



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 22330

Owner Name: GAYA BRUCE TR

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 11/21/2023

Project Location: Santa Rita 4 SE of Ocean

APN #: 010043014000 **BLOCK/LOT:** 82/ALL LOT 8

Applicant: Thomas Rettenwender

Project Description: Approval of Design Study application DS 22-330 (Gaya) authorizes the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof. The new deck will be supported by a new Accessory Dwelling Unit (to be approved under separate building permit application –not subject to this approval). The project also includes window replacements as well as reduction of non-conforming site coverage. The project shall be constructed as depicted in the plans prepared by Ecologic Architects as approved by the Community Planning and Building Department on November 21, 2023 unless modified by the Conditions of Approval.

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.	<p>Authorization. Approval of Design Study application DS 22-330 (Gaya) authorizes the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof. The new deck will be supported by a new Accessory Dwelling Unit (to be approved under separate building permit application –not subject to this approval). The project also includes window replacements as well as reduction of non-conforming site coverage.</p> <p>The project shall be constructed as depicted in the plans prepared by Ecologic Architects as approved by the Community Planning and Building Department on November 21, 2023 unless modified by the Conditions of Approval contained herein.</p>
2.	<p>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 staff or the planning commission, as appropriate.</p>
3.	<p>Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, 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.</p>
4.	<p>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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.</p>
5.	<p>Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. <p>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.</p>
6.	<p>Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required</p>

	when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	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.
9.	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 not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	<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 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>
11.	<p>Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.</p> <p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet</p>

	<p>apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
12.	<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 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.</p>
13.	<p>Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
14.	<p>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.</p>
15.	<p>Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary 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>
16.	<p>USA North 811. 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)</p>
17.	<p>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.</p>
<p>Landscape Conditions</p>	
18.	<p>Landscape Plan Required. If new landscaping is proposed, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p>

	<p>1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions.</p> <p>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.</p>
19.	<p>Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.</p>
20.	<p>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, as appropriate.</p>
21.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <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 of a protected tree, including the drip lines of trees on neighboring parcels. • 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

	<p>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.</p> <ul style="list-style-type: none"> • 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.
22.	<p>Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. 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 require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") 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. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p>
<p>Environmental Compliance Conditions</p>	
23.	<p>Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.</p>
24.	<p>BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.</p>
25.	<p>Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.</p>
26.	<p>Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.</p>
<p>Special Conditions</p>	
27.	<p>Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgement 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.</p>
28.	<p>Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.</p>
29.	<p>Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.</p>
30.	<p>Window Material. Prior to building permit issuance, the applicant shall revise the plans submitted to the building division to include either of (but not both) the following window</p>

	<p>materials to be installed in for new or replacement windows to ensure consistency with the Residential Design Guidelines:</p> <ul style="list-style-type: none"> • Unclad Wood. The applicant may install unclad wood windows. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted, or • Aluminum-Clad Wood Frame Windows. The Applicant may install aluminum-clad wood frame windows. The window style shall be consistent with authentic wood windows. Any divided lights shall appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited. <p>Window styles such as division pattern(s) should be uniform throughout the building.</p> <p>The manufacturer’s specifications for the windows shall be included in the construction drawings submitted with the building permit application.</p> <p>The installation of new or replacement vinyl, or fiberglass windows is not permitted without the approval from the Planning Commission.</p>
31.	<p>Site Coverage. Prior to issuance of a building permit, the proposed site plan (sheet A-1) shall be revised to be consistent with the proposed site coverage diagram (sheet A-0). Provided at least 50% of the coverage improvements on the site are permeable or semi-permeable the maximum allowable site coverage shall be 556 square feet.</p>
32.	<p>Building Finishes and Materials. All new building finishes, colors, and materials shall match those of the existing residence.</p>

Acknowledgment and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

 Applicant Signature

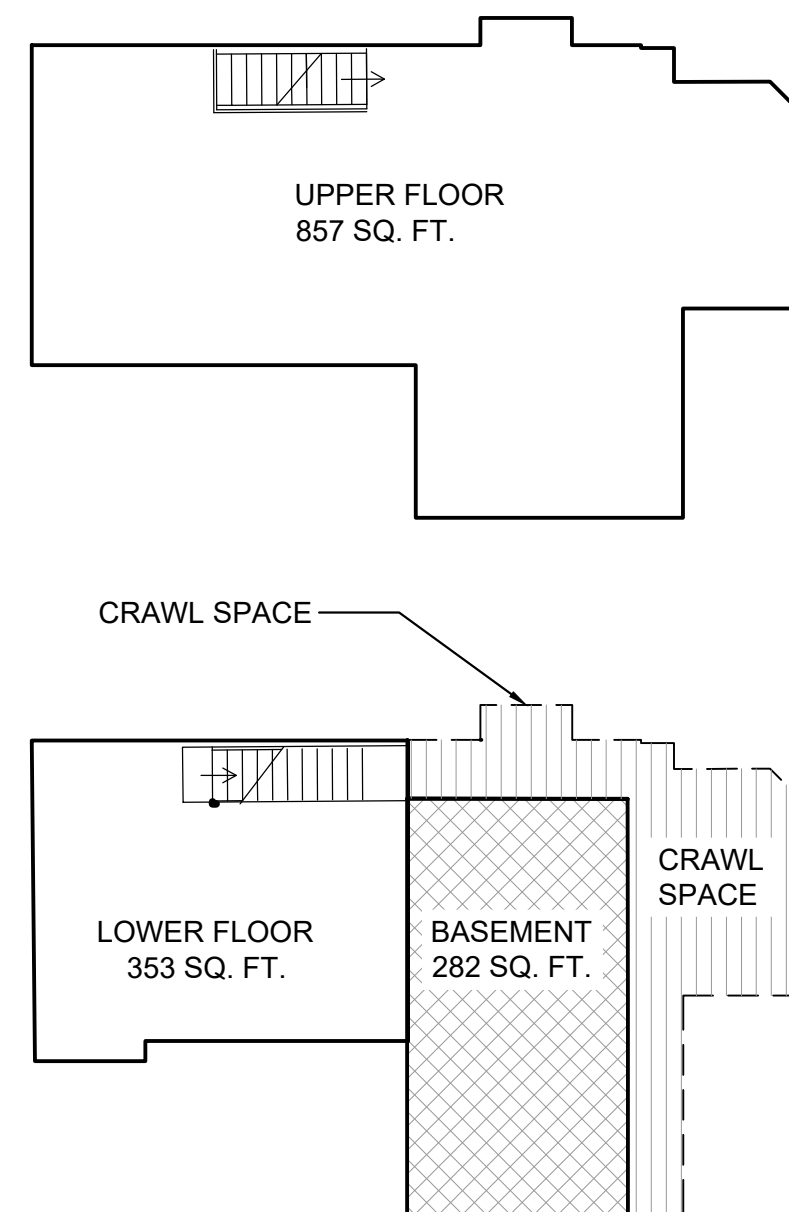
 Printed Name

 Date

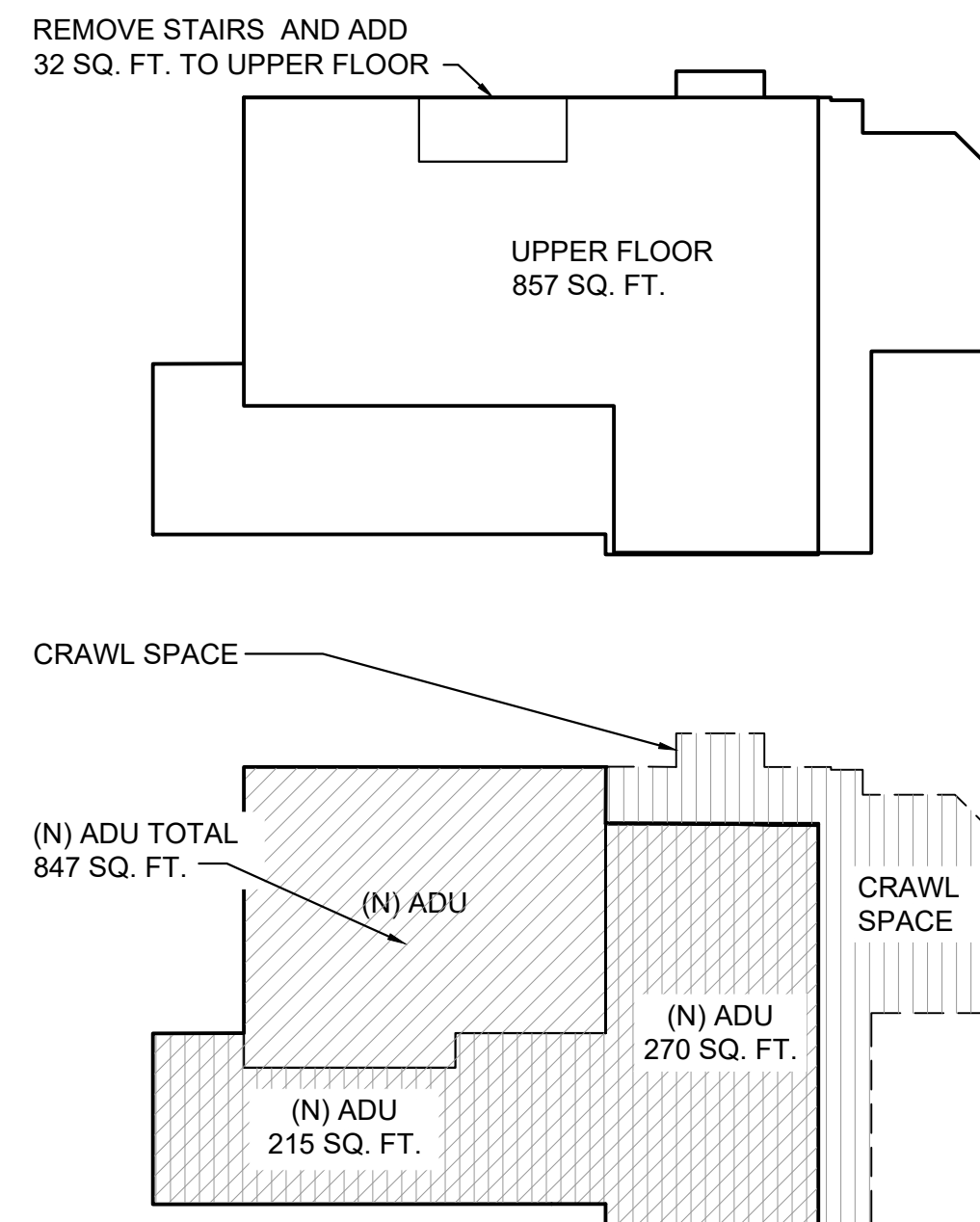
AREA CALCULATIONS

EXISTING		PROPOSED	
MAIN HOUSE		MAIN HOUSE	
UPPER FLOOR	857 SQ. FT.	UPPER FLOOR	857 SQ. FT.
LOWER FLOOR	353 SQ. FT.	(N) ADU	847 SQ. FT.
GARAGE	298 SQ. FT.	GARAGE	298 SQ. FT.
TOTAL	1,508 SQ. FT.	TOTAL	2,002 SQ. FT.

EXISTING



PROPOSED



LEGEND

	LOWER FLR ADDED TO ADU
	BASEMENT
	(N) ADU
	CRAWL SPACE

SCOPE OF WORK

ADD BALCONY AND DECK TO UPPER FLOOR & AWNING ROOF. REMOVE AND CHANGING OF WINDOW AND DOOR, AND REMOVE STAIRCASE.

IN SEPARATE PERMIT CONVERT LOWER FLOOR TO ADU AND WITH 480 SQ. FT. ADDITION.

DRAWING LIST

- T-1 COVER SHEET
- 1 LANDSET ENGINEERING SURVEY PLAN
- A-0 EXISTING & PROPOSED SITE COVERAGE
- A-1 SITE PLAN
- A-2 EXISTING LOWER & UPPER FLOOR PLAN
- A-3 DEMOLITION
- A-4 PROPOSED UPPER FLOOR PLAN
- A-5 PROPOSED LOWER FLOOR
- A-6 EXISTING & PROPOSED ROOF PLAN
- A-7 EXISTING & PROPOSED NORTH ELEVATIONS
- A-8 EXISTING & PROPOSED WEST ELEVATIONS
- A-9 EXISTING & PROPOSED SOUTH ELEVATIONS

PROJECT DATA

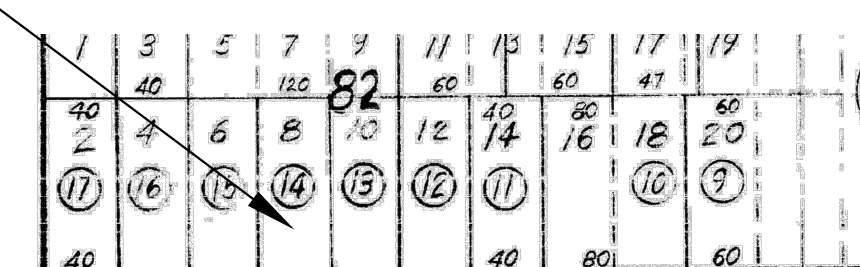
OWNER	Bruce Gaya Santa Rita Street, 4 SE of Ocean Avenue Carmel- By-Sea, CA 93921
ARCHITECT	Thomas Rettenwender, Architect PO Box 6451 Carmel-by-the-sea, CA 93921 thomas@ecologicArc.com
SURVEYOR	LandSet Engineers, INC. 520-B Crazy Horse Canyon Rd. Salinas, CA 93907
PROPERTY ADDRESS	SANTA RITA STREET, 4 SE OF OCEAN AVENUE CARMEL-BY-THE-SEA, CALIFORNIA, 93921
APN	010-043-014 LOT 8, BLOCK 82, 2 C&T 22 - MONTEREY COUNTY RECORDS
LOT SIZE	4000 SF (.090 ACRES)
SITE COVERAGE - SEE SHEET A-0	
ALLOWED	556 SF
PROPOSED	555 SF
BASE FLOOR AREA	
ALLOWED	1,800 SQ.FT.
PROPOSED	857 SQ. FT.
(N) ADU	847 SQ. FT.
WATER SOURCE	CAL-AM
SEWER SYSTEM	CITY SEWER
TREES TO BE REMOVED	ONE 14" OAK

APPROVED

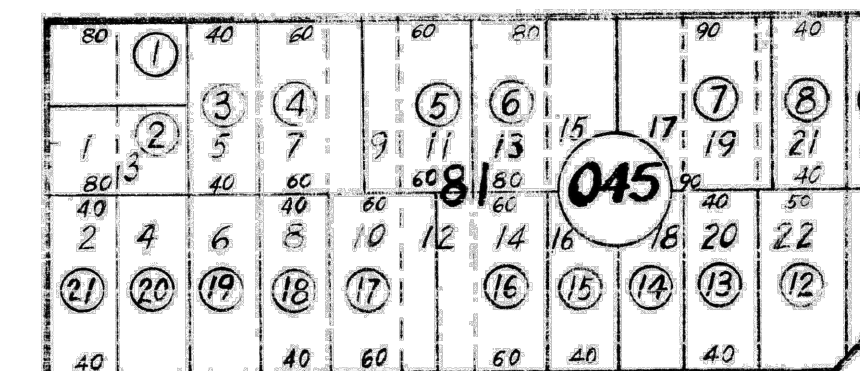
11/21/2023

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

PARCEL MAP



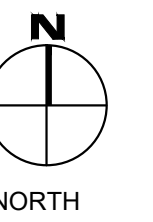
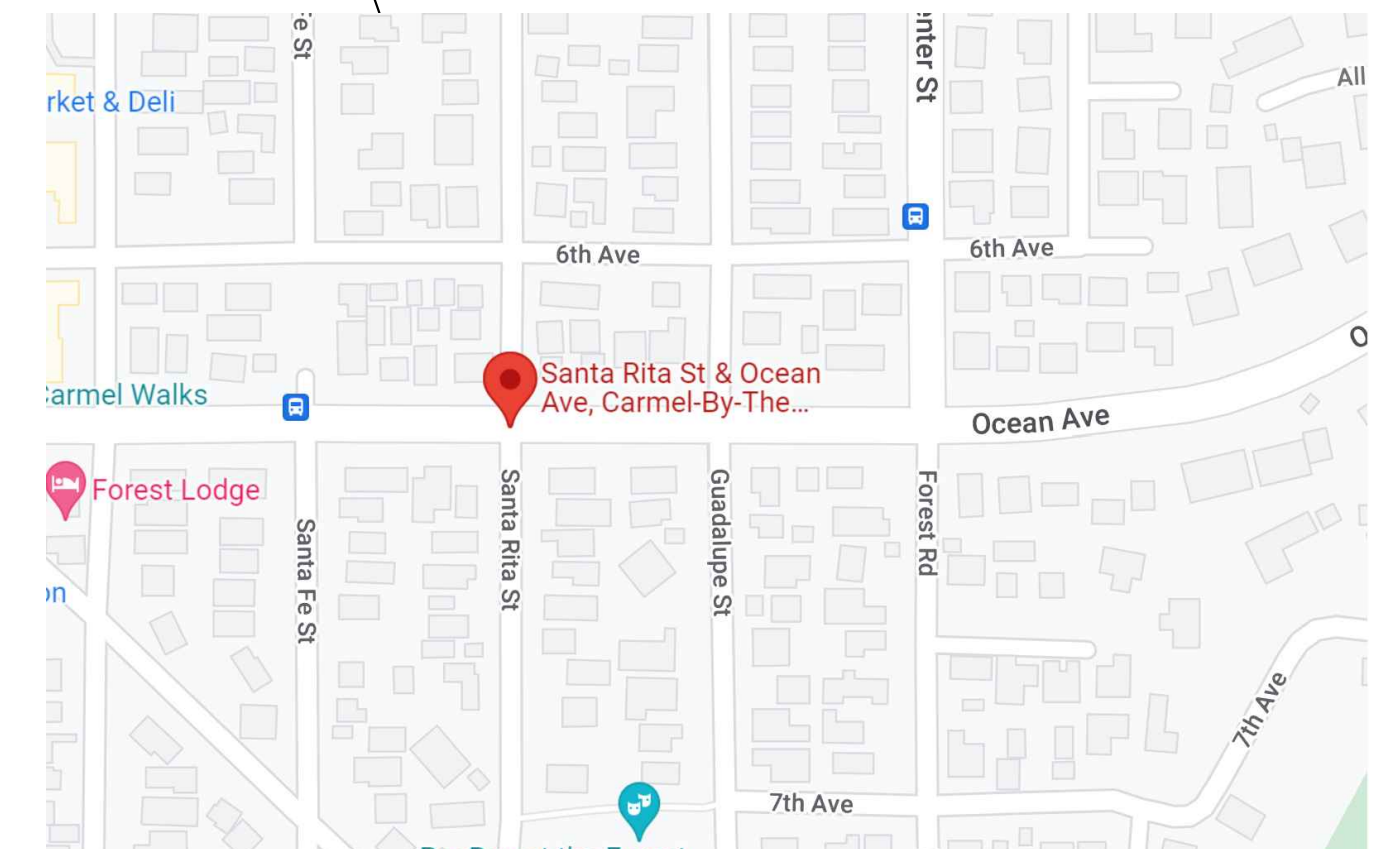
SANTA RITA



NORTH

OCEAN

SITE LOCATION

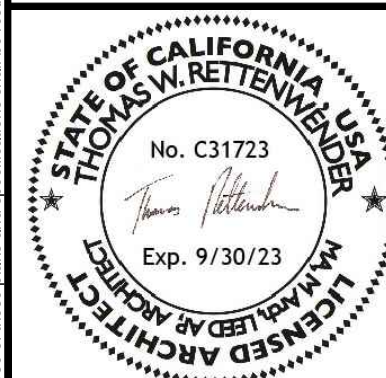


NORTH

VICINITY MAP

2 8/16/23 PLANNING COMMENTS

1 1/11/23 PLANNING COMMENTS

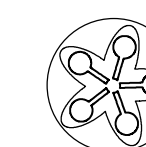


DATE	May 3, 2023
SCALE	3/32"=1'0"
DRAWN BY	SL
JOB NUMBER	# 2219

TITLE COVER SHEET & AREA CALCULATIONS

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

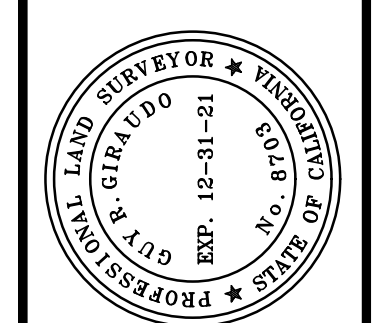


Ecologic Architects

Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET

T-1

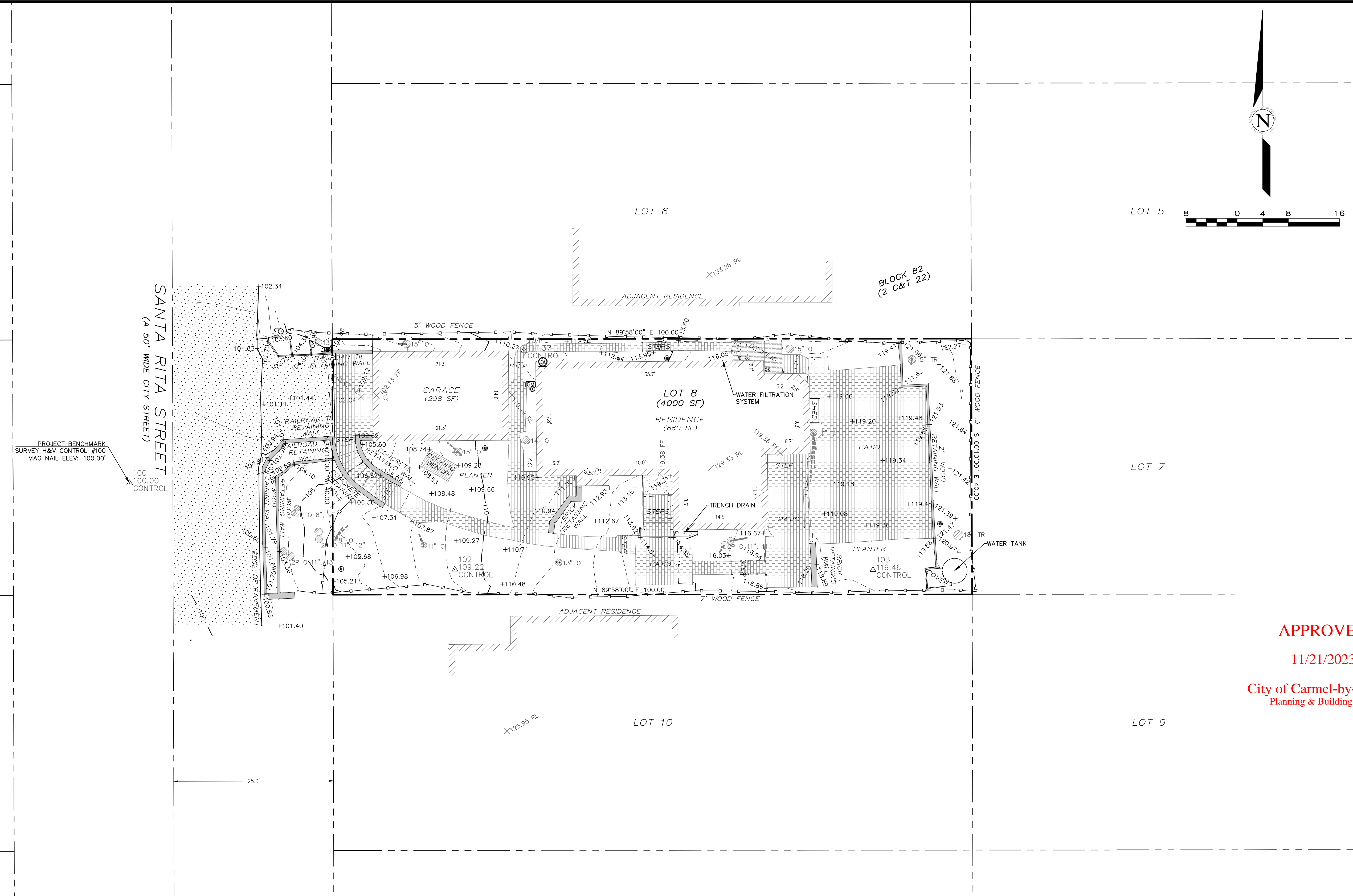
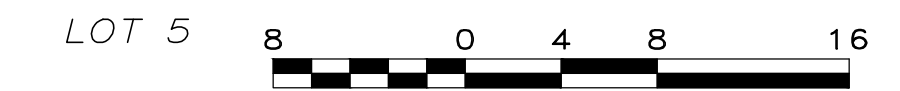
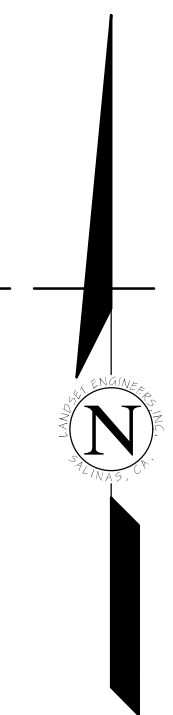


APPROVED BY:

 GUY R. GIRAUD
 P.L.S. No. 8703



TOPOGRAPHIC MAP
 OF
LOT 8 OF BLOCK 82
VOLUME 2 OF CITIES AND TOWNS AT PAGE 22
 CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
MR. BRUCE GAYA



APPROVED
 11/21/2023
 City of Carmel-by-the-Sea
 Planning & Building Dept.

LEGEND:

	PROPERTY BOUNDARY LINE		CONDUIT		GAS LINE		GAS METER		FOUND MONUMENT - TYPE NOTED
	ADJACENT PROPERTY BOUNDARY LINE		PIPE		TELEPHONE SERVICE		WATER METER		SURVEY H&V CONTROL POINT
	ORIGINAL PROPERTY BOUNDARY LINE		CLEANOUT		UNKNOWN UTILITY		PGE BOX		SPOT ELEVATION
	EASEMENT LINE (TYPE AS SHOWN)		DOWNSPOUT		FUSE BOX		UTILITY HUB		RIDGELINE
	ROADWAY CENTERLINE		HOSEBIB		ELECTRICAL OUTLET		TELEPHONE BOX		FINISHED FLOOR
	MAJOR CONTOUR LINE (5' INTERVAL)		WATER SERVICE		UTILITY POLE		ELECTRICAL HUB		TREE (TYPE AND SIZE AS MARKED)
	MINOR CONTOUR LINE (1' INTERVAL)		IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL		TWO-PRONGED TREE (2P)
	FENCE (TYPE AS MARKED)		IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER		THREE-PRONGED TREE (3P)
	RETAINING WALL (TYPE AS MARKED)		WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE		MULTIPRONGED TREE (MP)
	TREE LIMB DIRECTION		DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE		
	ASPHALT CONCRETE SURFACE		STREET LIGHT		SIGN		PGE GAS MANHOLE		
	CONCRETE SURFACE						ELECTRICAL MANHOLE		
	BRICK SURFACE								
	WOODEN SURFACE								
	NATURAL GROUND SURFACE/LANDSCAPED AREA								

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE SANTA RITA STREET RIGHT OF WAY APPROXIMATELY 36 FEET NORTHWEST OF THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN. MAJOR BRANCHES OF ON-SITE OAK TREES WERE LOCATED.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/21/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

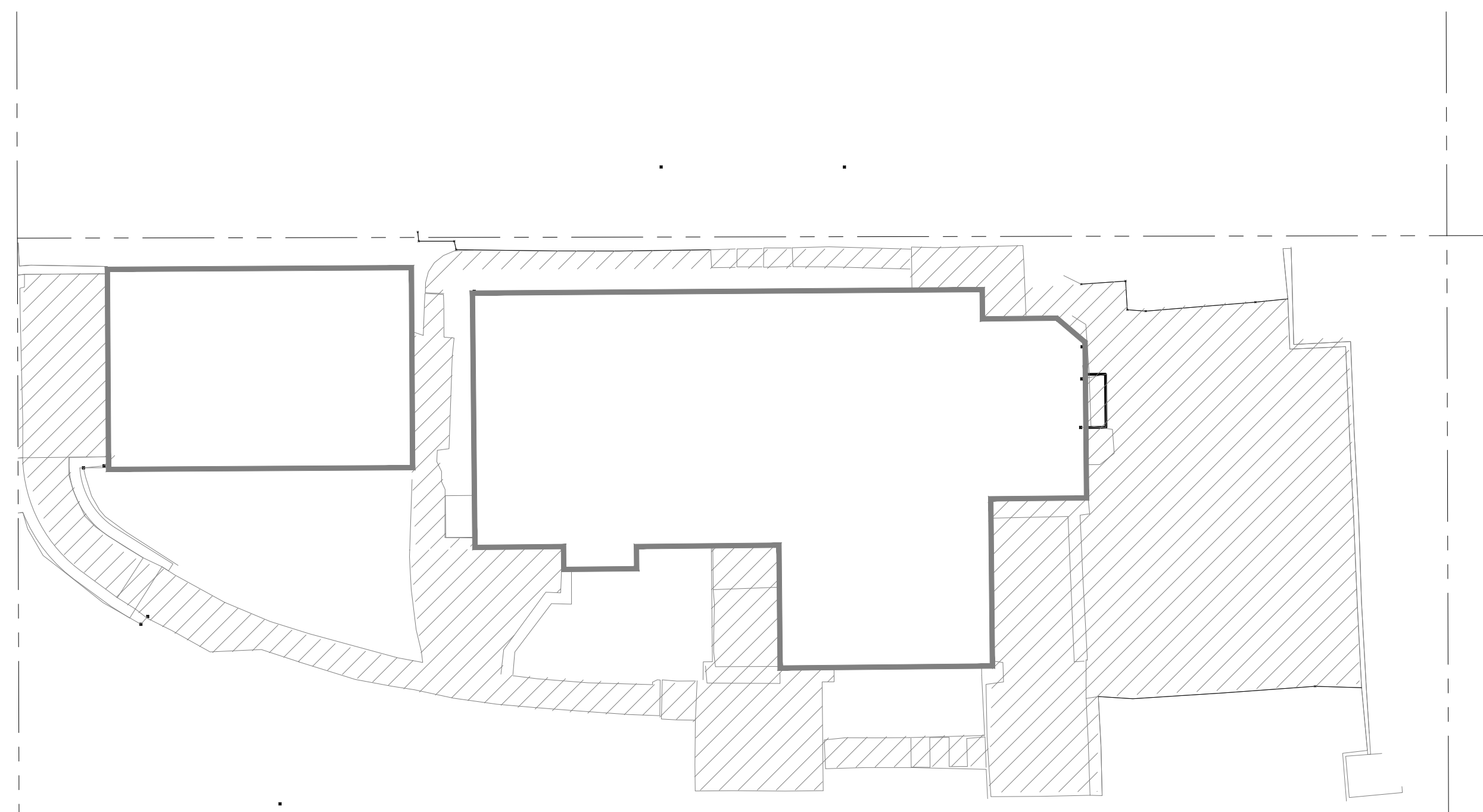
CONTACT INFORMATION:
 OWNER:
 MR. BRUCE GAYA
 PO BOX 1255
 CARMEL-BY-THE-SEA, CA 93921
 SITE LOCATION:
 SANTA RITA ST, 4 SE OF OCEAN AVENUE
 CARMEL-BY-THE-SEA, CA

No.	DATE	BY	REVISION
	01/19/20	JK	RELEASED TO CLIENT

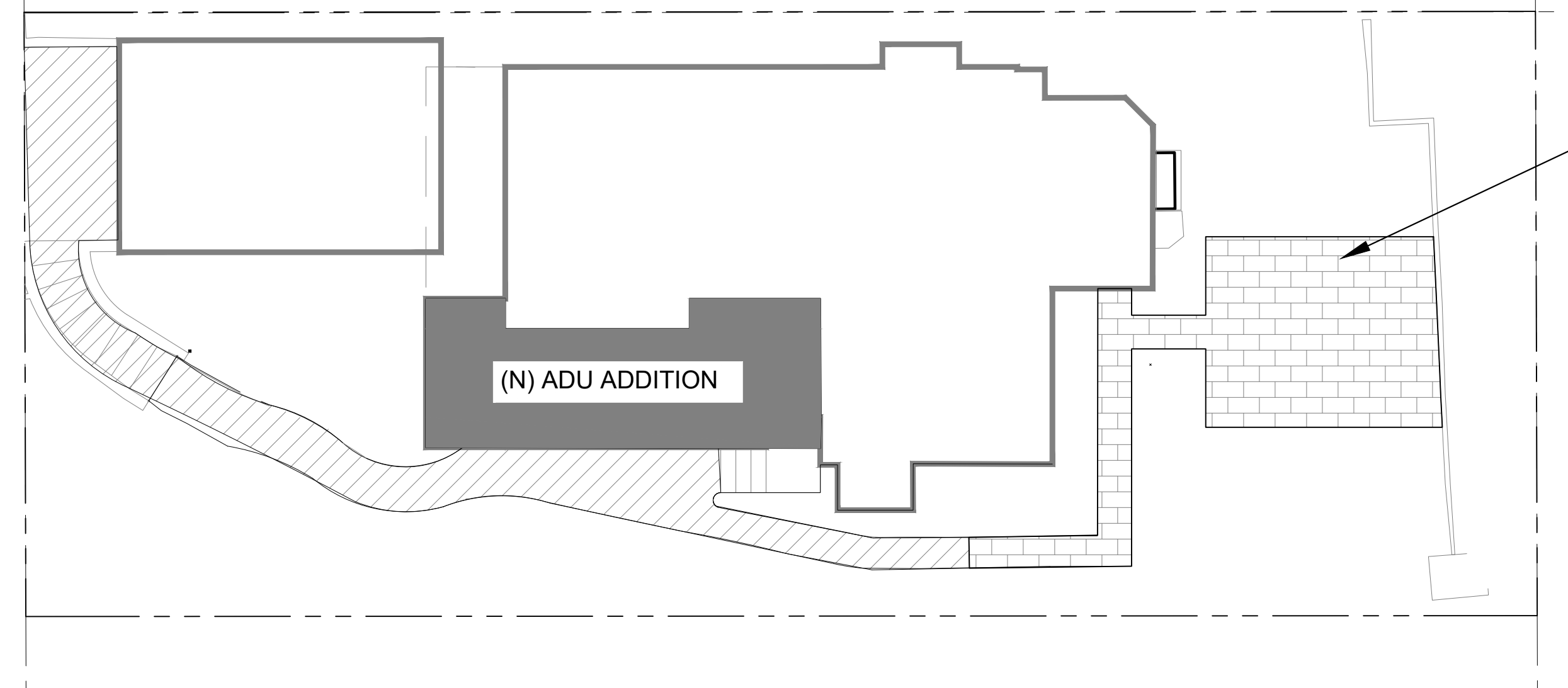
A.P.N.: 010-043-014

SCALE: 1" = 8'
 DATE: JAN 2021
 JOB NO. 2221-01
 SHEET **1**
 OF 1 SHEETS

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1 EXISTING SITE COVERAGE
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE COVERAGE
SCALE: 1/8" = 1'-0"

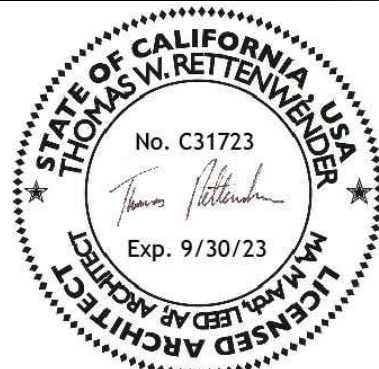
SITE COVERAGE		
LOT SIZE	4,000 SQ. FT.	
IMPERMEABLE MAX. ALLOWED w/ DRIVEWAY	556 SQ. FT.	
	EXISTING	PROPOSED
IMPERMEABLE	1,180	250
SEMI-PERMEABLE		305
TOTAL		555

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

LEGEND	
	IMPERMEABLE
	SEMI-PERMEABLE
	PERMEABLE



- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/8"=1'0"
DRAWN BY	SL
JOB NUMBER	# 2219

TITLE: EXISTING & PROPOSED SITE COVERAGE

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

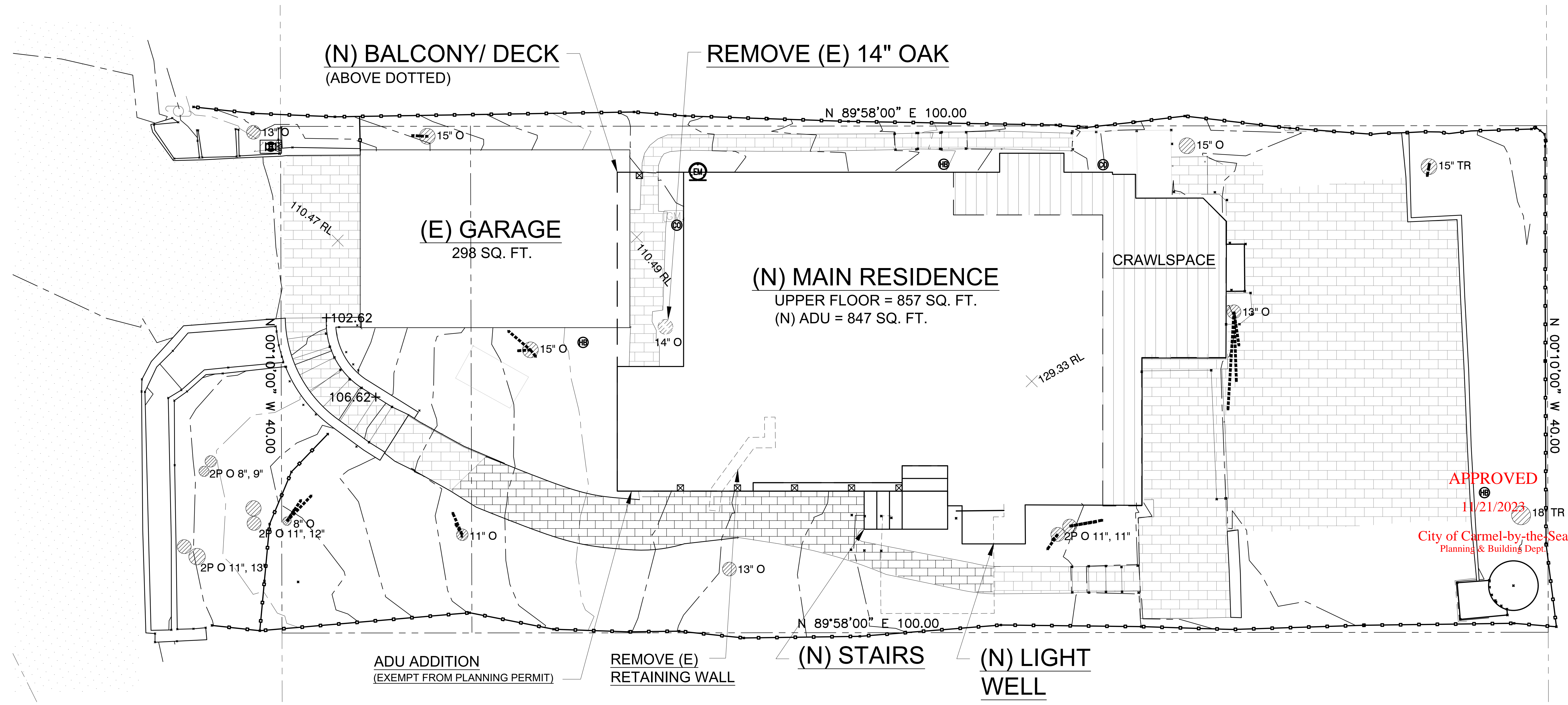


Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET

A-0

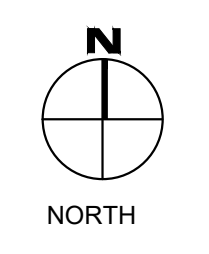
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1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	MAJOR CONTOUR
	MINOR CONTOUR
	DEMOLISH



- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SL
JOB NUMBER	# 2219

TITLE	PROPOSED SITE PLAN
Bruce Gaya Residence Remodel	
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923	



Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
A-1

**DOOR SCHEDULE
LOWER LEVEL**

NEW LOWER LEVEL - DOORS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
11	EXTERIOR DOOR	4'3"	6'8"	VINYL
12	INTERIOR DOOR	2'6"	6'8"	VINYL
13	POCKET DOOR	2'0"	6'8"	VINYL
14	INTERIOR DOOR	4'0"	6'8"	VINYL
15	INTERIOR DOOR	2'10"	6'8"	WOOD
16	INTERIOR DOOR	3'0"	6'8"	VINYL
17	INTERIOR DOOR	4'0"	6'8"	VINYL

EXISTING LOWER LEVEL - DOORS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	EXTERIOR DOOR	4'8"	6'8"	WOOD
2	INTERIOR DOOR	3'0"	6'8"	VINYL
3	INTERIOR DOOR	2'3"	6'8"	VINYL

**WINDOW SCHEDULE
LOWER LEVEL**

NEW LOWER LEVEL - WINDOWS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
12	WINDOW	4'0"	4'0"	
13	WINDOW	8'0"	4'0"	
14	WINDOW	2'0"	4'0"	
15	WINDOW (EGRESS)	4'0"	4'0"	
16	WINDOW	2'0"	4'0"	
17	WINDOW	2'0"	4'0"	
18	WINDOW	4'0"	4'0"	
19	WINDOW	4'0"	4'0"	
20	WINDOW	4'0"	4'0"	

EXISTING LOWER LEVEL - WINDOW				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	WINDOW	4'6"	4'0"	
2	WINDOW	4'6"	4'0"	
3	WINDOW	4'6"	4'0"	

**DOOR SCHEDULE
UPPER LEVEL**

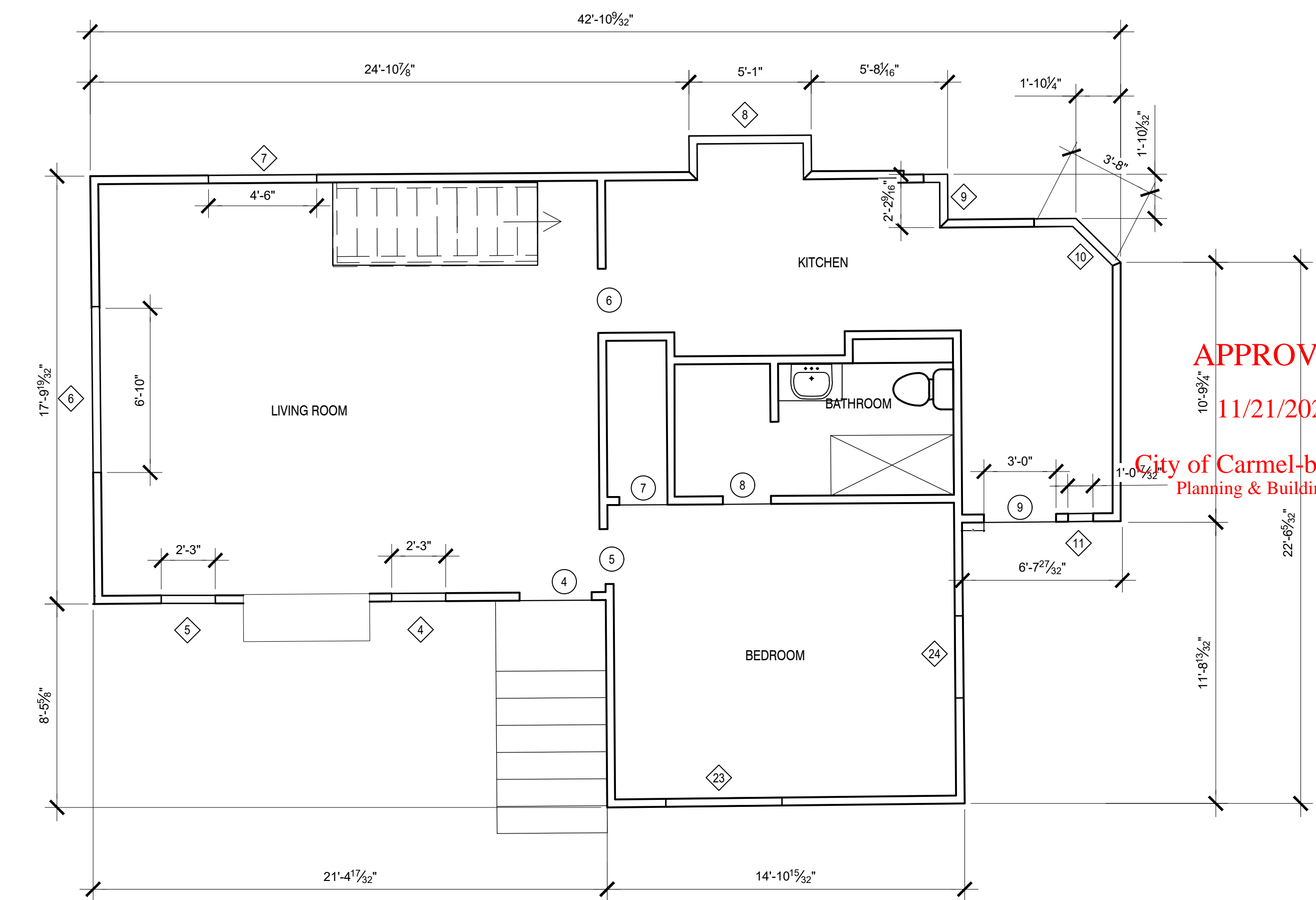
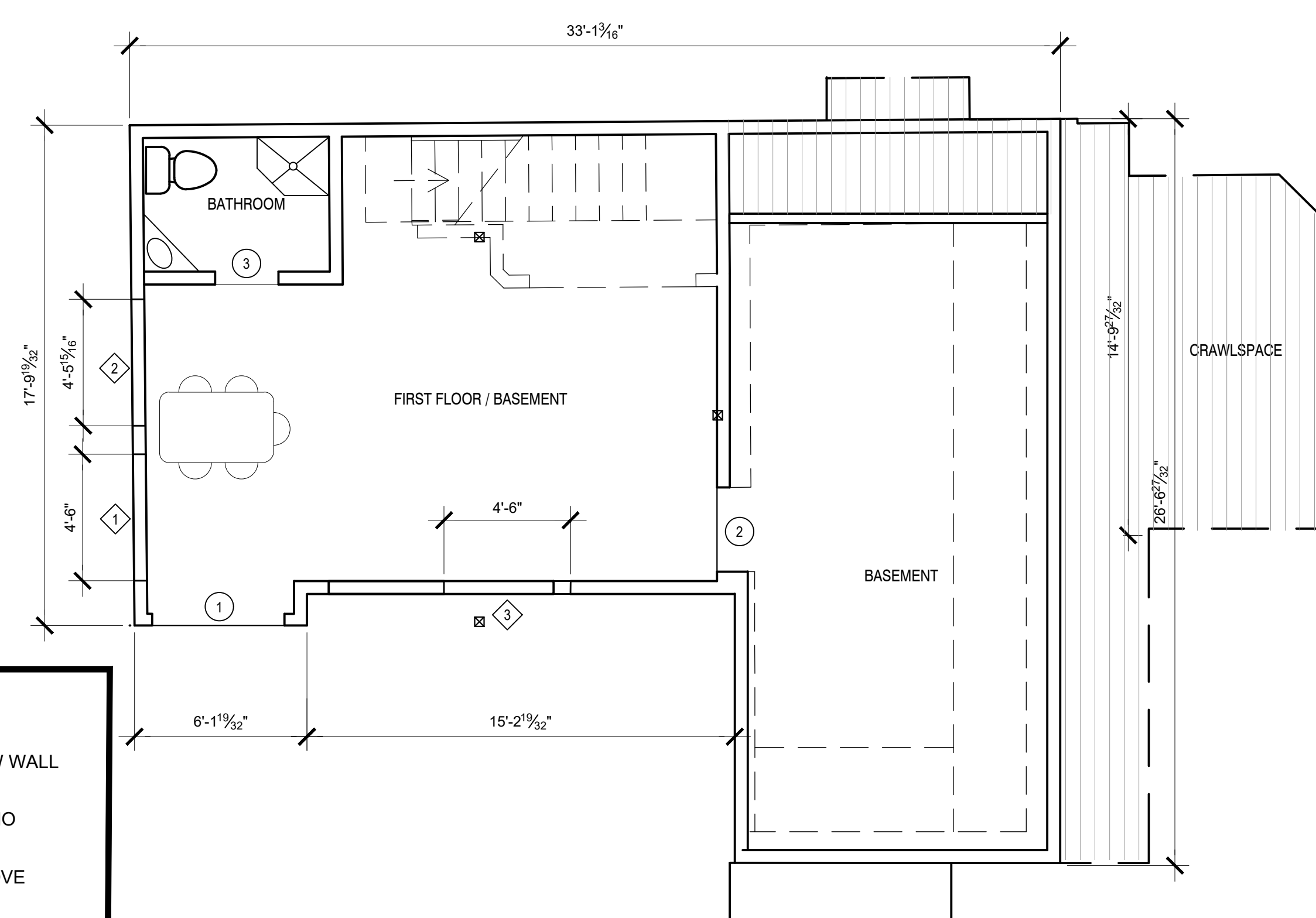
NEW UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
10	SLIDING DOOR	8'0"	9'0"	GLASS

EXISTING UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	EXTERIOR DOOR	4'3"	6'8"	VINYL
5	INTERIOR DOOR	2'6"	6'8"	VINYL
6	POCKET DOOR	2'0"	6'8"	VINYL
7	INTERIOR DOOR	2'10"	6'8"	WOOD
8	INTERIOR DOOR	2'0"	6'8"	VINYL
9	EXTERIOR DOOR	3'0"	6'8"	WOOD

**WINDOW SCHEDULE
UPPER LEVEL**

NEW UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
21	WINDOW	4'0"	4'0"	
22	WINDOW	4'0"	4'0"	

EXISTING UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	WINDOW	2'3"	4'0"	
5	WINDOW	2'3"	4'0"	
6	WINDOW	6'10"	4'0"	
7	WINDOW	4'6"	4'0"	
8	BAY WINDOW	5'1"	4'0"	
9	WINDOW	1'10"	4'0"	
10	WINDOW	18" & 27'-1/4"	4'0"	
11	WINDOW	1'0"	4'0"	
23	WINDOW	4'10"	5'1"	
24	WINDOW	3'5"	4'4"	

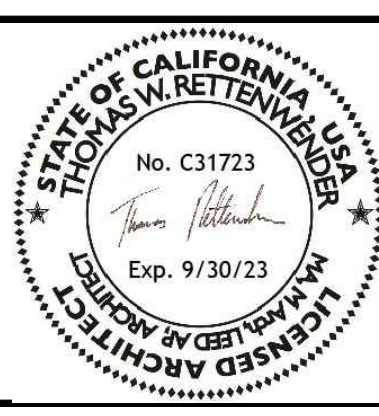
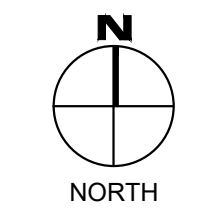


LEGEND

	NEW WALL
	DEMO
	ABOVE
	CRAWLSPACE

- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS

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11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SG
JOB NUMBER	# 2219

TITLE: EXISTING LOWER & UPPER FLOOR PLAN

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923



Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
A-2

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**DOOR SCHEDULE
LOWER LEVEL**

NEW LOWER LEVEL - DOORS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
11	EXTERIOR DOOR	4'3"	6'8"	VINYL
12	INTERIOR DOOR	2'6"	6'8"	VINYL
13	POCKET DOOR	2'0"	6'8"	VINYL
14	INTERIOR DOOR	4'0"	6'8"	VINYL
15	INTERIOR DOOR	2'10"	6'8"	WOOD
16	INTERIOR DOOR	3'0"	6'8"	VINYL
17	INTERIOR DOOR	4'0"	6'8"	VINYL

EXISTING LOWER LEVEL - DOORS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	EXTERIOR DOOR	4'8"	6'8"	WOOD
2	INTERIOR DOOR	3'0"	6'8"	VINYL
3	INTERIOR DOOR	2'3"	6'8"	VINYL

**WINDOW SCHEDULE
LOWER LEVEL**

NEW LOWER LEVEL - WINDOWS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
12	WINDOW	4'0"	4'0"	
13	WINDOW	8'0"	4'0"	
14	WINDOW	2'0"	4'0"	
15	WINDOW (EGRESS)	4'0"	4'0"	
16	WINDOW	2'0"	4'0"	
17	WINDOW	2'0"	4'0"	
18	WINDOW	4'0"	4'0"	
19	WINDOW	4'0"	4'0"	
20	WINDOW	4'0"	4'0"	

EXISTING LOWER LEVEL - WINDOW				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	WINDOW	4'6"	4'0"	
2	WINDOW	4'6"	4'0"	
3	WINDOW	4'6"	4'0"	

**DOOR SCHEDULE
UPPER LEVEL**

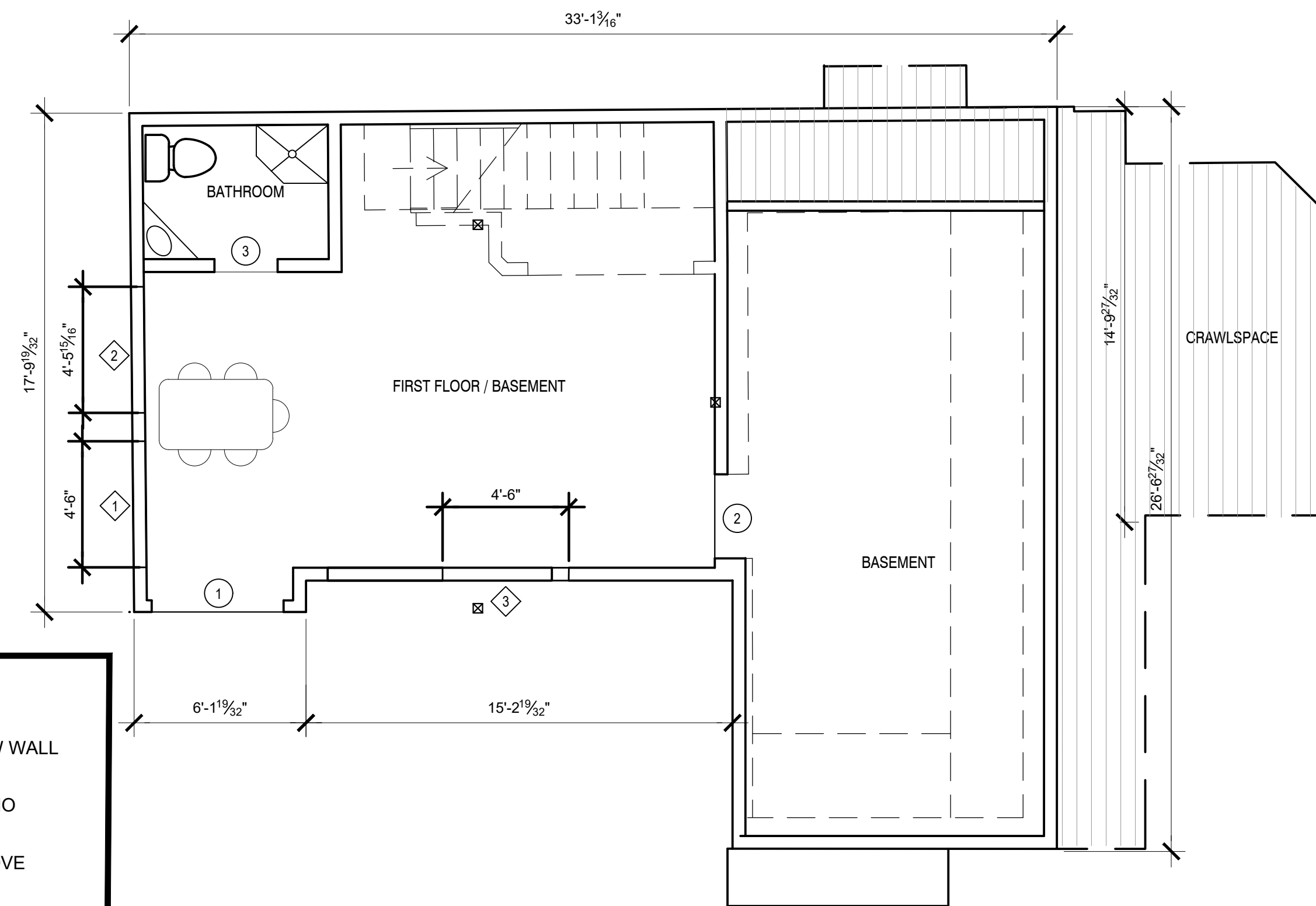
NEW UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
10	SLIDING DOOR	8'0"	9'0"	GLASS

EXISTING UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	EXTERIOR DOOR	4'3"	6'8"	VINYL
5	INTERIOR DOOR	2'6"	6'8"	VINYL
6	POCKET DOOR	2'0"	6'8"	VINYL
7	INTERIOR DOOR	2'10"	6'8"	WOOD
8	INTERIOR DOOR	2'0"	6'8"	VINYL
9	EXTERIOR DOOR	3'0"	6'8"	WOOD

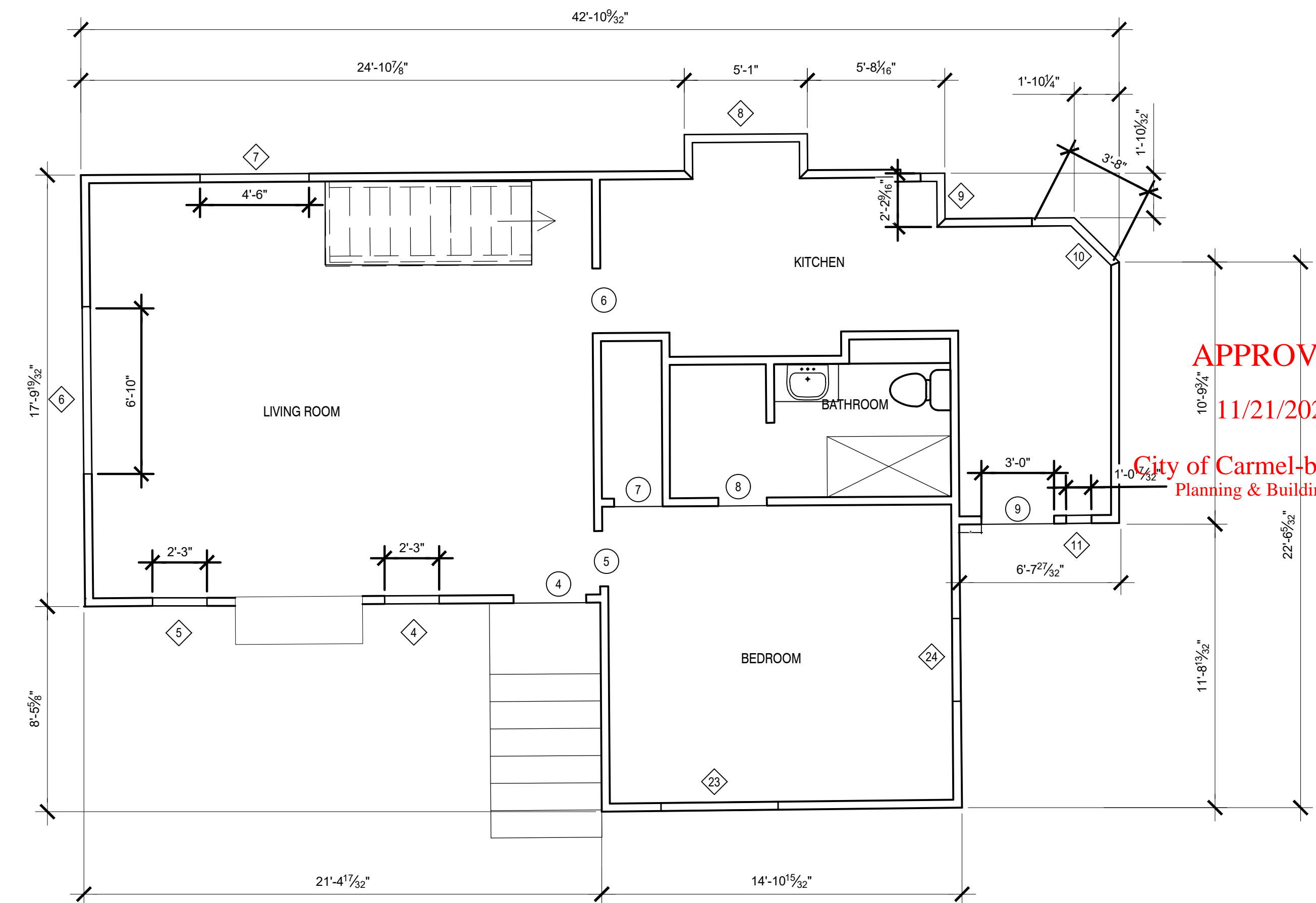
**WINDOW SCHEDULE
UPPER LEVEL**

NEW UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
21	WINDOW	4'0"	4'0"	
22	WINDOW	4'0"	4'0"	

EXISTING UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	WINDOW	2'3"	4'0"	
5	WINDOW	2'3"	4'0"	
6	WINDOW	6'10"	4'0"	
7	WINDOW	4'6"	4'0"	
8	BAY WINDOW	5'1"	4'0"	
9	WINDOW	1'10"	4'0"	
10	WINDOW	18' & 27'-1/4"	4'0"	
11	WINDOW	1'0"	4'0"	
23	WINDOW	4'10"	5'1"	
24	WINDOW	3'5"	4'4"	

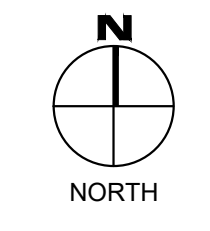


1 EXISTING LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



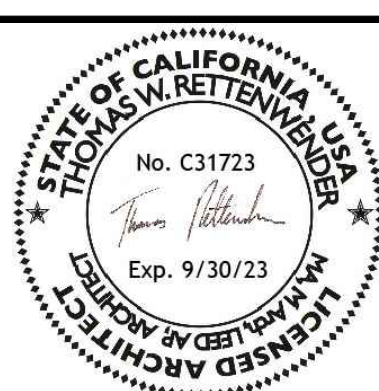
2 EXISTING UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Planning & Building Dept.



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- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SG
JOB NUMBER	# 2219

TITLE
EXISTING LOWER & UPPER FLOOR PLAN

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

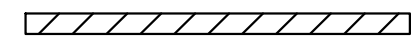
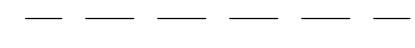
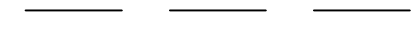



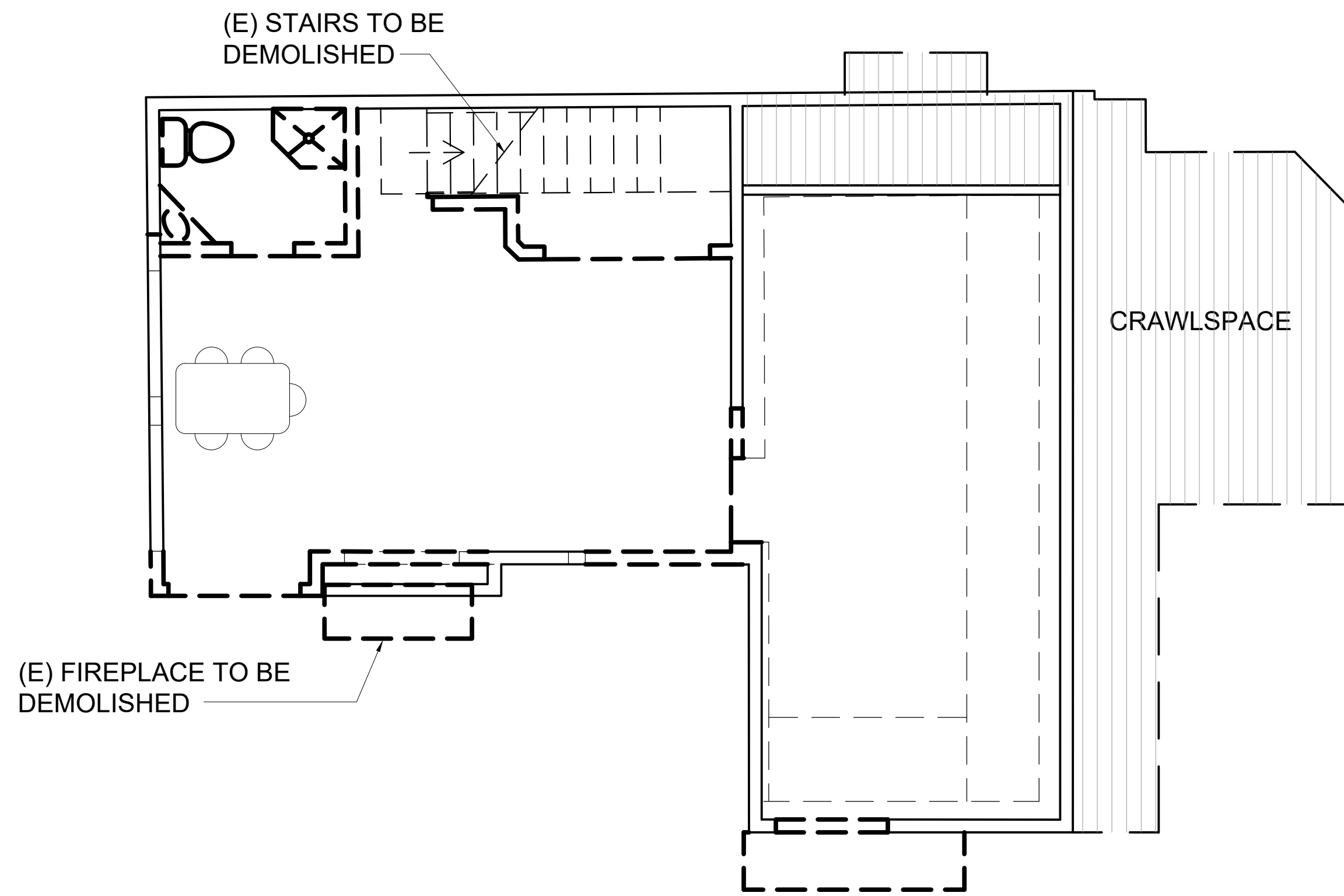
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
A-2

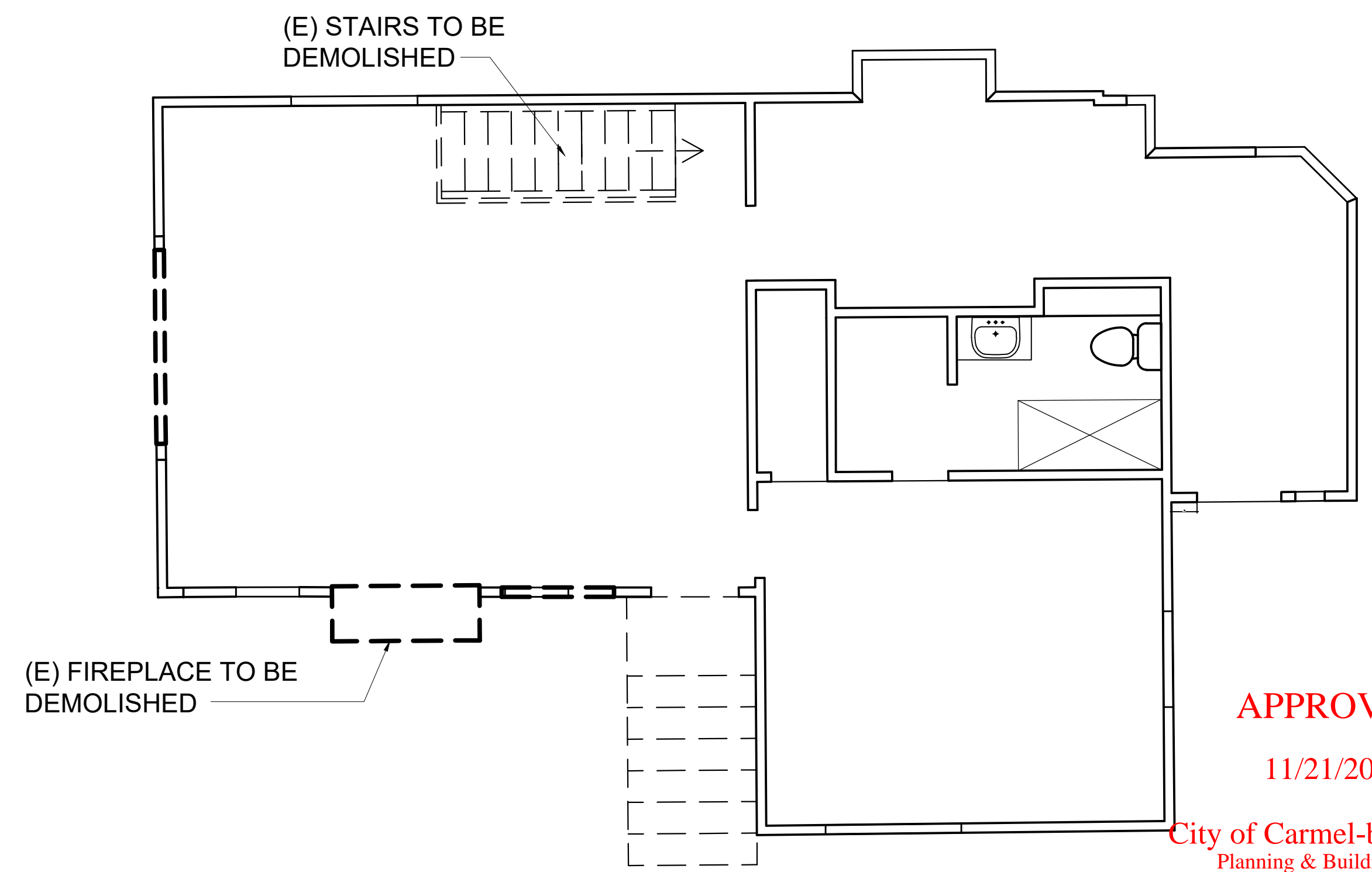
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LEGEND

-  NEW WALL
-  DEMO
-  ABOVE
-  CRAWLSPACE

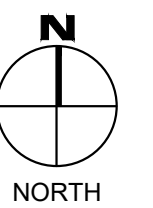


1 LOWER FLOOR PLAN - DEMO
SCALE: 1/4" = 1'-0"

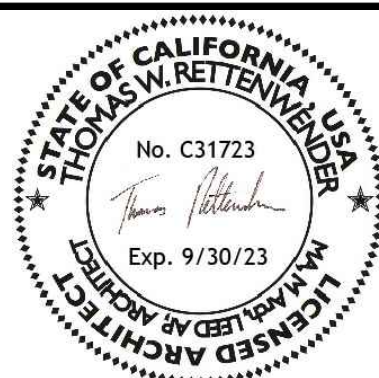


2 UPPER FLOOR PLAN - DEMO
SCALE: 1/4" = 1'-0"

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



- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SG
JOB NUMBER	# 2219

TITLE
EXISTING UPPER & LOWER DEMOLITION PLAN

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE. OF OCEAN, CARMEL-BY-THE-SEA CA 93923



Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
A-3
▲

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DOOR SCHEDULE UPPER LEVEL

NEW UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
⑩	SLIDING DOOR	8'0"	9'0"	GLASS
EXISTING UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
④	EXTERIOR DOOR	4'3"	6'8"	VINYL
⑤	INTERIOR DOOR	2'6"	6'8"	VINYL
⑥	POCKET DOOR	2'0"	6'8"	VINYL
⑦	INTERIOR DOOR	2'10"	6'8"	WOOD
⑧	INTERIOR DOOR	2'0"	6'8"	VINYL
⑨	EXTERIOR DOOR	3'0"	6'8"	WOOD

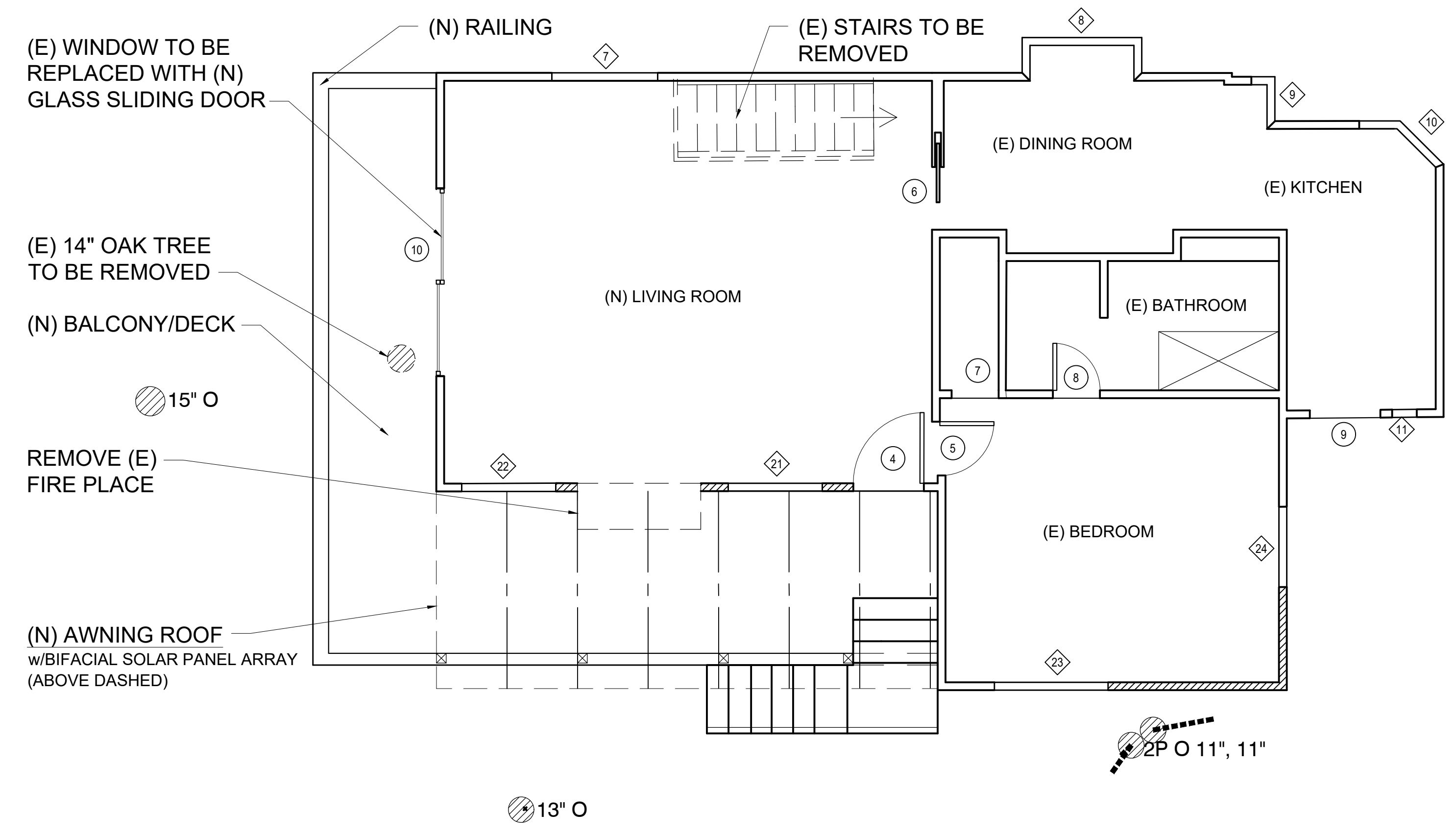
WINDOW SCHEDULE UPPER LEVEL

NEW UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
⑫	WINDOW	4'0"	4'0"	
⑬	WINDOW	4'0"	4'0"	
EXISTING UPPER LEVEL				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
④	WINDOW	2'3"	4'0"	
⑤	WINDOW	2'3"	4'0"	
⑥	WINDOW	6'10"	4'0"	
⑦	WINDOW	4'6"	4'0"	
⑧	BAY WINDOW	5'1"	4'0"	
⑨	WINDOW	1'10"	4'0"	
⑩	WINDOW	18" & 27'-1/4"	4'0"	
⑪	WINDOW	1'0"	4'0"	
⑬	WINDOW	4'10"	5'0"	
⑭	WINDOW	3'5"	4'4"	

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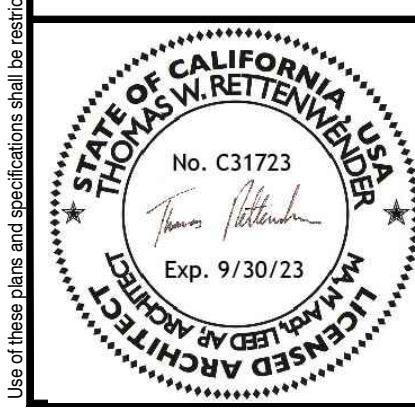


1 PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	NEW WALL
	DEMO
	ABOVE



- ② 8/16/23 PLANNING COMMENTS
- ① 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SG
JOB NUMBER	# 2219

TITLE: PROPOSED UPPER FLOOR PLAN

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923



Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
A-4

DOOR SCHEDULE LOWER LEVEL

NEW LOWER LEVEL - DOORS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
11	EXTERIOR DOOR	4'3"	6'8"	VINYL
12	INTERIOR DOOR	2'6"	6'8"	VINYL
13	POCKET DOOR	2'0"	6'8"	VINYL
14	INTERIOR DOOR	4'0"	6'8"	VINYL
15	INTERIOR DOOR	2'10"	6'8"	WOOD
16	INTERIOR DOOR	3'0"	6'8"	VINYL
17	INTERIOR DOOR	4'0"	6'8"	VINYL

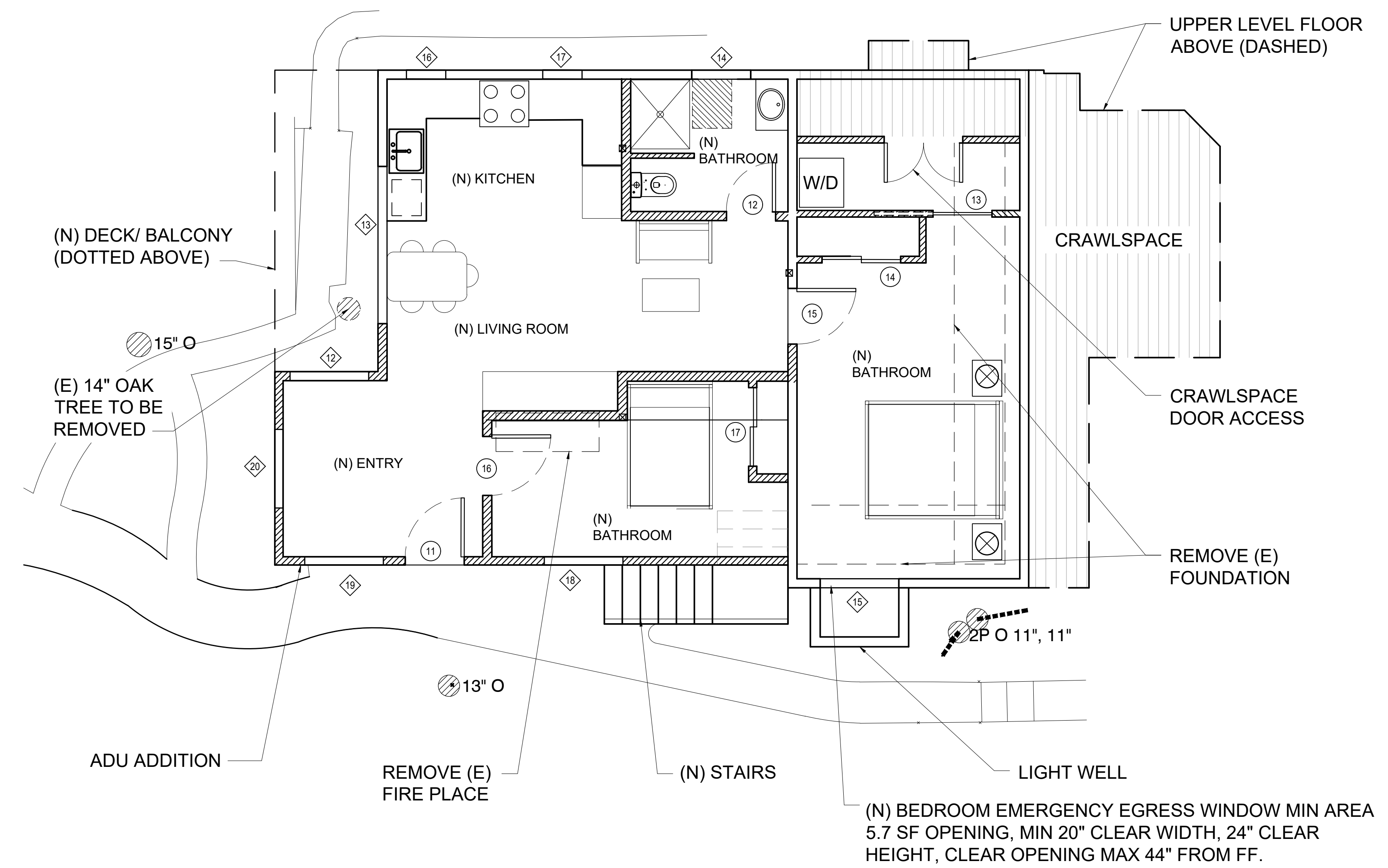
EXISTING LOWER LEVEL - DOORS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	EXTERIOR DOOR	4'8"	6'8"	WOOD
2	INTERIOR DOOR	3'0"	6'8"	VINYL
3	INTERIOR DOOR	2'3"	6'8"	VINYL

WINDOW SCHEDULE LOWER LEVEL

NEW LOWER LEVEL - WINDOWS				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
12	WINDOW	4'0"	4'0"	
13	WINDOW	8'0"	4'0"	
14	WINDOW	2'0"	4'0"	
15	WINDOW (EGRESS)	4'0"	4'0"	
16	WINDOW	2'0"	4'0"	
17	WINDOW	2'0"	4'0"	
18	WINDOW	4'0"	4'0"	
19	WINDOW	4'0"	4'0"	
20	WINDOW	4'0"	4'0"	

EXISTING LOWER LEVEL - WINDOW				
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	WINDOW	4'6"	4'0"	
2	WINDOW	4'6"	4'0"	
3	WINDOW	4'6"	4'0"	

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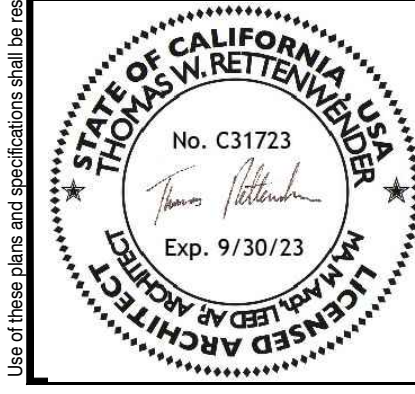


1 PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	NEW WALL
	DEMO
	ABOVE
	CRAWLSPACE



- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023	TITLE	PROPOSED LOWER FLOOR PLAN
SCALE	1/4"=1'0"	<h2>Bruce Gaya Residence Remodel</h2> <p>SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923</p>	
DRAWN BY	SG		
JOB NUMBER	# 2219		

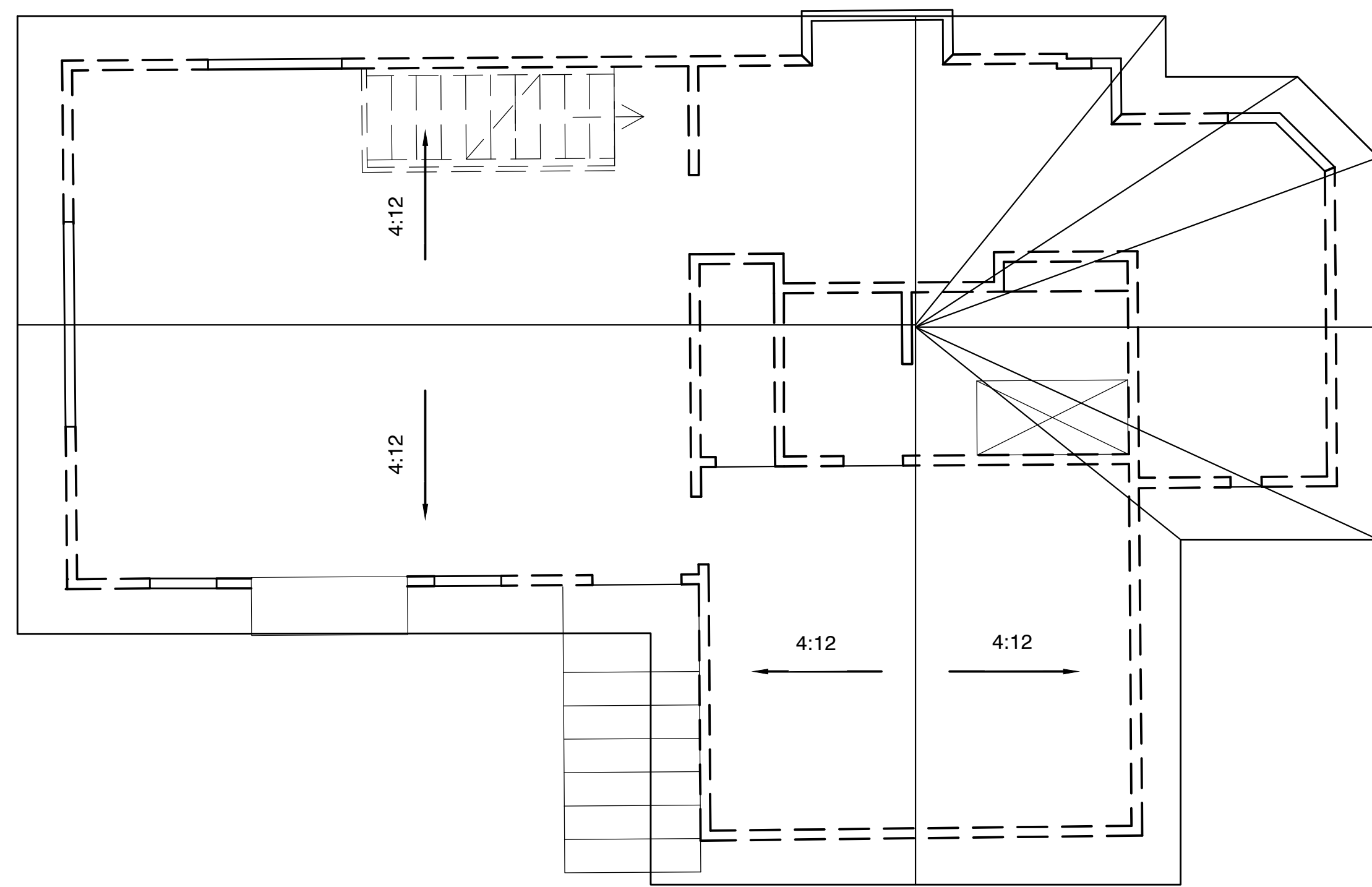


Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
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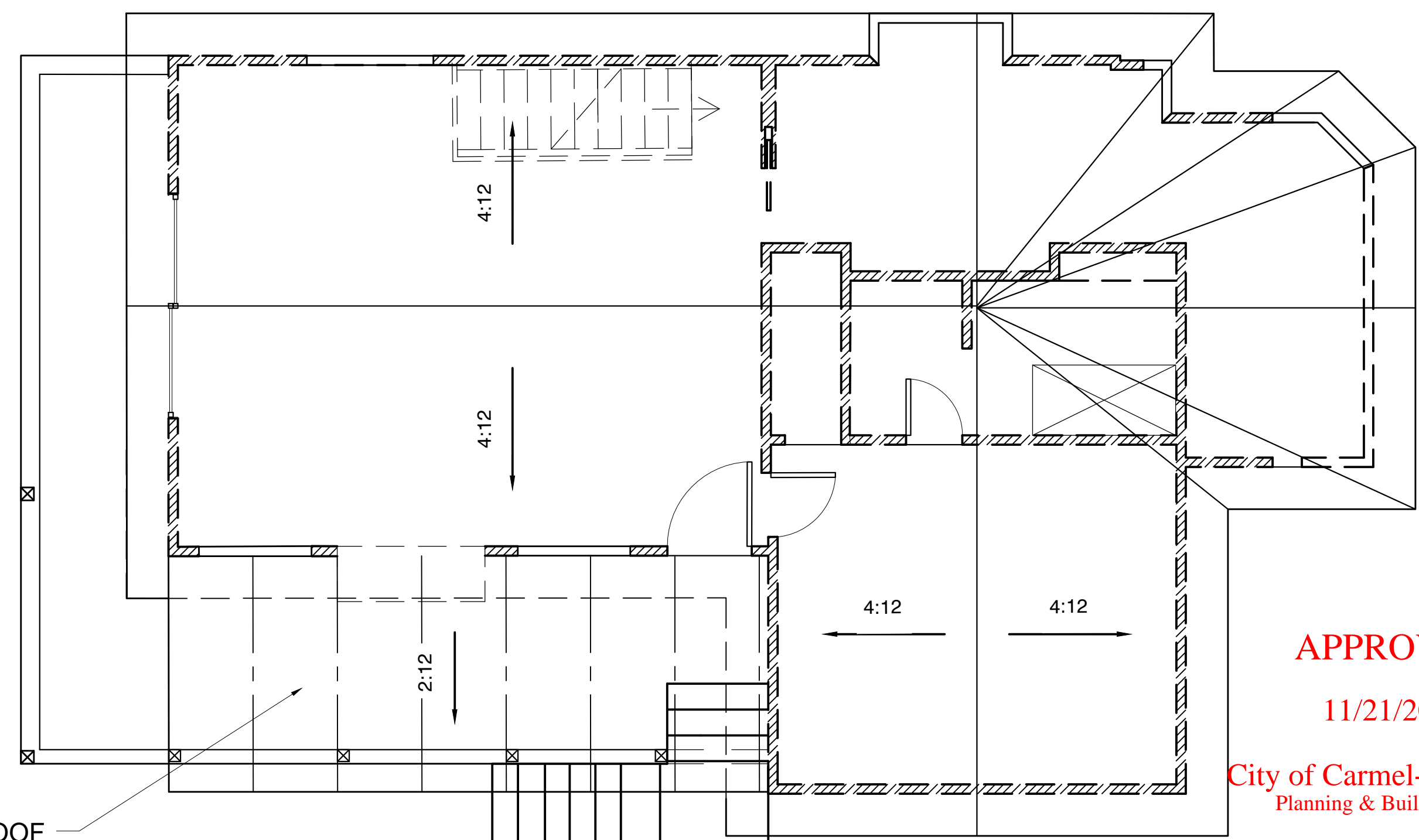
SHEET
A-5

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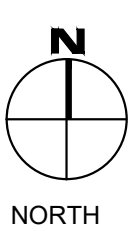


1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

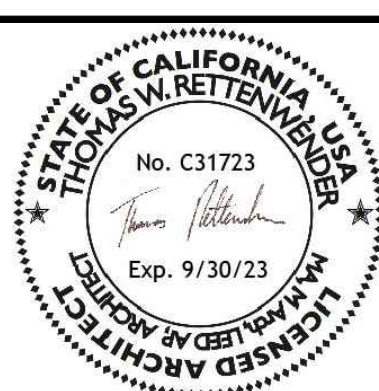


2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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



- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SG
JOB NUMBER	# 2219

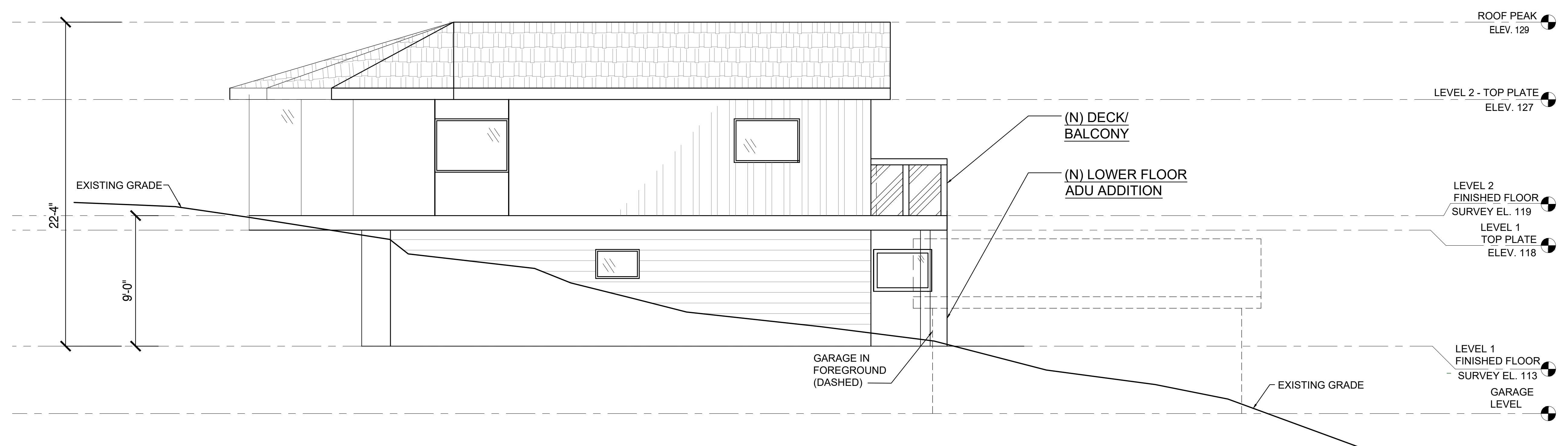
TITLE	EXISTING & PROPOSED ROOF PLAN
<h2>Bruce Gaya Residence Remodel</h2> <p>SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923</p>	



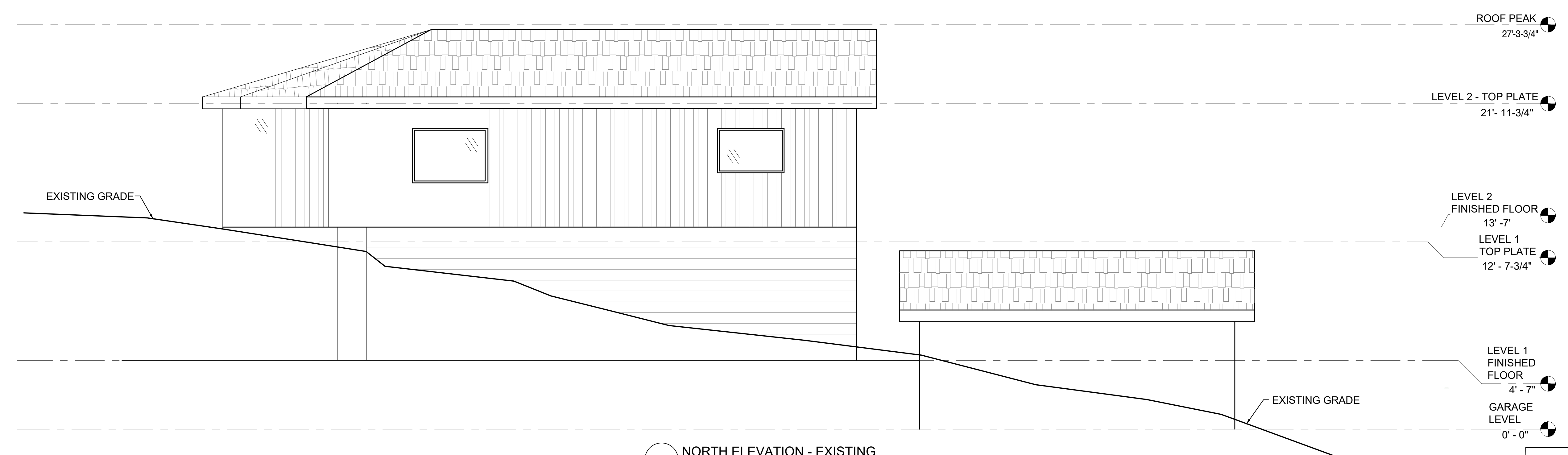
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
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2 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

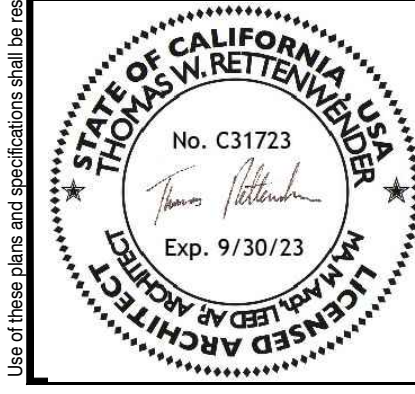


1 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

APPROVED
11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SR
JOB NUMBER	# 2219

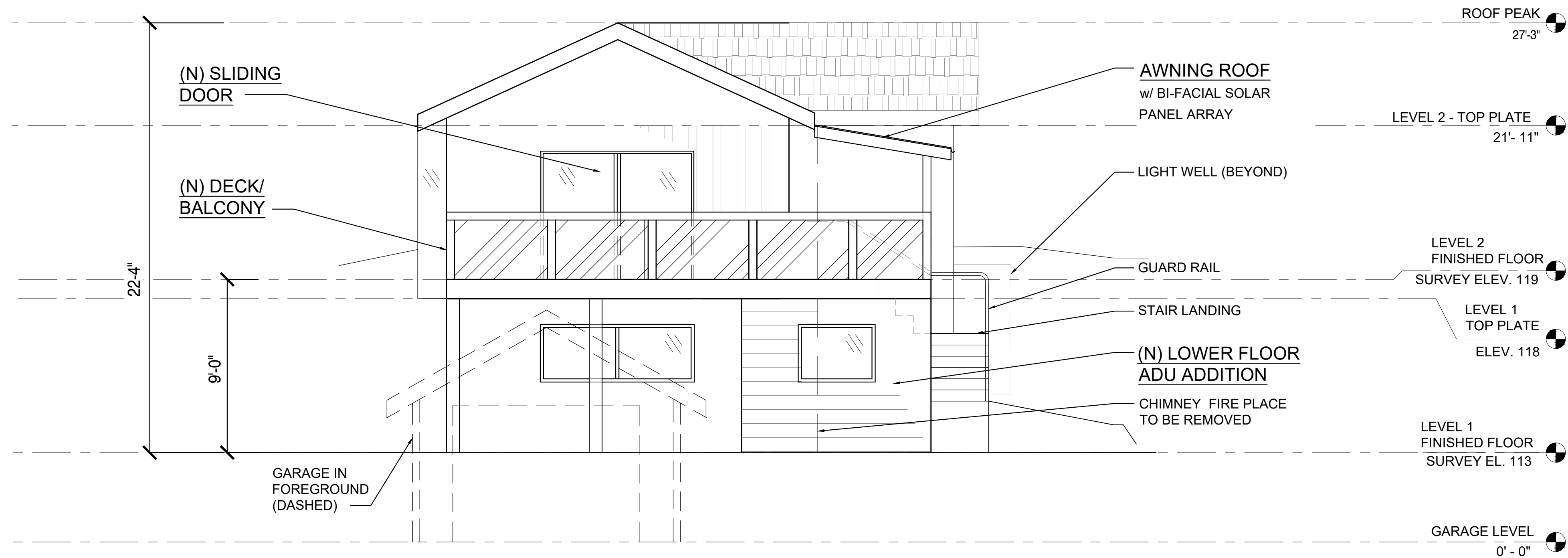
TITLE	EXISTING & PROPOSED NORTH ELEVATION
Bruce Gaya Residence Remodel	
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923	



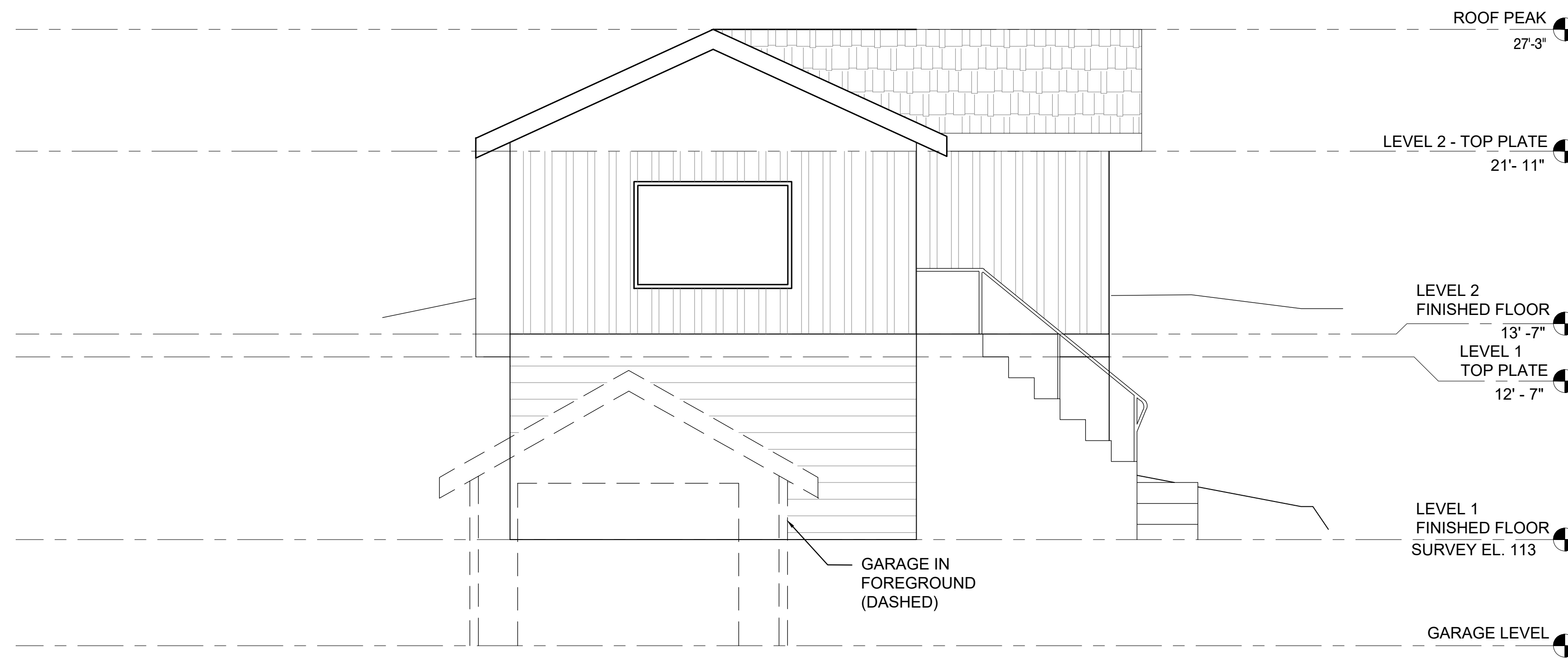
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

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

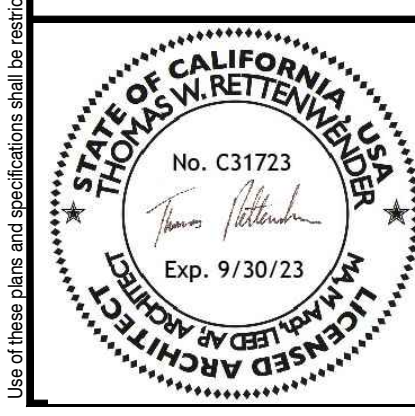


1 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

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NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SY
JOB NUMBER	# 2219

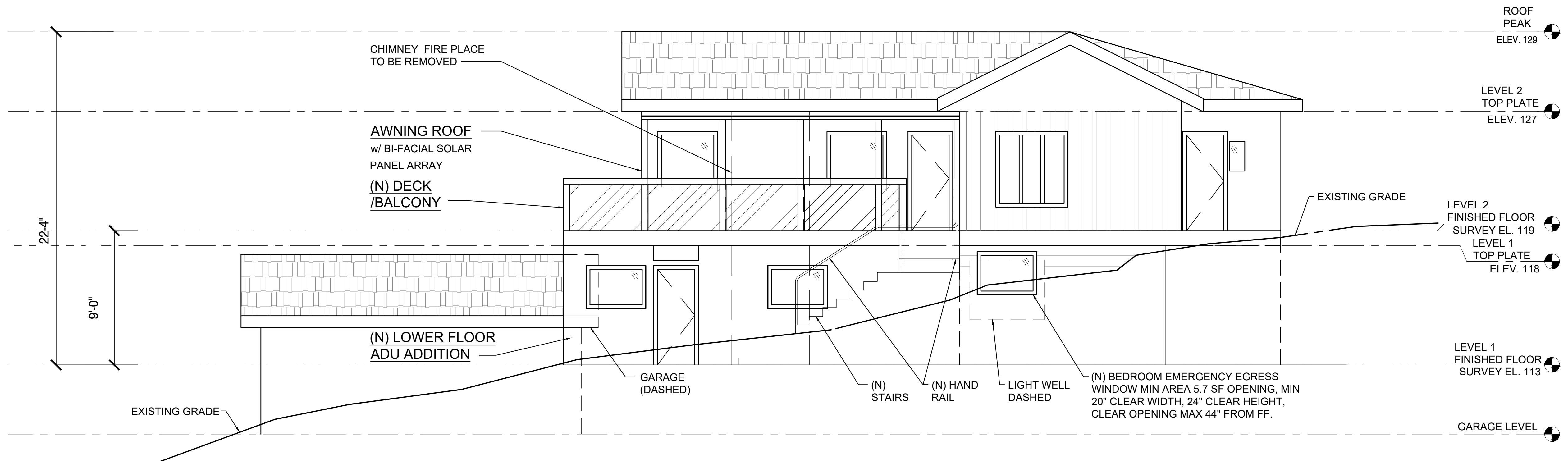
TITLE	EXISTING & PROPOSED ELEVATION - WEST
<h1>Bruce Gaya Residence Remodel</h1>	
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923	



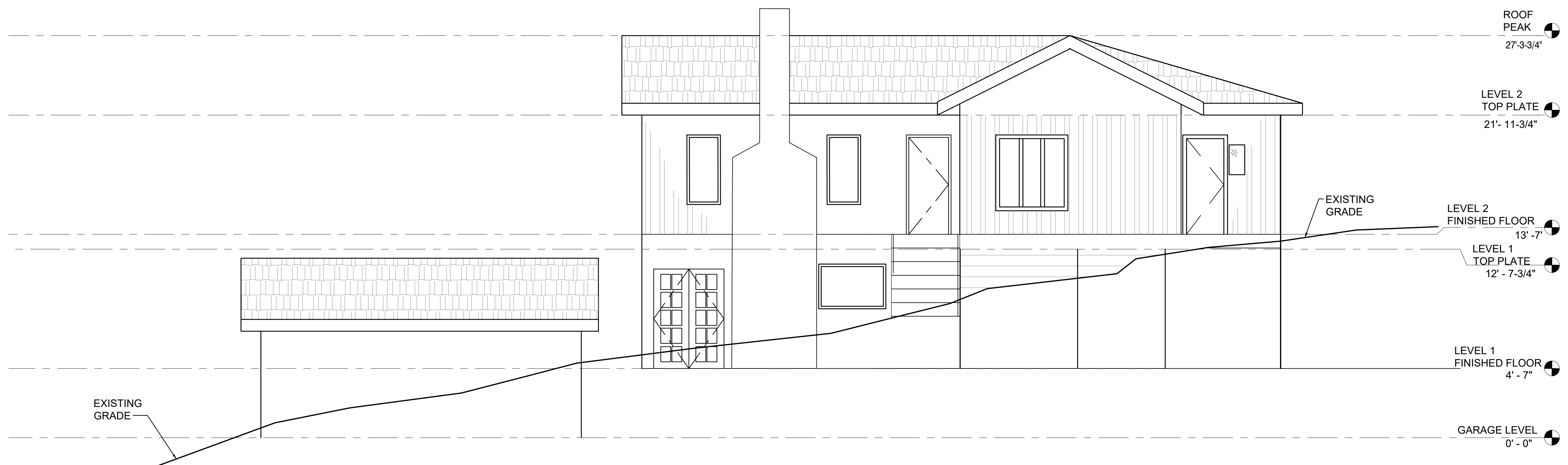
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
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2 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

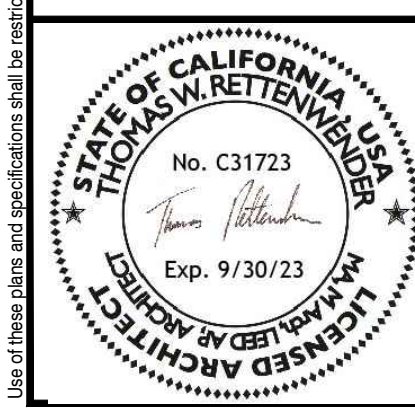


1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

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NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

- 2 8/16/23 PLANNING COMMENTS
- 1 1/11/23 PLANNING COMMENTS



DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	ST
JOB NUMBER	# 2219

TITLE	EXISTING & PROPOSED ELEVATION
<h1>Bruce Gaya Residence Remodel</h1>	
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923	



Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

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