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

Regular Meeting	July 13, 2016
City Hall	Wednesday
East Side of Monte Verde Street	Tour: 2:30 p.m.
Between Ocean & Seventh Avenues	Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

Commissioners: Don Goodhue, Chair
Keith Paterson, Vice-Chair
Michael LePage
Ian Martin
Gail Lehman

B. TOUR OF INSPECTION

Shortly after 2:30 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission, may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

G. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Draft minutes from the June 8, 2016 Planning Commission Meeting

2. DS 16-153 (O'Brien) Claudio Ortiz Design Group Lincoln Street, 5 SE of 12th Blk: 136; Lot: 12 APN: 010-171-016	Consideration of a Final Design Study (DS 16-153), Variance, and Coastal Development Permit applications for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District
3. DS 16-172 (Entis) Claudio Ortiz Design Group Casanova Street, 2 SW of 12th Blk: AA; Lot: 03 APN: 010-281-003	Consideration of a Final Design Study (DS 16-172) and associated Coastal Development Permit for demolition of an existing residence and construction of a new residence in the Single-Family Residential (R-1) Zoning District

H. PUBLIC HEARINGS

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. SI 16-180 (Brophy's Tavern) Stanley Gray NE corner of 4th Ave. and San Carlos. Blk: 35; Lots: part of 7, 8, 17, & 18 and all of 10, 12, 14, 16 APN: 010-123-014	Consideration of a Commercial Sign Application (SI 16-180) for installation of second wall-mounted business sign
2. DS 16-235 (Swift) Ross Roofing Mission St., 2 SE of 10th Ave. Blk: 118, Lot: West half of 2 and 4 APN: 010-075-018	Consideration of a Design Study (DS 16-235) referral to the Planning Commission for the replacement of an existing composition shingle roof

3. DR 16-32/SI 16-034 (Leidig/Draper) Erik Dyar SW corner of Dolores & 5th Block 55, Lots: 1-4 APN: 010-138-021	Consideration of Design Review (DR 16-32), Coastal Development Permit and Use Permit (UP 16-034) applications to demolish an existing commercial building in order to construct a new mixed-use building that includes commercial space, eight dwelling units, and an underground parking garage. The project site is located in the Service Commercial (SC) Zoning District.
4. DR 16-101/SI 16-176 (Carmel Plaza) Belli Architectural Group Entire block surrounded by Ocean Ave., Junipero Street, 7th Ave, and Mission St. Blk: 78, Lots: All APN: 010-086-006	Consideration of a Design Review (DR 16-101) and Sign Permit Application (SI 16-176) for alterations to the interior and exterior the Carmel Plaza which is located in the Central Commercial (CC) Zoning District

I. DIRECTOR'S REPORT

1. Update on Planning Activities

J. SUB-COMMITTEE REPORTS

1. Restaurant Subcommittee update

K. ADJOURNMENT

The next meetings of the Planning Commission will be:

Thursday, July 28, 2016 - Joint meeting with Forest & Beach Commission (3:30 p.m.)
Wednesday, August 10, 2016 – Regular Meeting (4:00 p.m.)

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise the Planning Commission Secretary what item you would like to comment on and the microphone will be brought to you.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning &

Building Department located in City Hall, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Marc Wiener, Interim Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office.

Dated this 7th day of July 2016 at the hour of 4:00 p.m.

_____

Marc Wiener
Interim Community Planning and Building Director

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION REGULAR MEETING – MINUTES
June 8, 2016

A. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION

PRESENT: Commissioners: Goodhue, Martin, Paterson, LePage and Lehman

ABSENT: None

STAFF PRESENT: Marc Wiener, Acting Planning & Building Director
Ashley Hobson, Contract Planner
Matthew Sundt, Contract Planner
Catherine Tarone, Assistant Planner
Cortina Whitmore, Planning Commission Secretary

B. TOUR OF INSPECTION

The Commission convened at 2:00 p.m. and then toured the following sites:

- UP 16-181 (Café Artemis), Ocean Ave. 3 SW of Mission St.; Blk: 77, Lot: 3
- AD 16-216 (Carmel eBike),Dolores, 3 SW of 5th Ave.; Blk: 55, Lots: 5 & 7
- DS 15-153 (O'Brien), Lincoln St., 5 SE of 12th.; Blk:136, Lots: 12
- DS 16-172 (Entis),Casanova St., 2 SW of 12th; Blk: AA, Lot: 3
- DS 16-177 (Kronenberger), SEC of San Antonio & 11th Ave.; Blk: X, Lot:2
- City of Carmel-by-the-Sea, Carmel Beach Shoreline
- DS 16-051 (Taylor), NWC of Camino Real & Ocean ; Blk: GG, Lots: 1,3,& 5

C. ROLL CALL

Chairman Goodhue called the meeting to order at 4:00 p.m.

D. PLEDGE OF ALLEGIANCE

Members of the audience joined Commission Members in the Pledge of Allegiance.

E. ANNOUCNCEMENTS/EXTRAORDINARY BUSINESS

Marc Wiener, Interim Planning Director introduced Gail Lehman as new Planning Commissioner.

F. APPEARANCES

N/A

G. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Draft minutes from the April 13, 2016 Planning Commission Meeting.
2. Draft minutes from the May 11, 2016 Planning Commission Meeting.
3. DS 16-171 (Lowey)
   Brian Congleton
   Mission 2 SW of 1st. Ave.
   Blk:11, Lot:7
   APN: 010-121-021

   Consideration of the reissuance of a Design Study (DS-16-171) and associated Coastal Development Permit with revisions for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District located in the Single-Family Residential (R-1), Park Overlay (P) and Very High Fire Hazard Severity (VHFHS) Zoning Districts

Marc Wiener, Interim Planning Director noted staff made corrections to the May 11, 2016 minutes. Chair Goodhue noted correction.

Commissioner LePage moved to accept Consent Agenda item #1, #2 and #3. Commissioner Paterson seconded the motion and carried the following vote: 5-0-0-0.

AYES:	COMMISSIONERS:	MARTIN, LEHMAN, PATERSON, LEPAGE & GOODHUE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

H. PUBLIC HEARINGS

1. City of Carmel-by-the-Sea
   Carmel Beach Shoreline

   Presentation and update on the Shoreline Assessment Report

Speaker #1: David Shoman, Coastal Biologist summarized the Shoreline Assessment Report and provided Shoreline maintenance recommendations.

Speaker# 2: Robert Mullane, AICP Public Works, Parks and Facilities Director provided further Shoreline maintenance detail and noted the City's efforts to become proactive.

Chair Goodhue opened the public hearing.

Speaker #3: Barbara Livingston thanked Mr. Shoman for his presentation and noted an annual review is necessary.

The public hearing was closed.

Marc Wiener added the Planning Commission will receive regular updates and noted the possibility of a joint meeting between the Planning Commission and the Forest and Beach Commission.

2. DS 15-466 (Murphy) Richard Rhodes Camino Real, 3 SE of Ocean Ave. Blk: G ; Lots: 8 & 10 APN: 010-261-011	Consideration of roofing materials for a previously approved Design Study (DS 15-466) authorizing the demolition of an existing residence located in the Single-Family Residential (R-1) Zoning District.

Commissioner Lehman recused.

Catherine Tarone, Assistant Planner provided staff report.

Speaker #1: Applicant/Architect, Richard Rhodes provided further design detail and answered questions from the Commission.

Commissioner Goodhue opened the public hearing seeing no speakers the public hearing was closed.

The Commission held discussion. Commissioner Martin requested the Applicant provide a sample of the proposed roofing material. Commissioner LePage agreed with Commissioner Martin. Commissioner Paterson noted his support for composition shingle in dark green color.

Commissioner LePage moved to approve the heaviest composition shingle in dark green color as originally presented. Motion seconded by Commissioner Paterson and carried the following vote: 4-0-0-1.

AYES:	COMMISSIONERS:	MARTIN, PATERSON, LEPAGE & GOODHUE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

ABSTAIN: COMMISSIONERS: LEHMAN

3. AD 16-216 (Carmel eBike) Ryan Bell Dolores, 3 SW of 5th Ave. Block: 55, Lots: 5 &7 APN: 010-138-003	Consideration of an Administrative Determination (AD 16-216) for the acceptability of a bicycle rental shop at a site located in the Service Commercial (SC) Zoning District

Catherine Tarone, Assistant Planner presented the staff report. Ms. Tarone requested the Planning Commission provide a determination of compatible use for the proposed business.

Speaker #1: Ryan Bell, Applicant provided information on the proposed bike business and expressed his willingness to comply with the requests of the Planning Commission. Mr. Bell answered questions from the Commission and public.

Commissioner Goodhue opened the public hearing.

Speaker #2: Barbara Livingston noted concern with the potential increase of traffic and impact in the (R-1) Zone.

Speaker #3: Roberta Miller voiced her concern for the proposed location and potential impacts.

Speaker #4: Carl Iverson suggested the City look for ways to help the bike business and recommended another meeting to discuss the possibilities.

Speaker #5: Darlene Mosley noted she is not in favor of the project due to potential safety impacts.

Speaker #1: Ryan Bell answered questions from the Commission and public.

Seeing no other speaker Commissioner Goodhue closed the public hearing.

The Commission held discussion. Commissioners Paterson and Lehman noted that they were not in not in favor of the proposed eBike business due to safety concerns. Commissioner LePage noted his support for creating more opportunities for healthy activities in Carmel. Chair Goodhue and Commissioner Martin agreed with Commissioner LePage and added eBikes can potentially reduce car impact. Commissioner Lehman noted concern with the City's narrow streets and unfamiliar drivers.

Commissioner LePage motioned to allow the sale and rental of non-gasoline powered two wheeled bikes/eBikes (non-gasoline powered) at the proposed location through a Use Permit as an ancillary use to bike shop. Motion seconded by

Commissioner Martin and carried the following roll call vote 3-2-0-0: Motion passed.

AYES: COMMISSIONERS: MARTIN, LEPAGE & GOODHUE
NOES: COMMISSIONERS: PATERSON & LEHMAN
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

4. DS 16-051 (Taylor)
Holdren & Lietzke
NW corner of Camino Real & Ocean Ave.
Blk: GG, Lot:1,3 &5
APN: 010-252-011

Consideration of a Combined Concept and Final Design Study (DS 16-051) and associated Coastal Development Permit for the remodel of an existing historic residence located in the Single-Family Residential (R-1) Zoning District.

Matthew Sundt, Contract Planner presented the staff report. Mr. Sundt clarified data information for the Commission and noted an encroachment permit is required for steps in the City's right-of-way.

Speaker #1: Applicant, Craig Holdren provided further design details and answered questions from the Commission.

Chair Goodhue opened the public hearing.

Speaker #2: Jim Harvey, neighbor asked for clarification regarding the roof line and noted his concern with the size of the proposed residence and potential view impacts.

Speaker #3: Resident, Barbara Livingston inquired to the number of allowable fireplaces and to the type of lighting fixtures proposed.

Speaker #1: Craig Holdren answered question from the public and clarified the chimney height.

Chair Goodhue closed the public hearing.

The Commission held brief discussion.

Commissioner LePage moved to accept DS 16-051 (Taylor) as presented with staff special conditions and to include a gas fireplace and non-frosted down lightning. Motion seconded by Commissioner Paterson and carried the following roll call: 5-0-0-0.

AYES: COMMISSIONERS: MARTIN, LEPAGE, PATERSON, LEHMAN & GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

5. DS 16-177 (Kronenberger)
Mark Thompson Design
SE Corner of San Antonio & 11th Ave.
Blk: X, Lot: 2
APN: 010-279-016

Consideration of a Concept Design Study (DS 16-177) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District

Ashley Hobson, Contract Planner presented the staff report. Ms. Hobson noted the Planning Department received letters from neighbors in regards to privacy impacts.

Speaker #1: Applicant, Mark Thompson summarized design changes and noted the Owner's desire for a classic Cape Cod style residence.

Chair Goodhue opened the public hearing.

Speaker #2: Neighbors, Doug and Christine Hollenbeck discussed the potential view impact with the proposed tree replacement location and second-story addition.

Speaker #3: Mr. Hollenbeck noted the possibility to regain the view blocked by trees by lowering the residence.

Commissioner Goodhue closed the public hearing.

The Commission held discussion. Commissioner LePage noted the second-story addition is not integrated to the overall design and created significant neighbor impacts. Commissioner Martin agreed with LePage. Commissioners Lehman and Goodhue both noted their concerns with the design.

Commissioner Paterson moved to reject DS 16-177 (Kronenberger). Motion seconded by Commissioner LePage and carried the following roll call: 5-0-0-0.

AYES: COMMISSIONERS: PATERSON, MARTIN, LEPAGE, LEHMAN & GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

6. DS 16-153 (O'Brien)
Claudio Ortiz Design Group
Lincoln St., 5 SE of 12th Ave.
Blk: 136, Lot: 12
APN: 010-171-016

Consideration of a Concept Design Study (DS 16-153) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.

Chair Goodhue recused.

Ashley Hobson, Contract Planner provided staff report.

Speaker #1: Applicant, Claudio Ortiz summarized design concept and explained the need for a variance.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston noted her support.

Speaker #3: Pat O'Brien expressed support for the project.

Seeing no other speaker the public hearing was closed.

The Commission held discussion. Commissioner Lehman expressed her support of the project and variance. Commissioner Martin also noted his support and noted desire for exterior down lighting. Commissioner Paterson expressed support for the overall project.

Commissioner LePage moved to accept DS 16-153 (O'Brien) as presented with recommendations #1 and #2. Motion seconded by Commissioner Martin and carried the following roll call: 4-0-0-1. Motion passed.

AYES:	COMMISSIONERS: PATERSON, LEPAGE, LEHMAN & MARTIN
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: GOODHUE

7. DS 16-172 (Entis) Claudio Ortiz Design Group Casanova St., 2 SW of 12th Ave. Blk: AA ; Lot: 03 APN: 010-281-003	Consideration of Concept Design Study (DS 16-172) and associated Coastal Development Permit for demolition of an existing residence and construction of a new residence in the Single-Family Residential (R-1) Zoning District.

Matthew Sundt, Contract Planner provided staff report and answered questions from the Commission. Marc Wiener, Interim Planning Director informed the Commission the Planning Department received a letter from a neighbor in regards to possible construction impact. Mr. Wiener noted the City prefers to keep the construction hours consistent throughout the City.

Speaker #1: Applicant/ Architect, Claudio Ortiz summarized project design. Mr. Ortiz noted he spoke with the City Forester, Mike Branson and expressed his willingness to work with the Forester.

Chair Goodhue opened the public hearing, seeing no speakers Chair Goodhue closed the public hearing.

The Commission held discussion. The Commissioners spoke in favor of the project and Architect. Commissioner Paterson noted concern for the garage placement in regards to the close proximity to the tree in question.

Commissioner Martin moved to accept Concept Design as proposed with draft conditions and down lighting and issued the directive for the Applicant to return to the Planning Commission to review the relocated garage. Commissioner Paterson seconded the motion and the motion carried the following vote: 5-0-0-0.

AYES:	COMMISSIONERS: PATERSON, LEPAGE, MARTIN, LEHMAN & GOODHUE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

8. UP 16-181 (Café Artemis) Erkan Demir Ocean Ave., 3 SW of Mission St. Blk: 77, Lot: 3 APN: 010-141-001	Consideration of a Use Permit (UP 16-181) application for a new full-service restaurant located in the Central Commercial (CC) Zoning District

Ashley Hobson, Contract Planner presented the staff report.

Speaker #1: Applicant, Casey Torres summarized proposed Café and answered questions from the Commission. Mr. Torres provided a sign sample for the Commission to review.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston reminded the Commission the proposed location for Café Artemis sits back from the street and cautioned against misuse of the street-front area.

Seeing no other speaker the public hearing was closed.

The Commission held brief discussion. Commissioner LePage noted his support for the Use Permit and noted the proposed sign will need to be constructed in natural material. Commissioner Martin provided sign design feedback and both Commissioners Goodhue and Lehman spoke in favor of the proposed sign.

Commissioner LePage moved to accept UP 16-181 (Café Artemis) with staff findings and special conditions. Motion seconded by Commissioner Paterson and carried the following roll call: 5-0-0-0. Motion passed.

AYES: COMMISSIONERS: PATERSON, LEPAGE, MARTIN, LEHMAN & GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

I. DIRECTOR'S REPORT

1. Discussion on Permitted Uses vs. Conditional Uses

Marc Wiener, Interim Planning Director clarified the differences between Permitted Uses vs. Conditional Uses and noted the Planning Commission will need to reevaluate current Uses and bring forward to the City Council any recommendations or potential amendments.

Speaker #1: Roberta Miller described her experiences with the Skincare businesses located within the City.

Speaker #2: Barbara Livingston commended Mr. Wiener for informing the City Council of potential changes to current Use Permits.

2. Update on department activities

Mr. Wiener queried the Commission to determine if the Commission would like to receive a monthly or quarterly activity report, the Commission unanimously agreed to continue with a quarterly report. Mr. Wiener summarized the CDP Pilot Program.

J. SUB-COMMITTEE REPORTS

1. Restaurant Subcommittee update

Interim Planning Director informed the Commission the Restaurant subcommittee received direction from the City Council to expand the subcommittee with three additional members.

2. War Memorial Subcommittee update

Commissioner LePage informed the Commission the War Memorial Subcommittee is in the process of reviewing documents from Paul Rodriguez, American Legion Post 512 Representative. Commissioner Martin noted the American Flag banners installed along Ocean Ave. for Memorial Day were not in compliance with the Flag Act. Commissioner Martin noted flags flown in the evening need to be illuminated or removed nightly.

K. ADJOURNMENT

There being no further business, Chair Goodhue adjourned the meeting at 8:40 p.m.

The next meeting of the Planning Commission is scheduled:

Wednesday, July 13, 2016 at 4:00 p.m. – Regular Meeting

SIGNED:

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Donald Goodhue, Planning Commission Chair

ATTEST:

_____

Cortina Whitmore, Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

July 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Final Design Study (DS 16-153), Variance, and Coastal Development Permit applications for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Final Design Study (DS 16-153), Variance, and Coastal Development Permit applications subject to the attached findings and conditions.

Application:	DS 16-153	**APN:**	010-271-016
Block:	136	**Lot**:	12
Location:	Lincoln St., 5 SE of 12th Avenue		
Applicant:	Claudio Ortiz Design Group	**Property Owner:**	O'Brien

Background and Project Description:

The project site consists of a single-family dwelling with a detached guest cottage and shed on a 4,500-square foot lot, located on Lincoln Street, five parcels southeast of 12th avenue. The existing dwelling is 675 square feet in size and the existing detached guest cottage is 396 square feet in size. The site does not currently include an on-site parking space. A Final Determination of Historic Ineligibility was completed for the residence on February 8, 2016.

The applicant is proposing to remove the rear detached cottage and add additional floor area to the main dwelling unit. The specific project components include: (1) the removal of 31 linear feet of existing walls (including the entire guest cottage and shed) and the addition of 825 square feet of floor area to the residence, (2) The removal of 705.8 square feet of site coverage to reduce the total coverage from 1,321.4 square feet to 615.6 square feet of coverage (3) the addition of a new 18-inch high outdoor gas fire pit, (4) new landscaping throughout including a large gravel patio and new

plantings, (5) asphalt shingle roofing to match existing, (6) board and batten siding on all addition areas to match existing, and (7) new wood windows on all addition areas to match existing.

This application was considered for conceptual review by the Planning Commission on June 8, 2016, and the Commission accepted the Conceptual Review and expressed support for the potential variation from on-site parking requirements.

PROJECT DATA FOR A 4,500 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,980	1,328.7 sf*	1724.1 sf*
Site Coverage	615.6 sf**	1,321.4 sf	615.6 sf
Trees	3 Upper /1 Lower (recommended)	7 total	7 total
Ridge Height	18 ft	14 ft	14 ft
Plate Height	12 ft	9 ft	9 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	10 ft 10 in	10 ft 10 in (No Change)
Composite Side Yard	11 ft 3 in (25%)	49%	
Minimum Side Yard	3 ft	Min. North Side: 3 ft 4 in Min. South Side: 14 ft 5 in	Min. North Side: 3 ft 4 in Min. South Side: 11 ft 2 in
Rear	3 ft / 15 ft	House: 78 ft Guest Cottage: 1 ft 4 in	4 ft 1 in
*Includes 200 sf allocation for parking **Includes bonus for 50% or more permeable materials			

Staff analysis:

Variance Request: The City's Zoning Code (CMC 17.10.030.F) states that in order to add floor area to an existing residence, the site must have conforming parking. The site does not currently meet the requirement for one on-site parking space. Due to the location of the existing residence and multiple significant trees at the front of the property, providing on-site parking cannot be easily achieved. In order to provide on-site parking either the entire residence would have to be demolished and re-designed to allow for parking or the applicant would have to remove three significant trees. In light

of these requirements, staff supports a Variance from the parking standards, which can be granted when there is a physical hardship that makes the application of zoning requirement impractical. At the Concept Review meeting the Commission indicated that it could support the request for a Variance from the on-site parking requirement due to the existing sitting of the house and the location of multiple significant trees. Findings are included (Attachment B) for the approval of the Variance.

Other Project Components:

Fences/Walls: The site is currently surrounded by a 4-foot tall wood fence along the front property line and a 6-foot tall wood fence around the side and rear property lines. The applicant is proposing to maintain all existing fences around the property. Fencing details are included on Sheet 12 of the plans.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building do not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The locations of the proposed light fixtures are depicted on Sheet 9 of the plan set, and the details are included on Sheet 13. The applicant is proposing six *Old Town Collection* lantern style lights mounted around the house, and six 18-inch high landscape lights. The wall mounted lights include a shielded bulb and have an output of 4 watts (150 lumens) and the landscape lights include a shielded cap over the bulb and an output of 3 watts (200 lumens). Staff supports the proposed lighting fixtures and notes that they comply with City requirements.

Site Coverage/Landscaping: The existing site coverage consists of various walkways, two patios and a large wood deck, and exceeds the allowed coverage for a 4,500 square foot lot by 885.8 square feet. Per Municipal Code Section 17.10.030.C, nonconforming site coverage is required to be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less. The applicant is proposing to bring the site coverage into compliance for the lot size by reducing the coverage to 615.6 square feet. The new site coverage includes an outdoor gas fire pit in the side yard. The fire pit is proposed to be 18-inches tall, constructed of stone, and located approximately 15 feet from the side property line in the center of the lot. Staff has not identified any concerns with the location of the fire pit.

With regard to landscape, the site currently contains scattered landscaping throughout the property. The applicant is proposing to add a large gravel area in the middle of the lot and surround the site with the following plants: Lily of the Nile, Rock Rose, Spanish Lavender, Mexican Sage Brush, Rosemary and Coffeebarry. A landscape plan is included on Sheet L-1 of the plan set.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement is approximately 20-feet in width and includes multiple trees, and a 167.3 square foot sand-set paver parking area. The existing driveway/parking area exceeds the allowed width within the ROW, however the existing driveway will remain. A small portion of the walkway on the north side of the property encroaches into the ROW and is conditioned to be removed as part of the project. Additionally, multiple conglomerate pavers are located within the ROW and are also conditioned to be removed as part of the project.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 825-square foot addition to an existing 1,328.7-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings of Approval
- Attachment C – Conditions of Approval
- Attachment D – Lighting Details
- Attachment E – Project Plans

Attachment A – Site Photographs

Attachment A – Site Photographs

Attachment A – Site Photographs

Attachment A – Site Photographs

Attachment B – Findings for Approval

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

For each of the required design study findings listed below, staff has indicated whether the submitted plans 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 Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✔	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✔	
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.	✔	
VARIANCE FINDINGS (CMC 17.64.210)	YES	NO
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property owner of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;	✔	
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;	✔	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;	✔	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;	✔	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and	✔	
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).	✔	
COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1)	YES	NO
1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Conditions of Approval

DS 16-153 (O'Brien)
July 13, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-153) authorizes the applicant to remove the rear detached cottage and add additional floor area to the main dwelling unit. The specific project components include: (1) the removal of 31 linear feet of existing walls (including the entire guest cottage and shed) and the addition of 825 square feet of floor area to the residence, (2) The removal of 705.8 square feet of site coverage to reduce the total coverage from 1,321.4 square feet to 615.6 square feet of coverage (2) the addition of a new 18-inch high outdoor gas fire pit, (3) new landscaping throughout including a large gravel patio and new plantings, (4) asphalt shingle roofing to match existing, (5) board and batten siding on all addition areas to match existing, and (6) new wood windows on all addition areas to match existing.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔

6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✔
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade 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. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A

12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	✔
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All	N/A

	new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	All unpermitted encroachments within the adjacent Right of Way shall be removed.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

O'Brien Residence

Exterior & Interior Remodel
Carmel, California
A.P.N. 010-272-016-000
BLOCK: 136 LOTS: 12

PROJECT DATA

LOT SIZE 4,500.0 SQ.FT.
ZONING R-1
A.P.N. 010-271-016
ADDRESS BLOCK: 136 LOTS: 12

FLOOR AREA

FAR ALLOWED	1,980.0 S.F.	44.0%
EXISTING		
MAIN DWELLING	874.7 S.F.	
GUEST HOUSE	395.6 S.F.	
SHED	58.4 S.F.	
PARKING (ALLOCATION ONLY)	200.0 S.F.	
TOTAL (E) GROSS FLOOR AREA:	1,328.7 S.F.	29.5%
PROPOSED		
MAIN DWELLING	874.7 S.F.	
MAIN DWELLING ADDITION	849.4 S.F.	
PARKING (ALLOCATION ONLY)	200.0 S.F.	
TOTAL (P) GROSS FLOOR AREA:	1,724.1 S.F.	37.7%

SITE COVERAGE

LAND COVERAGE ALLOWED	435.6 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE	180.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED	615.6 SQ.FT.	13.7 %
EXISTING SITE COVERAGE		
EXISTING IMPERVIOUS COVERAGE		
TOTAL (E) IMPERVIOUS COVERAGE	0.0 SQ.FT.	
EXISTING PERVIOUS COVERAGE		
WALKWAYS & PATIOS	887.4 SQ.FT.	
DECK	525.0 SQ.FT.	
STEPPING STONES	109.0 SQ.FT.	
TOTAL (E) PERVIOUS COVERAGE	1,321.4 SQ.FT.	
TOTAL EXISTING COVERAGE	1,321.4 SQ.FT.	
PROPOSED SITE COVERAGE		
PROPOSED IMPERVIOUS COVERAGE		
TOTAL (P) IMPERVIOUS COVERAGE	0.0 SQ.FT.	
PROPOSED PERVIOUS COVERAGE		
DECK	372.0 SQ.FT.	
SOUTH PATIO	149.5 SQ.FT.	
STOOP	15.3 SQ.FT.	
NORTH PATIO	78.7 SQ.FT.	
TOTAL (P) PERVIOUS COVERAGE	615.6 SQ.FT.	
TOTAL PROPOSED COVERAGE	615.6 SQ.FT.	

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.

SHEET INDEX

1. COVER NOTES
2. EXISTING SITE PLAN & HARDSCAPE REMOVAL PLAN
3. PROPOSED SITE PLAN
4. TOPOGRAPHIC SURVEY
5. MAIN LEVEL DEMOLITION PLAN
6. EXISTING FLOOR PLAN
7. EXISTING ELEVATIONS
8. PROPOSED MAIN LEVEL FLOOR PLAN
9. PROPOSED ELEVATIONS
10. EXISTING & PROPOSED ROOF PLAN
11. PROPOSED WINDOW & DOOR SCHEDULE
12. EXISTING MATERIALS
13. PROPOSED MATERIALS
L1. PROPOSED LANDSCAPE

SCOPE OF WORK

1. REMODELING AN EXISTING ONE STORY SINGLE FAMILY DWELLING AND ADDING 825.2 SQ.FT. THE OVERALL OR GROSS FLOOR AREA ADDITION TO THE PROPERTY AFTER REMOVING THE GUESTHOUSE AND STORAGE SHED WILL BE 371.2 SQ.FT.
2. REMOVING A 395.6 SQ.FT. GUESTHOUSE AND A 58.4 SQ.FT. STORAGE SHED
3. THE NEW ADDITION WILL MATCH THE EXISTING MATERIALS
4. REMOVING ALL OF THE EXISTING HARDSCAPE AND REPLACING IT WITH NEW HARDSCAPE, THUS REDUCING THE COVERAGE BY 447.8 SQ.FT. AND MAKING MOST OF THE COVERAGE PERVIOUS.

VICINITY MAP

NOT TO SCALE

CODG
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REVISIONS:

PROJECT:
O'Brien Residence
Lincoln St. 5 S/e of 12th Ave.
BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

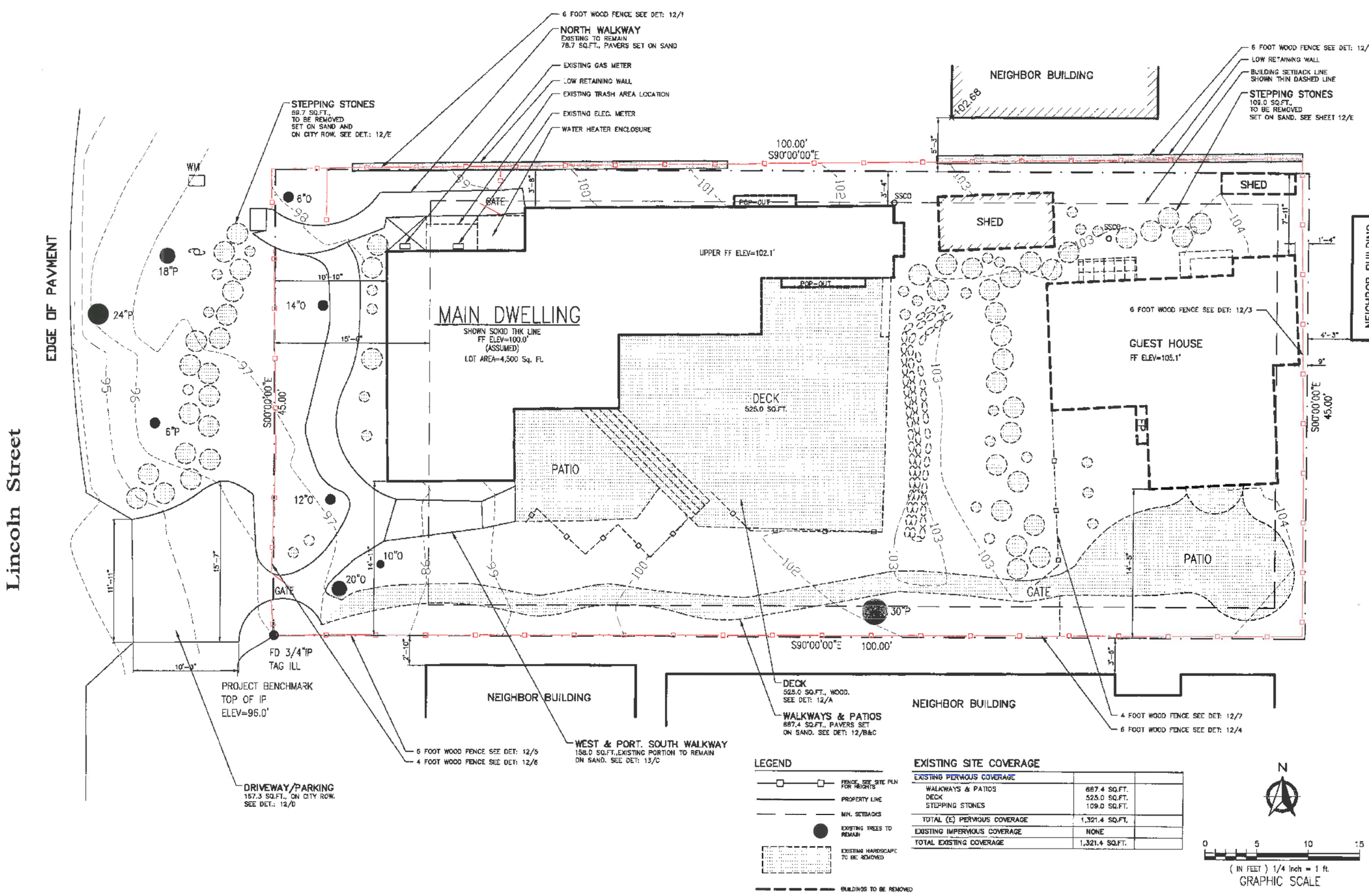
ISSUE:
4-8-16

DRAWN BY:
A.J.Ortiz

EXISTING SITE PLAN
COVER SHEET
REMOVAL PLAN

SCALE: 1" = 1/4"

1



EXISTING SITE COVERAGE

EXISTING PERVIOUS COVERAGE		
WALKWAYS & PATIOS	687.4 SQ.FT.	
DECK	525.0 SQ.FT.	
STEPPING STONES	109.0 SQ.FT.	
TOTAL (E) PERVIOUS COVERAGE	1,321.4 SQ.FT.	
EXISTING IMPERVIOUS COVERAGE	NONE	
TOTAL EXISTING COVERAGE	1,321.4 SQ.FT.	

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REVISIONS:

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O'Brien Residence
Lincoln St. 5 S/e of 12th Ave.
BLOCK: 136 LOTS: 12
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PROJECT NO.
16-04

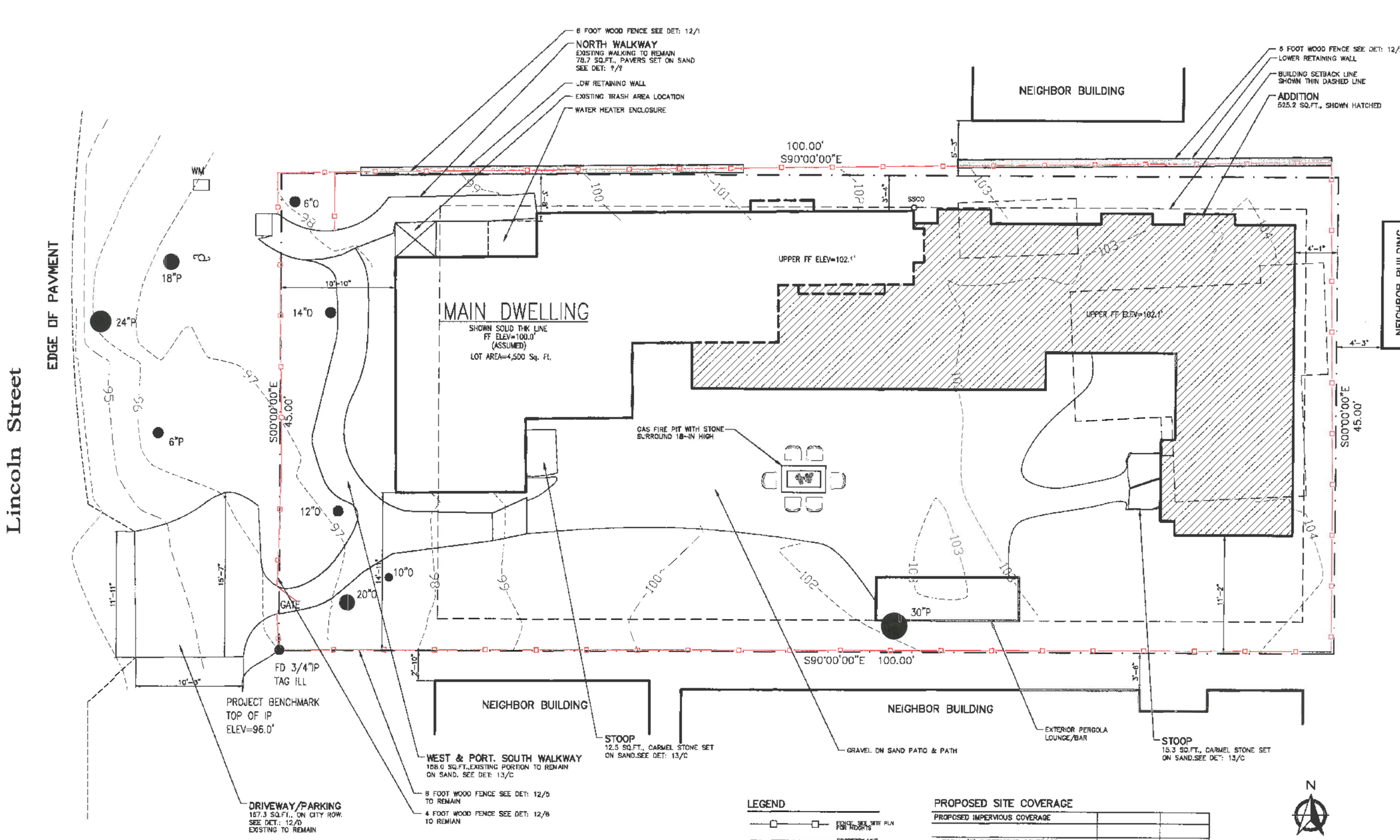
ISSUE:
3-25-16

DRAWN BY:
A.J.Ortiz

EXISTING SITE PLAN & HARDSCAPE REMOVAL PLAN

SCALE: 1/4" = 1'

2



LEGEND

- FENCE, SEE SITE PLN FOR HEIGHTS
- PROPERTY LINE
- MIN. SETBACKS
- 1 BW LIGHT FIXTURE, SEE SHEET 12 FOR SPEC'S
- EXISTING TREES TO REMAIN
- HB HOSE BIB
- GAS GAS LINE

PROPOSED SITE COVERAGE

PROPOSED IMPERVIOUS COVERAGE		
TOTAL (P) IMPERVIOUS COVERAGE	0.0 SQ.FT.	
PROPOSED PERVIOUS COVERAGE		
SOUTH WALKWAY	58.0 SQ.FT.	
WEST & PORT. SOUTH WALKWAY	158.0 SQ.FT.	
STOOP	15.3 SQ.FT.	
NORTH WALKWAY	78.7 SQ.FT.	
TOTAL (P) PERVIOUS COVERAGE	615.8 SQ.FT.	
TOTAL PROPOSED COVERAGE	615.8 SQ.FT.	

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O'Brien Residence
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BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

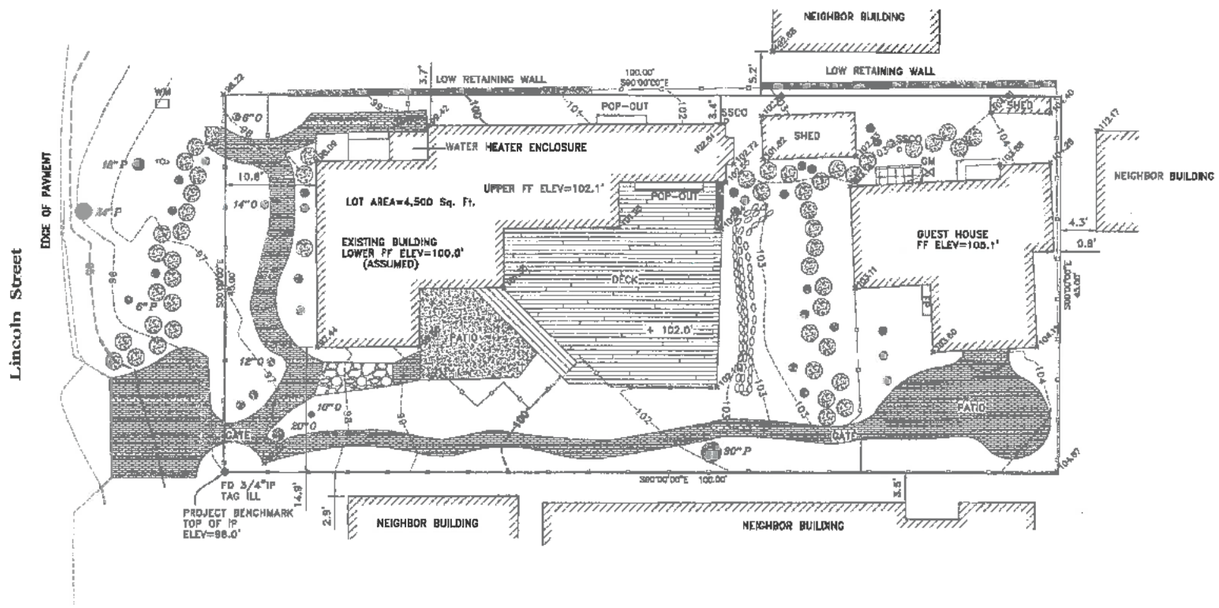
ISSUE:
4-12-16

DRAWN BY:
A.J.Ortiz

PROPOSED SITE PLAN

SCALE: 1/4" = 1'

3



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

LICENSED LAND SURVEYOR
KEVIN M. WEBB
007138
Expires:
12/31/16
STATE OF CALIFORNIA

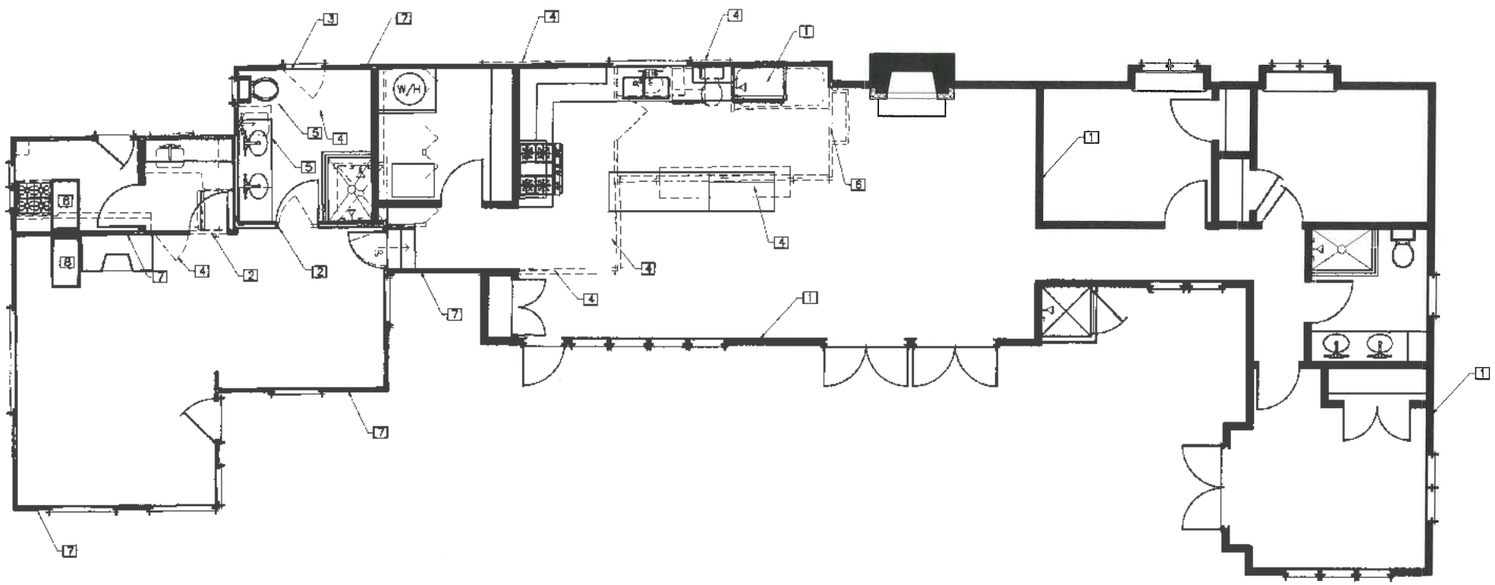
Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956

TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

DRAWN BY : MS
APPROVED BY : KRW
REVISION :
SCALE : 1/8"=1'
DATE : 03-12-2016

SITE PLAN
APN 010-171-016
5 SE 12th Avenue/ Lincoln Street, Carmel, Ca
prepared for:
Patrck O'Brien

SHEET 1
OF
1 SHEETS



KEYNOTES

1. (N) WALLS PER PLAN
2. PREPARE AREA FOR NEW DOORS
3. PREPARE AREA FOR NEW WINDOWS
4. (E) DOORS & WINDOWS TO BE REMOVED
5. (E) PLUMBING FIXTURES TO BE REMOVED & RELOCATED
6. (E) WALLS TO BE REMOVED
7. (E) WALLS TO REMAIN
8. (E) SKYLIGHTS TO REMAIN

DEMOLITOIN DATA

	EXISTING	REMOVAL	ADDITION
MAIN LEVEL	143.10 LN.FT.	31.7 LN.FT.	158.5 LN.FT.
GARAGE	0.0 LN.FT.	0.0 LN.FT.	00.0 LN.FT.
TOTAL	143.10 LN.FT. 100.0 %	0.0 LN.FT. 21.7 %	0.0 LN.FT. 108.4 %

SCOPE OF DEMOLITION WORK:

EXTERIOR:
1. KEEPING ALL EXISTING WINDOWS ON EXISTING PORTION OF HOUSE.
2. REMOVE EXTERIOR DOORS AND REPLACE WITH NEW WOOD DOORS
3. REMOVE PORCH ON WEST ELEVATION (FRONT) AND REPLACE WITH NEW COVERED PORCH WITH STONE PER PLAN.
4. REFURBISH PORCH ON THE SOUTH SIDE.

INTERIOR:
1. REMOVE ALL FLOOR IN LIVING SPACES, KITCHEN AND BATHROOMS.
3. REMOVE ALL EXISTING FIXTURES AND REPLACE WITH NEW PER PLAN
4. REMOVE CABINETS, TILE, SLABS AND PREPARE AREAS FOR NEW CABINETS, TILE AND SLABS PER PLAN.
5. EXISTING FURNACE TO BE REPLACED AND VERIFY EXISTING DUCT SYSTEM AND VENTS FOR NEW LOCATIONS.
6. WATER HEATERS TO REMAIN
7. VERIFY EXISTING ELECTRICAL WORK AND UPDATE ACCORDINGLY PER ELECTRICAL PLAN

N

0 5 10 15

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

GRAPHIC SCALE

WALL LEGEND

- 2x ALL INTERIOR WALLS
- 2x NEW WALLS
- EXISTING WALLS TO BE REMOVED

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REVISIONS:

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O'Brien Residence
Lincoln St. 5 S/e of 12th Ave.
BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

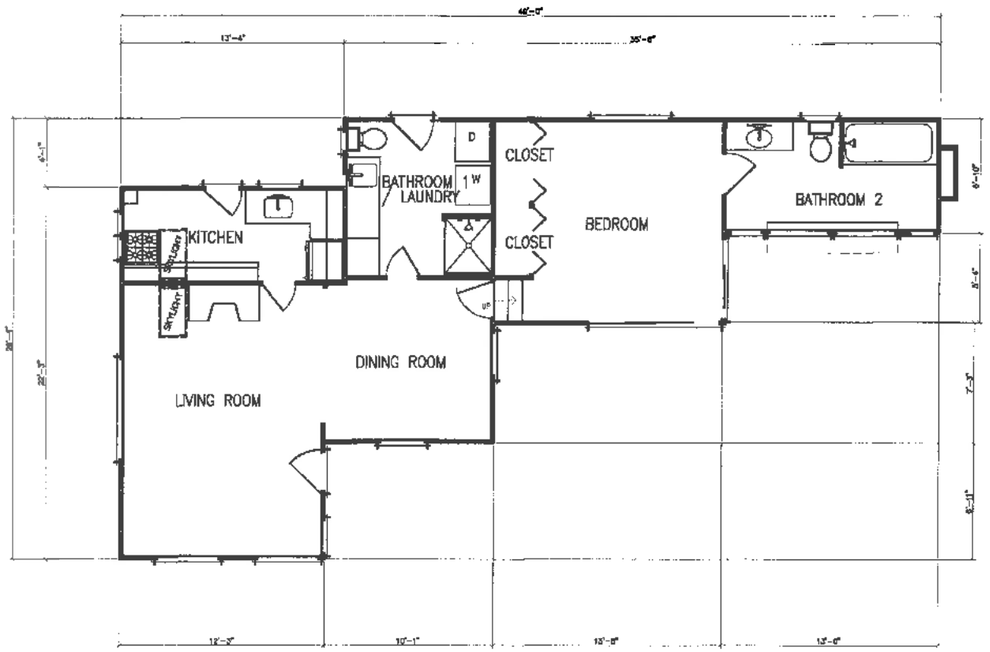
ISSUE:
4-12-16

DRAWN BY:
A.J.Ortiz

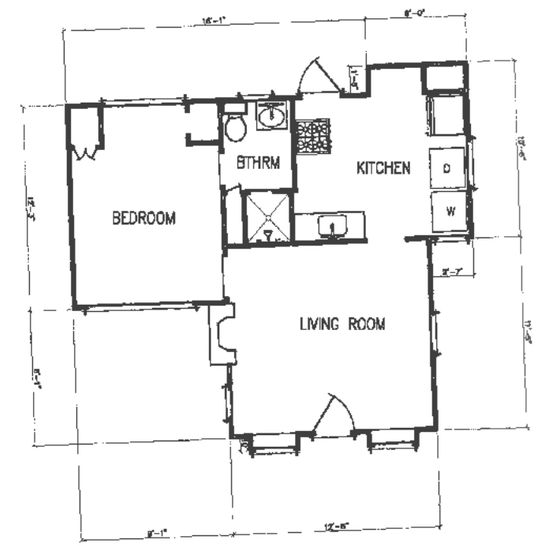
MAIN LEVEL DEMOLITION PLAN

SCALE: 1" = 1/4"

5



MAIN HOUSE



GUEST HOUSE

N

0 5 10 15

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

GRAPHIC SCALE

FLOOR AREA

MAIN LEVEL	674.7 SQ.FT.
MAIN LEVEL	395.6 SQ.FT.
TOATAL	1,070.3 SQ.FT.

C.O.D.G.
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REVISIONS:

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Lincoln St. S S/e of 12th Ave.
BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

ISSUE:
4-8-16

DRAWN BY:
A.J.Ortiz

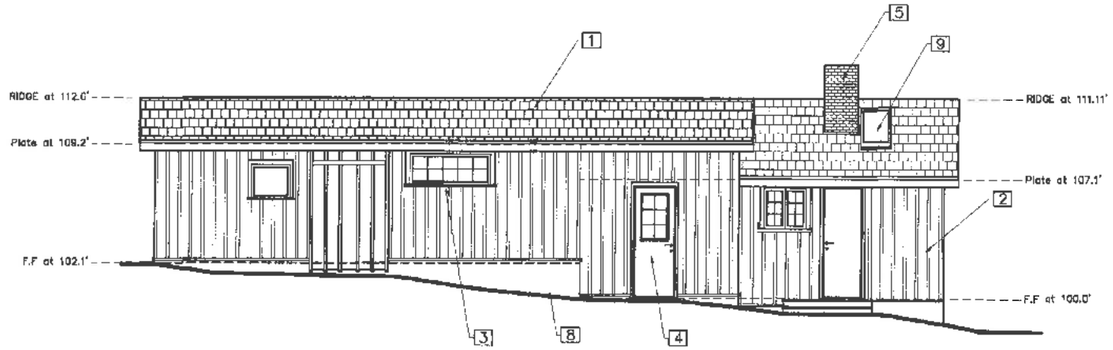
EXISTING MAIN & GUEST HOUSE FLOOR PLANS

SCALE: 1" = 1/4"

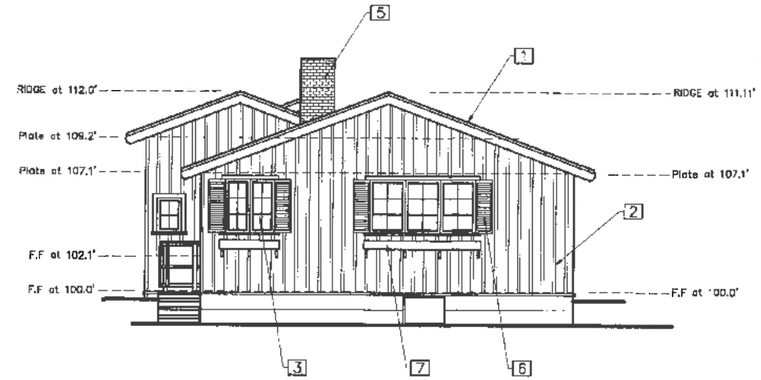
6

KEY NOTES

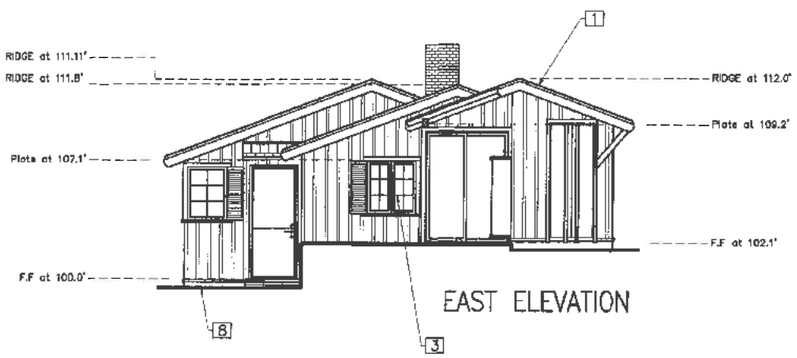
1. ROOF: ASPHALT SHINGLE
2. SIDING: BOARD & BATTEN
3. WINDOWS: WOOD
4. DOORS: WOOD
5. CHIMNEY: FIRE BRICK
6. SHUTTERS: WOOD
7. WOOD FLOWER BOX
8. GRADE: WHERE OCCURS
9. SKYLIGHT 24X36



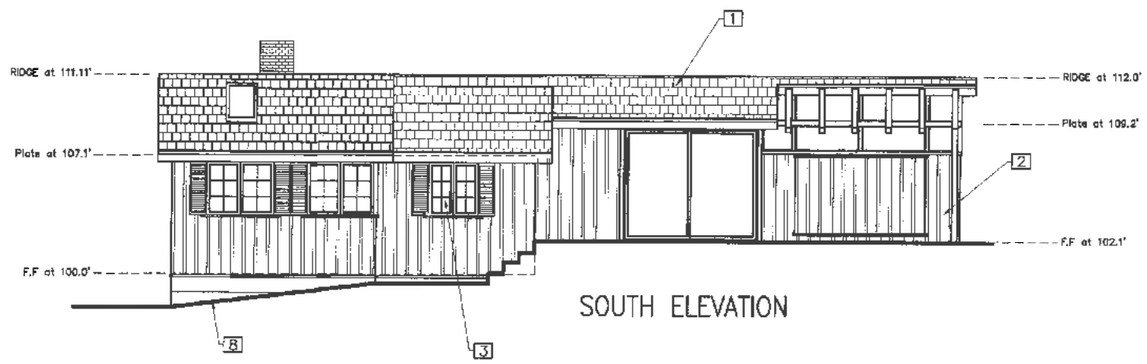
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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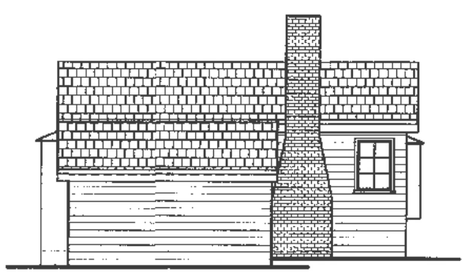

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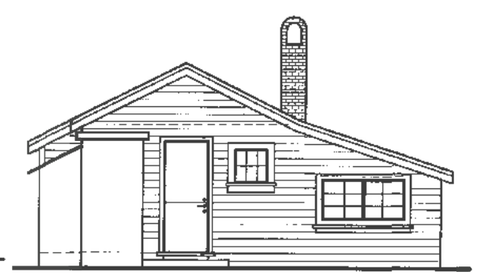

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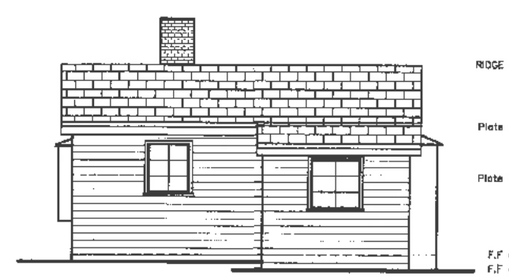

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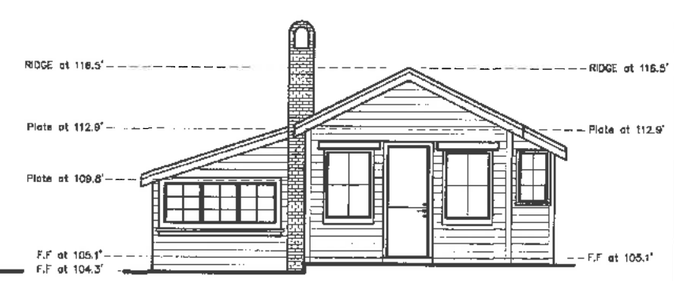

NORTH ELEVATION

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REVISIONS:

PROJECT:
O'Brien Residence
Lincoln St. 5 S/e of 12th Ave.
BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

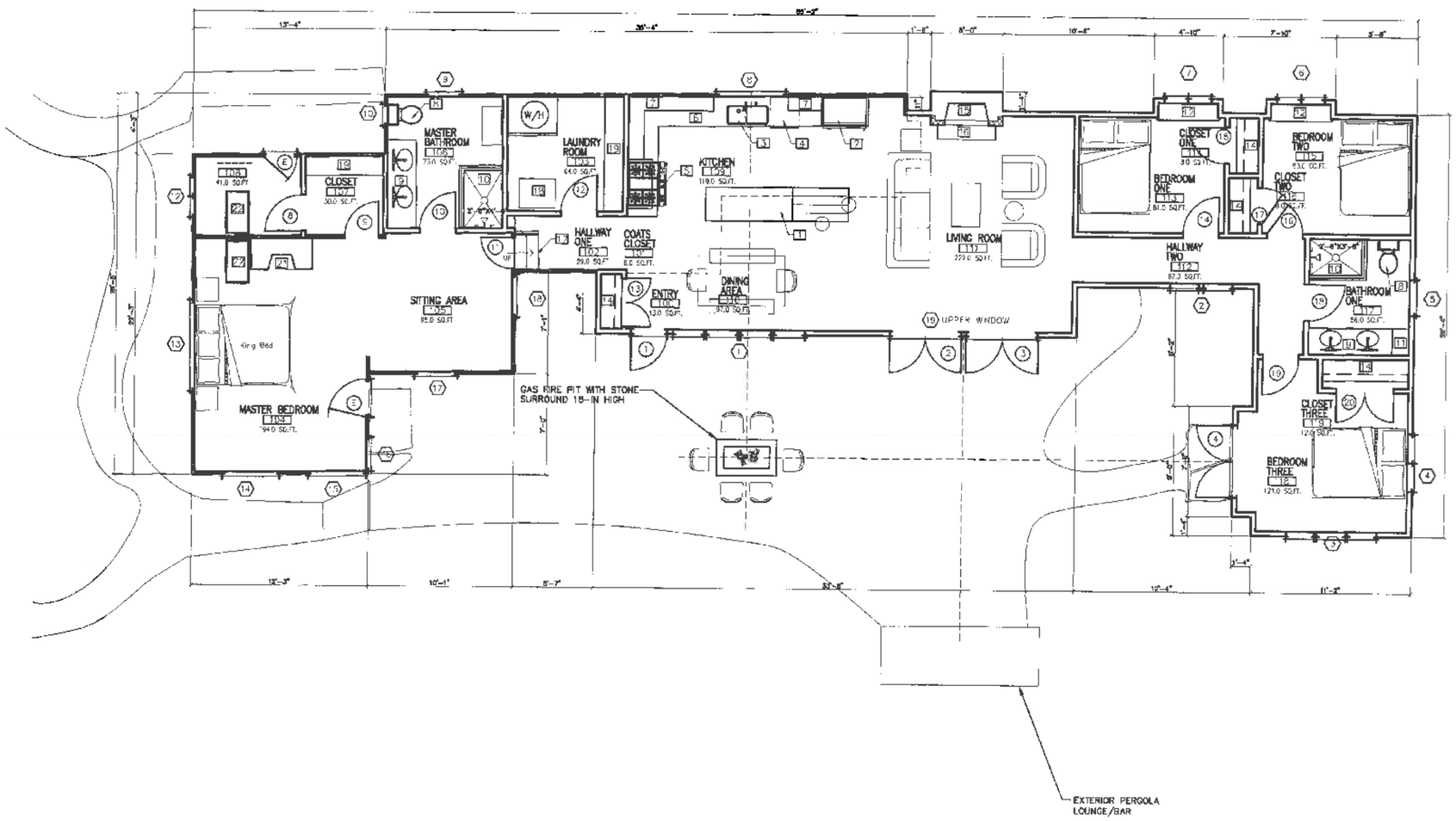
ISSUE:
4-8-16

DRAWN BY:
A.J.Ortiz

EXISTING ELEVATIONS

SCALE: 1" = 1/4"

7



ROOM NOTES

100 ENTRY 3'-3" X 4'-1"	110 DINING AREA 7'-7" X 12'-8"
101 COATS CLOSET 7'-6" X 3'-9"	111 LIVING ROOM 18'-0" X 19'-0"
102 HALLWAY ONE 3'-8" X 7'-10"	112 HALLWAY TWO 5'-2" X 17'-10"
103 LAUNDRY ROOM 8'-6" X 8'-1"	113 BEDROOM ONE 9'-0" X 10'-2"
104 MASTER BEDROOM 11'-11" X 18'-4"	114 CLOSET ONE 2'-0" X 2'-10"
105 SEATING AREA 8'-4" X 9'-8"	115 BEDROOM TWO 8'-10" X 10'-4"
106 MASTER BATHROOM 8'-0" X 8'-1"	116 CLOSET TWO 2'-0" X 3'-10"
107 MASTER CLOSET 3'-4" X 5'-8"	117 BATHROOM ONE 7'-11" X 8'-0"
108 "-" 8'-6" X 7'-4"	118 BEDROOM THREE 8'-9" X 10'-9"
109 KITCHEN 13'-0" X 15'-11"	119 CLOSET THREE 2'-0" X 6'-0"

KEY NOTES

1. ISLAND W/ SEATING AREA
2. 36" BUILT-IN ALL REFRIGERATOR W/GLASS DOOR. PROVIDE RECESSED COLD WATER SUB & SHUT-OFF FOR ICE-MAKER.
3. DOUBLE KITCHEN SINK W/DISPOSAL & SINGLE FAUCET WITH PULL OUT
4. DISH WASHER SPACE
5. 36" RANGE W/HI-FUEL RANGE HOOD VENTED W/ ~ HOOD ABOVE.
6. 24-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. SATIN SCREEN TO BE MAXIMUM 1.25 OPACITY PER ANSI Z97.1 PER CPSC 16CFR 1201.
9. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
10. SHOWER PER PLAN
11. BUILT-IN LINEN CAB.
12. BUILT-IN WINDOW SEAT
13. BUILT-IN DECK
14. 1" DIA. RODS & ONE 2" ROD ONE SHELF
15. NEW FIREPLACE
16. NEW STONE HEARTH
17. TWO STEPS EXISTING
18. STACKED WASHER & DRYER
19. BUILT-IN SHELVES
20. LEFT BLANK
21. EXISTING FIREPLACE
22. EXISTING SKYLIGHTS

(-) DENOTES WINDOW NUMBER, SEE WINDOW SCHEDULE

(-) DENOTES DOOR NUMBER, SEE DOOR SCHEDULE

N

0 5 10 15

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

GRAPHIC SCALE

FLOOR AREA

MAIN LEVEL	674.7 SQ.FT.
ADDITION	849.4 SQ.FT.
TOATAL	1,524.1 SQ.FT.

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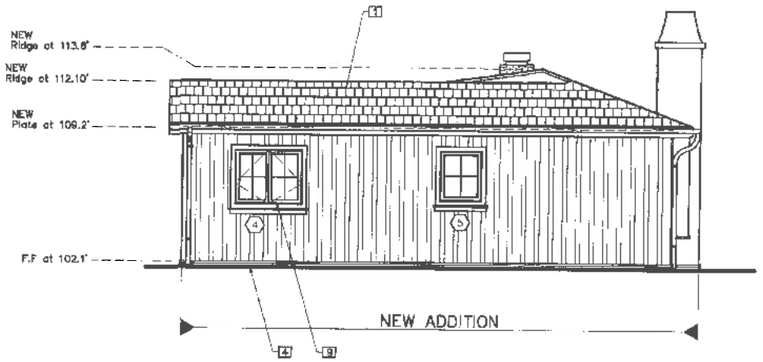
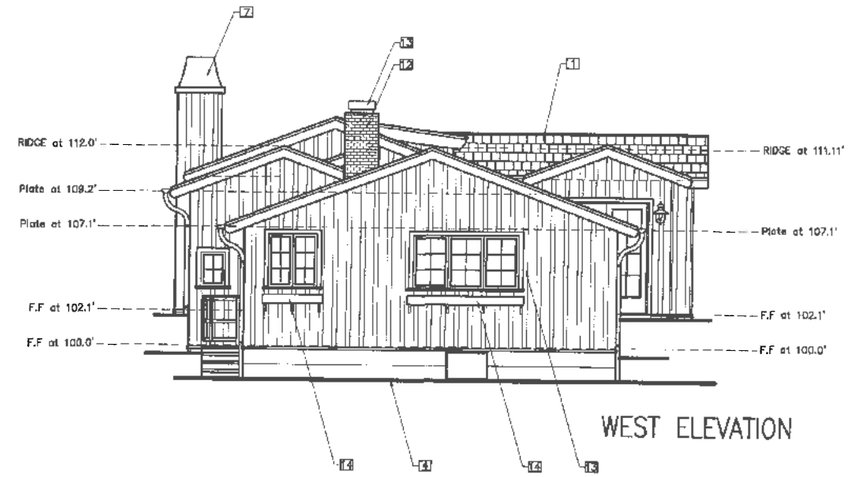
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'

8



EAST ELEVATION



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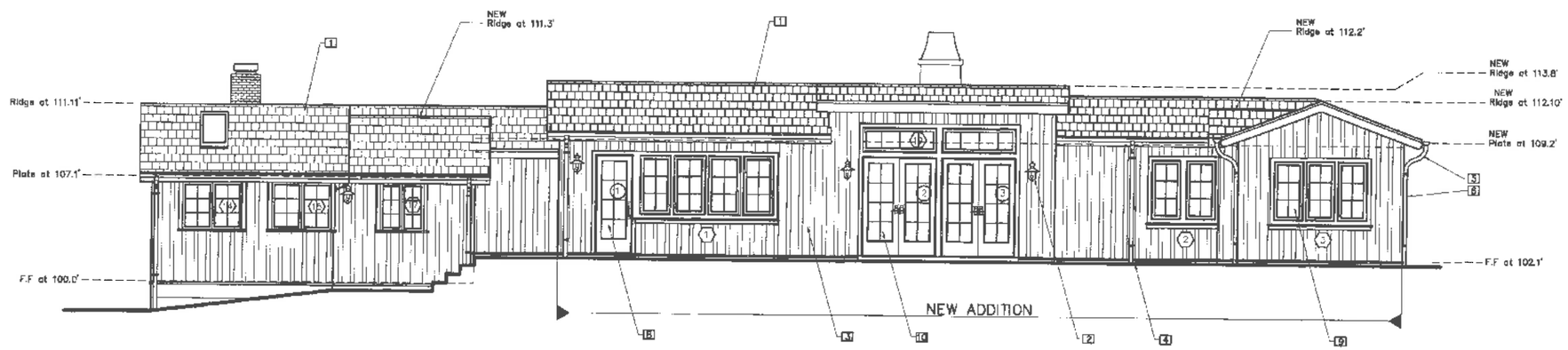
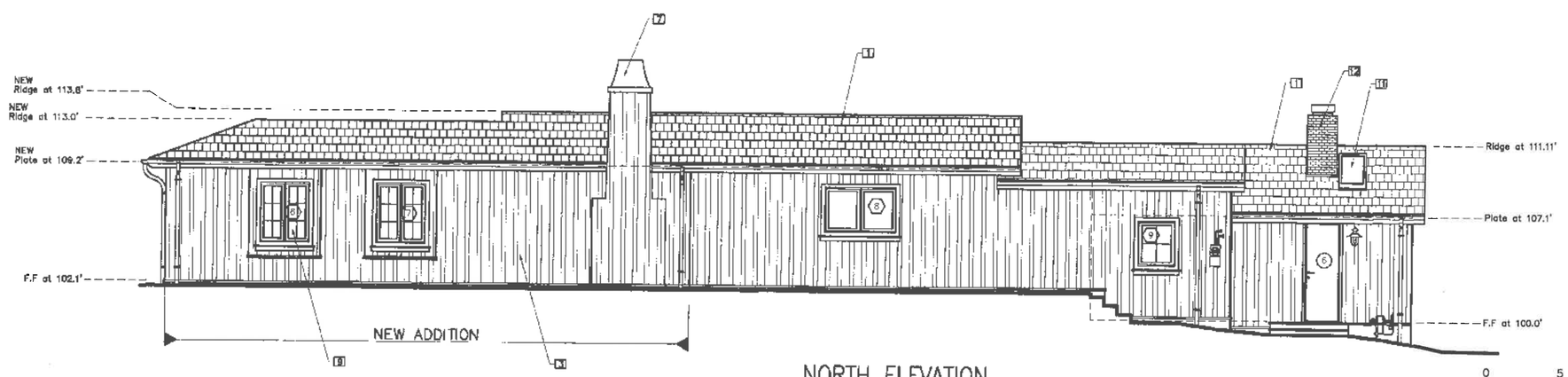


SOUTH ELEVATION



NORTH ELEVATION

0 5 10 15

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

GRAPHIC SCALE

KEY NOTES

1. ROOF: ASPHALT SHINGLE TO MATCHED EXISTING
2. LIGHT FIXTURES: PER SPECIFICATIONS. 150 LUMENS
3. SIDING: BOARD & BATTEN TO MATCHED EXISTING
4. GRADE WHERE OCCURS
5. GUTTERS: 6 INCH ROUND, COPPER, WITH A 2% SLOPE TO DOWN SPOUTS.
6. DOWN SPOUTS: 3 INCH ROUND, COPPER
7. STAINLESS CAP WITH CAGE AND PULL DOWN FLUE GUARD
8. ENTRY DOOR: WOOD DIVIDED LIGHTS
9. WINDOWS (TYP.): WOOD DIVIDED LIGHTS: WHERE SHOWN PER PLAN, PAINTED
10. DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED
11. SKYLIGHT: EXISTING TO REMAIN
12. CHIMNEY: EXISTING FIRE BRICK
13. NEW FLUE PULL DOWN AND CAGE
14. EXISTING WOOD FLOWER BOX TO BE REPLACED

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A.J.Ortiz

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'

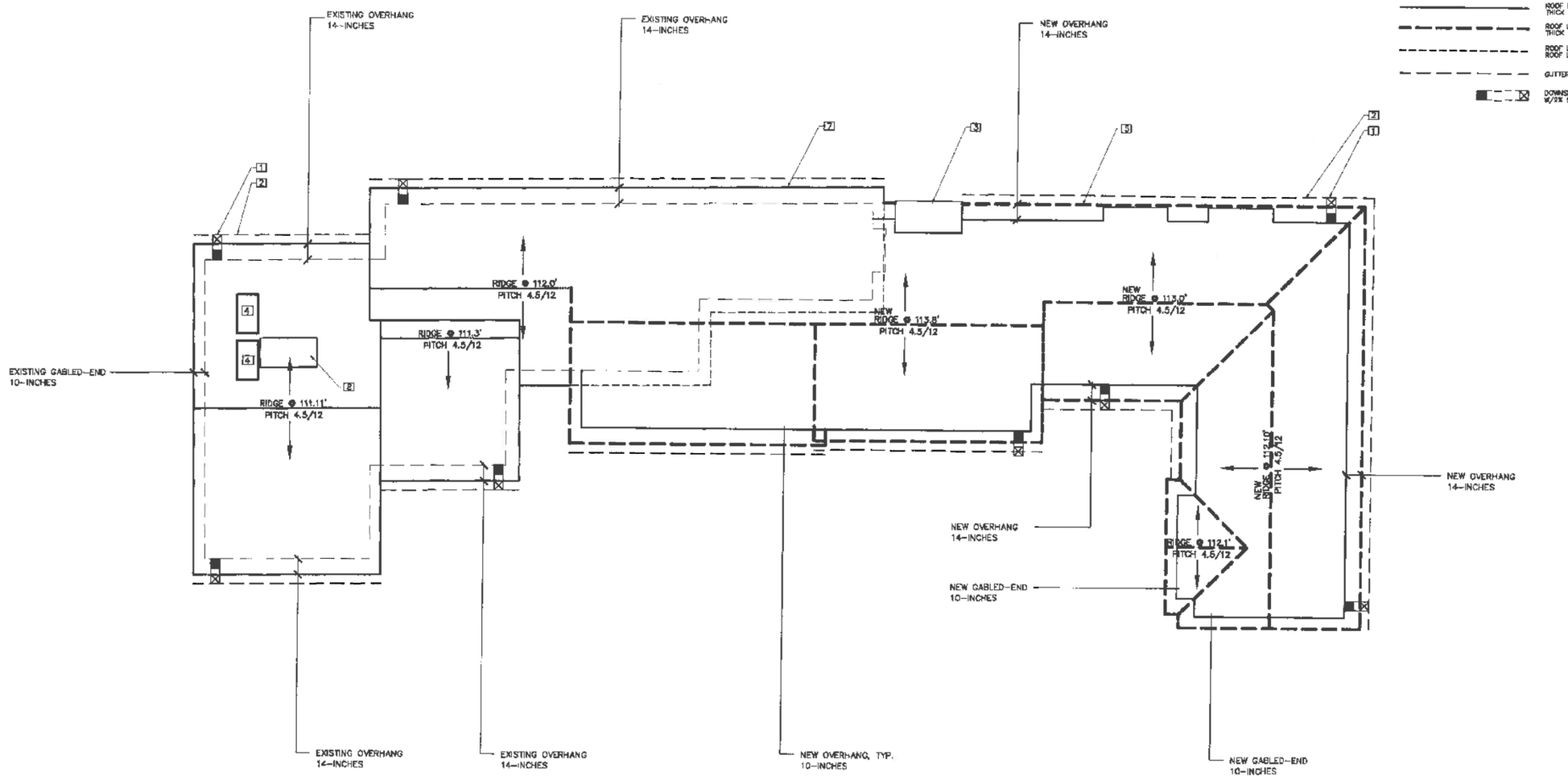
9

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. NEW CHIMNEY
4. EXISTING SKYLIGHT TO REMAIN
5. NEW ROOF LINE SHOWN THICK DASHED LINE
6. EXISTING ROOF LINE SHOWN THICK SOLID LINE
7. EXISTING ROOF LINE TO BE REMOVED SHOWN THIN DASHED LINE
8. EXISTING CHIMNEY

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE, EXISTING THICK SOLID LINE
- ROOF LINE, PROPOSED THICK DASHED LINE
- ROOF LINE, EXISTING ROOF LINE TO BE REMOVED
- GUTTERS
- DOWNSPOUTS W/2% SLOPE



N

0 5 10 15

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

GRAPHIC SCALE

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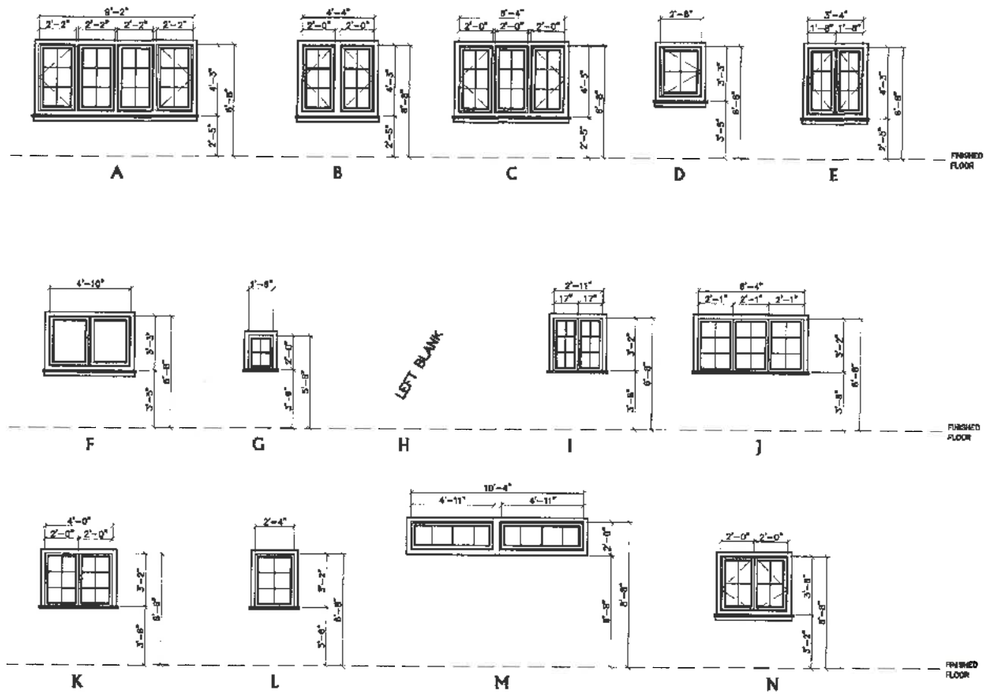
DRAWN BY:
A.J.Ortiz

EXISTING & PROPOSED ROOF PLANS

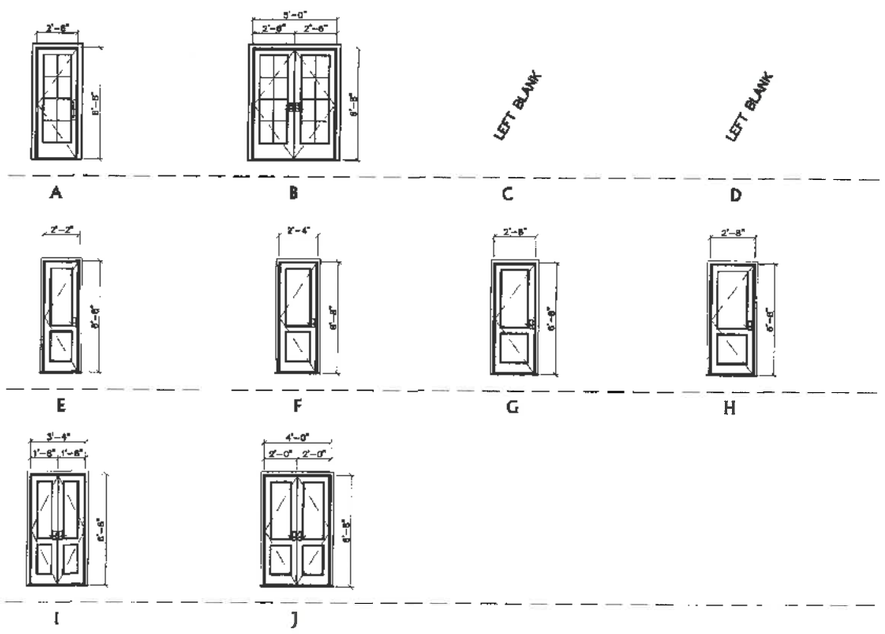
SCALE: 1' = 1/4"

10

Window Elevations Types



Door Elevations Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL	FINISH	REMARKS	GLAZING	TEMPERED	SCREEN	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING – MAIN LEVEL	1	DINING ROOM	A	9'-2" X 4'-3" WOOD-UNCLAD	P	CASEMENT/FIXED/FIXED/CASEMENT	YES	YES	YES			
	2	HALLWAY TWO	B	4'-4" X 4'-3" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	3	BEDROOM THREE	C	8'-4" X 4'-3" WOOD-UNCLAD	P	CASEMENT/FIXED/CASEMENT	YES	YES	YES			
	4	BEDROOM THREE	N	4'-0" X 3'-6" WOOD-UNCLAD	P	CASEMENT/FIXED/CASEMENT	YES	YES	YES			
	5	BATHROOM ONE	D	2'-8" X 3'-3" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	6	BEDROOM TWO	E	3'-4" X 4'-3" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	7	BEDROOM ONE	E	3'-4" X 4'-3" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	8	KITCHEN	F	4'-10" X 3'-3" WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	9	MASTER BATHROOM	D	2'-8" X 3'-3" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	10	MASTER BATHROOM	G	1'-8" X 2'-0" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	11	LEFT BLANK										
	12	----------	I	2'-11" X 3'-2" WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	13	MASTER BEDROOM	J	8'-4" X 3'-2" WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	14	MASTER BEDROOM	K	4'-0" X 3'-2" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	15	MASTER BEDROOM	K	4'-0" X 3'-2" WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	16	MASTER BEDROOM	L	2'-4" X 3'-2" WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	17	SEATTING AREA	I	2'-11" X 3'-2" WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	18	SEATTING AREA	I	2'-11" X 3'-2" WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	19	LIVING ROOM	M	10'-4" X 2'-0" WOOD-UNCLAD	P	FIXED	YES	YES	NO			

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.) PRIOR 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 2-53Y OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. WINDOW WOOD UNITS TO BE RECEIVED
10. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
11. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
12. SINGLE PANE LAMINATED GLASS (1/8" THK.GL.-PLUM-1/8" THK.GL.) AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
13. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
14. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Glazing Legend

TYPE 1 – TEMPERED GLAZING PER C.B.C. 2406.4

Symbols

WINDOW REFERENCE — WINDOW NUMBER

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DEMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

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 Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL	FINISH	REMARKS	GLAZING	TEMPERED	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING – MAIN LEVEL	1	ENTRY	A	2'-8" X 6'-8" WOOD	P	FULL GLASS FRENCH DOOR OUTSIDE	YES	YES			
	2	LIVING ROOM	B	PER 2'-6" X 6'-8" WOOD	P	FULL GLASS FRENCH DOOR OUTSIDE	YES	YES			
	3	LIVING ROOM	B	PER 2'-6" X 6'-8" WOOD	P	FULL GLASS FRENCH DOOR OUTSIDE	YES	YES			
	4	BEDROOM THREE	B	PER 2'-6" X 6'-8" WOOD	P	FULL GLASS FRENCH DOOR OUTSIDE	YES	YES			
	5	LEFT BLANK		WOOD	P	FLUSHED / PANELED DOOR OUTSIDE	YES	YES			
	6	LEFT BLANK									
	7	LEFT BLANK									
	8	----------	F	2'-4" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	9	MASTER CLOSET	H	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	10	MASTER BATHROOM	H	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	11	SEATTING AREA	E	2'-2" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	12	MUD-ROOM	G	2'-8" X 8'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	13	COATS CLOSET	I	PER 1'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	14	BEDROOM ONE	G	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	15	CLOSET ONE	G	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	16	BEDROOM TWO	G	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	17	CLOSET TWO	G	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	18	BATHROOM ONE	G	2'-6" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	19	BEDROOM THREE	G	2'-8" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	NO	NO			
	20	CLOSET THREE	J	PER 2'-0" X 6'-8" WOOD	P	FLUSHED / PANELED DOOR INSIDE	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 TO BE:
    EXTERIOR:
    INTERIOR:
    MSR
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 SINGLE GLAZING PANE.

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Symbols

DOOR REFERENCE — DOOR NUMBER

Glazing Legend

TYPE 1 – TEMPERED GLAZING PER C.B.C. 2406.4

Note:

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2. ALL WINDOW DEMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

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CODG
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ISSUE:
4-12-16

DRAWN BY:
A.J.Ortiz

PROPOSED WINDOW & DOOR SCHEDULES

SCALE: 1" = 1/4"

SOUTH DECK "A"

MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: SET ON FOOTINGS

SOUTH REAR PATIO "B"

MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: SET ON SAND

WALKWAY "C"

MATERIAL: PAVERS
FINISH: NATURAL
HEIGHT: SET ON SAND

DRIVEWAY "D"

MANUFACTURE: PAVERS
COLOR: NATURAL
INSTALLATION: SET ON SAND

WALKWAY "E"

MANUFACTURE: CONCRET
NATURAL
INSTALLATION: AS NOTED ON SITE PLAN

6-FOOT FENCE "1"

MATERIAL: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

6-FOOT FENCE "2"

MATERIAL: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

6-FOOT FENCE "3"

MATERIAL: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

6-FOOT FENCE "4"

MATERIAL: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

6-FOOT FENCE "5"

MANUFACTURE: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

4-FOOT FENCE "6"

MATERIAL: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

4-FOOT FENCE "7"

MATERIAL: WOOD
FINISH: NATURAL
HEIGHT: AS NOTED ON SITE PLAN

FRONT STREET ELEVATION

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 1172, Clayton, CA 94517
OFFICE: 925.672.1446
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVISIONS:

PROJECT:
O'Brien Residence
Lincoln St. 5 S/e of 12th Ave.
BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

ISSUE:
4-8-16

DRAWN BY:
A.J.Ortiz

EXISTING MATERIALS

SCALE: 1/4" = 1'

12

FIXTURE "A"

MANUFACTURE:	OLD TOWN COLLECTION
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	SEE BULB BELOW
DIMENSIONS:	18"H X 10-1/2"W

FIXTURE "B"

MANUFACTURE:	UNKNOW
T24 COMPLIANT:	N/A
COLOR:	BLACK
WATTS:	3 WATTS
LUMENS:	200
BULB TYPE:	LED MODULE
DIMENSIONS:	18"H X 7"W

BULB

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

PATIO & WALKWAYS "C"

MANUFACTURE:	STONE
COLOR:	NATURAL

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2172, Corona, CA 92821
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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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4-8-16

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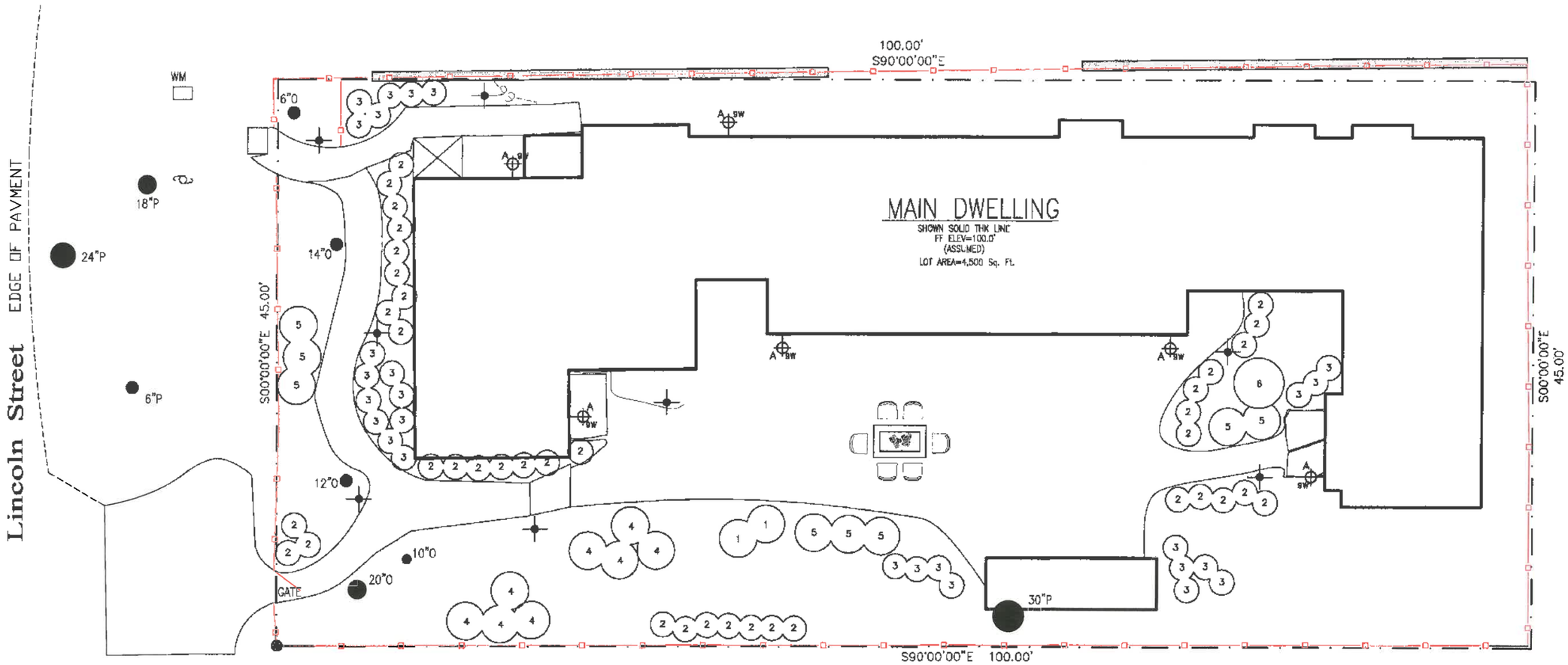
A.J.Ortiz

PROPSED MATERIALS

SCALE: 1" = 1/4"

13



LIGHT KEY

✦ PATH LIGHT, 3 WATTS LED, SEE FIXTURE "3" ON SHEET 13
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

EXTERIOR LIGHTING NOTES

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

IRRIGATION SYSTEM

1" ANTISYPHON DEVICE
1" ELECTRIC VALVES
FILTER PLUS REGULATOR FOR EACH VALVE
ELECTRIC CONTROLLER
EACH PLANT TO BE ON DRIP SYSTEM
ALL PLANTS WILL BE PLANTED WITH AGRIFORM
TABS FOLLOWING MANUFACTURE DIRECTIONS.
COMPOST WILL BE MIXED WITH SOIL AT 2:1

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	ROSMARINUS	ROSMARY	5 GAL
6	RHAMNUS CALIFORNICA	COFFEEBARRY	5 GAL
			1 GAL
✦	PATH LIGHT, 3 WATTS LED SEE SHEET – DET. "B"		

N

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

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 1775, Ripon, CA 95367
OFFICE: 831.878.4146
CLAUDIOORTIZDESIGN.COM
WWW.CODGDESIGN.COM

REVISIONS:

PROJECT:
O'Brien Residence
Lincoln St. 5 S/e of 12th Ave.
BLOCK: 136 LOTS: 12
APN: 010-272-016-000
PROJECT NO.
16-04

ISSUE:
4-8-16

DRAWN BY:
A.J.Ortiz

PROPOSED LANDSCAPE PLAN

SCALE: 1/4" = 1'

L1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

July 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Interim Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Final Design Study (DS 16-172) and associated Coastal Development Permit for demolition of an existing residence and construction of a new residence in the Single-Family Residential (R-1) Zoning District.

RECOMMENDATION

Approve the Final Design Study (DS 16-172) and the associated Coastal Development Permit subject to the attached Findings and Draft Recommendations/Conditions.

Application:	DS 16-172	**APN:**	010-281-003
Block:	AA	**Lot**:	5
Location:	Casanova Street, 3 SW of 12th Avenue		
Applicant:	Claudio Ortiz	**Property Owner:**	Michael and Phyllis Entis

BACKGROUND AND PROJECT DESCRIPTION

The property is 4,000 square feet in size and includes an existing one-story residence and a detached garage. A Historic Determination of Ineligibility for the residence was issued by the Planning Department on April 25, 2016.

The applicant is proposing to demolish the existing residence in order to construct a new 1,800 square-foot, one-story residence and detached garage. New site coverage and landscaping will be installed, whereby the proposed coverage will not exceed the allowable 556 square feet. Finish materials include cement plaster siding, a stone veneer on chimney, and a cedar-shingle roof. Exterior lighting will be located around the exterior of the residence as shown on sheets 3, 5 and 6 of the plan set (Attachment D).

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (43%)	NA	1,800 sf (45%)
Site Coverage	556 sf[1]	NA	556 sf
Trees	3 Upper /1 Lower (recommended)	0/1	0/2
Ridge Height (1st/2nd)	18'/24'	NA	15'
Plate Height (1st/2nd)	12'/18'	NA	8'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	NA	19'-4" to residence 5'-0" to garage
Composite Side Yard	10' (25%)	NA	Min: 10.0 ft (25%)
Minimum Side Yard (residence/garage)	3'	NA	Min. North Side: 3' Min. South Side: 5' / 3'
Rear	15'	NA	Min: 3'

STAFF ANALYSIS

***Previous Hearing*:** The following is a list of issues related to the Concept Design Study presented at the Planning Commission meeting on June 8, 2016.

1. *The applicant shall revise the plans to show the relocation of the garage so that no part of the garage wall is closer than 6 feet from a significant tree – in this case a 10-inch Coast live oak at the southeast corner of the lot.*

Analysis: The applicant has revised design so that the garage is 6-foot setback from the oak tree. This dining room was shifted west in order to accomplish the increased setback.

OTHER PROJECT COMPONENTS

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining "*a forested image on the site*".

[1] Accounts for site coverage bonus if at least 50% of all site coverage is of permeable or semi-permeable materials.

There is one 36-inch Monterey pine in the City's right-of-way, which will be protected during construction. The City Forester has indicated that an upper canopy tree should be planted in the back yard. The project plans also show a new oak tree will be planted in the front yard. Staff has drafted a condition requiring that one new upper canopy tree be planted in the back yard and one new lower canopy tree in the front yard.

Finish Materials: Finish materials include stucco exterior walls, wood windows and doors and wood cedar-shingle roofing. The chimney only will have a stone veneer. As shown on Sheet 8 of the project plans, fencing will include both redwood grape-stakes (at front yard) and framed in redwood grape-stake fencing on sides and back yard.

Exterior Lighting: The applicant is proposing copper finished, lantern-style wall-mounted light fixtures. Style and location of this lighting are depicted on Sheet 8 of the Project Plans. These fixtures have a copper shroud around the light bulb to prevent glare and light pollution. A different light fixture will be hanging at the front door portico as shown on Sheet 8 (Fixture B) of the Project Plans and will be shielded by the front wall of the portico. The locations of all fixtures are shown in Sheet Nos. 3, 5 and 6. Staff supports the proposed light fixtures and notes that they comply with the City requirements with regard to location and wattage. Landscape lighting is proposed as shown on Sheet L-1; six landscape fixtures are proposed.

ATTACHMENTS:

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Project Plans

Attachment A – Findings for Approval

DS 16-172 (Entis)
July 13, 2016
Page 1

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

For each of the required design study findings listed below, staff has indicated whether the submitted plans 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	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
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.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment B – Conditions of Approval

DS 16-172 (Entis)
July 13, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-172) authorizes the applicant to build a new 1,800-square-foot, one-story, single-family residence with a detached garage. Finish materials include stucco siding, Carmel stone veneer chimney, wood clad windows, and wood shingle roofing. Fencing will include a four-foot high grape-stake fence with spaced pickets at front of the property and a solid six-foot high grape stake on side and back yards.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If	✔

	roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade 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. **Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.**	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔

13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the	✔

	Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall submit a landscape plan for final Planning Commission review that includes a proposal for one new upper-canopy tree and one new lower-canopy tree on the site.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

Entis Residence

New Single Family Residence
Carmel, California

A.P.N. 010-261-003-000
BLOCK: AA LOTS: 03

City of Carmel-by-the-Sea
Planning & Building Dept.
JUL 08 2016
RECEIVED

PROJECT DATA

LOT SIZE 4,000.0 SQ.FT.		
ZONING R-1		
A.P.N. 010-261-003		
ADDRESS BLOCK: AA LOTS: 03		
FLOOR AREA		
FAR ALLOWED	1,800.0 S.F.	45.0%
PROPOSED MAIN DWELLING DETACHED GARAGE	1,600.0 S.F. 200.0 S.F.	
TOTAL (E) GROSS FLOOR AREA:	1,800.0 S.F.	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 %
PERVIOUS COVERAGE		
ENTRY WALKWAY	75.0 SQ.FT.	
WALKWAY	33.2 SQ.FT.	
DRIVEWAY	99.0 SQ.FT.	
SOUTH PATIO	253.0 SQ.FT.	
DECK	54.8 SQ.FT.	
TOTAL PERVIOUS COVERAGE	512.0 SQ.FT.	
IMPERVIOUS COVERAGE		
PORCH SOUTH STEPS	30.0 SQ.FT. 14.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	44.0 SQ.FT.	
TOTAL GROSS COVERAGE	556.0 SQ.FT.	

SHEET INDEX

1. COVER NOTES
2. TOPOGRAPHIC SURVEY
3. PROPOSED SITE PLAN
4. FLOOR PLAN
5. ELEVATIONS MAIN DWELLING
6. ELEVATIONS MAIN DWELLING, GARAGE ELEVATIONS & ROOF PLAN
7. WINDOW & DOOR SCHEDULES
8. PROPOSED MATERIALS
9. VOLUME ANALYSIS
10. STREETSCAPE PLAN
L1. LANDSCAPE PLAN

EXTERIOR LIGHTING NOTES

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SCOPE OF WORK

1. DEMOLITION OF A 852 SQ.FT. SINGLE FAMILY DWELLING AND 254.0 SQ.FT. DETACHED GARAGE.
2. CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH A DETACHED GARAGE.
3. PROPOSING 555.0 SQ.FT. OF HARDSCAPE

VICINITY MAP NOT TO SCALE

CODG
CLAUDIA ORTIZ DESIGN GROUP, INC
P.O. BOX 3773, Carmel, CA 93921
OFFICE: 831.626.4145
C.A.ORTIZDESIGNGROUP.COM
WWW.CODGDESIGN.COM

REVISIONS:

PROJECT:
Entis Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-261-003-000
PROJECT NO.
16-03

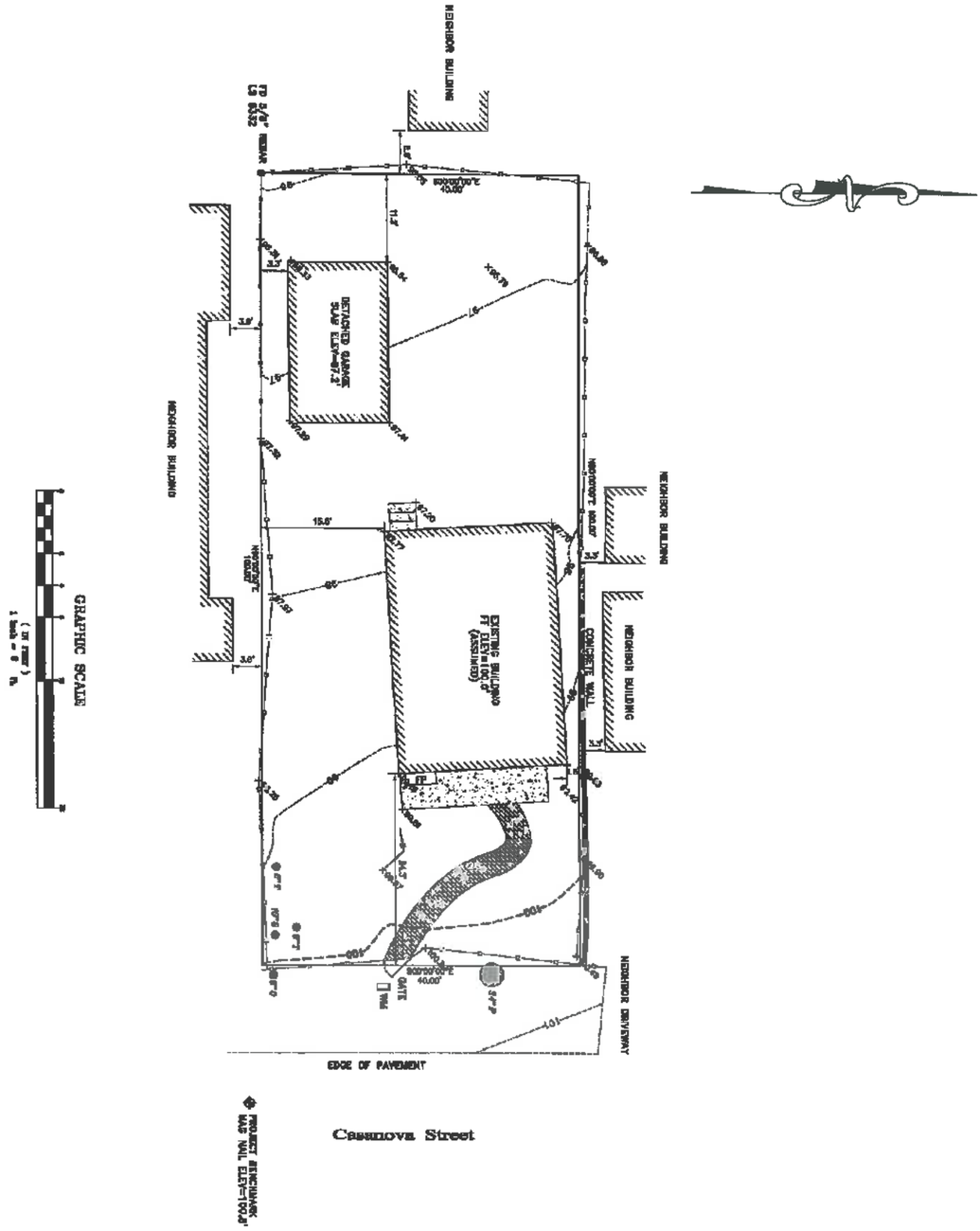
ISSUE:
7-5-16

DRAWN BY:
C.O.

COVER SHEET

SCALE: 1" = 1/4"

1



SITE PLAN

APN 010-281-003

2 SW 12th Avenue/ Casanova Street , Carmel, Ca

prepared for:

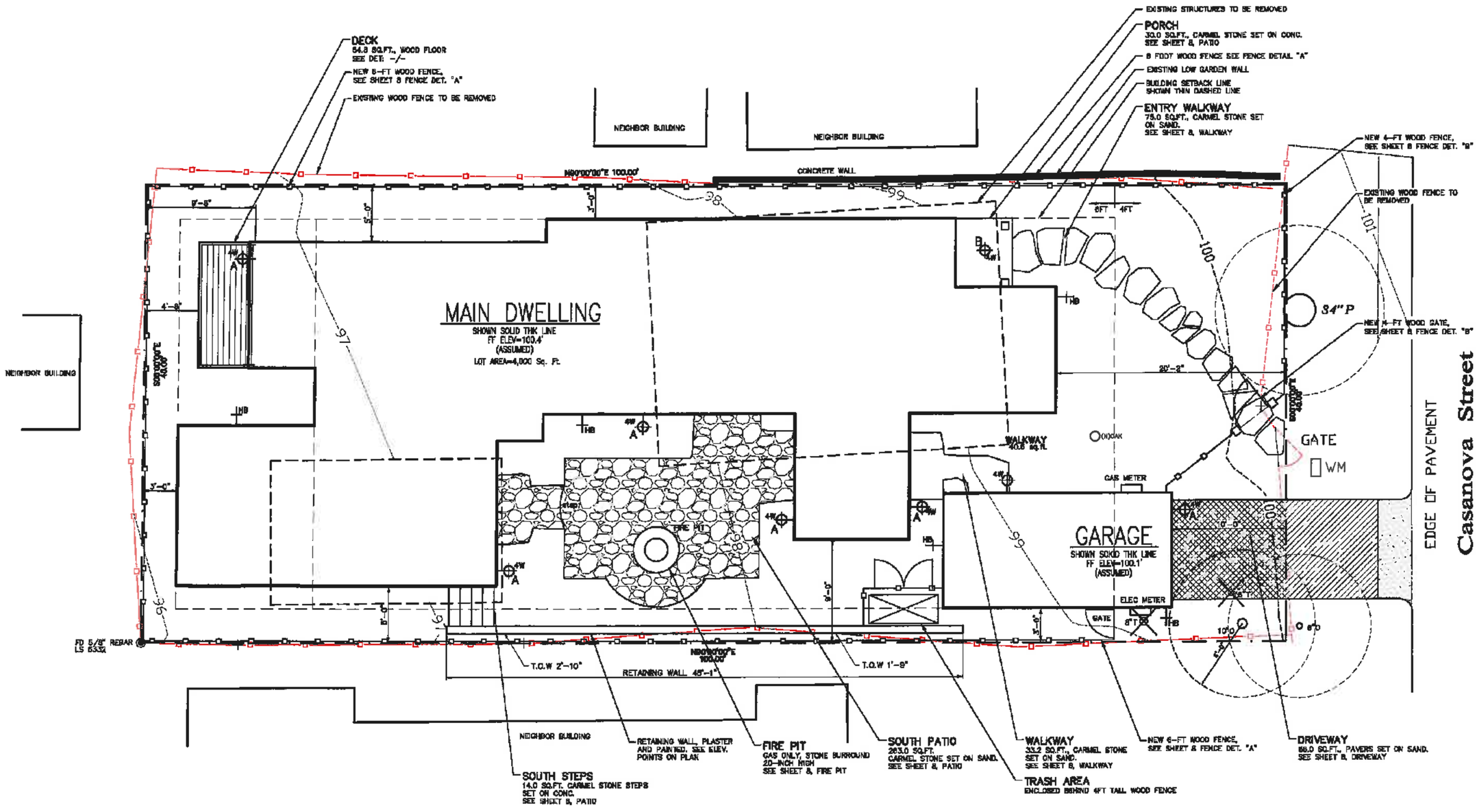
Michael & Phyllis Entis

DRAWN BY :	MS
APPROVED BY :	KRW
REVISION :	
SCALE :	1/8"=1"
DATE :	02-23-2016

TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956

SHEET 1 OF 1 SHEETS



LEGEND

- FENCE, SEE SITE PLAN FOR HEIGHTS
- PROPERTY LINE
- MIN. SETBACKS
- BUILDINGS TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- NEW TREES
- HB HOSE BIB
- A 4W LIGHT FIXTURE, SEE SHEET 8 FOR SPEC'S
- B 4W LIGHT FIXTURE, SEE SHEET 8 FOR SPEC'S

SITE COVERAGE

PERVIOUS COVERAGE		
ENTRY WALKWAY	75.0 SQ.FT.	
WALKWAY	33.2 SQ.FT.	
DRIVEWAY	68.0 SQ.FT.	
SOUTH PATIO	263.0 SQ.FT.	
DECK	54.8 SQ.FT.	
TOTAL PERVIOUS COVERAGE	512.0 SQ.FT.	
IMPERVIOUS COVERAGE		
PORCH	30.0 SQ.FT.	
SOUTH STEPS	14.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	44.0 SQ.FT.	
TOTAL GROSS COVERAGE	556.0 SQ.FT.	

N

0 5 10 15

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

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Oxnard, CA 93033
OFFICE: 805.985.4948
CLAUDIOORTIZDESIGN.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
Entis Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-281-023-000
PROJECT NO.
16-03

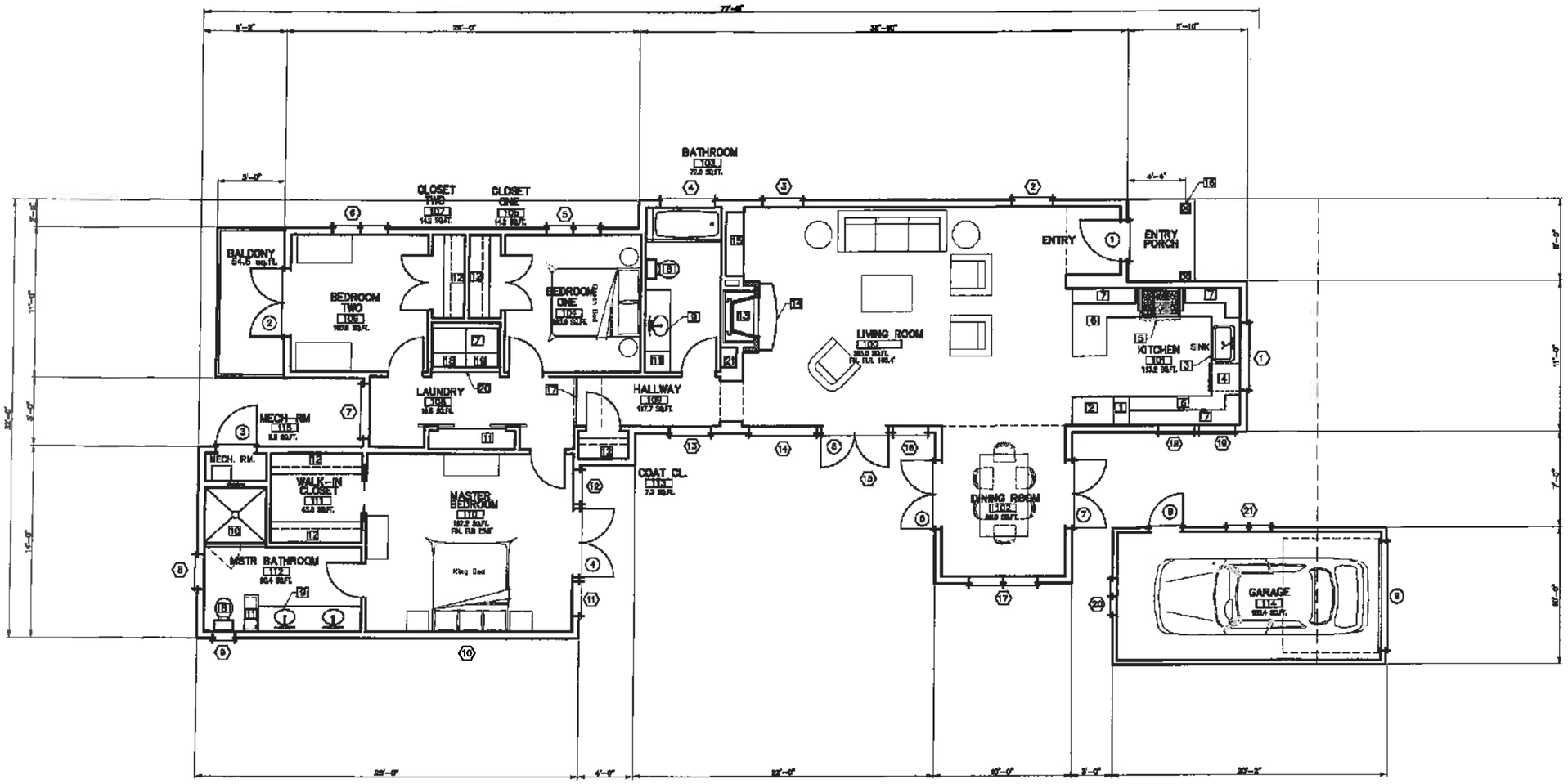
ISSUE:
7-5-16

DRAWN BY:
C.O.

PROPOSED
SITE PLAN

SCALE: 1' = 1/4"

3



KEY NOTES

1. FULL-OUT PANTRY, FULL HEIGHT
2. [illegible]
3. KITCHEN SINK W/GARBAGE DISPOSAL
4. DISH WASHER SPACE
5. [illegible]
6. [illegible] CENTER TOP
7. UPPER CABINETS
8. [illegible]
9. [illegible] VANITY SINK
10. SHOWER PER PLAN
11. BUILT-IN LINEN CAB.
12. ONE 12" ROD ONE SHELF
13. FIREPLACE: 36" SCREEN
14. HEARTH: [illegible] ONE PIECE
15. MEDIA CABINET: BUILT-IN WOOD
16. POST: [illegible] REDWOOD
17. STEP: 7-INCH
18. WASHER
19. DRYER
20. CABINET: 48-IN. HIGH WITH DOORS
21. RAISED PLASTER BUILT-IN

ROOM NOTES

100	LIVING ROOM 19'-0" x 19'-0"	108	LAUNDRY 5'-0" x 3'-11"
101	KITCHEN 8'-2" x 10'-0"	109	HALLWAY 3'-0" x 7'-8"
102	DINING ROOM 9'-0" x 11'-11"	110	MASTER BEDROOM 19'-2" x 13'-0"
103	BATHROOM 7'-11" x 13'-1"	111	MASTER CLOSET 5'-4" x 9'-0"
104	BEDROOM ONE 10'-2" x 10'-2"	112	MASTER BATHROOM 10'-1" x 11'-8"
105	CLOSET ONE 2'-0" x 5'-1"	113	COAT CLOSET 3'-0" x 5'-0"
106	BEDROOM TWO 10'-0" x 10'-0"	114	GARAGE 9'-4" x 19'-4"
107	CLOSET TWO 2'-0" x 5'-1"	115	MECHANICAL ROOM 3'-0" x 5'-0"

(—) DENOTES WINDOW NUMBER, SEE WINDOW SCHEDULE

(—) DENOTES DOOR NUMBER, SEE DOOR SCHEDULE

N

0 5 10 15

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

GRAPHIC SCALE

CODG

CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3779, Carmel, CA 93921
OFFICE: 831.626.4116
CLAUDIOORTIZDESIGN.COM
WWW.CODESIGNGROUP.COM

REVISIONS:

PROJECT:
Entis Residence
Cascanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-281-003-000
PROJECT NO.
16-03

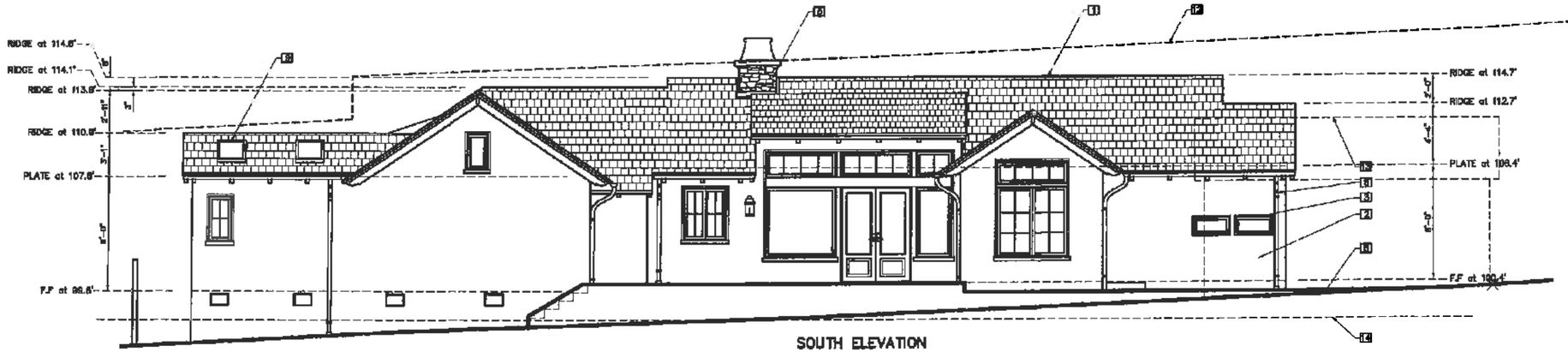
ISSUE:
7-5-16

DRAWN BY:
C.O.

FLOOR PLAN

SCALE: 1" = 1/4"

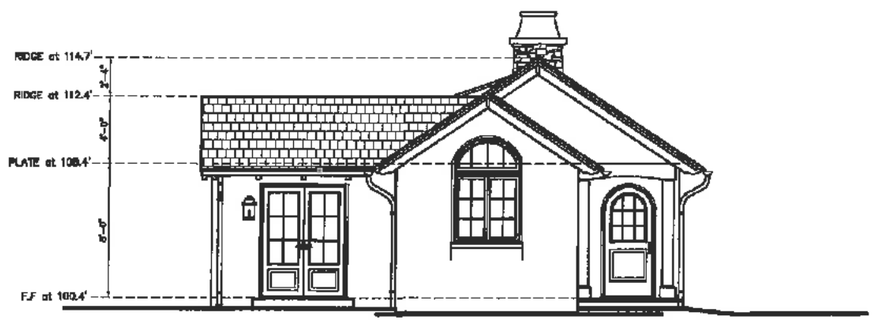
4



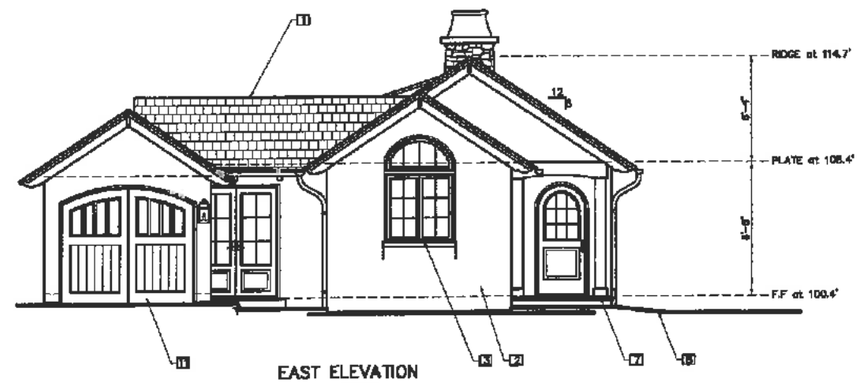
SOUTH ELEVATION

KEY NOTES

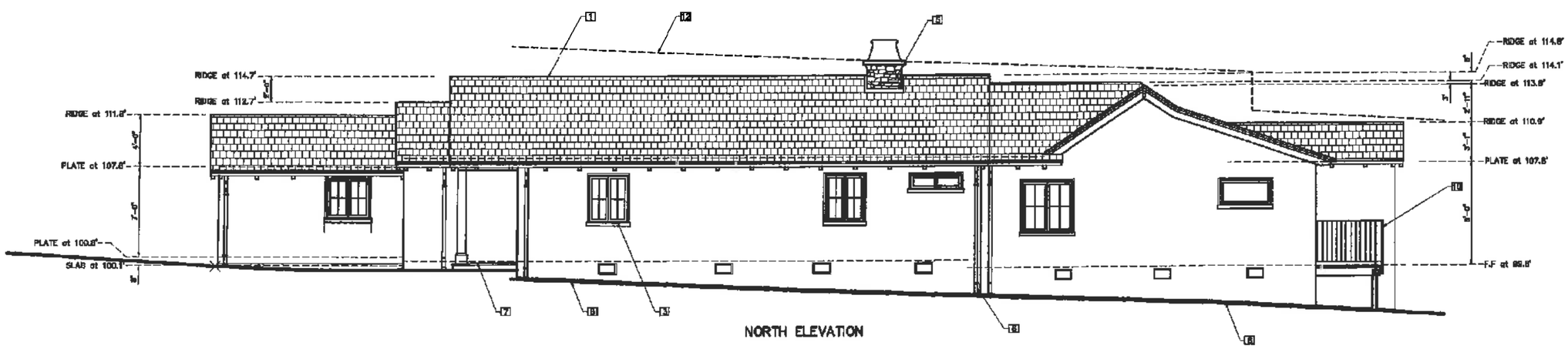
1. ROOF: 8:12 PITCH, SLATE
2. SIDING: CEMENT PLASTER
3. WINDOWS & DOORS: WOOD
4. ENTRY DOOR: 3-IN THK MAHOGANY STAINED
5. CHIMNEY: STONE VENEER
6. GUTTERS & DOWN SPOUT: 6-IN. ROUND COPPER GUTTERS AND 3-IN.DIA. DOWN SPOUT.
7. POST: 8X8 ROWD POST OVER A 8X12 ROWD SHAPED BEAM
8. GRADE: WHERE OCCURS
9. SKYLIGHT 24X35
10. GUARDRAIL: 42-IN. HEIGHT, WOOD CAP AND BALUSTERS, PAINTED.
11. GARAGE DOOR: ROLL-UP WOOD DOOR
12. HEIGHT LIMIT LINE: 18 FT, SINGLE STORY
13. DETACHED GARAGE OUTLINE
14. AVERAGE NATURAL GRADE 97.8 FT.



EAST ELEVATION
WITHOUT GARAGE



EAST ELEVATION
WITH GARAGE



NORTH ELEVATION

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

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4140
CLAUDIOARCODG@C.COM
WWW.CODGDESIGN.COM

REVISIONS:

PROJECT:
Ents Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-281-003-000
PROJECT NO.
16-03

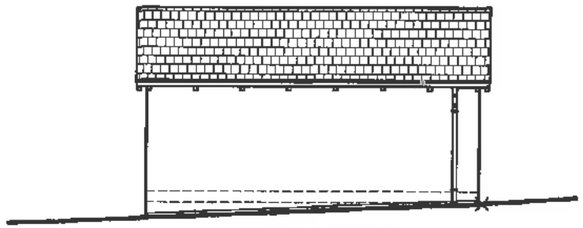
ISSUE:
7-5-16

DRAWN BY:
C.O.

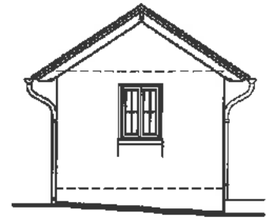
ELEVATIONS

SCALE 1" = 1/4"

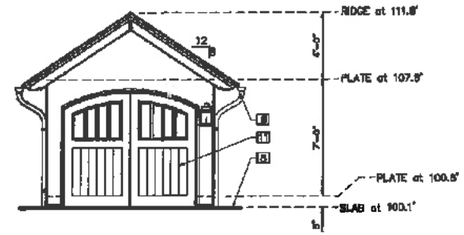
5



SOUTH ELEVATION



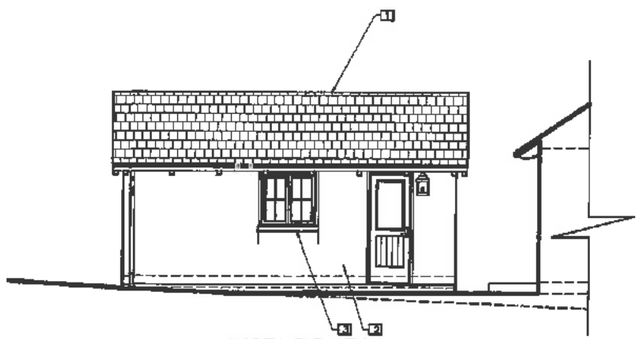
WEST ELEVATION



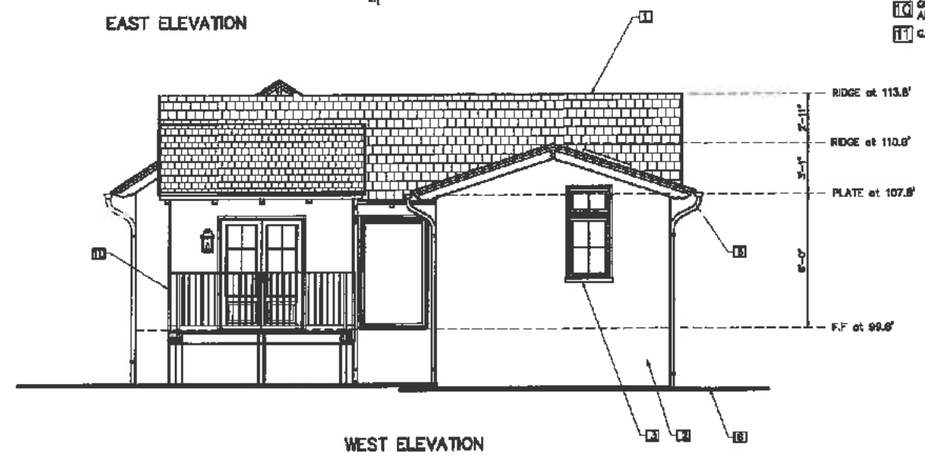
EAST ELEVATION

KEY NOTES

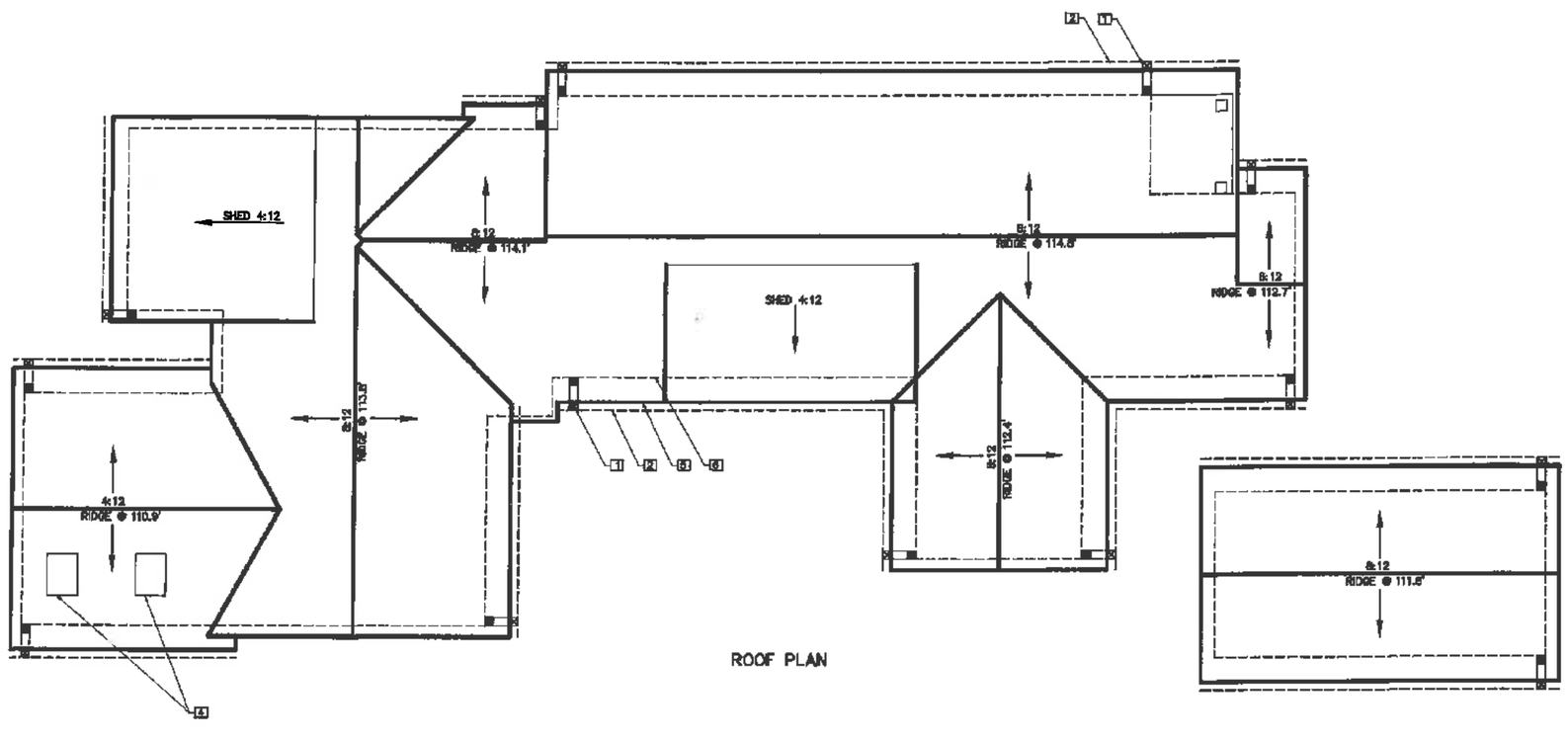
1. ROOF: SLATE
2. SIDING: CEMENT PLASTER
3. WINDOWS & DOORS: WOOD
4. –
5. –
6. GUTTERS & DOWN SPOUT: 6–IN. ROUND COPPER GUTTERS AND 3–IN.DIA. DOWN SPOUT.
7. –
8. GRADE: WHERE OCCURS
9. SKYLIGHT 24X36
10. GUARDRAIL: 42–SIN. HEIGHT, WOOD CAP AND BALUSTERS, PAINTED.
11. GARAGE DOOR: ROLL–UP WOOD DOOR



NORTH ELEVATION



WEST ELEVATION



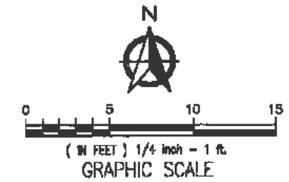
ROOF PLAN

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. CHIMNEY
4. SKYLIGHT: 24x36
5. ROOF LINE SHOWN THICK SOLID LINE
6. BUILDING FOOTPRINT SHOWND THIN DASHED LINE

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- ROOF LINE: PROPOSED THICK DASHED LINE
- ROOF LINE: EXISTING ROOF LINE TO BE REMOVED
- GUTTERS
- DOWNSPOUTS W/2% SLOPE



CODG

REVISIONS:

PROJECT:
Entis Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010–281–003–000
PROJECT NO.
18–03

ISSUE:
7–5–18

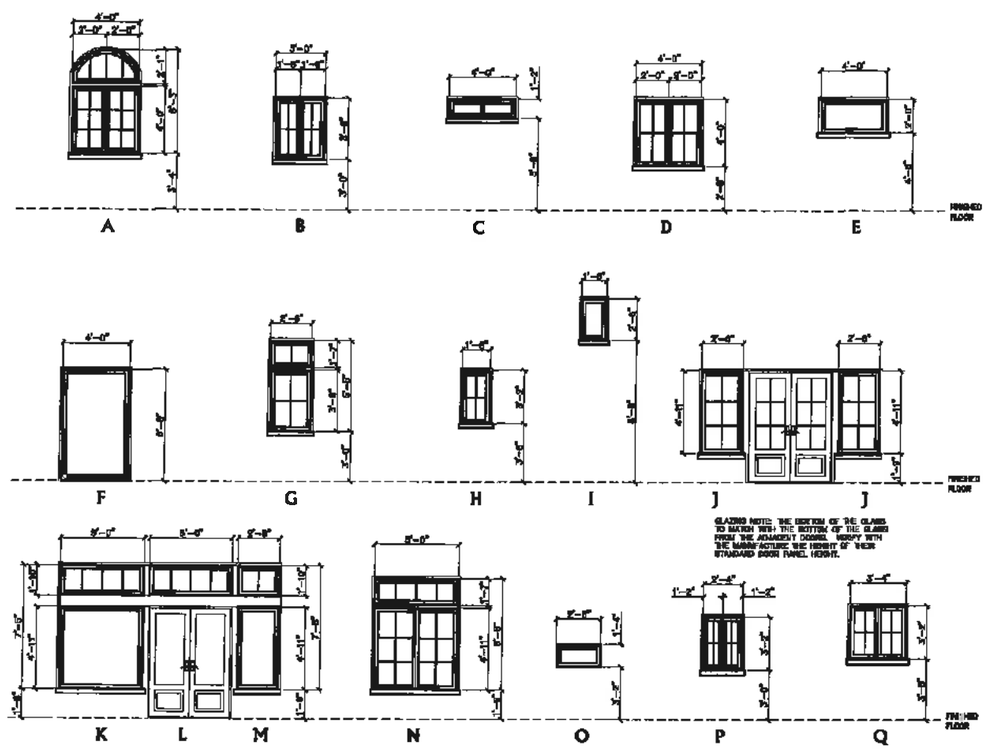
DRAWN BY:
C.O.

MAIN DWELLING ELEV.,
GARAGE ELEVATIONS
& ROOF PLAN

SCALE: 1" = 1/4"

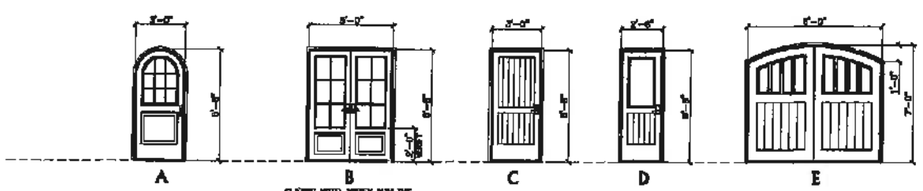
6

Window Elevations Types



GLAZING NOTE: THE BOTTOM OF THE GLASS TO MATCH WITH THE BOTTOM OF THE GLASS FROM THE ADJACENT DOORS. VERIFY WITH THE MANUFACTURE THE HEIGHT OF THEIR STANDARD DOOR PANEL HEIGHT.

Door Elevations Types



GLAZING NOTE: VERIFY WITH THE MANUFACTURE THE HEIGHT OF THEIR STANDARD DOOR PANEL HEIGHT AND MATCH THE GLASS BOTTOM LINE WITH THE ADJACENT WINDOWS.

Window Schedule

MAIN DWELLING — MAIN LEVEL

NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS	GLAZING	TEMPERED	SCREEN	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
1	KITCHEN	A	5'-3" X 4'-0"	WOOD-UNCLAD	P	CASEMENT LOWER/FIXED TOP	YES	YES	NO			
2	LIVING ROOM	B	3'-0" X 3'-8"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
3	LIVING ROOM	B	3'-0" X 3'-8"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
4	BATHROOM	C	4'-0" X 1'-2"	WOOD-UNCLAD	P	SLIDER	YES	YES	NO			
5	BEDROOM ONE	D	4'-0" X 4'-0"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
6	BEDROOM TWO	E	4'-0" X 2'-0"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
7	HALLWAY	F	4'-0" X 6'-8"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
8	MASTER BATHROOM	G	2'-8" X 6'-5"	WOOD-UNCLAD	P	CASEMENT	YES	YES	NO			
9	MASTER BATHROOM	H	1'-8" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	YES	NO			
10	MASTER BEDROOM	I	1'-8" X 2'-6"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
11	MASTER BEDROOM	J	2'-8" X 4'-11"	WOOD-UNCLAD	P	CASEMENT	YES	YES	NO			
12	MASTER BEDROOM	J	2'-8" X 4'-11"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
13	HALLWAY	B	3'-0" X 3'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	NO			
14	LIVING ROOM	K	5'-0" X 7'-5"	WOOD-UNCLAD	P	CASEMENT BOTTOM/ FIXED TOP	YES	YES	NO			
15	LIVING ROOM	L	5'-0" X 1'-10"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
16	LIVING ROOM	M	2'-8" X 7'-5"	WOOD-UNCLAD	P	CASEMENT BOTTOM/ FIXED TOP	YES	YES	NO			
17	DINING ROOM	N	5'-0" X 6'-8"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
18	KITCHEN	O	2'-8" X 1'-4"	WOOD-UNCLAD	P	FIXED	YES	NO	NO			
19	KITCHEN	O	2'-8" X 1'-4"	WOOD-UNCLAD	P	FIXED	YES	NO	NO			
20	GARAGE	P	2'-4" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			
21	GARAGE	Q	3'-4" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	NO	NO			

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.) PRIOR REVIEW BY CODG, Inc.
5. APPLY SMALL KRAFT PAPER AROUND ALL EXTERIOR OPENING
6. PROVIDE CONTINUOUS CHALK 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. WINDOW WOOD UNITS TO BE REDWOOD.
10. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
11. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
12. SINGLE PANE LAMINATED GLASS (1/8" THK.GL.-FILM-1/8" THK.GL.) AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2406 & TABLE 2403.3.1
13. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
14. WINDOW JAMB TO BE 3-1/2-INCHES WITHOUT EXTERIOR JAMB AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Glazing Legend

TYPE 1 - TEMPERED GLAZING PER C.B.C. 2406.4

Symbols

WINDOW REFERENCE — WINDOW NUMBER

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

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 Schedule

MAIN DWELLING — MAIN LEVEL

NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS		GLAZING	TEMPERED	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
1	ENTRY	A	3'-0" X 6'-8"	WOOD	P	GLASS TOP, 3-INCH THICK	OUTSIDE	YES	YES			
2	BEDROOM TWO	B	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
3	MECHANICAL ROOM	B	3'-0" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	OUTSIDE	NO	NO			
4	MASTER BEDROOM	B	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
5	LIVING ROOM	A	PER 2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	OUTSIDE	YES	YES			
6	DINING ROOM	C	PER 2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	OUTSIDE	YES	YES			
7	DINING ROOM	D	PER 2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	OUTSIDE	YES	YES			
8	GARAGE	D	2'-8" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR W/GLASS TOP	OUTSIDE	YES	YES			
9	GARAGE	E	8'-0" X 7'-0"	WOOD	P	ROLL-UP	OUTSIDE	YES	YES			

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 TO BE: EXTERIOR: INTERIOR: MISC
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 SINGLE GLAZING PANE.

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Symbols

DOOR REFERENCE — DOOR NUMBER

Glazing Legend

TYPE 1 - TEMPERED GLAZING PER C.B.C. 2406.4

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

Abbreviations

N/A — NOT APPLICABLE
G.C. — GENERAL CONTRACTOR
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FF — FACTORY FINISH
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S — SEALED
MFR. — MANUFACTURER
FIN. — FINISH
NAT. — NATURAL

CODG
DESIGNER CHRISTIE DOBSON GROUP, INC
P.O. BOX 3775 Corona, CA 92507
OFFICE: 951.808.4146
CLAIRE@CODGINC.COM
WWW.CODGINC.COM

REVIONS:

PROJECT:
Entis Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-281-003-000
PROJECT NO.
16-03

ISSUE:
7-5-16

DRAWN BY:
C.O.

WINDOW AND DOOR SCHEDULES

SCALE 1" = 1/4"

7

BULB

MANUFACTURE:	PHILLIPS
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	911 LED SOCKET

FIXTURE A

MANUFACTURE:	BEVOLO
T24 COMPLIANT:	YES
COLOR:	COPPER
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	SEE BULB BELOW
DIMENSIONS:	14"H X 10.5"W X 7.5"

FIXTURE B

MANUFACTURE:	BEVOLO
T24 COMPLIANT:	YES
COLOR:	COPPER
WATTS:	4 WATTS
LUMENS:	150
BULB TYPE:	SEE BULB BELOW
DIMENSIONS:	14"H X 10.5"W X 9.5"

FIXTURE C

MANUFACTURE:	UNKNOW
T24 COMPLIANT:	N/A
COLOR:	BLACK
WATTS:	3 WATTS
LUMENS:	200
BULB TYPE:	LED MODULE
DIMENSIONS:	18"H X 7"W

STONE VENEER

MATERIAL:	CARMEL STONE
FINISH:	NATURAL

FENCE B

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

FENCE A

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4 FT. OR 6 FT. AS NOTED ON SITE PLAN

FIRE PIT

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL

DRIVEWAY PAVERS

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

CODG
CLAUDIO GUTIERREZ DESIGN GROUP, INC
P.O. BOX 3170 Carmel, CA 93921
OFFICE: 831.626.4149
CLAUDIOGDESIGN@GMAIL.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
Entire Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-261-003-000
PROJECT NO.
16-03

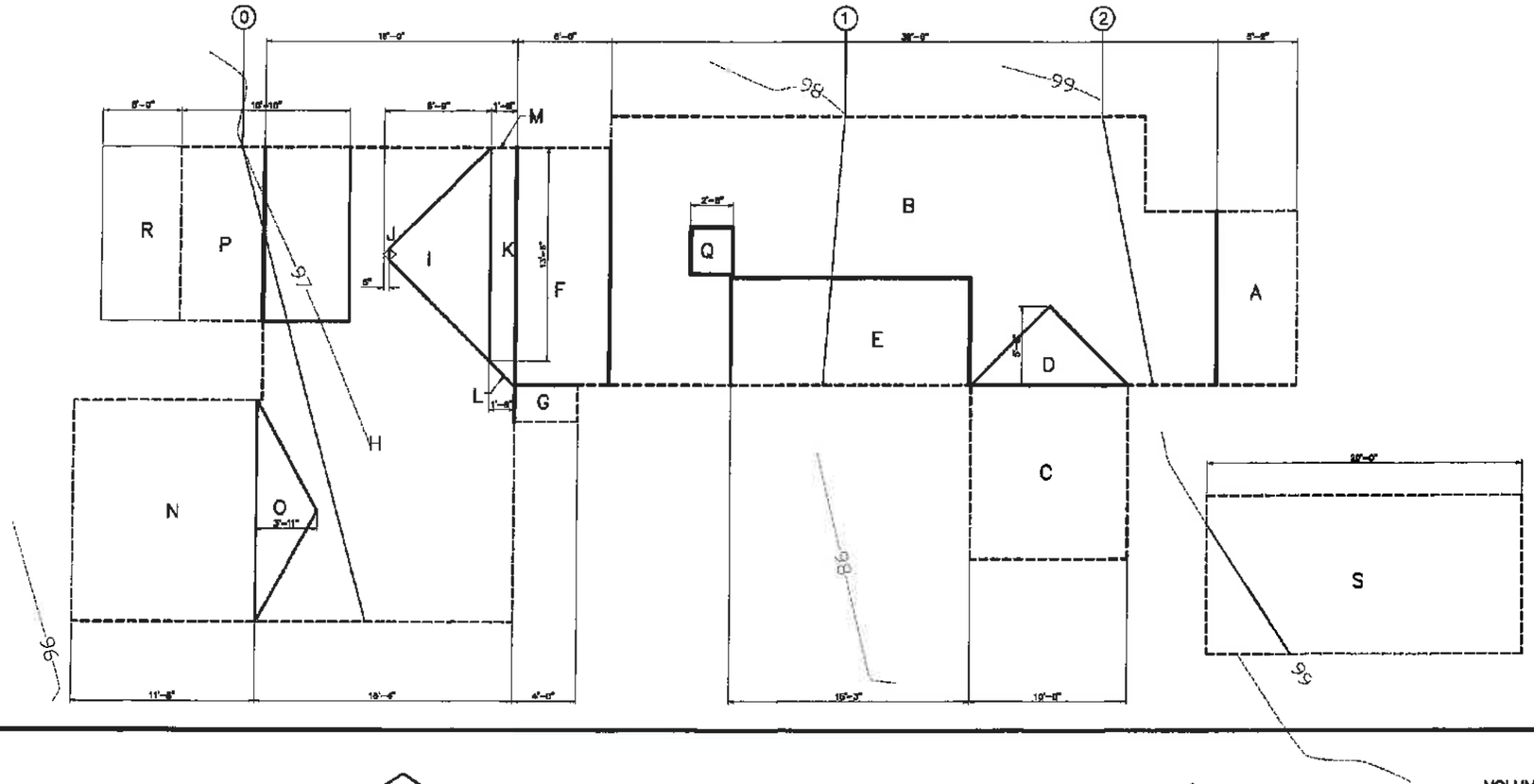
ISSUE:
7-5-16

DRAWN BY:
C.O.

MATERIALS

SCALE: 1" = 1/4"

8



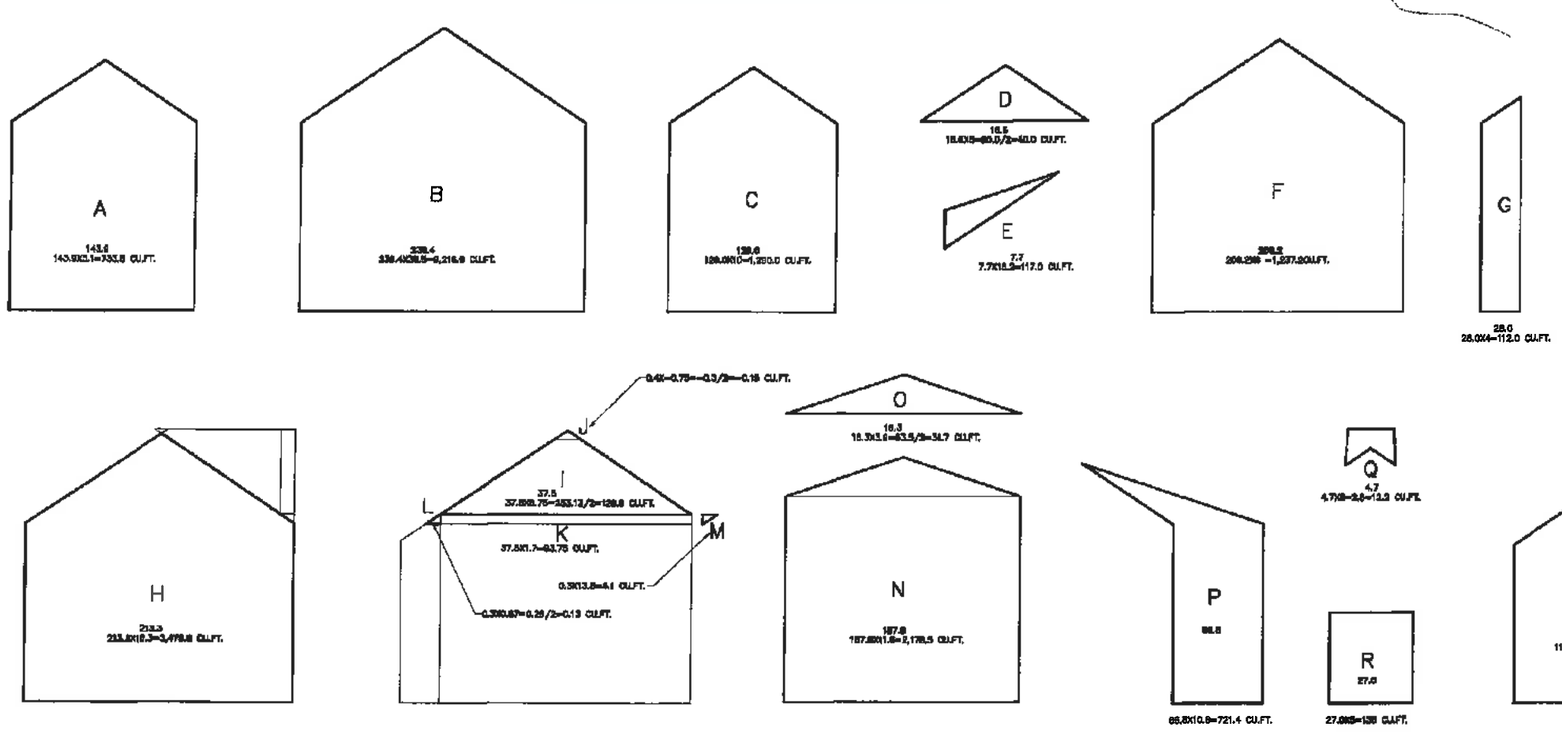
AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			97.8 FT
ELEV.	LINE	LENGTH	TOTAL
97 FT	0	31.2'	0
98 FT	1	17.1'	17.1'
99 FT	2	17.2'	34.4'
TOTAL		65.5'	51.5

MATH: 51.5 / 65.5 = 0.79
FACTOR: = 0.8
A.N.G. = 97 FT + 0.8 FACTOR = 97.8 FT

GARAGE AVERAGE NATURAL GRADE			49.1 FT
ELEV.	LINE	LENGTH	TOTAL
99 FT	0	9.8'	0
TOTAL		9.8'	0

MATH: 9.8' / 0 = 0
FACTOR: = 0
A.N.G. = 99 FT + 0 FACTOR = 99 FT



VOLUME ANALYSIS:

		FACTOR	DWELLING	GARAGE	TOTAL
MAIN LEVEL	PITCHED	12	1,600.0 S.F.	200.0 S.F.	21,600 CU.FT.
MAIN LEVEL	FLAT	11	–	–	0
UPPER LEVEL	PITCHED	11	–	–	0 CU.FT.
UPPER LEVEL	FLAT	10	–	–	0
			VOLUME ALLOWED		21,600.0 CU.FT.
			VOLUME PROPOSED		21,696.9 CU.FT.

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3773, Carmel, CA 93921
OFFICE: 831.626.4946
CLAUDIOORTIZDG@GMAIL.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
Entle Residence
Casanova, 2 S/W of 12th
BLOCK AA LOTS 03
APN: 010-261-003-000
PROJECT NO.
16-03

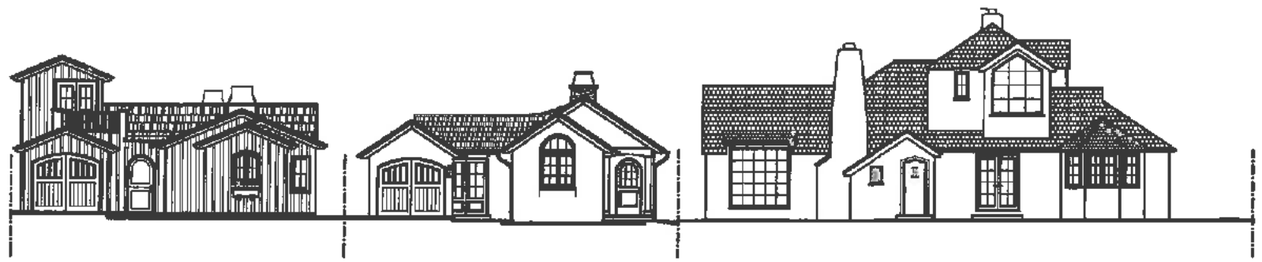
ISSUE:
7-5-16

DRAWN BY:
C.O.

VOLUME ANALYSIS & AVERAGE NATURAL GRADE PLAN

SCALE 1" = 1/4"

9



PROPOSED
EAST ELEVATION
ENTIS RESIDENCE

EXISTING
EAST ELEVATION
ENTIS RESIDENCE

CODG

REVISIONS:

PROJECT:
Entis Residence
Cosanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-281-003-000
PROJECT NO.
16-03

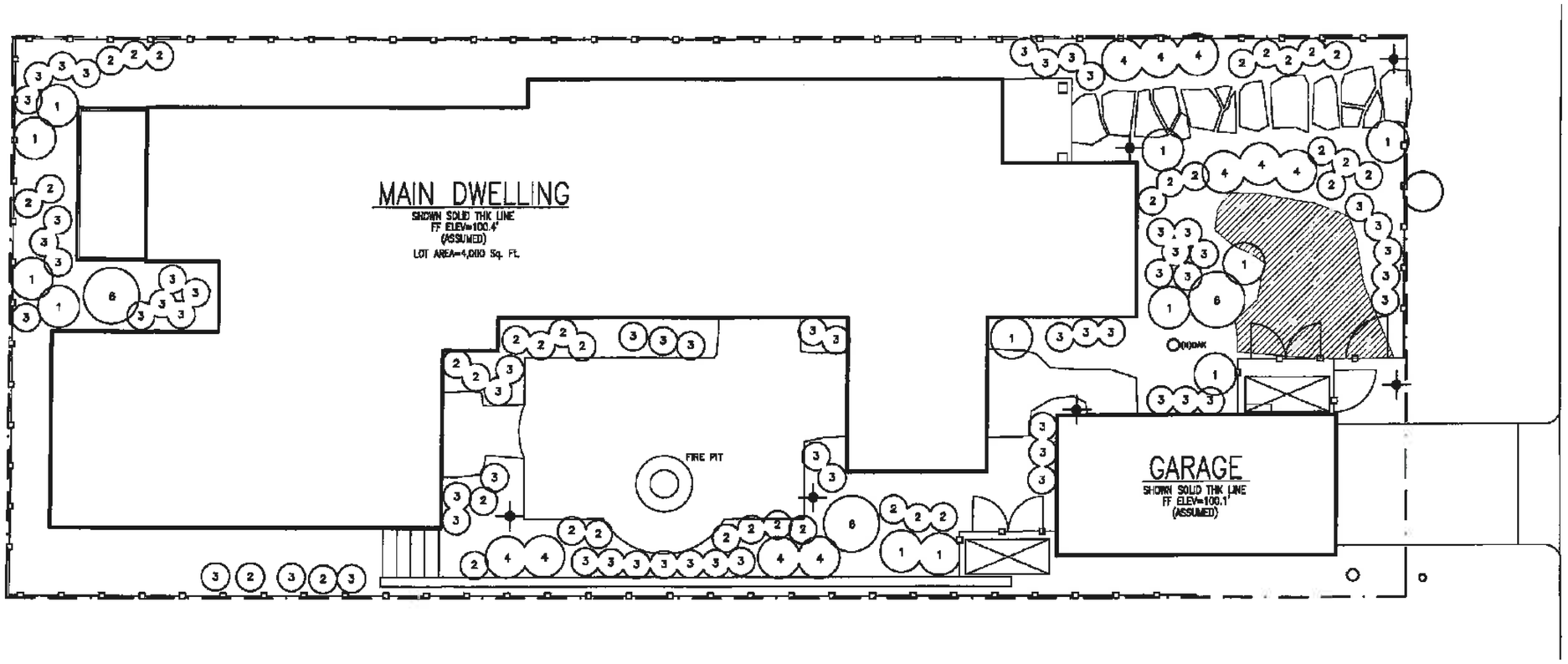
ISSUE:
7-5-16

DRAWN BY:
C.O.

STREETSCAPE

SCALE: 1/8" = 1'

10



LIGHT KEY

✦ PATH LIGHT, 3 WATTS LED, SEE FIXTURE "3" ON SHEET 13
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

EXTERIOR LIGHTING NOTES

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

IRRIGATION SYSTEM

1" ANTISIPHON DEVICE
1" ELECTRIC VALVES
FILTER PLUS REGULATOR FOR EACH VALVE
ELECTRIC CONTROLLER
EACH PLANT TO BE ON DRIP SYSTEM
ALL PLANTS WILL BE PLANTED WITH ASPERGIN
TUBE FOLLOWING MANUFACTURE DIRECTIONS.
COMPOST WILL BE MIXED WITH SOIL AT 2:1

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	ROSMARINUS	ROSMARY	5 GAL
6	RHAMNUS CALIFORNICA	COFFEEBARRY	5 GAL
	CAREX PANSA	CA MEADOW SEDGE	PACKS
✦	PATH LIGHT, 3 WATTS LED SEE SHEET – DET. "B"		

N

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

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3772, Oxnard, CA 93062
OFFICE: 805.535.4145
CLAUDIOORTIZDESIGNINC.COM
WWW.CODGDESIGN.COM

REVISIONS:

PROJECT:
Ennis Residence
Casanova, 2 S/W of 12th
BLOCK: AA LOTS: 03
APN: 010-281-003-000
PROJECT NO.
18-03

ISSUE:
7-5-16

DRAWN BY:
C.O.

LANDSCAPE PLAN

SCALE: 1" = 1/4"

L1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

July 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Interim Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a Commercial Sign Application (SI 16-180) for installation of second wall-mounted business sign.

Recommendation:

Review the sign application (SI 16-180) and determine the appropriate action.

Application:	SI 16-180	**APN:**	010-123-014
Block:	35	**Lot**:	Part of 7, 8, 17, & 18 and all of 10, 12, 14, & 16
Location:	NE Corner of 4th Avenue and San Carlos Street		
Applicant:	Stanley Gray		
Property Owner:	4th and San Carlos Properties, LLC		

On May 4, 2016, the applicant, Stanley Gray, submitted a Commercial Sign application proposing the installation of a wall-mounted, secondary sign at the business entrance facing San Carlos Street. Staff has scheduled this application for Planning Commission review because secondary signs require approval by the Planning Commission.

Background and Project Description:

On September 21, 2010, staff approved a Business License application for Brophy's Tavern for a Full-Line restaurant (NAICS 722110), with an ancillary use of alcoholic beverage sales. The business is located in a commercial building at the northeast corner of San Carlos Street and Fourth Avenue. The applicant, Stanley Gray, has submitted a commercial sign application for the replacement of an existing wall-mounted, secondary commercial sign near the building's entrance on San Carlos Street. Staff notes that the previous sign in this location was stolen.

The proposed replacement sign will be an oval, single-sided, wall-mounted sign in the previous sign's location, to the right of the business entrance facing San Carlos Street. The secondary

sign is proposed to be composed of sandblasted redwood and its dimensions are 3 feet in length, two feet in height (6 square feet in area). The lettering on the sign will be a maximum of 7.15 inches while the maximum allowed by the CMC 17.40.030.C is 10 inches. The sign will also use the approved, corner-mounted sign's color and design with a background color of Sherwin Williams 6258 Tricorn Black, an interior stroke and outline around 'Tavern' consisting of Sherwin Williams Metallic Gold and the lettering for Brophy's consisting of Sherwin Williams DE327 white.

Several rulings regarding the allowed signage have been made for previous tenants occupying this commercial space at the northeast corner of Fourth Avenue and San Carlos Street. In 1994, the Planning Commission allowed the California Thai Restaurant, located in this same commercial space, to install a second sign on Fourth Avenue matching the color, style and materials of the San Carlos Street sign.

In May 2000, staff approved a single, 27-inch diameter, wall-mounted sign near the entrance, on San Carlos Street, of the Fourth Avenue Pasta House located in the subject commercial space. On June 7, 2000, the Planning Commission denied a request from the Fourth Avenue Pasta House to install a second hanging business sign at the corner of 4th Avenue and San Carlos after determining that the business's location and visibility presented no unusual circumstances to warrant the installation of a second business sign. However, the Planning Commission granted an exception to the requirement that signs be located next to the business entrance and allowed the applicant to locate the sign either at the entrance of the business or at the corner of Fourth Avenue and San Carlos Street. On July 11, 2000, an appeal of this decision was considered by the City Council who upheld the Planning Commission's decision and denied the appeal. The applicant was then required to install the staff-approved 27-inch diameter sign but could choose to locate it either as a double-faced hanging sign at the corner of the building or as a single-sided wall mounted sign at the restaurant's entrance.

Regarding the sign history for Brophy's Tavern, staff was not able to find an approval for the original primary and secondary signs on the business that this application is proposing to replace. However, staff notes that Brophy's Tavern has had two signs for several years.

On April 26, 2016, staff administratively approved a Sign Application (SI 16-148) for a replacement of the existing hanging sign at the corner of the business. The approved hanging sign is a redwood rectangular-shaped, 16-inch high x 24-inch wide two-sided sign with a black background and a thin gold line bordering the outside. The text of the sign consists of

"Brophy's TAVERN" written in white and black with a gold background. The approval states that no other signage is authorized by this permit and that any additional exterior signs require prior written City approval.

Staff Analysis:

According to CMC 17.40.020, "*the Commission may grant exceptions only to the number, location and design of business signs. The following criteria must be satisfied to grant the exception:*

1. Number. Additional business signs may be permitted in unusual circumstances such as, but not limited to, a business that has entrances on two different public rights-of-way.

2. Location. Signs shall clearly identify the business entrance. Signs shall be pedestrian-oriented except for gas stations and motels that are recognized by the City as predominantly vehicle-oriented business. Clutter from business signs at street frontages shall be avoided. Sign clutter along street frontages from multiple businesses within a courtyard or building shall be avoided.

3. Design. Any exceptions to design standards shall retain compatibility with the design, color, and scale of the building."

The applicant's proposed replacement sign is not consistent with criterion number 1 because this business has only one entrance on San Carlos Street that is not screened from view or set back from the street and so would not warrant a second business sign. However, the Commission may decide that unique circumstances exist for this business since there is minimal foot traffic in this area and business may benefit from additional signage. Additionally, since the proposed sign will be a replacement of an existing sign and the sign complies with all other commercial signage standards in the Municipal Code, the Commission may consider whether it can support the sign's replacement in this location.

The proposed business sign is consistent with criterion number 2 because it will be located adjacent to and will define the business entrance. Both the business's primary hanging sign and the proposed secondary wall-mounted sign are pedestrian-oriented because they may be viewed from the pedestrian walkway along San Carlos Street where the business entrance is located. In staff's opinion, the replacement of the existing wall-mounted secondary sign will not create a cluttered street frontage since the signs are spaced 24 feet apart and since both

signs are not visible from one vantage point. A pedestrian walking up San Carlos Street from Ocean Avenue will only see the hanging sign that is perpendicular to the walkway while a pedestrian standing at the doorway or across the street can only see the wall-mounted sign that is parallel to the pedestrian walkway.

The proposed secondary sign complies with criterion number 3 because, in staff's opinion, the proposed sign is compatible with the design, color, and scale of the building and is consistent with the sign dimension requirements described in CMC 17.40.030.C.

Alternatives: The Planning Commission has several alternatives in considering the request. Staff has included draft conditions for the approval of the signage. The Planning Commission may also deny approval of the applicant's proposed secondary sign. The Planning Commission may approve the sign with conditions such as proposing an alternate location or an alternative style such as a hanging sign rather than a wall-mounted sign.

Environmental Review: The application qualifies for a Class 11 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA Guidelines. Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs.

ATTACHMENTS:

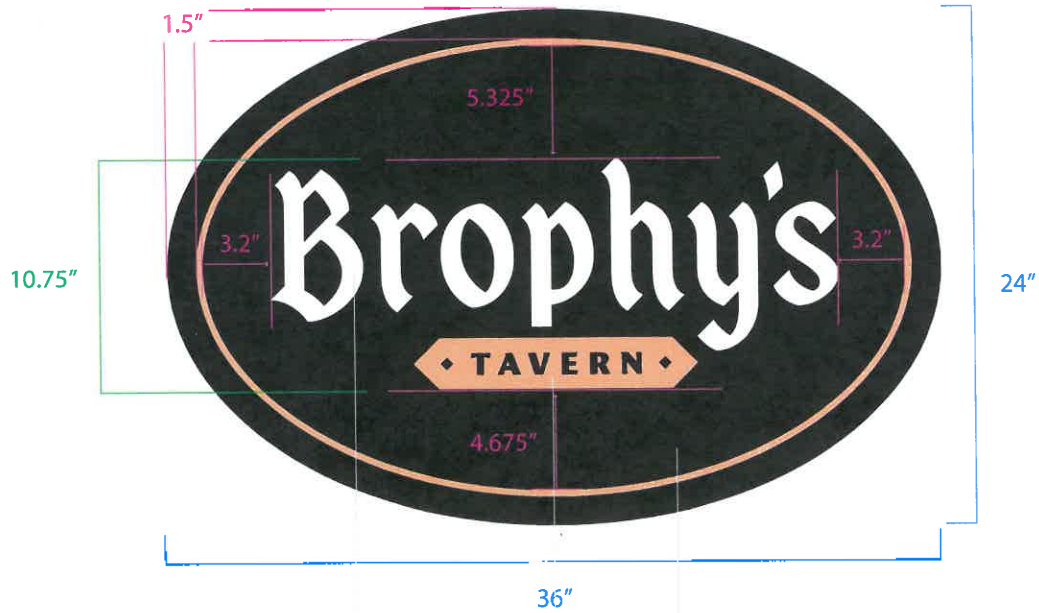
- Attachment A – Photographs
- Attachment B – Secondary Sign Design and Location
- Attachment C – Conditions of Approval

Attachment A - Photographs

Brophy's
FOURTH AVE
06/30/2016 08:30

Brophy's
TAVERN
06/30/2016 08:28

SIGN 2) FRONT ENTRANCE 36"x24" *(6ft²)*



RECEIVED
MAY 04 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

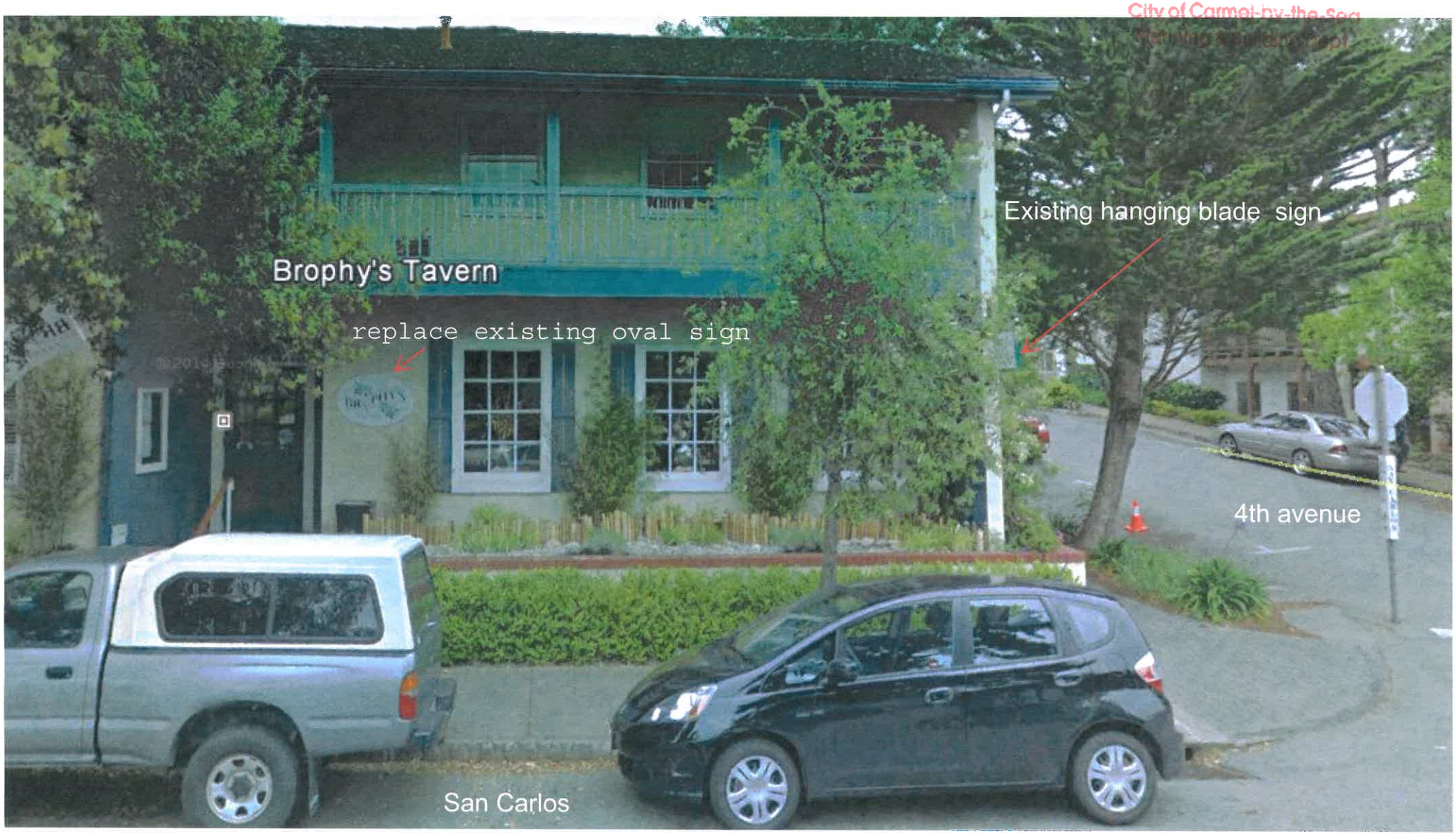
COLORS:
Please match existing color scheme
of Hotel Carmel Exterior

BLACK (BACKGROUND)

GOLD (INTERIOR STROKE + TAVERN)

WHITE (BROPHY'S)

RECEIVED
MAY 04 2015
City of Carmel-by-the-Sea
Planning & Building Dept



RECEIVED
MAY 04 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

C:\Passport files 11-10-15\Files 1-25-11\Dolphin Inn\Alex signage\brophy's sign submittal locations.dwg

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

SI 16-180
Stanley Gray
Brophy's Tavern
North-east corner of 4th Avenue and San Carlos Street
Block 35; Lot Part of 7, 8, 17, 18 and all of 10, 12, 14, & 16
APN: 010-123-014

CONSIDERATION:
Consideration of the replacement of an existing secondary, wall-mounted, commercial sign (SI 16-180) for Brophy's Tavern located in the Service Commercial (SC) Zoning District

SPECIAL CONDITIONS:

1. This permit authorizes the installation of one secondary sign as detailed and described in application SI 16-180. This secondary sign shall be a single-sided, oval-shaped, wall-mounted sign in the previous sign's location, to the right of the business entrance facing San Carlos Street. The secondary sign is proposed to be composed of sandblasted redwood and its dimensions are 3 feet in length, two feet in height and 6 square feet in area. The lettering on the sign will be a maximum of 7.15 inches while the maximum allowed by the CMC 17.40.030.C is 10 inches. The sign will also use the existing signage color and design with a background color of Sherwin Williams 6258 Tricorn Black, an interior stroke and outline around 'Tavern' consisting of Sherwin Williams Metallic Gold and the lettering for Brophy's consisting of Sherwin Williams DE327 white.

2. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Applicant Signature	Printed Name	Date

Once signed, please return to the Community Planning and Building Department.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

July 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Design Study (DS 16-235) referral to the Planning Commission for the replacement of the existing composition shingle roof.

Recommendation:

Deny the Design Study (DS 16-235) application proposing to install composition-shingle roofing.

Application: DS 15-235 **APN:** 010-075-010
Block: 118 **Lot**: 6
Location: Mission Street, 2 SE of 10th Avenue
Applicant: Ross Roofing **Property Owner:** Barry Swift

Background and Project Description:

The project site is located on Mission Street, 2 parcels southeast of 10th Avenue and is developed with a two-story residence with a mixture of horizontal board and shingle siding, wood windows, and a mixture of wood and composition roofing shingles. The applicant is requesting to replace the existing composition shingles with a similar composition shingle (Owens Corning Brand, Duration Premium Shingles, Teak Color). This application has been referred to the Planning Commission for a decision. A sample of the proposed roofing material will be available for review at the Planning Commission meeting.

Staff analysis:

Roofing Material: The subject residence has a Gambrel-style roof with a large dormer on the front elevation. The existing roof is a combination of composition shingles and natural wood shingles.

When making a decision on finish materials and roofing, the City refers to the Residential Design Guidelines included below.

Section 9.8 of the City's Residential Design Guidelines states the following:

Roof Materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- *Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel.*
- *Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristics of more recent eras.*

Section 9.2 of the City's Residential Design Guidelines states the following:

- *Building forms, materials, and details that contrast strongly within a single building or with neighboring buildings are discouraged.*
- *Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.*

The applicant is proposing to replace existing composition shingles in kind, however, portions of the roof include wood shingles that would remain and there would be an inconsistency in roofing material throughout the residence. In staff's opinion, this proposal is not compliant with the Residential Design Guideline recommendation for consistency in finish materials. In addition, the Guidelines only recommend composition shingles when appropriate for the style of the residence, and in staff's opinion a wood roof is most appropriate for this residence. Staff recommends that the Planning Commission deny the proposal for the composition shingle roof as it would be inconsistent with Residential Design Guidelines 9.2 and 9.8.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence and a detached garage in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Roofing Sample

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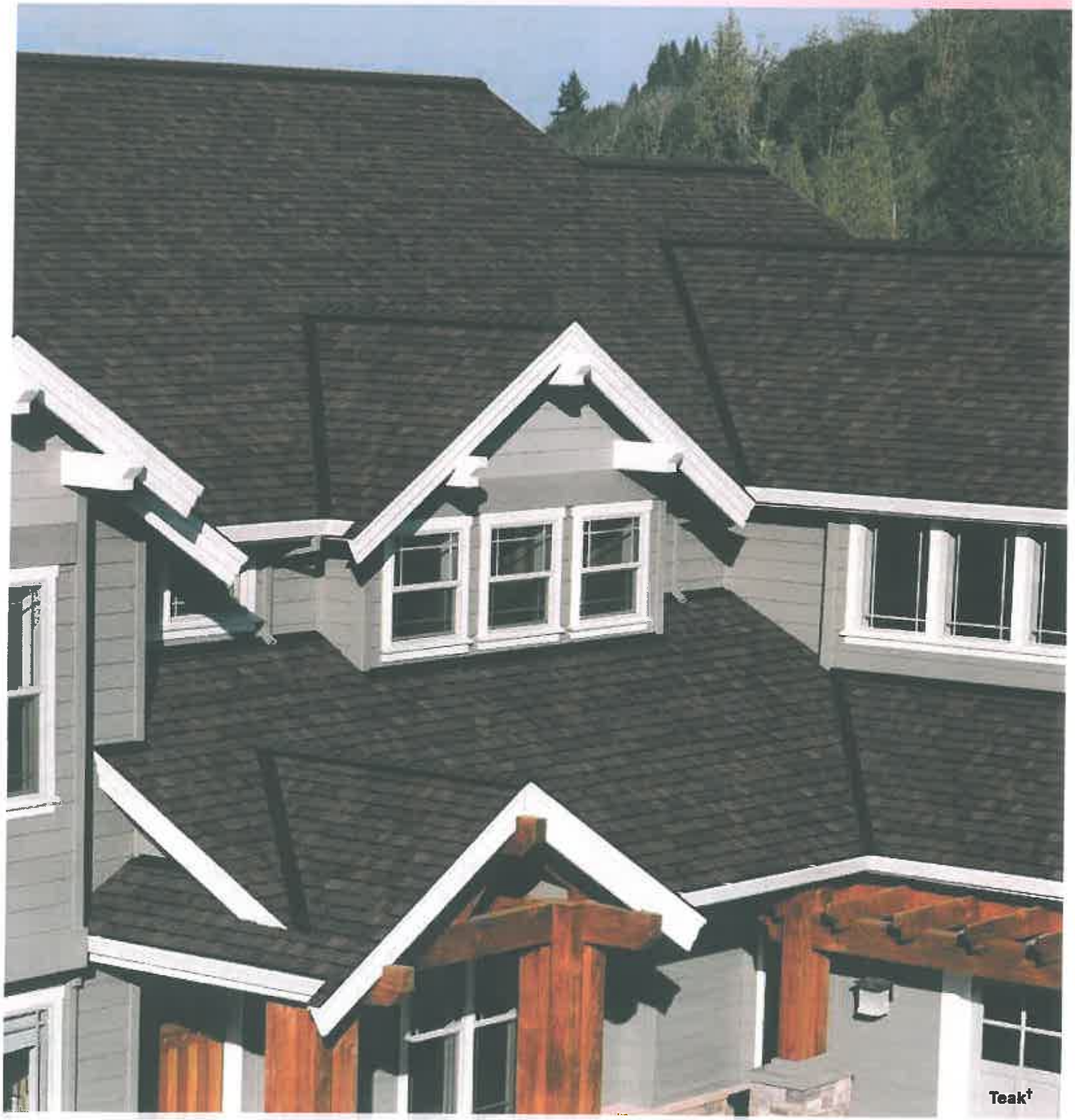
JUN 08 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

Duration® Premium Shingles
with SureNail® Technology



Duration® Premium Shingles are a component of the Owens Corning™ Total Protection Roofing System.™^

Home sweet home.

It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task.

But you don't have to worry about it anymore. We're here to help.

You can feel confident about choosing Owens Corning™ Roofing products — Owens Corning has been a recognized leader in the building materials industry for over 75 years. We're known for making homes more comfortable, beautiful and durable. And it's likely you've invited our mascot, The Pink Panther,™ into your home already — our building products and famous PINK® Insulation have been used in millions of homes across the country.

Owens Corning Roofing and your contractor can make this a positive experience — an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. One that can transform the look of your entire home. So for years to come, you'll feel great every time you pull in the driveway.

Protected. Proud. Home.

Duration® Premium Shingles

Duration® Premium Shingles with patented SureNail® Technology have it all — bold, thick, dimensional appearance with impressive durability. These beautiful shingles are designed for long-lasting performance and carry a Limited Lifetime Warranty*‡ (for as long as you own your home), a 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty* available on a regional basis.

Desert Tan†

Brownwood†

Teak†

Driftwood†

Estate Gray†

Onyx Black†

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

July 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Subject: Consideration of Design Review (DR 16-32), Coastal Development Permit and Use Permit (UP 16-034) applications to demolish an existing commercial building in order to construct a new mixed-use building that includes commercial space, eight dwelling units, and an underground parking garage. The project site is located in the Service Commercial (SC) Zoning District

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Recommendation:

Approve Design Review (DR 16-32), Coastal Development Permit and Use Permit (UP 16-034) applications subject to the attached findings and conditions

Application:	DR 16-032/UP 16-034	**APN:**	010-138-021
Location:	Mission Street four parcels southwest of Seventh Avenue		
Block:	55	**Lot**:	1 and 3
Applicant:	Erik Dyar	**Property Owner:**	Leidig/Draper

Background and Project Description:

The project site is located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District. The lot is currently developed with a two-story commercial building that includes retail on the lower level and office spaces on the upper level. The existing building is approximately 10,967 square feet in size and includes an underground garage with 9 parking spaces.

The applicant is proposing to demolish the existing building in order to construct a new 11,860-square foot two-story building that includes commercial space on the ground level, 4 subdivided condominium units on the upper level, and 4 low/moderate-income rate apartments (2 on the upper level and 2 on the lower level). The project also includes an

underground garage with 13 parking spaces and a courtyard with intra-block walkways, allowing circulation from Dolores Street to 5th Ave.

The street level would include three retail spaces totaling 3,702 square feet in size, a public restroom and 2 moderate income apartments, for a total street level square footage of 4,776 square feet. The second floor includes 2 low income apartments and 4 condominiums, each with two bedrooms and a mezzanine, for a total of 7,084 square feet. Staff notes the mezzanine would add a third level to the building, which will be discussed in a later section of this report.

On March 9, 2016, the Planning Commission conducted a Concept Review of the project and was highly supportive of the design. Staff has schedule this application for final review and approval.

PROJECT DATA FOR A 8,000-SQUARE FOOT SITE (Service Commercial District):			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	12,000 sf (150%)*	10,697 sf (133%)	11,860 sf (150%)
Building Coverage	7,600 sf (95%)	4,672 sf (42%)	7,600 sf (95%)
Building Height[i]	30 ft.	Not shown	29' – 3"
Parking Requirement	13 spaces	9 spaces	13 spaces
Proposed Floor Area – Street Level			
Retail Space 1	-	-	1,634 sf
Retail Space 2	-	-	1,539 sf
Retail Space 3	-	-	529 sf
Restroom	-	-	61 sf
Residential Unit 5 (Apt)	-	-	510 sf
Residential Unit 6 (Apt)	-	-	503 sf
			Total: 4,776 sf
Proposed Floor Area – Second Level			
Residential Unit 1 (Condo)	-	-	1,554 sf**
Residential Unit 2 (Condo)	-	-	1,547 sf**

Residential Unit 3 (Condo)	-	-	1,529 sf**
Residential Unit 4 (Condo)	-	-	1,455 sf**
Residential Unit 7 (Apt)	-	-	495 sf
Residential Unit 8 (Apt)	-	-	504 sf
			Total: 7,042 sf**
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	0	2.5 ft. Dolores 0 ft. 5th Ave	0
Rear	0	0	0
Side Yard	0	0	0
*Include 10% courtyard bonus and 5% Affordable House bonus **CMC 17.14.140 defines mezzanines are floor area			

Staff analysis:

Zoning District: This site is zoned Service Commercial (SC). CMC Section 17.14.010.B states that the following purpose of the SC Zoning District: *"To provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district."* In staff's opinion, the proposed use of the building complies with the intent of the SC Zoning District.

Housing Density: CMC Section 17.14 establishes the range of permitted and conditional uses that are allowed in the SC Zoning District. Multi-family projects between 0 and 22 dwelling units per acre (du/acre) are a permitted use. Projects between 22-33 du/acre require a conditional use permit and projects with densities between 34-44 du/acre require a conditional use permit with a finding that the project complies with State Density Bonus Law (Gov. Code Section 65915). The applicant is proposing 8 units on an 8,000 square foot site, which is a density of 43.7 du/acre and requires a density bonus from the City.

The applicant is proposing two "low income" units and two "moderate income" units. State Density Bonus Law requires that at least one of the rental units be offered at a "low income" rate for a minimum term of 55 years. Staff notes that "low income" is defined by the

Association of Monterey Bay Area Governments (AMBAG) as being available for an individual that makes 51-80% of the Monterey County Median income. Currently the maximum allowable monthly rent would be $1,450 for a low income unit. The rental rate is subject to change over time, however, the property owner is required to comply with AMBAG standards for a period of 55 years. A condition has been drafted requiring the property owner to sign an agreement with the City ensuring future compliance with this standard.

Zoning Compliance: The proposed project complies with the floor area, building coverage, height, setback, and parking standards. With regard to floor area, the proposed building would be 11,860 square feet (≈150%) in size and complies with the zoning standards. The floor area ratio for a two-story building in the SC Zoning District is 135% of the site area; however, the applicant is entitled to a 10% bonus for the intra-block walkway/courtyard, and a 5% bonus for the low/moderate income housing (note: separate from density bonus regulations), bringing the total allowed floor area ratio to 150%. Staff notes that CMC 17.14.140 specifically excludes underground parking and storage from the floor area calculations.

At a height of 29-feet 3-inches, the proposed building would be slightly below the allowed height limit of 30 feet for buildings in the SC Zoning District. The Municipal Code (CMC 17.14.150) states that buildings that face a Single-Family Residential (R-1) Zoning District have a height limit of 24 feet. The block on the north side of Fifth Avenue, across the street from the project site, was originally zoned R-1, but a specific plan was adopted by the City for this property that allowed the development of a multi-family senior housing project named Trevett Court. The property is no longer zoned R-1, hence, the 24-foot height requirement does not apply.

With regard to setbacks, the proposed building would have a zero setback from all property lines. CMC 17.14.130 requires a zero lot-line setback for at least 70% of the street frontage. A zero lot-line setback is also permitted for the side and rear-yard property lines.

With regard to parking, the proposed garage would include 13 spaces, which is the minimum required for this building. Pursuant to CMC 17.38.020 (Table A), 7 parking spaces are required for the 3,702 square feet of commercial floor area, 4 parking spaces are required for the 4 condominiums, and 2 parking spaces are required for the 4 low/moderate income units. The dimensions of the parking spaces meet the requirements of CMC 17.38.020.E.

Design Standards and Guidelines: The basic standard of review in the Commercial District is whether *"the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards"* (CMC 17.14.010). At the Concept Review meeting on March 9, 2016, the Planning Commission was highly supportive of the design and the improvement that it would be to the site.

In addition to the above code section, the Commercial Design Guidelines provide the following guidance for reviewing projects:

Commercial Design Guideline Section A states that: *"Modifications to buildings should respect the history and traditions of the architecture of the commercial districts. Basic elements of design integrity and consistency throughout each building should be preserved or restored"* and *"New Buildings should not imitate styles of the past but strive to achieve compatibility with the old."*

Guidelines Section E states that *"building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged" and "building walls facing public streets and walkways should provide visual interest to pedestrian. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.*"

Staff supports the contemporary-style (modern) design of the building and concludes that it would be consistent with the Commercial Design Guidelines. In staff's opinion, the proposed design respects the traditions of the commercial district and does not imitate styles of the past, which may be typical of other architectural styles such as Spanish or European revival.

The proposed finish materials include stucco siding, stone on the ground level, and steel doors and windows. The proposed stone is a beige/tan color and doors and windows would be painted black. A material pallet will be provided at the meeting that includes samples of the proposed finish materials, including the courtyard pavers.

In staff's opinion, the proposed finish material are consistent with the Contemporary style of the building, and with the Guideline's recommendation for natural materials. In addition, the building would provide visual interest as depicted in the renderings and elevations. The applicant has provided their own summary of how the project meets the objectives of the Design Guidelines, which is included as Attachment C.

Landscaping/Trees: The project includes an extensive green-roof system that is depicted on Sheets L1 and L2 of the plan set and will be visible on the front elevations. Staff notes that the green roof has been design to decrease storm-water runoff and assists the project in achieving compliance with the Central Coast Region Post-Construction Storm-Water Requirements. In addition to the green roof, the applicant is proposing two new cypress trees and one new oak tree along the sidewalk in the City right-of-way (ROW), and two new unspecified trees in proposed in the courtyard.

City ROW Improvements: The applicant is proposing to install new pavers on the sidewalk around the site. The proposed pavers are an earth-tone color and meet the requirements of the Public Way Design Standards. A sample will be provided at the meeting for the Commission to review. In addition to new pavers, the applicant is also proposing to replace three trees that are in poor health with two new cypress trees and one new oak tree. The planter cut-outs will be re-designed along with the installation of the new pavers and trees. A condition has been drafted requiring that the applicant apply for and obtain an Encroachment Permit for the proposed work in the City ROW.

Construction Management Plan: The applicant has submitted a construction management plan depicting that construction materials would be stored in the City ROW on the north side of the property and that a security fence would be in place along a portion of the 5th Avenue roadway. A condition has been drafted requiring that the applicant apply for a Temporary Encroachment Permit. The application will be evaluated by the Planning Department, Police Department, and Public Works and revisions may be necessary including a requirement that all construction materials be maintained on site.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15332 (Class 32) – In-Fill Developments. The project proposed to replace a 10,967-square foot building with a new 11,860-square foot mixed-use building with a similar height and footprint as the original building. The proposed changes do not present any unusual circumstances that would result in a potentially significant environmental impact. Furthermore, the project meets the following criteria for exemption pursuant to Section 15332 of the CEQA Guidelines.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

ATTACHMENTS:

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Applicant Cover Letter
- Attachment D – Project Renderings
- Attachment E – Project Plans

Attachment A – Findings for Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

DR 16-032/UP 16-034
Leidig/Draper
Location: Mission Street four parcels southwest of Seventh Avenue
Block: 55, Lots: 1 & 3
APN: 010-138-021

CONSIDERATION:

Consideration of Design Review (DR 16-32), Coastal Development Permit and Use Permit (UP 16-034) applications to demolish an existing commercial building in order to construct a new mixed-use building that includes commercial space, eight dwelling units, and an underground parking garage. The project site is located in the Service Commercial (SC) Zoning District

FINDINGS OF FACT:

1. The project site is located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District. The lot is currently developed with a two-story commercial building that includes retail on the lower level and office spaces on the upper level. The existing building is approximately 10,967 square feet in size and includes an underground parking garage with 9 parking spaces.

2. On February 2, 2016 an application was submitted proposing to demolish the existing building in order to construct a new 11,860-square foot two-story building that includes commercial space on the ground level, 4 subdivided condominium units on the upper level, and 4 low/moderate-income rate apartments (2 on the upper level and 2 on the lower level). The project also includes an underground garage with 13 parking spaces and a courtyard with intra-block walkways, allowing circulation from Dolores Street to 5th Ave.

3. The application includes a proposal for a density 43.7 dwelling unit per acre and is entitled to a density bonus as permitted through State Density Bonus Law. Pursuant to State Density Bonus Law, at least one unit will be reserved for low income individuals for a period of 55 years.

4. The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15332 (Class 32) – In-Fill Developments. The project proposed to replace a 10,967-square foot building with a new 11,860-square foot mixed-use building with a

similar height and footprint as the original building. The proposed changes do not present any unusual circumstances that would result in a potentially significant environmental impact.

FINDINGS FOR DECISION:

Municipal Code Findings:

1. The project constitutes an improvement over existing site conditions pursuant to CMC 17.14.010

2. The project conforms to all zoning standards applicable to the site; including floor area, height, setbacks and parking.

General Use Permit Findings (CMC 17.64.010):

3. The proposed project, as conditioned, will comply with all zoning standards applicable to the use and zoning district.

4. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

5. The proposed project will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.

6. The proposed project will not be injurious to public health, safety or welfare and provides adequate ingress and egress.

7. The proposed project will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

8. The proposed project will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Increase in Commercial Floor Area (CMC 17.64.100):

9. That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures.

10. That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures.

11. That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption.

12. That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements.

13. That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities, and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings.

14. That the approximate square foot areas devoted to residential space, commercial space, landscaping and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.

Residential Construction at Densities Between 33 and 44 Units Per Acre (17.64.190):

15. The project proposes at least one "low income" unit in order to obtain a density bonus of 33 to 44 dwelling units per acre and is compliant with State Density Bonus Law (Gov. Code Section 65915).

Commercial Design Guideline Findings:

16. The building materials and colors respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone is encouraged.

17. The building wall facing the street provides visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.

18. The building design is sensitive to the context of the neighborhood in which it is located.

Coastal Development Findings (CMC 17.64.B.1):

19. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.

20. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.

Attachment B – Conditions of Approval

DR 16-032/UP 16-043 (Leidig/Draper)
July 13, 2016
Findings for Approval Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Review (DR 16-032), Coastal Development Permit, and Use Permit (UP 16-043) applications authorizes the demolition of an existing commercial building in order to construct a new 11,860-square foot two-story building that includes commercial space on the ground level, 4 subdivided condominium units on the upper level, and 4 low/moderate-income rate apartments (2 on the upper level and 2 on the lower level). Finish materials include stucco, stone on the ground level, and steel doors and windows. The proposed stone is a beige/tan color and doors and windows are painted black. The project also includes a green roof, an underground garage with 13 parking spaces and a courtyard with intra-block walkways, allowing circulation from Dolores Street to 5th Ave.	✔
2.	The project shall be constructed in conformance with all requirements of the local SC zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of 18 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction,	✔

	the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 8,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
10.	The stone façade 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. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✔
11.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
12.	The applicant shall submit a grading plan with the Building Permit Application identifying the cubic yardage of soil proposed to be excavated and removed from this site as part of the project.	✔

13.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
14.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall comply with the Central Coast Region Post-Construction Storm-water Management Requirements. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
15a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**
15b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
16.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
17.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
18.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any	

	liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
	Special Conditions	
19.	Prior to the issuance of a Building Permit, the applicant shall obtain a Permanent Encroachment permit for all improvements to the City right-of-way.	
20.	The applicant shall apply for a Temporary Encroachment Permit for any proposed construction materials or staging that are to occur in the City right-of-way.	
21.	The lower level of the structure shall be limited to parking of vehicles, noncommercial storage, and mechanical equipment serving the building only.	
	Subdivision Conditions	
22.	Prior to issuance of building permits, the applicant shall submit a condominium subdivision map meeting the requirements of the California Subdivision Map Act and the City Engineer. The map shall show each unit, assignment of parking spaces and all common areas. The map requires review and authorization by City staff and the City engineer. Notations on the map shall include the following: a. Two units specifically identified on this map are moderate-income and two units are low-income. b. No condominium unit shall be occupied on a Transient Rental basis. Any unit rented, leased or offered for occupancy to any party for any form of remuneration shall be for a period of not less than 30 calendar days. c. No condominium unit shall be used or occupied by any Commercial Use. d. No condominium unit shall be further subdivided into any additional unit or units. e. No condominium unit shall be sold, leased, rented, used or occupied on any form of Timeshare or interval basis.	✔
23.	Prior to recordation of the map, the applicant shall submit a draft Covenants, Conditions and Restrictions (CC&R's) document for City review and approval. This document shall include provisions alerting future owners of the units to the notes on the map and also shall alert owners to the need for Design Review approval from the City for any future change to the site or building design. Each of these provisions shall be permanent provisions of the CC&R's and shall not be	✔

	amended by the Homeowners Association or any other party without the express, written approval of the City of Carmel-by-the-Sea. The CC&R's shall state this limitation.	
	Density of Greater than 33 Units Per Acre	
24.	The dwelling units designated as low and moderate-income housing shall be reserved for occupancy as low/moderate-income housing as defined in the California Health and Safety Code or its successor section and/or Code. The affordable housing units shall be occupied by, and shall remain affordable to, low and moderate-income households, as specified above, through all resale, rent and lease transactions. The owner and occupants of the affordable, low and moderate-income housing units shall be pre-qualified by the Monterey County Housing Authority, or an equivalent agency approved by the City of Carmel-by-the-Sea. The applicant shall sign an agreement with the City to maintain and operate the units as low and moderate-income for a minimum of 55 years.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

DYAR Architecture
PO BOX 4709 – CARMEL-BY-THE-SEA, CA 93921
v: 831.915.5602 f: 831.309.9999 e: erik@dyararchitecture.com

Commercial Design Review Submission Cover Letter:

PROJECT: **DEL DONO COURT MIXED-USE BUILDING**
Southwest Corner of Fifth and Dolores
Carmel-by-the-Sea, California

DATE: **January 25, 2015**

TO: **City of Carmel Community Planning and Building Department**

FROM: **Erik Dyar**

The proposed Del Dono Court building was originally designed by late Carmel architect, John Thodos, FAIA in 2007 but was not formally submitted to the City. The owners, Leidig/Draper Properties, Inc. have now decided to move forward with the project.. Having worked with John for many years and worked directly with him on this project, I'm pleased to now present it for the City's review.

The project includes commercial spaces and (2) moderate income apartments (to be utilized by the Carmel Foundation) on the street level, (4) market priced condominium units on the 2nd level along with (2) additional moderate income, Carmel Foundation apartments. The condominium units have a mezzanine loft space within them. The project also includes a courtyard with intra-block walkways allowing public circulation through the property from Dolores street to Fifth as does the existing building. Additionally there will be an underground garage to meet the parking requirements for the site.

The design is in a modern style that makes links to Carmel's past and is articulated to meet the commercial design guidelines and provide a new exciting presence for the town and the buildings users. The street facing commercial spaces are clad in stone with steel windows. This refers back to early commercial buildings in the town and gives a natural, crafted materiality for the street while still maintaining its modernity. The 2nd level units facing Dolores Street are set back significantly reducing the building mass and providing outside deck areas for the units. The form of the Fifth Avenue facing condominium unit also steps back from the street. The upper building is clad in stucco (typical building material for the commercial district. The complimentary combination of stone and stucco give the building a binary composition emphasizing the two floors. Green roofs are used throughout the building: with planters dividing the Dolores Street decks and on many of the roofs. The building is being designed to receive a LEED certification.

The following discusses how the Del Dono Court mixed use project addresses the City of Carmel Commercial Design Guidelines:

A. Conservation of Design

2. New buildings should not imitate styles of the past but strive to achieve compatibility with the old.

The project takes on a more modernist style yet is still has a Mediterranean feel with the use of stucco, stone terracotta tiles, steel and natural wood windows which connect to common features in the commercial historic district.

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

There are two story buildings in the vicinity and the existing building replaced is two stories. The doors to the shops are 3'-0" x 7'-0" which are the typical size in town. The width of the openings at the street are similar to the adjacent structures as well as the height of these are similar. The stone cladding of the street level and the setback of the upper floor also allow the building to connect well with the one story buildings across the street.

4. Adding a new design element in order to create a separate business identity is inappropriate if it breaks the basic lines, materials and concept of a building or imposes a hodgepodge of design elements.

The design is an integrated whole. The mass is broken up in different ways but <u>no</u> individual element (such as an individual storefront or particular dwelling unit) stands out of the composition of the building and creates separate architectural identity.

5. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material,texture, or color are appropriate.

The project has deep openings which create an undulating relationship with the sidewalk. On both Dolores and Fifth streets, pedestrian walkways open up and invite people into the buildings intrablock walkway and courtyard.

6. Long blank walls should be avoided and building facades should be broken up visually to reflect the rhythm of typical storefronts, i.e. alterations, entrances or offsets every twenty to thirty feet.

This projects street façades undulate vertically and horizontally.. The deep openings, walkway openings and recessed doors add interest to the pedestrian and are <u>not</u> anything like a "long blank wall."

7. Roof forms should be complete and not present false fronts.

There are no “false fronts” on this project. All roof forms are part of the integrated forms of the building and serve a function.

8. Partial mansard roofs (typical of franchise architecture) and pitched roofs that do not reach a true peak or hip should be avoided.

This project has flat roofs many of which are decks or planted green roofs. There are not mansard or pitched roofs, Only the sloped forms are for the photovoltaic panels at the rear of the project away from the street.

B. Façade Proportions. Each building should be treated as a consistent whole.

This is certainly true of this project. The building(s) is designed as a consistent whole.

2. Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms should be integrated throughout the building, even if more than one enterprise occupies it.

Again, the building is designed as a complex, but integrated whole. There is no mistaking that this building is ONE building complex.

3. If one storefront is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.

This will be the case in this project .

4. Buildings and storefronts in the core commercial area should establish a “pedestrian wall” close to the front property line (generally within 0” to 24”)

This project creates a pedestrian wall at the property line with recesses. The use of stone also emphasizes a “pedestrian wall” along the street which has penetrations for passersby to explore.

B. Façade Proportions.

5. The pedestrian wall should not be without relief; it should be punctuated by occasional offsets produced by entries, window projections, small planters, and entrances to courtyards and intra-block walkways.

With this project’s pedestrian wall set on the property line, this plane is broken by deep wall recesses to windows and to entry doors, as well as having entrances to the intrablock walkways and courtyards.

8. The relationship between building wall space and openings (windows and doors should be balanced. Wall space between openings should maintain a sense of visual substance or solidity. This reflects older building limitations common to unreinforced masonry or wood frame construction and avoids excessive transparency.

   This building, especially on the street level, appears like it could be made from old masonry construction. It has solid corners and deep openings common to this construction technique. Although having some modernist tendencies in the design, it does NOT utilize typical modernist elements such as large cantilevers, large expanses of unbroken glass, nor does it expose unnatural, synthetic materials.

9. The relation Purely decorative balustrades and balconies are discouraged.

   There are no purely decorative balustrade or balcony on this building design.

C. Window Patterns. Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman , arched windows (Spain, colonial Revival), or banded window (Craftsman) are typical.

   This project is a new building and does not have to stay consistent with the original. All the windows are true-divided light, wood framed without any fake division of lights.

1. Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided.

   The street level, as well as some other windows in the project, use divided lights, breaking up large areas of glass. Windows and doors which do not utilize divided lights are well setback from the street and are moderate in size.

2. Such window treatments as mitered corners, etched glass, and glass block are to be avoided.

   None of these window treatments are proposed for this project.

3. Transom windows above doors or extending the width of the façade should be preserved or restored as exemplary of traditional storefront design.

   Since this is a new building there is nothing to restore. This design, however, does propose transom window lights above the street level doors.

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

1. Conserve or create recessed entries. Should two business entries be close to one another in the same building, a single recess may be designed to accommodate both.

   This project utilizes recessed entries set back 2 feet from the property line. The project also recesses window to create interest along the sidewalk.

2. Business spaces located on a corner may substitute an angled or beveled entry instead of a recess to create variety and visual interest.

   At the SW corner of Dolores and Fifth, the grade slopes up steeply making an angled entry awkward and not very feasible.

3. The floor of a recess should be differentiated from the adjoining sidewalk through contrasting stone, brick, or tile paving that does not extend beyond the property line.

   This project proposes repaving the sidewalks adjacent to the building in concrete pavers set in sand. The recesses and intrablock walkways are to be pavers differentiated from the sidewalk, thus meeting this guideline.

4. Entrances to stores should not be excessively wide, and single doors are strongly encouraged in preference to double doors.

   This project proposes using single doors for the retail store entrances at the street. These doors are within recesses which are not wide.

5. Simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate. Dutch doors are a Carmel Tradition.

   This project proposes steel windows and dutch doors at the street level (which is common in the historic commercial district. Wood doors with a natural wood finish are used on the 2nd level The natural wood finish adds richness to the elevations and compliments the stucco finish, which is typical of the Mediterranean style.

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

The main building materials for this project are stucco, stone, steel and natural wood windows and doors, and tile. These are strongly established in the commercial district.

1. Paint should be applied as a solid color, without texture or mottling. Antiqued and faux finishes are inappropriate.

   Only solid paint colors are proposed for this project.

2. Muted paint colors, which blend with the natural surroundings are appropriate. Bright and primary colors should be avoided. Contrasting colors should be saturated and earthen.

   This project proposes an off white for the stucco color which is very common in the commercial district.

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

   This project proposes intra-block walkways and a courtyard.

1. A courtyard should maintain continuity of architecture, colors and materials.

   The courtyard of this project separates the two buildings sections (East and West) and is designed so that the buildings' courtyard elevations are part of an integrated building form. They help form a unified exterior to the structures.

2. The area of a courtyard should be compatible with the size of the building site.

   The courtyard and walkways proposed provide ample space for pedestrians and occupants and are a complimentary size for the buildings and the separation of the two sections.

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

   The courtyard of this project incorporates two new trees (bringing the urban forest into the interior of the block). The significant trees on the sidewalk will be maintained and their planter areas increased. The project also incorporates planted 'green' roofs which help alleviate storm runoff and keep the buildings insulated, but also increase enormously the plant material on the property. This occurs on almost all of the roofs. The 'green' roofs soften the architecture and integrate the building more into the natural environment. They will be planted with native, drought-resistant species.

1. Significant trees (as determined by the City Forester) need to be preserved, and site design should provide for additional trees. Healthy street trees are encouraged, as is the location of trees within the interior of blocks and away from street frontage in order to enhance the distribution of trees and to create a more effective canopy.

   There are no significant trees within the existing courtyard. The significant street trees are being maintained. In addition two trees are being added to the proposed courtyard.

2. Permanently installed planter boxes are encouraged.

   Planters for the courtyard and intra-block walkways are being designed and will be incorporated into the plan at Final Detail Review.

3. Street furniture—benches, trash containers, drinking fountains, etc.—can be a welcoming feature in the commercial area, but should be carefully selected for compatibility with the surrounding architecture and commercial activity. Benches should be carefully sited to avoid congestion and litter problems.

   Street furniture will be integrated into the design and this will be presented at Final Detail Review.

4. Flower boxes under display windows, hanging baskets of floral displays in intra-block walkways, and formal flowerbeds are frequent and encouraged.

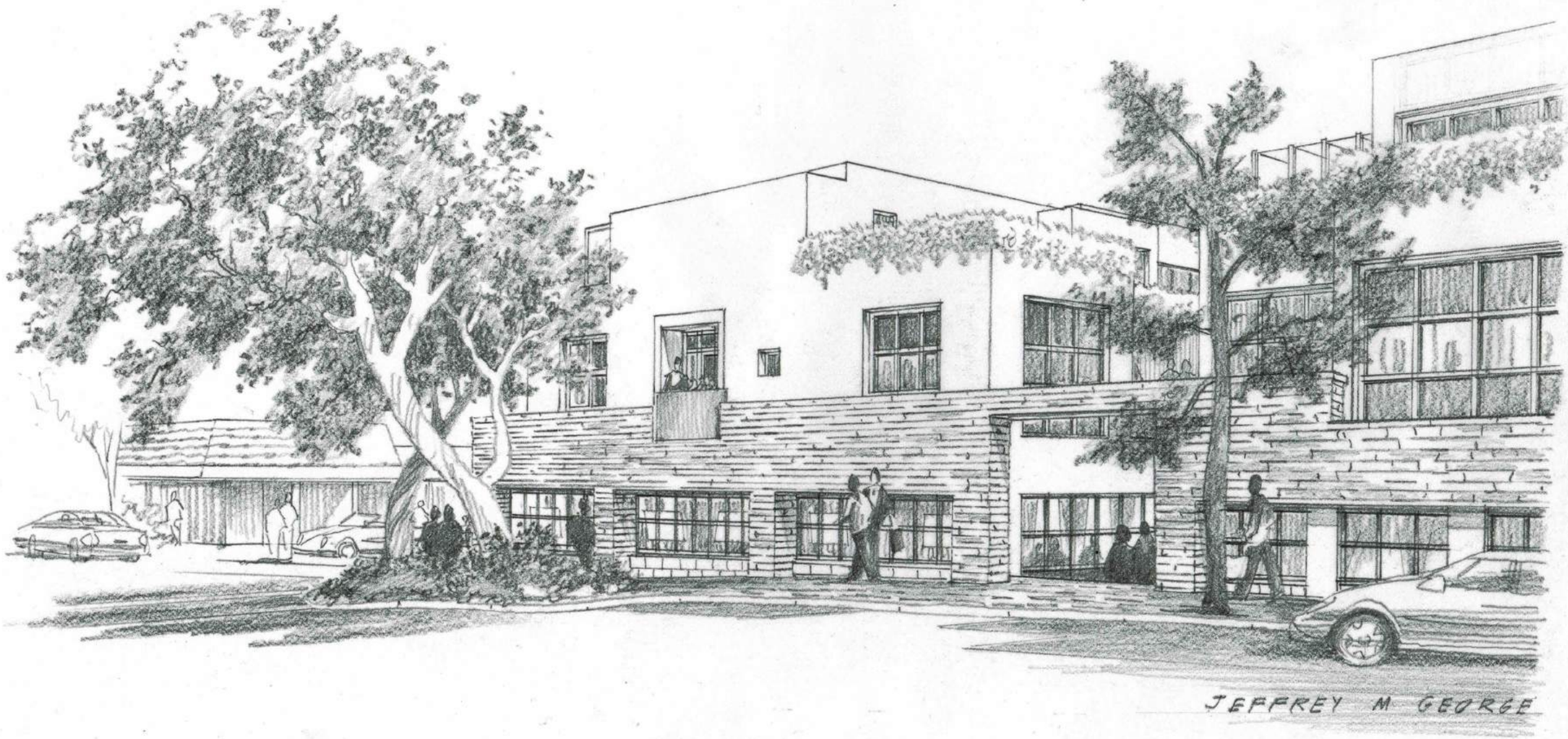
   Planters and floral displays will be integrated into the intra-block and courtyard design. It should also be noted that this design utilizes planted 'green' roofs which will add to the softening of the architecture and also help integrate the building with the natural environment. The courtyard also introduces planted trees as well as smaller low growing plants.

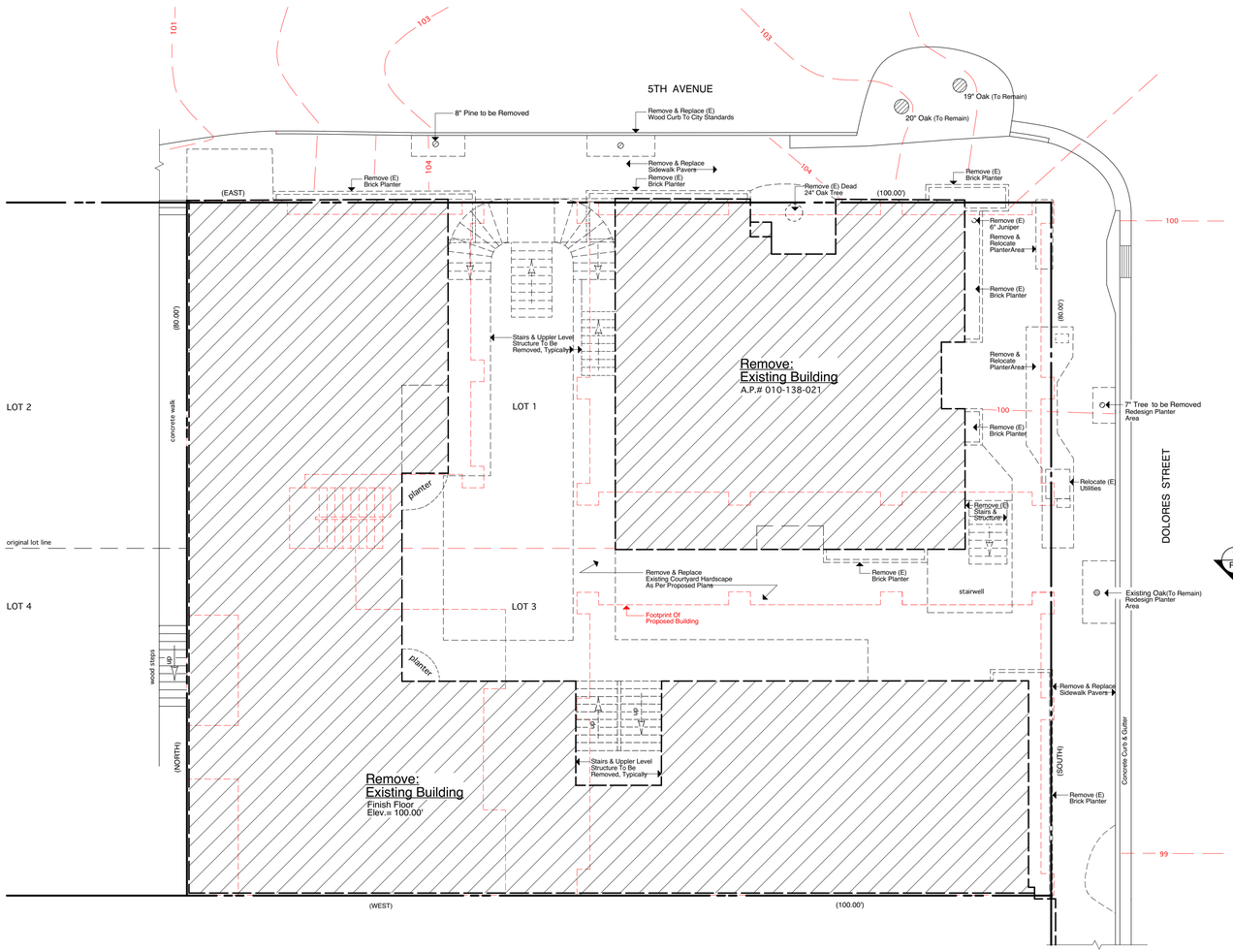
G. Lighting. Lighting should be the minimum required for public safety.

1. Harsh, unscreened, flashing, blinking and garish lights and entry lights on motion sensors are inappropriate, as are wall washing, landscape lighting and tree lighting.

2. Lighting fixtures should be discrete or compatible in design with the building and site.
   A exterior lighting plan for the project will be presented at Final Detail Review and will meet these guidelines.

JEFFREY M. GEORGE

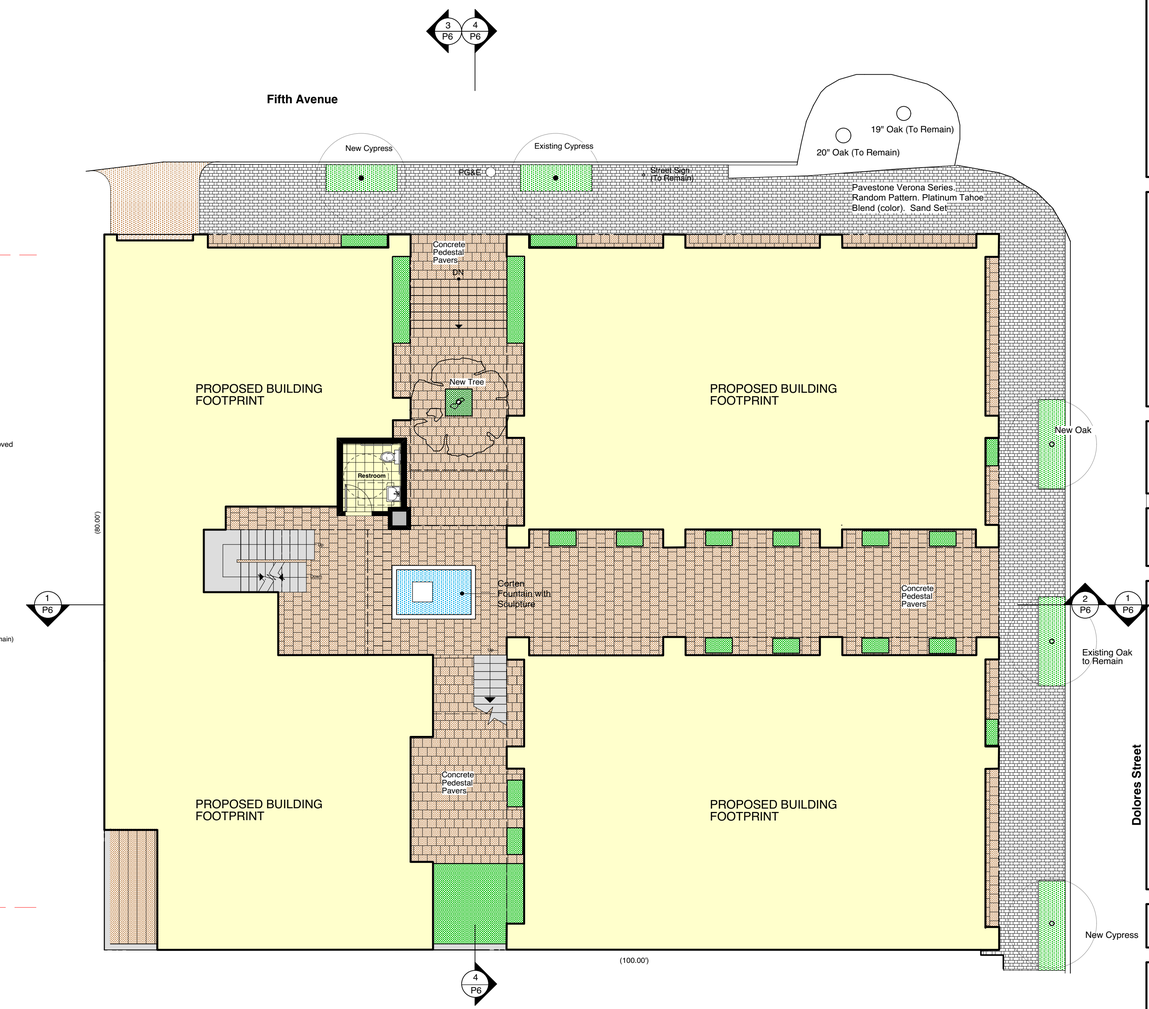

JEFFREY M GEORGE



Existing Site Plan/Takedown Plan

1/8" = 1'- 0"

0' 5' 10'



Sidewalk - Courtyard Plan

1/8" = 1'- 0"

0' 5' 10'

Building Coverage

Lot Area	=	8000 sf
Existing Building Coverage	=	4672 sf or 42%
Max. Allowable Building Coverage*	=	7600 sf or 95%

* Maximum Coverage based upon Compliance with Commercial Design Guidelines

Proposed Floor Area

Max. Allowable Floor Area**	=	12000 sf or 150%

** Includes 10% Courtyard and Intra-Block Walkway Bonus and 5% Affordable House Bonus for (4) of (8) Units are for 'Moderate Income'

Legend

- Concrete Pavers Set in Sand
- Tile Pavers
- Planted Area or Green Roof
- Interior Space of Proposed Building

Off-Street Parking

Proposed Number of Spaces	=	13
Minimum Spaces Required	=	13

Street Level

Retail:		
Retail Space 1	=	1634 sf
Retail Space 2	=	1539 sf
Retail Space 3	=	529 sf
Total Retail	=	3702 sf
Restroom	=	61 sf
Unit 5 (Moderate Income)	=	510 sf
Unit 6 (Moderate Income)	=	503 sf
Total Floor Area Street Level	=	4776 sf

2nd Level

Unit 1 (Market Value Condo)	=	1,554 sf *
Main Floor = 1169 sf		
Mezzanine = 385 sf or 32%		
Unit 2 (Market Value Condo)	=	1,547 sf *
Main Floor = 1165 sf		
Mezzanine = 382 sf or 32%		
Unit 3 (Market Value Condo)	=	1,529 sf *
Main Floor = 1150 sf		
Mezzanine = 379 sf or 32%		
Unit 4 (Market Value Condo)	=	1,455 sf *
Main Floor = 1095 sf		
Mezzanine = 360 sf or 32%		
Unit 7 (Low Income)	=	495 sf
Unit 8 (Low Income)	=	504 sf
Total Floor Area 2nd Level	=	7,084 sf
Total Floor Area	=	11,860 sf

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Del Dono Court

SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

Job No.
15-09

December 11, 2015
Revisions:
1 May 15, 2016

Proposed Sidewalk Plan and Existing Site Plan/ Takedown Plan

1/8"= 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2017
STATE OF CALIFORNIA

Sheet No.
P1

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Contextural Site Plan/ Roof Plan

1/8" = 1'-0"

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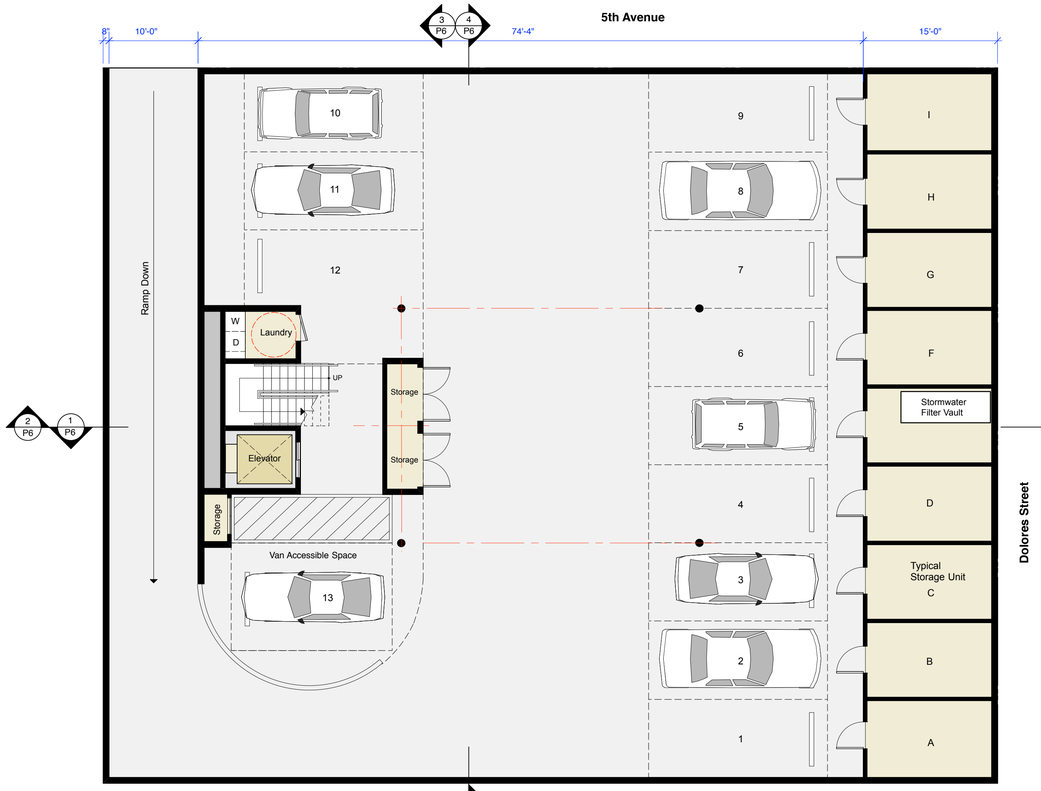
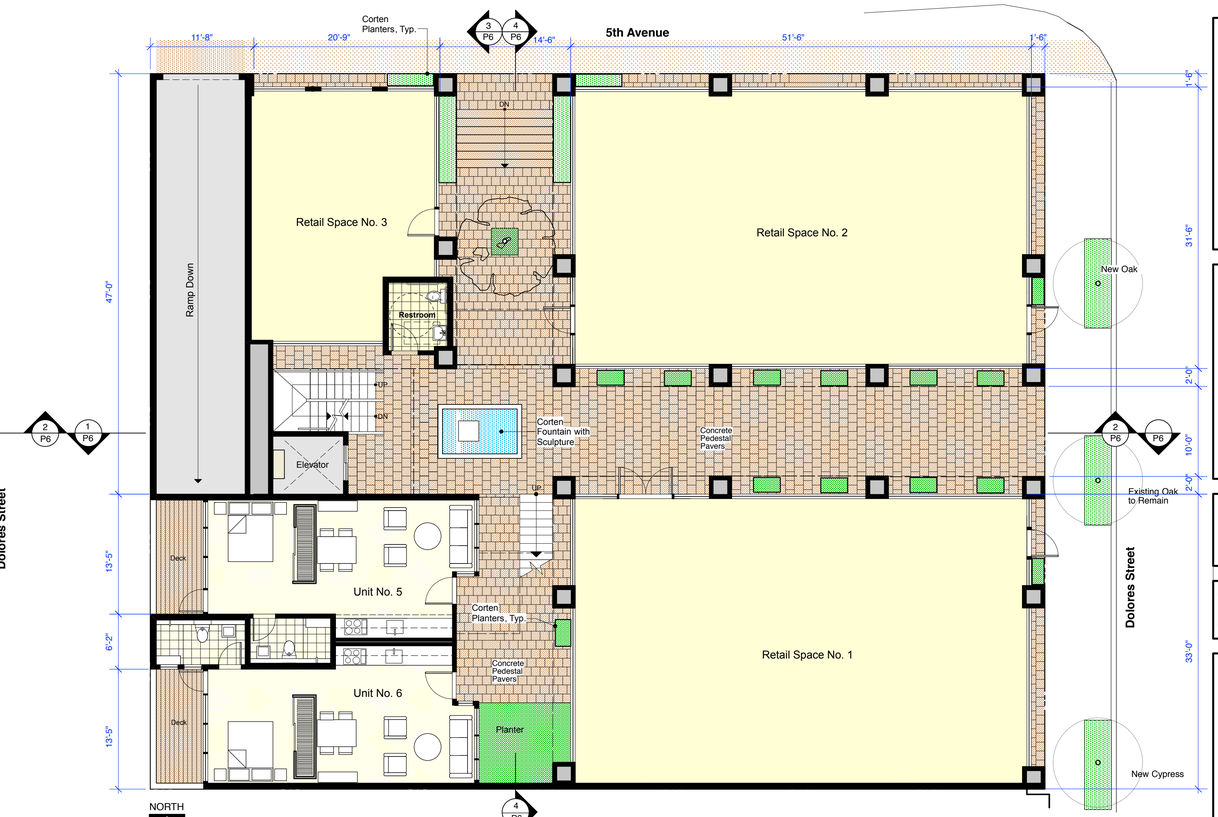


NORTH

Garage Level Plan

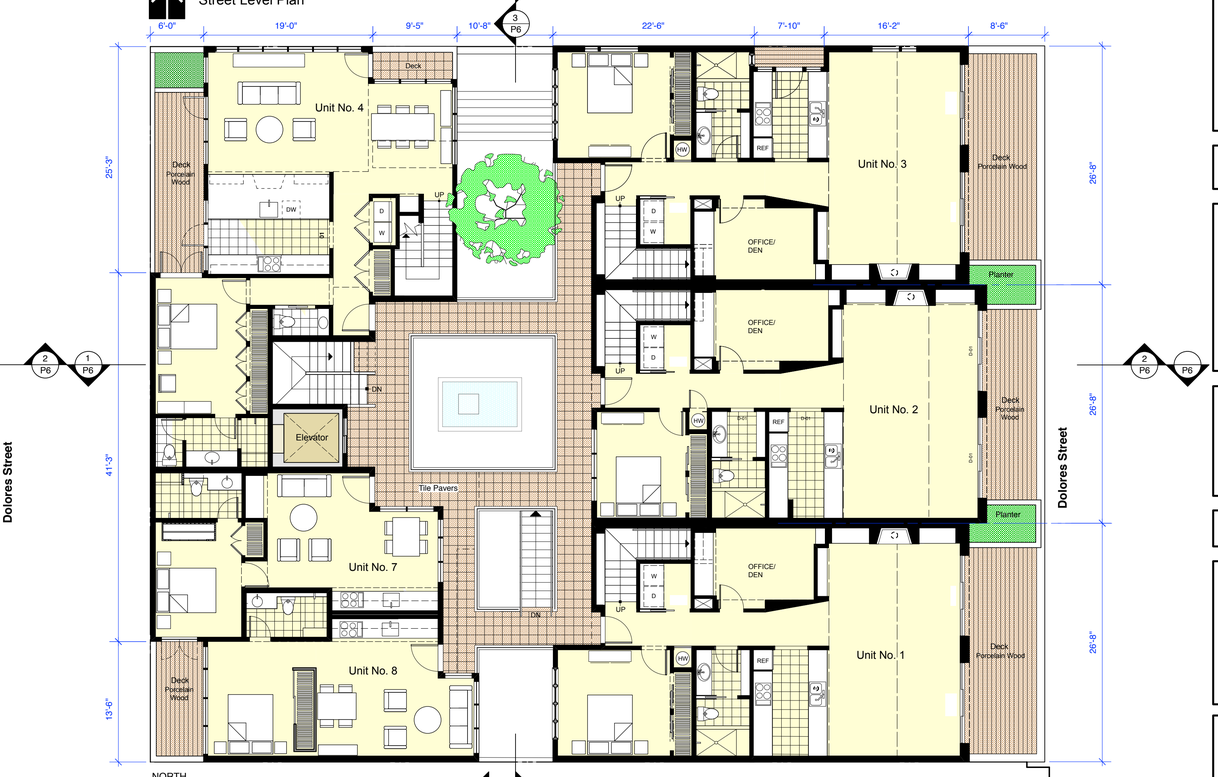


NORTH

Street Level Plan

NORTH

Mezzanine Level Plan



NORTH

Second Level Plan

0' 5' 10'

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Del Dono Court

SW Corner of Dolores and Fifth
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15-09

December 11, 2015
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1 May 15, 2016

Floor Plans

1/8" = 1'-0"

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No. 28518
Expires February 2017
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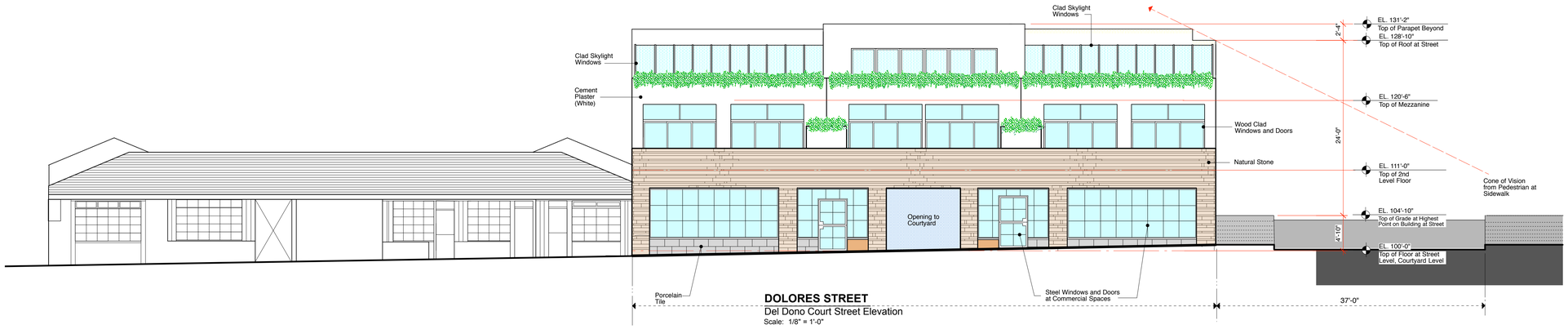
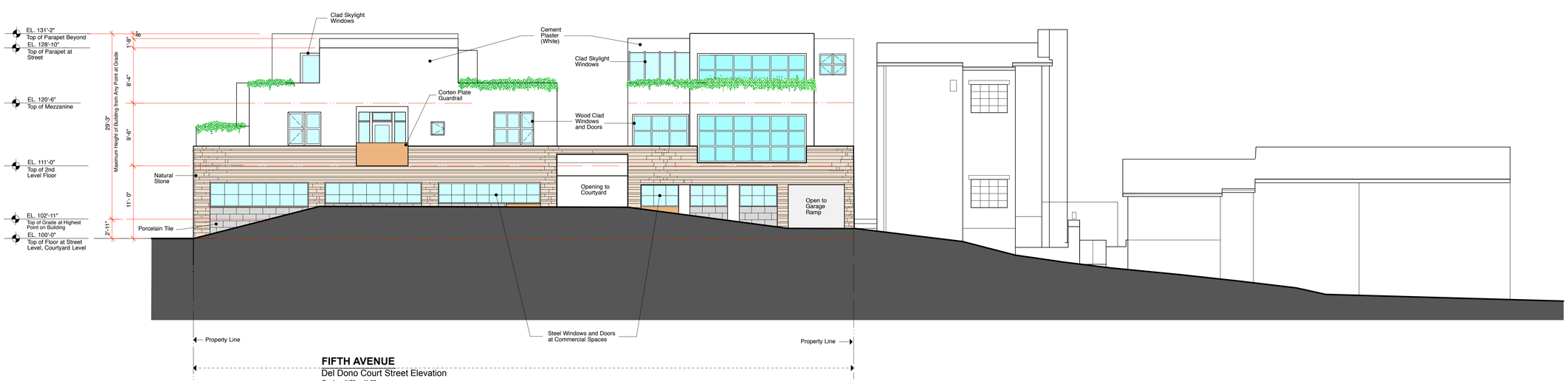


DOLORES STREET
Del Dono Court Street Elevation
Scale: 1/8" = 1'-0"



FIFTH AVENUE
Del Dono Court Street Elevation
Scale: 1/8" = 1'-0"

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Del Dono Court
SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

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Proposed Elevations

1/8"= 1'-0"

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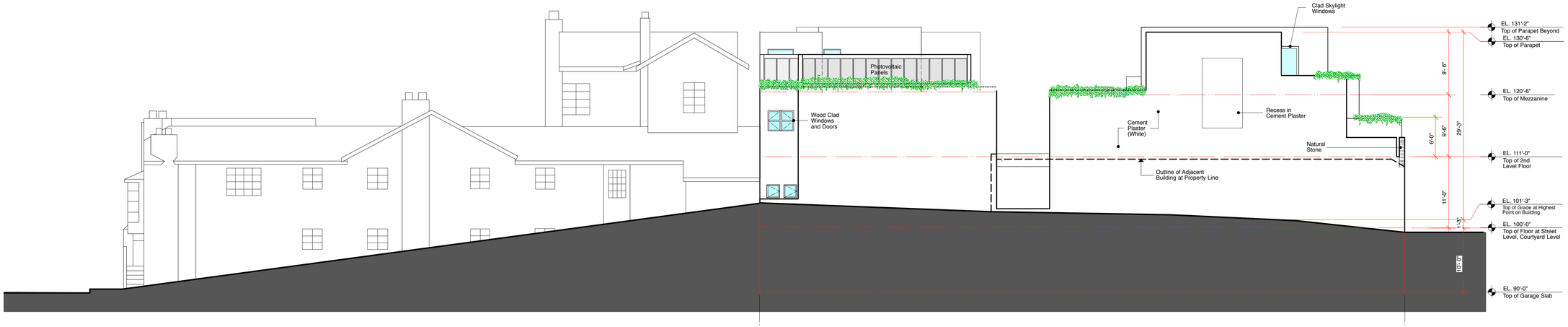
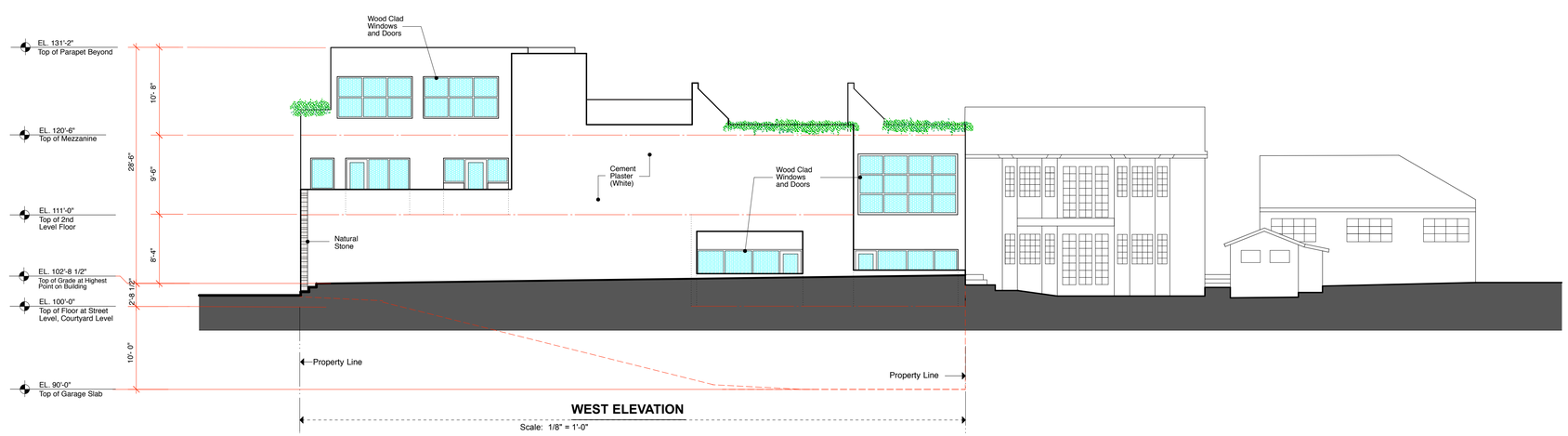


SOUTH ELEVATION

Scale: 1/8" = 1'-0"



WEST ELEVATION

Scale: 1/8" = 1'-0"

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Del Dono Court

SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

Job No.
15-09

December 11, 2015
Revisions:
1 May 15, 2016

Proposed Elevations

1/8"= 1'-0"

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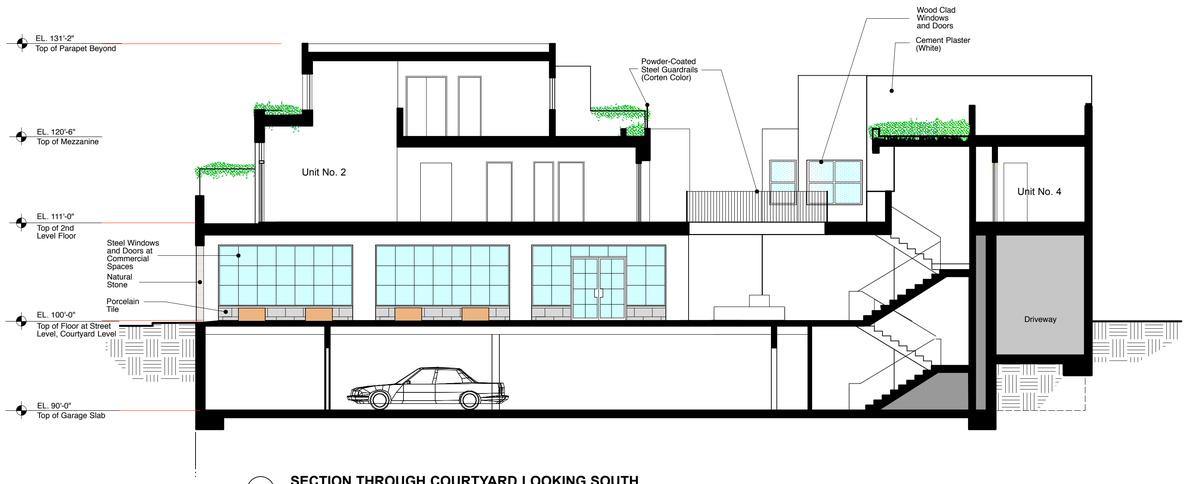
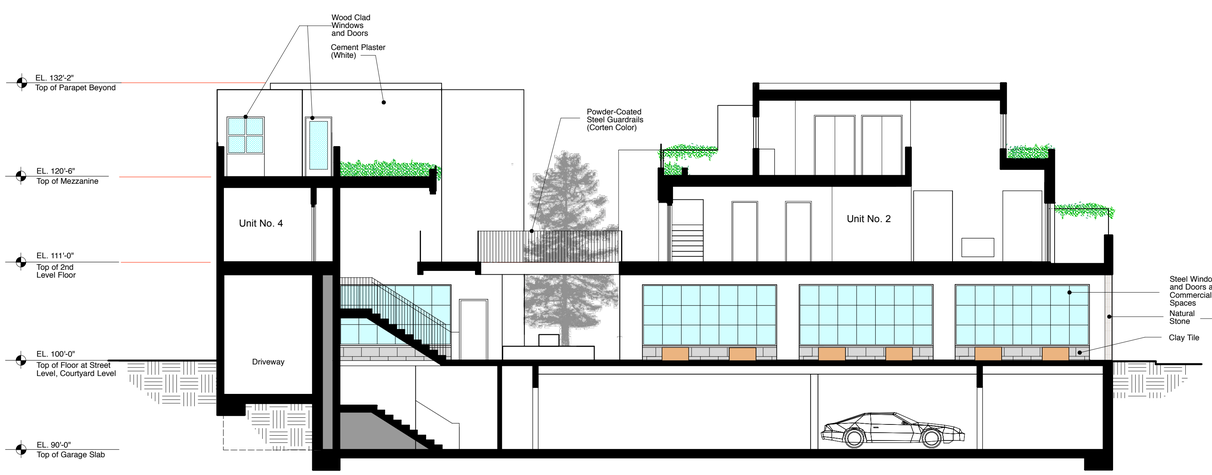
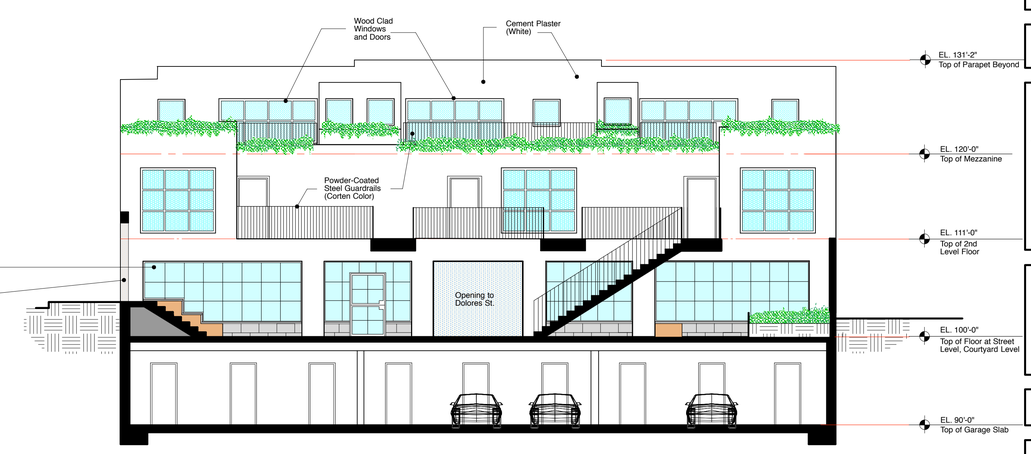


1 SECTION THROUGH COURTYARD LOOKING SOUTH

3 SECTION THROUGH COURTYARD LOOKING WEST



2 SECTION THROUGH COURTYARD LOOKING NORTH



4 SECTION THROUGH COURTYARD LOOKING EAST

D
A

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EL. 111'-0"

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Del Dono Court
SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

Job No.
15-09

December 11, 2015
Revisions:
1 May 15, 2016

Proposed Sections

1/8"= 1'-0"

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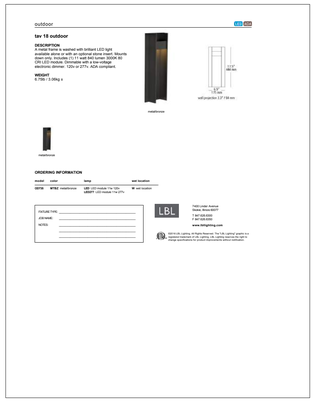
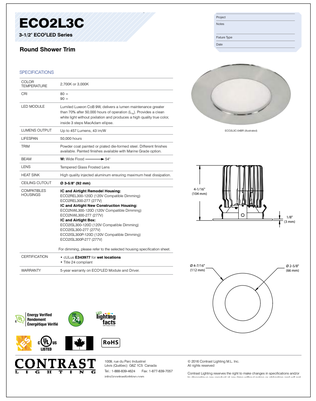
ERIK D. DYAR
No. 28518
Expires
February 2017
STATE OF CALIFORNIA

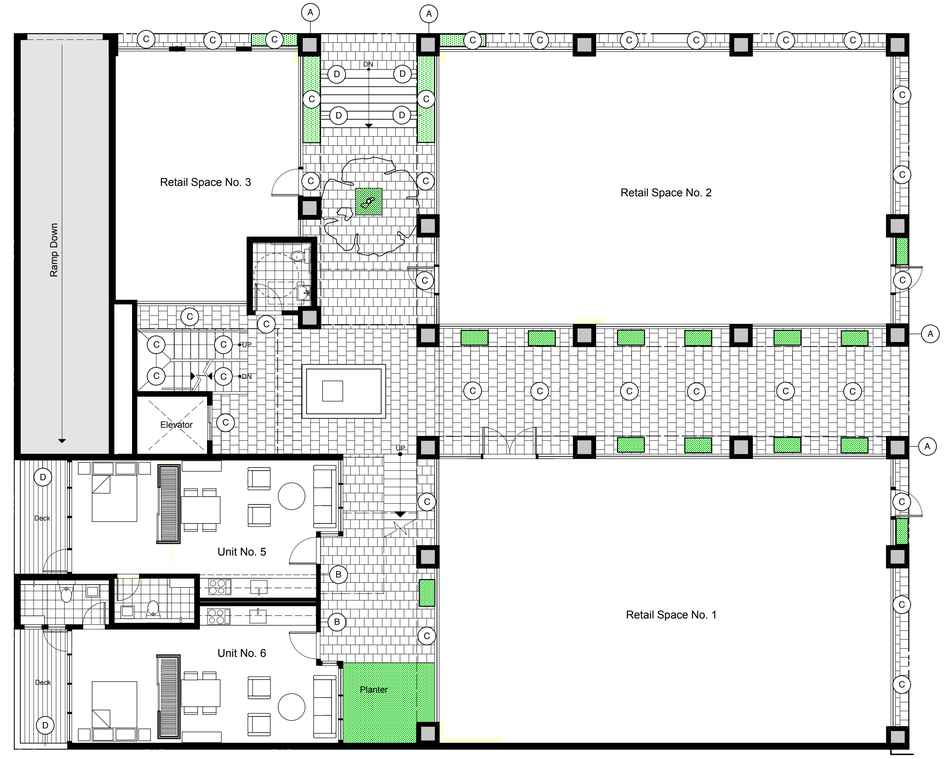
Sheet No.
P6

ELECTRICAL LEGEND

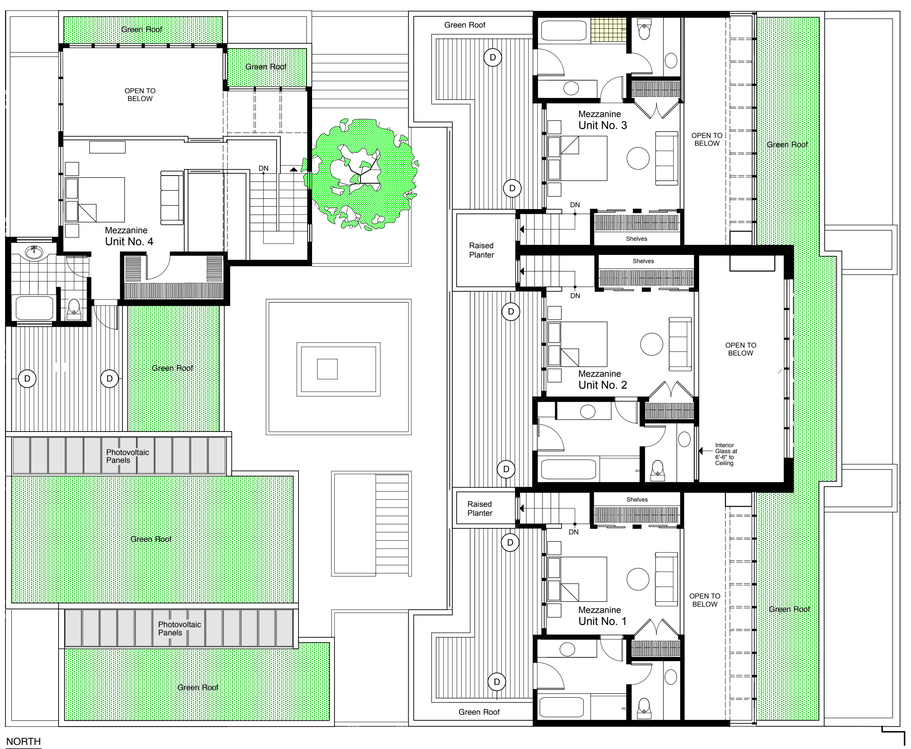
Symbol	Fixture	Location
A	LBL Lighting: tav 18 Outdoor. Bronze 11-watt LED. Model: OD735 MTBZ LED W. Wet Location Listed. ADA Compliant.	Wall Mount at 6'-0" Max. Above Grade.
B	LBL Lighting: tav 14 Outdoor. Bronze 11-watt LED. Model: OD734 MTBZ LED W. Wet Location Listed. ADA Compliant.	Wall Mount at 6'-0" Max. Above Grade.
C	Contrast Lighting: ECO2L3C 3 1/2" LED Recessed Downlight. 430 Lumens Max. Black Trim. Wet Location Listed	Recess in Soffit
D	Bega Lighting: Recessed Step Light. Model: 22 372 Bronze Finish. 10.5-watt LED. Wet Location Listed	Recess in Wall. 12" from Paving to Centerline of Light, Typical







Street Level Plan



Mezzanine Level Plan

Second Level Plan

0' 5' 10'

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Del Dono Court
SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

Job No.
15-09

May 15, 2016
Revisions:

Exterior Lighting Plans

1/8" = 1'-0"

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No. 28518
Expires February 2017
STATE OF CALIFORNIA

Sheet No.
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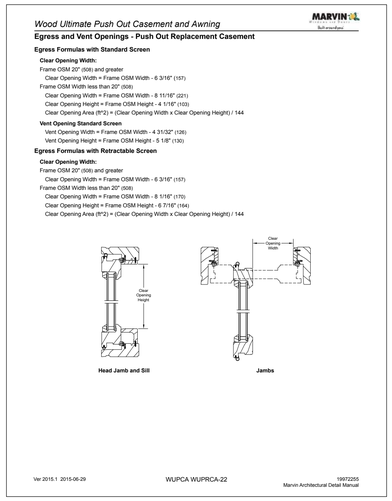
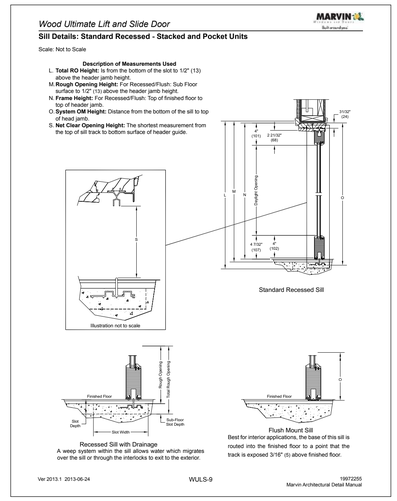
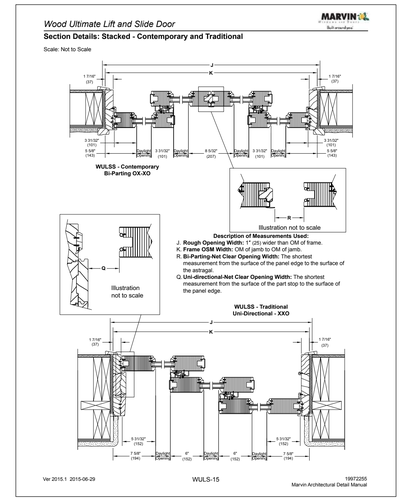


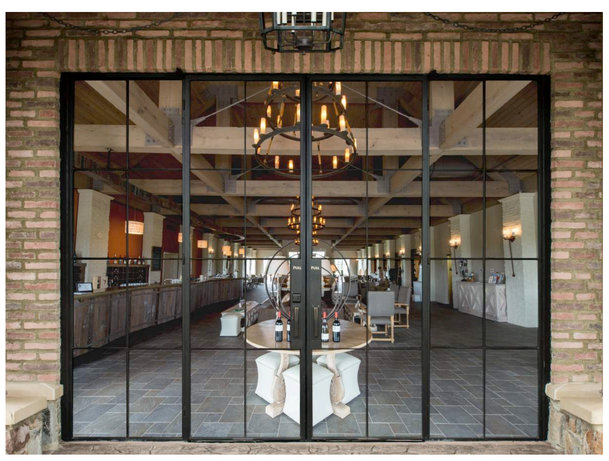
Wood Casement Windows with True-Divided Lights



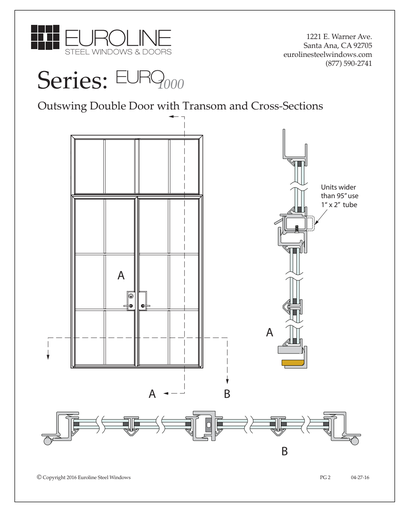
Wood Lift-and-Slide Door Sill at Dolores Street Decks



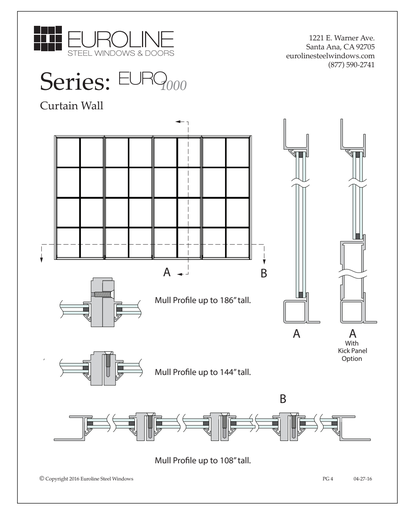
Wood Lift-and-Slide Doors at Dolores Street Decks



Steel Door and Windows for Commercial Storefronts



Steel Door for Commercial Storefronts



Steel Windows for Commercial Storefronts

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EL. 111'-0"

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Del Dono Court
SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

Job No.
15-09

May 15, 2016
Revisions:

Doors and Windows

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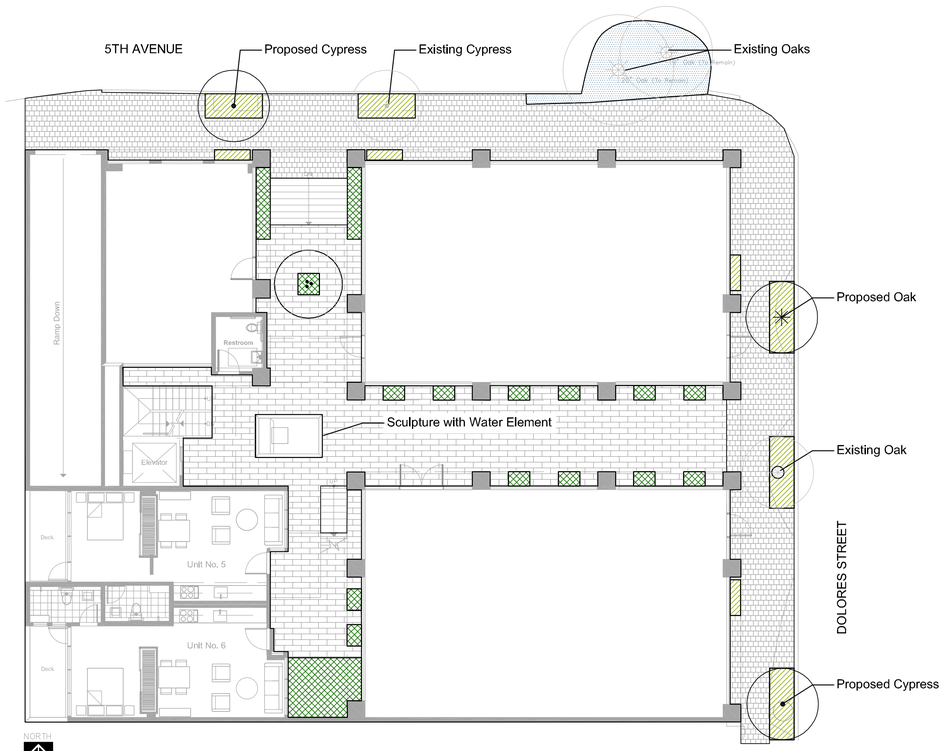


Street Level Plan

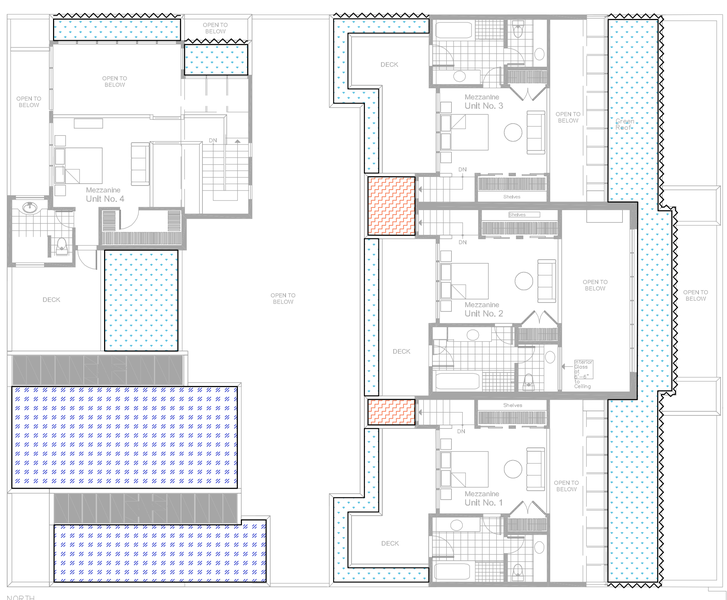
LEGEND

Sidewalk Pavers: Pavestone Verona Series, Mixed Sizes, Random Pattern, Color: Tahoe Blend Platinum, Sand Set

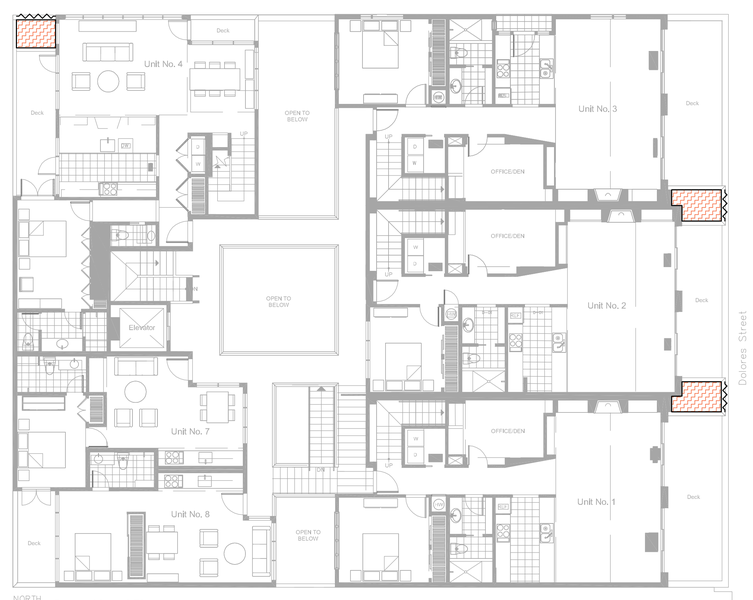
Courtyard Pavers, Stepstone CalArc Narrow Modular Concrete Paver, Color: Porcelain #1413, Medium Sandblast Finish, Pedestal Set

PLANTING LEGEND

Species	Common Name	Character
STREET-FACING PLANTERS		
Aeonium spp.	Aeonium	Succulent Shrub, Multi-colored Options
Ceratostigma plumbaginoides	Dwarf Plumbago	Flowering Groundcover, Blue Flowers
Echeveria derenbergii	Painted Lady Echeveria	Flowering Succulent
Sempervivum arachnoideum	Hens and Chicks	Small Scucculent Rosettes
COURTYARD PLANTERS		
Magnolia x soulangiana	Saucer Magnolia	Flowering Tree
Aspidistra elatior	Cast Iron Plant	Evergreen, Leafy
Lonicera periclymenum 'Winchester'	Winchester Honeysuckle	Fragrant Flowering Vine on Trellis
Sanseveria trifasciata	Snake Plant	Evergreen, Variegated
Tradescantia fluminensis	Wandering Jew	Variegated Purple Trailing Foliage
Seasonal Color Accent Planting		Mixed Annuals and Perennials
BALCONY PLANTERS AND GREEN ROOF EDGING		
Lantana sellowiana 'Monma'	Trailing Lantana	Trailing, White Flowers
Phormium 'Bronze Baby'	New Zealand Flax	Bronze colored strappy leaves
Rosmarinus officinalis	Trailing Rosemary	Trailing, Blue flowers
GREEN ROOF, EXTENSIVE		
A mix of succulents, California native wildflowers, groundcovers, and small shrubs		
GREEN ROOF, INTENSIVE		
Sedum Mat - mix of pre-established sedum succulents		
MULCH		
2" of Wood Mulch Under Existing Oak Trees		



Mezzanine Level Plan



Second Level Plan

0' 5' 10'

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Del Dono Court
SW Corner of Dolores and Fifth
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Job No.
15-09

December 11, 2015
Revisions:
1 May 15, 2016

LANDSCAPE PLAN

Scale: As Shown

LICENSED LANDSCAPE ARCHITECT
MICHAEL E. BELLINGER NO. 3059
Signature
Renewal Date
Date
STATE OF CALIFORNIA

Sheet No.
L1

Sempervivum arachnoideum - Hens and Chicks

Echeveria derenbergii - Painted Lady Echeveria

Aeonium species - Aeonium

Cerastostigma plumbaginoides - Dwarf Plumbago

Street-facing planters

Phormium 'Bronze Baby' - New Zealand Flax

Rosmarinus officinalis 'Prostratus' - Rosemary

Lantana sellowiana 'Monma' - White Lightnin' Trailing Lantana

Balcony Planters and Green Roof Edging

Aspidistra elatior - Cast Iron Plant

Sanseveria trifasciata - Snake Plant

Tradescantia fluminensis - Wandering Jew

Corten Steel Planters

Magnolia soulangiana - Saucer Magnolia

Lonicera periclymenum 'Winchester' - Winchester Honeysuckle

Seasonal Color - Annuals and Perennials

Courtyard Planters

Intensive Garden Roof Assembly with Sedum Mats

Extensive Garden Roof Assembly with Grasses, Groundcovers, and Shrubs

Green Roof

DYAR ARCHITECTURE
P.O. BOX 4729
CARMEL, CALIFORNIA 93921
v: 831.915.9922
f: 831.368.9969
Email: info@dyararchitecture.com

Consultant Title

BFS LANDSCAPE ARCHITECTS
155 PACIFIC STREET #D1
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Leidig/Draper Properties, Inc.
P.O. Box 2265
Carmel, CA 93921

Del Dono Court
SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

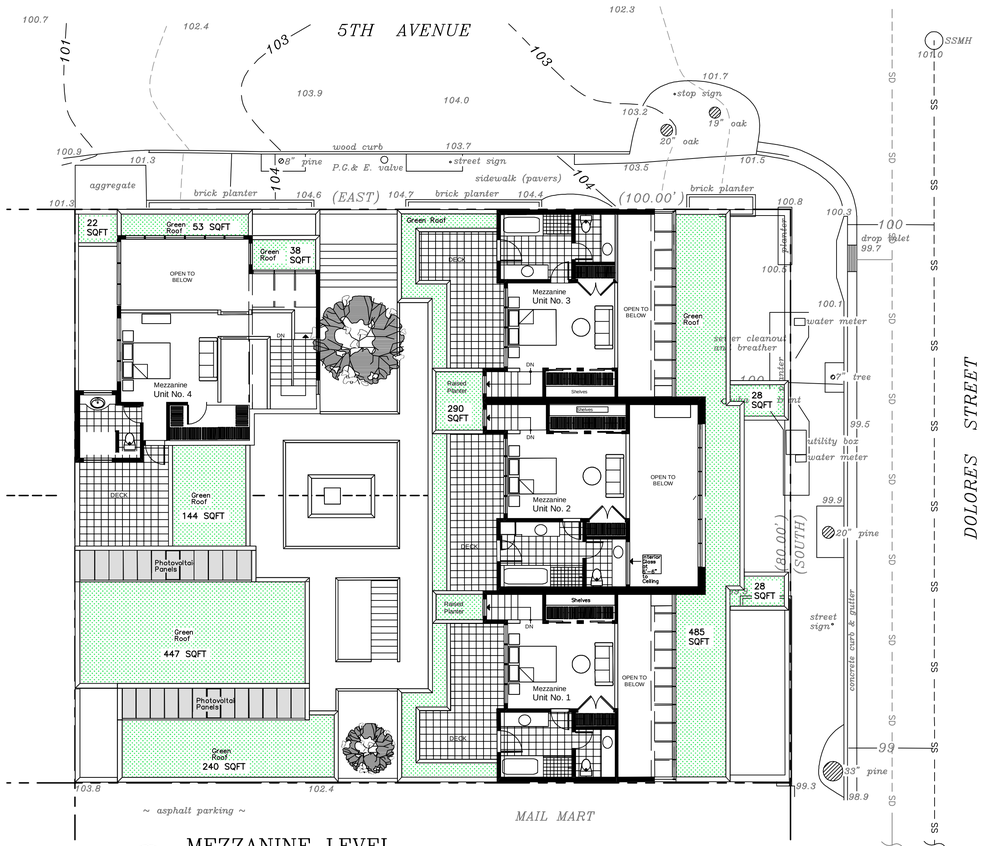
Job No.
15-09

December 11, 2015
Revisions:
1 May 15, 2016

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
MICHAEL E. BELLINGER NO. 3598
Signature
12-31-17
Renewal Date
Date
STATE OF CALIFORNIA

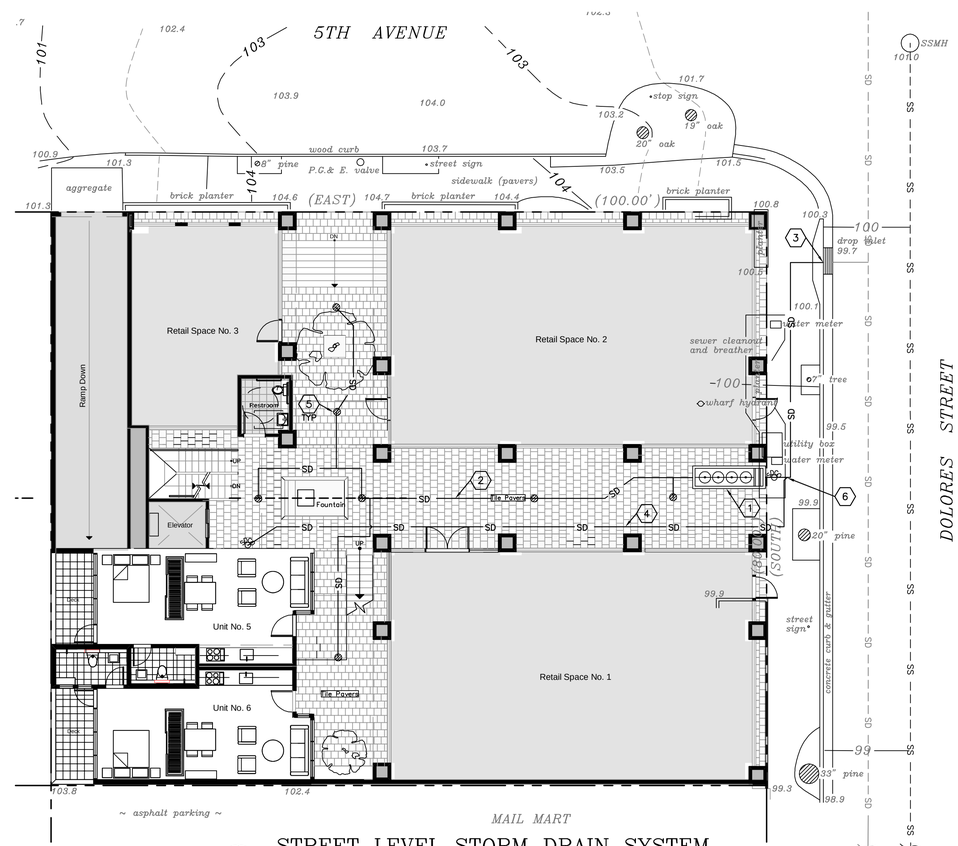
Sheet No.
L2



A
C1

MEZZANINE LEVEL

SCALE: 1"=10'



B
C1

STREET LEVEL STORM DRAIN SYSTEM

SCALE: 1"=10'

KEY NOTES

1. STORM WATER TREATMENT FILTER VAULT. SEE DETAIL C/C1. TOP OF VAULT TO BE FLUSH WITH NEW TILE PAVERS.
2. NON GREEN ROOF STORM DRAIN SYSTEM. INCLUDES ROOF, DECK AND WALKWAYS. FLOWS THROUGH FILTER VAULT.
3. STORM DRAIN CONNECTION TO (E) CITY STORM DRAIN SYSTEM.
4. GREEN ROOF AND PLANTER STORM DRAIN SYSTEM. MEZZANINE LEVEL PLANTERS TO CONNECT TO THIS PIPE. DOES NOT FLOW THROUGH FILTER VAULT.
5. AREA DRAIN. LOCATIONS ARE PRELIMINARY.
6. GREEN ROOF/PLANTER CONNECTION TO STORM DRAIN PIPING PAST FILTER VAULT.

LEGEND

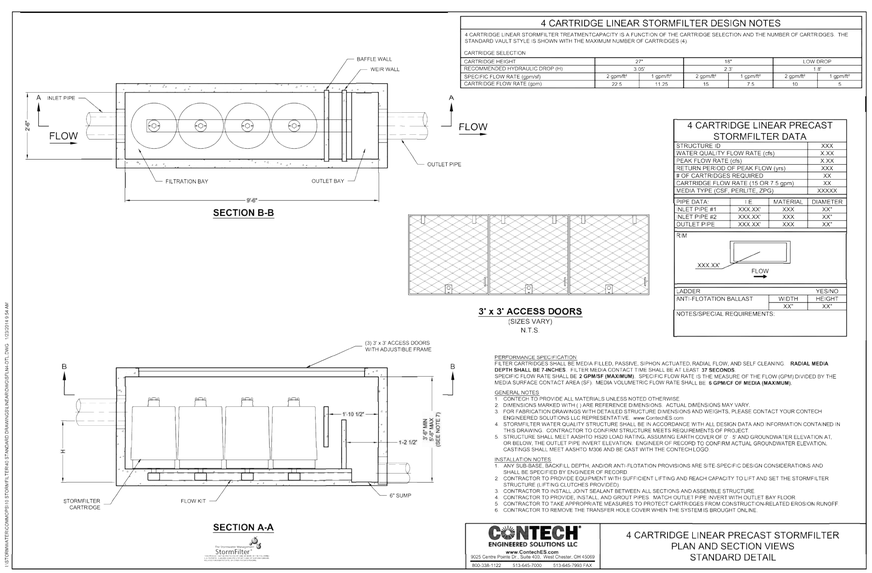
- 200 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE / RIGHT OF WAY
- SD — EXISTING STORM DRAIN (SIZE VARIES)
- SS — EXISTING SANITARY SEWER (GRAVITY)
- SD — NEW STORM DRAIN (SIZE VARIES)

SYMBOLS

- AREA DRAIN
- CO STORM DRAIN CLEANOUT
- DS ROOF DOWN SPOUT LOCATION

CENTRAL COAST JOINT EFFORT STORM WATER INFORMATION

1. TOTAL PROJECT SITE AREA = 8016 SQFT
2. TOTAL PRE–PROJECT (EXISTING) IMPERVIOUS AREA = 8016 SQFT
3. TOTAL NEW IMPERVIOUS SURFACE AREA = 6241 SQFT
4. TOTAL NEW PERVIOUS AREA (GREEN ROOF AND PLANTERS) = 1775 SQFT
5. PERCENT IMPERVIOUS REDUCTION FROM EXISTING STRUCTURE = 22% (THROUGH PROPOSED GREEN ROOF/PLANTERS)
6. THIS PROJECT FALLS UNDER PERFORMANCE REQUIREMENT REQUIREMENT NO. 2 – WATER QUALITY TREATMENT
7. THE FILTER VAULT IS SIZED TO TREAT 0.2 INCHES PER HOUR INTENSITY PER PERFORMANCE REQUIREMENT NO. 2 SPECIFICATIONS. THE FILTER VAULT IS INTENDED TO TREAT STORM WATER RUNOFF WITH EQUIVALENT EFFECTIVENESS AS SECTION B.3.B.ii OF THE CENTRAL COAST JOINT EFFORT STORM WATER REQUIREMENTS.
8. IMPERVOUS SURFACE AREA TO BE TREATED THROUGH FILTER VAULT = 6241 SQFT.



C
C1

STORM WATER TREATMENT FILTER VAULT

SCALE: NA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: CJS
DESIGNED BY: CJS
DATE: 5-23-16
SCALE: 1" = 10'
JOB NUMBER: 16-027
LAST REVISED:
REVISED BY:

DEL DONO COURT
SW CORNER OF DOLORES AND FIFTH
CARMEL BY THE SEA, CALIFORNIA

PROPOSED STORM WATER SYSTEM
LAYOUT AND TREATMENT

SHEET C1
OF
1 SHEET

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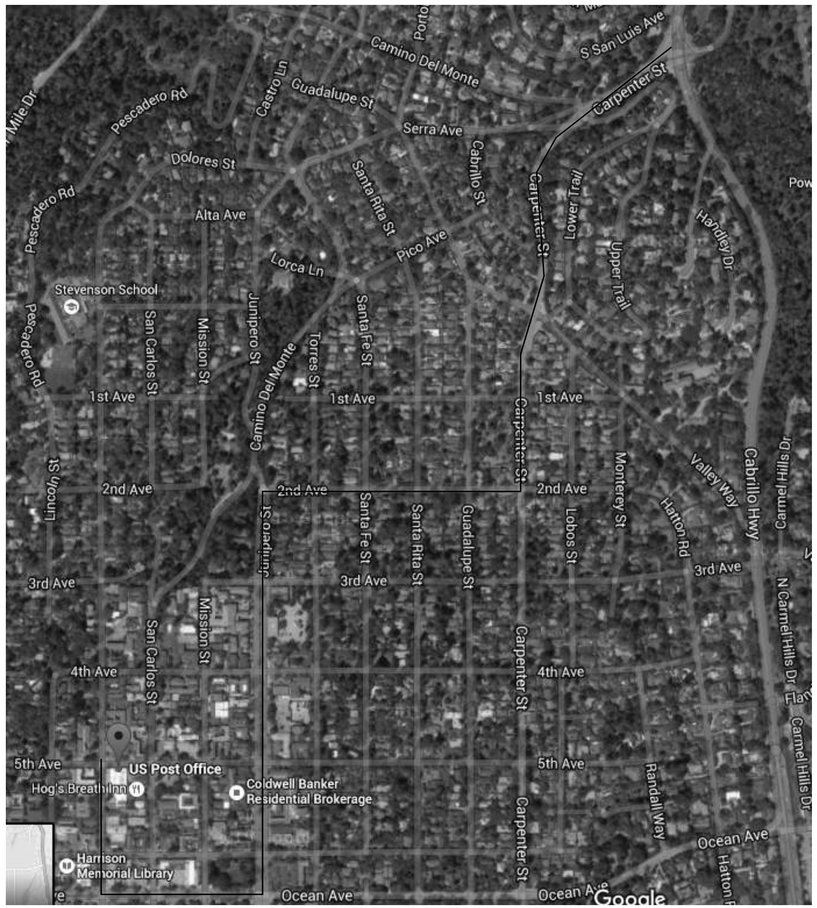
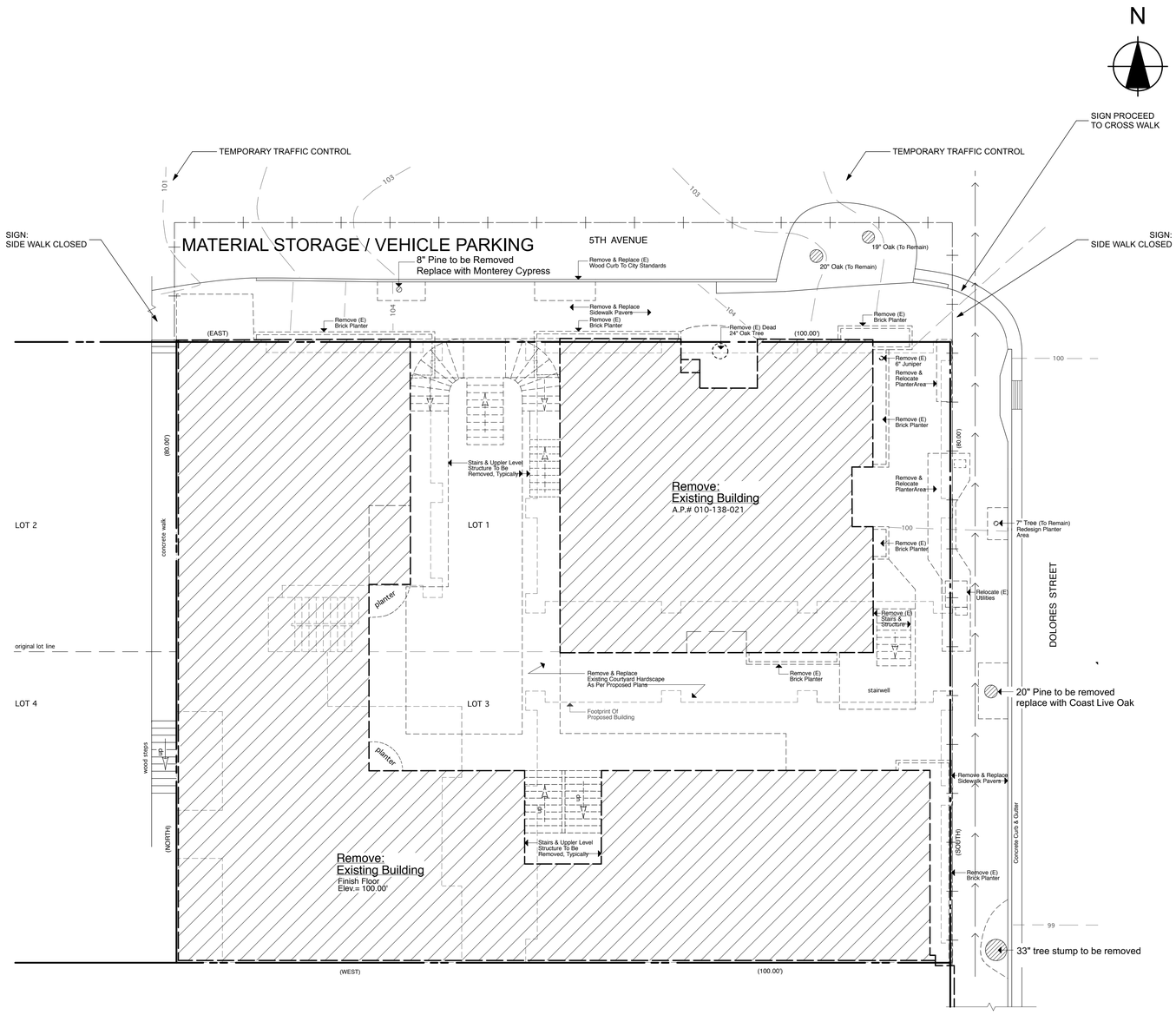


PROPOSED TRUCK ROUTE

DOLORES
OCEAN
JUNIPERO
2ND
CARPENTER
H1



CONSTRUCTION MANAGEMENT PLAN

LEGEND:

6' HIGH CYCLONE FENCE

PEDESTRIAN WALK WAY

TRUCK ROUTE

NOTE:

PROPOSED TRUCK HAUL TRIPS: 20

ALL LOADS TO BE COVERED

N.T.S.

SEAL

Del Dono Court
SW Corner of Dolores and Fifth
Carmel-by-the-Sea, California

Stillwater Construction Inc.
Dan Silverie IIII

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	5/19/16
Scale:	AS NOTED
Drawn:	CB
Job:	
Sheet	

A

Plotted On: 5/19/16

CONSTRUCTION MANAGMENT PLAN

/Users/admin/Desktop/S1.pln

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

July 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Design Review (DR 16-101) and Sign Permit Application (SI 16-176) for alterations to the interior and exterior the Carmel Plaza which is located in the Central Commercial (CC) Zoning District

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Recommendation:

Approve the Design Review (DR 16-101) and Sign Permit (SI 16-176) applications subject to the attached findings and conditions.

Application:	SI 16-176 / DR 16-101	**APN:**	010-086-006
Location:	Carmel Plaza, entire block surrounded by Ocean Ave., Junipero St., 7th Ave., and Mission Street		
Block:	78	**Lots**:	All
Owner:	OWRF Carmel, LLC	**Applicant:**	David Peartree, Belli Architectural Group

Background and Project Description:

The subject property is the Carmel Plaza, which is an outdoor mall that occupies all of block 78 in the Central Commercial Zoning District. The Carmel Plaza is comprised of five separate buildings connected by a communal interior courtyard and various 2nd and 3rd story walkways. The existing finish materials include a mix of wood, brick, and stucco siding, with a brick courtyard and both wood and metal elements throughout. In 2001, the City adopted the Carmel Plaza Design Guidelines, which are included as Attachment C.

The applicant is proposing the following exterior changes to the <u>interior courtyard of the Carmel Plaza</u>:

- A reconfigured interior courtyard with a new seating arrangement and new planters
- Three new fire pits
- The demolition and infill of the existing staircase on the north side of the courtyard (between the Mark Fenwick retail space and the Pejmani retail space)
- The demolition and reconstruction of the two interior staircases with new built-in seating
- The removal of all wood railings and replacement with new metal hand rails
- The removal of all cantilevered railing planters
- New concealed gutters and smooth trowel plaster fascia under all raised walkway
- New lighting
- New paint

And the following changes to the exterior of the Plaza:

- Five new monolith signs at all entrances
- Replacement of 2 second-story windows on the East Elevation (Junipero Street)
- Addition of three new awnings on the East Elevation (Junipero Street)
- Replacement of 4 second-story windows on the West Elevation (Mission Street)
- Addition of 4 new awnings on the West Elevation (Mission Street)
- The removal of all existing railings and replacement with new metal hand rails
- Addition of new trellis walls at all entrances
- Removal of the existing tiles and replacement with new stone veneer at the North Mission Street entrance
- Repaved pathway at the Ocean Avenue entrance
- New lighting
- New paint

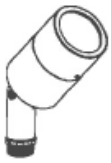
The project includes numerous alterations to the Camel Plaza, and therefore staff has referred this matter to the Planning Commission to consider if the proposed alterations are consistent with the Carmel Plaza Design Guidelines and appropriate for this site. Staff notes that no floor area is proposed to be added or removed as part of this project. This application was considered by the Planning Commission on May 2, 2016, and the Commission provided multiple recommendations to the applicant. The applicant has submitted revised plans that address some of the comments made by the Planning Commission.

Staff Analysis:

Previous Hearing: The following is a list of recommendations made by the Planning Commission at the Concept Review meeting and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations. The applicant has submitted a letter (Attachment G) explaining why the design has not been changed in response to certain recommendations.

1. *The applicant shall submit a lighting package for final review. All overhead festoon lighting should be removed and the new proposed lighting should remain minimal and naturalistic. The lighting should specifically be reduced at the Ocean Avenue entrance.*

The applicant submitted a complete lighting package as part of the resubmittal. The following lights are proposed (See Attachment D for full lighting information):

Signage and Tree Up-Lighting 	Mounted Ceiling Lights	Hanging Pendants	Railing Lights
Hanging Pendant	Cube Wall Sconce	Rectangular Wall Sconce	Tower Lights
Not Pictured: LED Light Strips, Up-Lights, and Individual Tenant Signage Lights			

Carmel Plaza Design Guideline 3.12 addresses lighting within the Plaza and encourages *"light fixtures to be incorporated into the overall design of the façade to contribute to the natural village character of the Carmel Plaza"*. The Guidelines encourage *"all light fixtures to be screened with no exposed lighting sources"*. Staff previously identified concerns with the

proposed lights because many of fixtures contain exposed bulbs, including both the festoon string lights and the decorative chandeliers. Staff notes that the applicant has removed the overhead festoon string lights and has added new fixtures with shielded light sources. Staff supports the proposed lighting.

2. *The applicant shall consider relocating the center staircase to the south side of the courtyard.*

At the Concept Review meeting, the Planning Commission recommended that the applicant consider relocating the interior staircase to the south side of the courtyard, which would allow for a reconfigured interior courtyard and potentially a more open-style layout. The applicant is not supportive of this concept for various reasons that are explained in the attached letter (Attachment D). The primary concern is that the relocated staircase would obstruct and cast a shadow on the currently vacant space on the south side of the courtyard (previously occupied by Homescapes). Additionally, most of the tenants on at the south end of the courtyard have expressed concern with the concept of relocating the stairs.

3. *The courtyard should be revised to appear more informal. The landscape plan should be revised to incorporate more native plants with an informal setting.*

The landscaping is proposed to consist of eight stone planters (18-inches tall) to be planted with shrubs and groundcover, and various planter pots placed throughout the courtyard. Four stone planters are proposed to be located on the south side of the courtyard, with an additional four located on the north side. According to the plans, 14 planter pots are proposed. The Planning Commission encouraged the applicant to revise the interior landscape to appear more informal and naturalistic, with a focus on native and drought tolerant plants.

The applicant stated in their response letter (Attachment D) that in their opinion the existing courtyard is complicated and overgrown. The proposed plans intend to simplify the courtyard, which allows for greater opportunity for informal and flexible reconfigurations.

With regard to the request for native and drought tolerant plants, the applicant chose to maintain the existing plant palette, which allows for much greater color and texture diversity than a strictly drought tolerant garden. The applicant expressed that the vision for the landscape is a lush and vibrant Carmel courtyard with bright and colorful plants.

Staff concurs with the applicant that native, drought-tolerant plants may not be appropriate and that the proposed landscaping would add more color and vibrancy to the Carmel Plaza. However, the Commission should consider whether the layout of the landscaping should be revised to be less formal. Renderings of the proposed courtyard are included on Sheet L-1.2 of the plan set. Staff notes that the new design appears more modern and formal than the existing landscaping at the Plaza.

4. *All brick siding throughout the Plaza should be stripped to remove any existing paint.*

The Commissioners recommended that the applicant remove all of the paint from the brick siding around both the interior courtyard and the exterior of the Carmel Plaza for consistency throughout. The previous submittal only included a proposal to strip the paint at one entrance. Staff discussed this recommendation with the applicant after the public hearing and the applicant expressed that the property owner has chosen not to revise the submittal due to timing and financial hardships. The applicant noted that stripping the painted brick is a complicated and expensive process and therefore the owners would only like to remove the paint at the Mission street entrance. Property improvements in the commercial districts are generally encouraged and it is recommended that the Commission not impose any conditions that are beyond the scope of the project or that would dissuade an applicant from improving their property. Nevertheless, the Commission can condition the approval of this project with a requirement that the paint be stripped.

5. *The proposed paving within the Right of Way shall be revised to remove the material change to delineate the Ocean Avenue entrance.*

The issue of the City Right of Way (ROW) treatment was not thoroughly discussed at the Concept meeting, but was identified as an issue in the staff report. The applicant has decided to maintain the proposal to change a portion of the City ROW along Ocean Avenue to create contrasting colors to clearly mark a pathway through the main Ocean Avenue entrance to the interior courtyard, which requires an Encroachment Permit. The applicant is proposing a Linen-colored Limestone paver for an approximately 100-foot long by 10-foot wide section of the sidewalk, with the existing bricks to remain on either side. Staff notes that the City's Policy and Standards for Deign Improvements to Public Ways states that "*Changes to colors or patterns shall not be used to identify the entrances to driveways, doorways or courtyards."* The Municipal Code requires all Encroachment Permits for properties in the Commercial District to be reviewed by the Planning Commission prior to a final decision by the City Administrator or City Council. In staff's opinion, the proposed ROW changes do not conform to the Policy and

Standards, and therefore staff is recommending that a condition that the ROW changes be removed from the project. The Planning Commission should discuss the proposal and make a recommendation.

Other Project Components:

Materials

Various material changes are proposed throughout the Plaza including the following changes:

1. The removal of a portion of stone tile siding at the north Mission Street entrance and replacement with new stone veneer to match existing stone veneer found throughout other areas of the Plaza
2. New concealed gutters and smooth trowel plaster fascia over the existing exposed wood under the 2nd and 3rd story walkways
3. New stained finish on the 2nd and 3rd level wood beams and columns
4. The removal of the non-structural decorative beams on the 2nd and 3rd levels
5. The removal of all wood and painted metal railings throughout the interior and exterior of the Plaza and the replacement with new black wrought iron railings throughout
6. New wood trellis' at both Mission Street and Junipero Street entrances
7. The striping of the brick finish back to a natural red finish at various entrances

In staff's opinion, the material changes meet the intent of the Carmel Plaza Design Guidelines because they are providing a more cohesive design throughout the Plaza. Additionally, the Design Guidelines encourage natural materials such as wood and wrought iron; in addition to smooth trowel cement plaster siding. Staff is in support of the proposed material changes.

Awnings and Windows (Elevation changes shown on sheets A 4.2 and A 4.2n of plan set)

The applicant is proposing to replace six windows total, including two windows on the east elevation (Junipero Street) and four windows on the west elevation (Mission Street). The new windows are proposed to be dark bronze, fixed aluminum windows with new small awnings hung above. The Plaza Design Guidelines state the following regarding windows: *"Wood, steel, and in some cases aluminum window frames are acceptable… Aluminum window frames are acceptable only if they have relief and articulation in the frame section."* Staff supports the proposed windows because they will closely match the existing adjacent windows and appear to meet the design guideline listed previously.

With regard to the awnings, the applicant is proposing four new decorative awnings on the second story of the West elevation (Mission Street) and three new awnings on the second story of the East elevation (Junipero Street). The awnings are proposed to have a wrought iron

support and a small black fabric awning. Staff notes that there are existing second story awnings located on the northwest corner of the Plaza (above Tiffany & Co). Plaza Design Guideline 4.1 states that *"Awnings must fit within the overall character of the storefront."* In staff's opinion, the additional awnings meet the design guidelines for the style and material of the awnings. Staff is in favor of the proposed awning additions.

The applicant is also proposing to remove two pop-out windows within the Mission Street and Junipero Street entrances. The pop-out windows do not provide interior access from within the stores, and therefore they are underutilized due to the difficultly in accesses the interior of the window. The applicant is proposing to replace the existing pop-out window with a flush aluminum storefront window at the Mission and 7th Street entrance, and maintain the existing siding behind the pop-out window at the Mission and Ocean Street entrance.

Signs

The Carmel Plaza Design Guidelines address signage for individual tenant spaces, but do not address signage for the Carmel Plaza as a whole. The current signage for the commercial plaza consists of the following signs: a monument directory sign at the main Ocean Avenue entrance, a hanging sign at the North Mission Street entrance, and trellis mounted signs at the South Mission Street, North Junipero Street, and South Junipero Street entrances. The applicant is proposing to remove all existing signs and install five new monument signs at each entrance.

The applicant has revised the previous submittal and now the signs are proposed to be constructed with a wood base and a copper band wrapped around the base. The "Carmel Plaza" logo will be mounted on the wood with brushed stainless steel letters in a cursive font. The signs are proposed to be 3 feet 6 inches wide and 1 foot 8 inches tall (9-inches of copper band and 11-inches of exposed wood). The signs are proposed to have a depth of approximately 4 inches.

The specific requirements for exterior monument business signs (CMC 17.40.030.C) are: one sign per business, not to exceed 6 square feet, 10-inch maximum letter height, and the monument sign shall not to be mounted higher than three feet from the ground. The current

proposal includes signs that are 5.8 square feet total, which conforms to the requirement. The municipal code allows for 1 sign per business, and the applicant is proposing five total signs. CMC 17.40.020.B, allows the Planning Commission to approve exceptions to the number, location and design of business signs. Because of the multiple entrances into the Carmel Plaza, staff is in favor of the five locations for the signs and recommend approval of the sign permit application.

Paint

The applicant is proposing three new paint colors for the Plaza: Canvas Cloth, Quick Sand, and Barnwood (Brand: Kelly Moore). The new colors consist of a beige color throughout most of the Plaza with a dark beige and brown trim throughout. The Design Guidelines encourage colors that lend of a feeling of subtle, naturalistic elegance. Staff supports the proposed color scheme. Samples will be available at the meeting for review.

Alternatives: Staff has prepared draft findings and conditions of approval for Commission consideration based on the information submitted by the applicant. The following alternative actions are presented for Commission consideration:

1. Approve the request with revisions. If the required revisions are substantial, the Commission may wish to continue the application to allow the applicant to respond to Commission direction.
2. Continue the application. If the Planning Commission has concerns with the landscape design, it could approve the project with a condition that only the landscaping component be continued.
3. Deny the application request.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed changes do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Findings of Approval
- Attachment B – Conditions of Approval
- Attachment C – Carmel Plaza Design Guidelines

- Attachment D – Applicant's Letter
- Attachment E – Site Photographs
- Attachment F – Sign Design
- Attachment G – Lighting Details
- Attachment H – Project Plans

Attachment A – Findings for Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

DR 16-101
Carmel Plaza
Entire block surrounded by Ocean Ave., Junipero St., 7th Ave., and Mission Street
Block: 78, Lots: All
APN: 010-086-006

CONSIDERATION:

Consideration of a Design Review (DR 16-101) and Sign Permit Application (SI 16-176) for alterations to the interior and exterior the Carmel Plaza which is located in the Central Commercial (CC) Zoning District

RECITALS:

1. The Carmel Mission is located on the entire block surrounded by Ocean Ave., Junipero St., 7th Ave., and Mission Street. The Carmel Plaza is comprised of five separate commercial buildings connected by a communal interior courtyard and various 2nd and 3rd story walkways.

2. In 2001, the City adopted the Carmel Plaza Design Guidelines which provides guidance for site improvements including finish materials, lighting, signage, landscaping and paint colors.

3. On March 9, 2016, the Belli Architectural Group submitted an application for exterior upgrades including new exterior windows, paving, landscaping, stairs, lighting and built-in furniture to the Carmel Plaza.

4. The application qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 exemptions include projects involving limited new construction projects and conversion of small structures.

FINDINGS FOR DECISION:

1. The proposed project conforms to the applicable policies of the General Plan and the Local Coastal Program.

2. The proposed project complies with all applicable provision of the Municipal Code.

3. The proposed project is consistent with the Carmel Plaza Design Guidelines.

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

5. The proposed project will not be injurious to public health, safety or welfare and provides adequate ingress and egress.

6. With the approval of this project the Carmel Plaza will maintain its compatibility with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

Attachment B – Conditions of Approval

DR 16-101 (Carmel Plaza)
July 13, 2016
Conditions of Approval
Page 1

Draft Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Review (DR 16-101) authorizes the following alterations to the Carmel Mission: The Carmel Plaza owner is proposing various exterior changes including the following items to the <u>interior courtyard</u>: • A reconfigured interior courtyard with a new seating arrangement and new planters • Three new fire pits • The demolition and infill of the existing staircase on the north side of the courtyard (between the Mark Fenwick retail space and the Pejmani retail space) • The demolition and reconstruction of the two interior staircases with new built-in seating • The removal of all wood railings and replacement with new metal hand rails • The removal of all cantilevered railing planters • New concealed gutters and smooth trowel plaster fascia under all raised walkway • New lighting • New paint And the following changes to the <u>exterior</u> of the Plaza: • Five new monolith signs at all entrances • Replacement of 2 second-story windows on the East Elevation (Junipero Street) • Addition of three new awnings on the East Elevation (Junipero Street) • Replacement of 4 second-story windows on the West Elevation (Mission Street) • Addition of 4 new awnings on the West Elevation (Mission Street) • The removal of all existing railings and replacement with new metal hand rails • Addition of new trellis walls at all entrances • Removal of the existing tiles and replacement with new stone veneer at	✔

	the North Mission Street entrance • Repaved pathway at the Ocean Avenue entrance • New lighting • New paint	
2.	The project shall be constructed in conformance with all requirements of the local zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of 18 months from the date of approval unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
5.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2”) are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✔
6.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
7.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project	✔

	approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
8.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
9.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
	Planning Commission Special Condition	
10.	The proposed paver changes in the City Right of Way shall be withdrawn from the project plans. The applicant is required to apply for a separate Encroachment Permit for the proposal.	✔
11.	All landscaping irrigation lines shall be concealed.	✔
12.	All plant materials shall be maintained to not protrude more than 12-inches from the planter in any sideways direction.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

CARMEL PLAZA

C A R M E L P L A Z A

STOREFRONT DESIGN GUIDELINES

ADOPTED BY CITY COUNCIL

AUGUST 7, 2001 - RESOLUTION NO. 2001-110

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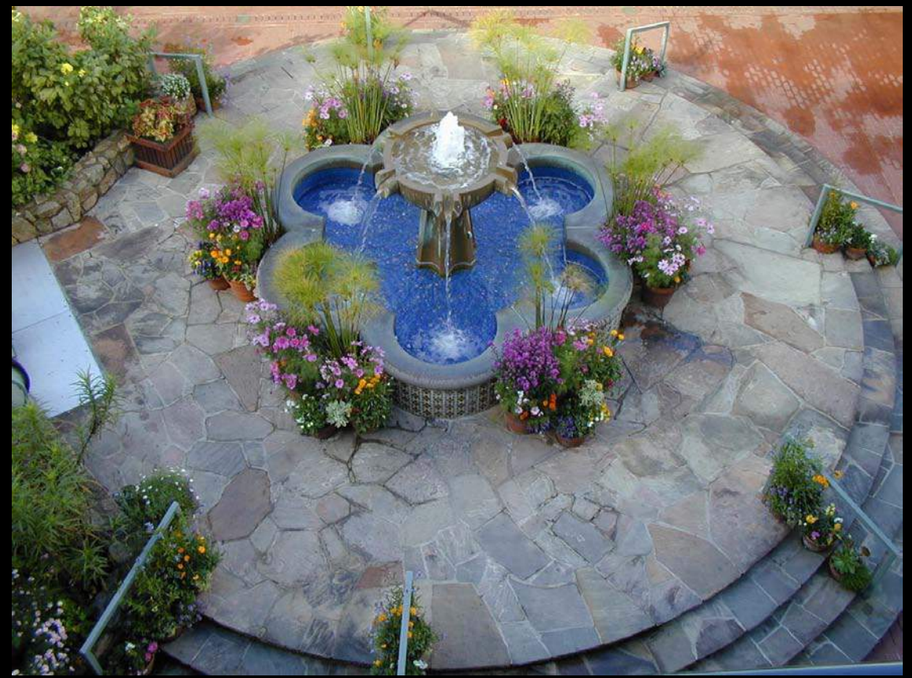

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1.0 INTRODUCTION

Carmel Plaza is a three-level, open-air specialty center situated at the easternmost major intersection in the commercial district of the City of Carmel-by-the Sea. The shopping district of Carmel has a distinctive design character and tenant mix. Its small-scaled buildings are a mixture of Tudor, Spanish Colonial Revival and turn-of-the-century "American Commercial" architecture. The Carmel commercial district is known for its art galleries, specialty stores and restaurants. It has the character of a village nestled within the natural landscape. Mature trees, planters, informal plazas and lush landscaping define the edges of the pedestrian experience. The buildings and storefronts are constructed of warm, natural materials. There is an informality to the site planning, with numerous nooks and crannies and many courtyards and passageways along the main streets.

Carmel Plaza invites tenants to be a part of the unique fabric of Carmel-by-the-Sea. Storefronts facing the city streets are required to fit in with the historic character of Carmel's commercial district. Original designs that conform to the spirit of the Carmel experience are highly encouraged. The shops within the interior courtyard are allowed more leeway in design, yet are required to be designed with elements that are compatible with Carmel's unique architectural heritage.

These guidelines are intended to encourage imaginative design and individuality of a tenant's storefront provided that a harmonious feeling is maintained within Carmel Plaza, and the larger context of Carmel. The city has consciously chosen architectural eclecticism and encourages originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character.

"AMERICAN COMMERCIAL" ARCHITECTURE

Storefront forms and landscaping materials should be natural and appropriate to Carmel. Each store's character will play a role in developing Carmel Plaza as a special setting responsive to Carmel's unique lifestyle. Visitors will enjoy a sense of discovery of exceptional places to eat, shop and spend time.

Carmel Plaza is an outdoor environment and tenants are encouraged to take a fresh and innovative approach to fitting their store into the special character of the outdoor experience. Carmel Plaza is within the Commercial District of the City of Carmel-by-the-Sea, and the "Commercial District Design Guidelines" are included for reference as a means to further the tenant's understanding of the spirit of Carmel Plaza.

The General Storefront Criteria applies to all storefronts at Carmel Plaza. The balance of the guidelines are divided into two sections. The first, the Exterior Street Facade section, addresses specific requirements for storefronts along street frontages. These storefronts are required to fit within the "Elegant Natural Tradition" theme. The Interior Courtyard Facade Section, the second section, addresses specific requirements for storefronts within the interior of Carmel Plaza. These storefronts are required to conform to the "Traditional Downtown" theme.

Conformance to the Tenant Storefront Design Guidelines is part of the tenant's lease agreement. The tenant is required to follow it subject to the lease terms and landlord approval.

The tenant is required to retain professional design firms for their storefront design as well as for the design of the mechanical, electrical and plumbing systems. The tenant is required to use licensed contractors for all storefront and interior work, including painting and signage.

TUDOR

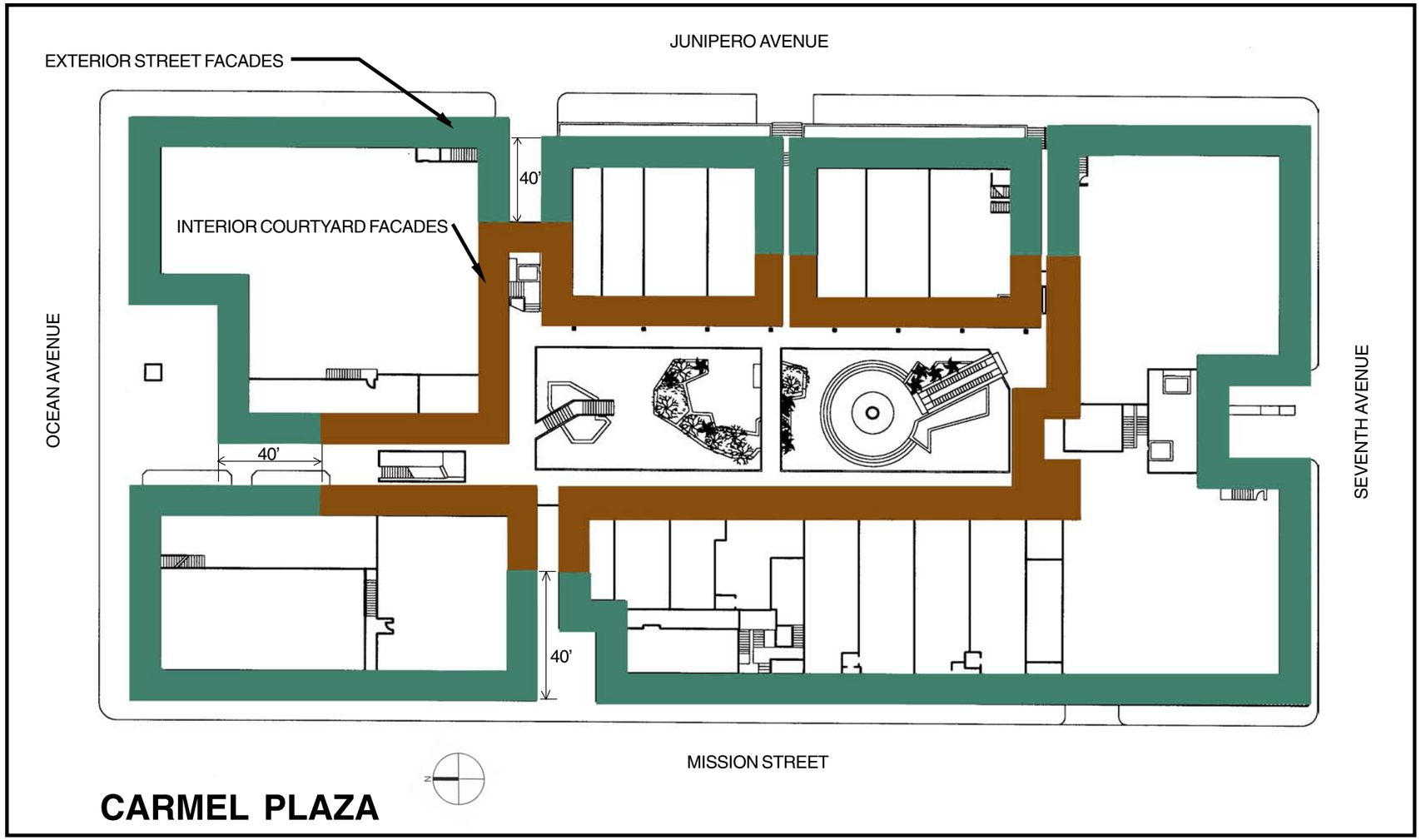
SPANISH COLONIAL REVIVAL

2.0 Site Plan

The guidelines for the Exterior Street Facades apply to all facades that front on Ocean Avenue, Mission Street, Seventh Avenue and Junipero Avenue. They extend a minimum of 40 feet down any pedestrian passage into the project's interior. The Interior Courtyard Facades apply to any storefront that faces the interior courtyard.

CARMEL PLAZA (Exterior)

CARMEL PLAZA (Interior)



KEY:

Exterior Facades

Interior Facades

3.0 GENERAL STOREFRONT CRITERIA

These Criteria are applicable to all storefronts (exterior and interior) at Carmel Plaza. Storefronts should not imitate historical styles, but should be designed to be compatible with styles of the past. Historical proportions should be respected and the storefronts should have a human scale. The materials should be natural. A high level of detailing is required.

A hodgepodge of design elements should be avoided. Storefronts should present a unified theme on their exterior and the theme should be continued into the store's interior. Each of the design elements: doors, windows, walls, roofs, colors, materials, awnings, signage and lighting should be considered as part of the whole and consistent with the overall design of the storefront. Standard Aluminum storefront systems are not allowed. True divided lite wood windows are encouraged. Where aluminum window systems are utilized, the window system shall be detailed in a manner consistent with traditional wood windows. Storefront signs must follow these guidelines and be unique to Carmel. In many cases a tenant's standard storefront sign might not be appropriate for Carmel Plaza. In keeping with the distinctive atmosphere of Carmel and Carmel Plaza, food service tenants will be required to have a name and menu that is unique, helping to foster the one-of-a-kind atmosphere of Carmel Plaza. The storefronts should reflect the quality of the merchandise within, yet fit within the context of Carmel and Carmel Plaza.

SMALL-SCALE BUILDINGS

3.1 Facade Proportions and Scale

As a point of reference, the scale of the Commercial District of Carmel-by-the-Sea is one of its defining characteristics. Only a few of the buildings are over two stories in height, and many are one level. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or façade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

The following specific guidelines must be followed to ensure that the storefronts at Carmel Plaza are compatible with the façade proportions and scale of the existing surroundings.

<u>Proportions and Scale of Openings:</u>
All openings must be vertically proportioned with a minimum ratio of 1.4/1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4/1 (vertical to horizontal).

The maximum height of ground level openings is eight feet (8'-0"). If a transom panel is included in the upper portion of the opening, this maximum height can be increased to nine feet (9'-0").

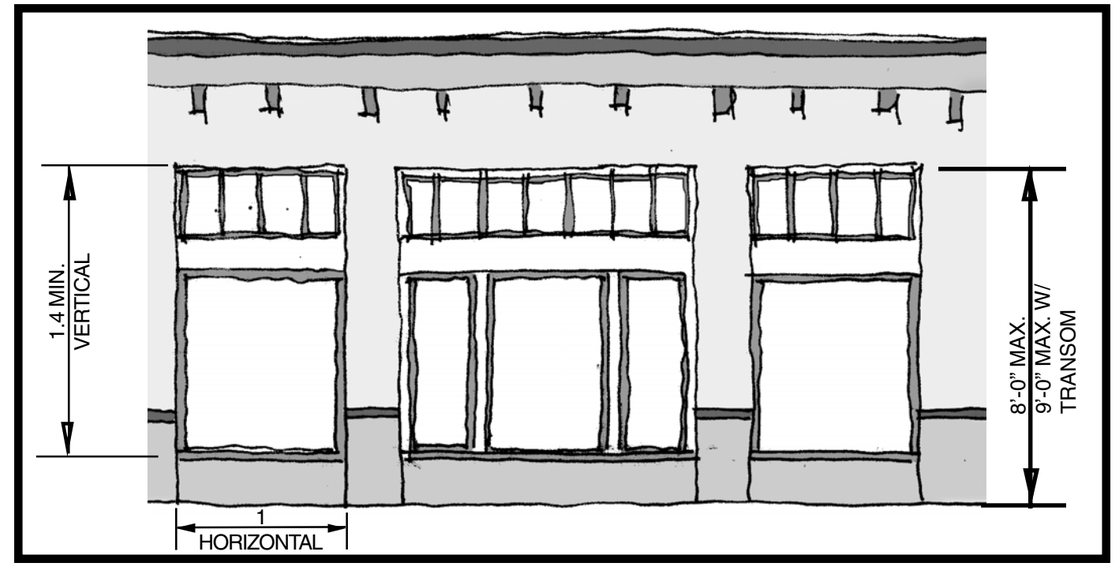


FIGURE 3.1 PROPORTION AND SCALE OF OPENINGS

VERTICAL PROPORTIONS

3.2 Setbacks and Protrusions

Storefronts are required to have changes in plane from the lease line. The line of the storefront should not be built continuously along the lease line. The changes in plane should follow an informal composition. At a minimum, each storefront is required to have a recess for entry doors. The entry door recess is required to be paved in a different material than the exterior paving. Bay windows or protruding display windows are encouraged. Rigidly symmetrical storefronts are not allowed. The following specific guidelines must be followed to ensure that the storefronts are compatible with the setbacks and protrusions that are characteristic of the Commercial District of Carmel.

A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the lease line.

Bay windows may project a maximum of two feet (2'-0") from the lease line, where they do not extend into the public right-of-way. Bay windows must maintain a minimum of two feet six inches (2'-6") clear from the underside of the projection to the ground plane. The total maximum width of bay windows is 40% of the storefront width.

CHANGES IN PLANE

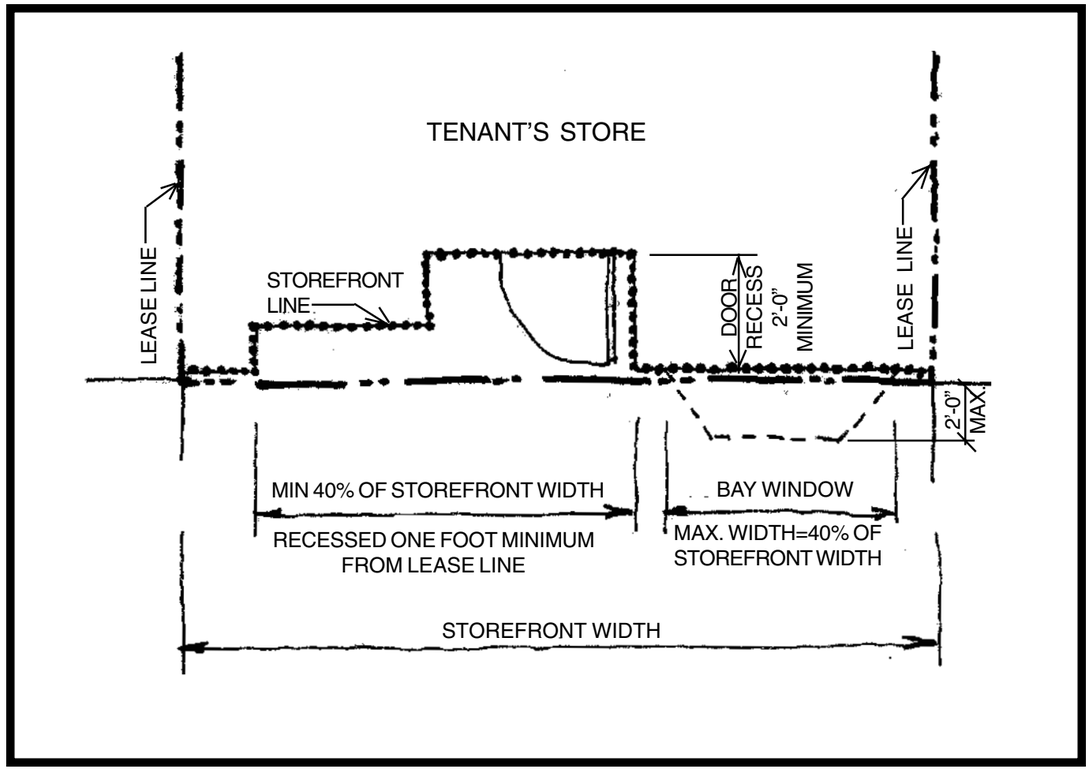


FIGURE 3.2 SETBACKS AND PROTRUSIONS

Required:

Changes in plane
Informal composition
Minimum two-foot recess at entry doors
40% of storefront recessed a minimum of one foot

If Bay Windows (optional):
2'-6" clear from ground

Not Permitted:

Symmetrical composition

Bay window projections beyond two feet
Bay windows more than 40% of storefront width

DUTCH DOORS

3.3 Doors

Single-leaf swinging doors are required unless exiting requirements necessitate the use of swinging double doors. Doors are required to be recessed a minimum of two feet (2'-0") from the lease line. The maximum height of doors is seven feet (7'-0"). Wood doors, wood and glass doors, steel and glass doors or steel doors are acceptable. Dutch doors are a Carmel tradition and are encouraged. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. See Figure 3.4 for acceptable aluminum door sections. All-glass doors, automatic doors and standard aluminum storefront doors are prohibited. Security gates, grills, and sliding doors are not permitted. See the Materials section for allowed and prohibited materials.

3.4 Windows

Wood, steel, and in some cases aluminum window frames are acceptable. Multi-lite, integral wood windows are encouraged. Aluminum window frames are acceptable only if they have relief and articulation in the frame section (See Figure 3.4). Large expanses of unbroken glazing are not permitted. The maximum square footage that is allowed per individual glazing panel is thirty square feet. Horizontal expanses of glass are not allowed. Each individual glazing panel must have vertical proportions with a minimum ratio of 1.4/1 (vertical to horizontal). Transom lights above the show windows and above doors are encouraged. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is strongly recommended. Frameless glazing, mitered corners, etched glass, beveled glass, glass block and standard aluminum storefront systems are prohibited. See Materials section for allowed and prohibited materials.

SMALL GLAZING PANELS

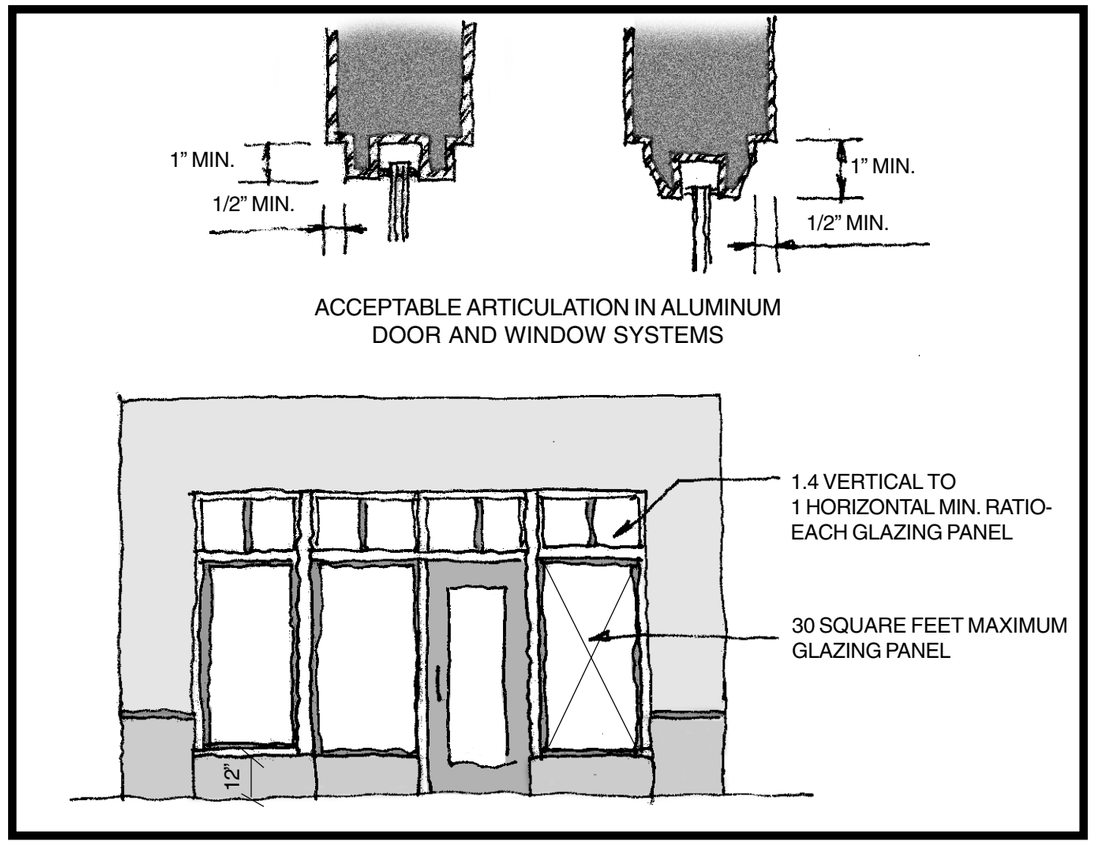


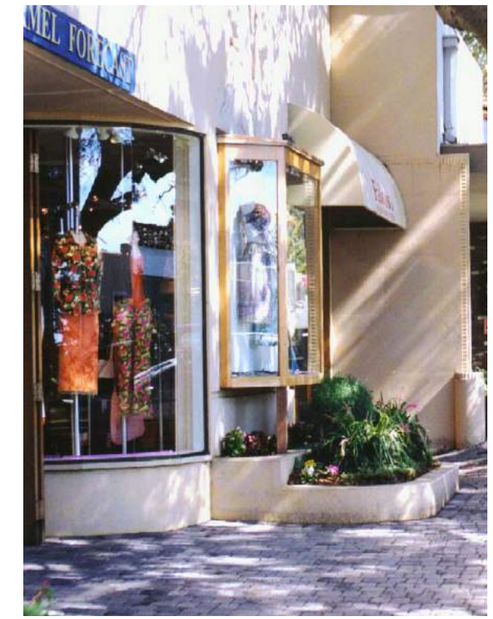
FIGURE 3.4 WINDOWS

Required:

Vertical proportions (1.4/1 min.)

Not Permitted:

Glazing panels over thirty square feet
Horizontal expanses of glazing
Frameless glazing
Mitered corners
Etched glass
Beveled glass
Glass block
Anodized aluminum
Standard aluminum storefront systems



VERTICAL PROPORTIONS

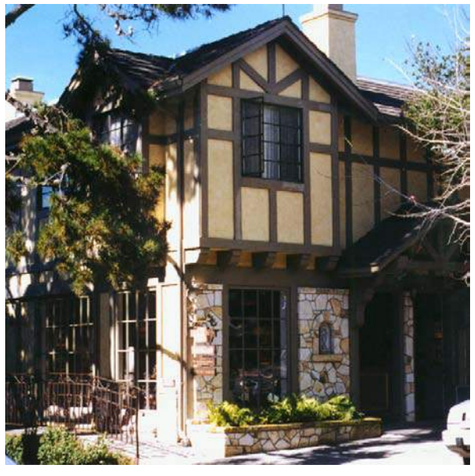
SMALL SCALE

3.5 Storefront Walls

Storefront walls set the tone for the storefront and the public perception of the store. Walls should provide visual interest to pedestrians. Long blank walls should be avoided. Facades must provide variation in twenty to thirty-foot intervals to reflect the rhythm of historical building patterns of traditional storefronts. Variations in storefront walls, such as changes in plane, or in material, texture and color are required for walls over twenty feet (20'-0") long.

At each end of the storefront, the storefront walls must cleanly abut the adjacent storefront or neutral pier (where they occur). At each end of the storefront, the walls are required to meet the ground to provide a frame for the storefront opening. The minimum horizontal dimension of these end walls is one foot six inches (1'-6"). To reflect historical construction traditions, no single opening in the wall plane greater than twelve feet (12'-0") can occur. Each opening in the wall plane must be flanked by a portion of wall with a minimum horizontal dimension of one foot six inches (1'-6").

MATERIAL VARIATION



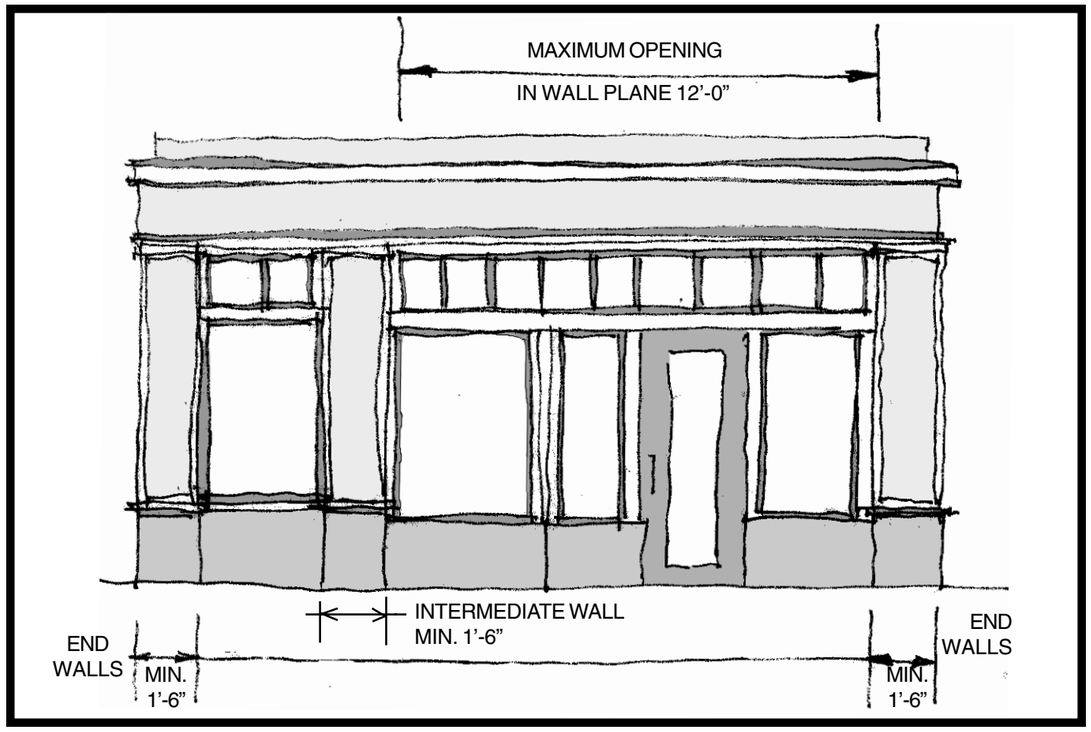


FIGURE 3.5 STOREFRONT WALLS

COMPLETE ROOF FORMS

3.6 Roofs

Roof forms on storefronts must be complete. Mansard and partial roofs are not allowed. In general, pitched roof forms are not appropriate on the storefronts of Carmel Plaza, however, roofs are permitted at projecting bay windows. If roof forms are a part of the storefront design, they must come to a complete peak and should be expressed in the interior of the space. See the Materials section for allowed and prohibited roof materials.

SUBSTANTIAL WALLS

COMPLETE ROOF FORMS

3.7 Overhangs

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. Eaves should be kept low (7-1/2 feet to 9 feet) in keeping with the small scale of Carmel. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends. False, purely decorative balconies and balustrades are not allowed.

3.8 Umbrellas

Umbrellas can add to the pedestrian scale and experience of the streetscape. Umbrellas are only allowed in the tenant's exterior leased premises and can not overhang into the public right-of-way. Umbrellas should be small in scale (maximum six feet in diameter) and no more that nine feet high (9'-0") at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved for awnings (see Section 4.2).

UMBRELLA

ARTICULATED EAVE

3.9 Stairs/Ramps/Railings

Stairs, slopes and railings must conform to California Title 24 and the Americans with Disabilities Act for accessibility. Stairs are required to use decorative, natural materials, such as brick treads and risers, or decorative tile risers. Ramps are similarly required to use natural materials such as brick pavers or stones.

Railings must be considered an integral part of the storefront design. Wrought iron or decorative wood railings are required. Standard, code-minimum steel railings are not acceptable.

DECORATIVE STAIR

3.10 Landscaping (at grade, in planters)

Carmel is seen as "a village in a forest," and landscaping plays a major role in the atmosphere of Carmel Plaza and the commercial district. Landscaping should generally be informal and naturalistic. Tenants may utilize built-in planters within their storefront design with the approval of Carmel Plaza Management. Built-in planters are required to be provided with a concealed irrigation system.

DECORATIVE STAIRS AND RAILINGS

In-ground planters are appropriate at storefront recesses or flanking a store entry. Planter boxes can be utilized under storefront display windows. Planter boxes should be detailed as an integral part of the storefront and constructed from natural materials that are compatible with the overall storefront design. Planter boxes may be constructed of any material that is acceptable for walls. See the Materials section of these design guidelines for acceptable materials.

Hanging planters can add pedestrian detail and color to a storefront and may be utilized with the approval of Carmel Plaza Management. Hanging planters must be integrated with the overall storefront design and are required to maintain seven feet (7'-0") clear between grade and any planter or plant material. Plant material can not protrude more than 12 inches (12") from the planter in any direction. All irrigation lines to planted areas must be concealed.

NATURAL PAVING

3.11 Audio/Music/Speakers

Music can help to define the ambience, and set the tone for the merchandise of a tenant, however, it is necessary that all audio (speakers or sound) is confined within the tenant's leased premises so that pedestrians can enjoy the natural ambience of Carmel Plaza.

Exterior speakers are prohibited.

SHIELDED LIGHT FIXTURE

TRADITIONAL LIGHT FIXTURES

3.12 Exterior Lighting

True to the concept of a "village in a forest," the exterior lighting is required to be subtle. In general, the exterior lighting at Carmel Plaza is already in place and has been designed to be the minimum required for public safety. However, light fixtures can contribute to the human scale of the storefront and add detail to the facades. Light fixtures should be incorporated into the overall design of the facade and contribute to the natural village character of Carmel Plaza.

All light fixtures must be screened. No exposed light sources are allowed. Neon lighting, spotlights, flood lights, wall washers, landscape lighting and tree lighting are not allowed. See the Signage section of these design guidelines for lighting allowed for signage. See the Materials section for allowed and prohibited lighting materials.

3.13 Signage

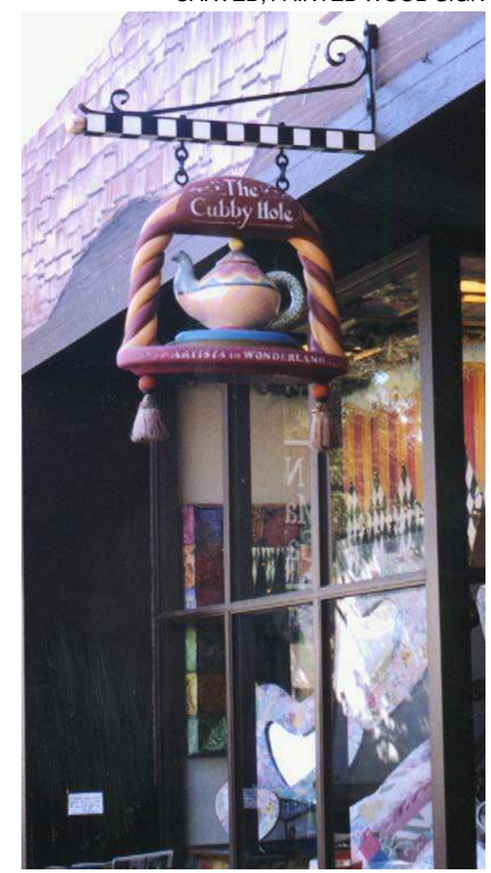
Signage is an integral part of the storefront design. Tenants must comply with both these guidelines and the City of Carmel's Sign Ordinance (Chapter 17.36). Where conflicts occur or any uncertainty exists between these guidelines and the Sign Ordinance, the most restrictive provisions shall apply.

Signs should be compatible with the design of the storefront and are meant primarily as identification, not as advertisement or an attention-grabbing device. Signs are typically made of wood and oriented to the pedestrian, not the automobile.

Signs should be informative of the business name, use and location. The business name should be the primary focal point of the sign and any logos or graphics should be visually subordinated relative to the business name. They should be simple in design; any creative graphic depictions should be related to the business use and shall be in scale with the sign text. Signs are required to be made of permanent and natural materials. See the Materials section for sign materials that are acceptable and unacceptable.

There are three types of signs governed by these guidelines: 1) exterior business signs (including wall signs and hanging signs), 2) interior business signs and 3) restaurant menu signs.

CARVED, PAINTED WOOD SIGN



3.13.1 Exterior Business Signs

One (1) exterior business sign (wall sign or hanging sign) is allowed per tenant store. The following standards must be followed for exterior business signs.

1. The maximum area of a wall-mounted sign is six (6) square feet.

2. The maximum area of a hanging sign is three (3) square feet.

3. Calculation of sign area:

   All faces of multi-faced sign will be included in the calculation of area except for a double-faced hanging sign in which case only one (1) face will be included.

   For irregularly shaped signs, the calculated area is based on the smallest rectangle that wholly contains the sign.

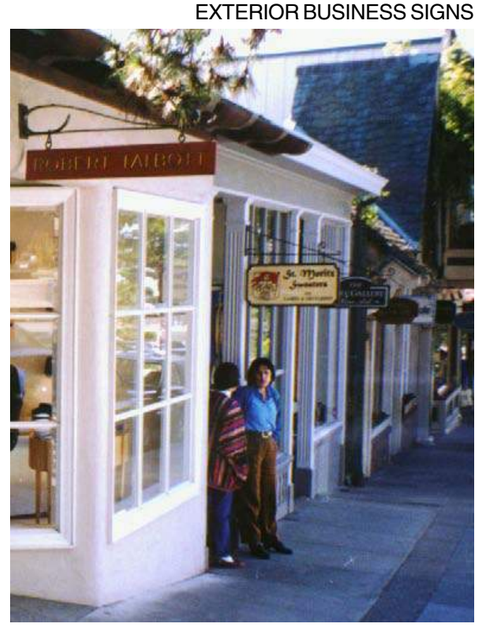
   Brackets or other attachments incorporating design elements that are descriptive or informative of the business use will be included as a part of the sign area.

4. Signs must be located as close as possible to the business entrance and below the eave or parapet line of the building. Hanging signs must not project more than thirty inches (30") from the face of the storefront. Hanging signs are required to have a minimum thickness of one and one-half inches (1-1/2") and a maximum thickness of six inches (6"). Hanging signs are to have a minimum of seven feet (7'-0") and maximum of eight feet (8'-0") of vertical clearance from the sidewalk for pedestrian travel.

5. The design should be informative of the business name and use. Signs should be simple in graphic design; compatible with the design, color, size, and scale of the business storefront, adjoining structures and surroundings. Any graphic or pictorial representations must be in scale with the text on the sign.

6. See Section 3.13.4 for Sign Lighting.

EXTERIOR BUSINESS SIGNS



3.13.2 Interior Business Signs

Interior business signs are those signs that are visible from exterior areas. The following standards must be followed for interior business signs.

1. Signs affixed to a window:

   Maximum number of signs affixed to windows is six (6) with a maximum aggregate area of 100 square inches. The maximum letter size is one inch (1"). Sign content is limited to "hours of operation," "will return," "alarm," "no food or drink," and/or "credit card."

2. Signs 0 feet to 5 feet back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is one inch (1"). The maximum size of a single sign is one (1) square foot, with a maximum aggregate area counting all signs of two (2) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of the area of each sign.

3. Signs 5 feet or more back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is three inches (3") with a maximum aggregate area counting all signs of six (6) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of area of each sign. Signs can not be lighted.

EXTERIOR BUSINESS SIGNS

3.13.3 Restaurant Menu Signs

Restaurant Menu Signs are allowed in two forms: contained within menu boxes (for restaurants) and/or take-away menus (for all food uses). A menu box is a permanently mounted architectural element on, or immediately adjacent to the business for displaying menus, awards or daily food specials. A take-away menu holder is a small, temporary or permanent container holding take-away menus for free distribution to the public. The following standards must be followed for Restaurant Menu Signs.

1. Menu Box:

   Maximum number of Menu Boxes is one (1), with a maximum size of four (4) square feet. The Menu Box may not be affixed to a door or window and must be located at the entry. The contents can include a menu identical to that being used in the restaurant, special menus or awards. The design must be compatible in scale, colors and materials to the storefront. Menu Boxes may be internally illuminated. Each Menu Box is allowed a total maximum of fifteen (15) watts of interior lighting and can be lockable.

MENU BOX

MENU BOX

2. Take-Away Menu Holder:

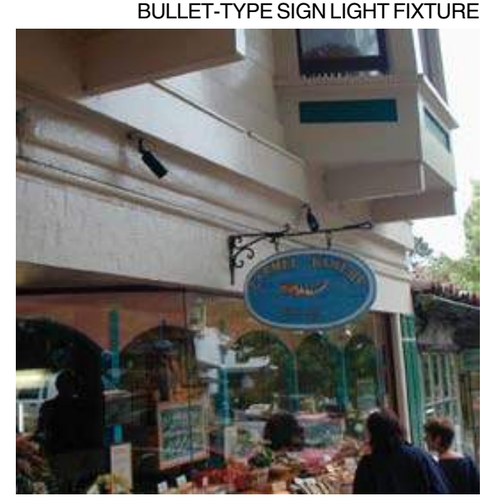
   Maximum number of Take-Away Menu Holders is one (1),with a maximum size of one (1) square foot. The Take-Away Menu Holder may not be affixed to glass in a door or window and must be located at the entry. The contents are limited to take-away menus only. The Take-Away Menu Holder must be constructed of wood (painted or stained) or basketry. Lighting is not allowed on Take-Away Menu Holders.

3.13.4 Sign Lighting

Businesses open to the public during the hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. The lights shall be turned off when the business is closed each evening. One (1) incandescent (25 watts) or halogen (20 watts) light is allowed per three (3) square feet of sign area or for each side of a double-faced hanging sign.

Each light source shall be a small, bullet-type fixture painted to match surroundings, mounted to a nearby building element or incorporated into a support bracket but not designed or mounted to become part of the sign. The lighting shall be architecturally compatible with the building or mounted to be recessed or shielded or otherwise not readily visible to pedestrians. It shall also be aimed directly toward the sign but not toward the eye level of pedestrians or vehicles.

BULLET-TYPE SIGN LIGHT FIXTURE



INTEGRATED SIGN LIGHTING

BULLET-TYPE SIGN LIGHT FIXTURE

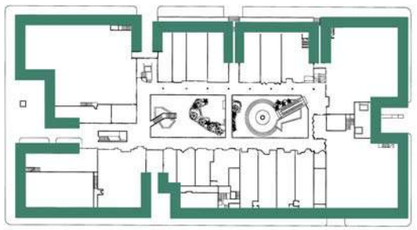
4.0 EXTERIOR STREET FACADES

The Elegant Natural Tradition

The exterior storefronts are part of the urban fabric of Carmel's commercial district. They must be designed to fit within the unique character of the city. Carmel is known as a "village in a forest" and can be described as following the "Elegant Natural Tradition" of Carmel. Storefronts in the Elegant Natural Tradition do not call undue attention to themselves, but fit into the context of the city. They respect the small-scale buildings in Carmel and are constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should be built with respect for traditional proportions and historical construction techniques. The vast majority of Carmel's buildings were built with load bearing masonry or frame walls. Because of the construction type, there are large areas of exterior walls. Walls adequate to carry the buildings' loads to the ground flanked the storefront openings. Pilasters were of significant width for the same reasons. Storefronts should respect the proportions that grew out of these structural necessities.

The tenant is encouraged to provide entries and display windows along the exterior street facades provided the buildings of Carmel Plaza retain their sence of continuity. New entries and display windows should be consistent with the prevalent architectural style of the adjacent buildings. Tenants are encouraged to provide pedestrian-scaled interest through the use of variations in color and surfaces of doors, windows and entry elements. Windows are required to have a twelve inch (12") minimum base below each sill in a material, texture or color that contrasts with the wall material above the base.

The materials of the exterior street facades must reflect the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone is encouraged. In any event, the materials must be durable and timeless. These design guidelines seek to specifically address the characteristics of the "Elegant Natural Tradition" that will ensure that exterior street facades reinforce the unique atmosphere of Carmel and Carmel Plaza.



4.1 Awnings

Awnings must fit within the overall character of the storefront. The awnings must be detailed so that their shape, proportions and supporting members complement the storefront. Awnings are not allowed on north-facing facades. Awnings must be designed to be compatible in form and detail to any adjacent awnings. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted.

Awnings must relate to storefront openings. A minimum four-inch (4") valance is required for awnings. The maximum length to height ratio for awnings is 2/1. Fabric is the only acceptable awning material. No insignia, graphics or text is permitted on awning fabric. Awning supports may be steel (painted to match the awning, or to match a storefront accent color) or wrought iron. See the Colors section of these guidelines for acceptable awning colors.

AWNINGS RELATE TO OPENINGS

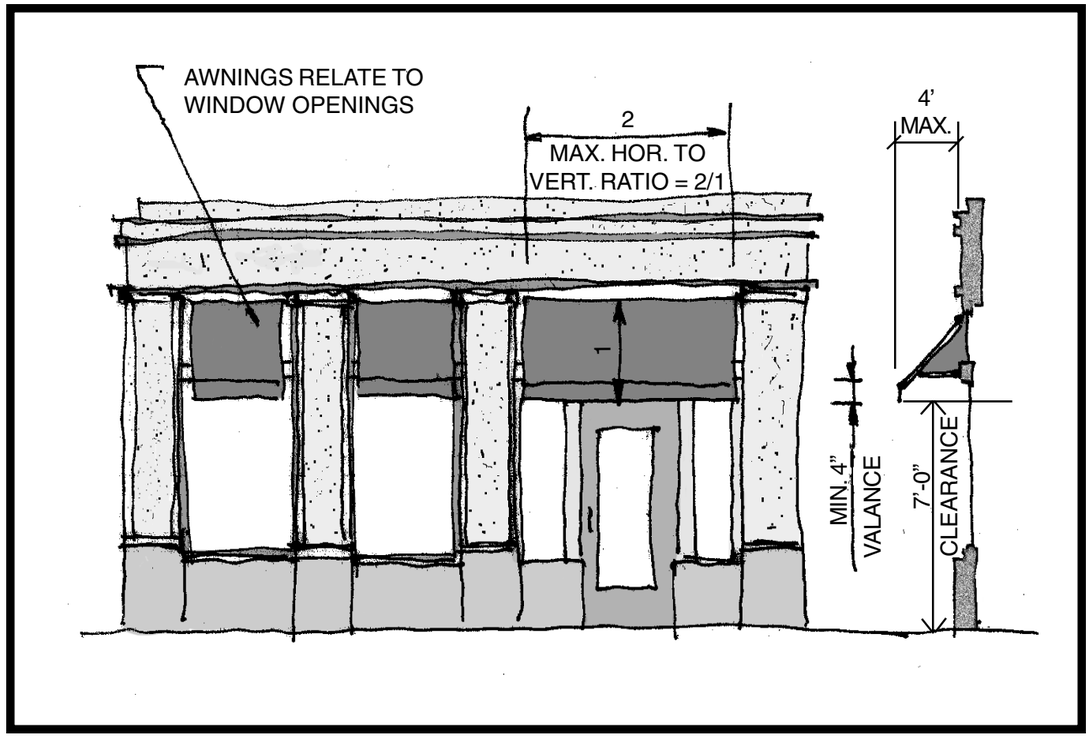


FIGURE 4.1 AWNINGS

LONG, HORIZONTAL
AWNINGS NOT ALLOWED

AWNINGS FIT IN OPENING WITH VALANCE

4.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts. Colors must respect the established traditions of the commercial neighborhood and blend harmoniously with the patterns of the street.

Base colors that are muted and blend with the natural surroundings are required. The tenant may choose a base color with any hue with saturation of 15% or less. See the color wheel for acceptable base colors.

Accent colors can be more saturated. Accent colors are limited to 15% of the storefront area, not including awnings. Brightness of accent colors must be 50% or less (0%=black, 100%=white). See the color wheel at right for acceptable accent colors. Awning colors can be any acceptable color.

Colors that vary from the standard palettes may require separate city planning commission approval.

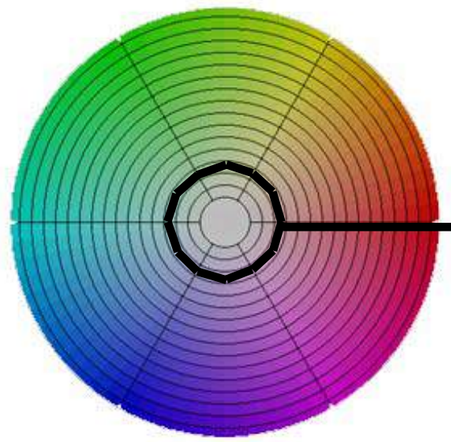
Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the exterior street facades.

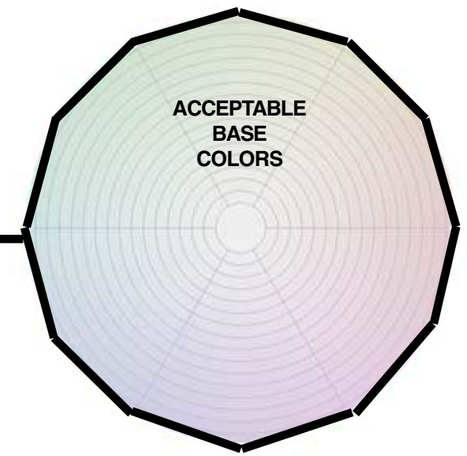
Base Colors:
Numbers 2088 through 2175 with a suffix of 70.

Accent Colors:
Historic Colors (Prefix of HC) with a base of 4B.

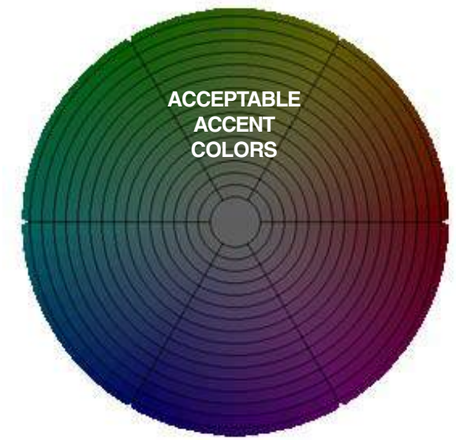
Standard Color Wheel



Base Colors
(Any Hue: Saturation 15% or Less)



Accent Colors
(50% brightness maximum)



NATURAL COLORS

MUTED ACCENT COLORS

4.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance and a sense of warmth. Materials must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed. Polished materials, including polished stone and polished metal are not permitted.

Any materials to which a color is applied must follow acceptable colors per Section 4.2. The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc.)	Polished stone
Unglazed terra cotta pavers	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Glass block
Stained wood	Concrete
Exposed aggregate concrete	Asphalt
Decorative glazed tile at stair risers	Terrazzo
	Untreated wood

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Painted brick	Polished stone
Natural un-gauged stone (slate, flagstone, etc)	Exterior insulated finish system (EIFS)
Cement plaster (smooth steel trowel finish)	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Polished metal
Stained wood (shingles, board & batten, ship-lap, etc.)	Concrete block
Painted wood (shingles, board & batten, ship-lap, etc.)	Glass block
Wrought iron	Sheet wood products (T-111, etc.)
Decorative glazed accent tiles	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing (butt-glazing)
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Etched glass
	Beveled glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	

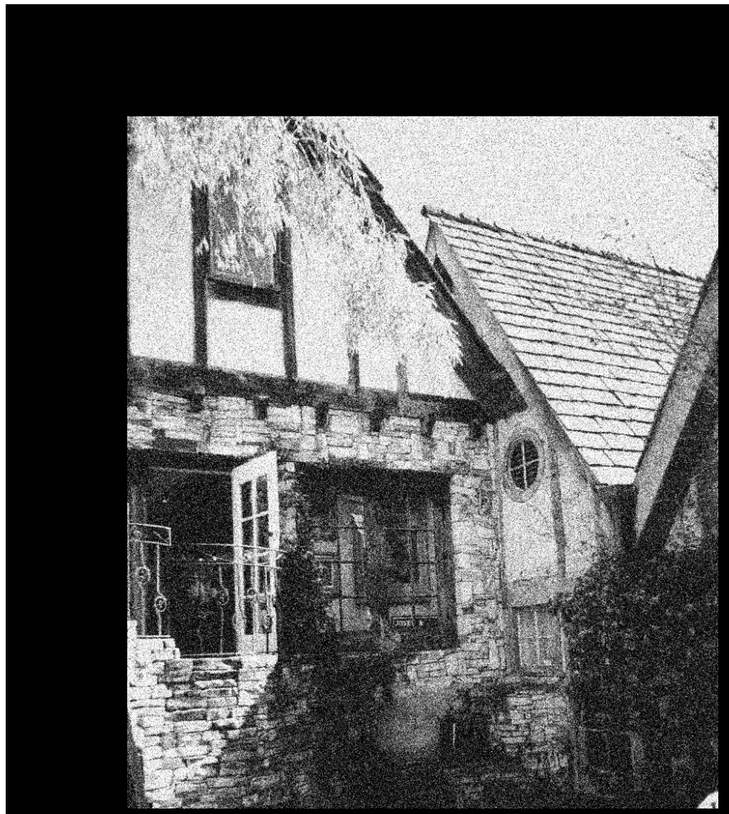
Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Asphalt shingles
Clay tiles	Cement tiles
Natural metal (copper, zinc, etc.)	Manufactured imitation materials
Slate	Painted or coated metals
Gutters must be copper or painted metal	

Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron, copper etc.)	Polished metal
Painted metal	

Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	Aluminum
Aged metal	

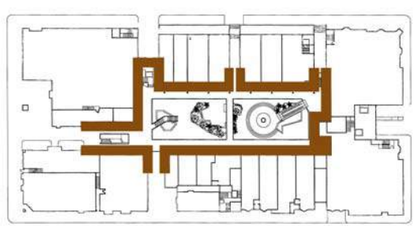
Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Polished metal
Natural finished metal	Plastic
Natural finished wood (door pulls, etc.)	Imitation materials
	Painted metal



The interior storefronts set the character for Carmel Plaza's courtyard. Courtyards are a tradition in Carmel's commercial district and contribute to the informal nature of the shopping experience. The storefronts in the courtyard of Carmel Plaza should be compatible with the "Elegant Natural Tradition" of the exterior facades, but designers are encouraged to be innovative in their approach to the facades in the courtyard. The "Downtown Tradition " is based upon each storefront having its own unique identity while maintaining compatibility with adjacent storefronts. The result is a richness of design and expression that is found in small downtown streets. Like the exterior street facades, the interior courtyard facades should respect the small scale of buildings in Carmel and are to be constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should respect the small scale of Carmel Plaza.

The acceptable colors and materials of the interior courtyard facades in the "Downtown Tradition" are less restrictive than those of the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone in an innovative way is encouraged. The colors are encouraged to be vibrant and lively. In any event, the materials must be durable and elegant. These design guidelines seek to outline the characteristics of the "Downtown Tradition" that will ensure that interior courtyard facades create a lively and festive environment for the courtyard of Carmel Plaza.



5.1 Awnings

In general, awnings are not appropriate on the interior courtyard facades of Carmel Plaza. Awnings are not allowed when the storefront is behind an arcade or under an overhang.

Where awnings are allowed, they must fit with the overall character of the storefront and must be designed to be compatible in form and detail to any adjacent awnings. Awnings are not appropriate on north-facing facades. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted. No insignia, graphics or text are allowed on awning fabric. Where permitted, awnings must comply with the requirements of Section 4.1.

AWNINGS

THE COURTYARD AT CARMEL PLAZA

5.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts.

Base colors that are muted and blend with the natural surroundings are preferred. The tenant may choose a base color with any hue with a saturation of 20% or less. See the color wheel for acceptable saturation.

Accent colors are encouraged for the interior courtyard facades to help create a lively atmosphere. Accent colors can be more saturated. Accent colors are limited to 20% of the storefront area. Brightness of accent colors must be 60% or less (0%=black, 100%=white). Accent colors for the interior courtyard facades are not limited in hue. See the color wheel at right for acceptable accent colors.

Colors that vary from the standard palettes may require separate city planning commission approval.

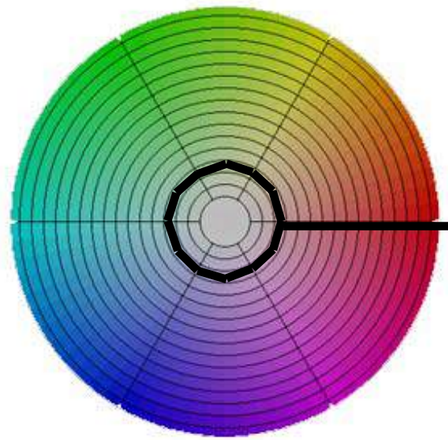
Paint must be applied as a solid color. Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the interior courtyard facades.

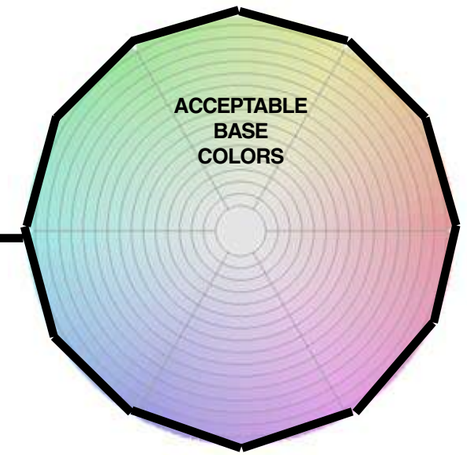
Base Colors:
Color numbers 2088 through 2175 with a suffix of 60 or 70.

Accent Colors:
Color numbers 2088 through 2175 and Historic Colors (Prefix of HC) with a base of 3B or 4B.

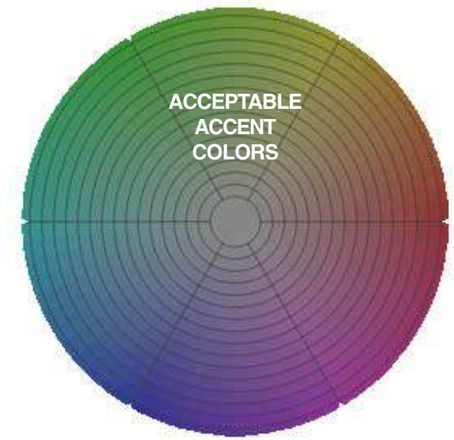
Standard Color Wheel



Base Colors
(Any Hue: Saturation 20% or Less)



Accent Colors
(60% brightness maximum, all hues)



NATURAL COLORS

INTERIOR COURTYARD FACADES

5.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance, and a sense of warmth. They must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed.

The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

NATURAL MATERIALS

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufacured used brick
Natural un-gauged stone (slate, flagstone, etc)	Terrazzo
Polished stone (with wet coefficient of friction >0.6)	Glazed ceramic mosaic tile
Unglazed terra cotta pavers	Glass block
Unglazed ceramic mosaic tile	Concrete
Stained wood	Untreated wood
Exposed aggregate concrete	
Decorative glazed tile at stair risers	
Modular Stone	

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	
Painted brick	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc)	Exterior Insulated Finish System (EIFS)
Polished stone (as accents)	Glazed ceramic mosaic tile
Cement plaster (smooth steel trowel finish)	Polished metal
Unglazed ceramic mosaic tile	Concrete block
Stained wood (shingles, board & batten, ship-lap, etc.)	Glass block
Painted wood (Shingles, board & batten, ship-lap, etc.)	Sheet wood products (T-111, etc.)
Wrought iron	
Decorative glazed tile accents	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Beveled glass
	Etched glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	

DECORATIVE TILE RISERS

Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Cement tiles
Clay tiles	Manufactured imitation materials
Natural metal (copper, zinc, etc.)	Painted or coated metals
Slate	
Asphalt Shingles	

Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal (on body of sign)
Painted metal	
Polished metal (for lettering only)	

Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	
Aged metal	

Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Plastic
Natural finished metal	Imitation materials
Polished metal	Painted metal
Natural finished wood (door pulls, etc.)	

COURTYARD FACADES AT CARMEL PLAZA

6.0 Submittal Requirements

A tenant design package will be issued by the landlord to new tenants entering the shopping center and to those tenants upgrading their premises. This package will include the Tenant Storefront Design Guidelines.

These documents are to be used by the tenant's architect in establishing aesthetic and technical parameters for the design of a proposed store.

The tenant is obligated to submit drawings and specifications to the Landlord, the Carmel Plaza tenant coordinator, and the Carmel Planning Department for review. Prior to Planning Department submittal, the documents must have received approval from the Landlord and the Carmel Plaza Tenant Coordinator. A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.

Submittals to the Landlord are in two sequential phases: the Preliminary Submittal and the Final Submittal. A Conceptual Submittal is optional (see 6.1). The required deliverables for each phase of submittals is specified below.

All plans shall be submitted to:

- Tenant Coordinator and Carmel Plaza General Manager
- The Macerich Company

The landlord's design consultant is available for informal conversations with the tenant or his architect at any point in the design or submittal process, to assist them in streamlining their design approach and to gain compliance with the requirements of the Tenant Storefront Design Guidelines.

6.1 Conceptual Submittal (Optional)

Prior to any submittal, the tenant and /or tenant's architect may informally present to the landlord or the design review architect the design concepts and ideas proposed for any new work. This can take the form of a meeting or rough sketches and notes submitted by mail or fax. Although not required, it is highly recommended that the tenant present a conceptual submittal.

6.2 Preliminary Submittal

The tenant will, within twenty (20) days after receipt of the tenant package, be required to submit preliminary design drawings. The preliminary submittal is to include only those architectural documents which are designated below; additional submittal material will not be considered. Construction documents will not be accepted for the preliminary submittal.

NOTE: The preliminary design phase is mandatory. Complete final plans will not be reviewed until the basic storefront concept, including signage and basic layout of the space, is approved.

The requirements of the preliminary submittal follow:

1. A color rendered storefront elevation or perspective including signage and graphics. This drawing must include the storefronts immediately adjacent to the tenant's storefront.

2. 1/4" scale floor plan indicating the configuration of all storefront elements, basic fixture layout, stock areas, and toilet rooms. Overall dimensions should be included and structural grids delineated.

3. 1/2" scale storefront elevations (including the signage concept and clearly identified materials for the storefront).

4. Storefront sections to fully illustrate the concept and details for connections to the Plaza's elements.

5. A reflected ceiling plan.

6. Material and color samples for all storefront elements mounted on a board no larger than 11" x 17". Actual material samples are required. Samples that are not actual materials will be rejected.

7. One set of sepias and two (2) sets of prints shall be submitted for all preliminary drawings.

The preliminary design review process considers the three-dimensional form of the storefront, the materials, image, colors and signage integration to determine whether or not the criteria has been met. The Compliance Checklist (see 7.0) will be used to identify conformance and/or deviation from these design guidelines. One of two responses will generate from this process:

1. Approval as noted, with conditions to be addressed in the final submittal, or

2. Revise and re-submit, when the Tenant's basic design is unacceptable and needs to be revised. A re-submittal will then be required. Final submittals will not be reviewed until the preliminary re-submittal has been approved.

Photographs of tenant's existing stores that are similar in design intent are encouraged to be included in the preliminary submittal.

6.3 Final Submittal

When the tenant obtains preliminary design approval, he is able to proceed with the submittal of final construction documents for review. Like the preliminary review, the final submittal is either accepted or returned with conditions to be addressed.

Final approved plans must not have corrections or comments. Final plans must be re-submitted until approval is reached. Three (3) sets of bluelines and one (1) set of sepias will be required for all drawings in the final submittal. The final submittal blueline sets must be wet-stamped and signed by the appropriate design professionals prior to submittal to the landlord for final approval. The final submittal must contain the following:

1. Architectural Drawings
2. Electrical Drawings
3. Mechanical Drawings
4. Sign Fabrication Shop Drawings

Upon final plan approval, the tenant will be released to submit plans to the City of Carmel.

Architectural Drawings

1. Key plans showing the location of premises with the center
2. Floor plan at ¼" scale
3. Longitudinal section at ¼" scale
4. Interior elevations at ¼" scale
5. Reflected ceiling plan at ¼" scale
6. Storefront elevations at ½" scale
7. Storefront sections at ½" scale
8. Signage design and location, shown on the storefront plan, section, and elevation drawings.
9. Door, finish, and color schedules
10. Construction specifications

Electrical Drawings

1. Circuitry Plans
2. Panelboard schedules
3. Riser diagrams
4. Electrical load tabulations
5. Specifications
6. Any required energy calculations
7. Fixture catalog cuts for any exposed storefront lighting

Mechanical Drawings

1. HVAC equipment and distribution diagram
2. Mechanical/electrical data tabulations sheet
3. Plumbing plans
4. HVAC specifications/requirement sheet
5. Any required energy calculations

Sign Fabrication Shop Drawings

Shop drawings by the sign fabricator are to be submitted for approval along with the final submittal. All submissions are to include three (3) sets of original sign shop drawings.

Faxed submittals will not be permitted.

Shop drawings must be fully dimensioned (indicating sign panels, individual letter and overall sign lengths and heights) and include the following information:

1. Material designation and color sample
2. Lighting specifications
3. Actual letter style and type
4. Detail drawings of all ornamental hardware and metal
5. A drawing indicating the precise sign location on the storefront and the location of all concealed hardware and equipment including transformers and access panels.

7.1 STOREFRONT COMPLIANCE CHECKLIST:

The following checklist summarizes the requirements of these guidelines and has been developed to assist the tenant in gaining storefront design approval.

GENERAL STOREFRONT CRITERIA

	In Compliance	Not In Compliance
1) Façade Proportions and Scale		
a) Vertically Proportioned Openings	q	q
b) Eight foot (8'-0") Maximum Opening Height (9' w/ Transom)	q	q
2) Setbacks and Protrusions		
a) Changes in Plane	q	q
b) Informal Composition	q	q
c) Two Foot (2'-0") Recess at Entry	q	q
d) 40% of Storefront Recessed a Minimum of One Foot (1'-0")	q	q
e) Bay Windows 2'-6" Clear From Grade	q	q
3) Doors		
a) Single Leaf (Unless Double Doors Required for Exiting)	q	q
b) Maximum Door Height Seven Feet (7'-0")	q	q
c) Wood, Wood and Glass, Steel or Steel and Glass doors	q	q
d) If Aluminum and Glass, then Articulated	q	q
4) Windows		
a) Wood, Steel or Articulated Aluminum Sash	q	q
b) Maximum Glazing Panel of Thirty (30) Square Feet	q	q
c) Vertical Proportions (1.4/1 Min.)	q	q
5) Walls		
a) Maximum Opening Width of Twelve Feet (12'-0")	q	q
b) End Walls One Foot Six Inches (1'-6") Minimum	q	q
c) Variation in Plane, Texture or Materials for Walls Over Twenty Feet (20'-0") in Length	q	q
6) Roofs		
a) Complete Roof Forms	q	q
7) Overhangs		
a) Low Eaves-Nine Feet (9'-0") Maximum	q	q
b) Articulated Underside of Eaves	q	q

	In Compliance	Not In Compliance
8) Umbrellas		
a) Maximum Six Feet (6'-0") in Diameter	q	q
b) Wood or Wrought Iron Structure	q	q
c) Flame Retardant Fabric Without Text or Graphics	q	q
d) Maximum Nine Feet (9'-0") High at Peak	q	q
e) Within Tenant's Lease Premises	q	q
9) Stairs/Ramps/Railings		
a) Natural Materials on Stairs/Ramps	q	q
b) Wood or Wrought Iron Railings	q	q
10) Landscaping		
a) Informal Composition	q	q
b) Concealed Irrigation System	q	q
11) Audio/Music/Speakers		
a) Confined Within Leased Premises	q	q
12) Lighting		
a) Screened Fixtures	q	q
13) Signage		
a) Exterior Business Signs	q	q
b) Interior Business Signs	q	q
c) Restaurant Menu Signs	q	q
d) Sign Lighting	q	q
14) Awnings		
a) Relate to Window Openings	q	q
b) Maximum Length to Height Ratio of 2/1	q	q
c) Four Inch (4") Minimum Valance	q	q
d) Painted Steel or Wrought Iron Supports	q	q

	In Compliance	Not In Compliance
EXTERIOR STREET FACADES The Elegant Natural Tradition		
1) Colors		
a) Acceptable Color Palette (Section 4)	q	q
2) Materials		
a) Complies with Section 4.3	q	q
INTERIOR COURTYARD FACADES The Downtown Tradition		
1) Awnings		
a) Awnings Not Allowed Under Arcade, Overhang or on South-facing Façade	q	q
2) Colors		
a) Acceptable Color Palette (Section 5)	q	q
3) Materials		
a) Complies with Section 5.3	q	q
STOREFRONT (Summary)	q	q

June 28, 2016

City of Carmel-by-the-Sea
Attn: Ms. Ashley Hobson, Contract Planner
Community Planning and Building Department
City of Carmel-by-the-Sea

Re: SI 16-007/DR 16-030 (Carmel Plaza) Responses to Recommendations/Draft Conditions (Revisions by Planning Commission on 05/11/16)

Dear Ms. Hobson,

The following are responses to Planning Commission's comments provided on 05/11/16. As part of our continuing efforts to work closely with Staff and the Planning Commission through the Design Review process, we would like to take this opportunity to share our perspective on the concept review comments. We look forward to the opportunity to present our revised package at the Planning Commission hearing set for 07/13/16.

6. The applicant should submit a lighting package for final review. All overhead festoon lighting should be removed and the new proposed lighting should remain minimal and naturalistic. The lighting should specifically be reduced at the Ocean Avenue entrance.
RESPONSE: A revised lighting package has been submitted that eliminates festoon lighting and replaces it with a fixture layout and type that is consistent with Carmel Plaza Storefront Design Guidelines and City zoning codes. Lighting levels at Ocean Avenue entry have been carefully considered in terms of their brightness, and the resultant scheme has been balanced to reduce lighting levels while still providing for building code-compliant safety and security for tenants and patrons.

7. The applicant shall consider relocating the center staircase to the south side of the courtyard, per the Commission's direction at the 05/11/16 meeting.
RESPONSE: Our team has given great thought and consideration regarding the location of the "south stairs" that currently extend from the courtyard bridge. We appreciate the Planning Commissioners' suggestion to consider a relocation of this stairwell to the southeast corner of the courtyard, and have looked at this option closely. In fact, our design team examined numerous options for these stairs, including 1) a potential relocation, 2) a design modification (as we've presented herein), and 3) possible removal altogether. When examining the design and layout for relocating the stairwell to the southeast corner of the Plaza, our team felt strongly that it would hang heavily above those tenants nearest the stairs, casting them into the shadows. This would be quite detrimental to our tenants. A key goal of ownership per the planned renovations at Carmel Plaza is the notion of "opening site lines" for our tenants and customers, in order to help foot traffic, make our retailers more visible and make the courtyard a more open, inviting, warm, and welcome place to shop and spend time.

Concurrent to our renovation planning and design conversations, ownership has also been in advanced lease negotiations for a new restaurant interested in the former Homescapes space at the south end of the shopping center. Considering the timing of

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such discussions, Carmel Plaza ownership sought the feedback from the restaurant owners as to the notion of a relocated stairwell at the southeast corner. The tenant strongly advised that such a stairwell would cast their storefront in the shadows, and hamper their ability to offer outdoor "patio" dining, similar in nature to the outdoor seating currently found near the entrance to Bistro Beaujolais. In an effort to keep our lease negotiations moving forward, our team would like to honor the request of this restaurant tenant and not relocate the stairs in front of the storefront. In discussing such stairwell options with our existing tenants, we have received much positive support from the owners at the Cheese Shop, Impressions, Wrath Winery – those tenants most directly impacted by the proposed stairwell changes – confirming our design plans and the notion of keeping the stairwell attached to the bridge.

Our team has been working to design a 'refresh' to the courtyard that includes new seating, installation of fire pits, improved landscaping, and redesigned stairs. This 'refresh' is for the benefit of our tenants, our customers and the Carmel-by-the-Sea community. The feedback we have received from our existing merchants – and from new retail and restaurant prospects looking to lease space here – is that the proposed stairwell design helps to 'lead' customers downstairs into the courtyard in an open, inviting way. The notion of a stairwell relocation to the southeast corner did not receive the same warm reception, and would be detrimental to ownership's ability to lease the large, vacant space there. As such, our team respectfully requests that the Planning Commission consider a stairwell redesign as currently proposed.

8. The courtyard should be revised to appear more informal. The landscape plan should be revised to incorporate more native plants with an informal setting.
RESPONSE: The design/ownership team understands and appreciates Commissioners' comments expressing a desire for a less formal approach to the courtyard. We would like to note that the existing layout is complicated and overgrown, impeding the ability for shoppers to both see and circulate effectively within the space. In redesigning the courtyard, we have simplified the layout to rectify such issues. While this simplification of the plan may appear more formal compared to the current overgrown layout, it actually provides greater opportunity for informal and flexible reconfiguration. This can be specifically achieved through rearrangement of much of the site furnishings and freestanding planter elements. Our submittal reflects only one such possible arrangement, among many. We would like to further note that the submitted design is part of an overall effort to pare back the many additive finish elements that have occurred over many years to the Plaza, which the Commission agreed with strongly from an architectural perspective. With both the architectural and landscape changes, we are effectively bringing the Center back to its original, simpler aesthetic. Additionally, it is worth noting that, to-date, primarily architectural and 2-diminsional drawings of the courtyard have been provided to the Commission. Such drawings are more technical and formal to the reader; in reality, our courtyard renovation seeks to add color, warmth, texture and – across the board – a more informal design. Such details will be presented in depth at our Planning Commission hearing on 7/13/16. With new painting, new furniture, introduction

Bell
architectural group

831.424.4620

235 MONTEREY STREET
SUITE B, SALINAS, CA
93901

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of wrought iron railings, new fire pits, natural wood and natural stone – the courtyard will be open, inviting, comfortable and informal.

With regard to the planting selection itself, we appreciate the Commission's interest in native and drought-tolerant plant species. However, drought-tolerant plants are often smaller, grassy and more "southwestern" in their design. Such plant types would be inconsistent with the lush, beautifully landscaped, vibrant Carmel courtyard that we envision. The use of these plantings would compromise our ability to maintain continuity between the existing and proposed condition in terms of color, scale and texture. It would be our team's desire to move forward with the plant palette as submitted, being mindful of introducing more native and drought-tolerant species wherever possible.

9. All brick siding throughout the Plaza should be stripped to remove any existing paint.
RESPONSE: The Owner and Design team has carefully considered this comment, and while we agree that stripping all painted brick could potentially improve the appearance of the Plaza, our research shows that it would be extremely difficult and costly to do so. The following are some notes from the project's general contractor:

> *"To blast paint from existing brick is costly and creates a mess that is difficult to control. Other than the abrasive material itself that needs to be cleaned up, to set up any sort of cover or "tenting" of the area to be blasted is time consuming, also driving costs. Further practice often used during blasting is to "hose or mist" the area to help keep dust reduced. Despite this there always is some amount of dust that escapes to nearby areas."*

Because of the significant impact of stripping the brick, we would like to focus our efforts to expose the brick where it has the most impact, along the Mission Street façade at the parking entrance, as we've proposed. It is important to note that the only areas where brick will remain painted is along Junipero. Given the concerns over dust and noise impacts associated with stripping the brick, it is also important to note that the Junipero side of the project is the only side that carries residential and hotel uses – further reason to minimize impact in this part of the project. It should be further noted that the dated mauve color of the brick is scheduled to be repainted the "Barnwood" color to bring it up to date.

Sincerely,

David Peartree, AIA, LEED AP
Belli Architectural Group

Belli architectural group

831.424.4620

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SUITE B, SALINAS, CA
93901

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Attach E – Photos of Various Proposed Changes

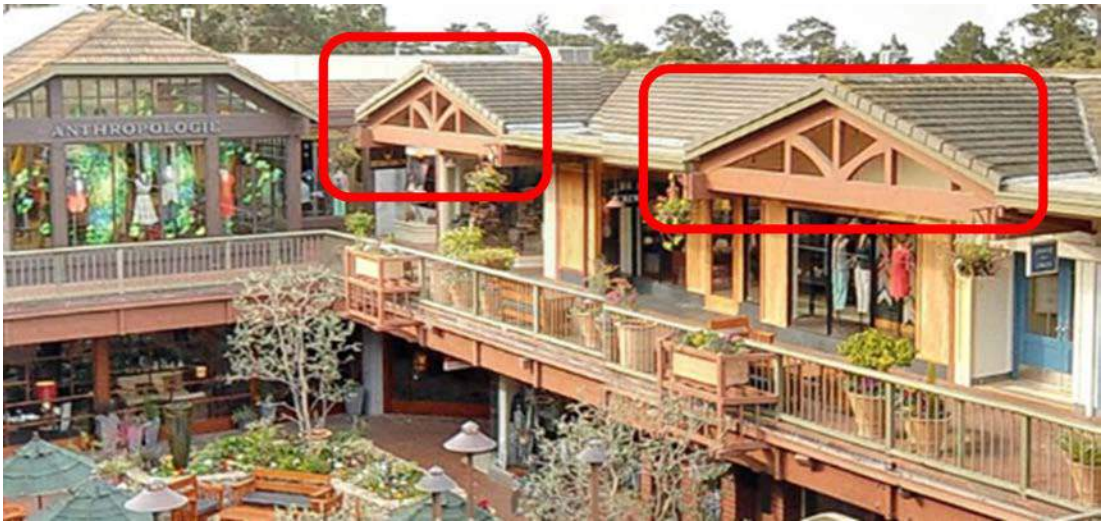
The demolition and infill of the existing staircase on the north side of the courtyard

The demolition and reconstruction of the two interior staircases with new built-in seating

The removal of all wood railings and replacement with new metal hand rails

The removal of all cantilevered railing planters

Removal of non-structural decorative awnings



Demolish existing pop-out windows

Replacement of four existing windows on the West elevation and the addition of new awnings above all four

Replacement of two existing windows on the East elevation and the addition of three new awnings

Removal of the existing tiles and replacement with new stone veneer at the North Mission Street entrance

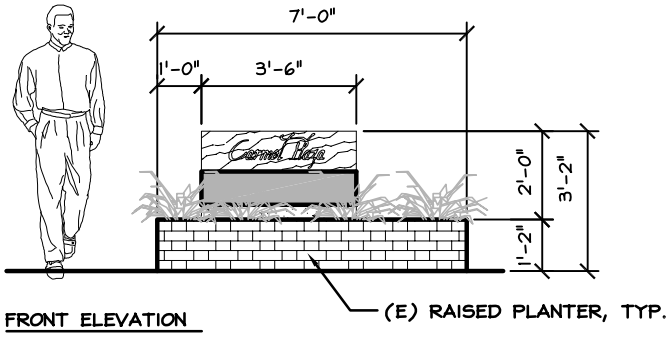
SIGN LOCATION #1_OCEAN AVE.

SIGN LOCATION #2_MISSION STREET

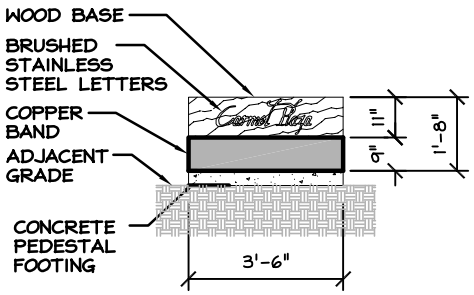
SIGN LOCATION #3_MISSION STREET

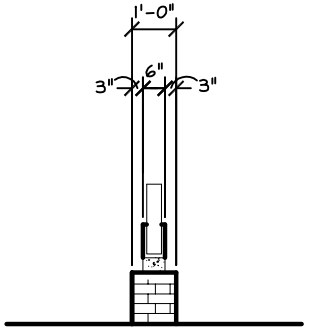
SIGN LOCATION #4_JUNIPERO STREET

SIGN LOCATION #5_JUNIPERO STREET

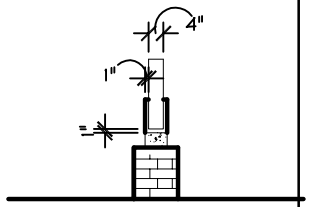


FRONT ELEVATION





SIDE ELEVATION

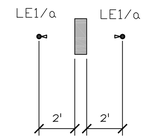


SIDE ELEVATION

13 MONUMENT SIGN

SCALE: 3/8" = 1'-0"

ENLARGED LIGHTING DIAGRAM



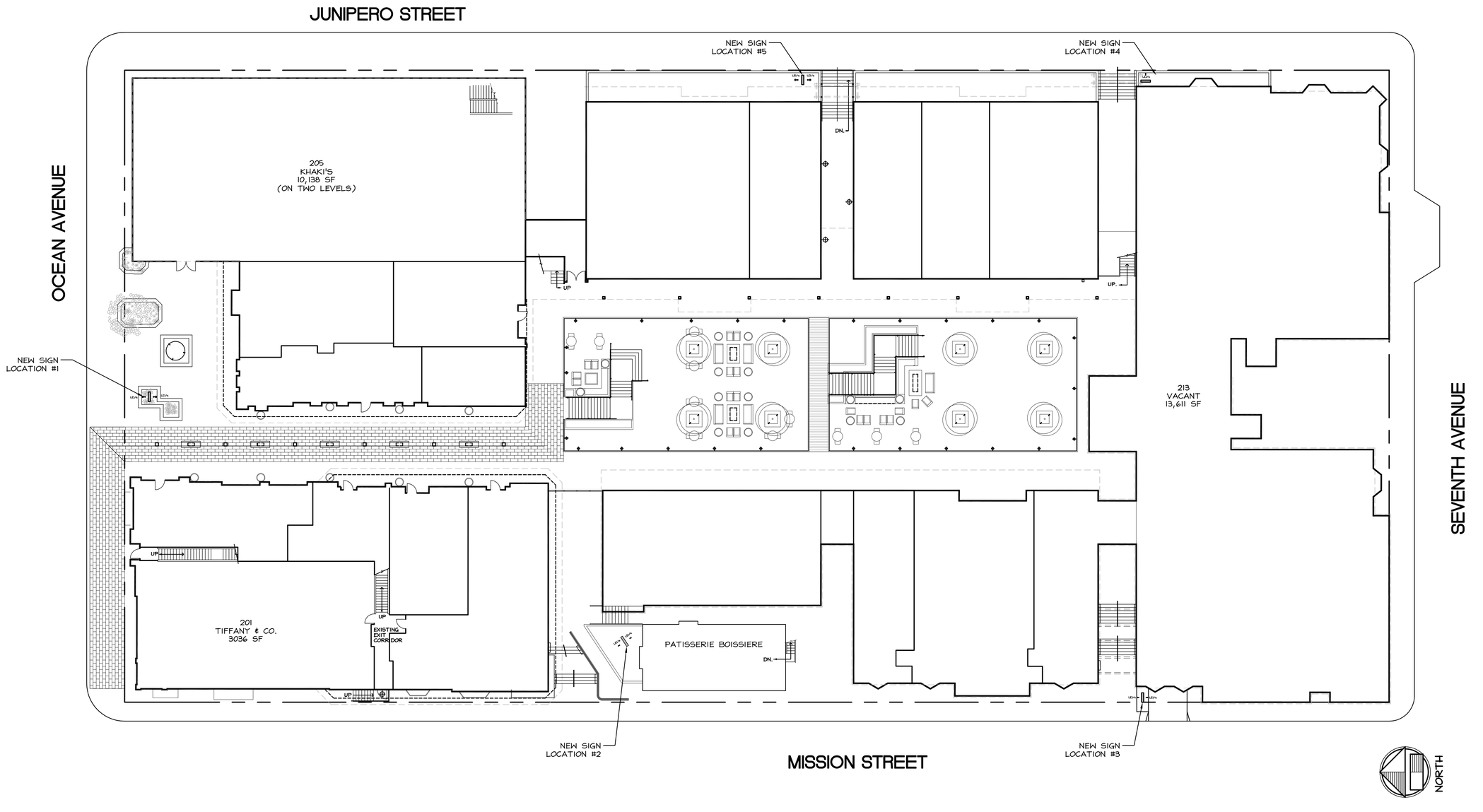
(N) LED UP-LIGHTING FOR SIGNS TO BE LOCATED 2' FROM SIGN, TYP.

GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.

LEGEND

- (E) BUILDING FOOTPRINT
- OVERHANG ABOVE
- PROPERTY LINE
- PROPOSED (N) SIGN LOCATION. ALL SIGN TO BE GROUND-MOUNTED IN (E) PLANTERS.
- LE1/a (N) LED UP-LIGHTING FOR SIGNS. REFER TO CUT SHEET PROVIDED.



1 PROPOSED SIGN LOCATIONS FOR CARMEL PLAZA
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT CHANDEL PERRY STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

BELLI ARCHITECTURAL GROUP 831. 424. 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAG.COM

BAG architectural group

PROPOSED LOCATIONS FOR NEW SIGNS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET
(N) SIGNS
OF SHEETS

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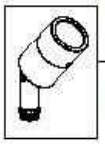

inspiration CONTROL SYSTEM — adjust-e-lume — BK SSL

NITE STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	NS LED
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	NS	LED								
Example - NS	- LED	- e60	- NSP	- BT	- BZP	- 12	- 11	- 360SL		

Material
- Blank - Aluminum
- B - Brass
- S - Stainless Steel

Series
- NS - Nite Star™

Source *(Requires low voltage transformer)*
- LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
  Designed for use with remote 12VAC BK SSL® transformers. Requires magnetic Low Voltage Dimmer.

LED Type

Bluetooth® Wireless Control
- e60 - 8.5WLED/2700K
- e61 - 8.5WLED/3000K
- e62 - 8.5WLED/4000K
- e63 - 8.5WLED/Amber

Adjust-e-Lume®
- e64 - 7WLED/2700K
- e65 - 7WLED/3000K
- e66 - 7WLED/4000K
- e74 - 7WLED/Amber

Optics
- NSP - Narrow Spot (Red Indicator)
- SP - Spot (Green Indicator)
- MFL - Medium Flood (Yellow Indicator)
- WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® *(Specify Wireless or Manual Control)*
- BT - Bluetooth® Wireless Control *(DS device required. By Others. *For use with e60, e61, e62, e63)*
- A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1 *(Choose Output Intensity. *For use with e64, e65, e66, e74)*

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mirique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU Interior only

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AOW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	Also available in RAL finishes See submittal SUB-1499-00	

Lens Type
- 12 - Soft Focus Lens
- 13 - Rectilinear Lens

Shielding
- 11 - Honeycomb Baffle

Option
- 360SL - 360SL™ Rotational Knuckle Mounting System

DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Ra, Typ.)
e60	2700K	8.5	80
e61	3000K	8.5	80
e62	4000K	8.5	80
e63	Amber (590nm)	8.5	~
e64	2700K	7.0	80
e65	3000K	7.0	80
e66	4000K	7.0	80
e74	Amber (590nm)	7.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle	e62 CBCP	e66 CBCP	Visual Indicator
Narrow Spot	13°	7578	6889	Red Dot
Spot	15°	5748	5225	Green Dot
Medium Flood	23°	2182	1984	Yellow Dot
Wide Flood	31°	1430	1300	Blue Dot

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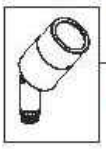
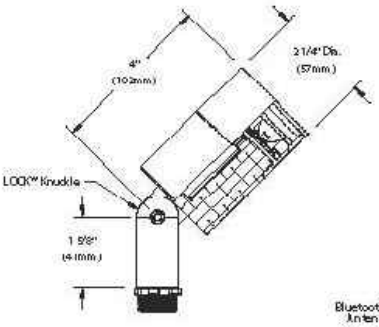


inspiration CONTROL SYSTEM — adjust-e-lume — BK SSL

NITE STAR™

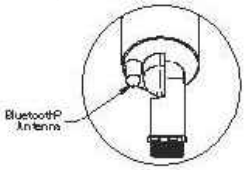
PROJECT:	
TYPE:	

SIDE VIEW adjust-e-lume

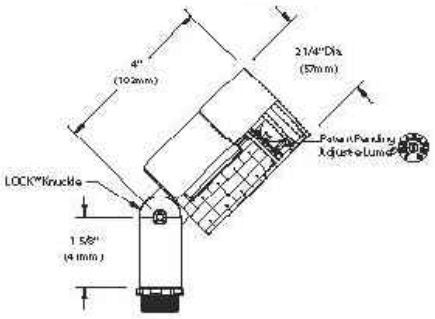


iOS DEVICE (by Others)

REAR VIEW



SIDE VIEW adjust-e-lume TECHNOLOGY



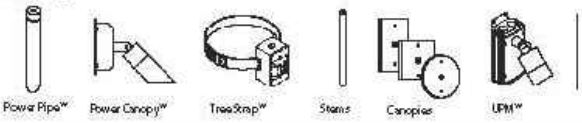
360SL™

Horizontal Rotation
(Optional 360SL™ Knuckle)

Accessories *(Configure separately)*

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Mounting:



Remote Transformers:

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Flush lens.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 120VAC/VDC input 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Inspiration (Bluetooth® Wireless Technology)
Wireless communication system creates dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require via exclusive mobile application. App available at the Apple iTunes® Store. Wireless control up to 40 feet.

Bluetooth® Connectivity Requirements
iOS device (by Others) with installed Inspiration Control System App is required for Bluetooth® Wireless Control. Bluetooth® version 4.0 or higher required. iOS Devices with Bluetooth® version 4.0 or higher include: iPhone® (4S or newer); iPad® (3rd generation iPad or newer); iPad mini®; iPad Air®; iPod® (iPod touch® 5th generation or newer).

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference:
Narrow Spot (NSP) = Red. Spot (SP) = Green.
Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA /ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

Bluetooth® is a registered trademark of Bluetooth SIG, Inc.
Teflon® is a registered trademark of DuPont Corporation.
Energy Star® is a registered trademark of the United States Environmental Protection Agency.
iTunes® is a trademark of Apple Inc.

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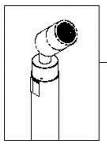
CARMEL PLAZA

Carmel, CA.



POWER PIPE™ SYSTEM

Specify Fixture Separately

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

			PP															
Example	B	-	PP	-	J	-	18	-	T-L75E	-	C	-	MIT	-	120	-	SF	

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless

Series
- **PP** - Power Pipe™ System

Type
- **S** - Stake
- **J** - Junction Box
- **A** - Adjustable 18" Stem* *(requires 18" Power Pipe)*
  *Not available with Transformer Housing

Power Pipe Length
- **12** - 12" Power Pipe Length
- **18** - 18" Power Pipe Length

Transformer Housing
- **Blank** - Less Transformer
- **T-L75E** - Transformer housing with 75VA Electronic Transformer*
- **T-TRe20** - Transformer housing with TRe20 Electronic Transformer* *(105-300 VAC. 50/60 Hz. Non-Dimming*. For use with BKSSL fixtures)
  *Not available with Adjustable Stem (Type 'A')

Cap Style
- **Blank** - Less Cap *(Adjustable Stem only)*
- **B** - Single Hole Cap
- **C** - Solid Cap

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Input Voltage
- **Blank** - Less Transformer or For use with TRe20 Electronic Transformer *(105-300 VAC. 50/60 Hz. Non-Dimming)*
- **120** - 120 VAC Input *(For use with L75E)*
- **230** - 230 VAC Input *(Non-Dimming, For use with L75E)*
- **277** - 277 VAC Input *(Non-Dimming, For use with L75E)*

Options
- **SF** - Stability Flange

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Moss Beach, CA 94038
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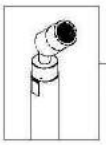
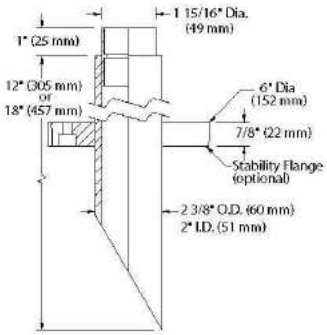


POWER PIPE™ SYSTEM

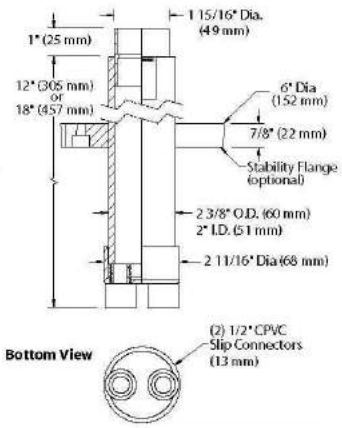
Specify Fixture Separately

PROJECT:	
TYPE:	

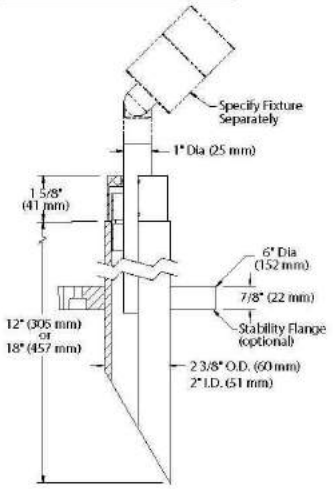
STAKE (S)



JUNCTION (J)

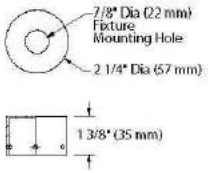


ADJUSTABLE STEM (A)

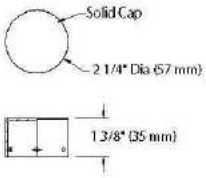


CAP STYLES

'B' Cap (Single Hole)

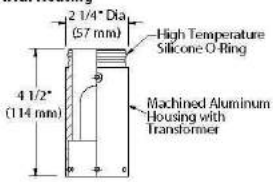


'C' Cap (Solid Cap)



TRANSFORMER

Transformer with Housing



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Installation
Provides a clean, architectural transition from wiring system to fixture. 2" Schedule 80 PVC pipe. For direct burial into soil or concrete. Available in 12" and 18" lengths. Available in three installation types:

Stake (Type S)
60° angled bottom designed for use with conduit or direct burial low voltage cable.

Junction Box (Type J)
Includes [2] 1/2" PVC slip connectors for branch circuit wiring.

Adjustable Stem (Type A18)
18" field adjustable stem accommodates future landscape growth. Unused stem length remains hidden inside housing. Delrin bushing and stainless steel set screws lock mounting height.

Stability Flange
Optional 6" diameter, molded stability flange simplifies installation and projects into substrate to simplify installation and reinforce housing stability.

Cap Style
Machined from copper-free aluminum or machined brass. Choose from Solid ('C'), or Single Hole ('B') cap styles.

Transformer Housing
Fully machined from copper-free aluminum, solid machined brass or stainless steel. Stainless steel hardware. High temperature, silicone 'O' Ring provides watertight seal.

Electronic Transformer
For use with halogen lamps. 120V, 230V, and 277V primary voltage. 120V is fully dimmable (40W minimum load). 50/60Hz. 11.6V secondary voltage. 10 watt minimum load (Halogen) non-dimmed. 75 watt maximum load. >0.93 Power Factor. <20% THD. Operating frequency >10kHz. Soft start circuitry to extend lamp life.

TRe20 Electronic Transformer
For use with BKSSL solid state 12V systems. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard. Adjustable stem mount additionally includes 24" or 36" 12/2 direct burial low voltage cable.

Hardware
Tamper resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Listings
ETL listed. Made in USA.

RoHS

*Teflon is a registered trademark of DuPont Corporation.

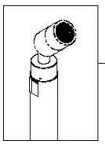
B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 8-15-13	DRAWING NUMBER SUB-1104-07

LE1

MELINDA MORRISON
LIGHTING
191 Arbor Lane
Moss Beach, CA 94038
www.melindamorrisonlighting.com

CARMEL PLAZA

Carmel, CA.



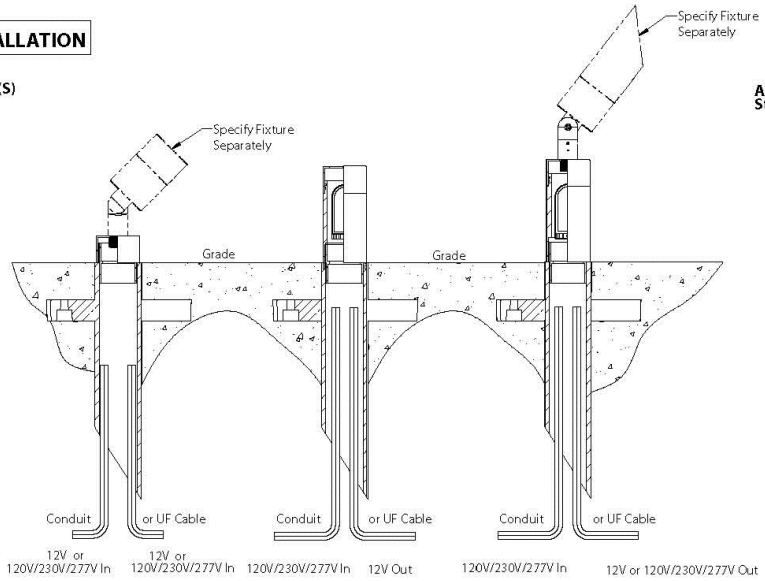
POWER PIPE™ SYSTEM

Specify Fixture Separately

PROJECT:	
TYPE:	

INSTALLATION

Stake (S)

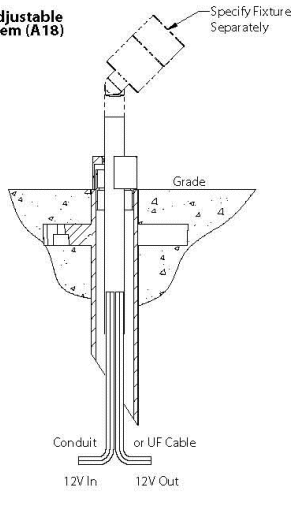


Power Pipe Stake With 'B' Cap

Power Pipe Stake With Integral Transformer For Remote Fixtures With 'C' Cap

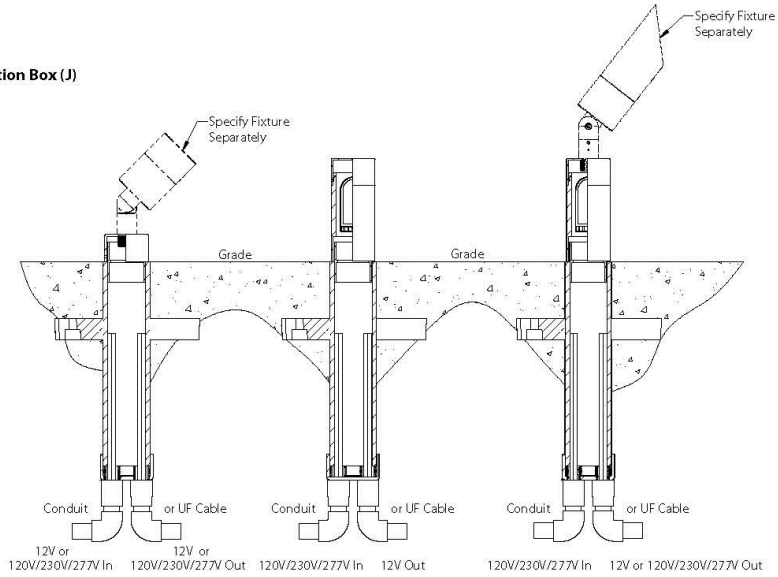
Power Pipe Stake With Integral Transformer With 'B' Cap

Adjustable Stem (A18)



Power Pipe Adjustable Stem

Junction Box (J)



Power Pipe Junction Box With 'B' Cap

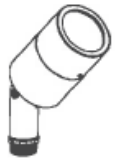
Power Pipe Junction Box With Integral Transformer For Remote Fixtures With 'C' Cap

Power Pipe Junction Box With Integral Transformer With 'B' Cap

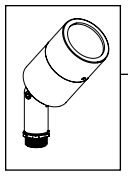
B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 8-15-13	DRAWING NUMBER SUB-1104-07

LE1

Attachment G – Lighting Details

Light #	Description	Size	Location	Wattage	Color/Finish	Image
LE1	Up-Light 1	5⅝" High 2¼" Diameter	Ground mounted, directed at trees and signage	7 – 8.5 Watts	Varies	
LE2	Tower Light	Approx. 11' 6" Tall		20, 35, 70 Watts	Aluminum	N/A (See Full Photo Details)
LE3	Mounted Ceiling Lights	14"L x 4"W x 8"H	Along courtyard perimeter, under eaves	25 Watts	Varies	
LE4	Hanging Pendant 1	14 ¾" x 11"	Under the interior bridge, At the Mission/7th entrance	12 Watts	Black	
LE5	Wall Sconce	12"x8" 15"x11"	Junipero and Mission Street entrances	8 and 12 Watts	Black	
LE7	Step Lights	Length: 20" – 80"	Recessed vertically within railing posts	6 Watts	Light only	

LE8	Hanging Pendant 2	72”L x 54”W x 48”H	Hanging at the Junipero/7th entry	25 Watts	Black	
LE10	LED Light Strip	Varies	At wood corbelled buildings (above Kate Space & Tommy Bahama), Under fire pits, around built-in seating	12 Watts	Light only	N/A (See Full Photo Details)
LE11	Cube Wall Sconce	4”L x 4”W x 4”H	Elevator, Trellises	5 – 10 Watts	Anodized aluminum, Stainless steel	
LE12	Rectangular Wall Sconce	5.5” L x 15”H	Throughout interior courtyard	9.6 Watts	Cream	
LE13	Up-Light 2	3⅜” High 2¼” Diameter	Fountain (Ocean Ave.)	75 Watts (Max)	Solid bronze or stainless steel	
LE14	Tenant Lights	Length: 18” – 48”	Individual tenant signage	3 Watts	Varies	



NITE STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	NS LED
SOURCE:	
NOTES:	

MELINDA MORRISON LIGHTING
191 Arbor Lane
Moss Beach, CA. 94038
www.melindamorrisonlighting.com

Signage and Tree Up-lighting

LE1

CATALOG NUMBER LOGIC

	NS	LED							

Example - **NS** - **LED** - **e60** - **NSP** - **BT** - **BZP** - **12** - **11** - **360SL**

Material

Blank - Aluminum **B** - Brass **S** - Stainless Steel

Series

NS - Nite Star™

Source *(Requires low voltage transformer)*

LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage Dimmer.

LED Type

Bluetooth® Wireless Control*
e60 - 8.5WLED/2700K **e62** - 8.5WLED/4000K
e61 - 8.5WLED/3000K **e63** - 8.5WLED/Amber

Adjust-e-Lume®**
e64 - 7WLED/2700K **e66** - 7WLED/4000K
e65 - 7WLED/3000K **e74** - 7WLED/Amber

Optics

NSP - Narrow Spot (Red Indicator) **MFL** - Medium Flood (Yellow Indicator)
SP - Spot (Green Indicator) **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® *(Specify Wireless or Manual Control)*

BT - Bluetooth® Wireless Control *(iOS device required. By Others. *For use with e60, e61, e62, e63)*
A9 (Standard), **A8, A7, A6, A5, A4, A3, A2, A1** *(Choose Output Intensity. **For use with e64, e65, e66, e74)*

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
CAP Clear Anodized Powder	OCP Old Copper	*Also available in **RAL** Finishes See submittal SUB-1439-00*

Lens Type

12 - Soft Focus Lens **13** - Rectilinear Lens

Shielding

11 - Honeycomb Baffle

Option

360SL - 360SL™ Rotational Knuckle Mounting System

DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Ra. Typ.)
e60	2700K	8.5	80
e61	3000K	8.5	80
e62	4000K	8.5	80
e63	Amber (590nm)	8.5	~
e64	2700K	7.0	80
e65	3000K	7.0	80
e66	4000K	7.0	80
e74	Amber (590nm)	7.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle	e62 CBCP	e66 CBCP	Visual Indicator
Narrow Spot	13°	7578	6889	Red Dot
Spot	15°	5748	5225	Green Dot
Medium Flood	23°	2182	1984	Yellow Dot
Wide Flood	31°	1430	1300	Blue Dot

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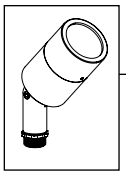


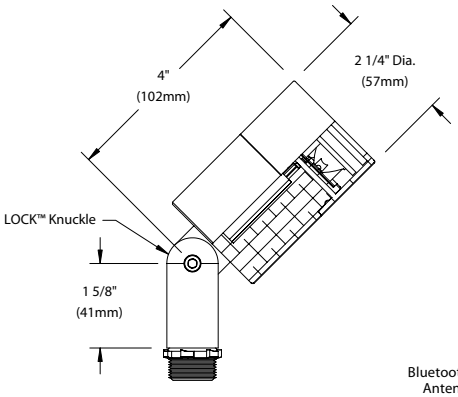
NITE STAR™

Signage and Tree Up-lighting

PROJECT:	
TYPE:	

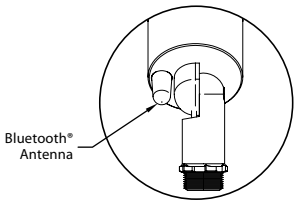
LE1

SIDE VIEW

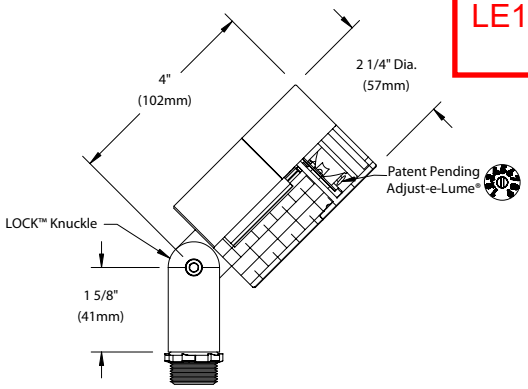


iOS DEVICE (by Others)

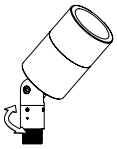
REAR VIEW



SIDE VIEW



360SL™

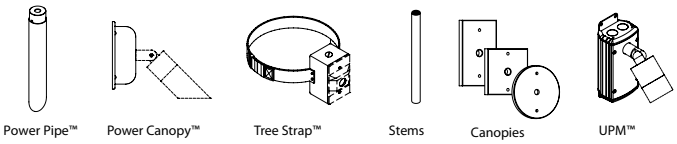


Horizontal Rotation
(Optional 360SL™ Knuckle)

Accessories *(Configure separately)*

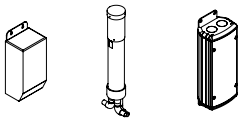
All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Mounting:



Power Pipe™ | Power Canopy™ | Tree Strap™ | Stems | Canopies | UPM™

Remote Transformers:



TR Series | Power Pipe ™ | UPMRM™

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Flush lens.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Inspiration (Bluetooth® Wireless Technology)
Wireless communication system creates dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require via exclusive mobile application. App available at the Apple iTunes® Store. Wireless control up to 40 feet.

Bluetooth® Connectivity Requirements
iOS device (by Others) with installed **Inspiration Control System** App is required for Bluetooth® Wireless Control. Bluetooth® version 4.0 or higher required. iOS Devices with Bluetooth® version 4.0 or higher include: iPhone® (4S or newer); iPad® (3rd generation iPad or newer); iPad mini®; iPad Air®; iPod® (iPod touch® 5th generation or newer).

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference:
Narrow Spot (NSP) = Red. Spot (SP) = Green.
Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA /ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

c UL us LISTED RoHS MADE IN THE USA

Bluetooth® is a registered trademark of Bluetooth SIG, Inc.
Teflon® is a registered trademark of DuPont Corporation.
Energy Star® is a registered trademark of the United States Environmental Protection Agency.
iTunes® is a trademark of Apple Inc.

MELINDA MORRISON LIGHTING
191 Arbor Lane
Moss Beach, CA. 94038
www.melindamorrisonlighting.com

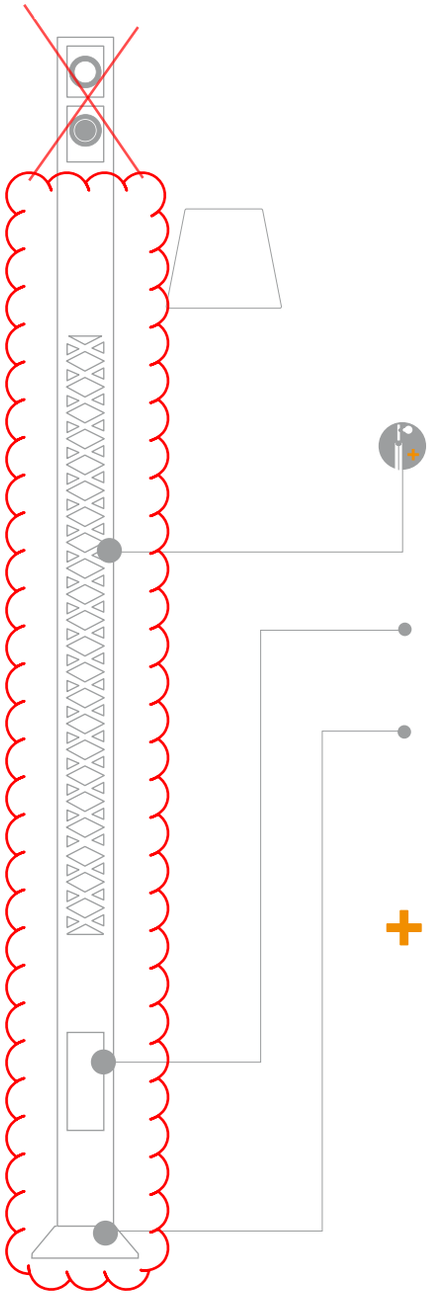
Treille data sheet

MELINDA MORRISON LIGHTING
191 Arbor Lane
Moss Beach, CA. 94038
www.melindamorrisonlighting.com

Post / Tower lighting

LE2

Technilum®
mobilier urbain d'éclairage
Domaine de Lézigno - 34500 Béziers - FRANCE +33 4 67 90 67 67 contact@technilum.com www.technilum.com



Aluminum made
Entirely Weld-free

Height 3 to 4 m
Total height up to 5 m

Lighting element
. Above the open-work area: optical unit with bright anodized aluminum narrow reflector, (30°) and lighting system tilted downwards inside the profile
. Possible fitting 20, 35 and 70 W MH in class 1 or 2
. Led class 1

Pole
. Exclusive aluminum profile with internal structure
. Trapezoid section structure 140 x 180 x 210 mm
. Cut out on 4 sides from 1m 20 to 30 cm from the top

Access door
. Flush
. Opening 500 x 128 mm
. At 600 mm from the base

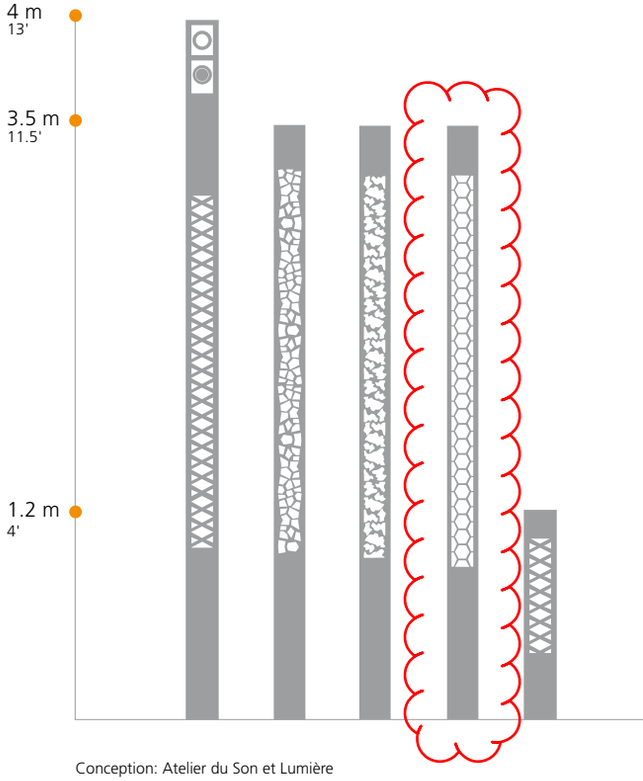
Baseplate
. Die Cast aluminum
. Dimensions 400 x 400 mm
. Fixing distance 300 x 300 mm
. Insulating rings on the 4 anchoring oblongs to avoid any contact with galvanized steel bolts

Possible variations
. Opening(s) in the upper part to add extra floodlights
. Other heights and cut outs upon request
. Bollard: height 1m40 – Led 10W

Finish
. Polyester powder coating
RAL colors or special finish
. Natural anodization (20 microns)

Menton, Jardin du Bastion
Contracting Authority: Ville de Menton
Photograph: François Deladerrière

Nice, Promenade du Paillon
Contracting Authority: Nice Côte d'Azur
Lighting designer: Yves Adrien - Coup d'Éclat
Landscape architect Péna & Peña
Engineering: egis France
Photograph: François Deladerrière



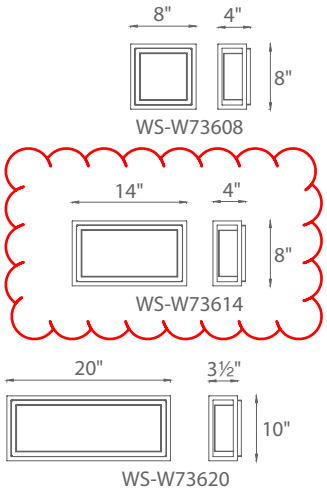
Conception: Atelier du Son et Lumière

FRAMED – model: WS-W736
LED Interior & Exterior Sconce

Low ceilings along courtyard perimeter

LE3

MODERN FORMS
A WAC LIGHTING COMPANY



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Redefine being framed. This cleanly framed out simple block of light is available in two finishes and three sizes.

FEATURES

- Can be mounted as a wall sconce or ceiling flush mount
- ADA compliant, low profile design
- ETL & cETL wet location listed, IP65 rated
- CEC Title 24 Compliant
- Aluminum construction with white mitered glass
- Replaceable LED module
- Full range dimming when used with compatible dimmers
- No transformer or driver required
- 277V option available (special order)
- 50,000 hour rated life
- Color Temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: Aluminum construction with white mitered glass.

Light Source: High output LED.

Finish: Graphite (GH), Bronze (BZ).

Standards: ETL & cETL damp location listed. IP65 rated. ADA compliant. CEC Title 24.

ORDER NUMBER

Model	Width	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W73608	*8"*	*15W*		*1219*	*776*	**GH** *Graphite*
WS-W73614	*14"*	*25W*	*120V*	*2378*	*1183*	**BZ** *Bronze*
WS-W73620	*20"*	*38W*		*3058*	*1864*	

Example: **WS-W73608-GH**
For 277V special order, add an "F" before the finish: **WS-W73608F-GH**

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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

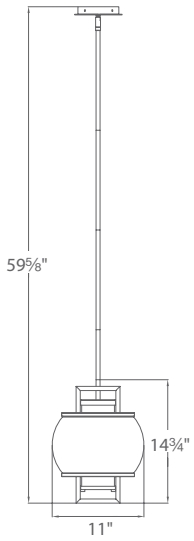
LUCID – model: PD-W74615

LED Interior & Exterior Pendant

High ceiling pendant at gable roofs.
Under-bridge lighting at courtyard.
Pendant lights hung from new beams at Mission/7th entry.

LE4

MODERN FORMS
A WAC LIGHTING COMPANY



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

A clearly defined orb gently encircles a cylinder of opal glass. Lucid is a clean and updated version of the traditional lantern. The pendant is available for cohesive specifications throughout upscale residential or hospitality commercial spaces.

FEATURES

- ETL & cETL wet location listed, IP65 rated
- Full range dimming when used with compatible dimmers
- Mouth blown clear etched opal glass
- 10' of wire included to extend pendant up to a total of 120", three 12" and one 6" downrods included (additional downrods available).
- No transformer or driver required
- 277V option available (special order)
- 80,000 hour rated life
- Color Temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: Mouth blown clear etched opal glass.

Light Source: High output LED.

Finish: Black (BK).

Standards: ETL & cETL damp location listed. IP65 rated.

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
PD-W74615	*14¾"*	*12W*	*120V*	*960*	*660*	**BK** *Black*

Example: **PD-W74615-BK**
For 277V special order, add an "F" before the finish: **PD-W74615F-BK**

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LUCID – model: WS-W746

LED Interior & Exterior Sconce

Wall sconce at Junipero and Mission Street entrances

LE5

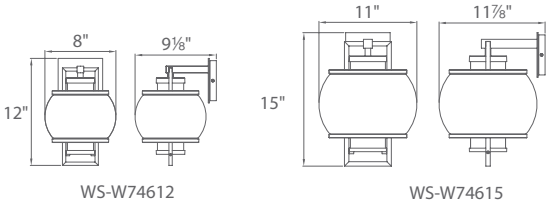
MODERN FORMS
A WAC LIGHTING COMPANY

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

A clearly defined orb gently encircles a cylinder of opal glass. Lucid is a clean and updated version of the traditional lantern that may be hung in multiples in an outdoor entertainment area or over an entryway.

FEATURES

- ETL & cETL wet location listed, IP65 rated
- CEC Title 24 Compliant
- Aluminum construction with mouth blown clear etched opal glass
- Full range dimming when used with compatible dimmers
- No transformer or driver required
- 80,000 hour rated life
- Color Temp: 3000K
- CRI: 90

SPECIFICATIONS

Construction: Aluminum construction with mouth blown clear etched opal glass.

Light Source: High output LED.

Finish: Black (BK).

Standards: ETL & cETL damp location listed. IP65 rated. CEC Title 24.

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W74612	*12"*	*8W*	*120V*	*670*	*460*	**BK** *Black*
WS-W74615	*15"*	*12W*		*980*	*660*	

Example: **WS-W74612-BK**

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ZANEEN

T3 Signal 24Vdc Monochromatic - Opal
Model No: **T3.002.12.US**
Step light to be recessed within railing posts

LE7

Date: _____ **Project:** _____

Fixture Type: _____ **Specifier/Rep:** _____

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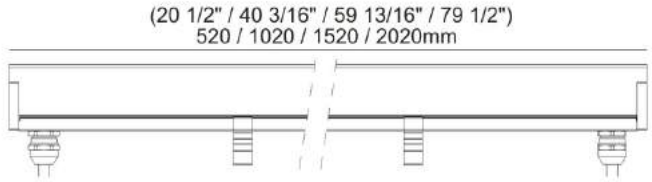
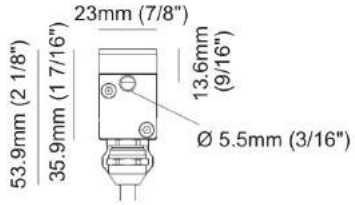




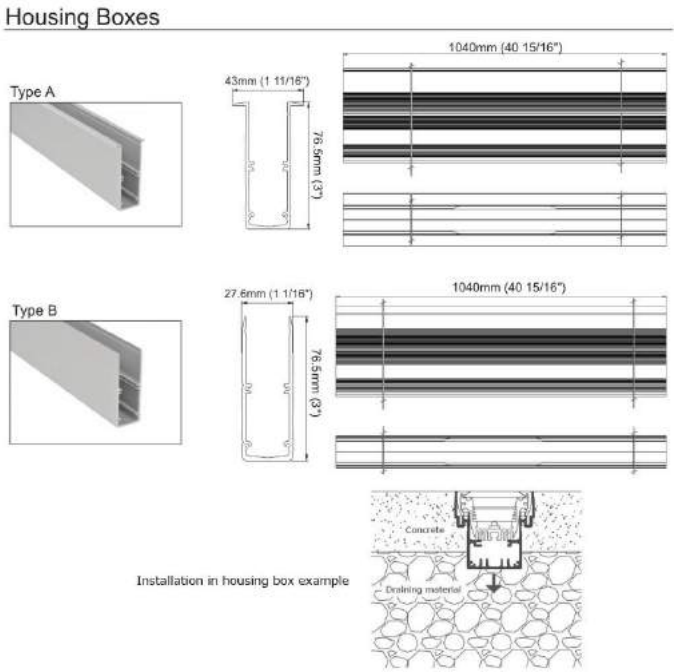
The double cable gland is only present in MOVE version

Certified by CSA Compliance LM-79-08 and LM-80-08

Available for **International** specifications by adding '**INT**' at the end of the existing Model # International spec sheets are available upon request

Exact Measurements: Metric

Model:	T3.002.12.US
New:	Yes
Installation:	Recessed (Inground, Wall/Ceiling) - Remodel (Non-IC)
Housing:	104cm / 40 15/16" CAS.0213.99 or CAS.0209.99 Required
Light Color:	Cool White
Color Temperature:	3000K
CRI:	93 (96 by request)
Fixture Finish:	Opal
Fixture Material:	PMMA
Lamp Type:	Signal LED
Total Wattage:	6W
Lamp Voltage:	24Vdc
Lamp Life:	50,000 hrs at 70% of lamp lumen output with IES LM-80. For optimized perfomance follow instruction sheet.
Pitch:	2
IP Rating:	IP68
Width:	2.3cm / 7/8"
Length:	102cm / 40 3/6"
Height:	5.39cm / 2 1/8"
Weight:	1900g/m / 29.4oz/ft
Breaking Strength:	IK10
Screws:	Stainless Steel



Additional Details

Recessed Drive-over professional lighting system for lindoor, outdoor application; DMX or DALI dimmable. Requires Housing Box to be ordered separately. Monochromatic signal LED included 100cm of PBS8-F cable with AQAstop Flex, 3 poles (2x0,75mm2 + 1x0,5mm2) external Ø 6,1mm. LED non-IC rated remodel housing is for use in non-insulated areas or where insulation is at least 3 inches from fixture.

182

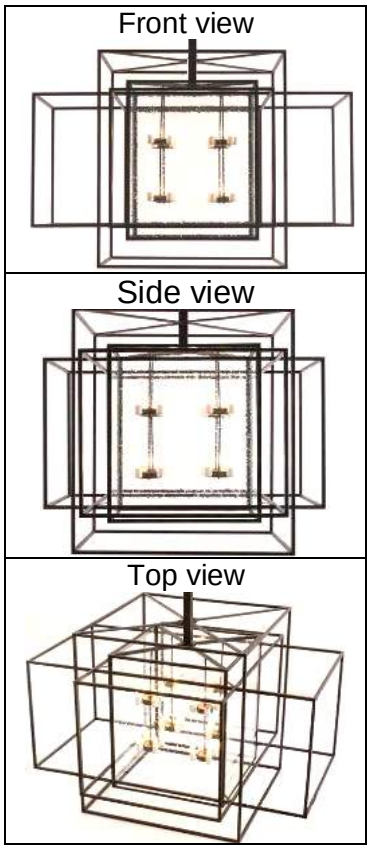
LE7

Step light to be recessed within railing posts

Custom pendant proposed under stair landing at Junipero/7th entry.

LE8

LargeLighting.com
A Division of Finisterre Corporation



Jennings II pendant

- (72”L x 54”W x 48”H) + any length support rod
- Outer 3 cages: open (no glass)
- Innermost cage: 4 clear seedy glass side panels
- 32 x max 25W medium base incandescent sockets
- Customer may use screw-in LED, CFL, or incandescent bulbs
- Bulbs not included
- Choice of standard metal finish (deluxe: 10% upcharge / premium: 20%)
- Fixture is designed to be mounted on a flat ceiling that is parallel to the floor. If fixture is to be mounted on a sloped ceiling – we must know that at order placement to make necessary canopy modifications.
- Approximately 325 lbs each
- UL listed (indoor use)
- Made in U.S.

Optional UL damp (for covered outdoor use)

- 10% upcharge
- Powder coat metal finish
- All metal parts phosphate treated
- UL damp electrical

MELINDA MORRISON LIGHTING
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diode led®

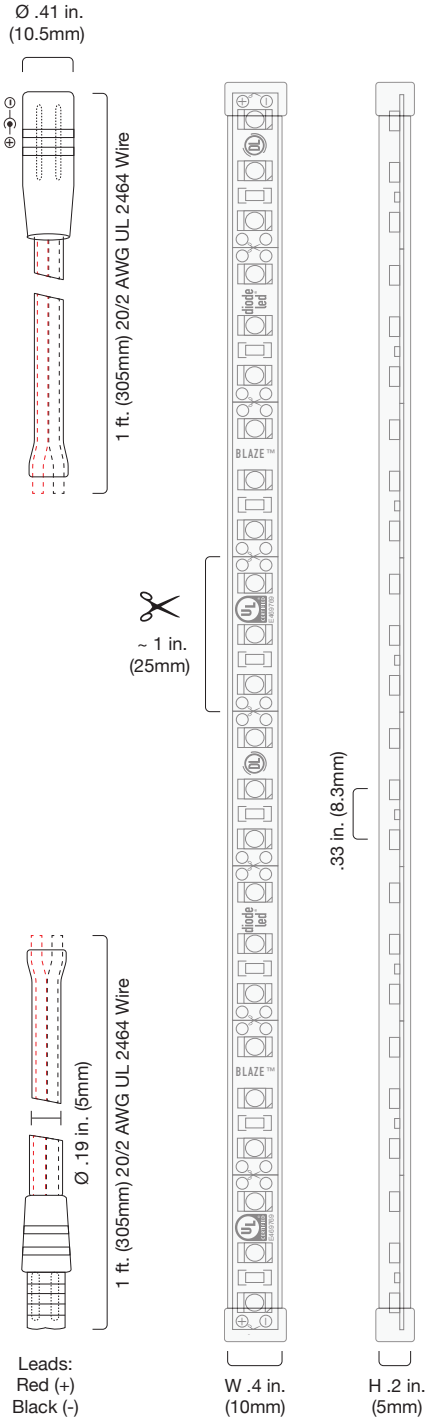
FLUID VIEW® 12V WET LOCATION LED STRIP LIGHT

SPECIFICATION SHEET

LE10

- Medium brightness
- Outdoor / wet location
- 16.4 ft. maximum run
- UL Listed & R/C SAM Manual
- Suitable for closet use
- 5-Year limited warranty

Up-light at wood corbeled buildings (above Kate Spade & Tommy Bahama). Light strip under courtyard fire pits and built-in seating.



SPECIFICATIONS

Input Voltage: 12VDC Constant Voltage
Power Consumption / ft.: 1.44W / 120mA
LED Chip Type: Epistar 3528 SMD Chip
LED Chip Beam Angle: 120°
LED Chips / ft.: 18
Mounting: Includes mounting clips & screws
Field Cuttable: ~ 2 in.
Maximum Run [1]: 16.4 ft.
Connections [2]: 3 ft. female wet location plug one end, 3 ft. male wet location plug opposing end, Wire gauge: 20/2 AWG
Dimmable: Yes

Ambient Temp [3]: -4 ~ 122°F (-20 ~ 50°C)
Operating Temp [4]: -4 ~ 176°F (-20 ~ 80°C)
Environment [5]: Outdoor / wet location
Dimensions: .4 x .2 in. (W x H)
Certifications: UL Listed 2108. UL 1598 / CSA 250.0-08, UL 8750. UL 879 / CAN/CSA-C22.2 no. 207-M89. E469769 (UL Listed), E469770 (SAMS Manual). Suitable for installation in a clothes closet.
Included Items (per spool): 6 mounting clips, 12 screws, 5 end caps, 2 terminal caps, 1 Wet Location Splice Connector Pair

Item #	Connector Size	CCT (Kelvin) [6]	Lumens / ft. [7]	CRI	Efficacy (lm/W) [8]
DI-12V-FV30-W8016 *(16.4 ft.)*	10.5mm	3000K	100	85.9	69.4

Note [1] Each maximum run requires a dedicated power feed from the driver. Do not extend beyond the recommended maximum run length.
Note [2] Wire leads and accessories are not rated for in-wall installation unless otherwise noted. Attached wire leads and connections are field-cuttable.
Note [3] Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lamp life, lumen output, and/or adversely impact color consistency.
Note [4] Operating temperature is measured according to the minimum and maximum ambient temperature environment.
Note [5] Do not install near or around chlorinated/treated water. This product is not rated as submersible. Do not install in location where water may pool or collect. Do not install in location where LED chips are exposed to direct sunlight as damage to the phosphor will occur.
Note [6] Epistar 3528 SMD Chip binning ranges: (3000K 70 CRI: 2870-3045K).
Note [7] Lumen value measured in accordance to IES LM-79-08. LED chips have a luminous flux range with a tolerance of +/- 5%.
Note [8] Actual efficacy value is dependent to specified LED driver (power supply). An estimated efficacy value has been provided and calculated as follows: Lumen value (measured in accordance to IES LM-79-08) divided by average power consumption per foot.

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Item #:		Project:	

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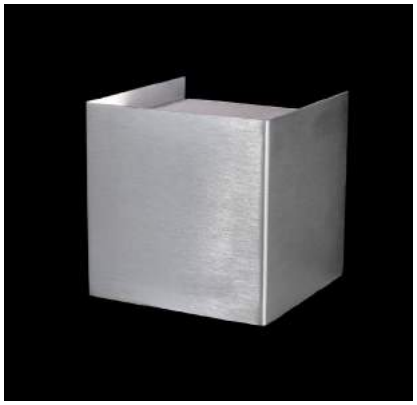
Elevator down light.
Existing trellis down light.

LE11

Cubed Wall Sconce

The Cubed wall sconce is a small, but mighty lighting tool. The simple shape provides 400 lumens of warm LED light up and 400 lumens down. The compact form is under 4" in all directions, a perfect solution for ADA compliance. Best of all, the broad variety of standard and custom finishes enable this fixture to either blend with a wall color or provide pops of color or interest. It can be used inside or outdoors, standing alone or in series across a wall.

Available as a 400 or 800 lumen downlight as well as in taller versions.



Made in USA.

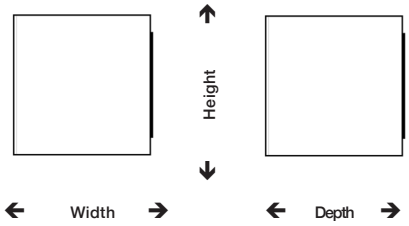
SPECIFICATIONS

LEDs	2700K, 3000K or 3500K; 90+ CRI CREE XP-E
Power Requirements	120vac 700mA Direct Current
Dimming	ELV and 0-10v with certified power supplies; DMX-512 option
Construction	RoHS compliant materials and manufacturing
	anodized aluminum, stainless steel, polycarbonate
Optics	Narrow and broad beam optics available
Finish	Brushed anodized and powder coat. Custom colors and finishes available
Installation	Fits standard j-boxes with horizontal trim or horizontal deep switch boxes
Certifications	ETL for wet and dry locations; LM-79 available
Warranty	Five year limited warranty; other warranties may also apply

MODEL

Lumens	Watts	Dimensions
800	10 up/down	4"w x 4"h x 3.95"d
400	5 downlight	4"w x 4"h x 3.95"d

See below for other sizes meets ADA requirements



ORDER INFO

model	size	light color	usage	finish	optics [optional]
LLWS.S.CB.	_____	. _____	. _____	. _____	. _____
	04 = 04"w x 4"h x 4"d 04-18T = 04"w x 18"h x 4"d 04-24T = 04"w x 24"h x 4"d 04CST-XX = 4"w x XX"h x 4"d	27 = 2700K 30 = 3000K 35 = 3500K 27D = 2700K down 30D = 3000K down 35D = 3500K down	IN = Interior, dry rated WT = Outdoor, wet rated	SL = Silver anodized brushed BR = Deep bronze anodized brushed WH= White, or SB = Snowberry BK = Black Gloss BKS = Black Satin BL = Lagoon RD = Red Pepper OR = Tangerine MS = Mustard Seed CST+RAL = Custom RAL color	Blank= Standard Lens N10 = Narrow Beam 10° BE= 8° x 47° Broad Beam DBL=800 lms down DBL.N10 = 800 lms down with Narrow Beam 10°

Lindsley Lighting, LLC
925.254.1860 P
888.695.3699 F

lindsleylighting.com
sales@lindsleylighting.com

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

LED

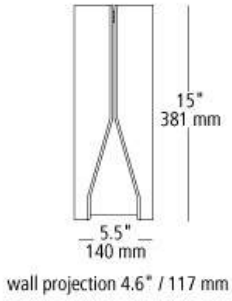
tara 15 outdoor

DESCRIPTION
A thick, folded metal frame comes together to create a design inspired by modern architecture. Mounts down only. Includes (1) 9.6 watt 840 lumen 2700K 80 CRI LED module. Dimmable with a low-voltage electronic dimmer. 120v or 277v.

WEIGHT
4.63lb / 2.1kg ±

Wall sconce on interior courtyard fascia.

LE12



Please note: Fixture to be painted "cream" color to match adjacent facade.

tara 15 outdoor

ORDERING INFORMATION

model	finish	lamp	wet location
OD742	**BL** black **BZ** bronze **SI** silver	**LED** LED module 9.6w 120v **LED277** LED module 9.6w 277v	**W** wet location

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____

_____

_____

LBL

7400 Linder Avenue
Skokie, Illinois 60077

T 847.626.6300
F 847.626.6350

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DESCRIPTION

The Atlantis 1409 is an ultra-compact underwater fixture for use with a low voltage MR16 lamp. Its tiny 2-1/4" x 3-3/8" scale makes it ideal for placement in niches or between rocks in water gardens, fountains or streams. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple underwater lighting effects.

Fountain up-light

LE13

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material
Housing, hood and optional mounting plate (-BMP, -SMP) are precision-machined from corrosion-resistant bronze or stainless steel.

B ... Finish
Solid bronze or stainless steel finish is unpainted to reveal the natural beauty of the material.

C ... Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects.

D ... Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

G ... Socket
Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

H ... Cord & Fitting
Fixture is equipped with 15' of low voltage SJO cord and a machined, solid brass liquid-tight fitting.

I ... Electrical
Remote 12V transformer required (not included). Use Lumière model T300 or equivalent only. Available from Lumière as an accessory - see the Accessories & Technical Data section of this catalog for details.

J ... Lamp
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals
UL and cUL listed, standard wet label. Fixture and cord entry to fixture require complete underwater submersion. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made. Approved by New York City Dept. of Buildings, Bureau of Electrical Control for use in NYC, NY.

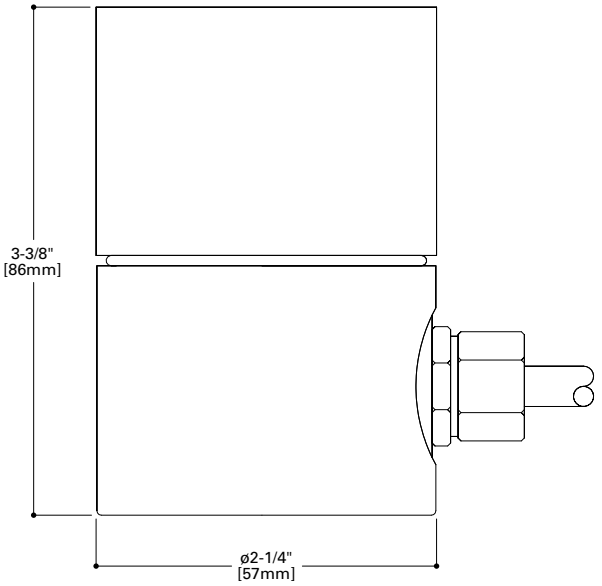
L ... Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.

ATLANTIS

1409

75W (max.) MR16
Halogen
Low Voltage

Underwater



Atlantis 1409

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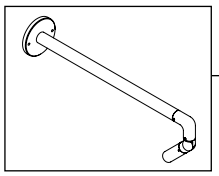

the power of e

MINI-MICRO™ SIGN STAR™ STYLE L

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

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Individual tenant signage light

LE14

CATALOG NUMBER LOGIC

SN		L	MM	LED						
Example: SN	- 18	- L	- MM	- LED	- e70	- SP	- BZP	- 12	- 11	- A

Series
- **SN** - Sign Star™

Stem Length
18", 24", 30", 36", 42", or 48"
(Specify in inches)

Style
- **L** - 90° Radius

Fixture
- **MM** - Mini-Micro™

Source
- **LED** - **'e'** Technology with Integral Driver
  Designed for use with remote 12VAC BKSSL® transformers.

LED Type
- **e70** - 3WLED/2.7K
- **e71** - 3WLED/3K
- **e72** - 3WLED/4K
- **e73** - 3WLED/Amber

Optics*
- **NSP** - Narrow Spot (Red Indicator)
- **SP** - Spot (Green Indicator)
- **MFL** - Medium Flood (Yellow indicator)
- **ASY** - Asymmetrical (Purple Indicator)

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

Cap Style
- **A** - 45°
- **B** - 90°
- **C** - Flush
- **D** - 45° less Weep Hole *(Interior Use Only)*
- **E** - 90° less Weep Hole *(Interior Use Only)*

DRIVER DATA

Input Volts	InRush Current	Operation Ambient Temperature
12VAC/DC 50/60Hz	10A Max	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI
e70	2700K	3	80
e71	3000K	3	80
e72	4000K	3	80
e73	Amber (590nm)	3	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	CBCP	Visual Indicator
NSP-Narrow Spot	6°	1585	Red Indicator
SP-Spot	15°	781	Green Indicator
MFL-Medium Flood	25°	616	Yellow Indicator
ASY-Asymmetrical	6x25°	721	Purple Indicator

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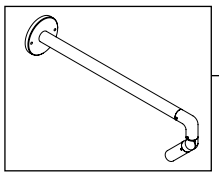


the power of e

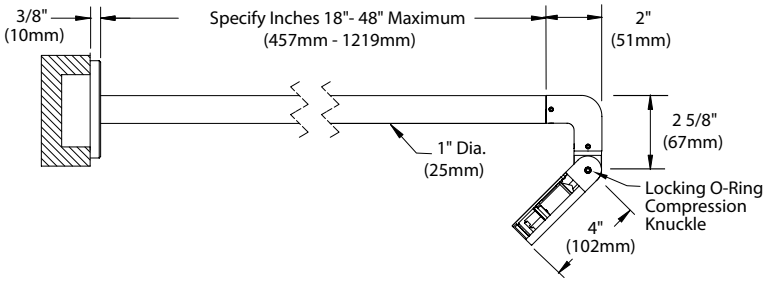
MINI-MICRO™ SIGN STAR™ STYLE L

PROJECT:	
TYPE:	

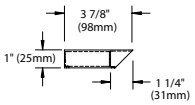
Individual tenant signage light

LE14

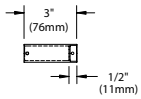
SIDE VIEW



"A/D" CAP

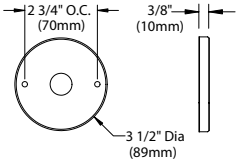


"B/E" CAP



"C" CAP

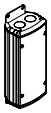
CANOPY DETAIL



Accessories *(Configure separately)*

Remote Transformers:

TR Series



UPMRM™

MELINDA MORRISON LIGHTING
191 Arbor Lane
Moss Beach, CA. 94038
www.melindamorrisonlighting.com

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Style
'L' Style provides clean, 90° transition from fixture to stem.

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 3/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem
Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL® technology provides long life, significant energy reduction and exceptional thermal management.

Optics
OPTIKIT™ modules are color-coded for easy reference: Narrow Spot (NSP) = Red, Spot (SP) = Green. Medium Flood (MFL) = Yellow and Asymmetrical (ASY) = Purple.

Installation
3-1/2" dia., machined canopy permits mounting to 3" octagonal junction box or 4" junction box with mud ring. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

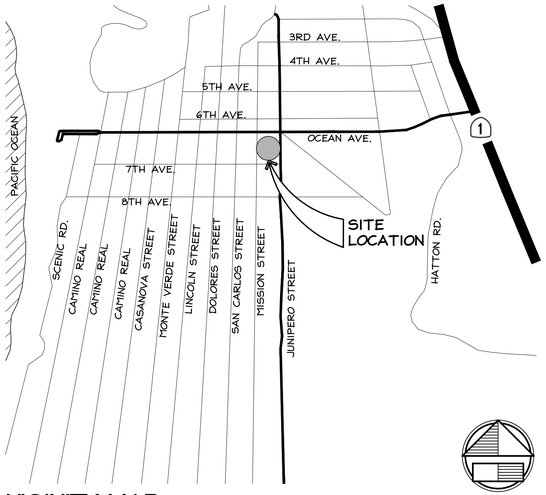
Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. Made in USA.

**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

COMMON AREA EXTERIOR RENOVATIONS FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA. 93921



VICINITY MAP

NORTH
NO SCALE

PROJECT TEAM

OWNER
OWRF CARMEL LLC
CONTACT: WILLIAM O'CONNOR
CONTACT: JOSHUA LERNER
PHONE: (212) 546-0897
FAX: (212) 546-0890

ARCHITECT
BELLI ARCHITECTURAL GROUP
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BFS LANDSCAPE ARCHITECTS
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FAX: (831) 373-8653

LIGHTING DESIGNER
MELINDA MORRISON LIGHTING
CONTACT: MELINDA MORRISON
PHONE: (650) 728-2177

GENERAL CONTRACTOR
HARE CONSTRUCTION
CONTACT: ETHAN HARE
PHONE: (831) 655-9507
FAX: (831) 641-9327

SHEET INDEX

T1.1 TITLE SHEET

ARCHITECTURAL

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A1.1 PROPOSED COURTYARD LEVEL PLAN
A1.1a ENLARGED COURTYARD LEVEL ENTRIES
A2.0 DEMO OCEAN AVE. LEVEL PLAN
A2.1 PROPOSED OCEAN AVE. LEVEL PLAN
A2.1a ENLARGED JUNIPERO STREET ENTRY
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A3.1 PROPOSED UPPER TERRACE LEVEL PLAN
A3.2 PROPOSED REFLECTED CEILINGS PLAN - COURTYARD
A3.3 PROPOSED REFLECTED CEILINGS PLANS - 2ND & 3RD LEVELS
A4.0 (E) COURTYARD ELEVATIONS - DEMO
A4.0n NEW COURTYARD ELEVATIONS
A4.1 (E) EXTERIOR ELEVATIONS - DEMO
A4.1n NEW EXTERIOR ELEVATIONS
A4.2 (E) EXTERIOR ELEVATIONS - DEMO
A4.2n NEW EXTERIOR ELEVATIONS
A8.1 DETAILS
A9.1 COLORS & MATERIALS

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L-1.0 LANDSCAPE SITE PLAN - OCEAN AVE. ENTRY
L-1.1 LANDSCAPE SITE PLAN - COURTYARD
L-1.2 COURTYARD STAIRS & (E) SITE FURNISHINGS
L-1.3 LANDSCAPE SITE PLAN - AUXILIARY CARMEL PLAZA ENTRANCES
L-1.4 LIGHTING & MATERIALS - COURTYARD
L-1.5 SITE FURNISHINGS - COURTYARD
L-1.6 SITE FURNISHINGS - COURTYARD
L-1.7 PLANTING - COURTYARD

GENERAL NOTES

1. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
2. THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS AND DETAILS.
4. SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER STRUCTURAL AND TYPICAL DETAILS.
5. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
7. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
8. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
9. ALL GYP. BD. SHALL BE ½" U.O.N.

CODES:
2013 CBC - CALIFORNIA BUILDING CODE
2013 CPC - CALIFORNIA PLUMBING CODE
2013 CMC - CALIFORNIA MECHANICAL CODE
2013 CEC - CALIFORNIA ELECTRICAL CODE
2013 CFC - CALIFORNIA FIRE CODE
2013 CALIFORNIA TITLE 24 ENERGY REQ'MENTS
2013 CALIFORNIA AMENDMENTS
CITY OF CARMEL ORDINANCES

PROJECT DATA

AP NUMBER:	010-086-006-000	CONSTRUCTION TYPE:	TYPE V - B, SPRINKLERED
PROJECT ADDRESS:	OCEAN AVE. & MISSION ST. CARMEL-BY-THE-SEA, CA. 93921	NUMBER OF STORIES:	3 STORIES + SEMI-SUBTERRANEAN PARKING GARAGE
OWNER:	OWRF CARMEL LLC 535 MADISON AVE. NEW YORK, NEW YORK 10022	CURRENT USE:	COMMERCIAL PLAZA
		PROPOSED USE:	TO REMAIN THE SAME
ZONING:	CC-CENTRAL COMMERCIAL COMMUNITY PLAN OVERLAY	SCOPE OF WORK:	EXTERIOR UPGRADES INCLUDING SELECTED (N) EXTERIOR WINDOWS, GROUND PAVERS, LANDSCAPING, STAIRS, LIGHTING AND BUILT-IN OUTDOOR FURNITURE.
(E) OCCUPANCY GROUP:	A, B, M		
(N) OCCUPANCY GROUP:	SAME		
LOT AREA:	80,000 S.F. (1.84 ACRES)		
LANDSCAPE REQUIREMENT:	(E) STREET FRONT LANDSCAPE TO REMAIN. ALL INTERIOR COURTYARD LANDSCAPE TO BE REPLACED.		

SYMBOLS

COLUMN LINE (1, A)

DOOR SYMBOL — DOOR NUMBER (2)

WINDOW TYPE (5)

LOUVER TYPE — SKIP LETTERS "I" AND "O" (A)

REVISIONS — PROVIDED FOR PLAN CHECK CHANGES (3)

MATCH LINE — SHADED PORTION IS THE SIDE UNDER CONSIDERATION

WORK POINT, CONTROL POINT OR DATUM POINT

BUILDING SECTION — DRAWING OR DETAIL NUMBER (A4.1) — SHEET NUMBER

WALL SECTION — DRAWING OR DETAIL NUMBER (A4.1) — SHEET NUMBER

DETAIL NUMBER (A4.1) — SHEET NUMBER

INTERIOR ELEVATION — ELEVATION IDENTIFICATION (ELEVATIONS UNFOLD CLOCKWISE NO ARROW INDICATES NO ELEVATION SHOWN.) (A, B, C, D) — DRAWING OR DETAIL NUMBER (A4.1) — SHEET NUMBER

ROOM IDENTIFICATION — ROOM NAME (OFFICE) — ROOM NUMBER (101)

100.47' — NEW OR EXISTING FINISH GRADE (GRADE SHOT)

85 — NEW OR FINISHED CONTOURS

81 — EXISTING CONTOUR

PROPERTY LINE

W — WATER LINE
G — GAS LINE
TEL — TELEPHONE
IRR — IRRIGATION
SS — SANITARY SEWER
OHE — OVERHEAD POWER LINE
IW — INDUSTRIAL WASTE
E — ELECTRIC
SD/IW — STORM DRAIN, INDUSTRIAL
SD — STORM DRAIN
X — X — SITE FENCING

3'-6" F.O.S. — DESCRIPTION OF DIMENSION POINT -REFER TO ABBREVIATION LIST

3'-6" — DIMENSION POINT TAKEN FROM CENTERLINE OF OBJECT

3'-6" CLEAR — PROVIDE DIMENSION CLEAR FROM OBSTRUCTIONS

MATERIALS

EARTH

ROCK/ GRAVEL/ AGGREGATE (OR AS SPECIFICALLY NOTED)

CONCRETE (OR AS SPECIFICALLY NOTED)

SAND/ MORTAR/ PLASTER (OR AS SPECIFICALLY NOTED)

ASPHALTIC CONCRETE PAVING (OR AS SPECIFICALLY NOTED)

LANDSCAPING AREA (OR AS SPECIFICALLY NOTED)

GYPSUM BOARD (OR AS SPECIFICALLY NOTED)

GYPSUM SHEATHING -NO PAPER FACING (OR AS SPECIFICALLY NOTED)

PLYWOOD SHEATHING (OR AS SPECIFICALLY NOTED)

BATT INSULATION (OR AS SPECIFICALLY NOTED)

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
Φ	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
CEM.	CEMENT
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FL.	FLOOR
F.O.C	FACE OF CONCRETE
F.O.F	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STRUCTURE
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GYP.	GYPSUM
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL

HR.	HOUR
HGT.	HEIGHT
I.B.C.	INSTALLED BY CONTRACTOR
I.D.	INSIDE DIAMETER (DIM.)
I.M.P.	INSULATED METAL PANEL
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PRCST.	PRECAST
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.S.I.	POUNDS PER SQUARE INCH
PR.	PAIR
PT.	POINT
RAD.	RADIUS
R.D.	ROOF DRAIN
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
S	SOUTH
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
T.C.	TOP OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
W/	WITH
W.C.	WATER CLOSET
W/O	WITHOUT

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DAVID L. PEARTREE STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

BELLI ARCHITECTURAL GROUP 831. 424. 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAG.COM

architectural group

TITLE SHEET
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE NONE
DRAWN C.E.
JOB 15039
SHEET T1.1
OF SHEETS

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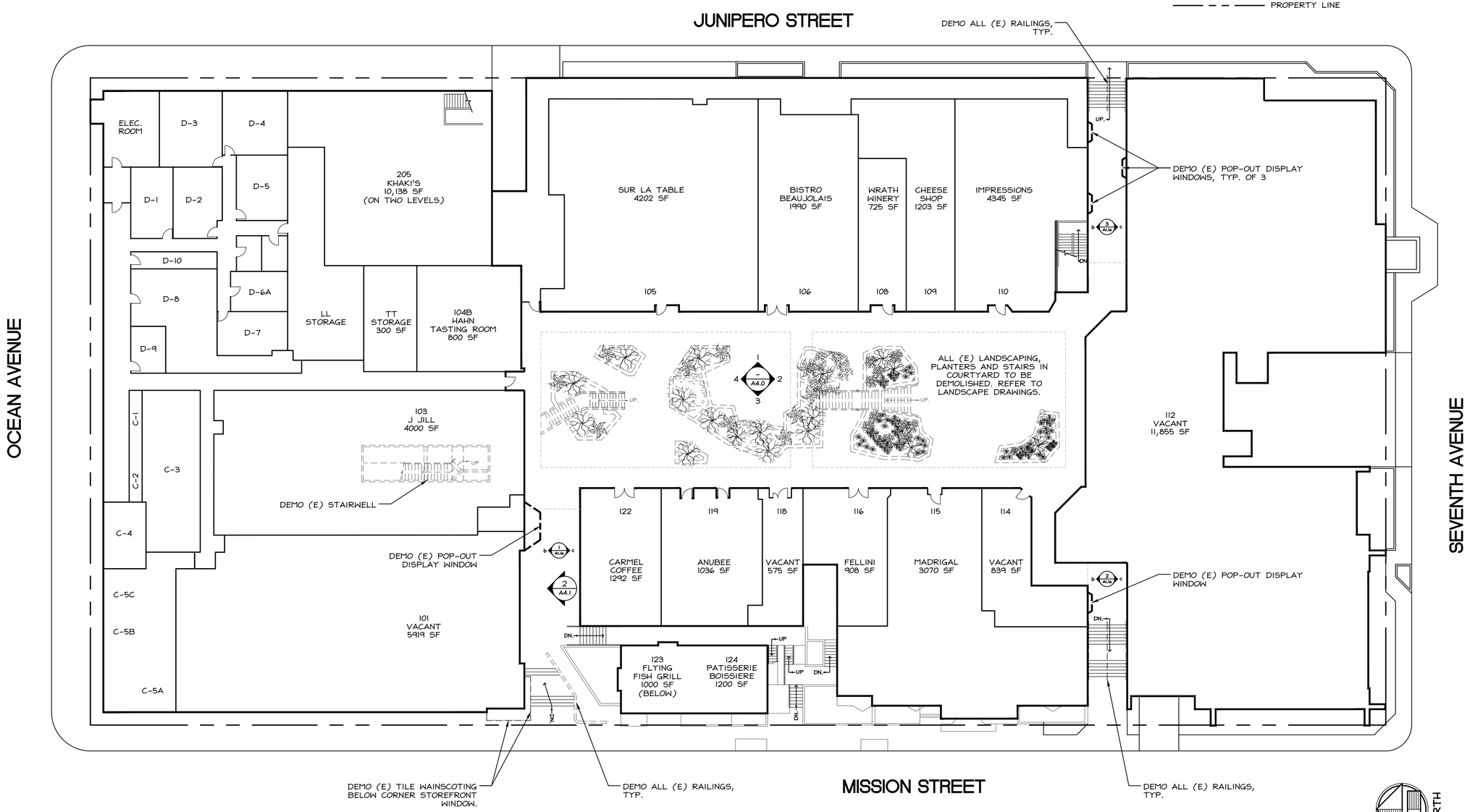
GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

LEGEND

- (E) BUILDING FOOTPRINT TO REMAIN
- SCOPE OF WORK TO BE DEMOLISHED
- OVERHANG ABOVE TO REMAIN
- PROPERTY LINE



1 DEMO COURTYARD LEVEL PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DAVID NOEL PERRY STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

BELLI ARCHITECTURAL GROUP 831. 424. 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAG.COM

DEMO COURTYARD LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A1.0
OF SHEETS

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GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
3. REFER TO (1 / A3.2) FOR REFLECTED CEILING PLAN.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

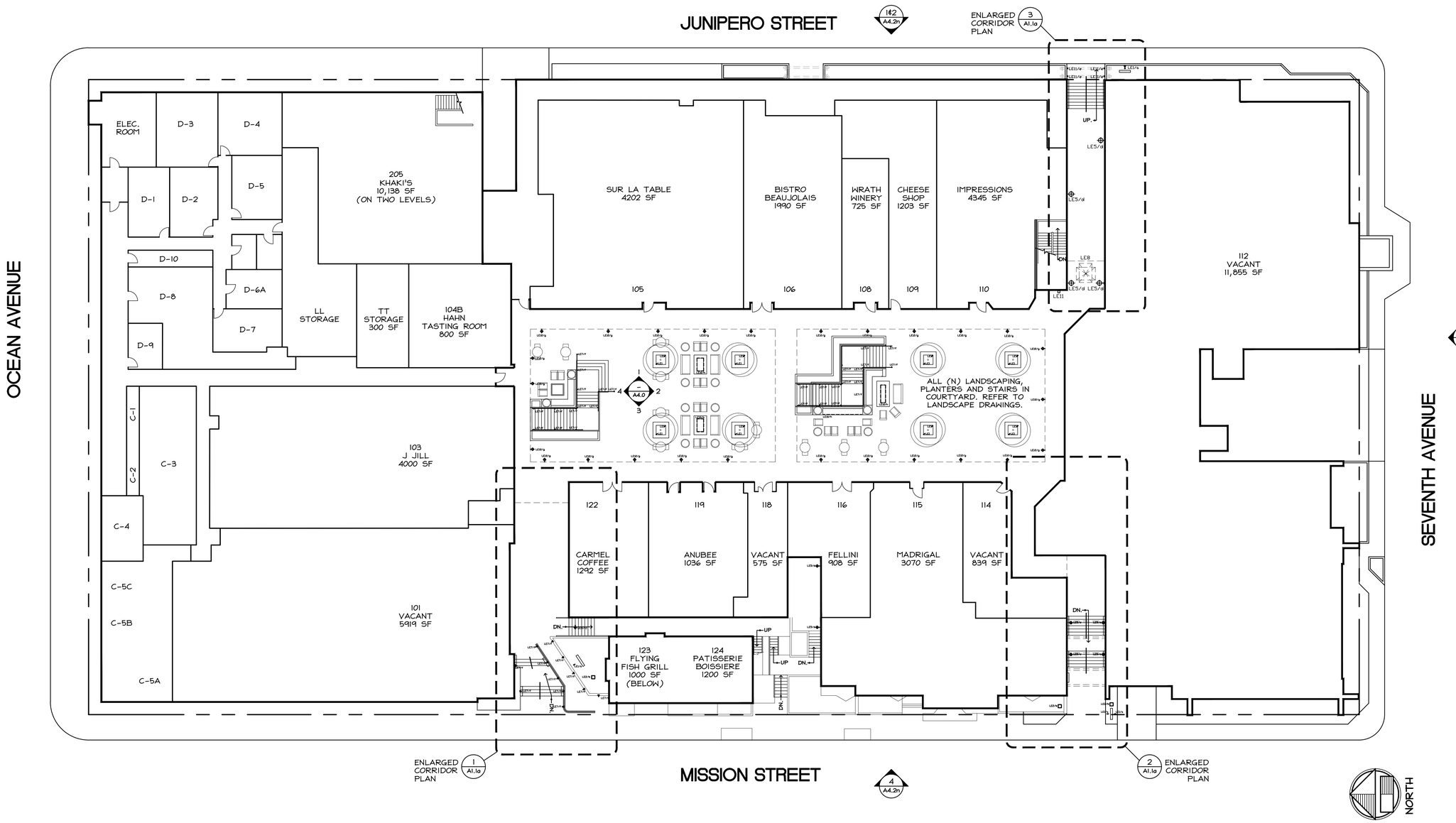
OVERHANG ABOVE TO REMAIN

PROPERTY LINE

LIGHT FIXTURE LEGEND

NOTE: FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS.

- LE8 – DECORATIVE CHANDELIER
- LE5/d – WALL SCONCE
- LE2/b – TOWER LIGHT
- LE12/g – WALL SCONCE WITHIN COURTYARD
- LE1/a – SIGN LIGHTING + COURTYARD TREE UP-LIGHTING
- LE11 – ELEVATOR LIGHT + TRELLIS LIGHT
- LE7/f – RAIL LIGHT AT STAIRS
- LE10/h – LED STRIP LIGHTS UNDER FIRE PITS AND BUILT-IN SEATING



1 PROPOSED COURTYARD LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION

LICENSED ARCHITECT DAVID NOEL FRANTZEN C-30852 Exp. 12/31/17 STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

PROPOSED COURTYARD LEVEL PLAN

EXTERIOR REFRESH FOR:
CARMEL PLAZA
OCEAN AVE.
CARMEL BY THE SEA, CA.

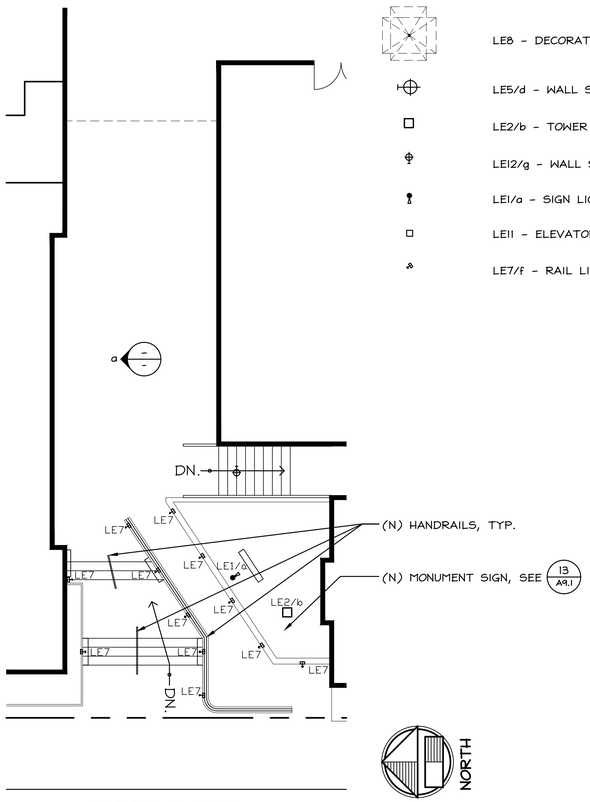
DATE	12/02/15
SCALE	1/16" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A1.1
OF	SHEETS

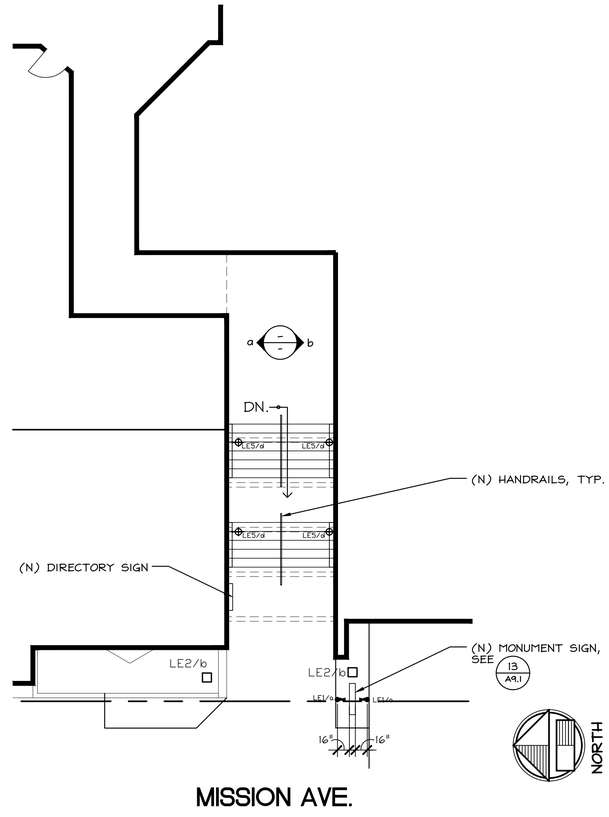
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

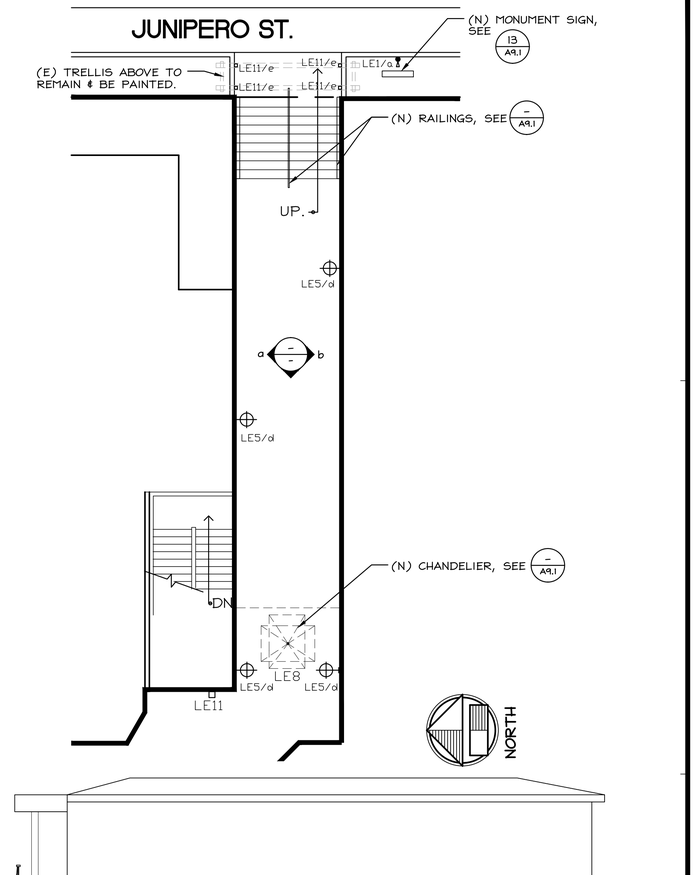
LIGHT FIXTURE LEGEND

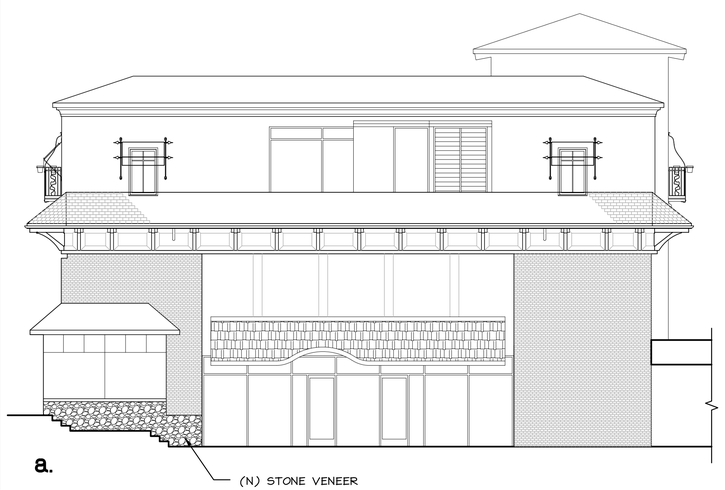
NOTE: FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS.

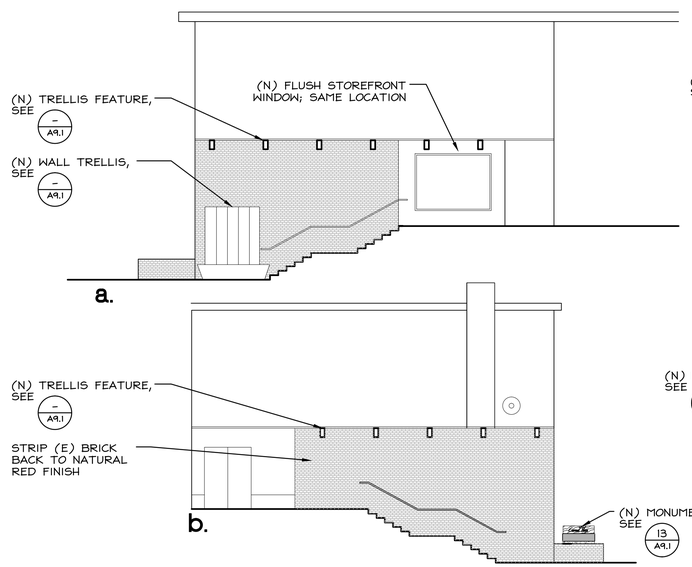
- LE8 - DECORATIVE CHANDELIER
- LE5/d - WALL SCONCE
- LE2/b - TOWER LIGHT
- LE12/g - WALL SCONCE WITHIN COURTYARD
- LE1/a - SIGN LIGHTING
- LE11 - ELEVATOR LIGHT + TRELLIS LIGHT
- LE7/f - RAIL LIGHT AT STAIRS

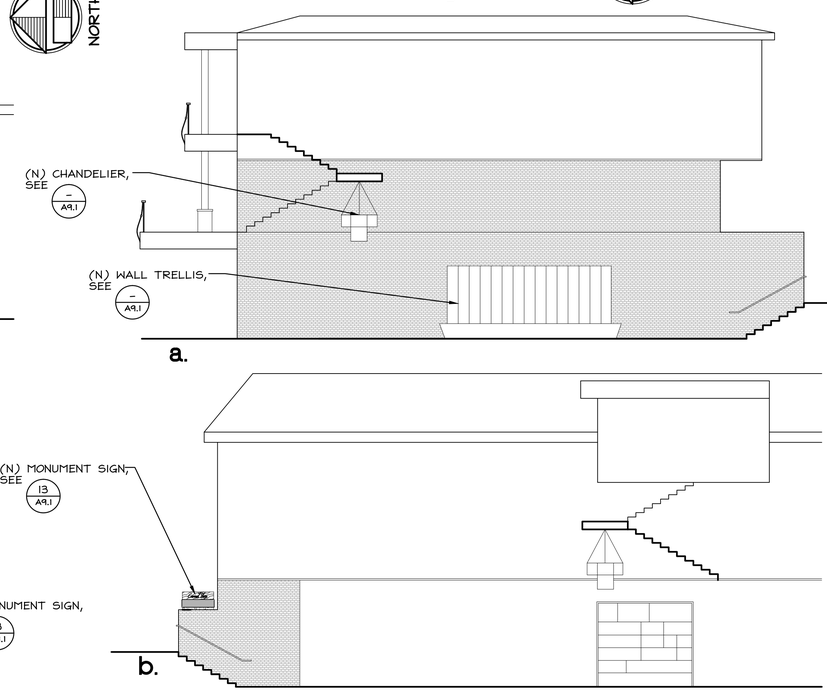












1 MISSION + OCEAN AVE. ENTRY TO LEVEL 1
SCALE: 1/8" = 1'-0"

2 MISSION + 7TH STREET ENTRY TO LEVEL 1
SCALE: 1/8" = 1'-0"

3 JUNIPERO + 7TH STREET ENTRY TO LEVEL 1
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

REVISIONS DATE	BY	DESCRIPTION
03/10/16	CE	DESIGN REVIEW
05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DANIEL FEARNEY BELLI STATE OF CALIFORNIA
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BAG architectural group

ENLARGED COURTYARD LEVEL ENTRIES

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A1.1a**
OF SHEETS

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GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.
3. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

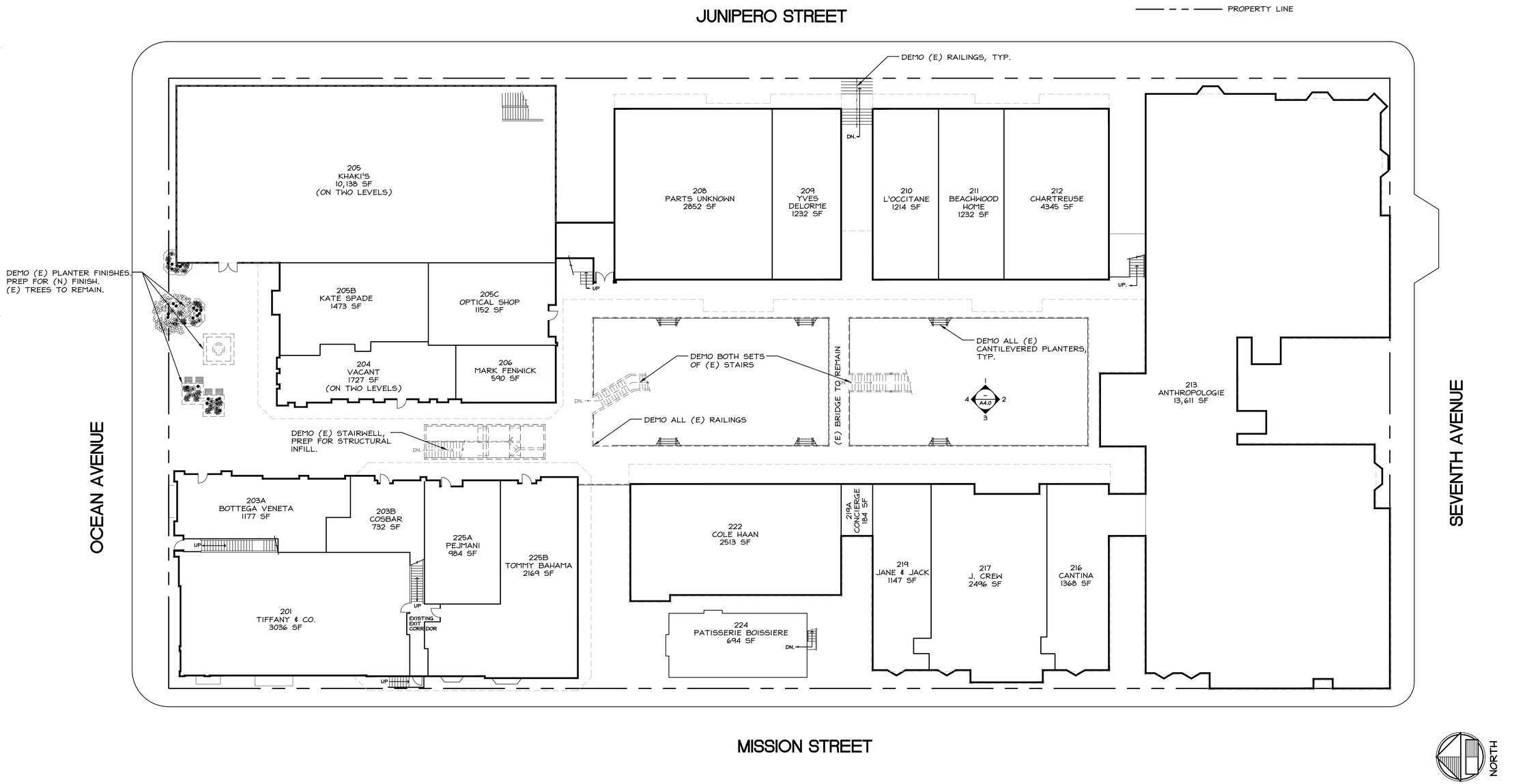
LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

SCOPE OF WORK TO BE DEMOLISHED

OVERHANG ABOVE TO REMAIN

PROPERTY LINE



1 DEMO OCEAN AVE. LEVEL PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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DEMO OCEAN AVE. LEVEL PLAN

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/16" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A2.0
OF	SHEETS

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GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.
3. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
4. REMOVE ALL (E) GUTTERS IN COURTYARD. REPLACE WITH NEW.
5. REFER TO (2/A3.2) FOR REFLECTED CEILING PLAN.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

INFILL

OVERHANG ABOVE TO REMAIN

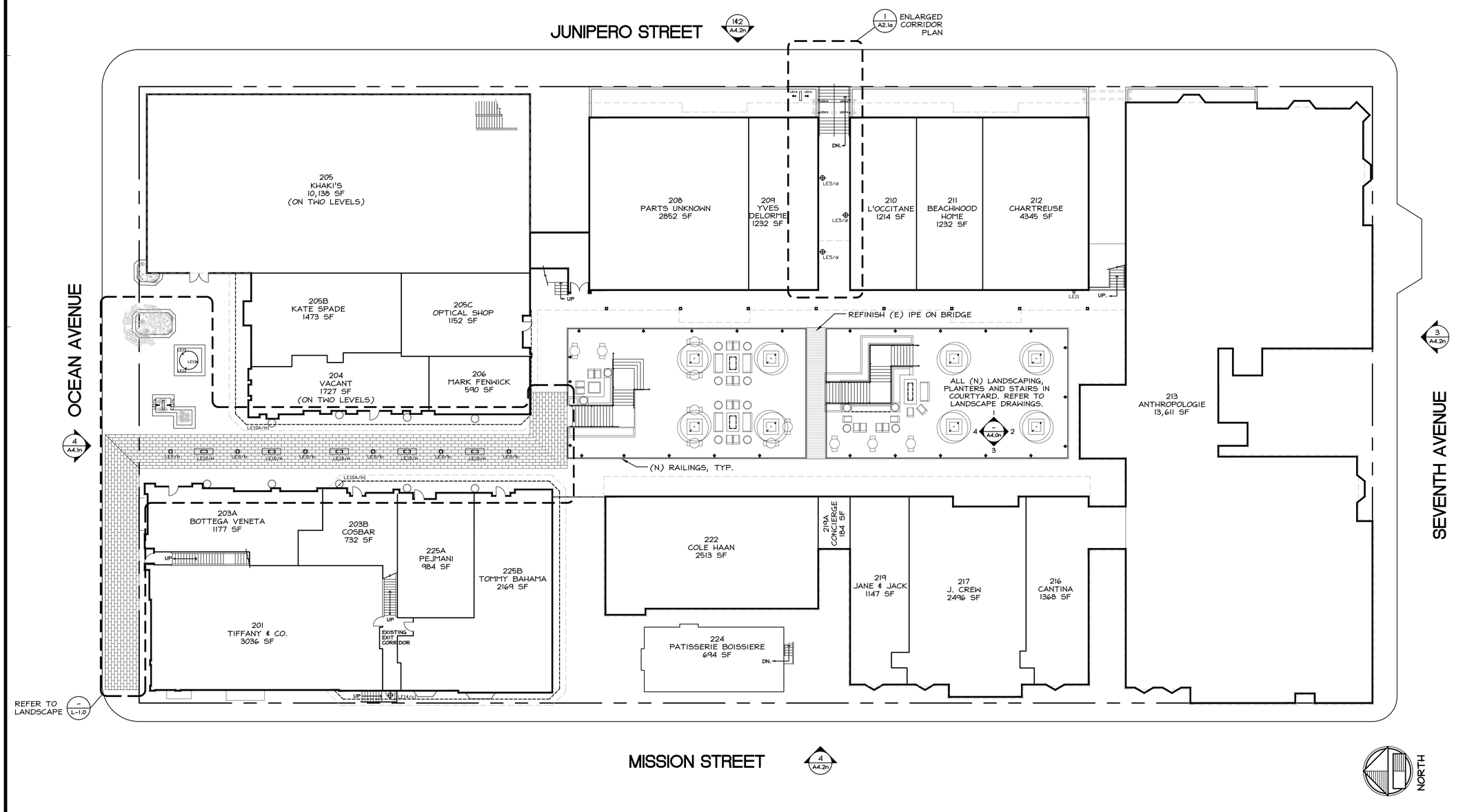
PROPERTY LINE

FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS

LIGHT FIXTURE LEGEND

NOTE: FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS.

- LE10/h – UNDER BENCH LIGHT
- LE5/d – WALL SCONCE
- LE2/b – TOWER LIGHT
- LE12/g – WALL SCONCE WITHIN COURTYARD
- LE1/a – SIGN LIGHTING + COURTYARD TREE UP-LIGHTING
- LE11 – ELEVATOR LIGHT + TRELLIS LIGHT
- LE13 – WATERPROOF FOUNTAIN LIGHT



1 PROPOSED OCEAN AVE. LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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PROPOSED OCEAN AVE. LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A2.1
OF SHEETS

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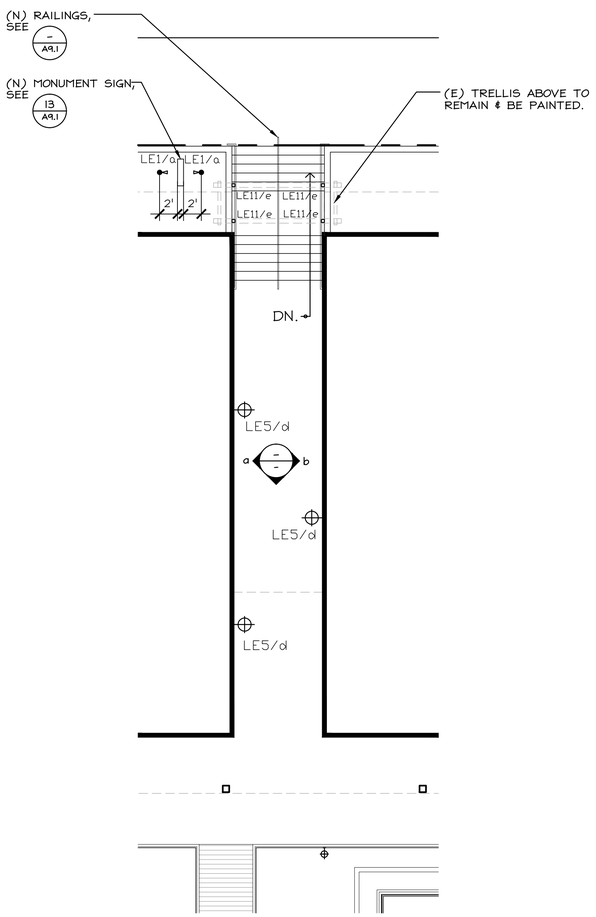
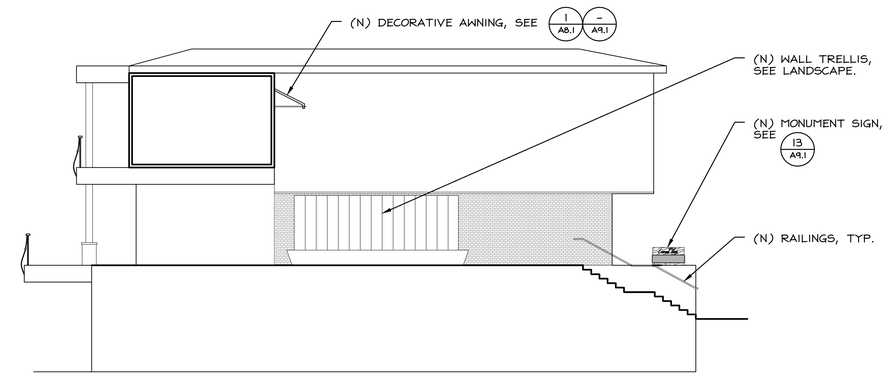
LIGHT FIXTURE LEGEND

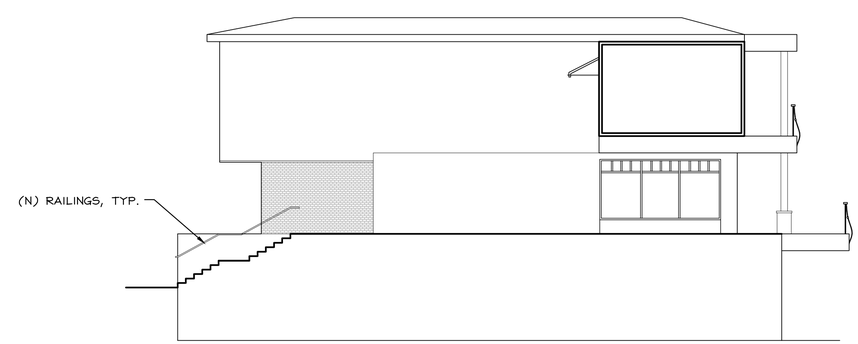
NOTE: FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS.

LE5/d	LE5/d - WALL SCONCE
LE1/a	LE1/a - SIGN LIGHTING
LE11/e	LE11 - ELEVATOR LIGHT + TRELLIS LIGHT





a.



b.

1 JUNIPERO STREET BUS ENTRY
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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ENLARGED JUNIPERO STREET ENTRY

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/8" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A2.1a
OF	SHEETS

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GENERAL NOTES

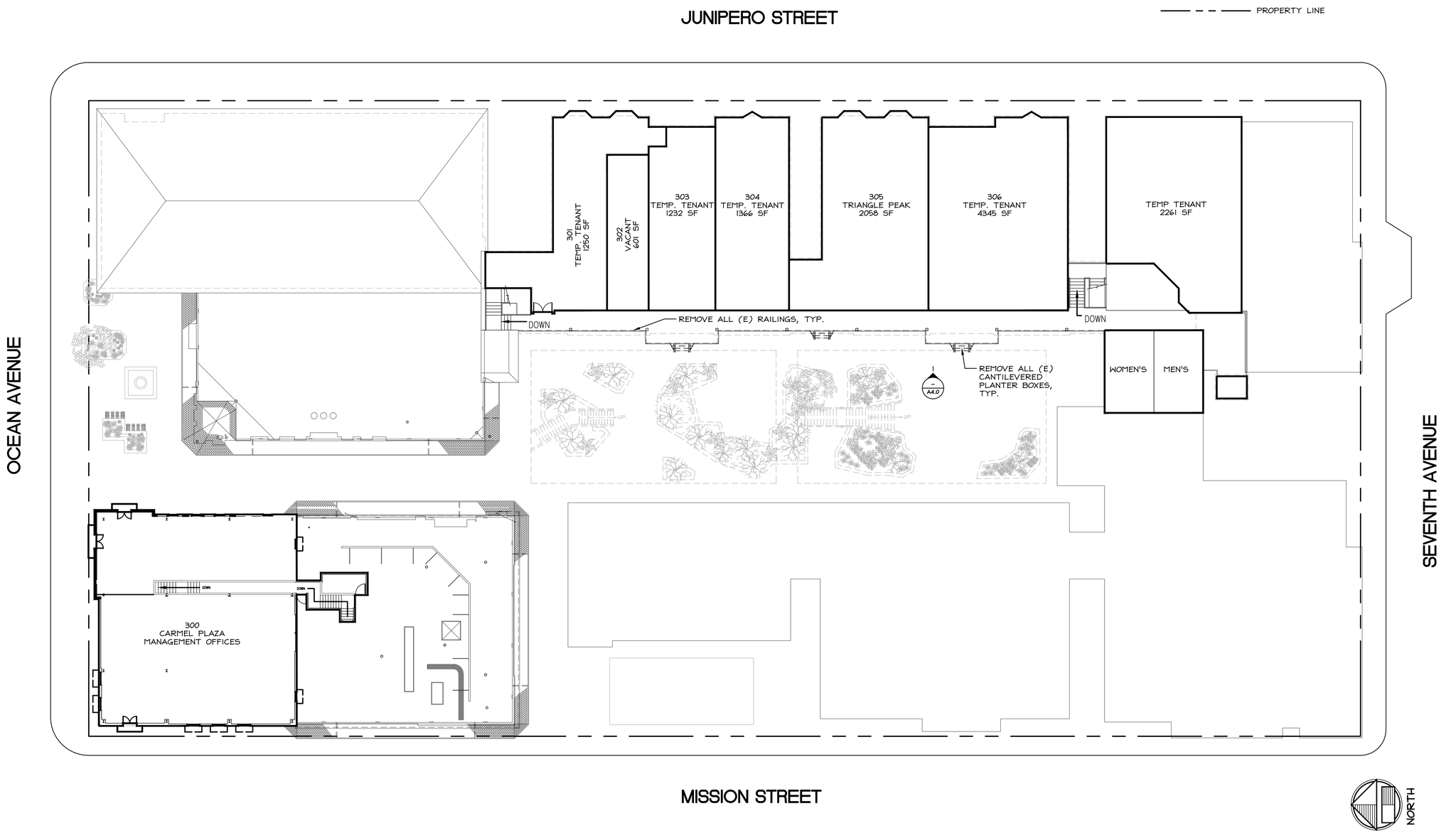
1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

SCOPE OF WORK TO BE DEMOLISHED

PROPERTY LINE



1 DEMO UPPER TERRACE LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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DEMO UPPER TERRACE LEVEL PLAN

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A3.0
OF SHEETS

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GENERAL NOTES

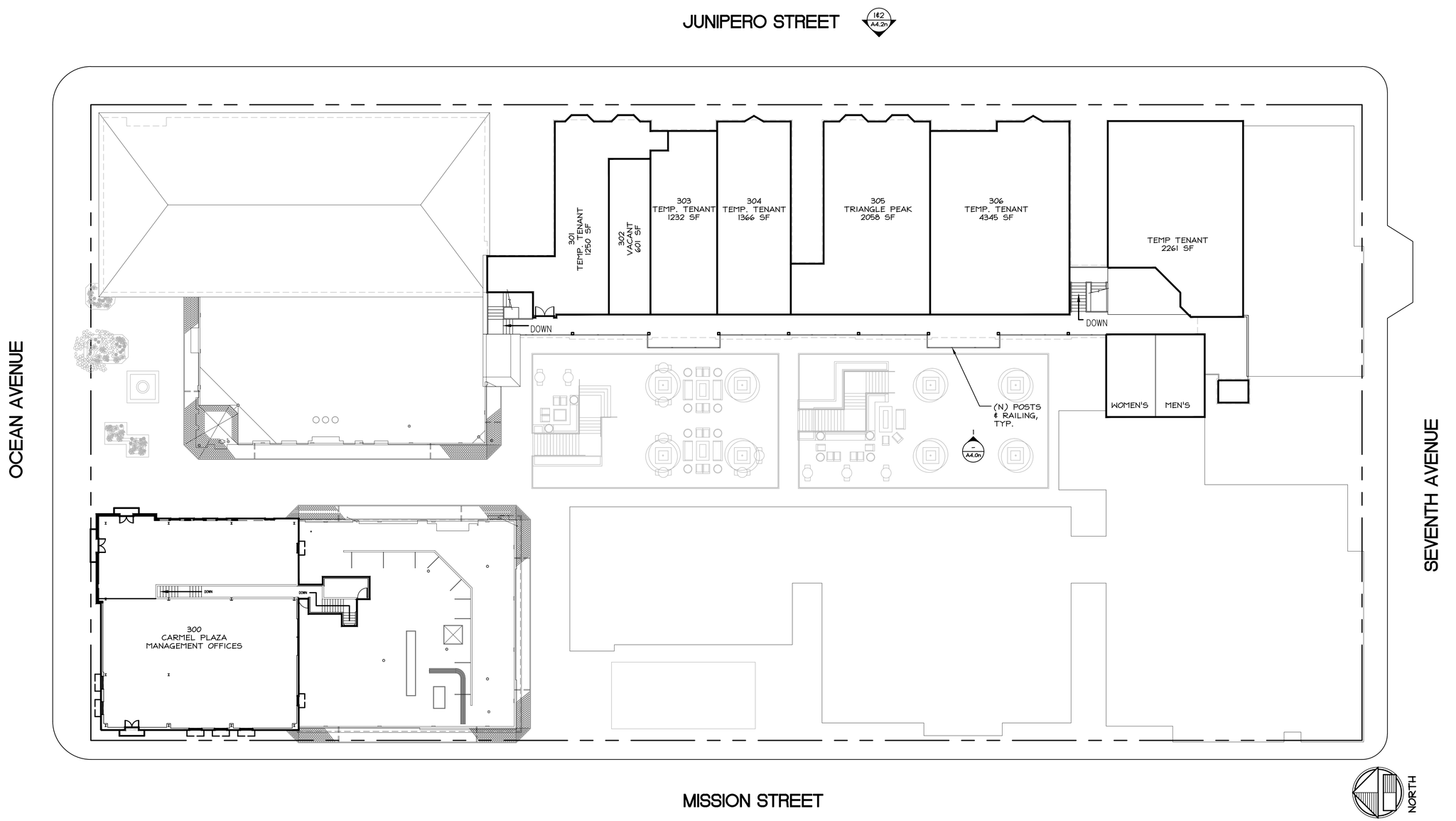
1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.
3. REFER TO (3 / A3.2) FOR REFLECTED CEILING PLAN.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

OVERHANG ABOVE TO REMAIN

PROPERTY LINE



1 PROPOSED UPPER TERRACE LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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architectural group

PROPOSED UPPER TERRACE LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A3.1**
OF SHEETS

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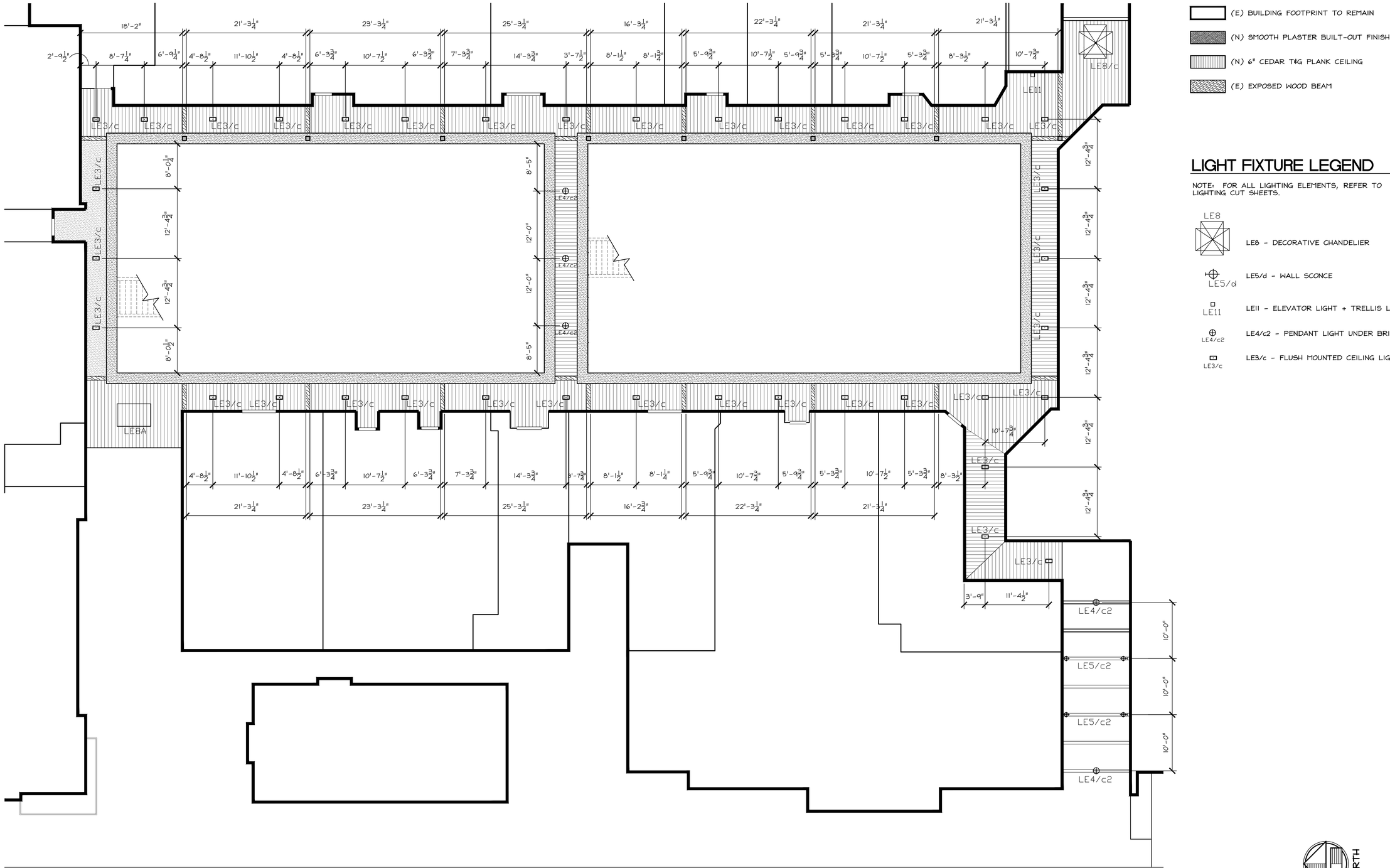

1 COURTYARD LEVEL RCP
SCALE: 1/8" = 1'-0"

LEGEND

- (E) BUILDING FOOTPRINT TO REMAIN
- (N) SMOOTH PLASTER BUILT-OUT FINISH
- (N) 6" CEDAR T&G PLANK CEILING
- (E) EXPOSED WOOD BEAM

LIGHT FIXTURE LEGEND

NOTE: FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS.

- LE8 – LE8 – DECORATIVE CHANDELIER
- LE5/d – LE5/d – WALL SCONCE
- LE11 – LE11 – ELEVATOR LIGHT + TRELLIS LIGHT
- LE4/c2 – LE4/c2 – PENDANT LIGHT UNDER BRIDGE
- LE3/c – LE3/c – FLUSH MOUNTED CEILING LIGHT

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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STANDEL PETERSEN
PRELIMINARY
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PROPOSED REFLECTED CEILING PLANS – COURTYARD

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/8" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A3.2
OF	SHEETS

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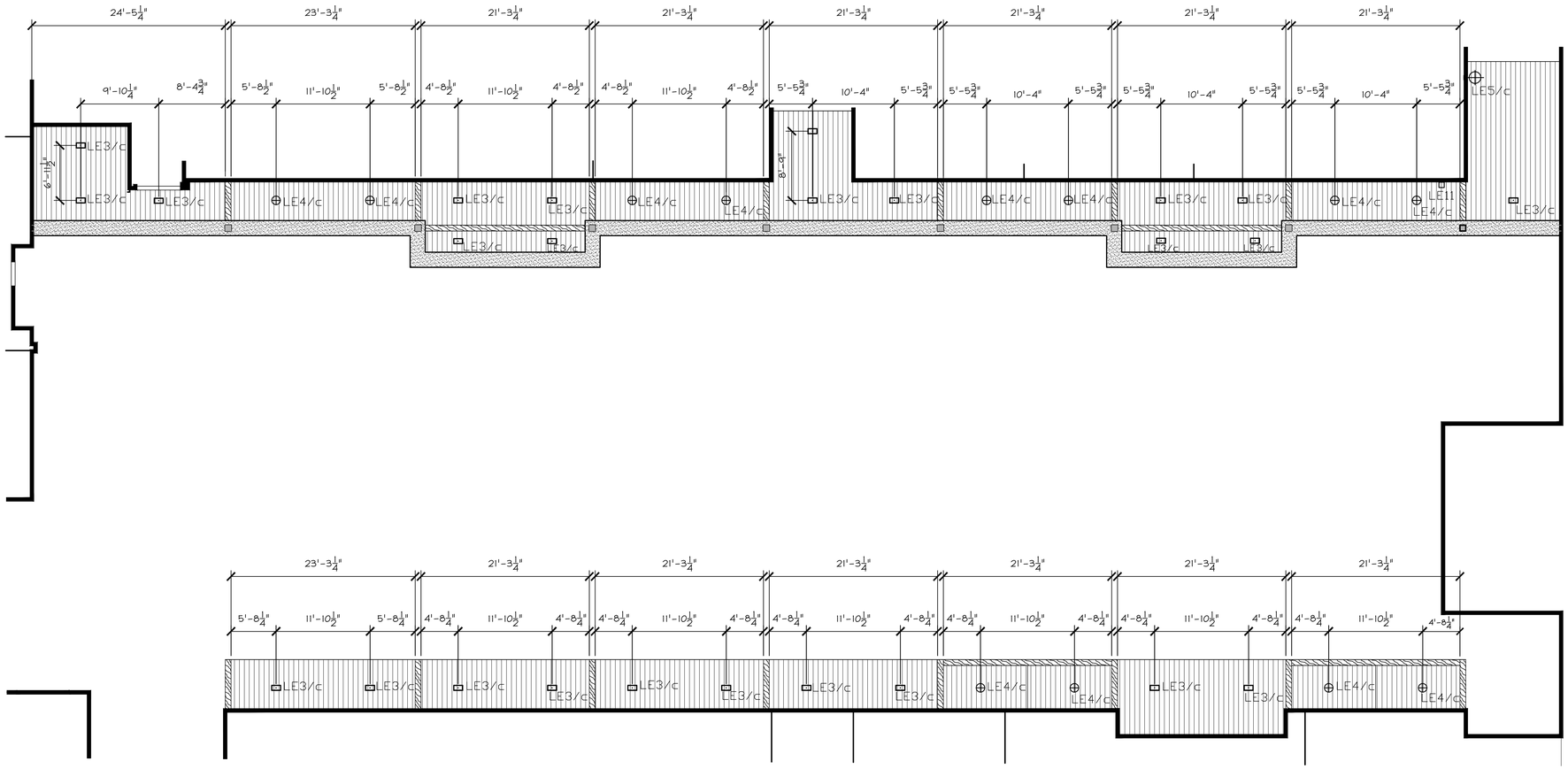
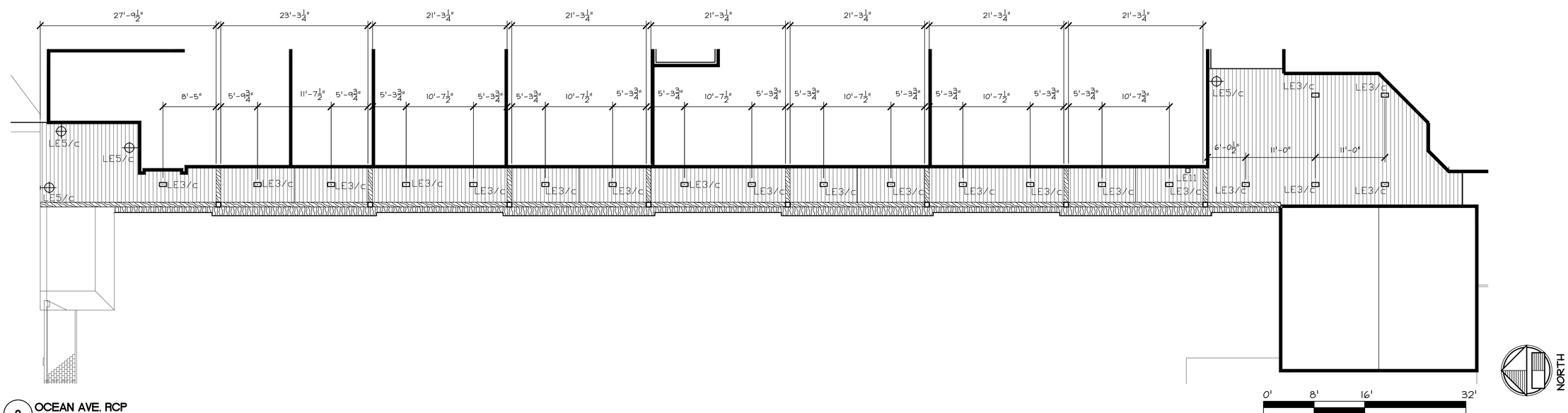


2 OCEAN AVE. RCP
SCALE: 1/8" = 1'-0"



3 OCEAN AVE. RCP
SCALE: 1/8" = 1'-0"

LEGEND

- (E) BUILDING FOOTPRINT TO REMAIN
- (N) SMOOTH PLASTER BUILT-OUT FINISH
- (N) 6" CEDAR T&G PLANK CEILING
- (E) EXPOSED WOOD BEAM

LIGHT FIXTURE LEGEND

NOTE: FOR ALL LIGHTING ELEMENTS, REFER TO LIGHTING CUT SHEETS.

LE5/d – WALL SCONCE

LE11 – ELEVATOR LIGHT + TRELLIS LIGHT

LE3/c – FLUSH MOUNTED CEILING LIGHT

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

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DANIEL FERRER BELLI
C-17-18-19
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PROPOSED REFLECTED CLNG. PLANS – 2ND & 3RD LEVELS

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/8" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A3.3
OF	SHEETS

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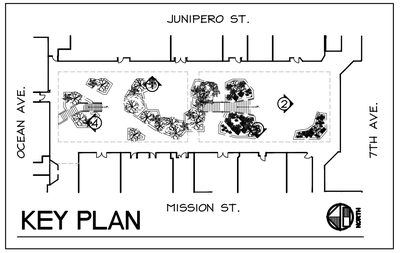
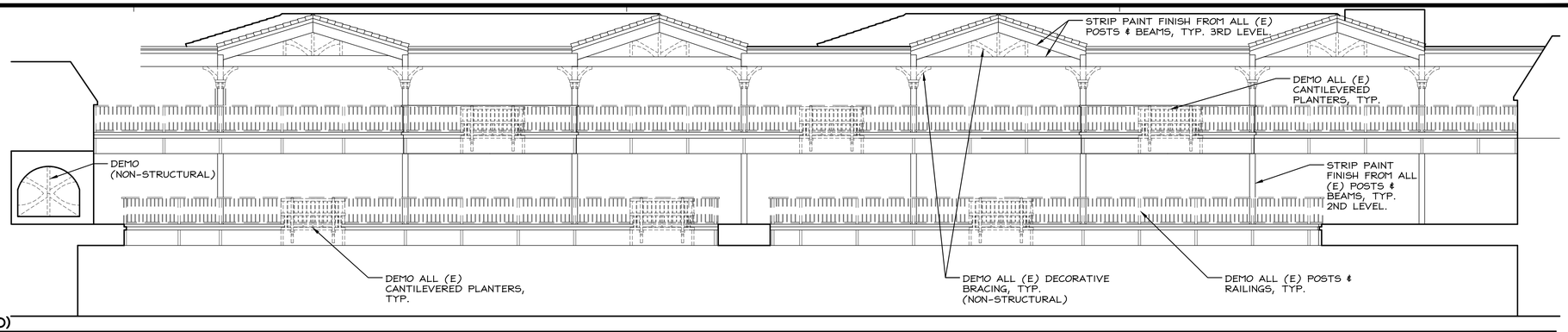
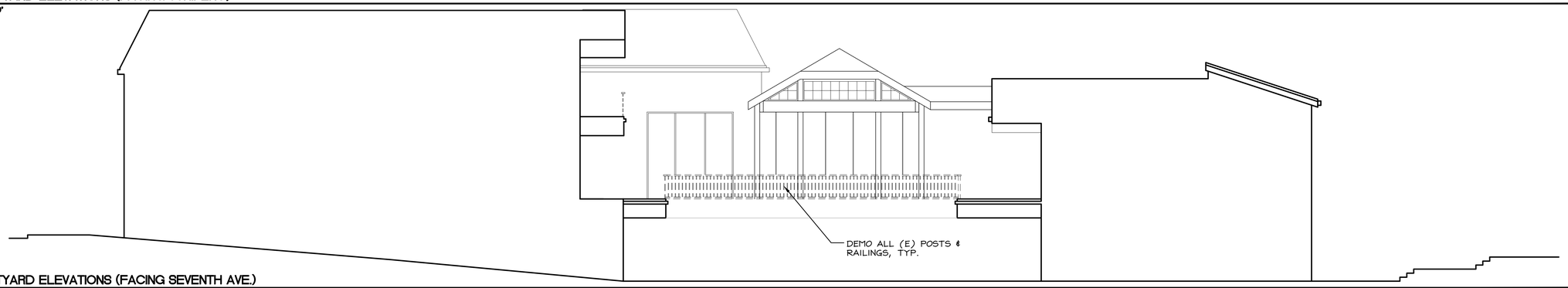


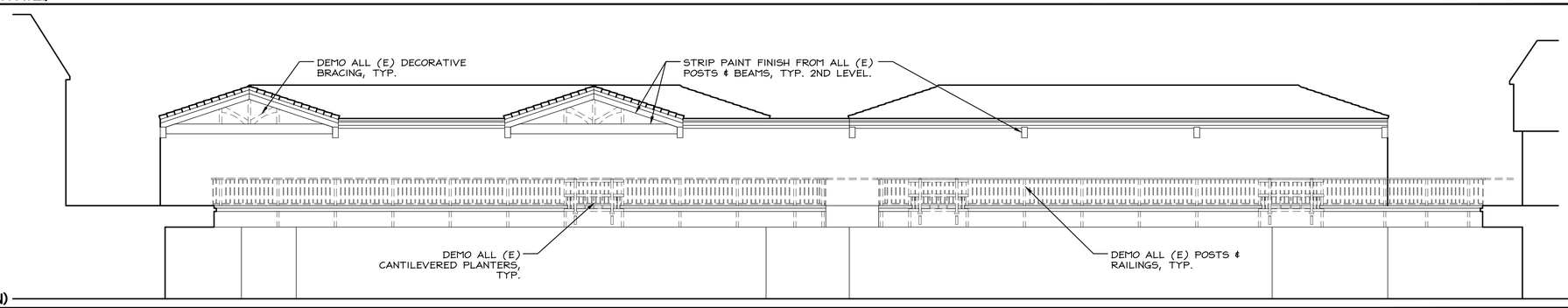
KEY PLAN



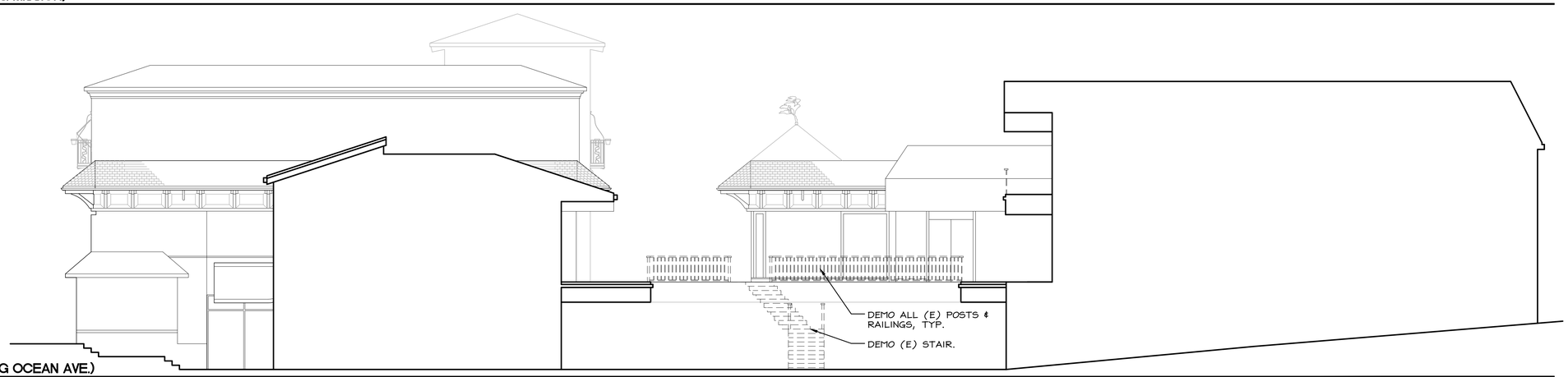
1 (E) COURTYARD ELEVATIONS (FACING JUNIPERO)
SCALE: 1/8" = 1'-0"



2 (E) COURTYARD ELEVATIONS (FACING SEVENTH AVE.)
SCALE: 1/8" = 1'-0"



3 (E) COURTYARD ELEVATIONS (FACING MISSION)
SCALE: 1/8" = 1'-0"



4 (E) COURTYARD ELEVATIONS (FACING OCEAN AVE.)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DANIEL BELLI STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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(E) COURTYARD ELEVATIONS - DEMO

COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A4.0**
OF SHEETS

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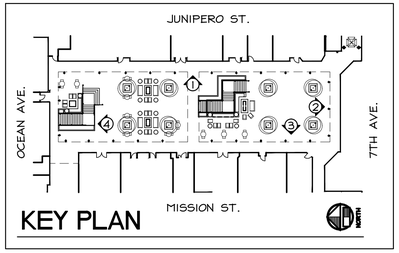
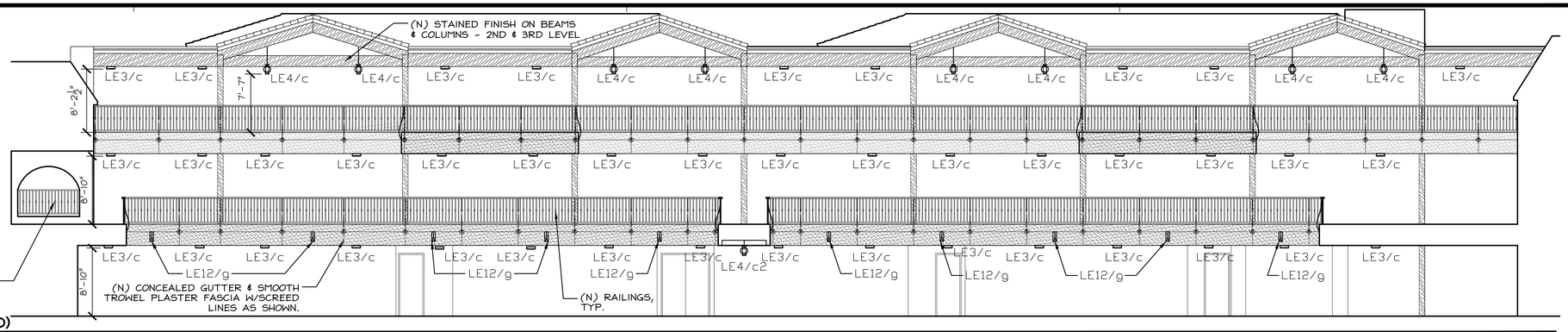
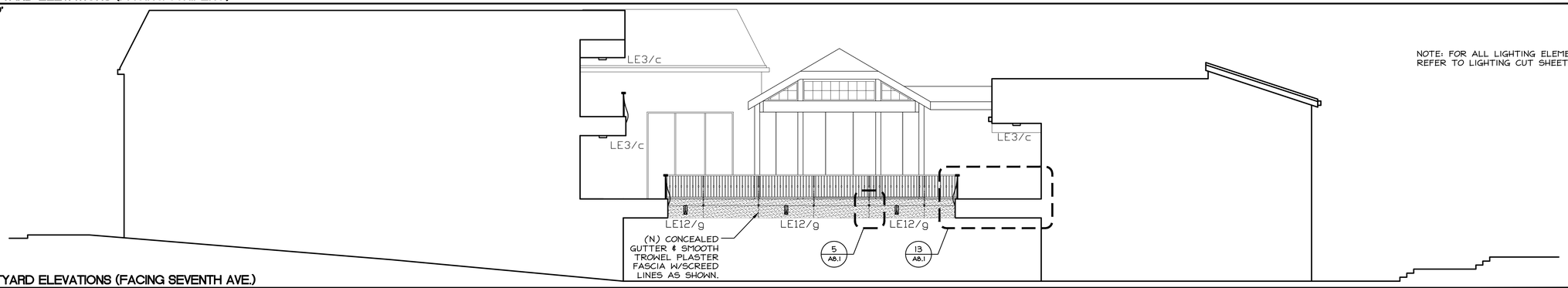
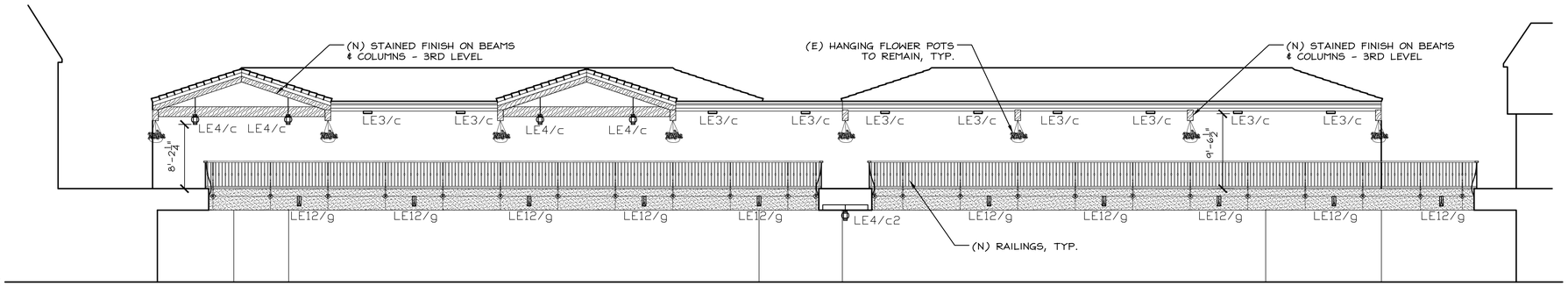




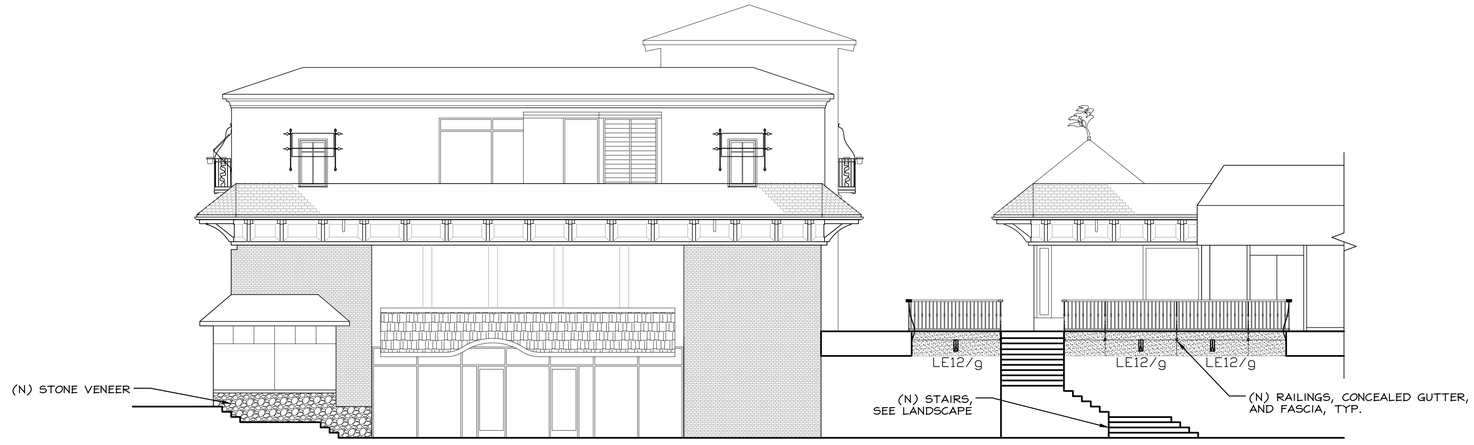
1 (N) COURTYARD ELEVATIONS (FACING JUNIPERO)
SCALE: 1/8" = 1'-0"



2 (N) COURTYARD ELEVATIONS (FACING SEVENTH AVE.)
SCALE: 1/8" = 1'-0"



3 (N) COURTYARD ELEVATIONS (FACING MISSION)
SCALE: 1/8" = 1'-0"



4 (N) COURTYARD ELEVATIONS (FACING OCEAN AVE.)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DANIEL BELLI STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

BELLI ARCHITECTURAL GROUP 831. 424. 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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architectural group

NEW COURTYARD ELEVATIONS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A4.0n**
OF SHEETS

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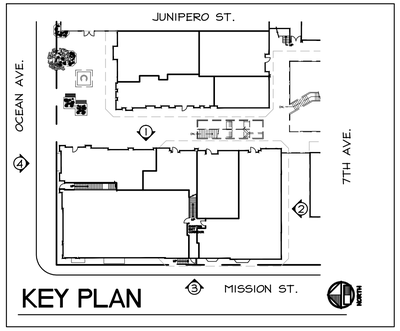
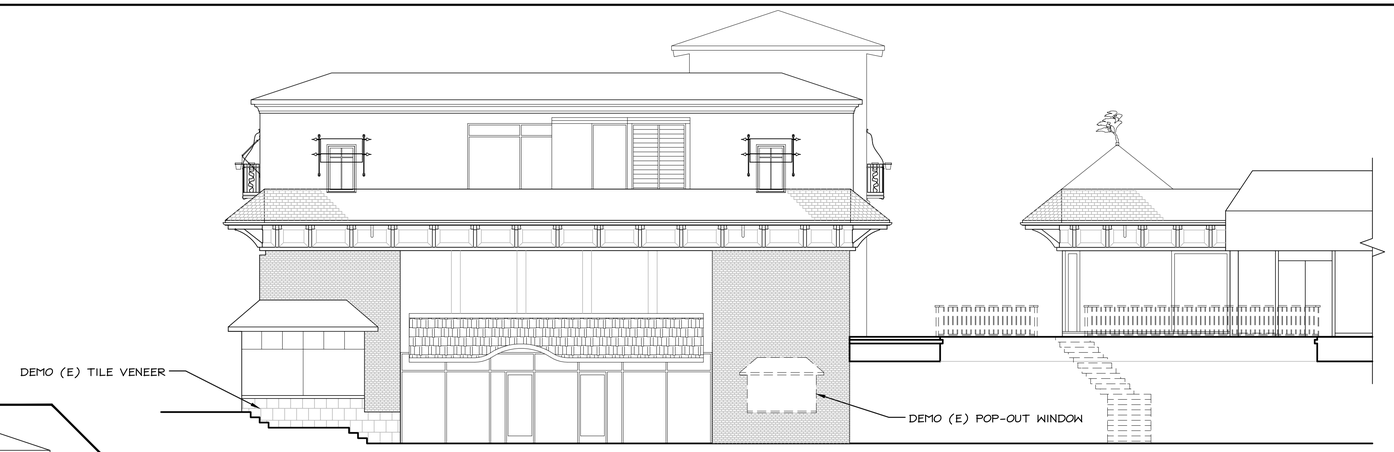
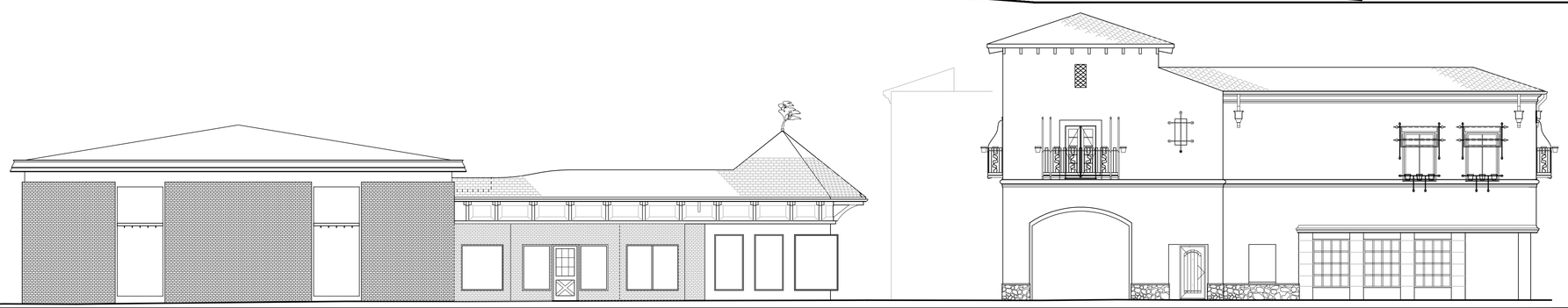


1 (E) EXTERIOR ELEVATIONS (NO CHANGE)
SCALE: 1/8" = 1'-0"



2 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

3 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (E) EXTERIOR ELEVATIONS (NO CHANGE)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT
DAVID NEIL PEARCE
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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architectural group

(E) EXTERIOR ELEVATIONS - DEMO

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/8" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A4.1
OF	SHEETS

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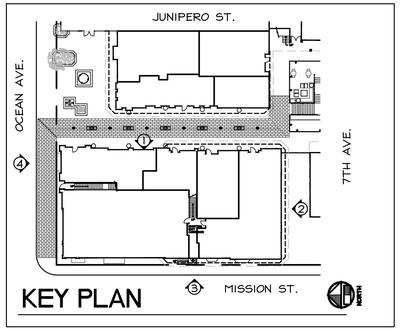
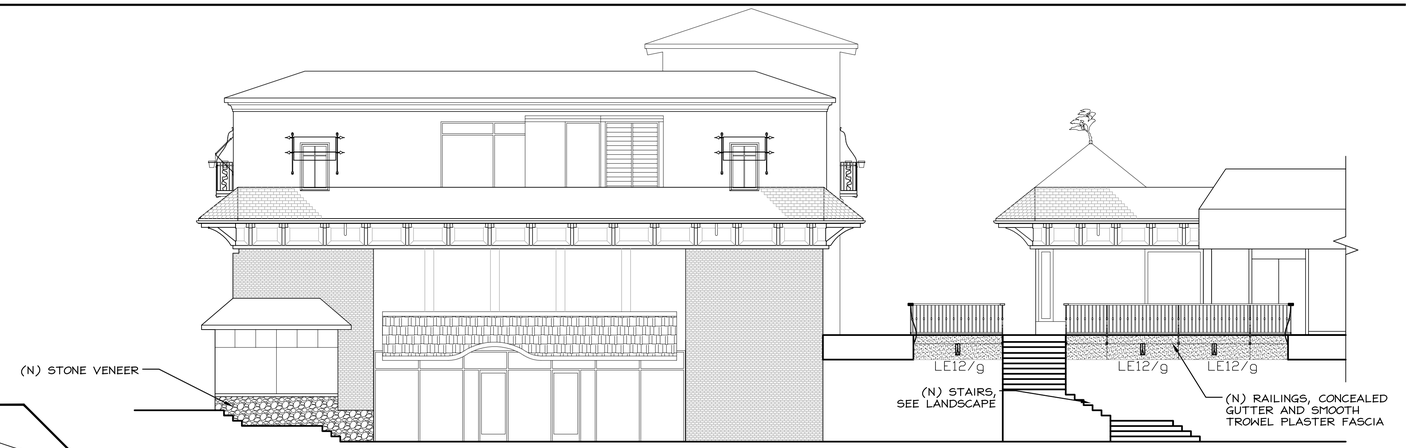
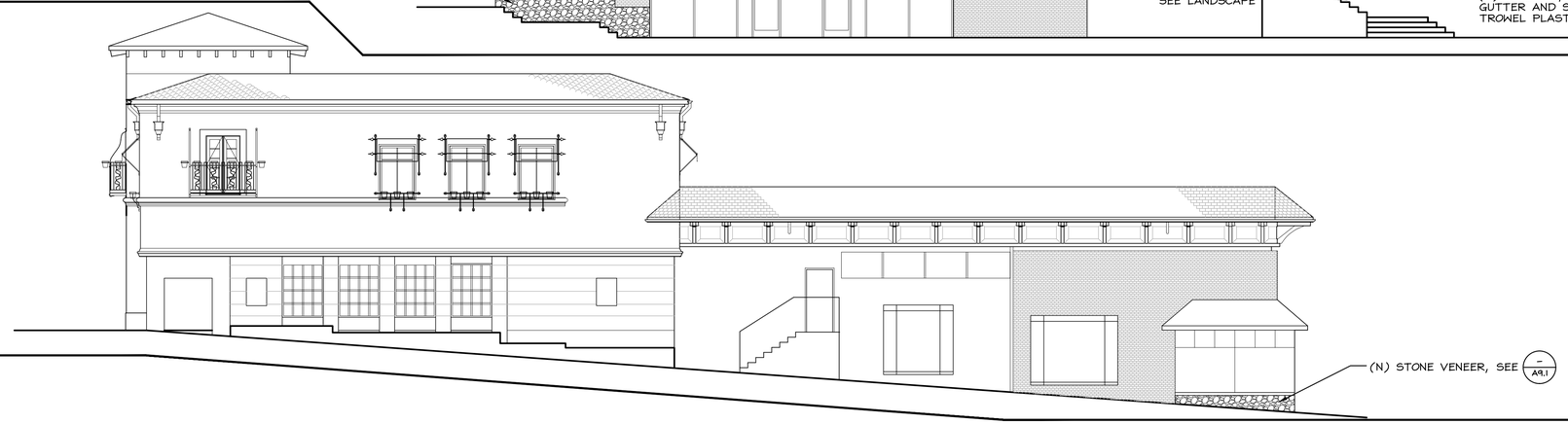


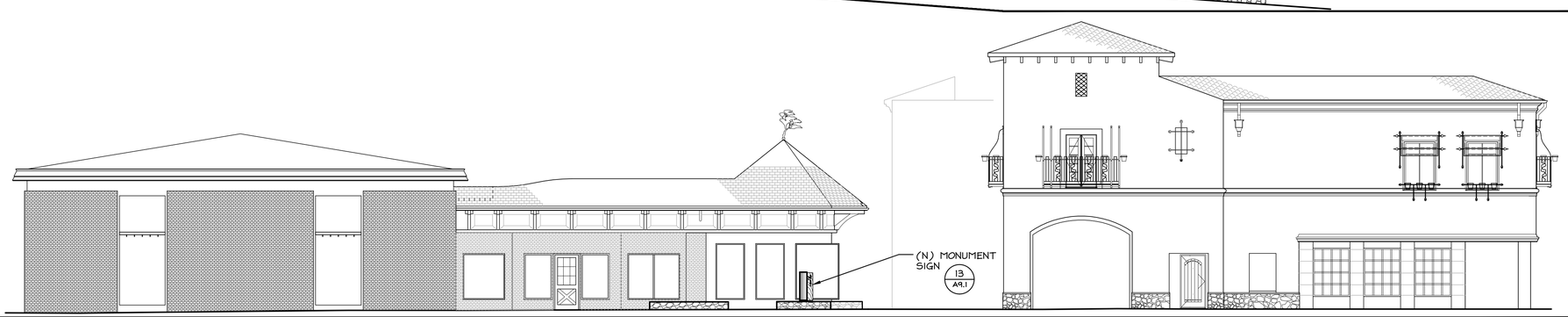
1 (N) EXTERIOR ELEVATIONS (NO CHANGE)
SCALE: 1/8" = 1'-0"



2 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



3 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DANIEL PERRY BELLI STATE OF CALIFORNIA
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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAG.COM

BAG architectural group

NEW EXTERIOR ELEVATIONS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/8" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A4.1n
OF	SHEETS

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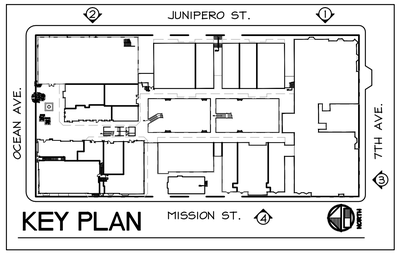
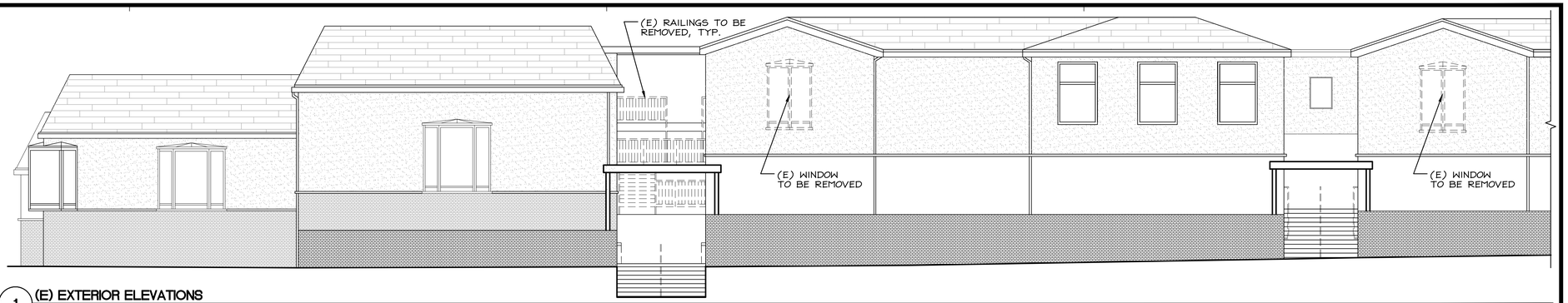
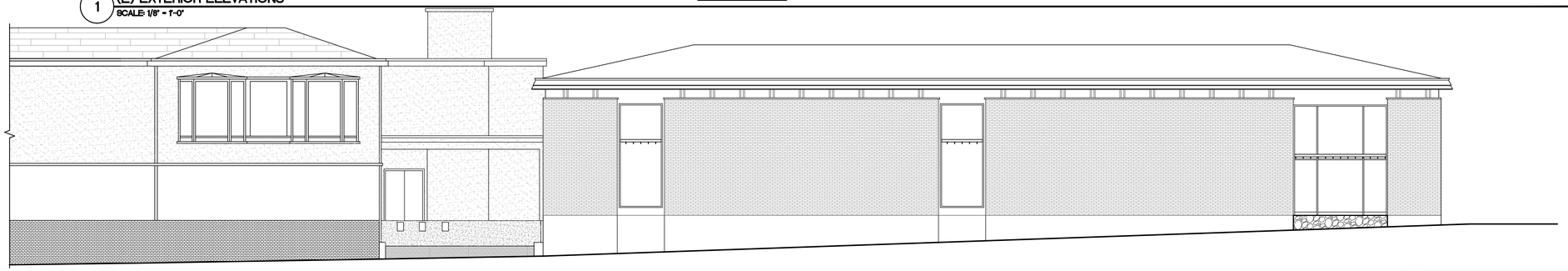


KEY PLAN

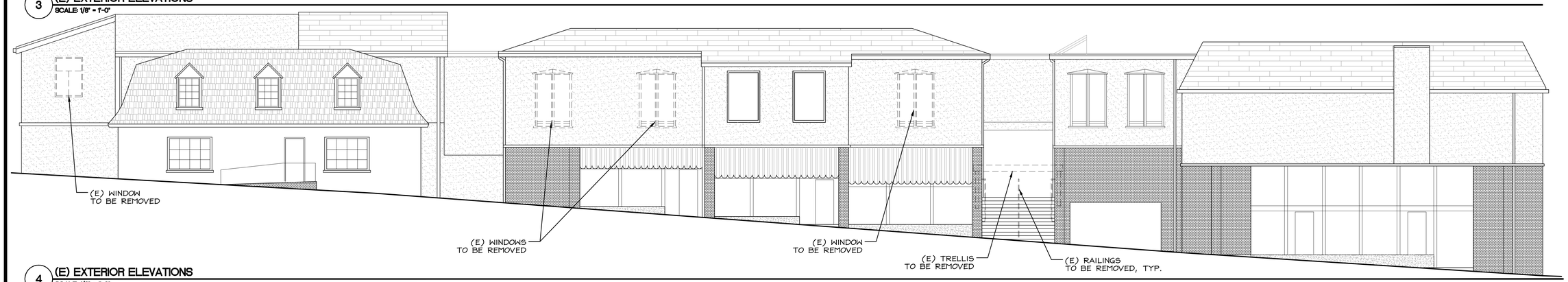


1 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



2 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

3 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
	06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT
DANIEL FERRER BELLI
STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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architectural group

(E) EXTERIOR ELEVATIONS - DEMO

COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A4.2**
OF SHEETS

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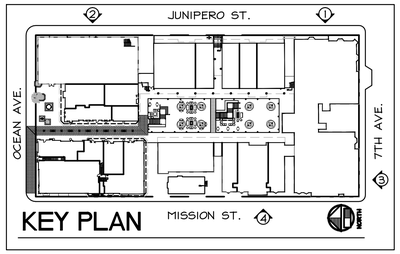
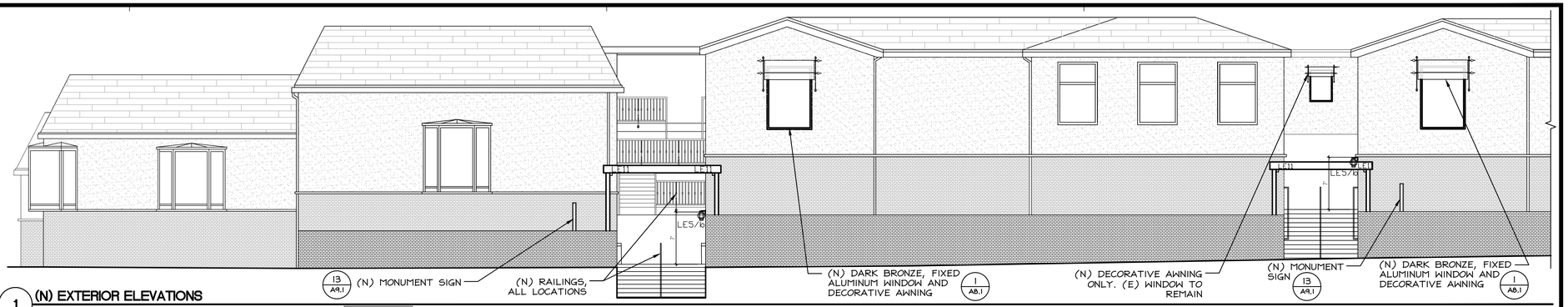
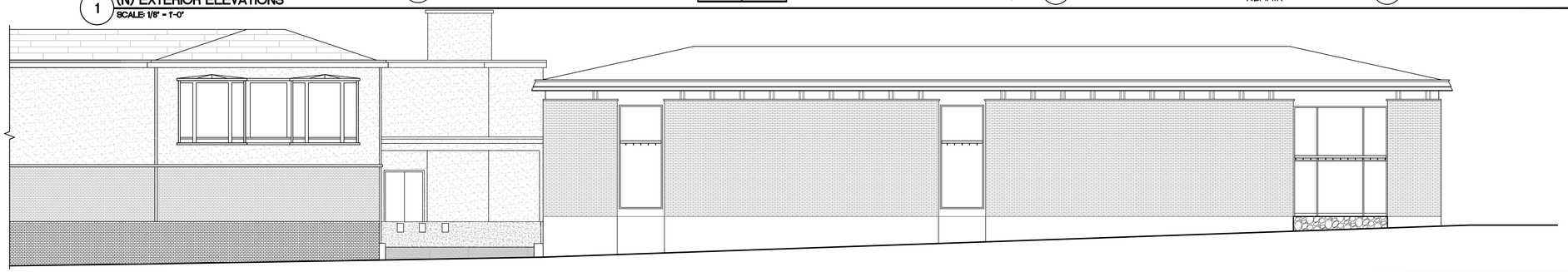


KEY PLAN

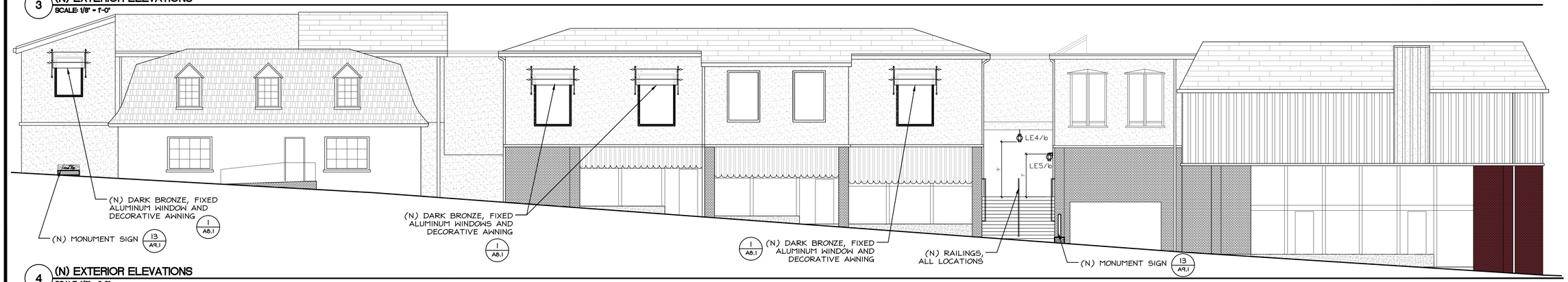


1 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



2 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

3 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

REVISIONS/DATE	BY	DESCRIPTION
03/10/16	CE	DESIGN REVIEW
05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DAVID NOEL PEARCE STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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NEW EXTERIOR ELEVATIONS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A4.2n**
OF SHEETS

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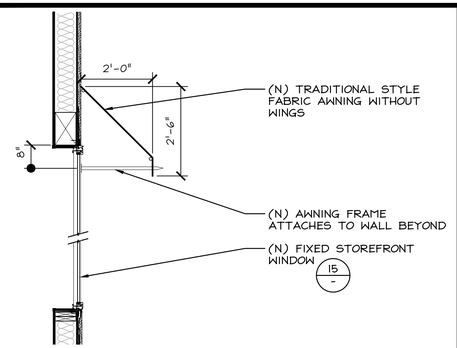
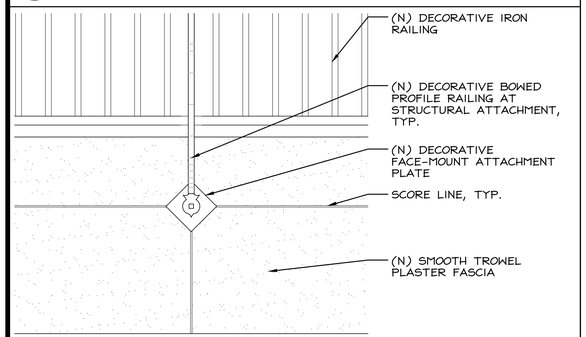
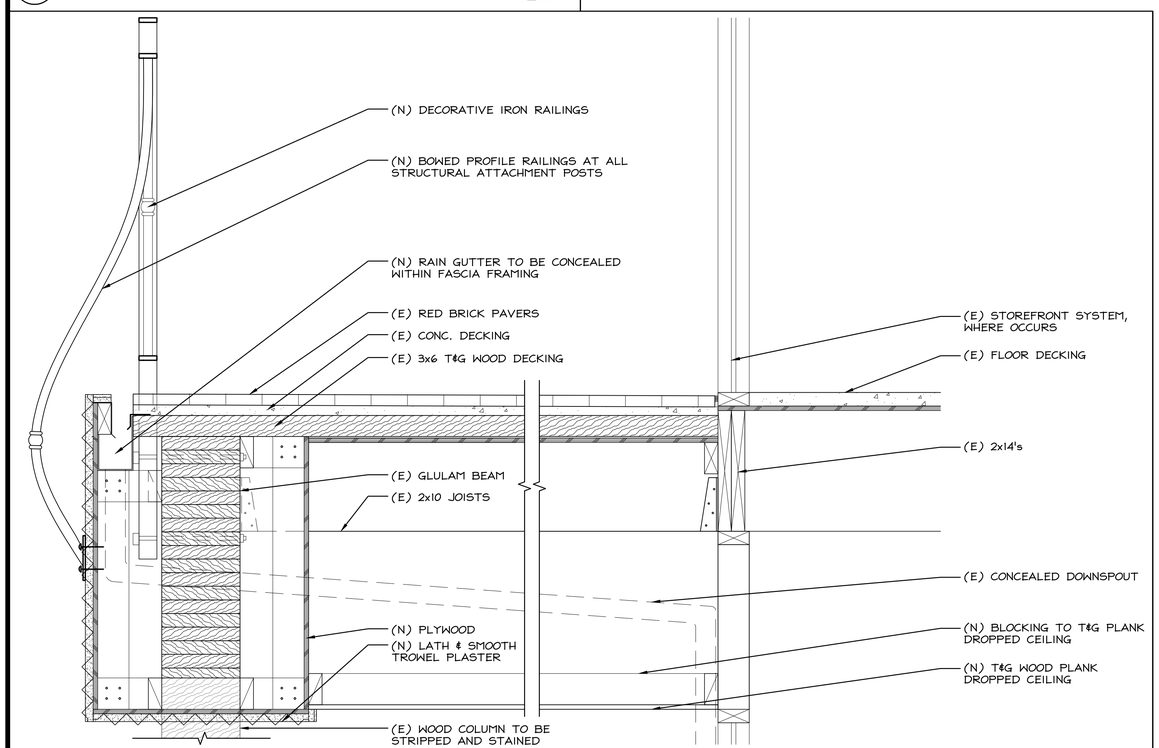


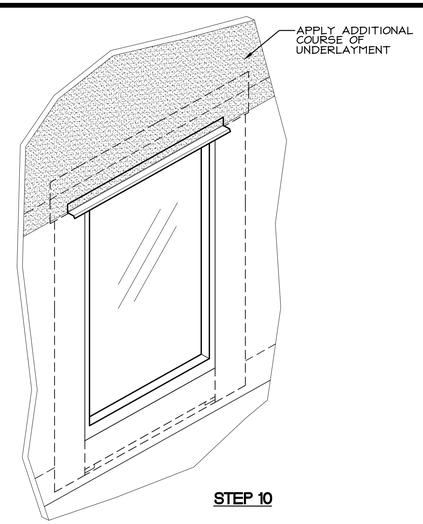
1 (N) FIXED WINDOW + AWNING ABOVE
SCALE: 1/2" = 1'-0" AX_XXX



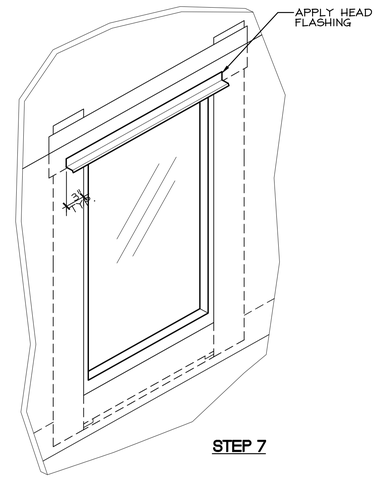
5 EXPANSION JOINTS AT FASCIA
SCALE: 1" = 1'-0" AX_XXX



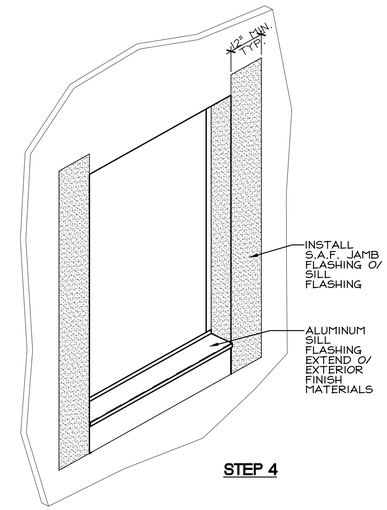
13 (N) CONCEALED GUTTER + FASCIA + DROPPED WOOD PLANK CEILING
SCALE: 1-1/2" = 1'-0" AX_XXX



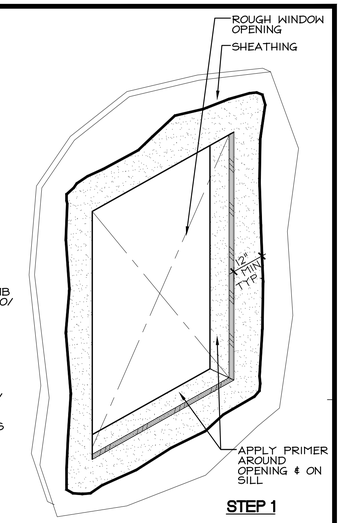
STEP 10



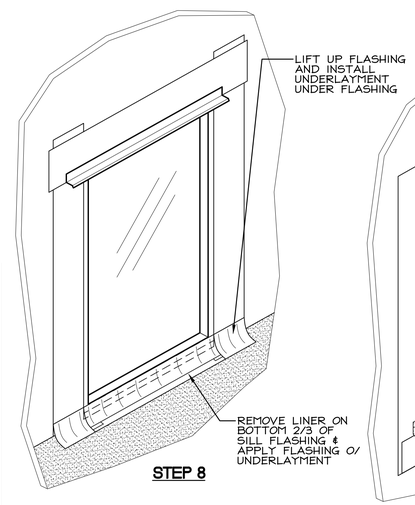
STEP 7



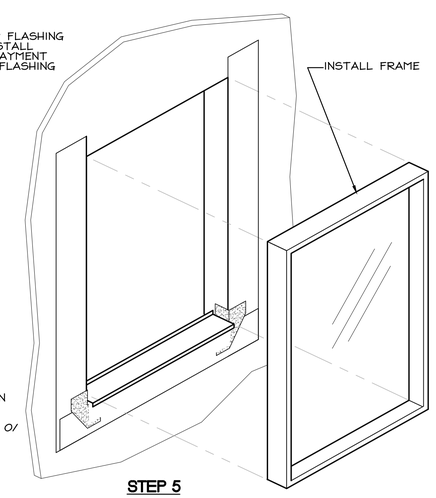
STEP 4



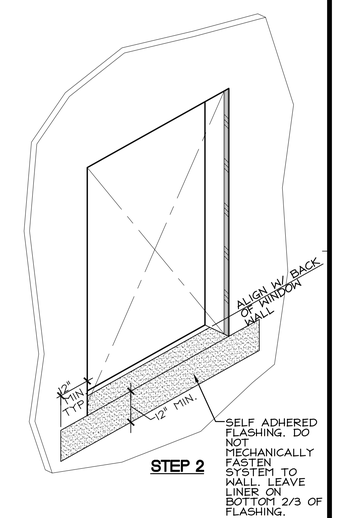
STEP 1



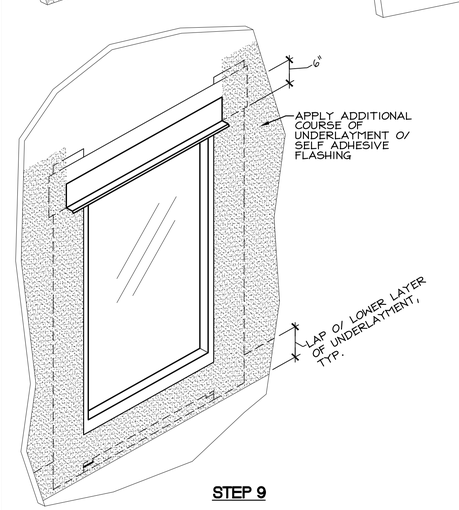
STEP 8



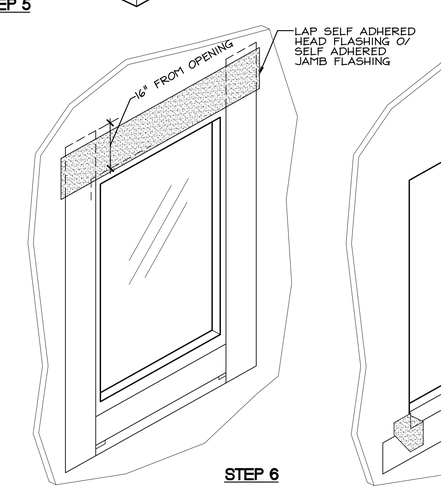
STEP 5



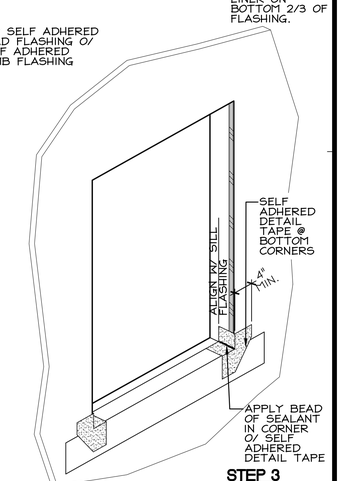
STEP 2



STEP 9



STEP 6



STEP 3

15 STOREFRONT EXTERIOR WINDOW FLASHING
SCALE: 1-1/2" = 1'-0" 15039_A8.1.dwg

REVISIONS DATE	BY	DESCRIPTION
03/10/16	CE	DESIGN REVIEW
05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL
06/20/16	CE	DESIGN REVIEW 3rd SUBMITTAL

LICENSED ARCHITECT DANIEL FERRER STATE OF CALIFORNIA
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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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DETAILS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	NONE
DRAWN	C.E.
JOB	15039
SHEET	A8.1
OF	SHEETS

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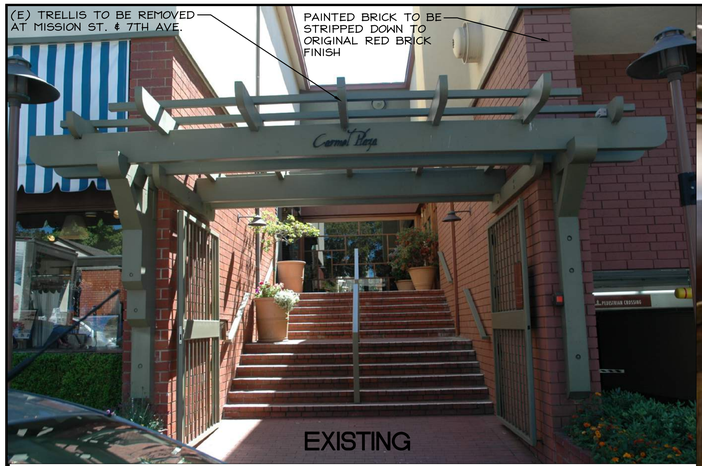
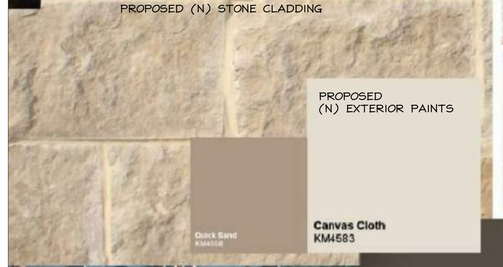
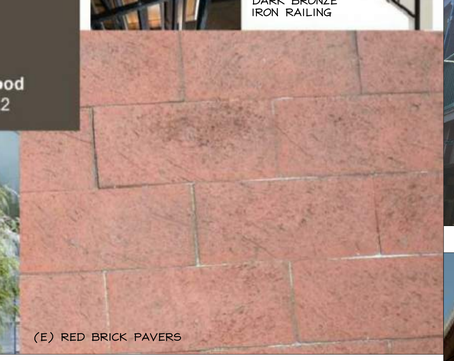
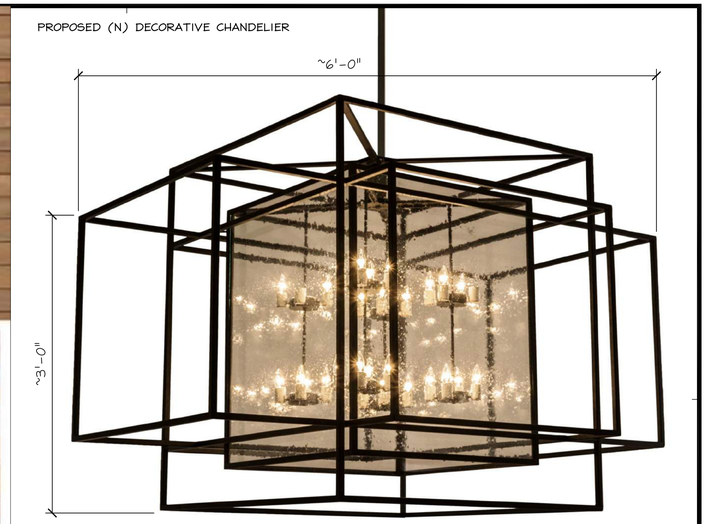








PROPOSED COLOR + MATERIALS PALETTE

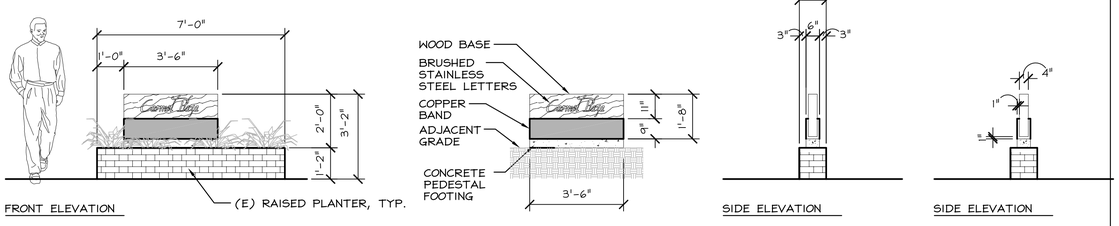
(N) WOOD PLANK DROPPED CEILING UNDER EAVES & ALL COVERED WALKWAYS

(E) WOOD POSTS & BEAMS TO BE REFINISHED AS STAIN GRADE

(N) WROUGHT IRON STYLE RAILINGS. TYP. ALL HANDRAIL & GUARDRAIL LOCATIONS.

(N) BOWED ACCENT PICKET AT STRUCTURAL ATTACHMENT POSTS, W/ DECORATIVE ATTACHMENT PLATE

(N) SMOOTH PLASTER FASCIA W/CONCEALED RAIN GUTTER



13 **MONUMENT SIGN**
SCALE: 3/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
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LICENSED ARCHITECT NIGEL PEARCE STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

BELLI ARCHITECTURAL GROUP 831. 424. 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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COLORS & MATERIALS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE NONE
DRAWN C.E.
JOB 15039
SHEET **A9.1**
OF SHEETS

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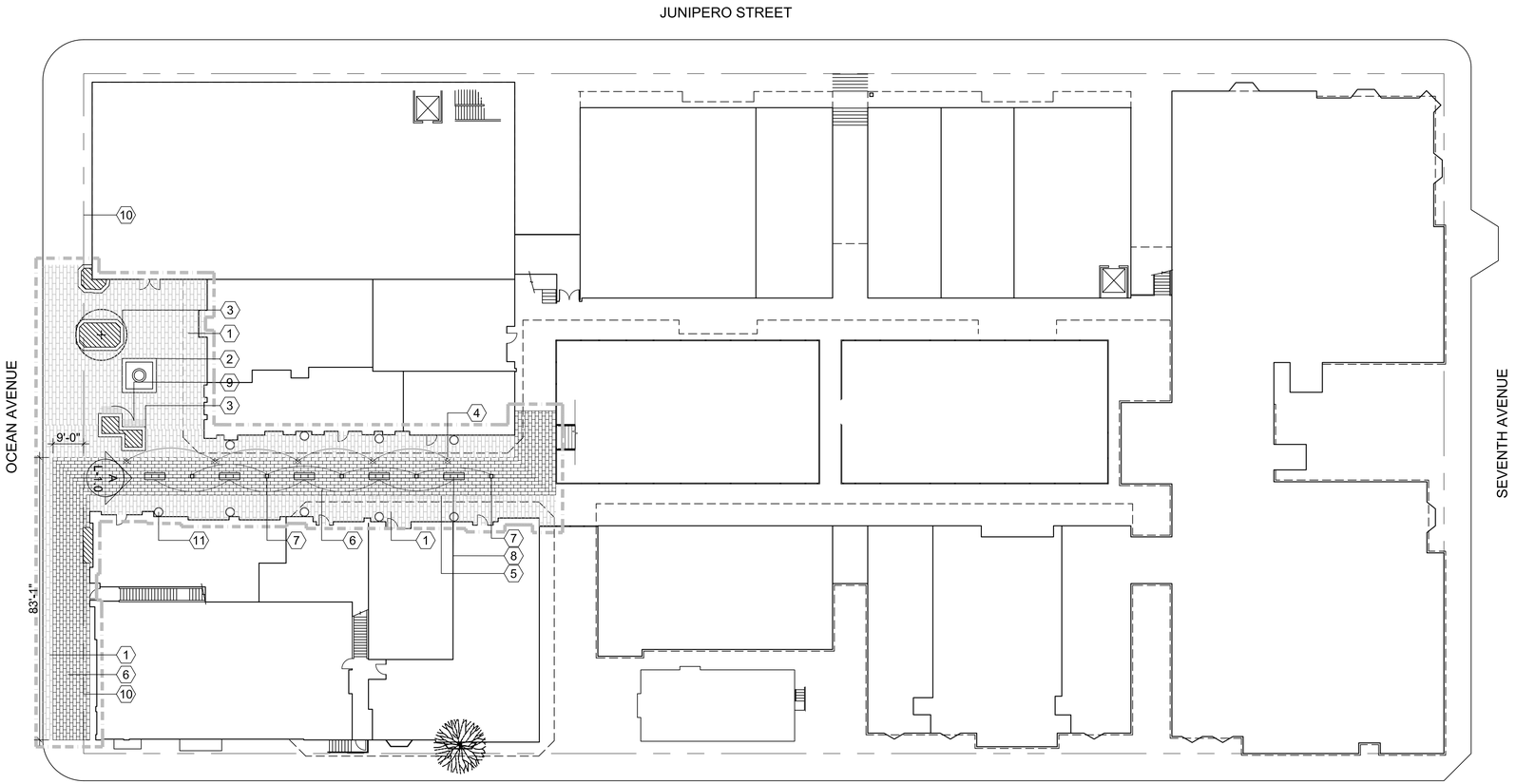

OCEAN AVENUE ENTRY AT CARMEL PLAZA

20 0 20 40

LANDSCAPE SITE LEGEND

EXISTING VEGETATION	
Planting area to be preserved	162 SQ FT
Planting area to be removed	-
Trees greater than 2" to be preserved	1
Trees greater than 2" to be removed	-
EXISTING HARDSCAPE	
Brick paving to be preserved - impervious	4026 SQ FT
Brick paving to be removed	3680 SQ FT
PROPOSED VEGETATION	
Planting area	-
Trees	-
PROPOSED HARDSCAPE	
Stone paving - impervious	3680 SQ FT

EXISTING PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME
TREE GREATER THAN 2" TRUNK DIAMETER		
FA	Fraxinus americana	American Ash
SHRUBS & GROUNDCOVERS		
	Acanthus mollis	Bear's Breeches
	Asparagus setaceus	Asparagus Fern
	Bougainvillea spp	Bougainvillea
	Dietes bicolor	Fortnight Lily
	Dracaena spp	Dracaena
	Erigeron karvinskianus	Santa Barbara Daisy
	Festuca idahoensis	Idaho Fescue
	Lavandula angustifolia	Lavender
	Phormium tenax	New Zealand Flax
	Pittosporum tobira	Japanese Pittosporum
	Tulbaghia violacea	Society Garlic

REFERENCE NOTES

1. Existing brick paving: Preserve (Impervious surface)
2. Existing fountain: Preseve
3. Existing planter walls: Resurface with stone veneer. See sheet L-1.4
4. Existing light: Remove (5 Total)
5. Existing stairwell to lower level: Remove. See Architect's Plans
6. Proposed stone paving: See sheet L-1.4
7. Proposed (5) light columns. See Lighting Plan
8. Proposed (5) stone benches with recessed lighting. See Lighting Plan
9. Existing wood bench: Remove (2 Total)
10. Property line
11. Replaced planter pots. See sheet L-1.6

EXISTING ENTRY CORRIDOR AT OCEAN AVENUE WITH EXISTING LIGHTING

(A) PROPOSED BENCHES AND LIGHTING AT OCEAN AVENUE ENTRY CORRIDOR

REVISIONS	DATE	BY	DESCRIPTION

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LANDSCAPE SITE PLAN – OCEAN AVENUE ENTRY

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.0
OF	SHEETS

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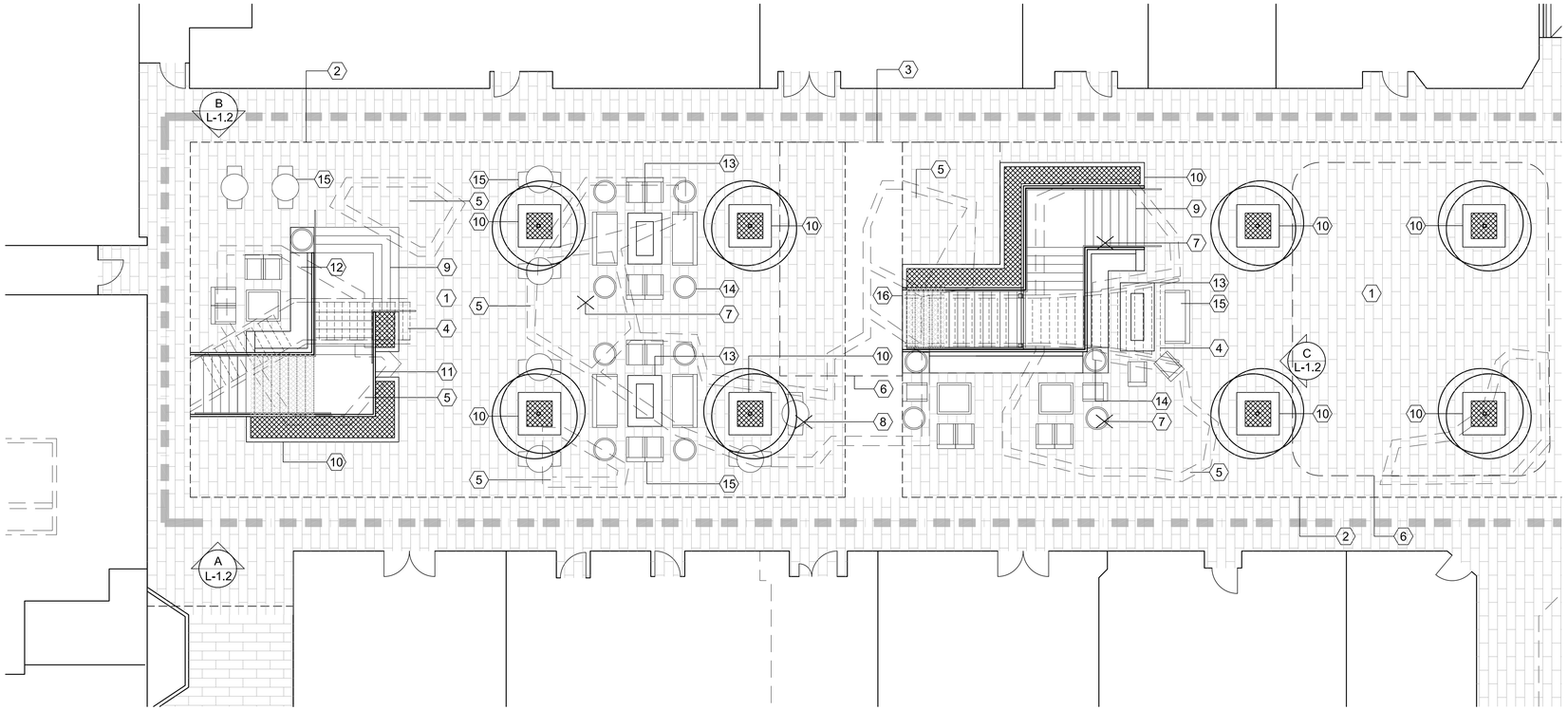

COURTYARD AT CARMEL PLAZA

8 0 8 16

LANDSCAPE SITE LEGEND

EXISTING VEGETATION	
Planting area to be preserved	-
Planting area to be removed	1344 SQ FT
Trees greater than 2" to be preserved	-
Trees greater than 2" to be removed	4
EXISTING HARDSCAPE	
Brick paving to be preserved - impervious	5844 SQ FT
PROPOSED VEGETATION	
Planting area	271 SQ FT
Trees	8
PROPOSED HARDSCAPE	
Brick paving - impervious	1073 SQ FT

PROPOSED PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME
TREES - 60" BOX		
AP	Acer palmatum	Japanese Maple
SHRUBS & GROUNDCOVERS - 5 & 15 GALLONS		
	Aeonium hybrids	NCN
	Acanthus mollis	Bear's Breech
	Agapanthus a. 'Peter Pan'	Dwarf Lily of Nile
	Agave attenuata	Century Plant
	Anigozanthos flavidus	Kangaroo Paw
	Alyogyne huegelii	Blue Hibiscus
	Armeria maritima 'Alba'	White Flowered Thrift
	Blechum spicant	Deer Fern
	Echeveria elegans	Mexican Snowball
	Heuchera m. 'Palace Purple'	Palace Purple Coral Bells
	Hosta 'Lemon Lime'	NCN
	Hydrangea quercifolia	Oakleaf Hydrangea
	Leonotis leonurus	Lions Tail
	Sedum x 'Purple Emperor'	Purple Emperor Sedum
	Verbena lilacina 'De la Mina'	De La Mina Verbena

REFERENCE NOTES

1. Existing brick paving: Preserve (Impervious surface)
2. Existing overhead balconey
3. Existing overhead bridge
4. Existing staircase, guardrail, handrail and lights: Remove
5. Existing planters: Remove
6. Outdoor leasable tenant space.
7. Existing Olive Tree: Remove (3 Total)
8. Existing Japanese Maple: Remove (1 Total)
9. Staircase: Stone risers and treads, guardrail and handrail to match Architect's Plans. Lighting to be inset into stair treads. See Lighting Plan
10. Stone planter wall
11. Relocated 'Fountain of Woof' with low basin bowl
12. Built in seatwall with stone veneer finish
13. Built in firepit with stone veneer finish (3 Total)
14. Planter pot. See sheet L-1.6
15. Moveable site furniture. See sheet L-1.5
16. Hanging light fixture under stairs. See Lighting Plan

REVISIONS	DATE	BY	DESCRIPTION

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LANDSCAPE SITE PLAN – COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.1
OF	SHEETS

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COURTYARD STAIR SIMULATIONS

A NORTH STAIR LOOKING FROM CARMEL COFFEE SHOP

B NORTH STAIR LOOKING FROM SUR LA TABLE

C SOUTH STAIR LOOKING FROM WESTERN CORNER

REVISIONS	DATE	BY	DESCRIPTION

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COURTYARD STAIRS & EXISTING SITE FURNISHINGS

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
SCALE	NONE
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SHEET	L-1.2
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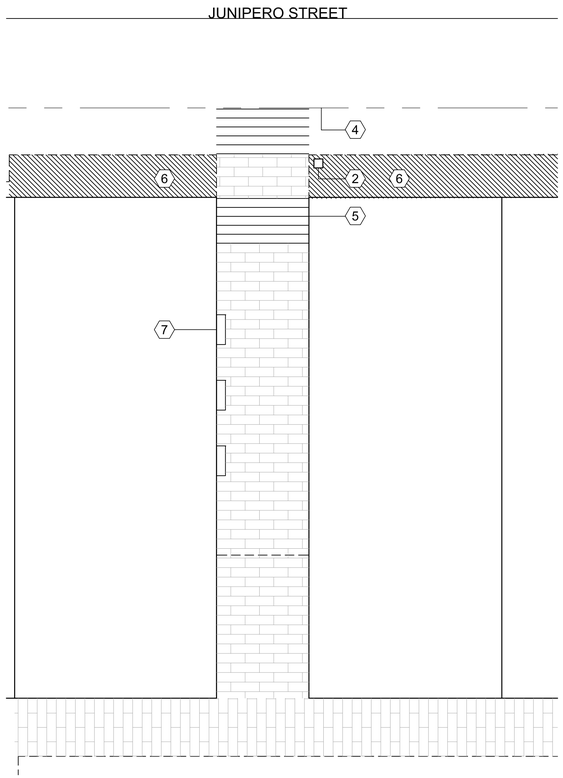
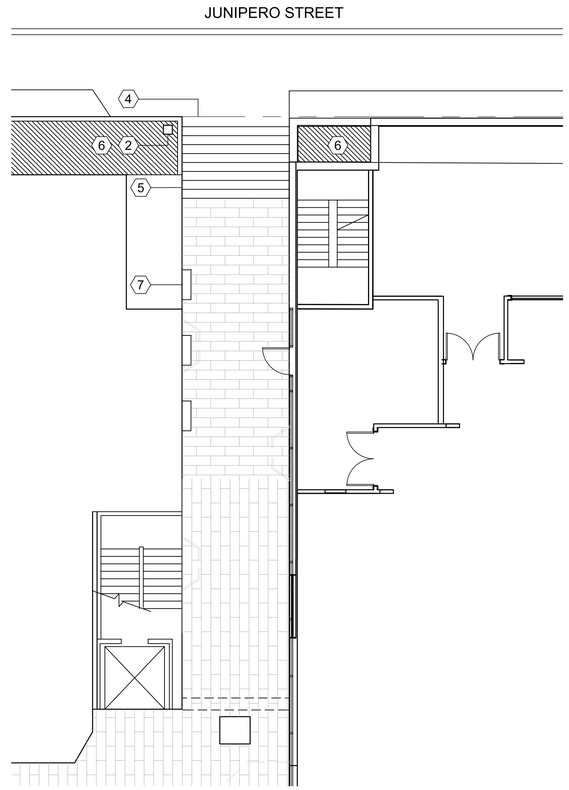


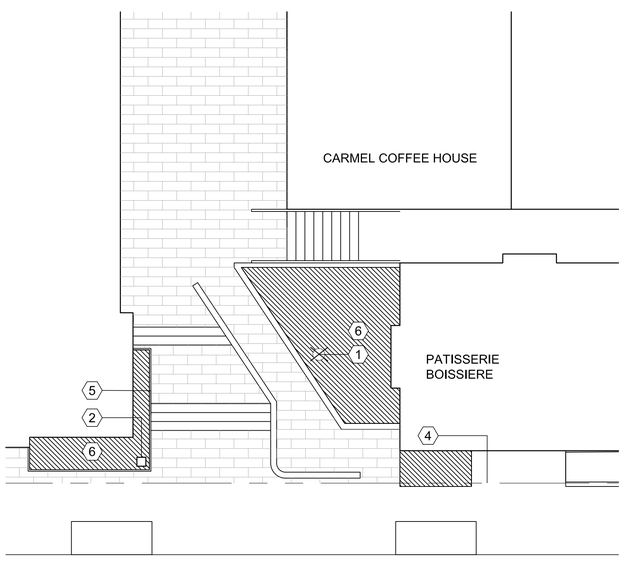
ENTRY AT MIDBLOCK ON JUNIPERO STREET

8 0 8 16



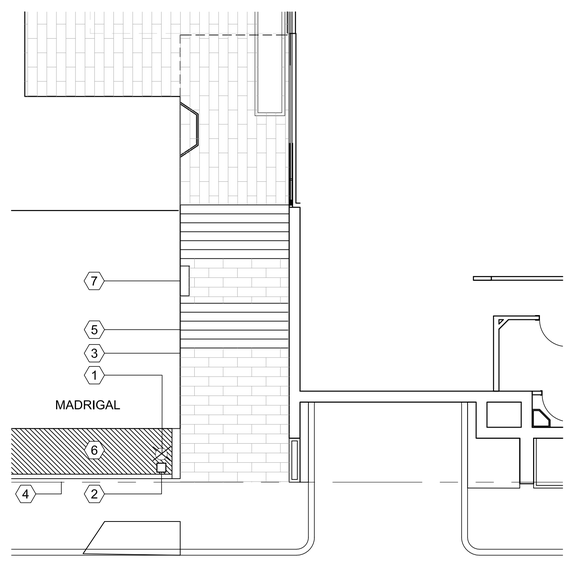
ENTRY AT JUNIPERO STREET & 7TH

8 0 8 16



ENTRY AT MID BLOCK ON MISSION STREET

8 0 8 16



ENTRY AT MISSION STREET & 7TH

8 0 8 16

REFERENCE NOTES

1. Existing light fixture: Remove
2. Light column. See Lighting Plan
3. Hanging light fixture under stairs. See Lighting Plan
4. Property line
5. Existing staircase: Preserve
6. Existing planting: Preserve. See sheet L-1.0 for palette
7. Planter pot. See sheet L-1.6

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LANDSCAPE SITE PLAN – AUXILLARY CARMEL PLAZA ENTRANCES

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
SCALE	NONE
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EXISTING SITE FURNISHINGS

PROPOSED HARDSCAPE

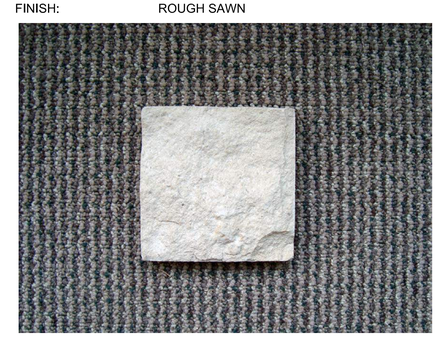
STONE PAVER AT STAIRS & STONE VENEER AT FIREPITS

MANUFACTURER: HAUSMANN STONE
MODEL: CORTON BIEGE
MATERIAL: LIMESTONE
FINISH: LINEN

PLANTER WALLS & CAP

MANUFACTURER: BUECHEL STONE
MODEL: FOND-DU-LAC
MATERIAL: LIMESTONE
FINISH: LEDGESTONE

MANUFACTURER: HAUSMANN STONE
MODEL: MASSANGIS JAUNE CLAIR
MATERIAL: LIMESTONE
FINISH: ROUGH SAWN



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LIGHTING & MATERIALS – COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
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PROPOSED SITE FURNISHINGS

BENCH

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL LUXE SOFA (75" LENGTH)
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

ARM CHAIR

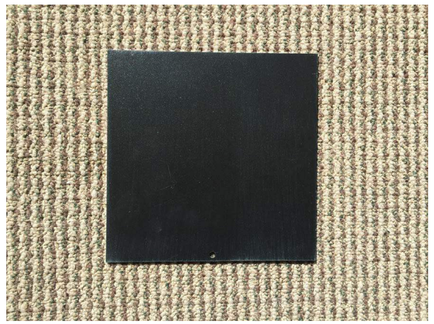
MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL ARMCHAIR
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

COFFEE TABLE

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL COFFEE TABLE
MATERIALS: ALUMINUM FRAME
COLOR: IRON

FRAME COLOR

MANUFACTURER: RESTORATION HARDWARE
MATERIAL: ALUMINUM FRAME
COLOR: IRON



LOUNGE CHAIR

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL CLASSIC LOUNGE CHAIR
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

CAFE TABLE

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL ROUND TABLE WITH UMBRELLA (48" DIA.)
MATERIALS: ALUMINUM FRAME
COLOR: IRON

CUSHION AND UMBRELLA FABRIC

MANUFACTURER: SUNBRELLA
COLOR: CHAROAL

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SITE FURNISHINGS – COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
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PROPOSED SITE FURNISHINGS

PLANTER POT

MANUFACTURER: ATELIER VIERKANT
MODEL NAME: BRL10040
MATERIAL: CERAMIC
SIZE: 15-7" TALL X 11-8" WIDE X 39-4" LONG
COLOR: WHITE

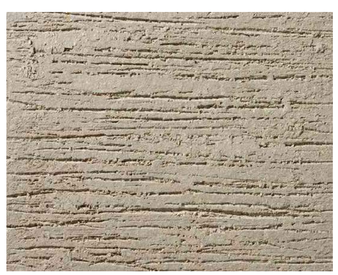
BRL

T2 T3 T10

	a	c	h	w
BRL6040	60cm	30cm	40cm	40kg
BRL6060	60cm	30cm	60cm	45kg
BRL6080	60cm	30cm	80cm	55kg
BRL8040	80cm	30cm	40cm	50kg
BRL8060	80cm	30cm	60cm	75kg
BRL8080	80cm	30cm	80cm	85kg
BRL10040	100cm	30cm	40cm	65kg
BRL10060	100cm	30cm	60cm	85kg
BRL10080	100cm	30cm	80cm	105kg
BRL6040	23,6"	11,8"	15,7"	90lbs
BRL6060	23,6"	11,8"	23,6"	100lbs
BRL6080	23,6"	11,8"	31,5"	120lbs
BRL8040	31,5"	11,8"	15,7"	110lbs
BRL8060	31,5"	11,8"	23,6"	165lbs
BRL8080	31,5"	11,8"	31,5"	185lbs
BRL10040	39,4"	11,8"	15,7"	145lbs
BRL10060	39,4"	11,8"	23,6"	190lbs
BRL10080	39,4"	11,8"	31,5"	230lbs

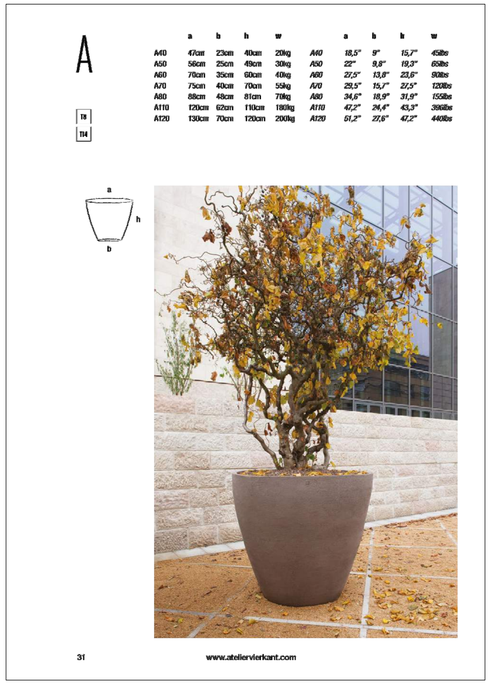
Customized sizes are possible.
Info upon request.

70 Atelier Vierkant — *Collection 2016*



TALL PLANTER POT

MANUFACTURER: ATELIER VIERKANT
MODEL NAME: A70
MATERIAL: CERAMIC
SIZE: 27-5" TALL X 29-5" WIDE
COLOR: WHITE



A

T9
T14

	a	b	h	w		a	b	h	w
A40	47cm	23cm	40cm	20kg	A40	18,5"	9"	15,7"	45lbs
A50	56cm	25cm	49cm	30kg	A50	22"	9,8"	19,3"	65lbs
A60	70cm	35cm	60cm	40kg	A60	27,5"	13,8"	23,6"	90lbs
A70	75cm	40cm	70cm	55kg	A70	29,5"	15,7"	27,5"	120lbs
A80	88cm	48cm	81cm	78kg	A80	34,6"	18,9"	31,9"	155lbs
A110	109cm	62cm	110cm	180kg	A110	42,9"	24,4"	43,3"	395lbs
A120	130cm	70cm	120cm	200kg	A120	51,2"	27,6"	47,2"	440lbs

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SHORT PLANTER POT

MANUFACTURER: ATELIER VIERKANT
MODEL NAME: O90
MATERIAL: CERAMIC
SIZE: 15-7" TALL X 33-8" WIDE
COLOR: WHITE

O

	a	c	h	w
O60	59cm	55cm	30cm	30kg
O75	72cm	69cm	35cm	48kg
O90	85cm	84cm	40cm	60kg
O120	120cm	110cm	64cm	100kg
O60	23,2"	21,6"	11,8"	66lbs
O75	28,3"	27,1"	13,7"	105lbs
O90	33,5"	33"	15,7"	132lbs
O120	47,2"	43,3"	25,2"	220lbs

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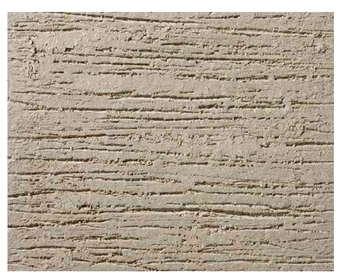

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SITE FURNISHINGS – COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	06/15/2016
SCALE	NONE
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PROPOSED PLANTING

BOTANICAL NAME: ACANTHUS MOLLIS
COMMON NAME: BEAR'S BREECH

BOTANICAL NAME: AGAVE ATTENUATA
COMMON NAME: CENTURY PLANT

BOTANICAL NAME: ECHEVERIA ELEGANS
COMMON NAME: MEXICAN SNOWBALL

BOTANICAL NAME: LEONOTIS LEONURUS
COMMON NAME: LION'S TAIL

BOTANICAL NAME: VERBENA LILACINA 'DE LA MINA'
COMMON NAME: DE LA MINA VERBENA

BOTANICAL NAME: AEONIUM A. VAR. 'ATROPURPUREUM'
COMMON NAME: PURPLE CREST AEONIUM

BOTANICAL NAME: ALYOGYNE HUEGELII
COMMON NAME: BLUE HIBISCUS

BOTANICAL NAME: HEUCHERA M. 'PALACE PURPLE'
COMMON NAME: PALACE PURPLE CORAL BELLS

BOTANICAL NAME: LYSIMACHIA NUMMULARIA
COMMON NAME: CREEPING JENNY

BOTANICAL NAME: ROSA BANKSIAE
COMMON NAME: WHITE BANK'S ROSE

BOTANICAL NAME: AEONIUM 'SUNBURST'
COMMON NAME: COPPER PINWHEEL

BOTANICAL NAME: AGAPANTHUS A. 'PETER PAN'
COMMON NAME: DWARF LILY OF THE NILE

BOTANICAL NAME: HOSTA 'LEMON-LIME'
COMMON NAME: HOSTA

BOTANICAL NAME: PURPLE EMPEROR SEDUM
COMMON NAME: SEDUM X 'PURPLE EMPEROR'

BOTANICAL NAME: ACER PALMATU, 'SANGO-KAKU'
COMMON NAME: CORAL BARK JAPANESE MAPLE

BOTANICAL NAME: AGAPANTHUS AFRICANUS
COMMON NAME: AFRICAN LILY

BOTANICAL NAME: BLECHNUM SPICANT
COMMON NAME: DEER FERN

BOTANICAL NAME: HYDRANGEA QUERCIFOLIA
COMMON NAME: OAKLEAF HYDRANGEA

BOTANICAL NAME: STACHYS BYZANTINA
COMMON NAME: LAMBS EAR

REVISIONS DATE	BY	DESCRIPTION

BFS LANDSCAPE ARCHITECTS
429 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831 646 1383 • BFSLA.COM

Belli Architectural Group
313 Salinas Street
Phone (831) 424-4620
Salinas, California
Fax (831) 424-4408

PLANTING – COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE 06/15/2016
SCALE NONE
DRAWN SF \ EAM
JOB 15.053
SHEET L-1.7
OF SHEETS

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