



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 Review 22291

Owner Name: OWRF CARMEL LLC

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 12/19/2022

Project Location: Ocean Ave and Mission St

APN #: 010086006000 **BLOCK/LOT:** 78/LOTS 1-27

Applicant: Karen Baron

Project Description: Approval of Design Review application DR 22-291 (OWRF Carmel, LLC – Athleta) authorizes storefront modifications and tenant improvements to an interior facing storefronts (existing suites #217 & #219 combined to a single suite, suite #217) located at Carmel Plaza, located at the southeast corner of Ocean Avenue and Junipero Avenue in the Central Commercial (CC) District and Carmel Plaza Specific Plan as depicted in the plans prepared by Chipman Design Architecture stamped approved on December 19, 2022 and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.

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.	Standard Conditions	
1.	Authorization. Approval of Design Review application DR 22-291 (OWRF Carmel, LLC – Athleta) authorizes storefront modifications and tenant improvements to an interior facing storefronts (existing suites #217 & #219 combined to a single suite, suite #217) located at Carmel Plaza, located at the southeast corner of Ocean Avenue and Junipero Avenue in the Central Commercial (CC) District and Carmel Plaza Specific Plan as depicted in the plans prepared by Chipman Design Architecture stamped approved on December 19, 2022 and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the CC zoning district and the Carmel Plaza Specific Plan. 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 Community Planning and Building Department.	✓
3.	Permit Validity. This approval shall be valid for a period of 12 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Community Planning and Building Department.	✓
5.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
6.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
7.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency	✓

	<p>between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>	
8.	<p>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.</p>	✓
9.	<p>Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.</p>	✓
10.	<p>Truck Haul Route. Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>	✓
11.	<p>Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.</p>	✓
SPECIAL CONDITIONS		
12.	<p>Exterior Signage. This approval does not authorize the installation of any exterior signage. Exterior signage for the business shall be applied for under a separate sign application.</p>	✓
13.	<p>Interior Signage. Interior signage associated with the business is permitted without a permit, however, shall comply with the standards outlined in CMC 17.40.040.</p>	✓

14.	Music/Speakers. All audio (speakers or sound) shall be confined within the tenant's interior leased premises. Exterior speakers are prohibited.	✓
15.	Storefront Lighting. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface (CMC 15.36.070.A.2).	✓
16.	Certificate of Occupancy. No business shall be conducted until such time as a certificate of occupancy has been issued by the Building Official of the City and the associated business licenses for the business has been issued.	✓

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Business Owner Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date

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

CURRENT SF BREAKDOWN	LEVEL 1 (WITHIN STORE AREA)	LEVEL 2 (WITHIN STORE AREA)	TOTAL AREA
SALES AREA: (INCLUDES SALES AREA, CASHWRAP, DISPLAY, ADJ CLOSETS AS WELL AS STAIRS AND ENTRY VESTIBULES)	2497	0	2497
FITTING ROOM AREA: (INCLUDES FITTING ROOM AREAS, ASSOCIATED CORRIDOR, ALCOVES, AND ADJOINING CLOSETS)	602	0	602
ATTACHED STOCK/PROCESSING AREA: (INCLUDES STOCK AND/OR STAGING AREAS, MANAGERS OFFICE, EMPLOYEE AREA, TOILET ROOMS, CONVEYOR/DUMBWATER, EXIT CORRIDORS AND ADJACENT MEP/CASH/LP/TRAINING ROOMS)	838	0	838
REMOTE STOCK/PROCESSING AREA: (STOCK AREAS IN OTHER AREAS OF CENTER, SEPARATE FROM THE STORE)	0	0	0
OTHER IMPROVED: (INCLUDES EXCESSIVE EXIT CORRIDORS, EXCESSIVE MEP/PHONE RMS)	0	0	0
TOTAL IMPROVED AREA:	3,937	0	3,937
TOTAL LEASEABLE SQUARE FOOTAGE:	3,937	0	3,937

FROM 2019 CALIFORNIA PLUMBING CODE
BUILDING OCCUPANCY CALCULATION (FROM TABLE 422.1 - TABLE A):
GROUP M - RETAIL: 3937 SF / 200 = 20

MAXIMUM OCCUPANTS = 20
MAXIMUM OCCUPANTS UNDER 50 IN MERCANTILE OCCUPANCY, SEPARATE FACILITIES PER SEX NOT REQUIRED PER (2019 OPC SECTION 422.2, EXCEPTION 3)

	REQUIRED	PROVIDED
	UNISEX	UNISEX
W.C. (1:1-100)	1	1
LAVATORY (1:1-200)	1	1
DRINKING FOUNTAIN (1:1-250)	1	1
MOP SINK	1	1

OCCUPANT LOADS	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR (OSF)	NUMBER OF OCCUPANTS	REQ'D EGRESS WIDTH (015 SPARKLED)	TOTAL EXITS
RETAIL - GROUND	3099 SF	60	52	7.8"	REQ'D: 2 PROVIDED: 2
STOCK/STORAGE	838 SF	300	3	0.45"	EGRESS WIDTH PROVIDED: 101" (68" + 33")
TOTAL NUMBER OF OCCUPANTS			55	8.3" REQUIRED	

MINIMUM PLUMBING FIXTURE CALCULATION

GENERAL NOTES:

WALL AND CEILING FINISHES TO MEET CLASS B REQUIREMENTS (FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450) FOR EXIT ENCLOSURES AND EXIT PASSAGEWAYS, AND CLASS C (FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450) FOR CORRIDORS, ROOMS, AND ENCLOSED SPACES

INTERIOR FLOOR FINISHES SHALL BE CLASS I OR II PER NFPA 253 EXCEPT FOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

GYPSUM BOARD
USG GYP. BD. WITH METAL STUDS AS SPECIFIED; ASTM E-84 UNDER THE MILL-BURTON ACT. FLAME SPREAD RATE OF 15, FUEL CONTRIBUTION OF 15, AND SMOKE DENSITY OF 0

SQUARE FOOTAGE / OCCUPANT LOADS 11

CATEGORY	DESCRIPTION	PROVIDED BY	CONDITION CONFIRMED	NOTES
PERIMETER/DEMISING WALLS	FRAMED DEMISING & EXT. WALLS, INTERIOR STOREFRONT SOFFIT WALLS, INCLUDING FURRING	L	G	GC AND CPM TO REVIEW AT DOP.
GYP. BD. ON TENANT SIDE	GYPSUM BOARD AT DEMISING & PERIMETER WALLS, TENANT SIDE ONLY	L	G	GC AND CPM TO REVIEW AT DOP.
BATT INSULATION	BATT INSULATION AS REQUIRED PER CODE AT EXTERIOR AND DEMISING WALLS	L	G	GC AND CPM TO REVIEW AT DOP.
STOREFRONT AND FACADE	STOREFRONT WALLS, FACADE, AND GLAZING SYSTEM	G/E	G	SEE A4-0 FOR STOREFRONT DESIGN
SLAB	FLAT, SMOOTH AND LEVELLED SLAB WITHIN A MAX. TOLERANCE OF 1/4" IN 10'-0"	L	G	GC AND CPM TO REVIEW AT DOP.
SLAB	TRENCHING, ELECTRICAL STUB-UPS FOR CASH AND BACK WRAPS, SECURITY SYSTEMS AND PLUMBING STUB-UPS FOR ALL FIXTURES AT TENANT TOILET ROOMS, MOP SINK, DRINKING FOUNTAINS AND KITCHENETTE	L	G	SEE D1-0 FOR LOCATION OF UTILITY STUB UPS AND TRENCHING. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF SANITARY STUB UPS. GC AND CPM TO REVIEW AT DOP.
HVAC	PACKAGED RTU UNITS/mini split system, U.N.O.	L	G	SEE MEP SHEETS FOR ADDITIONAL INFO. GC AND CPM TO REVIEW AT DOP.
PLUMBING	DOMESTIC WATER LINE, SANITARY LINE AND FIXTURE STUB UPS, WASTE VENT PIPE & GAS LINE	L/E	G	SEE MEP SHEETS FOR ADDITIONAL INFO. GC AND CPM TO REVIEW AT DOP.
ELECTRICAL SERVICE	LIVE AND POWERED INCOMING ELECTRICAL SERVICE TO PANEL A	L	G	SEE MEP SHEETS FOR ADDITIONAL INFO. GC AND CPM TO REVIEW AT DOP.
WATER & GAS METER	WATER & GAS METER	N/A	N/A	
FIRE SPRINKLER	FIRE SPRINKLER SYSTEM W/ RISER AND MAIN	L/G	G	SEE MEP SHEETS FOR ADDITIONAL INFO. GC AND CPM TO REVIEW AT DOP.
FIRE ALARM	FIRE ALARM SYSTEM/ FIRE MONITORING	L/G	G	SEE MEP SHEETS FOR ADDITIONAL INFO. GC AND CPM TO REVIEW AT DOP.

PAINT FINISH

INTERIOR PAINT - ASTM E-84 UNDER THE MILL-BURTON ACT. FLAME SPREAD RATING OF 15, FUEL CONTRIBUTION OF 15, AND SMOKE DENSITY OF 0

PLASTIC LAMINATE

ASTM E-84 WITH A FLAME SPREAD RATING OF 100 AND SMOKE RATING OF 35.

MEDIUM DENSITY FIBERBOARD (MDF)

SIERRA PINE; FORMALDEHYDE-FREE WOOD-BASED PANEL PRODUCT (SHELVING), CONFORMS TO ASTM D 2037-87-25 WHEN TESTED IN ACCORDANCE WITH UL TEST 723 OR ASTM E-84.

WHEATBOARD SHELVING

WHEATBOARD - PRESSBOARD PRODUCT, UREA FORMALDEHYDE FREE FLAMESPREAD INDEX 95

VINYL BASE

ASTM F1861-98, TYPE TS, GROUP 1, STYLES A & B - FEDERAL SPEC. SS-W-40A TYPE 1, STYLES A & B ASTM E84 >CLASS B RATING WITH SMOKE DENSITY OF 150-200

FIBERGLASS REINFORCED PLASTIC

MARLITE - ASTM E-34 CLASS IIIC FLAME SPREAD <200 SMOKE GENERATION <450;

FITTING ROOM CURTAIN

CURTAINS PASS THE TEXTILE STANDARD CST91-53

BEADBOARD

PVC: ASTM E 84 FLAME SPREAD: LESS THAN 25.

CONCRETE SEALER

0 VOC CONTENTS

EXTERIOR TREATED WOOD COMPOSITE PANEL (EXTRA)

ASTM D1037-99; STANDARD FIRE TEST FLAME SPREAD 120, SMOKE DEVELOPED 95; CLASS C OR III FIRE RATING

LL DELIVERABLES 10

MATERIAL FLAME SPREAD RATINGS 8

CODE INFORMATION

- 2019 - CALIFORNIA BUILDING CODE
- 2019 - CALIFORNIA MECHANICAL CODE
- 2019 - CALIFORNIA PLUMBING CODE
- 2019 - CALIFORNIA ELECTRICAL CODE
- 2019 - CALIFORNIA BUILDING CODE - CHAPTER 11B ACCESSIBILITY CODE
- 2019 - CALIFORNIA FIRE CODE
- 2019 - CALIFORNIA ENERGY CODE

BUILDING DESCRIPTION

NUMBER OF FLOORS IN BUILDING - 2

FLOORS OF PROPOSED RENOVATION - 2ND LEVEL

EXISTING USE / OCCUPANCY - M - NO CHANGE

CONSTRUCTION TYPE: V

FIRE ALARM SYSTEMS YES NO

FIRE SPRINKLER YES NO

SCOPE OF WORK

	YES	NO
STOREFRONT RENOVATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INTERIOR BUILD OUT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ENERGY CALCULATION ATTACHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOILET FACILITIES PROVIDED/EXISTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FIRE SYSTEM MODIFICATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STROBES	<input type="checkbox"/>	<input type="checkbox"/>
ALARMS	<input type="checkbox"/>	<input type="checkbox"/>
SPRINKLERS	<input type="checkbox"/>	<input type="checkbox"/>

NOT USED

SCALE 9

CODE REFERENCE NOTES 7



LANDLORD: OWR/ CARMEL, LLC
C/O O'CONNOR PROPERTY MANAGEMENT LLC
240 ROYAL PALM WAY, SUITE 200
PALM BEACH, FL 33480
CONTACT: RON MARIANO
TEL: 561-261-4944
EMAIL: rmariano@csreatyadv.net

ARCHITECT: CHIPMAN DESIGN ARCHITECTURE
JOHN A. CHIPMAN
1350 E. TOUHY AVE
DES PLAINES, IL 60018
CONTACT: KAREN BARON
TEL: 847-298-6900
EMAIL: kbaron@chipman-design.com

PLANNING DEPARTMENT: CARMEL CITY HALL
MONTE VERDE ST.
CARMEL-BY-THE-SEA, CA 93921
TEL: 831-620-2010

TENANT: GAP INC.
2 FOLSOM ST.
SAN FRANCISCO, CA 94105
CONSTRUCTION PROJECT MANAGER
CONTACT: TENNY VUJICIC
TEL: 347-949-1779
EMAIL: tenny_vujicic@gap.com

MECHANICAL PLUMBING & ELECTRICAL ENGINEER: EEA CONSULTING ENGINEERS
6615 VAUGHT RANCH RD
AUSTIN, TX 78730
CONTACT: CHRIS DOMINGUEZ
TEL: 512-744-4465
EMAIL: chrisdominguez@eeace.com

BUILDING DEPARTMENT: CARMEL CITY HALL
BUILDING DIVISION
MONTE VERDE STREET
CARMEL-BY-THE-SEA, CA 93921
CONTACT: BRANDON SWANSON
TEL: 831-620-2065

FIRE DEPARTMENT: CARMEL FIRE DEPARTMENT
6TH AVENUE
CARMEL-BY-THE-SEA, CA 93921
TEL: 831-620-2030
FAX: 831-620-2034

PROJECT TEAM 6

TENANT IMPROVEMENT FOR A NEW RETAIL STORE IN AN EXISTING LEASED SPACE - REMODEL OF SUITES #219 AND #217, TO BE KNOWN AS SUITE #217

THE INTENT OF THE SCOPE CONTAINED WITHIN THESE DOCUMENTS RELATES TO THE INTERIOR REMODELING /BUILD-OUT OF A MERCANTILE/ INTERIOR SPACE AND STOREFRONT CONTAINED WITHIN AN EXISTING SHELL BUILDING. THE ARCHITECT HAS NOT INSPECTED THE CONDITIONS OR THE INTEGRITY OF THE EXISTING SHELL BUILDING AND SHALL NOT ASSUME RESPONSIBILITY OR LIABILITY FOR SAME. THE RESPONSIBILITY AND LIABILITY FOR THE EXISTING SHELL BUILDING CONDITIONS AND INTEGRITY, AND FOR THE CONFORMANCE OF THE EXISTING BUILDING SHELL TO ALL APPLICABLE LOCAL CODES AND ENVIRONMENTAL REQUIREMENTS, IS SOLELY THAT OF OTHERS, AND NOT THAT OF THE ARCHITECT. THE ARCHITECT'S SCOPE OF WORK IS STRICTLY LIMITED SOLELY TO THE INTERIOR BUILD-OUT OF AN EXISTING INTERIOR SPACE LOCATED WITHIN AN EXISTING SHELL BUILDING.

SCOPE OF WORK 5

VICINITY MAP 4

LEASE PLAN 3

EXISTING CONDITION / EXHIBIT INFORMATION 1

DRAWING INDEX 2

THE EXISTING CONDITIONS IN THE CONSTRUCTION DOCUMENTS ARE BASED ON: DRAWINGS ISSUED DATED: 02/23/1973 PREPARED BY: WURSTER, BERNARD AND EMMONS, INC. ARCHITECTS, DRAWINGS ISSUED FOR LANDLORD APPROVAL DATED 10/15/2008 PREPARED BY CUBELLIS AND DRAWINGS ISSUED FOR PERMIT/BID/LL REVIEW DATED 05/15/2006 PREPARED BY MITCHELL ARCHITECTS AND SITE OBSERVATION CONDUCTED BY CHIPMAN DESIGN ARCHITECTURE DATED: 05/31/2022

THE CONSTRUCTION DOCUMENTS ARE BASED ON: EXHIBIT 20220812_FINAL_1000 ATH Carmel Plaza_Construction Exhibit 2.2_Athleta_22_0221 - GAP COMMENTS

NEW STORE

ATHLETA

GAP INC.
STORE DEVELOPMENT
2 FOLSOM STREET
SAN FRANCISCO, CA 94105

ORACLE I.D.: 143625

STORE NUMBER: 1000

STORE LOCATION: CARMEL PLAZA
OCEAN AVENUE & MISSION ST
SUITE 217
CARMEL-BY-THE-SEA, CA 93921

DESIGN TYPE: DERBY A
GENERATION: 22Q34
PROTOTYPE DATE: 3/01/2022
OPENING: 2023

CONSULTANT INFO:
APPROVED
12/19/2022
City of Carmel-by-the-Sea
Planning & Building Dept.

PROFESSIONAL STAMP:
CHIPMAN DESIGN ARCHITECTURE INC
JOHN A. CHIPMAN ARCHITECT
1350 E TOUHY AVE
DES PLAINES, IL 60018
PHONE 847.298.6900

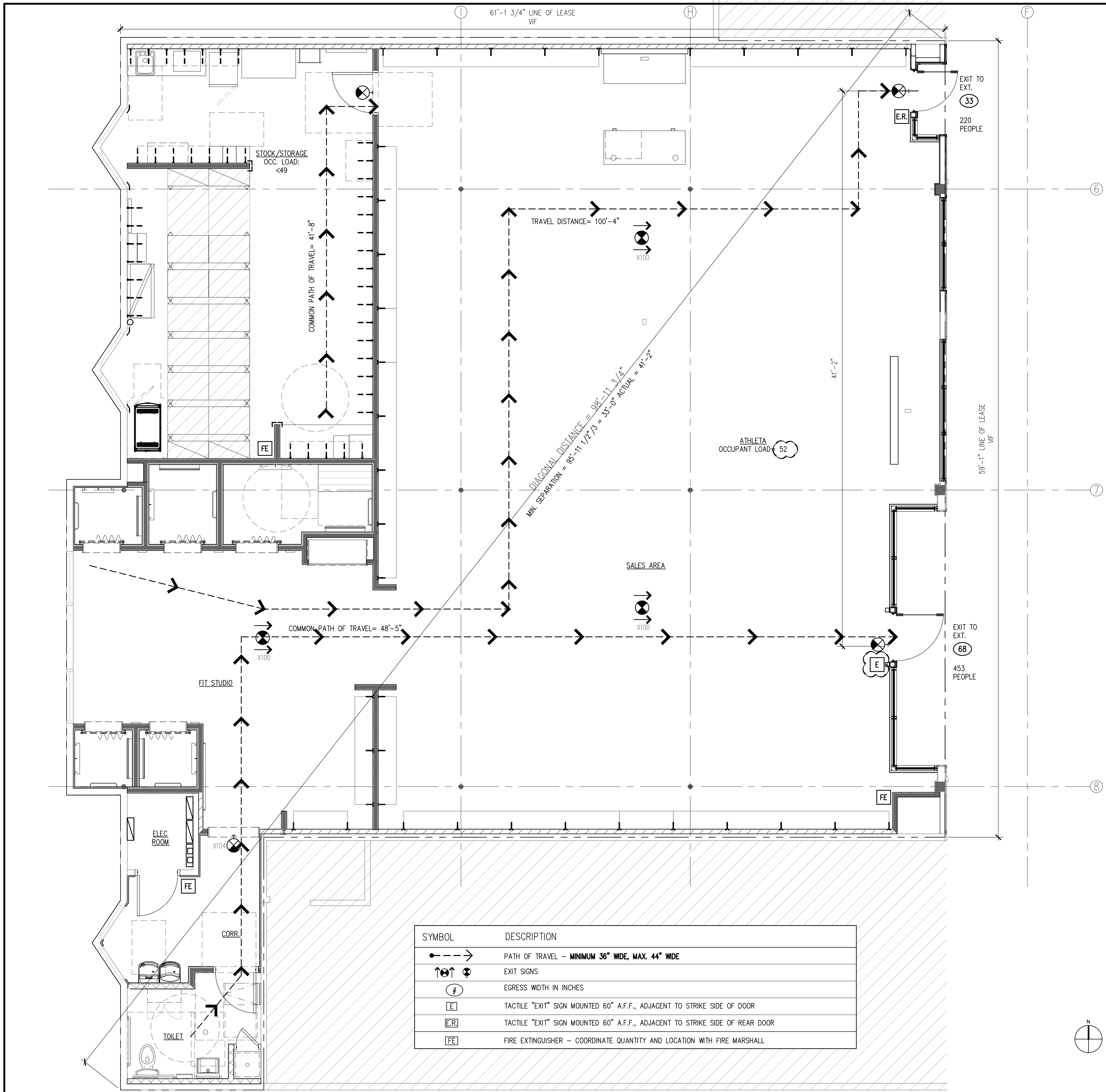
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF CARMEL-BY-THE-SEA, CA RELATING TO STRUCTURES AND BUILDINGS.

ISSUE TYPE:
FEASIBILITY ISSUE: 07/08/22
PERMIT & BID ISSUE: 08/26/22

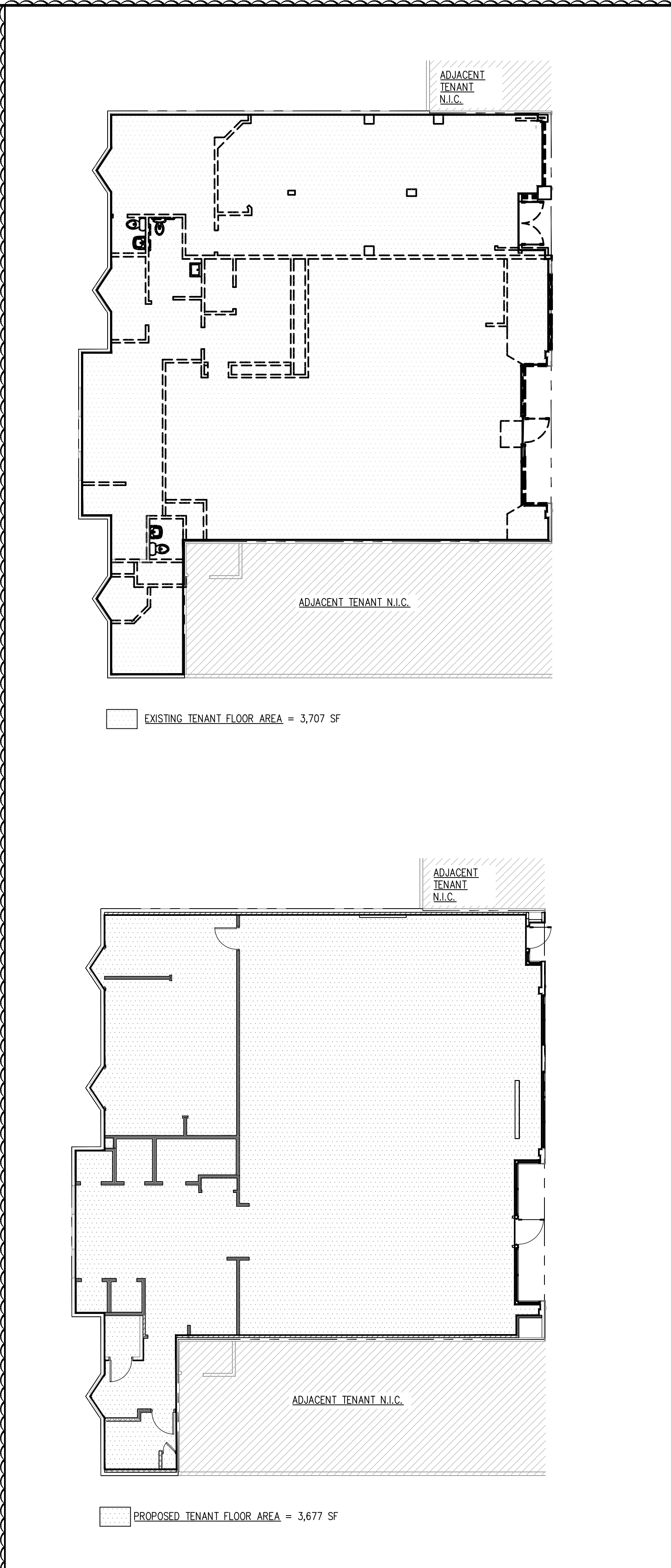
REVISIONS:

DRAWN BY: KMB/JC
A/E JOB NUMBER: 22-4016

TITLE SHEET:
PROJECT INFORMATION
SHEET NUMBER: G0-0a



SYMBOL	DESCRIPTION
	PATH OF TRAVEL - MINIMUM 36" WIDE, MAX. 44" WIDE
	EXIT SIGNS
	EGRESS WIDTH IN INCHES
	TACTILE "EXIT" SIGN MOUNTED 60" A.F.F., ADJACENT TO STRIKE SIDE OF DOOR
	TACTILE "EXIT" SIGN MOUNTED 60" A.F.F., ADJACENT TO STRIKE SIDE OF REAR DOOR
	FIRE EXTINGUISHER - COORDINATE QUANTITY AND LOCATION WITH FIRE MARSHALL



NEW STORE

ATHLETA

GAP INC.
STORE DEVELOPMENT
2 FOLSOM STREET
SAN FRANCISCO, CA 94105

PROJECT ID: 143625

STORE NUMBER: 1000

STORE LOCATION: **CARMEL PLAZA**
OCEAN AVENUE & MISSION ST
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CARMEL-BY-THE-SEA, CA 93921

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CONSULTANT INFO:

APPROVED
12/19/2022
City of Carmel-by-the-Sea
Planning & Building Dept.

PROFESSIONAL STAMP:

CHIPMAN DESIGN ARCHITECTURE INC.
1700 S FOLLY AVE
FIRST FLOOR EAST
PUEBLO BLVD. #201A
PHOENIX, AZ 85004

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF CARMEL-BY-THE-SEA, CA RELATING TO STRUCTURES AND BUILDINGS.

ISSUE TYPE:
FEASIBILITY ISSUE: 07/08/22
PERMIT & BID ISSUE: 08/26/22

REVISIONS:

DRAWN BY: KMB/JC
AVE JOB NUMBER: 22-4016

TITLE SHEET:
EGRESS PLAN

SHEET NUMBER:

JUNIPERO STREET

OCEAN STREET

SEVENTH STREET

MISSION STREET



NEW STORE



GAP INC.
STORE DEVELOPMENT
2 FOLSOM STREET
SAN FRANCISCO, CA 94105

ORACLE ID:
143625

STORE NUMBER:
1000

STORE LOCATION:
CARMEL PLAZA
OCEAN AVENUE & MISSION ST
SUITE 217
CARMEL-BY-THE-SEA, CA 93921

DESIGN TYPE: DERBY A
GENERATION: 22Q34
PROTOTYPE DATE: 3/01/2022
OPENING: 2023

CONSULTANT INFO:

APPROVED
12/19/2022
City of Carmel-by-the-Sea
Planning & Building Dept.

PROFESSIONAL STAMP:



CHIPMAN DESIGN ARCHITECTURE INC. 1200 S. FOUNTAIN AVE. FIRST FLOOR EAST, PUEBLO, CO 81001. PHONE 817.298.4900
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF CARMEL-BY-THE-SEA, CA RELATING TO STRUCTURES AND BUILDINGS.

ISSUE TYPE:

FEASIBILITY ISSUE: 07/08/22
PERMIT & BID ISSUE: 08/26/22

REVISIONS:

DRAWN BY: KMB/JC
A/E JOB NUMBER: 22-4016

TITLE SHEET:
SITE PLAN (FOR REFERENCE ONLY)

SHEET NUMBER:

G0-0g

NOTE: GC TO IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES OR HIDDEN CONDITIONS ON SITE DURING DEMOLITION.

NOTE: GC IS TO COORDINATE WITH ARCHITECT FOR ANY DEMOLITION WORK NOT PERFORMED BY LANDLORD. STRUCTURAL ELEMENTS TO REMAIN UNTIL STRUCTURAL SURVEY VERIFIES THEY CAN BE REMOVED.

NOTE: GC TO OBTAIN NECESSARY APPROVALS AND PERMITS FOR ALL DUMPSTERS THAT WILL REMAIN IN THE REAR PARKING LOT. COORDINATE LOCATION OF DUMPSTER WITH LANDLORD.

NOTE: GC TO COORDINATE ANY DEMOLITION AND CONSTRUCTION HOURS WITH APPROVAL FROM BUILDING OWNER AND REQUIREMENTS/GUIDELINES FROM MUNICIPALITY.

NOTE: FIXTURES AND CEILING/LIGHTING NOT SHOWN. LL/GC SHALL BE RESPONSIBLE FOR SITE OBSERVATION AND EXISTING QUANTITY TAKE OFF.

RECYCLING PROCESS NOTES:
 - GC TO CONTACT RUBICON, THE REQUIRED WASTE AND RECYCLE VENDOR, FOR COORDINATION OF ALL NECESSARY CONSTRUCTION ROLL OFF DUMP/RETURNS.
 - RUBICON WILL PROVIDE STORE SPECIFIC RECYCLING REQUIREMENTS FOR EACH REGIONAL AREA
 - GC IS RESPONSIBLE FOR NECESSARY SEPARATION & SORTING OF RECYCLABLES AS REQUIRED & INSTRUCTED BY RUBICON

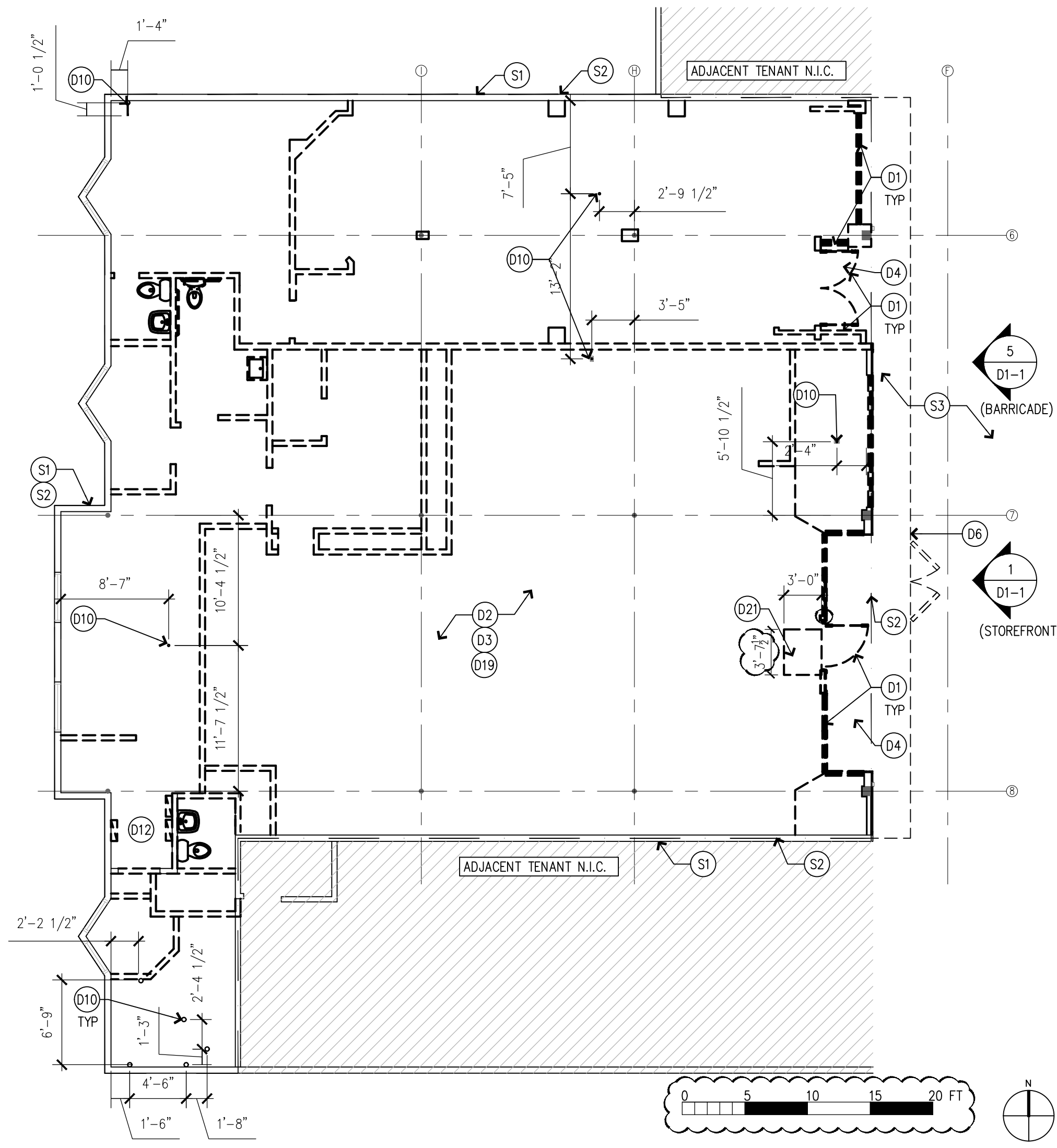
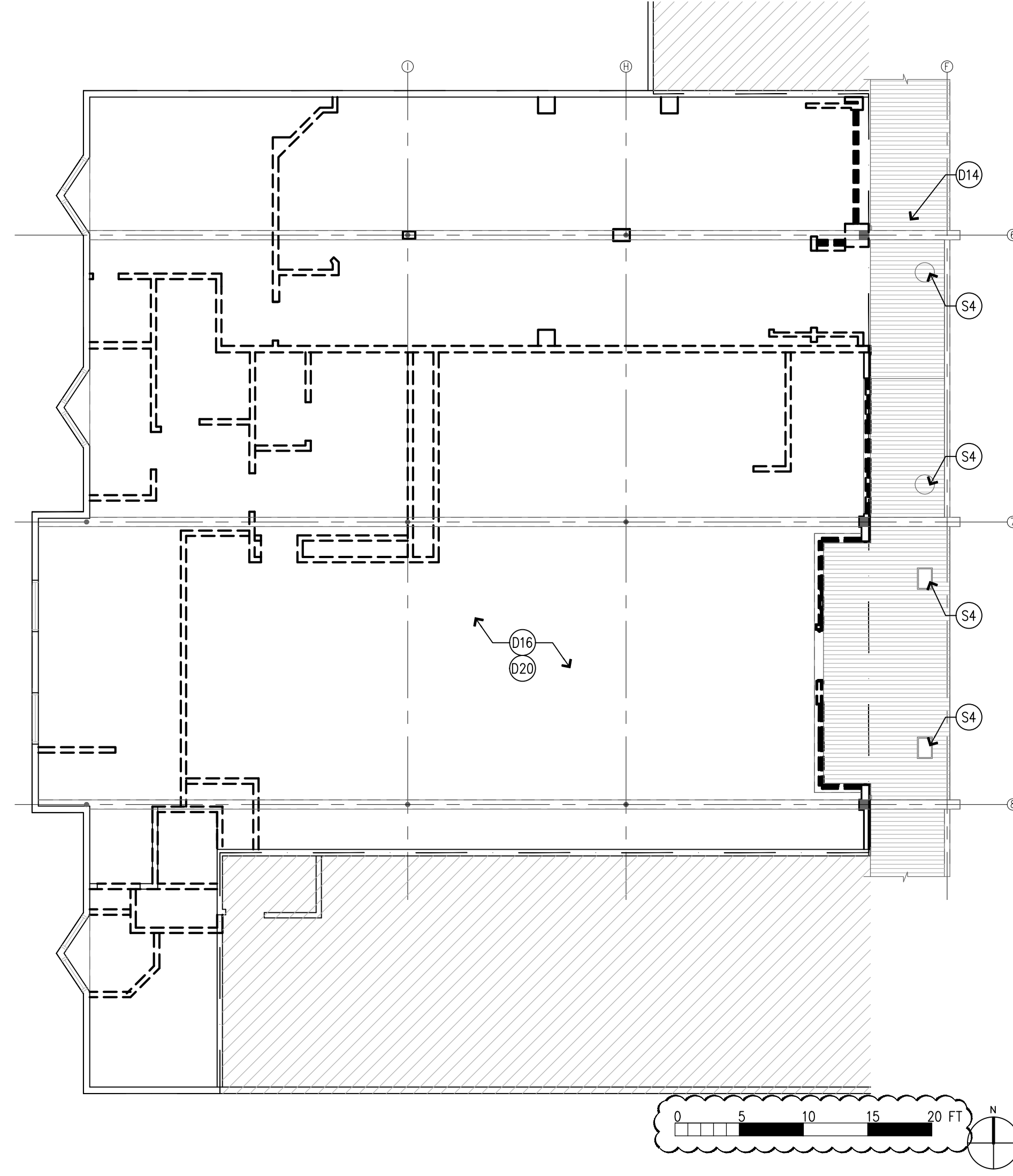
LL TO PROVIDE CORING AND PLUMBING STUB-UPS FOR ALL FIXTURES AT TENANT TOILET ROOMS, MOP SINK, DRINKING FOUNTAIN AND KITCHENETTE.

LL TO PROVIDE CORING AND INSTALLATION OF SUB-ELECTRICAL CONDUITS WITH PULL STRINGS AND FLOOR BOXES FOR CASH WRAP AND SECURITY SYSTEMS.

ALL OTHERS ARE TENANT GC'S RESPONSIBILITY

LL TO REMOVE ALL PREVIOUS TENANT FINISHES WITHIN THE PREMISES INCLUDING BUT NOT LIMITED TO WALLS, DOORS, FLOORING, DISPLAY PLATFORMS, FLOOR FASTENING AND ADHESIVES, CEILING AND FINISHES, LIGHT FIXTURES, PLUMBING FIXTURES, HVAC SYSTEMS, DUCTWORK, ELECTRICAL SERVICE PANELS NOT SUBJECT TO REUSE, CONDUIT, FURNITURE, FIXTURES, EXTERIOR SIGNAGE AND GRAPHICS, EQUIPMENT, AND SUPPLIES. PREMISES SHALL BE DELIVERED IN BROOM CLEAN CONDITION FREE OF ANY DEBRIS, PERSONAL PROPERTY, AND CONSTRUCTION MATERIAL. EXISTING COMMON MALL LIGHT FIXTURES AND CEILING FINISHES TO REMAIN, U.N.O.

- IT IS THE INTENT IN THESE DRAWINGS THAT THE LL SHOULD CLEAR THE ENTIRE SPACE OF ALL PARTITIONS, FIXTURES, FINISHES, U.N.O. THE REMAINING SPACE SHOULD CONSIST OF EXISTING PERIMETER WALLS, STRIPPED COLUMNS, CONCRETE FLOOR, STOREFRONT AND EXPOSED UNDERSIDE OF STRUCTURE U.O.N. COORDINATE WITH MECHANICAL DRAWINGS IF ANY EXISTING EQUIPMENT IS TO REMAIN. (E) SPRINKLER MAINS TO REMAIN.
- GC SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- GC SHALL PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND/OR INJURY.
- GC SHALL CEASE OPERATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF STABILITY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- GC SHALL PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
- GC SHALL ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
- GC SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- EXCEPT WHERE NOTED OTHERWISE, GC SHALL IMMEDIATELY REMOVE MATERIALS BEING DEMOLISHED FROM SITE.
- GC SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- GC SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- GC SHALL REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D, AT NO COST TO THE OWNER.
- BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- GC SHALL COORDINATE ALL STORE DEMOLITION WORK WITH THE STORE MANAGER SO AS NOT TO DISRUPT STORE OPERATIONS. AREAS OF NEW CONSTRUCTION SHOULD BE CORDONED OFF TO PREVENT DEBRIS AND DUST FROM GOING INTO THE REMAINING SALES FLOOR. ACCESS TO STOCKROOM MUST BE MAINTAINED.
- GC SHALL REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. GC SHALL LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT.
- FOR STORES WITH SILENT WATCHMAN AND/OR ELECTRONIC ACTIVATION SYSTEM. GC PROJECT MANAGER TO CONTACT GAP LOSS PREVENTION DURING THE BID PERIOD IN ORDER TO DETERMINE THE CONDITION OF THE EXISTING ALARM SYSTEM AND IF IT SHOULD BE REUSED OR REMOVED.
- GC TO COORDINATE DISCONNECT OF EXISTING LANDLORD SECURITY SYSTEM PRIOR TO DEMOLITION.
- GC SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF EXISTING STRUCTURE AND ROOF TO REMAIN.
- GC IS NOT TO DEMO ANY UTILITIES, LL COMMON ENTITIES SERVICING ADJACENT TENANT OR ANY COMMON SPACE. VERIFY ELEMENTS W/ LL PRIOR TO DEMO & PROTECT SUCH ENTITIES DURING CONSTRUCTION



DEMOLITION GENERAL NOTES 4

NOT USED SCALE 3

- EXISTING WALL / FIXTURE / DOOR TO BE REMOVED & DISPOSED OF
- EXISTING WALL / FIXTURE / DOOR TO REMAIN
- NOT IN CONTRACT / ADJACENT TENANT
- PLUMBING / ELEC STUB UP

DEMOLITION REFLECTED CEILING PLAN SCALE 1/8" = 1'-0" 6

DEMOLITION FLOOR PLAN SCALE 1/8" = 1'-0" 5

DEMOLITION LEGEND 2

KEY	DESCRIPTION	KEY	DESCRIPTION
(S1)	EXISTING DEMISING WALL: WALL TO REMAIN U.O.N.; MAINTAIN (E) FIRE RATING SEPARATION, TYP.	(D3)	EXISTING CONCRETE - (E) CONCRETE SLAB TO REMAIN. LL TO REPAIR & LEVEL SLAB AS NEEDED. WHERE RESILIENT FLOORING WILL BE INSTALLED, CONCRETE SLAB SHALL BE SMOOTH, LEVELED AND FREE OF ANY DEPRESSIONS. LL TO COMPLETE SLAB MOISTURE TESTING, PER LEASE AGREEMENT. GC TO CONFIRM IF MEETS MANUFACTURER'S INSTALL GUIDELINES, PRIOR TO INSTALLATION OF RESILIENT FLOORING. REFER TO SPECIFICATIONS FOR ADDITIONAL INFO
(S2)	LEASE LINE	(D4)	FLOORING: REMOVE AND DISPOSE OF ALL (E) TILE AT EXTERIOR RECESSED AREAS. PREP SURFACES TO RECEIVE NEW FINISHES
(S3)	EXTERIOR ELEMENTS: (E) SIDEWALK / FINISHES TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION	(D5)	ENTRY: REMOVE AND DISPOSE OF (E) ENTRY MAT, (E) PEDESTALS AND ANY OTHER REMAINING EQUIPMENT
(S4)	EXISTING LIGHTING: (E) LIGHTING TO REMAIN	(D6)	BARRICADE: LL TO CONSTRUCT BARRICADE WHERE SHOWN. GC TO REMOVE BARRICADE AT END OF CONSTRUCTION AND AFTER REMOVAL OF BARRICADE & PRIOR TO STORE OPENING, GC TO PAPER STOREFRONT INTERIOR W/ WHITE BUTCHER W/ CLEAR TAPE ON SEAMS
DEMOLITION / PREP		(D7)	DOOR/FRAME ASSEMBLY: REMOVE & DISPOSE OF (E) DOOR & FRAME
(D1)	STOREFRONT: (E) ALUMINUM STOREFRONT SYSTEM, GLAZING, SIGNAGE & ENTRY DOORS TO BE REMOVED AND DISPOSED OF. GC TO DEMO STOREFRONT AS INDICATED ON D1-1. GC TO PREP DEMOLISHED AREA FOR NEW STOREFRONT FINISHES	(D8)	DOOR/FRAME ASSEMBLY: (E) DOOR & FRAME TO REMAIN. GC TO PREP FOR NEW HARDWARE
(D2)	STRUCTURAL COLUMN: PREP (E) COLUMN AS REQUIRED FOR (N) FINISHES	(D9)	FURNITURE AND FIXTURES: REMOVE & DISPOSE OF ALL (E) SALES FIXTURES, PLUMBING FIXTURES, FURNITURE, FITTING ROOMS, SHELVING, AND SUPPLIES, UNLESS OTHERWISE NOTED

KEY	DESCRIPTION	KEY	DESCRIPTION
(D10)	TRENCHING: LL TO CORE, U.N.O., AS REQUIRED FOR (N) CONDUIT @ CASHWRAPS, BACKWRAPS, CONCIERGE TABLE, & DISPLAY AREA RECESSED RECEPTACLES & (N) PLUMBING LINES @ (N) TOILET ROOMS, DRINKING FOUNTAIN & EMPLOYEE SINK. OTHER CORES BY TENANT GC. COORDINATE WITH TENANT BELOW AS REQUIRED. PATCH AND REPAIR BELOW TENANT (E) CEILING CONDITIONS TO LIKE (N) WHERE APPLICABLE	(D12)	ELECTRICAL EQUIPMENT: LL TO REMOVE & RELOCATE (E) PANELS AS INDICATED ON ELECTRICAL DRAWINGS. SEE ELECTRICAL DEMO SHEET FOR MORE INFORMATION
(D11)	PARTITIONS: REMOVE ANY (E) INTERIOR PARTITIONS AND COLUMN BOX OUTS, UNLESS OTHERWISE NOTED	(D13)	CEILING: REMOVE & DISPOSE OF (E) GYP. BOARD CEILING OR ACT CEILING AND ASSOCIATED FRAMEWORK
(D12)	ELECTRICAL EQUIPMENT: LL TO REMOVE & RELOCATE (E) PANELS AS INDICATED ON ELECTRICAL DRAWINGS. SEE ELECTRICAL DEMO SHEET FOR MORE INFORMATION	(D14)	LIGHT FIXTURES: REMOVE (E) EXTERIOR MONO POINT LIGHT FIXTURES & DISCONNECT AS REQUIRED. SEE ELECTRICAL DEMO SHEET. CAP WOOD CEILING AS REQUIRES. COLOR TO MATCH (E) AD. SURFACE
(D13)	CEILING: REMOVE & DISPOSE OF (E) GYP. BOARD CEILING OR ACT CEILING AND ASSOCIATED FRAMEWORK	(D15)	CEILING EQUIPMENT: REMOVE ALL (E) AUDIO SPEAKERS, SUBWOOFERS, CAMERAS, TRAFFIC COUNTERS, AND ASSOCIATED MOUNTS AND CONDUITS
(D14)	LIGHT FIXTURES: REMOVE (E) EXTERIOR MONO POINT LIGHT FIXTURES & DISCONNECT AS REQUIRED. SEE ELECTRICAL DEMO SHEET. CAP WOOD CEILING AS REQUIRES. COLOR TO MATCH (E) AD. SURFACE	(D16)	SPRINKLER: REMOVE & DISPOSE OF ALL (E) SPRINKLER HEADS. RE-ROUTE (E) SPRINKLER LINES FOR SPRINKLER LAYOUT. SEE FIRE SPRINKLER PLAN FOR MORE INFORMATION

KEY	DESCRIPTION
(D17)	EXIT SIGNAGE: REMOVE (E) EXIT SIGNAGE, U.O.N.
(D18)	HVAC: REMOVE ALL (E) DIFFUSERS, (E) SUPPLY REGISTERS, (E) HVAC RETURNS, AND (E) ACCESS PANELS. SEE MECH. DRAWINGS FOR FULL SCOPE OF DUCTWORK DEMOLITION
(D19)	DEMISING WALL: PREP SURFACES AS REQUIRED TO RECEIVE NEW FINISHES, UNLESS INDICATED TO BE FURRED OUT
(D20)	ROOF: LL TO REMOVE (E) RTUS ON ROOF, (E) DUCTWORK ON ROOF AND ATTIC SPACES TO REMAIN. SEE MEP DRAWINGS FOR ADDITIONAL INFO.
(D21)	SLAB: GC TO PREP SLAB FOR COCOA MAT
(D22)	PLUMBING: (E) PLUMB. FIXTURES, BATHROOM ACCESSORIES, UTILITY TUB, EWC, LAVATORIES AND RELATED ACCESSORIES TO BE REMOVED. ALL (E) WET PIPES AND SANITARY LINES TO THE MAIN DISCHARGE TO BE REMOVED, CAP OFF AS REQUIRED. PREP FLOOR AS REQUIRED TO RECEIVE (N) FINISHES

DEMOLITION KEYNOTES 1

ORACLE I.D.: 143625
 STORE NUMBER: 1000
 STORE LOCATION: CARMEL PLAZA
 OCEAN AVENUE & MISSION ST
 SUITE 217
 CARMEL-BY-THE-SEA, CA 93921

DESIGN TYPE: DERBY A
 GENERATION: 22Q34
 PROTOTYPE DATE: 3/01/2022
 OPENING: 2023

CONSULTANT INFO:

APPROVED
 12/19/2022
 City of Carmel-by-the-Sea
 Planning & Building Dept.

PROFESSIONAL STAMP:

CHIPMAN DESIGN
 ARCHITECTURE INC.
 1700 FOLLY AVE
 FIRST FLOOR EAST
 FOLSOM, CA 95630
 PHONE 916.270.4990

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF CARMEL-BY-THE-SEA, CA RELATING TO STRUCTURES AND BUILDINGS.

ISSUE TYPE:

FEASIBILITY ISSUE: 07/08/22
 PERMIT & BID ISSUE: 08/26/22

REVISIONS:

DRAWN BY: KMB/JC
 A/E JOB NUMBER: 22-4016

TITLE SHEET:
 DEMOLITION PLANS

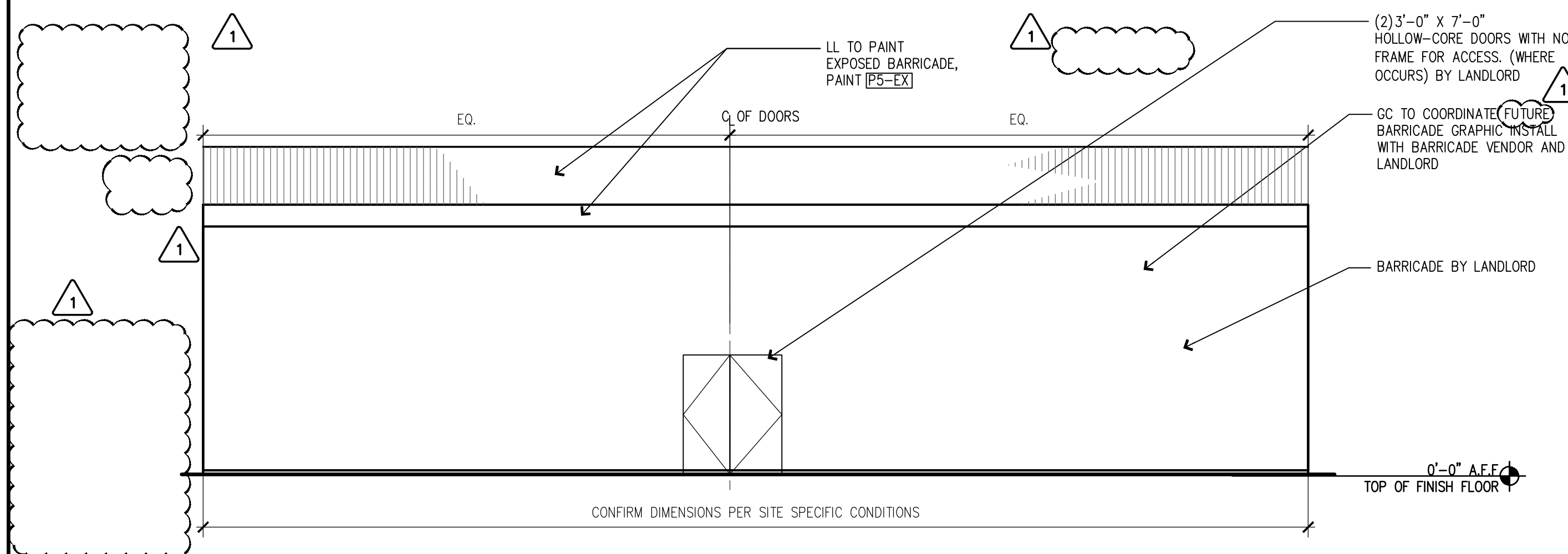
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- 6

NOT USED

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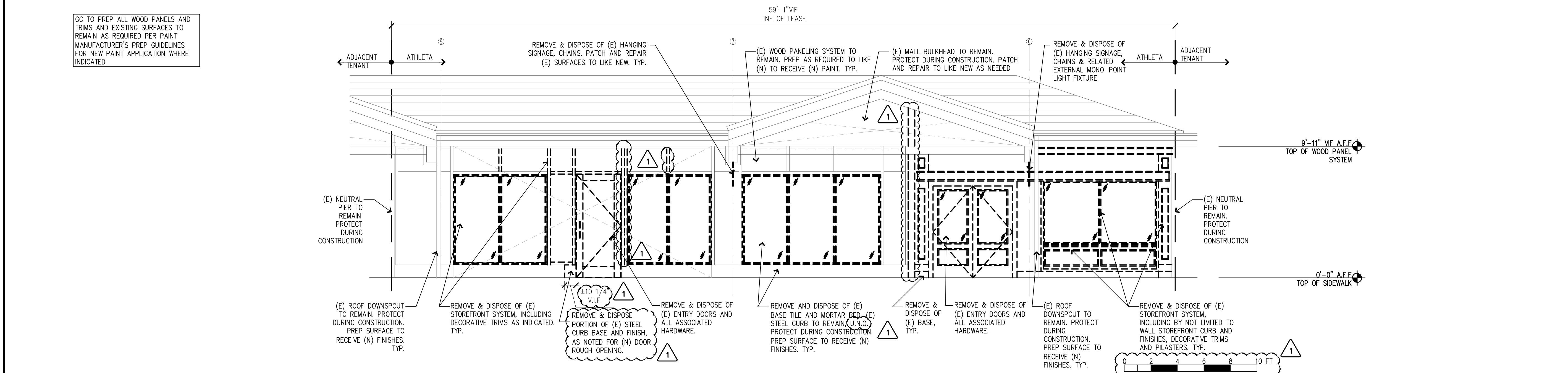


SCHEMATIC BARRICADE ELEVATION (EXTERIOR LOCATIONS)

SCALE
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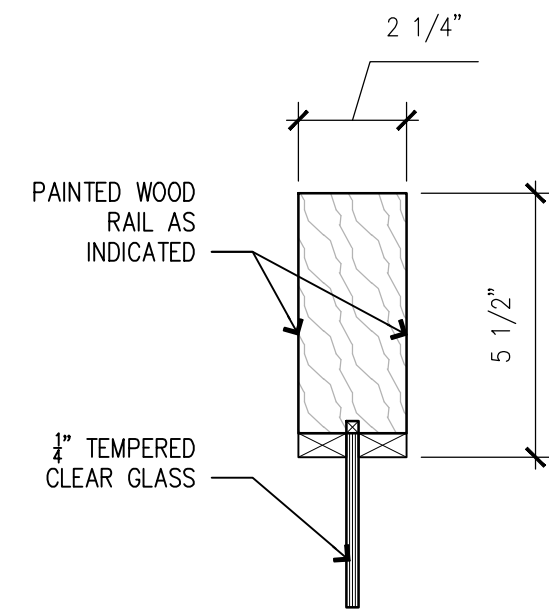
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DEMOLITION ELEVATION

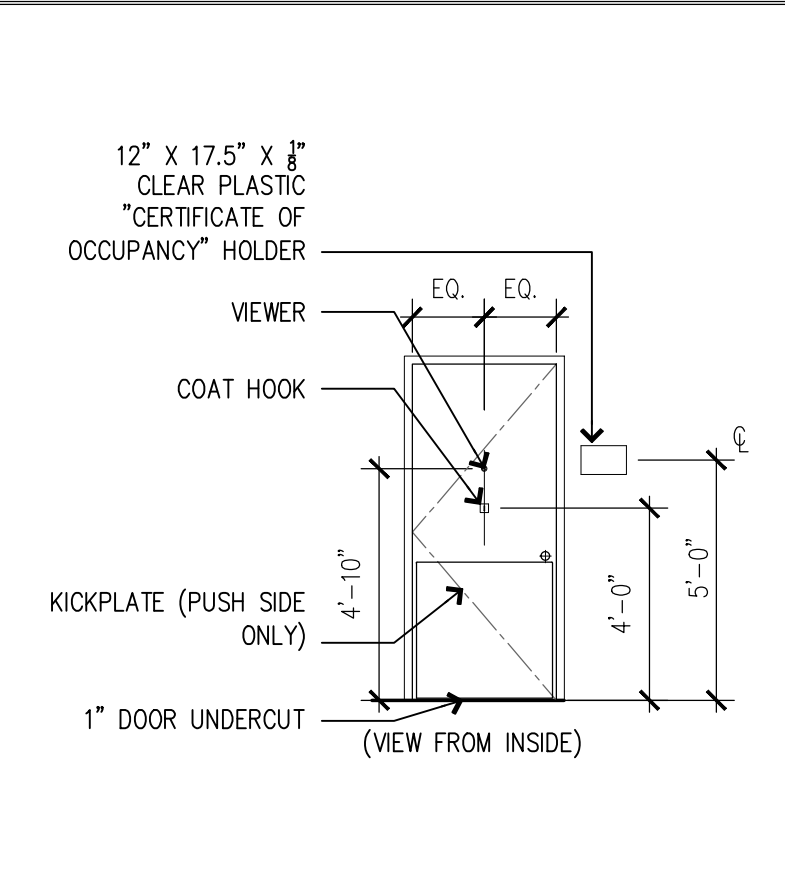
SCALE
1/4" = 1'-0" 1

NOTE:
 MAXIMUM FORCE FOR PUSHING OR PULLING OPEN, EXTERIOR OR INTERIOR HINGED DOORS WITH CLOSERS AND SLIDING OR FOLDING DOORS, SHALL NOT EXCEED 5 POUNDS. MINIMUM ALLOWABLE OPENING FORCE, FOR FIRE DOORS, NOT TO EXCEED 15 POUNDS (CBC: 11B-404.2.9). HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES THAT IN A PATH OF TRAVEL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (11B-309.4). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND (11B-404.2.7).



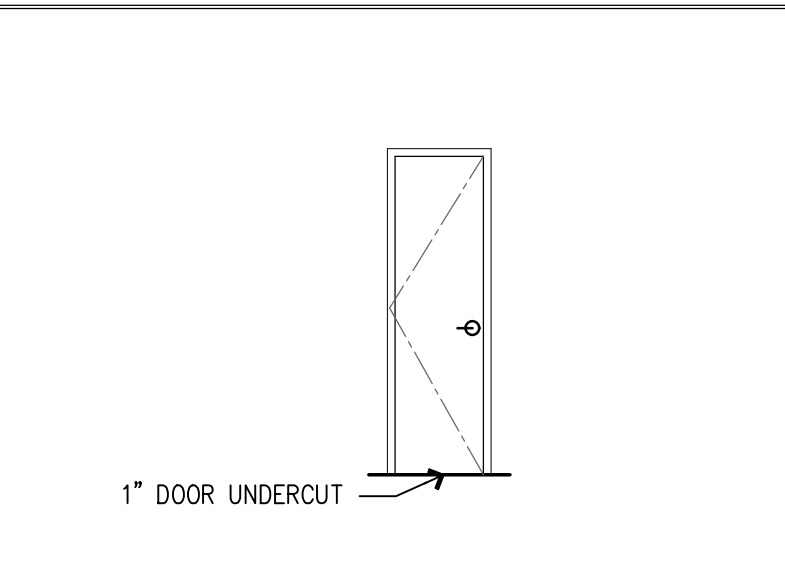
DOOR STYLE DETAIL 4

DOOR TYPE D - STOCKROOM/ EMPLOYEE/ MANAGER'S OFFICE



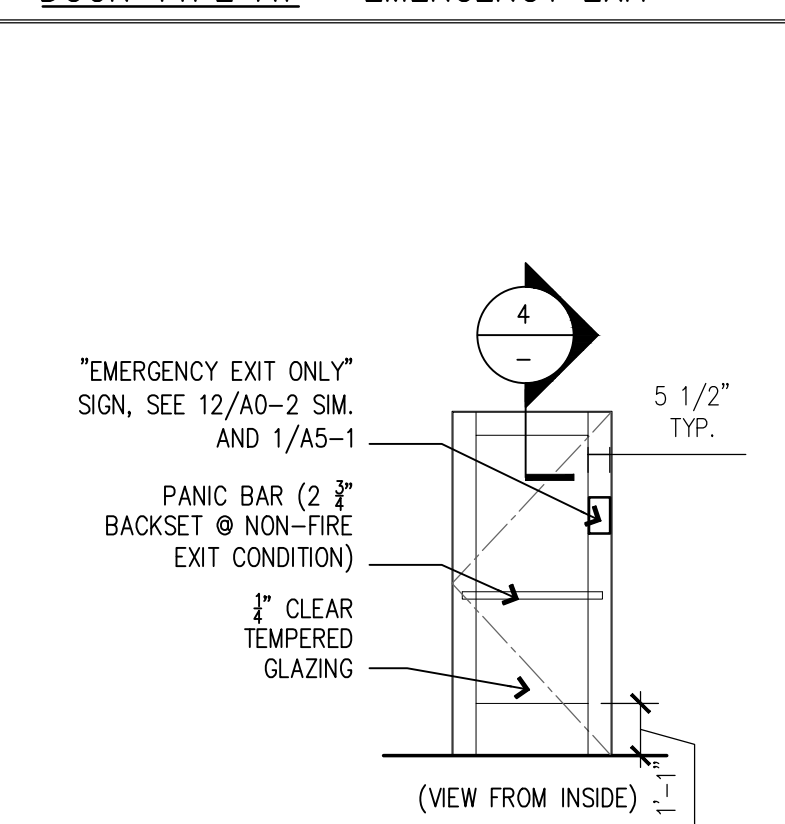
DOOR AND FRAME INFORMATION									
DOOR				FRAME				LOCK CORE	FIRE RATING LABEL
NOMINAL SIZE (WXHXD)	MATERIAL	KICK PLATE	MATERIAL	JAMB	HEAD	SILL			
3'-0" x 7'-0" x 1 3/4"	WOOD	1	H.M.	10/AO-2	10/AO-2	-	1	NONE	
COMMENTS: SOLID CORE WOOD DOOR. PAINT [P19]									
DOOR HARDWARE INFORMATION									
ITEM	QTY	DESCRIPTION							
HINGES	3	STA FBB179 4.5 X 4.5 NRP, 619 FINISH							
CLOSER	1	NORTON 8501XSN, ALUMINUM FINISH, 90 DEGREE HOLD OPEN							
SILENCERS	3	IVES SR66, 619 FINISH							
WALL BUMPER	1	DON JO #1407, 2 1/2" DIA., 619 FINISH OR IVES #WS401CCV-1/2, 2 1/2" DIA., 619 FINISH. INSTALL ON WALL BEHIND DOOR AT SAME HEIGHT AS DOOR KNOB							
LOCKSET	1	TRILGY LOCKSET - DL 2700 IC, 626 FINISH, WITH BEST IC 17626							
VIEWER	1	IVES U698 ONE WAY WIDE ANGLE, 619 FINISH							
KICK PLATE	1	34"H X 34"W X .05" THICK ALUMINUM KICK PLATE, 619 FINISH							
CLEAR PLASTIC CERTIFICATE HOLDER	1	12" X 17.5" X 1/8"; MOUNT HORIZONTALLY							
COAT HOOK	1	[FH-5] BY OWNER; INTERIOR OF BOH ROOM							

DOOR TYPE C - MOP SINK



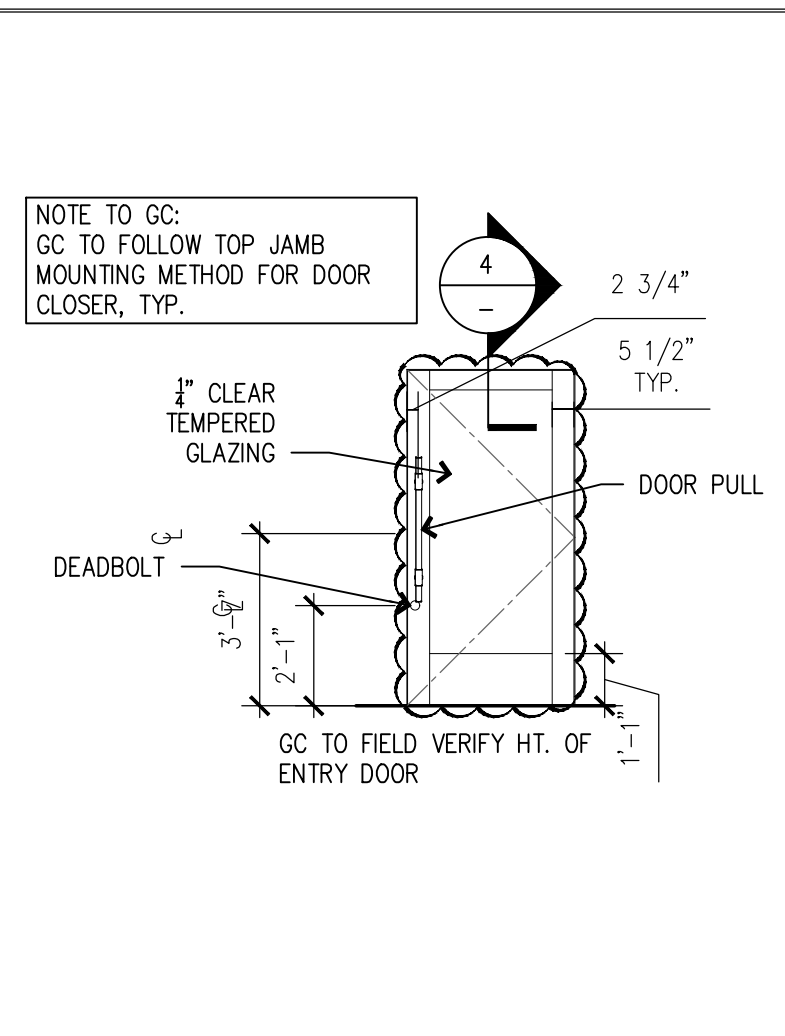
DOOR AND FRAME INFORMATION									
DOOR				FRAME				LOCK CORE	FIRE RATING LABEL
NOMINAL SIZE (WXHXD)	MATERIAL	KICK PLATE	MATERIAL	JAMB	HEAD	SILL			
1'-8" x 7'-0" x 1 3/4"	H.M.	-	H.M.	10/AO-2	10/AO-2	-	1	NONE	
COMMENTS: PAINT [P19]									
DOOR HARDWARE INFORMATION									
ITEM	QTY	DESCRIPTION							
HINGES	3	STA FBB179 4.5 X 4.5 NRP, 619 FINISH							
CLOSER	1	NORTON 1601H, ALUMINUM FINISH, 90 DEGREE HOLD OPEN							
SILENCERS	3	IVES SR66, 619 FINISH							
LOCKSET	1	TRILGY LOCKSET - DL 2700 IC, 626 FINISH, WITH BEST IC 17626							

DOOR TYPE A1 - EMERGENCY EXIT



DOOR AND FRAME INFORMATION									
DOOR				FRAME				LOCK CORE	FIRE RATING LABEL
NOMINAL SIZE (WXHXD)	MATERIAL	KICK PLATE	MATERIAL	JAMB	HEAD	SILL			
3'-0" x 7'-0" x 2 1/4"	WOOD/GLASS	1	WOOD	-	-	-	-	NONE	
COMMENTS: MAXIMUM PULL (ADA/ANSI 117.1) PRESSURE OF 5 LBS., SEE STOREFRONT SHOP DRAWINGS FOR ADDITIONAL INFORMATION.									
DOOR HARDWARE INFORMATION									
ITEM	QTY	DESCRIPTION							
HINGES	3	STA FBB179 4.5 X 4.5 NRP, 619 FINISH							
PANIC	1	DETEX #1001C X 630 X EA X36; BATTERY OPERATED							
CLOSER	1	NORTON 8501XSN, ALUMINUM FINISH, 90 DEGREE HOLD OPEN							
SILENCERS	3	IVES SR66, 619 FINISH							
THRESHOLD	1	PEMCO 272A X 36, 619 FINISH							

DOOR TYPE A - ENTRY

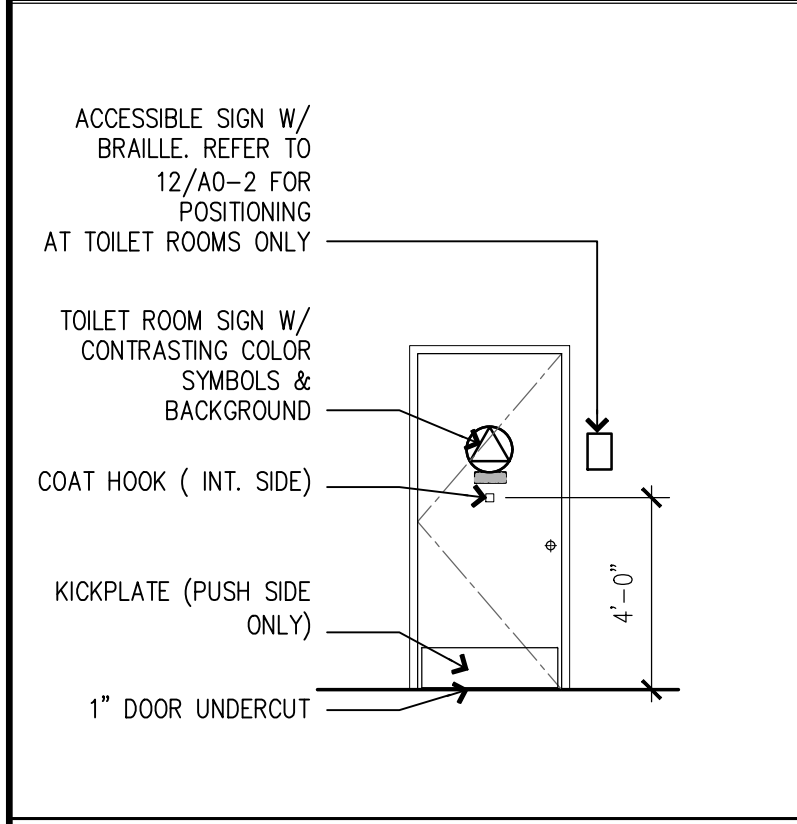


DOOR AND FRAME INFORMATION									
DOOR				FRAME				LOCK CORE	FIRE RATING LABEL
NOMINAL SIZE (WXHXD)	MATERIAL	KICK PLATE	MATERIAL	JAMB	HEAD	SILL			
3'-6" x 7'-8" x 2 1/4"	WOOD/GLASS	-	WOOD	-	-	-	2	NONE	
COMMENTS: MAXIMUM PULL (ADA/ANSI 117.1) PRESSURE OF 5 LBS., SEE STOREFRONT SHOP DRAWINGS FOR ADDITIONAL INFORMATION.									
DOOR HARDWARE INFORMATION									
ITEM	QTY	DESCRIPTION							
HINGES	4 EACH	INTERMEDIATE BUTT HINGE; CRL #DH70922; DARK BRONZE ANODIZED FINISH							
LOCKS	1 EACH	(1-POINT LOCK (THROW BOLT)); ADAMS RITE #1850SN; MILL FINISH							
CYLINDER	1 EACH	CYLINDER; BEST INTERCHANGEABLE CORE; BRUSHED STAINLESS STEEL. GC TO RETROFIT TO ACCEPT 7-PIN CORE							
ACCESSIBLE THUMBTURN	1 EACH	ACCESSIBLE THUMBTURN; ILCO #ADA-7181, 1 1/2" LENGTH; BRUSHED STAINLESS STEEL							
DOOR SWEEP	1 EACH	36" DOOR SWEEP; AROYAN #P1275; DARK BRONZE ANODIZED							
CLOSER	1 EACH	SURFACE MOUNT DOOR CLOSER (90° HOLD OPEN); NORTON #8501HM; PAINTED ALUMINUM FINISH							
DROP PLATE	1 EACH	DROP PLATE FOR CLOSER; NORTON #8545; PAINTED ALUMINUM FINISH							
THRESHOLD	1	1/2" X 4" X 42" HALF SADDLE THRESHOLD; PEMCO #254A HALF SADDLE THRESHOLD; MILL FINISH							
DOOR STOP	1 EACH	FLOOR MOUNT DOOR STOP; ROCKWOOD #471; SATIN CHROME FINISH							
HANDLE SET	1 SET	30" BACK-TO-BACK, LADDER STYLE, HANDLE SET; ROCKWOOD #3301; BRUSHED STAINLESS STEEL FINISH							
SILENCERS	6 EACH	IVES SR66, DARK GREY FINISH							
SIGN	1	CLEAR WITH WHITE LETTERS TO READ "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" BY GC. INTERIOR MOUNTED ABOVE STOREFRONT DOOR							

MARK	LOCATION	DOOR TYPE	PROVIDED BY	INSTALLED BY
1	ENTRY	TYPE A	G	G
2	VESTIBULE	TYPE A	O	G
3	STOCKROOM / EMPLOYEE AREA / MANAGER'S AREA	TYPE D	G	G
4	TOILET	TYPE F	G	G
5	TOILET	TYPE F	G	G
6	EXIT	TYPE A1	G	G
7	ELECTRICAL ROOM	TYPE E	G	G
8	MOP SINK CLOSET	TYPE C	G	G

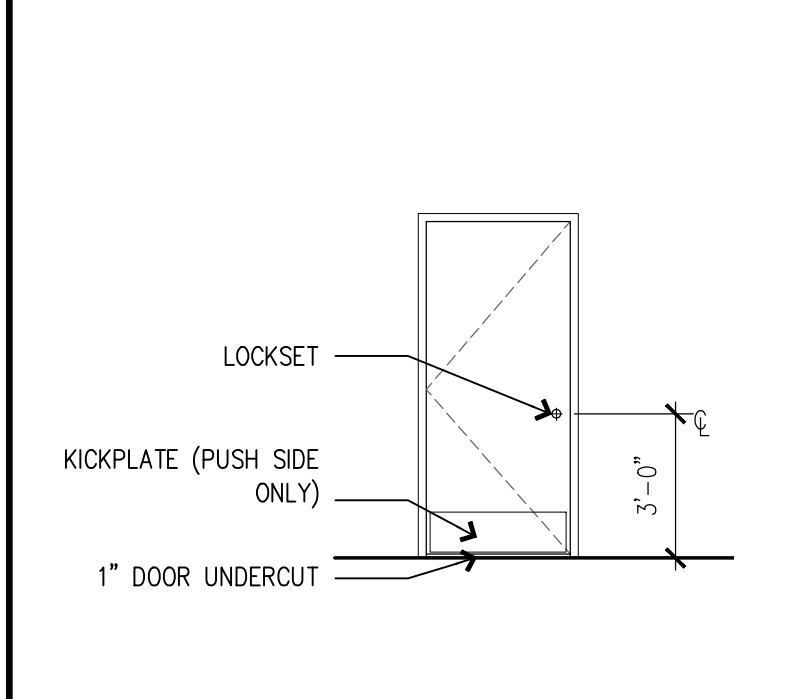
DOOR TYPE LEGEND 3

DOOR TYPE F - RESTROOM DOOR



DOOR AND FRAME INFORMATION									
DOOR				FRAME				LOCK CORE	FIRE RATING LABEL
NOMINAL SIZE (WXHXD)	MATERIAL	KICK PLATE	MATERIAL	JAMB	HEAD	SILL			
3'-0" x 7'-0" x 1 3/4"	WOOD	1	H.M.	10/AO-2	10/AO-2	-	1	NONE	
COMMENTS: SOLID CORE WOOD DOOR. PAINT [P19] FACING CORRIDOR SIDE. PAINT [P22-S30] FACING TOILET ROOM SIDE.									
DOOR HARDWARE INFORMATION									
ITEM	QTY	DESCRIPTION							
HINGES	3	STA FBB179 4.5 X 4.5 NRP, 619 FINISH							
CLOSER	1	NORTON 8501XSN, ALUMINUM FINISH							
SILENCERS	3	IVES SR66, 619 FINISH							
WALL BUMPER	1	DON JO #1407, 2 1/2" DIA., 619 FINISH OR IVES #WS401CCV-1/2, 2 1/2" DIA., 619 FINISH. INSTALL ON WALL BEHIND DOOR AT SAME HEIGHT AS DOOR KNOB							
LOCKSET W/ INDICATOR	1	BEST 45H7115H-VIN, 619 FINISH							
KICK PLATE	1	10"H X 34"W X .05" THICK ALUMINUM KICK PLATE, 619 FINISH							
COAT HOOK	1	[FH-5] BY OWNER; INTERIOR OF RESTROOM							

DOOR TYPE E - ELECTRICAL CLOSET



DOOR AND FRAME INFORMATION									
DOOR				FRAME				LOCK CORE	FIRE RATING LABEL
NOMINAL SIZE (WXHXD)	MATERIAL	KICK PLATE	MATERIAL	JAMB	HEAD	SILL			
3'-0" x 7'-0" x 1 3/4"	WOOD	1	H.M.	10/AO-2	10/AO-2	-	1	NONE	
COMMENTS: SOLID CORE WOOD DOOR. PAINT [P19]									
DOOR HARDWARE INFORMATION									
ITEM	QTY	DESCRIPTION							
HINGES	6 EACH	STA FBB179N 4.5 X 4.5 NRP, 626 FINISH							
LOCKSET	1	BEST 9K37DZ15D-S3 626, 2 1/2" BACKSET W/ BEST 7-PIN ADAPTER AND INTERCHANGEABLE CONSTRUCTION CORE AND KEY							
KICK PLATE	1	10"H X 26"W X .05" THICK ALUMINUM KICK PLATE, 619 FINISH							
DOOR STOP	1	DON-JO #1450 626 FINISH							

DOOR & HARDWARE SCHEDULE (CONTINUED) 2

DOOR & HARDWARE SCHEDULE 1

NEW STORE



GAP INC.
 STORE DEVELOPMENT
 2 FOLSOM STREET
 SAN FRANCISCO, CA 94105

ORACLE ID: 143625
 STORE NUMBER: 1000
 STORE LOCATION: CARMEL PLAZA
 OCEAN AVENUE & MISSION ST
 SUITE 217
 CARMEL-BY-THE-SEA, CA 93921

DESIGN TYPE: DERBY A
 GENERATION: 22Q34
 PROTOTYPE DATE: 3/01/2022
 OPENING: 2023

CONSULTANT INFO:

APPROVED
 12/19/2022
 City of Carmel-by-the-Sea
 Planning & Building Dept.

PROFESSIONAL STAMP:



ISSUE TYPE:

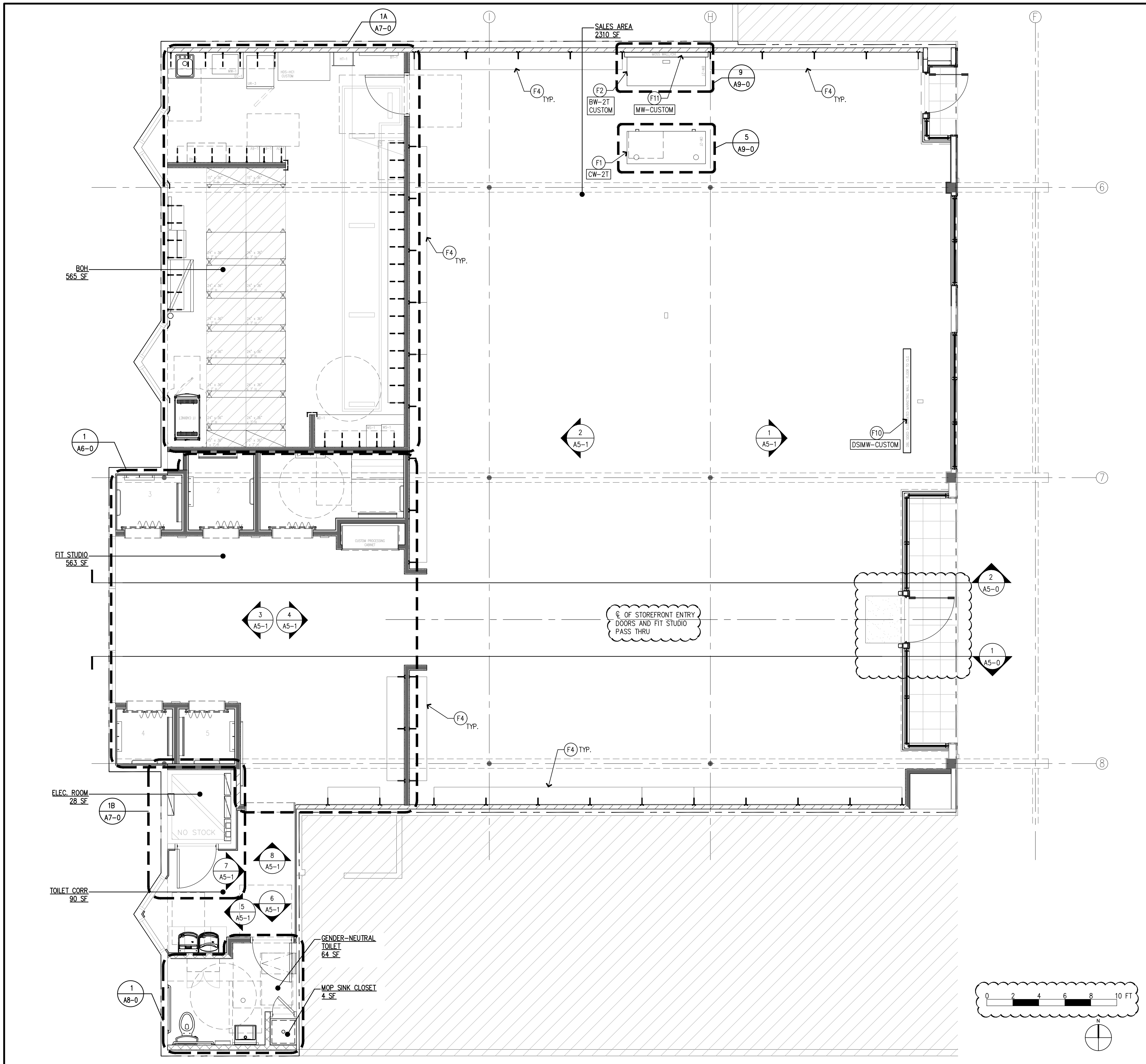
FEASIBILITY ISSUE: 07/08/22
 PERMIT & BID ISSUE: 08/26/22

REVISIONS:

DRAWN BY: KMB/JC
 A/E JOB NUMBER: 22-4016

TITLE SHEET:
 DOOR, HARDWARE
 SCHEDULE AND LEGEND

SHEET NUMBER: A0-1



FIXTURE FLOOR PLAN

SCALE
1/4" = 1'-0"

NOT USED		1A
KEY	DESCRIPTION	REF. SHEET
FIXTURES		
(F1)	CASH WRAP	
(F2)	BACK WRAP WITHOUT STOOLS	
(F3)	FIT STUDIO PORTAL	
(F4)	16" SHELF, PROVIDED BY OWNER	
(F5)	SALES AREA MIRROR	
(F6)	COMMUNITY BOARD	
(F7)	STORE EVENT BOARD	
(F8)	3-SIDED WOOD COLUMN	
(F9)	4" DEEP WOOD LEDGE	
(F10)	2-SIDED ILLUMINATED MARKETING WALL	
(F11)	MOSS WALL / CHI	

1. SEE CO-2 & CO-3 FOR RESPONSIBILITY MATRIX AND FINISH SCHEDULE INFORMATION.
2. ALL DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.
3. PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS

KEYNOTES & GENERAL NOTES

NEW STORE

ATHLETA

GAP INC.
STORE DEVELOPMENT
2 FOLSOM STREET
SAN FRANCISCO, CA 94105

ORACLE I.D.: 143625

STORE NUMBER: 1000

STORE LOCATION:
CARMEL PLAZA
OCEAN AVENUE & MISSION ST
SUITE 217
CARMEL-BY-THE-SEA, CA 93921

DESIGN TYPE: DERBY A
GENERATION: 22Q34
PROTOTYPE DATE: 3/01/2022
OPENING: 2023

CONSULTANT INFO:

APPROVED
12/19/2022
City of Carmel-by-the-Sea
Planning & Building Dept.

PROFESSIONAL STAMP:

CHIPMAN DESIGN ARCHITECTURE INC.
1700 S FOLLY AVE
FIRST FLOOR EAST
P.O. BOX 1114
CARMEL, CA 93908
PHONE 831.226.6900

ISSUE TYPE:
FEASIBILITY ISSUE: 07/08/22
PERMIT & BID ISSUE: 08/26/22

REVISIONS:

DRAWN BY: KMB/JC
AVE JOB NUMBER: 22-4016

TITLE SHEET:
FIXTURE FLOOR PLAN

SHEET NUMBER:
A2-0

(T) = TEMPERED

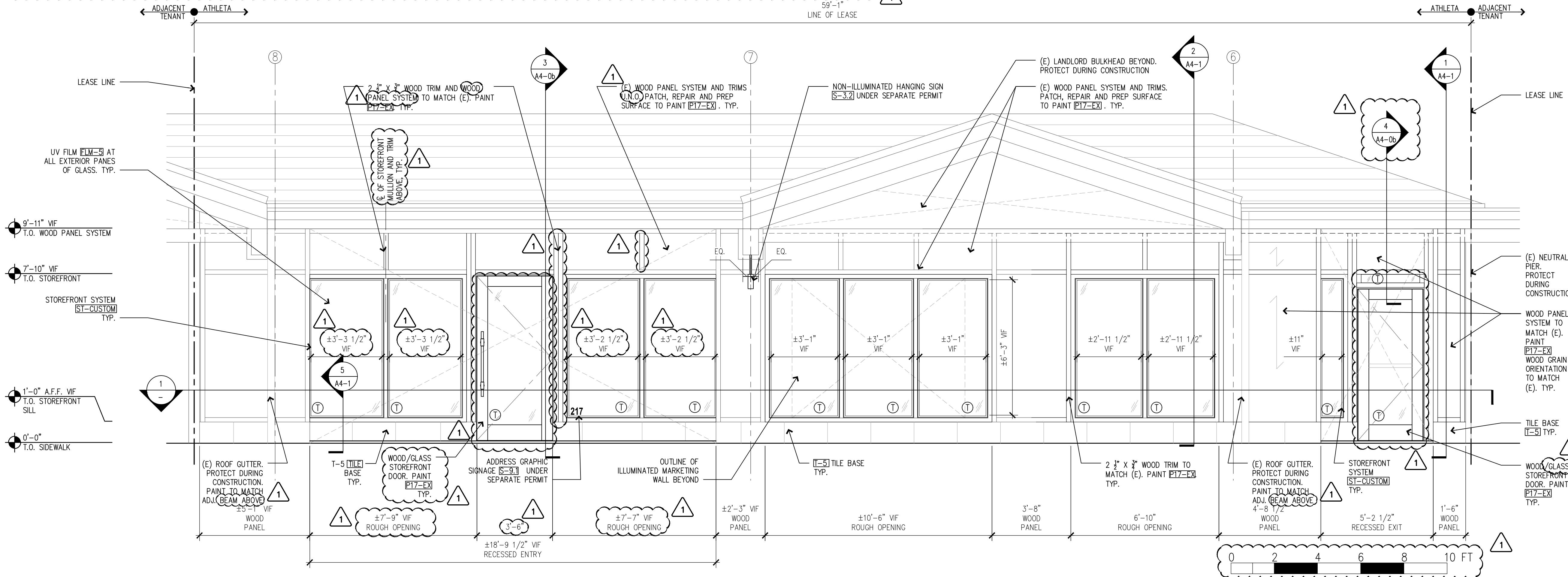
NOTE: GC TO LEAVE ALL (E) MALL COMMON UTILITIES/ELEMENTS AS-IS. PROTECT DURING CONSTRUCTION, TYP.

NOTE: GC TO SAND ALL JOINTS IN WOOD PANEL, SMOOTH AND HIDE SEAMS. TYP. PAINT TO LEVEL 5 FINISH

NOTE: (N) WOOD PANEL SYSTEM AND TRIMS TO MATCH (E) SPECIFICATION FOR EXTERIOR GRADE APPLICATION. GC TO PATCH/REPAIR/FILL/SAND ALL EXPOSED CONSTRUCTION SEAMS ON PANELING AND TRIMS TO CREATE FLUSH, INVISIBLE JOINTS AND AN OVERALL SMOOTH SURFACE. GC TO USE FULL SHEETS OF MATERIAL AND LOCATE SEAMS BEHIND TRIMS WHERE POSSIBLE. GC TO PREPARE ALL WOOD PANELS AND TRIMS AS REQUIRED PER MANUFACTURER'S PREP GUIDELINE FOR NEW PAINT APPLICATION WHERE INDICATED

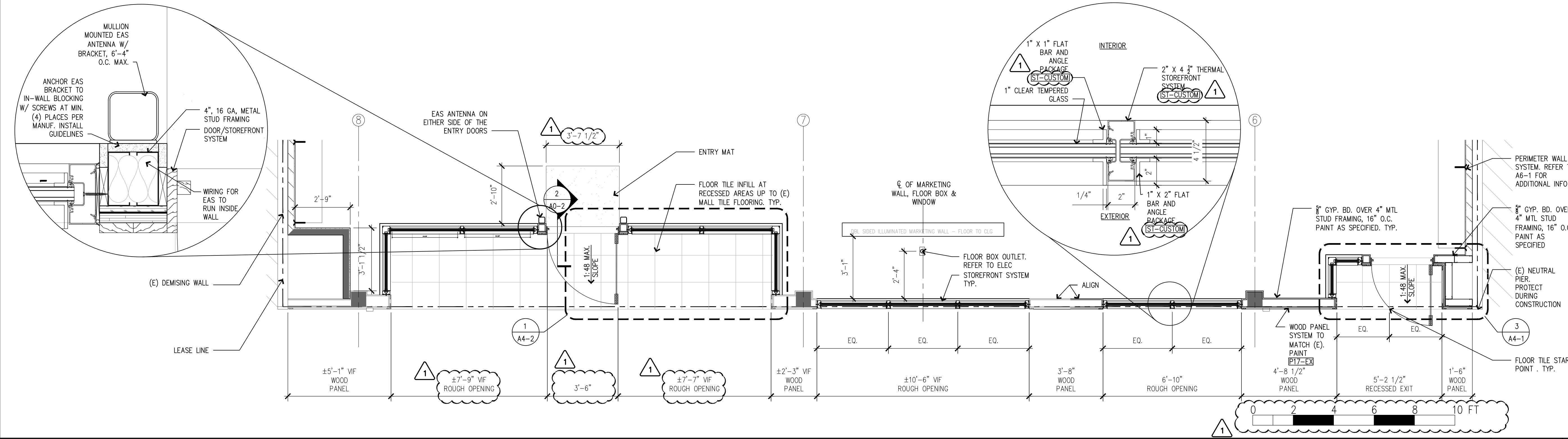
CODE	ITEM	DESCRIPTION	FURNISHED BY	INSTALLED BY	KEY NOTES	SUBMITAL REV'D BY	COMMENTS
ST-CUSTOM	ALUMINUM STOREFRONT SYSTEM	APF-F2000T W/ FLAT BAR AND ANGLE PACKAGE, CENTER GLAZED ALUMINUM STOREFRONT SYSTEM, COLOR: #0070PC DARK BRONZE, ALUMINUM WITH FLUOROPOLYMER COATING AAMA 2604, STOCK LENGTH	0	G	6	ARCH	1" CLEAR TEMPERED GLAZING BY GC TO MEET CURRENT ENERGY CODE
	STOREFRONT ENTRY DOORS	WOOD STOREFRONT ENTRY DOORS 3'-6"W x 7'-8"H AND 3'-0"W x 7'-0"H VIF; COLOR: PAINTED AS INDICATED ON A4-0a	G	G	11	ARCH	1" CLEAR TEMPERED GLAZING AND HARDWARE BY GC

[P17-EX] = BENJAMIN MOORE: CEMENT GRAY #2112-60



STOREFRONT ELEVATION

SCALE 3/8" = 1'-0" 2



ENLARGED STOREFRONT PLAN

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

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APPROVED

12/19/2022

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

PROFESSIONAL STAMP:

CHIPMAN DESIGN ARCHITECTURE INC.
JONAH CHIPMAN ARCHITECT
1700 S. FLORENCE ST.
FIRST FLOOR EAST
P.O. BOX 11000
SAN FRANCISCO, CA 94116
PHONE 415.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF CARMEL-BY-THE-SEA, CA RELATING TO STRUCTURES AND BUILDINGS.

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FEASIBILITY ISSUE: 07/08/22
PERMIT & BID ISSUE: 08/26/22

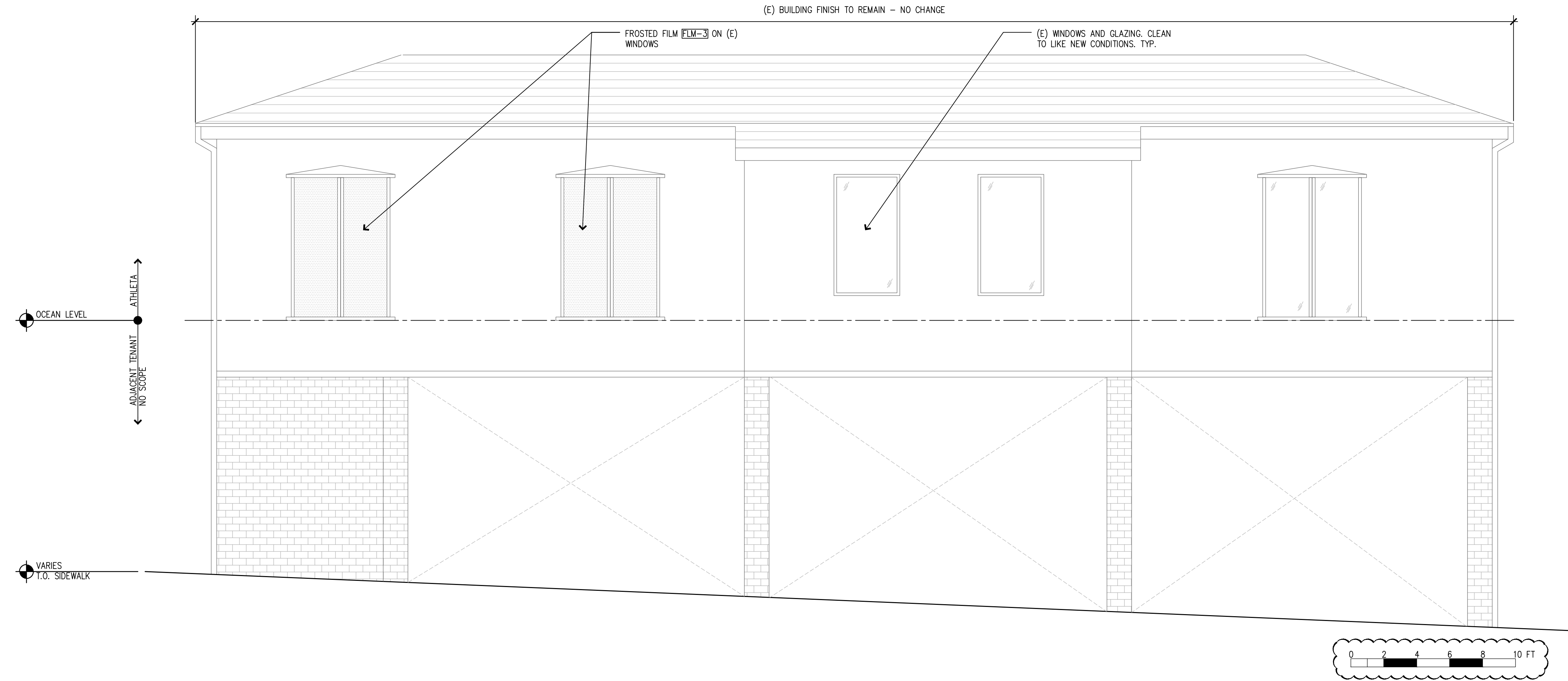
REVISIONS:

DRAWN BY: KMB/JC
A/E JOB NUMBER: 22-4016

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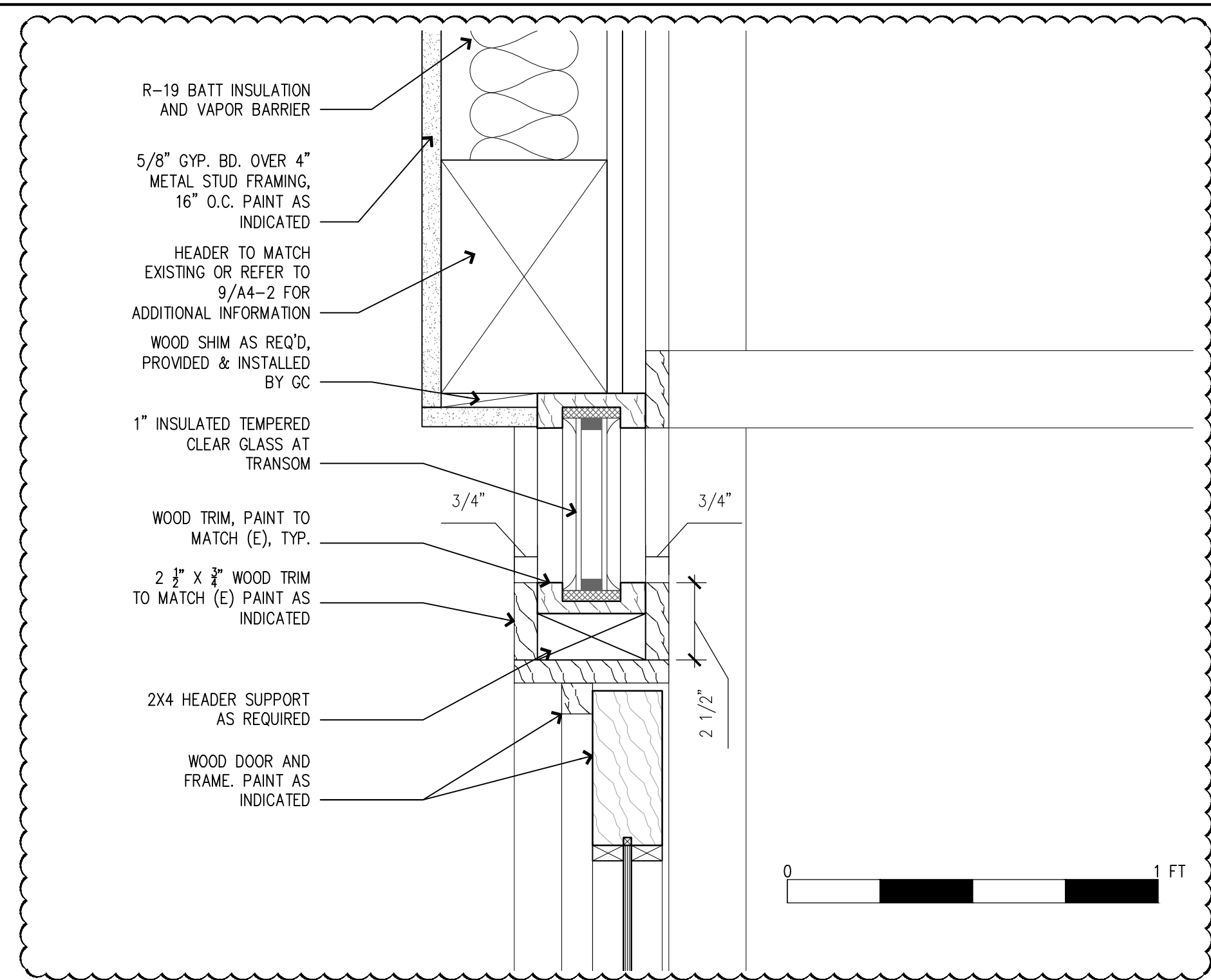
STOREFRONT ELEVATION AND ENLARGED STOREFRONT PLAN

SHEET NUMBER: A4-0a



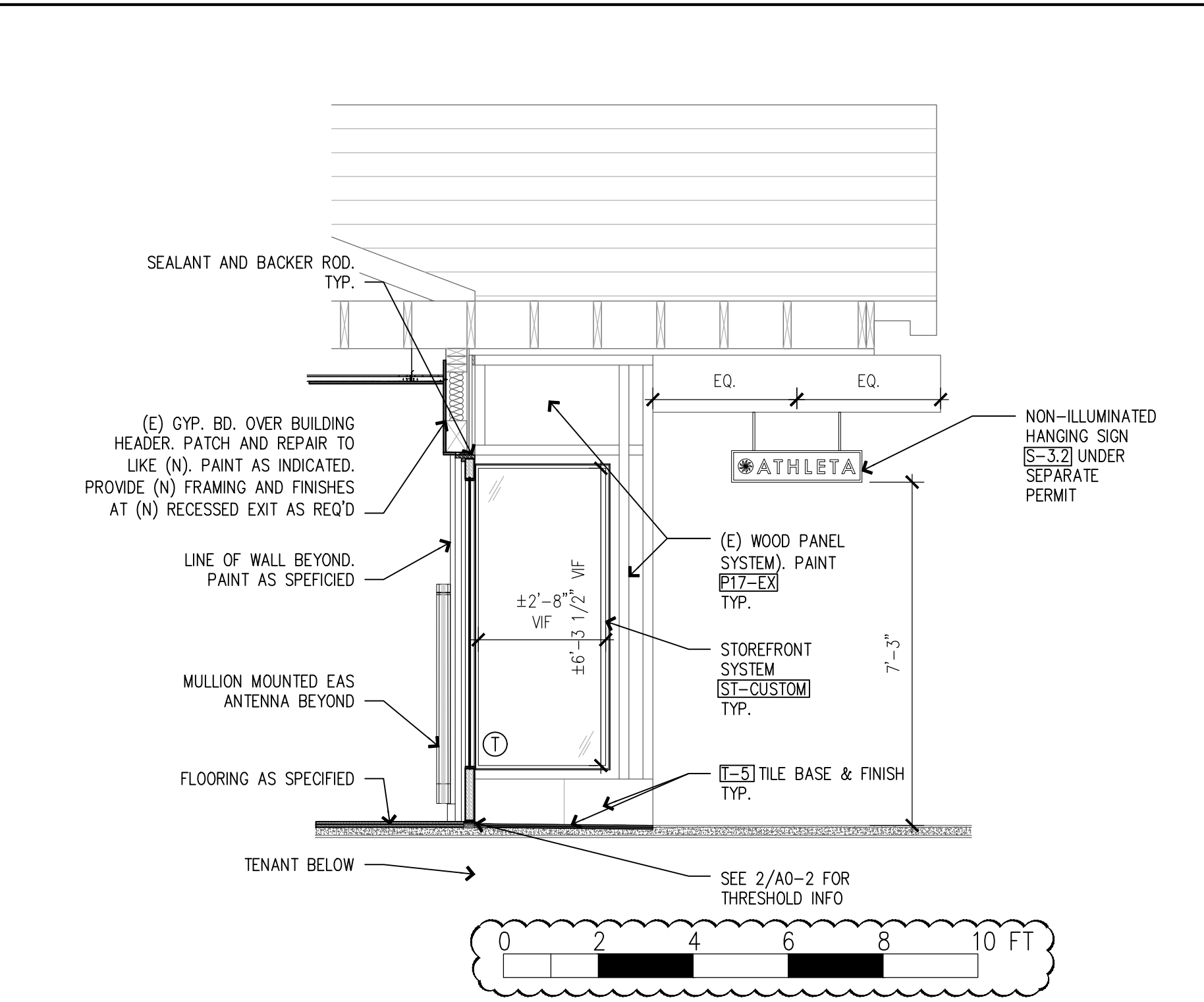
STOREFRONT ELEVATION

SCALE
1/4" = 1'-0" 2



TRANSOM SECTION

SCALE
3" = 1'-0" 4



STOREFRONT ELEVATION

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

SIGNAGE VENDOR TO PROVIDE (1) [S-11.1 CUSTOM] PANEL AT PYLON SIGN PER LANDLORD/JURISDICTION SIGN CRITERIA. VENDOR TO COORDINATE WITH LANDLORD FOR SIZE AND LOCATION



PYLON SIGN - OCEAN AVE (COURTYARD LEVEL)

SCALE
- 1

PROFESSIONAL STAMP:

CD CHIPMAN DESIGN ARCHITECTURE INC. JONAH CHIPMAN ARCHITECT
1100 S FOLSOM AVE
FIRST FLOOR EAST
SAN FRANCISCO, CA 94105
PHONE 415.779.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF CARMEL-BY-THE-SEA, CA RELATING TO STRUCTURES AND BUILDINGS.

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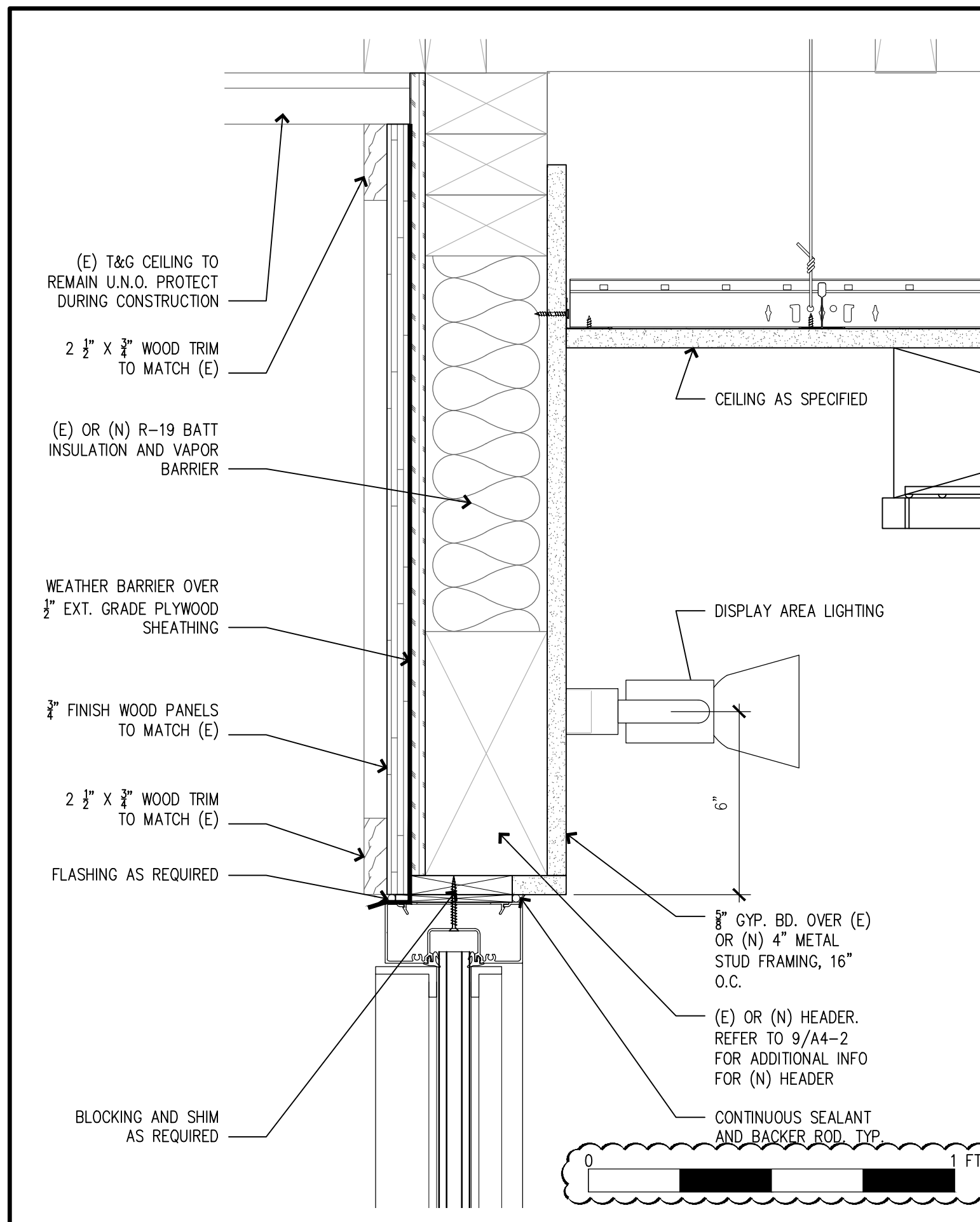
FEASIBILITY ISSUE: 07/08/22
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REVISIONS:

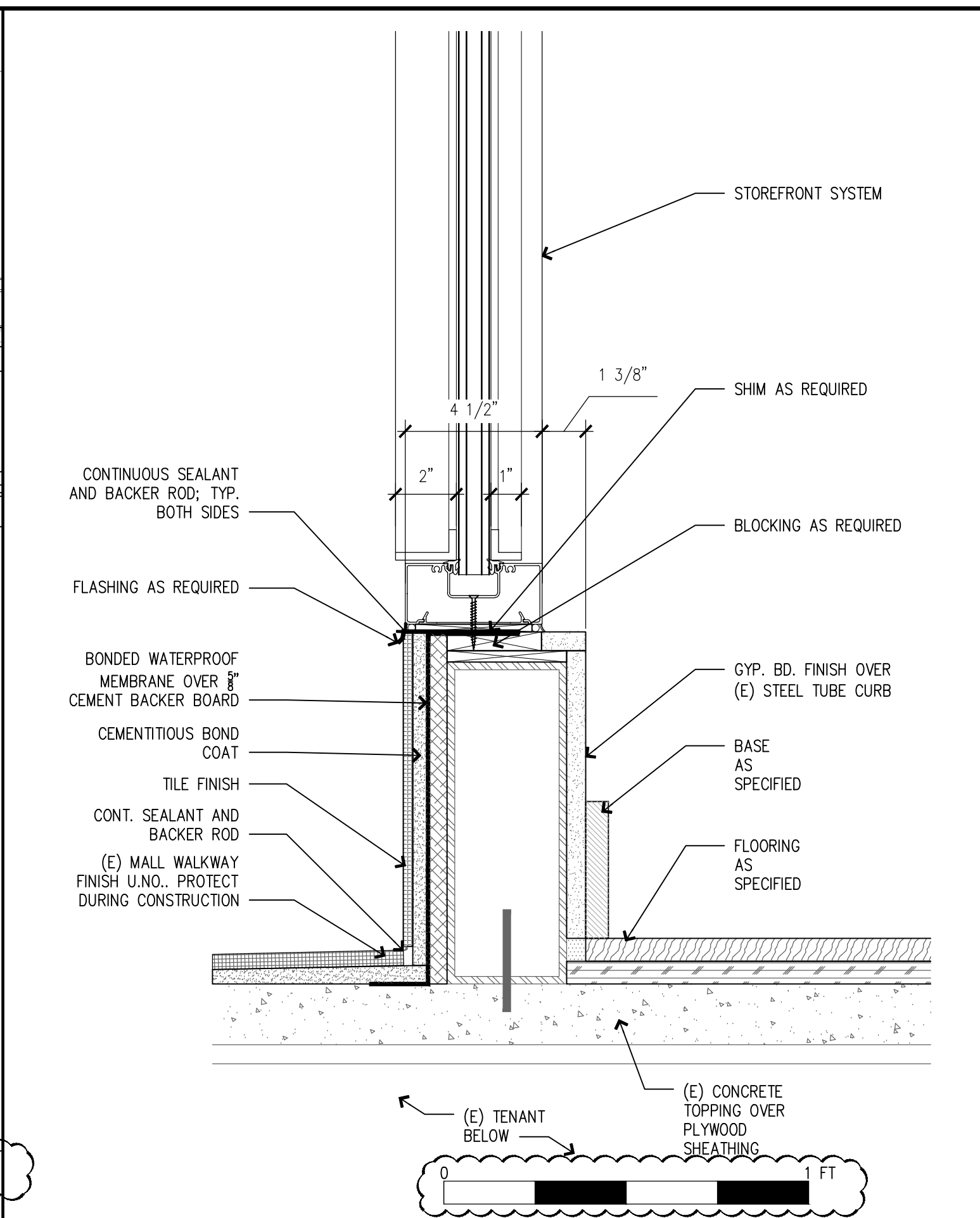
DRAWN BY: KMB/JC
AVE JOB NUMBER: 22-4016

TITLE SHEET:
STOREFRONT ELEVATIONS

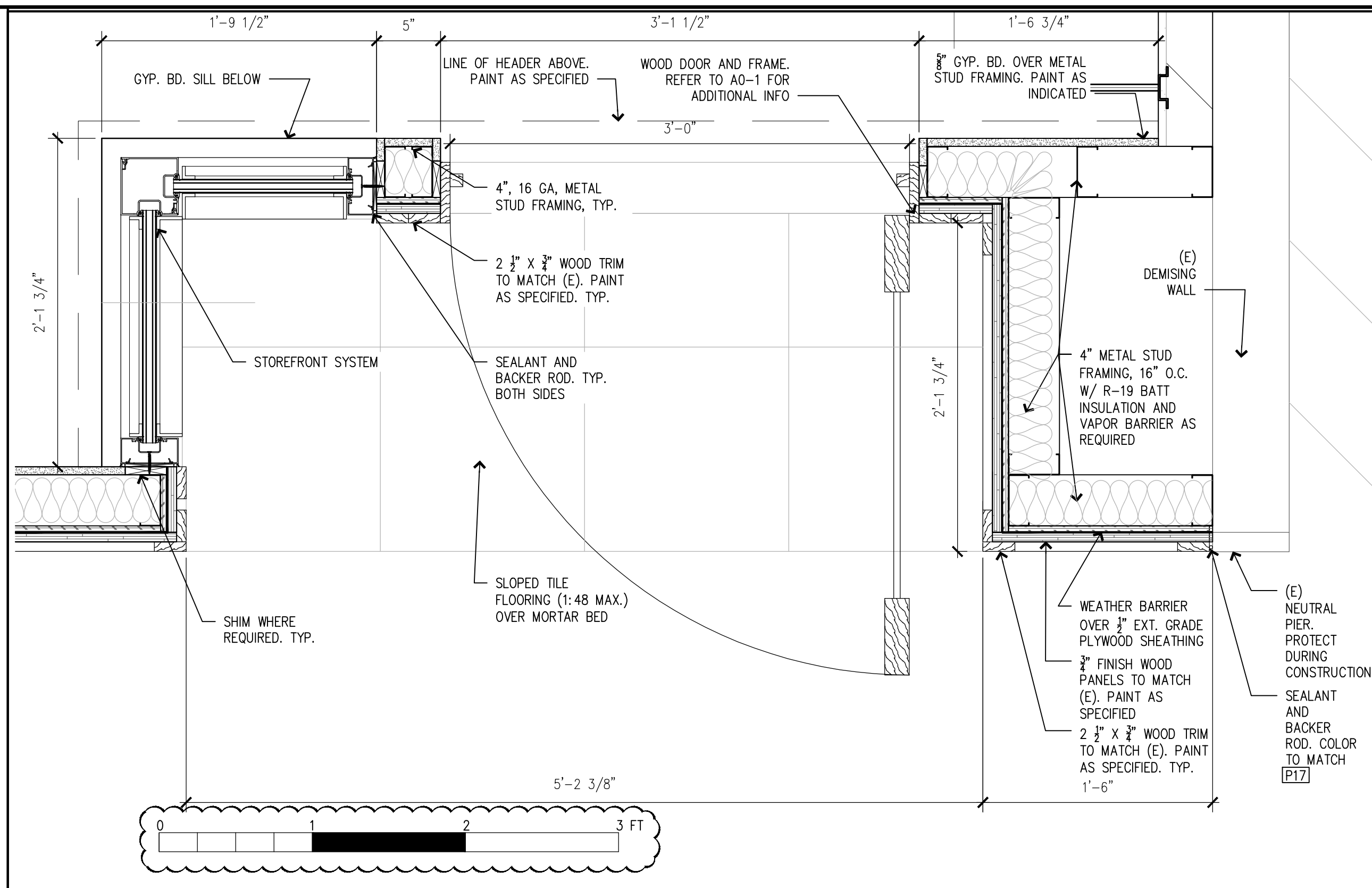
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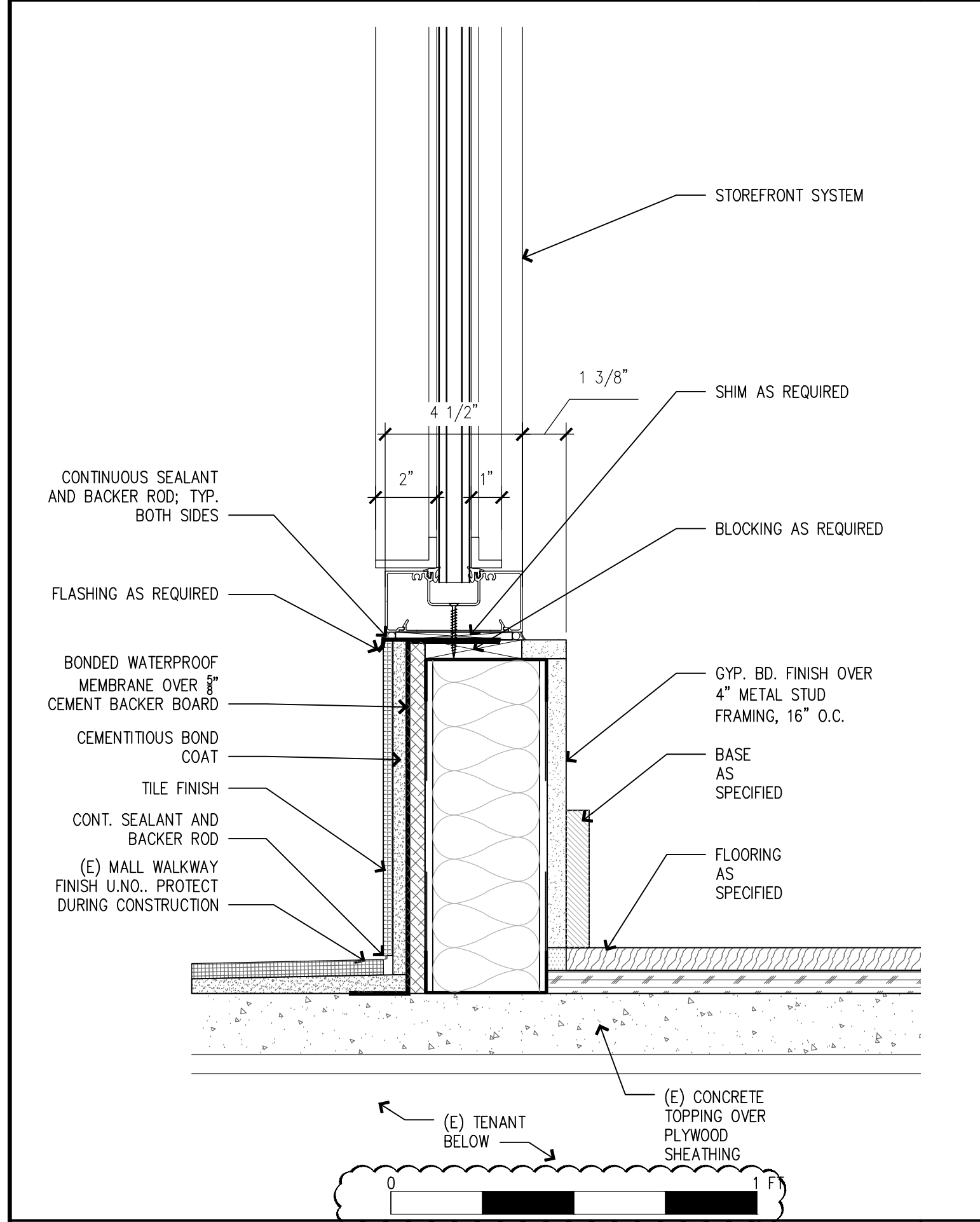
STOREFRONT HEADER SECTION SCALE 3" = 1'-0" 7



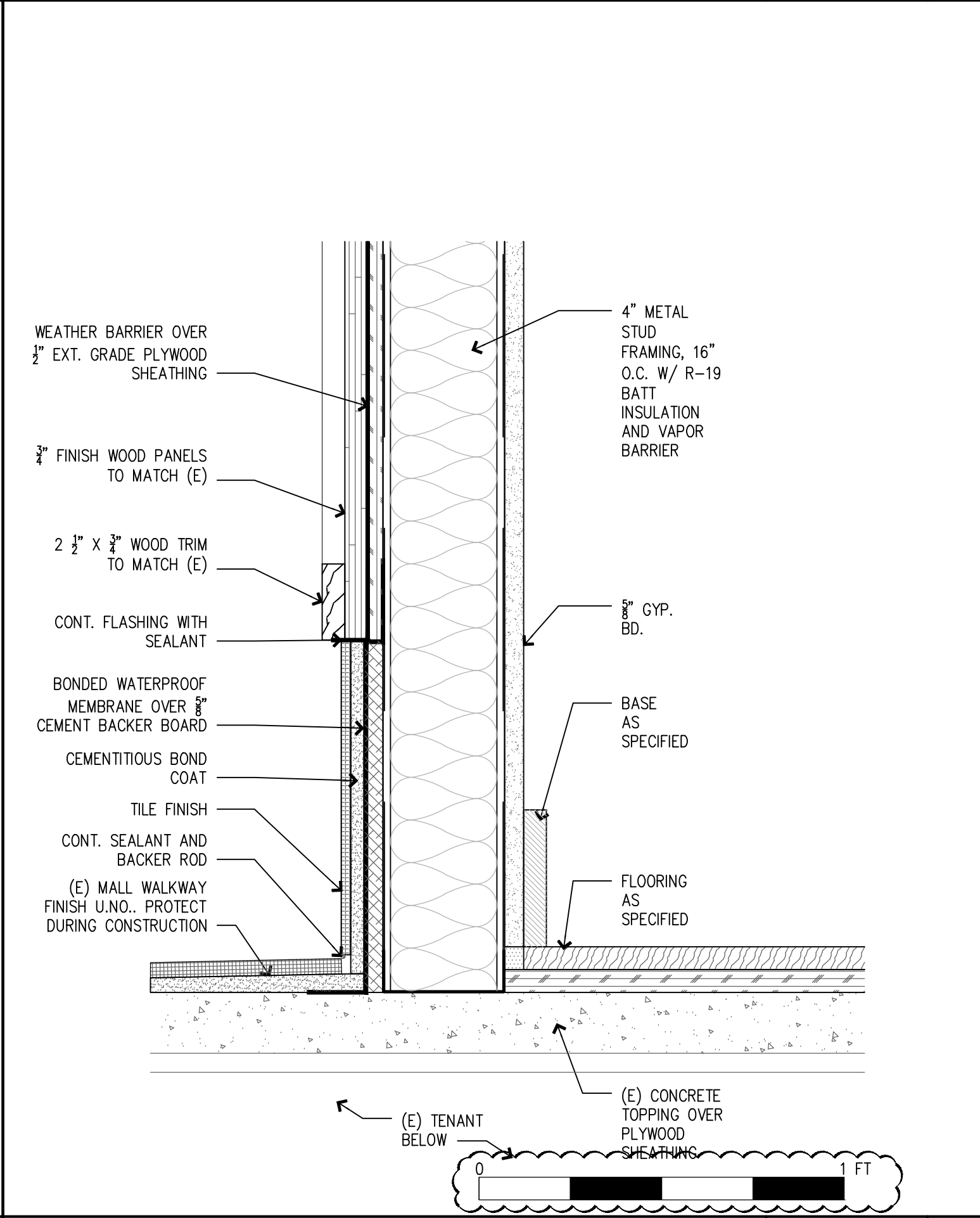
STOREFRONT SILL SECTION SCALE 3" = 1'-0" 5



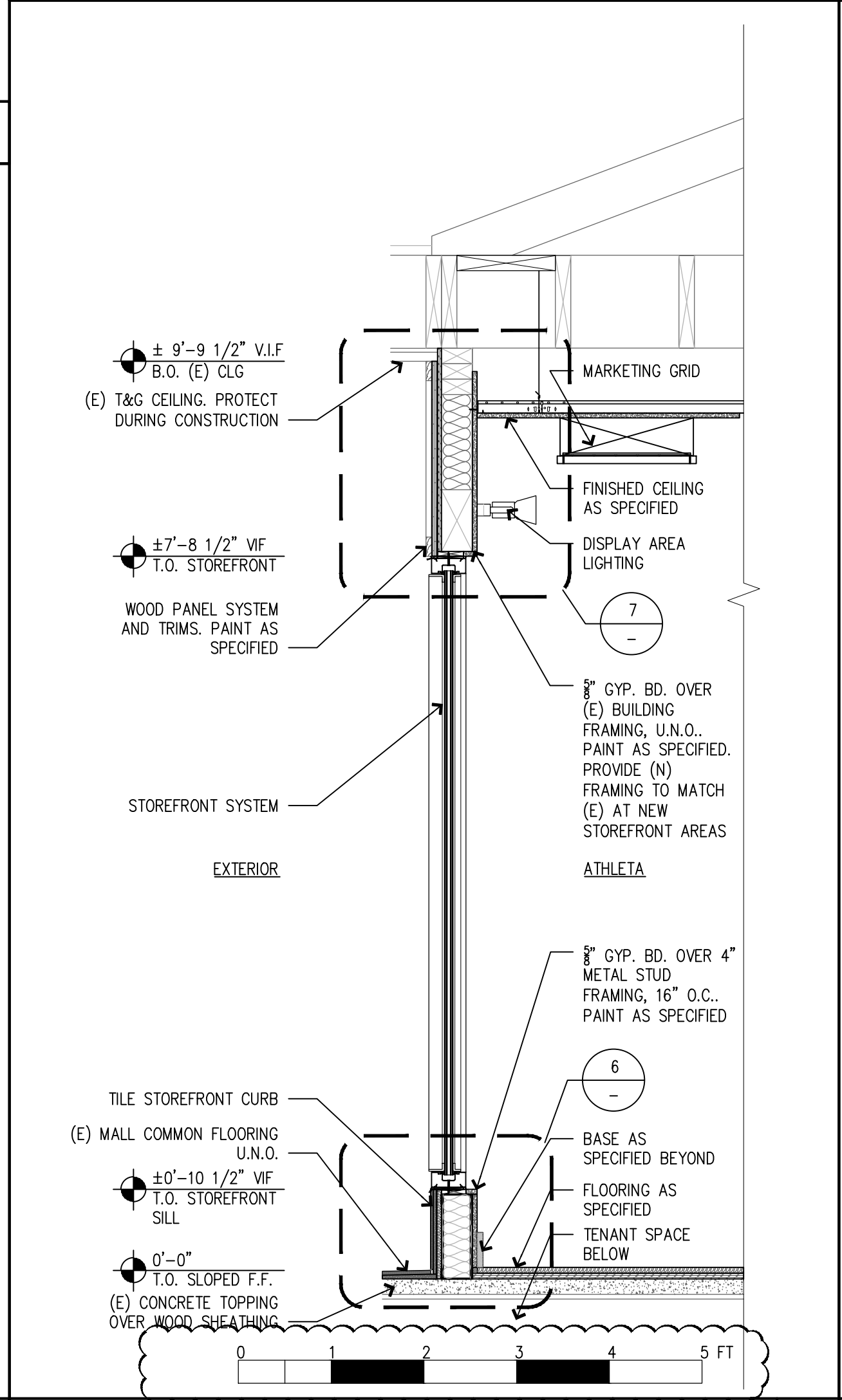
ENLARGED RECESSED EXIT PLAN SCALE 1 1/2" = 1'-0" 3



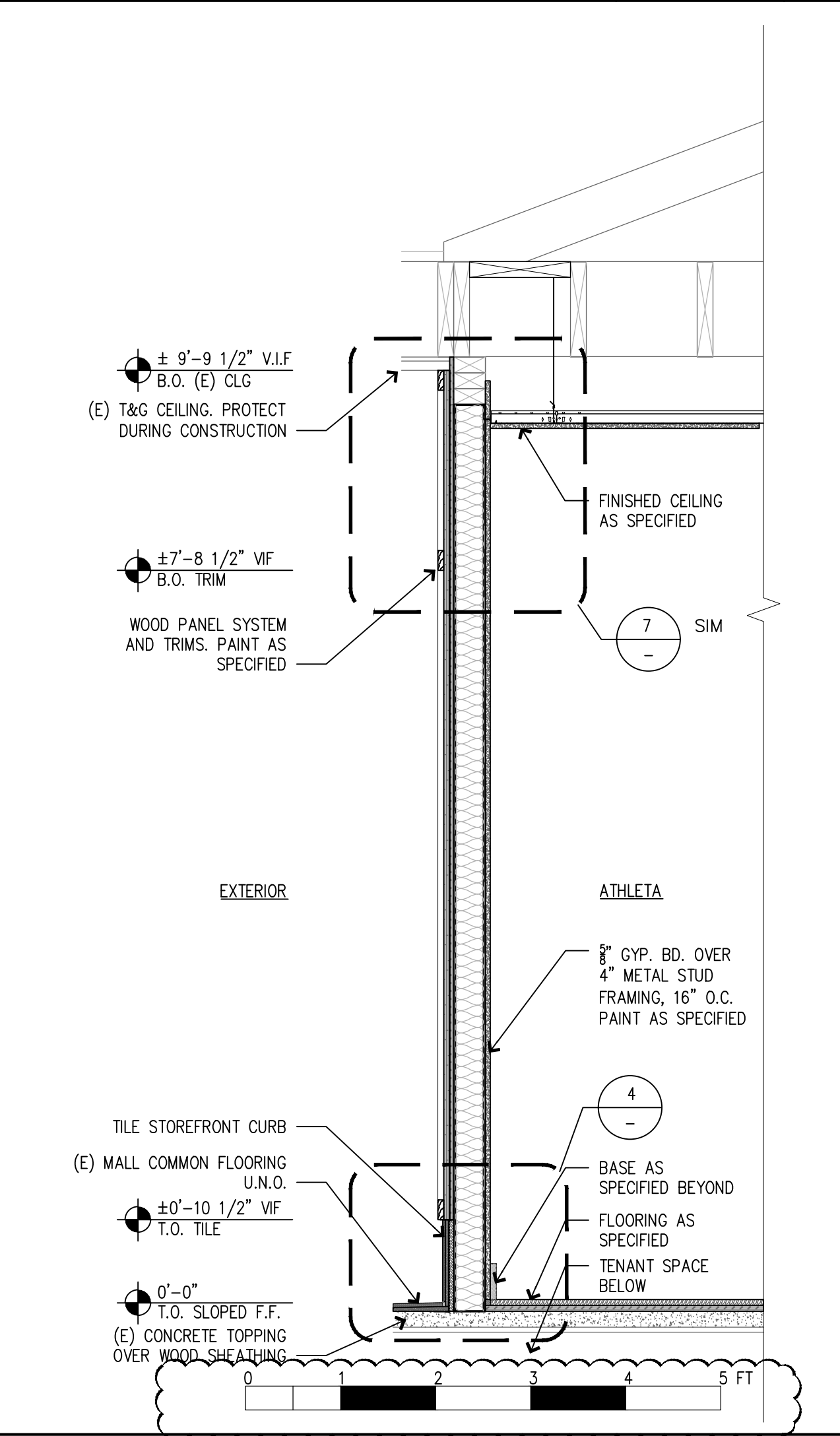
STOREFRONT SILL SECTION SCALE 3" = 1'-0" 6



PILASTER BASE SECTION SCALE 3" = 1'-0" 4



STOREFRONT SECTION AT GLAZING SCALE 3/4" = 1'-0" 2



STOREFRONT SECTION AT PILASTER SCALE 3/4" = 1'-0" 1

NEW STORE
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 GAP INC.
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 2 FOLSOM STREET
 SAN FRANCISCO, CA 94105

ORACLE ID: 143625
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 STORE LOCATION: CARMEL PLAZA
 OCEAN AVENUE & MISSION ST
 SUITE 217
 CARMEL-BY-THE-SEA, CA 93921

DESIGN TYPE: DERBY A
 GENERATION: 22Q34
 PROTOTYPE DATE: 3/01/2022
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CONSULTANT INFO:

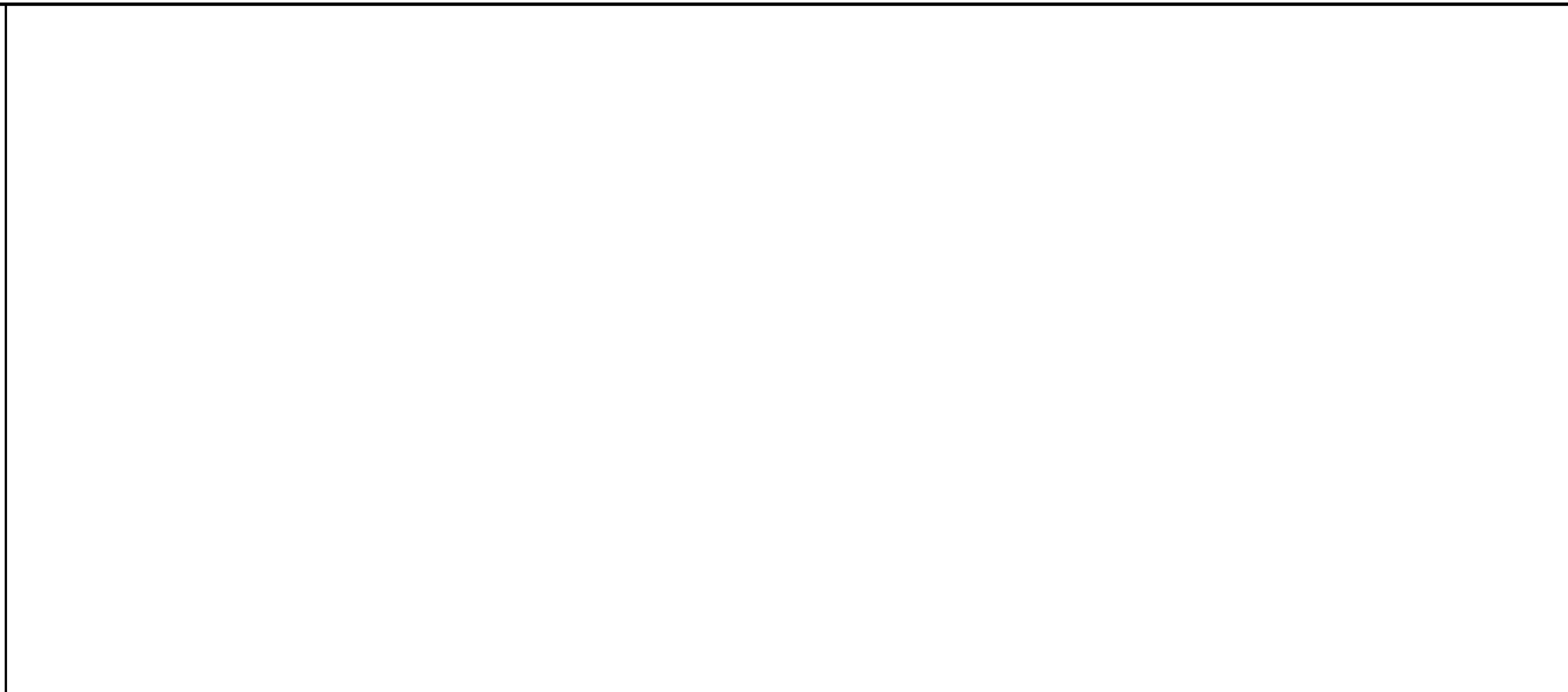
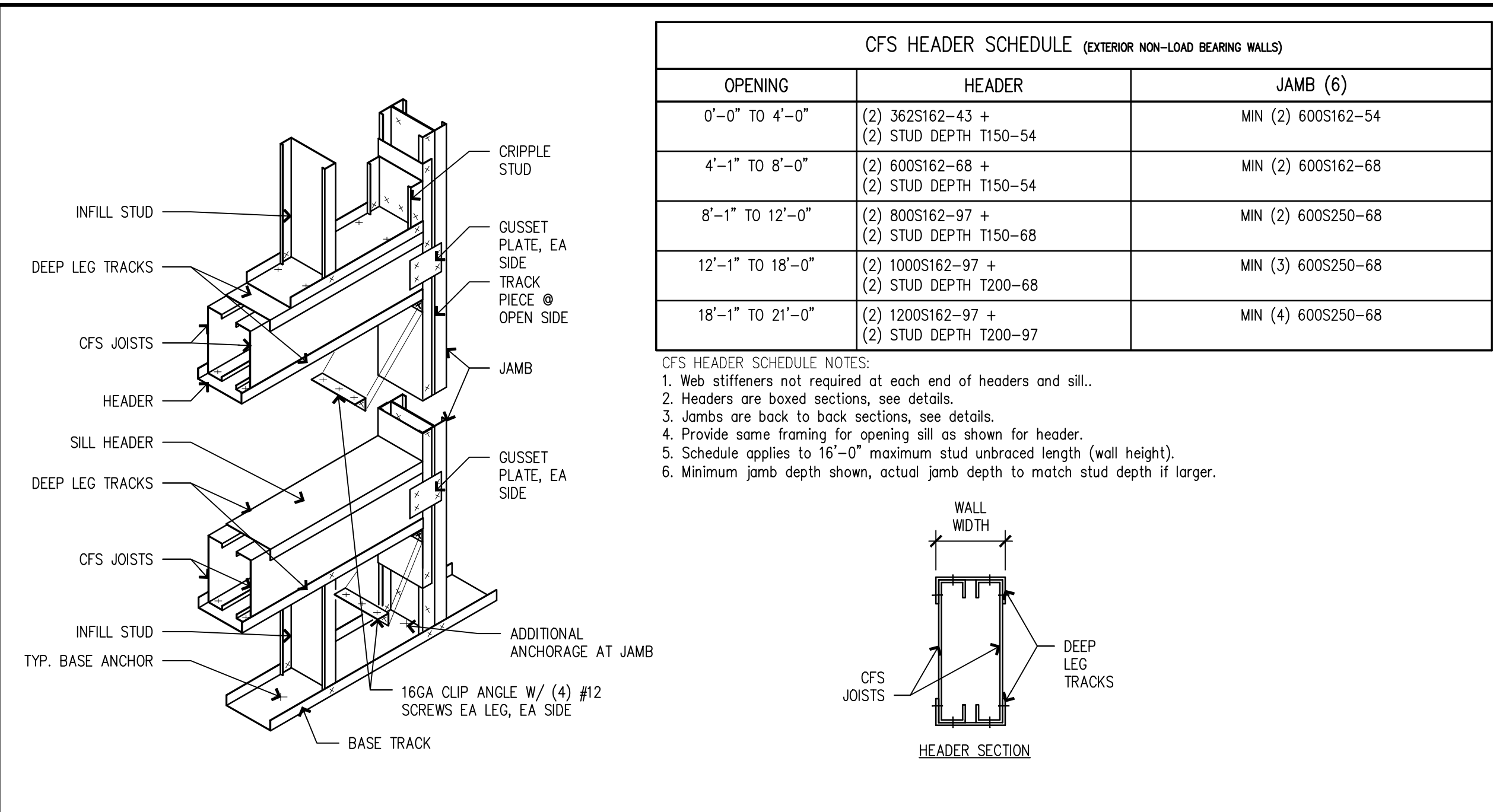
APPROVED
 12/19/2022
 City of Carmel-by-the-Sea
 Planning & Building Dept.

PROFESSIONAL STAMP:
CHIPMAN DESIGN
 ARCHITECTURE INC.
 1305 S. FOLSON AVE.
 FIRST FLOOR EAST
 FRESNO, CA 93701
 PHONE 517.298.6900

ISSUE TYPE:
 FEASIBILITY ISSUE: 07/08/22
 PERMIT & BID ISSUE: 08/26/22

REVISIONS:

DRAWN BY: KMB/JC
 A/E JOB NUMBER: 22-4016
 TITLE SHEET:
 STOREFRONT SECTIONS AND DETAILS
 SHEET NUMBER: A4-1



NEW STORE

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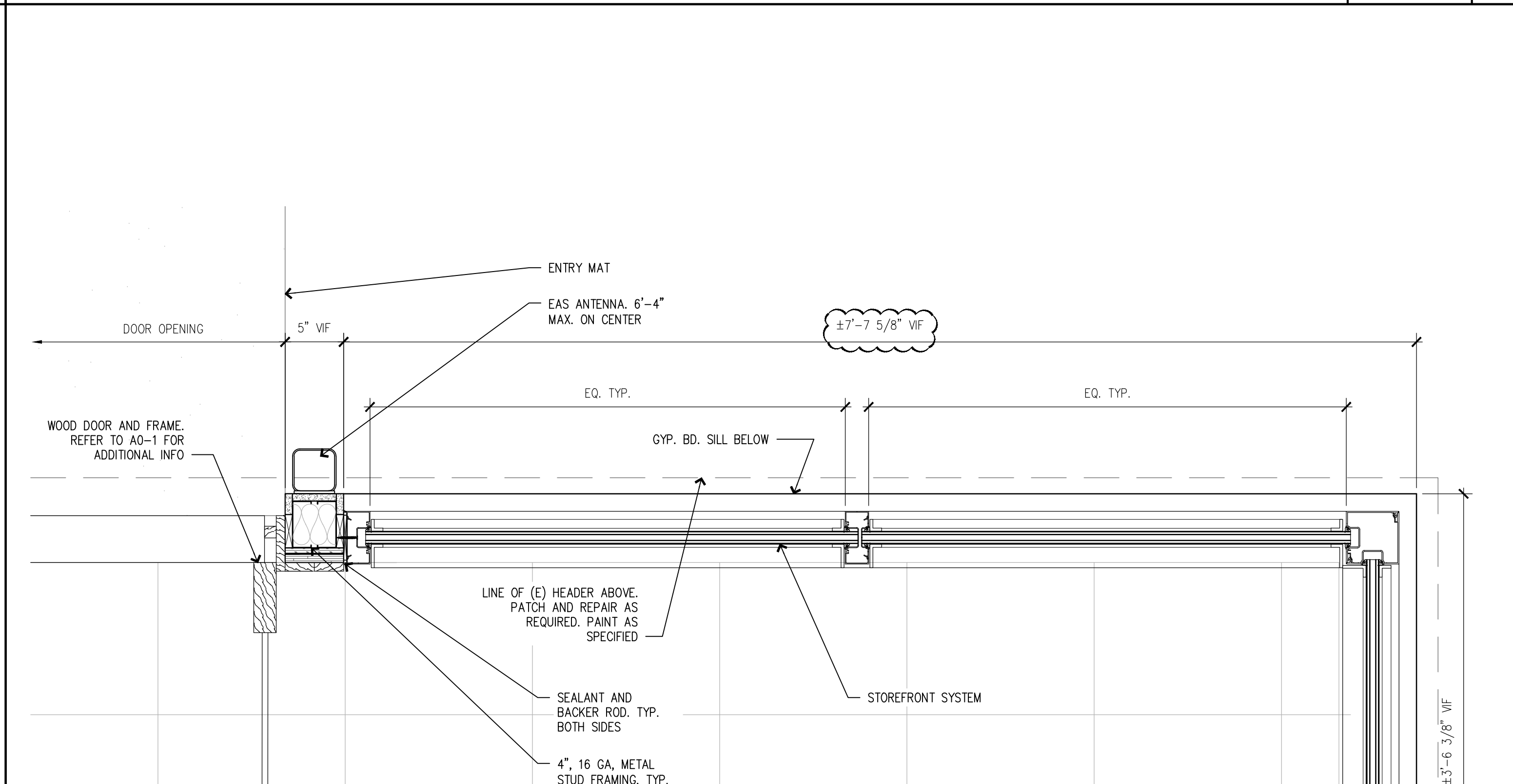
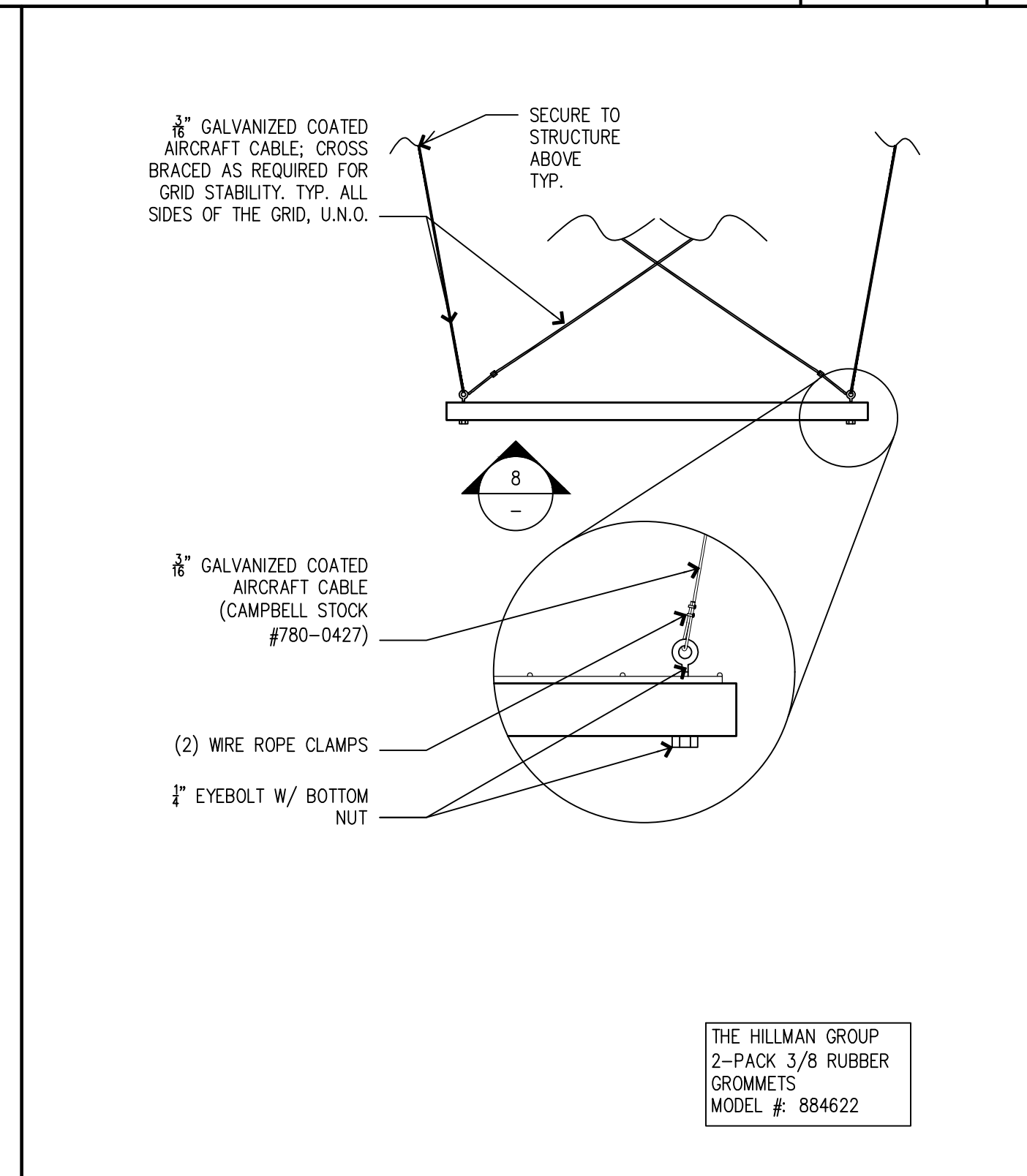
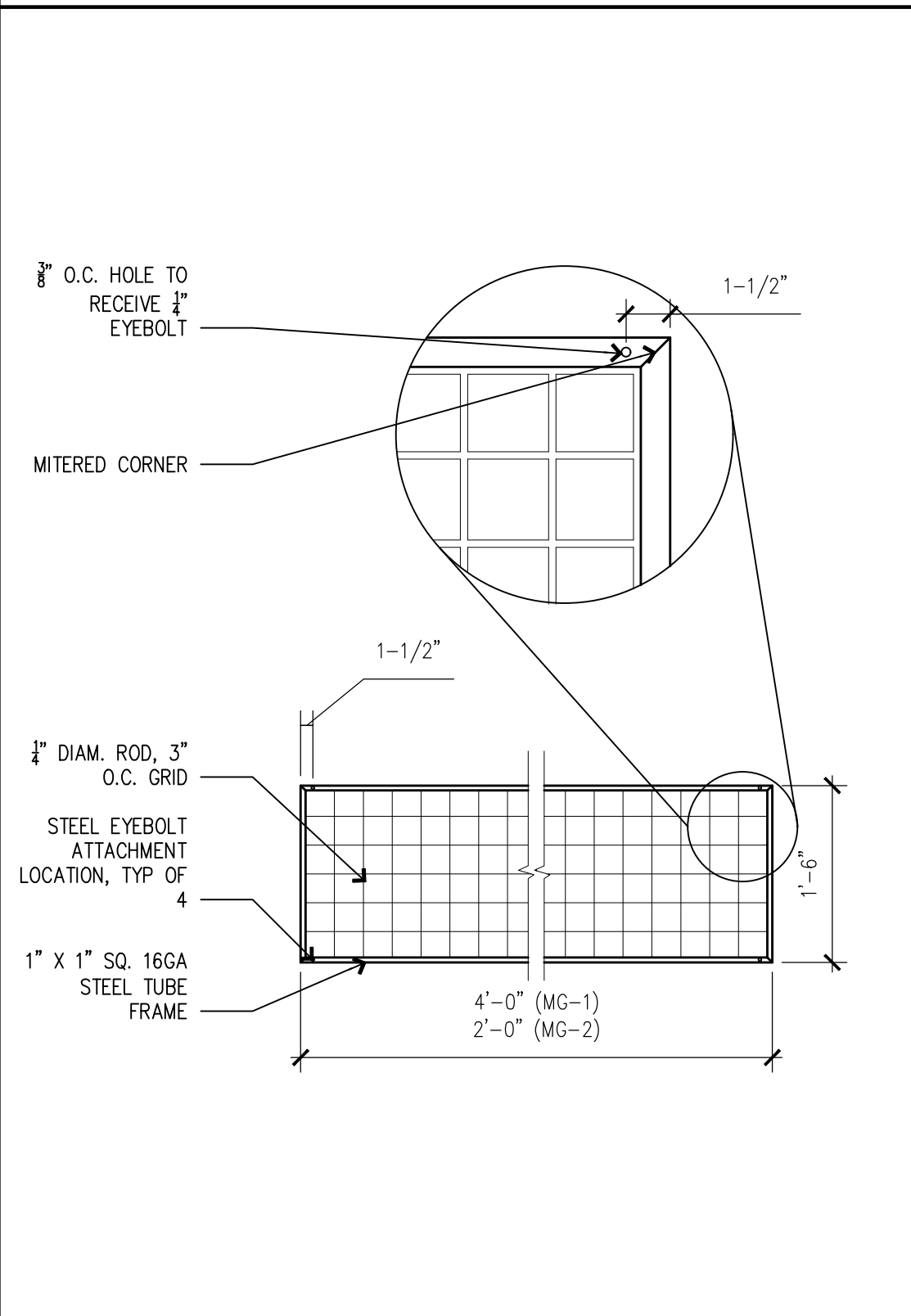
ORACLE ID: 143625
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 CARMEL-BY-THE-SEA, CA 93921

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 GENERATION: 22Q34
 PROTOTYPE DATE: 3/01/2022
 OPENING: 2023

CONSULTANT INFO:

STUD HEADER DETAIL SCALE 9 NOT USED

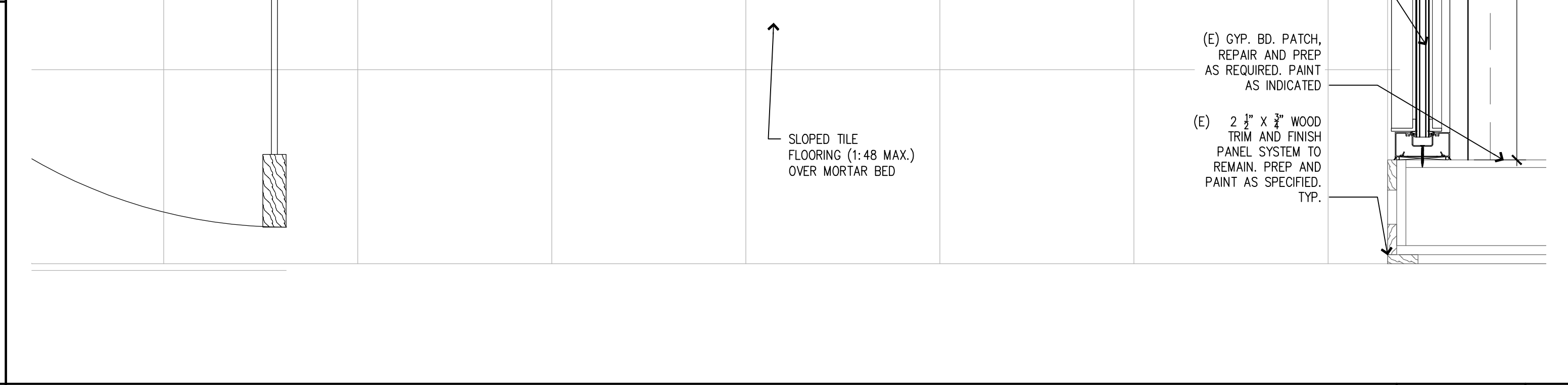
SCALE 2



MARKETING GRID DETAIL SCALE 3/4" = 1'-0" 8

MARKETING GRID DETAIL SCALE 3/4" = 1'-0" 7

ENLARGED STOREFRONT REFLECTED CEILING PLAN SCALE 1/2" = 1'-0" 6



ENLARGED STOREFRONT REFLECTED CEILING PLAN SCALE 1/2" = 1'-0" 6

ENLARGED RECESSED ENTRY PLAN SCALE 1 1/2" = 1'-0" 1

APPROVED
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 1300 S FOLSON AVE.
 FIRST FLOOR EAST
 SAN FRANCISCO, CA 94105
 PHONE 415.298.6900

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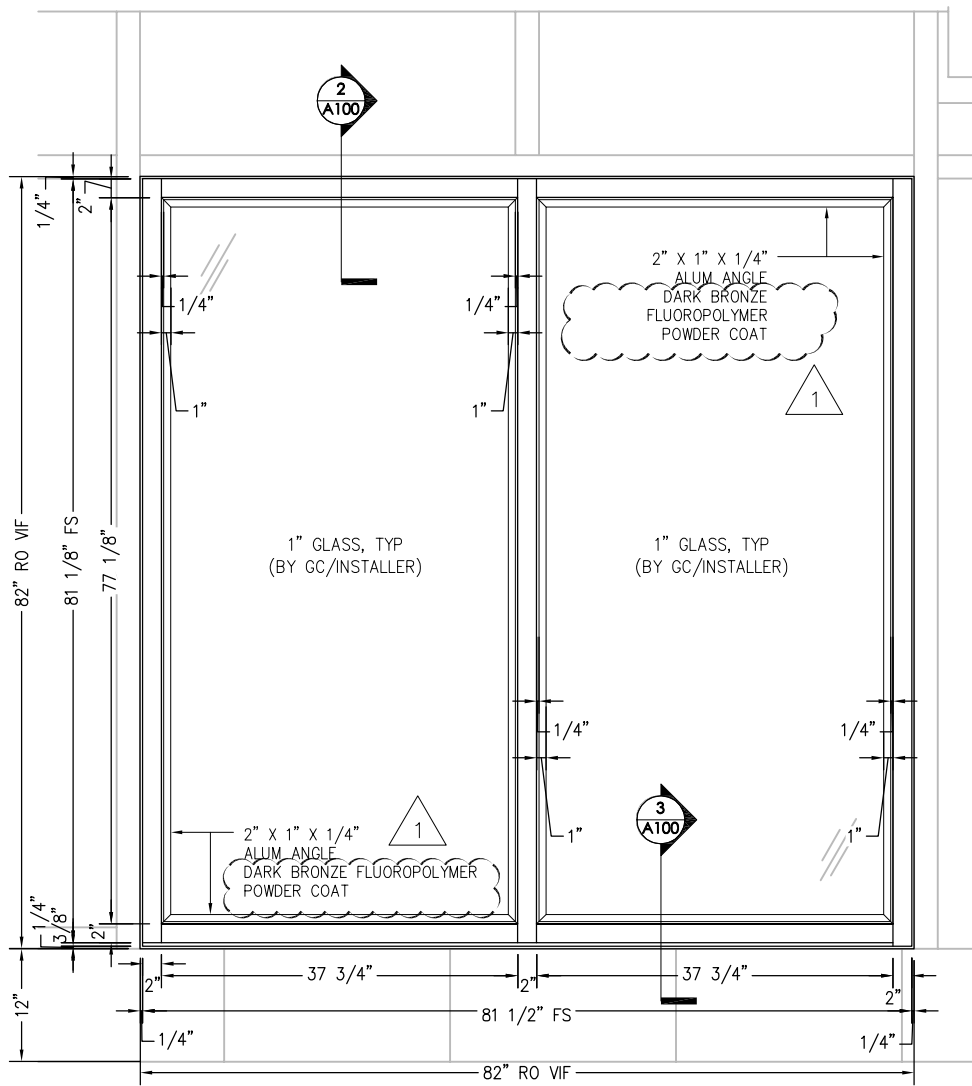
ISSUE TYPE:
 FEASIBILITY ISSUE: 07/08/22
 PERMIT & BID ISSUE: 08/26/22

REVISIONS:

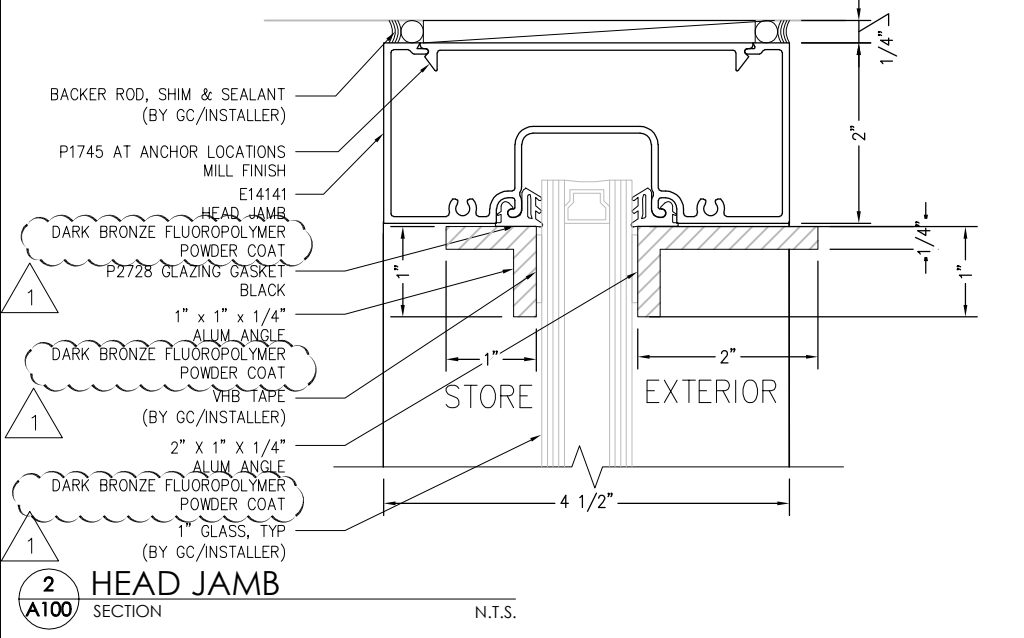
DRAWN BY: KMB/JC
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TITLE SHEET:
 STOREFRONT SECTIONS AND DETAILS

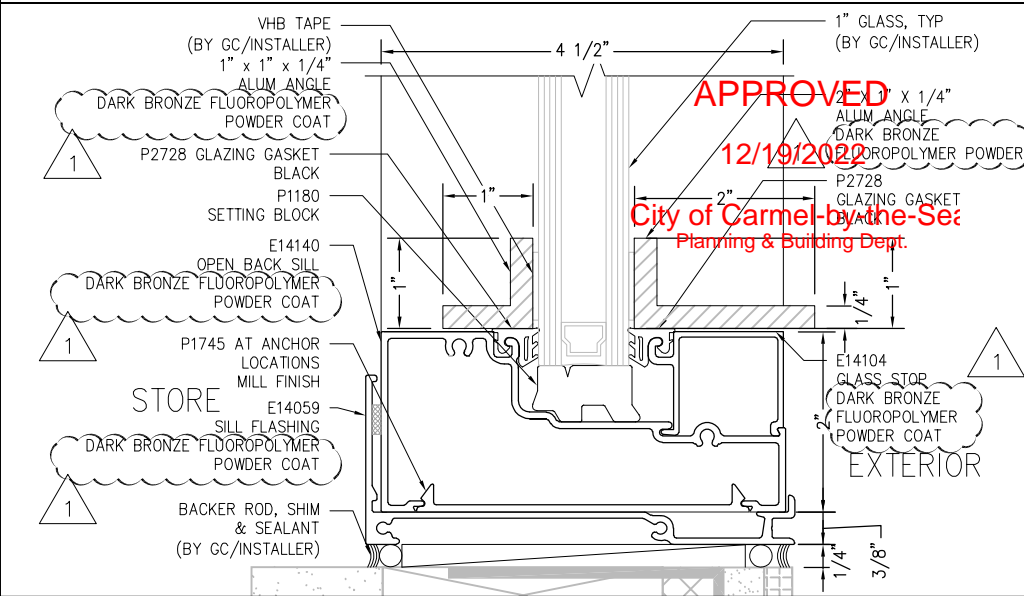
SHEET NUMBER:
 A4-2



1
A100 STOREFRONT
ELEVATION N.T.S.



2
A100 HEAD JAMB
SECTION N.T.S.



3
A100 SILL BASE
SECTION N.T.S.

APPROVED
12/19/2022
City of Carmel-by-the-Sea
Planning & Building Dept.

API RECOMMENDS THAT THIS NOTE APPEAR WITH STOREFRONT ELEVATIONS AND SECTION VIEW DETAILS IN YOUR DRAWINGS

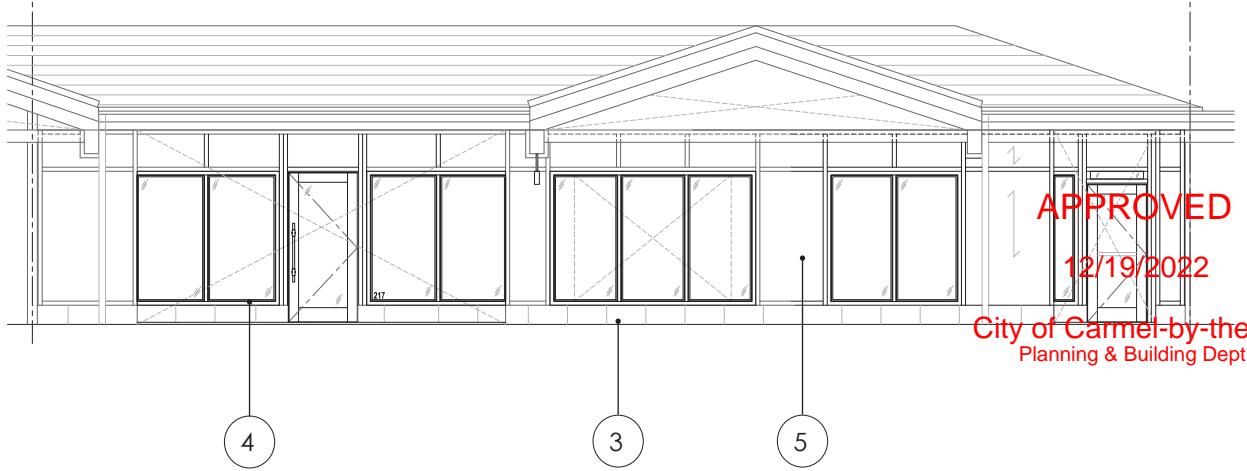
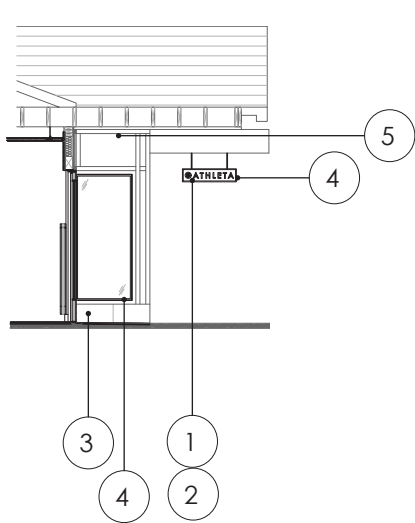
STOREFRONT AND RELATED MATERIALS PROVIDED BY AMERICAN PRODUCTS, INC. (API). NO SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM STORE OWNER/ARCHITECT. API (813)925-0144

Customer: ATHLETA #1000 CARMEL PLAZA			
Assembly: CUSTOM STOREFRONT	REV#:	DATE:	
Drawn By: RACM	1	12/16/2022	
Date: 10/28/2022			
Scale: N.T.S.	Sheet: A100		



AMERICAN PRODUCTS, INC.

AMERICAN PRODUCTS, INC. (API)
 13909 LYNMAR BOULEVARD
 TAMPA, FL. 33626
 PH: (813) 925-0144
 WWW.AMERICANPRODUCTS.COM
 CONTACT: KERRI BEALS

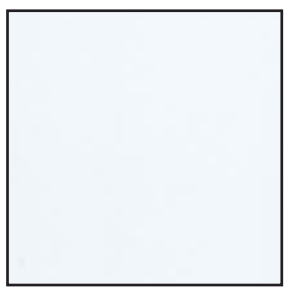


APPROVED
12/19/2022
City of Carmel-by-the-Sea
Planning & Building Dept.

EXTERIOR STOREFRONT ELEVATION



1. SIGNAGE - CHI (BLADES IN CHI)



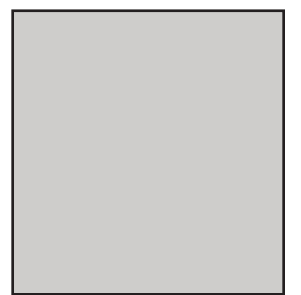
2. SIGNAGE - LETTERS AND CHI (WHITE ACRYLIC)



3. TILE - DATILE HARMONIST - REPOSE #HM35



4. STOREFRONT SYSTEM AND BREAK METAL (DARK BRONZE)



5. EXTERIOR PAINT - P17-EX (BM "CEMENT GRAY")

ATHLETA FINISH MATERIAL SAMPLE BOARD
OCEAN AVENUE & MISSION ST
SUITE #217
CARMEL-BY-THE-SEA, CA 93921