CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Christopher Bolton, Robert Delves, 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, March 8, 2023

TOUR 3:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL.

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

To that end, this meeting will be held via teleconference and in person in the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To participate via teleconference, click the following link to attend via Zoom (or copy and paste link into your browser): https://zoom.us/j/97793575109?pwd=ZStFQndQM3plbUNXWldxVjdHQUN1Zz09. To attend Zoom via telephone, dial +1 301-715-8592. Meeting ID (if needed) is 977 9357 5109, and Passcode (if needed) is 818 959.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 3/3/2023 is LOW. Per Urgency Ordinance 2022-006, wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

Shortly after roll call, the Board/Commission will leave the Council Chambers for an on-site tour of inspection of the properties listed on the agenda. Prior to the beginning of the tour, the Board/Commission may eliminate one or more property. The public is welcome to join the tour. The Board/Commission will return to the Council Chambers after completing the tour to begin the meeting no earlier than the time noted below.

A. 1. DS 22-150 (CRI on Carpenter, Inc. - Lot 2) - Southeast corner of Guadalupe Street & 1st Avenue
2. DS 22-315 (Dearborn) - Dolores Street 4 southwest of 10th Avenue

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

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: February 2023

ORDERS OF BUSINESS

PUBLIC HEARINGS

2. **DS 22-315 (Dearborn)**: Consideration of a Final Design Study, DS 22-315 (Dearborn), and associated Coastal Development Permit for the remodel and addition of a 310-square-foot, second-story addition to an existing 1,336-square-foot, single-story single-family residence located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN 010-158-005
3. **DS 22-226 (Givens)**: Consideration of a Final Design Study application, DS 22-226 (Givens), and associated Coastal Development Permit for the demolition of a single-story residence and construction of a new single-story residence located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District. APN 010-092-012
4. **DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Consideration of a revised Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014
5. **DS 22-151 (CRI on Carpenter, Inc. - Lot 4)**: Consideration of a Final Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), and associated Coastal Development Permit for the demolition of asphalt driveways associated with the Carmel Resort Inn and construction of a 1,995-square-foot, two-story residence with a basement located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-013

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

1. Next Regular Meeting: April 12, 2023

ADJOURNMENT

2. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

3. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

March 8, 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: February 2023

Application: N/A
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: February 2023 Monthly Report - PC

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	March 8, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

FEBRUARY 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In February 2023, 39 planning permit applications were received.

II. BUILDING PERMIT APPLICATIONS:

In February 2023, 40 building permit applications were received.

III. CODE COMPLIANCE CASES:

In February 2023, 12 new code compliance cases were created.

IV. TRANSIENT RENTAL COMPLIANCE CASES:

In February 2023, 1 new transient rental compliance cases were created.

V. ENCROACHMENT PERMIT APPLICATIONS:

In February 2023, 15 encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following February 2023 totals: planning and building permit applications, code compliance and transient rental compliance cases, and encroachments. February 2023 totals are provided alongside February 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 32.72%**
- Building Permit Applications – **increase of 19.28%**
- Code Compliance Cases **– decrease of 9.09%**
- Transient Rental Compliance Cases – **increase of 83.33%**
- Encroachment Permit Applications – **decrease of 8.57%**

Table 1. Permit Application Totals

	PLANNING	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	55	83	44	6	35
2023 YTD Totals	72	99	40	11	32
YTD % Difference	+32.72%	+19.28%	-9.09%	+83.33%	-8.57%

Planning Permit Report

02/01/2023 - 02/28/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23060	Design Study	Replacement In-Kind of Wood Decking, Decking Framing, Stair Treads and Framing and Stair Posts of Non-Historic Front Porch of Residence that is on the Historic Inventory; Replace In-Kind with 2x6 Redwood Decking to Match Existing; Deck Framing Shall be Pressure Treated 2x8 Joists and Pressure Treated 2x12 Stair Stringers; For this Project, the Deck and Stair Areas Shall Not Change in Size. Rim Joists and Stair Stringers will be Clad to Match Existing with 1x Redwood Fascia; Finished Deck, Stair Treads, Risers and Deck Fascia will be Finished with a Semi-Transparent Stain -- Color to Match Existing Natural Dark Brown Deck Color; Remove Existing Deck and Stair Hand Railing/Guard Railing Balusters and Finials, Store on Site and Repair as Needed Prior to Re-Installation at the Same Heights. Replace Existing Stair Baluster Posts with In-Kind 4x4 Posts; Guardrail and Stair Baluster Post Finished Paint Color Shall be White to Match Existing White Woodwork Color. There Will be No Change to Site Coverage; No Trees Shall be Removed as Part of this Project.	Monte Verde Street 2 SE of 5th Avenue			In Review
23059	Historic Evaluation	New tile below bay windows facing Lincoln St. at the 1-story commercial building.	Lincoln 3 SW of Ocean	2/24/2023		In Review
23058	Design Review	Installation of tile below bay windows facing Lincoln St. at the 1 story commercial building	Lincoln 3 SW of Ocean	3/24/2023		In Review
23057	Banners	Installation of ten double sided banners along Ocean Ave from Monte Verde to Junipero from 5/30/2023 to 6/12/2023.	Ocean Ave, from Monte Verde to Junipero	2/24/2023	2/24/2023	Approved
23056	Preliminary Site Assessment	Remodel and Addition to Existing SFD	Dolores Street, 2 SE of 9th			In Review

23055	Sign	NEW SIGN: Sandblasted Cedar 1.5" thick, double-sided 20" by 20" square, white writing with small white border and gold heart on black background. LOCATION: Front of building mounted on existing sign hanger.	Lincoln 2 SW of Ocean Avenue	2/7/2023		In Review
23054	Sign	New sign for Stillwater Capital Management	NW corner of 8th Ave & San Carlos (Designatied office 2)	2/8/2023		In Review
23053	Design Study	Remove siding above garage, wall to wall. Replace failed flashing. Replace siding above garage, wall to wall. No changes.	Scenic Road 5 SE of 10th Avenue	2/16/2023		In Review
23052	Design Study	ASSOCIATED PERMIT: BP 21-266. Modify interior and exterior of existing residence. Replace existing windows and new glass doors. CHANGE PROPOSED IRON RAILING TO CLEAR GLASS RAILING SYSTEM.	Ocean 2 NW Guadalupe	2/3/2023		In Review
23051	Design Study	Demolition of exterior second story deck and replacement with a shallow depth balcony.	Mission 2 SW of Ocean	2/22/2023		In Review
23050	Design Study	Construction of a 6' high, 63' long fence with a 1' open lattice at the top, along Carpenter Street.	SE Corner of Carpenter & 2nd	2/22/2023		In Review
23049	Historic Evaluation	Residential Restoration	NW Corner of 12th and Casanova	2/18/2023		In Review
23048	Design Study	Establishing a parking pad and removing a portion of a structure to address existing non-conformities on a site.	Santa Fe 3 SW of Mt. View	2/22/2023		In Review
23047	Historic Evaluation	Residential Restoration	NW Corner of 12th and Casanova			Closed
23046	Use Permit	Temporary use permit for private birthday party at Edwin's, 02/18/2023. Conditions: Extended hours authorized, restaurant to be closed, dark, and empty no later than 1:00 AM. Noise not to be audible outside of building. No guests congregating on the street. Max occupancy is 47 people.	SW Corner of San Carlos & 6th	2/16/2023	2/17/2023	Approved

23045	Design Study	Remove an existing glass solarium, and replace it with new roofing, walls, windows, and skylights to match existing.	Monte Verde Street 2 SE of 12th Avenue	2/1/2023		In Review
23044	Design Study	REMODEL: door and window replacments, additions and removals. Kitchen & bathroom remodel. Update electrical. (N) On-demand water heater w/ recirculation pump. Replace rotten deck and add (N) 90 SF. Paint: Trim and body. N & W side (N) fence.	CAMINO REAL 3 NW OF 4TH	2/15/2023		In Review
23043	Sign	New sign. Hand-painted wood, hanging on existing bracket.	San Carlos Street 2 NW of 7th Avenue	2/14/2023		In Review
23042	Historic Evaluation	Historic Evaluation	SE Corner of Forest Road & Oak Knoll Way	2/14/2023		In Review
23041	Volume Deposit	VOID - DUPLICATE APP	Monte Verde 3 NW of 11th			Closed
23040	Sign	New sign for "C Carmel"	Dolores 3 NE of 6th	2/9/2023		In Review
23039	Bench Dedication	--Honoree's name: Charles & Shirley Steele --Adopt existing bench; new plaque --Plaque size: 3 3/4" x 1 1/4" .	(1) Devendorf Park, (2) Harrison Library	1/24/2023		In Review
23038	Historic Evaluation	Historical Evaluation	Santa Fe 4 SE of Ocean	2/9/2023		In Review
23037	Historic Evaluation	Historical Evaluation	Santa Fe 3 SE of Ocean	2/9/2023		In Review
23036	Design Study	Demolition of an existing house and construction of a new 2-story house.	Torres Street 4 SE of 4th Avenue	2/9/2023		In Review
23035	Design Study	Demolish Window and Replace with French Doors in Existing Opening	Scenic 6 SE 8th			In Review
23034	Lot Line Adjustment	Lot Line Adjustment	2nd NW of 4th Avenue on San Carlos Stree			In Review
23033	Design Review	Demolition of existing and construction of a new hotel	2nd NW of 4th Avenue on San Carlos Stree			In Review

23032	Conceptual Review	EXTERIOR RESTORATION & REPAIRS: ROOFS, SKYLIGHTS, FOUNDATION DRAINAGE, WOOD ROT AT COLUMNS. REMOVE NON-HISTORIC SPIRAL STAIR AND GLASS RAILING. ALTERATION TO (E) SUNROOM: MODIFY FIX GLASS TO OPERABLE DOORS. UPGRADE: REPLACE SINGLE GLAZING TO LOW E, INSULATING GLASS. PAINT, STAIN EXTRIOR SIDING AND FASCIA.	25987 Mission St, CARMEL, CA	2/7/2023		In Review
23031	Appeal	APPEAL HRB DECISION. RESOLUTION NUMBERS 2023-001-HRB & 2023-002-HRB. Demolition of 2 buildings, trash enclosure, 2 trellis structures, & 2 parking areas. Relocation of 1 building (community building) to adjacent lot. The whole lot shall be excavated for underground parking garage & a 2 story building shall be constructed above it. Ground floor shall serve commercial uses with 11 tenant spaces. The 2nd floor shall contain 8 apartments of various sizes (2 bedroom & 1 bedroom units).	Dolores Street 2 SE of 7th Avenue	2/6/2023		In Review
23030	Design Study	REVISIONS TO ATTACHED GARAGE: 1) Revise concrete ext. side walls at South and North to wood siding (match house). 2) Delete window at East elevation. 3) Revise green roof to standing metal seam to match house (not visible from ROW). 4) Fixed window sash at living room, West elevation. 5) Delete high window at living room, SW corner.	Monte Verde 3 SE of 11th	1/30/2023		In Review
23029	Preliminary Site Assessment	254 SQ FT addition to an existing 1459 SQ FT single family residence. Project also includes a 731 SQ FT attached ADU and a 202 SQ FT detached carport.	Santa Rita 2 NW of 4th	1/23/2023		In Review
23028	Design Study	ASSOCIATED BUILDING PERMIT: BP 22-132 (A & C Properties). ASSOCIATED PLANNING PERMIT: DS 22-152 (A&C Properties, Inc). Close off one exterior window and door at existing kitchen to allow for additional kitchen cabinets.	2nd Avenue 2 NW of Lincoln	2/2/2023		In Review
23027	Planning Permit Revision	REVISION TO PLANNING APP. DS 22-028: Change to wood clad windows. Change garage door style.	Lincoln 2 NW of 5th	2/1/2023		In Review

23026	Design Study	BUILDING FOOTPRINT WILL NOT BE MODIFIED 1. DEMOLISH EXISTING KITCHEN CABINETS, EXISTING 2ND BEDROOM AND 2ND BATHROOM. 2. RELOCATE KITCHEN, SECOND BEDROOM AND SECOND BATHROOM 3. SAND AND RE-FINISH EXISTING WOOD FLOORS. REPLACE TILE FLOOR IN KITCHEN WITH NEW WOOD FLOOR. 4. REMOVE SECOND BEDROOM WINDOW AND REPLACE WITH SMALLER WINDOW, SAME KIND. REMOVE SECOND BATHROOM WINDOW AND REPLACE WITH 12' WIDE FOLDING DOORS TO BACK PATIO. REMOVE KITCHEN SLIDING DOORS. 5. INSTALL GAS FIRED LOG SET IN EXISTING INTERIOR AND EXTERIOR FIREPLACES.	Casanova 2 North East of 7th	2/1/2023		In Review
23025	Historic Evaluation	Historic Eval - Initial	Santa Fe Street 3 NE of 5th Avenue	2/1/2023		In Review

Records: 36 + 3 Business Licenses = 39 TOTAL RECORDS **3/3/2023**

Building Permit Report

02/01/2023 - 02/28/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230097	2/28/2023		Addition of a redwood arbor to replace previous existing arbor gate.	250	Building	Lopez 8 SE of 2nd
230096	2/28/2023	2/28/2023	Remove 350sf guest cottage roof. Replace existing wood roof with new wood roof. Contact: Alta-Cal Roofing (831) 524-8070	15,000	Building	NW Corner of Casanova & 11th
230095	2/28/2023		Beam 6"x12"-8' dryrot to be replaced with a new one with Pressure-Treated	5,860	Building	Lincoln 2 NW of 9th
230094	2/28/2023	2/28/2023	remove comp shingles Replace with comp shingles.	12,000	Roofing	NW Corner of Mission & 7th
230093			Encroachment Permit to Locate a 250 Volt Electrical Vehicle Charging Outlet Box for Property Owner's Use Only on Embankment 14'-6" from Existing Property Line and 5'-5" Away from Edge of Existing Asphalt of Monte Verde Street. Scope of Work to Include: Trenching Electrical Service Line from Main Residence on Property, Water Jetting for Electrical Conduit Access Route Under Existing Historic Stone Wall and Existing Asphalt Sidewalk; (4) New Sand Set 4"Dx 12"Wx 24"L Limestone Stepping Stones in Cream Color to Access Electrical Vehicle Charging Outlet from Monte Verde Street. All Exposed Soil on Embankment Shall be Planted with Drought Tolerant Low-Growing Succulents.	1,000	Electrical	Monte Verde street 2 SE 5th Avenue
230092	2/24/2023		Repair Existing Exterior Deck.	7,000	Building	Junipero 5 SW of 10th
230091	2/23/2023		Tear off (e) roof and install (n) built up roofing system.	30,560	Building	Camino Real 7 SE of 2nd

230090	2/23/2023	2/23/2023	Repair 200 sf of tan built up roof from storm damage.	5,000	Roofing	San Antonio 2 NE of 4th
230089	2/23/2023		Replace exterior stairwy, repair exterior landing, and remodel existing studio. Contact: Dry Creek Construction (831) 320-1221	38,000	Building	Monte Verde 2 NE of 9th
230088	2/22/2023	2/22/2023	Remove (1) old FAU and install (1) new 96% FAU 60k BTU in same location.	8,500	Mechanical	Forest 6 SW of Ocean
230087	2/22/2023		Relocate hot tub to clear NOV.	7,000	Building	SE Corner of Palou and Casanova
230086	2/22/2023	3/3/2023	Replace existing fence that was damaged during the storm. Remove and discard old fence including support posts, install approx 100' with new 6' grapestake fence side. Remove and replace 136' of front fence with 6' grapestake fence. Repair existing 4' fence on setback line. Contact: Bruce Westphal (925) 330-7571	0	Exempt Work	SW Corner of Santa Fe & Mountain View
230085	2/28/2023		Remove (e) undercounter bar equipment and refrigeration. Clean floors and walls, replace with upgraded equipment in existing footprint. Plumbing and electrical work as necessary. No changes to walls or countertops.	10,800	Building	NW Corner of Junipero & 6th
230084	2/17/2023	3/2/2023	Installation of a gas fireplace insert and installation of electrical starter inside fireplace. Contact: Jason Gaynor (831) 905-6265	6,000	Mechanical	Santa Fe 4 NE of 2nd
230083	2/17/2023		Internal construction. Moving 2 walls back to create 418sf. Add a sink. Paint, new floors, can lighting, Electrical and plumbig	50,000	Building	Ocean 4 NW of San Carlos
230082	2/16/2023	2/17/2023	Painting exterior lower level of two-story mixed use building to match existing color.	0	Exempt Work	Mission 4 NW of 6th
230081	2/16/2023		Addition of 62 S.F. 2nd Floor Bath o/ existing Laundry Room and exterior trellis	70,000	Building	Monte Verde 5 SW of 13th
230080	2/15/2023	2/15/2023	Upgrade from 100amp to 200amp main service. Contact: Seidel Electrical Services, Inc (831) 998-9106	3,500	Electrical	San Carlos 2 NW of 12th

230079	2/15/2023	2/16/2023	Remove (e) 58"x42" concrete landing area and replace with (n) 58"x42" concrete landing area to fix tripping hazard.	0	Exempt Work	NE Corner of Guadalupe & 2nd
230078	2/15/2023		Exploratory demolition to expose framing, plumbing, and electrical to determine scope of future kitchen/bathroom remodel	2,000	Building	NW Corner of Casanova & 12th
230077	2/14/2023	2/23/2023	Installation of a new 24kW Generac generator and new slab. Contact: Vincent Bruno (831) 595-3076	10,000	Mechanical	Santa Lucia 2 NE of Mission
230076	2/14/2023	2/14/2023	Replace tile in guest bathroom and light fixtures in guest bathroom. Contact: NC Construction (831) 206-2403	0	Exempt Work	NW Corner of Camino Real & 13th
230075	2/14/2023		Interior remodel of (e) SFR including replacement of windows/doors, demolition of chimney, and no increase in water fixture count. Existing footprint and height to remain the same.	160,152	Building	San Antonio 4 NE of 4th
230074	2/14/2023		Reroof and gutters on building 8. Flat section #8,8A,8E - Install new built up roof with Durolast 50mil PVC finish in color "White". Pitched Sections #8,8A - Remove existing tile, install new slate roof in color "Saxony Sun". Install 90' of stainless steel gutters.	195,445	Roofing	Carmel Plaza
230073	2/14/2023		Remove second story deck and reinstall new juliet balcony.	8,000	Building	Mission 2 SW of Ocean
230072	2/10/2023	2/10/2023	Remove (e) cedar shingle roofing and install a (n) cedar shingle roof to match. New cedar shingles will be #1 Blue Label, Class "B" fire rated and installed over one layer of #72 mineral surface cap sheet. CONDITION: House is historic, roof elements and conditions must be replaced in-kind to maintain historic nature of residence. Contact: Coastal Roofing & Waterproofing (831) 324-4809	66,000	Roofing	NE Corner of Lopez & 4th

230071	2/8/2023	2/8/2023	Remove and replace water heater. Install new Bradford White water heater.	2,900	Plumbing	Torres 3 NW of 5th #2
230070	2/8/2023	2/8/2023	Remove and replace water heater. Install new Bradford White water heater.	2,900	Plumbing	Torres 3 NW of 5th #4
230069	2/8/2023		DEMO ENTIRE HOUSE AND FOUNDATION, NEW 3 BED 2 BATH RESIDENCE (1,553 SF) WITH ATTACHED GARAGE (228 SF), NEW PAVER DRIVEWAY (333 SF), NEW REAR DECK (204 SF)	710,000	Building	Junipero 6 NE of 8th
230068	2/8/2023		Removal and replacement of tile; Removal of shower tile and enlarge shower with new pan and replace tile. Modification of closet door location	0	Plumbing	1st 2 SE of Lobos
230067	2/6/2023	2/6/2023	Replace (e) furnace with a Brigant 915SB 3.5 ton 60,000 BTU unit. Contact: All Seasons Heating & Cooling (831) 601-0351	7,600	Mechanical	San Antonio 2 NE of 9th
230066	2/6/2023	2/6/2023	Replace the existing water heater with a new Bradford White 75 gallon water heater. Contact: Rooter King (831) 394-5315	1,500	Plumbing	SW Corner of Lincoln & 7th
230065	2/6/2023	2/8/2023	Demolition of all finishes in one bathroom, replace shower pan, install new vanity and medicine cabinet, install new tile, install new shower valve and new floor drain, paint bathroom, and install new low flow toilet and faucet.	5,000	Building	SW Corner of Camino Real and 2nd
230064	2/3/2023	2/22/2023	Installation of NG emergency backup generator. Contact: Stephanie Kirz (206) 661-5946	10,000	Mechanical	Junipero 2 NW of 3rd
230063	2/2/2023	2/28/2023	Remove leaning brick wall to right of driveway and replace with concrete block covered with stucco and painted to match house. Smooth finish, 31' x 3' at tallest point. Remove small brick curb to left of driveway and replace with concrete block and stucco, smooth finish, 43' x 12" high. Contact: Cantera Masonry (831) 236-5368	0	Exempt Work	Perry Newberry 2 NW of 5th
230062	2/2/2023		Remove & replace windows like for like, no size increases or location changes.	0	Exempt Work	NW Corner of Mission & 3rd

230061	2/1/2023	2/2/2023	Removal of existing loose/flaky paint on North and East exterior elevations. Complete repaint of exterior elevations in matching color scheme.	0	Exempt Work	Lincoln 3 SW of Ocean
230060	2/1/2023	2/2/2023	Replace pressure treated retaining wall with new pressure treated wood. Use 4"x6" pressure treated posts dug in 32" to 36" under ground using the same original holes, using 2"x12" pit boards to hold back dirt. Contact: Ricardo Munoz (831) 402-5078	0	Exempt Work	Torres 4 NE of 6th
230059	2/1/2023		Creation of new detached ADU.	407,000	Building	Casanova 9 NW of Ocean
220342	9/7/2022	10/18/2022	Demolition and construction to redemise three tenant spaces into two tenant spaces, to include replacement in-kind of existing mechanical equipment, relocation electrical and plumbing service. No change in use or zoning. no structural in scope. Contact: Monterey Custom Builders (831) 206-4705	162,276	Building	SW Corner of Ocean & Junipero

Total Records: 40

3/3/2023

Code Compliance Report

02/01/2023 - 02/28/2023

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
23040	Building Violation	Closed	SWC San Carlos and 8th	Construction site maintenance		2/24/2023
23039	Short-term Rental	1st NOV sent	26282 Atherton Drive	Transient Rental	2/27/2023	
23038	Fire Code Violation	1st NOV sent	SW Corner Junipero & 5th	noncompliant hood - fire suppression	2/23/2023	
23037	Public Nuisance	Open	Mission 3 SW of Alta	Hazardous tree	2/22/2023	
23036	Sign Violation	Closed	Ocean b/w Dolores & San Carlos	Neon Sign	2/19/2023	2/19/2023
23035	Sign Violation	Open	Ocean 3 SW Dolores	Illuminated Sign	2/19/2023	
23034	Right of way Violation	Closed	Junipero 4 SW Alta	Open House sign in ROW	2/19/2023	2/19/2023
23033	Right of way Violation	1st NOV sent	Lobos 5 SW of First	Portapotty in PROW	2/2/2023	2/10/2023
23032	Sign Violation	Closed	NE Corner 7th & Dolores	Large Banners in windows	2/4/2023	2/4/2023
23031	Planning/Building Violation	Open	ES Dolores b/w Ocean & 7th	Blocked Exit	2/5/2023	
23030	Building Violation	Closed	Monte Verde 2 SW 2nd	Construction on Sunday	2/5/2023	2/5/2023
23029	Right of way Violation	Closed	E/S Dolores between 7th and Ocean	Trash Receptacles in Street	2/5/2023	2/5/2023

Total Records: 12

3/3/2023

Transient Rental Report

01/01/2023 - 02/28/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23039	Rio Road	1st NOV sent	2/27/2023	2/27/2023	
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	STR verified	1/8/2023	1/8/2023	
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: 11

3/2/2023

Encroachment Permit Report

02/01/2023 - 02/28/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230032	Temp Ench	2/28/2023	Replace 80' of 4" sewer line at 5' seep at street. Contact: Chris Wilson Plumbing (831) 393-9321	25979 Mission St	3/1/2023	Issued
230031	Temp Ench	2/27/2023	Overlash approx. 148' & access to vaults and poles for Re pad & Eq amp at multiple locations: San Carlos St & 2nd, Camino Del Monte & Junipero, Camino Del Monte & San Carlos, Dolores & 3rd, Carmelo & 4th.	San Carlos St & 2nd, Camino Del Monte & Junipero, Camino Del Monte & San Carlos, Dolores & 3rd, Carmelo & 4th	2/28/2023	Issued
230030	Temp Ench	2/24/2023	6'x18' asphalt patch for CalAm job #1286.	SW Corner of Santa Lucia & Carmelo	2/24/2023	Issued
230029	Temp Ench	2/22/2023	PG&E to complete gas maintenance, excavate a 5'x5' bellhole. Contact: PG&E (408) 510-1660	Santa Rita 2 SE of 2nd	2/24/2023	Issued
230028	Temp Ench	2/22/2023	Replace sewer lateral, 30' of 4" SDR 17 pipe. Contact: Easy Drains Plumbing (831) 521-6882	NW Corner of San Carlos & Santa Lucia	2/28/2023	Issued
230027	Temp Ench	2/22/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	San Antonio 2 SE of 10th	2/22/2023	Issued
230026	Temp Ench	2/22/2023	6'x11' asphalt patch for Cal Am, job #1342. Contact: Coastal Paving & Excavating (831) 262-1425	NE Corner of Carpenter & 2nd	2/22/2023	Issued
230025	Temp Ench	2/17/2023	Excavate 6'x6' bellhole 12" deep over city main to replace sewer lateral. Install new check valve & two way cleanout. Contact: JD's Underground (831) 394-3100	SW Corner of Camino Real & 8th	2/22/2023	Issued
230024	Temp Ench	2/16/2023	Encroachment and reservation of 6 parking stalls along Carmelo St from 2/24/23 - 5/5/23 for the Installation of a new transformer and screen panels along the Carmelo Street frontage.	SE Corner of Carmelo & 8th	2/24/2023	Issued

230023	Driveway	2/10/2023	Installation of a new paver driveway. Contact: Javier Luna (831) 206-5598	NW Corner of Camino Real & 7th	2/22/2023	Issued
230022	Temp Ench	2/10/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Casanova 2 NW of 9th	2/10/2023	Issued
230021	Temp Ench	2/8/2023	Remove sand from two existing tree well areas and install "Granite Creete" which is a mixutre of concrete and granite that allows water to percolate through and resemble sand. Contact: Mark Porter (831) 646-5200	NW Corner of San Carlos & 7th	2/14/2023	Issued
230020	Temp Ench	2/6/2023	New sewer lateral connection to city main. CONDITION: SOUTHBOUND TRAFFIC TO BE DETOURED WEST ON 6TH AND DOWN JUNIPERO. Contact: Edgars Plumbing (831) 601-5557	SW Corner of Carpenter & 10th	2/10/2023	Approved
230019	Temp Ench	2/3/2023	Replace sewer yard trap in the city sidwalk. Contact: Perkins Grading & Underground (831) 236-1101	NE Corner of Lincoln & 7th	2/6/2023	Issued
230018	Temp Ench	2/2/2023	Close road to allow access for concrete pump truck to pour slab and walls. CONDITIONS: CHANGE DTOR TO WEST ON 10TH TO MISSION ST, ADD DO NOT ENTER SIGN ON THE SOUTHBOUND LANE OF JUNIPERO. Contact: Casas Builders (831) 601-0922	Junipero 6 NE of 10th	2/2/2023	Issued

Total Records: 15

3/3/2023

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

March 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Suray Nathan, Assistant Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-315 (Dearborn)**: Consideration of a Final Design Study, DS 22-315 (Dearborn), and associated Coastal Development Permit for the remodel and addition of a 310-square-foot, second-story addition to an existing 1,336-square-foot, single-story single-family residence located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN 010-158-005

Application: DS 22-315 (Dearborn) **APN:** 010-158-005
Block: 115 **Lot:** 9
Location: Dolores Street 4 southwest of 10th Avenue
Applicant: Claudio Ortiz, Architect **Property Owner:** John & Danielle Dearborn

Executive Summary:

The applicant is proposing the addition of a second-story detached garage and the full renovation of the exterior materials of an existing single-story residence with a carport. The proposed project would also require the removal of one non-significant tree. The applicant has satisfied all the draft conditions presented at the Concept hearing except the draft condition regarding the submittal of another form of metal roof that mimics wood shingle roof.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the full exterior renovation and addition of 310 square-foot second-story addition and 200 square-foot garage to an existing 1,336-square-foot single-story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-158-005.

Background and Project Description:

The project site is a 4,000 square-foot lot located on Dolores Street 4 southwest of 10th Avenue and

allowed a base floor area of up to 1,800 square-feet. The property contains an existing nonconforming composite side-yard setback of 6' where 10' is required, a single-story 1,336 square-foot residence, and a 216 square-foot detached carport. The applicant proposes additions totaling 310 square-feet, a 46 square-foot reduction in floor area on the first-floor, and constructing a 200 square-foot detached garage outside the front yard setback.

The applicant proposes replacing horizontal wood shingles sidings with vertical cedar wood siding throughout. In addition, the existing wood shingle roof is proposed to be replaced with a new Tudor Brown metal shake roof by Interlock Roofing. The existing aluminum-clad divided light windows will be replaced with an aluminum-clad divided light window by Sierra Pacific. The project also proposes the addition of a new second-story 53-square-foot deck on the west elevation and site coverage modifications throughout to bring the property into compliance.

Staff Analysis:

At the January 11, 2023, Planning Commission meeting, staff presented the concept design for the project. The Commission adopted Resolution 2023-002-PC, accepting the concept design with six recommendations/draft conditions. In addition, a volume study done by the City's consultant, William Vasilovich, meets the required volumetric standards. Below is a summary of the key issues discussed at the January 11, 2023, Planning Commission meeting, followed by the staff's response on how each item has been addressed.

1. **Tree Planting Required.** *Prior to the final details review, the applicant shall provide the botanical name of Eastern White Pine to determine if it is an upper or lower canopy tree to comply with the City's Municipal Code's Recommended Tree Density standards.*
Staff Response: The applicant proposes Monterey Pine botanical name 'Pinus radita' instead of the Eastern White Pine. Monterey Pine is included in the 'City of Carmel-by-the-Sea Recommend Tree Species List,' hence the proposed tree fulfills the City Forester's recommendation of planting one upper canopy tree, and the applicant has proposed planting two (2) Monterey Pine trees.
2. **Roof Material.** *The applicant shall submit other forms of metal roof that mimic wood shingle roofs that is non-reflective and has a matte finish*.
Staff Response: The applicant has provided a shake-style aluminum roof in 'Tudor Brown' as an alternative to the standing seam metal roof in 'Dark Bronze' proposed at the Concept hearing. However, the proposed shake-style roof does not have a matte finish and is not non-reflective as stipulated in Draft Condition No. 5. Additionally, aluminum as a material does not comply with Residential Design Guideline 9.6. The Residential Design Guideline states, "vinyl or aluminum siding, for example, is discouraged." However, "some new materials may be considered only if they convey a scale and texture similar to that of traditional materials."
Residential Design Guideline 9.6*. Avoid the use of synthetic materials.*

- *The use of vinyl or aluminum siding, for example, is discouraged. Products that simulate a wood grain on synthetic siding also are inappropriate.*
- *Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials.*
- *Avoid mixing synthetic materials with natural materials in the same design.*

Staff is not supportive of the proposed aluminum roof as it does not meet the Residential Design Guideline, as the submitted roof does not convey a scale and texture similar to that of a wood shake roof. Further, it does not meet the draft condition that the roof should be matt and non-reflective. Previously approved standing seam metal roofs by the Planning Commission were made of steel, had a matte finish, and were non-reflective. The standing seam metal roof is not trying to convey a scale and texture similar to wood shake or any traditional materials. However, the proposed aluminum

roof by the applicant is meant to give the scale and texture of a shake roof, but it does not as it is not substantive in its construction and does not have the scale and texture similar to that of traditional materials (Attachment 3 & 4). Hence, Special Condition No. 33 requires that, prior to building permit issuance, the applicant shall work with staff to select an alternative roof material that conveys a scale and texture similar to a wood shake roof that complies with the Residential Design Guidelines and has a matte finish and non-reflective.

3. **Stone Veneer.** *The applicant shall show on the elevation plan that the stone veneer application is authentic and be used throughout the four sides of the building to maintain consistency and not a design treatment to just the street facade*.

Staff Response: The applicant has removed the stone veneer at the front elevation and has proposed vertical cedar planks throughout the four sides of the structure.

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 proposed finish materials are consistent with the Residential Design Guidelines except for the proposed aluminum roof. The applicant proposes blue-gray 'Newburyport Blue' vertical cedar wood siding throughout, dark brown aluminum-clad divided light windows and doors by Sierra Pacific, redwood deck/balcony railing except for the wrought iron guardrail on the street-facing second-floor balcony, and 'Tudor Brown' shake style aluminum roof by Interlock Roofing.

The applicant proposes the removal of 5 of the 8 existing skylights - 3 at the north elevation (side) and 2 at the east elevation (side), and the addition of one skylight on the west elevation (side) measuring 24" by 24." The proposed 24' x 24' skylight faces the rear and is non-obtrusive, as depicted in the elevation and roof plan. Standard Condition of Approval No. 12 requires that the skylight be low-profile and use non-reflective glass to minimize the light and glare visible from adjoining properties. In addition, manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. As conditioned, the project would meet the design guideline objectives for skylights.

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 two exterior light fixtures, one by Hampton Bay and the other by World Imports. The Hampton Bay fixture is copper colored, and the one by World Imports is an antique copper, and both the fixtures are shielded and direct light downwards. In addition, the applicant proposes installing bulbs with a 150 lumens output for both. (Attachment 3, A9.0). 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 plans 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 has approved the proposed landscape plan, and a landscape plan has been included on (Attachment 3, Sheet L1) of the project plan. The applicant proposes two (2) fifteen-gallon upper canopy trees, "Monterey Pine," to fulfill the upper canopy requirement. Special Condition No. 38 states that any modification to the landscape plan shall require a separate Design Study.

The project site contains 4 trees – 3 significant trees, 2 of which are upper canopy Monterey Pine, one lower canopy Coast Live Oaks, and one unidentified non-significant tree. The unidentified non-significant tree is proposed to be removed as part of the project. The City Forester has approved the tree removal.

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 redwood grape stake fence at the front elevation and the front yard setback area, and a 6-foot-high redwood fence along the north, west, and 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 - Dearborn
Attachment 4 - Photos

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 FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE FULL EXTERIOR RENOVATION AND ADDITION OF 310 SQUARE-FOOT SECOND-STORY ADDITION AND 200 SQUARE FOOT GARAGE TO AN EXISTING 1,336-SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH A CARPORT LOCATED ON DOLORES STREET 4 SOUTHWEST OF 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-158-005

WHEREAS, Claudio Ortiz ("Applicant") submitted an application on behalf of John & Danielle Dearborn ("Owners") requesting the approval of a Design Study "DS 22-315" described herein ("Application"); and

WHEREAS, project site is comprised of a 4,000 square-foot lot of record located at Dolores Street 4 southwest of 10th Avenue; and

WHEREAS, the site is currently developed with an existing 1,336 square foot single-family residence with a 216 square foot detached carport; and

WHEREAS, the applicant is seeking approval of a Design Study application for the full exterior renovation and addition of 310 square-foot second-story addition, a 46 square foot reduction on the first-story, and 200 square foot garage to an existing 1,336-square-foot single-story single-family residence with a carport; 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, on January 11, 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 January 11, 2023, the Planning Commission adopted Resolution 2023-002-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, the project shall be considered at a 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, a notice of the public hearing was published on February 24, 2023, 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 March 8, 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 March 8, 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 exists pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the concept 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 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 a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
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 herby 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 Final Design Study (DS 22-315, Dearborn) and associated Coastal Development Permit for of 310 square-foot second-story addition, a 46 square foot reduction on the first-story, and 200 square foot garage to an existing 1,336-square-foot single-story located on Dolores Street 4 SW of 10th Avenue (APN 010-158-005), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 22-300, Hanson) authorizes for the demolition of an existing 1,611 square foot two-story single-family residence inclusive of a detached garage and construction of a 2,662 square foot two-story single-family residence with a 237 square foot detached garage on a recently merged lot located on Dolores Street 3 NW of 13th Avenue in the Single-Family Residential (R-1) Zoning District as depicted in the plans prepared by Matthew Evans dated received by Community Planning & Building Department on January 19, 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 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 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 to the approved plans prior to 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 is 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.	**Skylights & Skylight Shades.** The applicant shall submit product information for the skylights and skylight shades prior to issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
13.	**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 his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application.	✓
14.	**Aluminum-Clad Wood Frame Windows and Doors.** The applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.	✓
15.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.	✓
16.	**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.	✓
17.	**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.	✓

18.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	**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.	✓
20.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	**Conditions of Approval.** 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	
22.	**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. 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.	✓
23.	**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.	✓
24.	**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.	
25.	**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.	✓
26.	**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 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.	✓
27.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● 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	
28.	**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.	✓
29.	**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.	✓
30.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
31.	**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	
32.	**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.	✓
33.	**Roof Material.** Prior to the issuance of a building permit, the applicant shall work with staff to select an alternative roof material that conveys a scale and texture similar to a wood shake roof that complies with the Residential Design Guidelines and has a matte finish and is non-reflective. The sample(s) shall be submitted to the Planning Department for approval.	✓
34.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final Inspection, and any modification to the landscape plan shall require a separate Design Study.	✓

*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 8th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Leah Young
Chair Planning Commission Secretary

DS 22-315 (Dearborn)
March 8, 2023
Project Data Table

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,552 SF (39%)	1,800 SF (45%)
Site Coverage	396 SF/556 SF	215 SF/647 SF 862 SF (total)	153 SF/397 SF 550 SF (total)
Trees (Upper/Lower)	3/1	2/1	4/1
Ridge Height (1^{st}/2^{nd})	18'/24'	15'-5"/ N/A	14'-2"/17'-9"
Plate Height (1^{st}/2^{nd})	12'/18'	11'-7" / N/A	11'-7"/16'-2"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	15'	15'
Composite Side Yard	10' (25%)	6' (15%)	6' (15%)
Side Yard	3'	3'	3'
Rear	15'/3'*	3'	No Change

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

Dearborn Residence

Remodel

Carmel-By-The-Sea, California

APN: 010-158-005-000

FRONT EAST ELEVATION

COURTYARD SOUTH ELEVATION

REAR WEST ELEVATION

AERIAL VIEW

SHEET INDEX

ARCHITECTRAL

A1.0 COVER SHEET & GENERAL NOTES
C1.0 DRAINAGE PLAN
A1.1 TOPOGRAPHIC SITE SURVEY
A1.2 SITE PLAN EXISTING
A1.3 SITE PLAN PROPOSED
A1.4 PRELIMINARY SITE ASSESSMENT
A1.5 PRELIMINARY SITE ASSESSMENT
A2.0 DEMO FLOOR PLAN
A2.1 FLOOR PLAN (EXISTING)
A3.0 ELEVATIONS (EXISTING)
A4.0 ROOF PLAN (EXISTING)
A5.0 MAIN LEVEL FLOOR PLAN (PROPOSED)
A5.1 UPPER FLOOR PLAN (PROPOSED)
A6.0 ELEVATIONS (EXISTING)
A7.0 ROOF PLAN (PROPOSED)
A8.0 WINDOW & DOOR SCHEDULE
A9.0 MATERIALS
A10.0 STREET SCAPE
A11.0 VOLUME ANALYSIS
L1.0 LANDSCAPE PLAN

HEIGHT LIMITS AND SETBACKS

HEIGHT MAIN DWELLING	EXISTING	PROPOSED
ONE STORY RIDGE HEIGHT	60.5'	58.8'
TWO STORY RIDGE HEIGHT	N/A	65.9'
LOWER LEVEL PLATES	11.6'	11.6'
UPPER LEVEL PLATES	N/A	18.0'
GARAGE/CARPORT		
ONE STORY RIDGE HEIGHT	58.2'	58.2'
LOWER LEVEL PLATES	8'-0"	8'-0"
SETBACKS MAIN DWELLING	**EXISTING**	**PROPOSED**
NORTH SIDE	3'-2"	3'-2"
SOUTH SIDE	3'-0"	3'-0"
WEST SIDE	3'-0"	3'-0"
EAST SIDE	38'-1"	38'-1"
GARAGE/CARPORT		
NORTH SIDE	25'-0"	26'-2"
SOUTH SIDE	3'-6"	3'-6"
WEST SIDE	65'-3"	64'-6"
EAST SIDE	15'-6"	15'-6"

PROJECT DATA

FLOOR AREA FAR ALLOWED	1,800.0 SQ.FT.	45.0%		
	EXISTING		PROPOSED	
MAIN HOUSE	1,336.0 SQ.FT.		1,290.0 SQ.FT.	
UPPER LEVEL	0.0 SQ.FT.		310.0 SQ.FT.	
DETACHED CARPORT	216.0 SQ.FT.		N/A	
DETACHED GARAGE	N/A		200.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	1,552.0 SQ.FT.	38.9%	1,800.0 SQ.FT.	45.0%

SITE COVERAGE	(PATIOS, WALKWAYS & DRIVEWAY)	
LAND COVERAGE ALLOWED	396.0 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED	556.0 SQ.FT.	13.9 %

IMPERVIOUS COVERAGE:	EXISTING		PROPOSED	
WEST UPPER DECK	N/A		0.0 SQ.FT.	
BRICK STEP	55.0 SQ.FT.		0.0 SQ.FT.	
EAST STONE WALKWAY	75.0 SQ.FT.		0.0 SQ.FT.	
EAST BRICK ENTRY WALKWAY	85.0 SQ.FT.		153.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	215.0 SQ.FT.	5.4%	153.0 SQ.FT.	3.8%

PERVIOUS COVERAGE:	EXISTING		PROPOSED	
WEST WD STAIRS	9.0 SQ.FT.		9.0 SQ.FT.	
WEST WD DECK	240.0 SQ.FT.		240.0 SQ.FT.	
TRASH AREA	21.0 SQ.FT.		0.0 SQ.FT.	
SOUTH PATIO	229.0 SQ.FT.		0.0 SQ.FT.	
DRIVEWAY	148.0 SQ.FT.		148.0 SQ.FT.	
TOTAL PERVIOUS COVERAGE	647.0 SQ.FT.	16.2%	397.0 SQ.FT.	9.9%
TOTAL SITE COVERAGE	862.0 SQ.FT.	21.6%	550.0 SQ.FT.	13.8%

VOLUME ANALYSIS

MAIN DWELLING				
ONE STORY PITCHED ROOF	1,240.0 SQ.FT.	X12	14,880.0 CU.FT.	
ONE STORY FLAT ROOF	50.0 SQ.FT.	X11	550.0 CU.FT.	
TWO STORY PITCHED ROOF	310.0 SQ.FT.	X11	3,410.0 CU.FT.	
TOTAL ALLOWED			18,840.0 CU.FT.	100.0%
VOLUME PROPOSED			18,529.1 CU.FT.	98.3%
GARAGE (DETACHED)				
ONE STORY PITCHED ROOF	200.0 SQ.FT.	X12	2,400.0 CU.FT.	
TOTAL ALLOWED			2,400.0 CU.FT.	100.0%
VOLUME PROPOSED			1,872.9 CU.FT.	78.0%

PROJECT INFORMATION

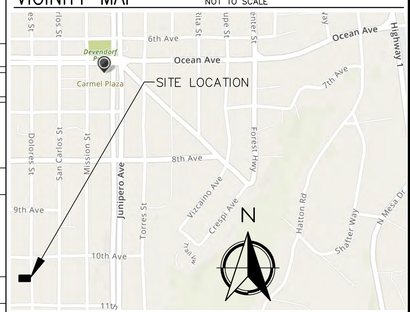
LOT SIZE	(0.92 Acres) 4,000.0 S.F.
A.P.N.	010-158-005-000
LEGAL DESCRIPTION	BLOCK: 158 LOT: 9
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15FT, SIDE 3FT. REAR 3FT/15FT
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
HEIGHT (MAX. ALLOWED)	24FT
STORIES:	TWO

SCOPE OF WORK

1. TO REMODEL AN EXISTING ONE STORY SINGLE FAMILY DWELLING, MODIFY EXISTING DETACHED CARPORT AND ADDING A 310.0 SQ.FT. SECOND STORY ADDITION AND REDUCING THE MAIN LEVEL BY 46.0 SQ.FT..
2. PROJECT INCLUDE'S THE EXTERIOR AND INTERIOR MODIFICATIONS AS SHOWN ON THE PLANS, AND CONVERTING EXISTING CARPORT INTO A 200 SQ.FT. DETACHED GARAGE.
3. THE PROJECT WILL CONSIST OF CHANGES TO THE REAR DECKS, AND FRONT PORCH ENTRANCE.
4. NEW WOOD-CLAD WINDOWS & EXTERIOR DOORS TO MATCH EXISTING.
5. NO EXCAVATION.
6. ONE TREE REMOVAL, UNKNOWN SPECIE.
7. REMOVE HEDGE AT NORTH SIDE OF PROPERTY LINE

VICINITY MAP

NOT TO SCALE



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4145
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

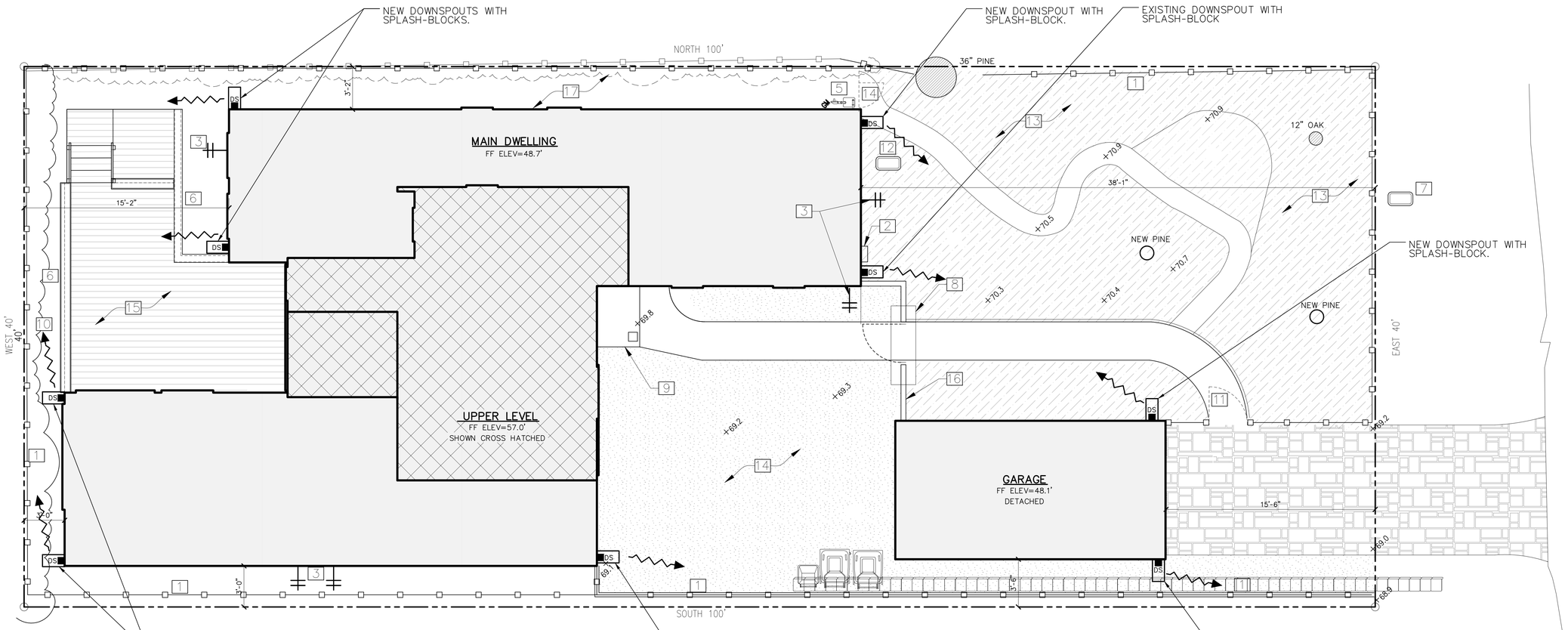
ISSUE:
09-30-2022

DRAWN BY:
D.Santana

COVER SHEET

SCALE: 1/4" = 1'

A1.0



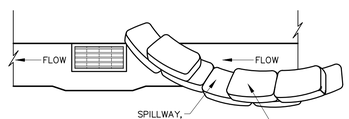
Attachment 3

LEGEND

- MAIN LEVEL
- (E) WD DECKING TO REMAIN
- UPPER LEVEL
- (E) LANDSCAPING TO REMAIN
- PROPERTY LINE
- HB — HOSE BIB
- GAS — GAS VALVE
- EXISTING TREE
- NEW TREES

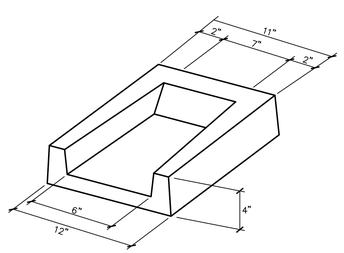
KEY NOTES

1. (E) WD FENCE
2. (E) 100 AMP ELEC. SERVICE ENTRANCE
3. (E) WATER SPIGOT
4. (E) SEWER CLEAN OUT
5. (E) GAS METER
6. (E) WD 38" H. GUARDRAIL
7. (E) WATER METER
8. (E) TRELLIS TO REMAIN
9. (N) STEP
10. (E) HEDGE TO REMAIN
11. (E) GATE
12. (E) IRRIGATION CONTROL VALVE
13. (E) LANDSCAPING TO REMAIN
14. (N) WD CHIPS
15. (E) WD DECK TO REMAIN
16. NEW STONE VENEER WALL, 4-FT TALL
17. (E) GRAVEL



NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

SAND BAG BARRIER NTS 1



CONCRETE SPLASH DETAIL NTS 2

LEGEND

- PROPERTY LINE
- (N) 4"PVC S=2% MIN — STORM DRAIN MAIN (APPROX. IN THIS AREA)
- SAND BAG BARRIER
- (E) DRAINAGE FLOWLINE
- DS — ROOF DOWNSPOUT
- CLEAN-OUT
- SPLASH BLOCK
- ENERGY DISSIPATER

BEST MANAGEMENT PRACTICES

STORM WATER MANAGEMENT NOTE

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY COUNTY STORM WATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMAL USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINT IN ORIGINAL CONTAINER OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENT RE HAZARDOUS WASTE. STORE SPENT SOLVENTS IN APPROVED CONTAINER. REUSE SOLVENT AS MUCH AS POSSIBLE AND USE PAINT AS MUCH S POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINTS AS MUCH AS HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE, SOLVENTS, PAINT OR CONTAMINATED RISE WATER CAN ENTER HE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/SITE-MIXED CONCRETE:
1. STORE PLASTER ND CEMENT IN COVERED AREAS ND KEEP THEM OUT OF THE WND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF HERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET HE PRODUCT CURE AND DISPOSE OF AS REGULAR REUSE.
4. ALL RINSE WATER IS TO E PLACE IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE S WELL S ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

NOTES:
1. CONTRACTORS STAGING AREA DESIGNATED OR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS, THE LATEST REVISION CALIFORNIA BUILDING CODE (CBC), AND THE PROJECT GEOTECHNICAL INVESTIGATION.
2. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY AND OR FROM RECORD INFORMATION AS PROVIDED BY OTHERS. THE ENGINEER MAKES NO REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY.
7. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP PUBLIC AND PRIVATE STREETS AND DRIVEWAYS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE DRIVEWAYS, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
   B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
   C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
   D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

Grading and Drainage Notes

1. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
2. ALL EXISTING STORM DRAIN LINES SHALL HAVE A MINIMUM OF 12" COVER.
3. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
   A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
   C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
   D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12090)
   E. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PROCEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIODS, EROSION AND SEDIMENT CONTROL MEASURE SHALL BE IN PLACE.
   F. THE GRADING INSPECTOR MAY STOP OPERATINGS DURING PERIODS OF INCLEMENTS WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
4. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
5. THE ULTIMATE PURPOSE FOR GRADING OPERATIONS IS TO PREPARE THE GROUND TO ACCOMMODATE THE PROPOSED RESIDENCE.

Erosion Control Notes

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALATION OF BERMS, SWALES, SILTING BASINS, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES.

GRAVEL BAG BARRIERS
1. GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
3. GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

CONSTRUCTION ENTRANCE
1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
2. RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED

DOLORES ST

REVISIONS:

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PROJECT: DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO. 21-06

ISSUE: 11-30-2022

DRAWN BY: D.Santana

DRAINAGE PLAN

SCALE: 1/4" = 1'

C1.0

LEGEND:

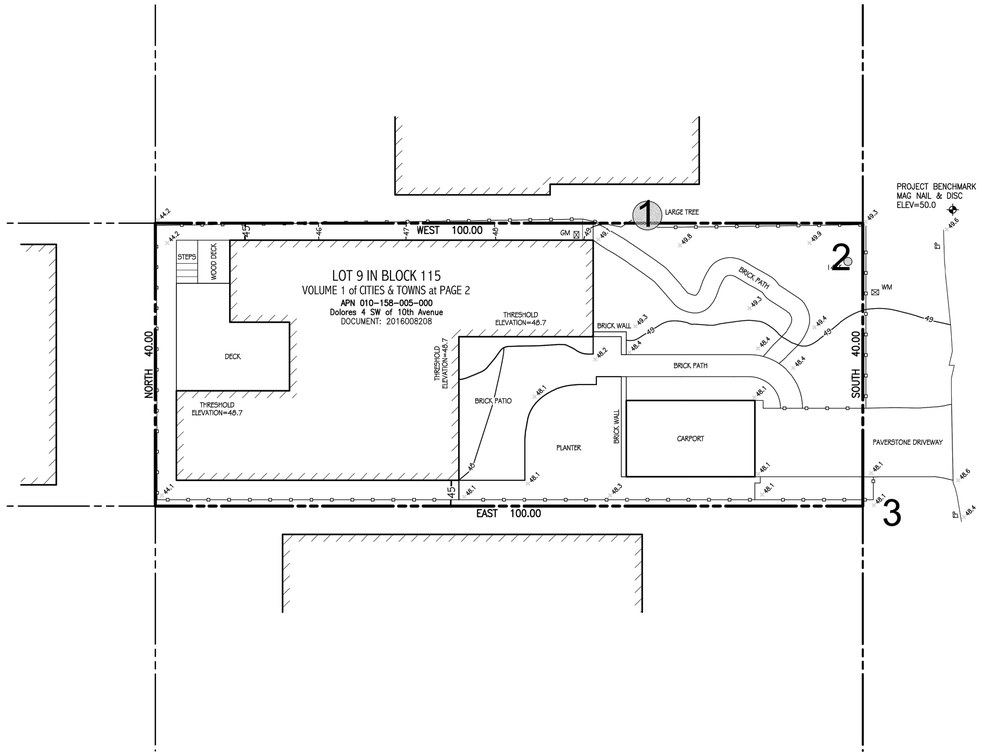
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN–OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO

- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12"T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- Attachment 3 PINE
- R REDWOOD
- T TREE

- 49.9 SPOT ELEVATION



SCALE: 1"=10'

0 10 20 30 40

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A DURA NAIL & DISC SET IN THE PAVEMENT NEAR THE NORTHEASTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. 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.
6. 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.
7. 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.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2022.

TOPOGRAPHIC SITE SURVEY

OF

Dolores 4 SW of 10th Avenue

PER

DOCUMENT: 2016008208

Records of Monterey County

PREPARED FOR

Claudio Ortiz Design Group Inc.

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

PROFESSIONAL LAND SURVEYOR · FRANK LUCIDO JR. · No. 8368 · STATE OF CALIFORNIA

SCALE: 1"=10'	PROJECT No. 2886	MARCH 2022
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

EXISTING WEST
WD STAIRS
9.0 SQ.FT.
PERVIOUS

EXISTING HEDGE ON THE NORTH SIDE TO BE REMOVED

EXISTING WEST
WD DECK
240.0 SQ.FT.
PERVIOUS

EXISTING 6FT WOOD FENCE ON THE NORTH SIDE TO BE REMOVED AND REPLACED IN KIND

EXISTING
BRICK STEP
55.0 SQ.FT.
IMPERVIOUS

EXISTING
EAST WALKWAY
STONE PAVERS
75.0 SQ.FT.
IMPERVIOUS

PROJECT BENCHMARK MAG NAIL & DISC ELEV=50.0

EXISTING 4FT WOOD FENCE ON THE EAST SIDE TO BE REMOVED AND REPLACED IN KIND ON THE PROPERTY LINE.

EXISTING
BRICK
ENTRY
WALKWAY
85.0 SQ.FT.
IMPERVIOUS

EXISTING
DRIVEWAY
PAVERS SET ON SAND
148.0 SQ.FT.
PERVIOUS

ROW
REMOVE ALL ENCROACHMENTS, FENCE, STONES, WOODBLOCK, FROM THE THE RIGHT OF WAY.

EXISTING
MAIN DWELLING
FF ELEV=48.7'

CARPORT
FF ELEV=48.1
DETACHED

NORTH 100'
SOUTH 100'
WEST 40'
EAST 40'

36" PINE
12" OAK

EXISTING 6FT WOOD FENCE ON THE SOUTH SIDE TO REMAIN

EXISTING 6FT WOOD FENCE ON THE EAST SIDE TO REMAIN

EXISTING HEDGE ON THE WEST SIDE TO REMAIN

EXISTING
SOUTH PATIO
229.0 SQ.FT.
PERVIOUS

EXISTING
CARPORT
216.0 SQ.FT.
IMPERVIOUS

EXISTING
TRASH AREA
21.0 SQ.FT.
PERVIOUS

Attachment 3

KEY NOTES

1. (E) WD FENCE
2. (E) 100 AMP ELEC.SERVICE ENTRANCE
3. (E) WATER SPIGOT
4. (E) SEWER CLEAN OUT
5. (E) GAS METER
6. (E) WD 38" H. GUARDRAIL
7. (E) WATER METER
8. (E) 6X8 POST
9. (E) GRAVEL
10. (E) BRICK PAVERS ON SAND
11. (E) TRELLIS
12. (E) BRICK STEP
13. (E) CARPORT
14. (E) GATE
15. (E) IRRIGATION CONTROL VALVE
16. (E) MTL 36" H. HANDRAIL TO BE REMOVED
17. (E) STONE PAVER
18. (E) WD CHIPS

LEGEND

- WD DECKING
- (E) LANDSCAPING TO REMAIN
- (E) WD CHIPS
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET A9.0 FOR SPEC'S
- HB — HOSE BIB
- GAS — GAS VALVE
- EXISTING TREE
- TREES TO BE REMOVED

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

DOLORES ST

(A 50 FOOT WIDE CITY STREET)

REVISIONS:

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PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK:- 158 LOT: 9
APN: 010-158-005-000

PROJECT NO.
21-06

ISSUE:
02-08-2021

DRAWN BY:
D.Santana

SITE PLAN
(EXISTING)

SCALE: 1' = 1/4"

A1.2

EXISTING WEST
WD STAIRS
9.0 SQ.FT.
PERVIOUS

EXISTING HEDGE ON THE NORTH SIDE TO BE REMOVED

EXISTING WEST
WD DECK
240.0 SQ.FT.
PERVIOUS

NEW WEST
TILE ROOF BALCONY
53.0 SQ.FT.
IMPERVIOUS

NEW 6FT WOOD FENCE ON THE NORTH SIDE TO REPLACE (E) WOOD FENCE IN KIND.

NEW
EAST WALKWAY
WOOD CHIPS
75.0 SQ.FT.
IMPERVIOUS

PROJECT BENCHMARK MAG NAIL & DISC ELEV=50.0

NEW 4FT WOOD FENCE ON THE EAST SIDE TO REPLACED (E) WOOD FENCE IN KIND ON THE PROPERTY LINE.

EXISTING EAST
ENTRY WALKWAY
BRICKS, 153.0 SQ.FT.
IMPERVIOUS

EXISTING
DRIVEWAY
PAVERS SET ON SAND
148.0 SQ.FT.
PERVIOUS

NEW
GARAGE
200.0 SQ.FT.

NEW SOUTH
WD CHIP COURT YARD
499.0 SQ.FT.
PERVIOUS

EXISTING
TRASH AREA
21.0 SQ.FT.
PERVIOUS

EXISTING 6FT WOOD FENCE ON THE SOUTH SIDE TO REMAIN

EXISTING 6FT WOOD FENCE ON THE EAST SIDE TO REMAIN

EXISTING HEDGE ON THE WEST SIDE TO REMAIN

MAIN DWELLING
FF ELEV=48.7'

UPPER LEVEL
FF ELEV=57.0'
SHOWN CROSS HATCHED

GARAGE
FF ELEV=48.1'
DETACHED

NEW PINE

NEW PINE

36" PINE

12" OAK

NORTH 100'

SOUTH 100'

WEST 40'

EAST 40'

15'-0" FRONT SETBACK

3'-0" REAR SETBACK

3'-0" SIDE SETBACK

3'-0" SIDE SETBACK

ROW NOTE:
REMOVE ALL ENCROACHMENTS, FENCE, STONES, WOODBLOCK, FROM THE THE RIGHT OF WAY.

KEY NOTES

1. (E) WD FENCE 4 FT WOOD PICKET
2. (E) 100 AMP ELEC.SERVICE ENTRANCE
3. (E) WATER SPIGOT
4. (E) SEWER CLEAN OUT
5. (E) GAS METER
6. (E) WD 38" H. GUARDRAIL
7. (E) WATER METER
8. (E) TRELLIS TO REMAIN
9. (N) STEP
10. LEFT BLANK INTENTIONALLY
11. (E) GATE
12. (E) IRRIGATION CONTROL VALVE
13. (E) LANDSCAPING TO REMAIN
14. (N) WD CHIPS
15. (E) WD DECK TO REMAIN
16. NEW STONE VENEER WALL, 4-FT TALL
17. (E) GRAVEL

LEGEND

- MAIN LEVEL
- (E) WD DECKING TO REMAIN
- UPPER LEVEL
- (E) LANDSCAPING TO REMAIN
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET A9.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREES
- TREES TO BE REMOVED

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

DOLORES ST

(A 50 FOOT WIDE CITY STREET)

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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

ISSUE:
09-30-2022

DRAWN BY:
D.Santana

SITE PLAN (PROPOSED)

SCALE: 1' = 1/4"

A1.3

Attachment 3

City of Carmel-by-the-Sea
COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

May 20, 2022

Claudio Ortiz Design Group Inc
26615 Carmel Center Place #102

Email: franshiscad@codginc.com

RE: Preliminary Site Assessment Letter
PSA 22-067 (Dearborn)
Dolores 4 SW of 10th
Block:115, Lot: 9, APN: 010-158-005

Dear Mr. Ortiz,

Enclosed is a copy of the Preliminary Site Assessment Report, Significant Tree Evaluation Worksheet and annotated tree survey from the site visit conducted on April 27, 2022. This information has been prepared to inform you of the site opportunities and constraints that should be addressed in your design.

Please review the enclosed information and contact me with any questions. Other reference materials such as Carmel's Residential Design Guidelines and Carmel Municipal Code Chapter 17.10 (R-1 District Design Regulations) are available on-line at www.ci.carmel.ca.us and at the Community Planning & Building Department.

I can be reached directly at (831) 620-2027, or snathan@ci.carmel.ca.us.

Sincerely,

Suray R. Nathan
Assistant Planner

CC: John and Danielle Dearborn, owner's email: thedearborns@comcast.net

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: April 27, 2022
Planner: Suray Nathan
Forester: Sara Davis
Block/Lot: 115/ 9
APN: 010-158-005
Property Owner: John and Danielle Dearborn
Street Location: Dolores 4 SW of 10th

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	No
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	No

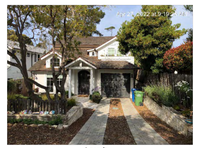
Street and Neighborhood Character:

- Style and materials of the existing residence:

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.

Nort

West


South

East

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing an informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is prohibited. For more information, please refer to the Right-of-Way Vision Statement.

  The submittal of any permit to the City triggers a review of any encroaching structures in the right-of-way in front of the property. A Condition of Approval of this project will include the removal of the stones and woodblock in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is a standard 4,000 square-foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad.

  Floor Area is defined as, *"…the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side.

Attachment 3

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.10.020(A)(1) and 17.06.020, Rules of Measurement.

- Nonconforming Buildings: CMC Section 17.36.030.A & B states,

  A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter. Alterations and additions to buildings and structures subject to Chapter 17.32 CMC, Historic Preservation, shall conform to the requirements of that chapter.

  Alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited, except as provided in CMC 17.32.100(D) for historic resources.

The main house encroaches into the 15 feet rear yard setback. Thus, a lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter. Alteration, repair, or remodeling that enlarges or increases a nonconforming feature of a building shall be prohibited.

CMC Sections 17.36.040.D & Estate, *The demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures.* And, *The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.*

- 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.

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- Variance: CMC Section 17.52.070 (Variances) allows maximum height regulations to be modified through the issuance of a variance. All variances require approval by the Planning Commission and only when all of the findings listed in CMC 17.64.210 can be supported (see below). When applying for a Variance, you are required to submit a written letter that addresses all six of the required findings and explain how the requested variance is consistent with each finding.

CMC Section 17.64.210 Variances: The following special findings are required for approval of a variance:

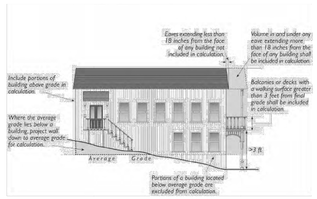
A. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;
B. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;
C. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;
D. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;
E. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and
F. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

Figure I-5: Determining Exterior Volume



- Parking: One parking space per primary dwelling is required on sites 4,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad

measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

  Studio: A studio is defined as, *"An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."*

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

  Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

  Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management

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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

ISSUE:
021-08-2021

DRAWN BY:
D.Santana

PRELIMINARY SITE ASSESSMENT

SCALE: 1/4" = 1'

A1.4

Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- Does the site contain "Steep Slope Areas" (greater than 30% slope): Not applicable.

- Basement Bonus: Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

  A basement is defined as, *"An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms."*

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **396 square feet** for a base floor area of 1,800 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 of up to four percent of the site area, **160 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 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.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	**Front Setback**	**Side Setback**	**Side Setback Facing Street**	**Rear Setback**
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet*'	6 feet	3 feet*'	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

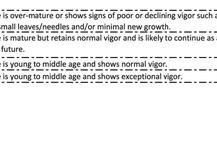
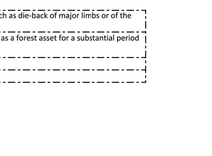
* These limits shall not be altered through Design Review by the Planning Commission.

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy & View Concerns: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

  Staff observed a potential privacy impact for the north neighbor's residence from adding a second floor to the main house. Possible mitigation might include the strategic placement of the windows and privacy landscaping.

North Neighbor

The addition of a second upper level can also pose a potential privacy impact on the south neighbor's residence. Possible mitigation might include the strategic placement of the windows and privacy landscaping.

South Neighbor

There might be potential privacy issues for the neighbors to the west from the second-floor addition overlooking the neighbor's rear yard to the west. However, there might not be any privacy issues for the neighbor to the east.

West Neighbor East Neighbor

- View Concerns: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey is attached to this report.

The Residential Design Guidelines state that significant upper canopy and understory trees should be preserved and that new construction should minimize impacts on established trees. The root systems of all trees to be preserved shall be protected and the forested image of a site shall be maintained.

Historic Status: On May 13, 2022, the Department of Community Planning and Building made a preliminary determination that the property does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources. This preliminary determination will be circulated for a 10-calendar day public review period beginning on Friday, May 13, 2022 and ending at 5:00 P.M. on Monday, May 23, 2022. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Story Pole Policy: Story-poles and netting are required in Carmel-By-The-Sea. Enclosed is a copy of the City's Story-Pole Policy which was adopted by the City Council in 2017. All story-poles, netting and ribbons must be installed, and certified, in accordance with the Story-Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

Residential Design Guidelines – Concept
Residential Design Guidelines – Final
Right-of-Way Vision Statement

http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/

Significant Tree Evaluation Worksheet

Attachment 3

APN: 010-158-004-000
Street Location: Dolores 4 SW of 10th Avenue
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Dearborn
Recommended Tree Density: 3 upper and 1 lower

Part One: Initial Screening:
Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant .

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X												

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MP	CO	MP												
YES	X	X	X												
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X												
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance
For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2												

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points: The tree appears healthy and in good condition.
3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	3												

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score															

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points: The tree is young to middle age and shows normal vigor.
3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2												

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment
Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score	6	6	7												

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X												
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance ? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?
If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	X	X	X												
MOD SIGNIF															
NOT SIGNIF															

Items to note: The entire front setback to the north of the garage is to be protected.
All ivy is to be eradicated form the parcel.

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

ISSUE:
021-08-2021

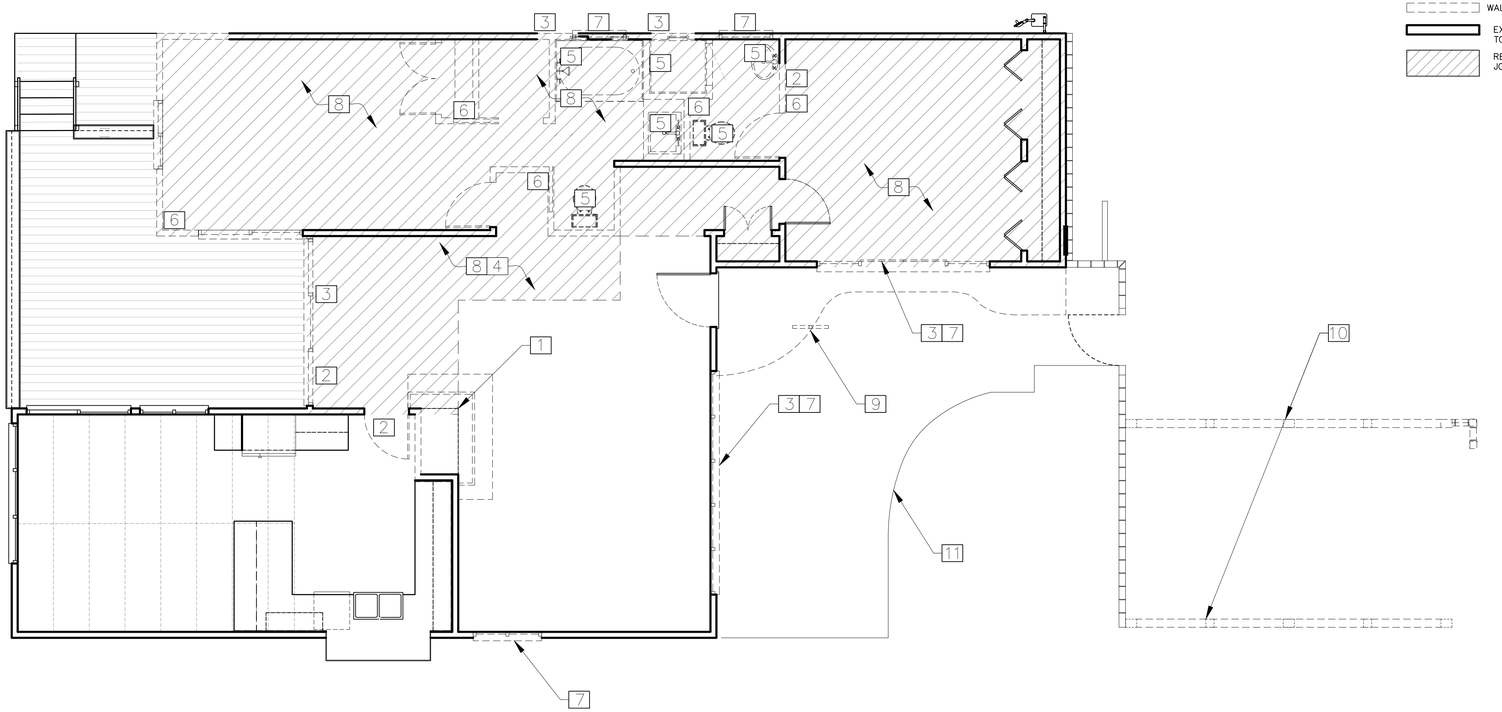
DRAWN BY:
D.Santana

PRELIMINARY SITE ASSESSMENT

SCALE: 1/4" = 1'

A1.5

Attachment 3



KEYNOTES

1. FIREPLACE & MANTEL TO BE REMOVED
2. PREPARE AREA FOR NEW DOORS
3. PREPARE AREA FOR NEW WINDOWS
4. PREPARE AREA FOR NEW STAIRS
5. EXISTING PLUMBING FIXTURES TO BE REMOVED
6. EXISTING WALLS TO BE REMOVED
7. EXISTING DOORS & WINDOWS TO BE REMOVED
8. REMOVE DRYWALL AT CEILING & CEILING JOIST-PREPARE CEILING TO VAULT WHERE APPLICABLE AND FOR NEW SECOND STORY
9. REMOVE EXISTING BRICK STEP & HAND RAIL
10. REMOVE PARTITIONS AND PREPARE (E) FRAMING FOR NEW WALLS
11. REMOVE EXISTING BRICK PATIO & PREPARE AREA FOR NEW PATIO

LEGEND

- WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- REMOVE CEILING JOIST & DRYWALL

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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021-08-2021

DRAWN BY:
D.Santana

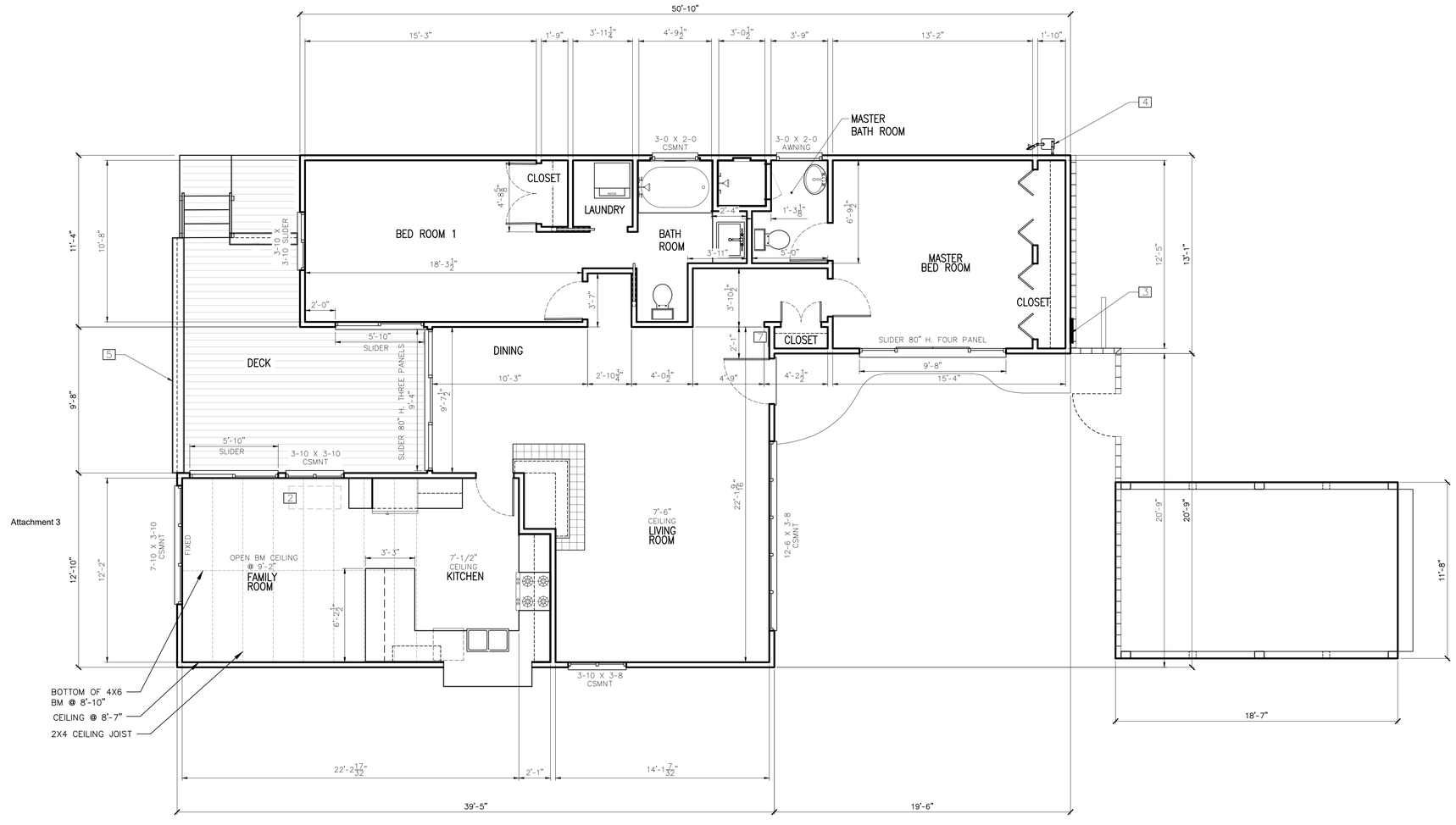
DEMO FLOOR PLAN

SCALE: 1' = 1/4"

A2.0

KEY NOTES

1. OMITTED
2. (E) F.A.U. BELOW
3. (E) ELEC. MAIN
4. (E) GAS METER
5. (E) 36" H. GUARDRAIL WITH PLANTER BOX IN TOP
6. (E) SUB-PANEL
7. (E) HEAT REGISTER



Attachment 3

FLOOR PLAN

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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OFFICE: 831.626.4146
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WWW.CODGINC.COM

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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

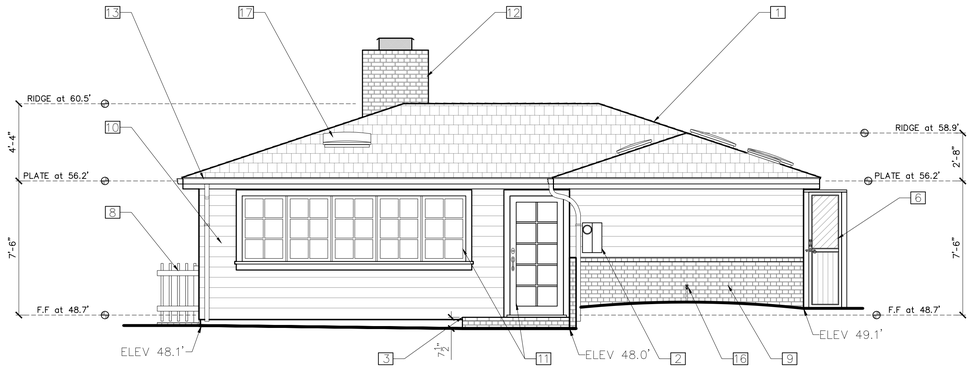
ISSUE:
02-08-2021

DRAWN BY:
D.Santana

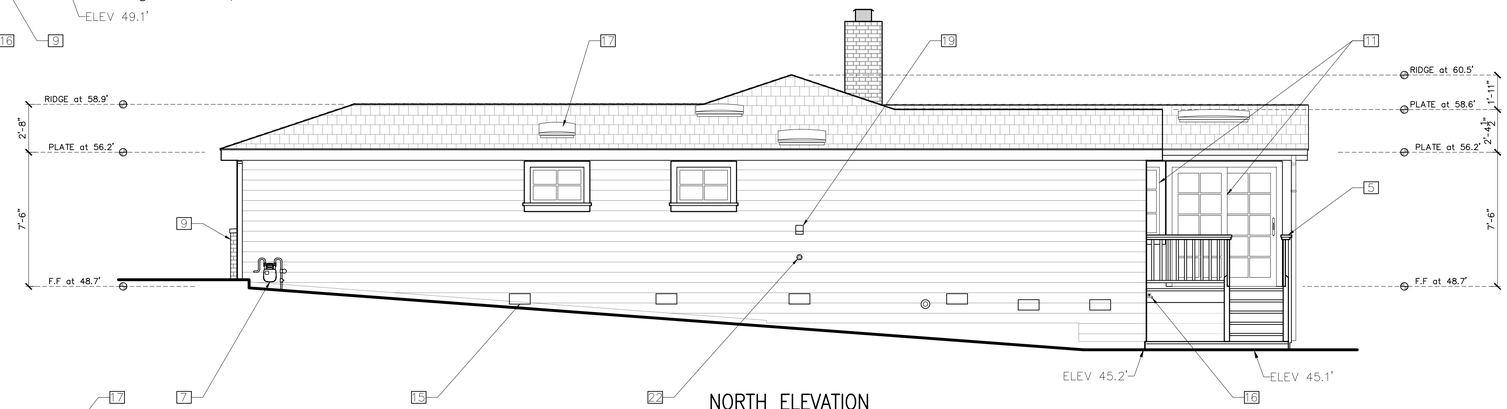
FLOOR PLAN (EXISTING)

SCALE: 1" = 1/4"

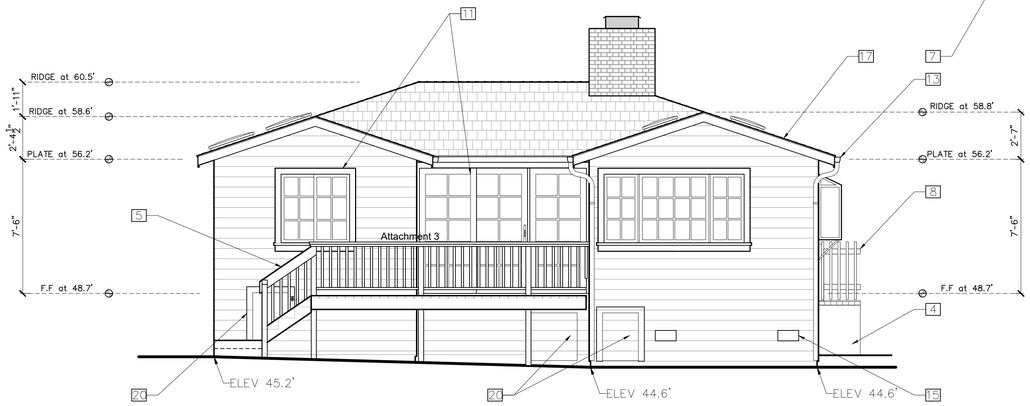
A2.1



EAST ELEVATION



NORTH ELEVATION



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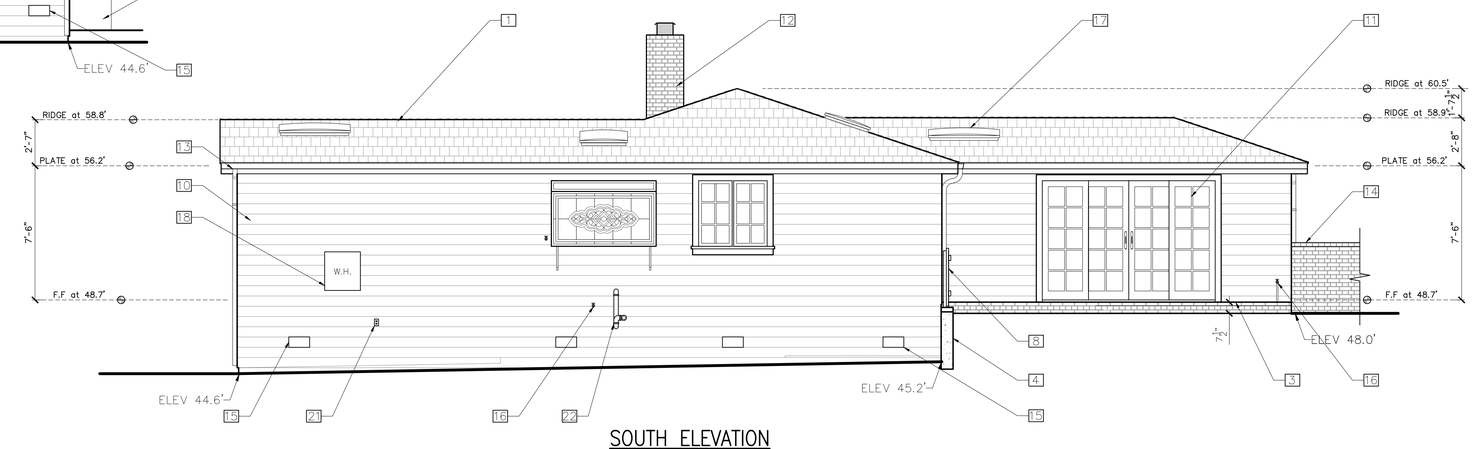

SOUTH ELEVATION

KEY NOTES

1 (E) WD SHAKES/SHINGLES	13 (E) GUTTERS & DOWN SPOUT
2 (E) SUB-PANEL	14 (E) BRICK WALL
3 (E) BRICK STEP	15 (E) CRAWL SPACE VENTS
4 (E) RETAINING WALL	16 (E) WATER SPICKET
5 (E) HANDRAILS & WD DECKING	17 (E) SKYLIGHT
6 (E) WD GATE	18 (E) TANKLESS WATER HEATER
7 (E) GAS METER	19 (E) DRYER VENT
8 (E) WD FENCING	20 (E) CRAWL SPACE ACCESS
9 (E) BRICK VENEER	21 (E) 125 VOLT RECEPTACLE
10 (E) WD SIDING	22 (E) CLEAN OUT
11 (E) DOOR & WINDOWS	
12 (E) BRICK CHIMNEY	

PROPERTY LINE

MIN. SETBACKS

LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S

HB HOSE BIB

GAS GAS VALVE

EXISTING TREE

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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021-08-2021

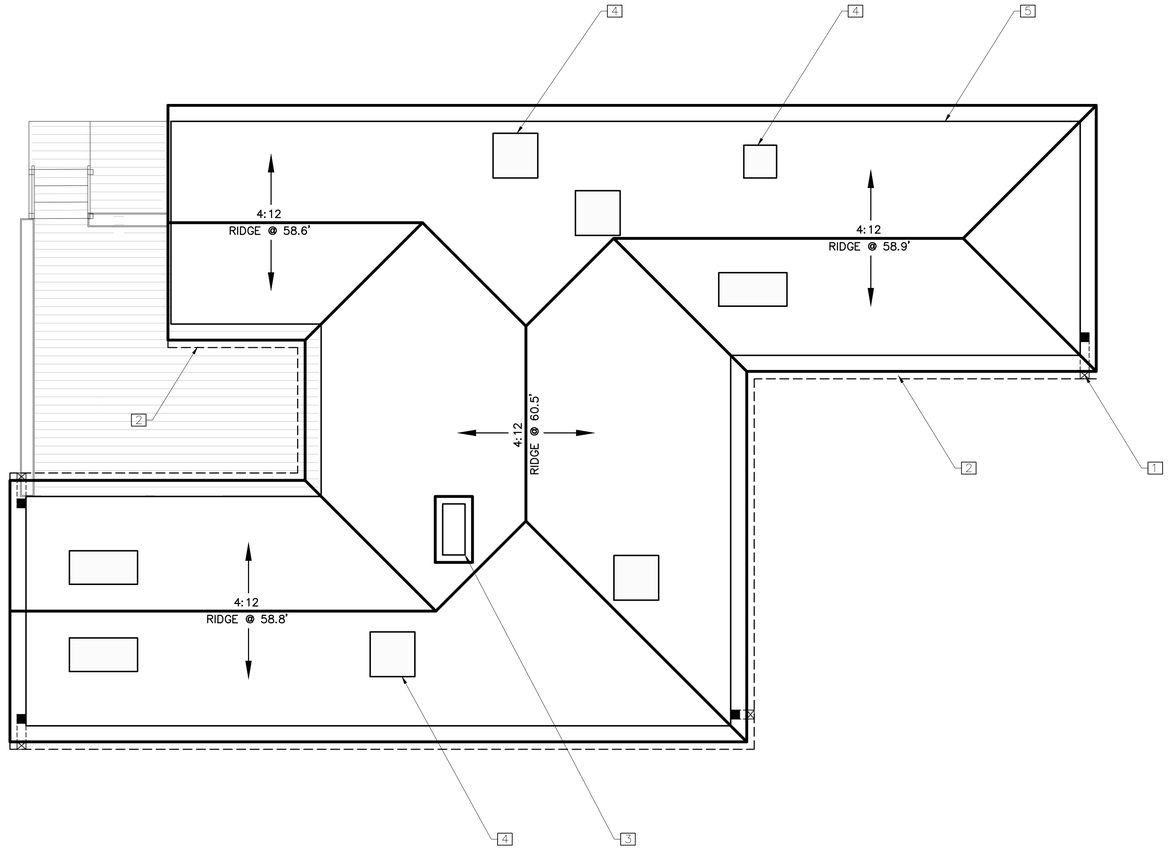
DRAWN BY:
D.Santana

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A3.0

Attachment 3



KEY NOTES

1. (E) DOWNSPOUTS
2. (E) GUTTERS W/ 2% SLOPE
3. (E) CHIMNEY
4. (E) SKY LIGHT
5. BUILDING FOOTPRINT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SKY LIGHT

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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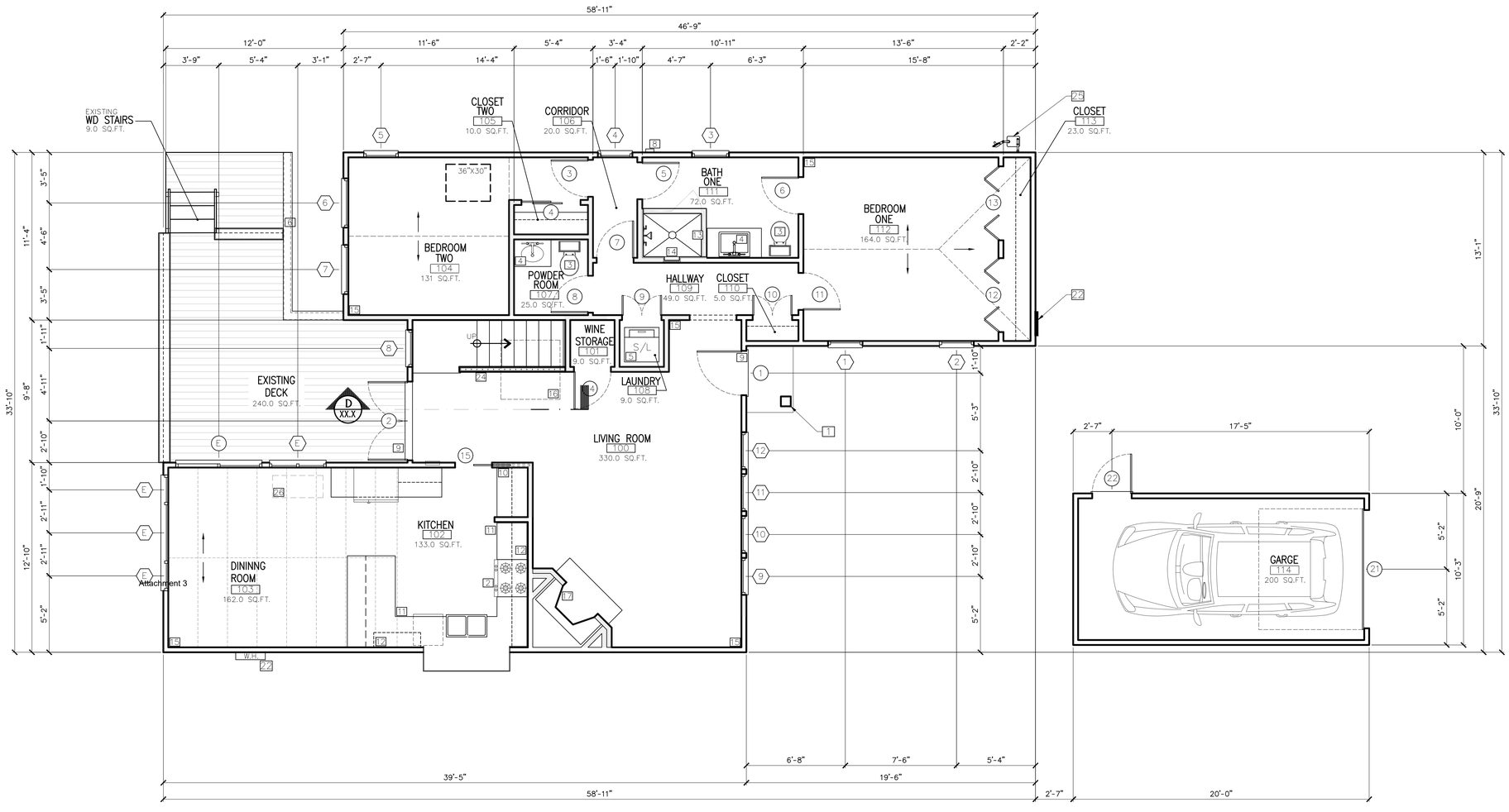
ISSUE:
021-08-2021

DRAWN BY:
D.Santana

ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A4.0



Attachment 3

KEY NOTES

1. NEW 8X8 COLUMN
2. EXISTING 30" RANGE W/30" MICROWAVE ABOVE.
3. NEW WATER CLOSET; TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
4. NEW BATHROOM SINK, 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
5. NEW ELECTRIC STACKED WASHER AND DRYER SPACE: PROVIDE RECESSED WATER & DRAIN CONNECTIONS. PROVIDE VENT TO EXTERIOR. (SEE NOTE 8)
6. NEW GUARDRAILS: WOOD HANDRAIL OVER WOOD PICKETS @ 4-INCHES ON CENTER MAX.
   1. GUARDRAILS TO WITHSTAND 50 LB. LATERAL LOAD PER LINEAL FOOT WHEN APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL-200 LB. CONCENTRATED LOAD
   2. GUARDRAILS MINIMUM OF 42"-INCHES IN HEIGHT
   3. INTERMEDIATE RAILING SPACED SO THAT 4"-INCH IN DIAMETER CANNOT PASS THROUGH AT RIGHT ANGLES ANGLES TO THE TOP RAIL.
7. OMITTED
8. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACKDRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14-FEET WITH TWO ELBOWS. THIS SHALL BE REDUCED 2-FEET FOR EVERY ELBOW IN EXCESS OF TWO. SHOW MINIMUM 4-INCHES DIAMETER, SMOOTH METAL DUCT, AND SHOW DUCT ROUTE ON PLAN. (CMC 504.3.2)
9. 1/2" THRESHOLD AT ALL ENTRY DOORS
10. NEW BUILT IN CABINETS
11. EXISTING 36-INCH HIGH COUNTER TOP WITH BACKSPLASH TO REMAIN
12. EXISTING UPPER CABINETS TO REMAIN
13. NEW TILED SHOWER W/ ⅜" THK SAFETY GLASS INSTALL GLAZING TEMPERED PER MANF.SPECS.
14. NICHE
15. NEW BASE BOARD IS TO BE INSTALLED THROUGHOUT THE WHOLE HOUSE
16. STORAGE DRAWERS
17. NEW FIREPLACE
18. OMITTED
19. OMITTED
20. OMITTED
21. NEW DUCTWORK CHASE TO FEED 2ND FLOOR
22. (E) 100 AMP ELEC. METER TO REMAIN
23. (E) GAS METER TO REMAIN
24. NEW OPEN GUARDRAIL
25. EXISTING GAS METER
26. NEW F.A.U. BELOW

LEGEND

- (N) WALL
- EXISTING WALLS TO REMAIN
- (N) DECKING

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS:

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DEARBORN RESIDENCE
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CARMEL, CA. 93921
BLOCK:- 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

ISSUE:
021-08-2021

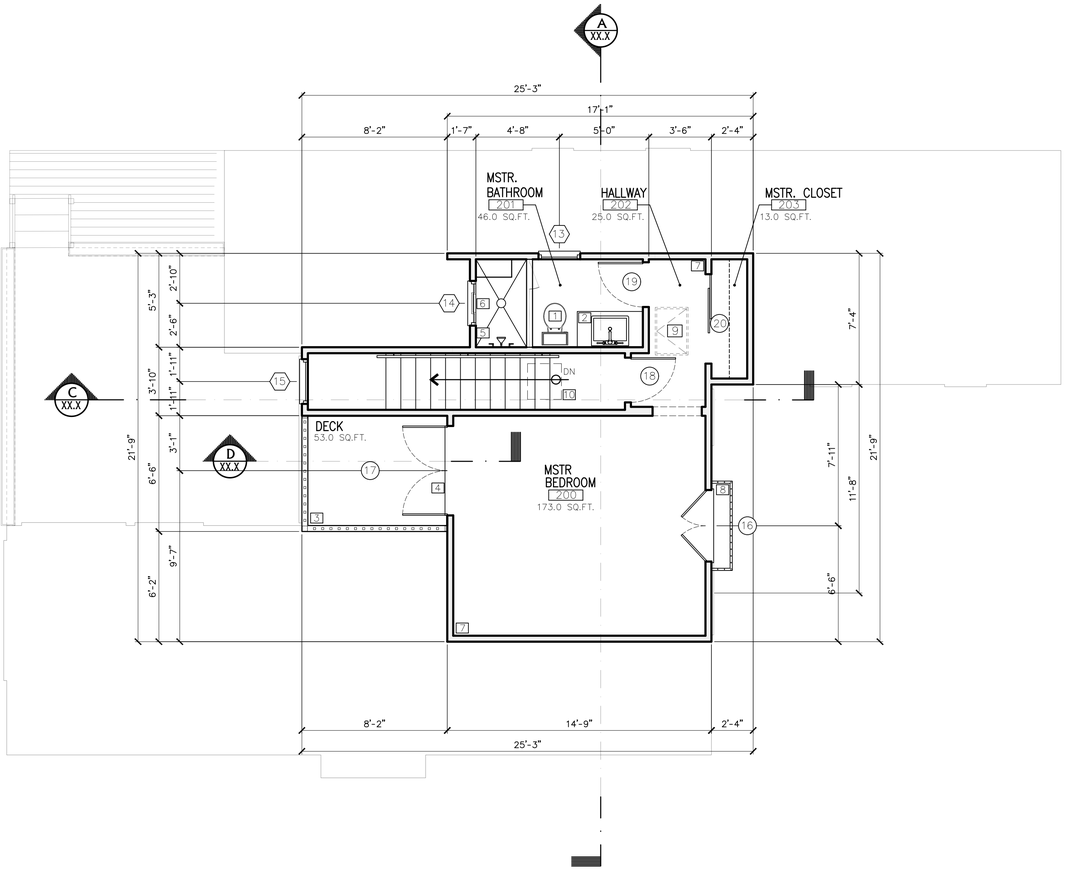
DRAWN BY:
D.Santana

MAIN FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

A5.0

Attachment 3

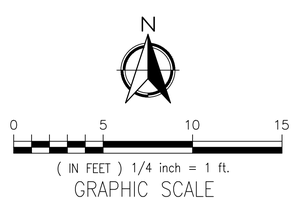


KEY NOTES

1. NEW WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
2. NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
3. NEW GUARDRAILS: WOOD HANDRAIL OVER WOOD PICKETS @ 4-INCHES ON CENTER MAX.
   1. GUARDRAILS TO WITHSTAND 50 LB. LATERAL LOAD PER LINEAL FOOT WHEN APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL-200 LB. CONCENTRATED LOAD
   2. GUARDRAILS MINIMUM OF 42"-INCHES IN HEIGHT
   3. INTERMEDIATE RAILING SPACED SO THAT 4"-INCH IN DIAMETER CANNOT PASS THRUOGH AT RIGHT ANGLES ANGLES TO THE TOP RAIL.
4. 1/2" THRESHOLD AT ALL ENTRY DOORS
5. NEW TILED SHOWER W/ ⅜" THK SAFETY CLASS INSTALL GLAZING TEMPERED PER MANF.SPECS.
6. NICHE BELOW WINDOW
7. NEW BASE BOARD IS TO BE INSTALLED THROUGHOUT THE WHOLE HOUSE
8. NEW MTL GUARD RAIL
9. ATTIC ACCESS DOOR
10. SKYLIGHT 24X24, SHOWN DASHED LINE

LEGEND

- (N) WALL
- EXISTING WALLS TO REMAIN
- (N) DECKING



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REVISIONS:

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DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
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PROJECT NO.
21-06

ISSUE:
02-08-2021
10-06-2022

DRAWN BY:
D.Santana

UPPER FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

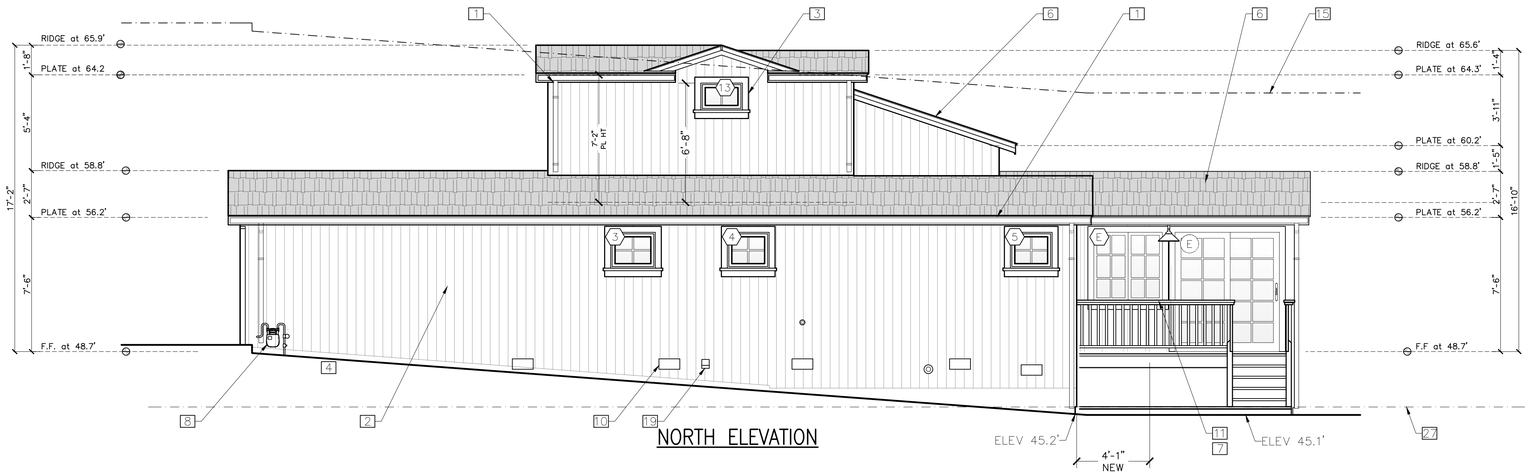
A5.1

KEY NOTES

1. NEW ALUMINUM DOWNSPOUTS & GUTTERS
2. NEW VERTICAL CEDAR WOOD SIDING
3. NEW DOOR & WINDOWS (WOOD CLAD)
4. EXISTING GRADE WHERE OCCURS
5. EXISTING WATER SPIGOT
6. ROOF: METAL SHAKE BY INTERLOCK ROOFING, LTD.
7. NEW EXTENDED WOOD DECK TO MATCH EXISTING
8. EXISTING GAS METER
9. EXISTING MAIN ELEC. PANEL
10. EXISTING CRAWL SPACE VENTS
11. NEW WOOD GUARDRAIL
12. EXISTING BRICK STEP
13. NEW 8X8 WOOD COLUMN
14. NEW DIRECT VENT
15. 18-FT HEIGHT LIMIT SHOWN DASH-DOT LINE
16. EXISTING CRAWL SPACE VENTS
17. EXISTING SKYLIGHT
18. EXISTING TANKLESS WATER HEATER
19. NEW DRYER VENT
20. EXISTING CLEAN OUT
21. EXISTING CRAWL SPACE ACCESS
22. NEW CRAWL SPACE ACCESS
23. EXISTING 125 VOLT RECEPTACLE
24. NEW DECORATIVE WOOD SHUTTER
25. NEW DECORATIVE FLOWER BOX
26. OMITTED
27. AVERAGE NATURAL GRADE 45.6FT
28. NEW 24X24 SKYLIGHT
29. NEW WROUGHT IRON GUARDRAIL

REVISION:
1. EXTERIOR STONE VENEER REMOVED. NOTE #27 OMITTED
2. ROOF MATERIAL CHANGED TO A METAL SHAKE.

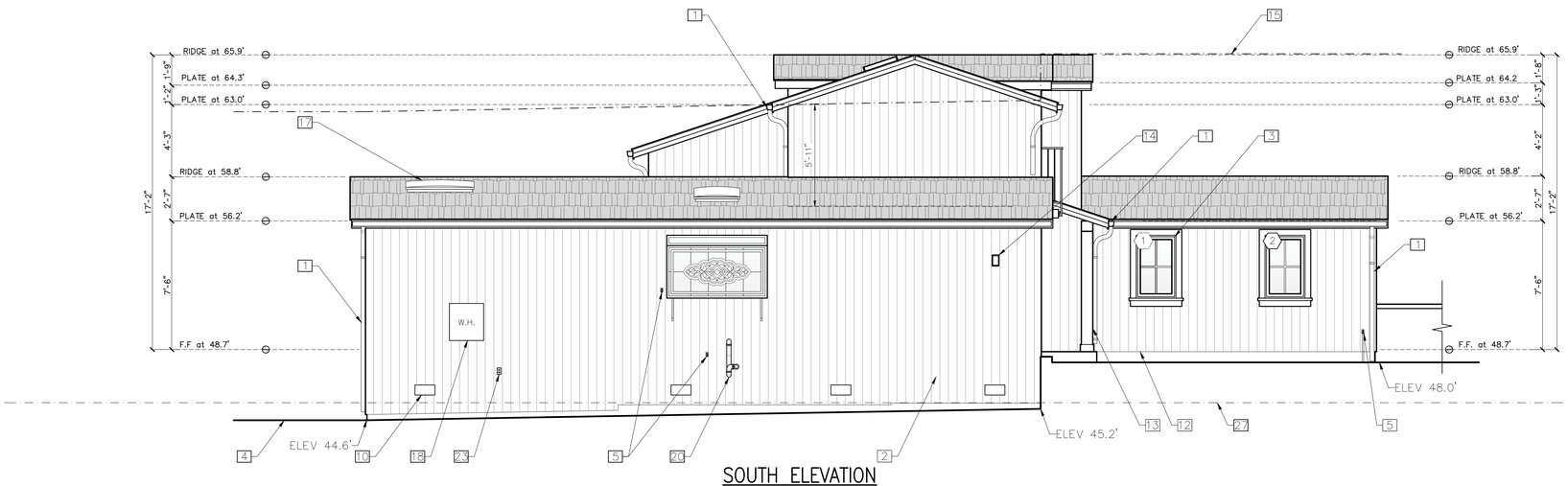
1



NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS: 1
02-13-2023

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DOLORES 4 SW OF 10TH
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BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

ISSUE:
09-30-2022
12-10-2022

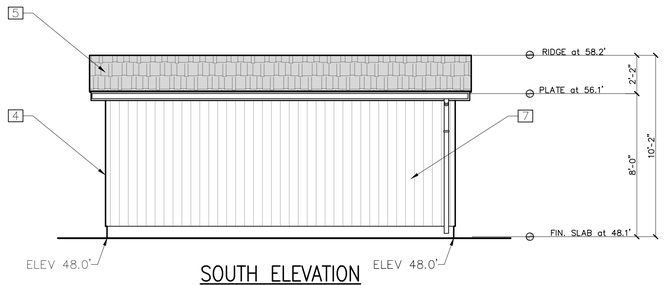
DRAWN BY:
D.Santana

09-30-2022

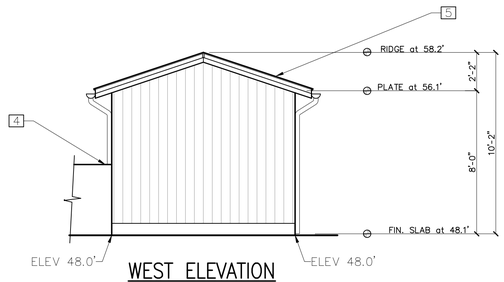
ELEVATIONS (PROPOSED)

SCALE: 1' = 1/4"

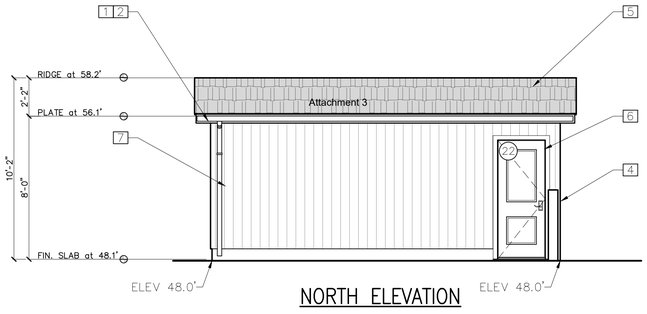
A6.0



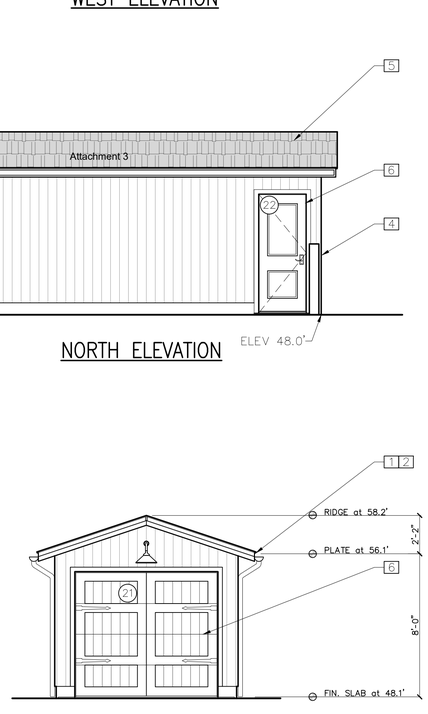
SOUTH ELEVATION



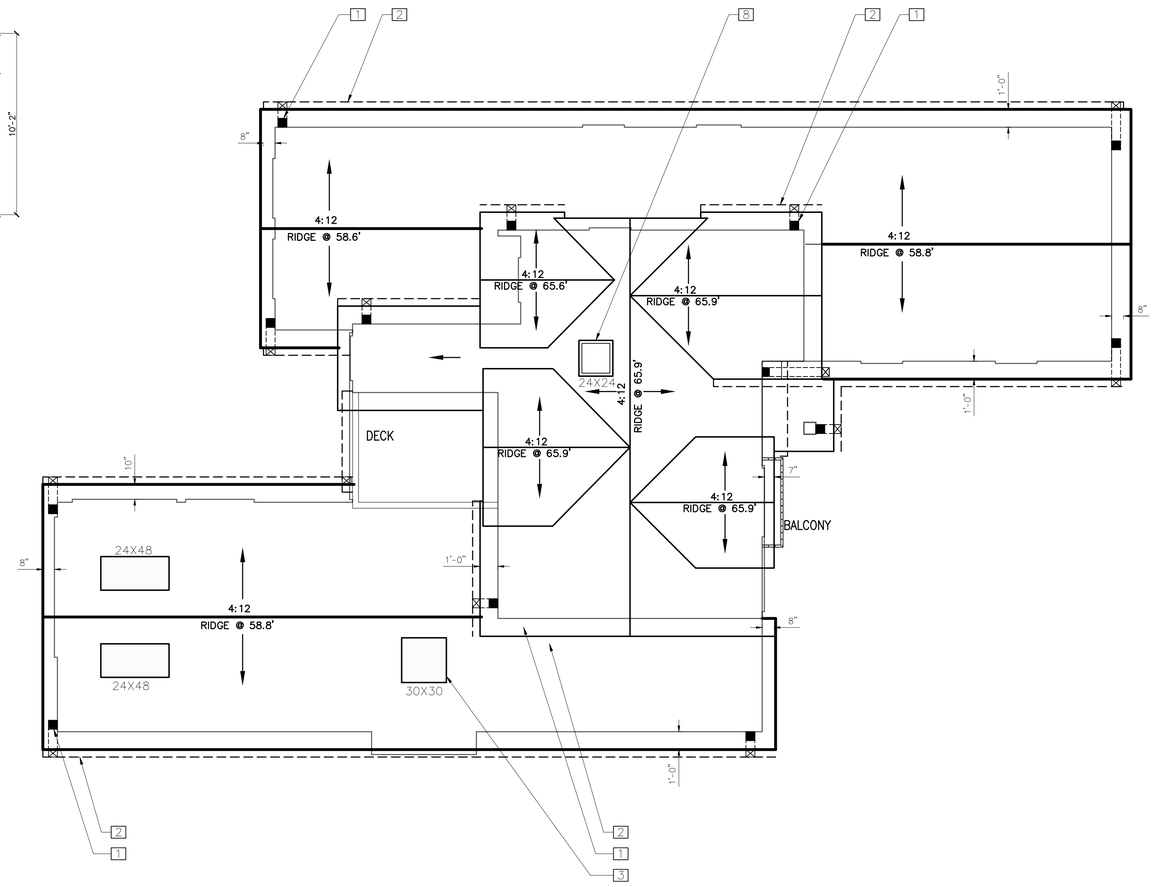
WEST ELEVATION



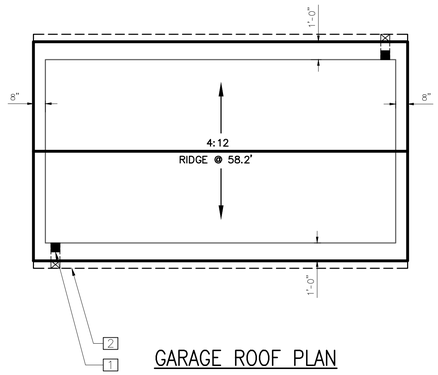
NORTH ELEVATION



EAST ELEVATION

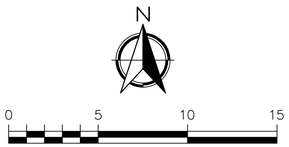


GARAGE ROOF PLAN



SKYLIGHT DETAIL

NOTE:
SKYLIGHT SHOULD BE FLAT, AND THE FLASHING SHOULD MATCH THE ROOF COLOR; THEY SHOULD HAVE NON-REFLECTIVE GLASS AND BE EQUIPPED WITH AN INTERIOR SHADE THAT CA BE PULLED ACROSS THE SKYLIGHT TO PREVENT GLARE TO NEIGHBORING PROPERTIES.



KEY NOTES

1. NEW ALUMINUM DOWNSPOUTS
2. NEW ALUMINUM GUTTERS W/ 2% SLOPE
3. EXISTING SKYLIGHT
4. NEW STONE WALL
5. ROOF: METAL SHAKE BY INTERLOCK ROOFING, LTD.
6. NEW ROLL-UP WOOD CARRIAGE GARAGE DOOR
7. NEW WOOD SHINGLE SIDING
8. NEW 24X24 SKYLIGHT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SKY LIGHT

REVISION:
1. ROOF MATERIAL CHANGED TO A METAL SHAKE.

1

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REVISIONS:
02-13-2023 1

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ISSUE:
09-30-2022
10-06-2022

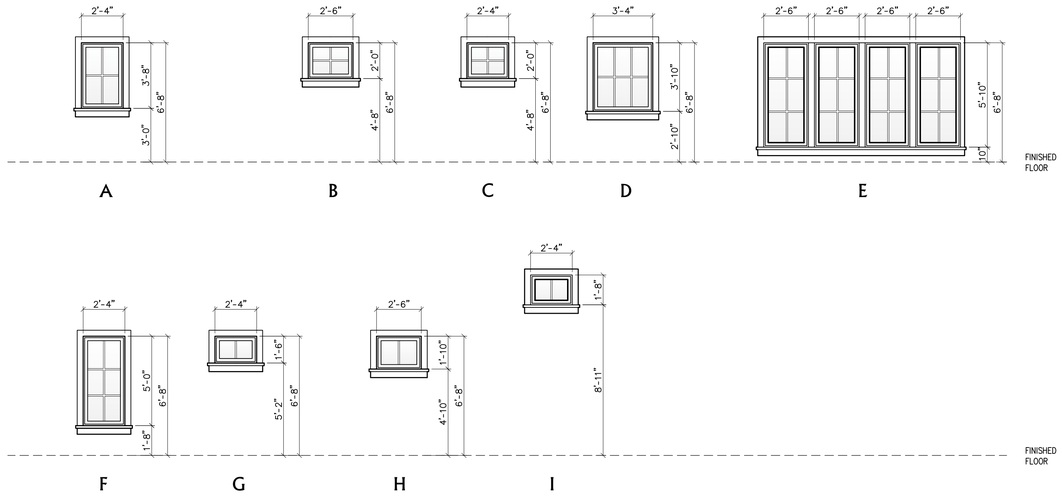
DRAWN BY:
D.Santana

ROOF PLANS & GARAGE ELEVATIONS (PROPOSED)

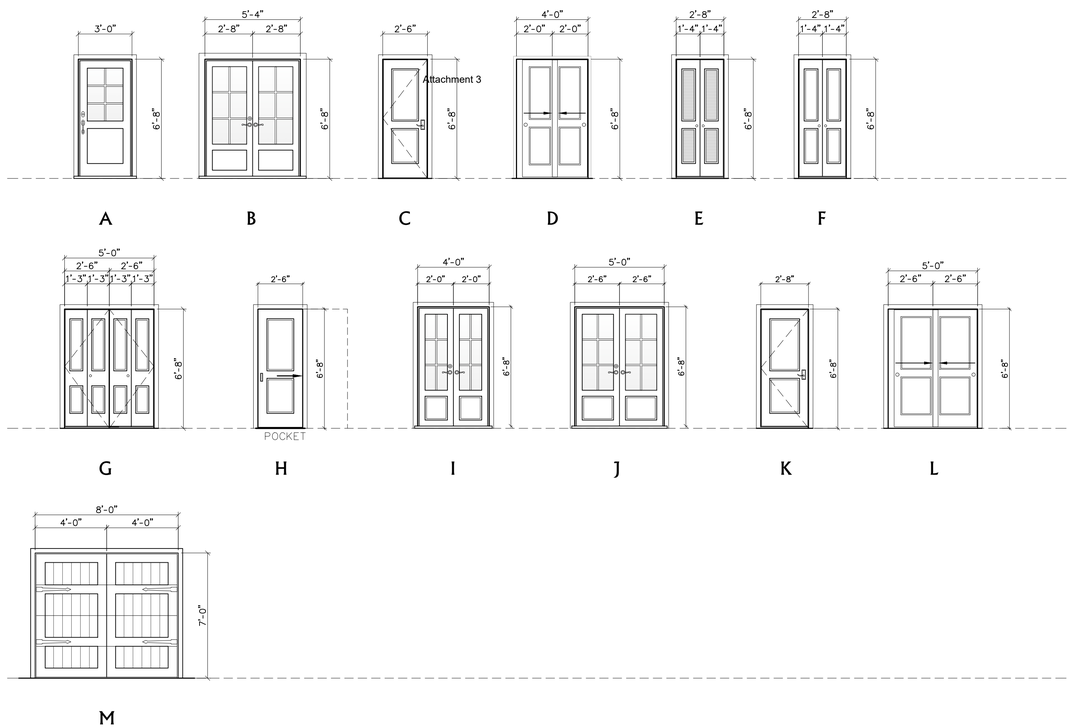
SCALE: 1" = 1/4"

A7.0

Window Elevation Types



Door Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	BEDROOM ONE	A	2'-4" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	2	BEDROOM ONE	A	2'-4" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	3	BATH ONE	B	2'-6" X 2'-0"	FF	AWNING	WOOD-CLAD	YES	YES	YES	NO
	4	CORRIDOR	C	2'-4" X 2'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	5	BEDROOM TWO	C	2'-4" X 2'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	6	BEDROOM TWO	D	3'-4" X 3'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	7	BEDROOM TWO	D	3'-4" X 3'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	8	STAIRS	F	2'-4" X 5'-0"	FF	CASEMENT MATCH WINDOW TO DOOR #2 MULLIONS	WOOD-CLAD	YES	YES	NO	NO
	9	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	10	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	11	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	12	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	13	MASTER BATHROOM	G	2'-4" X 1'-6"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	14	MASTER BATHROOM	H	2'-6" X 1'-6"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	15	STAIRS	I	2'-4" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	E	DINING ROOM	E	VARIES - TO BE REPLACED WITH NEW WINDOWS	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO

FOYER

GLASS / PANELED FRENCH DOOR

Door Schedule

	NO.	FOYER LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	LIVING ROOM	A	3'-0" X 6'-8"	P	GLASS / PANELED	OUTSIDE	WOOD	NO	YES
	2	LIVING ROOM	B	(2) PER- 2'-8" X 6'-8"	FF	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	YES
	3	BEDROOM TWO	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	4	LIVING ROOM	D	(2) PER- 2'-0" X 6'-8"	P	FLUSHED / SLIDER/ PANELED DOOR	INSIDE	WOOD	NO	NO
	5	BATH ONE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	6	BATH ONE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	7	HALLWAY	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	8	POWDER ROOM	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	9	LAUNDRY	E	(2) PER- 1'-4" X 6'-8"	P	LOUVERED DOOR	INSIDE	WOOD	NO	NO
	10	HALLWAY	F	(2) PER- 1'-4" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	11	BEDROOM ONE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	12	BEDROOM ONE	G	(2) PER- 1'-3" X 6'-8"	P	FLUSHED / PANELED / BI FOLDING DOOR	INSIDE	WOOD	NO	NO
	13	BEDROOM TWO	G	(2) PER- 1'-3" X 6'-8"	P	FLUSHED / PANELED / BI FOLDING DOOR	INSIDE	WOOD	NO	NO
	14	WINE STORAGE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	15	KITCHEN	H	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR / POCKET	INSIDE	WOOD	NO	NO
	16	MASTER BEDROOM	I	(2) PER- 2'-0" X 6'-8"	FF	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	17	MASTER BEDROOM	J	(2) PER- 2'-6" X 6'-8"	FF	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	18	MASTER BEDROOM	K	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	19	MASTER BATHROOM	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	20	MASTER CLOSET	L	(2) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR / SLIDER	INSIDE	WOOD	NO	NO
	21	GARAGE	M	8'-0" X 7'-0"	P	ROLL-UP WOOD CARRIAGE GARAGE DOOR	OUTSIDE	WOOD	NO	NO
	22	GARAGE	K	2'-8" X 6'-8"	FF	FLUSHED / PANELED DOOR	OUTSIDE	WOOD-CLAD	NO	NO

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOP'S AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

A) GLAZING IN DOORS.

B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

D) GLAZING IN GUARDS AND RAILINGS.

E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.

F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-003-000
PROJECT NO.
21-06

ISSUE:
09-30-2022

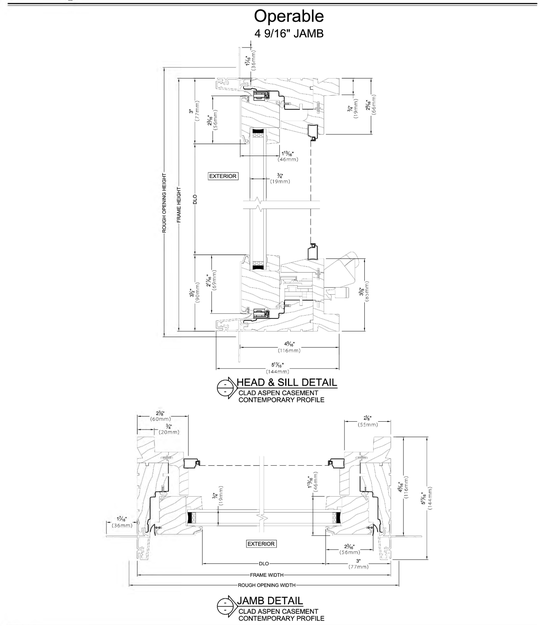
DRAWN BY:
D.Santana

WINDOW & DOOR SCHEDULE (PROPOSED)

SCALE: 1/4" = 1'

A8.0

Clad Aspen Casement



SIERRA PACIFIC WINDOWS

www.sierrapacificwindows.com
800-824-7744

Updated: 11/18

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

WINDOW

MANUFACTURE:	SIERRA PACIFIC
MATERIAL:	WOOD-CLAD
MODEL:	ASPEN
MUNTIN:	7/8" PUTTY
COLOR:	REGAL BROWN 059
GLAZING:	DOUBLE PANES

Attachment 3

BULB

MANUFACTURE:	PHILLIPS
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	B11 LED SOCKET

FIXTURE A

MANUFACTURE:	HAMPTON BAY
T24 COMPLIANT:	YES
COLOR:	COPPER
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	SEE BULB
DIMENSIONS:	16"H X 10.5"W X 11"

FIXTURE B

MANUFACTURE:	WORLD IMPORTS
T24 COMPLIANT:	YES
COLOR:	ANTIQUE COPPER
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	SEE BULB
DIMENSIONS:	16"H X 10.5"W

FIXTURE C

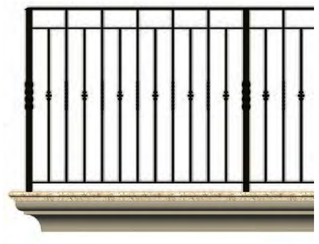
MANUFACTURE:	WAC LEDme
T24 COMPLIANT:	N/A
COLOR:	BRONZE
WATTS:	3.9 WATTS
LUMENS:	68
BULB TYPE:	LED MODULE
DIMENSIONS:	18"H X 8"W

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

NEW GUARD RAIL

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	40" MIN .



NEW GUARD RAIL

MANUFACTURE:	TITAN BUILDING PRODUCTS
MATERIAL:	WROUGHT IRON
FINISH:	POWDER COATED BLACK
HEIGHT:	32" MIN.

6-FT WOOD FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	6 FEET

4-FT WOOD FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4 FEET

METAL ROOF

MANUFACTURE:	INTERLOCK ROOFING, LTD
MODEL:	SHAKE
COLOR:	TUDOR BROWN
MATERIAL:	METAL
SRI:	22

WOOD SIDING

MATERIAL:	CEDAR WOOD VERTICAL PLANKS
SIZE:	1X6 T&G
GRADE:	SMOOTH, TIGHT KNOTS
COLOR:	STAINED

COLOR EXTERIOR

MANUFACTURE:	CABOT
COLOR:	NEWBURYPORT BLUE 30%
OPACITY:	SEMI-SOLID

GARAGE DOOR COLOR

MANUFACTURE:	CABOT
COLOR:	NEWBURYPORT BLUE 70%
OPACITY:	SOLID STAIN

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CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO.
21-06

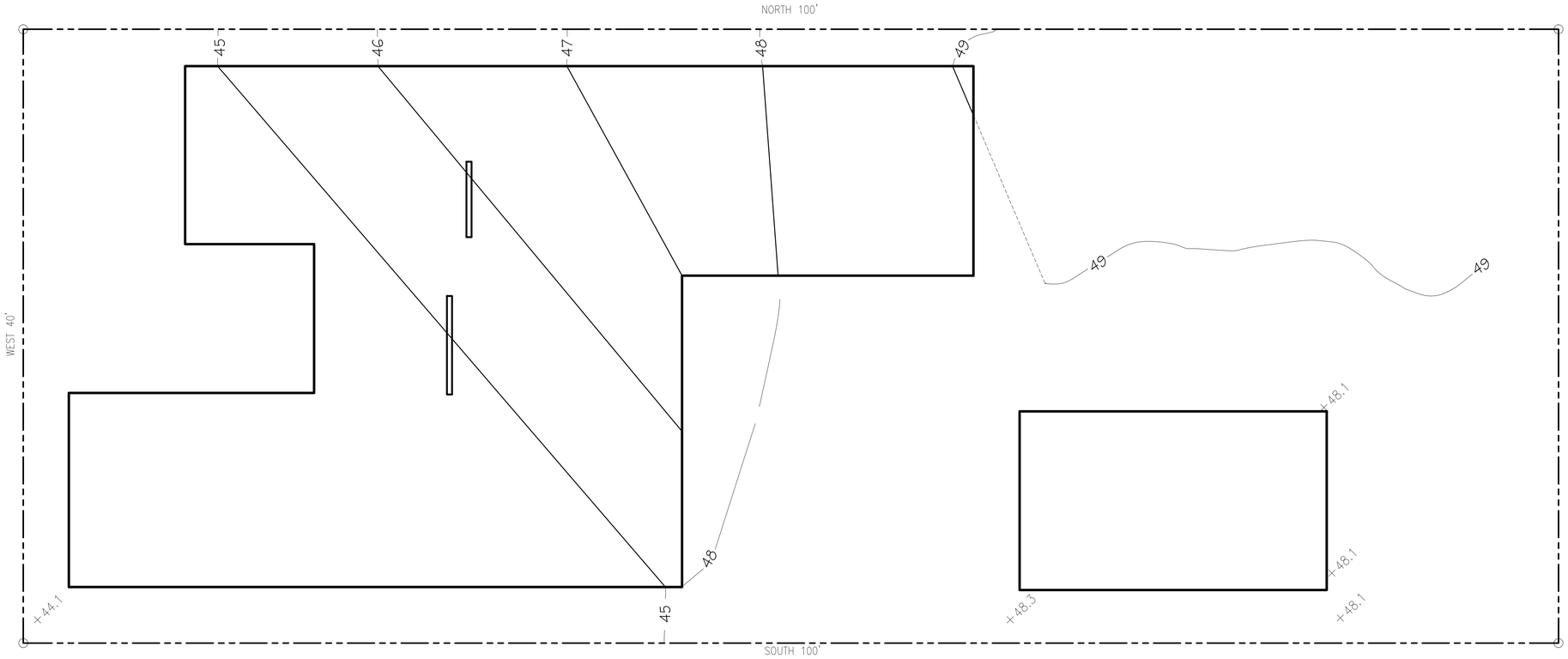
ISSUE:
021-08-2021

DRAWN BY:
D.Santana

MATERIALS (PROPOSED)

SCALE: 1/4" = 1'

A9.0



AVERAGE NATURAL GRADE
MAIN DWELLING

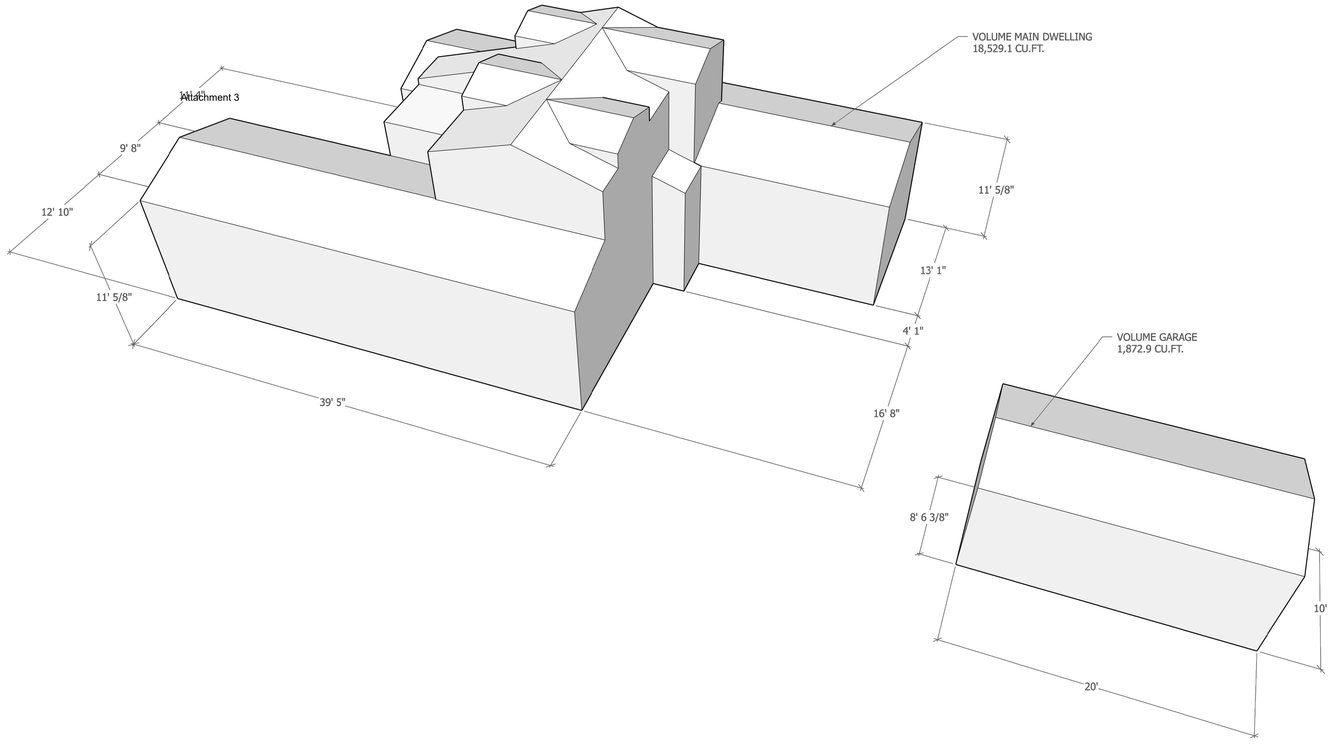
DWELLING AVERAGE NATURAL GRADE			45.6 FT
ELEV.	LINE	LENGTH	TOTAL
45 FT	0	44.8'	0.0
46 FT	1	55.5'	55.5
47 FT	2	49.5'	99.0
48 FT	3	13.7'	41.1
49 FT	4	28.0'	112.0
TOTAL		191.5'	307.6

MATH: 191.5 / 307.6 = 0.62
FACTOR: = 0.6
A.N.G. = 45 FT + 0.6 FACTOR = 45.6 FT

AVERAGE NATURAL GRADE
GARAGE

DWELLING AVERAGE NATURAL GRADE			48.0 FT
ELEV.	LINE	LENGTH	TOTAL
48.0 FT	0	0.0'	0.0
TOTAL		0.0'	0.0

MATH: 0.0 / 0.0 = 0.0
FACTOR: = 0.0
A.N.G. = 48 FT + 0.0 FACTOR = 48.0 FT



VOLUME ANALYSIS				
MAIN DWELLING				
ONE STORY PITCHED ROOF	1,240.0 SQ.FT.	X12	14,880.0 CU.FT.	
ONE STORY FLAT ROOF	50.0 SQ.FT.	X11	550.0 CU.FT.	
TWO STORY PITCHED ROOF	310.0 SQ.FT.	X11	3,410.0 CU.FT.	
TOTAL ALLOWED			18,840.0 CU.FT.	100.0%
VOLUME PROPOSED			18,529.1 CU.FT.	98.3%
GARAGE (DETACHED)				
ONE STORY PITCHED ROOF	200.0 SQ.FT.	X12	2,400.0 CU.FT.	
TOTAL ALLOWED			2,400.0 CU.FT.	100.0%
VOLUME PROPOSED			1,872.9 CU.FT.	78.0%

N

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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CARMEL, CA. 93921
BLOCK: 158 LOT: 9
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PROJECT NO.
21-06

ISSUE:
09-12-2022

DRAWN BY:
C.O.

VOLUME ANALYSIS

SCALE: 1/4" = 1'

A11.0

EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

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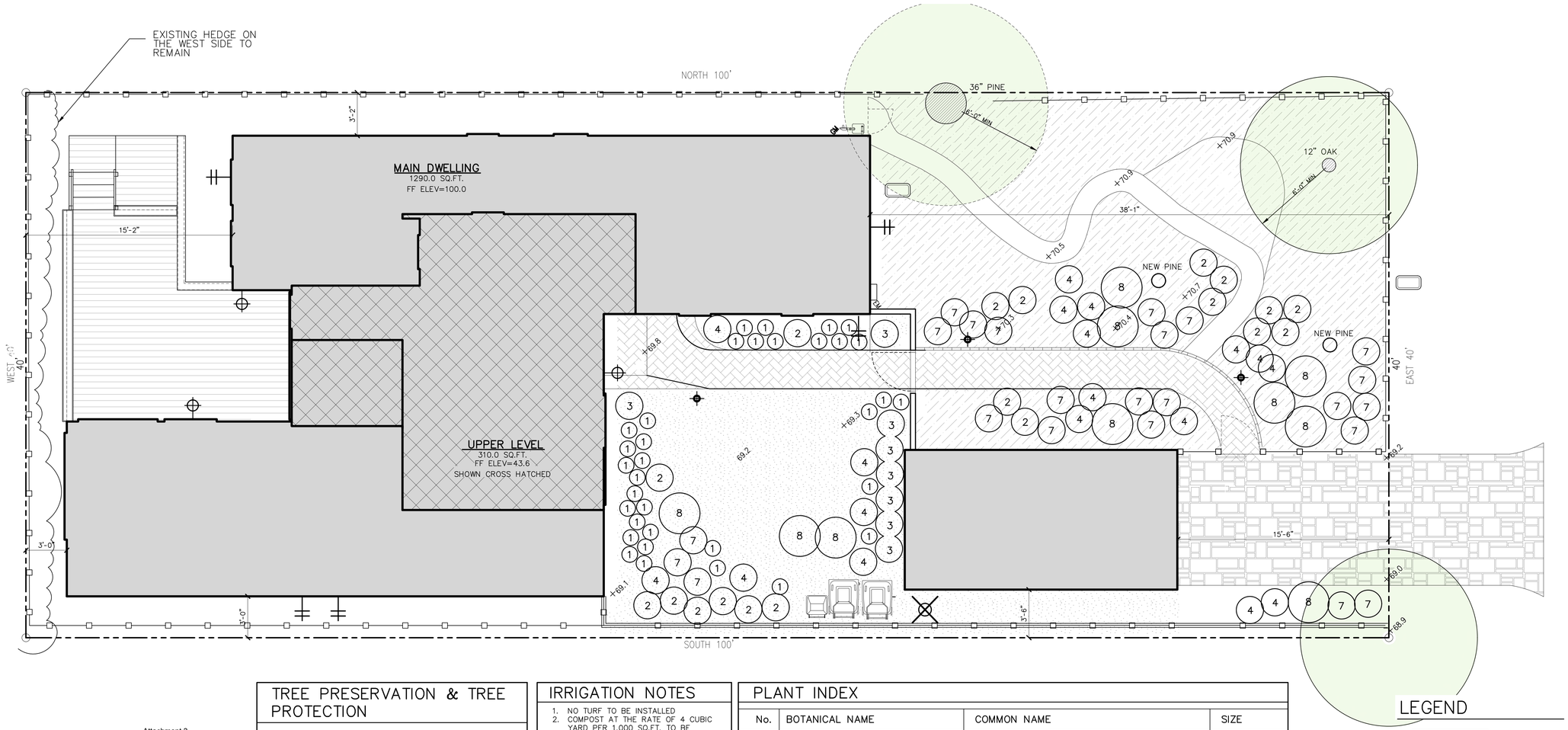
DRAWN BY:
D.Santana

STREET SCAPE

SCALE: 1/4" = 1'

A10.0



Attachment 3

TREE PRESERVATION & TREE PROTECTION

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. 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.
6. IF ROOTS ARE 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 UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

IRRIGATION NOTES

1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE PONT OF DRIP. VLAVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	PINUS RADIATA	MONTEREY PINE	15 GAL
7	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
8	CEANOTHUS	CEANOTHUS "JULIA PHELPS"	5 GAL
⌖	PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 6.0 MAY NOT BE SPACED CLOSER THAN 10-FEET APART		

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.

LEGEND

- GROUND LEVEL
- UPPER LEVEL
- (E) CARPORT
- (E) LANDSCAPE (NO CHANGE)
- PROPERTY LINE
- MIN. SETBACKS
- NEW 6-FOOT FENCE
- 100 NEW CONTOURS
- LIGHT FIXTURE
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (N) TREES
- TREES TO BE REMOVED

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
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CLAUDIO@CODGINC.COM
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REVISIONS:

PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000

PROJECT NO.
21-06

ISSUE:
021-08-2021

DRAWN BY:
D.Santana

LANDSCAPE PLAN
(PROPOSED)

SCALE: 1/4" = 1'

L1

Figure 1. Proposed shake-style aluminum roof in 'Tudor Brown'.

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

March 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-226 (Givens)**: Consideration of a Final Design Study application, DS 22-226 (Givens), and associated Coastal Development Permit for the demolition of a single-story residence and construction of a new single-story residence located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District. APN 010-092-012

Application: DS 22-226 (Givens) **APN:** 010-092-012
Block:60 **Lot:**W. ½ of Lots 2 and 4
Location: Southeast corner of Torres Street and 5th Avenue
Applicant: Anna Bornstein, Agent, Lewis Builders **Property Owner:** Troy and Sharyl Givens TRS

Executive Summary:

The project is the demolition of more than 50 percent of an existing residence and detached garage and the construction of a single-story residence with a detached garage and associated site improvements on a re-subdivided (50' x 80') 4,000-square-foot lot. The residence was found to be ineligible for the Carmel Historic Inventory on March 29, 2022, and no trees are proposed for removal. The Planning Commission accepted the Concept Design Study on December 14, 2022.

Recommendation:

Adopt a Resolution (Attachment 1) approving Design Study DS 22-226 (Givens) and associated Coastal Development Permit for the demolition of a 1,025-square-foot single-story residence and 191-square-foot detached garage and construction of a new 1,205-square-foot single-story residence and 265-square-foot detached garage located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) and District. APN 010-092-012

Background and Project Description:

The existing residence was constructed in 1947. The 1,025-square-foot one-story residence and 191-square-foot detached garage are located on a re-subdivided (50' x 80') 4,000-square-foot corner lot. The property was reviewed for historical significance and found ineligible for the Carmel Historical Inventory on March 29, 2022. This determination remains in effect for five years and will expire in 2027.

The applicant proposes to demolish more than 50 percent of the exterior walls of the existing residence to construct a one-story residence that is 180 square feet larger than the existing home. The 191-square-foot detached garage is also proposed to be demolished and a 208-square-foot detached garage constructed. On December 14, 2022, the Planning Commission adopted Resolution 2022-051-PC accepting the Concept Design study with conditions.

Staff Analysis:

The Design Study application describes the project as a remodel and addition to an existing residence. The Carmel Municipal Code does not define a remodel but rather includes it in the definition of an *alteration*. Additions and demolitions are also included in the definition of an *alteration*. The Code further defines *demolition* as,

Demolition. *The act of reconstructing, removing, taking down, or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:*

A. The nonconforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.
B. *Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.*

The north wall of the existing residence is nonconforming because it is located in the required side yard setback. While the applicant proposes to retain this wall, it is considered removed for the purposes of determining whether the project constitutes a demolition. The extent of the proposed demolition plus the nonconforming wall constitute more than 50 percent of the exterior walls; therefore, the project meets the definition of a *demolition*.

The following is a list of conditions adopted at the Concept Design Study, followed by a staff response on how each has been addressed by the applicant.

Volume Study. The required Volumetric Study shall be successfully completed before the final Details Review is scheduled. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.

Staff Response: City-contracted consultant Bill Vasilovich completed a volume analysis of the project. The allowable volume is 21,600 cubic feet, and the proposed volume of the project is 14,687.75 cubic feet. The project complies with volume standards.

Detached Garage Height. Prior to the final details review, the applicant shall reduce the height of the west

elevation of the garage such that the roof line of the garage is below the eave line of the residence in order to achieve a garage design that is subordinate to the residence.

Staff Response: The applicant has lowered the height of the garage to be below the eave line of the residence. On the front (west) elevation, the proposed plate height of the garage is 9'-10," and the proposed ridge height is 11'-2". The clerestory window above the garage door has been eliminated, and the new garage remains subordinate to the residence.

Driveway Width. Prior to the final details review, the applicant shall reduce the width of the driveway to a maximum of 10' on-site and no more than 14' in the right-of-way.

Staff Response: The applicant is proposing to maintain the existing asphalt driveway, retaining wall, and garden wall currently located in the public right-of-way on Torres Street. On-site, the applicant is proposing to remove 542 square feet of asphalt in the street side yard and replace it with 320 square feet of permeable paving for a new on-site driveway approach with tire track parking to the north of the driveway. A low ground cover is proposed between and on both sides of the tire tracks.

While only one (1) on-site parking space is required, this area is currently used for parking, and the owners would like to retain the use. The right-of-way adjacent to the property on Torres Street is a steep slope and does not allow for parking in the right-of-way. Additionally, for safety reasons, the area is posted as 'No Parking' near the corner of Torres Street & 5th Avenue.

Staff does not have any concerns with the continued use of the street side yard for parking. The area sits above the street and is sufficiently landscaped to provide a visual buffer between the parking area and the public way. Special Condition No. 33 requires the applicant to identify existing or proposed landscape screening on the final landscape plan submitted with the building permit application.

Lighting Plan. Prior to the final details review, the applicant shall submit a lighting plan identifying the location of all exterior light fixtures.

Staff Response: The applicant identified the location of exterior light fixtures on Sheet A-1.1 of the project plans (Attachment 2). A total of eight wall-mounted fixtures are proposed, each located near a door or set of doors. The proposed fixture is the Balthus Outdoor Wall Light by Lightology. It has an oil-rubbed bronze finish with a hammered glass diffuser. The light emits 349 lumens, is shielded, and directs light downwards. Above the garage door, the applicant is proposing a gooseneck LED light with a satin black finish. The light would be equipped with a bulb that emits up to 375 lumens. The fixture is shielded and directs light downwards. The proposed lighting plan is consistent with the lighting regulations.

Encroachment Permit. Prior to the final details review, the applicant shall apply for and obtain approval for an encroachment permit for the right-of-way improvements. Should the encroachment permit be denied, the plans shall be revised accordingly prior to the final details review.

Staff Response: The applicant has revised the plans to retain the existing driveway, retaining wall, and garden wall in the public right-of-way with no modifications. Special Condition No. 34 requires the applicant to obtain an encroachment permit for the existing improvements and submit proof of liability insurance prior to the final inspection.

Roof Material. Prior to the final details review, the applicant shall provide product information for the proposed roof material.

Staff Response: The applicant is proposing a grey gravel ballast roof for both the house and the garage. Gravel is a natural material and appropriate for a low-pitched roof.

Finish Materials: The applicant proposes a composite straight edge shake shingle siding in light grey (Benjamin Moore Light Pewter 1464), aluminum-clad wood windows painted white (Sierra Pacific, Jeldwen, or similar), an aluminum-clad front door painted dark grey, and a wood garage door also painted dark grey (Benjamin Moore Iron Mountain 2134-30).

Fencing and Gates: *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 existing west-facing patio is currently enclosed by a 6-foot wood fence with a gate and arbor. The applicant proposes to retain the west-facing patio and replace the wood fence with a new 6-foot tall horizontal wood slat fence and matching gate with a light brown stain.

At the Concept hearing, it was recommended that the applicant consider changing the horizontal fence to a more traditional vertical fence. The applicant prefers to retain the horizontal fence design to enclose the private patio. The fence would sit above the street level and be set back approximately 38 feet from the edge of the roadway. The fence is proposed to be screened by existing landscaping. Special Condition No. 35 requires the applicant to protect the existing landscaping or, if removed, to plant new landscaping of equal size to screen the fence. No other fencing is proposed.

***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 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 of up to four percent of the site area, 160 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 and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Response: The site has 1,434 square feet of impermeable site coverage, all of which will be removed and replaced with 320 square feet of permeable site coverage and 234 square feet of impermeable site coverage, for a total of 554 square feet of site coverage. Permeable site coverage includes the driveway and tire track parking area along Torres Street. Impermeable site coverage includes various landings and walkways, and a generator pad.

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 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual

circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution
Attachment 2 - Project Plans

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 DESIGN STUDY DS 22-226 (GIVENS) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF A 1,025-SQUARE-FOOT SINGLE-STORY RESIDENCE AND 191-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF A NEW 1,205-SQUARE-FOOT SINGLE-STORY RESIDENCE AND 265-SQUARE-FOOT DETACHED GARAGE LOCATED ON THE SOUTHEAST CORNER OF TORRES STREET AND 5TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT APN 010-092-012

WHEREAS, Anna Bornstein with Lewis Builders ("Applicant") submitted an application on behalf of Troy & Sharyl Givens TRS ("Owner") requesting approval of a Track 2 Design Study application (DS 22-226, Givens) described herein as ("Application"); and

WHEREAS, the project site is a re-subdivided 4,000-square-foot lot of record (50'x80') located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot W ½ of Lots 2 and 4); and

WHEREAS, the Applicant is requesting to demolish more than 50 percent of the existing 1,216-square-foot single-story residence and detached garage and construct a 1,470-square-foot single-story residence and detached garage; and

WHEREAS, in accordance with Carmel Municipal Code Section 17.70 (List of Terms and Definitions), removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls constitutes a demolition; and

WHEREAS, when determining whether a building or structure is demolished, the nonconforming portions of any wall are counted as removed or taken down even when retention of these portions is proposed; and

WHEREAS, the east wall of the residence is nonconforming because it is located within the 3-foot side yard setback and is proposed to be retained; and

WHEREAS, any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are also counted as removed or replaced; 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, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on December 14, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on December 14, 2022, the Planning Commission adopted Resolution 2022-051-PC, accepting the Concept Design Study with conditions; and

WHEREAS, on February 24, 2023, a notice of the public hearing scheduled for March 8, 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 February 26, 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 March 3, 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 March 8, 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, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000,

et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, 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 APPROVAL 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 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS

For each of the required findings listed below, the staff has indicated whether the 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 APPROVE Design Study application DS 22-226 (Givens) and associated Coastal Development Permit for the demolition of more than 50 percent of the existing 1,025-square-foot single-story residence and 191-square-foot detached garage and the construction of a 1,205-square-foot single-story residence and 265-square-foot detached garage located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District (APN 010-092-012), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Design Study application DS 22-226 (Givens) authorizes the demolition of more than 50 percent of the existing 1,216-square-foot single-story residence and detached garage and the construction of a 1,470-square-foot single-story residence and detached garage located on the southeast corner of Torres Street 5th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Lewis Builders approved by the Planning Commission on March 8, 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.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	✓
12.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.	✓

13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.	✓
14.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The exterior of the windows and doors shall be wood wrapped with aluminum and shall resemble authentic wood windows. If windows and doors are approved with divided lights, they shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are internal to the glass, snap-on, or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.	✓
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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.	✓
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✓
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work	✓

	shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
	Landscape Conditions	
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.	✓
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and	✓

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

	investigation by the City Forester has been completed, and mitigation measures have been put in place.	
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and 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 for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✓
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✓
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	✓
	SPECIAL CONDITIONS	
32.	**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.	
33.	**Street Side Yard Parking.** Prior to the issuance of a building permit, the Applicant shall identify on the final landscape plan existing and/or proposed landscape screening of the street side yard parking area.	✓
34.	**Encroachment Permit.** Prior to the final inspection, the Applicant shall obtain an encroachment permit for existing right-of-way encroachments and provide proof of liability insurance.	✓
35.	**Landscape Screening of Horizontal Fence.** Prior to issuance of a building permit, the Applicant shall identify on the final landscape plan existing and/or proposed landscape screening of the horizontal fence that encloses the west-facing patio.	✓

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____
Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

GIVENS RESIDENCE REMODEL & ADDITION

SE CORNER 5TH & TORRES , CARMEL , CALIFORNIA
APN 010-092-012-000 [CARMEL-BY-THE-SEA]

HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

Attachment 2

1. THE PROPOSED PROJECT IS A SFR REMODEL THAT IS TO BE COMPLETED IN A TIME FRAME OF 6 MONTHS
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF SIX WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
   A. OWNER: TROY & SHARYL GIVENS
   B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START SEPTEMBER 2022 TO MARCH 2023

VICINITY MAP

CONTACT INFO

LEGAL OWNER	APPLICANT / DESIGNER
TROY & SHARYL GIVENS SE CORNER 5TH &TORRES CARMEL 93921	LEWIS BUILDERS 3706 The Barnyard G11 Carmel, CA (831) 250 7168
ENGINEER OF RECORD	**ENERGY COMPLIANCE**
CHRISTIAN K LEE #C62330 STRUCTURAL - E, INC 230 6TH STREET PACIFIC GROVE, CA 93950 831.424.9000 StructuralPlans@gmail.com	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD #8 CARMEL, CA 93923 831.372.8328 cad@meg4.com

SITE DETAILS

LAND USE:	SINGLE FAMILY RESIDENTIAL
ZONING:	LDR
SITE AREA:	4,000 SF
YEAR BUILT:	1950
OCCUPANCY TYPE:	R1
CONSTRUCTION TYPE:	V-B
SPRINKLED:	NO
LIVING AREA:	1,201 SF
HOUSE:	*1,025 SF*
GARAGE:	*191 SF*
JURISDICTION:	CARMEL-BY-THE-SEA
WATER:	CALAM
SEWER:	SEWER
ELECTRICITY/GAS:	PG&E
SOIL GROUP:	CARMEL TYPE "C"
HISTORIC BLDG:	NO
ARCHEOLOGY:	NO
FLOODPLAIN:	NO
WUI ZONE:	NO
EASEMENTS:	NO

WATER CREDITS

WATER FIXTURE EFFICIENCY UPGRADES

SEE MPWMD WORSKEET ON SHEET A-N.2

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED

ZONING CONFORMANCE

GARAGE	(E) 191 SF	(P)	265 SF
HOUSE	(E) 1,025 SF	(P)	1,205 SF
TOTAL	(E) 1,216 SF	(P)	1,470 SF

2

ADDITION 197 SF
DEMO 0 SF WALLS TO DEMO: 136 LF / 330 LF TOTAL (41%) 1
REMODEL 1,225 SF
FLOOR AREA RATIO ALLOWED 1,800 SF (45.0%)
FLOOR AREA RATIO PROPOSED 1,470 SF (36.8%) 2

HEIGHT LIMITS	IST: 18'	
HEIGHTS 1ST	(E) 9' 10"	(P) 11' 2.75"
GRADE TO PLATE LIMITS	1ST 12'	
PLATES 1ST	(E) 9' 2"	(P) 12' 9.375" (GARAGE) 1

LEGAL FRONTAGE IS ON 5TH AVENUE
DRIVEWAY & FRONT DOOR IS ON TORRES STREET
SETBACKS FOR 50' X 80' RE-SUBDIVIDED CORNER LOT
FRONT: 10'
SIDES: 3' EAST , 9' 6" WEST (12' 6" TOTAL = 25%)
REAR: 3' STRUCTURES UNDER 15' HEIGHT

BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:
CALIFORNIA BUILDING CODE 2019
CALIFORNIA RESIDENTIAL CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA FIRE CODE 2019
CALIFORNIA ENERGY CODE 2019
CALIFORNIA GREEN BUILDING STANDARDS CODE 2019
CARMEL-BY-THE-SEA MUNICIPAL CODES 2021

NOTES

RE-SUBDIVIDED CORNER LOT

PROJECT IS CLASSIFIED AS DEMOLITION DUE TO EXISTING NORTH WALL IN SETBACK. THE NORTH WALL BRINGS THE PROJECT OVER THE 50% DEMOLITION THRESHOLD.

2

DEFERRED SUBMITTAL

PLANNING
LANDSCAPE PLAN 2

BUILDING
FIRE SUPPRESSION
GAS SCHEMATIC
PLUMBING SCHEMATIC

PROJECT DESCRIPTION

PLANNING
197 SF ADDITIONS (180 SF ADD TO RESIDENCE, 74 SF ADD TO GARAGE). PROJECT CATEGORIZED AS DEMOLITION. 2
DEMO (E) GARAGE,INCREASE PLATE HEIGHT.
REDUCE SLOPE OF ROOF FROM .75/12 TO .5/12
RECONFIGURE (E) ROOFS TO ACCOMMODATE ADDITION SF. CLASS-A BALLASTED W/ GRAVEL. 1
NEW SOLAR ENERGY ON ROOFTOP.
DEMO THREE (E) 30" X 30" SKYLIGHTS, ADD FOUR SKYLIGHTS W/ BLACKOUT SHADES.
REPLACE ALL WINDOWS & DOORS. WHITE ALUMINUM CLAD W/ WHITE TRIM.
CREATE FOCUSED FRONT ENTRY W/ SMALL ROOF.
DEMO EXTERIOR WALLS OF KITCHEN, DINING & LIVING ROOM. 1
REFRAME W/ 2X6 LUMBER.
DEMO (E) BRICK CHIMNEY & (E) MECHANICAL ENCLOSURE.
PAINT (N) EXTERIOR COMPOSITE STRAIGHT EDGE SHAKE LIGHT GREY.
BRING SITE COVERAGE INTO COMPLIANCE. 2
DEMO AND RECONFIGURE HARDSCAPE PATIO AREA.
~~RECONFIGURE DRIVEWAY FOR USABILITY. MINOR CUT, DISTRIBUTE SOIL ON SITE.~~ 3
NEW PERMEABLE PAVER & PEA GRAVEL PARKING DRIVEWAY. 1
RELOCATE ASPALT DRIVEWAY IN ROW (SHIFT SOUTH).
DEMO ALL (E) ARBORS IN PATIOS.
REPLACE (E) WEST FENCE & GATE WITH HORIZONTAL WOOD. NO CHANGE TO OTHER E FENCES.
NO CHANGE TO LANDSCAPING, EXCEPT RESURFACING OF (E) FRONT YARD RETAINING WALL W/ CARMEL STONE. NEW CARMEL STONE LANDSCAPING WALLS AT REALIGNED DRIVEWAY.

TREE REMOVAL
TRIM OAK LIMB PROTRUDING THROUGH COURTYARD FENCE @ GARAGE, APPROVED BY CITY FORESTER .

BUILDING
SPRINKLERS ARE REQUIRED.
DEMO HOUSE AND GARAGE TO FOUNDATION, EXCEPTING REAR WALL OF RESIDENCE.
REPLACE MAIN WATER FEEDER PIPE 2".
BURY PG&E LINES TO HOUSE. MAIN PANEL & METER TO BE RELOCATED TO GARAGE.
NEW ELECTRICAL PANEL (200 AMP).
NEW WATER METER. REPLACE TANKLESS WATER HEATER.
COMPLETE INTERIOR AND EXTERIOR REMODEL OF RESIDENCE & GARAGE, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, FLOORING, FIXTURES, APPLIANCES, WINDOWS, SKYLIGHTS, & DOORS. RETAIN (E) FURNACE.
FAUX BEAMS THROUGHOUT RESIDENCE, EXCEPTING CLOSETS & GARAGE.

FAR & SITE COVERAGE TABLE

TORRES FOOTAGES	EXISTING	BFA LIMIT	IMPERM LIMIT	BONUS LIMIT
LOT SIZE	4000	1800	396	556

FLOOR AREA RATIO	EXISTING	DEMO	NEW	PROPOSED
House	1025	0	180	1205
Garage	191	191	208	208
TOTAL FLOOR AREA	1216	191	388	1413
Floor area ratio	30.4%			35.3%

IMPERMEABLE (NOT IN ROW)	EXISTING	DEMO	NEW	PROPOSED
Asphalt driveway not in ROW	*542*	*542*	*0*	*0*
Main courtyard landings & walkways	*424*	*424*	*125*	*125*
Walkway 5th /Torres not in ROW	*235*	*235*	*0*	*0*
Rear Courtyard landing	*221*	*221*	*27*	*0*
Sub Access well	*12*	*12*	*0*	*0*
Concrete Garage apron	*0*	*0*	*9*	*9*
Garage stairs	*0*	*0*	*9*	*9*
Front door & courtyard gate landing	*0*	*0*	*50*	*50*
Generator pad	*0*	*0*	*9*	*9*
Solar Battery + Enclosure	*0*	*0*	*5*	*5*
Total Impermeable	**1434**	**1434**	**234**	**207**
Impermeable Coverage ratio	35.9%			5.2%

PERMEABLE (NOT IN ROW)	EXISTING	DEMO	NEW	PROPOSED
Permeable driveway pavers w/ pea gravel	*0*	*0*	*320*	*320*
Total Permeable	**0**	**0**	**320**	**320**
Permeable Coverage ratio	0.0%			8.0%

ALL COVERAGE (PERM + IMPERM)	EXISTING	DEMO	NEW	PROPOSED
Total impermeable + permeable	**1434**	**1434**	**554**	**554**
Total Coverage Ratio	**35.9%**			**13.9%**

2

PAGE INDEX

A-0	COVER: PROJECT DATA
SURV	SITE SURVEY
TREE	TREE PROTECTION PLAN 1
CO1	CO1 SITE COMPARISON 2
A-1.1	SITE PLANS
A-1.2	PROPOSED SITE PLAN
A-1.3	VOLUME STUDY PLAN 4
A-1.4	DRAINAGE & GRADING PLAN
A-2.1	DEMO FLOOR PLANS
A-2.2	EXISTING & PROPOSED FLOOR PLANS
A-3.1	ELEVATIONS: FRONT (W) & REAR (E)
A-3.2	ELEVATIONS: SIDES (N & S) & COURTYARD
A-3.3	STREETSCAPE ELEVATIONS
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L-1.1	LIGHTING & FINISH MATERIALS
A-5.1	DOOR & WINDOW SCHEDULES
A-7.1	INTERIOR FLOORPLAN
A-7.2	KITCHEN PLAN
A-7.3	BATHS AND LAUNDRY PLANS
A-7.4	TILE PLAN
A-7.5	GLASS PLAN

CHANGE ORDER SCOPE

1 9/12/22 1.3 PLN2.0 PLANNING RFI #1 ER
SHEETS ADDED: TREE
SHEETS EDITED: ALL

2 11/18/22 1.7 PLN3.0 PLANNING RFI #2 ER
RFI ITEMS + CHANGE ORDER #1
SITE COVERAGE BROUGHT INTO COMPLIANCE, ENLARGE GARAGE, CHANGE SOUTH DOORS IN PRIMARY BEDROOM, CHANGE SKYLIGHTS TO AVAILABLE SIZES, GENERATOR, SOLAR BATTERY, EV CHARGER
SHEETS ADDED: CO1
SHEETS EDITED: ALL

3 12/19/23 1.8 PLN4.0 PLANNING CO#2 ER
CHANGE ORDER #2
DRAINAGE UPDATED V/A MAIN ROOF DIVERT; GARAGE ROOF LOWERED TO 9' PLATE; DESCOPE DRIVEWAY ALTER IN ROW
SHEETS ADDED: NONE
SHEETS EDITED: TREE, A-1.3, A-3.1, A-3.2, L-1.1

4 02/07/23 2.2 PLN5.0 VOLUME STUDY ER
RFI FOR VOLUME STUDY ADDITIONAL INFO
CREATED VOLUME STUDY PLAN
SHEETS ADDED: A-1-3
SHEETS EDITED: NONE

5 03/02/23 2.3 PLN6.0 ER
OTC RFI INFORMAL- CORRECT GRADE CHANGE
SHEETS EDITED: 3.2

SUBMITTAL RECORD

06/28/22	1.0	ER	PLN1.0	INITIAL PLANNING SUBMITTAL
09/12/22	1.3	ER	PLN2.0	PLANNING RFI #1
11/18/22	1.7	ER	PLN3.0	PLANNING RFI #2/CO #1
12/19/22	2.0	ER	PLN4.0	PLANNING CO#2
03/02/23	2.3	ER	PLN5.0	PLANNING RFI OTC

A-0

VERSION: 2.3
DATE: 3/2/23
PLANNING

COVER: PROJECT DATA

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/F#1	ER
2	11.25.22 PLN R/F#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
4	02.07.23 RFI VOLUME STUDY	ER
5	03.02.23 PLN RFI OTC	ER

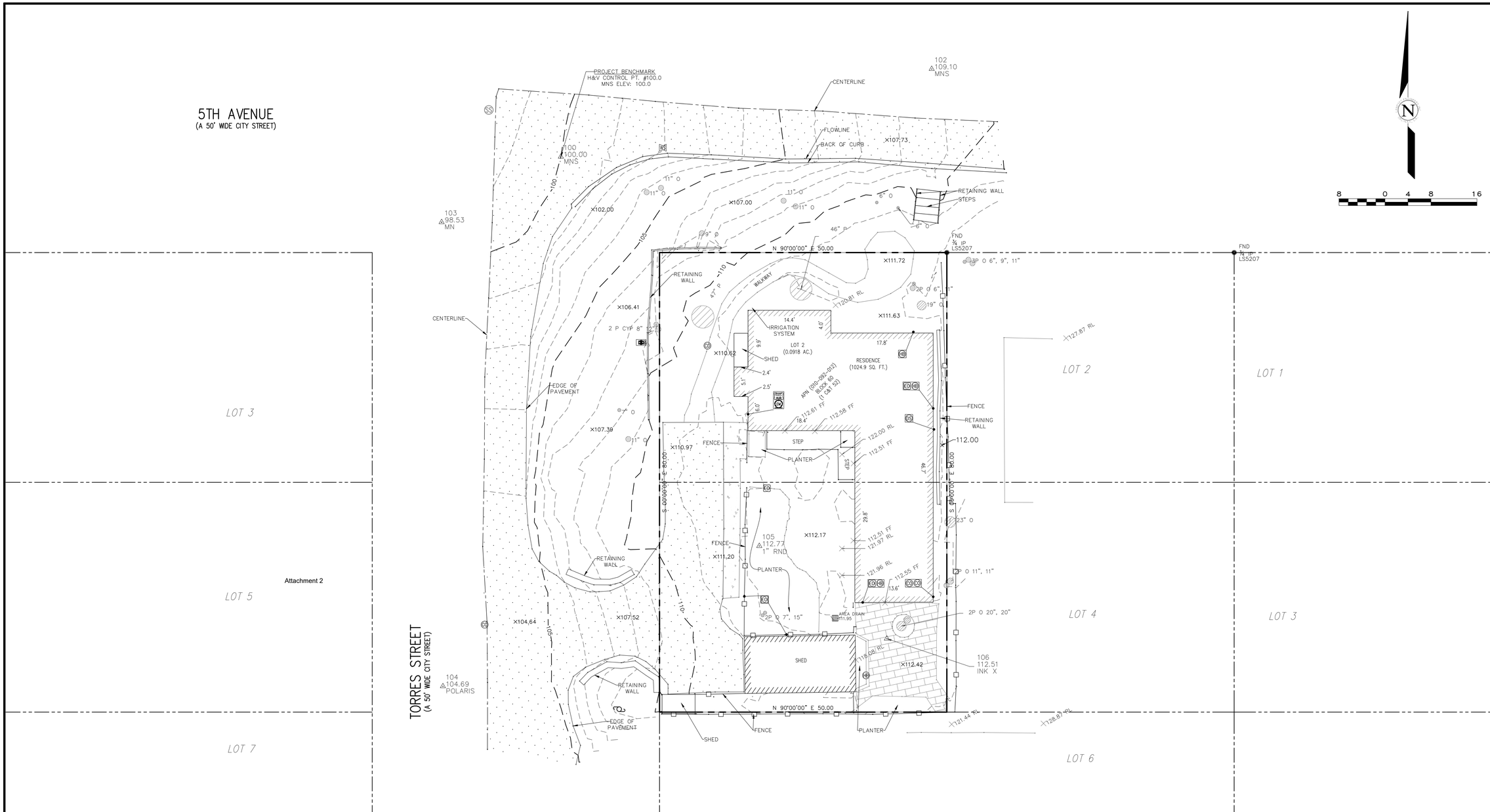
GIVENS ADDITION & REMODEL
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS EMBODIED IN THESE PLANS ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE TO ENSURE THE ACCURACY OF THESE PLANS. IF DISCREPANCIES ARE FOUND UNDER THE CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY WORK RELATED TO THE DISCREPANCY.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD



LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- WOODEN SURFACE
- PAVER SURFACE
- NATURAL GROUND SURFACE/LANDSCAPED AREA
- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR PA = PALM
CW = COTTON WOOD PE = PEPPER
CYP = CYPRESS P = PINE
E = EUCALYPTUS R = REDWOOD
H = HOLLY TR = TREE
O = OAK W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT 100, A MAGNETIC NAIL LOCATED APPROXIMATELY 16.7' NORTH AND 17.2' WEST FROM THE MOST WESTEARLY PROPERTY CORNER, ELEVATION = 100.0' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (1/3/2022) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

PROFESSIONAL LAND SURVEYOR ★ GUY R. GIRAUDO ★ EXP. 12-31-23 ★ No. 8703 ★ STATE OF CALIFORNIA

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

LANDSET ENGINEERS, INC.
520-B Cosy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2019043470
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL BY THE SEA, CALIFORNIA

FOR

LEWIS BUILDERS

A.P.N.: 010-092-012

CONTACT INFORMATION:

OWNER:
LEWIS BUILDERS
3706 THE BARNYARD G11
CARMEL, CA 93923

SITE LOCATION:
SE CORNER OF 5th AVENUE AND TORRES ST.
CARMEL BY THE SEA, CA 93921

SCALE: 1" = 8'
DATE: JAN 2022
JOB NO. 2440-01

No.	DATE	BY	REVISION
	1/18/22	AL	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

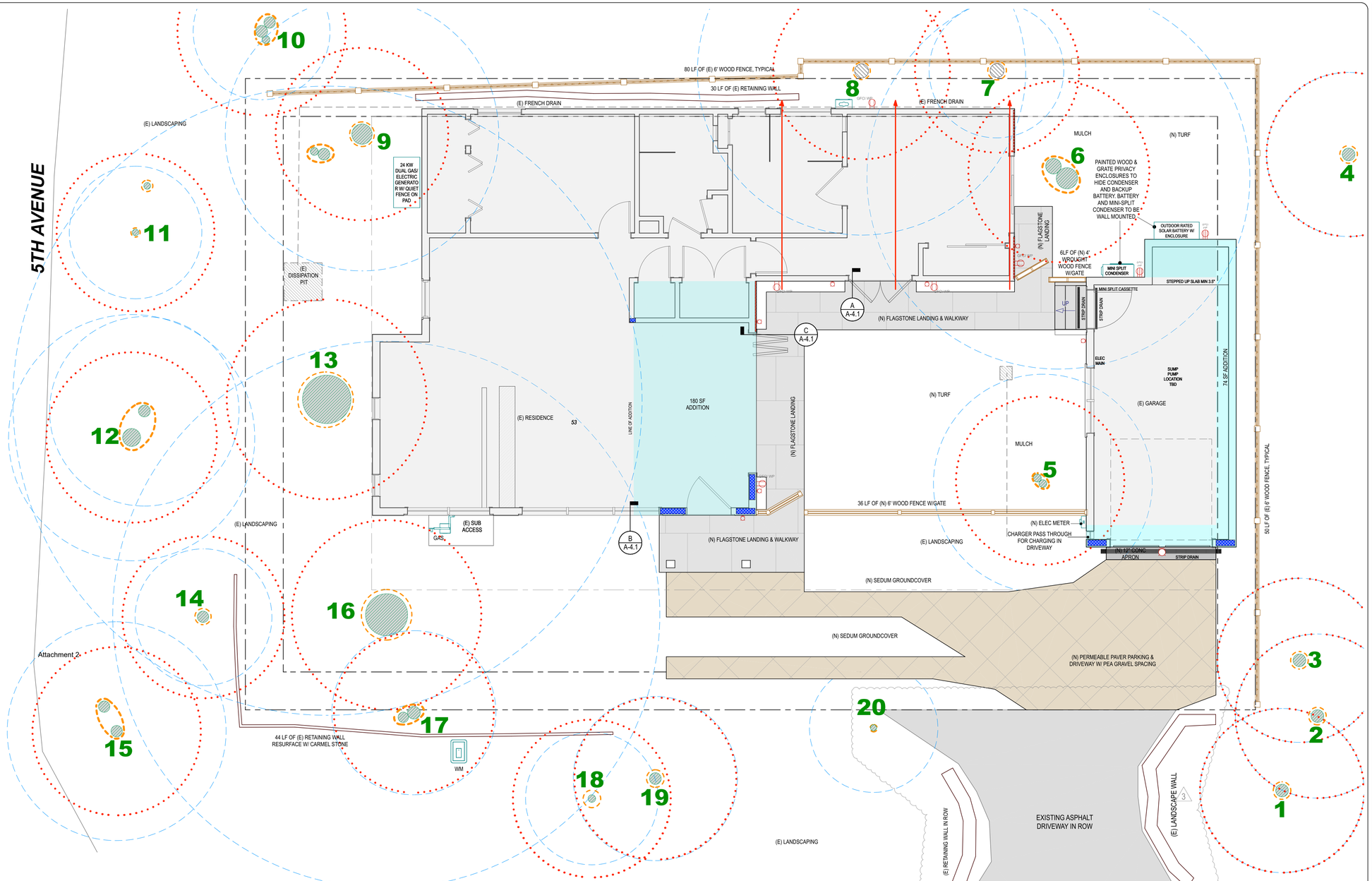
REE SURVEY
UMBERS
1. MONT PINE 12"
2. OAK 12"
3. MONT PINE 12"
4. OAK 12"
5. OAK 16"
6. OAK 28"
7. OAK 11"
8. OAK 23"
9. OAK 20"
0. OAK 15"
1. OAK 6"
2. OAK 17"
3. MONT PINE 46"
4. OAK 9"
5. OAK 15.5"
6. MONT PINE 40"
7. MONT PINE 8"
8. OAK 6"
9. OAK 11"
0. WHITE OAK 2"

STRUCTURAL ROOT ZONE TABLE

TRUNK DIAMETER IN INCHES	STRUCTURAL ROOT ZONE IN INCHES	DIAMETER THROUGH CENTER OF TREE
2	60	122
4	60	124
6	60	126
8	60	128
10	60	130
12	72	156
14	84	182
16	96	208
18	108	234
20	120	260
22	132	286
24	144	312
26	156	338
28	168	364
30	180	390
32	192	416
36	216	468
38	228	494
40	240	520
42	252	546
44	264	572
46	276	598

LEGEND

- TREE PROTECTION FENCING
- STRUCTURAL ROOT ZONE
- NO EXCAVATION ZONE



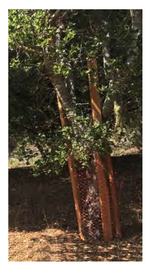
SITE COVERAGE BROUGHT INTO COMPLIANCE.

GARAGE ENLARGED TO SOUTH AND WEST.

TREE PROTECTION PLAN
SCALE: 1/4"=1'

TREE PROTECTION NOTES

1) PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
   A) EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
   B) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
2) 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.
3) TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
4) THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
5) 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.
6) 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.


OAK

CONIFER

CLUSTER

TREE

VERSION: 2.3
DATE: 3/2/23
PLANNING

TREE PROTECTION PLAN

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/#1	ER
2	11.25.22 PLN R/#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

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CA. LICENSE
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CARMEL CA 93923
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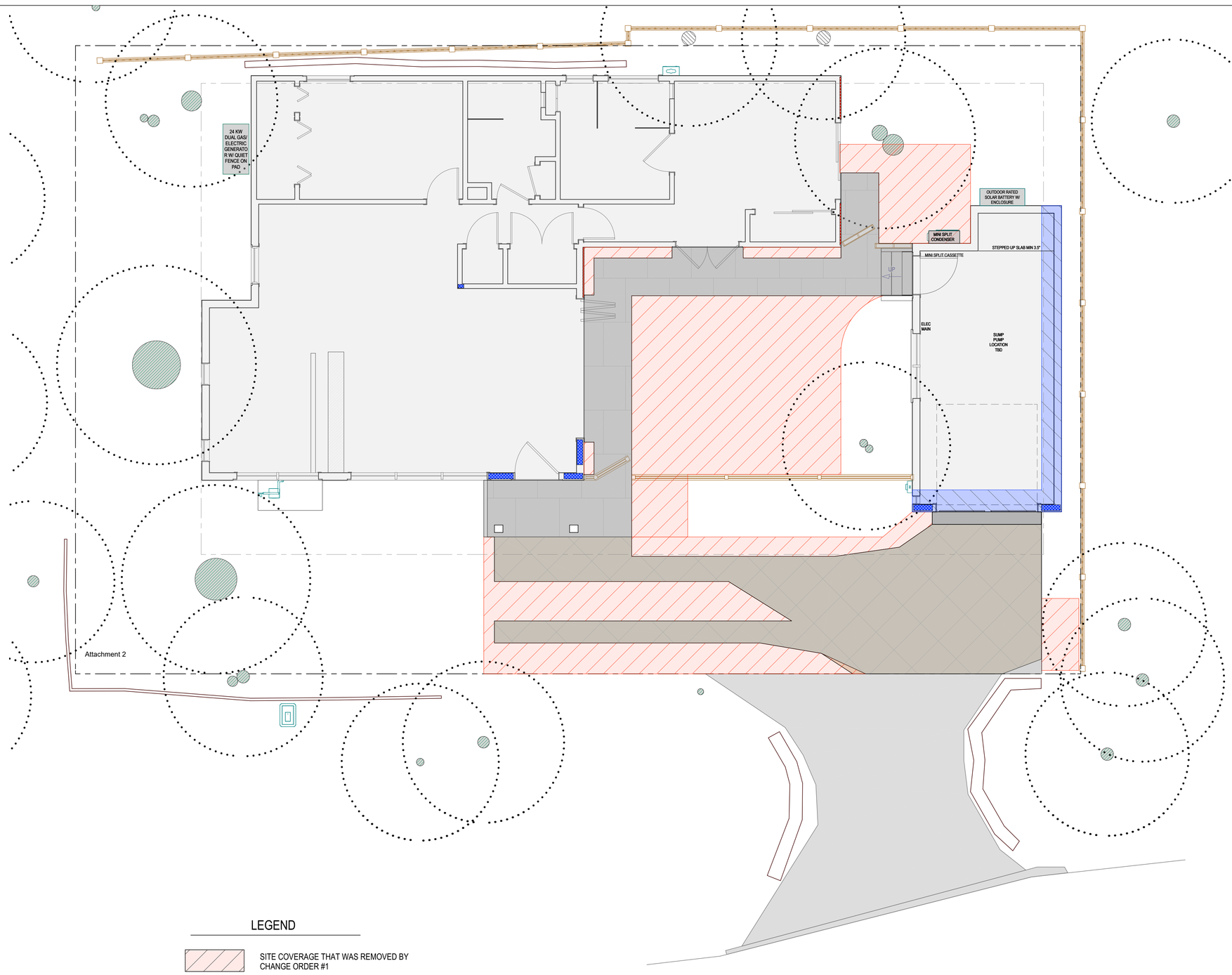
LB LEWIS BUILDERS DESIGN + BUILD



LEGEND

- SITE COVERAGE THAT WAS REMOVED BY CHANGE ORDER #1
- CHANGE ORDER #1 GARAGE EXPANSION
- CHANGE ORDER #1 SITE COVERAGE

INITIAL PLANNING SUBMITTAL REDUCED SQUARE FOOTAGE 2X THE SIZE OF RESIDENCE ADDITION.

CHANGE ORDER #1 SUBMITTAL BRINGS SITE COVERAGE INTO COMPLIANCE.

COMPARISON PLAN SHOWS AREAS OF COVERAGE REMOVED, THE COVERAGE PROPOSED FOR CHANGE ORDER #1 AND THE PROPOSED EXPANSION OF THE GARAGE.

CHANGE ORDER #1 SITE COMPARISON

SCALE: 1/4"=1'

C01

VERSION: 2.3

DATE: 3/2/23

PLANNING

C01 SITE COMPARISON

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R F#1	ER
2	11.25.22 PLN RF#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
4	02.07.23 RFI VOLUME STUDY	ER
5	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

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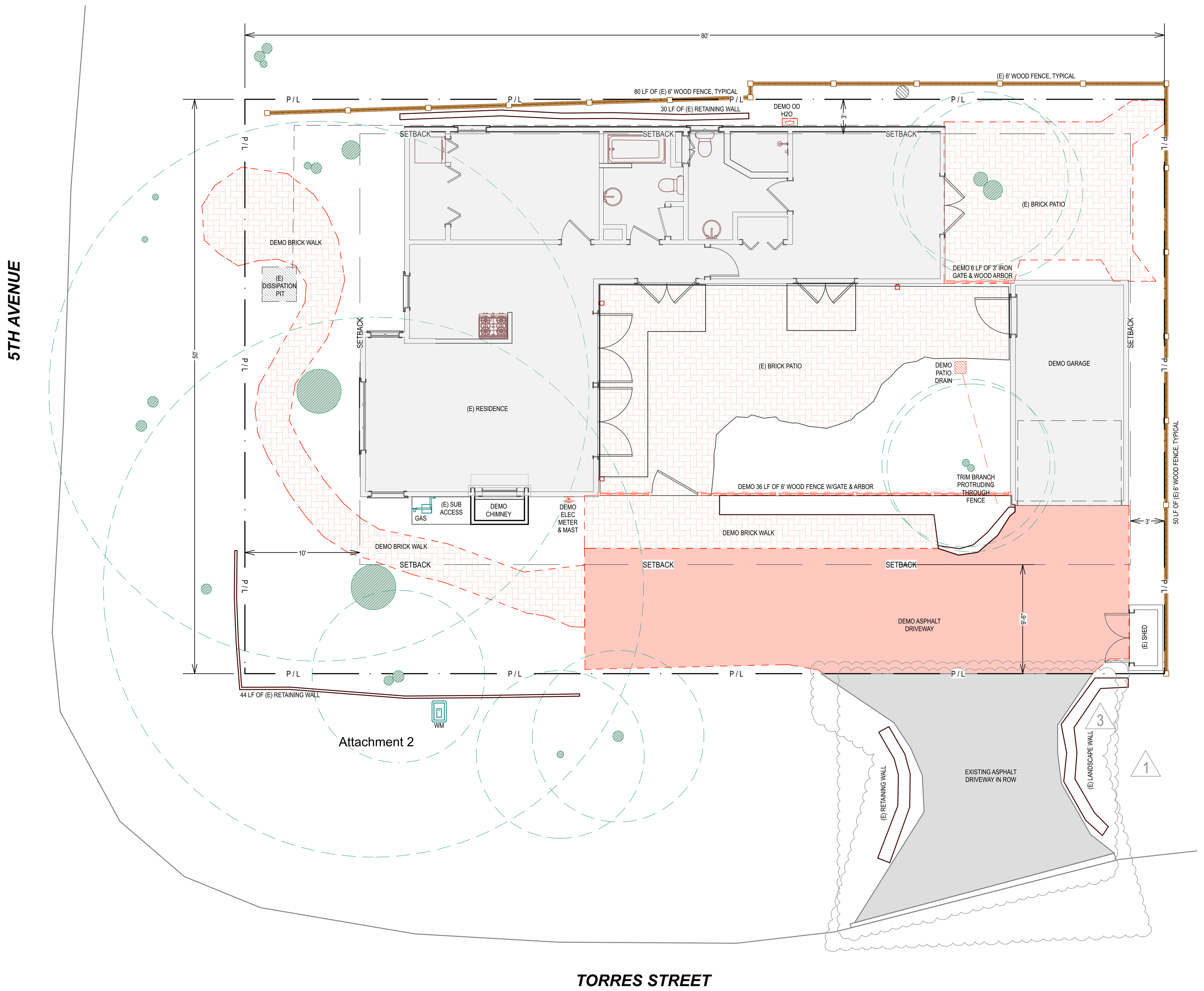
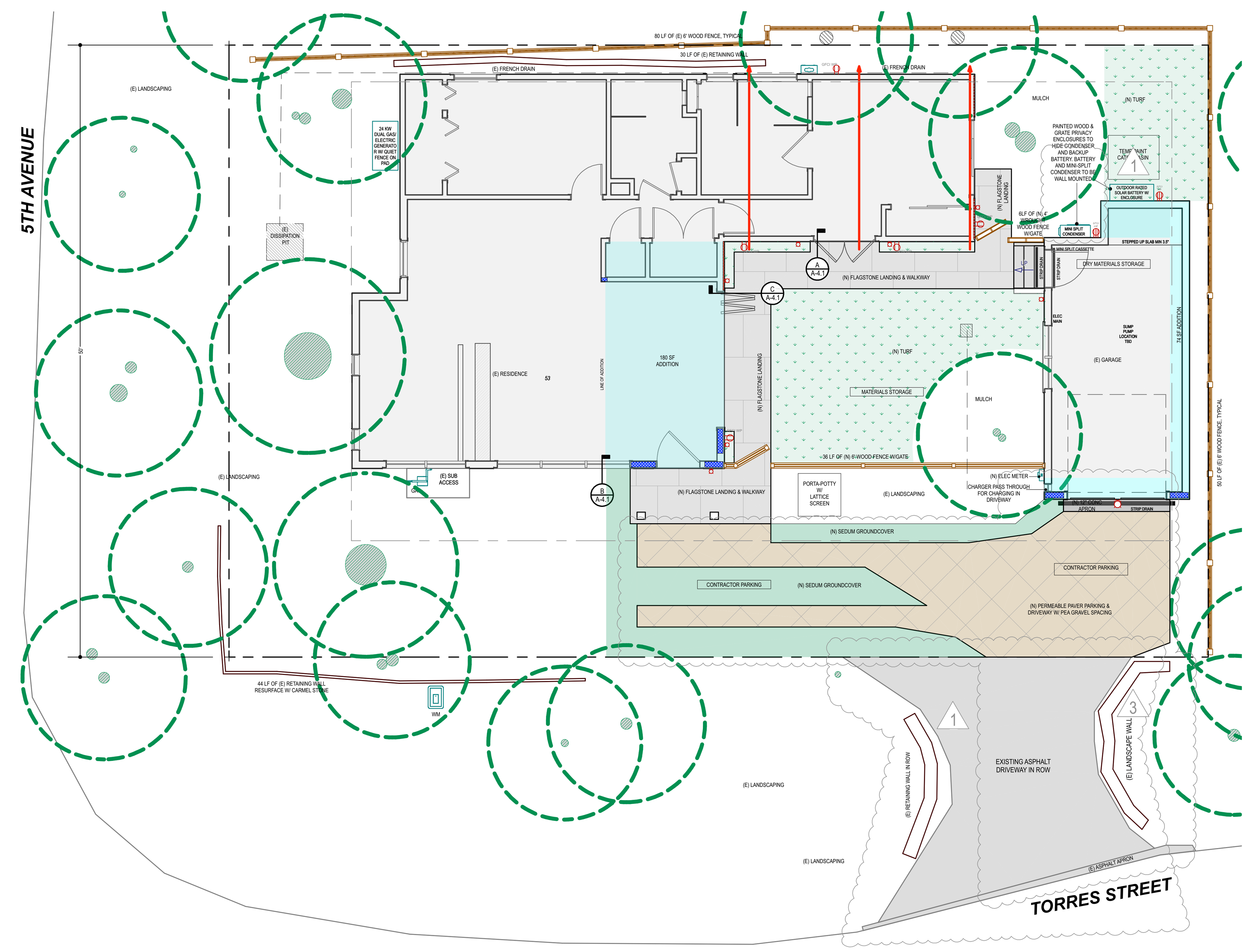


EXISTING SITE PLAN

SCALE: 1/8"=1'

0 5 10 20 50



SITE COVERAGE BROUGHT INTO COMPLIANCE.

GARAGE ENLARGED TO SOUTH AND WEST.

△2

PROPOSED SITE PLAN

SCALE: 1/8"=1'

SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR LOCATION OF TREES, UTILITIES, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, RETAINING WALLS AND RESIDENCE FLOOR ELEVATION.

LEGEND

- AREAS OF ADDITION (CONDITIONED SPACE)
- PERMEABLE PAVER DRIVEWAY
- IMPERVIOUS PAVER WALKWAY OR LANDING
- STRUCTURAL ROOT ZONE
- AREA OF MINOR REGRADING (CUT)
- DEMO ITEMS
- △3 EXTERIOR LIGHTING - SEE SHEET L-1.1 FOR SPEC

A-1.1

VERSION: 2.3

DATE: 3/2/23

PLANNING

SITE PLANS

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN RFI#1	ER		02.07.23 RFI VOLUME STUDY	ER
2	11.25.22 PLN RFI#2/CO#1	ER		03.02.23 PLN RFI OTC	ER
3	12.19.22 PLN CO#2	ER			

GIVENS ADDITION & REMODEL

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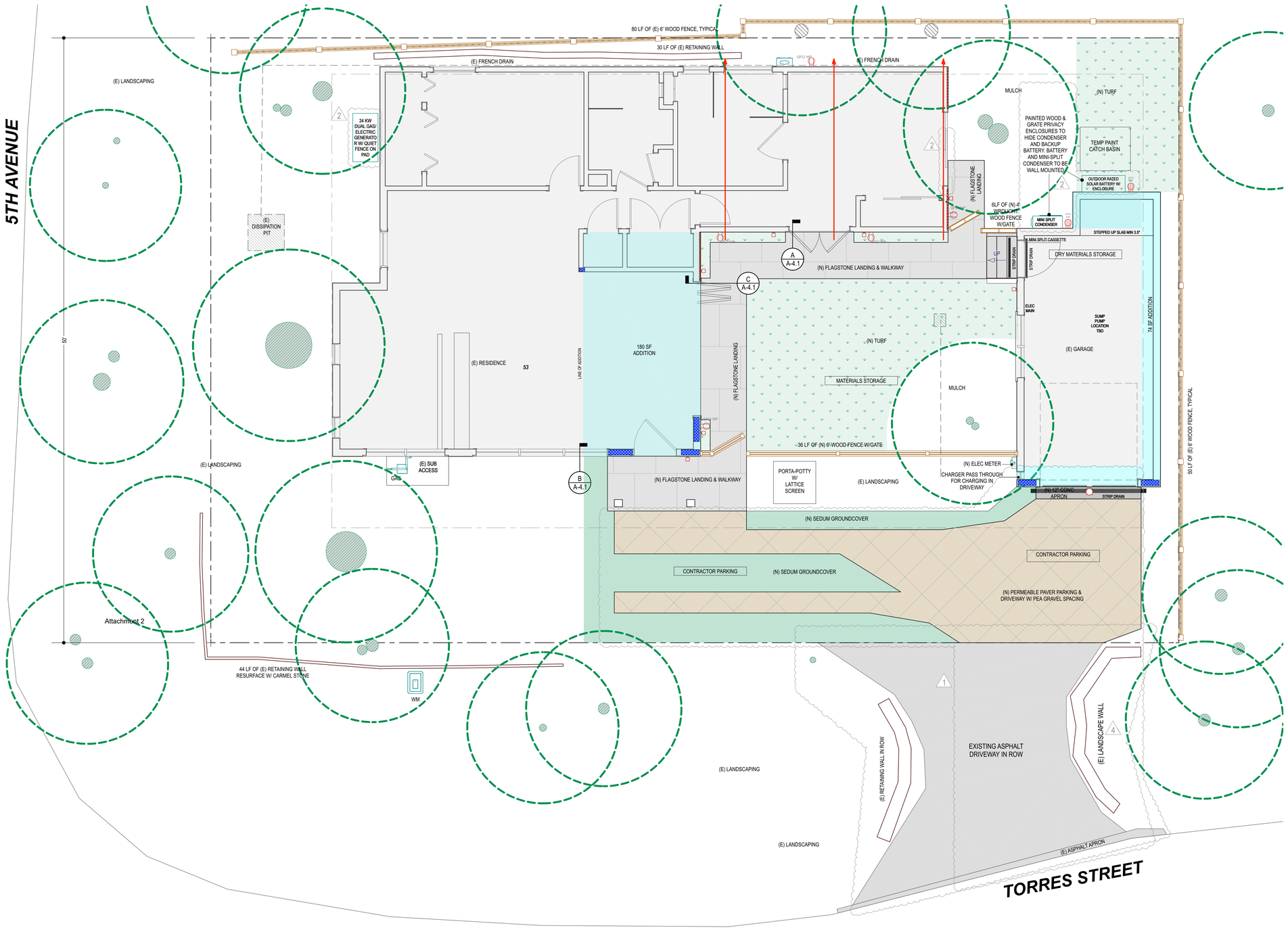

PROPOSED SITE PLAN

SCALE: 1/4"=1'

0 1 3 5 10 20

SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.

LOCATION OF PG&E LINE BURIAL TBD

LEGEND

- AREAS OF ADDITION (CONDITIONED SPACE)
- PERMEABLE PAVER DRIVEWAY
- IMPERVIOUS PAVER WALKWAY OR LANDING
- STRUCTURAL ROOT ZONE
- AREA OF MINOR REGRADING (CUT)
- 3 EXTERIOR LIGHTING - SEE SHEET L-1.1 FOR SPEC

SITE COVERAGE BROUGHT INTO COMPLIANCE.

GARAGE ENLARGED TO SOUTH AND WEST. 2

A-1.2

VERSION: 2.3

DATE: 3/2/23

PLANNING

PROPOSED SITE PLAN

REV #	DATE / DESCRIPTION	BY
	09.12.22 PLN R/F#1	ER
1	11.25.22 PLN R/F#2/CO#1	ER
2	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

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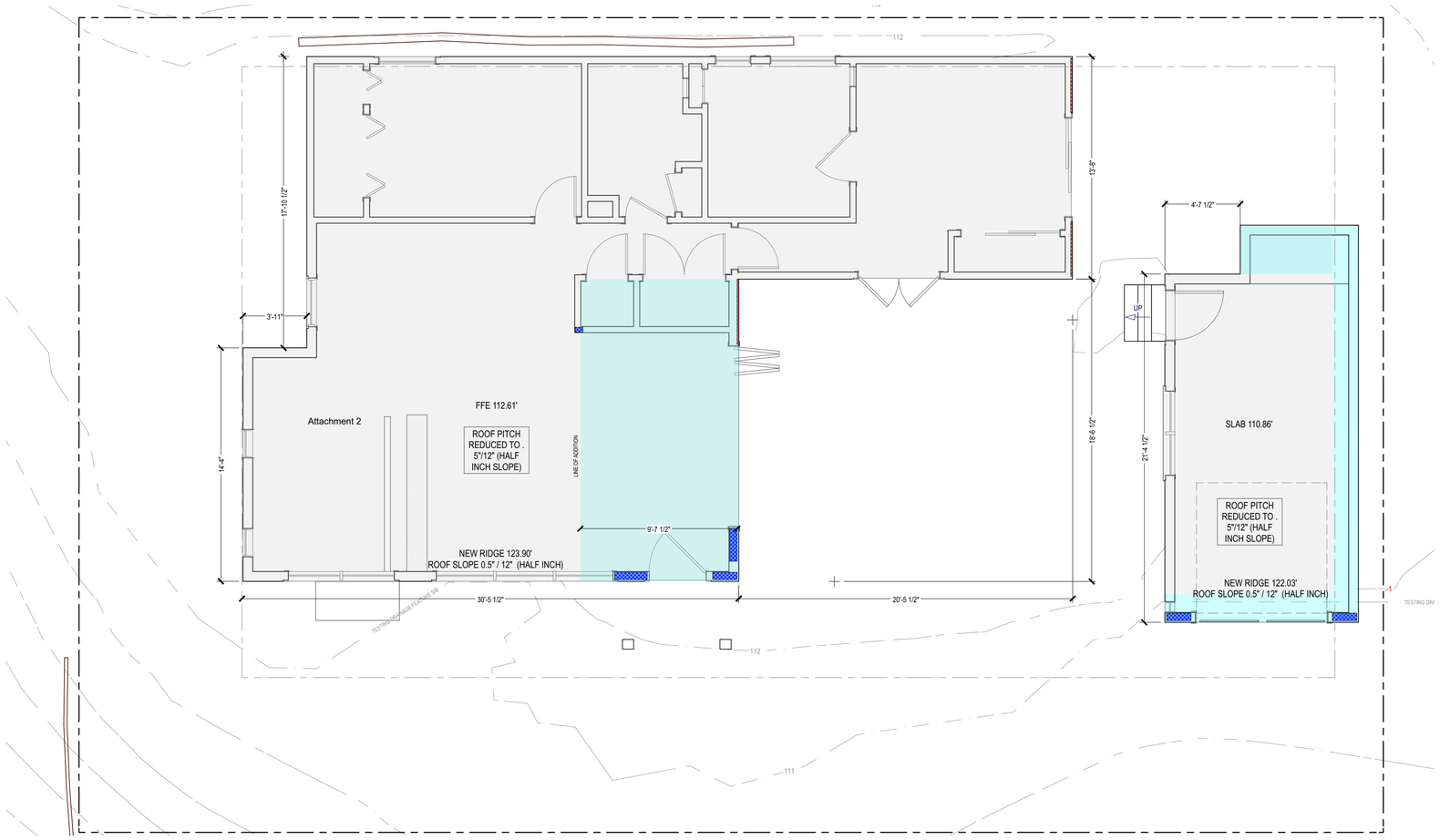
PROPOSED WEST ELEVATION

SCALE: 1/4"=1'



VOLUME STUDY PLAN

SCALE: 1/4"=1'

0 1 3 5 10 20

SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.

Exterior Volume Handout

Allowed Volume Worksheet
(include with application materials)

Project Address:_____ **Site Area:**_____

Property Owner Name(s):_____

1. Total Base Floor Area Allowed (not including basement bonus): _____sq. ft.
2. Total Base Floor Area Proposed (not including basement bonus): _____sq. ft.

PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):		sq. ft.	X(12)=		cu. ft.
b. One Story Floor Area (less than 3:12):		sq. ft.	X(11)=		cu. ft.
c. Two Story Floor Area (3:12 or greater):		sq. ft.	X(11)=		cu. ft.
d. Two Story Floor Area (less than 3:12):		sq. ft.	X(10)=		cu. ft.
e. Unused floor area or basement floor area not including bonus:		sq. ft.	X(12)=		cu. ft.
Total Allowed Volume			=		**cu. ft.**

Example: A 1,700 square foot residence on a 4,000 square foot site. The residence includes 1,200 sq. ft. on the main level and 500 sq. ft. on the upper level, both with a roof pitch of 6:12.

PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	1,200	sq. ft.	X(12)=	14,400	cu. ft.
b. One Story Floor Area (less than 3:12):		sq. ft.	X(11)=		cu. ft.
c. Two Story Floor Area (3:12 or greater):	500	sq. ft.	X(11)=	5,500	cu. ft.
d. Two Story Floor Area (less than 3:12):		sq. ft.	X(10)=		cu. ft.
e. Unused floor area or basement floor area not including bonus:	100	sq. ft.	X(12)=	1,200	cu. ft.
Total Allowed Volume			=	**21,100**	**cu. ft.**

A-1.3

VERSION: 2.3
DATE: 3/2/23
PLANNING

VOLUME STUDY PLAN

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/F#1	ER
2	11.25.22 PLN R/F#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
4	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES , CARMEL , CALIFORNIA
APN 010-092-012-000

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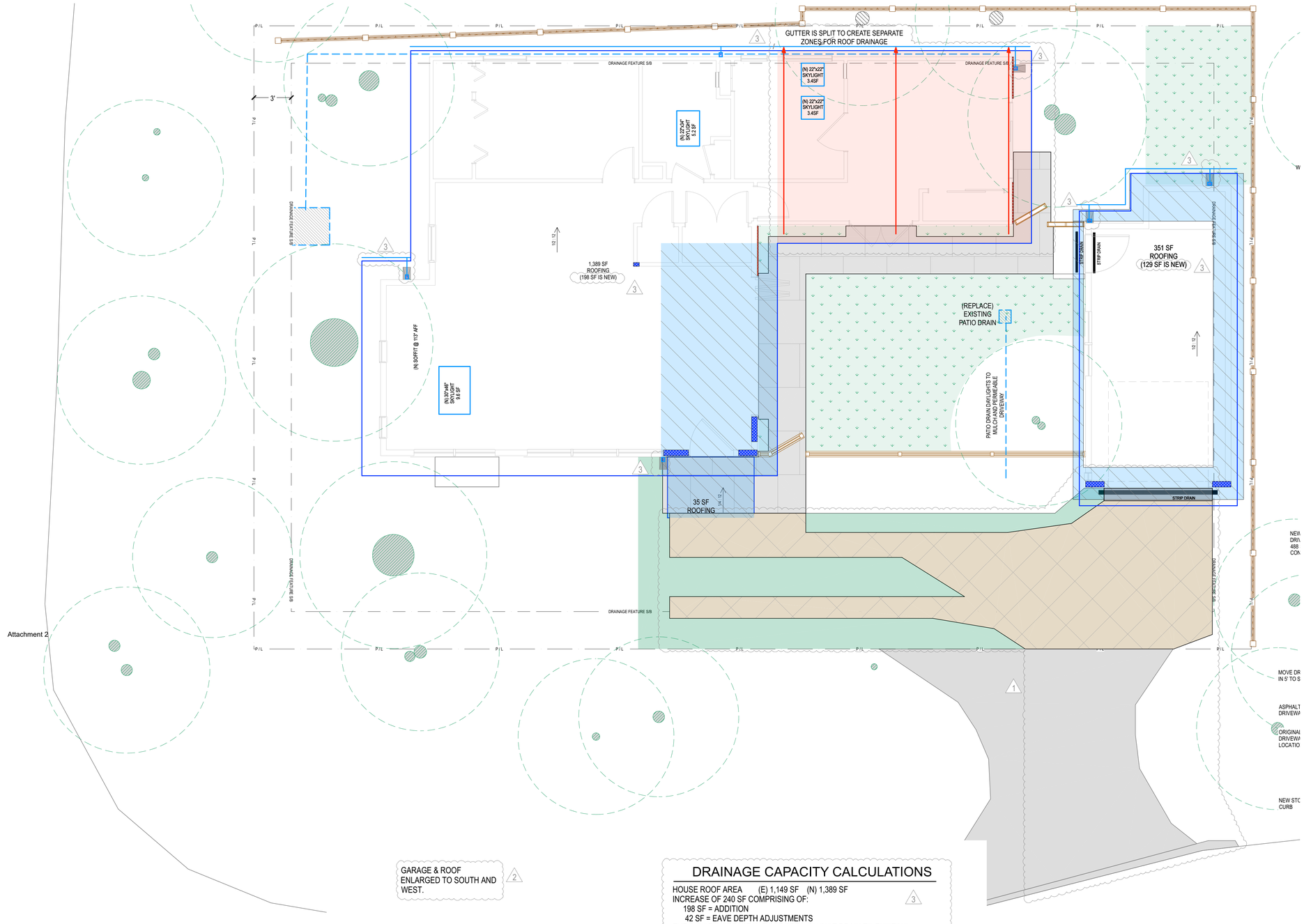

GARAGE & ROOF ENLARGED TO SOUTH AND WEST.

GUTTER & DOWNSPOUT NOTES

1. NEW WHITE (MATCH FASCIA COLOR) METAL GUTTERS WHERE AS SHOWN
2. NEW WHITE (MATCH COLOR OF HOUSE) METAL DOWNSPOUTS WHERE SHOWN
3. ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS OR BURIED PIPE CONNECTED TO EXISTING INFILTRATION TRENCH.

SCOPE OF WORK: DRAINAGE

EXISTING CONDITIONS

(E) FRENCH DRAIN ALONG (UPSLOPE) EAST FOUNDATION OF HOUSE.
(E) FRENCH DRAIN & (E) HOUSE GUTTERS FEED TO (E) DISSIPATION PIT IN NORTH YARD.

ALTERATIONS

RECONFIGURE NEW WHITE METAL GUTTERS & DOWNSPOUTS ON RESIDENCE. TIE TO (E) DOWNSPOUT-DRAIN CONNECTIONS AT EAST FOUNDATION.
RESIDENCE DOWNSPOUTS TIE INTO EXISTING DRAIN AND DISSPIATION PIT.
EXISTING DRAIN SYSTEM IN PATIO TO REMAIN, WITH RELOCATION OF DRAIN GRATE.
EXISTING PATIO DRAIN DAYLIGHTS TO ASPHALT DRIVEWAY.
PATIO DRAIN DAYLIGHTING WILL NOW USE PERMEABLE GRASS PAVER DRIEWAY IN LIEU OF DISPPIATION PIT.
NEW DOWNSPOUTS ON GARAGE WITH NEW TIE TO EXISTING DRAIN SYSTEM IN PATIO (DAYLIGHTS TO MULCH AND PERMEABLE DRIVEWAY).

PROPOSED PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1/4"=1'

SEE SURVEY DATED JANUARY 2022 BY LANDSET ENGINEERS INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.

0 1 3 5 10 20

DRAINAGE CAPACITY CALCULATIONS

HOUSE ROOF AREA (E) 1,149 SF (N) 1,389 SF
INCREASE OF 240 SF COMPRISING OF:
198 SF = ADDITION
42 SF = EAVE DEPTH ADJUSTMENTS
THE 240 SF INCREASE IN ROOF AREA CANNOT DRAIN TO EXISTING DISSIPATION PIT/ FRENCH DRAIN SYSTEM ON EAST EAVE OF HOUSE. AT LEAST 240SF OF ROOF AREA MUST BE ACCOMODATED BY A SEPARATE GUTTER & DOWNSPOUT SYSTEM
315 SF OF TOTAL ROOF AREA NOW DRAINS TO A NEW, SEPARATE GUTTER & DOWNSPOUT ON EAST EAVE OF HOUSE. ALL FLOW FROM THE HOUSE GUTTERS ON THE EAST EAVE, BUT THE GUTTER IS NOW SPLIT, DIVERTING 315 SF OF ROOF AREA FLOWS TO THE NEW DOWNSPOUT.
THE 315 SF DIVERSION MEETS AND EXCEEDS THE 240 SF MINIMUM REQUIRED.

ENTRY ROOF AREA (E) NONE (N) 35 SF
INCREASE OF 35 SF ACCOMODATED WITH 1 NEW DOWNSPOUT

GARAGE ROOF AREA (E) 206 SF (N) 351 SF
INCREASE OF 145 SF ACCOMODATED WITH 1 ADDITIONAL DOWNSPOUT

ALL NEW DOWNSPOUTS TERMINATE TO SPLASH BLOCKS ATOP FULLY PERMEABLE LANDSCAPING.

LEGEND

- NEW ROOF COVERAGE (ADDITION AREAS OR EAVE CHANGES)
- DS — DOWNSPOUT (WHITE METAL) W/ STANDARD SPLASH BLOCK
- DRAINAGE DIVERTED TO NEW SPLIT GUTTER & SPLASH BLOCK SYSTEM
- DS — DOWNSPOUT (WHITE METAL)
- GUTTER (WHITE METAL)
- BURIED PIPE TO DRAIN OR DISSIPATION PIT
- AREA OF DRIVEWAY CUT & REGRADING (MINOR)

A-1.4

VERSION: 2.3
DATE: 3/2/23
PLANNING

DRAINAGE & GRADING PLAN

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/#1	ER
2	11.25.22 PLN R/#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

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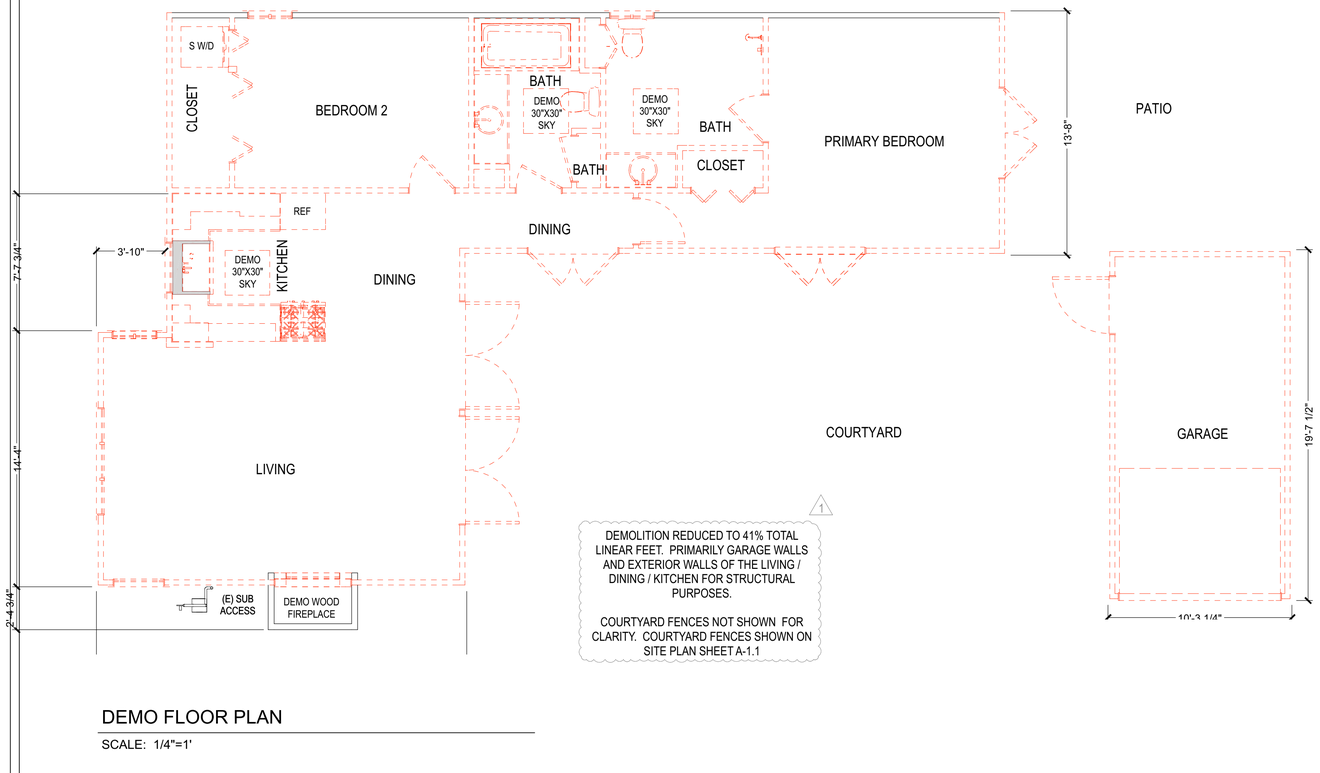
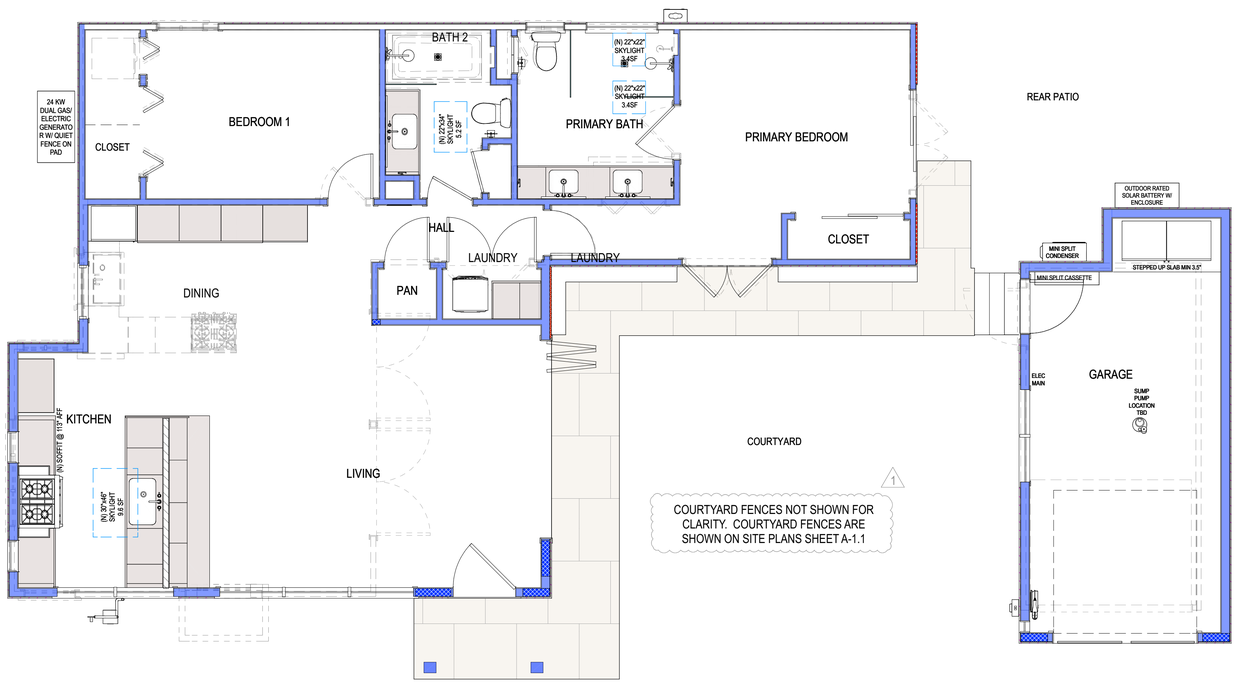


DEMO FLOOR PLAN

SCALE: 1/4"=1'

Attachment 2

NO CHANGE TO FFE OF RESIDENCE OR GARAGE. ADDITIONS EXTEND THE FFE OF THEIR RESPECTIVE SPACE.



PROPOSED PLAN WITH DEMO UNDERLAY

SCALE: 1/4"=1'

FLOOR PLAN NOTES

1 ALL NEW STUDS PER STRUCTURAL PLANS UNO.

2 GLASS SHOWER WALL NOTES:

A) GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.

B) UNLESS NOTED AS CURBLESS, SHOWERS SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2 " AND NOT MORE THAN 9 " ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 " INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22 " UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.

C) ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.

D) SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.

E) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.

0 1 3 5 10 20

LEGEND

- EXISTING
- NEW WALLS
- DEMO ITEMS
- AREAS OF ADDITION (CONDITIONED SPACE)

A-2.1

VERSION: 2.3

DATE: 3/2/23

PLANNING

DEMO FLOOR PLANS

REV #	DATE / DESCRIPTION	BY
	09.12.22 PLN RF#1	ER
1	11.25.22 PLN RF#2/CO#1	ER
	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

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APN 010-092-012-000

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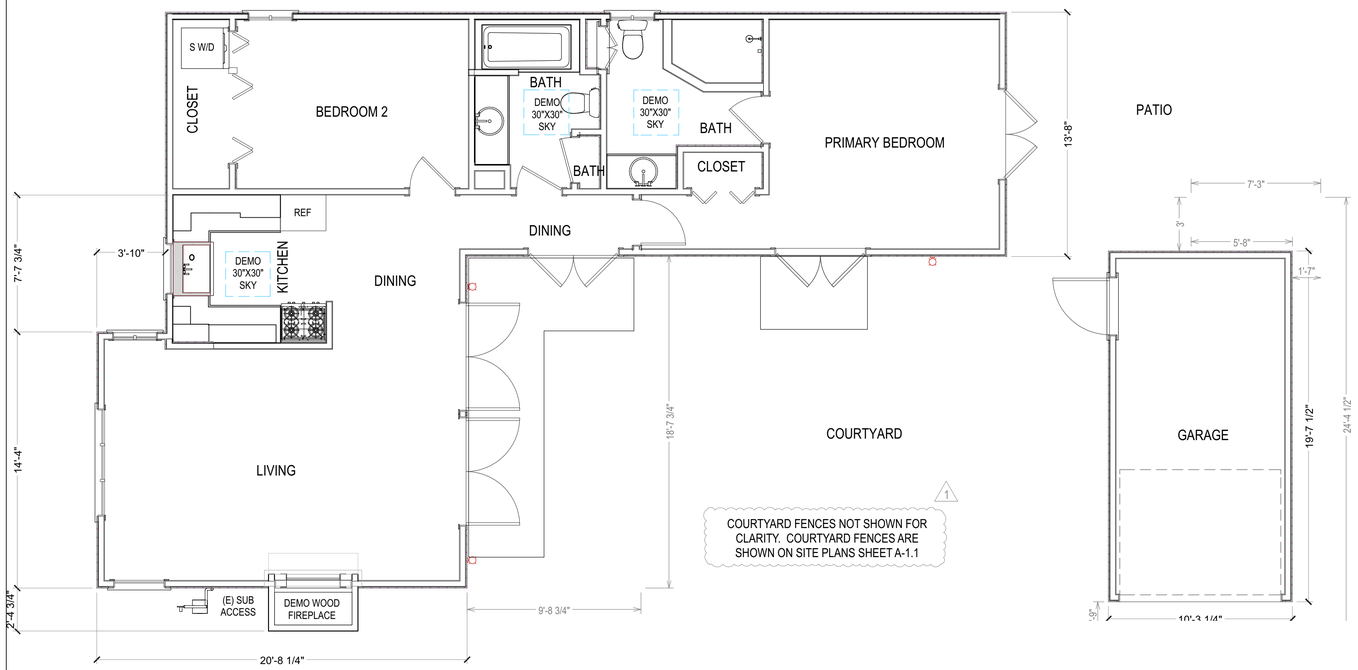

EXISTING FLOOR PLAN

SCALE: 1/4"=1'

NO CHANGE TO FFE OF RESIDENCE OR GARAGE. ADDITIONS EXTEND THE FFE OF THEIR RESPECTIVE SPACE.

FLOOR PLAN NOTES

1 ALL NEW STUDS PER STRUCTURAL PLANS UNO.

2 GLASS SHOWER WALL NOTES:

A) GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.

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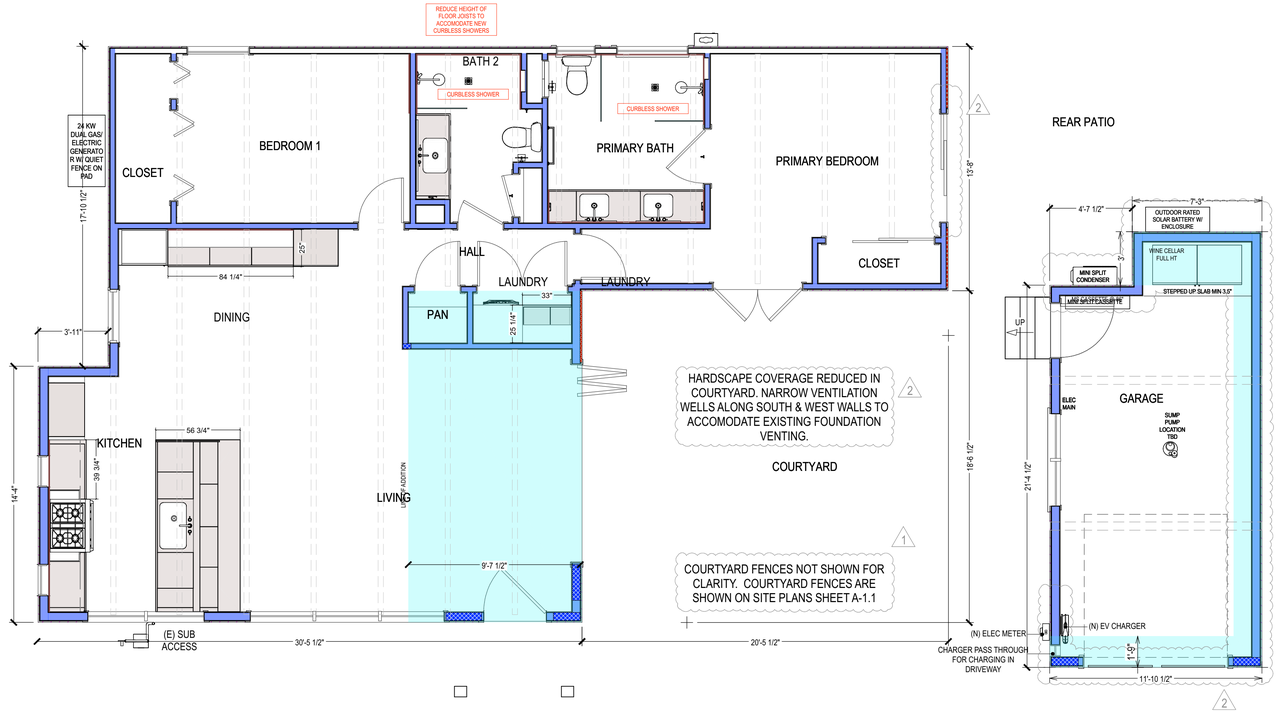
0 1 3 5 10 20

LEGEND

- EXISTING
- NEW WALLS
- DEMO ITEMS
- AREAS OF ADDITION (CONDITIONED SPACE)

Attachment 2



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'

A-2.2

VERSION: 2.3

DATE: 3/2/23

PLANNING

EXISTING & PROPOSED FLOOR PLANS

REV #	DATE / DESCRIPTION	BY
	09.12.22 PLN R/#1	ER
	11.25.22 PLN R/#2/CO#1	ER
	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

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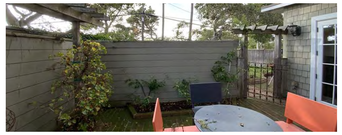
LB DESIGN + BUILD

ADDRESS IDENTIFICATION

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

AREA OF LIVING ROOM ADDITION



AREA OF GARAGE ADDITION

AREA OF GARAGE & PATIO REMODEL

EXISTING WEST (FRONT) ELEVATION: TORRES STREET

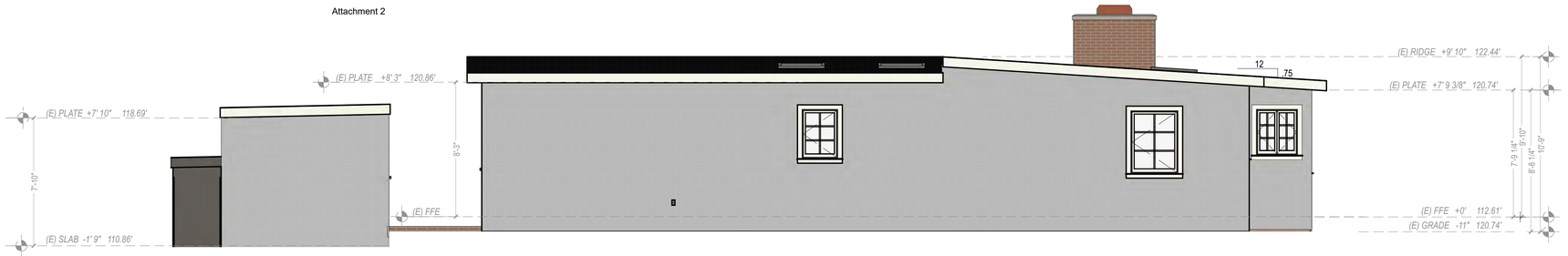
SCALE: 1/4"=1'

PROPOSED WEST (FRONT) ELEVATION: TORRES STREET

SCALE: 1/4"=1'

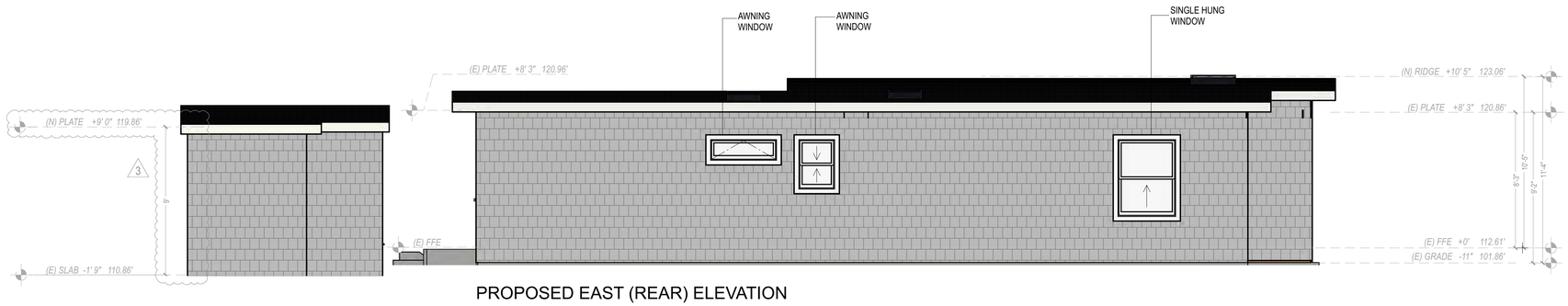
FENCES NOT SHOWN FOR CLARITY

Attachment 2



EXISTING EAST (REAR) ELEVATION

SCALE: 1/4"=1'



PROPOSED EAST (REAR) ELEVATION

SCALE: 1/4"=1'

1

ABSOLUTE ELEVATION READINGS ADDED TO ALL STORY POLES.

ADDITIONAL READINGS ADDED RELATIVE TO AVERAGE NATURAL GRADE (ANG) TO ALL ELEVATIONS.

WINDOW & DOOR OPERABILITY ADDED TO ALL ELEVATIONS

0 1 3 5 10 20

A-3.1

VERSION: 2.3

DATE: 3/2/23

PLANNING

ELEVATIONS: FRONT (W) & REAR (E)

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/#1	ER
2	11.25.22 PLN R/#2/CO#1	ER
3	12.19.22 PLN CO#2	ER

REV #	DATE / DESCRIPTION	BY
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

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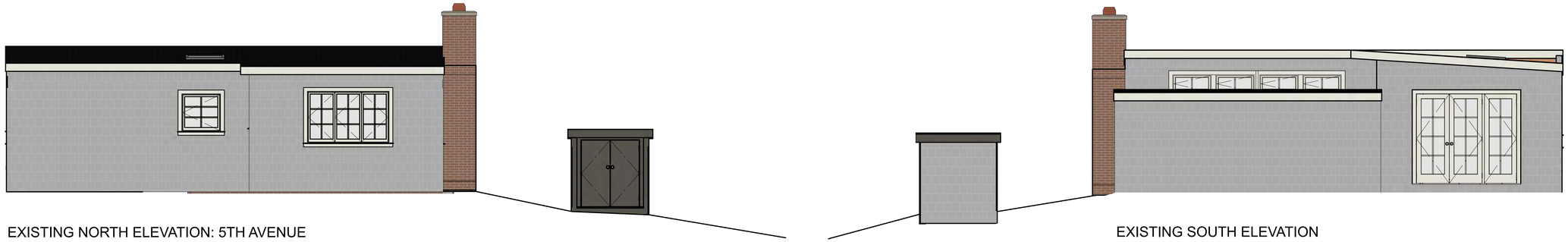
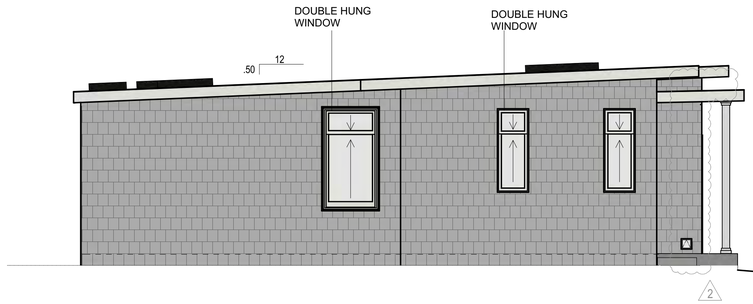


EXISTING NORTH ELEVATION: 5TH AVENUE

SCALE: 1/4"=1'

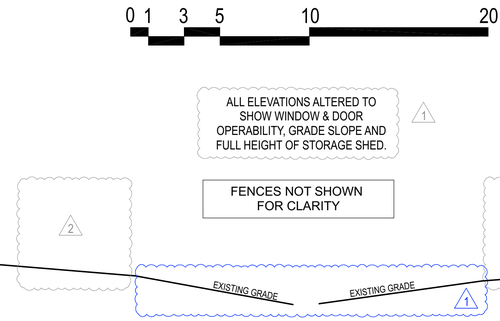
EXISTING SOUTH ELEVATION

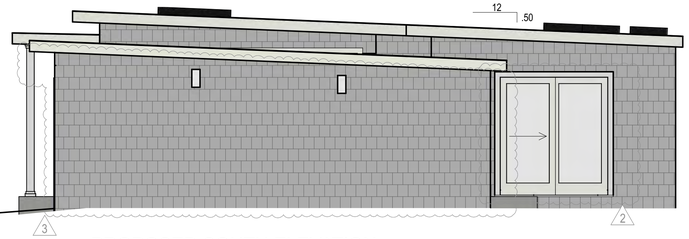
SCALE: 1/4"=1'



PROPOSED NORTH ELEVATION : 5TH AVENUE

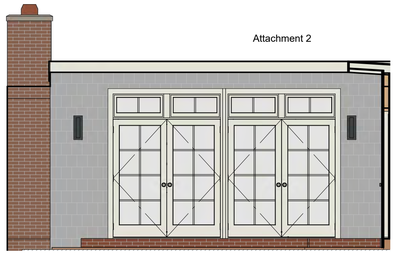
SCALE: 1/4"=1'





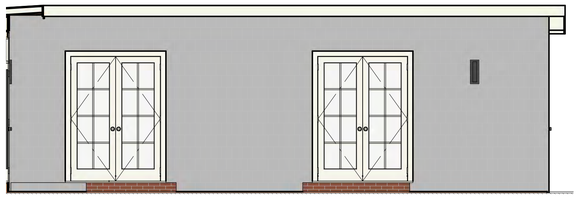
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'



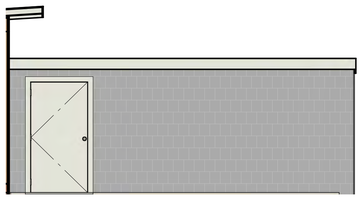
SOUTH ELEVATION : COURTYARD

SCALE: 1/4"=1'



EXISTING WEST ELEVATION : COURTYARD

SCALE: 1/4"=1'

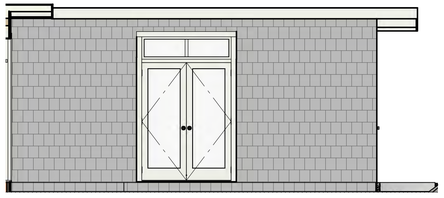


EXISTING NORTH ELEVATION : COURTYARD TOWARD GARAGE

SCALE: 1/4"=1'

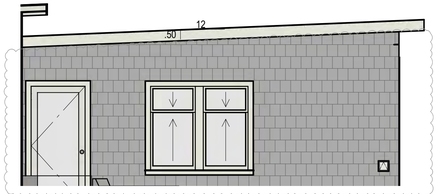
PROPOSED SOUTH ELEVATION : COURTYARD

SCALE: 1/4"=1'



PROPOSED WEST ELEVATION : COURTYARD

SCALE: 1/4"=1'



PROPOSED NORTH ELEVATION : COURTYARD TOWARD GARAGE

SCALE: 1/4"=1'

A-3.2

VERSION: 2.3

DATE: 3/2/23

PLANNING

ELEVATIONS: SIDES (N & S) & COURTYARD

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/#1	ER
2	11.25.22 PLN R/#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
4	02.07.23 RFI VOLUME STUDY	ER
5	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

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APN 010-092-012-000

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EAST NEIGHBOR — GIVENS RESIDENCE

EAST NEIGHBOR — GIVENS RESIDENCE — TORRES ST.

EXISTING PHOTOS: 5TH AVENUE

Attachment 2

5TH AVE — GIVENS RESIDENCE

GIVENS RESIDENCE — SOUTH NEIGHBOR

EXISTING PHOTOS: TORRES STREET

A-3.3

VERSION: 2.3

DATE: 3/2/23

PLANNING

STREETSCAPE ELEVATIONS

REV #	DATE / DESCRIPTION	BY
	09.12.22 PLN R/#1	ER
	02.07.23 RFI VOLUME STUDY	ER
	11.25.22 PLN R/#2/CO#1	ER
	03.02.23 PLN RFI OTC	ER
	12.19.22 PLN CO#2	ER

GIVENS ADDITION & REMODEL

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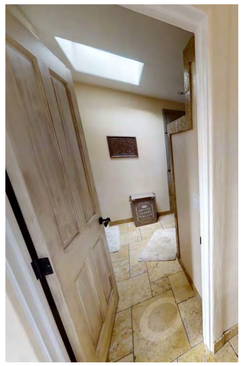
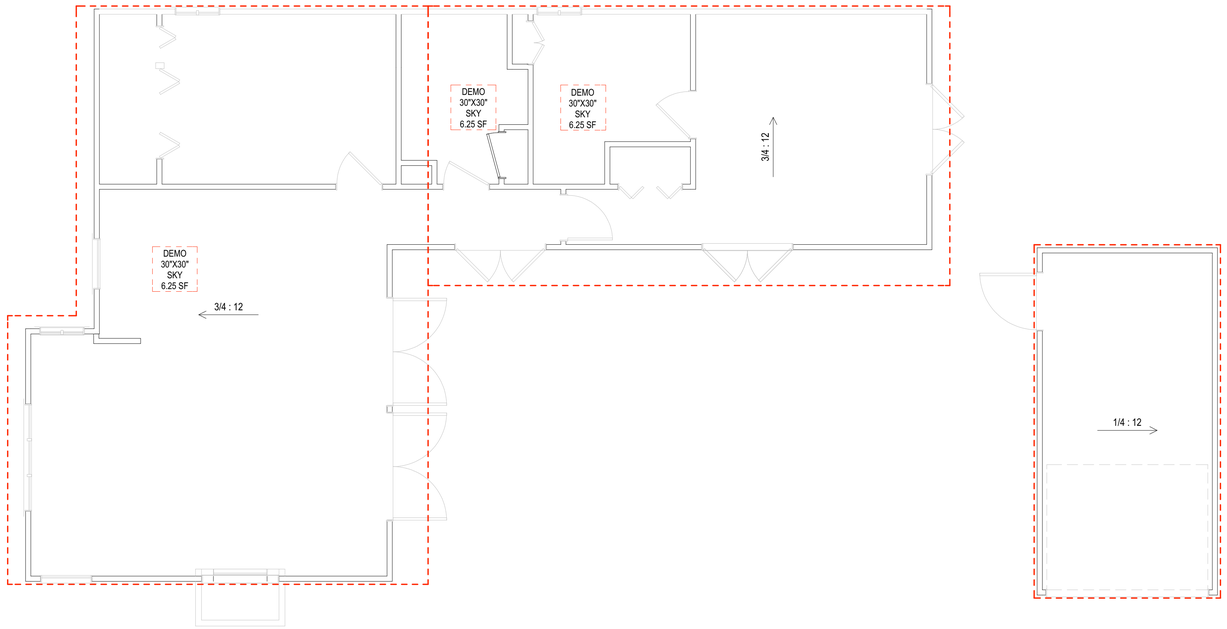
REMOVE 30" X 30" (E) SKYLIGHT
IN KITCHEN

REMOVE 30" X 30" (E) SKYLIGHT
IN BATH 1



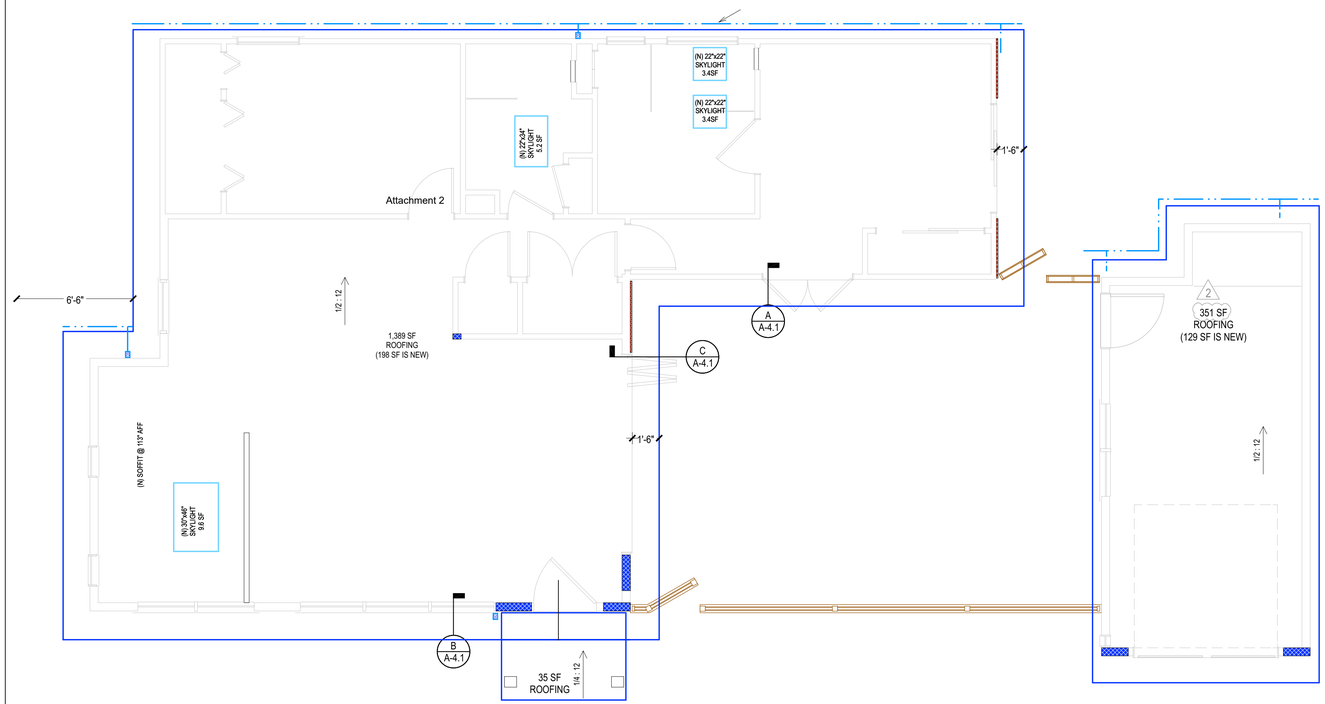
REMOVE 30" X 30" (E) SKYLIGHT
IN PRIMARY BATH

1



EXISTING/DEMO ROOF PLAN

SCALE: 1/4"=1'



PROPOSED ROOF PLAN

SCALE: 1/4"=1'

DIMENSIONS AND SQUARE FOOTAGE ADDED TO ALL (E) AND (P) SKYLIGHTS. PHOTOS OF EXISTING SKYLIGHTS ADDED TO ILLUSTRATE/CONFIRM 30" X 30" DIMENSIONS. 1

ROOFING TO BE BALLAST SYSTEM.

GARAGE ROOF ENLARGED TO SOUTH AND WEST.

HOUSE EAVES REDUCED TO 18".

GARAGE EAVES REDUCED TO 12'. 2

LEGEND

- ROOF DEMO
- NEW ROOF
- GUTTER & DOWNSPOUT (DS)

0 1 3 5 10 20

A-4.1

VERSION: 2.3
DATE: 3/2/23
PLANNING

ROOF PLANS

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN RF#1	ER
	02.07.23 RFI VOLUME STUDY	ER
1	11.25.22 PLN RF#2/CO#1	ER
	03.02.23 PLN RFI OTC	ER
2	12.19.22 PLN CO#2	ER

GIVENS ADDITION & REMODEL

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APN 010-092-012-000

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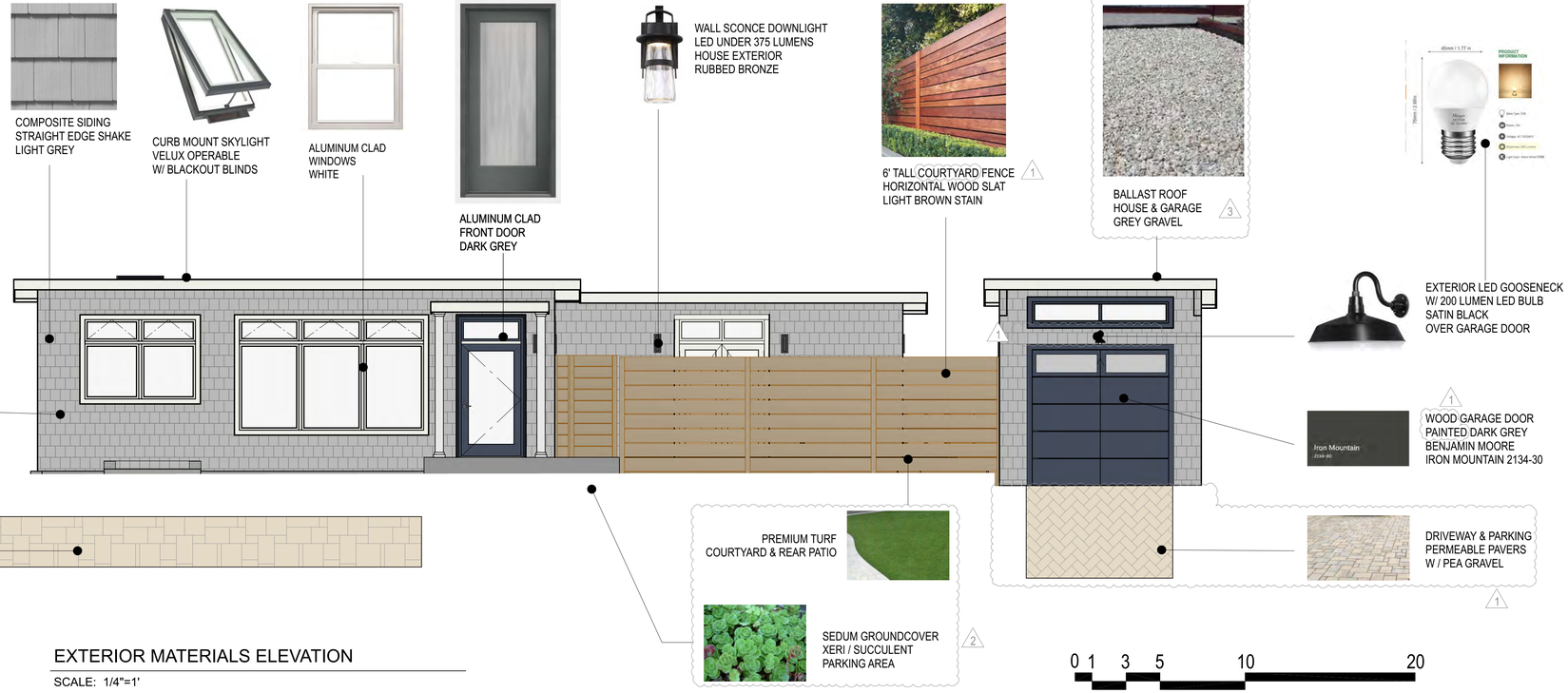
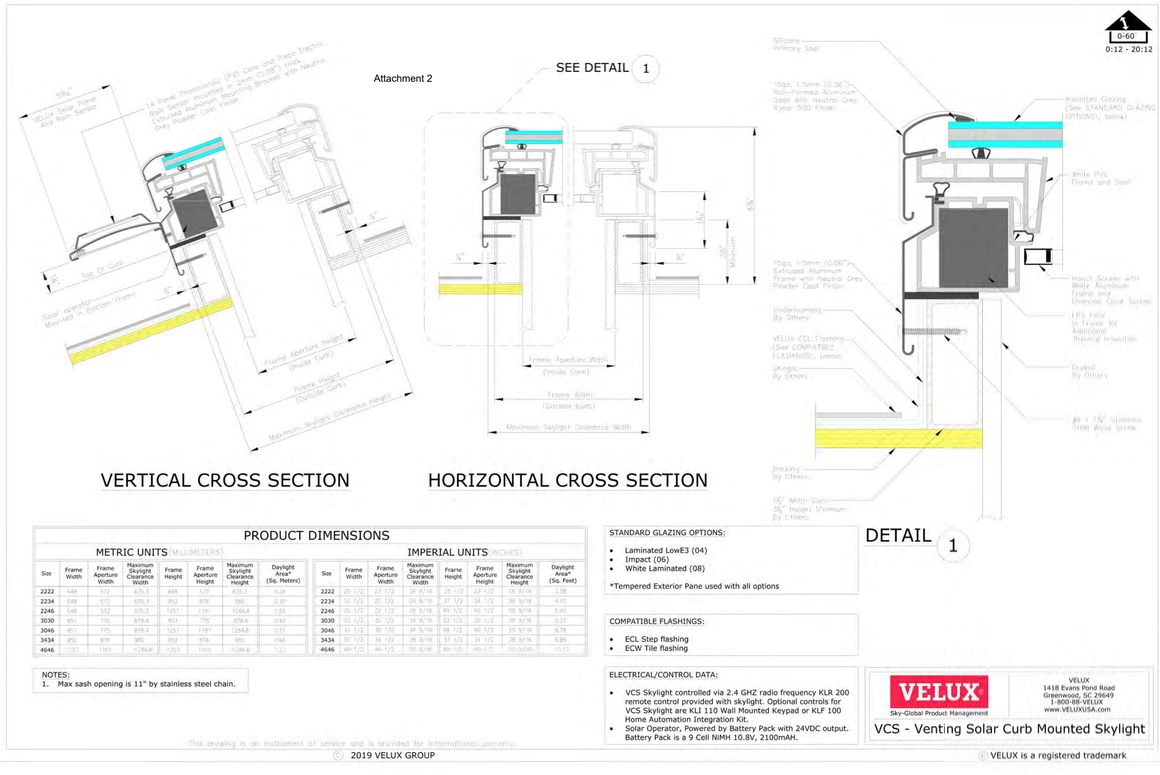
CARMEL-BY-THE-SEA EXTERIOR LIGHTING NOTES

1. WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS).
3. LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART.
4. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
5. NO LIGHTING IS PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY.



EXTERIOR MATERIALS ELEVATION

SCALE: 1/4"=1'



PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)

Size	Frame Width	Frame Aperture Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Maximum Skylight Clearance Height	Daylight Area* (Sq. Meters)
2222	648	572	675.3	648	572	675.3	0.28
2234	648	572	675.3	952	876	980	0.39
2246	648	572	675.3	1257	1181	1284.8	0.55
3030	851	775	878.4	851	775	878.4	0.49
3046	851	775	878.4	1257	1181	1284.8	0.71
3434	952	876	980	952	876	980	0.64
4646	1257	1181	1284.8	1257	1181	1284.8	1.22

IMPERIAL UNITS (INCHES)

Size	Frame Width	Frame Aperture Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Maximum Skylight Clearance Height	Daylight Area* (Sq. Feet)
2222	25 1/2	22 1/2	26 9/16	25 1/2	22 1/2	26 9/16	3.08
2234	25 1/2	22 1/2	26 9/16	37 1/2	34 1/2	38 9/16	4.20
2246	25 1/2	22 1/2	26 9/16	49 1/2	46 1/2	50 9/16	5.92
3030	33 1/2	30 1/2	34 9/16	33 1/2	30 1/2	34 9/16	5.27
3046	33 1/2	30 1/2	34 9/16	49 1/2	46 1/2	50 9/16	8.78
3434	37 1/2	34 1/2	38 9/16	37 1/2	34 1/2	38 9/16	6.89
4646	49 1/2	46 1/2	50 9/16	49 1/2	46 1/2	50 9/16	13.12

NOTES:
1. Max sash opening is 11" by stainless steel chain.

STANDARD GLAZING OPTIONS:

- Laminated LoweE3 (04)
- Impact (06)
- White Laminated (08)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- ECL Step flashing
- ECW Tile flashing

ELECTRICAL/CONTROL DATA:

- VCS Skylight controlled via 2.4 GHZ radio frequency KLR 200 remote control provided with skylight. Optional controls for VCS Skylight are KLI 110 Wall Mounted Keypad or KLF 100 Home Automation Integration Kit.
- Solar Operator, Powered by Battery Pack with 24VDC output. Battery Pack is a 9 Cell NiMH 10.8V, 2100mAH.

VELUX
Sky-Global Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

VCS - Venting Solar Curb Mounted Skylight

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Lightology

Balthus Outdoor Wall Light

ITEM NUMBER MFR360304

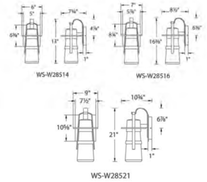
BRAND	Modern Forms

DESCRIPTION

Vintage inspiration meets modern technology on the Balthus Outdoor Wall Light. Features a clear, mouth-blown hammered glass diffuser for a shimmering visual effect and aluminum weather-resistant powder coat finish. No transformer or driver required. Dimmable with a low voltage electronic dimmer, sold separately.

Shown in: Oil Rubbed Bronze / Clear

SHADE COLOR	Clear
BODY FINISH	Oil Rubbed Bronze
WATTAGE	10W
DIMMER	Low Voltage Electronic
DIMENSIONS	6"W x 14"H x 7.38"D
LAMP	1 x LED/10W/120V LED
Technical Information	
LUMINOUS FLUX	349 lumens
LUMENS/WATT	34.90
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI
ITEM NUMBER	MFR360304



COMPANY | PROJECT | FIXTURE TYPE | APPROVED BY | DATE

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM

Jun 27, 2022 | 1.866.954.4489

HTM LIGHTING SOLUTIONS EXTERIOR GOOSENECK LIGHT
W/ OPTIONAL 200 LUMEN LED BULB

Technical Details

Mounting Type	Wall Mount
Special Feature	Manufactured using durable cold rolled steel material and die cast zinc with while liners for increased reflectivity
Color	Satin Black (1-pack)
Brand	HTM LIGHTING SOLUTIONS
Finish Type	Satin Black
Item Weight	4.35 Pounds
Shade Material	Alloy Steel
Light Source Type	LED
Item Dimensions LxWxH	18.67 x 17 x 12.69 inches
Wattage	9 watts
Voltage	120 Volts (AC)
Number of Light Sources	1
Unit Count	1 Count
Manufacturer	HTM Lighting Solutions
Part Number	SBL17-BK-SGN10-BK
Item Weight	4.35 pounds
Product Dimensions	18.67 x 17 x 12.69 inches
Size	10 in. Gooseneck Arm
Finish	Satin Black
Pattern	Gooseneck Barn Lights
Installation Method	Wall-Mounted
Cutting Diameter	17 Inches
Measurement System	English/Standard
Certification	UL

L-1.1

VERSION: 2.3
DATE: 3/2/23
PLANNING

LIGHTING & FINISH MATERIALS

REV #	DATE / DESCRIPTION	BY
1	09.12.22 PLN R/#1	ER
2	11.25.22 PLN R/#2/CO#1	ER
3	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

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LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD

1) UNLESS OTHERWISE NOTED, WALLS ARE 2x4 CONSTRUCTION
2) ALL TRANSOMS IN WINDOWS & DOORS TO BE 15" TALL, OR OF CONSISTENT HEIGHT

ALL WALLS 2X4 FRAMING UNLESS OTHERWISE NOTED
DOORS ARE SIERRA PACIFIC URBAN WOOD CLAD ALUMINUM IN WHITE UNLESS OTHERWISE NOTED

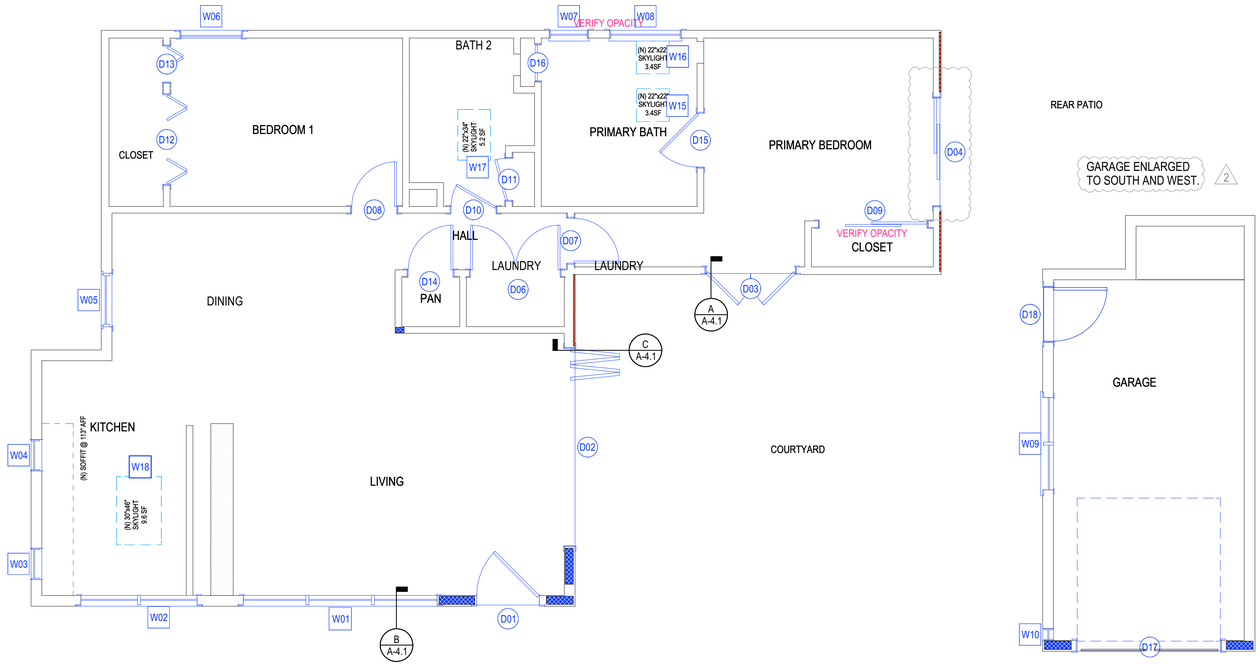
DOOR SCHEDULE

TAG	ROOM	QTY	SIZE	WIDTH	HEIGHT	2X6 WALL	DESCRIPTION	TEMPERED	FIRE	COMMENTS	EXT ELEV	FLOOR
D01	LIVING	1	3681	42 "	97 1/4 "	YES	MULLED UNIT-HL	YES		FIXED GLASS ABOVE 80"H DOOR; ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME		1
D02	LIVING	1	11080	132 "	96 "	YES	4+0 DR. BIFOLD-GLASS PANEL	YES				1
D03	PRIMARY BEDROOM	1	5081	60 1/16 "	97 1/4 "		MULLED UNIT-HL	YES		FIXED GLASS ABOVE 80" DOORS		1
D04	PRIMARY BEDROOM	1	6068 R EX	72 "	80 "		EXT. SLIDER-GLASS PANEL	YES				1
D05	GARAGE	1	3068 L EX	36 "	80 "	YES	EXT. HINGED-GLASS PANEL	YES				1
D06	LAUNDRY/HALL	1	5068 L/R IN	60 "	80 "		DOUBLE HINGED-SLAB					1
D07	PRIMARY BEDROOM/HALL	1	2668 R IN	30 "	80 "		HINGED-SLAB					1
D08	BEDROOM 1/DINING	1	2668 R IN	30 "	80 "		HINGED-SLAB					1
D09	PRIMARY BEDROOM/CLOSET	1	6068 R IN	72 "	80 "		SLIDER-GLASS PANEL	YES		PRIVACY GLAZE?		1
D10	BATH 2/HALL	1	2668 R IN	30 "	80 "		HINGED-PANEL					1
D11	BATH 2/LINEN	1	2468 L IN	28 "	80 "		HINGED-PANEL					1
D12	CLOSET/BEDROOM 1	1	5068 L/R	60 "	80 "		4 DR. BIFOLD-SLAB					1
D13	CLOSET/BEDROOM 1	1	2068 L	24 "	80 "		2 DR. BIFOLD-SLAB					1
D14	PAN/HALL	1	2668 R IN	30 "	80 "		HINGED-SLAB					1
D15	PRIMARY BATH/ PRIMARY BEDROOM	1	3068 R IN	36 "	80 "		HINGED-PANEL					1
D16	PRIMARY BATH/LINEN	1	2040 L/R IN	24 "	48 "		DOUBLE HINGED-PANEL					1
D17	GARAGE	1	8080	96 "	96 "	YES	GARAGE-FP - CLOSED	YES		WOOD GARAGE DOOR PAINTED DARK BLUE		1
D18	GARAGE	1	3068 L EX	36 "	80 "	YES	EXT. HINGED-GLASS PANEL	YES				1

ALL WALLS 2X4 FRAMING UNLESS OTHERWISE NOTED
WINDOWS ARE SIERRA PACIFIC URBAN WOOD CLAD ALUMINUM IN WHITE UNLESS OTHERWISE NOTED

Attachment 2
WINDOW SCHEDULE

TAG	ROOM	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	TEMPERED	EGRESS	2X6 WALL	COMMENTS	EXT ELEV	FLOOR
W01	LIVING	1	101066	130 "	78 "	MULLED UNIT-HL	YES		YES	TRANSOMS ARE AWNINGS; ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME		1
W02	KITCHEN	1	6648	78 "	56 "	MULLED UNIT-HL			YES	TRANSOMS ARE AWNINGS; ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME		1
W03	KITCHEN	1	1948	21 "	56 "	DOUBLE HUNG			YES	ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME		1
W04	KITCHEN	1	1948	21 "	56 "	DOUBLE HUNG			YES	ALL WINDOW AND DOOR TRANSOM AND MULLION HEIGHTS TO ALIGN THROUGHOUT HOME		1
W05	DINING	1	3058	36 "	68 "	DOUBLE HUNG	YES		YES			1
W06	BEDROOM 1	1	3648DH	42 "	56 "	DOUBLE HUNG	YES	YES		USE EXISTING HEADER, INCREASE DEPTH 12" FOR EGRESS. VERIFY WIDTH IN FIELD.		1
W07	PRIMARY BATH	1	2230DH	26 "	36 "	DOUBLE HUNG	YES			REPLACE EXISTING, VERIFY IN FIELD		1
W08	PRIMARY BATH	1	4013AW	48 "	15 "	SINGLE AWNING	YES					1
W09	GARAGE	1	5248	62 "	56 "	MULLED UNIT-HL	YES		YES			1
W10	GARAGE	1	0808AW	8 "	8 "	SINGLE AWNING	YES		YES	PASS THRU DOOR FOR EV CHARGER CABLE, 36" ABOVE GRADE		1
W11	KITCHEN	1	26310	30 "	46 "	RECTANGULAR SKYLIGHT				VELLUX VCS 3046 SOLAR OPERABLE WITH STD BLACKOUT BLINDS		1
W12	BATH 2	1	110210	22 "	34 "	RECT. SKYLIGHT				VELLUX VCS 2234 SOLAR OPERABLE WITH STD BLACKOUT BLINDS		1
W13	PRIMARY BATH	1	110110	22 1/16 "	22 "	RECT. SKYLIGHT				VELLUX VCS 2222 SOLAR OPERABLE WITH STD BLACKOUT BLINDS		1
W14	PRIMARY BATH	1	110110	22 1/16 "	22 "	RECT. SKYLIGHT				VELLUX VCS 2222 SOLAR OPERABLE WITH STD BLACKOUT BLINDS		1



DOOR & WINDOW PLANS

SCALE: 1/4"=1'

0 1 3 5 10 20

ALL TRANSOMS ON DOORS AND WINDOW UNITS TO BE UNIFORM IN HEIGHT. MATCH ACROSS ALL UNITS IN HOUSE & GARAGE.

DOOR NOTES
ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

DOOR AND WINDOW GLAZING NOTES
REQUIRED SAFETY GLAZING SHALL CONFORM TO THE HUMAN IMPACT LOADS PER CRC R308.3, R308.4
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
- GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO PASS.
- DECORATIVE GLAZING.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
- WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLAN OF THE DOOR IN A CLOSED POSITION.
- WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITIONS AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS:
- DECORATIVE GLAZING.
- WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
- GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOW PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
- 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.

EXCEPTIONS:
- DECORATIVE GLAZING.
- WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKIN SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1-1/2 INCHES.
- OUTBOARD PANES IN INSULATED GLASS UNITS AND OTHER MULTIPLE GLAZING PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.

A-5.1

VERSION: 2.3
DATE: 3/2/23
PLANNING

DOOR & WINDOW SCHEDULES

REV #	DATE / DESCRIPTION	BY
	09.12.22 PLN R#1	ER
4	11.25.22 PLN R#2/CO#1	ER
	12.19.22 PLN CO#2	ER
	02.07.23 RFI VOLUME STUDY	ER
5	03.02.23 PLN RFI OTC	ER

GIVENS ADDITION & REMODEL
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

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LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168

DESIGN + BUILD

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

March 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Consideration of a revised Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014

Application: DS 22-150 (CRI on Carpenter, Inc. - Lot 2)
APN: 010-021-014
Block:17
Lot:2
Location: Southeast corner of Guadalupe Street and 1st Avenue
Applicant: Eric Miller Architects, Inc.
Property Owner: Santa Rosa Motel CO LP ET AL

Executive Summary:

The project is the demolition of four hotel rooms and the construction of a two-story residence with a basement and attached garage on Lot 2 of the Carmel Resort Inn property. Three trees and one stump have been approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to the final details review. On January 11, 2023, the Planning Commission adopted Resolution 2023-004-PC accepting the concept design study with direction to the applicant to make a number of design changes.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a revised Concept design for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,965-square-foot two-story residence and attached garage located on the southeast corner of Guadalupe Street and 1st Avenue. APN 010-021-014

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 2 would eliminate four rental units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636.

Project Description

The project site is a 4,000-square-foot corner lot and currently contains four hotel rooms in two cottages. Each cottage is a little over 700 square feet in size and both encroach slightly onto Lot 4. The Applicant is proposing to demolish the cottages and construct a 1,965-square-foot two-story single-family dwelling inclusive of a basement and attached garage, and west facing second-story deck.

In accordance with the Municipal Code, the construction of new dwellings requires approval of a Residential Track Two Design Study by the Planning Commission. The Code further requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval. On January 11, 2023, the Planning Commission adopted Resolution 2023-004-PC accepting the Concept Design study with direction to the applicant to make a number of design changes.

Staff Analysis:

The following is a list of conditions adopted at the Concept Design Study, followed by a staff response on how each has been addressed by the applicant.

Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.

Staff Response: Staff has deferred the volume study until after acceptance of the revised concept design. If the Planning Commission requires further design changes, those changes would need to be made prior to conducting a volume study.

Tree Planting Requirements. Prior to the final details review, the Applicant shall submit a revised preliminary landscape plan that identifies the size, number, species, and location of three upper canopy trees.

Staff Response: Town and Country Gardening and Landscape, Inc. has provided an updated preliminary landscape plan that identifies the location of three upper canopy trees. Three 15-gallon Monterey cypress are proposed in the rear yard.

Garage Door Design. Prior to the final details review, the Applicant shall submit a different garage door design that blends with the background materials of the residence.

Staff Response: The garage door has been revised to a wood-clad roll-up door with raised panels. The single-car garage door blends with the background materials of the building.

Building Form. Prior to the final details review, the Applicant shall simplify the building form using restraint

in the variation of wall plans.

Staff Response: On the north elevation, the recess at the dining room has been simplified by maintaining a straight wall plane. The upper floor deck has been significantly reduced in size and is shielded by partially hipped roof forms. The roof form at the upper floor has also been simplified with an intersecting hip and a reduction in the number of ridges and valleys.

Fence Material. Prior to the final details review, the Applicant shall submit revised plans that identify the proposed fence material.

Staff Response: The fencing consists of grape stakes. The stone pillars have been replaced with smaller wood posts that blend with the overall fence design.

Fence Height. Prior to the final details review, the Applicant shall submit revised plans that include fence and wall height dimensions as measured from the top of fence/wall/column to the lowest adjacent finish grade.

Staff Response: All fence heights have been incorporated into the plan set.

Eave Depth & Site Coverage. Prior to the final details review, the Applicant shall submit revised plans that reflect a roof eave depth of no greater than 18 inches OR shall include the additional eave depth in the site coverage calculations.

Staff Response: Eave depths have been reduced to no more than 18 inches.

Path Light Spacing. Prior to the final details review, the Applicant shall submit revised plans that identify the spacing of path lights. Lights shall be spaced at least 10 feet apart.

Staff Response: Town and Country Gardening and Landscape, Inc. has revised the lighting plan to maintain a 10-foot separation between path lights. The path light is made of solid brass with a black finish, and each fixture emits 250 lumens.

Recessed Wall/Step Light and In-Ground Driveway Light. Prior to the final details review, the Applicant shall submit alternative wall/step light and in-ground driveway light fixtures that are both shielded and direct light downward rather than horizontally.

Staff Response: The in-ground driveway light has been eliminated from the project. The recessed wall/step light has been replaced with a fixture that is shielded and directs light downwards. The fixture has a black finish and emits 125 lumens.

Neighborhood Context. Prior to the final details review, the Applicant shall redesign the project to fit in with the informal, traditional context of the neighborhood. Consider reducing the size and number of windows and doors, and reevaluate the form of the sunroom. Consider fence alternatives that provide more openness between the residence and the street.

Staff Response: The applicant has significantly reduced the amount of glass and replaced the large glass windows with smaller traditional divided light wood windows. The sunroom has also been reduced in size, and traditional windows have been incorporated into the north and south elevations. The standing seam metal roof has been replaced with slate tile. The use of exterior materials has also been revised with a natural stone at the lower/main level and a lighter stained wood at the upper level and the detached garage.

The colors are complimentary and blend with one another rather than contrast. Additionally, the wood siding has been reoriented from vertical to horizontal. The horizontal wood plank fence with stone columns has been replaced with a spaced grape stake fence with wood posts.

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 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution
Attachment 2 - Project Plans

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 ACCEPTING A REVISED CONCEPT DESIGN STUDY FOR THE DEMOLITION OF FOUR HOTEL ROOMS AT THE CARMEL RESORT INN AND CONSTRUCTION OF A 1,965-SQUARE-FOOT TWO-STORY RESIDENCE LOCATED ON THE SOUTHEAST CORNER OF GUADALUPE STREET AND 1ST AVENUE
APN 010-021-014

WHEREAS, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of Santa Rosa Motel CO LP ET AL ("Owner") requesting approval of Track 2 Design Study application DS 22-150 (CRI on Carpenter-Lot 2) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 2); and

WHEREAS, the Applicant is requesting to demolish two cottages containing four hotel rooms at the Carmel Resort Inn and construct a 1,965-square-foot two-story residence with a basement and 200-square-foot attached garage; 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, 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, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on January 11, 2023, the Planning Commission adopted Resolution 2023-004-PC, accepting the Concept Design Study with conditions including direction to the applicant to make a number of design changes; and

WHEREAS, on February 24, 2023, a notice of the public hearing scheduled for March 8, 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 February 26, 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 March 3, 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 March 8, 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 Section 15378 of the CEQA Guidelines, staff recommends that the revised Concept review be found "not to be a project." 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 revised Concept Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL 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 17.64.080.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 revised Concept Design Study (DS 22-150, CRI on Carpenter-Lot 2) to demolish two, two-bedroom hotel rooms at the Carmel Resort Inn and construct a 1,965-square-foot two-story residence with a basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue (APN 010-021-014), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Volume Study. Following acceptance of the revised Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/ draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

CRI RESIDENTIAL DEVELOPMENT

Lot #2 Guadalupe Street

Carmel-By-The-Sea, CA 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE DIRECT INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICE/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIRMENTS. (2019 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITIONS: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRHC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE-24 ENERGY CODE.

PROJECT DATA

ADDRESS:	LOT #2 GUADALUPE STREET CARMEL BY THE SEA, CA 93921
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW SINGLE FASMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF 660 SF MAIN FLOOR, 875 SF UPPER FLOOR, 200 SF GARAGE, AND 230 SF BASEMENT.
LOT SIZE:	4,000 S.F.
ZONING:	R1
A.P.N.:	010-021-014-000
TYPE OF CONSTRUCTION:	(V-B)

SETBACK

FRONT	15'
REAR	15'
SIDE	25% OF LOT WIDTH- 10' MAX.
STREET SIDE	5'
INTERIOR SIDE	3'
BUILDING HEIGHT	FIRST STORY PLATE HT.- 12.0' 2ND STORY PLATE HT.- 18.0' MAX ROOF HEIGHT- 24.0'

LOT AREA:	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	647 S.F.
GARAGE	198 S.F.
UPPER FLOOR AREA	824 S.F.
BASEMENT	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,969 S.F.

F.A.R. FLOOR AREA CALCULATIONS

647 S.F. (MAIN LEVEL) + 824 S.F. (UPPER LEVEL) + 200 S.F. (GARAGE) = 1735 S.F. (TOTAL)

1800 S.F. (MAX. ALLOWED) + 200 S.F. BASEMENT + 100 S.F. (BONUS @ BASEMENT)= 2,100 S.F.

PROJECT FLOOR AREA= 1969 S.F.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
1240 MUNRAS AVENUE
MONTEREY, CA 93940
PH: 510-853-2100

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

CIVIL:

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223798
CARMEL, CA 93923
PH: 831-596-7609
CONTACT: ROBERT LUSTER

ARBORIST:

SHEET INDEX

SHEET NUMBER	SHEET NAME	SCALE
A-0.1	COVER SHEET	
A-1.0	EXISTING TOPOGRAPHIC MAP	
A-1.1	EXISTING SITE PLAN	1/16"=1'-0"
A-1.2	PROPOSED SITE PLAN	1/4"=1'-0"
A-2.1	BASEMENT FLOORPLAN	1/4"=1'-0"
A-2.2	MAIN LEVEL FLOORPLAN	1/4"=1'-0"
A-2.3	MIDDLE LEVEL FLOORPLAN	1/4"=1'-0"
A-2.4	UPPER LEVEL FLOORPLAN	1/4"=1'-0"
A-2.5	ROOF PLAN	1/4"=1'-0"
A-2.6	MAIN FLOOR & UPPER FLOOR OVERLAY	
A-3.1	NORTH ELEVATION	1/4"=1'-0"
A-3.2	WEST ELEVATION	1/4"=1'-0"
A-3.3	SOUTH ELEVATION	1/4"=1'-0"
A-3.4	EAST ELEVATION	1/4"=1'-0"
A-3.5	NORTH/ SOUTH FENCING ELEVATIONS	1/4"=1'-0"
A-3.6	EAST/ WEST FENCING ELEVATIONS	1/4"=1'-0"
A-4.1	SECTIONS	
A-5.1	DOOR SCHEDULE	
A-5.2	WINDOW SCHEDULE	
A-7.1	MATERIAL SAMPLES	
A-7.2	RENDERED ELEVATIONS	
A-7.3	RENDERINGS	
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE IRRIGATION & LIGHTING SPECS	

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVELEDGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHER FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

FOUR (4) TREES TO BE REMOVED: 15" TREE (#58), TRIPLE 8",8",11" TREE (#85)

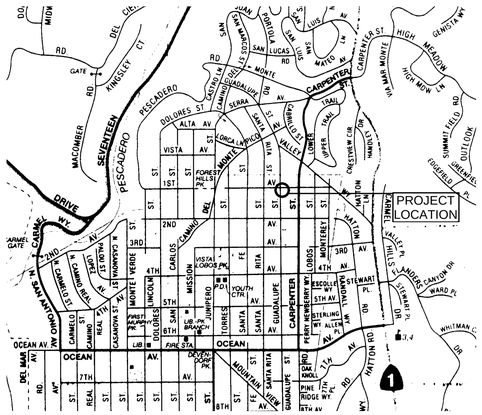
EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCANT EQUIVALENT) IN POWER PER FIXTURE.

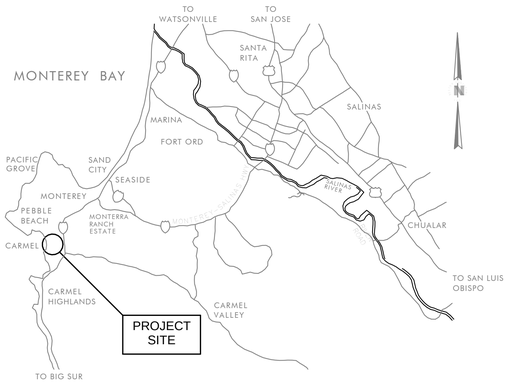
SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY LANDING	67 S.F.
FRONT LANDING	26 S.F.
SITE WALLS	115 S.F.
STAIRS	55 S.F.
FENCE COLUMNS	6 S.F.
TOTAL IMPERVIOUS COVERAGE	269 S.F.
PROPOSED PERVIOUS COVERAGE	
BASEMENT LANDING	42 S.F.
DRIVEWAY	125 S.F.
BACK PATIO	70 S.F.
WALKWAY 1	12 S.F.
WALKWAY 2	12 S.F.
WALKWAY 3	11 S.F.
TOTAL PERVIOUS COVERAGE	272 S.F.
TOTAL PROPOSED SITE COVERAGE	541 SF

LOCATION MAP



VICINITY MAP



REVISION | No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

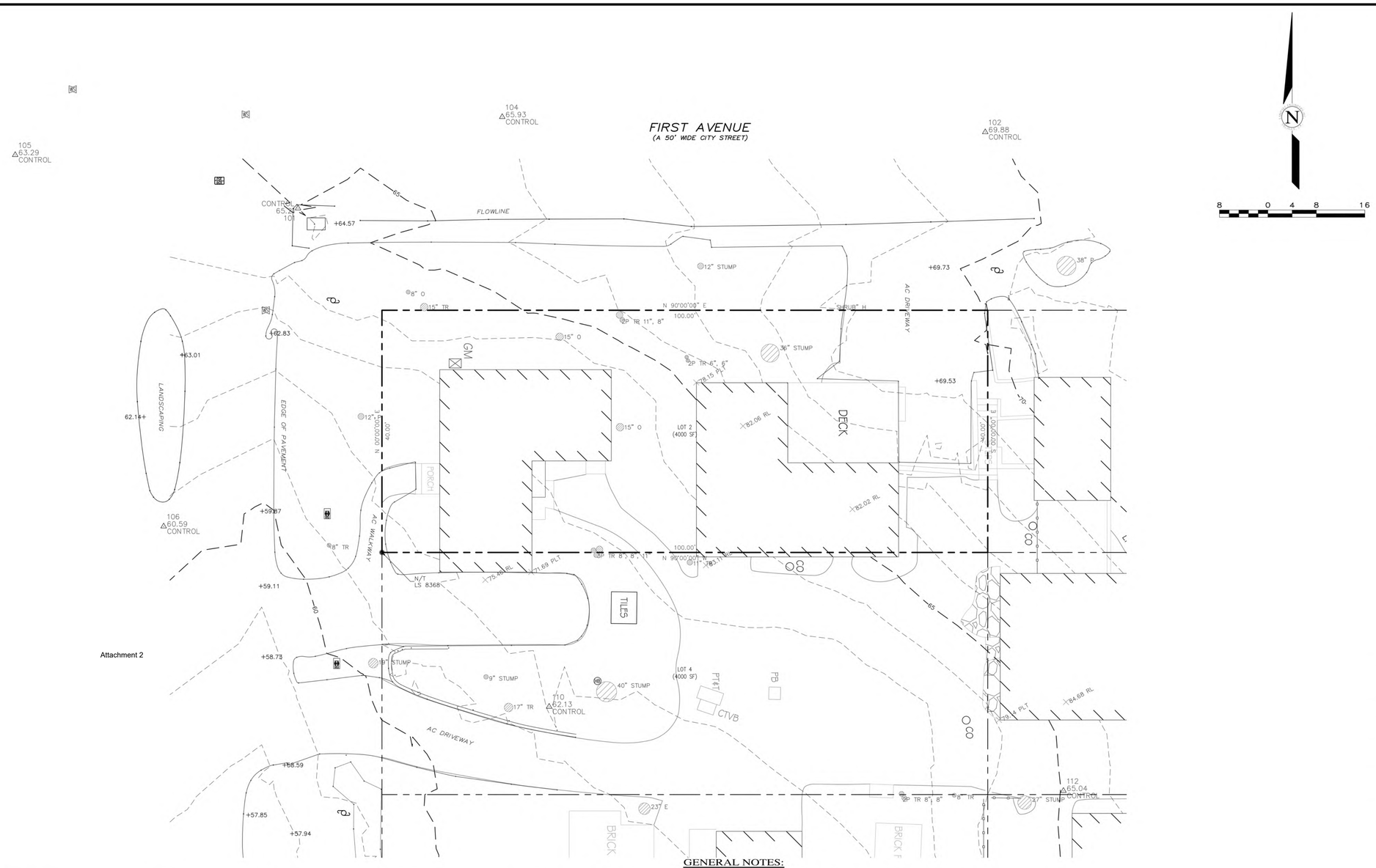
COVER SHEET

CRI RESIDENTIAL LOT #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

DATE: 1/19/2023
SCALE:
DRAWN CS
JOB NO. 20.05

A-0.1
SHEET OF



Attachment 2

2	
4	
6	
8	
10	
12	
14	
16	

MAP KEY

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 50 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- +50.00 SPOT ELEVATION
- +50.00 RL RIDGELINE
- +50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR
CW = COTTON WOOD
CYP = CYPRESS
E = EUCALYPTUS
H = HOLLY
O = OAK
PA = PALM
PE = PEPPER
P = PINE
R = REDWOOD
TR = TREE
W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
MR. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST, BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

EXISTING TOPOGRAPHIC MAP

SCALE : N.T.S.

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 8703
EXP. 12-31-21

CONSULTANT:
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP
OF
LOT 2 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. DON DESAI

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01
SHEET 2
OF 9 SHEETS

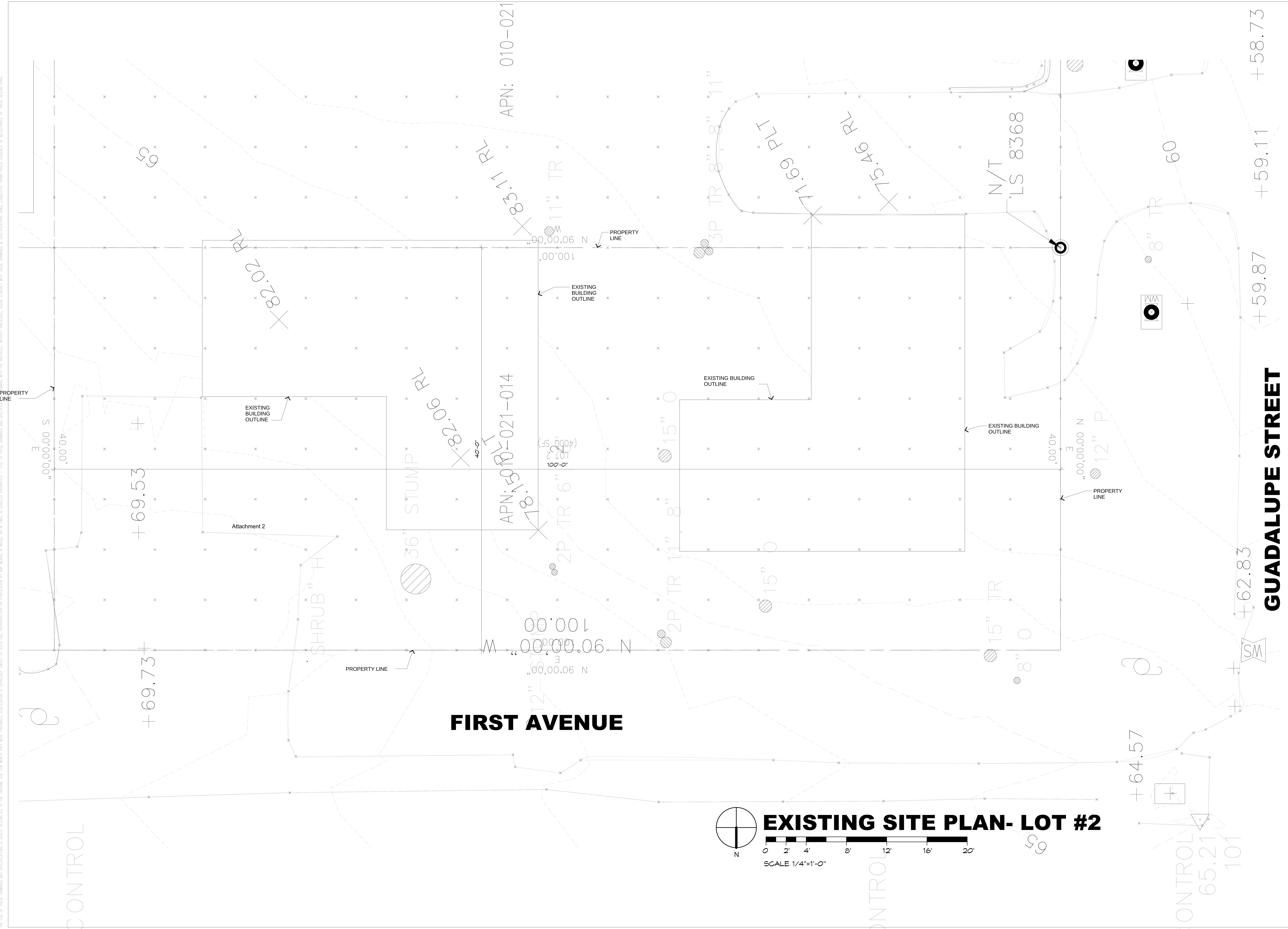
ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING TOPOGRAPHIC MAP
Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE:
DRAWN: N.T.S. C.S.
JOB NO.: Project Status

A-1.0
SHEET OF

1/19/2023 11:15:40 AM C:\Users\CJ-Asm\Desktop\Desi Proj\Lot 2\Lot 2 Redesign 2 Xcl.xlsx
The use of these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited - title to these drawings and specifications is solely restricted to the private use for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited - title to these drawings and specifications remains with the architect whether project is executed or not. Visual contact with these drawings & specifications shall constitute prima facie evidence of acceptance of these restrictions.



EXISTING SITE PLAN- LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

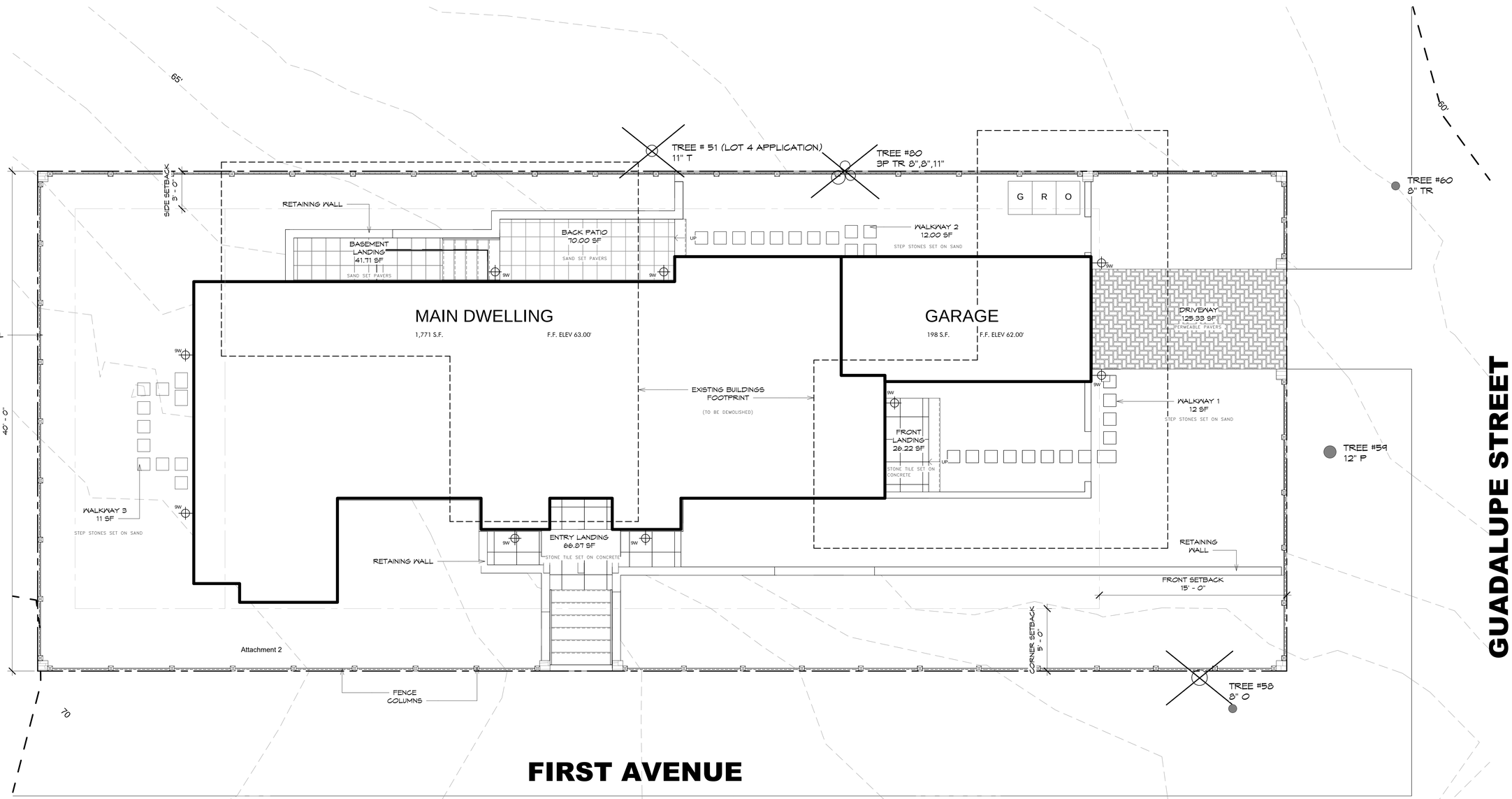
ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING SITE PLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-1.1
SHEET OF



PROPOSED SITE PLAN- LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

1 Site Plan
1/4" = 1'-0"

SITE COVERAGE	
ALLOWED	556 SF
PROPOSED IMPERVIOUS COVERAGE	
ENTRY LANDING (STONE TILE ON CONCRETE)	67 SF
FRONT LANDING (STONE TILE ON CONCRETE)	26 SF
SITE WALLS (STONE CLAD RETAINING WALLS)	115 SF
STAIRS (CAST STAIR)	55 SF
FENCE COLUMNS	6 SF
TOTAL IMPERVIOUS COVERAGE	269 SF
PROPOSED PERVIOUS COVERAGE	
BASEMENT LANDING (SAND-SET PAVERS)	42 SF
DRIVENAY (PAVERS SET IN SAND)	125 SF
BACK PATIO (SAND-SET PAVERS)	70 SF
WALKWAY 1 (STEP STONES SET ON SAND)	12 SF
WALKWAY 2 (STEP STONES SET ON SAND)	12 SF
WALKWAY 3 (STEP STONES SET ON SAND)	11 SF
TOTAL PERVIOUS COVERAGE	272 SF
TOTAL PROPOSED SITE COVERAGE	541 SF

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROPOSED SITE PLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-1.2
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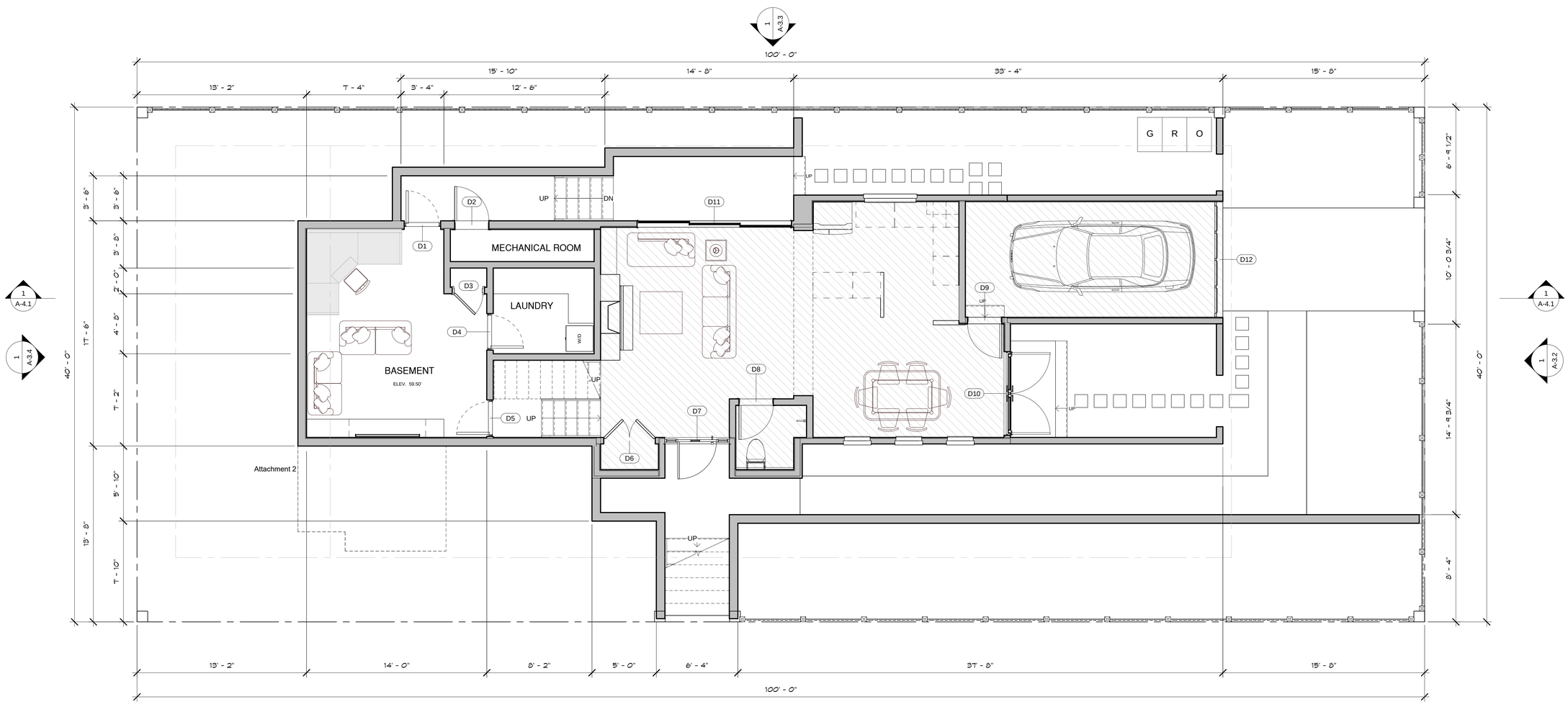

LOWER FLOOR PLAN - LOT #2

N 0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

BASEMENT FLOORPLAN

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

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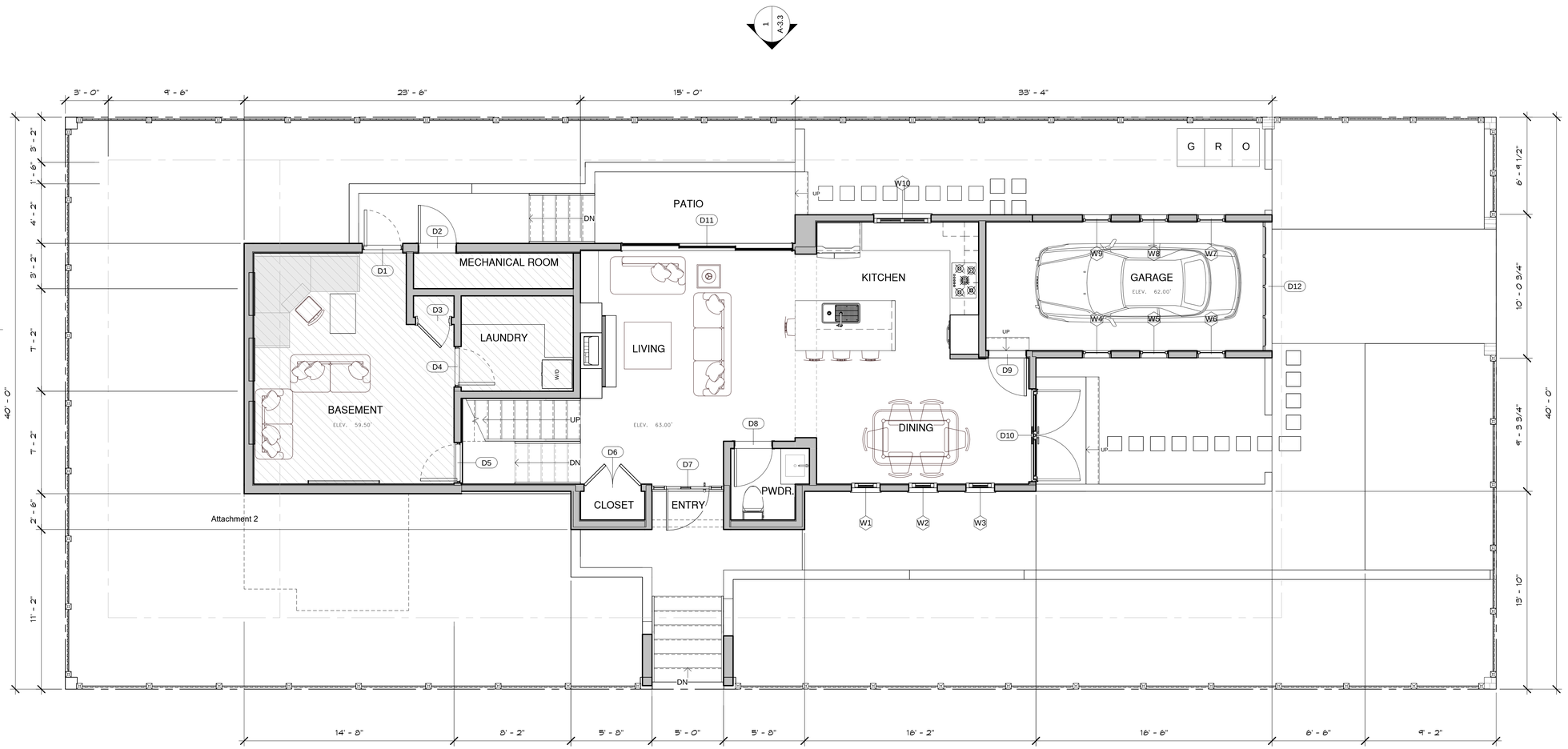

MAIN FLOOR PLAN - LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MAIN LEVEL FLOORPLAN

Job Name: CR|- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-2.2
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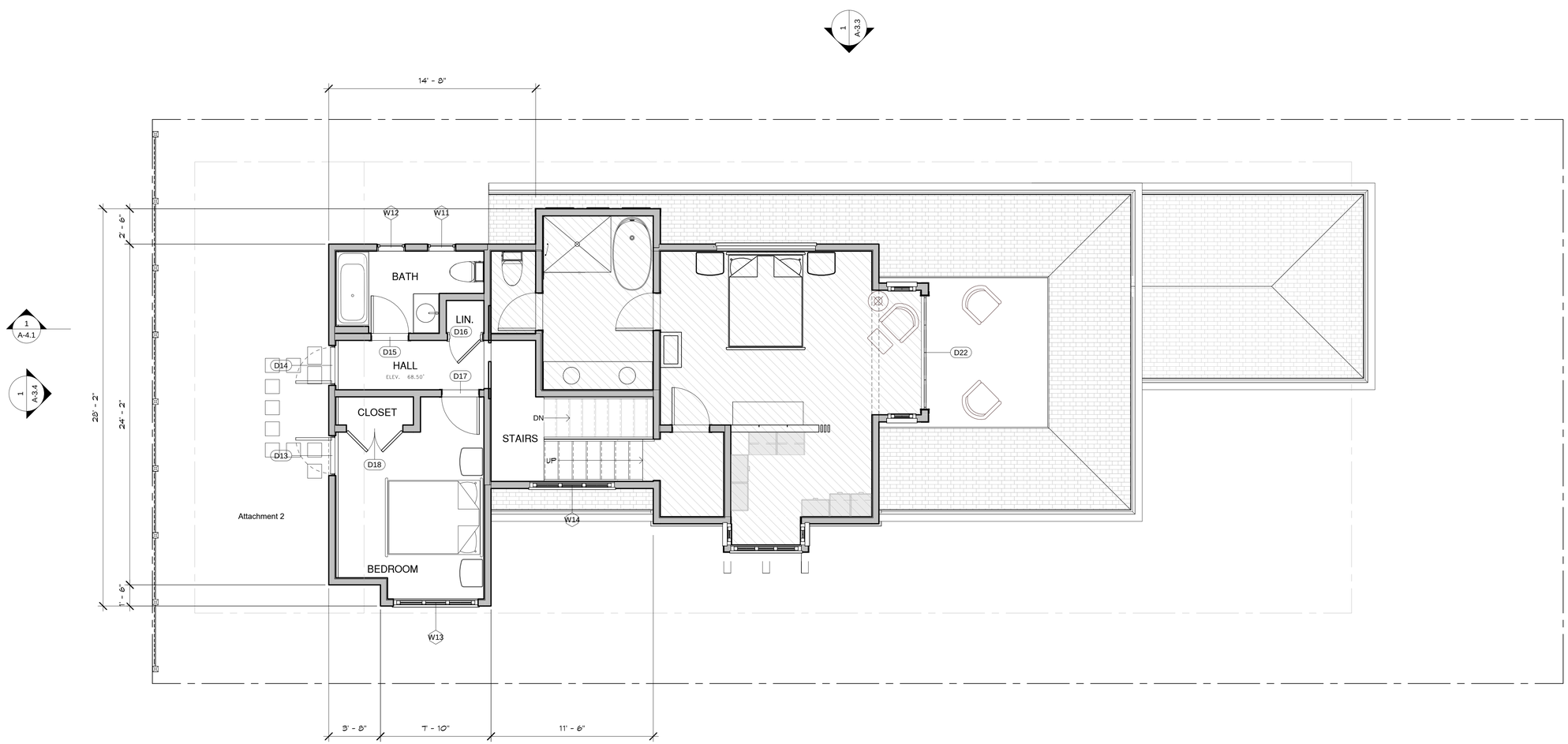

2 A-3.1

MID FLOOR PLAN - LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MIDDLE LEVEL FLOORPLAN

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-2.3
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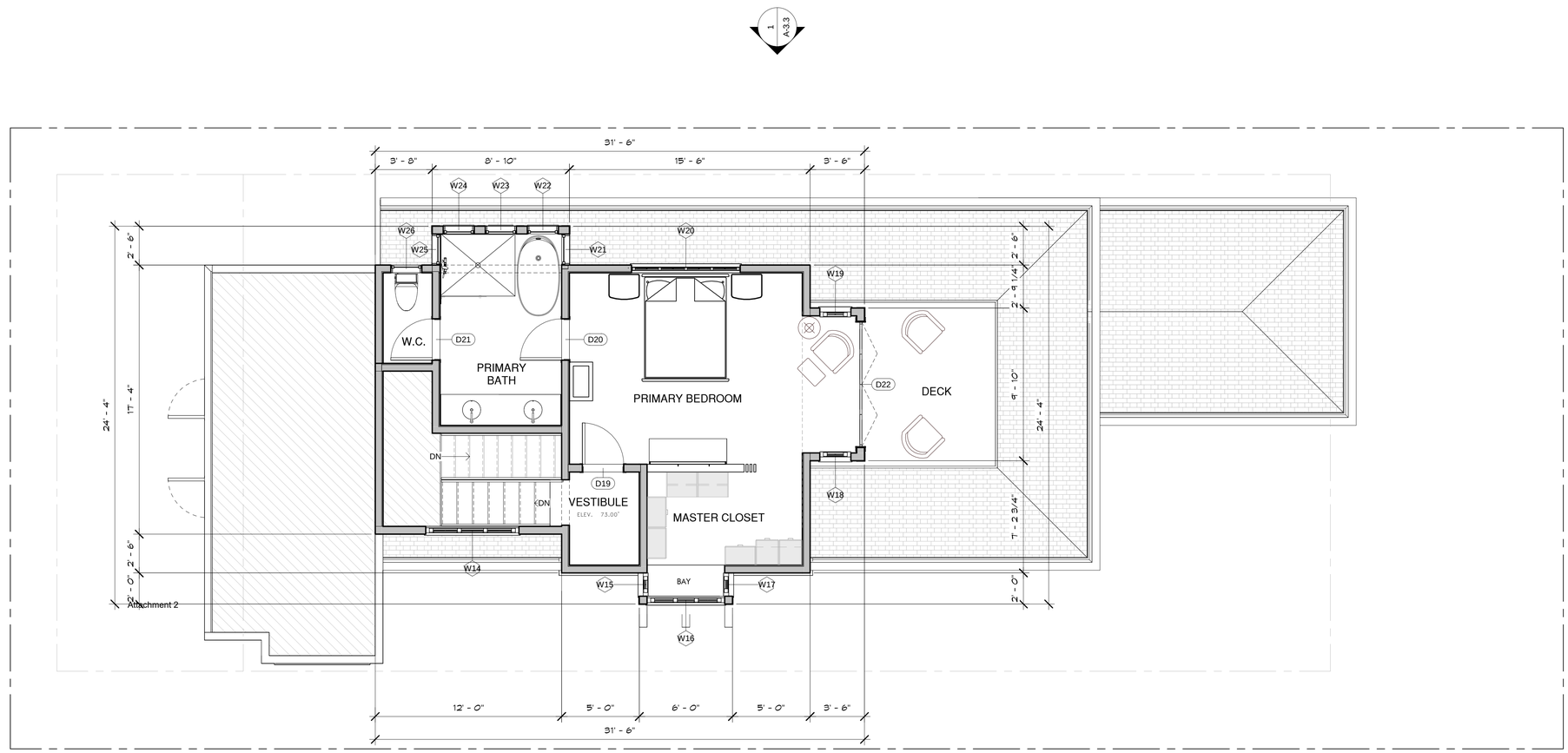

UPPER FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
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PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

UPPER LEVEL FLOORPLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-2.4
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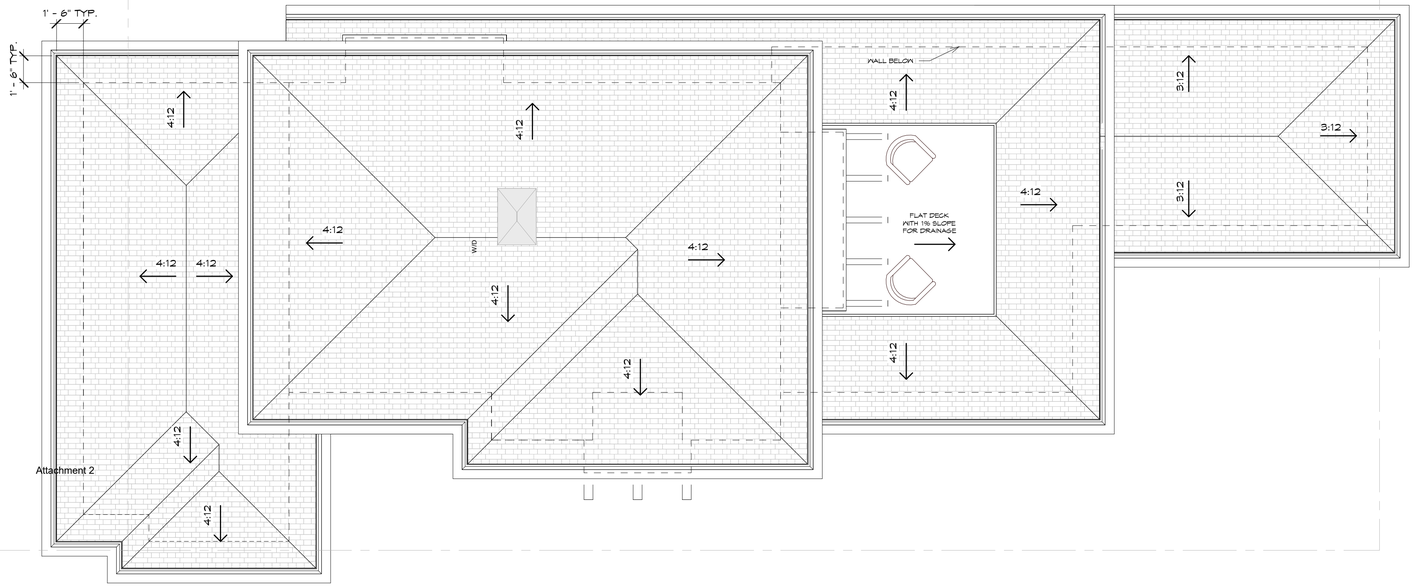
1 A-3.3

1 A-4.1

1 A-4.1

1 A-3.2



2 A-3.1

N

ROOF PLAN - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ROOF PLAN

Job Name:

CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-2.5

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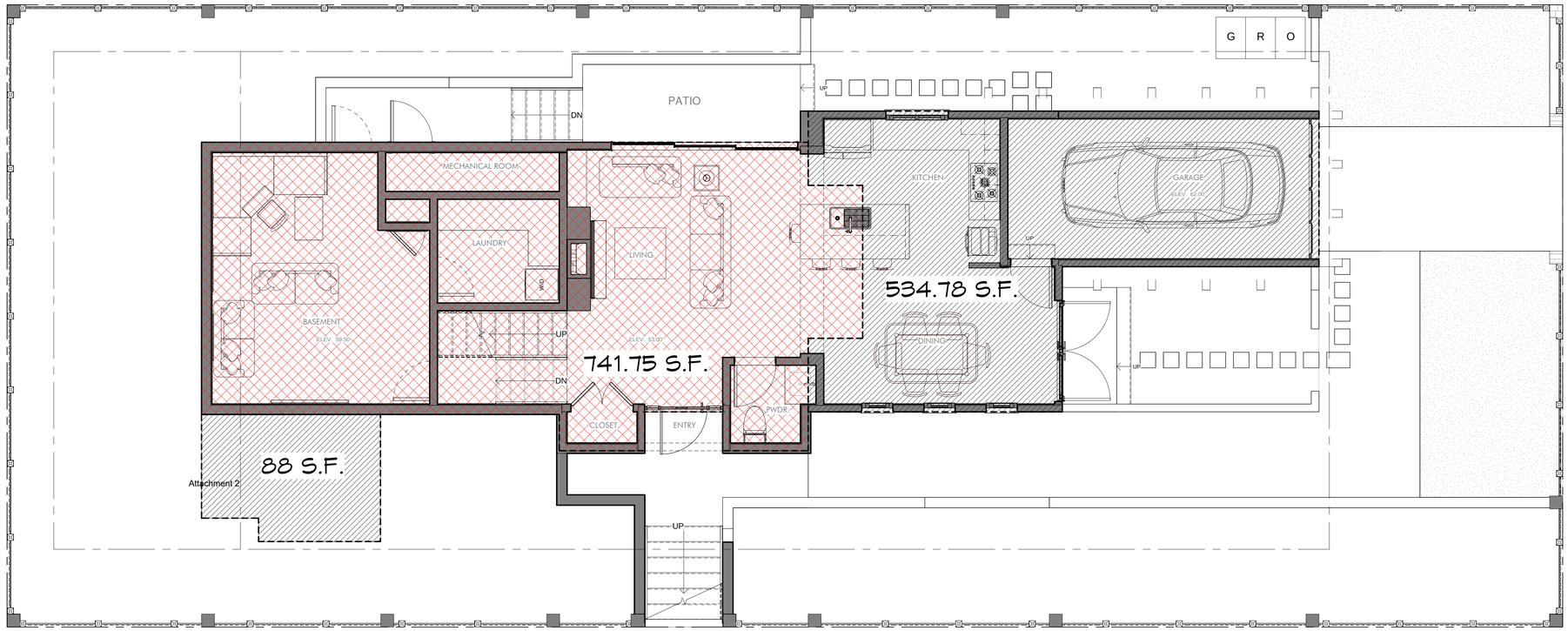

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A-3.1

MAIN FLOOR & UPPER FLOOR OVERLAY

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA
	OVERLAPPING FLOOR AREA = 741.75 S.F.
	NON-OVERLAPPING FLOOR AREA = 534.78 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MAIN FLOOR & UPPER FLOOR OVERLAY- Lot #2

Guadalupe St. between 1st. & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-2.6

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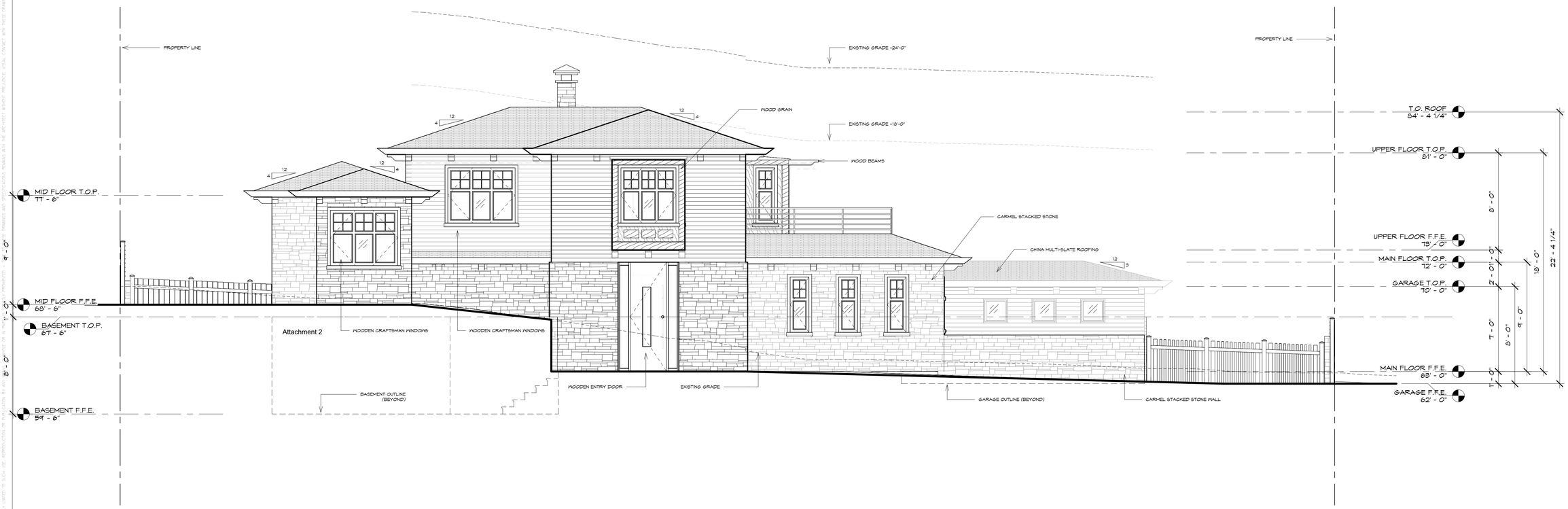

PROPOSED NORTH ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

NORTH ELEVATION

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-3.1

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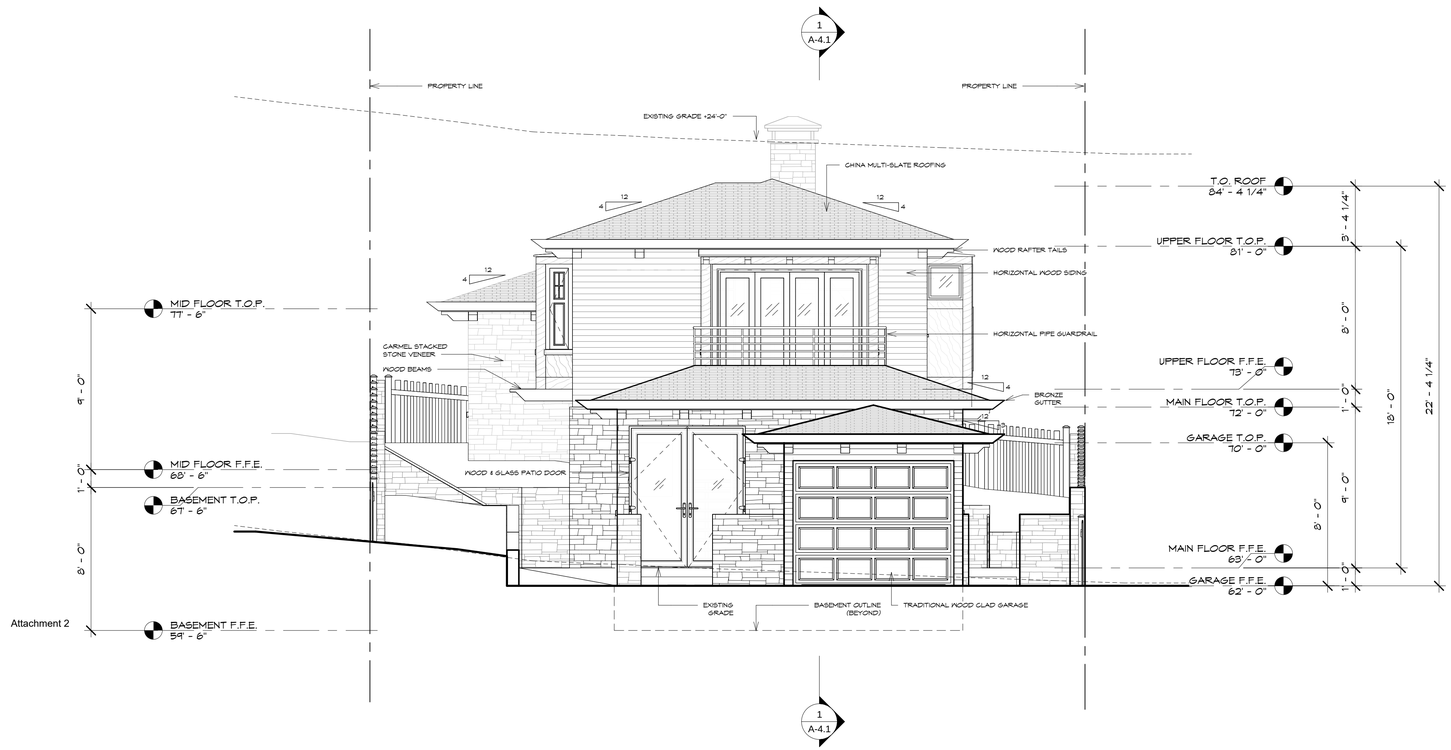

Attachment 2

PROPOSED WEST ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

WEST ELEVATION

Job Name: CRI- Lot #2

Guadalupe St. between 1st. & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

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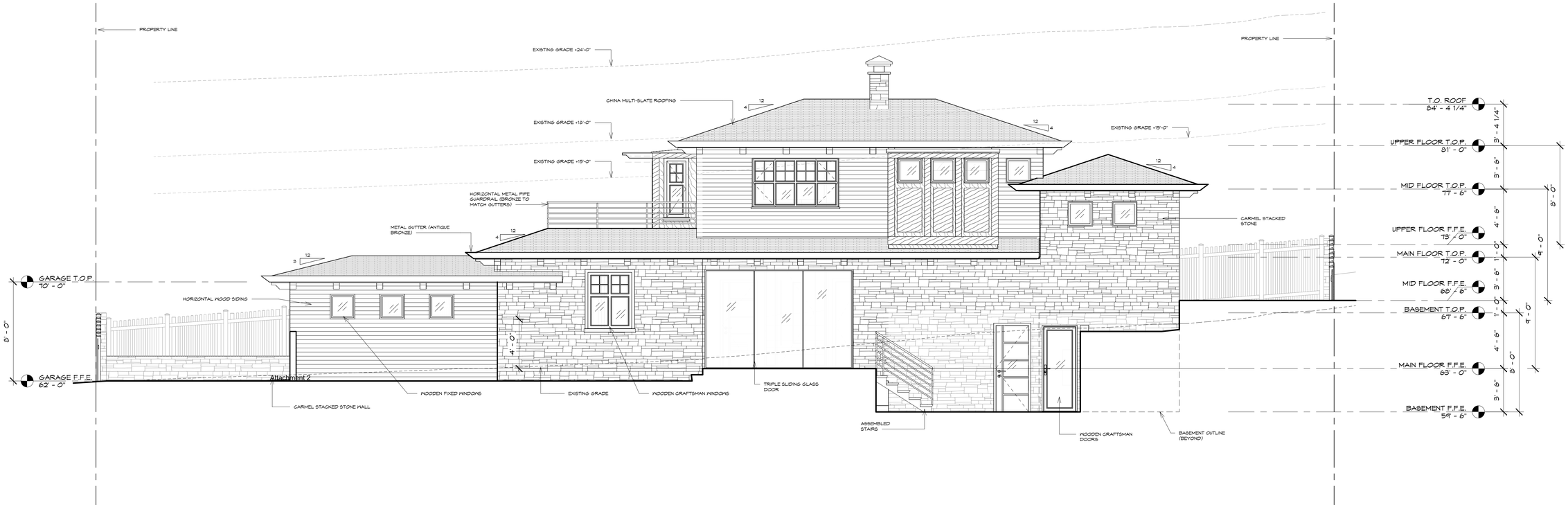

PROPOSED SOUTH ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SOUTH ELEVATION

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

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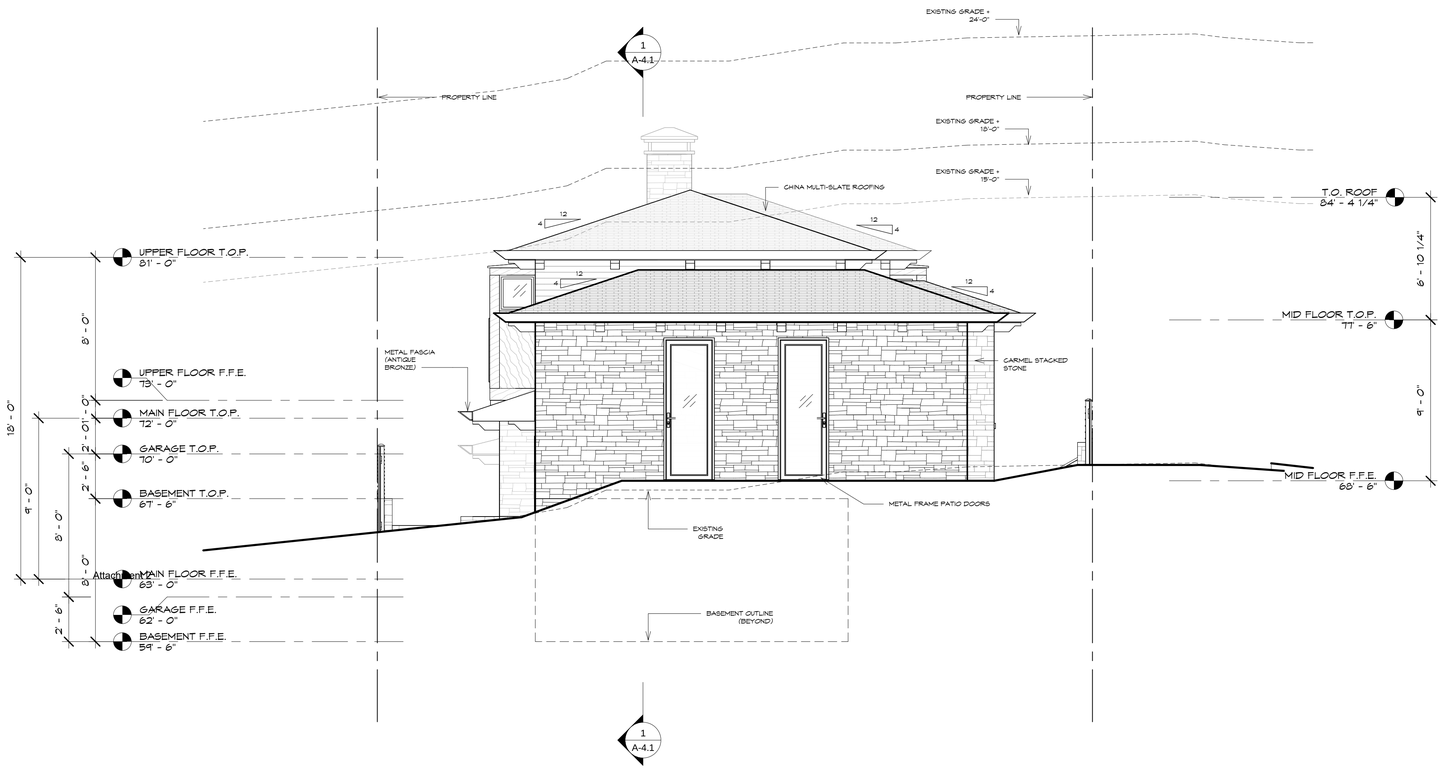

PROPOSED EAST ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EAST ELEVATION

Job Name: CRI- Lot #2
Guadalupe St. between 1st. & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-3.4
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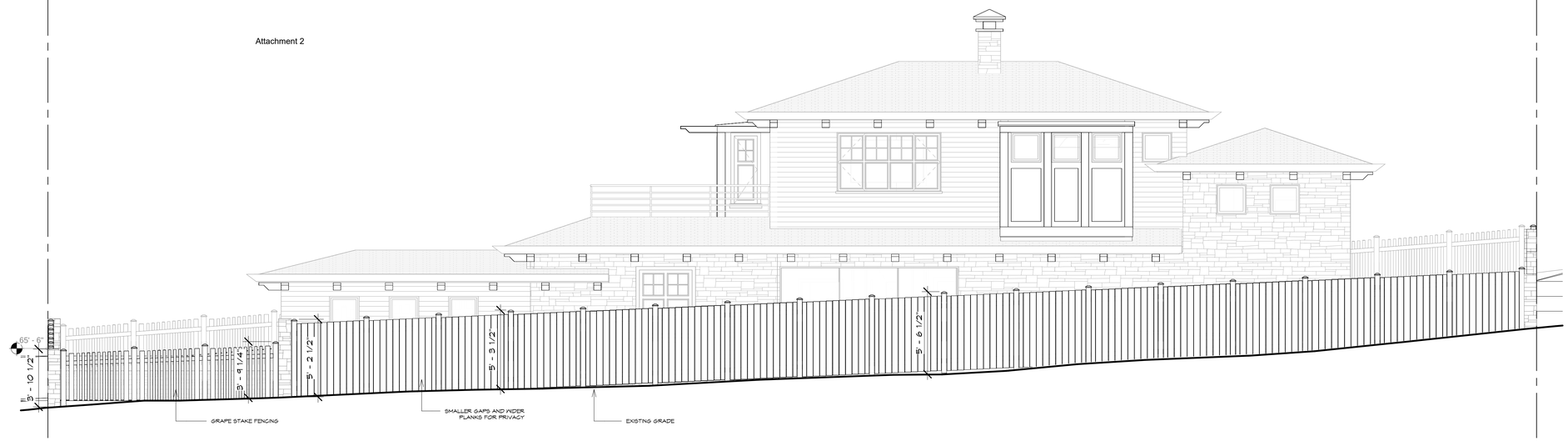
NORTH PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"



SOUTH PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

Attachment 2

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

NORTH/ SOUTH FENCING ELEVATIONS

Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-3.5

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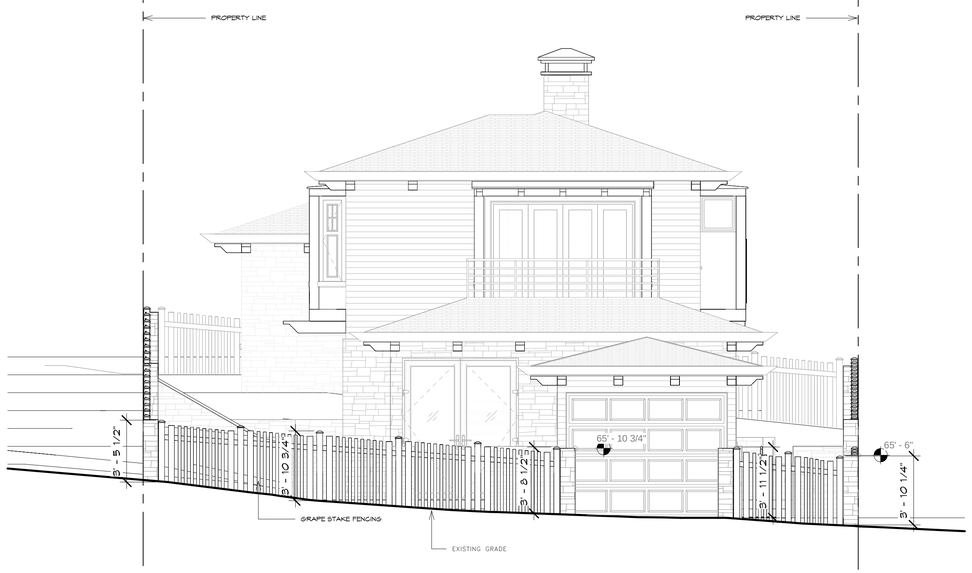
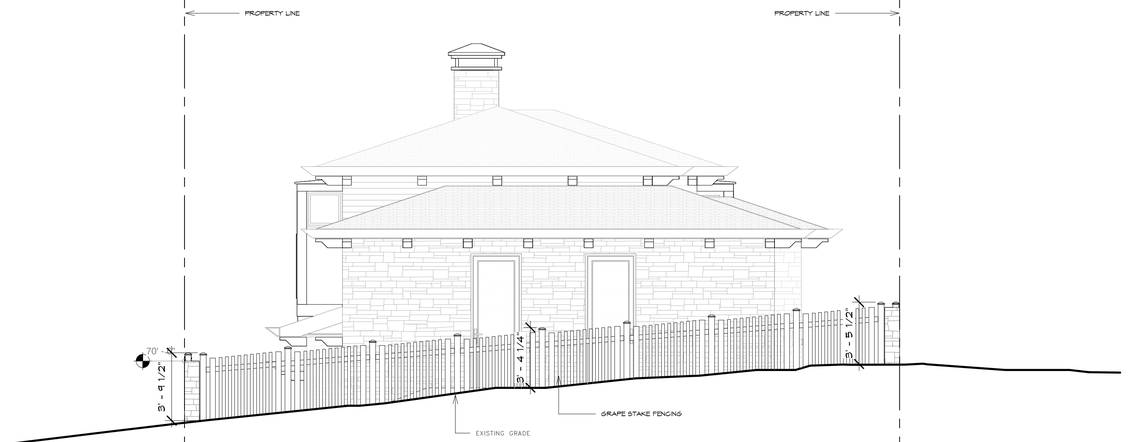


WEST PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

Attachment 2



EAST PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EAST/ WEST FENCING ELEVATIONS

PROJECT:
Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-3.6
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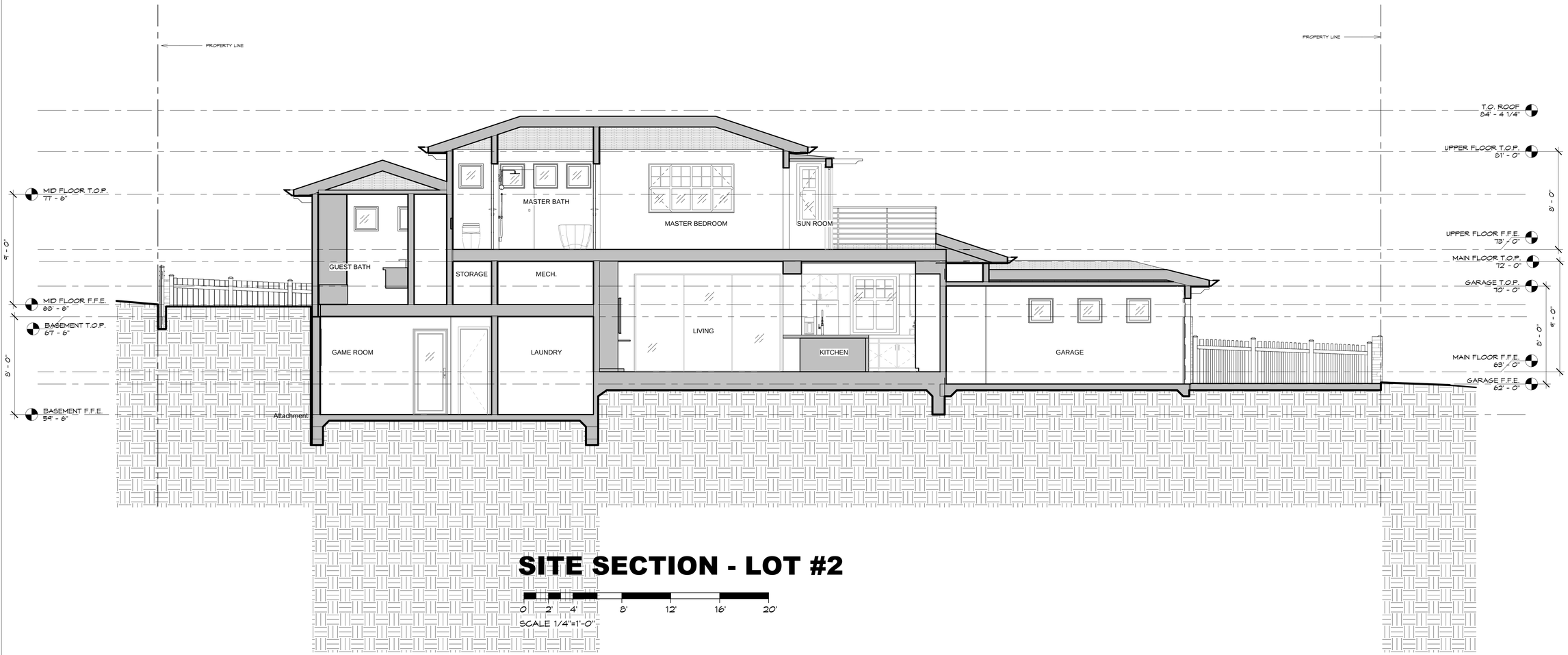

SITE SECTION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

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SECTIONS

Job Name:

CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
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JOB NO.	Project Status

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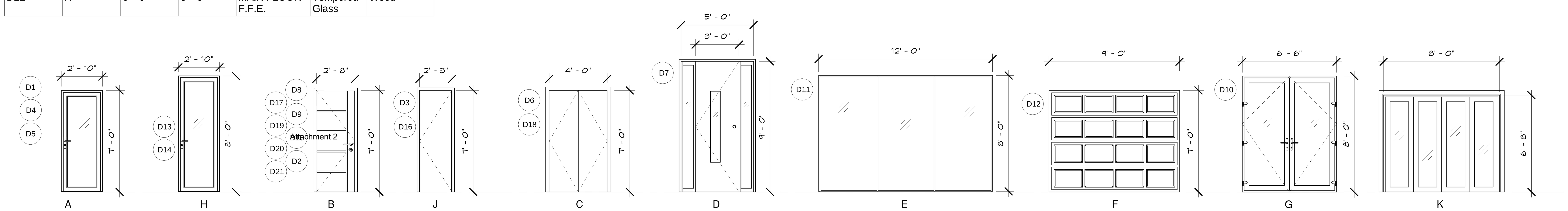
Door Schedule

Mark	Type Mark	Width	Height	Level	Door Material	Frame Material
D1	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Wood
D2	B	2' - 8"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Wood
D3	J	2' - 3"	8' - 0"	BASEMENT F.F.E.	Wood	Wood
D4	B	2' - 10"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D5	B	2' - 10"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D6	C	8' - 6"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D7	D	3' - 3 3/4"	9' - 0"	MAIN FLOOR F.F.E.	Wood	Metal
D8	B	2' - 8"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D9	B	2' - 8"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D10	G	6' - 6"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D11	E	12' - 0"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D12	F	9' - 0"	7' - 0"	GARAGE F.F.E.		Wood
D13	H	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D14	H	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D15	B	2' - 8"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D16	J	2' - 3"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D17	B	2' - 8"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D18	C	4' - 0"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D19	B	2' - 8"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D20	B	2' - 8"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D21	B	2' - 8"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D22	K	6' - 6"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Wood



2 DOOR SCHEDULE 2
1/4" = 1'-0"

DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),

1. SHALL BE 2'-0" X 7'-0" MINIMUM.

2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.

3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.

4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.

5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.

6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.

7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.

8. ALL WOOD DOORS SHALL BE SOLID CORE.

9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.

10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.

11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.

12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2707. [R337.8.3]

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REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

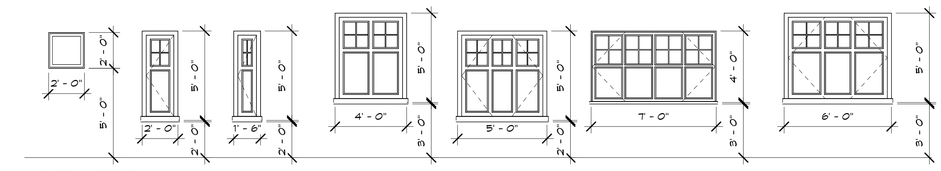
DOOR SCHEDULE

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-5.1
SHEET OF

Window Schedule					
Mark	Type Mark	Sill Height	Height	Width	Description
W1	1	3' - 0"	5' - 0"	2' - 0"	
W2	1	3' - 0"	5' - 0"	2' - 0"	
W3	1	3' - 0"	5' - 0"	2' - 0"	
W4	2	0' - 0"	2' - 0"	2' - 0"	
W5	2	0' - 0"	2' - 0"	2' - 0"	
W6	2	0' - 0"	2' - 0"	2' - 0"	
W7	2	0' - 0"	2' - 0"	2' - 0"	
W8	2	0' - 0"	2' - 0"	2' - 0"	
W9	2	0' - 0"	2' - 0"	2' - 0"	
W10	7	3' - 0"	5' - 0"	4' - 0"	
W11	2	6' - 0"	2' - 0"	2' - 0"	
W12	2	6' - 0"	2' - 0"	2' - 0"	
W13	3	3' - 0"	5' - 0"	6' - 0"	
W14	3	2' - 0"	5' - 0"	6' - 0"	
W15	4	2' - 0"	5' - 0"	1' - 6"	
W16	5	2' - 0"	5' - 0"	5' - 0"	
W17	4	2' - 0"	5' - 0"	1' - 6"	
W18	1	2' - 0"	5' - 0"	2' - 0"	
W19	1	2' - 0"	5' - 0"	2' - 0"	
W20	6	3' - 0"	4' - 0"	7' - 0"	
W21	2	5' - 0"	2' - 0"	2' - 0"	
W22	2	0' - 6"	2' - 0"	2' - 0"	
W23	2	5' - 0"	2' - 0"	2' - 0"	
W24	2	0' - 6"	2' - 0"	2' - 0"	
W25	2	5' - 0"	2' - 0"	2' - 0"	
W26	2	5' - 0"	2' - 0"	2' - 0"	



WINDOW LEGEND
1/4" = 1'-0"

Attachment 2

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.

2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.

3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.

4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.

5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.

6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.

7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.

8. TEMPERED SAFETY GLAZING,

A) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

B) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).

C) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE)

D) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

E) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]

9. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PAN, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [CRC SECTION R337.8.2.1]

REVISION	No.

CONSULTANT:

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WINDOW SCHEDULE

Job Name:
CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

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1 GLAZING

WOODEN CRAFTSMAN WINDOWS

2 RAILINGS

HORIZONTAL METAL PIPE GUARDRAIL (BRONZE TO MATCH GUTTERS)

3 PAVERS

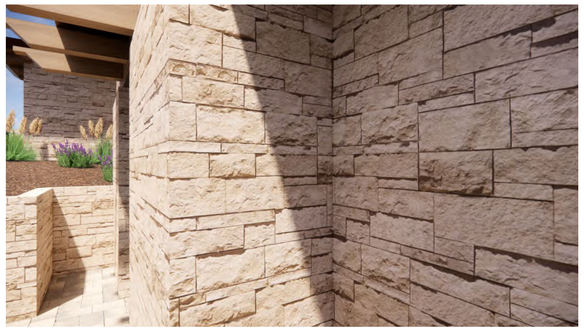
PERMEABLE PAVERS

4 GARAGE DOOR

TRADITIONAL WOOD CLAD GARAGE DOOR

5 EXTERIOR FINISH

HORIZONTAL WOOD SIDING



6 EXTERIOR FINISH

CARMEL STONE VENEER

7 WOOD

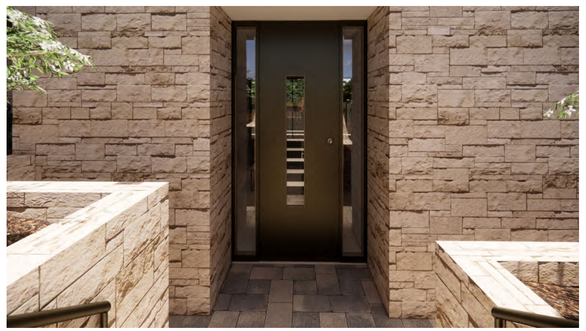
WOOD GRAIN CLADDING

8 ROOFING

CHINA MULTI-SLATE ROOFING

9 GUTTER

ANTIGUE BRONZE METAL GUTTER



10 FRONT DOOR

ENTRY DOOR WITH SIDE LITES

REVISION	No.

CONSULTANT:

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MATERIAL SAMPLES

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE:
DRAWN C.S.
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FIRST AVENUE

EMPTY LOT

Attachment 2

ADJACENT STRUCTURE

GUADALUPE STREET

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
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RENDERED ELEVATIONS

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023

SCALE:

DRAWN C.S.

JOB NO. Project Status

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FIRST AVENUE PERSPECTIVE

FIRST AVENUE PERSPECTIVE

CORNER OF FIRST AVENUE AND
GUADALUPE STREET PERSPECTIVE

GUADALUPE STREET PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT:
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211 HOFFMAN AVENUE MONTEREY, CA 93940
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RENDERINGS

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE:
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IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for theCRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 6/10/2022

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETwu = ETo x ETadj x ALA x 0.623 x IEF
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

ALA = 732 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant

Spec'd plants: Very low water use plant square footage = 0 x 0.1 = 0
Low water use plant square footage = 640 x 0.3 = 192
Medium water plant use square footage= 900 x 0.6 = 540
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = 46.3 x .80 x 732 x 0.623 x .85 = **.044 Acre Feet**
325,851

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/10/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = ETo x ETadj x LA x 0.623
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 1540 SQ FT

Calculated as:			
2 sq ft. / 1 gal. plant	12 plants	24 sq ft
4 sq. ft. / 5 gal. plant	26 plants	104 sq ft
16 sq. ft. / 15 gal. plant	27 plants	432 sq ft
20 sq. ft./ 24" box tree	4	80
150 sq ft. for total of flats	6 flats	900 sq ft
	TOTAL	1540 SQ FT

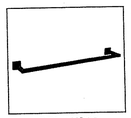
MAWA for this site = 46.3 x .80 x 1540 x 0.623 = **.109 Acre Feet**
325,851

Attachment 2

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPJ-LWS36	BLACK	6"	WALL WASH DOWN	11	2W/200L	
B	SPJ-LWS36	BLACK	9"	WALL WASH DOWN	2	3W/300L	
C	SPJ-SQ200	BLACK	21"X8"X2"	PATH LIGHT - MIN DISTANCE APART 10'	3	4W/250L	
D	SPJ-MSL2	BLACK	2 5/8"	RECESSED WALL/STEP	7	2W/125L	

A & B



Model: **SPJ-LWS36**
BLACK

Linear Wash Light
Up Wash
Down Wash

DESCRIPTION

Model#:	SPJ-LWS36
Material:	Solid Brass
Finish:	Black
Electrical:	12V
Lumens:	400 Lumens per foot (36" = 1200 lumens)
Color Temp:	2700K
Option:	Integrated LED

C

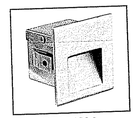
Model: **SPJ-SQ200**
Finish: XXBLACK

Contemporary Path Light

DESCRIPTION

Model#:	SPJ-SQ200
Material:	Solid Brass
Electrical:	9-15V
Engine:	4W
Lumens:	250
Color Temp:	2700K
Mounting:	1/2" NPT.
LED:	Nichia

D



Model: **SPJ-MSL2**
Finish: XXXXXX BLACK

Recessed Fixture

DESCRIPTION

Model#:	SPJ-MSL2
Engine:	FB-2WREC-TA-2-B-2700K
Wattage:	2W
Lumens:	125
Color Temp:	2700K
Electrical:	9-15V, 120V
LED:	Nichia

F

SI

Model: **FB-150-12XM12**

Nightpower Transformer

DESCRIPTION

Model#:	FB-150-120M12
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuit
Dimmable:	Yes

- TIMER, 24 HOUR REMOVABLE
- PHOTOCELL, FIELD INSTALL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-7609, 831-625-3105

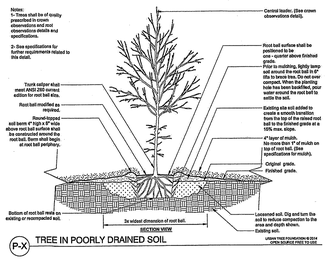
CRI RESIDENTIAL LOT #2
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-014-000

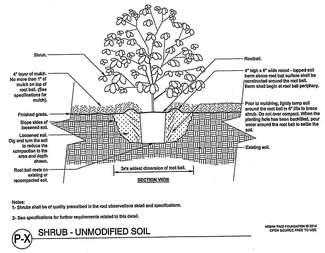
N

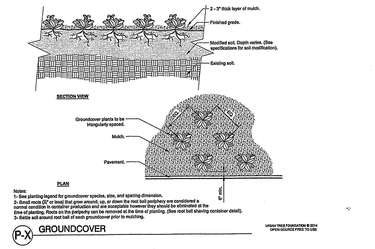
REV 11/13/23 ML | 1"=4' | 6/10/22

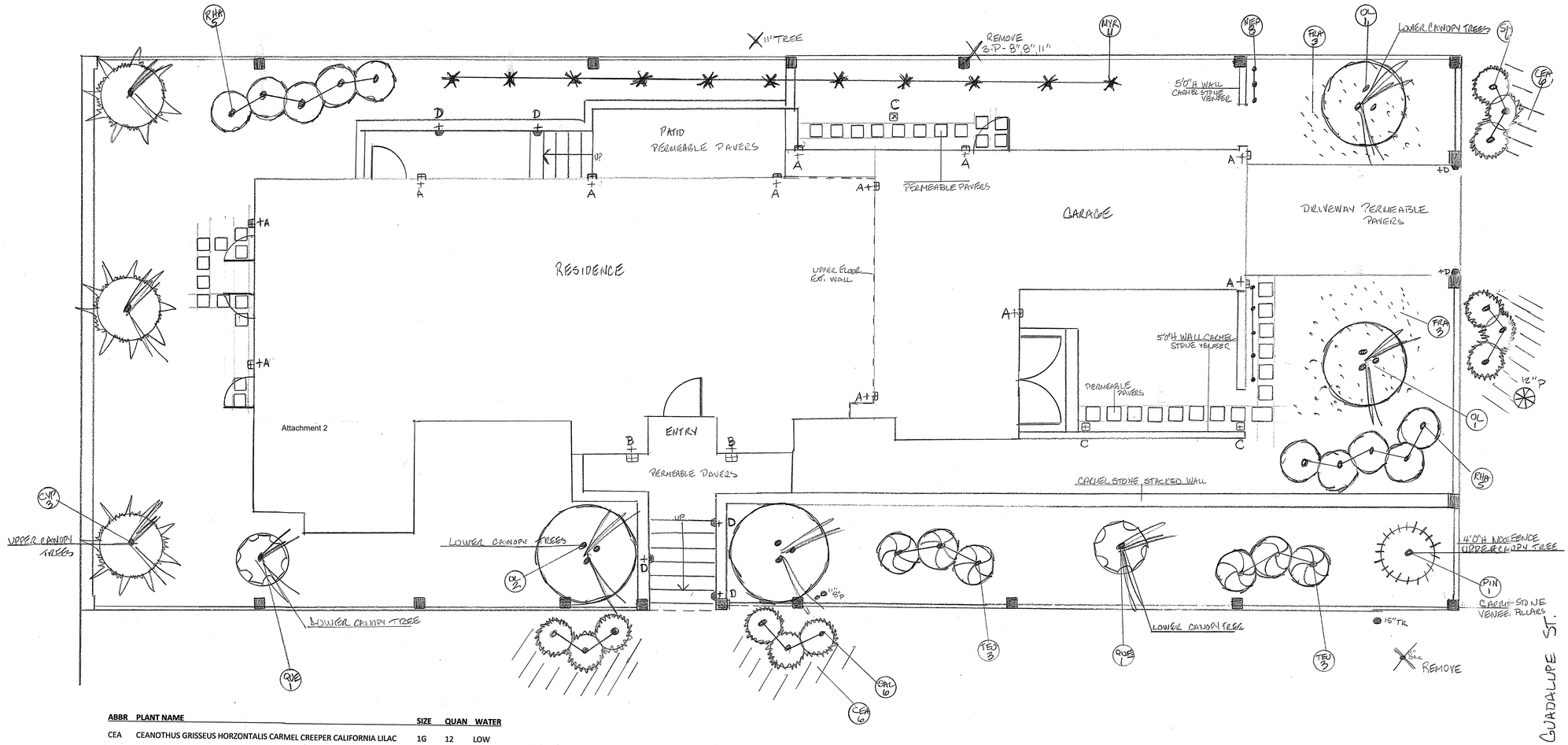
LANDSCAPE LIGHTING SPECS

L-2 IRRIGATION PLAN









ABBR	PLANT NAME	SIZE	QUAN	WATER	
CEA	CEANOTHUS GRISSEUS HORZONTALIS CARMEL CREEPER CALIFORNIA LILAC	1G	12	LOW	
CYP	CUPRESSUS MACROCARPA MONTEREY CYPRESS	15G	3	LOW	UPPER CAN
FRA	FRAGARIA CHILOENSIS WILD STRAWBERRY	FLAT	6	MED	
MYR	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	15G	11	LOW	
NEP	NEPHROLEPIS CORDIFOLIA SOUTHERN SWORD FERN	5G	8	MED	
OL	OLEA EUROPAEA OLIVE TREE WILSONII OR SWAN HILL	24"	4	LOW	LOWER CAN
PIN	PINUS RADITA MONTEREY PINE TREE	15G	1	LOW	UPPER CAN
QUE	QUERCUS AGRIFOLIA COAST LIFE OAK	15G	2	LOW	LOWER CAN
RHA	RHAMNUS CALIFORNICA COFFEEBERRY EVE E CASE	15G	10	LOW	
SAL	SALVIA CLEVLANDII	5G	12	LOW	
TEU	TEUCRIUM FRUITICANS BUSH GERMANDER	5G	6	LOW	

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CRI RESIDENTIAL LOT #2
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-014-000

1"=4'

LANDSCAPE PLAN 6/10/22
L-1 REV. 1/13/23 ML

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

March 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-151 (CRI on Carpenter, Inc. - Lot 4)**: Consideration of a Final Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), and associated Coastal Development Permit for the demolition of asphalt driveways associated with the Carmel Resort Inn and construction of a 1,995-square-foot, two-story residence with a basement located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-013

Application: DS 22-151 (CRI on Carpenter, Inc. - Lot 4)
APN: 010-021-013
Block: 17
Lot: 4
Location: Guadalupe Street 2, southeast of 1st Avenue
Applicant: Eric Miller Architects, Inc.
Property Owner: Santa Rosa Motel CO LP ET AL.

Executive Summary:

The project is the construction of a two-story residence with a basement and detached garage on Lot 4 of the larger Carmel Resort Inn property. One tree and two stumps have previously been approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to the final details review. At the January 11, 2023, concept hearing, the Planning Commission adopted Resolution 2023-004-PC accepting the concept design with conditions and directing the applicant to make a number of design changes. The applicant has revised the design, and staff is bringing the project back to the Planning Commission for a revised concept review.

Recommendation:

Adopt a Resolution (Attachment 1) approving Design Study DS 22-151 (CRI on Carpenter Inc., - Lot 4) for the construction of a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage located on Guadalupe Street 2 southeast of 1st Avenue.

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17, located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. There are no hotel units on Lot 4.

Project Description

The project site is a 4,000-square-foot lot and consists primarily of asphalt and landscaping. With the exception of the minor encroachment onto Lot 4 of the two cottages from Lot 2, there are no structures on the property. The Applicant is proposing to demolish the existing asphalt driveways on Lot 4 and construct a 1,995-square-foot two-story residence inclusive of a basement and a 210-square-foot detached garage. The structures on Lot 2 are proposed to be demolished under a separate permit application for development on that lot.

In accordance with the Municipal Code, the construction of new dwellings requires approval of a Residential Track Two Design Study by the Planning Commission. The Code further requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval. On January 11, 2023, the Planning Commission adopted Resolution 2023-005-PC accepting the Concept Design study with conditions.

Staff Analysis:

The following is a list of conditions adopted at the Concept Design Study, followed by a staff response on how each has been addressed by the applicant.

Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.

Staff Response: The volume study is underway. However, staff did not have sufficient time to complete the study in advance of the March 8th hearing. Staff does not anticipate that the project will exceed the allowable volume standards and supports approval of the final design study on the condition that should the project not meet volume standards and requires a substantial design change, the project will be brought back to the Planning Commission for review.

Tree Planting Requirements. Prior to the final details review, the Applicant shall submit a revised preliminary landscape plan that identifies the size, number, species, and location of three upper canopy trees.

Staff Response: Town and Country Gardening and Landscape, Inc. has provided an updated preliminary landscape plan that identifies the location of three upper canopy trees. One 24" cedar tree is proposed in the front yard, and two 24" redwood trees are proposed in the rear yard.

Right-of-Way Landscape Plan. Prior to the final details review, the Applicant shall submit a revised

preliminary landscape plan that includes landscaping in the public right-of-way.

Staff Response: Town and Country Gardening and Landscape, Inc. has revised the preliminary landscape plan to include landscaping in the right-of-way. Approximately twenty (20) 1-gallon manzanita plants (Monterey carpet) and one (1) 5-gallon dwarf mugo pine are proposed south of the driveway.

Exploratory Digging. Prior to the final details review, the Applicant shall coordinate with the City Forester to conduct exploratory digging using the gentlest means available to expose any significant roots associated with public Tree No. 60. If the City Forester determines that significant roots are present, the Applicant shall relocate the driveway approach to avoid impacting the root system of public Tree No. 60.

Staff Response: The applicant was unable to arrange a site inspection with the City Forester prior to the final details review. This condition has been included in the attached Resolution.

Garage Height. Prior to the final details review, the Applicant shall redesign the detached garage to be at the existing grade to reduce the prominence of the garage at the front of the property.

Staff Response: The applicant has lowered the proposed garage by 6 inches to remain level with the existing grade.

Two-Story Plate Height. Prior to the final details review, the Applicant shall reduce the two-story plate height to no more than 18'.

Staff Response: The applicant has restored a portion of the natural grade previously proposed to be lowered in order to comply with the 18' plate height limit.

Site Coverage. Prior to the final details review, the Applicant shall review and revise the site coverage calculations consistent with the improvements shown on the site plan.

Staff Response: The applicant has reviewed and updated the site coverage calculations. A total of 367 square feet of site coverage is proposed. 241 square feet is impermeable and consists of porches, patios, landings, site walls, and miscellaneous hardscape. Permeable site coverage totals 126 square feet and includes the driveway, wood fence, stepping stones, and walkways.

Path Light Spacing. Prior to the final details review, the Applicant shall submit revised plans that identify the spacing of path lights. Lights shall be spaced at least 10 feet apart.

Staff Response: Town and Country Gardening and Landscape, Inc. has revised the lighting plan to maintain a 10-foot separation between path lights. The path light has a raw copper finish and emits 125 lumens.

Finish Details: The Applicant is proposing painted horizontal siding with a brick veneer wainscot. The roof material is proposed to be a slate tile. Windows and doors are proposed to be wood. The garage door is also proposed to be wood with divided light glass panels at the top. A color and materials palette can be found in Attachment 2, Sheet A-7.1.

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 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing

single-family residence and the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution
Attachment 2 - Project Plans

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 DESIGN STUDY DS 22-151 (CRI ON CARPENTER, INC. – LOT 4) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF ASPHALT DRIVEWAYS ASSOCIATED WITH THE CARMEL RESORT INN AND CONSTRUCTION OF A 1,995-SQUARE-FOOT TWO-STORY RESIDENCE WITH A BASEMENT LOCATED ON GUADALUPE STREET 2 SOUTHEAST OF 1ST AVENUE
APN 010-021-013

WHEREAS, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of Santa Rosa Motel CO LP ET AL ("Owner") requesting approval of Track 2 Design Study application DS 22-151 (CRI on Carpenter-Lot 4) described herein as ("Application"); and

WHEREAS, the project site is a 4,000-square-foot lot of record (40'x100') located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 4); and

WHEREAS, the Applicant is requesting to construct a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage; 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, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on January 11, 2023, the Planning Commission adopted Resolution 2023-005-PC, accepting the Concept Design Study with conditions; and

WHEREAS, on February 24, 2023, a notice of the public hearing scheduled for March 8, 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 February 26, 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 March 3, 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 March 8, 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, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, 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 APPROVAL 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 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the 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 APPROVE Design Study application DS 22-151 (CRI on Carpenter, Inc. – Lot 4) and associated Coastal Development Permit for the construction of a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage located on Guadalupe Street 2

southeast of 1st Avenue in the Single-Family Residential (R-1) District (APN 010-021-013), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Design Study application DS 22-151 (CRI on Carpenter Inc., - Lot 4) authorizes the construction of a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on March 8, 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.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including	✓

	illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	
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 lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.	✓
13.	Slate Tile Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved slate tile 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 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.	✓
15.	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.	✓

16.	**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.	✓
17.	**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.	✓
18.	**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.	✓
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.** 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	
21.	**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.	
22.	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.	✓
23.	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.	✓
24.	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.	
25.	**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	
26.	**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.	✓
27.	**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.	✓
28.	**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.	✓
29.	**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.	✓
30.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting	✓

	and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	
	SPECIAL CONDITIONS	
31.	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.	✓
32.	Volume Study. Prior to submitting an application for a building permit, the applicant shall complete the required volume study. Should the project not meet volume standards and requires a substantial design change, the project will be brought back to the Planning Commission for review.	✓
33.	Exploratory Digging. Prior to the issuance of a building permit, the Applicant shall coordinate with the City Forester to conduct exploratory digging using the gentlest means available to expose any significant roots associated with public Tree No. 60. If the City Forester determines that significant roots are present, the Applicant shall relocate the driveway approach to avoid impacting the root system of public Tree No. 60.	✓

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

CRI - RESIDENTIAL DEVELOPMENT

Lot #4 Guadalupe Street

Carmel-by-the-Sea, CA 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2019 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITIONS: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES : THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRnC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE -24 ENERGY CODE.

PROJECT DATA

ADDRESS: LOT #4 GUADALUPE STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH SEPARATED GARAGE, CONSISTING OF: 1,051 S.F. MAIN FLOOR, 434 S.F. UPPER FLOOR, 210 S.F. GARAGE and 300 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.
ZONING: RI
A.P.N.: 010-021-013-000
TYPE OF CONSTRUCTION: (V-B)

SETBACK
FRONT 15'
REAR 15'
SIDE 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT— 1ST STORY PLATE HT. = 12.0'
2ND STORY PLATE HT. = 18.0'
MAX ROOF HT. = 24.0'

LOT AREA	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

F.A.R. FLOOR AREA CALCULATIONS

1,051 S.F. (Main Level) + 434 S.F. (Upper Level) + 210 S.F. (Garage) = 1,695 S.F. (Total).
1,800 S.F. (Max. Allowed) + 200 S.F. Basement + 100 S.F. (Bonus @ Basement) = 2,100 S.F.

PROJECT FLOOR AREA = 1,995 S.F.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
1240 MUNRAS AVENUE
MONTEREY, CA 93940
PH: 510-853-2100

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223798
CARMEL, CA 93923
PH: 831-546-7609
CONTACT: ROBERT LUSTER

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

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A-1.0 EXISTING TOPOGRAPHY MAP
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A-2.0 BASEMENT PLAN
A-2.1 MAIN FLOOR PLAN
A-2.2 UPPER FLOOR PLAN
A-2.3 ROOF PLAN
A-2.4 MAIN FLOOR & UPPER FLOOR OVERLAY
A-3.1 EXTERIOR ELEVATIONS - WEST
A-3.2 EXTERIOR ELEVATIONS - NORTH
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A-3.5 SITE SECTION
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CIVIL

C1 GRADING, DRAINAGE & UTILITY PLAN
C2 GRADING SECTIONS
C3 EROSION & SEDIMENT CONTROL PLAN
C4 CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE IRRIGATION & LIGHTING SPECS

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

ONE (1) TREE TO BE REMOVED: 11" TREE (#51)
NOTE: THREE TREES CLOSE TO PROPERTY LINE SHOWN TO BE REMOVED AS PART OF LOT 2 DRAWINGS.

EXTERIOR LIGHTING NOTE

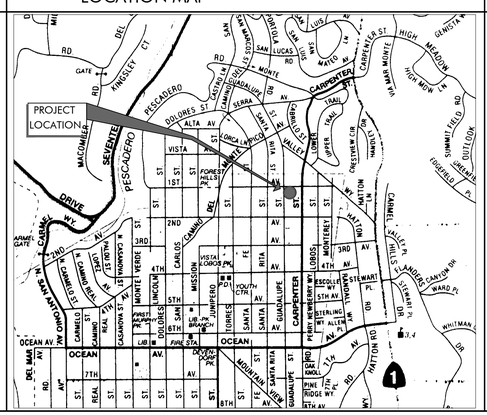
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

SITE COVERAGE

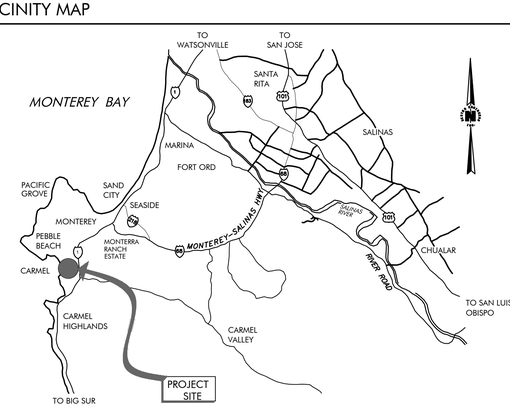
ALLOWED	396.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES / PATIO	132.0 S.F.
LANDINGS	55.0 S.F.
SITE WALLS	27.0 S.F.
MISC. HARDSCAPE	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	241.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	23.0 S.F.
WOOD FENCE	67.0 S.F.
STEPPING STONES & WALKWAYS	36.0 S.F.
TOTAL PERVIOUS COVERAGE	126.0 S.F.
TOTAL PROPOSED SITE COVERAGE	367.0 S.F.

ROOF DECK
ROOF DECK 311.0 S.F.

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME: CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 1/20/23
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-0.1
SHEET OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PDF
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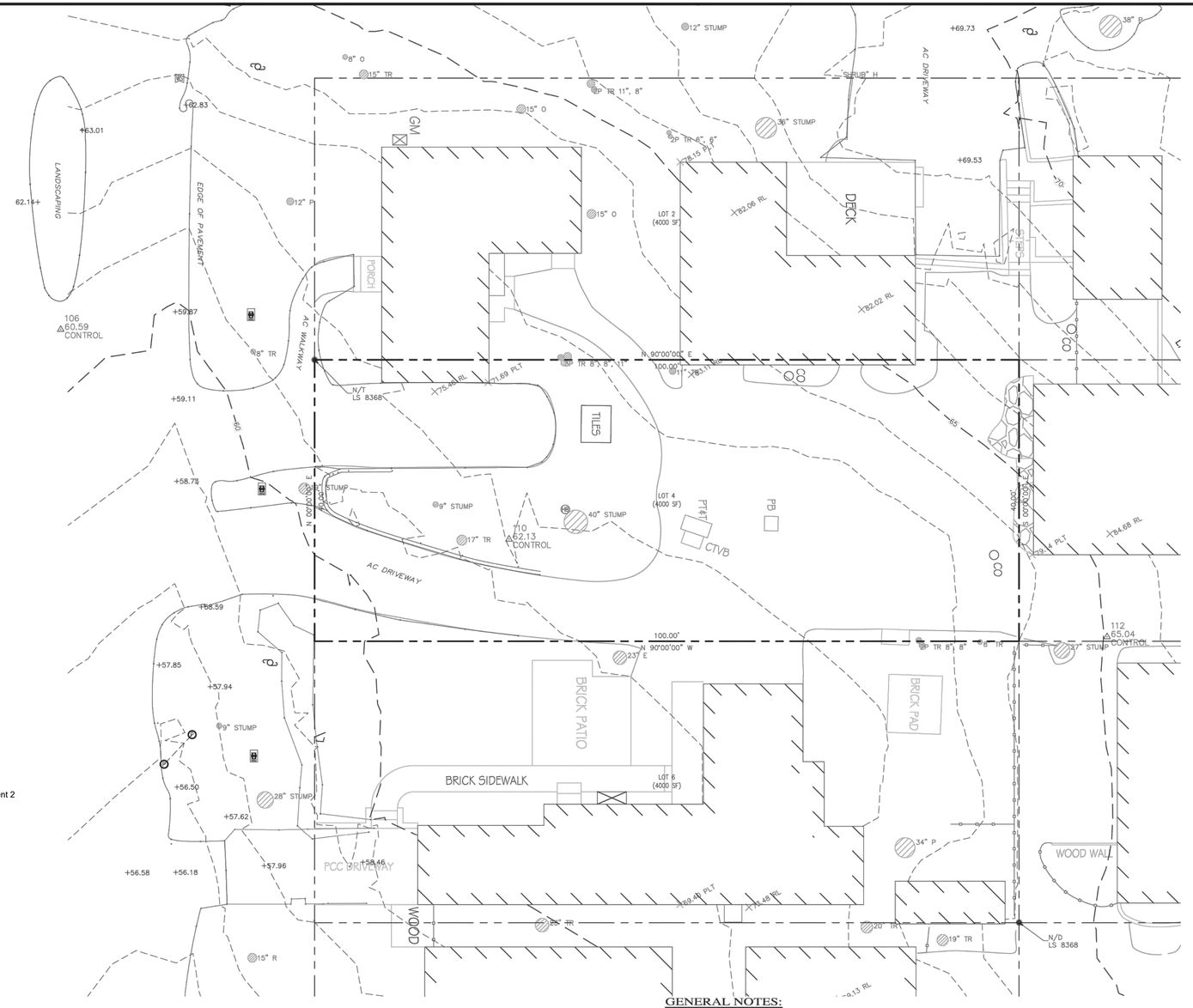
_DD
Attachment 2



2
4
6
8
10
12
14
16

MAP KEY

Attachment 2

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- —50— MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- +50.00 SPOT ELEVATION
- +50.00 RL RIDGELINE
- +50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO–PRONGED TREE (2P)
- THREE–PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR PA = PALM
CW = COTTON WOOD PE = PEPPER
CYP = CYPRESS P = PINE
E = EUCALYPTUS R = REDWOOD
H = HOLLY TR = TREE
O = OAK W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB–SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS–BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
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PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST, BETWEEN 1ST AND 2ND AVE
CARMEL–BY–THE–SEA, CA 93921

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143–01
SHEET 3
OF 9 SHEETS

TOPOGRAPHIC MAP

OF

LOT 4 IN BLOCK 17
OF
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL–BY–THE–SEA, CALIFORNIA

FOR
MR. DON DESAI

APPROVED BY:
GUY R. GIRADDO P.L.S. No. 8703
PROFESSIONAL LAND SURVEYOR * GUY R. GIRADDO * No. 8703 * EXP. 12–31–21 * STATE OF CALIFORNIA

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CONSULTANT:

REVISION	No.

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

EXISTING TOPOGRAPHIC MAP

DATE: 1/20/23
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-1.0
SHEET OF

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EXISTING TOPOGRAPHIC MAP

SCALE: N.T.S.

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J:\20 Jobs\2005 CRI_DD\Lot-4\005-L4-A1-0.dwg 1-17-23 11:45:44 AM

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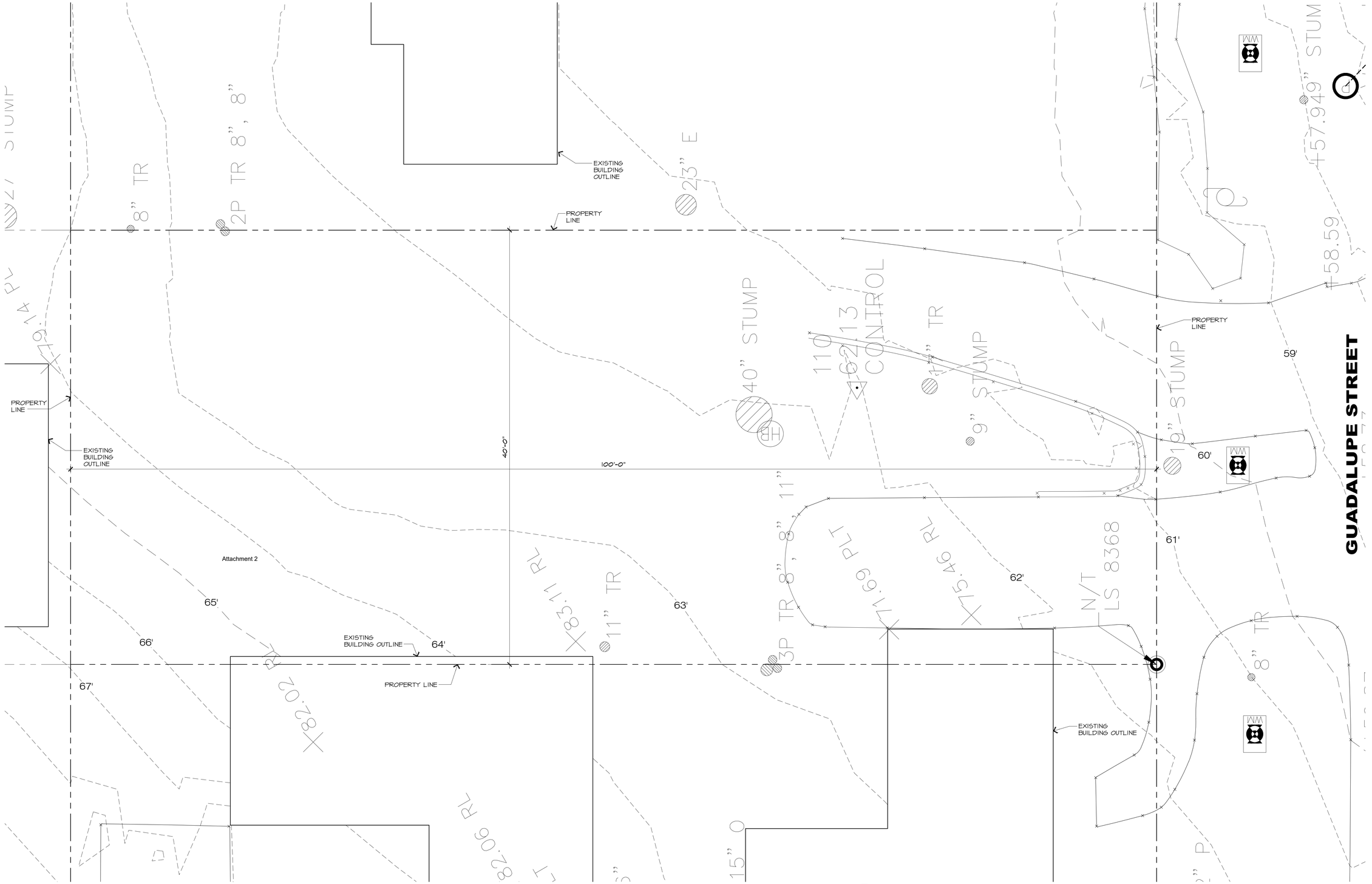
Attachment 2



EXISTING SITE PLAN - LOT #4

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

N

0 2' 4' 8' 12' 16' 20'

GUADALUPE STREET

REVISION	No.

CONSULTANT:

ARCHITECT
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EXISTING SITE PLAN - LOT #4

JOB NAME: CR1 - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

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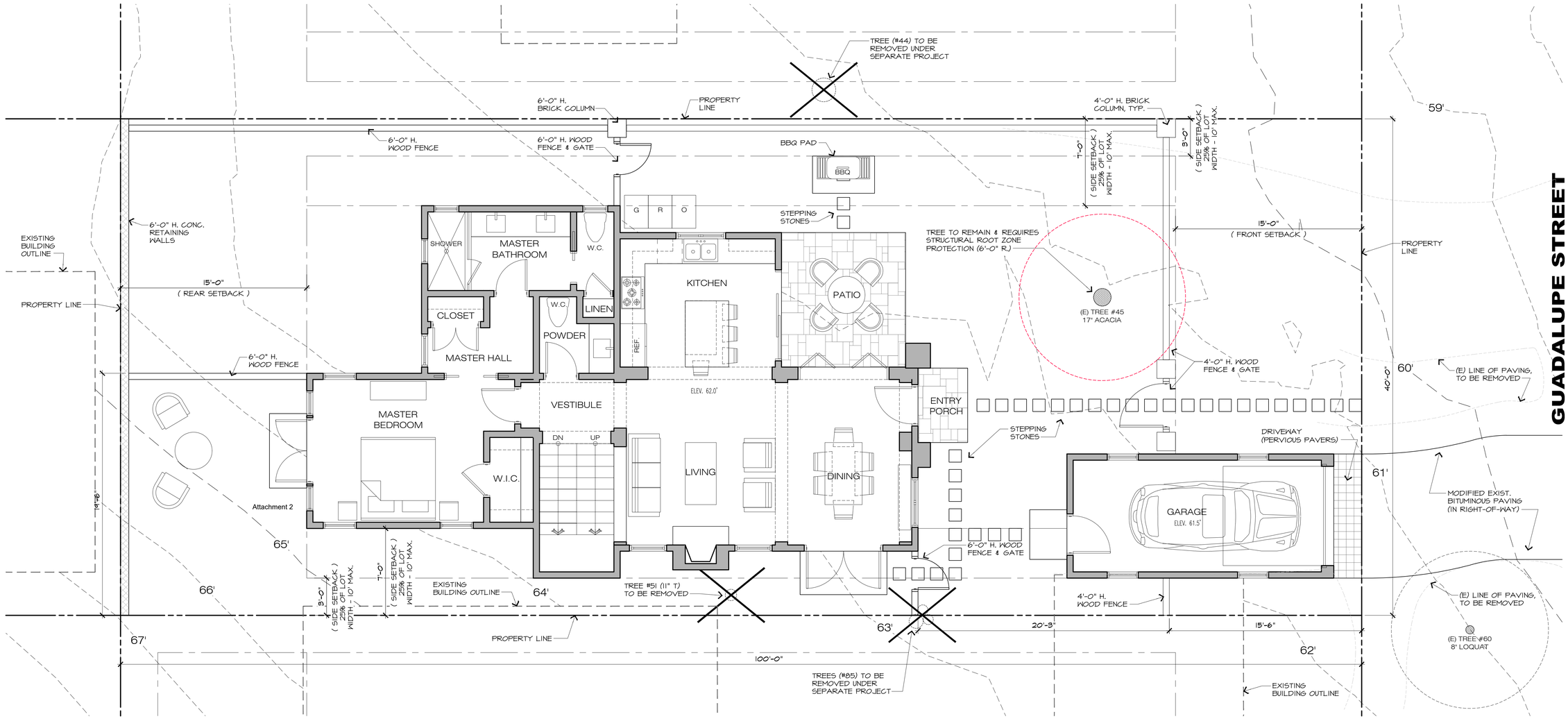

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PROPOSED SITE PLAN - LOT #4

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

0 2' 4' 8' 12' 16' 20'

ROOF DECK	
ROOF DECK	311.0 S.F.

SITE COVERAGE	
ALLOWED	396.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES / PATIO	132.0 S.F.
LANDINGS	55.0 S.F.
SITE WALLS	27.0 S.F.
MISC. HARDSCAPE	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	241.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	23.0 S.F.
WOOD FENCE	67.0 S.F.
STEPPING STONES & WALKWAYS	36.0 S.F.
TOTAL PERVIOUS COVERAGE	126.0 S.F.
TOTAL PROPOSED SITE COVERAGE	367.0 S.F.

REVISION	No.

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PROPOSED SITE PLAN - LOT #4

JOB NAME: CR| - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 1/20/23
SCALE: 1/4"=1'-0"
DRAWN: JK
JOB NUMBER: 20.05

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SHEET OF

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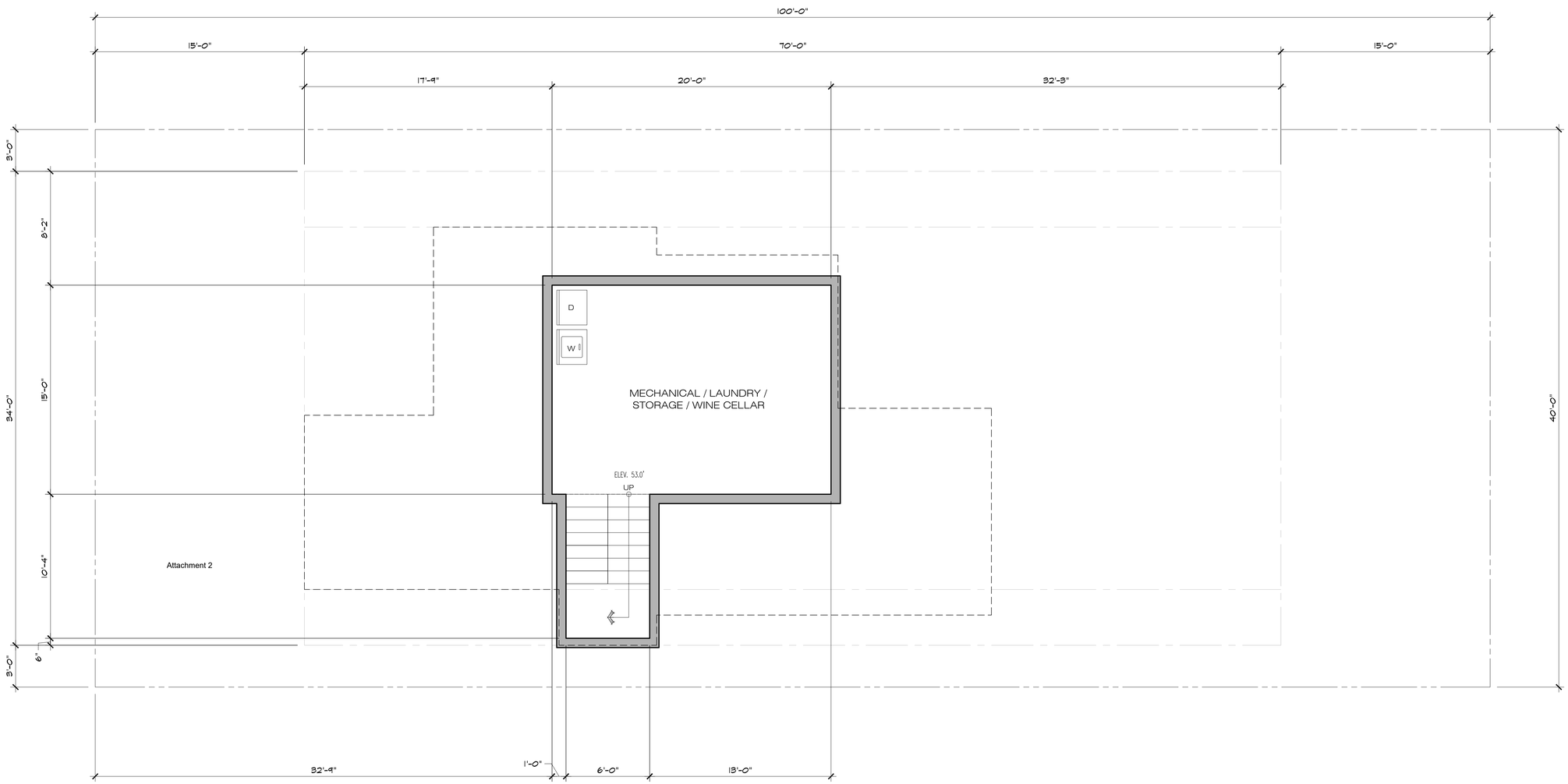

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BASEMENT FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION	No.

CONSULTANT:

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BASEMENT - LOT #4

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	2005

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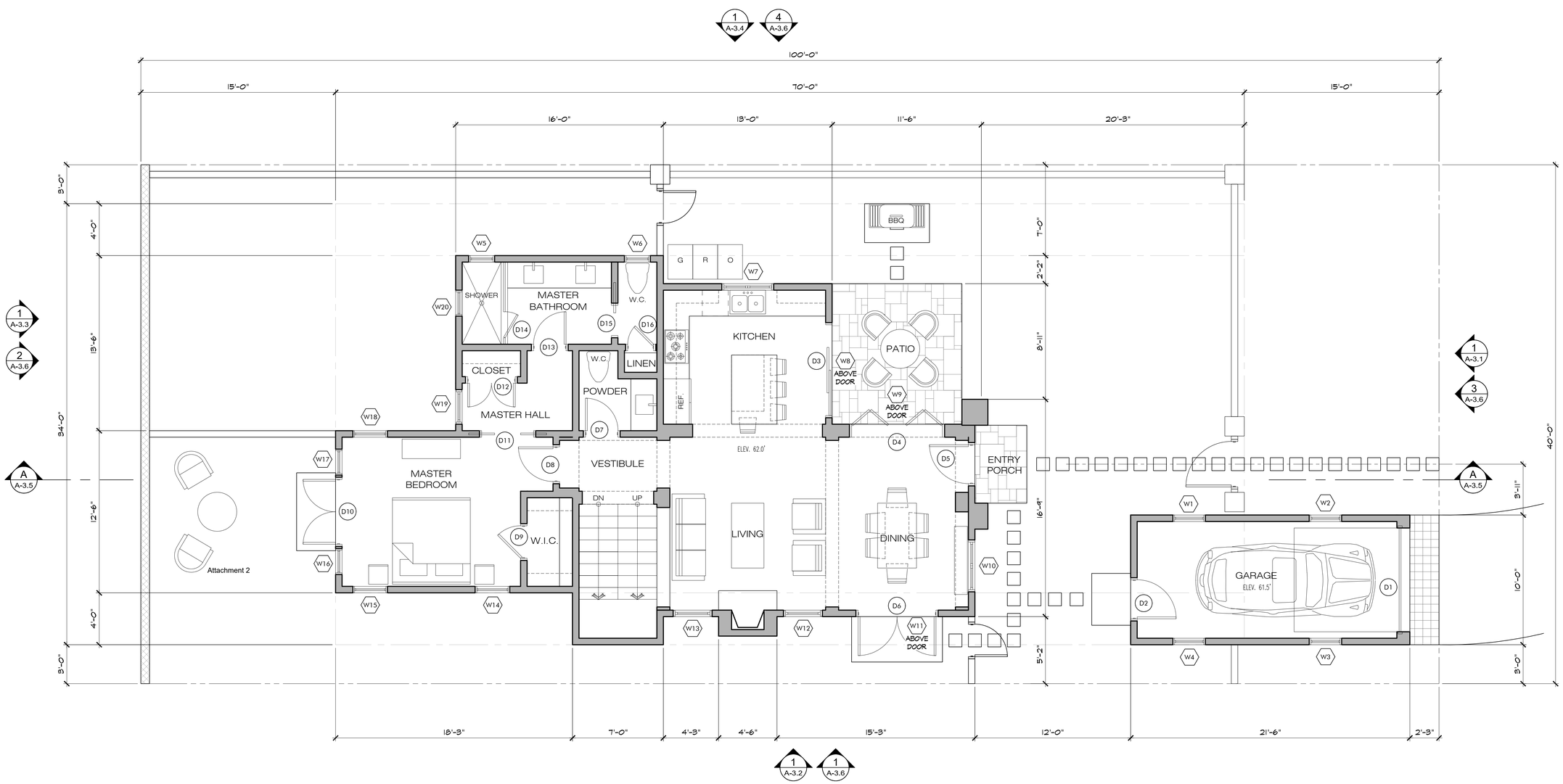

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MAIN FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION	No.

CONSULTANT:

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MAIN FLOOR PLAN - LOT #4

JOB NAME: CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 1/20/23
SCALE: 1/4" = 1'-0"
DRAWN: JK
JOB NUMBER: 20.05

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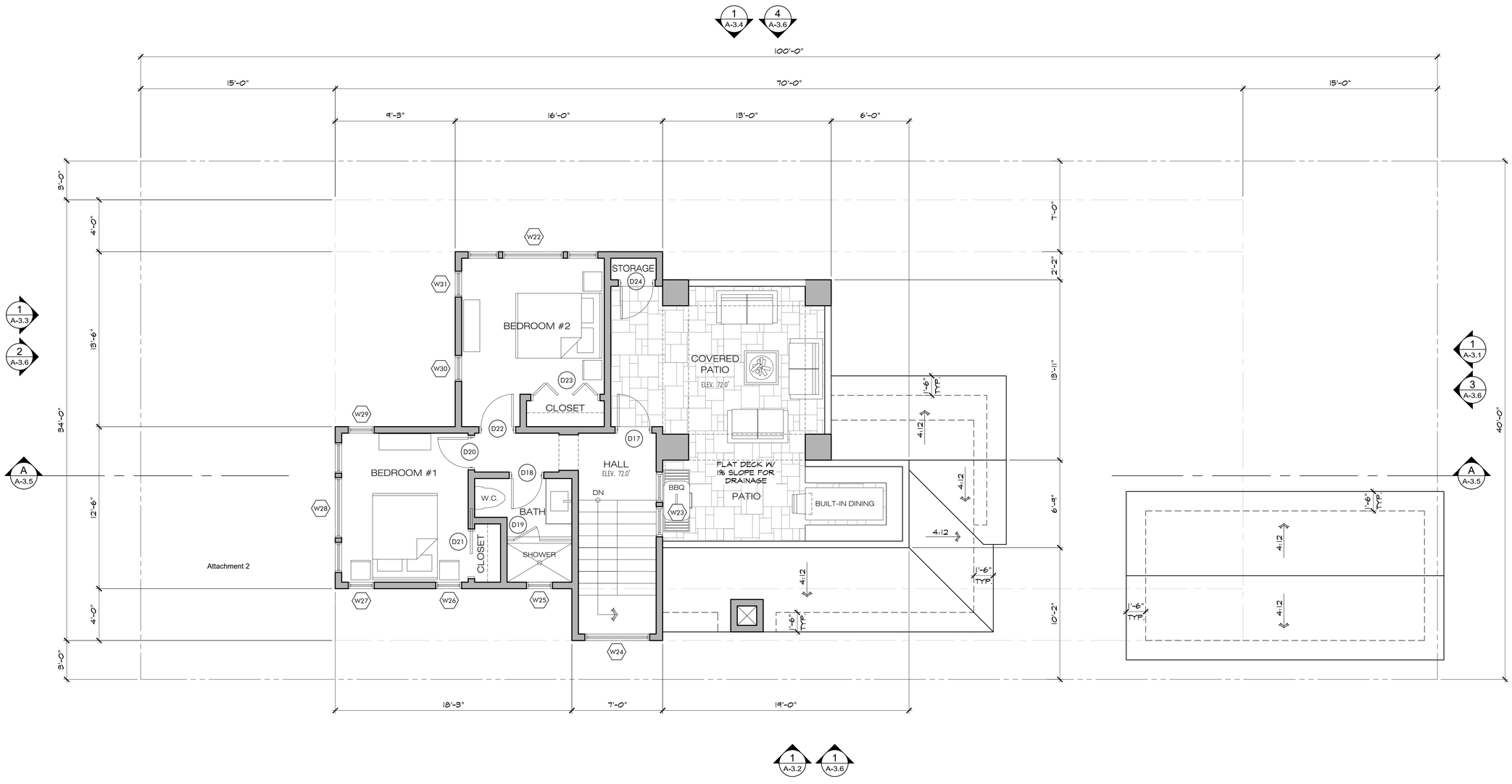

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UPPER FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION	No.

CONSULTANT:

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UPPER FLOOR PLAN - LOT #4

JOB NAME: CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 1/20/23
SCALE: 1/4" = 1'-0"
DRAWN: JK
JOB NUMBER: 20.05

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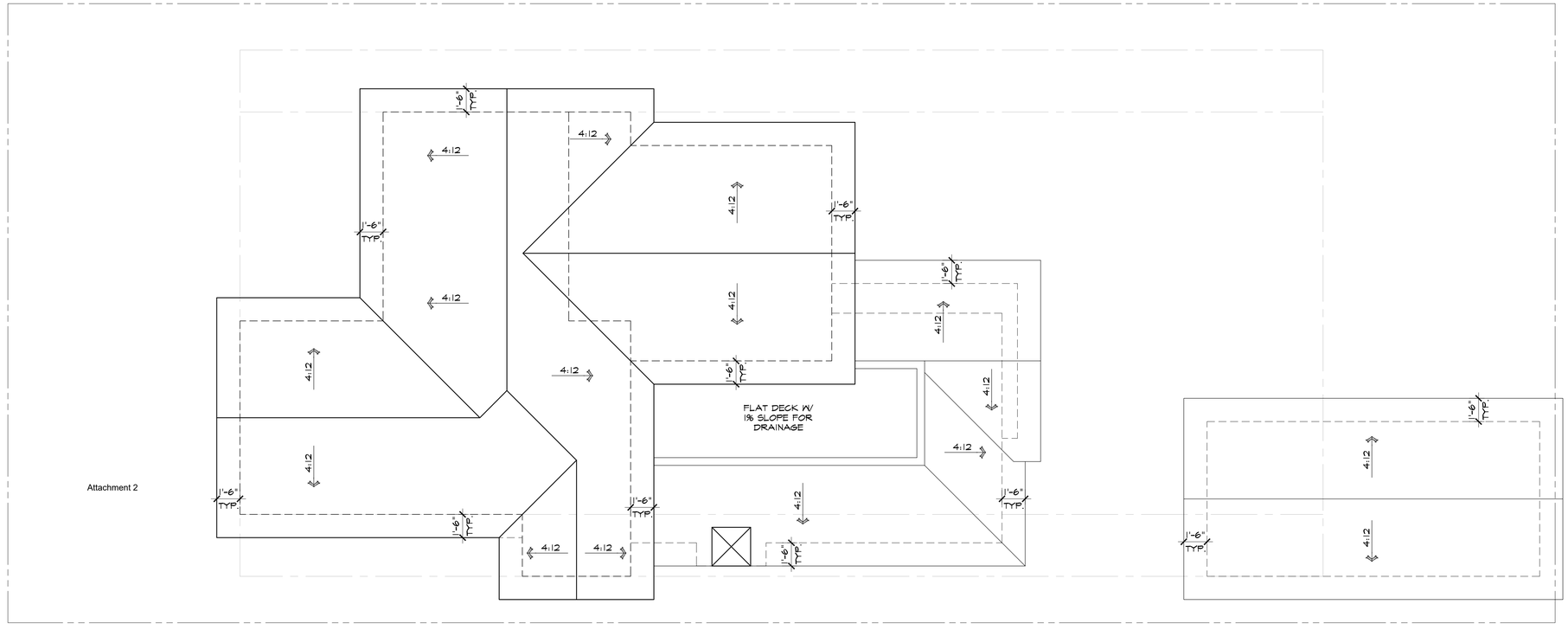

N

ROOF PLAN

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

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ROOF PLAN - LOT #4

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	2005

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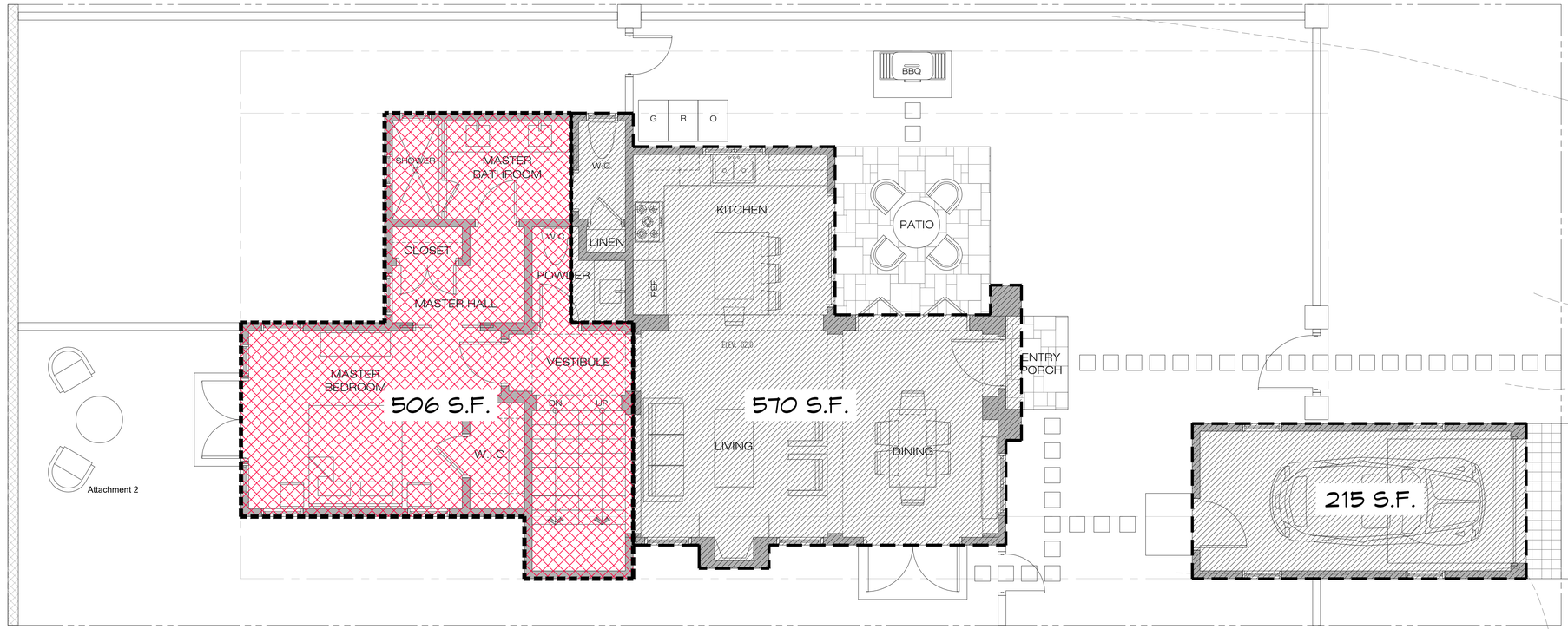

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MAIN FLOOR & UPPER FLOOR OVERLAY

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

0 2' 4' 8' 12' 16' 20'

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	= 506 S.F.
	NON-OVERLAPPING FLOOR AREA	= 785 S.F.

REVISION	No.

CONSULTANT:

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MAIN & UPPER FLOOR OVERLAY - LOT #4

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

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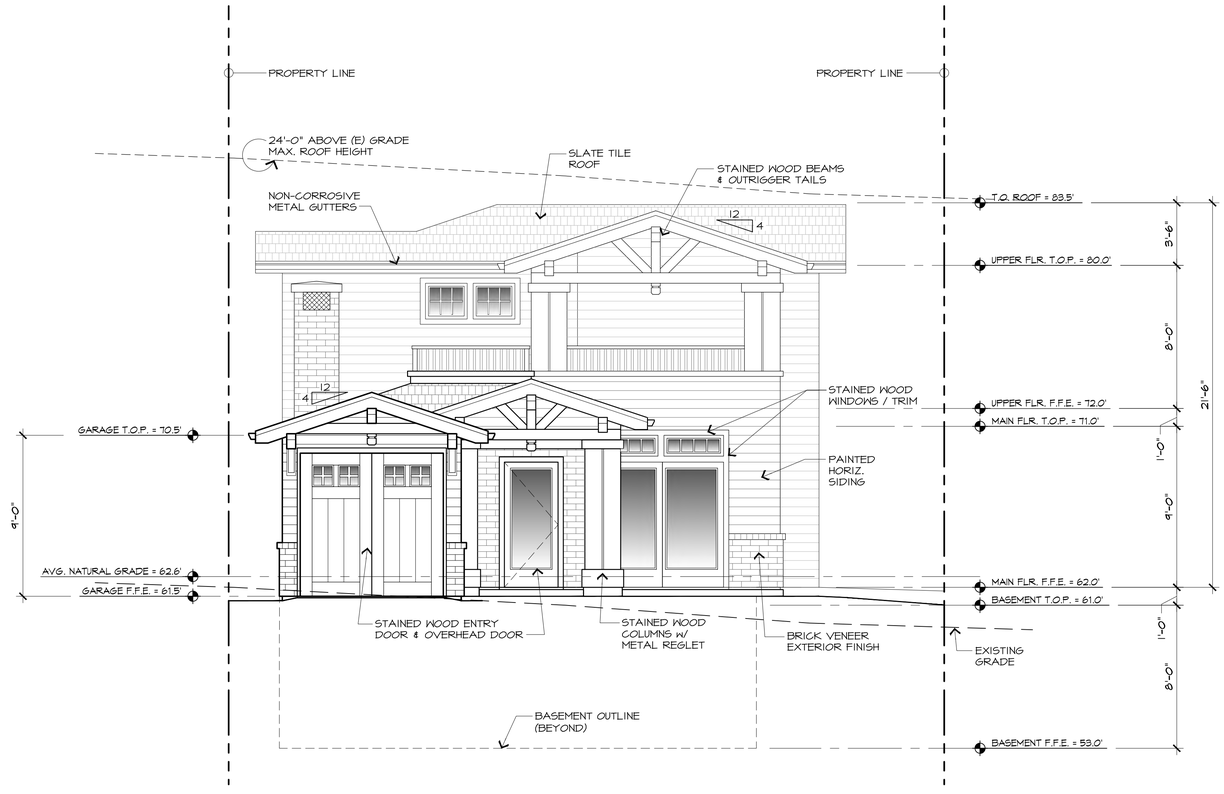

PROPOSED WEST ELEVATION - LOT #4

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

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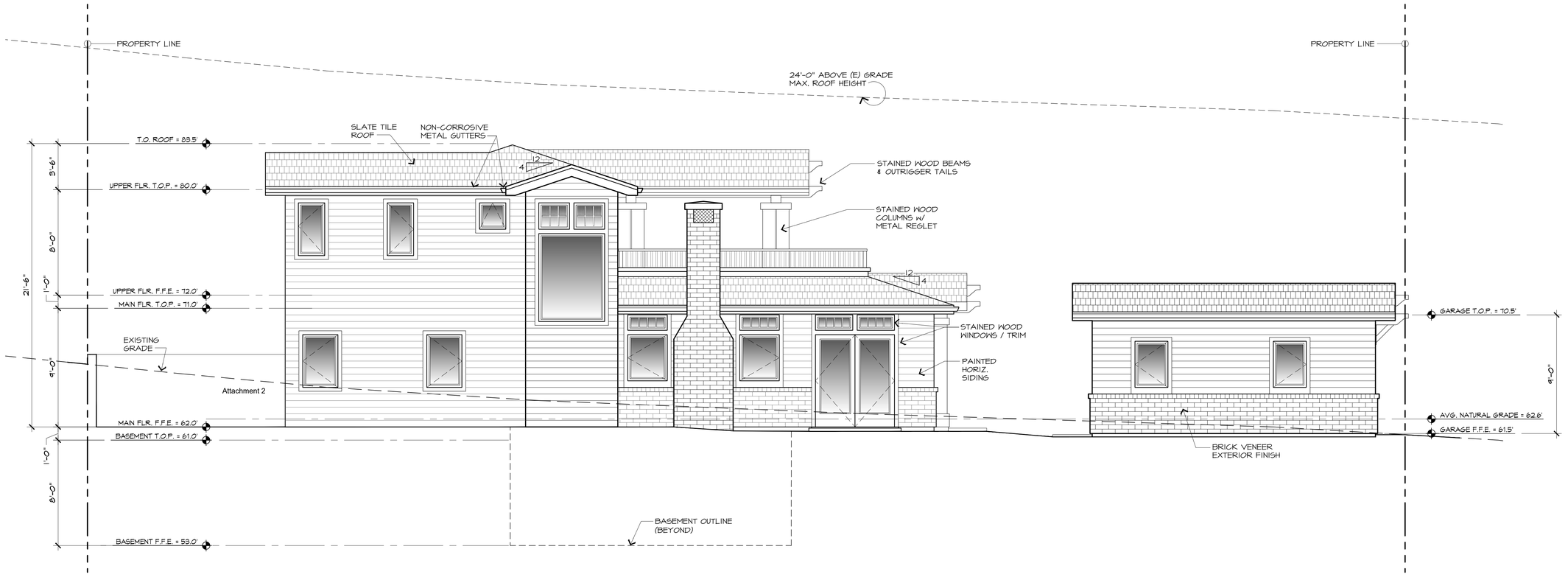

Attachment 2

PROPOSED NORTH ELEVATION - LOT #4

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

0 2' 4' 8' 12' 16' 20'

PDF

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	2005

A-3.2
SHEET OF

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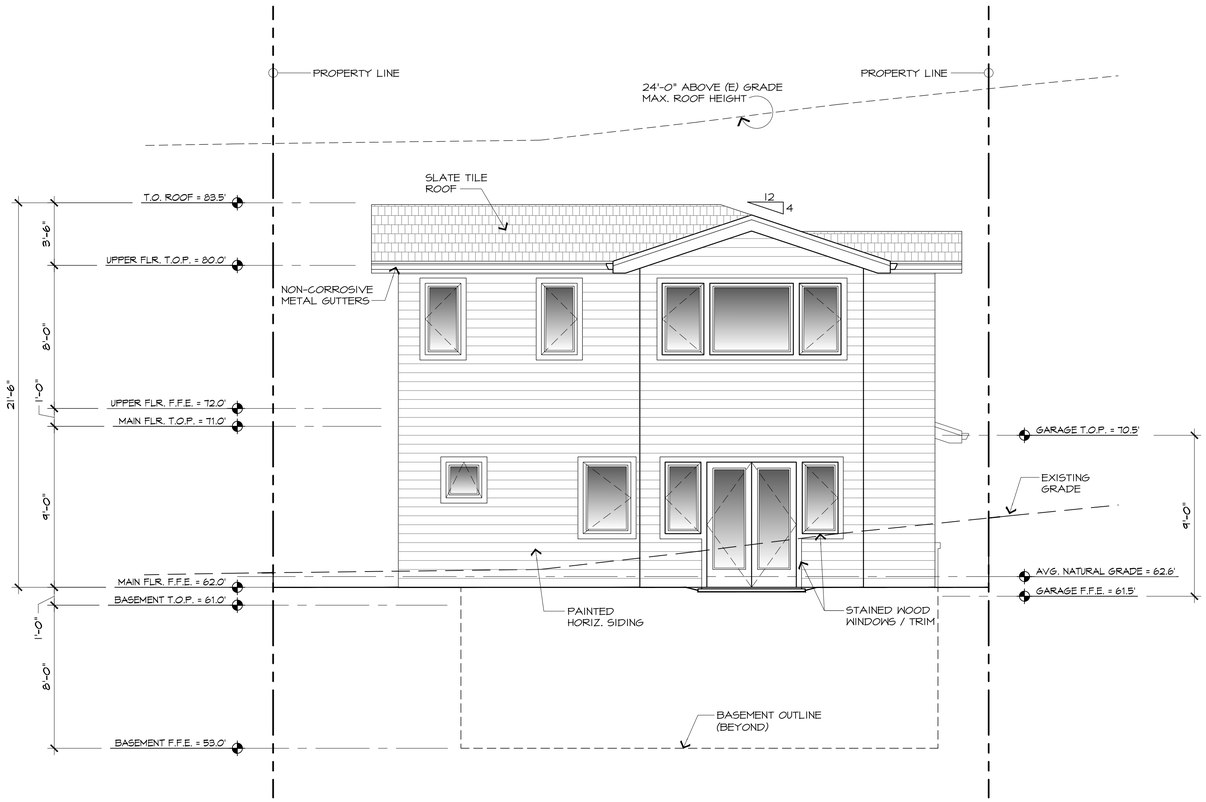
Attachment 2



PROPOSED EAST ELEVATION - LOT #4

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

0 2' 4' 8' 12' 16' 20'

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REVISION	No.

CONSULTANT:

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-015

DATE: 1/20/23
SCALE: 1/4"=1'-0"
DRAWN: JK
JOB NUMBER: 20.05

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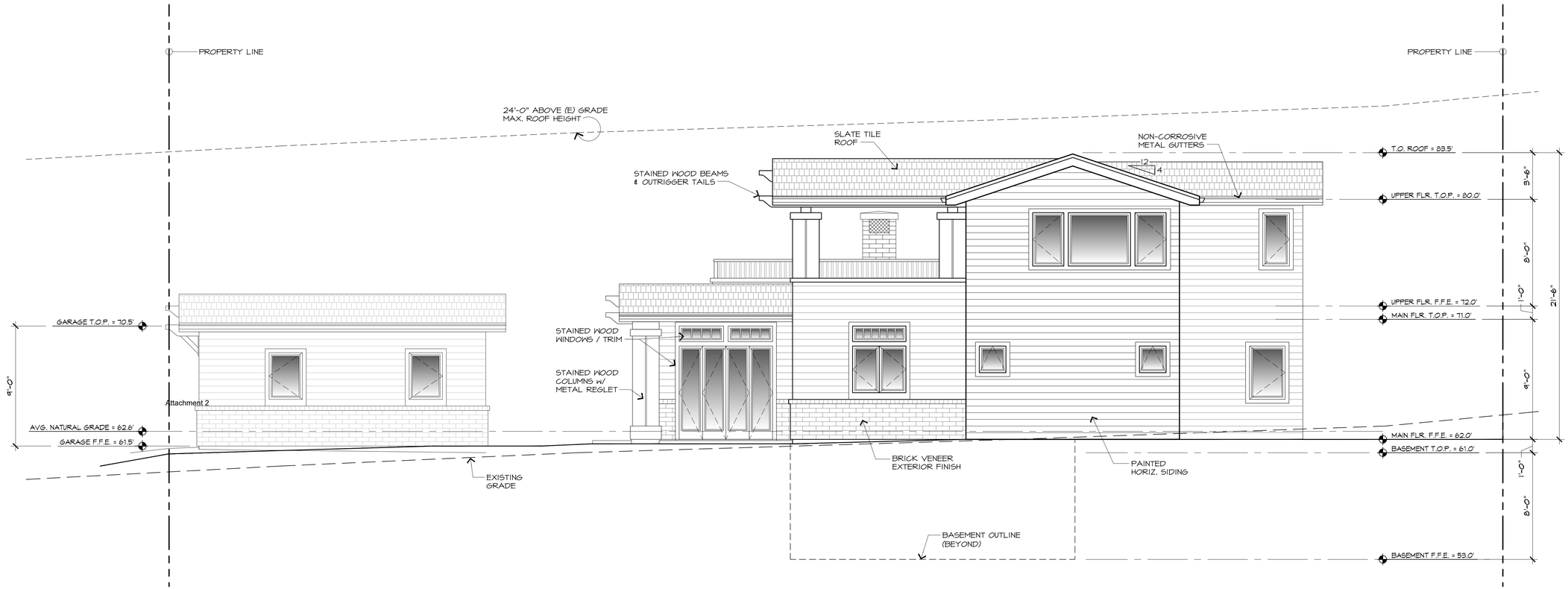

PROPOSED SOUTH ELEVATION - LOT #4

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

A-3.4
SHEET OF

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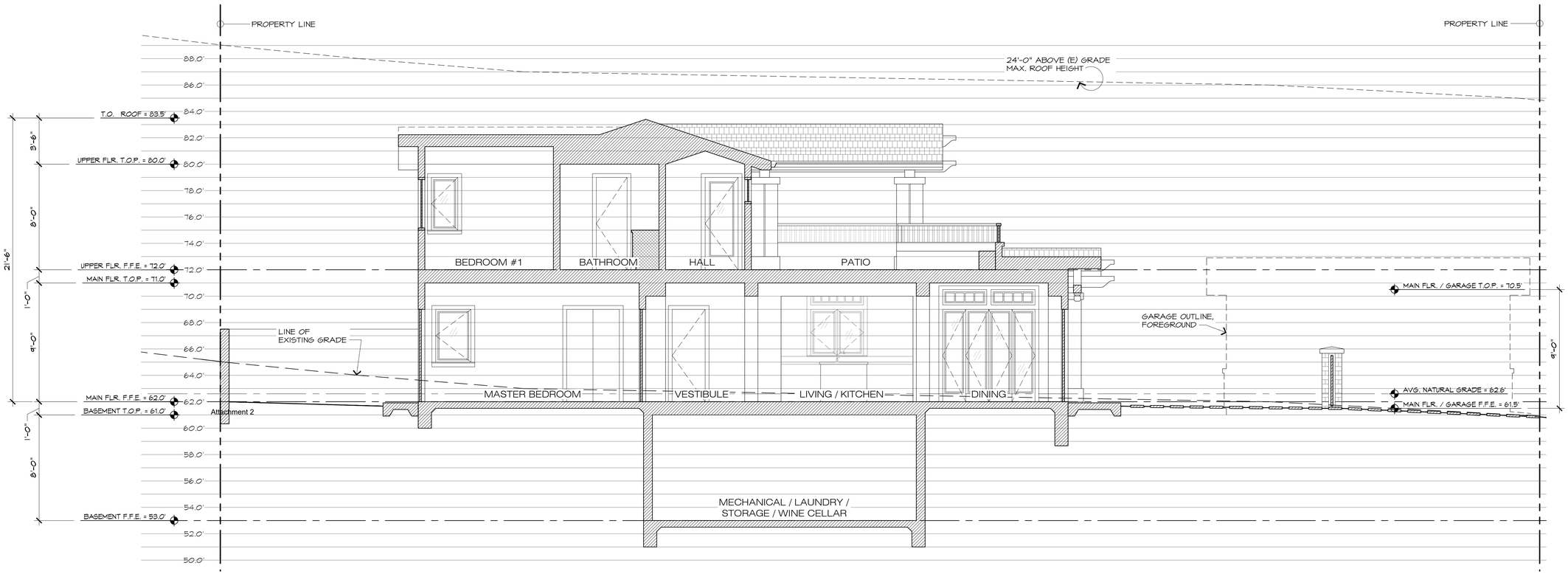

Attachment 2

A PROPOSED SITE SECTION - LOT #4

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

0 2' 4' 8' 12' 16' 20'

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PROPOSED SITE SECTION - LOT #4

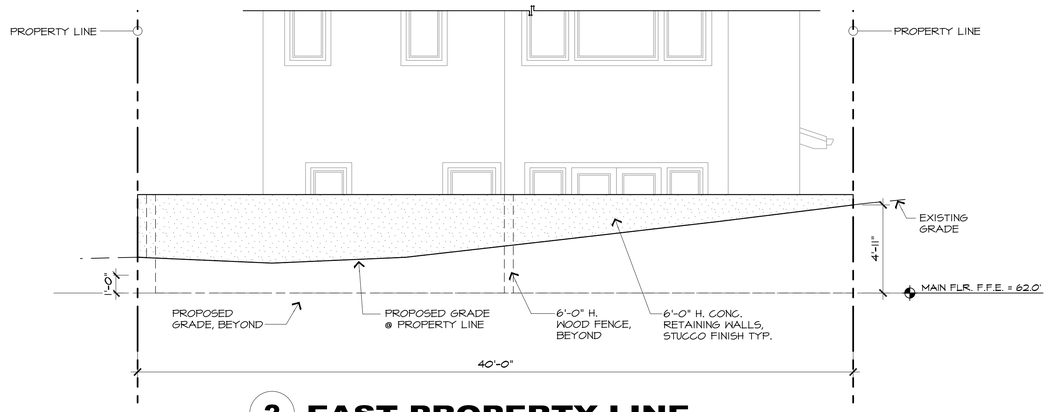
JOB NAME: CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

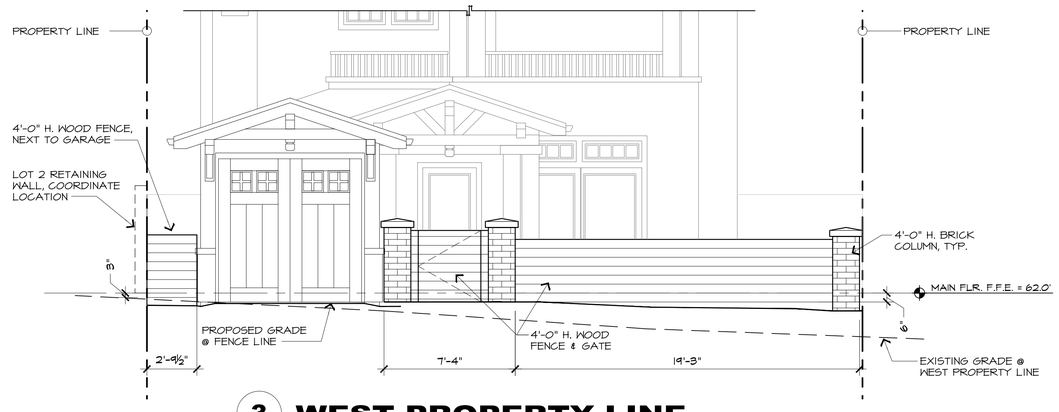
A-3.5

SHEET OF

1 SIDE - SOUTH ELEVATION



2 EAST PROPERTY LINE



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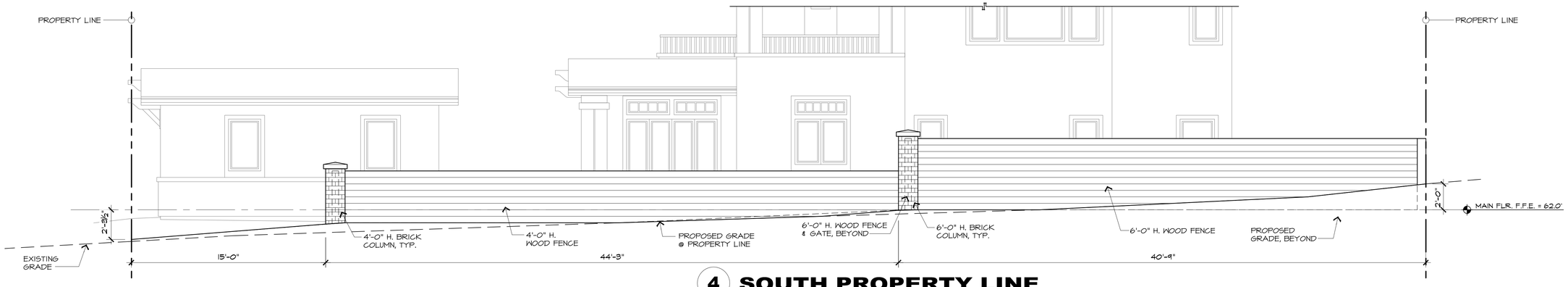

4 SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS

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

0 2' 4' 8' 12' 16' 20'

Attachment 2

REVISION	No.

CONSULTANT:

ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED FENCING ELEVATIONS

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

A-3.6
SHEET OF

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DOOR SCHEDULE

	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MAT'L.	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
Main Floor	D1	A	8'-0"	7'-0"	2-1/4"	GARAGE	WD./GL.	WOOD	--	--	--	OVERHEAD GARAGE DOOR W/ TEMP. GLASS
	D2	D	3'-0"	7'-0"	1-3/4"	GARAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D3	E	7'-0"	7'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D4	F	7'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D6	C	6'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D7	G	2'-6"	7'-0"	1-3/4"	POWDER	WOOD	WOOD	--	--	--	--
	D8	G	2'-8"	7'-0"	1-3/4"	MASTER BEDROOM	WOOD	WOOD	--	--	--	--
	D9	G	2'-6"	7'-0"	1-3/4"	MASTER W.I.C.	WOOD	WOOD	--	--	--	--
	D10	C	5'-0"	7'-0"	1-3/4"	MASTER BEDROOM	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D11	J	4'-0"	7'-0"	1-3/4"	MASTER HALL	WOOD	WOOD	--	--	--	--
	D12	H	3'-8"	7'-0"	1-3/4"	MASTER CLOSET	WOOD	WOOD	--	--	--	--
	D13	G	2'-6"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	--
	D14	L	2'-0"	6'-8"	1/2"	MASTER BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D15	I	2'-4"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	--
	D16	G	2'-0"	7'-0"	1-3/4"	MASTER BATH / LINEN	WOOD	WOOD	--	--	--	--
Upper Floor	D17	B	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D18	G	2'-4"	7'-0"	1-3/4"	BATHROOM	WOOD	WOOD	--	--	--	--
	D19	L	2'-0"	6'-8"	1/2"	BATHROOM	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D20	G	2'-4"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	--
	D21	I	3'-6"	7'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	--
	D22	G	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	--
	D23	K	5'-0"	7'-0"	1-3/4"	CLOSET #2	WOOD	WOOD	--	--	--	--
	D24	D	2'-6"	7'-0"	1-3/4"	STORAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

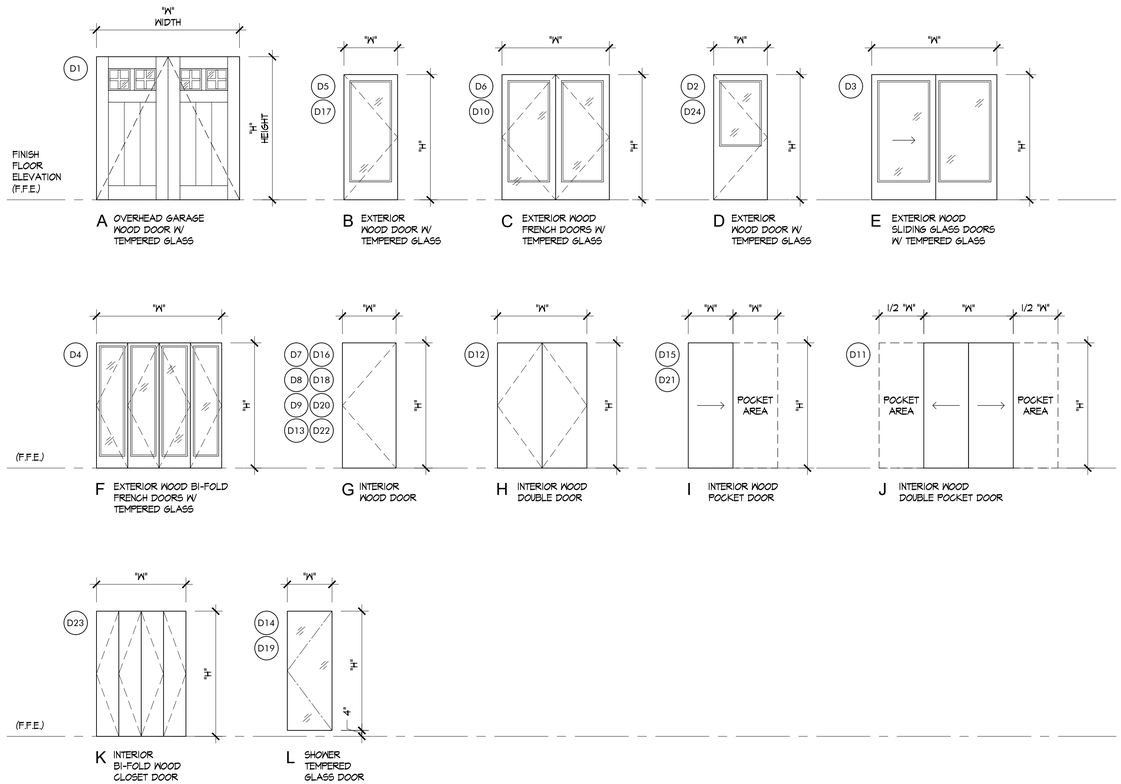
DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR; EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2707. [§R337.8.3]

Attachment 2

DOOR TYPES



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DOOR SCHEDULE

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DATE:	1/20/23
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DRAWN:	JK
JOB NUMBER:	20.05

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WINDOW SCHEDULE

	WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
Main Floor	W1	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W2	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W3	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W4	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W5	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
	W6	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
	W7	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/ FIXED	WOOD	--	--	--	--	KITCHEN	--
	W8	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	KITCHEN	--
	W9	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	DINING	--
	W10	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/ FIXED	WOOD	--	--	--	--	DINING	--
	W11	F	6'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	DINING	--
	W12	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/ FIXED	WOOD	--	--	--	--	LIVING	--
	W13	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/ FIXED	WOOD	--	--	--	--	LIVING	--
	W14	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
	W15	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
	W16	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
	W17	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
	W18	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
	W19	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER HALL	--
	W20	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
	W21	< NOT USED >													
Upper Floor	W22	H	10'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT/ FIXED	WOOD	--	--	--	--	BEDROOM #2	--
	W23	I	5'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	HALL	--
	W24	J	5'-0"	9'-0"	12'-0" LAND'G	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	HALL	--
	W25	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	BATH	--
	W26	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
	W27	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
	W28	H	10'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT/ FIXED	WOOD	--	--	--	--	BEDROOM #1	--
	W29	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
	W30	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W31	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--

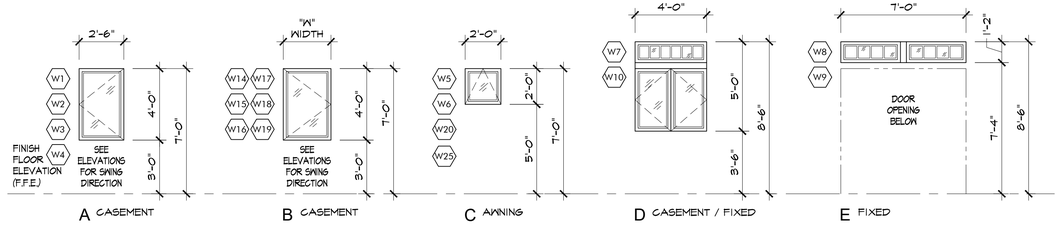
Attachment 2

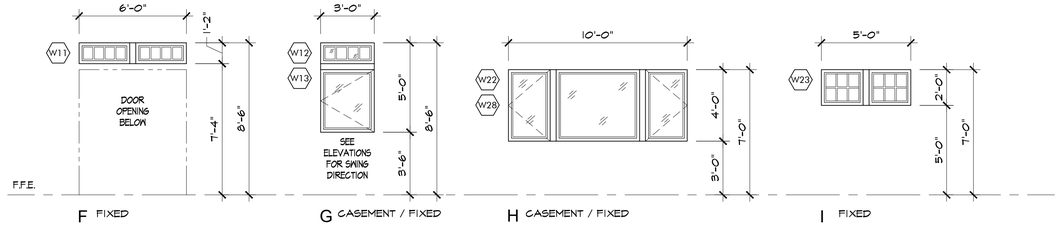
WINDOW NOTES

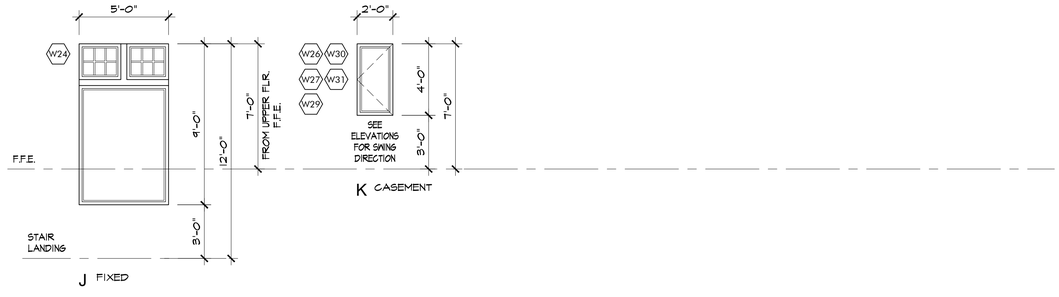
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
9. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [CRC SECTION R337.8.2.1]

WINDOW TYPES







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WINDOW SCHEDULE

JOB NAME: CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	1/4" = 1'-0"
DRAWN:	JK
JOB NUMBER:	2005

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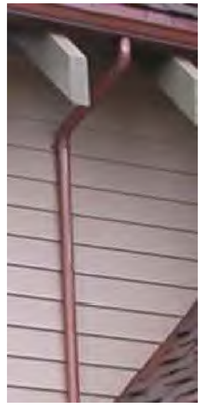
7 **WOOD WINDOWS**



NON-CORROSIVE METAL

4 **GUTTER & DOWNSPOUT**

SLATE TILE

1 **ROOFING**

PERMEABLE PAVERS

8 **DRIVEWAY PAVERS**

STAINED WOOD OVERHEAD

5 **GARAGE DOOR**

PAINTED HORIZONTAL SIDING

2 **EXTERIOR FINISH**

URBAN ACCESSORIES

9 **TRENCH & AREA DRAIN**

6 **WOOD ENTRY DOOR**

BRICK VENEER

2 **EXTERIOR FINISH**

Attachment 2

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MATERIAL COLOR SAMPLES

JOB NAME:
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A.P.N. 010-021-013

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SCALE:	N.T.S.
DRAWN:	JK
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Attachment 2

RENDERED STREET ELEVATION - LOT #4

SCALE: N.T.S.

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Attachment 2

COLOR RENDERING - LOT #4

SCALE: N.T.S.

REVISION	No.

CONSULTANT:

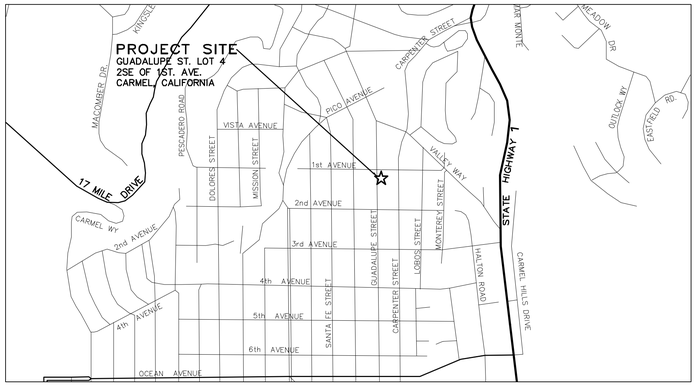
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COLOR RENDERING

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE:	1/20/23
SCALE:	N.T.S.
DRAWN:	JK
JOB NUMBER:	20.05

A-7.3
SHEET OF



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,525 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,000 SQ.FT.

GRADING QUANTITIES:
CUT = 345 C.Y.
FILL = 5 C.Y.
NET = 340 C.Y. EXPORT

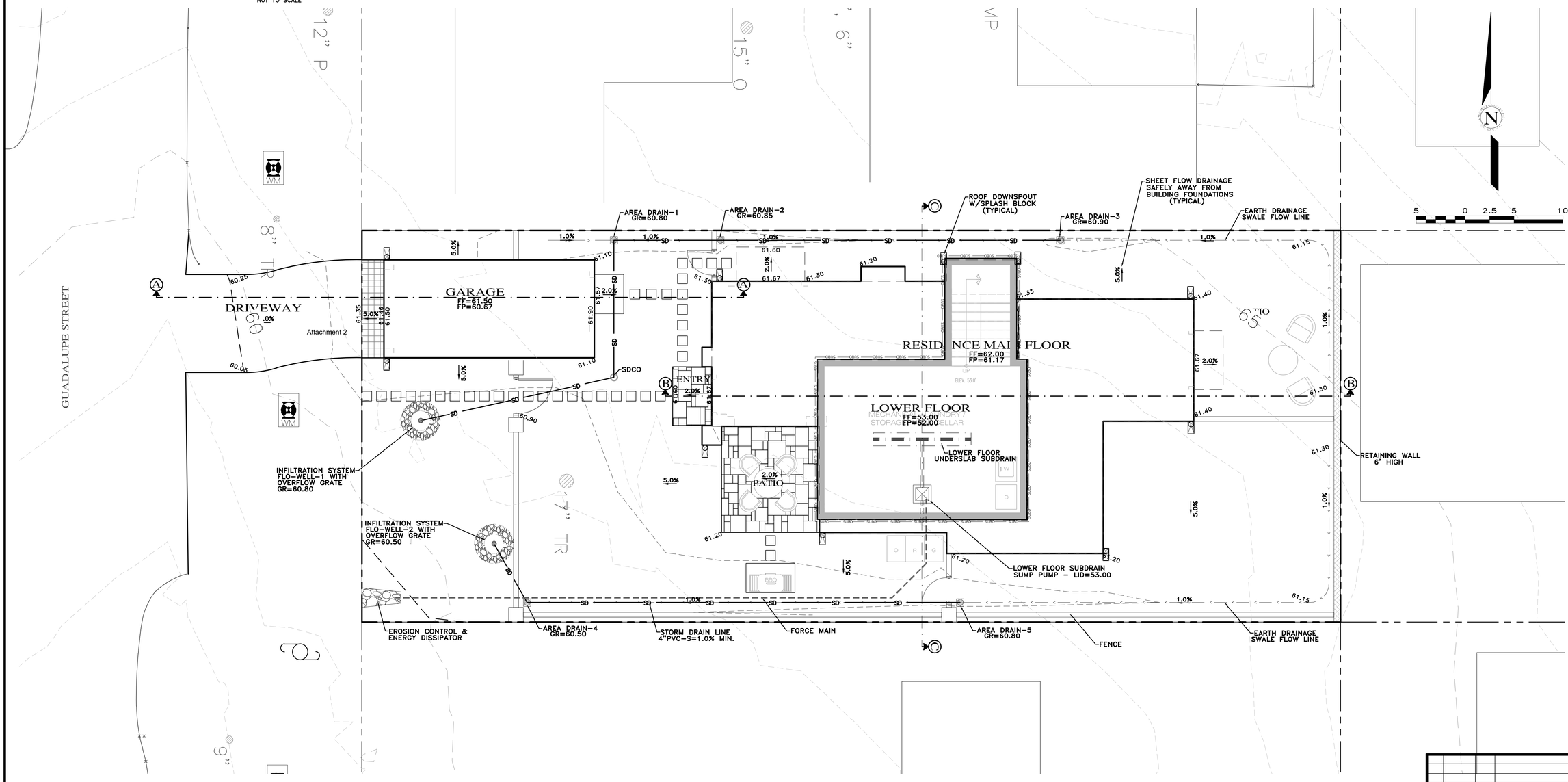
STORM WATER CONTROL NOTES:

1) 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.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE & UTILITY PLAN
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION & SEDIMENT CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN



APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 06-30-23 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
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GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CRI RESIDENTIAL DEVELOPMENT

A.P.N.: 010-021-013-000

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

CRI ON CARPENTER, INC.

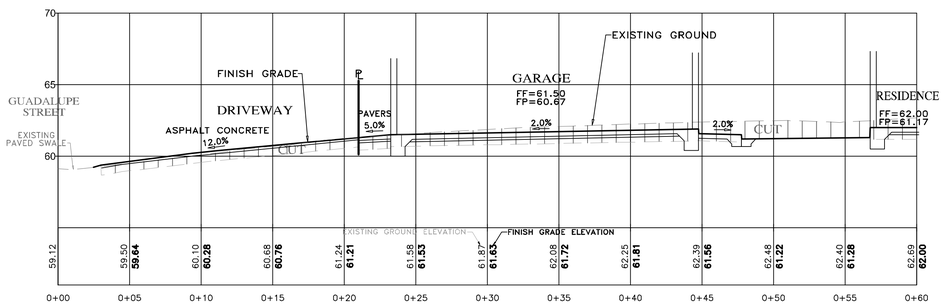
" GRADING, DRAINAGE & UTILITY PLAN "

SCALE: 1"=5'
DATE: FEBRUARY 2023
JOB NO. 2143-02

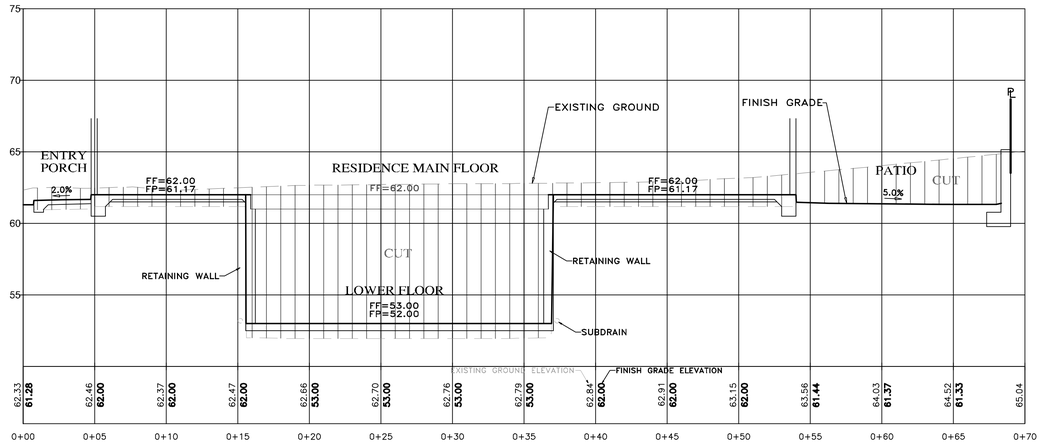
SHEET C1

OF 4 SHEETS

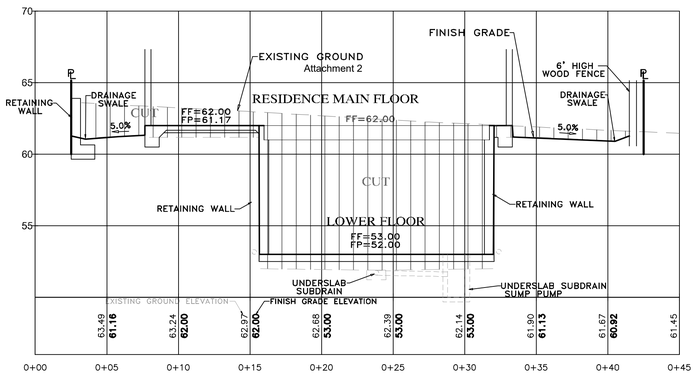
No.	DATE	BY	REVISION
	02/07/23	AMS	RELEASED TO CLIENT



SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CRI RESIDENTIAL DEVELOPMENT

A.P.N.: 010-021-013-000

CARMEL-BY-THE-SEA , MONTEREY COUNTY, CALIFORNIA

FOR

CRI ON CARPENTER, INC.

SCALE: 1"=5' H&V
DATE: FEBRUARY 2023
JOB NO. 2143-02

SHEET C2

OF 4 SHEETS

No.	DATE	BY	REVISION
	02/07/23	AMS	RELEASED TO CLIENT

APPROVED BY:

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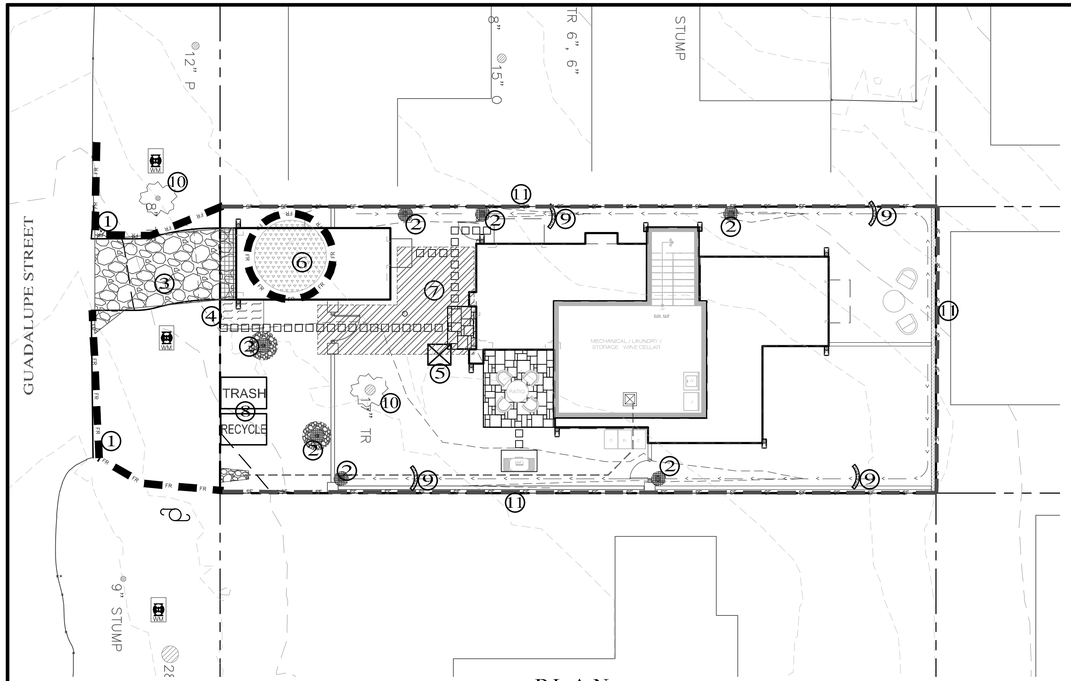
LSPROJ\2143-CRI RES\2143-CIVIL\DWG\2143-GDECP.DWG/24x36C2



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) 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.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) 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.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) 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.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED 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.

11) 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.

12) 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 SEEDED 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 RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) 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.

14) 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 sicknesses 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.

LEGEND:

① 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 MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② 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.

③ 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.

④ 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.

⑤ 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.

⑥ 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..

⑦ 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 SECONDARY 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 AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — 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 WATERTIGHT 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.

⑨ GRAVEL BAG CHECK DAM — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 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.

⑩ 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 BE A LICENSED AND CERTIFIED ARBORIST.

⑪ 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.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Construction Entrances and Perimeter

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

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, 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 hauled off-site for proper disposal.

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

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

" EROSION & SEDIMENT CONTROL PLAN "
OF
GRADING, DRAINAGE & EROSION CONTROL PLAN
CRI RESIDENTIAL DEVELOPMENT
A.P.N.: 010-021-013-000
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. GIRARDO No. 56569 Exp. 06-30-23 CIVIL
27722

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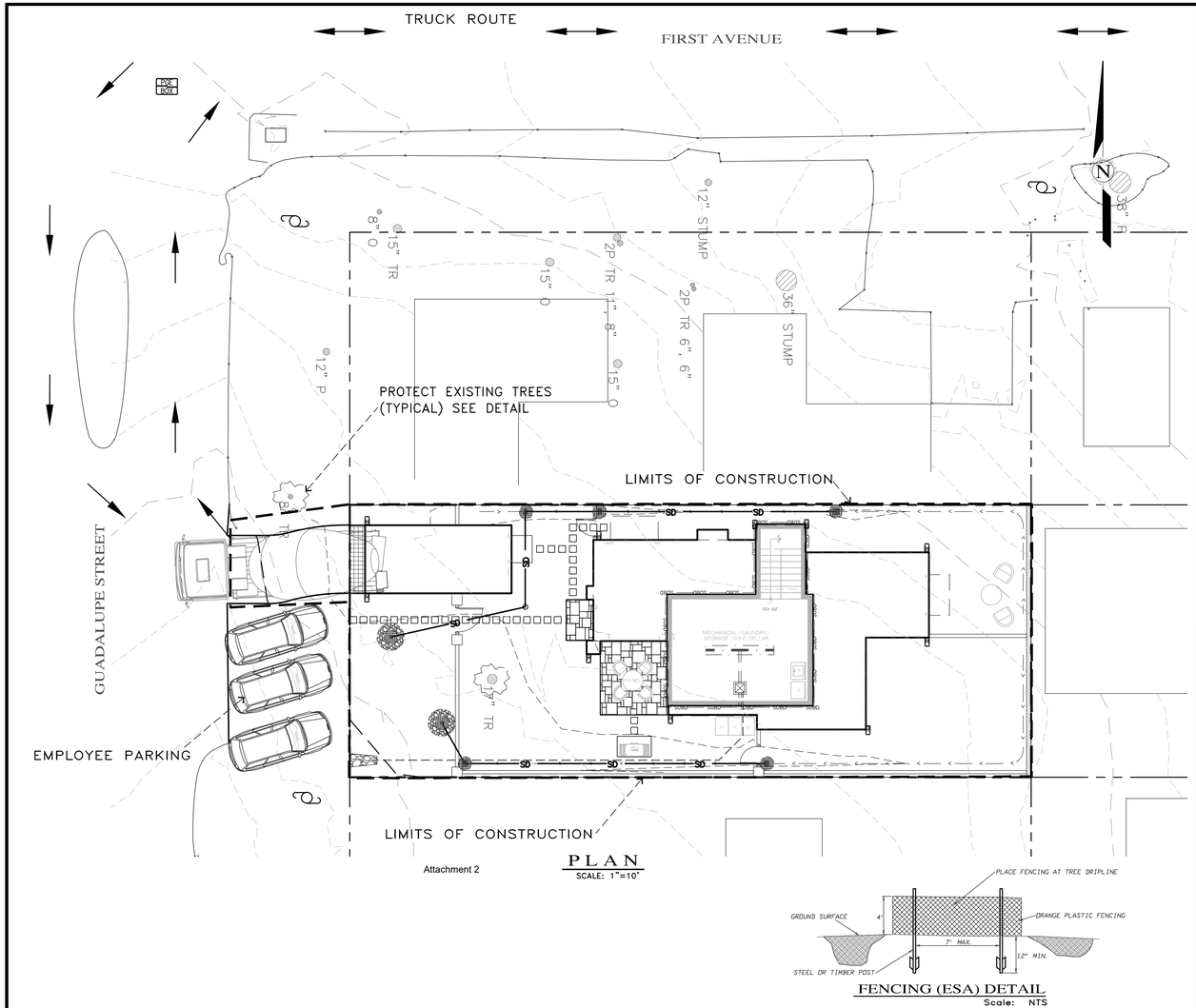
www.landseteng.com

SCALE: AS SHOWN
DATE: FEBRUARY 2023
JOB NO. 2143-02
SHEET C3
OF 4 SHEETS

No.	DATE	BY	REVISION
	02/07/23	AMS	RELEASED TO CLIENT

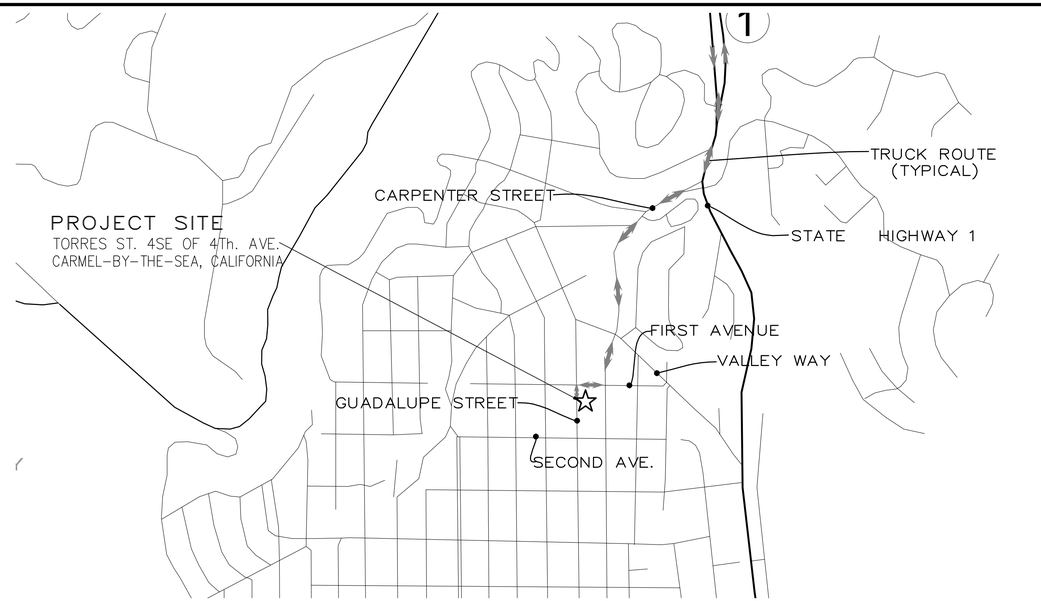
L:\PROJ\2143-CRI RES\2143-CIVIL\DWG\2143-CDZCP.DWG 2/4/2023



PLAN
SCALE: 1"=10'

Attachment 2

FENCING (ESA) DETAIL
Scale: NTS



B NEIGHBORHOOD TRUCK ROUTING PLAN

C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
345 CY CUT
5 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 STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET 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 CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. 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 GUADALUPE STREET, 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).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	2	1
GRADING & SOIL REMOVAL (EXPORT)	17	4
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	21	7

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 340 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 6 MARCH 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.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRANDO * No. 56589 * Exp. 06-30-23 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRANDO

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

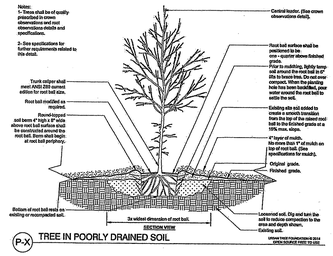
GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
CRI RESIDENTIAL DEVELOPMENT
A.P.N.: 010-021-013-000
CARMEL-BY-THE-SEA . MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

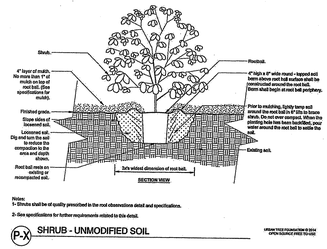
SCALE: AS SHOWN
DATE: FEBRUARY 2023
JOB NO. 2143-02

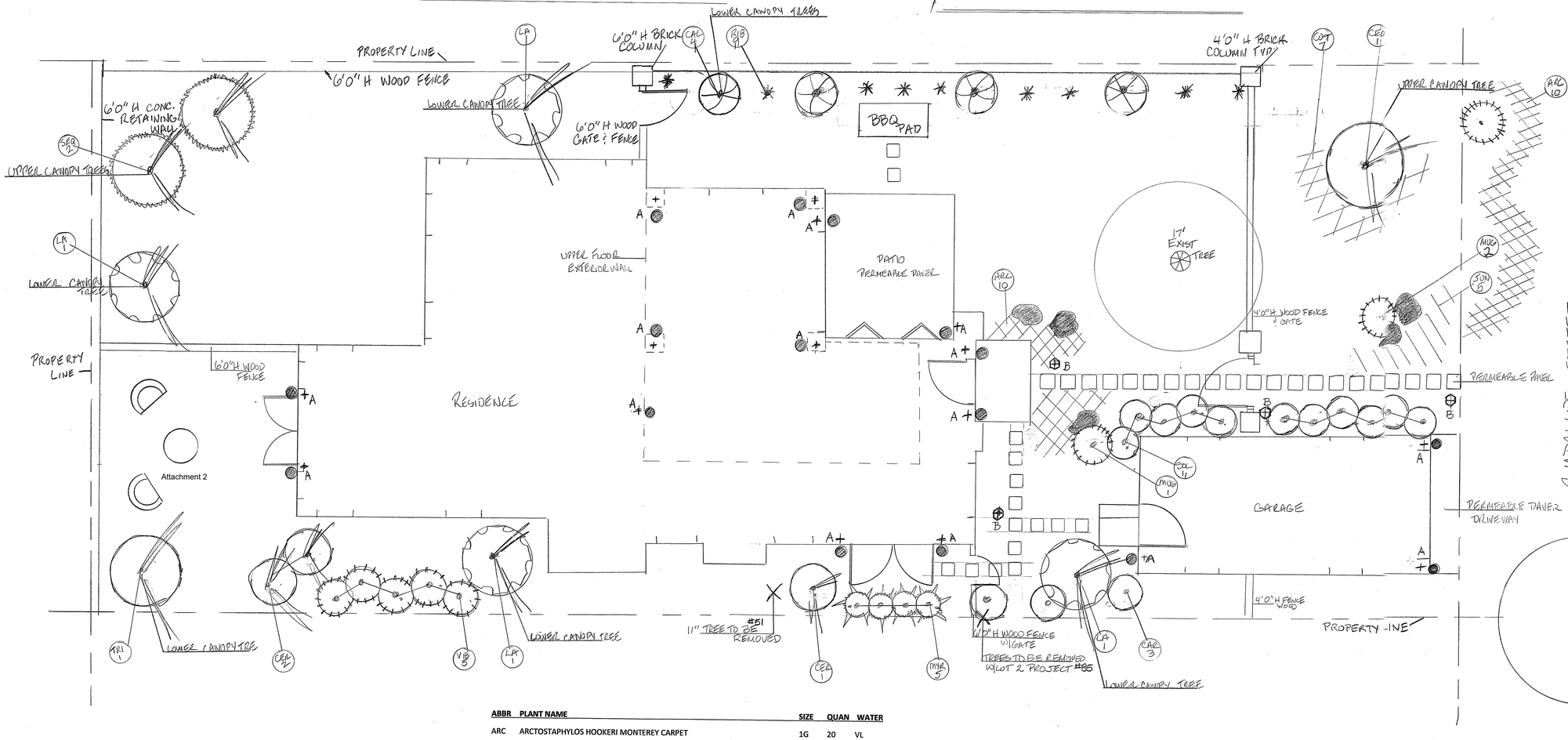
No.	DATE	BY	REVISION
	02/07/23	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS

L:\PROJ\2143-CRI RES\2143-CIVIL\DWG\2143-02ECP.DWG,24x36CMP







ABBR	PLANT NAME		SIZE	QUAN	WATER
ARC	ARCTOSTAPHYLOS HOOKERI MONTEREY CARPET		1G	20	VL
CAL	CALOCEDRUS DECURRENS INCENSE CEDAR	LOWER CANOPY	15G	4	VL
CAR	CARPENTERIA CALIFORNICA		15G	3	LOW
CED	CEDRUS DEADORA	UPPER CANOPY	24"	1	M
CER	CERCIS OCCIDENTALIS		15G	3	LOW
COT	COTONEASTER DUMMERI LOWFAST		1G	7	LOW
JUN	JUNIPERS DONFERTA BLUE PACIFIC		1G	5	LOW
LA	LIQUID AMBER STYRIACIFLUA SWEET GUM	LOWER CANOPY	15G	4	M
MUG	MUGO PINE DWARF		5G	3	LOW
MYR	MYRSINE AFRICANIUM BOXWOOD		5G	5	LOW
RIB	RIBES SANGUIEUM CURRANT		5G	9	M
SEQ	SEQUOIA SEMIPERVIRENS COAST REDWOOD	UPPER CANOPY	24"	2	M
SOL	SOLLYA HETEROPHYLLA AUSTRALIAN BLUEBELL		5G	11	M
TRI	TRISTANIA CONFERRTA BRISBANE BOX	LOWER CANOPY	24"	1	M/L
VIB	VIBURNUM SUSPENSUM		5G	5	LOW

N

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #4
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-015-000

1"=4'

LANDSCAPE PLAN

6/14/22 L-1

REV. 9/22/22 ML, 1/13/23 ML

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/14/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = ETo x ETadj x LA x 0.623
325,851

Where:

Eto	=	46.3" / yr (Zone 3)		
ETadj	=	.80		
LA	=	501 sq. ft.		
	Calculated as:	2 sq ft. / 1 gal. plant	32 plants	64 sq ft
		4 sq. ft. / 5 gal. plant	33 plants	133 sq ft
		16 sq. ft. / 15 gal. plant	14 plants	224 sq ft
		20 sq. ft./ 24" box tree	4	80
		150 sq ft. for total of flats	0 flats	0 sq ft
			TOTAL	501 SQ FT

MAWA for this site = 46.3 x .80 x 501 x 0.623 = **.035 Acre Feet**
325,851

Attachment 2

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 6/14/2022

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETwu = ETo x ETadj x ALA x 0.623 x IEF
325,851

Where:

Eto	=	46.3" / yr (Zone 3)	
ETadj	=	.80	
ALA	=	608 sq. ft.	
	Calculated as:	2 sq ft. / 1 gal. plant	
		4 sq. ft. / 5 gal. plant	
		16 sq. ft. / 15 gal. plant	
		20 sq. ft./ 24" box tree	
	Spec'd plants:	Very low water use plant square footage	= 104 x 0.1 = 10.4
		Low water use plant square footage	= 192 x 0.3 = 57.6
		Medium water plant use square footage	= 204 x 0.6 = 540
		High water plant use square footage	= 0 x 1.0 = 0
IEF	=	.85 100% drip irrigation	

ETWU for this site = 46.3 x .80 x 608.0 x 0.623 x .85 = **.036 Acre Feet**
325,851

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	THE NEW YORKER	RAW COPPER	9.5"	WALL WASH DOWN	16	2W/300L	●
B	SPJ-DS24S	RAW COPPER	24"X 6 5/8"X 1"	PATH LIGHT - MIN DISTANCE APART 10'	4	3W/300L	◈

A

Model: **THE NEW YORKER**
Shown: Raw Copper

UP / DOWN LIGHT

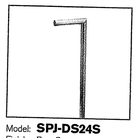
For

SPE

DESCRIPTION

MODEL:	THE NEW YORKER
MATERIAL:	RAW COPPER
FINISH:	RAW COPPER
ELECTRICAL:	12V OR 120V
ENGINE:	(2) 2W LED
LUMENS:	300
MOUNTING:	WALL MOUNT

B



Model: **SPJ-DS24S**
Finish: Raw Copper

Contemporary Path Light

DESCRIPTION

Model#:	SPJ-DS24S
Material:	Raw Copper
Electrical:	9-15V
Engine:	FB-2WREC-TA125-2700K
Lumens:	125
Color Temp:	2700k
Mounting:	1/2" NPT, Dual Fin Spike In
LED:	Nichia

F

Model: **FB-150-120M12**

Nightpower Transformer

DESCRIPTION

Model#:	FB-150-120M12
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuit
Dimmable:	Yes

- TIMER, 24 HOUR REMOVABLE
- PHOTOCELL, FIELD INSTALL

UL Wet Listed

Turtle Friendly

DARK SKY Approved LIGHTING

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #4
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-015-000

LANDSCAPE IRRIGATION PLAN

LANDSCAPE LIGHTING SPECS

6/14/22 REV 9/22/22 ML, 1/13/23 ML L-2

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

March 8, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

Application: N/A
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A
Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

March 8, 2023
ADJOURNMENT

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

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: The Coachman's Inn - Email Dated 02-16-2023 from B. Estep

Attachment 1

City of Carmel by the Sea **#11737**

Ticket Details

Status	**Priority**	**Source**	**Type**
Open	Low	Email	
			Group
			Planning
Agent	**Customer's signature**	**Contact**	**Phone number**
Unassigned			
	Service location	**Appointment start time**	**Appointment end time**

by <REDACTED> on **Thu, 16 Feb at 7:13 PM** via **Email**

Form submission from: Contact us

Attachment 1

02/16/2023 - 7:13pm

City of Carmel » (https://ci.carmel.ca.us/)

Attachment 1

WEBFORM SUBMISSION

Submitted by anonymous user: [73.162.104.157]

Your name:
Betty Estep

Your e-mail:
<REDACTED>

Message:
Carmel, at The Coachman's Inn located at San Carlos and 7th. I know Carrie Theis and her mother, and regret saying something negative about their proposed changes, but I feel very strongly that the design of a new building to replace the current one is a very bad choice. The new design says nothing about Carmel or its design traditions and is too moder n for Carmel's village feeling--plus, it's ugly. Their intended goals can very well be achieved by remodeling the existing property. Please let us not incrementally destroy the predominate reason visitors like to return a gain and again to Carmel, which is the small-town feeling of the Village. I hear this appreciation every day when I'm working at the front desk, an d it never changes. Be wise enough to listen to Carmel's customers, please.

CONTEXT INFORMATION

Profile contacted:
Planning Division (https://ci.carmel.ca.us/post/community-plannin g-building?utm_campaign=site_mail&utm_medium=email&utm_so urce=webform_submission)

View results (https://ci.carmel.ca.us/node/773/webform-results?utm_campaign=site_mail&utm_medium=email&utm_source=webform_submission) **Download results (https://ci.carmel.ca.us/node/773/webform-results/download?utm_campaign=site_mail&utm_medium=email&utm_source=webform_submission)**

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Attachment 1

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