



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 25060

Owner Name: ESPERANZA CARMEL COMMERCIAL LLC

Case Planner: Jacob Olander, Associate Planner

Date Posted: _____

Date Approved:

Project Location: SAN CARLOS BETWEEN 5TH AND 6TH

APN #: 010132010000

BLOCK/LOT: 57/ALL OF LOTS 12 AND 14

Applicant: Joseph Napdo

Project Description: This approval of Design Review application DR 25060 (Esperanza Carmel Commercial, LLC) authorizes the demolition of the exposed aggregate paving and planters, and the construction of new planters and exposed aggregate paving located on San Carlos between 5th Ave and 6th Ave in the Central Commercial (CC) District as depicted in the plans prepared by Esperanza Carmel Commercial, LLC approved by the Planning Commission on April 24, 2025, and stamped approved 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.



FINDINGS AND CONDITIONS

Project: DR 25060 (Esperanza Carmel Commercial, LLC)

Location: San Carlos between 5th Ave and 6th Ave; 010-132-010-000

Date of Action: April 24, 2025

Project Description:

DR 25060 (Esperanza Carmel Commercial, LLC) authorizes the demolition of the exposed aggregate paving and planters, and the construction of new planters and exposed aggregate paving located on San Carlos between 5th Ave and 6th Ave in the Central Commercial (CC) District.

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A.		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate staff's decision-making. Findings checked "yes" may or may not be discussed depending on the issue(s).		
CMC 17.58.060.B Findings for Design Review Approval	YES	NO
Before approving an application for design review in any district, the Director shall find that the final design plans:		
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	
Additional Staff Analysis/Discussion:		
No additional staff analysis.		

ENVIRONMENTAL REVIEW
The California Environmental Quality Act (California Public Resources Code §§ 21000, <i>et seq.</i> , "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, <i>et seq.</i> , the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
Finding: The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.
Additional Staff Analysis/Discussion: The pavement and planters will be demolished and replaced in kind.

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Review application DR 25060 (Esperanza Carmel Commercial, LLC) authorizes the demolition of the exposed aggregate paving and planters, and the construction of new planters and exposed aggregate paving located on San Carlos between 5 th Ave and 6 th Ave in the Central Commercial (CC) District as depicted in the plans prepared by Esperanza Carmel Commercial, LLC approved by the Planning Commission on April 24, 2025, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
5.	<p>Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.</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 incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should</p>

	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.
6.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
7.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
8.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
9.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
10.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <ul style="list-style-type: none"> • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline

	<p>of a protected tree, including the drip lines of trees on neighboring parcels.</p> <ul style="list-style-type: none"> • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
Special Conditions	
11.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
12.	Building Permit Required. Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.

Acknowledgment and acceptance of conditions of approval.

Applicant Signature

Printed Name

Date

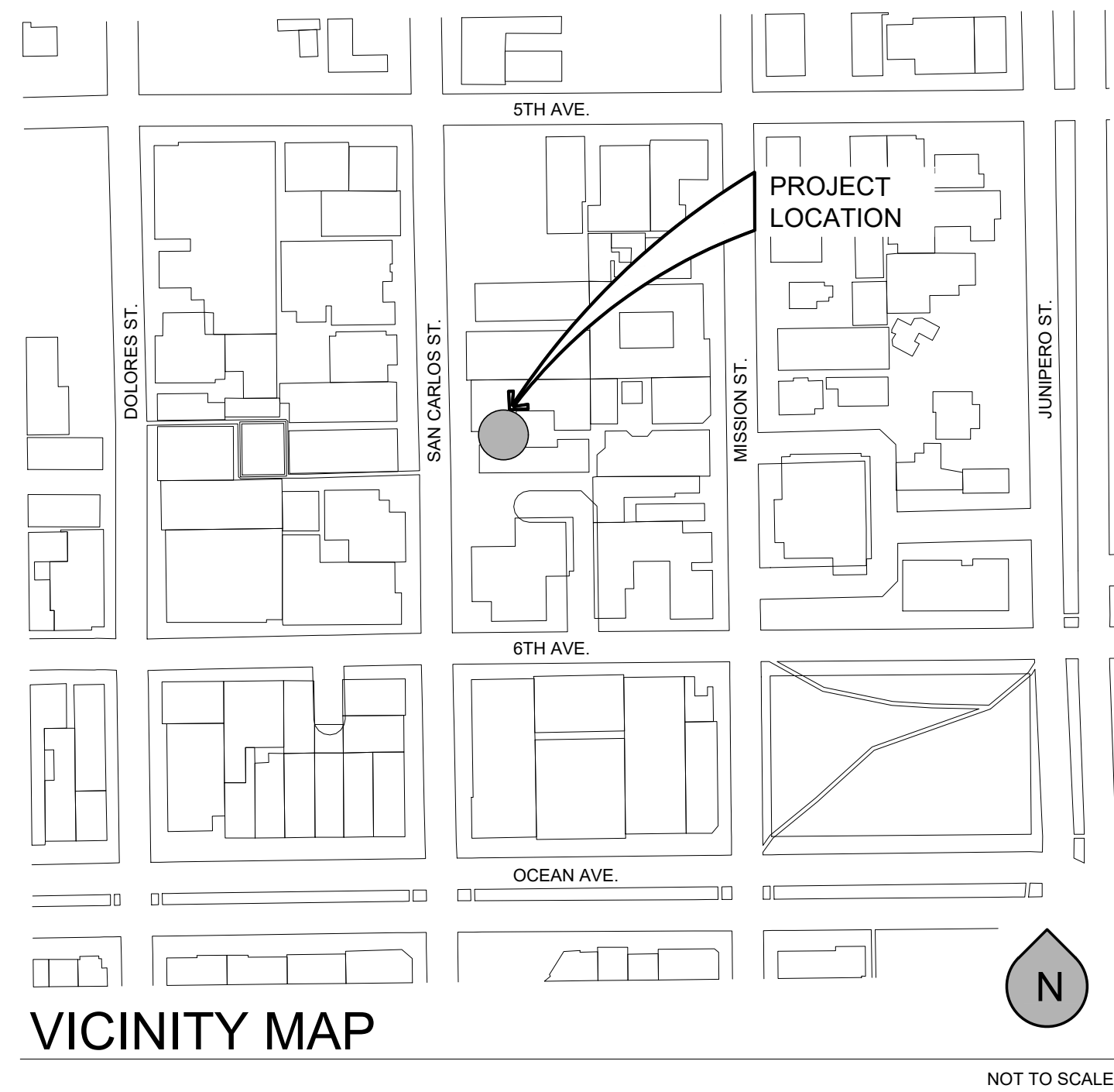
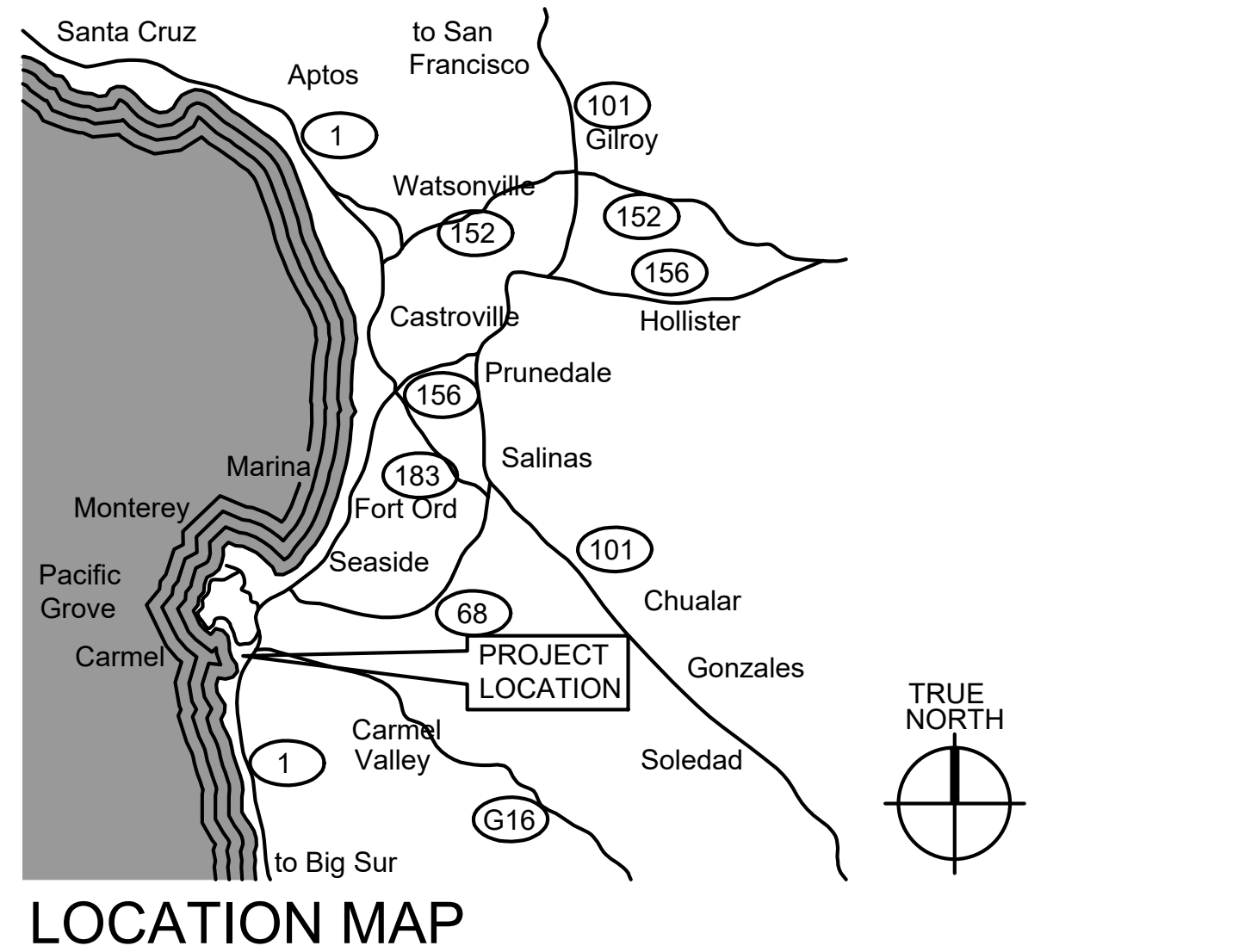
Property Owner Signature

Printed Name

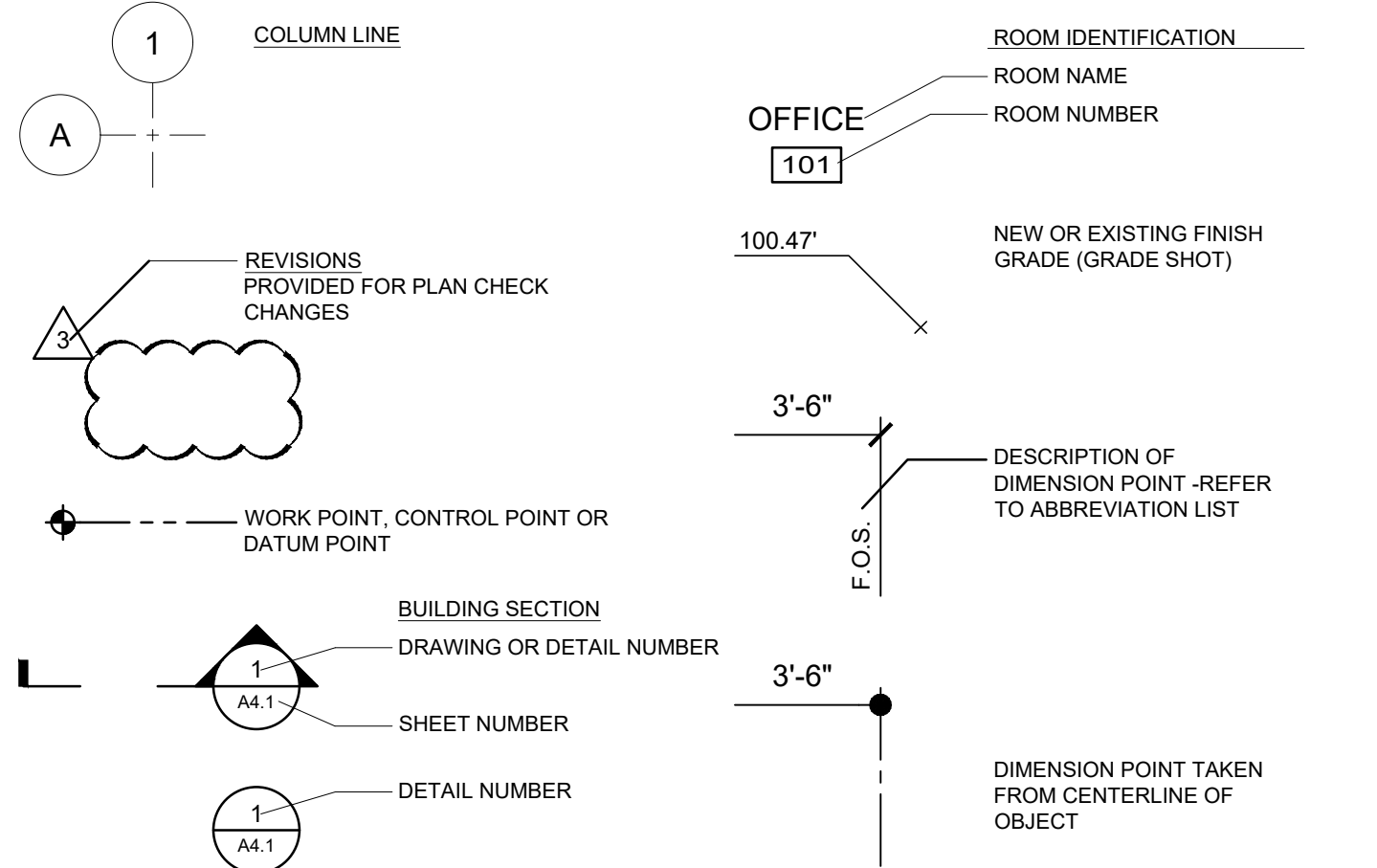
Date

**Approved 4/24/2025
DR 25060 (Esperanza Carmel Commercial, LLC)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner**

PLANTER AND SIGNAGE REPLACEMENT FOR:
SAN CARLOS SQUARE
SAN CARLOS BETWEEN 5TH AND 6TH, BLOCK 57 LOTS 12 AND 14
CARMEL, CA 93921



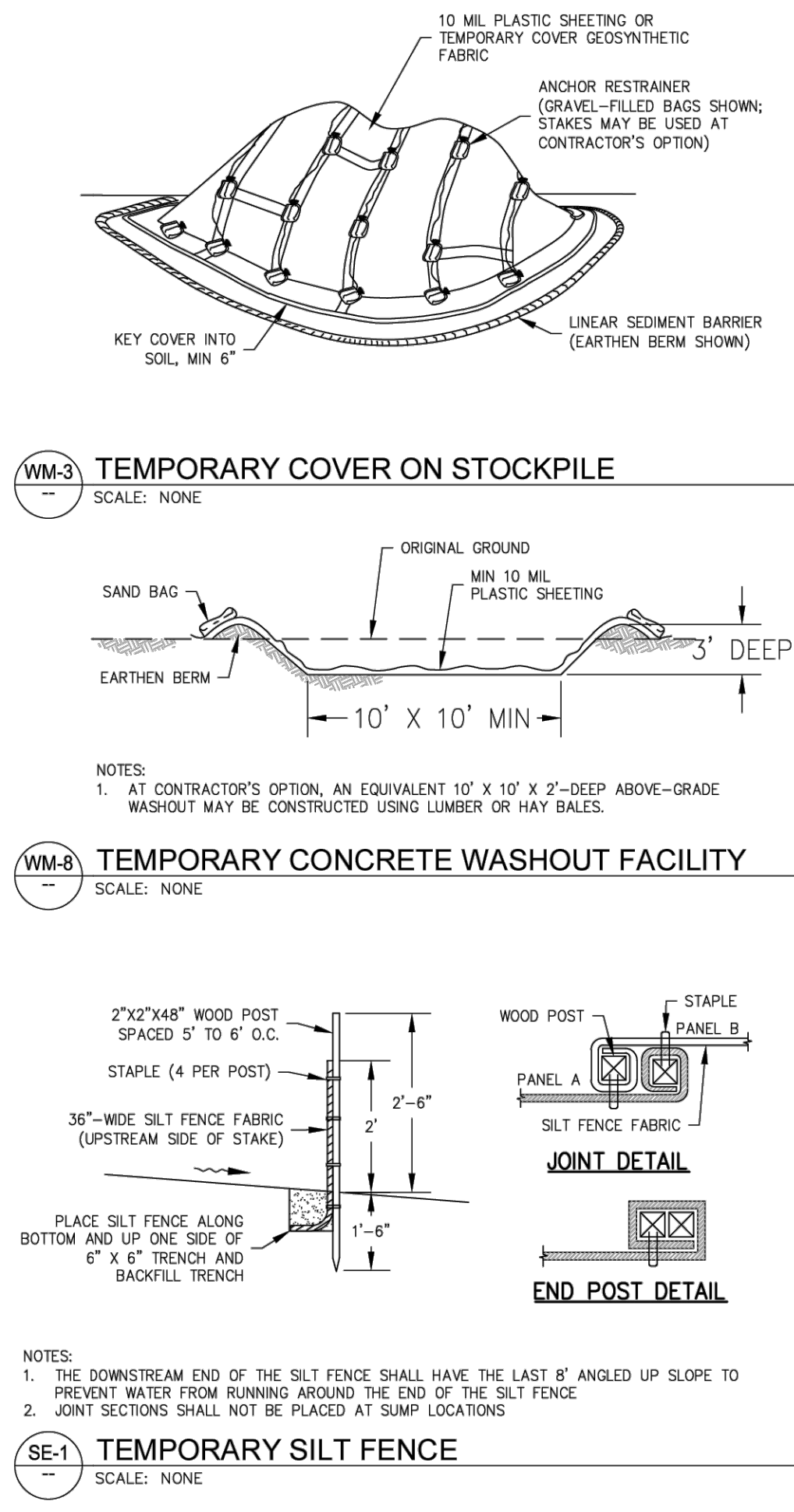
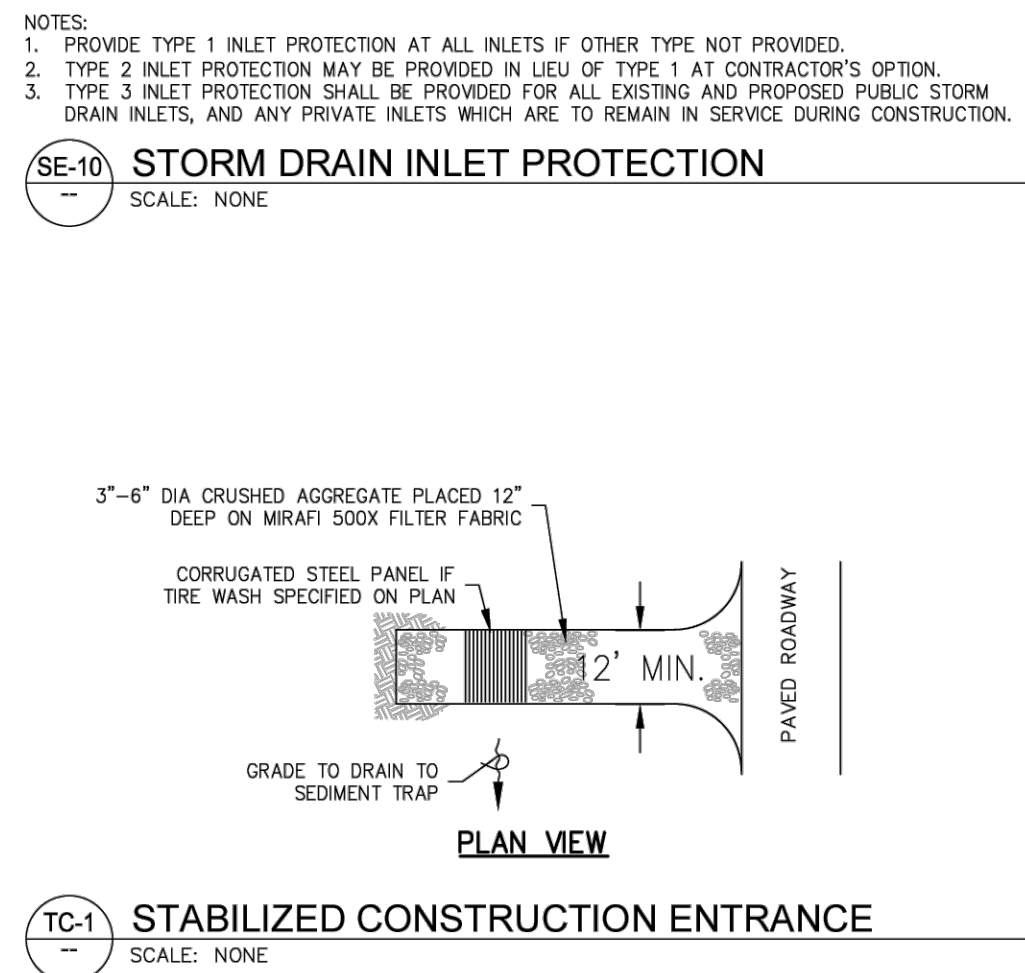
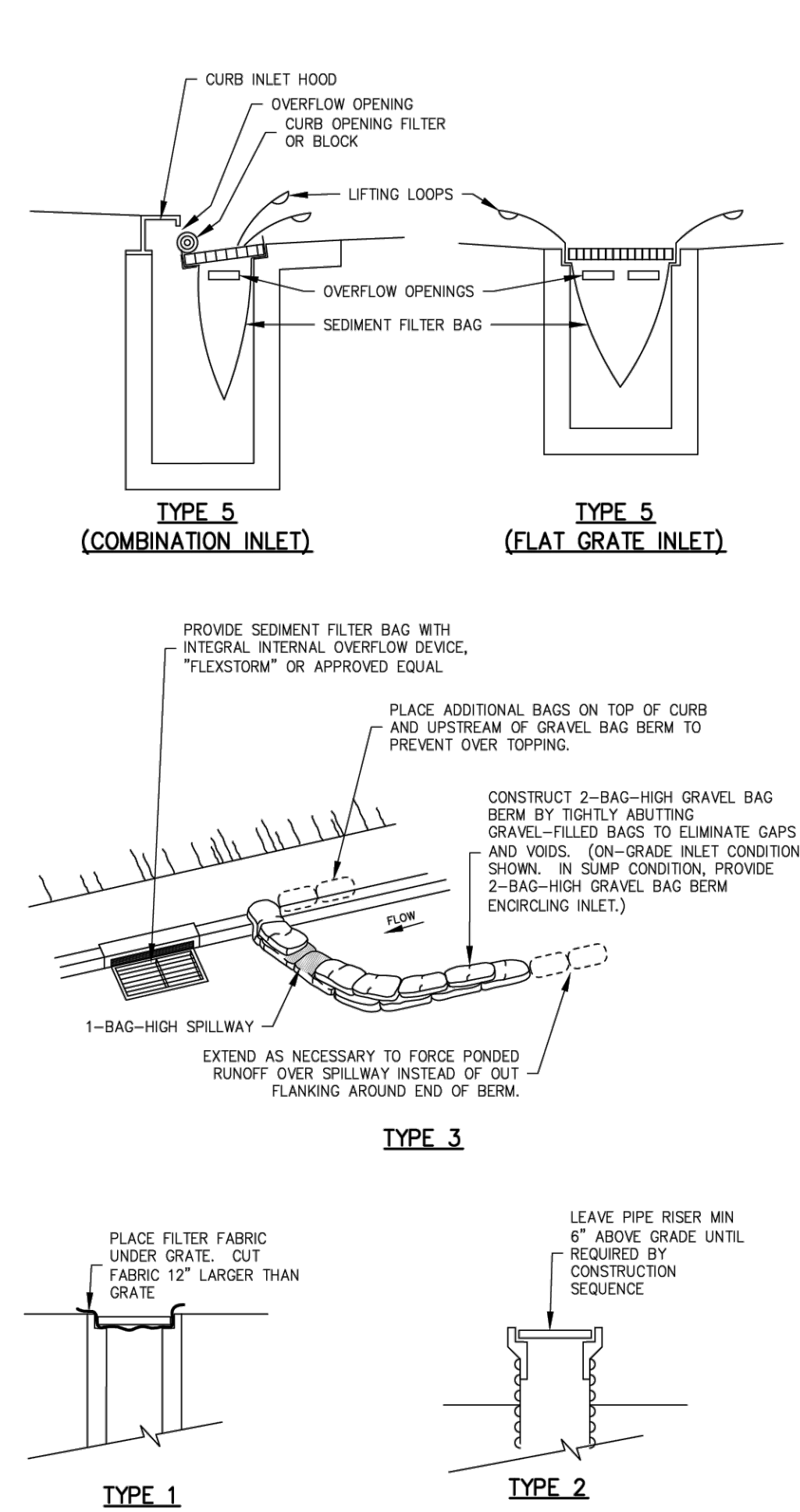
SYMBOLS



SHEET INDEX

T1.1	TITLE SHEET
A0.1	OVERALL SITE PLAN & LANDSCAPE PLAN
A1.1	FLOOR PLAN, ELEVATIONS AND RENDERINGS

TOTAL SHEETS: 03



BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND SILT FENCE WITH CONSTRUCTION DRAINAGE DETENTION BASIN (BMP SE-2) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER (BMP EC-2, LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE ENGINEER. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED onto THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING:
 - EC-1 FIBER ROLL
 - SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
 - SE-13 COMPOST SOCK OR COMPOST BERM
5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "NON ACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
 - EC-2 TEMPORARY HYDRAULIC MULCH
 - EC-3 TEMPORARY HYDROSEED
 - EC-4 TEMPORARY HYDROSED
 - EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DIRECTION DETENTION BASIN (BMP VE-1) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO PREVENT CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF

PROJECT TEAM

OWNER:	LANDSCAPE:
ESPERANZA CARMEL COMMERCIAL LLC	TOWN & COUNTRY GARDENING AND LANDSCAPING, INC.
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921	26485 CARMEL RANCHO BLVD., SUITE 2
CONTACT: JOSEPH NAPDO	CONTACT: MARY LUSTER
EMAIL: joseph.napdo@esperanzacarmel.com	EMAIL: lusterlandco@gmail.com
PHONE: (831) 330-1244	PHONE: (831) 601-0858

PROJECT DATA

1. ASSESSORS PARCEL NUMBER:	010-132-010-000
2. LOCATION:	SAN CARLOS BETWEEN 5TH & 6TH, BLOCK 57 LOTS 12 AND 14 CARMEL, CA 93921
3. OWNER:	ESPERANZA CARMEL LLC
4. ZONING:	CENTRAL COMMERCIAL DISTRICT
5. OCCUPANCY GROUP:	M, R2

SCOPE OF WORK

- REPLACE EXISTING MONUMENT SIGN WITH NEW
- REPLACE EXISTING TENANT HANGING SIGN BRACKETS WITH NEW
- REPLACE EXISTING BRICK PLANTER WITH NEW BOARD FORM CONCRETE FINISH PLANTER
- REPLACE EXISTING EXPOSED AGGREGATE PAVING IN-KIND AT FRONTAGE

CODES

2022	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
2022	CALIFORNIA BUILDING CODE, VOLUMES 12, PART 2, TITLE 24, C.C.R. (2015 IBC W/ CA AMENDMENTS)
2022	CALIFORNIA PLUMBING CODE, PART 5, TITLE 24, C.C.R. (2015 UPC W/ CA AMENDMENTS)
2022	CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. (2015 IFC W/ CA AMENDMENTS)
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022	CALIFORNIA REFERENCE STANDARDS CODE, PART 12, TITLE 24, C.C.R.
2021	TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
ADA	AMERICANS W/ DISABILITIES ACT 2010 STANDARDS FOR ACCESSIBLE DESIGN

ABBREVIATIONS

AND		HR.	HOURL
L	ANGLE		
@	AT	HGT.	HEIGHT
⊕	CENTERLINE	I.B.C.	INSTALLED BY CONTRACTOR
Ø	DIAMETER OR ROUND	I.D.	INSIDE DIAMETER (DIM)
⊥	PERPENDICULAR	I.M.P.	INSULATED METAL PANEL
—	POUND OR NUMBER	I.N.	INCH
(E)	EXISTING	INSUL.	INSULATION
(N)	NEW	INT.	INTERIOR
		JT.	JOINT
		LAM.	LAMINATE
		LAV.	LAVATORY
		L.T.	LIGHT
ARCH.	ARCHITECTURAL		
ASPH.	ASPHALT		
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK	MET.	METAL
BLKG	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
BTWN.	BETWEEN	MTD.	MOUNTED
CEM.	CEMENT		
C.I.	CAST IRON	N.	NORTH
C.J.	CONSTRUCTION JOINT	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO. OR #	NUMBER
CLR.	CLEAR	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT		
COL.	COLUMN		
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	OPNG.	OPENING
CTR.	CENTER		
DBL.	DOUBLE		
DEPT.	DEPARTMENT	PRCST.	PRECAST
DET.	DETAIL	PL.	PLATE
DIA.	DIAMETER	P LAM.	PLASTIC LAMINATE
DIM.	DIMENSION	PLYWD.	PLYWOOD
DN.	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DR.	DOOR	PR.	PAIR
DS.	DOWNSPOUT	PT.	POINT
DWG.	DRAWING	RAD.	RADIUS
		R.D.	ROOF DRAIN
EA.	EAST	REINF.	REINFORCED
E.J.	EXPANSION JOINT	REQ.	REQUIRED
EL.	ELEVATION	RESIL.	RESILIENT
ELEC.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EMER.	EMERGENCY		
EQ.	EQUAL	S	SOUTH
EXIST.	EXISTING	SCHED.	SCHEDULE
EXT.	EXTERIOR	SECT.	SECTION
F.A.	FIRE ALARM	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
F.E.C.	FIRE EXTINGUISHER CABINET	SQ.	SQUARE
FIN.	FINISH	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	T.C.	TOP OF CURB
F.O.S.	FACE OF STRUCTURE	TYP.	TYPICAL
FT.	FOOT OR FEET		
FTG.	FOOTING	U.O.N.	UNLESS OTHERWISE NOTED
GA.	GAUGE		
GALV.	GALVANIZED		
GL.	GLASS	VERT.	VERTICAL
GYP.	GYPSUM	VEST.	VESTIBULE
H.C.	HOLLOW CORE		
HDR.	HEADER		
HDWD.	HARDWOOD	W/	WITH
HDWE.	HARDWARE	W.C.	WATER CLOSET

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLI MAN
EMAIL: ryan.aeschli man@esperanzacarmel.com
PHONE: (831) 238-8260

TITLE SHEET

PLANTER AND SIGNAGE REPLACEMENT FOR:
SAN CARLOS SQUARE
SAN CARLOS BETWEEN 5TH AND 6TH, BLOCK
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	02/14/25	1ST PLAN CHECK SUBMITTAL

DATE: 02/26/2025

SALE: AS NOTED

RAWN: JN

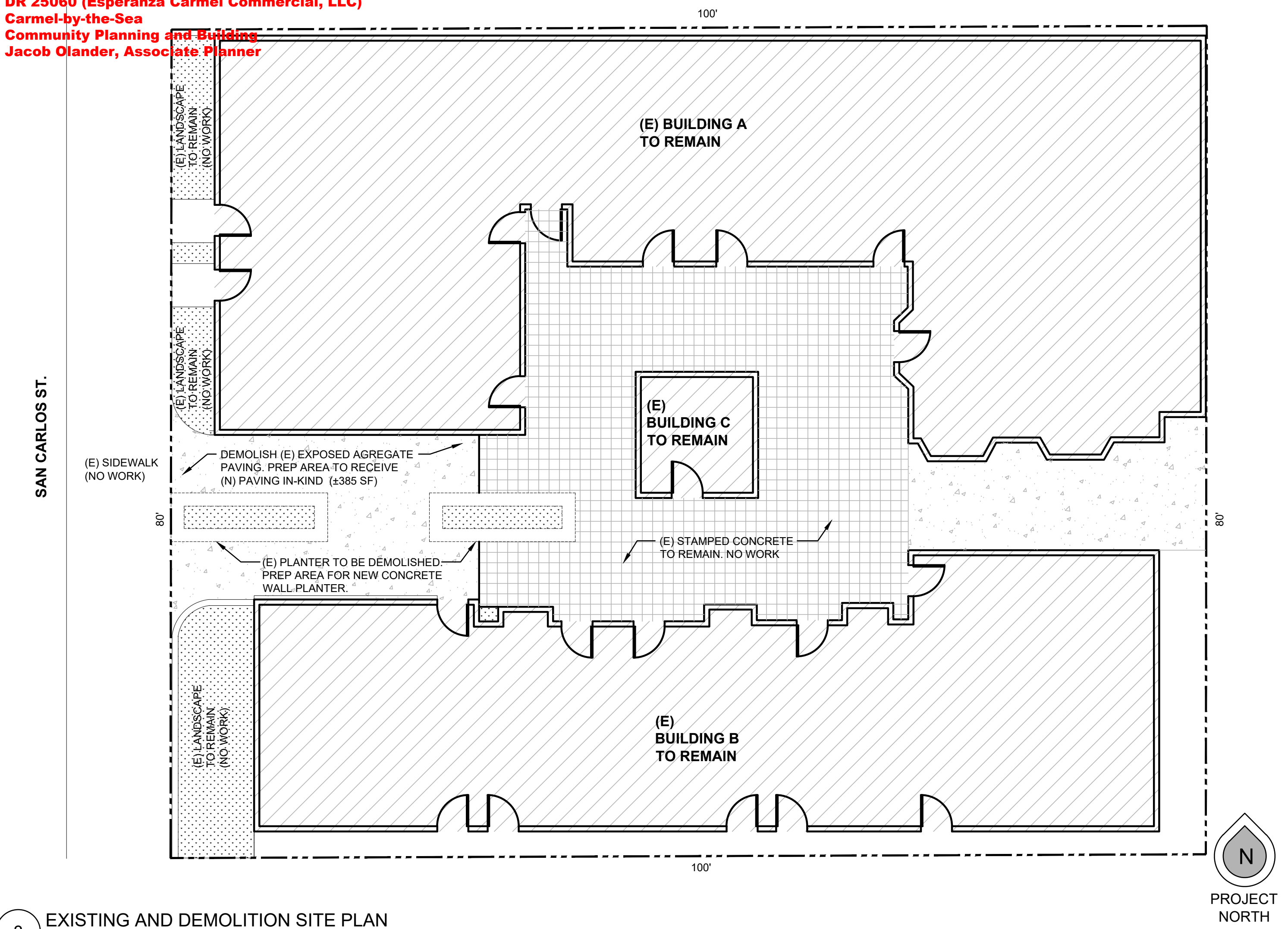
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HEET:

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Approved 4/24/2025
DR 25060 (Esperanza Carmel Commercial, LLC)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



LEGEND

- PROPERTY LINE
--- TO BE DEMOLISHED
--- (E) BUILDING TO REMAIN (NOT PART OF WORK)

PLANT LEGEND

ABBR	PLANT NAME	SIZE	QUAN	WU
LOS	LOMANDRA "SHORTY"	1G	32	L
PPB	PHORMIUM PLATTS BLACK	5G	5	M
VBL	VERBENA BONARIENSIS LOLLI 1G	4	L	

- No irrigation will be added – hand water as needed. Water usage will be minimal and provided only as needed.



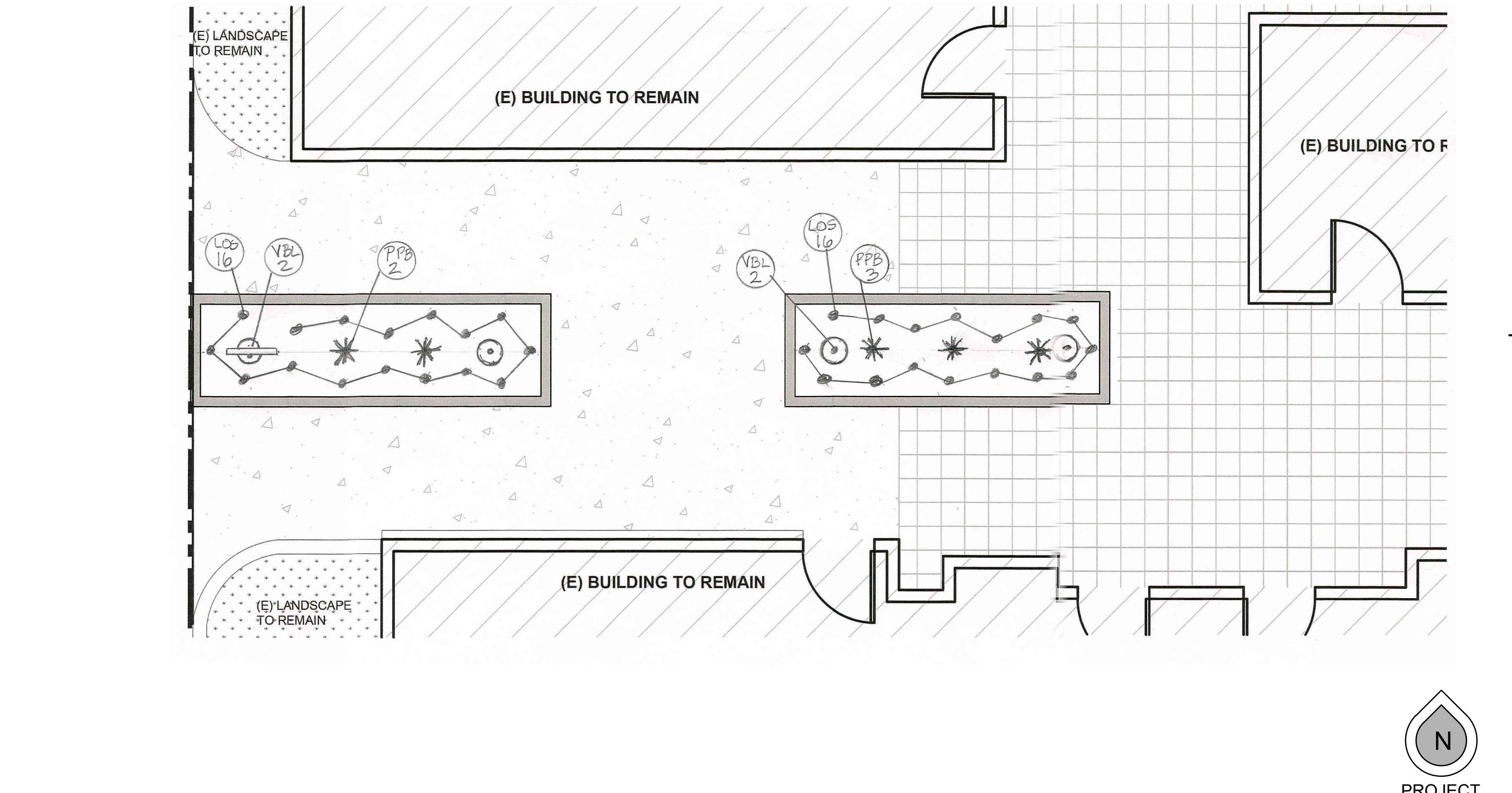
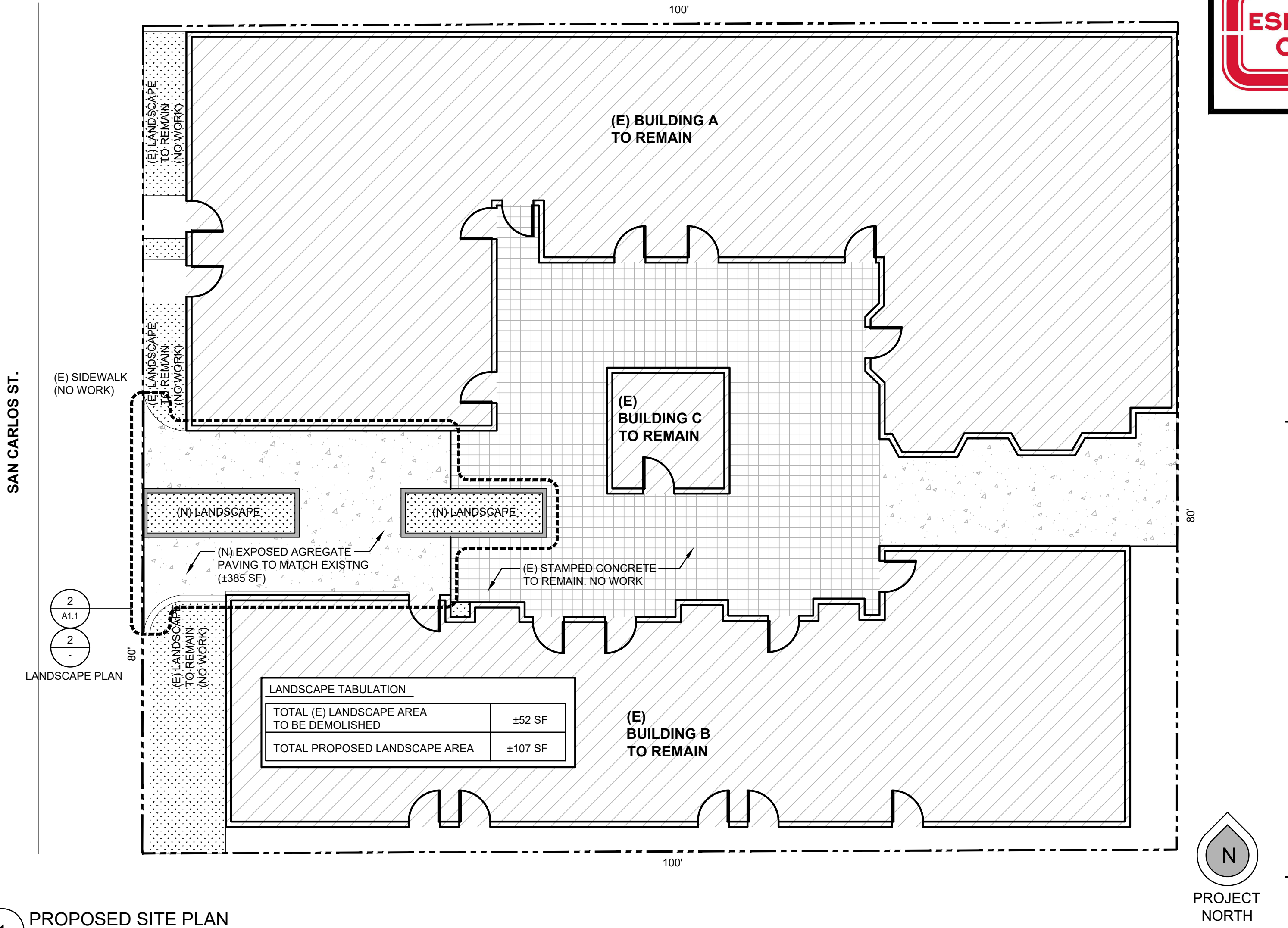
PHORMIUM PLATTS BLACK



LOMANDRA CONFERTIFOLIA SHORTY



VERBENA BONARIENSIS LOLLIPOP



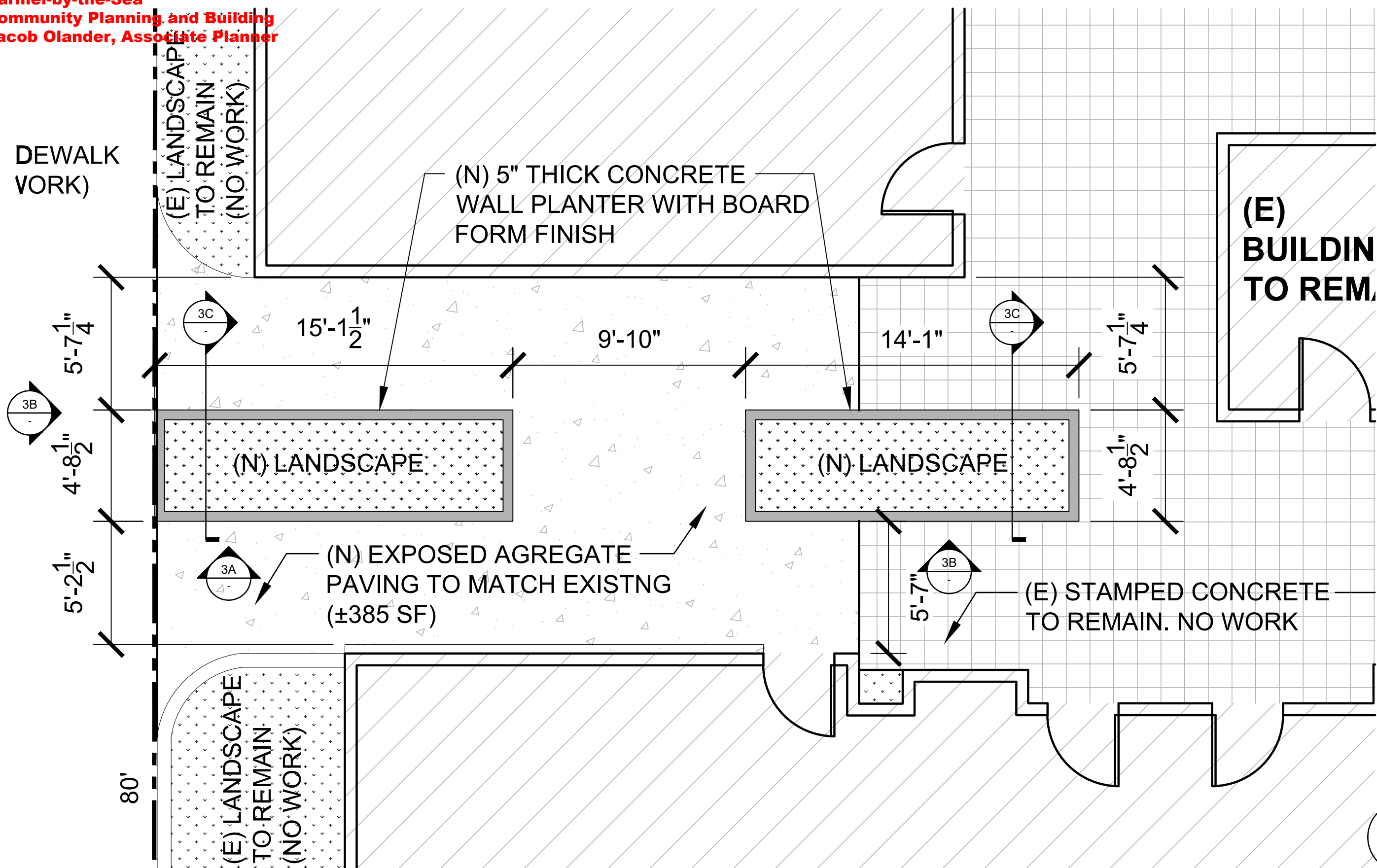
ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIMAN
EMAIL: ryan.aeschliman@esperanzacarmel.com
PHONE: (831) 238-8260

OVERALL SITE PLAN AND LANDSCAPE PLAN
PLANTER AND SIGNAGE REPLACEMENT FOR:
SAN CARLOS SQUARE
SAN CARLOS BETWEEN 5TH AND 6TH, BLOCK 57 LOTS 12 AND 14
ESPERANZA CARMEL COMMERCIAL LLC

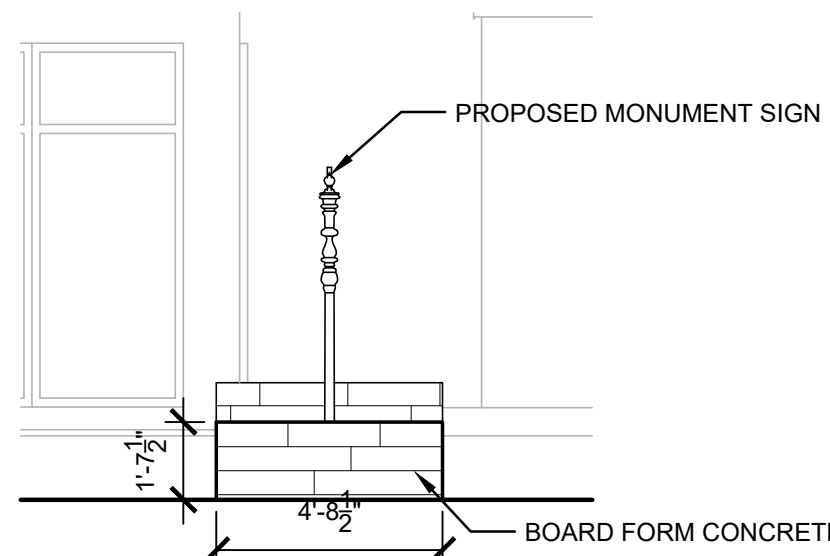
REV.	DATE	DESCRIPTION
02/14/25	1ST PLAN CHECK SUBMITTAL	

DATE: 02/26/2025
SCALE: AS NOTED
DRAWN: JN
JOB:
SHEET:

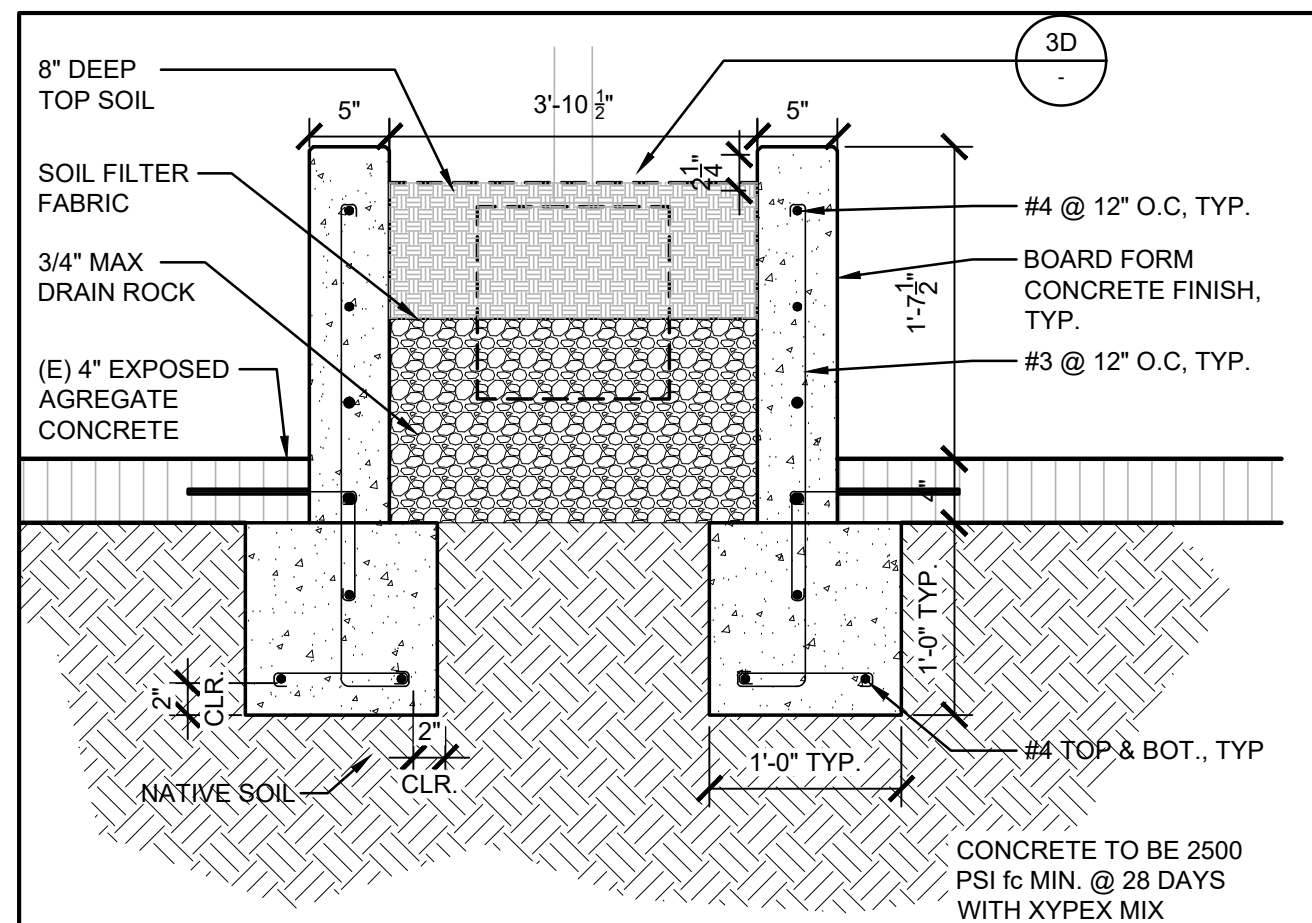
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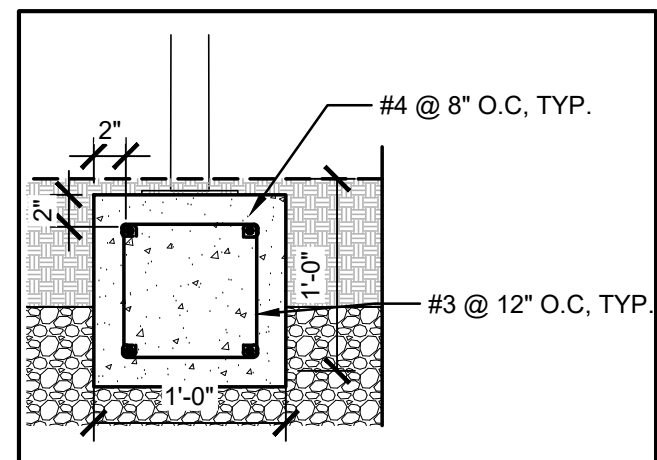
2 PROPOSED PLAN
SCALE: 1/4" = 1'-0"



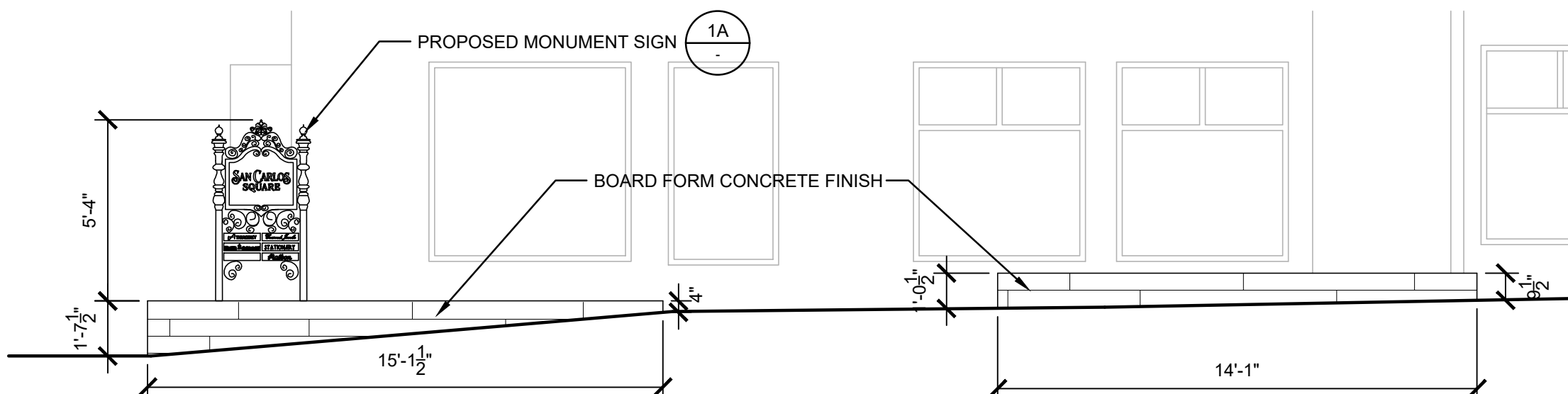
B FRONT ELEVATION



PLANTER WALL DETAIL



D SIGNAGE FOOTING DETAIL

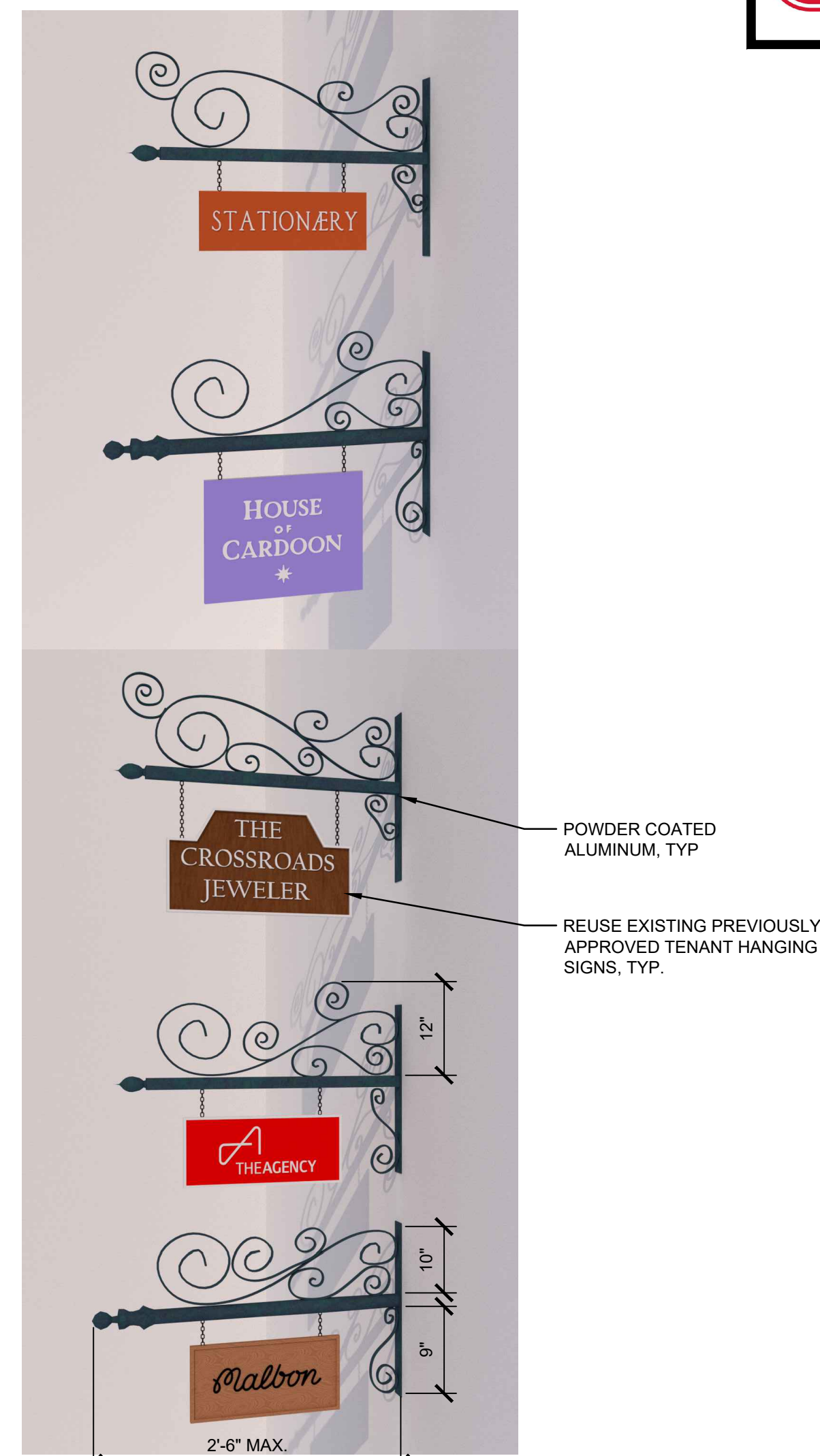


(A) SIDE ELEVATION

3 ELEVATIONS & DETAILS



(A) PROPOSED MONUMENT SIGN



B PROPOSED TENANT HANGING SIGN



C RENDERINGS



1 MONUMENT SIGN AND TENANT HANGING SIGN
SCALE: NTS

**ESPERANZA
CARMEL**

ESPERANZA CARMEL COMMERCIAL LLC
SAN CARLOS 2 NW of 8TH, CARMEL, CA 93921
CONTACT: RYAN AESCHLIJMAN
EMAIL: ryan.aeschlijan@esperanzacarmel.com
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PLANS, ELEVATIONS, RENDERINGS, DETAILS
PLANTER AND SIGNAGE REPLACEMENT FOR:
SAN CARLOS SQUARE
SAN CARLOS BETWEEN 5TH AND 6TH, BLOCK 57 LOTS 12 AND 14
ESPERANZA CARMEL COMMERCIAL LLC

REV.	DATE	DESCRIPTION
	02/14/25	1ST PLAN CHECK SUBMITTAL

DATE:	02/26/2025
SCALE:	AS NOTED
DRAWN:	JN
JOB:	
SHEET:	

A1.1