



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Erin Allen, Robert Delves, Stefan Karapetkov, Michael
LePage, Stephanie Locke

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

REGULAR MEETING Wednesday, August 9, 2023

TOUR 2:30 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. 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 attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:

<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

[https://ci-carmel-ca-us.zoom.us/j/85318916129?](https://ci-carmel-ca-us.zoom.us/j/85318916129?pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09)

[pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09](https://ci-carmel-ca-us.zoom.us/j/85318916129?pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09). To attend Zoom via telephone, dial +1 305-224-1968. Meeting ID: 8531 8916 129. Passcode: 669288.

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, 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 bswanson@ci.carmel.ca.us. Comments must be received 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.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 8/4/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Planning 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 Commission on its tour. The tour is intended only to give the 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 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. **DR 20-350 & UP 23-158 (Ulrika Plaza)** - Southwest Corner of 5th Avenue and Dolores Street
- B. **DS 23-092 (Brown)** - Southwest Corner of Guadalupe Street and 4th Avenue
- C. **DS 22-396 (Ramos)** - Northeast corner of 12th and San Antonio Avenues
- D. **DS 21-436 (Libreri)** - San Antonio Avenue 1 northwest of 9th Avenue
- E. **DS 23-019 (De Caussin)** - Carmelo Street 2 northeast of 8th 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. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

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

- 1. Monthly Activity Report: July 2023
- 2. Adoption of Minutes: June 14, 2023 Regular Meeting
- 3. Adoption of Minutes: July 12, 2023 Regular Meeting
- 4. **DS 23-019 (De Caussin)**: Consideration of a Final Design Study, DS 23-019 (De Caussin), and associated Coastal Development Permit, for a net addition of 180-square-foot net addition to an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements on a 4,000-square-foot property located at Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-265-010.

PUBLIC HEARINGS

- 5. **DR 20-350 / UP 23-158 (Ulrika Plaza)**: Consideration of a Design Review, DR 20-350 (Ulrika Plaza), Use Permit, UP 23-158 (Ulrika Plaza), and associated Coastal Development Permit for the construction of a 22,443-square-foot, two-story mixed-use building with 12 apartment units and approximately 9,000 square feet of commercial spaces, with a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of 5th Avenue and Dolores Street in

the Service Commercial (SC) Zoning District. APN 010-138-021 & 010-138-003.

6. **DS 22-396 (Ramos):** Consideration of a Combined Concept and Final Design, DS 22-396 (Ramos), and associated Coastal Development Permit for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, and new 231-square-foot detached garage to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio Avenues in the Single-Family Residential (R-1) District and the Beach & Riparian (BR) Overlay District. APN 010-279-008.
7. **DS 21-436 (Libreri):** Consideration of a Final Design Study application, DS 21-436 (Libreri), Variance application, VA 23-239 (Libreri), and associated Coastal Development Permit for a substantial alteration to a historic resource located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-301-020.
8. **DS 23-092 (Brown):** Consideration of a Concept Design Study, DS 23-092 (Brown), for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot, single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,026 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN 010-036-001.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9. Next Regular Meeting: September 13, 2023

ADJOURNMENT

LATE CORRESPONDENCE

10. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda
11. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings or other items on the Agenda

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

August 9, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: Monthly Activity Report: July 2023

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report for July 2023



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	August 9, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

JULY 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In July 2023, **41** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In July 2023, **12** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In July 2023, **54** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In July 2023, **12** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In July 2023, **2** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In July 2023, **24** encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following July 2023 totals: planning and building permit applications, code compliance and transient rental compliance cases, business licenses, and encroachments. July 2023 totals are provided alongside July 2022 totals for comparison.

Compared to the same time period in the year 2022, Table 1 denotes the following percentage changes in the year 2023:

- Planning Permit Applications – **increase of 4.24%**
- Business License Applications – **increase of 53.33 %**
- Building Permit Applications – **increase of 30.28%**
- Code Compliance Cases – **decrease of 28.86%**
- Transient Rental Cases – **decrease of 8.70%**
- Encroachment Permit Applications – **increase of 6.67%**

Table 1. Permit Application Totals

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	226	30	284	149	23	150
2023 YTD Totals	236	46	370	106	21	160
YTD % Difference	+4.24%	+53.33 %	+30.28%	-28.86%	-8.70%	+6.67%



Planning Permit Report

07/01/2023 - 07/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23235	Design Study	Replace existing fence on Carmelo and 12th Ave sides of property at 4' tall. Replace existing walkway from corner of Carmelo & 12th to front door.	SW Corner of Carmelo & 12th	7/31/2023		In Review
23234	Design Review	Retractable, demountable awning to be installed at the north side of the outdoor dining area of Grasing's restaurant.	NW Corner of Mission & 6th	7/27/2023		In Review
23233	Design Review	Replacement of non-operational wood windows to match precisely 2nd floor windows facing Ocean Ave. Peacock tile mosaic and 18" x 18" tile accents over 2 doors, and change of small tile colors to match peacock mosaic.	6th Avenue 2 SW of Mission	7/27/2023		In Review
23232	Design Study	Maintenance & repair of (e) Fence & Gate exhibiting extensive rot and damage	Camino Real 4 SW of Ocean	7/26/2023		In Review
23231	Banners	Installation of 10 double banner poles along Ocean from Junipero to Monte Verde and two double banners at Sunset Center for the Monterey Symphony from: Sept 29, 2023 - Oct 10, 2023 Nov 10, 2023 - Nov 21, 2023 Feb 9, 2024 - Feb 20, 2024 March 8, 2024 - Mar 19, 2024 April 12, 2024 - April 23, 2024 May 10, 2024 - May 21, 2024.	Ocean from Junipero to Monte Verde	7/26/2023		In Review
23230	Landscape Plan Check/Inspection	Comply with City condition of approval for permit 210187, encroachment permit to install grease interceptor for Foray restaurant in City right of way, by replacing existing City landscaping with new landscaping.	NE Corner of San Carlos & 5th	7/25/2023		In Review

23229	Design Study	Revise pathway plan, replace walkway and driveway with Calstone pavers, exterior courtyard door replaced with reused existing window, and revise location of exterior lights.	Guadalupe 4 SW of 2nd	7/25/2023		In Review
23228	Historic Evaluation	Phase one historic evaluation.	NW Corner of Casanova & 8th	7/25/2023		In Review
23227	Historic Evaluation	Phase 1 initial historic evaluation.	Casanova 4 SE of 7th	7/25/2023		Closed
23226	Design Study	DEFERRED MAINTENANCE WORK, REINSTALL CAP & PAN CLAY TILE ROOF, REPLACE (E) WINDOWS & EXTERIOR DOORS; PATCH & REPAIR ROTTED AREAS; INTERIOR REMODEL OF KITCHEN & BATHROOM; ADD GABLE END ROOF OVER (E) GARAGE; NEW CHIMNEY CAP; RE-WORK (E) WALKWAYS & PATIO; ADD GAS FIRE PIT & BBQ AREA TO (E) PATIO	Mission 3 NE of 8th	7/24/2023		In Review
23225	Notice of Exempt Work	Repair leaking window and dry rot at rear garage/studio. Repair cracked tile and water proof to prevent water intrusion. All repair work is non-bearing and non-structural.	Torres 2 SE of 3rd	6/27/2023	7/21/2023	Approved

23224	Design Review	1) Balcony Walls: Upon further testing, the existing balcony walls for Rooms 8-16 need to be rebuilt to meet current structural requirements. Owner plans to demo existing slanted wall and rebuild new straight wall in its place to match all other existing walls. Owner also plans to increase height of new wall to meet current code requirement of 42" with metal guardrail to match the metal guardrails of all other exterior balconies in the building. No change to the plan to stucco the new exterior balcony walls to match the rest of the hotel walls. 2) Balcony Screens: Replace previously demolished privacy screens between balconies of rooms 8-16. No change to privacy screens originally planned for renovation; revised plans to rebuild balcony walls to meet structural requirements illustrated in original design intent for the balcony screens. 3) Border Fencing Along 5th Ave: Remove steel elements of fencing, replace with wood. 4) Minor changes in 1-3 above would have no material impact on visual aspects of hotel as depicted in original renderings submitted with application.	NE Corner of San Carlos & 5th	7/24/2023	7/28/2023	Approved
23223	Design Study	Installation of a property fence and landscape lighting	Casanova 9 NW of Ocean	7/19/2023		In Review
23222	Design Study	REMOVAL OF EXISTING FIREPLACE, CHIMNEY, FLUE AND ASSOCIATED CONNECTION TO EXISTING STRUCTURE. ADDING A NEW ACCESS DOOR IN EXISTING LOCATION AND A NEW DOOR ON OPPOSITE SIDE OF WALL AS WELL AS A NEW NON-VENTED ELECTRIC FIREPLACE. ALL WORK IS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY	4th 2 SE of Torres	7/19/2023		In Review

23221	Design Study	1. HOME ADDITION AND REMODEL INCLUDES ADDING 63 SQFT FRONT ADDITION, 300 SQFT SECOND STORY, AND 231 SQFT UNCOVERED BALCONY ON THE SECOND FLOOR. 2. ADD 200 SQFT DETACHED GARAGE. 3. ADD 15FT OF 4FT TALL FENCE AND APPROX. 16FT OF 6FT FENCE TO TIE IN EXISTING FENCE. 4. WIDENING THE DRIVEWAY.	Ocean 4 NE Guadalupe	7/19/2023		In Review
23220	Variance	Plate height variance. Associated Permit DS 23-211.	Mission 2 SE of 13th Ave	7/13/2023		In Review
23219	Design Study	Removal of existing fireplace, chimney, flue, and associated connection to existing structure. Addition of a new access door in existing location and a new door on opposite side of wall as well as a new non-vented electric fireplace. All work is not visible from the public right of way.	4th 2 SE of Torres	7/18/2023		Closed
23218	Design Study	Property fence and landscape lighting.	Casanova 9 NW of Ocean	7/10/2023		In Review
23217	Design Study	Detached single-car garage; 250 SF in front setback.	Torres 4 NE of 6th	7/14/2023		In Review
23216	Design Study	Remodel of an existing single-story Single-Family Dwelling and addition of a second story consisting of a Master Bedroom and Bathroom.	Casanova Street 4 NE of 8th Avenue	7/12/2023		In Review
23215	Design Study	Property fence and landscape lighting				In Review
23214	Design Study	Roof extension	Carmelo 6 NW of 4th	7/19/2023		In Review
23213	Design Study	Remodel of existing single family residence. Remodel kitchen, entry, 2 baths and bedroom/closet area. Remodel entry stairs. Replace driveway. New roofing and siding. Add 3 skylights.	Lincoln 5 NE of 3rd	7/14/2023		In Review
23212		Installation of roof mounted 8.40 kW Solar PV System and Battery System..	San Carlos St., 3 Southwest of 10th Ave			Closed

23211	Design Study	Remodel, Addition and detached garage replacement. Associated permit VA 23-220.	Mission 2 SE of 13th Ave	7/13/2023		In Review
23210	Design Study	Request for a time extension for previously approved DS 21-224 & VA 21-225.	NW Corner of Santa Fe & 6th	7/12/2023		In Review
23209	Historic Evaluation	Historic Evaluation. Associated Permit DS 23-147 (Rodriguez). THE OWNERS WOULD LIKE TO SEEK PLANNING APPROVAL FOR WORK DONE TO AN EXISTING 1,325 SQFT, SINGLE STORY, THREE BEDROOM, TWO BATHROOM RESIDENCE. WORK TO INCLUDE APPLYING STUCCO AND STONE TO AN EXISTING BRICK CHIMNEY.	Camino Real 4 NW of 11th	7/6/2023		In Review
23208	Design Study	Construction of a new 1,600-SF, two-story house and detached 200-SF garage on a 4,000-SF vacant lot. Construct new 4' H grape stake fence and gate across front of property, construct new 4' to 6' H vertical board fences along north side yard and rear yard. Construct new stone patio, stone walkway, and outdoor gas fire pit in front yard. New landscaping, per sheet L 1.0.	Casanova 2 NW of 13th	7/5/2023		In Review
23207	Preliminary Review - Planning Commission	The purpose of this preliminary review application is to get high level input from your staff, as well as Planning Commission, on property owner's entire plan for enhancement of the Carmel Resort Inn property. There will be a total of 3 separate applications: 1. Design Review 2. Use Permit amendment 3. Lot Line Adjustment	Block 17, multiple lots on Carpenter & Guadalupe	7/10/2023		In Review
23206	Design Study	Construction of a new Single Family Dwelling with attached Garage, consisting of a Main Floor, Upper Floor and Basement.	Guadalupe 4 NE of 2nd	7/3/2023		In Review
23205	Design Study	Construction of a new Single Family Dwelling with attached Garage, consisting of a Main Floor, Upper Floor and Basement.	Guadalupe 5 NE of 2nd	7/3/2023		In Review

23204	Sign	3 square feet (18 x 24") external wooden double-sided blade sign with gold Surround Art Gallery name on both sides. The wood thickness is 1 inch. The sign will be located on designated space with existing hanging fasteners in compliance with the City's requirements. The pictures of the sign's look are attached to this application.	NW Cornor of Mission and 7th, Unit A6	6/30/2023	7/20/2023	Approved
23203	Historic Evaluation	Owner intends to sell property and is optimistic that is is deemed NOT historic for the sale.	Carmelo 3 NW of 12th	6/29/2023		In Review
23202	Design Study	This approval of Design Study (DS 23-202, Krugler) authorizes amendments to existing Design Study Approvals (DS 21-250; DS 22-304) for alterations to an existing single-family residence located on Crespi Avenue 9 southeast of Mountain View in the Single Family Residential (R-1) District with an active building permit (BP 21-476). The modifications approved under this Design Study include: 1. Change in the approved exterior paint color of the residence to "Agreeable Grey" by Sherwin Williams. No changes to the color of the trim, or other materials are proposed. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on July 19, 2023, unless modified by the conditions of approval.	Crespi 9 SE of Mountain View	7/6/2023	7/19/2023	Approved
23201	Design Study	Renovation of home and garden	Lincoln 4 NW of Santa Lucia	7/6/2023		In Review
23200	Design Study	Solid copper 9" spread path light. LED lamps. Dark sky approved.	Monte Verde 4 SW of 7th	7/5/2023		In Review

23199	Banners	Installation of 5 double-sided banner poles for 46 days from Aug 3, 2023 - Sept 18, 2023 for the Addams Family & Outdoor Forest Theater.	Ocean from Junipero to Monte Verde	7/5/2023	7/10/2023	Approved
23198	Pre-application Review - Staff	CUP/Coastal Permits for reconstruction of Pine Inn Commercial Parking Structure, including: converting 21 surface parking spaces to 21 covered and underground parking spaces; consolidation of (18) existing Pine Inn hotel rooms down to (9) and transferring (7) rooms to the new structure on Lots 18 and 20 along with creating (1) workforce housing unit.	NE Corner of Monte Verde and Sixth Ave.	7/3/2023		In Review
23197	Design Review	Repair Cottage windows, including selective demolition, removal and replacement of window components, including sashes, muntins, mullions, etc. See attached narrative for additional information.	NEC San Carlos & 10th	4/7/2023		In Review
23196	Design Study	Partial Exterior Remodel	San Antonio 2 NW of 11th	7/3/2023		In Review
23195	Historic Evaluation	Initial Historic Evaluation	Forest Rd 5 SW Ocean	7/10/2023		In Review

Total Records: 41

8/4/2023



Business License Report

07/01/2023 - 07/31/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23046	Ownership Change	Esperanza Carmel Commercial, LLC, Wagner Building,	Commercial Property	Lincoln 3 SW of Ocean	7/27/2023		Pending Assignment
23045	Ownership Change	Esperanza Carmel Commercial, LLC, Wagner Building, Transient Rental	Short term rental unit	Lincoln 3 SW of Ocean	7/27/2023		Pending Assignment
23044	Location Change	Natalie Baroni	Retail of women's fashion and accessories	Carmel Plaza	7/26/2023	7/28/2023	Approved
23043	Ownership Change	Court of the Fountain	Commercial Property Management	NW Corner of Mission & 7th	7/25/2023		In Review
23042	Ownership Change	Morgan Court	Commercial and residential long-term leasing	Lincoln 4 NE of 7th	7/24/2023		In Review
23041	Ownership Change	A.W. Shucks	Food and beverage service	Ocean 2 SW of San Carlos	7/18/2023		In Review
23040	Ownership Change	Rise and Roam Bakery and Pizzeria	Bakery and pizzeria	NE Corner of 7th Avenue & Mission Street	7/13/2023	7/28/2023	Approved
23039	New Business	Inspired Muse	Retail: Women's apparel, gifts, and accessories	SWC San Carlos and 7th, Hampton Ct, Unit #3	7/11/2023	7/28/2023	Approved
23038	New Business	Daisy Rose Gallery	Multi-artist Gallery	Dolores between 5th & 6th	7/10/2023	7/28/2023	Approved
23037	New Business	Nematic Gallery	Multi-artist Gallery	Dolores 6 NE of 6th	7/12/2023	7/31/2023	Approved
23036	New Business	WMV VISVIM CARMEL	Mens and Womens Clothing, shoes, accessories retail store	San Carlos Street 3 NW of 6th Avenue	7/3/2023		In Review

23035	New Business	ATI	CLOSED THIS APPLICATION TODAY. Emailed applicant with instructions to apply for In-and-About BL through Admin. Dept.	2541 Seaboard Avenue San Jose CA 95131	7/3/2023		Closed

Total Records: 12

8/4/2023



Building Permit Report

07/01/2023 - 07/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230368	8/1/2023		Demolition and replacement of existing entry stairs	16,000	Building	Casanova 3 NW of 10th
230367	7/28/2023	7/28/2023	Remove and replace craked tile flooring in master bath, remove and replace countertops in master bathroom, repaint master bath, remove carpet in master bedroom and replace with hardwood flooring.	0	Exempt Work	26152 Landera Drive
230366	7/27/2023		Installation of a demountable, retractable awning at the north side of the outdoor dining area of the restaurant.	21,800	Building	NW Corner of Mission & 6th
230365	7/27/2023		New 250 square foot detached Garage	70,000	Building	NE Corner of San Carlos & 13th
230364			VOID	0		
230363	7/26/2023		Add key actuated faucet inline to existing tab-actuated faucet.	0	Exempt Work	Scenic Pathway at 13th Access
230362	7/26/2023		Construction of a new 220 sf detached carport.	0	Building	Santa Rita 2 NW of 4th
230361	7/26/2023		731 SF ADU conversion/addition	0	Building	Santa Rita 2 NW of 4th
230360	7/26/2023		Remove an (e) glass solarium and replace with new roofing, walls, windows, and skylights to match existing.	37,000	Building	Monte Verde 2 SE of 12th
230359	7/26/2023		Renovation to an existing 1468 sf single family residence including a 254sf addition.	750,000	Building	Santa Rita 2 NW of 4th
230358	7/25/2023	7/25/2023	Exterior repainting of the property.	0	Exempt Work	Dolores 3 SE of 3rd
230357	7/24/2023	7/25/2023	Installation of a 6' x 25' interior privacy fence outside of the front setback. CONDITION: 811 TICKET REQUIRED TO BE ON SITE PRIOR TO EXCAVATION.	0	Exempt Work	SW Corner of San Carlos & 12th

230356	7/24/2023		Fix a french drain	8,000	Plumbing	Lobos 2 SW of Valley Way
230355	7/24/2023	7/24/2023	Remove kitchen cabinets, remove kitchen and dining room flooring.	0	Exempt Work	Perry Newberry 3 NW of 5th
230354	7/24/2023		Demolition of existing storage building and garage. Construction of new single car garage.	75,000	Building	SW Corner of Casanova and 11th
230353	7/24/2023		Interior improvements at utility room and garage, including relocating washer and dryer, adding a sink and a toilet.	30,000	Building	Torres 2 NE of 5th
230352	7/24/2023		Peacock tile mosaic & 18"x18" tile accents over 2 doors, and change of small tile colors to match peacock mosaic	3,800	Exempt Work	6th 2 SW of Mission
230351	7/24/2023		Replacement of non-operational wood windows to match precisely existing 2nd floor windows facing Ocean Ave, field-verified dimensions for windows 6th St side	38,000	Exempt Work	6th Ave 2 SW of Mission St
230350	7/21/2023	7/28/2023	The existing 4 (or more) foot fence is being replaced with a 3 foot fence. Two gates to be replace at the same height as the fence. 6ft fence to be replaced in back. House will also be repainted the same color as the existing color. Eaves, doors, trim, windows, garage door, railings and decks will be painted with Sherwin Williams Coastal Plain (SW 6192). House walls, skirting, step raisers to be painted Sherwin Williams Creamy (SW 7012).	0	Exempt Work	NW Corner of Casanova & 12th
230349	7/20/2023		The addition of a new deck off the primary bedroom; • The addition of a new deck off the dining room; • The addition of a new hot tub; • The removal of the existing driveway and replacement of a new tire-track driveway; • Removal of non-conforming site coverage throughout; • Interior bathroom remodel; • New landscaping; • Site drainage improvements.	32,125	Building	Perry Newberry 2 NW of 5th

230348	7/20/2023	7/21/2023	Sheet rock removal in rooms 1,3,5,22,24,26 and installation of wood access panels to cover the openings. Exploratory concrete retaining wall core drilling for structural testing and rebar x-rays in the same locations.	2,000	Demolition	San Carlos 2 NW of 4th
230347	7/20/2023		Installation of rear garden landscaping and irrigation, new 240sf deck at the rear of property, new fence along the property line.	20,000	Building	Monterey 2 SW of 2nd
230346	7/20/2023	8/2/2023	Remove (e) comp shingles and replace with new CertainTeed Presidential comp shingles in color "Country Gray".	28,000	Roofing	Torres 3 SE of Mountain View
230345	7/20/2023		Partial re-roof: tear off (e) wood shake and install DaVinci multi width shake, straight course pattern in color "Tahoe".	42,438	Roofing	Monte Verde 6 SW of 12th
230344	7/19/2023	7/20/2023	Replace existing redwood fence at southern boundary with new redwood fence. New fence will match existing build details. Post to be redwood 4x4 with treated bottoms set with concrete into 10" x 32" min holes with 2" drain rock bottoms at all taller fence sections that dont exceed 7'6". Fence hole depths within 15' of East boundary not to exceed 4' in height. (See pics)	16,000	Exempt Work	Carmelo 5 NW of 4th
230343	7/19/2023		Kitchen and bathroom remodels including doors and window replacements. Update electrical plumbing and electrical throughout, decking, new painting, and fence.	190,000	Building	Camino Real 3 SW of 4th
230342	7/19/2023		Install a 6.08 kW grid connected to solar PV system and 10.5 kW backup battery system.	30,000	Electrical	Monte Verde 3 SE of 11th
230341	7/18/2023	7/31/2023	Replace driveway with new concrete paver driveway, repair and reface existing concrete stairs with Carmel stone, rebuild existing wooden railing at the front door and replace concrete pathway with concrete pavers.	10,000	Building	Junipero 3 SE of 2nd
230340	7/17/2023	7/17/2023	Remove 150sf of wood shingle roof and install new wood shingles to repair.	5,200	Roofing	Torres 3 SE of 3rd

230339	7/17/2023	7/28/2023	Remodel existing bathroom and walk-in closet to add a 2nd bathroom, reduce the size of the existing bathroom and create a smaller walk-in closet.	25,000	Building	SE Corner of Carpenter & 4th
230338	7/17/2023	7/17/2023	Manual transfer switch install.	6,000	Electrical	NW Corner of Carpenter & 4th
230337	7/17/2023	7/17/2023	Remove approximately 10' of exterior cedar shake shingles and related deck tile to explore leak issue.	500	Demolition	Monte Verde 3 SW of 5th
230336	7/14/2023	7/19/2023	Erect a 6' grapestake side-yard fence along the property line shared by 010-165-044 and 010-165-043. There is an existing fence along the property line within the 15' setback, therefore no work will be done within the setback zone.	0	Exempt Work	NW Corner of San Carlos & Santa Lucia
230335	7/14/2023		Construction of new ADU on parcel containing an existing SFD.	175,000	Building	SW Corner of Casanova and 11th
230334	7/14/2023	7/17/2023	Retroactive authorization for single shower stall installation in master bathroom.	0	Plumbing	Carpenter 3 NW of 3rd
230333	7/14/2023		Installation of roof mounted 8.40 kW Solar PV System and Battery System	68,546	Electrical	San Carlos 3 SW of 10th
230332	7/13/2023		Tree vs. House	110,000	Building	San Carlos 3 SW of 1st
230331	7/12/2023	7/12/2023	Remove and replace existing 1.28 GPF with two 0.8 GPF UHET in the same location to come into MPWMD requirements.	0	Exempt Work	NE Corner of Guadalupe & 6th
230330	7/12/2023	7/13/2023	Tear off (e) wood shake roof and replace with new 30 lb felt under Certainteed Presidential TL shingles in color "Country Gray".	21,650	Roofing	SW Corner of Camino Real & 10th
230329	7/12/2023	7/27/2023	Installation of new EV charger 60amp/240volt off 125 amp panel.	2,100	Electrical	Guadalupe 3 SW of 5th
230328	7/12/2023		Addition of a solar PV system to standing seam metal roof and battery storage in the garage.	21,281	Electrical	Lincoln 5 SW of 10th
230327	7/12/2023	7/27/2023	Remove and replace existing windows in-kind, to be Sierra Pacific windows.	0	Exempt Work	San Carlos 3 NE of 13th
230326	7/12/2023	7/12/2023	Replace existing water heater with new 30 gallon water heater.	2,000	Plumbing	Monte Verde 2 SE of Ocean

230325	7/12/2023		Replace two toggle switches that control the heater and fan with tmers that will shut off system if left on.	500	Electrical	Monte Verde 3 SE of Ocean
230324	7/11/2023		Install roof mounted PV array 6.4 kW 14 modules and a 13.5 ESS with one battery.	10,000	Electrical	4910 Monterey St
230323	7/10/2023		Install 2 second story AC units	18,000	Mechanical	SW Corner of Mission & 7th
230322	7/10/2023	7/14/2023	Removal of two interior walls up to ceiling at dispatch office. Extend grid drop ceiling where walls were removed. Dispose of waste.	4,085	Building	SW Corner of Junipero & 4th
230321	7/10/2023		Creation of new detached accessory dwelling unit.	160,200	Building	NW Corner of Santa Fe & 6th
230320	7/7/2023	7/28/2023	At walk deck area, tear off existing tile and waterproofing system. Prime the deck and install 2 layers of Bituthene 4000 waterproof membrane. Exposed membrane seams will be sealed with Bithumastic. Once mastic sets, will cover with 1/8" asphaltic protection board. Homeonwer to provide and install floor tile.	29,705	Building	2998 Franciscan Way
230319	7/7/2023	7/7/2023	Remove rotted stuccoed arch and gate between main house and garage. Arch and gate are not structural and there is no footing below. Rebuild gate in-kind, approximately 4'x6'-6"	0	Exempt Work	Monte Verde 3 SE of 8th
230318	7/7/2023	7/10/2023	Interior cosmetic renovations to commercial space including covering the interior walls with textured black wallpaper, black carpet laying, installation of two movable stands to display art 8'x4'x1' to be located behind the windows.	0	Exempt Work	NW Corner of Mission & 7th Unit A6
230317	7/7/2023		Remove and replace all dryrotted siding and trim on exterior in preparation for paint. Replace in kind. Repair work shall not exceed 100sf.	0	Exempt Work	Monte Verde 6 SW of 10th
230316	7/7/2023		New one car Detached Garage.	70,000	Building	NW Corner San Carlos & 13th
230315	7/5/2023		Installation of 2 New tesla Powerwall 10 kW, 200A Gateway.	34,200	Electrical	NE Corner of Casanova & 10th



Code Compliance Report

07/01/2023 - 07/31/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
23107	7/28/2023	Potential STR identified	13th 2 SW of Mission	Transient Rental	7/28/2023	
23106	7/18/2023	Open	San Carlos 2nd to 3rd	Waste receptacles in ROW	7/17/2023	
23105	7/17/2023	Open	Lincoln 3 NW of 9th	Tree cutting without permit	7/17/2023	
23104	7/21/2023	Potential STR identified	Santa Fe 3 SW of 4th	Transient Rental	7/21/2023	
23103	7/25/2023	Open	Dolores 6 NE of 7th	Demolition without a permit	7/25/2023	
23102	7/21/2023			Construction without a permit		
23101	7/13/2023	Open		Site Coverage Violation		
23100	7/10/2023	Open		Boulders in ROW		
23099	7/10/2023	Open		Portable Toilet in ROW		
23098	7/10/2023	Open		Construction Site Maintenance		
23097	7/10/2023	Open		Landscaping ROW		
23096	7/10/2023	Open				

Total Records: 12

8/4/2023



Transient Rental Report

01/01/2023 - 07/31/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23107	13th	Potential STR identified	7/28/2023	7/28/2023	
23104	Santa Fe	Potential STR identified	7/21/2023	7/28/2023	
23094	2nd	2nd NOV sent	6/23/2023	7/25/2023	
23093	Rio	1st NOV sent	6/21/2023	7/5/2023	
23092	Ocean	Closed	6/21/2023	7/7/2023	7/7/2023
23091	Dolores	Closed	6/22/2023	7/19/2023	7/19/2023
23061	Monte Verde	Closed	4/27/2023	7/17/2023	7/17/2023
23058	Mission	Closed	4/19/2023	6/2/2023	6/2/2023
23057	Carmelo	Closed	4/19/2023	6/2/2023	6/2/2023
23053	San Carlos	Closed	3/21/2023	6/2/2023	6/2/2023
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Closed	1/8/2023	1/8/2023	4/8/2023
23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023
23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 21

8/4/2023



Encroachment Permit Report

07/01/2023 - 07/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230160	Temp Ench	7/31/2023	Extend construction fence 13' poast west property line. eliminate 2 parking spots and utilize for staging and storing of materials.	Junipero 6 NE of 8th		In Review
230159	Temp Ench	7/27/2023	Applicant to trench, backfill, and install all underground electrical equipment and cable. PG&E to install all overhead electric work and perform hot tie in work. PM #35343447. Contact: PG&E (408) 478-1894	NW Corner of Casanova & Ocean	7/27/2023	Issued
230158	Temp Ench	7/27/2023	Lifting AC unit off roof, setting up crane in parking spaces in front of address. Total time block spots to be approximately 1 hours. Contact: Andrew Tope (831) 238-3655	Ocean 3 NW of Dolores	7/27/2023	Issued
230157	Driveway	7/26/2023	Remove and replace driveway, reduce site coverage, install new small retaining wall. Contact: Valley Hills Nursery (831) 624-3484	Carpenter 3 SW of 4th		In Review
230156	Temp Ench	7/25/2023	Closure of two parking spaces and adjacent sidewalk for blow in cellulose insulation installation. CONDITION: SIDEWALK CLOSED AHEAD SIGNS TO BE PLACED AT THE CORNERS OF SAN CARLOS AT 5TH & 6TH Contact: Christian Torrey (831) 915-8765	San Carlos 3 NE of 6th	7/25/2023	Issued
230155	Temp Ench	7/25/2023	Upgrade existing emergency power backup to 72hrs per CPUC mandate. Installation of a precast concrete pad and battery cabinet next to the existing cabinet. Contact: Nevada Alpha Construction (916) 282-8158	NE Corner of Dolores & 4th	7/27/2023	Issued

230154	Temp Ench	7/21/2023	Closure of Carmelo between Ocean and 4th to accommodate for material delivery. Contact: Level 5 Construcion (831) 682-5381	Carmelo 4 NW of Ocean		In Review
230153	Temp Ench	7/20/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	2900 Franciscan Way	7/20/2023	Issued
230152	Temp Ench	7/17/2023	2'x3' asphalt patch for CalAm job #0910. Contact: Kelsey Mayo (831) 262-1425	SW Corner of Dolores & 5th	7/18/2023	Issued
230151	Temp Ench	7/17/2023	PG&E to trench and backfill a 5'x5' bellhole for abandonment of a gas service at main. PM# 35447630. Contact: PG&E (408) 478-1894	SW Corner of Guadalupe & 4th	7/18/2023	Issued
230150	Temp Ench	7/14/2023	Excavate from power pole on Lincoln to the house to install a new gas line and underground electric, cable, and phone. Contact: Stocker & Allaire Construction (831) 595-2164	Lincoln 5 SW of 10th	7/14/2023	Issued
230149	Temp Ench	7/13/2023	Excavate a 3'x3' pit near the fence line and a 4'x5' put in the asphalt to renew a 1" water service. Contact: West Valley Construction (408) 640-8913	4th 115' West of Junipero	7/17/2023	Issued
230148	Temp Ench	7/12/2023	Trench for new electrical service from pole to house. Contact: Edgars Plumbing Inc (831) 601-5557	Lincoln 2 NW of 13th	7/14/2023	Issued
230147	POD	7/12/2023	Placement of a 8x8x16 moving pod parallel to the street. Contact: Roberta Anderson (831) 238-7341	San Carlos 3 SW of Vista	7/14/2023	Issued
230146	Temp Ench	7/11/2023	Trench for PG&E to lay gas line. Contact: Rooter King (831) 394-5315	Mission 3 SW of 13th	7/17/2023	Issued
230145	Temp Ench	7/10/2023	Blanket encroachment permit for all work related to on-call tree services for Tope's Tree Service, Community Tree Service, and West Coast Arborists. Encroachment for pruning, removal, planting, and watering of trees on city-owned properties.	All City-Owned Properties	7/10/2023	Approved
230144	Temp Ench	7/7/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Monte Verde 3 SE of 3rd	7/12/2023	Issued

230143	Temp Ench	7/7/2023	remove and replace 50' of 4" sewer drain 7' deep in the street. Will install a 2 way clean out and backwater valve.	Scenic 3 SE of Ocean	7/25/2023	Issued
230142	Driveway	7/7/2023	Remove asphalt driveway section and walkways, replace with pavers, add channel drain at garage and connect to pop up emitter in front yard. Contact: System Pavers (510) 401-5310	Junipero 5 NE of 8th		In Review
230141	Temp Ench	7/7/2023	Temporary parking for concrete pours. Contact: Masterwork Builders (831) 233-1465	Casanova 4 SW of 4th	7/12/2023	Issued
230140	Temp Ench	7/6/2023	PG&E to trench and backfill all. PG&E to remove existing overhead temp service. PG&E to install TPX underground service in PG&E install duct. PG&E to replace joint pole and install overhead transformer. PM #35399477. Contact: PG&E (408) 478-1894	SE Corner of Monte Verde & 2nd		In Review
230139	Temp Ench	7/6/2023	Applicant to trench, backfill & install electric substructures. PG&E to reroute underground service cable and remove overhead service. PG&E to install new overhead transformer, cable #2 box & joint pole. PM \$35402378. Contact: PG&E (408) 478-1894	Junipero 4 SW of 8th	7/13/2023	Issued
230138	Temp Ench	7/5/2023	PG&E to assess woodpecker damage, adjust guy wire & install missing guy marker. PM# 45863094. Contact: PG&E (408) 478-1894	Intersection of Lincoln & 4th	7/10/2023	Issued
230137	Temp Ench	7/5/2023	REPLACE 40' OF 4" SEWER DRAIN LINE 9' DEEP IN THE STREET. WILL REMOVE SADDLE AND REPLACE WITHA WYE. INSTALL BACKWATER VALVE AND 2 WAY CLEAN OUT.	SE CORNER OF SANTA FE & 5TH	7/10/2023	Issued

Total Records: 24

8/4/2023



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: Adoption of Minutes: June 14, 2023 Regular Meeting

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: June 14, 2023 Regular Meeting Minutes

**REGULAR MEETING
Wednesday, June 14, 2023**

Tour 2:00 p.m. & Meeting 4:00 p.m.

CALL TO ORDER AND ROLL CALL - TOUR

The following Commission members were present for the Tour of Inspection: Erin Allen, Robert Delves, Stefan Karapetkov, Stephanie Locke, and Michael LePage.

The following Commission members were absent: None.

TOUR OF INSPECTION:

- Item A:**
1. **DS 23-019 (De Caussin):** Carmelo Street 2 northeast of 8th Avenue
 2. **DS 23-036 (Metcalf):** Torres Street 4 southeast of 4th Avenue
 3. **DS 23-069 (Mitchell-Berchem):** Santa Rita Street 2 northwest of 4th Avenue
 4. **DS 22-191 (Nute):** Northwest Corner of Carpenter Street and 4th Avenue
 5. **DS 23-022 (Bellasis):** 4th Avenue 2 northeast of Lobos Street

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present for the Tour of Inspection: Erin Allen, Robert Delves, Stefan Karapetkov, Stephanie Locke, and Michael LePage.

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: Michael McWalters, who commented on the Wireless Ordinance Update.

ANNOUNCEMENTS

Chair LePage welcomed newest Commissioner Stefan Karapetkov and thanked former Commissioner Christopher Bolton for his years of service.

CONSENT AGENDA

- Item 1:** Monthly Activity Report: May 2023
- Item 2:** Adoption of Minutes: December 14, 2022 Regular Meeting
- Item 3:** Adoption of Minutes: May 10, 2023 Regular Meeting

It was moved by Chair LePage and seconded by Commissioner Locke to approve the Consent Agenda.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

PUBLIC HEARINGS

Item 4: AD 23-155 (Wandering Tours): Consideration of an Administrative Determination, AD 23-155 (Wandering Tours), regarding a Business License application, BL 23-029 (Wandering Tours), for clarification concerning whether staff may allow the establishment of a walking tour of wine tasting stores in Carmel located in the Central Commercial (CC) Zoning District. APN 010-141-001.

Brandon Swanson, Director of Community Planning and Building, gave a brief overview of the item being presented and specified the feedback being sought from the Commission.

Suray Nathan, Assistant Planner, presented the staff report and addressed questions of the Commission.

Louise Bristow, Applicant and co-owner of Wandering Tours, explained the concept and context of the tour and addressed questions of the Commission.

Chair LePage opened the public hearing and explained the standard amounts of speaking time granted to members of the public. The following members of the public appeared before the Commission: None.

The public hearing was closed.

Commissioner Locke would like the resolution to determine the maximum number of participants. Locke supports the fact that Monterey County wines are being highlighted, as well as City history. Locke stated that a Business License alone would be adequate.

Brandon Swanson, Director of Community Planning and Building, provided clarification regarding the project being presented. Director Swanson explained that other walking tours require only a Business License, and Staff is seeking direction from the Commission to decide whether a Business License is sufficient, or if a Use Permit should be acquired.

Commissioner Allen supports the business idea and stated it would benefit the City's tourists, as well as the residents and local business owners. Allen said a Business License alone would be adequate.

Commissioner Delves supports the business idea and stated that a Business License would be sufficient in this case. Delves said he would like to see more of this type of entrepreneurialism, especially in light of Monterey wines becoming part of the peninsula culture.

Commissioner Karapetkov said he supported the issuance of a Business License but would like to know more about the route, the locations being visited, and how the tour would integrate with the historical focus on the City.

Chair LePage referenced the existing Carmel-by-the-Sea Municipal Code (CMC) and noted the importance of liability waivers in conjunction with the tours, especially with regard to alcohol consumption. LePage was supportive of the business idea and the issuance of a Business License.

The Commission reached a consensus regarding the allowance of a Business License for a walking tour of commercial businesses, included wine tasting shops, and that a Use Permit was not required.

This item will be brought back to the Commission at a future meeting with a formal resolution.

Commissioner Allen recused herself from Item 5, DS 22-191 (Nute).

Item 5: DS 22-191 (Nute): Consideration of a revised Concept Design Study application for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-023-008.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Erin Rose, Lead Designer with Lewis Builders, and another person (name undiscernible) with Lewis Builders gave a brief presentation, addressed questions of the Commission, and addressed some of the items in the staff report.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Erin Allen (speaking as a resident and not as a Planning Commissioner) and Derric Oliver, (Attorney representing the Nutes and Lewis Builders).

RECESS

5:13 p.m. – 5:24 p.m.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 5, DS 22-191 (Nute), until a new design can be presented.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): Allen (recused)
ABSENT:	Commission Member(s): None

Commissioner Allen returned to the dais.

Item 6: DS 23-019 (De Caussin): Consideration of a Concept Design Study, DS 23-019 (De Caussin), for a 265-square-foot net addition to a 4,000-square-foot property developed with an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements located at Carmelo 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-265-010.

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Jun Sillano, Architect with International Design Group, Inc., gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Chris Maxcy, Daniele Levy, and the owner of property to the north of the project (no name given).

Jun Sillano, Architect with International Design Group, Inc., provided a rebuttal to some of the public comments.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution approving a Concept Design Study, DS 23-019 (De Caussin), for a 265-square-foot net floor area addition to a 4,000-square-foot property developed with an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District. The motion included an additional condition that the second story of the addition, a bedroom, be moved 6 feet further to the East. APN 010-265-010.

Jun Sillano, Architect with International Design Group, Inc., clarified the motion with the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: the owner of property to the north of the project (no name given) and Daniele Levy.

The public hearing was closed.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Commissioner Allen recused herself from Item 7, DS 23-069 (Mitchell-Berchem), and Item 8, DS 23-022 (Bellasis).

Item 7: DS 23-069 (Mitchell-Berchem): Consideration of a Combined Concept and Final Design, DS 23-069 (Mitchell-Berchem), and associated Coastal Development Permit for the full exterior renovation, a 268-square-foot net addition, and construction of a 220-square-foot detached carport in the front yard setback to an existing nonconforming 2-story, 1,737-square-foot single-family residence, inclusive of a 269-square-foot attached carport located on Santa Rita Street 2 northwest of 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-029-009.

Suray Nathan, Assistant Planner, presented the staff report and addressed questions of the Commission.

Patrick LeMaster, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Joe Pasqua.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Delves to adopt a Resolution accepting a Combined Concept and Final Design Study and associated Coastal Development Permit for the full exterior renovation, 268-square-foot net addition, and the construction of a 220-square-foot detached carport to an existing nonconforming 1,737-square-foot, two-story single-family residence located on Santa Rita 2 northwest of 4th Avenue in the Single-Family Residential (R-1) Zoning District. The motion eliminated Special Condition Number 32. APN 010-029-009.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): Allen (recused)
ABSENT:	Commission Member(s): None

Item 8: DS 23-022 (Bellasis): Consideration of a Concept Design Study, DS 23-022 (Bellasis), for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN 010-013-004

Brandon Swanson, Director of Community Planning and Building, gave a presentation and addressed questions of the Commission.

Adam Jeselnick, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: a neighbor to the east (no name given), Ann Urban, and Tracey Manning.

The public hearing was closed.

It was moved by Commissioner Locke and seconded by Commissioner Delves to adopt a Resolution accepting a Concept Design Study for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. The motion eliminated the condition that an alternate roofing material, other than metal, be required. APN 010-013-004.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): Allen (recused)
ABSENT:	Commission Member(s): None

Commissioner Allen returned to the dais.

Item 9: DS 23-036 (Metcalf): Consideration of a Concept Design Study for the demolition of an 868-square-foot single-story residence and construction of a 1,600-square-foot two-story residence and associated site improvements located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-012

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Adam Jeselnick, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Tim Blomgren.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution accepting a Concept Design Study for the demolition of an 868-square-foot, single-story residence and construction of a 1,600-square-foot, two-story residence and associated site improvements located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District. The motion removed Special Condition Numbers 7, 9, 10, and 11. APN 010-091-012.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building, gave a report and addressed questions of the Commission.

- **Housing Element Draft Update:** This has been published online; special recognition and appreciation was given to Marnie Waffle and Katherine Wallace, as well as the Housing Ad Hoc Committee, for all their hard work and dedication.
- **Special Meeting Tomorrow:** June 15, 2023 in Carpenter Hall at the Sunset Center from 5:30 p.m. to 7:30 p.m; it will be a joint meeting between the City Council and the Planning Commission to discuss the Housing Element Draft and to receive feedback from the community.
- **New City Forester:** Justin Ono, who has been the acting City Forester for a number of months, has been selected to fill this role on a permanent basis; his official first day is July 16, 2023.
- **Construction Management Plan Update (CMP):** Building permits have increased over the past 3 years; consequently, some streets are seeing multiple construction projects occurring simultaneously. Staff will begin including recommended CMP's in conjunction with permit approvals and is in the process of drafting a standard format to be utilized, understanding that each project consists of its own unique requirements and nuances.

- **1-Year Anniversary:** Director Swanson recognized Commissioner Allen for her year of service to the Planning Commission.

FUTURE AGENDA ITEMS

Item 10: Next Regular Meeting: July 12, 2023

ADJOURNMENT

7:48 p.m.

APPROVED:

ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: Adoption of Minutes: July 12, 2023 Regular Meeting

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: July 12, 2023 Regular Meeting Minutes

REGULAR MEETING
Wednesday, July 12, 2023

TOUR 2:45 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL – TOUR

Item A:

1. The following Commissioners were present for the Tour of Inspection: Erin Allen, Robert Delves, Stefan Karapetkov, Stephanie Locke, and Michael LePage.

The following Commissioners were absent for the Tour of Inspection: None.

2. DS 23-104 (Smith) - Northeast corner of San Carlos Street and 13th Avenue
3. DS 23-057 (Lim) - North Casanova Street 2 southeast of Palou Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

The following Commissioners were present: Erin Allen, Robert Delves, Stefan Karapetkov, Stephanie Locke, and Michael LePage.

The following Commissioners were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: Michael McWalters commented on the Wireless Draft Ordinance.

ANNOUNCEMENTS

Brandon Swanson, Director of Community Planning and Building, announced a Community Meeting at the Vista Lobos Facility, Torres Street north of Fourth Avenue, tonight at 6:00 p.m. The Urban Forest Master Plan Steering Committee, along with the Public Works Department, will be hosting a public workshop discussion on the development of the Urban Forest Master Plan. All members of the public were encouraged to attend.

CONSENT AGENDA

Item 1: Monthly Activity Report: June 2023

It was moved by Chair LePage and seconded by Commissioner Delves to approve the Consent Agenda.

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

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

ORDERS OF BUSINESS

None.

PUBLIC HEARINGS

Item 2: AD 23-155 (Wandering Tours): Consideration of a Resolution making an Administrative Determination, AD 23-155 (Wandering Tours), that permits a walking tour of Wine Tasting Shops for no more than twelve (12) people, between the hours of 9 a.m. and 5 p.m., in the Central Commercial (CC) and Service Commercial (SC) Districts subject to the approval of a Business License only (no Use Permit required). APN 010-141-001-000.

Suray Nathan, Assistant Planner, presented the staff report and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Commissioner Locke and seconded by Commissioner Allen to adopt a Resolution making an Administrative Determination, AD 23-155 (Wandering Tours), to allow the establishment of a business that provides walking tours of wine tasting shops in the Central Commercial (CC) and Service Commercial (SC) Districts with a conditionally approved Business License, BL 23-029 (Wandering Tours). APN 010-141-001.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 3: DS 23-108 (Chadwick): Consideration of a Track 1 Design Study referral and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026.

Earlier in the week, the applicant of this project requested a continuance of Item 3, DS 23-108 (Chadwick).

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Delves that Item 3, DS 23-108 (Chadwick), be continued to a date uncertain.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 4: DS 23-104 (Smith): Consideration of a Track 1 Major Design Study referral for the demolition of a 127-square-foot carport and construction of a 250-square-foot detached garage in the front setback located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District. APN 010-163-009.

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

MacKenzie Patterson, Architect, offered to answer questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Shirley Moon and Lucinda Lloyd.

MacKenzie Patterson, Architect, answered questions of the Commission.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Locke to adopt a Resolution approving Design Study, DS 23-104 (Smith), for the demolition of a 127-square-foot attached carport and construction of a 250-square-foot detached garage that encroaches no more than 6'2" into the front setback, subject to the attached findings and conditions located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) Zoning District. The motion included the following: a Special Condition that the front of the garage be set back to a minimum of 10' from the property line, and that Special Condition Number 25 includes language that a functional walkway be maintained and that there be no plantings. APN 010-163-009.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

Item 5: DS 22-057 (Lim): Consideration of a Concept Design Study for a demolition of an existing 1,053-square-foot, one-story single-family residence inclusive of a 205-square-foot detached garage and construction of a 1,767-square-foot, two-story single-family residence inclusive of a 270-square-foot attached garage in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN 010-225-003.

Evan Kort, Associate Planner, presented the staff report and addressed questions of the Commission.

Angie Phares, Designer with Hastings Construction, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Gwen McColl, Dana Bambace, Ian Martin, and Mike McColl via pre-recorded video.

The public hearing was closed.

Angie Phares, Designer with Hastings Construction, provided a rebuttal to some of the public comments.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Gwen McColl.

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 5, DS 22-057 (Lim), for a re-design with specific direction to relocate the second story, so it does not create a significant view impact for the neighbor to the North.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): None

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building, gave the report and addressed questions of the Commission.

- **Wireless Draft Ordinance:** Special Meeting will be held on Wednesday, August 23, 2023, at approximately 4:00 p.m. to review the final draft of the Wireless Ordinance; the Planning Commission will be making a recommendation to City Council after the meeting.
- **Historic Context Statement Update Grant:** The City was awarded a \$40,000 grant from the State for the Historic Context Statement Update project. Director Swanson thanked his team for their efforts and acknowledged that Katherine Wallace took the lead on the grant acquisition.

- **Housing Element Update:** City Council approved a redraft of the Housing Element Update; the next step is to incorporate the changes and send the document to the State. The State will then begin their 90-day review.
- **Reminder to Planning Commission:** Director Swanson reminded all Commissioners to check their City email addresses in order to keep their personal email content separate from City email content.

FUTURE AGENDA ITEMS

Item 6: Next Regular Meeting: August 9, 2023

ADJOURNMENT

5:53 p.m.

APPROVED:

ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-019 (De Caussin):** Consideration of a Final Design Study, DS 23-019 (De Caussin), and associated Coastal Development Permit, for a net addition of 180-square-foot net addition to an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements on a 4,000-square-foot property located at Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-265-010.

Application: DS 23-019 (De Caussin)

APN: 010-265-010

Block: N

Lot: 16

Location: Carmelo Street 2 NE 8th Avenue

Applicant: Amy Denney, Project Manager at IDG, Inc.

Property Owner: Myrtle Rosalie De Caussin Trust

Executive Summary:

The project involves partial demolition and subsequent addition to an existing two-story home on 4,000-square-foot lot. The project proposes an increase in floor area to accommodate a new attached garage and second-floor primary bedroom/bathroom, and includes various site improvements to bring the currently non-conforming site into compliance. Additionally, the applicant is proposing the conversion of an existing guesthouse to legal detached accessory dwelling unit, which is not subject to design review but is depicted in the plan set.

The subject property was found to be ineligible for the Carmel Historic Inventory on September 29, 2022, and no trees are proposed for removal.

The Planning Commission reviewed DS 23-019 (De Caussin) at the April 12, 2023 meeting, and continued the Concept Design Study to a date uncertain. The Commission expressed concerns about the mass and bulk of the proposed project, and found neighbor objections about light/privacy/view impacts to be legitimate. Commission feedback was incorporated into revised plans, brought to the Planning Commission for a continued Concept Design Study on June 14, 2023. At the June meeting, the Commission passed a

Resolution (Resolution 2023-032-PC) approving the Concept design with a Condition of Approval requiring that the second story addition be pushed at least 6' to the east prior to Final Details. The applicant has submitted revised plans that comply with the Commission's direction. Staff supports these revisions, and no public correspondence has been received at the time of writing this staff report.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study (DS 23-019, De Caussin) for a 180-square-foot net floor area addition to a 4,000 square-foot property developed with an existing 1,258-square-foot two-story residence and 208-square foot guesthouse, and various site improvements located on Carmelo Street 2 NE of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-265-010.

Background and Project Description:

The subject property is a 4,000-square-foot lot developed with a 1,258-square-foot two-story residence and detached 208-square-foot guesthouse. The applicant, Amy Denney of IDG, Inc., is proposing an interior remodel and exterior changes to the main residence. Changes include: construction of a 222-square-foot attached garage at the first story and a 183-square-foot second-story addition. The second-story addition would accommodate a relocated/expanded primary bedroom, a new primary bathroom, and a new walk-in closet. The existing exterior stone fireplace at the building's north elevation is proposed to be demolished and replaced with an interior living room fireplace. A 130-square-foot primary bedroom-adjacent terrace is also proposed. It should be noted that pulling the second-story bedroom addition 6' further east than what was proposed during the June concept hearing has resulted in a large second-story terrace; however, the Commission did not express reservations about the inevitable expansion of the terrace when directing the applicant to push the bedroom addition 6' east.

Planned site improvements include a reduction of 530 square feet of site coverage, from 1,303 square feet to 942 square feet (reflecting a reduction 2x the amount of new floor area proposed). A new driveway at the northwest corner of the lot will feature sand-set pavers and a central planted island. Additional exterior modifications include the addition of three new dormer windows: one first-story west-facing dormer and two second-story west-facing dormers. The existing metal driveway gate is proposed to remain in place. Lastly, the existing 208-square-foot detached guesthouse is proposed to be converted to a 264-square-foot legal accessory dwelling unit. The accessory dwelling unit is not subject to design review but the conversion is reflected in the net addition floor area for this project.

Staff has scheduled this application for Final review, and has placed the item on the Consent calendar. The direction received from the Commission at the July 14, 2023 Concept hearing to pull the second-story addition back at least 6' to the east has been incorporated into the revised plans.

Staff Analysis:

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.*

Staff Response: The City Forester has identified four trees on the property including one Magnolia and three Coast Live Oaks, all classified as Significant lower canopy trees. No trees are proposed to be removed.

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects, if needed. The City Forester recommends a tree density of one lower canopy tree (already existing) and three new upper canopy trees. The project plans depict proposed locations for three new upper canopy trees; the tree species have yet to be selected but will be either Monterey Pine, Monterey Cypress, Bishop Pine, Canary Island Pine, Deodar Cedar, Coast Redwood, or Peppermint Gum. Recommended Condition of Approval #32 specifies the landscape plan will need to show the size and species of the three upper canopy trees prior to issuance of the building permit.

Privacy and Views: *Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.*

Staff Response: Staff has not identified significant privacy or view impacts associated with the project. The main residence will be modified to accommodate a new 222-square-foot attached garage and 183-square-foot second-floor addition. A 130-square-foot primary bedroom-adjacent terrace is also proposed. The plate height of the first story will remain unchanged at 9'7" and the ridge height of the first story will remain unchanged at 14'. The plate height of the second story will increase 1" from 17' 3" to 17'4", and the ridge height of the existing second story will remain unchanged at 21' 11". The second-story addition will sit lower than the existing residence with a ridge height of 20' 11.75". As such, the project does not appear to result in significant view impacts.

The fenestration proposed for the addition is human-scaled and preserves "reasonable" privacy for neighboring properties as required by the Zoning Code. At the first story of the north elevation, one proposed garage window and one proposed powder room window will not result in any privacy impacts due to the presence of an existing 8' wood fence along the north property line to be maintained. While the north neighboring house does feature three south-facing first-story windows, the fence eliminates any privacy impact at the first story. At the second story of the proposed north elevation, two proposed primary bedroom windows and two proposed primary bath windows do not appear to result in a privacy impact because the north neighboring house features no second-story windows. In response to the north neighbor's concerns about privacy impacts at their first story, expressed at the April concept hearing, the applicant reduced the width of the two proposed second-story primary bedroom windows by 6 inches and the Commission found this an acceptable revision at the June concept hearing. Lastly, it can be noted that a view from the second story of the De Caussin home to the north neighboring home is an existing condition, due to a six-light casement window presently located at the far west end of the north elevation.

A 130-square-foot uncovered terrace is proposed at the second story of the west façade, adjacent to the proposed primary bedroom. Notably, the north neighboring house features a second-story balcony stretching the length of its façade, and the south neighboring house also includes a second-story west-facing deck.

The proposed addition includes two south-facing second-story windows that are sufficiently set back from the neighbor to the south such to prevent any privacy impacts. Further, the subject property features a tall hedge along the south property line that offers considerable privacy.

Three proposed dormer windows at the façade do not create any privacy impacts. These west-facing dormers (one at the first story, two at the second story) will look onto the front yard of the subject property and Carmelo Street beyond. The applicant previously removed proposed north and east-facing dormer windows from the project at the request of the adjacent property owners.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site; minimizing the amount of paved surface*

for a driveway; positioning garages to maximize open space, views and privacy; and, minimizing visual impacts.

Staff Response: The applicant has proposed a 222-square-foot attached garage located at the northwest portion of the residence. The existing area of asphalt (34 square feet) and turf at the northwest portion of the property will be removed and replaced with an 81-square-foot driveway of sand-set pavers with a landscaped island. The proposed garage will provide required on-site parking, and the proposed design of the driveway will minimize the amount of hardscape as feasible. The proposed garage location appears to be appropriate given the site limitations (i.e., not possible to put a garage at the rear of the home). Based on feedback received at the April concept hearing, the applicant revised the plans for the June concept hearing and pulled the garage footprint east, to sit 18'9" rather than 15'3" from the west property line; the Commission found this to be an acceptable revision. Staff concurs the proposed garage location is sufficiently subordinate and well-positioned for the site, and the proposed driveway design is appropriate.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.

Staff Response: At both the April 12, 2023 Planning Commission Concept hearing and the June 14, 2023 Concept hearing, the Commissioners (and neighbors to the north and northeast) expressed concern that the project would inappropriately increase the building's mass and bulk. At the direction of the Commission, the second story of the proposed addition has been pulled east 6' to reduce the impact of increased mass and bulk.

The proposed addition would increase the floor area of the property from 1,466 to 1,646 square feet (net 180 square feet added), remaining below to the maximum allowable square footage of 1,800 square feet. Note that this calculation is affected by the 208-square-foot detached guesthouse (which previously did count towards the property's overall floor area) which is proposed to be converted to an accessory dwelling unit (which would no longer count towards the property's overall floor area). The three proposed dormers will not significantly contribute to the increase in perceived mass and bulk. The lot's topography gently slopes down from the rear (east) to the front (west), and the proposed addition steps down with the topography. The grade change does amplify the perception of the addition massing when viewed from Carmelo Street. However, the fact that both neighboring properties to the north and the south are developed with similarly massed two-story residences (each featuring a balcony or deck fronting Carmelo Street) softens the impact of the proposed addition. As designed, the proposed project massing relates to the context of other homes nearby and relates to a human scale in its basic forms.

Height. Per CMC 17.06.020.L.1 *Measuring Building Height.* The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.

Staff Response: The plate height of the first story will remain unchanged at 9'7" and the ridge height of the first story will remain unchanged at 14'. The plate height of the second story will increase 1" from 17' 3" to 17'4", and the ridge height of the existing second story will remain unchanged at 21' 11". The addition at the second story will lower than the existing residence with a ridge height of 20' 11.75". As designed, the proposed project meets height standards dictated by the zoning code.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale.

Staff Response: The pitch of the proposed addition will maintain the 7:12 slope of the existing residence. The three proposed west-facing dormers do not appear to over-complicate the roof roof, comprised of hipped roof forms. Three dormer windows does not appear to be an excessive number for a building of this size. The project meets the design guideline objectives for building and roof forms.

Finish Details: Residential Design Guideline 9.4 states, “Architectural details should appear to be authentic, integral elements of the overall building design concept.” Design Guideline 9.5 encourages the use of natural building materials such as wood and stone and Design Guideline 9.8 states, “Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.”

Staff Response: The existing residence is clad with stone veneer and stucco above. The new addition is proposed to match the existing siding in both color (Benjamin Moore “Carlisle Cream” and material. The proposed addition will feature a wood shake roof to match the existing residence. The proposed dormers will feature stucco siding and wood shake roofing.

The windows proposed for the addition (Kolbe “Heritage” simulated divided lite wood windows or equal) are consistent with or smaller than the size of the existing wood windows, and will be painted with Benjamin Moore “Timberwolf” grey to match existing.

The proposed second-story terrace will feature a redwood fascia and railing stained to match the wood elements that already exist on the existing house. Likewise, proposed redwood shutters (proposed for some but not all new window openings) will match existing shutters. The vehicular opening at the west façade of the proposed garage will feature a redwood surround and redwood roll-up garage doors. These features will appear as authentic elements consistent with the style of the building.

Right-of-Way Character: Residential Design Guidelines 1.5 through 1.7 encourage maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.

Please note that the Planning Commission is not responsible for reviewing the encroachments in the right-of-way; the description below is provided for informational purposes.

The right-of-way presently features multiple right-of-way encroachments. A review of the property file indicates an encroachment permit was granted by the City Council on August 3, 2004 that included the following features, as identified in a letter dated April 8, 2004, from Building Official Timothy Meroney to then-property owner Charlotte Marchiando:

1. Stones placed in a manner forming a curbing/planter.
2. Stepping stones placed flat along the front of the planter.
3. ~~Landscape lighting fixtures.~~ (Ordered removed by City Council).
4. Plants/shrubs carved in the shape of animals.
5. Statues and/or birdhouse structures standing approximately 24” tall.

While most of the features approved in 2004 either were never installed or no longer exist, the “stones placed in a manner forming a curbing/planter” do appear extant and thus are considered legal non-conforming. While there are no “plants/shrubs carved in the shape of animals,” there are topiary-like shrubs presently. Extant encroachments have exceeded the scope of the 2004 encroachment permit (which is not presently insured as required per CMC 12.08.110). The extant,

unpermitted encroachments include the crushed rock curb border, concrete paving, and a mortared stone walkway and fan step with brick edging. Recommended Condition of Approval #31 requires the applicant to submit a permanent encroachment application for any encroachments that meet the standards outlined in CMC 12.08.060 (Encroachment Application Review Standards) and obtain a permanent encroachment permit and insurance prior to issuance of a building permit. Alternatively, the applicant shall revise the plans to indicate unpermitted encroachments will be removed. All unpermitted encroachments shall be removed by the time of Final Inspection.

Exterior Lighting/Skylights: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8, states that projects should, *“preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.”*

Residential Design Guidelines 9.13 and 9.14 state, *“when a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when, interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces, and skylights that produce glare or light pollution visible to neighbors or the public should be mitigated.”*

Staff Response: The applicant is proposing three wall-mounted light fixtures for the proposed addition. The applicant has proposed a compliant light fixture: Merrimack (Item 8762-66-L) by Minka-Lavery, and the lighting plan meets the zoning code and design guidelines.

Driveway Gate: Residential Design Guideline 11.3 states, *“Keep a sense of openness into the site as seen from the street.”*

Staff Response: The existing wrought iron driveway gate is proposed to be retained. The gate interferes with a sense of openness into the site; however, if the applicant wishes to keep the gate in place they may do so as an existing structure. If the gate is altered in the future, it will need to be removed.

Site Coverage/Fencing: CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000 square foot lot, the allowed base floor area permitted is 1,800 square feet and the amount of site coverage permitted is 396 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage up to 556 square feet is permitted. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The site is currently non-compliant with site coverage limits. The applicant is reducing site coverage by 361 square feet from 1,303 square feet to 942 square feet bringing the site into compliance with the zoning requirement of CMC 17.10.030.C.2.b that requires non-compliant site coverage be reduced at a rate equal to two times the amount of floor area added to the site. Portions of hardscape throughout the property will be removed and replaced with mulch. The proposed project involves the demolition of two stone columns located along the south border of the turf area and new planters north and south of the new driveway. No changes to the existing stone perimeter walls and fencing are proposed. Although portions of the fence exceed the 4' and 6' height limits (reaching 8' in places), no changes to the non-conforming fencing are proposed and they may be retained. Therefore, as proposed, the project is consistent with site coverage and fencing regulations.

Landscaping: Residential Design Guideline 10.0 states that project sites should *“Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.”*

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for a variety of lot sizes. Lots up to 4,000 square feet are recommended to have 3 upper canopy trees and 1 lower canopy tree.

Staff Response: See Section on Forest Character analysis on pg. 2. The applicant is not proposing to remove any plantings or trees and is not proposing any new plantings beyond the three new upper canopy trees as directed by the City Forester. Recommended Condition of Approval #2 requires approval of the landscape plan by the City prior to issuance of the building permit.

Other Project Components:

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines. The project consists of interior and exterior alterations and an addition to an existing single-family residence in a residential zone and therefore qualifies for a Class 1 exemption. The 180-square-foot increase in floor area for the site represents an 12% increase in floor area of the existing site.

Attachment 1 - Resolution
Attachment 2 - Site Photographs
Attachment 3 - Data Table
Attachment 4 - Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A FINAL DESIGN STUDY FOR A NET ADDITION OF 180 SQUARE FEET TO AN EXISTING 1,258-SQUARE-FOOT TWO-STORY RESIDENCE AND 208-SQUARE-FOOT GUESTHOUSE, AND VARIOUS SITE IMPROVEMENTS ON A 4,000 SQUARE-FOOT PROPERTY LOCATED AT CARMELO STREET 2 NORTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.
APN 101-265-010.**

WHEREAS, on January 24, 2023 Amy Denney with IDG, Inc, Project Manager ("Applicant") submitted an application on behalf of Mere De Caussin requesting approval of a Track 2 Design Study application (DS 23-019, De Caussin) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District (Block N, Lot 16); and

WHEREAS, the Applicant is requesting to demolish 17 existing square feet of first-floor area at the main residence and construct a 405-square-foot two-story addition inclusive of a 222-square-foot attached garage (also accommodating laundry and storage), and 183-square-foot second-story addition, resulting in a net addition of 388 square feet to an existing 1,258-square-foot two-story residence; and

WHEREAS, the Applicant is additionally requesting to construct a 130-square-foot second-story terrace; demolish the existing stone exterior chimney and construct a relocated interior chimney; add three (3) new west-facing dormer windows; and install site improvements including a new sand-set paver driveway; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

WHEREAS, in accordance with CMC 17.52.090 (Coastal Development Permit Required) a Coastal Development Permit is also required; and

WHEREAS, the project plans also depict the conversion an existing 208-square-foot guesthouse to a 264-square-foot accessory dwelling unit, which affects the total floor area of the

property but is not subject to design review nor does it require a Coastal Development Permit; and

WHEREAS, on March 31, 2023, notice of an April 12, 2023 Concept Design public hearing was published in the *Carmel Pine Cone* 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 time and date of the hearing; and

WHEREAS, on or before April 2, 2023, 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 April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on April 12, 2023, the Commission expressed in their deliberations that the mass and bulk of the proposed addition created problematic visual impacts and view/light impacts to neighboring properties; and

WHEREAS, on April 12, 2023, the Planning Commission continued the Concept Design Study to a date uncertain based on Commissioner concerns primarily related to mass and bulk, and based on objections of adjacent property owners surrounding privacy and views; and

WHEREAS, on June 2, 2023, notice of a June 14, 2023 continued Concept Design public hearing was published in the *Carmel Pine Cone* 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 time and date of the hearing; and

WHEREAS, on or before June 4, 2023, 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 June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the continued Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on June 14, 2023, the Commission deliberated and determined that persisting problematic view/light impacts to the north neighbor would be sufficiently mitigated if the second-story portion of the addition was pulled back to the east at least 6'; and

WHEREAS, on June 14, 2023, the Commission passed a Resolution (Resolution 2023-032-PC) approving the Concept design with conditions of approval, including a condition requiring that the second-story addition be pushed at least 6' to the east prior to the Final Details hearing; and

WHEREAS, the applicant revised the project plans to comply with the Commission's direction; and

WHEREAS, on July 28, 2023, notice of an August 9, 2023 Final Details public hearing was published in the *Carmel Pine Cone* 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 time and date of the hearing; and

WHEREAS, on or before July 30, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 9, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Details Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

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

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45)		
For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the final details for Design Study application DS 23-019 (De Caussin) for a net addition of 180 square feet to an existing 1,258-square-foot residence and a 208-square-foot guesthouse located on a 4,000 square-foot property at Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District (APN 010-265-010), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study application DS 23-019 (De Caussin) authorizes a net addition of 180 square feet to an existing 1,258-square-foot residence and a 208-square-foot guesthouse located on a 4,000 square-foot property at Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District (APN 010-265-010), as depicted in the plans prepared by IDG approved by the Planning Commission on August 9, 2023, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	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 will be prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: - The footing locations are in conformance with the approved plans prior to footing/foundation inspection; - The roof height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such	✓

	remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✓
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✓
9.	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 are not listed on this form shall not be deemed approved upon issuance of a building permit.	✓
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project 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.	✓

11.	Exterior Lighting. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	✓
12.	Unclad Wood Frame Windows. The Applicant shall install unclad wood windows. Windows that have been approved with divided lights shall be constructed with true divided lights. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application.	✓
13.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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.	✓
14.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
15.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✓
16.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be	✓

	prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
17.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
18.	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)	✓
19.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
Landscape Conditions		
20.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.	✓
21.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.	✓

22.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✓
23.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	✓
24.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the	✓

	roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.	
ENVIRONMENTAL COMPLIANCE CONDITIONS		
25.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
26.	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.	✓
27.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✓
28.	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.	✓
29.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed.	✓
SPECIAL CONDITIONS		
30.	Condition of Approval Acknowledgement. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
31.	Right of Way. The applicant shall submit a permanent encroachment application for any encroachments that meet the standards outlined in CMC 12.08.060 (Encroachment Application Review Standards) and obtain a permanent encroachment permit and insurance prior to issuance of a building permit. Alternatively, the applicant shall revise the plans to indicate unpermitted encroachments will be removed. All unpermitted encroachments shall be removed by the time of Final Inspection.	

32.	Landscape Plan/Required Tree Planting. Prior to issuance of a building permit, the applicant shall identify the size, species, and location of three new upper canopy trees on the landscape plan, which shall be approved by the City. The trees shall be planted prior to Final Inspection.	
33.	Construction Management Plan. Prior to the issuance of a building permit, the submitted Construction Management Plan shall be reviewed and approved by the City, or revised by the applicant upon request by the City.	

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of August, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



Figure 1: Subject block with property outlined (left). Subject block with property outlined and proposed addition in RED (right).



Figure 2: View looking east.



Figure 3: View looking southeast.



Figure 4: View looking northeast.



Figure 5: Neighboring property to the north (image left) and subject property (image right).



Figure 6: Subject property (image left) and neighboring property to the south (image center/right).



Figure 7: Detail of existing asphalt, driveway gate, and turf.



Figure 8: Detail of right-of-way.



Figure 9: Detail of right-of-way.



Figure 10: Detail of south portion of existing residence, looking east.



Figure 11: Rear elevation, looking west.



Figure 12: Detached guesthouse, proposed to be expanded and converted to an ADU.



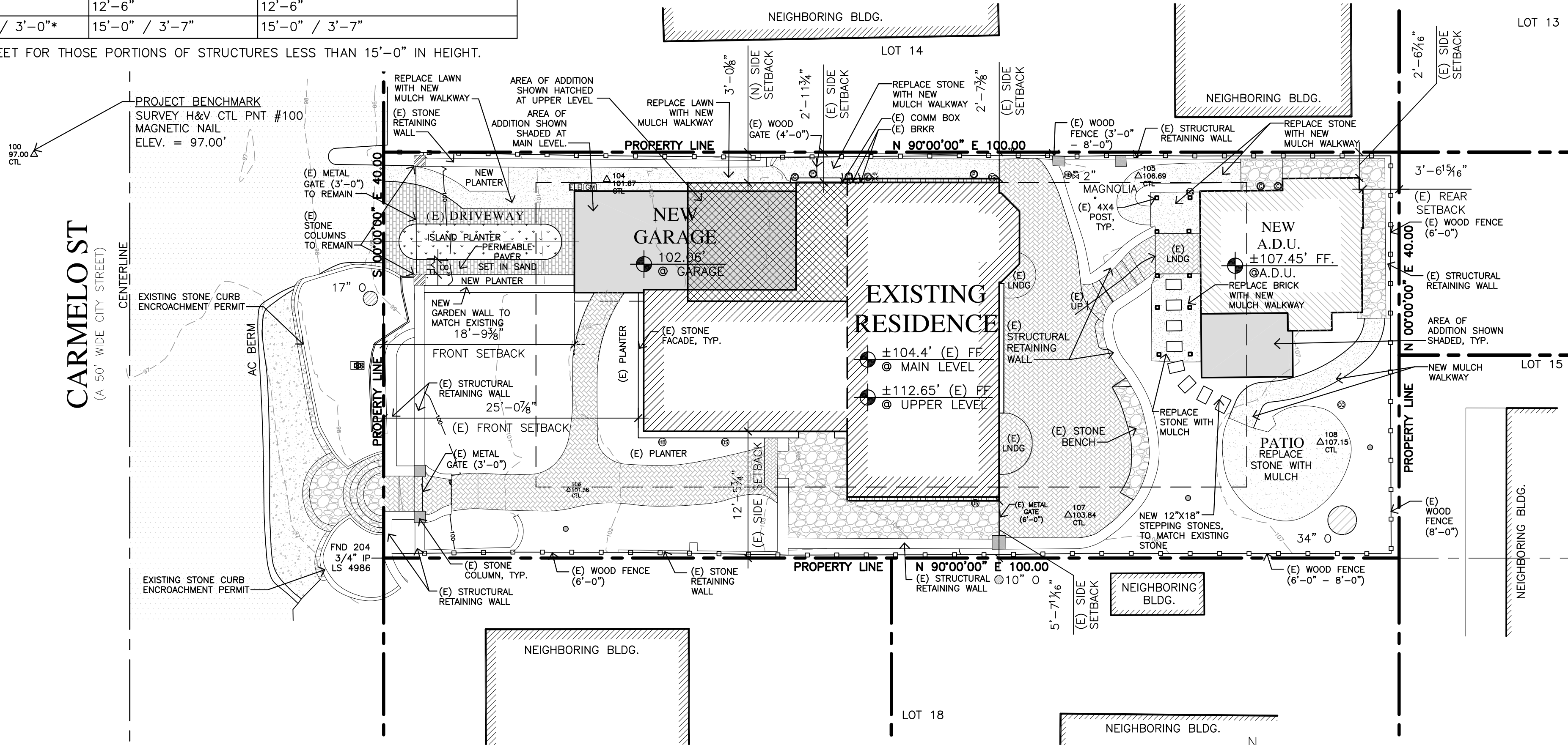
Figure 13: View from subject property to north neighbor, looking northwest.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,466 SF (36.6%)	1,646 SF (41.15%)
Site Coverage	396 SF/556 SF	1,303 SF	942 SF
Trees (Upper/Lower)	3/1	4 lower	Retain 4 lower; plant 3 upper
Ridge Height (1 st /2 nd)	18'/ 24'	14'/ 21'11"	14'/ 20' 11.75" (addition)
Plate Height (1 st /2 nd)	12'/ 18'	9'7"/ 17'3"	9'7"/ 17'4"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	25'1"	18'9"
Composite Side Yard	10' (25%)	8'3"	8'3"
South Side Yard	3'	5'7 ¹¹ / ₁₆ "	5'7 ¹¹ / ₁₆ "
North Side Yard	3'	2'11 ³ / ₄ " / 2'7 ³ / ₈ " 2'7" (guesthouse)	3' (addition) 2'7" (ADU)
Rear	15'/3'*	15' 3'7" (guesthouse)	15' 3'7" (ADU)

*The rear setback is three feet for those portions of structures less than 15 feet in height.

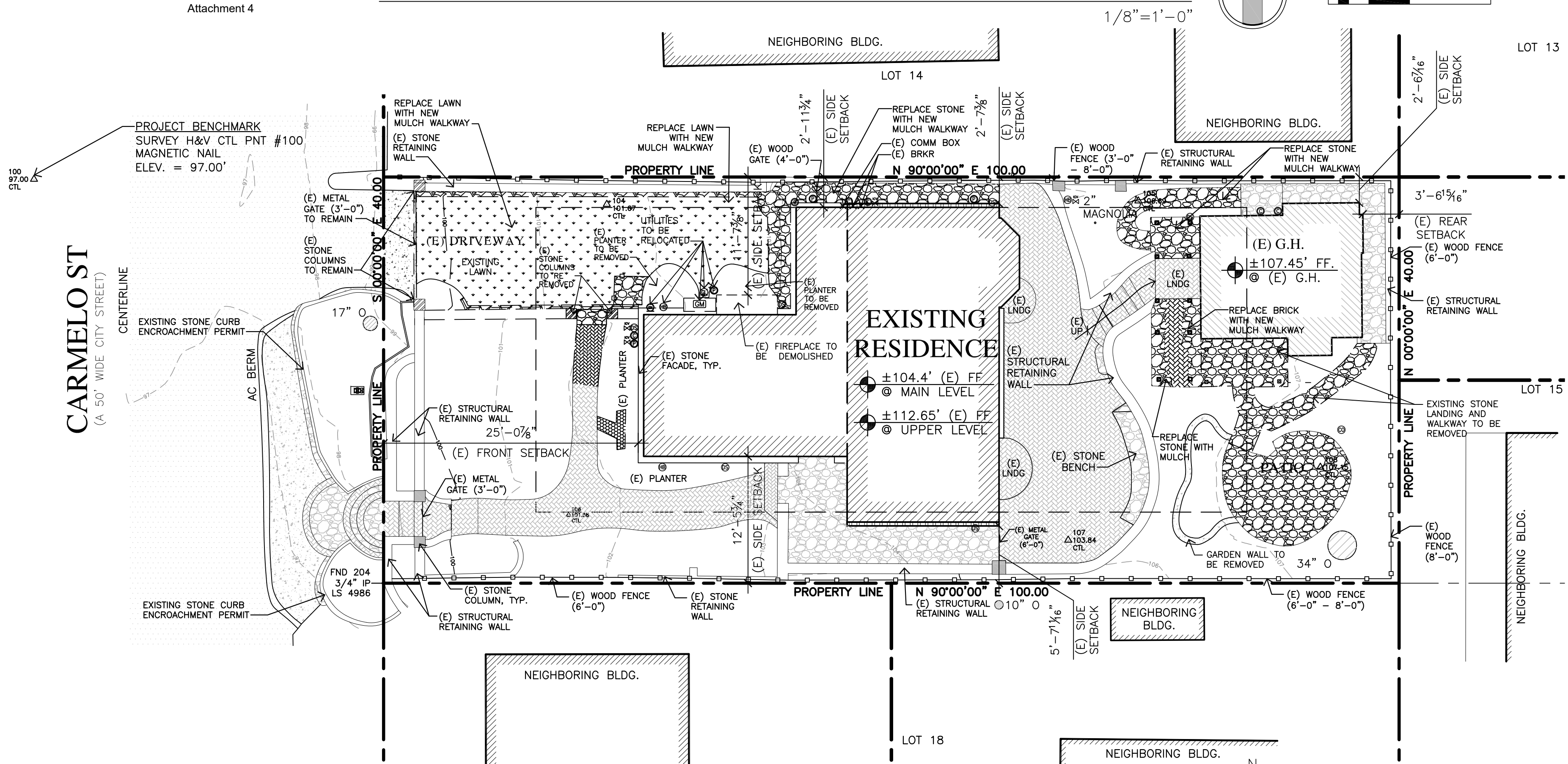
PROJECT DATA FOR AN 4,000 SF SITE			
SITE CONSIDERATIONS	ALLOWED	EXISTING	PROPOSED
FLOOR AREA	1,800 SF (45%)	1,466 SF (36.6%)	1,646 SF (41.15%)
SITE COVERAGE	396 SF	1,303 SF	942 SF
TREES (UPPER/LOWER)	3 / 1	0 / 1	3 / 1
RIDGE HEIGHT (1ST/2ND)	18' / 24'	14'-0" / 21'-11"	14'-0" / 20'-11.75" (ADDITION AREA)
PLATE HEIGHT (1ST/2ND)	12' / 18'	9'-7" / 17'-3"	9'-7" / 17'-4"
SETBACKS	MINIMUM REQUIRED	EXISTING	PROPOSED
FRONT	15'-0"	25'-1"	18'-9"
COMPOSITE SIDE YARD	10'-0" (25%)	8'-3" (20.6%)	8'-3" (20.6%)
SIDE YARD - NORTH	3'-0"	2'-11" @ EXIST.	3'-0" @ ADDITION
SIDE YARD - SOUTH	7'-0"	12'-6"	12'-6"
REAR	15'-0" / 3'-0"*	15'-0" / 3'-7"	15'-0" / 3'-7"

* THE REAR SETBACK IS THREE FEET FOR THOSE PORTIONS OF STRUCTURES LESS THAN 15'-0" IN HEIGHT.



PROPOSED SITE PLAN - FINAL REVIEW

Attachment 4



EXISTING SITE PLAN

PLANNING INFO.

- PROPERTY OWNER:
RON WILKS AND MERE De CAUSSIN
9820 E. THOMPSON PEAK PARKWAY, LOT 609
SCOTTSDALE, AZ 85255
PH. (408) 766-1479 (MERE)
PH. (949) 607-7437 (RON)
- PROJECT ADDRESS:
CARMELO STREET 2NE OF 8TH AVENUE
CARMEL-BY-TH-SEA, CA
- PROJECT SCOPE:
 - CONVERT EXISTING 208 SF GUEST HOUSE INTO ACCESSORY DWELLING UNIT WITH AN ADDITION OF 56 SF
 - REMOVAL OF 17 SF FROM EXISTING MAIN LEVEL, REPLACE EXISTING FIREPLACE
 - NEW 222 SF GARAGE ADDITION
 - 183 SF ADDITION TO EXISTING UPPER LEVEL
 - ADD A FIRST-STORY WEST-FACING DORMER, TWO SECOND-STORY WEST-FACING DORMER
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-265-010
- LEGAL DESC.: BLOCK: N LOT: 16
- ZONE: R-1
- STORIES: TWO
- MAX BLDG. HT ALLOWED: 24 FT
- GRADING: SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2022 CALIFORNIA ENERGY CODE
- LOT AREA: 4,000 S.F. (0.092 Ac.)
- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	
DRIVEWAY (ASPHALT)	34	-34	0	0	IMP.
PAVER SET IN SAND	0	0	81	81	S-P
STONE PATIO	712	-209	0	503	IMP.
WALKWAY/STAIRS	477	-207	18	288	IMP.
RETAINING/GARDEN WALLS	71	-30	10	51	IMP.
COLUMNS	9	-2	0	7	IMP.
STEPPING STONES	0	0	12	12	IMP.
TOTAL	1,303	-482	121	942	

NOTE: IMPERVIOUS = IMP. PERMEABLE = PER.
SEMI-PERMEABLE = S-P

- SITE COVERAGE ALLOWED: 396 SF (22% OF BASE FLOOR AREA)
- SITE COVERAGE EXISTING: 1,303 SF (REDUCE EXISTING BY 360 SF)
- SITE COVERAGE PROPOSED: 942 SF (943 SF PER CMC 17.10.30.C.2.b.)
- F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	820	0	-17	803
UPPER FLOOR	438	183	0	621
GARAGE	0	222	0	222
GUEST HOUSE	208	0	-208	0
*A.D.U.	0	*264	0	*264
TOTAL	1,466	405	-225	1,646

NOTE: * NOT INCLUDED IN TOTAL FAR CALCULATION

- F.A.R. ALLOWED: 1,800 SF (45%)
- F.A.R. EXISTING: 1,466 SF (36.6%)
- F.A.R. PROPOSED: 1,646 SF (41.15%)

- EXISTING EXTERIOR STRUCTURAL WALLS
DEMOLITION/REMOVAL/RECONSTRUCTION: 5.6%

VICINITY MAP



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (631) 646-1261
FAX (631) 646-1290
EMAIL idgidg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE OF 8TH AVE. CARMEL. CA 93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- MARCH 20, 2023
PLANNING SUBMITTAL CRL1
- MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

SITE PLAN

SHEET NO.

A1.0

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IDG. IDG SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**WILKS-DE CAUSSIN
RESIDENCE**

PROJECT ADDRESS:

**CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921**

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

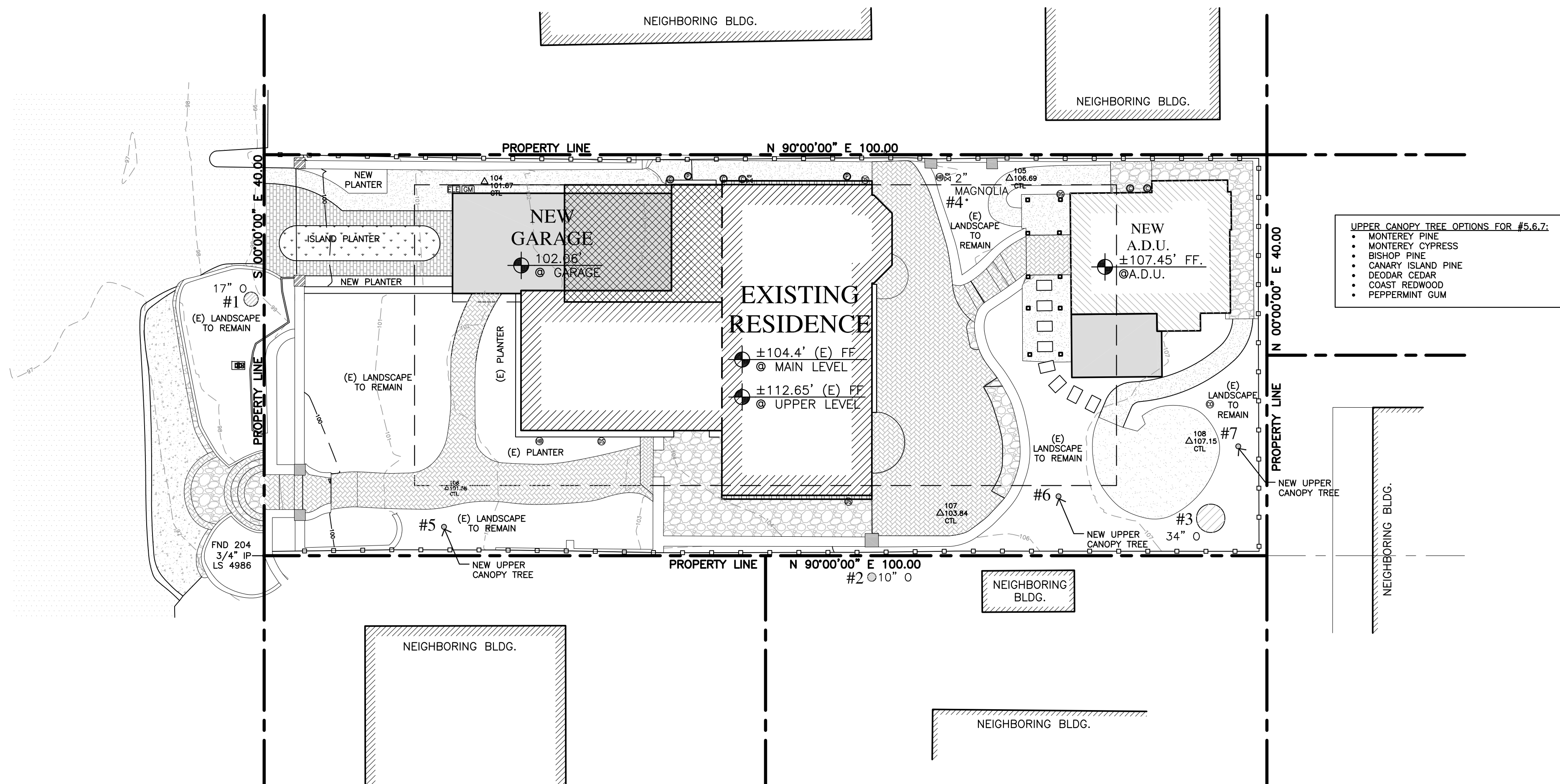
REVISIONS:

△ MARCH 20, 2023
PLANNING SUBMITTAL CRL1
△ MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
△ APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
△ MAY 4, 2023
PLANNING DEPT. SUBMITTAL
JUNE 27, 2023
△ FINAL REVIEW SUBMITTAL
JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

**LANDSCAPE AND
EXT. LIGHTING PLAN**

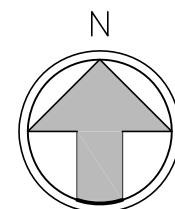
SHEET NO.

A1.1

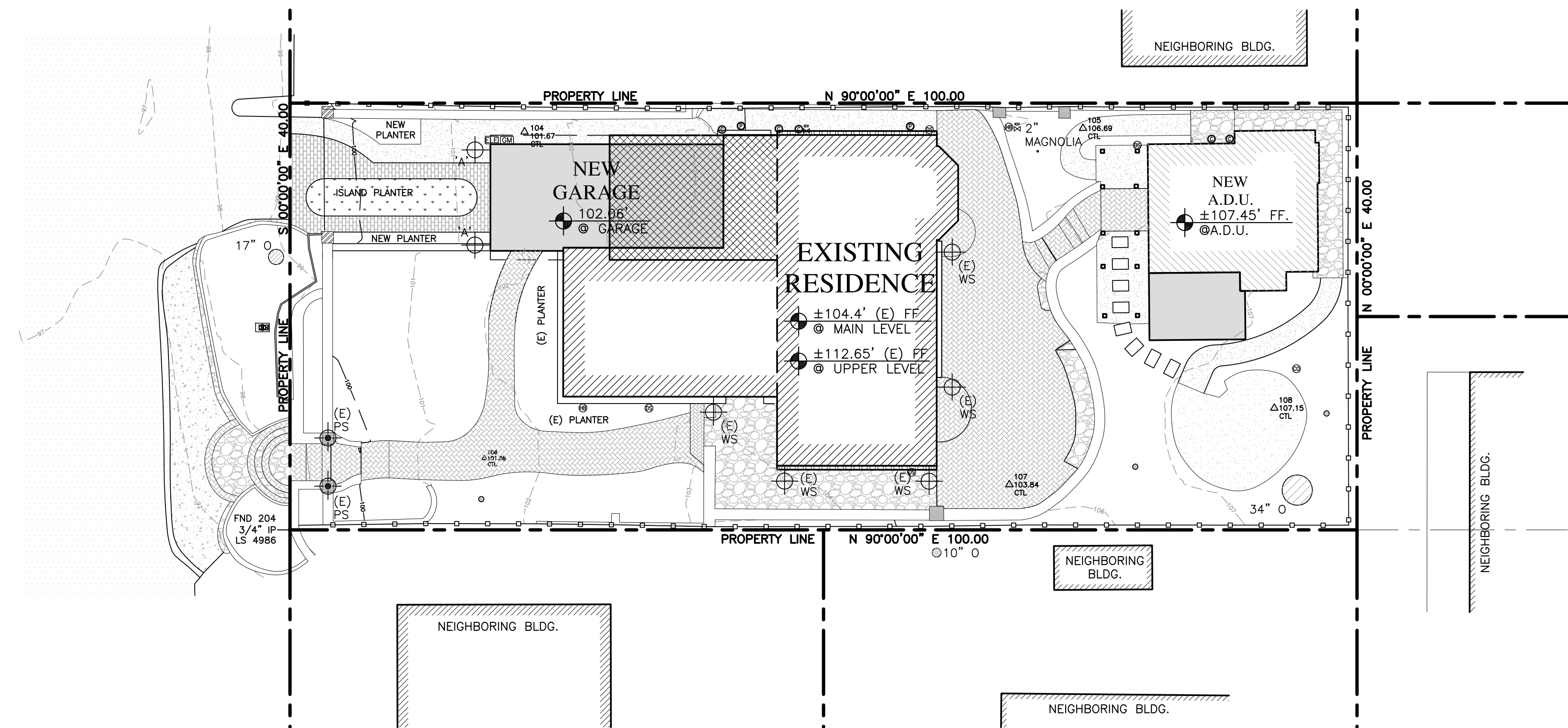


PROPOSED LANDSCAPE PLAN

1/8"=1'-0"

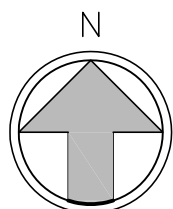


0' 2' 4' 8' 16'



PROPOSED EXTERIOR LIGHTING PLAN

1/8"=1'-0"



0' 2' 4' 8' 16'



1-10 WATTAGE LED BULB, MAX. (DELIVERED LUMENS 343.25)
MAX.MINKA-LAVERY "MERRIMACK" OUTDOOR FIXTURE

**'A' EXT. WALL MOUNT
LIGHT FIXTURE**

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IDG ARCHITECTURE, PLANNING & INTERIOR DESIGN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- △ MARCH 20, 2023
PLANNING SUBMITTAL CRL1
△ MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
△ APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
△ MAY 4, 2023
PLANNING DEPT. SUBMITTAL
△ JUNE 27, 2023
FINAL REVIEW SUBMITTAL
△ JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

PERSPECTIVE/
STREETSCAPE

SHEET NO.

A1.2



CARMELO STREET 3-D RENDERING

N.T.S.

COLOR AND MATERIAL SAMPLES FOR
De CAUSSIN MAIN RESIDENCE
CARMELO ST. 2NE OF 8TH AVE., CARMEL-BY-THE-SEA, CA
APN: 010-265-010

DRIVEWAY PAVERS
CALSTONE OR EQUAL
COLOR: CAMERON CREAM

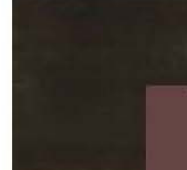


PAINTED STUCCO SIDING
BENJAMIN MOORE OR EQUAL



COLOR:
1081 CARLISLE CREAM,
MATCH EXISTING

STAINED WOOD FEATURES
CABOT OR EQUAL



MAIN COLOR:
BLACK-SEMI SOLID,
MATCH EXISTING
SECONDARY COLOR:
REDWOOD-SOLID, MATCH
EXISTING

METAL CLAD WOOD
EXTERIOR DOORS & WINDOWS
KOLBE "HERITAGE" SERIES WINDOWS AND
DOORS OR EQUAL



COLOR:
TIMBERWOLF, MATCH EXISTING



NEW GARDEN WALL



REUSE EXISTING ROCK OR
MATCH EXISTING

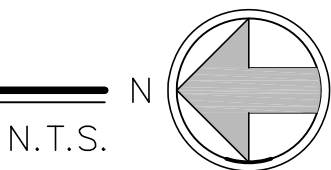


ALL EXTERIOR COLORS AND
MATERIALS TO MATCH EXISTING

GUARDRAIL
PAINTED REDWOOD TO MATCH EXISTING WOOD
FEATURES



STREETSCAPE



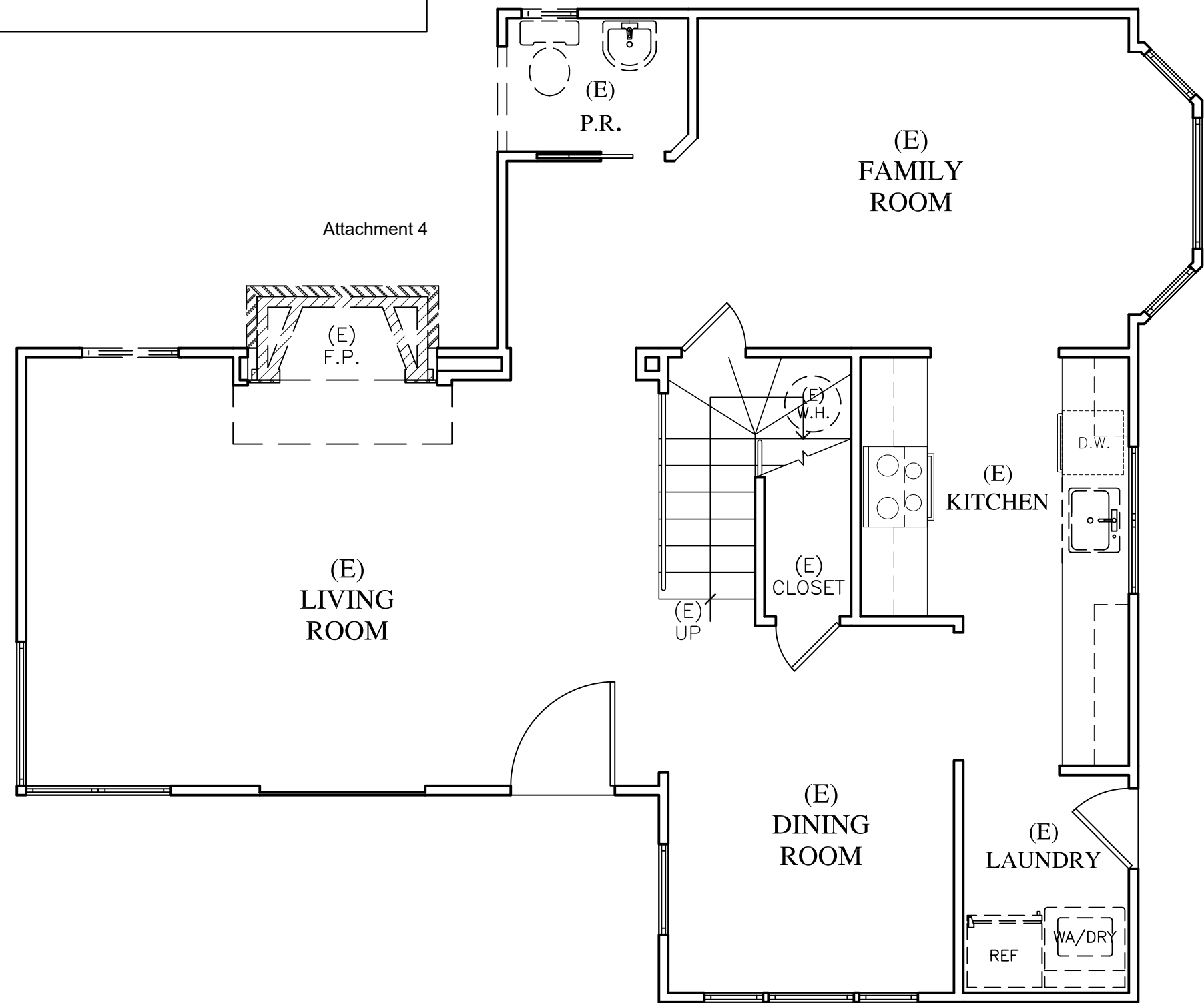
N.T.S.

DOOR SCHEDULE												
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
MAIN LEVEL – EXTERIOR (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
1	8'-0"	8'-0"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING-UP	OVERHEAD GARAGE DOOR – ARCH TOP
2	2'-8"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	⊗ EXISTING FAMILY ROOM
3	3'-0"	8'-0"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	⊗ GARAGE – ARCH TOP
MAIN LEVEL – EXISTING DOORS, FIELD VERIFY												
4	3'-3"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	FIELD VERIFY
5	2'-6"	6'-7"	1-3/4"	---	WOOD	SOLID	DBL.-PANE	YES	K-KRON	PAINTED	SWING	FIELD VERIFY
6	2'-0"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	FIELD VERIFY
7	2'-0"	3'-11"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	FIELD VERIFY
8	2'-0"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	POCKET	FIELD VERIFY
WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
MAIN LEVEL (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
1	PR 2'-3"	4'-2"	8'-0"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FRENCH CASEMENT ⊗ GARAGE	
2	1'-9"	3'-0"	5'-4 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	1-HOUR FIRE RATED	
3	1'-8"	2'-4"	10'-1 3/4"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	DORMER – ARCH TOP ⊗ EXISTING LIVING RM	
MAIN LEVEL – EXISTING WINDOWS, FIELD VERIFY												
4	2'-0"	6'-0"	6'-6"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
5	4'-1"	6'-0"	6'-6"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
6	2'-0"	6'-0"	6'-6"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
7	4'-6"	4'-2"	6'-6"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
8	PR 2'-3"	4'-2"	6'-6"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
9	2'-10"	4'-2"	6'-6"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
10	6'-8"	4'-2"	6'-6"	---	CASEMENT/FIXED/CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
11	PR 2'-3"	3'-2"	7'-0"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	

DOOR/WINDOW LEGEND

- ⬡
x"x x" DENOTES A WINDOW
- ⊗ DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR
& WINDOW INFORMATION



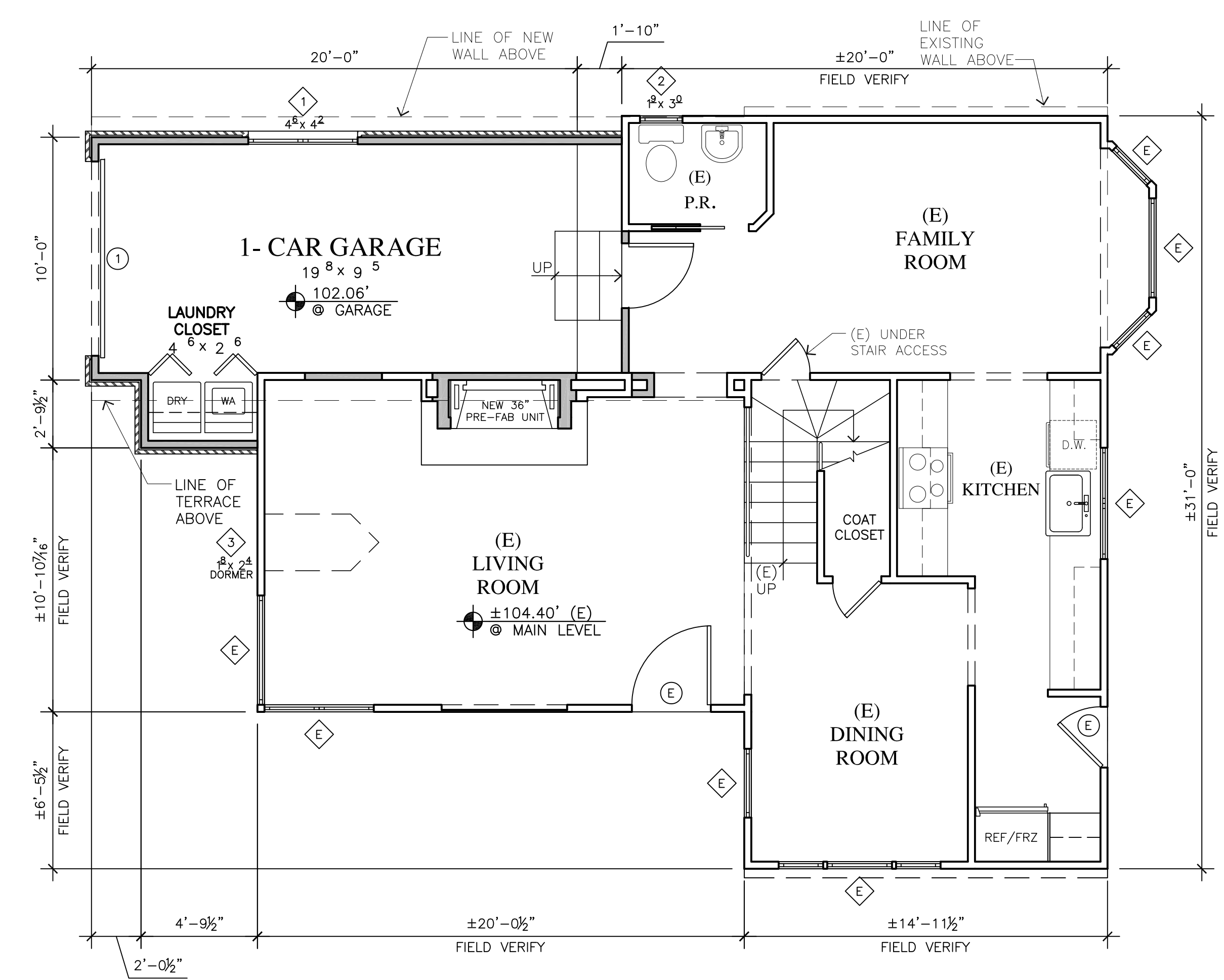
EXISTING / DEMOLITION MAIN LEVEL PLAN

WALL LEGEND

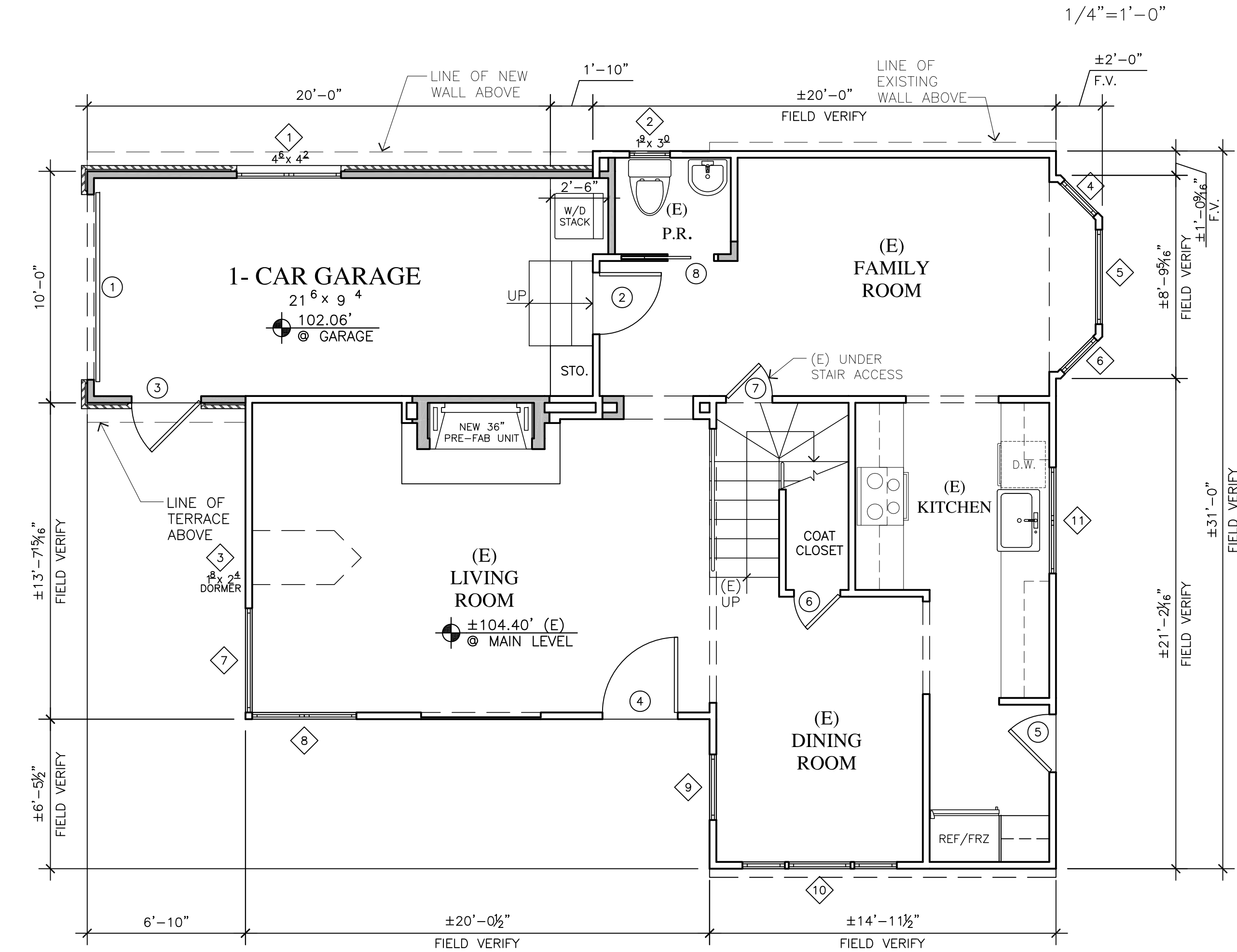
- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



PROPOSED MAIN LEVEL PLAN - DESIGN STUDY



PROPOSED MAIN LEVEL PLAN - FINAL REVIEW

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ONLY, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ACCURATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL, CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- △ MARCH 20, 2023
PLANNING - SUBMITTAL CRL 1
MARCH 24, 2023
△ PLANNING SUBMITTAL CRL 2
APRIL 4, 2023
△ PLANNING SUBMITTAL CRL 3
MAY 4, 2023
△ PLANNING DEPT. - SUBMITTAL
JUNE 27, 2023
△ FINAL REVIEW SUBMITTAL
JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

MAIN LEVEL
PLAN

SHEET NO.

A2.0

DOOR SCHEDULE												
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
UPPER LEVEL — EXTERIOR (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
9	10'-0"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	DBL.-PANE	YES	K-KRON	PAINTED	SLIDING	THREE FIXED DOORS — ONE OPERABLE DOOR
10	2'-8"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	POCKET	
11	2'-8"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	POCKET	
12	2'-6"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	
13	2'-6"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	POCKET	
14	PR 1'-9"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	DBL-SWING @ CLOSET @ (E) BEDROOM 2
15	2'-0"	6'-0"	1/2"	---	GLASS	---	---	YES	---	---	SWING	FRAMELESS DOOR WITH PIVOT HINGE
UPPER LEVEL — EXISTING DOORS, FIELD VERIFY												
16	2'-3"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	FIELD VERIFY

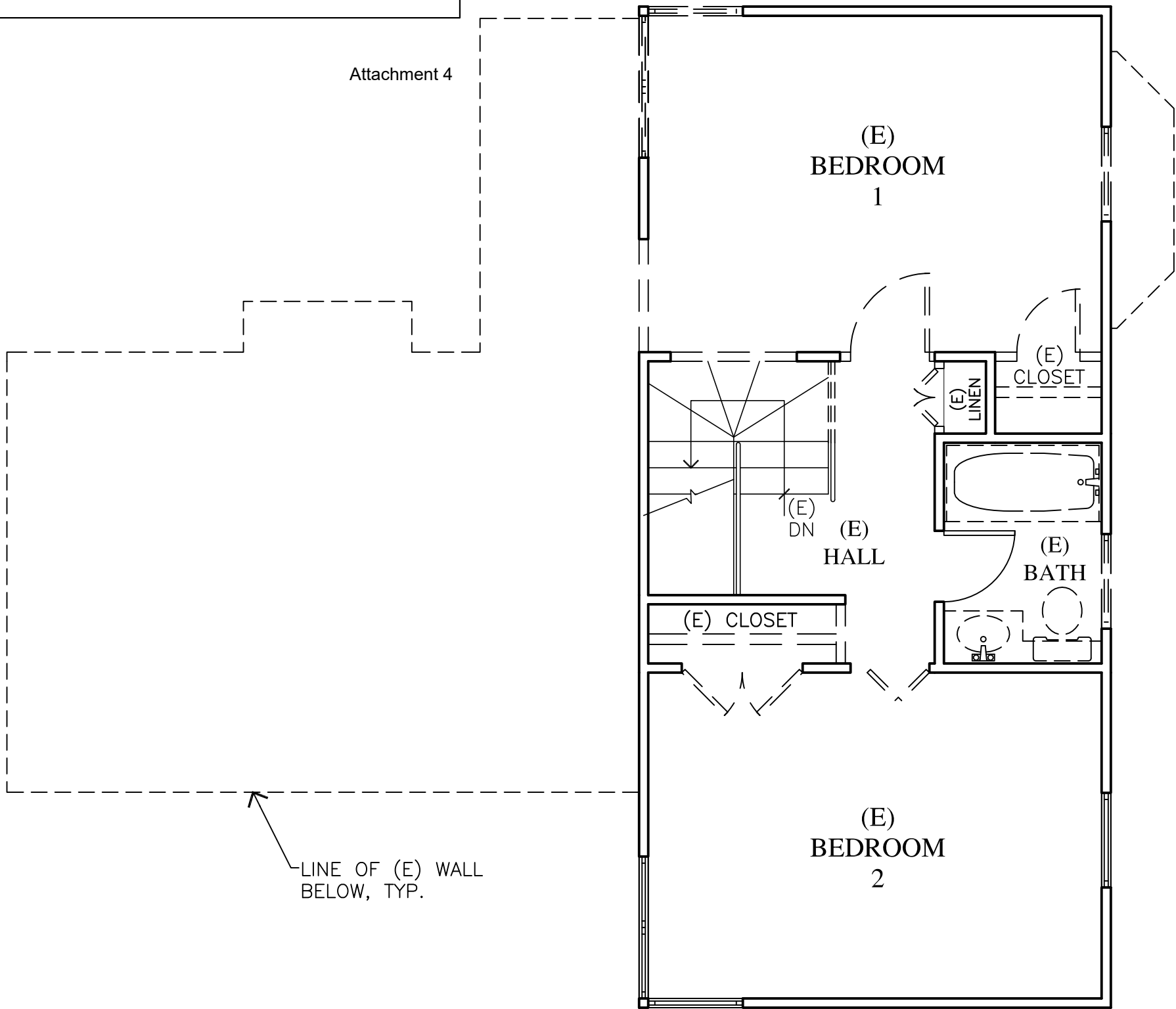
WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
UPPER LEVEL (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
12	2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	⊗ PRIMARY BEDROOM	
13	2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	⊗ PRIMARY BEDROOM	
14	2'-0"	2'-6"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	⊗ STAIRWELL	
15	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	DORMER — ARCH TOP ⊗ STAIRWELL	
16	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	YES	K-KRON	PAINTED	DORMER — ARCH TOP ⊗ (E) BEDROOM 2	
17	3'-0"	3'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	YES	K-KRON	PAINTED	⊗ EXISTING BATH	
18	2'-0"	3'-0"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	1-HOUR FIRE RATED	
19	2'-0"	3'-0"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	1-HOUR FIRE RATED	
20	2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	⊗ PRIMARY BEDROOM	
21	2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	⊗ PRIMARY BEDROOM	
UPPER LEVEL — EXISTING WINDOWS, FIELD VERIFY												
22	4'-6"	4'-2"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
23	3'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	
24	3'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED	FIELD VERIFY	

DOOR/WINDOW LEGEND

 DENOTES A WINDOW

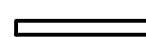
 DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR
& WINDOW INFORMATION

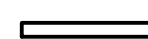
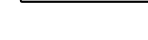


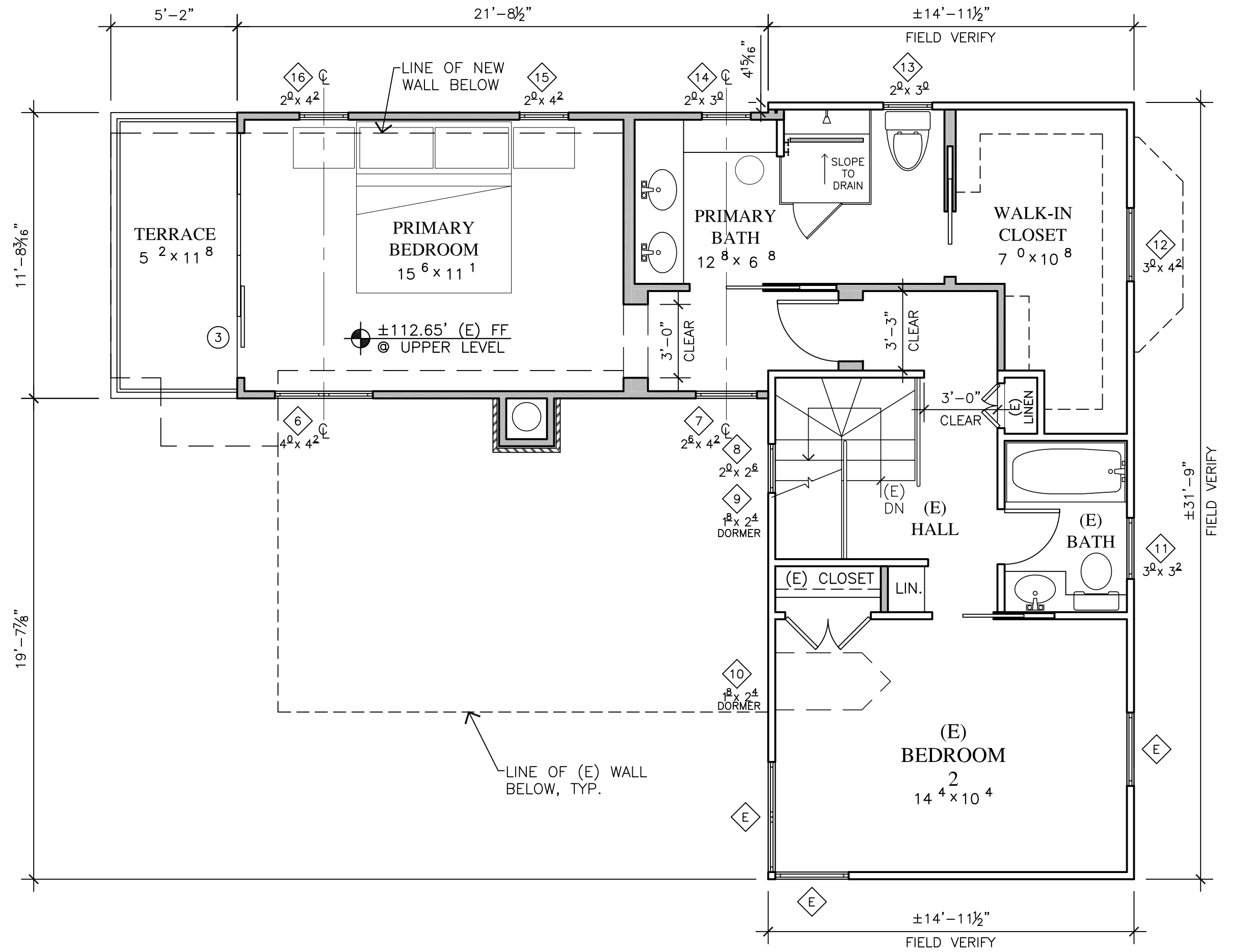
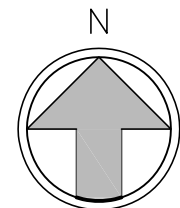
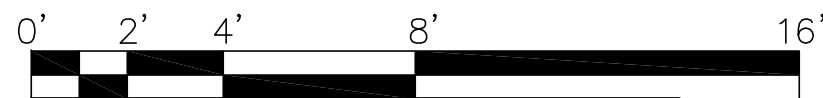
EXISTING / DEMOLITION UPPER LEVEL PLAN

WALL LEGEND

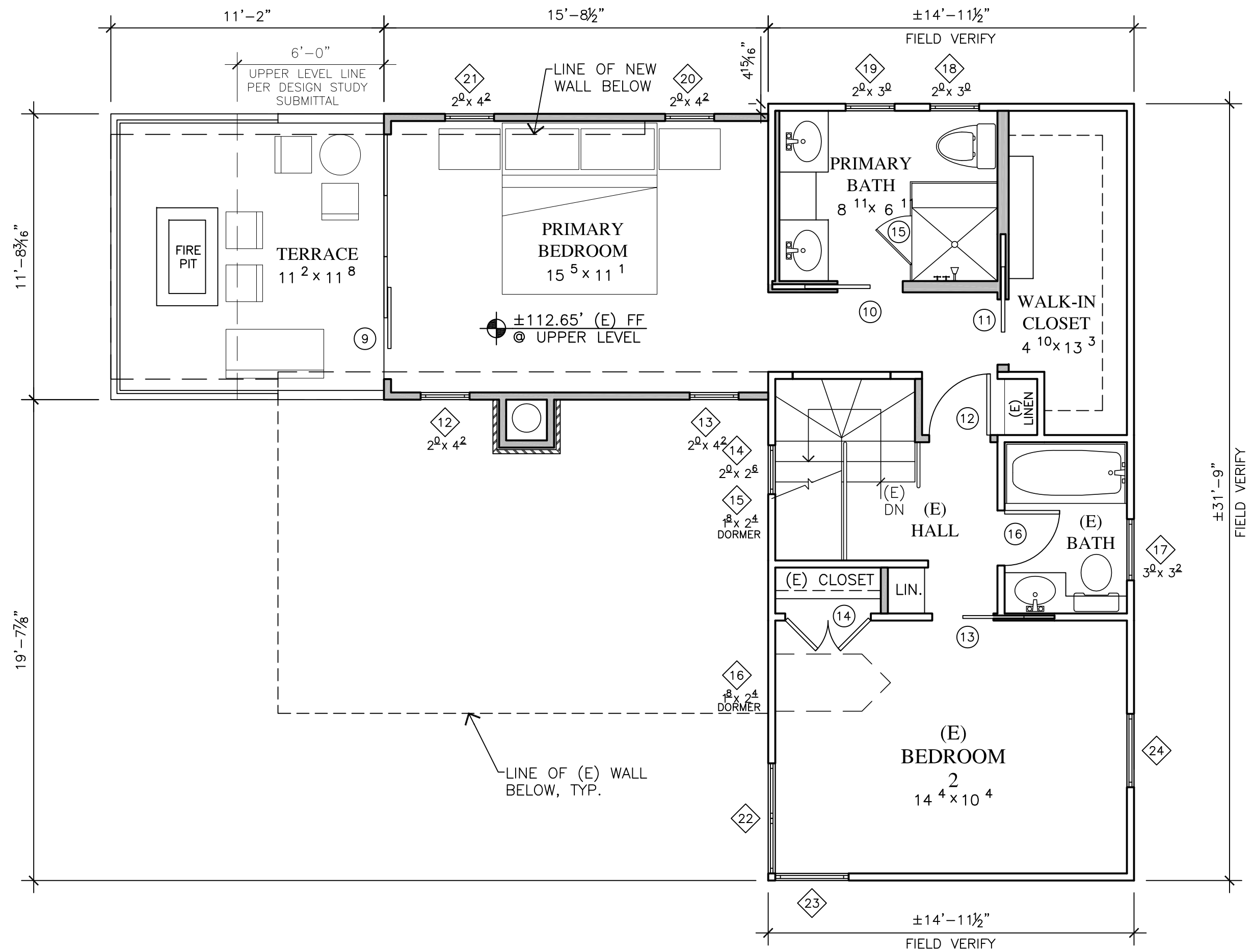
-  2X EXISTING WALL TO REMAIN
-  (E) DOOR OR WINDOW TO BE REMOVED
-  2X EXISTING WALL TO BE REMOVED

WALL LEGEND

-  2X EXISTING WALL TO REMAIN
-  2X6 EXTERIOR STUD FRAMED WALL
-  2X4 INTERIOR STUD FRAMED WALL, U.O.N.



PROPOSED UPPER LEVEL PLAN - DESIGN STUDY



PROPOSED UPPER LEVEL PLAN - FINAL REVIEW

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INFORMATION DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

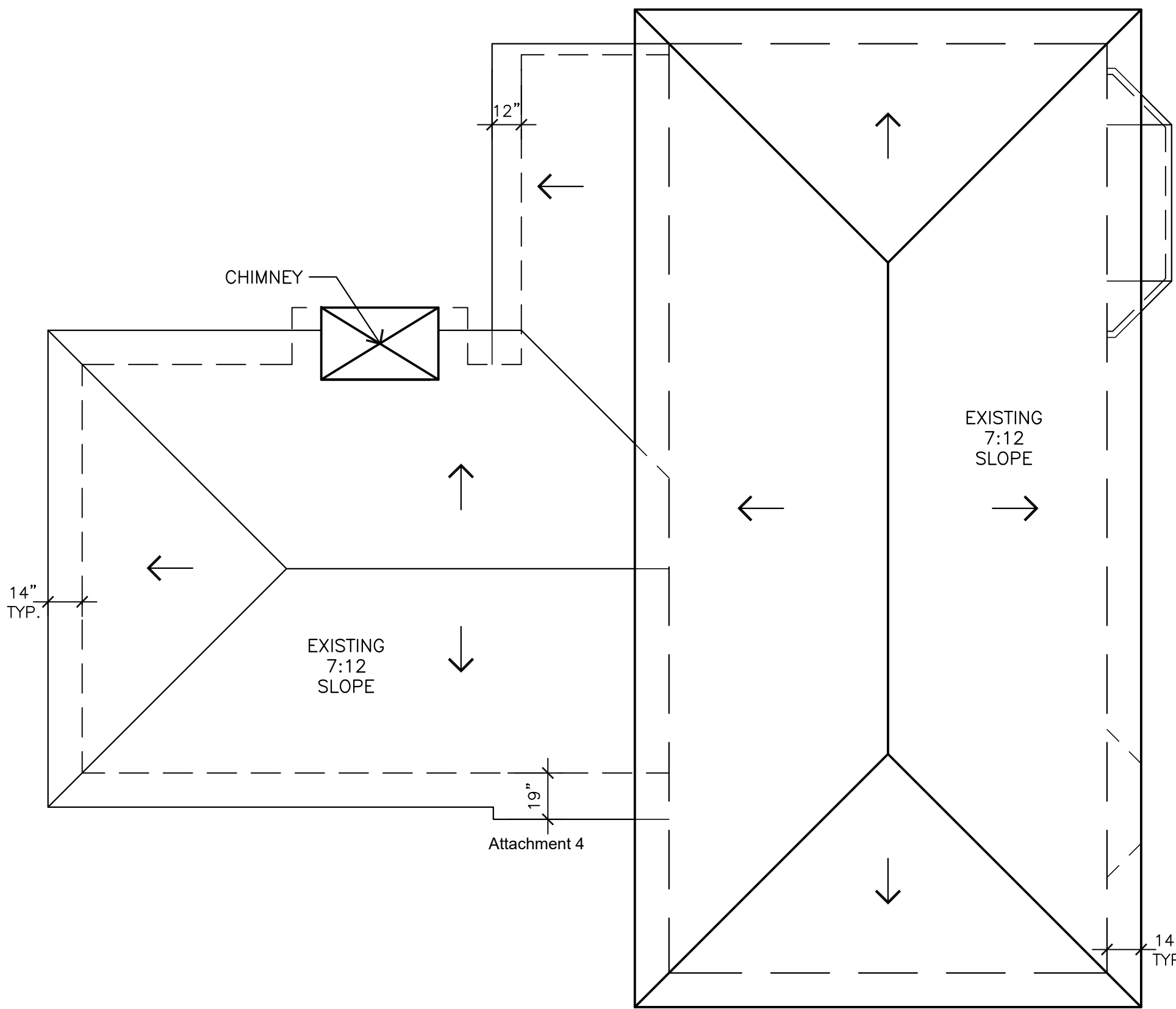
REVISIONS:

-  MARCH 20, 2023
PLANNING SUBMITTAL CRL1
-  MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
-  APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
-  MAY 4, 2023
PLANNING DEPT. SUBMITTAL
-  JUNE 27, 2023
FINAL REVIEW SUBMITTAL
-  JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

UPPER LEVEL
PLAN

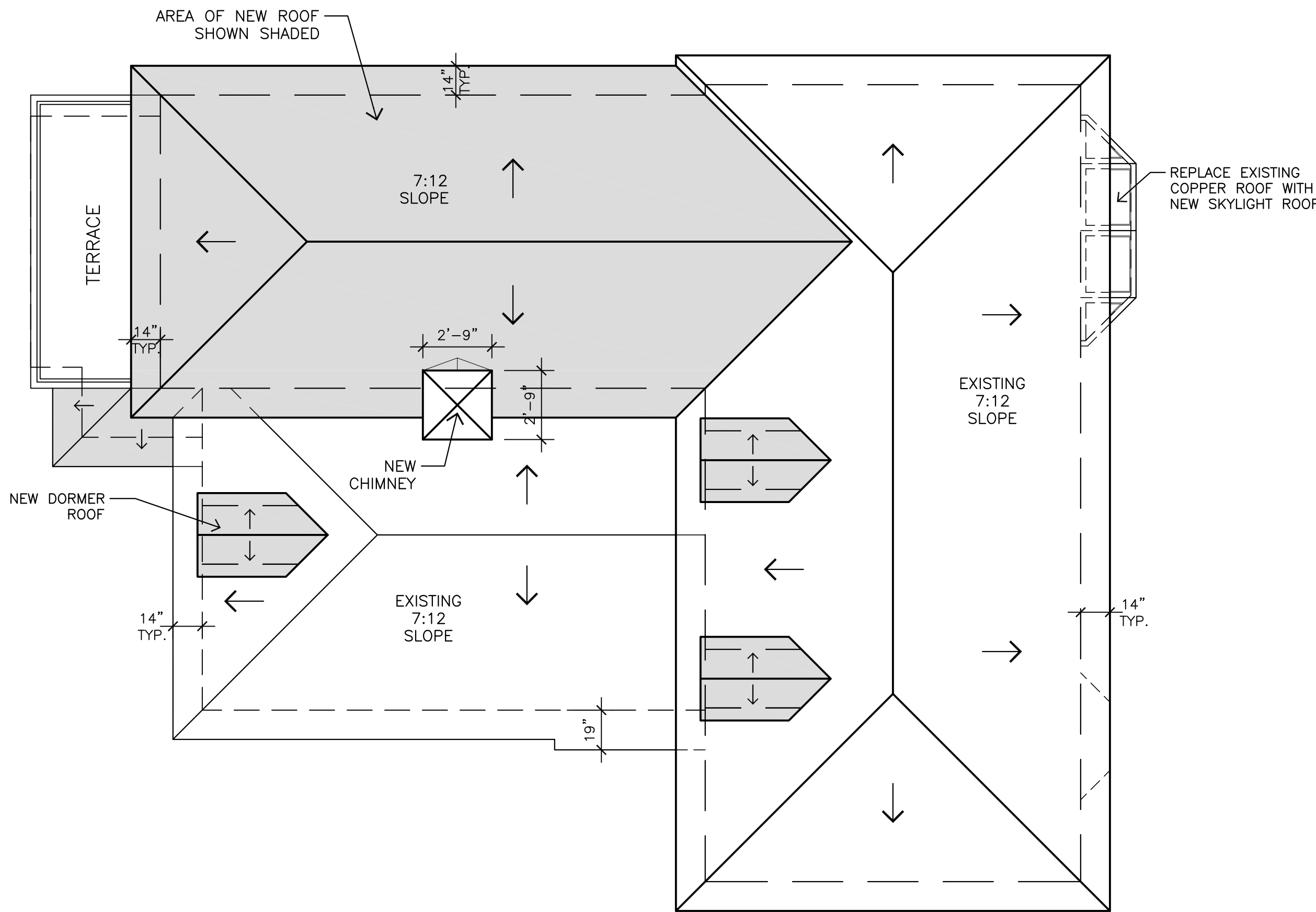
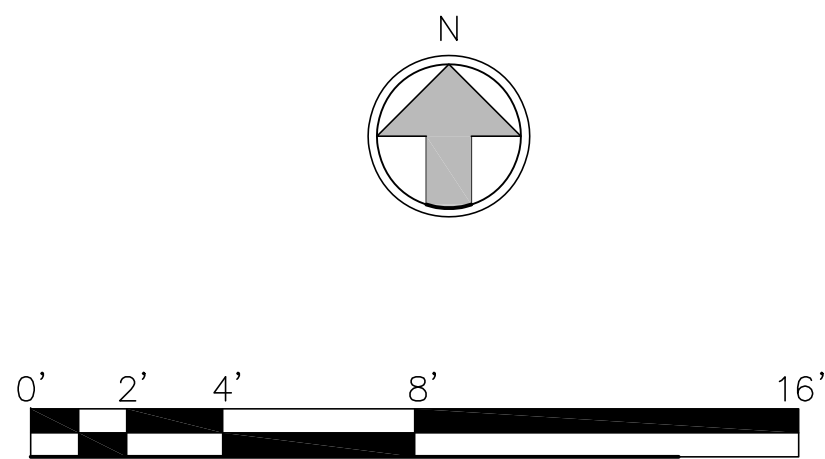
SHEET NO.

A3.0



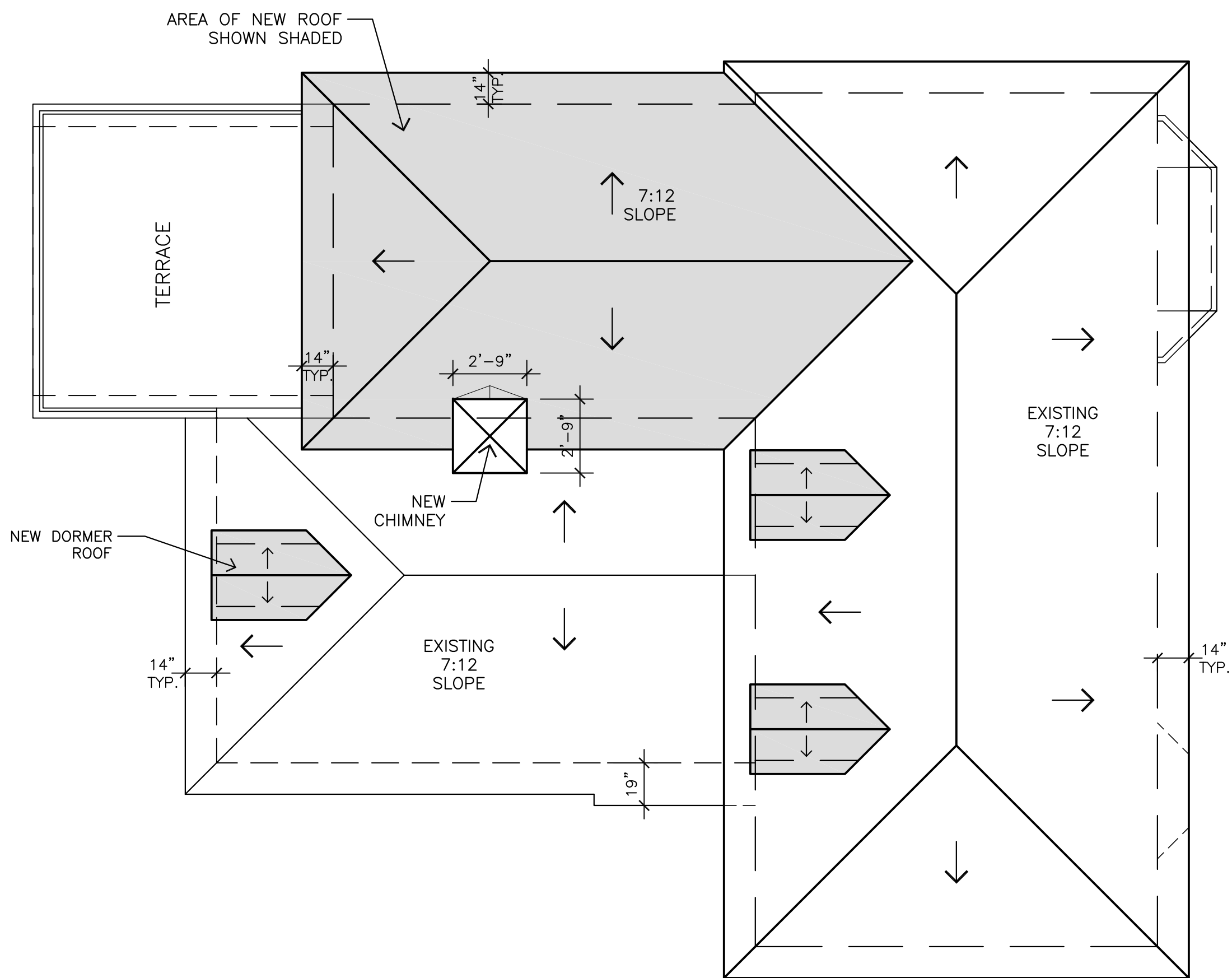
EXISTING ROOF PLAN

1/4"=1'-0"



PROPOSED ROOF PLAN - DESIGN STUDY

1/4"=1'-0"



PROPOSED ROOF PLAN - FINAL REVIEW

1/4"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- △ MARCH 20, 2023
PLANNING SUBMITTAL CRL 1
- △ MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- △ APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- △ MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- △ JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- △ JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

ROOF
PLAN

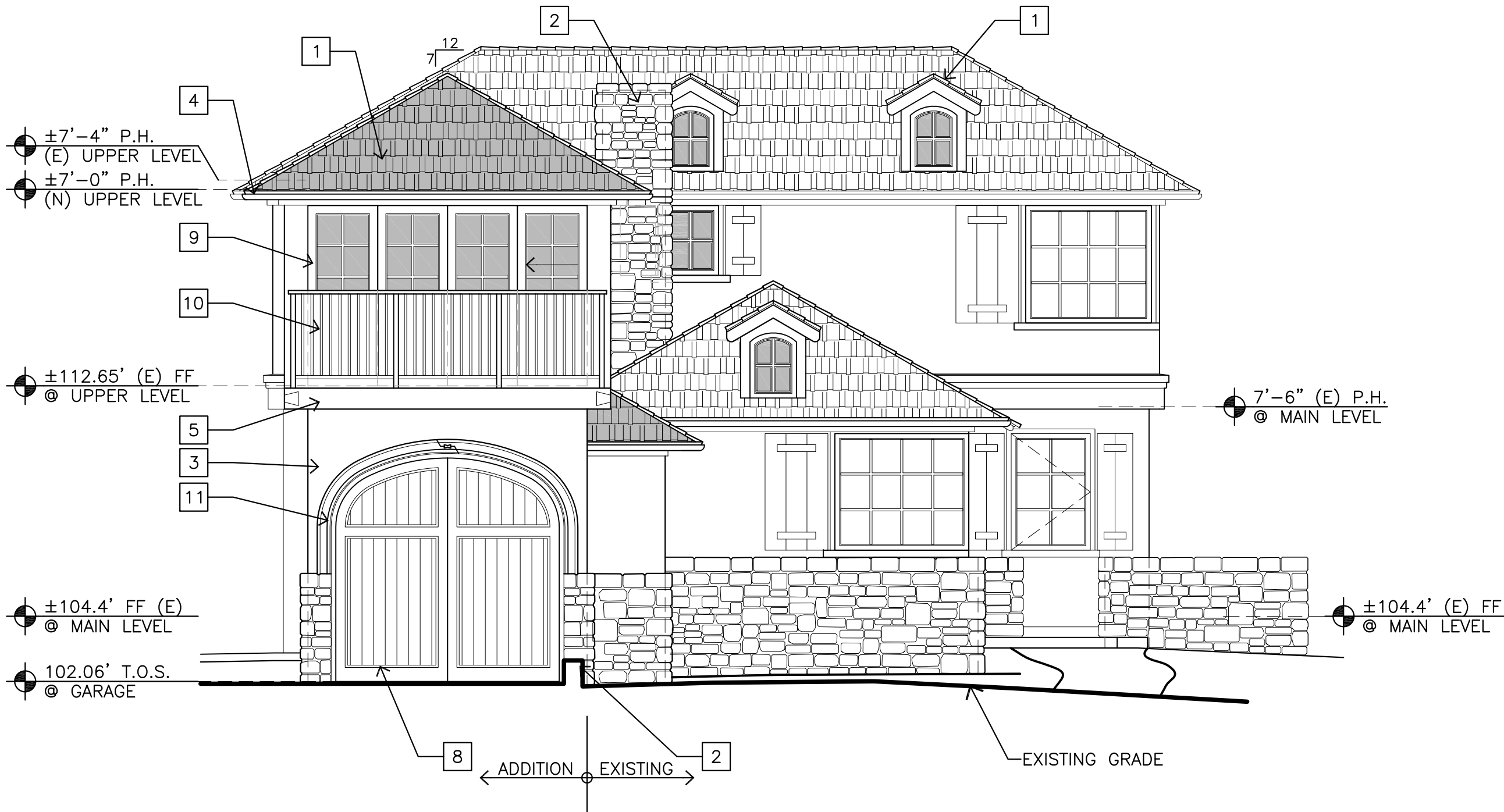
SHEET NO.

A5.0



EXISTING WEST ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION - DESIGN STUDY

1/4"=1'-0"

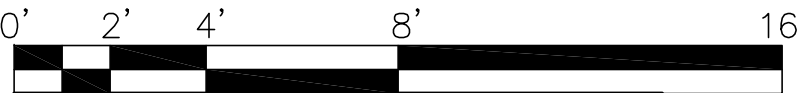


PROPOSED WEST ELEVATION - FINAL REVIEW

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF – MATCH EXISTING
- 2 EXTERIOR STONE VENEER – MATCH EXISTING
- 3 EXTERIOR STUCCO – MATCH EXISTING
- 4 5" HALF ROUND GALVANIZED GUTTER
- 5 2X12 REDWOOD FASCIA
- 6 NOT USED
- 7 REDWOOD SHUTTER – MATCH EXISTING
- 8 REDWOOD ROLL-UP GARAGE DOOR
- 9 K-KRON WOOD EXTERIOR DOORS AND WINDOWS – KOLBE OR EQUAL
- 10 STAINED REDWOOD 1" SQ. PICKETS AND 2" SQ. POSTS, WITH REDWOOD HANDRAIL – MATCH EXISTING
- 11 REDWOOD SURROUND



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- 1 MARCH 20, 2023
PLANNING SUBMITTAL CRL 1
- 2 MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- 3 APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- 4 MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- 5 JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- 6 JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

ELEVATIONS

SHEET NO.

A6.0

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INFORMATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**WILKS-DE CAUSSIN
RESIDENCE**

PROJECT ADDRESS:

**CARMELO ST. 2NE
OF 8TH AVE.
CARMEL, CA
93921**

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- △ MARCH 20, 2023
PLANNING SUBMITTAL CRL1
△ MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
△ APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
△ MAY 4, 2023
PLANNING DEPT. SUBMITTAL
△ JUNE 27, 2023
FINAL REVIEW SUBMITTAL
△ JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

ELEVATIONS

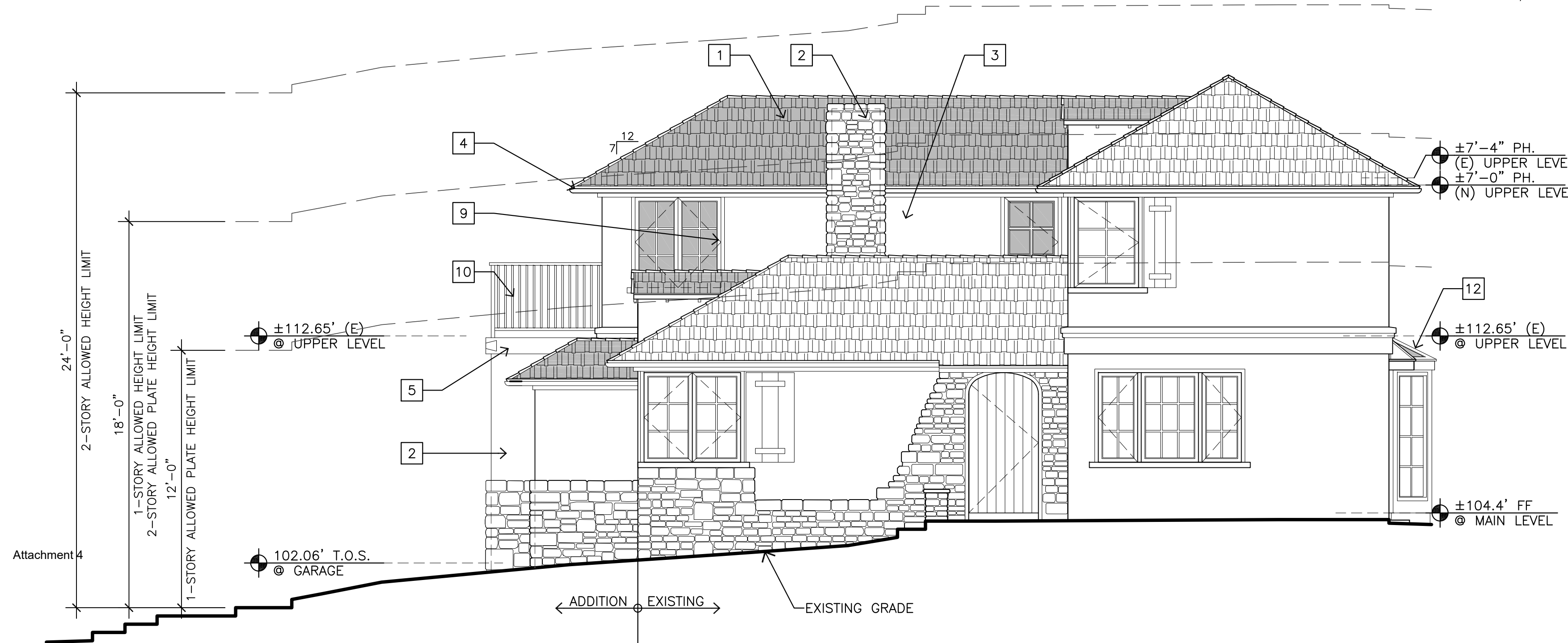
SHEET NO.

A6.1



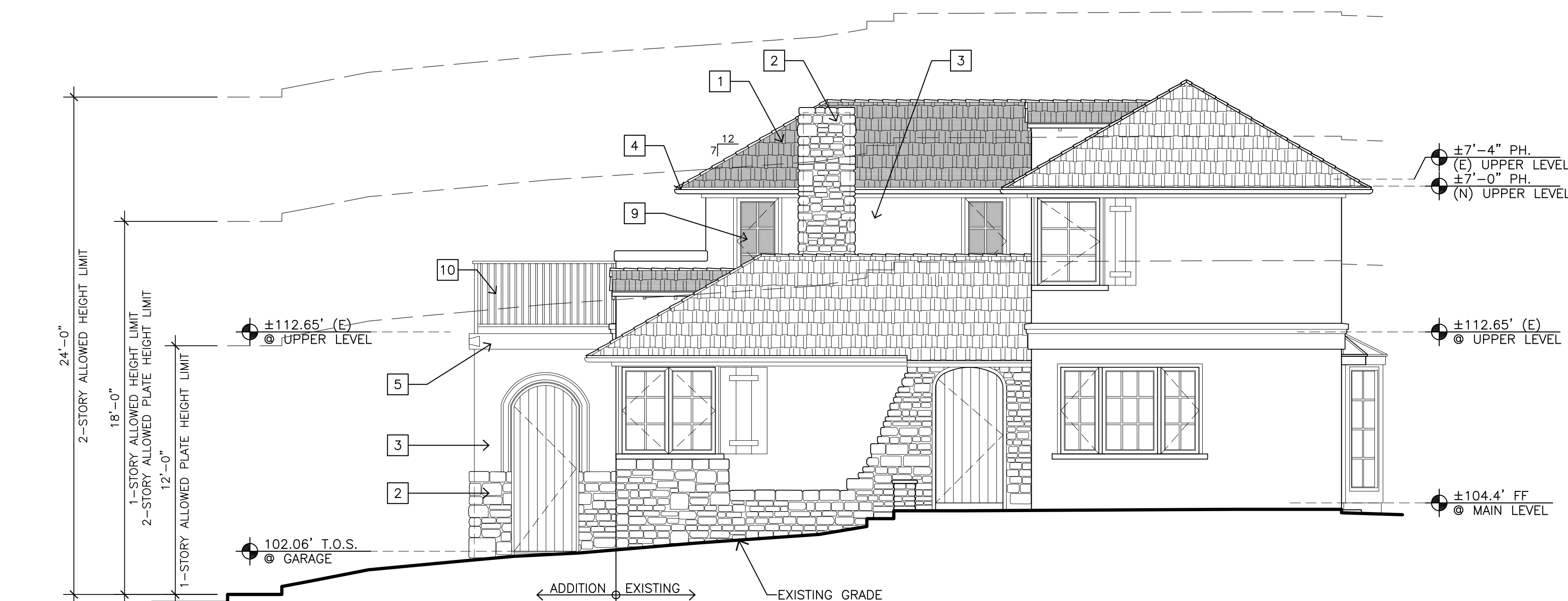
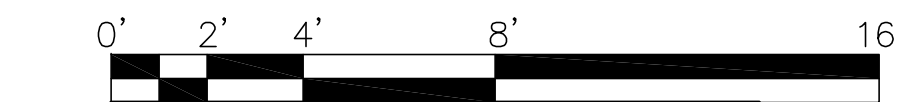
EXISTING SOUTH ELEVATION

1/4"=1'-0"



PROPOSED SOUTH ELEVATION - DESIGN STUDY

1/4"=1'-0"



PROPOSED SOUTH ELEVATION - FINAL REVIEW

1/4"=1'-0"



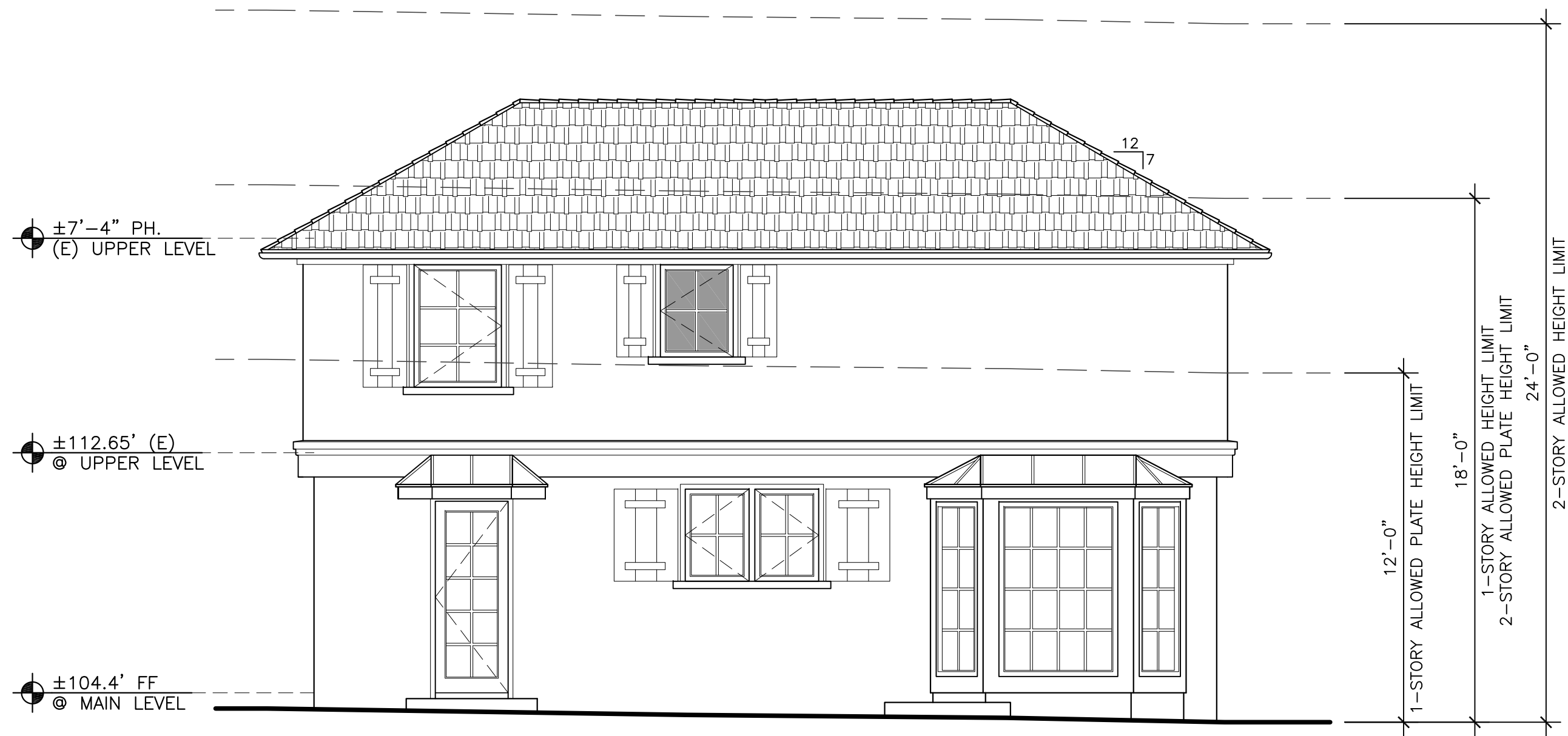
EXISTING EAST ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION - DESIGN STUDY

1/4"=1'-0"



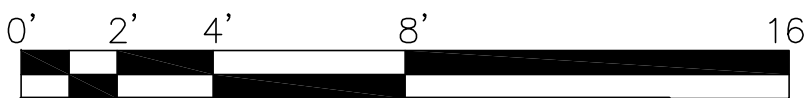
PROPOSED EAST ELEVATION - FINAL REVIEW

1/4"=1'-0"

Attachment 4

EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF – MATCH EXISTING
- 2 EXTERIOR STONE VENEER – MATCH EXISTING
- 3 EXTERIOR STUCCO – MATCH EXISTING
- 4 5" HALF ROUND GALVANIZED GUTTER
- 5 2X12 REDWOOD FASCIA
- 6 NOT USED
- 7 REDWOOD SHUTTER – MATCH EXISTING
- 8 REDWOOD ROLL-UP GARAGE DOOR
- 9 K-KRON WOOD EXTERIOR DOORS AND WINDOWS – KOLBE OR EQUAL
- 10 STAINED REDWOOD 1" SQ. PICKETS AND 2" SQ. POSTS, WITH REDWOOD HANDRAIL – MATCH EXISTING
- 11 REDWOOD SURROUND



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

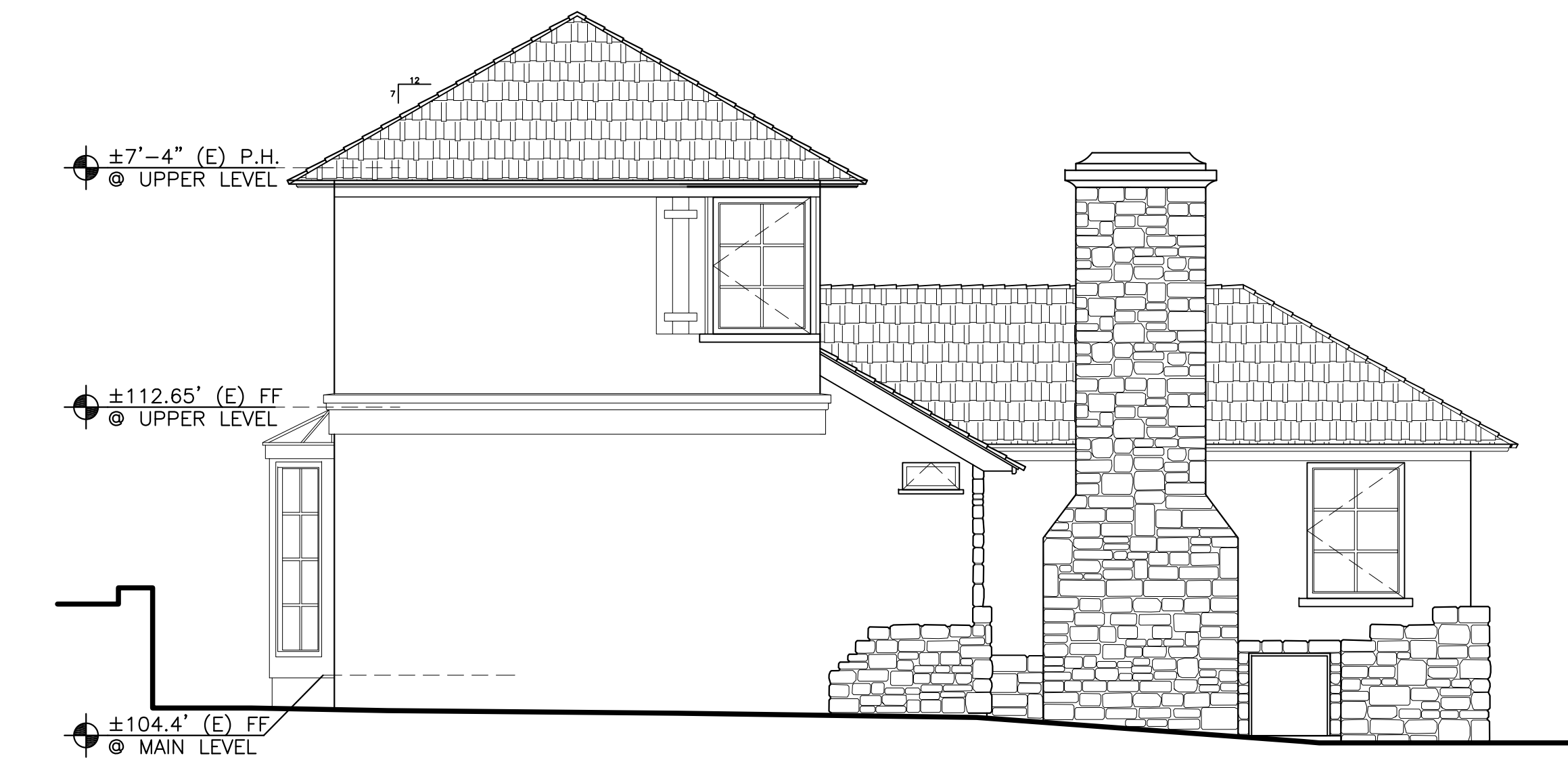
REVISIONS:

- MARCH 20, 2023
PLANNING SUBMITTAL CRL1
- MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

ELEVATIONS

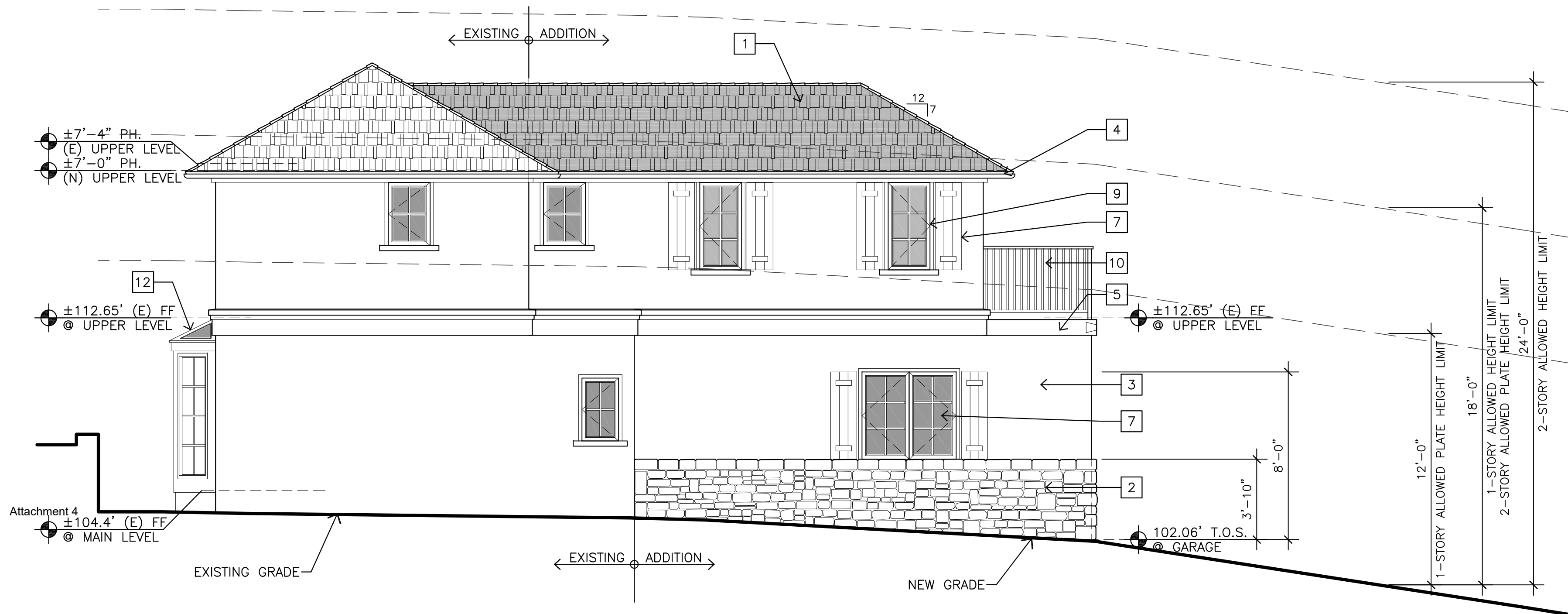
SHEET NO.

A6.2



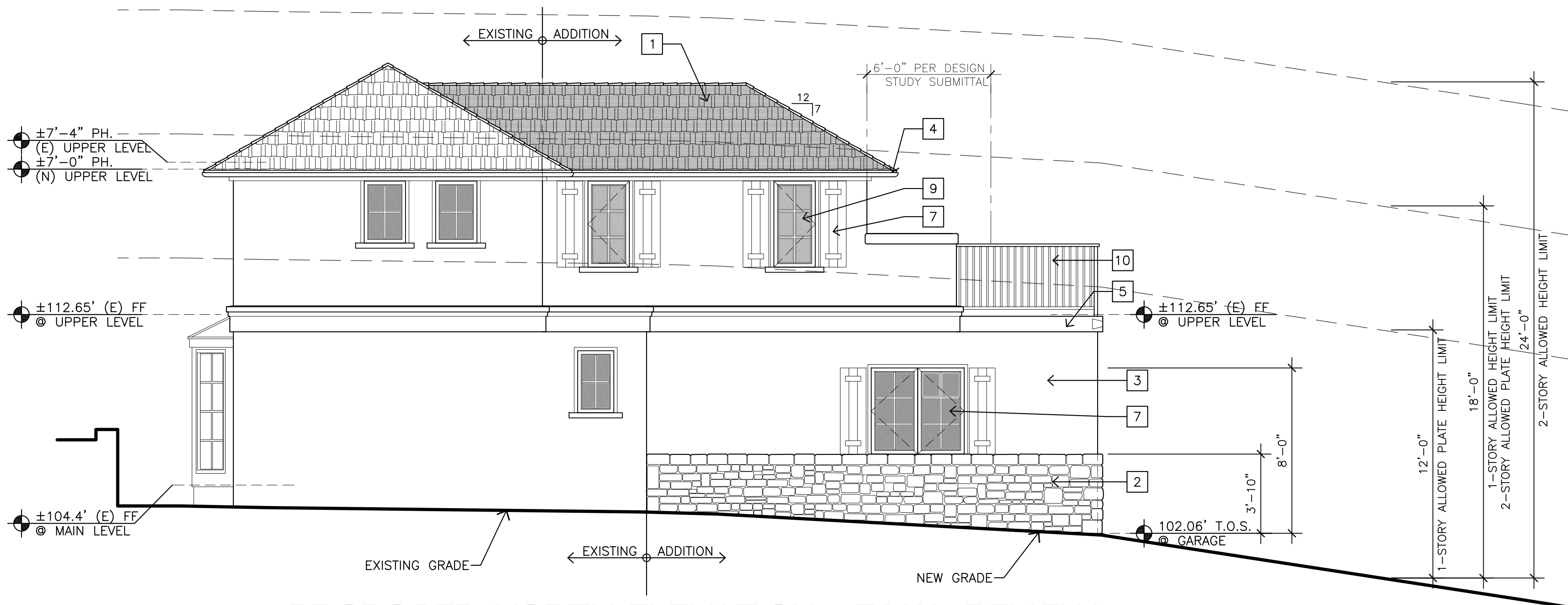
EXISTING NORTH ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION - DESIGN STUDY

1/4"=1'-0"



PROPOSED NORTH ELEVATION - FINAL REVIEW

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF – MATCH EXISTING
- 2 EXTERIOR STONE VENEER – MATCH EXISTING
- 3 EXTERIOR STUCCO – MATCH EXISTING
- 4 5" HALF ROUND GALVANIZED GUTTER
- 5 2X12 REDWOOD FASCIA
- 6 NOT USED
- 7 REDWOOD SHUTTER – MATCH EXISTING
- 8 REDWOOD ROLL-UP GARAGE DOOR
- 9 K-KRON WOOD EXTERIOR DOORS AND WINDOWS – KOLBE OR EQUAL
- 10 STAINED REDWOOD 1" SQ. PICKETS AND 2" SQ. POSTS, WITH REDWOOD HANDRAIL – MATCH EXISTING
- 11 REDWOOD SURROUND



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IDG. IDG SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- MARCH 20, 2023
PLANNING SUBMITTAL CRL1
- MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

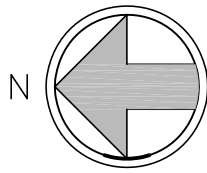
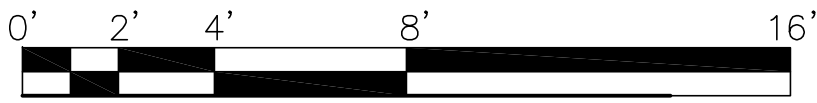
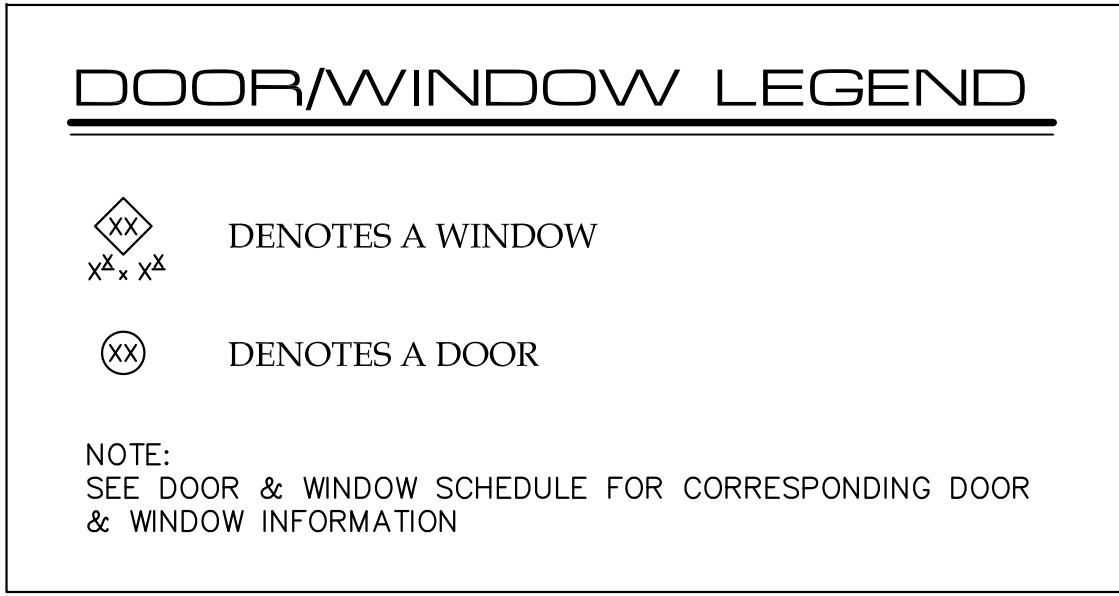
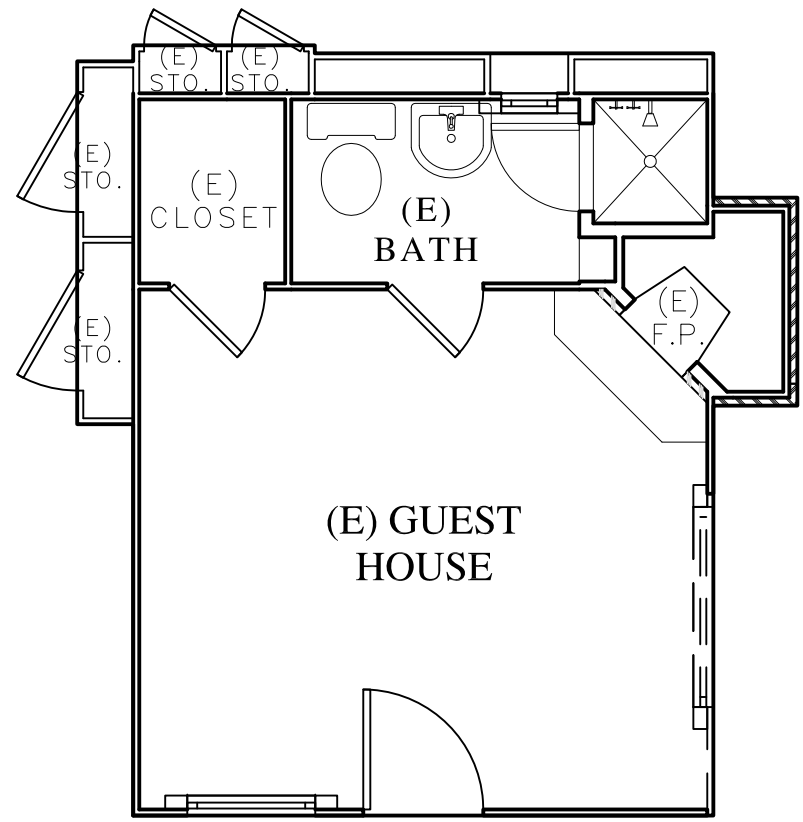
ELEVATIONS

SHEET NO.

A6.3

DOOR SCHEDULE												
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
A.D.U. — EXISTING DOORS, FIELD VERIFY												
1	2'-6"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	PAINTED	PAINTED	SWING	FIELD VERIFY
2	2'-0"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	---	PAINTED	SWING	FIELD VERIFY
3	2'-0"	6'-6"	1-3/4"	---	WOOD	SOLID	---	---	---	STAINED	SWING	FIELD VERIFY

WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish			Remarks
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
A.D.U.	(MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)											
1	PR 2'-6"	3'-8"	6'-2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED		FRENCH CASEMENT
2	PR 2'-6"	3'-8"	6'-2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED		FRENCH CASEMENT
A.D.U.	- EXISTING WINDOWS, FIELD VERIFY											
3	2'-8"	3'-8"	6'-2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		FIELD VERIFY
4	1'-2"	2'-10"	6'-2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		FIELD VERIFY



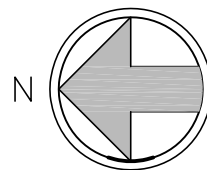
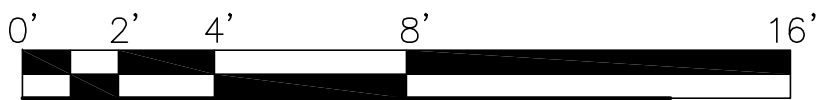
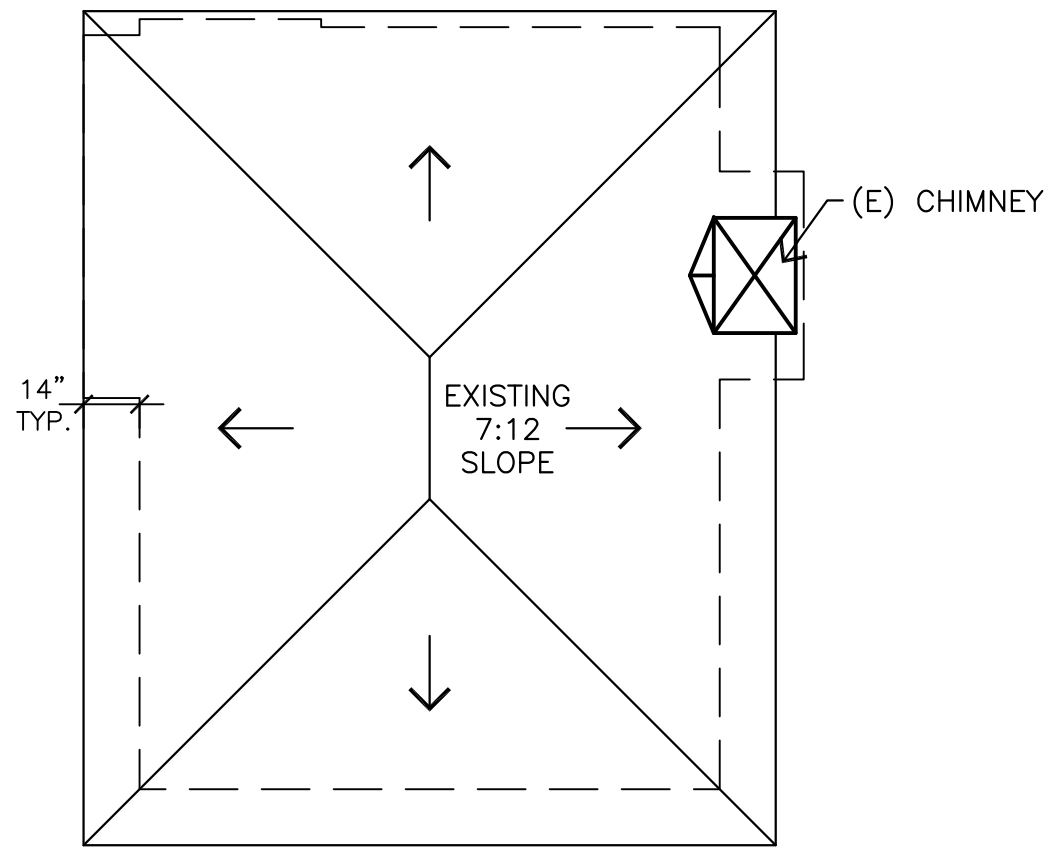
EXISTING GUEST HOUSE PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

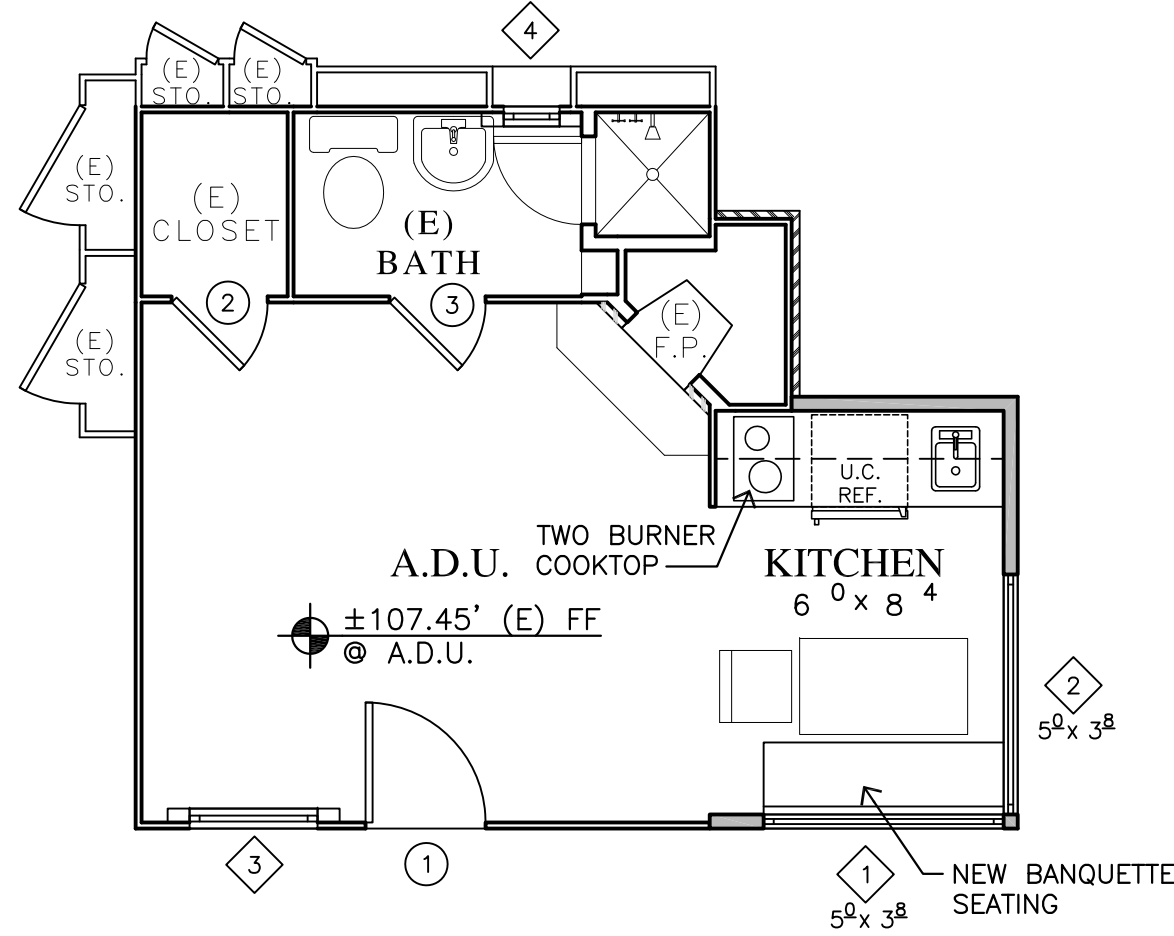
1/4"=1'-0"

Attachment 4



EXISTING GUEST HOUSE ROOF

1/4"=1'-0"

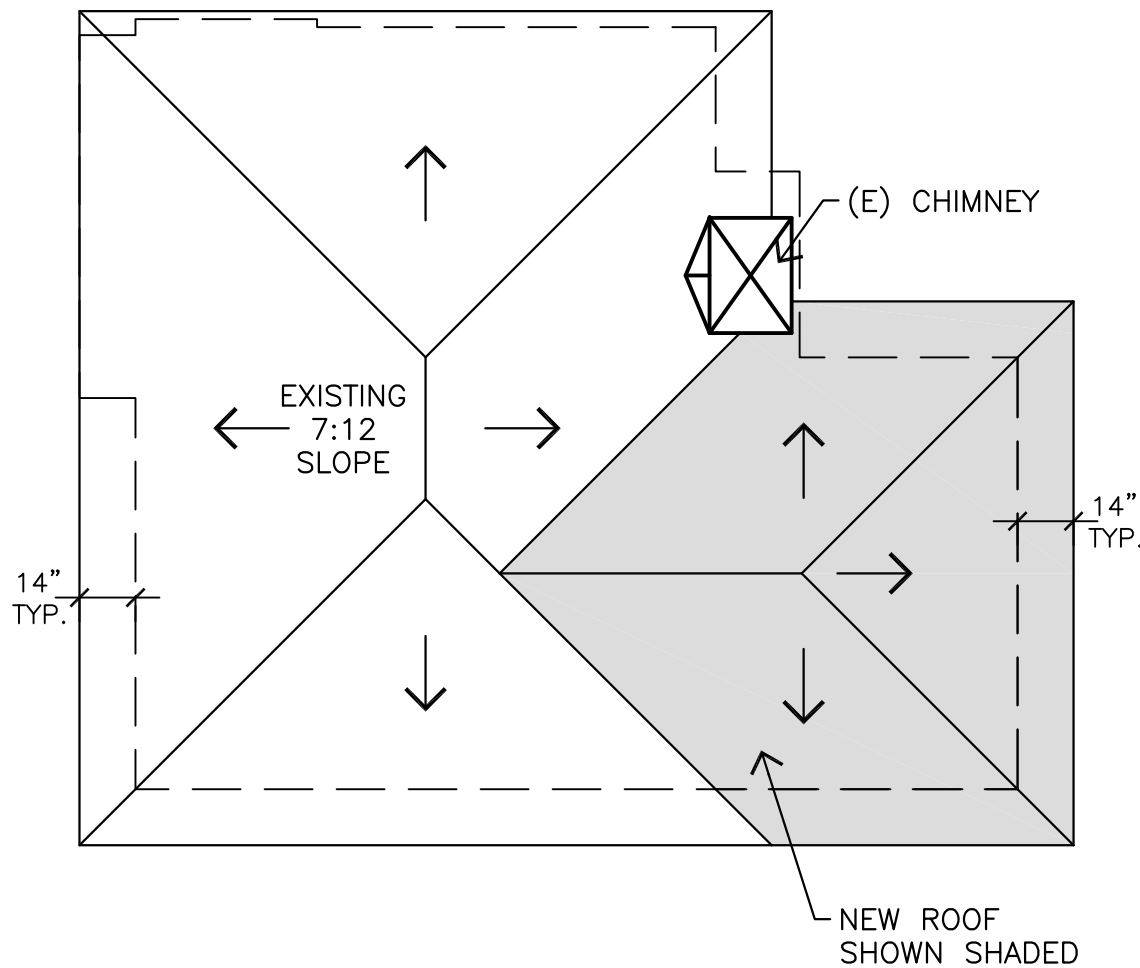


PROPOSED ACCESSORY DWELLING UNIT PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

1/4"=1'-0"



PROPOSED ACCESSORY DWELLING UNIT ROOF

1/4"=1'-0"

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ONLY AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

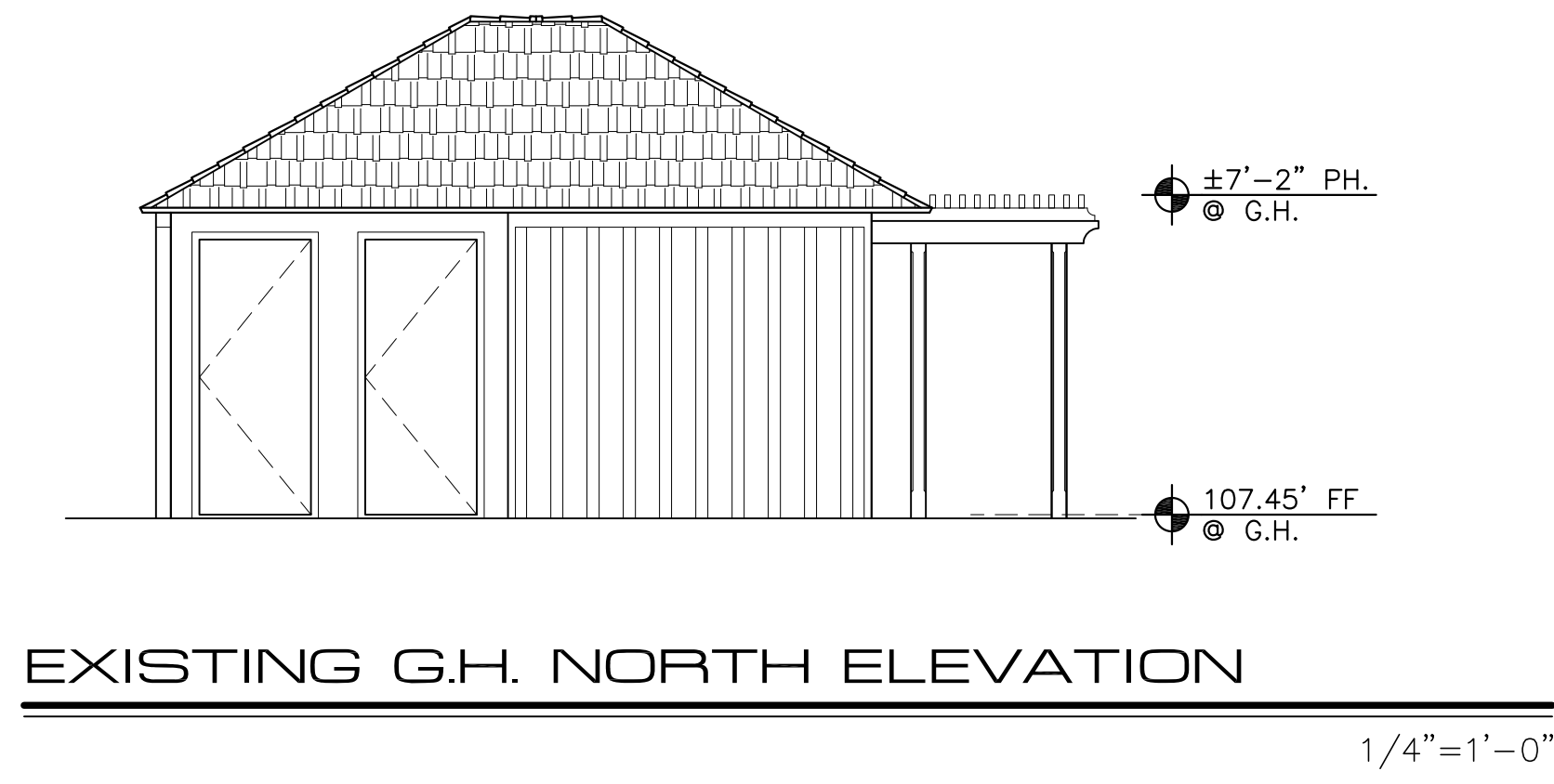
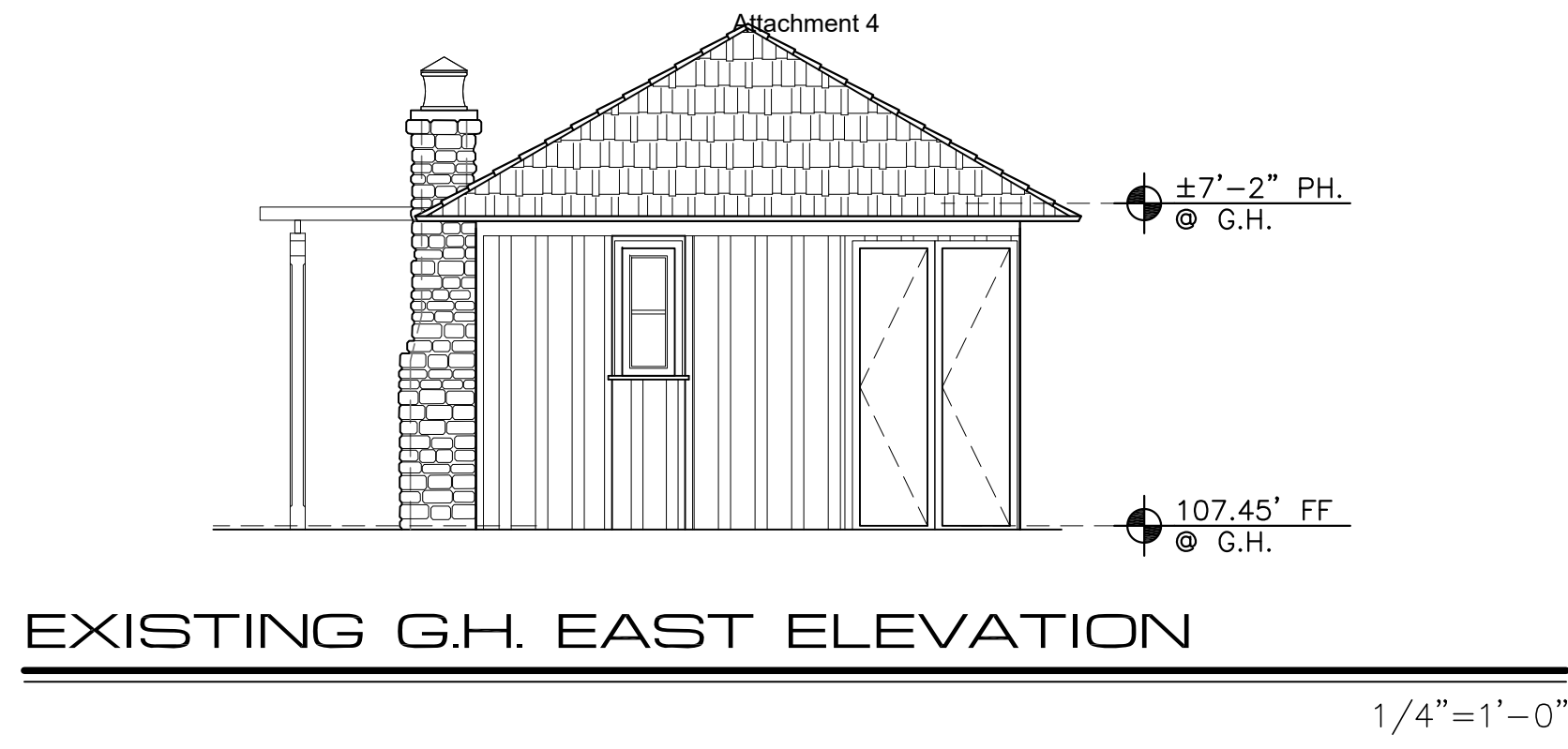
REVISIONS:

- △ MARCH 20, 2023
PLANNING SUBMITTAL CRL 1
- △ MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- △ APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- △ MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- △ JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- △ JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

A.D.U.
PLAN & ROOF

SHEET NO.

ADU2.0



COLOR AND MATERIAL SAMPLES FOR
De CAUSSIN A.D.U.
CARMELO ST. 2NE OF 8TH AVE., CARMEL-BY-THE-SEA, CA
APN: 010-265-010



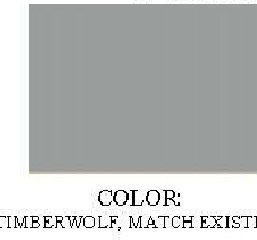
ALL EXTERIOR COLORS AND
MATERIALS TO MATCH EXISTING

**PAINTED BOARD & BATTEN
SIDING**
BENTAMIN MOORE OR EQUAL



COLOR:
1031 CARLELE CREAM,
MATCH EXISTING

**METAL CLAD WOOD
EXTERIOR DOORS & WINDOWS**
KOLBE "HERITAGE" SERIES WINDOWS AND
DOORS OR EQUAL

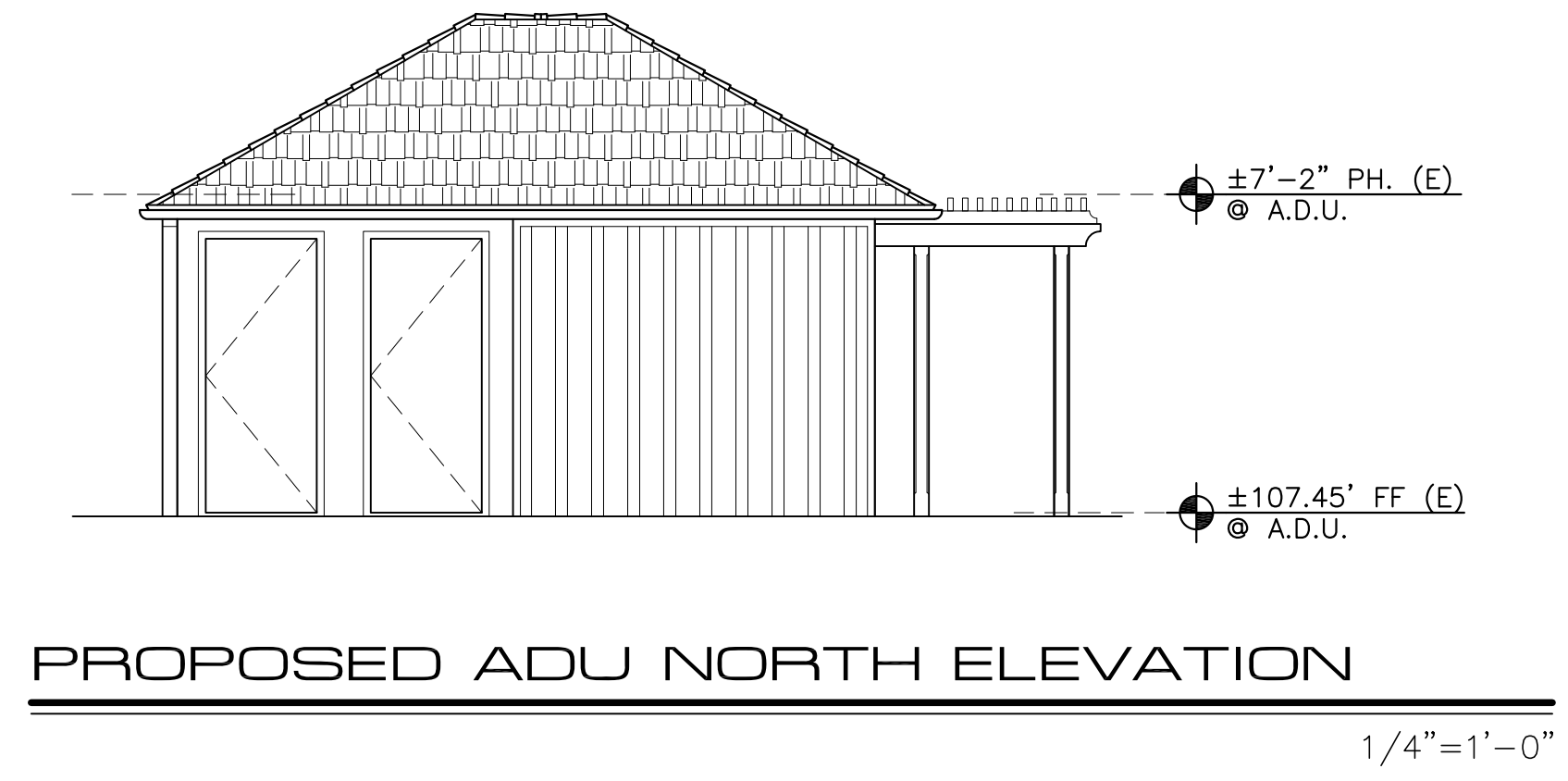
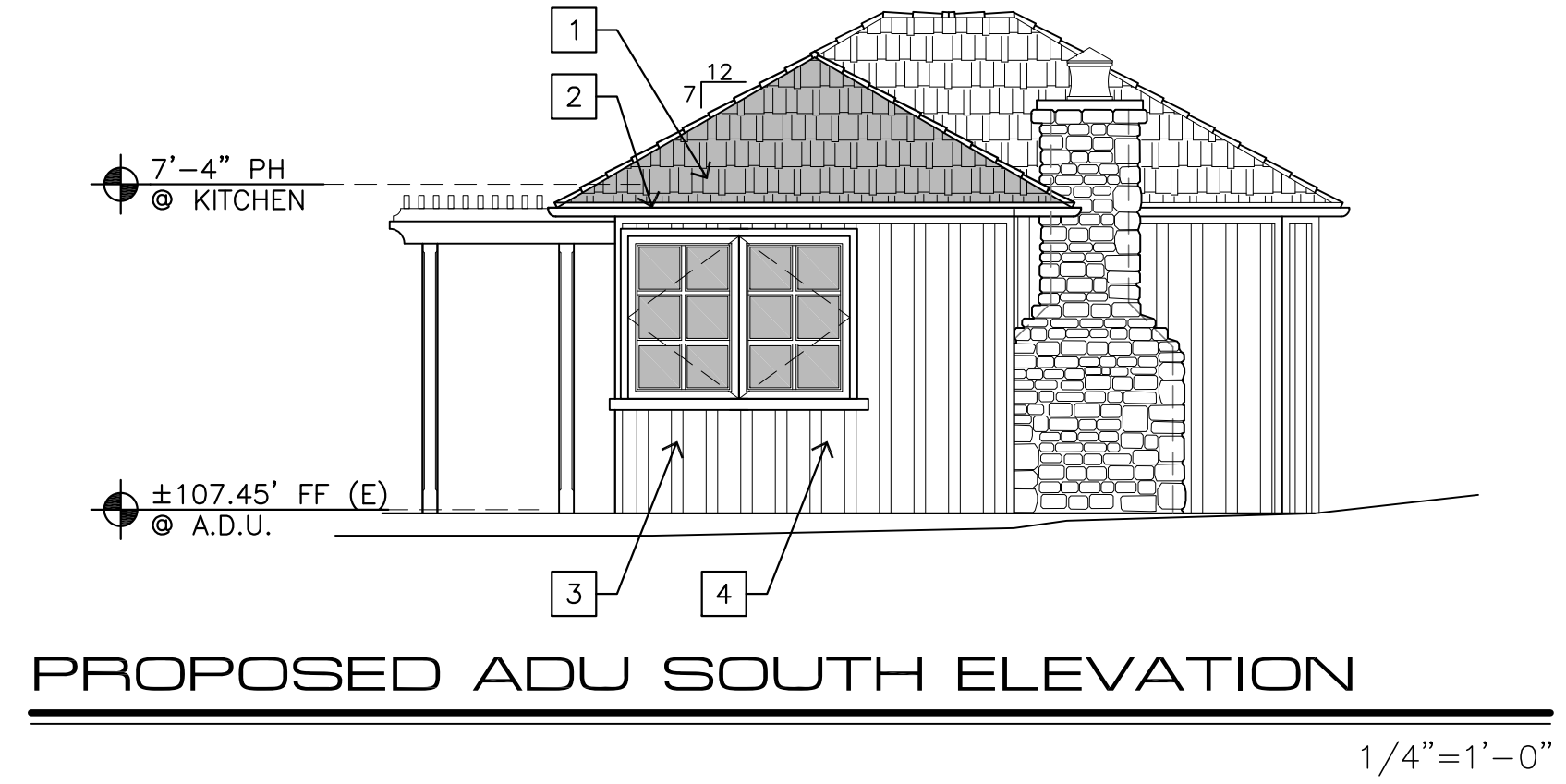
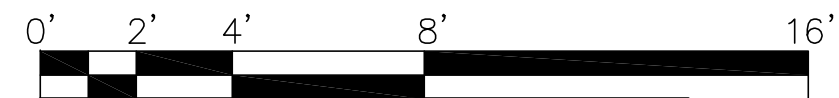


COLOR:
TIMBERWOLF, MATCH EXISTING



EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF — MATCH EXISTING
- 2 5" HALF ROUND GALVANIZED GUTTER
- 3 BOARD AND BATTEN SIDING — MATCH EXISTING
- 4 DUTCH DOOR — TO MATCH EXISTING
- 5 METAL CLAD WOOD WINDOWS — KOLBE OR EQUAL
- 6 EXISTING TRELLIS — REPAIR AS NEEDED



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**WILKS-DE CAUSSIN
RESIDENCE**

PROJECT ADDRESS:

**CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921**

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- 1 MARCH 20, 2023
PLANNING SUBMITTAL CRL1
- 2 MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- 3 APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- 4 MAY 4, 2023
PLANNING DEPT. SUBMITTAL
- 5 JUNE 27, 2023
FINAL REVIEW SUBMITTAL
- 6 JULY 13, 2023 & 7/20/2023
UPDATED FINAL REV. SUBMITTAL

**A.D.U.
ELEVATIONS**

SHEET NO.

ADU3.0



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	DR 20-350 / UP 23-158 (Ulrika Plaza): Consideration of a Design Review, DR 20-350 (Ulrika Plaza), Use Permit, UP 23-158 (Ulrika Plaza), and associated Coastal Development Permit for the construction of a 22,443-square-foot, two-story mixed-use building with 12 apartment units and approximately 9,000 square feet of commercial spaces, with a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of 5th Avenue and Dolores Street in the Service Commercial (SC) Zoning District. APN 010-138-021 & 010-138-003.

Application: DR 20-350 / UP 23-158 (Ulrika Plaza)

APN: 010-138-021/003

Block: 55

Lot: 1A

Location: Southwest corner of Dolores Street and 5th Avenue

Applicant: Henry Ruhnke, Architect

Property Owner: Esperanza Carmel Residential, LLC

Executive Summary:

The applicant is proposing the construction of an approximately 22,400 square foot mixed-use building with an approximately 15,200 underground parking garage. The development is proposed to have 12 apartments, 9,000 square feet of retail space split between 15 commercial units, and will have 28 on-site parking spaces.

The application was submitted in December 2020 and the applicant has taken the project forward to the Planning Commission for Preliminary Reviews in April 2021, March 2022, and October 2022 to allow the Commission to give preliminary feedback on the application and address items of concern. The applicant has revised the project based on comments received by the Commission and is requesting formal approval of the project.

Recommendation:

Adopt a Resolution approving a Design Review Application (DR 20-350), Use Permit Application (UP 23-158), and associated Coastal Development Permit for the construction of a 22,443-square-foot, two-story mixed-use building known as "Ulrika Plaza" with 12 apartment units with 9,000 square feet of commercial floor area, with a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District; APNs: 010-138-021/003

Background and Project Description:

The project site is located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District. The site has been partially developed from two previously approved projects (DR 16-032 & DR 17-482 –referred herein as "Del Dono") which allowed for the construction of two mixed use building on a merged building site, although construction was halted in 2019 and ownership of the property was later transferred.

The applicant is proposing to construct an approximately 22,400 square foot mixed-use building with an approximately 15,200 underground parking garage. The development is proposed to be split amongst four separate buildings and will have 12 rental apartments -10 located on the second floor and 2 located on the ground floor. 9,000 square feet of retail space split between 15 commercial units is also proposed for the ground floor, and 28 on-site parking spaces will be located in the basement. Each of the four buildings on the site is proposed to have its own distinct architectural style and will be sited around a central courtyard with intra-block walkway access from Dolores Street and 5th Avenue to Lincoln Street. Public way improvements are also proposed for the areas immediately fronting the project site as well as new landscaping in the right-of-way as well as throughout the project site.

Public Workshop Reviews of the project were held in April 2021, March 2022, and October 2022 to allow the Commission and the Community to give preliminary feedback on the application and address items of concern. The applicant has revised the project based on comments received at those workshops, and is now requesting a formal decision on the project. Unlike the previous preliminary review hearings, this is a formal hearing and the Planning Commission may make a decision (approval or denial) on the project, or the Commission may continue the application to request additional information or with direction for additional design changes. Staff has recommended approval of the project with conditions as found in Attachment 1.

Staff Analysis:

Standard of Review and Design Guidelines:

In accordance with CMC 17.14.110, 'to assist in the design and review process, the City Council has adopted commercial design guidelines. Proposed projects need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions. When a proposed project involves construction of a new building or the replacement, significant enlargement, or modification of an

existing building, applicants are encouraged, first, to consult the design guidelines and then to prepare and submit conceptual or preliminary drawings for review by the Planning Commission. This preliminary review can promote communication between project applicants and the City's staff and decision-makers, facilitating an understanding of applicable design regulations and avoiding unnecessary expenditures in detailed plans."

In reviewing the proposed plans the Commission should take into consideration that the *proposed project need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions* (CMC 17.14.110). Some deviations may be acceptable when determined appropriate for the site and maintaining good design principals.

Furthermore, in accordance with CMC 17.14.100, *the basic standard of review in [all of] the commercial [districts] is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards.*

While the commission will need to find the project to be consistent with the Commercial Design Guidelines as part of the required findings for approval, a strict interpretation of the guidelines is not required and deviations from the guidelines are permitted. Deviations should be found to be consistent when determined to be minor and related to good design principles. Additionally, the project as a whole will also need to be found as an improvement over existing conditions –not only that the project meets the minimum development standards.

Zoning District and Development Standards: This site is zoned Service Commercial (SC). Municipal Code Section 17.14.010.B states that the purpose of the SC Zoning District is: *"To provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district."*

Land Use Designation: According to the Carmel General Plan, *"[The Core Commercial] area is intended to provide for a wide range of retail and service uses in scale with the overall residential character of the community. More intense commercial activities such as retail, restaurant and visitor commercial uses are appropriate in this area. Less intensive development may be appropriate to preserve the unique character and ambiance along Ocean Avenue. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed.*

Maximum building intensity in the core commercial area is limited to 95 percent and 135 percent floor area ratio for one and two story buildings, respectively. More open space and less floor area is required on larger sites. Throughout the Core Commercial area, floor area bonuses (up to 15 percent) and density bonuses (up to 35 percent) are allowed as incentives for affordable or senior housing and for special design amenities."

CMC 17.14.120 through 17.14.220 outline the various development standards for projects within the commercial districts with the variously land uses identified in CMC 17.14.030 through 17.14.040. While the Service Commercial Zoning District is intended to service as a transitional district between the more intense activities of the CC District and less intense activities on the periphery, the development standards buildings (floor area, height, etc) are generally the same for both the Central Commercial and Service Commercial Zoning Districts whereas the Residential and Limited Commercial as well as the R-4 District uses a separate set of development standards. Additionally, the allowable land uses prescribed in CMC 17.14.030 and CMC 17.14.040 which designate the intensity of the uses and the site and result in less intense activity as a zoning district moves away from the Commercial Core. Within the Commercial Core, the CC Zone District allows for more intense uses than allowable uses within the SC Zone District with the uses generally allowed within the SC district being more resident serving than visitor serving.





Figure 1. Carmel-by-the-Sea General Plan Land Use Map. Subject site identified in blue outline. Located within “Core Commercial” Land Use Designation.

Building Site Area – CMC 17.14.120:

In accordance with CMC 17.14.120, Maximum Building Site Area, the maximum building site in the SC Zone District is 12,000 square feet (subject site is 16,000 square feet). The development of a parcel larger than these limits requires that the land area be broken up into two or more distinctly different developments to avoid the appearance of a single large project and to maintain the small scale and village character of the City.

The existing building site in excess of 12,000 square feet is a result of the Del Dono project at the subject location that merged two adjacent 8,000 square foot parcels. The prior project began as a single project on one of the 8,000 square foot sites, then once under construction, a second project was proposed on the adjacent 8,000 square foot lot to the south. Those sites were merged (lot merger application LM 18-158) into a single 16,000 building site

To address the requirement that the land area be broken up into two or more distinctly different developments, the applicant has been broken the project into four smaller, architecturally unique building to achieve this zoning standard. Additional discussion is provided below in the floor area and building finishes/details section.

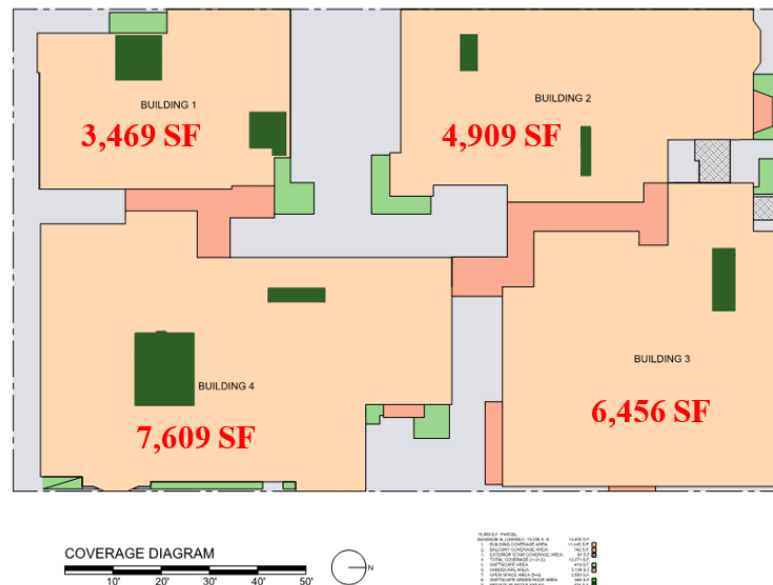


Figure 2. Building Coverage Diagram (see Attachment 5, Sheet A300). Project site broken into four separate and architecturally unique buildings. Square footages on buildings are representative of total building floor area –not building footprint.

Building Coverage – CMC 17.14.130:

Building coverage is defined as the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories which overhang a ground level story, and covered carports.

The building coverage is proposed be approximately 12,271 square feet (~76.5% of lot area) in area. The allowed building coverage for a two-story building in the SC Zoning District is typically 80% of the site area for projects that fully implement Commercial Guidelines III-A. Coverages are also available which could bring the building coverage of the site up to 95%, however, those bonuses are not proposed to be utilized. While up to 80% (or 95% with bonuses) of the building site may be occupied by building coverage improvements, the site is proposed to only be 76.5% covered.

Excluded from site coverage are building projections that extend over the property line and over the public right-of-way. The project does contain a small number of these features, such as second floor balconies and areas of roof projections. While the building code allows these projections, the zoning code does not address as to whether they are acceptable or not. Permitted projections generally include elements such as signs, and awnings, which are encouraged and in some cases are required, but structural projections are not addressed. The Commission should consider whether the structural projections should be allowed or if the projections should be brought back to the property line.

The remaining area of the site that is not building coverage is considered open space. A minimum of 50% of the required open space on each site shall be landscaped which may include nonliving materials such as garden benches, water features and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25% of the required landscaping on any site. The remaining site area is proposed to be landscaped with 419 square feet of softscape, 994 square feet of green roof areas, and 474 square feet of planter areas. The public open space area will also include an outdoor seating area, benches, and a small water feature. A detailed landscape plan has also been provided on Sheets L1.0-L1.4. The landscaping requirements meets the initial requirements for application approval. The final landscape plan shall be reviewed by the City Forester prior to issuance of a building permit.

There is no required setback within the CC and SC zoning districts, and buildings are permitted to be constructed up to the property lines on all sides of the property. However, the street-facing, ground-level facade of each building is required to be established on the property line or within two feet of this line for at least 70 percent of each street frontage of the building (exceptions to this requirement are allowed for entrances to intra-block walkways or courtyards) with the

remaining 30 percent or less of the building not constructed at the build-to line used for recessed shop entries, landscaping, building articulation or driveways.

Of the 260-feet of frontage for the site, approximately 215-feet is constructed at, or within, the “build-to-line”, or approximately 82%. The project complies with the standard for the build-to-line prescribed in CMC 17.14.130.

The project meets the prescribed zoning code requirements pertaining to building coverage.

Floor Area Ratio – CMC 17.14.140:

Floor area (FAR) is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses.

While the FAR is typically limited to 135% of the site, a 10% floor area bonus is available for sites providing a courtyard or intra-block walkway with additional floor area bonuses available for projects providing affordable housing, up to a maximum of 150% of FAR for the site. This project proposes the inclusion of an intra-block walkway and courtyard and therefore is eligible for a 10% floor area bonus (CMC 17.14.140.D.2) that would bring the allowable floor area to 145% of the site area, or a total of 23,200 square feet.

The project is proposed to be the less than the allowable square footage and is stated to be 22,443 square feet, or 140% of the site area. A 15,292 square foot basement containing 28 parking spaces, mechanical equipment, storage, and restroom facilities for the building is also proposed, although, in accordance with CMC 17.14.140, the basement is excluded from the FAR for the building site.

In accordance with CMC 17.14.140.C, *No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area.*

The project to consist of four individual buildings, each less than 10,000 square feet to:

- Building 1: 3,469 sf
- Building 2: 4,909 sf
- Building 3: 6,456 sf
- Building 4: 7,609 sf
-

Based on Commission discussion and direction at the preliminary review hearings, the building siting and layout meets the intent of the maximum building size requirement prescribed in the municipal code though connected by the second floor egress balcony for the apartment units. The project meets the zoning code requirements pertaining to floor area ratio.

Building Height – CMC 17.14.150:

Per CMC 17.14.150, the maximum allowable building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure). In the CC and SC districts the main building and roof form of all structures shall be limited to a maximum of 30 feet.

The project is proposed to be a maximum of 30' tall though the majority of the building elements immediately adjacent to the street will be between 27' tall 23' tall. The 30' tall elements are only the portions of the building where the mezzanines are located, and are set back into the site. Staff notes that while the mezzanines do count as floor area, only those portions with a floor or walking surface count as floor area. The areas that are within the open volume of the mezzanine level and portions of the stairways would be adding height and mass to the structure without being included in the floor area of the building (refer to Figure 3, below).

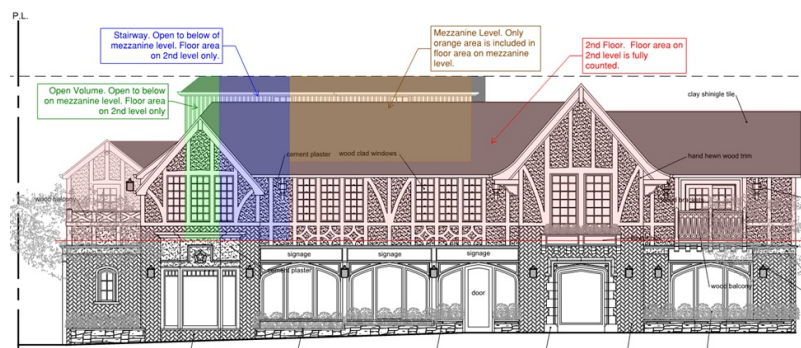


Figure 3. Building 4 East Elevation. Figure is intended to show how the volume of the mezzanine relates to the 2nd floor below and how floor area is captured on the mezzanine level. The characteristics of each mezzanine will differ, however Building 4 was selected for illustrative purposes.

The mezzanines are generally set well back front the street (refer to Figure 4, below). The mezzanine closest to the Dolores Street frontage is approximately 28'6" from the front property line and the closest to the 5th Avenue frontage is 16'4". The mezzanines are closer to the side and rear property line with the side setback being (adjacent to Haseltine Court) being 5' from the property line, and the rear setback (closest to the Carmel Art Association Building) being approximately 19'3".

At a previous conceptual hearing, a property owner on San Carlos Street expressed concerns regarding view impacts. Staff has reached out to the property owner who previously expressed view concerns, however, at the time of writing this report, has not received any correspondence regarding the revised design.

Mezzanines

At the March 9, 2022 hearing a Commissioner inquired about the history of the inclusion of the mezzanine level which they stated, “essentially adds a second level to the second level which some might interpret as a third level.” A similar mezzanine level was approved as part of the Del Dono project with staff at the time requesting the Commission make a determination on the appropriateness of the inclusion of such feature. The following is from the March 9, 2016 staff report for a Preliminary Concept Review for the first Del Dono building (Del Dono I):

The proposed building includes a third-level mezzanine above the each of the 4 condominiums. Pursuant to CMC 17.14.150, “no building shall have more than two stories above grade.” The Zoning Code does not address whether a mezzanine is defined as a story. The California Building Code defines a mezzanine as: “An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located. Mezzanines have sufficient elevation that space for human occupancy can be provided on the floor below.”

The City’s Zoning Code intends to minimize the mass of structures and ensure human-scale design by limiting structures to a maximum of two stories. The Planning Commission is charged with determining whether this project meets the intent of the Zoning Code, regardless of the Building Code definition of the mezzanine. The Commission should consider whether this third-level mezzanine should be defined as a story. Staff notes that it would be challenging to achieve the floor area allowed through the courtyard and housing bonuses, without having a mezzanine level.

The Commission should consider that the proposed building would still be below the allowed height limit of 30. In addition, the applicant has designed the project with the intent of avoiding a three-story appearance as depicted in the rendering included as Attachment B. The upper mezzanine level has been set back between 12 to 24 feet from the Dolores Street property line in order to avoid a tall wall at the street. In addition, the mezzanine has been proportioned in relation to the second level to appear similar to a clear story as opposed to a third story and is partially screened by rooftop landscaping.

Review of the video of the March 9, 2016 hearing found that the Commission was supportive of the mezzanine and appeared to agree with staff’s assessment as outlined in the staff report (above).

The current Building Code maintains substantially similar language as the prior building code, cited above. The 2019 California Building Code defines a Mezzanine as: “An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505. **[DSA-AC]** An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located. Mezzanines have sufficient elevation that space for human occupancy can be provided on the floor below.” Section 505 of the California Building Code speaks to the specific requirements for mezzanines.

The interpretation of mezzanines not being counted as a “story” has not been adopted as a formal policy and has only been permitted on a project specific basis. In other words, the Commission still has discretion over this matter.

The Commission has authority to decide that the mezzanine level should be defined as a “story” for the purposes of the Design Review, which would not be permitted by the zoning code. The zoning code does not allow for more than two-stories above grade. The Planning Commission also has authority to decide that this floor level should be considered part of the 2nd floor level, as allowed by the building code -provided the mezzanine adheres to all applicable building code and design review requirements and applicable commercial design guideline.

The commission has stated in their review of previous conceptual plans for this project that that the building should appear no more than two stories as viewed from the street, however, the Commission has been open to exploring the mezzanine concept further. Both the General Plan and Zoning Code make reference that building should have no more than two stories above grade. However, while the zoning code does not provide a definition of a mezzanine, it does refer to the mezzanine level as a “mezzanine floor” and not a “mezzanine story.”

CMC 17.14.140: Floor area is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses.

CMC 17.70.020:

Floor. A surface that is horizontal or nearly so located within the interior of a structure which is suitable for walking or standing upon.

Story. A space in a building between the upper surface of any floor and either the upper surface of the next floor above, or in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building.

This item regarding the mezzanines was deliberated at the October 12, 2023 Preliminary Review Hearing and the Commission gave mixed feedback regarding the inclusion of the mezzanines. Support came as it was acknowledged they can help provide housing units, and opposition was stated that they may appear as a third story. The mezzanines currently proposed are substantially similar to the mezzanines reviewed at that hearing.

They city’s Building Official has reviewed the proposed plans and has confirmed the mezzanines meet the building code requirements to be considered a mezzanine. Additional review will also be required through the building plan check process.

The project meets the prescribed zoning code requirements pertaining to height limits.

Open Space Courtyards and Intra-Block Walkways – CMC 17.14.170:

The Commercial Design Guidelines that “Courtyards and intra-block walkways are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect, and often intriguing connecting routes between two or more streets

defining a block.

In the commercial districts, courtyards and intra-block walkways are so encouraged, that floor area bonuses are granted for their inclusion. As outlined in CMC 17.14.170:

A courtyard is an open space on private property that is linked to an adjoining sidewalk or walkway in such a manner as to encourage public access. It must be enclosed on at least two sides by buildings and must remain open to the sky. To qualify for floor area bonus provisions the minimum width of a courtyard shall be 20 feet and the minimum area shall be 400 square feet.

An intra-block walkway is a publicly accessible ground level pedestrian path providing a connecting route between two or more different streets around a block. Such walkways are often coordinated with courtyards and may involve more than one property ownership to complete. To qualify for floor area bonus provisions the minimum width of an intra-block walkway shall be four feet.

The applicant has proposed both courtyards and an intra-block walkway as part of the proposed project. A courtyard is proposed to be located along Dolores Street and adjoined to the sidewalk at one of the primary entrances to the site, is enclosed by buildings on the north and south sides with a width of approximately 24' and is approximately 441 square feet. A second courtyard is proposed to be centrally located on the site between the four buildings and will be adjoined a portion of the intra-block walkway with varying widths (all greater than 20' wide) and is approximately 1,327 square feet. Both courtyards will appear larger on plans than the areas indicated, as the minimum area for adjacent and connected intra-block walkways have been subtracted from the open space areas as they are in fact separate, although related, features.

The applicant has also proposed an intra-block walkway with access from Dolores Street (through the courtyard, described above, as well as from 5th Avenue, through the center of the project site and connecting to "Lincoln Lane," an adjacent building site with frontage on Lincoln Avenue with existing access that has been planned to connect to the subject site. All portions of the intra-block walkway exceed 4' in width.



Figure 8. Proposed courtyard locations (shaded blue areas) and Intra-block walkway access (dashed black line and red shaded area).

The project meets the requirements pertaining to courtyards and intra-block walkways and qualifies for the floor area bonus granted for providing said features.

Landscaping – CMC 17.14.180:

As stated in CMC 17.14.180, *Landscaping shall be provided in conjunction with development in commercial zoning districts in accordance with CMC 17.34, Landscaping.*

A comprehensive landscape plan has been provided on sheets L.1.0-L.1.4 (refer to Attachment 5). A discussion on the landscaping has been provided in the Design Review section, below.

Public Improvements – CMC 17.14.190:

In accordance with CMC 17.14.190, Development projects involving substantial new or replacement construction shall include improvements in the public right-of-way adjacent to the building site to coordinate the design of the development with the design of City streets, sidewalks, walkways and infrastructure improvements and to enhance the overall appearance of the community. These Public way improvements shall consistent with the Policy Standards for Public Way Designs.

The applicant has prepared a comprehensive public improvement plan that includes:

- The installation of 7 new street trees planted within structural underground cells,
- Construction of new stone and curb gutters along 5th avenue and Dolores Street
- Construction of a new permeable paver sidewalk adjacent to the subject property
- Construction of a new ADA ramp at the corner of 5th Avenue and Dolores Street
- Construction of a new driveway apron; and
- Repaving Dolores Street and 5th Avenue to the centerlines of the street adjacent to the subject property.

The Public Works Department has also reviewed the proposed project for the off-site improvements and has provided recommendations for the project. These recommendations have been included as Conditions of Approval #44DR.

The applicant has also proposed to locate some of the site's drainage features as well as a transformer in the public right-of-way. The applicant is proposing to locate a storm water treatment system and associated manhole in the sidewalk that will be connected to an existing storm drain. While drainage features are generally requested to be maintained on-site, City Standard Operating Guidance (SOG) # 17-07, Private Storm water Drainage Systems, which is adopted in CMC 15.18.010.A, give exceptions for complex projects.

In this case, the applicant is working with a site that has already been excavated from a previously approved project and is utilizing a similar strategy to manage storm water from the previously approved project where the storm water treatment system was also located in the city right-of-way and limited locations to infiltrate storm water on-site. Consistent with the requirements of SOG 17-07 for complex projects, Condition of Approval #36DR has been included requiring that:

"Prior to issuance of a Building Permit, the applicant shall revise the drainage plan to infiltrate all storm water on-site in accordance with SOG 17-07. Any substantial site or building alterations as a result of drainage modifications shall be re-review by the Planning Commission.

If sufficiently demonstrated that maintaining drainage on private property creates a significant hardship to the property owner, the director of Public Works may allow a portion of the site's drainage improvements in the right-of-way. If allowed by the Director of Public Works, the applicant shall submit a drainage report identifying anticipated runoff volumes from the property in order to determine whether a 10-year storm can be properly conveyed through the City's storm drain system for the proposed storm water treatment facility.

If the report finds the runoff can be supported by the city's storm drain system, the applicant shall apply for an encroachment permit to maintain any storm water facilities within the public right of way. If the report finds the runoff cannot be supported, the applicant shall revise the drainage plan to infiltrate additional storm water on-site. A maintenance agreement approved by the City Administrator and/or City Council and recorded with the Monterey County Recorder shall accompany any storm water installations within the city right-of-way. If the encroachment permit is not approved, all drainage improvements shall be located on-site in accordance with SOG 17-07.

Any substantial site or building alterations as a result of any drainage modifications shall be re-review by the Planning Commission."

Additionally, a PG&E transformer is proposed to be located within the right of way adjacent to the project site. According to the applicant: a pad mounted transformer would need to be installed somewhere adjacent to the street with additional clearances beyond the transformer with bollards and some type of visual screening –typically an area of 12'x14' would be required. Alternatively, PG&E could require a subterranean transformer to be located inside a vault. In the case of Ulrika Plaza, there is an underground garage with extremely marginal headroom clearances that barely meet the requirements of the Americans with Disability Act (ADA). A vault would need to be somewhere about 5' in depth.

Staff notes that there is potentially a suitable location for the transformer to be located on-site in a vault if located in the courtyard area adjacent to Dolores Street (refer to Figure 8, above). However, this location would likely result in a loss of (at a minimum) two on-site parking spaces due to the loss in the necessary height clearances of the garage which would put the project below the on-site parking requirement (discussed below). Locating the transformer in a vault in the right-of-way would allow for a surplus of on-site parking.

PG&E does have a published guidance document, however, titled: *Pad-Mounted Transformer Installed Indoors* (document #057521), which provides a guide for determining space requirements and illustrates recommended layouts to accommodate transformers installed in a dry room located inside or adjacent to a customer's building, including within basement spaces. It is unclear if all options within this guidance document have been explored which could have the transformer screened and located on-site as this is an alternative to vaulting.

Similar to Condition of Approval #36DR, Condition of Approval #37DR has been included requiring:

"Prior to building permit issuance, the applicant shall revise the plans to so that the required PG&E transformer is located and installed on the subject property. If sufficiently demonstrated that maintaining the transformer on-site is technically infeasible, the applicant may apply for an encroachment permit to maintain a PG&E transformer for the site within the public right of way. A maintenance agreement approved by the City Administrator and/or City Council and recorded with the Monterey County Recorder shall accompany any installations within the city right-of-way. If the encroachment permit is not approved, the transformer installation shall be relocated on-site.

Any substantial site or building alterations as a result of the transformer's installation or relocation shall be review by the Planning Commission."

For the two conditions listed above, granting approval of the project does not guarantee approval of either of the subject encroachment permits. Staff is recommending approval of the project because there are conditions in place that will require substantially effort be made to locate the subject equipment on-site prior to the application of an encroachment permit.

Parking Requirements – CMC 17.14.200:

As outlined in CMC 17.14.200, Surface parking, parking structures and driveways design shall be consistent with the provisions of CMC 17.38, Off-Street Parking Requirements. Additionally, one of the required findings for the Use Permit Approval for increase in commercial floor area (analysis below), requires consistency with the provisions of CMC 17.38.

Minimum Parking:

As required by CMC 17.38.020, new projects or developments shall only be allowed when meeting all parking requirements of this chapter and the requirements of any use permit, subdivision approval or specific plan applicable to the property. Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement. Proposed additions of floor area, new shops or dwelling units, or other similar changes in land use resulting in a net increase in parking requirements, as set forth in this chapter, shall provide all required parking generated by the new activities on the site.

The table below (Table 1) sets forth the required parking for the proposed land uses in the subject zoning district, and is an abridged table that outlines all land

uses and all zone districts (full table located in CMC 17.38.020.C).

Table 1. Minimum Parking Requirements		
Land Use	Basis for Requirement	Land Use Parking Factor
		SC District
Permanent Residential Use	Spaces per Unit	1
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, Whichever is Greater	1

Based on the parking factors for the SC District and proposed land uses, the site is required 27 on-site parking spaces. The applicant has proposed 28 on-site parking spaces, all of which are proposed to be located in the subterranean garage.

The proposed 28 parking spaces will be split between the 12 residential units (12 parking spaces required to be provided), and the remaining 15 spaces required will be dedicated for the various commercial uses with one additional extra parking space provided. Of important note, the commercial parking ratio has been determined using the square footage (1 space per 600 sf of commercial floor area) as this results in a greater number of parking spaces than the proposed number of commercial business spaces.

- 9,000 sf of commercial spaces / 1 parking space per 600 sf of commercial floor area = 15 parking spaces required
- 14 proposed commercial spaces = 14 parking spaces required

While surplus parking has been provided, the number of commercial business spaces could never exceed 15 total commercial units for the site (14 currently proposed) as the site would exceed the on-site required parking, specifically the standard-compact parking ratio (described below).

Parking Design Standards:

For standard parking spaces, the minimum dimensional standards are 9'x19' and compact spaces are 8.5'x16'. Compact spaces may constitute 50 percent of the total required spaces and any parking spaces provided in excess of the minimum requirements may be compact spaces. Dimensional standards for ADA spaces are prescribed by the building code and are considered standard spaces for determining the standard-compact ratio.

The applicant has proposed 18 standard parking spaces (including and 2 van accessible ADA parking (one dedicated for commercial and one for residential)) and 10 compact parking spaces. As the applicant has provided one surplus compact parking space, the number of commercial business spaces could never exceed 15 total commercial units for the site as the site would exceed the on-site required parking, specifically the standard-compact parking ratio (described above). Additionally, CMC 17.38.020.H prescribes specific design standards for below grade parking structures.

Height: For that portion of an underground garage facing any public street, way, place or park, the maximum height of the finished floor level above an underground parking garage shall not be greater than five feet above the existing grade or the official street grade whichever measurement results in the lesser height. The maximum height of the finished floor level above an underground garage shall not be greater than eight feet above the surface of the ground adjacent to any exterior wall around the full perimeter of the garage. Garages not meeting these two standards shall be counted as a story.

With the exception of the garage entry ramp, the entirety of the garage will be located underground. The proposed garage will utilize the existing excavated basement area and building structures will be constructed on a podium above the garage with the finished floor level of the ground level adjoining to the sidewalk level.

Setbacks. Underground parking garages may be constructed within required setbacks if significant trees will not be removed or injured and the setback can still be effectively landscaped. Underground garage designs should provide sufficient room around the perimeter to accommodate existing and new tree root systems.

The garage is proposed to utilize the existing excavated space from the previously approved project. Additionally, the SC zoning district does not prescribe front, side, or rear yard setback and the building may be constructed to the property lines. New trees root systems will be protected through the use of structural cells as part of the required right-of-way improvements.

Driveways. The grade of driveways providing access to underground garages shall not exceed five percent in the first 10 feet of the driveway slope near the entry and shall not exceed 10 percent in the last 10 feet near the level of the garage floor. The intervening grade shall not exceed 25 percent. Driveway designs shall provide sufficient area to allow drivers to view automobile and pedestrian traffic before merging into such traffic.

The garage is proposed to utilize the existing ramp that was approved from the prior construction. At the top of the driveway ramp, the building edge is proposed to be setback 6'6" from the sidewalk edge and 15' from the street edge.

Ventilation and Access. Garages shall be ventilated to avoid the buildup of exhaust gases. When mechanical ventilation is used, noise mitigation measures shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any openings or open space on any adjoining property nor toward any on-site or off-site way, street, place or park accessible to the public. Plans for underground garages shall be reviewed to ensure accessibility for Police and Fire Department personnel during emergencies.

While ventilation and ducting plans have yet to be prepared, the applicant has been informed and understands the requirement and has noted to staff that the ventilation schematic for the garage will be shown on the Project's construction documents. Condition of Approval #38DR and #53UP have been included reiterating the above requirement be addressed in the building permit plans prior to building permit issuance.

As conditioned, the project meets the standards for on-site and underground parking.

Use Permits

The proposal requires three use permits associated with the project. An analysis of each of the required use permits is provided below:

Use Permit #1 - Increase in Commercial Floor Area, Commercial Spaces or Business – CMC 17.14.050

In accordance with CMC 17.14.050.E, Any construction resulting in a net increase in the amount of commercial floor area shall require a conditional use permit and coastal development permit authorizing such increase. Prior to authorizing such increase, the Planning Commission shall make all findings listed in CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business. The decision-making body may approve plans submitted or may approve such plans subject to specified changes or conditions.

As outlined in CMC 17.64.100, *The following findings are required for approval of an activity resulting in an increase in commercial floor area, commercial spaces or businesses:*

1. *That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;*
 1. Approval of this project does not result in the demolition of a structure subject to the findings outlined in CMC 17.30. The previous structure(s) that occupied the subject site have already been demolished as a result of a prior approval. The subject site is partially under construction and the applicant is proposing to utilize the existing building site that is partially under construction.
2. *That the proposed development has been found consistent with CMC 17.14.050(A), (E) and (F), related to the demolition and conversion of residential uses;*
 1. *No existing residential dwelling unit shall be converted or demolished unless replacement housing is provided in accordance with findings established in CMC 17.64.070, Demolition and Conversion of Residential Structures.*
 1. No existing residential dwelling units have been converted or demolished as a result of the proposed project. The project will result in a net increase of 12 market rate apartment units.
 2. *Any construction resulting in a net increase in the amount of commercial floor area shall require a conditional use permit and coastal development permit authorizing such increase. Prior to authorizing such increase, the Planning Commission shall make all findings listed in CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business. The decision-making body may approve plans submitted or may approve such plans subject to specified changes or conditions.*
 1. A Conditional Use Permit and associated Coastal Development Permit has been applied for and findings for approval have been made herein.
 3. *Except as provided for legally established motel units in CMC 17.14.040(M), Hotels and Motels, all newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, shall be occupied by residential dwellings only and shall not be used for any commercial land use.*
 1. The subject site is not a hotel/motel use and all second floor uses are proposed to be residential. A Condition of Approval has been included stating any area located above the ground level shall not be used as a commercial use. In staff's opinion, an acceptable exception is to allow for home occupation business for tenants of the apartments upon approval of a home occupation business, if permitted by the tenant's lease agreement. The apartment would still be classified as a residential unit, and not a commercial business. Home occupations do not involve visits by customers, vendors, attendees, salespeople or employees of the business, but allow a tenant to use their residence as a home office or similar place of business.
3. *That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;*
 1. As outlined in Condition of Approval #4, "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."
4. *That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;*
 1. The parking complies with the requirements outlined in CMC 17.38, as described above.
5. *That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities, and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings;*
 1. The project is for the construction of a new mixed-use development on a site that has already been demolished and is partially under construction. Any non-conformities that previously existed have been demolished and all new construction is consistent with the requirements of the municipal code.
6. *That the approximate square foot areas devoted to residential space, commercial space, landscaping and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.*
 1. The applicant has provided the appropriate information in respect to residential space, commercial space, landscaping, and parking in the project plans for review of the project. The project is consistent with the requirements of CMC 17.14, as described in the "Zoning District and Development Standards" section above

While not immediately adjacent to the R-1 Zone District (the project site is adjacent to Zones SC and with a Community Plan District), the project site is located within 300-feet of the R-1 District and there for the following standards shall apply (CMC 17.14.050.H):

1. *No activity shall be permitted that generates noise in excess of 55 dB at the exterior of the building or yard in which the use is conducted. No activity shall be permitted that causes in excess of 50 dB measured at the property line of any site in the vicinity of the use. Proposed activities that would generate or cause noise in excess of these levels shall require mitigation to achieve these standards or shall be prohibited. Sound measurements shall be made using a sound level meter calibrated for the A-weighted scale and shall be averaged over a 15-minute period. If the use generates or causes noise which includes a steady whine, screech or hum, or is repetitive or percussive or contains music or speech the respective noise standards shall be reduced by five decibels.*
2. *Any activity requiring deliveries by vehicles wider than eight feet or vehicles of three axles or more shall provide off-street loading facilities adequate to avoid double parking on street. Such facilities shall be used to the extent feasible.*
 1. As part of the off-site improvement plan, the applicant is required to re-stripe the street including the on-street parking stalls. Currently, there is an existing abandoned driveway which may accommodate an additional on-street parking space, however, this additional space could be used as a commercial loading zone space. Staff has included Condition of Approval #58UP, stating "prior to building permit issuance, the applicant shall work with the Community Planning and Building Department and Public Works Department to explore the addition of a "Commercial Loading" parking space immediately adjacent to the project site. In no case shall there be a net loss of public on-street parking.
3. *Proposed commercial uses that are estimated to generate more than 40 vehicle trips per day per 1,000 square feet of floor space, including but not limited to all retail uses, shall be prohibited from operating before 8:00 a.m. or after 8:00 p.m. All other commercial uses shall be prohibited from operating before 6:00 a.m. or after 9:00 p.m.*
 1. Note: According to the Traffic Study for the project (Attachment 4), commercial uses that are estimated to generate more than 40 vehicle trips per day per 1,000 square feet of floor space include, variety retail stores as well as fast casual restaurants.

Future tenants have yet to be identified, and each future business will be reviewed through the standard Business License and/or Use Permit application process, as applicable. The Zoning Code provides a list of appropriate land uses in the Service Commercial District that are appropriate uses for the SC Zoning District. Examples of permitted and conditionally permitted uses include: animal grooming, full-line restaurants, clothing stores, home furnishing stores, stationary stores, laundry services, business and professional offices, and medical offices. Examples of prohibited uses include: antique stores, art galleries, jewelry stores, specialty restaurants, and commercial recreation facilities.

While no specific commercial uses have been proposed as part of this project and the commercial space is only proposed to be approved as a shell, the above requirements would apply to any future commercial business located at the project site.

To the same point, the proposed courtyard shows an outdoor seating area. However, this seating area does not pre-approve, or pre-authorize outdoor seating for any future restaurant tenant on the subject site. Should a restaurant be located on the site and outdoor seating be proposed in the courtyard, the seating for the restaurant shall be reviewed for consistency with CMC 17.14.220.D, *Design Regulations for Exterior Seating Associated with a Restaurant*.

Use Permit #2 - Residential Density 22 du/ac –33 du/ac – CMC 17.14.030

CMC Section 17.14 establishes the range of permitted and conditional uses that are allowed in the SC Zoning District. Multi-family projects between 0 and 22 dwelling units per acre (du/acre) are a permitted use. Projects between 22-33 du/acre require a conditional use permit and projects with densities between 34-44 du/acre require a conditional use permit with a finding that the project complies with State Density Bonus Law (Gov. Code Section 65915).

The applicant is proposing 12 residential (apartment) units on a 16,000 square foot site, which is a density of 33 du/acre and is therefore requires issuance of a Conditional Use Permit by the Planning Commission. In the Core Commercial, this is the maximum allowable density allowed without the need for a density bonus. Due to the number of units proposed, there is no required affordable housing requirement associated with the proposed residential density and requiring affordable units cannot be imposed. All 12 units are proposed to be long-term rental apartments with none being used as transient (short-term) rental units. CMC 17.14.040.N requires 25% of the units shall be 400 to 650 square feet in size –with 12 units proposed, 3 units would need to be between 400 and 650 square feet. The proposed rental units range in size with three of the units being a one bedroom units that are 650 square feet or less and the largest being an 1,863 square foot two-bedroom unit. While still market rate units, the smaller units become more "affordable by design" due to the smaller square footage of each unit.

10 of the 12 apartments are proposed to be located on the second floor of the building with 2 of the units being located on the ground floor near the northwest corner of the property. All of the units with the exception of 2 (units F & I) will have at a minimum of a small private open space area or balcony, with the mezzanine units having a private terrace area on the mezzanine level.

While a Conditional Use Permit is required for the proposed density, there are no specific findings required for the subject Use Permit aside from the findings required for all use permits (CMC 17.64.010), described below.

Use Permit #3 - Underground floors – CMC 17.14.150.A:

CMC 17.14.150.A states, *No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage and mechanical equipment serving the building.*

The applicant has proposed a 15,292 square foot basement that includes parking for the site, a storage area, a trash/recycling room, electrical room, janitor's closet, and restroom facilities for the building. The parking for the site is described in detail, above. The storage area is initially proposed to be constructed as a shell space, but ultimately will be split between the residential and commercial uses. While commercial storage is prohibited, this space will only be utilized by the commercial tenants of the building, and not as a "commercial storage facility" that would be open to the public. The trash/recycling, electrical, and restrooms are all considered as part of the mechanical equipment that service the building. It has not been confirmed if the restrooms would be open to the public or just tenants of the building.

Like with the residential density, while a Conditional Use Permit is required for the proposed density, there are no specific findings required for the subject Use Permit aside from the findings required for all use permits (CMC 17.64.010), described below.

General Use Permit Findings

In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

1. *That the proposed use will not be in conflict with the City's General Plan.*

The proposed increase of commercial floor area, residential density, and use of the basement level do not create any inconsistencies or conflicts with the City's General Plan as outlined in this report.

2. *That the proposed use will comply with all zoning standards applicable to the use and zoning district.*

The proposed increase of commercial floor area, residential density, and use of the basement level comply with all applicable zoning standards as outlined in this report.

3. *That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.*

The proposed increase of commercial floor area, residential density, and use of the basement level is not precedent setting. The use permits granted are all uses part of the established context and land use of the commercial districts.

4. *That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*

The proposed project consists of 12 residential units, parking, and a commercial shell with up to 15 business spaces, which would be an increase in use at the site. However, these uses will not significantly adversely affect police or fire protection services. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building permit issuance.

5. *That the proposed use will not be injurious to public health, safety or welfare.*

The proposed increase of commercial floor area, residential density, and use of the basement will not be injurious to public health, safety or welfare. The use permits granted are all uses part of the established context and land use of the commercial districts.

6. *That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.*

The proposed increase of commercial floor area, residential density, and use of the basement will be all uses part of the established context and land use of the commercial districts and their inclusion are supported by the zoning code and General Plan.

7. *That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.*

The proposed increase of commercial floor area, residential density, and use of the basement will not generate adverse impacts affecting neighboring properties or uses as the zoning code has been written to ensure that impacts of these features to neighboring properties and uses are minimized.

Design Review

As previously stated in the report, when development of a parcel larger than 12,000 square feet is proposed, the land area must be broken up into two or more distinctly different developments to avoid the appearance of a single large project and to maintain the small scale and village character of the City. The proposed project consists of four different buildings sited on the building site with four different styles of architectural finishes. According to the applicant, the architecture style of each building is: Contemporary (Building 1), Craftsman (Building 2), Spanish Colonial Revival (Building 3), and Tudor Revival (Building 4). The applicant has provided a Design Narrative describing the design intent of each building in detail which has been included as Attachment 3.

As outlined in the document, "[The Commercial Design Guidelines] establish a series of design statements intended to conserve the historical village character and pedestrian orientation of Carmel's central commercial district. The emphasis of this document is architectural, with special attention to building facades. Please note that these are guidelines and should be taken as descriptive, not prescriptive; they are likely to be most useful as a guide during the preliminary planning process. Strict compliance with every guideline is not necessary for approval of a project, but deviations should be related to good design principles and site conditions. More definitive design specifications are set forth in the Zoning Code, Title 17."

Unless otherwise noted, the analysis below described the site (all four buildings) as a whole. The applicant has provided a detailed, and interactive, material sample book which has been included as Attachment 7.

Design Guideline A. Conservation of Design

The Commercial Design Guidelines do not provide a descriptor or objective for Design Guideline A. Rather, Design Guideline A is comprised of a number of guidelines primarily addressing overall building design, form, heights, and storefront patterns.

Design Guideline A.2 states, *New buildings should not imitate styles of the past but strive to achieve compatibility with the old.* At a previous Preliminary Review of the project, an earlier design of the project included a Tudor style building. The initial feedback received was that this building conflicts with this Design Guideline. While the initial feedback was received was not to imitate styles of the past, some members of the community continued to voice support for the Tudor style throughout public review of the preliminary project, even when the design was omitted from the project.

The applicant has elected to revisit the Tudor style and why stylistically similar has taken a different design approach as to not "imitate styles of the past." As

The applicant has elected to retain the Tudor style, and my engineering firm, has taken a different design approach to not imitate styles of the past. As stated in the applicant's Design Narrative:

Carmel is often associated with its enchanting Comstock fairytale cottages which, in many cases, are essentially cartoonish renditions of a Tudor Revival aesthetic. For Building 4, we opted to forgo any semblance of a fantasy-inspired approach and instead gleaned inspiration from the cottages' Tudor-derived design roots. Aside from the storybook cottages, Carmel is also home to several noteworthy and beautifully hand-crafted Tudor Revival structures that also contribute to the old-world charm of the village and form the basis for Building 4's design vision. Character-defining elements of Tudor Revival are represented in Building 4's use of hand-hewn, dark brown stained half-timbered trim, asymmetrical forms, multiple gables and steeply pitched roofs with genuine flat clay tiles, herringbone clay brick infills, tall, multi-pane windows, Tudor pointed cast-stone arches, and overhangs with decorative supports.

Staff concurs with the applicant's statement above regarding the building being differentiated and not being an imitation of existing Tudor buildings and instead taking inspiration from Tudor traditions and designed a building in a more contemporary design and form.



Figure 9. Proposed Building 4 – Tudor Revival.

Design Guideline A.3 states, *Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and windows should be used as guides to establish the context for new or remodeled buildings.*

The subject site complements the rhythms, forms, mass and scale of the established buildings in the vicinity. While the new development is proposed to be a two story building set amongst existing one-story buildings, the zoning code and General Plan support the development of mixed use buildings (residential over commercial) in the Core Commercial land use designation and the buildings have been designed to be sensitive to the surrounding one story buildings.

Along the “build-to line” at the street frontage (refer to “Building Coverage” section, above), the buildings are broken into smaller building forms that reduce the small and scale of the project with the widest frontage being 67’6” –Building 4. The other buildings along the street frontage that form the pedestrian wall range between 58’7” and 38’10”. This building pattern is consistent with a majority of the surrounding sites in the immediate vicinity that are comprised of 80’ wide lots (refer to Figures 10 and 11, below).

Additionally, while Dolores Street is primarily made up of one story buildings, the combination of open space areas, roof forms that are pushed back away from the street, and building setbacks away from adjacent properties help to create a natural transition between the existing one-story buildings and the proposed two story development. While there are more one story buildings on Dolores, two story buildings exist along 5th Avenue and are the existing development pattern. The project is in scale with the adjacent two story building (refer to Figure 7, above).





Figure 10. Approximate site overview –not to scale.



Figure 11. Rendering with site overview. Capture from property owner's website.

Design Guideline B. Facade Proportions.

Each building should be treated as a consistent whole. Modifications to storefronts that are part of a larger building or court should preserve or restore the common elements that serve to integrate building design.

Each building within the Plaza shall be treated as a consistent whole. Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms are integrated and consistent throughout each of the four buildings. Along the street frontages, the pedestrian wall maintains elements of relief and is punctuated by occasional offsets including entries, window projections and recesses, small planters, and entrances to courtyards and intra-block walkways, as encouraged by the Commercial Design Guidelines.

Design Guideline C. Window Patterns.

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.

All windows proposed are consistent with the architecture of the buildings in which they are located and follow the guidance described above.

Design Guideline D. Size, Shape, and Nature of Doors and Entries.

Entrances to stores are typically recessed from the façade by creating a small alcove. This establishes a more definitive sense of entry and affords an alternative view of merchandise in display windows.

Door recesses are not proposed. This is a minor deviation from the Design Guidelines, and while the commission could condition the project to include a recess at each door, staff recommends this be found as an acceptable deviation from the Design Guidelines consistent with the provision that states: *proposed projects need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions.*

Design Guideline E. Materials, Textures, and Colors.

Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone, as well as landscaping, are encouraged.

The applicant has prepared a comprehensive list of materials to be used throughout the project. The material list has been provided as Attachment 7. The proposed materials are consistent with the traditions established in the commercial district and are consistent with Commercial Design Guidelines. A summary of the major materials is provided in Table 2, below.

Table 2. Building Material Summary			
	Roof	Siding	Colors
Building 1	Green Roof	Plaster, Stone, Wood	Benjamin Moore - Hathaway Gold
Building 2	Cedar Shingle	Shingle, Plaster, Stone,	Benjamin Moore - Putnam Ivory
Building 3	Clay Tile	Plaster	Benjamin Moore – Devon Cream
Building 4	Clay Tile	Brick, Board and Batten, Stucco	Benjamin Moore – Maryville Brown

Consistent and appropriate use of materials also extends into the common areas of the site and include paver walkways, flagstone fountains, wrought iron railings, and decorative tile elements.

Design Guideline F. Courtyards and Intra-Block Walkways.

Courtyards and intra-block walkways are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect, and often intriguing connecting routes between two or more streets defining a block.

While a courtyard should maintain continuity of architecture, colors and materials, the zoning code requires differentiation between buildings on sites larger than 12,000 square feet. As a result, the buildings have been divided into four distinct architectural styles. This is an acceptable and minor deviation from the design guidelines to ensure consistency with the zoning code in order to still provide a courtyard which is an important design feature of a building site. The physical courtyard areas, however, area compatible with the size of the building site and feature a consistent use of materials, colors, textures, landscape treatments throughout.

treatments throughout.

Design Guideline G. Landscaping.

Carmel is noted as "the village in a forest," and the forest should not end at the boundaries of the commercial district. Improvements to property that incorporate trees and other living plant materials attractively arranged and maintained are desirable.

The applicant has also included a comprehensive landscape plan. The City's former City Forester had reviewed and provided comments on the landscape plan. Approval of the final landscape plan shall be subject to review and approval by the current City Forester as required in the standard conditions of approval.

The landscape plan includes both landscaping on the site as well as in the right-of-way. Seven new street trees are proposed including a mix of upper and lower canopy trees including two Monterey Pines and three Brisbane Box planted on Dolores Street, and two Fern Pines on 5th Avenue. All street trees are proposed to be planted with California Fescue and Pacific Blue English Lavender. There are also two existing oaks in a mini-park at the corner of Dolores and 5th adjacent to the subject site that are proposed to remain that shall be protected during construction.

The new street trees shall be planted in within underground structural cells that provide at least 100 cubic feet of un-compacted soil volume for the long term viability of new trees. A note has been included on the preliminary drainage plan that "silva cells" (a type of structural cell) are intended to be used in the tree wells, however, this requirement has also been noted as a Condition of Approval.

Landscape and planter areas have been included along both street frontages, as encouraged by Commercial Design Guideline B, as well as throughout within the interior of the courtyard and along portions of the intra-block walkway.

Design Guideline I. Lighting.

Lighting should be the minimum required for public safety.

The applicant has proposed compatible light fixtures for each building as well as the common spaces (refer to Attachment 7). Unlike the Residential Design Guidelines, there is no Design Guideline that the lighting needs to be shielded and downlit, however, the city's lighting ordinance (CMC 15.36.070.A) prescribed that: *Lighting intensity shall not exceed 8 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.*

A photometric plan (refer to Attachment 5, Sheet E2.1P) has been provided for the exterior lighting. As assessed by the photometric plan, the lighting adjacent to the sidewalk complies with the lighting standard and will not exceed 4.9 candlefoot power in the adjacent right-of-way (8 candlefoot power permitted). However, the interior of the courtyard/intra-block walkway area maintains a lighting intensity of up to 16.3 candlefoot power, over double what is permitted. As the lighting ordinance requires lighting intensity be no greater than 8 candlefoot power "above the ground or public walking surface" the areas within the shall also comply with the lighting standard and are not only limited to areas that front the public right-of-way.

To maintain compliance with the Commercial Design Guidelines that lighting should be the minimum required for public safety, and to maintain a continuity of lighting intensity throughout the site, Condition of Approval #43DR has been included requiring photometric and lighting plan be revised to not exceed 8 candlefoot power throughout the site. A condition has also been included that light fixtures shall not overhang into the public right-of-way (Condition of Approval #42DR).

Public Correspondence (Attachment 9): At the time of writing this report, staff has received multiple correspondences regarding the project (latest set of revised project plans –Attachment 5). The majority of letters and comments received voice support of the project while a lesser number voice concerns and opposition to the project. Correspondence for the project received at the time of publication has been included as Attachment 9. Additional correspondence received after publication of the staff report will be forwarded to the Commission and attached to the agenda as late correspondence.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-Fill Developments. This exemption is intended to promote infill development within urbanized areas which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2. Findings for Parts 1 and 2 have been included in Attachment 2.

Attachment 1 - Resolution

Attachment 2 – Supplemental Categorical Exemption Findings

Attachment 3 - Applicant's Design Narrative

Attachment 4 - Traffic Study Update

Attachment 5a - Project Plans - PDF Pages 1-18

Attachment 5b - Project Plans - PDF Pages 19-41

Attachment 6a - Ulrika Plaza Renderings - 1

Attachment 6b - Ulrika Plaza Renderings - 2

Attachment 7a - Ulrika Plaza Exterior Materials and Finishes - Buildings 1 and 2

Attachment 7b - Ulrika Plaza Exterior Materials and Finishes - Building 3, 4, and Common Space

Attachment 8 - Adjacent Roofs Survey

Attachment 9 - Public Correspondence

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN REVIEW APPLICATION (DR 20-350), USE PERMIT APPLICATION (UP 23-158), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 22,443-SQUARE-FOOT, TWO-STORY MIXED-USE BUILDING KNOWN AS “ULRIKA PLAZA” WITH 12 APARTMENT UNITS WITH 9,000 SQUARE FEET OF COMMERCIAL FLOOR AREA, WITH A 15,292-SQUARE-FOOT BASEMENT CONTAINING 28 BELOW-GROUND PARKING SPACES LOCATED AT THE SOUTHWEST CORNER OF DOLORES STREET AND 5TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT; APNS: 010-138-021/003

WHEREAS, on May 4, 2022, Henry Ruhnke, of WRD Architects (“Applicant”) submitted an application on behalf of Esperanza Carmel Residential LLC (“Owner”) requesting approval of Track 2 Design Review application DR 20-350 (Ulrika Plaza) (“Design Review”); and

WHEREAS, on May 31, 2023, an associated Use Permit application, UP 23-158 (Ulrika Plaza) (“Use Permit”) was submitted by the Applicant. The combination of the Use Permit and Design Review are described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 16,000-square-foot lot located at the southeast corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District; and

WHEREAS, the Applicant is proposing the construction of a 22,443-square-foot, two-story mixed-use building with 12 apartment units with 9,000 square feet of commercial spaces, with a 15,292-square-foot basement containing 28 below-ground parking spaces; and

WHEREAS, 14 commercial units are presently proposed within the 9,000 square foot commercial shell, however, up to 15 commercial units may be allowed for the site to still comply with the parking requirements (provided adequate water is available for the additional unit); and

WHEREAS, this approval authorizes up to 15 commercial units to avoid unnecessary amendments to the associated use permit in the future; and

WHEREAS, the Planning Commission considered initial project plans in April 2021, March 2022, and October 2022 to give preliminary feedback on the proposed project; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), the construction of new buildings requires approval of a Commercial Track Two Design Review Approval by the Planning Commission when a Use Permit is also required; and

WHEREAS, a Use Permit approved by the Planning Commission is required for each of the following three entitlements: *Increase in Commercial Floor Area, Commercial Spaces or Business* (CMC 17.14.050), *Residential Density 22 du/ac –33 du/ac* (CMC 17.14.030), and *Underground Floors* (CMC 17.14.150.A); and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, in accordance with CMC 17.52.090.B.2, *a track two design review approval shall constitute a coastal development permit for any project subject to review under this section* (CMC 17.52.090.B); and

WHEREAS, on July 28, 2023, a notice of the public hearing scheduled for August 9, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 28, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 9, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the application; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15332 (Class 32) – In-Fill Developments, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines as found in Attachment 2 of the associated staff report submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060, Findings for Design Review Approval	YES	NO
<i>Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:</i>		
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **USE PERMITS** for Increase in Commercial Floor Area, Commercial Spaces or Business (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), and Underground Floors (CMC 17.14.150.A):

FINDINGS REQUIRED FOR USE PERMIT APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010, Use Permit Findings for Approval	YES	NO
<i>In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:</i>		
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** the Design Review application DR 20-350 (Ulrika Plaza), Use Permit Application UP 23-158 (Ulrika Plaza), and associated Coastal Development Permit for the construction of a 22,443-square-foot, two-story mixed-use building with 12 apartment units with 9,000 square feet of commercial floor area, with a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District (APNs: 010-138-021/003), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. Approval of this Design Review (DR 20-35), Use Permit (UP 23-158), and associated Coastal Development Permit authorizes the construction of a 22,443-square-foot, two-story mixed-use building with 12 apartment units with 9,000 square feet of commercial floor area and up to a maximum of 15 commercial units, with a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District (APNs: 010-138-021/003). The project shall be constructed and uses carried out in substantial conformance with the plans, and application materials considered by the Planning Commission as part of the August 9, 2023 Planning Commission hearing, unless modified by the Conditions of Approval herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Service Commercial (SC) 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.	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.	✓
8.	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.	✓
9.	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. Minor changes to the approved project, plans, or use (ex. change in locations of exterior light fixtures, or changes in landscape material) may be approved administratively by the Director of Community Planning and Building upon submittal of a Design Review Application. Major changes to the approved project, plans, or use (ex. changes in massing, roof forms, height, amendments to Conditions of Approval) shall be reviewed by the Planning Commission. All major changes shall require submittal of a Design Review Application. The 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.	✓
10.	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 #9. 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 until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
11.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building, site elements, or associated Use Permits 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.	
12.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
13.	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.	✓
14.	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.	✓
15.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during 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.	✓
16.	Encroachment Permit Required. Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.	✓
17.	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.	
18.	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.	✓
19.	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)	✓
20.	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.	✓
21.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.	✓
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.	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 potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project	✓
24.	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.	✓
25.	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.	
26.	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.	✓
27.	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.	✓
28.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.	✓

	If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
29.	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.	✓
30.	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.	✓
Design Review (DR) Conditions of Approval		
31.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: - The footing locations are in conformance with the approved plans prior to footing/foundation inspection; - The roof heights and plate heights of each building are in conformance with the approved plans prior to roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
32.	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.	✓
33.	Interior Storefront Lighting. Lighting intensity within the interior of the store space 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. 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.	Stone Facades (including chimneys). Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. The masonry pattern shall be clearly identified in the construction drawings submitted with the building permit application.	✓
35.	Aluminum-Clad Wood Frame Windows and Doors. The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to the issuance of a building permit. The window style shall be consistent with authentic wood windows and	✓

	doors. When approved with divided lights, lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows may be used. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited.	
36.	Stormwater Drainage Plan. Prior to issuance of a Building Permit, the applicant shall revise the drainage plan to infiltrate all storm water on-site in accordance with SOG 17-07. If sufficiently demonstrated that maintaining drainage on private property creates a significant hardship to the property owner, the director of Public Works may allow a portion of the site's drainage improvements in the right-of-way. If allowed by the Director of Public Works, the applicant shall submit a drainage report identifying anticipated runoff volumes from the property in order to determine whether a 10-year storm can be properly conveyed through the City's storm drain system for the proposed storm water treatment facility. If the report finds the runoff can be supported by the city's storm drain system, the applicant shall apply for an encroachment permit to maintain any storm water facilities within the public right of way. If the report finds the runoff cannot be supported, the applicant shall revise the drainage plan to infiltrate additional storm water on-site. A maintenance agreement approved by the City Administrator and/or City Council and recorded with the Monterey County Recorder shall accompany any storm water installations within the city right-of-way. If the encroachment permit is not approved, all drainage improvements shall be located on-site in accordance with SOG 17-07. Any substantial site or building alterations as a result of any drainage modifications shall be re-review by the Planning Commission.	✓
37.	Transformer Re-Location. Prior to building permit issuance, the applicant shall revise the plans to so that the required PG&E transformer is located and installed on the subject property. If sufficiently demonstrated that maintaining the transformer on-site is technically infeasible, the applicant may apply for an encroachment permit to maintain a PG&E transformer for the site within the public right of way. A maintenance agreement approved by the City Administrator and/or City Council and recorded with the Monterey County Recorder shall accompany any installations within the city right-of-way. If the encroachment permit is not approved, the transformer installation shall be relocated on-site. Any substantial site or building alterations as a result of the transformer's installation or relocation shall be review by the Planning Commission.	✓
38.	Garage Ventilation and Access. The parking garage shall be ventilated to avoid the buildup of exhaust gases. When mechanical ventilation is used, noise mitigation measures shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any openings or open space on any adjoining property nor toward any on-site or off-site way, street, place or park accessible to the public. Prior to Building Permit issuance, the plans for underground garages shall be reviewed by public safety departments to ensure accessibility for Police and Fire Department personnel during emergencies	✓

39.	Street Trees – Structural Cells. New street trees shall be planted in within structural cells that provide at least 100 cubic feet of un-compacted soil volume for the long term viability of new trees. Prior to issuance of a building permit, the plans shall be revised to include a note on the landscape plans to indicate structural cells shall be used, as well as details provided for the proposed structural cells.	✓
40.	Roof Mounted Mechanical Equipment. All roof mounted mechanical equipment shall be placed within a screened roof top enclosure or located below the parapet level and shall not be visible from the ground at any distance from the building.	✓
41.	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 publically accessible areas and painted to match the color of the building wall upon which it is placed.	✓
42.	Exterior Lighting Location. Prior to building permit issuance, the plans shall be revised so that the exterior light fixtures do not overhang into the public right-of-way. All light fixtures shall be located on the project site.	✓
43.	Exterior Lighting Intensity. Prior to building permit issuance, the plans shall be revised so the exterior lighting intensity for the site complies with Condition of Approval #32.	✓
44.	Public Way Improvements – Public Works. Prior to building permit issuance, the following shall be adequately addressed and/or revised in the project plans: • New City Standard curb and gutter shall extend through the entire frontage of proposed improvements along both Dolores Street and 5th Avenue. • AC grind and overlay shall extend half the road through the entire frontage of proposed improvements along both Dolores Street and 5th Avenue. • An ADA compliant ramp is required at intersection of Dolores and 5th, ramp shall comply with current Caltrans Standards and include City Standard truncated domes. • All road striping and markings within the proposed development frontage shall be re-striped. Public Way Improvements constructed consistent with the requirements of the “Policy and Standards for Public Way Design”.	✓
45.	Public Way Improvements – Planning. Prior to Building Permit issuance, the following shall be adequately addressed, and/or revised in the project plans: • The sidewalk paver(s) shall be clearly identified in the project plans. The sidewalk paver(s) shall: ○ Be constructed from sand-set pavers that facilitate percolation using square, rectangular, hexagonal, cobble or creased-keystone shapes; ○ Use earthen, warm hues (tan, brown, warm grey); ○ Use a single hue or a mix of not more than two similar hues in paving areas; • Driveway colors and/or materials should match the adjacent sidewalk. • To achieve a balance between excessive monotony and excessive variety, sidewalks should incorporate occasional changes in materials or color at intervals between 200 and 300 feet in length. Changes should occur at natural breaks such	✓

	as intersections, driveways and similar features. Changes to colors or patterns shall not be used to identify the entrances to driveways, doorways or courtyards.	
	Public Way Improvements constructed consistent with the requirements of the "Policy and Standards for Public Way Design".	
46.	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.	✓
47.	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 may be screened as required by Condition of Approval #48.	✓
48.	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.	✓
49.	Master Sign Program. Prior to Final Inspection, the Applicant shall submit an application for a Master Sign Program. The purpose of the Master Sign Program shall be to coordinate the installation and location of signage on the subject site in an orderly and equitable manner among commercial tenants.	✓
50.	Exterior Business Uses. This approval does not authorize or pre-approve any land use or business to operate exterior business uses, such as outdoor seating, in conjunction with a proposed business. Any use not proposed to be located within an enclosed business space shall be reviewed for consistency with CMC 17.14, as applicable.	✓
Use Permit (UP) Conditions of Approval		
51.	Refuse Storage. The Property Owner shall provide readily accessible areas that serve all occupants and tenants of all buildings on the site and are identified for the storage and collection of recyclable materials container and organic materials container materials, consistent with the three-container collection program offered by the City, or comply with provision of adequate space for recycling for multi-family residential dwelling premises and commercial business premises pursuant to the California Green Building Standards Code.	✓
52.	Refuse Collection. The property owner shall subscribe to and pay for City's three-container collection services and comply with requirements of those services for all recyclable materials, organic materials, and solid waste generated by the commercial and residential uses at the project site. The city shall have the right to review the number and size containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials. The property owner shall adjust the service level for collection services as requested by the City or its designee to maintain an appropriate level of collection.	✓
53.	Garage Ventilation and Access. The parking garage shall be ventilated to avoid the buildup of exhaust gases. When mechanical ventilation is used, noise mitigation measures shall be incorporated such as low-noise fans, insulated ductwork and vibration absorbing mounting systems. Ducts shall not exhaust toward any openings or open space on any	✓

	adjoining property nor toward any on-site or off-site way, street, place or park accessible to the public. Prior to Building Permit issuance, the plans for underground garages shall be reviewed by public safety departments to ensure accessibility for Police and Fire Department personnel during emergencies	
54.	Transient Rentals Prohibited. No residential unit shall be occupied on a transient rental basis. Any unit rented, leased, or offered for occupancy to any party for any form of remuneration shall be for a period of not less than 30-calendar days.	✓
55.	Second Floor Commercial Uses. Commercial use may take place or be occupied in any space above the ground floor except as allowed for home occupations within residential units as may be permitted by the Carmel Municipal Code.	✓
56.	Residential Unit Subdivision. No residential unit shall be further subdivided into any additional unit or units without review and approval by the Planning Commission.	✓
57.	Timeshare Prohibition. No apartment unit shall be sold, leased, rented, used, or occupied on any form of timeshare or interval basis.	✓
58.	Commercial Loading Zone. Prior to building permit issuance, the applicant shall work with the Community Planning and Building Department and Public Works Department to explore the addition of a "Commercial Loading" parking space immediately adjacent to the project site. In no case shall there be a net loss of public on-street parking. Also refer to Condition of Approval #44DR.	✓
59.	Commercial Square Footage/Density. To ensure the required minimum on-site parking is maintained, a maximum of 9,000 square feet of commercial floor area and 15 commercial tenants is permitted.	✓
60.	Commercial Uses. The following shall apply to all commercial uses on the site: - No activity shall be permitted that generates noise in excess of 55 dB at the exterior of the building or yard in which the use is conducted. No activity shall be permitted that causes in excess of 50 dB measured at the property line of any site in the vicinity of the use. Proposed activities that would generate or cause noise in excess of these levels shall require mitigation to achieve these standards or shall be prohibited. Sound measurements shall be made using a sound level meter calibrated for the A-weighted scale and shall be averaged over a 15-minute period. If the use generates or causes noise which includes a steady whine, screech or hum, or is repetitive or percussive or contains music or speech the respective noise standards shall be reduced by five decibels. - Commercial uses that are estimated to generate more than 40 vehicle trips per day per 1,000 square feet of floor space, including but not limited to all retail uses, shall be prohibited from operating before 8:00 a.m. or after 8:00 p.m. All other commercial uses shall be prohibited from operating before 6:00 a.m. or after 9:00 p.m.	✓
61.	Future Commercial Tenants. Future business will be reviewed through the standard Business License and/or Use Permit application process, as applicable. This approval does not approve or pre-authorize any land use or business to operate at the subject site. All future tenants shall also be required to comply with the Monterey Peninsula Water Management District requirements.	✓
62.	Exterior Business Uses. This approval does not authorize or pre-approve any land use or business to operate exterior business uses, such as outdoor seating, in conjunction with a	✓

	proposed business. Any use not proposed to be located within an enclosed business space shall be reviewed for consistency with CMC 17.14, as applicable.	
63.	Commercial Signage. Commercial tenants shall be subject to the provisions of the Master Sign Program, identified in Condition of Approval DR#49.	✓

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of August 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



Attachment 2 – Supplemental Categorical Exemption Findings

Ulrika Plaza – DR 20-350 / UP 23-158
Southwest corner of 5th Avenue and Dolores Street
Planning Commission Agenda: August 9, 2023

This document provides supplemental information supporting the Categorical Exemption of the "Ulrika Plaza" project (DR 20-350 / UP 23-158) from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-Fill Developments. This exemption is intended to promote infill development within urbanized areas which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

Part 1: Qualifications

The proposed project meets the following thresholds:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

The subject property has a General Plan land use designation of Core Commercial and is zoned SC, Service Commercial, which allows mixed-use development. The residential density and the proposed increase in commercial floor area for the project both require a Conditional Use Permit issued by the Planning Commission. The project conforms to General Plan policies and zoning regulations.

- 2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

The project site is located within the city limits, is 16,000 square feet (.36 acres) in size and is surrounded on all sides by urban uses, specifically commercial and residential development.

- 3. The project site has no value as habitat for endangered, rare or threatened species.***

The site is partially developed from a previously approved project in which construction was halted mid-way through construction of the below grade parking structure. Limited vegetation, such as small shrubs, have sprouted within unpaved excavated area, however, this vegetation is scarce and does not serve value as a habitat area.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

a. Traffic

- i. The project site is accessible by multiple modes of transportation. Vehicle access is available by city streets. The primary Monterey Salinas Transit (MST) downtown bus stop for the city (6th and Mission) is less than 0.20 miles from the project site. As designated by the city's General Plan Circulation element, a bike route is located on San Carlos Avenue, which runs parallel to Dolores Street, one block to the east. Walking is also convenient from the project site to retail and services within the downtown core as well as the surrounding residential areas due to size and the walkable nature of the city.

The applicant has also provided a Traffic Analysis of the proposed project (refer to Attachment 4 of the associated Staff Report). The traffic analysis was prepared by Keith Higgins, PE, TE. The Traffic Analysis uses vehicle-miles-travelled (VMT) in the evaluation of environmental impacts under CEQA as required by SB 743. The City has not adopted a VMT policy which would include a methodology for performing this analysis, therefore the analysis was based on the "Technical Advisory on Evaluating Transportation Impacts in CEQA," published by the State of California Governor's Office of Planning and Research, which provides implementation guidance for SB 743 for evaluating development proposals.

As suggested by the OPR Technical Advisory for mixed-use projects, the two main components of the project, residential and commercial (retail), are analyzed separately.

Traffic Report Summary:

Residential Significance Criterion - In accordance with the OPR Technical Advisory on Evaluation Transportation Impacts in CEQA, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

Residential VMT Analysis - The 12 multi-family housing units are estimated to generate about 81 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will have a less-than-significant VMT impact.

Retail Significance Criterion - In accordance with the OPR Technical Advisory on Evaluation Transportation Impacts in CEQA, retail

development including stores larger than 50,000 square feet might be considered regional serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT.

Retail VMT Analysis – The retail component of the Project will include a total 9,000 net square feet of floor area with up to 15 separate units, which corresponds with a gross floor area of about 12,448 square feet. The overall floor area is far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT impact. The types of uses anticipated in the Project will serve local clientele and visitors. The retail component of the Project will have a less-than-significant VMT impact.

During construction of the project, there will be additional vehicles near the project site, including construction equipment vehicles, deliveries and contractor personal vehicles. The Conditions of Approval require implementation of a construction management plan to manage truck routes, construction vehicle circulation and parking, and potential sidewalk closures. With implementation of the construction management plan over the course of construction, traffic impacts during construction are not anticipated to have significant effects.

b. Noise

- i. Most of the Commercial neighborhoods experience a daily average of well below 65 dB which is the upper threshold for multi-family uses for being considered a “Normally Acceptable” range as described in the General Plan. The upper limit for commercial uses at a normally acceptable range is 70 dB. The additional 12 residential apartments nor the additional commercial spaces would substantially result in exceeding noise levels in the area and would be consistent with the normally acceptable noise levels, required by General Plan policies and the Carmel Noise Ordinance. The project does not result in the addition of any new stationary noise sources outside of associated HVAC equipment, all of which would be required to comply with the city’s noise ordinance prescribed in CMC 17.28.020.

Noise generated during excavation, grading, site preparation, and building erection on the project site would result in potential noise impacts on off-site uses. Existing properties in the vicinity may be subject to short-term noise generated by construction equipment and activities on the project site. These temporary impacts are not anticipated to create significant effects.

c. Air Quality

Air quality impacts due to the project would be in the form of vehicle emissions during operation of the project, as well as fugitive dust, odors, and construction equipment emissions during construction of the project.

Implementation of the proposed project would not result in short-term construction or long-term operational impacts to air quality. The operation of the project would not result in a significant increase in VMT, and, therefore, no significant increase in emissions would occur.

Additionally, the applicant has committed to meeting a number of the City's goals to reduce greenhouse gas emissions, specifically goals established within its Climate Action Plan (Adoption Date August 2022) including: *Energy Efficiency and Electrification of Residential and Commercial Buildings* and *Renewable Energy Sources*.

According to the Applicant, *the project will include renewable energy sources, including photovoltaic (PV) systems reducing and offsetting the project's electricity demand. Energy efficient appliances and equipment will be utilized throughout the project in addition to the project being all-electric.* The applicant has also identified on the plans a number of parking stalls in the garage will be EV ready at the time of project construction.

d. Water Quality

- i. *The proposed project is subject to Tier 2 of the of the Central Coast Post-Construction Requirements. The applicant has provided a preliminary drainage plan (Sheet C3.1) identifying how storm water will be infiltrated in accordance with city standards as well as the Tier 2 Post Construction Requirements. Prior to Building Permit issuance, the a final drainage/storm water control plan shall be reviewed and approved by the Public Works and Environmental Compliance Departments to ensure the project complies with the Post Construction Requirements and the City's Water Quality Ordinance.*

Standard construction best management practices (BMPs) will be implemented during construction to avoid and reduce any potential water quality impacts, as required by the Conditions of Approval.

5. *The site can be adequately served by all required utilities and public services.*

The proposed project consists of 12 residential units, parking, and a commercial shell with up to 15 business spaces, which would be a minor increase in utility and public service use at the site over what exists today. However, these uses will not significantly adversely affect police or fire protection services or result in the construction of new schools or parks and other public facilities and is allowable in the zoning ordinance and General Plan limits set forth for this building site. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building permit issuance.

Part 2: Exceptions

Application of this exemption, as all categorical exemptions, is limited by the factors described in CEQA Guidelines Section 15300.2. None of these exceptions apply, as described in the discussion below.

1. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

- a. This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6 or 11. Since the project qualifies as a Class 32 Urban Infill exemption, this criterion is not applicable.

2. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

- a. The effects of the project would generally be beneficial, since the project helps to fulfill the vision of the Carmel General Plan and Housing Element to increase housing opportunities, and revitalize a construction site that has been stagnant for over three years. Potential construction impacts would be temporary and confined to the vicinity of the project; moreover, potential impacts would be subject to local, regional, and State regulations to reduce effects during construction. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

3. *Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

- a. The proposed project would not result in any significant impacts due to unusual circumstances. The proposed project does not request a variance and remains in context and consistent with the existing conditions in the downtown area, General Plan policies, and zoning requirements, all of which supports mixed-use development.

4. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

- a. The proposed project is not located within a highway officially designated as a state scenic highway.

5. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

- a. The project site is not known to contain hazardous materials and is not on the Cortese list.

6. *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

- a. The project site has not been listed in, or determined to be eligible for listing in, the National Register of Historic Places, California Register of Historical Resources, or the Carmel Inventory or Register of Historic Resources. Therefore, the project would not cause a substantial adverse change in significance of a historical resource.

Conclusion

Based on the evidence provided above, the proposed project would not result in any significant environmental impacts. The proposed project qualifies for a Categorical Exemption under CEQA as it meets the conditions described in Article 19, Section 15332, Class 32, In-fill Development Projects, and none of the exceptions listed in CEQA Guidelines Section 15300.2 are applicable.



Ulrika Plaza Design Narrative

Esperanza Carmel and Wald Ruhnke & Dost Architects are pleased to resubmit a revised design proposal for the Ulrika Plaza project in response to a wide range of input from the community, city staff, and Planning Commission members during the project's previous public hearings.

The redesign placed a strong emphasis on minimizing the project's mass and scale. We broke up the project into four smaller and distinct buildings which reduces the overall bulk and adds greater variety to the streetscape. Two of the residential apartments have been relocated to the ground floor, to further decrease the project's mass at the upper levels. Additionally, each building's facade is designed with a two-story frontage while mezzanine levels for each building are strategically placed in the rear. Together, these approaches work to dramatically reduce overall mass and visual impacts at the street level, and help the project fit the scale of the neighborhood context. Each building is connected by an intimately scaled exterior walkway that leads to 5th Avenue, Dolores Street, and the Pocket commercial complex on Lincoln Street. A hidden courtyard located in the rear of the site echoes many of the similarly hidden courtyards found elsewhere in the village.

The guiding principle for the project's architectural design is to synthesize various building styles evocative of Carmel's unique charm. The project is, indeed, an

intertwined yet harmonious blend of four such styles: Contemporary; Craftsman; Spanish Colonial Revival; and Tudor Revival. The resulting project fuses these styles as an expression of the eclectic nature of Carmel's downtown and residential building typologies.

Building 1, for example, reflects Carmel's few but significant non-traditional buildings that break away from well-known 'period-styles' and customary historical norms. The village has a rich history of embracing the work of distinctive, innovative buildings by such eminent masters as Frank Wynkoop, Olaf Dahlstrand, John Thodos, and Frank Lloyd Wright; Building 1 can be considered as an homage to these trail breaking designers by implementing their shared non-conformist design ethos in the creation of unique, often breathtaking spaces. The minimal sleek lines and use of natural materials at Building 1, as well as its voluminous interiors, liberates the structure from formulaic designs and highlights the creative freedom brought forth by progress and innovation--the hallmarks of contemporary architecture.

Building 2 captures the spirit of Carmel during its first boom years of the early 20th century when many of the village's domestic structures were constructed in the modest bungalow or Craftsman style. Building 2 incorporates the most essential components of the Craftsmen movement with such distinguishing features as ribbon-course cedar shingle siding, cedar roofing, natural stone accents, hand-troweled stucco walls, extensive gable overhangs, exposed rafter tails, wood brackets and pillars, grouped-together sash windows with patterned panes, and an earth-toned color palette.

Building 3 acknowledges Carmel's rich legacy of exquisite Spanish Colonial Revival buildings with a thoughtfully designed example of this much lauded period style. Building 3 is gracefully massed with low-pitched roofs and minimal eaves, while its asymmetrical composition expresses the informality typified by many early 20th century examples of this quintessentially Californian architectural style. Genuine terra-cotta clay barrel tile roofs adorn a prodigious use of hand-troweled stucco

wall surfaces, accentuated by casement windows, wooden balconies, an arcade, a towering chimney, and cast stone and ceramic tile embellishments.

Carmel is often associated with its enchanting Comstock fairytale cottages which, in many cases, are essentially cartoonish renditions of a Tudor Revival aesthetic. For Building 4, we opted to forgo any semblance of a fantasy-inspired approach and instead gleaned inspiration from the cottages' Tudor-derived design roots. Aside from the storybook cottages, Carmel is also home to several noteworthy and beautifully hand-crafted Tudor Revival structures that also contribute to the old-world charm of the village and form the basis for Building 4's design vision. Character-defining elements of Tudor Revival are represented in Building 4's use of hand-hewn, dark brown stained half-timbered trim, asymmetrical forms, multiple gables and steeply pitched roofs with genuine flat clay tiles, herringbone clay brick infills, tall, multi-pane windows, Tudor pointed cast-stone arches, and overhangs with decorative supports.

The four buildings that make up Ulrika Plaza will all be constructed with premium materials. The ground floor commercial spaces at each building include hand-crafted mahogany door and storefront windows. Natural materials are used for all the roofs, including two types of genuine clay tile, cedar shingles, and vegetative green roofs. Exterior materials are of equal high-quality: the project proposes a mix of stone veneer, clay herringbone brick, hand-troweled stucco, and ribbon course cedar shingles. Paving materials are composed of cobbles and flagstone. Amenities include an outdoor eating area and a natural stone-faced fountain in the courtyard, and a vibrant landscape palette that enhances the experience for pedestrians and residents. Additionally, each of the twelve apartments contains ample private usable open space.

Ulrika Plaza's previous public hearings brought forth many concerns, and we embarked upon an arduous, comprehensive, and responsive redesign as a result. By breaking the project into four distinct structures, the massing and scale of the project has significantly decreased. The intimate passageways between the

buildings lead pedestrians into a hidden courtyard, much like the secret paseos in other parts of the village. Additionally, all four buildings have a deliberate and careful attention to detail. Exhaustive research authenticating the project's character-defining forms and features was performed to complement the old-world allure of Carmel and to avoid an unworthy outcome of an ersatz nature.

Carmel deserves no less than a landmark project, conceived with the same spirit and finesse that has shaped the village's eclectic, quaint, and appealing charm.

Esperanza Carmel and Wald Ruhnke & Dost Architects have worked diligently at improving the design for Ulrika Plaza, and we look forward to gaining the support of the community and the Planning Commission through our latest efforts.

Keith Higgins

Traffic Engineer

May 17, 2023

Ryan Aeschliman
Development Director
Esperanza Carmel
7th Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93923

Re: Ulrika Plaza Trip Generation and Vehicle-Miles-Traveled Study Update, Carmel-by-the-Sea, California

Dear Ryan,

Per your request, this is an update of the traffic study submitted to Seth Eddy dated March 4, 2022, for the proposed Ulrika Plaza (Project), which is included as **Attachment A**. Based on the site plan dated May 12, 2023, the Current Project includes 12 apartments, 9,000 net square feet (11,777 gross square feet) of retail shops and a fast casual restaurant with a total of 948 net square feet of floor plus about 500 square feet of outdoor seating area for a total of 1,761 gross square feet of floor are (including about 313 square feet of basement storage space). **Table 1** provides a summary comparing the current project size to the Project Site Plan dated February 22, 2022, analyzed in the March 4, 2022 Study.

Project Component	Current Project (5.12. 2023 Site Plan)	Previous Project (2.22.2022 Site Plan)	Difference
1. Apartments	12 Units	12 Units	0 (No change)
2. Shops	11,777 Gross S.F.	10,612 Gross S.F.	+1,165 Gross S.F.
3. Fast Casual Dining	1,761 Gross S.F.	1,836 Gross S.F.	-75 Gross S.F.
4. Retail Total (Shops+Dining)	13,538 Gross S.F.	12,448 Gross S.F.	+1,090 Gross S.F.

Table 1 – Comparison of Current and Previous Project Descriptions

A. PROJECT TRIP GENERATION

Attachment B provides a tabular summary of the traffic anticipated to be generated by each component of the current Project, which is based on the same trip generation data and assumptions as the March 4, 2022 Study.

The current Project will generate about 493 more gross daily trips including about 20 AM peak hour trips and 53 PM peak hour trips than the previous use. Its increase in net trips above the is estimated to total about 329 daily trips with 14 in the AM peak hour and 34 in the PM peak hour. This is a gross trip generation increase of about 67 daily trips, 4 AM peak hour trips and 7 PM peak hour trips than expected from the February 22, 2022 Project proposal. It is a net increase of about 45 daily trips, 3 AM peak hour trips and 5 PM peak hour trips than expected from the February 22, 2022 Project proposal.

Ryan Aeschliman
May 17, 2023

The Current Project increases above the Previous Project are imperceptible and will not result in a change in traffic operations in the Project vicinity.

B. PROJECT VEHICLE-MILES-TRAVELED

The vehicle-miles-travelled (VMT) policies and guidelines discussed in the March 4, 2022 Study still apply to the Current Project.

1. Multi-Family Housing
 - a. Residential Significance Criterion - The OPR Guidelines, page 12, states, "Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.
 - b. Residential VMT Analysis – The Current Project still includes a total of 12 multi-family housing units and are still estimated to generate about 81 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will continue to have a less-than-significant VMT impact.
2. Retail Uses (Variety Stores and Restaurant)
 - a. The retail component of the Project will include a total gross floor area of about 13,538 square feet. The overall floor area will continue to be far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT impact. The types of uses anticipated in the Project will serve local clientele and visitors. The retail component of the Project will have a less-than-significant VMT impact.

C. SUMMARY AND CONCLUSION

The Current Project will have the same number of apartments and about 1,090 additional gross square feet of retail space. This will result in an imperceptible increase in traffic and associated effect on traffic operations above the trips estimated for the Previous Project. The Current Project will essentially have the same insignificant impact on VMT as predicted in the attached March 4, 2022 Study. The detailed discussion in the March 4, 2022 Study still applies to the Current Project.

If you have any questions regarding this analysis or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you.

Respectfully submitted,



Keith B. Higgins, PE, TE
Attachments

Keith Higgins

Traffic Engineer

March 4, 2022

Seth Eddy
Project Manager
Esperanza Carmel
7th Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93923

Re: Ulrika Plaza Trip Generation and Vehicle-Miles-Traveled Study, Carmel-by-the-Sea, California

Dear Seth,

Per your request, this is a traffic study for the proposed Ulrika Plaza (Project), located at the southwest corner of the 5th Avenue & Dolores Street intersection in Carmel-by-the-Sea, California (City). The current site plan is provided in **Attachment A**, which includes the Project's underground parking and ancillary facilities plan, first floor plan indicating floor areas for the 15 proposed commercial spaces and plans of the upper two floors.

This study focuses on Project trip generation, which was specifically requested by the City. Trip generation is estimated for the proposed project based on trip generation rates in the ITE Manual. The ITE Manual is the standard source of trip generation data used throughout the traffic engineering and transportation planning industry.

The Project is proposed to include the following.

1. First Floor - 8,943 net square feet of commercial floor area on the first floor. It is assumed that Commercial Unit 4, which includes 1,000 square feet of net floor area, will be a fast casual restaurant. The outdoor seating area on the first floor measures about 500 square feet. As a worst-case assumption, this is included as a part of the restaurant for a total net floor area of 1,500 square feet.

In addition, restrooms, storage, hallway, stairwell, mechanical and electrical spaces totaling about 3,050 square feet of floor area is provided in the east side of the basement to support first floor commercial uses. This space is assumed to be used proportionally by each of the commercial units, based on square footage. This space is then added to the net floor area for an equivalent gross floor area of 12,448 square feet, 10,612 square feet of which is considered Variety Store and 1,836 gross square feet is considered restaurant. These floor areas are used because trip generation rates in the "Trip Generation Manual," Institute of Transportation Engineers, 11th Edition, 2021 (ITE Manual) are based on gross, not net, floor area.

Seth Eddy
March 4, 2022

2. Upper Two Floors - A total of 12 apartments are proposed on the upper two floors. An additional approximately 6,800 square feet of storage and ancillary space is provided in the basement adjacent to the underground parking to support these residential uses. This floor area will not generate traffic in addition to what is expected from the apartments because standard trip generation rates account for residential storage area.

The Project site is currently vacant with the exception of a partially constructed underground parking. According to Google Earth historic aerials, the site was occupied as recently as 2017. An estimate of trip generation from this recent land use is also provided for comparative purposes.

Although the City has apparently not requested it at this time, a Vehicle-Miles-Traveled (VMT) evaluation is included as well, which is required per the latest California Environmental Quality Act (CEQA) regulations.

A. PROJECT TRIP GENERATION

Attachment B provides a tabular summary of the traffic anticipated to be generated by each component of the Project, as summarized in the following discussion.

1. Multi-family Housing - The multi-family housing component of the Project will generate a total of about 81 daily trips with 5 during the AM peak hour and 6 during the PM peak hour. An internal trip allowance of 10% is applied to the residential component of the Project because a portion of the Project will offer on-site residential trip attractions such as retail and food service. The net residential trip generation estimate includes about 73 daily trips with 4 during the AM peak hour and 5 during the PM peak hour.
2. Retail Commercial - The Project's retail spaces, which are assumed to include Units 1 through 3 and 5 through 15, will generate about 676 gross daily trips with 32 during the AM peak hour and 71 during the PM peak hour. According to the "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, an average of about 34% of retail trips are captured from traffic already passing the Project to and from a primary destination. The resulting net trips represent the increase in traffic on the nearby street system and will total about 446 daily trips with 21 during the AM peak hour and 47 during the PM peak hour.
3. Restaurant - A Restaurant is assumed to occupy Unit 4 and is expected to generate about 178 gross daily trips with 3 during the AM peak hour and 23 during the PM peak hour. According to the "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, an average of about 43% of fast casual/high turnover sit-down restaurant trips are captured from traffic already passing the Project. The Restaurant net trip generation is therefore estimated to total about 101 daily trips with 2 during the AM peak hour and 13 during the PM peak hour.

Seth Eddy
March 4, 2022

4. The entire Project is expected to generate a gross total of about 935 daily trips with 40 during the AM peak hour and 100 during the PM peak hour. The net increase in traffic on the nearby street system is expected to total about 620 daily trips with 27 during the AM peak hour and 65 during the PM peak hour.

The above estimates are likely to be conservative. The Project's net increase in traffic on the nearby streets in greater downtown Carmel is likely to be much less. This is because the Project's location is conducive to walking to and from nearby residential areas and complementary commercial and employment uses in downtown Carmel. The "Trip Generation Handbook," Institute of Transportation Engineers, 3rd Edition, September 2017, Chapter 7, Trip Generation for Urban Infill/Redevelopment, page 65, recognizes this. It states, "The current *Trip Generation Manual* data volumes do not reflect trip generation at urban infill sites. Redevelopment in built out areas and new development in areas that are almost fully built out often results in fewer vehicle trips generated than would result in suburban and outlying locations. These effects may be the result of modal shifts:

- More walking (because of closer proximity of complementary uses).
- More transit ridership (because of convenient, frequent transit service).
- More bicycling (because of bicycle facilities that improve safety or reduce travel time).
- Higher vehicle occupancy (because of more carpooling that results from overall traffic congestion, preferential treatments along roadway network, or parking pricing-or limited parking supply)."

Most of the above characteristics are present in downtown Carmel and therefore applicable to this project.

Finally, the Project site was occupied by a commercial project that was removed from the site in 2017. That project is conservatively estimated to include the equivalent of about 8,000 square feet of variety store floor area. It would have generated about 509 gross daily trips with 24 during the AM peak hour and 54 during the PM peak hour. Its net trip generation is estimated to total about 336 daily trips with 16 during the AM peak hour and 36 during the PM peak hour assuming a typical pass-by trip rate of 34%.

The current Project will generate about 426 more gross daily trips including about 16 AM peak hour trips and 46 PM peak hour trips than the previous use. Its increase in net trips is estimated to total about 284 daily trips with 11 in the AM peak hour and 29 in the PM peak hour.

B. PROJECT VEHICLE-MILES-TRAVELED

As required by California SB 743, vehicle-miles-travelled (VMT) has recently replaced level of service in the evaluation of environmental impacts under CEQA. Carmel-by-the-Sea has not adopted a VMT policy which would include a methodology for performing this analysis. This analysis is therefore based on the "Technical Advisory on Evaluating Transportation Impacts in CEQA," State of California Governor's Office of Planning and Research, December 2018 (OPR Guidelines), which provides implementation guidance for SB 743 for evaluating development proposals. This is consistent with the policies adopted

Seth Eddy
March 4, 2022

by other nearby agencies including the City of Monterey, Santa Cruz County, and Caltrans. Monterey County is in the process of adopting a VMT policy and evaluation methodology nearly identical to these other agencies.

The OPR Guidelines include criteria for determining if development proposals will require further VMT analysis or if the proposal is below significance thresholds and exempt from additional analysis. The OPR Guidelines, page 17, states, “Lead agencies can evaluate each component of a mixed-use project independently and apply the significance threshold for each project type included (e.g., residential and retail). Alternatively, a lead agency may consider only the project’s dominant use. In the analysis of each use, a project should take credit for internal capture. Combining different land uses and applying one threshold to those land uses may result in an inaccurate impact assessment.” The two main components of the project, residential and commercial (retail), are therefore analyzed separately, as described below.

1. Multi-Family Housing

- a. Residential Significance Criterion - The OPR Guidelines, page 12, states, “Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.
- b. Residential VMT Analysis - The 12 multi-family housing units are estimated to generate about 81 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will have a less-than-significant VMT impact.

2. Retail Uses (Variety Stores and Restaurant)

- a. Retail Significance Criterion - The OPR Guidelines, pages 16-17, states, “Many cities and counties define local-serving and regional-serving retail in their zoning codes. Lead agencies may refer to those local definitions when available, but should also consider any project-specific information, such as market studies or economic impacts analyses that might bear on customers’ travel behavior. Because lead agencies will best understand their own communities and the likely travel behaviors of future project users, they are likely in the best position to decide when a project will likely be local-serving. Generally, however, retail development including stores larger than 50,000 square feet might be considered regional-serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT.”
- b. Retail VMT Analysis – The retail component of the Project will include a total 8,943 net square feet of floor area with up to 15 separate units, which corresponds with a gross floor area of about 12,448 square feet. The overall floor area is far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT

Seth Eddy
March 4, 2022

impact. The types of uses anticipated in the Project will serve local clientele and visitors.
The retail component of the Project will have a less-than-significant VMT impact.

If you have any questions regarding this analysis or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you.

Respectfully submitted,

Keith Higgins

Keith B. Higgins, PE, TE
Attachments

Attachment A
Project Floor Plans and Floor Area Tabulations

Attachment 4

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93921
A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013

PRINT DATE:
PLOT DATE: 2/22/2022

DRAWN BY: SC

CHECKED BY: PS

SET ISSUED:

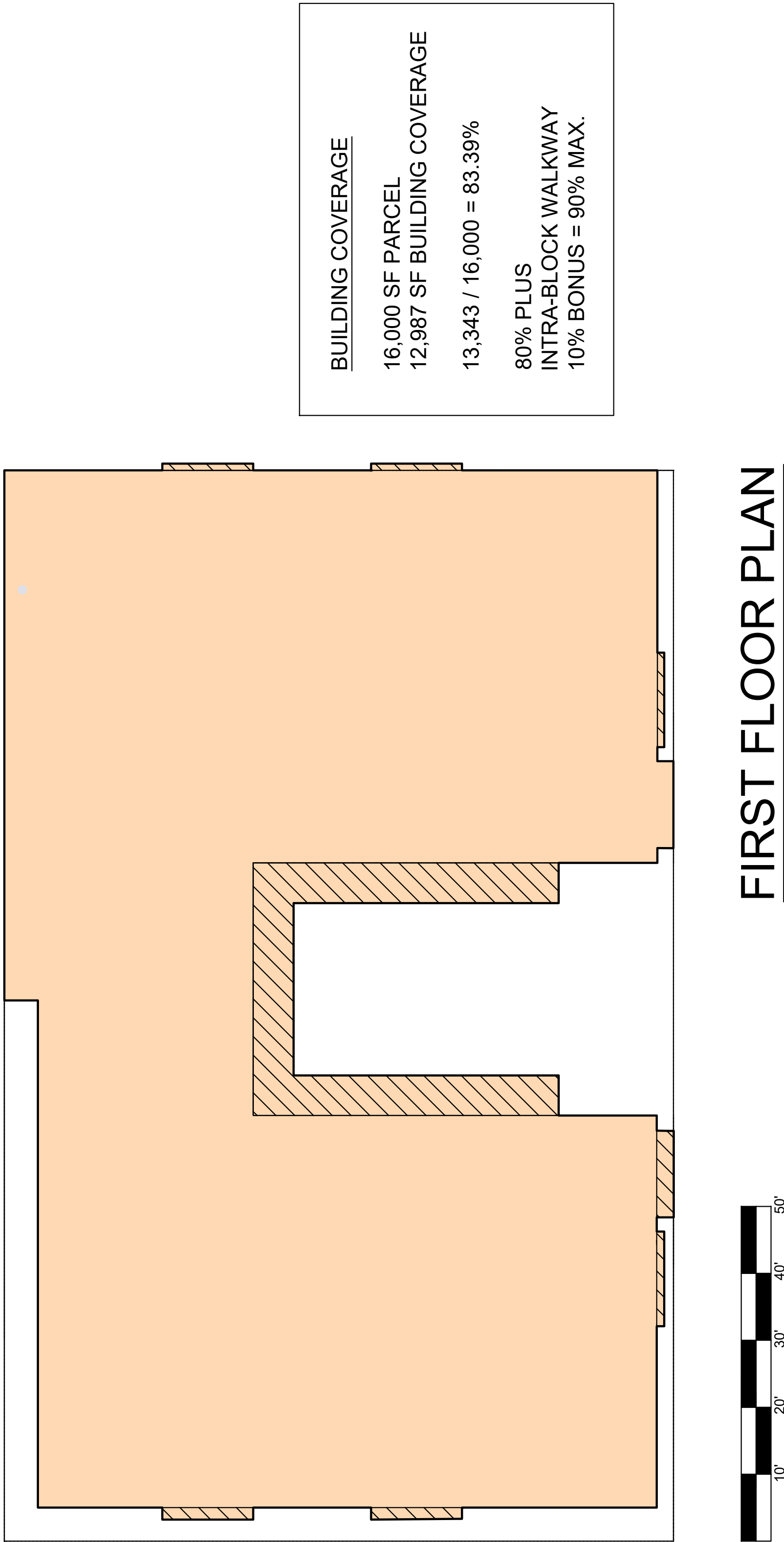
PLANNING SUBMITTAL 03.10.21

SHEET NAME:
BUILDING
COVERAGE
DIAGRAM

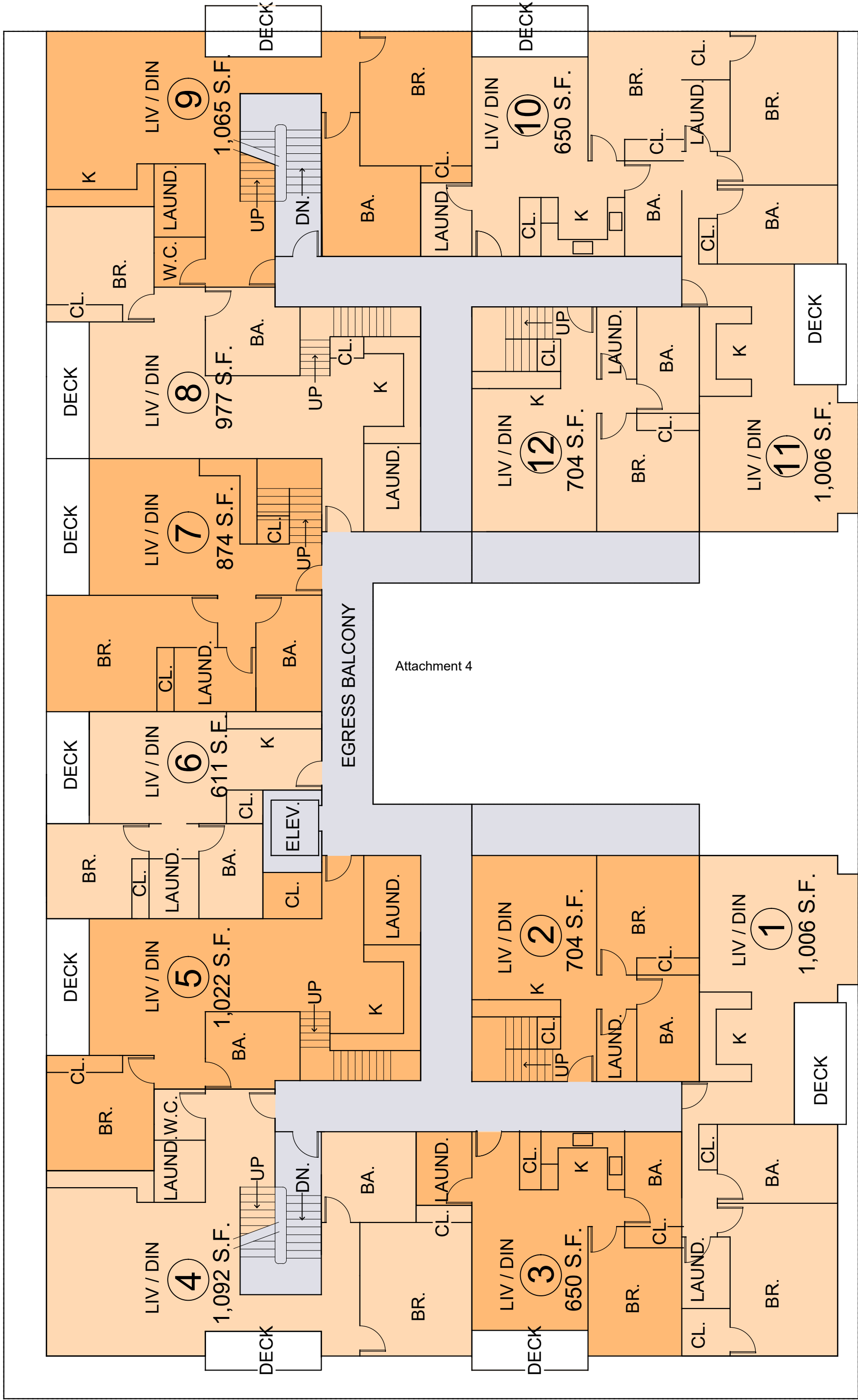
SHEET NO.:

A002

FILE NAME: 2013-A002

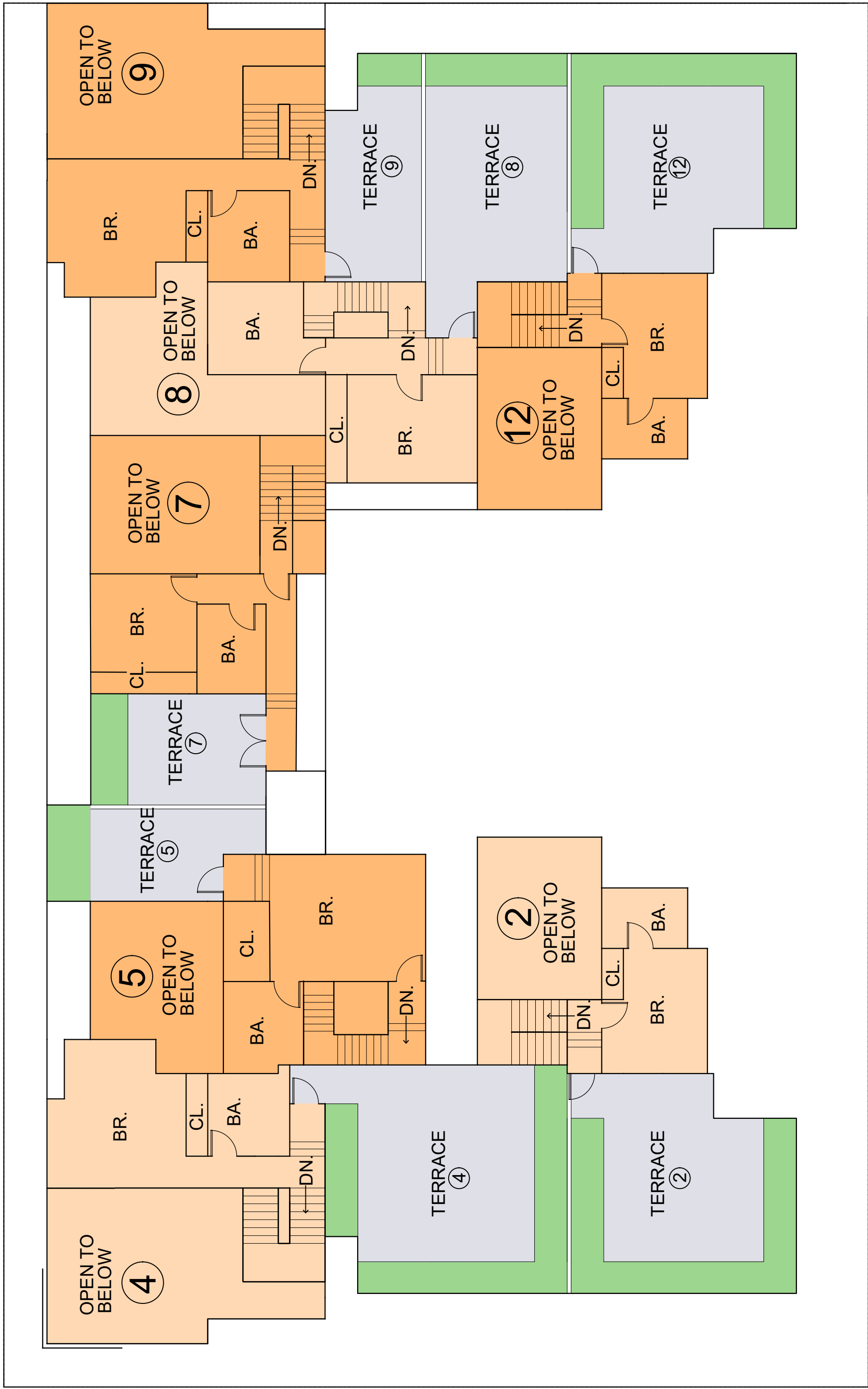
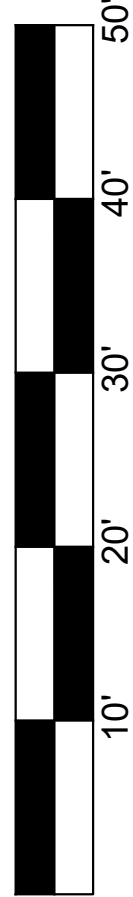


BUILDING COVERAGE DIAGRAM
SCALE:



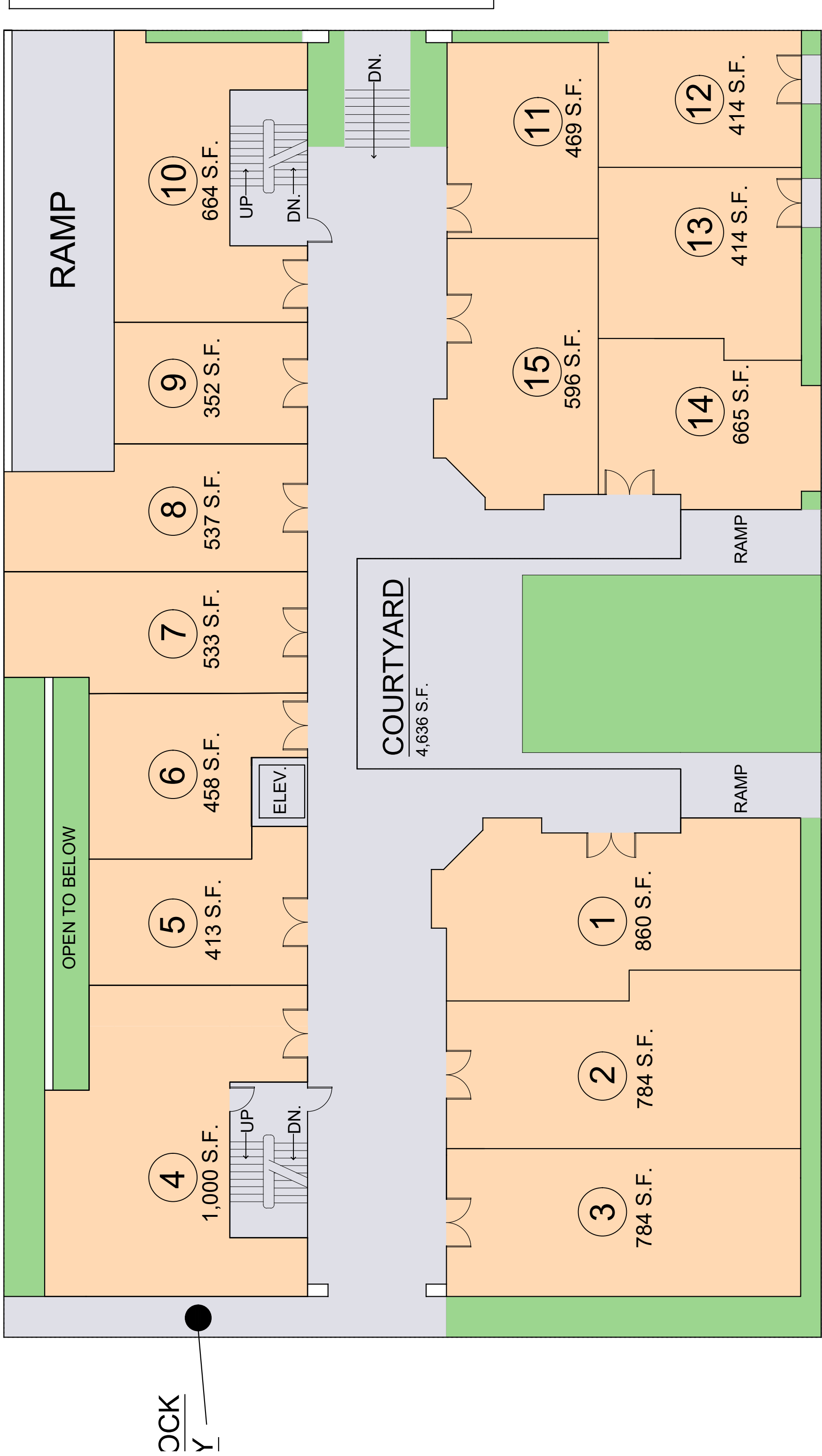
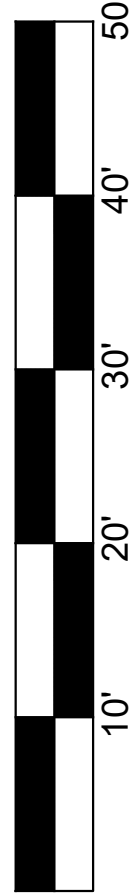
SECOND FLOOR PLAN

11,501 S.F.



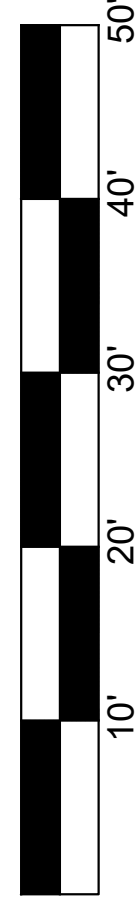
MEZZANINE PLAN

2,756 S.F.



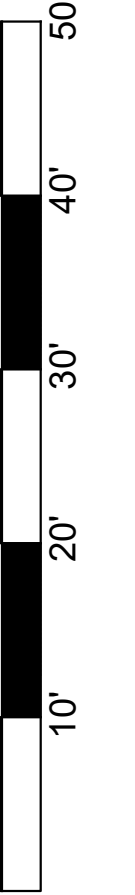
FIRST FLOOR PLAN

8,943 S.F.



BASEMENT PLAN

15,241 S.F.



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
A.P.N. NO.: 010-138-021-000, 010-138-003-000
CARMEL-BY-THE SEA, CA 93921

JOB NO.
20013

PRINT DATE:
2/22/2022

PLOT DATE:
2/22/2022

DRAWN BY:
SC

CHECKED BY:
PS

SET ISSUED:

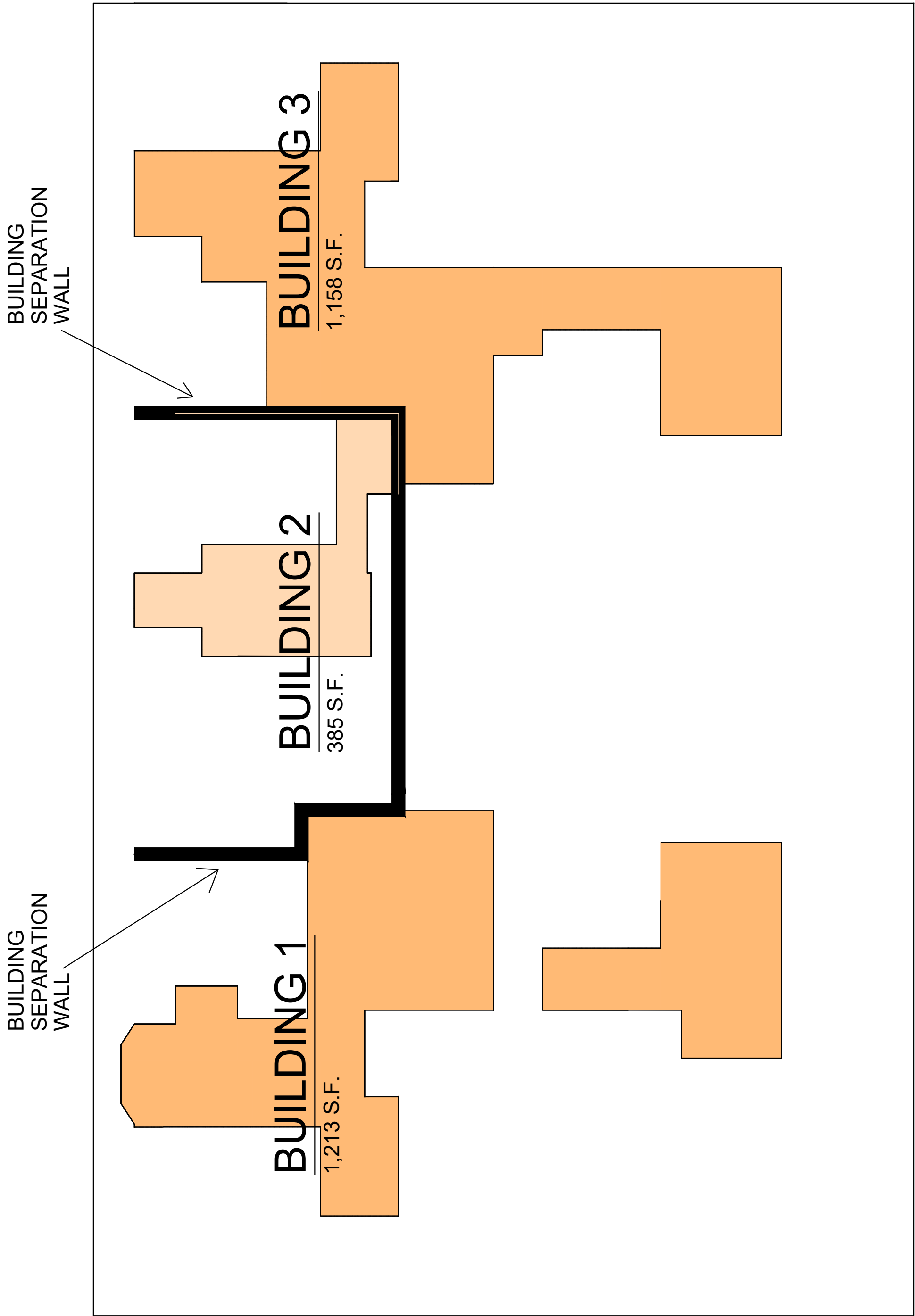
PLANNING SUBMITTAL 03.10.21

SHEET NAME:
F.A.R.
COVERAGE
DIAGRAM

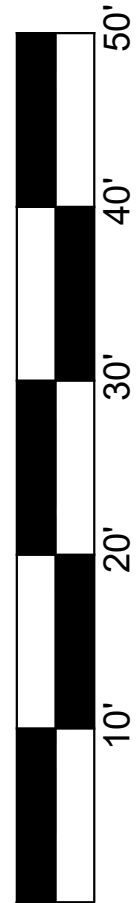
SHEET NO.:

A003

FILE NAME: 2001-A003



MEZZANINE PLAN



BUILDING AREAS		
BUILDING 1:	9,528 S.F.	
BUILDING 2:	3,398 S.F.	
BUILDING 3:	9,134 S.F.	

JOB NO. 20013

PRINT DATE: 2/22/2022

PLOT DATE: 2/22/2022

DRAWN BY: SC

CHECKED BY: PS

SET ISSUED:

PLANNING SUBMITTAL 03.10.21

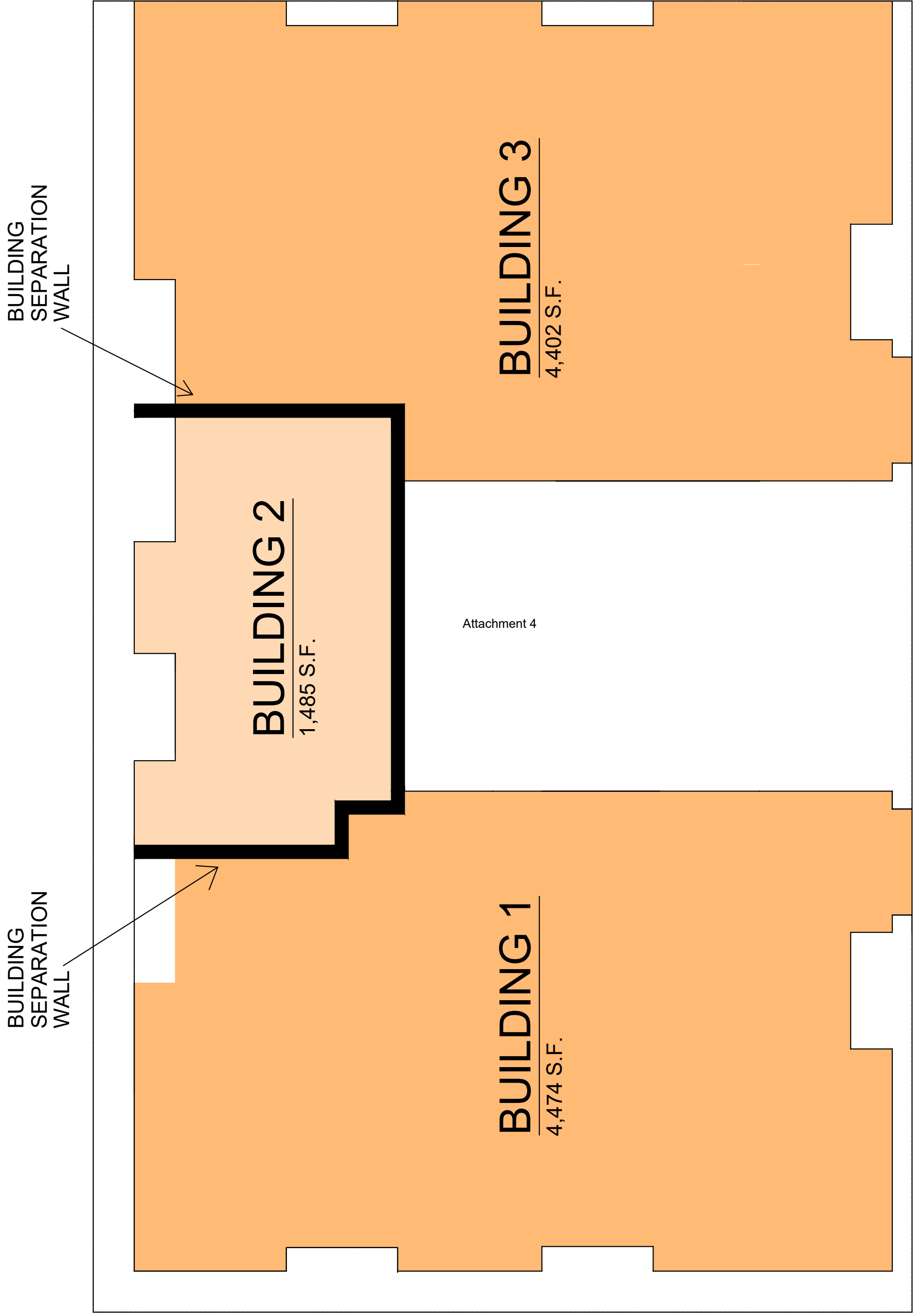
SHEET NAME:

BUILDING AREAS

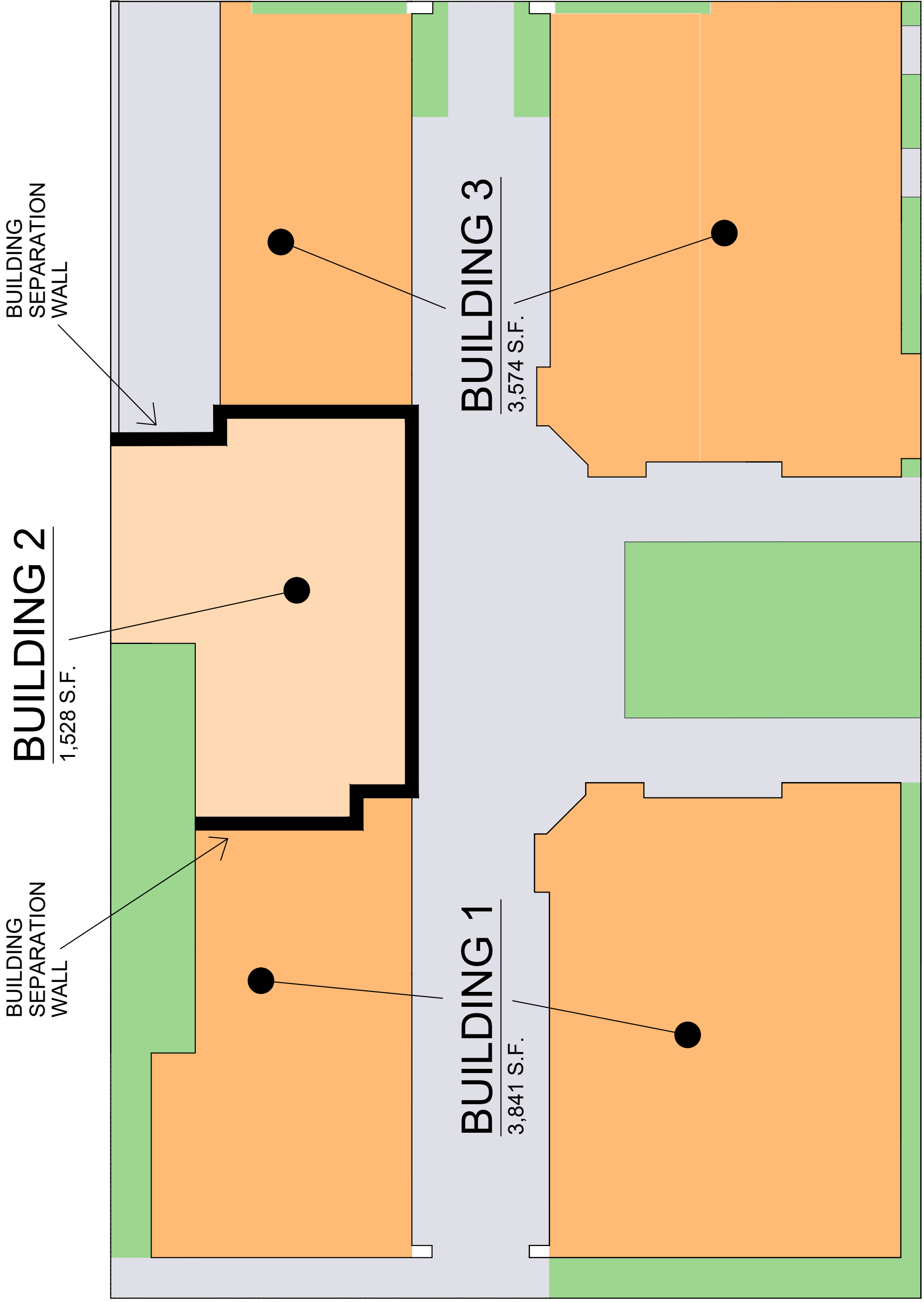
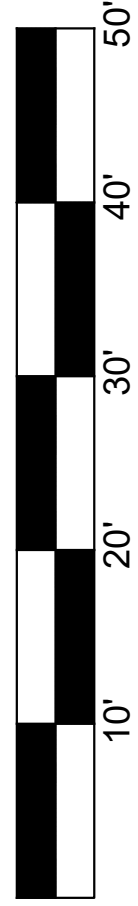
SHEET NO.:

A004

FILE NAME: 2001-A004



SECOND FLOOR PLAN



FIRST FLOOR PLAN



PROJECT TRIP GENERATION RATES										
Land Uses	ITE LAND USE CODE	DAILY TRIP RATE	WEEKDAY							
			AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
1. Multi-Family Housing (per dwelling unit)	220	6.74	0.40	6%	24%	76%	0.51	8%	63%	37%
2. Variety Store (per 1,000 sq. ft.)	814	63.66	3.04	5%	55%	45%	6.70	11%	51%	49%
3. Fast Casual Restaurant (1,000 sq. ft.)	930	97.14	1.43	11%	50%	50%	12.55	13%	55%	45%
4. Basement Storage Areas - Prorated to Variety Store and Restaurant	N.A.									

PROJECT TRIP GENERATION

Previous Use - Variety Store										
Variety Store Gross Trips	8,000 sq. ft.	509	24	5%	13	11	54	11%	28	26
Variety Store Net Trips (34% Passby)		336	16	5%	9	7	36	11%	18	17

Proposed Project - Commercial/Residential Mixed Use										
PROPOSED USES	PROJECT SIZE	WEEKDAY								
		DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
<u>1. Multi-Family Housing (per dwelling unit)</u>										
a. Gross Trips	12 Units	81	5	6%	1	4	6	7%	4	2
b. Net Trips (10% Internal)		73	4	5%	1	3	5	7%	3	2
<u>2. Variety Stores - Units 1-3 and 5-15</u>										
a. Net Floor Area	7,943 sq. ft.									
b. Prorated Basement Ancillary Area	2,669 sq. ft.									
c. Gross Floor Area - Gross Trips	10,612 sq. ft.	676	32	5%	18	14	71	11%	36	35
d. Gross Floor Area - Net Trips (34% Passby)		446	21	5%	12	9	47	11%	24	23
<u>3. Fast Casual Restaurant - Unit 4</u>										
a. Net Floor Area	1,000 sq. ft.									
b. Outdoor Seating Area Allowance	500 sq.ft.									
b. Prorated Basement Ancillary Area	336 sq. ft.									
c. Gross Floor Area - Gross Trips	1,836 sq. ft.	178	3	2%	2	1	23	13%	13	10
d. Gross Floor Area - Net Trips (43% Passby)		101	2	2%	1	1	13	13%	7	6
<u>Proposed Project Total</u>										
a. Gross Trips	12,448 sq. ft.	935	40	4%	21	19	100	11%	53	47
b. Net Trips		620	27	4%	14	13	65	10%	34	31
<u>Proposed Project Increase Above Recent Project</u>										
a. Gross Trips		426	16	4%	8	8	46	11%	25	21
b. Net Trips		284	11	4%	5	6	29	10%	16	14

Notes:

- Based on Project Site Plan dated February 22, 2022.
- Trip generation rates are referenced from "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021.
- Passby rates are referenced from "Trip Generation Handbook," Institute of Transportation Engineers (ITE), 3rd Edition, 2017.
- sq. ft. = square feet
- Basement Storage Area - Prorated and added to Variety Stores and Fast Casual Restaurant Indoor Space to estimate gross floor areas: 3,050 sq. ft.

ULRIKA PLAZA

Corner of 5th & Dolores St.
Carmel-By-The-Sea, CA 93921

PROJECT INFORMATION

PROJECT ADDRESS:	SW CORNER OF 5TH AVENUE & DOLORES ST. BLOCK 55, LOT: 1A
A.P.N.:	010-138-021-000, 010-138-003-000
ZONING:	SC - SERVICE COMMERCIAL DISTRICT
LOT SIZE:	16,000 SF (0.37 ACRES)
PROPOSED BUILDING AREA:	BASEMENT 15,292 SF BUILDING 1: 3,469 SF BUILDING 2: 4,909 SF BUILDING 3: 6,456 S.F. BUILDING 4: 7,609 S.F. TOTAL: 37,735 S.F.
BUILDING COVERAGE:	MAX. ALLOWABLE BUILDING COVERAGE 14,400 SF (80% OF LOT SIZE, BASED UPON COMPLIANCE WITH CORE COMMERCIAL DESIGN GUIDELINES)
	PROPOSED BUILDING COVERAGE 12,271 SF
PROJECT DESCRIPTION:	NEW MIXED-USE BUILDING WITH TWELVE (12) APARTMENT UNITS (FIVE (5) OF WHICH HAVE MEZZANINES), FOURTEEN (14) RETAIL SPACES AND TWENTY-EIGHT (28) UNDERGROUND CAR PARKING SPACES.
CONSTRUCTION:	TYPE VA SPRINKLERED
MAX. FLOOR AREA ALLOWED:	(16,000 SF x 1.35%) + (1,101' = 23,780 SF 10% INTRA-BLOCK WALKWAY BONUS
PROVIDED FLOOR AREA:	22,443 SF (EXCLUDES BASEMENT)
FLOOR AREA RATIO:	22,443 SF / 23,780 SF = 94.37%
OFF-STREET PARKING ANALYSIS:	12 STALLS
COMMERCIAL REQUIRED: 9,000 / 600 =	15 STALLS
TOTAL REQUIRED PARKING:	27 STALLS
TOTAL PROVIDED PARKING:	28 STALLS
COMPACT SPACES PERMITTED: 27 x 0.5 =	13 STALLS
COMPACT SPACES PROVIDED:	10 STALLS (8'-6" x 18')
STANDARD SPACES PROVIDED:	21 STALLS (9' X 19')
RESIDENTIAL VAN ACCESSIBLE SPACES REQUIRED:	1 STALL
RESIDENTIAL VAN ACCESSIBLE SPACES PROVIDED:	1 STALL (9' X 18')
NON-RESIDENTIAL VAN ACCESSIBLE SPACES REQUIRED:	1 STALL
NON-RESIDENTIAL VAN ACCESSIBLE SPACES PROVIDED:	1 STALL (9' X 8)
RESIDENTIAL EV CHARGING STATIONS REQUIRED:	0
RESIDENTIAL EV CHARGING STATIONS PROVIDED:	0
VAN ACCESSIBLE EV CHARGING STATIONS REQUIRED:	0
RESIDENTIAL EV CAPABLE CHARGING STATIONS REQUIRED: 10% x 12 = 2 STALLS	
RESIDENTIAL EV CAPABLE CHARGING STATIONS PROVIDED:	2 STALLS (9' X 18')
RESIDENTIAL EV READY CHARGING STATIONS REQUIRED: 25% x 12 = 4 STALLS	
RESIDENTIAL EV CAPABLE CHARGING STATIONS PROVIDED:	4 STALLS
NON-RESIDENTIAL EV CHARGING STATIONS REQUIRED:	0
NON-RESIDENTIAL EV CHARGING STATIONS PROVIDED:	0
NON-RESIDENTIAL EV CAPABLE CHARGING STATIONS REQUIRED:	4 STALLS
NON-RESIDENTIAL EV CAPABLE CHARGING STATIONS PROVIDED:	4 STALLS (9' X 18')

SHEET INDEX

SHT. #	SHEET TITLE
A001	COVER SHEET
SURVEY	TOPOGRAPHIC SURVEY AS-BUILT TOPOGRAPHIC SURVEY AS-BUILT
CIVIL	OFFSITE IMPROVEMENT PLAN
ARCHITECTURAL	
A100	SITE SURVEY
D100	SITE DEMOLITION PLAN
A200	BASEMENT FLOOR PLAN
A201	SITE & FIRST FLOOR PLAN
A201A	INTRA-BLOCK CONNECTION
A202	SECOND FLOOR PLAN
A203	MEZZANINE PLAN
A204	ROOF PLAN
A205	SITE PLAN DIMENSIONS
A206	SECOND FLOOR PLAN DIMENSIONS
A207	MEZZANINE FLOOR PLAN DIMENSIONS
A208	ROOF PLAN DIMENSIONS
A300	BUILDING COVERAGE DIAGRAM
A301	FLOOR AREA PLANS
A400	BUILDING 1 EXTERIOR ELEVATIONS
A401	BUILDING 2 EXTERIOR ELEVATIONS
A402	BUILDING 3 EXTERIOR ELEVATIONS
A403	BUILDING 4 EXTERIOR ELEVATIONS
A404	DOLORES STREET & FIFTH AVE. ELEVATIONS
A405	WEST & SOUTH ELEVATIONS
A406	COURTYARD WEST & NORTH ELEVATIONS
A407	COURTYARD EAST & SOUTH ELEVATIONS
A408	DOLORES STREET & FIFTH AVE. STREETSCAPE
A410	BUILDING 1 FINISH EXTERIOR ELEVATIONS
A411	BUILDING 2 FINISH EXTERIOR ELEVATIONS
A412	BUILDING 3 FINISH EXTERIOR ELEVATIONS
A413	BUILDING 4 FINISH EXTERIOR ELEVATIONS
A414	FINISH COMMON AREA SITE / FLOOR PLANS
A415	FINISH COMMON AREA SITE / FLOOR PLANS
ELECTRICAL	
E0.1	SYMBOL ABRV. NOTES & INDEX
E0.2	CALIFORNIA ENERGY COMPLIANCE TITLE 24 BLDG. EXT.
E2.1P	ELECTRICAL SITE PLAN, PHOTOMETRIC STUDY
LANDSCAPE	
L1.0	PRELIMINARY PLANTING PLAN
L1.1	SITE AMENITIES & CUT SHEETS
L1.2	TREE IMAGES
L1.3	PLANT IMAGES
L1.4	CONTAINER PLT PHOTOS

ABBREVIATIONS

LEGEND

SYMBOLS

PROJECT TEAM

GENERAL NOTES

&	AND	CONDITIONING	U.O.N.	UNLESS OTHERWISE NOTED
@	ANGLE	I.C.C.	UR	URINAL
AT	CENTERLINE	INTERNATIONAL CODE	V.I.F.	VERIFY IN FIELD
Ø	DIAMETER OR ROUND	ID.	W.	WEST/WIDTHWIDE
⊥	PERPENDICULAR	INCL.	W.	WITH
#	PROPERTY LINE	INSUL.	W.C.	WATER CLOSET
IN	FOUND OR NUMBER	INV.	WDW.	WINDOW
A.B.	ANCHOR BOLT	JAN.	WDW.	WATER HEATER
A.B.S.	ACRYLONITRILE BUTADIENE	JANIT.	WDW.	WOODWORK INSTITUTE
ABV.	ABOVE	JOST	WDW.	WITHOUT
AA	ASPHALTIC CONCRETE	JOINT	W.R.	WATER RESISTANT
AC	AIR CONDITIONING	JT.	WT.	WATER SCREW
ACOUS.	ACOUSTICAL	KIT.	W.W.M.	WELDED WIRE MESH
AD	ADJUSTABLE	L.A.M.		
A.F.F.	ABOVE FINISH FLOOR	LA.		
AGGR.	AGGREGATE	LOC.		
ALUM.	ALUMINUM	LOC.		
ANOD.	ANODIZED	LOC.		
A.P.A.	AMERICAN PLYWOOD	LOC.		
APPROX.	APPROXIMATE	LOC.		
ARCH.	ARCHITECTURAL	LOC.		
A.S.	ADJUSTABLE SHELF	LOC.		
BD.	BOARD	LOC.		
BIT.	BITUMINOUS	LOC.		
BLDG.	BUILDING	LOC.		
BL.	BLOCK	LOC.		
BLK.	BLOCKING	LOC.		
BM.	BENCH MARK	LOC.		
B.M.	BOTTOM	LOC.		
BTW.	BETWEEN	LOC.		
B.U.R.	BUILDUP ROOFING	LOC.		
B.W.	BOTH WAYS	LOC.		
CAB.	CABINET	LOC.		
C.B.C.	CATCH BASIN	LOC.		
C.B.C.	CALIFORNIA BUILDING CODE	LOC.		
C.B.C.	CEMENT	LOC.		
CER.	CERAMIC	LOC.		
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	LOC.		
C.F.	CUBIC FEET	LOC.		
C.I.	CAST IRON	LOC.		
C.I.	CONTROL JOINT	LOC.		
C.I.	CLOSET	LOC.		
C.I.G.	CELLING	LOC.		
CLKG.	CAULKING	LOC.		
C.M.U.	CONCRETE MASONRY UNIT	LOC.		
COL.	COLUMN	LOC.		
COMP.	COMPOSITION	LOC.		
CONN.	CONNECTION	LOC.		
CONSTR.	CONSTRUCTION	LOC.		
CONT.	CONTINUOUS	LOC.		
COR.	CORRUGATED	LOC.		
C.O.T.G.	CLEAN-OUT TO GRADE	LOC.		
CSMT.	CASEMENT	LOC.		
CSWK.	CASEWORK	LOC.		
C.T.	CERAMIC TILE	LOC.		
CTR.	COUNTER	LOC.		
C.TSK.	COUNTERSINK	LOC.		
C.Y.	CUBIC YARD	LOC.		

AND	CONDITIONING	U.O.N.	UNLESS OTHERWISE NOTED
AT	INTERNATIONAL CODE	V.I.F.	VERIFY IN FIELD
Ø	DIAMETER OR ROUND	ID.	INSIDE DIAMETER
⊥	PERPENDICULAR	INCL.	INCLUDED (INO)
#	PROPERTY LINE	INSUL.	INSULATED (INS)
IN	FOUND OR NUMBER	INV.	INTERIOR
A.B.	ANCHOR BOLT	JAN.	JANITOR
A.B.S.	ACRYLONITRILE BUTADIENE	JANIT.	JOIST HANGER
ABV.	ABOVE	JOST	JOINT
AA	ASPHALTIC CONCRETE	JT.	JOINT
AC	AIR CONDITIONING	KIT.	KITCHEN
ACOUS.	ACOUSTICAL	L.A.M.	LAMINATE
AD	ADJUSTABLE	LA.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LOC.	LOCATED (LOC)
AGGR.	AGGREGATE	LOC.	LOCATED (LOC)
ALUM.	ALUMINUM	LOC.	LOCATED (LOC)
ANOD.	ANODIZED	LOC.	LOCATED (LOC)
A.P.A.	AMERICAN PLYWOOD	LOC.	LOCATED (LOC)
APPROX.	APPROXIMATE	LOC.	LOCATED (LOC)
ARCH.	ARCHITECTURAL	LOC.	LOCATED (LOC)
A.S.	ADJUSTABLE SHELF	LOC.	LOCATED (LOC)
BD.	BOARD	LOC.	LOCATED (LOC)
BIT.	BITUMINOUS	LOC.	LOCATED (LOC)
BLDG.	BUILDING	LOC.	LOCATED (LOC)
BL.	BLOCK	LOC.	LOCATED (LOC)
BLK.	BLOCKING	LOC.	LOCATED (LOC)
BM.	BENCH MARK	LOC.	LOCATED (LOC)
B.M.	BOTTOM	LOC.	LOCATED (LOC)
BTW.	BETWEEN	LOC.	LOCATED (LOC)
B.U.R.	BUILDUP ROOFING	LOC.	LOCATED (LOC)
B.W.	BOTH WAYS	LOC.	LOCATED (LOC)
CAB.	CABINET	LOC.	LOCATED (LOC)
C.B.C.	CATCH BASIN	LOC.	LOCATED (LOC)
C.B.C.	CALIFORNIA BUILDING CODE	LOC.	LOCATED (LOC)
C.B.C.	CEMENT	LOC.	LOCATED (LOC)
CER.	CERAMIC	LOC.	LOCATED (LOC)
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	LOC.	LOCATED (LOC)
C.F.	CUBIC FEET	LOC.	LOCATED (LOC)
C.I.	CAST IRON	LOC.	LOCATED (LOC)
C.I.	CONTROL JOINT	LOC.	LOCATED (LOC)
C.I.	CLOSET	LOC.	LOCATED (LOC)
C.I.G.	CELLING	LOC.	LOCATED (LOC)
CLKG.	CAULKING	LOC.	LOCATED (LOC)
C.M.U.	CONCRETE MASONRY UNIT	LOC.	LOCATED (LOC)
COL.	COLUMN	LOC.	LOCATED (LOC)
COMP.	COMPOSITION	LOC.	LOCATED (LOC)
CONN.	CONNECTION	LOC.	LOCATED (LOC)
CONSTR.	CONSTRUCTION	LOC.	LOCATED (LOC)
CONT.	CONTINUOUS	LOC.	LOCATED (LOC)
COR.	CORRUGATED	LOC.	LOCATED (LOC)
C.O.T.G.	CLEAN-OUT TO GRADE	LOC.	LOCATED (LOC)
CSMT.	CASEMENT	LOC.	LOCATED (LOC)
CSWK.	CASEWORK	LOC.	LOCATED (LOC)
C.T.	CERAMIC TILE	LOC.	LOCATED (LOC)
CTR.	COUNTER	LOC.	LOCATED (LOC)
C.TSK.	COUNTERSINK	LOC.	LOCATED (LOC)
C.Y.	CUBIC YARD	LOC.	LOCATED (LOC)

AND	CONDITIONING	U.O.N.	UNLESS OTHERWISE NOTED
AT	INTERNATIONAL CODE	V.I.F.	VERIFY IN FIELD
Ø	DIAMETER OR ROUND	ID.	INSIDE DIAMETER
⊥	PERPENDICULAR	INCL.	INCLUDED (INO)
#	PROPERTY LINE	INSUL.	INSULATED (INS)
IN	FOUND OR NUMBER	INV.	INTERIOR
A.B.	ANCHOR BOLT	JAN.	JANITOR
A.B.S.	ACRYLONITRILE BUTADIENE	JANIT.	JOIST HANGER
ABV.	ABOVE	JOST	JOINT
AA	ASPHALTIC CONCRETE	JT.	JOINT
AC	AIR CONDITIONING	KIT.	KITCHEN
ACOUS.	ACOUSTICAL	L.A.M.	LAMINATE
AD	ADJUSTABLE	LA.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LOC.	LOCATED (LOC)
AGGR.	AGGREGATE	LOC.	LOCATED (LOC)
ALUM.	ALUMINUM	LOC.	LOCATED (LOC)
ANOD.	ANODIZED	LOC.	LOCATED (LOC)
A.P.A.	AMERICAN PLYWOOD	LOC.	LOCATED (LOC)
APPROX.	APPROXIMATE	LOC.	LOCATED (LOC)
ARCH.	ARCHITECTURAL	LOC.	LOCATED (LOC)
A.S.	ADJUSTABLE SHELF	LOC.	LOCATED (LOC)
BD.	BOARD	LOC.	LOCATED (LOC)
BIT.	BITUMINOUS	LOC.	LOCATED (LOC)
BLDG.	BUILDING	LOC.	LOCATED (LOC)
BL.	BLOCK	LOC.	LOCATED (LOC)
BLK.	BLOCKING	LOC.	LOCATED (LOC)
BM.	BENCH MARK	LOC.	LOCATED (LOC)
B.M.	BOTTOM	LOC.	LOCATED (LOC)
BTW.	BETWEEN	LOC.	LOCATED (LOC)
B.U.R.	BUILDUP ROOFING	LOC.	LOCATED (LOC)
B.W.	BOTH WAYS	LOC.	LOCATED (LOC)
CAB.	CABINET	LOC.	LOCATED (LOC)
C.B.C.	CATCH BASIN	LOC.	LOCATED (LOC)
C.B.C.	CALIFORNIA BUILDING CODE	LOC.	LOCATED (LOC)
C.B.C.	CEMENT	LOC.	LOCATED (LOC)
CER.	CERAMIC	LOC.	LOCATED (LOC)
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	LOC.	LOCATED (LOC)
C.F.	CUBIC FEET	LOC.	LOCATED (LOC)
C.I.	CAST IRON	LOC.	LOCATED (LOC)
C.I.	CONTROL JOINT	LOC.	LOCATED (LOC)
C.I.	CLOSET	LOC.	LOCATED (LOC)
C.I.G.	CELLING	LOC.	LOCATED (LOC)
CLKG.	CAULKING	LOC.	LOCATED (LOC)
C.M.U.	CONCRETE MASONRY UNIT	LOC.	LOCATED (LOC)
COL.	COLUMN	LOC.	LOCATED (LOC)
COMP.	COMPOSITION	LOC.	LOCATED (LOC)
CONN.	CONNECTION	LOC.	LOCATED (LOC)
CONSTR.	CONSTRUCTION	LOC.	LOCATED (LOC)
CONT.	CONTINUOUS	LOC.	LOCATED (LOC)
COR.	CORRUGATED	LOC.	LOCATED (LOC)
C.O.T.G.	CLEAN-OUT TO GRADE	LOC.	LOCATED (LOC)
CSMT.	CASEMENT	LOC.	LOCATED (LOC)
CSWK.	CASEWORK	LOC.	LOCATED (LOC)
C.T.	CERAMIC TILE	LOC.	LOCATED (LOC)
CTR.	COUNTER	LOC.	LOCATED (LOC)
C.TSK.	COUNTERSINK	LOC.	LOCATED (LOC)
C.Y.	CUBIC YARD	LOC.	LOCATED (LOC)

AND	CONDITIONING	U.O.N.	UNLESS OTHERWISE NOTED
AT	INTERNATIONAL CODE	V.I.F.	VERIFY IN FIELD
Ø	DIAMETER OR ROUND	ID.	INSIDE DIAMETER
⊥	PERPENDICULAR	INCL.	INCLUDED (INO)
#	PROPERTY LINE	INSUL.	INSULATED (INS)
IN	FOUND OR NUMBER	INV.	INTERIOR
A.B.	ANCHOR BOLT	JAN.	JANITOR
A.B.S.	ACRYLONITRILE BUTADIENE	JANIT.	JOIST HANGER
ABV.	ABOVE	JOST	JOINT
AA	ASPHALTIC CONCRETE	JT.	JOINT
AC	AIR CONDITIONING	KIT.	KITCHEN
ACOUS.	ACOUSTICAL	L.A.M.	LAMINATE
AD	ADJUSTABLE	LA.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LOC.	LOCATED (LOC)
AGGR.	AGGREGATE	LOC.	LOCATED (LOC)
ALUM.	ALUMINUM	LOC.	LOCATED (LOC)
ANOD.	ANODIZED	LOC.	LOCATED (LOC)
A.P.A.	AMERICAN PLYWOOD	LOC.	LOCATED (LOC)
APPROX.	APPROXIMATE	LOC.	LOCATED (LOC)
ARCH.	ARCHITECTURAL	LOC.	LOCATED (LOC)
A.S.	ADJUSTABLE SHELF	LOC.	LOCATED (LOC)
BD.	BOARD	LOC.	LOCATED (LOC)
BIT.	BITUMINOUS	LOC.	LOCATED (LOC)
BLDG.	BUILDING	LOC.	LOCATED (LOC)
BL.	BLOCK	LOC.	LOCATED (LOC)
BLK.	BLOCKING	LOC.	LOCATED (LOC)
BM.	BENCH MARK	LOC.	LOCATED (LOC)
B.M.	BOTTOM	LOC.	LOCATED (LOC)
BTW.	BETWEEN	LOC.	LOCATED (LOC)
B.U.R.	BUILDUP ROOFING	LOC.	LOCATED (LOC)
B.W.	BOTH WAYS	LOC.	LOCATED (LOC)
CAB.	CABINET	LOC.	LOCATED (LOC)
C.B.C.	CATCH BASIN	LOC.	LOCATED (LOC)
C.B.C.	CALIFORNIA BUILDING CODE	LOC.	LOCATED (LOC)
C.B.C.	CEMENT	LOC.	LOCATED (LOC)
CER.	CERAMIC	LOC.	LOCATED (LOC)
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	LOC.	LOCATED (LOC)
C.F.	CUBIC FEET	LOC.	LOCATED (LOC)
C.I.	CAST IRON	LOC.	LOCATED (LOC)
C.I.	CONTROL JOINT	LOC.	LOCATED (LOC)
C.I.	CLOSET	LOC.	LOCATED (LOC)
C.I.G.	CELLING	LOC.	LOCATED (LOC)
CLKG.	CAULKING	LOC.	LOCATED (LOC)
C.M.U.	CONCRETE MASONRY UNIT	LOC.	LOCATED (LOC)
COL.	COLUMN	LOC.	LOCATED (LOC)
COMP.	COMPOSITION	LOC.	LOCATED (LOC)
CONN.	CONNECTION	LOC.	LOCATED (LOC)
CONSTR.	CONSTRUCTION	LOC.	LOCATED (LOC)
CONT.	CONTINUOUS	LOC.	LOCATED (LOC)
COR.	CORRUGATED	LOC.	LOCATED (LOC)
C.O.T.G.	CLEAN-OUT TO GRADE	LOC.	LOCATED (LOC)
CSMT.	CASEMENT	LOC.	LOCATED (LOC)
CSWK.	CASEWORK	LOC.	LOCATED (LOC)
C.T.	CERAMIC TILE	LOC.	LOCATED (LOC)
CTR.	COUNTER	LOC.	LOCATED (LOC)
C.TSK.	COUNTERSINK	LOC.	LOCATED (LOC)
C.Y.	CUBIC YARD	LOC.	LOCATED (LOC)

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 708 OF THE CURRENT ADOPTED EDITION OF C.B.C.

AREA TABULATION



0 1 2 3
INCHES

ABBREVIATIONS

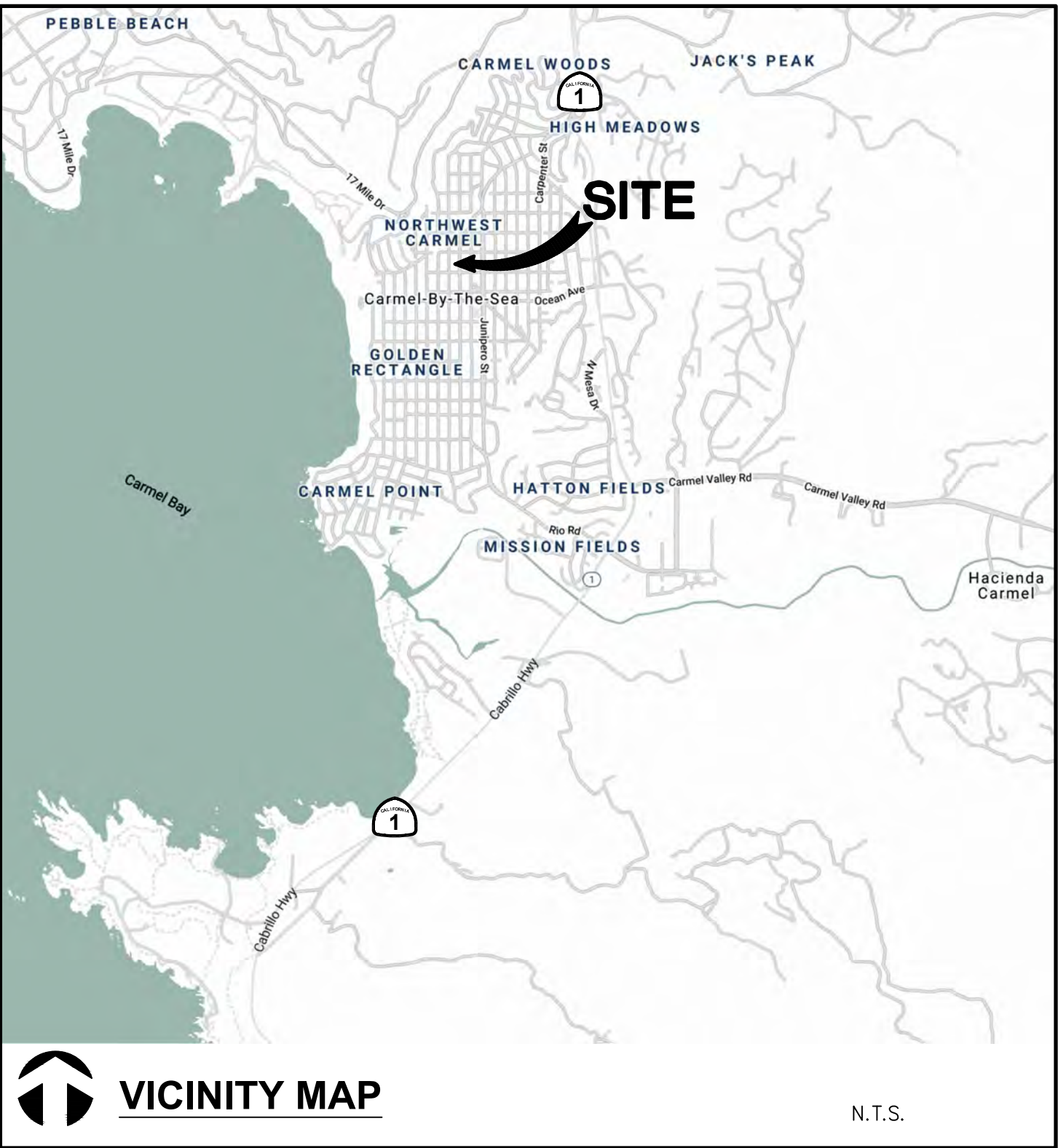
±	PLUS OR MINUS; APPROXIMATE
AC	ASPHALT
BLDG	BUILDING
BM	BENCHMARK
BSW	BACK OF SIDEWALK
CATV	CABLE TV
CHL	CHAIN LINK
CONC	CONCRETE
COMM	COMMUNICATION
CTR	CENTER
DIA	DIAMETER
DW	DRIVEWAY
EL	ELEVATION
ELEC	ELECTRIC
FNC	FENCE
FW	FACE OF WALL
GRT	GRATE
GV	GAS VALVE
HB	HOSE BIB
HV	HIGH VOLTAGE
INV	INVERT
OH	OVERHANG
SDCB	STORM DRAIN CATCH BASIN
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TELE	TELEPHONE
TEMP	TEMPORARY
TYP	TYPICAL
UNKN	UNKNOWN
VL	VAULT
W/I	WITHIN
WM	WATER METER
WV	WATER VALVE

LEGEND

	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	OLD PROPERTY LINE
	WALL
	SHORING WALL
	REBAR CAGES (UNFINISHED WALL)
	FENCE
	UTILITY VAULT, AS INDICATED
	CONCRETE
	BENCHMARK
	UNDERGROUND CURB DRAIN
	SEWER UTILITY LINE
	STORM DRAIN UTILITY LINE
	WATER UTILITY LINE
	GAS UTILITY LINE
	BUILDING EDGE
	BUILDING ROOF OVERHANG
	ASPHALT EDGE
	GROUND CONTOUR
	SPOT GRADE
	TOPO GRADE BREAK
	DRIPLINE

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON FEBRUARY 3 AND 11 OF 2021. ORTHORECTIFIED AERIAL IMAGERY WAS GATHERED ON FEBRUARY 11, 2021 USING AN UNMANNED AERIAL SYSTEM(UAS)
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. LOCAL BENCHMARK: FOUND MAG NAIL AND SHINER. ELEVATION: 99.95' (ASSUMED)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.



Attachment 5

ULRIKA PLAZA

Carmel, California

TOPOGRAPHIC SURVEY/AS-BUILT

APN 010-138-021 & -003

SUBMITAL / REVISION

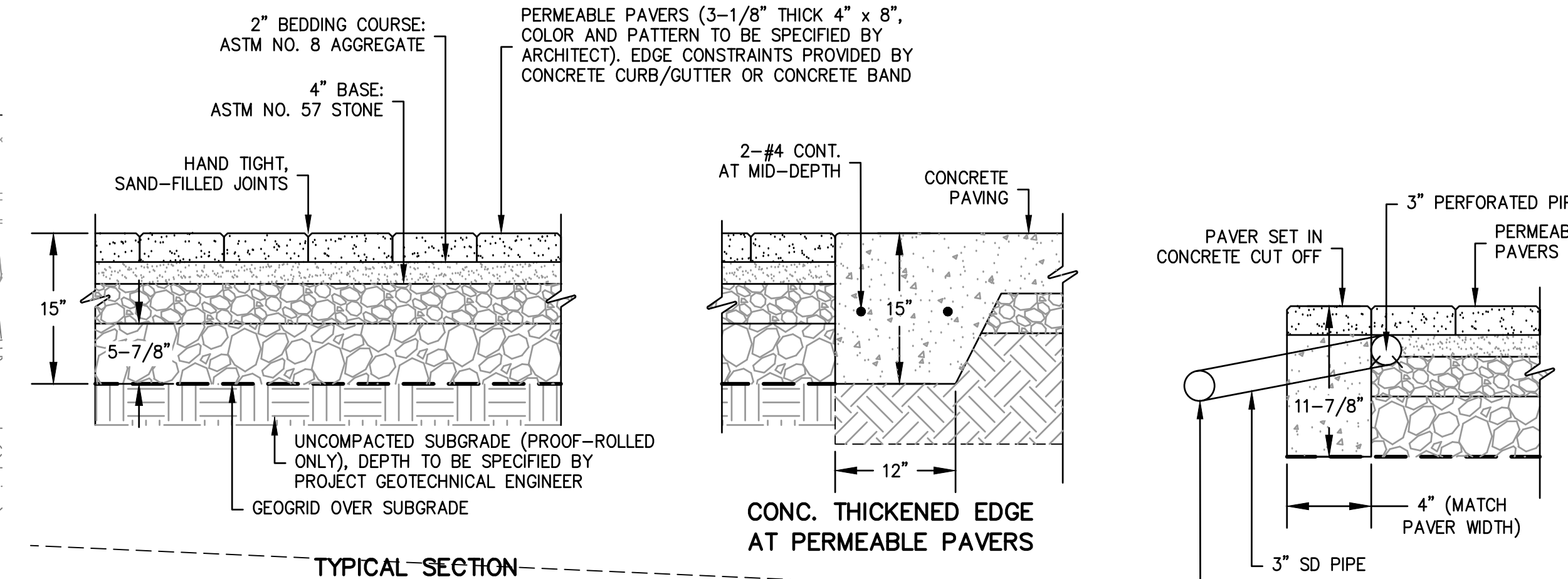
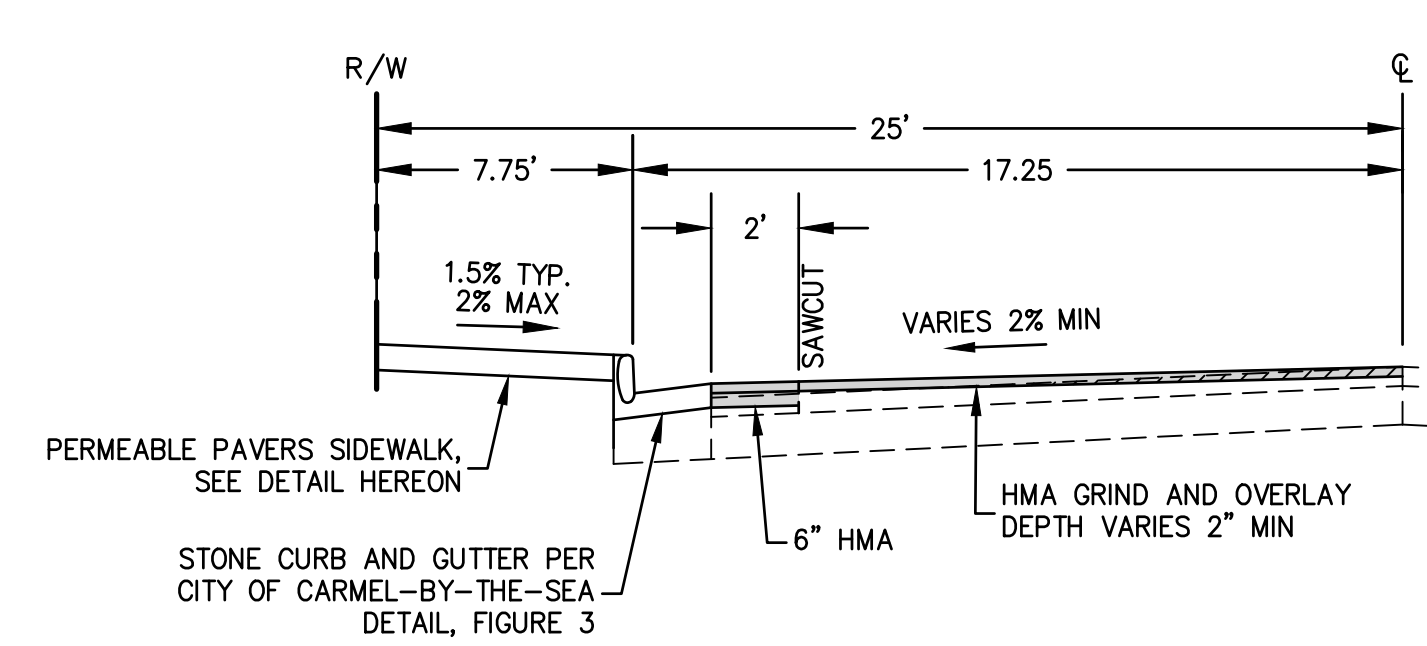
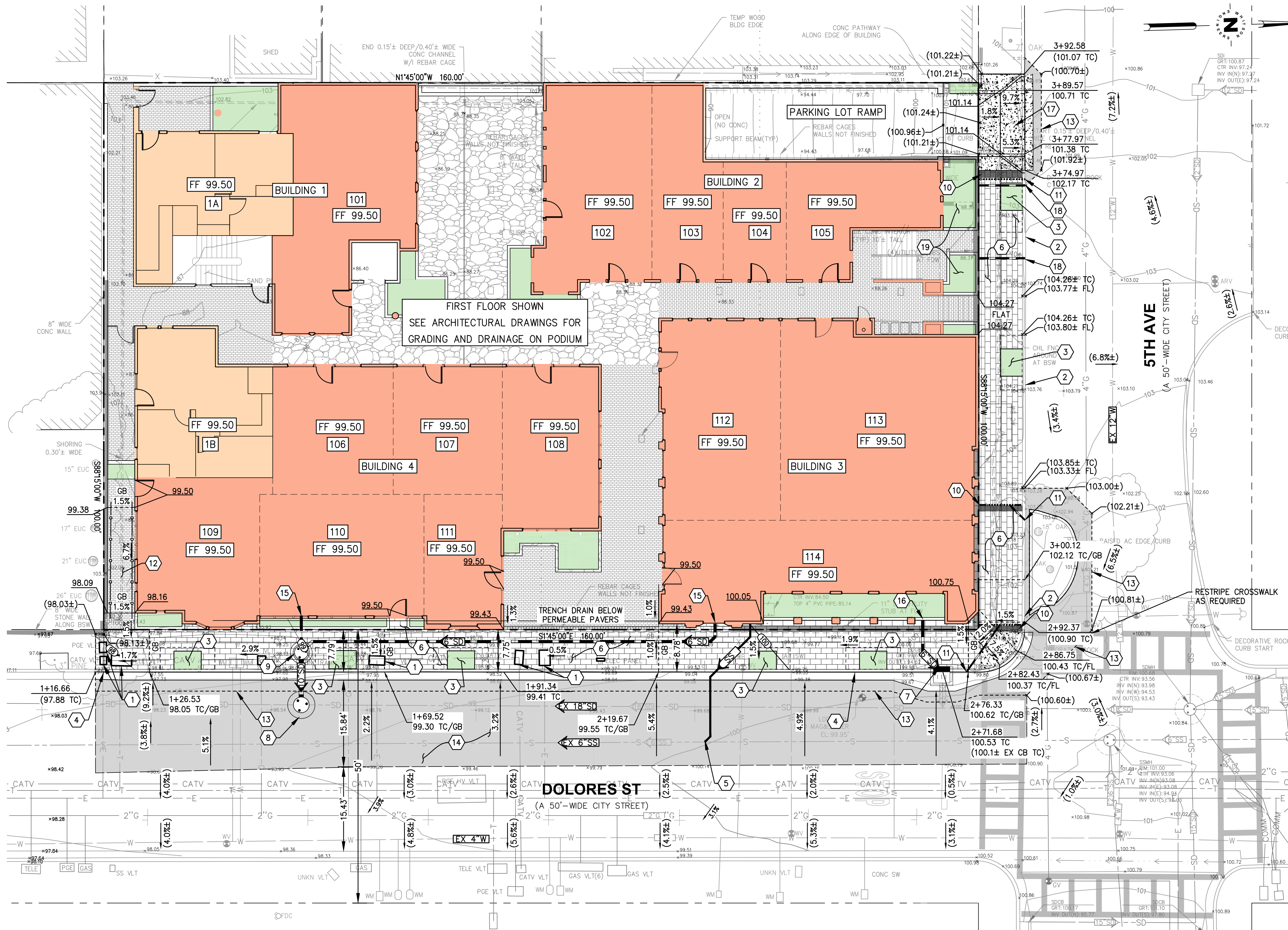
2/17/2021



Civil Engineering
Land Surveying
44444 Court
Monterey, California
939 148 9252
whitsonengineers.com

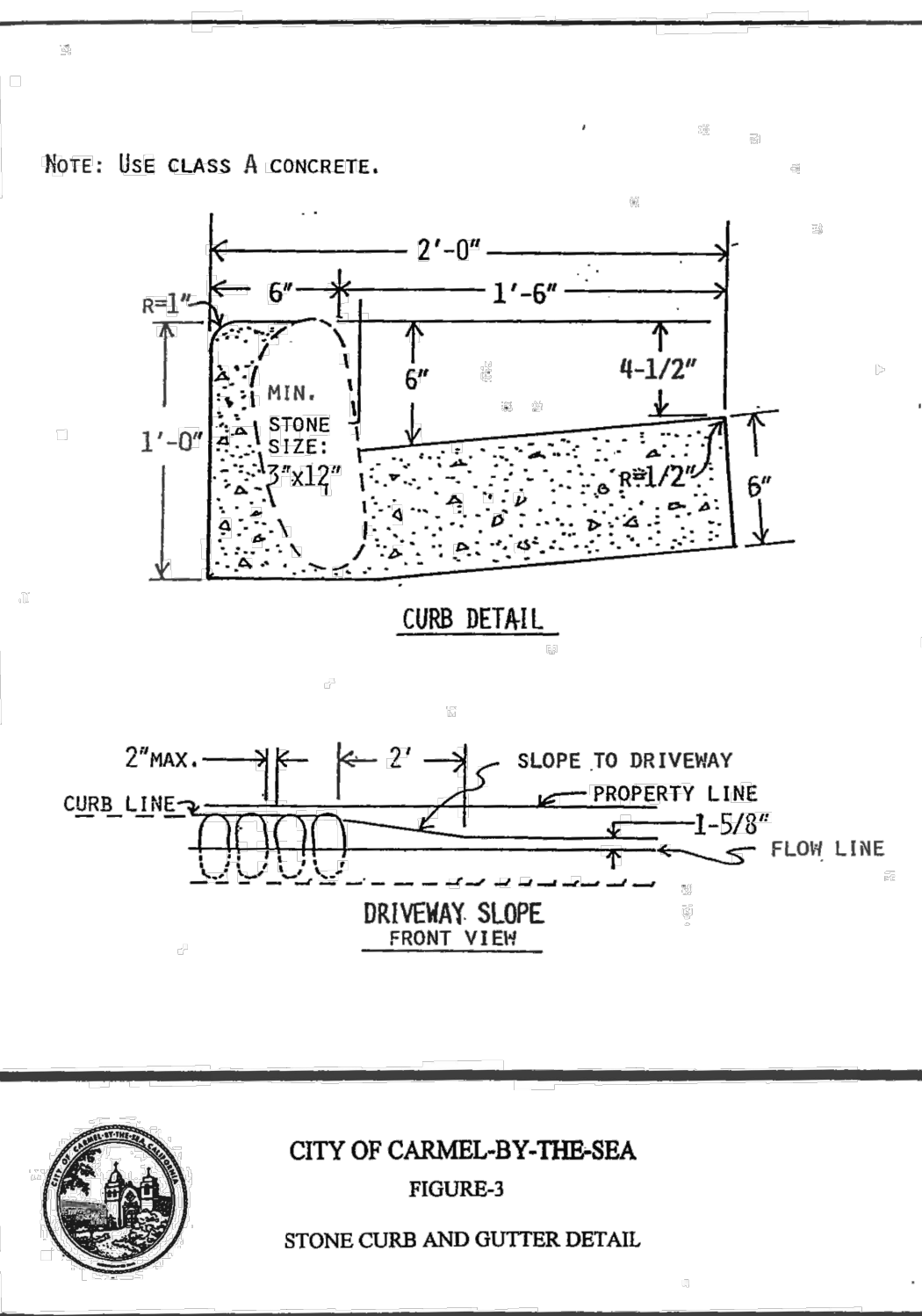
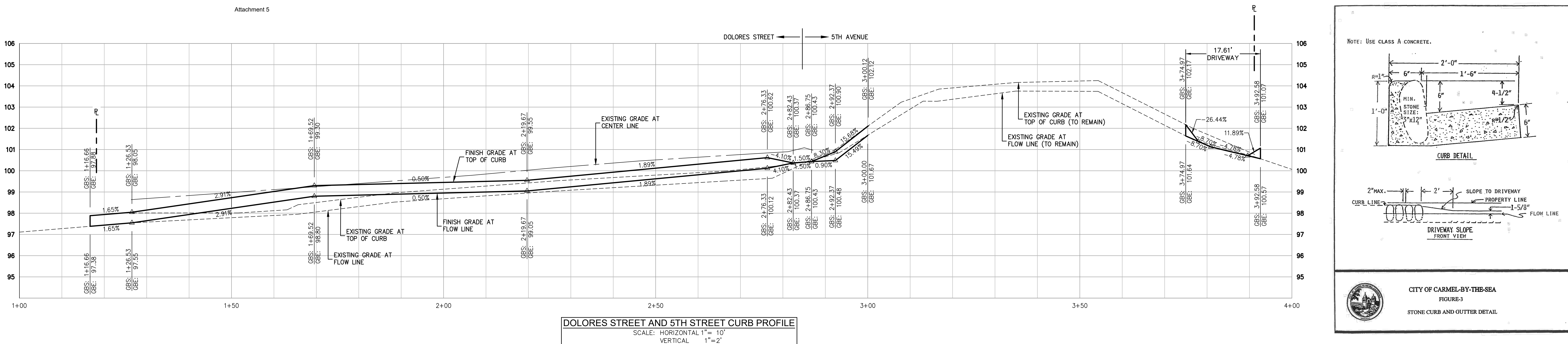
SCALE:	1/8"=1'
DRAWN:	JCB
JOB No.:	4171
SHEET	1 OF 2

NOT FOR CONSTRUCTION



- ### UTILITY NOTES
- DOMESTIC WATER AND FIRE MAINS ARE NOT SHOWN, AS THE BUILDING POINTS OF CONNECTION ARE TBD (BY OTHERS). WATER AND FIRE WILL BE DESIGNED AS PART OF THE BUILDING PERMIT PACKAGE.

- ### KEYNOTES
- EXISTING UTILITY TO REMAIN; ADJUST LID TO GRADE.
 - EXISTING STONE CURB AND GUTTER TO REMAIN; PROTECT IN PLACE.
 - PROPOSED TREE WELL WITH SILVA CELL SYSTEM (EXTENTS SHOWN); SEE LANDSCAPE PLANS.
 - CONSTRUCT STONE CURB AND GUTTER PER CITY OF CARMEL-BY-THE-SEA FIGURE 3; SEE DETAIL HEREON.
 - CONNECT TO EXISTING 6" SS MAIN.
 - CONSTRUCT PERMEABLE PAVEMENT SIDEWALK; SEE DETAIL HEREON.
 - CONNECT TREATED BUILDING SD SYSTEM TO EXISTING CATCH BASIN. ADJUST CATCH BASIN FRAME AND GRATE TO PROPOSED TC GRADE.
 - CONSTRUCT STORM DRAIN MANHOLE ON EXISTING 18" SD MAIN.
 - CONSTRUCT TREATMENT MANHOLE SIZED TO TREAT BUILDING IMPERVIOUS AREAS. SIZE TBD.
 - CONSTRUCT ROW OF PAVERS SET IN CONCRETE CUT OFF WITH 3" PERFORATED PIPE; SEE DETAIL HEREON.
 - CONSTRUCT CURB DRAIN, DISCHARGE TO GUTTER.
 - CONSTRUCT RAMP WITH HANDRAILS; S.A.D.
 - 6" HMA
 - 2" GRIND AND HMA OVERLAY
 - STORM DRAIN POINT OF CONNECTION TO TREATMENT DEVICE
 - STORM DRAIN POINT OF CONNECTION FROM PLANTERS AND GREEN ROOF
 - CONSTRUCT DRIVEWAY APRON WITH 4"-WIDE SIDEWALK
 - DISCHARGE UNDERDRAIN FROM TREATMENT PLANTERS THRU CURB
 - BIOFILTRATION PLANTER AREA



WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND FOR WHICH THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND CONSULTANT. CONTACT WITH THEM CONSTITUTES A BREACH OF THE AGREEMENT OF THESE RESTRICTIONS.

Whitson
ENGINEERS

Civil Engineering
Land Surveying

4 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE-SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 5.11.2023

DRAWN BY: KCL

CHECKED BY: RPW

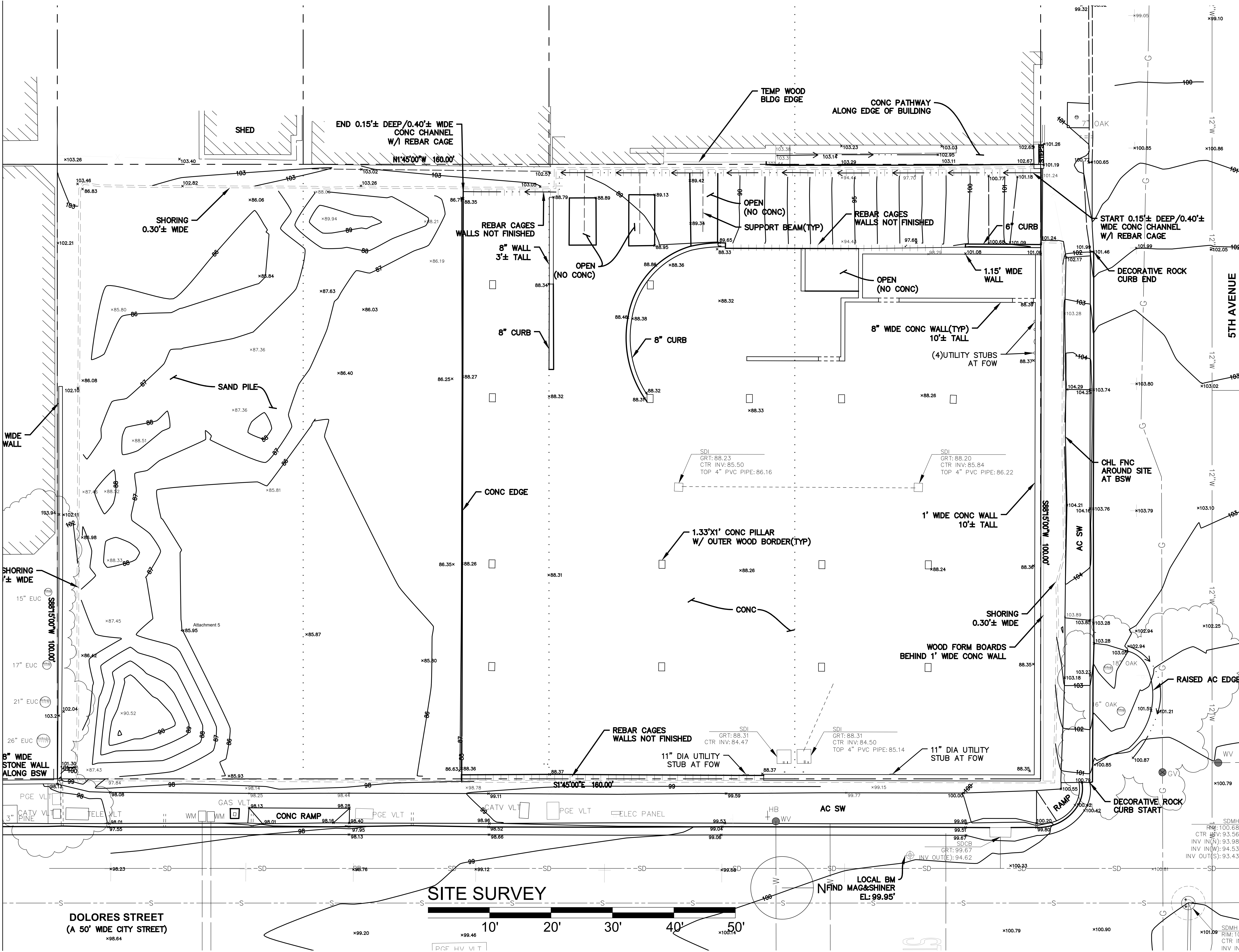
SET ISSUED:
WHITSON PROJECT: 4171.00
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
5.12.2023 PLANNING RESUB.

SHEET NAME:
**OFFSITE
IMPROVEMENT
PLAN**

SHEET NO.:

C3.1

FILE NAME:



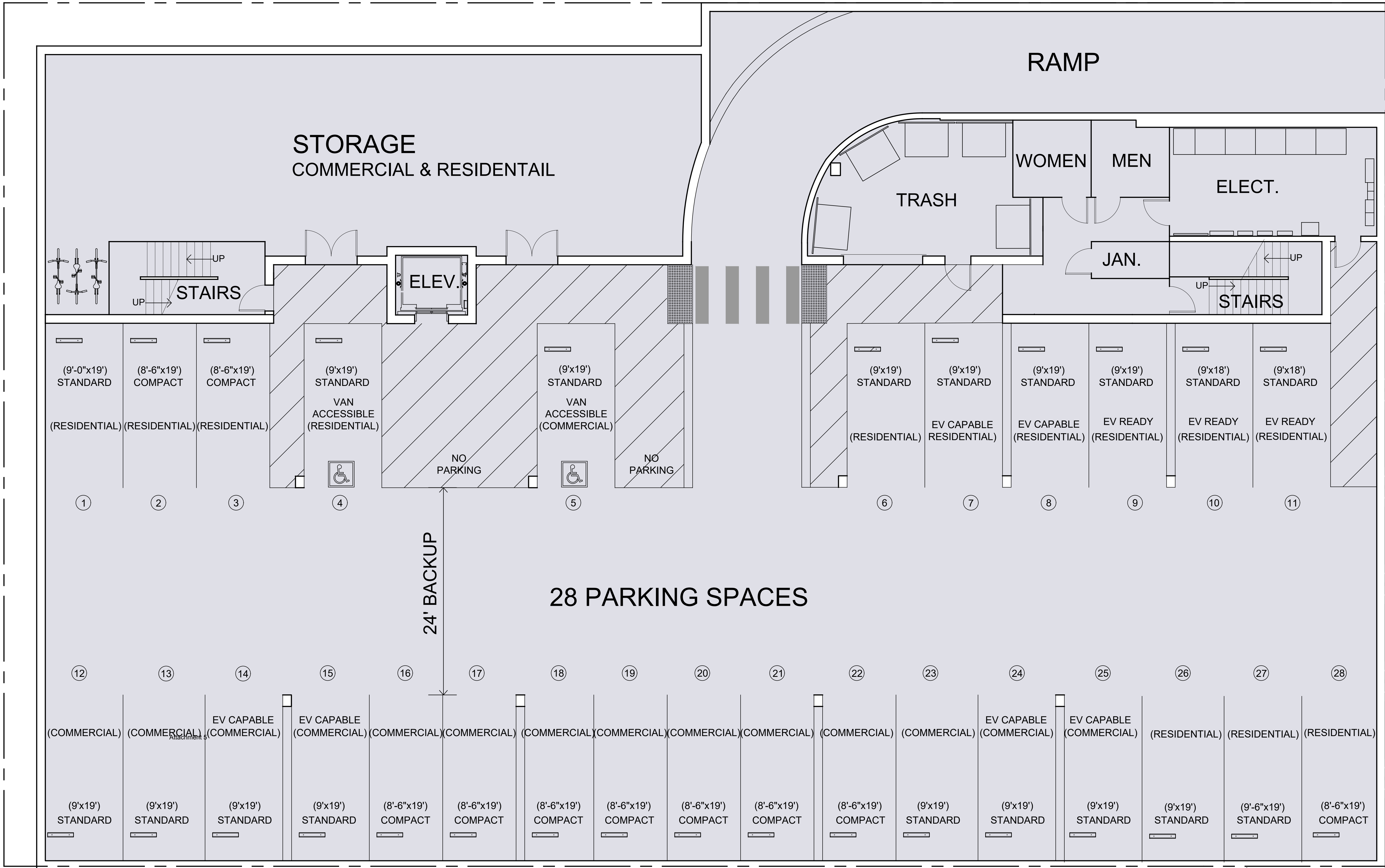
5TH AVENUE

ULRIKA PLAZA MIXED USE

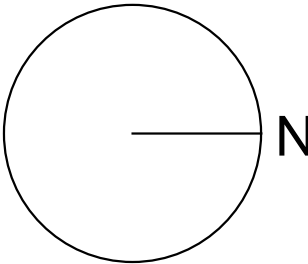
JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SDMH
RIM: 100.68
CTR INV: 93.56
INV IN(N): 93.98
INV IN(W): 94.53
INV OUT(S): 93.43
SHEET NAME:

SITE SURVEY
SHEET NO.:
A100
FILE NAME: 20013.1A-020



BASEMENT FLOOR PLAN



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

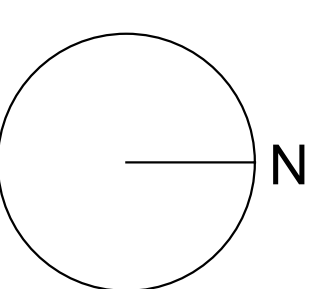
JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
BASEMENT
FLOOR PLAN
SHEET NO.:

A200
FILE NAME: 20013.1A-A200



FIRST FLOOR PLAN



DOLORES STREET

NOTE: THE COMMERCIAL SPACE LAYOUTS MAY BE ADJUSTED BASED ON THE SELECTED TENANTS FOR THE PROPERTY.
NOTE: REFER TO EXTERIOR FINISH PACKAGE FOR STOREFRONT, DOOR & WINDOW STYLES AND TYPES

FIFTH AVENUE

ULRIKA PLAZA MIXED USE

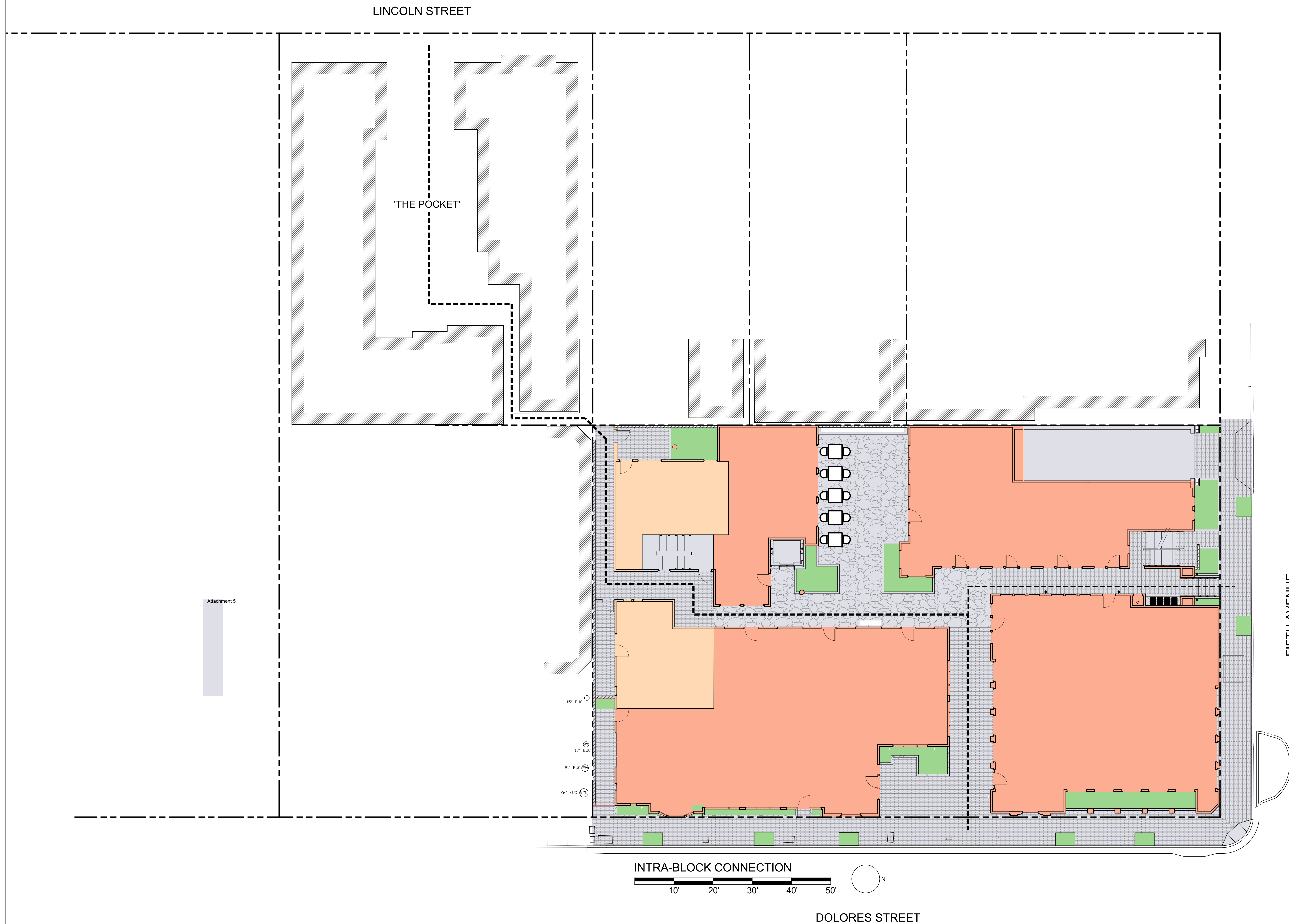
JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

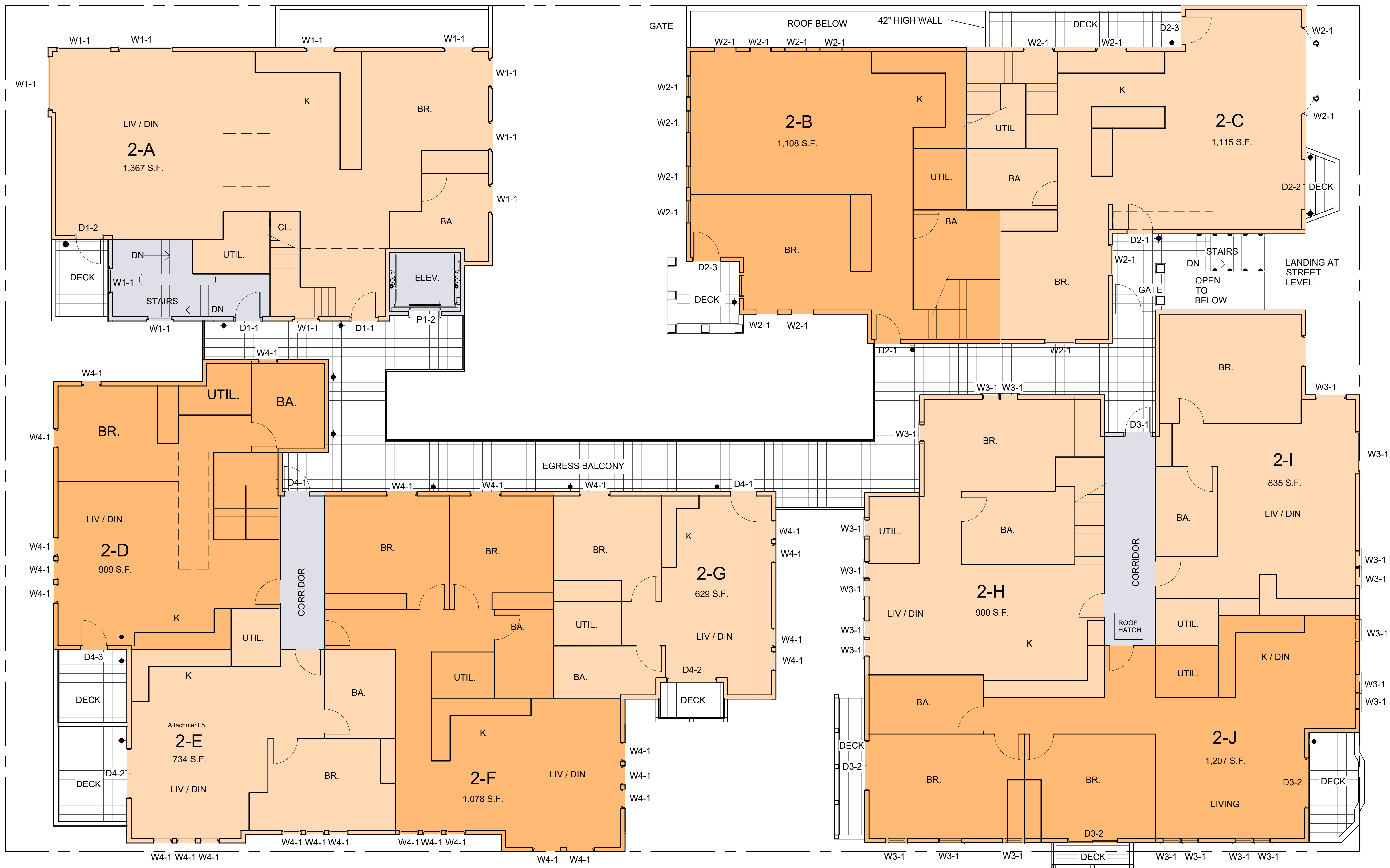
SHEET NAME:
SITE & FIRST FLOOR PLAN

SHEET NO.:

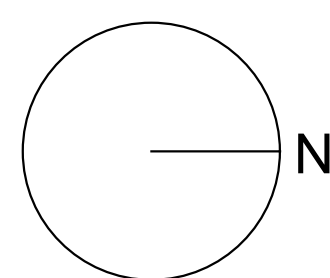
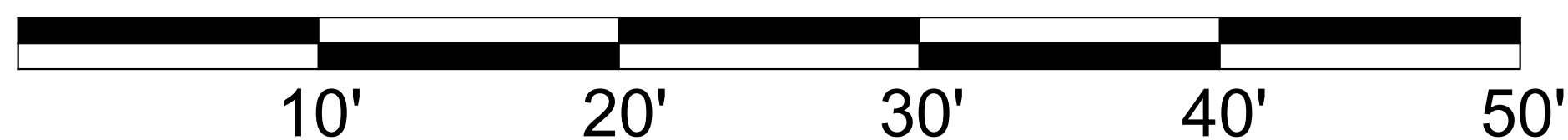
A201

FILE NAME: 20013.1A-A201





SECOND FLOOR PLAN



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.

20013.1A

PRINT DATE:

5.31.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:

SECOND
FLOOR PLANS

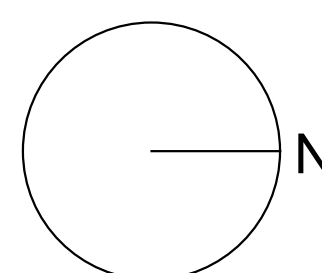
SHEET NO.:

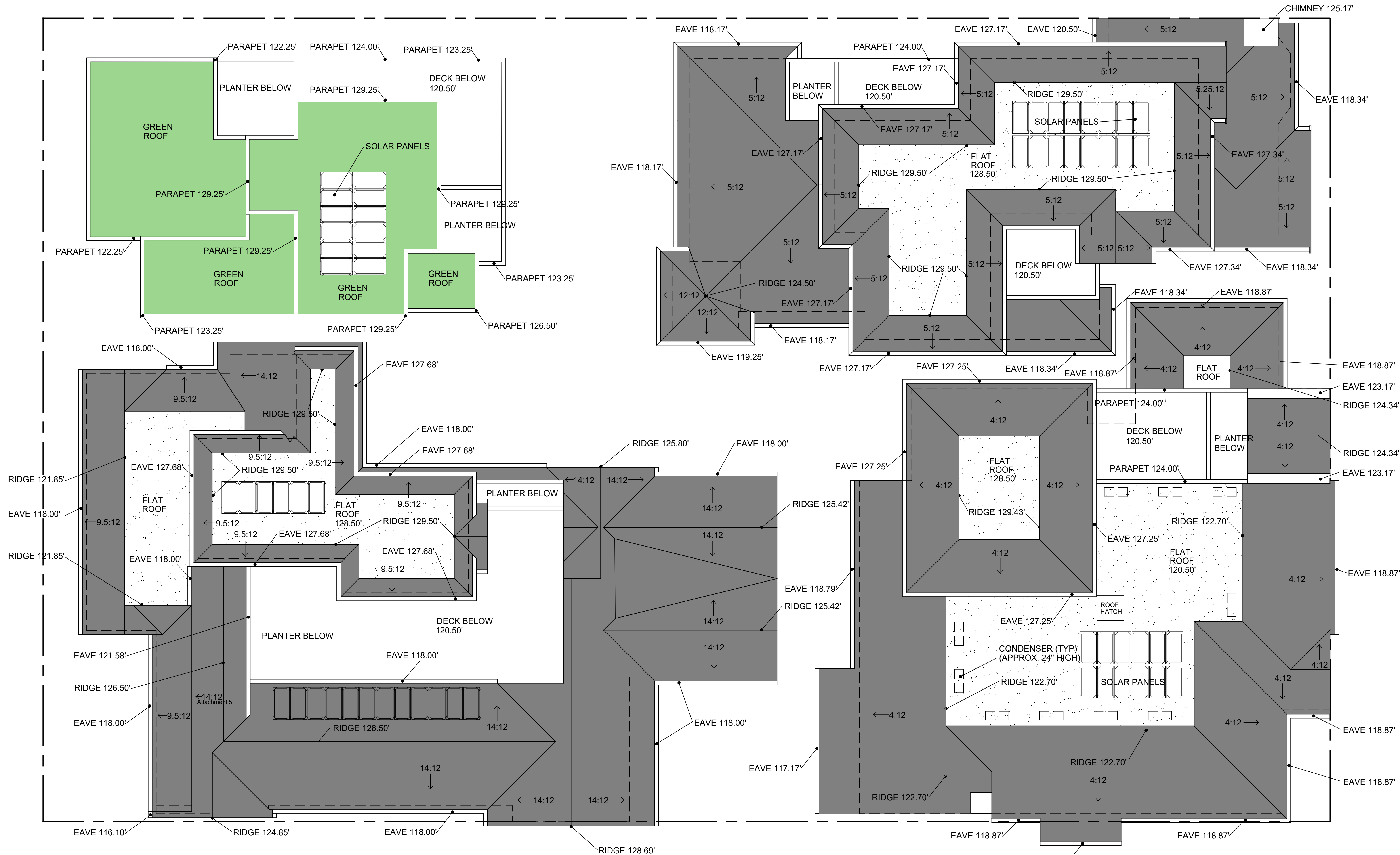
A202

FILE NAME: 20013.1A-A201

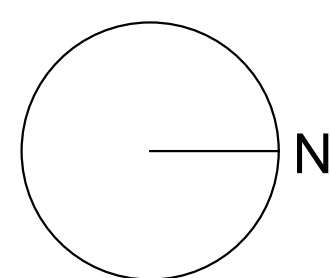


MEZZANINE FLOOR PLAN





ROOF PLAN



NOTE: THE LOCATIONS AND SIZES OF SOLAR PANELS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

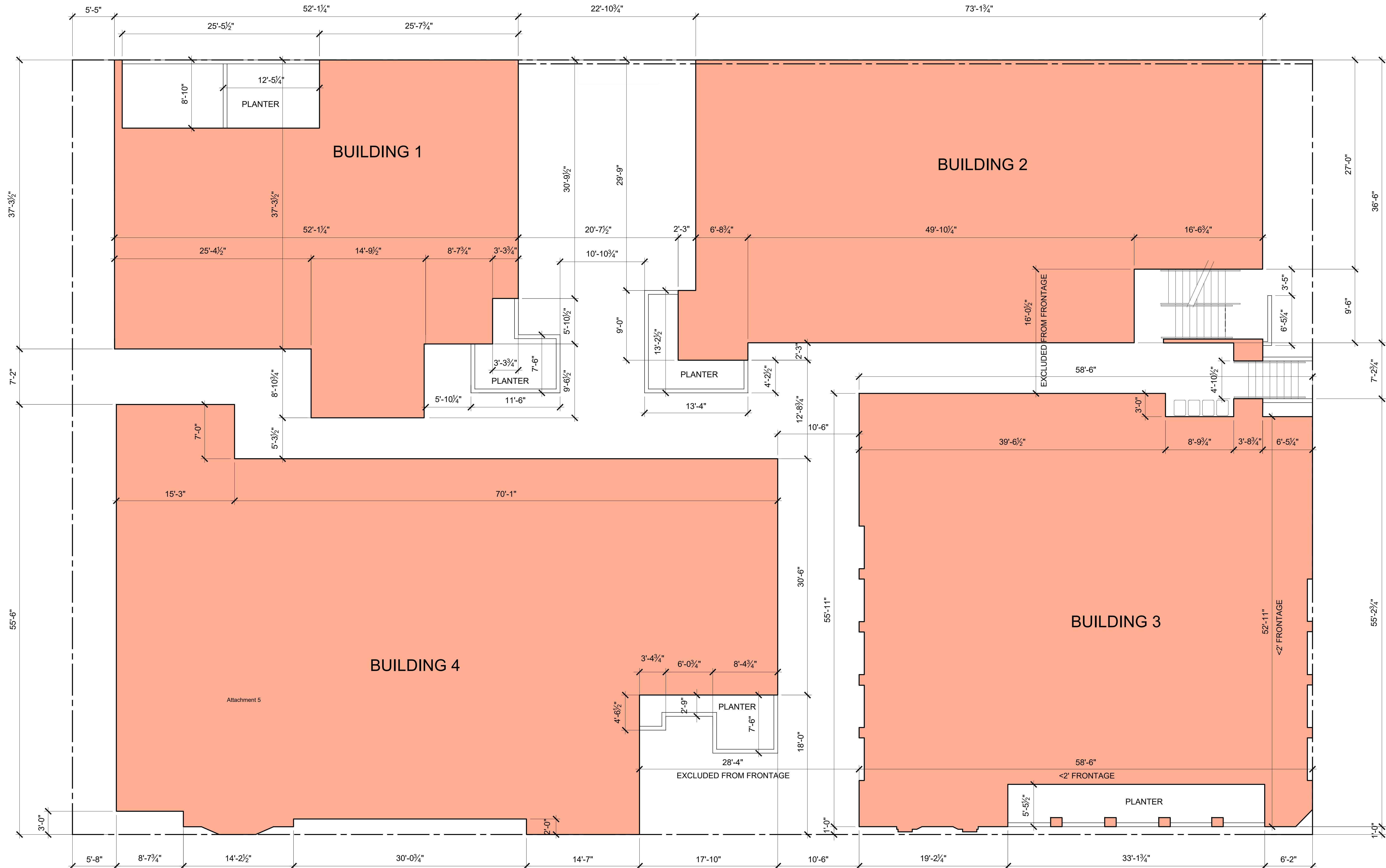
SHEET NAME:

ROOF PLANS

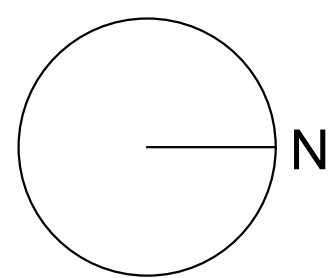
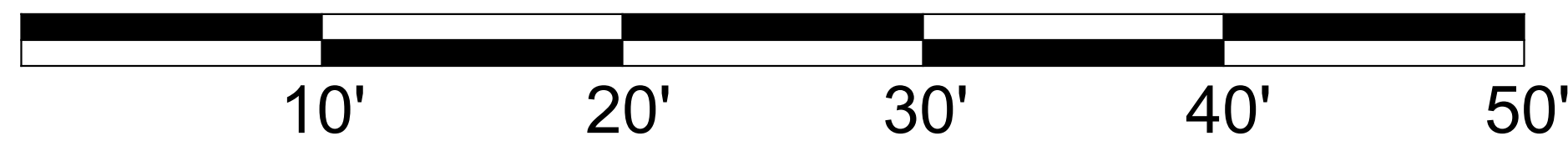
SHEET NO.:

A204

FILE NAME: 20013.1A-A201



SITE PLAN DIMENSIONS



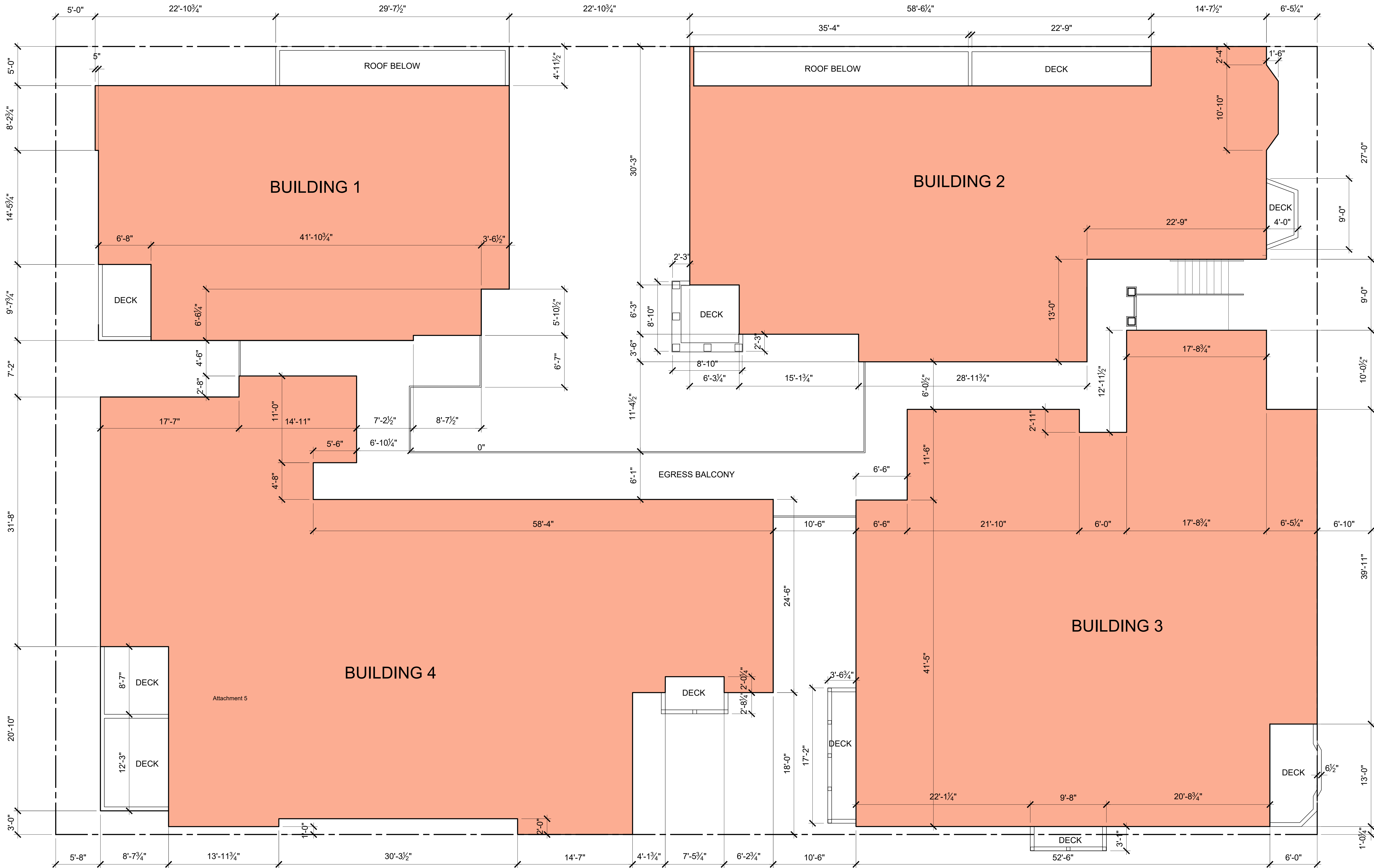
TOTAL FRONTAGE LENGTH: 260'-0"

EXCLUDED FROM FRONTAGE: 44'-4 1/2"

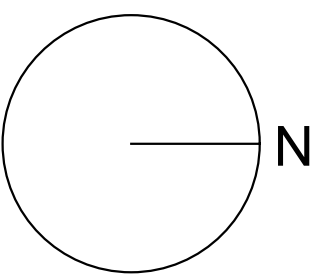
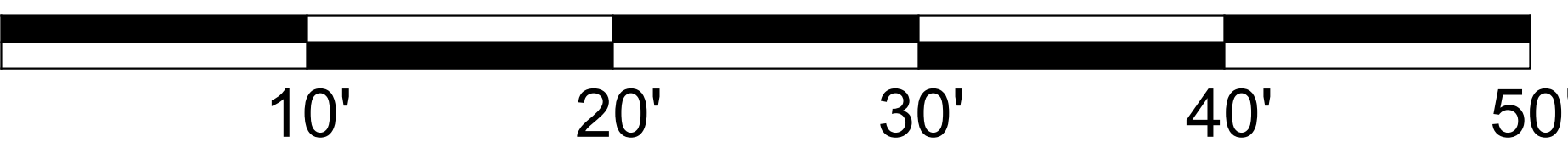
NET FRONTAGE: 215'-7 1/2"

$70\% \times 215'-7 \frac{1}{2}" = 150'-11 \frac{1}{4}"$ (REQUIRED TO BE $<2'$)

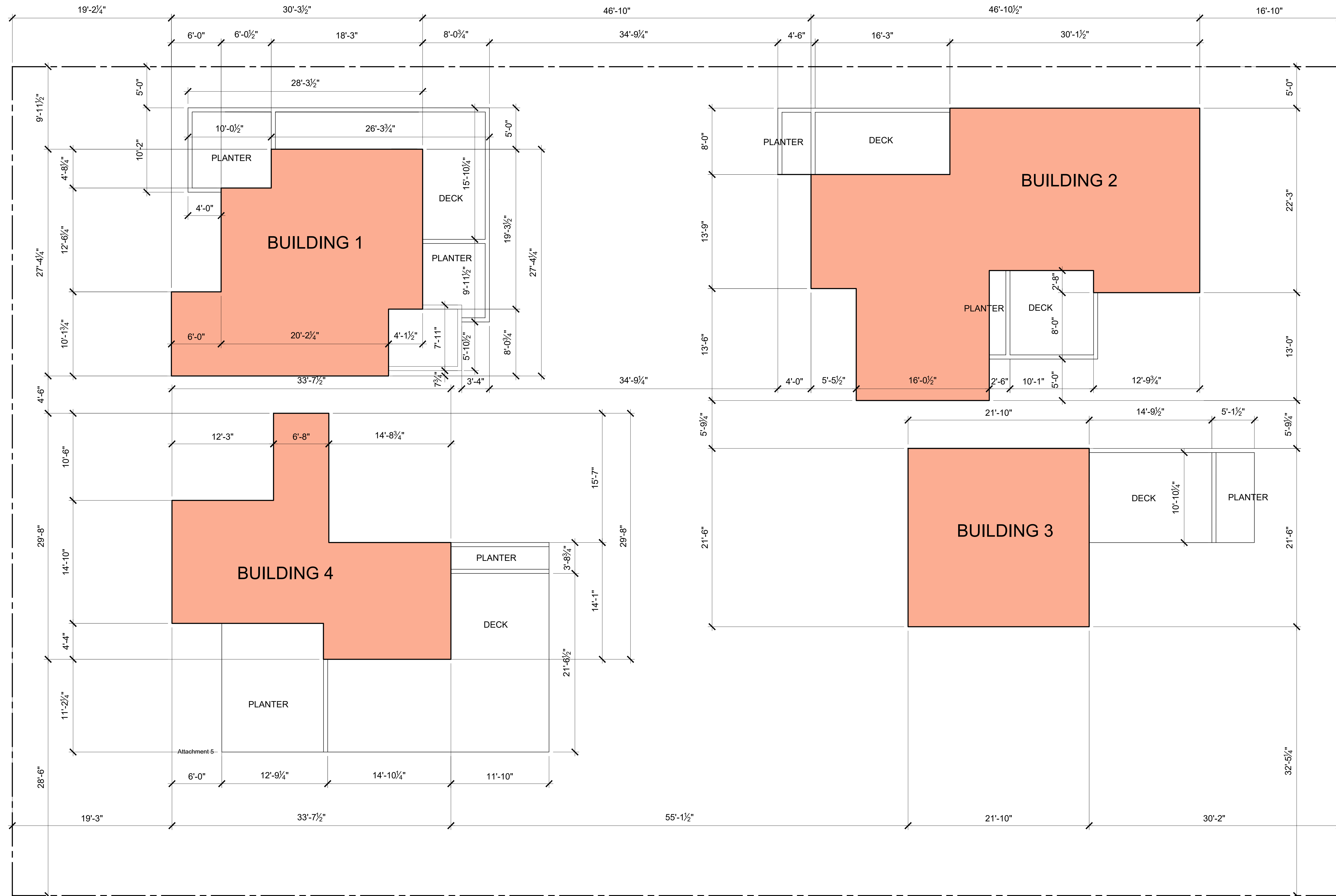
ACTUAL FRONTAGE $<2' = 171'-3 \frac{1}{2}"$



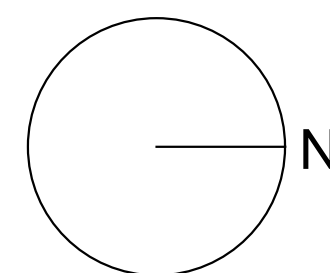
SECOND FLOOR PLAN DIMENSIONS



JOB NO.	20013.1A
PRINT DATE:	5.31.2023
PLOT DATE:	
DRAWN BY:	
CHECKED BY:	
SET ISSUED:	
07.06.2022 PLANNING SUBMIT.	
07.20.2022 PLANNING RESUB.	
08.01.2022 PLANNING RESUB.	
09.16.2022 PLANNING RESUB.	
12.14.2022 PLANNING RESUB.	
05.12.2023 PLANNING RESUB.	



MEZZANINE PLAN DIMENSIONS



ULRIKA PLAZA MIXED USE

CARMEL-BY-THE-SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

NO.

0013.1A

 DATE:

ENT DATE: 5.31.2023

AWN BY: _____

CHECKED BY: _____

ISSUED:

06.2022 PLANNING SUBMIT.

20.2022 PLANNING RESUB.

01.2022 PLANNING RESUB.

16.2022 PLANNING RESUB.

4.2022 PLANNING RESUB.

12.2023 PLANNING RESUB.

TEST NAME: _____

533ANINE

EZZANINE

COR PLAN

FLOOR PLAN

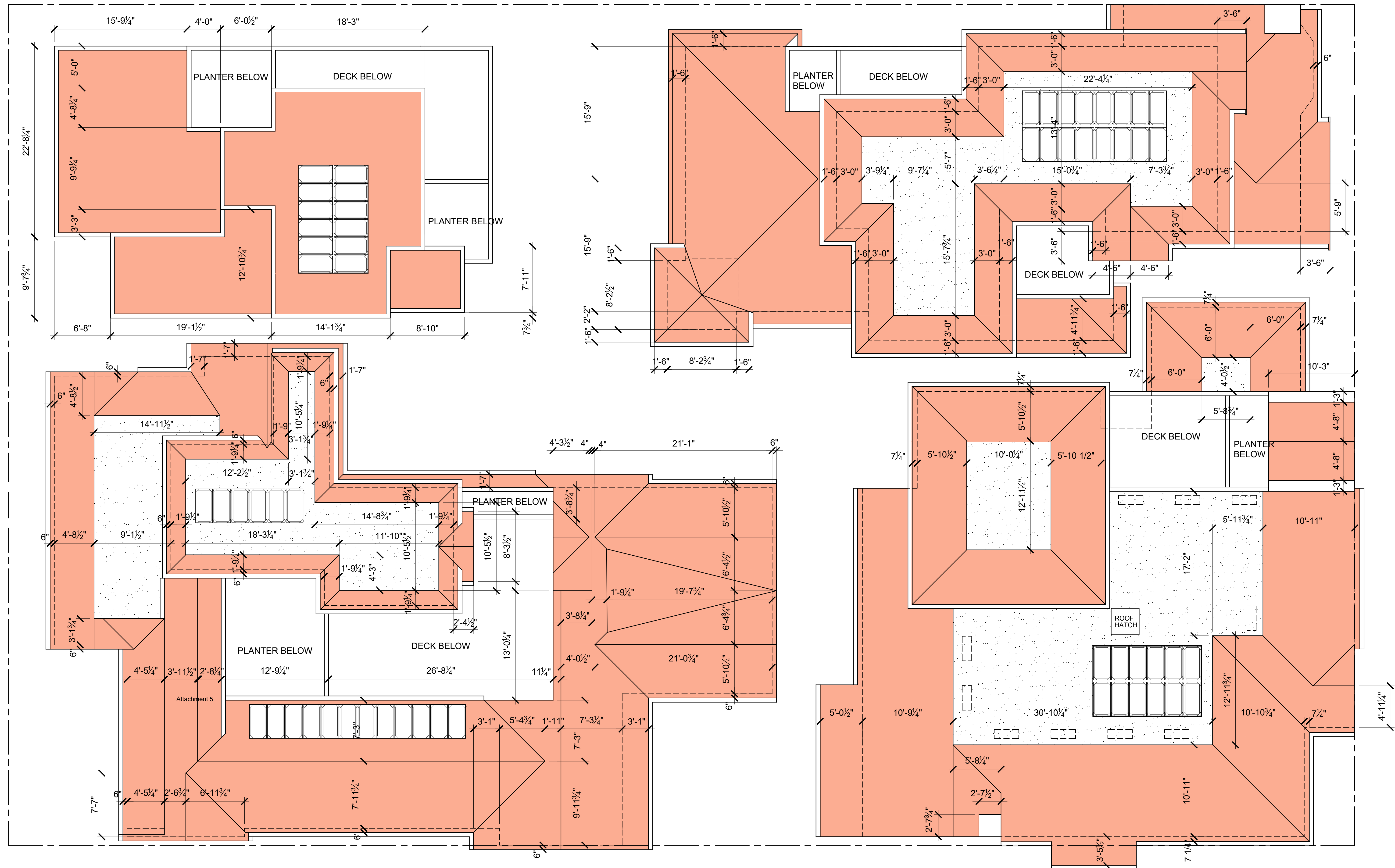
DIMENSIONS

SHEET NO.:

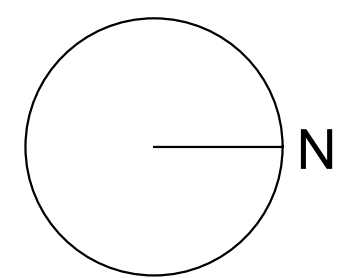
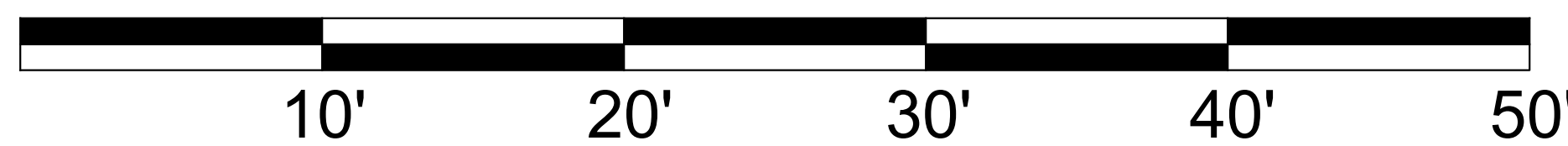
A207

A207

NAME: 20013.1A-A207



ROOF PLAN DIMENSIONS



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-SEA, CA 93923 A.P.N. NO. 010-138-003-000

JOB NO.

20013.1A

PRINT DATE:

5.31.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

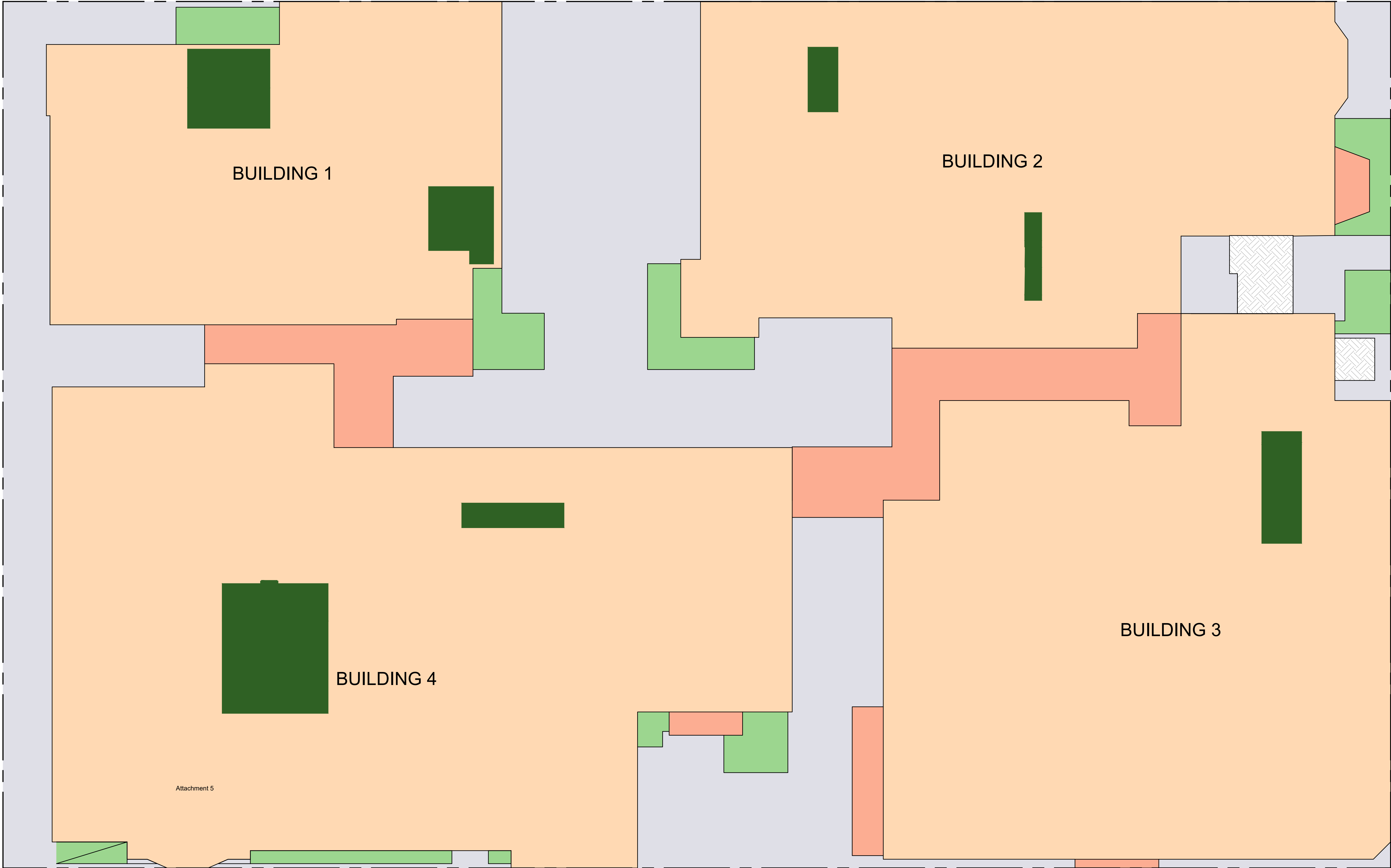
SHEET NAME:

ROOF
PLAN
DIMENSIONS

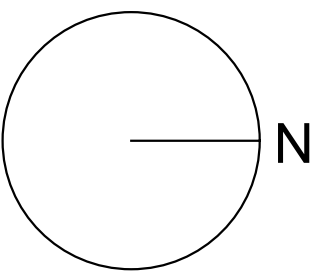
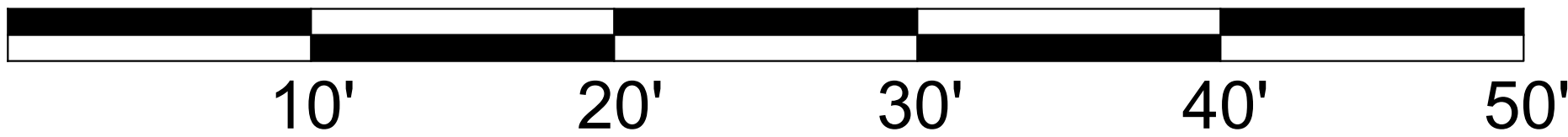
SHEET NO.:

A208

FILE NAME: 20013.1A-A208



COVERAGE DIAGRAM



16,000 S.F. PARCEL	
MAXIMUM ALLOWABLE: 16,000 X .9:	
1. BUILDING COVERAGE AREA:	14,400 S.F.
2. BALCONY COVERAGE AREA:	11,445 S.F.
3. EXTERIOR STAIR COVERAGE AREA:	742 S.F.
4. TOTAL COVERAGE (1+2+3):	84 S.F.
5. SOFTSCAPE AREA:	12,271 S.F.
6. HARDSCAPE AREA:	419 S.F.
7. OPEN SPACE AREA (5+6):	3,134 S.F.
8. SOFTSCAPE GREEN ROOF AREA:	3,553 S.F.
9. PRIVATE PLANTER AREAS:	994 S.F.
	474 S.F.

ULRIKA PLAZA MIXED USE

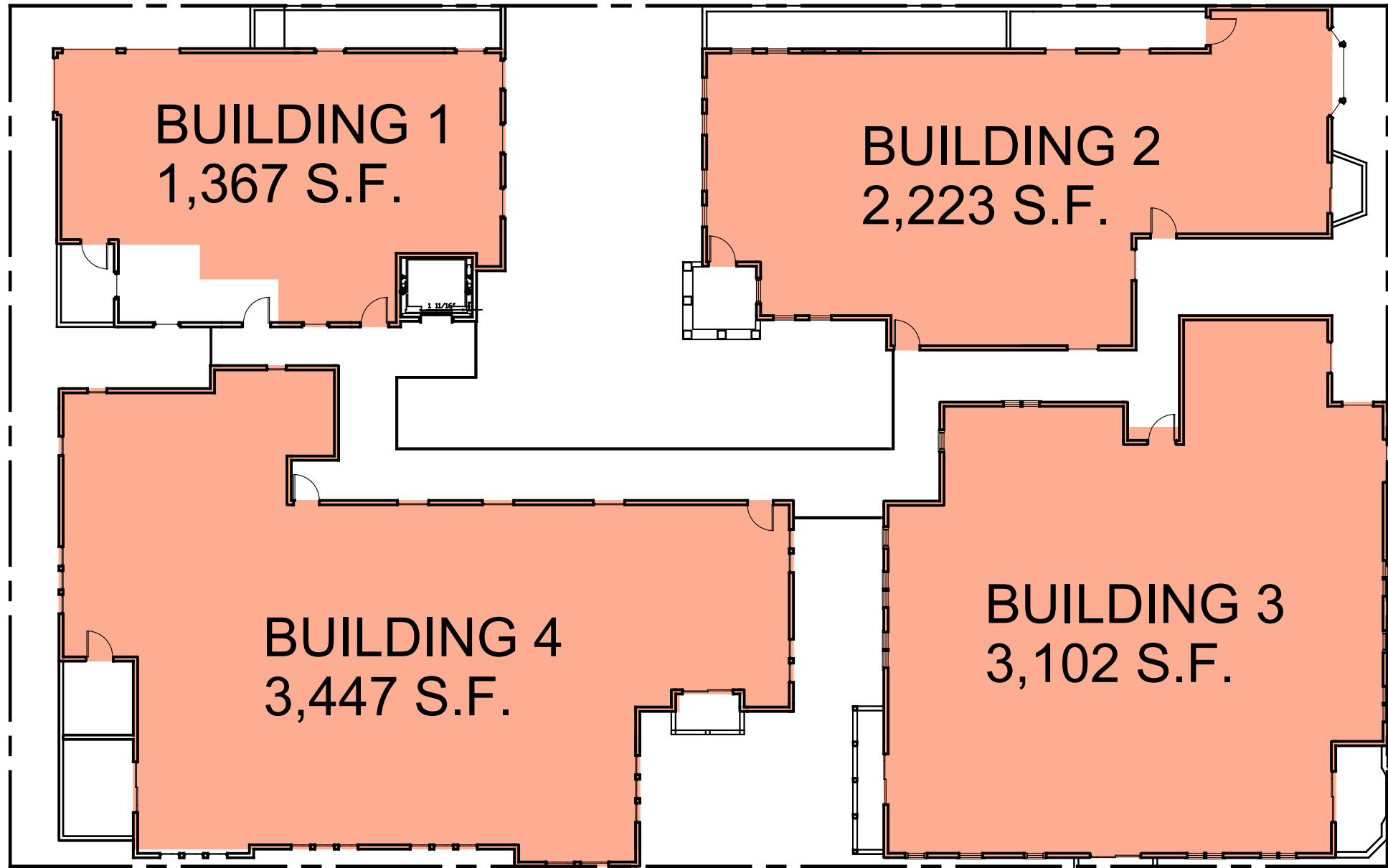
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB..
08.01.2022 PLANNING RESUB..
09.16.2022 PLANNING RESUB..
12.14.2022 PLANNING RESUB..
05.12.2023 PLANNING RESUB..

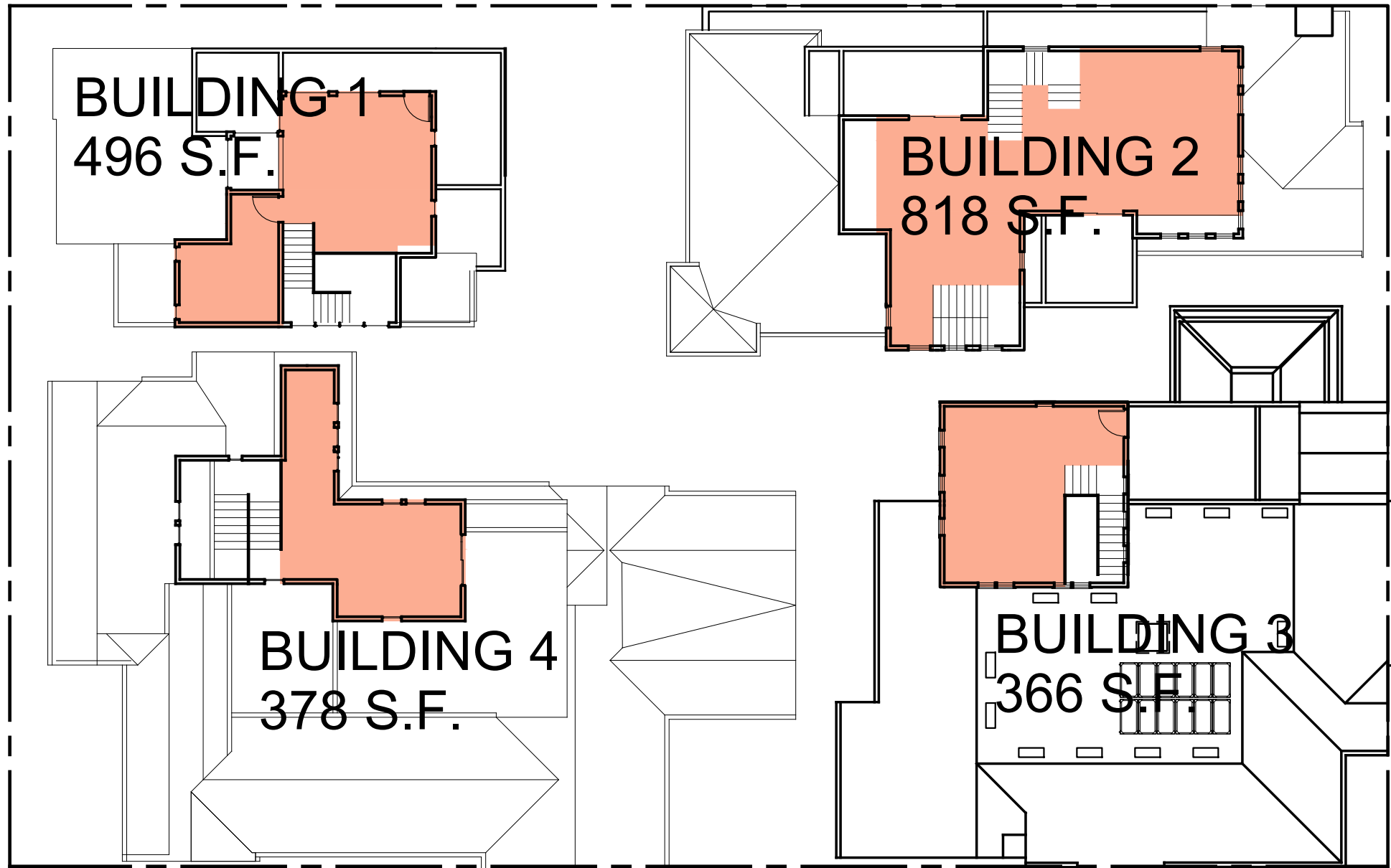
SHEET NAME:
BUILDING
AREA
DIAGRAMS
SHEET NO.:

A300

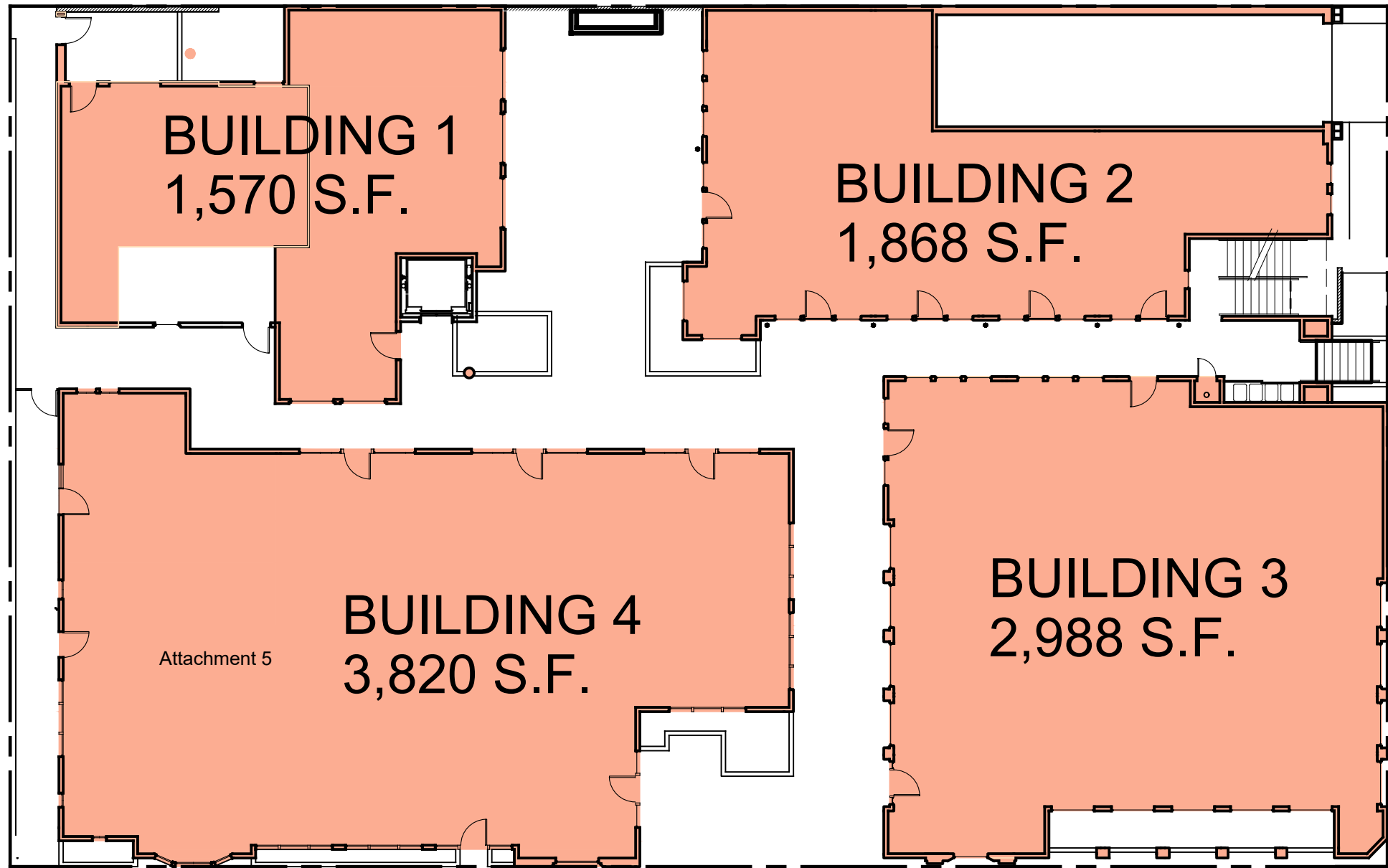
FILE NAME: 20013.1A-A200



SECOND FLOOR AREA: 10,139 S.F.



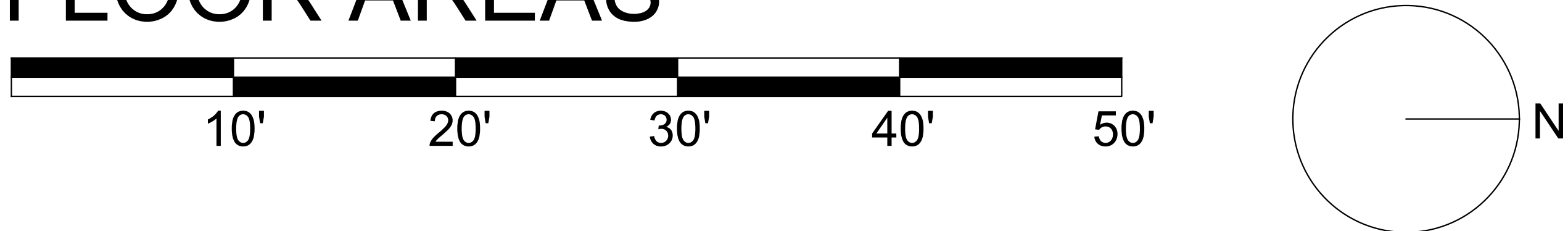
MEZZANINE FLOOR AREA: 2,058 S.F.



FIRST FLOOR AREA: 10,246 S.F.

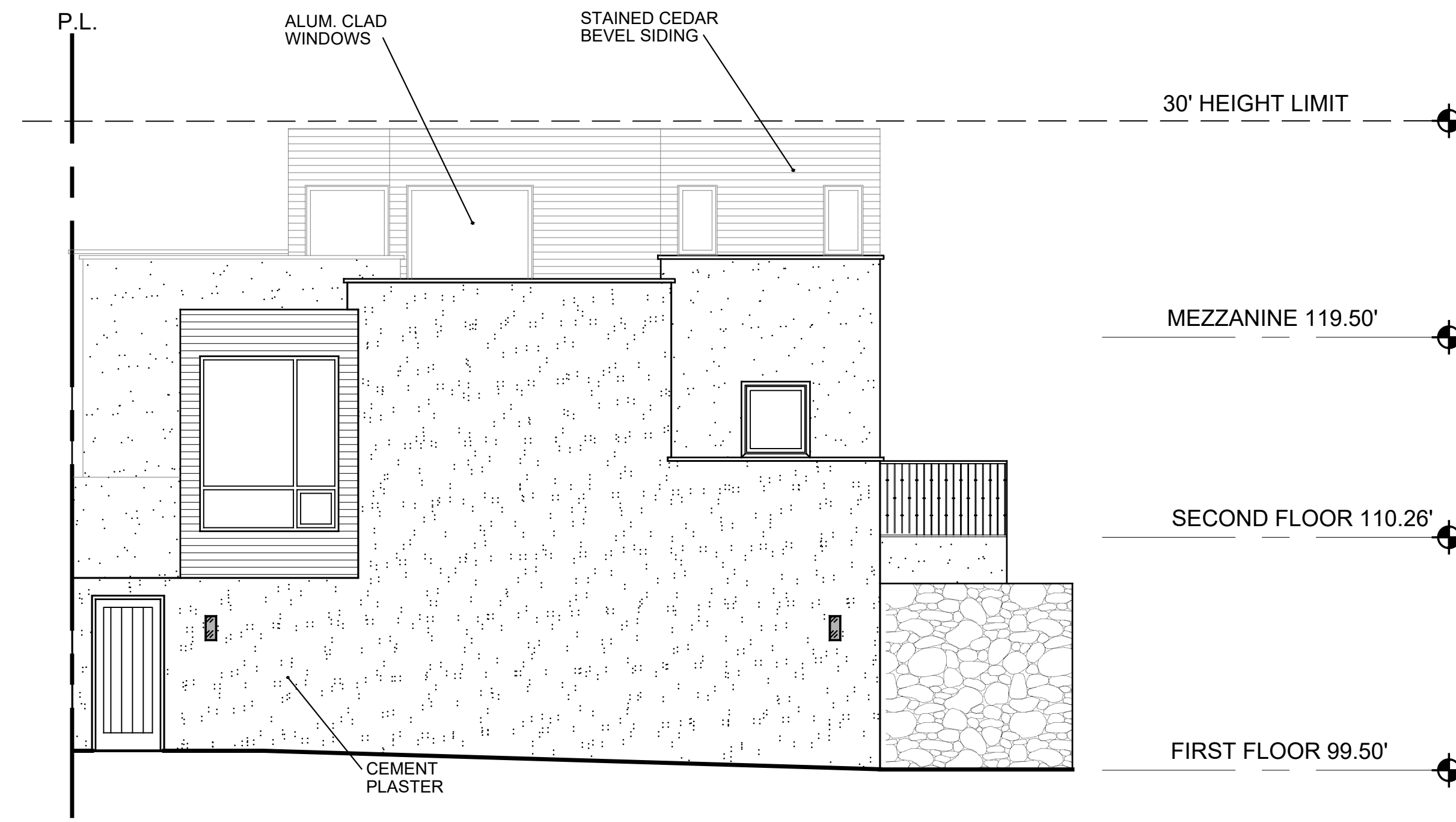
ACTUAL FLOOR AREA	
BUILDING 1:	3,469 S.F.
BUILDING 2:	4,909 S.F.
BUILDING 3:	6,456 S.F.
BUILDING 4:	7,609 S.F.
TOTAL:	22,443 S.F.
MAXIMUM ALLOWABLE AREA: (16,000 S.F. LOT AREA x 1.35 FAR) + (1.10)* (21,600) + (2,160) = 23,760 S.F. *10% INTRA-BLOCK WALKWAY BONUS	

ULRIKA PLAZA FLOOR AREAS

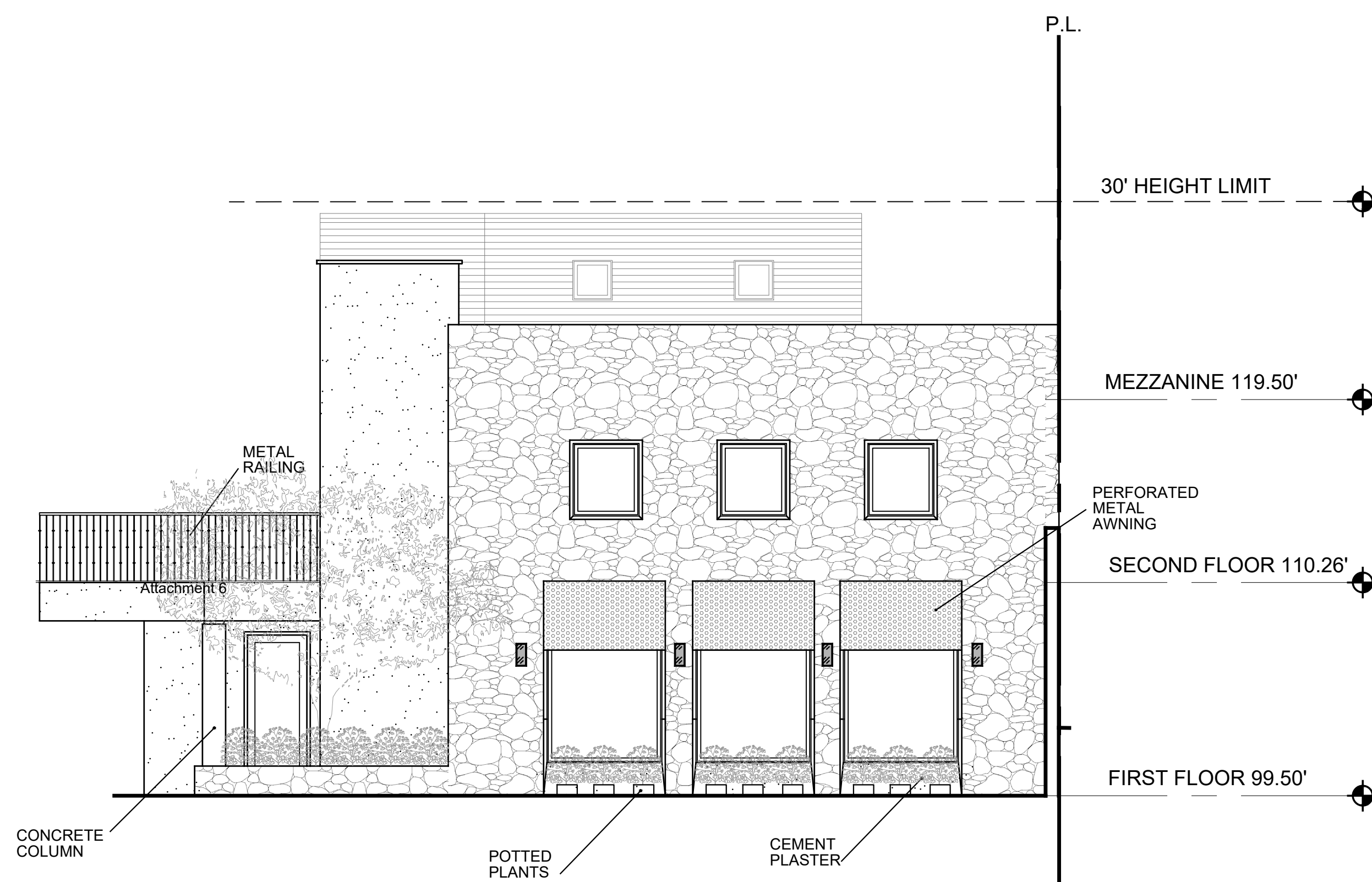




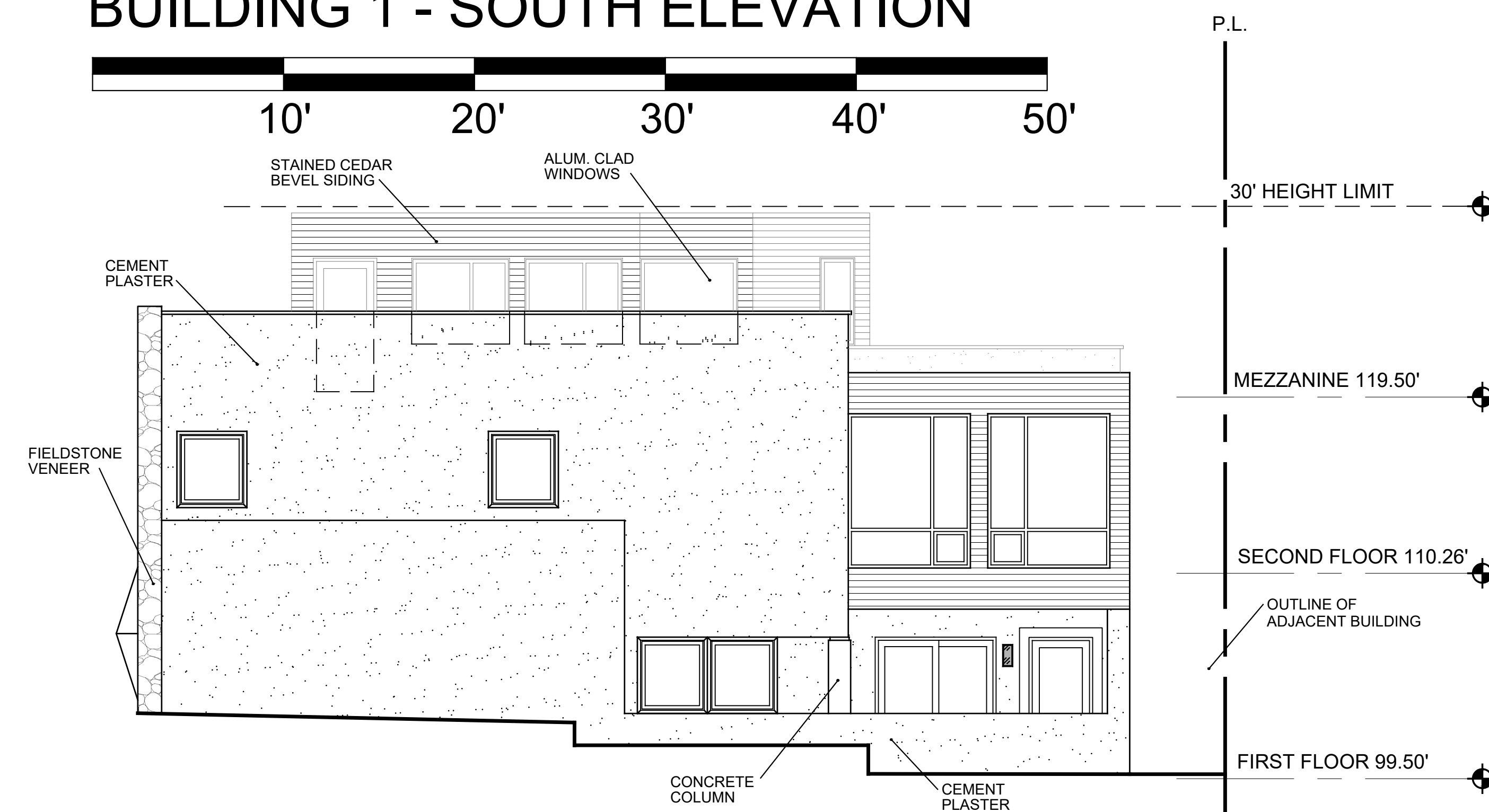
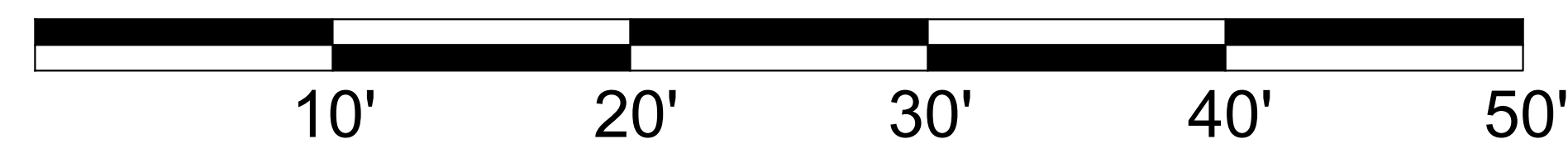
BUILDING 1 - EAST ELEVATION



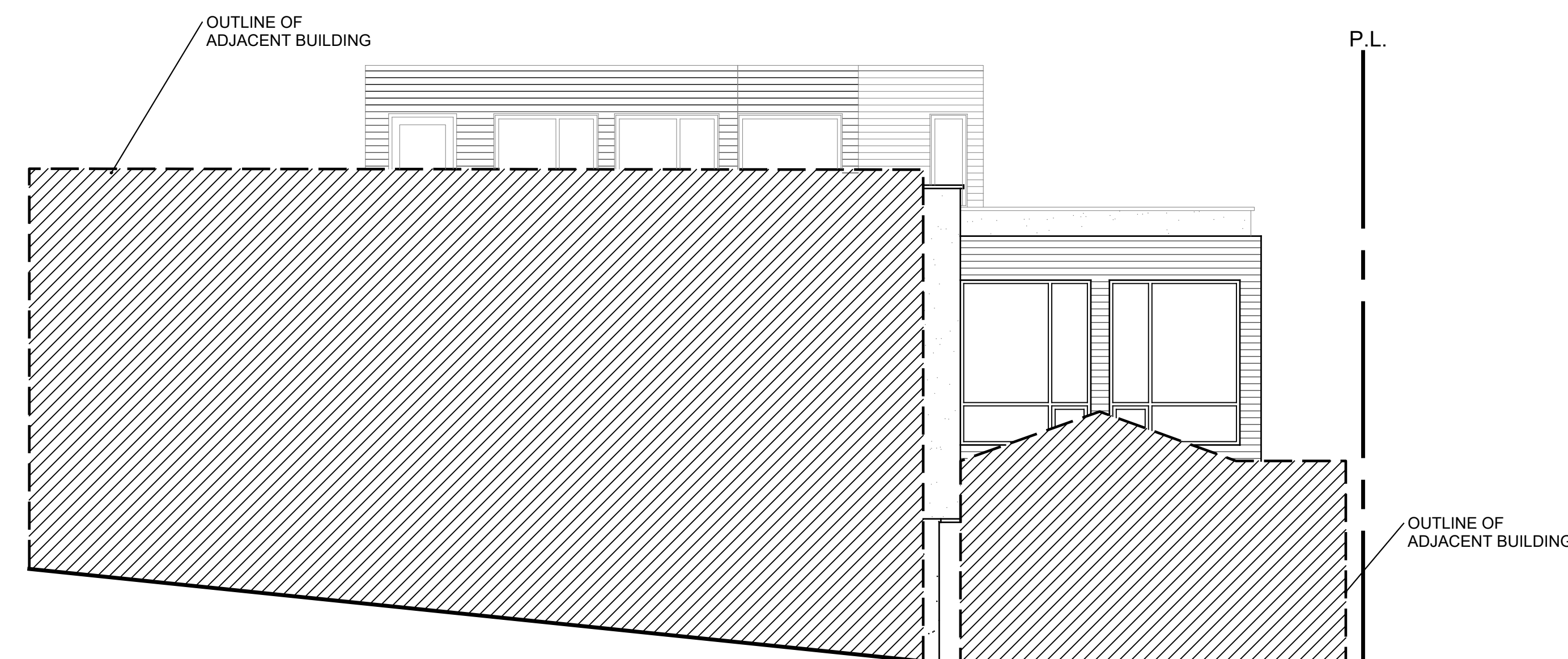
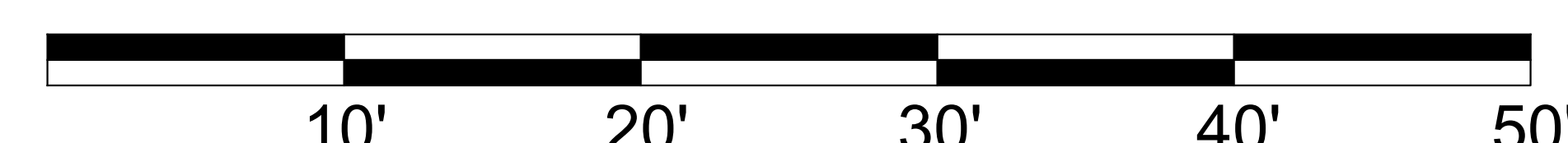
BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION



BUILDING 1 - WEST ELEVATION

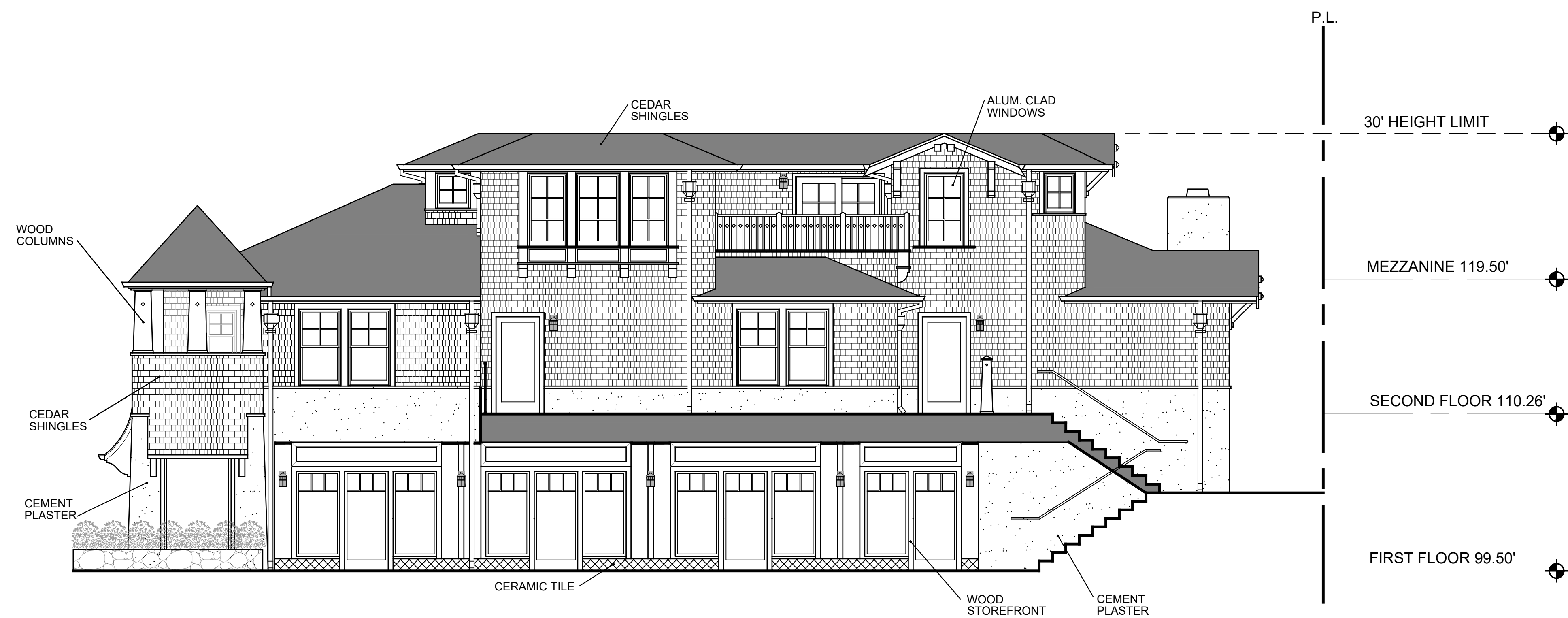


BUILDING 1 - WEST ELEVATION

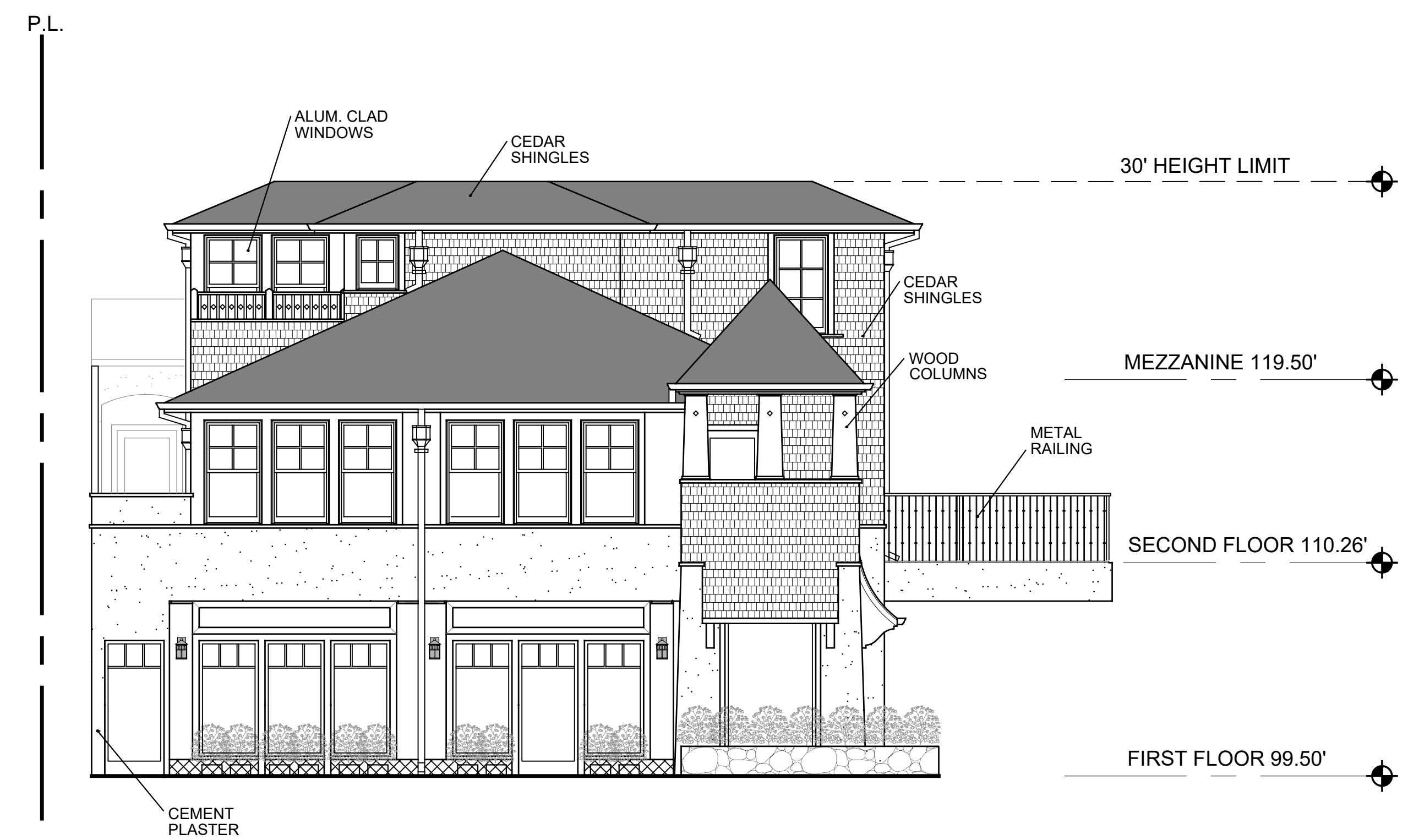
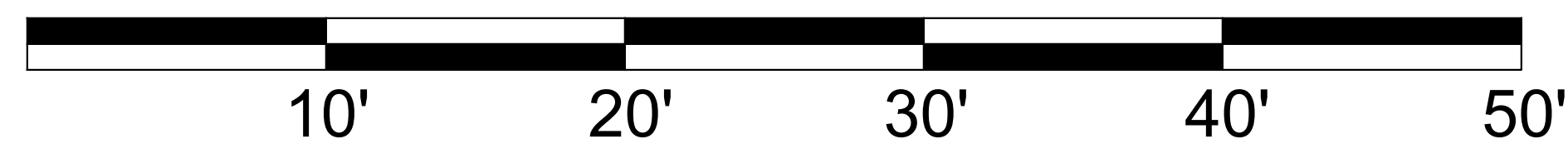


ULRIKA PLAZA MIXED USE

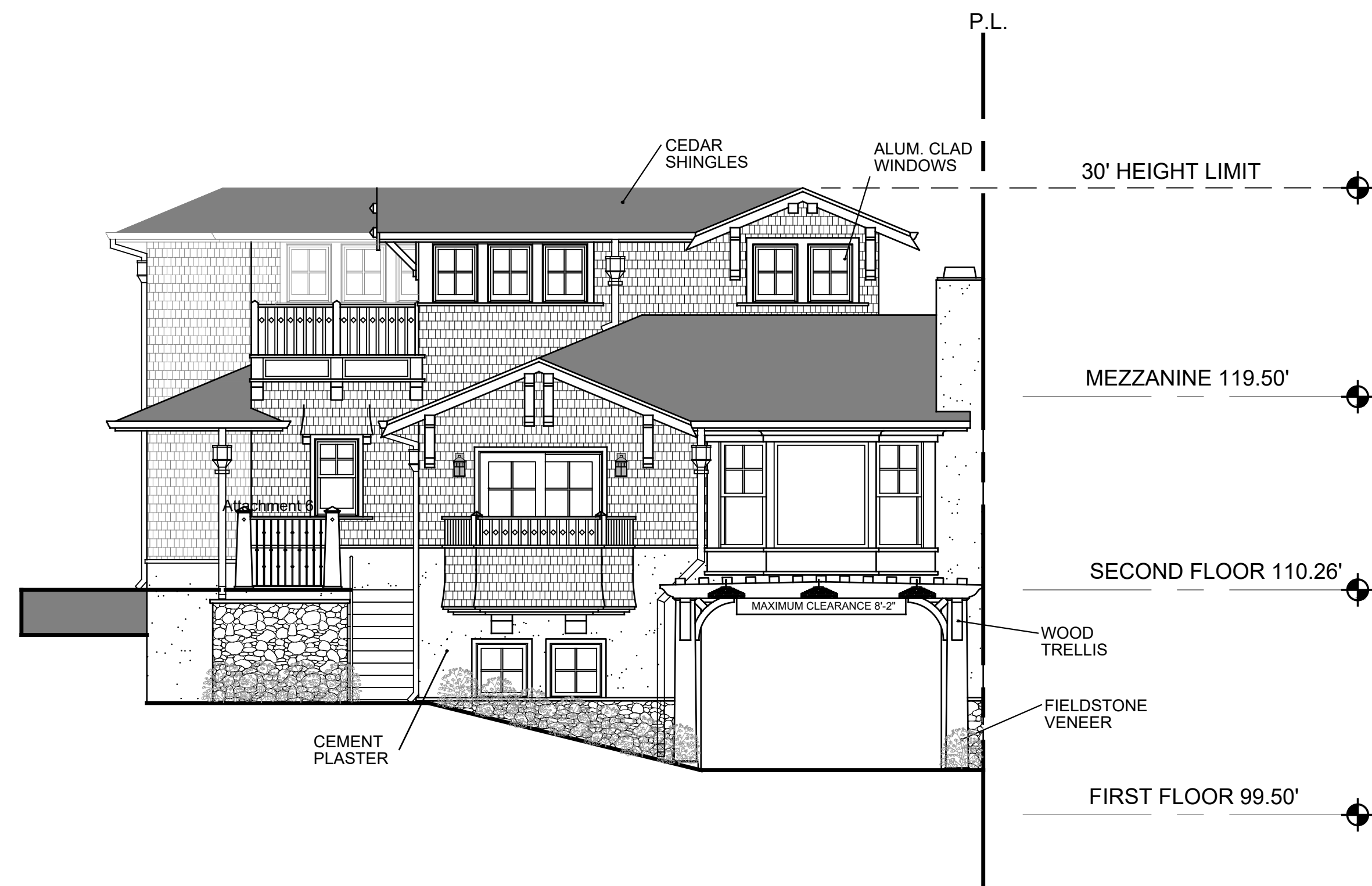
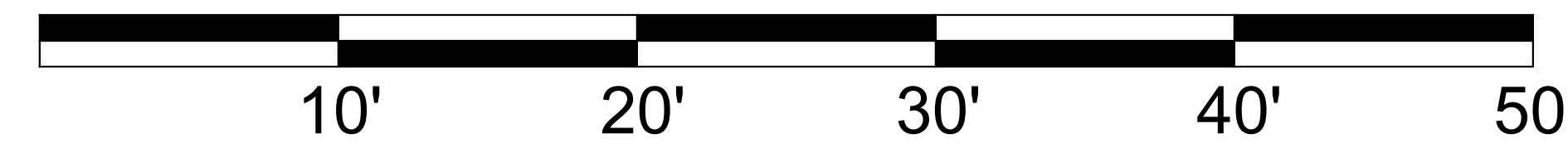
CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000



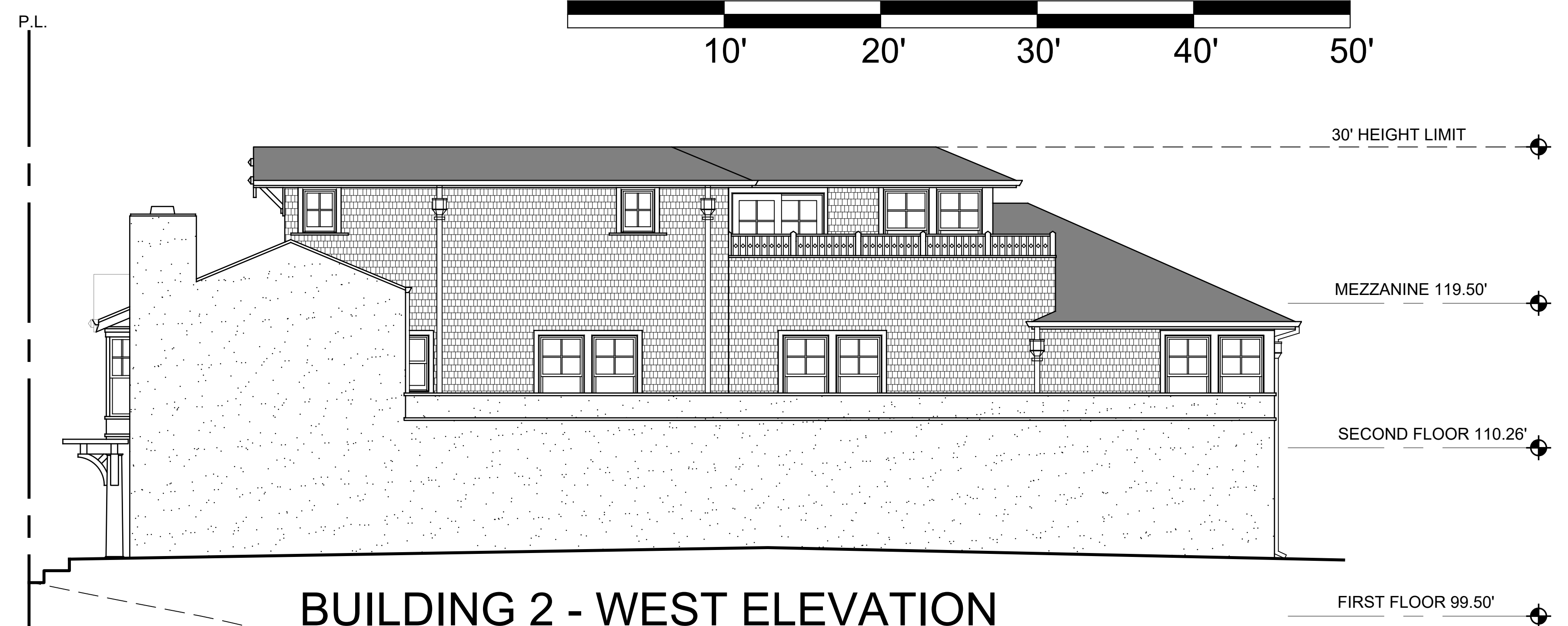
BUILDING 2 - EAST ELEVATION



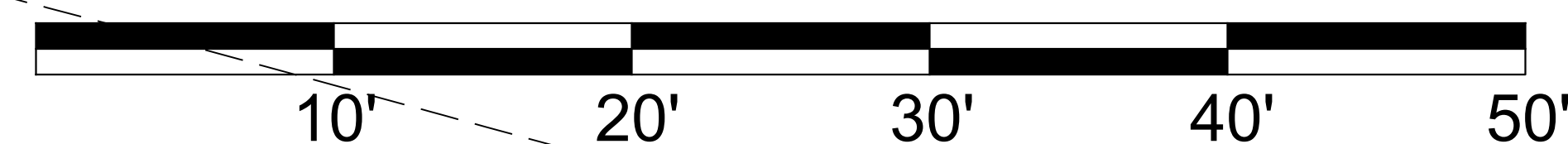
BUILDING 2 - SOUTH ELEVATION



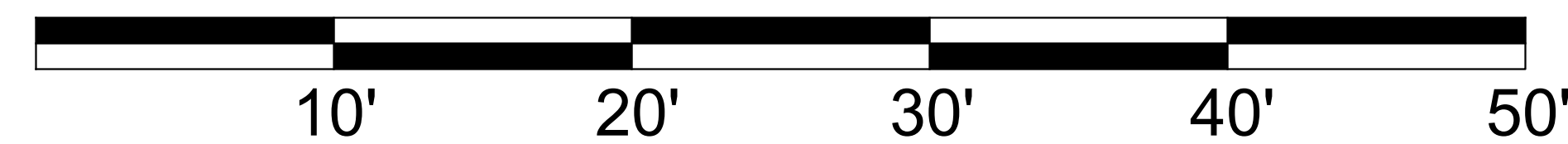
BUILDING 2 - NORTH ELEVATION

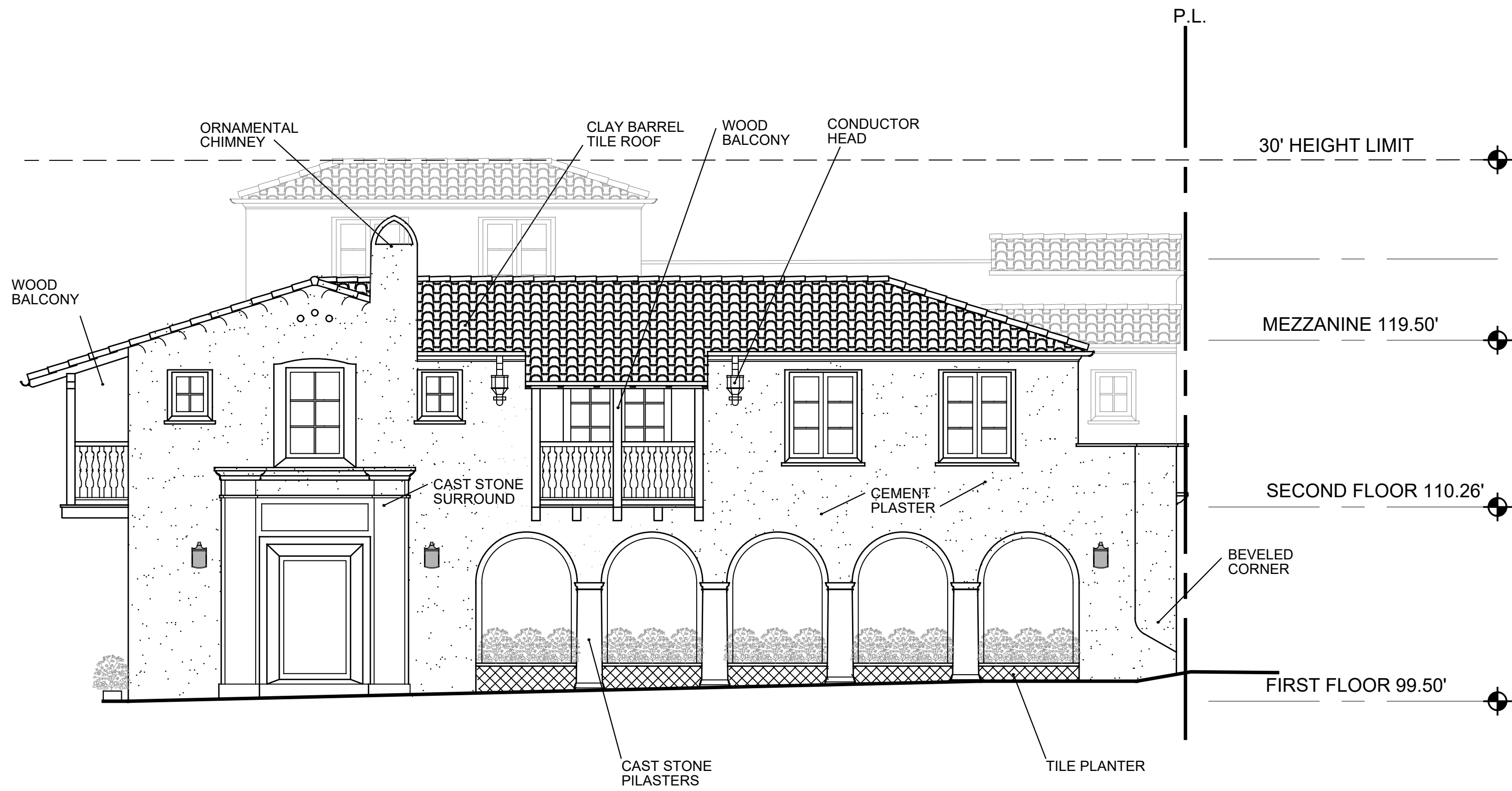


BUILDING 2 - WEST ELEVATION

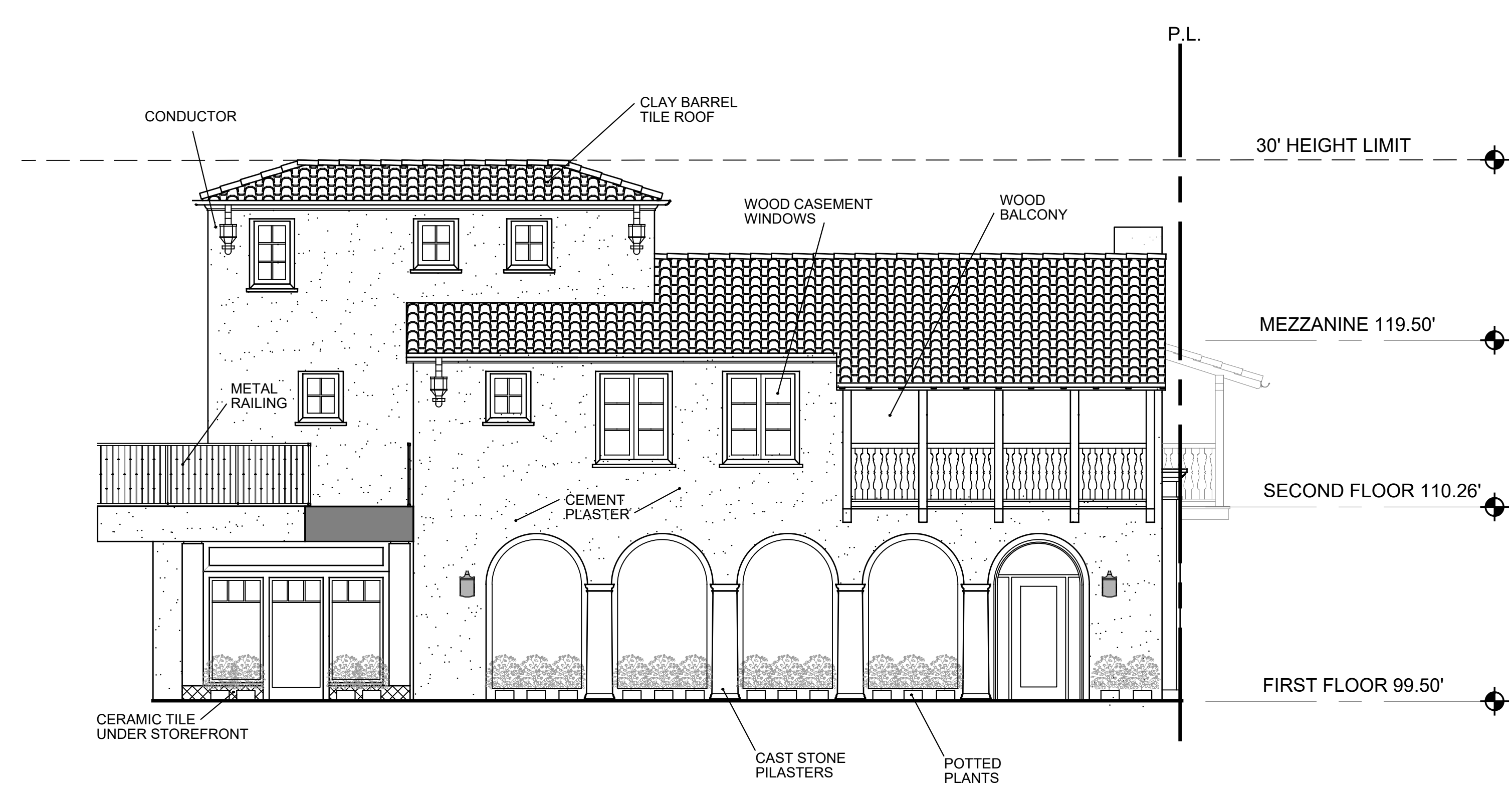


BUILDING 2 - WEST ELEVATION

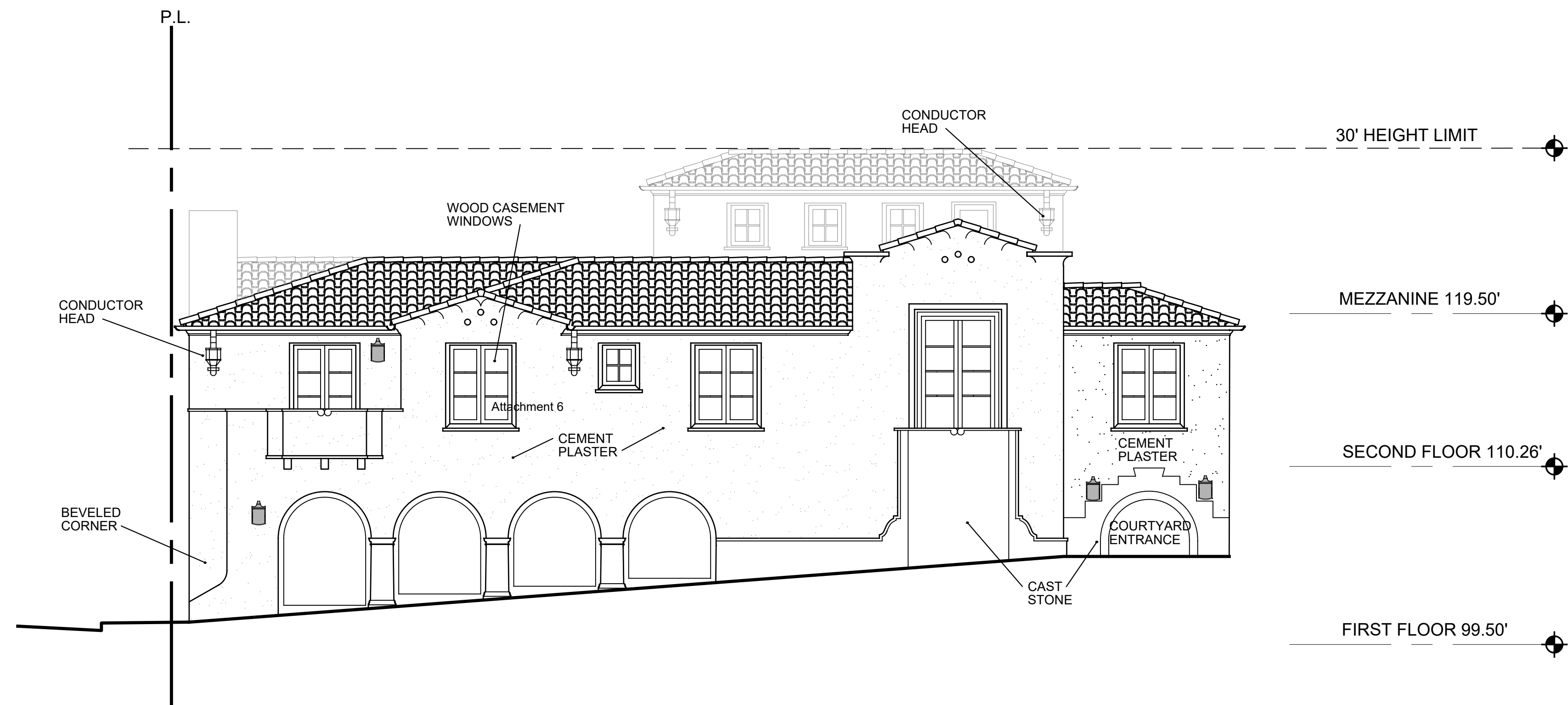




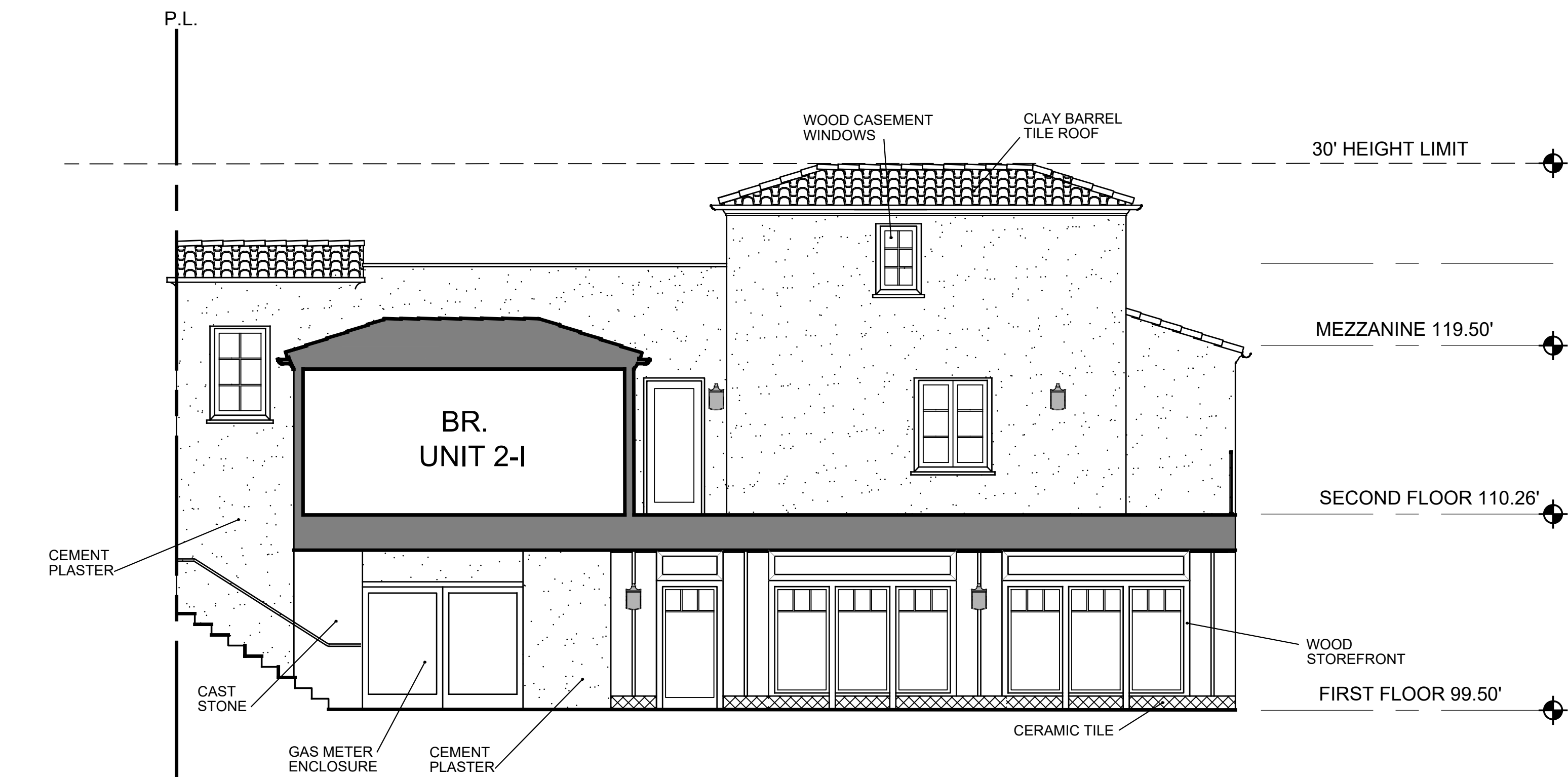
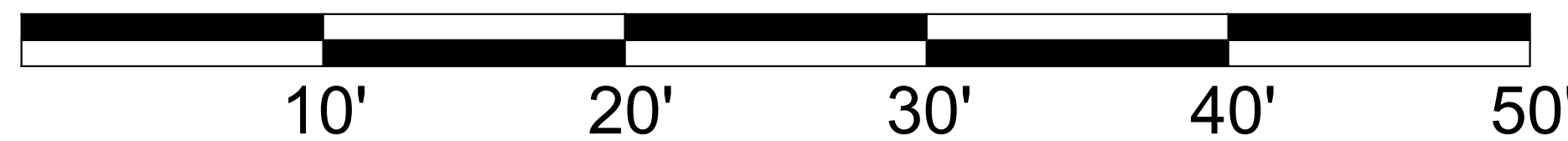
BUILDING 3 - EAST ELEVATION



BUILDING 3 - SOUTH ELEVATION

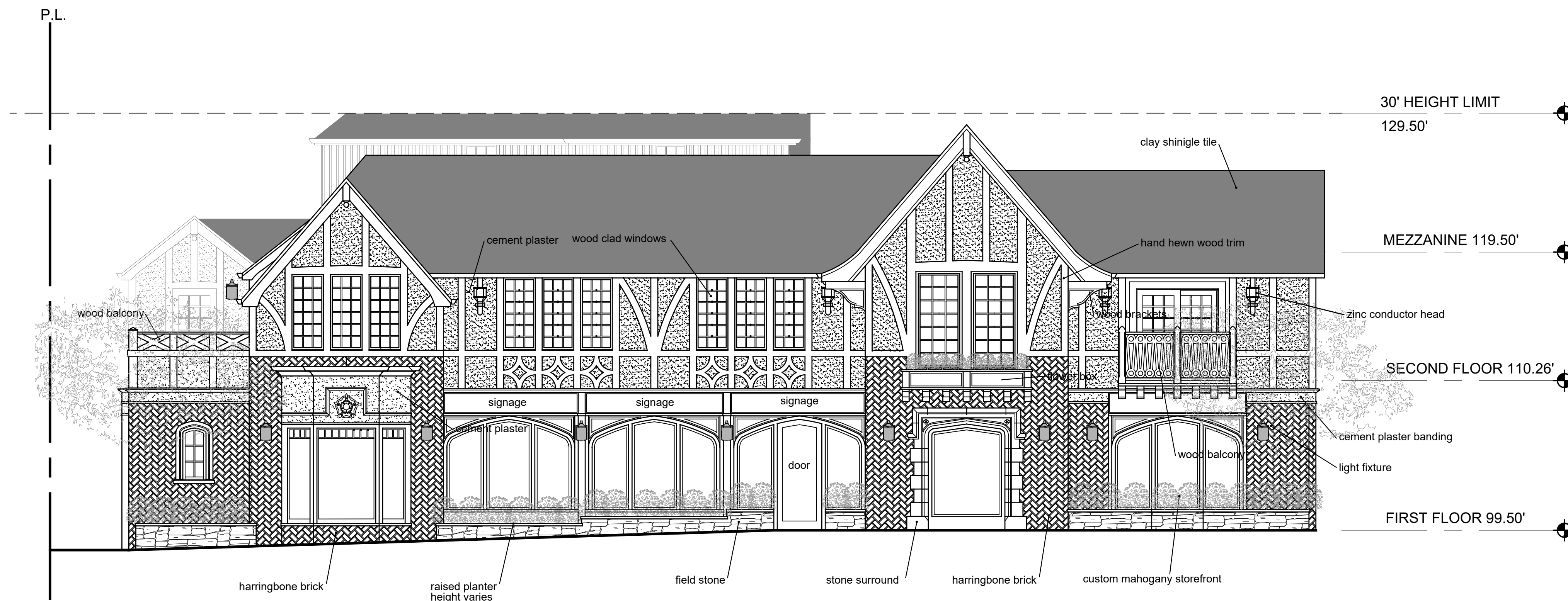


BUILDING 3 - NORTH ELEVATION

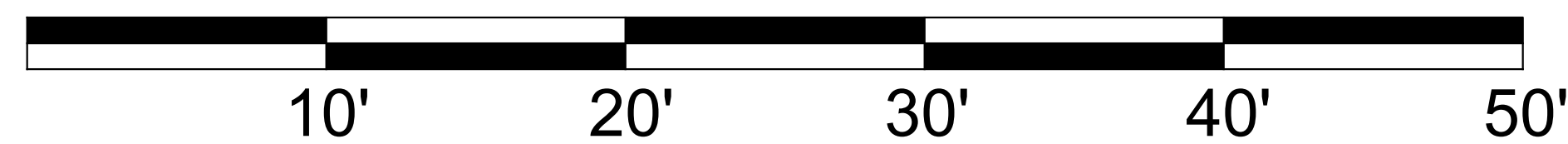


BUILDING 3 - WEST ELEVATION

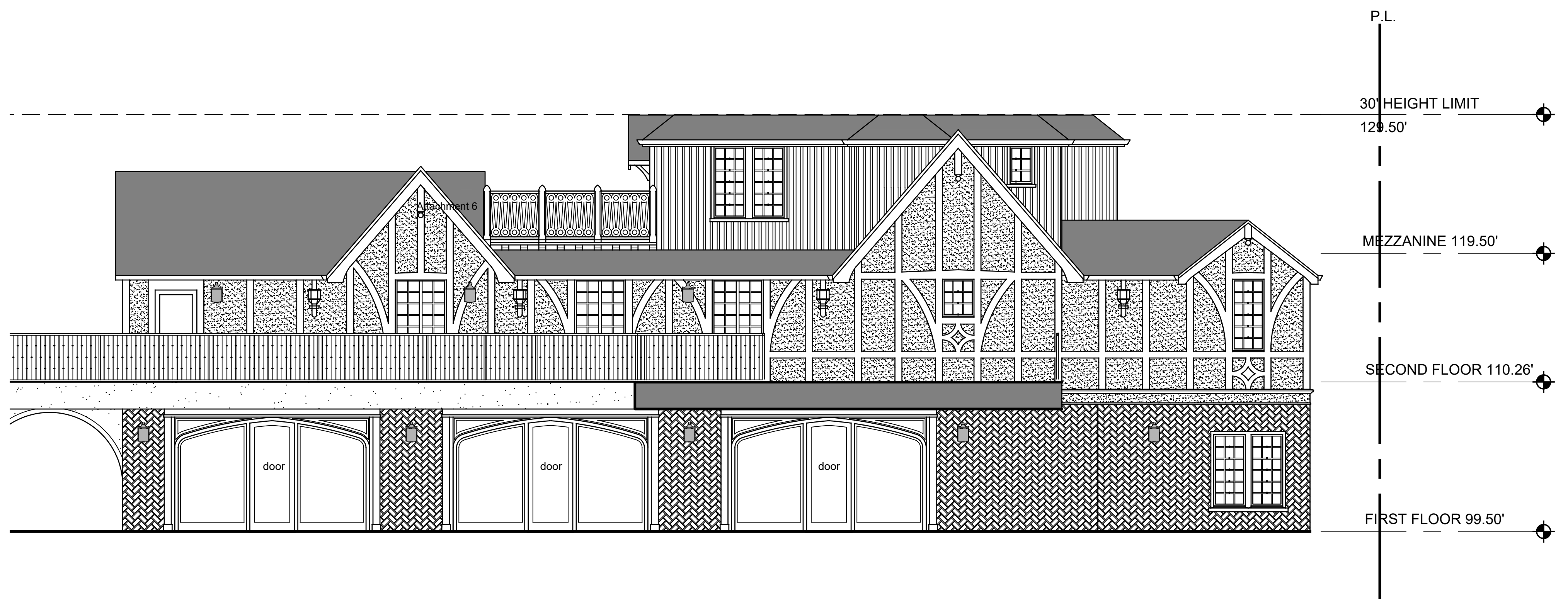
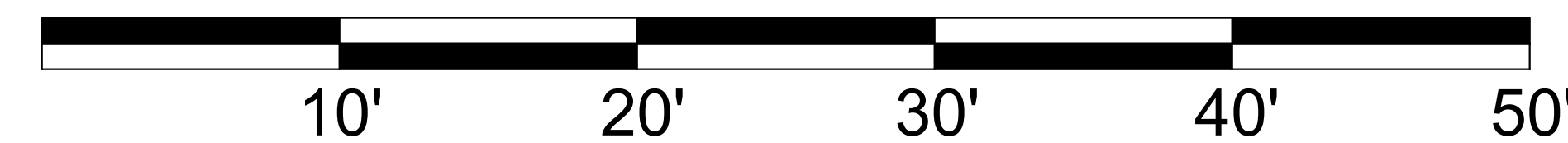




BUILDING 4 - EAST ELEVATION



BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - WEST ELEVATION



BUILDING 4 - NORTH ELEVATION



ULRIKA PLAZA MIXED USE

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 5.31.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
**BUILDING 4
EXTERIOR
ELEVATIONS**

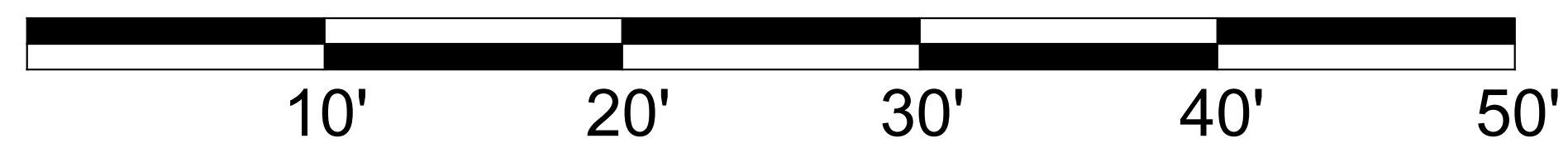
SHEET NO.:

A403

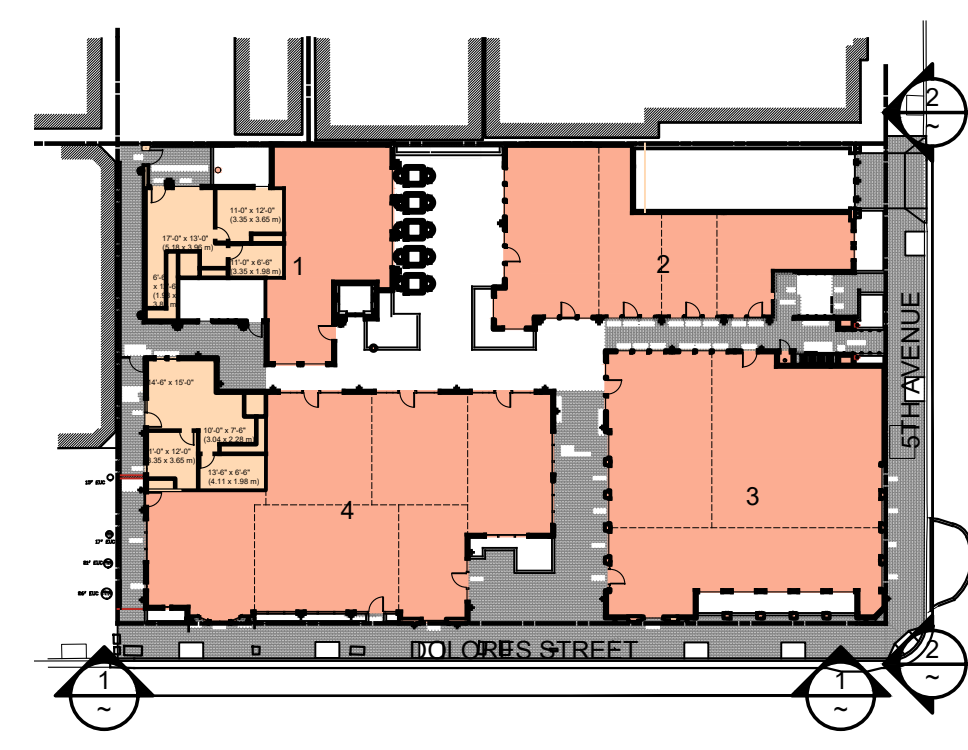
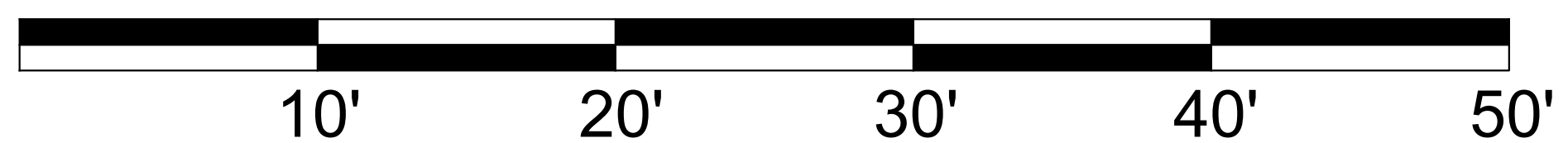
FILE NAME: 20013.1A-A403



DOLORES STREET ELEVATION



FIFTH AVENUE ELEVATION



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 5.31.2023

DRAWN BY:
CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB..
08.01.2022 PLANNING RESUB..
09.16.2022 PLANNING RESUB..
12.14.2022 PLANNING RESUB..
05.12.2023 PLANNING RESUB..

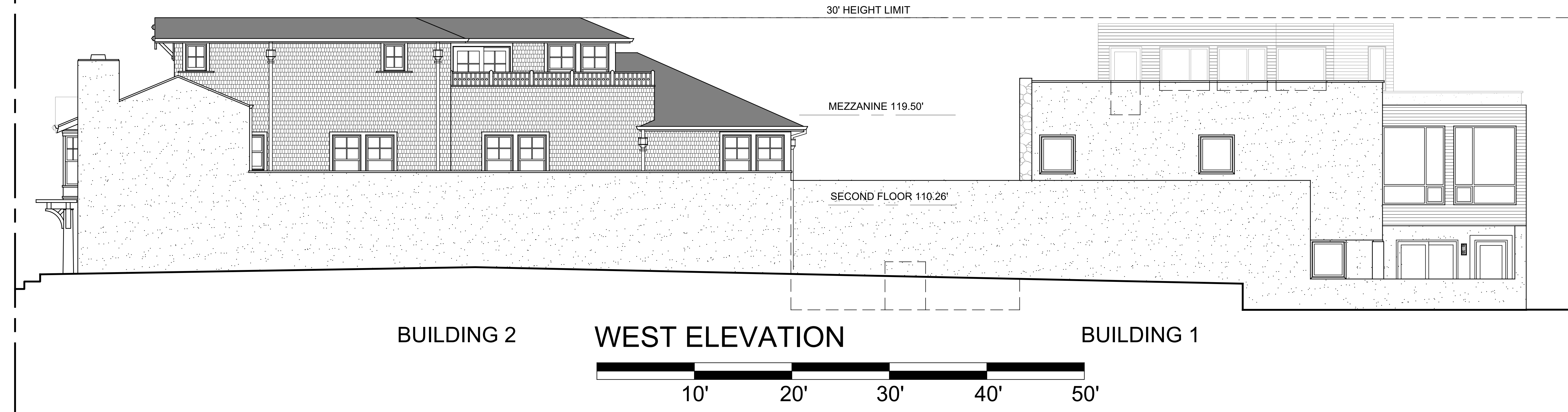
SHEET NAME:
**DOLORES
STREET & FIFTH
AVE. ELEVATIONS**

SHEET NO.:

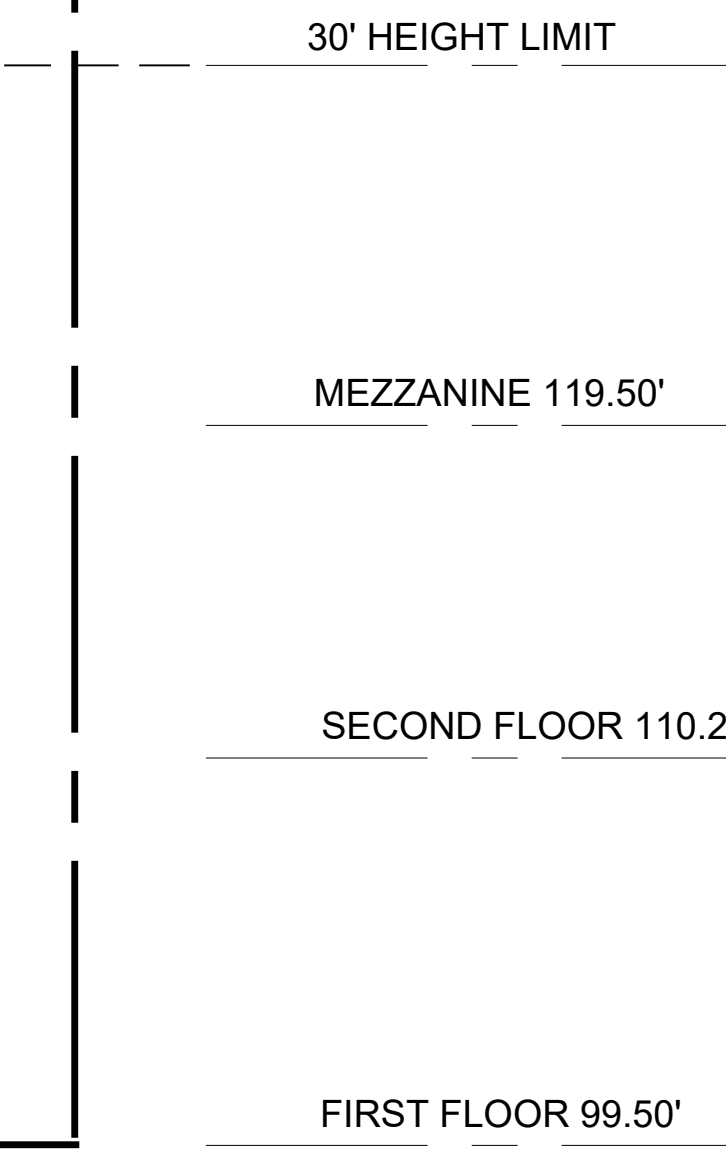
A404

FILE NAME: 20013.1A-2023

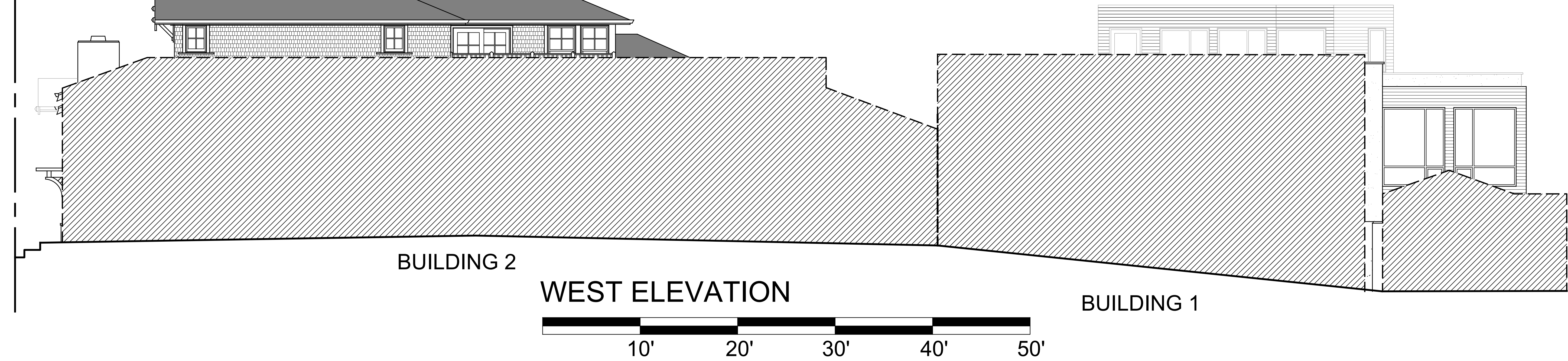
P.L.



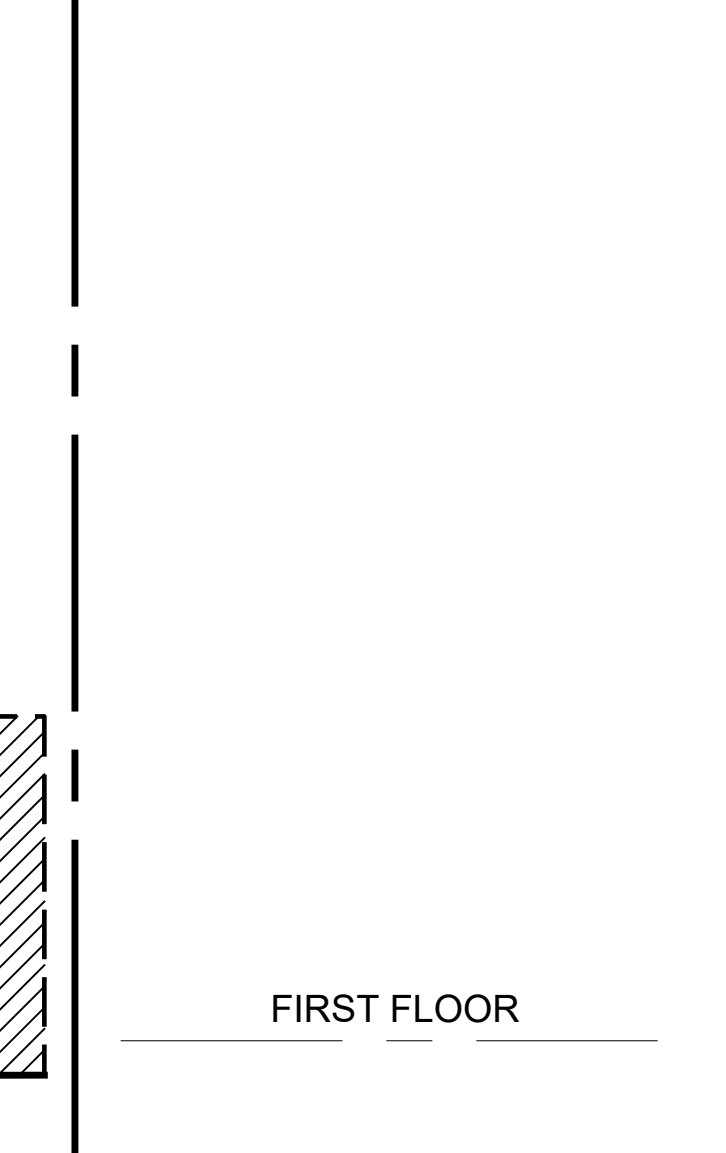
P.L.



P.L.

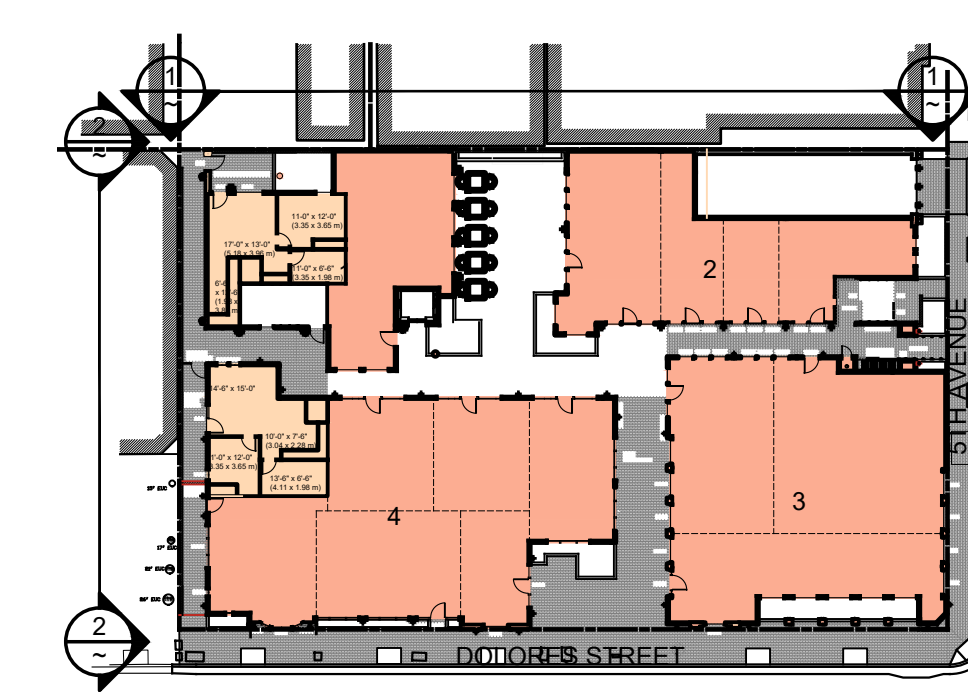
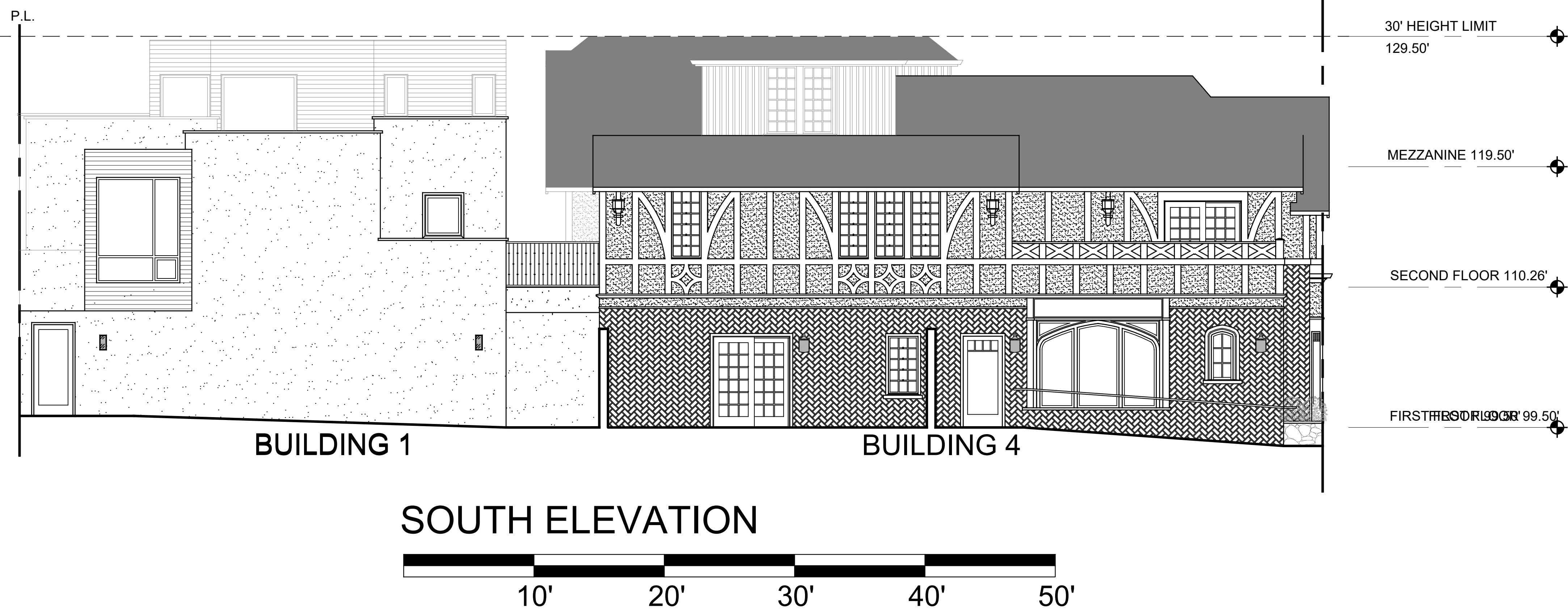


P.L.



Attachment 6

P.L.



ELEVATION KEY PLAN



2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.

20013.1A

PRINT DATE:

5.31.2023

PLOT DATE:

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

08.01.2022 PLANNING RESUB.

09.16.2022 PLANNING RESUB.

12.14.2022 PLANNING RESUB.

05.12.2023 PLANNING RESUB.

SHEET NAME:

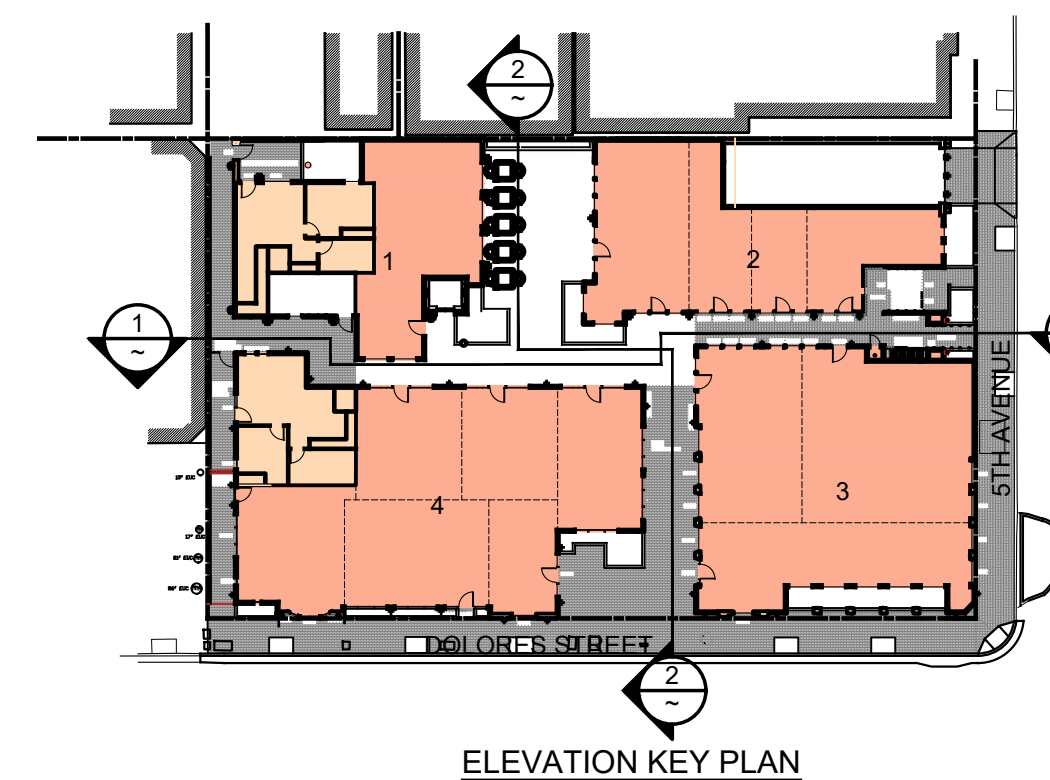
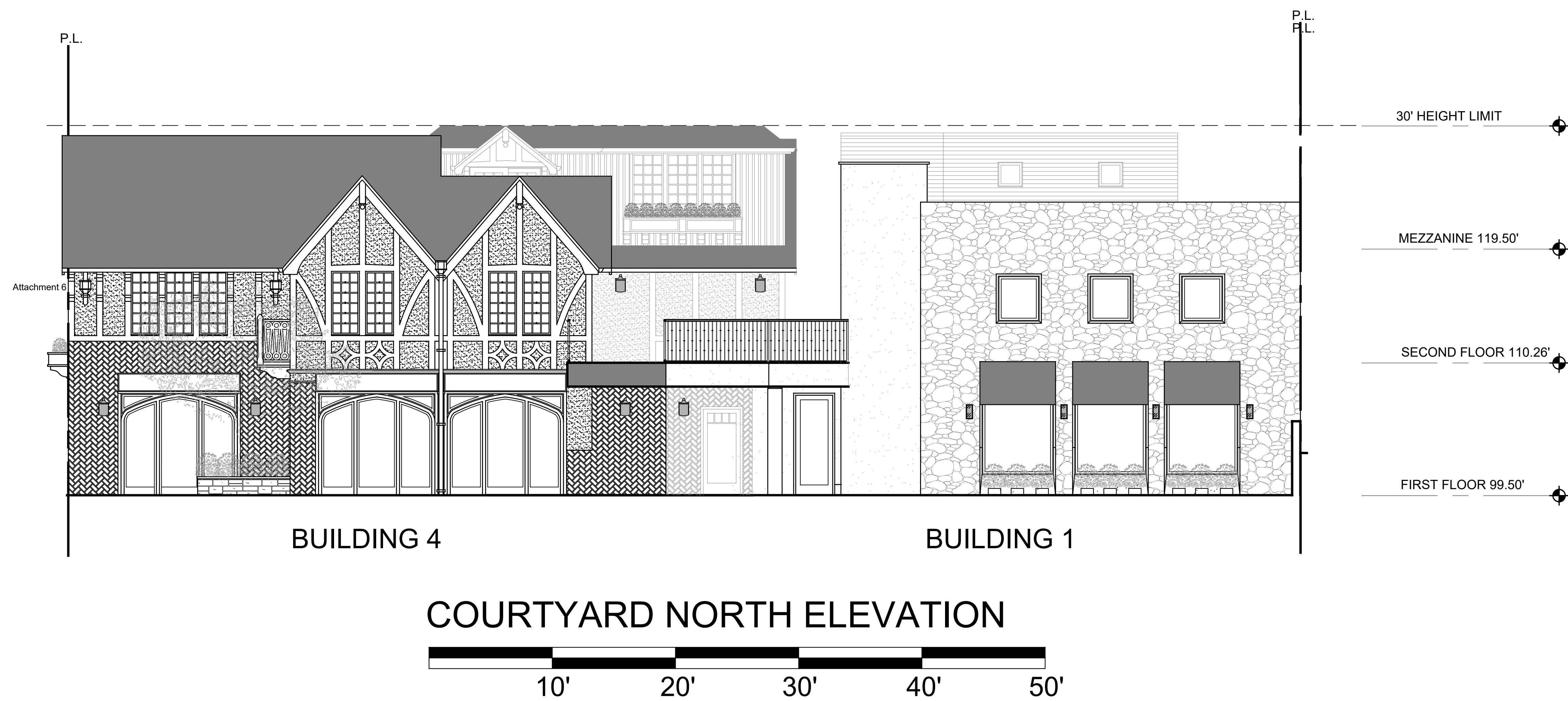
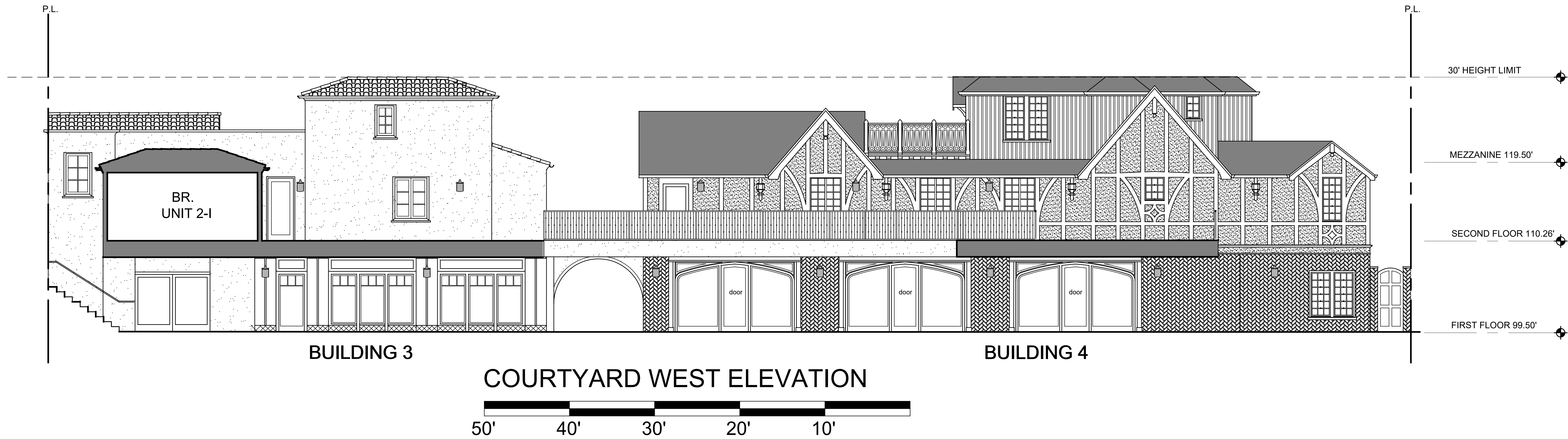
WEST &
SOUTH
ELEVATION

SHEET NO.:

A405

FILE NAME:

20013.1A-2023



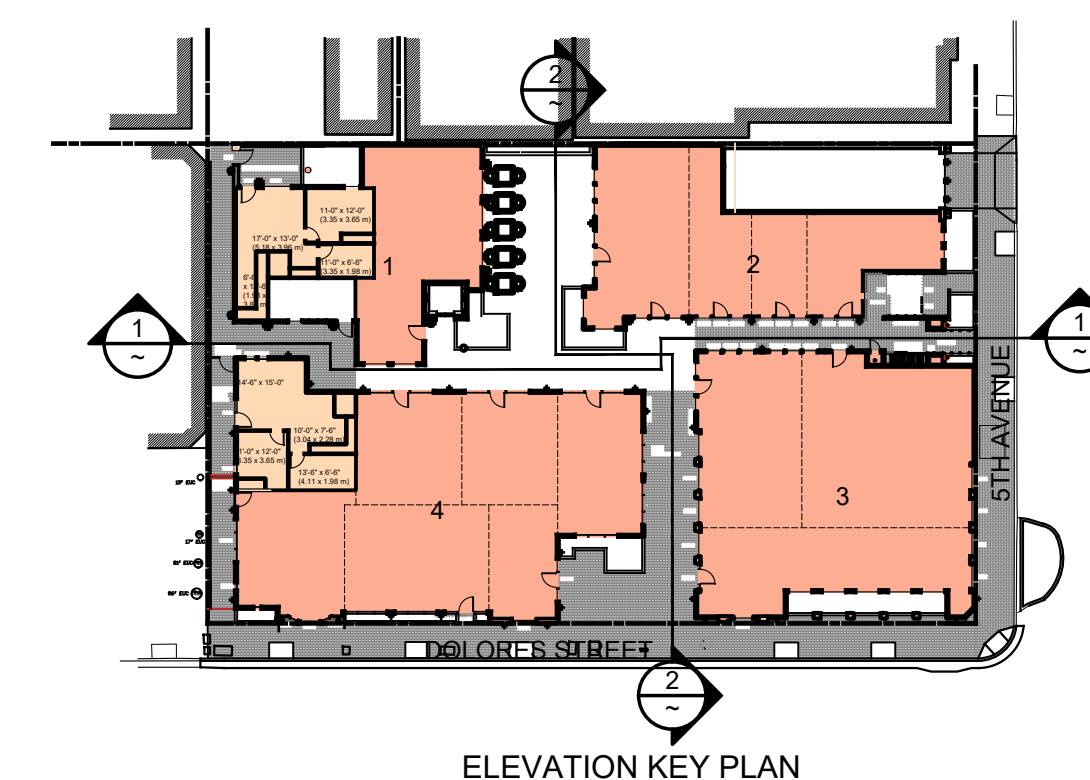
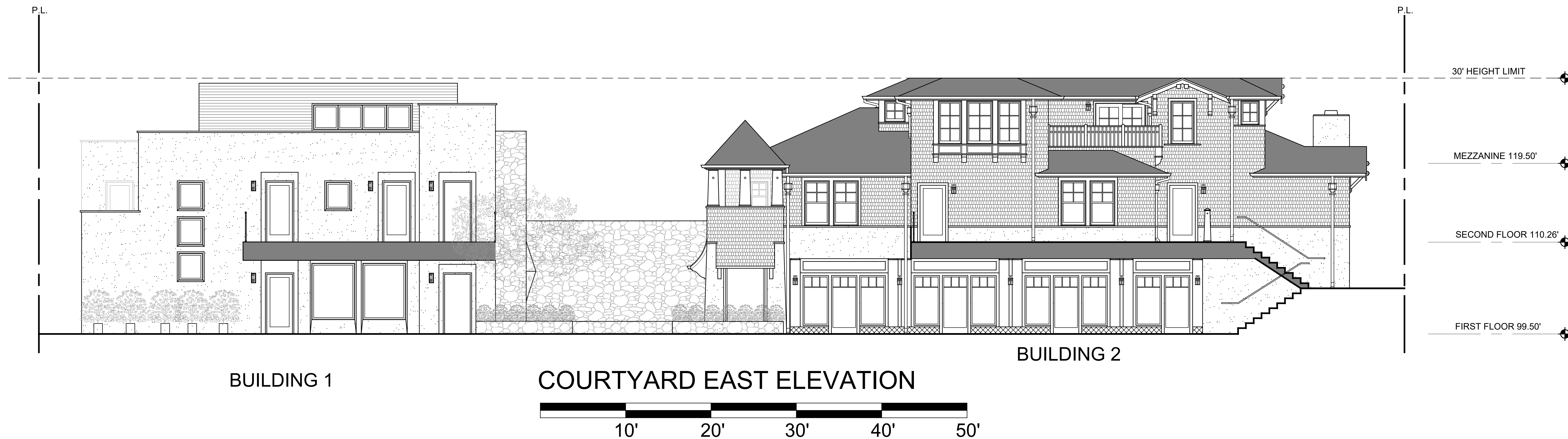
ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A
PRINT DATE:
PLOT DATE: 5.31.2023
DRAWN BY:
CHECKED BY:
SET ISSUED:
07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB..
08.01.2022 PLANNING RESUB..
09.16.2022 PLANNING RESUB..
12.14.2022 PLANNING RESUB..
05.12.2023 PLANNING RESUB..

SHEET NAME:
COUNTRYARD
WEST & NORTH
ELEVATION
SHEET NO.:

A406
FILE NAME: 20013.1A-2023



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.

20013.1A

PRINT DATE:

5.31.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

08.01.2022 PLANNING RESUB.

09.16.2022 PLANNING RESUB.

12.14.2022 PLANNING RESUB.

05.12.2023 PLANNING RESUB.

SHEET NAME:

COURTYARD
EAST & SOUTH
ELEVATION

SHEET NO.:

A407

FILE NAME: 20013.1A-2023



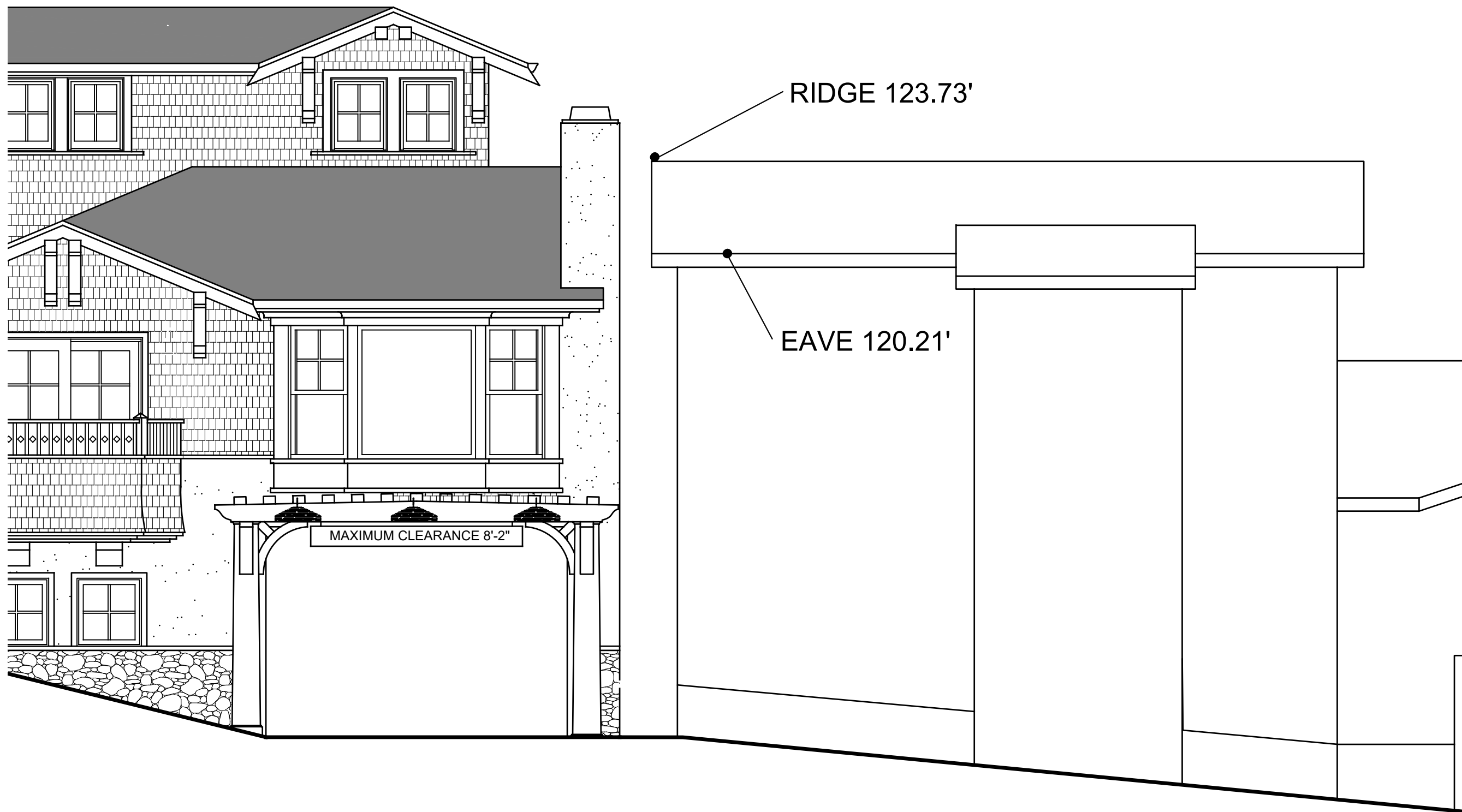
DOLORES AVENUE STREETSCAPE
SCALE: NOT SPECIFIED



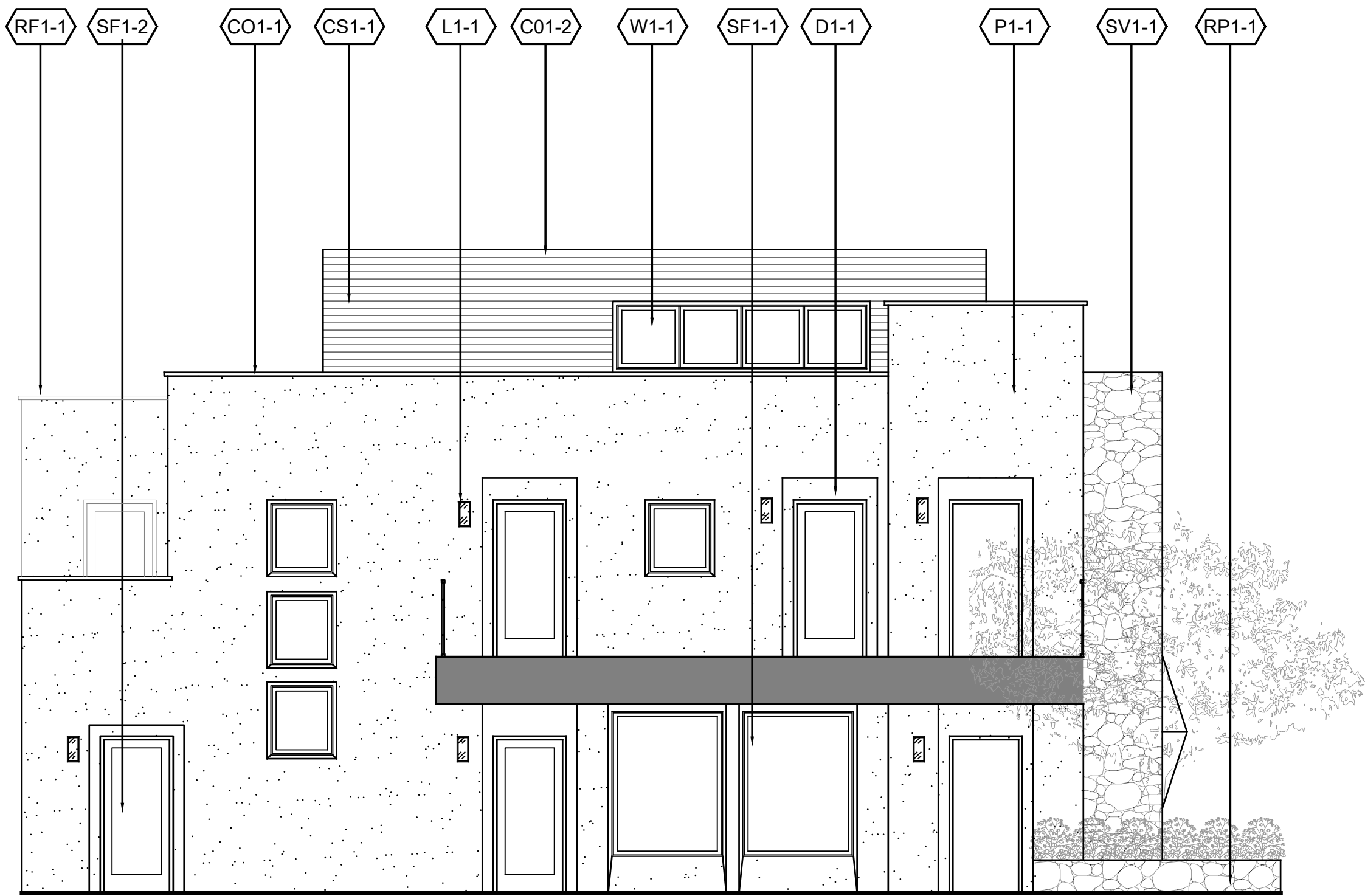
FIFTH AVENUE STREETSCAPE
SCALE: NOT SPECIFIED



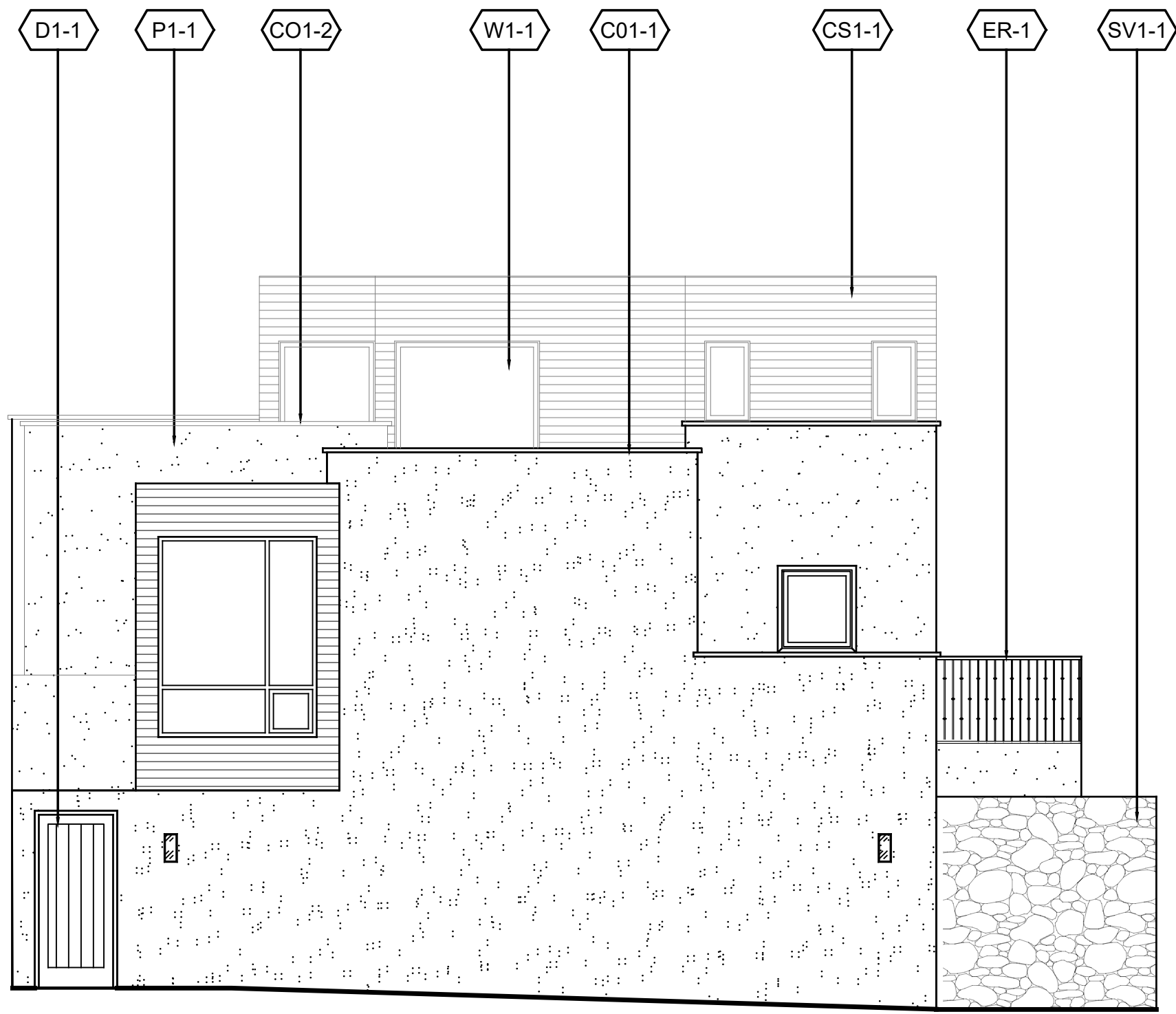
DOLORES AVENUE STREETSCAPE
ENLARGED ELEVATION
SCALE: 1/4"=1'-0"



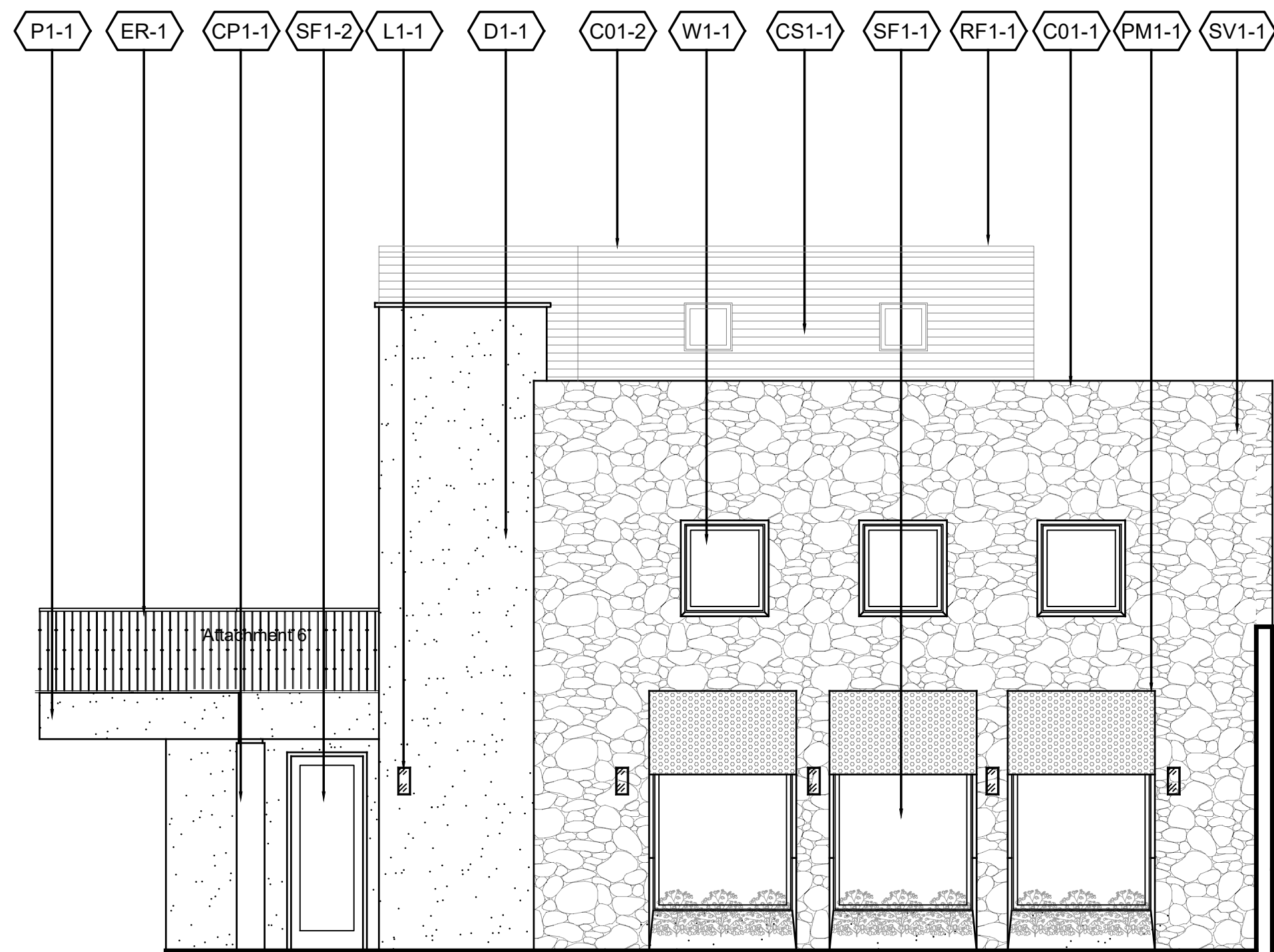
FIFTH AVENUE STREETSCAPE
ENLARGED ELEVATION
SCALE: 1/4"=1'-0"



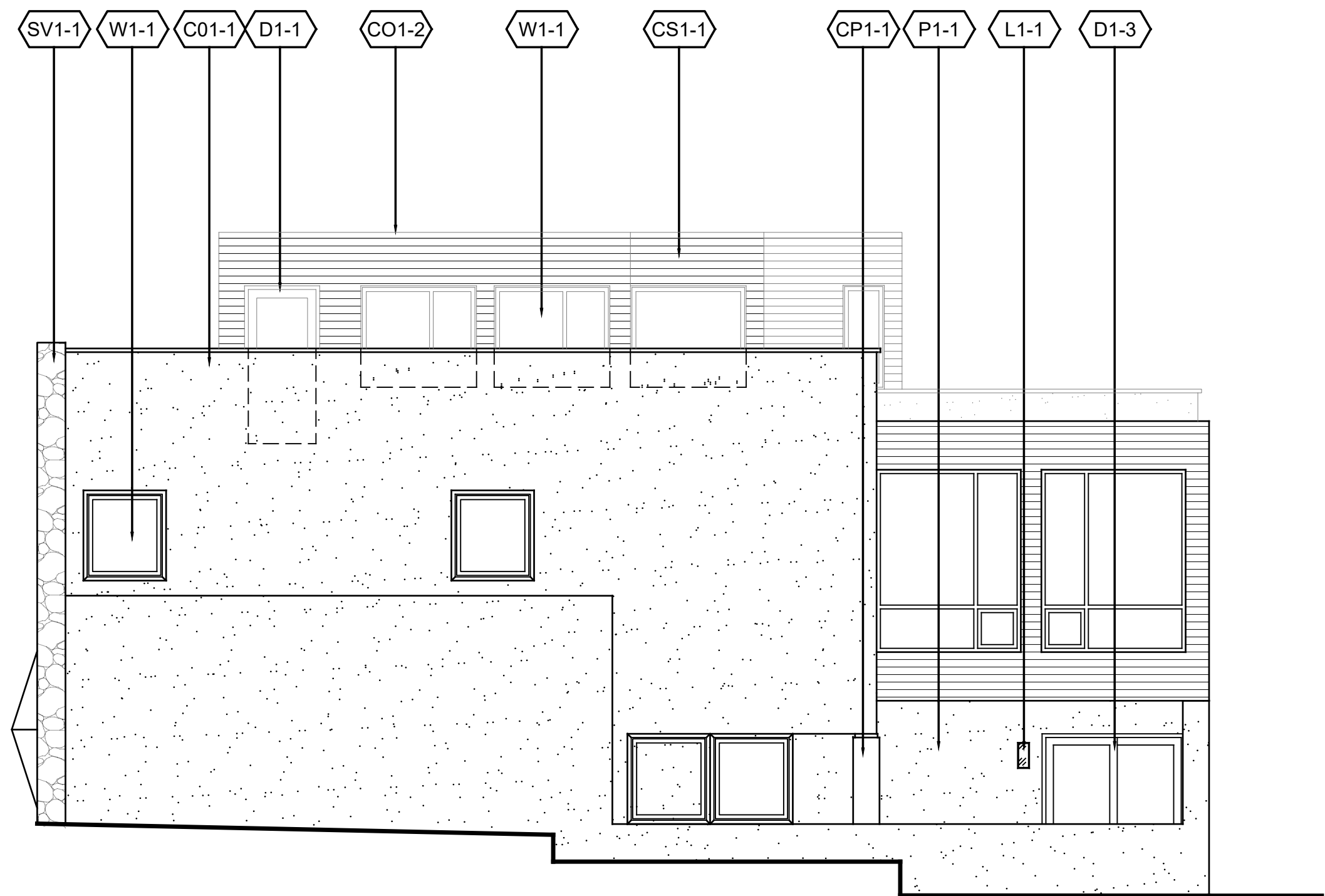
1 BUILDING 1
EAST ELEVATION
SCALE: 3/16"=1'-0"



2 BUILDING 1
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 BUILDING 1
NORTH ELEVATION
SCALE: 3/16"=1'-0"



4 BUILDING 1
WEST ELEVATION
SCALE: 3/16"=1'-0"



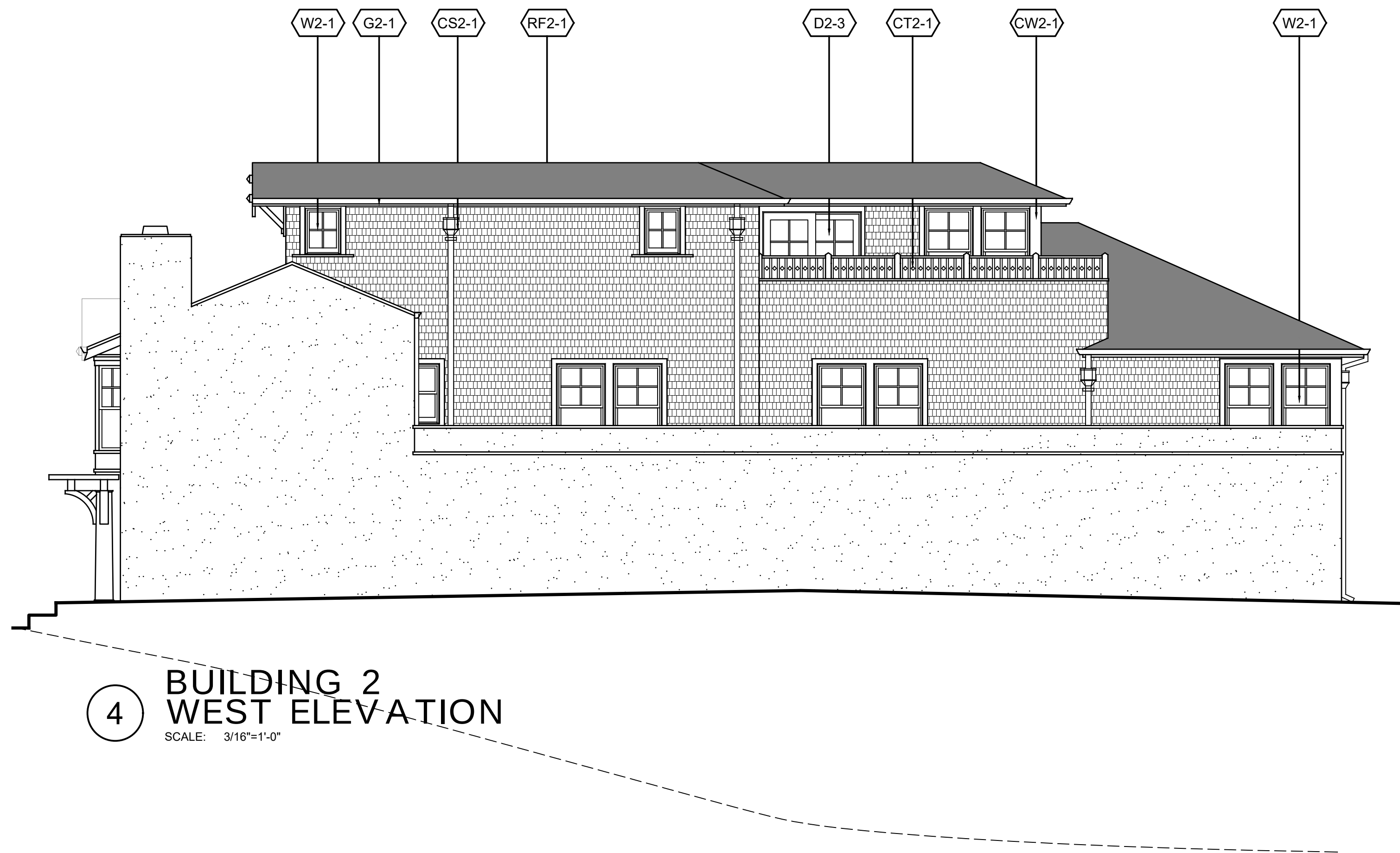
1 BUILDING 2
EAST ELEVATION
SCALE: 3/16"=1'-0"



2 BUILDING 2
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



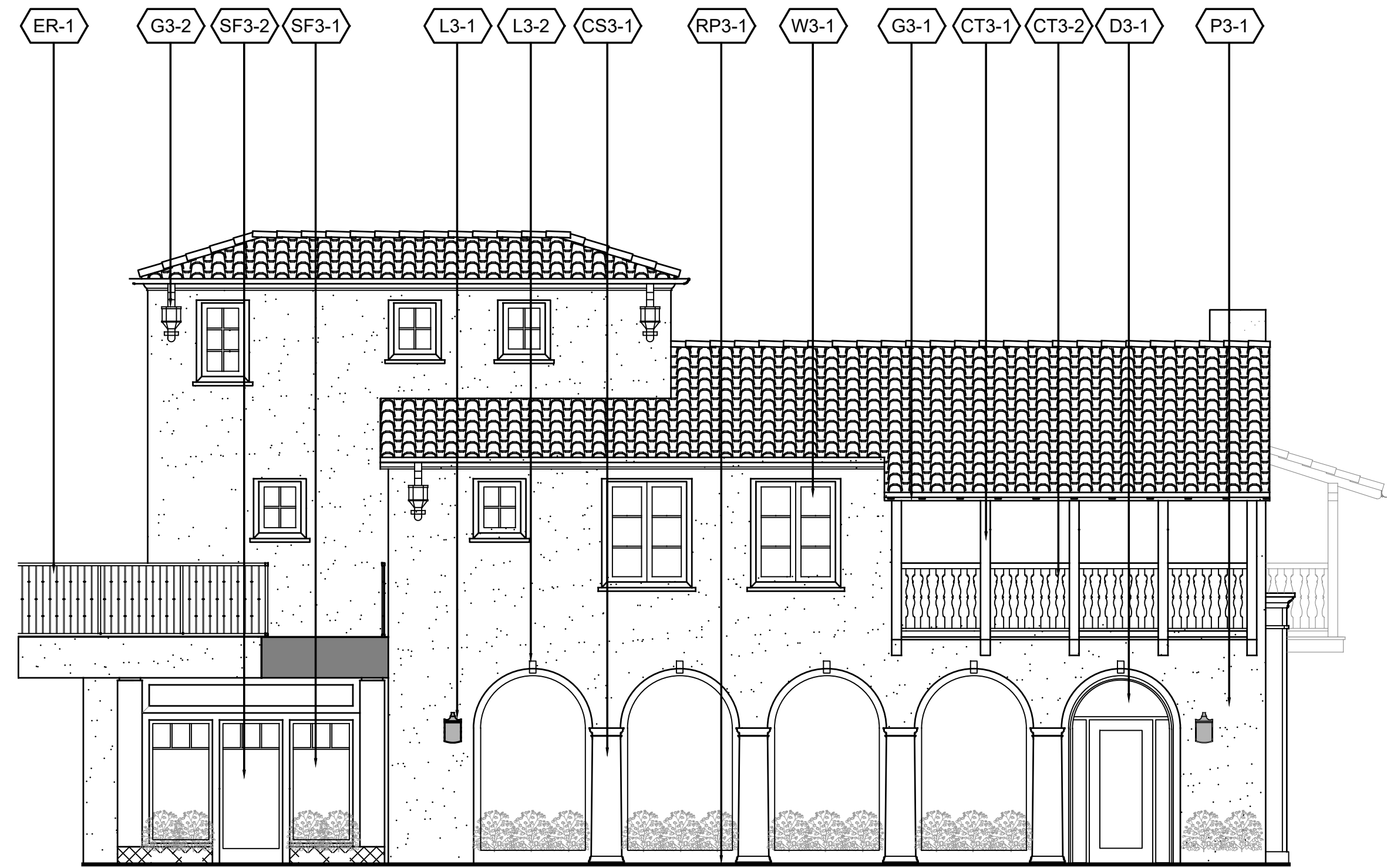
3 BUILDING 2
NORTH ELEVATION
SCALE: 3/16"=1'-0"



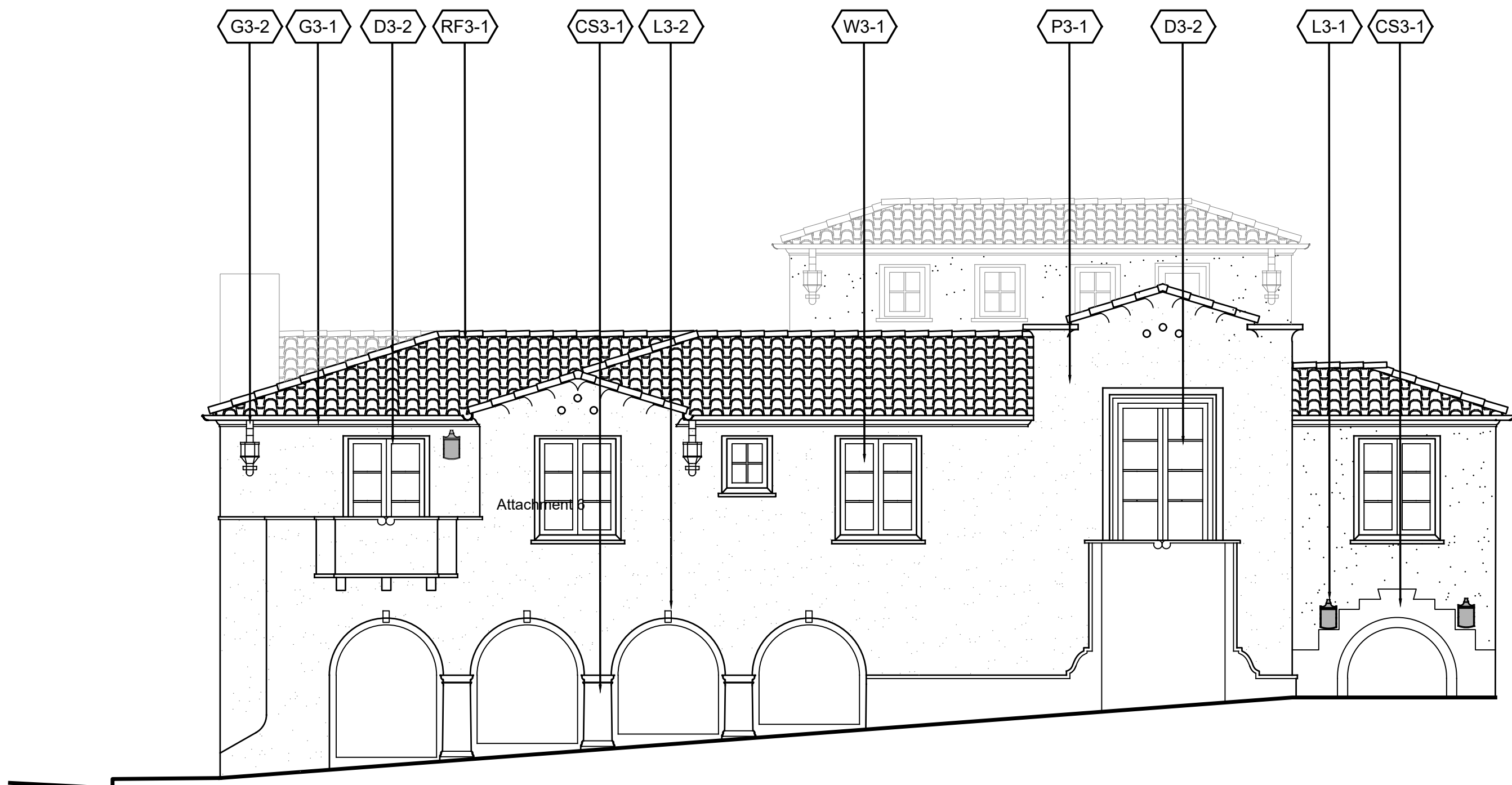
4 BUILDING 2
WEST ELEVATION
SCALE: 3/16"=1'-0"



1 BUILDING 3
EAST ELEVATION
SCALE: 3/16"=1'-0"



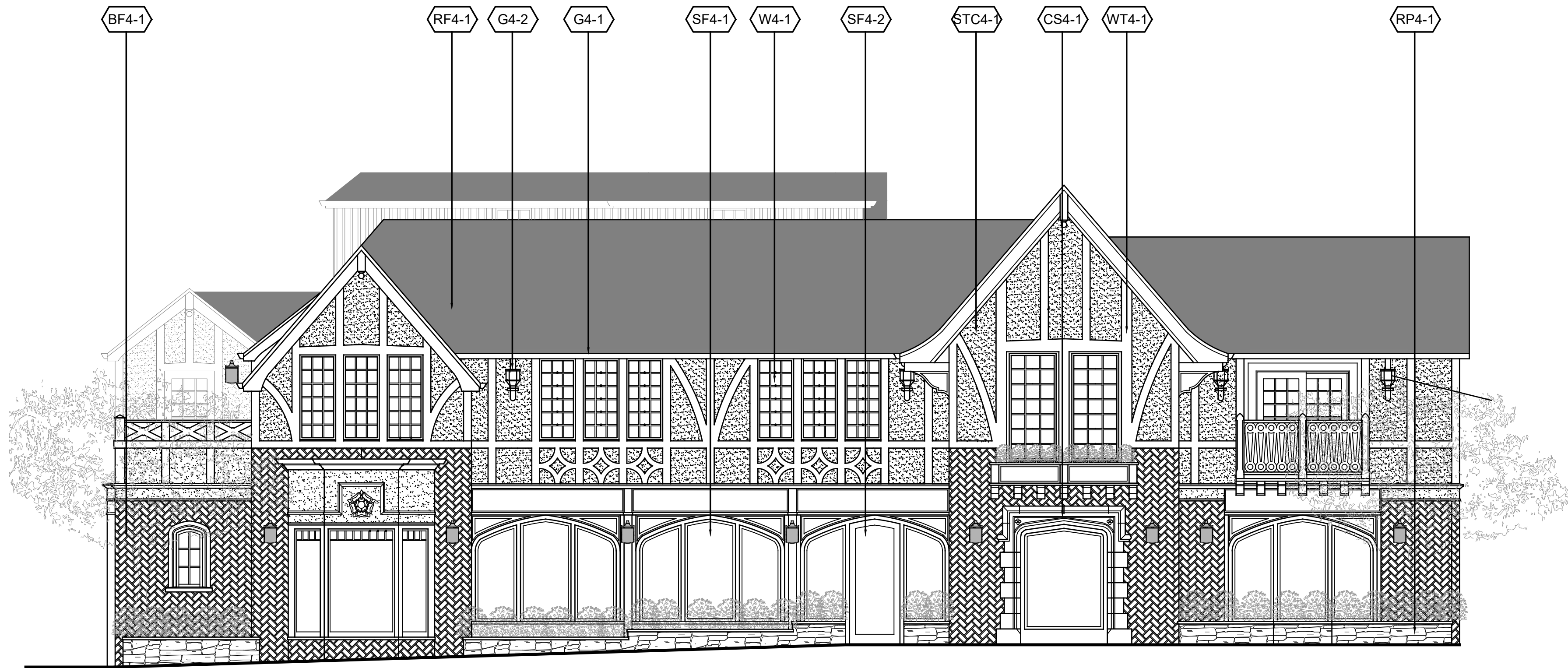
2 BUILDING 3
SOUTH ELEVATION
SCALE: 3/16"=1'-0"



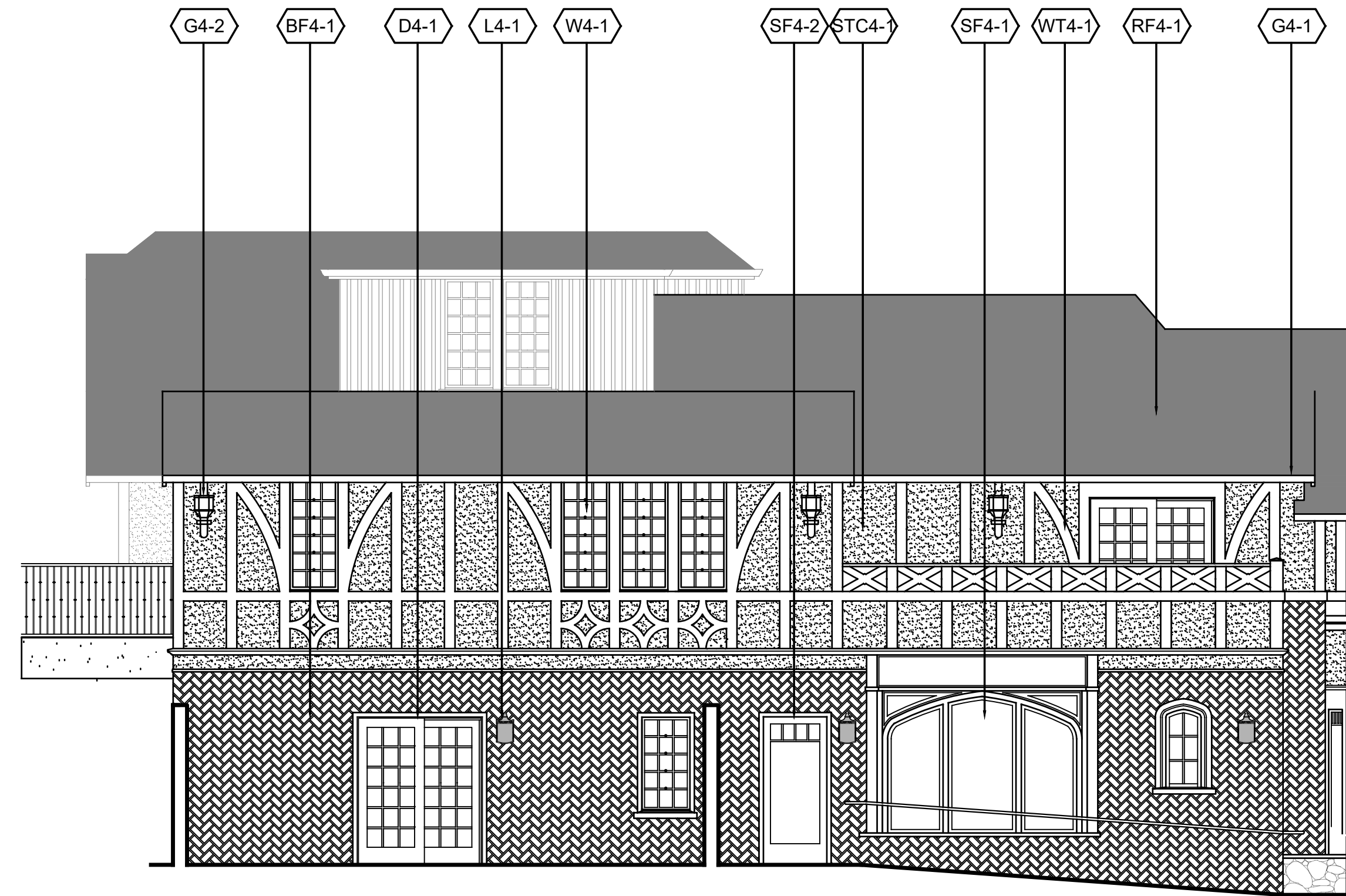
3 BUILDING 3
NORTH ELEVATION
SCALE: 3/16"=1'-0"



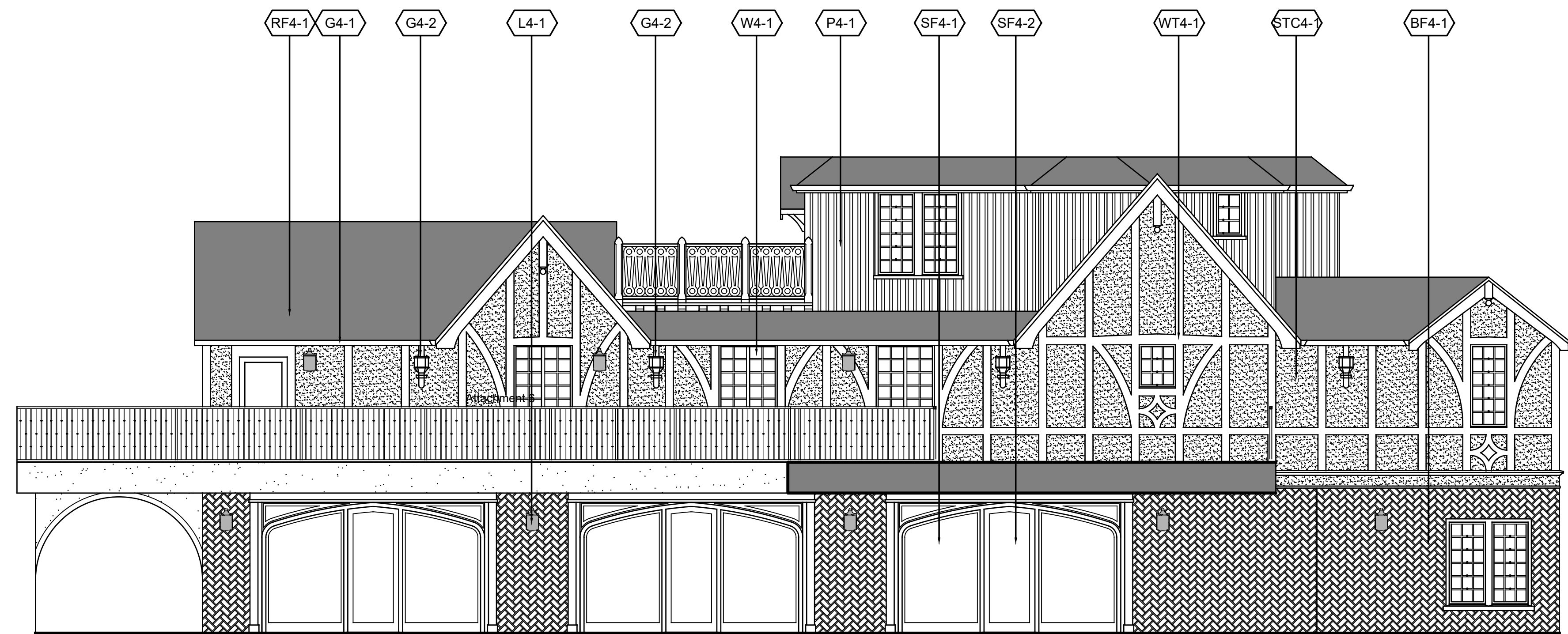
4 BUILDING 3
WEST ELEVATION
SCALE: 3/16"=1'-0"



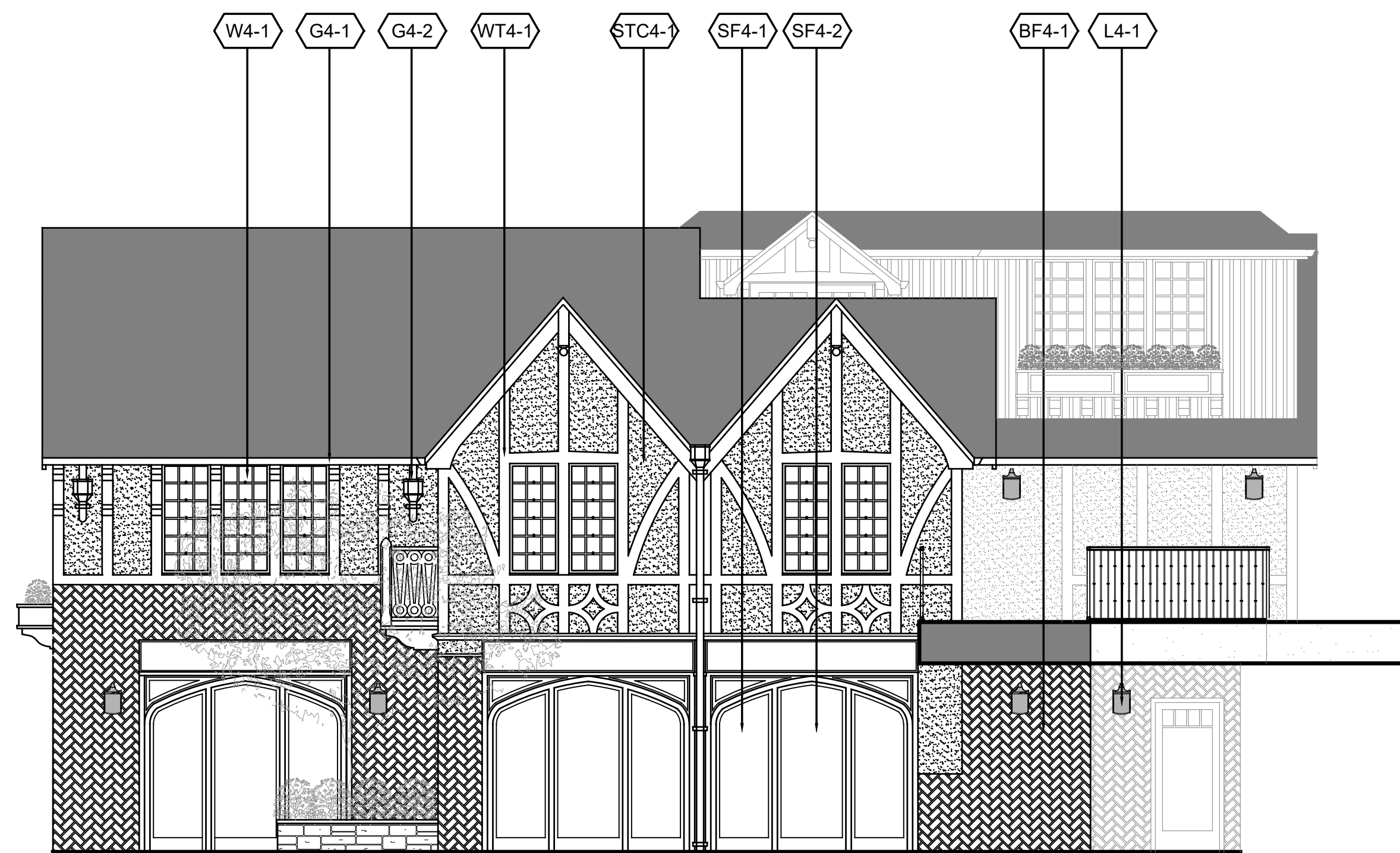
1 BUILDING 4
EAST ELEVATION
SCALE: 3/16"=1'-0"



2 BUILDING 4
SOUTH ELEVATION
SCALE: 3/16"=1'-0"

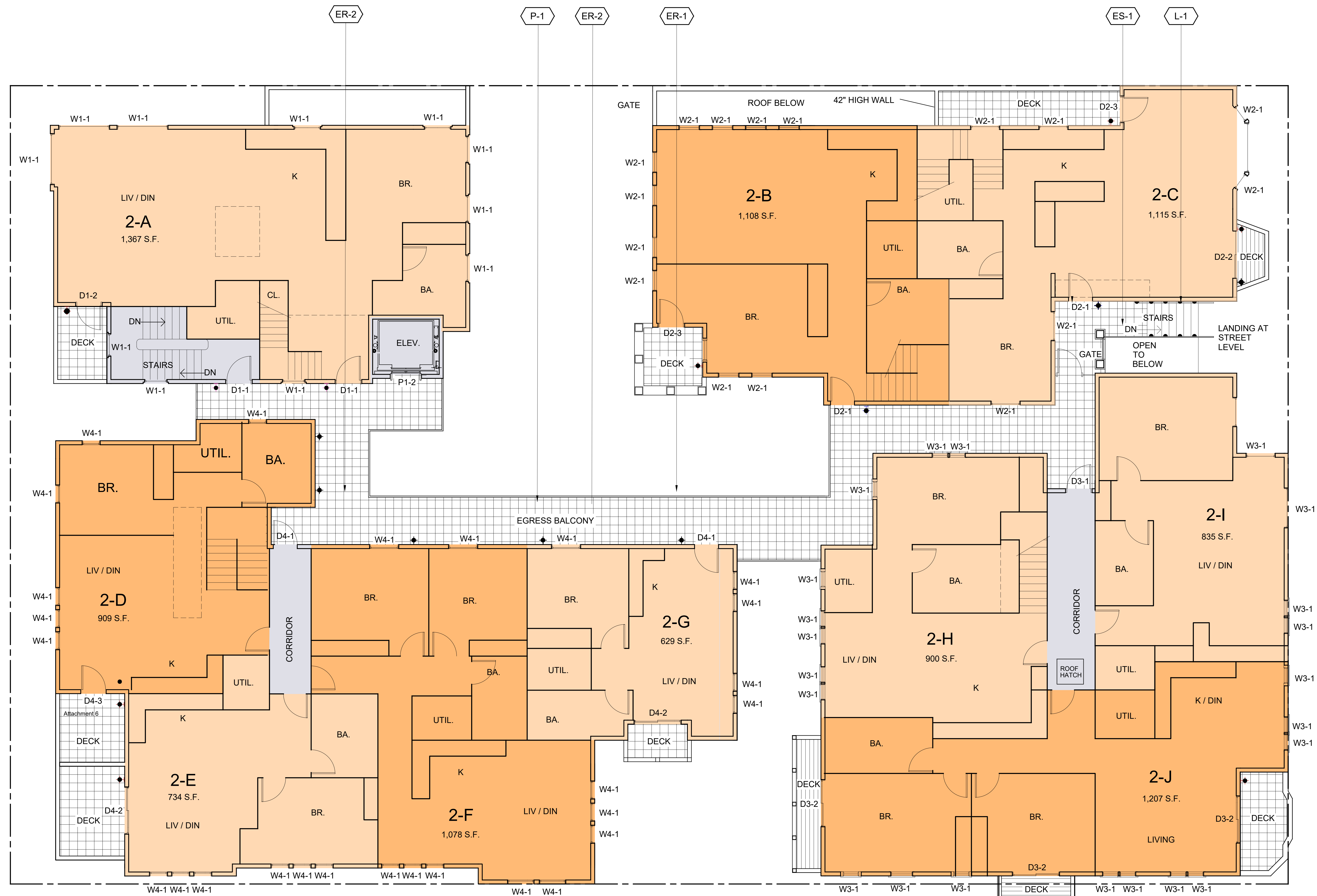


3 BUILDING 4
NORTH ELEVATION
SCALE: 3/16"=1'-0"

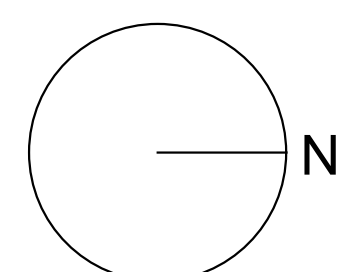
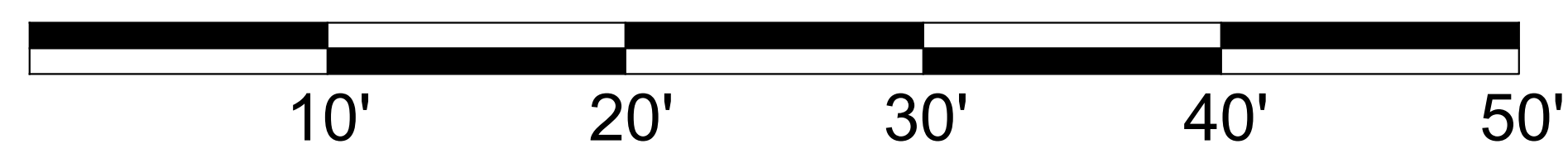


4 BUILDING 4
WEST ELEVATION
SCALE: 3/16"=1'-0"





SECOND FLOOR PLAN



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

JOB NO.	20013.1A
PRINT DATE:	5.31.2023
PLOT DATE:	
DRAWN BY:	
CHECKED BY:	
SET ISSUED:	
07.06.2022 PLANNING SUBMIT.	
07.20.2022 PLANNING RESUB.	
08.01.2022 PLANNING RESUB.	
09.16.2022 PLANNING RESUB.	
12.14.2022 PLANNING RESUB.	
05.12.2023 PLANNING RESUB.	

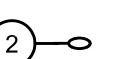
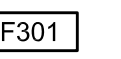
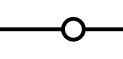
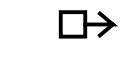
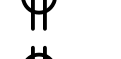
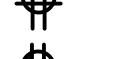
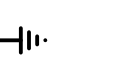
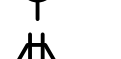
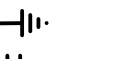
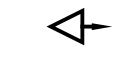
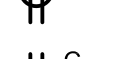
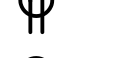
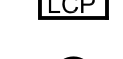
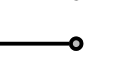
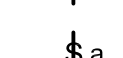
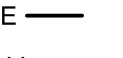
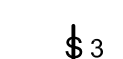
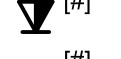
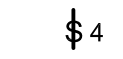
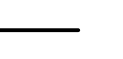
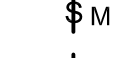
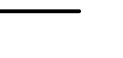
SHEET NAME:
FINISH
COMMON AREA
SITE/FLOOR PLANS
SHEET NO.:

A415

FILE NAME: 20013.1A.A415

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		SECURITY DOOR CONTACTS		PANELBOARD - FLUSH MOUNTED		DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL		DETAIL NUMBER DETAIL OR SECTION REFERENCE SHEET NUMBER
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		PANELBOARD - SURFACE MOUNTED		F301 FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL		INDICATES QUANTITY OF TELEPHONE OUTLETS
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		EQUIPMENT PANEL - SURFACE MOUNTED		INDICATES QUANTITY OF DATA OUTLETS		
	LUMINAIRE - RECESSED - SEE SCHEDULE		SECURITY SYSTEM KEYPAD		METER W/ CURRENT TRANSFORMER				
	RECESSED WALL WASHER		DOOR BELL PUSHBUTTON		JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES				
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE		DOOR CHIME WITH LED		MOTOR CONNECTION				
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE		RECEPTACLE - DUPLEX *		NON-FUSED DISCONNECT SWITCH				
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAME/PLATE DATA				
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		GFCI CONVENIENCE RECEPTACLE - DUPLEX *		COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAME/PLATE DATA				
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED				
	TRACK LIGHTING - SEE SCHEDULE		RECEPTACLE DOUBLE DUPLEX *		CIRCUIT BREAKER				
	EMERGENCY LIGHT		HALF SWITCHED DUPLEX RECEPTACLE *		GROUND ROD WITH GROUNDWELL BOX				
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR		SINGLE RECEPTACLE*		GROUND ELECTRODE				
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		DUPLEX RECEPTACLE - CEILING MOUNTED		NORMALLY OPEN CONTACT				
	DIMMER ROOM CONTROLLER		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *		NORMALLY CLOSED CONTACT				
	PLUG LOAD CONTROLLER		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *		TRANSFORMER - SEE SINGLE LINE FOR SIZE				
	ROOM LIGHTING CONTROLLER		FLOOR MOUNTED DUPLEX RECEPTACLE		PULLBOX				
	LIGHTING CONTROL PANEL		FLOOR MOUNTED BOX		ERMS				
	DIGITAL DAYLIGHT SENSOR		POWER OUTLET - SEE PLANS FOR NEMA TYPE*		FLEX CONDUIT WITH CONNECTION				
	SINGLE POLE SWITCH ** a = CIRCUIT CONTROLLED		POWER POLE		CONDUIT - UP				
	THREE WAY SWITCH**		WALL TELEPHONE OUTLET **		CONDUIT - DOWN				
	FOUR WAY SWITCH**		VOICE/DATA WALL OUTLET *		CONDUIT EMERGENCY SYSTEM				
	MANUAL MOTOR STARTER		SURFACE METAL OR NON-METALLIC RACEWAY		CONDUIT - CONCEALED IN WALLS OR CEILING				
	KEY OPERATED SWITCH **		CONDUIT - EXISTING		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4" MIN.				
	LIGHTING DIMMER**		CAPPED OR STUB-OUT CONDUIT		CONDUIT CONTINUATION				
	DIGITAL ON/OFF SWITCH **		CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.		SHEET NOTE REFERENCE SYMBOL: SEE ASSOCIATED NOTE ON SAME SHEET				
	DIGITAL DIMMER SWITCH **		VOICE/DATA OUTLET - CEILING MOUNTED		SCHEDULE SYMBOL: SEE ASSOCIATED NOTE ON SAME SHEET				
	DIGITAL MULTI SCENE LIGHTING SWITCH **		INTERIOR SPEAKERS CEILING MOUNTED						
	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **		INTERIOR SPEAKERS WALL MOUNTED						
	WALL OCCUPANCY SENSOR **		CLOCK +6'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION						
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **								
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **								
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **								

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

- ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
- ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
- ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
- EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
- ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	6.5"Wx12"Tx3.5"D LED WALL SCONCE, STEEL FRAME WITH BRONZE FINISH, ACRYLIC LENS 120V, DIMMABLE	15W 1040 LUMENS 3,000° K LED	ACCESS LIGHTING 20090 LEDMG-BR2/ACR
XB	7.5" SQUARE x10"T ARM MOUNT WALL SCONCE 8-1/2" PROJECTION FROM WALL, STEEL FRAME WITH BRONZE POWDER COAT FINISH, ACRYLIC LENS 120/277V DRIVER	15W 1500 LUMENS 3,000° K LED	EVERGREEN LIGHTING SERIES 10
XC	11"DIA.x18" TALL ARM MOUNTED LED LANTERN, 12" PROJECTION FROM WALL, STEEL FRAME WITH BRONZE POWDER COAT FINISH, ACRYLIC LENS, 120/277V DRIVER	15W 1500 LUMENS 3,000° K LED	EVERGREEN LIGHTING FLORENCE SERIES
XE	9-1/4"SQ.x21"Hx10" OUTDOOR WALL MOUNTED LANTERN FIXTURE WEATHERED COPPER FINISH, CLEAR SEEDED GLASS WITH WHITE ALUMINUM BACKING, 120V.	11W 666 LUMENS 3,000° K LED	GENERATION LIGHTING
XF	3"x5" RECESSED STEP LIGHT, DIE CAST ALUMINUM FACE PLATE WITH BRONZE FINISH, 120V DIMMABLE	3.5W 3,000° K LED	WAC LIGHTING WL - LED 100 SERIES
XG	GOOSENECK WALL SCONCE, 10" DIA. SHADE AND GOOSENECK WITH OIL RUBBED BRONZE FINISH, 120V LED DRIVER.	11W 880 LUMENS 3,000° K LED	BARN LIGHT EMBLEM LED SIGN LIGHT

APPLICABLE CODES & STANDARDS

CODES:

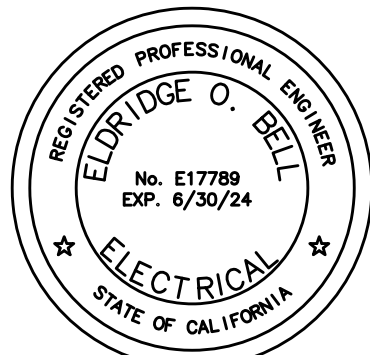
- 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
- 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
- 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
- TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- NATIONAL FIRE ALARM CODE (NFPA 72) 2019.
- CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- UNDERWRITER LABORATORIES (UL)
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

- E0.1 SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX.
- E0.2 CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).
- E2.1P ELECTRICAL SITE PLAN, PHOTOMETRIC STUDY.



AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.

Project No. 22-558.00

404 W. Franklin St • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.aacemba.com

These drawings are instruments of service and are the property of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC. All designs and other information in the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(a) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e. existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire ^{1,2}	How is Wattage determined	Total Number Luminaires ¹	Luminaire Status ³	Excluded per 140.7(a) / 170.2(a)(A)	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c) ^{1,4}	Field Inspector
XA	LED Wall Sconce	15	Mfr. Spec	10	New		150	NA; < 6200 lumens	
XB	Arm Mount LED Wall Sconce	15	Mfr. Spec	6	New		90	NA; < 6200 lumens	
XC	Arm Mounted LED Lantern	15	Mfr. Spec	10	New		150	NA; < 6200 lumens	
XE	Wall Mounted Lantern - Bulb Spec.	11	Mfr. Spec	19	New		209	NA; < 6200 lumens	
XF	Recessed LED Step Light	3.5	Mfr. Spec	30	New		105	NA; < 6200 lumens	
XG	Wall Mounted Sconce	11	Mfr. Spec	3	New		33	NA; < 6200 lumens	
Total Design Watts:							737		

*NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
 (B) Luminaire is lighting a recess. EXCEPTION 2 to 130.2(b).
 FOOTNOTES Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b).
¹ For linear luminaires, wattage should be indicated in W/F instead of Watts/Luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
² Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Replaced" for existing luminaires which are being removed and replaced as part of the project scope.
 Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace
 CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010
 Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-8 / Table 170.2-8.

01	02	03	04	05	06	07	08	09	10				
Area Description	Application per Table 140.7-8 ¹	CALCULATED ALLOWANCE (Watts) # of Locations Allowance per Location ²	Extra Allowance (Watts)	Luminaire Name/ or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)					
Building Entrances	Building Entrance/Exit	19	15	285	XA	15	4	60					
					XB	15	6	90					
					XC	15	3	45	285				
					XE	11	10	110					
					XF	3.5	10	35					
Total Design Watts for this Area:							340						
Total Allowance (Watts) All Areas:							285						

* FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
¹ The Allowance per Location for ATMs is 100W for the first ATM and \$5W for each additional per Table 140.7-8 / Table 170.2-8.
² For luminaires indicated in Table F as linear, wattage in column 07 is W/F instead of Watts/Luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	04	05	06	07	08	09			
General Hardscape	Per Application 140.7(d)(2) / 170.2(a)(6) (See Table J)	+ Sales + Frontage 140.7(d)(2) / 170.2(a)(6) (See Table J)	+ Ornamental 140.7(d)(2) / 170.2(a)(6) (See Table L)	+ Per Specific Area 140.7(d)(2) / 170.2(a)(6) (See Table N)	OR Existing Power Allowance 141.0(b)(2) / 180.2(b)(4)(b) (See Table N)	= Total Allowed (Watts)	> Total Actual (Watts)	07 must be >= 08			
575.78	=	285	=	---	OR	---	=	860.78	>=	737	COMPLIES
Shielding Compliance (See Table G for Details)									N/A		
Controls Compliance (See Table H for Details)									COMPLIES		

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

H. OUTDOOR LIGHTING CONTROLS

Outdoor Lighting Controlled from Inside Multifamily Dwelling Units

01	02	03	04
Space Name	Compliant Light Sources ^{1,2} 160.5(a)(1)	Mandatory Controls 160.5(a) Shut-Off	Recessed Downlights ³ 160.5(a)(1C)

* FOOTNOTES: Text has been abbreviated; please refer to Table 160.5-4 to confirm compliance with the specific light source technologies listed.
¹ Authority Having Jurisdiction may ask for cut sheets or other documentation to confirm compliance of light source.
² Recessed luminaires moved for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from 4 and 11.

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-4 / Table 170.2-4 while "Use it or lose it" Allowances are per Table 140.7-8 / Table 170.2-8. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

01	02	03	04	05
Area Description	General Hardscape Allowance Table 1 (below)	General Hardscape Allowance Table 1 (below)	Per Application Table J	Per Specific Area Table M
Calculated General Hardscape Lighting Power Allowance per Table 170.2-8 for Multifamily & Multifamily Mixed-Use				
Sidewalk and Courtyards	7526	0.03	225.78	350
Total General Hardscape Allowance (Watts):				575.78

* FOOTNOTES: Number of entrances to parking areas, trail heads, fee payment kiosks, outdoor and toilet facilities on site where lighting is within project scope.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

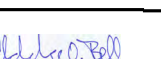
Report Page: 1

Date Prepared:

Page 1 of 8

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Bridgette D. Bell	Documentation Author Signature: 
Company: Aurum Consulting Engineers, Monterey	Signature Date: 05/30/23
Address: 404 W. Franklin St., Suite 100 City/State/Zip: Monterey, CA, 93940	SEA/HER Certification Identification (if applicable): Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 1 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Company: Aurum Consulting Engineers, Monterey	Responsible Designer Signature: 
Address: 404 W. Franklin St., Suite 100 City/State/Zip: Monterey, CA, 93940	Date Signed: 05/30/23
	License: E17789 Exp: 05/30/24
	Phone: 831-646-3330

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

A. GENERAL INFORMATION

01 Project Location (City): Carmel-by-the-Sea	04 Total Illuminated Hardscape Area (ft²): 7526
02 Climate Zone: 3	
03 Outdoor Lighting Zone per Title 24 Part 1 10.1.1.4 or as designated by Authority Having Jurisdiction (AHJ):	
05 05.1: Low - Rural Areas: 05.2: Moderate - Urban Clusters: 05.3: Low - Rural Areas: 05.4: Moderately High - Urban Areas:	06 06.1: Low - Rural Areas: 06.2: Moderate - Urban Clusters: 06.3: Low - Rural Areas: 06.4: Moderately High - Urban Areas:
07 07.1: Low - Rural Areas: 07.2: Moderate - Urban Clusters: 07.3: Low - Rural Areas: 07.4: Moderately High - Urban Areas:	08 08.1: Low - Rural Areas: 08.2: Moderate - Urban Clusters: 08.3: Low - Rural Areas: 08.4: Moderately High - Urban Areas:
09 09.1: Low - Rural Areas: 09.2: Moderate - Urban Clusters: 09.3: Low - Rural Areas: 09.4: Moderately High - Urban Areas:	10 10.1: Low - Rural Areas: 10.2: Moderate - Urban Clusters: 10.3: Low - Rural Areas: 10.4: Moderately High - Urban Areas:

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(a)(6) or 141.0(b)(2) / 180.2(b)(4)(b) for alterations.

My Project Consists of:

01	02
03 New Lighting System	Must Comply with Allowances from 140.7 / 170.2(a)(6)
04 Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? 05 Yes 06 No
07 % of Existing Luminaires Being Altered ¹	Sum Total of Luminaires Being Added or Altered
08 < 10% 09 >= 10% and < 50% 10 >= 50%	Calculation Method

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

* FOOTNOTES: N of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(a) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e. existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire ^{1,2}	How is Wattage determined	Total Number Luminaires ¹	Luminaire Status ³	Excluded per 140.7(a) / 170.2(a)(A)	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c) ^{1,4}	Field Inspector

* Compliance with mandatory shielding requirements is required for luminaires with initial lumen output > 6,200 unless exempted by 130.2(b) / 160.5(c).

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled during only do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05
Area Description	Shut-Off 130.2(c)(1) / 160.5(c)	Auto-Schedule 130.2(c)(2) / 160.5(c)	Motion Sensor 130.2(c)(3) / 160.5(c)	Field Inspector
Sidewalk and Courtyards: "XA"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	Pass Fail
Sidewalk and Courtyards: "XB"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	
Sidewalk and Courtyards: "XC"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	
Sidewalk and Courtyards: "XE"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	
Sidewalk and Courtyards: "XF"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	
Sidewalk and Courtyards: "XG"	Astronomical Timer	Provided	NA. Each Luminaire < 40 Watts	

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

LMCC-LTO-01-4

Project Name: Ulrika Plaza Mixed Use

Report Page: 1

Date Prepared:

Page 1 of 8

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title:

LMCC-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/Title24/attccp/providers.html>

Form/Title:

WRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

Registration Number: Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Low-rise Multifamily Compliance Report Version: 2022.0.000 Compliance ID: 103333-0523-0010

Schema Version: rev 20220101 Report Generated: 2023-05-30 14:40:53

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Exterior	+	1.5 fc	16.3 fc	0.0 fc	N/A	N/A
Enclosed Staircase	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Schedule					Number Lamps	Lamp Output	LLF	Input Power
⊙	XA	10	ACCESS LIGHTING		1	1000	0.89	18.2
⊙	XB	6	EVERGREEN LIGHTING	12 1/2"H. X 9 3/8"W X 10 1/2"D. 10 SERIES LED ARM MOUNT ALUMINUM REFLECTOR IN ROOF. LEDS WITH OPTICS- DARK SKY	1	2200	0.89	20
⊙	XC	10	EVERGREEN LIGHTING	LED FLORENCE SERIES. WALL UNIT, OPAL ACRYLIC LENS. OPEN BOTTOM 40 WATTS	1	4400	0.89	40
⊙	XE	19	Soraa Inc.		1	800	0.89	11.2
■	XF	30	WAC LIGHTING	LED LIGHT	1	85	0.89	4.28779
⊙	XG	3	BARN LIGHTING	PHOTOPIA - LMH2 - DOMED LENS - ASF	1	1250	0.89	16

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION OR PUBLICATION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF WR&D ARCHITECTS LLP IS PROHIBITED. ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH WR&D ARCHITECTS LLP. AND VISUAL CONTACT WITH THEM CONSTITUTES A MAJOR VIOLATION OF THE ACCEPTANCE OF THESE RESTRICTIONS.



ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO. 010-138-021-000, 010-138-003-000

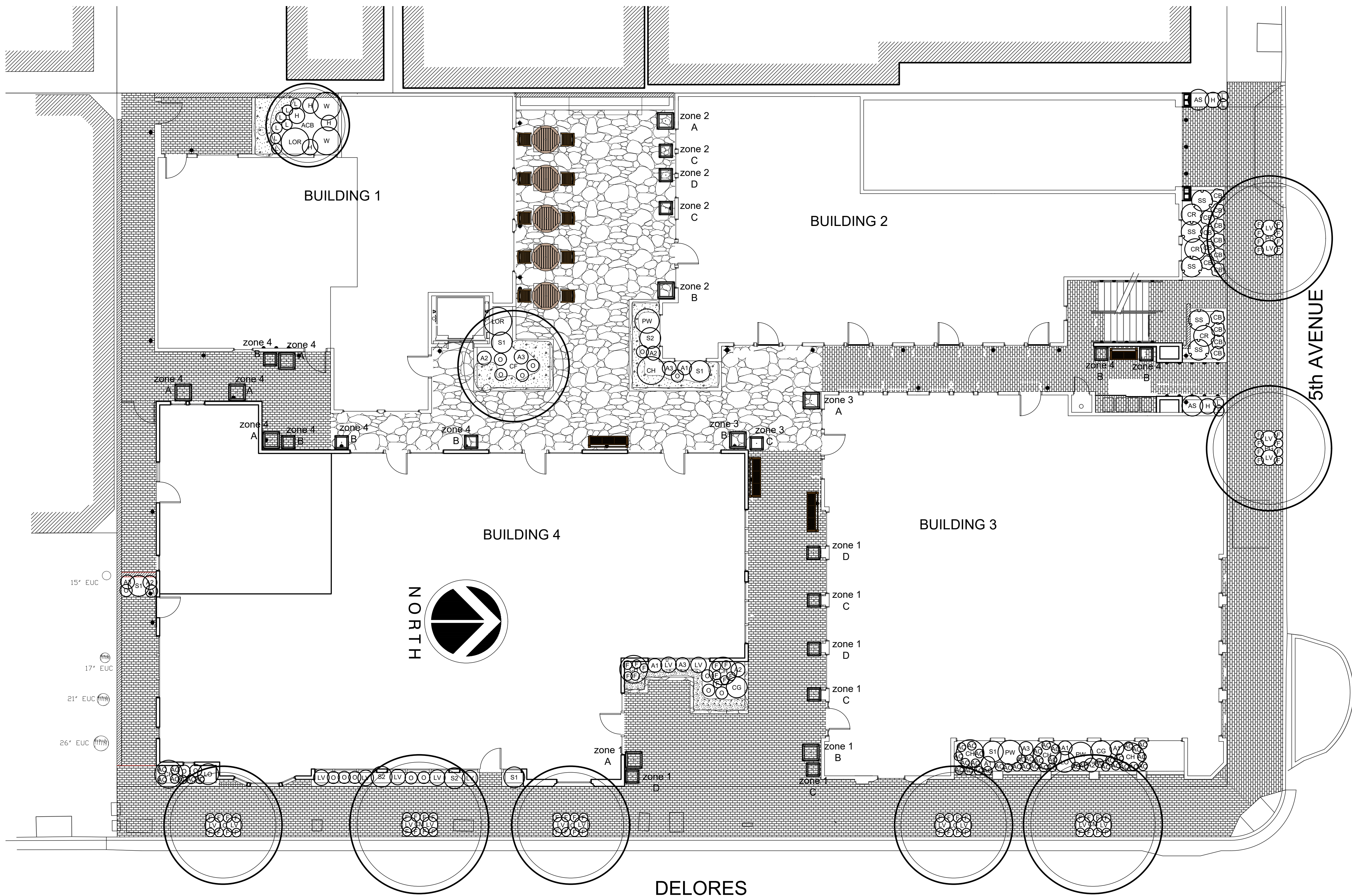
JOB NO.
20013.1A

PRINT DATE:
PLOT DATE: 5.30.2023

DRAWN BY:
CHECKED BY:
SET ISSUED:

07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

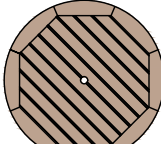
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1750
1751
1752
1753
1754
1755
1756
1757
1758
1759
1760
1761
1762
1763
1764
1765
1766
1767
1768
1769
1770
1771
1772
1773
1774
1775
1776
1777
1778
1779
1780
1781
1782
1783
1784
1785
1786
1787
1788
1789
1790
1791
1792
1793
1794
1795
1796
1797
1798
1799
1800
1801
1802
1803
1804
1805
1806
1807
1808
1809
1810
1811
1812
1813
1814
1815
1816
1817
1818
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1850
1851
1852
1853
1854
1855
1856
1857
1858
1859
1860
1861
1862
1863
1864
1865
1866
1867
1868
1869
1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900
1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960



PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	CONT	QTY
ACB	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal	1
CF	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	15 gal	1
CM	Cupressus macrocarpa / Monterey Cypress	15 gal	2
LC	Lophostemon confertus / Brisbane Box	15 gal	3
PG	Podocarpus gracilior / Fern Pine	15 gal	2
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
A1	Alstroemeria x 'Casablanca' / Casablanca Peruvian Lily	1 gal	5
A2	Alstroemeria x 'Flaming Star' / Flaming Star Peruvian Lily	1 gal	5
A3	Alstroemeria x 'Inca Sundance' / Inca Sundance Peruvian Lily	1 gal	5
AS	Aspidistra elatior 'Lennon's Green' / Lennon's Green Cast Iron Plant	5 gal	2
CH	Chamaedorea elegans / Parlour Palm	15 gal	7
CG	Choisya ternata 'Goldfingers' / Mexican Orange	5 gal	2
H	Heuchera x 'Sugar Berry' TM / Sugar Berry Little Cutie Coral Bells	1 gal	6
LV	Lavandula angustifolia 'Pacific Blue' / Pacific Blue English Lavender	5 gal	21
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	11
LOR	Loropetalum chinense / Green Loropetalum	5 gal	2
O	Osteospermum x 'Voltage Yellow' / African Daisy	1 gal	18
S1	Salvia microphylla 'Hot Lips' / Hot Lips Graham Sage	5 gal	5
S2	Salvia x 'Lime Light' / Sage	5 gal	3
CONTAINERS	BOTANICAL / COMMON NAME	CONT	QTY
LO	Lotus berthelotii / Parrot's Beak	5 gal	2
FERNS	BOTANICAL / COMMON NAME	CONT	QTY
W	Woodwardia fimbriata / Giant Chain Fern	5 gal	2
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
F	Festuca californica 'Serpentine Blue' / California Fescue	1 gal	67
PW	Phormium x 'Yellow Wave' / Yellow Wave New Zealand Flax	5 gal	3
PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	45
RETENTION BASIN	BOTANICAL / COMMON NAME	CONT	QTY
CB	Carex barbarae / Santa Barbara Sedge	1 gal	14
CR	Chondropetalum tectorum / Cape Rush	1 gal	3
SS	Salvia spathacea / Hummingbird Sage	1 gal	5
	SEASONAL COLOR BED Cyclamen persicum / Persian Cyclamen Impatiens x 'Harmony White' / Harmony White New Guinea Impatiens Viola x 'Hearthrob' / Hearthrob Violet	4" pots	140 sf

AMEMITIES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	Landscape Forms WELLSPRING-D Wellspring Dining Table.	.
	Landscape Forms WELLSPRING-A Wellspring Backed Chair with Armrests, 24in. Length, Surface Mount	10
	Landscape Forms WELLSPRING Wellspring Backed Bench, 72" surface	3

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>manufacturer</u>	<u>color/finish</u>	<u>size</u>
	ARCHPOT LEGACY SQUARE PLANTER	10	ARCHPOT	FOG GREY	30 X 30 X 24
	ARCHPOT LEGACY SQUARE TALL PLANTER	16	ARCHPOT	FOG GREY	24" X 24" X 36"

CONTAINER PLANTING DETAIL

ZONE #	SIZE	CONTAINER	BOTANICAL/SIZE	QUANTITY
1	30" x 30"	A	Lysimachia nummularia 'Aurea' (2) 1 gal Cordyline pumilio x banksia (1) 5 gal Begonia x 'Irene Nuss' (2) 1 gal Cuphea llavea (2) 1 gal Acanthus x 'Whitewater' (1) 5 gal Begonia cucullata (2) 1 gal	1
1	30" x 30"	B	Pieris japonica 'Flaming Silver' (1) 5 gal Impatiens walleriana 'Impreza' (3) 1 gal	1
1	24" x 24"	C	Dianella tasmanica 'Variegata' (1) 5 gal Camellia x 'Koto-no-kaori' (3) 1 gal	3
1	24" x 24"	D	Fuchsia x 'Gartenmeister Bonstedt' (2) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal Geranium x 'Rozanne' (2) 1 gal Cuphea llavea (2) 1 gal	1
2	30" x 30"	A	Phormium x 'Black Adder' (1) 5 gal Sutera cordata (2) 1 gal	1
2	30" x 30"	B	Euphorbia myrsinites (3) 1 gal Lotus berthelotii (1) 5 gal Loropetalum chinense 'Purple Pixie' (1) 5 gal Sutera cordata (4) 1 gal	2
2	24" x 24"	C		2
2	24" x 24"	D		1

ZONE #	SIZE	CONTAINER	BOTANICAL/SIZE	QUANTITY
3	30" x 30"	A	Calibrachoa x 'Balcabwhite' (2) 1 gal Cordyline pumilio x banksia (1) 5 gal Camellia x 'Koto-no-kaori' (2) 1 gal Campanula portenschlagiana 'Birch' (4) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal	1
3	30" x 30"	B		1
3	24" x 24"	C	Loropetalum chinense 'Purple Pixie' (1) 5 gal Calibrachoa x 'Balcabwhite' (3) 1 gal	1
4	30" x 30"	A	Calibrachoa x 'Balcabwhite' (2) 1 gal Cordyline pumilio x banksia (1) 5 gal Camellia x 'Koto-no-kaori' (2) 1 gal Campanula portenschlagiana 'Birch' (3) 1 gal Dianella tasmanica 'Variegata' (1) 5 gal	4
4	24" x 24"	B		6

WR&D

WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
mike@amonelandscape.com 831.462.4988

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET
CARMEL-BY-THE SEA, CA 93923 A.P.N. NO.: 010-138-021-000, 010-138-003-000

JOB NO.
20013.1A

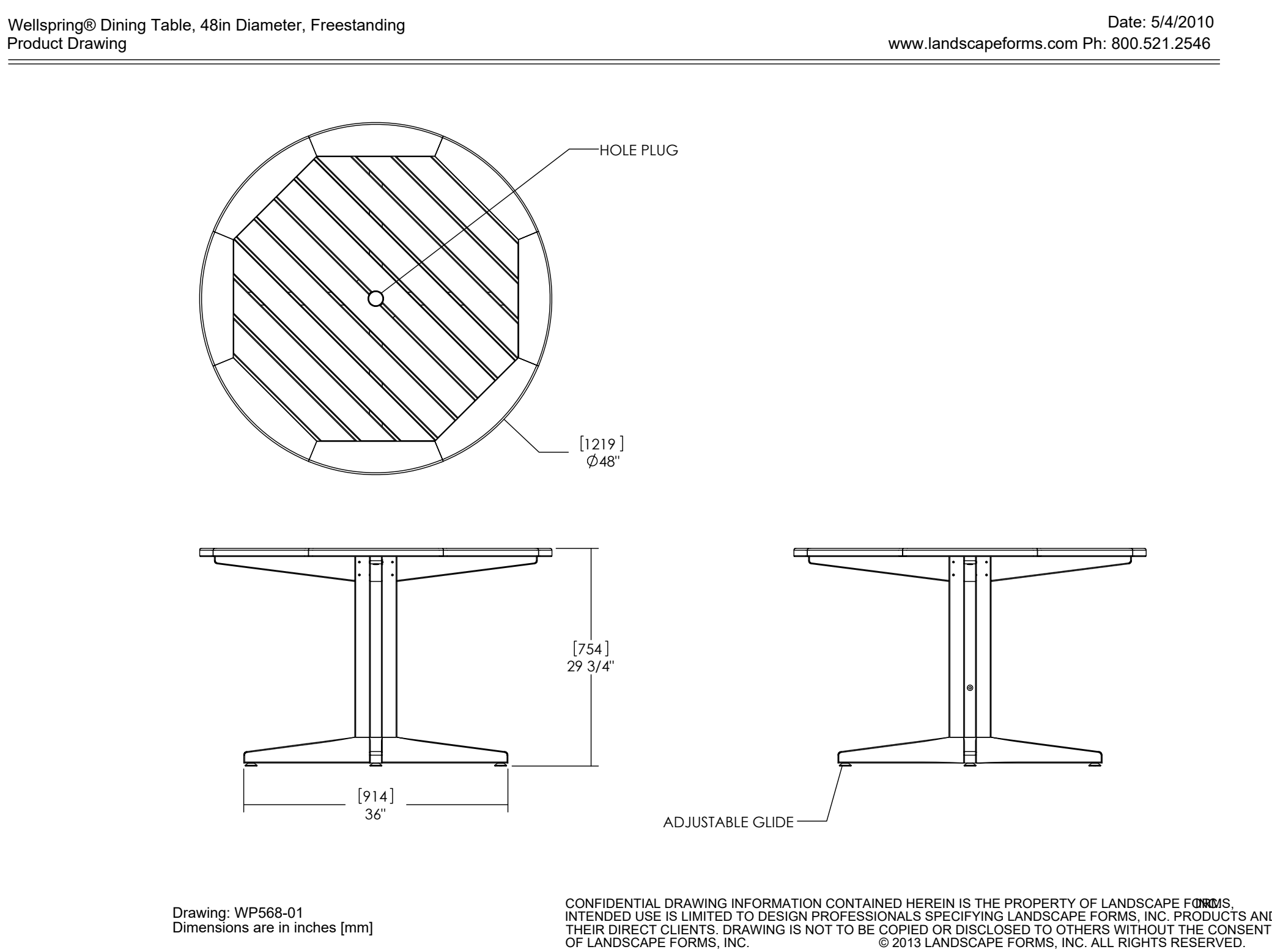
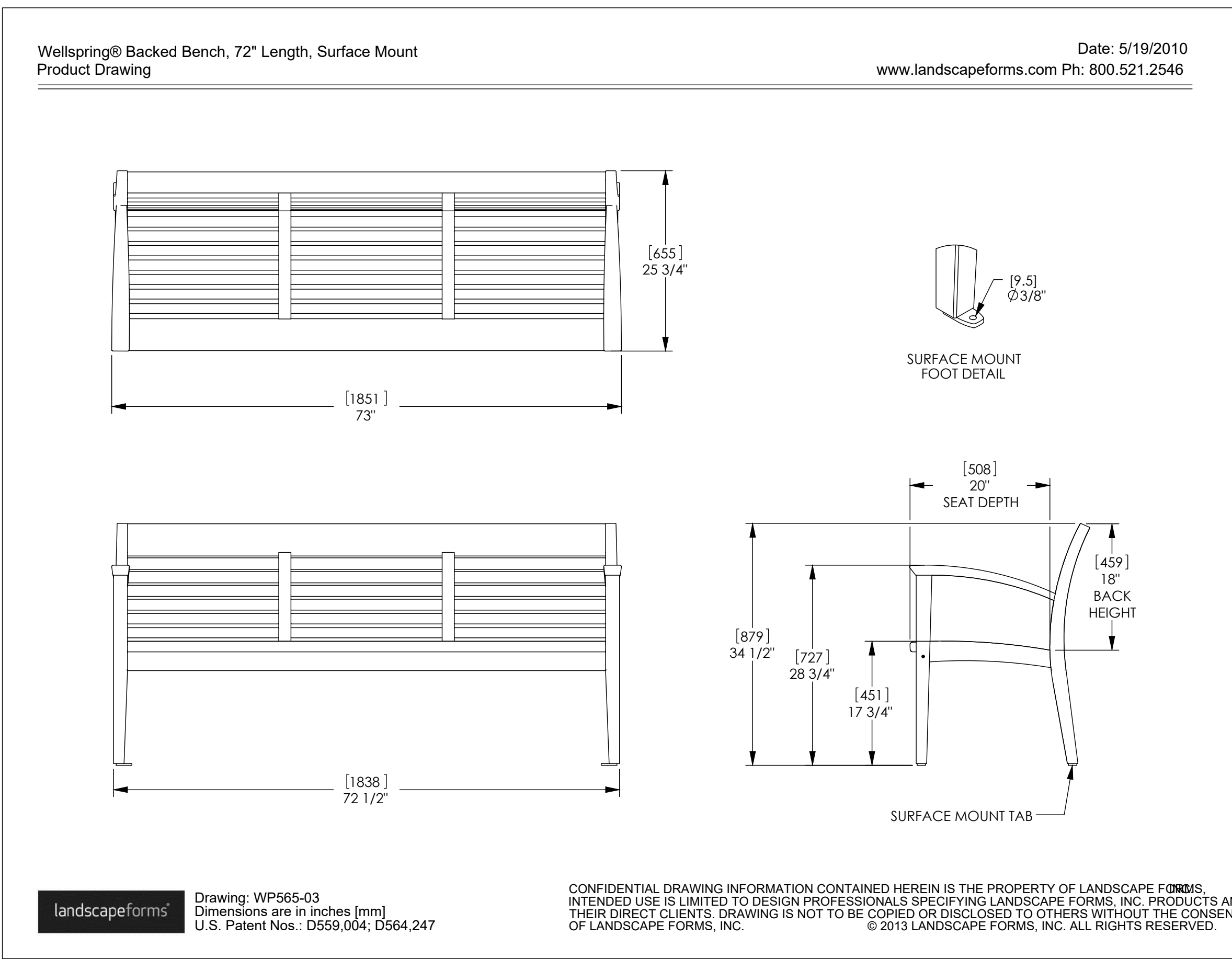
PRINT DATE:
PLOT DATE: 5.11.2023

DRAWN BY:
CHECKED BY:
SET ISSUED:

07.06.2022 PLANNING SUBMIT.
07.20.2022 PLANNING RESUB.
08.01.2022 PLANNING RESUB.
09.16.2022 PLANNING RESUB.
12.14.2022 PLANNING RESUB.
05.12.2023 PLANNING RESUB.

SHEET NAME:
PLANTING PLAN &
SITE AMENITIES

SHEET NO.:



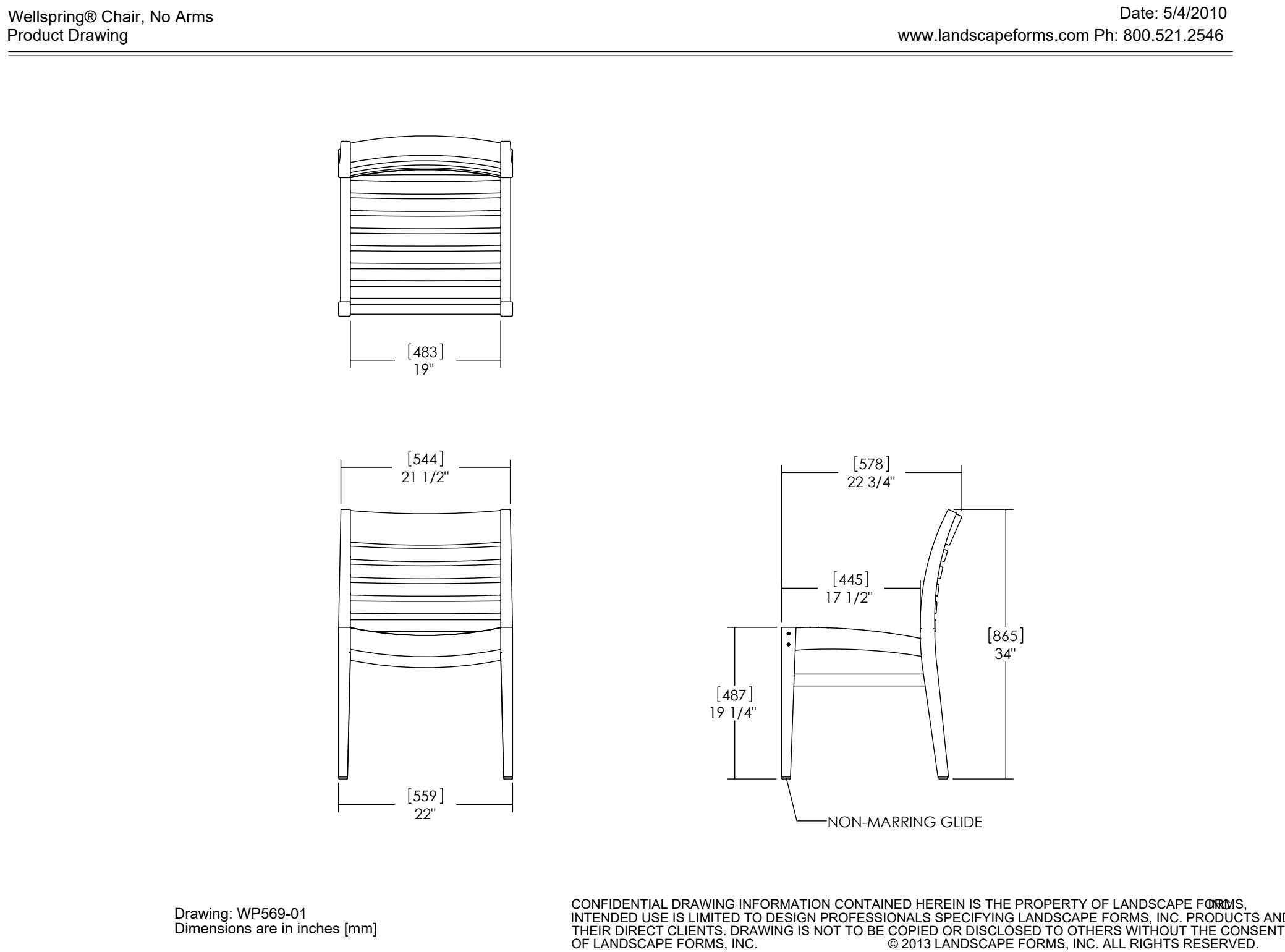
Wellspring
Material / Colors

Woodgrains (Exterior, No Finish)*

Teak

Woodgrains (Exterior, No Finish)
Exterior woods weather to a warm, pewter gray; no finish is applied so no maintenance is required. Available in Ipe, Jarrah, and Domestically Sourced Thermally Modified Ash (DSTMA); and if applicable, Redwood, Teak, or Alaskan Yellow Cedar. Pricing for standard woods and options varies. (P) = Premium Woods
* All colors and woodgrains shown are approximate and may vary

landscapiforms®



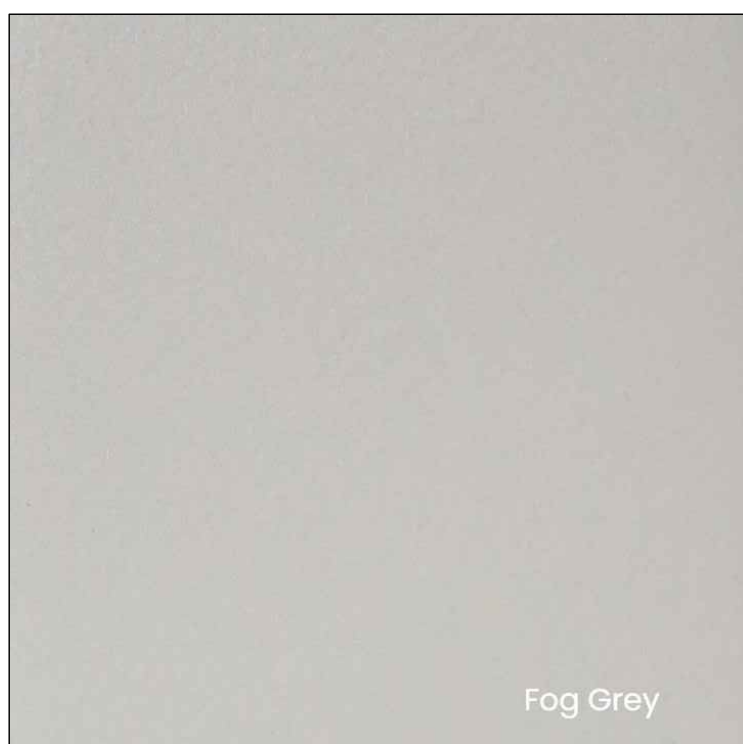
LEGACY SQUARE PLANTER
Product Number: FGLEGSQ30X24

24X20 30X24 36X30 42X34
Clear

DIMENSIONS ▾
Length: 30"
Width: 30"
Height: 24"
Base: 14"
Weight: 203 Lbs.

The Legacy square with its perfect angles curves by Archpot, versatile style and timeless elegance will complete any design. Made in the USA

Legacy Square Planter
30" long x 30" wide x 24" high
Fog Grey color



Fog Grey

LEGACY SQUARE TALL PLANTER
Product Number: FGLEGSQ24X36

16X24 20X30 22X33 24X36 28X42
Clear

DIMENSIONS ▾
Length: 24"
Width: 24"
Height: 36"
Base: 11.5"
Weight: 250 Lbs.

The Legacy Square Tall Planter with its perfect curves, versatile style and timeless elegance will complete any design.

Legacy Square Tall Planter
24" long x 24" wide x 36" high
Fog Grey color

STREET TREES



Cupressus macrocarpa
Monterey Cypress



Lophostemon confertus
Brisbane Box

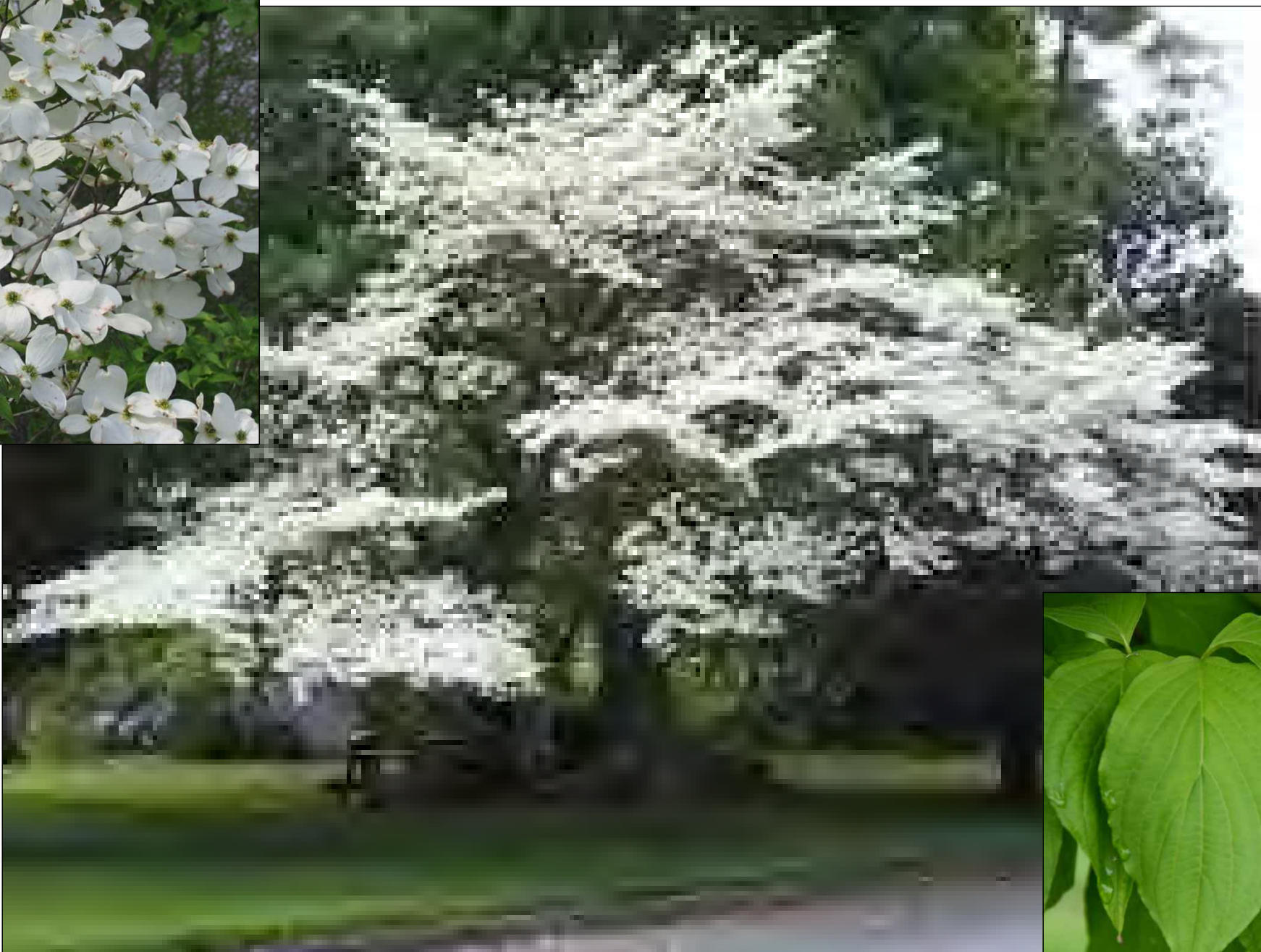
INTERIOR COURTYARD TREE



Podocarpus gracilior
Fern Pine



Acer palmatum 'Bloodgood'
Bloodgood Japanese Mable



Cornus florida 'Appalachian Spring'
Appalachian Spring Dogwood

SHRUBS & PERENNIALS



Alstromeria x 'Casablanca'
Casablanca Peruvian Lily



Alstromeria x 'Flaming Star'
Flaming Star Peruvian Lily



Alstromeria x 'Inca Sundance'
Inca Sundance Peruvian Lily



Acorus gramineus 'Ogon'
Golden Variegated Sweetflag



Aspidistra elatior 'Lennon's Green'
Lennon's Green Cast Iron Plant



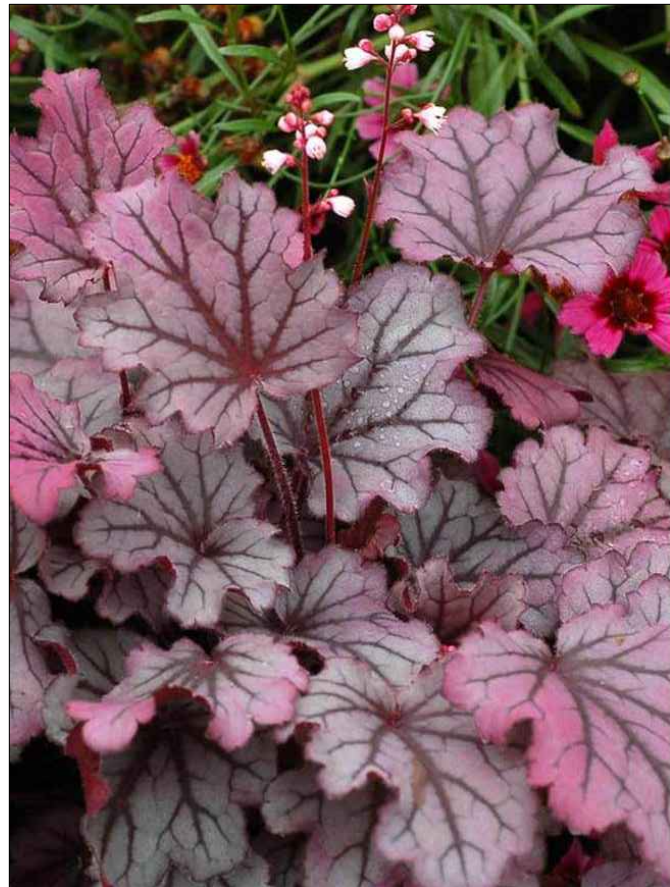
Chamaedorea elegans
Parlour Palm



Choisya ternata 'Goldfingers'
Mexican Orange



Choisya ternata
Mexican Orange



Heuchera Canyon Series 'Blushing Bells'
Coral Bells



Lavendula angustifolia 'Pacific Blue'
Pacific Blue Lavender



Liriope muscari 'Big Blue'
Big Blue Lilyturf



Loropetalum chinense 'Snow Dance'
Snow Dance Fringe Flower



Osteospermum x 'Voltage Yellow'
African Daisy



Salvia x 'Lime Light'
Sage



Salvia x 'Hot Lips'
Sage

ORNAMENTAL GRASSES



Festuca californica 'Serpentine Blue'
California Fescue



Phormium 'Yellow Wave'
Yellow Wave New Zealand Flax

FERNS



Dicksonia antarctica
Tasmanian Tree Fern



Woodwardia fimbriata
Giant Chain Fern

RETENTION PLANTERS



Carex barbarae
Santa Barbara Sedge



Chondropetalum tectorum
Cape Rush

SEASONAL COLOR BEDS



Cyclamen
Variety of colors



Impatiens 'Harmony White'
Harmony White Impatiens



Viola 'Heartthrob'
Heartthrob Violet



Lobelia
Blue Lobelia



Impatiens New guinea 'Sonic Pink'
Sonic Pink Impatiens



Salvia spathecea
Hummingbird Sage

ZONE 1: AM SUN ONLY

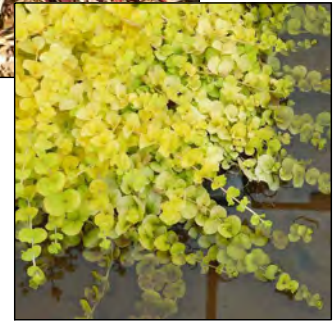
Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



ZONE 1
A



Begonia 'Irene Nuss'
Angel Wing Begonia



Lysimachia nummularia 'Aurea'
Golden Creeping Jenny



Pieris japonica 'Flaming Silver'
Lily of the Valley Shrub

ZONE 1
C



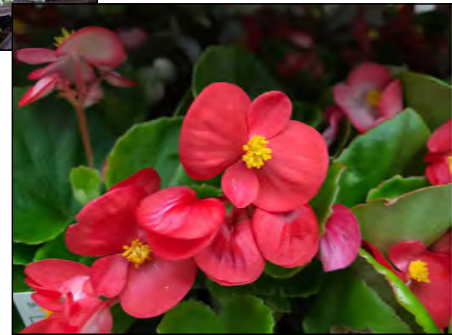
Impatiens walleriana 'Impreza'
Impatiens



Cuphea hyssopifolia 'Limelight'
Golden Mexican Heather



Acanthus mollis 'Whitewater'
Bear's Breech



Wax Begonia
Begonia

ZONE 1
B

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



New guinea
'Sonic Pink' impatiens



Dianella tasmanica 'Variegata'
Tasman Flax Lily



Camellia x 'Koto-no-kaori'
Hybrid Camellia

ZONE 1
D

ZONE 3: MID DAY SUN ONLY

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



Attachment 6



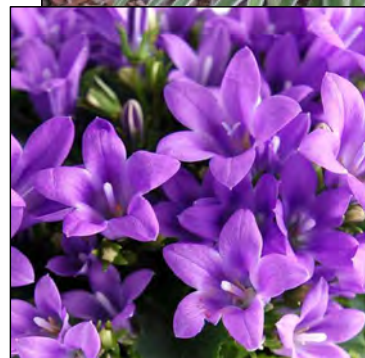
Camellia koto-no-kaori
Hybrid Camellia



Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

ZONE 3
A

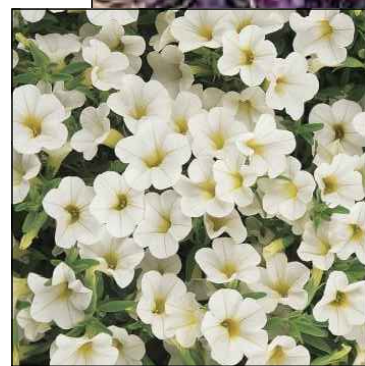
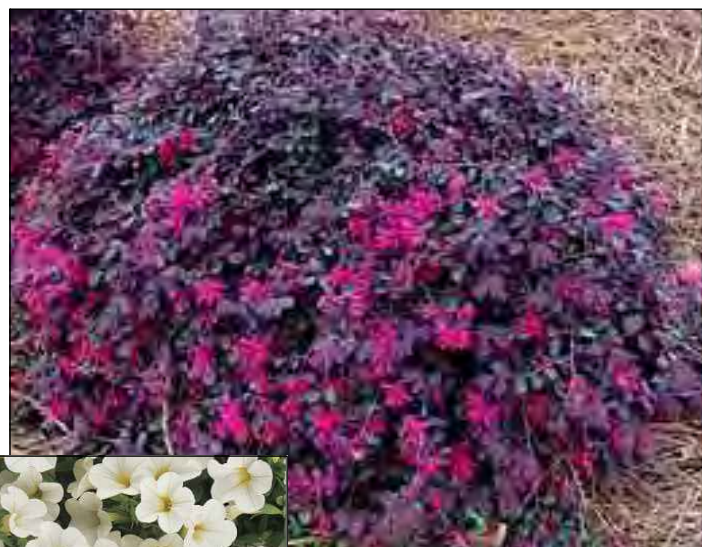
Dianella tasmanica variegata
Tasman Flax Lily



Campanula portenschlagiana 'Birch Hybrid'
Dalmation Bellflower

ZONE 3
B

Loropetalum chinense 'Purple Pixie'
Chinese Fringe Flower

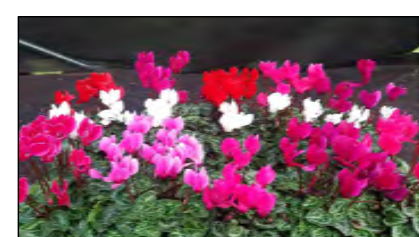


Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa

ZONE 3
C

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa

ZONE 2: MOSTLY SUNNY YEAR ROUND

Dianella tasmanica 'Variegata'
Tasman Flax Lily



Fuchsia 'Gartenmeister Bonstedt'
Honeysuckle Fuchsia



Geranium 'Rozanne'
Cranesbill

ZONE 2
A



Lotus berthelotii
Parrot's Beak



Euphorbia myrsinites
Myrtle Spurge

ZONE 2
C



Phormium 'Black Adder'
New Zealand Flax



Cuphea llavea
Bat Face Cuphea



Sutera cordata
Bacopa

ZONE 2
B

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa



Loropetalum chinense 'Purple Pixie'
Chinese Fringe Flower

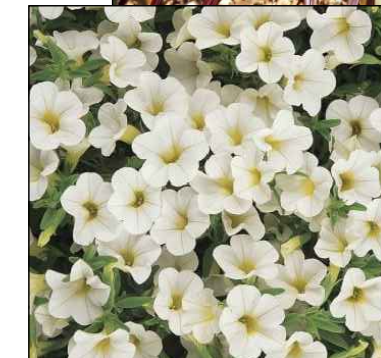


Sutera cordata
Bacopa

ZONE 2
D

ZONE 4: SUN IN SUMMER - SHADE IN WINTER

Cordyline pumilio x banksia
Design-a-Line Burgundy Cordyline



Calibrachoa x 'Balcabwhite'
Cabaret® White Calibrachoa



Camellia koto-no-kaori
Hybrid Camellia

ZONE 4
A

Dianella tasmanica variegata
Tasman Flax Lily

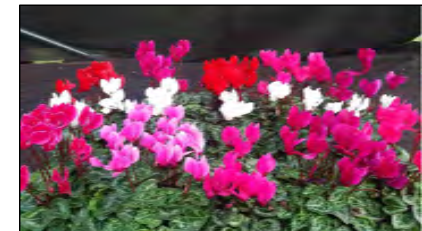


Campanula portenschlagiana 'Birch Hybrid'
Dalmation Bellflower

ZONE 4
B

ANNUALS:

Winter



Cyclamen

Summer



Lobelia



Calibrachoa

JOB NO.

20013.1A

PRINT DATE:

5.11.2023

DRAWN BY:

CHECKED BY:

SET ISSUED:

07.06.2022 PLANNING SUBMIT.

07.20.2022 PLANNING RESUB.

08.01.2022 PLANNING RESUB.

09.16.2022 PLANNING RESUB.

12.14.2022 PLANNING RESUB.

05.12.2023 PLANNING RESUB.

SHEET NAME:

CONTAINER PLANT

IMAGES

SHEET NO.:

L-1.4

FILE NAME.:

ULRIKA PLAZA MIXED USE

CORNER OF 5TH AVENUE AND DOLORES STREET

CARMEL-BY-THE SEA, CA 93923

A.P.N. NO.: 010-138-021-000, 010-138-003-000







ULRIKA PLAZA

Exterior Finish Package



01 BUILDING 1

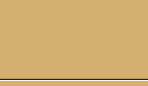
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Image	Key	Item	Manufacturer	Type	Color
	RF1-1	Green Roof System	Columbia Green	Tray System	n/a
	CO1-1	Coping	Custom Fabricated	24 Ga. Galvanized Steel	Paint to Match P1-1
	CO1-2	Coping	Custom Fabricated	24 Ga. Galvanized Steel	Paint to Match P1-1
	P1-1	Exterior Paint - Cement Plaster	Benjamin Moore		194 Hathaway Gold
	SV1-1	Stone Veneer	K2	Kettle Valley Country Cottage	Random Field Stone
	CS1-1	Wood Siding	Nakamoto	Pika Pika+Alklyd Oil Natural	NM1705
	W1-1	Windows - Residential	Marvin	Ultimate Casement	Mahogany
	D1-1	Single Panel Doors - Residential	Tru-Style Single Panel	Semi-Gloss	HC-105 Rockport Gray
	D1-2	Single French Doors - Residential	Marvin	Ultimate	Mahogany
	SF1-1	Storefront Windows	Marvin	Ultimate Series	Mahogany
	SF1-2	Storefront Doors	Marvin	Ultimate Series	Mahogany
	PM1-1	Metal Awning	McNichols	Perforated Metal	Corten
	L1-1	Exterior Light Fixture	Access Lighting	Geo 20090LED MG-BRZ/ACR	Bronze
	RP1-1	Raised Planters	K2	Kettle Valley Country Cottage	Random Field Stone
	CP1-1	Column	Custom Fabricated	Concrete	Natural

RF1-1

- Green Roof System



NEXT GEN GREEN ROOFS AND ROOFTOP PARKS

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

P1-1**- Exterior Paint - Cement Plaster**[COLORS](#)[CATALOG](#)[SERVICES](#)[INSPIRATION AND
ADVICES](#)[ABOUT
US](#)[Enter](#)

LRV: 43.39

**Hathaway Gold
194**

This color is part of the Classic Color Collection. Surround yourself with y
These timeless, elegant, Classic Colors guarantee beautiful, usable color
A collection of 1,680 inspired hues that consumers and professionals hav
colors in this palette are as timeless as they are forward.

Similar colors / [Cork \(2153-40\)](#)More shades / [Pearly Gates \(190\)](#)Go well with / [Blackberry Wine \(2069-20\)](#)

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

SV1-1, RP1-1

- Stone Veneer, Raised Planters

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA



PRODUCT SPECS

STONE THICKNESS:

1/2" - 1-1/2"

STONE SIZE:

5" x 10" up to 8" x 15" pieces.

STONE COLOR:

Tans, browns, greys, creams and beige.

STONE SHAPE:

Random / Irregular

ALL INDIVIDUAL NATURAL STONES

GOOD FOR INTERIOR AND
EXTERIOR APPLICATION

AVAILABLE WITH MATCHING 90
DEGREE CUT CORNERS



DESCRIPTION

Channel old world rustic charm with natural stone veneer products such as our popular Kettle Valley Country Cottage Random. As the name suggests, this profile features gently rounded field stone-shaped pieces arranged in a seemingly random pattern. Each irregular shaped stone ranges from a 5" to 10" face height with a 8" to 15" length. The warm and natural colors - tans, browns, greys, creams and beige - reference stone construction in rural Tuscany. Use this product to introduce natural character and beauty both the inside and outside of your home.



PIKA-PIKA™

Exterior/Interior
Alkyd Oil Natural



Installation Details

Overage

Please add a healthy overage ranging 15~20%, as shipping additional material can be expensive.

Fastening (Exterior)

Two ring or screw-shank headed face nails or screws per furring strip within 1" of each edge

Substrate (Exterior)

Rigid furring maximum 16" on-center

Fastening (Interior)

Tube adhesive and pin nails

Substrate (Interior)

Per design specifications

Installation Layout

Vertical or horizontal, all profiles

Dimensions & Grades Available

Select Grade				
SKU#	Profile	Length	Reveal	SF/pc
PA2312	6" Lap	145 11/16"***	5 5/16"	5.33
PB2312	8" S3S	145 11/16"	5 11/16"	5.75
PE2312	8" Lap	145 11/16"	7 5/16"	7.33
PF2312	8" S3S	145 11/16"	7 11/16"	7.75
Premium Clear Grade				
SKU#	Profile	Length	Reveal	SF/pc
PD2312	6" Lap	145 11/16"	5 5/16"	5.33

** 72", 96", 120" lengths sometimes available

Prefinish Specifications

Prefinish Option	1 Coat Alkyd Oil
Prefinish Color	Natural
Exterior Application	Yes
Interior Application	Yes
Back-Oiling Option	Available
2nd Coat Oil Option	Available
Shop-Applied Fire Retardant	Not available
Pressure Treated Fire Retardant	Select grade 1x6x12 shiplap only



Manufacturer Nakamoto Forestry North America

Warehouse and Office (By Appt Only)
8400 SE 101st Ave Unit 2C & 3C
Portland Oregon 97266
Tel. (503) 512-6780

Mailing and Billing
4110 SE Hawthorne Blvd. #190
Portland Oregon 97214

Pika-Pika with Alkyd Oil Prefinish NATURAL (previous SKU# NM1705)

Yakisugi "shou sugi ban" siding and paneling. Wire-brushed, textured surface, with all loose soot removed revealing a striped pattern. Suitable for exterior and interior applications. Delivered ready to install.

Product does not shed soot after installation

Copy and Paste into Appropriate CSI Division

SECTION 06 26 00 or 07 46 00

CHARRED WOOD [SIDING] [&] [PANELING]

Surface & Texture

Pika-Pika is a surface with deep wire-brushed topography of soft early wood valleys and burnt late wood ridges.

Species

Cryptomeria japonica, a monotypic genus in the Cypress family native to Japan. The Japanese name is "Sugi" (as in yakisugi and shou sugi ban), and in the West it is colloquially known as "Japanese Cedar".

Wood Grade

Select - JAS "Small Knot" grade allows for up to 20 tight or 10 dead knots per 79" (2m) board length. Unlimited combination of heartwood and sapwood, pith allowed. Checks allowed to 1/16" as long as plank stability, weather-resistance, and cosmetics are not adversely affected.

Premium Clear - JAS "Joko Mubushi" grade allows for up to 4 tight or 3 dead pinhole knots per 79" (2m) board length. Unlimited combination of heartwood and sapwood, no pith allowed. Checks allowed to 1/16" as long as plank stability, weather-resistance, and cosmetics are not adversely affected.

Fire Resistance

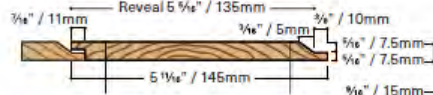
Pika-Pika tests to ASTM E84 and UL723 Class B Flame Spread and Smoke Developed without fire retardant and Class A with fire retardant. Species tests to CAN/ULC S102-10 FS of 25 and SDC of 60 without fire retardant. Pressure treated with fire retardant available in select grade 1x6x12 shiplap only. Acceptable for Calfire WUI zone exterior applications as cladding over a 60-minute Class A wall assembly.

Moisture Content

Air dried then kiln dried to 11~14% MC, but may fluctuate during transport or warehousing. Please acclimate on site for two weeks prior to installation.

1x6 Shiplap Dimensions

- Nominal 1x6x12
- 5 1/4 inches (135mm) actual reveal
- 145 1/4 inches (3700mm) actual length
- 5.33 SF/piece



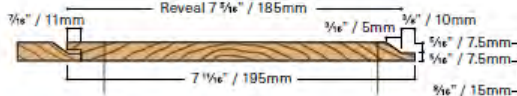
1x6 Square Edge Dimensions

- Nominal 1x6x12
- 5 1/4 inches (135mm) actual reveal
- 145 1/4 inches (3700mm) actual length
- 5.75 SF/piece



1x8 Shiplap Dimensions

- Nominal 1x8x12
- 7 1/4 inches (185mm) actual reveal
- 145 1/4 inches (3700mm) actual length
- 7.33 SF/piece



1x8 Square Edge Dimensions

- Nominal 1x8x12
- 7 1/4 inches (185mm) actual reveal
- 145 1/4 inches (3700mm) actual length
- 7.75 SF/piece



*Dimensional shrinkage after manufacture is possible due to being a solid-sawn wood product.



W1-1, SF1-1

Windows - Residential,
Storefront Windows

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

28

MARVIN SIGNATURE® COLLECTION

MARVIN®

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT
NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR
WITH 4 1/4" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME
EXTERIOR WITH 2 1/4" NARROW JAMB

JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

SF1-2

- Storefront Doors

BUILDING 1

BUILDING 2

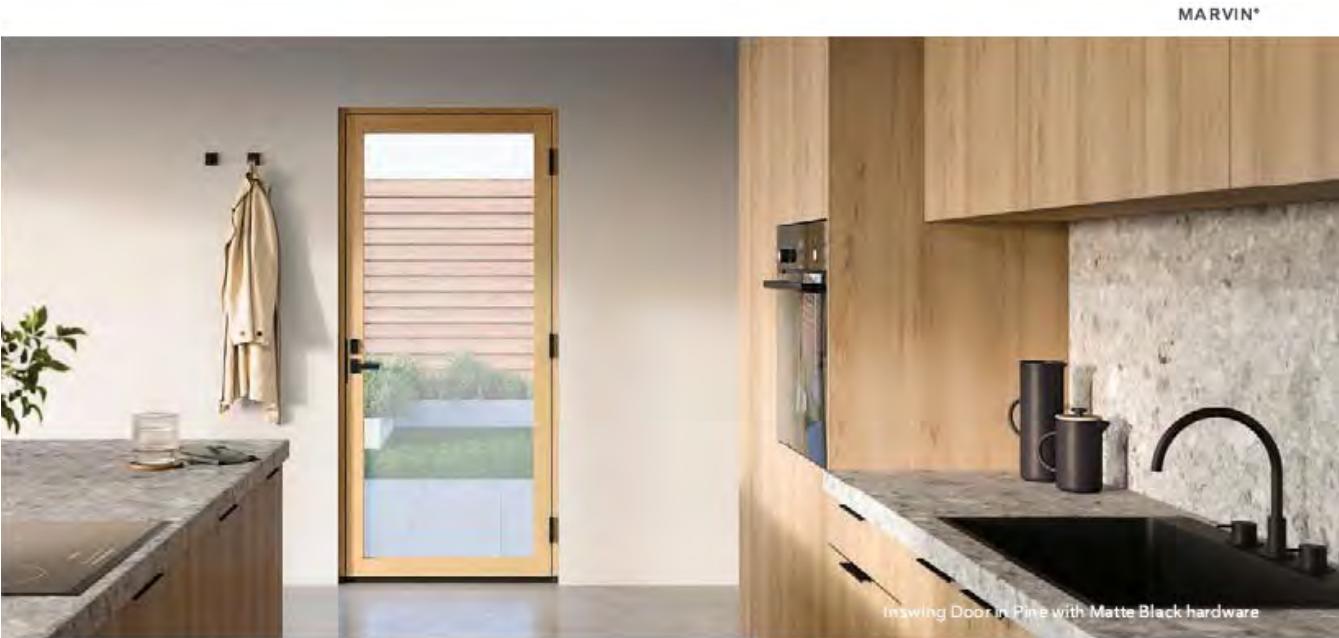
BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE SWINGING NARROW PROFILE DOOR





ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



D1-1

- Doors - Residential

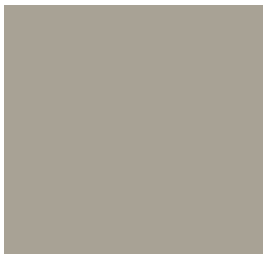
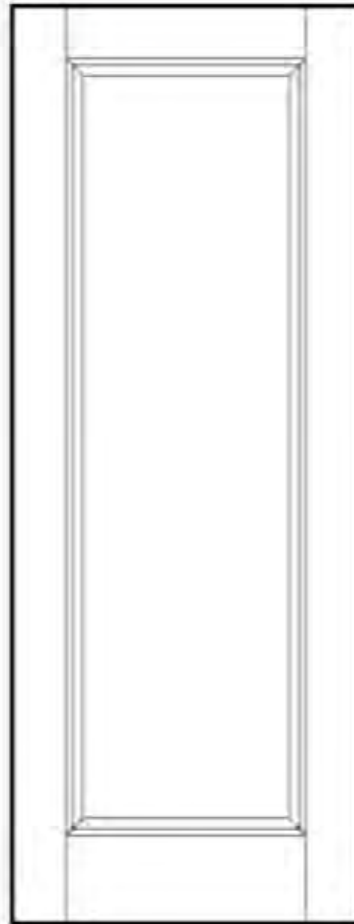
TRUSTILE
A MARVIN BRAND**WOOD DOOR CONSTRUCTION****TruStile Wood**

Made in the authentic stile and rail manner, TruStile Wood Doors use a premium mix of materials that exceed industry standards for a truly natural look.

www.trustile.com

D1-1

- Doors - Residential

TRUSTILE
A MARVIN & BRAND**TS1000**

Benjamin Moore
Rockport Gray: HC-105

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

TRUSTILE
A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Previously TruStile Wood

- The TruStile Reserve series incorporates only the finest materials and methods. We have developed a proprietary specification based on the AWI (Architectural Woodwork Institute) standard for AA Premium Grade doors.
- Engineered panel made with a composite core for strength and stability while maintaining the look of a solid wood panel construction.
- Precision-cut cope and stick joinery for a meticulous, uncompromising look.
- The strength and durability of engineered stiles is employed for the ultimate in stiffness to resist bowing, twisting or warping.



TruStile Wood

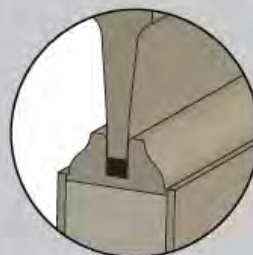
Previously Woodharbor

- Parts are tested and sorted into a premium mix of components that exceed industry standards. All components are blended for color and grain pattern matching.
- Edge-glued solid wood panels for a premium look and feel.
- Traditional dowel construction creates a solid joint.
- An engineered stave lumber core is cut to size with alternating grain patterns, which balances the core and reduces wood's natural tendency to move.



TruColor Hand-Matched Veneers

TruStile created a proprietary color matching and grading system to ensure only the best veneers and lumber are used to handcraft your door. Based on the AWI AA Premium Grade standard, but taken a step further, TruStile Reserve Doors are unmatched in beauty.



Floating Panel System

TruStile wood doors are engineered with a unique floating panel system that allow expansion and contraction while securing the panel to prevent shifting, settling and rattling. Flexible cushions are inserted between the sticking and panels. This allows the wood to expand and contract while holding the panel in position.

Rockport Gray

HC-105



A rich medium gray with the barest trace of violet undertone.

[Add to Cart](#)



[Find a Store](#)



[Paint Colors](#)[Products](#)[Paint Ideas](#)[For Professionals](#)

D1-2

- Single French Doors - Residential

DOOR FEATURES + OPTIONS



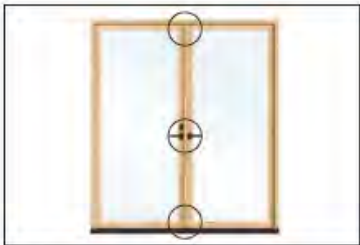
BEAUTY WITH PERFORMANCE

Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.



SOLID WOOD PANELS + FRAMES

The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provide a weather-tight closure for outstanding energy efficiency.*



MULTI-POINT LOCKING SYSTEM

Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.



ADJUSTABLE HINGE

Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.



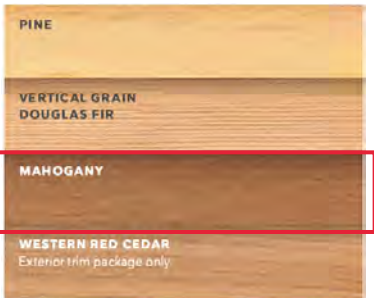
LOW PROFILE SILL

This innovative sill option on select door types provides for a smooth transition between exterior and interior living spaces.



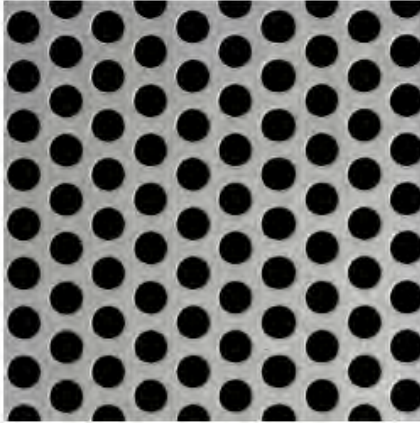
RAISED AND FLAT PANELS

Raised and flat panels add depth and style to sliding and swinging French doors, including arch top swinging doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.





PAGE 1 OF 1

**McNICHOLS® Perforated Metal**

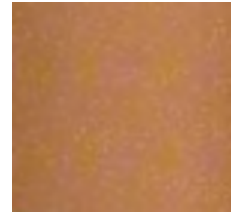
Round, Carbon Steel, Cold Rolled, 16 Gauge (.0598" Thick), 3/8" Round on 9/16" Staggered Centers, 40% Open Area, 48" x 120"

McNICHOLS® Perforated Metal, Round, Carbon Steel, Cold Rolled, Mill Finish, 16 Gauge (.0598" Thick), 3/8" Round on 9/16" Staggered Centers, 3/16" Bar Width, 3.62 Holes Per Square Inch (HPSI), Minimum Solid Margins Both Sides of Sheet Parallel to Length of Sheet, Holes Sheared Through Both Ends of Sheet Parallel to Width of Sheet, 40% Open Area

ITEM 1638911641 - 48" x 120"

ITEM SPECIFICATIONS

Item Number	1638911641
Product Line	Perforated Metal
Hole Type	Round
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Cold Rolled (CR)
Material Finish	Mill Finish
Gauge/Thickness	16 Gauge (.0598" Thick)
Hole Pattern	3/8" Round on 9/16" Staggered Centers
Hole Size (Diameter)	3/8"
Hole Centers	9/16"
Bar Width	3/16"
Hole Arrangement	60° Staggered Centers
Holes Per Square Inch (HPSI)	3.62
Straight Rows Parallel to	Length of Sheet
Margins Parallel to Width	Sheared Through Both Ends
Margins Parallel to Length	Minimum Solid Both Sides
End Pattern	Sheared Through Both Ends
Percent Open Area	40%
Weight	1.50 Lbs./Square Foot
Product Form	Sheet
Sizes (Width x Length)	48" x 120" (Cut Sizes Available)



KRYLON
Copper Metallic:
Spray On

L1-1**- Exterior Light Fixture**

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Stock Code: **20090LEDMG-BRZ/ACR**

Collection: GEO

PRODUCT INFORMATION

Base: 20090 Parent: 20090LEDMG
 Mounting Type: Wall UPC: 641594244441
 Finish: Bronze
 Diffuser: Acrylic Lens

PRODUCT MEASUREMENTS

FIXTURE	BACKPLATE / CANOPY
Length:	Length
Width: 6.5"	Width:
Diameter	Diameter:
Height: 12"	Height:
Extension: 4"	
Overall Height:	

TECHNICAL SPECIFICATIONS**SPECIFICATIONS**

Frame Material: Steel
 Diffuser Material: Acrylic
 Lamping Type: SSL (Dedicated LED) Jbox: Standard
 Lamping Base: SSL Lamp Wattage: 15 W
 Lamp Quantity: 1 Total Wattage: 15 W
 Voltage: 120-277v Lamps Included: Yes

QUALIFICATIONS

Location Rating: Wet
 Certification: ETL (US/Canada) Listed
 ADA Compliant: Yes Energy Star: No
 JA8 Compliant: Outdoor Only Emergency Lighting: No
 Marine Grade Finish: Yes
 Warranty: 5 Year

PHOTOMETRICS

Dimmable: Yes Nominal Lumens: 1400 Lm
 CRI: 90 Delivered Lumens: 1040 Lm
 CCT: 3000K
 Recommended Dimmers:
 (TRIAC)LUTRON Diva DVCL-153P; (ELV)LUTRON Maestro CL
 MACL-153M

ADDITIONAL NOTES

Optional Color Temperature 100 Piece Minimum Order Quantity;
 Custom Finish 100 Piece Minimum Order Quantity

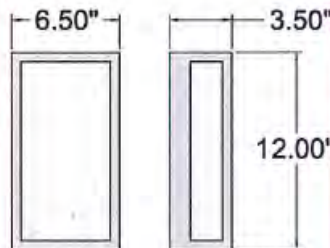
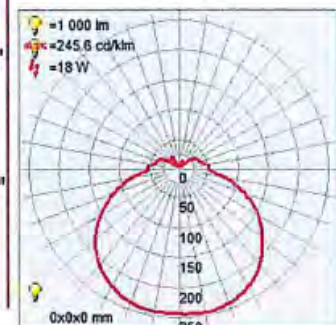
Project Name: _____

Location: Ulrika Plaza Building 1

Type: _____

Quantity: _____

Notes: _____

**LINE DRAWING****IES FILE**

In addition to Access Lighting's purchase and warranty terms and conditions, by signing below or placing an order, you agree that you are authorized to bind the entity placing any order and acknowledge the following: All of sizes and measurements are approximate and all images are for illustrative purposes only. In the event of an inconsistency, the "Product Measurements" section controls. There also may be slight differences in the colors and designs compared to the displayed and printed images.

Signature: _____

Print Name _____

Date: _____

Toll Free 800-828-5483 www.AccessLighting.com**14410 Myford Road, Irvine, CA 92606**

The information is subject to change without notice.

12/22/2022

20090LEDMG-BRZ_ACR.pdf

access
 LIGHTING

02 BUILDING 2

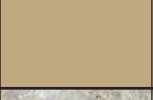
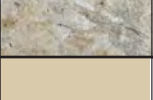
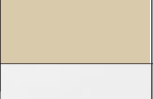
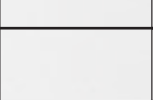
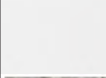
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Image	Key	Item	Manufacturer	Type	Color
	RF2-1	Cedar Shingle Roof	Watkins Sawmills Ltd.	No. 2 Grade, Red Label	Western Red Cedar Natural
	G2-1	Gutter	Custom Fabricated	5" Galvanized Ogee	Paint to Match CW2-1
	DS2-1	Downspouts	Custom Fabricated	3" Diameter 24 Ga. Galvanized Steel	Paint to Match Body CS2-1
	P2-1	Exterior Paint - Cement Plaster	Benjamin Moore		Brunswick Beige 1061
	SV2-1	Stone Veneer	Graniterock	Cooper Maria	Natural
	CS2-1	Exterior Paint - Cedar Shingle Siding (Ribbon Style)	Benjamin Moore		Putnam Ivory HC-39
	CW2-1	Window Trim	Benjamin Moore		White Dove OC-17
	CT2-1	Wood Balcony Pickets	Benjamin Moore		White Dove OC-17
	W2-1	Windows - Residential	Marvin	Ultimate Series Double Hung	Sierra White
	D2-1	Doors - Residential	Tru-Style Single Panel	Semi-Gloss	Paint to Match W2-1
	D2-2	Sliding Patio Doors - Residential	Marvin	Ultimate	Paint to Match W2-1
	D2-3	Single French Doors - Residential	Marvin	Ultimate	Paint to Match W2-1
	SF2-1	Storefront Windows	Marvin	Ultimate Series	Mahogany
	SF2-2	Storefront Doors	Marvin	Ultimate Series	Mahogany
	SF2-3	Storefront Trim	Bellotti	Mahogany Marine Plywood	Stain to Match SF2-1, SF2-2
	L2-1	Exterior Light Fixture	Evergreen Lighting	Series 10 102115LS 15 LED	Architectural Bronze
	RP2-1	Raised Planters	Graniterock	Cooper Maria	Natural
	TR2-1	Trellis	Custom Fabricated	Redwood or Cedar	Paint to Match CT2-1
	ST2-1	Limestone Tile	Halquist	Lisbon Bianco	Brushed

RF2-1

- Cedar Shingle Roof

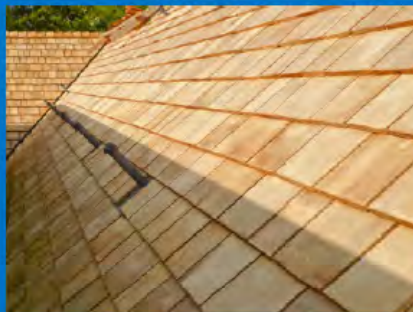


RED CEDAR Shingles



This type of smooth sawn architecturally uniform cedar shingle is preferred for its natural and tailored appearance and is used on traditional and modern residential and non-residential structures. For use on roofs and sidewalls.

**Watkins
Sawmills
Ltd.**



Beautiful • Durable • Insulative • Wind Resistant
Withstands Thermal Shock • Impact Resistant • Light Weight

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL®

Description: Lengths 16-inch (Fivex), 18-inch (Perfection), 24-inch (Royal); width 4" minimum, 14" maximum on 24-inch and 3" on 16-inch and 18-inch; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2 1/4" thick, 24-inch is 4/2" thick. Clear heartwood; 100% edge grain; no defects.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where a premium quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 4" minimum, 14" maximum. Face must be 10", 11" and 16" clear or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where a good quality product is desired.

NUMBER 3 GRADE, BLACK LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 3" minimum, 14" maximum on 18-inch and 24-inch, 2 1/2" minimum on 16-inch. Face must be 6" clear on 16-inch and 18-inch, 10" clear on 24-inch. Unlimited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For walls and roofs on 3:12 pitch and steeper where an economy product is acceptable.

UNDERCOARSING GRADE

Description: Lengths 16-inch, 18-inch, thickness 5/2" and 5/2 1/4", respectively; width 2 1/2" minimum, 17" maximum. Unlimited defects; flat grain and sapwood.

Recommended Use: A utility grade for undercoarsing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

SPECIAL UNDERCOARSING

Same grade requirements as undercoarsing grade, except each bundle also contains the machine production of No. 3 grade shingles.

Roof Exposure Table

PITCH	Minimum exposure recommended for roofs		
	Length		
	No. 1 Blue Label	No. 2 Red Label	No. 3 Black Label
	16" 18" 24"	16" 18" 24"	16" 18" 24"
3/12 to 5/12	3 3/4" 4 1/4" 5 3/4"	3 1/2" 4" 5 1/2"	3" 3 3/8" 5"
4/12 and steeper	5" 5 1/2" 7 1/2"	4" 4 1/2" 6 1/2"	3 1/2" 4" 5 1/2"

Wall Exposure Table (Number One Grade)

Shingle Length	Max. Weather Exposure	
	Single Course	Double Course
16"	7"	12"##
18"	8"	14"##
24"	10 1/2"	16"

Maximum exposure for #2 grade is 9".
Maximum exposure for #2 grade is 10".

- Class B & C fire rating may be obtained by specifying FSR permanent fire retardant shingles.
- CCA treated shingles are available for added longevity. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.
- Products are manufactured and graded in accordance with UBC Standards No. 15-4 and/or CSA 0118.1.
- This is only a product description necessary for selection of materials and grades.
For a new roof construction manual and/or wall manual please contact:

PO Box 314, Sumas, WA USA 98295
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301



PO Box 3280, Mission, British Columbia V2V 4J4
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301

Watkins
Sawmills
Ltd.

G2-1

- Gutter

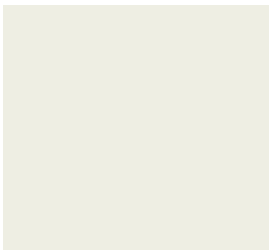


24 Gauge Galvalume K-Style Gutter



Specifications

- Size **5"** 6", 7" and 8"
- Lengths: 10' and 20'
- Material Thickness: 24 Gauge Galvalume Plus



Benjamin Moore
White Dove: OC-17



Galvalume Plus

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

P2-1

- Exterior Paint - Cement Plaster

**Benjamin Moore****Brunswick Beige: 1061**

1061

 Sample Ships Overnight**Light Reflectance Value:** 39.020

Description: Timeless and traditional, this classic beige relies on a warm yellow undertone to achieve its luminous versatility. This shade works equally well in more modern spaces.

Collection Name: BM Classics

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

SV2-1, RP2-1

- Stone Veneer, Raised Planters



NATURAL STONE



Cooper Maria

Cooper Maria is a beautiful thin veneer stone. This stone is cream with beige and copper earth tones. Its calm colors accent a wide variety of color and stone types. Cooper Maria is packaged on pallets and sold by the ton.



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

CS2-1

- Exterior Paint - Cedar Shingle Siding

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA



**BEAUTY & QUALITY...
NATURALLY BY**



**REBUTTED/REJOINTED
Shingles**

**MACHINE GROOVED
Shakes**



These products are manufactured specifically for exterior and interior wall surface uses. They are a low maintenance product that adds beauty, texture, durability and insulating qualities to either new construction or remodelling and renovation of existing structures

**Watkins
Sawmills
Ltd.**



Beautiful • Durable • Insulative • Wind Resistant
Withstands Thermal Shock • Impact Resistant • Light Weight

MACHINE GROOVED Shingles

Appearance: Machine grooved for a shake texture from Number 1 Grade Blue Label CERTIGRADE red cedar shingles, trimmed for parallel edges with butts sawn at right angles.

Finishes: Natural, primed white, primed gray, or special order colors.

Lengths: 16-inch, 18-inch and 24-inch.

NUMBER 1 GRADE, BLUE LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; width 14" maximum, 4" minimum; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2-1/4" thick, 24-inch is 4/2" thick. Clear heartwood: 100% edge grain; no defects.

Recommended Use: For exterior or interior walls where a superior quality product is desired.

Wall Exposure Table:

Shingle Length	Max. Weather Exposure	
	Single Course	Double Course
16"	7"	12"
18"	8"	14"
24"	10 1/2"	16"

REBUTTED/REJOINTED Shingles

Appearance: Manufactured from Number 1 Grade Blue label or Number 2 Grade Red label CERTIGRADE red cedar shingles, trimmed for parallel edges with butts sawn at right angles. Available in both sawn and sanded face textures.

Finishes: Natural, primed white, primed gray, or special order colors.

Lengths: 16-inch, 18-inch and 24-inch.

NUMBER 1 GRADE, BLUE LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; width 14" maximum, 4" minimum; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2-1/4" thick, 24-inch is 4/2" thick. Clear heartwood: 100% edge grain; no defects.

Recommended Use: For exterior or interior walls where a superior quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description: Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2-1/4" thick, 24-inch is 4/2" thick. Width 14" maximum, 4" minimum; Face must be 10", 11" and 16" or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use: For exterior or interior walls where a good quality product is desired.

Wall Exposure Table-

No. 1 Grade, Blue Label*:

*Maximum weather exposure for No. 2 Grade, Red Label Rebutted and Rejointed shingles should be in accordance with the manufacturer's recommendations.

Shingle Length	Max. Weather Exposure	
	Single Course	Double Course
16"	7"	12"
18"	8"	14"
24"	10 1/2"	16"

• These red cedar shakes and shingles are manufactured in accordance with standards established by the Cedar Shake and Shingle Bureau.

• This is only a product description necessary for selection of materials and grades.
For a new roof construction manual and/or wall manual please contact:

Watkins
Sawmills
Ltd.

PO Box 314, Sumas, WA USA 98295
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301



PO Box 3280, Mission, British Columbia V2V 4J4
Telephone: (604) 462-7116 • Fax: (604) 462-7162
Email: Sales@watkinsawmills.com
Toll Free: 1-800-663-8301

CS2-1

- Exterior Paint - Cedar Shingle Siding

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

**Benjamin Moore**

Putnam Ivory: HC-39

HC-39

 Sample Ships Overnight**Light Reflectance Value:** 59.270

Description: This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

Collection Name: Historical**Approximate Sample Size:** 8 in x 9.25 in **Residential Use** **Commercial Use**

CW2-1, CT2-1- Window Trim,
Wood Balcony Pickets**Benjamin Moore****White Dove: OC-17**

OC-17

● Ships in 1-5 days from Brand

Light Reflectance Value: 85.380**Description:** Unerring style defines this classic, softly shaded white. Light and luminous, it is a favorite choice for moldings and trim.**Collection Name:** Off White**Approximate Sample Size:** 8 in x 9.25 in✓ **Residential Use**✓ **Commercial Use**

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.



W2-1

- Windows - Residential

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware

24

MARVIN SIGNATURE® COLLECTION

MARVIN®



Wood Exterior Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



WOOD DOUBLE/SINGLE HUNG EXTERIOR



WOOD DOUBLE HUNG MAGNUM INTERIOR



DOUBLE HUNG INSERT EXTERIOR

D2-1

- Doors - Residential

TRUSTILE
 A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Engineered to the highest quality, TruStile Reserve™ Wood Doors blend the latest technological advances with the most stringent visual appearance standards in the industry.

TruStile stain-grade doors have the shortest and most reliable lead times in the industry, with most wood doors available in 3-4 weeks.

TruStile Wood

Made in the authentic stile and rail manner, TruStile Wood Doors use a premium mix of materials that exceed industry standards for a truly natural look.

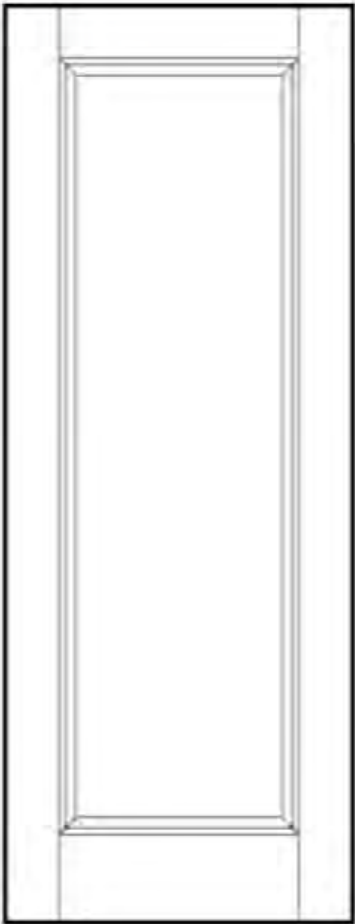
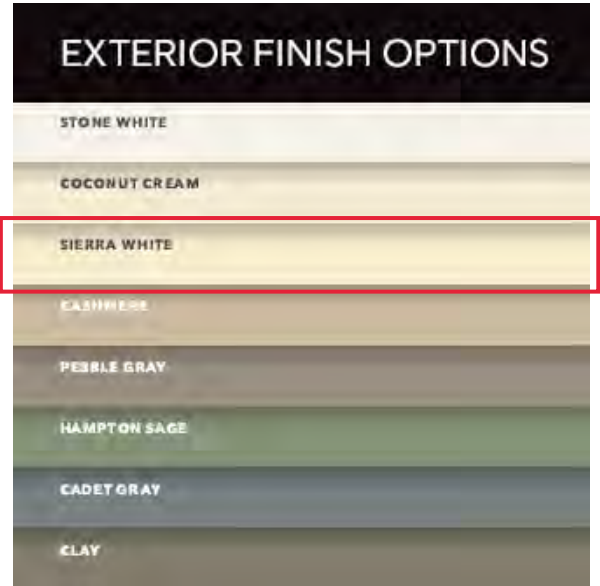

www.trustile.com

D2-1

- Doors - Residential



TS1000



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

TRUSTILE
A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Previously TruStile Wood

- The TruStile Reserve series incorporates only the finest materials and methods. We have developed a proprietary specification based on the AWI (Architectural Woodwork Institute) standard for AA Premium Grade doors.
- Engineered panel made with a composite core for strength and stability while maintaining the look of a solid wood panel construction.
- Precision-cut cope and stick joinery for a meticulous, uncompromising look.
- The strength and durability of engineered stiles is employed for the ultimate in stiffness to resist bowing, twisting or warping.



TruStile Wood

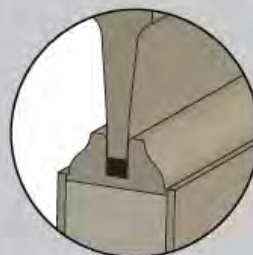
Previously Woodharbor

- Parts are tested and sorted into a premium mix of components that exceed industry standards. All components are blended for color and grain pattern matching.
- Edge-glued solid wood panels for a premium look and feel.
- Traditional dowel construction creates a solid joint.
- An engineered stave lumber core is cut to size with alternating grain patterns, which balances the core and reduces wood's natural tendency to move.



TruColor Hand-Matched Veneers

TruStile created a proprietary color matching and grading system to ensure only the best veneers and lumber are used to handcraft your door. Based on the AWI AA Premium Grade standard, but taken a step further, TruStile Reserve Doors are unmatched in beauty.



Floating Panel System

TruStile wood doors are engineered with a unique floating panel system that allow expansion and contraction while securing the panel to prevent shifting, settling and rattling. Flexible cushions are inserted between the sticking and panels. This allows the wood to expand and contract while holding the panel in position.

D2-2**- Sliding Patio Doors - Residential****DOOR TERMS + DEFINITIONS****1. FRAME**

The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. STILES + RAILS

The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high, with 4 ¾ inch stiles and top rail. Doors with a more contemporary style often feature more glass, with stiles and rails as sleek as 3 inches.

3. SILL

Our door sills are made of Ultrex®, our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS

In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, and all share the tight tolerances for fit and quality finishes.

DOOR OPERATING STYLES



OUTSWING DOOR
Single or double swinging doors open to the exterior.



INSWING DOOR
Single or double swinging doors open to the interior.



SLIDING DOOR
Save space with a door panel that operates by sliding along a track.



BI-FOLD DOOR
This door folds open and closed like an accordion and can include up to 16 panels.



LIFT AND SLIDE DOOR
For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.



MULTI-SLIDE DOOR
Another option to blend interior and outdoor living with a modular frame system.

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

D2-3

- Single French Doors - Residential

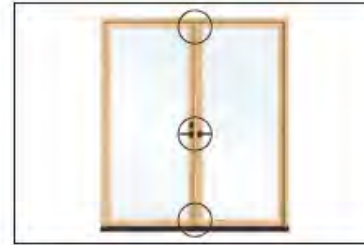
DOOR FEATURES + OPTIONS

**BEAUTY WITH PERFORMANCE**

Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.

**SOLID WOOD PANELS + FRAMES**

The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provide a weather-tight closure for outstanding energy efficiency.*

**MULTI-POINT LOCKING SYSTEM**

Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.

**ADJUSTABLE HINGE**

Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.

**LOW PROFILE SILL**

This innovative sill option on select door types provides for a smooth transition between exterior and interior.

**RAISED AND FLAT PANELS**

Raised and flat panels add depth and style to sliding and swinging French doors, including arch top swinging doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

L2-1

- Exterior Light Fixture

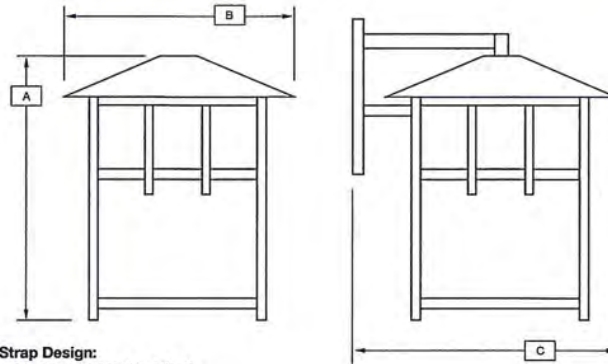


SERIES 10



Catalog #		Type
Project	Ulrika Plaza Building 2	
Description		Date

ARM MOUNT



Select Strap Design:
AA, BB, CC, DD, EE, FF, GG, HH, II

Standard Features

Material

Paintlok sheet; Standard Powdercoat Finish,
White Acrylic Lens; .125 thickness,
ETL Wet Location.

Installation

Mounting/wireway hole in center of backplate.
Supplied with standard mounting hardware
to mount to a 4" J-box or plaster ring.

Optics*

Contact Evergreen Lighting for complete
photometrics.

LED Features

LED

Alta LED #AL-R-1W-30LED array to be
mounted onto an Aluminum MPCB Board
configured to the proper wattage. The LED
arrays will be centered within the Lens area and
mounted on a white aluminum reflective plate.

Driver

Specific Drivers will be matched with each
different LED array configuration/wattage.

Standard Driver Features:

- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast

SC programmed electronic high power
factor ballast, multivoltage 120V/277V.
Lamps not included

Finishes

Ballast

Architectural Bronze (AB)	Textured Gold (TG)
Textured Bronze (TBR)	Metallic Nickel (MN)
Matte Black (MBK)	Textured Verde Patina (TVP)
Semi Gloss Black (GBK)	Satin Brass (SB)
Textured Black (TBK)	Copper Vein (CV)
Textured Rust (TR)	Gold Vein (GV)
Matte White (MW)	Silver Vein (SV)
Textured White (TW)	Chrome (CH)
Gloss White (GW)	Oil Rubbed Bronze (ORB)
Metallic Grey (MG)	

Options*

Emergency (EMR)
Photocell (PC)
Lamp Sources
Size Modifications
Vandal Proof Enclosure (VPE)

Special Lens
Incandescent

MADE IN CALIFORNIA



Sample Spec Number: 102103Q-AB-A-II

Part #	Lamp/Watts	Lumens	A	B	C
102103Q	13Q	800	10	7 1/2	8 1/2
102105T	26T	1800	10	7 1/2	8 1/2
102104Q	2-13Q	1600	10	7 1/2	8 1/2
102105	26Q	1800	10	7 1/2	8 1/2
102211	32T	2200	12 1/2	9 3/8	10 1/2
102204Q	2-13Q	1600	12 1/2	9 3/8	10 1/2
102206	2-26Q	3600	12 1/2	9 3/8	10 1/2
102222	42T	3200	12 1/2	9 3/8	10 1/2
102106L	6LED	600	10	7 1/2	8 1/2
102110L	10LED	1000	10	7 1/2	8 1/2
102112L	12LED	1200	10	7 1/2	8 1/2
102220L	20LED	2000	12 1/2	9 3/8	10 1/2
102224L	24LED	2400	12 1/2	9 3/8	10 1/2
102240L	40LED	4000	12 1/2	9 3/8	10 1/2
DARK SKY					
102109LS	9LED	900	10	7 1/2	8 1/2
102115LS	15LED	1500	10	7 1/2	8 1/2
102220LS	20LED	2000	12 1/2	9 3/8	10 1/2

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

*Consult Factory

SF2-1

- Storefront Windows

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

28

MARVIN SIGNATURE® COLLECTION

MARVIN®

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.

ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 1/4" FULL JAMB

JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 1/4" NARROW JAMB

SF2-2

- Storefront Doors

BUILDING 1

BUILDING 2

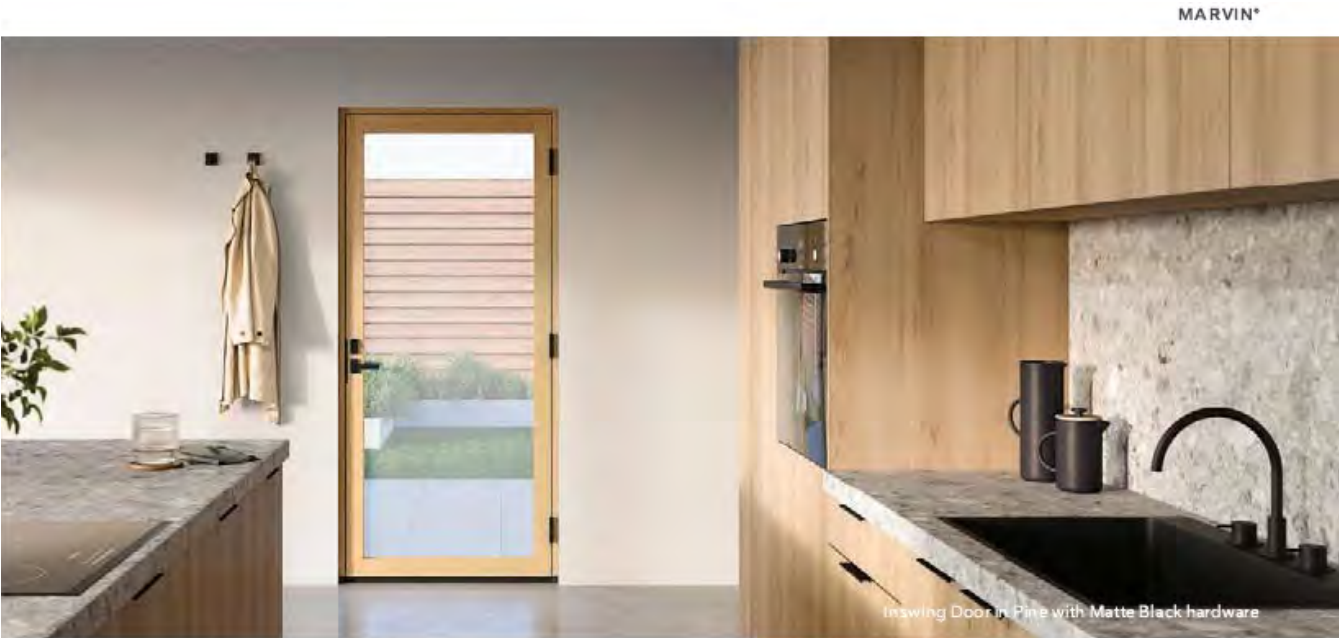
BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE SWINGING NARROW PROFILE DOOR



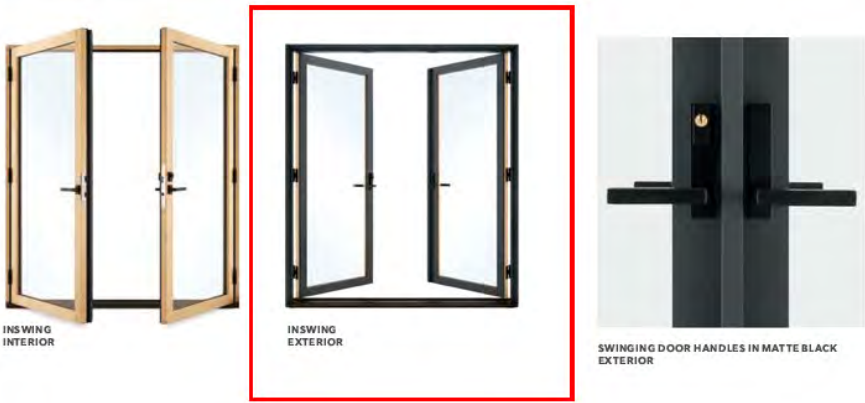
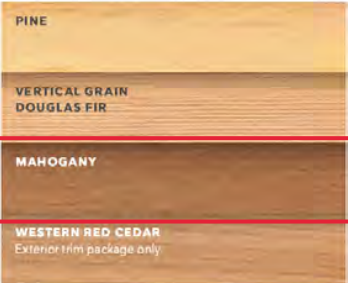


ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



MAHOGANY MARINE PLYWOOD

This plywood panel is RINA type certified, constructed exclusively with Mahogany wood.

The rotary cut Mahogany Marine Plywood is characterized by an excellent durability and a high mechanical resistance.

This product is specific for boatbuilding, considering also the extreme conditions of its applications (excellent durability in environments with a high level of humidity, also saline).

The phenol or melamine gluing is suitable for exterior applications (EN 314 Class 3 - UNI 6478/69 Type M 100).

In boatbuilding the Mahogany plywood is used for both structural applications and fittings. It can be realised also with a thin ply or ultra thin ply construction to be used where high mechanical performances are required.



COLOR:
Stain to match SF2-1, SF2-2

Property	Standard	Unit of Measure	Value								
			Rotary cut			Thin ply			Ultra thin ply		
Spessore Nominale	[]	mm	4	15	25	6	15	21	5	11	17
Layers	[]	[]	3	7	11	5	11	15	5	11	17
Surface Weight	[]	kg/m ²	2,4	9	15	3,8	9,6	13,4	3,4	7,5	11,6
Okoumé Plywood Bonding Quality	EN 314-2		Classe 3								
Bending Strength Long-Grain	EN 310	MPa	72	49	44	59	48	49	59	48	48
Bending Strength Cross-Grain	EN 310	MPa	31	34	36	26	33	32	26	33	32
E-Modulus Long-Grain	EN 310	MPa	10500	7200	6500	8700	7000	7100	8700	7000	7000
E-Modulus Cross-Grain	EN 310	MPa	2500	3800	4400	2200	4000	3800	2200	4000	4000
Thermal Transmittance	UNI EN ISO 6946	W/(m ² ·K)	0,15								
STANDARD SIZES (*)	[]	mm	2500x1530 3100x1530								

Halquist (/)

- Request a Brochure (/catalog)
- Contact Us (/contact)
- News & Events (/company/news-events)

**NATIONWIDE PRODUCTS WISCONSIN LOCAL PRODUCTS LEARN
DEALER LOCATOR ([HTTPS://WWW.HALQUISTSTONE.COM/DEALER-LOCATOR](https://www.halquiststone.com/dealer-locator)) RESOURCES**

**REQUEST A BROCHURE (/CATALOG) CONTACT US (/COMPANY/CONTACT)
NEWS & EVENTS (/COMPANY/NEWS-EVENTS)**

Home (<https://www.halquiststone.com/>)

/ Nationwide Products (<https://www.halquiststone.com/nationwide-products>)

/ Cut Stone (<https://www.halquiststone.com/nationwide-products/cut-stone>) / Lisbon Bianco

Lisbon Bianco Cut Stone

🔍 View sample larger (https://www.halquiststone.com/download_file/view/2038/482)



As one of the largest fabricators of cut stone in the Midwest, Halquist combines modern technology with traditional craftsmanship to bring your unique vision to reality. In addition to processing our quarried products from our nine quarries, Halquist fabricates sandstones, granites, marbles and other limestones from around the world. Our staff can help you with shop drawings, drafting and even help architects engineer a stone cladding project.

Available Finishes: polished, honed, brushed, bushhammered, sandblasted
interior use

03 BUILDING 3

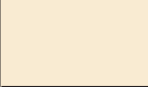
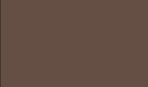
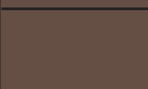
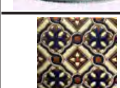
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Image	Key	Item	Manufacturer	Type	Color
	RF3-1	Clay Tile Roof	Ludowici	Clay Tile Roof	Multi-Blend
	G3-1	Gutter	K&M Sheet Metal	5" 24 Ga. Galv. Single Bead Half Round	Paint to Match P3-1
	G3-2	Conductor	K&M Sheet Metal	Galv. Royal 3" Diameter	Paint to Match CT3-1
	P3-1	Exterior Paint - Cement Plaster	Benjamin Moore		Devon Cream 914
	CS3-1	Pilasters	Custom Fabricated	Cement Plaster	Smooth Finish
	CT3-1	Exterior Paint - Wood Balcony Beams & Posts	Benjamin Moore		Hasbrouk Brown HC-71
	CT3-2	Exterior Paint - Wood Balcony Pickets	Benjamin Moore		Hasbrouk Brown HC-71
	W3-1	Windows - Residential	Marvin	Ultimate Series	Sage
	D3-1	Doors - Residential	TruStyle Single Panel	Semi-Gloss	Paint to Match W3-1
	D3-2	Sliding Patio Doors - Residential	Marvin	Ultimate Series	Paint to Match W3-1
	D3-3	Single French Doors - Residential	Marvin	Ultimate Series	Paint to Match W3-1
	SF3-1	Storefront Windows	Marvin	Ultimate Series	Mahogany
	SF3-2	Storefront Doors	Marvin	Ultimate Series	Mahogany
	L3-1	Exterior Light Fixtures	Evergreen Lighting	Florence FLO2115LS	Architectural Bronze
	L3-2	Exterior Light Fixtures	BEGA	Recessed Downlight 55 291 K27	Bronze
	RP3-1	Raised Planters	Caartile	Spanish Tile	MultiColor

RF3-1 - Clay Tile Roof

LEGACY COLLECTION

CUBANA 18 3/8" BARREL TILE



Ludowici's Cubana barrel tile is a truly unique system comprised of 18 3/8" tapered pans and tapered covers. The smooth finish tile can be customized to complement a variety of design styles, from rustic to clean-line contemporary. Cubana tiles are available in all standard and custom colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	CUBANA 18 3/8" BARREL TILE	PROFILE
Weight Per Square	1200 lbs.	
Pieces Per Square	170 pcs.	
Overall Size	8 1/4" x 18 3/8"	
Exposure	11" C.C. x 15 3/8"	
Installed Barrel Height Off Deck	4 3/8" Nominal	
Minimum Slope	5:12	
Color Blends	Available in all standard and custom colors. For more information about Ludowici's color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

APPROVALS & CERTIFICATIONS

- ♦ Miami-Dade NOA No: 12-0904.17
- ♦ State of Florida Approval No: FL 13777
- ♦ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ♦ Class A Fire Rated
- ♦ IAPMO UES ER-452

*Textures include battered butt, brushed butt, hand roughed, hand slushed, top sand and weathered. Please see a sales representative for more details.

Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



GREEN ATTRIBUTES

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the *Ludowici Green Promise* brochure.



RF3-1

- Clay Tile Roof

BUILDING 1

BUILDING 2

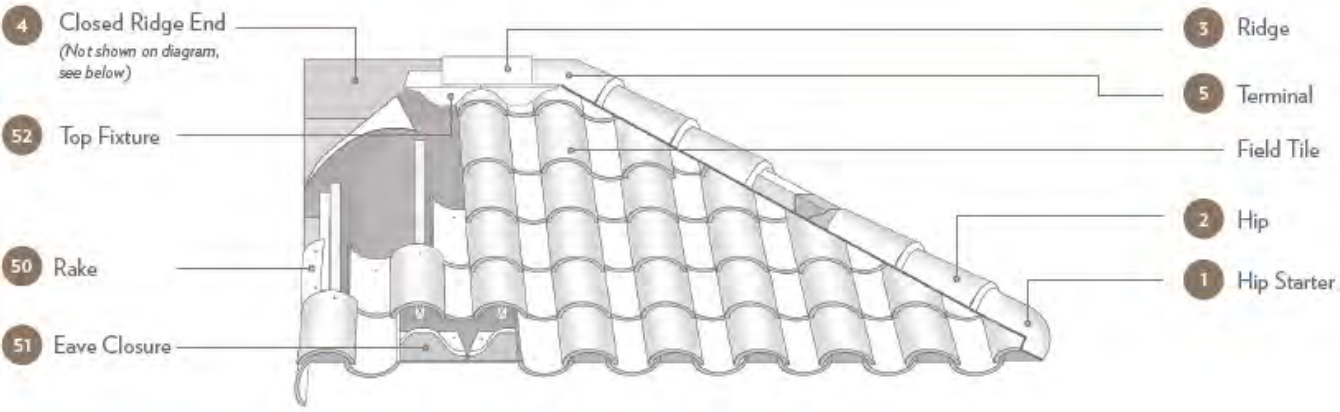
BUILDING 3

BUILDING 4

COMMON AREA

CUBANA 18 3/8" BARREL TILE

LUDOWICI®



HIP & RIDGE							
Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
	1	2	3	4	5		
PROFILE	HIP STARTER	HIP	RIDGE	CLOSED RIDGE END	TERMINAL		
Circular Cover Hip & Ridge Trim Group							
	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	2 Hip 1 Ridge Terminal	2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group							
	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal	#406 High Bump Gable Terminal

FITTINGS			
	50	51	52
PROFILE	ROLLED RAKE	EAVE CLOSURE	TOP FIXTURE
Length	18 3/8"	10 11/16"	8 7/8"
Exposure	15 3/8"	11"	11"
Weight	7.1 lbs./pc.	1.7 lbs./pc.	1.7 lbs./pc.



Euro Bead Galvalume Half Round Gutter



Specifications

- Size 5", 6", 7" and 7.6"
- Lengths: 10' and 19.5'
- Material Thickness: 24 gauge



Galvalume Plus

G3-2

- Conductor



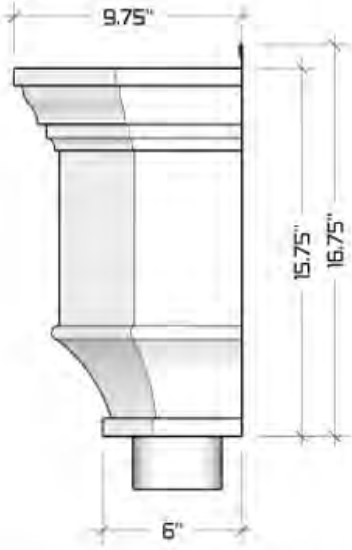
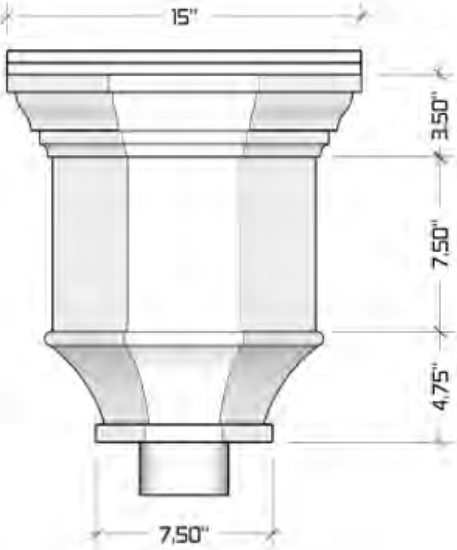
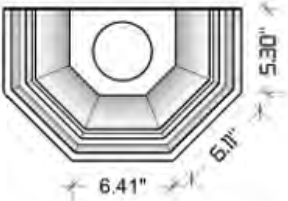
The Royal Conductor Head

Available Downspout Options

- ☐ 3" Oval Outlet for 2"x3" Square or 3" Round Downspout
- ☐ 4" Oval Outlet for 3"x4" Square or 4" Round Downspout
- ☐ 5" Oval Outlet for 4"x5" Square or 5" Round Downspout
- ☐ 6" Oval Outlet for 4"x6" Square or 6" Round Downspout

Available Materials

- ☐ Copper 16 oz. & 20oz.
- ☐ LCC 16 oz. & 20 oz.
- ☐ Freedom Gray® 16 oz. & 20oz.
- ☐ Zinc 0.7mm & 0.8mm



Stainless Steel

1310 E. Cornwallis Rd.
Durham, NC - 27713
(919) 544-8887 • Fax: 544-8898
info@kmsheetmetal.com • www.kmsheetmetal.com

The Royal
Conductor Head

REVISIONS	
NO.	DESCRIPTION

D 001

P3-1

- Exterior Paint - Cement Plaster

**Benjamin Moore****Devon Cream: 914**

914

 Sample Ships Overnight

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

CT3-1, CT3-2

- Exterior Paint - Wood Balcony
Beams, Posts & Pickets

**Benjamin Moore**

Hasbrouck Brown: HC-71

HC-71

 Sample Ships Overnight**Light Reflectance Value:** 7.630

Description: An exact color match to that impeccably polished mahogany table you covet of your grandmother's. A beautifully burnished brown with warm red undertones.

Collection Name: Historical**Approximate Sample Size:** 8 in x 9.25 in

- ✓ **Residential Use**
- ✓ **Commercial Use**

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

W3-1

- Windows - Residential

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

28

MARVIN SIGNATURE® COLLECTION

MARVIN®

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEARLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 7/8" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 1/4" NARROW JAMB

JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

D3-1

- Doors - Residential

TRUSTILE
A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Engineered to the highest quality, TruStile Reserve™ Wood Doors blend the latest technological advances with the most stringent visual appearance standards in the industry.

TruStile stain-grade doors have the shortest and most reliable lead times in the industry, with most wood doors available in 3-4 weeks.

TruStile Wood

Made in the authentic stile and rail manner, TruStile Wood Doors use a premium mix of materials that exceed industry standards for a truly natural look.



www.trustile.com

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

D3-1

- Doors - Residential

BUILDING 1

BUILDING 2

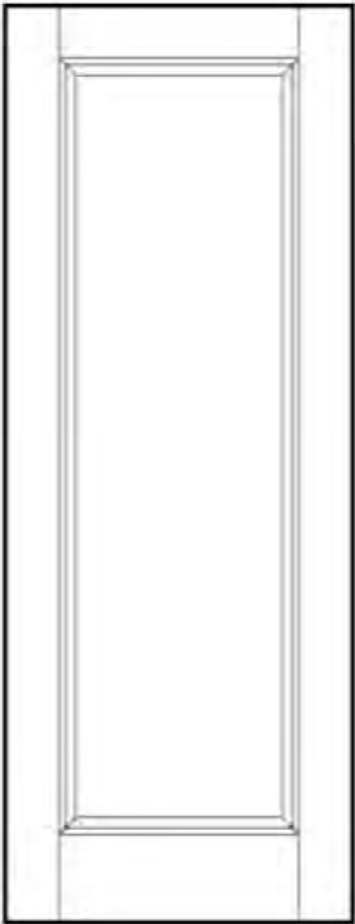
BUILDING 3

BUILDING 4

COMMON AREA



TS1000



TRUSTILE
A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Previously TruStile Wood

- The TruStile Reserve series incorporates only the finest materials and methods. We have developed a proprietary specification based on the AWI (Architectural Woodwork Institute) standard for AA Premium Grade doors.
- Engineered panel made with a composite core for strength and stability while maintaining the look of a solid wood panel construction.
- Precision-cut cope and stick joinery for a meticulous, uncompromising look.
- The strength and durability of engineered stiles is employed for the ultimate in stiffness to resist bowing, twisting or warping.



TruStile Wood

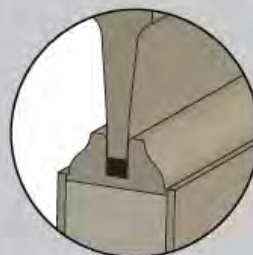
Previously Woodharbor

- Parts are tested and sorted into a premium mix of components that exceed industry standards. All components are blended for color and grain pattern matching.
- Edge-glued solid wood panels for a premium look and feel.
- Traditional dowel construction creates a solid joint.
- An engineered stave lumber core is cut to size with alternating grain patterns, which balances the core and reduces wood's natural tendency to move.



TruColor Hand-Matched Veneers

TruStile created a proprietary color matching and grading system to ensure only the best veneers and lumber are used to handcraft your door. Based on the AWI AA Premium Grade standard, but taken a step further, TruStile Reserve Doors are unmatched in beauty.



Floating Panel System

TruStile wood doors are engineered with a unique floating panel system that allow expansion and contraction while securing the panel to prevent shifting, settling and rattling. Flexible cushions are inserted between the sticking and panels. This allows the wood to expand and contract while holding the panel in position.

D3-2**- Sliding Patio Doors - Residential****DOOR TERMS + DEFINITIONS****1. FRAME**

The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. STILES + RAILS

The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high, with 4 $\frac{3}{4}$ inch stiles and top rail. Doors with a more contemporary style often feature more glass, with stiles and rails as sleek as 3 inches.

3. SILL

Our door sills are made of Ultrex®, our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS

In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, and all share the tight tolerances for fit and quality finishes.

D3-2**- Sliding Patio Doors - Residential**

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

DOOR OPERATING STYLES**OUTSWING DOOR**

Single or double swinging doors open to the exterior.

**INSWING DOOR**

Single or double swinging doors open to the interior.

**SLIDING DOOR**

Save space with a door panel that operates by sliding along a track.

**BI-FOLD DOOR**

This door folds open and closed like an accordion and can include up to 16 panels.

**LIFT AND SLIDE DOOR**

For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.

**MULTI-SLIDE DOOR**

Another option to blend interior and outdoor living with a modular frame system.

EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEARLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

DOOR FEATURES + OPTIONS



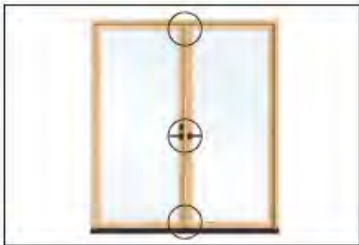
BEAUTY WITH PERFORMANCE

Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.



SOLID WOOD PANELS + FRAMES

The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provide a weather-tight closure for outstanding energy efficiency.*



MULTI-POINT LOCKING SYSTEM

Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.



ADJUSTABLE HINGE

Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.



LOW PROFILE SILL

This innovative sill option on select door types provides for a smooth transition between exterior and interior living spaces.



RAISED AND FLAT PANELS

Raised and flat panels add depth and style to sliding and swinging French doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.

EXTERIOR FINISH OPTIONS

STONE WHITE
COCONUT CREAM
SIERRA WHITE
CASHMERE
PEBBLE GRAY
HAMPTON SAGE

SF3-1

- Storefront Windows

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

28

MARVIN SIGNATURE® COLLECTION

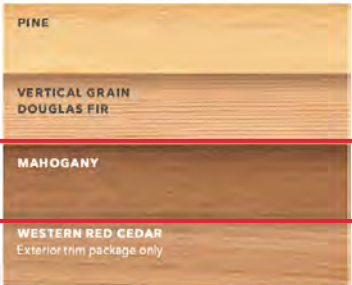
MARVIN®

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 1/4" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 3/4" NARROW JAMB

JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

SF3-2

- Storefront Doors

BUILDING 1

BUILDING 2

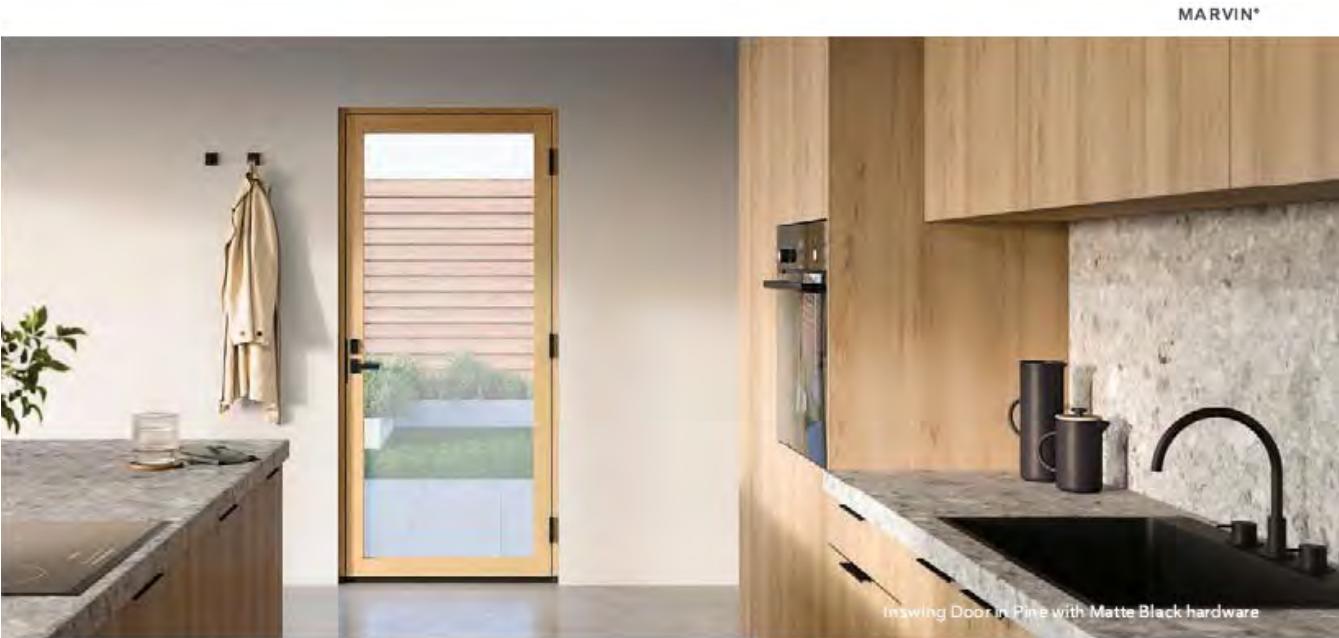
BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE SWINGING NARROW PROFILE DOOR



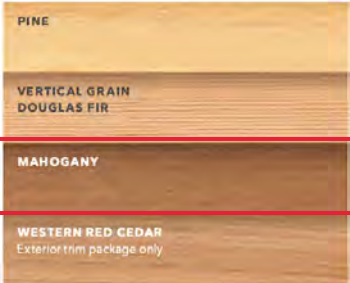


ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility. We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



L3-1

- Exterior Light Fixtures

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

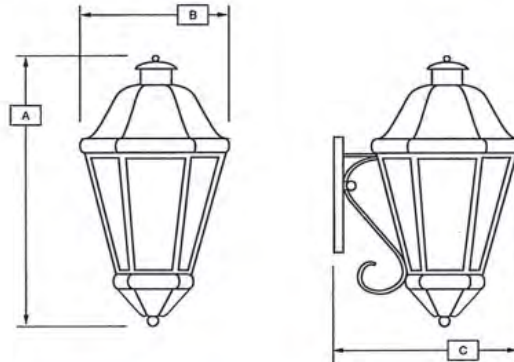


FLORENCE



Catalog #		Type
Project		
Description		Date

ARM MOUNT



Standard Features

Material

Paintlok sheet; Standard Powdercoat Finish,
White Acrylic Lens; .125 thickness,
ETL Wet Location.

Installation

Mounting/wireway hole in center of backplate.
Supplied with standard mounting hardware
to mount to a 4" J-box or plaster ring.

Optics*

Contact Evergreen Lighting for complete
photometrics.

LED Features

LED

Alta LED #AL-R-1W-30LED array to be
mounted onto an Aluminum MPCB Board
configured to the proper wattage. The LED
arrays will be centered within the Lens area and
mounted on a white aluminum reflective plate.

Driver

Specific Drivers will be matched with each
different LED array configuration/wattage.
Standard Driver Features:

- Constant Current
- 3 / 5 year warranty
- 120V/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast

SC programmed electronic high power
factor ballast, multivoltage 120V/277V.
Lamps not included

Finishes

Ballast

Architectural Bronze (AB)	Textured Gold (TG)
Textured Bronze (TBR)	Metallic Nickel (MN)
Matte Black (MBK)	Textured Verde Patina (TVP)
Semi Gloss Black (GBK)	Satin Brass (SB)
Textured Black (TBK)	Copper Vein (CV)
Textured Rust (TR)	Gold Vein (GV)
Matte White (MW)	Silver Vein (SV)
Textured White (TW)	Chrome (CH)
Gloss White (GW)	Oil Rubbed Bronze (ORB)
Metallic Grey (MG)	

Options*

Emergency (EMR)
Photocell (PC)
Lamp Sources
Size Modifications
Vandal Proof Enclosure (VPE)

Special Lens
Incandescent

Sample Spec Number: FLO2103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
FLO2103Q	13Q	800	18	11	12
FLO2105T	26T	1800	18	11	12
FLO2104Q	2-13Q	1600	18	11	12
FLO2105	26Q	1800	18	11	12
FLO2211	32T	2200	25	14	15
FLO2204Q	2-13Q	1600	25	14	15
FLO2206	2-26Q	3600	25	14	15
FLO2222	42T	3200	25	14	15
FLO2106L	6LED	600	18	11	12
FLO2110L	10LED	1000	18	11	12
FLO2112L	12LED	1200	18	11	12
FLO2220L	20LED	2000	25	14	15
FLO2224L	24LED	2400	25	14	15
FLO2240L	40LED	4000	25	14	15
DARK SKY					
FLO2109LS	9LED	900	18	11	12
FLO2115LS	15LED	1500	18	11	12
FLO2220LS	20LED	2000	25	14	15

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

*Consult Factory

MADE IN CALIFORNIA



L3-2

- Exterior Light Fixtures

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Surface mounted downlight - narrow beam

Application

Compact ceiling mounted downlights designed for down lighting atriums, canopies, passages and other interior and exterior locations.

Materials

Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Class A toughened safety glass
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
Silicone applied robotically to casting, plasma treated for increased adhesion

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.65lbs

Electrical

Operating voltage 120-277VAC
Minimum start temperature -30° C
LED module wattage 8.0W
System wattage 12.0W
Controllability 0-10V dimmable
Color rendering Index Ra> 80
Luminaire lumens 983 lumens (4000K)
LED service life (L70) 60,000 hours

LED color temperature

- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

- Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:

BEGA Product:

Project: Build 3 Window

Modified:

Available options

- ☐ FSC Fusing



Surface mounted downlight - narrow beam

	LED	β	A	B	Wiring box
24399	8.0 W	17°	3 7⁄8"	4 3⁄8"	19538

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2022 Updated 03/15/22



RP3-1

- Raised Planters

Matte California Mission Series

2 x 2

4 x 4

Decoratives stocked as shown



Alcala 2x2



Archangel 2x2



Concepcion 2x2



San Luis Rey 2x2



Santa Clara
4x4



San Francisco
4x4



San Juan
Capistrano 4x4



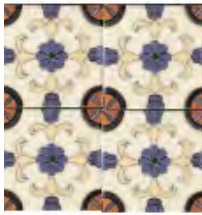
San Nicolas
4x4



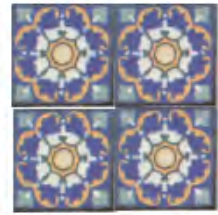
Santa Cruz
4x4



San Buenaventura
4x4



San Rafael
4x4



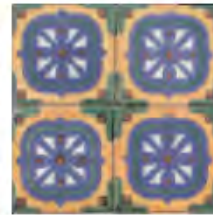
San Clemente
4x4



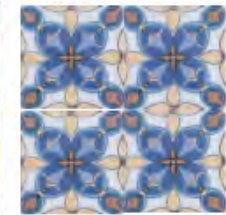
Santa Barbara
4x4



Santa Catalina
4x4



San Luis Rey
4x4



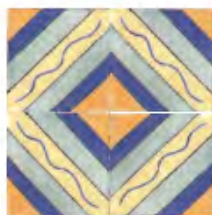
Mission Ventana
4x4



San Diego
4x4



Santa Maria
4x4



San Miguel
4x4



Santa Rosa
4x4



Archangel
4x4



Anacapa
4x4



San Pedro
4x4

04 BUILDING 4

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Image	Key	Item	Manufacturer	Type	Color
	RF4-1	Clay Tile Roof	Ludowici	Crude	Ebony Mist
	G4-1	Gutter	K&M Sheet Metal	24 Ga. Galv. K-Style Gutter	Van Buren Brown HC-70
	G4-2	Conductor	K&M Sheet Metal	The Excalibur Stainless Steel	Van Buren Brown HC-70
	P4-1	Board & Batt Color	Benjamin Moore		Maryville Brown HC-75
	BF4-1	Brick Façade	Historical Bricks	Clinker Brick	
	CS4-1	Cast Stone Surround	Custom Fabrication	Cast Stone	
	STC4-1	Stucco	Stucco Italiano		Terracotta
	WT4-1	Wood Trim	Benjamin Moore		Van Buren Brown HC-70
	W4-1	Windows - Residential	Marvin	Ultimate Series	Suede Clad
	D4-1	Doors - Residential	TruStyle Single Panel	Semi-Gloss	Paint to Match W4-1
	D4-2	Sliding Patio Doors - Residential	Marvin	Ultimate	Paint to Match W4-1
	D4-3	Single French Doors - Residential	Marvin	Ultimate	Paint to Match W4-1
	L4-1	Exterior Light Fixture	Generation Lighting	One Light Outdoor Wall Lantern	Weathered Copper
	SF4-1	Storefront Windows	Marvin	Ultimate Casement Series	Paint to Match W4-1
	SF4-2	Storefront Doors	Marvin	Ultimate Casement Series	Paint to Match W4-1
	RP4-1	Raised Planters	Historical Bricks	Clinker Brick	

LEGACY COLLECTION

CRUDE SHINGLE TILE



Chipped corners, rounded butts and a rough stone surface give Ludowici’s Crude shingle tile the authenticity and character of an Old Europe appearance. Crude shingle tiles are available in standard and custom matte colors, mists and blends. See the *Colors of Ludowici* brochure for more information about our extensive color program.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	CRUDE SHINGLE TILE	PROFILE
Weight Per Square	1935 lbs.	
Pieces Per Square	480 pcs.	
Overall Size	6" x 12" x 5/8"	
Exposure	6" x 5"	
Minimum Slope	5:12	
Color Blends	Available in all standard and custom matte colors. For more information about Ludowici’s color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Stone Also available in custom textures. Please see the <i>Terra Cotta Textures</i> brochure for more information.	

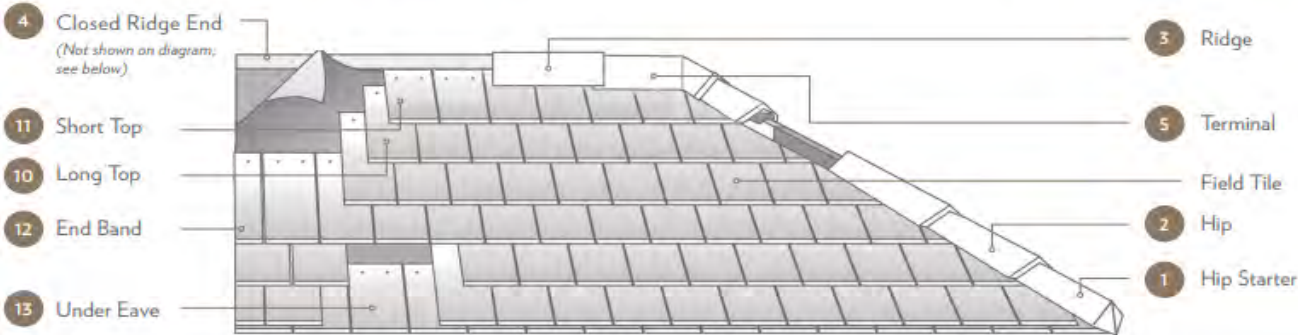
EBONY MIST BLEND
CR/M13 MIST

Ludowici colors are not painted on the surface, but fired in under extreme temperatures to ensure they retain their original tones and hues for many years to come. Color is included in our 75-year material warranty.

For more information on Ludowici colors, please see the *Art and Science of Ludowici Color* on the back of this card.



CRUDE SHINGLE TILE



HIP & RIDGE							
Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.							
PROFILE	1 HIP STARTER	2 HIP	3 RIDGE	4 CLOSED RIDGE END	5 TERMINAL		
V-Hip & Ridge Trim Group	 V-Hip Starter	 V-Hip	 V-Ridge	 V-Closed Ridge End	 V-2 Hip 1 Ridge Terminal		
#118/#211 Hip & Ridge Trim Group	 #168 Hip Starter	 #118 Hip Roll	 #211 Ridge	 #211 Closed Ridge End	 #118/#211 2 Hip 1 Ridge Terminal		
Circular Cover Hip & Ridge Trim Group	 CC-Hip Starter	 CC-Hip	 CC-Ridge	 CC-Closed Ridge End	 CC-2 Hip 1 Ridge Terminal	 CC-Low Bump 2 Hip 1 Ridge Terminal	
#102/#206 Hip & Ridge Trim Group	 #152 Hip Starter	 #102 Hip Roll	 #206 Ridge	 #206 Closed Ridge End	 #102/#206 2 Hip 1 Ridge Terminal	 #405 High Bump 2 Hip 1 Ridge Terminal	 #406 High Bump Gable Terminal
Old Style Trim Group	 Bonnet Hip Starter*	 Bonnet Hip Roll*	 Interlocking Ridge				
		 Arise Hip Plate*					

* Roof slope on each intersecting roof plane needs to be identical to use these pieces.

FITTINGS					
PROFILE	10 LONG TOP	11 SHORT TOP	12 END BAND	13 UNDER EAVE	HEADER COURSE
Actual Size	6" x 9"	6" x 5"	3" x 12"	6" x 7"	6" x 12"
Exposure	6" x 5"	6" x 2"	3" x 5"	6"	6" x 9"
Weight	3.1 lbs./pc.	1.7 lbs./pc.	2.1 lbs./pc.	3.0 lbs./pc.	4.1 lbs./pc.

G4-1

- Gutter

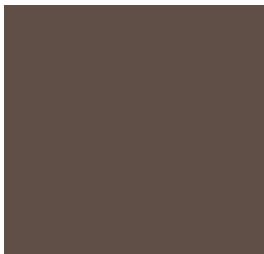


24 Gauge Galvalume K-Style Gutter



Specifications

- Size **5"** 6", 7" and 8"
- Lengths: 10' and 20'
- Material Thickness: 24 Gauge Galvalume Plus



Benjamin Moore
Brunswick Beige: HC-70



Galvalume Plus

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

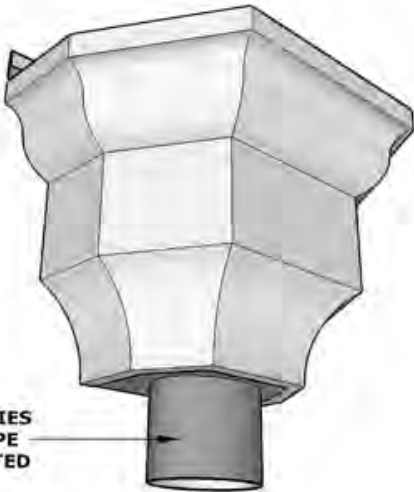
G4-2

- Conductor

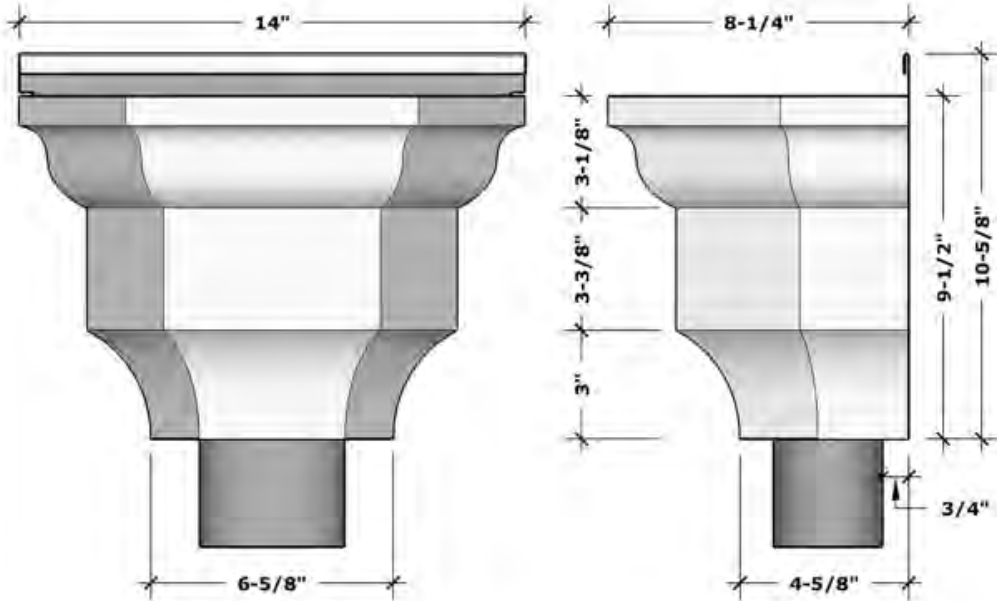


THE EXCALIBUR

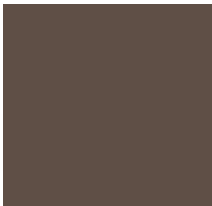
AVAILABLE IN COPPER, LEAD COATED COPPER, ZINC OR STEEL
-CAN ACCOMMODATE 3" & 4" ROUND DOWNSPOUT
OR 2"x3" & 3"x4" CORRUGATED OR PLAIN DOWNSPOUT



OVAL OUTLET SIZE VARIES
DEPENDING ON THE TYPE
OF DOWNSPOUT SELECTED



Stainless Steel



Benjamin Moore
Brunswick Beige:
HC-70



1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

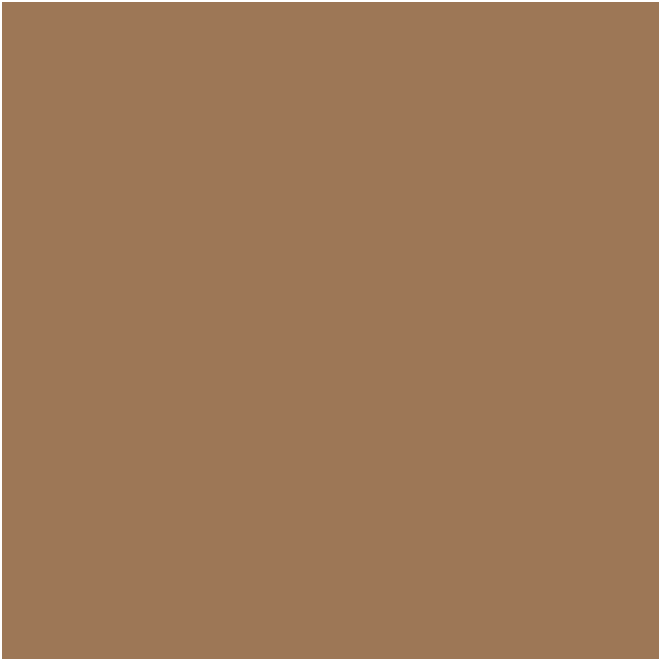
EXCALIBUR
CONDUCTOR HEAD

REVISIONS	
REVISION	REMARKS
1	1/1/2011
2	1/1/2011
3	1/1/2011
4	1/1/2011
5	1/1/2011
6	1/1/2011
7	1/1/2011
8	1/1/2011
9	1/1/2011
10	1/1/2011
11	1/1/2011
12	1/1/2011
13	1/1/2011
14	1/1/2011
15	1/1/2011
16	1/1/2011
17	1/1/2011
18	1/1/2011
19	1/1/2011
20	1/1/2011
21	1/1/2011
22	1/1/2011
23	1/1/2011
24	1/1/2011
25	1/1/2011
26	1/1/2011
27	1/1/2011
28	1/1/2011
29	1/1/2011
30	1/1/2011
31	1/1/2011
32	1/1/2011
33	1/1/2011
34	1/1/2011
35	1/1/2011
36	1/1/2011
37	1/1/2011
38	1/1/2011
39	1/1/2011
40	1/1/2011
41	1/1/2011
42	1/1/2011
43	1/1/2011
44	1/1/2011
45	1/1/2011
46	1/1/2011
47	1/1/2011
48	1/1/2011
49	1/1/2011
50	1/1/2011
51	1/1/2011
52	1/1/2011
53	1/1/2011
54	1/1/2011
55	1/1/2011
56	1/1/2011
57	1/1/2011
58	1/1/2011
59	1/1/2011
60	1/1/2011
61	1/1/2011
62	1/1/2011
63	1/1/2011
64	1/1/2011
65	1/1/2011
66	1/1/2011
67	1/1/2011
68	1/1/2011
69	1/1/2011
70	1/1/2011
71	1/1/2011
72	1/1/2011
73	1/1/2011
74	1/1/2011
75	1/1/2011
76	1/1/2011
77	1/1/2011
78	1/1/2011
79	1/1/2011
80	1/1/2011
81	1/1/2011
82	1/1/2011
83	1/1/2011
84	1/1/2011
85	1/1/2011
86	1/1/2011
87	1/1/2011
88	1/1/2011
89	1/1/2011
90	1/1/2011
91	1/1/2011
92	1/1/2011
93	1/1/2011
94	1/1/2011
95	1/1/2011
96	1/1/2011
97	1/1/2011
98	1/1/2011
99	1/1/2011
100	1/1/2011

D 003

P4-1

- Exterior Paint - Board & Batt

**Benjamin Moore****Maryville Brown: HC-75**

HC-75

Description: This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

Collection Name: Historic Color

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Tudor Clinkers

[Home](#) > [Products](#) > [Antique Building Materials](#) > [Clinker Brick](#) > Tudor Clinkers

Darker tones and black burn marks and jagged remnants characterize the Tudor collection of clinker bricks, giving them an understated dignity. These brick styles for homes are often seen in the great Tudor style homes of the East Coast. A great choice to blend with existing wood or stonework and landscaping.



CS4-1

- Cast Stone Surround



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Terracotta

The most typical plaster for exteriors in the Venetian tradition

This stucco is among the strongest hydrated lime-based plasters. This rugged finish contains terracotta powders. It is typically used in Venetian exteriors since it is very resistant in humid environments such that of the Venetian Lagoon.

For the application details, follow the instructions given for the application of Intonachino.

Terracotta comes in powder form in 20 kg bags or 16 kg buckets. The ecological version comes in powder in 16 kg buckets.



Exteriors & Interiors

Terracotta can be applied both on exterior and interior walls.



Ecofriendly

Terracotta is natural lime-based, and a **100% natural version is available**, excluding all chemicals.

[SEE MORE >](#)



From Rome to Venice

The curious history of a water-resistant plaster

This stucco was the first important ancient Roman plaster. The Romans discovered that by combining lime with the Terra di Pozzuoli (today pozzolana), an earth containing a large percentage of clay, they could obtain **hydraulic lime**. This type of lime hardens even underwater. This allowed them to build in the midst of rivers and in presence of large quantities of water and humidity.

In Venice, which is built on and surrounded by low waters, it was costly to bring any kind of waste out of the city. For this reason, old bricks, made of cooked clay (Terracotta in Italian), were smashed and mixed with lime to produce this red plaster. This was used on exterior walls because very resistant to the humidity levels typical of the Lagoon of Venice.

WT-4

- Exterior Wood Trim



Benjamin Moore
Brunswick Beige: HC-70

HC-70

Description: This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

Collection Name: Historic Color

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

EXTERIOR FINISH OPTIONS

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

MARVIN®



Double Hung G2 window in Ebony



Double Hung G2 window in Suede

W4-1

- Windows - Residential

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware

24

MARVIN SIGNATURE® COLLECTION

MARVIN®



WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



**WOOD DOUBLE/SINGLE
HUNG EXTERIOR**



**WOOD DOUBLE HUNG
MAGNUM INTERIOR**



**DOUBLE HUNG
INSERT EXTERIOR**

D4-1

- Doors - Residential

TRUSTILE
A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Engineered to the highest quality, TruStile Reserve™ Wood Doors blend the latest technological advances with the most stringent visual appearance standards in the industry.

TruStile stain-grade doors have the shortest and most reliable lead times in the industry, with most wood doors available in 3-4 weeks.

TruStile Wood

Made in the authentic stile and rail manner, TruStile Wood Doors use a premium mix of materials that exceed industry standards for a truly natural look.



www.trustile.com

BUILDING 1

BUILDING 2

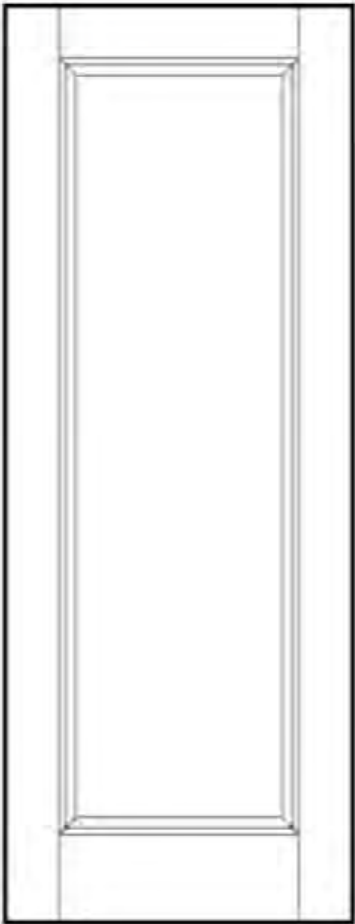
BUILDING 3

BUILDING 4

COMMON AREA



TS1000



TRUSTILE
A MARVIN BRAND

WOOD DOOR CONSTRUCTION



TruStile Reserve™ Wood

Previously TruStile Wood

- The TruStile Reserve series incorporates only the finest materials and methods. We have developed a proprietary specification based on the AWI (Architectural Woodwork Institute) standard for AA Premium Grade doors.
- Engineered panel made with a composite core for strength and stability while maintaining the look of a solid wood panel construction.
- Precision-cut cope and stick joinery for a meticulous, uncompromising look.
- The strength and durability of engineered stiles is employed for the ultimate in stiffness to resist bowing, twisting or warping.



TruStile Wood

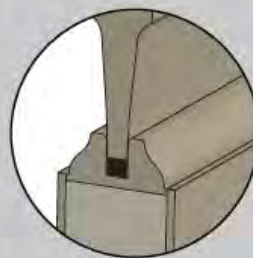
Previously Woodharbor

- Parts are tested and sorted into a premium mix of components that exceed industry standards. All components are blended for color and grain pattern matching.
- Edge-glued solid wood panels for a premium look and feel.
- Traditional dowel construction creates a solid joint.
- An engineered stave lumber core is cut to size with alternating grain patterns, which balances the core and reduces wood's natural tendency to move.



TruColor Hand-Matched Veneers

TruStile created a proprietary color matching and grading system to ensure only the best veneers and lumber are used to handcraft your door. Based on the AWI AA Premium Grade standard, but taken a step further, TruStile Reserve Doors are unmatched in beauty.



Floating Panel System

TruStile wood doors are engineered with a unique floating panel system that allow expansion and contraction while securing the panel to prevent shifting, settling and rattling. Flexible cushions are inserted between the sticking and panels. This allows the wood to expand and contract while holding the panel in position.

DOOR TERMS + DEFINITIONS

**1. FRAME**

The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. STILES + RAILS

The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high, with 4 ¾ inch stiles and top rail. Doors with a more contemporary style often feature more glass, with stiles and rails as sleek as 3 inches.

3. SILL

Our door sills are made of Ultrex®, our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS

In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, and all share the tight tolerances for fit and quality finishes.

DOOR OPERATING STYLES



OUTSWING DOOR
Single or double swinging doors open to the exterior.



INSWING DOOR
Single or double swinging doors open to the interior.



SLIDING DOOR
Save space with a door panel that operates by sliding along a track.



BI-FOLD DOOR
This door folds open and closed like an accordion and can include up to 16 panels.



LIFT AND SLIDE DOOR
For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.



MULTI-SLIDE DOOR
Another option to blend interior and outdoor living with a modular frame system.

EXTERIOR FINISH OPTIONS

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

DOOR FEATURES + OPTIONS



BEAUTY WITH PERFORMANCE

Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.



SOLID WOOD PANELS + FRAMES

The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provide a weather-tight closure for outstanding energy efficiency.*



MULTI-POINT LOCKING SYSTEM

Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.



ADJUSTABLE HINGE

Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.



LOW PROFILE SILL

This innovative sill option on select door types provides for a smooth transition between exterior and interior living spaces.



RAISED AND FLAT PANELS

Raised and flat panels add depth and style to sliding and swinging French doors, including arch top swinging doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.

EXTERIOR FINISH OPTIONS

HAMPTON SAGE
CADET GRAY
CLAY
CASCADE BLUE
SUEDE
GUNMETAL

L4-1

- Exterior Light Fixture



A

Weathered Copper Finish (-44)
Clear Seeded Glass with White Aluminum Backing

DESIGN INFORMATION

Category	Outdoor Light
Class	Outdoor
Collection	Chatham
Finish	Weathered Copper
Fixture Type	One Light Outdoor Wall Lantern
Material	Brass

DIMENSIONS & WEIGHT

Backplate	W:4 3/4" H:8" OB UP:8 1/2" OB DOWN:12 1/2" Rectangular
Dimensions	L:9 1/4" W:9 1/4" H:21" E:10"
Extends	10
Height	21.00
Length	9.25
Weight	5.7
Width	9.25

ADDITIONAL INFORMATION

cUL Listing	cUL Wet
Mounting Procedure	Cap Nuts
UL Listing	UL Wet

A. LARGE ONE LIGHT
OUTDOOR WALL LANTERN

W: 9.25" H: 21" E: 10"
Height from center of outlet box
up: 8.5"

WET 

8463DEN3-44
(1) Med. Base LED 3000K,
9W, 800 Lumen lamp incl.

T24 

SF4-1

- Storefront Windows

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

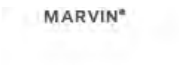
ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

28

MARVIN SIGNATURE® COLLECTION



FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.

EXTERIOR FINISH OPTIONS

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 1/2" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 1/4" NARROW JAMB

SF4-2

- Storefront Doors

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

ULTIMATE SWINGING NARROW PROFILE DOOR



SF4-2

- Storefront Doors

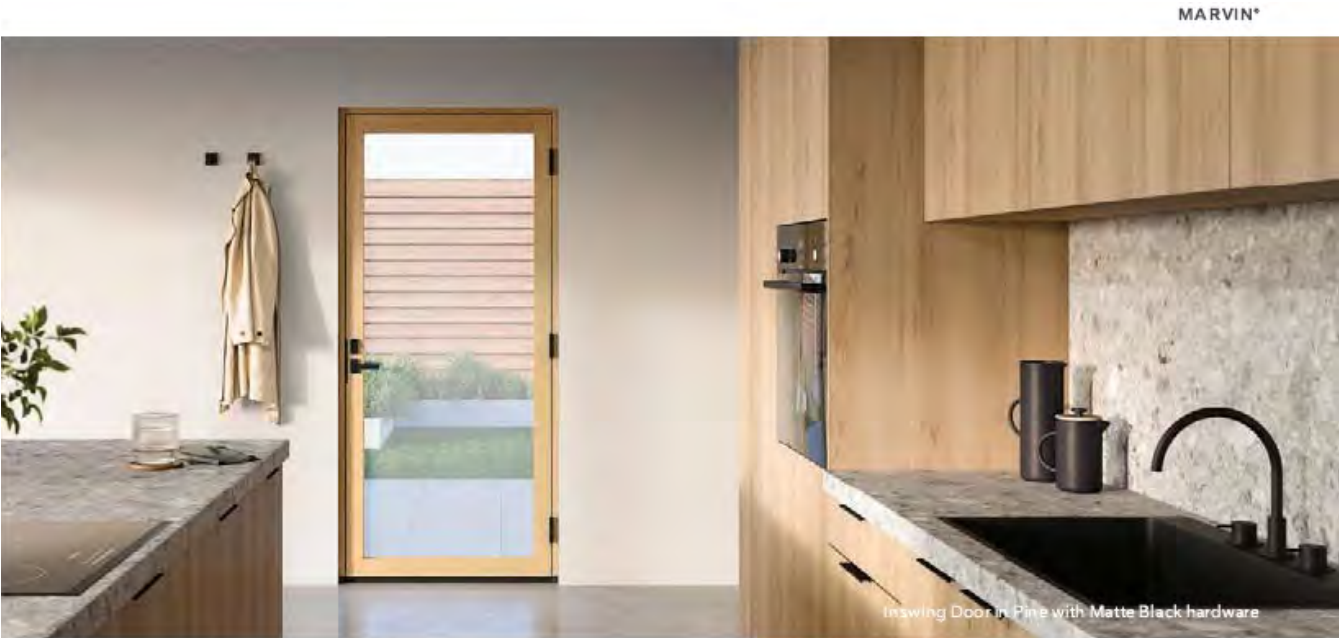
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA



ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.

EXTERIOR FINISH OPTIONS

- PEBBLE GRAY
- HAMPTON SAGE
- CADET GRAY
- CLAY
- CASCADE BLUE
- SUEDE**
- GUNMETAL

INSWING INTERIOR

INSWING EXTERIOR

SWINGING DOOR HANDLES IN MATTE BLACK EXTERIOR

05 COMMON AREA

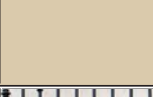
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Image	Key	Item	Manufacturer	Type	Color
	WK-1	Flagstone Paver	Graniterock	Lompoc Stone	Country
	WK-2	Courtyard Paver	McNear	1" Pavers - Cobblestone	Charcoal/Tan
	WK-3	Precast Pavers	Pacific Interlock	HydroFlo - City Sidewalks	Monterey Sands
	P-1	Exterior Paint - Cement Plaster	Benjamin Moore		Muskoka Trail 975
	ER-1	Balcony Railing	King Metals	Wrought Iron Knotted Pickets	Double Knuckle
	ER-2	Balcony Deck Pavers	Bison	Porcelain Deck Pavers	Trust Gold 24"x24"
	ES-1	Exterior Stairs	Bretelson	Miratread	Finish to Match ER-2
	L-1	Exterior Light Fixture	WAC Lighting	Semi-Gloss	White
	L-2	Exterior Light Fixture	Spectrum Lighting	Warehouse Shade	Bronze
	F-1	Fountain Flagstone	K2	Kettle Valley Country Cottage	Random Field Stone
	MT-1	Mosaic Tile	Lunada Bay	Lapis 1x1 Offset	Fathom, Natural Finish
	P1-2	Doors - Elevator	ThyssenKrupp	Semi-Gloss	HC-105 Rockport Gray



Lompoc Stone

The Lompoc Country Flagstone is dense quarzitic dolomite limestone quarried near Lompoc, CA. Pieces will range from 8" x 8" up to 14" x 14" and are approximately 1½" to 2½" thick. This stone is sold by the pound.

*Disclaimer: Given that these are natural products, there will be variations in color, texture, veining, and patterns.

Style:



Country

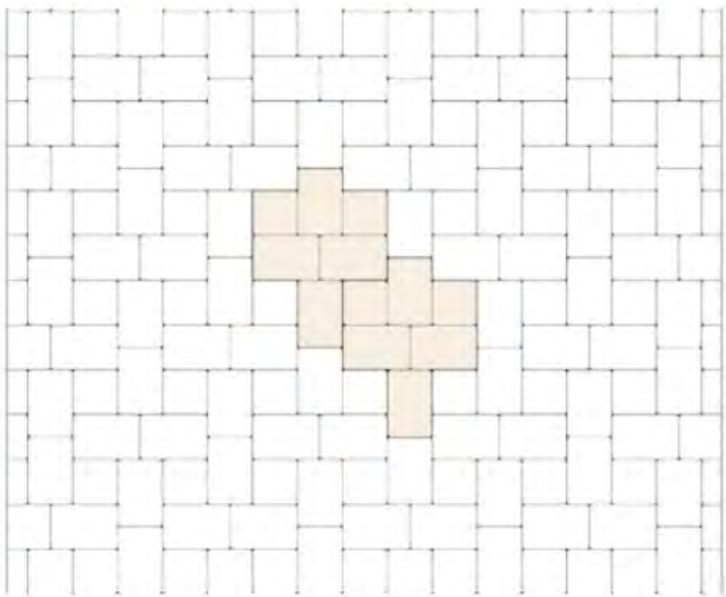




COBBLESTONE
CHARCOAL/TAN

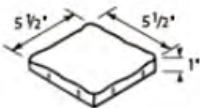


OLD TOWN

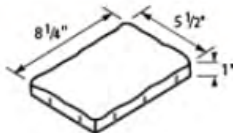


1" Pavers

1" SQUARE



1" RECTANGLE



WK-3**- Precast Pavers**

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

[Home](#)[HydroFlo™ Pavers](#)[Standard Pavers](#)[Our Colors](#)[News and Info](#)**Our Color Selection**

Search...

**S1 Red (Solid)****S2 Tan (Solid)****S3 Brown (Solid)****S4 Gray (Solid)****S5 Charcoal
(Solid)****B1 Shasta
Redwood
(red/brown)****B2 Summit
Sunrise
(gray/tan/charcoal)****B3 Santa Fe
Blush (red/tan)****B4 Painted
Desert
(red/tan/charcoal)****B5 Mojave
Dunes
(tan/brown)****B6 Tahoe
Granite
(gray/charcoal)****B7 Monterey
Sand
(tan/charcoal)****B8 Country
Loam
(brown/charcoal)****B9 Island Ember
(red/charcoal)****W1 SB Tan
(Santa Barbara
Tan)**

Phone: 831-637-9163 | info@pacinterlock.com



Home

HydroFlo™ Pavers

Standard Pavers

Our Colors

News and Info

Hydro-Flo™ City Estate Pavers

Search...



Hydro-Flo™ City Estate Pavers



The Pacific Interlock Pavers Hydro-Flo™ City Estate Permeable Paver is available in many of our most popular colors and will compliment any decor and landscape.

As with all of our Hydro-Flo™ Permeable pavers, they are virtually maintenance-free and ecologically friendly.

The Hydro-Flo™ City Estate paver comes in three sizes (Large, Medium and Small) and two thicknesses (60mm and 80mm).

Category: HydroFlo™ Series



Share On
Facebook



Tweet This
Product



Pin This Product



Email This
Product



Pattern: Running Bond

P-1

- Exterior Paint - Cement Plaster

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

**Benjamin Moore****Muskoka Trail: 974**

974

 Sample Ships Overnight
Light Reflectance Value: 73.540

Description: This color is part of the Classic Color Collection. Surround yourself with your color favorites. These timeless elegant, Classic Colors guarantee beautiful, usable color all the time, every time. A collection of 1,680 inspired hues that consumers and professionals have enjoyed for years, the colors in this palette are as timeless as they are forward.

Collection Name: BM Classics**Approximate Sample Size:** 8 in x 9.25 in

✓ Residential Use

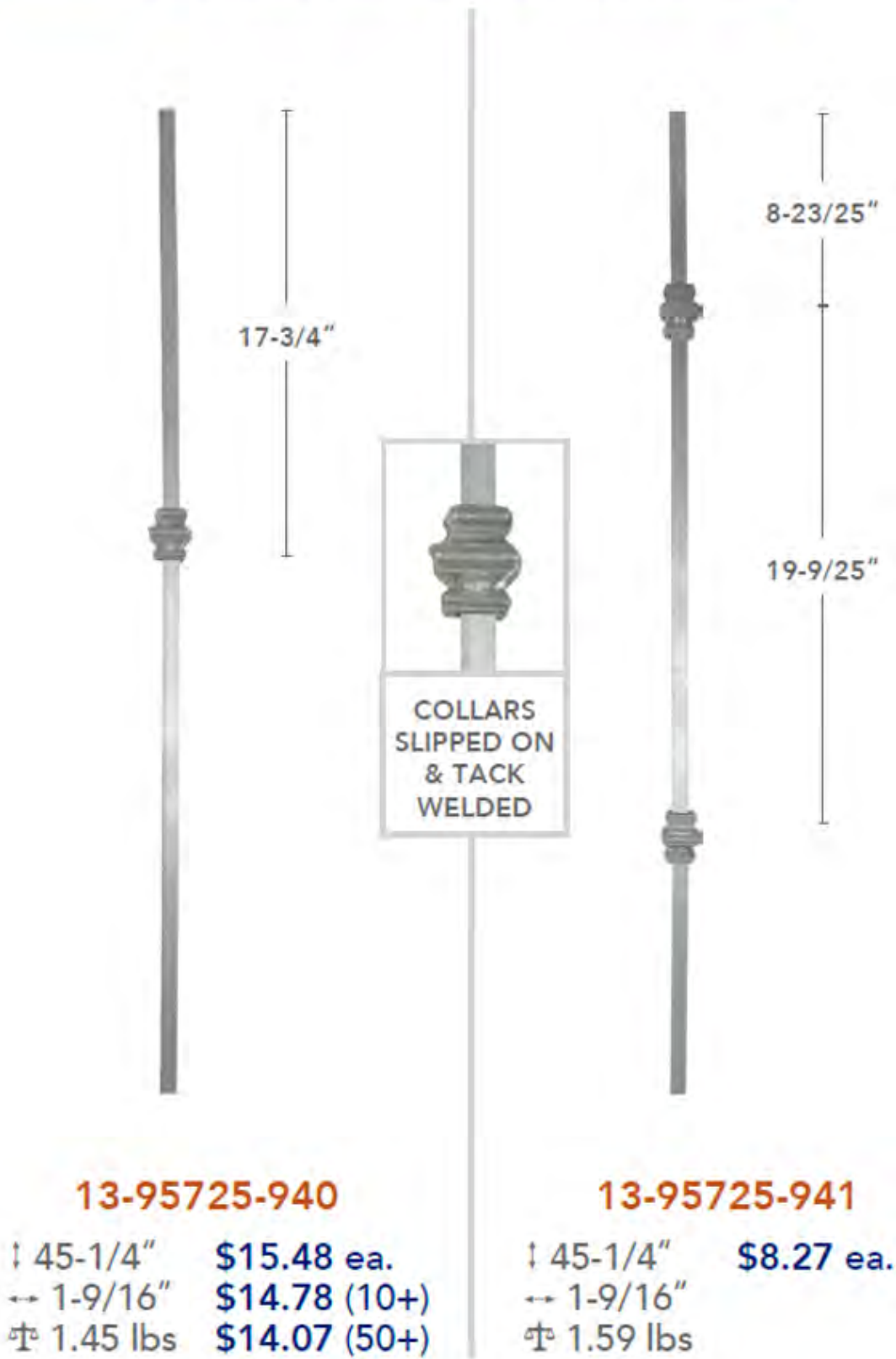
✓ Commercial Use

ER-1

- Wrought Iron Knotted Pickets

KINGMETALS

FORGED ALUMINUM BALUSTERS



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA



2CM PAVERS

August 2019

DISTINCTIVE, SOPHISTICATED, AND LIGHTWEIGHT BISON 2CM PAVERS

Bison 2CM Pavers are a beautiful surfacing option for rooftop environments. These low profile pavers combine a natural quarried stone look with handcrafted precision and performance. The Bison 2CM Paver and Paver Tray* System provides excellent weather resistance and architectural charm to rooftop decks.

- Tested for use with Bison Pedestal Systems. 2CM Pavers are slip, stain, and fade resistant.
- Beautiful Finishes. Durable and easy to clean in high traffic areas.
- Low Height Profile. 0.79" thick (1.24" with Bison Paver Tray).
- Quick and Easy to Install. Recommended for use on Bison Pedestals from 0.50" to 36" in height. Must be used with Bison Paver Tray (Model PT-TRAY-2424-3) when installed on Bison Pedestals.
- Lightweight. 9.45 psf (11.92 psf with Bison Paver Tray). Easy to lift and install.
- Commercial Grade. Great for retrofit applications.
- Made in the U.S.A.

*US Patents Pending.

©2015-2019 United Construction Products, Inc. All Rights Reserved.

Bison Innovative Products | 701 Osage Street, Unit 120, Denver CO 80204 USA | 800-333-4234 | www.bisonip.com

Bison 2CM Pavers (PT-24-BISON)



AXI Brown Chestnut

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 30 SRI



AXI Grey Timber

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 29 SRI



AXI White Pine

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 63 SRI



Seastone Gray

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 34 SRI



Block Bianco

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 65 SRI



Mark Chrome

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 47 SRI



Trust Silver

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 41 SRI



Trust Gold

Dimensions 23.54" x 23.54" x 0.79"
(598 x 598 x 20 mm)
Weight 36.38 lbs (16.50 kg)
Weight psf 9.45 psf (46.14 kg/m²)
Solar Reflectance Index 50 SRI



PT-TRAY-2424-3

Dimensions 23.43" x 23.43" x 0.45"
(595 x 595 x 12 mm)
Weight 9.52 lbs (4.32 kg)
Weight psf 2.47 psf (12.07 kg/m²)
Fits 595- 602 x 595- 602 mm pavers

NOTE: Bison 2CM Pavers are a natural product and vary in color. Actual colors may differ from pictures; please contact Bison for a color sample. Bison 2CM Pavers MUST be used with the Bison Paver Tray (Model PT-TRAY-2424-3) when installed on Bison Pedestals.

Bison Innovative Products | 701 Osage Street, Unit 120, Denver CO 80204 USA | 800-333-4234 | www.bisonip.com

Bison 2CM Paver Testing

Bison 2CM Pavers meet or exceed the following standards:

	Technical Features	Test Method	Requirements for nominal size N		LASTRA 20mm
			N ≥ 15 cm		
			(%)	(mm)	
Structural Characteristics	Water absorption	ASTM C373	Requirement ANSI A 137.1 Water absorption max ≤ 0.5%		≤ 0.1%
Bulk Mechanical Characteristics	Breaking strength	ASTM C648	0 ≤ S ≤ 22000 lbs		≥ 3000 lbs 24" x 24"
Surface Mechanical Characteristics	Mohs hardness/ Scratch resistance	EN 101 ⁽¹⁾	≥ 6 (UGL)		8
Thermal Characteristics	Thermal shock resistance	ISO 10545-9	Pass according to ISO 10545-1	Test method available	Resistant
Chemical Characteristics	Resistance to household chemicals and swimming pool safe	ISO 10545-13	Minimum Class B (U for unglazed tiles)		UA
	Resistance to low concentrations of acids and alkalis		Declared Class	Test method available	ULA
	Resistance to high concentrations of acid and alkalis		Declared Class	Test method available	UHA
	Resistance to staining	ISO 10545-14	Minimum Class 3		5
Safety Characteristics	Dynamic coefficient of friction (DCOF)	ANSI A137.1-2012	ANSI A.137.1 Requires a minimum value of 0.42 for commercial areas that are likely to be wet.		> 0.42 Wet

It is recommended that you order an additional 5-10% of 2CM Paver material to have on hand for breakages and paver replacement as needed. While the thickness and density of Bison 2CM Pavers make for a durable surface material, they can be damaged by mishandling or careless treatment. Please note that if tools, furnishings, or equipment are forcefully dropped on the Pedestal Paver System, chips, scratches, surface damage, and/or cracking and breakage can occur, especially in cold temperatures. Always protect the installed pavers by using sheets of plywood to cover the work area and protect the 2CM Pavers from chipping and breakage.

NOTE: Please refer to Bison Specifications, available at www.bisonip.com for more information.



Photographer: Alian Jaramillo

Bison 2CM Paver Care & Maintenance Recommendations

NOTE: This guide is intended to be used in conjunction with the most up to date version of Bison Specifications, which can be found online at www.bisonip.com.

Test any cleaners in an inconspicuous area first before applying them to the installed deck. In addition, always check with the manufacturer of your roof membrane to ensure that any cleaning solution or product will not compromise or damage the waterproofing membrane below. Remember to use safety glasses, respirators, and gloves in handling any materials that contain chemicals. Refer to product manufacturer's SDS for more information on chemical components and safe handling practices.

Visual Observation: Check for rocking pavers and adjust or shim immediately. Failure to do so can cause a tripping hazard. Periodically check spacer tabs and immediately replace broken tabs to limit deck movement. Make sure the edge restraint stays intact and structurally sound.

Cleaning: If desired, Bison 2CM Pavers can be periodically cleaned. All spills should be cleaned as quickly as possible. Sweep thoroughly and mop with a clean damp mop using a PH-balanced mild household detergent such as diluted dish soap. Rinse thoroughly with clean, clear water to remove the dirty detergent solution and emulsified soil. Rinsing is a critical step in the maintenance procedure. Remove the rinse water with a squeegee. If dirty detergent solution is not removed and is allowed to dry on the surface, a coating will form which is very difficult to remove.

Deep Cleaning: When necessary, scrub with cotton mop, cloth, sponge, or non-metallic brush. DO NOT use abrasive cleaners, brushes with hard or metal bristles, scouring pads, steel wool, or sandpaper. DO NOT use scouring powders, as these products contain abrasives that may scratch the surface of the paver, or vinegar or any cleaners containing acids or strong alkaline agents. Products with high acid or ammonia content are not recommended. Acid washing is not recommended. Acids, like orange extract and vinegar (including any substance with a PH lower than 7) can damage the glazed surface of the tile and alkaline solutions like ammonia or bleach (including any substance with a PH higher than 7) can discolor. Commercial floor scrubbers or floor buffing machines are not recommended due to their potential to damage the deck system. You may use a pressure washer to remove built-up dirt, mold, or mildew from your 2CM Pavers. A maximum of 1200 PSI is suggested for Bison 2CM Pavers. Test an inconspicuous area first and be careful to clean the entire deck to avoid lap marks.

Sealing: Applying sealer or wax to 2CM Pavers is not recommended.

Water and Snow Removal: Always rinse pavers thoroughly after any application of ice-melt to avoid the buildup of salt crystals. After rinsing squeegee pavers dry.

Bison 2CM Paver Installation Instructions

NOTE: For more information, please reference the most up to date version of Bison Specifications and Details, which can be found online at www.bisonip.com.

Project Conditions: Recommended minimum installation temperature is 50°F (10°C) and rising. 2CM Pavers can become brittle in extremely cold conditions. Use additional caution when handling, working with, or working on top of pavers in temperatures colder than 50°F (10°C). Bison 2CM Pavers, Paver Trays, and Pedestals are for use with pedestrian traffic only.

Installation: Bison 2CM Pavers can be installed over joist systems or Bison Pedestals from 0.50" (12.7 mm) to 36" (914.4 mm) in height. Bison 2CM Pavers MUST be used with the Bison Paver Tray (Model PT-TRAY-2424-3) when installed on Bison Pedestals. Use Bison Pedestal Tabs to ensure adequate spacing. Use of the Bison Fastening Spline (Model FS-12) is strongly recommended.



PAVER TRAY



August 2021

STRENGTH, SUPPORT, AND SAFETY

BISON PAVER TRAY

Ideal for use with Bison Pedestals, the Bison Paver Tray offers a simple and lightweight paver backing to enhance the impact resistance and provide additional strength to paver surface materials for outdoor areas.

- Weather resistant galvanized steel tray
- Can be adhered to the desired surface pavers on site before or during installation
- Exclusive Bison FS-12 Fastening Kit and continuous Paver Tray channel allow for easy paver attachment, removal, and replacement
- Standard 24" x 24" modular size fits 595-603 x 595-603 mm pavers
- Recommended for use on Bison Pedestals 1/8" to 36" in height
- Meets ASTM E136 testing requirements as a non-combustible surface material



©2016-2021 United Construction Products, Inc. All Rights Reserved.
Covered by one or more patents or pending patents.

Bison Innovative Products | 701 Osage Street, Unit 120, Denver CO 80204 USA | 800-333-4234 | www.bisonip.com

ES-1**- Exterior Stairs**

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

**MiraTread****VersaTread****ValuTread****Custom**

THE TRUSTED CHOICE IN PRECAST CONCRETE STAIR TREADS SINCE 1962

Bertelson Precast manufactures high-performance precast concrete solutions that are designed for easier installation, strength and longevity.

Our USA-made products are manufactured using time-tested proprietary processes by our team of skilled and dedicated craftsmen at our seven acre facility in Modesto, California. We are constantly innovating our manufacturing processes and products to meet our clients' needs.

We've earned a reputation as a client-centric company, dedicated to superior craftsmanship and design. Our goal is to provide you the best in precast concrete solutions: exactly what you need, when and where you need it, within your budget. You can depend on us.

SELECTION. STRENGTH. STYLE.

Whether you're an architect, builder, general contractor or property manager, we have the right stair tread for your project. From our sturdy basic ValuTread, to our popular indoor/outdoor VersaTread, to our elegant interior MiraTread, our stair treads are perfect for just about any situation.

With products for both exterior and interior usage, our sturdy and durable precast concrete stair treads and landing platforms come in a variety of sizes, colors, styles and finishes to suit your project's design.

ValuTread™

Designed for multifamily and single-family residential and commercial applications, our economy-priced ValuTread line, available in both open and half riser styles, is ideal for projects that require a durable basic stair tread that stands up to high foot traffic.

VersaTread™

Our VersaTread line is recognized for its versatility and sturdiness. Easy to maintain, and available in a wide variety of sizes, colors and styles, these popular stair treads and landing platforms are designed for both exterior and interior use, and are durable in any weather condition. Available in closed riser style only.

MiraTread™

Decorative polished interior stair treads and landing platforms create a dynamic look to a staircase and can add a stylish and uniform look to any building, campus or event center. Whether you're creating a contemporary or classic design, our MiraTread line offers the perfect fusion of high-end style and functionality. Choose from an array of striking color combinations and finishes, or talk with our sample department about creating a custom mix.

© 2020, Bertelson Precast Corp.

Model: WL-LED101**LEDme® Step Light****WAC LIGHTING**

Responsible Lighting®

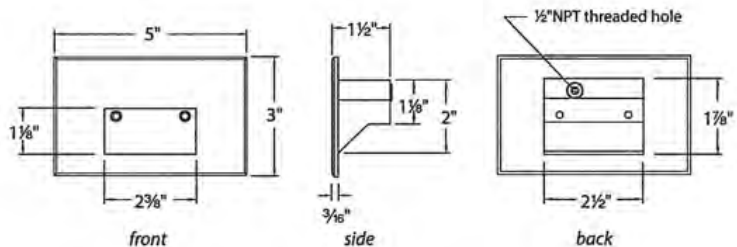
Fixture Type: Catalog Number: Project: Location: **PRODUCT DESCRIPTION**

Horizontal rectangle LEDme® Step Light with Anti-microbial powder coat paint proven to restrain a wide range of bacteria, coliform, mold, fungus, algae, and yeast. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

**SPECIFICATIONS****Construction:** Die-cast aluminum**Power:** Direct wiring, no remote driver needed.**Input:** 120V 50/60Hz (277V special order/3000K, Amber (AM))**Light Source:** HV-AC High Power LED, CRI: 90
Optional color lenses. Total power consumption of 3.5W**Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.**Dimming:** Dim to 10% with ELV dimmer (120V only).
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600**Standards:** IP66, UL & cUL Listed for wet locations, Title 24 Compliant (120V only)**ORDER NUMBER**

Model #	Light Color	Finish
WL-LED101 120V	27 2700K 30 3000K AM Amber (610nm)	WT White

WL-LED101 - - **WT**Example: **WL-LED101-27-WT**For 277V, add "F" before CCT: **WL-LED101F-30-WT**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2019

- Exterior Light Fixture



WAREHOUSE SHADE
DAMP / WET LOCATION
CLASSIC SHAPES

PROJECT:

QUANTITY:

TYPE:



W31611GV
BL - Blue Steak



W31611GV
AY - Aero Yellow



W31611GV
BZ - Bronze



W31611GV
RD - Red Baron

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ⁷	MOUNTING ¹⁰	INTERIOR ¹⁴	FINISH ¹⁴	WET KIT
WS24				DR20AFO	C104-PA23	FCI	BZ	WLKA
WS1210i6V	1SL 1500 Lm	80 CRI	EX ⁴ Electronic Driver, 120V/277V	ENCLOSURES	WALL MOUNT	MW ¹⁴ Matte White	MW ¹⁴ Matte White	WLKA Wet Location Kit
WS1410i6V	27L 2700 Lm	27K 2700K	D510X ⁵ 10%, 0-10V, 120V/277V	TF2 ⁴ 4" Frosted Dome	CP104 Small Driver Canopy	CCI Custom	MB ¹⁴ Matte Black	
WS1611i6V	37L 3700 Lm	30K 3000K	DO120X ⁵ 1% 0-10V, 120V/277V	TG2 4" Small Wire Guard	CP104KO Small Driver Canopy w/ Knockouts	FCI Fixture Color Interior	Platinum Silver Custom Color	
WS1812i6V	55L 5500 Lm	35K 3500K	DS2W1 ¹¹ ELV/MLV, 120V	MF2 4" Frosted Mini	CP106 Large Driver Canopy			
WS2015i6V		40K 4000K	DL1E1 ¹¹ Lutron® 2-Wire Forward Phase (MLV), 120V	MG2 4" Short Wire Guard	CP106 Remote Mount Driver			
			DL3EX ⁵ 1% Lutron® EcoSystem®, Fades to Black, 120V/277V	FJ2 4" Frosted Tail	CP106 Mounting Arm Style	See Page 5 for Full Range of Color Options (83-90082)	See Page 5 for Full Range of Color Options (83-90082)	
				FQ2 4" Tail Wire Guard	CP106 Ceiling Mount			
		90 CRI			RD5C Small Driver Canopy			
		27HK 2700K			CP13 Large Driver Canopy			
		30HK 3000K		FIXTURE WIRE GUARDS ⁹	HM1 ¹² Hang Straight			
		35HK 3500K		See 2 nd Page for Ordering Details	AT1 ¹² Hang Straight All Thread			
		40HK 4000K			PM1 ¹² Rigid Pendant Mount			
				DOORS & LENSES	CD1 ¹² Cord / Cable Mount			
				DR (See 2 nd Page for Ordering Details)	CD72 72" Cord / Cable Mount			
					CM1 ¹² Cord Mount			
					EMCR1 ¹³ 10W Large Driver Canopy EM			
					EMRM 7W Remote EM			
					EMEN 7W Remote with Enclosure			

QUICK SHIP

EXAMPLE: WS1210GV37L30KEXTF2/CP104PA23MWIRD

NOTES:

11 See Mounting Page for Available Arm Options 12 Specify Length in inches: See Mounting Page for Available Lengths 13 EMCR Replaces RDCS or CP13 14 See Color Page for More Options/Consult Factory for Special Finishes 15 Standard Finishes



Spectrum Lighting

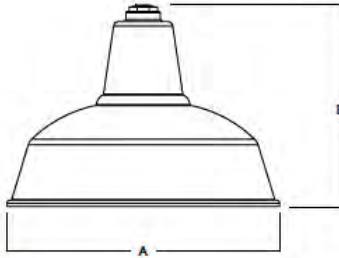


WAREHOUSE SHADE DAMP / WET LOCATION CLASSIC SHAPES

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS ¹	DELIVERED LUMENS ²	SYSTEM WATTS	LPW
WS1611GV15L	1500	1166	10	117
WS1611GV27L	2700	2038	18	113
WS1611GV37L	3700	2988	26	115
WS1611GV55L	5500	4401	39	113

¹ Nominal Source lumens at 35K; ² Nominal Delivered Lumens at 35K

HOUSING DIMENSIONS



Dimensioned with WS1611GV

SERIES	A	B
WS1210GV	12.50	9.87
WS1410GV	14.50	11.68
WS1611GV	16.50	12.18
WS1812GV	18.50	12.68
WS2015GV	20.00	13.19

QUICK SHIP

Quick Ship Surface highlights products that can ship in 5 - 10 working days.

APPLICATIONS

The Warehouse Shade is one of our most popular RLM styles.

FEATURES

Spectrum Lighting's RLM Classics are inspired by vintage lighting fixtures redesigned with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, guards and finishes allows for creative fixture specification and design. LED module and driver are serviceable for future replacement. Available in five sizes.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. Variety of standard and custom finishes are available. Interior is Matte White unless specified. Custom Color interior finishes available.

ELECTRONICS

GV LED system features high brightness white Samsung LEDs, 3-step MacAdam Ellipse binning. Standard CRI: 80+. Higher CRI, R9 and custom LED configurations are available; consult factory. Choice of electronic 120V/277V and dimming drivers.

CONSTRUCTION

Fixture shades are spun in our factory from 0.063 high purity aluminum. Wall mount canopies are die-cast aluminum with stainless steel hardware. Wall arms are formed 3/4 NPT aluminum pipe and may be field cut.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.

SERIES SIZES

WS1210GV



WS1410GV



WS1611GV



WS1812GV



WS2015GV



ENCLOSURES

TF2
2" FROSTED DOME



MF2
2" FROSTED MINI



FJ2
2" FROSTED TALL



TG2
2" FROSTED DOME
WIDE GUARD - FITS TF2



MG2
2" FROSTED MINI
WIDE GUARD - FITS MF2



FG2
2" FROSTED TALL
WIDE GUARD - FITS FJ2



FIXTURE WIRE GUARDS

WG12- 12" Ø

WG14- 14" Ø

WG16- 16" Ø

WG18- 18" Ø



WS1611GV SHOWN WITH WG16

DOORS

DR12A- 12" Ø

DR14A- 14" Ø

DR16A- 16" Ø

DR18A- 18" Ø

DR20A- 20" Ø

LENSES

FO- WHITE OPTICAL ACRYLIC

SO- SOLITE™ LENS



WS1611GV SHOWN WITH DR16AFO

WALL MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & DIMENSIONS.)

FA
MOUNTING ARM STYLE



WS1611GV SHOWN WITH CP10APAC3

CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

HM / AT / PM
HANG STRAIGHT / ALL THREAD / PENDANT



WS1611GV SHOWN WITH ROCSPM

CD
CORD / CABLE MOUNT



WS1611GV SHOWN WITH ROCSCD

CM
CORD MOUNT



WS1611GV SHOWN WITH ROCSCM

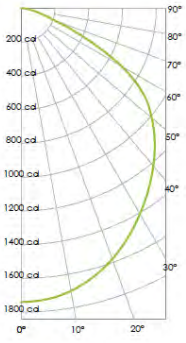
L-2

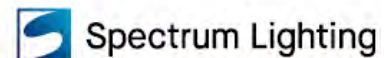
- Exterior Light Fixture



WAREHOUSE SHADE
DAMP / WET LOCATION
 CLASSIC SHAPES / PHOTOMETRIC DATA

WS1611GV-55L-35K-EX-TF2-MWI

CANDLEPOWER CURVE	INTENSITY	ZONAL LUMENS	SINGLE UNIT: PERFORMANCE INITIAL FOOTCANDLES BASED ON IES BEAM ANGLE				MULTIPLE UNITS: PERFORMANCE 80/50/20% REFLECTANCES INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT								
 Delivered Lumens: 4,394 Luminaire Watts: 39 LER: 112.67	0.00°					Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	RCR 1		RCR 3	
	0.00°	1,739	0° - 10°	174	4%					FC *	W/Sq. Ft.	FC *	W/Sq. Ft.	FC *	W/Sq. Ft.
	5.00°	1,730	0° - 20°	635	14%	8.0'	27 fc	23.2'	8 fc	17'	16'	17	0.14	10	0.11
	10.00°	1,700	0° - 30°	1,323	30%	10.0'	17 fc	29.0'	5 fc	21'	18"	15	0.13	12	0.13
	15.00°	1,648	0° - 40°	2,145	49%	12.0'	12 fc	34.7'	4 fc	25'	20"	12	0.10	8	0.08
	20.00°	1,579	0° - 60°	3,781	86%	14.0'	9 fc	40.5'	3 fc	Delivered Illuminance Rating: (DIR)	116 FC per W/Sq. Ft.		91 FC per W/Sq. Ft.		
	30.00°	1,407	0° - 80°	4,362	99%	16.0'	7 fc	46.3'	2 fc						
	40.00°	1,219	0° - 90°	4,394	100%	20.0'	4 fc	57.9'	1 fc						
	50.00°	1,010	Total	4,394	100%	24.0'	3 fc	69.5'	1 fc						
	60.00°	688				28.0'	2 fc	81.1'	1 fc						
	70.00°	216													
	80.00°	54													
	90.00°	0													
3' Suspension Length Square rooms used for multiple units: - RCR 1: Length & Width = Ceiling Ht. - 5.5' x 10.00 - RCR 3: Length & Width = Ceiling Ht. - 5.5' x 3.33 * Average Footcandles at 2.5' Above Floor * Exceeds spacing criteria by 16% ** Exceeds spacing criteria by -3% *** Exceeds spacing criteria by -15%															
CP at 0deg (Nadir): 1,739 CRI: 85+ Beam Angle: 110.62 Spacing Ratio: 1.2 Lamp Multiplier: 15L x 0.265, 27L x 0.463, 37L x 0.679 CCT Multiplier: 27K x 0.971, 30K x 0.985, 40K x 1.03															



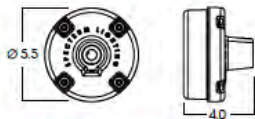
MOUNTING & ACCESSORIES

SOME OPTIONS NOT AVAILABLE ON ALL FIXTURES. CONSULT SPECIFICATION SHEETS. SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION. NOTE: THIS IS TYPICAL OF RLM SPECIFICATION FOR MOUNTING. INDIVIDUAL FIXTURES OR PROJECTS MAY HAVE SPECIALIZED REQUIREMENTS.



WALL MOUNTING

CP104 - SMALL DRIVER CANOPY (STANDARD)
MAY BE USED AS SPURCE BOX FOR DIRECT FEED
NOT AVAILABLE W/ PA16 & PA16F



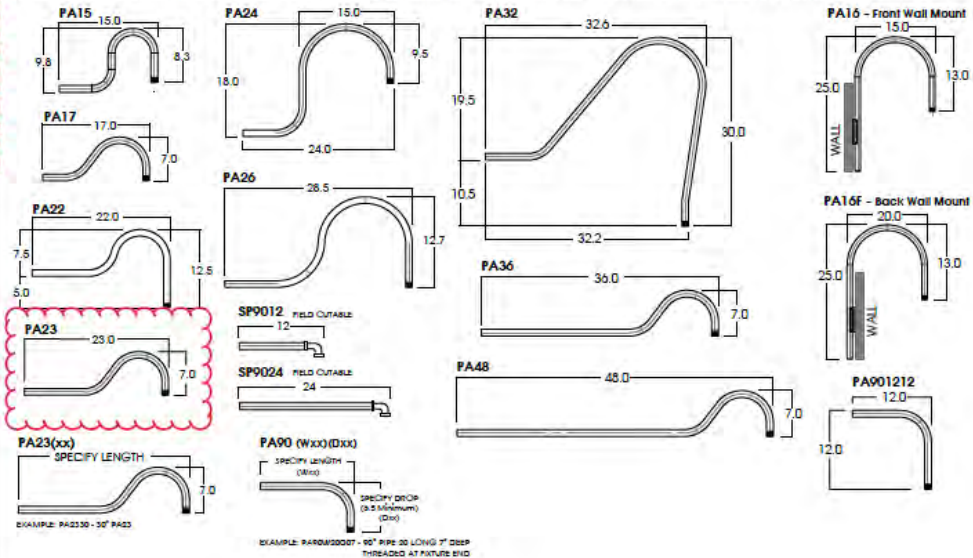
CP106 - LARGE DRIVER CANOPY
MAY BE USED AS SPURCE BOX FOR DIRECT FEED



CP6/RMD - REMOTE MOUNT DRIVER
MOUNTS DIRECTLY TO WALL OR OCTAGON STYLE J-BOX

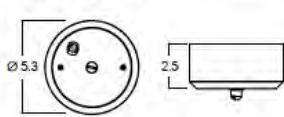


CUSTOM AND OTHER WALL ARMS AVAILABLE - CONTACT FACTORY. ARMS MAY BE FIELD CUT ON WALL SIDE - FIXTURE SIDE THREADED 3/4" NPT REQUIRES SEALANT FOR WET LOCATION.

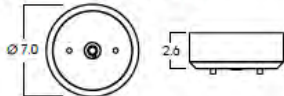


CEILING MOUNTING

RDC5 - SMALL DRIVER CANOPY (STANDARD)
MOUNTS TO 4" OCTO J-BOX



CP13 - LARGE DRIVER CANOPY

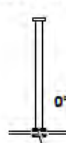


HM*
HANG STRAIGHT
45° SWIVEL 5/8" OD STEM - 3/8" IP



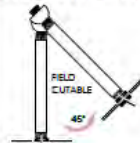
ORDER: HM (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC(xxx)
Custom Length
(Specify in inches)

PM*
RIGID PENDANT MOUNT
RIGID 5/8" OD STEM - 3/8" IP



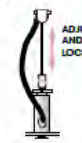
ORDER: PM (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC(xxx)
Custom Length
(Specify in inches)

AT**
HANG STRAIGHT ALL-THREAD
45° SWIVEL 5/8" OD STEM - 1/4" IP



ORDER: AT (Length)
SPECIFY LENGTH:
AT12 - 12"
AT24 - 24"
AT36 - 36"
AT48 - 48"
AT60 - 60"
AT72 - 72"

CD
CORD / CABLE MOUNT
SJ CORD WITH 1/16" SS CABLE



ORDER: CD (Length)
SPECIFY LENGTH:
CD36 - 36"
CD72 - 72"
CD144 - 144"
CDLC(xxx)
Custom Length
(Specify in inches)

CM
CORD MOUNT
SJ CORD WITH STRAIN RELIEF

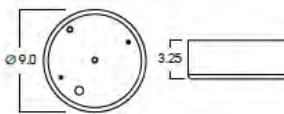


ORDER: CM (Length)
SPECIFY LENGTH:
CM36 - 36"
CM72 - 72"
CM144 - 144"
CMLC(xxx)
Custom Length
(Specify in inches)

*MAXIMUM ONE PIECE STEM LENGTH IS 72". **MAXIMUM ONE PIECE STEM LENGTH IS 24". LONGER LENGTHS ARE POSSIBLE USING MULTIPLE STEMS AND COUPLERS.
**ORDER IN 12" INCREMENTS. ODD SIZES MAY BE FIELD CUT

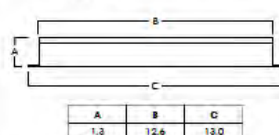
EMERGENCY BATTERY OPTIONS

EMCR - LARGE DRIVER CANOPY FOR 10W EMERGENCY BATTERY

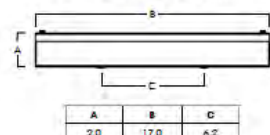


REMOTE EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY (50 MAX)



EMEN* - 7W REMOTE EMERGENCY BATTERY WITH ENCLOSURE (50 MAX)



*OTHER EM BATTERY SIZES AVAILABLE. CONTACT FACTORY.

COLOR OPTIONS - POWDER COAT PAINT FINISHES

NOTE: NO PRINTED IMAGE CAN EQUAL THE EXACT COLOR OF FINISH ON METAL.
SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION.



STANDARD CORD / STEM / CANOPY FINISHES

FIXTURE COLOR	STANDARD CORD COLOR	STANDARD CANOPY / STEM COLOR
Matte White, Textured White	Matte White	Matte White
Gloss White	Matte White	Gloss White
Matte Black, Gloss Black, Textured Black	Matte Black	Matte Black
All Others	Matte Black	Same Color as Fixture
Custom Color	Contact Factory	Contact Factory

PAINT TIMES

TIER	COST	AVERAGE PAINT TIME*
Tier 1 - Standard Finishes	\$	①
Tier 2 - Typical Finishes	\$\$	①①
Tier 3 - Special Metal Finishes	\$\$\$	①①①
Custom Color	Contact Factory	Contact Factory

* CONTACT FACTORY FOR SPECIFIC PRODUCT LEAD TIMES

TIER 1 - STANDARD FINISHES

MW Matte White	GW Gloss White	PT Platinum Silver	MB Matte Black	GB Gloss Black	BZ Bronze

TIER 2 - TYPICAL FINISHES

TW Textured White	TB Textured Black	MT* Textured Silver	OB* Oil rubbed bronze	SN Sun Gold	CO Copper Metallic	BR Brecchia	GH Graphite	CH Charcoal	AL Almond	VE Verde Green
BL Blue streak	RD Red Baron	OR Orange	CM Camel	PL Purple	PG Peb Green	TQ Turquoise	SF Sea Foam	PK Pink	AY Aero Yellow	EG Evergreen
LG Lime Green	LB Light Blue	BY Burgundy	AK Anodic Black	AM Anodic Malachite	AZ Anodic Bronze	AS Anodic sapphire	AN Anodic Natural	AC Anodic Champagne		

TIER 3 - SPECIAL METAL FINISHES

NOT AVAILABLE ON ALL FIXTURES. PLEASE CONSULT SPECIFICATION SHEETS OR FACTORY FOR AVAILABILITY.

GA* Galvanized	BA** Brushed Aluminum	GF* Gold Flake

CUSTOM COLOR FINISHES

CONTACT FACTORY

CC Custom Color

* UNAVAILABLE FOR WET LOCATION

** UNAVAILABLE FOR INTERIOR

F-1

- Fountain Flagstone



NATURAL STONE



Cooper Maria

Cooper Maria is a beautiful thin veneer stone. This stone is cream with beige and copper earth tones. Its calm colors accent a wide variety of color and stone types. Cooper Maria is packaged on pallets and sold by the ton.



BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

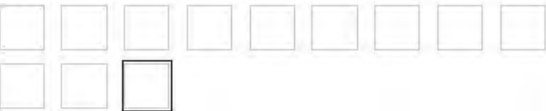
COMMON AREA



LAPIS
1 x 1 Offset

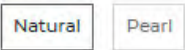
Size: 1 x 1"

COLOR



Color: Fathom

FINISHES



WISHLIST

COLLECTIONS INSPIRATION GALLERY ABOUT NEWS RESOURCES CONTACT & FAQ FIND A DEALER

textures add a feeling of light and air. (available for use in Custom Blend)

Share



DOCUMENTATION

- Series Brochures
- Applications & Testing
- Care & Maintenance

SPECIFICATIONS

Coverage	Sheet = 1.07 SF
Tile Size(mm)	25 x 25
Tile Thickness(mm)	6

MT-1

- Mosaic Tile

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA

Mounting	Paper Faced
----------	-------------

- RECOMMENDED USAGE & FLOOR APPLICATION

Applications	Suitable
Interior Wall/Backsplash	Yes
Fireplace/Cooktop Surround	Yes*
Shower Wall	Yes
Steam Shower	Yes
Exterior Wall	Yes
Pool, Spa or Water Feature	Yes

FLOOR APPLICATION

	Interior	Exterior
Shower	Yes	No
Steam Shower	Yes	No
Light Residential	Yes	No
Residential	No	No

* Acceptable for use near open flame or heat source; However, it is NOT considered 'Fire Glass'.

NOTES ON MATERIAL

Variation in color, shade, size, minor edge irregularities (including occasional chipped sides/edges), and surface texture (such as fissures, folds, and bubbles) are common, natural characteristics of our handmade glass tiles and should be expected. These characteristics are the direct result of the artisan's interaction and craft with the glass medium, producing one-of-a-kind tiles intended to enhance the beauty and tone of the space.

Samples and photos are representative but may not indicate all variations of our handcrafted glass tiles.

Please review the Recommended Usage & Floor Applications charts before purchase, and see our Glass Installation Guidelines for further information.

SERIES OVERVIEW

Add the feeling of lightness and buoyancy to any design with Lapis, a collection of semi-opaque glass mosaics from Lunada Bay Tile. The glistening colors in this collection of airy, delicately textured glass tiles elevate the space and rouse the imagination. Perfect for both residential and commercial spaces.

FIND A DEALER

SEARCH

P1-2**- Doors - Elevator**

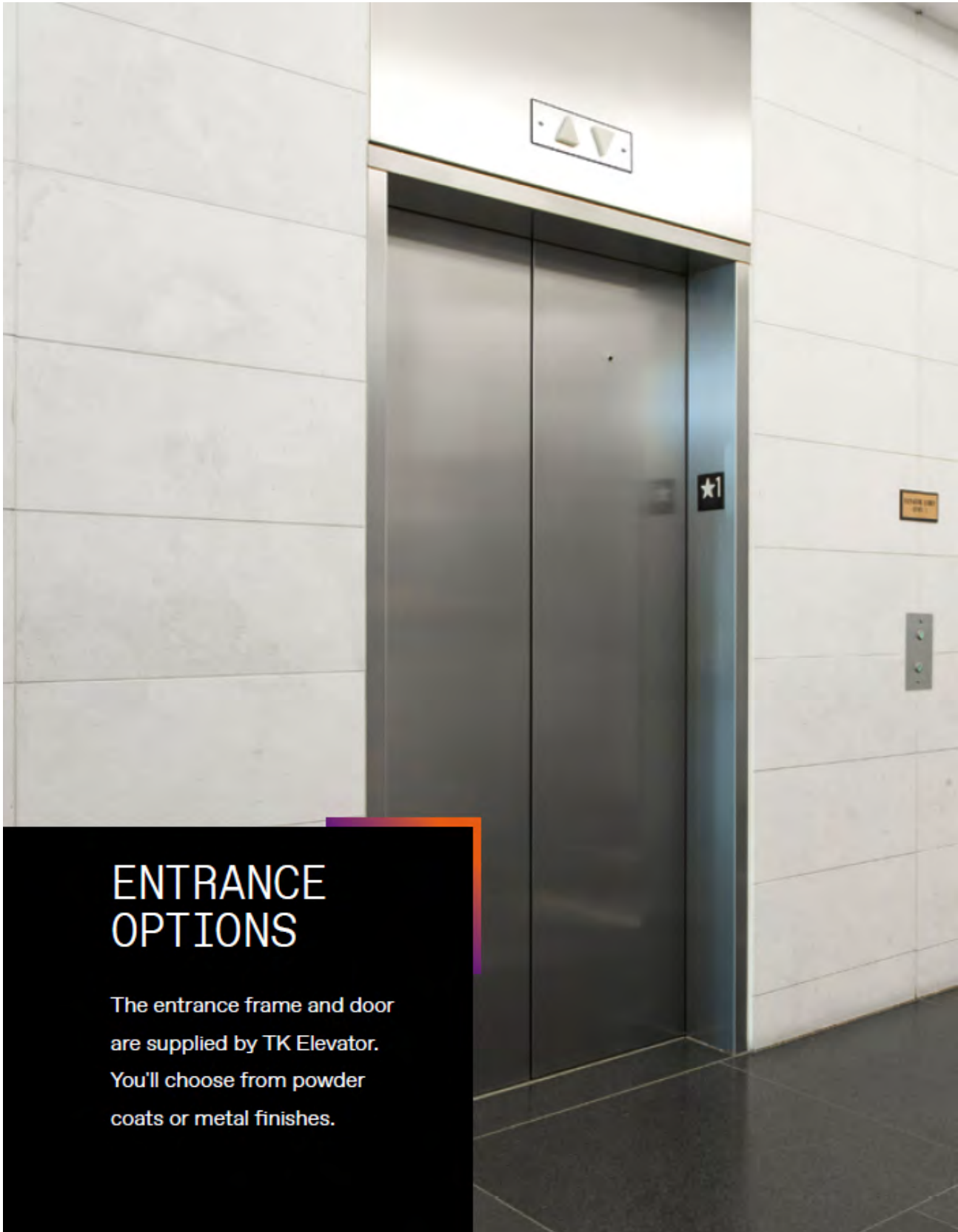
BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

COMMON AREA



Entrance finishes

Hoistway and door entrance finishes

Typically, the entrance frame would match the door selection, but nothing says you have to. Choose from a limited selection of powder coat color or brushed stainless steel finish.



Powder coat finish
T-style entrance frame in Chalk Board powder coat.



Metal finish
T-style entrance frame in Brushed Stainless Steel.

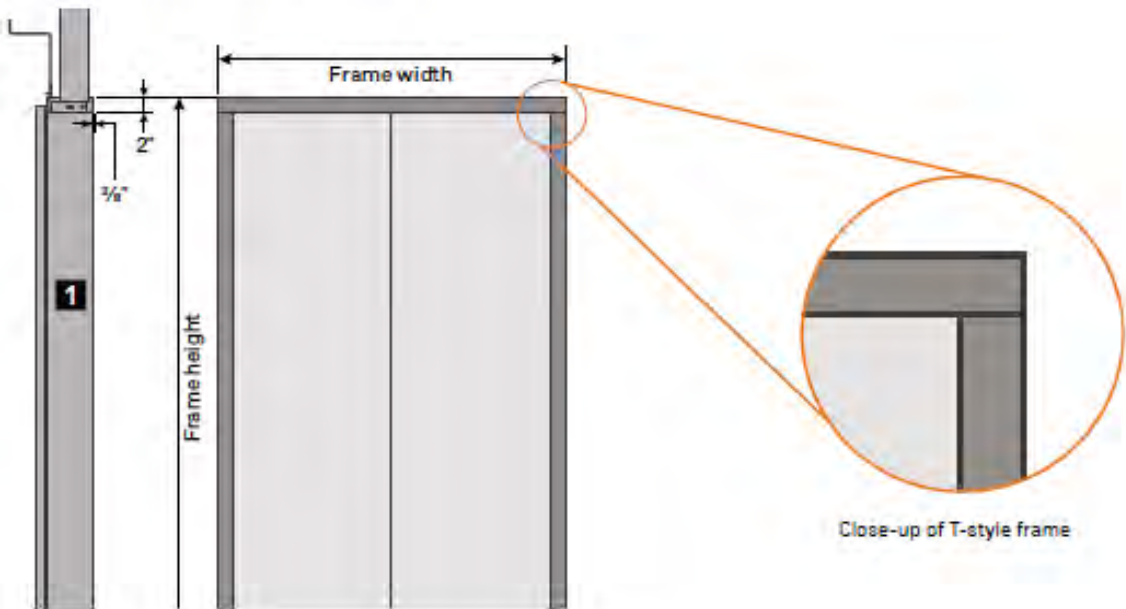
Powder coats

Metals

Contact your local representative for detailed availability on our metal options.

Hoistway entrance frame

Face of frame is a standard two inches.



PLANNING

Above-ground jack applications

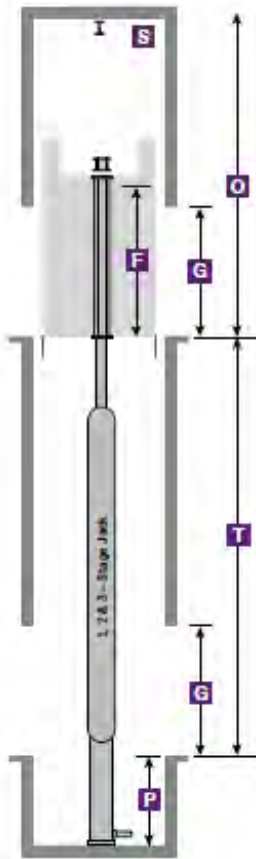


Holeless above-ground technical specifications

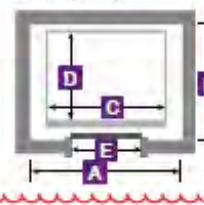
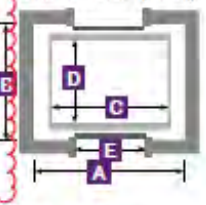
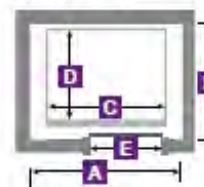
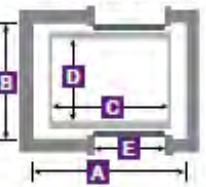
Speeds (fpm)	80, 100, 110, 125, 150 feet per minute (dependent on project-specific conditions, such as capacity, machine room location, etc.)
Maximum travel	33'-6½" with standard overhead and pit depth; serves up to six floors with additional pit and overhead
Jack types	Single, Two-stage, Three-stage (telescoping)
Power characteristics	200-480 VAC, 3 phase, 60 hertz; (single-phase application is available as an option)
Controller	TAC32
Door operator	Universal Door Operator
Manual lowering	Standard
Battery-lowering operation	Standard on machine room-less application. Available as an option on machine room application.

endura

Passenger elevators - twinpost above-ground

Side view
Front openingSide view
Front and rear opening

- A** Holstway width
B Holstway depth
C Inside clear width
D Inside clear depth
E Door clear width
F Inside clear height
G Door clear height
O Minimum overhead
P Minimum pit depth
S Safety beam
T Travel

One-speed center opening doorsTop view:
Front openingTop view:
Front and rear opening**One-speed side opening doors**Top view:
Front openingTop view:
Front and rear opening**F** Inside clear height: 7'-4" ⁵**G** Door clear height: 7'-0"**O** Minimum overhead:

Up to 100 fpm: Over 100 fpm:
 1-Stage - 12'-2" 1-Stage - 12'-5"
 2-Stage - 12'-8" 2-Stage - 12'-8"
 3-Stage - 12'-11" 3-Stage - 12'-11"

P Minimum pit depth: 4'-0" ⁶**T** Max travel possible: ¹

1-Stage: Up to 100 fpm - 18'-11"
 Over 100 fpm - 18'-8"
 2-Stage: 28'-6"
 3-Stage: 48'-3½"

S Safety beam required per OSHA 1926.502 ⁷

Contact your local representative for various code or jurisdictional exceptions, or alterations required.

See endnotes on page 28.

Passenger elevator

Capacity (lbs)	1-and 2-Stage Holstway ^{2,8} A x B	3-stage Holstway ⁸ A x B	Front / rear	Inside clear C x D	Door type	Door width E
2100 ³	7'-4" x 5'-9"	7'-8" x 5'-9"	F	5'-8" x 4'-3"	One-speed	3'-0"
2100 ³	7'-4" x 6'-8½A"	7'-8" x 6'-8½A"	F/R	5'-8" x 4'-3½A"	One-speed	3'-0"
2500	8'-4" x 5'-9"	8'-8" x 5'-9"	F	6'-8" x 4'-3"	One-speed	3'-5"
2500 ⁴	8'-4" x 6'-8½A"	8'-8" x 6'-8½A"	F/R	6'-8" x 4'-3½A"	One-speed	3'-5"
3000 ⁴	8'-4" x 6'-3"	8'-8" x 6'-3"	F	6'-8" x 4'-9"	One-speed	3'-6"
3000 ⁴	8'-4" x 7'-2½A"	8'-8" x 7'-2½A"	F/R	6'-8" x 4'-9½A"	One-speed	3'-6"
3500 ¹	8'-4" x 6'-11"	8'-8" x 6'-11"	F	6'-8" x 5'-5"	One-speed	3'-6"
3500 ¹	8'-4" x 7'-10½A"	8'-8" x 7'-10½A"	F/R	6'-8" x 5'-5½A"	One-speed	3'-6"
4000 ¹	9'-4" x 6'-11"	9'-8" x 6'-11"	F	7'-8" x 5'-5"	One-speed	3'-6¾/4'-0"
4000 ¹	9'-4" x 7'-10½A"	9'-8" x 7'-10½A"	F/R	7'-8" x 5'-5½A"	One-speed	3'-6¾/4'-0"

Rockport Gray

HC-105



A rich medium gray with the barest trace of violet undertone.

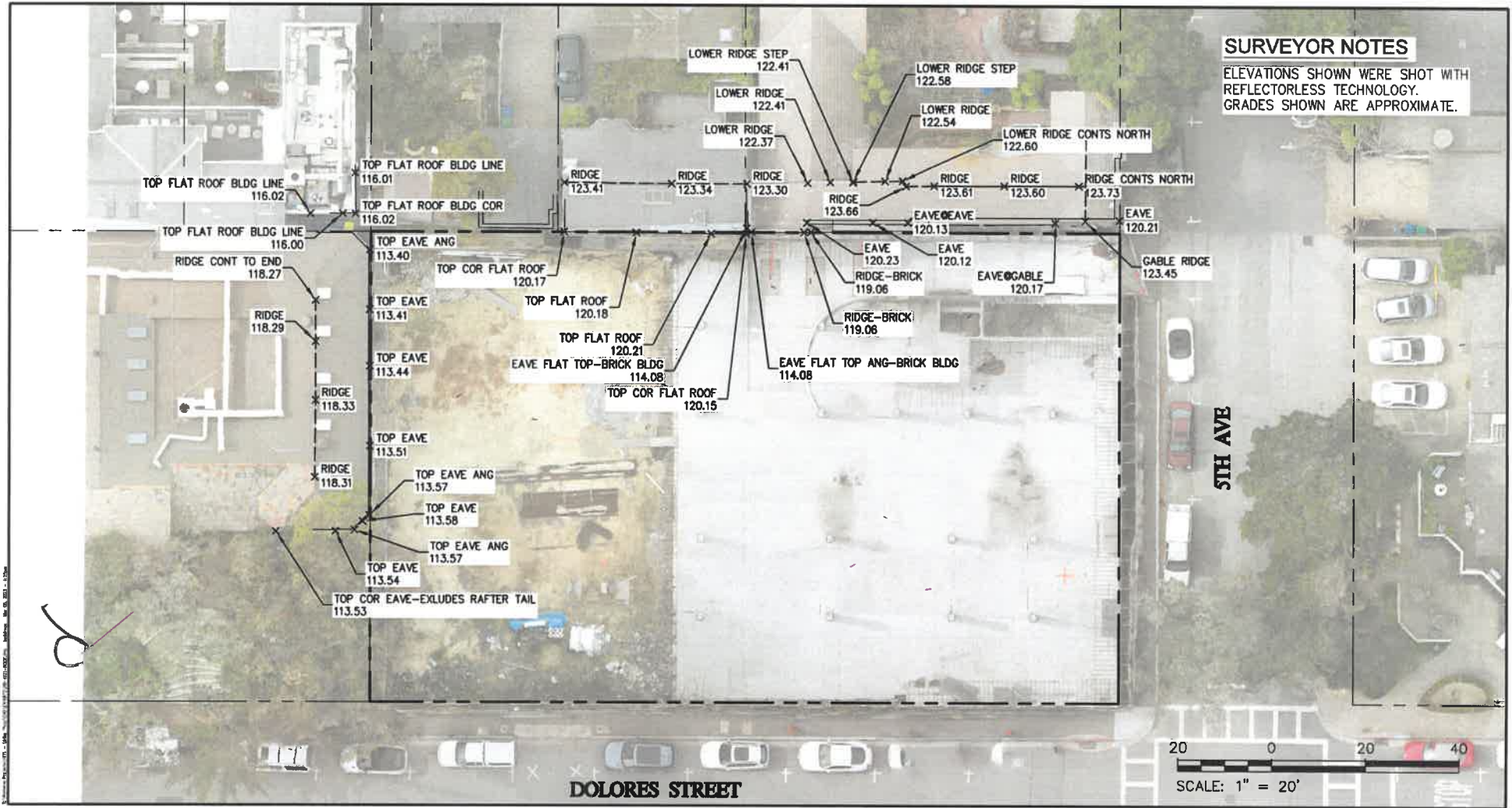
[Add to Cart](#)



[Find a Store](#)



[Paint Colors](#) [Products](#) [Paint Ideas](#) [For Professionals](#)



ROOF EXHIBIT
ULRIKA PLAZA
 CARMEL-BY-THE-SEA, CALIFORNIA

03/08/23
 Project No. 4171.00



Civil Engineering
 Land Surveying
 4 Hawk Court
 Carmel, California
 93983
 whitsonengr.com



Public Comment re: Ulrika Plaza (aka "The Pit")
August 9, 2023 hearing

August 3, 2023

Planning Commission, Staff & the Public,

I very much appreciate this opportunity to comment in support of the most recent plans for the extraordinarily important project known as Ulrika Plaza ("The Pit"). My observations below are offered from the perspective of five generations in Carmel-by-the-Sea, of which I am the third generation. As you know, this project is particularly important due to its location, size and high visibility near the Post Office and shopping, and the fact that the site has remained simply a "pit" for so long.

The current plans appear to be consistent with the architectural elements that make Carmel so special. This consistency and the visually attractive design are vitally important for current and future residents and tourists alike. These considerations clearly are tied to the economy and culture of this area.

Accordingly, it is my strong hope and request that the current plans for Ulrika Plaza be approved. I believe that this is the goal and concern of the vast majority of residents and of visitors to this special area.

Thank you.

Kelly Francis, Resident
Carmel-by-the-Sea



Fwd: Comments on new 5th & Dolores Plans

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Tue, Aug 1, 2023 at 8:37 AM

From: **Nancy Twomey** <[REDACTED]>
Date: Sat, Jun 10, 2023 at 11:38 AM
Subject: Comments on new 5th & Dolores Plans
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>, Katherine Wallace <kwallace@ci.carmel.ca.us>
Cc: <contact@esperanzacarmel.com>, Nancy Twomey <[REDACTED]>

Share with others as helpful to review & approval.

In reviewing the posted docs....

1. I struggle to visualize the planned courtyard areas throughout...and would like to better understand this aspect.
2. There looks to be very little attention to any/all landscaping/trees/foliage in what I'm seeing. If this could get more attention to the final implementation - this too would be appreciated. (and please no palm trees.....)

If I'm missing something that is there...please point me in the right direction.

Overall - I am generally very pleased with this major project approach.

Thank you

--
Nancy Ann Twomey
Carmel-by-the-Sea Resident
[REDACTED]
[REDACTED]

Fwd: Eureka. . . Not!!! Pitiful yes!!!

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:34 AM

From: Jason [REDACTED]
Date: Thu, Aug 3, 2023 at 9:47 AM
Subject: Eureka. . . Not!!! Pitiful yes!!!
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

Dear City Clerk –

Could you please confirm by email when/that my communication was sent to those to whom it is addressed. Thank you. JDW

Dear members of the City Council, Planning Commission members, members Design Tradition, and City staff.

As someone who has lived in and around Carmel-by-the Sea for over 70 years, and who cares deeply about preserving its charm and character, let me be blunt. My opinion on the latest iteration of development plans for “The Pit.” It’s pitiful!

As is . . . if built it will become known as . . .

Hofsas House on steroids! The new “beast on Dolores” . . . the “MONSTROSITY”! A quintessential architectural nonsequitor! The fortress from San Jose! More than double the size of anything else on that block of Dolores! Not human scale . . . it’s *monster scale*. Another Carmel Plaza we which we do not need or want. Exactly the opposite of what the Design Traditions is seeking. Let’s see this project in scale models next to scale models and transparent overlays of all adjacent buildings. Whoever designed this has no clue about what defines the character and charm of Carmel-by-the Sea. The developers need to hire another architect. . . or better . . . **w**

hat is needed is a nationwide competition for this site’s development by designers with no current financial interest connected to the development. Invite all comers, with a significant cash reward going to the winner, as voted on by Carmel citizens. Advertise the competition in national professional journals, including Architectural Digest.

Back in the 1970’s, speculation developers began building homes and downtown structures which ran to their lot lines in all four directions, some with second floors overhanging the lot lines. Carmel’s *big box era*. In response, the City developed significant new design guidelines, which thankfully, stopped such practices in their tracks. This current submission reminds one of those days, BEFORE the update back in the 70’s!

Lastly, why rush this through right BEFORE Design Traditions finishes its new downtown development guidelines??? If this submission is built, it will forever hang like a millstone around the necks of all who allow its construction.

J D Wachs
Carmel Valley

Sent from [Mail](#) for Windows



Fwd: Final "Pit" approval

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Tue, Aug 1, 2023 at 8:37 AM

From: **Francyne Laney** <[REDACTED]>
Date: Mon, Jul 31, 2023 at 8:56 PM
Subject: Final "Pit" approval
To: <bswanson@ci.carmel.ca.us>

Re The Pit: Although my personal style leans toward the contemporary, I have to honor the efforts these people have made to accommodate the traditionalists and the Trads seem to approve of their results. Therefore, I would encourage the Council to approve these plans after lo these many years.

Please pass this note on to the Council.
Frankie Laney

Fwd: Form submission from: Contact us

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:37 AM

From: **Nancy White** <info@ci.carmel.ca.us>
Date: Wed, Aug 2, 2023 at 3:34 PM
Subject: Form submission from: Contact us
To: <cityclerk@ci.carmel.ca.us>



08/02/2023 - 3:34pm

City of Carmel »

WEBFORM SUBMISSION

Submitted by anonymous user: [REDACTED]

Your name:
Nancy White

Your e-mail:
[REDACTED]

Message:

I would like to lend my support to the new Ulrika Plaza design for property @ 5th and Dolores. Would love to see this project begin and finish.

Thanks.
Nancy White

CONTEXT INFORMATION

Profile contacted:
[City Clerk](#)

[View results](#)

[Download results](#)

© 2023 City of Carmel. All rights reserved.

You are receiving this e-mail because you signed up at our website: [City of Carmel](#). If you did not sign up, or you are receiving this message in error, please [contact us](#) so we can promptly resolve the problem.

Fwd: Form submission from: Contact us

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Fri, Aug 4, 2023 at 8:53 AM

From: **Diane Koreellis** <info@ci.carmel.ca.us>
Date: Fri, Aug 4, 2023 at 7:53 AM
Subject: Form submission from: Contact us
To: <cityclerk@ci.carmel.ca.us>



08/04/2023 - 7:53am

[City of Carmel »](#)

WEBFORM SUBMISSION

Submitted by anonymous user: [REDACTED]

Your name:
Diane Koreellis

Your e-mail:
[REDACTED]

Message:

My husband, John, and I would like to express our support of the current Ulrika Plaza design.

Thanks,

Diane Koreellis

CONTEXT INFORMATION

Profile contacted:
[City Clerk](#)

[View results](#)

[Download results](#)

© 2023 City of Carmel. All rights reserved.

You are receiving this e-mail because you signed up at our website: [City of Carmel](#). If you did not sign up, or you are receiving this message in error, please [contact us](#) so we can promptly resolve the



Fwd: Support for new Ulrika Plaza Design

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 9:06 AM

From: **Margaret Osborn** <[REDACTED]>
Date: Wed, Aug 2, 2023 at 10:12 PM
Subject: Support for new Ulrika Plaza Design
To: <cityclerk@ci.carmel.ca.us>

City Clerk:

I have reviewed the online plans and the video and I support the Ulrika Plaza design!

-Margaret and Paul Osborn

Fwd: The Pit/our opinion

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Mon, Jul 31, 2023 at 8:54 AM

----- Forwarded message -----

From: **Carolyn White DDS** <[REDACTED]>
Date: Sat, Jul 29, 2023 at 4:14 PM
Subject: The Pit/our opinion
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Hello Marnie,

We would like to express our positive feedback about the "Tudor and Mediterranean style" buildings for Mr. Pastor's new project. The designs are great for downtown Carmel. This style will blend in nicely and we highly encourage a "Yes" vote from the building planners.

Thank you,
Carolyn and Chris White
residents



Fwd: Ulrica Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 3:14 PM

From: **Kathy Cole** <[REDACTED]>
Date: Wed, Aug 2, 2023 at 2:04 PM
Subject: Ulrica Plaza
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

We are full time residents of Carmel, Torres4sw9. We absolutely support the approval of the Esperanza project. It will preserve the Carmel look, provide much needed housing and add retail opportunities. The effort put into appeasing the Carmel planning commission on the part of Esperanza has been professional, accommodating and motivated and it's time to get this done.

Kathy and Henry Benner

Kathy Cole-Benner

President

BioSearch Recruiting

[REDACTED]

[REDACTED]

[REDACTED]

Fwd: Ulrika Plaza Approval

1 message

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 8:56 AM

**Nova Romero, MMC**
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **'E_Mail Alert.' via cityclerk** <cityclerk@ci.carmel.ca.us>
Date: Thu, Aug 3, 2023 at 6:38 PM
Subject: Ulrika Plaza Approval
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

I was delighted to review the proposed design. It is very consistent with the feeling of Carmel, attractive, interesting and creative. I believe it would be a wonderful complement to our downtown area and clearly serve growth objectives of the city. Please let's get this long awaited project approved without further delay.

Warren & Lillian Neidenberg



Fwd: Ulrika Plaza....

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:36 AM

From: 'Betty Van Wagenen' via cityclerk <cityclerk@ci.carmel.ca.us>
Date: Thu, Aug 3, 2023 at 10:22 AM
Subject: Ulrika Plaza....
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

.....let's get this done! Plan is great and "the pit" is not!

Thanks much!

Betty Van Wagenen
[REDACTED] Third & Carpenter
[REDACTED]



Fwd: Ulrika plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 2:51 PM

From: Sherry Williams [REDACTED]
Date: August 2, 2023 at 1:17:59 PM PDT
To: bswanson@ci.carmel.ca.us
Subject: Ulrika plaza

Hello Brandon. I wish for u to know that I support the latest and most current design for this project and I hope that it can b approved soon and that building can begin. I believe that The latest design fits with our charming and quaint community. TY

Sent from my iPhone



Fwd: Ulrika plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 3:12 PM

From: **Sherry Williams** [REDACTED]
Date: Wed, Aug 2, 2023 at 1:10 PM
Subject: Ulrika plaza
To: <cityclerk@ci.carmel.ca.us>

I am in support of the current and latest design for our ugly pit. Plz note to all concerned that we need this approved so that building can begin. It's time and the design fits with our charming and quaint community. TY

Sent from my iPhone



Fwd: Ulrika Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 9:18 AM

From: Susan Bjerre [mailto:susan.bjerre@ci.carmel.ca.us]
Date: Wed, Aug 2, 2023 at 5:35 PM
Subject: Ulrika Plaza
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

Hello,

I'm writing in support of the most recent design for Ulrika Plaza at Dolores and 5th. I think they've designed a project that will be a lovely addition to our village—nicely scaled, an interesting mix of shapes and materials, components that are in keeping with the existing architecture of Carmel-by-the-Sea. It's not just better than a hole in the ground, it is really quite appealing.

I have only two suggestions:

I'd like to see more solar panels to generate electricity.

I hope the street trees chosen will reach greater height than what is shown on the mock up video.

Thanks for taking citizens' views into account.

All the best,

Susan Bjerre

Crespi Ave. [REDACTED] Mountain View

[REDACTED] Ombra Mai Fu

[REDACTED]
Carmel-by-the-Sea, CA 93921
[REDACTED]



Fwd: Ulrika Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 10:38 AM

From: 'Diane Hanger' via cityclerk <cityclerk@ci.carmel.ca.us>
Date: Wed, Aug 2, 2023 at 2:38 PM
Subject: Ulrika Plaza
To: <cityclerk@ci.carmel.ca.us>

I support the current Ulrika Plaza design and hope the owners will at long last be able to proceed. It is a lovely design and respects the look and architectural history of the Village.

Diane Lewis Hanger
Carmel-born

Fwd: Ulrika Plaza

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 11:22 AM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **Kate English** <[REDACTED]>
Date: Fri, Aug 4, 2023 at 11:05 AM
Subject: Ulrika Plaza
To: <cityclerk@ci.carmel.ca.us>

Good morning,

As a homeowner and resident of Carmel by the Sea, I would like to encourage the city government to support the latest plans for "the Pit" that have been submitted by Patrice Pastor's organization. I think it will be a benefit for locals and visitors alike, provided needed housing and beautifying what has been a blight for too long.

Thank you,
Kate English

Fwd: Ulrika

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 12:01 PM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **Garth Bearman** <[REDACTED]>
Date: Fri, Aug 4, 2023 at 10:37 AM
Subject: Ulrika
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

I wish to write in my complete support for this wonderful project which will be such a wonderful addition to this beautiful town,

Garth Bearman

Garth Bearman

M: [REDACTED] | [REDACTED]

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



Fwd: UlrikaPlazaDesign

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Thu, Aug 3, 2023 at 9:20 AM

From: 'MICHAEL DRAPER' via cityclerk <cityclerk@ci.carmel.ca.us>
Date: Wed, Aug 2, 2023 at 3:59 PM
Subject: UlrikaPlazaDesign
To: <cityclerk@ci.carmel.ca.us>

I like this plan! Please approve it!
Michael Draper
Sent from my iPhone

Fwd:

Nova Romero <nromero@ci.carmel.ca.us>
To: Evan Kort <ekort@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 11:22 AM



Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2016
nromero@cbts.us

----- Forwarded message -----

From: **diana bearman** <[REDACTED]>
Date: Fri, Aug 4, 2023 at 11:07 AM
Subject:
To: <cityclerk@ci.carmel.ca.us>

I wish to support the stunning plans for the Ulrika project on Delores Street. I have been coming from England for 60 years to Carmel because of its wonderful historically unique architecture. It is why I see hordes of visitors every day going to see the Hansel and Gretel House from all over the world!

This development is perfect in every way!

Diana Bearman



Please add to 8/9th Planning Commission Packet on 5th & Dolores/Ulrka Plaza

Nancy Twomey <[REDACTED]>

Thu, Aug 3, 2023 at 10:00 PM

To: Brandon Swanson <bswanson@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>

Cc: Nancy Twomey <[REDACTED]>

Subject " Let's Do It " Supporting Ulfika Plaza designs.

Brandon, Evan and Planning Commissioners.

Pastor and his team have definitely listened to our community.

This newest version of their plans reflects these inputs.

It's past due to get this significant project approved and built for all of us to enjoy.

Thanks much for all you do on our behalf.

--

Nancy Ann Twomey

Carmel Resident
[REDACTED]



Re: Ulrika Plaza

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 3:12 PM

From: [REDACTED]
Date: Wed, Aug 2, 2023 at 12:59 PM
Subject: Ulrika Plaza
To: <cityclerk@ci.carmel.ca.us>

I want to express my concern about this project in regards to the height of the buildings and the appearance on the plans and video that show what seems to be a THIRD story. My business is directly across the street from the project and I look and the newly put up flags all day long. The flags appear to be much higher than the two story buildings on Lincoln Street. I am opposed to any Third story. As a long time resident and current business owner in Carmel, I am very opposed to any changes to our 'two stories only' height standard. I am opposed to any third story on this project!

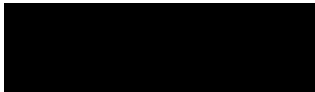
Dee Borsella

Ruffle Me To Sleep

whimsical loungewear

[REDACTED] Dolores Street [REDACTED] 5th Ave

Carmel by the Sea





Re: We support the Esperanza Carmel project

Evan Kort <ekort@ci.carmel.ca.us>
Draft

Wed, Aug 2, 2023 at 12:23 PM

From: **Victoria Logan** <[REDACTED]>
Date: Tue, Aug 1, 2023 at 5:27 PM
Subject: We support the Esperanza Carmel project
To: <cityclerk@ci.carmel.ca.us>

Please approve this project, the Pitt has been a blight on our city.
Carmel residents: Thomas J. Logan
And Victoria Verga Logan
San Carlos St., [REDACTED] 13th
Carmel, CA 93921

Ulrika Plaza

To: ekort@ci.carmel.ca.us

Fri, Aug 4, 2023 at 12:06 PM

Dear Mr. Kort,

After reading the current article in the 8/4/23 issue of the Pine Cone, I want to reach out to express my opinion.

My name is Dee Borsella and I am the current owner of the business located directly across the street from the Ulrika project, I have lived and breathed this project's existence since 2017 in all its forms, I have also been in contact with the Esperanza team over these many months, and I have been a Carmel resident since 1970. So I hope you will take these comments as from someone who is well informed.

Over the years, I have seen many changes in Carmel, from having the Carmel Creamery turn into a clothing store, to having Clint Eastwood become mayor so he could build the Eastwood building on San Carlos Street. All these things became unimportant over time....but I fear that the Ulricka Plaza will not just fade away in time, but will set a precedent for the future in REGARDS TO THE HEIGHT AND NUMBER OF STORIES OF A BUILDING.

I am opposed to the appearance of the height showing three stories.

Even though the heights are claimed to be within code, and the same as the first approved plans which had only two stories, the video that they claim represents the intended outcome, I see three stories. I refer to the video created by Ulrika plaza. On the .50 mark, it clearly shows three stories. (see attached snap shop)

I would like to refer to an email I received from Karyl of Carmel Preservation Group stating that she represents most residents. What proof is there of that, because a lot of residents I talk to are concerned about this height and third story issue.

Hi Dee—I am sympathetic to your points, but I also know that most residents want this design approved, and I am here to represent the majority of residents. I also have great appreciation of Mr. Pastor for what he has done for this community, e.g. upgrading LeAuberge and Carmel Bay Hotels with integrity and respect for their historic (and formerly poor) state.

Add to that the fact that the Ulrika Design is within regulations, so there is no substantial recourse for fighting this design. If we were at square one and this was the first submission, it would be worth consideration. At this point, it is late in the game. As you know, the concern for all of us has been the facade, and Esperanza Carmel/Pastor listened. You and others can bring up the height issue at the meeting, and your location across the street will hold weight. I, in good conscience, cannot ask them to go back to the drawing board one more time. I wish you well, Karyl

What I get from this is that as long as the facade is what you want, it doesn't matter what other concerns there are? And 'let's just put something there cause we are tired of looking at a hole'.

Yes, Mr. Pastor has done quite a lot in this community, and I understand his frustrations and wanting to get all his projects done....BUT in taking this step to say 'O.K.' to something that is not totally what Carmel is truly about, is dangerous to the future. What's next, changing the name from Carmel to PASTORVILLE.

I am old now and probably won't be around to see the long term effects of any of these projects, but I have been a Carmel village advocate far too long to stop just yet. I hope you give these comments some consideration.
I am opposed to a three story building.

Thanks you for your time,
Dee Borsella

--

Ruffle Me To Sleep

whimsical loungewear

 Dolores Street  5th Ave

Carmel by the Sea





IMG_2311.jpeg
7635K



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Suray Nathan, Assistant Planner

APPROVED BY: Brandon Swanson, Community Planning and Building Director

SUBJECT: **DS 22-396 (Ramos):** Consideration of a Combined Concept and Final Design, DS 22-396 (Ramos), and associated Coastal Development Permit for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, and new 231-square-foot detached garage to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio Avenues in the Single-Family Residential (R-1) District and the Beach & Riparian (BR) Overlay District. APN 010-279-008.

Application: DS 22-396

APN: 010-279-008-000

Block: X

Lot: 18 & 20

Location: NEC of 12th and San Antonio Ave

Applicant: Craig Holdren, Architect

Property Owner: Tim and Catherine Ramos

Executive Summary:

The applicant proposes construction of single-story additions and a detached garage to the historic 'Rockwell House.' The proposed additions consist of a new entrance at the south elevation and additional living space by extending the existing kitchen in the north and east elevation of the main floor to create a primary bedroom. The applicant is also converting the attached garage and expanding the lower level/basement area to create additional living quarter. The Historic Resources Board issuing a Determination of Consistency with the Secretary's Standards for the project on June 19, 2023. The proposed project would not require the removal of any trees.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Combined Concept and Final Design Study and associated Coastal Development Permit for site additions, alterations, and modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement

expansion, creation of a window well at the front elevation, and new 231-square-foot detached garage located in the front to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio avenues. APN: 010-279-008.

Background and Project Description:

The Craftsman style 'Rockwell House' was designed and constructed by Michael J. Murphy in 1923. The property was evaluated for historical significance by preservation consultant Margaret Clovis in June 2022 and added to the Carmel Historic Inventory (Attachment 4). The architectural style and designer/builder are listed as significant in the Historic Context Statement.

The character-defining features of the Craftsman style 'Rockwell House' residence include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:
 - a) Square bays, multipaned fixed windows
 - b) Casement and sash wood windows
 - c) Extended lintels and sills
 - d) Multipaned wood frame French doors
- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door

Carmel Municipal Code (CMC) Section 17.32.130.C requires a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties as part of the review of a design study application. Major alterations, such as additions, must be evaluated by a qualified professional and reviewed by the Historic Resources Board. Staff engaged Margaret Clovis to prepare the evaluation, and on June 19, 2023, the Historic Resources Board adopted Resolution 2023-007-HRB, issuing the required determination of consistency for the subject project (DS 22-396, Ramos).

PROJECT DESCRIPTION

The project site is an 8,000-square-foot lot, and the existing two-story U-shaped Craftsman-style home is 2,135 square feet, inclusive of an attached garage. An 8,000-square-foot lot is allowed 2,960 square feet of floor area. The applicant proposes additions totaling 767 square feet of floor area inclusive of a new 231-square-foot detached garage, which will bring the total proposed floor area to 2,902 square feet. The breakdown of the floor area includes a 138-square-foot addition to the rear (east) elevation, a new entry at the side (south) elevation, a 398-square-foot basement expansion, and a new 231-square-foot detached garage in the front. The property contains an existing nonconforming ridge height as it is located in the Beach & Riparian Overlay District, where the building height is limited to 18 feet. The existing residence is nonconforming at 19'-3" (approx.); however, the additions are in compliance with the existing Code.

The new additions and garage are proposed to be differentiated from the original. The applicant has chosen to differentiate the garage by constructing a flat-roofed garage clad in Carmel stone veneer. The stone arrangements are differentiated from the existing stone arrangement on the chimney. The new siding and roofing are differentiated by slight pattern changes to distinguish them from the original. The proposed entrance will have a different aesthetics with wood columns/pilaster, which does not exist in the current home, and different shingle patterns. The proposed windows and door replacements and modifications will be in kind material and comply with the Secretary of Interior's standards for restoring and rehabilitating a historic property.

In addition, a volume study is underway with the City's consultant, William Vasilovich, although at this time it

has not yet been completed. Condition of Approval No. 36 states that the project shall meet the required volumetric standards as this project is subject to the approval of a volume study and failure to meet the volumetric standards may require another Planning Commission hearing.

Staff has scheduled this application for a combined Concept and Final review as the project consists of a minor addition with no significant issues needing to be addressed that would require multiple hearings consistent with CMC 17.58.040.B.5.a.

Staff Analysis:

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on the site.*

Staff Response: The City Forester has identified nineteen (19) trees for the site, fifteen (15) of which are significant trees, including four (4) Monterey Cypress, eleven (11) Coast Live Oaks that includes a grove consisting of eight (8) trees along the 12th Avenue right-of-way (ROW). Of the remaining trees, one (1) Magnolia, one (1) Holly, and one (1) Coast Live Oaks (#5) are classified as not significant due to the size and health of the trees.

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects if needed. The City Forester recommended meeting the 5 upper canopy and 4 lower canopy tree requirements for the 8,000 square foot property, so the applicant has proposed planting five (5) Monterey Cypress trees to satisfy the requirements. Condition of Approval No. 32 states that the Applicant shall plant five (5) upper canopy trees, and any modification to the landscape plan shall require a separate Design Study.

The project will not affect the one (1) significant Coast Live Oaks tree (# 10) structural root zone on site. However, the City Forester has noted that tree #10 is heavily infested with pests or has advanced signs of disease that indicate the tree is declining and has a very limited life expectancy. Therefore, the project is consistent with the Design Guidelines pertaining to the forest character. (Attachment 3 – Sheet A1.00 & L1.00).

Privacy and Views: *Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.*

Staff Response: Staff has not identified any significant privacy impacts associated with the project. Only one potential privacy issue exists from the proposed new window on the north elevation, which may pose some privacy issues for the north neighbor. However, the proposed three (3) windows with low sills are similar in their placement to the existing windows, and the 6-foot fence should mitigate any privacy impact. No neighbor has reached out with any privacy concerns the proposed windows and additions may pose.

The project is consistent with the Design Guidelines pertaining to privacy and views with conditions.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.*

Staff Response: The residence is a nonconforming 2-story house but presents a single-story form on the front elevation and is compatible with the scale of the adjacent homes (refer to Attachment 3, Sheet A0.1 &

A3.1). The proposed minor additions do not significantly increase the mass and bulk of the main residence as seen from the public way. The proposed 138-square-foot net above-ground addition, the 398-square-foot lower level/basement expansion, and the 231-square-foot detached garage would increase the floor area to 2,924 square feet (2,960 allowed). Therefore, the project meets the design guideline objectives for mass and bulk.

Height:

The applicant is not increasing the nonconforming ridge height. The existing house has a nonconforming ridge height of 19'-3" (approx.), whereas a building height in the Beach & Riparian Overlay District is limited to 18 feet. The proposed additions and improvements will not increase the nonconforming ridge height and will comply with the existing Code.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are proportionate to the scale of the building; and roof eave lines that are low in scale.

Staff Response: The existing 2,135 square feet nonconforming building is a simple two-story U-shaped Craftsman-style home, inclusive of an attached garage. As the subject property is in Carmel's Historic Inventory and must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the additions and external improvements should not alter the building form significantly. The proposed additions, when viewed from the street or a neighboring site, are not overly complex and do not significantly alter the building, hence consistent with the Residential Design Guidelines relating to the building form (Attachment 3, Sheet A3.01, A3.02, A3.21, & A3.22).

The additions will maintain the existing 5:12 roof pitch with the exception of the addition at the north elevation, which will have a shed roof with a 3:12 pitch. The material will match the wood shingle of the primary residence; however, it will be differentiated by slight pattern change to comply with Standard 9 of the Secretary of the Interior's Standards. The garage is proposed to have a flat green roof with a ¼" per 12" slope.

Finish Details

Residential Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.5 encourages the use of natural building materials such as wood and stone, and Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.*"

Staff Response: The existing residence is clad with yellow-colored wood shingle siding, wood shake roofing, and wood windows with true divided light. The applicant has chosen to differentiate the garage by constructing a green flat roof garage with a modular pre-vegetated system with rosemary, lavender, thyme, and the sides clad in Carmel stone veneer. The stone arrangements are differentiated from the existing stone arrangement on the chimney. The construction of a new entrance on the south elevation will consist of Carmel stone veneer base and wood entry columns. The proposed windows and French doors will match the existing windows in material and design. All the original windows will be preserved, and the one original window removed to accommodate the new entryway on the south elevation will be relocated, replacing a non-original window on the south elevation.

As the subject property is in Carmel's Historic Inventory, the applicant proposes using in-kind material for the additions and replacements. Hence, the proposed finish materials comply with the Residential Design Guidelines.

Site Coverage: CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of

the base floor area allowed for the site. On a 8,000-square-foot lot, the permitted base floor area is 2,960 square feet, and the amount of site coverage permitted is 651 square feet. Impermeable materials are defined as asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 320 square feet, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The project site is allowed 971 square feet of site coverage if 50% or more is permeable. The applicant proposes 968 square feet (50% permeable to Semi-permeable) of site coverage. The project will be consistent with CMC 17.10. 030.C pertaining to site coverage (Attachment 3, Sheet G1.00).

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.*"

Staff Response: The applicant proposes 22 exterior light fixtures, eleven (11) bollard landscape lighting by Lamp Plus, six (6) sconce lights by Wac Lighting, and five (5) wall fixtures by Visual Comfort in two different styles. All proposed light fixtures are shielded and direct light downwards, and the lumen output complies with the Code (Attachment 3, L1.0). Therefore, the project will be consistent with Carmel Municipal Code Section 15.36.070.B.1 and Residential Design Guidelines 11.8 pertaining to exterior lighting.

Landscape Plan: Residential Design Guidelines 10.0 through 10.4 states, provide for upper and lower canopy trees when designing the landscape; use native plants and other varieties accustomed to growing along the Central Coast; planting in areas visible from the street or other public places should continue the forest character; and, plants in the public right-of-way should be predominately green foliage plants, in keeping with the design traditions of Carmel.

Staff Response: The City Forester recommends planting five (5) upper canopy trees to meet the required five (5) upper canopy and four (4) lower canopy trees, and the applicant has proposed planting five (5) Monterey Cypress trees fulfilling the upper canopy requirement. The landscape plan has been included in (Attachment 3, Sheet L1.00) of the project plan. Condition of Approval No. 33 states that any modification

to the landscape plan shall require a separate Design Study.

Fencing/Gate/Arbor: *Residential Design Guidelines 11.1 through 11.3 states that designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

Staff Response: The applicant proposes a 4-foot-high grape stake fence with a one-half to one-inch opening constructed along the west (front side) and the street-facing south (side yard) property line and a 6-foot-high grape stake fence with a one-half to one-inch opening constructed along the north (side) and east (side) property line. The applicant also proposes to rebuild the existing 4-foot-high stone pillars by the driveway and construct 4-foot stone pillars along 12th Avenue that will lead to the new entrance on the South elevation. The project will be consistent with Residential Design Guidelines 11.1 through 11.3 pertaining to fences.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 – Data Table

Attachment 3 - Project Plan

Attachment 4 – DPR - Rockwell House

Attachment 5 – Phase 2 Evaluation

Attachment 6 – Secretary's Standards - Rehabilitation

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

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR SITE ADDITIONS, ALTERATIONS, AND SITE MODIFICATIONS, INCLUDING A 138-SQUARE-FOOT ADDITION TO THE REAR AND A NEW ENTRY AT THE NORTH ELEVATION, A 398-SQUARE-FOOT LOWER LEVEL/BASEMENT EXPANSION, CREATION OF A WINDOW WELL AT THE FRONT ELEVATION, AND NEW 231-SQUARE-FOOT DETACHED GARAGE TO THE HISTORIC "ROCKWELL HOUSE" LOCATED AT THE NORTHEAST CORNER OF 12TH AND SAN ANTONIO AVENUES. APN 010-279-008

WHEREAS, on February 24, 2023, Craig Holdren ("Applicant") submitted an application on behalf of Tim and Catherine Ramos ("Owners") requesting the approval of a Design Study "DS 22-396" described herein ("Application"); and

WHEREAS, the Application has been submitted for the 8,000-square-foot property located on the northeast corner of 12th and San Antonio Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction (Block X, Lot 18 & 20); and

WHEREAS, the site is currently developed with an existing 2,135-square-foot single-family residence inclusive of an attached garage; and

WHEREAS, the subject residence, known as the Rockwell House, is listed on the Carmel Inventory of Historic Resources, and is significant under California Register Criteria #3 as a home constructed in the Craftsman style by designer/builder Michael J. Murphy; and

WHEREAS, in accordance with CMC Section 17.32.160.A.3, additions to historic structures that exceed two percent of existing floor area are considered major alterations; and

WHEREAS, in accordance with CMC Section 17.32.160.B, evaluation of a major alteration for consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be prepared by a qualified professional; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment and found the project consistent with the Secretary's Standards if certain recommendations were implemented; and

WHEREAS, on June 19, 2023, the Historic Resources Board adopted Resolution 2023-007-HRB for the historic Rockwell House, issuing a Determination of Consistency with the Secretary's Standards for the project; and

WHEREAS, the Historic Resources Board found that the project, as conditioned, would not compromise the integrity of the historic resource or result in a substantial modification that would render the resource ineligible for continued listing on the Carmel Inventory of Historic Resources;

WHEREAS, the Applicant is seeking approval of a Design Study application for a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, window relocation, and modifications, and new 231-square-foot detached garage, and new landscaping and site improvements; and

WHEREAS, a Design Study is required in accordance with CMC 17.58.040.B; which requires the review of the proposed site design, basic massing, and other elements of the design concept for compliance with the City's design concept guidelines and the findings required in CMC 17.64.080; and

WHEREAS, CMC Section 17.58.040.B.2 (Procedures) allows the Director to authorize concept review and final details review to occur at the same meeting for limited changes to non-historic structures; and

WHEREAS, the project shall be considered at a concept and final details hearing pursuant to CMC 17.64.080; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 and will be considered at the Final Details hearing; and

WHEREAS, on July 28, 2023, a notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the Application; and

WHEREAS, on August 9, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at its August 9, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the Planning Commission determined that pursuant to Section 15300.2 of the CEQA Guidelines, the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the plans submitted, or as recommended to be conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

Municipal Code Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their Application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	YES	NO
1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the combined Concept and Final Design Study (DS 22-396, Ramos) and associated Coastal Development Permit for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, and new 231-square-foot detached garage to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio avenues. APN: 010-279-008, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 22-396, Ramos) authorizes site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, and new 231-square-foot detached garage to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio avenues as depicted in the plans prepared by Craig Holdren dated received by Community Planning & Building Department on July 26, 2023, unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	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.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: - The footing locations are in conformance with the approved plans prior to footing/foundation inspection; - The roof height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the	✓

	relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)	✓
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 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 until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✓
9.	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 are not listed on this form shall not be deemed approved upon issuance of a building permit.	✓
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
11.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e., 225 lumens) per fixture and shall	✓

	be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence, or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down-facing. 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.	
12.	Unclad Wood Frame Windows. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved unclad wood windows in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.	✓
13.	Wood Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood shingle roofing.	
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.	Driveway. The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
16.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
17.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during 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.	
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.	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)	✓
20.	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.	✓
Landscape Conditions		
21.	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 <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
22.	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 shall be protected during construction by methods approved by the City Forester.	✓
23.	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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
24.	Erosion Control in the Right-of-Way. Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought-tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be	✓

	selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	
25.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall submit, for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
26.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building	✓

	permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	
ENVIRONMENTAL COMPLIANCE CONDITIONS		
27.	Drainage Plan. Prior to issuance of a building permit, the Applicant shall provide 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 into one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
28.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
29.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall provide cross-section details for semi-permeable surfaces.	✓
30.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
SPECIAL CONDITIONS		
31.	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 on the conditions of approval and expectations during construction.	✓
32.	Tree Planting Required. Prior to the final inspection, the Applicant shall plant five (5) upper canopy trees, and any modification to the landscape plan shall require a separate Design Study.	✓
33.	Copper Gutters and Downspouts. Prior to the issuance of a building permit, the Applicant shall identify the material of all gutters and downspouts. Copper shall not be used for any portion of the roof, gutter, downspout, or other affiliated parts of the rainwater system due to increasing environmental impacts on Carmel Bay.	✓
34.	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 and submitted to the Planning & Building Department. A signed copy of the acknowledgment shall also be printed on the building plan set.	✓
35.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan to the Community Planning & Building Department for review and approval by the City.	✓
36.	Volume Study. Prior to the issuance of a building permit, the project shall pass the required volumetric standards as this project is subject to the approval of a volume study, and failure to meet the volumetric standards will require a redesign to come into compliance with volume and may require another Planning Commission hearing.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return it to the Community Planning & Building Department.

**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
CARMEL-BY-THE-SEA this 9th day of August 2023, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

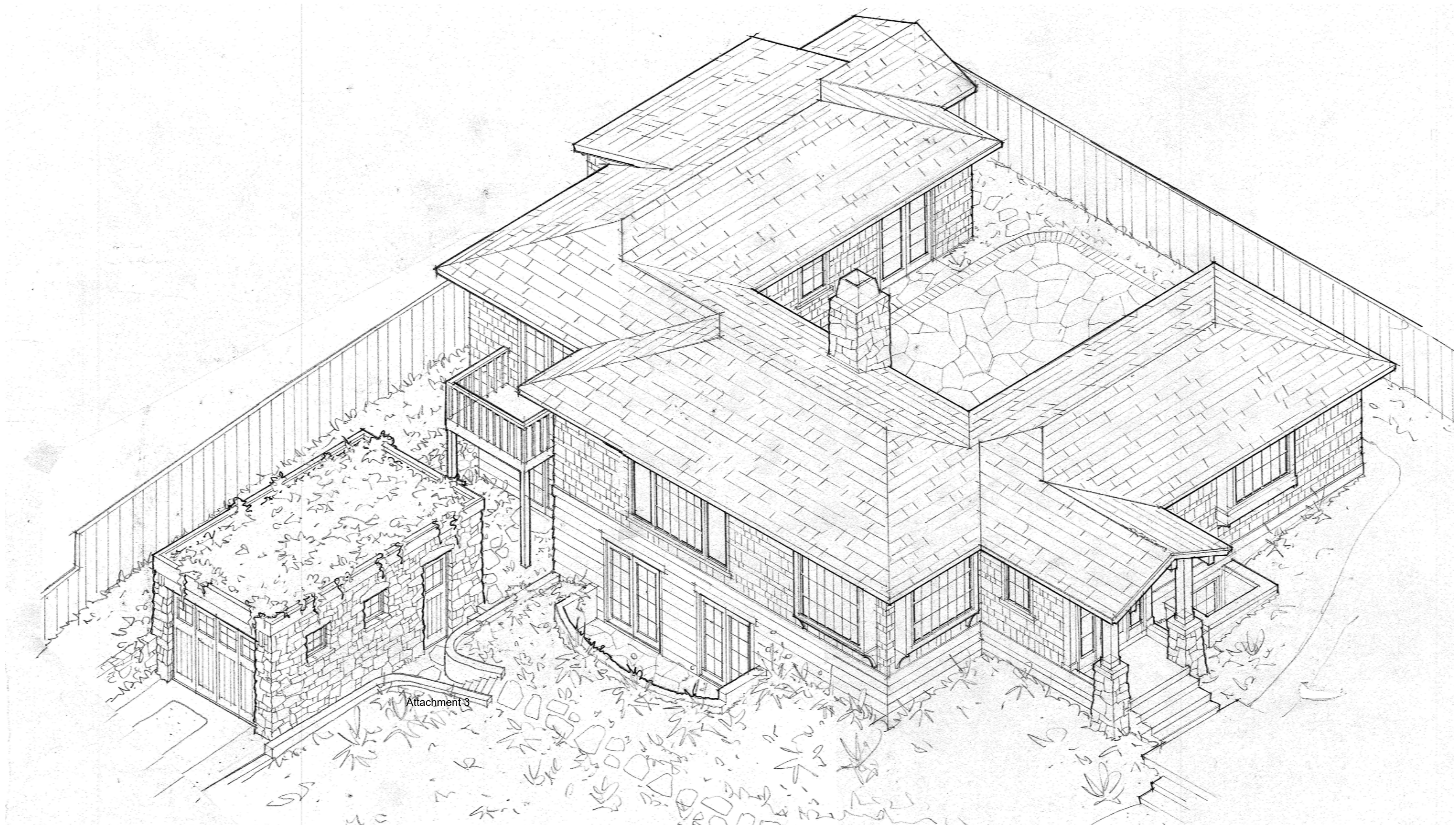
Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 8,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,960 SF (37%)	2,135 SF (27%)	2,924 SF (37%)
Site Coverage	651 SF/971 SF	1,881 SF	971 SF (50% permeable)
Trees (Upper/Lower)	5/4	0/4	5/4
Ridge Height (1 st /2 nd) R-1-BR District	18'/18'	N/A/19'-3"	N/A/19'-3"
Plate Height (1 st /2 nd) R-1-BR District	12'/18'	7'-5"/15'-8"	7'-5"/15'-8"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	50'-9"	44'
Composite Side Yard	20' (25%)	26'-6"	20'
Side Yard	3'	6'	3'-4"
Street Side Yard	5'	21'-6"	16'-8"
Rear	15'/3'*	8'-10"	6'-6"

*The rear setback is three feet for those portions of structures less than 15 feet in height.

RAMOS Residence



3D ELEVATION
FOR ILLUSTRATION PURPOSES ONLY



STREET PROFILE

PROJECT DATA

FLOOR AREA CALCULATIONS:

MAIN FLOOR AREA	
(E) FLOOR AREA	1441
(N) FLOOR AREA ADDITION	138
TOTAL	1579

LOWER FLOOR AREA	
(E) LOWER FLOOR	694
(N) ADDITION	398
(N) GARAGE	253
TOTAL	1345

TOTAL FLOOR AREA :	
MAIN FLOOR	= 1579 S.F.
LOWER FLOOR / GARAGE	= 1345 S.F.
TOTAL	= 2,924 S.F.
MAX. ALLOWED	= 2,960 S.F.

SITE COVERAGE CALCULATIONS:

EXISTING SITE COVERAGE	
WALKWAYS	1125
DRIVEWAY	756
TOTAL	1881

PROPOSED SITE COVERAGE	IMPERMEABLE	SEMI-PERMEABLE
WINDOW WELL #1		20
FRONT PATHWAY AND STEPS	106	107
(E) REAR PATHWAY TO BE REPLACED WITH PAVERS		87
BACK PATIO	364	
WINDOW WELL #2		80
DRIVEWAY		108
WOOD DECK		82
STEPPING STONES	14	
DRIVEWAY (MULCH)		
PATHWAY (MULCH)		
TOTAL IMPERMEABLE)	484	484
TOTAL (IMPERMEABLE + SEMI-PERMEABLE)		968
MAX. ALLOWED W/ BONUS :		= 971 S.F.

WALL ANALYSIS:

	EXISTING WALLS	EXISTING WALLS TO BE REMOVED	NEW WALLS TO BE ADDED
MAIN FLOOR	486 L.F.	132 L.F.	157 L.F.
LOWER FLOOR	297 L.F.	74 L.F.	193 L.F.
TOTAL	783 L.F.	206 L.F.	350 L.F.

PERCENTAGE OF WALLS TO BE REMOVED AND ADDED, TO EXISTING WALLS = (206 + 350) / 783 = 71 %

HEIGHT ANALYSIS:

	1ST (LOWER) FLOOR		2ND (MAIN) FLOOR	
	PLATE HEIGHT	RIDGE HEIGHT	PLATE HEIGHT	RIDGE HEIGHT
EXISTING	7.42'		15.67'	19.25'
PROPOSED	7.42' (NO CHANGE)		15.67' (NO CHANGE)	19.25' (NO CHANGE)
MAX. ALLOWED	12.0'	18.0'	18.0'	24.0'

SHEET INDEX

A0.1	COVER SHEET
1 OF 2	TOPOGRAPHIC SITE SURVEY
2 OF 2	PSA REPORT
CIVIL:	
C1	GRADING , DRAINAGE & EROSION CONTROL PLAN
C2	GRADING , DRAINAGE & EROSION CONTROL PLAN
C3	GRADING , DRAINAGE & EROSION CONTROL PLAN
C4	GRADING , DRAINAGE & EROSION CONTROL PLAN
C5	GRADING , DRAINAGE & EROSION CONTROL PLAN
ARCHITECTURAL:	
A1.0	EXISTING SITE / DEMOLITION PLAN
A1.1	PROPOSED SITEPLAN
A2.0	EXISTING / DEMOLITION FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
A2.3	PROPOSED ROOF PLAN / WINDOW AND DOOR SCHEDULE
A3.0	EXISTING ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	BUILDING SECTIONS
A3.5	BUILDING SECTIONS
L1.0	LANDSCAPE / EXTERIOR LIGHTING PLAN

SCOPE OF WORK:

- CONSTRUCTION OF 231 S.F. DETACHED GARAGE
- ADDITION OF 138 S.F. FLOOR AREA TO MAIN FLOOR , IN-KIND REPLACEMENT OF WOOD SHAKE ROOFING, NEW ENTRY ADDITION WITH WOOD COLUMN AND STONE BASE,
- RELOCATE EXISTING WINDOWS AND NEW WINDOWS AND DOORS TO MATCH EXISTING
- NEW LOWER FINISH FLOOR AND 398 S.F EXPANSION
- ALL NEW EXTERIOR MATERIALS AND FINISH TO MATCH EXISTING .

TREES TO BE REMOVED: NONE

PROJECT ADDRESS: NE CORNER OF 12TH ST. AND SAN ANTONIO AVE.
CARMEL-BY-THE-SEA , CA

A.P.N.: 010-279-008

ZONING: R-1

LOT SIZE: 8,000 S.F.

CURRENT USE: RESIDENTIAL

OCCUPANCY GROUP : R-3/U

CONSTRUCTION TYPE: V-B

SPRINKLER: YES

PROJECT TEAM

OWNER:
CATHERINE & TIM RAMOS
16 DARLENE CT
ALAMO , CA 94507
PH: (925) 963-4100

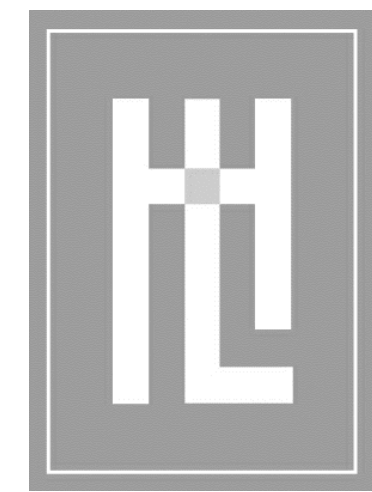
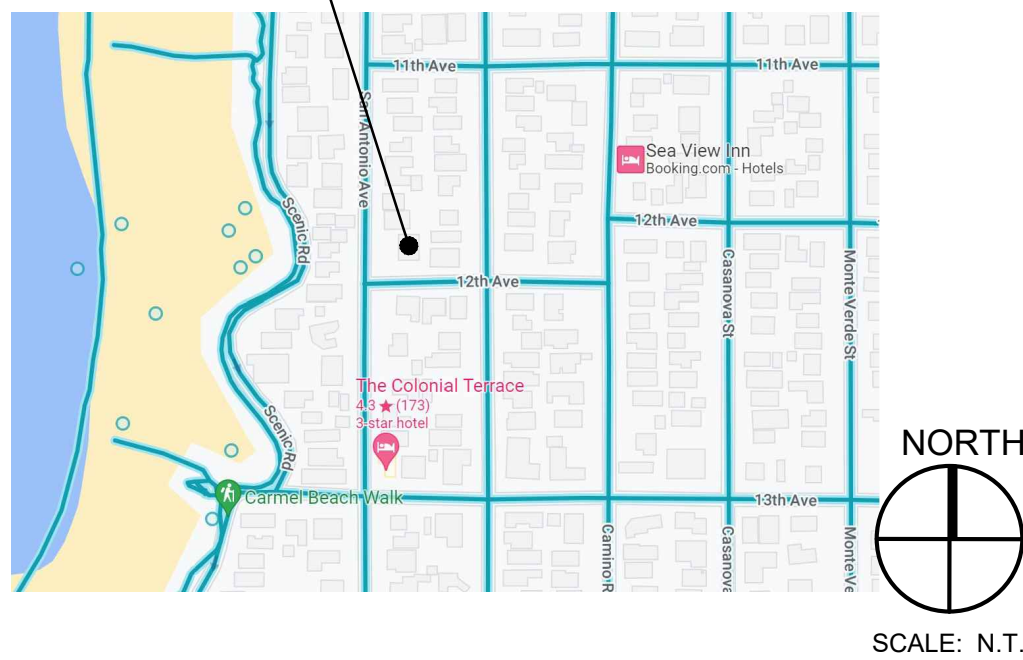
PROJECT ADDRESS:
NE CORNER OF 12TH STREET AND SAN ANTONIO AVE.
CARMEL-BY-THE-SEA , CALIFORNIA

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
PH: (831) 649-6001
CONTACT: CRAIG HOLDREN

SURVEYOR:
LUCIDO SURVEYORS
2 SAUCITO AVENUE
DEL REY OAKS , CA 93940
PH: 831-620-5032

VICINITY MAP

PROJECT LOCATION



**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: JULY 25, 2023

SCALE: N.T.S.

DRAWN: JM

JOB NUMBER:

REVISION

LEGEND:

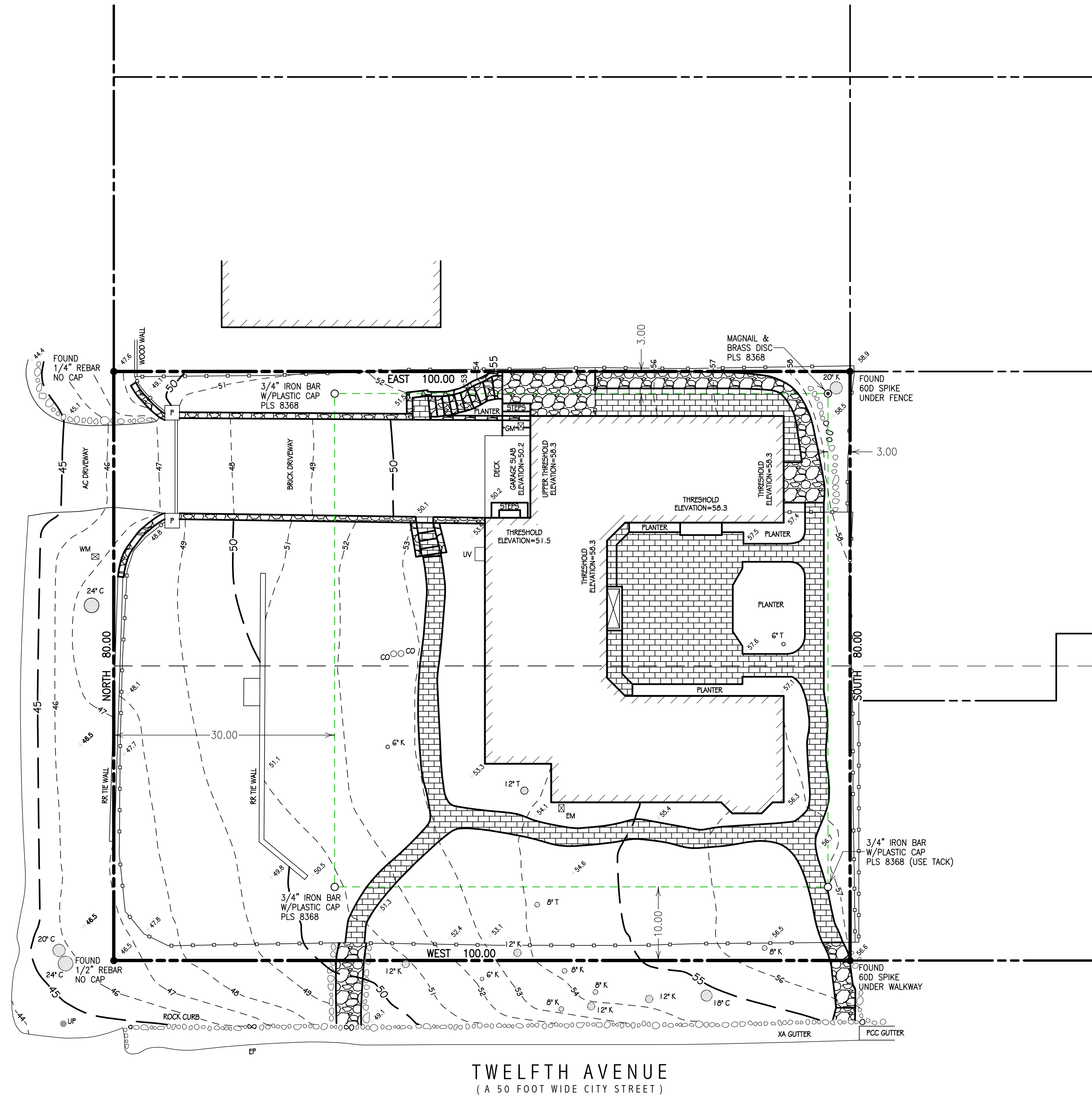
	RECORD BOUNDARY
	RECORD RIGHT OF WAY
	RECORD LOT LINE
	REFERENCE LINE
	OLD RECORD LINE
	PROJECT BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	EDGE OF PAVEMENT
	LIP OF GUTTER
	FACE OF CURB
	BACK OF CURB
	BACK OF SIDEWALK
	EDGE OF DRIVEWAY
	BUILDING OUTLINE
	CHIMNEY
	APPROXIMATE FLOOR ELEVATION
	DECK
	CONCRETE PAD
	STEP
	PLANTER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN-OUT
	STORM DRAIN MANHOLE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	UTILITY POLE
	GUY WIRE
	ELECTRIC VAULT
	UTILITY VAULT
	ELECTRIC METER
	STREET LIGHT
	LAMP POST
	GAS METER
	TELEPHONE STANDARD
	CABLE TELEVISION BOX
	WOOD FENCE
	WIRE FENCE
	STREET SIGN
	SIGN POST
	MAIL BOX
	PILLAR
	BLOCK RETAINING WALL
	ROCK RETAINING WALL
	STACKED BLOCK WALL
	STONE WALKWAY AND/OR WALL
	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
	EUCALYPTUS
	CYPRESS
	OAK
	PALM
	PINE
	REDWOOD
	TREE
	SPOT ELEVATION

Attachment 3

ABBREVIATIONS:

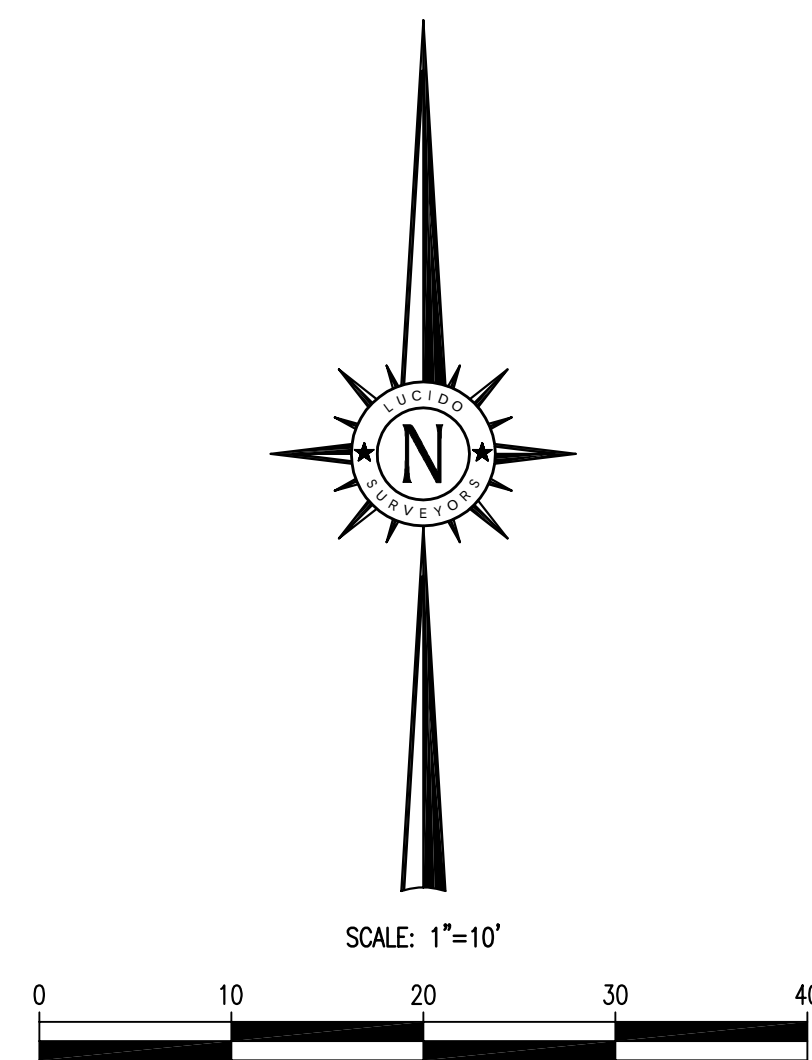
AC	ASPHALT CONCRETE
CS	CRAWL SPACE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PAD
DG	DECOMPOSED GRANITE
XA	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PGC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCF	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

SAN ANTONIO AVENUE
(A 50 FOOT WIDE CITY STREET)



TWELFTH AVENUE
(A 50 FOOT WIDE CITY STREET)

PROJECT BENCHMARK
SURVEY MARK & ALUMINUM DISC
ELEV=50.0



BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A SURVEY MARK & ALUMINUM DISC
SET IN THE PAVEMENT NEAR THE SOUTHERLY BOUNDARY LINE OF THE
SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2022.

TOPOGRAPHIC SITE SURVEY

OF
LOTS 18 & 20, BLOCK "X"
IN

VOLUME 1, C&T PAGE 45 1/2

Records of Monterey County

PREPARED FOR

William W. Moritz

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940



info@lucidosurveyors.com
(831) 620-5032



SCALE: 1"=10'

PROJECT No. 3041

SEPTEMBER 2022

CITY OF CARMEL

COUNTY OF MONTEREY

STATE OF CALIFORNIA

LEGEND:

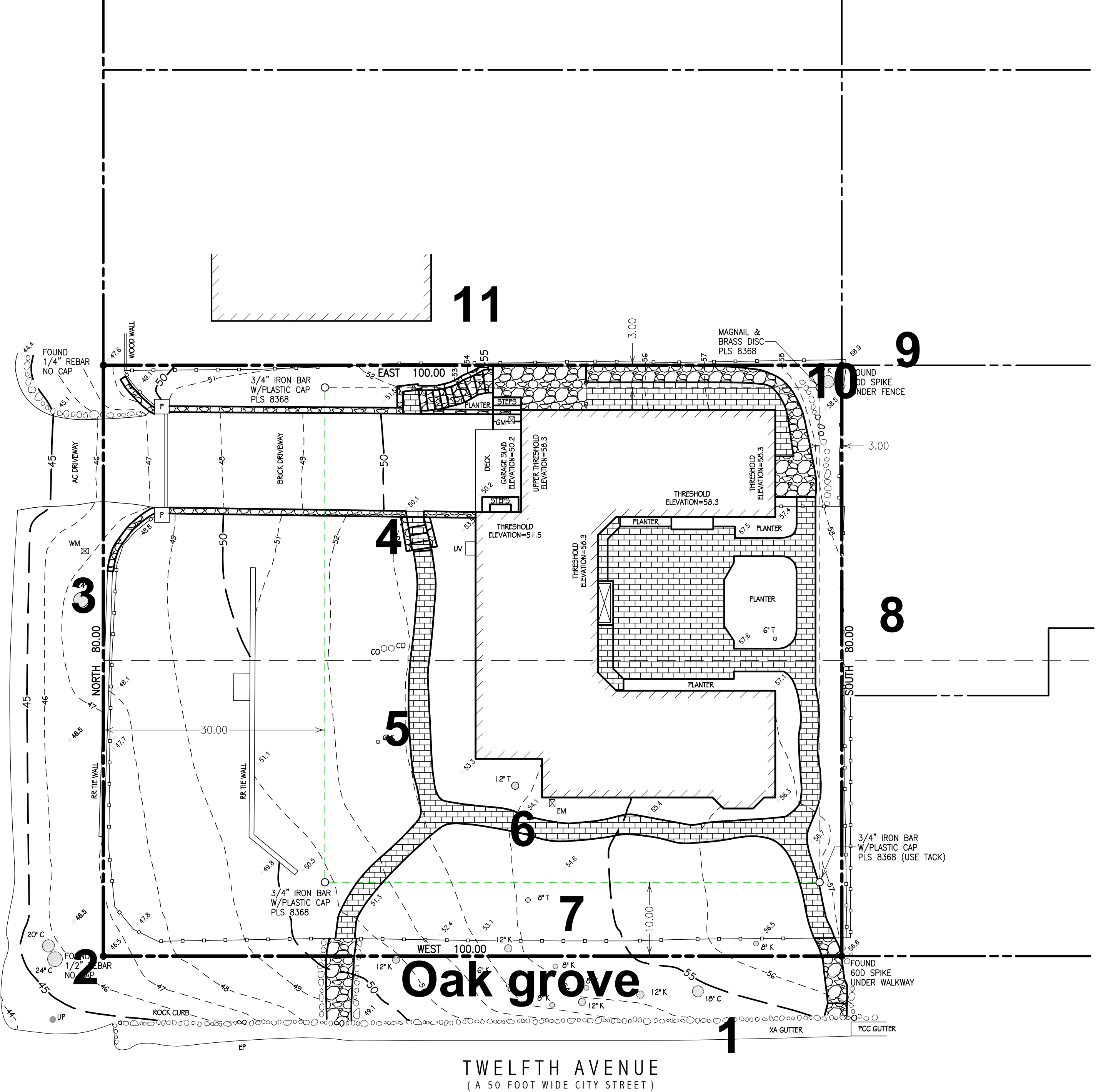
	RECORD BOUNDARY
	RECORD RIGHT OF WAY
	RECORD LOT LINE
	REFERENCE LINE
	OLD RECORD LINE
	PROJECT BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	EDGE OF PAVEMENT
	LIP OF GUTTER
	FACE OF CURB
	BACK OF CURB
	BACK OF SIDEWALK
	EDGE OF DRIVEWAY
	BUILDING OUTLINE
	CHIMNEY
	APPROXIMATE FLOOR ELEVATION
	DECK
	CONCRETE PAD
	STEP
	PLANTER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN-OUT
	STORM DRAIN MANHOLE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	UTILITY POLE
	GUY WIRE
	ELECTRIC VAULT
	UTILITY VAULT
	ELECTRIC METER
	STREET LIGHT
	LAMP POST
	GAS METER
	TELEPHONE STANDARD
	CABLE TELEVISION BOX
	WOOD FENCE
	WIRE FENCE
	STREET SIGN
	SIGN POST
	MAIL BOX
	PILLAR
	BLOCK RETAINING WALL
	ROCK RETAINING WALL
	STACKED BLOCK WALL
	STONE WALKWAY AND/OR WALL
	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
	EUCALYPTUS
	CYPRESS
	OAK
	PALM
	PINE
	REDWOOD
	TREE
	SPOT ELEVATION

Attachment 3

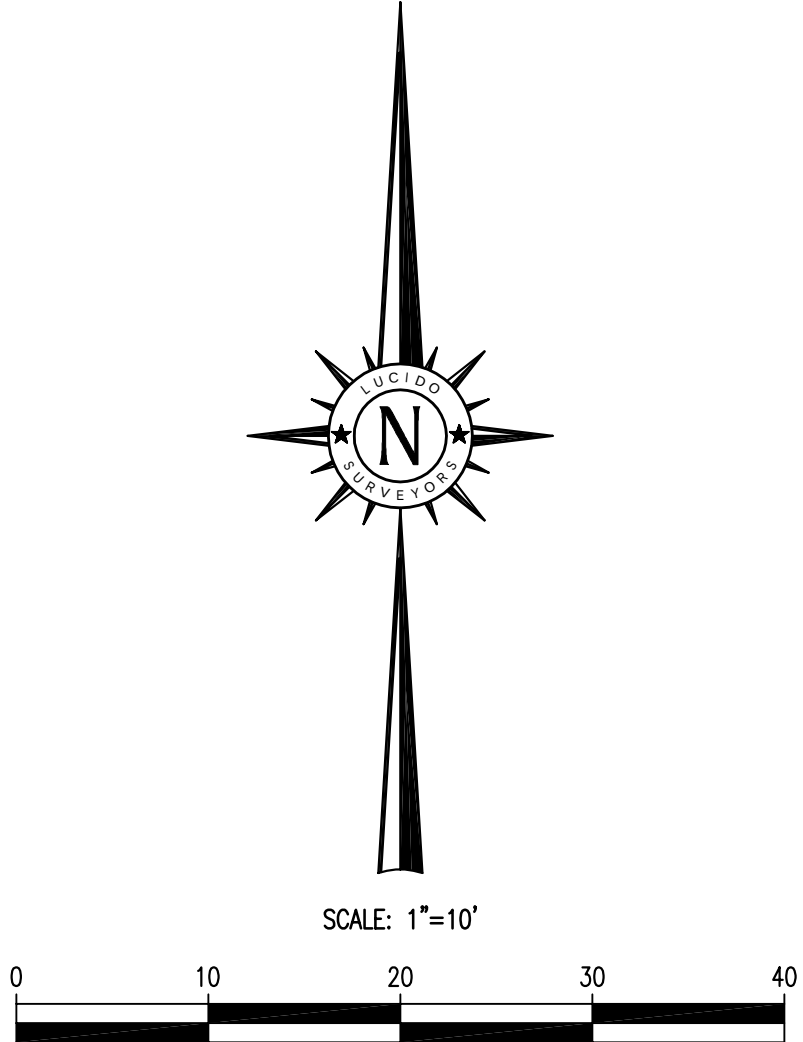
ABBREVIATIONS:

AC	ASPHALT CONCRETE
CS	CRAWL SPACE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PAD
DG	DECOMPOSED GRANITE
XA	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PGC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCF	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

SAN ANTONIO AVENUE
(A 50 FOOT WIDE CITY STREET)



PROJECT BENCHMARK
SURVEY MARK & ALUMINUM DISC
ELEV=50.0



BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A SURVEY MARK & ALUMINUM DISC
SET IN THE PAVEMENT NEAR THE SOUTHERLY BOUNDARY LINE OF THE
SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE
BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA.
ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS,
AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION.
THIS IS NOT A BOUNDARY SURVEY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY
MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE
SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN
APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR.
TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN.
DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES
ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS.
IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY,
AND SUBJECT TO REVISION AT ANY TIME.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN
INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES.
ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE
CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR
UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2022.

TOPOGRAPHIC SITE SURVEY

OF
LOTS 18 & 20, BLOCK "X"

IN
VOLUME 1, C&T PAGE 45 1/2

Records of Monterey County

PREPARED FOR
William W. Moritz

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

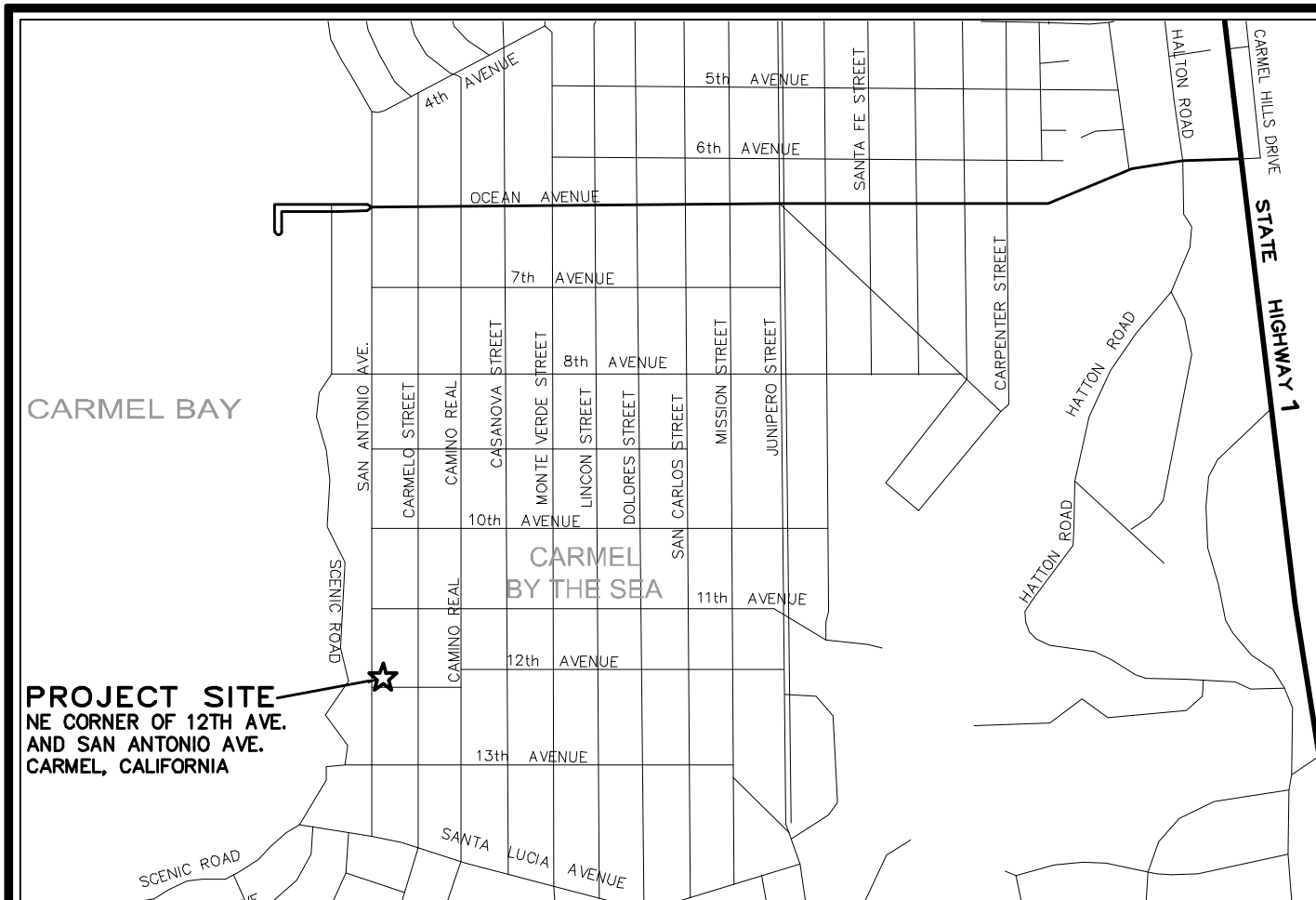
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940



info@lucidosurveyors.com
(831) 620-5032



SCALE: 1"=10' PROJECT No. 3041 SEPTEMBER 2022
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 8,000 SQ.FT.
EXISTING IMPERVIOUS AREA = 1,330 SQ.FT.
NEW IMPERVIOUS AREA = 369 SQ.FT.
TOTAL NEW/REPLACE IMPERVIOUS AREA = 852 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,115 SQ.FT.

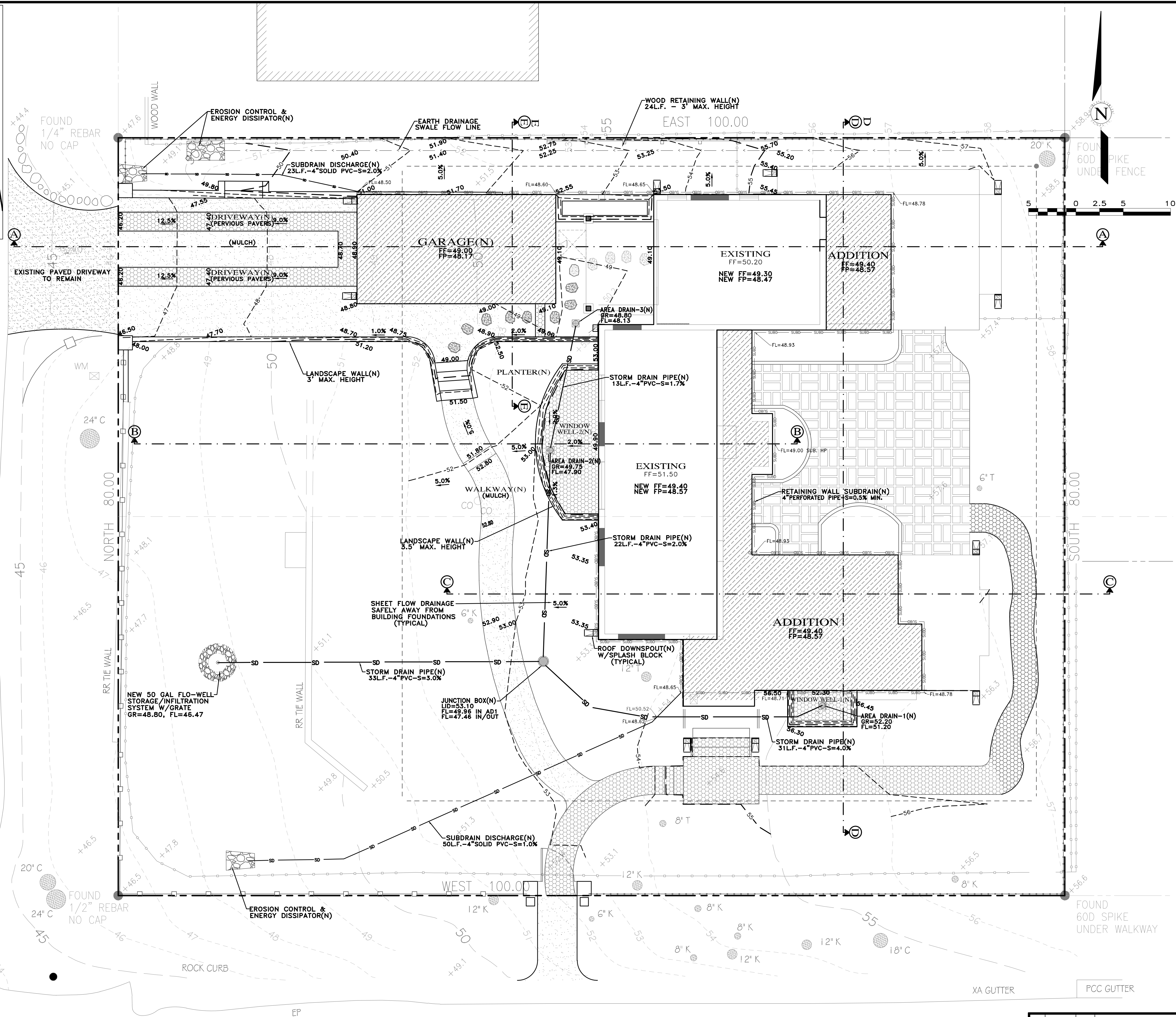
GRADING QUANTITIES:
CUT = 285 C.Y.
FILL = 10 C.Y.
NET = 275 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE & UTILITY PLAN - LOWER FLOOR
SHEET C2	GRADING, DRAINAGE & UTILITY PLAN - MAIN FLOOR
SHEET C3	GRADING SECTIONS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

STORM WATER CONTROL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.



" GRADING, DRAINAGE & UTILITY PLAN - LOWER FLOOR "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
RAMOS RESIDENCE
A.P.N.: 010-279-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. TIM & CATHERINE RAMOS

SCALE: 1"=5'

DATE: MARCH 2023

JOB NO. 2602-01

SHEET C1

OF 5 SHEETS

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

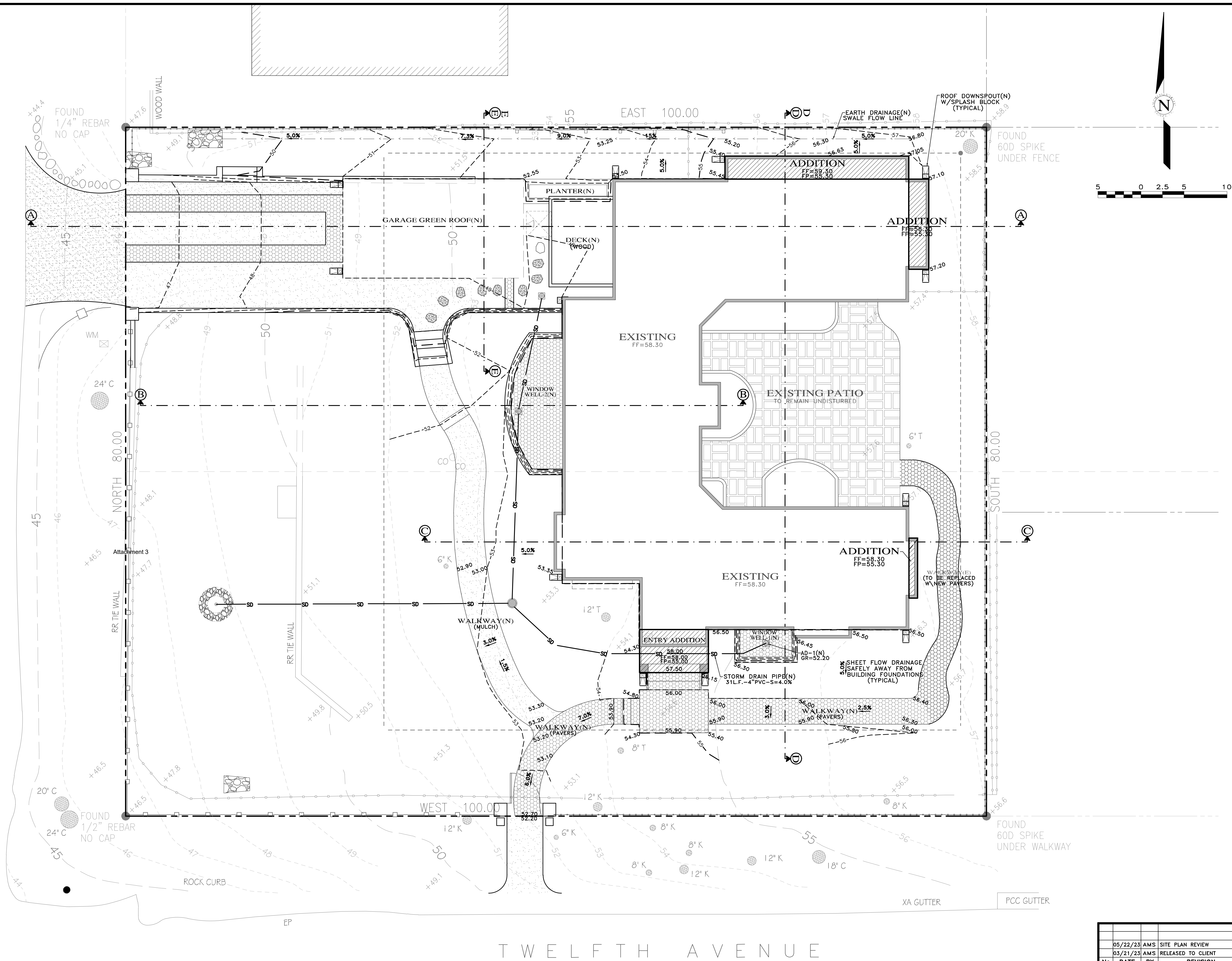
05/22/23 AMS SITE PLAN REVIEW

03/21/23 AMS RELEASED TO CLIENT

No. DATE BY REVISION

05/22/23 AMS SITE PLAN REVIEW

SAN ANTONIO AVENUE



TWELFTH AVENUE

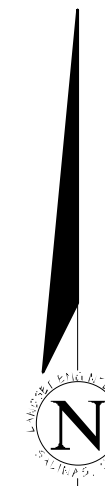
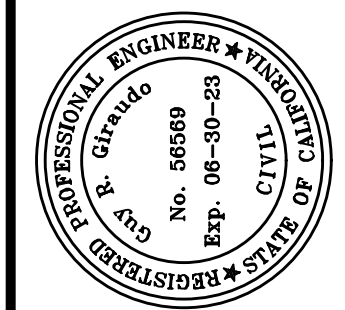
" GRADING, DRAINAGE & UTILITY PLAN - MAIN FLOOR "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
RAMOS RESIDENCE
A.P.N.: 010-279-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. TIM & CATHERINE RAMOS



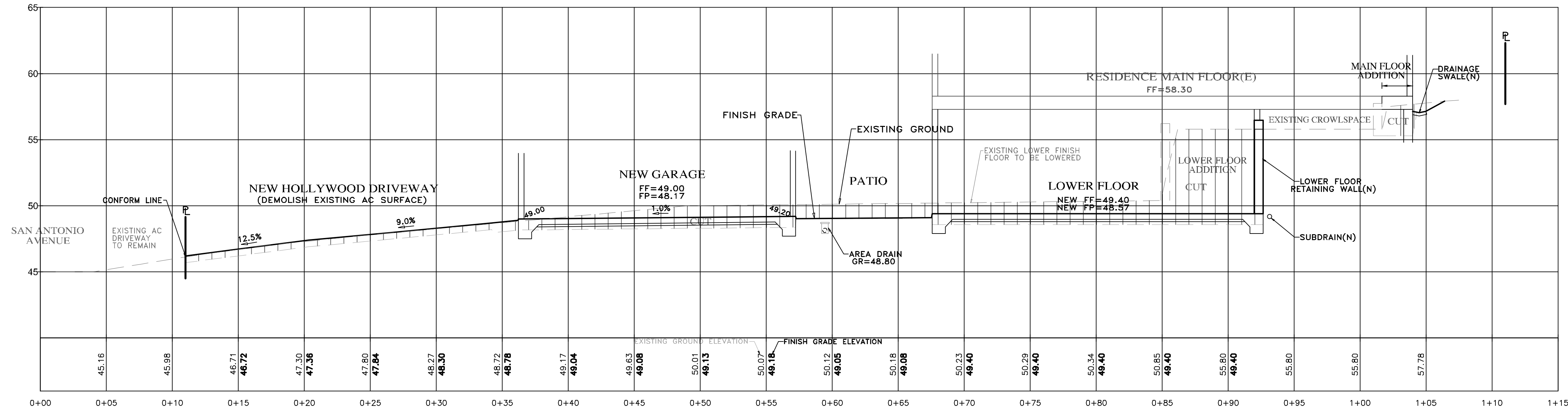
APPROVED BY:
GUY R. GIRAUDO



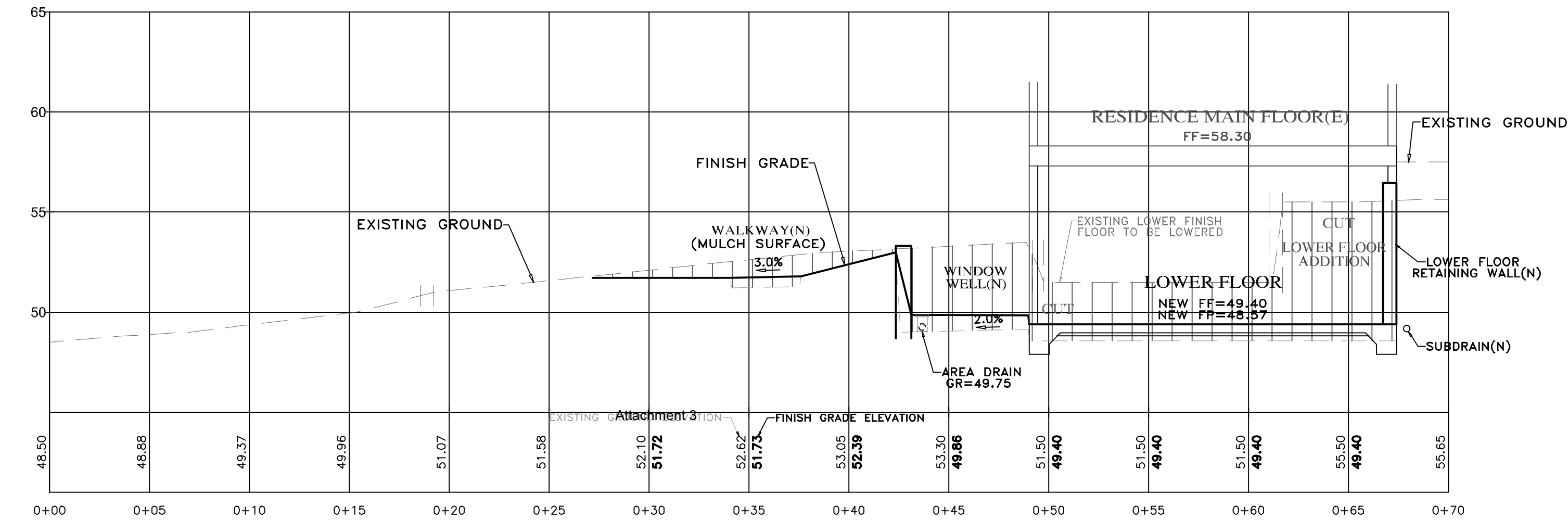
SCALE: 1"=5'
DATE: MARCH 2023
JOB NO. 2602-01

No.	DATE	BY	REVISION
	05/22/23	AMS	SITE PLAN REVIEW
	03/21/23	AMS	RELEASED TO CLIENT

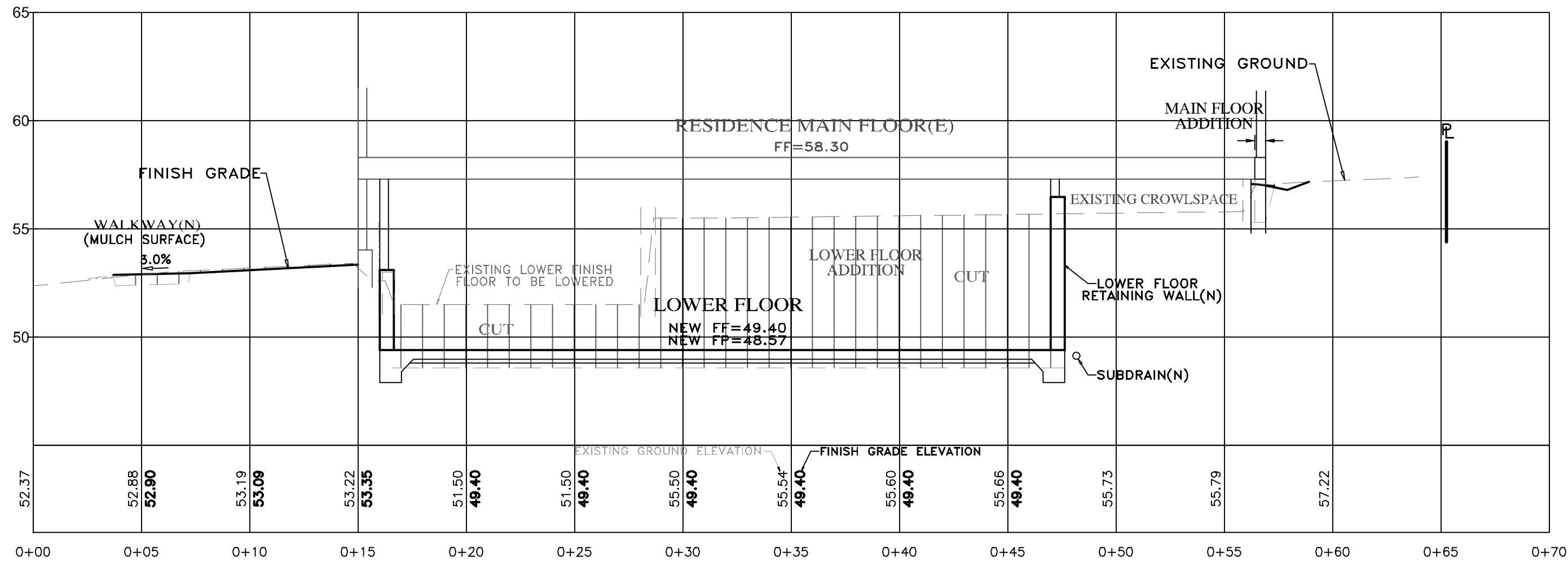
SHEET C2
OF 5 SHEETS



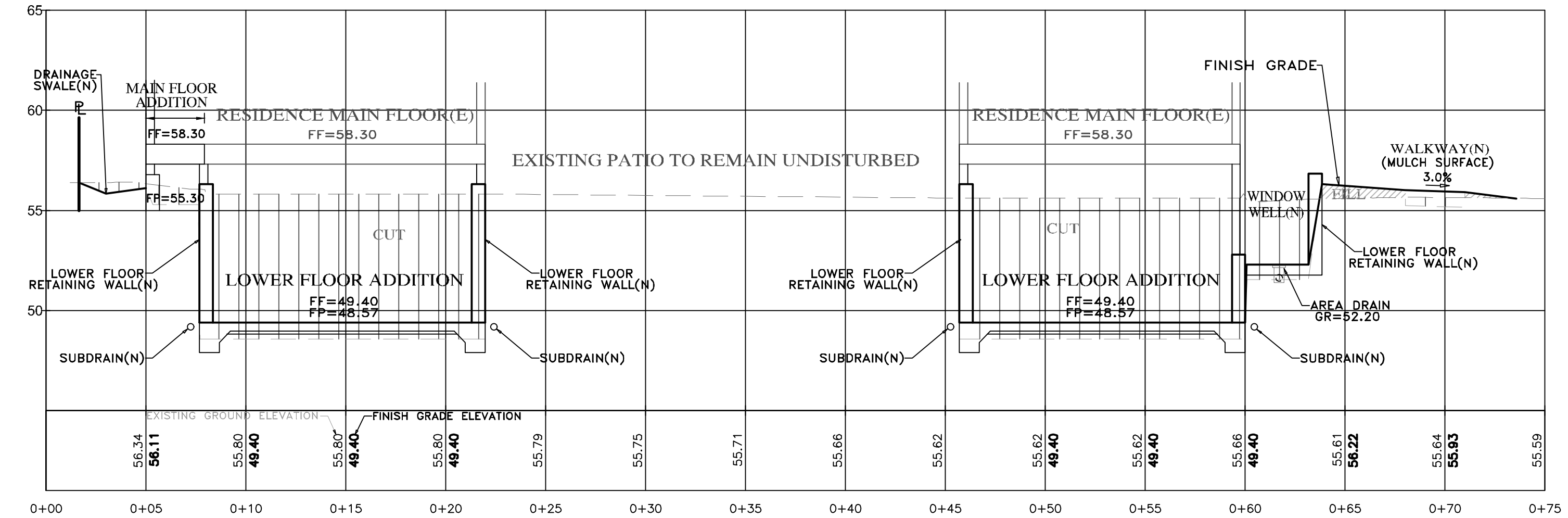
SECTION A-A
SCALE: 1"=5' H&V



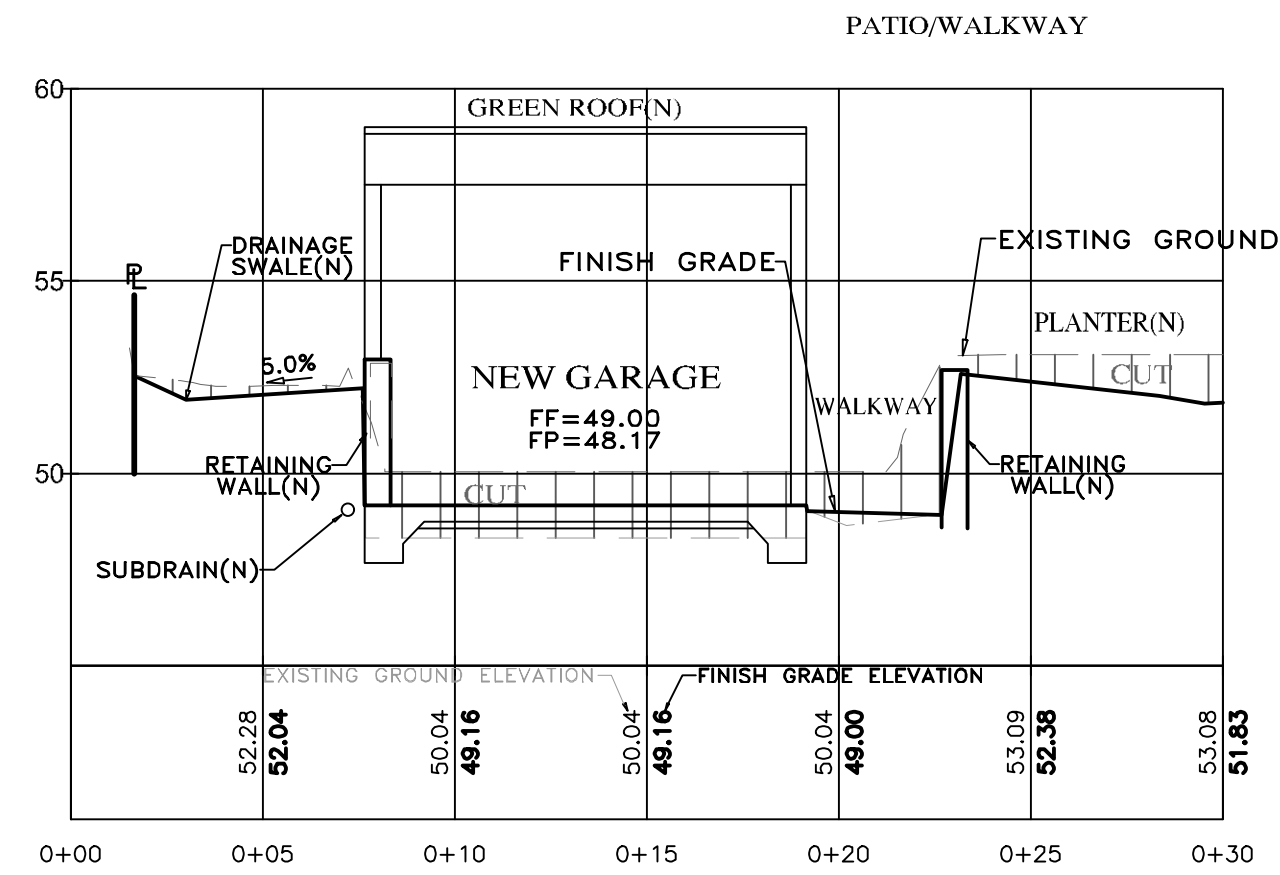
SECTION B-B
SCALE: 1"=5' H&V



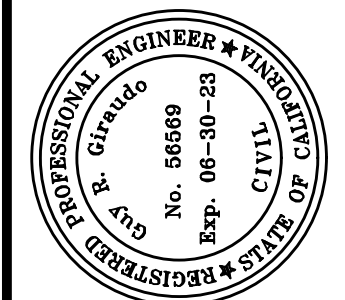
SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
SCALE: 1"=5' H&V



SECTION E-E
SCALE: 1"=5' H&V



APPROVED BY:

GUY R. GIRAUDO



GRADING, DRAINAGE & EROSION CONTROL PLAN

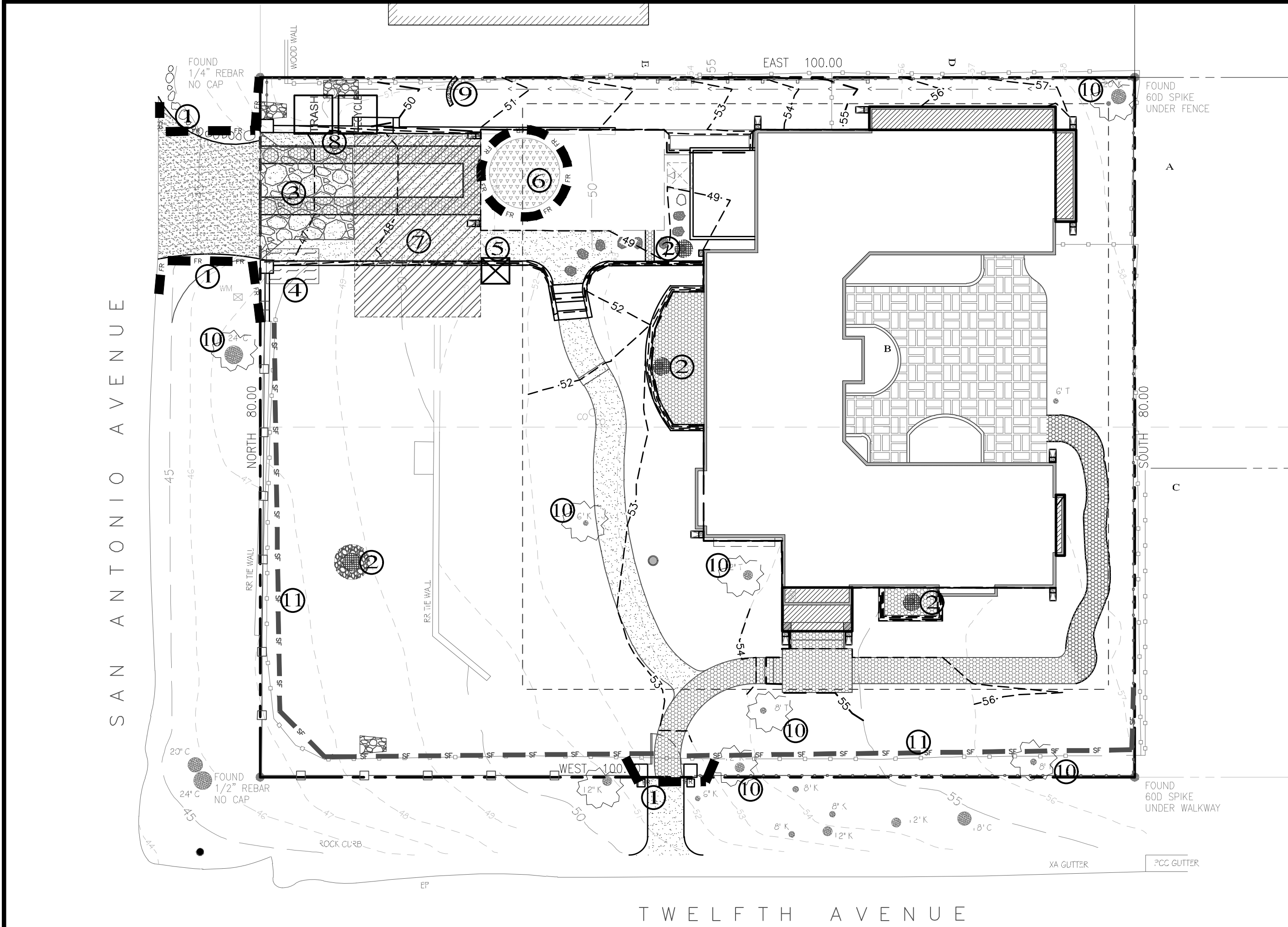
OF
RAMOS RESIDENCE
A.P.N.: 010-279-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. TIM & CATHERINE RAMOS

" GRADING SECTIONS "

SCALE: 1"=5' H&V
DATE: MARCH 2023
JOB NO. 2602-01

SHEET **C3**
OF 5 SHEETS

No.	DATE	BY	REVISION
05/22/23	AMS		SITE PLAN REVIEW
03/21/23	AMS		RELEASED TO CLIENT



PLAN
SCALE: 1"=10'

- LEGEND:**
- FR** FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED 10' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
 - DI** DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
 - SC** STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
 - WC** CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
 - ST** SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
 - SM** STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
 - STAG** CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
 - TRASH** WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
 - GB** GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
 - TP** TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
 - SF** SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNR'OLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly	--	X

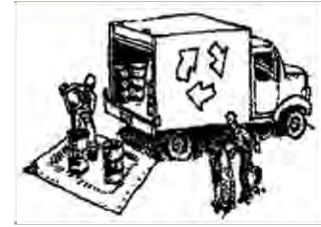
CONSTRUCTION INSPECTION REQUIREMENTS

- A--PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B--DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C--PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



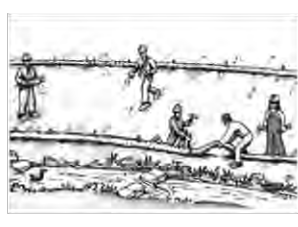
MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast within 24 hours.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Materials Management**
- The California Green Building Code requires all permitted residential and non-residential construction, demolitions and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
 - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
 - Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Buried barrels, debris, or trash.



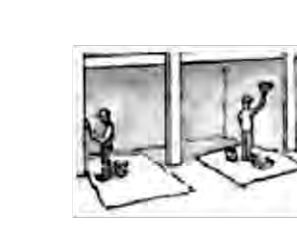
PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
 - Cover storm drain inlets and manholes when applying seal coat, cut coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt or concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
 - Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
 - Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.
- Landscape Materials**
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
 - Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
 - Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

- Painting cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal**
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

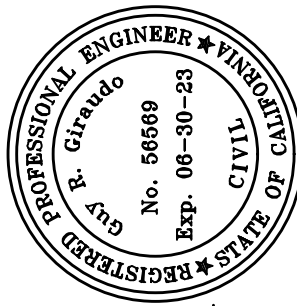


DEWATERING

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

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

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



APPROVED BY:

GUY R. GIRAUDO



" EROSION & SEDIMENT CONTROL PLAN "

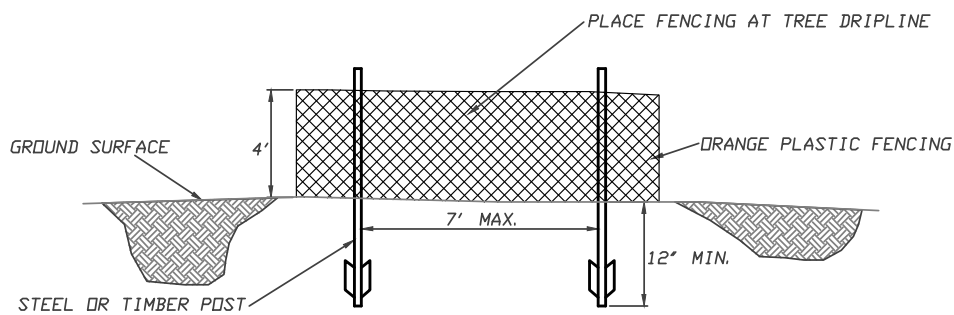
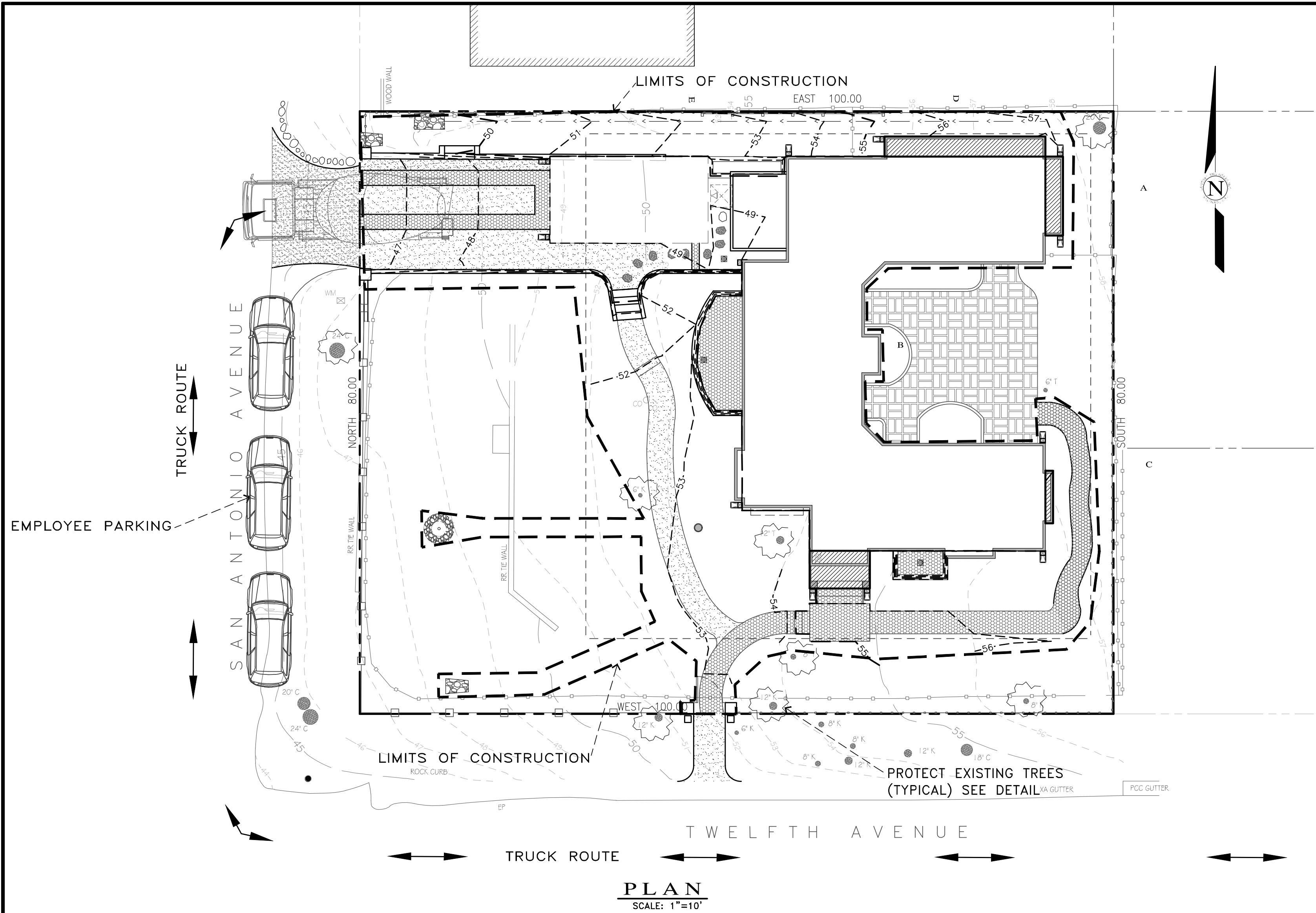
OF
GRADING, DRAINAGE & EROSION CONTROL PLAN
RAMOS RESIDENCE
A.P.N.: 010-279-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. TIM & CATHERINE RAMOS

SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO. 2602-01

SHEET **C4**

OF 5 SHEETS

No.	DATE	BY	REVISION
	05/22/23	AMS	SITE PLAN REVIEW
	03/21/23	AMS	RELEASED TO CLIENT



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
285 CY CUT
10 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DECOMPOSED GRANITE/PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON SAN ANTONIO AVENUE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO CAMINO REAL SOUTH TO 12TH AVENUE WEST TO SAN ANTONIO AVENUE NORTH. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SAN ANTONIO AVENUE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG SAN ANTONIO AVENUE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	3
GRADING & SOIL REMOVAL (EXPORT)	14	3
ENGINEERING MATERIALS (IMPORT)	3	2
TOTALS	21	8

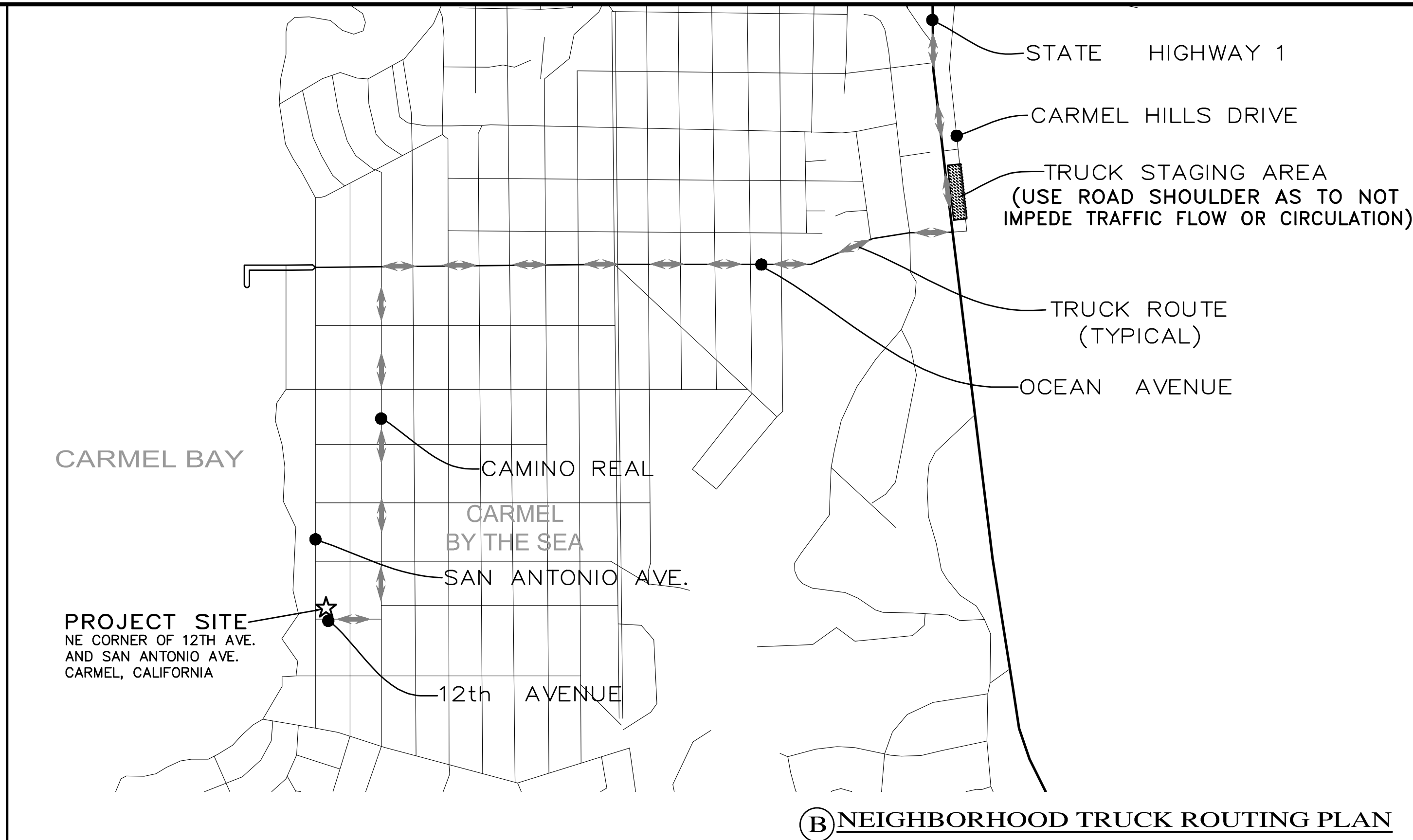
TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 275 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 5 JUNE 2023, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	05/22/23	AMS	SITE PLAN REVIEW
	03/21/23	AMS	RELEASED TO CLIENT

CONSTRUCTION MANAGEMENT PLAN "A" GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
RAMOS RESIDENCE
A.P.N.: 010-279-008
CARMEL, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. TIM & CATHERINE RAMOS

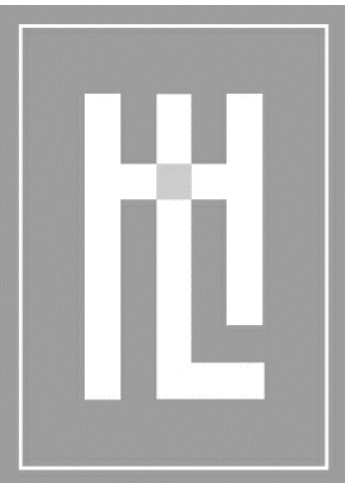
SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO. 2602-01

SHEET **C5**
OF 5 SHEETS

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 54660
Exp. 06-30-23
REGISTERED CIVIL ENGINEER



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: JULY 25, 2023
SCALE:
DRAWN:
JOB NUMBER:
REVISION

DATE: JULY 25, 2023
SCALE:
DRAWN:
JOB NUMBER:
REVISION

DATE: JULY 25, 2023
SCALE:
DRAWN:
JOB NUMBER:
REVISION

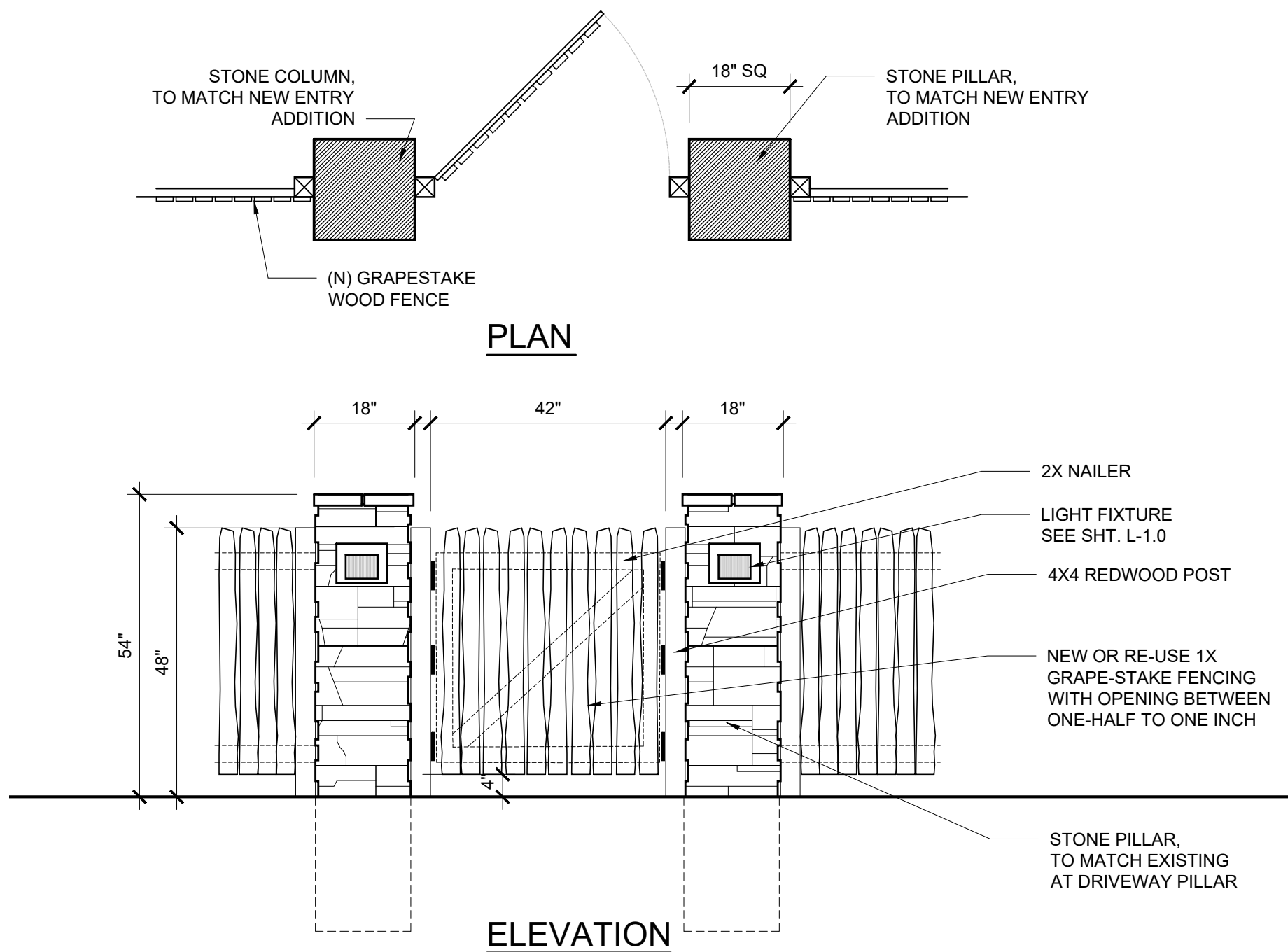
DATE: JULY 25, 2023
SCALE:
DRAWN:
JOB NUMBER:
REVISION

DATE: JULY 25, 2023
SCALE:
DRAWN:
JOB NUMBER:
REVISION

PROPOSED SITEPLAN

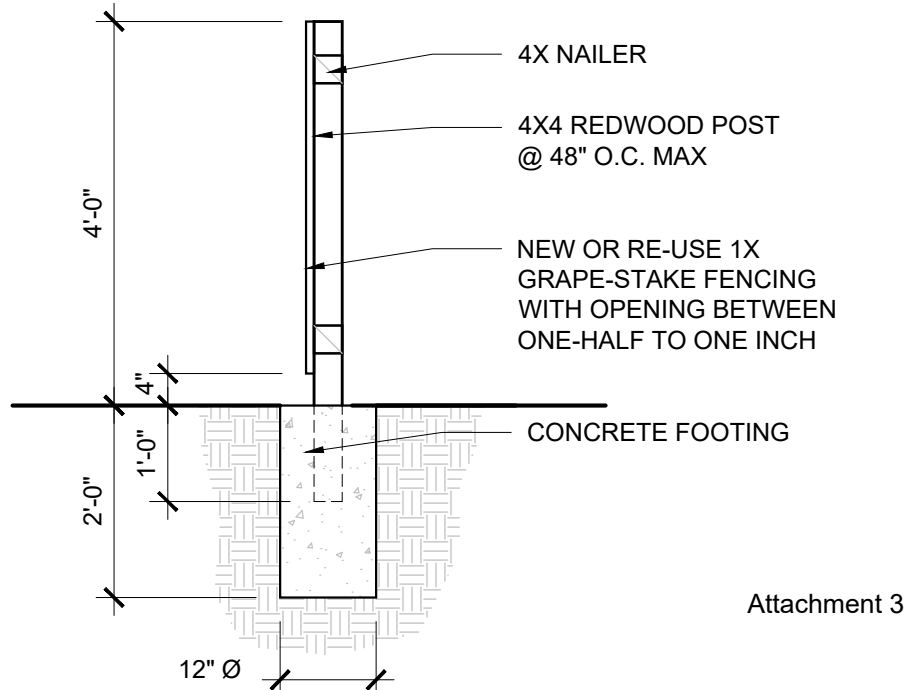
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A1.1



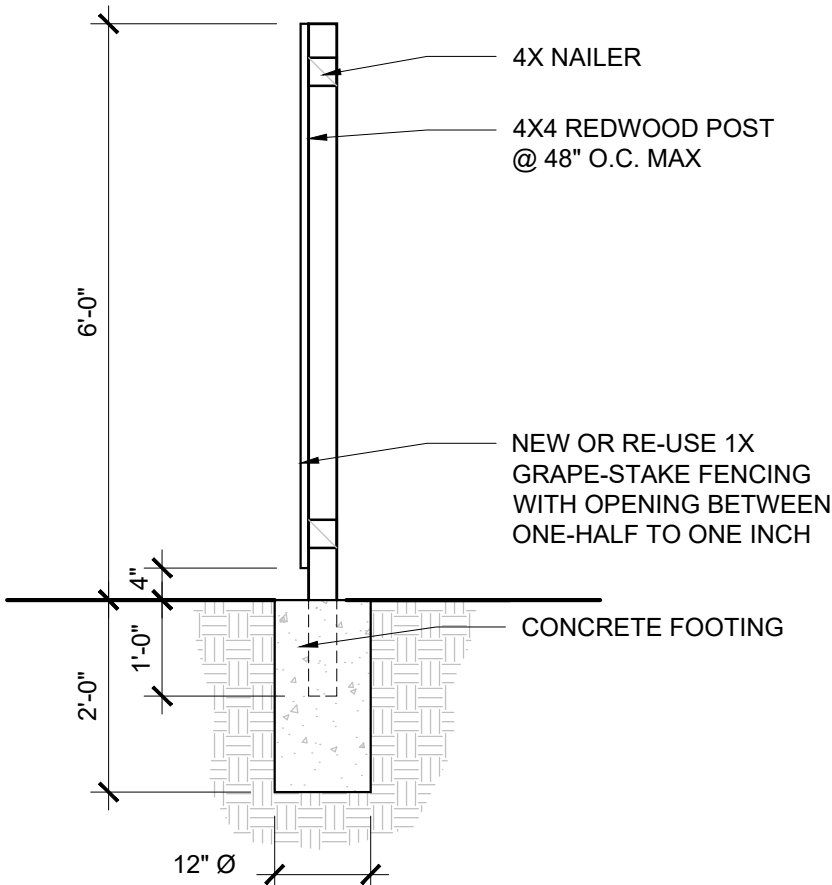
1 NEW STONE PILLAR / WOOD GATE

SCALE: 1/2" = 1'-0"



2 4' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"



3 6' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"

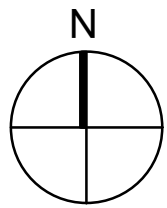
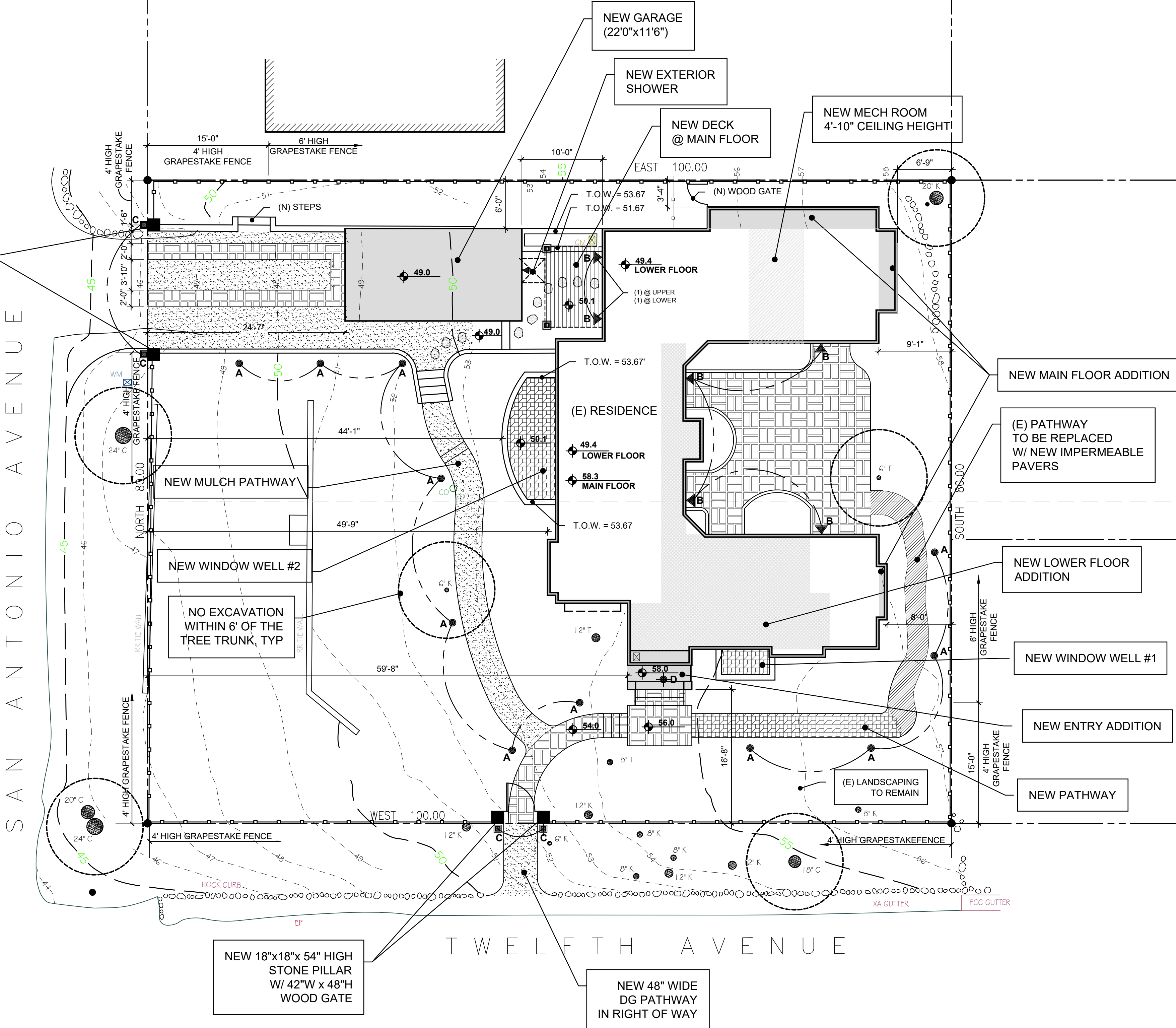


GRAPE STAKE FENCE

N.T.S.

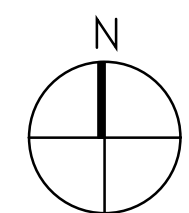
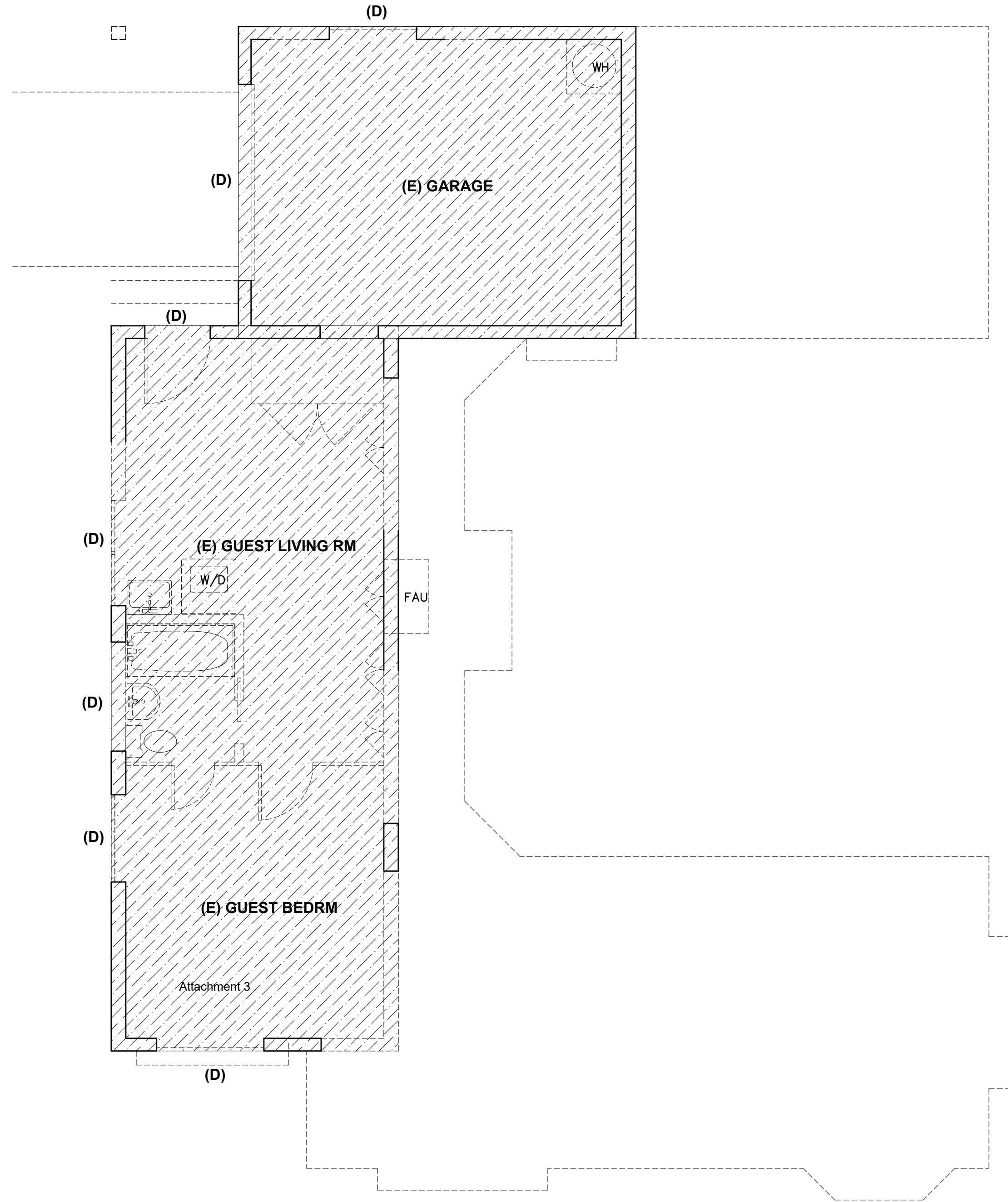
AREA LEGEND:

- (N) MAIN FLOOR AREA ADDITION
- (N) LOWER FLOOR AREA ADDITION
- IMPERMEABLE STONE PAVERS
- (N) SEMI-PERMEABLE SAND-SET STONE PAVERS
- (N) WOOD DECK AT MAIN LEVEL ABOVE
- (N) MULCH
- (N) STEPPING STONES
- REPLACE (E) BRICK PAVERS WITH NEW SEMI-IMPERMEABLE SAND-SET STONE PAVERS



SITEPLAN

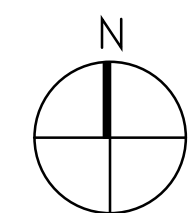
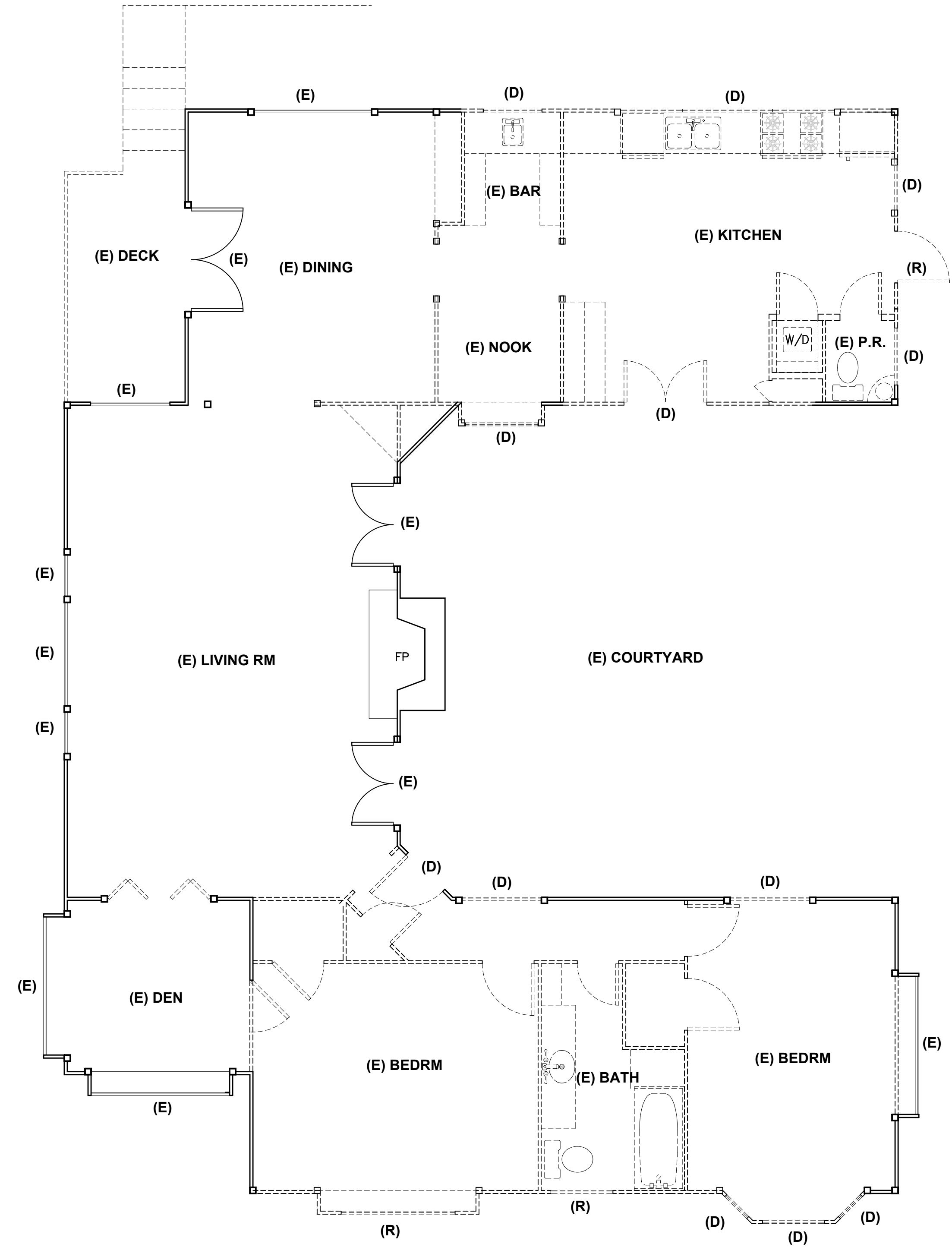
SCALE: 1/8" = 1'-0"



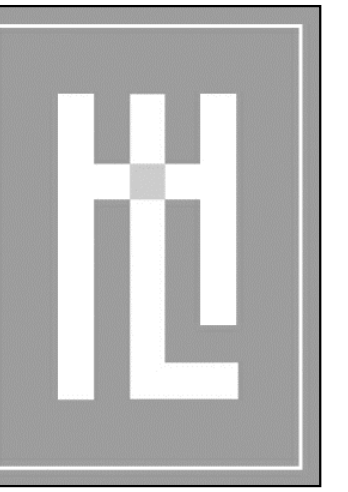
EXISTING / DEMOLITION LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND:

- (E) SINGLE WALL TO REMAIN
- (E) SINGLE WALL TO BE REMOVED
- (E) (E) EXTERIOR DOORS, WINDOW TO REMAIN
- (D) (E) EXTERIOR DOORS, WINDOW TO BE REMOVED
- (R) (E) EXTERIOR DOORS, WINDOW TO BE RELOCATED
- (E) PLUMBING FIXTURES, APPLIANCES, CASEWORKS & OTHER ITEMS TO BE REMOVED
- (E) RETAINING WALL TO BE REMOVED
- (E) CONCRETE SLAB TO BE REMOVED



EXISTING / DEMOLITION MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



HOLDREN+LIETZKE
ARCHITECTURE

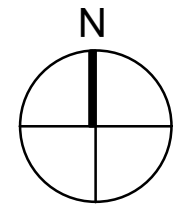
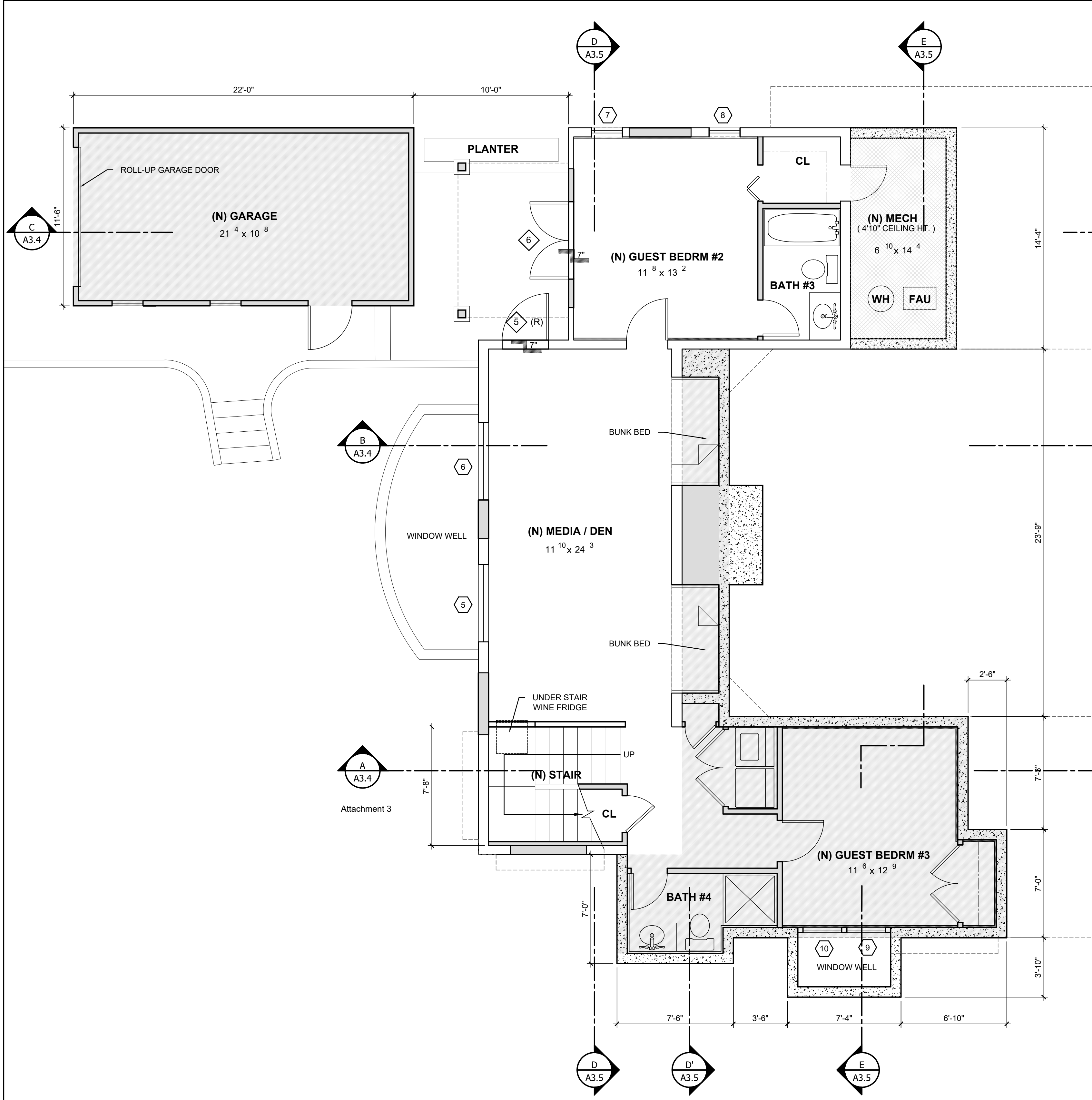
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	JULY 25, 2023
SCALE:	1/4" = 1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

EXISTING / DEMOLITION PLAN

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A2.0

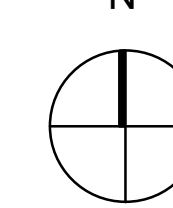
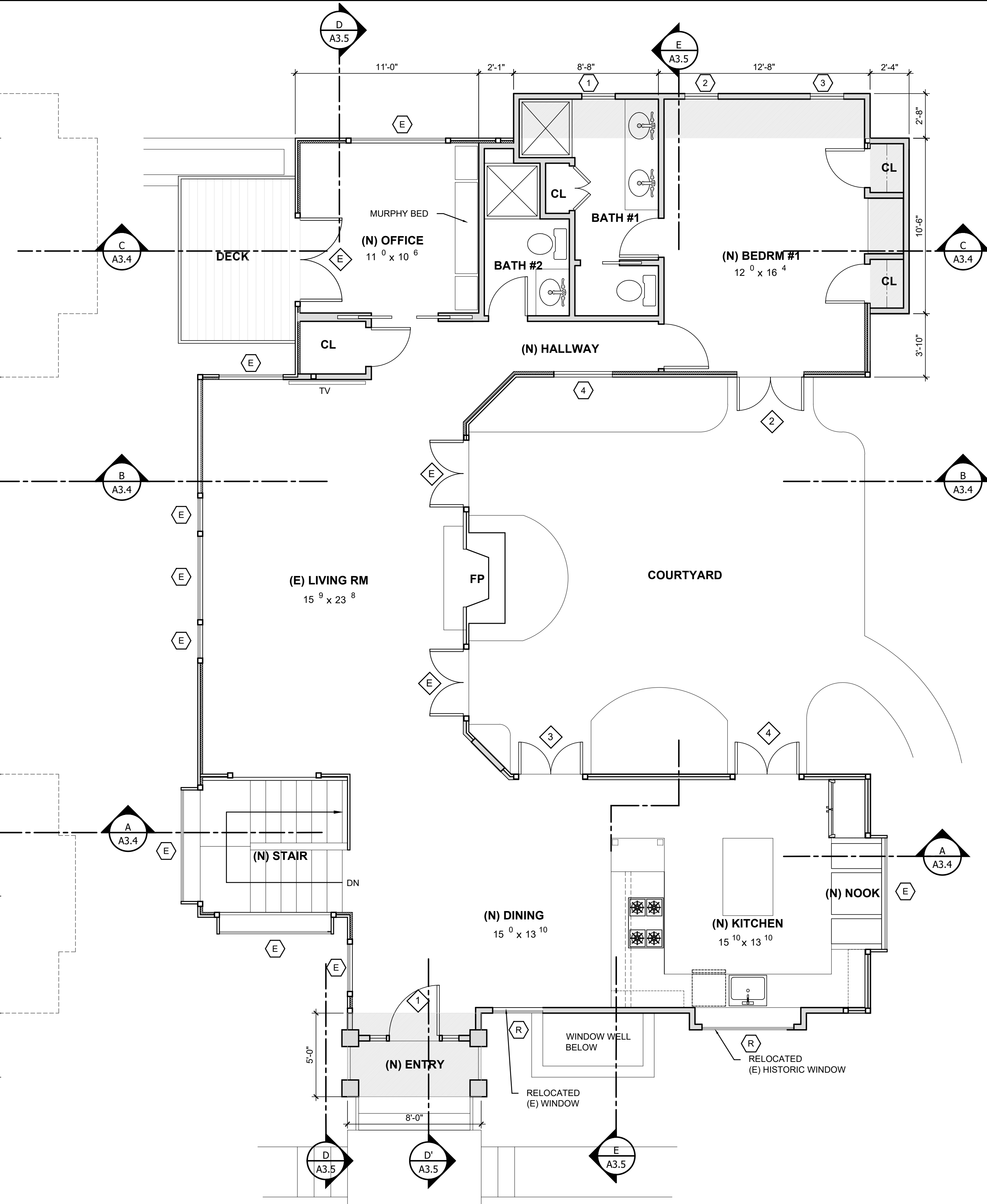


PROPOSED LOWER FLOOR / GARAGE PLAN

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

FLOOR AREA:

(E) BASEMENT	= 694 S.F.
(N) ADDITION	= 398 S.F.
(N) GARAGE	= 231 S.F.
TOTAL	= 1,323 S.F.



PROPOSED MAIN FLOOR PLAN

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

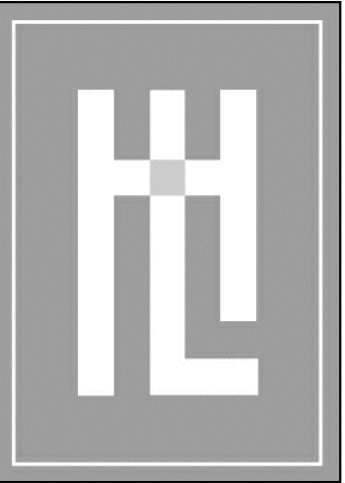
FLOOR AREA:

(E)	= 1,441 S.F.
(N)	= 138 S.F.
TOTAL	= 1,579 S.F.

LEGEND:

	(E) WALL TO REMAIN
	(N) INTERIOR STUD WALL
	(N) AREA OF ADDITION

NOTE:
SEE DEMOLITION PLAN
FOR WALLS TO BE REMOVED



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	JULY 12, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

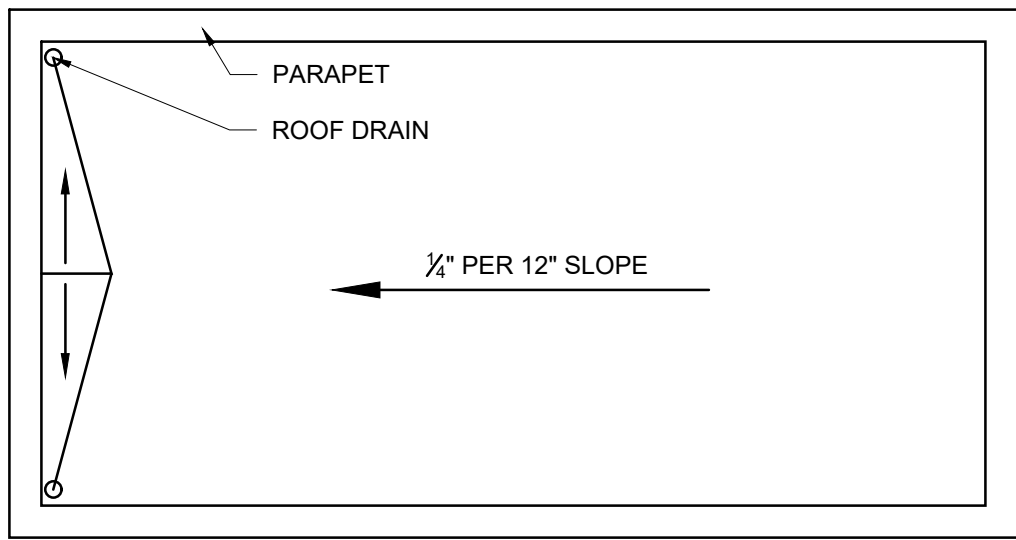
PROPOSED FLOOR PLAN

RAMOS RESIDENCE

NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923

A.P.N. 010-279-008

A2.2

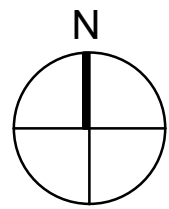
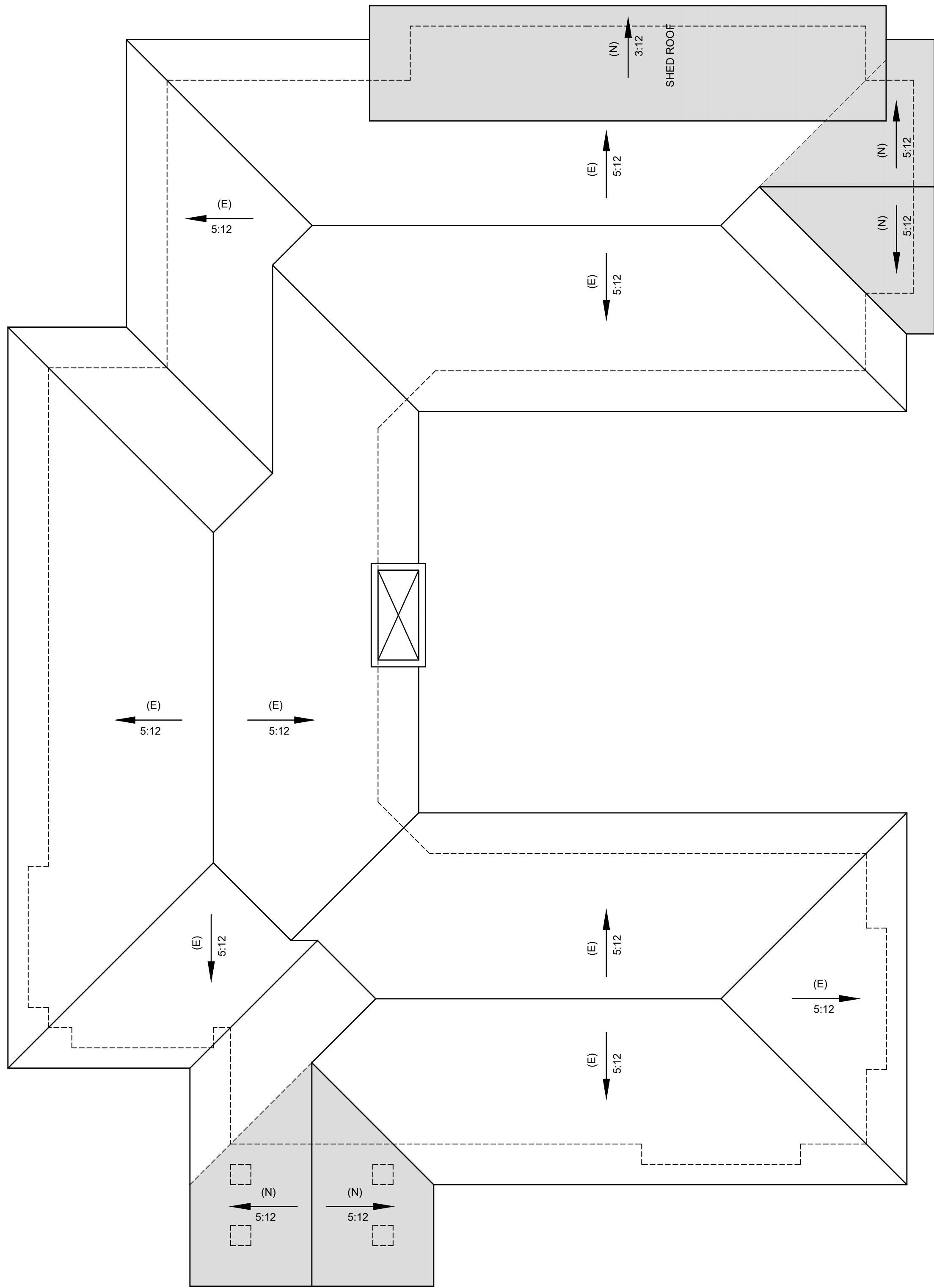


WINDOW SCHEDULE						REMARKS
MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME	
		WIDTH	HEIGHT			
E						EXISTING WOOD WINDOWS TO REMAIN WITH TRUE DIVIDED LIGHTS
R						EXISTING WOOD WINDOWS TO BE RELOCATED WITH TRUE DIVIDED LIGHTS
1	CASEMENT	2'-0"	3'-6"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
2	CASEMENT	2'-0"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
3	CASEMENT	2'-0"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
4	FIXED	4'-0"	4'-6"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
5	DBL. CASEMENT	5'-0"	6'-8"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
6	DBL. CASEMENT	5'-0"	6'-8"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
7	FIXED	2'-0"	2'-0"	6'-8"	WOOD	
8	FIXED	2'-0"	2'-0"	6'-8"	WOOD	
9	CASEMENT	2'-6"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT
10	CASEMENT	2'-6"	4'-0"	6'-8"	WOOD	TRUE- DIVIDED LIGHT

NOTE: ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOW WITH TRUE-DIVIDED LIGHTS.

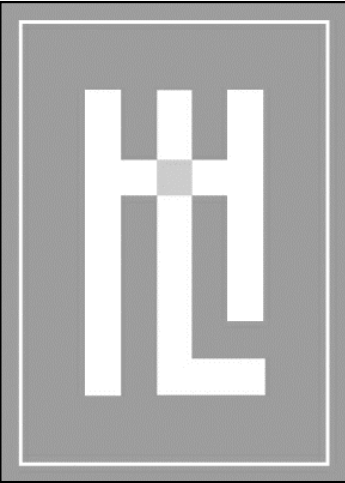
EXTERIOR DOOR SCHEDULE

MARK	TYPE				REMARKS
		WIDTH	HEIGHT	CORE	
E	EXTERIOR	3'-0"	6'-8"	SOLID WOOD CORE	EXISTING WOOD DOORS WITH TRUE-DIVIDED LIGHTS
1	EXTERIOR	3'-0"	6'-8"	SOLID WOOD CORE	MAIN ENTRY WOOD DOOR WITH TRUE-DIVIDED SIDELIGHTS
2	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS
3	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS
4	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS
5	EXTERIOR	3'-0"	6'-8"	SOLID WOOD CORE	DUTCH DOOR - RELOCATED FROM (E) KITCHEN
6	EXTERIOR	PR. 2'-6"	6'-8"	SOLID WOOD CORE	FRENCH DOOR WITH TRUE-DIVIDED LIGHTS



PROPOSED ROOF PLAN

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



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: MAY 16, 2023

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

DRAWN: JM

JOB NUMBER:

REVISION

PROPOSED ROOF PLAN / WINDOW , DOOR SCHEDULE

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008



25 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE: JULY 25, 2023

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

RAWN: JM

JOB NUMBER:

REVISION

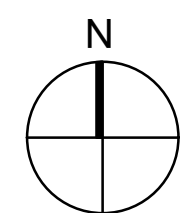
PROPOSED REFLECTED CEILING PLAN

RAMOS RESIDENCE

NE CORNER OF 12TH STREET and SAN ANTONIO
CARMEL, CA 93923

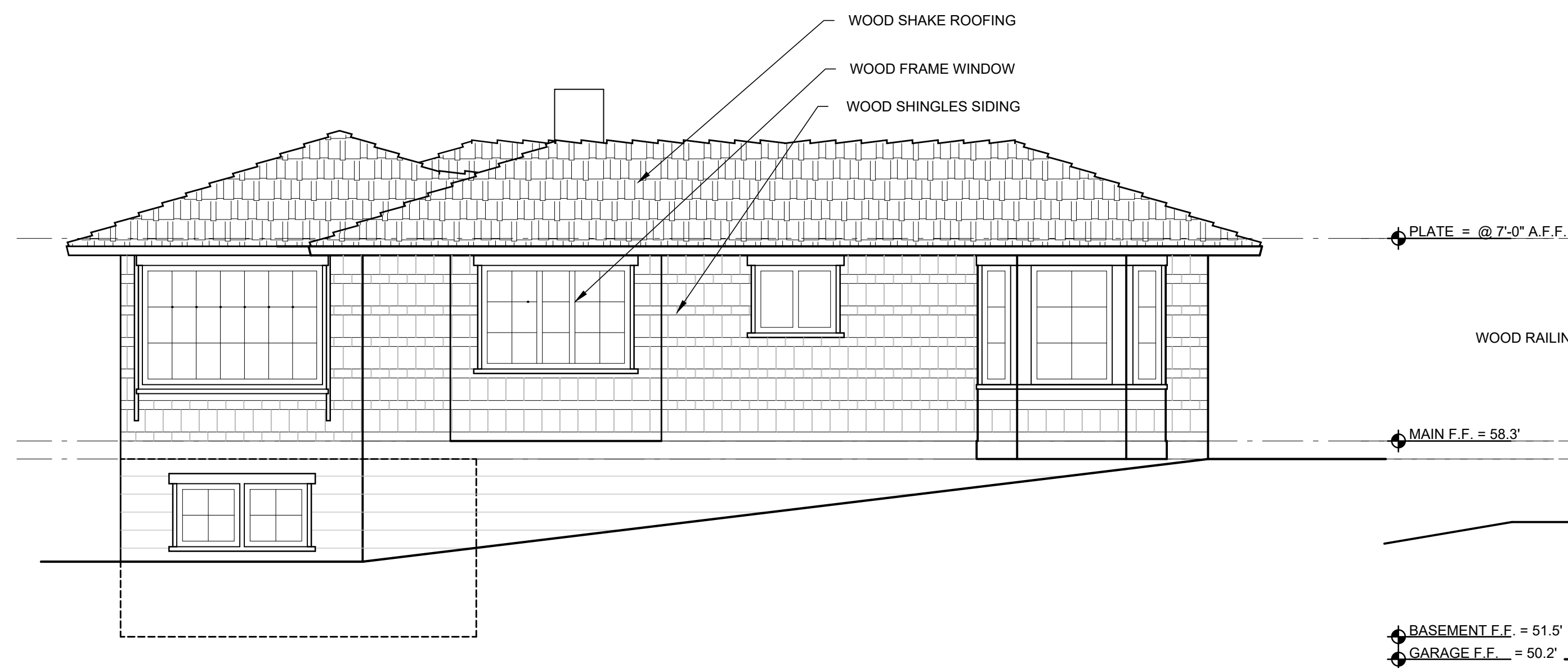
A.P.N. 010-279-008

A2.4

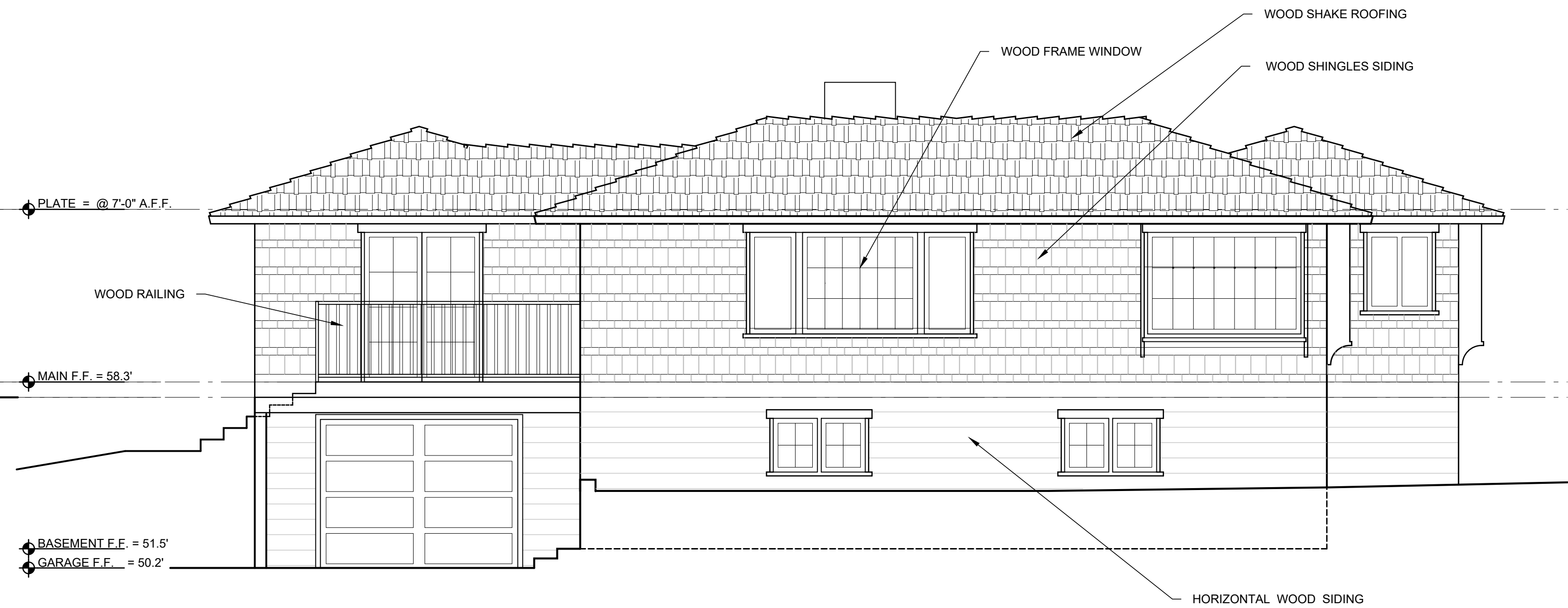


LOWER FLOOR / GARAGE REFLECTED CEILING PLAN

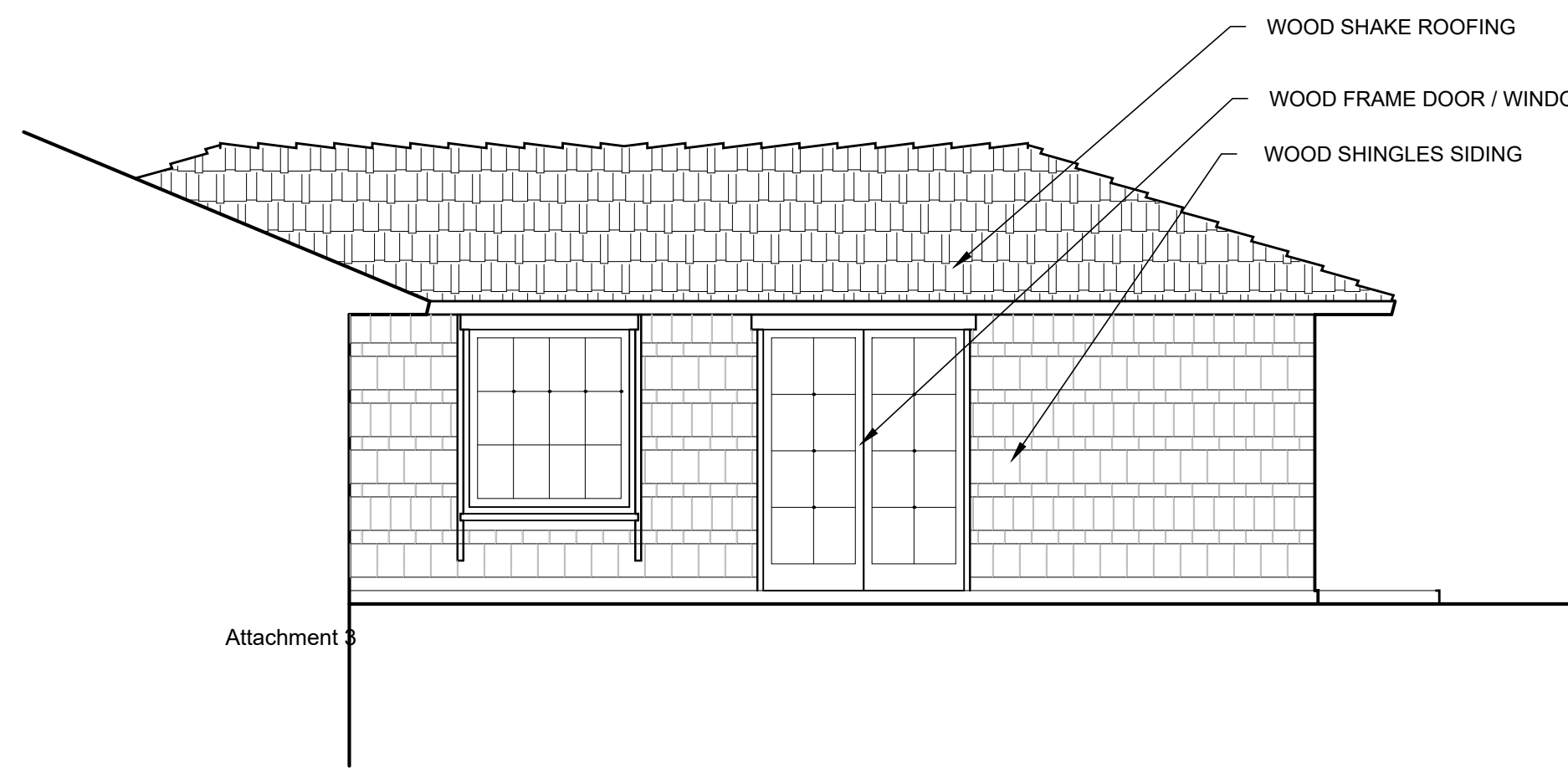




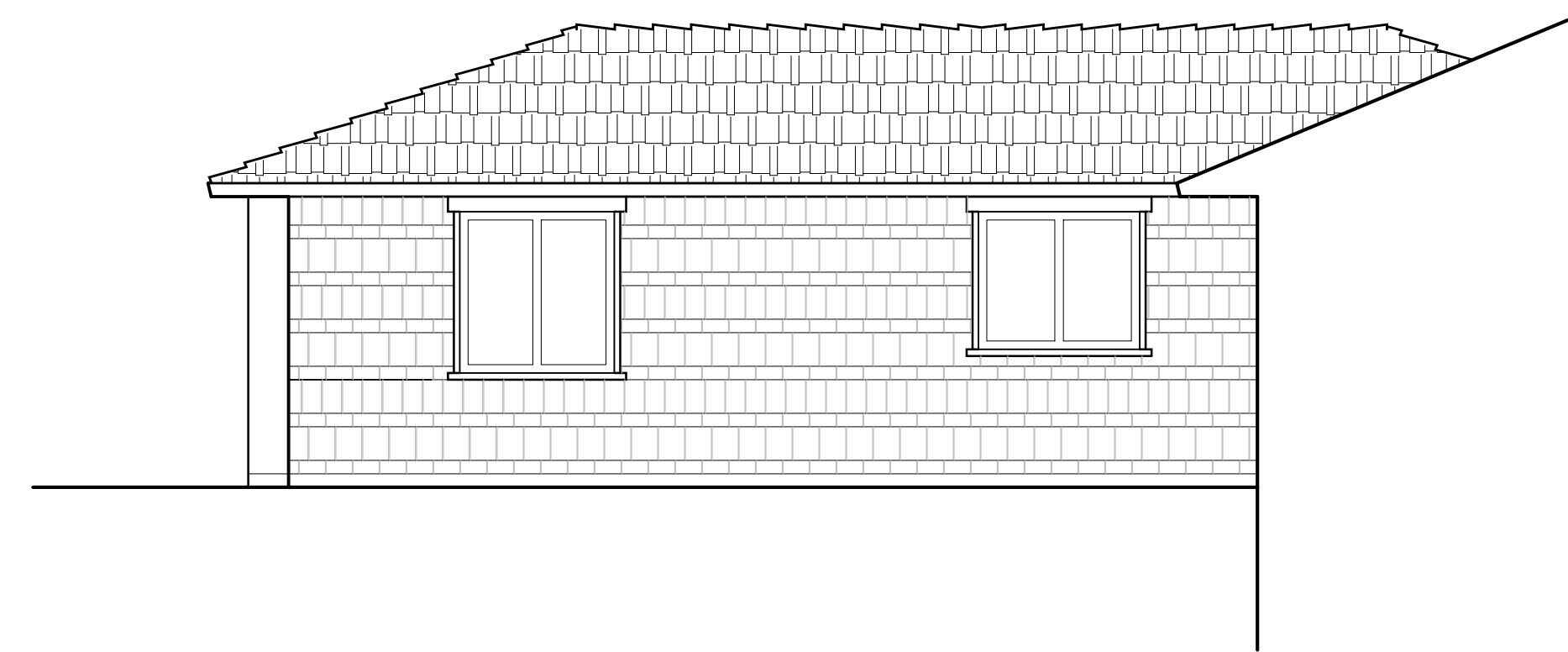
(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



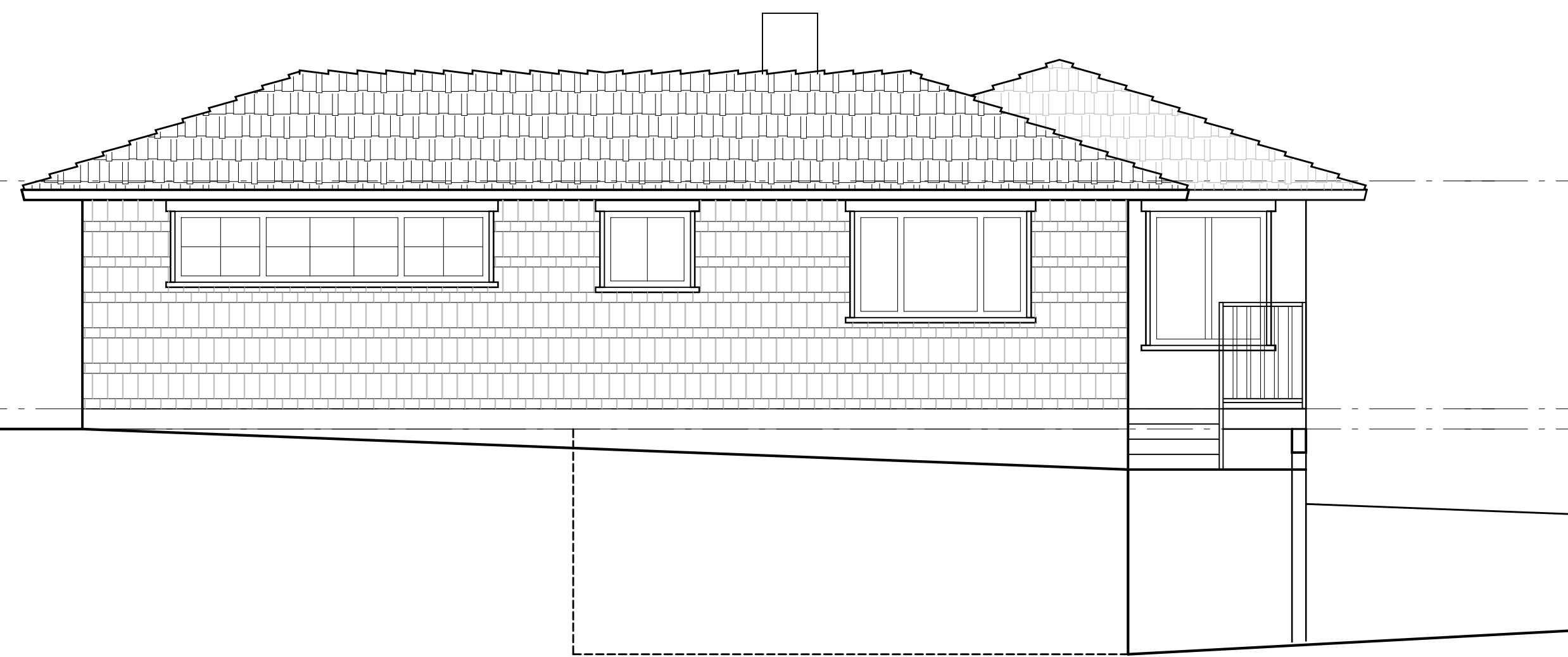
(E) WEST ELEVATION
SCALE: 1/4" = 1'-0"



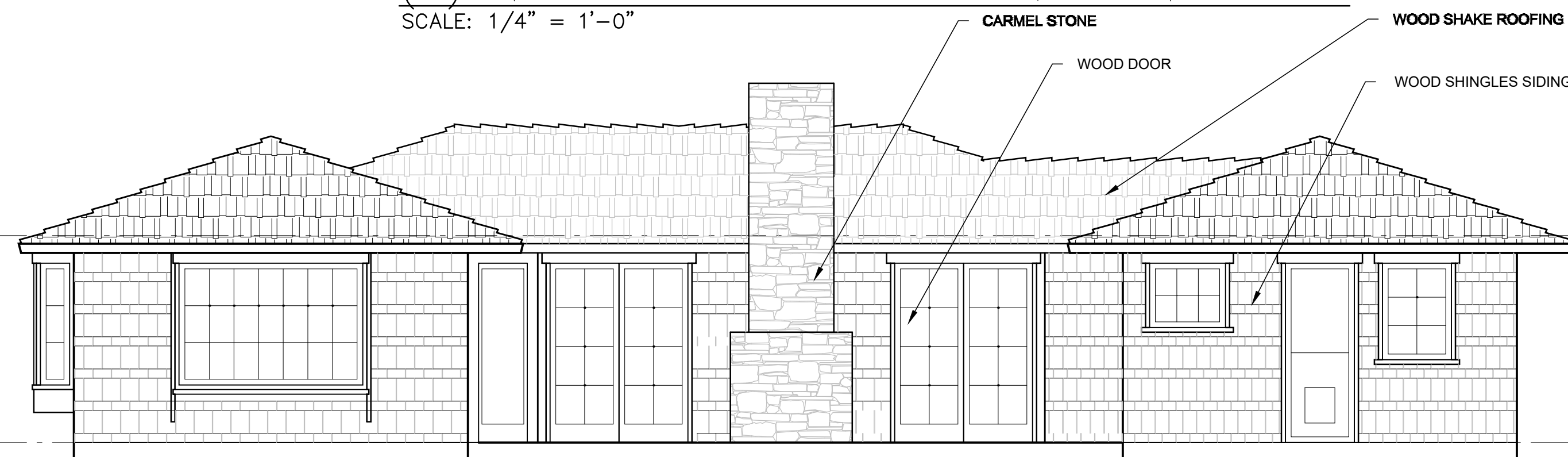
(E) SOUTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



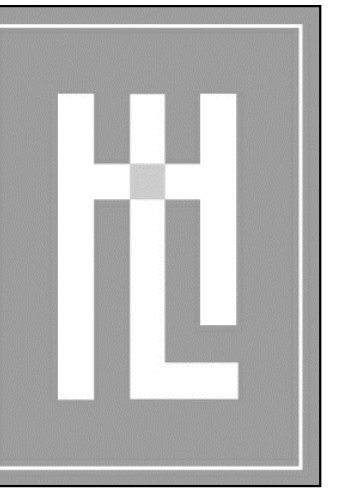
(E) NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



(E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"



(E) EAST ELEVATION
SCALE: 1/4" = 1'-0"



HOLDREN+LIETZKE
ARCHITECTURE

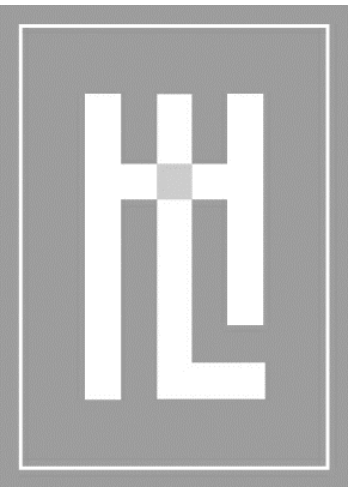
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: JULY 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JM
JOB NUMBER:
REVISION

EXISTING ELEVATION

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A3.0



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

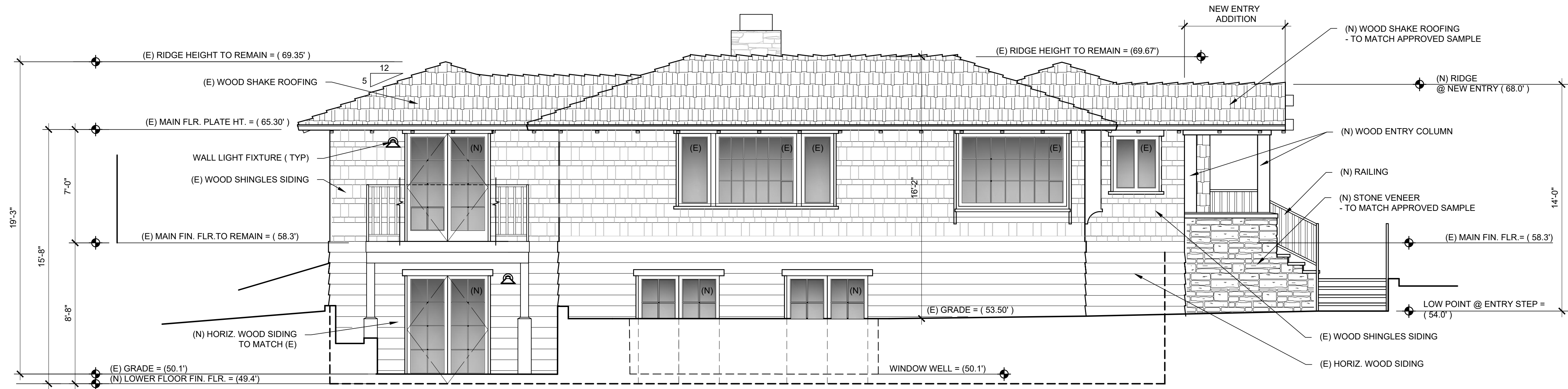
DATE: JULY 25, 2023

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

DRAWN: JM

JOB NUMBER:

REVISION



WEST ELEVATION

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

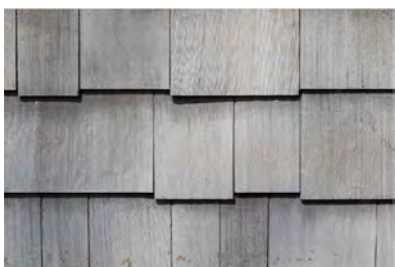


WOOD DOORS MATCH EXISTING
WITH TRUE-DIVIDED LIGHTS

Attachment 3



WOOD WINDOWS MATCH EXISTING
WITH TRUE-DIVIDED LIGHTS



NEW WOOD SHINGLES
AT NEW ADDITION



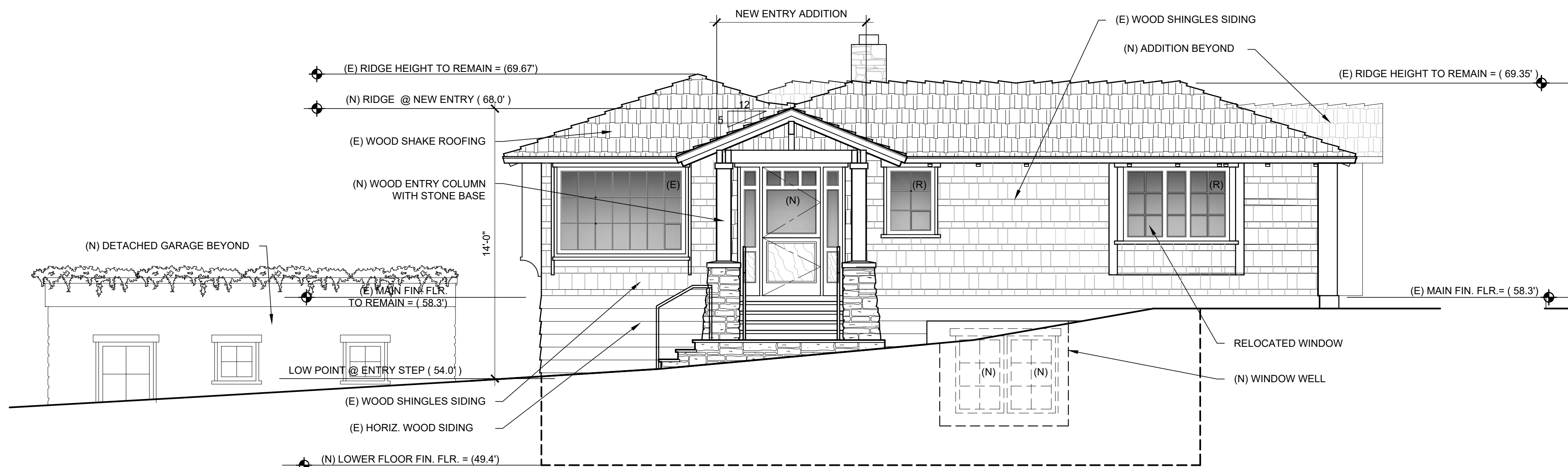
EXISTING WOOD SHINGLES / ROOF SHAKES



NEW STONE AT ENTRY COLUMN / GARAGE

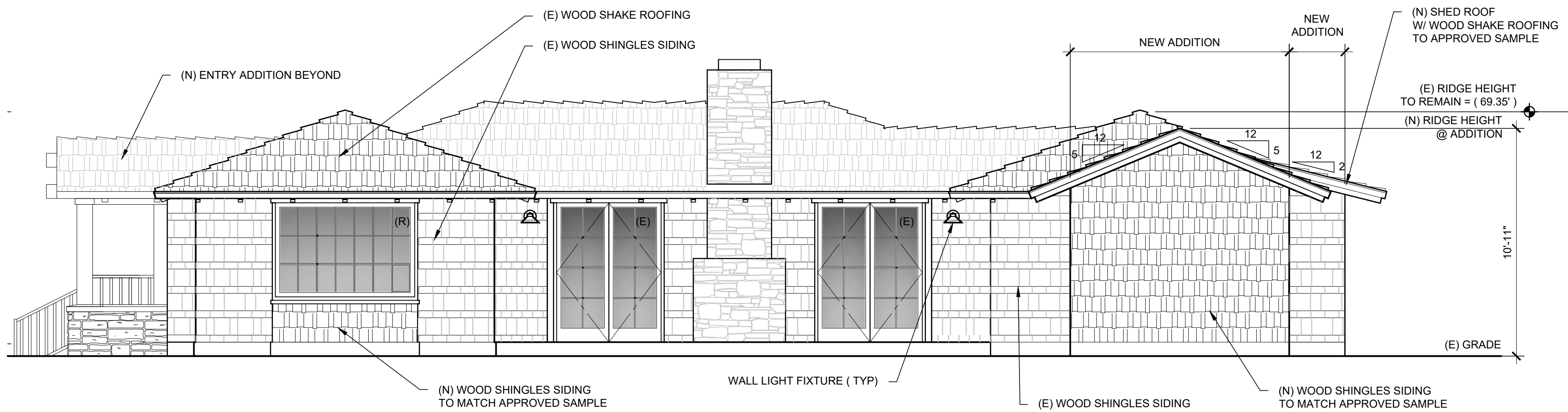


EXISTING CARMEL STONE
AT RETAINING WALL DRIVEWAY



SOUTH ELEVATION

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



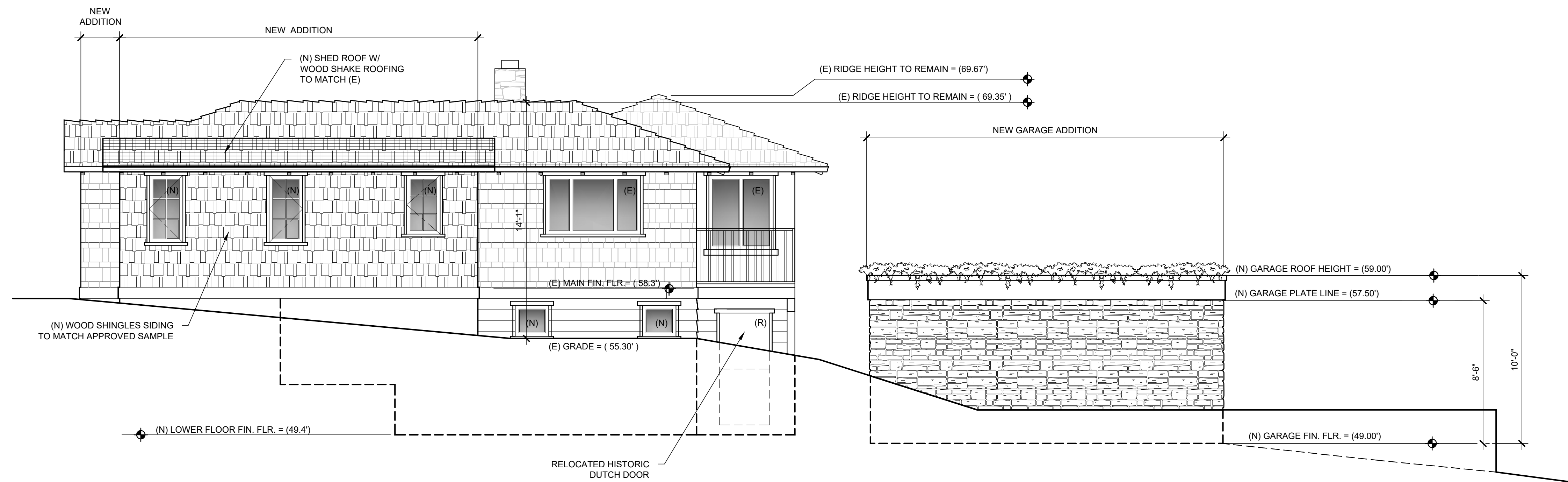
EAST ELEVATION

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

PROPOSED ELEVATION

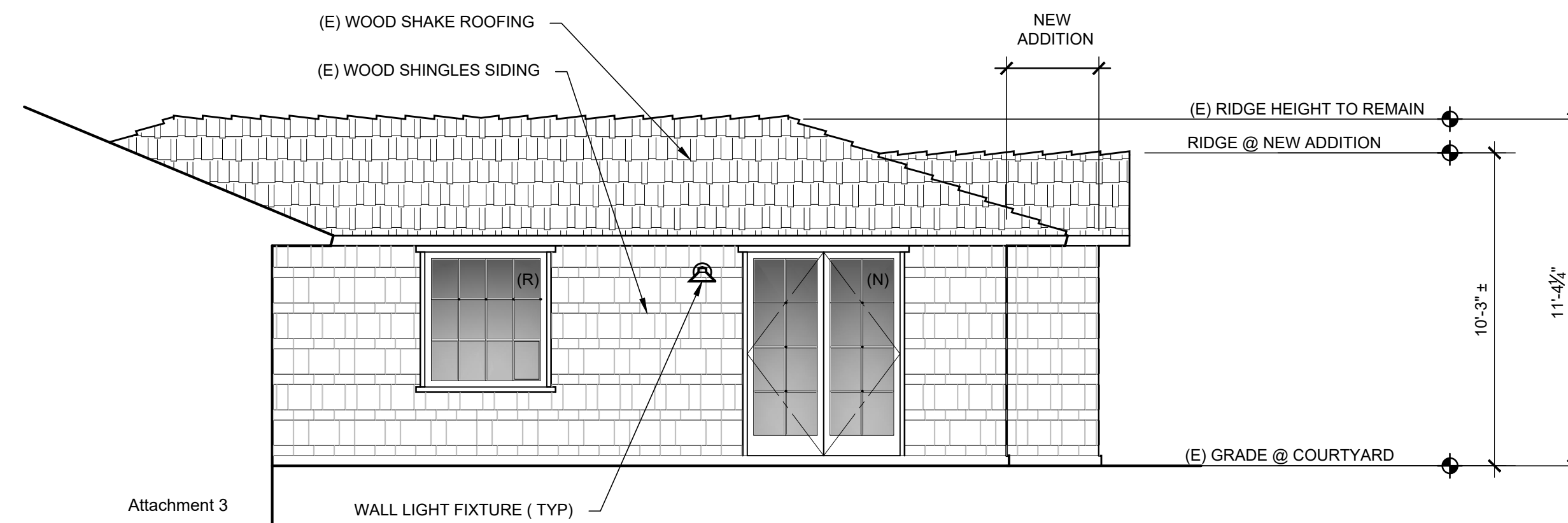
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A3.1



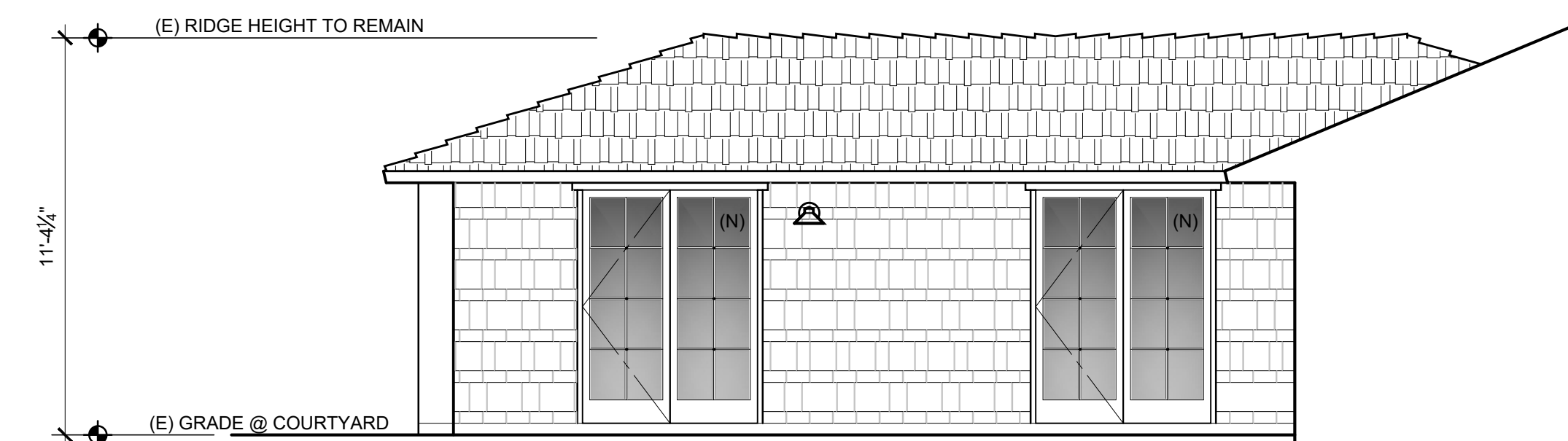
NORTH ELEVATION

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



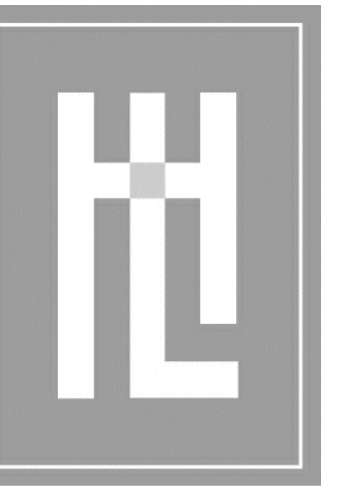
COURTYARD NORTH ELEVATION

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



COURTYARD SOUTH ELEVATION

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



HOLDREN+LIETZKE
ARCHITECTURE

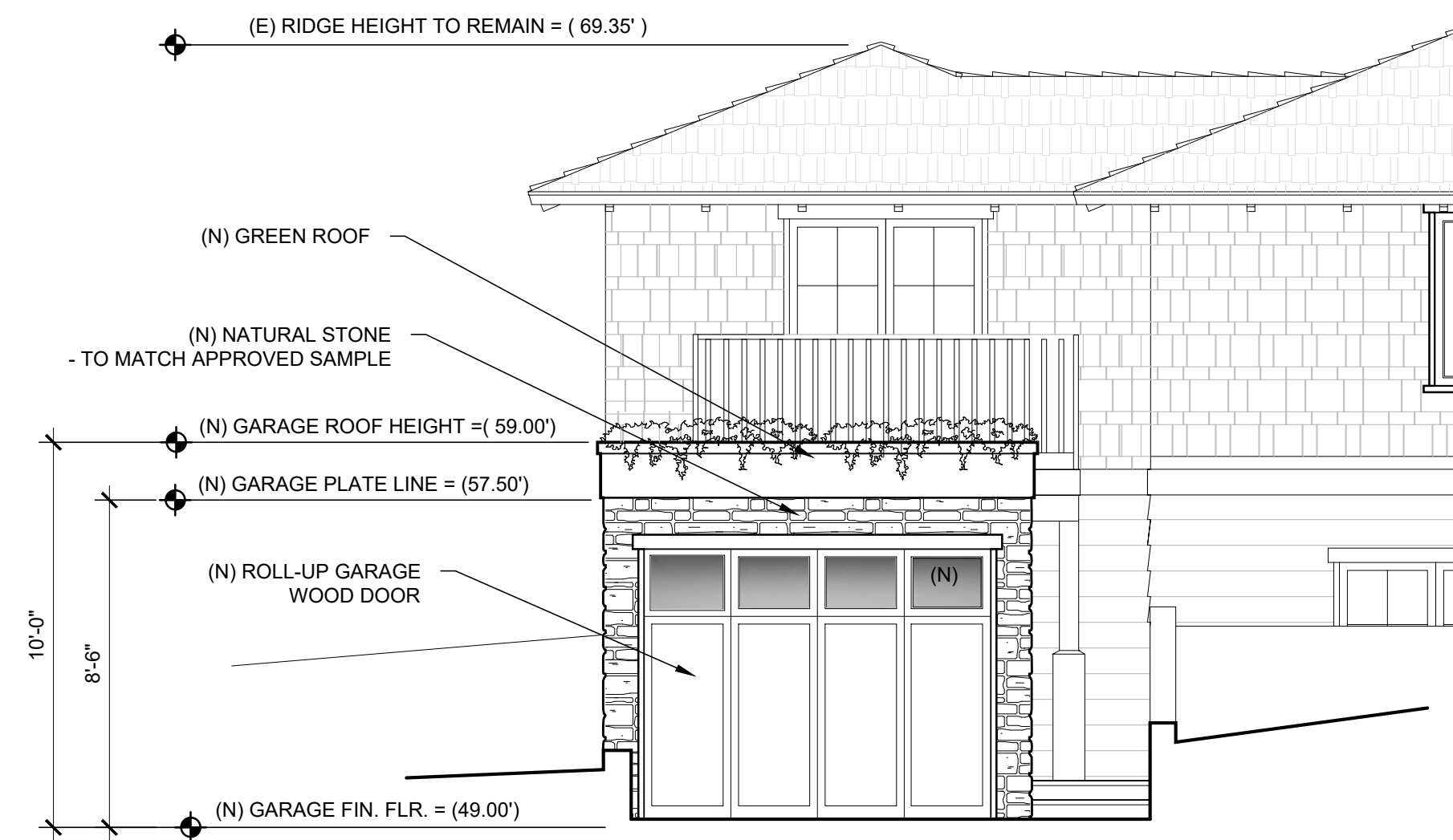
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: JULY 25, 2023
SCALE: 1/4" = 1'-0"
DRAWN: JM
JOB NUMBER:
REVISION

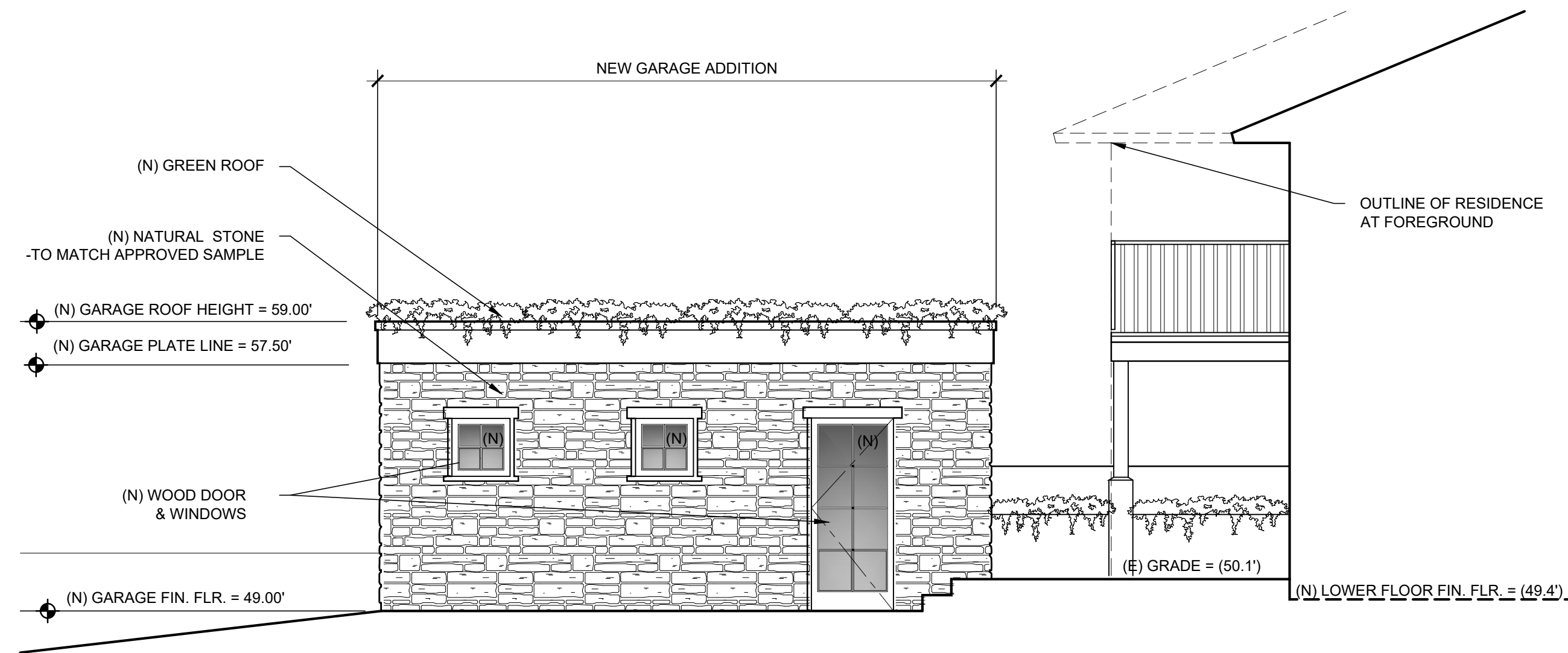
PROPOSED ELEVATION

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

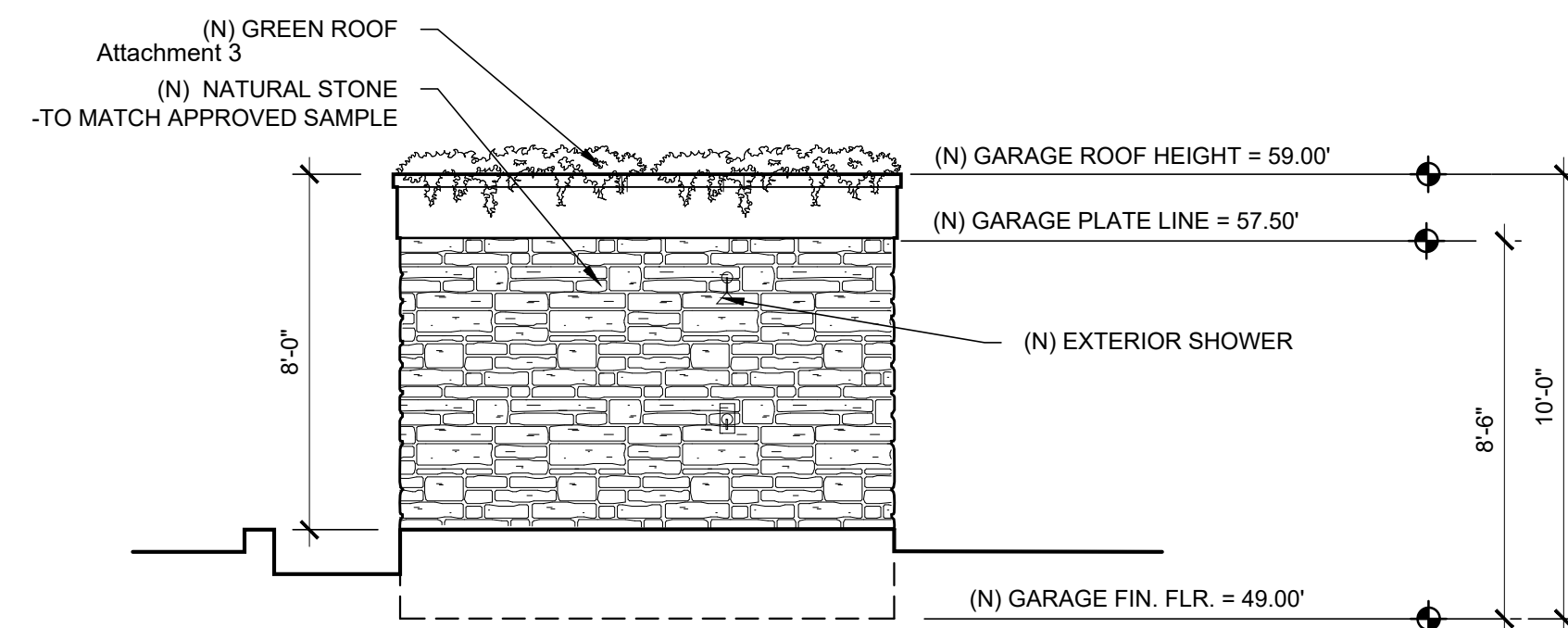
A3.2



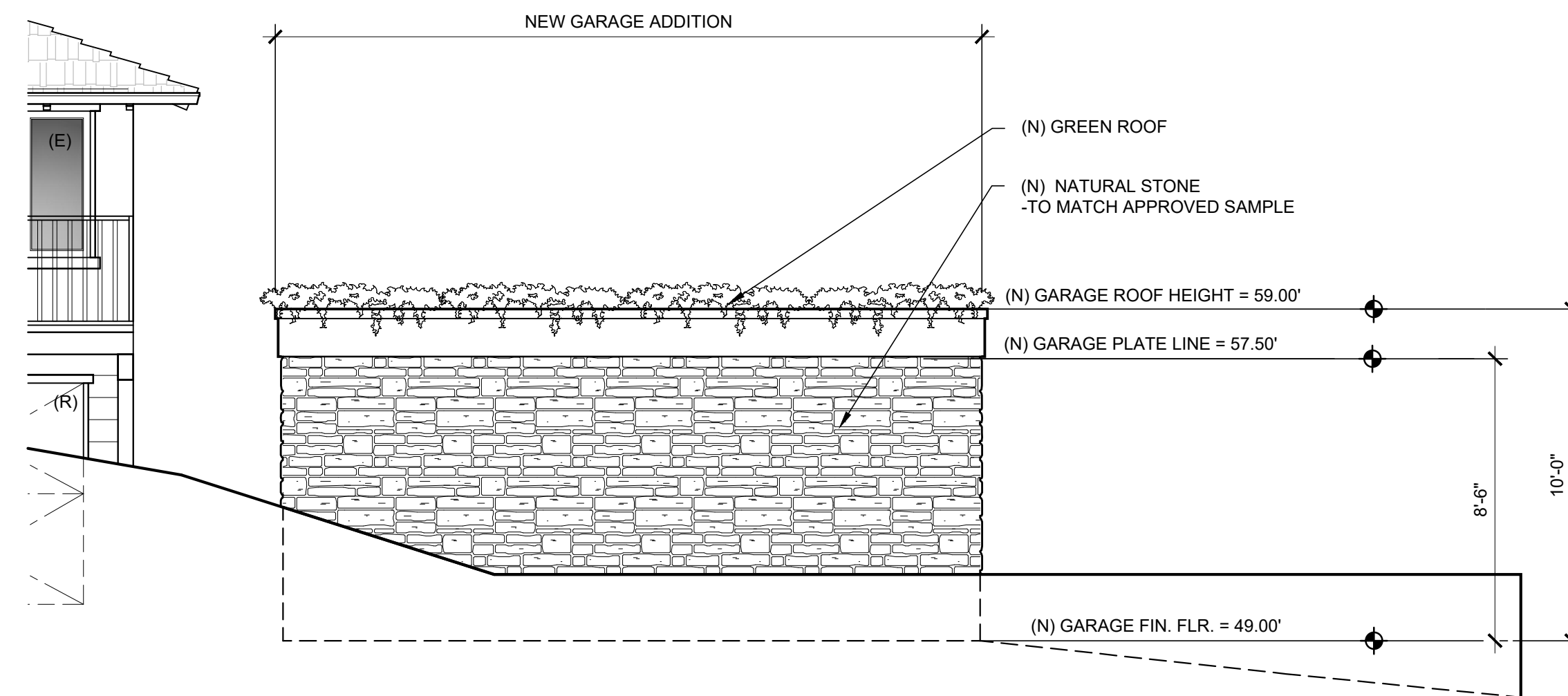
PARTIAL WEST ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



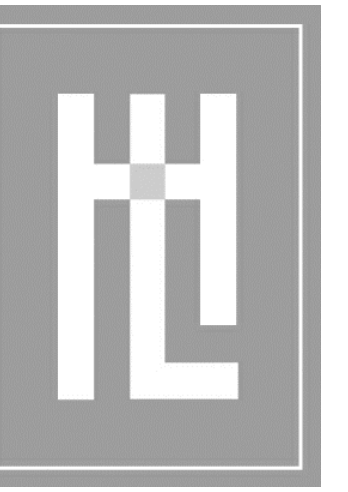
PARTIAL SOUTH ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



PARTIAL EAST ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



PARTIAL NORTH ELEVATION (@ GARAGE)
SCALE: 1/4" = 1'-0"



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: JULY 25, 2023

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

DRAWN: JM

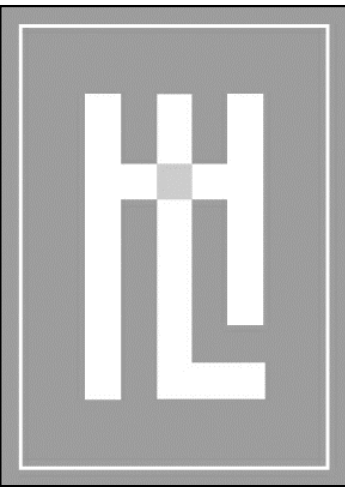
JOB NUMBER:

REVISION

PROPOSED GARAGE ELEVATIONS

RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A3.3



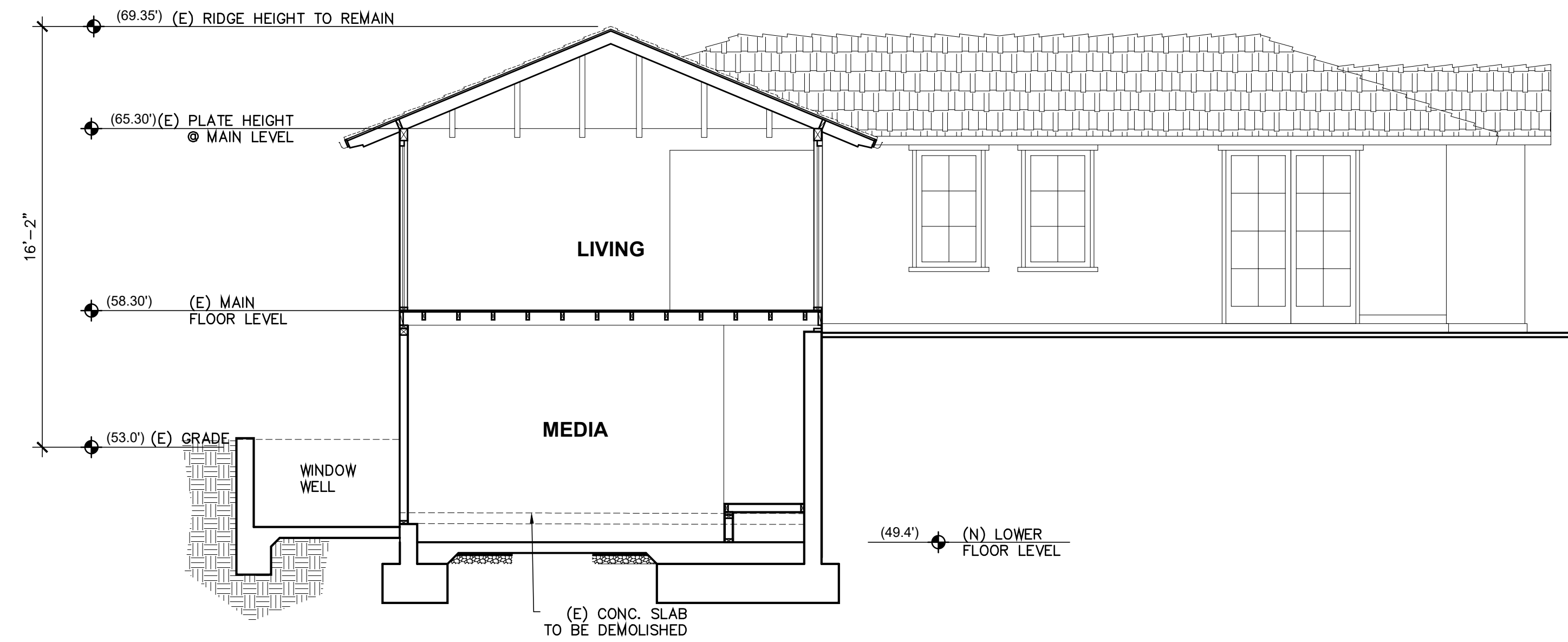
HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: JULY 25, 2023
SCALE: 1/4"=1'-0"
DRAWN: JM
JOB NUMBER:
REVISION

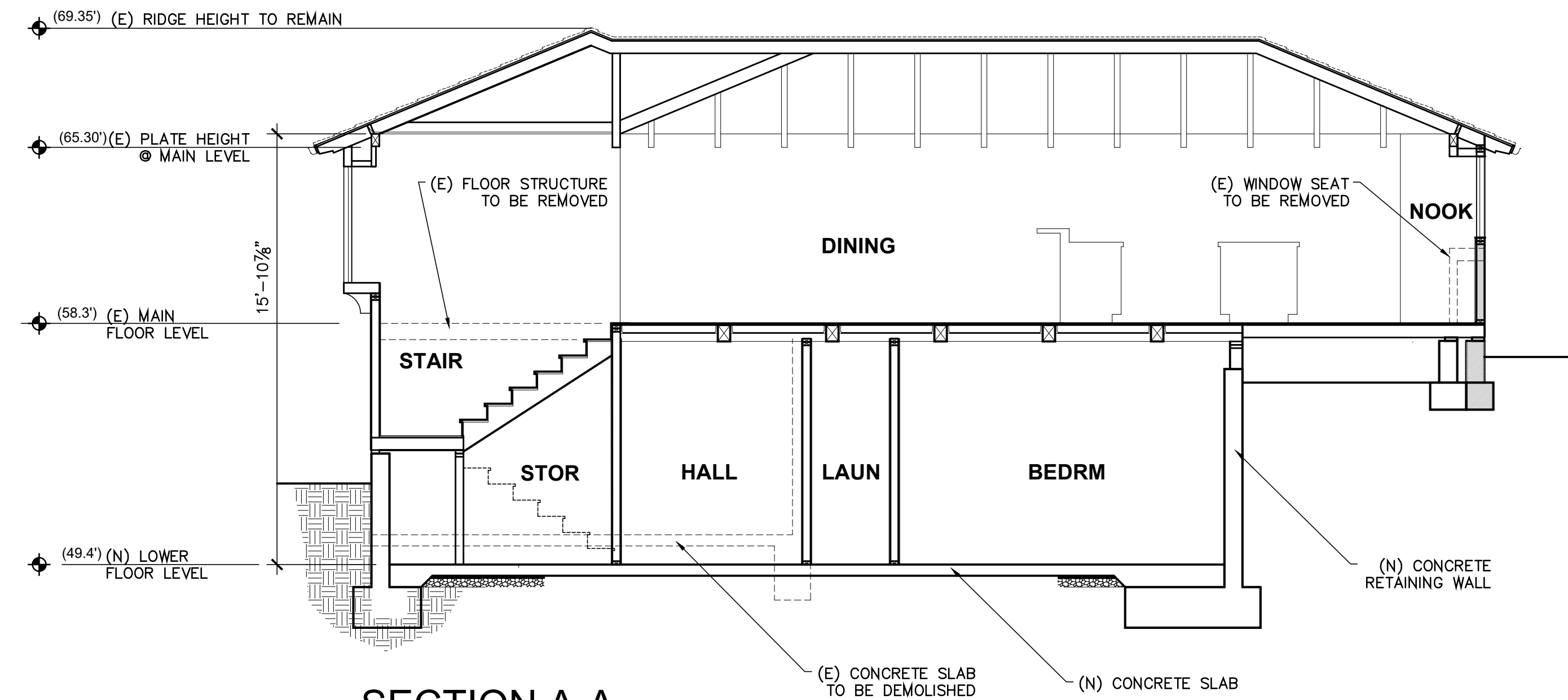
BUILDING SECTIONS
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A3.4



SECTION B-B

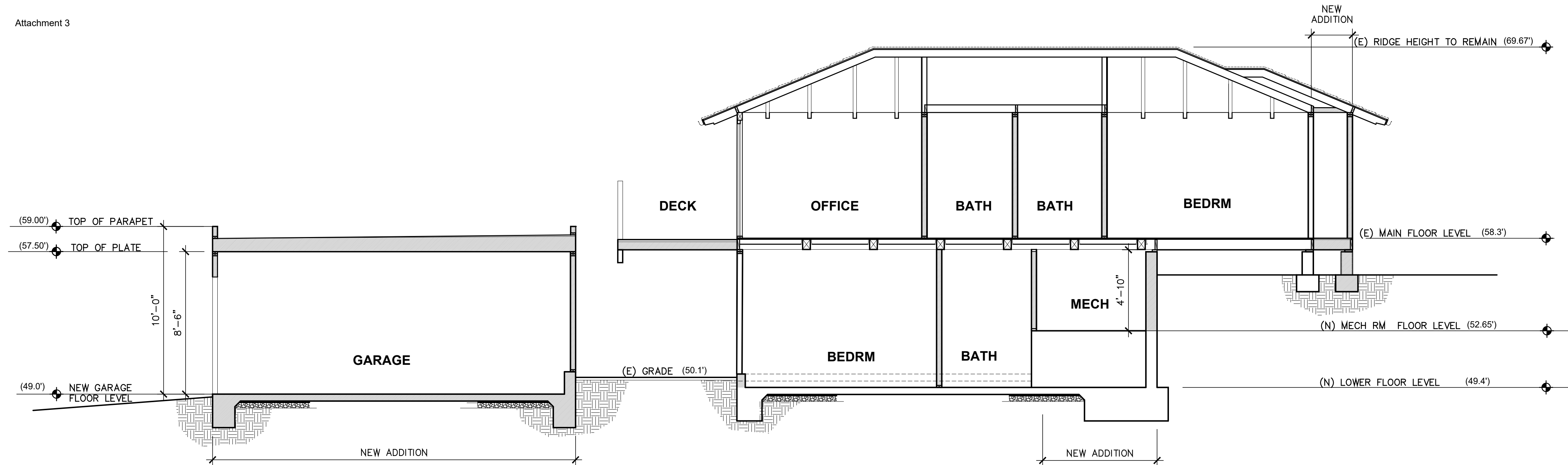
SCALE: 1/4" = 1'-0"



SECTION A-A

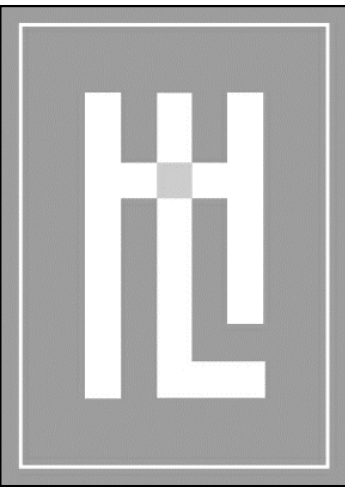
SCALE: 1/4" = 1'-0"

Attachment 3



SECTION C-C

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



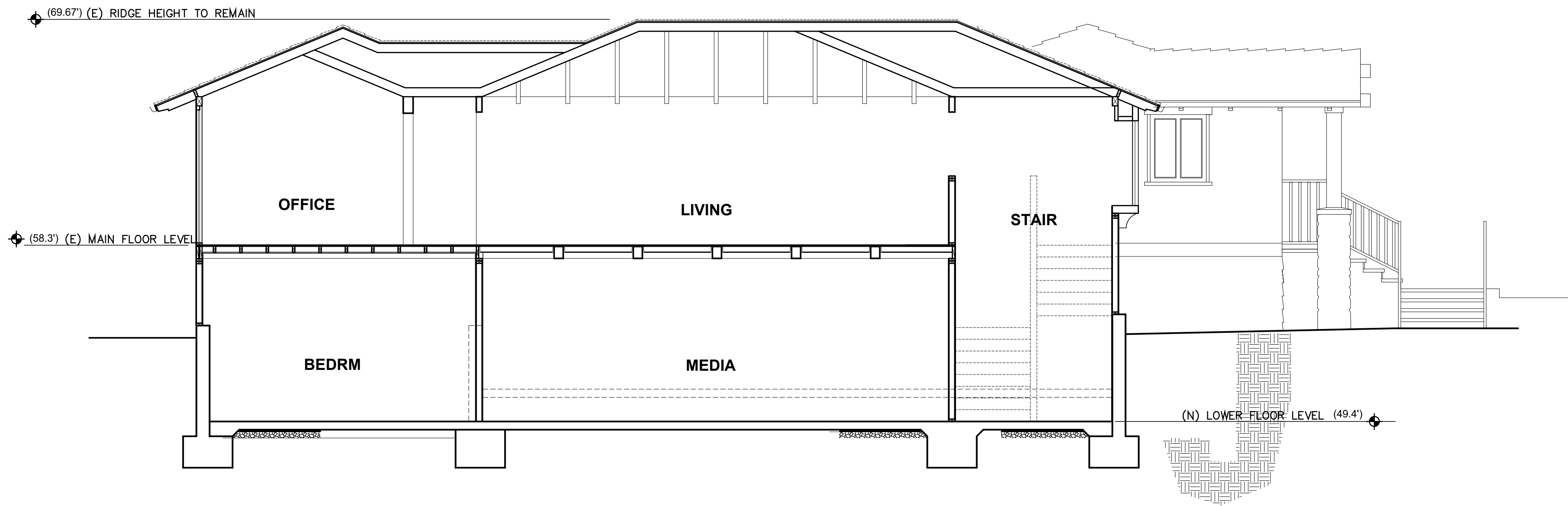
HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	JULY 25, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

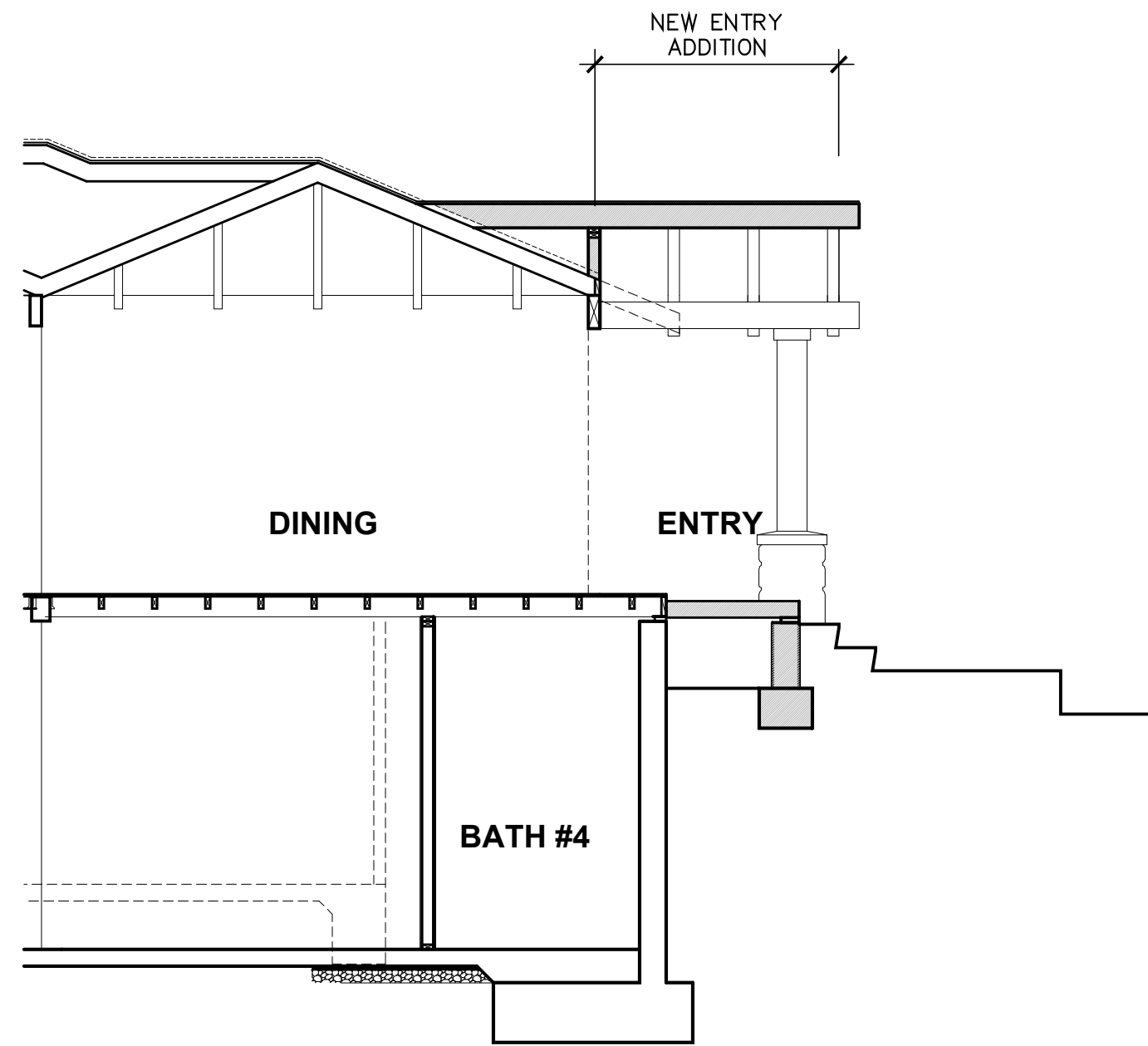
BUILDING SECTION	RAMOS RESIDENCE NE CORNER OF 12th STREET and SAN ANTONIO CARMEL, CA 93923 A.P.N. 010-279-008
------------------	--

A3.5



SECTION D-D

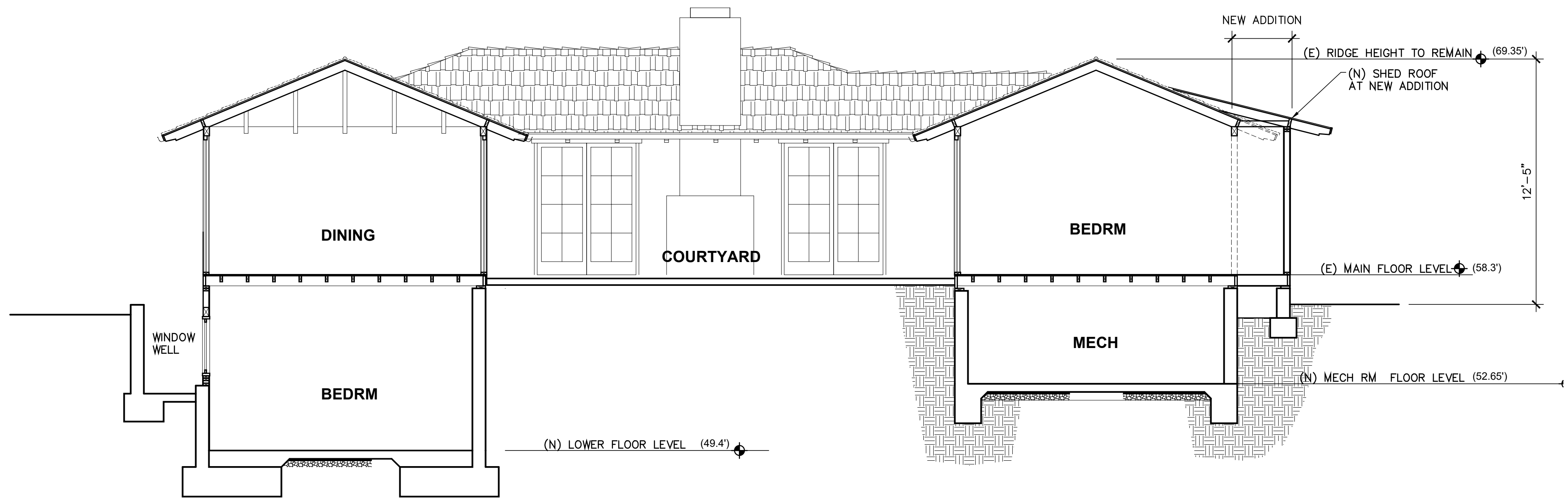
SCALE: 1/4" = 1'-0"



SECTION D'

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

Attachment 3



SECTION E-E

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

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____ Attachment 4

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or #: (Assigned by recorder) Rockwell House

P1. Other Identifier: Rockwell House

*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 Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address NE Corner San Antonio & 12th Ave. City Carmel by the Sea Zip 93921

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-279-008, Block X; Lots 18, 20

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Constructed in 1923, the Craftsman style Rockwell House has a rear-facing U-shaped plan and is set back on a large lot that slopes down towards San Antonio Avenue. The cross-hipped roof system is covered with composite shingles and has wide over-hanging eaves with decorative notched rafters. The exterior walls of the first story are covered with staggered wood shingles while the finished basement (partially exposed at the west, north, and south elevations) is faced with horizontal shiplap siding. This was a common design treatment used by the home's designer/builder Michael J. Murphy to visually separate the foundation framing from the main living areas. Fenestration varies and includes square bays with multipaned fixed windows; single-light casement windows; French doors on the front (west) and rear elevations; sash windows; and one canted bay window on the south elevation (added in 1989). All of the windows are wood, and most have extended lintels and sills, a Craftsman design trait. A tripartite window, composed of a central multipaned fixed window flanked (continued p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

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



P5b. Description of Photo: (View, date, accession #) Front Elevation, 06/2022

*P6. Date Constructed/Age and

Sources: 1923 ☒ Historic

☐ Prehistoric ☐ Both

Building Permit

*P7. Owner and Address:

Frances McKeon

14230 Warnerville Rd.

Oakdale, CA. 95361

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 06/2022

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code HP2

*Resource Name or # (Assigned by recorder) Rockwell House

B1. Historic Name: Rockwell House
B2. Common Name: Rockwell House
B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed in 1923, Enlarge kitchen (1950); Alter bathroom, construct new deck & steps, replace garage doors (1960); Add bay window (1989); Reroof (1994); Replace front deck (2002)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: M.J. Murphy (Designer)

b. Builder: M.J. Murphy

*B10. Significance: Theme Architectural Development

Area Carmel by the Sea

Period of Significance 1923

Property Type Building Applicable Criteria CR 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

In 1923 an article in the April 28th edition of the *Carmel Pine Cone* announced that contractor M.J. Murphy was constructing a residence for the Rockwells on the corner of 12th and San Antonio Avenues. This was a second home for the family as their principal home was in Pasadena. Frederick Clark Rockwell (1855-1928) had made his fortune as a pioneer wooden box manufacturer in Hartford, CN. He was also involved with real estate development in Hartford and served in the State legislature. Frederick and his wife Jennie retired to Pasadena in 1908 and are first recorded as visitors to Carmel in 1920. The following year Jennie purchased lots 17-20 in Block X from the Carmel Development Company, but they did not start construction of their new home until 1923. They split their time between Pasadena and Carmel until Frederick's death. Then Jennie made Carmel her permanent home, living in the house with her daughter and two grandchildren. She passed away in 1931.

The Rockwell's house was designed and constructed by Michael J. Murphy (1885-1959). Murphy first (continued on pg. 4)

B11. Additional Resource Attributes (List attributes and codes): HP2

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Carmel Pine Cone: 2/5/1920, 1/27/1921, 4/28/1923

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories, Harrison Memorial Library

U.S. Census & Voter Registration Records

F.C. Rockwell Obit., *Hartford Courant*, 12/13/1928, pg. 9

Seavey, Kent. Carmel: A History in Architecture

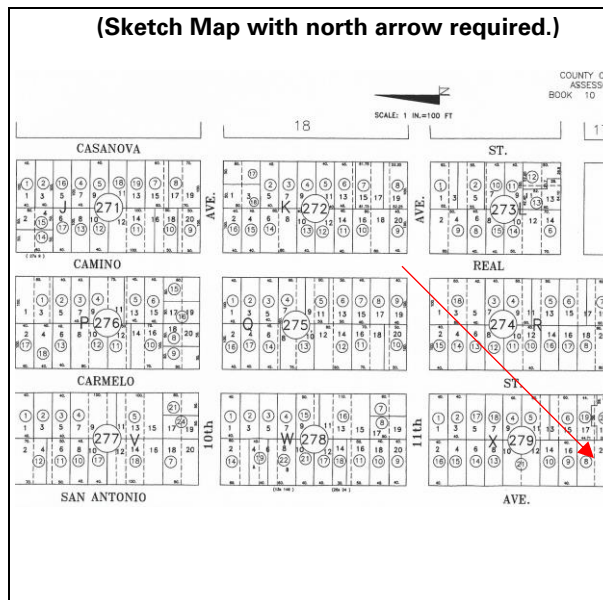
B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 06/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

P3a. Description:

by two narrow casement windows, is located on the front elevation. The windows in the finished basement area, (located on the west and south elevations) are four-paned casement windows. The French doors on the front elevation open out to a TimberTech deck and railing with vertical balusters. The deck railing transitions to a decorative metal railing that borders the curved stairway to the driveway. The deck is located over the garage which has a non-historic overhead door. A single-leaf wood door that leads into the finished basement is located south of the garage door.

A brick patio is located between the two rear wings of the U plan. A large chimney at the east elevation, constructed of rough-cut rubble masonry, is a dominant feature of the patio. Two French doors accessed via single brick steps flank the chimney. Another French door which was installed as part of the kitchen remodel in 1950 opens to the north rear wing. A brick step leads to a single-leaf wood door which is located at an angle within the junction of the main block and the south rear wing. This acts as a main entrance into the house.

The house is located on a large, sloping lot on the northeast corner of San Antonio and 12th Avenues. A wood stake fence surrounds the perimeter of the property. The front yard appears recently landscaped but some mature bushes and abundant ferns are present. A brick path along the 12th Avenue elevation leads to the rear patio. In 2018 damaged stone and brick pathways were removed and replaced with sand-set brick pathways. Low rough cut rubble masonry retaining walls flank a brick-paved driveway that leads from San Antonio Avenue; the driveway was paved with brick at an unknown date.

No original plans are in the building file. Following is a description of the permitted changes to the property:

- **BP# 2058 (9/18/1950):** Comstock Associates enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvered window with obscure glass (since removed). Plans indicate that the original 3' wide porch (termed "lookout") on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window atop a masonry foundation.
- **BP# 94-130 (7/11/1994):** Reroof with composite shingles.
- **BP# 18020 (1/17/2018):** Remove and replace walkways with brick.
- **BP# 02-150 (9/6/2002):** The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps (added in 1960) to the driveway were retained.

The owners of the property applied for a rooming house permit in 1984 and the basement was one of the rented spaces. There is no record of when the basement was converted into livable space. The small windows that light the basement were presumably installed when the basement was remodeled. The front porch French doors are replacements.

CONTINUATION SHEET

Page 4 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment. The Rockwell House exhibits many of the design traits that characterize Carmel's Craftsman style homes, as described in Carmel's Historic Context Statement. Character-defining features include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:
 - a) Square bays, multi-paned fixed windows
 - b) Casement and sash wood windows
 - c) Extended lintels and sills
 - d) Multipaned wood frame French doors
- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door

Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. Despite some changes over time, the Rockwell House still retains integrity:

- Location: the Rockwell House is still in its original location.
- Design: the Rockwell House has retained its U-shaped plan and original roof configuration.
- Setting: the Rockwell House is still located in a residential setting.
- Materials: the Rockwell House retains the majority of its materials, including wood shingle and shiplap siding, wood windows, French Doors, Dutch door, and masonry chimney.
- Workmanship: the Rockwell House still displays Murphy's workmanship, such as the decorative notched rafters.
- Feeling: the Rockwell House retains the physical features that convey its historic character, i.e., an early Craftsman house in Carmel.
- Association: association is only applicable for properties eligible under Criteria 1 and 2.

Since the Rockwell House possesses the defined characteristics required to strongly represent its context, it is not necessary to compare it against other examples of Murphy-designed Craftsman homes.

B10. Significance:

came to Carmel in 1902. Two years later Frank Devendorf hired him to do the building for the Carmel Development Company. Murphy went on to become the most prolific builder in the history of Carmel, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Court, Tor House, Harrison Memorial Library, and numerous houses to his credit. In 1914 Murphy established his own contracting company and in 1924 he opened the M.J. Murphy Company which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission.

CONTINUATION SHEET

Page 5 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update

Evaluation for Significance

Historians use National Register Bulletin 15¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Rockwell House is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

The Rockwell House is not eligible under **Criterion Two (Person)** as Mr. and Mrs. Rockwell are not individually significant within Carmel's historic context. Mr. Rockwell was a successful business man, real estate developer and member of the Connecticut legislature, however these accomplishments during his productive life would be best represented by his former home or factory in Hartford.

The Rockwell House is eligible for listing in the Carmel Inventory under **Criterion Three (Architecture)** because it was designed and built by Michael J. Murphy, a builder-designer who is recognized as significant in Carmel's Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Craftsman style which characterizes Carmel's architectural legacy during the town's formative years. Murphy himself is credited with laying the foundation of Carmel's early Arts and Crafts aesthetic with his Craftsman houses. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Rockwell House represents the theme of Architectural Development, it retains substantial integrity, and it is over 50 years old. It meets Criterion Three of the California Register on the local level because it is representative of Carmel's architectural chronology, specifically the Craftsman style, as described on page 46 of the Context Statement. The Rockwell House reflects the aesthetic characteristics of the Craftsman style through its horizontal proportions; wood shingle siding; windows framed by extended lintels and sills; stone chimney; exposed rafters; and U-shaped plan around a patio.

In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Rockwell House for the Carmel Historic Inventory.

¹ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

Page 6 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 1: View of back patio, looking SW



Figure 2: View NE of south elevation with added bay window, indicated with red arrow

CONTINUATION SHEET

Primary # _____

Attachment 4

HRI# _____

Trinomial _____

Page 7 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 3: View NE from corner of San Antonio and 12th



Figure 4: Basement windows on south elevation

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 4

Page 8 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 5: View of extended lintels and sills and decorative notched rafters



Figure 6: View NW of patio and French doors added in 1950, indicated with red arrow

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Attachment 4

Page 9 of 9

*Resource Name or # Rockwell House

*Recorded by Meg Clovis

*Date 06/2022

☒ Continuation ☐ Update



Figure 7: View of rock stairs added in 1960 and decorative railing added in 2002.

May 5, 2023

Phase Two Report for the Rockwell House (APN 010-279-008), Carmel-by-the-Sea, CA.

Executive Summary

The Rockwell House is located at the northeast corner of San Antonio and 12th Avenue. In 2022 the property was evaluated for historical significance using the California Register for Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) within the historic context theme of Architectural Development. The property was listed on the Carmel Inventory of Historic Resources on June 20, 2022.

The house was built in 1923 as the vacation home of Frederick and Jennie Rockwell. Mr. Rockwell had made his fortune as a pioneer wooden box manufacturer in Hartford, Connecticut. The historical evaluation (recorded on DPR523 A & B survey forms) states that, “The Rockwell House is eligible for listing in the Carmel Inventory under Criterion Three (Architecture) because it was designed and built by Michael J. Murphy, a builder-designer who is recognized as significant in Carmel’s Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(1)). In addition, it is a good example of the Craftsman style which characterizes Carmel’s architectural legacy during the town’s formative years. Murphy himself is credited with laying the foundation of Carmel’s early Arts and Crafts aesthetic with his Craftsman houses. The Craftsman style is recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)). The survey form notes the following additions and alterations to the house:

- **BP# 2058 (9/18/1950):** Comstock Associates enlarged the kitchen wing towards the rear lot line. A new window was installed in the rear wall and the original Dutch doors were reinstalled in the new wall. French doors were installed that opened out to the patio.
- **BP# 3488 (2/15/1960):** The bathroom was remodeled which included closing the original bathroom window and creating a new louvred window with obscure glass (since removed). Plans indicate that the original 3’ wide porch (termed “lookout”) on the front elevation was removed and replaced with a wider deck. Steps were constructed which connected the deck and the driveway.
- **BP# 89-205 (10/3/1989):** In 1989 two rotten windows on the south elevation were removed. One was replaced with a similar sash window (the bathroom window) and the other with a canted bay window atop a masonry foundation.
- **BP# 94-130 (7/11/1994):** Garden walkways, the driveway and rear patio were replaced with brick.
- **BP# 02-150 (9/6/2002):** The 1960s deck was replaced with a TimberTech deck and railing. The stone wall and steps (added in 1960) to the driveway were retained.

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 Rockwell House is 1923.

In order 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. The Rockwell House is a good example of the Craftsman style. Its character-defining features include:

- Single story over a partially exposed basement
- U-shaped plan with interior patio
- Wood shingle and shiplap siding
- Fenestration:
 - a) Square bays, multi-paned fixed window
 - b) Casement and sash wood windows
 - c) Extended lintels and sills
 - d) Multipaned wood frame French doors
- Masonry chimney
- Hipped roof system
- Decorative notched exposed rafters
- Dutch door



Figure 1: Arrows indicate the deck, steps and garage that will be removed/remodeled.

Proposed Project Description

Following is the project description included in the proposed plans (Sheet A0.1):

1. Construct a 231 sq. ft. garage (the garage will be constructed in front of the current garage)
2. Add 138 sq. ft. to the main floor (the new area will be added to the north elevation and at the rear of each wing)
3. In-kind replacement of wood shake roofing
4. New entry addition on the south elevation with two wood columns with stone bases
5. Relocate existing windows; add new windows; demolish existing windows; add new doors (these changes will be described in detail below)
6. New lower finish floor and 398 square foot expansion
7. All additions will have new exterior materials and finish to match existing

Following are further changes to the property as shown in the plans:

Hardscape

1. Remove the stone posts at the driveway entrance and replace them with new stone pillars at the driveway entrance.
2. Remove the brick driveway and replace it with a semi-permeable driveway.
3. Remove the stone and brick pavers with permeable paver pathways and a mulch pathway on the front elevation.
4. Remove the stone steps and planters on the front elevation and the planters around the courtyard.
5. Remove the brick courtyard pavers and replace them with impermeable stone pavers.
6. Add window wells on the front and south elevations.
7. Add a wood gate in the grape stake fence on the south elevation and a pathway to the new front entrance on the south elevation.

West (Front) Elevation

1. The lower level including the garage will be remodeled into two bedrooms, two bathrooms, a mechanical room and den. This will include a 398 sq. ft. expansion. Exterior changes will include new French doors in the former location of the garage door and the removal of the current basement level windows. The latter will be replaced with double casement windows. A window well will be built in front of these windows so they will not be fully visible from the street.
2. New, horizontal wood siding, to match the existing siding, will be added to the former garage area.
3. A new, wood deck will replace the current deck on the main level.

South Elevation

1. A new front entry porch with wood columns on stone bases will be constructed where a square bay window is currently located.
2. The canted bay window and bathroom window will be removed and replaced with relocated windows in new window openings.
3. A window well will be constructed which will conceal a new window on the lower level.

North Elevation

1. A new addition with a shed roof will be built on the north elevation. A strip of windows in the kitchen and a smaller window will be removed. There will be three new windows in the addition. The addition will be covered with wood shingle siding to match the existing shingles.
2. Two new windows will be added to the lower level.

East (Rear) Elevation

1. A new addition with a gable roof will be added to the rear of the north wing. This addition will remove the Dutch door and two windows.

Courtyard Interior

1. Two new French doors will replace the current French door and window on the south courtyard elevation.
2. A relocated window and new French doors will replace two windows on the north courtyard elevation.
3. The current front door, located at an angle between the south wing and main block, will be removed and filled in.



Figure 2: Arrows indicate window and French doors that will be removed on the north side of the courtyard.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Rockwell House 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 Rockwell House 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)).

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 Rockwell House has been a single-family residence since it was constructed in 1923. The proposed project does not change the historic use of the house. 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.

The majority of the character-defining features listed on page 2 will be retained. Some of the window openings will be filled in. Some windows will be relocated, and some will be replaced. Since the house is located on a corner lot, both the west and south elevations are visible from the street. On the west (front) elevation the majority of windows on the main level will be retained. The garage door (a non-character-defining feature) and two small lower-level windows will be removed. The new lower-level windows will be screened by a window well and will only be partially visible from the street. A new French door will replace the garage door, but it will not be visible from the street due to the new garage which will be located in front of it.

A new entrance will be constructed on the south elevation which will remove one of the square bay windows. Although not ideal, the loss of a single window will not affect the building's integrity as a whole. The non-original canted bay window will be removed and replaced with a relocated window. The bathroom window opening will be filled in. A new window opening will be created next to the entry porch. The removal of the canted bay window and bathroom window does not affect the integrity of the house since they are not original. The proposed work is consistent with Standard Two.



Figure 3: Arrow indicates location of new entrance.

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.

Changes were made to the property in 1950, 1960, 1989, 1994, 2002, and 2018, however none of the changes have acquired historical significance in their own right. This Standard is not applicable.

Standard Five

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

The distinctive materials, such as the staggered wood shingles, and examples of craftsmanship, such as the notched rafters and extended lintels and sills, will be preserved. The proposed work 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 deteriorated wood shake roof will be replaced with new wood shakes that match. 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.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

No archeological resources have been located on the site. 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.

New construction includes additions to the north elevation, the rear of the north wing, and the new entry on the south elevation. The new construction will remove existing window openings in the north wing and the Dutch Door. A kitchen addition expanded the north wing in 1950, and so these windows are outside the period of significance (1923). The Dutch door was relocated to its current position in 1950 however it is considered a character-defining feature. It is suggested that it be reused in another section of the house.

The entrance addition was discussed in Standard Two with respect to the removal of distinctive materials. Its design does reference the Craftsman style and these references should be kept to a minimum. One consideration is to remove the battered profile from the stone bases. In addition, the stone should not match the chimney's rough-cut masonry.

A new deck will be constructed in the same location as the current TimberTech deck. The current deck is the third deck in this location, and it is not considered a character-defining feature. Its removal will not destroy historic materials.

A new garage will be constructed in front of the current garage. It will have a flat, green roof and the exterior walls will be covered with a Carmel stone veneer. Due to the sloping site, the garage will not block the view of the residence's main level from the street (see the street profile on Sheet A0.1). The garage is compatible with the historic building.

Any new siding used in the additions should be differentiated from the existing siding, so the additions are clearly discernable from any historic fabric. Coursed shingles could be used rather than staggered wood shingles.



The original front door, set at an angle between the south wing and main block, will be removed. This door was not listed as a character-defining feature; therefore, its removal will not impair the building's integrity.

Project plans should indicate that any shingle siding or stone masonry used in new construction should not match the original. Rather, in order to meet Standard Nine, all materials used in new construction should be differentiated.

Figure 4: Corner door will be removed.

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 new construction planned for the north wing will be located on a section of the building that was added in 1950. The loss of the windows in the north wing will not affect the integrity of the building.

The new entrance addition on the south elevation will remove a historic window, however the building's integrity is not dependent on that window and the building will still be able to convey its significance.

The new garage, if removed in the future, will not affect the essential form and integrity of the historic house and its environment will not be impaired.

New hardscape is proposed for the lot (see site plan details on Sheet A1.1). The stairs that currently lead from the driveway to the deck were built in 1960. The present brick driveway and pathways were installed in 2018. Both the stairs and brick hardscape are outside the period of significance and their removal will not affect the site's integrity. If removed in the future, the new permeable and impermeable pavers will not affect the integrity of the site.

The proposed work is consistent with Standard Ten.



Figure 5: The existing grape stake fence will be retained.

Conclusion

The proposed project meets Standards One, Two, Five, Six, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Four, Seven, and Eight are not applicable. To be consistent with Standard Nine plans should indicate that new materials used in any additions will be differentiated.

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.



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 21-436 (Libreri):** Consideration of a Final Design Study application, DS 21-436 (Libreri), Variance application, VA 23-239 (Libreri), and associated Coastal Development Permit for a substantial alteration to a historic resource located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-301-020.

Application: DS 21-436 (Libreri)

APN: 010-301-020

Block: A1

Lot: E. 100' of 10

Location: San Antonio Avenue 1 northwest of 9th Avenue

Applicant: Tom Meaney, Architect

Property Owner: Kimberley & Sandra Libreri TRS

Executive Summary:

The project is an extensive interior and exterior remodel of the historic “Casa Laiolo” residence, including the reorganization of the existing floor area resulting in a net reduction of square footage and associated site improvements on an 11,315-square-foot lot. No trees are proposed for removal. The Forest & Beach Commission determined that the applicant must plant one upper canopy tree, preferably a Monterey cypress, and five lower canopy ornamental trees in the front of the lot. The Historic Resources Board reviewed the project at their December 19, 2022, meeting and adopted a Resolution issuing a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, with conditions. The Planning Commission accepted the Concept Design Study on February 8, 2023, with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) approving the Design Study application DS 21-436 (Libreri), Variance application VA 23-239 (Libreri), and associated Coastal Development Permit for a substantial alteration to the historic “Casa Laiolo” and associated site improvements located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay, and Coastal

Background and Project Description:

The “Casa Laiolo” residence was moved to its current location on San Antonio Avenue in 1929. The original location and date of construction of the home are unknown. After relocating the residence to San Antonio Avenue, a remodel was undertaken. Additions were made to the residence in the 1940s and 1950s, and a basement remodel was completed in the 1970s. As it sits today, the residence is 4,854 square feet and three stories. On October 12, 2020, the property was added to the Carmel Inventory of historic resources. The applicant is proposing a substantial alteration, including an extensive interior and exterior remodel, including a reorganization of floor area resulting in a net reduction of 165 square feet. The project also includes site improvements.

Staff Analysis:

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. The project consists of the repair, maintenance, and alteration of a private single-family residence involving no expansion of the existing residential use. Further, the project involves the restoration and rehabilitation of a historic single-family residence to meet current standards of public health and safety.

Staff also recommends that the project be found categorically exempt from CEQA pursuant to Section 15331 (Class 31) – Historical Resource Restoration/Rehabilitation. The project includes the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of a historical resource in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings.

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.



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-092 (Brown):** Consideration of a Concept Design Study, DS 23-092 (Brown), for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot, single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,026 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN 010-036-001.

Application: DS 23-092 (Brown)

APN: 010-036-001

Block: 45

Lot: 1 & 3

Location: Southwest corner of Guadalupe Street and 4th Avenue

Applicant: Anatoly Ostretsov, Architect

Property Owner: David L & Susan Tatum Brown

Executive Summary:

The project is the demolition of more than 50 percent of an existing single-story residence and the construction of a larger two-story residence and associated site improvements on an 8,000-square-foot lot. The property was found to be ineligible for the Carmel Historic Inventory on February 28, 2023. However, the stone wall that surrounds the property is a historic resource. No trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for the demolition of more than 50 percent of an existing single-story residence, the construction of a larger two-story residence, and associated site improvements located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District.

Background and Project Description:

The residence was constructed in 1950. In 1951, a 280-square-foot rumpus room was added to the front

elevation, and the front entry was relocated. The original design for the home included a carport which was subsequently enclosed. A swimming pool was added in 1973 and was recently removed. The 1,755-square-foot single-story residence, inclusive of an attached garage, is located on an 8,000-square-foot lot. The property was reviewed for historical significance in February 2023 and found to be ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2028. The applicant proposes to demolish more than 50 percent of the existing residence and construct a 2,777-square-foot two-story residence. The project also includes a 436-square-foot second-floor terrace.

Staff Analysis:

Block 45 Specific Plan Area: The provisions of the Block 45 specific plan only apply to property within Block 45 and to public improvements made to the public right-of-way immediately surrounding Block 45, including Guadalupe Street, Santa Rita Street, Fourth Avenue, and Fifth Avenue. The regulations established in the specific plan supersede the provisions of the R-1 district when found to be in conflict. If an issue or condition is not adequately addressed in the specific plan, the regulations of the Carmel Municipal Code shall apply. The specific plan can be found in Attachment 2.

The following is an analysis of the project's consistency with the Residential Design Guidelines.

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.*

Staff Response: The City Forester identified one Coast live oak tree on the project site and eleven trees adjacent to the project site in the public right-of-way, including six Coast live oak, five Monterey pine, and one Monterey cypress. Nine of the twelve trees have been rated significant, and the remaining three (Tree No.'s 2, 10, and 12) have been rated moderately significant. The recommended tree density for an 8,000-square-foot lot is five upper-canopy trees and four lower-canopy trees. However, due to the existing tree canopy on the east side of the property in the public right-of-way, the City Forester recommends that 1 upper canopy tree and 1 lower canopy tree be planted on the west side of the project site (Attachment 1, Recommendation/ Draft Condition No. 2). All new construction is proposed outside of the structural root zone of the trees. With the application of conditions, the project meets the objectives of forest character.

Privacy and Views: *Residential Design Guidelines 5.1 through 5.3 encourages organizing functions on a site to preserve reasonable privacy for adjacent properties; locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties; screen patios, terraces, and service areas; and, locate major building masses to maintain some views through the site from other properties.*

Staff Response: The project site is situated at the southwest corner of Guadalupe Street and 4th Avenue. The neighbor to the south is closest to the project site, while the neighbors to the west are separated from the project by a 10-foot wide private access road. Staff did not identify any potential view impacts on the surrounding neighbors.

The existing residence and proposed additions are situated on the south side of the lot and could present privacy concerns to the south neighbor. Only one window is located on the south neighbor's north elevation. Based on the survey, the home is setback 8'-4" from the shared property line with the project site. The applicant has articulated the proposed second-floor wall plane allowing the new second-floor windows in Bath 3 to be set back further from the property line and the single window on the neighbor's north elevation.

In an effort to mitigate a potential privacy impact from the new windows in the internal staircase, staff recommends that the sill height be raised above eye level at the landing, or the glass be opaque (Attachment 1, Recommendation/Draft Condition No. 3). As of the writing of this report, staff has not been contacted by the south neighbor. Staff notes that while taking pictures of the story poles, the home south of the project site appeared vacant and had a For Rent sign in the front yard.

Residential Design Guideline 5.1 states, *Organize functions on a site to preserve reasonable privacy for adjacent properties. Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.* The proposed 436-square-foot second-floor terrace would be setback 12 feet from the edge of the private drive and 3 feet from the south property line. Sheet A1.0 of the project plans indicates that the existing green hedge at the southwest corner of the property is to remain; however, when taking photos of the story poles, staff did not see an existing hedge on the property. A hedge could be planted, but it is not likely to screen the second-floor terrace. Staff proposes Recommendation/Draft Condition No. 4 requiring the second-floor terrace to be reduced in size and maintain a 10-foot setback to the south property line and a minimum 20-foot setback from the fence line at the edge of the private drive.

Neighbors to the west of the project site have expressed concerns with privacy due to the size of the second-floor terrace, its proximity to the private drive, and the open cable railing design around the terrace. These comments can be found in Attachment 5.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimizing the amount of paved surface for a driveway; positioning garages to maximize open space, views and privacy; and, minimizing visual impacts.

Staff Response: The property contains an attached 274-square-foot single-car garage that includes storage, laundry facilities, a utility sink, and mechanical equipment. The applicant is proposing to reconstruct the garage in the same location at 240 square feet, relocate the storage and mechanical space to the east exterior wall of the garage, and construct a new 52-square-foot laundry room within the interior living space of the home. The 54-square-foot storage area is proposed to have a ceiling height of less than 5 feet and therefore is exempt from the total floor area (instead, it will be counted towards site coverage). The 30-square-foot mechanical space is included in the total floor area calculations.

The historic stone wall that surrounds Block 45 and the project site limits vehicular access to the existing historic metal gate on 4th Avenue. The applicant proposes to remove the existing concrete driveway and replace it with a 9-foot-wide permeable paver driveway. The project meets the objectives of parking and access.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites; and, a building should relate to a human scale in its basic forms.

Staff Response: The project site is located within the Block 45 specific plan area, which is surrounded by a historic stone wall. The property is also surrounded on three sides with roadways – Guadalupe Street to the east, 4th Avenue to the north, and a private access road that serves Block 45 to the west. The Carl Cherry Center is located to the north across 4th Avenue, and homes within Block 45 are predominately single-story. The proposed second floor is set back 45'-4" from the west property line (center line of the private drive)

and 35'-4" from the edge of the private drive. The second-floor terrace is 14'-2" from the edge of the private drive. The residence is situated closest to the southern neighbor, whose residence is setback approximately 8'-4" from the shared property line. As described in further detail below, variations in the wall plan have been introduced on the south elevation of the project to reduce the amount of building mass closest to the southern neighbor's residence. As noted above, the property appears to be vacant and has a For Rent sign in the front yard.

CMC Section 17.10.030.B (Height Limits) sets forth the maximum roof and plate heights for the R-1 district. Refer to the table below.

CMC Section 17.06.020.L (Measuring Height) states, *The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof. For a flat roof, the measurement is made to the highest point of the roof beams of the roof. For a pitched or hipped roof, the measurement is made to the peak or gable of the roof.*

The Carmel Municipal Code does not provide a separate definition for measuring plate height. Standard practice has been to measure plate height as the plumb vertical distance from the existing or finished grade (whichever is more restrictive to the highest point on the exterior wall where it meets the roof).

The proposed height of the two-story portion of the building is below the maximum 24 feet allowed at 21.2'; however, the two-story plate height exceeds 18' by 6" to 8" on the south and west elevations (refer to figures below).

Recommendation/Draft Condition No. 6 requires the applicant to reduce the two-story plate height to conform to the Carmel Municipal Code. Additionally, the single-story plate height on the south elevation is 13'-3", which is taller than the 12' allowed. Recommendation/Draft Condition No. 6 also requires the applicant to reduce the one-story plate height to conform to the Carmel Municipal Code.

Residential Design Guideline 7.6 states, *A building should relate to a human scale in its basic forms. Oversized elements make structures appear massive and should be avoided. For example, a grand entry should be avoided.* The front entry is proposed to have a 3' wide by 8' high front entry door. 1'-6" wide by 8' high sidelights are proposed on either side of the entry door. Three transom windows are proposed above the front entry, increasing the height of the fenestration by 2'-6" to 3'. Staff finds that the amount of glass proposed at the front entry does not maintain a human scale. Recommendation/Draft Condition No. 7 requires the height of the front entry to be reduced to achieve a more human scale.

The existing residence has two wood-burning fireplaces with one full-height chimney and one that pierces the roof. The latter is proposed to be removed, and the former is proposed to be reconstructed and incorporated into a decorative stone wall. The wall is approximately 11'-4" wide and 15'-2" high and is located adjacent to the front entry. The chimney flue is centrally located on the decorative wall. While the plans refer to the stone wall as a decorative feature, staff finds that it appears like a large-scale chimney. Carmel Municipal Code Section 17.10.030.B.1 (Chimneys) states,

Fireplace chimneys and vents, including caps, shall be no higher than required by the [California Building Code] and shall not exceed four feet in height above the building height. Chimneys, vents, or chimney enclosures that project above a roofline, flat deck, or parapet wall shall also be subject to the following standards.

a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

i. Exception: three feet and six inches for double-flue chimneys.

b. Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.

Recommendation/Draft Condition No. 8 requires the applicant to reduce the scale of the decorative wall/chimney to comply with Carmel Municipal Code Section 17.10.030.B.1 (Chimneys).

The family room is proposed to have a vaulted ceiling which contributes added volume to the project. In the past, a vaulted space has been considered a single-story building form subject to a maximum 12' plate height and 18' ridge height. If the applicant were to construct a floor within the vaulted space, it would then be considered a two-story element with a maximum plate height of 18' and a maximum ridge height of 24'. However, doing so would result in the project exceeding the allowable floor area for the site. Recommendation/Draft Condition No. 9 requires that the vaulted ceiling be eliminated.

With the application of conditions, the project meets the objectives of mass and bulk.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms, simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoid forms that are complex, monumental, formal or out of scale with the neighborhood context; using simple roof forms, forms that are proportionate to the scale of the building, shallow to moderately pitched roofs are appropriate on one story buildings; and, roof eave lines that are low in scale.

Staff Response: The building form is irregular. Variations in the wall planes on the east side of the residence at the first and second floors create additional open space between the house and the east property line (Guadalupe Street). Similarly, variations in the second-floor wall plane on the south elevation create a greater setback to the southern neighbor allowing more light and air to pass through the property. On the west elevation, the building form is a traditional L-shape with a rectangular second floor that includes the meditation room and vaulted ceiling space above the family room.

The roof forms consist of a 4:12 pitched front-facing gable above the living room (the stone-clad one-story building form) west of the front entry; the majority of the remaining roof forms are shallow at 2:12 pitch. There is one flat roof element on the east side of the residence on the second floor. Eave depths vary from 18 inches on the south and east roof planes, 24 inches on the west roof plane, and 36 inches at the front entry. The project meets the objectives of building and roof form.

Finish Details: The applicant is proposing presidential asphalt shingle roofing in Country Gray and tar & gravel for the flat portion. Copper gutters and downspouts are also proposed. Recommendation/Draft Condition No. 10 requires that the copper gutters and downspouts be eliminated. The proposed wall cladding consists of painted stucco in Cloud Cover (a grayish white), tongue and groove-stained cedar siding (to match the ADU), and stone veneer. The proposed windows and doors would be painted aluminum-clad wood in Regal Brown. Divisions are included on some of the north and west-facing windows and doors. The proposed driveway pavers would be permeable in Gray, and the courtyard pavers would be Brownstone. A stainless steel cable railing for the second-floor terrace. Recommendation/Draft Condition No. 11 requires the railing to be replaced with natural wood material.

Fencing/Gate/Arbor: The historic stone wall along Guadalupe Street and 4th Avenue will be preserved and protected in place. The existing wood fence on the south property line is proposed to remain. The grape stake fence on the west property line is proposed to be replaced in-kind, except that the wood base is proposed to be replaced with a concrete curb. Residential Design Guideline 2.3 states, *A plain concrete curb is usually inappropriate in all neighborhoods*. Staff recommends that the curb be constructed of materials more appropriate for a forest setting (Attachment 1, Recommendation/Draft Condition No. 12).

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include *gravel, spaced decking, and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors*. Impermeable materials include *asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools*.

The project site is an 8,000-square-foot lot with an 800-square-foot private road easement along the west property line. The developable portion of the lot amounts to 7,200 square feet and is allowed 611 square feet of site coverage. A bonus of 4 percent equals an additional 288 square feet of site coverage for a total of 899 square feet.

The applicant is proposing 873 square feet of new site coverage, including a 313-square-foot driveway, 257-square-foot courtyard, 60-square-foot shed, 92 square feet for a BBQ, fireplace, and fountain, various door landings and steps, and a trash pad and generator pad. The project complies with allowable site coverage.

Public Comments: As of the writing of this report, staff has received four public comments (Attachment 5). The concerns include,

- Adequate parking for both a larger single-family home and the accessory dwelling unit;
- Privacy impacts from the size and number of windows and doors on the west elevation;
- Privacy impacts from the size of the proposed yoga terrace and the use of an open cable railing design to enclose the terrace; and,
- The mass, size, and scale of the project being out of context with other homes on the block.

Other Project Components:

Environmental Review: Staff recommends that pursuant to CEQA regulations, the Application be found “not to be a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Final Details hearing.

Attachment 1 - Resolution CONCEPT 08.09.23

Attachment 2 - Block 45 Specific Plan

Attachment 3 - Project Data Table

Attachment 4 - Project Plans 07.20.23 (mrw)

Attachment 5 - Street View 07.13.23

Attachment 6 - Color Rendering 07.05.23

Attachment 7 - Block 45; Lot W. pts 15 & 17

Attachment 8 - Public Comments

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

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR
WALLS OF A 1,755-SQUARE-FOOT SINGLE-STORY RESIDENCE ON AN 8,000-SQUARE-FOOT LOT AND
CONSTRUCTION OF ONE- AND TWO-STORY ADDITIONS TOTALING 1,026 SQUARE FEET LOCATED
AT THE SOUTHWEST CORNER OF GUADALUPE STREET AND 4th AVENUE
APN 010-036-001**

WHEREAS, on DATE, 2023, Anatoly Ostretsov, Architect (“Applicant”) submitted an application on behalf of David L and Susan Tatum Brown (“Owners”) requesting approval of Track 2 Design Study application DS 23-092 (Brown) described herein as (“Application”); and

WHEREAS, the Application has been submitted for an 8,000-square-foot lot located at the southwest corner of Guadalupe Street and 4th Avenue in the Single-Family Residential (R-1) District and Block 45 Specific Plan Area (Block 45, Lots 1 & 3); and

WHEREAS, the Applicant proposes to demolish more than 50 percent of the existing 1,755-square-foot single-story residence and construct one- and two-story additions totaling 1,026 square feet along with associated site improvements; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on July 28, 2023, a notice of the public hearing scheduled for August 9, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 30, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 9, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of 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 "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

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

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or <u>with conditions</u> , supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO

1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	

12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
--	---	--

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study application DS 23-092 (Brown) to demolish more than 50 percent of the existing 1,755-square-foot single-story residence and construct one- and two-story additions totaling 1,026 square feet along with associated site improvements located at the southwest corner of Guadalupe Street and 4th Avenue (APN 010-036-001), subject to the following Recommendations/Draft Conditions:

	Recommendations/Draft Conditions
No.	
1.	Volume Study. Following Concept acceptance and prior to the final details review, the Applicant shall submit to the Planning Division for review a full-size printed set of revised plans that respond to the recommendations/draft conditions that affect massing, height, site planning, and/or grading for the required volume study. The project shall be found in conformance with the allowable volume prior to being scheduled for final approval.
2.	Tree Planting. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that include the required tree planting of 1 upper canopy tree and 1 lower canopy tree on the project site. The size, location, and species of all proposed trees shall be shown on the site plan and landscape plan.
3.	Staircase Windows. Prior to the final details review, the Applicant shall mitigate potential privacy impacts to the southern neighbor by raising the sill height of the staircase window on the south elevation above eye level at the landing and/or using opaque instead of clear glass in the window.
4.	Second-Floor Terrace. Prior to the final details review, the Applicant shall reduce the size of the second-floor terrace and maintain a 10-foot setback to the south property line and a 20-foot setback from the existing fence line at the edge of the private drive or as otherwise directed by the Planning Commission.
5.	Elevation Datum. Prior to the final details review, the Applicant shall include the elevation datum at existing/final grade on all four sides of the building and the elevation datum at all plate and ridge heights as measured from existing or final grade, whichever is more restrictive (not finish floor).
6.	Plate Height Reductions. Prior to the final details review, the Applicant shall reduce the two-story plate height to no more than 18 feet and reduce the one-story plate height to no more than 12 feet.
7.	Human Scaled Front Entry. Prior to the final details review, the Applicant shall reduce the height of the front entry to a more human scale by eliminating the transom windows and lowering the roof line.
8.	Chimney Standards. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that reduces the scale of the decorative wall/chimney to comply with Carmel Municipal Code Section 17.10.030.B.1 (Chimneys).

9.	Eliminate Vaulted Ceiling. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that eliminates the vaulted ceiling above the family room.
10.	Copper Gutters & Downspouts. Prior to the final details review, the Applicant shall submit to the Planning Division for review revised plans removing all references to copper gutters and/or downspouts and identifying an alternative material for the gutters and downspouts.
11.	Metal Cable Railing. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review, replacing the proposed metal cable railing with natural wood material.
12.	Concrete Curb. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that reflect an alternative material to concrete for the base of the grape stake fence on the west side of the project site.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of August 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

Article IV. Block 45 Specific Plan

17.15.230 Designated.

The provisions set forth in this specific plan shall apply only to property within Block 45 and to public improvements made to those public rights-of-way immediately surrounding Block 45 (Guadalupe Street, Santa Rita Street, Fourth Avenue, and Fifth Avenue).

17.15.240 Applicability of Regulations.

The regulations established by this specific plan shall supersede all provisions adopted for the R-1 land use district that are found to be in conflict with these regulations. Where an issue or condition is not adequately addressed by the specific plan, those regulations of the municipal code that are most applicable to the issue or condition shall apply.

17.15.250 Goals and Objectives.

The goal of this specific plan is to establish regulations for the development and improvement of property within the specific plan area that will implement the General Plan of the City and protect the unique character of this block. To accomplish this goal, the following objectives have been established:

A. The enclosing perimeter wall surrounding the block shall be preserved as a community resource that is responsible for much of the character of Block 45. No additional openings shall be allowed.

B. The open space and visual character provided by the private road passing through Block 45 should be protected. Construction of additional or massive structures close to the private road should be avoided. The cumulative effect of proposed construction and existing buildings, walls, fences and other improvements in close proximity should be considered through design review.

C. Dimensional standards for setbacks should allow for flexibility in design to respond to unique conditions on each property.

D. The visual character of public land surrounding Block 45, including the native vegetation, the narrow width of paved streets and the wide unimproved public right-of-way between the edge of the pavement and private property, should be protected as an important open space resource that buffers the mass and enhances the visual quality of the perimeter wall surrounding Block 45.

17.15.260 General Provisions.

For purposes of interpreting the municipal code and applying its provisions, property within the

Block 45 Specific Plan area shall be considered to be within the R-1 land use district as set forth in Chapter 17.24 CMC. All building permits, design review standards and procedures, design study standards and procedures, use permit and variance provisions, lot line adjustment provisions, and subdivision provisions applicable to the R-1 land use district shall also be applicable to property in Block 45.

17.15.270 Building Sites, Floor Area Ratio and Coverage.

Building sites shall be limited to the buildable area of each parcel. The minimum size of any building site shall be 4,000 square feet in size. The land area contained within the private road shall not be included when determining this minimum size. Since Lot 9, as shown in Figure 1, has only 3,600 square feet of land area outside the road easement, it shall be considered a legal nonconforming site. The allowable floor area for each building site shall be based on the size of the building site and the floor area ratio formulas/tables as set forth in Chapter 17.24 CMC. For building sites of 4,000 square feet or less in area, the allowable floor area ratio shall be 45 percent. For larger sites, the allowable floor area shall be based on the floor area ratio tables/formulas as set forth in Chapter 17.24 CMC. The paving of the private road shall not be included as part of site coverage.

17.15.280 The Perimeter Wall.

The wall surrounding most of Block 45 is recognized as a community asset of historic interest and a unifying feature that provides a unique identity for the block. This wall shall be preserved in its existing condition except as provided in this section.

A. In the event of damage to the wall from natural causes, accident, willful destruction, or other means, the wall shall be restored to match as closely as is possible its visual condition prior to the occurrence of damage. The original materials shall be reused to the extent feasible. Where excessive breakage or fracturing of the original materials makes this infeasible or impractical, replacement materials of 'Carmel Stone' (Monterey Shale) shall be used.

B. The owner(s) of property underlying that portion of the wall which was damaged shall be responsible for performance of all repair work. If the City determines, or has reason to believe, that damage to the wall has occurred, the City shall send notice to the affected property owner(s) of their responsibility under this section. Documentation affirming that damage has not occurred shall

be submitted to the City, or repair of the damage shall commence, within 90 days of the date of the City's notice. All repair work shall be completed within 180 days of the notice. Failure to commence and complete the work within these limits shall be cause for a determination by the City that the damaged wall constitutes a public nuisance, in which case the City may repair the wall and assess the property for recovery of all costs.

C. All plans for any reconstruction or restoration work shall be reviewed for approval by the Department of Community Planning and Building prior to commencement of the work.

17.15.290 Access.

Vehicle access to each building site in Block 45 shall be provided by the private road running through the center of the block or by using one of the existing openings in the wall without further enlargement. This provision shall apply to all existing sites as well as to any new sites created by parcel splits, lot line adjustments or subdivisions within the block.

17.15.300 The Private Road.

The drive running down the middle of Block 45 shall be maintained as a private road.

17.15.310 Public Roads.

This specific plan recognizes the unimproved public rights-of-way between the exterior perimeter of the wall and the edge of the paved surface of the four streets surrounding Block 45 as a valuable open space resource that enhances both public and private enjoyment of the block and its perimeter wall. This area shall be retained as an open space buffer to provide a natural, vegetated screen that allows interrupted views of the wall through trees and shrubs of the urban forest. Any proposed action to widen the paved area of any of the streets surrounding Block 45 and/or reduce the size or width of the unimproved rights-of-way adjacent to the perimeter wall shall require design study by the Planning Commission.

17.15.320 Special Design Standards.

In addition to all design standards applicable to the R-1 land use district as set forth in Chapter 17.24 CMC, the following special standards shall also apply. When standards conflict as determined by the Director of the Department of Community Planning and Building, the provisions of this specific plan shall take precedence.

A. Design Review Guidance. The intent of this plan is to encourage variety in the placement of structures and to avoid the cumulative impacts that might be created if several structures were built at similar setbacks and without providing breaks between first story and second story design elements. Generally, the facades of structures on adjacent sites should be set back at different distances from both the public and private roads to allow for visual relief and prevent the appearance of monotony or cumulative building mass to the community. Designs for structures on sites across the private road from each other should avoid tall building elements located in a single broad plane across the site if the effect would be to create the appearance of a narrow alley or tunnel along the private road. The Design Review Board or Planning Commission will use these principles in addition to those contained in the General Plan, Chapter 17.24 CMC, and any design guidelines for the R-1 district adopted by the City in reviewing proposed construction to protect the visual character of Block 45 and the surrounding neighborhood.

B. Definitions. When interpreting this specific plan, the following definitions shall apply:

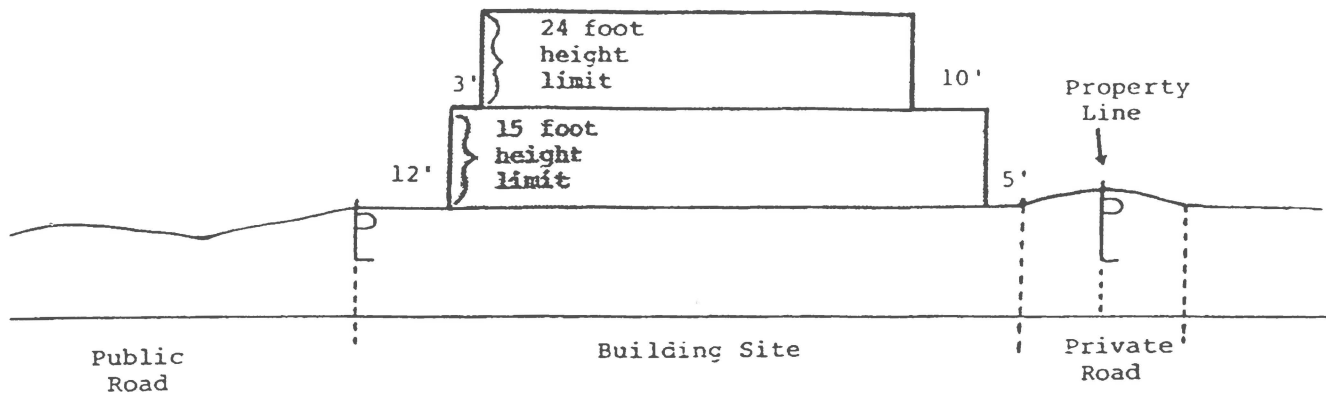
1. Centerline of the Private Road. As used in this specific plan, the centerline of the private road shall mean the midpoint across the dedicated width of the private road. This is generally 10 feet from the dedicated edge of the private road and would be coterminous with one or more of the property lines of each property over which the private road passes.

2. Edge of the Private Road. As used in this specific plan, the edge of the private road shall mean the limits of the dedicated width of the private road. The edge of paving may or may not be coterminous with this edge and shall not be used in measurements referenced to the edge of the private road.

C. Front and Rear Yard Setbacks. Due to the unusual conditions created by the perimeter wall around Block 45 and the private road within this block, this specific plan provides two options for meeting front and rear setback requirements for those sites having no driveway access directly from a public right-of-way. Either option may be considered regardless of the location of the entrance to the home. In reviewing proposed construction exercising one of these options, the Design Review Board or Planning Commission shall consider the proximity and alignment of structures on other lots nearby. In its review, the Design Review Board or Planning Commission may determine that one of the options

is inappropriate and the other option should be pursued. For sites with direct driveway access from a public road see subsection (C)(3) of this section.

1. Option 1. When the front setback standard is applied to public streets.

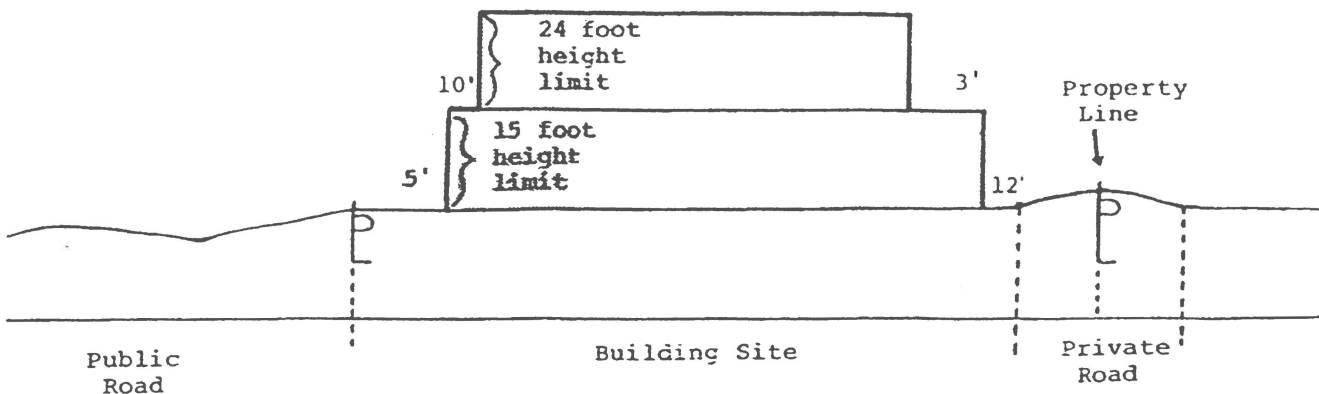


a. Front Setback. When using Option 1 the front setback shall be measured from the property line adjacent to the public right-of-way. For corner lots the shortest lot line shall be considered the front line and the other line shall be considered a side line. Except as provided for minor encroachments in subsection (D) of this section, all structures of 15 feet or less in height shall be set back at least 12 feet from the front property line. All structures greater than 15 feet in height shall be setback at least 15 feet from the front property line.

b. Rear Setback. When using Option 1, the rear setback shall be measured from the center-

line of the private road or the edge of the private road, whichever results in the greater setback. All structures shall be set back at least 15 feet from the centerline of the private road or five feet from its edge. The second story of any structure shall be set back at least 25 feet from the centerline of the private road or 15 feet from its edge. All portions of all structures shall be limited to 15 feet in height when constructed within 15 feet of the edge of the private road.

2. Option 2. When the front setback standard is applied to the private road.



a. Front Setback. When using Option 2, the front setback shall be measured from the centerline of the private road or the edge of the private road, whichever results in the greater setback. For corner lots, the shortest lot line shall be considered the front line and the other line shall be considered a side line. All structures of 15 feet or less in height shall be set back at least 22 feet from the centerline of the private road or at least 12 feet from its edge. Structures greater than 15 feet in height shall be set back at least 25 feet from the centerline of the private road or 15 feet from its edge.

b. Rear Setback. When using Option 2 the rear setback shall be measured from the property line adjacent to the public right-of-way. Except as provided for minor encroachments below in subsection (D) of this section, the first story of any structure shall be set back at least five feet and the second story shall be set back at least 15 feet from the rear property line. All portions of all structures shall be limited to 15 feet in height when constructed within 15 feet of the front property line.

3. Special Cases. Building sites which do not abut the private road, and which obtain access directly from one of the public streets around Block 45, shall follow all standard front and rear setback requirements in Chapter 17.24 CMC. The two options set forth above shall not be applicable to such sites.

4. Lot 12 as shown in Figure 1 shall be considered a corner lot with required side and rear setbacks of 10 feet from both legs of the edge of the private road. The front setback from the public right-of-way adjacent to this lot shall be at least 15 feet.

D. Minor Setback Encroachments. Exceptions to the setback standards in subsections (C)(1) and (C)(2) of this section will be allowed for minor encroachments constructed in such a manner as to be visually concealed by the perimeter wall. Building sites with driveway access through the perimeter wall and which are therefore not eligible for the special setbacks authorized by subsections (C)(1) or (C)(2) of this section shall not be allowed such minor encroachments. Minor encroachments may include ground level decks or patios not higher than 24 inches from grade, masonry barbecue structures, low storage or similar structures adjacent to the wall not higher than 36 inches, and other facilities as approved by the Design Review Board or Planning Commission through design review.

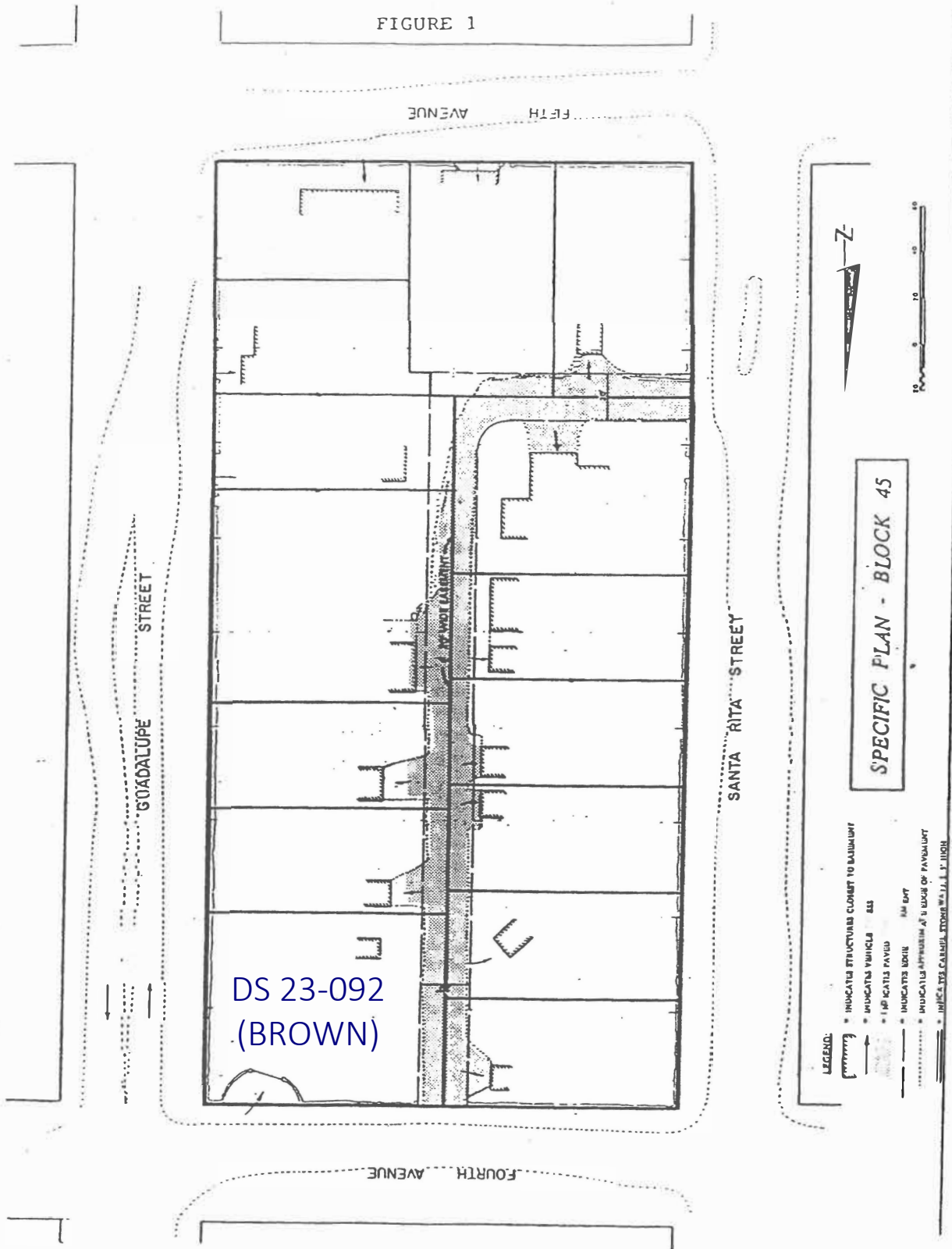
E. Fences and Walls. Fences (wood) and walls (masonry) shall be subject to all regulations contained in Chapter 17.24 CMC with the following exceptions:

1. The perimeter wall is recognized as a conforming structure even though it exceeds four feet in height. Proposals to rebuild or extend the perimeter wall across existing openings shall be allowed as long as the height of the wall is not increased and the design of any new extension will match the materials and masonry patterns of the existing wall.

2. The standards contained in Chapter 17.24 CMC regarding fences and walls shall apply to both the property lines abutting public rights-of-way and the edge of the building site adjacent to the private road.

3. Fences exceeding four feet in height located within 15 feet of the edge of the private road shall require Design Review Board or Planning Commission review and shall be designed to preserve some visual access into the yard area on each site by using spaced boards or lattice work wherein the size of the spaces are at least equal to the size of the boards or lattice members. The intent of this requirement is to preserve visual access to open space resources within the interior of the block and to prevent the visual appearance of a closed-in alleyway. (Ord. 2001-03 § 5, 2001).

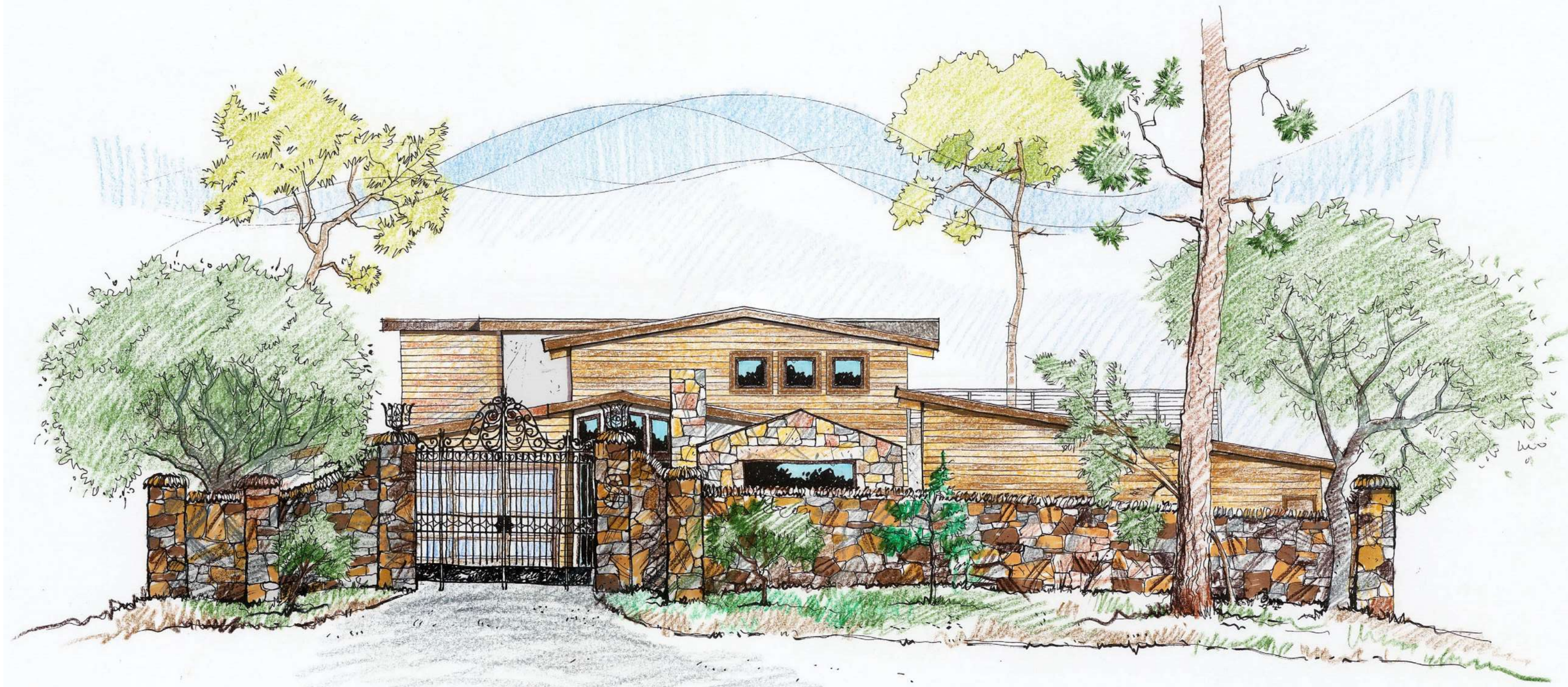
Figure 1



PROJECT DATA FOR AN 7,200-SQUARE-FOOT SITE Block 45 Specific Plan Area			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,779 SF (39%)	1,755 SF	2,747 SF residence & garage 30 SF mechanical 2,777 SF Total
Site Coverage	611 SF/899 SF	0 SF*	873 SF
Trees (Upper/Lower)	5/4	1 lower	1 lower (existing) 1 lower (new) 1 upper (new)
Ridge Height (1 st /2 nd)	18'/24'	13'-9"/NA	14' / 21'-2"
Plate Height (1 st /2 nd)	12'/18'	9'-2"/NA	13'-3" / 18'-8"
Setbacks	Minimum Required	Existing	Proposed
Front**	12' (< 15' tall) 15' (> 15' tall)	14'-10"	12'-2"
Composite Side Yard	20' (25%)	26'-7"	24'-6"
Side Yard	3'	4'-10"	3'
Street Side Yard	5'	21'-9"	21'6"
Rear**	<u>First Story:</u> 15' from the centerline of the private road or 5' from the edge of the private road <u>Second Story:</u> 25' from the centerline of the private road or 15' from the edge of the private road	37'-9"	24'-2"

*All previously existing site coverage was removed under the Accessory Dwelling Unit (ADU) building permit.

**Setbacks per the Block 45 Specific Plan.



PROJECT DATA

PROPERTY OWNER: MR. AND MRS. DAVID BROWN
1100 ALLIED DR.
PLANTO, TX 75093
TEL. (214) 235-6010

PROJECT ADDRESS: SW CORNER OF GUADALUPE AND 4TH,
CARMEL, CA 93923

PROJECT DESCRIPTION: REMOVE (E) SHEDS (175 SF). DEMOLISH (E) ATTACHED GARAGE (274 F) AND BUILD A NEW ATTACHED GARAGE (270 SF). EXTEND (E) HOUSE BY 402 SF. NEW UPPER LEVEL ADDITION (624 SF) WITH TERRACE (438 SF). NEW ATTACHED SHED (STORAGE) WITH CEILING HEIGHT NOT TO EXCEED 4'-11" (60 SF). NEW TRASH CAN ENCLOSURE. NEW OUTDOOR BUILT-IN BBQ, FIREPLACE WITH RECIRCULATING FOUNTAIN, AND GENERATOR. REPLACE DETERIORATED GRAPE STAKE FENCE ALONG PRIVATE ROAD WITH NEW TO MATCH EXISTING HEIGHT (77 L.F.).

EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN

LOT AND BLOCK: LOT 1, BLOCK 45
APN: 010-036-001-000
ZONING: R-1 (CP)
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: 2
HEIGHT LIMIT: 24'
GRADING: NONE
TREE REMOVAL: NONE
APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ENERGY CODE (CEnC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

LOT AREA: 8,000 SF
BUILDABLE AREA: 7,200 SF
FLOOR AREA ALLOWED: 2,779 SF (BASE FLOOR AREA)

HOUSE	EXISTING FLOOR AREA	DEMOLITION	ADDITION	PROPOSED FLOOR AREA
HOUSE MAIN LEVEL	1,481 S.F.	0 S.F.	402 S.F.	1,883 S.F.
HOUSE UPPER LEVEL	0 S.F.	0 S.F.	624 S.F.	624 S.F.
GARAGE (INCL. MECH. ROOM)	274 S.F.	274 S.F.	270 S.F.	270 S.F.
SHED	132 S.F.	132 S.F.	0 S.F.	0 S.F.
SHED	43 S.F.	43 S.F.	0 S.F.	0 S.F.
	1,930 S.F.	449 S.F.	1,296 S.F.	2,777 S.F.

FLOOR AREA PROPOSED 2,777 SF
ADU (UNDER A SEPARATE PERMIT) FLOOR AREA - 672 SF

SITE COVERAGE CALCULATIONS

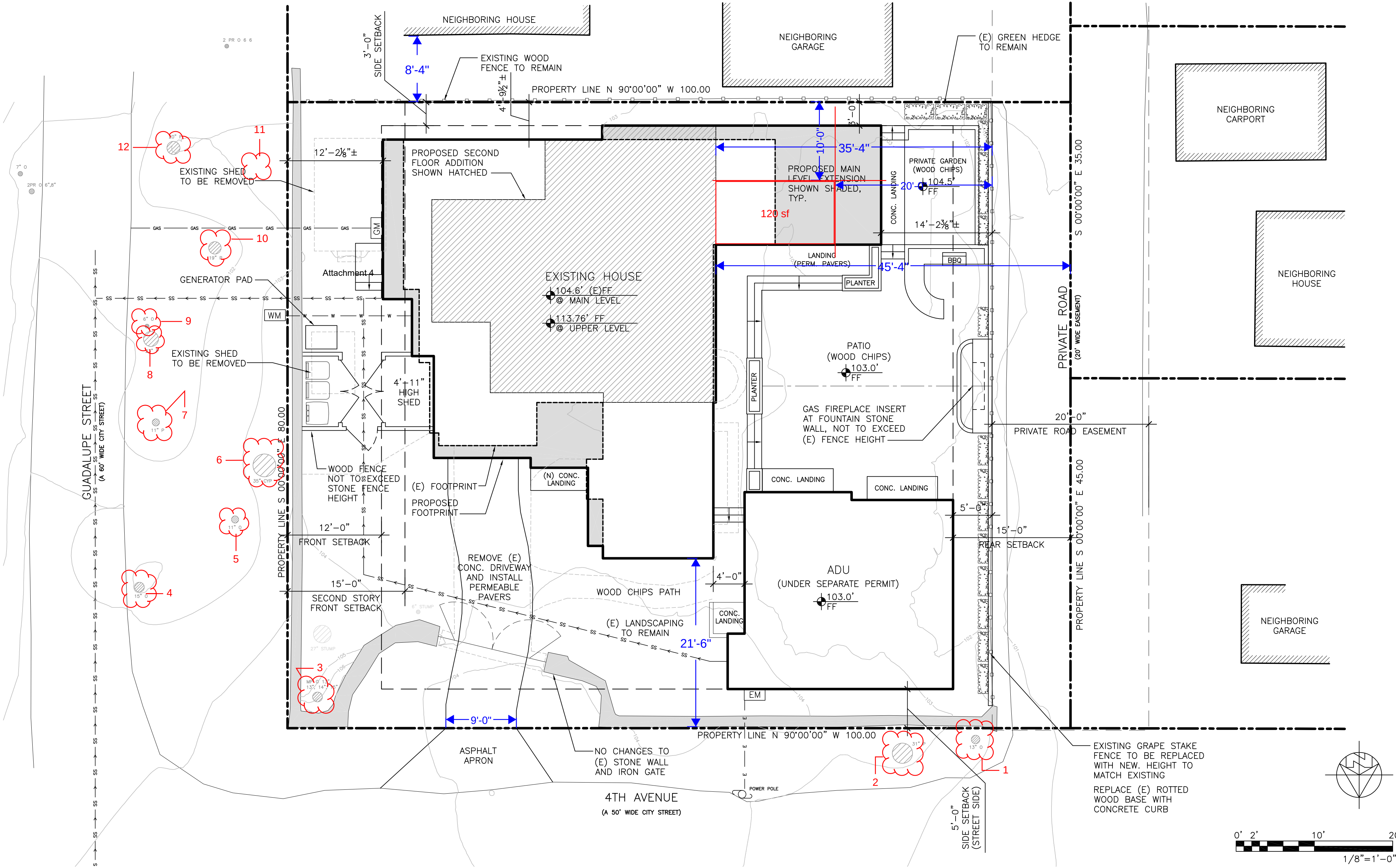
SITE COVERAGE ALLOWED: 22% OF BASE FLOOR AREA = 611 S.F.
* 4% OF SITE FOR DRIVEWAY (IF 50% OF COVER. IS PERMEABLE) = 288 SF
TOTAL ALLOWED - 899 S.F.

	EXISTING	REMOVED	ADDITION/NEW	PROPOSED TOTAL
DRIVEWAY (CONC. REPLACED W/ PERMEABLE)	277 S.F.	277 S.F.	313 S.F.	313 S.F.
FRONT PATHWAY (CONC. REPLACED W/ CHIPS)	109 S.F.	109 S.F.	0 S.F.	0 S.F.
ENTRY DOOR LANDING	65 S.F.	65 S.F.	21 S.F.	21 S.F.
PERMEABLE PAVERS LANDING (COURTYRD)	71 S.F.	71 S.F.	201 S.F.	201 S.F.
STONE STEPS (COURTYRD)			56 S.F.	56 S.F.
MASTER BDRM. CONC. LANDING AND STEPS	0 S.F.	0 S.F.	51 S.F.	51 S.F.
BBQ PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
FIREPLACE/FOUNTAIN PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
TRASH ENCLOSURE	0 S.F.	0 S.F.	46 S.F.	46 S.F.
GENERATOR CONC. PAD	0 S.F.	0 S.F.	12 S.F.	12 S.F.
LAUNDRY LANDING AND STEPS	0 S.F.	0 S.F.	21 S.F.	21 S.F.
SHED (CEILING HEIGHT 4'-11")	0 S.F.	0 S.F.	60 S.F.	60 S.F.
	522 S.F.	522 S.F.	873 S.F.	873 S.F.

NOTE: 1,736 SF OF CONCRETE PATIO AND SWIMMING POOL WAS REMOVED UNDER A SEPARATE PERMIT FOR ADU

SITE COVERAGE PROPOSED: 873 S.F. (PERMEABLE - 560 SF, IMPERVIOUS - 313 SF)

VICINITY MAP



SITE PLAN

1/8"=1'-0"



ANATOLY OSTRETSEV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

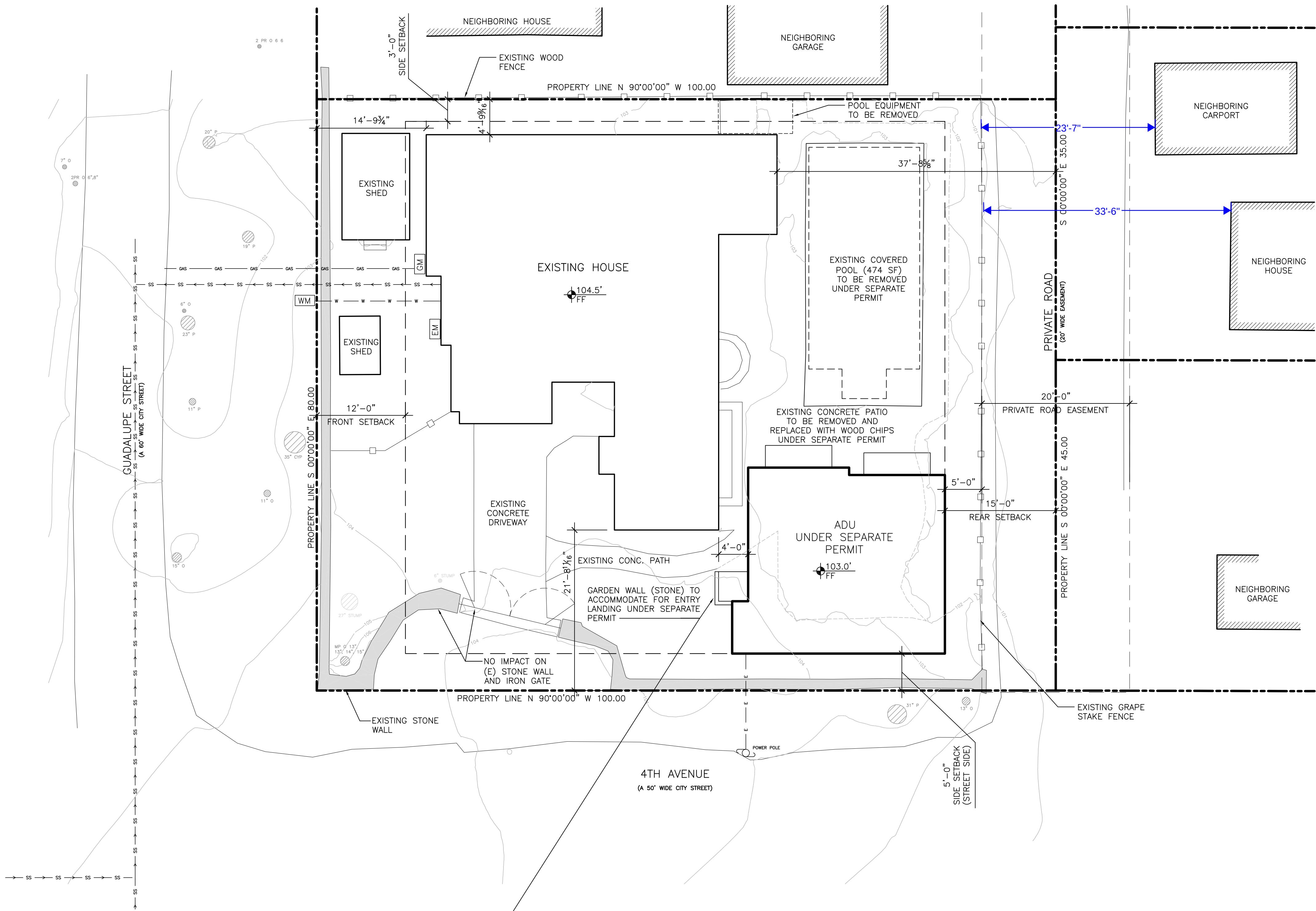
CARMEL, CA 93923

REVISIONS:
07-04-23 PLANNING REVISIONS

SITE PLAN
PROPOSED

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A1.0



Attachment 4



INSPIRATION PICTURE – THE CARL CHERRY CENTER PAVILION, LOCATED ACROSS THE STREET FROM THE SUBJECT PROPERTY



EXISTING GARDEN WALL TO BE ADJUSTED

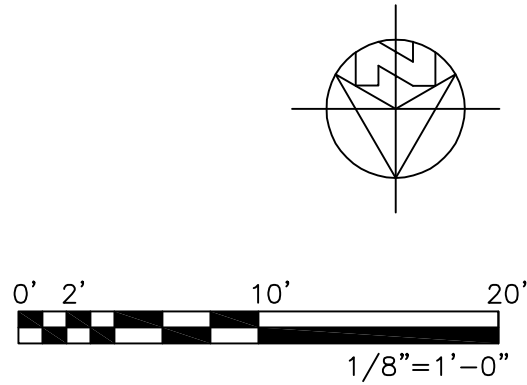


PROPOSED ADU LOCATION



EXISTING FENCE TO REMAIN

NOTE:
EXISTING CONCRETE PATIO, WOOD DECK, AND SWIMMING POOL BELOW TO BE REMOVED UNDER SEPARATE PERMIT. AREA TO BE COVERED WITH WOOD CHIPS. NO CHANGES TO EXISTING HOUSE.



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



AO ARCHITECTURAL
DESIGN

ANATOLY OSTRETSOV

P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

07-04-23	PLANNING REVISIONS

SITE PLAN
EXISTING

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A1.1



SUBJECT PROPERTY

LOT SIZE - 8,000 SF
ROOF OUTLINE - 2,550 SF = 32% OF LOT SIZE

ROOF OUTLINE (INCL. ADU) - 3,335 SF = 41.6% OF LOT SIZE

SECOND FLOOR OUTLINE (SHOWN WITH YELLOW HATCH) - 1,060 SF = 13%

BUILDING COVERAGE IS BETTER THAN IN MORE THAN 90% OF MEASURED LOTS

BUILDING COVERAGE (INCL. ADU) IS BETTER THAN IN MORE THAN 50% OF MEASURED LOTS

THE UPPER LEVEL TERRACE DESIGNED TO PRESERVE REASONABLE PRIVACY FOR ADJACENT PROPERTIES AND TO AVOID OVERLOOKING ACTIVE INDOOR AND OUTDOOR USE AREAS OF ADJACENT PROPERTIES

LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,510 SF
= 34% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,510 SF
= 33% OF LOT SIZE

LOT SIZE - 9,000 SF
ROOF OUTLINE - 3,905 SF
= 43% OF LOT SIZE

LOT SIZE - 4,000 SF
ROOF OUTLINE - 1,975 SF
= 49% OF LOT SIZE

LOT SIZE - 4,300 SF+/-
ROOF OUTLINE - 1,985 SF
= 46% OF LOT SIZE



LOT SIZE - 4,500 SF
ROOF OUTLINE - 2,265 SF
= 50% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 2,140 SF
= 47% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,635 SF
= 36% OF LOT SIZE

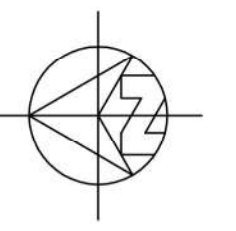
LOT SIZE - 4,500 SF
ROOF OUTLINE - 2,065 SF
= 46% OF LOT SIZE

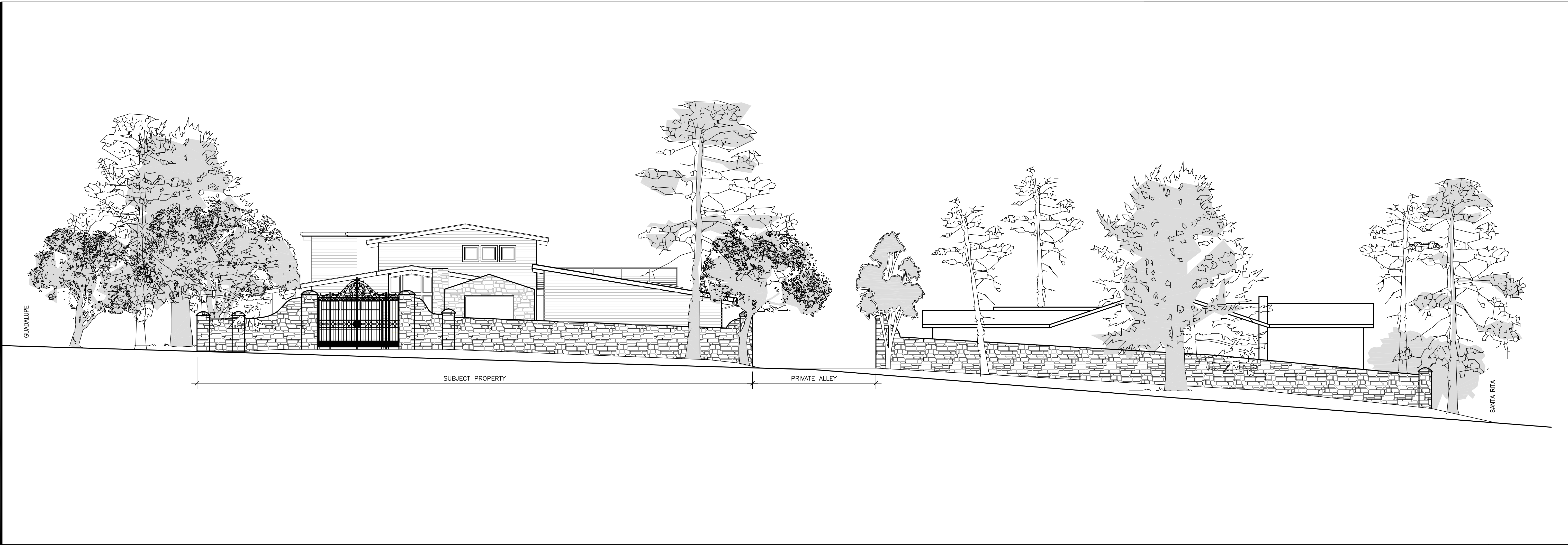
LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,490 SF
= 33% OF LOT SIZE

LOT SIZE - 7,500 SF
ROOF OUTLINE - 1,930 SF
= 26% OF LOT SIZE

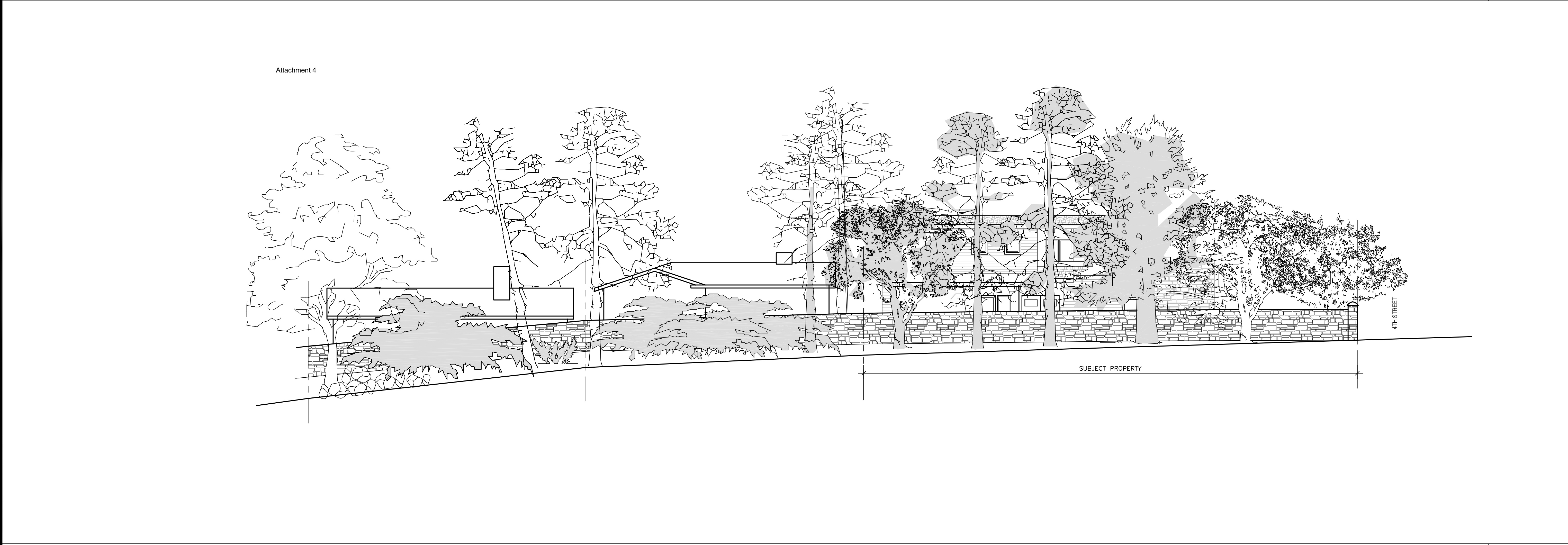
LOT SIZE - 12,000 SF
ROOF OUTLINE - 4,105 SF
= 34% OF LOT SIZE

NOTE:
ALL THE DIMENSIONS ARE APPROXIMATE AND BASED ON
THE SCALED GOOGLE EARTH IMAGERY DATED 9/7/22

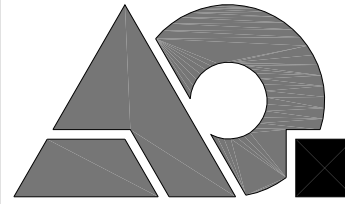




4TH STREET ELEVATION 1/8"=1'-0"



GUADALUPE STREET ELEVATION 1/8"=1'-0"



AO ARCHITECTURAL
DESIGN

ANATOLY OSTRETISOV

P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

▲

▲

▲

▲

STREETSCAPE
ELEVATIONS

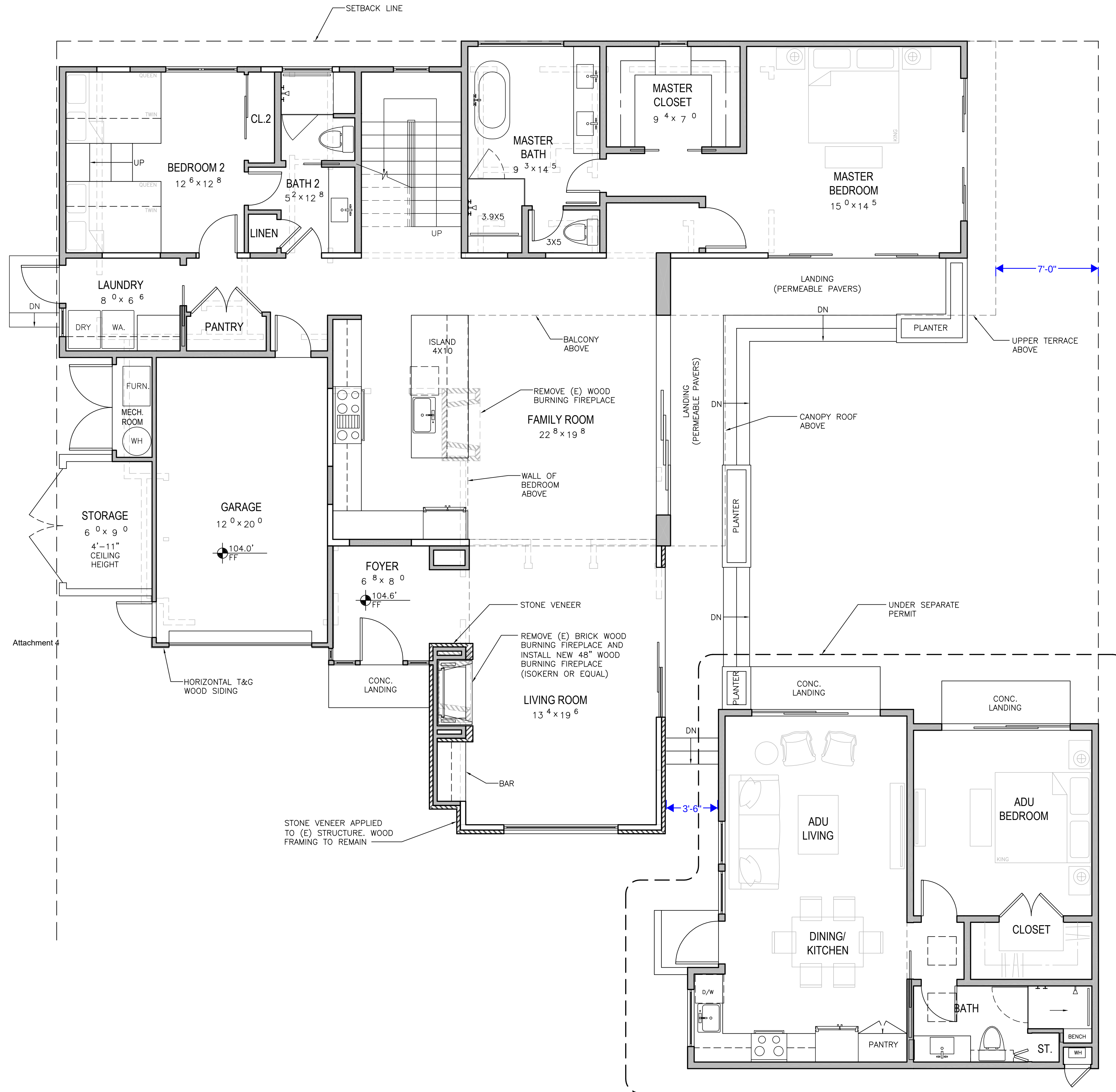
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A1.3

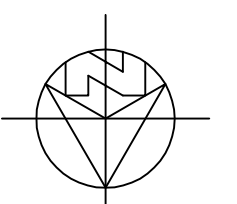
Use of these plans and specifications is restricted to the original site for which they were prepared and publication hereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions



WALL LEGEND

	2X EXISTING WALL TO REMAIN
	(E) DOOR OR WINDOW TO BE REMOVED
	2X EXISTING WALL TO BE REMOVED
	2X6 NEW EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL
	THIN STONE VENEER

0' 1' 2' 5' 10'



MAIN LEVEL FLOOR PLAN

1/4"=1'-0"



ANATOLY OSTRETISOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

REVISIONS:

07-04-23
PLANNING REVISIONS

MAIN LEVEL
FLOOR PLAN

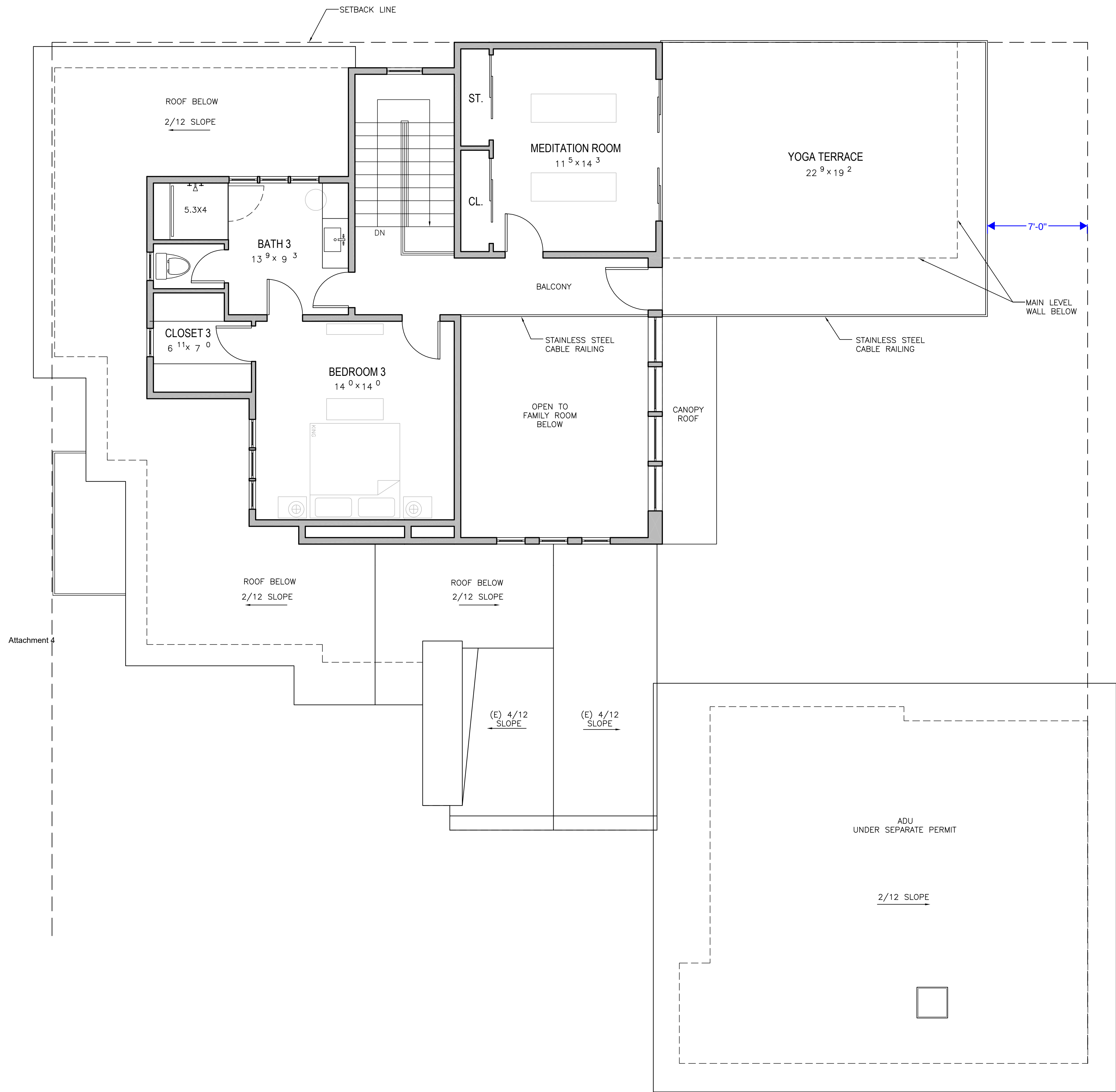
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A2.0

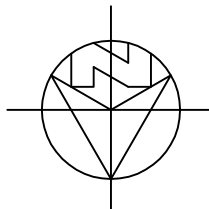
Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X6 NEW EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL
- THIN STONE VENEER

0' 1' 2' 5' 10'



UPPER LEVEL FLOOR PLAN

1/4"=1'-0"



ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

REVISIONS:
07-04-23
PLANNING REVISIONS

UPPER LEVEL
FLOOR PLAN

DATE: 04-02-23
DESIGN APPROVAL

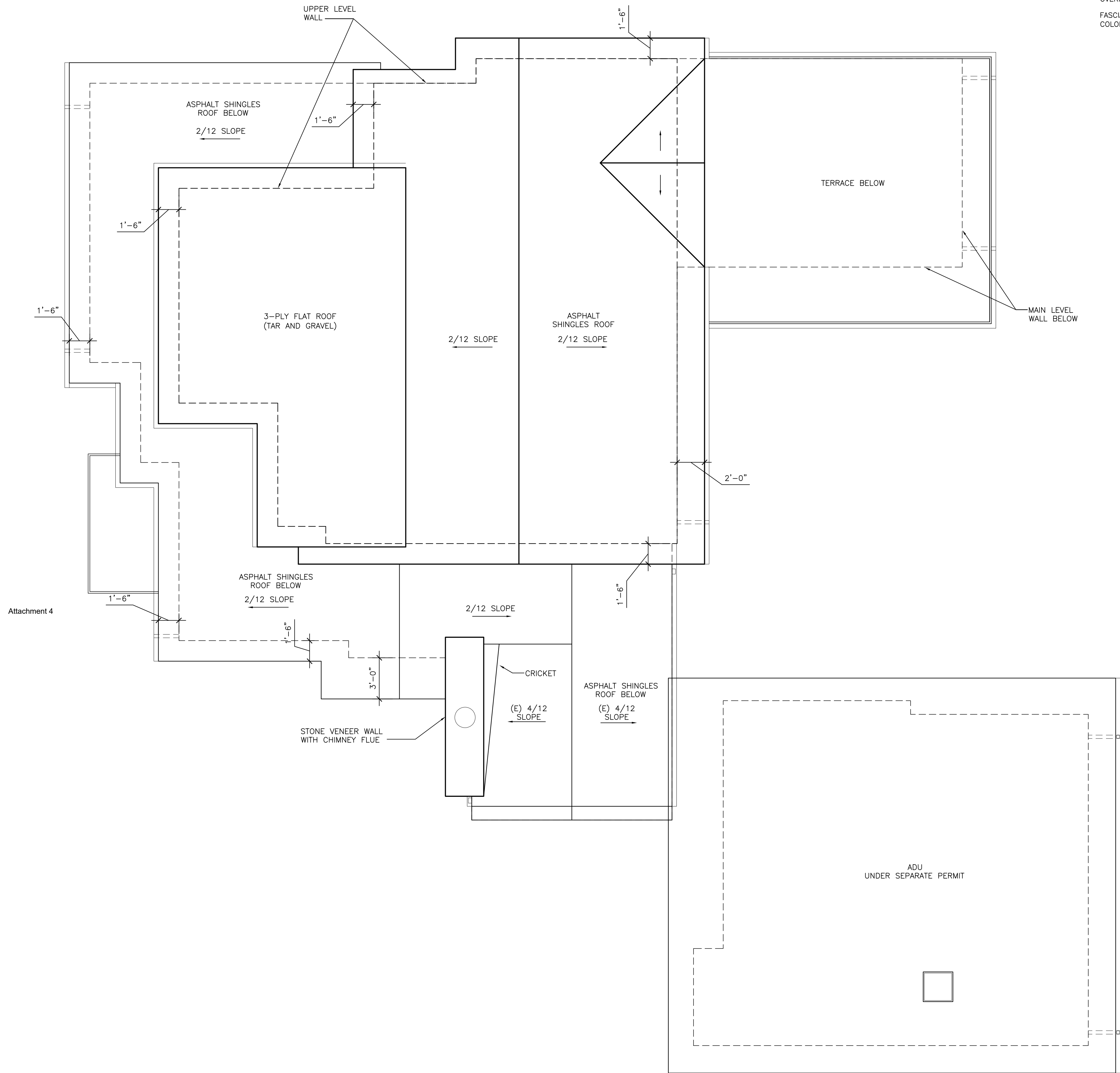
SHEET NO.
A2.1

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.

CARMEL, CA 93923

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH



GENERAL ROOF NOTES

ROOF MATERIAL = CLASS 'A' ASPHALT SHINGLES ROOF AND 3-PLY FLAT ROOF
ROOF SLOPE = 2/12 AND 4.5/12
OVERHANG = 18", U.O.N.
FASCIA GUTTERS WITH SQUARE DOWNSPOUTS TO MATCH WINDOWS AND DOORS
COLOR (DARK BROWN)



ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

THE BROWN RESIDENCE
APN: 010-036-001
SW CORNER OF GUADALUPE AND 4TH

REVISIONS:	
07-04-23	PLANNING REVISIONS

ROOF PLAN

DATE: 04-02-23

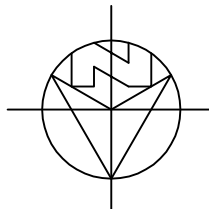
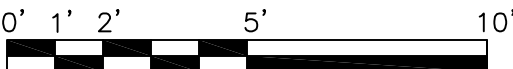
DESIGN APPROVAL

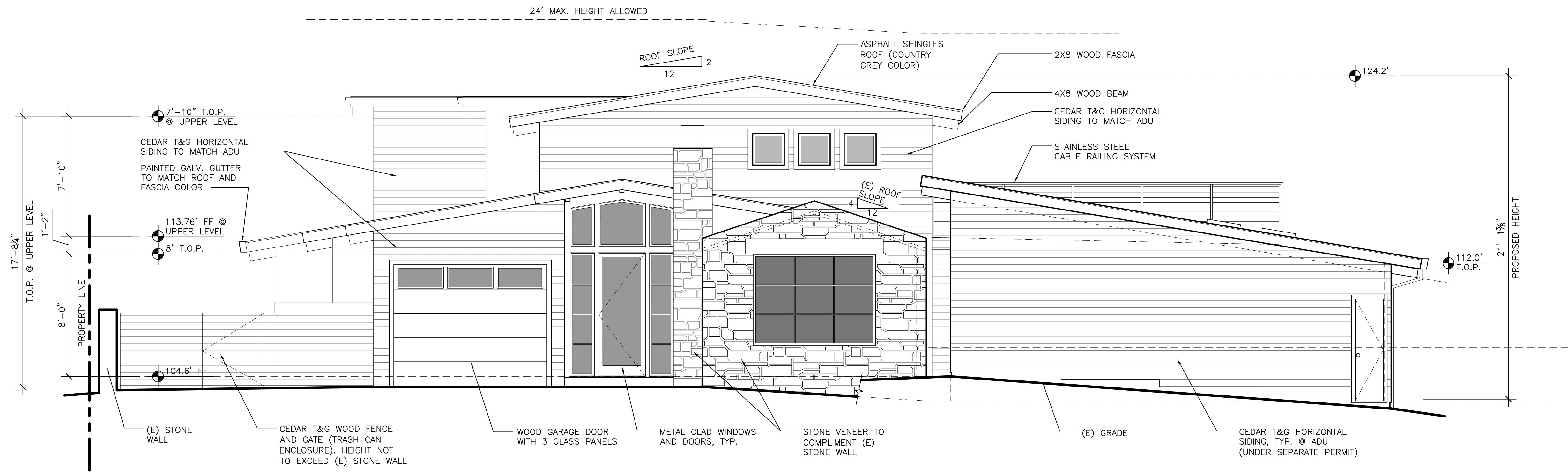
SHEET NO.

A5.0

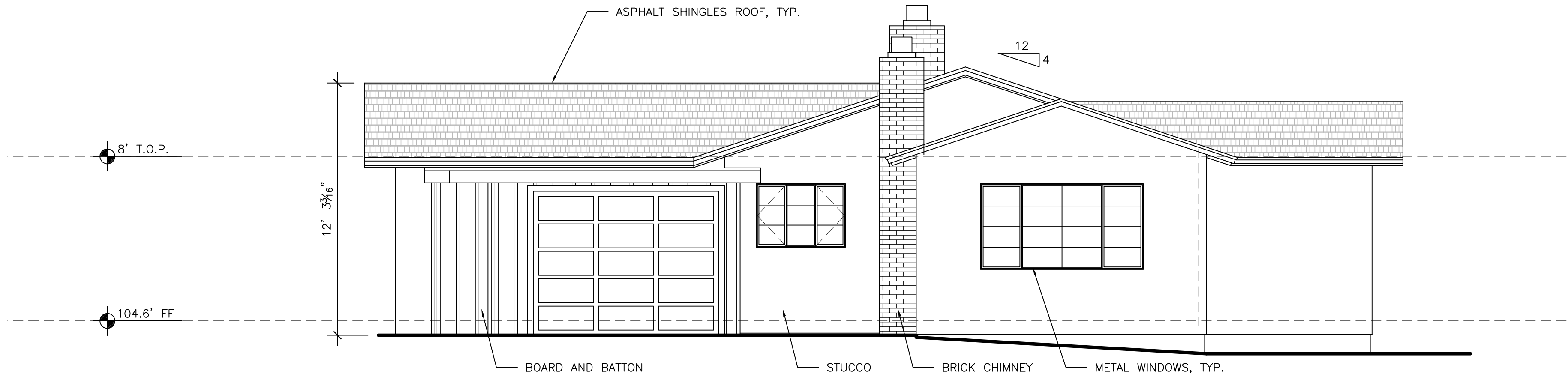
ROOF PLAN

1/4"=1'-0"





FRONT (NORTH) ELEVATION PROPOSED 1/4"=1'-0"



FRONT (NORTH) ELEVATION EXISTING 1/4"=1'-0"

Attachment 4



ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:	
07-04-23	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A6.0



AO ARCHITECTURAL
DESIGN

ANATOLY OSTRETsov
P.O.BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

1 07-04-23
PLANNING REVISIONS

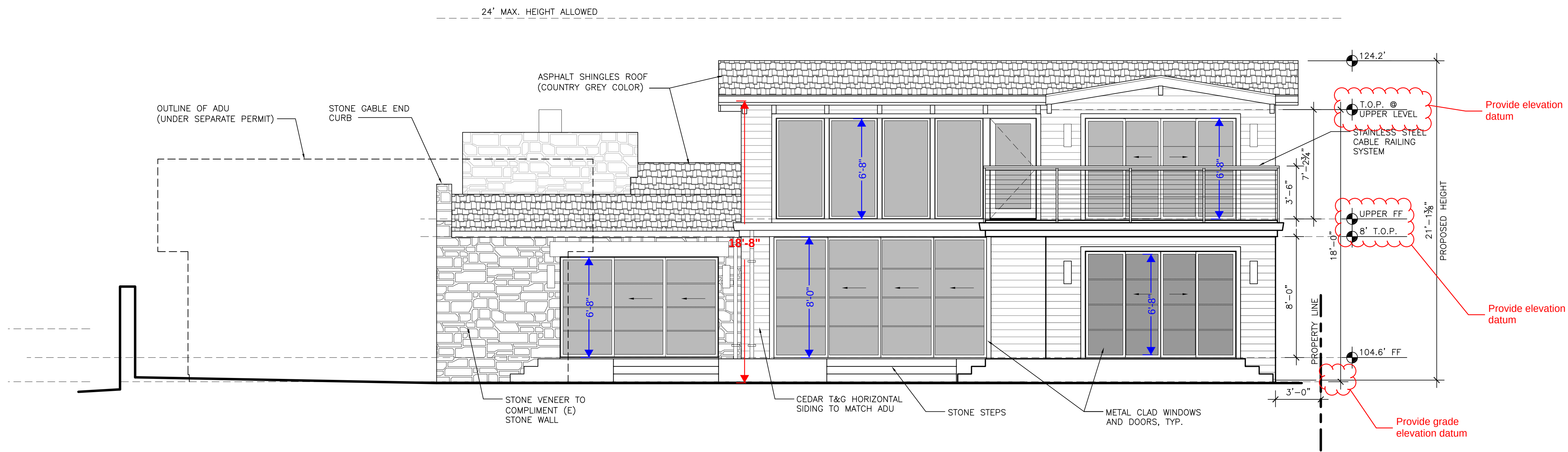
EXTERIOR ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

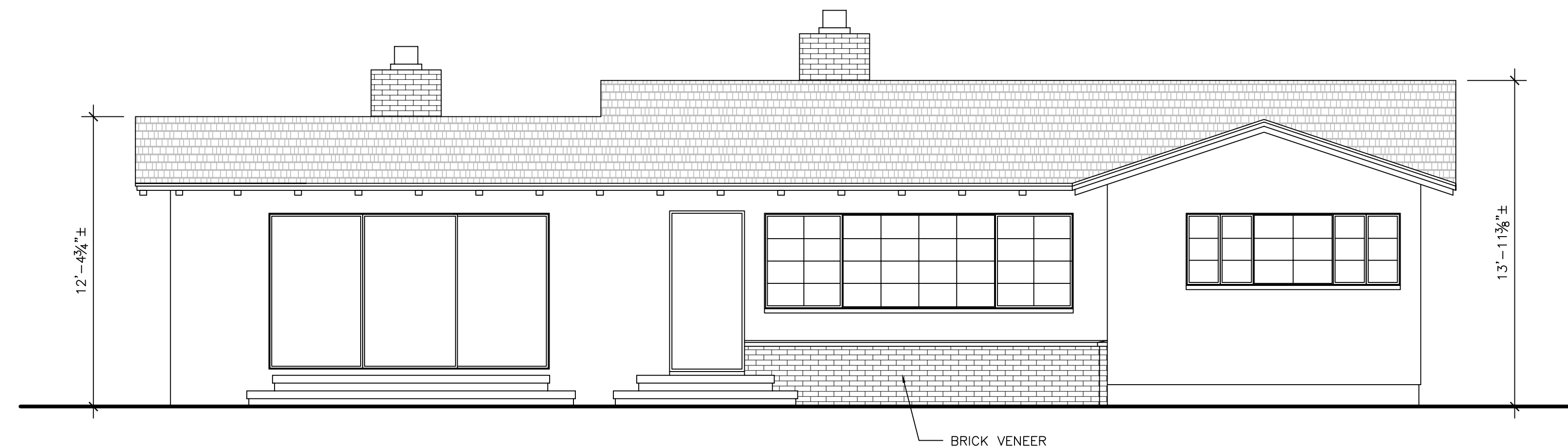
SHEET NO

A6.1

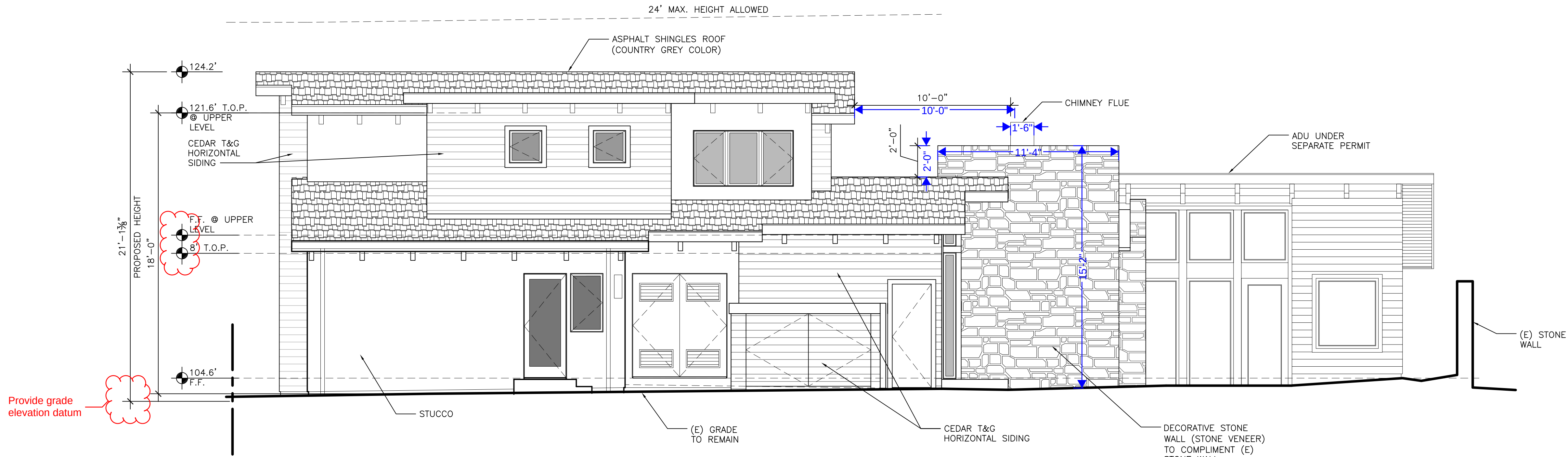


WEST ELEVATION PROPOSED 1/4"=1'-0"

Attachment 4

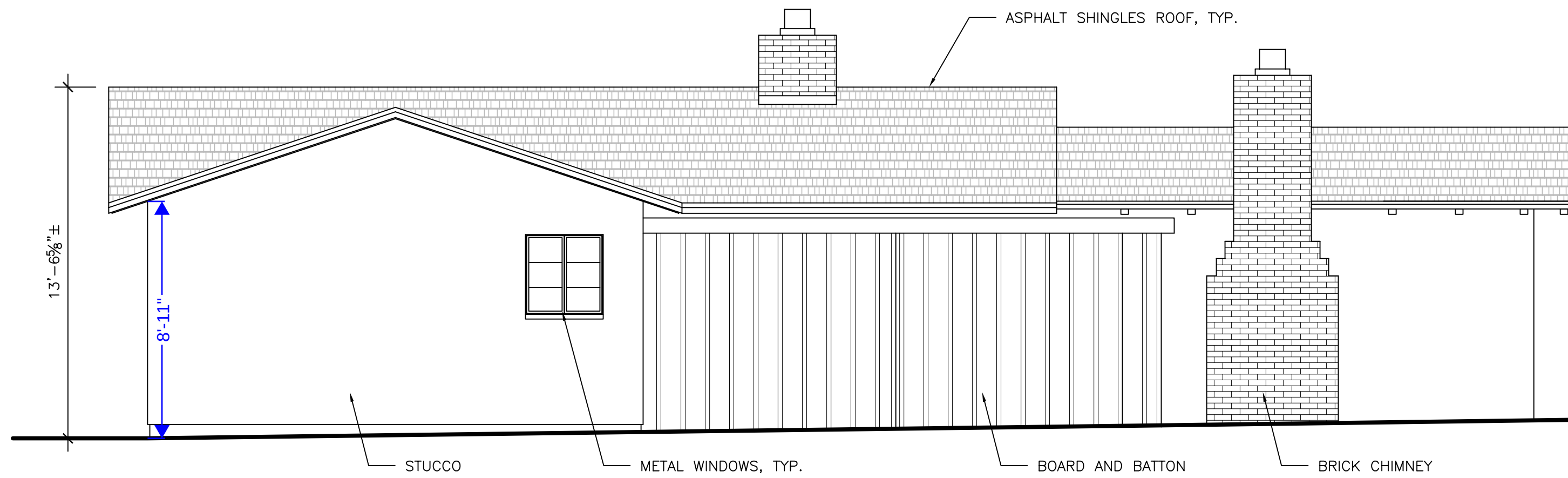


WEST ELEVATION EXISTING 1/4"=1'-0"

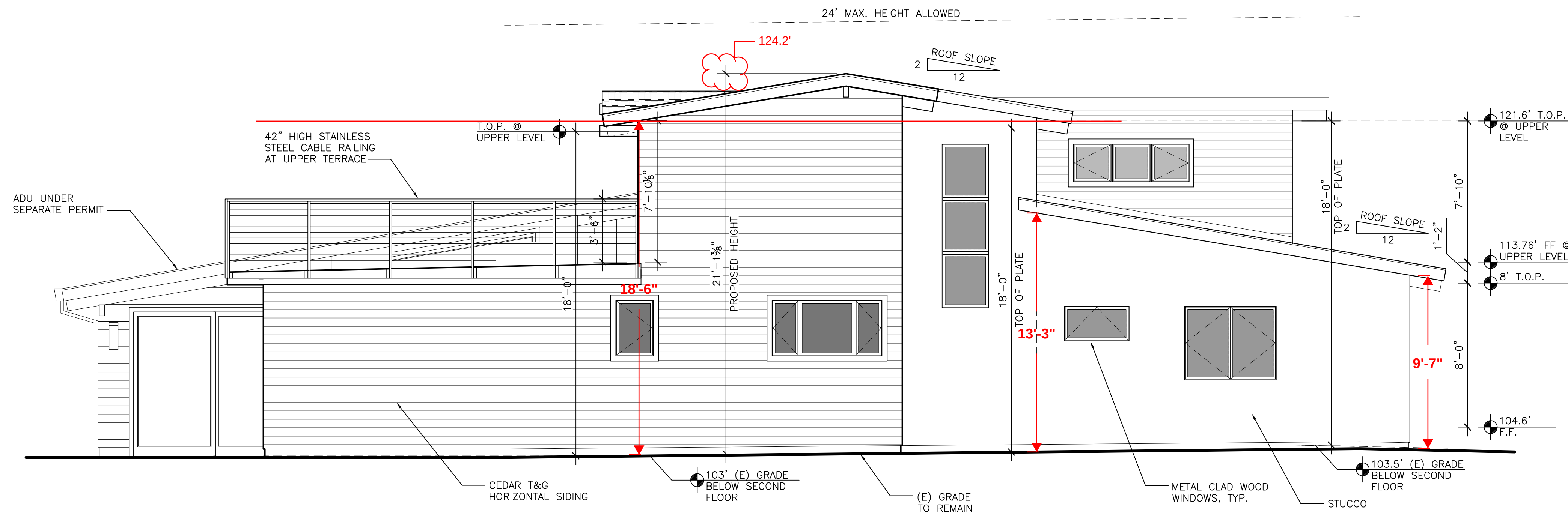


EAST ELEVATION PROPOSED 1/4"=1'-0"

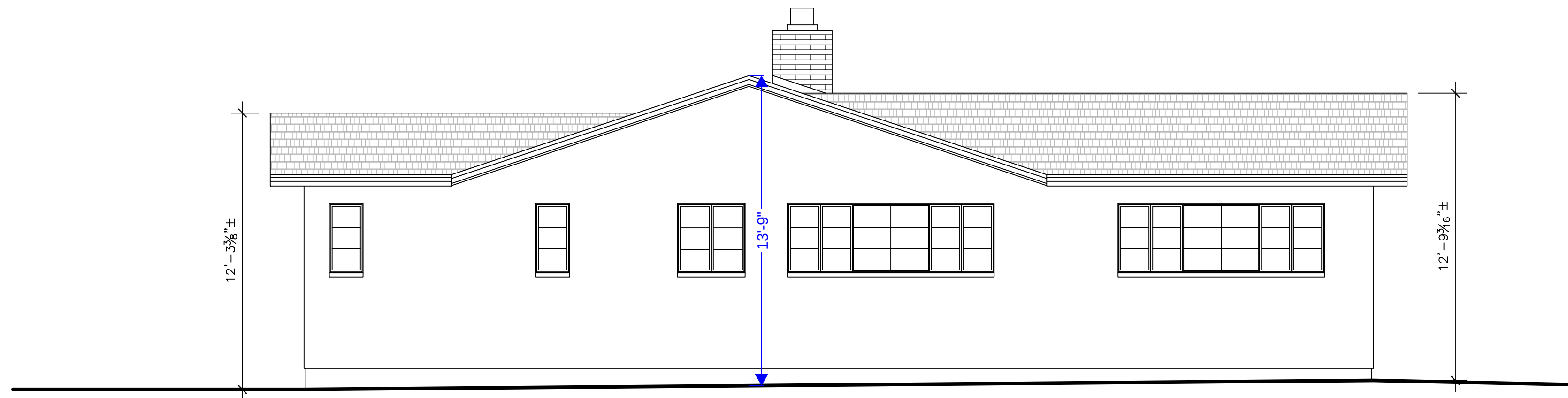
Attachment 4



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



SOUTH ELEVATION PROPOSED 1/4"=1'-0"



SOUTH ELEVATION EXISTING 1/4"=1'-0"

Attachment 4



ANATOLY OSTRETISOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001
CARMEL, CA 93923

REVISIONS:	
07-04-23	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A6.4



FRONT VIEW BEFORE



FRONT VIEW AFTER



ALLEY VIEW

Attachment 4



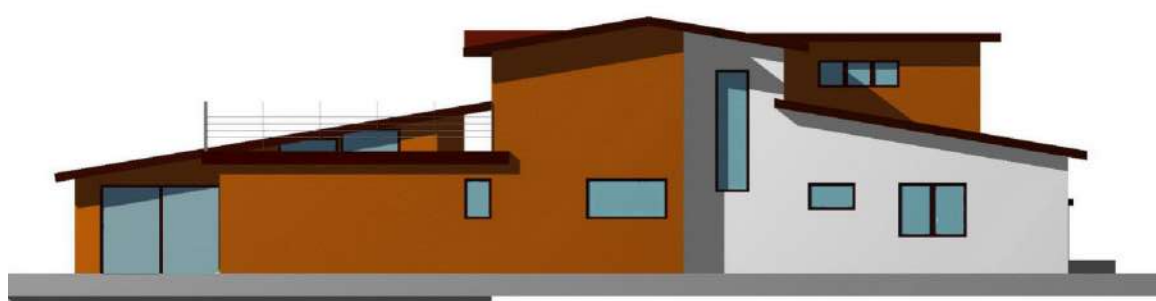
FRONT(NORTH) ELEVATION



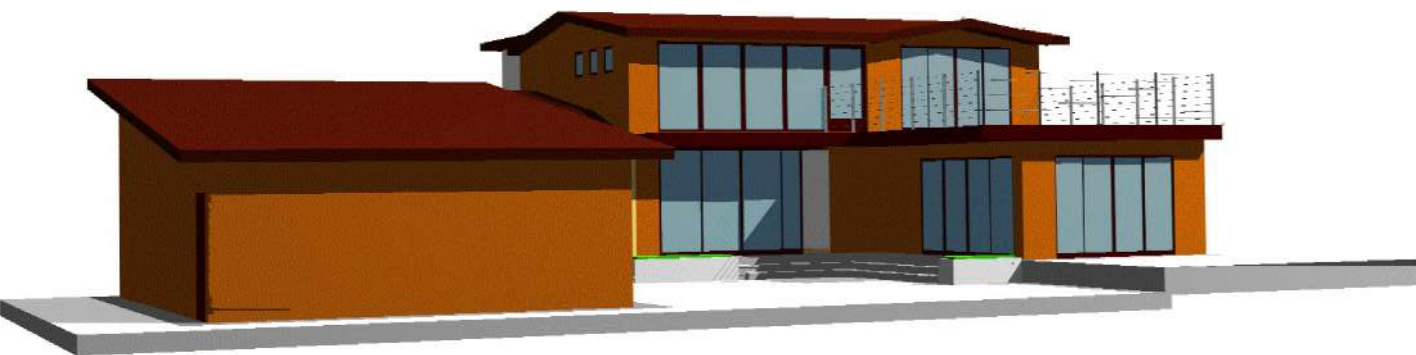
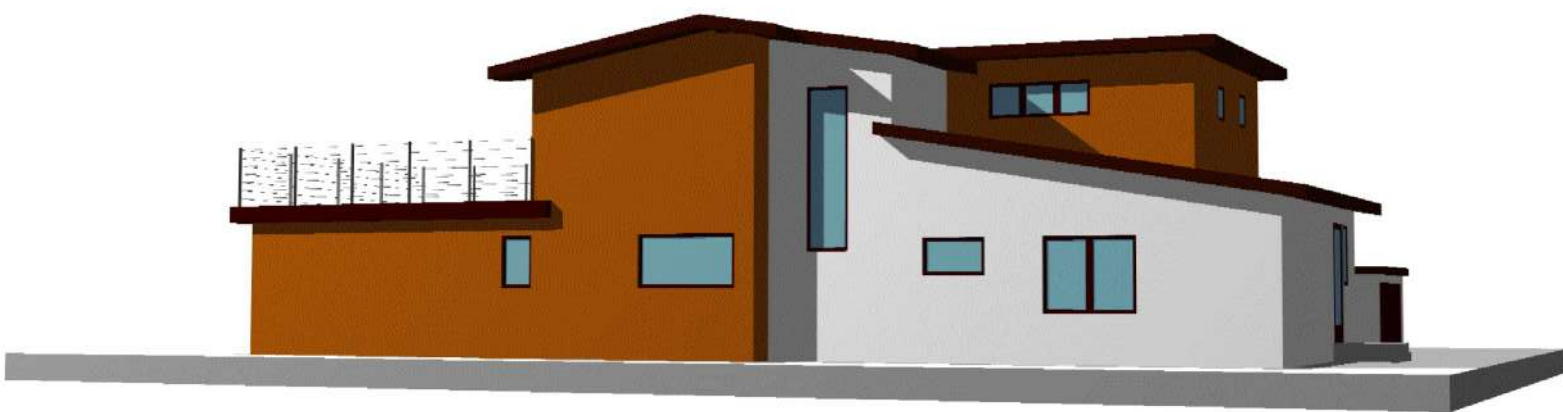
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NOTE:
3D MODEL IMAGES PRESENTED TO VISUALIZE ONLY SIZE AND SHAPE OF THE BUILDINGS AND DIFFERENT FINISHES OF THE BUILDING EXTERIOR. YELLOW COLOR REPRESENTS STONE, BROWN COLOR REPRESENTS T&G WOOD SIDING, WHITE/GREY COLOR REPRESENTS STUCCO, AND BLUE COLOR REPRESENTS GLASS OF WINDOWS AND DOORS. FOR ACTUAL COLORS REFER TO "COLORS AND MATERIALS" COLUMN.

RENDERINGS

ROOF



PRESIDENTIAL ASPHALT SHINGLES
COLOR: COUNTRY GRAY



TAR AND GRAVEL FLAT ROOF



COPPER GUTTERS WITH SQUARE
DOWNSPOUTS

WALLS



ELASTOMERIC PAINT OVER STUCCO
COLOR OC-25 BENJAMIN MOORE
"CLOUD COVER"



1X6 CEDAR T&G HORIZONTAL SIDING
(STAINED)



THIN STONE VENEER
FOND DU LAC RUSTIC

WINDOWS AND DOORS



SIERRA PACIFIC ALUMINUM CLAD
WOOD WINDOWS AND EXTERIOR
DOORS (OR EQUAL)
COLOR: REGAL BROWN 059

DRIVEWAY PAVERS



UNILOCK ARTLINE PERMEABLE
PAVERS. COLOR - GRAY

COURTYARD LANDING PAVERS



HYDROLOGIC PERMEABLE PAVERS.
COLOR - BROWNSTONE

STAINLESS STEEL CABLE RAILING SYSTEM



STAINLESS STEEL CABLE RAILING
SYSTEM 'ATLANTIS' OR EQ.

EXTERIOR LIGHT FIXTURE



WAC LIGHTING (LED)
ARCHETYPE WS-W15912
SIZE 5.5"x12"
COLOR: BLACK
DELIVERED LUMENS - 331

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT)

COLORS AND MATERIALS



ANATOLY OSTRETISOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23	PLANNING REVISIONS

EXTERIOR
RENDERINGS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A6.5

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions

DOOR SCHEDULE						
DOOR NO.	DOOR SIZE		ACTION	GLASS	NOTES	
	WIDTH	HEIGHT				
MAIN LEVEL						
1	3'-0"	8'-0"	SWING	TEMPERED	ENTRY GLASS DOOR	
2	10'-6"	6'-8"	SLIDING	TEMPERED	3-PANEL GLASS DOOR	
3	14'-0"	8'-0"	SLIDING	TEMPERED	4-PANEL GLASS DOOR	
4	12'-0"	7'-0"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR	
5	10'-0"	7'-0"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR	
6	2'-8"	6'-8"	SWING	TEMPERED		
7	6'-0"	6'-8"	SWING		PAIR OF 3'-0" WOOD LOUVERED DOOR	
8	8'-0"	4'-6"	SWING		PAIR OF 4'-0" WOOD DOOR @ STORAGE	
9	2'-6"	6'-8"	SWING		WOOD DOOR @ GARAGE	
10	10'-0"	8'-0"			GARAGE DOOR. 3 GLASS PANELS AT TOP	
11	2'-10"	7'-0"	SWING		@ MASTER BEDROOM	
12	4'-0"	7'-0"	POCKET		@ MASTER CLOSET	
13	2'-6"	7'-0"	SWING		@ MASTER BATH	
14	2'-2"	7'-0"	SWING		@ MASTER BATH TOILET	
15	2'-6"	6'-0"	SWING	TEMPERED	@ MASTER BATH SHOWER	
16	2'-6"	6'-8"	SWING		@ BATH 2	
17	2'-0"	6'-8"	SWING		@ BATH 2 LINEN	
18	2'-6"	6'-8"	POCKET		@ BATH 2	
19	2'-6"	6'-0"	SWING	TEMPERED	@ BATH 2 SHOWER	
20	2'-4"	6'-8"	SWING		@ BATH 2	
21	6'-0"	6'-8"	SLIDING		@ BEDROOM 2 CLOSET	
22	2'-8"	6'-8"	SWING		@ BEDROOM 2	
23	2'-10"	6'-8"	POCKET		@ LAUNDRY	
24	5'-0"	6'-8"	SWING		PAIR OF 2'-6" WOOD DOOR @ PANTRY	
25	2'-6"	6'-8"	SWING		20-MIN FIRE-RATED SELF-CLOSING, SELF-LATCHING @ GARAGE	
UPPER LEVEL						
26	3'-0"	6'-8"	SWING	TEMPERED	GLASS DOOR	
27	10'-0"	6'-8"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR	
28	6'-0"	6'-8"	SLIDING		@ MEDITATION RM STORAGE	
29	6'-0"	6'-8"	SLIDING		@ MEDITATION RM CLOSET	
30	2'-8"	6'-8"	SWING		@ MEDITATION RM	
31	2'-8"	6'-8"	SWING		@ BEDROOM 3	
32	2'-6"	6'-8"	SWING		@ BEDROOM 3 CLOSET	
33	2'-6"	6'-8"	SWING		@ BEDROOM 3 BATH	
34	2'-4"	6'-8"	SWING		@ BATH 3 TOILET	
35	2'-6"	6'-0"	SWING	TEMPERED	@ SHOWER	
36	2'-6"	6'-8"	SWING		@ BATH 3	

WINDOW SCHEDULE							
WNDW. NO.	WINDOW SIZE			TYPE	MTRL.	Attachment 4 GLASS	NOTES
	WIDTH	HEIGHT	HEADER HEIGHT				
MAIN LEVEL							
1	10"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
2	1'-6"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
3	1'-6"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
4	10"	2'-6"	11'-0"	FIXED	WD	TEMPERED	TRANSOM WINDOW
5	1'-6"	2'-6"	11'-0"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
6	3'-0"	3'-1"	11'-6.75"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
7	1'-6"	2'-6"	11'-0"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
8	8'-0"	6'-0"	8'-0"	FIXED	WD		
9	2'-0"	3'-0"	7'-0"	CASEMENT	WD		
10	6'-0"	3'-0"	7'-0"	CAS/FIX/CAS	WD	TEMPERED	1'-6"/3'-0"/1'-6"
11	2'-6"	9'-0"	15'-8"	FIXED	WD		3 MULLED UNITS (2'-6"x3'-0")
12	3'-6"	1'-10"	6'-8"	AWENING	WD	TEMPERED	
13	5'-0"	4'-0"	6'-8"	CAS/CAS	WD	TEMPERED	EGRESS WINDOW
14	2'-0"	3'-6"	6'-8"	CASEMENT	WD	TEMPERED	
UPPER LEVEL							
15	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
16	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
17	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
18	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
19	6'-4"	2'-0"	6'-8"	CAS/FIX/CAS	WD	TEMPERED	3 MULLED UNITS (2'x2')
20	2'-0"	2'-0"	6'-8"	CASEMENT	WD		
21	2'-0"	2'-0"	6'-8"	CASEMENT	WD		
22	6'-4"	3'-6"	6'-8"	CAS/FIX/CAS	WD		EGRESS WINDOW
23	2'-0"	2'-0"	6'-8"	FIXED	WD		
24	2'-0"	2'-0"	6'-8"	FIXED	WD		
25	2'-0"	2'-0"	6'-8"	FIXED	WD		

DOOR NOTES:

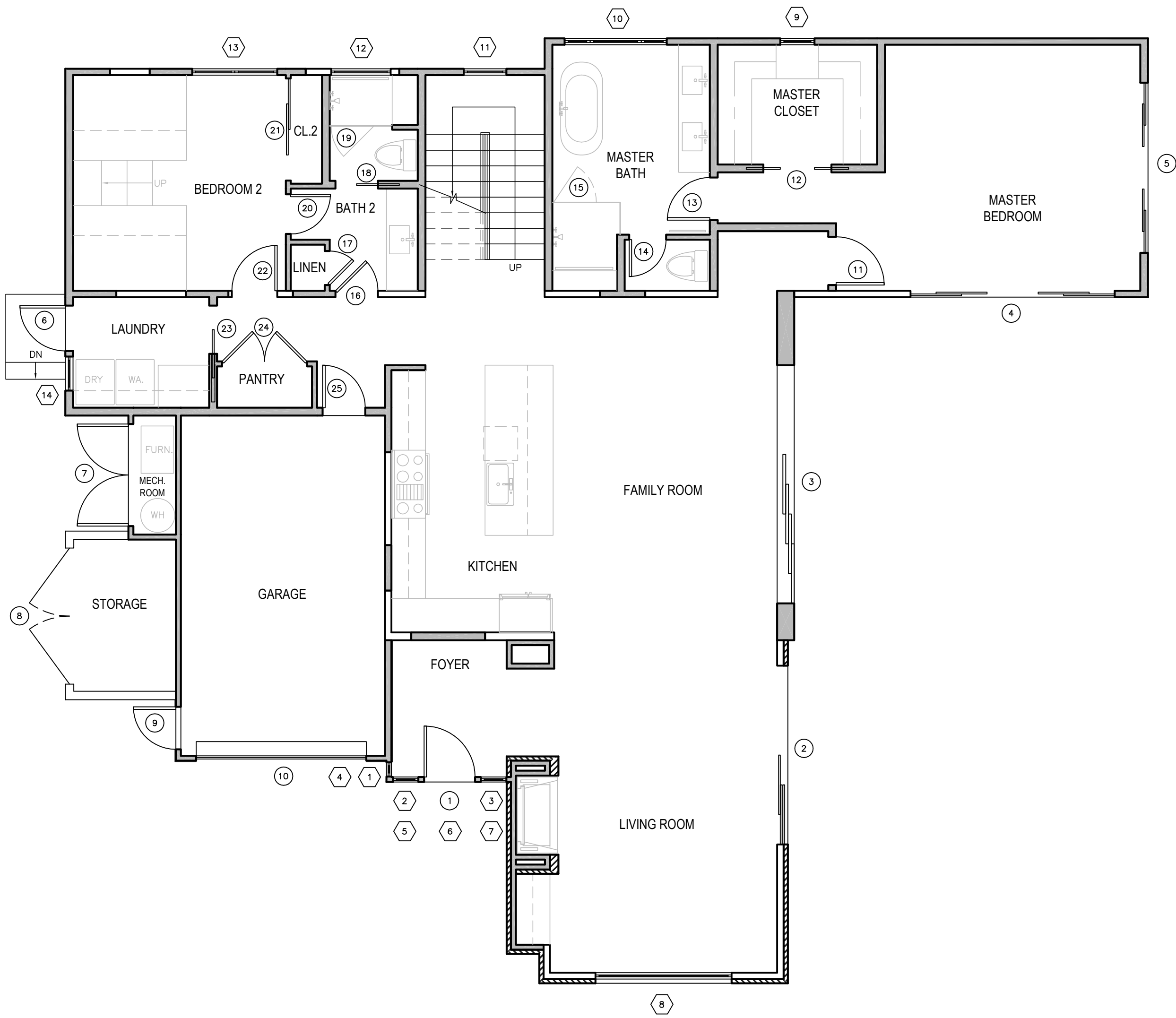
1. EXTERIOR SLIDING DOORS AND FRONT DOOR TO BE METAL CLAD WOOD DOORS (SIERRA PACIFIC OR EQUAL).
2. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS (CBC 2406.4.1, CRC R308.4.1).
3. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS AND PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.
4. ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

WINDOW NOTES:

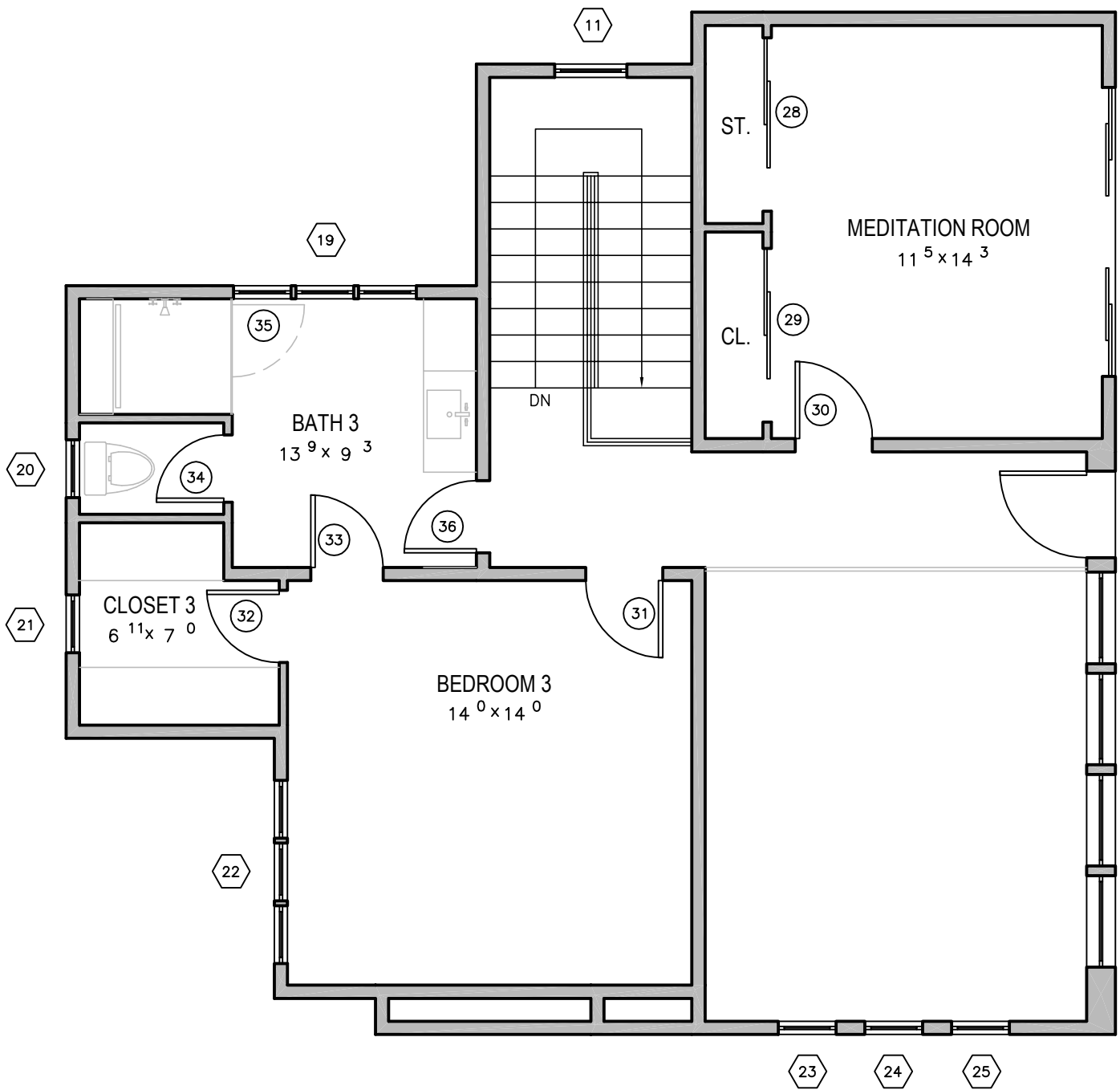
1. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS (SIERRA PACIFIC OR EQUAL).
2. ALL WINDOWS TO BE DOUBLE GLAZED.
3. FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
- MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENING DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
- BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR (CRC R310.2.1, R310.2.2)
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS (CBC 2406.4.2).
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS:
- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
- THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING (CBC 2406.4.3).

DOOR/WINDOW LEGEND

- ⬡ DENOTES A WINDOW
- DENOTES A DOOR



MAIN FLOOR PLAN 3/16"=1'-0"



UPPER FLOOR PLAN 3/16"=1'-0"

ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23

PLANNING REVISIONS

WIN/DOOR SCHEDULE

DATE: 04-02-23

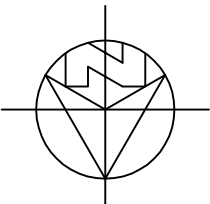
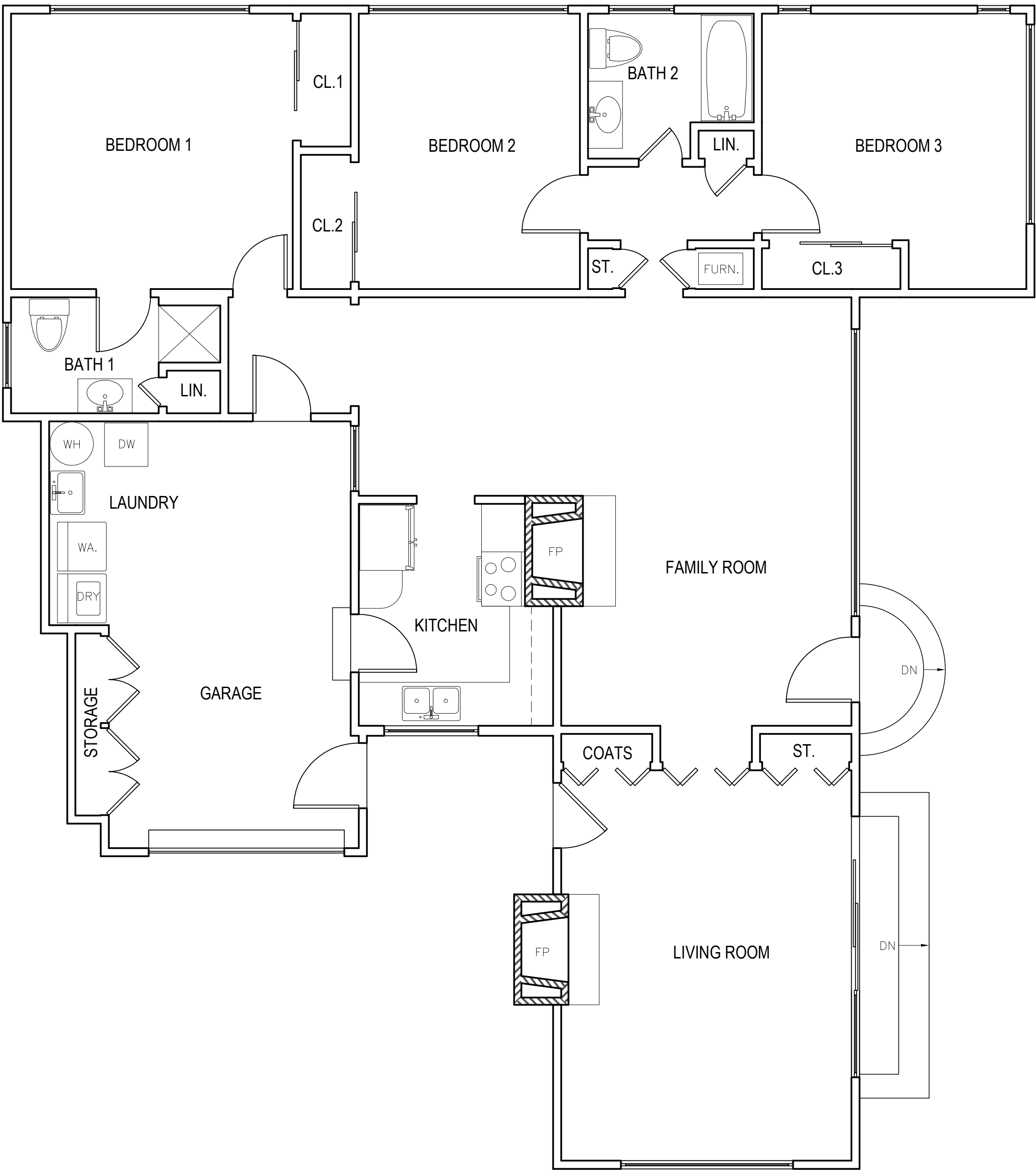
DESIGN APPROVAL

SHEET NO.

A9.0

Use of these plans and specifications is restricted to the original site for which they were prepared and publication hereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions

Attachment 4



EXISTING FLOOR PLAN 1/4"=1'-0"

REVISIONS:	
△	_____
△	_____
△	_____
△	_____
△	_____
EXISTING FLOOR PLAN	
DATE: 07-30-2022	
AS-BUILT	
SHEET NO.	
E2.0	



ANATOLY OSTRETISOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

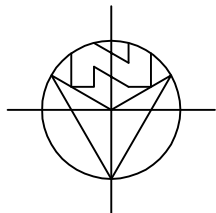
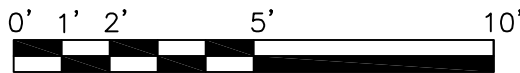
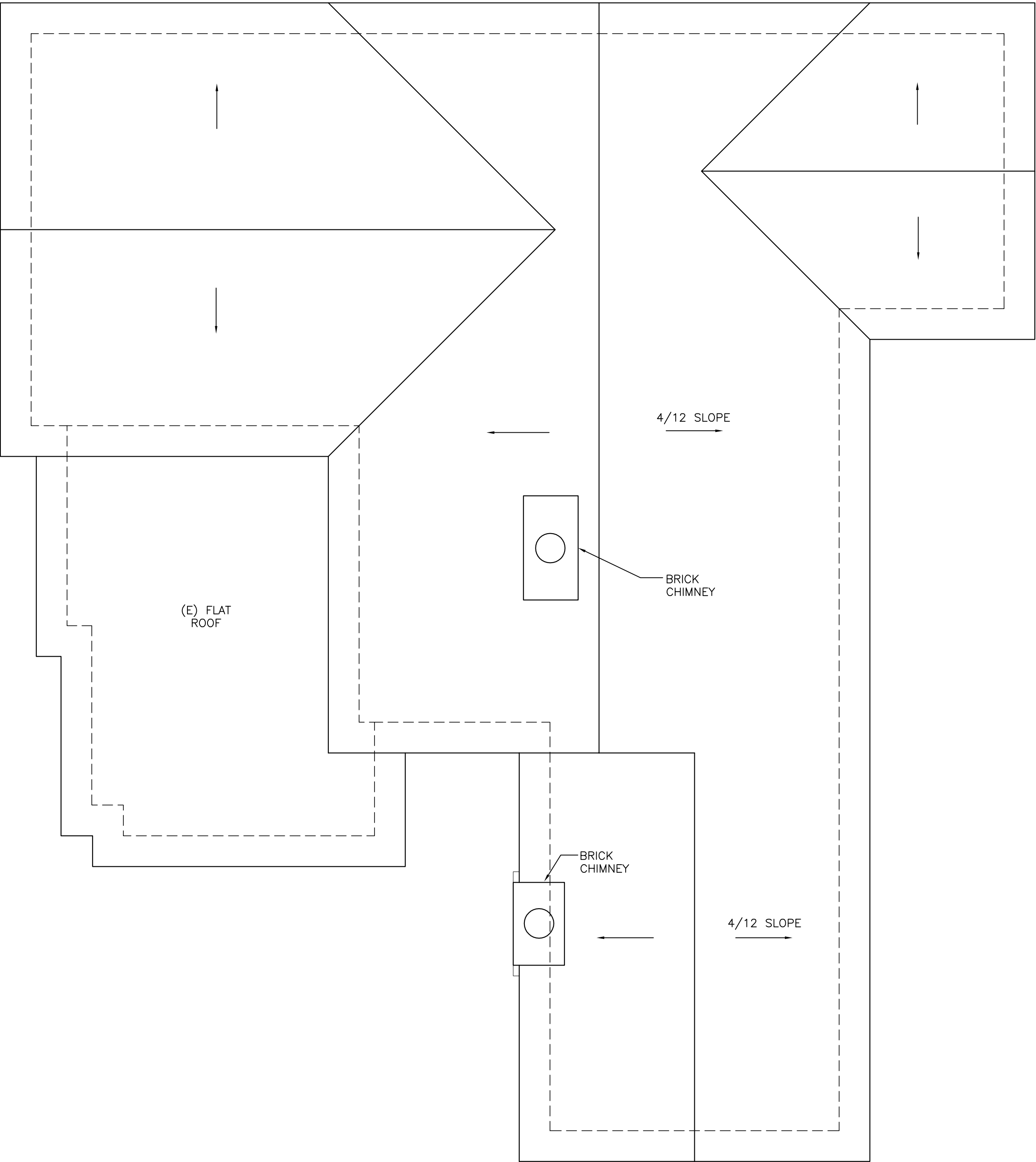
SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

CARMEL, CA 93923

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions

Attachment 4



EXISTING ROOF PLAN

1/4"=1'-0"

REVISIONS:	
△	
△	
△	
△	
△	

EXISTING ROOF PLAN

DATE: 07-30-2022
AS-BUILT

SHEET NO.
E5.0

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

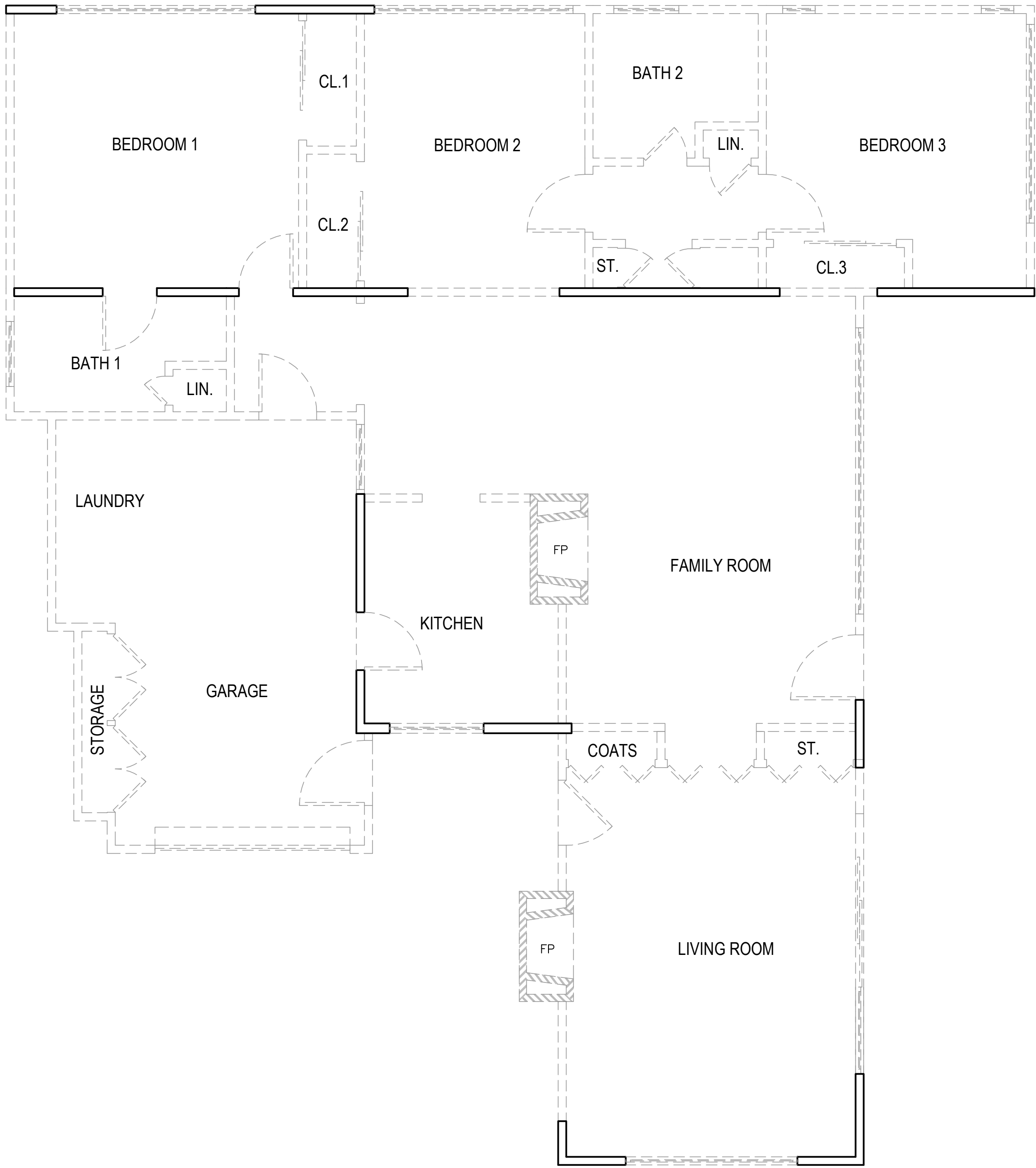
CARMEL, CA 93923



ANATOLY OSTRETSOV
P.O.BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

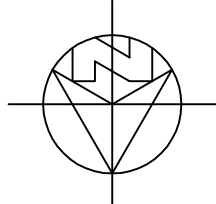
Use of these plans and specifications is restricted to the original site for which they were prepared and publication hereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions

Attachment 4



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- EXISTING MASONRY WALL TO BE REMOVED
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



DEMOLITION FLOOR PLAN

1/4"=1'-0"

REVISIONS:	
07-04-23	PLANNING REVISIONS

DEMOLITION
FLOOR PLAN

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
D2.0



ANATOLY OSTRETISOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

THE BROWN RESIDENCE
SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse or reproduction of publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions



ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23	PLANNING REVISIONS

LANDSCAPING PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

L1.0

GENERAL IRRIGATION NOTES

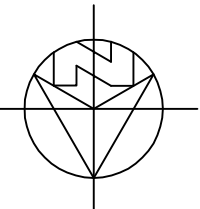
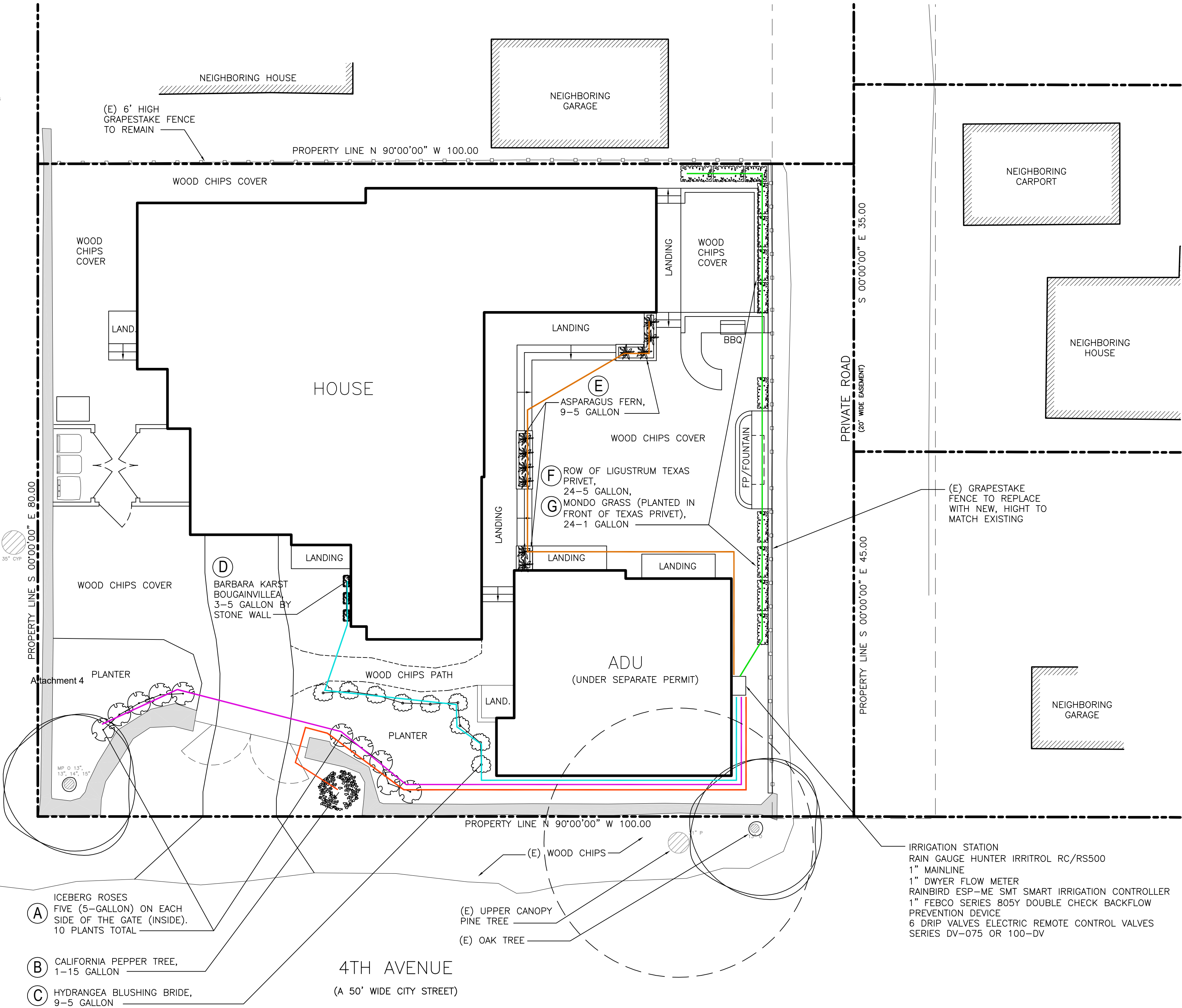
1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
6. AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
7. IRRIGATION TO BE RUN OFF SEPARATE MAINLINE EXTENSION WITH ISOLATION SHUT OFF VALVE
8. ALL DRIP LINES TO HAVE AN IN-LINE FILTER
9. PRESSURE FOR REGULATOR FOR DRIP IRRIGATION TO BE REGULATED TO 25-35 PSI
10. ALL VALVES TO BE SUB-GRADE WITHIN A WEATHERPROOF VALVE BOX

PLANT LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
A	10	5 GAL	ROSA KORBIN	ICEBERG ROSES
B	1	15 GAL	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
C	9	5 GAL	HYDRANGEA MACROPHYLLA	HYDRANGEA BLUSHING BRIDE
D	3	5 GAL	BOUGAINVILLEA	BOUGAINVILLEA BARBARA KARST
E	9	5 GAL	ASPARAGUS SETACEUS	ASPARAGUS FERN
F	24	5 GAL	LIGUSTRUM JAPONICUM	TEXAS PRIVET
G	24	1 GAL	OPHIPOGON JAPONICUS	MONDO GRASS

NOTE:
THE PLAN WAS PREPARED IN CLOSE COOPERATION WITH INCA LANDSCAPE MANAGEMENT.
LICENSE #875311

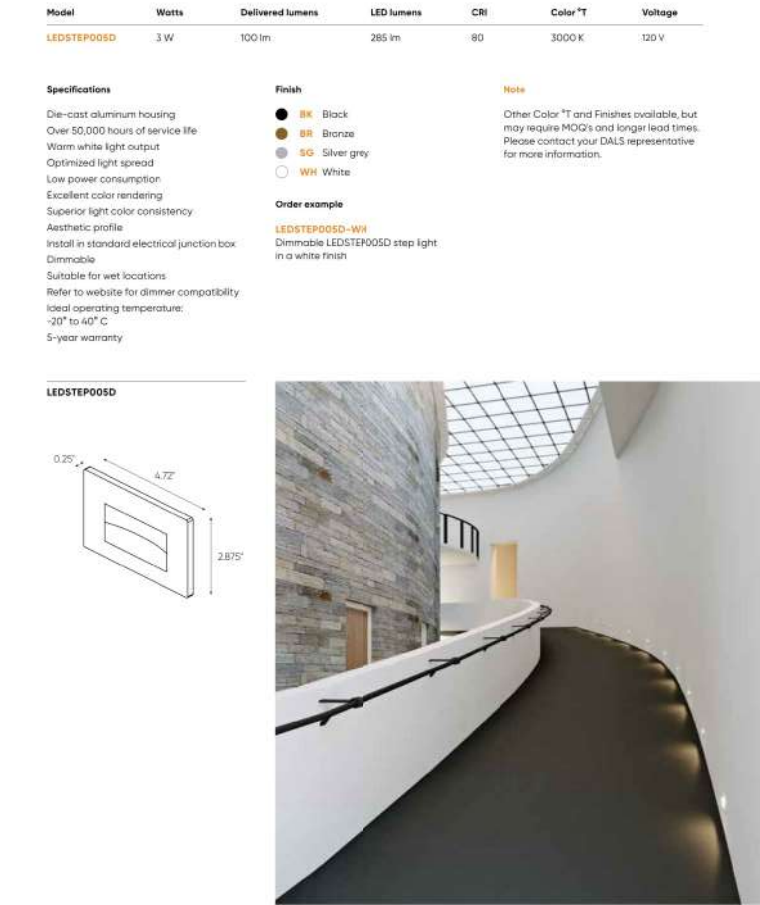
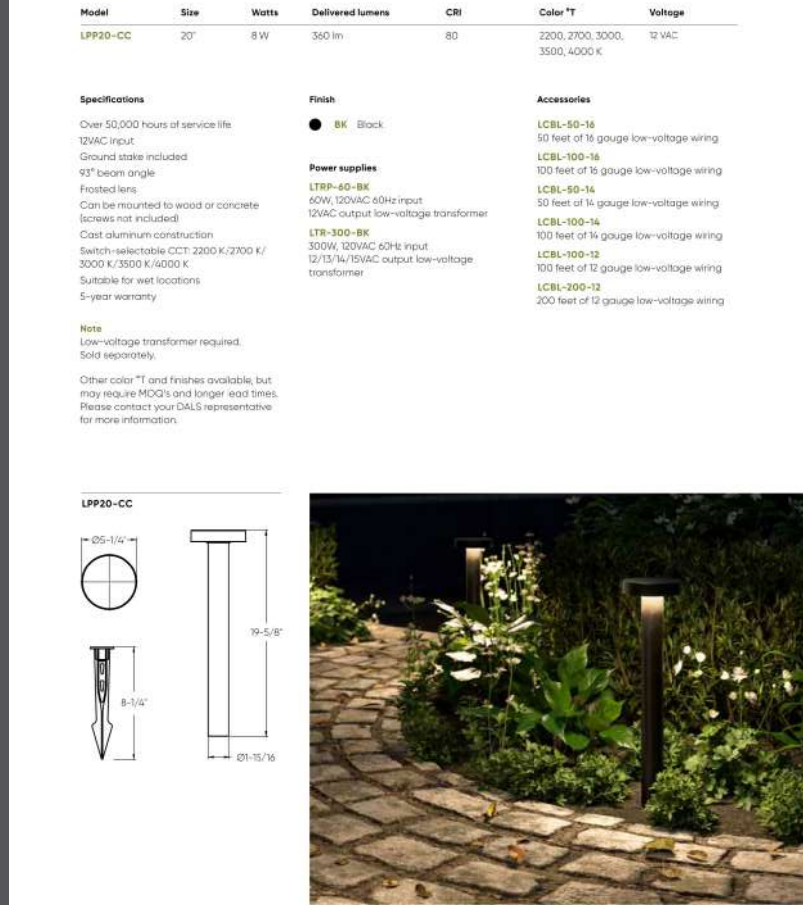
GUADALUPE STREET
(A 60' WIDE CITY STREET)



0' 2' 10' 20'
1/8"=1'-0"

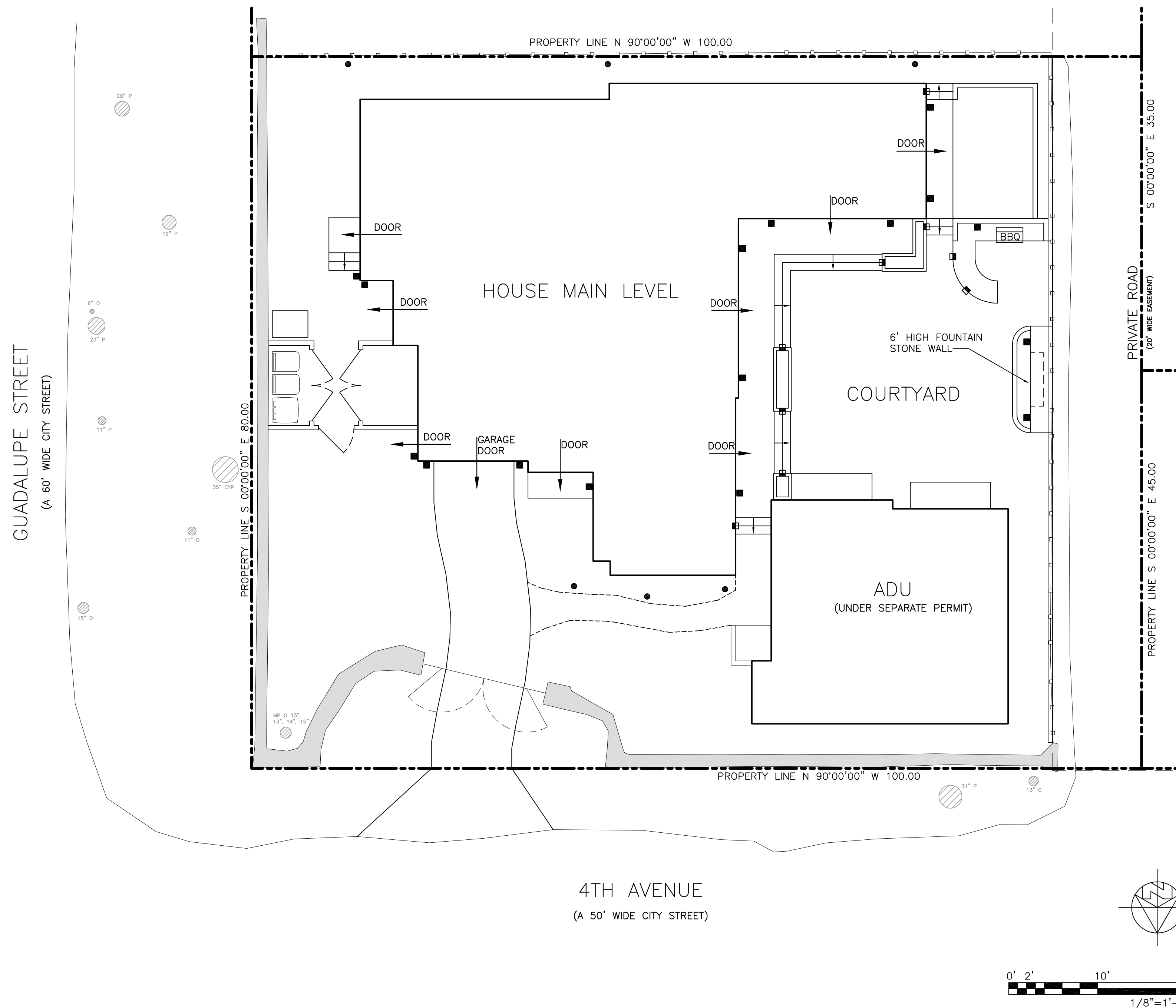
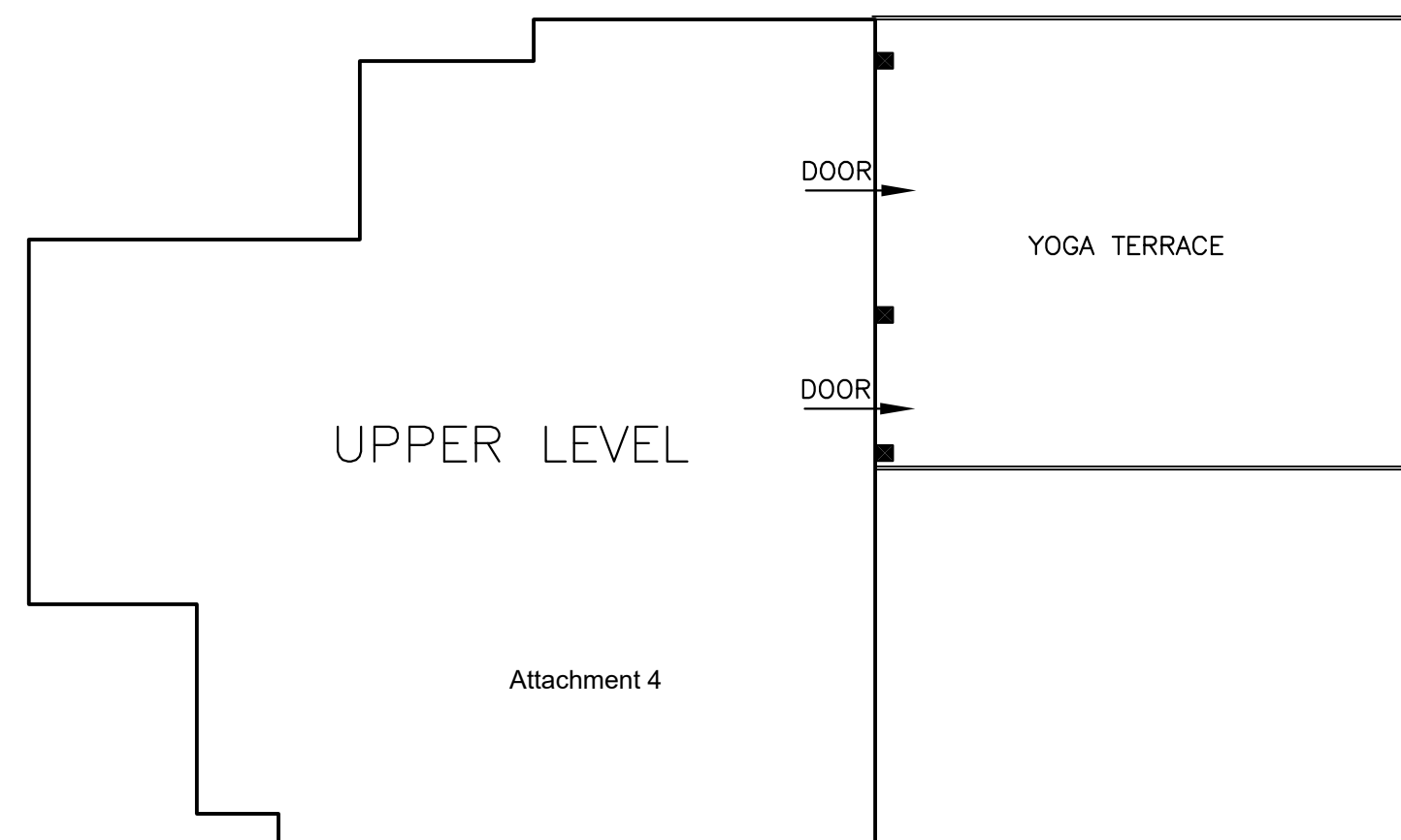
LANDSCAPING AND IRRIGATION PLAN

1/8"=1'-0"



EXTERIOR LIGHT FIXTURE LIST		
CODE	QTY	LIGHT FIXTURE
A	19	WAC LIGHTING (LED) ARCHETYPE WS-W15912 SIZE 5.5"x12" COLOR: BLACK DELIVERED LUMENS - 331
B	9	DALS LED STEP LIGHT LEDSTEP005D
C	6	DALS PATH LIGHT LPP20-CC

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT).



RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING; PREPARATION OF LAND TO BE FILLED; EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION AND CONTROL OF THE FILL; AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.

1.3 RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT. ALL BUILDING/GRADING PLANS FOR RETAINING WALL TO CLEAR PERMITS (I.E. PLN130852 AND 13CP1301799). STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO BE CLEARED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED IN LANDSCAPE AREA TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 80% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE, WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SOILS. THE ENGINEER SHALL OBTAIN WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER:3.

1.2 COLLECTED RUNOFF IS TO BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS IS TO BE DIRECTED INTO PIPES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO GRADE.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC..

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE) OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES IS TO BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
40 POUNDS PER ACRE OF CALIFORNIA BROME
15 POUNDS PER ACRE OF BLUE WILD RYE
4 POUNDS PER ACRE OF ZORRO FESCUE
6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG)

AC ASPHALTIC PAVEMENT
ACD FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR ACRE
APN ASSESSORS PARCEL NUMBER
BCR BEGINNING OF CURB RETURN
BS BASE OF THE STEP
BTM BOTTOM
BWF BASE OF WALL AT FACE (TALLEST FACE)
BWR BASE OF WALL AT REAR (SHORTEST FACE)
C*NUMBER* CURVE NUMBER. SEE TABLE
CB CATCH BASIN
CD FINISH GRADE CONCRETE DRIVE
CF FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG FINISH GRADE CONCRETE GARAGE FLOOR
CW FINISH GRADE CONCRETE WALK
CL CENTER LINE
CNTR CENTER
CONST ITEM TO BE CONSTRUCTED
CPV CONCRETE PAVEMENT
DI DRAINAGE INLET
DRTE EXISTING GRADE OF DIRT
DRTF FINISH GRADE OF DIRT
E or (E) EAST OR EXISTING
EX or (EX) EXISTING
(EC) "EXISTING" INFORMATION COMPUTED FROM A SURVEY OR OTHERWISE NOTED DATA
ECR END OF CURB RETURN
EL ELEVATION
END END
EOC END OF CURB
EP EDGE OF PAVEMENT
FF FINISH FLOOR (STEPPED DOWN EDGE OF THE FOUNDATION SLABS)
FG FINISH GRADE
FL FLOW LINE
FT FEET
GRT FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE HIGH DENSITY POLYETHYLENE
HPS HIGH PRESSURE SODIUM
IN IN
INV ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT)
J.U. JOINT UTILITIES
L LEFT
LAT LATERAL
LATS MULTIPLE, SEPARATE LATERALS
LF LINEAR FEET
LNDS LANDSCAPE OR EARTHER SURFACE
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
N or (N) NORTH OR NEW
NS NOSE OF THE STEP
NW NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
P or (P) PROPOSED
PAR PARCEL
PER PURSUANT TO
P.M. PARCEL MAP
PV PAVEMENT
PVC POLY VINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
R or (R) RIGHT
RD RADIUS
RIMC ELEVATION OF CENTER OF MANHOLE
RIMN or NRIM ELEVATION OF NORTH EDGE OF MANHOLE
S SOUTH
SD STORM DRAIN
SE SAND EQUIVALENCY
SHT SHEET
SL SLOPE
SOF ELEVATION OF TOP OF INSIDE OF PIPE (SOFFIT)
SP STANDARD PLAN
SS SANITARY SEWER
STA* DISTANCE FORWARD ON PROFILE
STA- DISTANCE BACKWARD ON PROFILE
TC TOP OF FACE (ROADSIDE) OF CURB
THR THROUGH
TP TOP
V VOLTS
VOL VOLUME
W WEST
WA WATTS
WYE SEWER LATERAL CONNECTION
° SECONDS OF ANGLE OR INCHES
' MINUTES OF ANGLE OR FEET
° DEGREES OF ANGLE

GRADE ADJACENT TO STRUCTURES

UNLESS OTHERWISE NOTED - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION OF BUILDINGS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (FOUNDATION). IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

PARCEL OWNER:
MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

THESE PLANS DETAIL DRAINAGE CONTROL FOR THE RUNOFF FROM THE ROOF OF PROPOSED ADDITIONS TO A RESIDENCE.

RECENTLY APPROVED ACCESSORY DWELLING UNIT DRAINAGE STRUCTURES ARE INCLUDED IN THIS PLAN SET FOR REFERENCE.

NO TREES ARE TO BE REMOVED.

SOIL DISTURBANCE AREA : 176 SQ.FT. INCLUDES STORM DRAIN LINES

GRADING BALANCE:
GROSS CUT = 2.16 CUBIC YARDS
SHRINKAGE = 0.00 CUBIC YARDS
NET CUT (LESS SHRINKAGE) = 2.16 CUBIC YARDS
TOTAL FILL = 1.85 CUBIC YARDS GRAVEL
= 0.35 CUBIC YARD EARTH COVER
= 1.85 CUBIC YARDS GRAVEL

TOTAL IMPORT
SHRINKAGE FACTOR 0%

VOLUME CALCS ARE TO FINISH GRADE AND DO NOT CONSIDER SPOILS (E.G. UNDERGROUND UTILITIES) OR SECTION THICKNESS (E.G. PAVEMENT, FOUNDATION, WALLS).

GEOTECHNICAL REPORT IS COMPLETED FOR THE PROJECT BY LANDSET ENGINEERS, INC. TELEPHONE (831) 443-6970, PROJECT NO. 2531-02. REFER TO THE RECOMMENDATIONS IN THE REPORT.

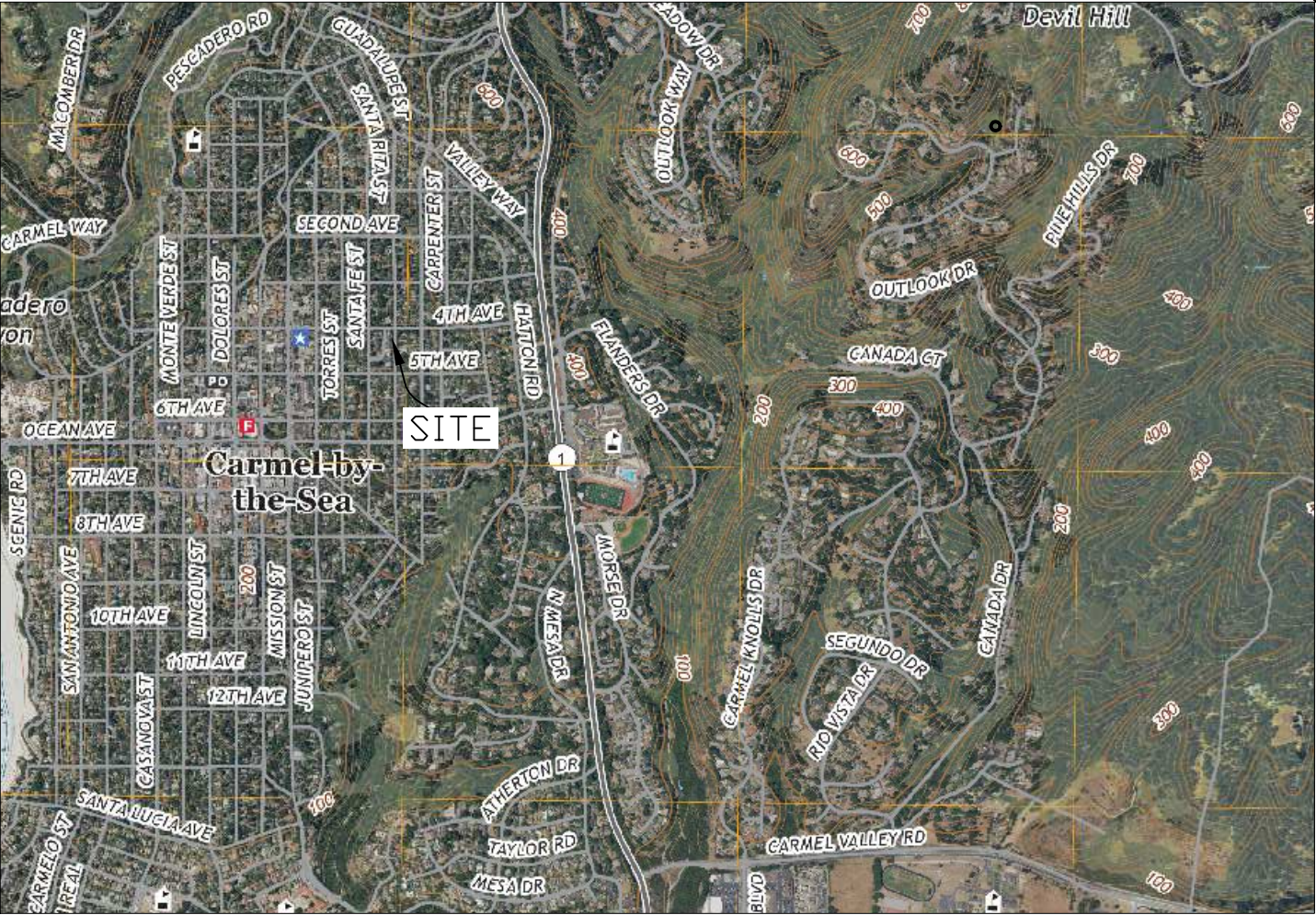
ALL WORK TO BE IN COMPLIANCE WITH
GEOTECHNICAL REPORT AND PROJECT PLANS
AND SPECIFICATIONS.

LEGEND

EXISTING MAJOR TOPO LINE, 5 FT INTERVAL
10
EXISTING MINOR TOPO LINE, 1 FT INTERVAL
EXISTING PROPERTY LINE
EXISTING UTILITY EASEMENT LINE
PROPOSED MAJOR TOPO LINE, 1 FT INTERVAL
10
PROPOSED MINOR TOPO LINE, 0.25 FT INTERVAL
STORM DRAIN LINE
DRAIN LINE, 4" PVC SDR35
26.08 LF, SLOPE 2%
MATCH LINE BETWEEN EXISTING AND PROPOSED GRADES

INDEX

T-0 TITLE AND SPECIFICATION SHEET
SD-1 DRAINAGE PLAN
SD-2 SECTION AND DETAILS (APPROVED ADU)
SD-2.1 SECTION AND DETAILS (RESIDENTIAL IMPROVEMENTS)
C-5.0 EROSION CONTROL PLAN
C-5.1 EROSIN OCONTORL DETAILS



LOCATION MAP
NOT TO SCALE

PROJECT ARCHITECT:

MR. ANATOLY OSTRETSOV
A.O. ARCHITECTURE
P.O. BOX 2272
MONTEREY, CALIFORNIA 93942
OFFICE (831) 682-1331
EMAIL: ANATOLY@AOARCHDESIGN.COM

PROJECT CONTRACTOR:

TBD

PROJECT DRAINAGE ENGINEER:

MR. LAWRENCE E. GRICE
GRICE ENGINEERING, INC.
561A BRUNKEN AVENUE
SALINAS, CALIFORNIA 93901
OFFICE (831) 422-9619
EMAIL: SAMGE@SBCGLOBAL.NET

PROJECT GEOTECHNICAL ENGINEER
AND SURVEYOR:

LANDSET ENGINEERS, INC.
GUY R. GIRAUDO, P.E.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CALIFORNIA 93907
OFFICE (831) 443-6970
WWW.LANDSETENG.COM

REVISION
DATES

PUB 2022/11/20

PUB 2023/07/14

GRICE ENGINEERING INC
ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

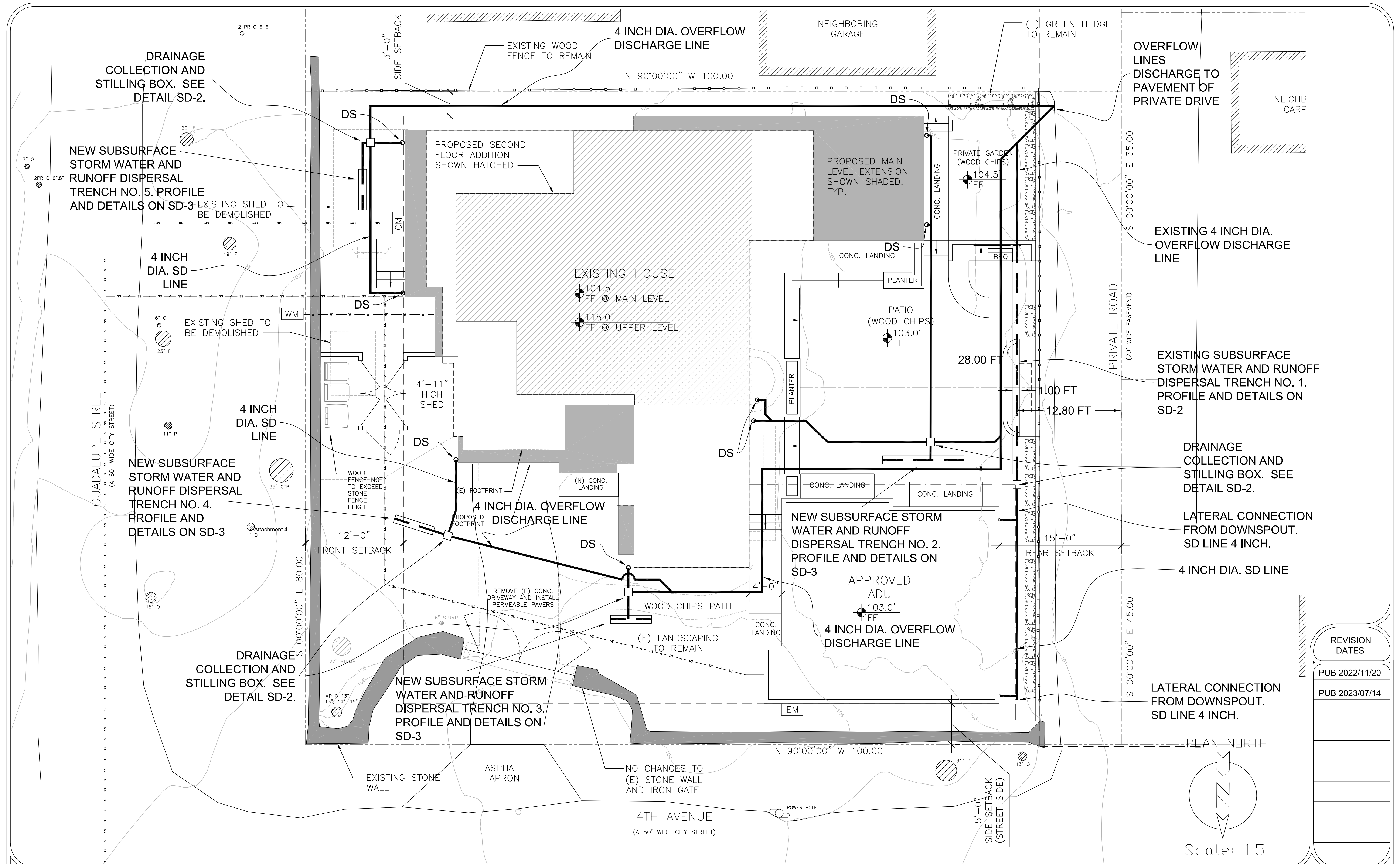
IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

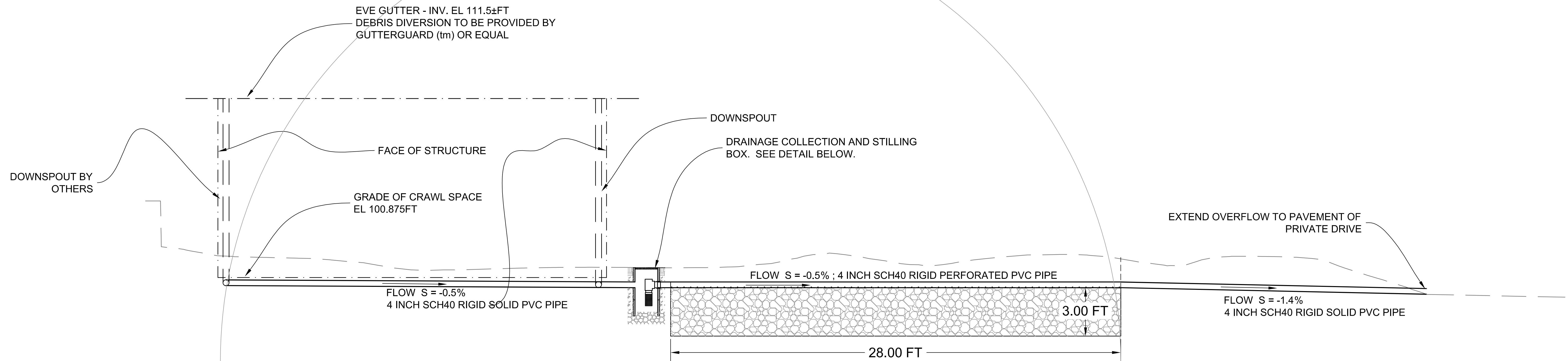
IMPROVEMENT PLANS - DRAINAGE CONTROL
TITLE, SPECIFICATIONS AND NOTES

T-0

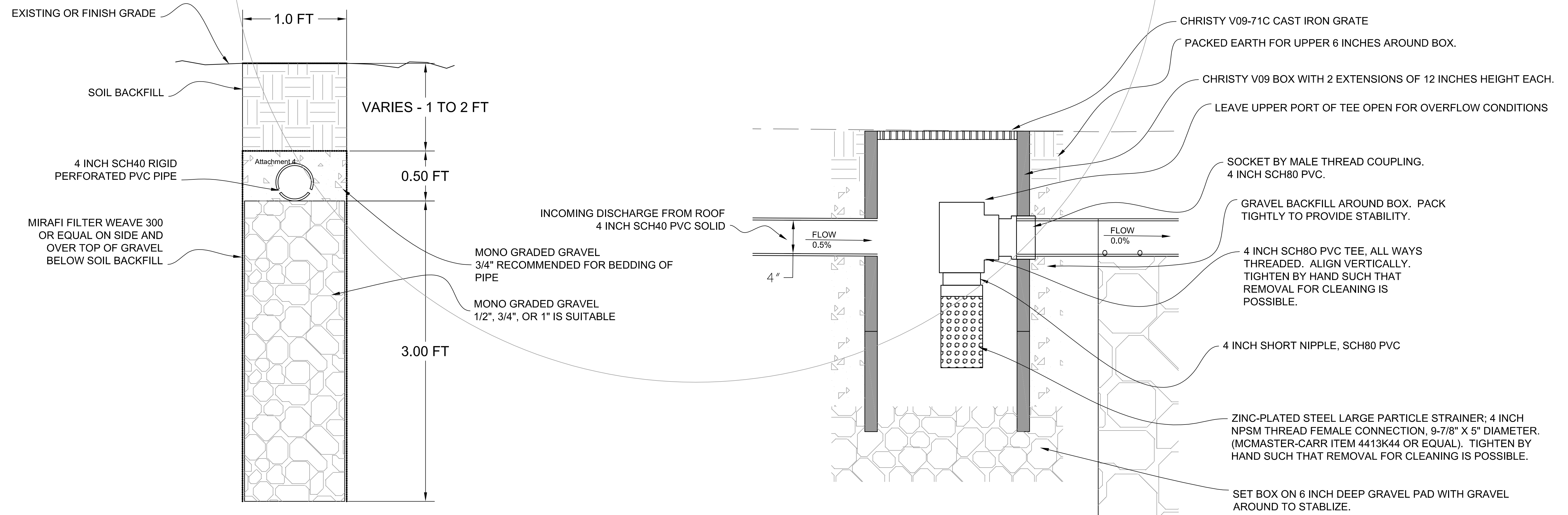
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11





A PROFILE OF DISPERSAL TRENCH NO. 1
SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH
SCALE 1/2" = 1'

2 DRAINAGE COLLECTION AND STILLING BASIN
SCALE 1/2" = 1'

GRICE ENGINEERING INC

ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

ADDITIONS; BROWN RESIDENCE

A.P.N. 010-036-001

SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL

PROFILE AND DETAILS FOR RECENTLY APPROVED A.D.U.

REVISION
DATES

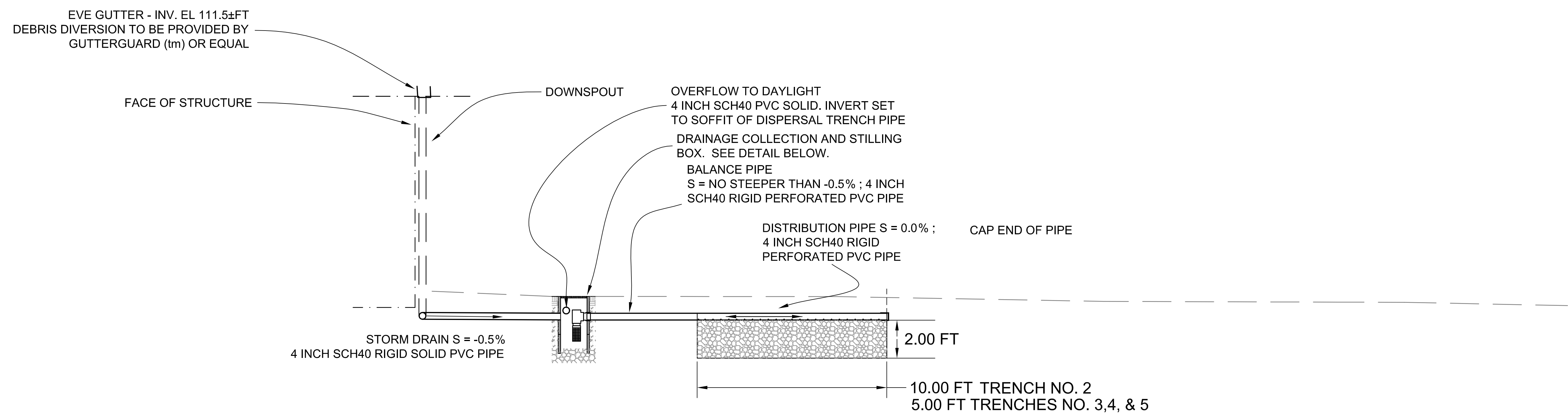
PUB 2022/11/20

PUB 2023/07/14

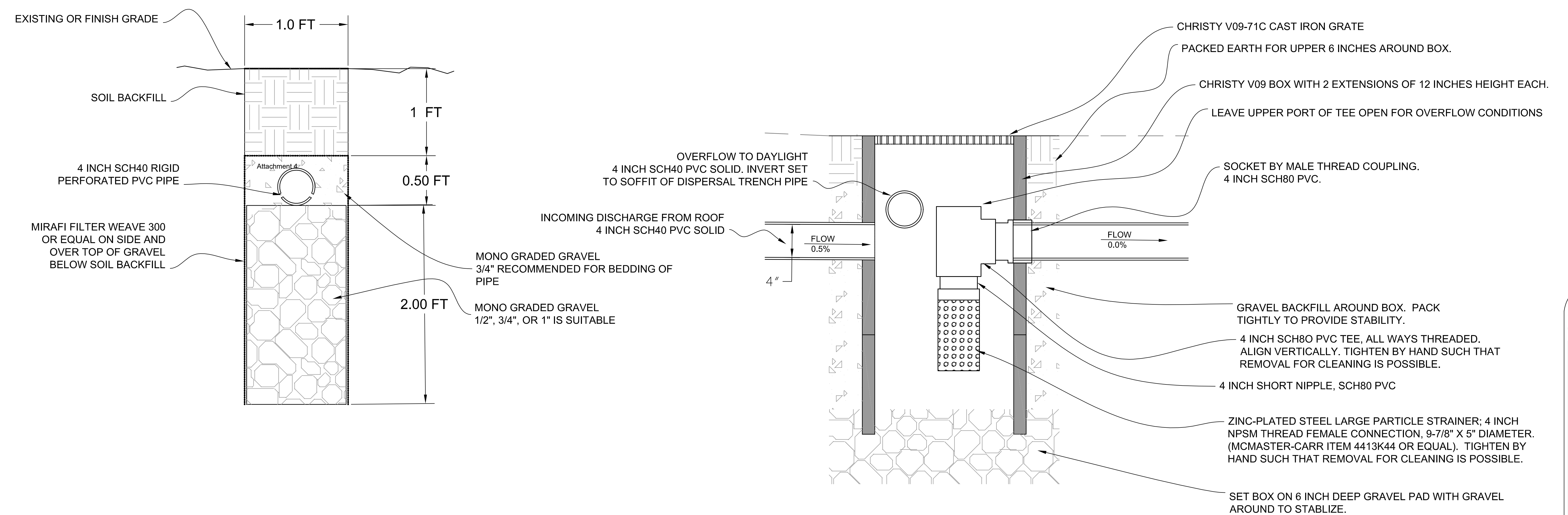
SD-2

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



A PROFILE OF DISPERSAL TRENCHES NO. 2, 3, 4, & 5
SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH
SCALE 1/2" = 1'

2 DRAINAGE COLLECTION AND STILLING BASIN
SCALE 1/2" = 1'

REVISION DATES
PUB 2022/11/20
PUB 2023/07/14

1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

STRAW ROLLS / WATTLE

SILT FENCING

CONCRETE WASHOUT
CONTAINMENT PER
DETAIL 5/C-5.1

MATERIAL AND
EQUIPMENT STORAGE
YARD

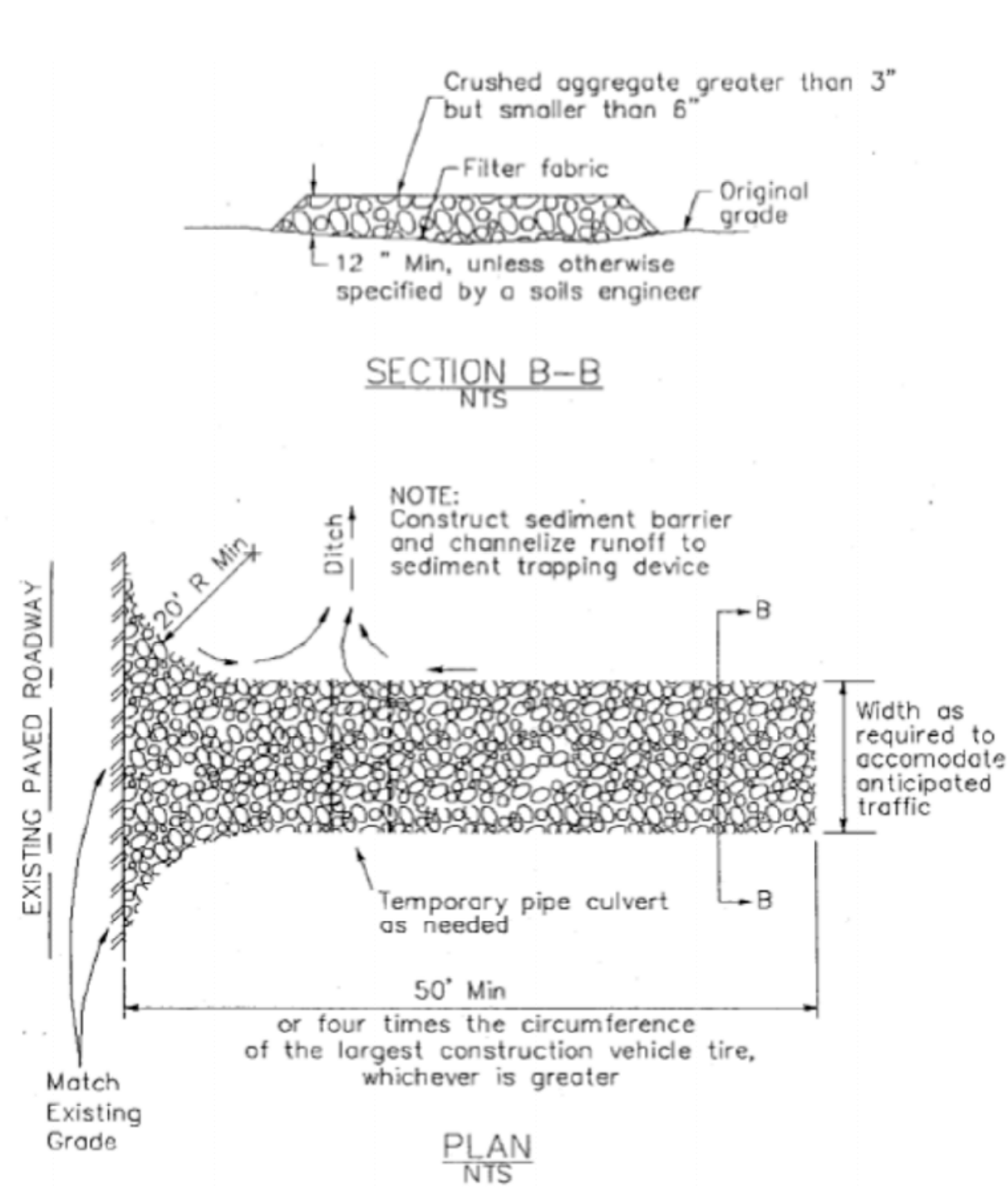
INSTALL STRAW WATTLE
ACROSS AREA OF
PROPOSED GRADING.
4/C-5.1-----

INSTALL SILT FENCING AT
LOWER BOUNDARY
OF GRADING. 2/C-5.1

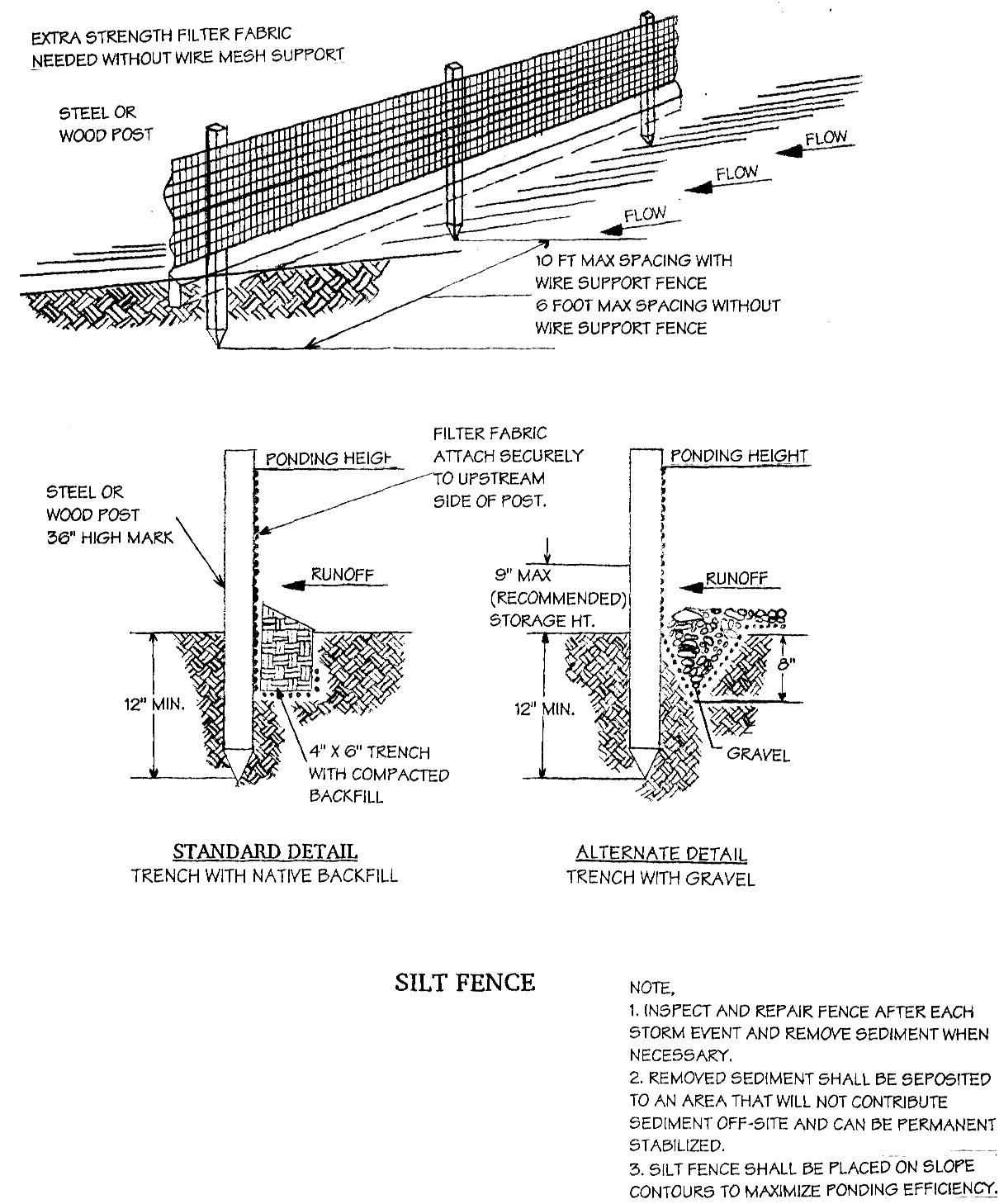
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11

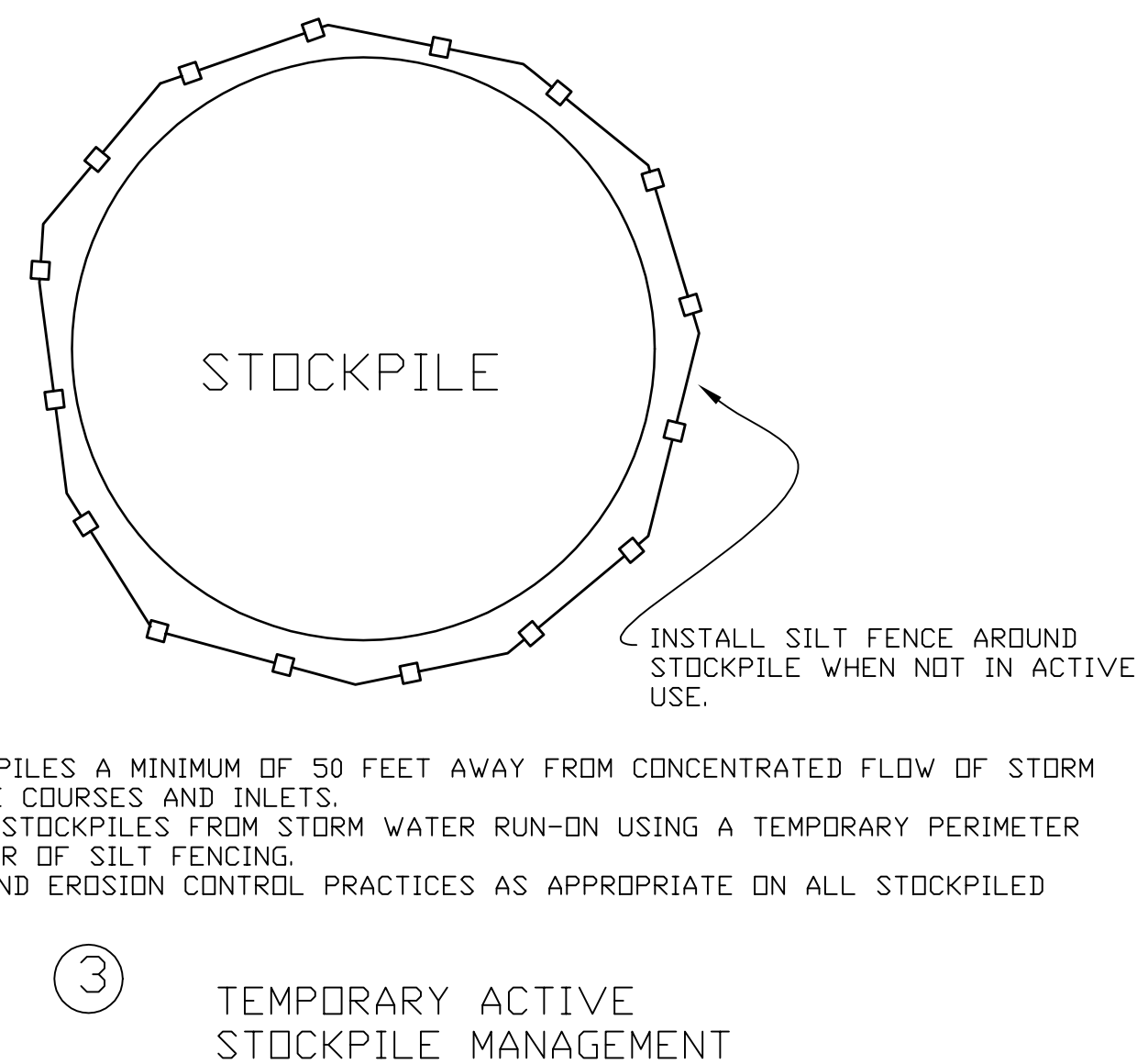
IMPROVEMENT PLANS GRADING & DRAINAGE
EROSION CONTROL PLAN



① CONSTRUCTION ENTRANCE

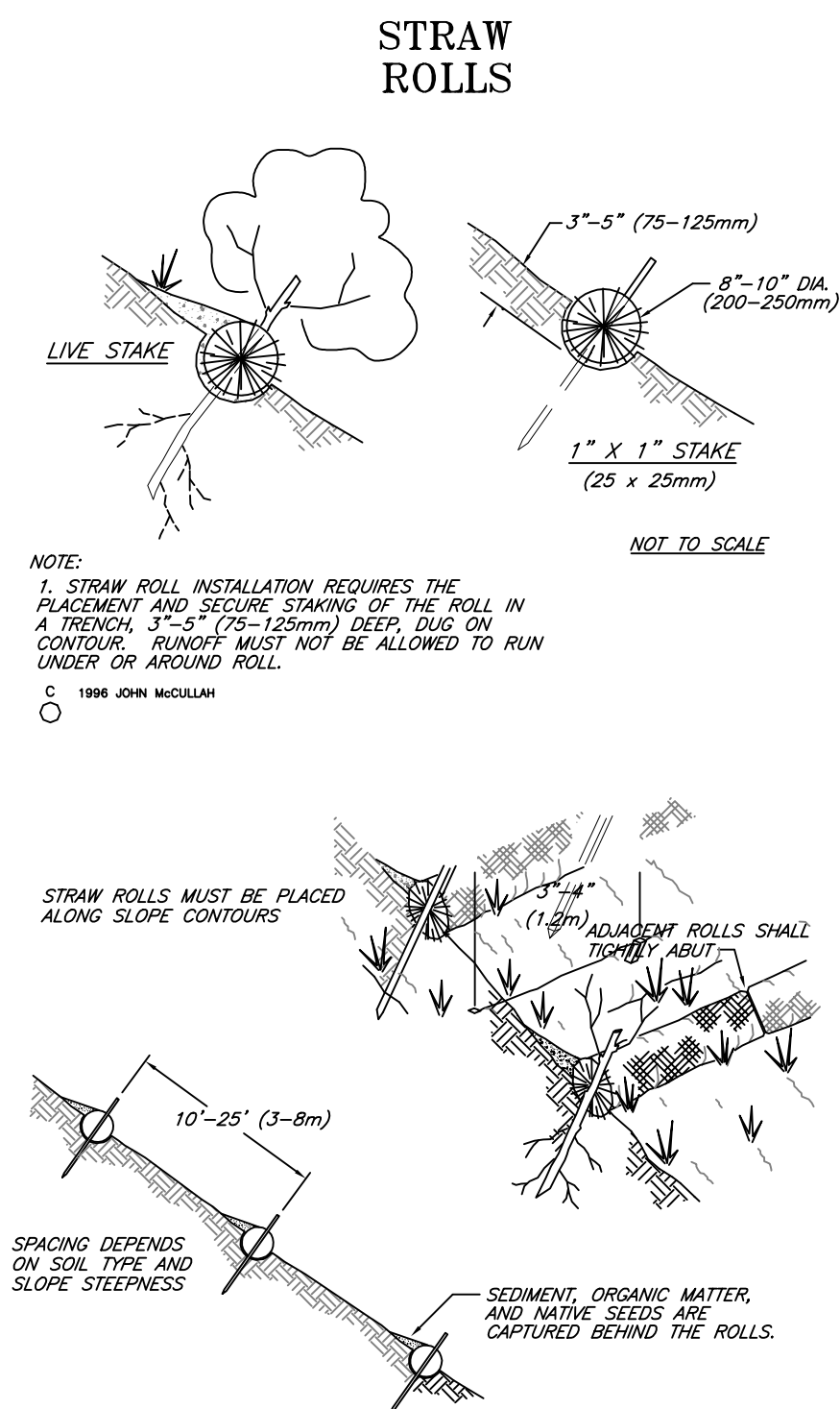


② SILT FENCE INSTALLATION DETAILS
NOT TO SCALE



1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOW OF STORM WATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORM WATER RUN-ON USING A TEMPORARY PERIMETER SEDIMENT BARRIER OF SILT FENCING.
3. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

③ TEMPORARY ACTIVE
STOCKPILE MANAGEMENT



④ STRAW WATTLE DETAILS AND NOTES
NOT TO SCALE

STRAW WATTLE INSTALLATION

Proper installation of the Straw Wattles is essential in order to insure the success of the product. Straw Wattles are designed for low surface flows, not to exceed 1 cfs for small areas. While they work well on stream banks, they should not be placed in the path of high waterflow. On slopes, Wattles should be installed on contour with a slight downward angle at the end of the row in order to prevent pooling at the end of the row. No overall slope preparation is needed prior to installation, however Straw Wattles should always be installed in shallow trenches according to the guidelines given below. Running lengths of Wattles should be abutted firmly to ensure no leakage at the abutments. Guidelines regarding vertical spacing are given below. The Wattles should be pinned securely to the ground according to instructions in order to insure their stability and the success of the installation.

SPACING - DOWN SLOPE

Vertical spacing for slope installations should be determined by site conditions: slope gradient and soil type are the main factors. A good rule-of-thumb is:

- 1:1 slopes = 10 feet apart
- 2:1 slopes = 20 feet apart
- 3:1 slopes = 30 feet apart
- 4:1 slopes = 40 feet apart, etc.

However, adjustments may have to be made for the soil type: For soft, loamy soils - adjust the rows closer together; For hard, rocky soils - adjust the rows further apart.

TRENCHING

Use a hand tool such as a maddox or pick to score the ground. Using a shovel, dig the trench to the needed depth. Soil from excavating the trenches can be placed on the uphill, or flow side, of the trench to be used during installation.

- For soft, loamy soils dig a 3 - 5 inch trench.
- For hard, rocky soils dig a 2 - 3 inch trench.

INSTALLING

Lay the first Straw Wattle snugly in the trench. No daylight should be seen under the Wattle. Pack soil from trenching against the Wattle on the uphill side. When installing running lengths of Straw Wattles, butt the second Wattle tightly against the first. DO NOT overlap the ends. Stake the Straw Wattles at each end and four foot on center. For example:

- A 25 foot Wattle uses 6 stakes
- A 20 foot Wattle uses 5 stakes
- A 12 foot Wattle uses 4 stakes

Stakes should be driven through the middle of the Wattle, leaving 2 - 3 inches of the stake protruding above the Wattle. A heavy sediment load will tend to pick the Wattle up and could pull it off the stakes if they are driven down too low. It may be necessary to make a hole in the Wattle with the pick end of your maddox in order to get the stake through the straw. When Straw Wattles are used for flat ground applications, drive the stakes straight down; when installing Wattles on slopes, drive the stakes perpendicular to the slope.

Drive the first end stake of the second Wattle at an angle toward the first Wattle in order to help about them tightly together. If you have difficulty driving the stake into extremely hard or rocky slopes, a pilot bar may be needed to begin the stake hole.

FLAT GROUND APPLICATIONS

For installations along sidewalks or behind curbs it may not be necessary to stake the Wattles, however trenches must still be dug. If you have not yet back-filled behind the sidewalk or curb, lay the Wattle snugly against it first, then backfill behind the Wattle; your trench is done! For installations around storm drains and inlets, trenches and staking will be needed.

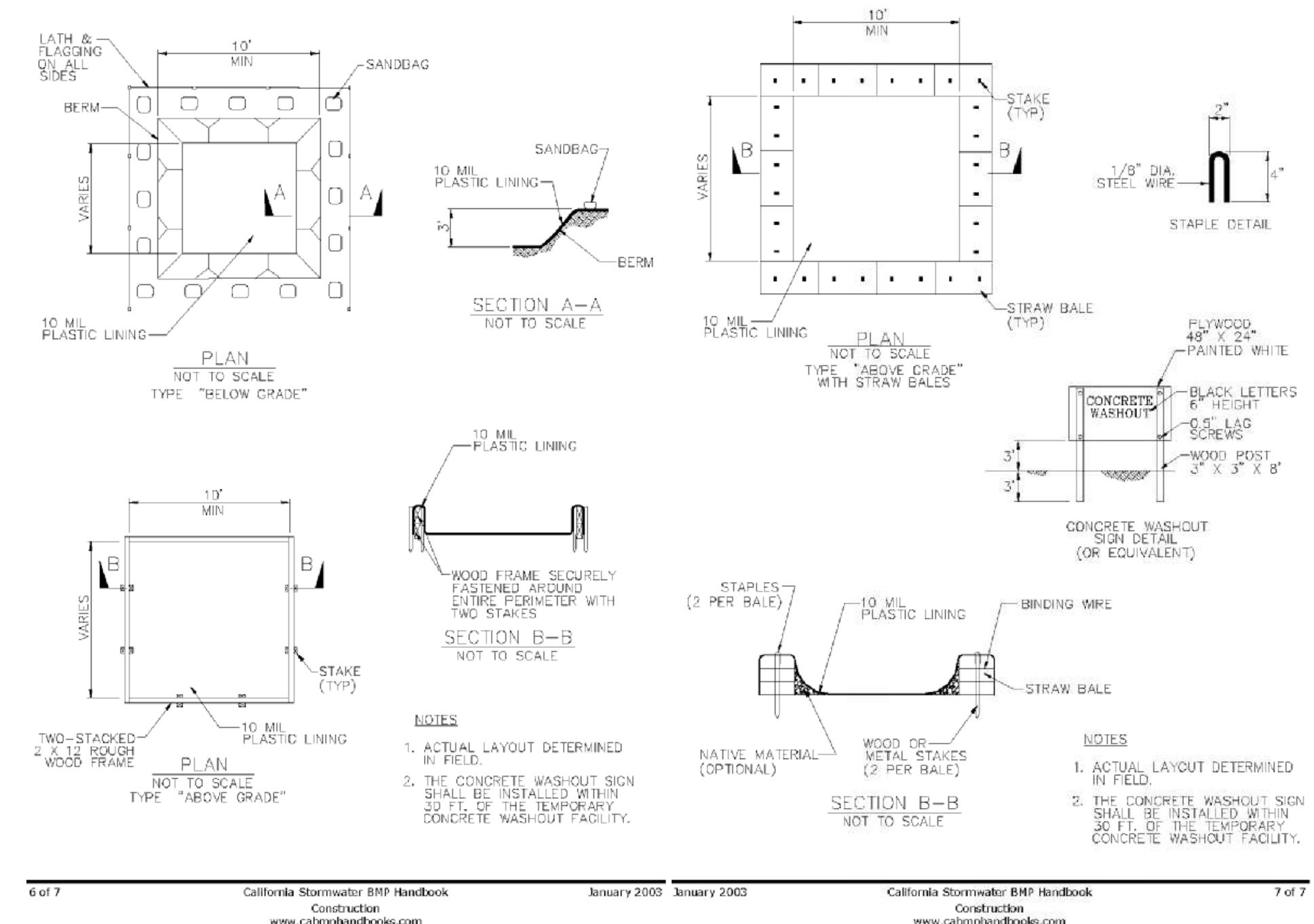
Fit Wattle in trench snugly up against the sidewalk or curb. Around storm drains or inlets, the Wattle should be back 1 - 1 1/2 ft. and should direct water flow toward the angle of drainage. If all drainage angles into the inlet, snake the Wattle all the way around the inlet, using more than one Wattle if needed.

STAKING

We recommend using wood stakes or willow cuttings, rather than metal pins, to secure the Straw Wattles. Wood stakes will eventually biodegrade, and willow cuttings will grow and provide extra stabilization. Be sure to use a stake that is long enough to protrude several inches above the Wattle: 18" is a good length for hard, rocky soil. For soft, loamy soil use a 24" stake for greater security. The diameter of the stake should be approximately 1" for ease of driving through the Wattle.

© 1997-2000 by California Straw Works.

WM-8 Concrete Waste Management



⑤ CONCRETE WASHOUT MANAGEMENT
CONTRACTOR TO DETERMINE WHICH BASIN TO USE. ACCEPTABLE ALTERNATIVES INCLUDE PREFABRICATED ITEMS SUCH AS THE OUTPAK SERIES.

GRICE ENGINEERING INC

ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

EROSION CONTROL DETAILS

REVISION
DATES

PUB 2022/11/20

PUB 2023/07/14

C-5.1

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11

THE BROWN RESIDENCE

SW CORNER OF
GUADALUPE AND 4TH,
CARMEL, CA 93923



AFTER



BEFORE



BROWN RESIDENCE
SW CORNER OF GUADALUPE AND 4TH, CARMEL

Primary # _____ Attachment 7
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ Resource Name or #: (Assigned by recorder) *Frank Smith Hse. & Fence*

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** _____
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)
N/side of 5th btwn. Santa Rita & Guadalupe (Blk 45, Lots W pts 15, 17,)

Parcel No. 010-036-015

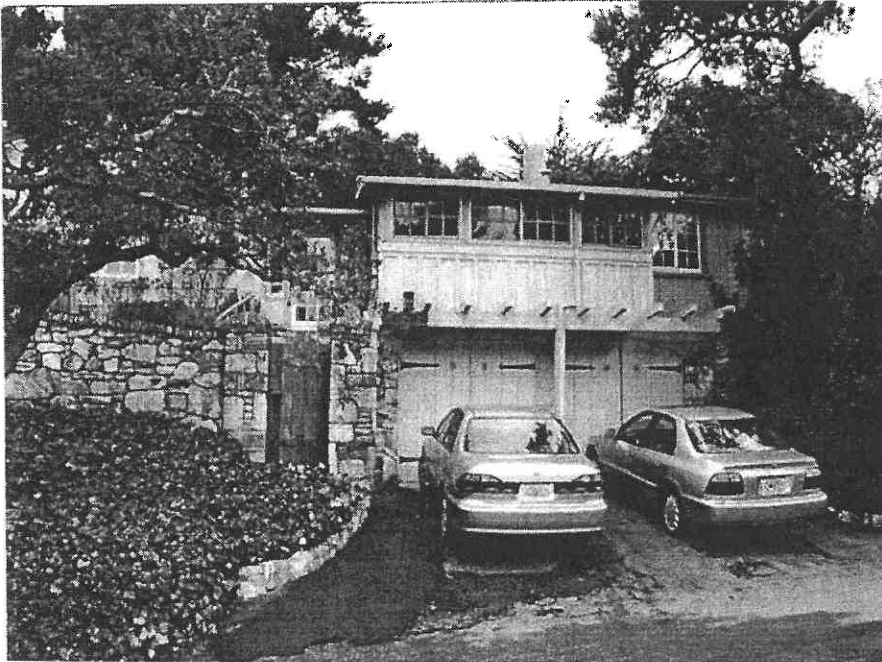
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one-story, wood-framed Craftsman style residence w/ two-car garage cut into the hillside under the hse. The exterior wall cladding is vertical board-and-batten. A wood-shingled room addition, just back from the SW cr., of the hse. was added in 1990. The low-pitched, side-gabled roof is covered in wood shingle. A brick, interior chimney appears just to the east of center along the building envelope, slightly behind the ridge line. A partially glassed sleeping porch projects over the segmentally arched garage door entries, supported by exposed wood joists and a vertical wood post, between the garage doors. Fenestration is irregular w/a combination of multi-paned wood casement windows and wood sliders. The garage frame is faced w/Carmel stone, and there is a small, vertical planked wood gate, w/ ornate wrought iron strap hinges just west of the building envelope, that acts as front entry. It accesses a straight run of open Carmel stone steps leading up to the main entry. The gate is supported by two Carmel stone gate posts that are part of a tall, Carmel stone fence, constructed in 1925-26, that wraps completely around Blk 45. terminating at the NE cr. of Guadalupe & 4th in a wrought iron gate, designed and fabricated in Spain for the project. The large gate posts for the wrought iron fence are capped w/ornamental wrought iron baskets, and has the initial S, for Smith, set in front of the west post. Sections of the fence on all street elevations are screened by mature trees and shrubbery.

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: 1067-.

P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 Carmel bldg. records

P7. Owner and Address

*Robert H. Spencer Trust
P.O. Box 3606
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: *11/8/2002*

P10. Survey Type: (Describe)

Carmel Historic resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

Primary #

Page 1 of

NRHP Status Code

5S1

Resource Name or #: (Assigned by recorder) *Frank Smith Hse. & Fence*

B1. Historic Name: *testtttt*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Craftsman*

B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1926 (Cbp# 1732); front deck added 1929 (Cbp#2159); two bedrooms & bath to rear 1971 (Cbp# 71-109)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features: *A high, continuous Carmel stone fence enclosing the full perimeter of Blk45, including the beautifully crafted wrought-iron gates, built in Spain, located at the NE cr. of 4th & Guadalupe.*

B9a. Architect: *Designer M.J. Murphy*

b. Builder: *M.J. Murphy (1926) Whitcomb & Bains (1929)*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Frank Smith Hse. and Fence are significant under California Register criterion 3, in the area of architecture as a good example of Craftsman style residential design in Carmel, and a noteworthy example of stone masonry, executed by master-masons, Joe McElowney and Fred Coleman.

The house and fence were constructed for Southern California businessman Frank Smith, who planned a large home set in the fenced privacy of a full city block. Smith ran out of funds before his mansion could be constructed and he was forced to sell the property. He still owned the residence in 1929, when he had the construction firm of Whitcomb & Bain add a "dormitory", or closed sleeping porch above the twin garages on the front (south) elevation.

Joe McElowney was a well known village stone mason who had built the Carmel War Memorial arch, from a design by Charles S. Greene, in 1922. McElowney hired Fred Coleman, who had been C.S. Greene's stone mason on the Daniel James Hse. in the Carmel Highlands. The Smith fence is the largest single example of Carmel stone construction in the city.

M.J. Murphy, who constructed the Smith House, was the most prolific designer-builder in the history of Carmel, with as many as 350 structures to his credit. It was he, primarily, who gave Carmel its early Arts & Crafts aesthetic look with his woodsy, but well built natural redwood residences. George Mark Whitcomb and Miles Bain worked in a partnership in the 1920s. Whitcomb as the builder and Bain as his job estimator. Bain would establish his own career as a builder in the 1930s. The Frank Smith Hse., and related Carmel stone fence clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Resource Inventory, under the theme of architectural development. In spite of separate ownerships, they should be listed together because of their intimate spatial relationship, and their close association with Frank Smith, who had them constructed.

B11. Additional Resource Attributes: (List attributes and codes)

HP2 - Single Family Property

HP46 - Wall/gate/fence

B12. References:

*Carmel bldg. records, Carmel Planning dept., City Hall, Carmel
Carmel Historic Context Statement 1997*

*Carmel Preservation Foundation, "A Diversity of Murphy's",
walking tour brochure, 2002.*

Sanborn fire insurance map of Carmel 1930, 1930-62

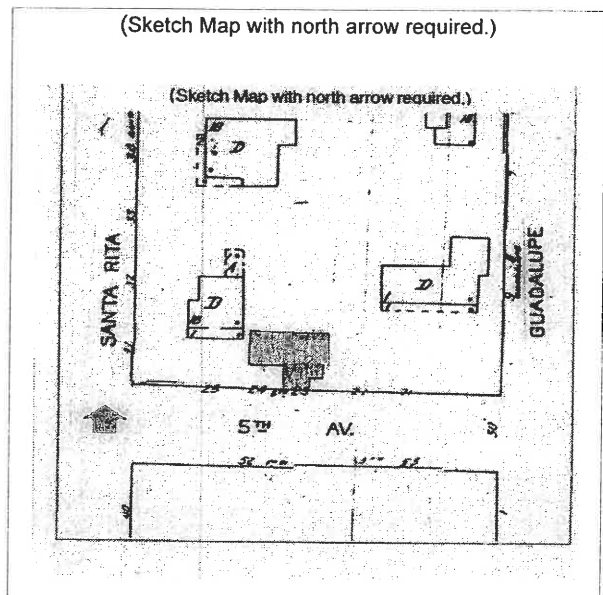
B13. Remarks: *Zoning R-1
CHCS (AD)*

B14. Evaluator: *Kent L. Seavey*

Date of Evaluation: *11/8/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

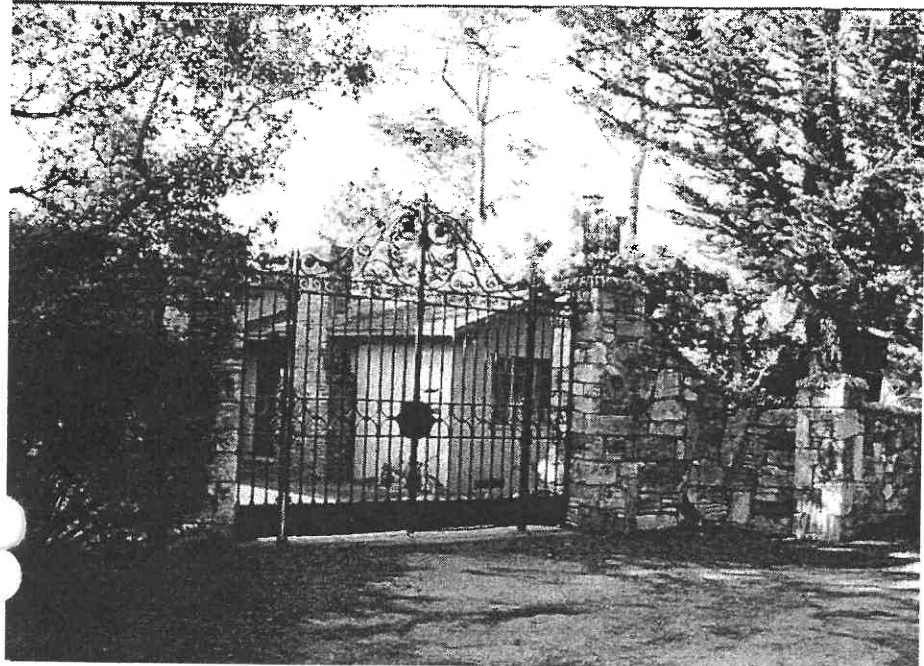
je of Resource Name or #: (Assigned by recorder)
Recorded by: Kent L. Seavey

Frank Smith Hse. & Fence

Date 11/8/2002

☒ Continuation ☐ Update

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 1068-, .



DS 23-092 (BROWN)

Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Tue, Aug 1, 2023 at 12:40 PM

----- Forwarded message -----
From: **Patricia** <REDACTED>
Date: Tue, Aug 1, 2023 at 9:56 AM
Subject: DS 23-092 (BROWN)
To: mwaffle@cbts.us <mwaffle@cbts.us>

To: Marnie R. Waffle AICP
Principal Planner
RE: Design Study (BROWN)
DS 23-092,
APN 010-036-001

Dear Marnie,

We live at 3 Santa Rita SE of 4th behind the wall on the Private Drive. We feel that the second Floor Terrace that is 22'9" deep by 19'2" wide is much too large. A yoga Terrace by any other name would be a deck. This deck would almost rival the deck over the Vesuvio Restaurant! We feel that the 19'2" width is acceptable, but the depth should be no deeper than six feet.

In order to minimize the sound, the handrails should be solid instead of the cable design. If possible, the area over the remaining Master Bedroom below, should have a 2/12 pitch, with a ridgeboard over the center of the Master Bedroom. This would match the 2/12 pitch over the Meditation Room facing West. That would soften the overall look. The alternative would be to run the 2/12 pitch roof from West to East, which would be a harsher look in our opinion, but would be acceptable to us.

Under no circumstances will a 22'9" depth by 19'2" width deck with a cabled handrail be acceptable. A social gathering on a deck that size, in the evening, with lighting, would be very intrusive to all the neighbors. The current owners may envision people on yoga matts but the new owners in the future may have a completely different idea that may be unacceptable to the neighbors. We feel that the maximum size of the deck, or what we call the viewing balcony, should be 6' deep X 19'2" wide, or a total of 115.2 square feet.

Respectfully,
Richard P. Apodaca
Patricia R. Ottum
<REDACTED>
<REDACTED>

August 3, 2023

Dear Marnie,

Our block is enclosed by a stone wall, it is deemed historic and is unique in many ways. Our town, Carmel-by-the-Sea, has only one historic stone wall that surrounds an entire city block, this one.

I am a longtime resident of the private drive, Santa Rita 2 NE of 5th Ave, a few homes away from the proposed Brown remodel project at 4th Ave and Guadalupe. This affects everyone within view of this project not just the immediate neighbors.

With the orange plastic material high in the sky, some of the plans for the expansion of this home are cause for concern. It appears they intend to maximize the complete use of lot space, footprint and airspace,

So far, an ADU has already been erected and we now have a permanent visual obstruction for the residents and neighbors.

The Carl Center for the Arts, directly across the street, is now dwarfed and unprotected.

Large windows spanning almost the entire west side of the home are a concern for privacy.

The large second story deck with an open railing design is of questionable size for privacy of all concerned.

The entire home is not in proportion with surrounding homes, streets and all. It just feels overbearing.

Is this really only going to be someone's private residence?

Imagine purchasing your dream home in Carmel, on a private drive, where you will spend your retirement. Now imagine an uncharacteristically large box of an ADU going up across the street from your home, taking away the sunrises you used to admire through your front windows.

Are the new owners having this remodel done and plan to live there?

Is it a "spec" house

How will the ADU and tenants affect the neighborhood?

The examples shown of two-story homes in the neighborhood are not necessarily a design one would desire.

Thank you for listening and considering these issues,
Adrienne Huckle



Comments on SWC Guadalupe and 4th Concept Design (Brown)

Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 8:19 AM

----- Forwarded message -----

From: **Mary Kenney** <REDACTED>
Date: Thu, Aug 3, 2023 at 9:06 PM
Subject: Comments on SWC Guadalupe and 4th Concept Design (Brown)
To: <mwaffle@ci.carmel.ca.us>

Dear Marnie,

Thank you again for your time this morning answering my questions, and for clarifying the process for the proposed house design at the SW corner of Guadalupe and 4th Street (Brown). I appreciate your attaching this note to your staff report for the Planning Commission meeting next Wednesday, August 9th.

My husband and I live at Santa Rita 2 SE of 4th inside the historic Carmel Stone wall that surrounds this unique block in Carmel by the Sea. The front of our house directly faces the west side of the property. Unfortunately, I have not met the Browns as of yet.

I am writing to express my concerns about the proposed design for the main house, and how it relates to our neighborhood with respect to privacy, scale, precedent and neighborliness.

The latter is in regard to the ADU abruptly constructed across the drive, pressed up against the north and west corner of the lot, with a towering roofline right in front of my neighbor's front yard. Now my neighbor has to look at that back wall every time she walks out of her house, and it looms over all of us as we walk or drive to and from our homes.

Disappointingly, a large and dominating main house design is now being proposed. The plan includes banks of practically floor-to-ceiling windows on the west facing sides. The second story windows look right down into our, and our neighbor's, front and side yards, and down into our front windows posing significant privacy issues.

An upper level deck is proposed that is expansive and feels intrusive. In combination with the ADU, it casts a looming presence from across the narrow drive that separates our two properties. Both its extent and open-cable design pose additional privacy issues not to mention the large space for events that could disrupt the low-key vibe of the neighborhood.

Further, the proposed main house design seems disproportionately large and out of place amongst the surrounding modest homes in this unique neighborhood. I can appreciate the style and materials of this design in a more spacious neighborhood but here it feels imposing and incongruous. Approving this design as it stands now would be damaging to the character of this neighborhood and change it significantly. It could open the door for similar out-of-scale designs.

While I understand that the City's ability to regulate the ADU structure was limited, I respectfully ask both the Browns, and the commission not to compound the issues. I am not interested in stopping the improvement and development of this special piece of property but only that a more fitting and compatible design be developed.

Thank you for taking the time to consider, and hopefully act upon, my concerns.

Mary Kenney



Comments on Brown Project (corner of Guadalupe and 4th)

Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Fri, Aug 4, 2023 at 8:16 AM

----- Forwarded message -----

From: **Joe Pasqua** <REDACTED>
Date: Thu, Aug 3, 2023 at 7:48 PM
Subject: Comments on Brown Project (corner of Guadalupe and 4th)
To: <mwaffle@ci.carmel.ca.us>

Hello,

I'm writing to express some concerns about the proposed plans for the Brown House. My wife and I live at Santa Rita 2 SE of 4th, which directly faces the building site. Unfortunately, as of this writing I have not had an opportunity to meet the Browns, nor have they shared their contact information, so I wasn't able to speak to them directly.

Although the permitting process addresses the house and the ADU separately, they must be considered together as part of this planning process. The existing 785 sq. ft. ADU is a substantial structure. Even visitors have expressed surprise at its scale and location. Its position, just a few feet away from the northwest corner of our private road's entry, feels quite imposing.

The proposed addition to the main house will amplify that effect. The design also includes a large second-story deck. This structure, comparable in size to a two-car garage, would loom over the homes across the private drive - including ours. On the whole, the proposed design would qualitatively change the privacy, scale, and feeling of our neighborhood.

When the commission visits the site, I believe you will be able to easily visualize the impact of the ADU coupled with the proposed design. We hope that the design can be modified to make it more in keeping with the character and scale of our unique block within Carmel.

Thank you for your consideration,
Joe Pasqua



Plans for construction at sw corner of Guadalupe and 4th

Susan <srvs@redshift.com>
To: mwaffle@ci.carmel.ca.us

Thu, Aug 3, 2023 at 1:33 PM

To: Marnie R Waffle

From: Susan R. van Limburg Stirum se corner of Santa Rita and 4th Avenue

I have a few comments regarding the proposed one and two story additions at the above address.

My concerns are:

Room for parking with new ADU and a much larger proposed main house

Privacy for myself and my neighbors – the house seems to have many windows facing directly onto my house and onto my neighbors houses.

The considerable mass of the project. It does not appear to fit the size and scale of the houses on the block and looks directly into our front yards

Thank you for this opportunity to express my concerns. I hope to see you on the 9th at the Public Hearing

Sincerely, Susan R Van Stirum



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
LATE CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

August 9, 2023
LATE CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings or other items on the Agenda

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: