



NOTICE OF APPROVAL

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

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

Planning Case #: Design Study 20059

Owner Name: MOORE R DOUGLAS & JULIA S MOORE TRS

Case Planner: Evan Kort, Assistant Planner

Date Posted: _____

Date Approved: 05/11/2020

Project Location: Camino Real, 4 SE of 12th

APN #: 010281016000 **BLOCK/LOT:** AA/10

Applicant: Doug and Julie Moore

Project Description: This approval authorizes a 76 square foot bathroom addition at the rear of the residence and the removal of 161 square feet of site coverage. The construction shall be consistent with the plan set dated received on April 9, 2020 except as modified by the conditions of approval 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.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS & CONDITIONS FOR DESIGN STUDY APPROVAL

DS 20-059 (Moore)
Camino Real 4 SE 12th
Block/Lot: AA/10
APN: 010-281-016
Date of Action: May 11, 2020

PROJECT DESCRIPTION

Design Study (DS 20-059) application for a 76 square foot bathroom addition at the rear of an existing residence located on Camino Real 4 SE 12th in the Single Family Residential (R-1) Zoning District.

FINDINGS OF FACT:

1. The project site is located on Camino Real 4 SE 12th in the Single Family Residential (R-1) Zoning District.
2. On February 25, 2020, the Community Planning & Building Department received a Design Study application and for proposed modifications to the carport and utility room. Revised plans were resubmitted to the Community Planning & Building Department on April 9, 2020.
3. Pursuant to CMC Section 17.10.010 (Purpose), the purpose of the Single Family Residential (R-1) Zoning District is, *"to establish standards and requirements for physical development in the R-1 single-family residential district."*
4. The site has previously not been evaluated for eligibility for the Carmel Historic Inventory. A historic evaluation was not submitted for the residence, however, the modifications were proposed to be made as if the residence was listed on the city's historic inventory.
5. The proposed modifications are consistent with the Secretary of the Interior's Standard's for Rehabilitation and the project has been conditioned accordingly.
6. The project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet whichever is greater. The existing residence is 1,056 square feet and the proposed addition is 76 square feet.

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45):

1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.

10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.

CONDITIONS OF APPROVAL:

1. **Authorization:** This approval authorizes a 76 square foot bathroom addition at the rear of the residence and the removal of 161 square feet of site coverage. The construction shall be consistent with the plan set dated received on April 9, 2020 except as modified by the conditions of approval herein.
2. The applicant shall apply for and obtain a building permit prior to commencing work.
3. This approval is subject to the 10-day noticing and appeal period.
4. These conditions of approval shall be printed in the building plan set.
5. This design study approval does not authorize any additional or new exterior lighting.
6. The 161 square foot patio at the rear shall be removed and replaced with woodchips, bark, or any other material that does not qualify as site coverage (whether permeable or impermeable, as defined in the Carmel Municipal Code). A minimal impermeable landing is allowed, if required by building code.
7. The addition shall be differentiated from the existing residence. The bathroom addition will have a horizontal siding (approximately 4") that will differentiate from the existing residence's horizontal siding (approximately 7"), in accordance with the Secretary of the Interior's Standard's for Rehabilitation.
8. The applicant shall install unclad wood windows. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's

specifications for the windows shall be included in the construction drawings submitted with the building permit application. The build plans shall indicate all windows are proposed to be unclad wood.

9. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit. The manufactures specifications shall be printed in the building plan set.
10. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.
11. 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.
12. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may be reached at (831) 620-2073.
13. Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information).
14. The applicant agrees, at the applicant's 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.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

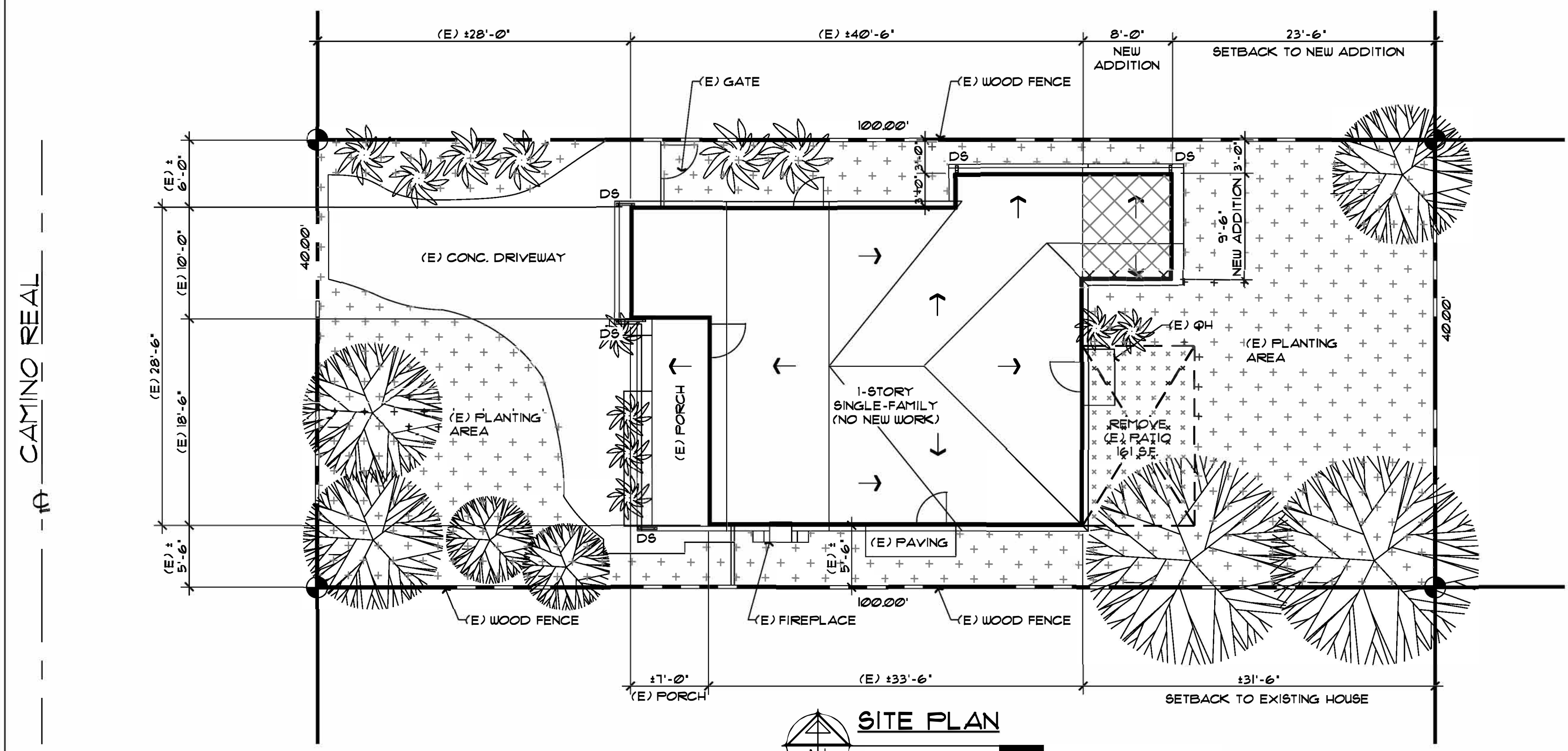
Date

Once signed, please return the original to the project Planner at the Community Planning and Building Department.

ABBREVIATIONS

AB	ANCHOR BOLT	LF	LINEAL FOOT
AC	ASPHALT CONCRETE	LG	LONG
ACOUNT	ACOUSTICAL	LKR	LOCKER
ADD	ADDITION	LT	LIGHT
ADJ	ADJUSTABLE	MAX	MAXIMUM
AGGR	AGGREGATE	M.B.	MACHINE BOLT
AHJ	AUTHORITIES HAVING JURISDICTION	M.C.	MEDICINE CABINET
ALT	ALTERNATE	MCH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
APPROX	APPROXIMATELY	MET	METAL
ARCH	ARCHITECT	MFG	MANUFACTURE(R)
Z	ANGLE	MH	MANHOLE
BD	BOARD	MI	MALLEABLE IRON
BLDG	BUILDING	MIN	MINOR
BLKG	BLOCKING	MIR	MIRROR
BT	BEAM	MISC	MISCELLANEOUS
BOT	BOTTOM	M.O.	MASONRY OPENING
BOU	BACK OF WALK	MTD	MOUNTED
B.S.L.	BUILDING SETBACK LINE	MUL	MULLION
B.SPL	BACKSPASH	N	NORTH
BTU	BETWEEN	(N)	NEW
BUR	BUILT UP ROOFING	N.E.C.	NATIONAL ELECTRIC CODE
B.W.	BOTH WAYS	N.I.C.	NOT IN CONTRACT
CAB	CABINET	NO.	NUMBER
C.A.H.	CLEAR ALL HEART	NOH	NOMINAL
CB	CATCH BASIN, CORNER BEAD	NOT TO SCALE	
C.B.C.	CALIFORNIA BUILDING CODE	O	OVER
C.C.	CENTER TO CENTER	O.A.	OVERALL
C.C.R.	CALIFORNIA CODE OF REGULATION	OSB	OSB
CE	CENT	O.C.	ON CENTER
C.I.	CAST IRON	O.C.D.	ON CENTER DIMENSION (DIA)
C.J.	COLD JOINT, CONTROL JOINT	O.C.F.	OFFICE
C.L.G.	CALCULATING	OH	OVERHEAD, OVERHANG
CLKG	CLOSET	OPG	OPENING
CLO	CLOSET	OPF	OFFSHORE
CLR	CLEAR	OZ	OUNCE
C.M.C.	CALIFORNIA MECHANICAL CODE	F.C.	PLUMBING CONTRACTOR
C.M.P.	CORRUGATED METAL PIPE	P.F.B.	PLASTIC FINISH BOARD
CHU	CONCRETE MASONRY UNIT	FL.E	FLATE, PROPERTY LINE
COL	COLUMN	FLAS	FLASTER
CONC	CONCRETE	FL.WOOD	FL-WOOD
CONN	CONNECTION	FOL	FOLISHED
CONSTR	CONSTRUCTION	FR	FAIR
CONT	CONTINUOUS	FRECAST	FRECAST
CONC.	CALIFORNIA OFFICE OF NOISE CONTROL	POINT	POINT
C.O.T.S.	CLEANING TO GRADE	P.T.D.	PAPER TOWEL DISPENSER
C.P.C.	CALIFORNIA PLUMBING CODE	P.T.D.P.	PRESSURE TREATED DOUGLAS FIR
CPT	CARPET	P.T.D. # P.T.R.	PARTITION
C.T.	CENTRIC TILE	P.T.R.	PAPER TOWEL RECEPTACLE
C.T.B.	CENTRIC TILE	P.U.E.	PUBLIC UTILITY EASEMENT
CTSK	COUNTERSINK		
CU	CONDENSING UNIT		
CL	CENTERLINE		
D	DRYER	Q.T.	QUARRY TILE
DBL	DOUBLE	R	RISER
DET	DETAIL	R.A.	RETURN AIR
D.F.	DOUGLAS FIR	R.A.D.	RADIANT
D.F.	DRINKING FOUNTAIN	R.A.G.	RETURN AIR GRILLE
DIA.	DIAMETER	R.C.P.	REINFORCED CONCRETE PIPE
DIAG	DIAGONAL	R.D.	ROOF DRAIN
DIM	DIMENSION	REF	REFERENCE
DISP	DISPENSER, DISPOSER	REINF	REINFORCED(ING)
DN	DOWN	REIN	REINFORCING
DO	DITTO	RET	RETAINING
DR	DR	REQ	REQUIRED
D.S.	DOWN SPOUT	RESIL	RESILIENT
DW	DISHWASHER	RFG	REFRIGERATOR
DWS	DRAWING	RGR	REGISTER
DUR	DUR	RJ	ROUGH
E	EAST	R.O.	ROUGH OPENING
E.A.	EACH	RS	RESAULT
E.J.	EXHIBITION JOINT	RUL	RAINWATER LEADER
ELEC	ELECTRICAL	RUD	REDWOOD
EL	ELEVATION	RAW	RIGHT OF WAY
ELEV	ELEVATOR	S	SOUTH
EMER	EMERGENCY	SAD	SEE ARCHITECTURAL DUGS
EN	EDGE NAILING	SAD	SEE STRUCTURAL DRAWINGS
ENCL	ENCLOSURE	S.A.R.	SUPPLY AIR REGISTER
EQ	EQUAL	S.A.S.	SELF-ADHERED SHEET MEMBRANE
EOP	ELECTRIC WATER COOLER	S.C.	SOLID CORE
E.W.	EACH WAY	S.C.D.	SEAT COVER DISPENSER
(E)XIST	EXISTING	S.D.	SOAP DISPENSER
EXP	EXPANSION	SECT	SECTION
EXPO	EXPOSED	SF	SQUARE FEET
EXT	EXTERIOR, EXTENSION	SH	SHELF
F.A.	FIRE ALARM	SHR	SHOWER
FAU	FORCED AIR UNIT	SHIT	SHEET
F.B.	FLAT BAR	SHTG	SHOOTING
F.C.	FRAMING CLIP	SPS	SHEATHING
F.C.O.	FLOOR CLEANOUT	SPS	SHEATHING
F.D.	FLOOR DRAIN	SPS	SHEATHING
F.D.C.	FIRE DEPT. CONNECTION	SPS	SHEATHING
FDN	FOUNDATION	SND	SANITARY NAPKIN DISPENSER
FE	FIRE EXTINGUISHER	SNR	SANITARY NAPKIN RECEPTACLE
FF	FACE OF FRAME, FACEFRAME, FINISH FLOOR	S.O.V.	SHUT-OFF VALVE
FFA	FREE FLOW AREA	S.F.	SQUARE
FG	FINISH GRADE	S.S.	SELECT STRUCTURAL
FGL	FIXED GLASS	SS	STAINLESS STEEL
FN	FINISH	SK	SERVICE SINK
FL	FLOOR	ST	STREET
FLASH	FLASHING	STA	STATION
FLUOR	FLUORESCENT	STD	STANDARD
F.O.C.	FACE OF CONCRETE	STL	STEEL
F.O.F.	FACE OF FINISH	STO	STORAGE
F.O.P.	FACE OF MASONRY	STR	STRUCTURAL
F.O.S.	FACE OF STUD	SUSP	SUSPENDED
F.O.O.	FINISH OPENING	SV	SHEET VINYL FLOORING
FR	FIRE RETARDANT TREATED	SW	SHEAR WALL
FR	FIRE RATED(ING)	SYM	SYMMETRICAL
FT.	FOOTING	T.	TEMPERED
FT.	FOOT	T.B.	TOEL BAR
FUR	FURNISH	T & B	TOP & BOTTOM
FUT	FUTURE	T.C.	TOP CURB
G.A.	GAUGE	TER	TERRAZZO
GAL	GALVAN	T & G	TONGUE & GROOVE
GALV	GALVANIZED	TH	THRESHOLD
GB	GRAB BAR	THK	THICK
GLB	GULLIAM BEAM	T.O.P.	TOP OF PLATE
G.I.	GALVANIZED IRON	T.P.	TOP OF PAVEMENT
GL	GLASS	T.P.D.	TOILET PAPER DISPENSER
GND	GROUND	TRD	TREAD
GR	GALVANIZED SHEET METAL	T.S.	TUBULAR STEEL
GWB	GYP	T.S.B.	TOP-SET BASE
GYP	GYP	T.V.	TELEVISION
H.B.	HOSE BIBB	T.W.	TOP OF WALL
H.C.	HOLLOW CORE	TYP	TYPICAL
HD	HOLD DOWN	UNF	UNFINISHED
HOUR	HARDWARE	UNO, U.ON	UNLESS NOTED OTHERWISE
HWD	HARDWOOD	UR	URINAL
HDR	HEADER	V.C.P.	VITRIOUS CLAY PIPE
HGT	HEIGHT	V.C.T.	VINTL COMPOSITION TILE
H.M.	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	VEST	VESTIBULE
H.R.	HANDRAIL	V.G.	VERTICAL GRAIN
HR	HOUR	V.I.F.	VERIFY IN FIELD
H.R.	HOT DIPPED GALVANIZED	V.T.R.	VENT THRU ROOF
H.W.	HOT WATER HEATER	V.W.C.	VINTL WALL COVERING
I.A.W.	IN ACCORDANCE WITH	W	WASHER
I.D.	INSIDE DIMENSION	W	WITH
IN.	INCH, INCHES	WC	WATER CLOSET
INSUL	INSULATION	WD	WINDOW DIMENSION
INT	INTERIOR	WI	WROUGHT IRON
INV	INVERT	WV	WOVEN WIRE FABRIC
ISA	INTERNATIONAL SYMBOL	WV	WOVEN WIRE FABRIC
JAN	JANITOR	W/O	WITHOUT
JST	JOIST	W.P.	WATERPROOF
JT	JOINT	W.S.	WOOD SCREWS
KIT	KITCHEN	W.S.COT	WAINSCOT
LAB	LABORATORY	W	WEIGHT
LAV	LAVATORY	W.M.	WOVEN WIRE MESH
L.B.	LABORATORY	W.R.C.	WESTERN RED CEDAR

DESIGN REVIEW



EXISTING AND NEW FLOOR AREA AND SITE COVERAGE

SITE COVERAGE	LOT SIZE	BASE FLOOR AREA	ALLOWABLE SITE COVERAGE (22%)	4% ALLOWABLE SITE COVERAGE WITH BONUS
ALLOWABLE	4,000 SF.	1,800 SF.	396 SF.	556 SF.
EXISTING HOUSE	-	1,056 SF.	-	676 SF. ACTUAL
NEW (WITH ADDITION)	-	1,132 SF.	-	515 SF. ACTUAL

THE SITE COVERAGE IS EXISTING NON CONFORMING.
TO ACHIEVE COMPLIANCE, REMOVE SITE COVERAGE EQUAL TO 2x ADDED FLOOR AREA.
* NEW ADDITION IS 76 SF. 2'x16 SF. * 152 SF.
* REMOVE (E) STAMPED CONCRETE PATIO (161 SF.) AT REAR YARD AND REPLACE WITH PERMEABLE MATERIALS (SHREDDED BARK OR WOOD CHIPS).

GENERAL

EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM FIELD NOTES. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

PERFORM ALL WORK IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND ORDINANCES.

CONTRACTOR SHALL REPORT DISCREPANCIES IN THE DRAWINGS TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ON THE JOB SITE BEFORE WORK BEGINS. CONTRACTOR SHALL BRING ANY ERRORS, OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

DIMENSIONS WRITTEN IN PLANS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS IN PLANS.

WHEN DETAILS LABELED 'TYPICAL' OR 'SIMILAR' ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.

PERFORM ANY REQUIRED DEMOLITION WITH GREAT CARE AND WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE STRUCTURES AND EQUIPMENT REMAINING. IF STRUCTURAL MEMBERS NOT SHOWN FOR REMOVAL INTERFERE WITH THE NEW WORK, IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN APPROVAL BEFORE REMOVAL OF THE MEMBERS.

SCHEDULE AND COORDINATE THE DEMOLITION AND NEW CONSTRUCTION PROCEDURES TO PERMIT CONTINUED OPERATION OF ALL FACILITIES REQUIRED TO REMAIN OPEN.

SAFELY SHORE THE EXISTING CONSTRUCTION TO REMAIN WHENEVER NECESSARY FOR THE NEW WORK.

PROJECT INFORMATION

BUILDING USE (E) SINGLE FAMILY RESIDENTIAL

ASSESSORS' PARCEL NUMBER 10 - 28 - 016

ZONING R-1

TYPE OF CONSTRUCTION V-B

LOT SIZE 4,000 SF

EXISTING HOUSE 858 SF.
FIRST FLOOR GARAGE 198 SF. 1,056 SF.

NEW HOUSE 858 SF.
FIRST FLOOR ADDITION 274 SF.
TOTAL: 934 SF.

GARAGE (NON-CONDITIONED) 198 SF. 1,132 SF.

FLOOR AREA RATIO: 1,231 SF / 4,000 SF 31%

APPLICABLE CODES: 2019 CRC, 2019 CBC, 2019 CEC, 2019 CFC, 2019 CMC, 2019 CJC, 2019 CALGREEN, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE

DESCRIPTION OF WORK: BATHROOM ADDITION TO EXISTING ONE STORY RESIDENCE.

OWNER

DOUG & JULIA MOORE
10889 MIGUELITA ROAD
SAN JOSE, CA 95121

PHONE: (408) 258-5455
EMAIL: DJ4MOORE@AOL.COM

INDEX OF DRAWINGS

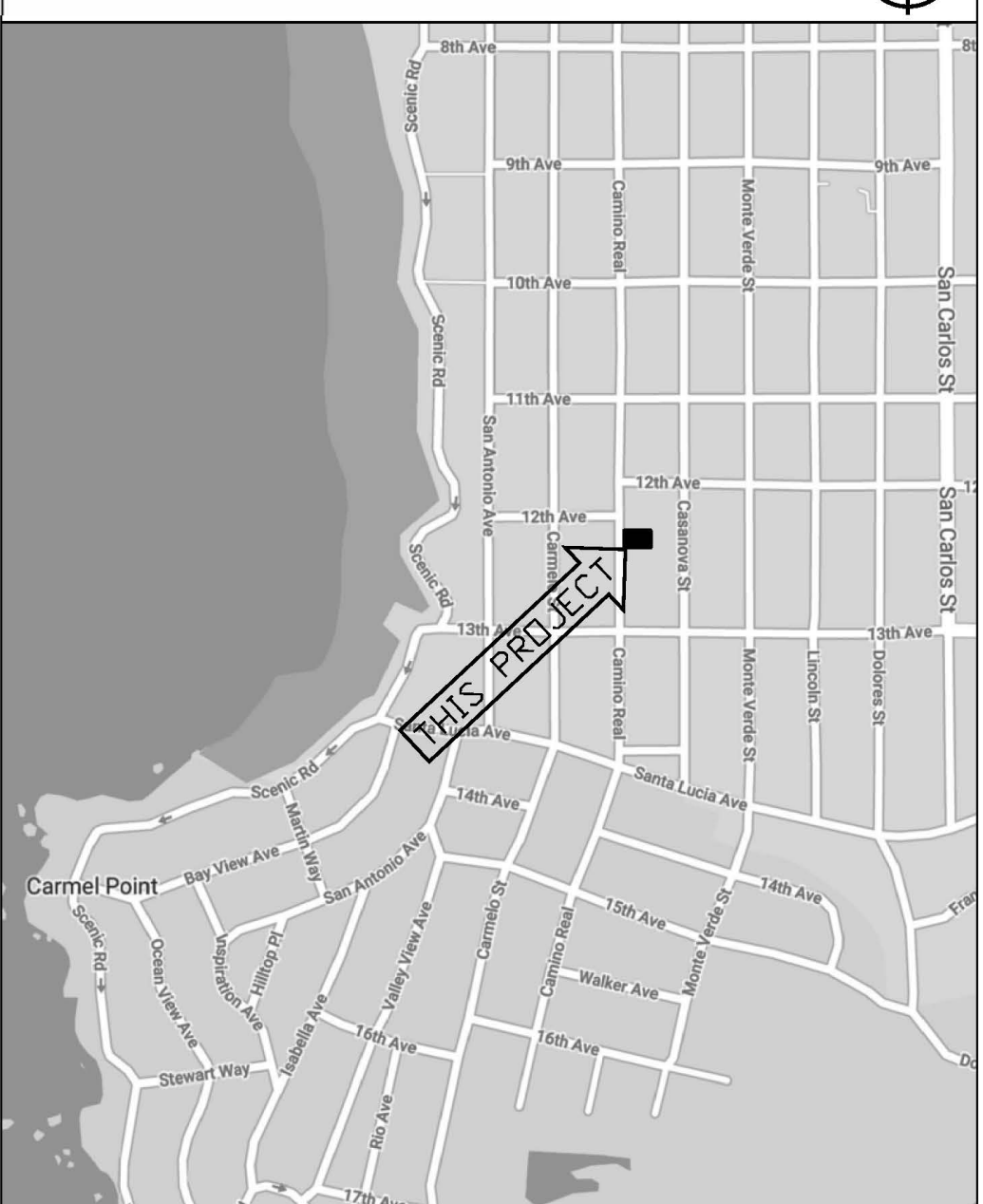
SHEET	SEQUENCE	DESCRIPTION
DR-1	1	COVER SHEET SITE PLAN
DR-2	2	DEMOLITION PLAN FLOOR PLAN, EXTERIOR ELEVATIONS

Received
April 9, 2020
City of Carmel-by-the-Sea
Community Planning & Building

ARCHITECTURAL SYMBOL LEGEND

EARTH	GRAVEL OR ROCK	CONCRETE	MASONRY	CERAMIC TILE	PLASTER OR GROUT	WOOD - FINISH GRADE	WOOD FRAMING (THRU MEMBER)	WOOD FRAMING (INTERRUPTED MEMBER)	INSULATION - BATT	INSULATION - RIGID
DETAIL REFERENCE NO. SHEET WHERE SHOWN	SECTION REF. LETTER SHEET WHERE SHOWN	NOTE REF. NO. SHEET WHERE SHOWN	WINDOW SCH. LETTER	DOOR SCHEDULE NO. HARDWARE GRP. NO.	INTERIOR ELEVATION REF. NO.					

LOCATION MAP



JOB No. 1318.2
DATE FEBRUARY 6, 2020

DESCRIPTION	DATE	REV.
PLANNING REV	2/03/20	1
PLANNING REV	4/09/20	2

DESIGN REVIEW
DOUG & JULIA MOORE RESIDENCE
4 SE of 12th on Camino Real
Carmel By The Sea, California

ARCHITECTS
MBA ARCHITECTS
1176 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
PH 408/297-0288X13 FAX 408/297-0384

LICENSED ARCHITECT
Martin Arthur Barbou
No. C-4649
REN. 09/21
STATE OF CALIFORNIA

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SHEET TITLE
**COVER SHEET
SITE PLAN**

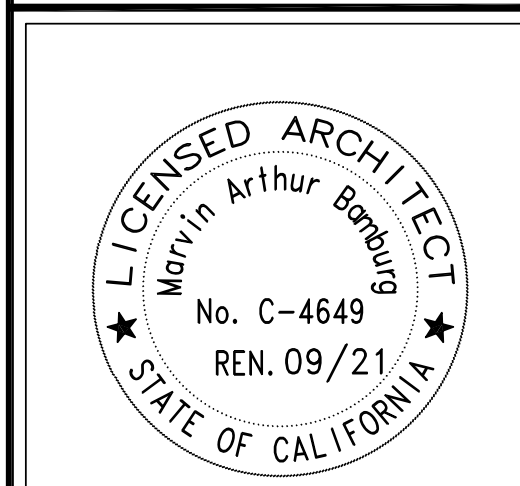
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CAD FILE 13182-DR-1.dwg
DRAWN BY

SHEET
DR-1
1 OF 2 SHEETS

DESCRIPTION	DATE	REV.
PLANNING REV	2/03/20	1

DESIGN REVIEW
DOUG & JULIA MOORE RESIDENCE
4 SE of 12th on Camino Real
Carmel By The Sea, California

ARCHITECTS
MBA
MARTIN CAMARGO ASSOCIATES INC.
1175 LINCOLN AVENUE SAN JOSE CALIFORNIA 95125
PH 408.297.0288X13 FAX 408.297.0384



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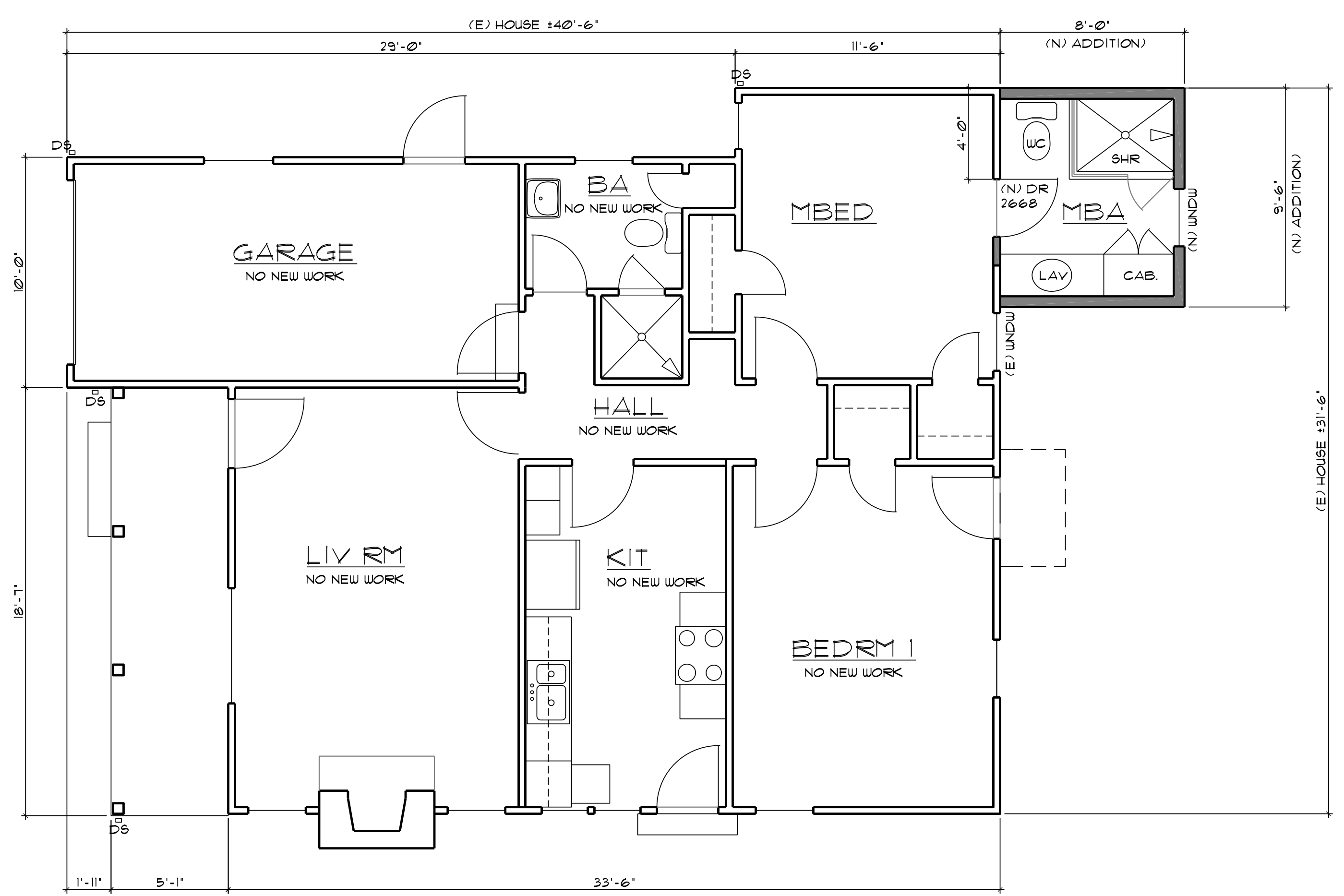
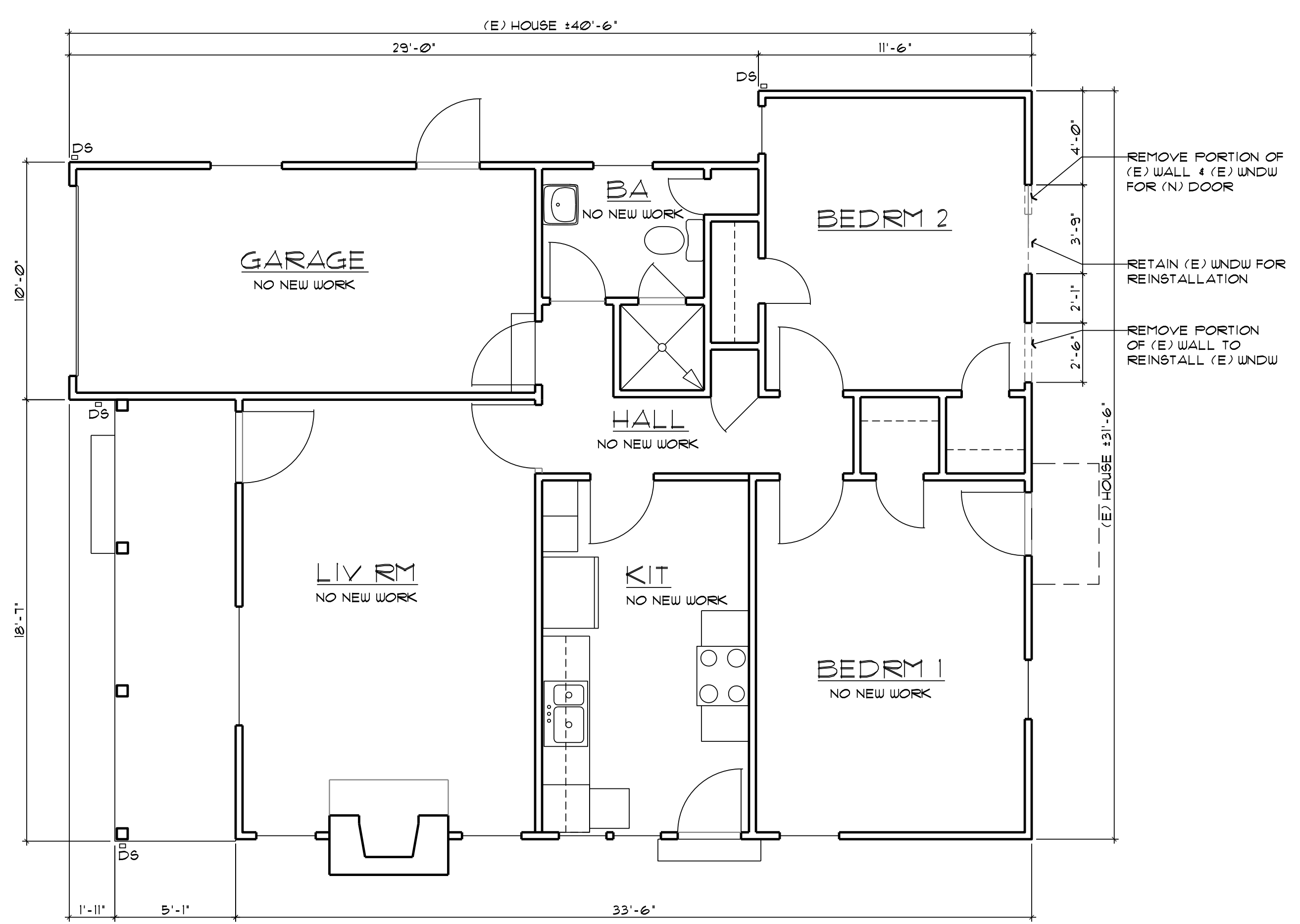
SHEET TITLE

**DEMOLITION PLAN
FLOOR PLAN**

**EXTERIOR
ELEVATIONS**

SCALE As Shown
CAD FILE
DRAWN BY

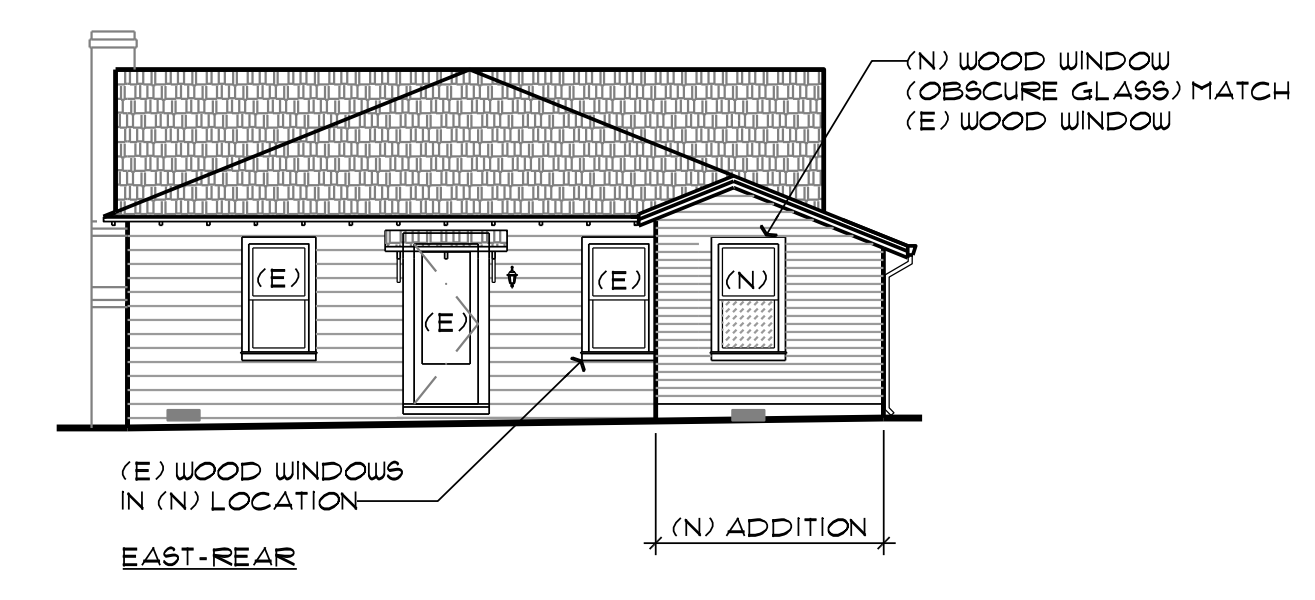
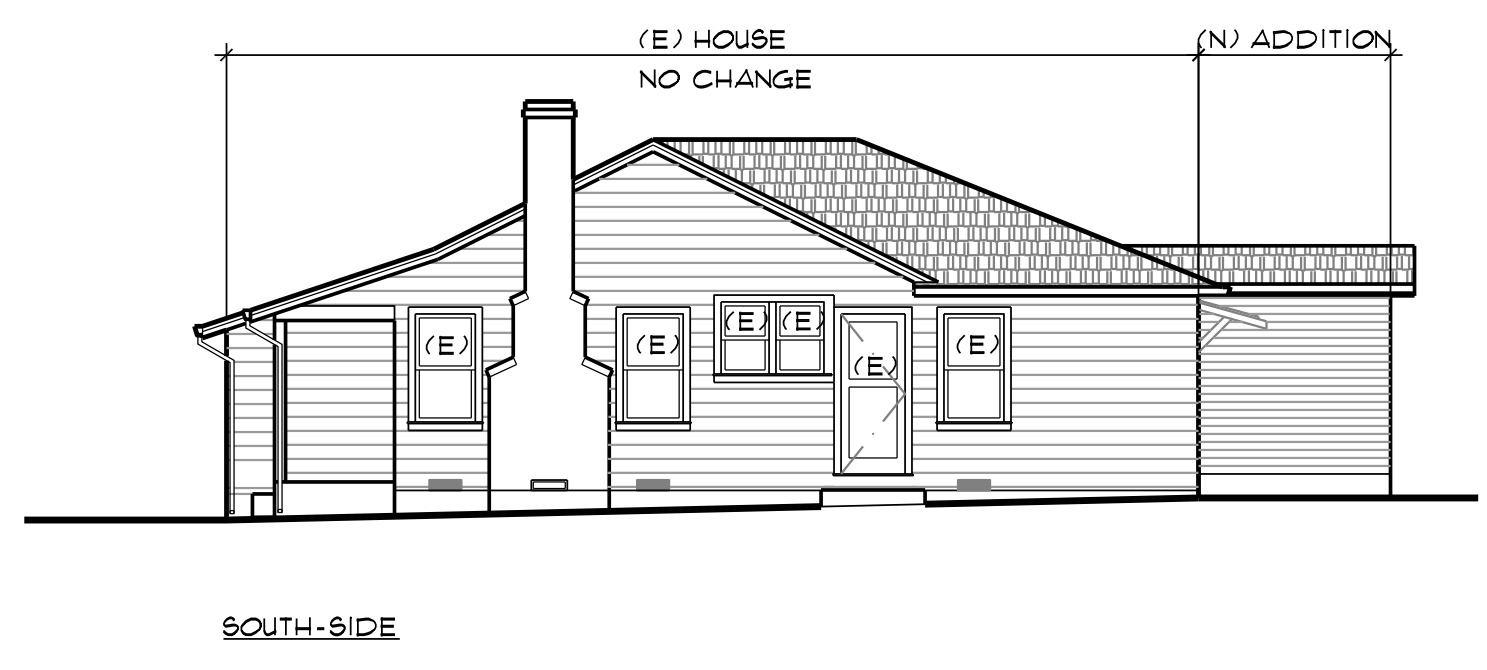
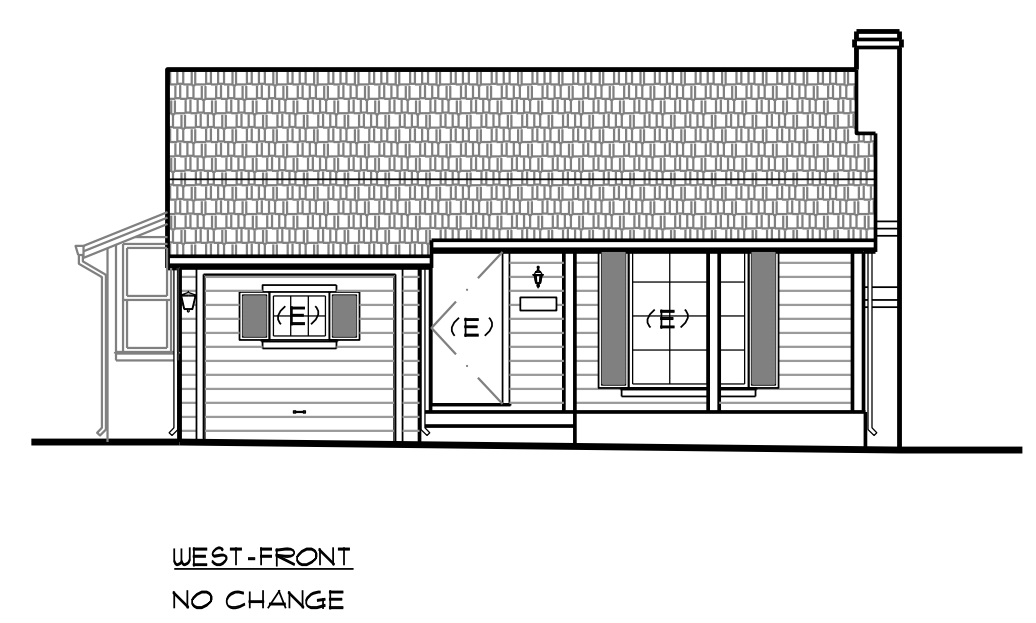
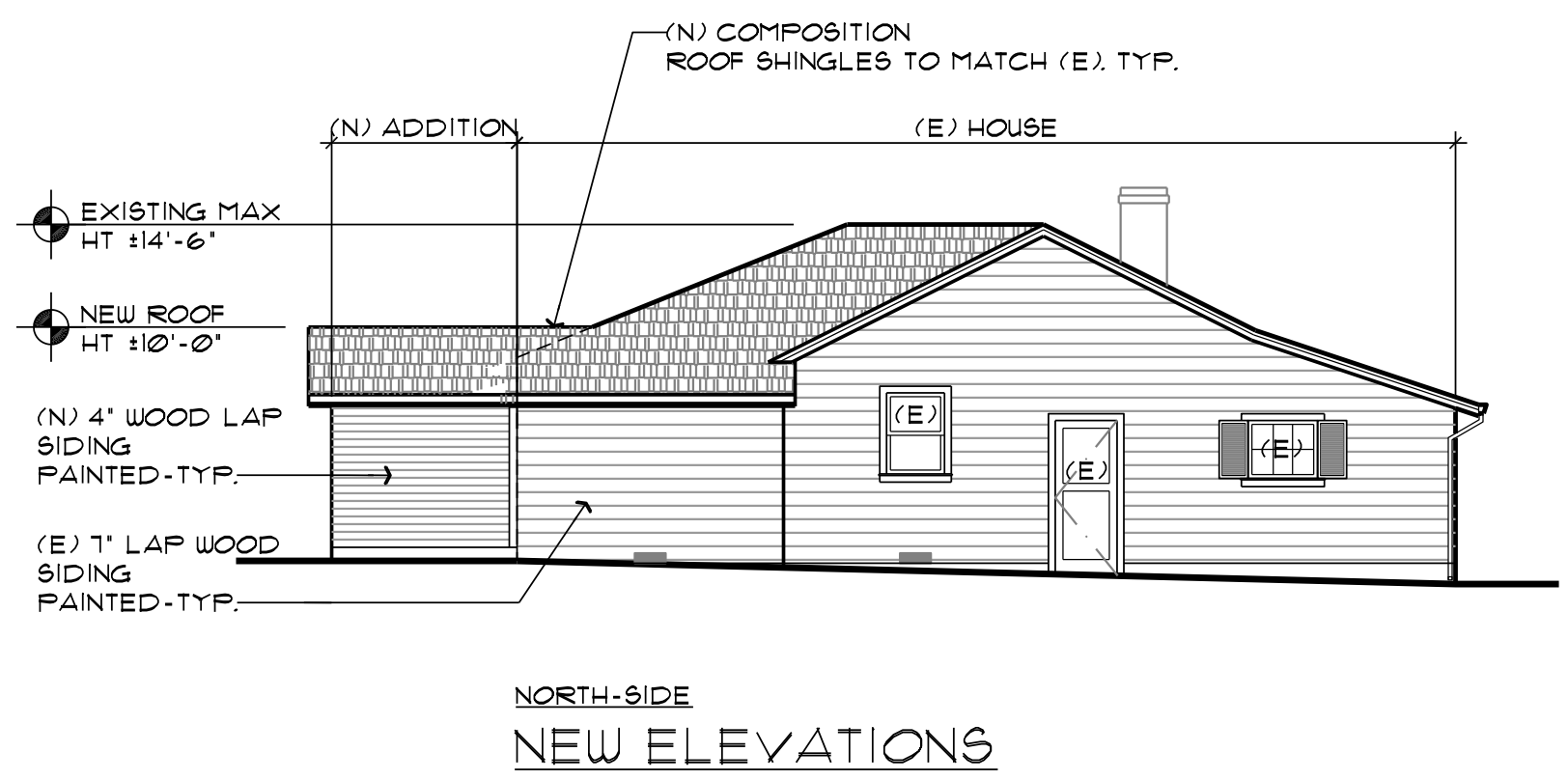
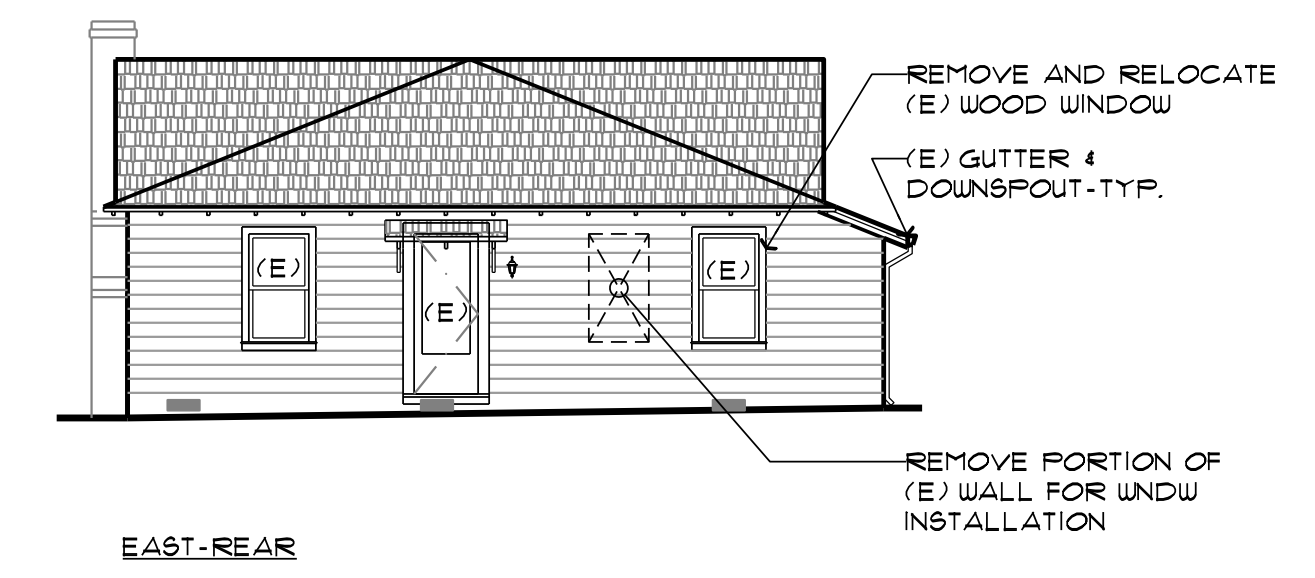
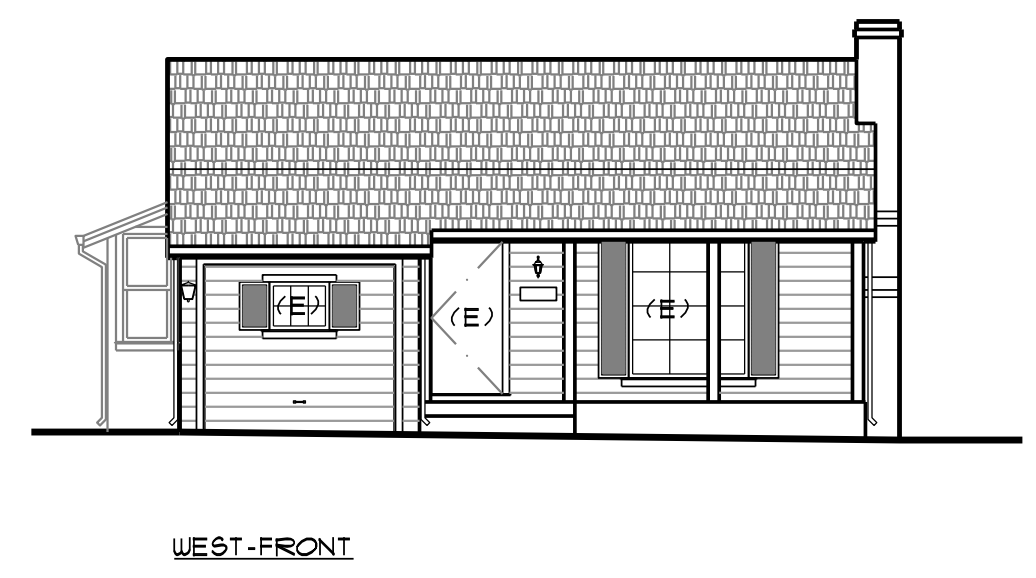
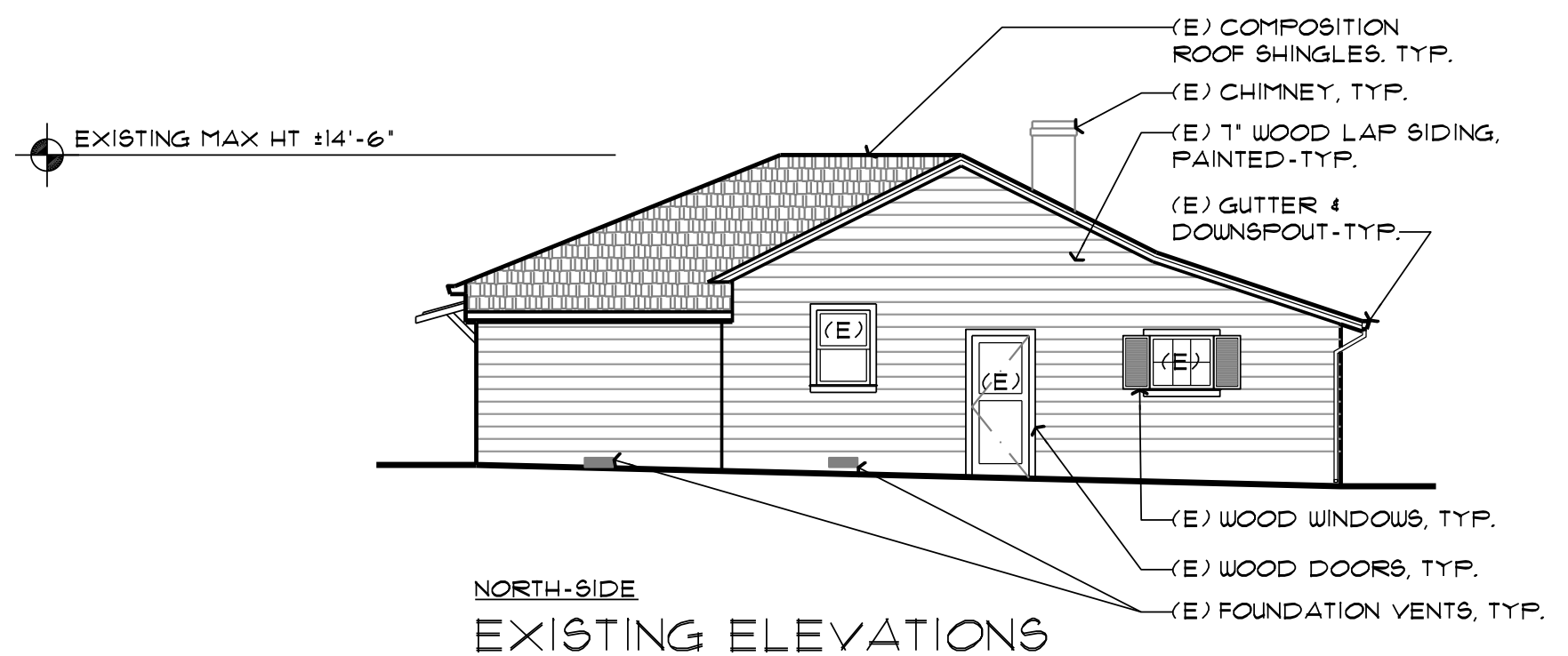
SHEET
DR-2
2 OF SHEETS



EXISTING/ DEMOLITION PLAN
(E) FLOOR AREA: 1059 SF.
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
(E) FLOOR AREA: 1059 SF.
SCALE: 1/4" = 1'-0"

WALL LEGEND
— NEW WALL (2x4 UNO.)
— (E) WALL TO REMAIN



EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"