CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Wednesday, November 8, 2023

TOUR 2:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

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

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

TOUR OF INSPECTION

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

A. **DS 23-298 (Cruz)** - Monte Verde Street 3 northwest of 11th Avenue

B. **DS 23-196 (Three Hounds Enterprises, LLC)** - San Antonio Avenue 2 northwest of 11th Avenue

C. **DS 23-269 (Johnson)** - 2981 Franciscan Way

D. **DS 23-126 (Barnes)** - Santa Fe Street 3 southwest of 2nd Avenue

E. **DS 23-273 (Fortune)** - Guadalupe Street 3 southeast of 3rd Avenue

F. **DS 23-221 (Mardani)** - Ocean Avenue 4 northeast of Guadalupe Street

CALL TO ORDER AND ROLL CALL - TOUR

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: October 2023

PUBLIC HEARINGS

2. **DS 23-208 (Hunter):** Consideration of a Concept Design Study for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000. **CONTINUED**

3. **DS 23-221 (Mardani):** Consideration of a Concept Design Study for one- and two-story additions totaling 363 square feet to a one-story, 562-square-foot cottage and construction of a 200-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

4. **DS 23-269 (Johnson):** Consideration of a Track 1 Design Study Referral for the construction of a new side yard fence that exceeds six feet (6') tall located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. APN: 009-382-010-000.

5. **DS 23-298 (Cruz):** Consideration of a Track 1 Design Study Referral for a detached carport in the front yard setback and amendments to Design Study approval, DS 22-274 (Cruz), to retain the existing bedroom at the front northeast corner of the cottage,

eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements at an existing 1,029-square-foot single-story cottage located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-185-007-000.

6. **DS 23-2126 (Barnes):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a 333-square-foot rear addition and a new 185-square-foot rear deck located on Santa Fe Street 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-102-003-000.

7. **DS 23-196 (Three Hounds Enterprises, LLC):** Consideration of a Concept Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach and Riparian (BR) Overlay. APN: 010-303-007-000.

8. **DS 23-273 (Fortune):** Consideration of a Concept Design Study for the construction of an 820-square-foot net addition which includes the construction of a new 244-square-foot attached garage to an existing 967-square-foot, one-story single-family residence inclusive of a 173-square-foot detached garage located at Guadalupe Street 3 Southeast of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-023-014-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9. Special Meeting: ADU Ordinance Policy Workshop - November 15, 2023

10. Next Regular Meeting: December 13, 2023

ADJOURNMENT

CORRESPONDENCE

11. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the agenda

12. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure

that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

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

November 8, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Monthly Activity Report: October 2023

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: October 2023 Monthly Report

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

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

OCTOBER 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In October 2023, 39 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In October 2023, 9 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In October 2023, 49 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In October 2023, 5 new code compliance cases were created.

V. ENCROACHMENT PERMIT APPLICATIONS:

In October 2023, 23 encroachment permit applications were received.

VI. TREE PERMIT APPLICATIONS:

In October 2023, 32 tree permit applications were received.

VII. YEAR-TO-DATE TRENDS

Table 1 includes the following October 2023 totals:

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

October 2023 totals are provided alongside October 2022 totals for comparison. Compared to the same time period in the year 2022, Table 1 denotes percentage changes in the year 2023.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2022 YTD Totals	325	52	424	224	235	152
2023 YTD Totals	340	66	516	182	240	341
YTD % Difference	+ 4.62%	+ 26.92%	+ 21.70%	- 18.75%	+ 2.13%	+ 124.34%

Planning Permit Report

10/01/2023 - 10/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23339	Use Permit	AMENDED USE PERMIT: to allow permanent outdoor dining at L'Escargo. To include up to 24 seats at up to 8 tables in the private courtyard located at the front of the restaurant. There is no interference with the public right go way, and no easement issues as the courtyard is located within the restaurant's property. An increase of total occupancy on the property to to 68 for the additional outdoor seats only. No increase to indoor seating is being sought and would remain at the current use permit of 48 persons.	Mission 2 SW of 4th	11/1/2023		Pending Assignment
23338	Reasonable Accommodation	Reasonable Accommodation to build a wood ramp to provide accessibility for the owner. Proposed wood ramp would be built on existing coverage approx 41' long with 52sf of new coverage over soil.	Carpenter 4 NW of 6th	10/31/2023		Pending Assignment
23337	Design Study	PSA 23-193 (Kim). Demolition of existing single family residence. Construction of new street level single family residence with "bonus" basement. Removal of 2 not significant trees. Connection of existing utilities to be placed underground. Landscaping to be all natural. Fencing along perimeters to remain; new fencing along front property line.	Casanova 2 NW of 9th	10/31/2023		Pending Assignment
23336	Historic Evaluation	HISTORIC EVALUATION. Proposed project: Convert existing basement into an ADU. (Met with Evan.)	7th & Camino Real	10/26/2023		In Review
23335	Historic Evaluation	HISTORIC EVALUATION - PHASE 1 INTENSIVE	Casanova 2 NE of 13th	10/26/2023		In Review

23334	Historic Evaluation	HISTORIC EVALUATION. Proposed project - DS 23-123: Replacement of an (e) deck with the addition of a garden wall around the perimeter of the deck.	3rd 2 NW of Santa Fe	10/27/2023		In Review
23333	Design Study	Re-landscape garden. Replace old concrete patio, rear walkway, front entrance with pavers. Add Artificial turf around new fire pit. Install low front fence and two gates. New planting and drip irrigation.	5 SW of Ocean Ave on Forest Ave			In Review
23332	Landscape Plan Check/Inspection	New landscape plan for single family residence.	San Antonio 3 SW of Santa Lucia	10/27/2023		In Review
23331	Use Permit	workspece, office, showroom and retail space for custom manufactured items	San Carlos 3 NW of 7th	10/26/2023		Pending Assignment
23330	Design Review	Addition to an existing restroom to provide access compliance. Renovate interior walk to provide access to ground level tenant space	NW Corner of Mission St & 8th Ave	10/30/2023		In Review
23329	Design Review	New roof access staircase at existing two story building. Scope of work includes waterproof decking with roof pedestal supports and new railings and parapet cap.	San Carlos 2 NW of 8th Avenue	10/23/2023		In Review
23328	Design Study	REMODEL & ADDITION TO AN (E) 1,320 SF SINGLE FAMILY HOUSE. ADD 78 SF TO (E) MAIN FLOOR OF HOUSE. ADD 63 SF TO (E) LOWER LEVEL STORAGE ROOM & CHANGE TO NEW HOME OFFICE. CONSTRUCT NEW DETACHED 200 SF ONE CAR GARAGE. CONSTRUCT NEW 394 SF A.D.U., ATTACHED TO REAR OF (E) HOUSE. INSTALL NEW BOARD & BATTEN WOOD SIDING, STONE SIDING, NEW ALUMINUM CLAD WINDOWS & DOORS, NEW ASPHALT SHINGLE ROOF. REPLACE (E) WOOD DECK WITH NEW. INSTALL NEW GRAPE STAKE & VERTICAL WOOD FENCING, NEW FLAGSTONE WALKWAY & PATIOS, NEW LANDSCAPING.	San Carlos 2 NE of 2nd Ave.	10/26/2023		In Review

23327	Design Study	Remodel of Existing Residence including addition of two, true-divided light wood windows (to Match existing) in the Kitchen at the West Elevation. No other exterior changes and No change to floor area or site coverage	SW Corner of Camino Real and 2nd Avenue	10/25/2023		In Review
23326	Design Study	new landscape	0 mission 2 nw of santa lucia avenue			In Review
23325	Sign	NEW SIGN: Changing name of store to "Host House," formerly known as "Social Hour." Metal frame and wood insert.	6th Avenue between Dolores & San Carlos	10/23/2023		In Review
23324	Sign	Install new "Extra Mile' & 'Mile One' plastic faces in the existing monument sign. Install (1) new 'Extra Mile' non-illuminated wall sign above c-store entrance.	3645 Rio Road			Closed
23323	Design Study	417 SQ. FT. REMODEL OF EXISTING KITCHEN, GUEST BATH AND PRIMARY BATH. DEMOLITION: RELOCATE WALL BETWEEN EXISTING PRIMARY BEDROOM AND GUEST BATH, REMOVING EXISTING UPPERS & LOWER CASEWORK, COUNTERS AND FLOORING TO ALLOW FOR NEW WORK. NEW WORK: BUILT-IN UPPER & LOWER CABINETRY, NEW FLOORING, COUNTERTOPS, SOME APPLIANCES AND RELATED APPURTENANCES. REPLACING INDICATED EXISTING WINDOWS WITH NEW SAME SIZE WINDOWS.	SANTA FE 4 SE OCEAN AVE	10/20/2023		In Review
23322	Design Study	Replacement of historic cabin windows, new front door, new porch light fixture. Expand rear deck and second floor balcony.	Santa Rita 3 NE of 3rd	10/23/2023		In Review
23321	Sign	NEW SIGN: Install flush-mounted "Foray" sign on the wall to the right of Foray's second entrance on 5th Avenue. Exact same sign design and material as existing sign on San Carlos Avenue: 24" x 18", black background with white lettering; wood material.	NE Corner of San Carlos and 5th	10/20/2023		In Review

23320	Sign	NEW SIGN: Install (1) set of ½ " painted dimensional letter set on exisiting wall.	Ocean Ave & Mission Street, Carmel Plaza, Suite 111	10/19/2023		In Review
23319	Design Study	REPLACE 9 WINDOWS WITH RETROFIT FIBREX. LIKE FOR LIKE	NORTHEAST CORNER OF 9TH AND LINCOLN			Pending Assignment
23318	Preliminary Site Assessment	Preliminary Site Assessment	13 Avenue 2 SE of Mission Street	10/19/2023		In Review
23317	Preliminary Site Assessment	PRELIMINARY SITE ASSESSMENT. Proposal to expand and slightly raise the height of the rebuilt 1998 front elevation. Repair or replace as needed existing deteriorated windows, in kind. Add and replace some windows on the former buggy shed to bring light and ventilation into the interior. Replace and pair of windows on the West side of the Great Room with French doors for access to an outdoor garden patio. Reconstruct East bedroom into a gable more consistent with the original architectural style. Minor reconfiguration of existing exterior walkways, addition of new site wall and gas outdoor fireplace at new entry patio. Reconfiguration of existing kitchen and two bathrooms within existing building envelope. The property is on the City's Historic Resource lnventory and known as the Violet Campbell House.	13th Avenue 2 SE of Lincoln	10/17/2023		In Review
23316	Preliminary Site Assessment	Preliminary Site Assessment	Santa Fe Street 3 NE of 5th Avenue	10/17/2023		In Review
23315	Design Study	Previously approved Design Study DS 22-233 (Latham): full remodel of existing house. The plan revisions to this project are minor and qualify for a Track 1 - Minor review.	Lobos Street 2 northwest of 2nd Street	10/17/2023		In Review
23314	Landscape Plan Check/Inspection	Install fresh plants, irrigation, wood chips, gravel patio (permeable), and Flagstone, 2-3 steps in front by the street (impermeable).	9th Street 2 NE of Lincoln Street	10/16/2023		In Review

23313	Design Study	PROPOSED LANDSCAPE PLAN, DRIVEWAY GATE, AND PEDESTRIAN GATE. Information received on LD 23-312 added to this project.	LINCOLN 5 SW of 10th	10/13/2023		In Review
23312	Landscape Plan Check/Inspection	PROJECT CLOSED AFTER FEES COLLECTED. $690 CREDIT APPLIED TO DS 23-313.	LINCOLN 5 SW of 10th	10/13/2023		Closed
23311	Sign	NEW SIGN: Pawsh Portraits	West Side of San Carlos between Ocean & 7th Avenues	10/12/2023		In Review
23310	Temporary Use Permit	New Year's Eve Event: Links Club will be hosting a special event, beginning on 12/31/23 at 8 p.m. and ending at 1 a.m. on 01/01/24. This will be an adults only event. Food & beverages provided by Links Club. The band, Scarlet, will be playing from 9 p.m. until 12:30 a.m. in the Links Club Lounge. Amplified music equipment is consistent with what is used on a weekly basis with no past issues or complaints. No outdoor seating for this event.	Carmel Plaza, Ocean Ave & Mission St., Suite 101	10/19/2023		In Review
23309	Historic Evaluation	Remodel of existing single family residence. Remodel kitchen, entry, 2 baths and bedroom/closet area. Remodel entry stairs. Replace driveway. New roofing and siding. Add 3 skylights.	Lincoln 5 NE of 3rd	10/9/2023	10/31/2023	Approved
23308	Historic Evaluation	Initial Historic Evaluation	Lincoln St, 7 SW 13th St	10/6/2023		Approved
23307	Design Review	Interior buildout of an existing space to create a Jenni Kayne fashion store.	Carmel Plaza Suite 225B	10/6/2023		In Review
23306	Street Vending	RENEWAL: Devendorf Sidewalk Vending Permit	Devendorf Park Sidewalk	10/3/2023		In Review

23305	Design Review	SIGN: One (1) sign for "Fourtane" at new location. It will be the same measurements and color, as previously approved sign located at Ocean & Lincoln location; see attached image.	Ocean 3 NW of Dolores		10/3/2023	
23304	Sign	Installation of a new business sign for "Glacier Boutique."	North Side of Ocean Avenue between Monte Verde & Lincoln	10/2/2023		In Review
23303	Design Study	Interior tenant Improvement to make suitable space for LA Golf Lounge.	Mission Street 3 NW of 6th Avenue	10/3/2023		In Review
23302	Design Study	Reducing site coverage to allow for small wood patio.	Lobos Street 4 NE of 2nd Ave.	10/3/2023		In Review
23301	Design Study	Replacement of two non-historic exterior doors with new Arcadia aluminum doors within the same openings at the 'Mrs. B.C. Bowman House' which is listed on the Carmel Historic Inventory and located at the southwest corner of 10th Avenue and Carmelo Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by Ciel Studios dated October 4, 2023, stamped approved on October 23, 2023 and on file in the Community Planning & Building Department	0 SW CORNER CARMELO & TENTH	10/3/2023	10/23/2023	In Review

Total Records: 39 **11/2/2023**

Business License Report

10/01/2023 - 10/31/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23065	New Business	Chalone Vineyard	Wine tasting room	Ocean Avenue & Mission Street	10/24/2023		In Review
23064	Ownership Change	Esperanza Carmel Commercial, LLC - Bingham Building	Commercial & Residential Property	Dolores 3 NE of 7th	10/10/2023		In Review
23063	Ownership Change	Esperanza Carmel Commercial, LLC - Bingham Building	Commercial Property	San Carlos 2 SW of 5th	10/10/2023		In Review
23062	Ownership Change	Esperanza Carmel Commercial, LLC - Bingham Building	Commercial & Residential Property	Dolores 3 NE of 7th	10/10/2023		In Review
23061	Ownership Change	Esperanza Carmel Commercial, LLC - JB Pastor Building	Commercial & Residential Property	Dolores 2 SE of 7th	10/10/2023		In Review
23060	New Business	Jade Allen	Selling clothing and accessories	San Carlos Street between Ocean & 7th Avenues	10/12/2023		In Review
23059	Business Name Change	Host House	Retail store: home furnishings, tabletop, decor	NW Corner of 6th & San Carlos	10/11/2023		Approved
23058	Location Change	Fourtane	Retail jeweler	Ocean Avenue 3 NW of Dolores Street	10/3/2023		Approved
23057	Location Change	Toro	Full service sushi restaurant	Dolores 5 SE of 5th	9/28/2023		In Review

Total Records: 9 **11/2/2023**

Building Permit Report

10/01/2023 - 10/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230514	11/1/2023		Install new gas line from meter to fire pit.	2,500	Plumbing	Monte Verde 3 SW of Ocean
230513			Demolition of existing single family residence. Construction of new street level single family residence with "bonus" basement. Removal of 2 not significant trees. Connection of existing utilities to be placed underground. Landscaping to be all natural. Fencing along perimeters to remain; new fencing along front property line.	1,650,000	Building	Casanova 2NW 9th
230512	10/31/2023		Re-purpose (e) door and three (e) windows from residence to be installed on garage.	10,000	Building	NW Corner of Camino Real & 4th
230511	10/31/2023	10/31/2023	Repair damaged cider block curbing which is in disrepair due to storm damage. Repair to previous condition to allow normal use of garage.	0	Exempt Work	Junipero 2 SW of 8th
230510	10/30/2023		Install electrical transfer switch.	1,000	Electrical	Monterey 2 NW of 2nd
230509	10/30/2023	11/1/2023	Paint exterior window mullions and exterior front door green match per sample provided to City 10/30/23.	0	Exempt Work	San Carlos 3 NW of 6th
230508	10/30/2023	10/30/2023	Repair of existing dry-stacked stone wall. Wall was in poor condition, repair wall with same rocks to ensure structural support.	0	Exempt Work	Camino Real 7 NE of Ocean
230507	10/30/2023		Detached ADU (ADA Compliant)	120,000	Building	Monte Verde 2 SE of 8th
230506	10/27/2023	10/31/2023	Overlay new Malarkey 30 year roof over existing roof. New roof to be Weathered Wood in color.	25,159	Roofing	SE Corner of Ocean & San Carlos

230505	10/30/2023		Install new gas pipe for fire pit.	1,200	Plumbing	Forest 5 SW of Ocean
230504	10/27/2023		Installation of new power and disconnect for new heat pump installation.	1,800	Electrical	Junipero 4 SW of Alta
230503	10/26/2023		Installation of New Generator, Grill, Firepit, & Outdoor Shower	30,000	Building	NE Corner of Casanova & 12th
230502	10/25/2023	10/25/2023	Tear off old roof and install new Presidential Composition Shake roofing in color Charcoal Black.	49,000	Roofing	SE Corner of Casanova & 7th
230501	10/25/2023	10/25/2023	Removal of flooring and replace with new laminate. Paint interior walls.	0	Exempt Work	Ocean 2 NE of Monte Verde
230500	10/25/2023	10/25/2023	Remove and replace existing single pane glass and install new energy efficient dual pane glass. Condition: If work expands to replacement of window framing a building permit will be required to be obtained.	0	Exempt Work	SE Corner of Torres & 9th
230499	10/25/2023		Partial re-roof Flat area 3sq and 1sq pitch roof area	9,000	Roofing	Santa Fe 3 SE of 1st
230498	10/25/2023		CONSTRUCT NEW ATTACHED 357 SQFT ADU W/ FINISHES, DOOR + WINDOW TO MATCH EXISTING RESIDENCE. USE APPROVED MPWMD WATER CONVERSION FROM (E) RESIDENCE TO MAKE NEW KITCHEN + BATHROOM IN ADU. ADDITION NOT VISIBLE FROM ROW.	157,000	Building	Santa Fe 2 SW of Ocean
230497	10/24/2023		Installation of new roof-mounted PV system (6.072 kW AC).	20,333	Electrical	4 Sand & Sea
230496	9/26/2023		Remodel detached garage - replace existing windows and door with new, relocate laundry from garage to house.	0	Building	Santa Fe 3 SE of Ocean
230495	10/24/2023		Installation of a new 24.00kW Roof Mounted Solar PV System.	66,000	Electrical	NE Corner Junipero & 5th

230494	10/23/2023		Deferred maintenance work, reinstall cap & pan clay tile roof, replace (E) Windows & exterior doors; Patch & repair rotted areas; Interior remodel of kitchen & bathroom; Add gable end roof over (E) Garage; New chimney cap; Repair (E) Walkways & (E) Patio; Add gas fire pit & BBQ area to (E) Patio; No changes to (E) F.A.R. & (E) Coverage.	250,000	Building	Mission 3 NE of 8th
230493	10/23/2023	10/27/2023	Roof-mounted solar PV system (1.640 kW)	9,437	Electrical	SW Corner Guadalupe and 4th
230492	10/31/2023		Replace driveway, renovate and add new patios and walkways. Replace retaining walls as necessary; add planting, irrigation, and low-voltage lighting.	150,000	Building	NW Corner of Camino Real & 4th
230491	10/23/2023		Installation of one new Tesla Powerwall 5 kW, New 200A Gateway.	20,335	Electrical	NE Corner of Lincoln & Santa Lucia
230490	10/20/2023		Install a new gas line and a new drainage system.	1,800	Plumbing	Forest 5 SW of Ocean
230489	10/19/2023		INSTALLATION OF A 26KW KHOLER ALL HOME GENERATOR WITH A 200AMP TRANSFER SWITCH.	18,000	Electrical	Torres 2 NW of 10th
230488	10/19/2023	10/19/2023	Remove and replace 9 duct runs and 1 return for the heating system,.	9,953	Mechanical	NW Corner of Guadalupe & 1st
230487	10/19/2023		Installation of new mini split system.	12,434	Mechanical	NE Corner of Santa Rita & 2nd
230486	10/19/2023		Removal of existing sprint telecom equipment. No new installations.	12,500	Demolition	NE Corner of San Carlos & 10th
230485	10/19/2023	10/19/2023	Remove existing gray fiberglass shingles and replace with new CertainTeed Landmark TL in color Platinum.	20,000	Roofing	Guadalupe 2 NE of 5th
230484	10/19/2023		Installation of new roof mounted 7.2 kw PV system.	48,000	Electrical	Lobos 2 NW of 2nd

230483	10/17/2023	10/17/2023	Prep and repair windows, flower beds, and shutters from storm damage wear and tear. Prime and paint exterior of house to match current trim colors. Treat and repair metal handrails that are rusting.	0	Exempt Work	SE Corner of San Antonio & 4th
230482	10/16/2023	10/16/2023	Bathroom remodel, remove and replace shower, toilet and vanity in existing locations. Remove and replace flooring in living/dining area with new laminate flooring.	10,000	Building	NW Corner of San Carlos & 8th
230481	10/13/2023	10/20/2023	Reroof of the residence. Replace existing asphalt shingles with class A cap & pan with Spanish clay tile roof.	30,000	Roofing	Mission 3 NE of 8th
230480	10/13/2023		New roofmount PV 13 mods, 5.395 kW, New 125A combiner box, 2 New Tesla Powerwalls 10 kW, New 200A Gateway, MPU to 200A, New SPAN panel	83,520	Building	Lincoln 3 SW of 3rd
230479	10/12/2023	10/30/2023	Replace (2) RTU's in kind	40,000	Mechanical	Carmel Plaza, Ocean Ave and Mission St.
230478	10/11/2023		Interior and exterior remodel to include full electrical rewiring of the property, addition of a tankless water heater, addition of a deck on the south side of the property, replacement of all windows, remove one window to install a french door, upgrade kitchen and bathroom.	45,000	Building	SW Corner of Mountain View & 8th
230477	10/9/2023		Whole house remodel.	640,000	Building	Camino Real 4 SE of Ocean
230476	10/9/2023	10/9/2023	Tear off cap sheet roof and install new three layer torch down system with a granulated white textured finish.	5,985	Roofing	SE Corner of San Carlos & 11th
230475	10/9/2023		Remodel existing bathroom and existing half bath. Convert into single bathroom.	12,000	Building	26225 Ladera Drive
230474	10/6/2023		Formalize ADU	0	Building	Lincoln 5 NW of Santa Lucia

230473	10/6/2023	10/10/2023	Installation of a 50 amp NEMA 14-50 receptacle for EV charger Installation of a 20 am convenience receptacle in garage.	1,200	Electrical	Carmelo 3 SE of 2nd
230472	10/5/2023	10/31/2023	Voluntary foundation upgrade: no change in footprint, no remodeling, 13 vertical cracks, add six footings, install 4 subarea fans, handle spalling on foundation	27,564	Building	SW Corner of Perry Newberry & 5th
230471	10/4/2023	10/5/2023	Repaint exterior of building, side and trim, to match existing colors using formula matching and custom paint.	0	Exempt Work	NE Corner of Ocean & San Carlos
230470	10/4/2023		Remodel two bathrooms, update electrical, relocate washer/dryer, and update two exterior doors.	48,000	Building	SW Corner of Carmelo & 10th
230469	10/3/2023		Interior tenant improvement to make suitable space for LA Golf Lounge.	45,000	Building	Mission 3 NW of 6th
230468	10/3/2023	10/3/2023	Replace approximately 45'-50' of gas line with 3/4" CSST.	1,500	Plumbing	25987 Mission Road
230467	10/2/2023	10/30/2023	New fence along property line at the south side of the lot. Repair three french posts along north side of the lot.	0	Exempt Work	Camino Real 4 NE of 9th
230466	10/2/2023	10/2/2023	Remove and replace electrical panel. Upgrade 100 amp to 200 amp panel.	3,465	Electrical	SE Corner of San Antonio & 12th

Total Records: 49 **11/2/2023**

Code Compliance Report

10/01/2023 - 10/31/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
23183	10/31/2023	Open	Se Corner of Camino Real & 9th	Bathroom remodel without proper permit. Discovered by inspector during roofing inspection.	10/31/2023	
23182	10/26/2023	Open	Mission 3 SW of 13th	Construction Site Maintenance	10/26/2023	
23176	10/20/2023	Open		over pruning of city trees. pruning city trees without a permit.	10/9/2023	
23175	10/17/2023	Open	25987 Mission	No fine or penalty is warranted, inspector noticed following conditions while conducting an inspection for a gas pipe replacement under permit 23-468. Hazardous water heater installation requires vent through roof & electrical to the water heater is exposed Romex and not properly connected to the water heater, detached unit electrical panel is missing the cover, and it appears remodel work has occurred without proper permits.	10/17/2023	
23174	10/11/2023	Open	Forest 4 NW of 7th	Installation of a perimeter drainage system, installation of gas piping, prep work for a paver patio all work would require proper permits and authorization. Also no erosion/sediment controls.	10/11/2023	

Total Records: 5

11/2/2023

Encroachment Permit Report

10/01/2023 - 10/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230239	Temp Ench	10/31/2023	PG&E to trench and backfill a 4'x4' bellhole and a 31' trench in franchise. PG&E to install new gas service. PM# 35454318.	Dolores 3 NW of 13th	10/31/2023	Issued
230238	Driveway	10/31/2023	Replace existing asphalt/brick driveway with brick/paver surface.	Junipero 2 SW of 8th		In Review
230237	Temp Ench	10/30/2023	Installation of a temporary fence to edge of street with privacy screen.	Camino Real 3 SW of 13th		In Review
230236	Temp Ench	10/26/2023	Trench from gas main to gas meter location. Excavate a 5'x5' bellhole over main with 18" clearance under main. Trench from e-pole to e-meter location.	Carmelo 4 NW of Ocean		In Review
230235	Temp Ench	10/26/2023	Sewer lateral replacement.	Carmelo 2 NW of 9th	10/31/2023	Issued
230234	Temp Ench	10/23/2023	Replace sewer lateral using pipe bursting.	San Carlos 3 SW of Vista	10/23/2023	Issued
230233	Temp Ench	10/20/2023	Trench in street to have PG&E install a gas line.	Casanova 4 NE of 10th	10/20/2023	Issued
230232	Temp Ench	10/19/2023	Dig 3'x3' bell hole and repair section of sewer lateral.	SW Corner of San Antonio & 2nd	10/20/2023	Issued
230231	Temp Ench	10/18/2023	Applicant to trench, backfill, and install electric substructures. PG&E to trench and backfill for box replacements. PG&E to replace poles, transformers, secondary & service. Tree trimming and road closure required. PM# 35457296	SE Corner of San Carlos & 1st	10/20/2023	Issued
230230	Temp Ench	10/16/2023	PG&E to replace pole and install overhead transformer. PM# 35320063.	Santa Rita 2 SW of 5th	10/17/2023	Issued

230229	Temp Ench	10/16/2023	Applicant to trench, backfill & install electric substructures. PG&E to install overhead transformer, underground service cable, and anchor. PM# 35403071.	Mission 3 SW of 13th		In Review
230228	Temp Ench	10/12/2023	Cut 5'x5' bellhole in the street to pull new 4" sdr sewer lateral, approximately 80'.	SW Corner of Camino Real & Ocean	10/16/2023	Issued
230227	Temp Ench	10/11/2023	Encroachment of a dumpster in front of the property.	Santa Rita 2 NW of 4th	10/18/2023	Issued
230226	Temp Ench	10/9/2023	Install 8'x10' asphalt patch for CalAm Job # 0919. Contact: Coastal Paving & Excavating (831) 262-1425	Casanova 4 NE of 10th	10/10/2023	Issued
230225	Temp Ench	10/9/2023	Water main replacement with new 8" line and water services, meters, meter boxes with some new fire hydrants and replacement fire hydrants on Dolores from 8th to Santa Lucia.	Dolores from 8th to Santa Lucia		In Review
230224	Driveway	10/9/2023	Replacement in driveway in conjunction with DS 23-213	Lincoln 5 NE of 3rd		In Review
230223	Perm Ench	10/9/2023	Effort to legalize previously constructed encroachments in the right of way which include brick steps at the front landing, ceramic pots on either side of the landing, adobe block edging along the east property line, a gravel parking pad running parallel to Casanova St, and a brick landing with steps down to a gate at the east property line.	SW Corner of Casanova & 11th		In Review
230222	Temp Ench	10/6/2023	PG&E to install new TX, secondary breakers, and new riser (Location 1), install tpx in conduit (location 2), install multi taps, enclosure & reroute existing tpx and conduit to new enclosure (location 3), install tpx in applicant installed conduit (location 4). PM# 35335669. Contact: PG&E (408) 478-1894	San Antonio 5 SE of 8th	10/9/2023	Issued

230221	Driveway	10/4/2023	Replace (e) asphalt driveway with new semi-permeable Calstone paver driveway. Construct new 3'D asphalt apron along street edge. No changes to driveway size or site coverage.	Lincoln 2 NW of 13th		In Review
230220	Temp Ench	10/4/2023	Painting exterior of building, keeping sidewalk open for pedestrian traffic while painters are on ladders. Contact: All Star Painting (831) 277-7497	NE Corner of Ocean & San Carlos	10/6/2023	Issued
230219	Temp Ench	10/4/2023	Replace sewer lateral connection into City main. CONDITIONS: T-Cuts on all sides, 6" of class two base rock, 95% RC, match existing thickness of AC, no less than 3", tack seal edges after rolling. No reserved parking will be allowed on the South side of Ocean and East side of Mission around Carmel Plaza. No work on Thursdays, Farmers Market. Contact: A Ramirez Heating & Plumbing (831) 809-4707	SW Corner of Ocean & Mission	10/9/2023	Issued
230218	Temp Ench	10/4/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Carmelo 5 SE of 2nd	10/6/2023	Issued
230217	Temp Ench	10/3/2023	Applicant to trench, backfill & install electric substructures. PG&E to add and extend primary, add transformer to existing system, top & abandon joint pole & remove existing overhead service. PM# 35463802. Contact: PG&E (408) 478-1894	NE Corner of Casanova & 9th		In Review

Total Records: 23 **11/2/2023**

Tree Permit Report

10/01/2023 - 10/31/2023

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
23310	10/3/2023	Tree	SE Casanova & 7th Ave, Carmel by the Sea, CA 93921	CITY TREE - PRUNING: Two (2) Pine trees.	In Review	
23311	10/3/2023	Tree	SW Corner of Monte Verde & 11th	CITY TREE - REMOVE: One (1) large, tall Pine Tree.	Approved	10/18/2023
23312	10/3/2023	Tree		CITY TREE - REMOVE: One (1) large Pine tree.	In Review	
23313	10/5/2023	Tree	San Carlos 2 SW of 1st	REMOVE ROOTS: Pine roots; three (3) roots between 2 & 6" in diameter.	In Review	
23314	10/6/2023	Tree	Santa Fe 7 SW of 8th	REMOVE: One (1) Monterey Pine with a DBH of 42" with a lean. ADDED 10/26/2023: REMOVAL of 12" Pittosporum tree growing against the telephone in the front yard. (See email from Liam Hudson citing Justin's verbal approval to Andrew.)	Approved	10/16/2023
23315	10/6/2023	Tree	Mission St. 3 NW of 4th Ave	CITY TREE - ROOT REMOVAL: Hazardous Tree Roots	Denied	
23316	10/9/2023	Tree Evaluation	Guadalupe 3 NW of 3rd	EVALUATION ONLY: Two (2) Monterey Pine trees on private property. Evaluate age and durability.	In Review	
23317	10/10/2023	Tree	25965 Junipero St Carmel, CA 93923	New construction of ADU. REMOVE: One (1), 13" diameter 20' tall Yucca Gloriosa and one (1), 25" diameter 45' tall Blackwood Acacia (Acacia Melanoxylon).	Approved	10/18/2023
23318	10/11/2023	Tree	Camino Real 2 SW of 8th Ave, next to La playa	REMOVE: One (1) Oak Tree, ~12"; tree can be viewed from the La Playa Lower Parking Lot on Carmelo. Dead oak tree in backyard, Private Property.		
23319	10/12/2023	Tree	Monte Verde 3 SW of 4th	**APPLICATION WITHDRAWN 10/16/2023.**EVALUATION ONLY: One (1) Live Oak on private property	Closed	

23320	10/16/2023	Tree w/ Construction	MISSION STREET 2 NORTHWEST OF SANTA LUCIA AVENUE	Tree Pruning/Removal Permit. Prior to scheduling for Final Details Review, the applicant shall submit a Retroactive Tree Pruning Permit Application to be reviewed and approved by the Forestry Department or Forest and Beach Commission, as appropriate, for trees #15 & #22, and adhere to any conditions or recommendations regarding corrective action regarding the pruning. Additionally, the applicant may apply (on the same application) to remove said trees. Should the Tree removal permit be not approved, the applicant shall prepare a revised design that does not require the pruning or removal of the subject branches or further impacts to the trees.	In Review	
23321	10/16/2023	Tree	Sante Fe 2 SW of 2nd	REMOVAL: One (1), 24", Pinus radiata. Private Property. Diseased Pine Removal at Back of Property. ROOT REMOVAL: 1, 24", Pinus radiata. Private Property.	In Review	
23322	10/17/2023	Tree	Palou Avenue, across the street from APN 010231006000, on City easement.	Remove dead trees. CITY TREES Diameter at 4 ft 28" and 8" Please see attached pictures, etc CITY TO PROVIDE ANY NEEDED SITE MAPS Dead (or mostly dead) per Justin on 8/30/23 and posted by PG & E Contractor on 10/16/23.	Approved	10/18/2023
23323	10/17/2023	Tree	Torres 4 SW of 8th	REMOVE: One (1) dead tree; double-trunk Coast Live Oak, 12" DBH each stem. PRUNE: Two (2) limbs. One (1) 10" & one (1) 8" diameter from neighbor's tree in the back that is hanging over our yard.	In Review	
23324	10/18/2023	Tree	SE Corner of Carpenter & 5th Ave.	REMOVE CITY TREE ON PROPERTY LINE: One (1) 120'+ Pine tree. REMOVE CITY TREE: One (1) 40' Pine tree.	In Review	
23325	10/18/2023	Tree	Camino Real 2 NE of 4th Avenue	REMOVE: One (1) dead 30" Coast Live Oak and one (1) dead 17" Monterey Cypress on private property.	In Review	
23326	10/19/2023	Tree Evaluation	SE Corner of 10th & Lincoln	EVALUATION ONLY: One (1) Monterey Pine, 20". **NOTE**Owner would like to be present for the evaluation.	In Review	

23327	10/20/2023	Tree	NE Corner of Perry Newberry & 5th Avenue; "Paradise Park Track No. 3"	CITY TREES. REMOVAL: Tree #1 & Tree #2; both are Pine trees, and Tree #1 is over electrical line. PRUNING: Tree #1 is 85' tall with 15 branches over electrical line; Pine Tree #2 is 125' tall with 27 branches. ROOT REMOVAL: Tree #1 with 20" base; Tree #2 with 28" base.	In Review	
23328	10/20/2023	Tree	Median islands on Ocean Avenue between Junipero Street & Monte Verde Street	CITY PROPERTY. REMOVE: Three (3) Monterey Pines - One (1) 6", one (1) 15', and one (1) 85'. REMOVE: One (1) 1" Shore Pine.	Approved	10/20/2023
23329	10/23/2023	Tree	NE Corner of San Carlos & 5th	Removal of two dying Monterey Pine trees from the City ROW. Trees will be replaced as part of proposed median landscape plan.	Approved	10/25/2023
23330	10/24/2023	Tree	Torres & 5th	PRUNING/REMOVE DEADWOOD: All Oak trees on property.	In Review	
23331	10/25/2023	Tree	Mission St. 3NW of 4th Ave	Trip Hazard	Closed	
23332	10/25/2023	Tree	Mission Street 4 SW of 4th	REMOVAL - PRIVATE PROPERTY: Two (2) Tree of Heaven trees with 16" DBH and 22" DBH	In Review	
23333	10/26/2023	Tree	25962 RIDGEWOOD RD Carmel, CA 93921	REMOVE - PRIVATE PROPERTY: Dead Oak tree.		
23334	10/27/2023	Tree w/ Construction	Mission 5 NW of Santa Lucia	REMOVAL - PRIVATE PROPERTY: Tree #3 per the Tree Evaluation Worksheet and Marked Survey provided by the City.	In Review	
23335	10/27/2023	Tree Evaluation	Guadalupe 3 NE 6th	EVALUATION for possible Tree Pruning: Two limbs from top of 85-90 year old Monterey Pine on private property. One heavy limb already fell in storm. Two tree services noted the danger.		
23336	10/27/2023	Tree	San Carlos 4 NW of Third Avenue	REMOVAL - PRIVATE PROPERTY: One (1) Monterey Pine, 90' tall; 80+ years old.	Approved	11/1/2023
23337	10/27/2023	Tree				
23338	10/30/2023	Tree	Santa Fe 5 NW of 3rd (Yellow 2-story with white picket fence)	REMOVAL - PRIVATE PROPERTY: One (1) Oak tree.	In Review	

23339	10/30/2023	Tree Evaluation	Sterling Way 2 NE of Perry Newberry	EVALUATE: One (1) Pine tree (dangerous lean) and all other trees on the property.	In Review	
23340	10/31/2023	Tree Evaluation	NW corner Lincoln and Tenth Avenues	Seeking appointment with City Forester to evaluate trees for trimming on City right of way and homeowner's property prior to engaging professional tree trimming service.		
23341	10/31/2023	Tree	San Antonio 2 SE of 11th Ave.	PRUNING: Remove all dead limbs, raise canopies, remove deadwood, and thin	In Review	

Total Records: 32 **11/2/2023**

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-208 (Hunter):** Consideration of a Concept Design Study for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000. **CONTINUED**

Application: DS 23-208 (Hunter) **APN:** 010-281-025
Block: AA **Lot:** 21
Location: Casanova Street 2 northwest of 13th Avenue
Applicant: Samuel Pitnick, Architect **Property Owner:** Hunter

Executive Summary:

Prior to preparation of the staff report, but following the publication of the noticing documents, the applicant requested a continuance of the hearing to revise the design of the project.

Upon inspection of the story poles, staff identified issues with the project, specifically conflicts with the Concept Design Study Findings for Approval and Residential Design Guidelines. Staff informed the applicant of these issues and as a result, the applicant requested a continuance to revise the design with the identified conflicts.

The applicant is continuing to work with staff to revise the project and will be re-scheduled for hearing at the next available date once revised plans are re-submitted.

Recommendation:

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

Background and Project Description:

Staff Analysis:

Other Project Components:

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-221 (Mardani):** Consideration of a Concept Design Study for one- and two-story additions totaling 363 square feet to a one-story, 562-square-foot cottage and construction of a 200-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

Application: DS 23-221 (Mardani) **APN:** 010-033-011-000
Block:64 **Lot:**6
Location: Ocean Avenue 4 northeast of Guadalupe Street
Applicant: Azadeh Mardani, Owner **Property Owner:** MARDANI SEYEDEH

Executive Summary:

The applicant is proposing additions to an existing cottage and the construction of a detached garage in the front yard setback. The property was reviewed for historical significance and determined to be ineligible for the historic inventory. The City Forester previously approved the removal of an oak tree at the front of the property. The applicant is proposing to remove limbs from an oak tree at the rear of the property to facilitate the second-floor addition. The limb removal requires approval by the Forest & Beach Commission. The Planning Commission will consider the concept design and determine whether to accept the design with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a concept design study for one- and two-story additions totaling 363 square feet to a one-story, 562-square-foot cottage and construction of a 200-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

Background and Project Description:

The project site is a 2,500-square-foot lot on the north side of Ocean Avenue between Carpenter and Guadalupe Streets. The 562-square-foot single-story cottage was constructed in 1946 and was one of five cottages constructed for Mr. & Mrs. R. D. Weaver. The cottage features a chalk rock chimney centrally located on the front elevation. Two driveways on Ocean Avenue were constructed in December 1965 and interconnected as a semi-circular driveway to serve all five cottages. In 1966 the cottages were being used for overnight accommodations under the name Buena Vista Cottages in violation of the R-1 zoning. In 1968, the Board of Adjustments adopted Resolution 629, granting a conditional use permit for the continued operation of the motel (four motel units and one manager unit). By 1974, the five cottages had reverted to single-family use, and the conditional use permit was revoked.

The applicant proposes a substantial alteration, including the demolition of more than 50 percent of the exterior walls, the construction of one- and two-story additions totaling 363 square feet, the construction of a 200-square-foot detached garage in the front yard setback, and associated site improvements (Attachment 3). The property was reviewed for historical significance and found ineligible for the historic inventory on February 5, 2021. This determination remains in effect for five years.

Staff Analysis:

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

Carmel Municipal Code Section 17.34.070.A.1-2 states that all properties, private and public, located in the R-1 or R-4 district shall contribute to the urbanized forest or other vegetation characteristic of the neighborhood by harboring an appropriate mix of upper and lower canopy trees and/or shrubs consistent with the neighborhood context and neighborhood streetscape. Forested neighborhoods shall perpetuate the Monterey pine, Monterey Cypress, Coast live oak, or Redwood forest that predominates in the vicinity. Proposed residential projects shall preserve adequate space for the growth of trees or other vegetation.

Staff Response: In January 2021, a preliminary site assessment was conducted and the City Forester identified two trees on the project site (both Coast live oak) and six trees immediately adjacent to the site (one Monterey cypress, one Monterey pine, and four Coast live oak). Six of the eight trees were rated significant, including the Coast live oak tree no. 5 at the rear of the project site and no. 4 adjacent to the south property line.

The recommended tree density for lots 4,000 square feet or less is three upper canopy trees and one lower canopy tree. Based on the small lot size (2,500 square feet) and the January 2021 observed tree canopy, the City Forester recommended that one upper-canopy tree be planted on-site. Recommendation/Draft Condition No. 2 (Attachment 1) requires the applicant to submit a preliminary landscape plan prior to the final details review that includes the size, species, and location of one upper canopy tree.

On June 27, 2023, the applicant submitted tree removal application TR 23-215 (Mardani) to prune limbs on a significant oak tree (tree no. 4). The Forest & Beach Commission considered the application at their August 10, 2023 meeting and directed the applicant to have the project reviewed by the Planning Commission and return at a later date.

Carmel Municipal Code Section 17.48.070 (Findings Required for Significant Trees), subsection B.

(Related to Construction) states that *Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:*

1. That removal of the tree is required to protect public health or safety; or

2. That the following four conditions exist:

a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and

b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and

c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property.

The applicant is not requesting to remove a significant tree but is requesting to trim limbs greater than 4 inches in diameter on a significant Coast live oak located near the south property line. CMC Section 17.48.050 (Required Permits) states that trees on private property where an existing building is proposed to be altered a tree removal permit is required for the removal of live limbs greater than 4 inches in diameter. If the Planning Commission accepts the Concept Design Study, the applicant will return to the Forest & Beach Commission for a decision on the limb removal prior to the final details review with the Planning Commission (Attachment 1, Recommendation/Draft Condition No. 3).

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

Staff Response:

Privacy. A one-story 63-square-foot addition is proposed at the southwest corner of the cottage, near the existing front entry. A 300-square-foot second-floor addition is proposed above the rear half of the existing cottage. Two 2’ by 3’-6” double-hung windows are proposed on the east (side) elevation of the second-floor addition.

On the first floor of the east (side) elevation, two existing windows and a door are proposed to be removed. Two new 1’-6” by 6’ windows are proposed, one at the rear internal spiral staircase and the other between the kitchen and front living room. One 1’-6” by 3’-6” double hung window is proposed on the east elevation of the detached garage.

On the west (side) elevation of the second-floor addition, a 3’-6” by 4’ fixed window is proposed in the bathroom above the lavatory sink. To protect the privacy of the western neighbor, staff recommends the sill be raised to prevent direct views into the western neighbor's property or using opaque glass.

On the first floor of the west (side) elevation, the existing door and all existing windows would be removed, and new openings created for a set of double doors and three new windows.

On the rear elevation, the existing 30-foot setback would be maintained. The existing window would be removed, and one single and one double set of doors would be installed on the first floor. On the second floor, two new 2' by 3'-6" double-hung windows are proposed.

The northeast neighbor has expressed privacy concerns regarding the proposed second-floor deck. Their comments can be found in Attachment 4.

Views. Staff did not identify any potential view impacts. However, the northeast neighbor has expressed concerns regarding the impacts on their views from the active living spaces within their home, specifically the living room, kitchen, and master bedroom (refer to Attachment 4). The neighbor is concerned that the addition will block existing west-facing views of the oak tree canopy and sunsets and also have negative impacts on their access to sunlight and air. The Planning Commission will have the opportunity to view the project's story poles and netting from the northeast neighbor's residence during the tour of inspection.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site; minimize the amount of paved surface for a driveway; position garages to maximize open space, views, and privacy; and minimize visual impacts.*

Staff Response: As stated in the background section of this report, two new driveways were constructed on Ocean Avenue and interconnected to create a semi-circular (or horseshoe) driveway in December 1965 to serve all five cottages, which operated as an unpermitted motel in the R-1 district. In March 1966, the City took action against the motel ownership for zoning violations (operating a business in the R-1 district) and tax evasion. In June 1968, the City's Board of Adjustments granted a Use Permit for the operation of the motel. An undated site plan located in the property file shows the location of the five cottages, the motel office, the circular driveway, and on-site parking (Attachment 5). By 1974, the five cottages had been converted back to single-family use, but the circular driveway remained and is still in use today. In the 1980s, two of the five cottages were remodeled and expanded. These cottages are located at the northeast corner of Guadalupe Street and Ocean Avenue and the southeast corner of Guadalupe Street and 6th Avenue. Both cottages now provide their own on-site parking in enclosed garages which are accessed from Guadalupe Street and 6th Avenue, respectively.

The remaining three cottages on Ocean Avenue maintain a significant setback from the roadway and share the semi-circular driveway for vehicular access and on-site parking. The semi-circular driveway allows vehicles to access and circulate across all three properties by entering the east driveway (closer to Carpenter Street) and exiting through the west driveway (closer to Guadalupe Street).

The project applicant owns the property closest to the east driveway (Carpenter Street) and is proposing to construct a new 200-square-foot detached garage in the front yard setback on the east side of the property. The existing driveway access would be widened to the east to better align with the proposed garage. On the west property line, the applicant proposes a 4-foot tall fence within the front yard setback. This fence would preclude the residents of the other two cottages from accessing their property from the east driveway, thereby requiring the west driveway (closest to Guadalupe Street) to function as both an entry and exit. Staff notes that this is a unique condition where three adjacent lots measuring 25 feet wide by 100 feet deep share a common semi-circular driveway that traverses three parcels that are under separate ownerships. Staff is not aware of any other similar condition on Ocean Avenue between Junipero Street and the City limit.

Previously, staff expressed concerns that blocking off the east driveway entrance would negatively impact

the existing vehicular circulation pattern creating an unsafe condition where the project applicant would have to back out of the east driveway, which currently serves as the driveway entrance for all three cottages, into traffic near the intersection of Ocean Avenue and Carpenter Street. The remaining two cottages would have to use the west driveway, which currently serves as the driveway exit for all three cottages, to enter and exit their respective properties. Additionally, they may be forced to back out of the west driveway onto Ocean Avenue due to insufficient room to turn a vehicle around on-site. Previously, the two western neighbors, along with their legal counsel, expressed concerns regarding driveway access and safety. The western neighbor in the middle cottage has since sold the property.

While staff still believes the existing access and circulation pattern is a safer condition for all three properties, it is beyond the purview of the City to require that the applicant provide vehicular access across their property for the benefit of the two western neighbors.

***Detached Garage in the Front Setback*:** CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows detached garages within the front yard setback to encourage variety and diversity in neighborhood design subject to the following standards:

1) The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height in either the front yard setback or the side yard setback facing a street (but not both).

Staff Response: The proposed single-car detached garage would be located in the front yard setback, 12" from the front property line and 3' from the east (side) lot line. The garage is proposed to be 10' wide, 20' deep, 200 square feet in area and 10'-2" in height.

2) At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

Staff Response: The new garage would be located to the right (east) of the existing eastern driveway access. The applicant is proposing to enlarge the width of the driveway within the right-of-way to align with the front of the proposed garage. This would require the removal of some landscaping in the public right-of-way and the reconstruction of a stone curb along the eastern half of the driveway, also in the public right-of-way. No changes are proposed to the driveway surface. Open space within the right-of-way would be maintained on both sides of the driveway.

3) The proposed setback encroachment would not impact significant or moderately significant trees.

Staff Response: The proposed garage would not impact any significant or moderately significant trees.

4) Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.

Staff Response: The project site is located near the corner of Ocean Avenue and Carpenter Street. A sidewalk is not present at this location. A dedicated pedestrian pathway is provided on the south side of Ocean Avenue. The placement of the garage within the front yard setback would not impede pedestrian traffic in the adjacent right-of-way on Ocean Avenue.

While the garage will alter existing circulation patterns on private property between the project site and the two adjacent cottages to the west, the proposed garage would not impede vehicles in the adjacent right-of-way. The improved width of Ocean Avenue is clearly defined with a curb and gutter, and 27+ feet of unimproved right of way is located between the roadway and the front property line.

5) All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines.

Staff Response: The immediate neighborhood context includes a mix of expansive two-story structures and modest one-story cottages. The proposed second-floor addition and detached garage in the front setback fall somewhere in between. The second-floor addition proposes a 7'-6" plate height, and the detached garage proposes an 8' plate height. The proposed garage is subordinate in scale within the neighborhood context.

6) Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

Staff Response: The two cottages to the west do not currently have covered parking, so the addition of a detached garage in the front setback would add diversity to the block between Carpenter Street and Guadalupe Street. Over 27 feet of unimproved right-of-way will be maintained in a natural state between the front property line and the edge of the roadway on Ocean Avenue.

The proposed detached garage complies with the requirements for garages within the front yard setback, and the project meets the objectives of parking and access.

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

Staff Response: The existing 562-square-foot single-story cottage was constructed with four other cottages of a similar size and scale. Two of those cottages have been expanded and include second-floor additions. One is located to the north of the project site. The other is located to the west but does not share a property line with the project site. The remaining two cottages are located west of the project site and maintain their original form and scale. The property to the east is a two-story structure.

The height of the cottage would increase from one-story and 14'-2" to two-story and 20'-9". The second floor would be 300 square feet.

The project site is buffered from Ocean Avenue by over 27 feet of unimproved right-of-way. The front of the proposed single-story attached garage would be over 42 feet from the edge of the roadway on Ocean Avenue. Vegetation to the east and west of the project site provides a visual buffer for the cottage.

The front elevation of the cottage would be maintained, and the existing stone chimney preserved. A 267-square-foot second-floor deck would be constructed above the front half of the cottage and set back 2'-6" from the front wall of the cottage. The 3'-6" deck railing would be a combination of stucco and aluminum pickets.

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

Staff Response: The existing roof form is an intersecting hip with a 4:12 pitch. The proposed second-floor roof form is a 4:12 pitched gable with 12-inch eaves. A metal accent roof is proposed on the front elevation above the single-story building form. The roof deck would be uncovered.

The existing building form is rectangular, with one change in the wall plane on the west elevation. The proposed building form would fill in the recess on the west elevation and add a square form for the second-floor addition on the rear half of the cottage. A second-floor deck would be located on the front half of the cottage

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 is proposing a powder-coated black dark sky outdoor wall light by True Fine for all side and rear doors. A bronze outdoor wall-mounted light from the Minka Lavery "Westgate Alder" collection is proposed for the front of the garage and at the front entry to the cottage. Both fixtures are shielded and direct light downwards. The fixtures will be equipped with a maximum 25-watt incandescent bulb. The proposed light fixtures comply with the City's residential lighting standards.

Fencing/Gate/Arbor**:** *Residential Design Guidelines 11.1 through 11.3 states 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 is proposing a 4-foot wide by 4-foot tall wooden gate with a gray wash finish at the front property line. A 4-foot-tall split cedar picket fence would flank the gate. On the west (side) property line, the 4-foot-tall picket fence would extend 15 feet and then transition to a 6-foot-tall split cedar picket fence for another 16 feet before tying into the existing fence. No other fencing is proposed.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is "not a project." Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment.

Attachment 1 - Resolution
Attachment 2 – Project Data Table
Attachment 3 – Project Plans
Attachment 4 - Window and Door Schedule
Attachment 5 - Exterior Light Fixture

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR ONE- AND TWO-STORY ADDITIONS TOTALING 363 SQUARE FEET TO A ONE-STORY, 562-SQUARE-FOOT COTTAGE AND CONSTRUCTION OF A 200-SQUARE-FOOT DETACHED GARAGE IN THE FRONT YARD SETBACK LOCATED ON OCEAN AVENUE 4 NORTHEAST OF GUADALUPE STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.
APN: 010-033-011-000.

WHEREAS, on July 19, 2023, Azadeh Mardani, Owner ("Applicant") submitted an application on behalf of MARDANI SEYEDEH ("Owner") requesting approval of Track 2 Design Study application DS 23-221 (Mardani) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 2,500-square-foot lot located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District (Block 64, Lot 6); and

WHEREAS, the Applicant proposes to construct one- and two-story additions totaling 363 square feet, a 200-square-foot detached garage, and associated site improvements; and

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on October 27, 2023, a notice of public hearing was published in the Carmel Pine Cone for the November 8, 2023, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before October 29, 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 November 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 November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO

1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	

12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 23-221, Mardani) for one- and two-story additions totaling 363 square feet, a 200-square-foot detached garage, and associated site improvements located on Ocean Avenue 4 northeast of Guadalupe Street (APN 010-033-011-000), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions	
No	
1.	**Volume Study.** Following Concept acceptance and prior to the final details review, the Applicant shall submit to the Planning Division for review a full-size printed set of revised plans that respond to the recommendations/draft conditions that affect massing, height, site planning, and/or grading for the required volume study. The project shall be found in conformance with the allowable volume prior to being scheduled for final approval.
2.	**Required Tree Planting.** Prior to the final details review, the applicant shall submit a preliminary landscape plan for review by the Planning Division and City Forester identifying the size, species, and location of one upper canopy tree on the project site.
3.	**Tree Removal Permit.** Prior to the final details review, the applicant shall obtain approval from the Forest & Beach Commission to remove limbs greater than 4 inches in diameter from Coast live oak tree no. 4.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

DS 23-221 (Mardani)
November 8, 2023
Project Data Table

PROJECT DATA FOR A 2,500-SQUARE-FOOT LOT347			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,125 SF (45%)	562 SF cottage 200 SF parking pad 762 SF total	925 SF cottage 200 SF garage 1,125 SF total
Site Coverage	247 SF – 347 SF	1,065 SF	924 SF
Trees (Upper/Lower)	3/1	0/2	0/1
Ridge Height (1st/2nd)	18'/24'	14'-2" / NA	No change/20'-9" 10'-11" garage
Plate Height (1st/2nd)	12'/18'	11.58' / NA	No change/16'-11" 8'-9" garage
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	36.95'	No Change 1' Garage
Composite Side Yard	7' (25%)*	6' – 6.20'	(1st floor) 7' (2nd floor)
Side Yard	3'	3.30' (west) 2.70' – 2.90' (east)	4' (west additions) 3' (east addition)
Rear	15'/3'**	30'	No Change

*CMC 17.06.020.B.2 (Fractions). When calculations result in fractions, the results will be rounded as follows: a. Minimum Requirements. When a regulation is expressed in terms of a minimum requirement, any fractional result will be rounded up to the next consecutive whole number.

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

AZADEH MARDANI RESIDENCE

APN: 010-033-011-000

SINGLE-FAMILY HOME REMODEL/ADDITION

OWNER: AZADEH MARDANI
4 NE GUADALUPE CARMEL, CA 93923
Phone: (408) 826-9046
Email: azadehmardani1@yahoo.com

SCOPE OF WORK:

1. HOME ADDITION AND REMODEL INCLUDES ADDING 63 SQFT FRONT ADDITION, 300 SQFT SECOND STORY, AND 267 SQFT UNCOVERED BALCONY ON THE SECOND FLOOR.
2. ADD 200 SQFT DETACHED GARAGE.
3. ADD 15FT OF 4FT TALL FENCE AND APPROX. 16FT OF 6FT FENCE TO TIE IN EXISTING FENCE.

BUILDING CODE:

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CAL GREEN

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3/U
CONSTRUCTION CLASSIFICATION: V-B
FIRE SPRINKLERS: N
NUMBER OF STORIES: 2
MAX. EXIST BUILDING HEIGHT: 18'-0" (SINGLE STORY)
GROSS AREA OF LOT: 2,500 SQFT
GROSS AREA OF EXISTING RESIDENCE: 562 SQFT
PARKING PAD: 200 SQFT
TOTAL EXISTING FLOOR AREA: 762 SQFT
(30.48% OUT OF TOTAL LOT AREA)

PROPOSED AREA :
FIRST FLOOR: 625 SQFT
SECOND FLOOR: 300 SQFT
UNCOVER BALCONY: 267 SQFT
DETACHED TACHED GARAGE: 200 SQFT
TOTAL PROPOSED FLOOR AREA: 1,125 SQFT

SITE COVERAGE:

EXISTING:

BACK PATIO	615 SQFT	IMPERMEABLE
RIGHT WALKWAY	214 SQFT	IMPERMEABLE
FRONT STEPS	22 SQFT	IMPERMEABLE
FRONT PLANT BOX	12 SQFT	IMPERMEABLE
FRONT CONCRETE CURB	12 SQFT	IMPERMEABLE
TOTAL EXIST:	1,065 SQFT	

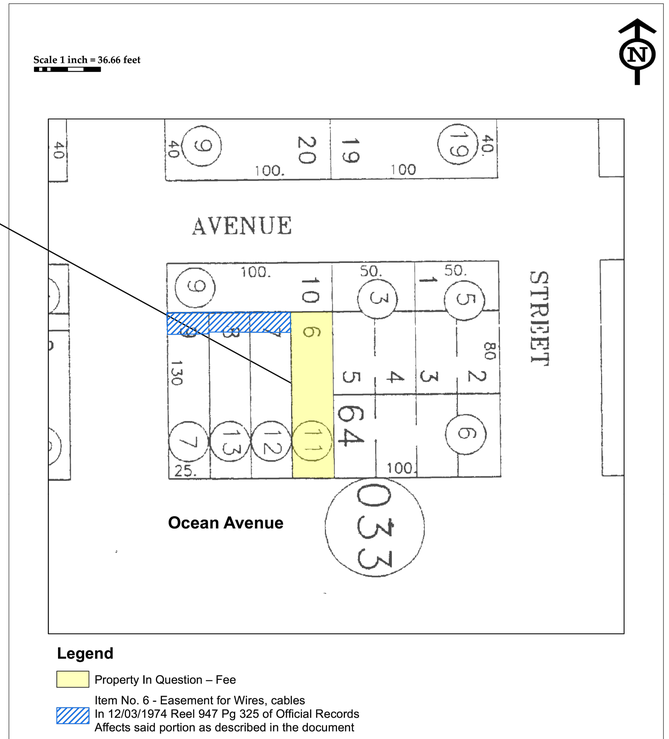
PROPOSED:

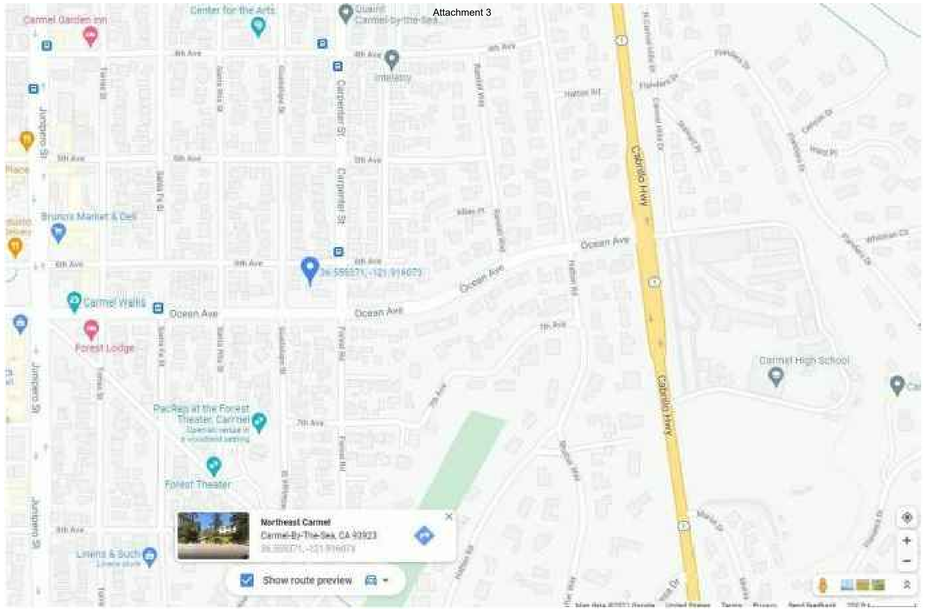
RIGHT WALKWAY	122 SQFT	IMPERMEABLE
GARAGE STAIR	35 SQFT	IMPERMEABLE
GARAGE FRONT	11 SQFT	IMPERMEABLE
FRONT PLANT BOX	14 SQFT	IMPERMEABLE
FRONT PEDESTAL	2 SQFT	IMPERMEABLE
BACK YARD STAIRS	22 SQFT	IMPERMEABLE
BACK YARD WALL/SITTING	35.5 SQFT	IMPERMEABLE
BACKYARD FIRE PIT	3 SQFT	IMPERMEABLE
TOTAL PROPOSED:	244.5 SQFT	

ALLOWABLE: 247 SQFT

INDEX OF DRAWINGS:

G.0 PROJECT DATA, PARCEL MAP, SITE PHOTOS
G.1 SITE PLAN
G.2 PRELIMINARY SITE ASSESSMENT REPORT
G.3 TREE EVALUATION 1
G.4 TREE EVALUATION 2
D.1 DEMOLITION PLAN
A.1 EXIST AND PROPOSED FLOOR PLAN
A.2 EXIST AND PROPOSED ROOF PLAN
A.3 EXIST AND PROPOSED ELEVATIONS
A.4 ELECTRICAL PLAN
A.5 PROPOSED GARAGE PLAN
A.6 DOORS AND WINDOWS SCHEDULE
A.7 MATERIALS AND COLORS
C.1 GRADING PLAN
C.2 EROSION CONTROL PLAN
CONSTRUCTION BEST MANAGEMENT PRACTICE
L.1 LANDSCAPING PLAN





PROJECT LOCATION
SCALE: NTS

©2021

Chicago Title Company
50 Witham Street
Salinas, CA 93901

Title Order No. : FWMN-5272000576-A, Preliminary Report Dated January 14, 2021	**Drawing Date : 01/21/2021 - FNFI**
Reference :	**Assessor's Parcel No. : 010-033-011**
Property : Ocean Avenue 4 NE Guadalupe Street, Carmel, CA	**Data :**

This mapplat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Lot 6, Block 64, as shown and designated on that certain map entitled, "Carmel City, Monterey, Cal.", filed May 1, 1888 in Volume 1, Maps of "Cities and Towns", at Page 52, in the Office of the County Recorder of the County of Monterey, State of California.

Sheet 1 of 1
Archive #

Owner:

AZADEH MARDANI
408-826-9046
AZADEHMARDANI1@YAHOO.COM

Coordinating Professional:

ARCHITECT
NES CONSULTANTS
1659 BRANHAM LN
SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008
nhpham.structural@gmail.com

STRUCTURAL ENGINEER
NES CONSULTANTS, INC.
1659 BRANHAM LN
SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008
nhpham.structural@gmail.com

CIVIL ENGINEER

SPECIAL SYSTEMS

CODES:	2022 IBC
USE AND OCCUPANCY:	R3/U
CONSTRUCTION TYPE:	VB
ZONING:	

Issue:	Permit Set
Date:	8/18/23
Dwg File:	4 NE
Drawn By:	NP
Checked By:	NP

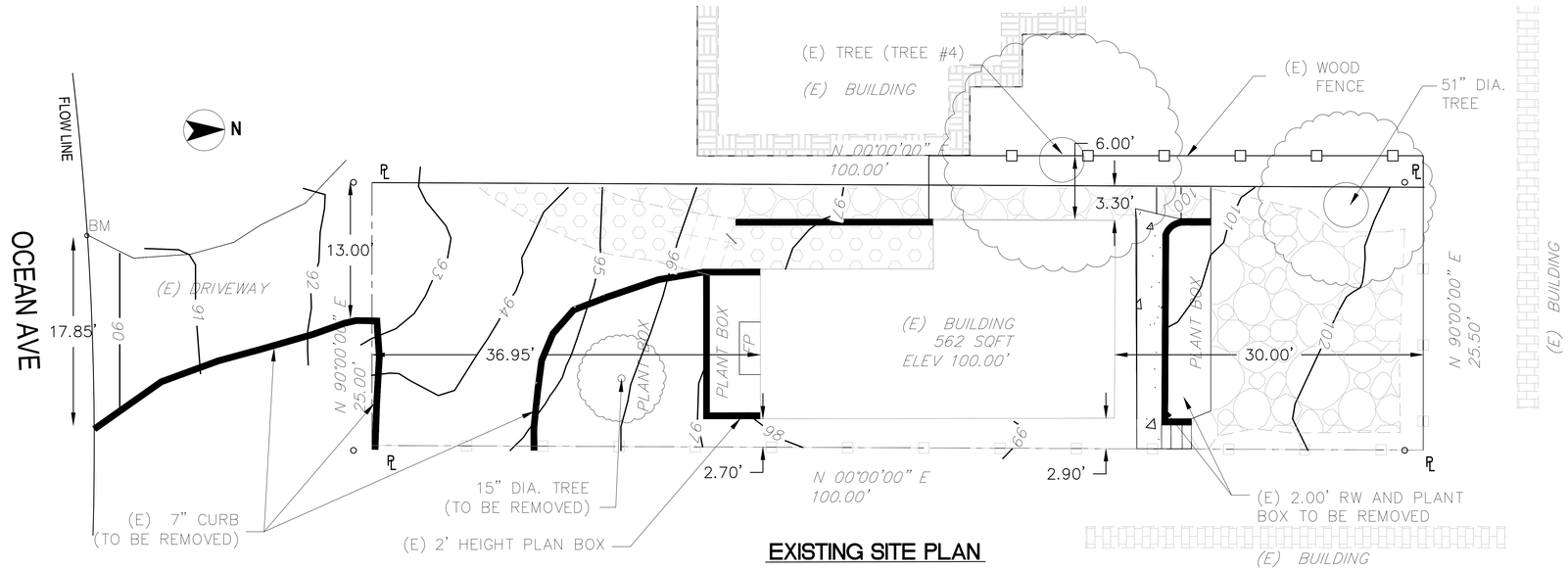
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Sheet Title:

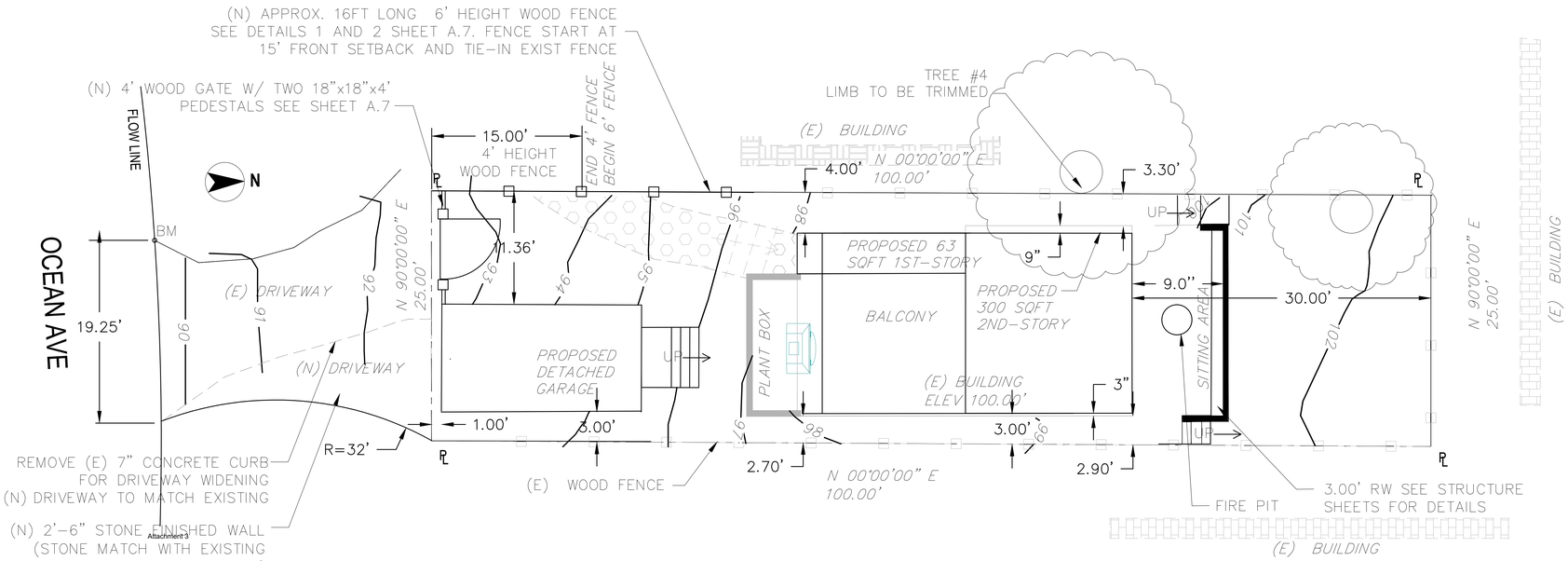
COVER SHEET

Sheet Number:

G.0



EXISTING SITE PLAN



PROPOSED SITE PLAN

AREA

PARCEL 11
EXISTING AREA 2,550 SQFT.

OWNER

AZADEH MARDANI
APN: 010-033-011-000
SITE ADDRESS:
OCEAN 4NE, GUADALUPE
CARMEL BY THE SEA, CA

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	APPROXIMATE PROPERTY LINE	
◉	WELL MONUMENT	◉
•	FOUND MONUMENT AS NOTED	•
○	RECORD PROPERTY CORNER PER LAND SURVEYOR'S ACT.	
—x—	FENCE LINE	—x—
—w—	WATER LINE	—w—
△	SURVEY CONTROL POINT	△
J.P	JOINT POLE	J.P
	LOT LINES	
	DIRECTION OF SURFACE DRAINAGE	
	EDGE OF PAVEMENT	
	APPROXIMATE TREE DRIPLINES	

ABBREVIATION:

A.C.	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	PL	PROPERTY LINE
(E)	EXISTING	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RW	RETAINING WALL
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM, ASSUME DATUM 100FT AT FINISHED FLOOR OF EXISTING HOUSE. BENCHMARK AT FLOW LINE.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.

0 5 20 15
SCALE: 1"=5'

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
EXP. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM — 04/7/2021 DATE

NES CONSULTANTS LLC.
SAN JOSE, CA
CELL: (510) 962-2008
NHPHAM.STRUCTURAL@GMAIL.COM

SITE PLAN
OCEAN 4NE GUADALUPE
CARMEL BY THE SEA, CA

Drawn By:	MP
Date:	05/11/2022
Scale:	1"=5'
Job No.:	21025
Checked:	

REVISIONS			
NO.	DATE	ISSUED FOR	BY

SHEET 1 OF 1

Plot October 19, 2023 at 10:23 PM C:\Users\benly\OneDrive\Residential\01 Live Project\4 NE Guadalupe - Carmel By The Sea\CAD\Detach Garage\Detach Garage - 2 story\survey site plan detach garage 2 floors-REVI.DWG

Attachment 3

Significant Tree Evaluation Worksheet

APN: 010-033-011-000
Street Location: Ocean 4 NE of Guadalupe
Planner: Marnie Waffle
City Forester: Sara Davis
Property Owner: Mardani
Recommended Tree Planting: 1 upper canopy tree

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X	X	X	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	1	1	1	1	1	1	1	0							

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	1	2	2	2	2	0							

- **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	2	2	2	2	2	2	2	0							

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

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	0	2	2	2	2	2							

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

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	6	20	6	20	20	20	20	6							

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.

Attachment 3

BY	DATE	MARK	DESCRIPTION
	4/22/21		SUBMITTAL

REVISIONS

VL Designed
VL Drawn
NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER — SIGNATURE

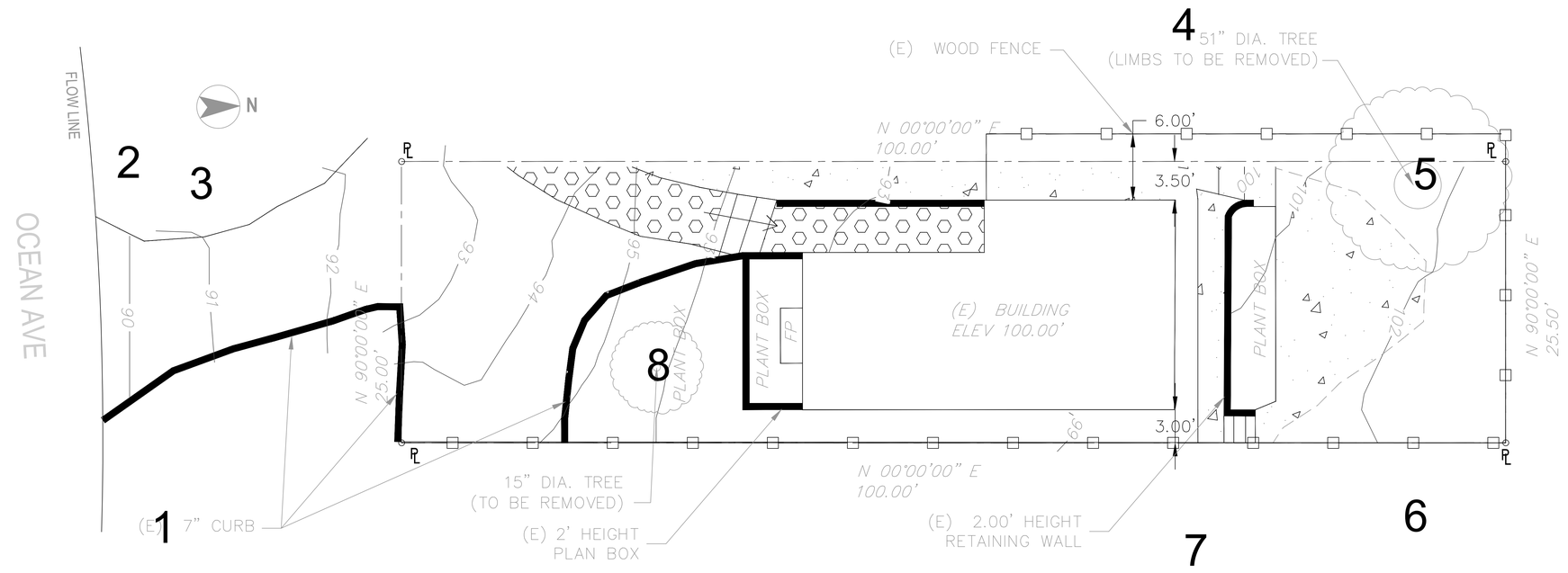
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1699 BRANHAM LANE, #PMB160
SAN JOSE, CA 95118
(510) 982-2008

TREE EVALUATION

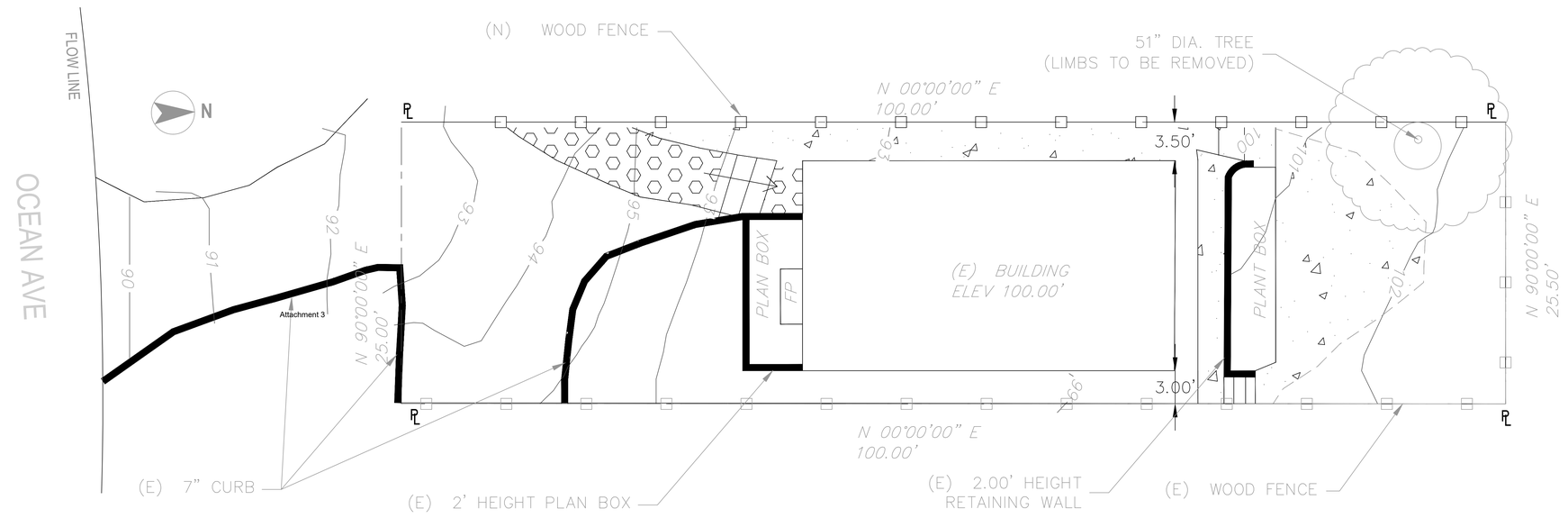
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. G.3
_____ of 10 Sheets
JOB NO. 21021

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME



EXISTING SITE PLAN



PROPOSED SITE PLAN

AREA

PARCEL 11
EXISTING AREA 2,550 SQFT.

OWNER

AZADEH MARDANI
APN: 010-033-011-000
SITE ADDRESS:
OCEAN 4NE, GUADALUPE
CARMEL BY THE SEA, CA

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	APPROXIMATE PROPERTY LINE	
◉	WELL MONUMENT	◉
●	FOUND MONUMENT AS NOTED	●
○	RECORD PROPERTY CORNER PER LAND SURVEYOR'S ACT.	
—x—	FENCE LINE	—x—
—w—	WATER LINE	—w—
△	SURVEY CONTROL POINT	△
▯JP	JOINT POLE	▯JP
	LOT LINES	
	DIRECTION OF SURFACE DRAINAGE	
	EDGE OF PAVEMENT	
	APPROXIMATE TREE DRIPLINES	

ABBREVIATION:

A.C.	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	PL	PROPERTY LINE
(E)	EXISTING	R/W	RIGHT OF WAY
EG	EXISTING GRADE	SCCO	SANTA CLARA COUNTY
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.

0 5 20 15
SCALE: 1"=5'

REGISTERED PROFESSIONAL ENGINEER
NGOC PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM — 04/7/2021 DATE

NES CONSULTANTS LLC.
SAN JOSE, CA
CELL: (510) 962-2008
NHPHAM.STRUCTURAL@GMAIL.COM

SITE PLAN
OCEAN 4NE GUADALUPE
CARMEL BY THE SEA, CA

Drawn By: MP
Date: 04/07/2021
Scale: 1"=5'
Job No.: 21025
Checked:

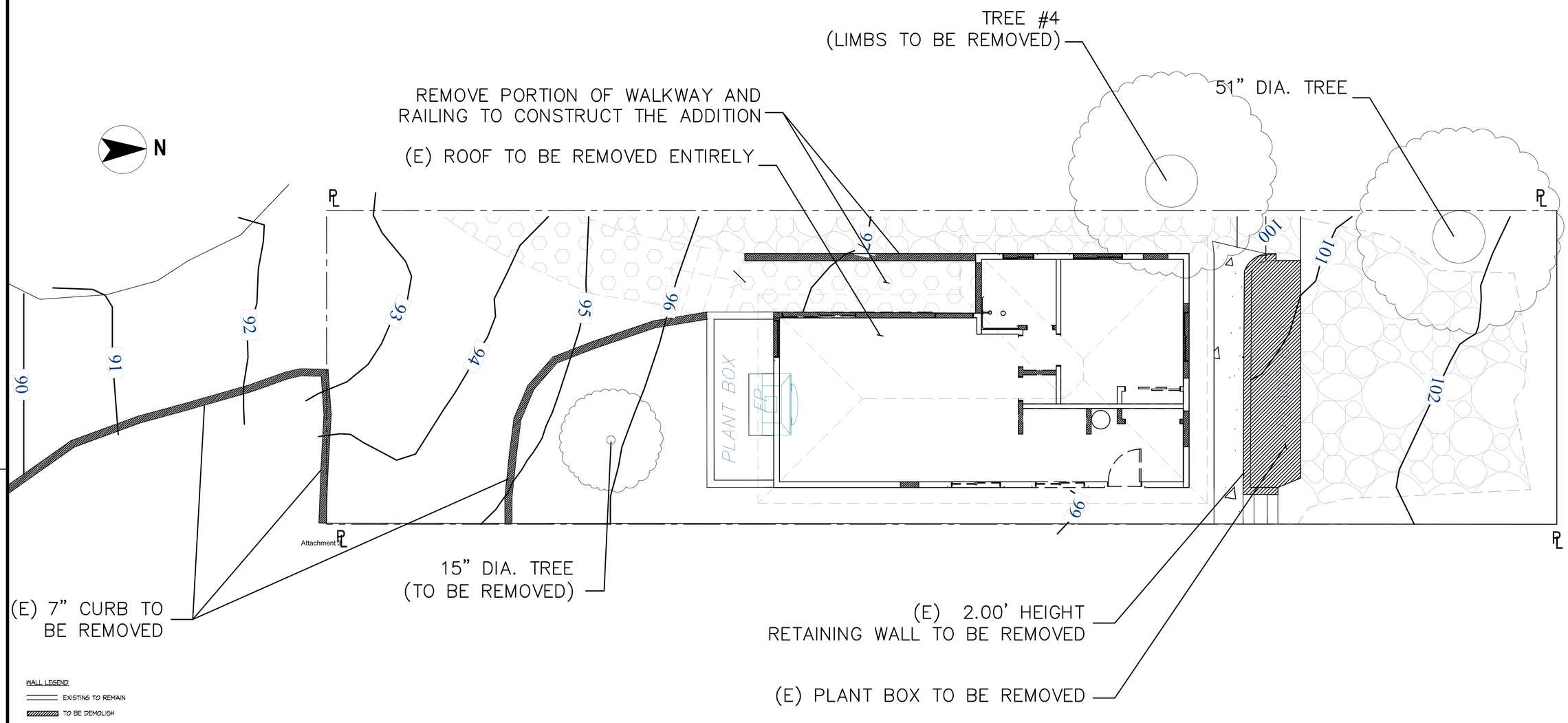
REVISIONS

NO.	DATE	ISSUED FOR	BY

SHEET 1 OF 1

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800–642–2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.



Attachment 3

DEMOLITION PLAN

scale: 1/4" = 1'–0"

1' 2' 4' 8'

REVISIONS			
DESCRIPTION	MARK	DATE	BY
SUBMITTAL		4/22/21	
SUBMITTAL		1/23	
SUBMITTAL		7/12/23	

VL Designed VL Drawn NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
EXP. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1569 BERRYESSA RD. #M&B100
SAN JOSE, CA 95118
(510) 982–2008

DEMOLITION PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL–BY–TH–SEA, CA

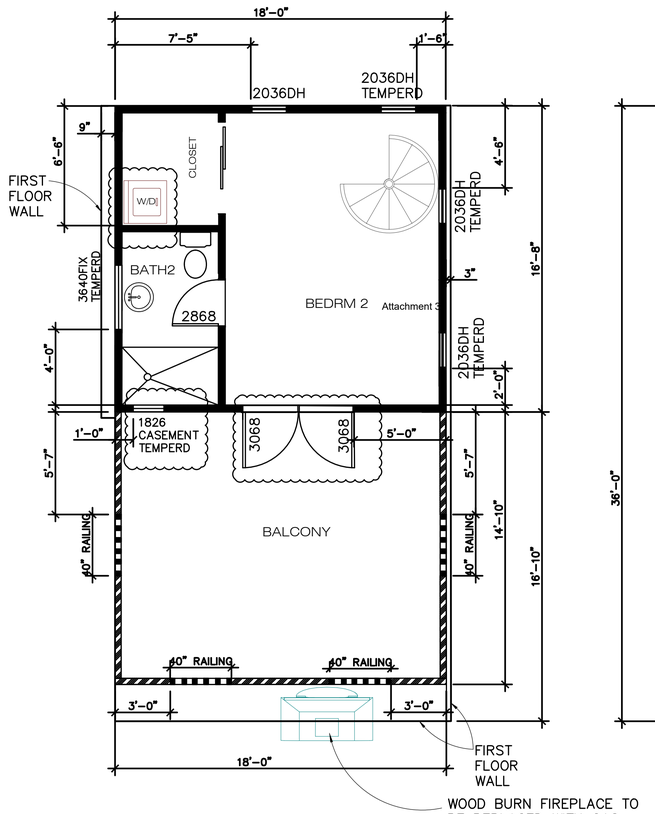
Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
D.1
____of 10 Sheets
JOB NO. 21021

WALL LEGEND

- EXISTING TO REMAIN
- NEW 2X4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2x4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH
- 42" TALL BALCONY WALL
- 1-HOUR FIRE RATE WALL
  INSTALL ⅝" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

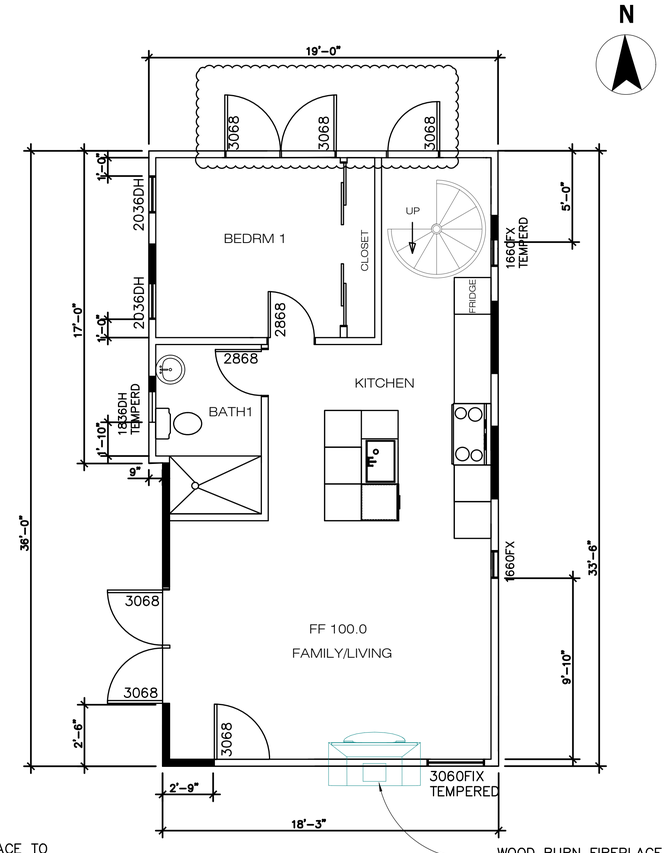
KEYNOTES

1. PARTITIONS.
   A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
   B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
   C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
2. PROVIDE AND INSTALL DOOR AS PER SPECS.
   NOTE: ALL GLASS FENCH DOORS SHOULD BE TEMPERED GLASS.
3. PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.
   2036DH WINDOW = 2'-0" x 3'-6" DOUBLE HANGE WINDOW
4. PROVIDE AND INSTALL PLUMBING FIXTURE.
   A. LAVATORY
   B. TOILET
   C. SHOWER
   D. BATHTUB
   E. KITCHEN SINK



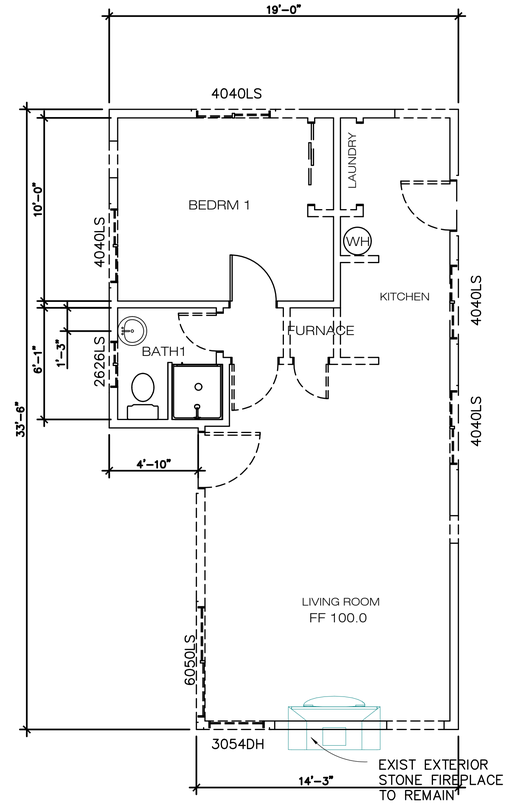
PROPOSED 2ND FLOOR PLAN

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



PROPOSED 1ST FLOOR PLAN

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



EXISTING FLOOR PLAN

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

1' 2' 4' 8'

SUBMITTAL				REVISIONS	
REV1 SUBMITTAL	1			10/18/23	
				7/12/23	
DESCRIPTION	MARK	DATE	BY		

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

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CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE 15-518
SAN JOSE, CA 95118
(510) 962-2008

EXISTING AND PROPOSED FLOOR PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

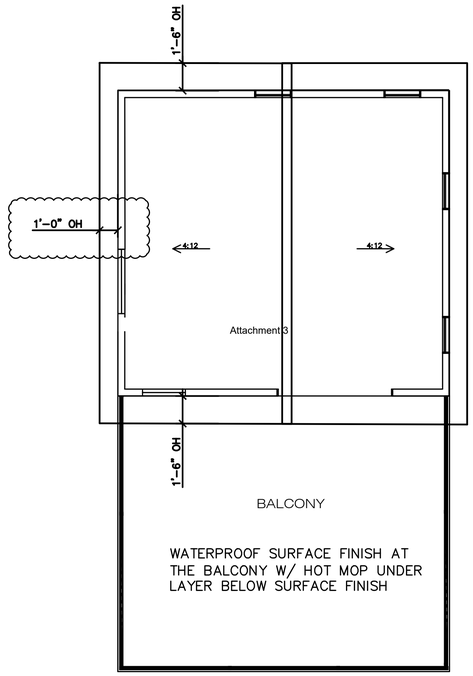
Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.1
3 of 10 Sheets
JOB NO. 21021

PITCH OF ROOF: 4" IN 12" ENTIRE HOUSE.

ROOF COVERINGS:
1. UPPER ROOF AND GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389
2. FRONT LOWER ROOF: METAL ROOF

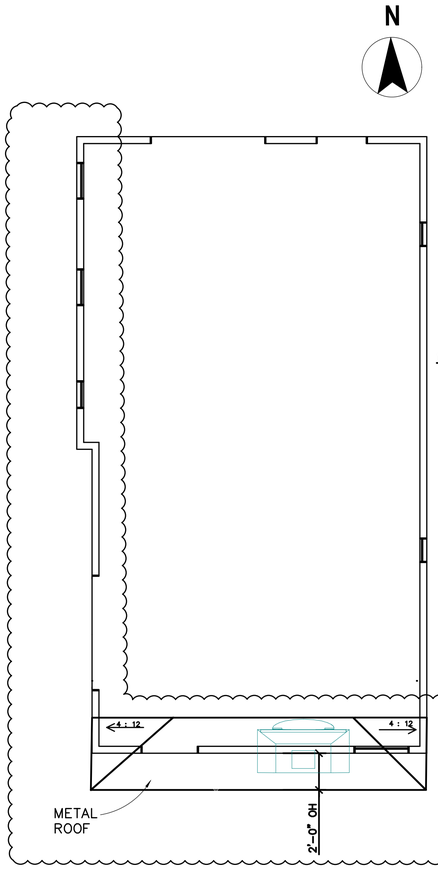
ATTIC VENTILATION CALCS

VAULTED CEILING. ROOF VENTILATION IS NOT REQUIRED



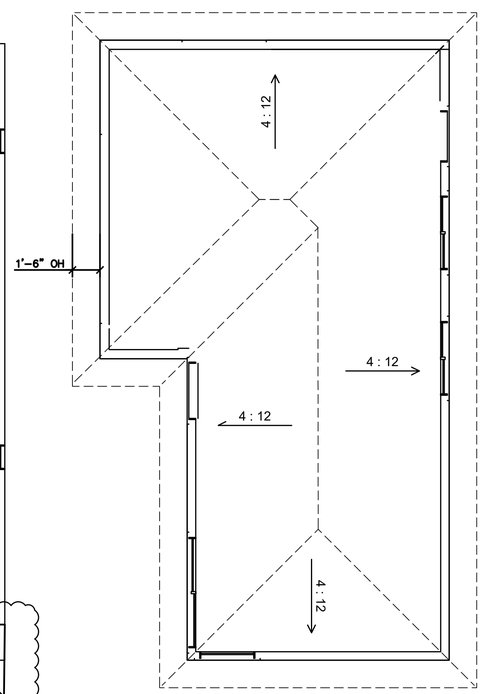
2ND FLOOR ROOF PLAN

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



1ST FLOOR ROOF PLAN

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



EXIST ROOF PLAN

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

1' 2' 4' 8'

SUBMITTAL			
REV1 SUBMITTAL	1	10/18/23	
		7/12/23	

REVISIONS

DESCRIPTION	MARK	DATE	BY

Designed	VL
Drawn	NP
Checked	VL

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

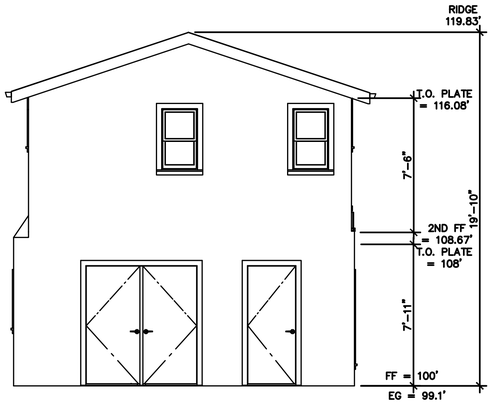
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE 5 PMB180
SAN JOSE, CA 95118
(510) 962-2008

EXISTING AND PROPOSED ROOF PLAN

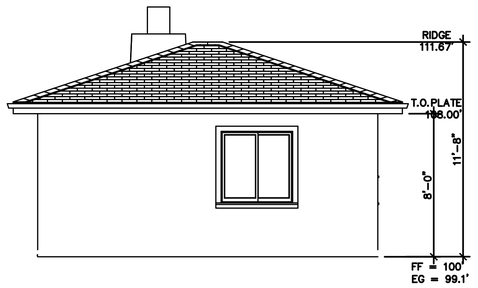
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-THE-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.2
3 of 10 Sheets
JOB NO. 21021



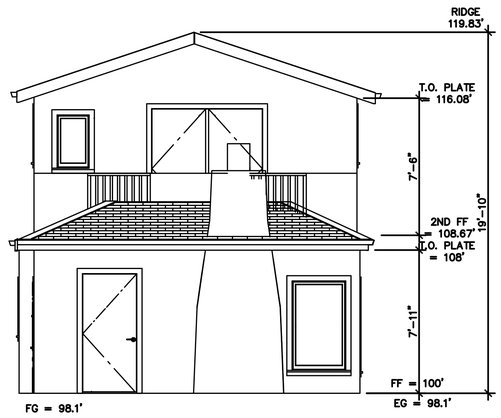
(N) BACK ELEVATION – NORTH

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



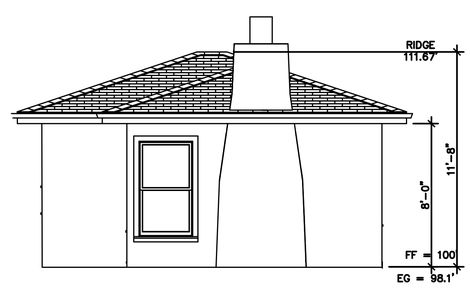
(E) BACK ELEVATION – NORTH

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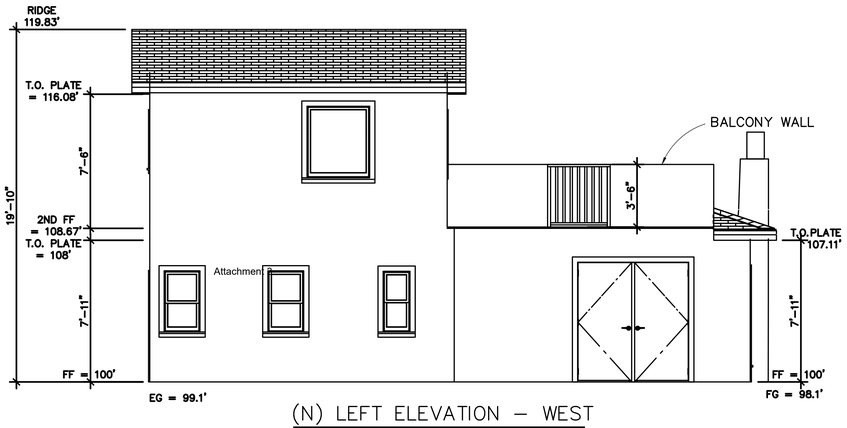
(N) FRONT ELEVATION – SOUTH

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



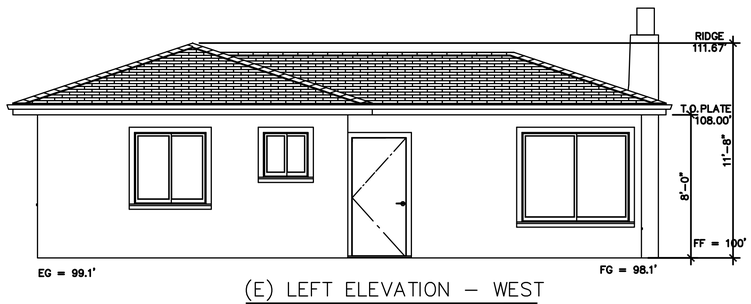
(E) FRONT ELEVATION – SOUTH

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



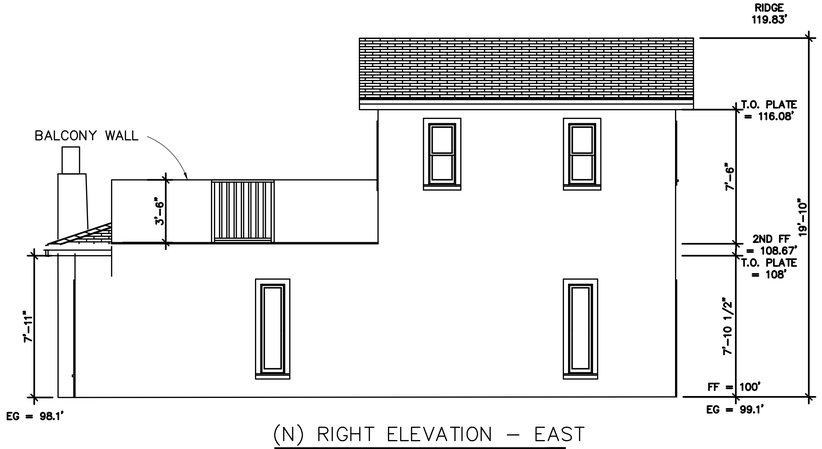
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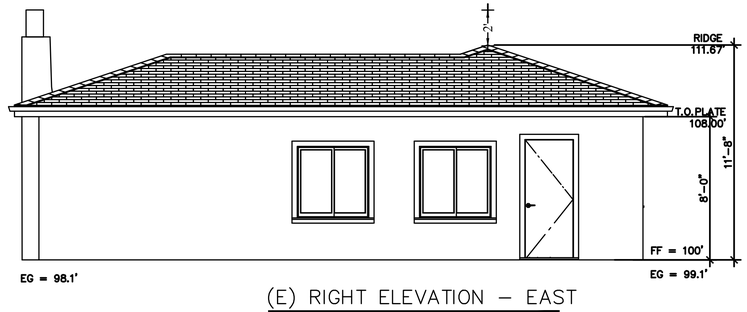
(E) LEFT ELEVATION – WEST

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



(N) RIGHT ELEVATION – EAST

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



(E) RIGHT ELEVATION – EAST

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

	7/12/23			
SUBMITTAL	10/18/23			
REV1 SUBMITTAL				
		DESCRIPTION	MARK	DATE
		REVISIONS		BY

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

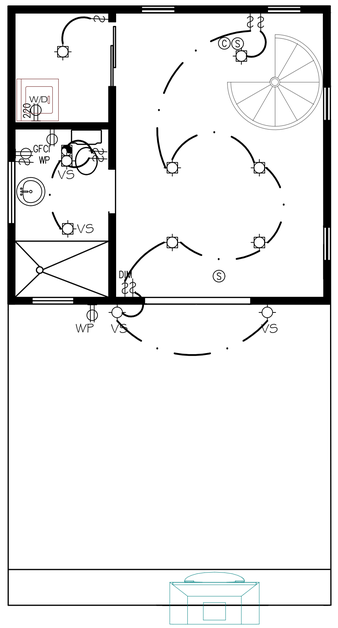
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, STE. F-#B180
SAN JOSE, CA 95118
(510) 962-2008

ELEVATIONS

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

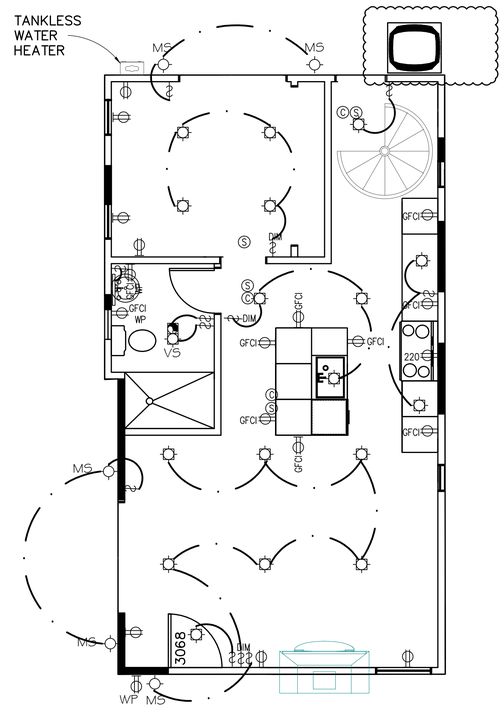
Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.3
5 of 10 Sheets
JOB NO. 21021

1' 2' 4' 8'



ELECTRICAL PLAN Attachment 3 2ND FLOOR

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



ELECTRICAL PLAN – 1ST FLOOR

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

1' 2' 4' 8'

LEGEND

- 110V DUPLEX CONVENIENCE DUPLEX OUTLET
- 220 220V DUPLEX CONVENIENCE DUPLEX OUTLET
- GFI GFI OUTLET
- WP WEATHERPROOF OUTLET
- 120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
- SWITCH
- VACANCY SENSOR SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- INCANDESCENT WALL MOUNTED FIXTURE
- INCANDESCENT BAR LIGHT FIXTURE
- RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- RECESSED CAN LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- HANGING FIXTURE – FLUORESCENT (OR OTHER HIGH EFFICACY)
- SURFACE MTD. FIXTURE – FLUORESCENT (OR OTHER HIGH EFFICACY)
- VS RECESSED VACANCY SENSOR LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- Ⓒ CEILING MTD. CO2 DETECTOR, I.C.B.O. APPROVED (ALL SMOKE DETECTORS SHALL BE INTERCONNECTED)
- Ⓢ SMOKE DETECTOR, I.C.B.O. APPROVED, CLG. MOUNTED
- OUTDOOR CONDENSER UNIT

GENERAL NOTES & SPECIFICATIONS:

The Contractor shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing.
The Contractor shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and fire permits on-site during inspections.
All construction shall meet the requirements of chapter 4, California Green Building Standards. Recycle 65% of construction and demolition waste. Provide operations & maintenence manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paint shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug institutes Green Label plus program.
The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 19% of moisture content.

FIRE NOTES:

A. FIRE PROTECTION
1. Provide 5/8" type "X" gyp. bd. at house/ garage walls and at utility closet walls. Provide 26g min. galvanized steel ducting through fire wall.
2. Min. 4" street numbers of a contrasting color, visible from street;
3. Closet fixtures to be surface mounted at 18"min. to shelves.

B. SMOKE/ CARBON MONOXIDE DETECTOR
115 v interconnected detectors with battery back up at each bedroom, laundry, and halls, as shown.

MECHANICAL NOTES:
The MECHANICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes, providing for quiet operation and even heating. The drawings show only the location and type of equipment. Specific details shall be submitted to the building department, contractor and owner for approval before installation. Termination of all environmental air ducts shall be a minimum of 3 from any openings into the building. Provide instructions for hot water heater & FAU to inspector at time of inspection. Duct openings shall be covered and sealed during construction for all new and existing ductwork. All annular spaces around pipes, electric cables or other openings in sole/ bottom plates at exterior walls shall be protected against the passage of rodents by closing them. Heating systems shall be designed in accordance with the requirements of CGBSC Section 4.507.2

C. WATER HEATER: TANKLESS WATER HEATER.

D. HEATING
1. Install Thermocore 60000 Btu Ductless Mini Split Air conditioner Heat

E. THERMOSTAT Provide double setback thermostat for FAU.
F. DRYER VENT Vent dryer to exterior of building with smooth metal duct with inline mechanical fan, routed through attic to backdraft damper at eave soffit.
G. TUB & SHOWER
1. Limestone tile shower to 6'height, with chloro-loy WATER CONSERVATION waterproof shower base, or approved equal. See GB req.
2. Acrylic spa with limestone tile surround.
3. Acrylic tub & tile to 6' hgt.
4. Provide individual control valves of the pressure balance or thermostatic mixing valve type, at showers and tubshower combinations Low-flow shower heads to have a maximum 2.0 GPM; water closets shall have a maximum of 1.28 gallons per flush; kitchen faucet areator shall have a maximum 1.8 GPM; residential lavatory areators shall have a maximum 1.5 GPM; and a high pressure reducing valve between meter and first point of use (60 PSI maximum).

ELECTRICAL NOTES:

The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaries shall be IC rated, electronic ballast and air-tight (AT).

R. ELECTRIC CIRCUITS GFI-OUTDOOR RECEPTACLES
1. All receptacles at kitchen countertops to have 2 GFI appliance circuits. These circuits shall only serve the kitchen walls & countertops.
2. Provide a dedicated 20 Amp circuit for bathroom GFI's. No other receptacle or loads for this circuit.
3. All receptacles in garage & exterior be GFI protected. Exterior receptacles to have waterproof covers.
4. Provide a four prong outlet with an insulated neutral conductor wire at dryer and cooking unit.
5. Provide separate laundry circuit.
6. All recessed elect. fixtures in insulation to be IC rated. Provide damp rated light fixtures in baths or showers.
7. Provide an arc-fault interrupter circuit for receptacles in all rooms except kitchen and garage.
8. Provide undercounter flouresent fixtures at entire kitchen.
9. All exterior fixtures to be high efficacy or on motion sensors with photocontrol. See mandatory features for required lighting at kitchen and bath.
10. Provide 1 receptacle at the islands. Receptacles may not be more than 12" below the counter surface or be below a couter that extend more than 6" beyond a cabinets end.
11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and receptacle shall be accessible.
12. Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

S. FANS
1. Ceiling hood.
2. Provide exhaust fans with lights at laundry & baths. Bath exhaust fans to be energy star compliant and to have humidity controllers.

U. STRUCTURED WIRING
1. Provide structured panel and all connections to system. Locate panel 4' min. to electrical entry. Provide labeling of all circuits at panel.
2. Provide tech ports as shown on plans. Provide individual jacks as determined by owners, for phone, data, & cable service. Provide Cat 5e & RG 6 wiring with all connectors. All wiring to be in home runs. Maintain 1' clearance of wiring to electrical circuits, cross wiring at right angles, and avoid circuits with motors or fans. Do not over pull or kink wiring, & provide wide loops at turns. Do not crush wiring with insulated staples.

V. LIGHTING
1. All lighting shall be high efficacy and meet the requirements of Section 150.0(k) and Joint Appendix JA8.
2. A single bathroom light shall be high efficacy as shown on plans. All other lights shall be high efficacy or controlled by vacancy sensor and shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
3. All garage and laundry luminaries shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
4. All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
5. All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
6. Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2019-E efficiency label.

W. AC & DC UNITS: Install as per manufacture's instructions.

	DESCRIPTION	MARK	DATE	BY
SUBMITTAL			7/12/23	
REV1 SUBMITTAL		1	10/18/23	

REVISIONS

VL Designed | VL Drawn | NP Checked

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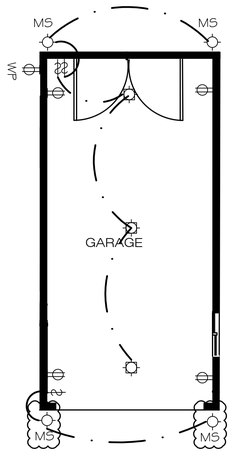
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1659 BRANHAM LANE, STE F-MB180
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(510) 962-2008

ELECTRICAL PLAN

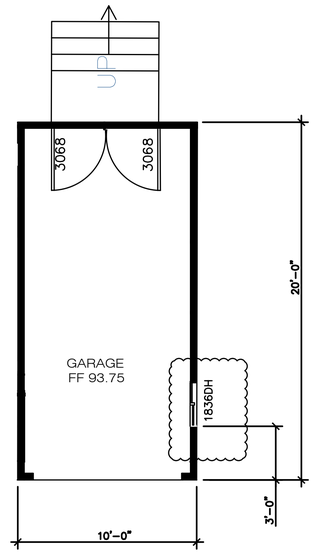
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
A.4
6 of 10 Sheets
JOB NO. 21021



PROPOSED ELECTRICAL PLAN

scale: 1/4" = 1'–0"

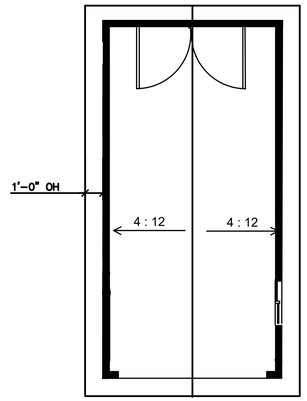


PROPOSED FLOOR PLAN

scale: 1/4" = 1'–0"

N

ROOF COVERINGS:
GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389



PROPOSED ROOF PLAN

scale: 1/4" = 1'–0"

WALL LEGEND

- EXISTING TO REMAIN
- NEW 2X4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2x4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH
- 1–HOUR FIRE RATE WALL
  INSTALL ⅝" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

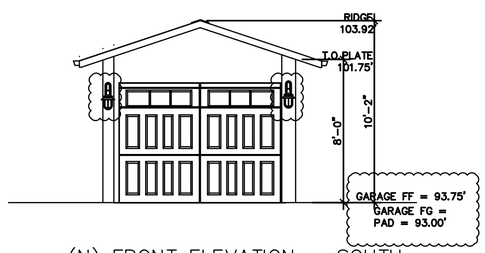
KEYNOTES

1 PARTITIONS.
- A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE–24.
- B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
- C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE–ON TILE.

2 PROVIDE AND INSTALL DOOR AS PER SPECS.

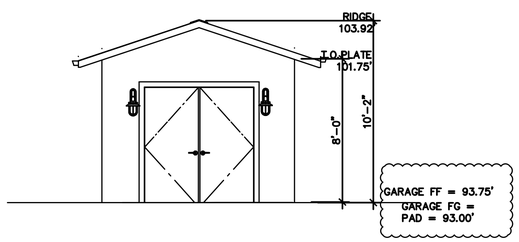
3 PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.

Attachment 3



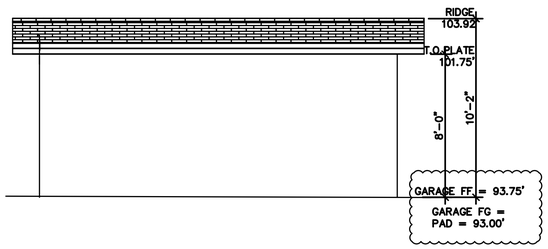
(N) FRONT ELEVATION – SOUTH

scale: 1/4" = 1'–0"



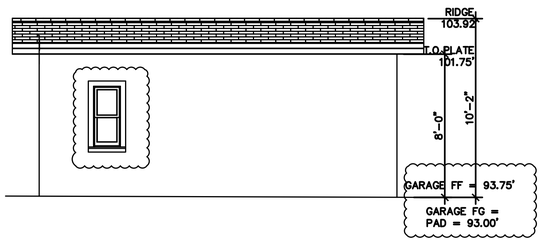
(N) BACK ELEVATION – NORTH

scale: 1/4" = 1'–0"



(N) LEFT ELEVATION – WEST

scale: 1/4" = 1'–0"



(N) RIGHT ELEVATION – EAST

scale: 1/4" = 1'–0"

1' 2' 4' 8'

SUBMITTAL	DATE	BY
REV1 SUBMITTAL	7/12/23	
	10/18/23	

REVISIONS

DESCRIPTION | MARK

VL Designed | VL Drawn | NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
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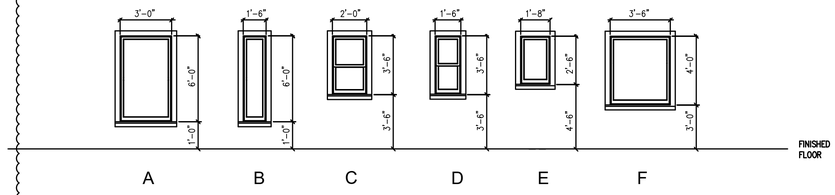
PROPOSED GARAGE PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL–BY–TH–SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	A.5
	3 of 10 Sheets
JOB NO.	21021

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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3



WINDOW ELEVATION TYPES

WINDOW SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
GARAGE	1	GARAGE (RIGHT/EAST WALL)		1'-6" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
1ST LEVEL	2	LIVING ROOM (FRONT/SOUTH WALL)	A	3'-0" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	3	KITCHEN (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	NO	NO	NO
	4	KITCHEN (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	NO	NO	NO
	5	BEDROOM ONE	C	(2) 2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	YES	NO
	6	BATHROOM ONE	D	1'-6" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
2ND LEVEL	7	BEDROOM TWO (RIGHT/EAST WALL)	C	(2) 2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	8	BEDROOM TWO (REAR/NORTH WALL)	C	(2) 2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	YES	NO
	9	BATHROOM TWO (FRONT/SOUTH WALL)	E	1'-8" X 2'-6"	P	CASEMENT	WOOD-UNCLAD	YES	YES	YES	NO
	10	BATHROOM TWO (LEFT/WEST WALL)	F	3'-6" X 4'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO

DOOR NOTES

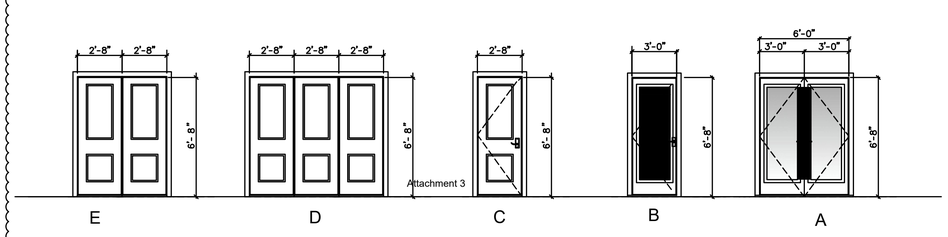
1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
8. PER THE ENERGY CODE ALL WINDOWS ARE TO BE
9. LAMINATED DOUBLE GLAZING PANE.

WINDOW NOTES

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

ABBREVIATIONS

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



DOOR ELEVATION TYPES

DOOR SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
GARAGE	1	GARAGE	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
1ST LEVEL	3	LIVING ROOM (FRONT/SOUTH ENTRY)	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR INSIDE	WOOD	NO	NO
	4	LIVING ROOM	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
	5	BEDROOM ONE (REAR/NORTH ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
	6	BEDROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	7	REAR/NORTH ENTRY	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	YES	YES
	8	BATHROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	9	BEDROOM ONE CLOSET	D	(3) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR SLIDING	WOOD	NO	NO
2ND LEVEL	10	BEDROOM TWO	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
	11	BATHROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	12	BEDROOM TWO CLOSET	E	(2) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR SLIDING	WOOD	NO	NO
	13								

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1	7/12/23	SUBMITTAL
2	10/18/23	REV1 SUBMITTAL

REVISIONS

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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — C81902 — Exp. 3/31/22 — CIVIL — STATE OF CALIFORNIA

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WINDOWS AND DOORS SCHEDULE

AZADEH MARDANI RESIDENCE
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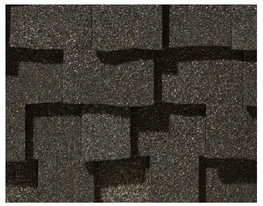
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DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
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FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3



MANUFACTURE: CERTAINTEED MOUNTAIN RIDGE
SHINGLE ROOF
PRESIDENTIAL SHAKE, CLASS A
COUNTRY GRAY COLOR
SHINGLE ROOF TO BE USED FOR UPPER ROOF, GARAGE ROOF AND SHED ROOF.

SHINGLE ROOF
NO SCALE



MANUFACTURE: SUPERIOR ROOF METAL
SHEFIRD METAL
BRONZE COLOR, 500 KYNAR PAINT
METAL ROOF TO BE USED FOR LOWER ROOF.

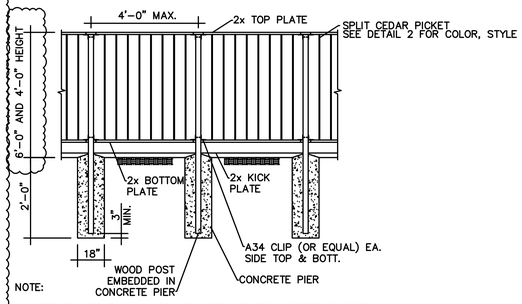
METAL ROOF
NO SCALE



MANUFACTURE: MINKA LAVERY
WESTGATE ALDER BRONZE OUTDOOR WALL MOUNT

LIGHT BULB: 25W MAX

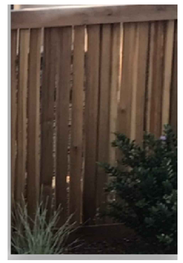
OUTDOOR LIGHT – GARAGE AND FRONT ENTRANCE DOOR
NO SCALE



NOTE:

1. FENCE HEIGHT SHALL BE MEASURED TO THE LOWEST FINISHED GRADE WHEN THERE IS AN ELEVATION DIFFERENCE ON EACH SIDE.
2. WOOD POSTS SHALL BE PRESSURE–TREATED DOUGLAS FIR LARCH 4x4 NO. 2.
3. CONCRETE STRENGTH SHALL BE 2500 PSI MIN.
4. REINFORCEMENT YIELD STRENGTH SHALL BE 40 KSI MIN.
5. FENCES SUPPORTING SOIL AND/OR LOCATED ON THE HILLSIDE SHALL BE DESIGNED BY A LICENSED ARCHITECT OR ENGINEER.
6. AS AN OPTION, DIFFERENT SIZES OF POST AND FOOTING MAY BE USED PROVIDED STRUCTURAL CALCULATIONS AND DETAILS WITH CALIFORNIA LICENSED ENGINEER'S STAMP AND SIGNATURE ARE SUBMITTED.
7. ALL WEATHER EXPOSED WOOD MEMBERS SHALL BE NATURALLY DURABLE OR PRESSURE TREATED.
8. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.

FENCE DETAIL 1
NO SCALE



FENCE DETAIL 2
NO SCALE



LUXURY BRONZE

MANUFACTURE: JELD–WEN
CLADWOOD
FINISH: LUXURY BRONZE

DOOR–WINDOW
NO SCALE

Attachment 3



MANUFACTURE: ARIA RAILING
FINISH: BRONZE, ALUMINUM

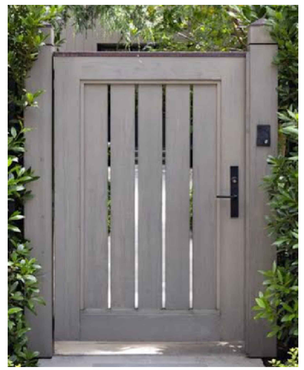
BALCONY RAILING
NO SCALE



MANUFACTURE: TRUE FINE
POWDER–COATED BLACK DARK SKY
OUTDOOR WALL LIGHT

LIGHT BULB: 25W MAX

OUTDOOR LIGHT – SIDE DOORS AND REAR DOORS
NO SCALE



4 FT. W X 4 FT. WOODEN GATE IN GRAY WASH

FENCE GATE
NO SCALE



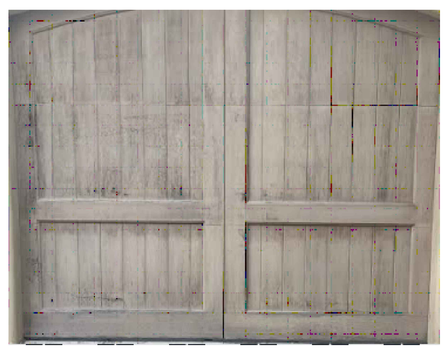
FINISH: STUCCO, SHERWIN–WILLIAMS
SHIMPLE WHITE SW7021
FOR MAIN HOUSE AND GARAGE

EXTERIOR WALL
NO SCALE



SOLID WOOD GRAY WASH

GARAGE DOOR/FENCE DOOR COLOR
NO SCALE



8'W x 7'H. 18.4 R–VALUE INTELLICORE
INSULATED SOLID WOODEN GARAGE
DOOR IN GRAY WASH COLOR.

GARAGE DOOR
NO SCALE

SUBMITTAL				
REV1 SUBMITTAL	1	7/12/23		
		10/18/23		
DESCRIPTION	MARK	DATE	BY	

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

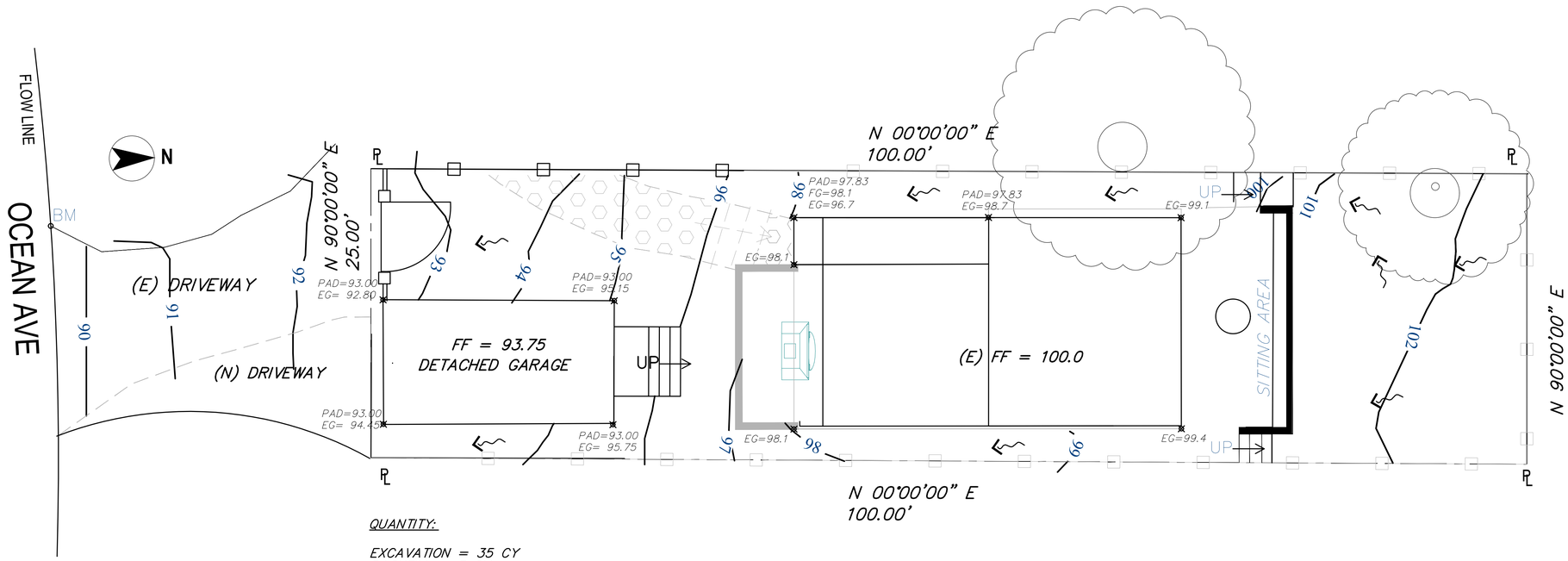
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BONHILL RD. STE. F-MB180
SAN JOSE, CA 95118
(510) 962–2008

MATERIALS

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL–BY–TH–SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.7
of 10 Sheets
JOB NO. 21021

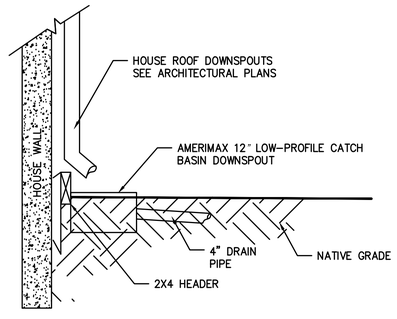


QUANTITY:

EXCAVATION = 35 CY
BACKFILL = 3 CY

GRADING PLAN

scale: 3/16" = 1'-0"



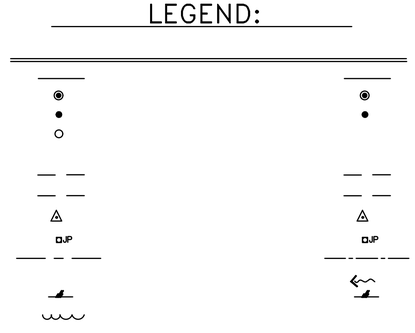
DETAIL 1: ROOF DOWNSPOUT DETAIL
NOT TO SCALE

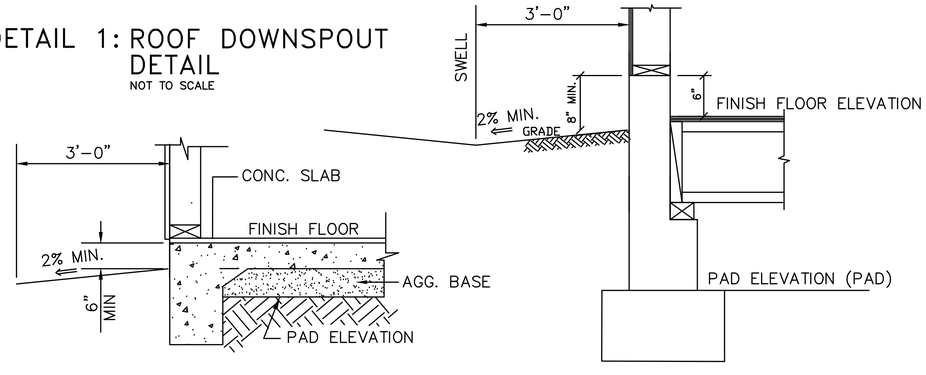
Attachment 3

GRADING NOTES:

1. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER AND THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE PROPOSED BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 10FT. MINIMUM SLOPE ON ALL OTHER CASES SHALL NOT BE NO LESS THAN 1%.
2. SLOPE DRIVEWAY AT 2% TO DIRECT DRAINAGE AWAY FROM BUILDING TOWARD STREET.
3. THIS PLAN IS PART OF THE PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE. FOR DETAIL AND DIMENSIONS.

LEGEND:





DETAIL 3: TYPICAL BUILDING SECTION
NOT TO SCALE

SUBMITTAL				
REV1 SUBMITTAL	1	10/18/23		
		7/12/23		
DESCRIPTION	MARK	DATE	BY	

REVISIONS

VL Designed
VL Drawn
NP Checked

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NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-MB180
SAN JOSE, CA 95118
(510) 962-2008

GRADING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
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of 10 Sheets
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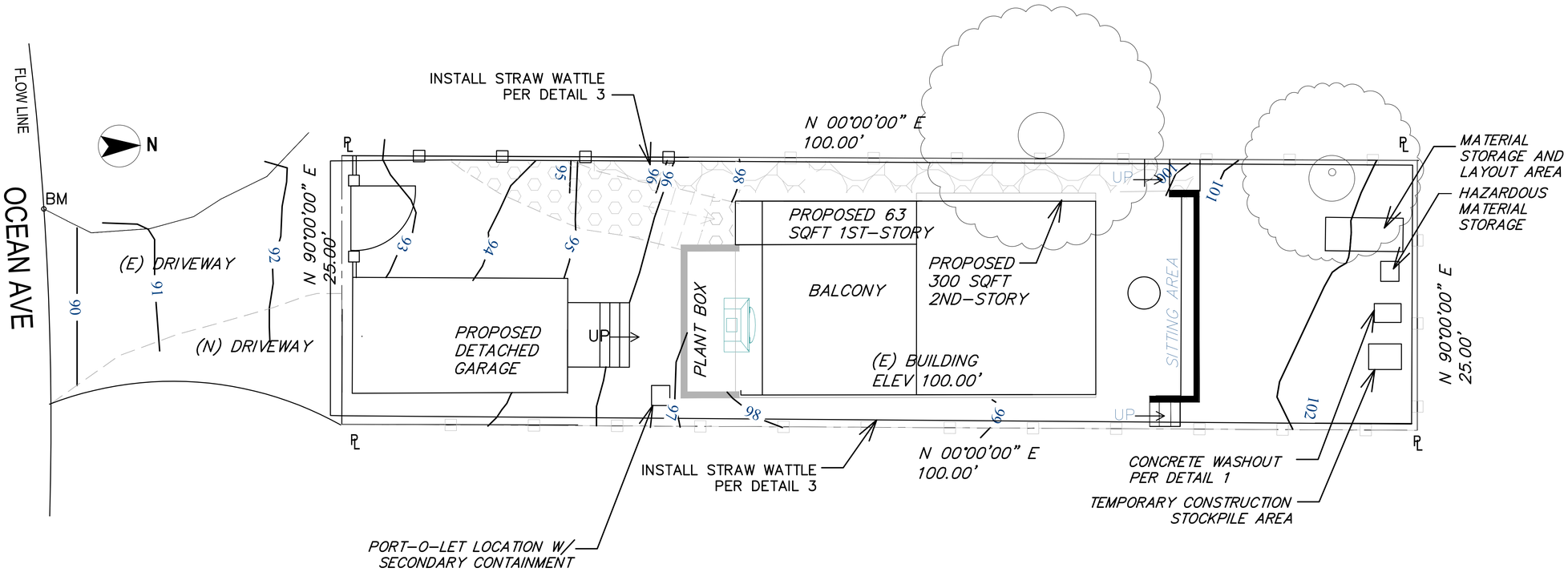
LEGEND:

STRAW WATTLE

WASHOUT

TREE PROTECTION

DIRECTION OF SURFACE DRAINAGE



CONSTRUCTION NOTES:

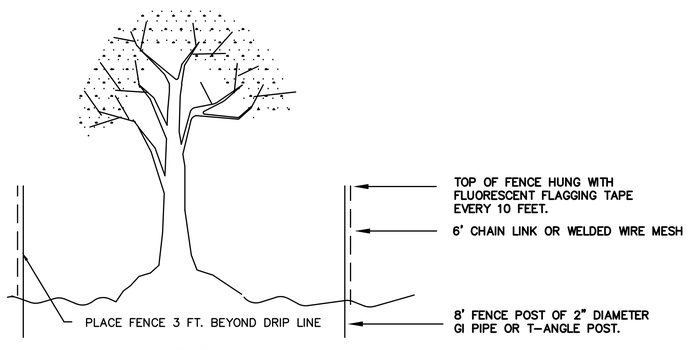
1. INSTALL STRAW WATTLES AS SHOWN ON PLAN PER DETAIL 3 ON THIS SHEET.
2. CONSTRUCT EQUIPMENT WASHOUT AREA PER DETAIL 1 ON THIS SHEET.
3. CONSTRUCT INLET PROTECT PER DETAIL 4 ON THIS SHEET.
4. CONSTRUCT TEMPORARY COVERED AREA FOR STORING CEMENT, PAINTS, FLAMMABLES, OILS, FERTILIZERS PESTICIDE, OR ANY OTHER MATERIALS THAT WILL POTENTIALLY BECOME A POLLUTANT.
5. INSTALL TEMPORARY CONSTRUCTION WITH PRIVACY SCREEN AS SHOWN ON THE PLAN.

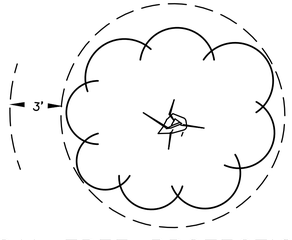
EROSION CONTROL PLAN

scale: 3/16" = 1'-0"

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.

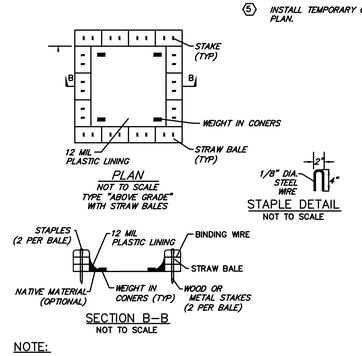




TYPICAL TREE PROTECTION DETAIL
SEE SHEET EC.2 FOR SPECS

TREE PROTECTION NOTES

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING **OR CLEARING WORK.**
2. THE CITY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION" **DEVICES ARE NOT MAINTAINED PROPERLY.**
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION **OF A TREE SERVICE COMPANY.**
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED **TREE SERVICE COMPANY.**
8. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.



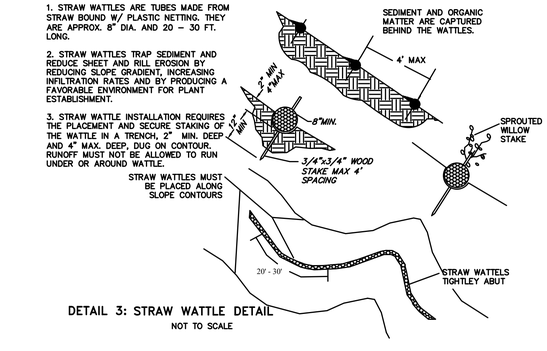
NOTE:

1. *ACTUAL LAYOUT DETERMINED IN FIELD.*

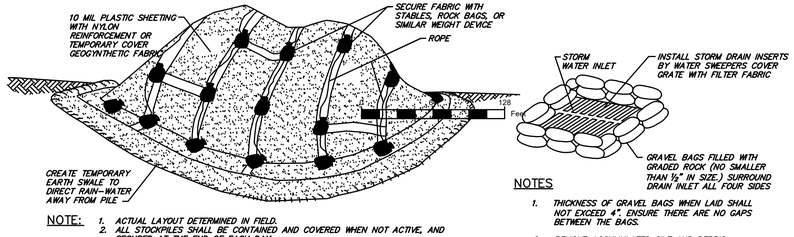
DETAIL 1: CONCRETE WASHOUT DETAIL

NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 2" MIN. DEEP AND 4" MAX. DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



DETAIL 3: STRAW WATTLE DETAIL
NOT TO SCALE



NOTE:
1. *ACTUAL LAYOUT DETERMINED IN FIELD.*
2. *ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.*
3. *STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS.*
4. *PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.*
5. *DO NOT LOCATE WITHIN 30 FEET OF A STORM DRAIN.*

DETAIL 2: TEMPORARY COVER ON STOCK PILE
NOT TO SCALE

NOTES

1. *THICKNESS OF GRAVEL BAGS WHEN LAID SHALL NOT EXCEED 4". ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.*
2. *REMOVE ACCUMULATED SILT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.*
3. *INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.*

DETAIL 4: DRAIN INLET (D.I.) PROTECTION DETAIL

EROSION AND SEDIMENT CONTROL NOTES:

1. *ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD AND NPDES.*
2. *3. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED: TIRE WASH AREA AND INLET PROTECTION.*
4. *THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO OCTOBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.*
5. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.*
6. *INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.*
7. *BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.*
8. *NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS.*
9. *USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.*
10. *THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.*
11. *ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY CITY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.*
12. *THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING PLAN FOR OTHER INFORMATION.*

SUPPLEMENTAL:

1. *NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.*
2. *ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.*

MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.

SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

SUBMITTAL	DATE	BY
REV1 SUBMITTAL	7/12/23	
1	10/18/23	

REVISIONS

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, STE. F-MB180
SAN JOSE, CA 95118
(510) 962-2008

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

LANDSCAPING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-THE-SEA, CA

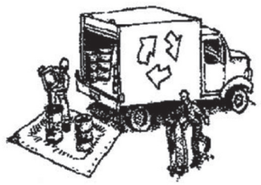
Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. C.2
____of_10__Sheets
JOB NO. 21021

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
ORIGINAL SCALE IN INCHES
FILE =>

Attachment 3

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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



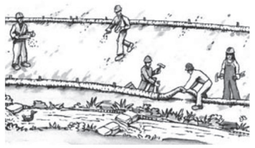
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

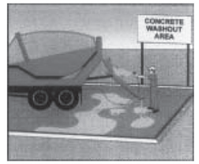


PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



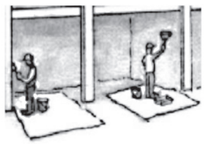
CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



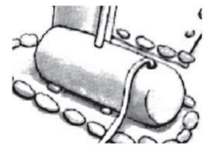
PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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

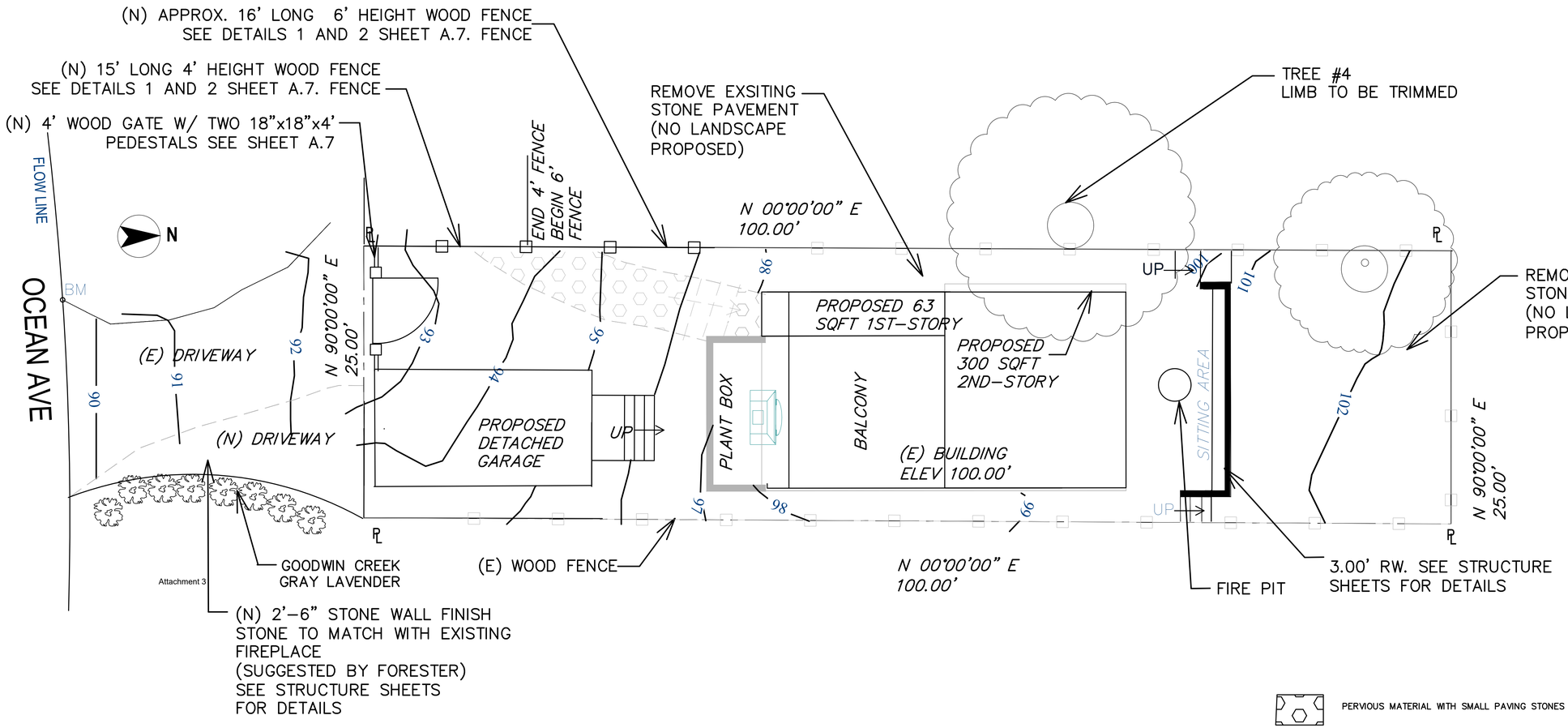


DEWATERING

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

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

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



Attachment 3



LANDSCAPING PLAN

scale: 3/16" = 1'-0"

SUBMITTAL	7/12/23
REV1 SUBMITTAL	10/18/23

REVISIONS

DESCRIPTION	MARK	DATE	BY

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-#B180
SAN JOSE, CA 95118
(510) 962-2008

LANDSCAPING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. L.1
____of 10 Sheets
JOB NO. 21021

The Home Depot Special Order Quote

Attachment 4

Customer Agreement #: H6621-232826

Printed Date: 10/3/2023

Customer:	AZADEH MARDANI
Address:	1110 CALCATERRA COURT SAN JOSE, CA 95120
Phone 1:	
Phone 2:	
Phone 3:	

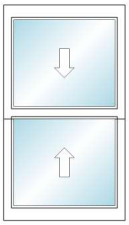
Store:	6621
Associate:	MORRIS
Address:	635 W Capitol Expy San Jose, CA 95136
Phone:	(408)978-1099

Pre-Savings Total:	$24,971.15
Total Savings:	($0.00)
Pre-Tax Price:	$24,971.15

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

JELD-WEN WINDOWS & DOORS

Catalog Version 135



Frame Width = 23 1/4"
Frame Height = 41 1/4"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	JELD-WEN 23.25" x 41.25" Clad W-2500 Double Hung	$453.11	$453.11	6	$0.00	$2,718.66
	Unit 100 Total:	**$453.11**	**$453.11**		**$0.00**	**$2,718.66**

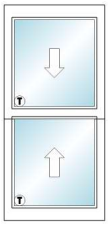
Begin Line 100 Description

---- Line 100-1 ----

Double Hung
ISPart = ,
Choose your Project Type = ,
In Store Flag = ,
ProductTileBackendName = -1
Assembly = Full Unit,
Sash Model = Standard,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Rough Opening Size,
Rough Opening Width = 24",
Rough Opening Height = 42"
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Chestnut Bronze,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Chestnut Bronze
Jamb Width = 4 9/16"
Rating = PG 50,
Prep for Stool = No,
Drip Cap = Color Match Metal
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 1,
Storm Screen/Combo = No Combo,
Screen Options = BetterVue Mesh,
Screen Frame Finish = Chestnut Bronze
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Energy Options = SunResist,
Glass Color = SunResist,
Glass Type = Annealed,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,
Jambliner = Tan Jambliner,
Sash Limiter = No Sash Limiter
Room Location = Not Specified,
Is This a Remake = No
SKU = 339970,
SKU Description = S/O W-2500/3500 ALUM CLAD DH WD,
Vendor Name = S/O JELD-WEN PREMIUM WOOD,
Vendor Number = 60058104,
THD Client Group = THD_Master
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 06/28/2023,
Catalog Version = 23.3.25.1

End Line 100 Description

Catalog Version 135



Frame Width = 19 1/4"
Frame Height = 41 1/4"
Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	JELD-WEN 19.25" x 41.25" Clad W-2500 Double Hung	$485.98	$485.98	1	$0.00	$485.98
Unit 200 Total:		**$485.98**	**$485.98**		**$0.00**	**$485.98**

Begin Line 200 Description

---- Line 200-1 ----

Double Hung
ISPart = ,
Choose your Project Type = ,
In Store Flag = ,
ProductTileBackendName = -1
Assembly = Full Unit,
Sash Model = Standard,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Rough Opening Size,
Rough Opening Width = 20",
Rough Opening Height = 42"
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Chestnut Bronze,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Chestnut Bronze
Jamb Width = 4 9/16"
Rating = PG 50,
Prep for Stool = No,
Drip Cap = Color Match Metal
Hardware Finish - Interior = Oil Rub Bronze,
Number of Locks = 1,
Storm Screen/Combo = No Combo,
Screen Options = BetterVue Mesh,
Screen Frame Finish = Chestnut Bronze
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Energy Options = SunResist,
Glass Color = SunResist,
Glass Type = Tempered,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = No Label,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,
Jambliner = Tan Jambliner,
Sash Limiter = No Sash Limiter
Room Location = Not Specified,
Is This a Remake = No
SKU = 339970,
SKU Description = S/O W-2500/3500 ALUM CLAD DH WD,
Vendor Name = S/O JELD-WEN PREMIUM WOOD,
Vendor Number = 60058104,
THD Client Group = THD_Master
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 06/28/2023,
Catalog Version = 23.3.25.1

End Line 200 Description

Catalog Version 135



Frame Width = 35 1/4"
Frame Height = 71 1/4"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	JELD-WEN 35.25" x 71.25" Clad W-3500 Fixed Rectangle	$850.59	$850.59	1	$0.00	$850.59
Unit 300 Total:		**$850.59**	**$850.59**		**$0.00**	**$850.59**

Begin Line 300 Description

---- Line 300-1 ----

Direct Set
ISPart = ,
Choose your Project Type = ,
In Store Flag = ,
ProductTileBackendName = -1
Assembly = Full Unit,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Jamb Width = 4 9/16",
Jamb Thickness = 5/4 JE - 5/4 Reveal
Rating = PG 50,
Prep for Stool = No,
Drip Cap = Color Match Metal,
Kerf Jamb = No Kerf
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Certification = None
Energy Star Qualified = Northern; North-Central; South-Central; Southern,
U-Factor = 0.26,
Solar Heat Gain Coefficient = 0.24,
Condensation Resistance = 56,
Visible Light Transmittance = 0.56,
CPD# = JEL-N-889-03521-00001

Regional Compliance = US National-WDMA/ASTM
Order By = Rough Opening Size,
Rough Opening Width = Custom Size,
Custom Rough Opening Width = 36,
Rough Opening Height = Custom Size,
Custom Rough Opening Height = 72
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Chestnut Bronze

Glazing = Insulated,
Glass Energy Options = SunResist,
Glass Color = SunResist,
Glass Type = Annealed,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids

Room Location = Not Specified,
Is This a Remake = No
SKU = 1007735306,
Attachment 4
SKU Description = S/O W-2500/3500 ALUM CLAD GEO WD,
Vendor Name = S/O JELD-WEN PREMIUM WOOD,
Vendor Number = 60058104,
THD Client Group = THD_Master
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 06/28/2023,
Catalog Version = 23.3.25.1

End Line 300 Description

JELD-WEN WINDOWS & DOORS
Catalog Version 135



Frame Width = 17 1/4"
Frame Height = 71 1/4"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	JELD-WEN 17.25" x 71.25" Clad W-3500 Fixed Rectangle	$610.99	$610.99	2	$0.00	$1,221.98
	Unit 400 Total:	**$610.99**	**$610.99**		**$0.00**	**$1,221.98**

Begin Line 400 Description

---- Line 400-1 ----

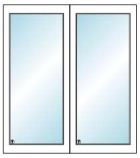
Direct Set
ISPart = ,
Choose your Project Type = ,
In Store Flag = ,
ProductTileBackendName = -1
Assembly = Full Unit,
Exterior Trim Type = Nail Fin (Standard),
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Order By = Rough Opening Size,
Rough Opening Width = Custom Size,
Custom Rough Opening Width = 18,
Rough Opening Height = Custom Size,
Custom Rough Opening Height = 72
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Chestnut Bronze

Jamb Width = 4 9/16",
Jamb Thickness = 5/4 JE - 5/4 Reveal
Rating = PG 50,
Prep for Stool = No,
Drip Cap = Color Match Metal,
Kerf Jamb = No Kerf
Energy Efficiency = Standard,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Energy Options = SunResist,
Glass Color = SunResist,
Glass Type = Annealed,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon
Grid Type = No Grids

Certification = None
Energy Star Qualified = North-Central; South-Central; Southern,
U-Factor = 0.27,
Solar Heat Gain Coefficient = 0.24,
Condensation Resistance = 56,
Visible Light Transmittance = 0.56,
CPD# = JEL-N-889-03291-00001
Room Location = Not Specified,
Is This a Remake = No
SKU = 1007735306,
SKU Description = S/O W-2500/3500 ALUM CLAD GEO WD,
Vendor Name = S/O JELD-WEN PREMIUM WOOD,
Vendor Number = 60058104,
THD Client Group = THD_Master
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 06/28/2023,
Catalog Version = 23.3.25.1

End Line 400 Description

JELD-WEN WINDOWS & DOORS
Catalog Version 135



Overall Frame Width = 71 1/4"
Overall Frame Height = 79 1/2"
A1:
B1:

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
500-1	JELD-WEN 71.25" x 79.5" Clad W-5500 Double 2 Panel2	$4,360.46	$4,360.46	3	$0.00	$13,081.38
Unit 500 Total:		**$4,360.46**	**$4,360.46**		**$0.00**	**$13,081.38**

Attachment 4

Begin Line 500 Description

---- Line 500-1 ----

Swinging Door
ISPart = ,
Choose your Project Type = ,
In Store Flag = ,
ProductTileBackendName = -1
Room Location = Not Specified,
Is This a Remake = No
SKU = 740216,
SKU Description = S/O W-5500 ALUM CLAD SWG PATIO DOOR,
Vendor Name = S/O JELD-WEN PREMIUM WOOD,
Vendor Number = 60058104,
THD Client Group = THD_Master
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 06/28/2023,
Catalog Version = 23.3.25.1
Assembly = Full Unit,
Product Type = Inswing Door,
Exterior Trim Type = Nail Fin (Standard),
Regional Compliance = US National-WDMA/ASTM,
Configuration (from Exterior) = Active/Passive,
Sill Type = HYDROLOCK Sill
Equal Panel Width = Yes,
Order By = Frame Size,
Frame Width = 71 1/4",
Frame Height = 79 1/2"

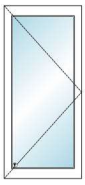
Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Chestnut Bronze,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Chestnut Bronze,
Finish - Sill = Black,
Clear Frame = Yes
Jamb Width = 4 9/16"
Stile Width = 3 11/32" (Narrow),
Bottom Rail Height = 4 5/8" (Contemporary),
Which Panels Get Lock Rail = None
Rating = PG 45,
Drip Cap = Color Match Metal,
Kerf Jamb = No Kerf
Trim Set = Belmar Transitional,
Bore Options = Multi Point/Multi Point,
Bore Spacing = Standard Bore Location,
Finish - Handle = Oil Rub Bronze,
Finish - Strike Plate = Black/Bronze,
Key Options = Keyed Alike,
Hinge Type = Adjustable Hinges,
Finish - Hinge = Black/Bronze,
Door Screen = No Screen,
Sliding Screen Prep Options = No Screen Prep
Energy Star Zone = Energy Star - South-Central,

Energy Efficiency = Energy Star,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Energy Options = SunStable with HeatSave,
Glass Color = SunStable with HeatSave,
Glass Type = Tempered,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = No Label,
Protective Film = Protective Film,
Spacer Color = Black Spacer,
Glass Options = Argon,
Glazing Stop Style = Traditional
Add Grilles? = No,
Grid Type = No Grids
Certification = None,
Radius Top Rail = None
Energy Star Qualified = North-Central; South-Central; Southern,
U-Factor = 0.27,
Solar Heat Gain Coefficient = 0.21,
Condensation Resistance = 48,
Visible Light Transmittance = 0.38,
CPD# = JEL-N-866-18206-00001
Vertical,
Factory,
0" thick, 79.5" length

End Line 500 Description

JELD-WEN WINDOWS & DOORS

Catalog Version 135





Part Width 0"
Part Height 0"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	JELD-WEN 35.625" x 79.5" Clad W-5500 Single 1 Panel	$2,517.21	$2,517.21	2	$0.00	$5,034.42
Unit 600 Total:		**$2,517.21**	**$2,517.21**		**$0.00**	**$5,034.42**

Begin Line 600 Description

---- Line 600-1 ----

Swinging Door
ISPart = ,
Choose your Project Type = ,
In Store Flag = ,
ProductTileBackendName = -1
Room Location = Not Specified,
Is This a Remake = No
SKU = 740216,
SKU Description = S/O W-5500 ALUM CLAD SWG PATIO DOOR,
Vendor Name = S/O JELD-WEN PREMIUM WOOD,

Species = Auralast Pine,
Interior Finish Type = Primed,
Finish - Interior = Primed,
Finish - Exterior = Chestnut Bronze,
Sash to Match Exterior Finish = Yes,
Finish - Sash (Exterior) = Chestnut Bronze,
Finish - Sill = Black,
Clear Frame = Yes
Jamb Width = 4 9/16"
Stile Width = 3 11/32" (Narrow),
Bottom Rail Height = 4 5/8" (Contemporary),

Energy Star Zone = Energy Star - South-Central,
Energy Efficiency = Energy Star,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Energy Options = SunStable with HeatSave,
Glass Color = SunStable with HeatSave,
Glass Type = Tempered,
Neat Glass = Neat,
Glass Thickness = Standard Default Thickness,
CA Urban Fire Code Label = No Label,
Protective Film = Protective Film,

Vendor Number = 60058104,
THD Client Group = THD_Master
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 06/28/2023,
Catalog Version = 23.3.25.1
Assembly = Full Unit,
Product Type = Inswing Door,
Exterior Trim Type = Nail Fin (Standard),
Regional Compliance = US National-WDMA/ASTM,
Configuration (from Exterior) = Active (Slides Right) X,
Sill Type = HYDROLOCK Sill
Order By = Frame Size,
Frame Width = 35 5/8",
Frame Height = 79 1/2"
Lock Rail/Panel Design = None
Rating = PG 45,
Drip Cap = Color Match Metal,
Kerf Jamb = No Kerf
Trim Set = Belmar Transitional,
Bore Options = Multi Point,
Bore Spacing = Standard Bore Location,
Finish - Handle = Oil Rub Bronze,
Finish - Strike Plate = Black/Bronze,
Key Options = Keyed Alike,
Hinge Type = Adjustable Hinges,
Finish - Hinge = Black/Bronze,
Door Screen = No Screen,
Sliding Screen Prep Options = No Screen Prep
Spacer Color = Black Spacer,
Glass Options = Argon,
Glazing Stop Style = Traditional
Add Grilles? = No,
Grid Type = No Grids
Certification = None,
Radius Top Rail = None
Energy Star Qualified = North-Central; South-Central; Southern,
U-Factor = 0.27,
Solar Heat Gain Coefficient = 0.21,
Condensation Resistance = 48,
Visible Light Transmittance = 0.38,
CPD# = JEL-N-866-18206-00001

End Line 600 Description

JELD-WEN WINDOWS & DOORS

Catalog Version 135



Frame Width = 41 1/4"
Frame Height = 47 1/4"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
700-1	JELD-WEN 41.25" x 47.25" Clad W-2500 Fixed Rectangle	$859.87	$859.87	1	$0.00	$859.87
	Unit 700 Total:	**$859.87**	**$859.87**		**$0.00**	**$859.87**

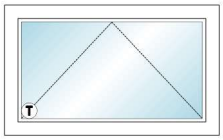
Begin Line 700 Description

---- Line 700-1 ----

JELD-WEN Clad W-2500 Fixed Rectangle
Room Location = master bath
Is This a Remake = No
Assembly = Full Unit
Jamb Alignment to Match = Casement/Awning
Regional Compliance = US National-WDMA/ASTM
Order By = Rough Opening Size
Rough Opening Width = Custom Size
Custom Rough Opening Width = 42
Rough Opening Height = Custom Size
Custom Rough Opening Height = 48
Jamb Width = 4 9/16"
Jamb Thickness = 4/4 JE
Species = Auralast Pine
Interior Finish Type = Primed
Finish - Interior = Primed
Finish - Exterior = Chestnut Bronze
Energy Efficiency = Standard
STC / OITC Rating = Standard
Glazing = Insulated
Glass Energy Options = SunResist
Glass Color = SunResist
Glass Type = Tempered
Neat Glass = No
Glass Thickness = Standard Default Thickness
CA Urban Fire Code Label = No Label
Protective Film = Protective Film
Spacer Color = Black Spacer
Glass Options = Argon
Exterior Trim Type = Nail Fin (Standard)
Exterior Trim Options = No
Rating = PG 35
Prep for Stool = No
Drip Cap = Color Match Metal
Kerf Jamb = No Kerf
Certification = None
Grid Type = No Grids
U-Factor = 0.26
Solar Heat Gain Coefficient = 0.24
Visible Light Transmittance = 0.56
Condensation Resistance = 56
CPD# = JEL-N-889-03521-00001
SKU = 1007735306
SKU Description = S/O W-2500/3500 ALUM CLAD GEO WD
Vendor Number = 60058104
Vendor Name = S/O JELD-WEN PREMIUM WOOD
Manufacturer = JELD-WEN, Rantoul(IL)
Contact Number = 1-800-246-9131 Option 2
Catalog Version Date = 06/28/2023
Catalog Version = 23.3.25.1
Energy Star Qualified = Northern; North-Central; South-Central; Southern

End Line 700 Description

Catalog Version 135



Frame Width = 28"
Frame Height = 17"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
800-1	JELD-WEN 28" x 17" Clad W-2500 Awning	$359.97	$359.97	1	$0.00	$359.97
	Unit 800 Total:	**$359.97**	**$359.97**		**$0.00**	**$359.97**

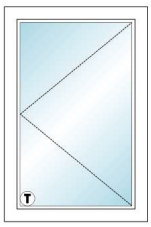
Begin Line 800 Description

---- Line 800-1 ----

JELD-WEN Clad W-2500 Awning
Room Location = shower
Is This a Remake = No
Assembly = Full Unit
Regional Compliance = US National-WDMA/ASTM
Configuration = Sill Mount Operator
Order By = Frame Size
Frame Width = 28"
Frame Height = 17"
Jamb Width = 4 9/16"
Jamb Thickness = 4/4 JE
Sash Model = Standard
Species = Auralast Pine
Interior Finish Type = Primed
Finish - Interior = Primed
Finish - Exterior = Chestnut Bronze
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Chestnut Bronze
Energy Efficiency = Standard
STC / OITC Rating = Standard
Glazing = Insulated
Glass Energy Options = SunResist
Glass Color = SunResist
Glass Type = Tempered
Neat Glass = No
Glass Thickness = Standard Default Thickness
CA Urban Fire Code Label = No Label
Protective Film = Protective Film
Spacer Color = Black Spacer
Glass Options = Argon
Hardware Finish - Interior = Chestnut Bronze
Concealed Hardware = Concealed/Standard (Awning Oper)
Lock Options = 2 Locks
Screen Options = BetterVue Mesh
Screen Frame Finish = Brilliant White
Exterior Trim Type = Nail Fin (Standard)
Exterior Trim Options = No
Rating = PG 35
Prep for Stool = No
Drip Cap = Color Match Metal
Kerf Jamb = No Kerf
Certification = None
Sash Limiter = No Sash Limiter
Grid Type = No Grids
SKU = 1007735305
SKU Description = S/O W-2500/3500 ALUM CLAD CSMT WD
Vendor Number = 60058104
Vendor Name = S/O JELD-WEN PREMIUM WOOD Manufacturer = JELD-WEN, Rantoul(IL)
Contact Number = 1-800-246-9131 Option 2
Catalog Version Date = 06/28/2023
Catalog Version = 23.3.25.1

End Line 800 Description

Catalog Version 135



Frame Width = 20"
Frame Height = 30"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
900-1	JELD-WEN 20" x 30" Clad W-2500 Casement	$358.30	$358.30	1	$0.00	$358.30
	Unit 900 Total:	**$358.30**	**$358.30**		**$0.00**	**$358.30**

Begin Line 900 Description

---- Line 900-1 ----

JELD-WEN Clad W-2500 Casement
Room Location = shower
Is This a Remake = No
Assembly = Full Unit
Regional Compliance = US National-WDMA/ASTM
Configuration = Left Hinge
Order By = Rough Opening Size
Rough Opening Width = 20 3/4"
Rough Opening Height = 30 3/4"
Finish - Sash (Exterior) = Chestnut Bronze
Energy Efficiency = Standard
STC / OITC Rating = Standard
Glazing = Insulated
Glass Energy Options = SunResist
Glass Color = SunResist
Glass Type = Tempered
Neat Glass = No
Glass Thickness = Standard Default Thickness
Exterior Trim Type = Nail Fin (Standard)
Exterior Trim Options = No
Rating = PG 35
Prep for Stool = No
Drip Cap = Color Match Metal
Kerf Jamb = No Kerf
Certification = None
Sash Limiter = No Sash Limiter
Grid Type = No Grids

Jamb Width = 4 9/16"
Jamb Thickness = 4/4 JE
Sash Model = Standard
Species = Auralast Pine
Interior Finish Type = Primed
Finish - Interior = Primed
Finish - Exterior = Chestnut Bronze
Sash to Match Exterior Finish = Yes

CA Urban Fire Code Label = No Label
Protective Film = Protective Film
Spacer Color = Black Spacer
Glass Options = Argon
Hardware Finish - Interior = Chestnut Bronze
Concealed Hardware = Concealed/Standard (Dual Arm)
Screen Options = BetterVue Mesh
Screen Frame Finish = Chestnut Bronze

SKU = 1007735305
SKU Description = S/O W-2500/3500 ALUM CLAD CSMT WD
Attachment 4
Vendor Number = 60058104
Vendor Name = S/O JELD-WEN PREMIUM WOOD
Manufacturer = JELD-WEN, Rantoul(IL)
Contact Number = 1-800-246-9131 Option 2
Catalog Version Date = 06/28/2023
Catalog Version = 23.3.25.1

End Line 900 Description

JELD-WEN WINDOWS & DOORS

Window & Patio Door Limited Warranty

OUR WARRANTY TO YOU...

JELD-WEN® Products[1] are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **June 1, 2019** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to **www.jeld-wen.com** or **www.jeld-wen.ca.**

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor[2] (where deemed necessary by us) to repair or replace any component is provided as specified below.

	Wood & Metal Clad Wood	Composite	Vinyl & Metal Clad Vinyl	Aluminum
Basic Product Coverage Owner-Occupied Single-Family Residence	20 years	10 years; glass is covered for 20 years	as long as you own and occupy your residence	10 years
Basic Product Coverage Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	10 years	2 years
Skilled Labor[2] Coverage	2 years	2 years	2 years	1 year
Transferability - the maximum length of any coverage when you sell your residence or it becomes occupied by other than the original owner	10 years	10 years	10 years	Non-transferable

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

Glass Options	Coverage	Notes
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades Between the Glass	10 years	Includes the seal, external control mechanism, and operation of the shade/blind.
Stress Cracks	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor[2] necessary to replace the glass. Stress cracks occur when, in the first year after manufacture, the glass develops a crack without sign of impact.
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Products ordered with double-strength or thicker glass. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

Continued on next page

Special Coverages (continued)

Finish Options	Coverage	Notes
Finish on Metal Clad Exteriors	AAMA 2605: 30 years AAMA 2603/2604: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking, or exhibiting excessive chalk, fade or color change[3].Clad products installed within one mile of a salt-water source (for example, an ocean or salt lake) or other corrosive environment require additional and specific maintenance requirements. Refer to our full care and maintenance instructions.
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking, or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to $50 per opening for windows or $100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored and Laminated Surfaces on Vinyl and Composite Products	10 years	Coverage is for peeling, blistering, or flaking, and excessive color change[3]. This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.
Other Special Coverages	**Coverage**	**Notes**
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	10 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to $350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

	In the United States:	In Eastern Canada:	In Western Canada:	In Ontario Canada:
Mail:	JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Dept 90, rue Industrielle Saint-Apollinaire, Quebec, Canada GOS 2EO	JELD-WEN Service Dept 550 Munroe Avenue Winnipeg, Manitoba, Canada R2K 4H3	JELD-WEN Service Dept 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
Phone:	888-JWHelpU 888-594-3578	800-463-1930	888-945-5627 204-668-8230	800-440-2714 905-265-5700
Fax:	800-436-5954	888-998-1599	204-663-1072	905-265-5704
E-mail:	jeldwenwarranty@jeld-wen.com		wpgservice@jeld-wen.com	
Web:	www.jeld-wen.com/contact-us	www.jeld-wen.ca/contact-us		

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do…

Upon receiving your notification, we will send out an acknowledgement within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an onsite inspection that is required or requested by you.

Continued on next page

HOW TO GET ASSISTANCE (CONTINUED)

If your claim is approved, and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product or its nearest equivalent current product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

Product Purchase Date:_____
Order Number: _____

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts, and natural tarnishing of copper cladding are not considered defects.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Exposure to chemicals (e.g. brick wash) or a harsh environment (e.g. salt spray or airborne pollutants) unless otherwise stated above.
- Misuse, abuse or failure to properly finish and provide maintenance.
- Alteration or modification of the Product (e.g. customer applied tints or films, paint finishes, security systems).
- Any cause beyond the reasonable control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources; for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN is also not liable for:

- Glass breakage (except as specifically covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity.
- Slight expansion or contraction of product components due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Repairs on product not accessible by road; travel costs related to repairs on product located more than 125 miles/200 kilometers from an authorized dealer; providing, assembling, or dismantling scaffolding, lifts, or other specialized equipment.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Continued on next page

Important Legal Information -- Please read this carefully. It affects your rights.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Any ensuing arbitration will be venued in Charlotte, North Carolina. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. This warranty shall be interpreted in accordance with the laws of North Carolina (excluding North Carolina's conflict of laws principles). If any provision of this warranty is deemed illegal or unenforceable in a judicial proceeding, that provision shall be severed and excluded, and the remainder of this warranty shall continue in force. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

[1] "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

[2] "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related issues.

[3] "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

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thegreatoutdoors by MINKA-LAVERY

Item #	UPC Code:
72381-246	747396083797
Product Family Name:	Finish:
Westgate	Alder Bronze
Category:	Category Type:
OUTDOOR WALL MOUNT	
Certification	
3195126	
Patents:	
Notes:	



Image File Name: **72381-246.jpg**

MEASUREMENTS

Width:	Length:	Height:	Extension:
4.75		13	4.25
Height Adjustable:	Min Overall Height:	Max Overall Height:	Slope:
No			No
Wire Length:	Chain Length:	Safety Cable Included:	Net Weight:
7"		No	1.76
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom:
			10.0
Backplate Width:	Backplate Height:	Center to Top:	
4.75	4.75	3.0	

No. of Bulbs:	Light Type:			
1	GU10			
Max Bulb Wattage:	Socket:			
35	GU10,BI-PIN,TWIST&LOCK			
Dimmable:	Ballast:	Rated Life Hours:	Photocell Included:	Bulb/LED Included:
Yes			No	N
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:

SHIPPING

Description:		Material:
SEEDY		GLASS
Part No.:		Quantity:
G72381		1
Width:	Height:	Length:
3.88	7.88	

Carton Width:	Carton Height:	Carton Length:
6.75	15.5	7.13
Carton Weight:	Carton Cubic Feet:	Small Package Shippable:
2.354	0.432	Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: / Master Pack:
		1

Dark Sky

Wet Location

ETL Intertek

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 10.07.2021 10:47 AM

Attachment 5

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-269 (Johnson):** Consideration of a Track 1 Design Study Referral for the construction of a new side yard fence that exceeds six feet (6') tall located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. APN: 009-382-010-000.

Application: DS 23-269 (Johnson)
APN: 009-382-010
Block:14M
Lot:9
Location: 2981 Franciscan Way
Applicant: Blake Jopling, Landscape Architect
Property Owner: Melissa Johnson

Executive Summary:

The applicant is requesting approval of a Design Study for a new side yard fence that exceeds six feet tall. While six feet with an addition foot of trellis (lattice) is generally the height limit for side yard fences, the Planning Commission has the authority to authorize taller side yard fences through the design review process.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Track 1 Design Study Referral for the construction of a new side yard fence that exceeds six feet (6') tall located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. APN 009-382-010

Background and Project Description:

The subject site is located at 2981 Franciscan Way. The property owner and adjacent property owner to the east share a property boundary that is currently divided by a row of approximately 10 foot tall pittosporum –there is no existing fence between the two neighbors; only the plantings. The neighbors have found the planting unmanageable to maintain and are seeking an alternative to maintain separation between the two properties while also maintaining the existing privacy that the pittosporum provides.

The zoning code allows side yard fences to be up to 6' tall and up to 7' with a trellis (a trellis is defined as, *A frame supporting open latticework used as a screen or a support for growing vines or plants.*) Ref: CMC 17.10.030.E and 17.70. As described in Table 17.10-G (CMC 17.10.030.E) the Planning Commission has the authority to approve taller fences within the side yard setback through Design Review.

E. Fences and Walls.

1. Height. Fences and walls meeting the standards in Table 17.10-G may be approved through track one design review. Approval of taller fences and walls require approval from the Planning Commission.

Table 17.10-G: 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).

The applicant is requesting approval to construct a new fence to replace the pittosporum. Pittosporum is generally not a recommended plant species as the as the seeds are easily spread to the city's open spaces by birds –for this reason the removal of the bush is supported. The new fence would consist of 8 feet of solid wood fencing with an additional 2 feet of trellis on top constructed from 16 gauge 4"x4" powder coated welded wire mesh (10 feet tall total). The new fence would be located on the property line outside of the front setback without.

Staff Analysis:

Relation to Design Guidelines and Zoning Code.

While the zoning code authorized the Commission to allow for taller fences on certain portions of a property, the code does not establish a maximum height. Similarly, the Residential Design Guidelines do not explicitly describe requirements for interior or rear yard fences, but rather describe provide guidance for "fences and walls along street frontages."

While the term "along street frontages" is ambiguous and undefined, the Fences, Wall, and Lighting introduction section of the Residential Design Guidelines (Section 11.0) states (emphasis added in **bold** and underline):

> ***Fences and walls visible from the street*** *may be appropriate when used as landscape design elements that help define property edges, gardens and entrances. Fences and walls that exhibit craftsmanship and interesting design are preferred. Not every site needs a fence or wall along the street. Fences and walls should be low and should not block views of front yard open space from the public way nor contribute to a "walled off" appearance along the street edge.*

While the Design Guidelines primarily discuss fences "along the street" in terms of the syntax used in the context of the design guidelines, it is staff's opinion that the Design Guidelines are applicable to fences and walls visible from the street and not limited to those parallel to the street, or within a front setback.

Design Guidelines

As noted above, the Residential Design Guidelines primarily discusses fences "along a street," however, there is still language that is applicable within the Design Guidelines to fences that are visible from the public way that may not be located at the immediate street edge.

- *Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures (RDG 11.1).*
- *Respect the neighborhood context when designing a fence or wall (RDG 11.2).*
- *Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site) (RDG 11.3).*

While a fence may be appropriate and typical for an interior lot line when constructed to a height as allowed in the zoning code, the visibility of the proposed fence at the proposed height would be out of scale and context with the neighborhood whereas there are alternatives for privacy that are better supported by the Residential Design Guidelines.

The fence (including the lattice) is proposed to continue past the existing garage (refer to Attachment 3, Site Plan) and would exceed the height of the structure. The existing garage is 9 feet 5 inches tall with a plate height of 6 feet 10 inches tall. The proposed 8 feet tall solid portion of the fence exceeds the plate height of the structure and is nearly the height of the of the total structure which would not be in scale with the adjacent structures on-site (refer to Figure 3, below). This effectively creates a structure the height of a building wall for nearly the full extent of the property line.



Figure 1 Approximate height of proposed fence and trellis (10 feet total)

Figure 1. Approximate height of proposed fence and trellis (10 feet total).



Figure 2. Approximate height of proposed fence and trellis (10 feet total).

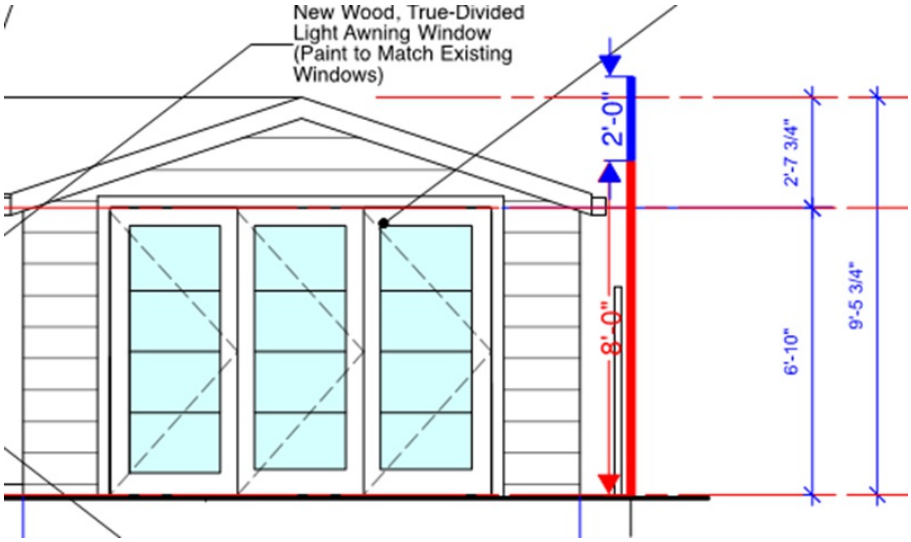


Figure 3. Height of proposed fence in comparison to existing garage. Solid portion of fence is identified in **red** (8 feet tall). Trellis section identified in **blue** (2 feet tall).

Past Policy Direction.

While fences on the interior of sites are generally permitted with little discussion or review provided the fence meets the height requirement, to staff's knowledge there has only been one height exception requested and granted in recent years which was approved as part of a larger Track 2 project (DS 20-191). The basis for this prior request was similar to that of the subject application (DS 23-269) where privacy was the primary concern.

The applicant of the prior project (DS 20-191) had proposed two fences greater than 6 foot tall –one on a western (rear) property boundary and one on a southern (side) property boundary. On the side property line, a 9 foot 4 inch tall fence was proposed with two design options. Option A was a solid wood fence (9 feet 4 inches tall and completely solid) and Option B was a 6 foot solid wood fence with 3 foot 4 inch tall posts and wires on top to facilitate the growth of shrubbery –Option B was ultimately approved. On the rear property line, a 6 foot tall wood fence with 5 feet of posts and wires on top (11 feet tall total) approved. Neither fence approved was visible from the street and both fences were approved with the solid portion of the fences being limited to the 6' height limit with the additional height being granted for the trellis/wire portion above the fence.

The findings made by the Commission were that solid fences taller than the height limit create a "wall-in effect" and the use of vegetation, or an apparatus to hold vegetation, is a better solution for screening.

Summary and Recommendation

As the proposed new fence being requested on the same basis of privacy concerns as the previous items discussed above, staff

As this proposed new fence being requested on the same basis of privacy concerns as the previous items discussed above, staff recommends similar direction be provided regarding design. This would limit the solid portion of the fence to 6 feet tall with an additional allowance for the lattice so long as some type of plant material is incorporated into the design.

Based on the Residential Design Guidelines, visibility of the proposed fence from the street, and past direction from the Planning Commission, staff recommends an addition one foot of lattice be allowed for the fence in addition to what is allowed for the underlying zoning (i.e. a 6 foot solid fence with 2 feet of lattice -8 feet total height). Vegetation, such as vines or other plant material, are also to be incorporated into the fence and/or lattice. This requirement has been included as Condition of Approval #13.

Staff has not provided any comments or conditions regarding the design of the fence, as the body of the fence will be painted to match the residence, and the lattice, at conditioned, will be covered with plant material. The Commission, may however, add conditions regarding the design as appropriate.

Alternatives: The commission may find that the fence, as proposed, is consistent with the Residential Design Guidelines. If the Commission finds the fence is consistent, direction should be provided in the motion and staff will amend the resolution following the hearing to allow the fence as proposed.

The commission may also amend staff's recommendation to allow for a taller fence or shorter fence (either the solid portion and/or the lattice portion), and/or make addition design changes to the fence. If the Commission chooses to amend staff's recommendation, direction should be provided in the motion and staff will amend the resolution following the hearing to allow the fence as proposed.

The commission may also find that a fence that exceeds the height limit is in fact not appropriate and may deny the request. In this instance, the Commission should use the Residential Design Guidelines to support their findings. In this case, the applicant would need to construct a fence that meets the height limits as prescribed in the zoning code, or explore alternative landscape options for screening. If the Commission finds a taller fence than allowed in the zoning code is inappropriate, direction should be provided in the motion and staff will amend the resolution following the hearing accordingly.

Other Project Components:

Staff recommends that the proposed 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. Class 3 exemptions include Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project includes the construction of a new fence 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.

Attachment 1 - Resolution
Attachment 2 - Neighbor's Letter
Attachment 3 - 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 APPROVING A TRACK 1 DESIGN STUDY REFERRAL FOR THE CONSTRUCTION OF A NEW SIDE YARD FENCE THAT EXCEEDS SIX FEET (6') TALL LOCATED AT 2981 FRANCISCAN WAY IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN 009-382-010

WHEREAS, on September 19, 2023, Blake Jopling ("Applicant") submitted an application on behalf of Melissa Johnson("Owner") requesting approval of Design Study application DS 23-269 (Johnson) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the construction of a new side yard fence that exceeds six feet (6') tall located at 2981 Franciscan Way in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the project has been referred to the Planning Commission in accordance with CMC 17.52.030.L, as side yard fences that exceed 6 feet in height require approval by the Planning Commission through Design Review (CMC 17.10.030.E); and

WHEREAS, a Coastal Development Permit is not required in accordance with CMC 17.52.100.B (Development Excluded from Coastal Permit Requirements; Improvements to Existing Single-Family Residences); and

WHEREAS, on or before October 29, 2023, notice of the November 8, 2023 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 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 Design Study**:**

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060.B) For each of the required design study findings listed below, staff has indicated whether the plans as proposed or conditioned support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding. Before approving an application for design review in any district, the Planning Commission shall find that the final design plans:	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Track 1 Design Study Referral for the construction of a new side yard fence that exceeds six feet (6') tall located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. APN 009-382-010, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-283) authorizes the construction of a new side yard fence to be six (6') tall with an additional two feet of open lattice constructed on-top of the fence, to be covered with vegetation, for a total height of 8 feet located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. The project shall be as depicted in the plans prepared by Blake Jopling as approved by City of Carmel-by-the-Sea Planning Commission on November 8, 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**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.
5.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
6.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
7.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
8.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
9.	**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)
10.	**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.
	Special Conditions
11.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.

12.	**Building Permit Required.** A building permit shall be applied for and issued prior to commencement of work.
13.	**Design Revision.** Prior to the issuance of a building permit, the applicant shall submit a revised design to the City to include the following: • The fence shall be revised so that the solid portion(s) of the fence does not exceed six (6') feet tall. An addition two (2') feet of lattice may be placed on top of the fence for a total fence height of eight (8') feet. • Live vegetation, such as vines, or other plant material, shall be incorporated into the lattice. The species shall be approved by the city forester.
14.	**Landscaping.** The landscaping (vegetation) identified in Condition #13, shall be maintained in good health for the life of the fence structure. Should the vegetation planted on or within the fence/trellis die, an in-kind replacement, or alternative as approved by the city forester, shall be planted and maintained.
15.	**Height Measurement.** The fence shall be stepped to follow the grade as depicted in the plans and measured from the top of each feature to the lowest adjacent grade, as outlined in CMC 17.06.020.L.2.

Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please email to ekort@ci.carmel.ca.us

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Leah Young

Chair Planning Commission Secretary

Larry Ricksen – Trustee
Ricksen Family 1988 Trust
2991 Franciscan Way
Carmel, CA 93921

August 28, 2023

City of Carmel
Community Planning & Building Dept.
PO Box CC
Carmel-by-the-Sea, CA 93921

To whom it may concern:

Our family owns the property located at 2991 Franciscan Way. On the west side of our property a tall hedge has provided privacy for us and our neighbor at 2981 Franciscan Way. In the last few years this hedge has been slowly dying and so we and our neighbor have agreed to replace it with a fence with a height that provides similar privacy as the hedge.

If you have any questions, please call me on my cell phone at [redacted]

Sincerely,

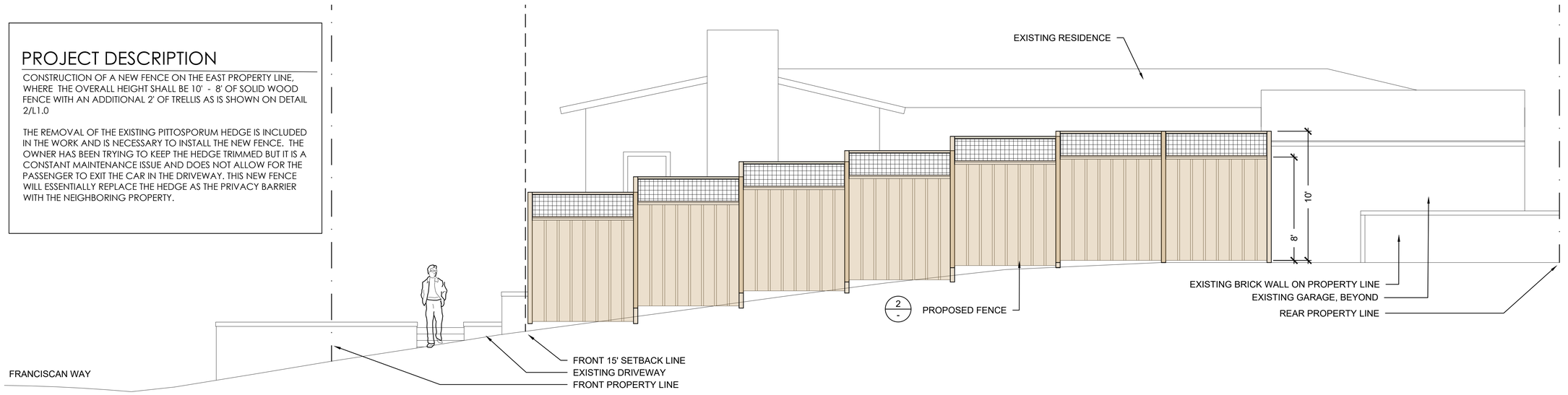
[redacted]

Larry Ricksen

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW FENCE ON THE EAST PROPERTY LINE, WHERE THE OVERALL HEIGHT SHALL BE 10' - 8' OF SOLID WOOD FENCE WITH AN ADDITIONAL 2' OF TRELLIS AS IS SHOWN ON DETAIL 2/L1.0

THE REMOVAL OF THE EXISTING PITTOSPORUM HEDGE IS INCLUDED IN THE WORK AND IS NECESSARY TO INSTALL THE NEW FENCE. THE OWNER HAS BEEN TRYING TO KEEP THE HEDGE TRIMMED BUT IT IS A CONSTANT MAINTENANCE ISSUE AND DOES NOT ALLOW FOR THE PASSENGER TO EXIT THE CAR IN THE DRIVEWAY. THIS NEW FENCE WILL ESSENTIALLY REPLACE THE HEDGE AS THE PRIVACY BARRIER WITH THE NEIGHBORING PROPERTY.

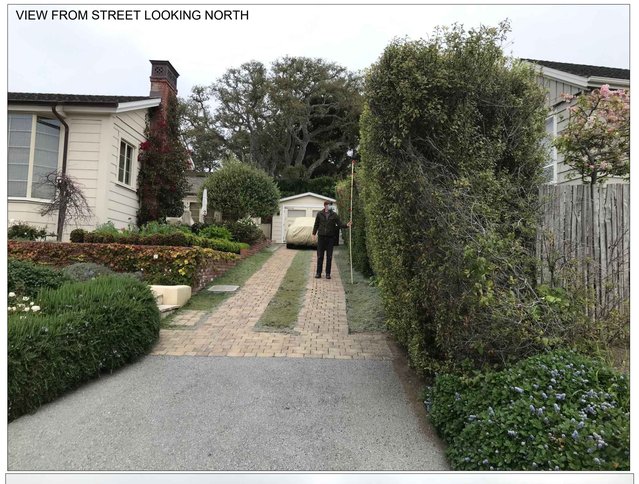


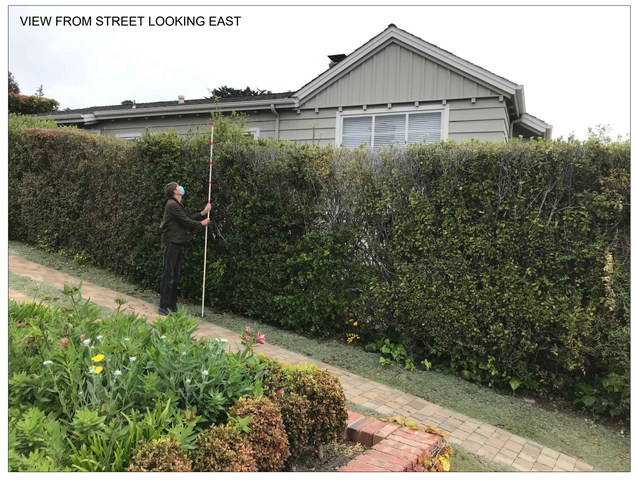
1 PROPOSED FENCE - WEST ELEVATION

SCALE: 1/4"= 1'

2 FENCE DETAIL

SCALE: 3/4"= 1'







3 SITE PHOTOS - EXISTING CONDITIONS W. 10' STORY POLE

SCALE: NA

FOR DESIGN APPROVAL ONLY - NOT FOR CONSTRUCTION

BJLA

BLAKE JOPLING LANDSCAPE ARCHITECTURE

37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT

JOHNSON RESIDENCE

2981 FRANCISCAN WAY
CARMEL, CA 93923

APN: 009-382-010

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE D. JOPLING No. 6382
07/31/2024
Renewal Date
08/01/23
Date
STATE OF CALIFORNIA

CONSULTANTS

DRAFT

REV:	ISSUE:	DATE:
	DESIGN STUDY	23.08.21

PROJECT NO: 2106.0
DRAWN: BJ
CHECK: BJ
DATE: 2023.08.21

FENCE DESIGN STUDY

L1.0

Copyright 2023 by BLAKE JOPLING LANDSCAPE ARCHITECTURE.
If drawing is not 24"x36", it is reduced.

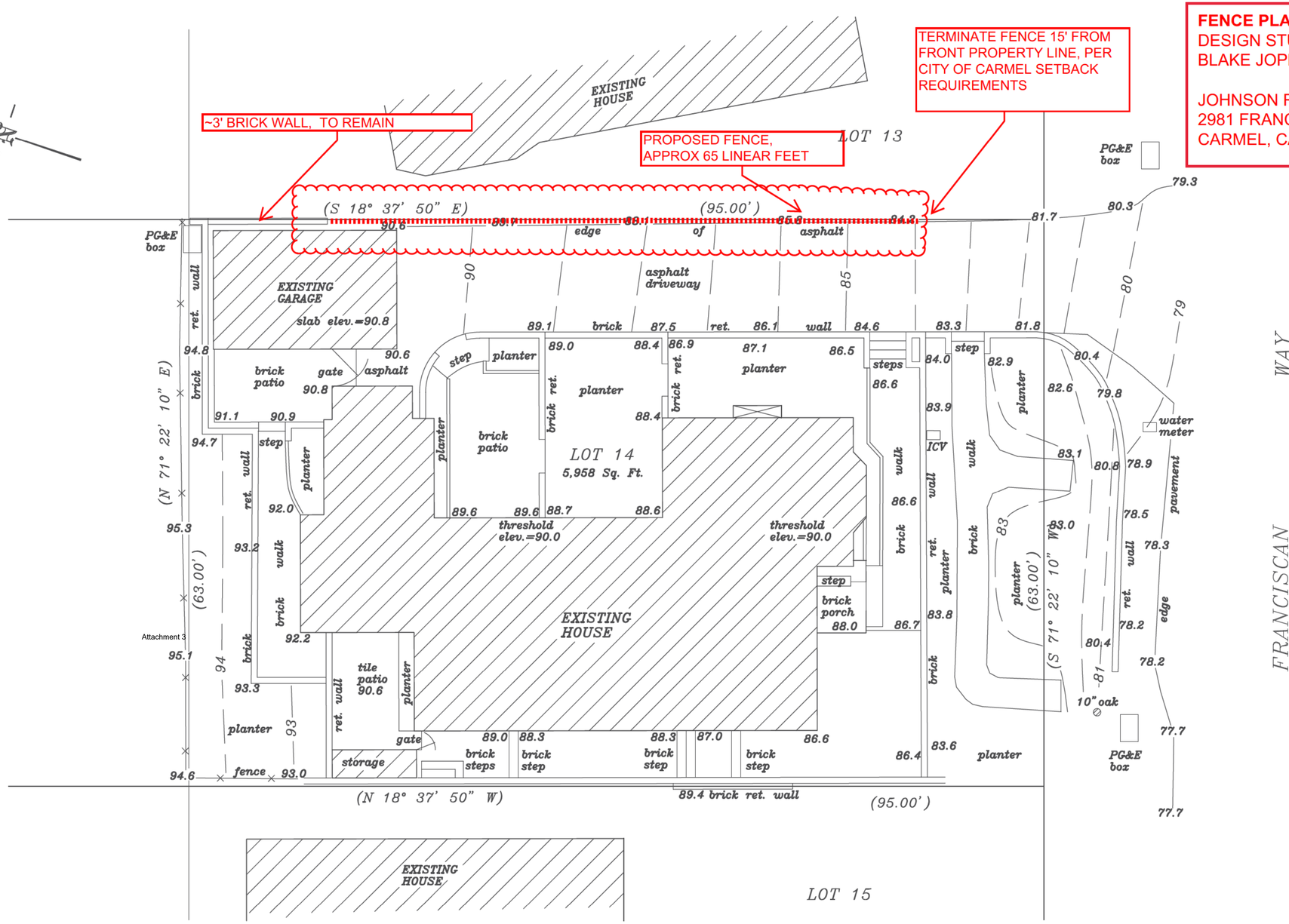
FENCE PLAN
DESIGN STUDY - 08.21.23
BLAKE JOPLING LANDSCAPE ARCHITECTURE

JOHNSON RESIDENCE
2981 FRANCISCAN WAY
CARMEL, CA

~3' BRICK WALL, TO REMAIN

PROPOSED FENCE,
APPROX 65 LINEAR FEET

TERMINATE FENCE 15' FROM FRONT PROPERTY LINE, PER CITY OF CARMEL SETBACK REQUIREMENTS



Attachment 3

NOTES:

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. This map does not represent a boundary survey.

TOPOGRAPHIC MAP

of Lot 14, Block 9, First Addition to Mission Tract, Carmel, California.

Prepared for:

HOUSTON JOHNSON

Jon D. Hagemeyer Licensed Land Surveyor
Carmel, California.
Scale: 1" = 8' W.O. 5510 September, 2011

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-298 (Cruz):** Consideration of a Track 1 Design Study Referral for a detached carport in the front yard setback and amendments to Design Study approval, DS 22-274 (Cruz), to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements at an existing 1,029-square-foot single-story cottage located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-185-007-000.

Application: DS 23-298 (Cruz)
APN: 010-185-007-000
Block: E
Lot: 13
Location: Monte Verde Street 3 northwest of 11th Avenue
Applicant: Claudio Ortiz Design Group, Inc., Designer
Property Owner: Reno Cruz TR

Executive Summary:

The applicant is requesting approval of a Track 1 Design Study DS 23-298 (Cruz) to construct a detached carport in the front yard setback and to amend a previously approved Track 2 Design Study, DS 22-274 (Cruz).

Recommendation:

Adopt a Resolution (Attachment 1) approving Design Study application DS 23-298 (Cruz) for the construction of a detached carport in the front yard setback and amending Design Study approval DS 22-274 (Cruz) to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously

approved additions on the south (side) and west (rear) of the cottage, and associated site improvements at an existing 1,029-square-foot single-story residence located on Monte Verde Street 3 northwest of 11th Avenue. APN 010-185-007-000.

Background and Project Description:

The property contains a single-story 1,077-square-foot residence inclusive of a 47-square-foot shed to be removed. The residence has an existing nonconformity (plate height of 12'-3" on the first floor, where 12' is the maximum allowed) and also does not contain an on-site parking space. The project site is a 4,000-square-foot lot with a maximum allowed base floor area of 1,800 square feet, inclusive of 200 square feet for required on-site parking. The applicant received approval of a Track 2 Design Study (DS 22-274) for additions totaling 772 square feet, including the removal of 212 square feet of floor area at the front elevation to accommodate the construction of a 200-square-foot detached garage in the front yard setback on the north side of the lot.

The previously approved project also includes replacing wood shiplap siding with three coats of cement plaster in 'Neutral Ground' a cream color for the siding, half-timber accents throughout in 'Acorn' a light brown color, and a front entrance portico with sandstone veneer applied on all three sides. In addition, the asphalt shingle roof will be replaced with CertainTeed Presidential TL asphalt shingle in 'Country Gray.' Finally, the divided light wood windows will be replaced with Sierra Pacific simulated divided light aluminum-clad wood windows in 'Deep Taupe,' a dark brown color. No changes are proposed to the approved exterior colors, materials, or finishes.

February 8, 2023 Planning Commission Meeting

On February 8, 2023, the Planning Commission adopted Resolution 2023-011-PC, accepting a Concept Design Study, DS 22-274 (Cruz), with nine recommendations/draft conditions, including shifting the detached garage to the west by four feet. The applicant shifted the garage, and on April 14, 2023, the Planning Commission adopted Resolution 2023-022-PC approving the Final Design Study and associated coastal development permit.

Staff Analysis:

The following discussion analyzes the proposed amendment to Design Study approval DS 22-274 (Cruz), including the construction of a detached carport in the front yard setback on the south side of the property.

Detached Carport in Front Setback:

CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows the Planning Commission to approve detached garages within the front yard setback to encourage variety and diversity in neighborhood design subject to the following standards:

> *1) The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height in either the front yard setback or side yard setback facing a street (but not both).*
>
> Staff Response: CMC Section 17.10.030.F (On-Site Parking Requirements) states that *required parking spaces 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*. CMC Section 17.10.030.A.1

(Detached Garage and Carports) allows the Planning Commission to authorize a detached garage or carport in the front yard setback to encourage variety and diversity in neighborhood design.

In the front yard setback, the Planning Commission may authorize a single-car detached carport not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height. The proposed carport would be 10 feet wide, 200 square feet in area, and 11 feet, 2 inches high. The front yard setback would be 2 feet, and the south side yard setback would be 4 feet.

2) At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

Staff Response: The applicant proposes leaving the existing adjacent right-of-way in its natural state apart from the proposed driveway. The approved landscape plan shows the proposed vegetation in the front yard setback and the natural state in the right-of-way.

3) The proposed setback encroachment would not impact significant or moderately significant trees.

Staff Response: No significant or moderately significant trees are located in the immediate vicinity of the proposed carport.

4) Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.

Staff Response: The placement of the garage within the front yard setback would not impede vehicular or pedestrian traffic along Monte Verde Street. There is approximately 11 feet of unimproved right-of-way between the front property line and the edge of the roadway. With the 2-foot setback, there would be a 13-foot separation between the carport and the edge of the road. This provides adequate backup distance for site visibility prior to entering the street. Additionally, the open design of the carport improves site distance visibility when backing out of the proposed carport. Last, the detached garage to the south of the project site is set back 3 feet from the front property line.

5) All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines.

Staff Response: The detached carport would be 11'-2" in height (4" lower than the approved detached garage on the north side of the front yard) and 200 square feet in area. The carport would have a front-facing gable roof with a 4:12 pitch finished with composition shingles to match the residence. The carport would be subordinate and in scale with adjacent properties.

6) Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

Staff Response: The garages in the immediate vicinity are predominantly attached, and some are located below the second-floor living space. The only detached garage in the front yard setback within the neighborhood is located on the south neighbor's lot. The placement of the carport on the south side of the lot would be adjacent to the detached garage. However, the designs are different, adding diversity to the neighborhood streetscape.

The detached carport meets the requirements for carports within the front yard setback, and the project meets the residential design guidelines objectives of parking and access.

Other Design Study Amendments
Eliminating the detached garage in the front yard setback on the north side of the property allows the applicant to retain the existing front bedroom. To balance retaining this existing square footage, the applicant has reduced the size of the additions on the south (side) and west (rear) portions of the residence. The proposed chimney on the south elevation would be centered on the building wall. No changes are proposed to the approved front entry covered porch or the rear west deck. Staff supports the proposed modifications because it retains more of the existing cottage, and replacing the garage with a carport adds less mass to the site. The reductions in square footage at the rear of the residence and centering the chimney on the south elevation are minor and in keeping with the approved design.

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 - Project Data Table
Attachment 3 - Project PLANS
Attachment 4 – DS 22-274 Approved 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 APPLICATION DS 23-298 (CRUZ) FOR THE CONSTRUCTION OF A DETACHED CARPORT IN THE FRONT YARD SETBACK AND AMENDING DESIGN STUDY APPROVAL, DS 22-274 (CRUZ) TO RETAIN THE EXISTING BEDROOM AT THE FRONT NORTHEAST CORNER OF THE COTTAGE, ELIMINATE THE PREVIOUSLY APPROVED DETACHED GARAGE IN THE FRONT YARD SETBACK ON THE NORTH SIDE OF THE PROPERTY, CONSTRUCT A NEW DETACHED CARPORT IN THE FRONT YARD SETBACK ON THE SOUTH SIDE OF THE PROPERTY, REDUCE THE PREVIOUSLY APPROVED ADDITIONS ON THE SOUTH (SIDE) AND WEST (REAR) OF THE COTTAGE AND ASSOCIATED SITE IMPROVEMENTS AT AN EXISTING 1,029-SQUARE-FOOT SINGLE-STORY RESIDENCE LOCATED ON MONTE VERDE STREET 3 NORTHWEST OF 11TH AVENUE
APN 010-185-007-000

WHEREAS, on October 9, 2023, Claudio Ortiz Design Group, Inc., Designer ("Applicant") submitted an application on behalf of Reno Cruz TR ("Owner") requesting approval of Track 1 Design Study application DS 23-298 (Cruz) and amendments to Track 2 Design Study approval DS 22-274 (Cruz) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District (Block E, Lot 13); and

WHEREAS, the Applicant requests approval of a Track 1 Design Study DS 23-298 (Cruz) to construct a detached carport in the front yard setback; and

WHEREAS, the Applicant also requests approval to amend a Track 2 Design Study, DS 22-274 (Cruz), to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements; and

WHEREAS, CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows the Planning Commission to authorize a detached garage or carport in the required setbacks to encourage variety and diversity in neighborhood design; and

WHEREAS, the Planning Commission approved a detached garage in the front yard setback on the north side of the lot as part of a Track 2 Design Study, DS 22-274 (Cruz), as well as additions and alterations to the existing residence; and

WHEREAS, the Carmel Municipal Code does not set forth a separate process for amending a Design Study prior to implementation of the approval; and

WHEREAS, CMC Section 17.58.040.A (Residential District Track One Design Review) includes exterior alterations and additions that do not increase the existing floor area by more than 10 percent; and

WHEREAS, the retention of the front bedroom and reduction of the addition at the rear of the residence increases the square footage approved under DS 22-274 (Cruz) by one square foot, which is less than 10 percent of the approved square footage; and

WHEREAS, the associated exterior modifications to the residence are minor and substantially similar to Design Study approval DS 22-274 (Cruz); and

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

WHEREAS, on February 8, 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 February 8, 2023, the Planning Commission adopted Resolution 2023-011-PC, accepting the Concept Design Study with recommendations/draft conditions; and

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

WHEREAS, on April 12, 2023, the Planning Commission adopted Resolution 2023-022-PC, approving the Final Design Study and associated Coastal Development Permit with conditions; and

WHEREAS, on October 27, 2023, a notice of public hearing was published in the Carmel Pine Cone for the November 8, 2023, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before October 29, 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 November 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 November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, 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.	✔	

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** Design Study application DS 23-298 (Cruz) to construct a detached carport in the front yard setback and to amend Design Study DS 22-274 (Cruz) to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements located on Monte Verde Street 3 northwest of 11th Avenue (APN 010-185-007), subject to the following conditions of approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study application DS 23-298 (Cruz) authorizes the construction of a detached carport in the front yard setback and amendments to Design Study DS 22-274 (Cruz) to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Claudio Ortiz Design Group approved by the Planning Commission on November 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.

5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**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 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 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 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.	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.
15.	**Asphalt Shingle Roofing.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.
16.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**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.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**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.
21.	**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)
22.	**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
23.	**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.
24.	**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.
25.	**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.
26.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

	• Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, 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.
27.	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
28.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed

	around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29.	**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.
30.	**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.
31.	**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.
32.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
33.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
36.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
37.	**Sand Set Paver Driveway and Parking Surface.** Prior to the issuance of a building permit, the Applicant shall submit to the Planning Division, for review and approval, the manufacturer's specifications for the sand set pavers. The color of the pavers shall be earth-toned and convey the colors and textures of native materials.

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 November 2023, by the following vote:

AYES:

NOES:

ABSENT:

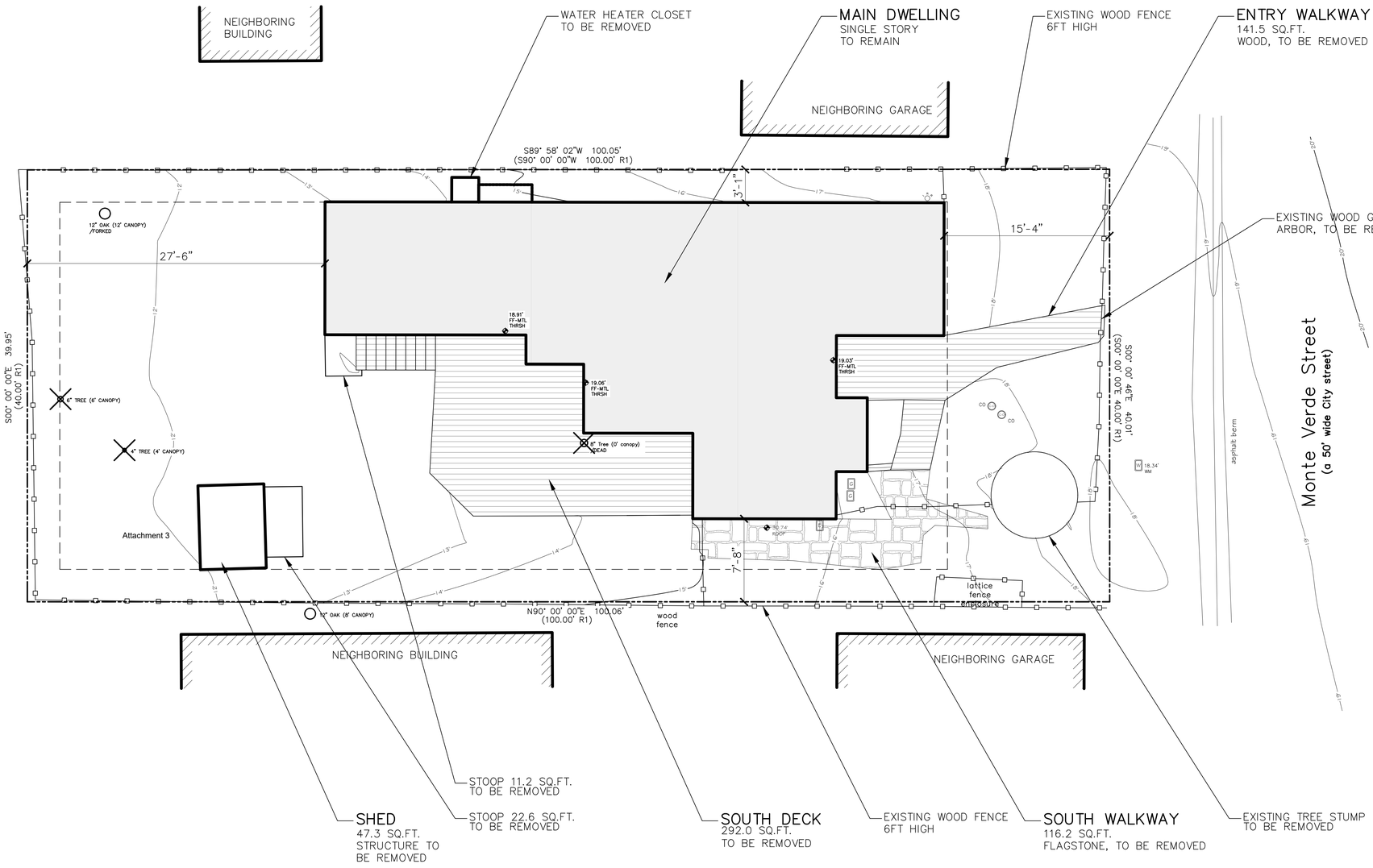
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

DS 23-298 (Cruz)
November 8, 2023
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE				
Site Considerations	**Allowed**	**Existing**	**Approved**	**Proposed**
Floor Area	1,800 SF (45%)	1,029.5 SF	1598.9 SF house 200.0 SF garage	1,613.5 SF house 200.0 SF carport
Site Coverage	396 SF/556 SF	560.9 SF	439.5 SF	TBD
Trees (Upper/Lower)	3/1	0/6	3/6	No Change
Ridge Height (1^{st}/2^{nd})	18'/24'	15'-7"/18'-3"	13'-2" / 17'-8"	No Change
Plate Height (1^{st}/2^{nd})	12'/18'	12'-3"/14'-10"	8'-9" / 14'	No Change
Setbacks	**Minimum Required**	**Existing**	**Approved**	**Proposed**
Front	15'	15'-2"	25'-3" house 4' garage	15'-2" 2' carport
Composite Side Yard	10' (25%)	10'-9" (27%)	10'-1" (25%)	No Change
Side Yard	3' min.	3' north 7'-7" south	3'-1" north 5'-11" south	No Change north 7' south house 4' south carport
Rear	15'/3'*	27'-6"	3'-7"	No Change

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



CODG
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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK: E LOTS: 13
APN: 010-185-007

PROJECT NO.
22-04

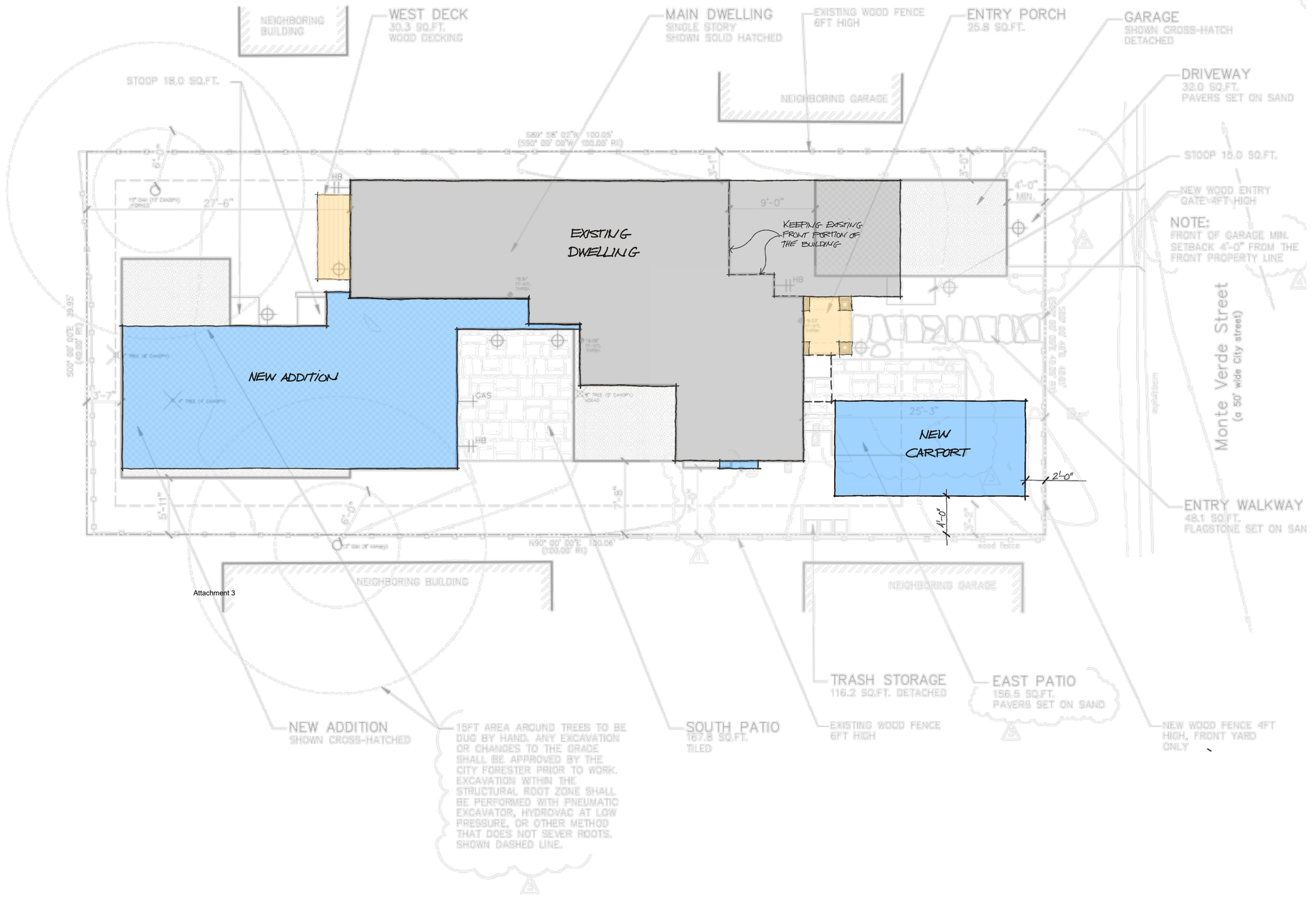
ISSUE:
08-07-2022

DRAWN BY:
C.O.

SITE PLAN (EXISTING)

SCALE: 1" = 3/16"

A2.0



Attachment 3

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. 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. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.

LEGEND

- MAIN DWELLING
- NEW ADDITION
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- NEW ADDITIONS REPLACING APPROVED ADDITIONS
- APPROVED ADDITIONS TO REMAIN

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REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK:E LOTS:13
APN: 010-185-007
PROJECT NO.

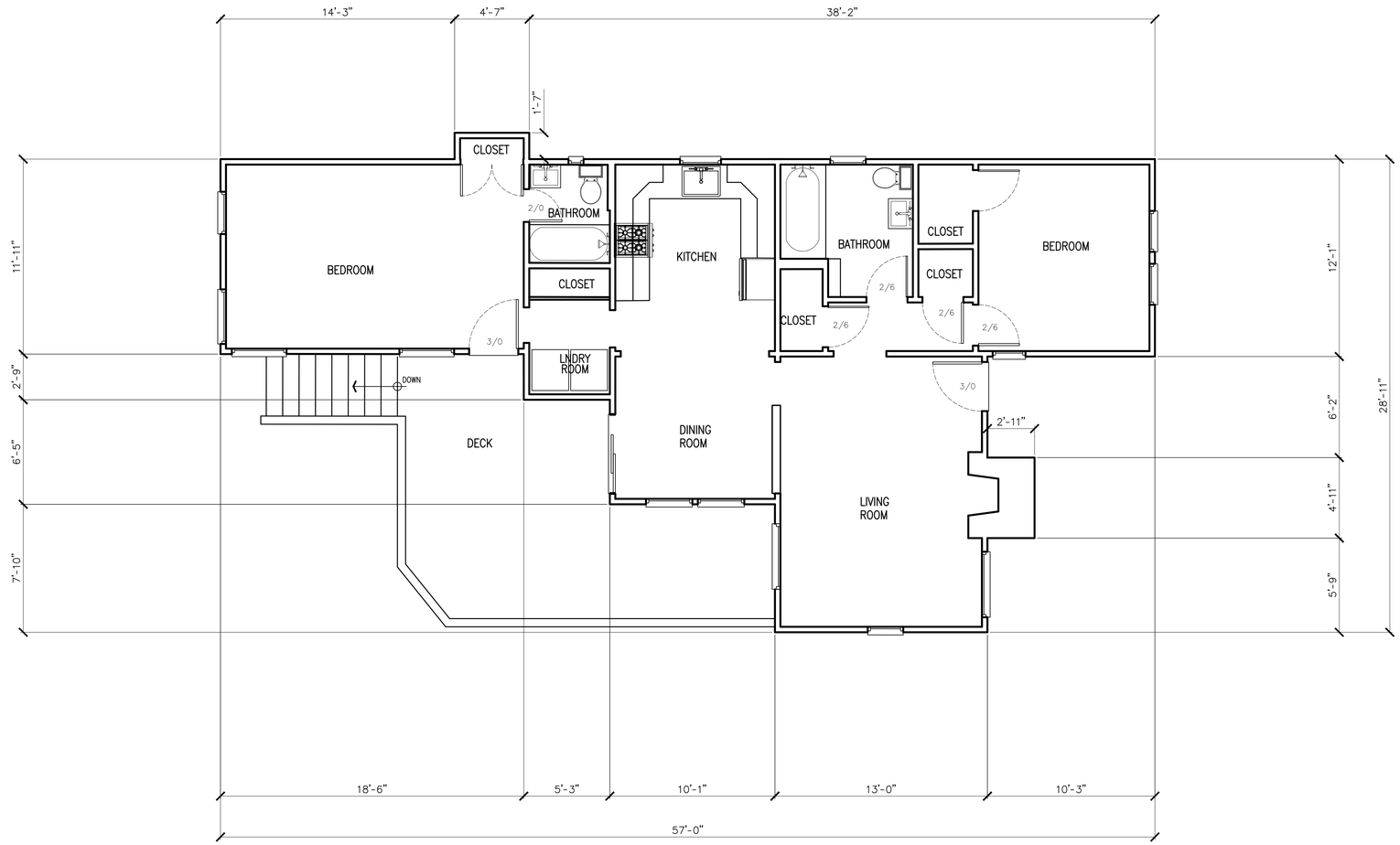
ISSUE:
09-15-2023

DRAWN BY:
C.O.

SITE PLAN (PROPOSED)

SCALE: 1' = 3/16"

A2.1



Attachment 3

N

0 5 10 15

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

GRAPHIC SCALE

FLOOR PLAN (EXISTING)

SCALE: 1" = 1/4"

A4.0

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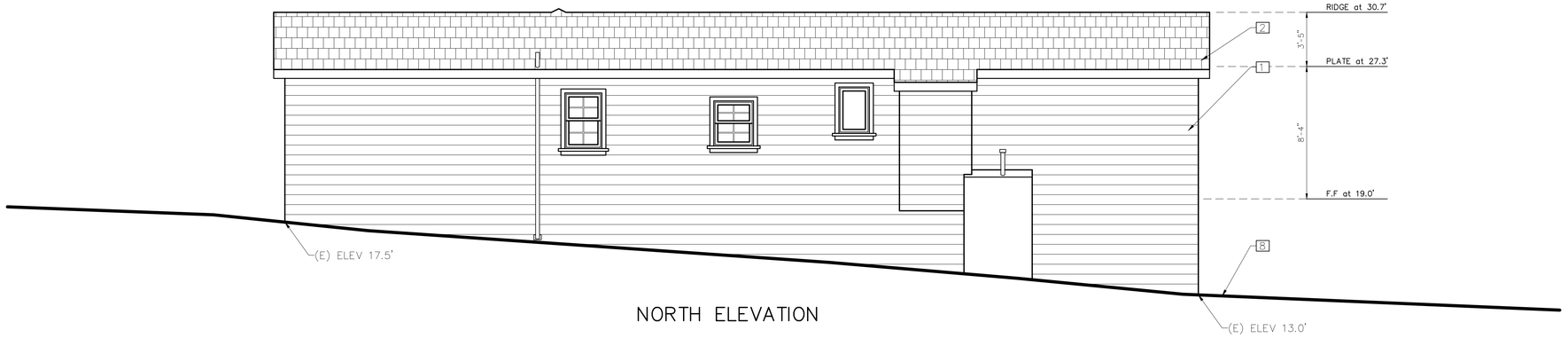
PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
08-07-2022

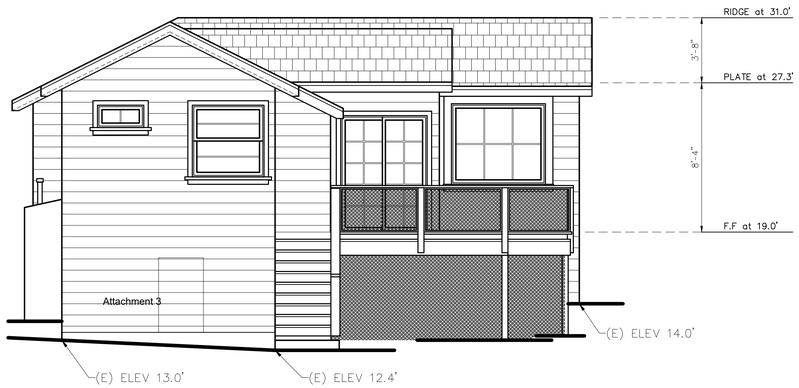
DRAWN BY:
C.O.

KEY NOTES

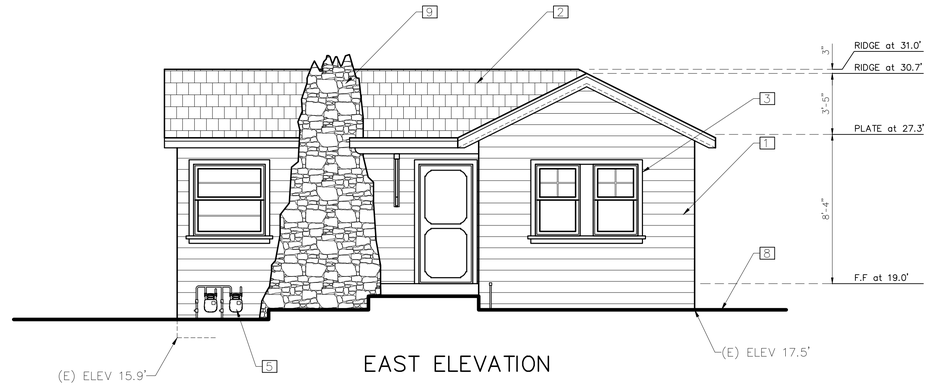
1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF, PITCH 6:12
3. WOOD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METERS
6. WOOD GUARDRAIL
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE CHIMNEY



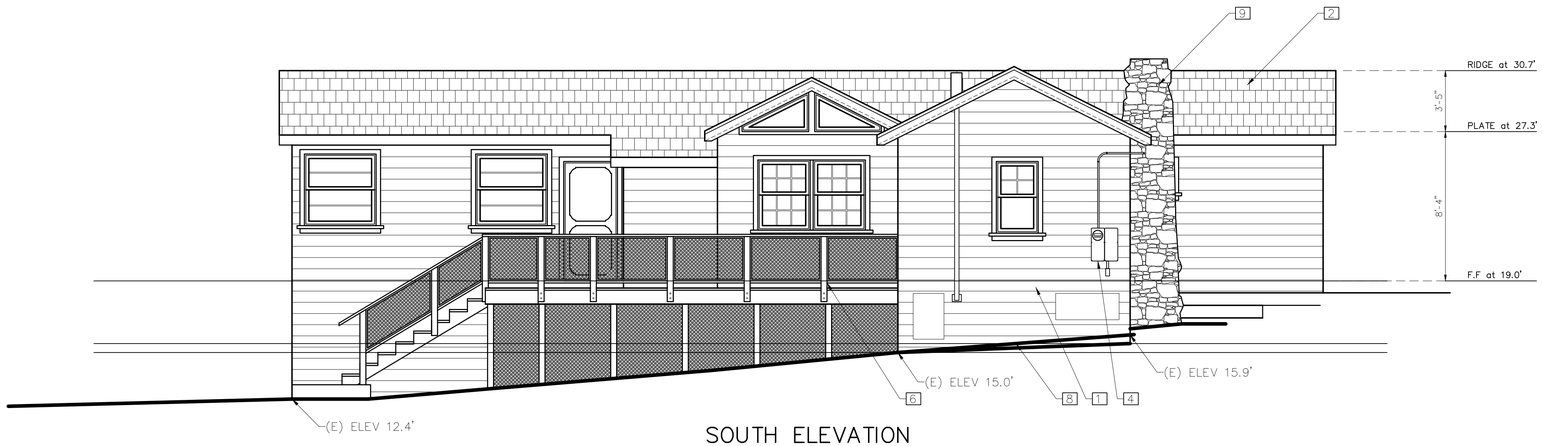
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

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

GRAPHIC SCALE

Attachment 3

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CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

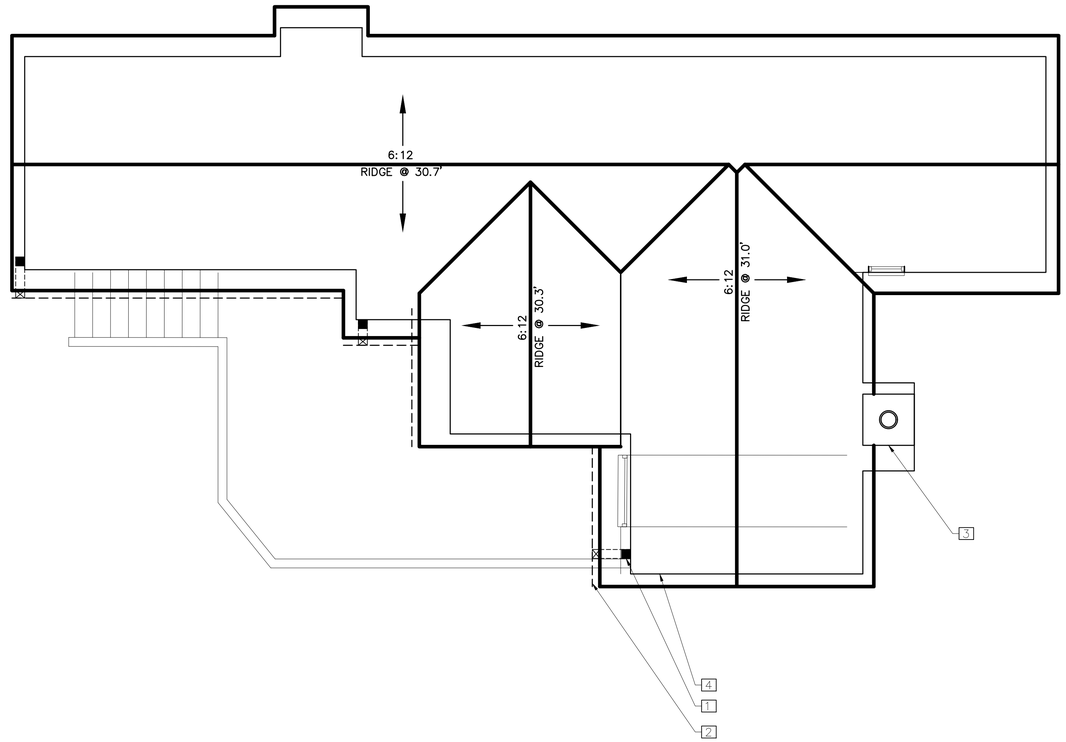
ISSUE:
08-07-2022

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C.O.

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A5.0



KEY NOTES

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

LEGEND

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

N

0 5 10 15

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

GRAPHIC SCALE

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CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

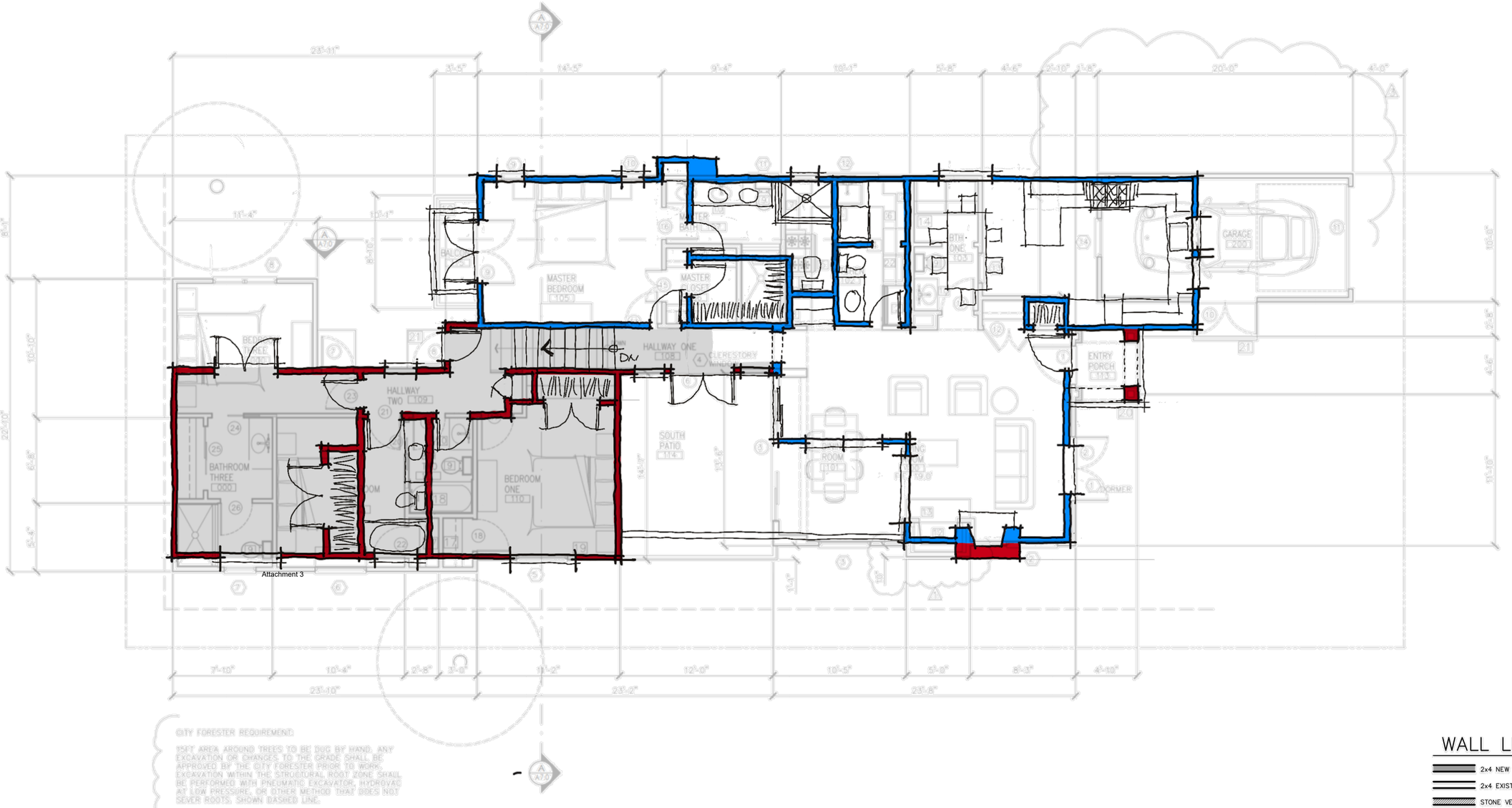
ISSUE:
08-07-2022

DRAWN BY:
C.O.

ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A6.0



CITY FORESTER REQUIREMENT:

15FT AREA AROUND TREES TO BE DUG BY HAND. 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. SHOWN DASHED LINE.

KEY NOTES

1. WINE BAR
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISHWASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL TILED WALLS FULL HEIGHT
12. GAS FIREPLACE
13. STONE HEARTH
14. SIDE-BY-SIDE WASHER & DRYER
15. BUILT-IN LINEN CABINET
16. SHOWER SEAT
17. ONE 2" ROD ONE SHELF
18. TUB
19. GUARDRAIL: WROUGHT IRON 42-IN HIGH
20. STONE VENEER SIDING
21. STONE STOOP AT EXTERIOR DOORS
22. MICROWAVE DRAWER

WALL LEGEND

- 2x4 NEW WALLS
- 2x4 EXISTING WALLS
- STONE VENEER
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

N

0 5 10 15

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

GRAPHIC SCALE

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CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
23-09

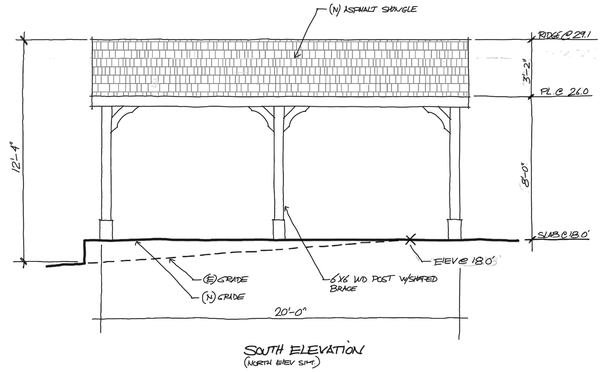
ISSUE:
09-15-2023

DRAWN BY:
C.O.

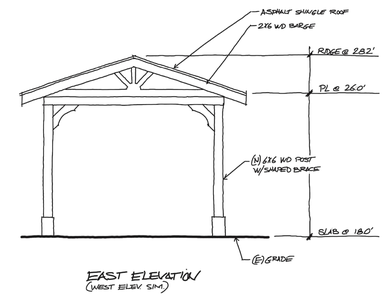
FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

A7.0

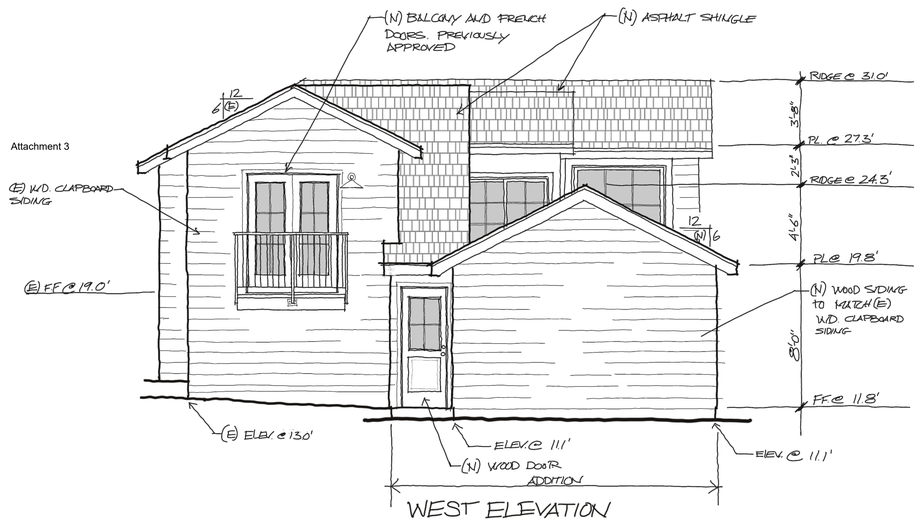


SOUTH ELEVATION
(NORTH ELEV SIM.)



EAST ELEVATION
(WEST ELEV SIM.)

CARPORT

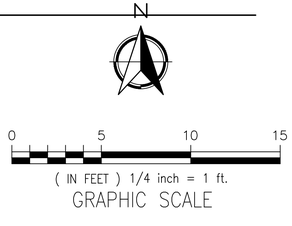


WEST ELEVATION



EAST ELEVATION

MAIN DWELLING MODIFICATIONS



Attachment 3

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
23-09

ISSUE:
09-15-2023

DRAWN BY:
C.O.

ELEVATIONS (PROPOSED)

SCALE: 1' = 1/4"

A8.0

Cruz Residence

Single Family Residence Remodel
CARMEL-BY-THE-SEA, California
A.P.N. 010-185-007-000



02-FRONT VIEW



03-REAR VIEW



04-SOUTH VIEW



01-FRONT VIEW

SHEET INDEX

ARCHITECTRAL

CN COVER SHEET & GENERAL NOTES
C1 COVER SHEET & GENERAL NOTES
C2 GRADING & DRAINAGE
C3 SECTIONS & DETAILS
C4 EROSION AND SEDIMENT CONTROL PLAN
C5 CONSTRUCTION BEST MANAGEMENT PLAN
1.0 TOPOGRAPHIC SITE SURVEY
1.1 FORESTRY REPORT
2.0 EXISTING SITE PLAN
2.1 PROPOSED SITE PLAN
3.0 TAKEDOWN & REBUILD PLAN
4.0 EXISTING FLOOR PLAN
5.0 EXISTING ELEVATIONS
6.0 EXISTING ROOF PLAN
7.0 PROPOSED FLOOR PLAN
8.0 PROPOSED ELEVATIONS
9.0 PROPOSED GARAGE ELEVATIONS & ROOF PLAN
9.1 CRAWL SPACE PLAN & SECTIONS
10.0 WINDOW & DOOR SCHEDULE
11.0 MATERIALS
11.1 MATERIALS
12.0 STREETSCAPE
13.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS
L1 LANDSCAPE PLAN

FLOOR AREA

FAR ALLOWED			1,800.0 SQ.FT.	45.0%
PROPOSED	**EXISTING**		**PROPOSED**	
MAIN DWELLING FLOOR AREA	1,029.5 SQ.FT.		1,029.5 SQ.FT.	
MAIN DWELLING ADDITION	0.0 SQ.FT.		782.2 SQ.FT.	
MAIN DWELLING DEDUCTION	0.0 SQ.FT.		-212.8 SQ.FT.	
ATTACHED GARAGE	0.0 SQ.FT.		200.0 SQ.FT.	
TOTAL (P) GROSS FLOOR AREA:	1,029.5 SQ.FT.	25.7%	1,798.9 SQ.FT.	45.0%

SITE COVERAGE

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 %	
	EXISTING		**PROPOSED**	
IMPERVIOUS COVERAGE				
SOUTH WALKWAY	116.2 SQ.FT.		0.0 SQ.FT.	
SOUTH PATIO	0.0 SQ.FT.		167.8 SQ.FT.	
ENTRY PORCH	0.0 SQ.FT.		25.8 SQ.FT.	
STOOPS	11.2 SQ.FT.		33.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	127.4 SQ.FT.	3.2 %	226.6 SQ.FT.	5.7 %
PERVIOUS COVERAGE				
DRIVEWAY	0.0 SQ.FT		32.0 SQ.FT	
ENTRY WALKWAY	141.5 SQ.FT.		48.1 SQ.FT.	
SOUTH DECK	292.0 SQ.FT.		0.0 SQ.FT.	
WEST DECK	0.0 SQ.FT.		30.3 SQ.FT.	
EAST PATIO	0.0 SQ.FT.		156.5 SQ.FT.	
TOTAL PERVIOUS COVERAGE	433.5 SQ.FT.	10.8 %	266.9 SQ.FT.	6.7 %
TOTAL COVERAGE	560.9 SQ.FT.	14.0 %	493.5 SQ.FT.	12.3 %

PROJECT INFORMATION

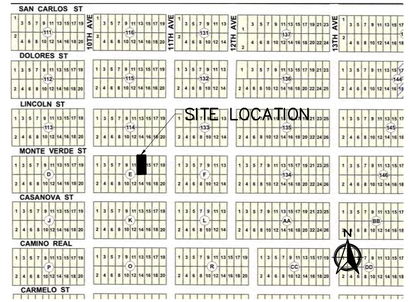
LOT SIZE	4,000.0 S.F.
A.P.N.	010-185-007-000
LEGAL DESCRIPTION	BLOCK: E LOT: 13
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15.0 FT, SIDE: 3.0 FT, REAR: 15.0 FT TWO STORY & 3.0 FT ONE STORY
HEIGHT (MAX. ALLOWED)	18FT
STORIES:	ONE

SCOPE OF WORK

1. REMODEL AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING WITH A NEW ONE-STORY ADDITION, NEW SIDING, NEW WINDOWS AND DOORS.
2. NEW ONE-CAR DETACHED GARAGE.
3. INTERIOR REMODEL REPLACING EXISTING MATERIALS AND MODIFYING WALLS.
4. TREE REMOVAL: ONE DEAD TREE REMOVAL, ONE STUMP REMOVAL ON THE FRONT YARD, AND TWO SMALL TREES ON THE REAR YARD.

VICINITY MAP

NOT TO SCALE



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REVISIONS:
1 01-23-2023
2 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023

DRAWN BY:
C.O.

COVER PAGE

SCALE: 1" = 1/4"

CN

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"W as shown on 1 C&T 45-1/2 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 50 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

301.26'
36" Cyp. (40' canopy) /3-8" trunks

0.00' FS-CONC — Finished surface elevation shot

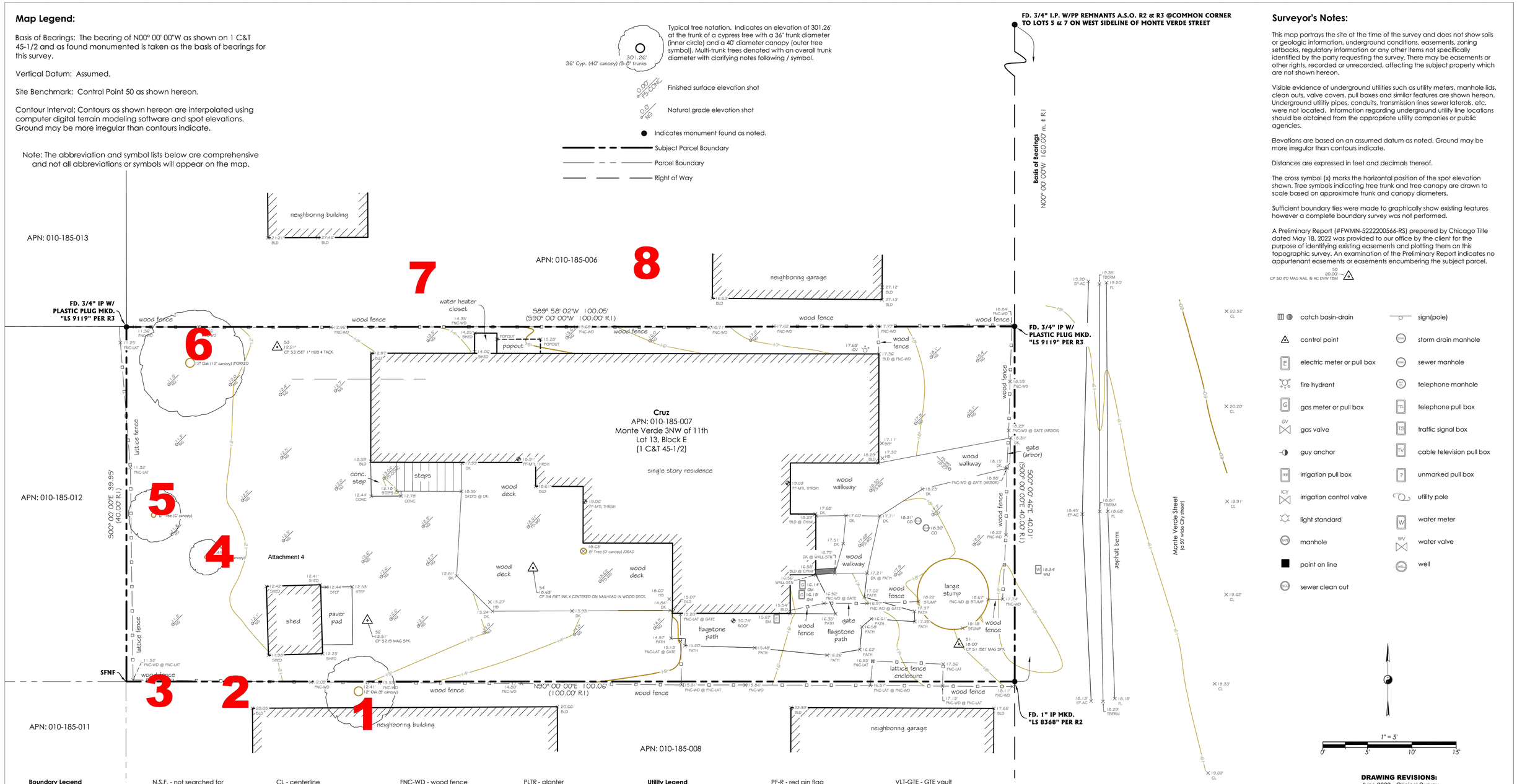
0.0' NG — Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary

Parcel Boundary

Right of Way



- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utilitiy pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indiccating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

A Preliminary Report (#FWMN-5222200566-RS) prepared by Chicago Title dated May 18, 2022 was provided to our office by the client for the purpose of identifying existing easements and plotting them on this topographic survey. An examination of the Preliminary Report indicates no appurtenant easements or easements encumbering the subject parcel.

50
20.00'
CP 50 /FD MAG NAIL IN AC DVW TBM

1" = 5'
0' 5' 10' 15'

DRAWING REVISIONS:
June 2022 - Original Survey

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S.- below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: "Map of Addition Number One to Carmel-by-the-Sea" filed in Volume 1 of Cities and Towns at Page 45-1/2, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 1795 filed in the Monterey County Surveyor's Office, State of California.

R3: Corner Record No. 2212 filed in the Monterey County Surveyor's Office, State of California.

Topographic Survey

Monte Verde St. 3 NW 11th Ave., APN: 010-185-007
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Reno Cruz
Requested By: Claudio Ortiz, Claudio Ortiz Design Group

June 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

LICENSED LAND SURVEYOR — ROGER PETERSON — No. 5958 — STATE OF CALIFORNIA

RLS W.O. # 2022-053

Plotted On: 6/17/2022, 3:36 PM File Name: G:\Shared drives\Civil 30 Projects 2020-2029\2022 Projects\2022-053 Ortiz_Cruz\dwg\Topo Survey Monte Verde 3 NW 11th 2022-053 Ortiz-Cruz.dwg

Attachment 4

Significant Tree Evaluation Worksheet

APN: 010-185-007
Street Location: Monte Verde 3 NW of 11th Avenue
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Cruz
Recommended Tree Density: 1 lower and 3 upper canopy trees

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
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			21	X	X							
NO				X	X										

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			2	0	2							

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2			2	0	2							

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1			2	0	1							

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

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

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	15	15	15			10.5	15	15							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	45	45	45			31.5	45	45							

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

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

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

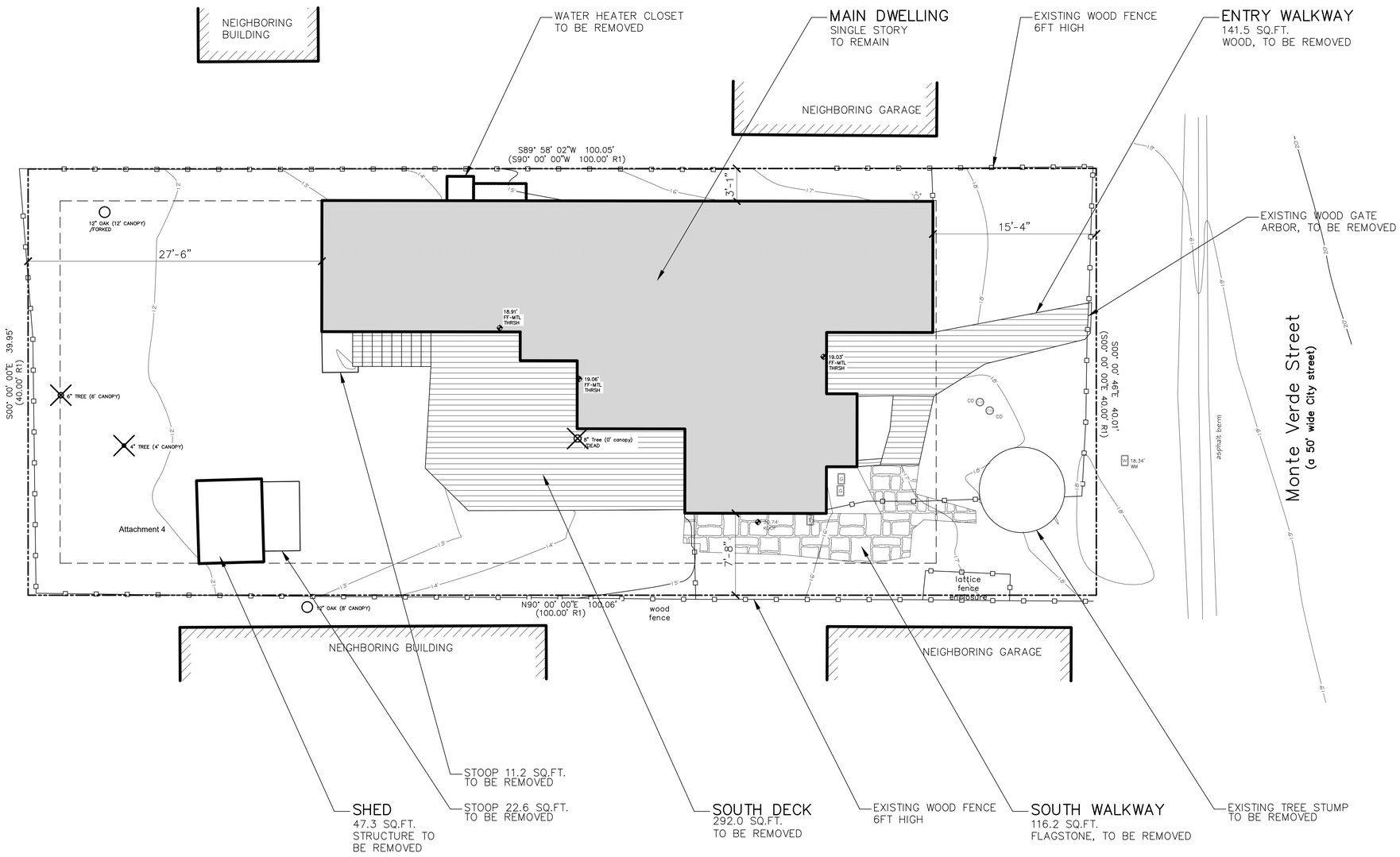
ISSUE:
11-19-2022

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C.O.

FORESTRY REPORT

SCALE: 1" = 1/4"

A1.1



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PROJECT:
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MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK: E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
C.O.

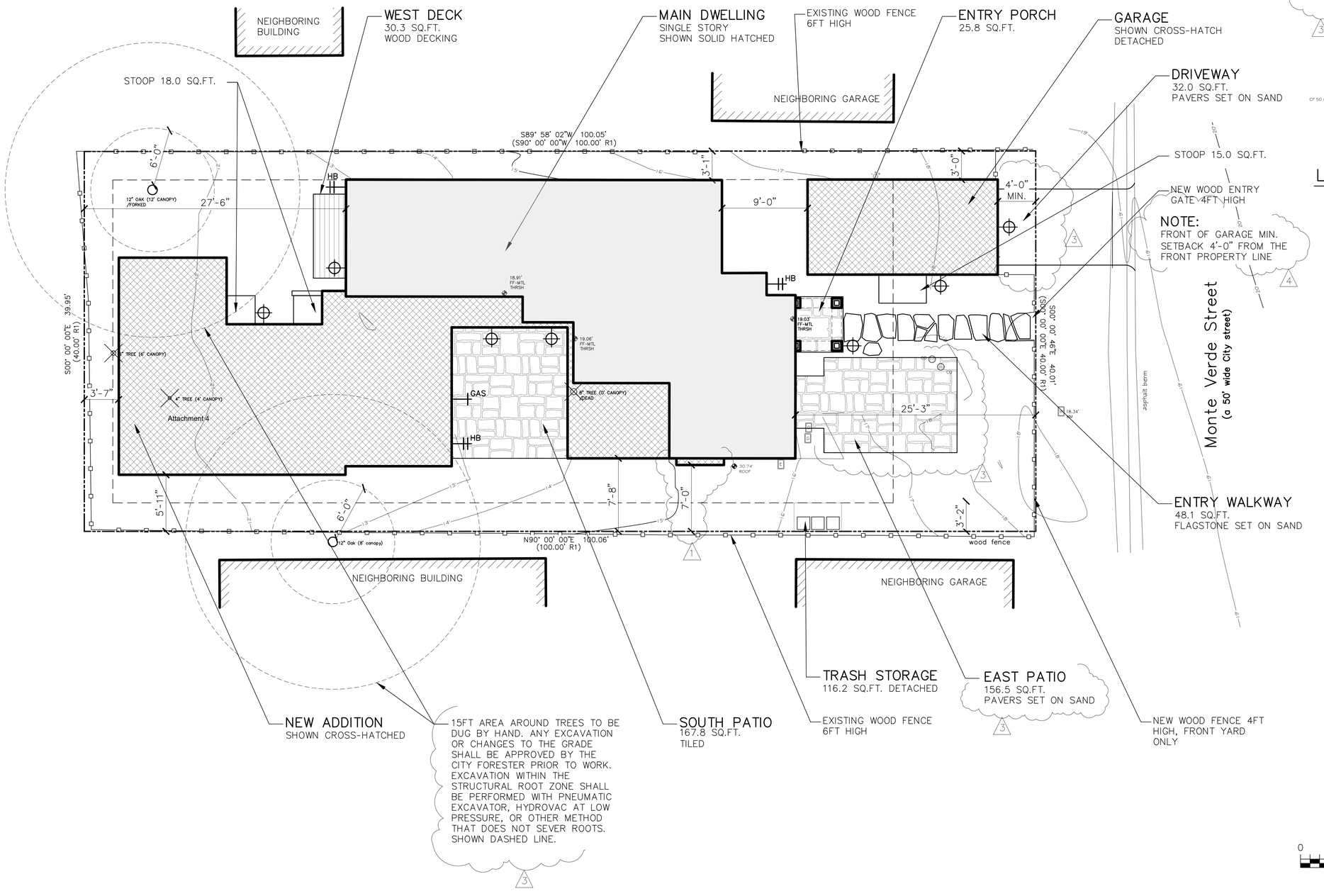
SITE PLAN (EXISTING)

SCALE: 1" = 3/16"

A2.0

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. 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. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.



LEGEND

- MAIN DWELLING
- NEW ADDITION
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED

N

0 5 10 15 20

(IN FEET) 3/16 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS:
1 01-23-2023
2 02-06-2023
3 02-10-2023
4 03-16-2023

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BLOCK: E LOTS: 13
APN: 010-185-007
PROJECT NO.

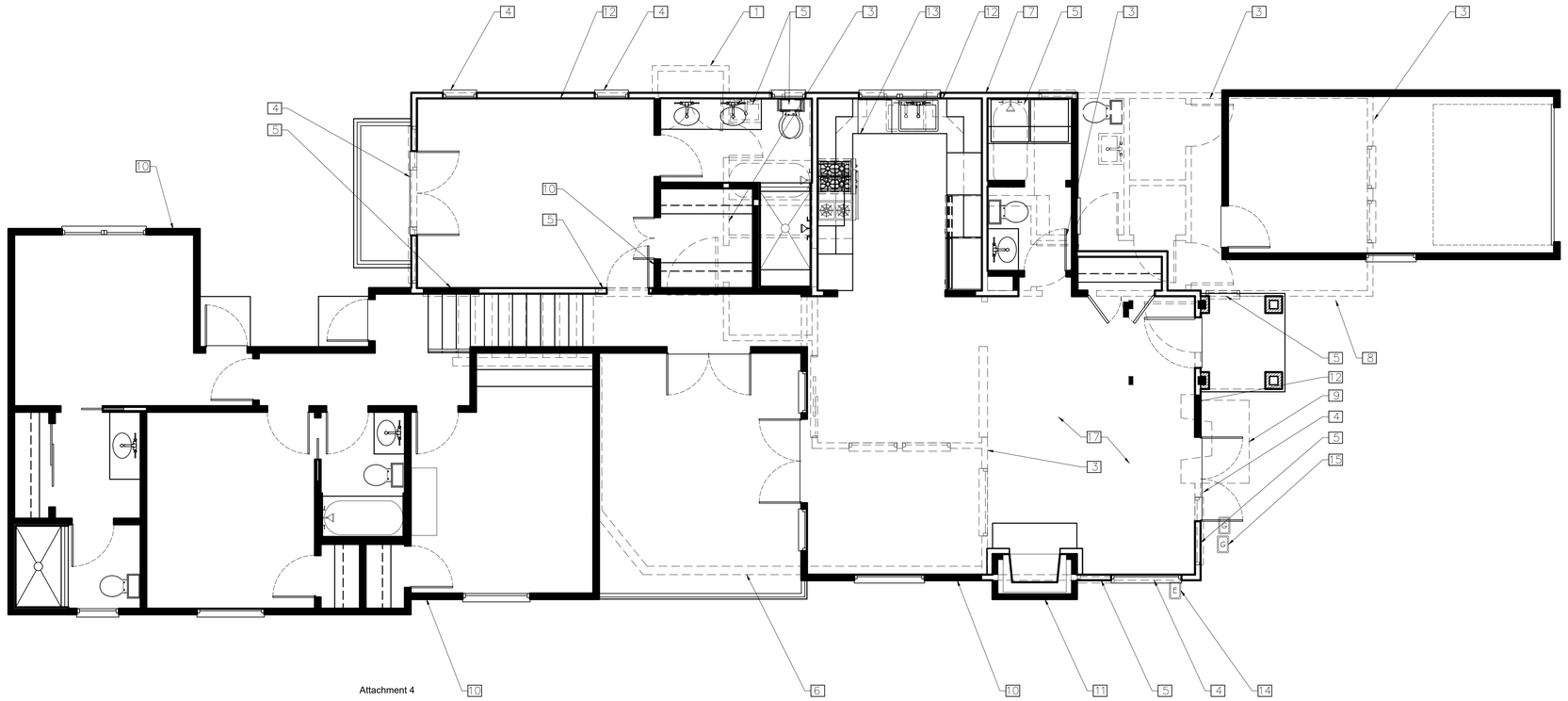
ISSUE:
09-30-2022
01-12-2023

DRAWN BY:
C.O.

SITE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

A2.1



KEY NOTES

1. (E) WATER HEATER CLOSET TO BE MOVED
2. EXISTING PLUMBMIN FIXTURES TO BE REMOVED
3. EXISTING WALLS TO BE REMOVED
4. PREPARE WALL FOR NEW OPENING
5. CLOSE EXISTING OPENING PER PLAN
6. REMOVE EXISTING DECK, RAILING, STAIRS, & FOOTINGS
7. REMOVE EXISTING SIDING AND PREPARE WALLS FOR NEW SIDING PER PLAN
8. PREPARE WALLS FOR NEW STONE VENEER SIDING
9. STONE CHIMNEY AND FOOTING TO BE REMOVED
10. NEW WALLS PER PLAN
11. PREPARE WALL FOR NEW FIREPLACE
12. REMOVE DRYWALL FOR NEW ADDITIONS, ELECTRICAL, AND PLUMBING AS REQUIRED.
13. EXISTING CABINETS TO BE REFURBISHED & COUNTER TOPS TO BE REMOVED
14. EXISTING ELECTRICAL MAIN PANEL TO BE REMOVED AND RELOCATED PER PLAN
15. REMOVE ONE EXISTING GAS METER AND RELOCATE MAIN GAS LINE FROM THE STREET AWAY FROM NEW DETACHED GARAGE ADDITION
16. WATER METER, VERIFY MAIN LINE TO HOUSE AND RELOCATE AS REQUIRED TO CLEAR NEW GARAGE ADDITION
17. REMOVE EXISTING ROOF FRAMING AND PREPARE WALLS AND FOOTINGS FOR NEW ROOF ADDITION
18. PREPARE EXISTING ROOF FRAMING TO BE REINFORCED PER STRUCTURAL PLANS

DEMOLITION DATA

WALLS TOTAL EXISTING	171'-8"	100.0%
WALLS TO REMAIN	133.8'	77.9%
WALLS TO BE REMOVED	38.0'	22.1%

16
W 18.34' WM

SCOPE OF WORK

1. REMOVE EXISTING ROOF STRUCTURE AND FINISH MATERIALS, AND PREPARE WALLS FOR NEW ROOF AT LIVING ROOM.
2. REMOVE EXISTING EXISTING ROOF FINISH AND REINFORCE EXISTING RAFTERS WITH NEW RAFTERS PER STRUCTURAL BETWEEN GRID SECTIONS A & B, AND 4 & 10.
3. REMOVE ALL EXISTING PLUMBING FIXTURES AND PLUMBING LINES
4. REMOVE ALL ELECTRICAL FIXTURES, WIRING, MAIN PANEL AND SUB-PANEL. PREPARE NEW LOCATION FOR NEW ELECTRICAL MAIN METER PER PLAN.
5. REMOVE EXISTING FLOOR FINISH AND PREPARE FOR NEW FLOOR MATERIALS PER PLANS.
6. REMOVE DRYWALL WHERE APPLICABLE FOR NEW ADDITIONS, NEW ELECTRICAL WIRING, PLUMBING, AND COORDINATE DISPOSAL PROCEDURES WITH ASBESTOS AND LEAD REPORT.
7. ALL EXISTING WINDOWS TO BE REMOVED.
8. ALL EXISTING DOORS, INTERIOR AND EXTERIOR TO BE REMOVED.
9. KITCHEN CABINETS TO BE REFURBISHED. DO NOT DISPOSE OF CABINETS AND COORDINATE WITH CABINET CONTRACTOR AND OWNER FOR SCOPE OF REMOVAL.

N

0 5 10 15

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

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MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

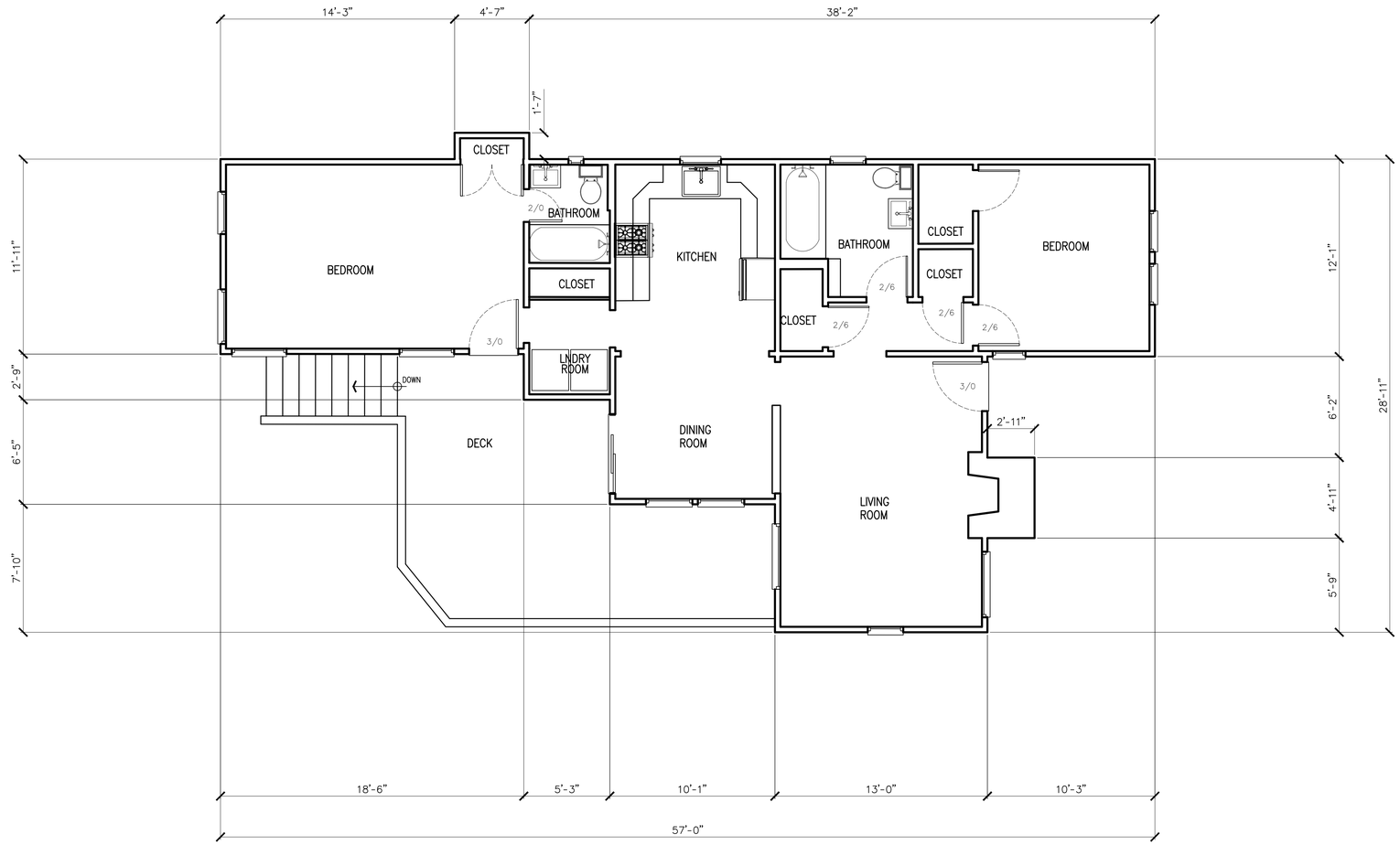
ISSUE:
08-07-2022
09-14-2022
01-12-2023

DRAWN BY: C.O.

TAKEDOWN AND REBUILD PLAN

SCALE: 1" = 1/4"

A3.0



Attachment 4

N

0 5 10 15

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

GRAPHIC SCALE

FLOOR PLAN (EXISTING)

SCALE: 1' = 1/4"

A4.0

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BLOCK: E LOT: 13
APN: 010-185-007-000

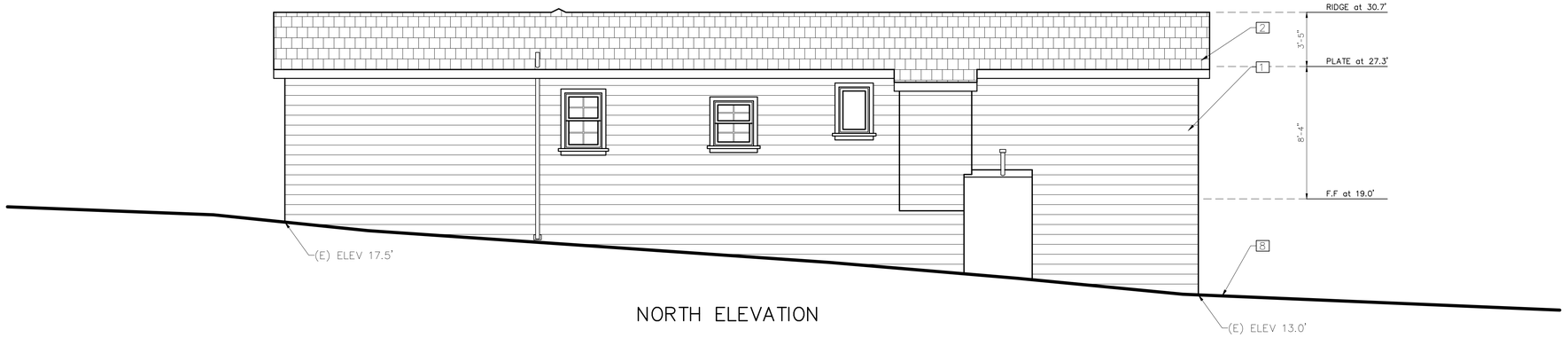
PROJECT NO.
22-04

ISSUE:
08-07-2022

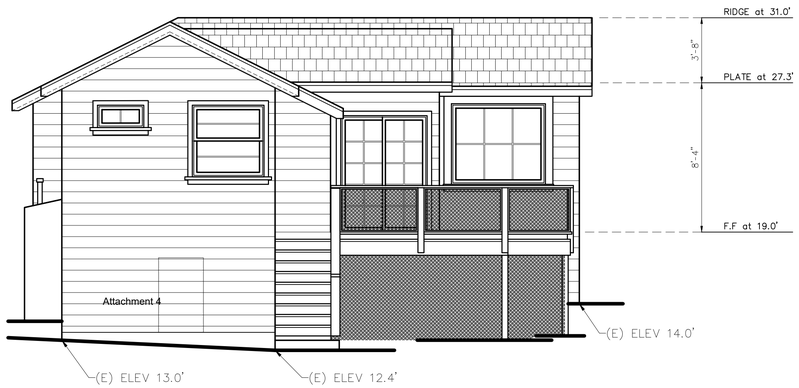
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C.O.

KEY NOTES

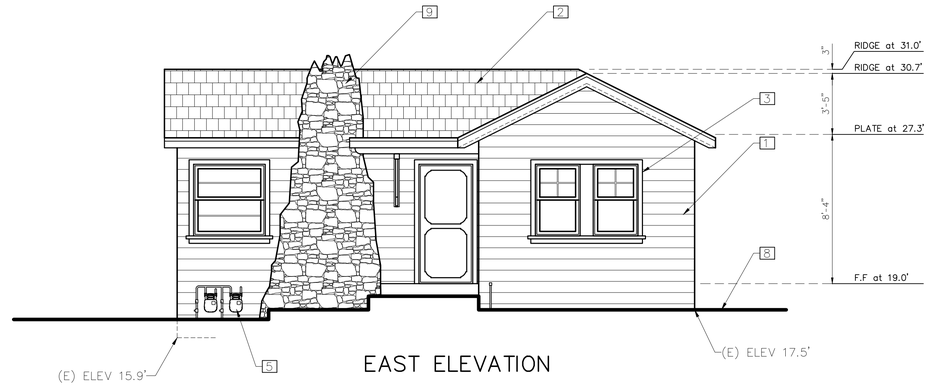
1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF, PITCH 6:12
3. WOOD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METERS
6. WOOD GUARDRAIL
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE CHIMNEY



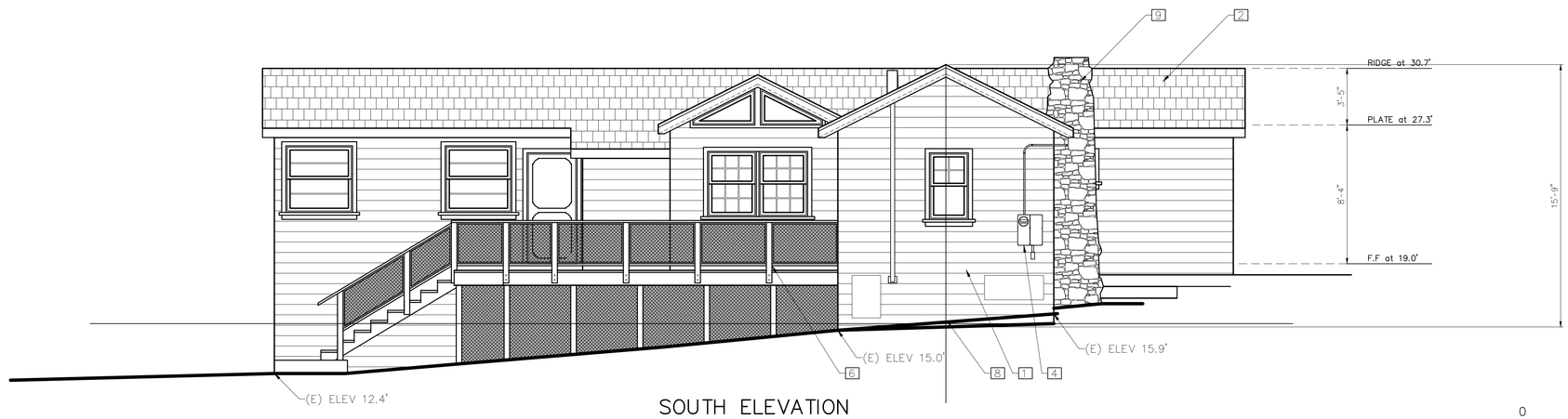
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

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

GRAPHIC SCALE

CODG

CLAUDIO ORTIZ DESIGN GROUP, INC
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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

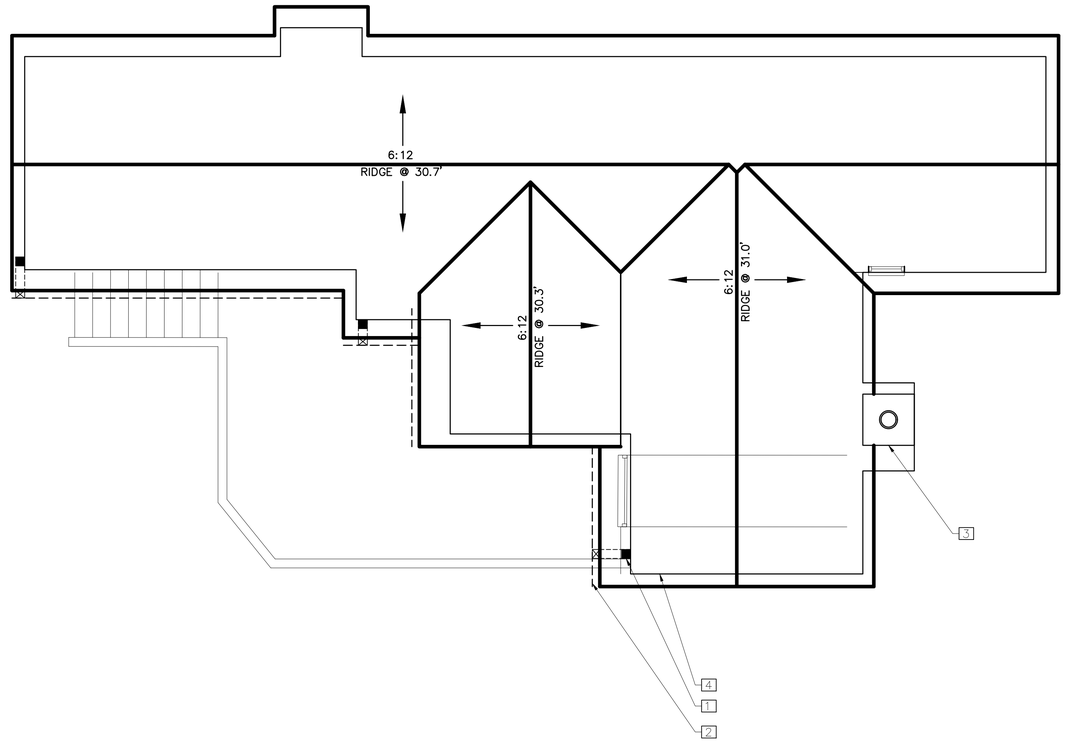
ISSUE:
08-07-2022

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C.O.

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A5.0



Attachment 4

KEY NOTES

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

LEGEND

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

N

0 5 10 15

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

GRAPHIC SCALE

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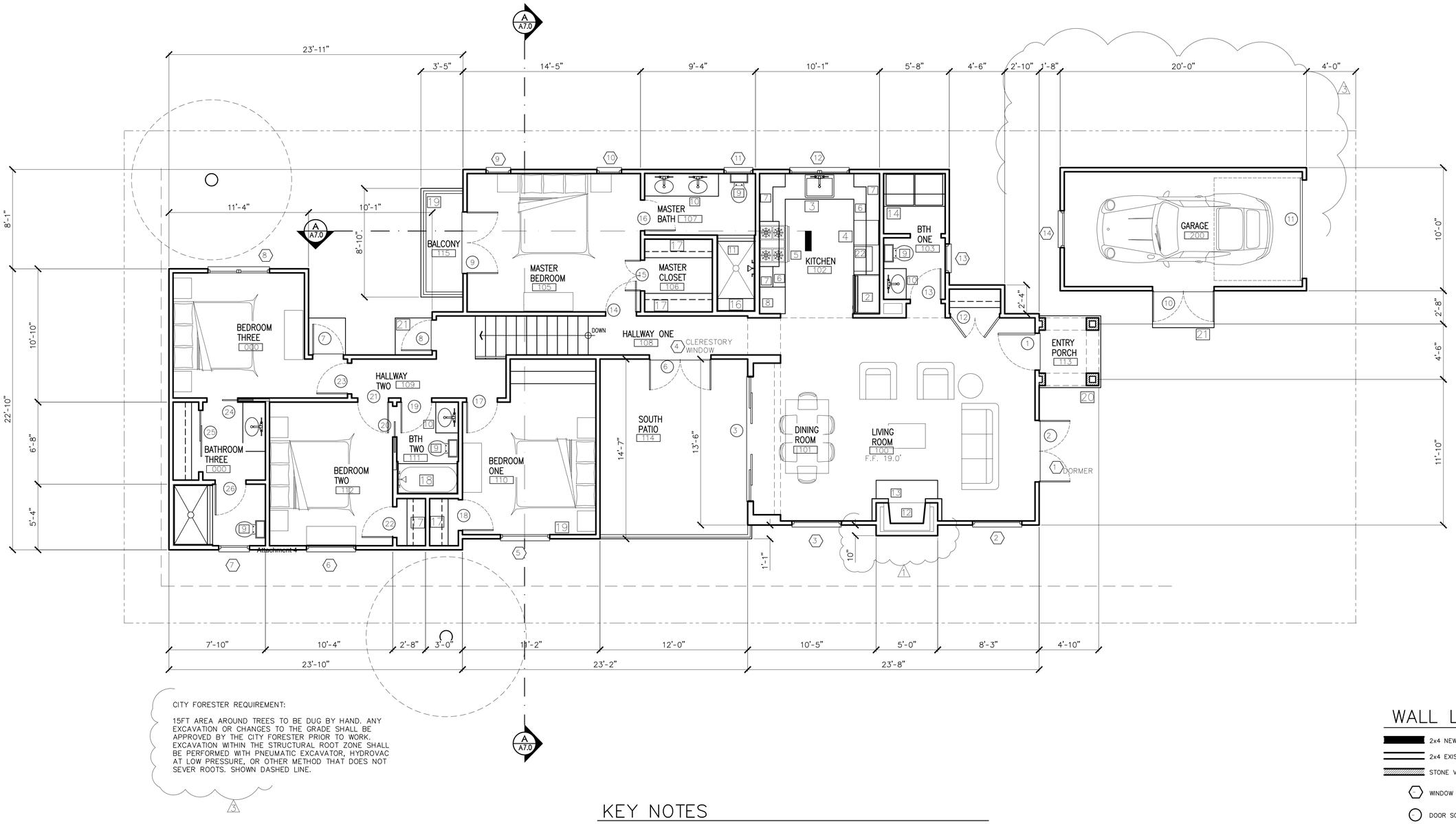
ISSUE:
08-07-2022

DRAWN BY:
C.O.

ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A6.0



CITY FORESTER REQUIREMENT:

15FT AREA AROUND TREES TO BE DUG BY HAND. 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. SHOWN DASHED LINE.

KEY NOTES

1. WINE BAR
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISHWASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL TILED WALLS FULL HEIGHT
12. GAS FIREPLACE
13. STONE HEARTH
14. SIDE-BY-SIDE WASHER & DRYER
15. BUILT-IN LINEN CABINET
16. SHOWER SEAT
17. ONE 2" ROD ONE SHELF
18. TUB
19. GUARDRAIL: WROUGHT IRON 42-IN HIGH
20. STONE VENEER SIDING
21. STONE STOOP AT EXTERIOR DOORS
22. MICROWAVE DRAWER

WALL LEGEND

- 2x4 NEW WALLS
- 2x4 EXISTING WALLS
- STONE VENEER
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

N

0 5 10 15

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

GRAPHIC SCALE

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REVISIONS:
1 01-23-2023
2 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

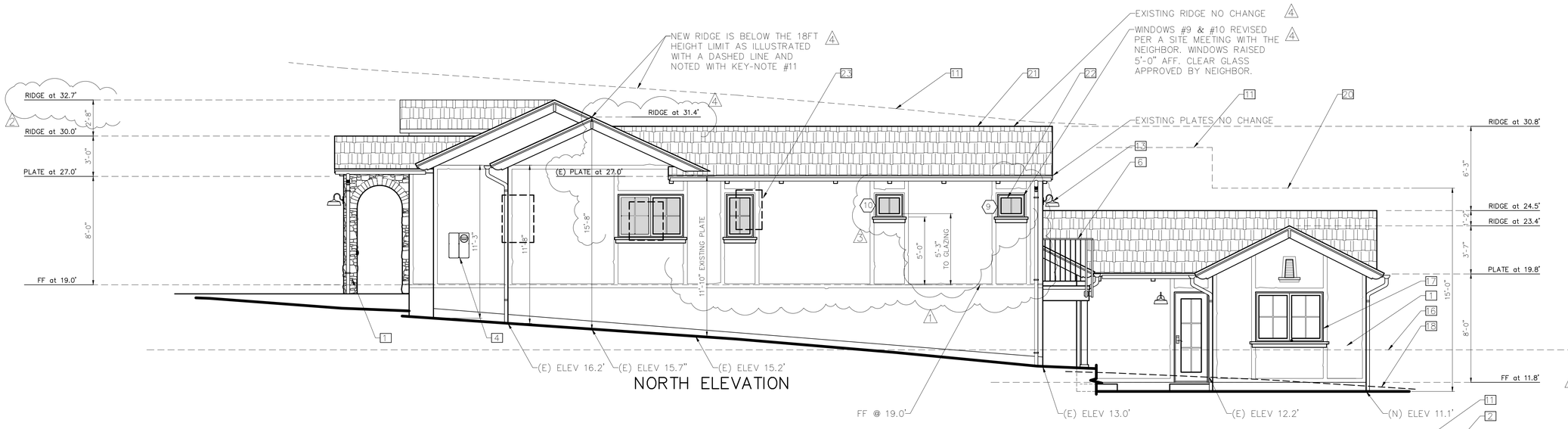
ISSUE:
09-25-2022
10-17-2022
01-12-2023

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C.O.

FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

A7.0



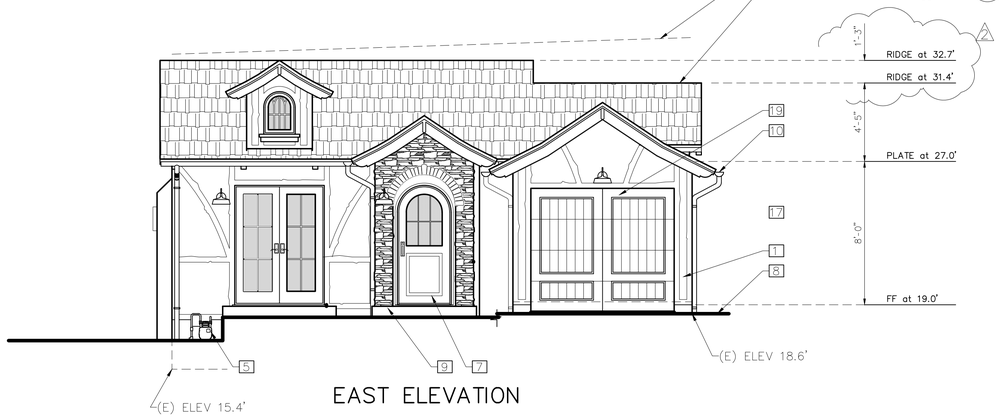
NORTH ELEVATION

KEY NOTES

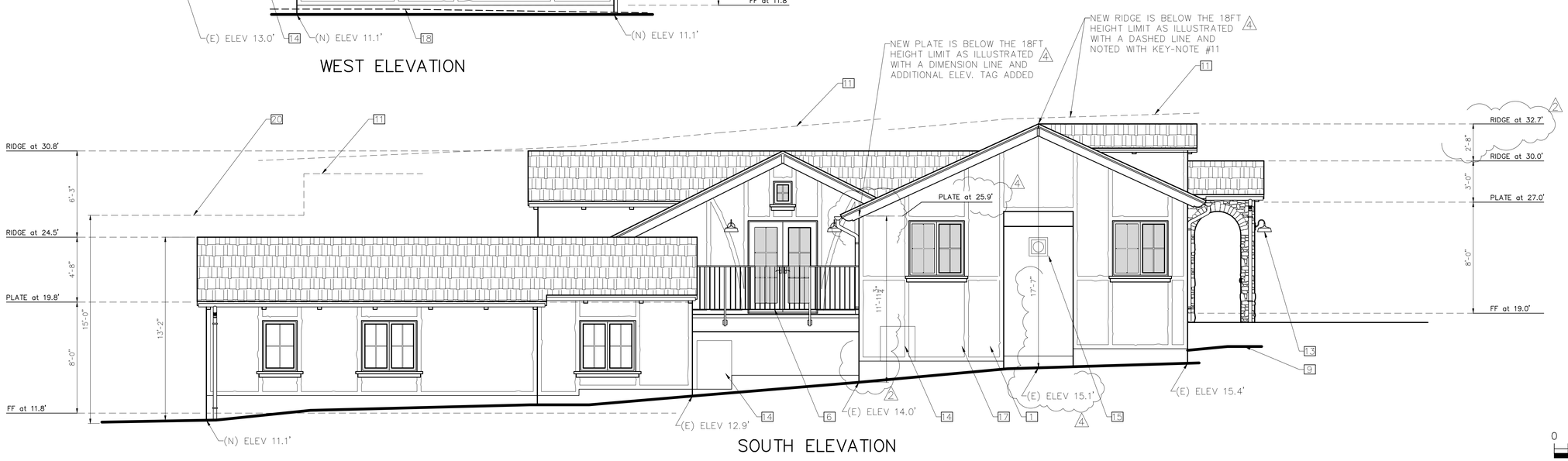
1. SIDING: CEMENT PLASTER, THREE COATS
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METER
6. GUARDRAIL: ROUGH IRON, DARK BRONZE FINISH
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE VENEER
10. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
11. 18-FT HEIGHT LIMIT SHOWN DASHED LINE
12. CHIMNEY SHROUD: GALVANIZED METAL, PAINTED.
13. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
14. CRAWLSPACE ACCESS DOORS
15. FIREPLACE DIRECT VENT EXHAUST
16. AVERAGE NATURAL GRADE 14.2 FT
17. 2X HALF-TIMBERS. SOLID STAIN, SEE TRIM COLOR SHEET A11.1
18. EXISTING GRADE SHOWN DASHED LINE
19. GARAGE DOOR: WOOD, ROLL-UP
20. 15-FT HEIGHT LIMIT FROM REAR YARD SHOWN DASHED LINE
21. EXISTING ROOF STRUCTURE TO REMAIN.
22. NEW WINDOWS REVISED, FROM FLOOR TO GLAZING THE DISTANCE IS 5'-3" +/-. IN ADDITION THERE WILL BE NIGHT STANDS PLACED IN FRONT OF THE WINDOWS KEEPING OCCUPANTS FROM THE WINDOWS.
23. LOCATION OF EXISTING WINDOWS SHOWN DASHED. EXISTING WINDOWS FROM EAST TO WEST: BATHROOM, KITCHEN, BATHROOM. NEW WINDOWS IN SAME ROOM CONFIGURATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

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

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1 01-23-2023
2 02-06-2023
3 02-10-2023
4 03-06-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

ISSUE:
09-25-2022
10-17-2022
01-12-2023

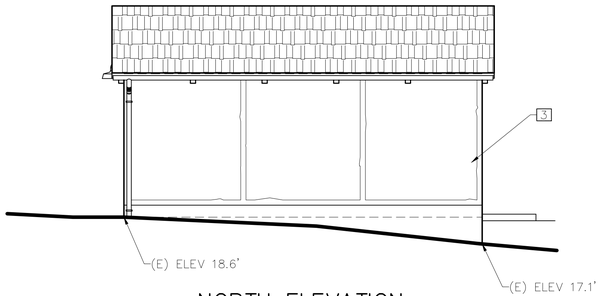
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ELEVATIONS (PROPOSED)

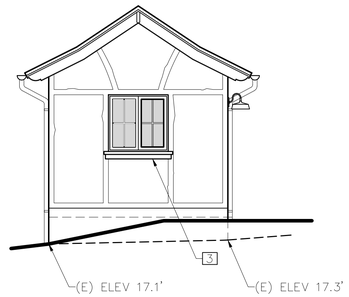
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A8.0

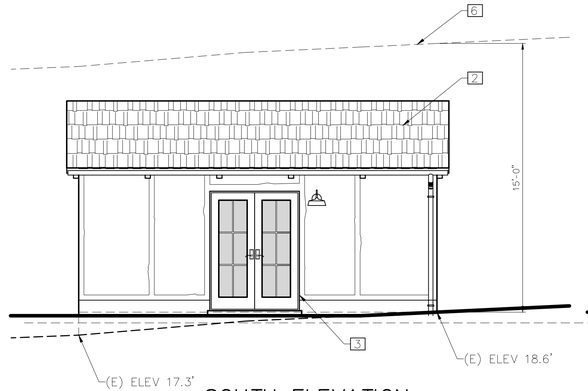
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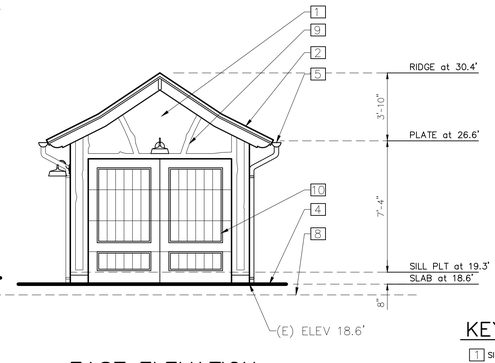
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

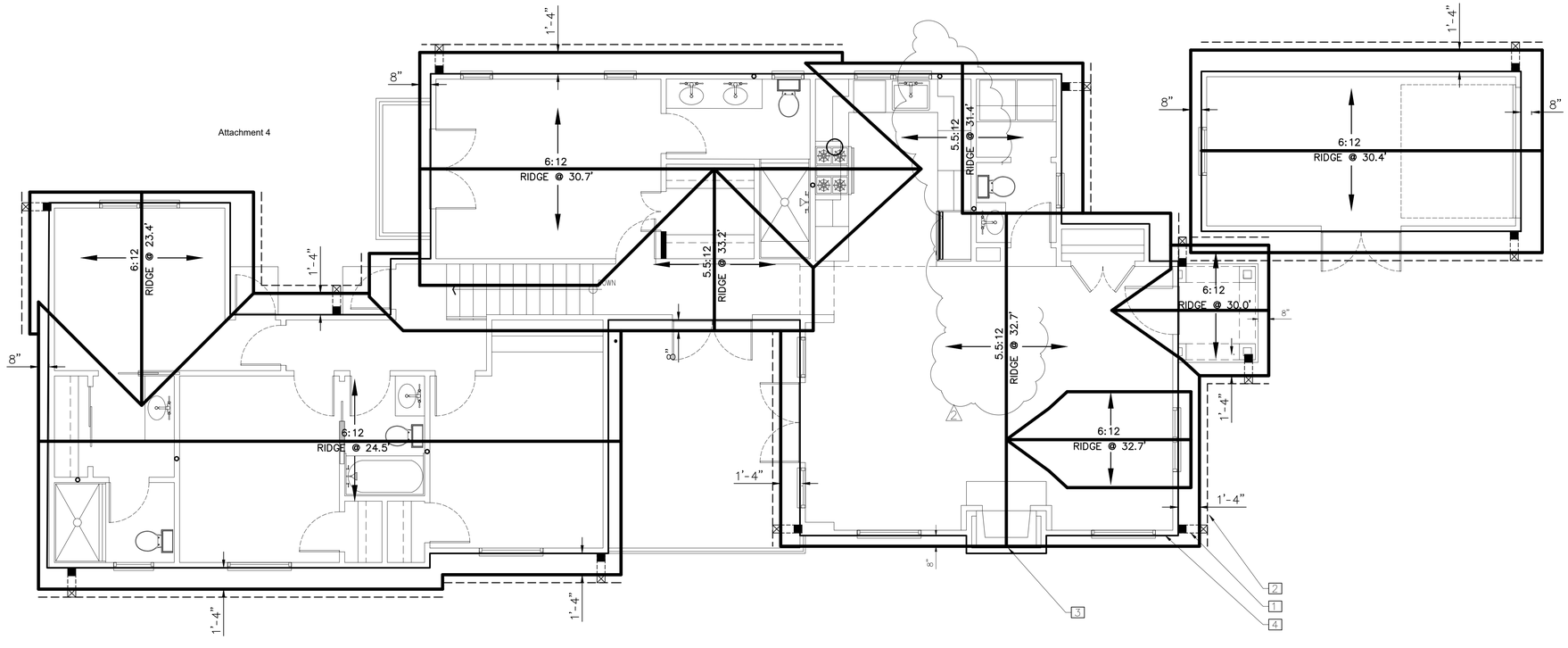


EAST ELEVATION

KEY NOTES

1. SIDING: CEMENT PLASTER
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. GRADE WHERE OCCURS
5. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
6. 15-FT HEIGHT LIMIT SHOWN DASHED LINE
7. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
8. AVERAGE NATURAL GRADE 18.0 FT
9. 2X HALF-TIMBERS, SOLID STAIN, SEE TRIM COLOR SHEET A11.1
10. GARAGE DOOR: WOOD, ROLL-UP

Attachment 4



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. FIREPLACE DIRECT VENT EXHAUST
4. BUILDING FOOTPRINT

LEGEND

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

0 5 10 15

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

GRAPHIC SCALE

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02-06-2023 A

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
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01-12-2023

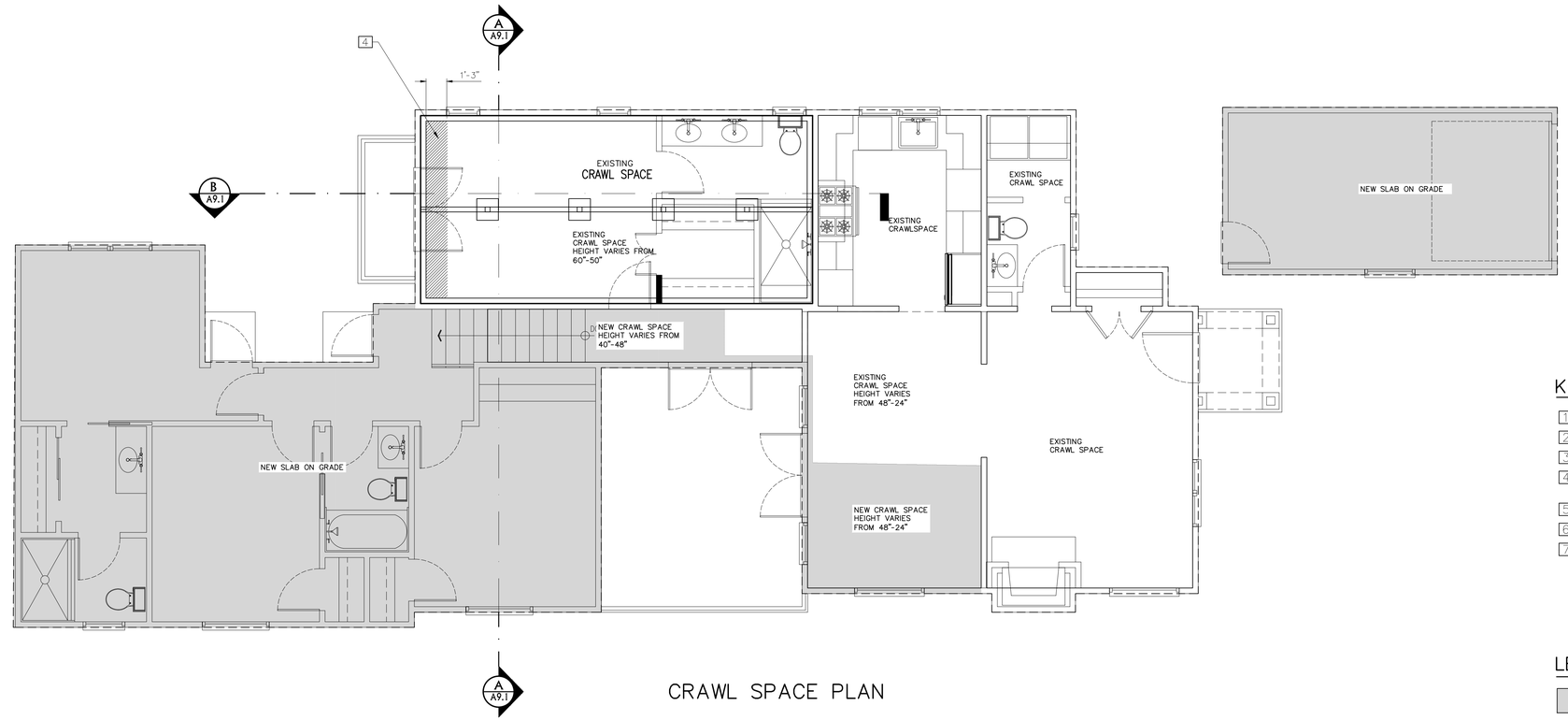
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GARAGE ELEVATIONS AND ROOF PLAN (PROPOSED)

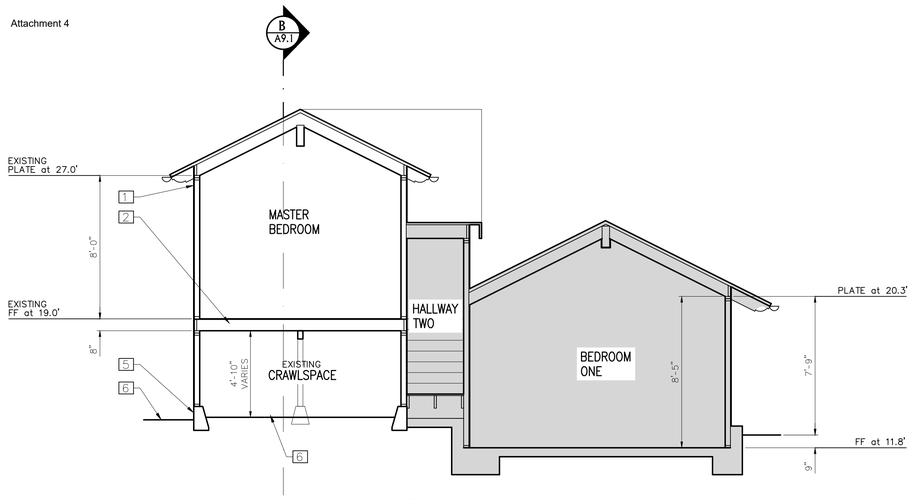
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A9.0

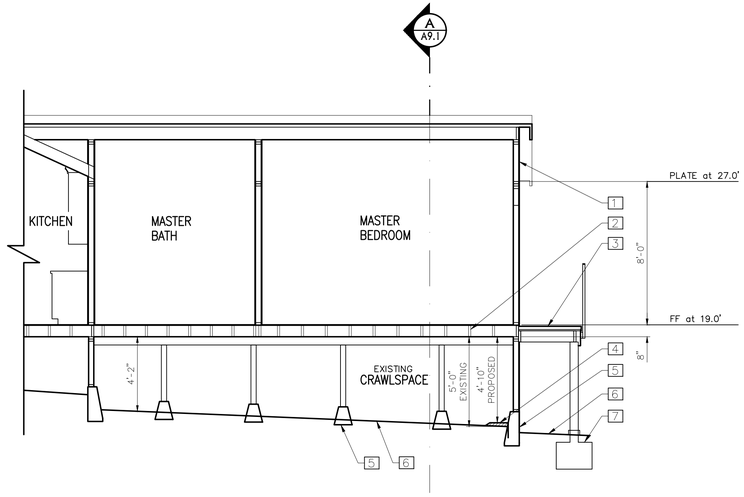
Attachment 4



CRAWL SPACE PLAN



SECTION A



SECTION B

KEY NOTES

1. EXISTING FRAMING
2. EXISTING FLOOR FRAMING TO REMAIN
3. NEW BALCONY AND GUARDRAIL
4. NEW GRAVEL FILL TO REDUCE HEIGHT OF CRAWL SPACE UNDER 5'-0" SHOWN HATCHED
5. EXISTING FOOTING TO REMAIN
6. EXISTING GRADE WHERE OCCURS
7. NEW CONC. FOOTING

LEGEND

- NEW ADDITION
- NEW GRAVEL ADDITION TO REDUCE HEIGHT OF CRAWL SPACE UNDER FIVE FEET

0 5 10 15

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

GRAPHIC SCALE

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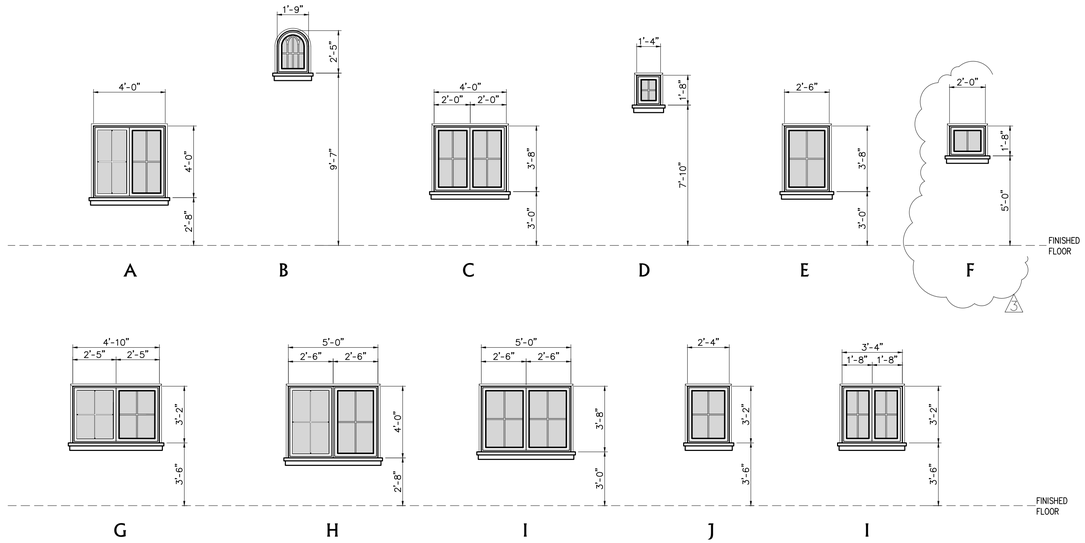
DRAWN BY:
C.O.

CRAWLSPACE PLAN & SECTIONS (PROPOSED)

SCALE: 1" = 1/4"

A9.1

Window Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN DWELLING	1	LIVING ROOM	B	1'-4" X 1'-8"	FF	FIXED ARCHED	WOOD-CLAD	YES	NO	NO	NO
	2	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	3	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	4	HALLWAY ONE	D	1'-4" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	NO	NO	NO
	5	BEDROOM ONE	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	6	BEDROOM TWO	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	7	BATHROOM THREE	E	2'-6" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	8	BEDROOM THREE	I	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	9	MASTER BEDROOM	F	2'-0" X 1'-8"	FF	AWNING	WOOD-CLAD	YES	NO	YES	NO
	10	MASTER BEDROOM	F	2'-0" X 1'-8"	FF	AWNING	WOOD-CLAD	YES	NO	YES	NO
	11	MASTER BATHROOM	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	12	KITCHEN	G	4'-10" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	13	BATHROOM ONE	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	14	GARAGE	I	3'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	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 TOPS 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.) FOR 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:

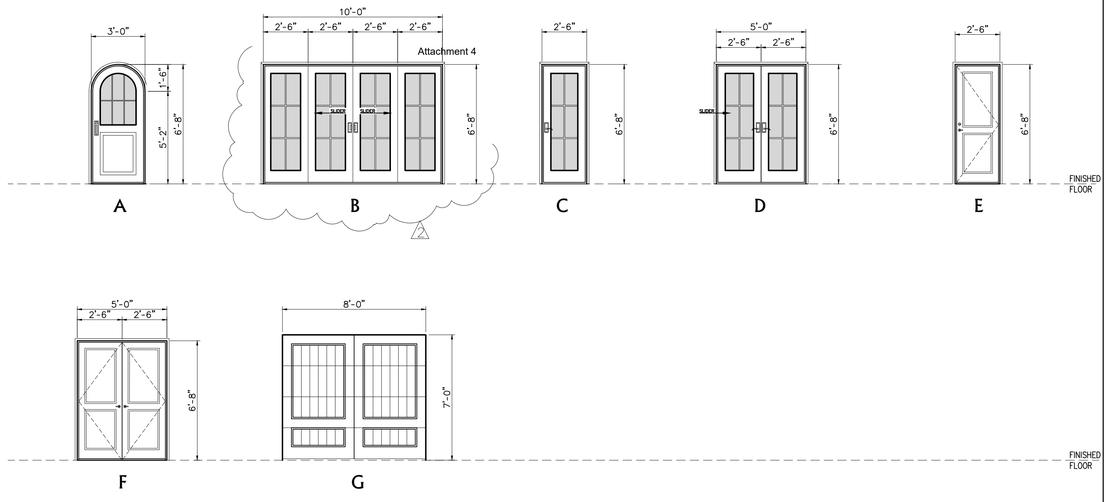
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

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.

Door Elevation Types



Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN DWELLING	1	LIVING ROOM/ENTRY PORCH	A	3'-0" X 6-8"	FF	GLASS / FLUSHED PANELED ARCHED TOP	OUTSIDE	WOOD	YES	YES
	2	LIVING ROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	3	DINING ROOM	B	10'-0" X 6'-8"	FF	GLASS / FLUSHED SLIDER FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	4	OMITTED	D	-	-	-	-	-	-	-
	5	OMITTED	B	-	-	-	-	-	-	-
	6	HALLWAY ONE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	7	BEDROOM THREE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	8	HALLWAY ONE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	9	MASTER BEDROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	10	GARAGE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	11	GARAGE	G	8'-0" X 7'-0"	P	ROLLED-UP / WOOD PANELED DOOR	OUTSIDE	WOOD	NO	NO
	12	GARAGE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	13	BATHROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	14	MASTER BEDROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	15	MASTER CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	16	MASTER BATHROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	17	BEDROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	18	BEDROOM ONE CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	19	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	20	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	21	BEDROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	22	CLOSET THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	23	BEDROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	24	BATHROOM THREE	I	2'-6" X 6'-8"	P	1-3/4" THK / PANELED/POCKET DOOR	INSIDE	WOOD	NO	NO
	25	CLOSET THREE	F	(2) PER- 2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	26	BATHROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO

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:
1 02-06-2023
2 03-22-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-27-2022

DRAWN BY:
C.O.

WINDOW & DOOR SCHEDULES (PROPOSED)

SCALE: 1" = 1/4"

A10.0

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.



ROOF

MANUFACTURE:	CERTAINTEED
MATERIAL:	COMPOSITE ASPHALT SHINGLE
MODEL:	PRESIDENTIAL TL
COLOR:	COUNTRY GRAY



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	FRANKLIN IRON WORKS
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	10.5"H X 12"W



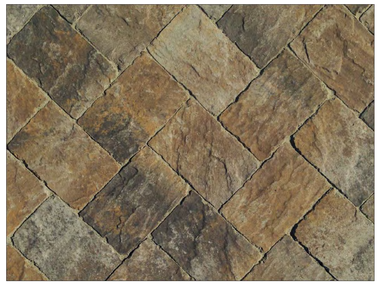
FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	18"H X 6.25"W



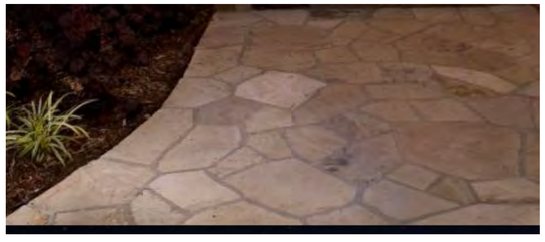
NEW 4-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4-FT.



DRIVEWAY

MANUFACTURE:	CALSTONE
COLOR:	OAK BARREL GRAY
INSTALLATION:	SET ON SAND



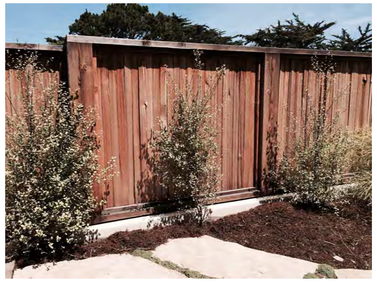
PATIO

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



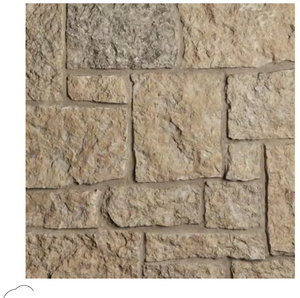
WALKWAY

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



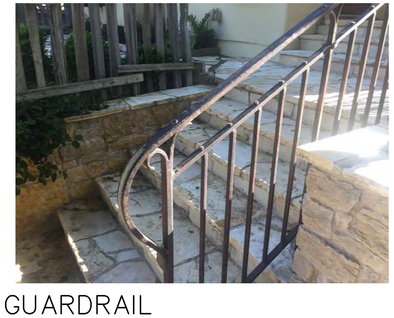
NEW 6-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	6-FT.



STONE VENEER

MANUFACTURE:	BEUCHELSTONE
MATERIAL:	NATURAL SAND-STONE
COLOR:	BROWN TO BUFF WITH OCCASIONAL GRAY
PATTERN:	UNCOURSE AND ROUGHLY SQUARED



GUARDRAIL

MANUFACTURE:	CUSTOM
COLOR:	BRONZE
MATERIAL:	ROUGH IRON, GALV.

0 5 10 15

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

GRAPHIC SCALE

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REVISIONS: 3 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
C.O.

MATERIALS (PROPOSED)

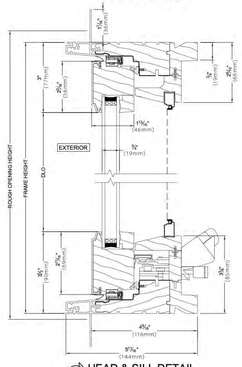
SCALE: 1" = 1/4"

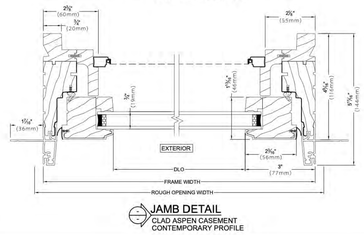
A11.0

Attachment 4

Clad Aspen Casement

Operable
4 9/16" JAMB





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
COLOR:	DEEP TAUPE 077
MATERIAL:	WOOD-CLAD
STYLE:	CASEMENT
MUNTIN:	7/8" PUTTY





SW 7568
Neutral Ground
Interior / Exterior
Location Number: 261-C5

BODY COLOR

MANUFACTURE:	SHERWIN WILLIAMS
TYPE:	PAINT
COLOR:	SW 7568 NEUTRAL GROUND
FINISH:	SATIN



Acorn

TRIM & GARAGE DOOR COLOR

MANUFACTURE:	CABOT
TYPE:	SOLID STAIN
COLOR:	ACORN
FINISH:	SATIN

0 5 10 15

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

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02-10-2023

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MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
11-19-2022

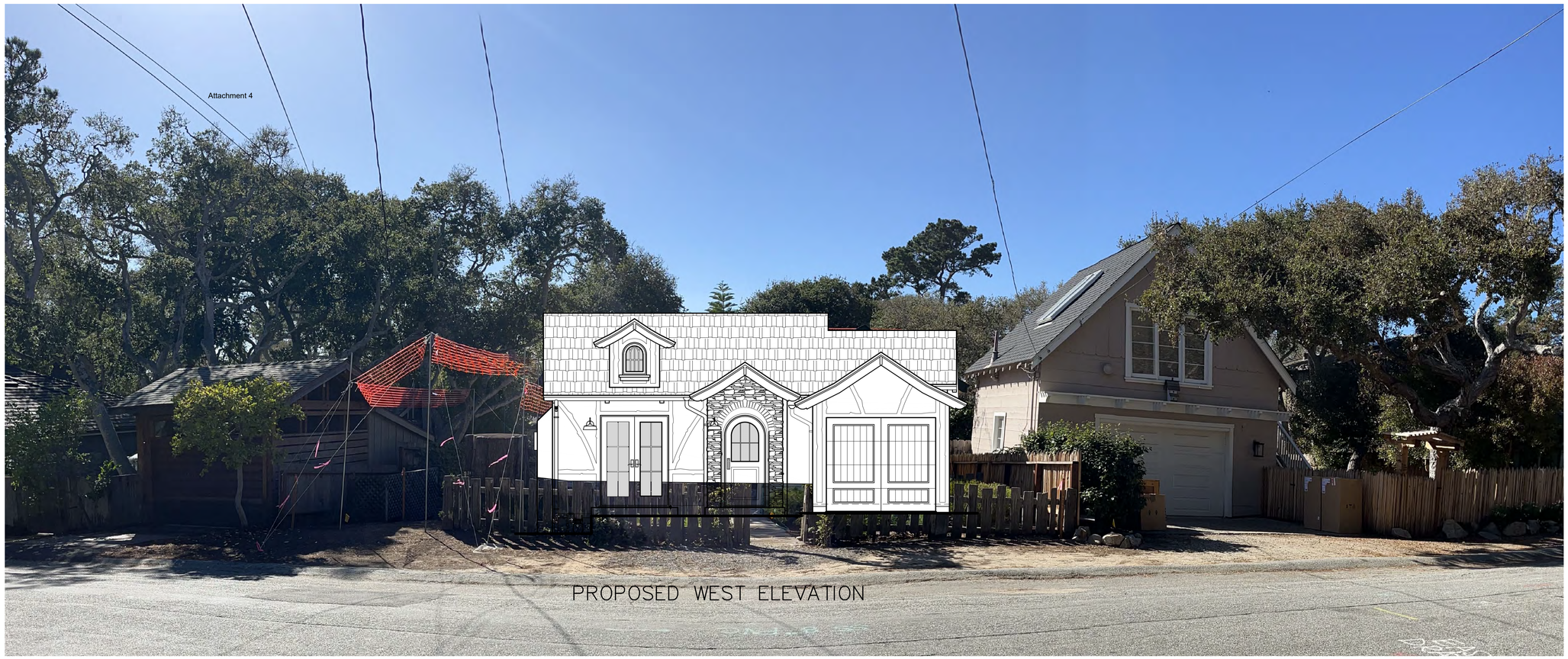
DRAWN BY:
C.O.

MATERIALS (PROPOSED)

SCALE: 1" = 1/4"

A11.1





PROPOSED WEST ELEVATION

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PROJECT NO.
22-04

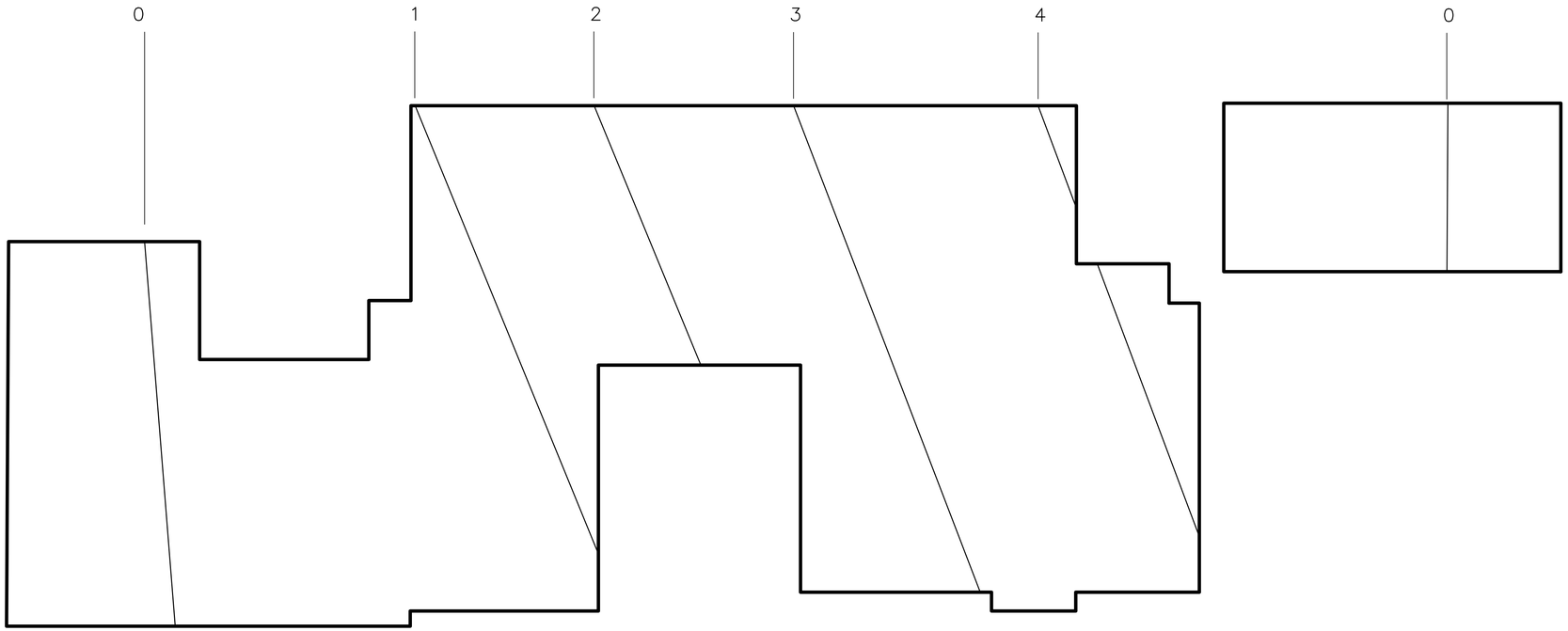
ISSUE:
09-30-2022
01-12-2023

DRAWN BY:
C.O.

STREETSCAPE

SCALE: N.T.S.

A12.0



AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			14.6 FT
ELEV.	LINE	LENGTH	TOTAL
12 FT 13 FT 14 FT 15 FT 16 FT	0 1 2 3 4	22.9' 28.8' 16.8' 30.9' 23.7'	0.0 28.8 57.6 92.7 94.8
TOTAL		123.1'	273.9

MATH: 273.9 / 123.1 = 2.23
FACTOR: = 2.2
A.N.G. = 12 FT + 2.2 FACTOR = 14.2 FT

AVERAGE NATURAL GRADE

GARAGE AVERAGE NATURAL GRADE			18.0 FT
ELEV.	LINE	LENGTH	TOTAL
18 FT	0	10.0'	0.0
TOTAL		10.0'	0.0

MATH: 10.0 / 0.0 = 0.0
FACTOR: = 0.0
A.N.G. = 18 FT + 0.0 FACTOR = 18.0 FT

VOLUME ANALYSIS

ALLOWED 983.3 SQ.FT. X12	11,799.6 CU.FT.
BEDROOMS	4,905.2 CU.FT.
HALLWAY	919.5 CU.FT.
LIVING ROOM	1,891.7 CU.FT.
KITCHEN	276.9 CU.FT.
CHIMNEY	60.6 CU.FT.
DORMER	78.4 CU.FT.
ENTRY PORCH	469.2 CU.FT.
FRONT GABLE	58.4 CU.FT.
BALCONY	105.6 CU.FT.
GARAGE	2,133.8 CU.FT.
PROPOSED	10,898.8 CU.FT.





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

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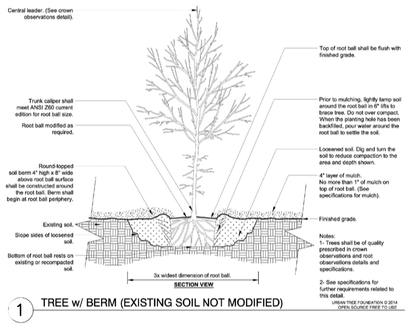
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CRUZ RESIDENCE
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BLOCK: E LOT: 13
APN: 010-185-007-000
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22-04

ISSUE:
08-07-2022
09-14-2022
01-12-2023
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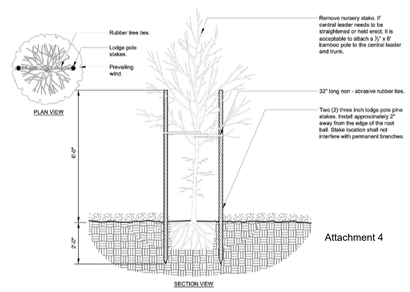
NATURAL AVERAGE GRADE ANALYSIS & VOLUME ANALYSIS

SCALE: 1' = 1/4"

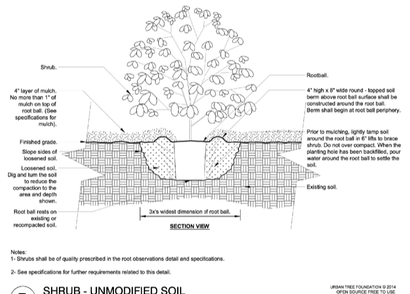
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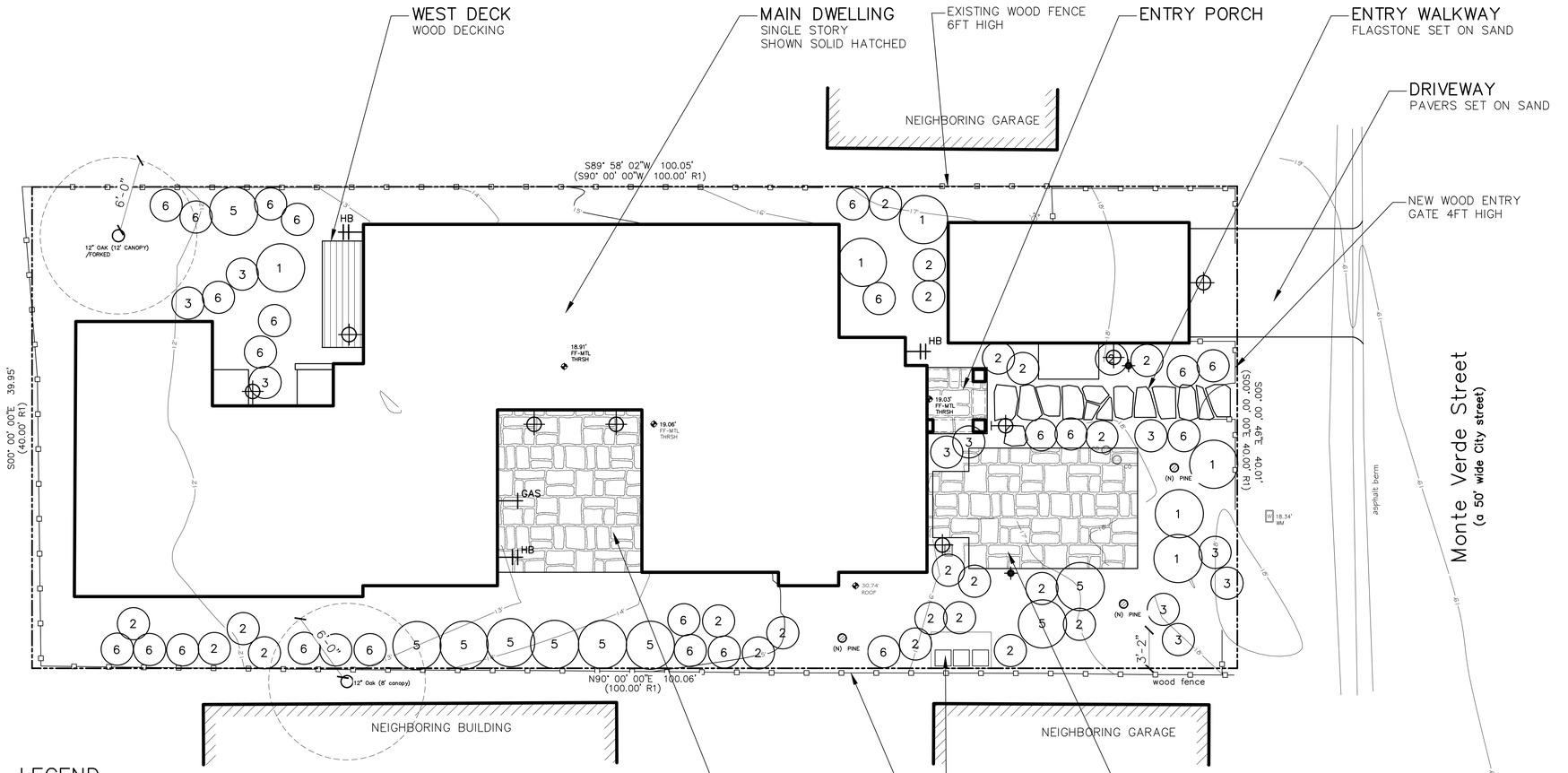
1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



2 TREE STAKING - LODGE POLES (2)



3 SHRUB - UNMODIFIED SOIL



LEGEND

- STRUCTURES
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (N) TREE
- PATH LIGHT (10-FT 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.

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	DONONAEA ATROPURPOREA	DONONAEA ATROPURPUREA	5 GAL
2	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS "PACIFIC MUST"	5 GAL
3	WOODWARDIA FIMBRIATA	WOODWARDIA FIMBRIATA	5 GAL
4	LOMANDRA LONGIFOLIA	LOMANDRA LONGIFOLIA BREEZE	5 GAL
5	CEANOTHUS	CEANOTHUS "JULIA PHELPS"	5 GAL
6	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
PINE	PINUS RADIATA	MONTEREY PINE	15 GAL

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "B" ON SHEET 6.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

CODG
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REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK:E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023
DRAWN BY:
C.O.

LANDSCAPE PLAN

SCALE: 1" = 3/16"

L1.0

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-2126 (Barnes):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a 333-square-foot rear addition and a new 185-square-foot rear deck located on Santa Fe Street 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-102-003-000.

Application: DS 23-2126 (Barnes) **APN:** 010-102-003-000
Block:25 **Lot:**5
Location: Santa Fe Street 3 southwest of 2nd Avenue
Applicant: Eric Wynkoop, Architect **Property Owner:** Kimm & Ryotaro Umegaki Barnes TRS

Executive Summary:

The applicant is requesting approval of a combined concept and final design study for a rear addition and a new rear deck to the historic G.H. Phillips House. In October, the Historic Resources Board found the project consistent with the Secretary of the Interior's Standards. No trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined concept and final design study ds 23-126 (Barnes) and associated coastal development permit for a 333-square-foot addition to an existing 660-square-foot residence located on Santa Fe Street 3 southwest of 2nd Avenue. APN 010-102-003-000.

Background and Project Description:

The "G.H. Phillips House" was constructed in 1925 in the Craftsman bungalow style. In 2003, preservation consultant Kent Seavey prepared a DPR 523A form and noted it was an unaltered example of a front-gabled type of Craftsman bungalow. The property also contains one-half of a two-car garage that was constructed on the south property line and is shared jointly with the residence on Lot 7.

The project site is a 4,000-square-foot lot. The existing residence is 660 square feet in size and contains two bedrooms and one bathroom. An existing 220-square-foot deck is located on the rear elevation. The applicant is proposing an interior remodel to convert the living room to the primary bedroom and convert bedroom #2 to an en-suite bathroom. A 333-square-foot rear living room addition and a new 185-square-foot deck are also proposed. No changes are proposed to the detached, shared garage.

In accordance with Carmel Municipal Code Section 17.58.040.B.a (Final Action), the Director is authorizing both concept review and final details review to occur at the same meeting.

Historic Resources Board Review

The Historic Resources Board adopted Resolution 2023-018-HRB on October 16, 2023, adding the historic resource to the Carmel Register, granting the creation of a design nonconformity in the composite side yard setback at the proposed addition, and issuing a determination of consistency with the Secretary of the Interior's Standards.

Staff Analysis:

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

Staff Response: The City Forester identified seven trees on or immediately adjacent to the property, including one Acacia (tree #1), one Mayten (tree #2), three Monterey pines (tree #3-5), one Pittosporum (tree #6), and one Magnolia (Tree #7). The three Monterey pines and the Magnolia have been rated Significant. The remaining three trees have been rated Not Significant.

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects if needed. Then-City Forester Sara Davis did not recommend any additional trees be planted. The proposed addition will be at least six feet from all significant trees. The project meets the objectives of forest character.

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

Staff Response: Staff did not identify any potential privacy or view impacts. As of the writing of this report, staff has not received any neighbor comments.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site, minimizing the amount of paved surface for a driveway; positioning garages to maximize open space, views, and privacy; and minimizing visual impacts.*

Staff Response: The north one-half of a two-car garage constructed on the south property line is shared jointly with the residence on Lot 7 and was previously converted to an art studio. No changes to the converted garage are proposed.

Carmel Municipal Code Section 17.10.030.F requires one parking space per primary dwelling on sites of 8,000 square feet or less in area. 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.

Because the converted garage is located at the rear of the lot, on-site parking is accommodated in the existing driveway, which is over 50 feet long. The project meets the objectives of parking and access.

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

Staff Response: The existing 660-square-foot residence is single-story, and the proposed 333-square-foot addition would also be single-story. The property slopes approximately 5 feet from the front of the residence to the rear. The existing finish floor level would be maintained. However, the rear addition would be completely hidden from view. In order to maintain the existing finish floor level, the addition will be slightly taller at the rear elevation but will still be almost 2 feet lower than the existing roof ridge. The project meets the objectives of mass and bulk.

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

Staff Response: The rear 333-square-foot addition would be an extension of the existing north wall of the residence, maintaining the current north-side yard setback. The building form is rectangular with a narrow "L" off of the south elevation of the addition. The roof form on the historic residence and the converted detached garage are front-facing gables pitched at 5:12. The roof over the proposed addition would be a gable with the same orientation as the historic residence with a pitch of 7:12 to differentiate the addition from the historic portion of the residence. The project meets the objectives of building and roof form.

Finish Details: The proposed addition would be finished with board and batten siding. To differentiate the addition from the historic resource, the batten sizing would be 4 inches and the spacing 20 inches. The battens on the historic residence are 2.5 inches wide with 10-inch spacing. The roof would be finished with Class A asphalt shingles similar to what is currently on the historic residence and converted detached garage. New windows and exterior doors would be aluminum-clad wood, and the new rear deck would be a composite material. The finish materials are consistent with the objectives of the residential design guidelines final details review.

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

Staff Response: The applicant proposes five new solar-powered fresh air deck-mounted skylights on the south roof plane of the proposed addition. The skylights would be screened from public view by the existing historic residence and from view of the southern neighbor by the converted detached garage. Standard condition of approval no. 12 requires that automatic shades be installed in each of the skylights prior to final occupancy. With the application of conditions, the project meets the objectives for skylights.

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 and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation. 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. Class 31 exemptions include the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines

Attachment 1 - Resolution
Attachment 2 – Project Data Table
Attachment 3 – Project Plans
Attachment 4 - DPR 523A Form for Block 25_ Lot 5
Attachment 5 - Phase Two Evaluation G.H. Phillips House

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY DS 23-126 (BARNES) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 333-SQUARE-FOOT ADDITION AND A NEW 185-SQUARE-FOOT REAR DECK LOCATED ON SANTA FE STREET 3 SOUTHWEST OF 2ND AVENUE APN 010-102-003-000

WHEREAS, on May 9, 2023, Eric Wynkoop ("Applicant") submitted an application on behalf of Kimm & Ryotaro Umegaki Barnes TRS ("Owners") requesting approval of Track 2 Design Study application DS 23-126 (Barnes) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) Zoning District (Block 25, Lot 5); and

WHEREAS, the Applicant is requesting to construct a 333-square-foot rear addition and 185-square-foot rear deck; 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.a (Final Action) allows the Director to authorize concept review and final details review to occur at the same meeting for projects involving additions or alterations to historic resources or limited changes to non-historic structures; and

WHEREAS, on October 27, 2023, a notice of the public hearing scheduled for November 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 October 29, 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 November 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 November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and 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, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, 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 combined **Concept and Final Design Study:**

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, 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.	✓	

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Concept and Final Design Study application DS 23-126 (Barnes) to construct a 333-square-foot addition and 185-square-foot rear deck located on Santa Fe Street 3 southwest of 2nd Avenue (APN 010-102-003-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study application DS 23-126 (Barnes) authorizes a 333-square-foot addition and 185-square-foot rear deck located on Santa Fe Street 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Eric Wynkoop approved by the Planning Commission on November 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or

	the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	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 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 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 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.	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 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. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.
14.	Asphalt Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.
15.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the

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

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

	make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.

Special Conditions	
32.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
33.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
34.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
35.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

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 November 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

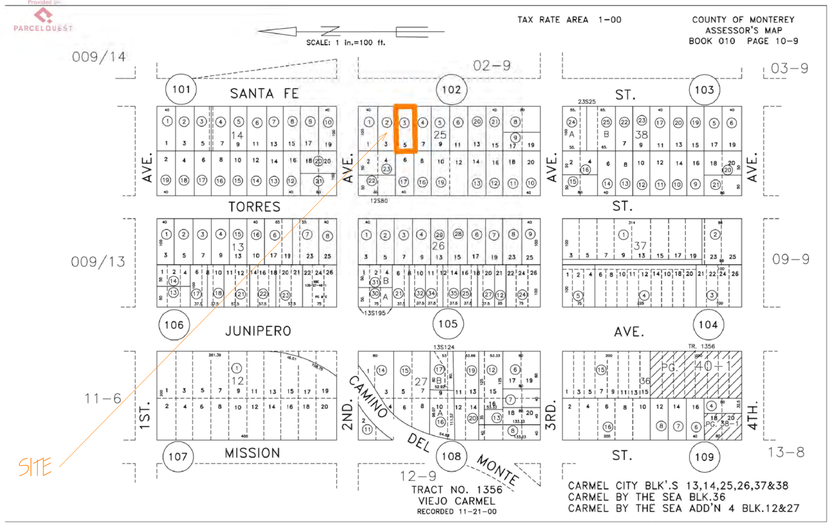
APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

DS 23-126 (Barnes)
November 8, 2023
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	660 SF residence 253 SF garage	993 SF residence 253 SF garage
Site Coverage	396 SF/556 SF	1,110 SF	556 SF
Trees (Upper/Lower)	3/1	No Change	No Change
Ridge Height (1st/2nd)	18'/24'	13'-9 ½" / NA	No Change
Plate Height (1st/2nd)	12'/18'	8'-11" / NA	No Change
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	22'-9"	No Change
Composite Side Yard	10' (25%)	5'-4 ½"	No Change
Side Yard	3'	5'-4 ½" (north) 0' (south)	No Change
Rear	15'/3'*	46'-9"	24'-10"

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



LOCATION MAP

PROJECT SUMMARY: INTERIOR REMODEL OF AN EXISTING HISTORICAL RESIDENCE, ADDING A NEW 333 SQ/FT. ADDITION TO THE REAR OF THE MAIN BUILDING, AND ADDING NEW 185 SQ/FT. OF NEW DECK ADJACENT TO PROPOSED ADDITION ALONG WITH 2 NEW SEPERATE STAIRS ON THE WEST & EAST SIDES OF PROPOSED DECK.

LOT SIZE: 4,000 SQ/FT.

EXISTING:		PROPOSED:	
GROSS FLOOR AREA:		GROSS FLOOR AREA:	
MAIN FLOOR:	660 SQ/FT.	MAIN FLOOR:	995 SQ/FT.
DETACHED GARAGE:	253 SQ/FT.	DETACHED GARAGE	253 SQ/FT
TOTAL FAR:	913 SQ/FT. - 22.8%	TOTAL FAR:	1,228 SQ/FT. - 30.5%

Attachment 3

TOTAL PROPOSED BUILDING SITE COVERAGE: 1,228 SQ/FT. - 30.5%

APN: 010-102-003-000
ADDRESS: SANTA FE 3 SW OF 2ND AVE., CARMEL-BY-THE-SEA, CA 93921

COMMUNITY: CARMEL (CITY)
PLANNING AREA: CARMEL LUP
ZONING: R-1
SUBDIVISION: N/A
FIRE DISTRICT: CARMEL FIRE

TREE REMOVAL: NONE
GRADING: 3.2 CUBIC YD.
OCCUPANCY: R-3/U
SLOPE DEVELOPMENT: NONE
CONSTRUCTION TYPE: VB
STORIES: ONE

WALL COUNT:

(E) EXISTING WALLS:	294' - 6"
(P) DEMOLISHED WALLS:	28' - 0"
NEW WALLS:	68' - 6"
TOTAL:	96' - 6" - 32.5%
SPRINKLERS REQUIRED	NO

OWNERSHIP: BARNES, KIMM (TE)
ADDRESS: P.O. BOX 6323, CARMEL-BY-THE-SEA, CA 93921
PHONE: 510-393-5917
E.MAIL: KIMM.BARNES@ME.COM

APPLICABLE CODES: 2022 CRC, CBC, CEC, CMC, CPC, 2022 CAL GREEN, 2022 CFC, 2022 CA ENERGY CODE

GENERAL NOTES:

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & MEATHODS) SHALL COMPLY WITH TITLE 24 AND THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERG-Y CODE, FIRE CODE, AND CALGREE; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WITH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONT-OLOGIAL RESOUCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGICAL-CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHEOLOGIST (I.E. AN ARCHEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS; SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

FIRE DEPARTMENT NOTES
FIRE DEPARTMENT: MONTEREY FIRE DEPARTMENT

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)
Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)
The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard
72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.

FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)
Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment.

FIRE011 - ADDRESSES FOR BUILDINGS
All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241.
Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

SHEET INDEX:

A - 0 PROJECT DESCRIPTION
A - 1 TOPOGRAPHIC & TREE FORESTERS SURVEY
A - 2A EXISTING SITE PLAN
A - 2B PROPOSED SITE PLAN
A - 3 GRADING AND DRAINAGE PLANS
A - 4 EXISTING & PROPOSED FLOOR PLANS
A - 5A EXISTING & PROPOSED ELEVATIONS ONE
A - 5B EXISTING & PROPOSED ELEVATIONS TWO
A - 5C EXISTING & PROPOSED ELAVATIONS THREE
A - 6 STREETSCAPE ELEVATIONS
A - 7 EXISTING & PROPOSED ROOF PLAN
A - 8 PROPOSED LANDSCAPE PLAN
A - 9 EXISTING IMAGES
A - 10 PROPOSED MATERIALS
A - 11 3D RENDERINGS

WE BELIEVE THAT THIS PROJECT COMPLIES WITH THE SECRETARY OF THE INTERIORS GUIDELINES FOR 'REHAB'

1. A PROPERTY SHALL BE USED FOR ITS HISTORIC PURPOSE OR BE PLACED IN A NEW USE THAT REQUIRES MINIMAL CHANGE TO THE DEFINING CHARACTERISTICS OF THE BUILDING AND ITS SITE AND ENVIRONMENT.
2. THE HISTORIC CHARACTER OF A PROPERTY SHALL BE RETAINED AND PRESERVED. THE REMOVAL OF HISTORIC MATERIALS OR ALTERATION OF FEATURES AND SPACES THAT CHARACTERIZE A PROPERTY SHALL BE AVOIDED.
3. EACH PROPERTY SHALL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE, AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ARCHITECTURAL ELEMENTS FROM OTHER BUILDINGS, SHALL NOT BE UNDERTAKEN.
4. MOST PROPERTIES CHANGE OVER TIME; THOSE CHANGES THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT SHALL BE RETAINED AND PRESERVED.
5. DISTINCTIVE FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A HISTORIC PROPERTY SHALL BE PRESERVED.
6. DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY, PHYSICAL, OR PICTORIAL EVIDENCE.
7. CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE CLEANING OF STRUCTURES, IF APPROPRIATE, SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.
8. SIGNIFICANT ARCHEOLOGICAL RESOURCES AFFECTED BY A PROJECT SHALL BE PROTECTED AND PRESERVED. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES SHALL BE UNDERTAKEN.
9. NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATED FROM THE OLD AND SHALL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE, AND ARCHITECTURAL FEATURES TO PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
10. NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION SHALL BE UNDERTAKEN IN SUCH A MANNER THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

www.wynkoop.design

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ERIC WYNKOOP

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831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

REVISED SHEETS
A-5A,B,&C
10/19/23

SANTA FE RESIDENCE

PROJECT DESCRIPTION

04/13/2023

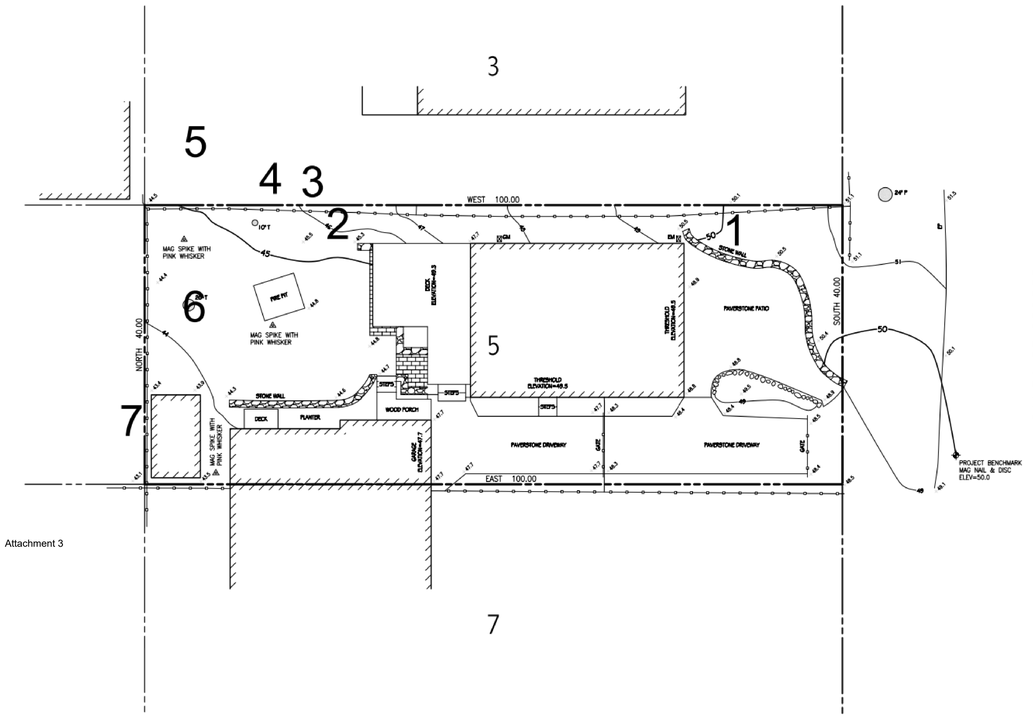
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LEGEND:

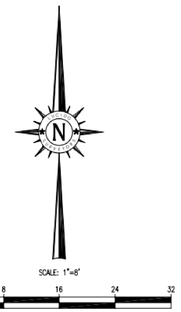
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- EP EDGE OF PAVEMENT
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- WM WATER METER
- EM ELECTRIC METER
- GM GAS METER
- SURVEY CONTROL POINT
- 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
- CS CARMEL STONE
- PCC WALKWAY/PATIO
- DISABLED PARKING
- P STANDARD PARKING STALL
- 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
- 12FT TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE

- 49.0 SPOT ELEVATION



SANTA FE STREET
(A 60 FOOT WIDE CITY STREET)



BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHEASTERLY 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 NOVEMBER OF 2022.

TOPOGRAPHIC SITE SURVEY

OF

LOT 5 in BLOCK 25

as shown on

VOLUME 1 OF CITIES & TOWNS AT PAGE 52

Records of Monterey County

PREPARED FOR

Kimm Barnes

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"=8'	PROJECT No. 3091	NOVEMBER 2022
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

Attachment 3

7

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ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

SANTA FE RESIDENCE

TOPOGRAHIC & TREE FORESTERS SURVEY

04/13/2023

A-1

EXISTING SITE COVERAGE:

IMPERMIABLE:

EXISTING FIRE PIT: 35 SQ/ F.T

EXISTING PAVERS OVER CONCRETE STAIRS: 5 SQ/ FT.

PERMIABLE:

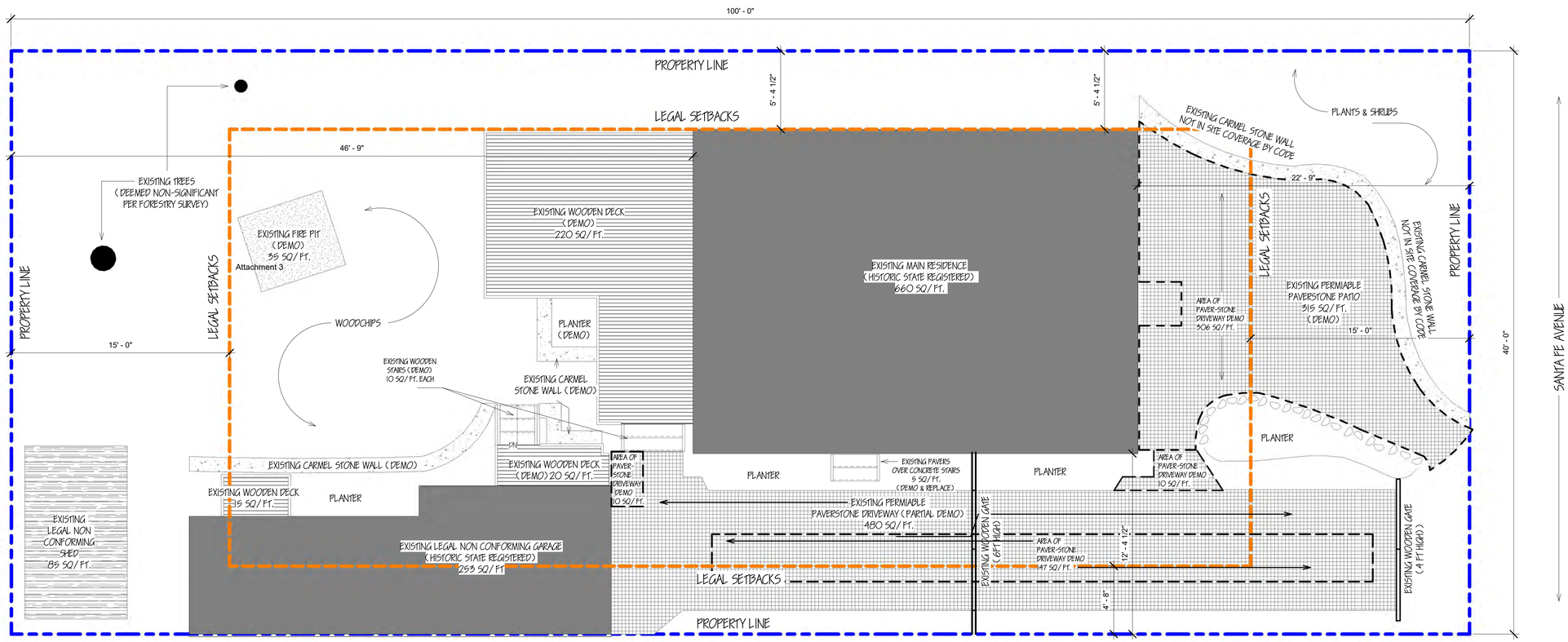
PAVERSTONE DRIVEWAY:	480 SQ/ FT.
PAVERSTONE PATIO:	315 SQ/ FT.
EXISTING WOODEN DECKS:	255 SQ/ FT.
EXISTING WOODEN STAIRS:	20 SQ/ FT.

TOTAL:

IMPERMIABLE:	40 SQ/ FT.
PERMIABLE:	1,070 SQ/ FT.

TOTAL SITE COVERAGE: 1,110 SQ/ FT.

N



1 EXISTING SITE PLAN
1/4" = 1'-0"

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EXISTING SITE PLAN

04/ 13/ 2023

A - 2A

PROPOSED SITE COVERAGE:

IMPERMIABLE:

9 SQ/FT. IMPERMIABLE STAIRS

PERMIABLE:

PAVERSTONE DRIVEWAY:	313 SQ/FT.
DOOR LANDING:	9 SQ/FT.
PROPOSED TIMBERTECH DECK:	185 SQ/FT.
EXISTING WOODEN DECK:	15 SQ/FT.
PROPOSED TIMBERTECH STAIRS:	25 SQ/FT.

TOTAL:

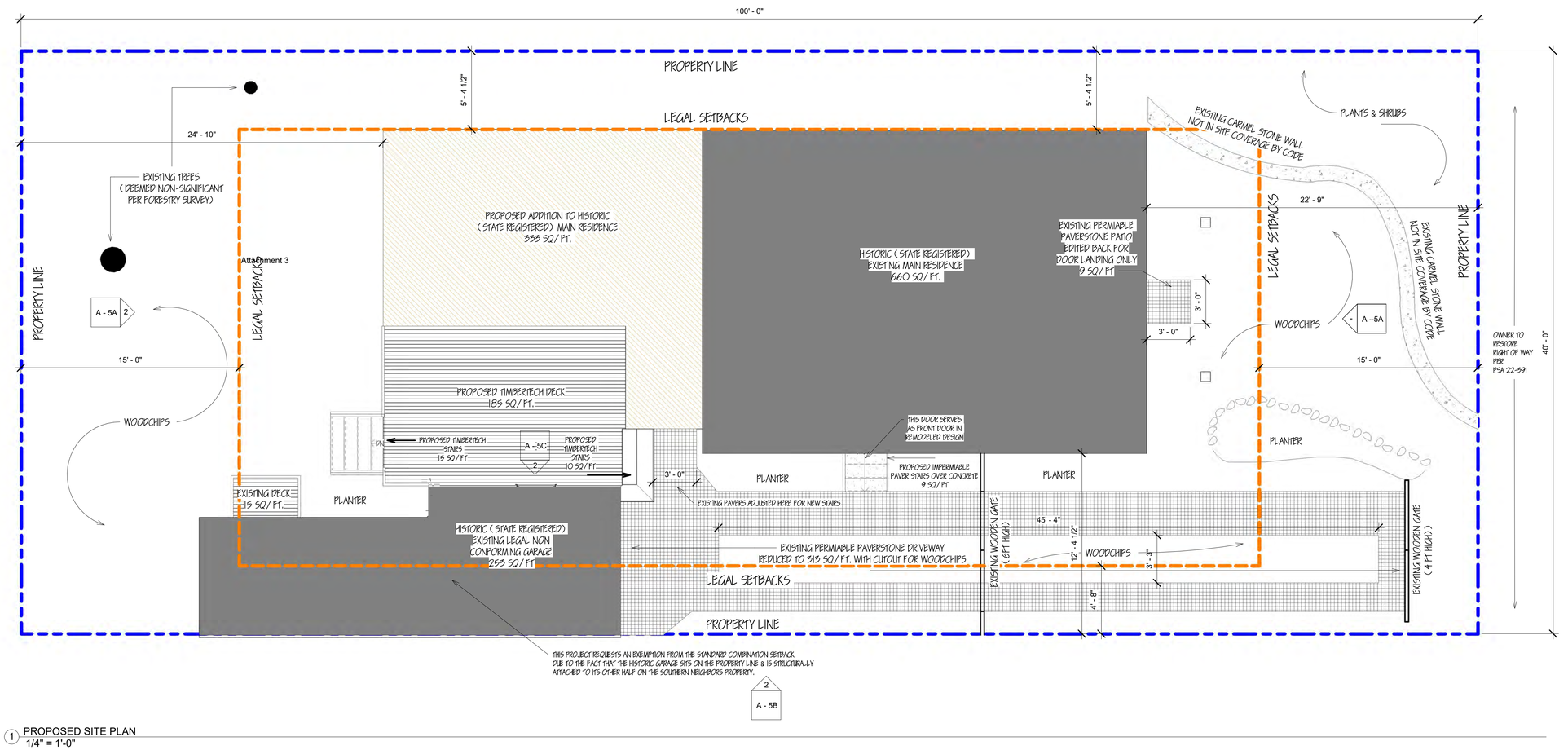
IMPERMIABLE:	9 SQ/FT.
PERMIABLE:	547 SQ/FT.
TOTAL SITE COVERAGE:	**556 SQ/FT.**

(PROPOSED LANDSCAPING HAS MORE THEN 50% PERMIABLE, THEREFORE BONUS IS APPLIED.)

CALCULATIONS:

MAXIMUM IMPERMIABLE ALLOWED BY CODE:	396 SQ/FT.
BONUS IMPERMIABLE:	160 SQ/FT.
TOTAL IMPERMIABLE ALLOWED:	556 SQ/FT.

N



1 PROPOSED SITE PLAN
1/4" = 1'-0"

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SANTA FE RESIDENCE

PROPOSED SITE PLAN

04/13/2023

A - 2B



= AREA OF PROPOSED GRADING

1 GRADING & DRAINAGE

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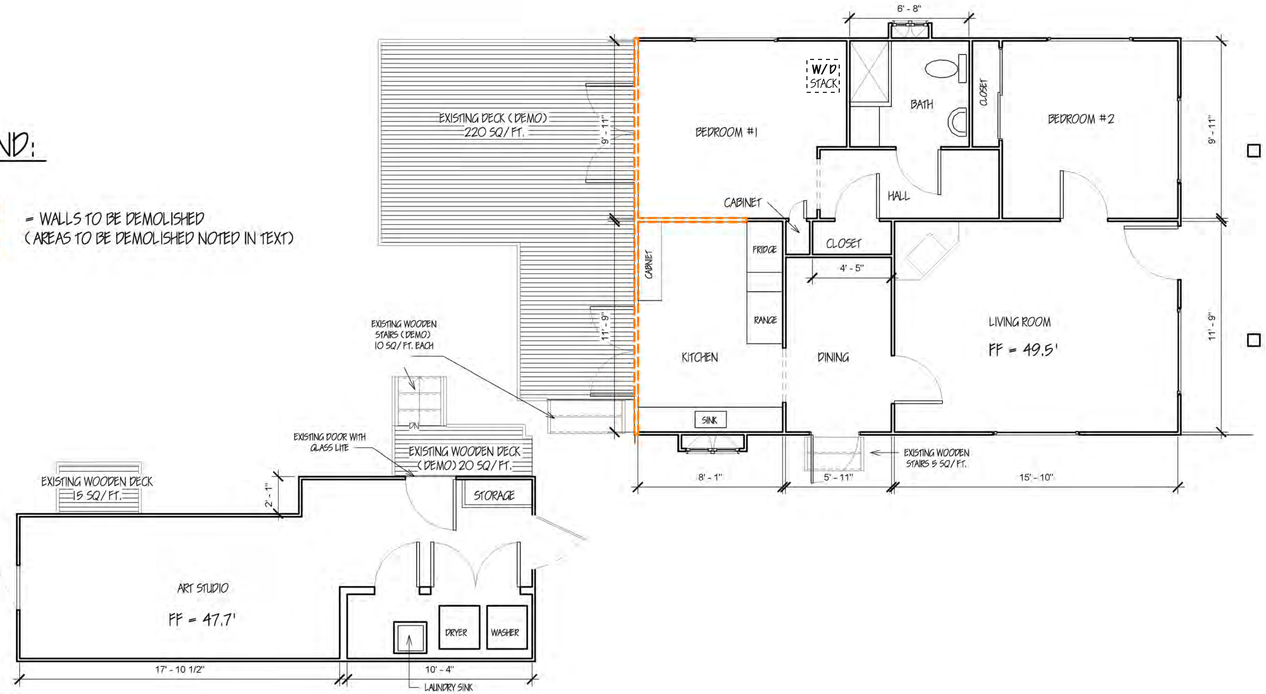
GRADING &
DRAINAGE PLAN

04/13/2023

A - 3

LEGEND:

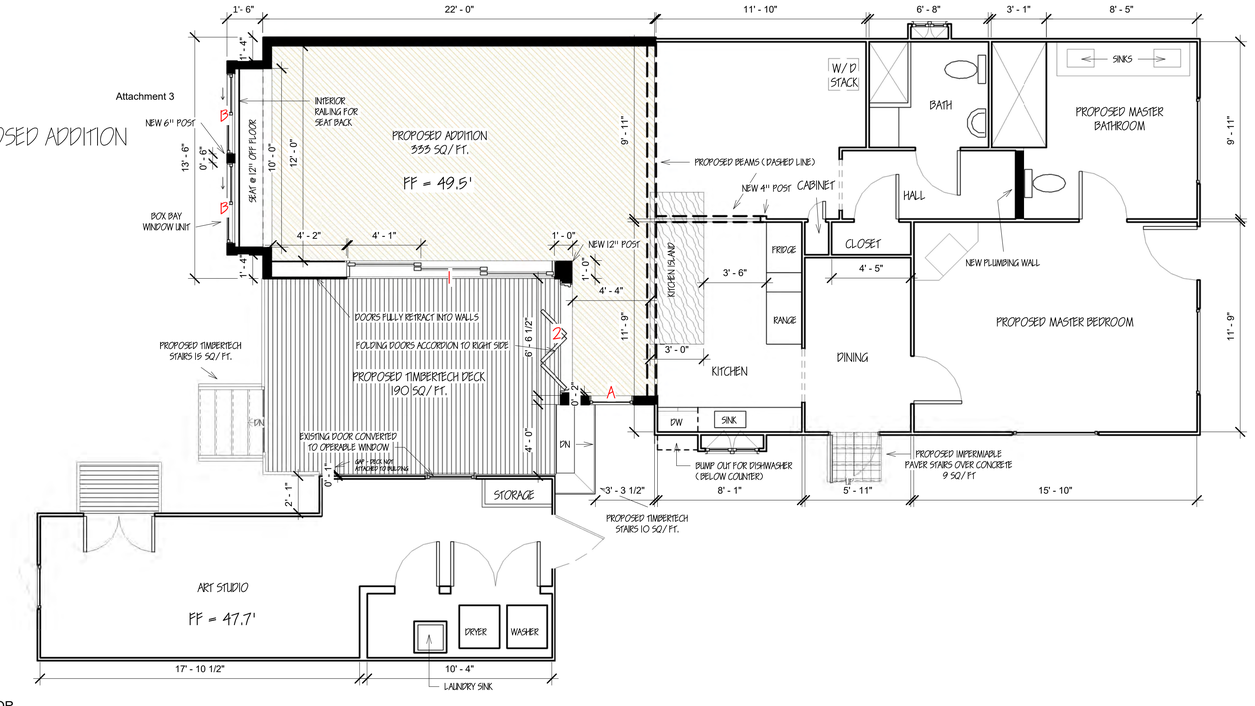
= WALLS TO BE DEMOLISHED
(AREAS TO BE DEMOLISHED NOTED IN TEXT)



1 EXISTING/ DEMO MAIN FLOOR
1/4" = 1'-0"

LEGEND:

= PROPOSED ADDITION



1 PROPOSED MAIN FLOOR
1/4" = 1'-0"

WINDOW & DOOR SCHEDULE:

(ALL WINDOWS AND DOORS TO BE DUAL GLAZED LOW-E)

- 1.) 7'-0" H X 12'-6" W MARVIN CLAD ULTIMATE STACKED POCKET SLIDING GLASS DOOR UNIT, **TEMPERED GLASS**
  2.) 7'-0" H X 6'-0" W MARVIN CLAD ULTIMATE FOLDING ACCORDION GLASS DOOR UNIT, **TEMPERED GLASS**

- A.) 2'-6" H X 5'-0" W MARVIN CLAD ULTIMATE FIXED WINDOW @ 2'-0" OFF FLOOR
  B.) 4'-0" H X 4'-6" W MARVIN CLAD ULTIMATE SLIDING WINDOW @ 2'-0" OFF FLOOR, **TEMPERED GLASS**
  C.) 5'-0" H X 2'-10" W DOUBLE HUNG SOLID WOOD FRAME TO MATCH HISTORIC NATURE, **TEMPERED GLASS**
  D.) 3'-0" H X 2'-0" W VELUX SOLAR POWERED FRESH AIR DECK MOUNTED SKYLIGHT, **TEMPERED GLASS**

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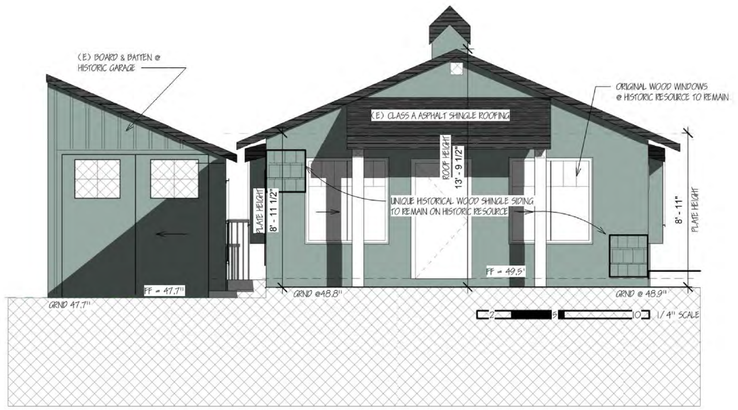
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SANTA FE RESIDENCE

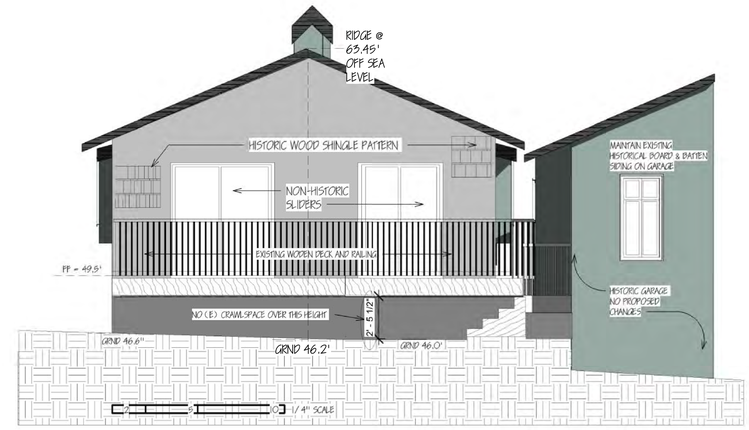
EXISTING & PROPOSED FLOOR PLANS

04/13/2023

A - 4

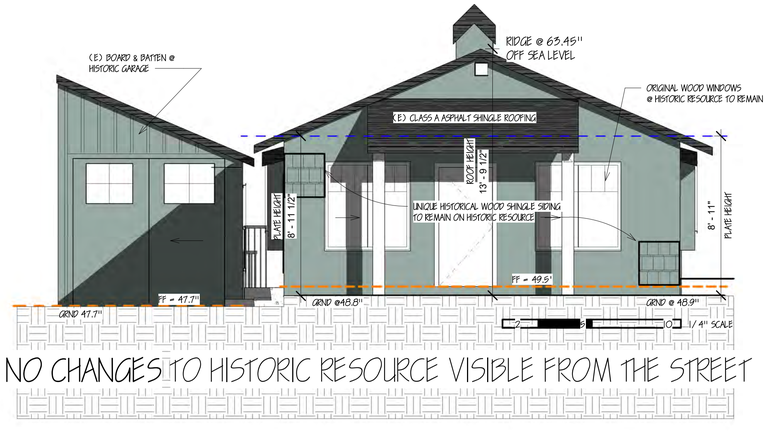


EXISTING EASTERN /STREET ELEVATION
1/4" = 1'-0"



EXSITING WESTERN/BACKYARD ELEVATION
1/4" = 1'-0"

Attachment 3

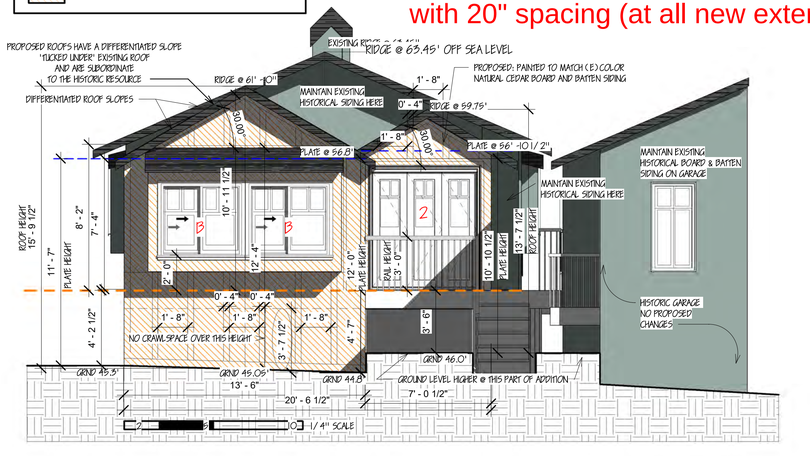


NO CHANGES TO HISTORIC RESOURCE VISIBLE FROM THE STREET

PROPOSED EASTERN/ STREET ELEVATION
1/4" = 1'-0"

LEGEND:
= PROPOSED ADDITION

CONDITION OF APPROVAL: PLANNING
The original (historic) board & batten is 2.5" (wide) batten with 10" spacing.
In order to clearly differentiate the old from the new, the proposed is 4" (wide) batten with 20" spacing (at all new exterior walls).



PROPOSED WESTERN/ BACKYARD ELEVATION
1/4" = 1'-0"

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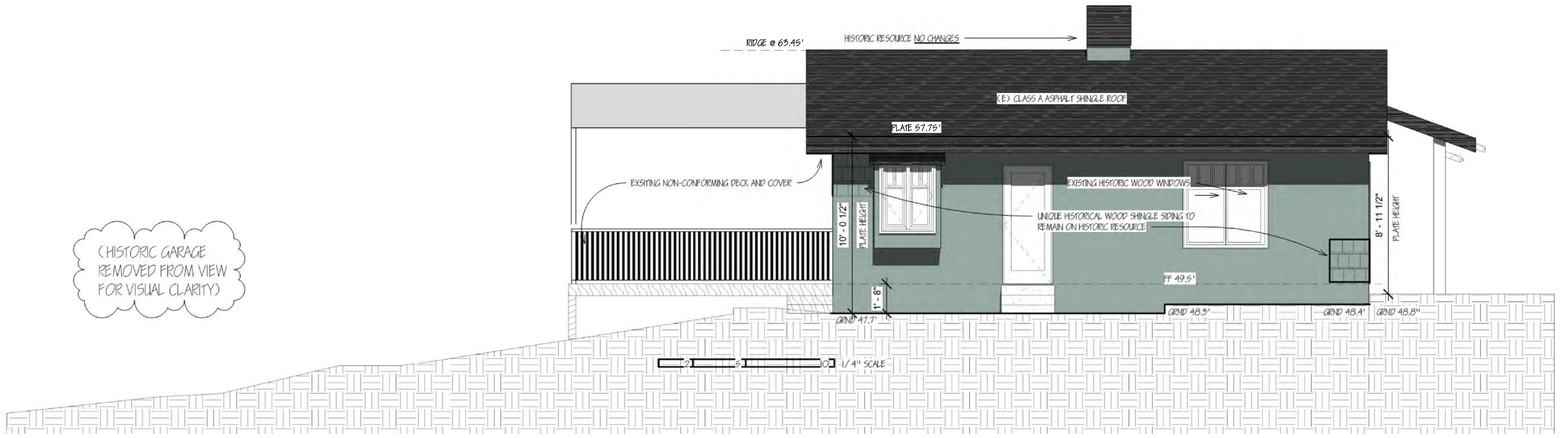
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831-620-5744
EMAIL: eric@wynkoop.design

SANTA FE RESIDENCE

EXISTING & PROPOSED ELEVATIONS ONE

10/19/2023

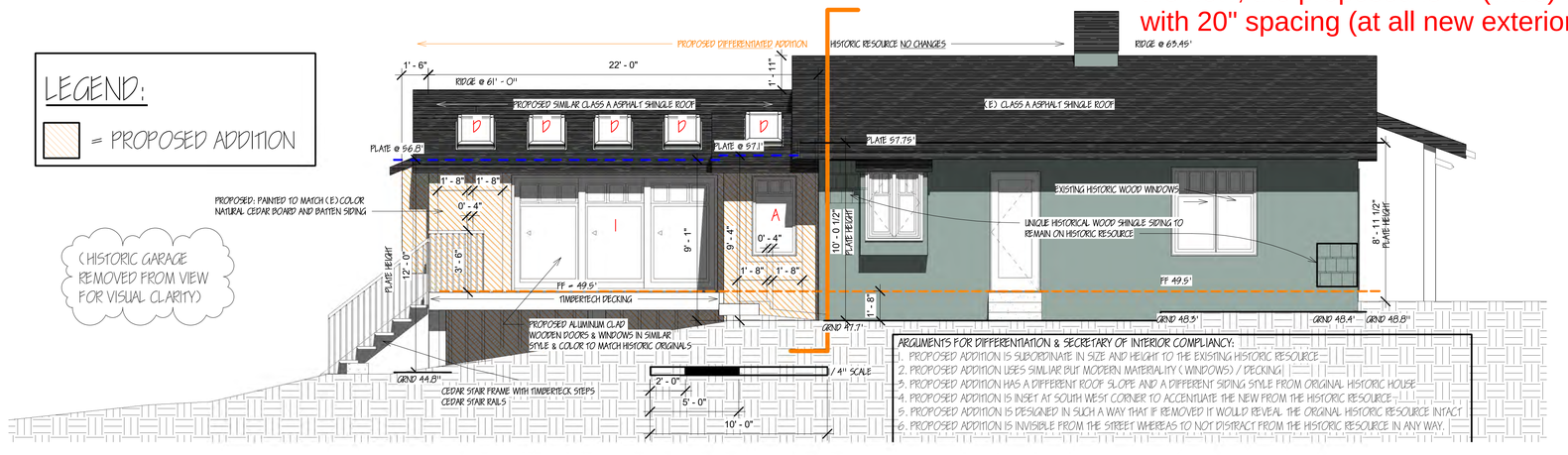
A - 5A



1 EXISTING SOUTHERN ELEVATION
1/4" = 1'-0"

CONDITION OF APPROVAL: PLANNING
The original (historic) board & batten is 2.5" (wide) batten with 10" spacing.
In order to clearly differentiate the old from the new, the proposed is 4" (wide) batten with 20" spacing (at all new exterior walls).

Attachment 3



2 PROPOSED SOUTHERN ELEVATION
1/4" = 1'-0"

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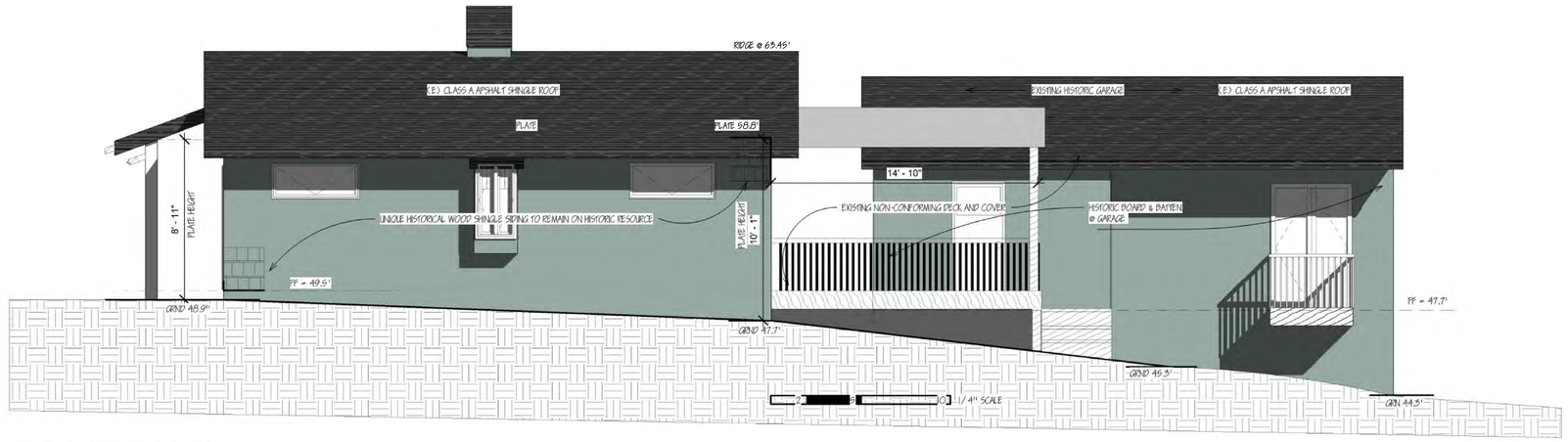
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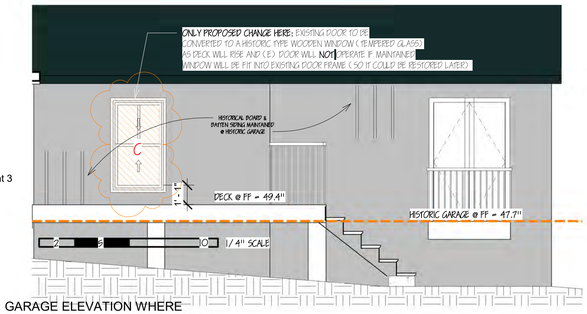
EXISTING & PROPOSED ELEVATIONS TWO

10/19/2023

A - 5B



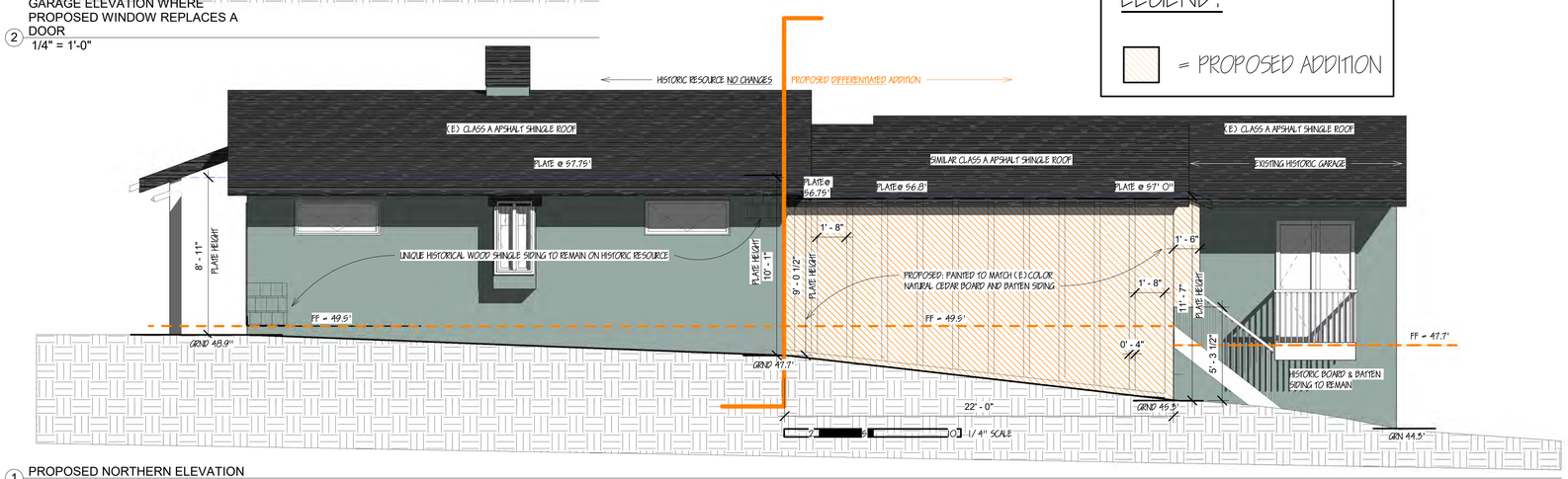
3 EXISTING NORTHERN ELEVATION
1/4" = 1'-0"



Attachment 3

GARAGE ELEVATION WHERE PROPOSED WINDOW REPLACES A DOOR
2 1/4" = 1'-0"

CONDITION OF APPROVAL: PLANNING
The original (historic) board & batten is 2.5" (wide) batten with 10" spacing.
In order to clearly differentiate the old from the new, the proposed is 4" (wide) batten with 20" spacing (at all new exterior walls).



1 PROPOSED NORTHERN ELEVATION
1/4" = 1'-0"

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SANTA FE RESIDENCE

EXISTING & PROPOSED ELEVATIONS THREE

10/19/2023

A - 5C



1 EXISTING STREETSCAPE ELEVATION
1/4" = 1'-0"

(NO CHANGES TO STREETSCAPE ELAVTIONS)

Attachment 3



2 PROPOSED STREETSCAPE ELEVATION
1/4" = 1'-0"

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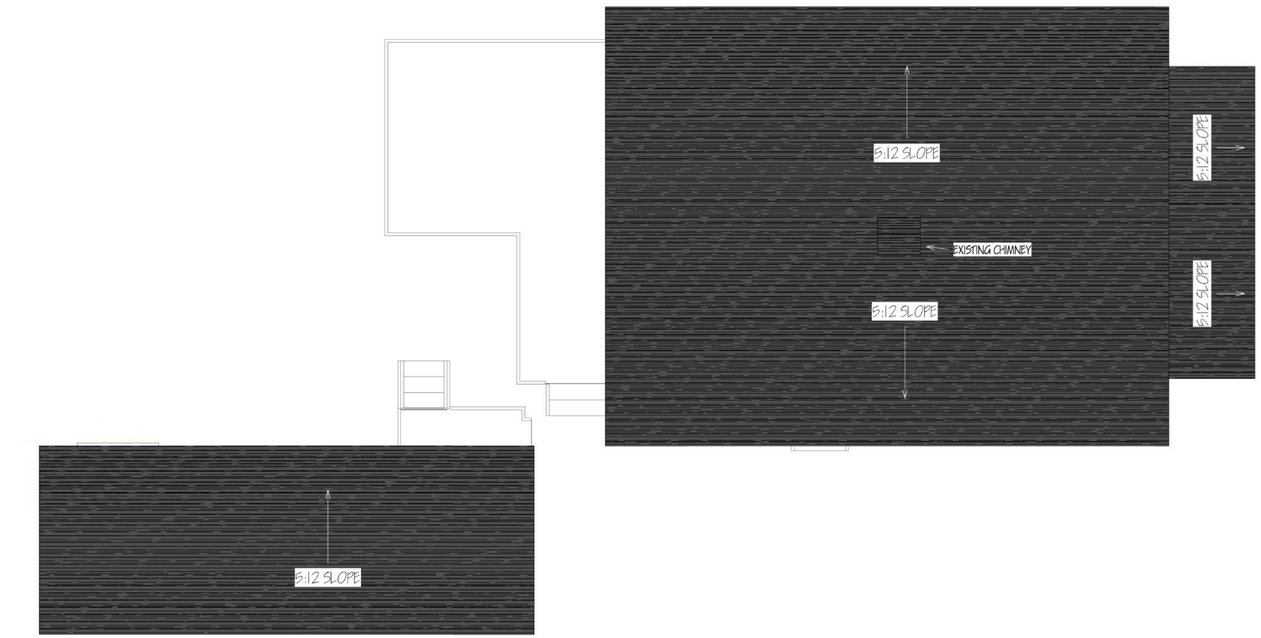
DRAWN BY:
ADAM MORRISON
DESIGNER

SANTA FE RESIDENCE

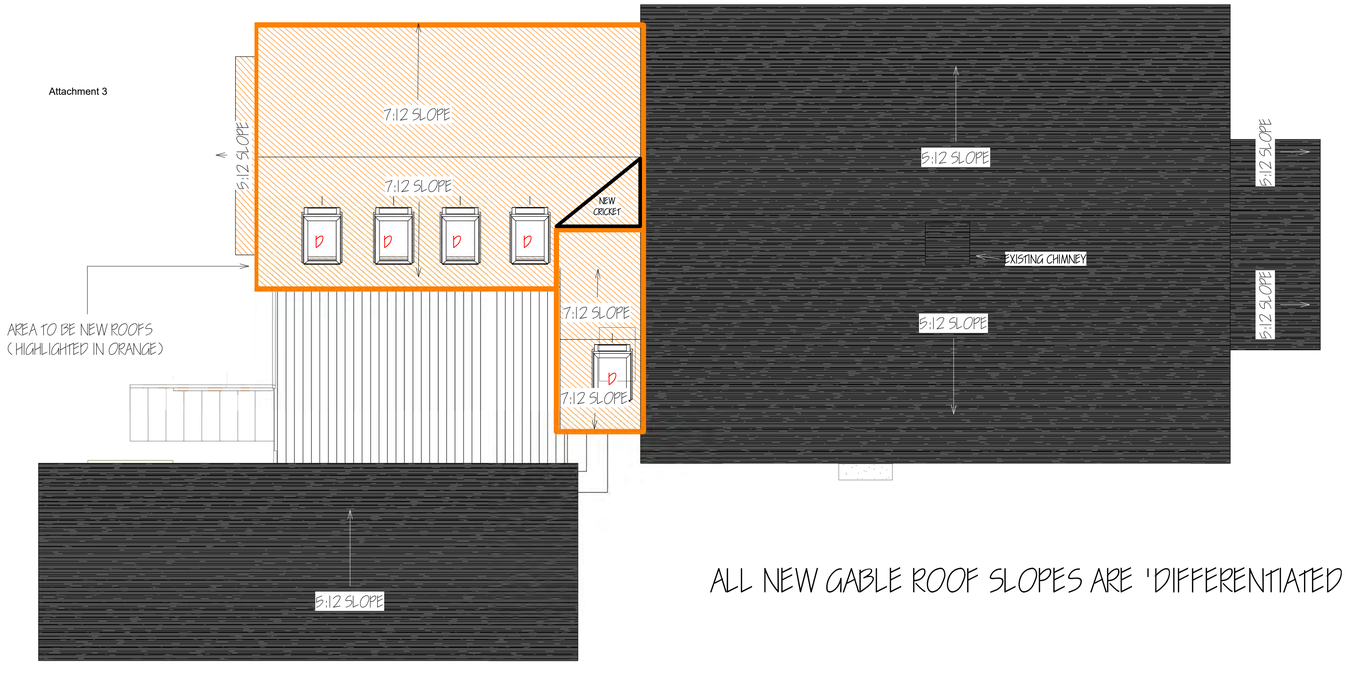
STREETSCAPE ELEVATIONS

04/13/2023

A - 6



1 EXISTING ROOF PLAN



1 PROPOSED ROOF PLAN

ALL NEW GABLE ROOF SLOPES ARE 'DIFFERENTIATED' FROM EXISTING

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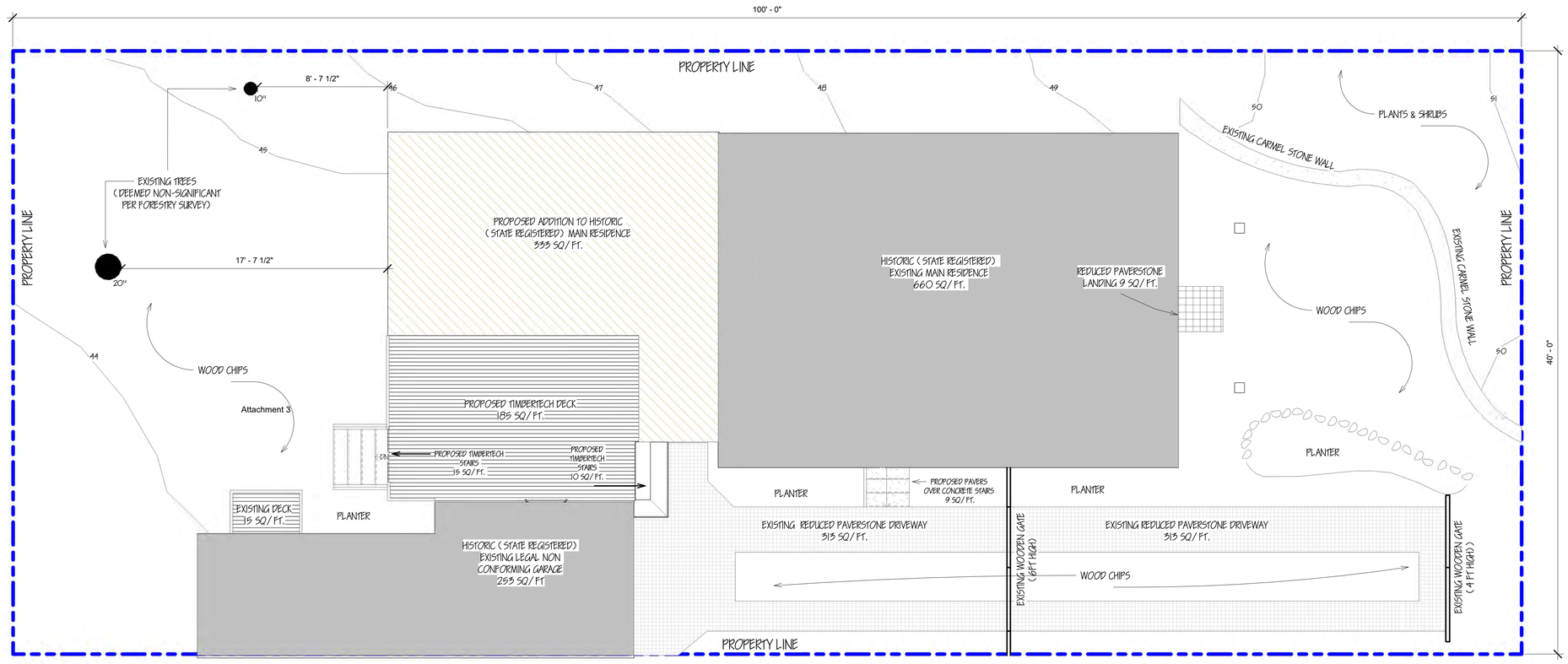
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DESIGNER

SANTA FE RESIDENCE

EXISTING & PROPOSED ROOF PLANS

08/22/2023

A - 7



1 PROPOSED LANDSCAPE PLAN
1/4" = 1'-0"

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DESIGNER

SANTA FE RESIDENCE

PROPOSED
LANDSCAPE PLAN

04/13/2023

A - 8



SANTA FE (EAST) FACING VIEW OF RESIDENCE & ENTRY



PERSPECTIVE VIEW OF DRIVEWAY, SOUTHERN FACING VIEW OF RESIDENCE, & FRONT ENTRY PORCH



SOUTH FACING VIEW OF BACK OF RESIDENCE & SIDE DOOR OUT TOWARDS HISTORIC GARAGE

STREET FACING VIEW OF HISTORIC GARGE FROM FENCE/ GATE



NORTH FACING VIEW OF HISTORIC GARAGE, DECK, AND STAIRS LEADING TO BACK

REAR FACING (WEST) VIEW OF HOME & BACK DOORS FROM DECK

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SANTA FE RESIDENCE

EXISTING IMAGES

04/13/2023

A - 9



NEW ROOF @ ADDITION TO MATCH ALL EXISTING
CLASS-A COMPOSITE ROOFING



NEW CUSTOM EXTERIOR DOORS & WINDOWS
TO MIMIC LOOK OF EXISTING WOOD WINDOWS
IN ALUMINUM/ WOOD CLAD



PROPOSED BOARD & BATTEN SIDING TO BE DIFFERENTIATED FROM THE EXISTING (PICTURED). THE EXISTING IS 2.5" BATTEN WITH 10" SPACING AND THE PROPOSED WILL BE 4" BATTEN WITH 20" SPACING



NEW TIMBERTECH COMPOSITE DECKING
@ PROPOSED DECK & NEW STAIRS

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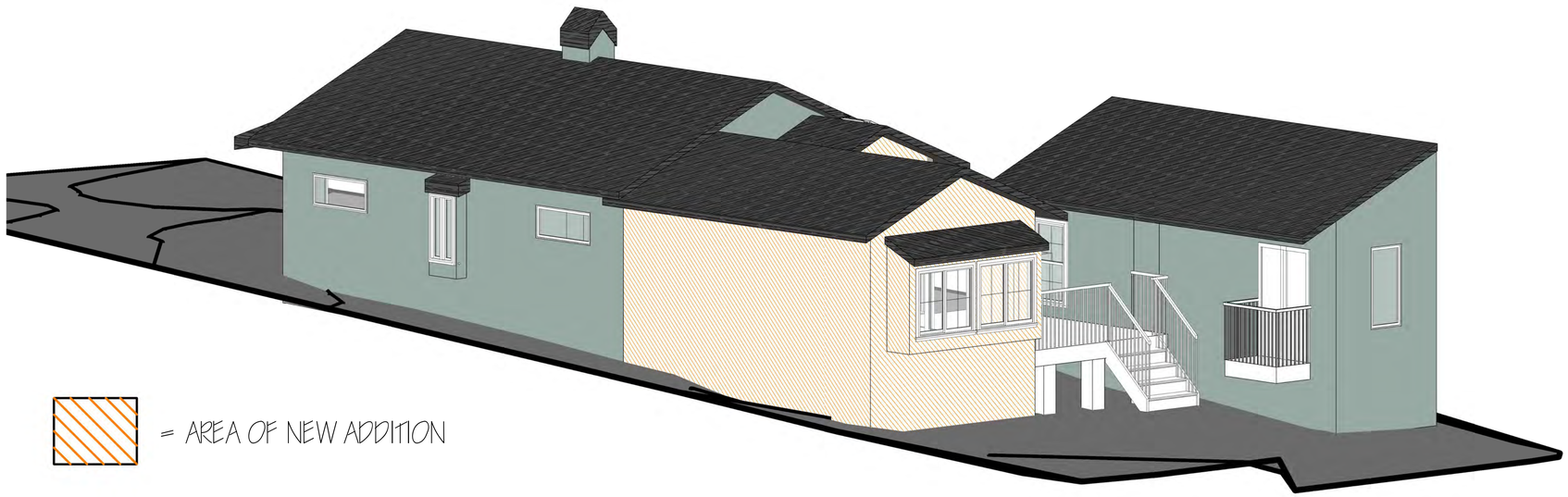
DRAWN BY:
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PROPOSED MATERIALS

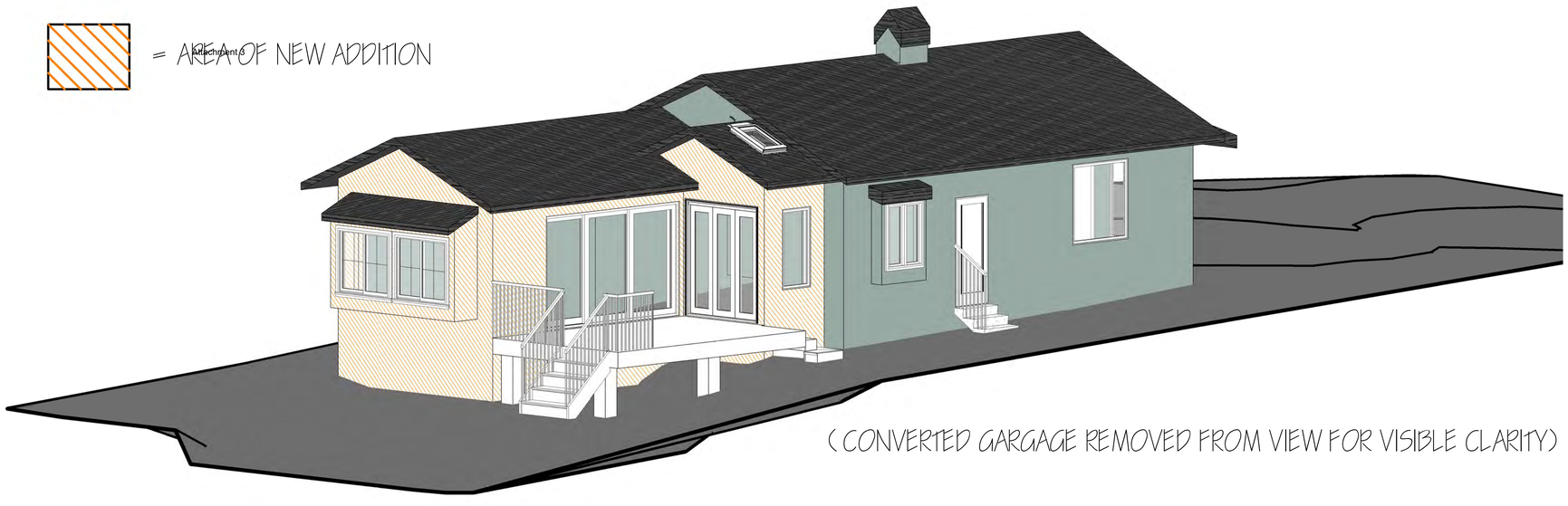
8/22/2023

A - 10



= AREA OF NEW ADDITION

1 3D RENDERING ONE



= AREA OF NEW ADDITION

(CONVERTED GARGAGE REMOVED FROM VIEW FOR VISIBLE CLARITY)

2 3D RENDERING TWO

Attachment 3

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DESIGNER

SANTA FE RESIDENCE

3D RENDERINGS

04/13/2023

A - 11

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
City of Carmel

CRLUCY
1/04/2007
Attachment 8436:26

DOCUMENT: 2007001179

Titles: 1/ Pages: 1
Fees....
Taxes...
Other...
AMT PAID

Return to:
Carmel City Hall
Post Office Drawer G
Carmel, CA 93921
Attention, Brian Roseth

RESOLUTION

DESIGNATING AN HISTORIC RESOURCE

The Department of Community Planning and Building of the City of Carmel-by-the-Sea completed intensive survey work, received approval from the California Coastal Commission and made an Administrative Determination that the property identified below meets the criteria for an historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective 25 May 2005, the Department of Community Planning and Building resolved to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution/Administrative Determination is recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

Assessor's Parcel Number: 010102003000

Block: 25 **Lot(s)**: ALL LOT 5

Current Owner: BARNES, KIMM

Street Location: W/S SANTA FE BET. 2ND & 3RD

It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of an historic resource on the property. This historic resource is protected under laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Certified by:

Brian Roseth,
Principal Planner, Carmel-by-the-Sea

END OF DOCUMENT

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Attachment 4

Other Listings
Review Code ____ Reviewer ____ Date ____

Resource Name or #: (Assigned by recorder) *G. H. Phillips House*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
7 NW of 3rd, W/side Santa Fe (Blk 25 Lot 5)

Parcel No. *010-102-003*

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

A one-story, wood-framed Craftsman bungalow style residence, rectangular in plan, resting on a mud sill foundation. The exterior wall cladding is a combination of wood shingle, with vertical board-and-batten in the gable apexes. The low-pitched front gable roof has wide, overhanging eaves with exposed rafter-tails and false purlins. There is one interior brick chimney present, centered in the roof line a little more than midway along the roof. It has a triangular brick spark arrester. There is a partial-width shed-roofed open porch along the east facing facade. It is supported by wood beams resting on two square wood posts with decorative capitals, and wooden brackets. Decorative birds mouth rafter-tails appear below the shed roof. All roof surfaces are covered in composition shingle. Fenestration is irregular with single and paired Craftsman style wood casement windows. The principal entry, centered under the front porch roof, is a solid-core flush Dutch door. There is a wood-framed one-car garage at the SW cr. of the parcel. It is similar in design to the house. The residence sits slightly back from Santa Fe St., behind tall shrubbery in an informal landscape setting of potted plants and low ground cover. Mature trees flank and frame the property. There is a serpentine brick path leading to the front porch that is flanked by a recent flagstone retaining wall, laid up dry.

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

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

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



P5b. Description of Photo: (View, date, accession#)
Looking NW at the east facing facade, 2/26/01, #9438-15

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1925 Carmel bldg. records

P7. Owner and Address
Kimm Barnes
P.O. Box 5454
Carmel, CA 93921

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

P9. Date Recorded: *10/21/2003*

P10. Survey Type: (Describe)
Intensive-Carmel Historic Resource Inventory-ongoing

P11. Report Citation: (Cite survey report and other sources, or enter "none")
None

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # ~~Attachment 4~~
HRI #

Page 2 **of** 2 **NRHP Status Code** *5S1*

Resource Name or #: (Assigned by recorder) *G. H. Phillips House*

B1. Historic Name:
B2. Common Name:
B3. Original Use: *residence* B4. Present Use: *residence*
B5. Architectural Style: *Craftsman bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1925 (CBP#1081) hot tub added at NW cr. of rear porch 1982 (CBP# 82-180)

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date : Original Location:
B8. Related Features: *Detached wood-frame, two-car garage at SW cr. of Lot 5 ,1925 (CBP# 910) . This feature was shared jointly with a residence on Lot 7, which Phillips also built in 1925, but that has been greatly altered over time.*

B9a. Architect: b. Builder:
B10. Significance: Theme: *Architectural Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *single family residence* **Applicable Criteria:** *CR3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The G. H. Phillips House is significant under California Register criteria 3, in the area of architecture as an unaltered example of a front-gabled type of Craftsman bungalow. As noted in the 1997 Carmel Historic Context Statement, "The Craftsman style was an expression of the philosophy of the Craftsman movement, the American adaption of the English Arts and Crafts Movement which had crystallized around William Morris in the second half of the nineteenth century. Popularized in this country by Gustav Stickley and his *Craftsman* magazine, and in California by the work of architects Greene & Greene, Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and in informal building plans; reliance on the honest use of materials such as wood, brick and stone and undisguised structural elements such as exposed beams, braces and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands."

The 1925 Phillips House is an excellent example of the decorative possibilities of the bungalow form with its birds mouth rafter-tails false purlins, wooden capitals and brackets. It employs board-and-batten detailing in the gable apexes, over wood shingle laid in the signature style of Carmel carpenter Cameron Waite. Waite ran courses of eight to twelve inch shingle, separated by two inch courses, that accentuated the horizontality of his buildings. As far as we know he was a carpenter rather than a designer, and probably worked in that capacity on the Phillips House. There is no mention of a G. H. Phillips in any of the early Carmel business directories or other standard sources. He built a second house on Lot 7 of Blk 25 at the same time as the subject property was constructed. That building was recently altered. It is possible he was a real estate speculator. There are very few remaining unaltered examples of Carmel residences in the Craftsman bungalow style. The G.H. Phillips House clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement, under the theme of architectural development.

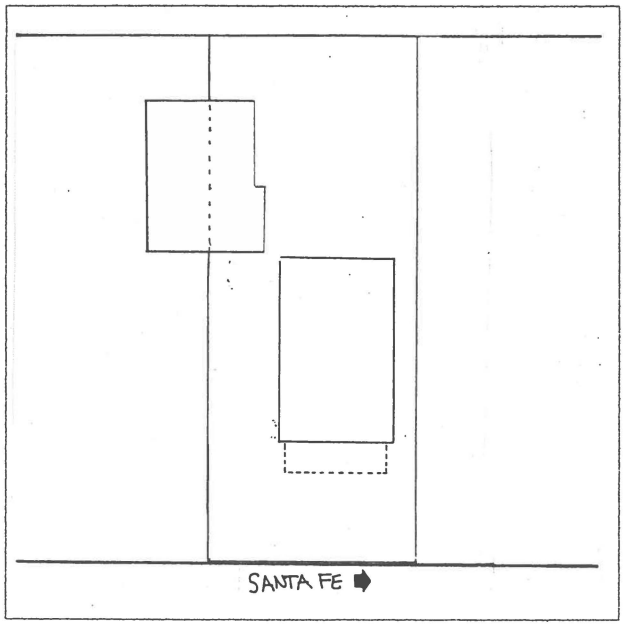
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997

B13. Remarks: *Zoning R-1*
CHCS (AD)

B14. Evaluator: *Kent Seavey*
Date of Evaluation: *10/21/2003*

(This space reserved for official comments.)



August 4, 2023

Phase Two Report for the G. H. Phillips House (APN 010-102-003), Carmel-by-the-Sea, CA.

Executive Summary

The G. H. Phillips House is located at Santa Fe 7 NW of Third Avenue. In 2004 the property was evaluated for historical significance using the California Register for Historic Resources criteria and found eligible for listing under Criterion Three (Architecture) within the historic context theme of Architectural Development. The G. H. Phillips House was listed on the Carmel Inventory of Historic Resources on May 25, 2005.

The house was built in 1925 by G. H. Phillips who was a real estate speculator. He sold it to John and Mary Morton in 1926.[1] The historical evaluation (recorded on DPR523 A & B survey forms) states that, "The G. H. Phillips House is significant under California Register Criterion 3, in the area of architecture as an unaltered example of a front-gabled type of Craftsman bungalow. [It] is an excellent example of the decorative possibilities of the bungalow form with its birds' mouth rafter-tails, false purlins, wooden capitals, and brackets." The survey form notes that the house has remained unaltered since its construction except for the following addition:

- A hot tub was added to the northwest corner of the rear porch in 1982.

Since the completion of the survey form additional changes have been made to the property which include the following:

- The house was reroofed in 2009 (BP# 09-181).
- A small skylight was added to the north elevation In 20009 (DS09-97).
- Two unrecorded sliding glass doors were installed on the rear elevation.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance[2]. The period of significance for the G. H. Phillips House is 1925 (the date of construction).

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

[1] *Salinas Californian*. September 7, 1926, p. 3.

[2] The historical evaluation states that the period of significance of the G. H. Phillips House is 1903 - 1940. However, per the National Park Service, the Period of Significance for a property eligible under Criterion 3 should be the date of construction and/or the dates of any significant alterations or additions.

The G. H. Phillips House is an excellent example of a Craftsman Bungalow. Its character-defining features include:

- Wood shingle siding and board and batten siding in the gables
- Low-pitched gable roof with wide overhanging eaves, exposed rafter tails, and false purlins
- Partial width porch on the front elevation with decorative capitals, wood brackets, and birds' mouth rafter tails
- Single and paired Craftsman style wood casement windows
- Dutch front door
- Wood framed one car garage



Figure 1: Front elevation

Proposed Project Description

1. The project includes a 333 square foot addition to the rear (west) elevation. This would require the demolition of the existing, non-original 255 square foot deck and some non-original hardscape elements.

2. A new 185 square foot Timbertech deck will be constructed adjacent to the addition and would include two new separate stairs on the west and east sides of the deck.

3. The interior remodel will change the location of the front door from the current location to the south elevation.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

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

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

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)).



Figure 2: South elevation

Standard One

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

The G. H. Phillips House has been a single-family residence since it was constructed in 1925. The proposed project does not change the historic use of the house. The proposed work is consistent with Standard One.

Standard Two

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

The proposed project retains the historic character of the property. Both the view from the street and the building's spatial relationship with the garage will not change. No distinctive materials that characterize the historic house will be removed. The proposed work is consistent with Standard Two.



Figure 3: View from street

Standard Three

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

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

Standard Four

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

The G. H. Phillips House has remained largely unaltered and therefore there are no changes that have acquired historical significance in their own right. This Standard is not applicable.

Standard Five

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

The proposed addition will extend across the length of the rear elevation which will necessitate the demolition of the rear exterior wall. The original historical evaluation notes that the building's shingle siding was laid in the signature style of carpenter Cameron Waite, with the shingle courses separated by a two-inch course. Large sections of the shingle siding on the rear elevation were already removed when two sliding glass windows were installed (there's no record of this installation in the building file). Since the materials on this elevation have already been disturbed, the addition across the length of this elevation will not impact the property.

The non-original deck and some hardscape will be removed as part of this project. Neither were built during the period of significance and their removal will not impact the historic structure. The proposed work is consistent with Standard Five.

Standard Six

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

The project does not focus on repairing the historic house. This Standard is not applicable.

Standard Seven

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

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

No archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

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

As stated under Standard Five, the proposed addition will be attached to a section of the house that has already been altered, therefore it will not destroy historic materials. The proposed addition is subordinate to the historic house in size and height. Board and batten siding will be used for the new addition, which differentiates the new work from the old. However, the board and batten siding should not mimic the original board and batten siding in the gables. Rather, it should be differentiated by using

wider or more slender boards or bats (see Plan Sheet A-10). The proposed windows in the addition will be similar, however they will be wood-clad aluminum which will be compatible but differentiated. The entrance to the house will be moved to the south elevation by utilizing an existing door. The original Dutch door entrance will remain in place; however, it may not be operable. The proposed work will be consistent with Standard Nine if the addition's board and batten siding is differentiated from the original.



Standard Ten

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

The building's most notable Craftsman details are concentrated on the front elevation. The addition will be on the rear elevation, therefore If it is removed in the future, the building's essential form and integrity will not be impaired. The proposed work is consistent with Standard Ten.

Figure 4: Garage

Conclusion

The proposed project meets Standards One, Two, Five, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Four, Six, Seven, and Eight are not applicable. The project will be consistent will Standard Nine if the board and batten siding used on the new addition is differentiated from the historic house.

Respectfully Submitted,

Margaret E. Clovis

Margaret Clovis

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-196 (Three Hounds Enterprises, LLC):** Consideration of a Concept Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach and Riparian (BR) Overlay. APN: 010-303-007-000.

Application: DS 23-196 (Three Hounds Enterprises, LLC)
APN: 010-303-007
Block: A3
Lot: 8, 9, 10
Location: San Antonio Avenue 2 northwest of 11th Avenue
Applicant: Carol Brock, Agent
Property Owner: Three Hounds Enterprises, LLC

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single family residence that is currently non-conforming to floor area and height. While the there is no increase in height or floor area, and the overall mass and volume of the structure is proposed to be decreasing as a result of a change in a roof form, the exterior appearance of the residence is substantially changing, and therefore the project qualifies as a Track 2 Design Study.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian (BR) Overlay. APN: 010-303-007-000.

Background and Project Description:

The project site is a 7,600 square-foot building site developed with a 3,836 square-foot single-family residence, inclusive of a 418 square foot attached garage.

The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site and height as the existing building exceeds the height limit for the zoning district. The site coverage for the site is also not in compliance but is proposed to be reduced and re-organized to a compliant state as part of the project. Lastly, the site contains non-conforming parking which is proposed to be addressed and corrected. In the Beach and Riparian (BR) overlay, sites greater than 6,000 square feet are required to maintain two on-site parking spaces (CMC 17.20.160.B.8). While the existing garage appears to be a two car garage, the interior dimension for a two car garage was not met due to an interior staircase so the interior floor plan has been proposed to be modified to address the non-conforming parking situation.

Table 1: Summary of Existing Non-Conformities				
	Zoning Limit	**Existing**	**Proposed**	**Proposed Status**
Floor Area	2,872 sf	3,836 sf	3,813 sf*	Legal Non-Conforming
Site Coverage	936 sf	1,006 sf	936 sf	Conforming
Height	18' – BR Overlay Limit	25'	25'	Legal Non-Conforming
Parking	2 parking spaces required	1 conforming space	2 spaces	Conforming
Composite Setback	25'	22'5"	22'5"	Legal Non-Conforming

*Reduction in square footage is a result of the removal of bay windows. No change to exterior structural walls.

The existing structure is finished primarily with stucco and slate roofing with primarily gabled roof forms. The applicant is proposing to substantially alter the residence by replacing the existing stucco siding with a combination of beveled wood siding and painted brick veneer, replacing and modifying the windows and doors throughout, removing half of a gable on the second floor to create a second floor roof deck, creation of a lower level deck at the rear of the residence off the main floor of the residence, and landscape and site coverage improvements throughout the site. The roof tiles of the existing residence are proposed to be removed and re-used as part of the project.

While the scope of work does not propose any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with CMC 17.58.040.B.1. The associated Coastal Development Permit is also required to be considered at a public hearing as the project is located within the BR overlay.

A substantial alteration is defined as '*any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* As the project consists of a significant visual change to the exterior design that results in a change in architectural style, the project is considered to be a substantial alteration.

The primary purpose of this conceptual review meeting is to review and consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design. Staff will use direction from this concept review to work with the applicant on a final

design that will ultimately be brought back to the Planning Commission for consideration and decision which will include the consideration of a Coastal Development Permit.

Staff Analysis:

Readers Note: The "Figures" referenced throughout were intended to show images to be included within the body of this staff report. Due to technical issues, the images were not able to be included within the body of the report and have instead been included within Attachment 4.

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

While a Preliminary Site Assessment (PSA) was not performed for this specific project, a PSA was performed by staff for the subject site for a previous owner in which the trees were evaluated. The city forester identified 3 trees on-site and 2 trees located in the right-of-way immediately adjacent to the property. Both right-of-way trees were identified as significant and the private property trees were rated as significant, moderately significant, and not significant.

While the PSA identifies 3 trees on the site, the landscape plan (Attachment 3, Sheet L1.0) notes 11 existing lower canopy trees. It is unclear if the 11 trees noted on the landscape plan are ornamental trees or shrubs/bushes that the city typically would otherwise not classify in the assessment. The landscape plan also notes that 5 upper canopy trees (Monterey Cypress) are proposed to be planted on-site.

Staff has had preliminary discussions regarding the proposed landscape plan with the city forester, however, had not been able to finalize conversations prior to the concept hearing. Early discussions between planning staff and the forester have included re-evaluation of the trees on-site to determine the existing quantity, determining if an alternative number or ratio of upper/lower canopy trees is appropriate based on-site conditions or potential view impacts (CMC 17.48.080.A.2), and general review of the tree planting/landscape plan.

As such staff has included draft Condition of Approval #1 stating that prior scheduling for final details review, the applicant shall work with planning staff and the forestry department to determine the appropriate number, species, and locations, of trees to be planted on-site. The landscape plan and site plan shall be revised and resubmitted to the Community Planning and Building Department to reflect the direction provided by staff prior to scheduling for final details review. As conditioned the project meets the Residential Design Guidelines pertaining to Forest Character.

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

Staff has not identified any adverse privacy or view impacts associated with the project. Additionally, at the time of writing this report, there are no privacy or view impact issues being raised by neighbors.

Concept Design Study Findings for Approval #5 states: "*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.*"

- ***Public Views.*** *Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.*

    - Significant coastal views are visible from the right-of-way on San Antonio and surrounding vicinity looking west toward the ocean through the project site. As assessed by the story poles, significant coastal views are not adversely impacted as a result project with coastal views still substantially visible from the right-of-way.

    - ***Figure 1a, 1b, & 1c.*** *View of the ocean through project site from San Antonio Avenue*.

- ***Private Views****. 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.*

    - *A*s assessed by the story poles, private views are not impacted. Staff has also not been contacted by any neighbor regarding issues associated with private views.

- ***Solar Access.*** *Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.*

    - There are no changes to the building form that would affect or impact solar access.

Prior to the wring of this report, staff had been contacted by one neighbor who expressed concerns regarding privacy as a result of the new second floor deck –the neighbor directly to the south. The applicant met and spoke with the neighbor regarding their concerns and revised the project to include a solid privacy wall on the second floor deck. Following the revisions to the plans, the neighbor contacted staff stating their concerns had been resolved. No other communication has been received on the project in respect to privacy issues, though the neighbor to the south did cite additional concerns regarding potential noise impacts as a result of the new lower deck. The Concept Findings for Approval, nor Residential Design Guidelines address noise impacts (the purpose of the review is it address residential design) and noise would be regulated pursuant to CMC 8.56, noise regulations.

New windows are proposed throughout, however, are generally in the same size and location of the windows of the existing residence, only different styles (also refer to Figures 4-6, below).

Figure 2. *Proposed south elevation. Approximate level of finished floor level of deck shown with* ***red*** *line. Dimensions of screen wall (5'4" above walking surface) and additional lattice (1' above wall) above solid wall highlighted*.

A new lower level deck is also proposed at the rear of the residence, however, this deck does not appear to create any adverse privacy impacts to adjacent neighbors and is substantially screened by an existing fencing that is proposed to remain as well as landscaping on the subject site as well as landscaping on adjacent properties.

Figures 3a & 3b. *View from proposed rear lower deck looking west.*

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

Concept Design Study Finding #3 states, '*The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context."* Additionally, Concept Design Study #4 states, *"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."*

The mass, bulk, building form, and roof forms of the residence are primarily maintained for the proposed project. The project is primarily for a change in the architectural style in the building and mostly maintains the existing mass and form of the building. Some bay windows are proposed to be removed from the rear of the residence that results in a slight reduction in floor area, and the eaves throughout the residence are also proposed to be cutback and shortened which may result in a slightly smaller building appearance. However, the most substantial change of the project is the change in roof form that results in the creation of a roof deck.

Figures 4a & 4b. *Proposed and Existing East (Front) Elevation. Red box indicated area of new roof deck.*

Figures 5a & 5b. *Proposed and Existing South Elevation. Red box indicated area of new roof deck.*

Figures 6a & 6b. *Proposed and Existing West (Rear) Elevation. Red box indicated area of new roof deck.*

The proposed change is somewhat visible from the east elevation (front elevation) along San Antonio Avenue, where the roof element will be converted to a top of a screen wall (refer to Figure 1, above). From the right-of-way, the change would be most visible from the rear along Scenic Road, where the existing clerestory windows will be removed along with the roof element and changed to a flat walking surface for a new roof deck (refer to Figure 7, below, and Figure 6, above).

Figure 7. *View from Scenic Road.* ***Red*** *line indicated approximate location of walking surface of deck and south edge of screen wall.*

In summary the proposed project does not result in substantial change in overall building massing, only a change in the architectural appearance of the building. While the mass will be reduced as viewed from Scenic Road as a result of the elimination of the clerestory windows, the overall building will substantially read as the same structure as minimal exterior structural work is proposed.

***Considerations for Final Details Review*:** While the primary purpose of this concept review is to review and consider the site planning, privacy and views, and mass and scale related to the project, the Commission may provide input on other aspects of the project as well to allow the applicant an opportunity to address identified issues ahead of the final details hearing.

Building Color:
In the past, the commission has not been supportive of color palates on residential buildings that have a high contrast, as these color schemes have been determined to conflict with the Residential Design Guidelines. The design guidelines state that *"Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key accent features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued color scheme is preferred."*

The applicant is proposing gray color for the exterior (brick and siding), a charcoal colored roof (existing roof), with "cloud" colored windows, and trim. Staff is seeking the Commission's feedback regarding the proposed color scheme.

Figure 8. *Proposed color palate.*

Materials and Finishes:
The Commission has provided feedback in the past that the projects consisting of more than two materials appear to be overly "busy" and lack cohesion. The commission has regularly required applicants to revise their plans to eliminate or revise some of their building finishes when multiple or a variety of building finishes are applied to a building. Staff is requesting the commission provide feedback regarding the use of materials and ornamentation on the proposed building. Staff is specifically looking for feedback on the use of the brickwork wood siding, and slate roofing (also proposed are some minor metal roof elements which are not clearly identified) in combination with the apparent columns on the front elevation, in addition to any other feedback the commission may have. While a "sample board" or "sample page" was not yet provided, architectural details can be assessed using the building elevations (refer to figures 4-6, above). A draft Condition of Approval has been included stating materials shall be called out in the plans prior to scheduling for final details review.

> ***Residential Design Guideline 9.2.*** *Keep building forms, materials and details simple and visually restrained.*
>
> - *Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.*
> - *Design features that increase the visual prominence of the building should be avoided.*
> - *Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.*

Story Poles
Lastly, it appears that the story poles have not been installed completely. While the story poles have been installed enough to complete a comprehensive review, certain elements of the lower deck have been omitted from the installation.

The chimney for the outdoor fireplace has not been shown, and a portion of the deck has also not been installed. The commission should consider whether enough information has been provided to adequately make a determination on the project, or if the story pole installation should be completed. In staff's opinion, the completion of the story poles for the walking surface of the deck would not alter the findings of this report based on the existing screening shown in Figure 3, above. Installation of the chimney would likely not change the findings of this report based on the location of the chimney as significant coastal views would still be preserved as shown in Figure 10, below. Staff is seeking the commissions direction as to whether one or both of these elements should be story poled prior to final details review.

Figure 9. *Photo of incomplete story pole. Photo provided by neighbor to the south; annotations on photo provided by neighbor to the west. Neither neighbor has stated privacy or view concerns regarding lower level deck, however, has brought the story pole discrepancy to staff's attention. Refer to "privacy and view" section discussion.*

Figure 10. *Upper and lower deck story poles viewed from San Antonio Avenue. Approximate location of proposed chimney for outdoor fireplace shown in* ***red*** *outline.*

Late Correspondence: Following the completion of the staff report, but prior to publication, staff received a number of correspondences from surrounding neighbors who expressed concerns regarding the proposed project, primarily regarding privacy impacts. As the communication was received shortly before publication, an analysis was not able to be included within this report. Applicable correspondences received have been included as Attachment 5. At this time, 3 neighboring site visits have been requested for the tour of inspection.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Figures
Attachment 5 - Neighbor Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT SAN ANTONIO AVENUE 2 NORTHWEST OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, BEACH AND RIPARIAN (BR) OVERLAY. APN: 010-303-007-000.

WHEREAS, on July 3, 2023, Carol Brock ("Applicant") submitted an application on behalf of THREE HOUNDS ENTERPRISES LLC ("Owner") requesting approval of Track 2 Design Study application DS 23-196 (THREE HOUNDS ENTERPRISES LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,600-square-foot lot located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District and Beach and Riparian (BR) Overlay; and

WHEREAS, the applicant is requesting approval of a Concept Design Study for a substantial alteration to an existing single family residence; and

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

WHEREAS, CMC 17.58.040.B.2 requires an approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.100.D.2 and will be considered at the Final Details hearing; and

WHEREAS, on October 27, 2023, a notice of the public hearing scheduled for November 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 October 29, 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 October 29, 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 November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on 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, acceptance of a Concept Design Study is "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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 adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.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 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-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. 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 set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District, Beach and Riparian (BR) Overlay, APN: 010-303-007-000, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Tree Density/Landscape Plan.** Prior to scheduling for final details review, the applicant shall work with the City Planning and Forestry Department staff to determine the appropriate number, location, and species of trees to be planted on the site. The recommendations provided by staff shall be incorporated into the site plan and landscape plan and resubmitted to the Community Planning and Building Department for approval prior to scheduling for final details.
2.	**Finish Details**. Prior to scheduling for Final Details Review, the applicant shall include in the building plan set, material cut sheets and specifications for all proposed exterior materials, including but not limited to: including driveway pavers, building stonework, exterior wall siding, roof materials, etc.
3.	**Color Rending.** A minimum of one (1) color 3-D rendering accurately representing the project shall be provided to the Community Planning and Building Department prior to scheduling for final details review. Any conditions or directions provided by the commission that may affect the appearance of the building shall be incorporated into the rendering.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

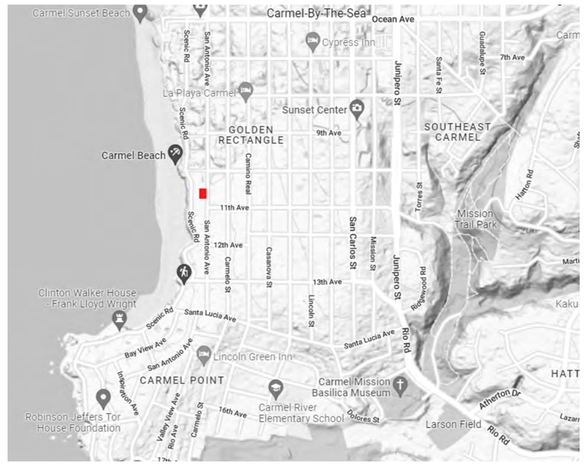
Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 7,600 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,872 SF (45%)	3,836 SF	3,813 SF
Site Coverage	632 SF/936 SF	1,006 sf	936 SF
Trees (Upper/Lower)	5/4	Undermined	TBD
Ridge Height ($1^{st}/2^{nd}$)	18’/18’ (BR Overlay)	25’	25’
Plate Height ($1^{st}/2^{nd}$)	18’/18’(Overlay)	22’5”	22’5”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’	15’
Composite Side Yard	10’ (25%)	25’	22’7”
Side Yard	3’	4’	4’
Street Side Yard	5’	N/A	N/A
Rear	15’/3’*	15’3”	15’3”

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

BOSSINAKIS RESIDENCE REMODEL

SAN ANTONIO 2 NW OF 11TH, CARMEL, CALIFORNIA



V VICINITY MAP
Scale: None

Attachment 3

PROJECT DESCRIPTION

- FULL INTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF INTERIOR PARTITION WALLS AS NOTED. NEW INTERIOR FINISHES INCLUDING PLUMBING FIXTURES, MILLWORK, TILE, AND COUNTERTOPS.
- PARTIAL EXTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF EXTERIOR WALLS AS NOTED. NEW EXTERIOR FINISHES INCLUDE BRICK VENEER, WOOD SIDING, WINDOWS, AND DOORS. DECK ADDED. MINOR REVISIONS TO BLDG. FOOTPRINT AND STRUCTURE. 2

PROJECT DATA

- A.P.N. : 010 303 007
- PROJECT ADDRESS - SAN ANTONIO 2 NW OF 11TH, CARMEL, CA. 93921
- OWNER - LACY BOSSINAKIS
- LOT AREA : 7,600.0 S.F.
- FLOOR AREA :

EXISTING FLOOR AREA		PROPOSED FLOOR AREA	
GARAGE	418.0 S.F.	GARAGE	457.0 S.F.
MAIN FLOOR	2,342.0 S.F.	MAIN FLOOR	2,280.0 S.F.
UPPER FLOOR	716.0 S.F.	UPPER FLOOR	716.0 S.F.
BASEMENT	360.0 S.F.	BASEMENT	360.0 S.F.
TOTAL	3,836.0 S.F.	TOTAL	3,813.0 S.F.

- BASE FLOOR AREA ALLOWED : 3,100.0 S.F.
- SITE COVERAGE :

ALLOWABLE :
SITE COVERAGE : 699.0 S.F.
SITE COVERAGE W/ > 50% PERMEABLE: 1003.0 S.F.

EXISTING SITE COVERAGE		PROPOSED SITE COVERAGE	
PERMEABLE	563.0 S.F.	PERMEABLE	473.0 S.F.
IMPERMEABLE	443.0 S.F.	IMPERMEABLE	463.0 S.F.
TOTAL	1,006.0 S.F.	TOTAL	936.0 S.F.

- SETBACKS :

	EXISTING	PROPOSED
FRONT YARD :	15, 21'-3"	15, 21'-3"
(N) SIDE YARD :	4'	4'
(S) SIDE YARD :	18'-7", 23'-11"	18'-7", 23'-11"
REAR YARD :	18'-11", 13'-9", 19'-0", 29'-1"	18'-11", 15'-3", 21'-6", 29'-1"

2 3

- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE
  2022 CALIFORNIA PLUMBING CODE
  2022 CALIFORNIA ELECTRICAL CODE
  2022 CALIFORNIA MECHANICAL CODE
  2022 CA. GREEN BLDG. STANDARDS CODE
  TITLE 17 CARMEL MUNICIPAL CODE
  TITLE 24
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- ZONING : RD1
- OCCUPANCY : R-3 AND U
- LAND USE : RESIDENTIAL
- PARKING : (2) REQUIRED, (2) PROVIDED 3
- FIRE SPRINKLERS : REQUIRED (NO). THEY WILL BE INSTALLED AT THE REQUEST OF THE OWNER.
- 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.

DEFERRED SUBMITTALS

- MECHANICAL FORCED AIR HEATING SYSTEM PLAN & DETAILS
- PLUMBING PLAN
- FIRE SPRINKLER SCHEMATIC LAYOUTS AND DETAILS
- TITLE 24 ENEGY COMPLIANCE
- STRUCTURAL PLANS, DETAILS, AND CALCULATIONS 2

SHEET INDEX

A-1.0 COVER SHEET / PROJECT DATA
A-1.1 TOPOGRAPHIC SURVEY
A-1.2 EXISTING & PROPOSED SITE PLANS, EXT. LIGHTING 2
A-1.3 PRELIMINARY DRAINAGE PLAN
A-2.0 PROPOSED FLOOR PLANS
A-3.0 EXISTING FLOOR PLANS
A-3.1 DEMOLITION FLOOR PLANS
A-4.0 MAIN FLOOR ELEC. / REFLECTED CEILING PLAN
A-4.1 UPPER FLOOR / BASEMENT ELEC. / RCP'S
A-5.0 FRAMING AND SHOWER PAN DETAILS 1
A-6.0 EXISTING & PROPOSED EAST & SOUTH ELEVATIONS
A-7.0 EXISTING & PROPOSED WEST & NORTH ELEVATIONS
A-8.0 EXISTING & PROPOSED STREETSCAPE ELEVATIONS
A-9.0 ROOF PLANS / WDW. & EXT. DOOR SCHEDULE
A-9.1 SECTIONS AT DECK / STEP DETAIL 3
A-10.0 MATERIAL PALETTE 2
B-1.1 CONSTRUCTION BEST MANAGEMENT PRACTICES
B-1.2 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 1
B-1.3 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 2 1
L-1.0 LANDSCAPE - PLANTING PLAN
L-1.1 LANDSCAPE - PLANT IMAGES
L-2.0 LANDSCAPE - LIGHTING PLAN
L-2.1 LANDSCAPE - LIGHTING SPECS 3

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE
SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363

GARY KERR

FINAL REVISION DATE
REVISION 6:
REVISION 5:
REVISION 4: SEPTEMBER 13, 2023
REVISION 3: JUNE 27, 2023 2
REVISION 2: APRIL 21, 2023 1
REVISION 1: MARCH 06, 2023

PROJECT No. :

DATE : OCTOBER 04, 2023 3

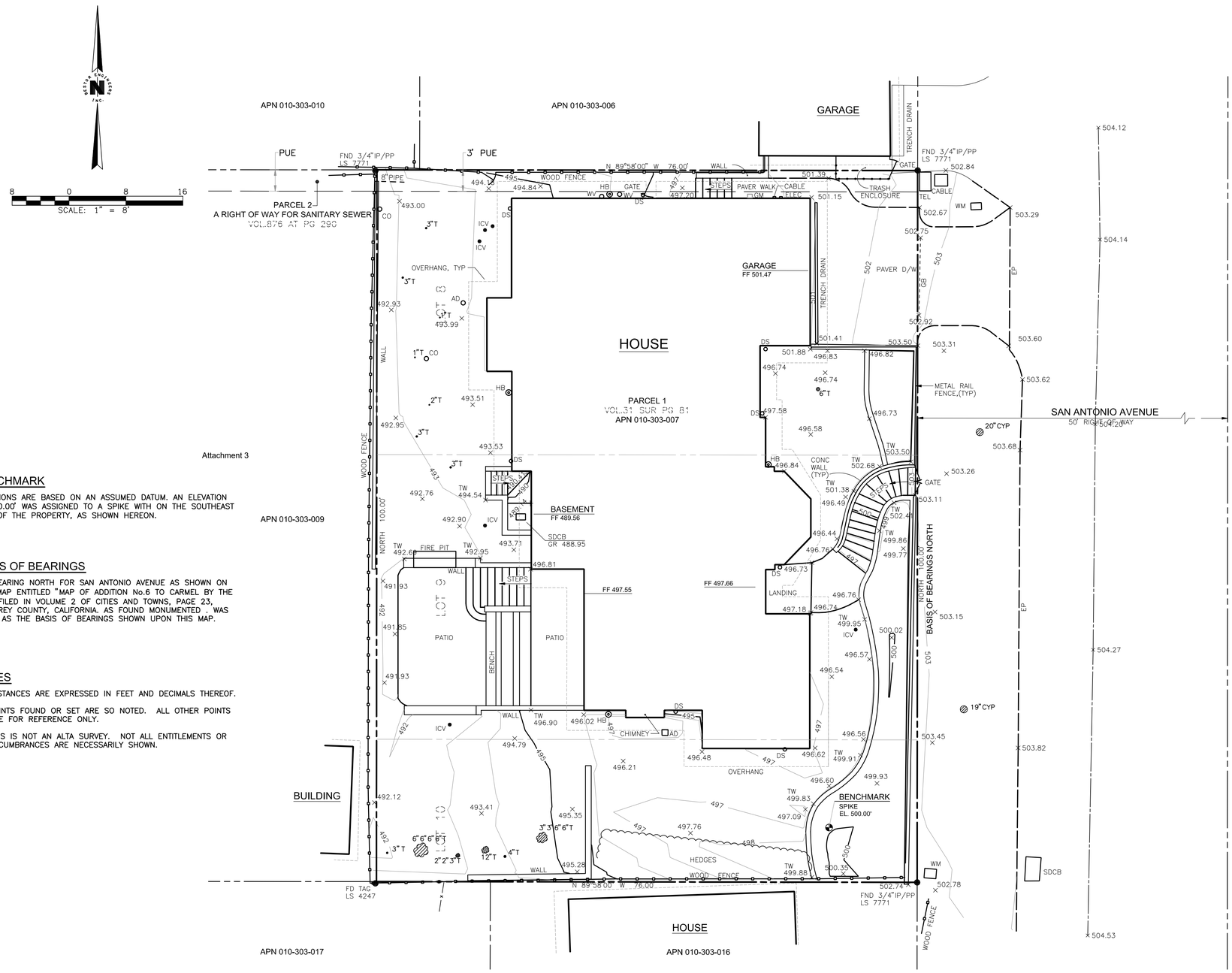
OWNER :

PHASE :
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2023

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Attachment 3

BENCHMARK

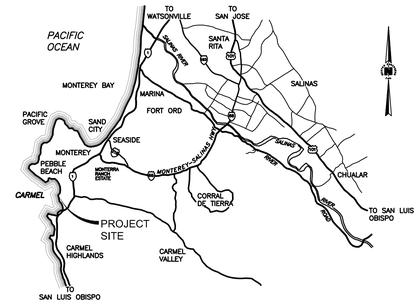
ELEVATIONS ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 500.00' WAS ASSIGNED TO A SPIKE WITH ON THE SOUTHEAST AREA OF THE PROPERTY, AS SHOWN HEREON.

BASIS OF BEARINGS

THE BEARING NORTH FOR SAN ANTONIO AVENUE AS SHOWN ON THAT MAP ENTITLED "MAP OF ADDITION No.6 TO CARMEL BY THE SEA", FILED IN VOLUME 2 OF CITIES AND TOWNS, PAGE 23, MONTEREY COUNTY, CALIFORNIA. AS FOUND MONUMENTED . WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.



VICINITY MAP
NTS

LEGEND

AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
D/W	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
GM	GAS METER
GR	GRATE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
TEL	TELEPHONE
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

x496.0	EXISTING SPOT ELEVATION
	FOUND MONUMENT
	EXISTING PROPERTY LINE
	WOOD FENCE
	METAL RAILS
500	EXISTING CONTOURS

TREE LEGEND

17"P	EXISTING TREE & TYPE
CYP	CYPRESS

REVISIONS

DESIGNED BY
DRAWN BY
DATE:
ENGINEER
RCE: 29811
EXP:

REGISTERED PROFESSIONAL ENGINEER
H. PATRICK WARD
No. 29811
CIVIL
STATE OF CALIFORNIA

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING – SURVEYING – LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: ERIC MILLER ARCHITECTS

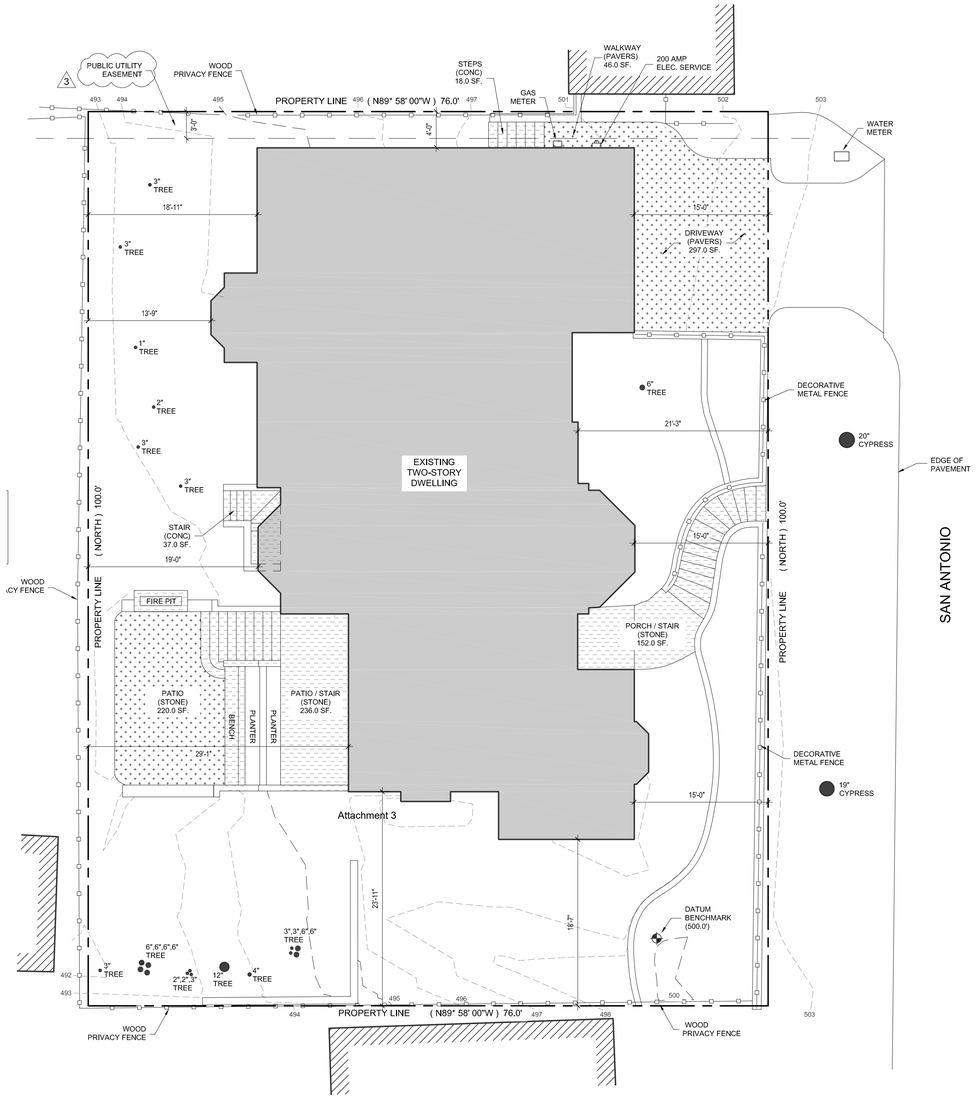
TOPOGRAPHIC MAP

SAN ANTONIO 2NW OF 11TH
APN 010-303-007

COUNTY OF MONTEREY, CALIFORNIA

SCALE: 1" = 8'
DATE: 7/28/22
SHEET: T-01
WO: 6983.02

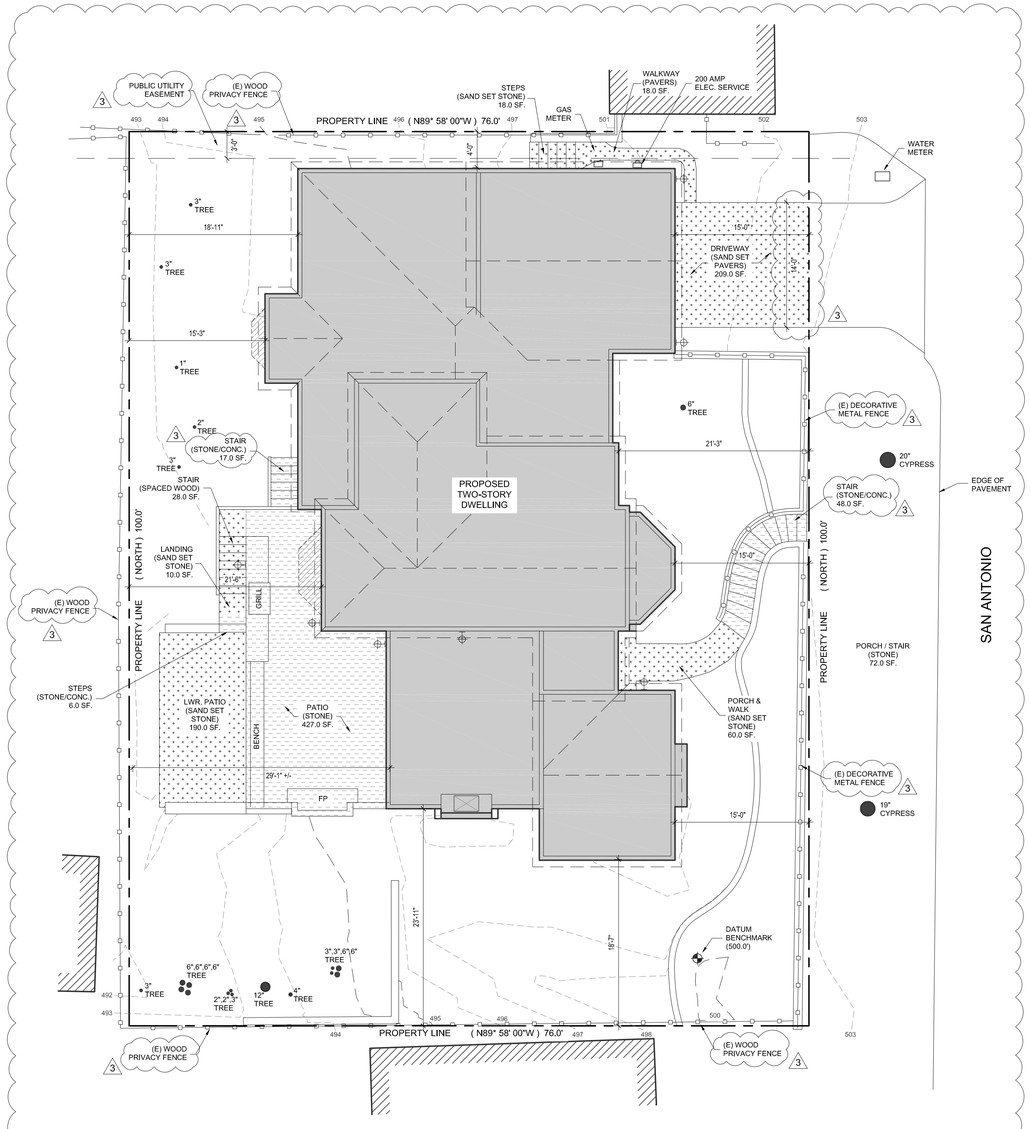
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E EXISTING SITE PLAN

Scale: 1/8" = 1'-0"

2 4' 8' 16'



P PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"

2 4' 8' 16'

PERMEABLE COVERAGE	PROPOSED		EXISTING	
PATIO - WEST	0 sf		220 sf	
LOWER PATIO - WEST	190 sf		0 sf	
LANDING - WEST	10 sf		0 sf	
WALK / PORCH - EAST	60 sf		0 sf	
DRIVEWAY - EAST	209 sf		297 sf	
WALKWAY - NORTH	18 sf		46 sf	
STEPS - NORTH	18 sf		0 sf	
TOTAL PERMEABLE	505 sf	51%	563 sf	56%
IMPERMEABLE COVERAGE				
PATIO - WEST	427 sf		236 sf	
STEPS - WEST	6 sf		0 sf	
STAIR TO BASEMENT - WEST	17 sf		37 sf	
STAIR - EAST	48 sf		60 sf	
WALK / PORCH - EAST	0 sf		92 sf	
STEPS - NORTH	0 sf		18 sf	
TOTAL IMPERMEABLE	498 sf	49%	443 sf	44%
TOTAL SITE COVERAGE	1003 sf		1006 sf	

WALL MOUNTED EXTERIOR LIGHT 3

PERMEABLE SITE COVERAGE

IMPERMEABLE SITE COVERAGE

EXISTING S.F.

ADDITION S.F.

REMOVED S.F. 2 3

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
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CARMEL, CA 93921
831.229.8002

DESIGN BY :

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Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE

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CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363

GARY KERR

FINAL REVISION DATE	
REVISION 6:	
REVISION 5:	
REVISION 4:	SEPTEMBER 13, 2023
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REVISION 2:	APRIL 21, 2023 1
REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	OCTOBER 04, 2023 3

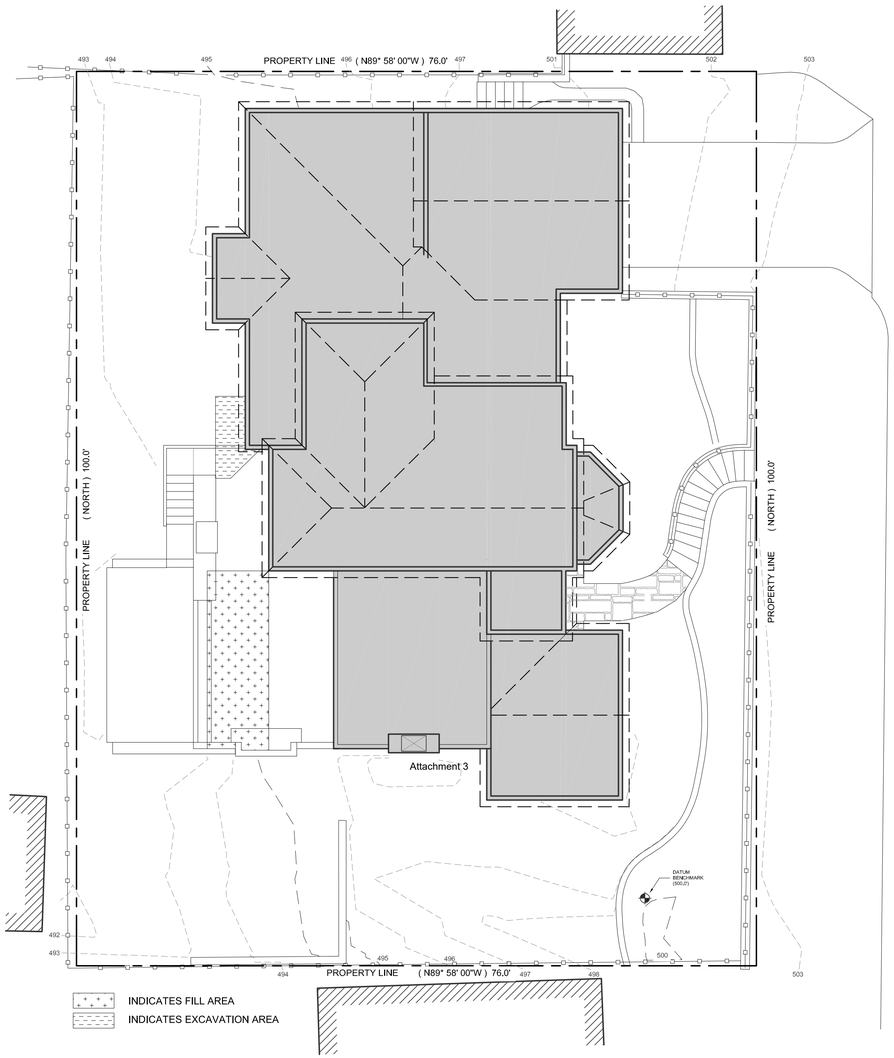
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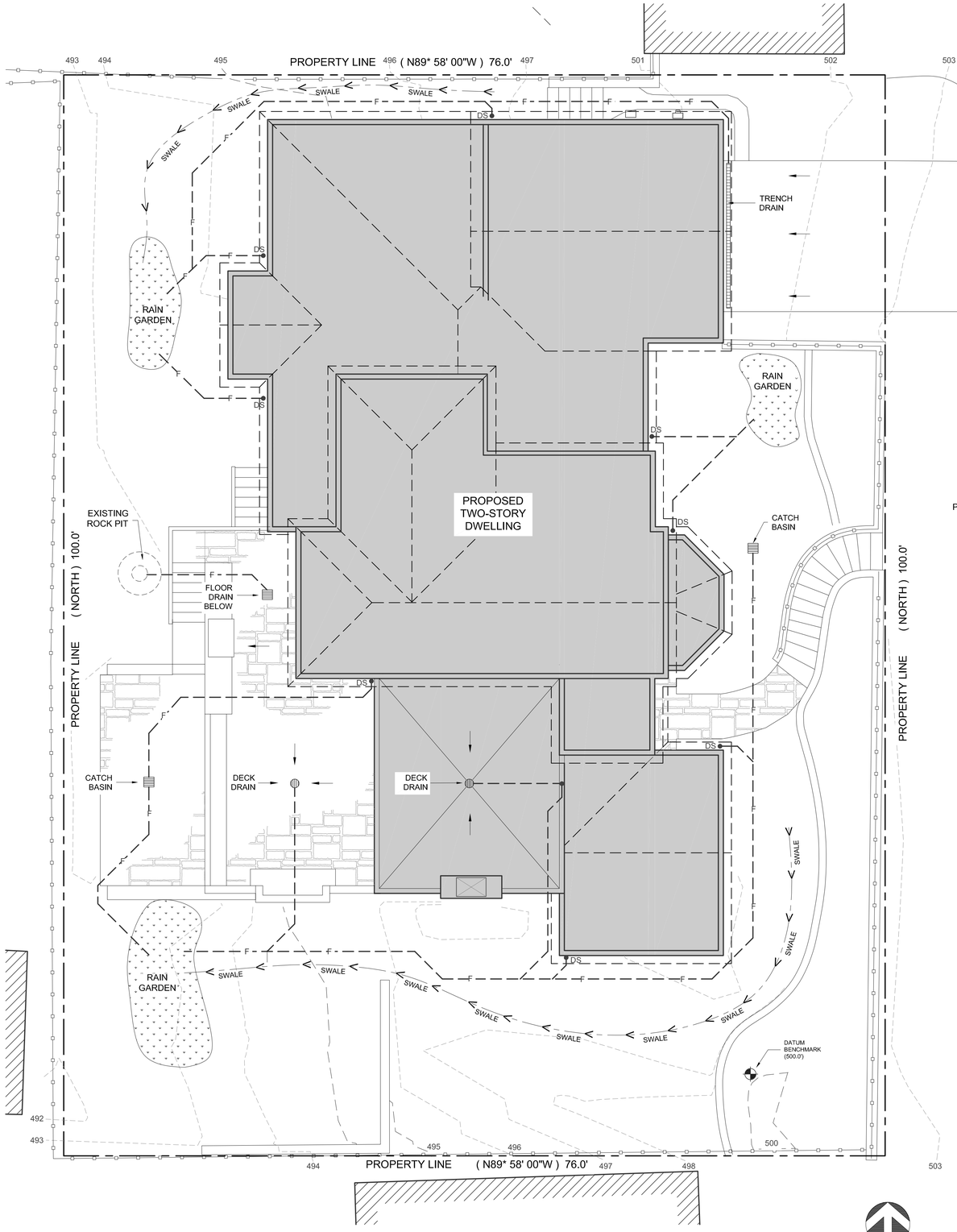
E EXCAVATION PLAN

Scale: 1/8" = 1'-0"

2 4' 8' 16'

CUT AND FILL TABLE				
MATERIAL	VOLUME OF CUT	VOLUME OF FILL	EXPORT FROM SITE	IMPORT TO SITE
NATIVE SOIL	3.2 CU. YDS.		2.0 CU YDS.	
ENGINEERED FILL		10,5 CU. YDS.		10,5 CU. YDS.

3



D PRELIMINARY DRAINAGE PLAN

Scale: 3/16" = 1'-0"

1 2 4' 8'

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SAN ANTONIO

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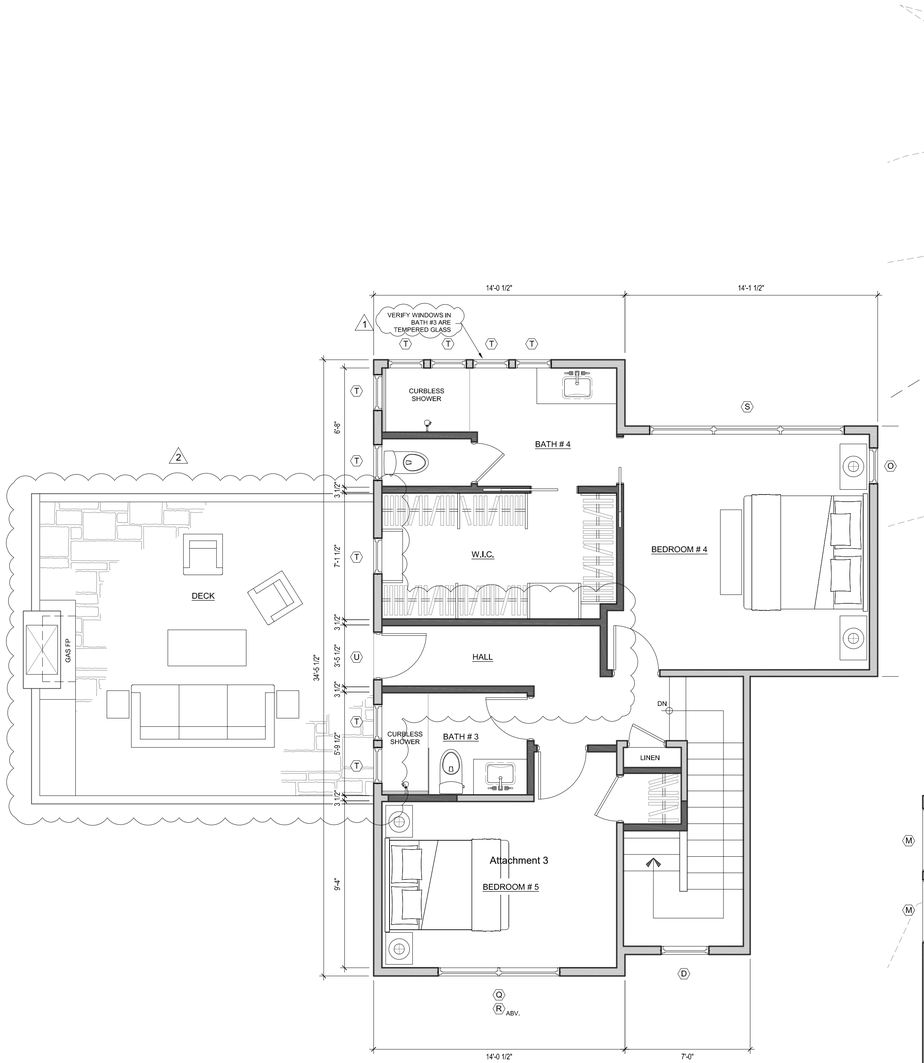
PROJECT No. :
DATE : OCTOBER 04, 2023 3

OWNER :

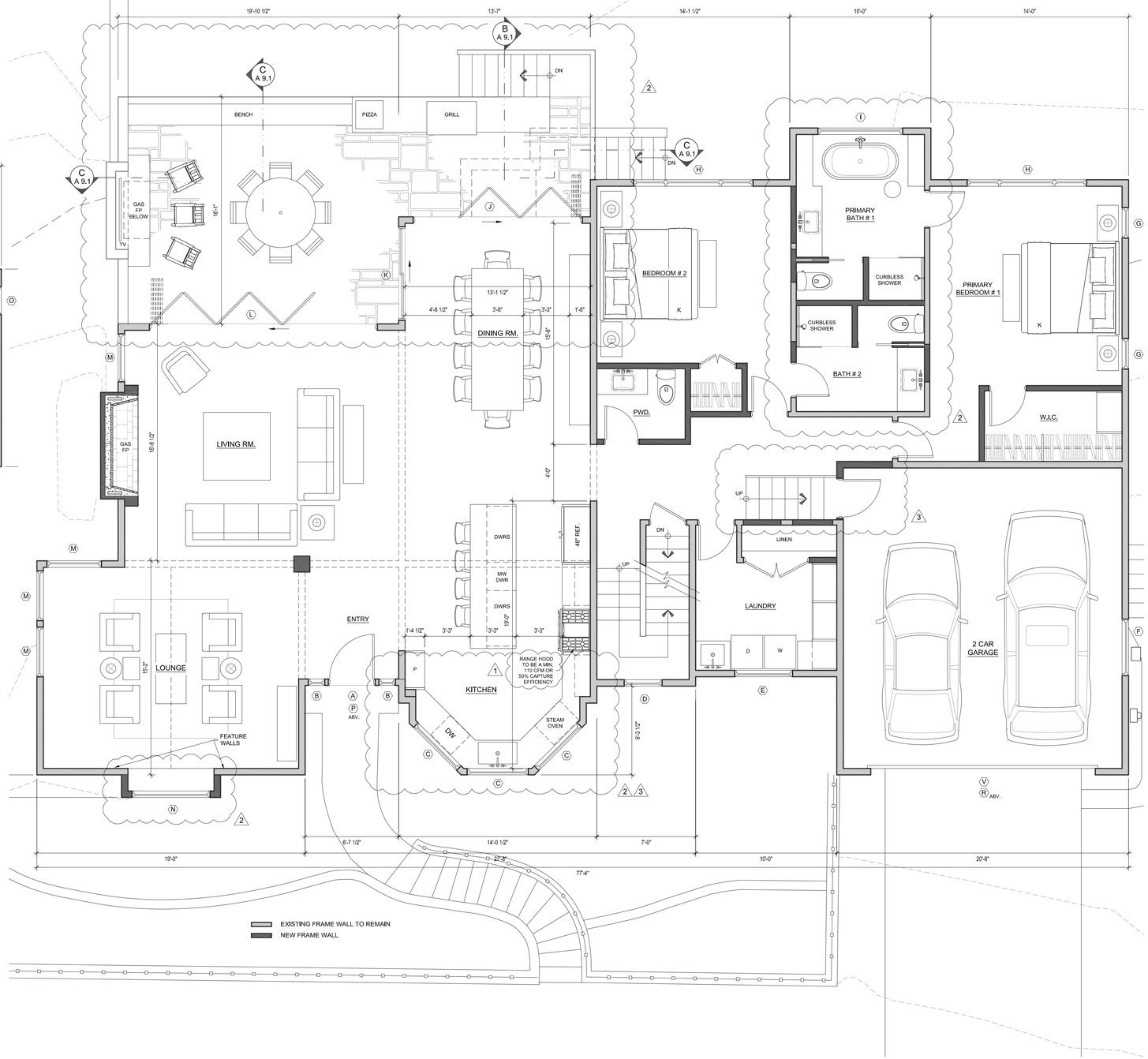
PHASE :
PERMIT SET

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U PROPOSED UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



M PROPOSED MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

1' 2' 4' 8'

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
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BOSSINAKIS RESIDENCE

SAN ANTONIO # 2 NW OF 11TH
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DRAWINGS BY :

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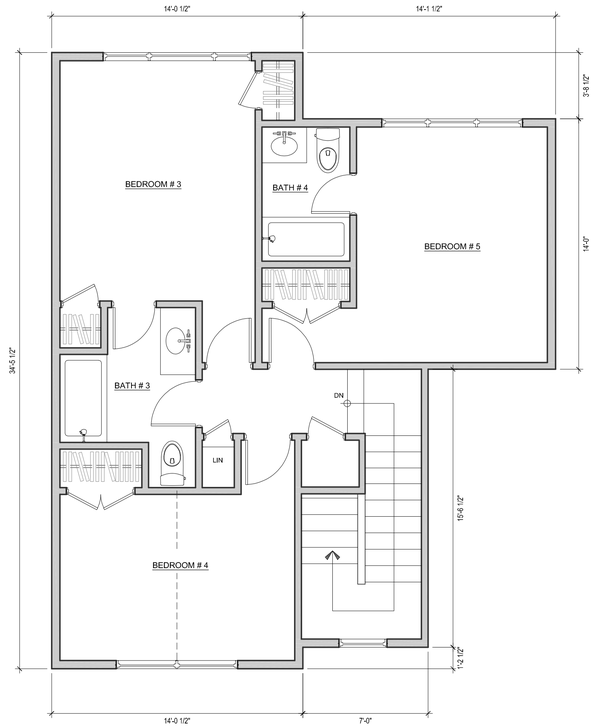
FINAL REVISION DATE	
REVISION 6:	
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REVISION 4:	SEPTEMBER 13, 2023
REVISION 3:	JUNE 27, 2023 (2)
REVISION 2:	APRIL 21, 2023 (1)
REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	OCTOBER 04, 2023 (3)

OWNER :

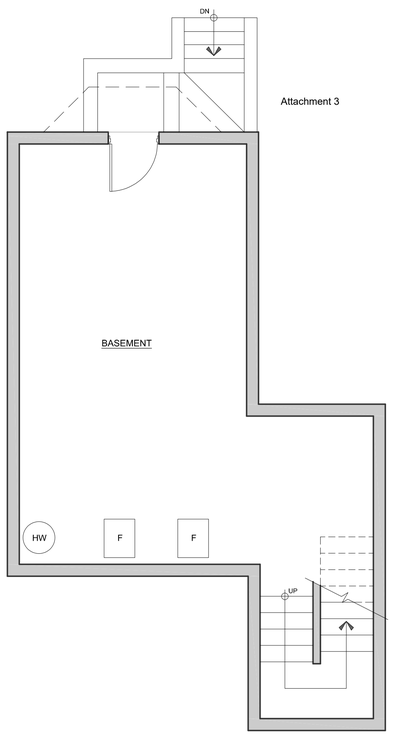
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U EXISTING UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



B EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



M EXISTING MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

MASTERWORK
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CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363

GARY KERR

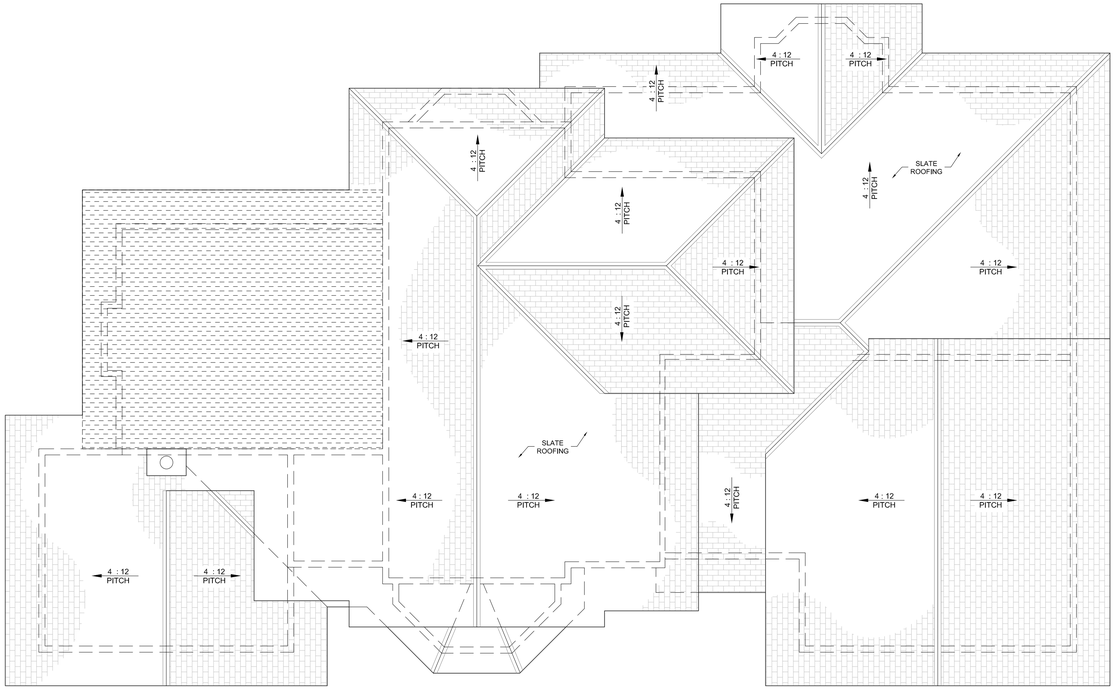
FINAL REVISION DATE	
REVISION 6:	
REVISION 5:	
REVISION 4:	SEPTEMBER 13, 2023
REVISION 3:	JUNE 27, 2023 (2)
REVISION 2:	APRIL 21, 2023 (1)
REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	OCTOBER 04, 2023 (3)

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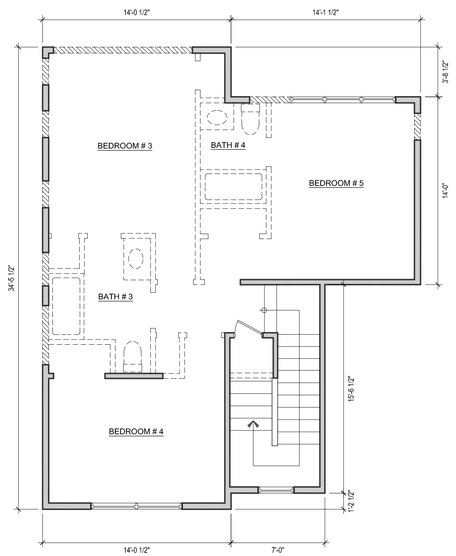


R ROOF DEMOLITION PLAN

Scale: 3/16" = 1'-0"

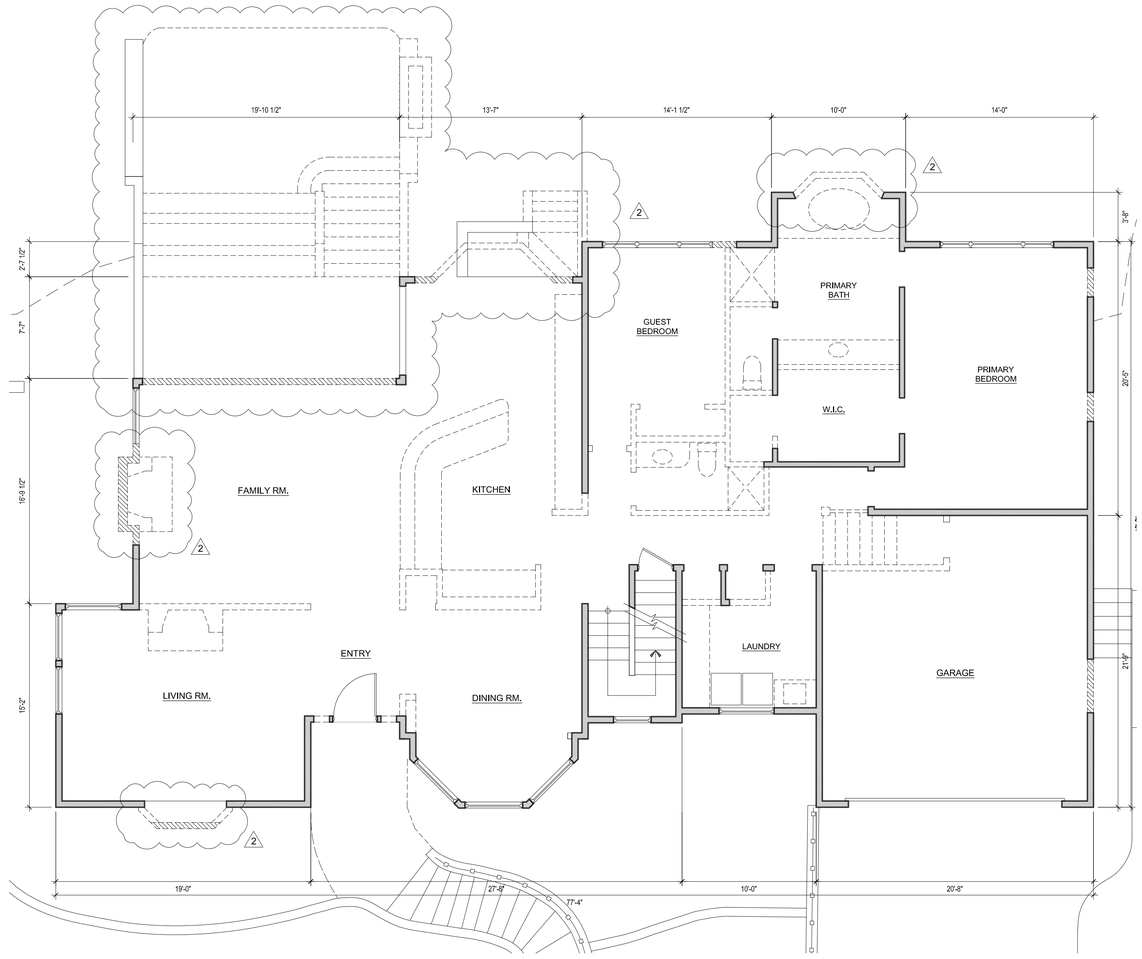
EXISTING ROOF AREA TO BE REMOVED

3



U UPPER LEVEL DEMOLITION PLAN

Scale: 3/16" = 1'-0"



M MAIN LEVEL DEMOLITION PLAN

Scale: 3/16" = 1'-0"

1' 2' 4' 8'

TOTAL L.F. OF EXISTING EXTERIOR WALL = 401,0

TOTAL L.F. OF EXISTING EXT. WALL REMOVED = 21,0 5%

TOTAL L.F. OF EXISTING EXT. WALL REBUILT = 74,0 18,5%

EXISTING FRAME WALL TO REMAIN

EXISTING FRAME WALL TO BE REMOVED

EXISTING FRAME WALL TO BE RE-BUILT

3

DEMOLITION NOTES :

1. CAP OFF ALL PLUMBING, PLUMBING WASTE LINES, GAS LINES, AND OTHER UTILITIES AT RESPECTIVE METERS AS REQUIRED,
2. DISCONNECT ALL ELECTRICAL CIRCUITS BACK TO MAIN PANEL AS REQUIRED, PROVIDE TEMPORARY POWER.
3. INSTALL CONSTRUCTION FENCING AND TREE PROTECTION PRIOR TO ANY DEMOLITION WORK.
4. MITIGATE FOR EROSION CONTROL AS REQUIRED.

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE

SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

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Attachment 3

ELECTRICAL NOTES

- **Bathroom exhaust fans to be occupant activated as required. Unless serving as part of a whole-house ventilation system, bathroom exhaust fans serving rooms with tubs, shower, or combinations, shall be provided with humidity controls in accordance with the** CGBSC.

- **All installed luminaires shall be high efficacy in accordance with Table 150.0-A; either listed by source type or by being JA8-2016 certified labeled.**
- **Screw based luminaires shall meet all the following:**
  Shall not be recessed downlight luminaires in ceilings; and
  Shall contain lamps that comply with CEC Reference Joint Appendix JA8; and
  The installed lamps shall be marked with JA8-2016 or JA8-2016-E.
- **Luminaires recessed into ceilings must meet all the requirements for: insulation contact (IC) labeling; sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below. JA8-2016-E certified and marked light source, rated for elevated temperature, must be installed by final inspection.**
- **Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8 (including ceiling recessed downlight luminaires and GU-24 sockets containing LED light sources) and they shall comply with section 119(d) and not turn on automatically or have an always on option. Exceptions: Luminaires in closets less than 70 square feet; Luminaires in hallways.**
- **At least one light in bathrooms, garages, laundry and utility rooms shall be controlled by a vacancy sensor certified to comply with section 119(d) that does not turn on automatically or have an always on option. (150(k)3)**
- **Residential outdoor lighting permanently mounted to the dwelling or to other buildings on the same lot shall be controlled by a manual ON and OFF switch and controlled by a photocell and motion sensor or by photocontrol and automatic time switch control or by astronomical time clock control that automatically turns the outdoor lighting off during daylight hours or by energy management control system.**

- **Luminaires installed in wet or damp locations must be marked 'suitable for wet / damp locations'.**
- **No parts of cord-connected, chain, cable, cord-suspended luminaries, lighting track, pendants, or ceiling-suspended fans shall be located with 3' horizontally and 8' vertically from the top of a bathtub rim or shower stall threshold and includes the space directly over the tub or shower stall. Luminaries located within the actual outside dimensioin of the bathtub or shower to a height of 8' vertically from the top of the bathtub rim or shower threshold shall be marked for damp/wet location.**

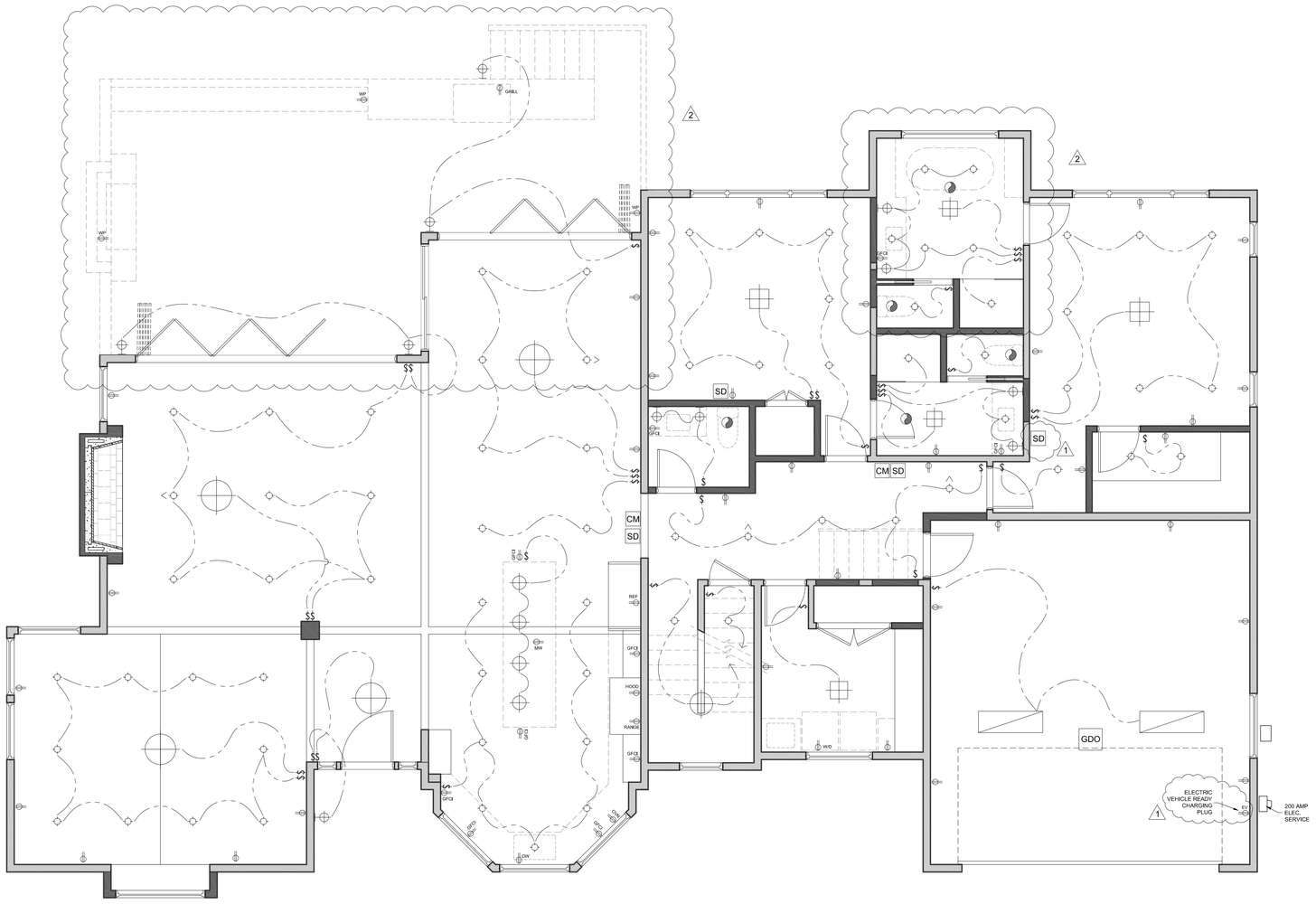
- **Where one or more lighting outlet[s] are installed for interior stairways, provide a wall switch at each floor level, and landing level that includes an entryway, to control the lighting outlet[s] where the stairway between floor levels has six risers or more.**
- **Provide at least one 20-amp circuit at bathroom; circuit shall have no other outlets.**
- **Laundry: At least one 20-amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets.**
- **Two small appliance outlet circuits, 20-amp each, are required in kitchen; circuits shall be balanced and have no other outlets.**
- **Provide separate 20-amp branch circuits for fixed appliances such as food waste grinders, dishwashers washing machines, dryers, built-in refrigerators or freezers, furnaces, AC units, or any other fixed appliance with a motor of 1/4 h.p. or larger.**

- **Clarify receptacle outlet locations:**
  Receptacles shall be installed so that no point measured horizontally along the floor in any wall space is over 6 feet from the receptacle (allowing 12 feet max. between receptacles on the same wall).
  Receptacles shall be located along any wall that is 2 feet or more in length.
  Outlet receptacles in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18-inches of the wall.
- **Kitchen receptacle outlets serving countertops shall:**
- **Have GFCI and AFCI protection.**
- **Be installed in each counter wall 12 inches or wider so no point along the wall is more than 24 inches.**
- **Shall be installed in each wall space separated by range tops, refrigerators or sinks.**
- **Shall be installed not more than 20 inches above the countertop.**
- **At least one receptacle outlet shall be installed at each island and each peninsula counter space with a long dimension of 24 inches minimum and a short dimension of 12 inches or greater; peninsula counter tops are measured from the connecting edge.**
- **General 120-volt, 15 and 20-amp receptacle notes:**

- **AFCI protection is required for all circuits identified in CEC 210.12.**

- **All receptacles are required to be tamper resistant in all locations including outlets located more than 5 1/2 feet above the floor, outlets that are a part of a luminaire, outlets dedicated to appliances that cannot be easily moved and at outlets located in attics.**
- **GFCI protection required for receptacles located outdoors, in bathrooms, laundry room, unfinished basements, crawl spaces, kitchen and wet bar counter top surfaces, garages, accessory buildings not intended as habitable rooms.**
- **Receptacles located in damp or wet locations shall have an enclosure that is weatherproof and shall be listed weather resistant type.**
- **A 15 or 20-amp receptacle shall be installed within 25' at an accessable location for the servicing of heating, air-conditioning and refrigeration equipment.**
- **Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the owner and to the building inspector.**
- **Indicate on plan the installation of *smoke alarms* in all the following areas:**
  a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  b) In each room used for sleeping purposes.
  c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent lower levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  d) When more than one smoke alarm is required to be installed in an individual dwelling unit, the devices shall be interconnected in such a way that all alarms will sound when one is activated.
- **Indicate on plan the location of a *carbon monoxide device* on the ceiling or wall outside sleeping areas and on every level including basements in existing dwelling units having a fossil burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms are to be interconnected.**

- **Exterior light fixtures to be mounted no higher than 10 feet from ground below.**



M MAIN LEVEL ELEC / REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

SYMBOL KEY

- OUTLET
- GFCI OUTLET
- ELECTRICAL OUTLET FLOOR DUPLEX
- $ SWITCH
- $3 3 - WAY SWITCH
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- SP SPEAKER
- FAN ONLY
- RECESSED DOWN LIGHT
- RECESSED STEP LIGHT
- WALL SCONCE PLAN
- SURFACE MOUNTED DECORATIVE LIGHT FIXTURE
- CHANDELIER OR PENDANT LIGHT FIXTURE
- LED STRIP LIGHTING
- SURFACE MOUNT UTILITY LIGHT FIXTURE

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Home / Home and Building Solutions / Ventilation & Indoor Air Quality / Ventilation Fans / WhisperGreen® Select™ Fan, 50-80-110 CFM

WhisperGreen® Select™ Fan, 50-80-110 CFM

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FV-0511VK2

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PRODUCT DETAILS

Reintroducing WhisperGreen® Select™, our whole house IAQ solution with enhancements that will provide greater value to our customers. First, our improved single-hinged Flex-Z Fast™ bracket for more flexible, fast and easy installation. Other enhancements include a new elegant grille design, an environmentally friendly 26 gauge Zinc-Aluminum-Magnesium (ZAM) housing design and dual access junction box that helps simplify wiring in tight spaces.

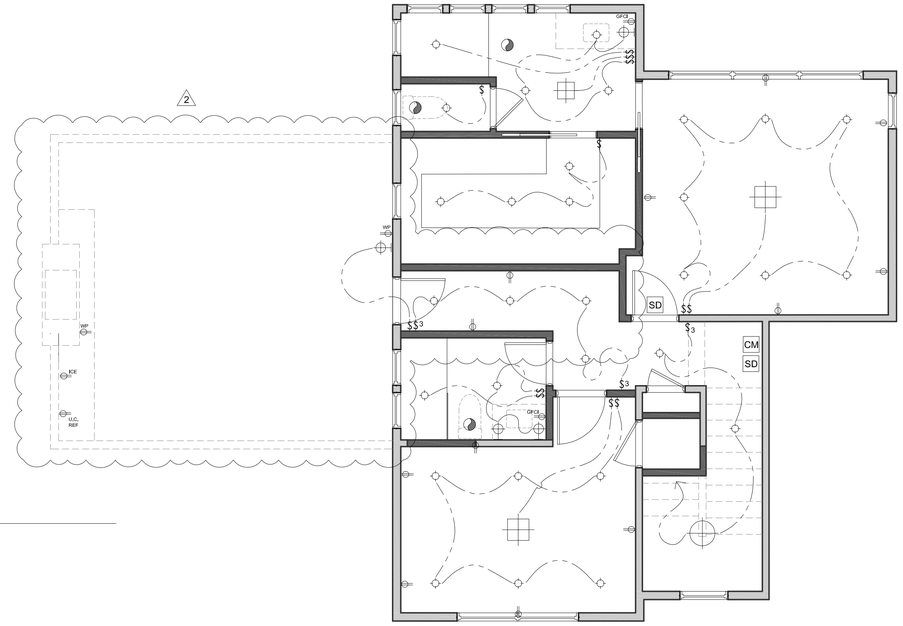
KEY FEATURES

- Customizable, all-in-one whole house precision ventilation solution ideal for use in the bathroom, laundry room, sun room, basement or garage

EXHAUST FAN SPEC.

SYMBOL KEY

OUTLET	FAN ONLY
GFCI OUTLET	RECESSED DOWN LIGHT
ELECTRICAL OUTLET FLOOR DUPLEX	RECESSED STEP LIGHT
$ SWITCH	WALL SCONCE PLAN
$3 3 - WAY SWITCH	SURFACE MOUNTED DECORATIVE LIGHT FIXTURE
SD SMOKE DETECTOR	CHANDELIER OR PENDANT LIGHT FIXTURE
CM CARBON MONOXIDE DETECTOR	LED STRIP LIGHTING
SP SPEAKER	SURFACE MOUNT UTILITY LIGHT FIXTURE



U UPPER LEVEL ELEC / REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

Attachment 3

Toldbod 6.1 Outdoor Wall Sconce

By Louis Poulsen

LUMENS LIGHT AND LIVING
Call Us 877.445.4486

Product Options

Finish: Black, Natural Painted Aluminum

Details

- Injection-molded clear polycarbonate bottom shield diffuser
- 100% down light
- Designed in 2014
- Interior Color: Matte White
- Material: Die-cast Aluminum shade and wall plate
- UL Listed Wet
- Made In Denmark

Dimensions

Fixture: Depth 10.5", Weight 3.5 Lbs.
Shade: Height 6.2", Diameter 6.1"
Wall Plate: Diameter 4.5"

Lighting

- One 40 Watt (348 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL: https://www.lumens.com/toldbod-6.1-outdoor-wall-sconce-by-louis-poulsen-LPLP90104.html
Rating: UL Listed Wet



Notes:

Product ID: LPLP90104

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

2

EXTERIOR LIGHT FIXTURE SPEC.

Oculux 3.5" LED New Construction IC Rated Housing

By WAC Lighting

LUMENS LIGHT AND LIVING
Call Us 877.445.4486

Product Options

Voltage: 120 Volt, 120 Volt/277 Volt

Details

- Shallow housing under 4" depth
- Airtight
- Cutout 4 1/4"
- Ceiling thickness: 1/2" - 1"
- Single spot light source
- Allows adjustment in any direction when used with adjustable trims
- Dimmable with TRIAC, ELV, 0-10V
- Dims from 100% - 5%
- Designed in 2017
- Finish: Aluminum
- Material: Aluminum
- Title 24 compliant
- Energy Star Qualified
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Years Finish
- Made In China



Dimensions

120 Volt Option Fixture: Length 13.66", Width 6.42", Height 3.78", Weight 2.91Lbs
120 Volt/277 Volt Option Fixture: Length 13.66", Width 6.42", Height 3.78", Weight 2.95Lbs

Notes:

Additional Details

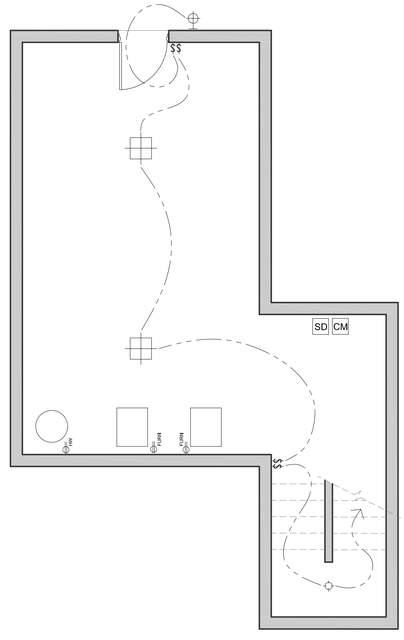
Product URL: https://www.lumens.com/oculux-3.5-inch-led-new-construction-ic-rated-housing-by-wac-lighting-WACP160332.html
Rating: ETL Listed Wet

Product ID: WACP160332

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

RECESSED LIGHT FIXTURE SPEC.



B BASEMENT ELEC / REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

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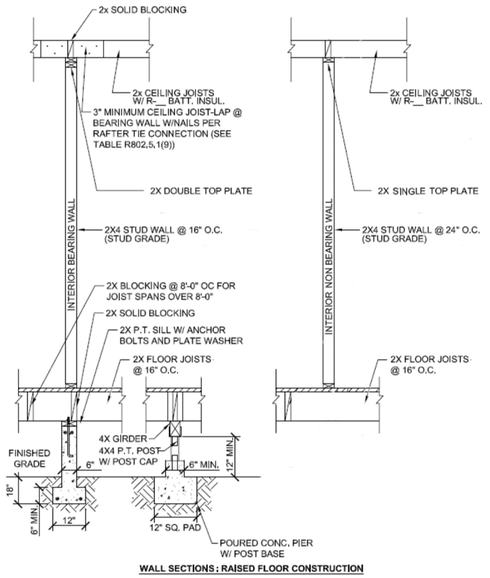
TABLE 2304.10.1—continued
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
8. Stud to stud (not at braced wall panels)	16d common ($3^1/_2$" × 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	16d box ($3^1/_2$" × 0.135"); or	12" o.c. face nail
	3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. each edge, face nail
	16d box ($3^1/_2$" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common ($3^1/_2$" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, $^7/_{16}$" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	16d box ($3^1/_2$" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common ($3^1/_2$" × 0.162"); or 3-16d box ($3^1/_2$" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown; or	Toenail
	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	End nail
17. Top or bottom plate to stud	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Face nail

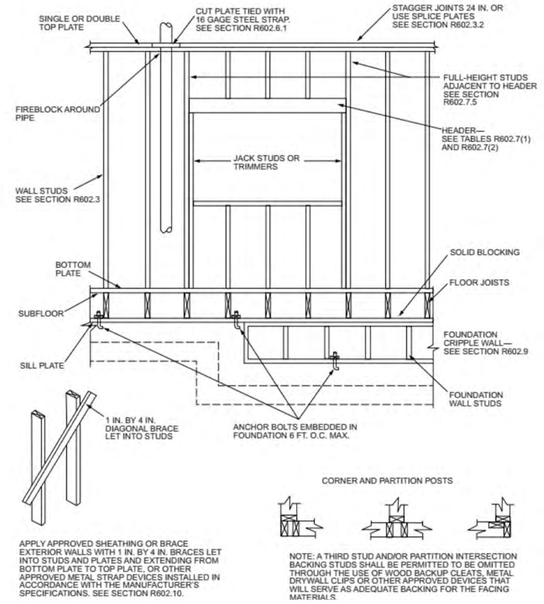
TABLE 2308.9.5
HEADER AND GIRDER SPANS[a] FOR INTERIOR BEARING WALLS
(Maximum Spans for Douglas Fir-Larch, Hem-Fir, Southern Pine and Spruce-Pine-Fir[a] and Required Number of Jack Studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING WIDTH[b] (feet)					
		20		28		36	
		Span	NJ[d]	Span	NJ[d]	Span	NJ[d]
One Floor Only	2-2 × 4	3-1	1	2-8	1	2-5	1
	2-2 × 6	4-6	1	3-11	1	3-6	1
	2-2 × 8	5-9	1	5-0	2	4-5	2
	2-2 ×10	7-0	2	6-1	2	5-5	2
	2-2 ×12	8-1	2	7-0	2	6-3	2
	3-2 × 8	7-2	1	6-3	1	5-7	2
	3-2 ×10	8-9	1	7-7	2	6-9	2
	3-2 ×12	10-2	2	8-10	2	7-10	2
	4-2 × 8	9-0	1	7-8	1	6-9	1
	4-2 ×10	10-1	1	8-9	1	7-10	2
	4-2 ×12	11-9	1	10-2	2	9-1	2
Two Floors	2-2 × 4	2-2	1	1-10	1	1-7	1
	2-2 × 6	3-2	2	2-9	2	2-5	2
	2-2 × 8	4-1	2	3-6	2	3-2	2
	2-2 ×10	4-11	2	4-3	2	3-10	3
	2-2 ×12	5-9	2	5-0	3	4-5	3
	3-2 × 8	5-1	2	4-5	2	3-11	2
	3-2 ×10	6-2	2	5-4	2	4-10	2
	3-2 ×12	7-2	2	6-3	2	5-7	3
	4-2 × 8	6-1	1	5-3	2	4-8	2
	4-2 ×10	7-2	2	6-2	2	5-6	2
	4-2 ×12	8-4	2	7-2	2	6-5	2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Spans are given in feet and inches (ft-in).
b. Tabulated values are for No. 2 grade lumber.
c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.
d. NJ - Number of jack studs required to support each end. Where the number of required jack studs equals one, the headers are permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.



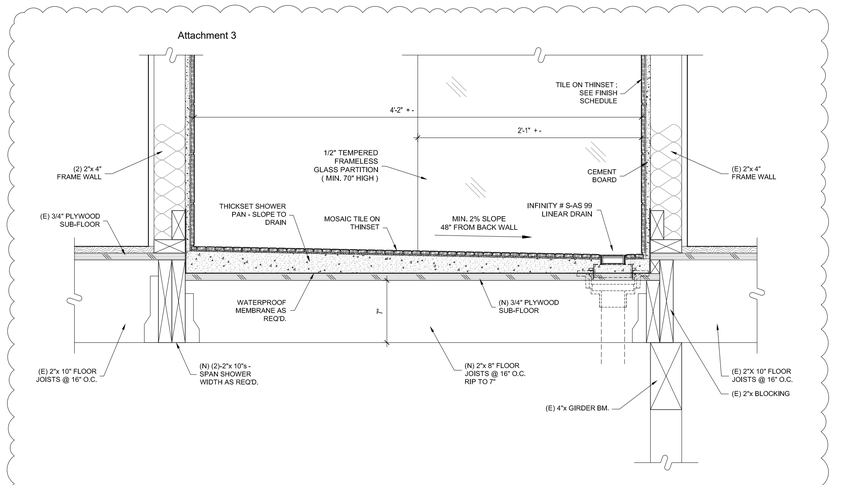
WALL SECTIONS : RAISED FLOOR CONSTRUCTION



APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10.

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS

F TYPICAL FRAMING DETAILS
Scale: None



1 TYPICAL SHOWER PAN DETAIL
Scale: 1 1/2" = 1'-0"

FRAMING NOTES

All non-engineered projects must meet the minimum California Building Code [CBC] Section 2308 Conventional Light-Frame Construction requirements. Structures of conventional light-framed construction shall not exceed two stories in height and are subjected to limitations of Sections 2308.2, 2308.11, and 2308.12.

Openings in Exterior Walls: A header shall be provided over each opening in exterior-bearing walls, and shall be of two pieces of normal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid lumber of equivalent size. See CBC Table 2308.9.5 (attached) for minimum header sizes. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Openings in Interior Load-Bearing Partitions: A header shall be provided over each opening in interior bearing partitions, and shall be of two pieces of nominal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid .lumber of equivalent size. See CBC Table 2308.9.6 (attached) for minimum header sizes. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Openings in Interior Non-Load Bearing Partitions: Openings in nonbearing partitions are permitted to be framed with single studs and headers. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Pipes in Walls: Where plumbing, hearing or other pipes are places in or partly in a partition, necessitating the cutting of the soles or plates, a metal tie not less than 16 gage and 1-1/2" wide shall be fastened to each plate across and to each side of the opening with not less than six (6) 16d nails.

Cutting and Notching: In exterior walls and bearing partitions, and wood stud is permitted to be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of studs to a depth not greater than 40% of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition.

Boring Holes: A hole not greater in diameter than 40% of the stud width is permitted to be bored in any wood stud. Bored holes not greater than 60% of the width of the stud are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.

1

MASTERWORK
BUILDING AND DEVELOPMENT
LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :
HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE

SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :
STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363
GARY KERR

FINAL REVISION DATE
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: MARCH 06, 2023

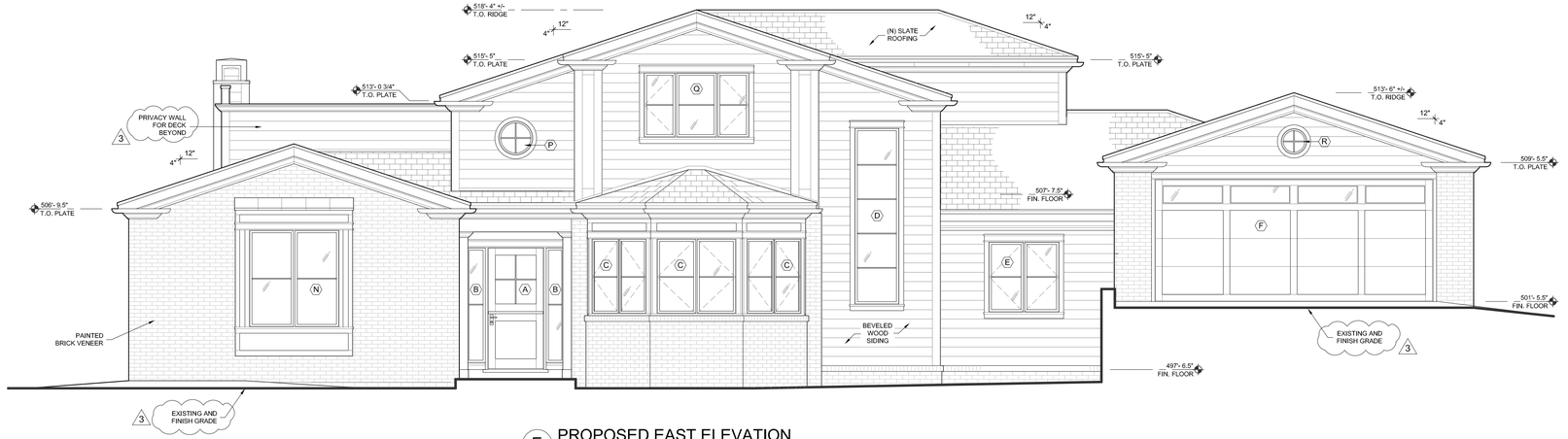
PROJECT No. :
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E PROPOSED EAST ELEVATION

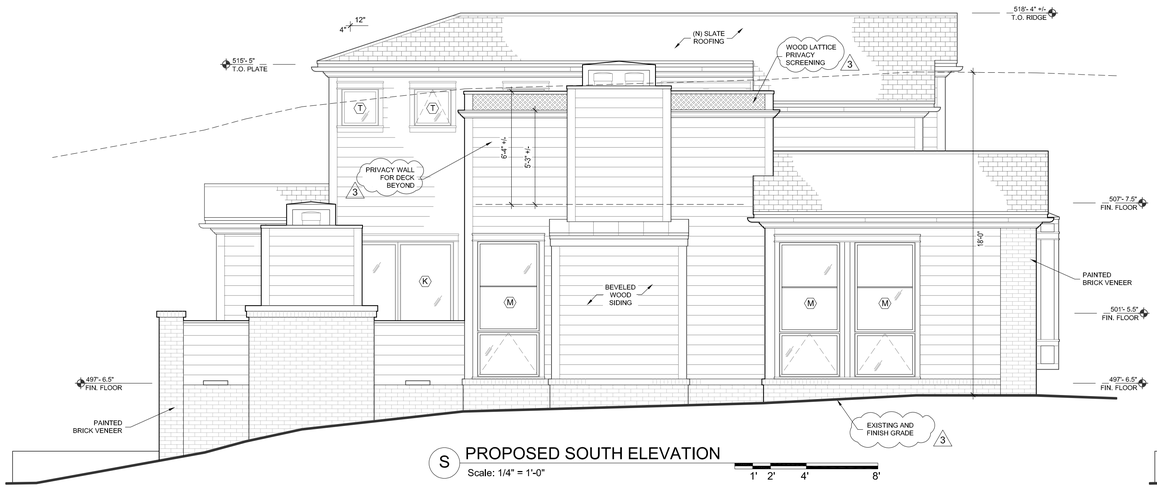
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1' 2' 4' 8'



E EXISTING EAST ELEVATION

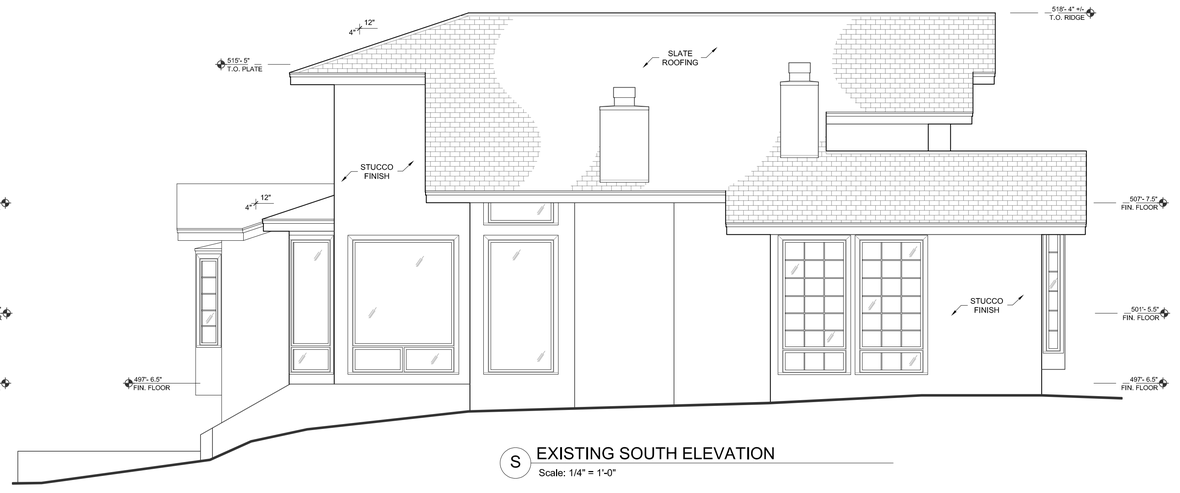
Scale: 1/4" = 1'-0"



S PROPOSED SOUTH ELEVATION

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

1' 2' 4' 8'



S EXISTING SOUTH ELEVATION

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

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PROJECT No. :

DATE : OCTOBER 04, 2023 (3)

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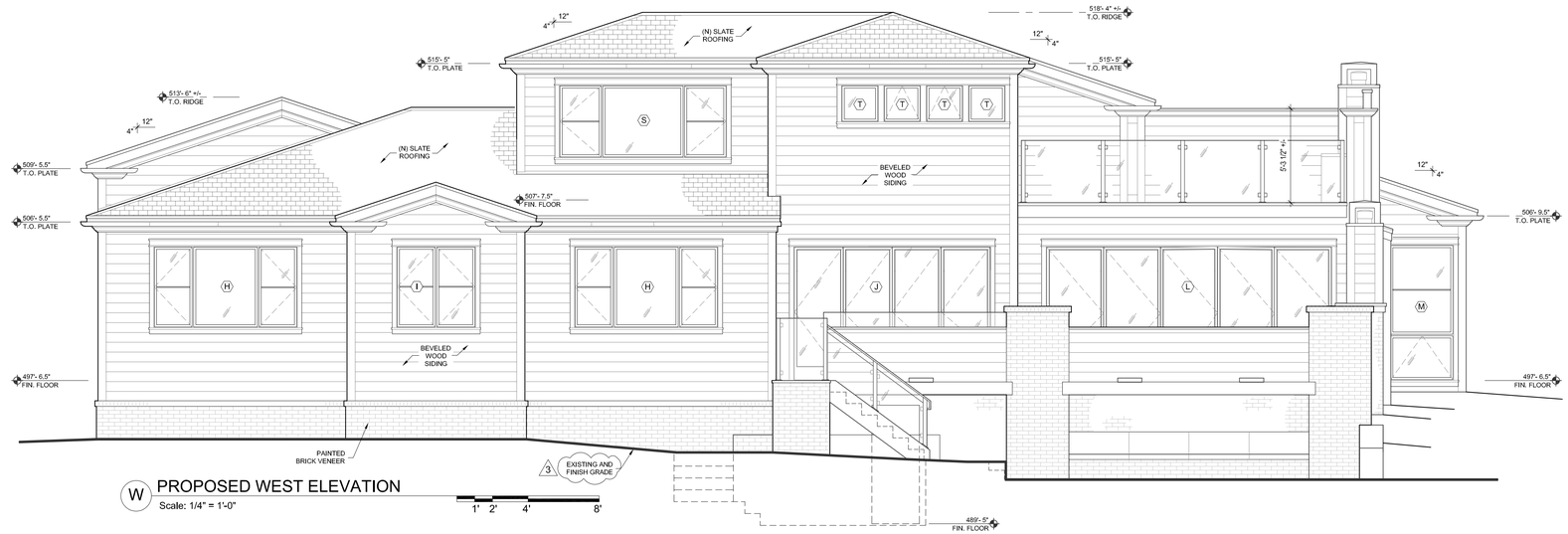
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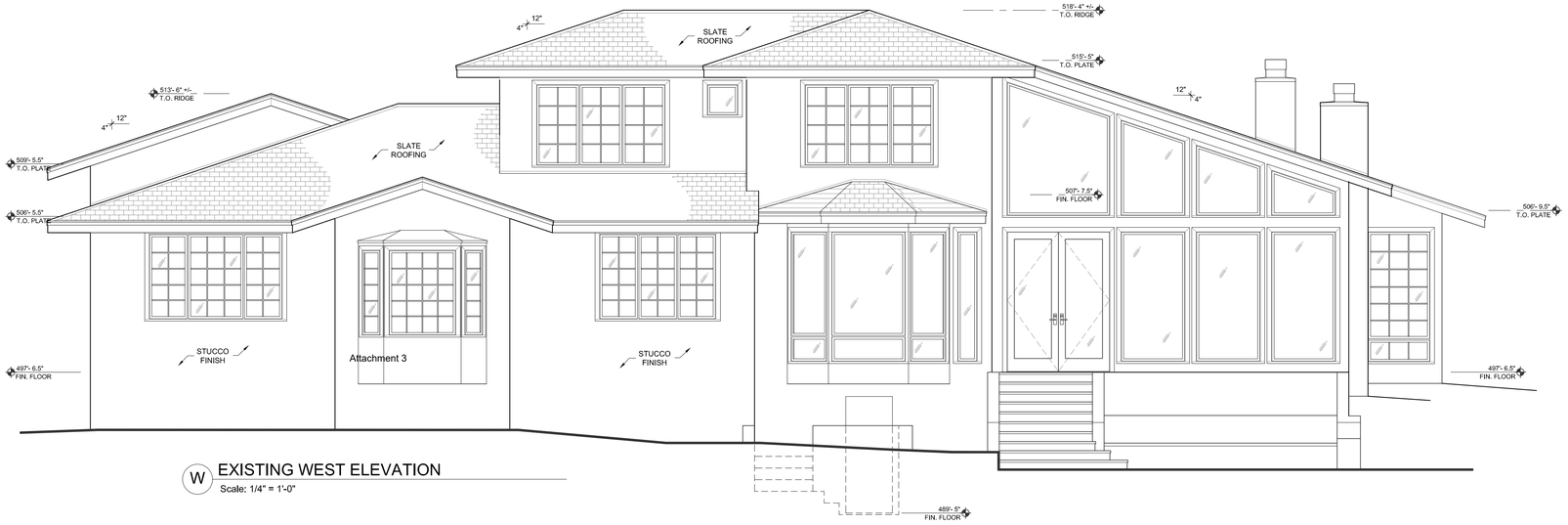
Attachment 3



W PROPOSED WEST ELEVATION

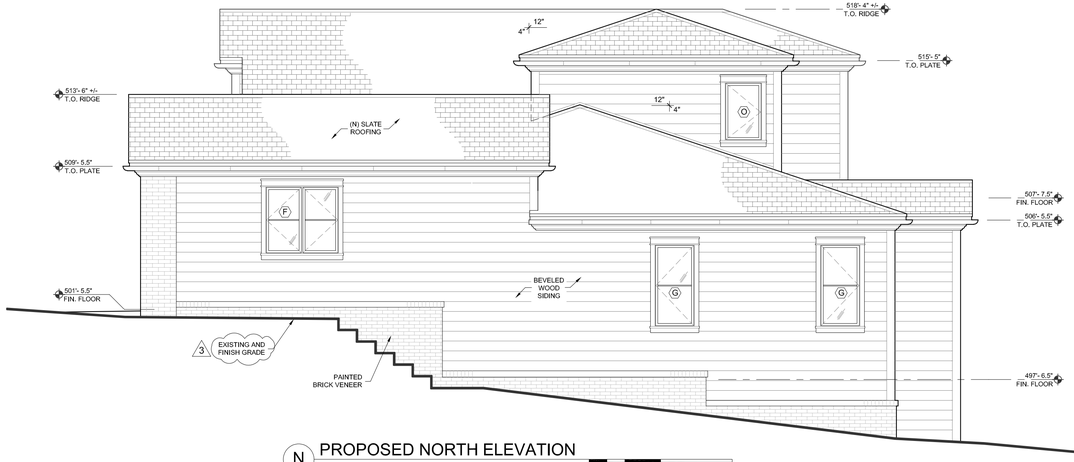
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1' 2' 4' 8'



W EXISTING WEST ELEVATION

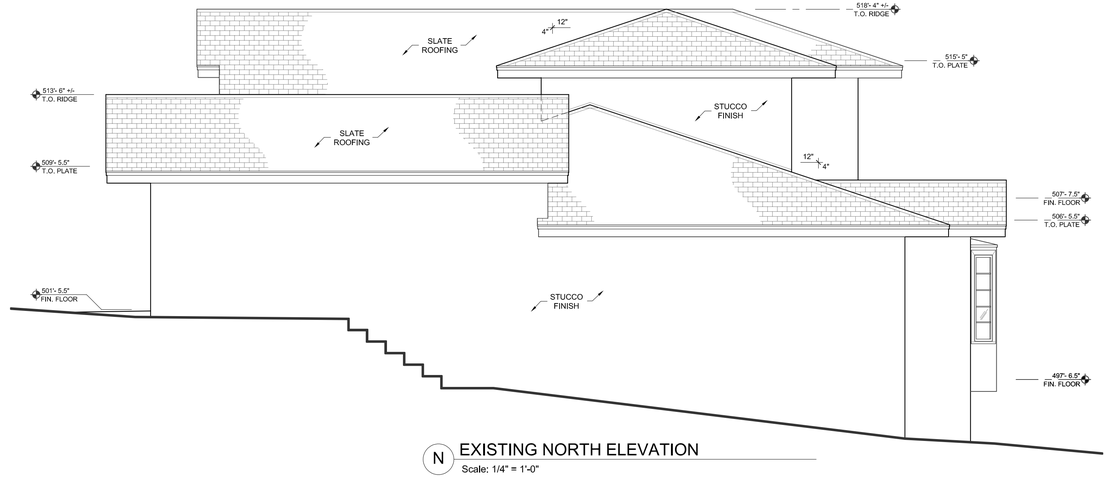
Scale: 1/4" = 1'-0"



N PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'



N EXISTING NORTH ELEVATION

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

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E EXISTING STREETSCAPE VIEW
Scale: 1"= 6'-0"
1' 3' 6' 12'

Attachment 3



P PROPOSED STREETSCAPE VIEW
Scale: 1"= 6'-0"
1' 3' 6' 12'

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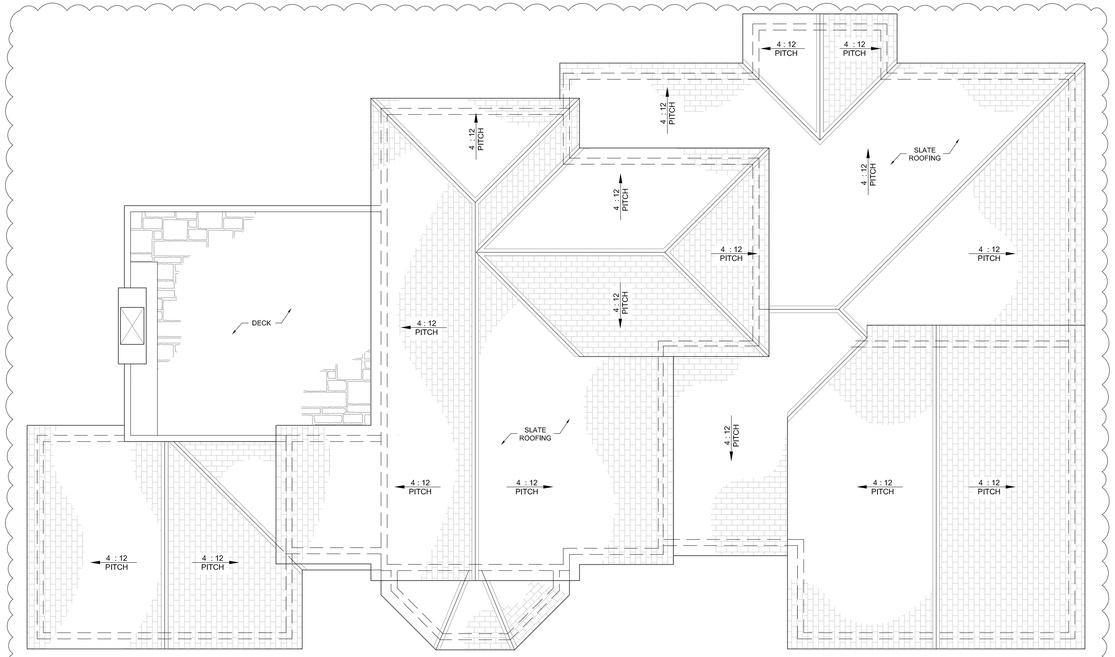
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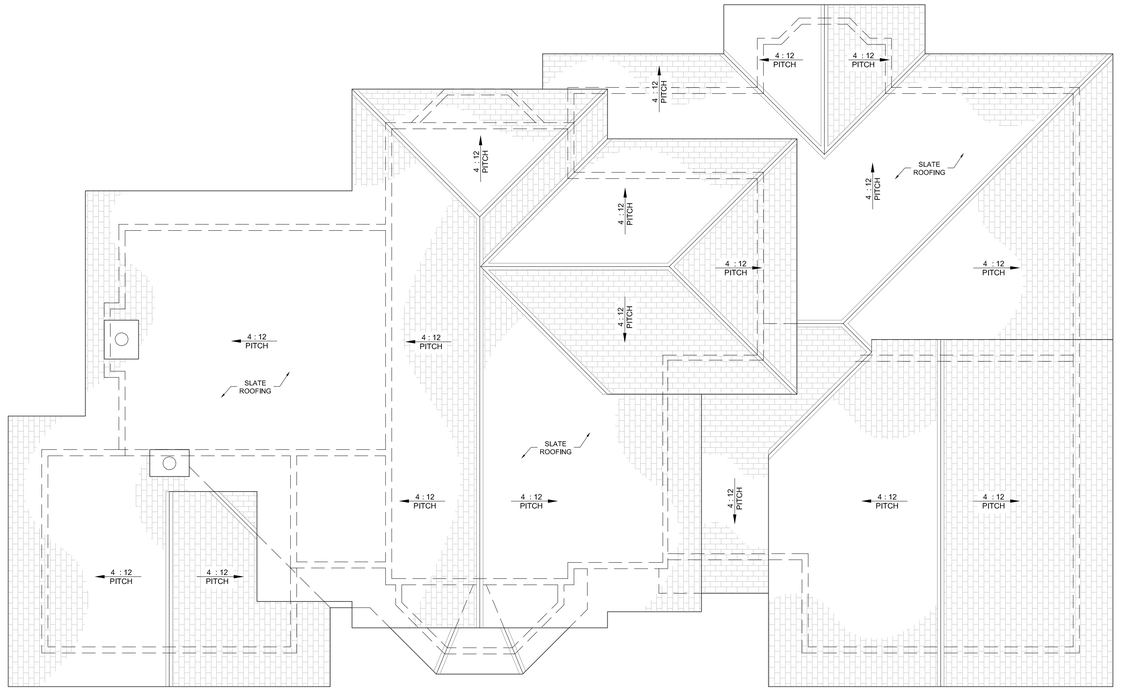
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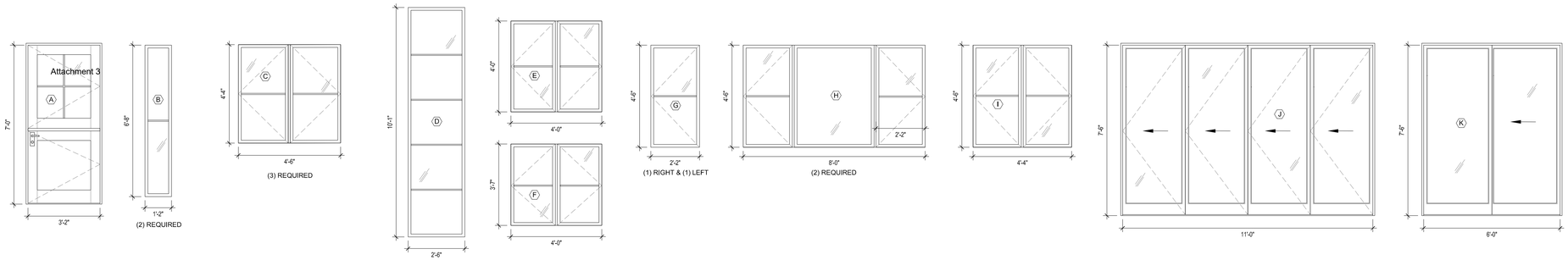
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R PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"
1' 2' 4' 8'



E EXISTING ROOF PLAN
Scale: 3/16" = 1'-0"

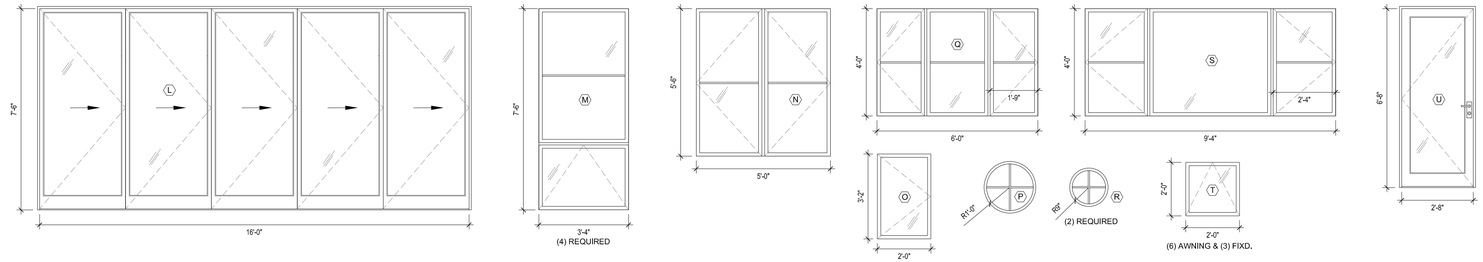


WINDOW AND DOOR GLAZING NOTES :

All exterior windows and doors to meet the requirements set forth in CBC chapter 7A. They shall be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 safety glass.

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 more than 36 inches above the floor; and
   4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing.
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 and within 60 inches measured horizontally and within a straight line of the waters edge, including shower doors and surrounds.
f) Glazing adjacent to stairs and ramps



W PROPOSED WDW. & EXT. DOOR SCHEDULE
Scale: 3/16" = 1'-0"
1' 2' 4'

NOTES:
WINDOWS TO BE KOLBE & KOLBE VISTA-LUX SERIES, ALUMINUM CLAD.
COLOR - CLOUD.

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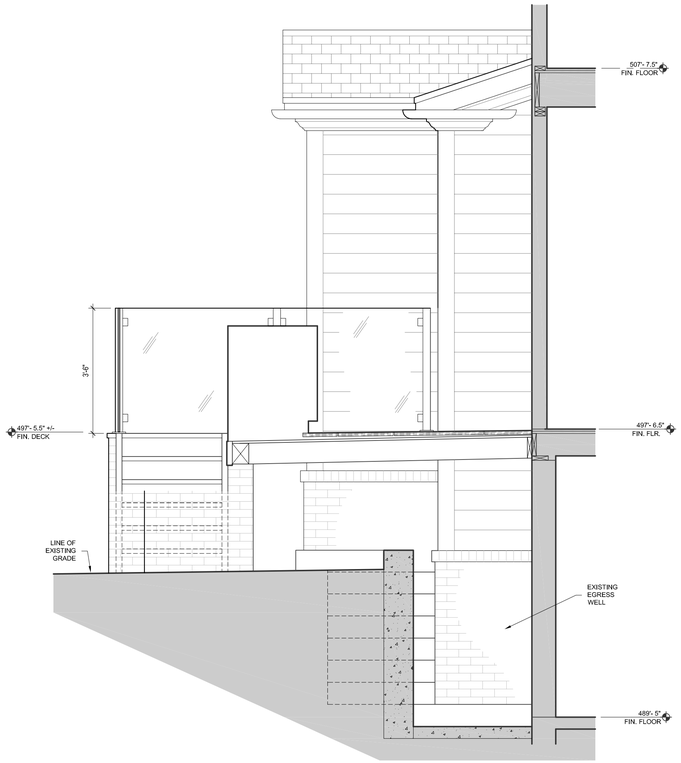
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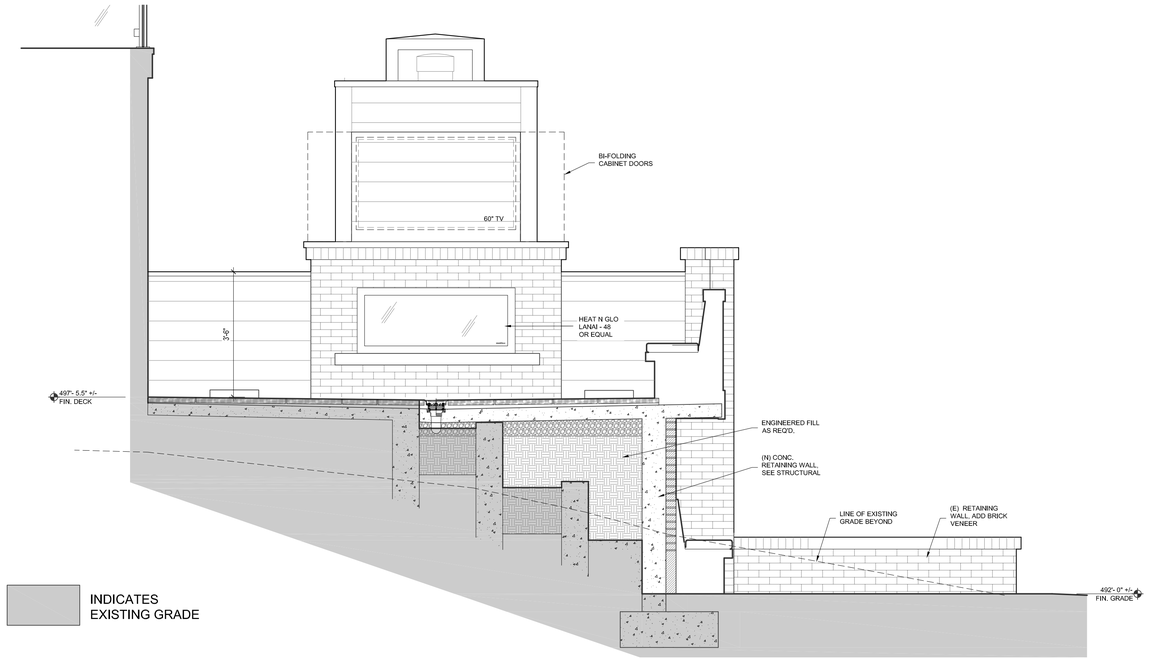
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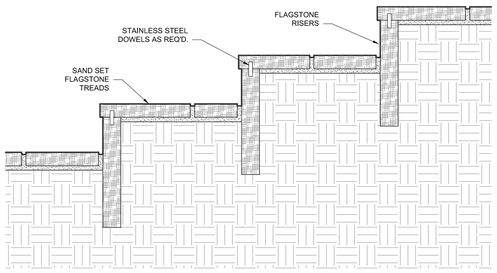


A DECK SECTION
Scale: 1/2" = 1'-0"
1' 2' 4'

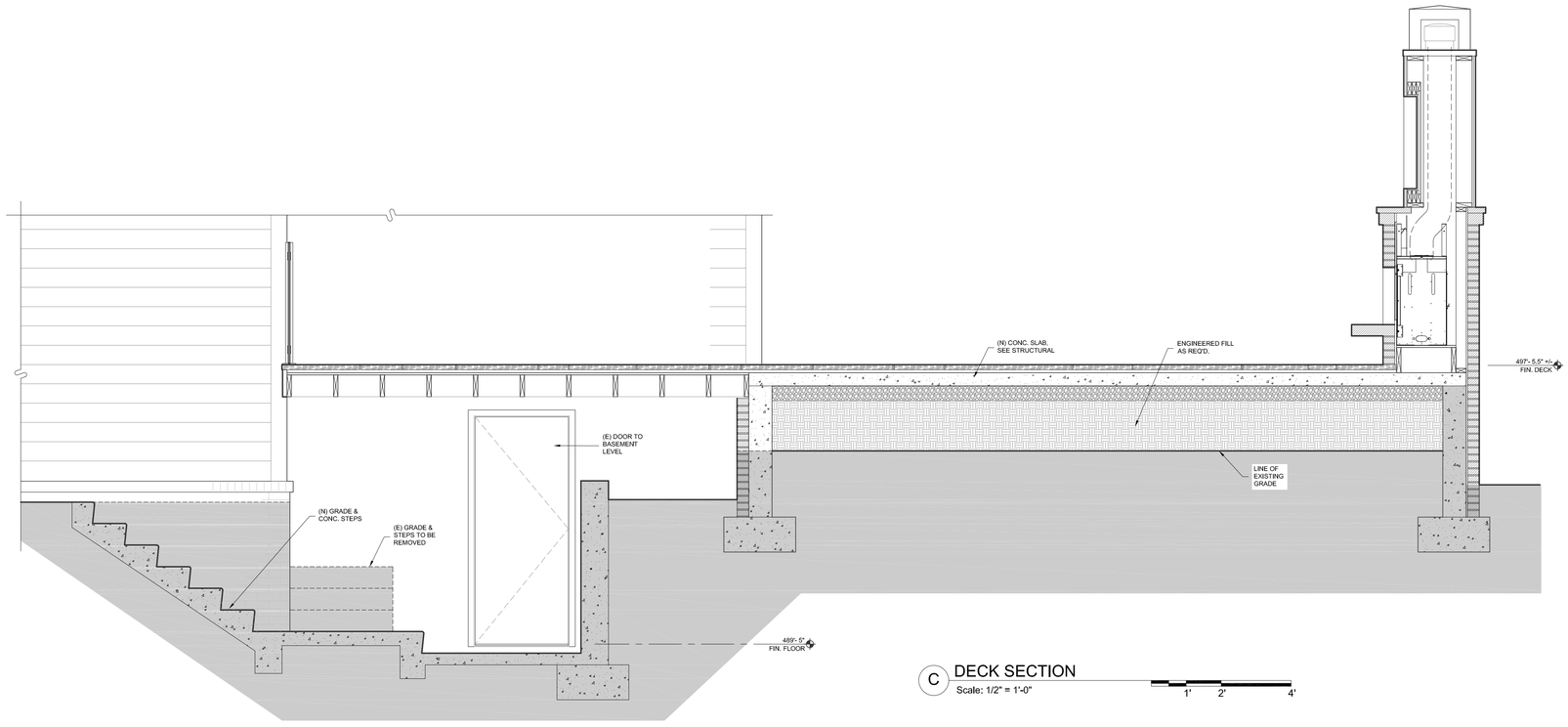


B DECK SECTION
Scale: 1/2" = 1'-0"
1' 2' 4'

Attachment 3



1 DETAIL - PERMEABLE LANDSCAPE STEPS
Scale: 1-1/2" = 1'-0"



C DECK SECTION
Scale: 1/2" = 1'-0"
1' 2' 4'

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R ROOFING - SLATE, CHARCOAL



P EXT. PAINT COLOR - SIDING & BRICK

P WINDOWS, EXTERIOR TRIM, CROWN

Attachment 3

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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, 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 compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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

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

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

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



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ❑ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

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

Manejo de residuos

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

Entradas y perímetros de los sitios de construcción

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



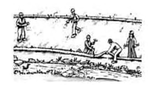
MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

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

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido que pierda hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ❑ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ❑ Comunique inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.
- ❑ Suelos contaminados
- ❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua
  - Condiciones inusuales en la tierra, descoloramiento u olor.
  - Tanques enterrados abandonados
  - Pozos de agua abandonados.
  - Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento en tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.



APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ❑ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no desarguen en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados manteniéndolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.



REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura..



EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ❑ En las áreas que se sabeu contaminadas, se requiére análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y como interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adoptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!

Attachment 3

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE

SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363

GARY KERR

FINAL REVISION DATE	
REVISION 6:	
REVISION 5:	
REVISION 4:	SEPTEMBER 13, 2023
REVISION 3:	JUNE 27, 2023 /2
REVISION 2:	APRIL 21, 2023 /1
REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	OCTOBER 04, 2023 /3
OWNER :	
PHASE :	PERMIT SET

B-1.1

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Masterwork Builders Inc.
2023

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of Individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

☐ X **4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☐ X **4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ X **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

X ☐ GC **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

X ☐ GC **4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code.*

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Attachment 3

Y N/A RESPON. PARTY

☐ X **4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

☐ X **4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

☐ X **4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y N/A RESPON. PARTY

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

☐ X **4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.**
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code.*

X ☐ GC **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code.*

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y N/A RESPON. PARTY

☐ X

X ☐ GC

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

X ☐ GC **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

X ☐ GC **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

☐ X **4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

X ☐ GC **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

X ☐ GC **4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

X ☐ GC **4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

X ☐ GC **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

X ☐ GC **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie; ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

X ☐ GC **4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

X ☐ GC **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

X ☐ GC **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

☐ ☐ ☐ **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tridoroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

X ☐ GC **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

X ☐ GC **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

X ☐ GC **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

Attachment 3

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[4]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

X ☐ GC **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ GC **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ GC **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

X ☐ GC **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ GC **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

X ☐ GC **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

☐ X **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

☐ X **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

X ☐ GC **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

X ☐ GC **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

X ☐ GC **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods,
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

X ☐ GC **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

X ☐ GC **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special Inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

X ☐ GC **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*



TREE REQUIREMENT

LOT SIZE 7,600 SF

	REQUIRED	EXISTING	PROPOSED	TOTAL
UPPER CANOPY TREES	5	0	5	5
LOWER CANOPY TREES	4	11	0	11

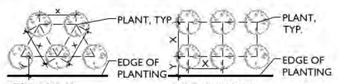
REFERENCE NOTES

1. EXISTING TREE: TO REMAIN
2. EXISTING FERNS ALONG WALL: TO REMAIN
3. INSTALL STAINLESS WIRE ROPE TO WALL TO SUPPORT BOUGAINVILLEA.

[a] WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED | SIMON PHILLIPS | 4532 | 09-25-2023
NAME | CLA# | DATE

PLANT LEGEND

[a]WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREES			
L	Cm	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	15 GAL.	
		SHRUBS			
L	Am	ACHILLEA M. 'TERRACOTTA'	TERRACOTTA YARROW	1 GAL.	
M	Ah	ANEMONE 'PINK SPLENDOR'	PINK SPLENDOR ANEMONE	1 GAL.	
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	Cs	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cd	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	
L	Cc	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	5 GAL.	
M	Df	DRYOPTERIS FILIX-MAS	MALE FERN	1 GAL.	
L	Ec	ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL.	
L	Em	EUPHORBIA X MARTINII	MARTIN'S SPURGE	1 GAL.	
L	Fr	FRANCOA RAMOSA	BRIDAL WREATH	1 GAL.	
L	Jp	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL.	
L	Ls	LEUCADENDRON 'GOLD STRIKE'	YELLOW CONEBUSH	5 GAL.	
L	Ll	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE LOMANDRA	1 GAL.	
L	Lp	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GAL.	
L	Om	OLEA 'MONTRA'	LITTLE OLLIE	15 GAL.	
M	Pl	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 GAL.	
L	Vb	VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL.	
		GROUNDCOVERS			
L		DYMONDIA MARGARETAE	SILVER CARPET	4" POT @ 6" O.C.	
L	Tp	THYMUS 'PINK RIPPLE'	PINK RIPPLE THYME	4" POT	
M		VIOLA HEDERACEA	AUSTRALIAN VIOLET	4" POT @ 12" O.C.	
		VINES			
L	Bs	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
M	Rc	ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GAL.	
M	Tj	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	
		MISCELLANEOUS			
		MULCH			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
	MTL	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUNDCOVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
6. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
7. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT; TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
8. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
9. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH, ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
10. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
11. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
12. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
13. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
14. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
15. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
16. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
17. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT.
18. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
19. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name: Bossinakis Residence
Project Number: 23-23
Reference Evapotranspiration (ETo): 32.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Entry Drive	0.3	drip	0.81	0.37	540	200.00	3968.00
2 Entry Garden	0.5	drip	0.81	0.62	625	385.80	7654.32
3 Back Garden	0.3	drip	0.81	0.37	825	305.56	6062.22
4 Back Garden	0.3	drip	0.81	0.37	560	207.41	0.00
5 Mulch	0	drip	0.81	0.00	635	0.00	0.00
				Totals	(A) 3185	(B) 1098.77	17684.54
Special Landscape Areas							
6 Bio-basin				1.00	210	210.00	4166.40
				Totals	(C) 210	(D) 210.00	4166.40
					ETWU Total (Gallons)		21850.94
					Maximum Allowed Water Allowance (MAWA)[e] (Gallons)		36629.60
					ETWU (Acre Feet)		0.07
					MAWA (Acre Feet)		0.11

[a]Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b]Irrigation Method overhead spray or drip

[c]Irrigation Efficiency 0.75 for spray head 0.81 for drip

[d]ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1098.77
Total Area	(A)	3185.00
Average ETAF	**B ÷ A**	0.34

All Landscape Areas

Total ETAF x Area	(B+D)	1308.77
Total Area	(A+C)	3395.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SCALE: 3/16"= 1'-0"
0 4 8 16
N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT · SIMON PHILLIPS · NO. 4532 · Signature 11-30-23 Renewal Date 09-25-23 Date · STATE OF CALIFORNIA

PROJECT NAME:
BOSSINAKIS RESIDENCE

PROJECT ADDRESS:
SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
PLANTING PLAN

SHEET NO:
L-1.0

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Cupressus macrocarpa
Monterey Cypress



Achillea millefolium 'Terracotta'
Terracotta Yarrow



Anemone 'Pink Splendor'
Pink Splendor Japanese Anemone



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Calandrinia spectabilis
Rock Purslane



Carex divulsa
Berkeley Sedge



Ceanothus 'Centennial'
Centennial Ceanothus



Dryopteris filix-mas
Male Fern



Echium candicans
Pride of Madeira



Euphorbia x martinii
Martin's Spurge



Francoa ramosa
Bridal Wreath



Juncus patens
California Grey Rush



Leucadendron 'Gold Strike'
Yellow Conebush



Lomandra longifolia 'Breeze'
Breeze Lomandra



Lomandra 'Platinum Beauty'
Platinum Beauty Lomandra



Olea 'Montra'
Little Ollie Olive



Prunus laurocerasus
English Laurel



Verbena bonariensis
Purpletop Vervain



Dymondia margaretae
Silver Carpet



Thymus 'Pink Ripple'
Pink Ripple Thyme



Viola hederacea
Australian Violet



Bougainvillea 'San Diego Red'
San Diego Red Bougainvillea



Rosa 'Cecile Brunner'
Cecile Brunner Rose



Trachelospermum jasminoides
Star Jasmine

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 6525
Signature
11-30-23
Renewal Date
09-22-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

BOSSINAKIS RESIDENCE

PROJECT ADDRESS:

SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

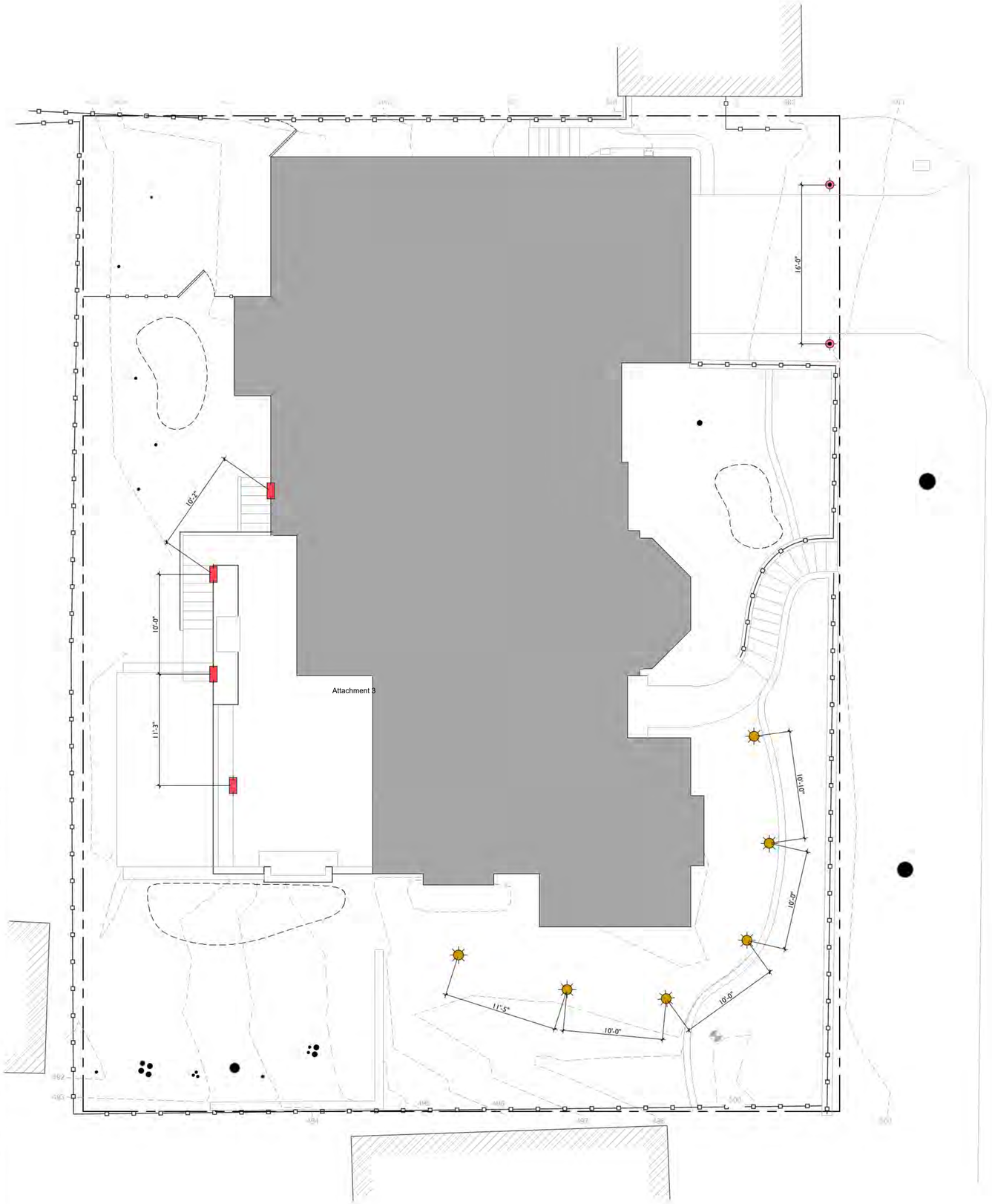
SHEET NAME:

PLANT IMAGES

SHEET NO:

L-1.1

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Attachment 3

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	WALL LIGHT	SPJ-FB-275-3-MBR-2W	2W LED 2700K	SEE 1/L-2.1
	DRIVE LIGHT	MINI DRIVE STAR	3W LED 2700K	SEE 2/L-2.1
	PATH LIGHT	SPJ-SK18-PETITE-3W-200-2700K	3W LED 2700K	SEE 3/L-2.1

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

SCALE: 3/16"= 1'-0"

0 4 8 16

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-23
Renewal Date
09.25.23
Date
STATE OF CALIFORNIA

PROJECT NAME:

BOSSINAKIS RESIDENCE

PROJECT ADDRESS:

SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

LIGHTING PLAN

SHEET NO:

L-2.0

G:\.shortcut-targets-by-id\1JOERmMaHH4MlgoIfB6R0kIh_dNl0gGi\2023\2023-23 Bossinakis Residence\CAD\23-23_L-2.0 Lighting.dwg 9/25/2023

Attachment 3

G:\shortcut-targets-by-id\1JOERnMaH4MfgofIB6R0tkIh_dNtIpGl\2023\2023-23 Bossinakis Residence\CAD\23-23_L-2.0 Lighting.dwg 9/25/2023

MINI DRIVESTAR FLUSH (REMOTE TRANSFORMER) — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Use with remote 12VAC Magnetic Transformer.

CATALOG NUMBER LOGIC	
Example: MD - LED - e71 - F - SAP - 1 - A	
MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless Steel
SERIES	
MD - Mini-Micro DriveStar	
SOURCE	
LED - Solid State System with Integral Non-Dimming Driver*	
LED TYPE	
e70 - 5W LED/2700K	e85 - 3W LED/2700K 90 CRI
e71 - 3W LED/3000K	e86 - 3W LED/3000K 90 CRI
e72 - 3W LED/4000K	e87 - 3W LED/3500K 80 CRI
e73 - 3W LED/Amber	
INSTALLATION	
F - Flush	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMQ, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
OPTICAL OPENINGS	
1 - Single	
2 - 2 @ 180°	
4 - 4 @ 90°	
FACEPLATE STYLE	
A - Solid	
B - Round Accent	
MOD OPTION	
25 - 25 Ft Leads	

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/05/2022 SMU-F30
SUB001068

SPJ LIGHTING Inc. — ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET | Path / Area Light | SPJ-SK18



MODEL: **SPJ-SK18**
MATERIAL: **Solid Brass**
FINISH: **Matte Bronze**
ELECTRICAL: **8-15V**
ENGINE: **FB-3W-Cone-TA18**
LUMENS: **200**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**
LED: **Nichia**



FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL)

WATTAGE	LUMENS
☐ 3W	200

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 3500K
- ☐ 5000K
- ☐ 6000K
- ☐ Amber (TF)
- ☐ RGBW

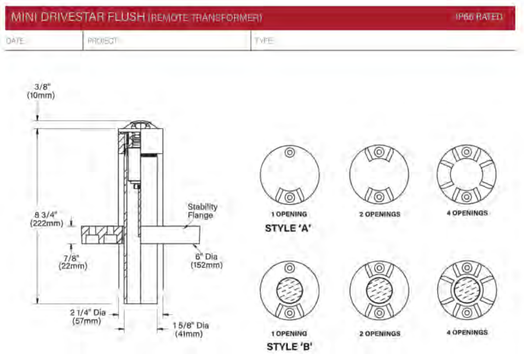
Custom options are available.

ELECTRICAL
- ☐ 8-15V

C UL US LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-SK18-MBR-3W-27K-8-15V		

2 PATH LIGHT
NTS



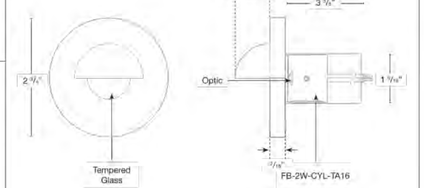
3 DRIVE LIGHT
NTS

SPJ LIGHTING Inc. — ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET | The Versatile GDG Series | SPJ-FB-275-3



MODEL: **SPJ-FB-275-3**
MATERIAL: **Cast Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **8-15V, 120V**
WATTAGE: **2W**
ENGINE: **FB-2W-CYL-TA16**
LUMENS: **150**
OPTIC: **Wide Angle Flood**
MOUNTING: **Recessed**



FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL)

WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 6W	300

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2700K
- ☐ 3000K
- ☐ 3500K
- ☐ 4000K
- ☐ 5000K
- ☐ RGBW

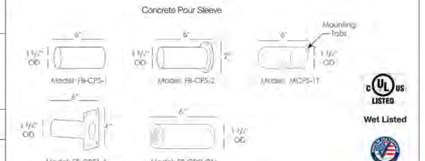
Custom options are available.

ELECTRICAL
- ☐ 8-15V
- ☐ 120V

OPTICS

☐ SPOT	15d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d

Concrete Pour Sleeve



C UL US LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-FB-275-3-MBR-2W-27K-8-15V		

1 WALL LIGHT
NTS

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SARAH PHILLIPS — NO. 6532 — STATE OF CALIFORNIA

PROJECT NAME:

BOSSINAKIS RESIDENCE

PROJECT ADDRESS:

SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING SPECS

SHEET NO:
L-2.1



Figure 1a, 1b, & 1c. View of the ocean through project site from San Antonio Avenue.

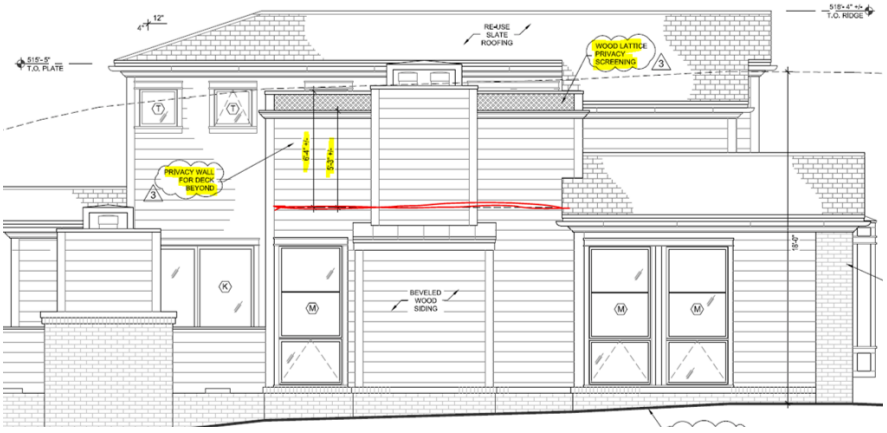
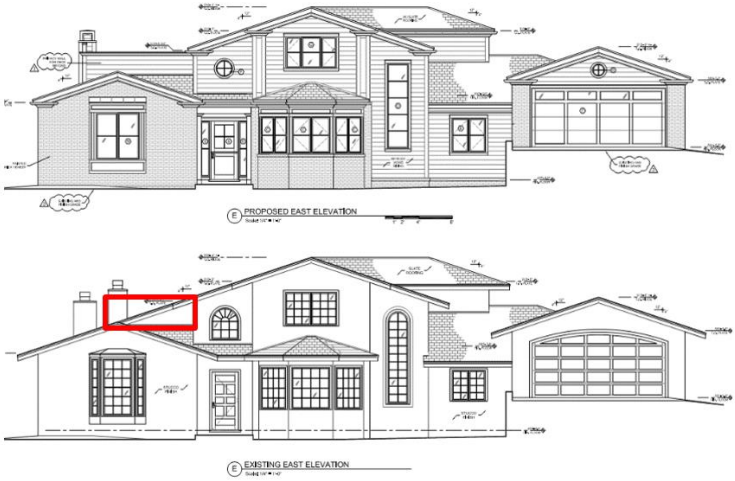


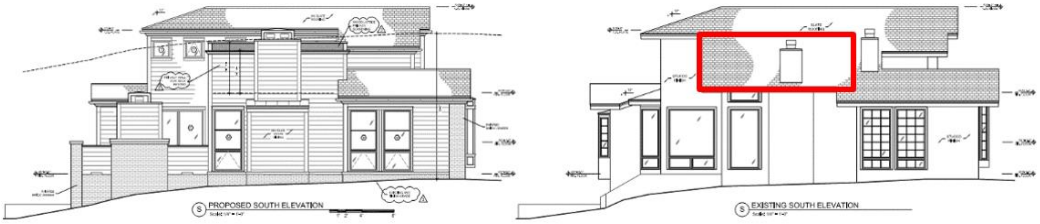
Figure 2. Proposed south elevation. Approximate level of finished floor level of deck shown with red line. Dimensions of screen wall (5'4" above walking surface) and additional lattice (1' above wall) above solid wall highlighted.



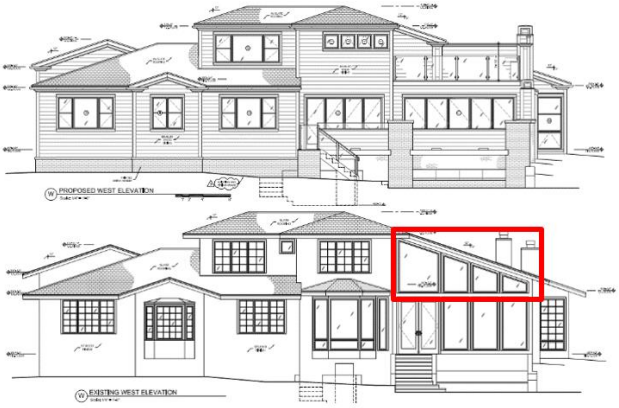

Figures 3a & 3b. View from proposed rear lower deck looking west.



Figures 4a & 4b. Proposed and Existing East (Front) Elevation. Red box indicated area of new roof deck.



Figures 5a & 5b. Proposed and Existing South Elevation. Red box indicated area of new roof deck.



Figures 6a & 6b. Proposed and Existing West (Rear) Elevation. Red box indicated area of new roof deck.



Figure 7. View from Scenic Road. Red line indicated approximate location of walking surface of deck and south edge of screen wall.



Figure 8. Proposed color palate.



Figure 9. Photo of incomplete story pole. Photo provided by neighbor to the south; annotations on photo provided by neighbor to the west. Neither neighbor has stated privacy or view concerns regarding lower level deck, however, has brought the story pole discrepancy to staff's attention. Refer to "privacy and view" section discussion.



Figure 10. Upper and lower deck story poles viewed from San Antonio Avenue. Approximate location of proposed chimney for outdoor fireplace shown in **red** outline.

Carmel-
by-the-Sea

Attachment 5

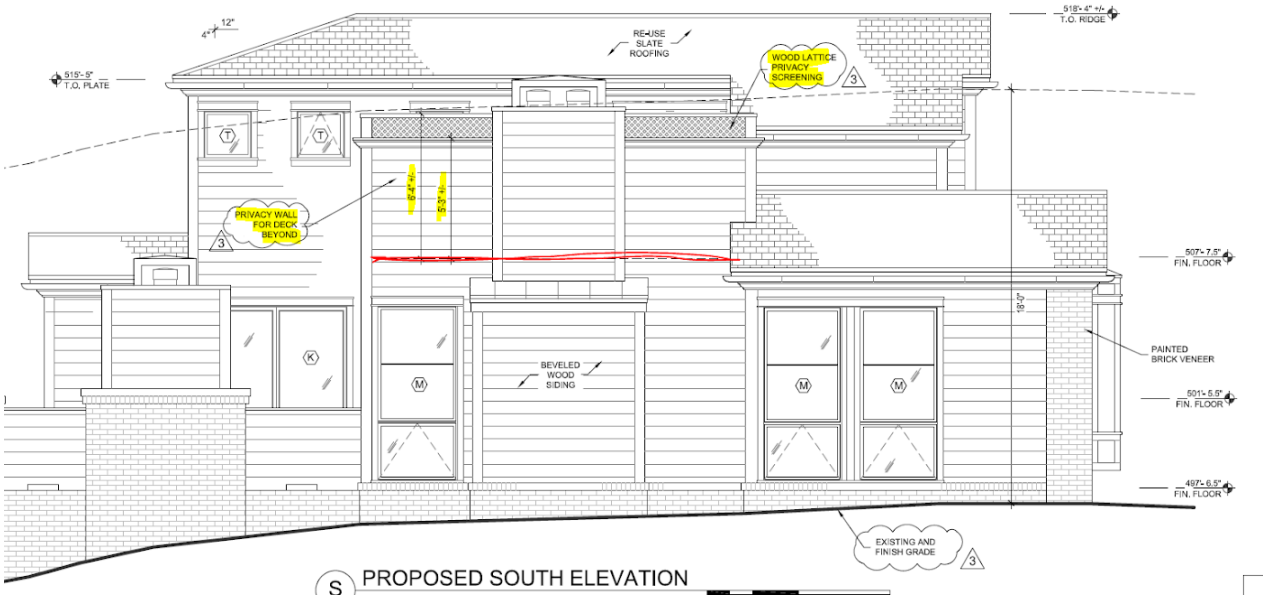
Evan Kort <ekort@ci.carmel.ca.us>

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 9:05 AM
Draft

On Thu, Sep 28, 2023 at 11:22 AM Mike McCarver <REDACTED> wrote:

> Thank you, again, Evan! This would seem to fix our concern if I understand the drawing. The privacy lattice would extend to 6'3" above their deck floor, which is within the 18ft height limit, and seems to solve our privacy issue even for an NBA basketball player! We have no other known issues with the plan, but will stay informed.
>
> Mike McCarver
>
> On Thu, Sep 28, 2023 at 10:50 AM Evan Kort <ekort@ci.carmel.ca.us> wrote:
>
> > Thanks, Mike.
> > I encourage you to continue to participate through the process if you continue to have concerns.
> >
> > I am not sure if you have seen this drawing but this is the latest plan I have that shows a lattice added to the top of the deck which would add some privacy. It would not completely screen the deck but would certainly add some height if someone were seated on the deck. There is an 18' height limit for new construction so they are restricted to that limit so likely could not go any higher. I highlighted some key dimensions for your convenience and also outlined the walkwalking surface of the deck in red.



Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

> On Thu, Sep 28, 2023 at 10:26 AM Mike McCarver <REDACTED> wrote:
>
> > Thank you, Evan. The photo was from our upstairs deck. I've attached one from our MBR shower. Our MBR bath looks out over that upstairs deck. We bought our home in 1999, first owners. We were so happy to have that large window in the bath, with great views and no need for curtains. We are now in our late 70's and hate to think about needing privacy curtains there, or being a few feet away from neighbors when outside on our deck.
> > I just had a proposal from Harlan with a plan modification. But don't understand it yet. It's adding a trellis or living wall of some type on top of their deck wall.
> > I appreciate the offer to have the planning commission tour our home. Let's see how things progress.

I expect that other neighbors on Scenic will complain about adding that upstairs deck. When our home was built in 1998, neighbors on Scenic behind the subject home complained about the upstairs deck, causing it to be modified.
Please keep us posted.

Mike McCarver


IMG_0579

Sent from my iPhone

On Sep 28, 2023, at 9:59 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Hi Mike,

Thank you for your email.
Just a few questions.

- Is the photo taken from your deck or from your backroom (it isn't clear from the email)?
- The project will eventually be considered by the Planning Commission. When the application is agendized, would you like the Commission to tour your home as part of their tour of inspection so they can see the impacts you are describing from your vantage point when they consider the project?

Best,

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Mon, Sep 25, 2023 at 4:56 PM Mike McCarver <REDACTED> wrote:

> Hi Evan, I live next door to South of the home requesting a permit for a major remodel. We are concerned about privacy from the proposed upstairs deck. The orig plans had a 43” high glass wall. People on that deck could look into our upstairs MBR bath, and eye to eye onto our upstairs deck.
> I’ve met with Harlan, the contractor who is very nice and seems accommodating. He suggest changing to a 53” high wall around their upstairs deck. There will need to be either a 6’ high wall or some kind of privacy screening such as perhaps a living wall.
> We’ve lived in our house for 24 years and are distressed to consider we could lose privacy.
> I wanted to make you aware of our concern, and want to be sure any agreements we have with the contractor are included in the building permit.
> I can be reached at my cell REDACTED or email.
>
> Thank you!
>
> Mike McCarver
>
> Sent from my iPhone

--
Mike McCarver
REDACTED CELL
REDACTED Carmel

Carmel-
by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:11 PM
Draft

On Thu, Nov 2, 2023 at 11:43 AM Mike McCarver <REDACTED> wrote:

> Evan, ourselves and our neighbors are discovering several other concerns about the project. Like extension and raising the back patio. A big screen TV and fireplace on that patio. A new set of stairs down to the back yard. Some neighbors are just now seeing the plans, so there may be other objections.
> Question: does the city govern these items that could constitute disturbance and/or privacy issues to neighbors or is the process totally dependent on public review?
> We've owned our home next door for 24 years, value the quiet and respectful Carmel neighbor hood, at our age we go to bed early. It won't work to have parties and a big screen tv a few feet from our bedroom!
>
> Mike & Jo McCarver
>
> Sent from my iPhone

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:13 PM
Draft

On Fri, Nov 3, 2023 at 8:58 AM Mike McCarver <REDACTED> wrote:

> Great! We'd like to show them the privacy issue from our upstairs balcony, and other concerns about the project. We are totally flexible on the time. San Antonio NW corner of 11th.
> Thanks, Evan.
> Mike McCarver
> Cell REDACTED
>
> Sent from my iPhone
>
> > On Nov 3, 2023, at 8:28 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:
> >
> > Hi Mike,
> >
> > I can request the commission come by your property as part of the tour.
> >
> > The tour of inspection typically begins between 2:30-3:30 on the day of the hearing (Nov. 8). The tour start time will be confirmed once the agenda is published but an exact time is unknown as it depends on the order of the tour and how long any previous site visits take.

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

Carmel-
by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:15 PM
Draft

> On Fri, Nov 3, 2023 at 9:13 AM Shirley Moon <REDACTED> wrote:
>
> Evan,
>
> We would also like to request that the commission come by our property as well. We are east of the project, and we would like consideration for the impact this project has on our property.
>
> BLK W LOT 20
> 11th Ave at San Antonio NE Corner
>
> Thank you,
> Shirley and Wayne Moon
> REDACTED (phone number)

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Bossinakis - Permit Rev. Set 091323

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:29 PM
Draft

On Fri, Nov 3, 2023 at 11:29 AM Jeanne McWalters <REDACTED> wrote:

Evan,

Please include this drawing of Teresa's that is linked below depicting our privacy concerns from all three levels to the Commissioners. Our property will be the **most impacted by this project** and the Commissioners need to come to our house on the tour!

How can there be a concept design hearing when the story poles do not comport with the plans?

https://drive.google.com/file/d/1n56DNwS5b3ZYMvcyQtRg_p3i8n0cs3KM/view?usp=sharing

Sincerely,
Jeanne McWalters

On Nov 3, 2023, at 10:50 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Thank you, Jeanne. This was very helpful.
The staff report is already completed so unfortunately there won't be any analysis this within the body of the report but I will be sure to provide your comments to the commission for their review and consideration.

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Fri, Nov 3, 2023 at 10:10 AM Jeanne McWalters <REDACTED> wrote:

Dear Evan,

I apologize, I thought I was supposed to wait until the hearing.

Our main concern is the privacy of our bedroom, bathroom and patio from the north end of the elevated patio and stairway that jets westward towards our fence. We think that the elevated patio is coming too far north and the stairway should be relocated to the south end of the patio behind our garage and the patio shortened so our privacy is protected.

We're very concerned about the noise and light disturbance from the elevated entertainment center which faces into our bedrooms and patio. The elevated wall, will create an amphitheater effect which will bounce against our building and amplify the sound from people talking and television. We think that concept should be reevaluated. If the entertainment "wall" were at the bottom patio, the amphitheater effect would probably be lessened. There are essentially three "patios", the lower one with a fire pit,

the elevated middle patio and the roof deck. Three large outdoor spaces creates a cruise ship effect for the neighborhood. The entertainment center "wall" would be visible from Scenic where people walking by at night would see a television screen. See photo below showing how it would be visible.

I'm also concerned about the color white for the siding. It would be blinding in the afternoon, especially if it is semi-gloss finish.

A personal opinion is that the second floor bathroom seems like a wasted opportunity for a panoramic view of the water and Pebble Beach. In our view, it would have made more sense for the kitchen and living room to be on the second floor, and bedrooms on main level.

The story poles are incomplete in that the entertainment "wall" isn't depicted, and a large chunk of the northern elevated patio and stairway is not depicted or shown, and the roof deck is not clearly depicted from our property.

Here is the floor plan of our house to help the Commissioners visualize the impact. The Bossinakis' elevated patio goes as far north as Bedroom #2 with a view into all areas of our backyard and office, and sitting room. Following the floor plan, please see a photo from the outside of Bedroom #2 through the magnolia tree to where the north end of the elevated patio and stairway would be.

Thank you for helping me with this. I hope that I have articulated my concerns. I may have others as Teresa and I are working together on it.

Sincerely,

Jeanne McWalters
REDACTED (phone number)

On Nov 3, 2023, at 8:26 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Hi Jeanne,

Can you please let me know what you are concerned about?
This is the first I have been informed of any concerns from you so it would be helpful to let the commissions know the reason for the visit before the site visit.

The tour of inspection typically begins between 2:30-3:30 on the day of the hearing (Nov. 8). The tour start time will be confirmed once the agenda is published but an exact time is unknown as it depends on the order of the tour and how long any previous site visits take.

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Thu, Nov 2, 2023 at 5:35 PM Jeanne McWalters <REDACTED> wrote:

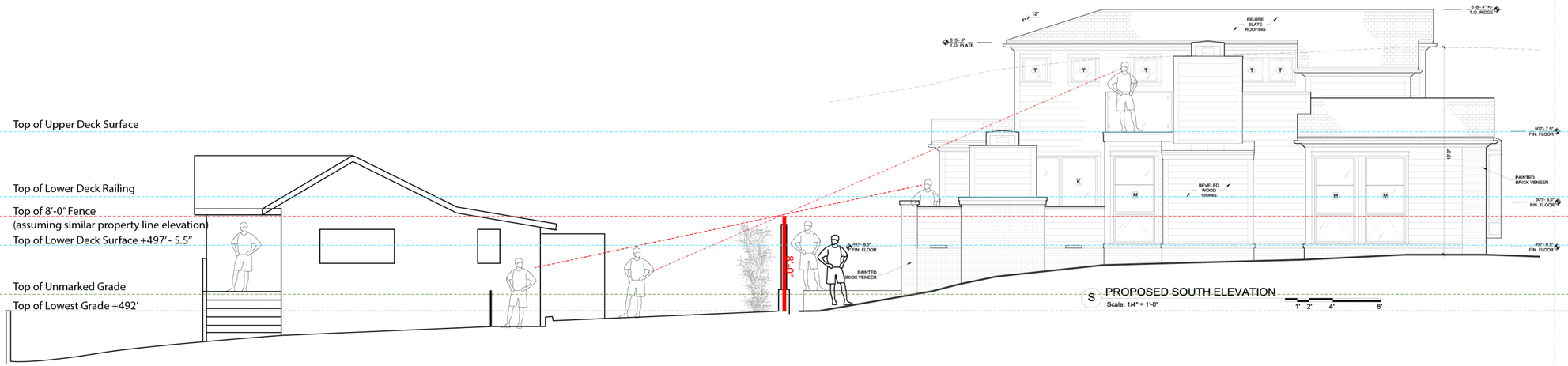
> Dear Evan,

As you know, Teresa has been helping me understand the Bossinakis plans, and I'd like to request that you add our property to the agenda for the Commissioners to tour on 11/8/23. As you know from your photos, they'd need to come down to Scenic to see what areas we're concerned about.

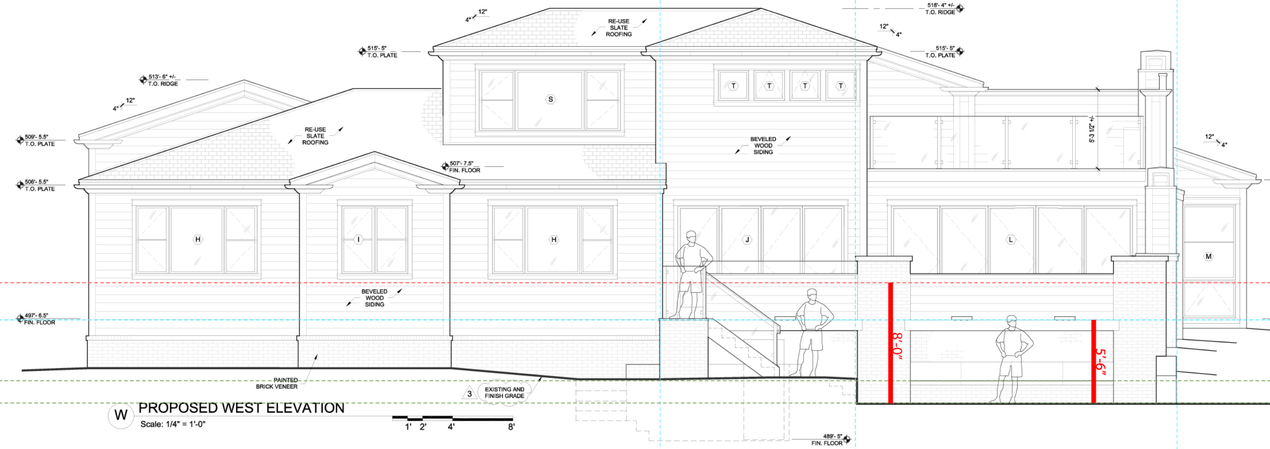
I plan on being on site at the property on Tuesday, 11/7/23 and hopefully attend the meeting on 11/8. What time would the Commissioners come on Wednesday?

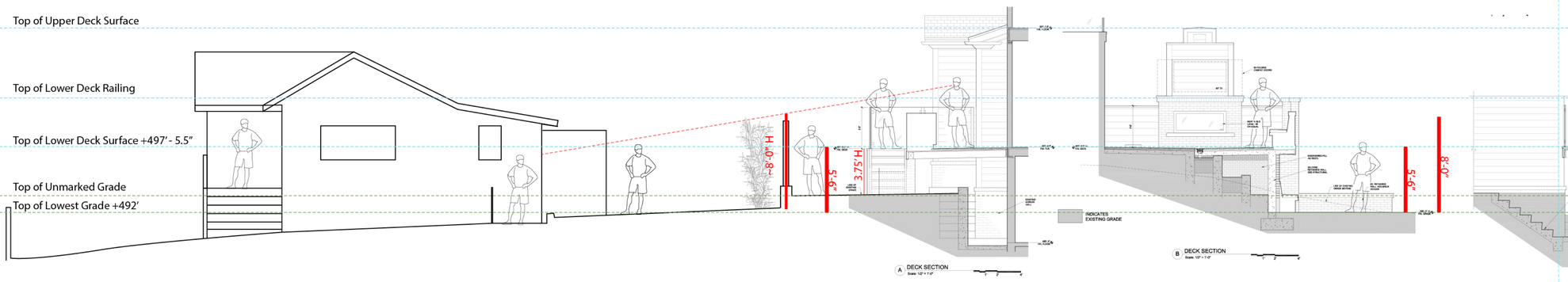
Thank you,

Jeanne H. McWalters
Scenic Road, 2N of Eleventh
REDACTED (phone number)



Attachment 5





DRAINAGE SWALE

PROPERTY LINE (N89° 58' 00"W) 76.0'

493 494 495 496 497 501 502 503

SWALE

F

DS

TRENCH DRAIN

RAIN GARDEN

PROPOSED TWO-STORY DWELLING

CATCH BASIN

FLOOR DRAIN BELOW

SCUPPER

ROOF DRAIN

PROPERTY LINE (NORTH) 100.0'

Lowest Grade +492' Unmarked Grade

EXISTING ROCK PIT

PATIO

PLANTS

DRIVEWAY

GARAGE

STORAGE

Attachment 5

DATUM BENCHMARK (500.0')

492 493 494 495 496 497 498 500 503

PROPERTY LINE (N89° 58' 00"W) 76.0'

DINING ROOM

KITCHEN

SITTING ROOM

LAUNDRY

LIVING ROOM

OFFICE

BATH #2

BEDROOM #2

ENTRY DECK

BEDROOM #1

BATH #1

PLANTS

D PRELIMINARY DRAINAGE PLAN

Scale: 3/16" = 1'-0"

1 2 4' 8'

NING RESIDENCE

ROAD NEAR 11th

, CA

JOHN WHEATMAN DESIGN
SAN FRANCISCO, CA

415·487

DRAWN BY:
DOUGLAS LESLIE
418 EUREKA ST
SAN FRANCISCO
CA: 94114
415·550·0221

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

November 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-273 (Fortune):** Consideration of a Concept Design Study for the construction of an 820-square-foot net addition which includes the construction of a new 244-square-foot attached garage to an existing 967-square-foot, one-story single-family residence inclusive of a 173-square-foot detached garage located at Guadalupe Street 3 Southeast of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-023-014-000.

Application: DS 23-273 (Fortune) **APN:** 010-023-014
Block:41 **Lot:**6
Location: Guadalupe Street 3 southeast of 3rd Avenue
Applicant: David Fortune, Owner **Property Owner:** David Fortune

Executive Summary:

The applicant is requesting approval of a Concept Design Study. The applicant is proposing the an addition to an existing one story single family residence which includes the demolition of an existing detached garage and replacement of the on-site parking with a new attached garage. The applicant is also proposing the addition/modification of site coverage throughout the site.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of a 173-square-foot detached garage and construction of an 820-square-foot net addition inclusive of a new 244-square-foot attached garage to an existing 794-square-foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) District. APN 010-023-014.

Background and Project Description:

The project site is an 4,000 square-foot lot developed with a 794 square-foot one story residence, and a 173 square foot detached garage.

The existing one story residence is finished primarily with lapped siding with gabled composition shingle roof forms throughout. The applicant is proposing to maintain the existing residence with the exception of a small utility room and closet at the rear of the residence and construction of a 993 square foot addition to the residence (inclusive of a new 244 square foot attached garage). The existing 173 square foot detached garage will also be demolished to facilitate the addition which results in a net addition of 820 square feet of new floor area for the site.

The proposed residence is to be re-finished with board and batten siding, wood clad windows, and a composition shingle roof to match the existing roof (minimal information regarding the finish details have been provided, however this information was noted on the elevations –additional information will be provided at the final details review).

The primary purpose of this conceptual review meeting is to review and consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design. Staff will use direction from this concept review to work with the applicant on a final design that will ultimately be brought back to the Planning Commission for consideration and decision which will include the consideration of a Coastal Development Permit.

Staff Analysis:

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

At the time of the Preliminary Site Assessment, the site contained one significant oak that was fully on this parcel, as well as a second significant oak that bisected the rear lot line. Since the Preliminary Site Assessment (completed in December 2022), the oak located completely on the property had gone into decline and was approved for removal under tree removal permit TR 23-048. One replacement lower canopy tree was required to be re-planted as a condition of the removal which has been replanted in the northeast corner of the lot; though not indicated on the site plan.

Findings #2 for Concept Design Study Approval Requires that “the project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design.” For sites 4,000 square feet or less, the recommended tree density is four (4) upper canopy trees and one (1) lower canopy trees. The design objective states that “each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape” (CMC 17.10.010.A). As currently proposed, no additional trees are proposed to be planted on-site and a landscape plan has not been included in the plan set. As such staff has included Draft Condition of Approval #2 stating, “prior to scheduling for final details review the applicant shall revise plans to meet the recommended tree density for the site unless otherwise modified by the city forester based on site conditions for the long term health of the trees. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.”

As conditioned, the project complies with the Residential Design Guidelines for Forest Character and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC 17.64.080).

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve

reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any adverse privacy or view impacts associated with the project. Additionally, at the time of writing this report, staff has not been contacted by any neighbors regarding privacy or view impacts.

Concept Design Study Findings for Approval #5 states: "*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.*"

- ***Public Views.*** *Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.*
    - Public Views are not impacted. The addition is located at the rear of the site and screened by the existing residence.
- ***Private Views****. 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.*
    - As assessed by the story poles, private views are not impacted, nor has staff been contacted regarding impacts to private views.
- ***Solar Access.*** *Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.*
    - The proposed addition sits below the existing structure that is proposed to remain, and the maximum height of the addition is below the 18 foot height limit for one-story builds (18 feet allowed; 16 feet 8 inches proposed).

The windows throughout are consistent with the placement of the windows of the existing one story residence and screened from adjacent properties by the existing fencing.

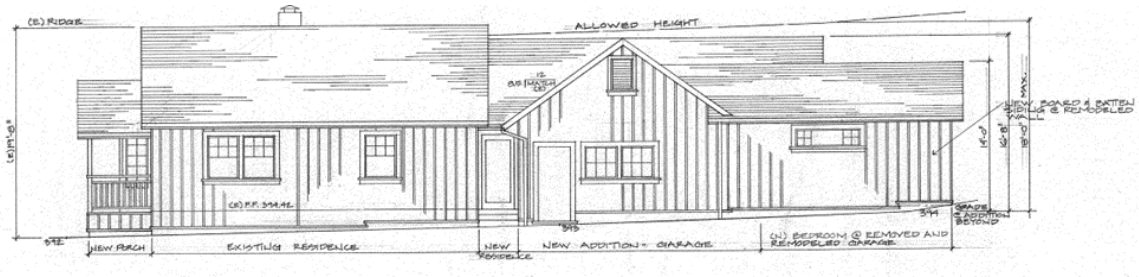


Figure 1. Proposed South Elevation

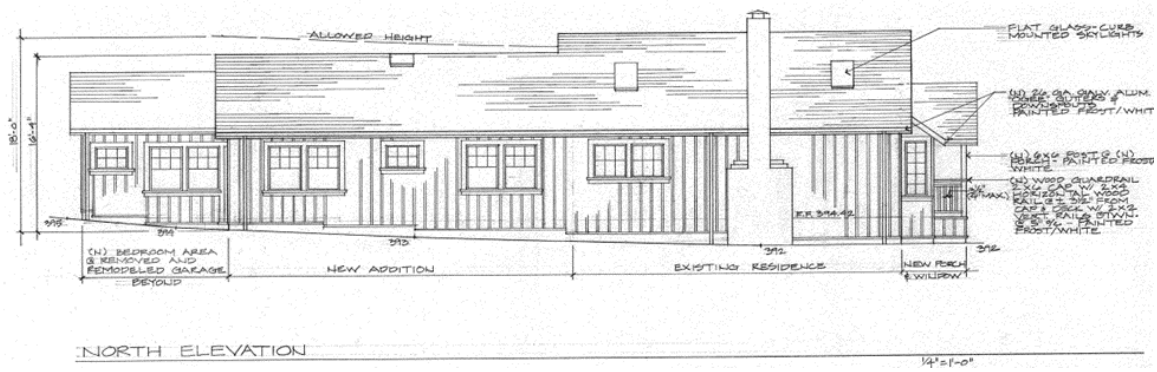


Figure 2. Proposed North Elevation

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to maintaining a reasonable amount of solar access and reasonable privacy to adjoining sites (CMC 17.64.080).

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

Concept Design Study Findings for Approval #3 states: *"The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context."*

Concept Design Study Findings for Approval #4 states: '*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."*

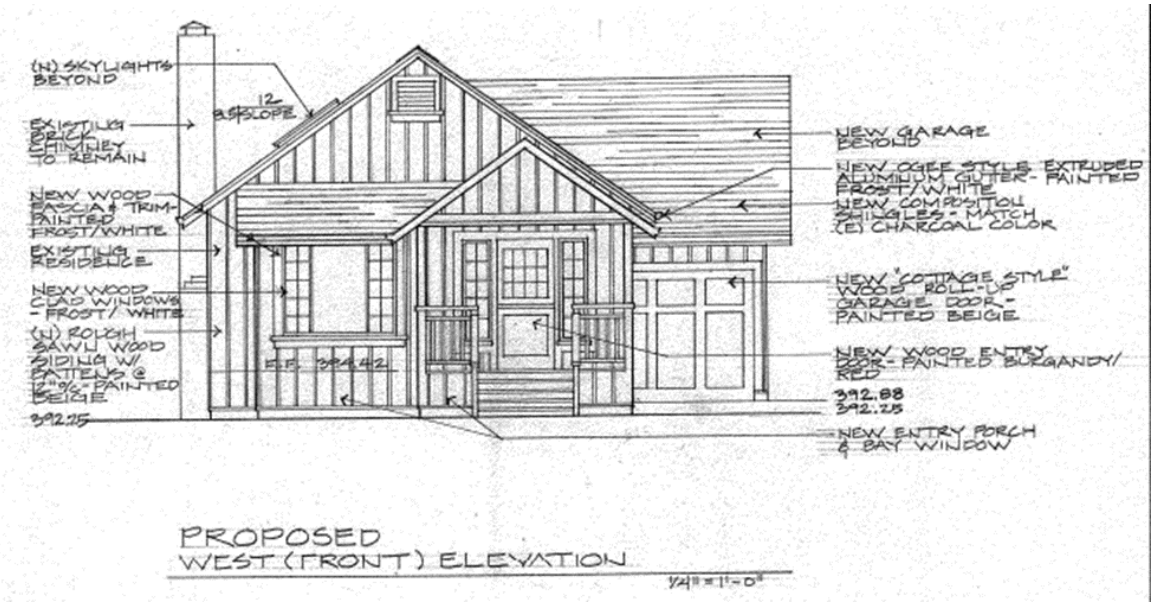


Figure 3. Proposed West (Front) Elevation.

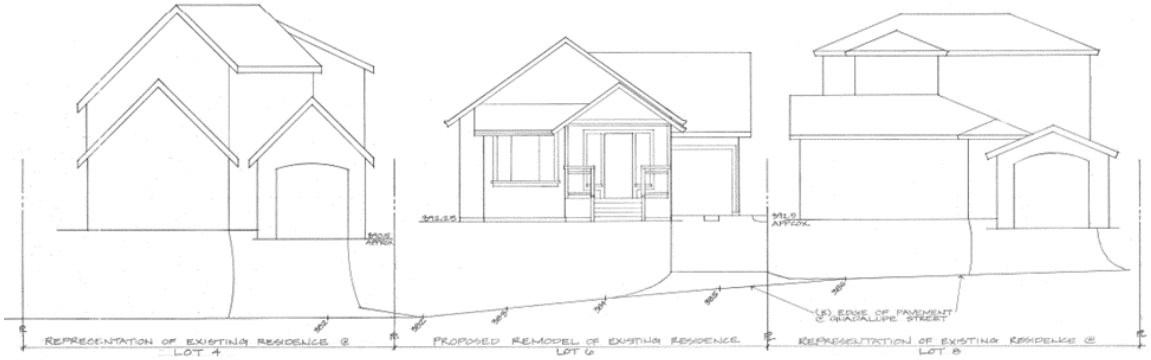


Figure 4. Proposed Streetscape Elevation.

The proposed project meets Concept findings #3 and #4. The main addition is located at the rear of the existing residence with a small entry porch addition located at the front of the residence. The maximum height of the new addition is proposed to be 16 feet 8 inches tall (where 18 feet is allowed) plate heights proposed to match the existing plate height (10 feet 3 inches, max.).

With the addition, the building will maintain its rectangular shape as well as a simple jog, or step, in the wall plane, and, is not overly complex, out of scale, or a complicated building form.

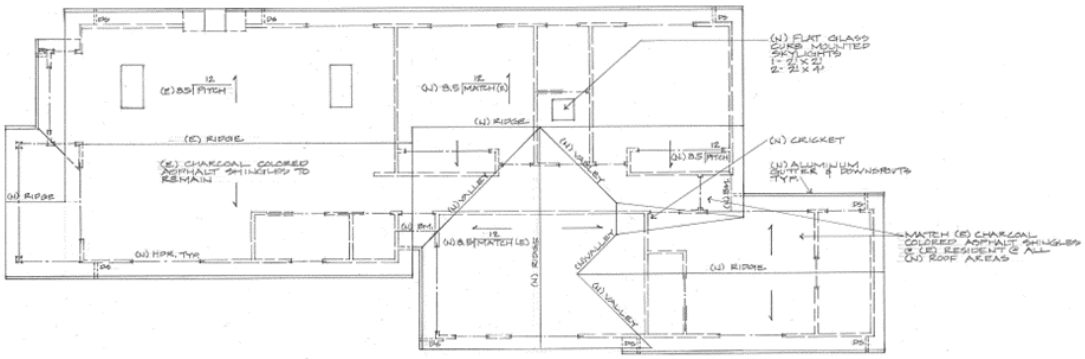


Figure 5. Proposed Roof Plan.

The new roof is proposed to pitch at 8.5:12 throughout to match the existing roof (between 4:12 and 6:12 is generally preferred). While this roof is generally steeper than what is preferred by the residential design guidelines, the new roof pitch matches the existing roof pitch (proposed to remain) and requiring a less steep roof would add unnecessary complexity to the roof form. Allowing a slightly steeper roof pitch than what is generally preferred at the rear of the residence for design continuity outweighs the benefit of a strict application of the Design Guidelines in terms of roof pitch which would result in a more complex roof form.

The project complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form and meets Concept Phase Approval Findings #3 and #4 pertaining to avoiding the use of complex building forms and maintaining a scale similar to those in the immediate neighborhood (CMC 17.64.080).

Considerations for Final Details Review:

The applicant has provided minimal information regarding the finish materials for the proposed improvements. While finish details are often provided at concept stage so staff and the Commission can give early feedback to the applicant, this information is not required to be provided until after concept review.

The applicant has noted in the plans that the proposed residence will have wood clad windows, a board and batten exterior, and a composition shingle roof. The driveway is also proposed to be refinished with tire track pavers. No new fences are proposed.

Between Concept and Final Details Review, staff will continue to work with the applicant to address the outstanding items required for review at the final details hearing, including but not limited to: building color, lighting specifications and locations, landscape materials and hardscape details.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - 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 CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A 173-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF AN 820-SQUARE-FOOT NET ADDITION INCLUSIVE OF A NEW 244-SQUARE-FOOT ATTACHED GARAGE TO AN EXISTING 794-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE LOCATED AT GUADALUPE STREET 3 SOUTHEAST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN 010-023-014.

WHEREAS, on August 30, 2023, the property owner, Dave Fortune ("Applicant" or "Owner") submitted an application requesting approval of Track 2 Design Study application DS 23-273 (Fortune) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are additions to the ground floor resulting in an 820 net square foot addition to the site; and

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

WHEREAS, CMC 17.58.040.B.2 requires an approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.090 and will be considered at the Final Details hearing; and

WHEREAS, on October 27, 2023, a notice of the public hearing scheduled for November 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 October 29, 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 October 29, 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 November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on 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, acceptance of a Concept Design Study is "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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 adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.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 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-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. 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 set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for the demolition of a 173-square-foot detached garage and construction of an 820-square-foot net addition inclusive of a new 244-square-foot attached garage to an existing 794-square-foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) District, APN 010-023-014, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study to be completed by the city's contracted volumetric consultant. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.
2.	**Tree Density.** Unless otherwise authorized by the City Forester based on site conditions for the long term health of future trees, such as the existing tree canopy, prior to scheduling for Final Details Review, the applicant shall revise the plans to meet the minimum tree density requirement as described in Table 17.48-A (CMC 17.48.080).
3.	**Drainage Plan.** Prior to scheduling for final details review, the applicant shall revise the preliminary drainage plan to comply with the requirements of SOG 17-07. The preliminary drainage plan need not have the final engineering completed for final details review, however, the locations and setbacks of proposed infiltration trenches should be considered, as outlined in the SOG, to ensure the proposed residential design is feasible.
4.	**Landscape Plan.** Prior to scheduling for final details review, a preliminary landscape plan shall be submitted that includes the information listed on the Track 2 submittal checklist published by the Community Planning and Building Department (CMC 17.34.040). The landscape plan shall include, at a minimum: • The tree planting requirement described in Draft Condition #2; and • A planting plan for the right-of-way where parking is not practical that includes the installation of 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" in the Forest Management Plan (refer to Preliminary Site Assessment; PSA 22-346).
5.	**Finish Details**. Prior to scheduling for Final Details Review, the applicant shall work with staff to revise the project plans to include the additional information required for final details review, as outlined in the Community Planning and Building Track 2 Submittal Checklist.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF	967 SF	1,787 SF
Site Coverage	396 SF/556 SF	1,357 sf	464 SF
Trees (Upper/Lower)	3/1	0/2	TBD
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	19'8"	19'8"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	11'2"	11'2"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	21'4"	18'4"
Composite Side Yard	10' (25%)	17'4"	10'
Side Yard	3'	7'	3'
Street Side Yard	5'	N/A	N/A
Rear	15'/3'*	42'5"	16'4"

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

PROJECT ADDRESS:

LOT NUMBERED 6 IN BLOCK NUMBERED 41
OF MAP OF " CARMEL CITY"
LOCATION: GUADALUPE STREET 3 SE OF THIRD STREET, INTHE CITY OF CARMEL, COUNTY OF MONTEREY, CA
A.P.N. 010-023-014

PROJECT OWNERS:

KAJA & DAVID FORTUNE
AS TRUSTEES OF THE FORTUNE FAMILY TRUST
P.O. BOX 682
CARMEL, CA 93921

ARCHITECT:

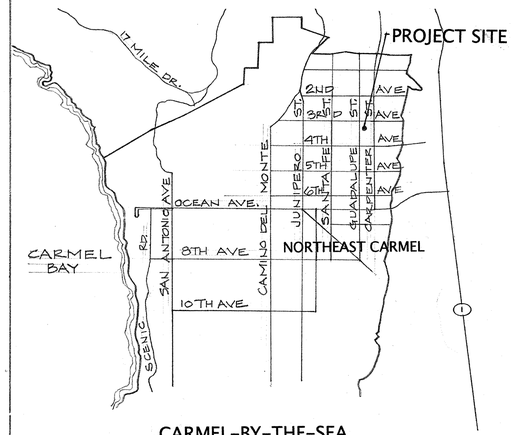
TERRI L. N. FISHER LICENSE #C14039
285 MIRACLE LN.
SANTA CRUZ, CA 95060
(831) 566 -0196
tfarch@aol.com

PROJECT SCOPE:

REMODEL AND ADDITION TO AN EXISTING RESIDENCE LOCATED ON LOT 6 AS DESCRIBED.
EXISITNG RESIDENCE TO BE REMODELED AND NEW EXTERIOR PORCH AND BAY WINDOW TO BE ADDED ON STREET ELEVATION.
NEW BEDROOM WING TO BE ADDED TO REAR OF EXISITNG RESIDENCE.
EXISITNG GARAGE TO BE REMOVED AND REBUILT TO BECOME A BEDROOM.
NEW GARAGE TO BE ADDED.

NO GRADING TO OCCUR AT EXTERIOR OF STRUCTURE EXCEPT TO DIRECT STORM WATER FLOW ON PROPERTY.
ONLY UNDER FLOOR EXCAVATION WILL OCCUR IN ORDER TO CREATE REQUIRED CLEARANCES.

VICINITY MAP



CARMEL-BY-THE-SEA

SHEET INDEX:

T TITLE SHEET
T2 TOPOGRAPHIC SURVEY
A1 EXISITING & PROPOSED SITE PLANS
A2 PRELIMINARY DRAINAGE PLAN
A3 EXISITNG FLOOR PLANS/DEMOLITION PLAN
A4 PROPOSED FLOOR PLAN
A5 EXISITNG & PROPOSED ELEVATIONS: FRONT & REAR
A6 EXISITNG & PROPOSED ELEVATIONS: SIDES
A7 STREETSCAPE ELEVATIONS
A8 EXISTING & PROPOSED ROOF PLANS

PROJECT DATA:

LOT AREA: 4000 SQ. FT.

FLOOR AREA:

EXISITNG RESIDENCE:	794	SQ.FT.
EXISTING GARAGE:	173	SQ.FT.
TOTAL:	967	SQ.FT.
PROPOSED RESIDENCE:	1,542.82	SQ.FT.
PROPOSED GARAGE:	244	SQ.FT.
TOTAL:	1,786.82	SQ.FT.

SITE COVERAGE:

EXISTING IMPERVIOUS:

TOTAL:	NONE	

EXISITING PERVIOUS:

SPACED DECK"G @ DECKS:	500	SQ.FT.
SPACED DECK'G WALKS:	80	SQ.FT.
PERVIOUS PAVER DRIVE:	777	SQ.FT.
TOTAL:	1,357	SQ.FT.

PROPOSED IMPERVIOUS:

ENTRY DECK:	66	SQ.FT.
LANDINGS:	26	SQ.FT.
TOTAL:	92	SQ.FT.

PROPOSED PERVIOUS:

NEW WALKWAY:	54	SQ.FT.
(N) DRIVEWAY:	409.5	SQ.FT.
TOTAL:	463.5	SQ. FT.

COVERAGE: 22% 393.1
BONUS: 26% 464.57 (if 50% permeable, "pervious" therefore allowed)

SETBACKS:

EXISTING FRONT:	21'-4"	RES. ACTUAL
	15 FT.	ALLOWED
EXISITNG REAR:	42'-4"	RES.
	3'	GARAGE
	3/15 FT.	ALLOWED
EXISITNG SIDE:	7'-0" E	RES.
	10'-6'W	RES.
	3'-0" W	GARAGE
	3/7 FT.	ALLOWED
COMPOSITE:	10'-0"	(25% OF LOT)

HEIGHT:

EXISTING TO REMAIN:	19'-9"	RIDGE HEIGHT
	11'-21/2"	PLATE HEIGHT
PROPOSED:	17'-8"	RIDGE @ ADDITION
	9'-4"	PLATE HT. @ ADDITION
	14'-0"	RIDGE @ 3'SETBACK
	9'-4"	PLATE HT. @ 3' SETBACK

TREE REMOVAL:

1 TREE THAT HAS BEEN PERMITED TO BE REMOVED HAS BEEN REMOVED

TERRI L.N. FISHER
ARCHITECT
LICENSE NO. 014039
SANTA CRUZ, CA 95060
285 MIRACLE LN.

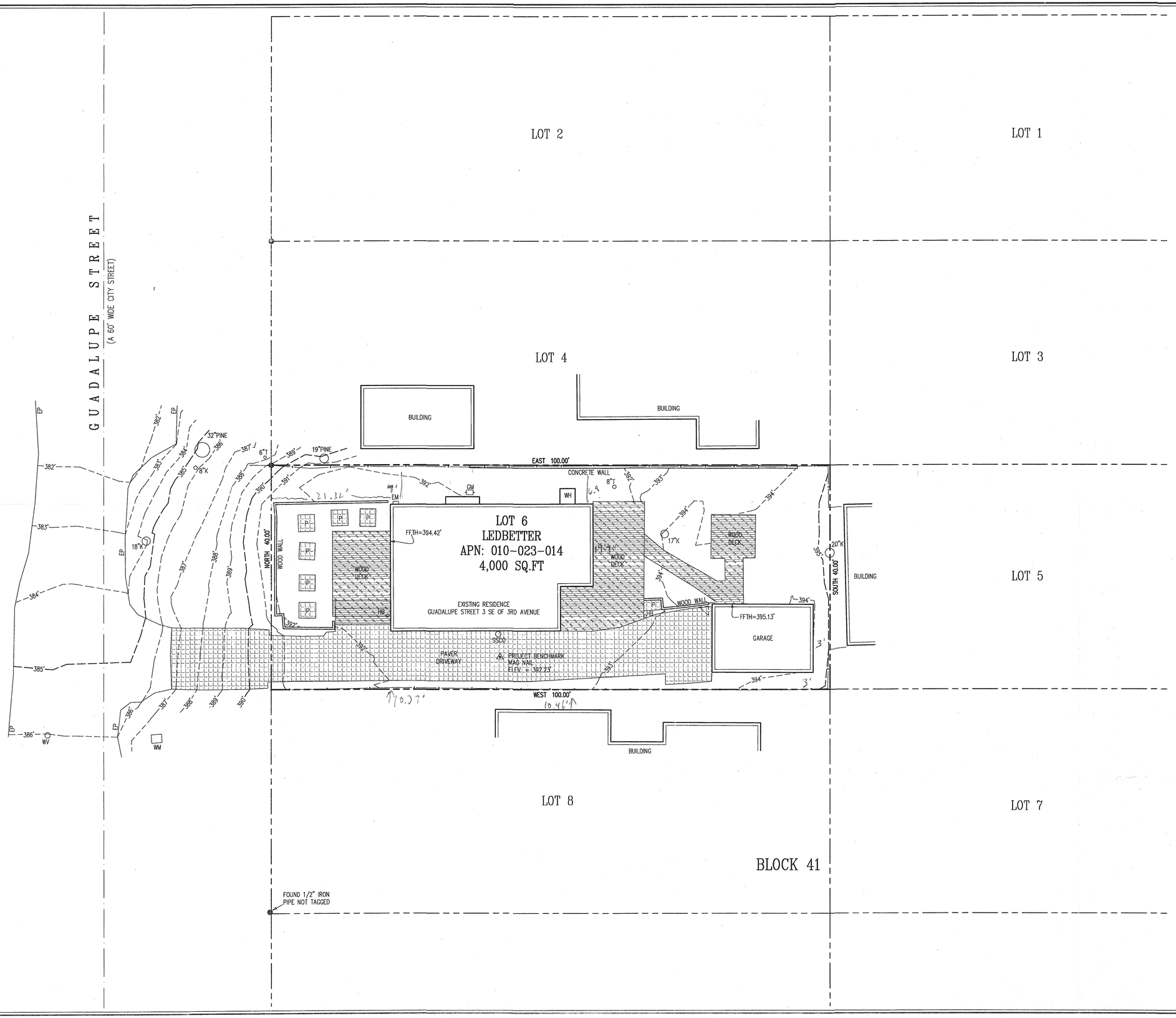
LICENSED ARCHITECT TERRI L.N. FISHER No. C-14039 Exp. 11-30-23 STATE OF CALIFORNIA

PROJECT
FORTUNE/LEDBETTER
FAMILY HOME

OWNERS:
KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

DRAWN BY F
DATE AUG. 25, 2023
SCALE NA
SHEET T

©BPX of Santa Cruz, inc.



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
5. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 392.23'.
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
7. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 5207". UNLESS OTHERWISE NOTED.
8. ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
   THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

LEGEND:

——·——·——	FENCE LINE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFTH	FINISHED FLOOR AT THRESHOLD
GM	GAS METER
HB	HOSE BIB
K.	OAK
P.	PAVERS
SSCO.	SANITARY SEWER CLEAN OUT
T.	TREE, SPECIES NOT SPECIFIED
WM	WATER METER
WH	WATER HEATER SHED
WV	WATER VALVE

GRAPHIC SCALE

0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

N

SCALE: 1" = 8'

PROFESSIONAL LAND SURVEYOR
BRIAN M. WILSON
7771
STATE OF CALIFORNIA

10/26/2022

TOPOGRAPHIC SURVEY

OF

LOT 6, BLOCK 41
CARMEL CITY
VOLUME 1, CITIES & TOWNS, PAGE 52

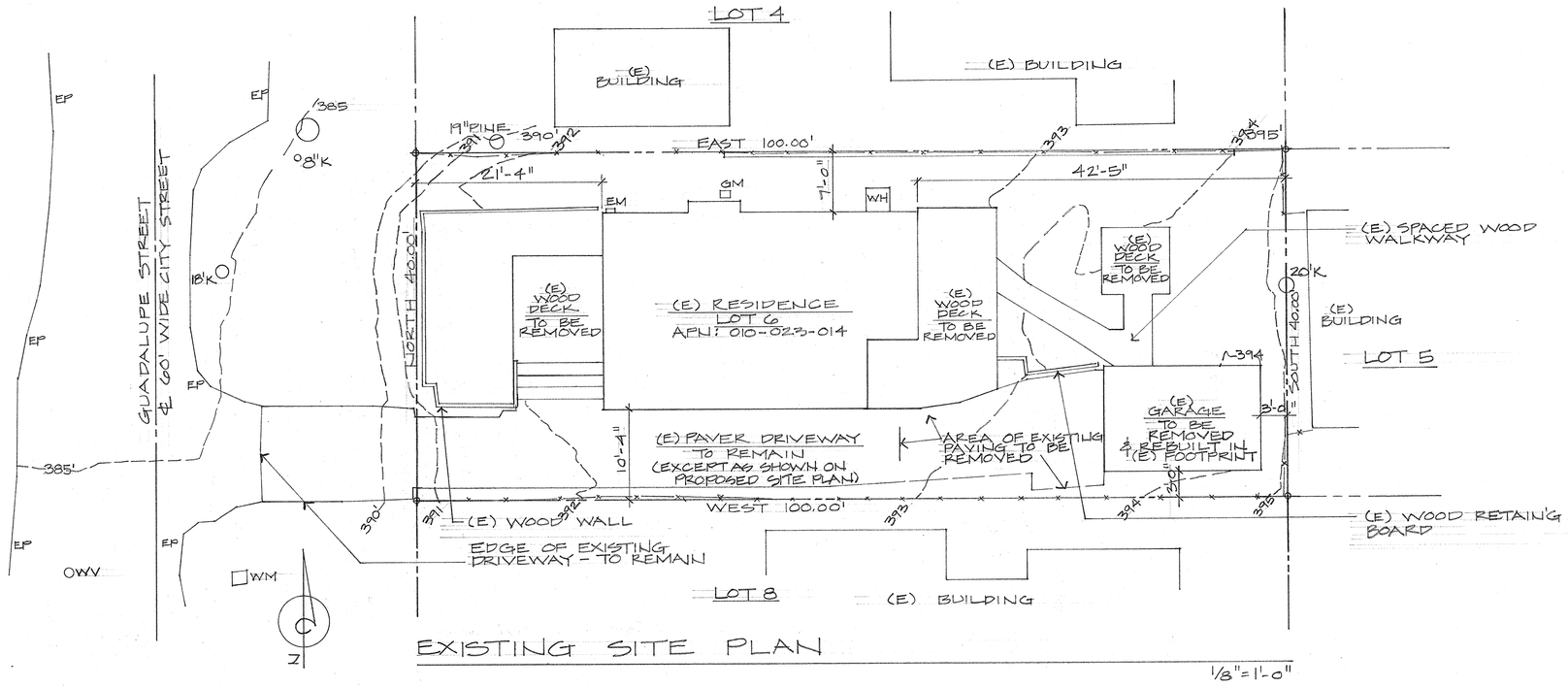
CITY OF CARMEL-BY-THE-SEA | COUNTY OF MONTEREY | STATE OF CALIFORNIA

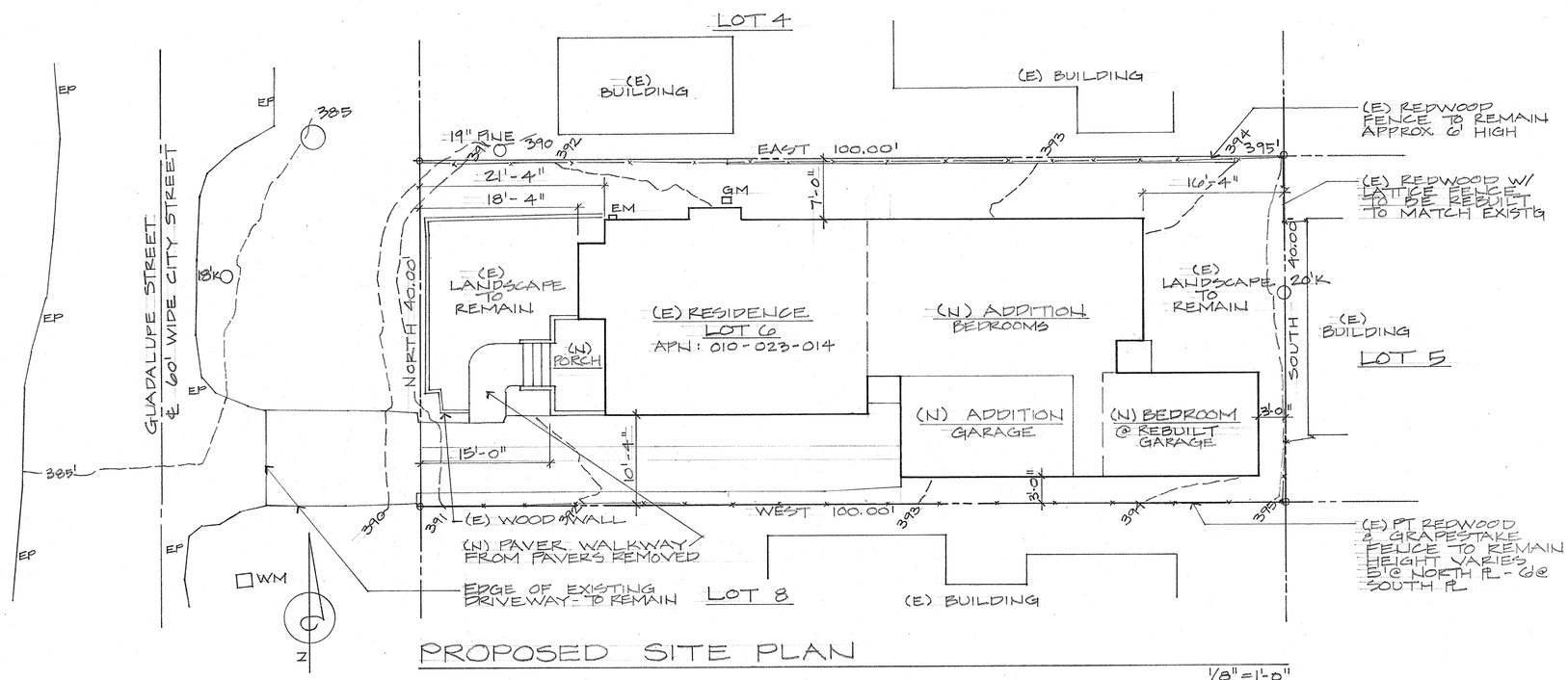
PREPARED FOR
DAVE FORTUNE

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' | JOB No. 22-103 | OCTOBER 2022

FIELD: MAL & AL | DRAWN BY: AL





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TERRI L.N. FISHER
ARCHITECT
LICENSE NO. C14039
SANTA CRUZ, CA 95060
(831) 425-5105
235 MIRACLE LN.

LICENSED ARCHITECT TERRI L.N. FISHER No. C-14039 Exp. 11-30-23 STATE OF CALIFORNIA

PROJECT

FORTUNE/LEDBETTER
FAMILY HOME

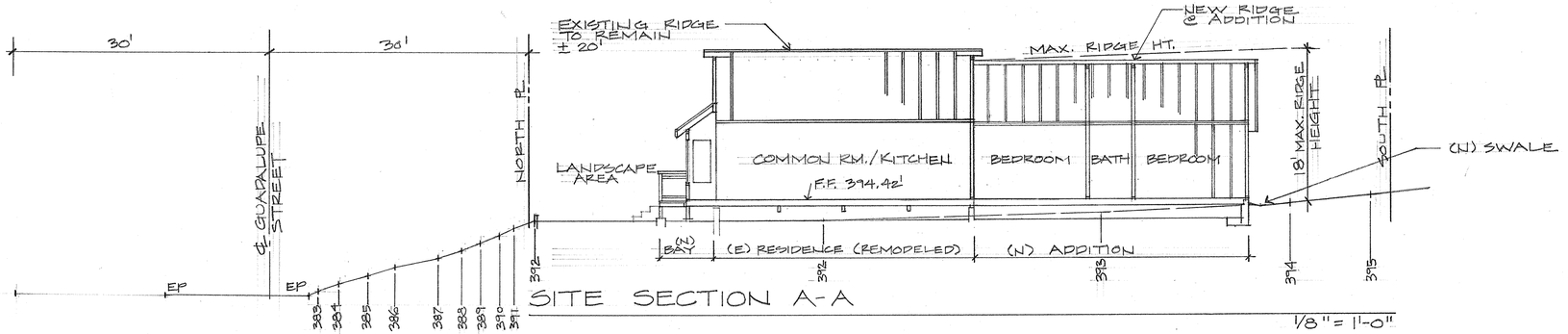
OWNERS:
KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

DRAWN BY
TF

DATE
Aug. 25, 2023

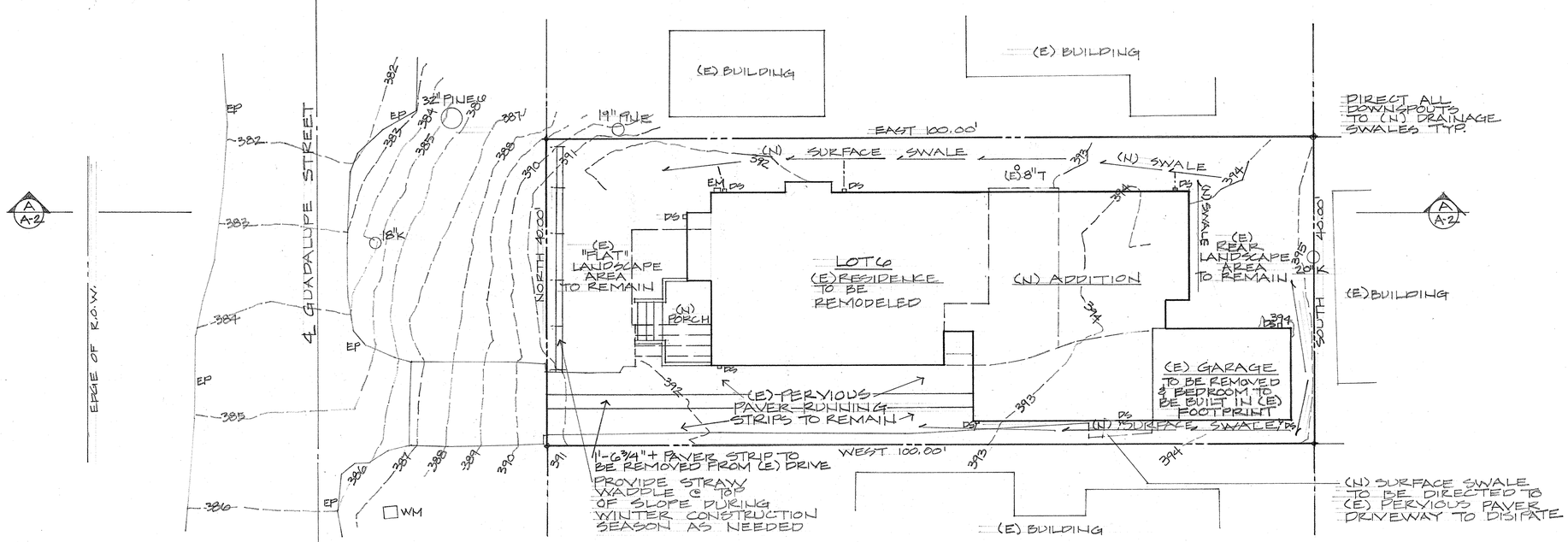
SCALE
1/8" = 1'-0"

SHEET
A1



SITE SECTION A-A

1/8" = 1'-0"



DRAINAGE PLAN

1/8" = 1'-0"

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ARCHITECT
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SANTA CRUZ, CA 95060
256 MIRACLE LN.

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PROJECT

FORTUNE/LEDBETTER
FAMILY HOME

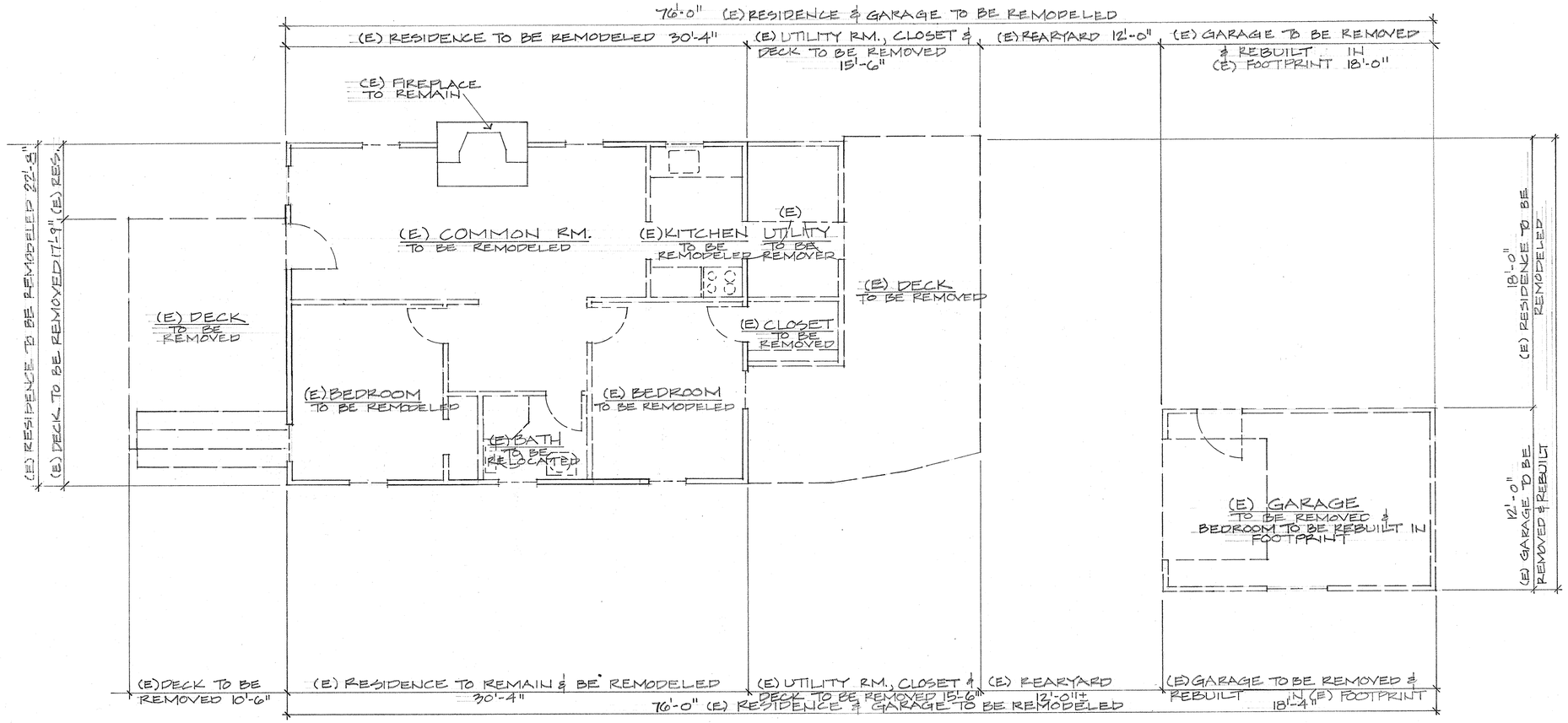
OWNERS:
KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

DRAWN BY
TF

DATE
AUG. 25, 2023

SCALE
1/8" = 1'-0"

SHEET
A2



WALL KEY

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

EXISTING FLOOR PLAN / DEMOLITION PLAN

1/4" = 1'-0"

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(831) 426-5105
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LICENSED ARCHITECT TERRI L. N. FISHER No. C-14039 Exp. 11-30-23 STATE OF CALIFORNIA

PROJECT

FORTUNE/LEDBETTER
FAMILY HOME

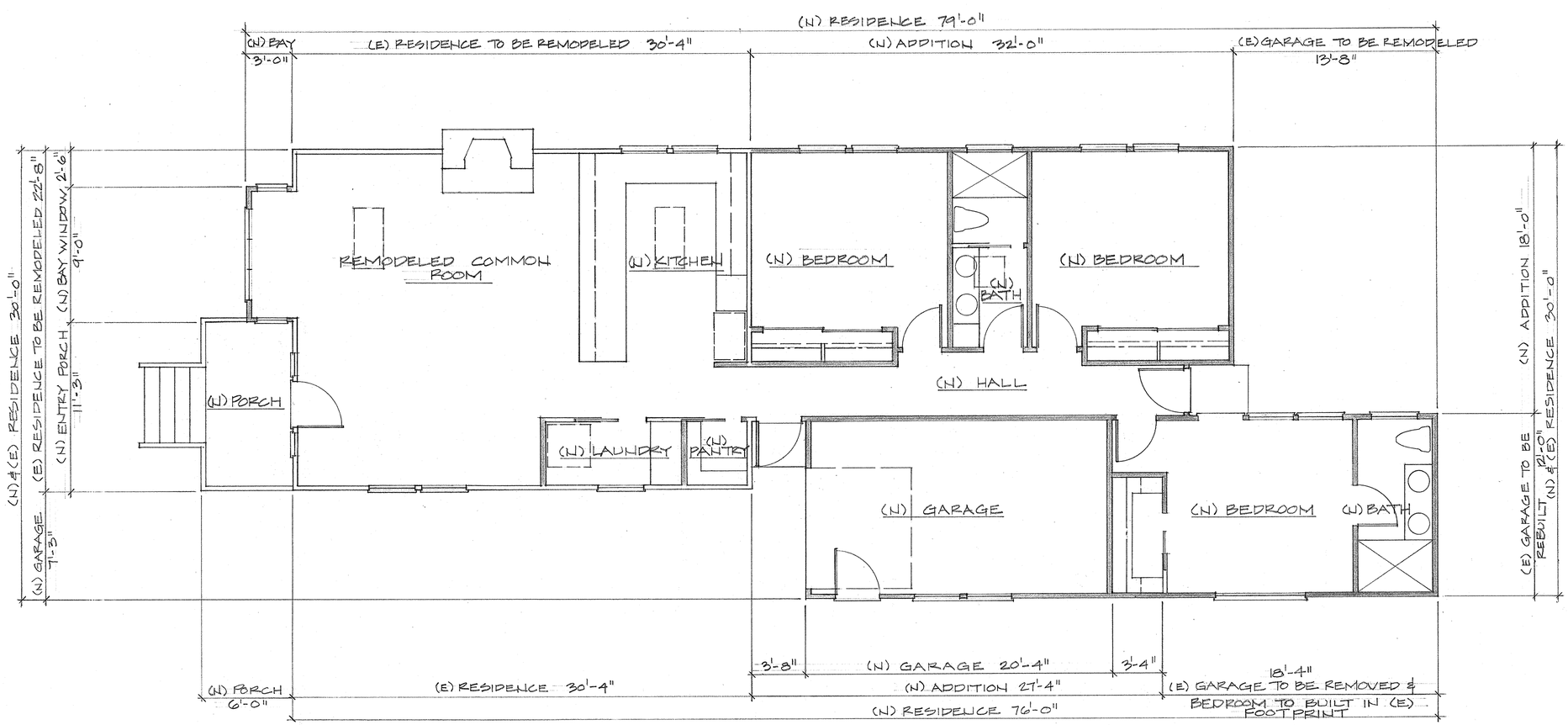
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CARMEL, CA 93921

DRAWN BY
F

DATE
Aug. 25, 2023

SCALE
1/4"=1'-0"

SHEET
A3



WALL KEY

EXISTING WALLS TO REMAIN

NEW 2x4 STUD WALLS

N

PROPOSED FLOOR PLAN

1/4" = 1'-0"

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ARCHITECT

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SANTA CRUZ, CA 95060

235 MIRACLE LN.

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PROJECT

FORTUNE/LEDBETTER

FAMILY HOME

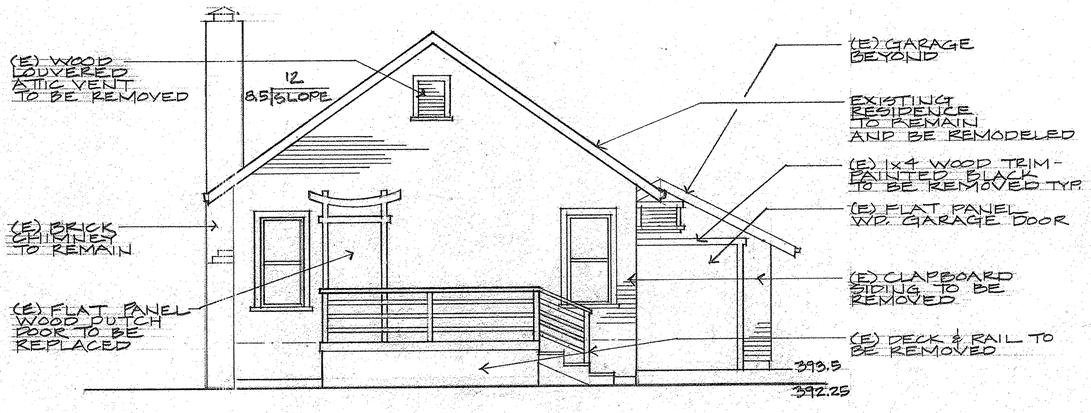
OWNERS: KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

DRAWN BY: T

DATE: AUG. 25, 2023

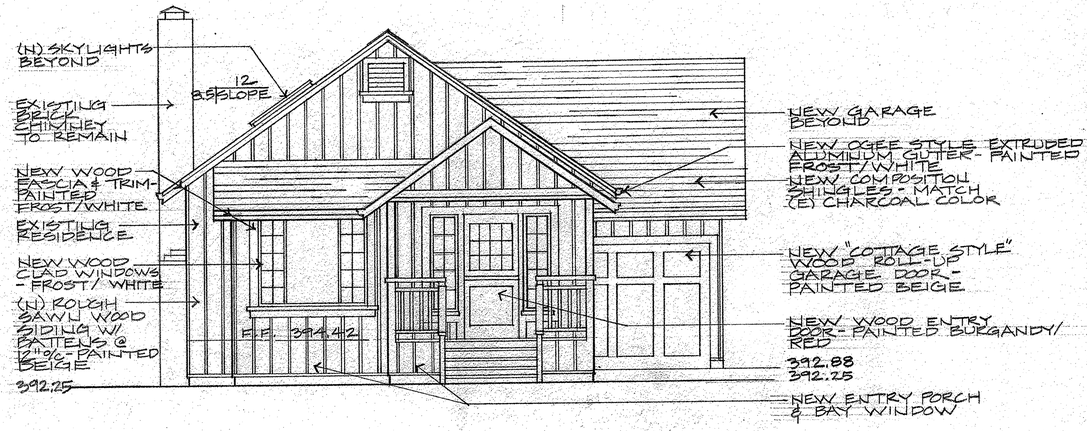
SCALE: 1/4" = 1'-0"

SHEET: A4



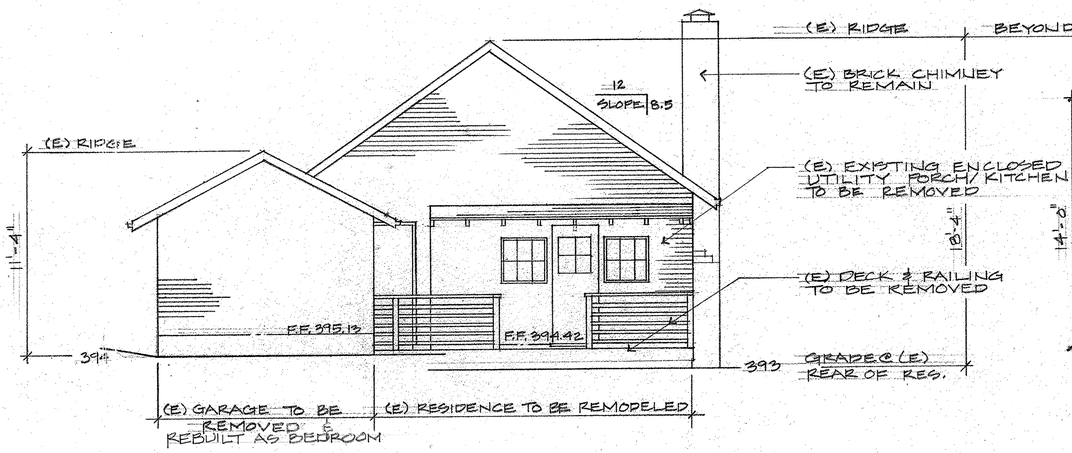
EXISTING
WEST (FRONT) ELEVATION

1/4" = 1'-0"



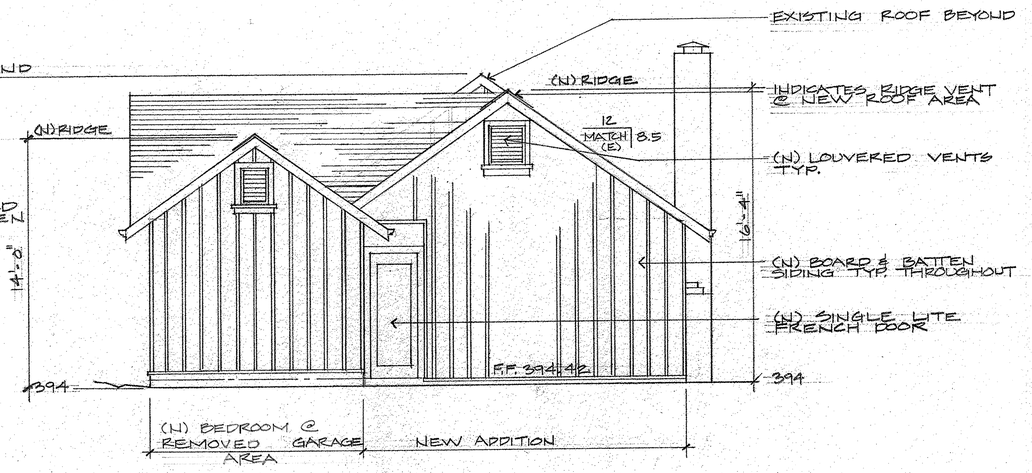
PROPOSED
WEST (FRONT) ELEVATION

1/4" = 1'-0"



EXISTING
EAST (REAR) ELEVATION

1/4" = 1'-0"



EAST (REAR) ELEVATION

1/4" = 1'-0"

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TERRI L.N. FISHER
No. C-14039
Exp. 11-30-23
STATE OF CALIFORNIA

PROJECT
FORTUNE/LEDBETTER
FAMILY HOME

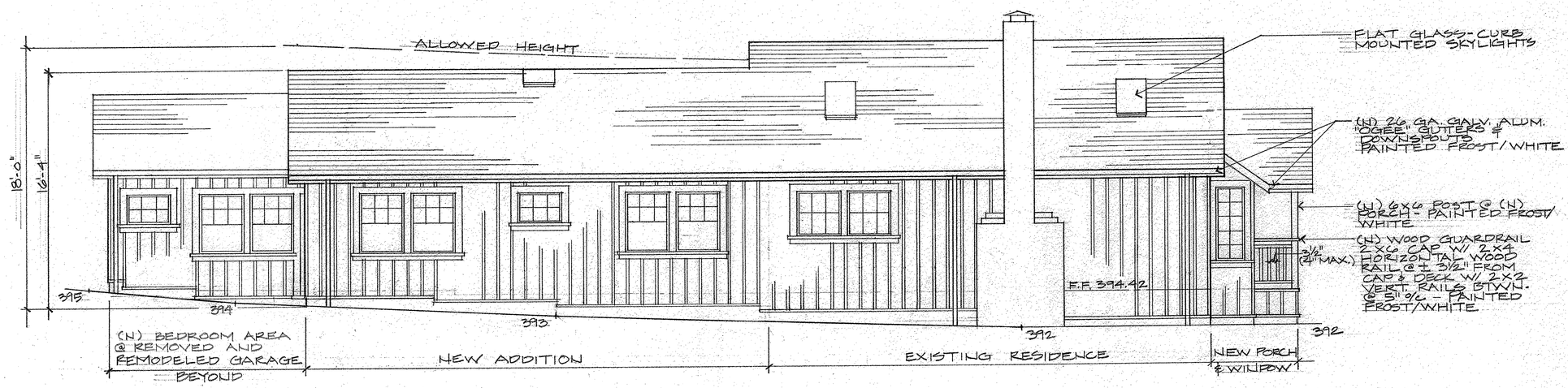
OWNERS:
KAJA & DAVID FORTUNE
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CARMEL, CA 93921

DRAWN BY
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DATE
AUG. 25, 2023

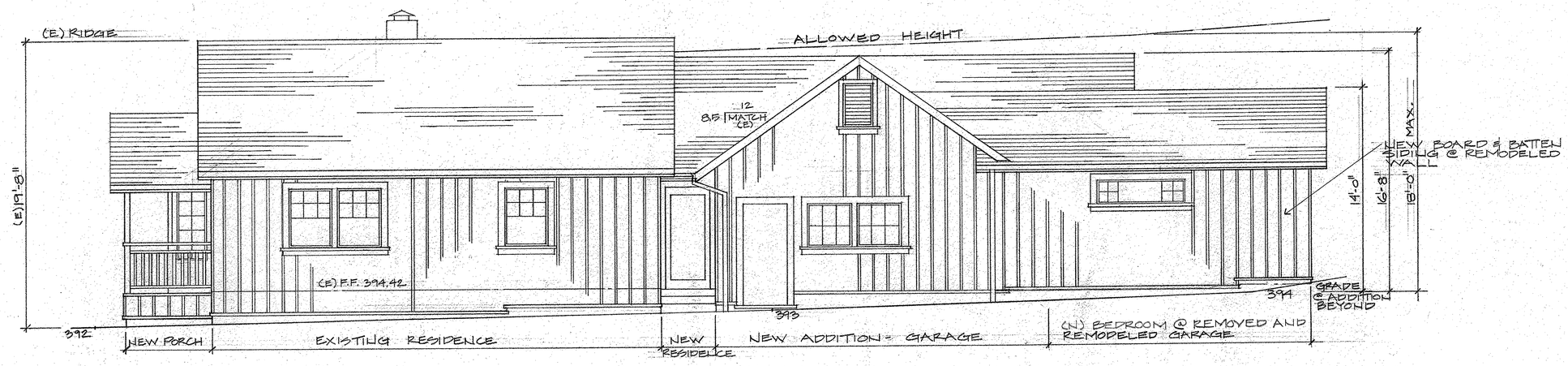
SCALE
1/4" = 1'-0"

SHEET
A5



NORTH ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

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PROJECT

FORTUNE/LEDBETTER
FAMILY HOME

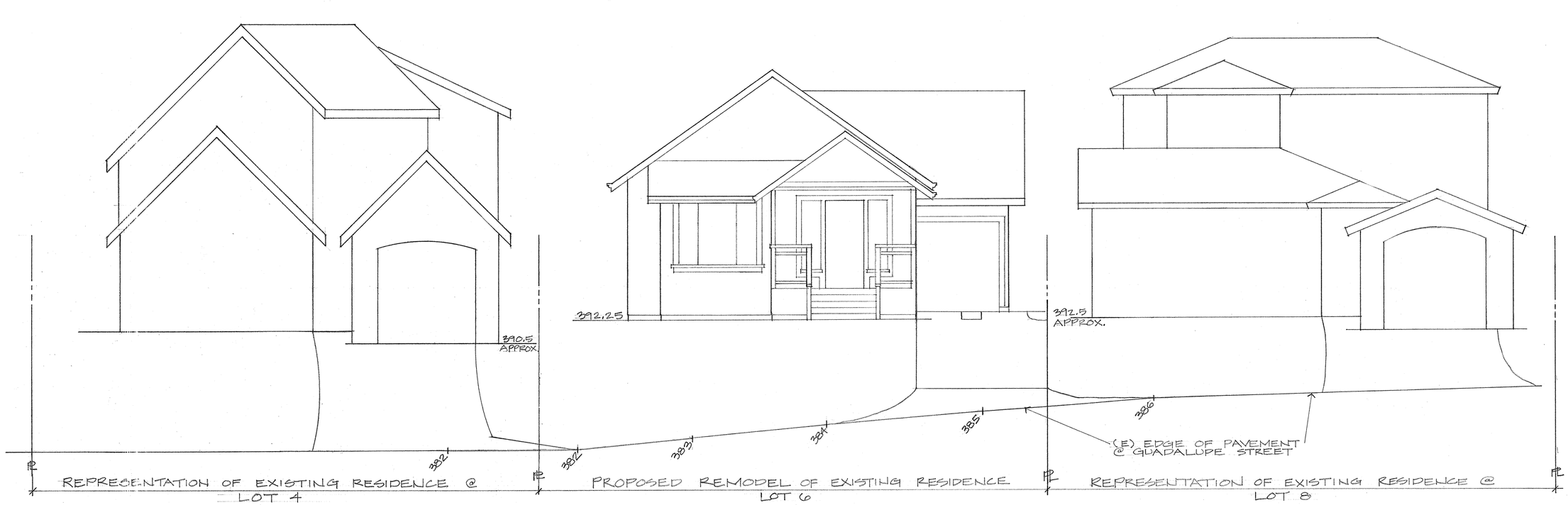
OWNERS:
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CARMEL, CA 93921

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DATE ~~AUG. 25, 2023~~

SCALE 1/4" = 1'-0"

SHEET A6



STREETSCAPE ELEVATIONS

1/4" = 1'-0"

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ARCHITECT
LICENSE NO. C14039
SANTA CRUZ, CA. 95060
226 MIRACLE LN.

LICENSED ARCHITECT
TERRI L N FISHER
No. C-14039
Exp. 11-30-23
STATE OF CALIFORNIA

PROJECT
FORTUNE/LEDBETTER
FAMILY HOME

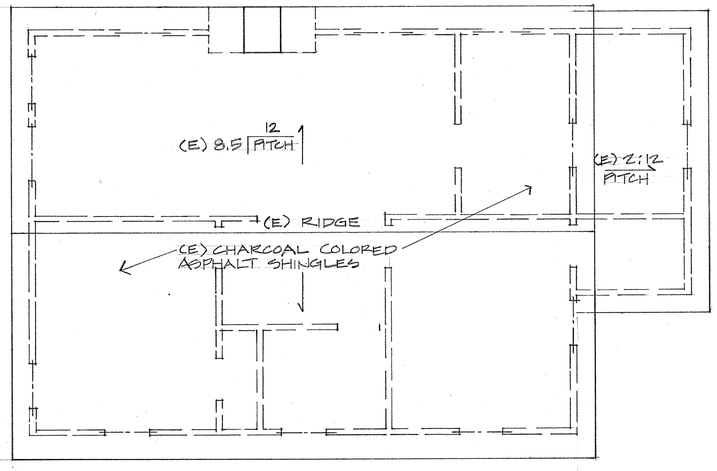
OWNERS:
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P.O. BOX 682
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F

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AUG. 25, 2023

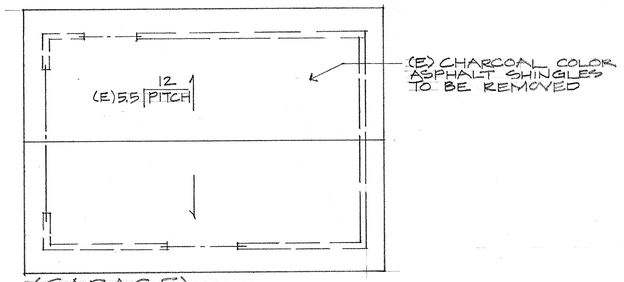
SCALE
1/4" = 1'-0"

SHEET
A7



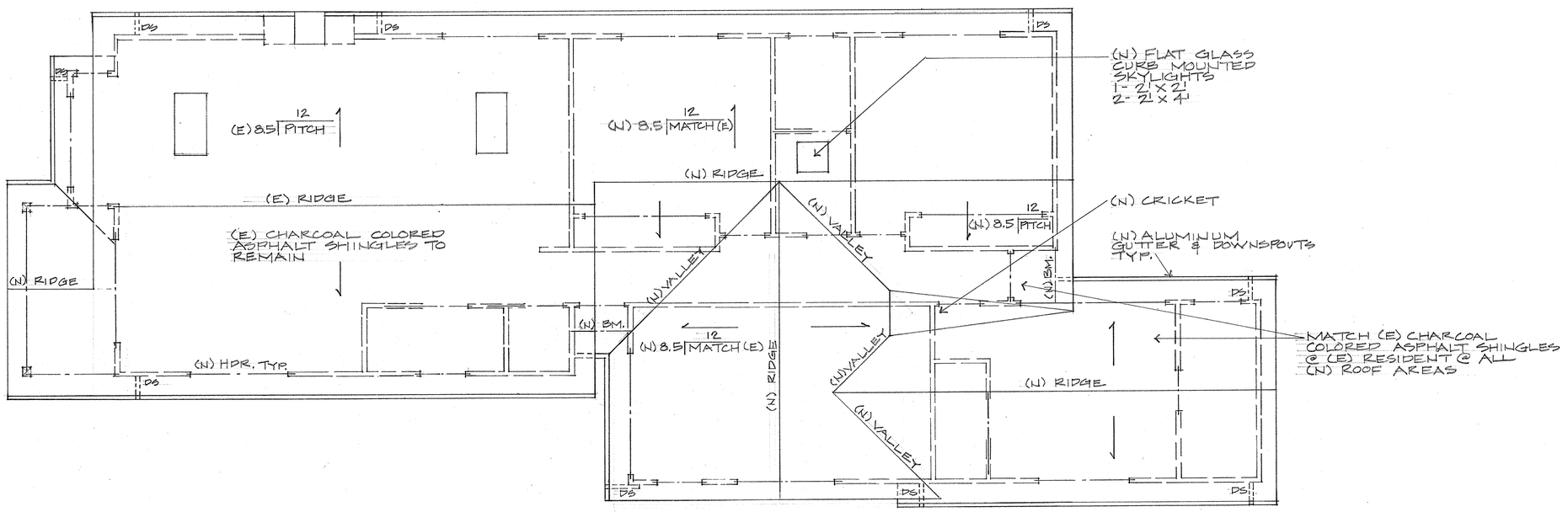


EXISTING ROOF PLAN (RESIDENCE)



(GARAGE)

1/4" = 1'-0"





PROPOSED ROOF PLAN

1/4" = 1'-0"

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226 MIRACLE LN.

LICENSED ARCHITECT TERRI L.N. FISHER No. C-14039 Exp. 11-30-23 STATE OF CALIFORNIA

PROJECT
FORTUNE/LEDBETTER
FAMILY HOME

OWNERS:
KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

DRAWN BY F

DATE AUG. 25, 2023

SCALE 1/4" = 1'-0"

SHEET A8

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

November 8, 2023
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

November 8, 2023
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: