

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 7th 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.

	CONDITIONS OF APPROVAL									
No.										
1.	Authorization. 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:									
	 Revised landing, steps, and walkways. Revised windows. 									
	Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the application materials approved by the Community Planning & Building Department on May 7, 2024, unless modified by the conditions of approval contained herein.									
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.									
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.									
4.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.									
5.	Conditions of Approval. 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.									
6.	Prior Conditions of Approval. 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.									

*Acknowledgement and acceptance of	conditions of approval.	
Property Owner Signature	Printed Name	Date

Once signed, please email to 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

ESCOLLE WAY 2 SE PERRY NEWBERRY CARMEL BY THE SEA, CA. Fire Severity Zone. All materials Residence is located in the High

shall be submitted to the to Final inspection valuation of construction **Building Department prior** Final documentation for

CHUNKAL NOTES

	EXISTING EXISTING	ALCUED 5,006 LOT X 42,780% - 2,04 8Q FT	PLOOR ARMA
2006	1,816 9G FT 240 9G FT	2,84	
17 G8	200 EE	Ä	

27th of dilosed floor area = 2,956 x 22th = 4800 SP PERMEABLE BOALD = 5,000 x 4th = 2,044 SP ALLOUED 644 SP ALLOWED

East side walks FRONT WALKS FRONT PORCH IMPERV 73 SF IMPERV 83 SF PERV 152 SF PERV 174 SF

637 SF 108 SF 47 SF 02.04.24

DEFFERED PERMITS L FIRE SPRINKLERS

7, SPOUNDE A CONSTRUCTION AND DEPOLITION DEBETS RECYCLING PLAW". THIS PLAN MEEDS TO BE IN PACE PRIOR TO THE ISSUANCE OF THE BUILDING PROPRIET THE PLAN SHALL DESCIMANTE HE MASTE MALER, THE DESTINANTOM AND ROUTE. RECEPT TICKETS ARE TO BE TURNED IN TO THE CITY BUILDING.

SEWER LATERAL VERIFICATION FROM CARMEL AREA WASTEWATER DISTRICT (CAWD) IS REQUIRED PRIOR TO FINAL INSPECTION.

ALL MATERIALS, WORKHAWASHIP AND METHODS OF CONSTRUCTION SHALL COMPLY WITH:

CODES

TITLE 24 AND THE

BLOCK 25 - LOT 10 PARADISE PARK APA 805-161-01-000 CAPITEL BY THE SEA CA 99921

EBOOLLE WAY 2015 PERKY NEWDERKY UNDER THOMPATION

SITE AVEA: BJOG SF. GUT ACPER

(2) NEW MOOD STAKES AND LANDINGS NEW FRIEE STANDING GARAGE NEW MASTER BATH NEW PRADIANT FLOOR HEATING BYSTEM

S. ALL ACTIVE PLAN CHECKS WILL EXPIRE IF NOT INLIED WITHIN 350 DAYS OF THE BILIDING AND SAFETY PLAN APPROVIAL UNLESS AN EXTENTION IS APPLIED FOR AND APPROVED BY THE CITY BUILDING CHECKL, AND SAFETY DEPARTMENT.

3. "DIG ALERT" SHALL BE NOTIFIED FOR ALL WORK REQUIRING EXCAVATION.

PROOF OF 811 MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

4. INSPECTIONS ARE REQUIRED WITHIN EVERY 180 DAYS OR THE ACTIVE PERMIT WILL EXPIRE

2. TREE PROTECTION MAY BE REQUIRED AND SMALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED. THE CITY FORESTER SMALL ALSO BE NOTIFIED FOR HIS REVIEW

AND APPROVAL OF TREE PROTECTION.

L PRE-CONSTRUCTION SITE METHICK WITH CONTRACTOR, CITY ROSSTER, ENVIONMENTAL COMPUTANCE NAMAGER, AND THE PROJECT PLANNER, SHALL BE REQUIRED PROR TO THE COMPRENCIBENT OF CONSTRUCTION.

EXISTING (NON-PERMEABLE) EAST REAR STAIRS 4 LANDING EAST ERNOX PATIO SE CARPTEL STORE PATIO FRONT HALICILAY AND PORCH

PROPOSED MAIN LEVEL UPPER LEVEL

1,652 8Q FT 532 8Q FT 2,184 8G FT

PROPOSED HE OF ADDITIONAL FLOOR ANDA

SOUTH DECK & STERS EAST LANDING & STEP

A 13 A 14

ELECTRICAL

E2

HARDSCAPE COVERAGE

CBC Ch 7A.

PROJECT

NO SCALE

VICINITY MAD

shall meet the requirements of for construction of new buildings

> AVE 15 9 0.511 a + 1

A 11 A 10 A9

SECTIONS ROOF PLANS SECTIONS

A15 FLASHING DETAILS - MISC NOTES
A16 CONDITIONS OF APPROVAL

ELECTRICAL FLOOR PLAN

STITT NOTE:

ARCHITECTURAL GENERAL NOTES TITLE SHEET

\$1 \$2 \$3

FOUNDATION

STRUCTURAL PLANS

JOB COPY

ROOF FRAMING STRUCTURAL DETAILS

STRUCTURAL DETAILS

s: 5/1/23 Pegnit

STRUCTURAL

OPENING SCHEDULE SURVEY SITE PLAN PROPOSED FLOOR PLANS EXISTING & DEMOLITION FLOOR PLANS

SD1

SECTIONS EXTERIOR ELEVATIONS - EXISTING EXTERIOR ELEVATIONS - PROPOSED

SECTIONS

ELECTRICAL NOTES ELECTRICAL SITE PLAN

> CIVIL CA GREEN BLDG STANDARDS CODE BEST MANAGEMENT PRACTICES

HFX 3 STRUCTURAL DETAILS

HFX 2 STRUCTURAL DETAILS HFX 1 STRUCTURAL DETAILS

C1 C2 C3 C4 C5 CA GREEN BLDG STANDARDS CODE DRAINAGE PLAN GREEN BLDG NOTES

EROSION CONTROL

MECHANICAL

T1 T2 TITLE 24ENERGY COMPLIANCE

MATHIAS KOLSCH OWNER PROPERTY

L DEHOLITION OF (E) GARAGE AND REAR FAHILY ROOM

NEW SECOND FLOOR SEDROCHS AND (1) PATHROCH

SECOND PLOCINDEC

SCOPE OF WORK

P. O. BOX 2857

P. O. BOX 2857 TITLE SHEET 11 02.04 24 LOHN MANDLININAGO ---02.04.24 08.21.22 -2001 KOLSCH RESIDENCE EBCOLLE WAY CARMEL BY THE SEA, CA APIN 000-101-011

Permit #: DS 24101 (Kolsch)

PLANNING DEPARTMENT CARMEL-BY-THE-SEA

SOTA CREATERN BRUITDING CODE (CCBIC) 2019 CALIFORNIA BLECTRICAL CODE (CEC)
2019 CALIFORNIA BNERGY CODE (CEnC) 2019 CALIFORNIA PLIMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (CBC)

OF CARMEL CODES

LLIGHT A-B CONSTRUCTION RB OCCUPANCY

IA. EXISTING ELECTRICAL OVERHEAD SERVICE
TO BE PLACED UNDERGROUND

JACALOGED CHATCHES BELLONIT UPDATES AXON BULDNG HEIGHT . 24'

> E. New OFFICE ID. NEW FOUNDATION FOOTINGS

APPROVED

Date Approved: May 7, 2024

Planner: A. Barton

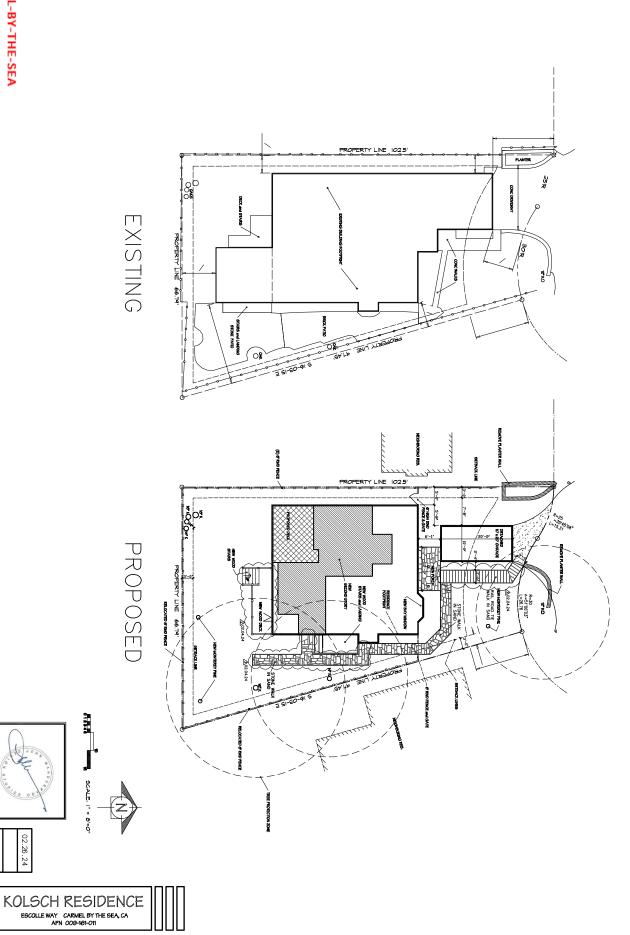
Planner: A. Barton Permit #: DS 24101 (Kolsch) Date Approved: May 7, 2024 PLANNING DEPARTMENT APPROVED

> P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553 DESIGN STUDIOS

2001

02.26.24

CARMEL-BY-THE-SEA



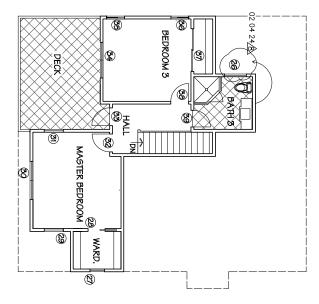
Planner: A. Barton

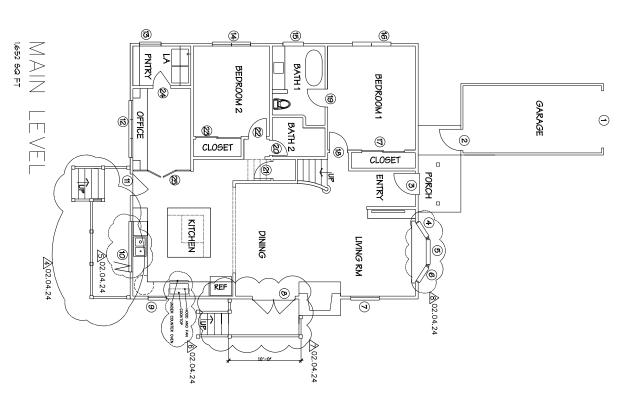
Permit #: DS 24101 (Kolsch)

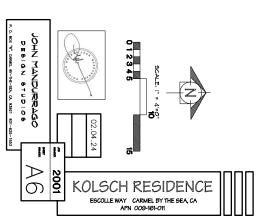
Date Approved: May 7, 2024

CARMEL-BY-THE-SEA
PLANNING DEPARTMENT
APPROVED

SECOND LEVEL







PENING C I Ш DULE

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

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

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

						_		_			^				_	_				
	١,	١.	((⊚` ∤_`	02	.04.2	4	` [∞]) (02.0	4.24) !		2.04	.24	′⊳))	1		_
20	19	18	7	6	5,	4	<u>3</u> ∧	13/	= (9)	00 (\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<u>ه</u>	5	4	ω	2	_	₫
2268	2668	2668	(2)3068	(2)2934	3435	(2)2934	3434	(3)2739	3068	(3) 2439	2636	(2)3068	4040	2546	21146	2546	3068	3068	8070	SIZE
IN SWING	IN SWING	IN SWING	BI-PASS	OPERABLE CASEMENT	SINGLE HUNG	OPERABLE CASEMENT	SINGLE HUNG	XOX OPERABLE CASEMENT	OUT SWING PATIO DOOR	FOLDING CASEMENTS	OPERABLE CASEMENT	OUT SWING PATIO DOORS	FIXED CASEMENT	OPERABLE CASEMENT	FIXED CASEMENT	OPERABLE CASEMENT	ETO DOORS AB2035	ETO DOORS AB2035	DOUBLE CARRIAGE	STYLE
				Ш	-	Ш			-			-					-	-		
HALL BATH 2	BEDROOM 1 BATH	BEDROOM 1 ENTRY	BEDROOM 1 CLOSET TO PAINT	BEDROOM 1	BATH 1	BEDROOM 2	LAUNDRY /PANTRY	OFFICE	KITCHEN	KITCHEN	KITCHEN	LIVING ROOM	LIVING ROOM	LIVING ROOM	LIVING ROOM	LIVING ROOM	ENTRY	GARAGE	GARAGE	LOCATION
TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	FINISH
	39	38	37	36	35	34	33	32	3	30	29	28	27	26	25	24	23	22	21	₽
	2438	2668	(2)3068	2838	2838	(2)2838	2668	2668	2838	(2)2838	2838	2468	2232	38110	2068	2668	(2)3068	2668	2456	SIZE
	IN SWING	IN SWING	BI-PASS	X136 OPERABLE CASEMENT E	X136 OPERABLE CASEMENT E	X236 OPERABLE CASEMENT E	IN SWING PATIO DOOR	IN SWING	X236 OPERABLE CASEMENT	X236 OPERABLE CASEMENT	X136 OPERABLE CASEMENT	POCKET DOOR	W13 OPERABLE CASEMENT	3618 AWNING	CUSTOM GLASS PANELS	POCKET DOOR	BIPASS	IN SWING	OUT SWING	STYLE
							-1							-1						
	BATH 3 ENTRY	BEDROOM 3 ENTRY	BEDROOM 3 CLOSET TO PAINT	BEDROOM 3	BEDROOM 3	BEDROOM 3	UPSTAIRS HALL	MASTER ENTRY	MASTER BEDROOM	MASTER BEDROOM	MASTER BEDROOM	MASTER CLOSET	MASTER CLOSET	ватн з	OFFICE	LA/PANTRY	BEDROOM 2 CLOSET TO PAINT	BEDROOM 2 ENTRY TO PAINT	HALL CLOSET	LOCATION
	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT	TO PAINT		TO PAINT	TO PAINT	TO PAINT	TO PAINT	FINISH

- 1. Verify each rough opening dimension with the window manufacturer
- 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

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

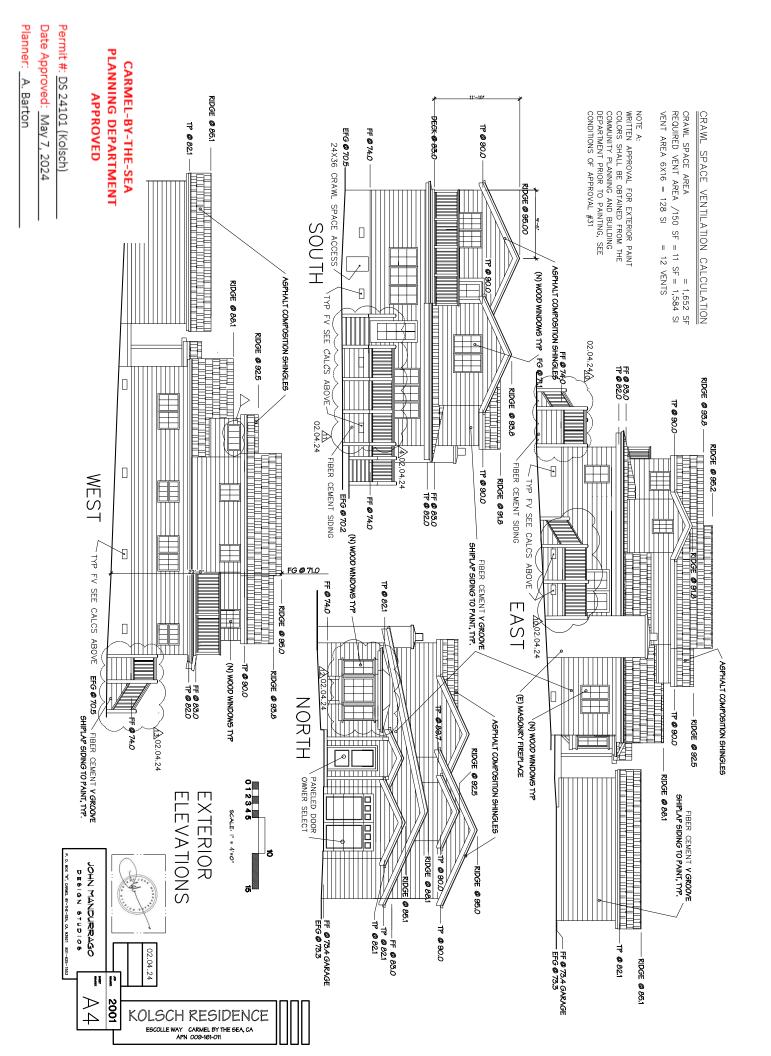
PLANNING DEPARTMENT CARMEL-BY-THE-SEA APPROVED

Permit #: DS 24101 (Kolsch)

Planner: A. Barton

Date Approved: May 7, 2024

SCHEDULE **OPENING** CONTRACTOR NEO 9010118 N 91000 02.04.24 SHEET A7 2001 KOLSCH RESIDENCE ESCOLLE WAY CARMEL BY THE SEA, CA APN 009-161-011





FIXTURE NO 1

RH VINTAGE BARN OUTDOOR SCONCE 10 INCH DIA., BLACK FINISH DARK SKY, 15 WATTS



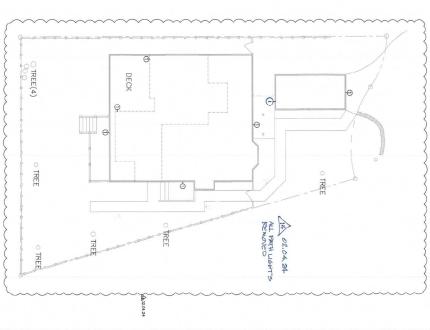
FIXTURE NO 2

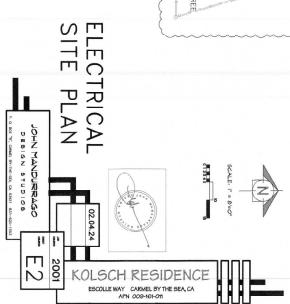
LED PATH LIGHT: GROUND,105 LM 2 WATT FIXTURE 12V AC, BLACK, 16.375 IN HEIGHT, MANUFACTURED BY HADCO MODEL RL9-AS7LED2W

PLANNING DEPARTMENT CARMEL-BY-THE-SEA APPROVED

Date Approved: May 7, 2024 Permit #: DS 24101 (Kolsch)

Planner: A. Barton





PROPOSED SITE