



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 25064

Owner Name: OWRF CARMEL LLC

Case Planner: Jacob Olander, Associate Planner

Date Posted: _____

Date Approved: 06/27/2025

Project Location: SW Corner of Ocean & Junipero, Carmel Plaza, Suite 204

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

Applicant: Matt Lightner

Project Description: Approval of Design Review application DR 25064 (Brunello Cucinelli) authorizes storefront modifications and tenant improvements to an interior and exterior facing storefronts (existing suite #204) located at Carmel Plaza, located at the southwest corner of Ocean Avenue and Junipero Avenue in the Central Commercial (CC) District, Downtown Conservation District (CD) Overlay, and Carmel Plaza Specific Plan. The project shall be constructed as depicted in the plans prepared by Matt Lightner stamped approved on June 27, 2025 and as found in Historic Resources Board Resolution 2025-006-HRB 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 25064 (Brunello Cucinelli) authorizes storefront modifications and tenant improvements to an interior and exterior facing storefronts (existing suite #204) located at Carmel Plaza, located at the southwest corner of Ocean Avenue and Junipero Avenue in the Central Commercial (CC) District, Downtown Conservation District (CD) Overlay, and Carmel Plaza Specific Plan. The project shall be constructed as depicted in the plans prepared by Matt Lightner stamped approved on June 27, 2025 and as found in Historic Resources Board Resolution 2025-006-HRB 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. For the purpose of the condition, "exterior" shall mean both the interior and exterior storefronts.	✓

7.	<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 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>	✓
12.	<p>Building Permit. The applicant shall apply for and obtain a building permit prior to commencement of work.</p>	✓
SPECIAL CONDITIONS		

13.	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.	✓
14.	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.	✓
15.	Music/Speakers. All audio (speakers or sound) shall be confined within the tenant's interior leased premises. Exterior speakers are prohibited.	✓
16.	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).	✓
17.	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.	✓
18.	Building Repair. Any damage done to the existing building from where the previously installed awning was located shall be repaired prior to final inspection. All repairs shall be done in-kind to match the existing building siding, materials, colors, etc.	✓

Acknowledgment and acceptance of conditions of approval:

Applicant Signature

Printed Name

Date

Property Owner Signature

Printed Name

Date

CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-006-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
FINDING THE PROPOSED EXTERIOR STOREFRONT MODIFICATIONS TO AN EXISTING
COMMERCIAL UNIT LOCATED WITHIN CARMEL PLAZA AT THE SOUTHWEST CORNER OF
OCEAN AND JUNIPERO AVENUES, STE 204, IN THE CENTRAL COMMERCIAL (CC) ZONING
DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY CONSISTENT WITH
THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; APN:
010-086-006.**

WHEREAS, on March 7, 2025, Matt Lightner (“Applicant”) submitted an application on behalf of OWRF Carmel LLC (“Owner”) requesting approval of Track 1 Design Review application DR 25064 (Brunello Cucinelli) described herein as (“Application”); and

WHEREAS, the subject site is located at the southeast corner of Junipero and Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation (DC) District Overlay in a commercial unit located within Carmel Plaza. The space is approximately 3,345 square feet in size and is located on the street level of the plaza fronting Ocean Avenue in Suite 204; and

WHEREAS, the applicant is proposing storefront modifications to Suite 204 in Carmel Plaza including the installation of new windows, doors, signage, and siding; and

Whereas, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

Whereas, the project site is not on the historic Inventory, and

WHEREAS, pursuant to CMC 17.20.280.B, “Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project’s consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources”; and

WHEREAS, the Board’s recommendation on the consistency of the project with the Downtown Conservation District does not constitute a project approval and must be considered by the Planning Director prior to taking final action as outlined in CMC 17.20.280.B; and

WHEREAS, on May 9, 2025, a notice of the public hearing scheduled for May 19, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project, indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the Applicant posted the public notice on the project

Amended May 19, 2025

site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on May 19, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, 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; and

WHEREAS, adoption of a finding of consistency is “not a project” pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.20.280.B, the Historic Resources Board of the City of Carmel-by-the-Sea finds that:

1. All proposed new development will not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site, and
2. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

NOW THEREFORE, BE IT RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby recommend that the proposed exterior storefront alterations inclusive of new windows, doors, signage, and siding for the non-historic building located at the southwest corner of Junipero and Ocean Avenue (Suite 204) be found **consistent with the established design context of the Downtown Conservation District**, in general conformance with the attached plans, all being attached hereto and incorporated herein by reference.

Amended May 19, 2025

**PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF
CARMEL-BY-THE-SEA this 19th day of May, 2025, by the following vote:**

AYES: Chroman, Goodhue, Pomeroy, Dyar, Gualtieri

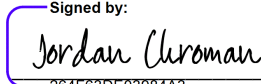
NOES:

ABSENT:

ABSTAIN:

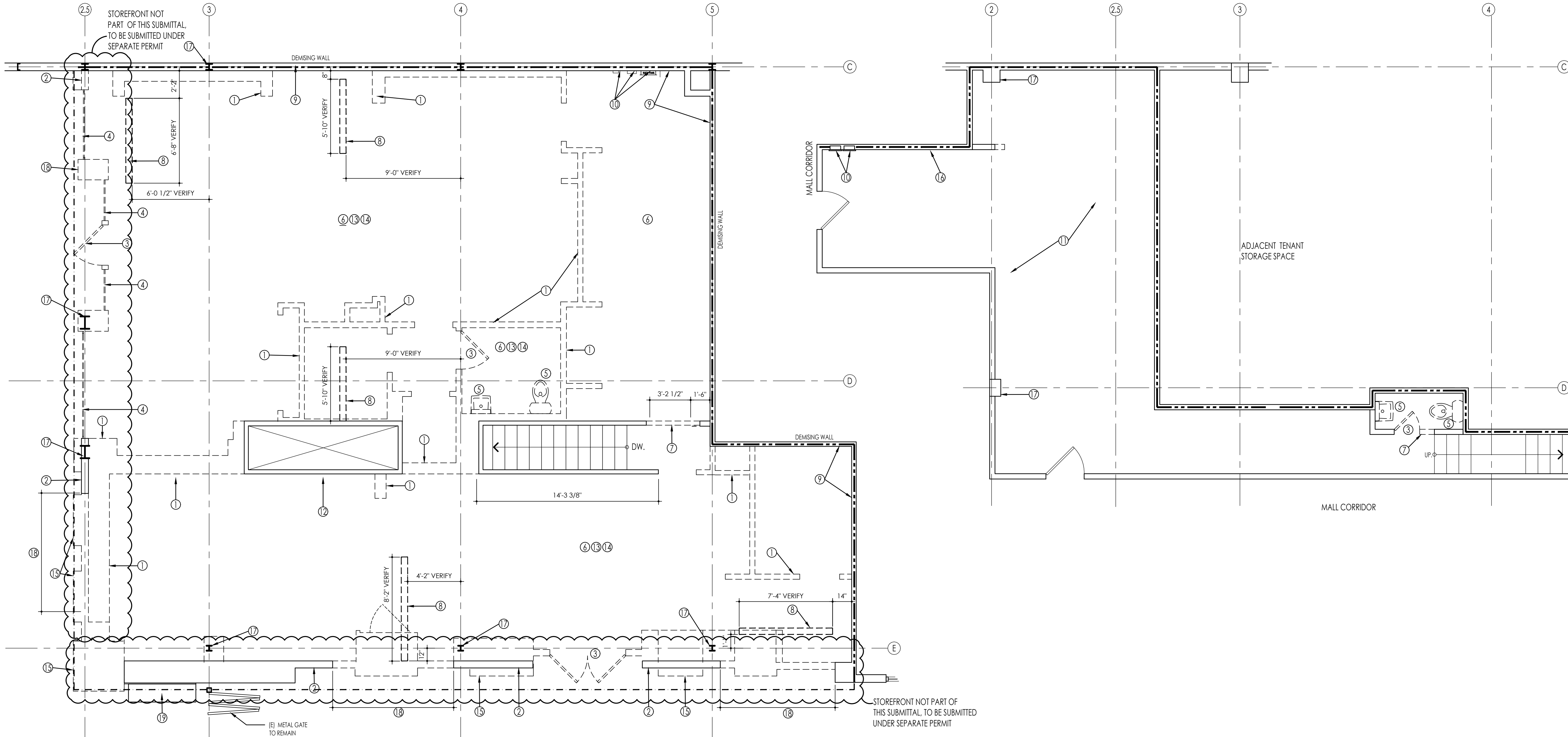
APPROVED:

ATTEST:

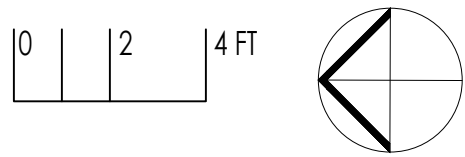
Signed by:

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Jordan Chroman
Chair

Signed by:

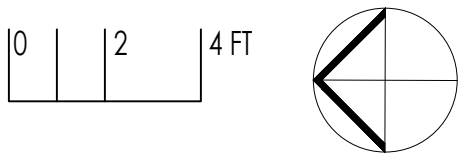
6E9202EE446F4FF...
Shelby Gorman
Historic Resources Board Secretary



2- DEMOLITION FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"



1 - DEMOLITION FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



DEMOLITION KEY NOTES:

1. REMOVE PARTITION WALL WHERE OCCURS IN ITS ENTIRETY.
2. REMOVE FINISH TO STRUCTURE, WALL FRAMING TO REMAIN.
3. REMOVE DOOR AND FRAME IN ITS ENTIRETY
4. REMOVE GLAZING AND WINDOW FRAME IN ITS ENTIRETY
5. REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS
6. REMOVE ALL CASEWORK, MILLWORK, FIXTURES, SHELVING AND ACCESSORIES IN THEIR ENTIRETY
7. CUT (N) OPENING IN (E) PARTITION WALL FOR (N) DOOR AND FRAME
8. CUT FLOORING SLAB TO RECEIVE FLOOR OUTLET. SEE ELECTRICAL DRAWINGS.
9. (E) GYP. BD. TO REMAIN AT DEMISING WALLS VERIFY IN FIELD EXACT LOCATION. MAINTAIN FIRE PARTITION RATING.
10. (E) ELECTRICAL FIRE ALARM AND SECURITY PANELS TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.

11. G.C.TO ENSURE LEVEL FLOORING PER RACK SHELVING REQUIREMENTS
12. G.C. TO DEMOLISH PORTION OF PARTITION TO DETERMINE CHASE INTERIOR. NOTIFY ARCHITECT W/FINDINGS.
13. REMOVE SUSPENDED CEILINGS IN THEIR ENTIRETY. SEE MECH AND ELEC DEMO PLANS
14. REMOVE ALL FLOOR FINISH AND BASE
15. REMOVE (E) TENANT DISPLAY PLATFORMS AND GLAZING IN THEIR ENTIRETY.
16. REMOVE (E) I.T. EQUIP. COORDINATE W (N) I.T. DWGS TO REUSE CONDUIT & RUNS WHERE POSSIBLE
17. (E) STRUCTURAL COLUMN TO REMAIN, TYP.
18. REMOVE EXTERIOR FACADE AND WALL FRAMING FOR NEW STOREFRONT. SEE STRUCTURAL DWGS.
19. EXISTING WALL BUMP-OUT FRAMING TO REMAIN. REMOVE FINISH TO STRUCTURE

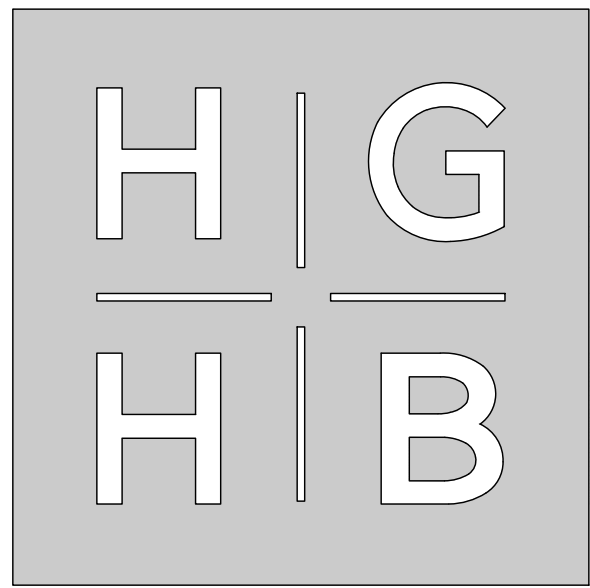
LEGEND:

- - - - LEASE LINE
- (E) 1-HR. RATED WALLS
- == WALL TO REMAIN
- WALLS TO BE REMOVED
- ITEMS TO BE REMOVED
- Existing doors to remain
- Remove (E) door and frame
- SAWCUT SLAB FOR (N) POWER OUTLET. SEE ELECTRICAL DWGS.

GENERAL DEMOLITION NOTES:

1. THESE PLANS MAY NOT DESCRIBE ALL DEMOLITION REQUIRED.
2. CONTRACTOR IS RESPONSIBLE TO REVIEW SITE CONDITIONS, THE CONSTRUCTION DOCUMENTS, AND PROVIDE ALL DEMOLITION REQUIRED TO PROVIDE A COMPLETE AND FINISHED PROJECT.
3. PATCH AND FILL AT ALL FASTENERS AND HARDWARE EXPOSED BY DEMOLITION ACTIVITIES. THIS INCLUDES ALL SLAB REMOVAL, TRENCHING, SLAB REPLACEMENT, ETC. FOR ALL UNDER-FLOOR UTILITIES INDICATED IN THESE DOCUMENTS.
4. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION WORK RELATED TO THOSE DISCIPLINES.
5. G.C. TO REMOVE ALL FLOORING, INCLUDING CARPETING & STONE. G.C. TO PATCH AND LEVEL SUB-FLOOR AS NEEDED AND PREP TO RECEIVE (N) FLOORING. SEE FINISH PLAN
6. G.C. TO REMOVE AND DISPOSE OF ALL (E) CEILING & CLG. FIXTURES
7. G.C. TO ENTIRELY NEUTRALIZE SPACE.

Approved 6/27/2025
DR 25064 (Brunello Cucinelli)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



Architecture, Planning, Urban Design
550 Hartnell Street, Suite J
Monterey, California 93940
Tel 831.375.9594



BRUNELLO CUCINELLI
FOR CARMEL, CA
MONOBRAND

CARMEL PLAZA
SUITE 204
SW Corner of Ocean & Junipero,
Carmel-by-the Sea, CA 93921

PERMIT SET



Drawing Title:
DEMOLITION
FLOOR PLAN

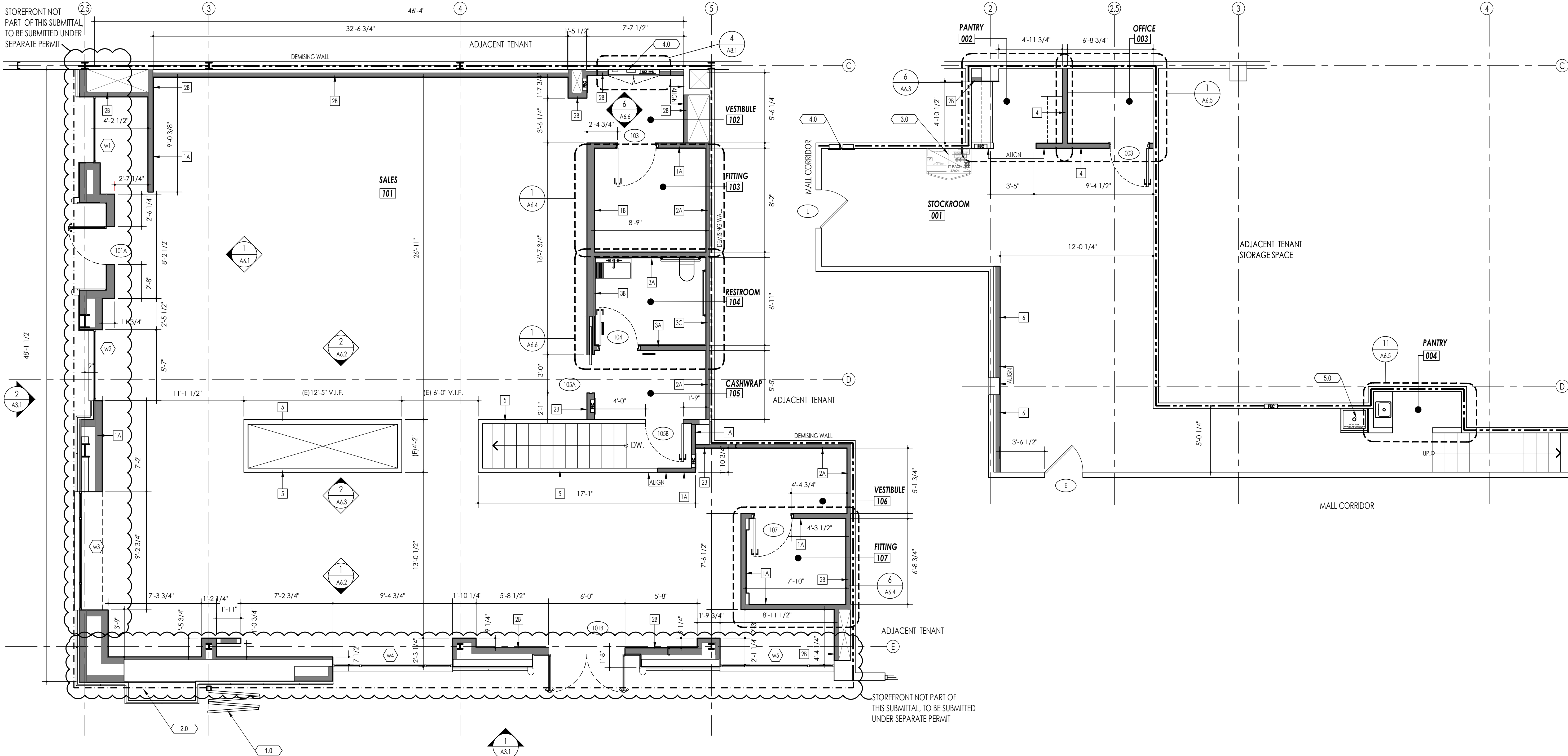
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A2.0

Revision:

Date: January 22, 2025

Job Number: 1719.02



2 - IMPROVEMENTS FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"

1 - IMPROVEMENTS FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"

DRYWALL & PARTITION NOTES:

- GC TO PREPARE STUDS PER PLANS & SCHEDULES' DIMENSIONS AND LOCATIONS
- ALL MATERIALS TO COMPLY WITH ALL STATE AND LOCAL GOVERNING REGULATIONS
- ALL MATERIALS TO BE FIRE RETARDANT TREATED
- ALL WALLS TO BE PROPERLY SPACKLED (MIN 3 COATS, TAPED, SANDED AND PREPARED FOR PAINTING OR TO RECEIVE DESIGNATED FINISH PER MANUFACTURER'S REQUIREMENTS, INCLUDING BUT NOT LIMITED TO PULLS, LATCHES, LOCKS AND HINGES. DRYWALL FINISH TO BE LEVEL 5.
- ALL DIMENSIONS TO BE V.I.F. FINAL PARTITION LOCATION TO BE COORDINATED WITH MILLWORK SHOP DRAWINGS
- REFER TO SHEET A9.2 AND BACKING PLAN FOR ALL PARTITION DETAILS.

SHEET KEY NOTES:

- (1.0) (E) METAL GATE TO REMAIN
- (2.0) (E) WALL BUMP-OUT TO REMAIN
- (3.0) I.T. TELECOM RACK, G.C. TO PROVIDE PLYWOOD BACKING. COORDINATE W TENANT I.T. VENDOR
- (4.0) (E) ELECTRICAL PANELS, SEE ELECT. DWGS.
- (5.0) (N) MOP SINK & CLOSET. SEE MOP SINK DETAILS 4/A7.3

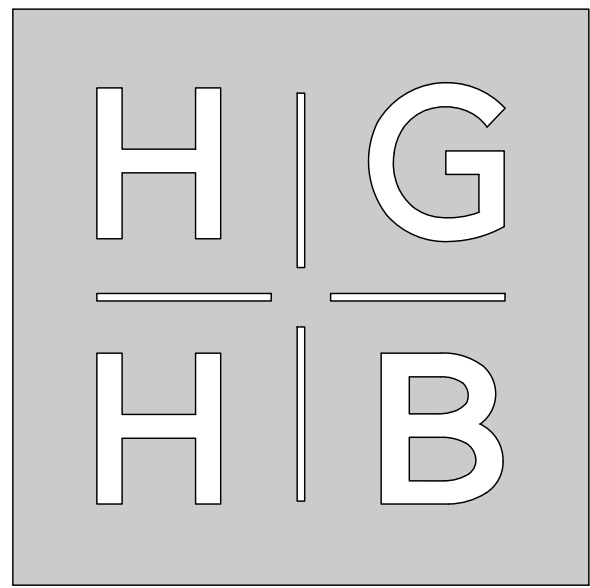
LEGEND:

- (E) PARTITION
- (N) PARTITION, SEE A9.2
- WINDOW TYPE SYMBOL, SEE SHEET A7.2
- DOOR NUMBER, SEE SHEET A7.2
- EXISTING DOOR TO REMAIN
- PARTITION TYPE, SEE SHEET A9.2
- ROOM SIGNAGE, SEE SHEET A9.3
- (N) FIRE EXTINGUISHER
- LEASE LINE
- (E) 1-HR. RATED WALLS

GENERAL NOTES:

- DIMENSIONS ARE TO FINISH SURFACES U.O.N.
- ALL INTERIOR PARTITIONS TO RECEIVE ACOUSTICAL BATT. INSULATION
- FOR FINISHES SEE SHEET A7.1
- SEE A9.2 FOR PARTITION TYPES
- ALL NEW PARTITIONS TYPE 1 UNLESS OTHERWISE NOTED
- SEE A0.1 FOR ACCESSIBILITY CLEARANCES, EGREES & CODE INFORMATION
- SEE A0.4.1 & A0.4.2 FOR ACCESSIBILITY

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Drawing Title:
IMPROVEMENTS
FLOOR PLAN

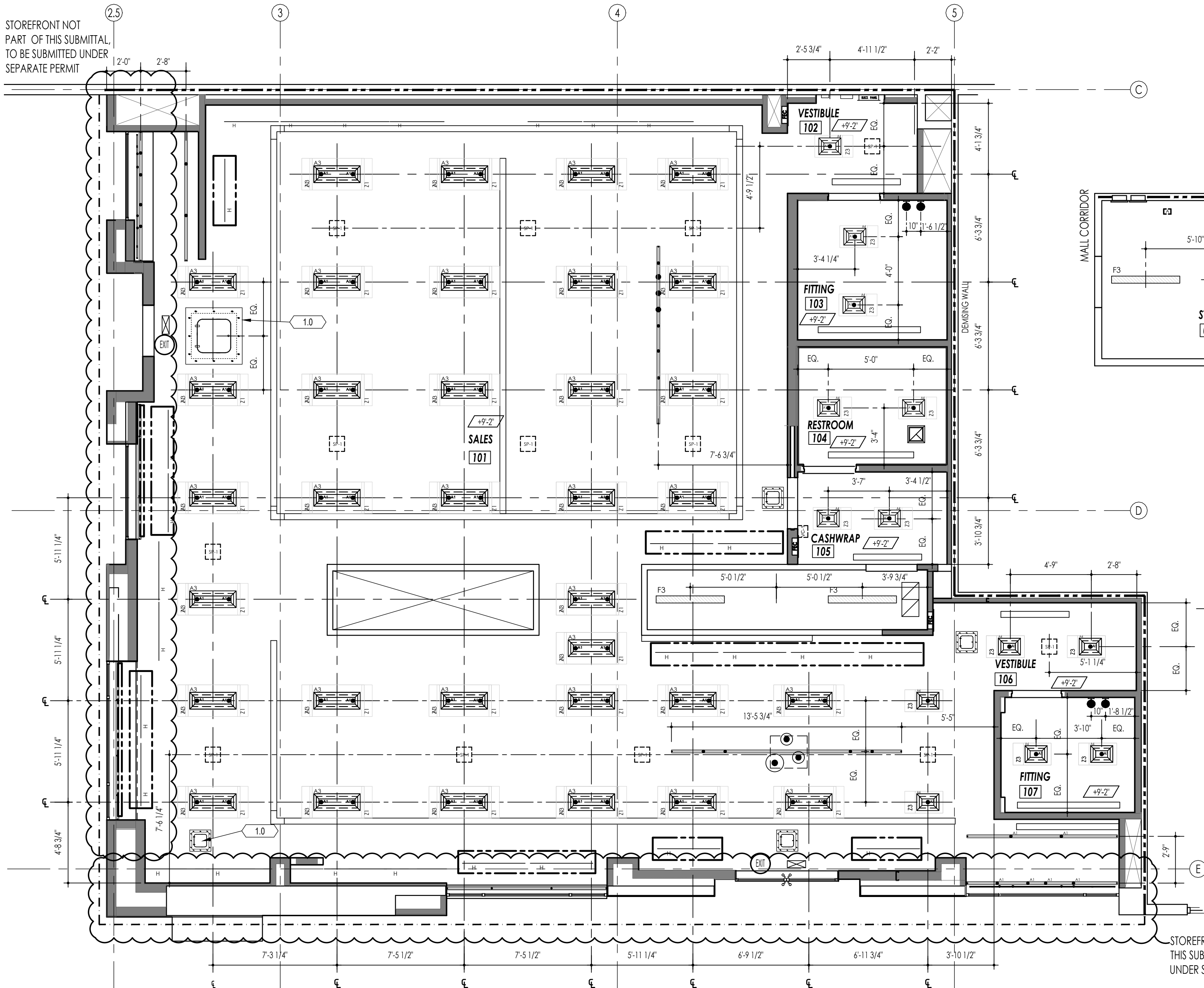
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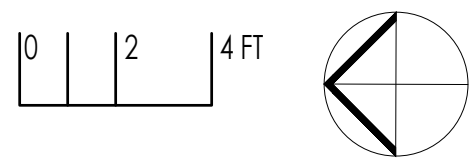
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2 - REFLECTED CEILING PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"



SHEET KEY NOTES:

- 1.0 ACCESS PANEL, SEE DETAIL
2.0 OPEN DECK

SPEAKER LEGEND

SYMBOL	ITEM	DESCRIPTION
	AUDIO CABLE MAIN PANEL & AMPLIFIER	HOUSED IN IT RACK
	IN-CEILING SPEAKER - FLUSH MOUNT W/ CEILING GWB	WIRING & SPEAKERS PROVIDED BY VENDOR. GC TO RUN 16/2 CABLING TO EACH INDIVIDUAL SPEAKER - TERMINATE BACK TO AMPLIFIER IN IT RACK.
	VOLUME CONTROL, WALL MOUNTED	WIRING TO BE RUN BY GC. GC VENDOR TO TERMINATE ON SITE BACK TO AMPLIFIER. GC TO RUN DEDICATED CAT6 CABLE TO VOLUME CONTROL.

LOW VOLTAGE NOTES:

- ALL SPEAKER CABLE RUNS WILL NEED TO BE HOME RUN INTO THE IT RACK LOCATED INSIDE THE STOCKROOM.
- EACH INDIVIDUAL SPEAKER NEEDS ITS OWN DEDICATED 16/2 CABLE RUN BACK TO THE IT RACK FOR TERMINATION.
- THE SPEAKERS USED ARE FLUSH MOUNT THAT WILL NEED TO BE MUDDIED INTO THE GWB.
- METAL BACK BOXES WILL NEED TO BE INSTALLED BY THE GC BEFORE THE SPEAKER INSTALLATION.
- EVADE SOLUTIONS WILL PROVIDE INSTALLATION DETAILS.

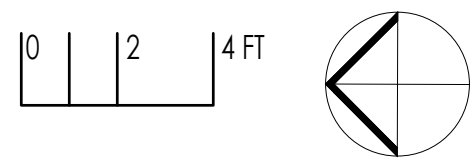
HIGH VOLTAGE NOTES:

- ALL HIGH VOLTAGE MUST BE RUN ON A CONDUIT.

LEGEND:

	A3	CEILING REGISTER / DIFFUSER - SEE ELECTRICAL DWGS.
	A4	
	A1	
	q	
	m	
	F3	CEILING LIGHT
	F4	

1 - REFLECTED CEILING PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



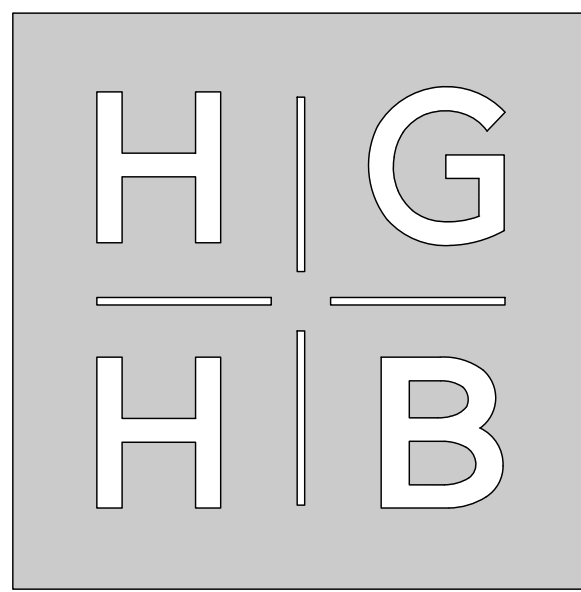
	CEILING REGISTER / DIFFUSER - SEE MECHANICAL DWGS.
	SHOPPER TRACK
	ACCESS PANEL
	ILLUMINATED EXIT SIGN SEE ELECT. DWGS.
	LEASE LINE
	(E) 1-HR. RATED WALLS
	CEILING HEIGHT
	GYPSUM WALLBOARD CEILING OR SOFFIT (UNLESS OTHERWISE NOTED)
	SUSPENDED ACOUSTICAL PANEL, SEE A9.1
	CEILING BLOCKING, SEE 7/A9.1

GENERAL DEMOLITION NOTES:

- ITEMS SHOWN ON CEILINGS FOR DESIGN INTENT ONLY. NOT ALL ITEMS MAY BE SHOWN, ALSO REFER TO MECHANICAL & ELECTRICAL DRAWINGS.
- FOR TYPICAL SUSPENDED ACOUSTICAL TILE CEILING DETAILS SEE SHEET A9.1
- FOR 5/8" TYPE 'X' GYPSUM BOARD CEILINGS SEE DETAIL 7/A9.1
- EVADE SOLUTIONS WILL BE PROVIDED IN INSTALLATION DETAILS.
- SEE ELECTRICAL DWGS. FOR LIGHTING FIXTURES.
- ALL SPEAKERS' CABLE RUNS WILL NEED TO BE HOME RUN TO IT RACK LOCATED IN STOCKROOM.
- THE SPEAKERS USED ARE INVISIBLE SPEAKERS THAT WILL NEED TO BE PAINTED ONCE INSTALLED AND TESTED.
- METAL BLACK BOXES WILL NEED TO BE INSTALLED BY G.C. BEFORE SPEAKERS INSTALLATION.

STOREFRONT NOT PART OF THIS SUBMITTAL, TO BE SUBMITTED UNDER SEPARATE PERMIT

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PERMIT SET



Drawing Title:
REFLECTED CEILING PLAN

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

Sheet:

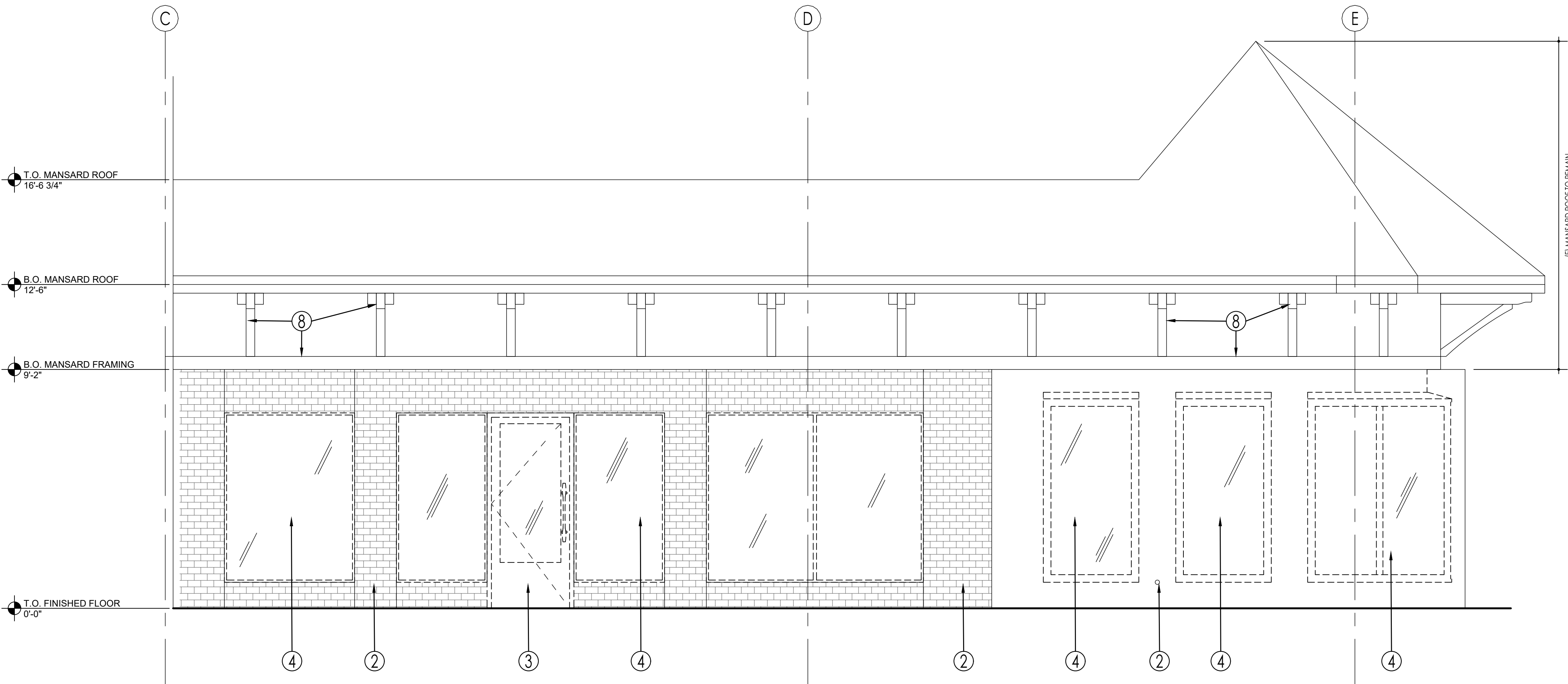
A2.4

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Approved 6/27/2025
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Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



2 - DEMOLITION ELEVATION - WEST
SCALE: 3/8" = 1'-0"

GENERAL DEMOLITION NOTES:

THESE PLANS MAY NOT DESCRIBE ALL DEMOLITION REQUIRED.
CONTRACTOR IS RESPONSIBLE TO REVIEW SITE CONDITIONS, THE CONSTRUCTION DOCUMENTS,
AND PROVIDE ALL DEMOLITION REQUIRED TO PROVIDE A COMPLETE AND FINISHED PROJECT.

PATCH AND FILL AT ALL FASTENERS AND HARDWARE EXPOSED BY DEMOLITION ACTIVITIES.
THIS INCLUDES ALL SLAB REMOVAL, TRENCHING, SLAB REPLACEMENT, ETC. FOR ALL UNDER-FLOOR
UTILITIES INDICATED IN THESE DOCUMENTS.

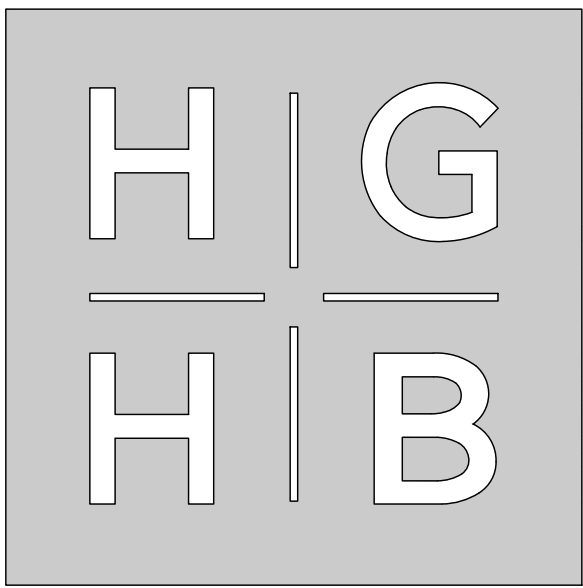
REFER TO MECHANICAL, PLUMBING AND ELECTRICAL
DRAWINGS FOR DEMOLITION WORK RELATED TO THOSE DISCIPLINES.

DEMOLITION KEY NOTES:

- ① REMOVE PARTITION WALL AND CURB WHERE OCCURS
- ② REMOVE FINISH TO STRUCTURE
- ③ REMOVE (E) DOOR AND GLAZING STORE FRONT SYSTEM IN ITS ENTIRETY
- ④ REMOVE GLAZING AND FRAME IN ITS ENTIRETY
- ⑤ (E) GATE TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑥ (E) STEEL COLUMNS TO REMAIN
- ⑦ (E) DEMISING WALL PROTECT FINISHES DURING DEMOLITION AND CONSTRUCTION
- ⑧ (E) MANSARD AND WOOD LEDGER TO REMAIN PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑨ APPROXIMATE LOCATION OF LEASE LINE

LEGEND:

- ITEMS TO BE REMOVED
- - - LEASE LINE



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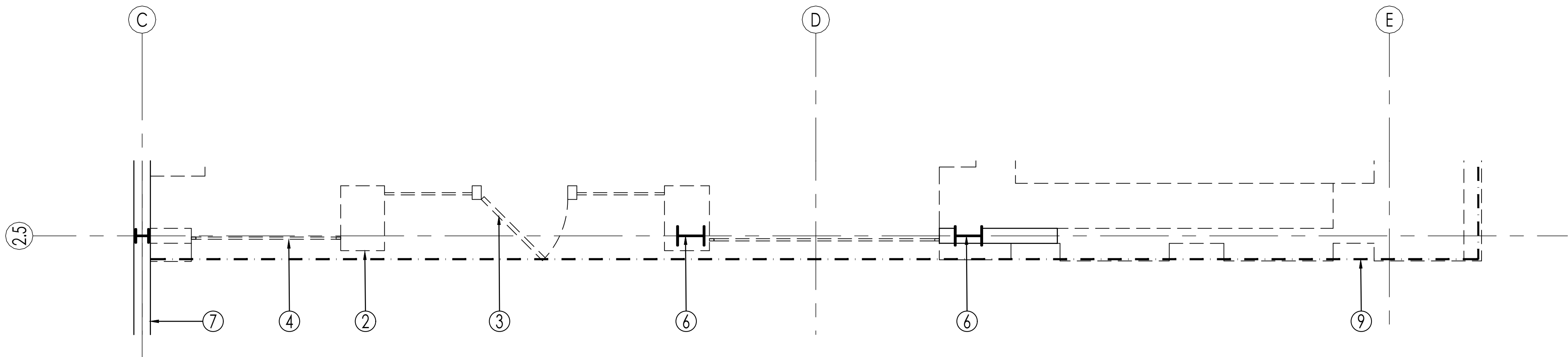


BRUNELLO CUCINELLI
FOR CARMEL, CA
MONOBRAND

CARMEL PLAZA

SUITE 204
SW Corner of Ocean & Junipero,
Carmel-by-the Sea, CA 93921

PERMIT SET



1 - DEMOLITION PLAN - NORTH
SCALE: 3/8" = 1'-0"

Approved 6/27/2025
DR 25064 (Brunello Cucinelli)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



Drawing Title:
DEMOLITION
EXTERIOR ELEVATIONS
NORTH

Scale: 1/4" = 1'-0"

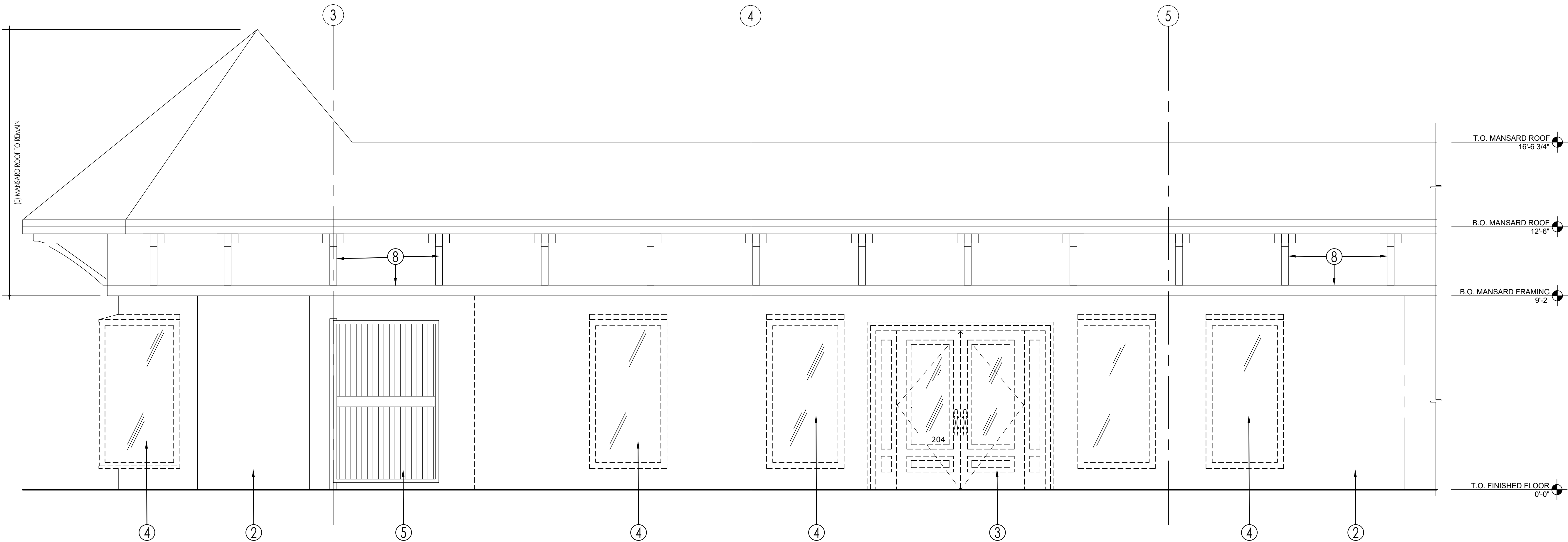
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A3.01

Revision:

Date: January 22, 2025

Job Number: 1719.02



2 - DEMOLITION ELEVATION - WEST
SCALE: 3/8" = 1'-0"

GENERAL DEMOLITION NOTES:

THESE PLANS MAY NOT DESCRIBE ALL DEMOLITION REQUIRED.
CONTRACTOR IS RESPONSIBLE TO REVIEW SITE CONDITIONS, THE CONSTRUCTION DOCUMENTS,
AND PROVIDE ALL DEMOLITION REQUIRED TO PROVIDE A COMPLETE AND FINISHED PROJECT.

PATCH AND FILL AT ALL FASTENERS AND HARDWARE EXPOSED BY DEMOLITION ACTIVITIES.
THIS INCLUDES ALL SLAB REMOVAL, TRENCHING, SLAB REPLACEMENT, ETC. FOR ALL UNDER-FLOOR
UTILITIES INDICATED IN THESE DOCUMENTS.

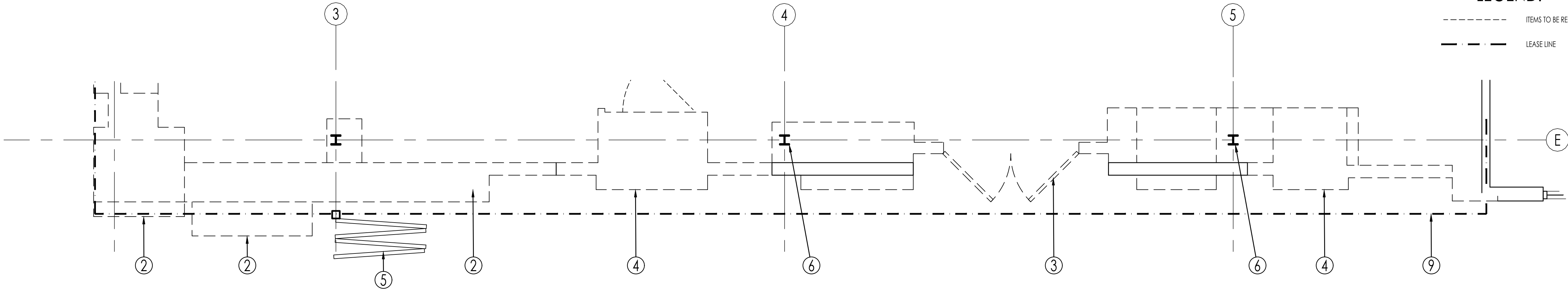
REFER TO MECHANICAL, PLUMBING AND ELECTRICAL
DRAWINGS FOR DEMOLITION WORK RELATED TO THOSE DISCIPLINES.

DEMOLITION KEY NOTES:

- ① REMOVE PARTITION WALL AND CURB WHERE OCCURS
- ② REMOVE FINISH TO STRUCTURE
- ③ REMOVE [E] DOOR AND GLAZING STORE FRONT SYSTEM IN ITS ENTIRETY
- ④ REMOVE GLAZING AND FRAME IN ITS ENTIRETY
- ⑤ [E] GATE TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑥ [E] STEEL COLUMNS TO REMAIN
- ⑦ [E] DEMISING WALL PROTECT FINISHES DURING DEMOLITION AND CONSTRUCTION
- ⑧ [E] MANSARD AND WOOD LEDGER TO REMAIN PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑨ APPROXIMATE LOCATION OF LEASE LINE

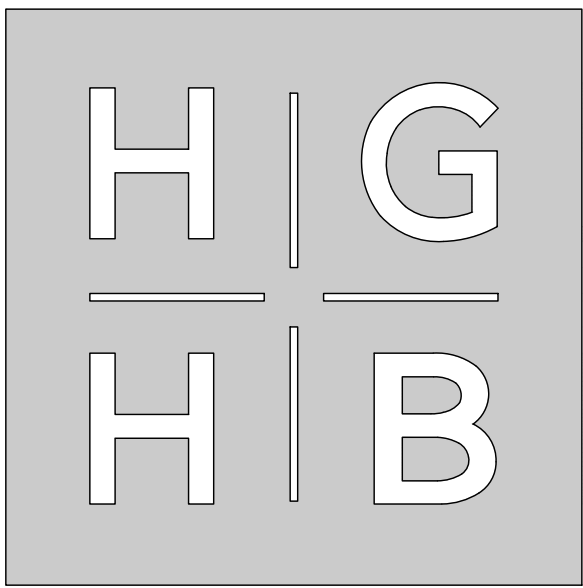
LEGEND:

- ITEMS TO BE REMOVED
- - - LEASE LINE



1 - DEMOLITION PLAN - WEST
SCALE: 3/8" = 1'-0"

Approved 6/27/2025
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FOR CARMEL, CA
MONOBRAND

CARMEL PLAZA
SUITE 204
SW Corner of Ocean & Junipero,
Carmel-by-the Sea, CA 93921

PERMIT SET



Drawing Title:
DEMOLITION
EXTERIOR ELEVATIONS
WEST

Scale: 1/4" = 1'-0"

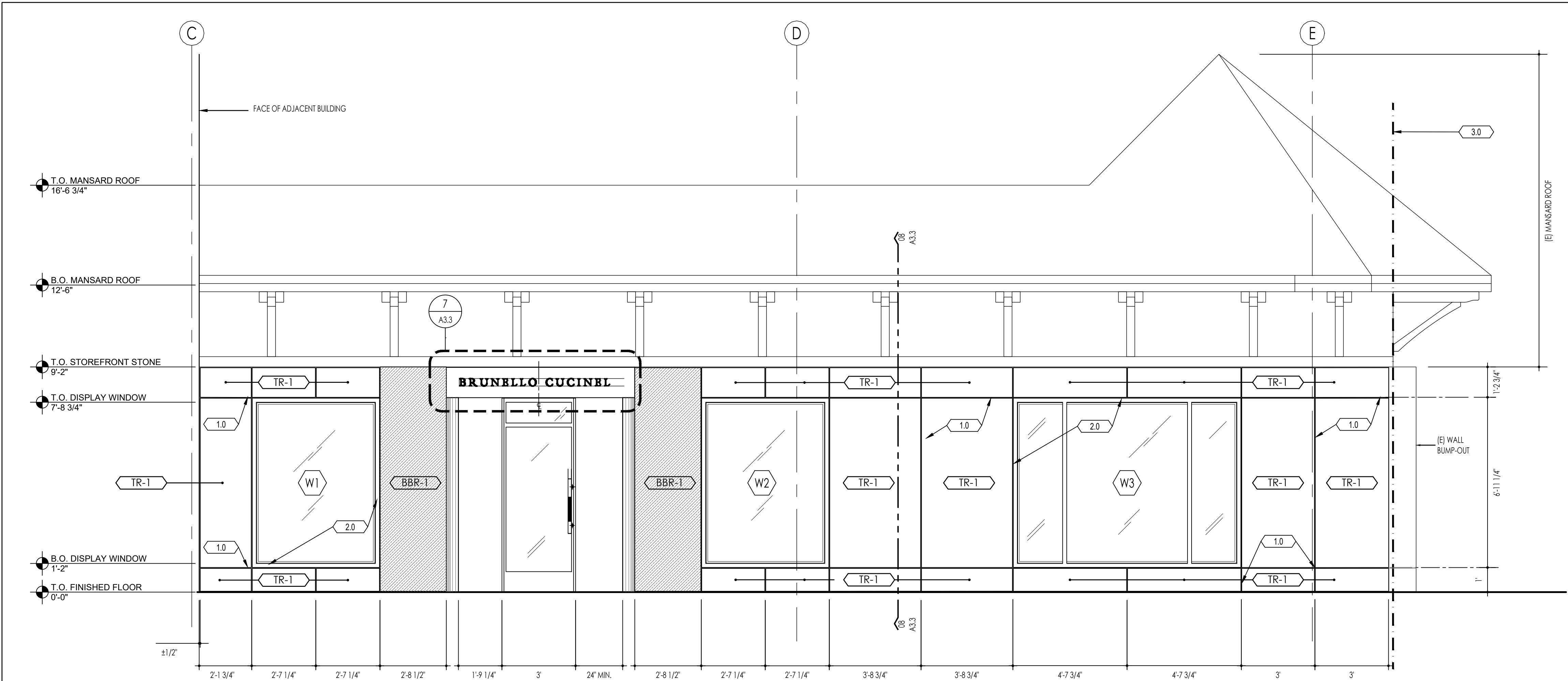
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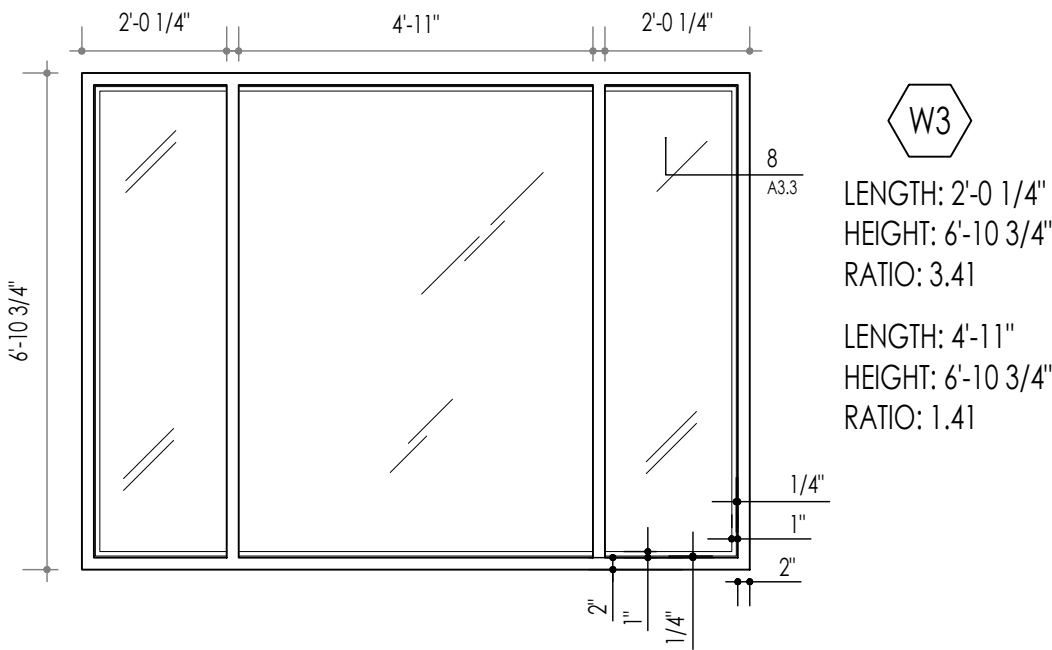
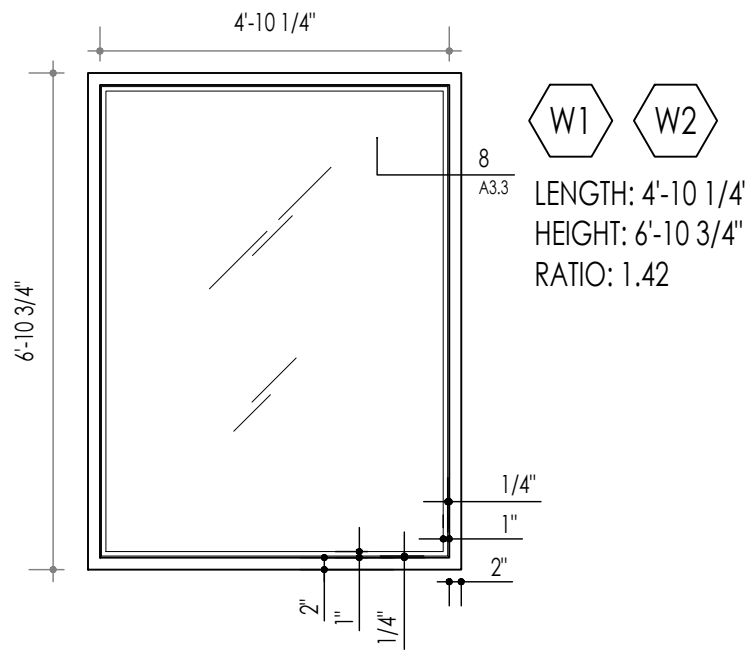
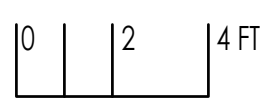
Revision:

Date: January 22, 2025

Job Number: 1719.02



2 - STOREFRONT ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

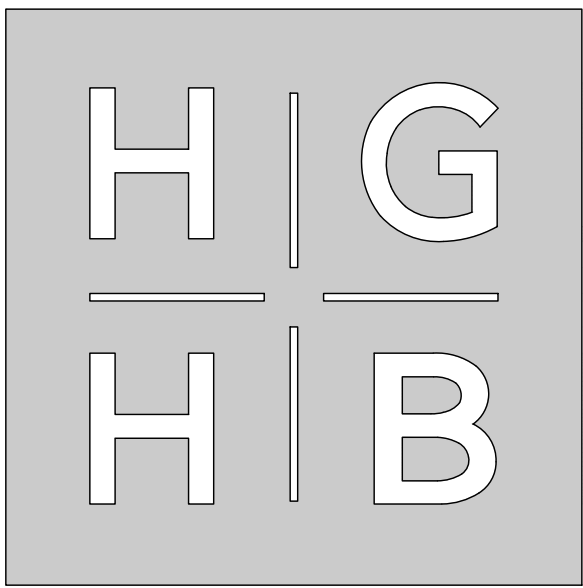


SHEET KEY NOTES:

- 1.0 1/4" BBR-1 STRIP
- 2.0 2" BBR-1 FRAME AROUND GLAZING
- 3.0 LEASE LINE
- 4.0 WINDOW SILL
- TR-1 ROUGH FINISHED SAND TRAVERTINE
- BBR-1 BURNISHED BRASS EFFECT PAINTED METAL

LEGEND:

--- LEASE LINE



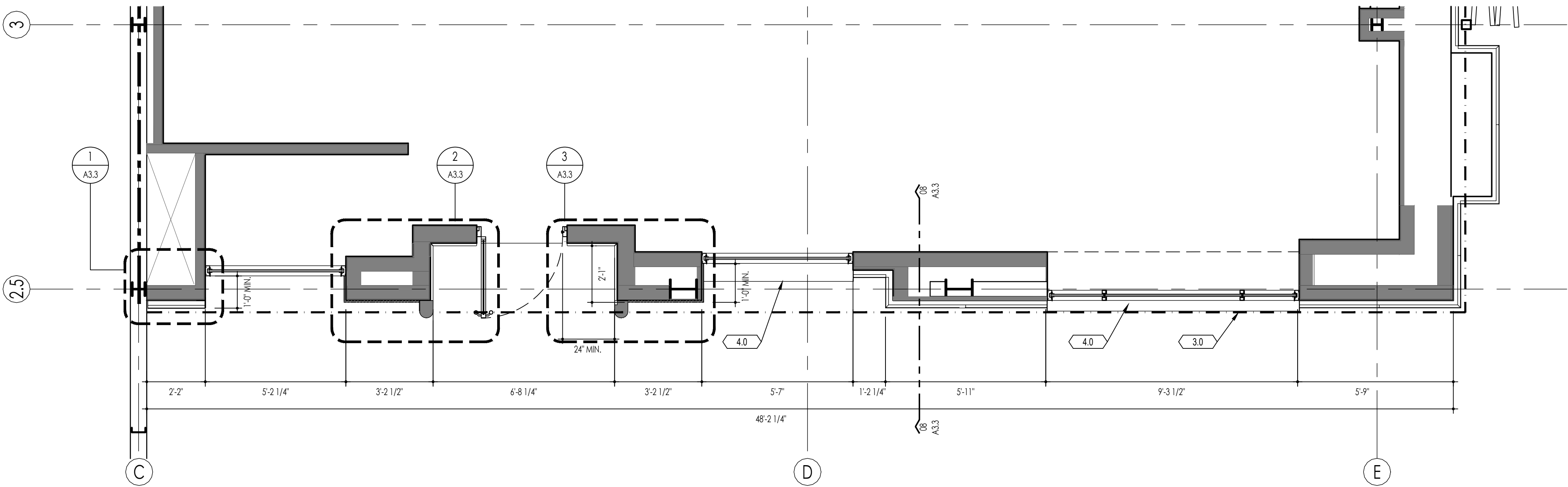
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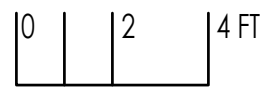
BRUNELLO CUCINELLI
FOR CARMEL, CA
MONOBRAND

CARMEL PLAZA
SUITE 204
SW Corner of Ocean & Junipero,
Carmel-by-the Sea, CA 93921

PERMIT SET



1 - ENLARGED STOREFRONT PLAN - NORTH
SCALE: 3/8" = 1'-0"



Approved 6/27/2025
DR 25064 (Brunello Cucinelli)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



Drawing Title:
IMPROVEMENTS
EXTERIOR ELEVATIONS
NORTH

Scale: 1/4" = 1'-0"

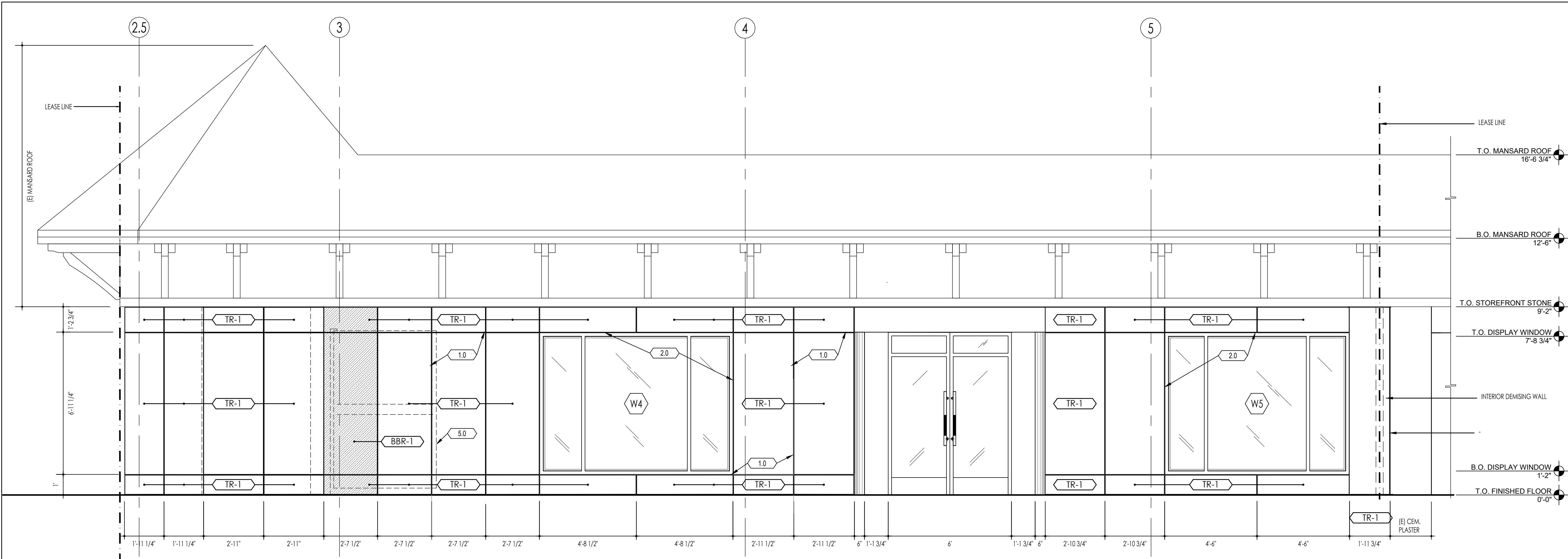
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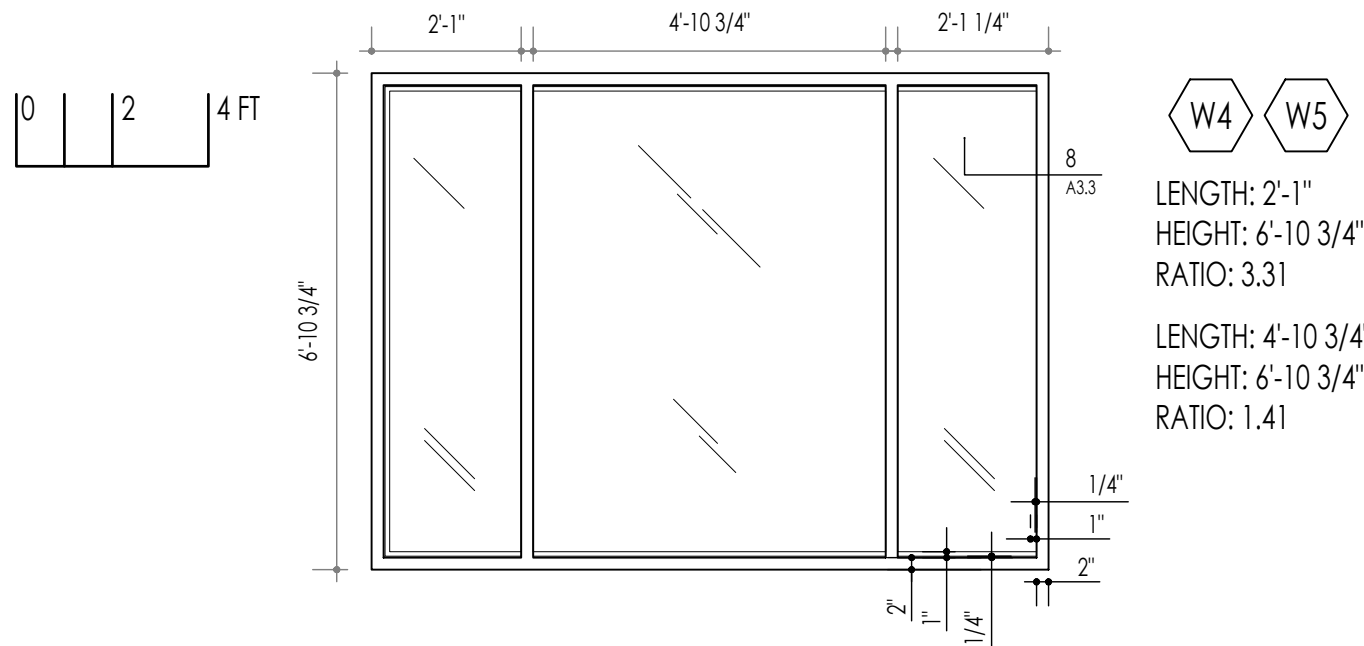
Revision:

Date: January 22, 2025

Job Number: 1719.02



2 - STOREFRONT ELEVATION - WEST
SCALE: 3/8" = 1'-0"

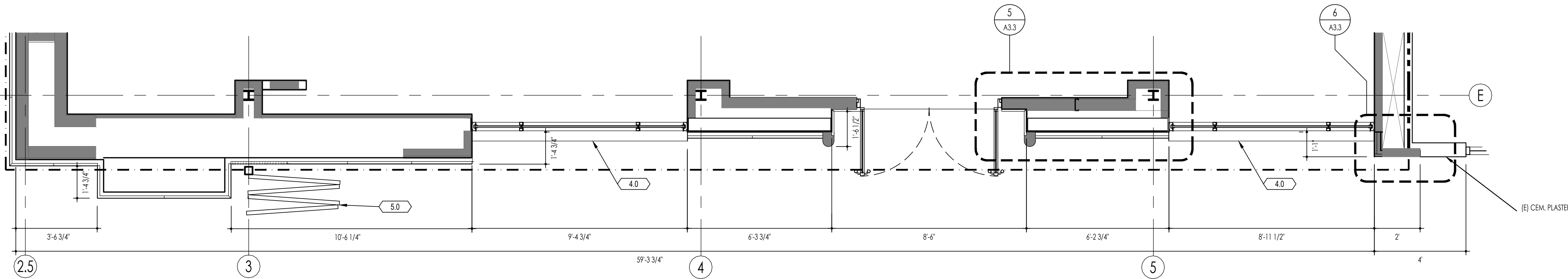


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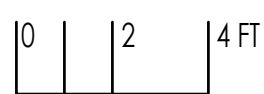
--- LEASE LINE

SHEET KEY NOTES:

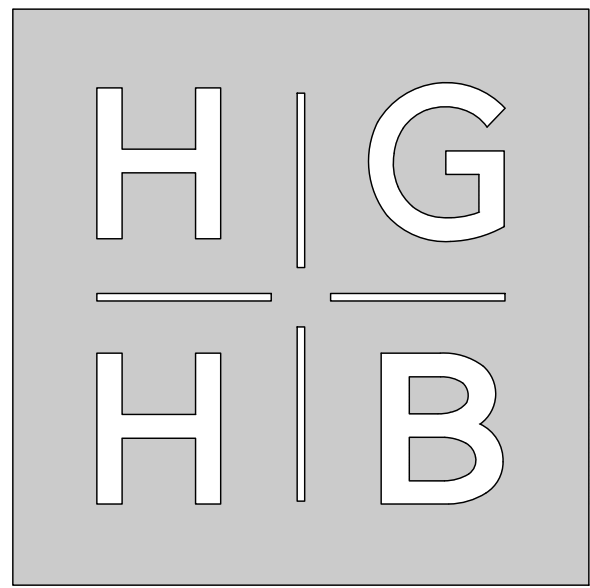
- 1.0 1/4" BBR-1 STRIP
- 2.0 2" BBR-1 FRAME AROUND GLAZING
- 3.0 LEASE LINE
- 4.0 WINDOW SILL
- 5.0 (E) GATE TO REMAIN
- TR-1 ROUGH FINISHED SAND TRAVERTINE
- BBR-1 BURNISHED BRASS EFFECT PAINTED METAL



1 - ENLARGED STOREFRONT PLAN - WEST
SCALE: 3/8" = 1'-0"



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FOR CARMEL, CA
MONOBRAND

CARMEL PLAZA
SUITE 204
SW Corner of Ocean & Junipero,
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PERMIT SET



Drawing Title:
IMPROVEMENTS
EXTERIOR ELEVATION
WEST

Scale: 1/4" = 1'-0"

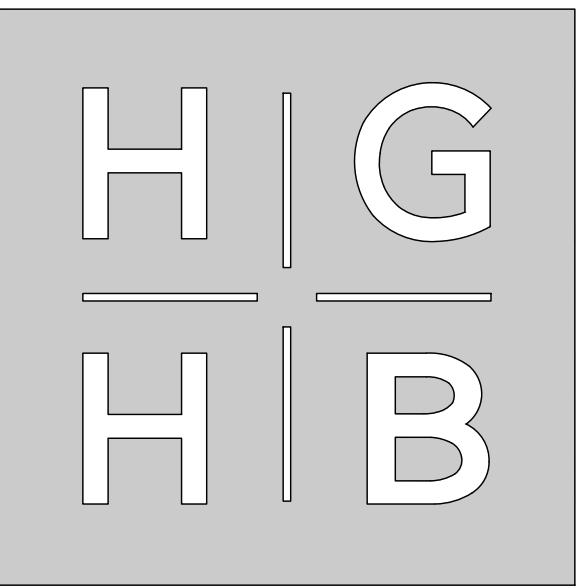
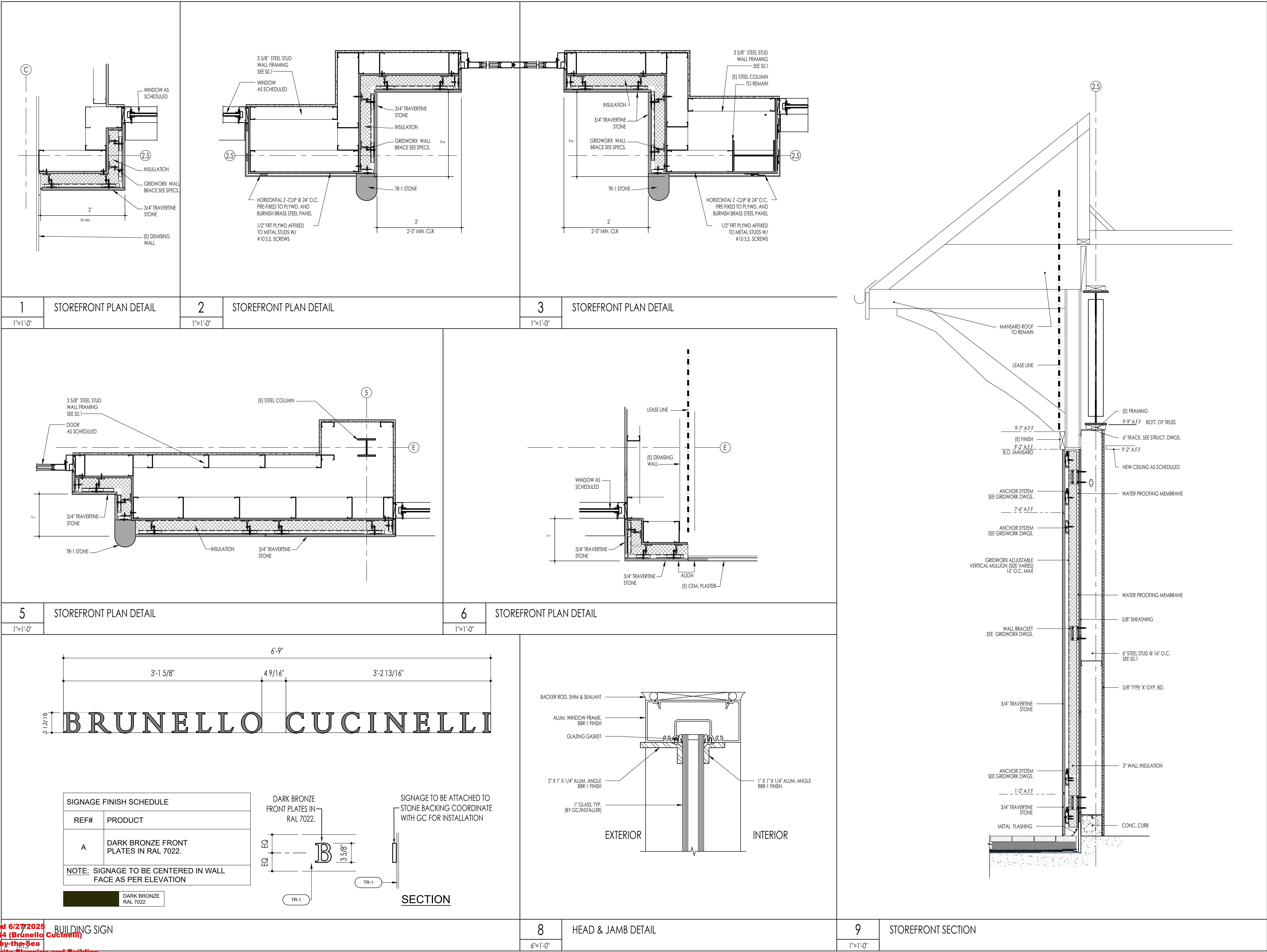
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Revision:

Date: January 22, 2025

Job Number: 1719.02



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FOR CARMEL, CA
MONOBRAND

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SUITE 204
SW Corner of Ocean & Junipero,
Carmel-by-the Sea, CA 93921

PERMIT SET



Drawing Title:
**STOREFRONT SECTION
AND BUILDING SIGN**

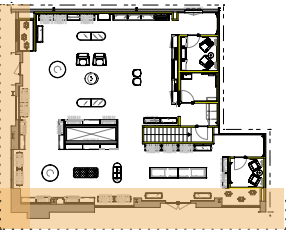
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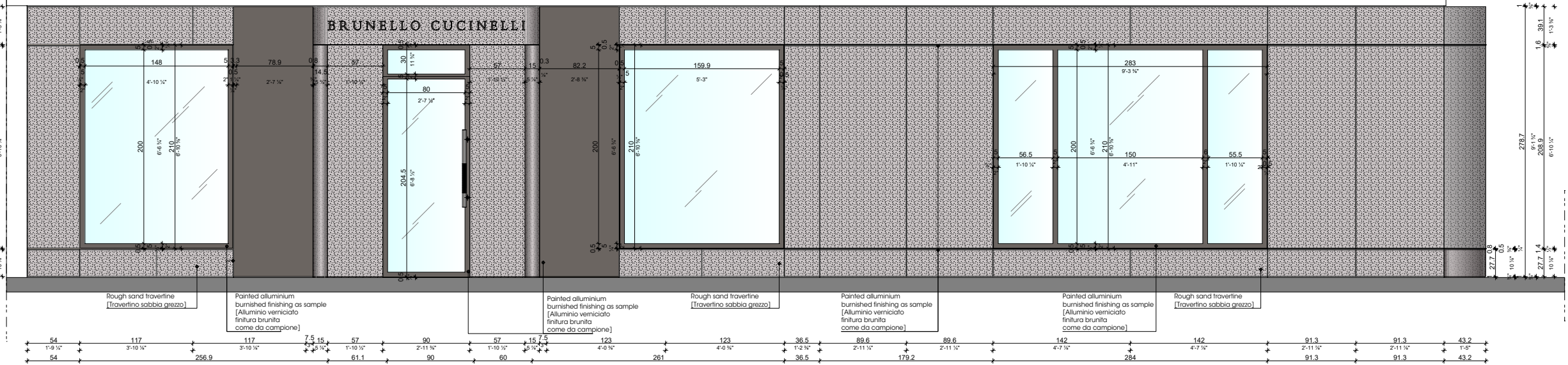
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Date: January 22, 2025

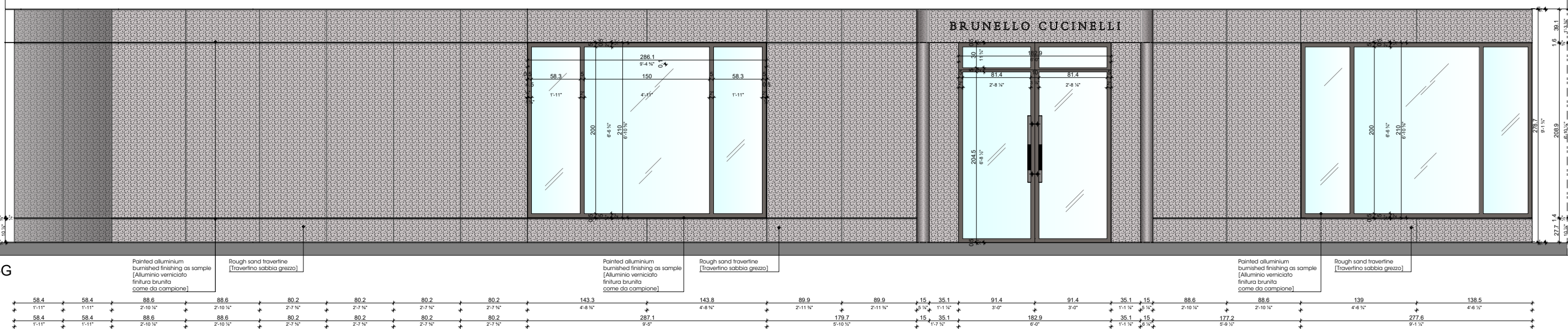
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Elevation F-F



Elevation G-G



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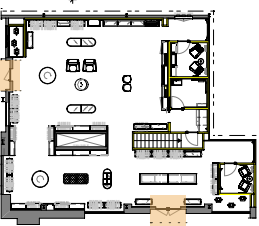
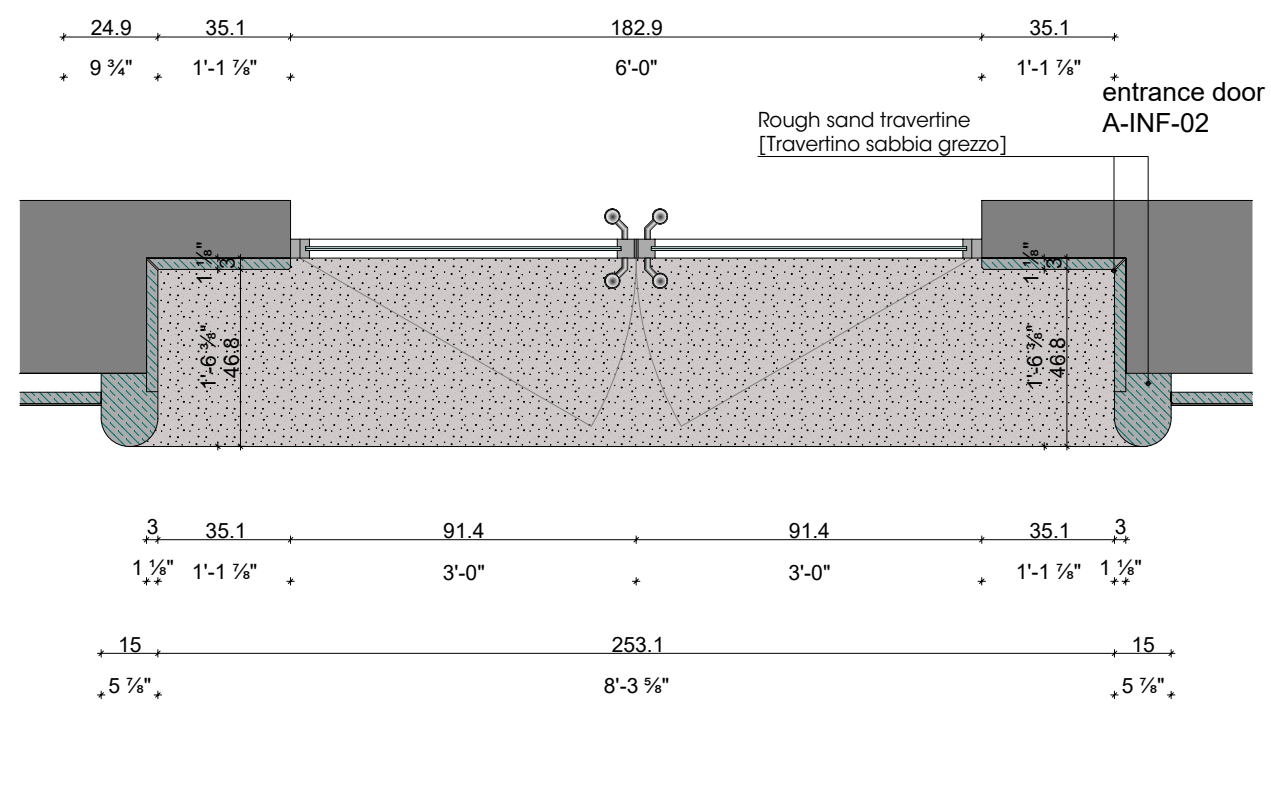
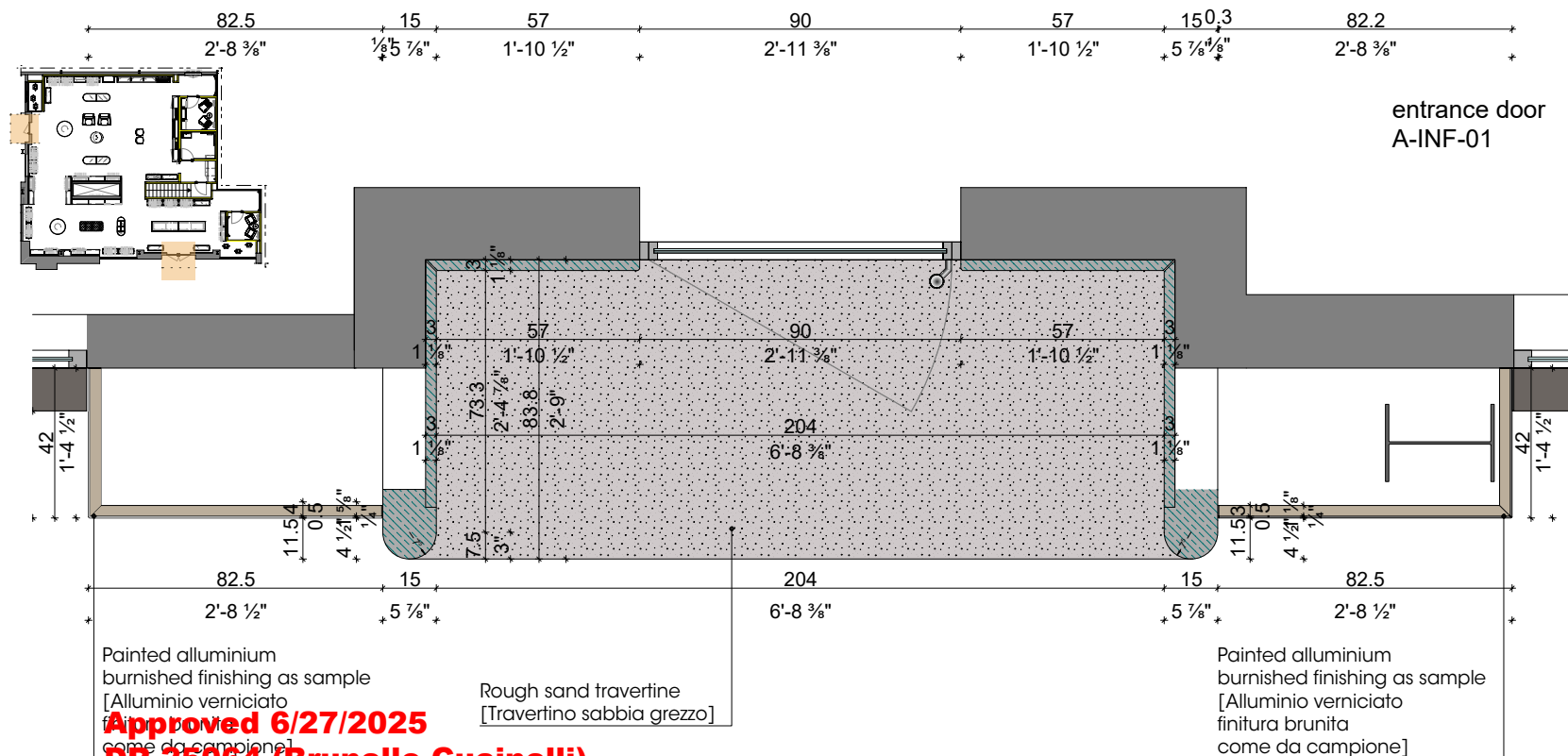
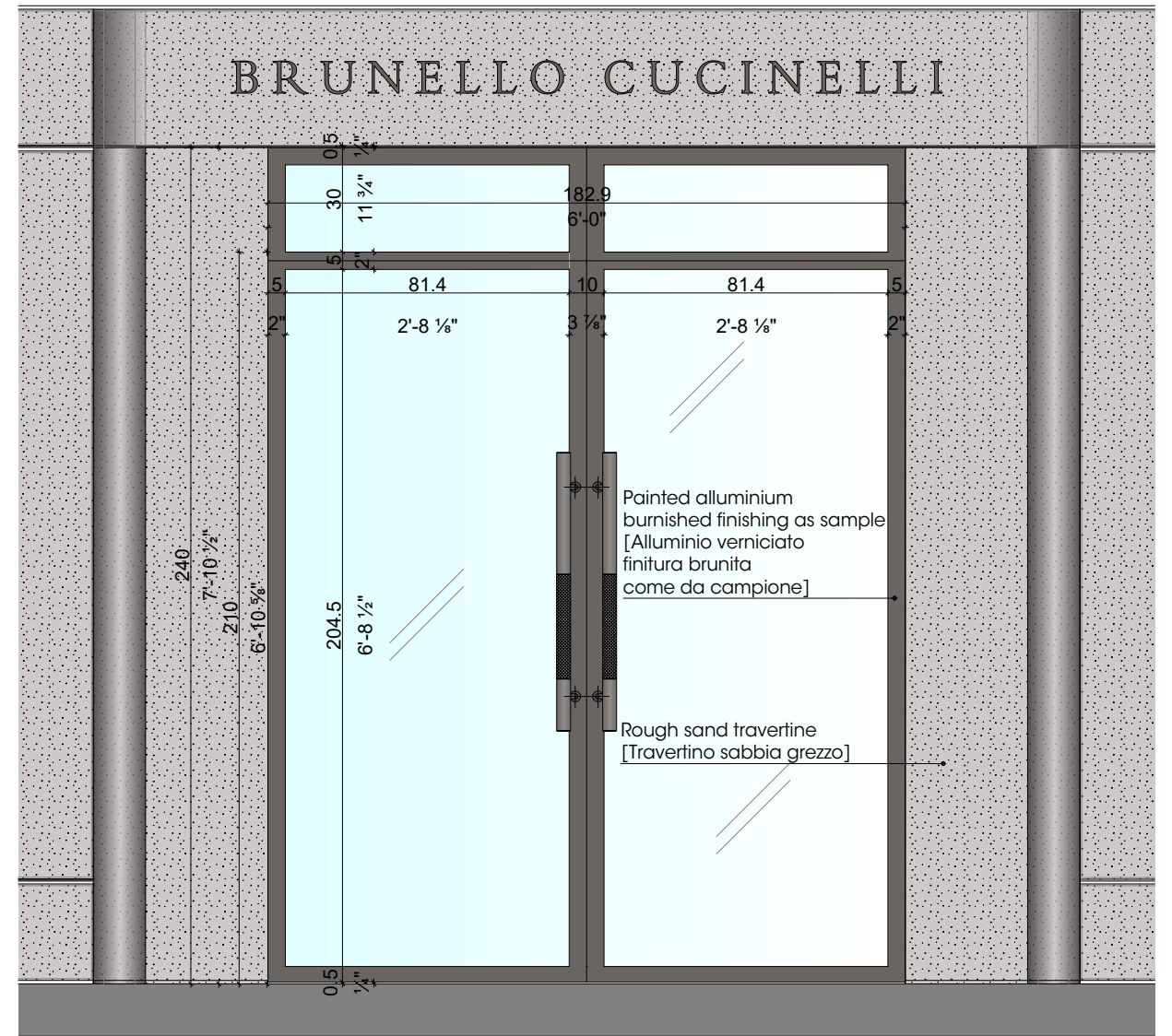
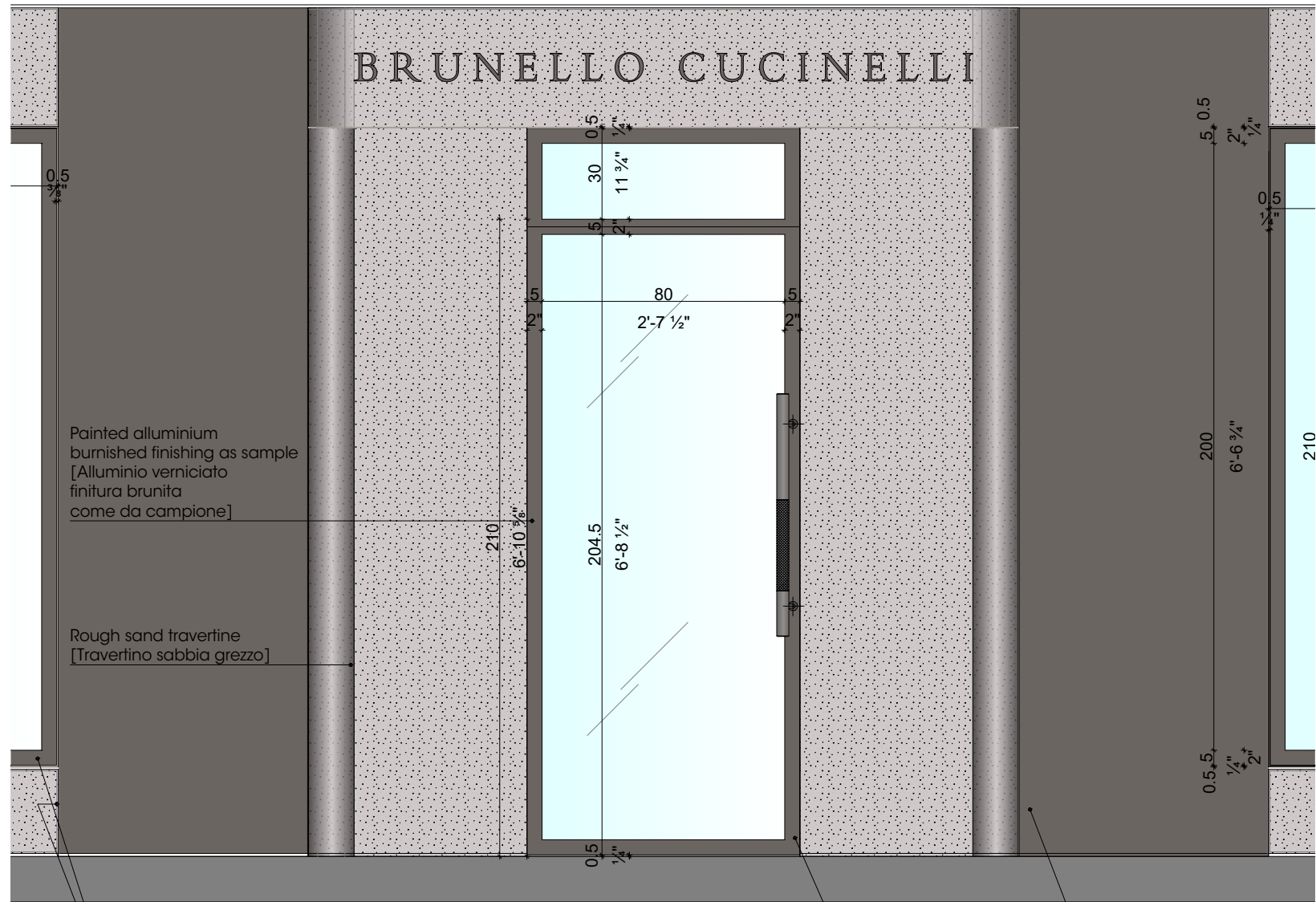
PROJECT / PROGETTO
Negozio
LOCATION / LUOGO
San Francisco - Carmel Plaza
USA

TITLE / TITOLO
Elevation F-F/G-G
A-WALL-01/02

REV
11
DATE / DATA
23/01/2024
SCALE / SCALA
1:50

NOTE

IMPORTANT:all measurements must be double check on site



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Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner

PROJECT / PROGETTO
Negozio
LOCATION / LUOGO
Carmel - Carmel Plaza
USA

TITLE / TITOLO
Entrance door
A-INF-01/02

REV
11
DATE / DATA
23/01/2024
SCALE / SCALA
1:20

NOTE
IMPORTANT:all measurements must be double check on site



BRUNELLO CUCINELLI

San Francisco - Carmel Plaza - Facade Project v1

5 - November - 2024

Approved 6/27/2025
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Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner



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Carmel-by-the-Sea
Community Planning and Building
Jacob Olander, Associate Planner

v_01


 BRUNELLO CUCINELLI
 San Francisco - Carmel Plaza

rev. 1 - 5 November 2024



Approved 6/27/2025
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Community Planning and Building
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v_02


 BRUNELLO CUCINELLI
 San Francisco - Carmel Plaza

rev. 1 - 5 November 2024



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v_03


 BRUNELLO CUCINELLI
 San Francisco - Carmel Plaza

rev. 1 - 5 November 2024



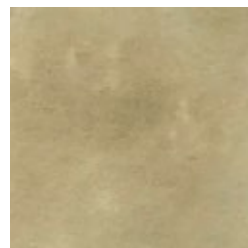
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v_04


 BRUNELLO CUCINELLI
 San Francisco - Carmel Plaza

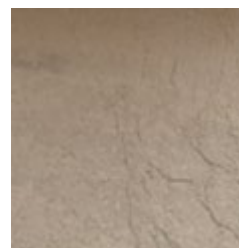
rev. 1 - 5 November 2024

Facade



Burnished brass effect

Details



Raw sand travertine

Central cladding



Sand travertine

Cladding