



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 24101

**Owner Name:** KOLSCH MATHIAS N

**Case Planner:** Alec Barton, Contract Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:**

**Project Location:** Escolle Way 2 SE Perry Newberry

**APN #:** 009161011000      **BLOCK/LOT:** 2B/ALL LOT 10

**Applicant:** John Mandurrago

**Project Description:** REVISED: windows, walkways, decks/landing and stairs, and elect site plan.

**Can this project be appealed to the Coastal Commission?** Yes  No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	
1.	<p><b>Authorization.</b> This approval of Design Study DS 24101 (Kolsch) authorizes amendments to existing Design Study Approvals (DS 21-264) for an existing single-family residence located at Escolle Way 2 SE of Perry Newberry Way in the Single-Family Residential (R-1) District. The modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> <li>1. Revised landing, steps, and walkways.</li> <li>2. Revised windows.</li> </ol> <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the application materials approved by the Community Planning &amp; Building Department on May 7, 2024, unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.</p>
3.	<p><b>Permit Validity.</b> 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.</p>
4.	<p><b>Indemnification.</b> 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.</p>
5.	<p><b>Conditions of Approval.</b> These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full-size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.</p>
6.	<p><b>Prior Conditions of Approval.</b> All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.</p>

\*Acknowledgement and acceptance of conditions of approval.

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Property Owner Signature

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Printed Name

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Date

*Once signed, please email to [abarton@ci.carmel.ca.us](mailto:abarton@ci.carmel.ca.us)*

**JOHN MANDURRAGO**

**DESIGN STUDIOS**

P. O. BOX R, CARMEL BY THE SEA, CA 93921

831-625-1553

JOHN@MANDURRAGO.COM

April 10, 2024

City of Carmel by the Sea  
Community Planning and Building Department  
P.O. Box CC  
Carmel by the Sea, CA 93921

Attention: Sullivan Lang  
Project Coordinator

**REVISION LEDGEND 04.10.24**

SHEET A1

1. Recalculation of Hardscape Site Coverage

SHEET A4

2. Revised Rear and East Landing and Steps
3. Revised Eastern Walkways  
Front walk changed to spaced Railroad Ties

SHEET A6

4. Revised Rear and East Landing and Steps
5. Revised Kitchen Window, Sink, and Dishwasher
6. Revised Kitchen Oven and Cooktop
7. Removal of East Walkway Steps  
Enlarge East Landing
8. Revised Front Bay Window sizes  
Relocate window #26

SHEET A7

9. Revised Window Schedule

SHEET A9

10. Revised Eastern Elevation - Rear Stairs and Landing
11. Revised South Elevation – Rear Stairs and Landing
12. Revised North Elevation – Front Bay Window
13. Revised West Elevation – Rear Stairs and Landing

SHEET E2

14. Revised Electrical Site Plan  
Removal of all Mushroom Lites (#2)

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 24101 (Kolsch)

Date Approved: May 7, 2024

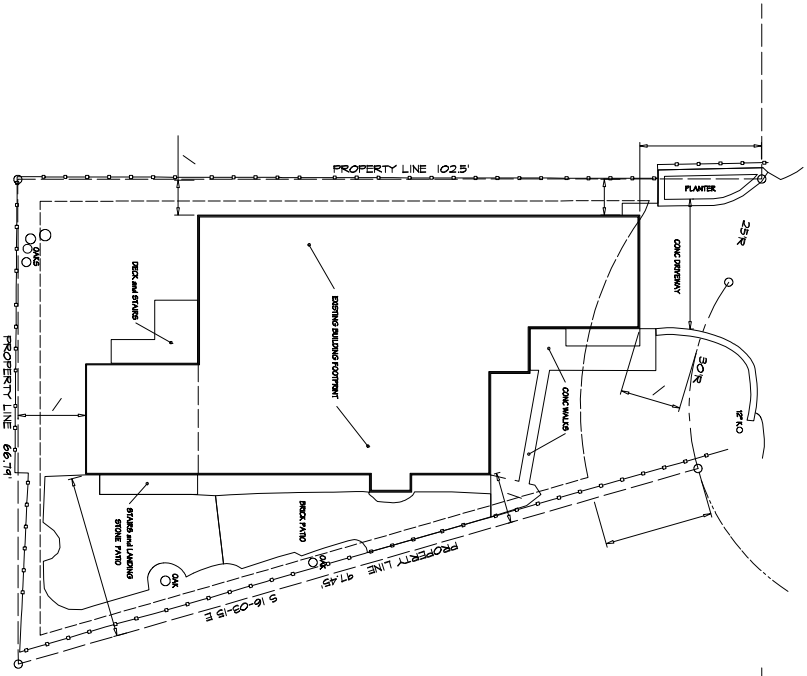
Planner: A. Barton



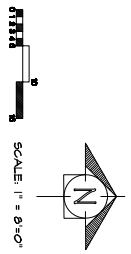
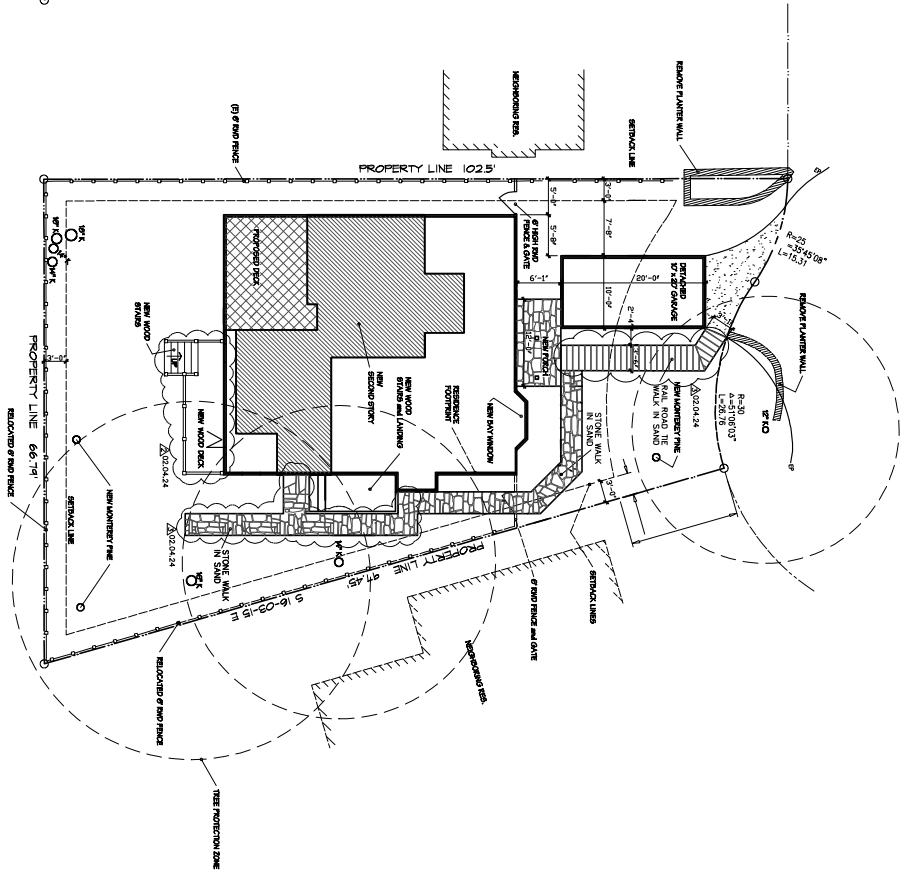
**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

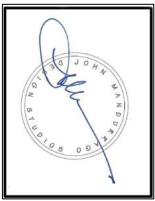
Permit #: DS 24101 (Kolsch)  
Date Approved: May 7, 2024  
Planner: A. Barton

EXISTING



PROPOSED





**JOHN MANDURAGO**  
DESIGN STUDIOS  
P. O. BOX 171, CARMEL-BY-THE-SEA, CA 93911 831-661-1653

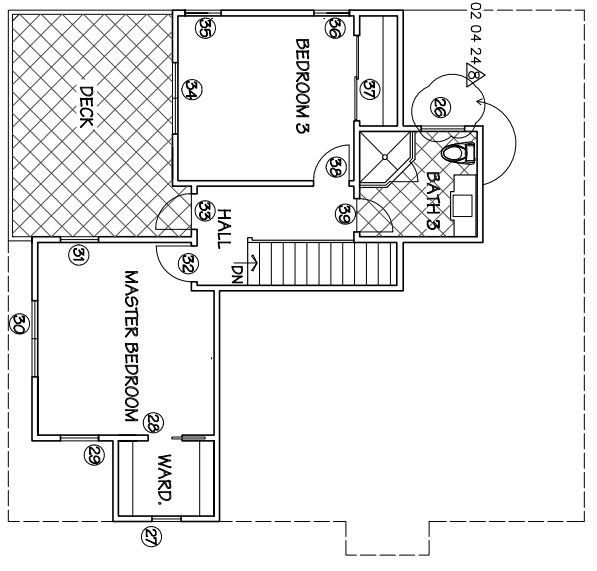
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SCALE: A4

**2001**  
**A4**

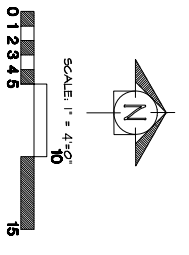
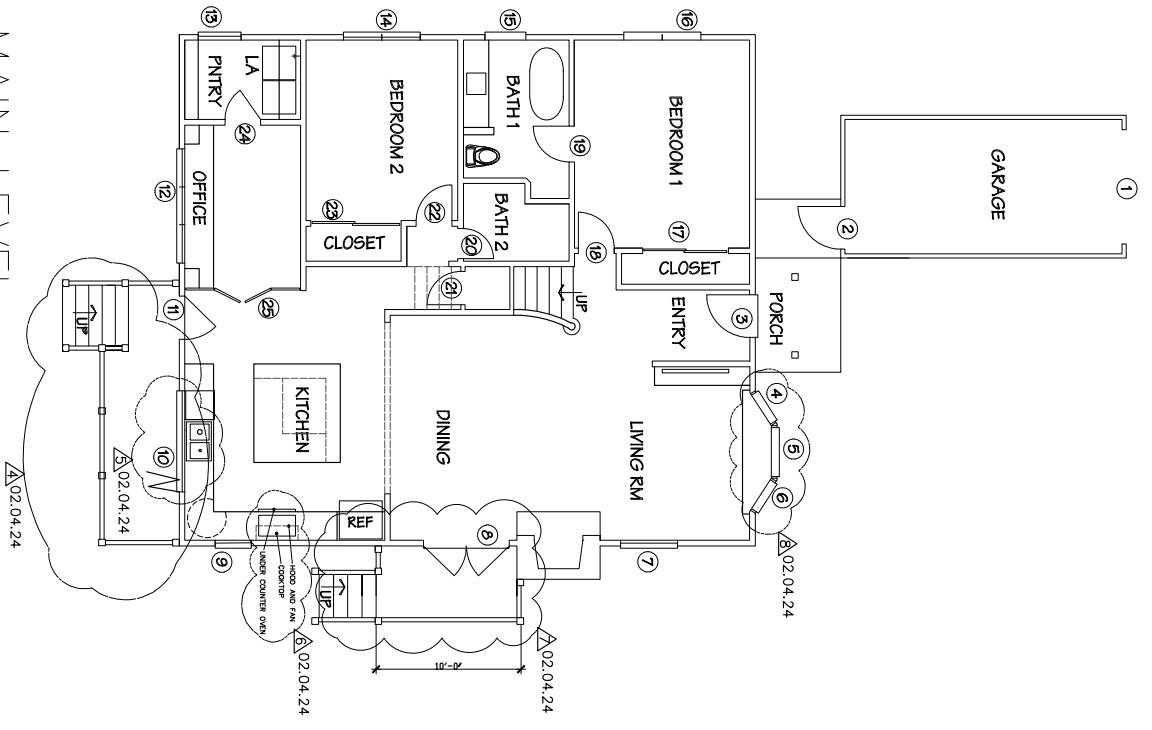
**KOLSCH RESIDENCE**  
ESCOLLE WAY CARMEL BY THE SEA, CA  
APN 008-161-011

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

**SECOND LEVEL**  
532 sq FT



**MAIN LEVEL**  
1,652 sq FT



P. O. BOX 170, CARMEL BY-THE-SEA, CA 93021 831-651-1553

**2001**  
**A6**  
**KOLSCH RESIDENCE**  
ESCOLLE WAY CARMEL BY THE SEA, CA  
APN 009-161-011

Permit #: DS 24101 (Kolsch)  
Date Approved: May 7, 2024  
Planner: A. Barton

# OPENING SCHEDULE

WINDOWS AND DOORS ARE ALUMINUM CLAD LINCOLN WOOD PRODUCTS OF MERRILL, WI  
 INTERIOR DOORS ARE TRIM LITE 1 +2 PANEL SHAKER INTERIOR SLAB

"T" DENOTES TEMPERED SAFETY GLASS  
 "E" DENOTES EM ERG ENCY EXIT

"T" DENOTES TEMPERED SAFETY GLASS  
 "E" DENOTES EMERGENCY EXIT

ID	SIZE	STYLE	LOCATION	FINISH	ID	SIZE	STYLE	LOCATION	FINISH
1	8070	DOUBLE CARRIAGE	GARAGE	TO PAINT	21	2456	OUT SWING	HALL CLOSET	TO PAINT
2	3068	ETO DOORS AB2035	GARAGE	TO PAINT	22	2668	IN SWING	BEDROOM 2 ENTRY	TO PAINT
3	3068	ETO DOORS AB2035	ENTRY	TO PAINT	23	(2)3068	BI PASS	BEDROOM 2 CLOSET	TO PAINT
4	2546	OPERABLE CASEMENT	LIVING ROOM	TO PAINT	24	2668	POCKET DOOR	LAPANTRY	TO PAINT
5	21146	FIXED CASEMENT	LIVING ROOM	TO PAINT	25	2068	CUSTOM GLASS PANELS	OFFICE	TO PAINT
6	2546	OPERABLE CASEMENT	LIVING ROOM	TO PAINT	26	38110	3618 AWNING	BATH 3	TO PAINT
7	4040	FIXED CASEMENT	LIVING ROOM	TO PAINT	27	2232	W13 OPERABLE CASEMENT	MASTER CLOSET	TO PAINT
8	(2)3068	OUT SWING PATIO DOORS	LIVING ROOM	TO PAINT	28	2468	POCKET DOOR	MASTER CLOSET	TO PAINT
9	2636	OPERABLE CASEMENT	KITCHEN	TO PAINT	29	2838	X136 OPERABLE CASEMENT	MASTER BEDROOM	TO PAINT
10	(3) 2439	FLDING CASEMENTS	KITCHEN	TO PAINT	30	(2)2838	X236 OPERABLE CASEMENT	MASTER BEDROOM	TO PAINT
11	3068	OUT SWING PATIO DOOR	KITCHEN	TO PAINT	31	2838	X236 OPERABLE CASEMENT	MASTER BEDROOM	TO PAINT
12	(3)2739	XOX OPERABLE CASEMENT	OFFICE	TO PAINT	32	2668	IN SWING	MASTER ENTRY	TO PAINT
13	3434	SINGLE HUNG	LAUNDRY/PANTRY	TO PAINT	33	2668	IN SWING PATIO DOOR	UPSTAIRS HALL	TO PAINT
14	(2)2934	OPERABLE CASEMENT	BEDROOM 2	TO PAINT	34	(2)2838	X236 OPERABLE CASEMENT	BEDROOM 3	TO PAINT
15	3435	SINGLE HUNG	BATH 1	TO PAINT	35	2838	X136 OPERABLE CASEMENT	BEDROOM 3	TO PAINT
16	(2)2934	OPERABLE CASEMENT	BEDROOM 1	TO PAINT	36	2838	X136 OPERABLE CASEMENT	BEDROOM 3	TO PAINT
17	(2)3068	BI-PASS	BEDROOM 1 CLOSET	TO PAINT	37	(2)3068	BI-PASS	BEDROOM 3 CLOSET	TO PAINT
18	2668	IN SWING	BEDROOM 1 ENTRY	TO PAINT	38	2668	IN SWING	BEDROOM 3 ENTRY	TO PAINT
19	2668	IN SWING	BEDROOM 1 BATH	TO PAINT	39	2438	IN SWING	BATH 3 ENTRY	TO PAINT
20	2268	IN SWING	HALL BATH 2	TO PAINT					

## \*NOTES:

1. Verify each rough opening dimension with the window manufacturer
2. The locations specified in Sections 2406.4.1 through 2406.4.7 of the 2019 CBC shall be considered specific hazardous locations requiring safety glazing materials.  
 Each safety pane shall bear the manufacturers mark designating the type and thickness of the glass or glazing material as per 2403.1 of the 2019 CBC

**CARMEL-BY-THE-SEA**  
**PLANNING DEPARTMENT**  
**APPROVED**

Permit #: DS 24101 (Kolsch)  
 Date Approved: May 7, 2024  
 Planner: A. Barton

# OPENING SCHEDULE

**JOHN MANDURAGO**  
 DESIGN STUDIO  
 10, 800 "R" CARMEL BY-THE-SEA, CA 95018 831-451-1333

**KOLSCH RESIDENCE**  
 ESCOLLE WAY CARMEL BY THE SEA, CA  
 APN 009-161-01

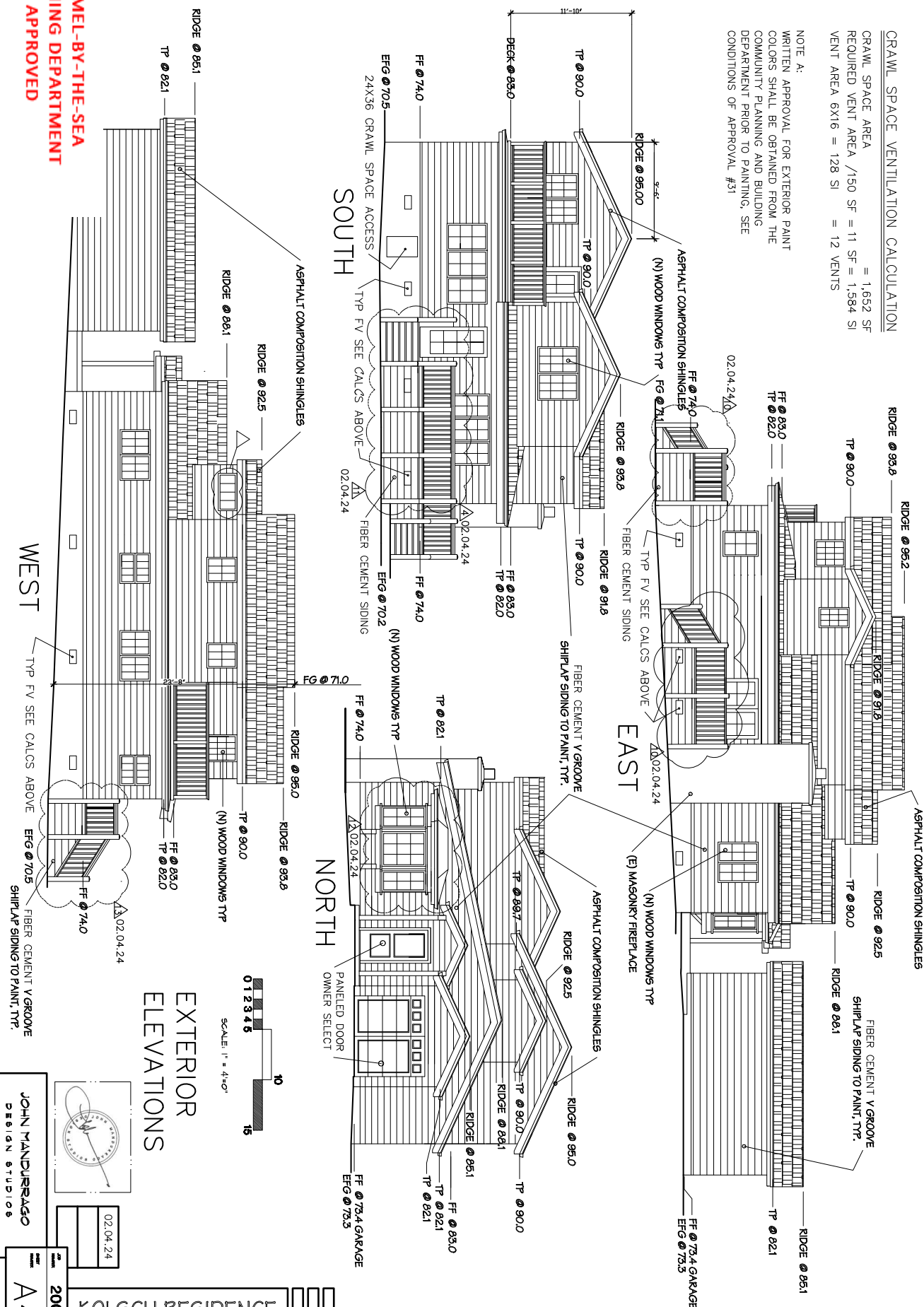
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2001

A7

CRAWL SPACE VENTILATION CALCULATION  
 CRAWL SPACE AREA = 1,652 SF  
 REQUIRED VENT AREA /150 SF = 11 SF = 1,584 SI  
 VENT AREA 6X16 = 128 SI = 12 VENTS

NOTE A:  
 WRITTEN APPROVAL FOR EXTERIOR PAINT COLORS SHALL BE OBTAINED FROM THE COMMUNITY PLANNING AND BUILDING DEPARTMENT PRIOR TO PAINTING, SEE CONDITIONS OF APPROVAL #31



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SCALE: 1" = 4'-0"  
 0 1 2 3 4 6 10 15  
**EXTERIOR ELEVATIONS**

**JOHN MANDURAGO DESIGN STUDIOS**  
 P. O. BOX 170, CARMEL-BY-THE-SEA, CA 95021 831-653-1553

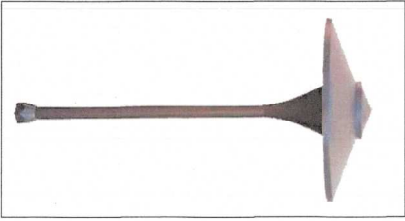
**2001**  
**A4**

**KOLSCH RESIDENCE**  
 ESCOLLE WAY CARMEL BY THE SEA, CA  
 APN 009-161-011

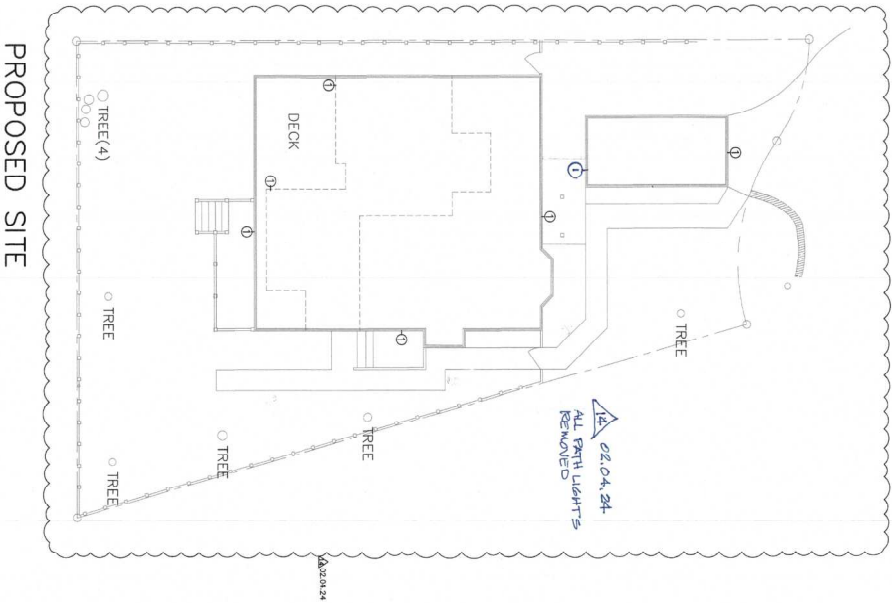




**FIGURE NO 1**  
 RH VINTAGE BARN OUTDOOR SCONCE  
 10 INCH DIA., BLACK FINISH DARK SKY, 15 WATTS



**FIGURE NO 2**  
 LED PATH LIGHT: GROUND,105 LM 2 WATT FIXTURE  
 12V AC, BLACK, 16.575 IN HEIGHT,  
 MANUFACTURED BY HADCO  
 MODEL: RL9-AS7LED2W

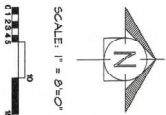


**CARMEL-BY-THE-SEA**  
**PLANNING DEPARTMENT**  
**APPROVED**

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 Date Approved: May 7, 2024  
 Planner: A. Barton

**ELECTRICAL**  
**SITE PLAN**

**JOHN MANDURAGO**  
 DESIGN STUDIOS  
 P.O. BOX 74, CARMEL BY-THE-SEA, CA 95021 831-923-1333



DATE: 02.04.24  
 SHEET: 2001  
**E2**

**KOLSCH RESIDENCE**  
 ESCOLLE WAY CARMEL BY THE SEA, CA  
 APN 009-161-011