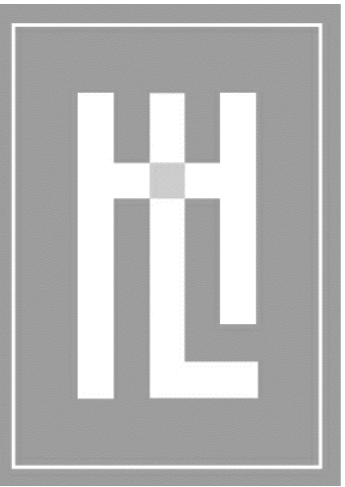


BRITTON RESIDENCE



**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
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DATE: OCT. 16, 2024

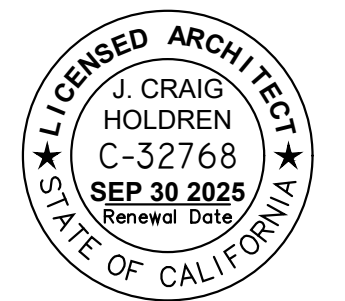
SCALE: N.T.S.

DRAWN: JM

JOB NUMBER: 23.13

REVISION

1 PLANNING PLAN CHECK
JUNE 03, 2024



3D ELEVATION (FOR ILLUSTRATION PURPOSES ONLY)

SHEET INDEX

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-	TOPOGRAPHIC SURVEY
A1.1	EXISTING & PROPOSED SITE PLAN
A1.2	SITE DEMOLITION PLAN
A1.3	PRELIMINARY GRADING AND EROSION CONTROL PLAN
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ROOF PLAN , BUILDING SECTION
A3.1	PROPOSED MAIN RESIDENCE EXTERIOR ELEVATIONS
A3.2	PROPOSED MAIN RESIDENCE EXTERIOR ELEVATIONS
A3.3	PROPOSED A.D.U. EXTERIOR ELEVATIONS
A4.1	STREET PROFILE
-	ANNOTATED TOPOGRAPHIC SURVEY
A5.1	FORESTER TREE REPORT
A5.2	TREE PROTECTION PLAN
L-1	LANDSCAPE / EXTERIOR LIGHTING PLAN

PROJECT DATA

PROJECT SUMMARY / SCOPE OF WORK:

DEMOLITION OF (E) RESIDENCE AND ACCESSORY STRUCTURE, AND CONSTRUCTION OF NEW ONE-STORY RESIDENCE WITH ATTACHED 2-CAR GARAGE
CONSTRUCTION OF NEW DETACHED ACCESSORY DWELLING UNIT.

PROJECT ADDRESS: SANTA FE STREET , 2 SW OF MOUNTAIN VIEW AVE.
CARMEL, CA

ASSESSOR PARCEL NUMBER: 010-082-002

LOT/BLOCK NO:

ZONING: R1

LOT SIZE: 8000 s.f.

CURRENT USE: RESIDENTIAL

OCCUPANCY GROUP: RESIDENCE : R-3

TYPE OF CONSTRUCTION: V-B

WATER COMPANY: CAL-AM

SEWER: CAWD

FIRE SPRINKLERS: YES

TREES TO BE REMOVED: (6) OAK TREES , + (2) TREES

GRADING: CUT = 62 CU. YD. , FILL = 21 CU. YD.

SETBACKS:	ALLOWED	PROPOSED
MAIN HOUSE: FRONT:	15'-0"	15'-0"
SIDE: COMPOSITE BOTH SIDES 25% OF SITE WIDTH = 20' w/ MIN OF 3'	20'-0"	9'-6" / 10'-6" / 52'-0" / 5'-0"
REAR : FOR PORTION OF STRUCTURE < 15'	3'-0"	5'-6"
A. D. U. SIDE:	4'-0"	4'-0"
REAR:	4'-0"	4'-0"
BUILDING HEIGHTS :	ALLOWED	PROPOSED
MAIN HOUSE : 1ST STORY ROOF HEIGHT:	18'-0"	17'-9"
1ST STORY PLATE HEIGHT:	12'-0"	12'-0"
A. D. U. ROOF HEIGHT:	16'-0"	15'-6"
PLATE HEIGHT:	12'-0"	11'-9"

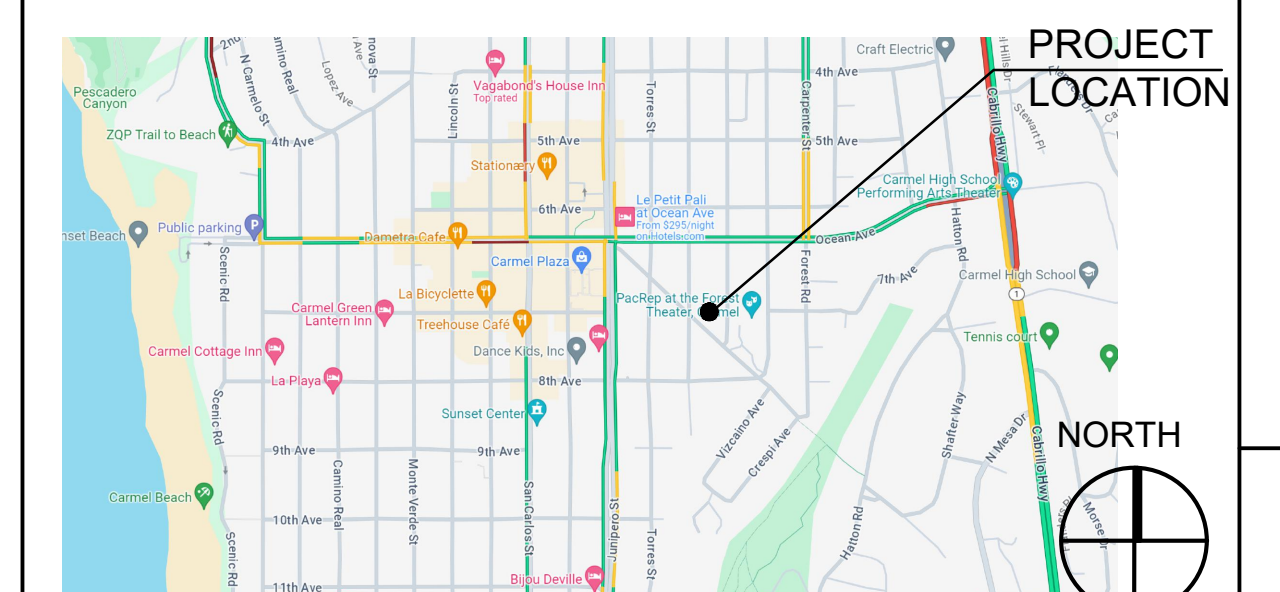
PROJECT TEAM

OWNER:
JEFF BRITTON
9188 CARMEL VALLEY ROAD
CARMEL-BY-THE-SEA, CA 93923
PH: (831) 320-1110

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
PH: (831) 649-6001
CONTACT: CRAIG HOLDREN

SURVEYOR:
L&S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
PH: (831) 655-2753

VICINITY MAP



SCALE: N.T.S.

(E) FLOOR AREA : (TO BE DEMOLISHED)

FLOOR AREA	
(E) ONE-STORY RESIDENCE	1587
(E) ACCESSORY UNIT	387
TOTAL	1974

(E) SITE COVERAGE : (TO BE DEMOLISHED)

EXISTING SITE COVERAGE	
BRICK PAVERS	186
WOOD PORCH	50
STONE PAVERS	284
CONCRETE CURB	426
ROCK WALL	48
BRICK WALL	15
TOTAL	1009

(N) FLOOR AREA CALCULATIONS:

MAIN FLOOR AREA	
(N) ONE-STORY RESIDENCE W/ 2-CAR GARAGE	* 3178
(N) A.D.U.	484

* MAX TOTAL = 3,200 SQ. FT. (W/ LOT MERGER BONUS)

(N) SITE COVERAGE CALCULATIONS:

SITE COVERAGE	IMPERMEABLE	SEMI-PERMEABLE
DRIVEWAY	184	
ENTRY PORCH	117	
REAR PATIO		316
WALKWAYS		128
SPA	49	
STEPPING STONES	60	
STEP LANDINGS	44	102
FIRE PIT	24	
SUB TOTAL	478	546
TOTAL		** 1024

BASE SITE COVERAGE : 22% OF 3,200 S.F. = 704 S.F.
**PERMEABLE BONUS SITE COVERAGE: (8,000 S.F. x 4%) + 704 S.F. = 1,024 S.F.

COVER SHEET

BRITTON RESIDENCE
SANTA FE STREET , 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A0.1

DRAWN BY: BM
 DESIGNED BY: 8-5-2021
 DATE: 1" = 8'
 SCALE: JOB NUMBER: 21-05
 LAST REVISED: 8-26-2021
 REVISION BY: BM

TOPOGRAPHIC SURVEY

JEFF BRITTON
 SANTA FE STREET
 2SW OF MOUNTAIN VIEW AVENUE
 CARMEL-BY-THE-SEA, CALIFORNIA
 APN: 010-082-002



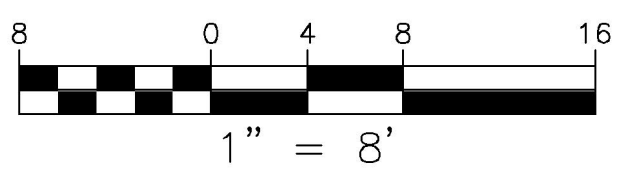
- NOTES:**
- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 27 SURVEYS, AT PAGE 142, AND SHOWN APPROXIMATE ONLY.
 - THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN SANTA FE STREET AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 BASED ON AN ASSUMED DATUM.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JULY 2021.
 - A CORNER RECORD HAS BEEN FILED AND IS IN THE PROCESS OF BEING RECORDED.

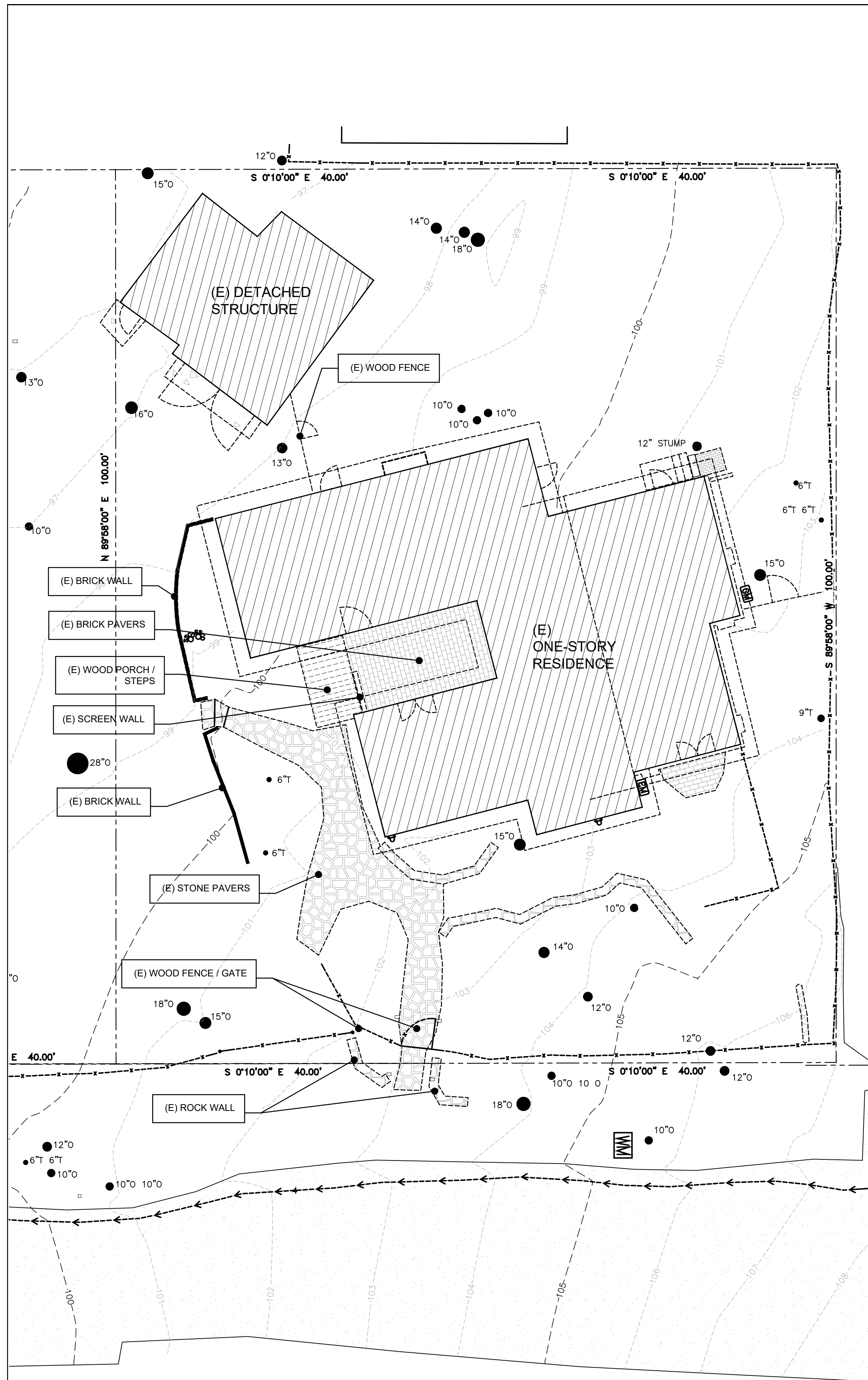
LEGEND

	PROPERTY LINE
	FLOW LINE
	WOOD FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	BUILDING OVERHANG

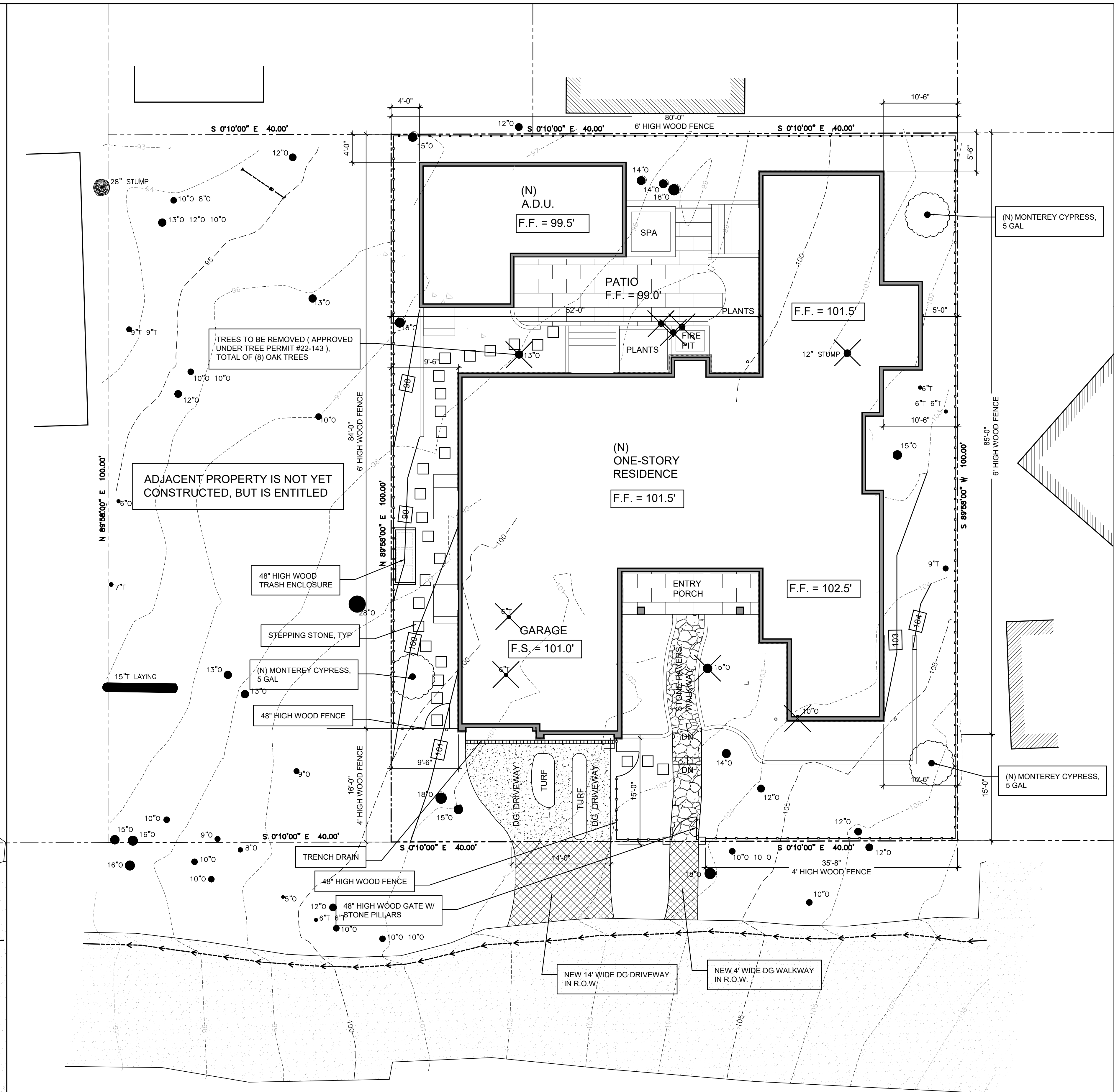
SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
DB	DOWNSPOUT
EX	EXISTING GRADE
ELEV	ELEVATION
EL	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
P	PINE TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL

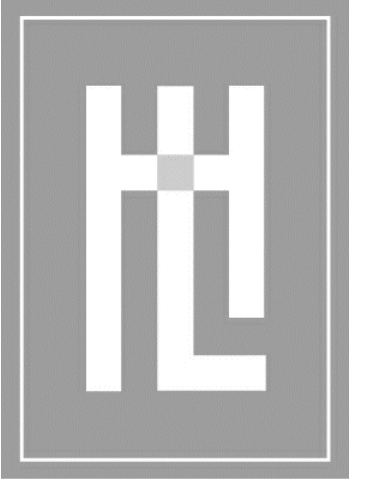




(E) SITE PLAN
SCALE: 1/8" = 1'-0"



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



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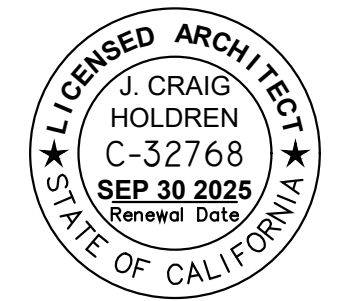
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DRAWN: JM

JOB NUMBER: 23.13

REVISION

▲ PLANNING PLAN CHECK
JUNE 03, 2024

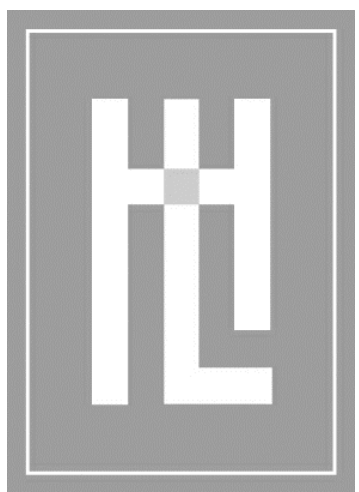


SITE PLAN

BRITTON RESIDENCE

SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A1.1



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SCALE:

DRAWN:

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EXISTING SITE / DEMO PLAN

BRITTON RESIDENCE

SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
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A.P.N. 010-082-002

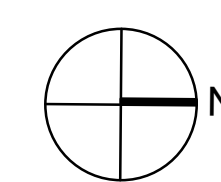
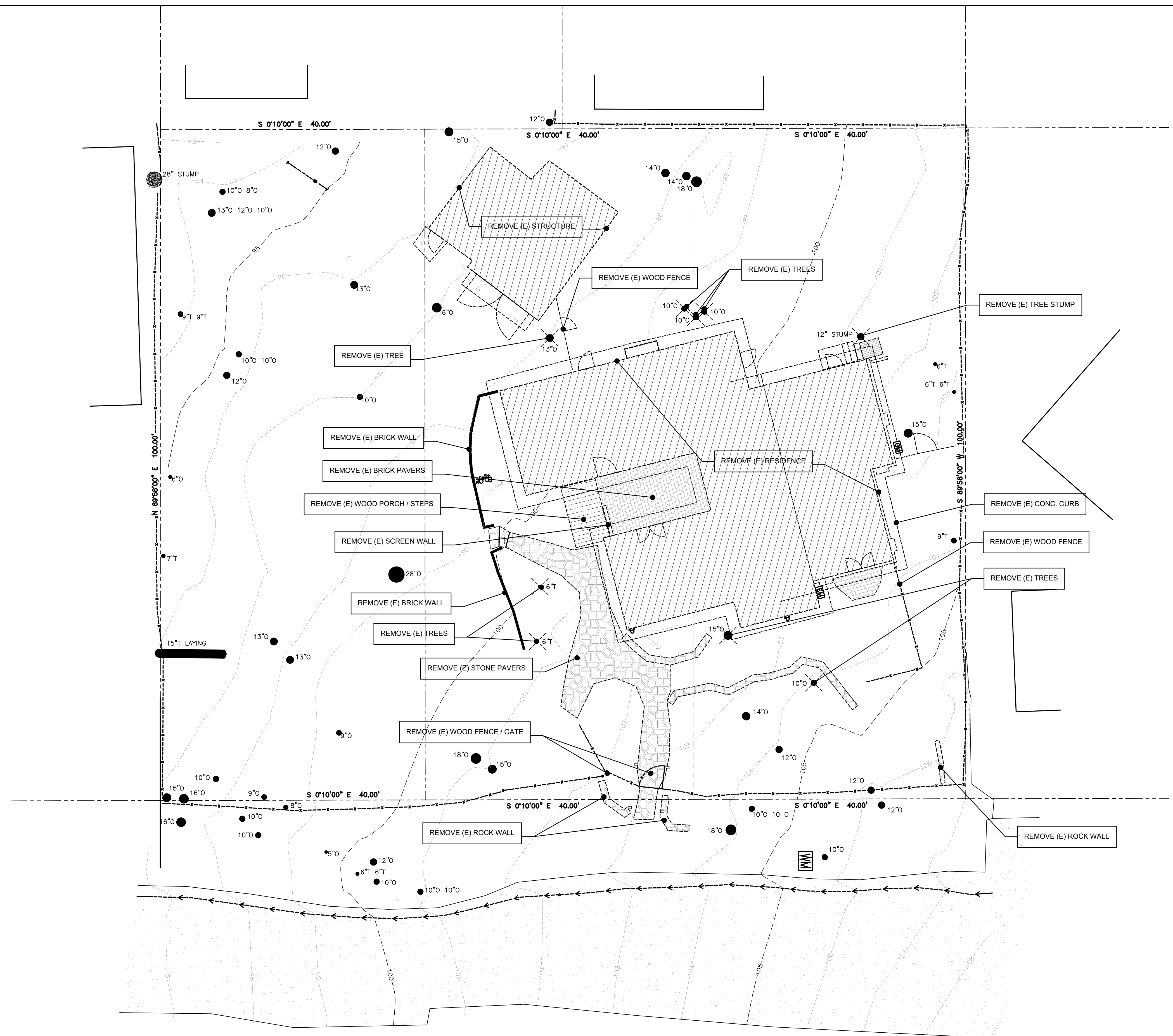
A1.2

(E) FLOOR AREA CALCULATIONS:

FLOOR AREA	
(E) ONE-STORY RESIDENCE	1587
(E) ACCESSORY UNIT	387
TOTAL	1974

(E) SITE COVERAGE CALCULATIONS:

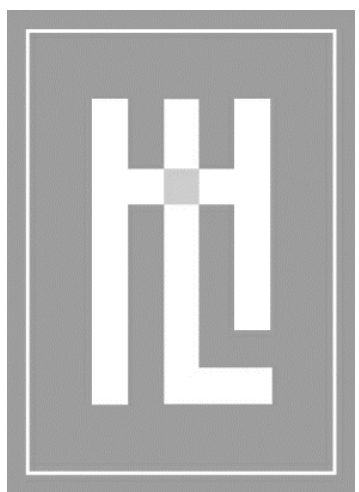
EXISTING SITE COVERAGE	
BRICK PAVERS	186
WOOD PORCH	50
STONE PAVERS	284
CONCRETE CURB	426
ROCK WALL	48
BRICK WALL	15
TOTAL	1009



SITE DEMOLITION PLAN

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

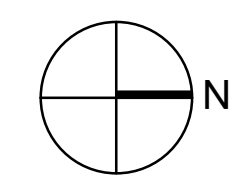
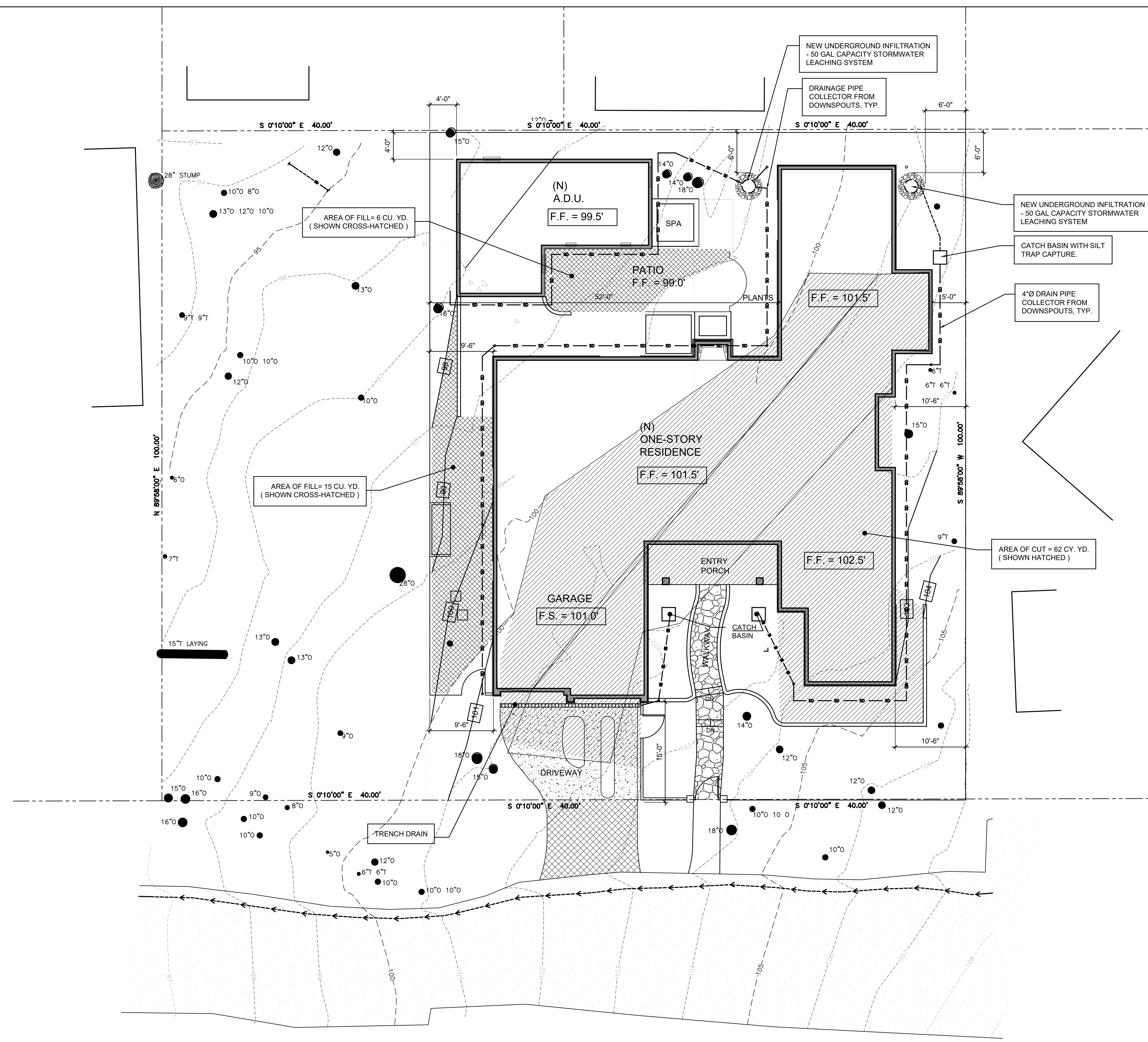




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JOB NUMBER: 23.13
REVISION



PRELIMINARY GRADING & EROSION CONTROL PLAN

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



PRELIMINARY GRADING & EROSION CONTROL PLAN

BRITTON RESIDENCE

SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A1.3

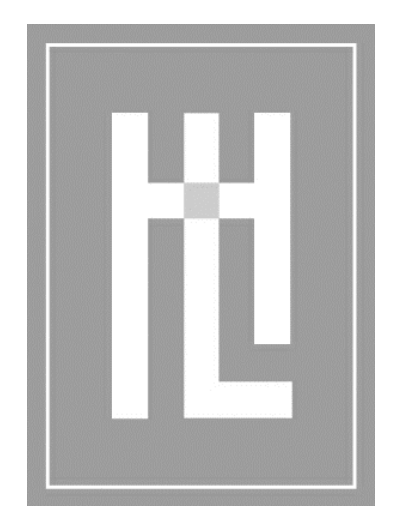
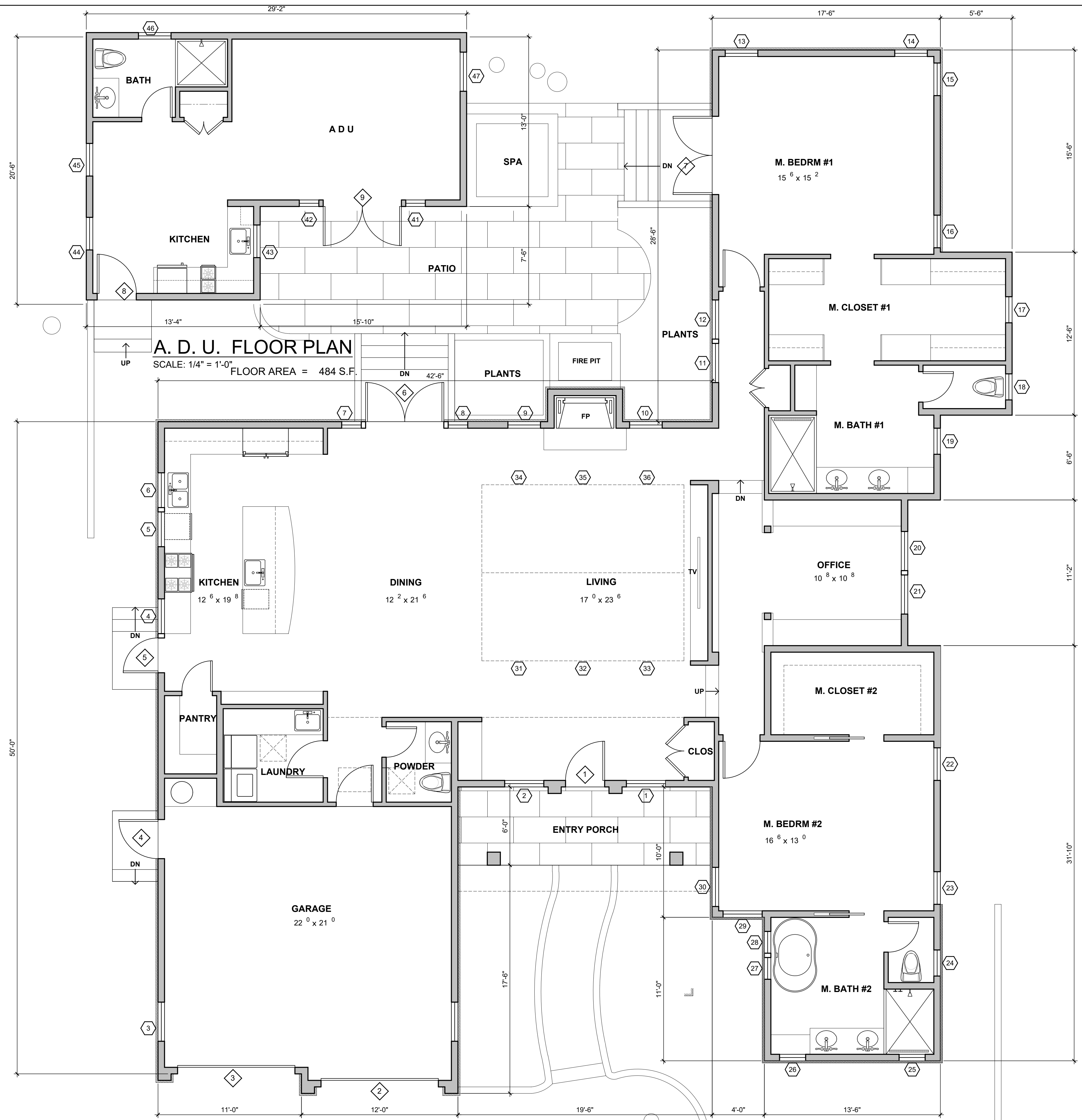
WINDOW SCHEDULE

NOTE: ALL WINDOWS ARE ALUMINUM CLAD WOOD WINDOWS BY: "LOEWEN"

MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT./INT)	GLAZING
		WIDTH	HEIGHT			
1	FIXED	3'-0"	4'-6"	7'-0"	WOOD	DOUBLE INSULATED
2	FIXED	3'-0"	4'-6"	7'-0"	WOOD	DOUBLE INSULATED
3	CASEMENT	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
4	FIXED	2'-8"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
5	CASEMENT	2'-8"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
6	CASEMENT	2'-8"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
7	FIXED	1'-6"	7'-0"	7'-0"	WOOD	DOUBLE INSULATED
8	FIXED	1'-6"	7'-0"	7'-0"	WOOD	DOUBLE INSULATED
9	CASEMENT	2'-6"	5'-0"	7'-0"	WOOD	DOUBLE INSULATED
10	CASEMENT	2'-6"	5'-0"	7'-0"	WOOD	DOUBLE INSULATED
11	FIXED	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
12	FIXED	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
13	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
14	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
15	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
16	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
17	CASEMENT	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED
18	CASEMENT	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED
19	CASEMENT	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED
20	CASEMENT	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
21	CASEMENT	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
22	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
23	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
24	CASEMENT	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED
25	CASEMENT	2'-0"	2'-0"	7'-0"	WOOD	DOUBLE INSULATED
26	CASEMENT	2'-0"	2'-0"	7'-0"	WOOD	DOUBLE INSULATED
27	FIXED	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED
28	FIXED	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED
29	FIXED	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
30	FIXED	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
31-38	DORMER FIXED	3'-0"	1'-6"	-	WOOD	DOUBLE INSULATED
41	FIXED	1'-6"	7'-0"	7'-0"	WOOD	DOUBLE INSULATED
42	FIXED	1'-6"	7'-0"	7'-0"	WOOD	DOUBLE INSULATED
43	CASEMENT	2'-6"	3'-6"	7'-0"	WOOD	DOUBLE INSULATED
44	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
45	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
46	CASEMENT	2'-6"	3'-6"	7'-0"	WOOD	DOUBLE INSULATED
47	CASEMENT	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED

EXTERIOR DOOR SCHEDULE

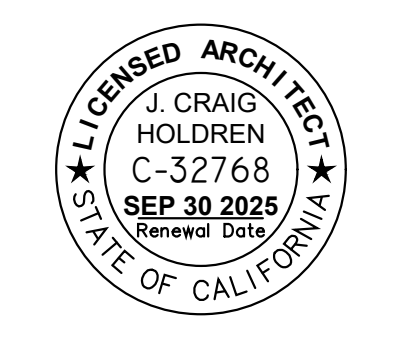
MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS
2	SLIDE-UP	9'-0"	7'-0"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
3	SLIDE-UP	9'-0"	7'-0"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
4	SWING OUT	3'-0"	7'-0"	WOOD	
5	SWING OUT	2'-8"	7'-0"	WOOD	
6	SWING OUT (PR)	3'-0"	7'-0"	WOOD	
7	SWING OUT (PR)	3'-0"	7'-0"	WOOD	
8	SWING IN	3'-0"	7'-0"	WOOD	
9	SWING OUT (PR)	3'-0"	7'-0"	WOOD	



HOLDREN+LIETZKE ARCHITECTURE

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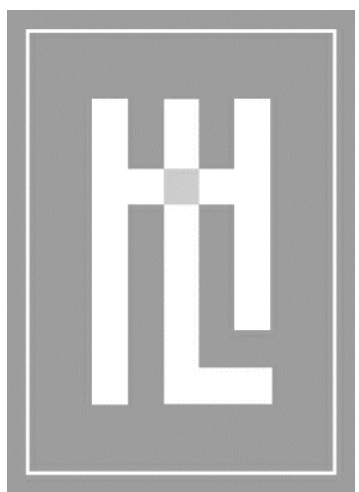
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DRAWN: JM
JOB NUMBER:
REVISION
1 PLANNING PLAN CHECK JUNE 03, 2024



BRITTON RESIDENCE
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A.P.N. 010-082-002

A2.1

*MAX TOTAL = 3,200 SQ. FT. (2,960 + 240)
ADDITIONAL BASE FLOOR AREA OF 3% OF SITE AREA FOR LOT MERGER INCENTIVE (CMC 17.10.040.B.2)



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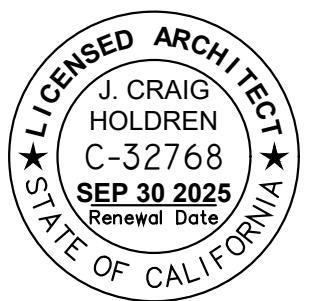
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DRAWN: JM

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REVISION

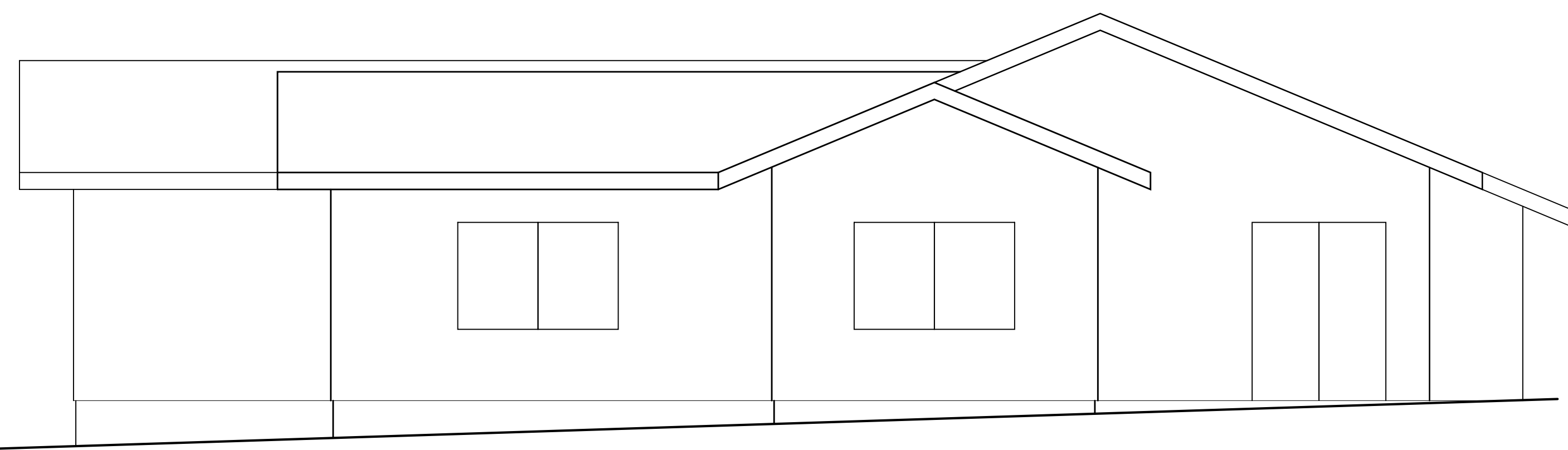
1 PLANNING PLAN CHECK
JUNE 03, 2024



ELEVATIONS

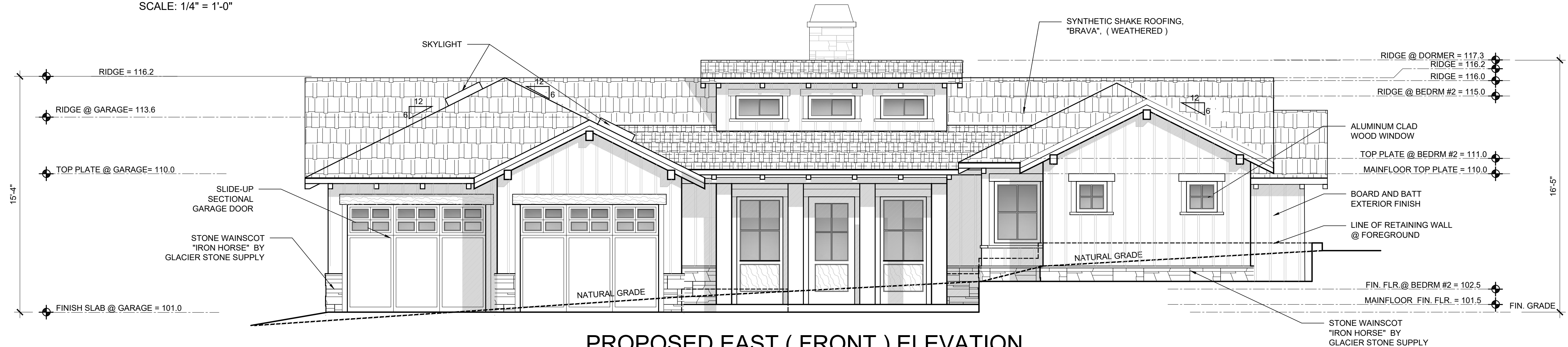
BRITTON RESIDENCE
SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
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A3.1



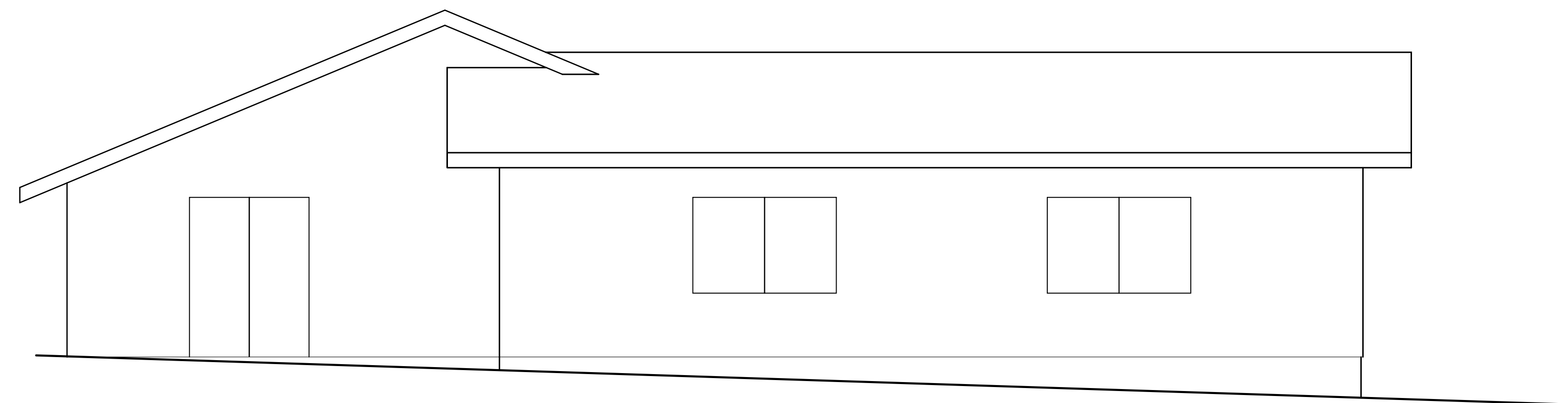
EXISTING EAST (FRONT) ELEVATION (TO BE DEMOLISHED)

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



PROPOSED EAST (FRONT) ELEVATION

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



EXISTING WEST (REAR) ELEVATION (TO BE DEMOLISHED)

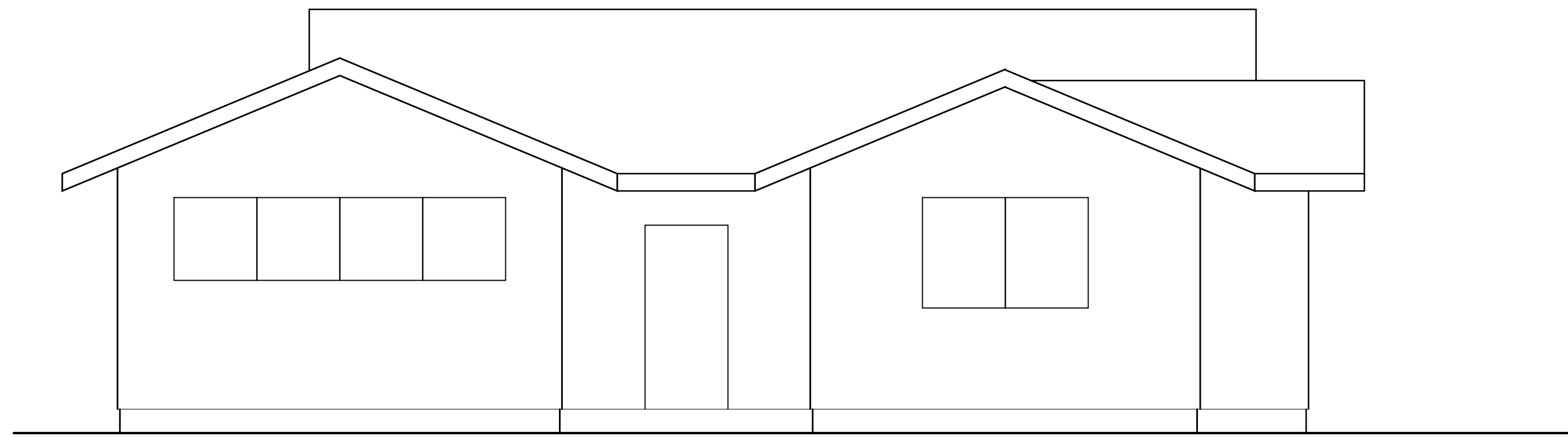
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PROPOSED WEST (REAR) ELEVATION

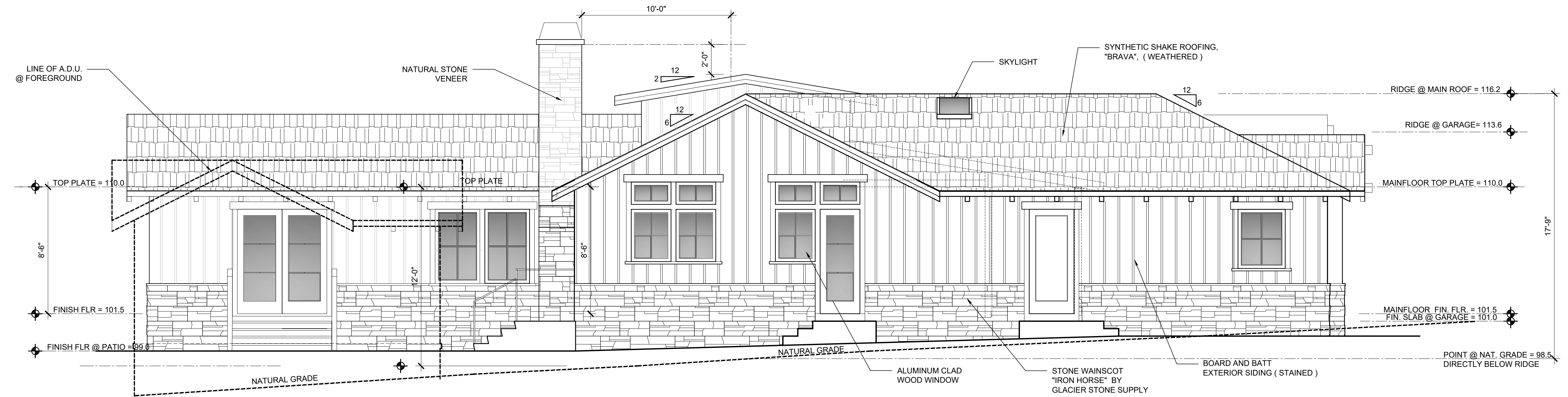
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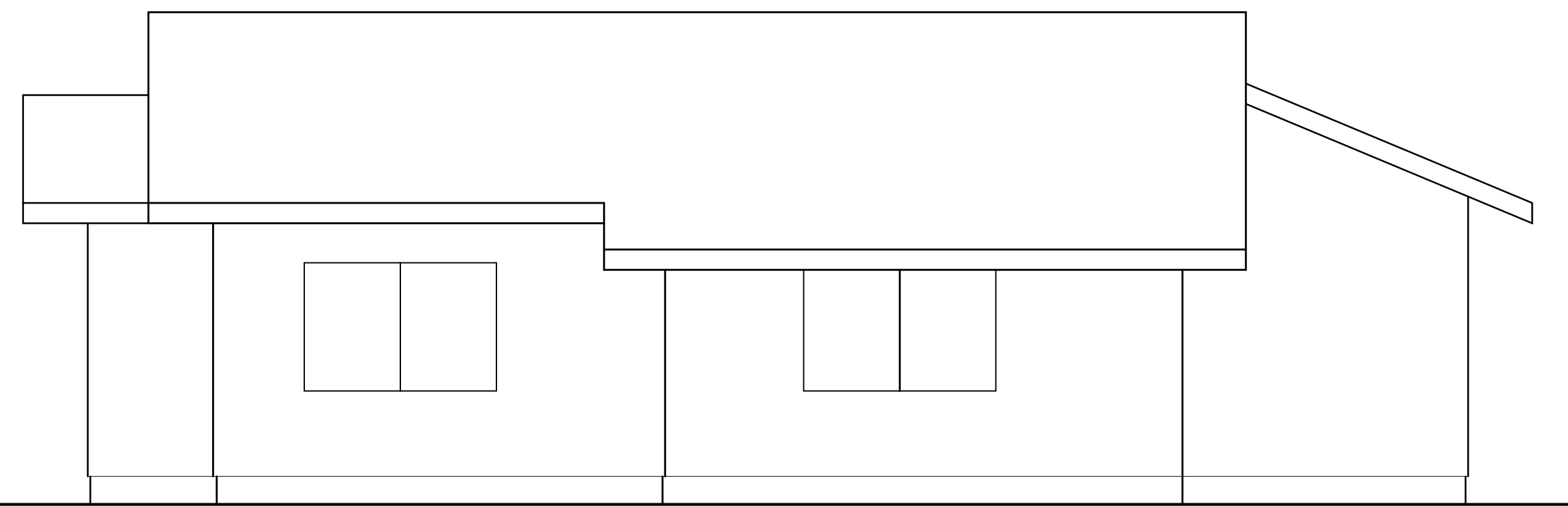
EXISTING SOUTH ELEVATION (TO BE DEMOLISHED)

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



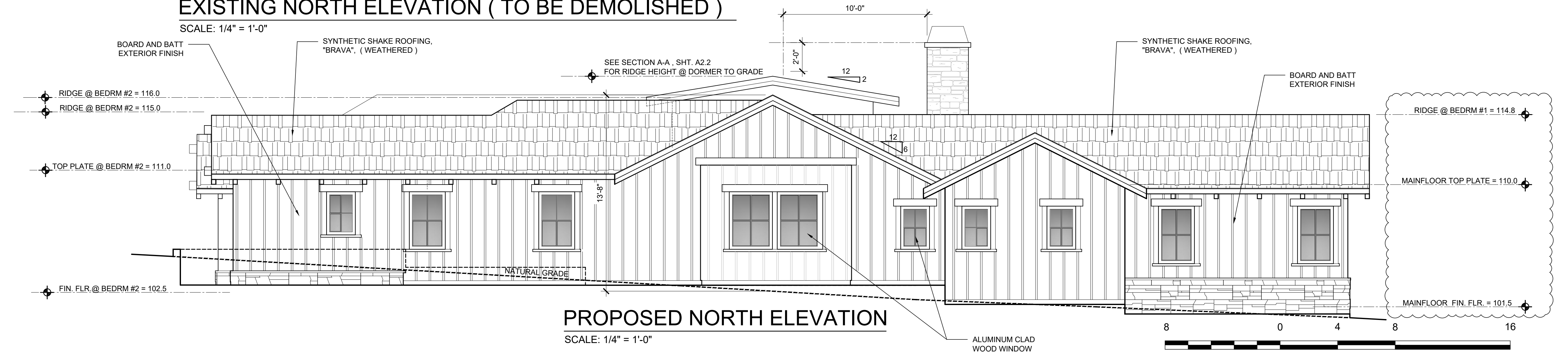
PROPOSED SOUTH ELEVATION

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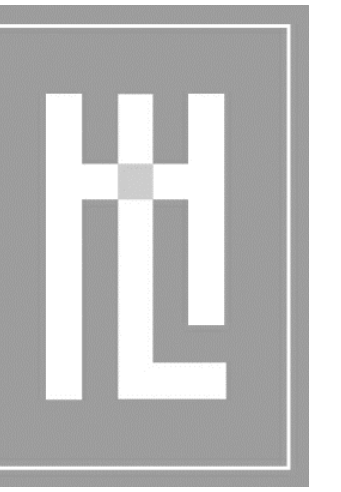
EXISTING NORTH ELEVATION (TO BE DEMOLISHED)

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



PROPOSED NORTH ELEVATION

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



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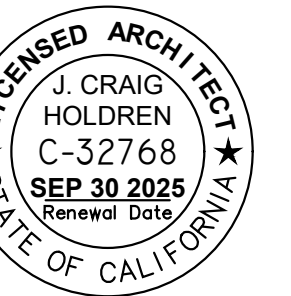
OCT. 16, 2024

1/4"=1'-0"

JM

23.13

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JUNE 03, 2024

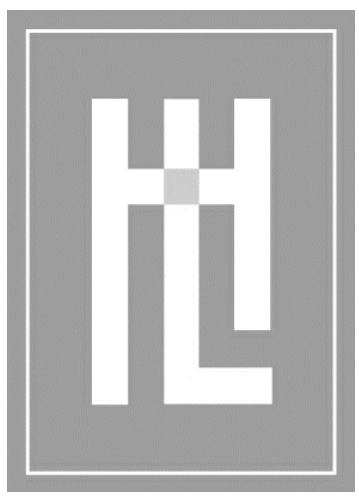


ELEVATIONS

BRITTON RESIDENCE

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CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A3.2



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

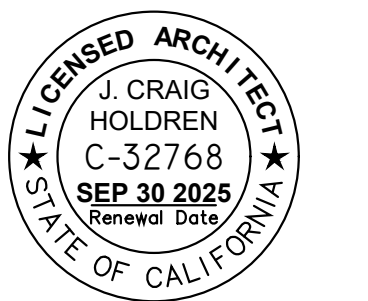
OCT. 16, 2024

1/4"=1'-0"

JM

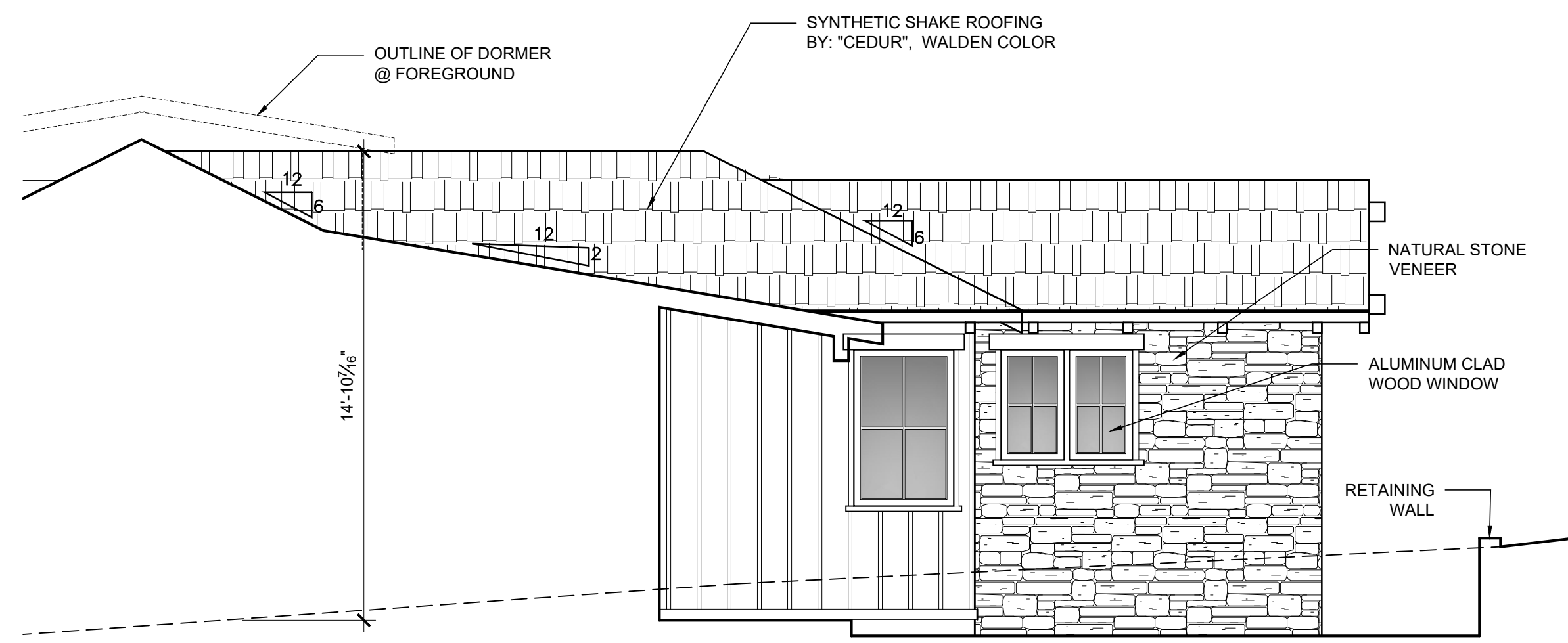
23.13

1 PLANNING PLAN CHECK
JUNE 03, 2024



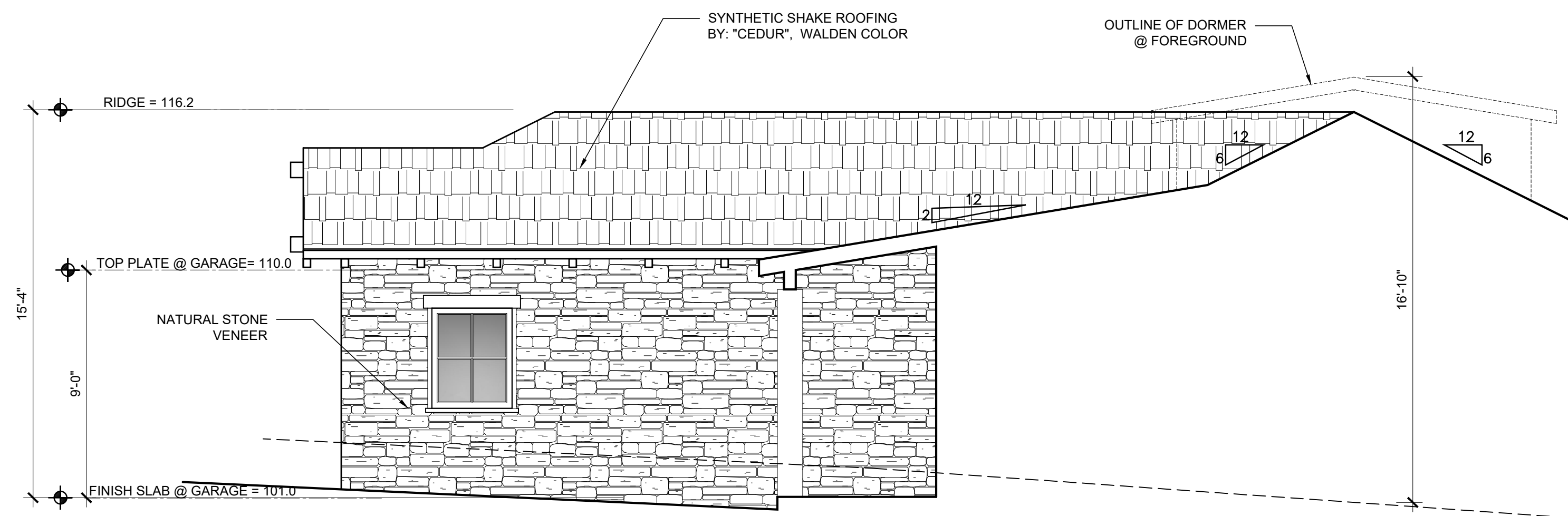
A. D. U. ELEVATIONS
BRITTON RESIDENCE
SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A3.3



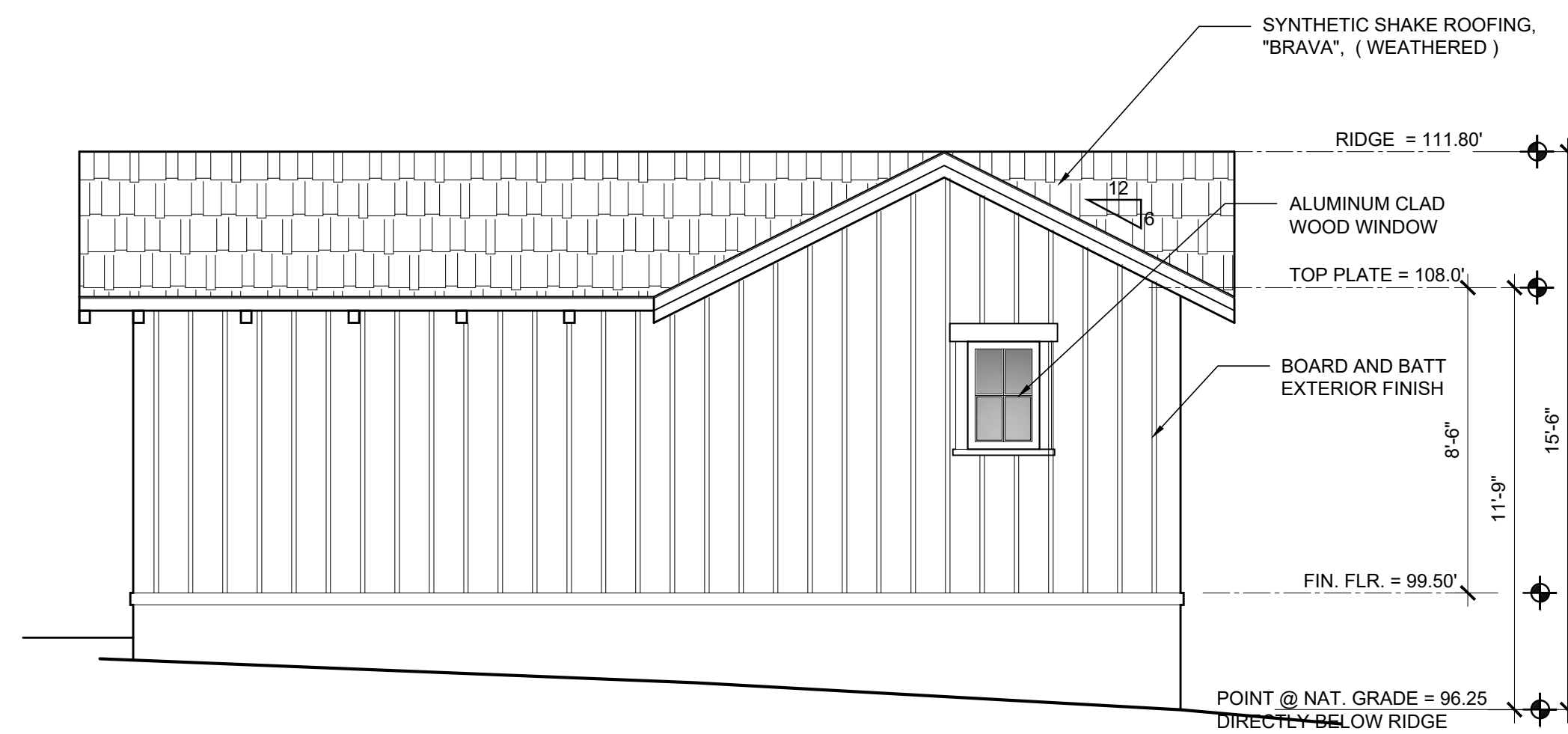
SOUTH COURTYARD ELEVATION

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



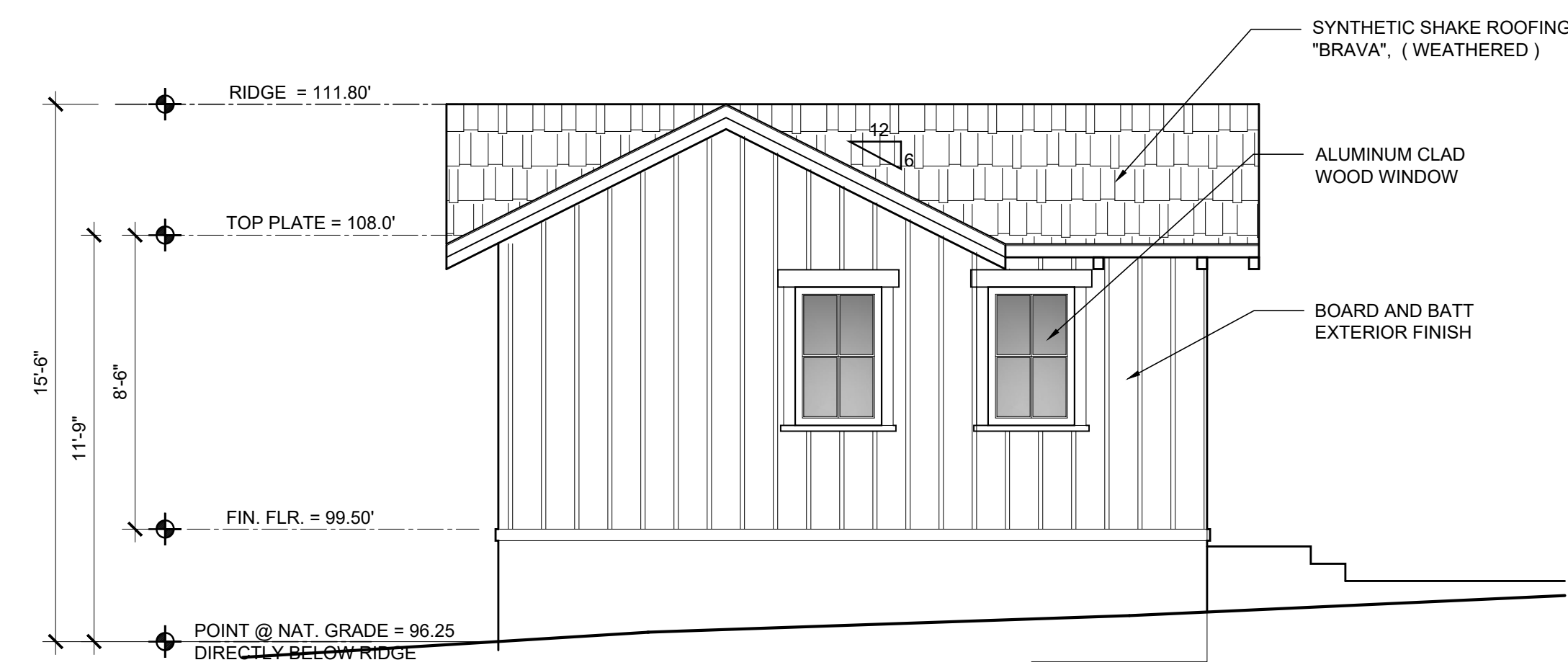
NORTH COURTYARD ELEVATION

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



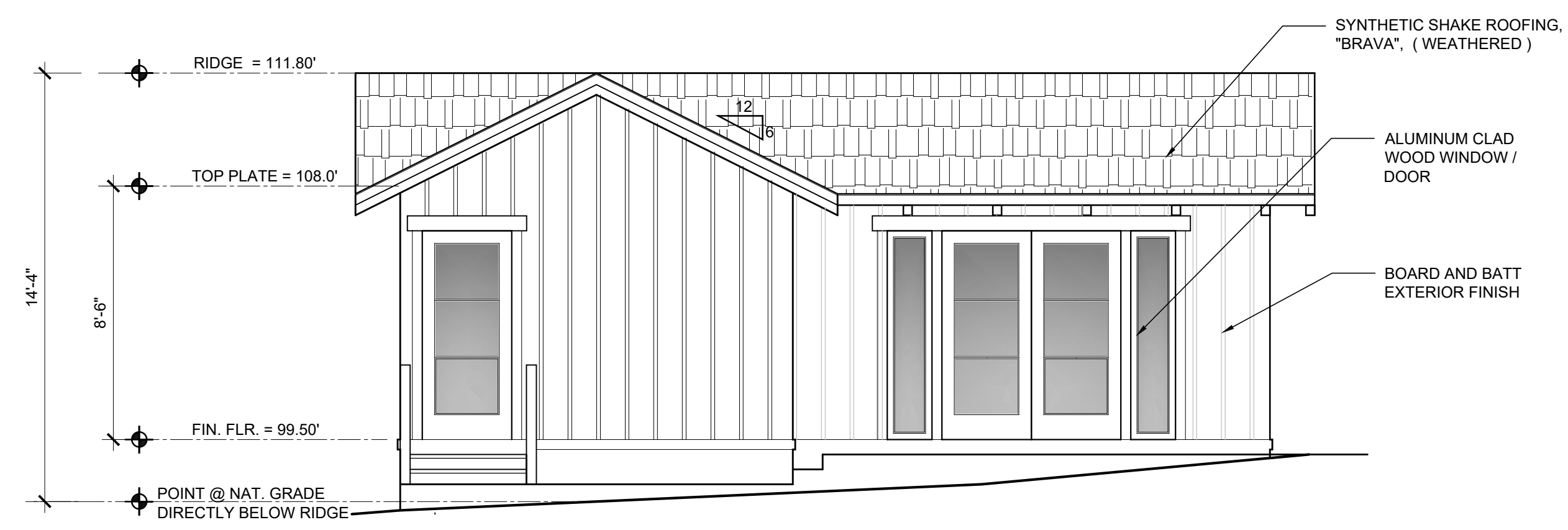
A.D.U. WEST ELEVATION

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



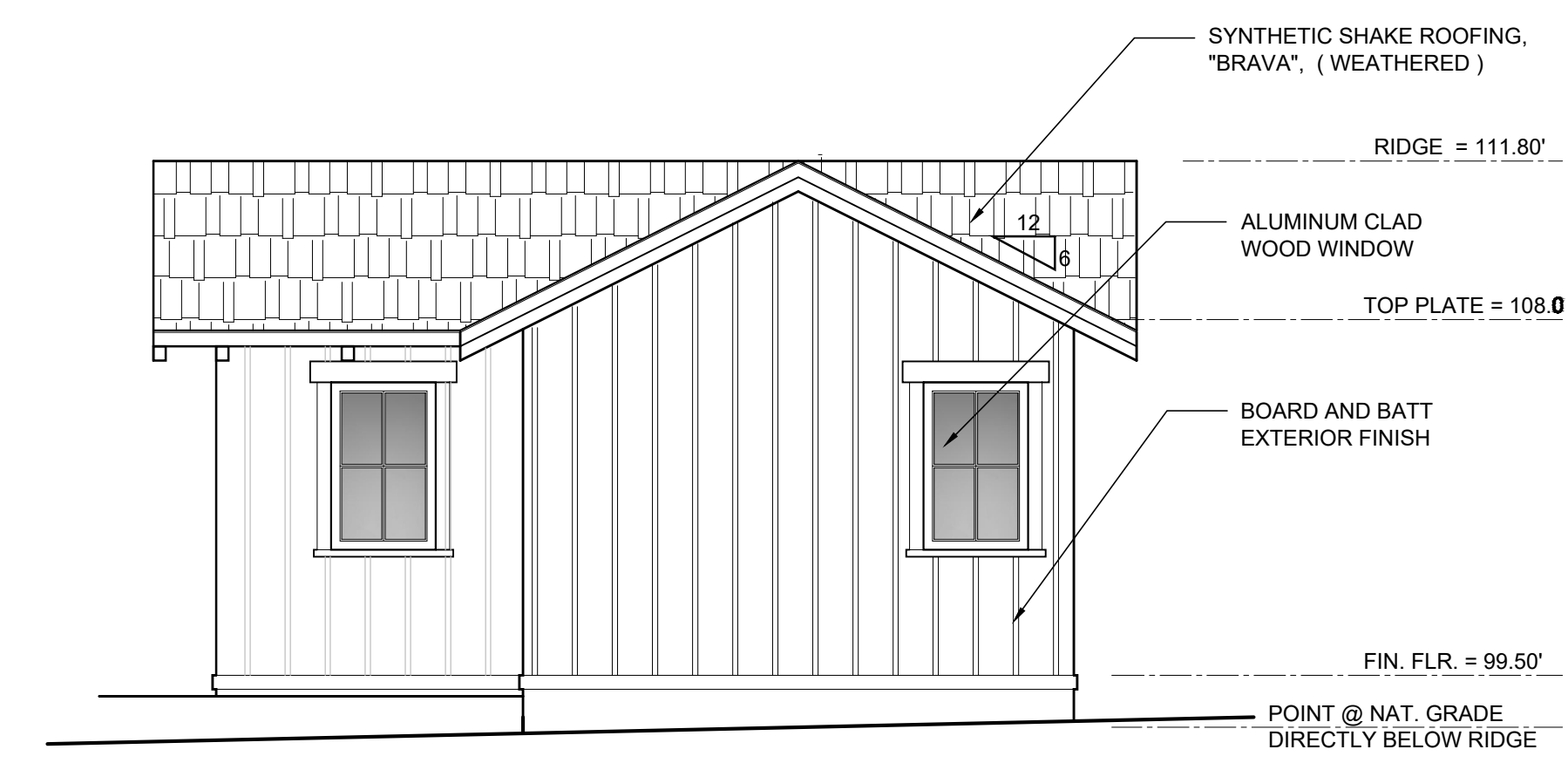
A.D.U. SOUTH ELEVATION

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



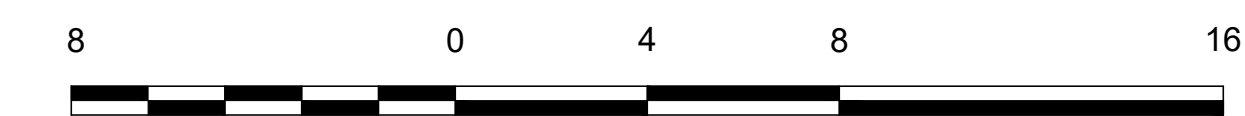
A.D.U. EAST ELEVATION

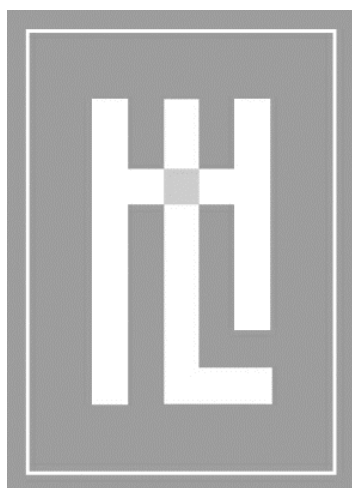
SCALE: 1/4" = 1'-0"



A.D.U. NORTH ELEVATION

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





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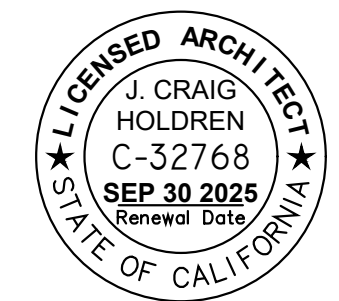
DATE: OCT. 16, 2024

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

DRAWN: JM

JOB NUMBER: 23.13

REVISION
△ PLANNING PLAN CHECK
JUNE 03, 2024

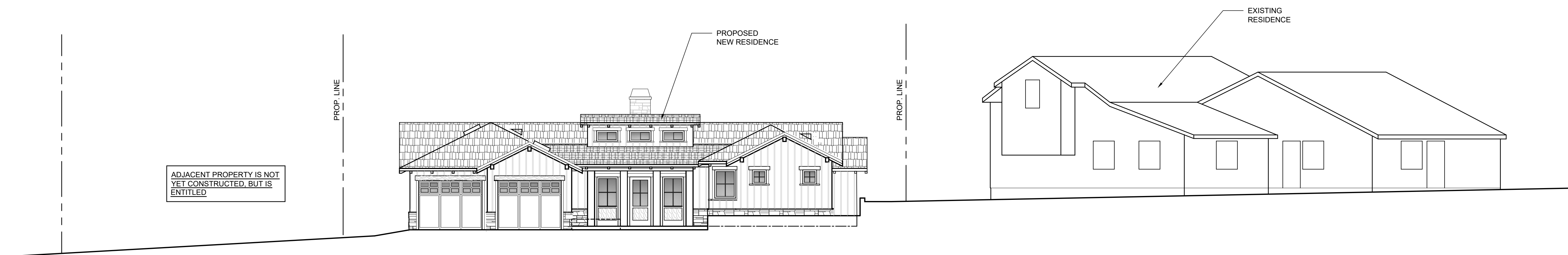


STREET PROFILE

BRITTON RESIDENCE

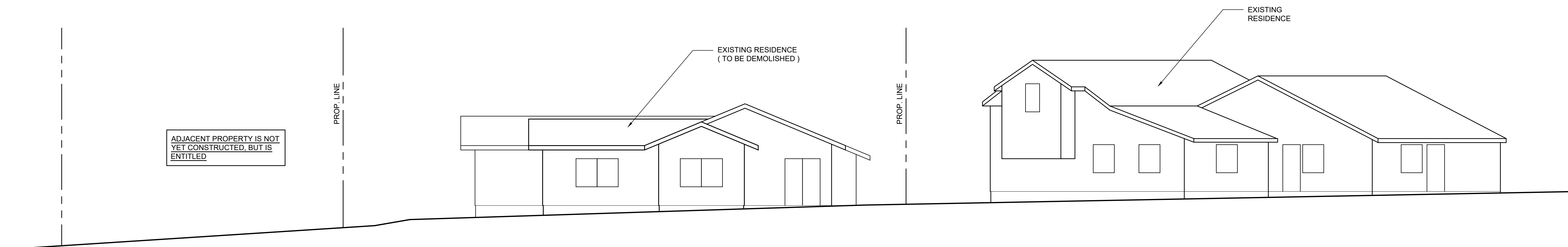
SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A4.1



PROPOSED STREET PROFILE

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



EXISTING STREET PROFILE

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



DRAWN BY: BM
 DESIGNED BY: 8-5-2021
 DATE: 1" = 8'
 SCALE: JOB NUMBER: 21-05
 LAST REVISED: 8-26-2021
 REVISOR: BM

TOPOGRAPHIC SURVEY

JEFF BRITTON
 SANTA FE STREET
 2SW OF MOUNTAIN VIEW AVENUE
 CARMEL-BY-THE-SEA, CALIFORNIA
 APN: 010-082-002



- NOTES:**
- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 27 SURVEYS, AT PAGE 142, AND SHOWN APPROXIMATE ONLY.
 - THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN SANTA FE STREET AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 BASED ON AN ASSUMED DATUM.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JULY 2021.
 - A CORNER RECORD HAS BEEN FILED AND IS IN THE PROCESS OF BEING RECORDED.

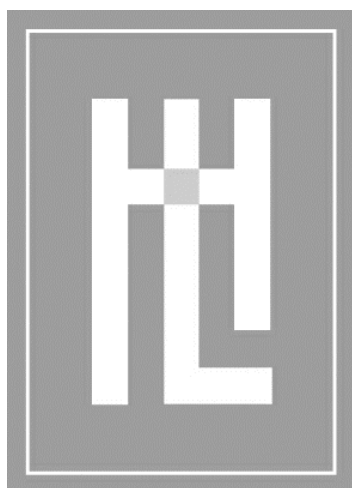
LEGEND

	PROPERTY LINE
	FLOW LINE
	WOOD FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	BUILDING OVERHANG

SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
DB	DOWNSPOUT
EL	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
P	PINE TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TY	TYPICAL





HOLDREN+LIETZKE ARCHITECTURE

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DATE: OCT. 16, 2024

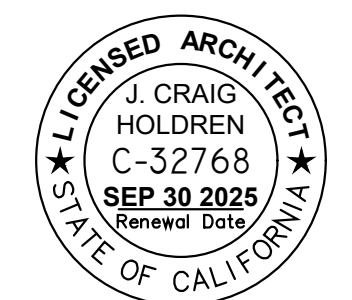
SCALE: 1/8"=1'-0"

DRAWN: JLM

JOB NUMBER: 23.13

REVISION

PLANNING PLAN CHECK JUNE 03, 2024



FORESTER REPORT BRITTON RESIDENCE SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE. CARMEL-BY-THE-SEA, CA 93923 A.P.N. 010-082-002

A5.1

Part Two: Assessment For Tree Significance For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

Table with 30 columns (Tree # 1-30) and 1 row for score. All scores are 1.

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy. 1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention. 2 points: The tree appears healthy and in good condition. 3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

Table with 30 columns (Tree # 1-30) and 1 row for score. Scores range from 0 to 2.

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard. 1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard. 2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure. 3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each.

Table with 30 columns (Tree # 1-30) and 1 row for score. Scores range from 0 to 2.

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth. 1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future. 2 points: The tree is young to middle age and shows normal vigor. 3 points: The tree is young to middle age and shows exceptional vigor.

Part Two: Assessment For Tree Significance For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

Table with 16 columns (Tree # 1-16) and 1 row for score. All scores are 1.

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy. 1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention. 2 points: The tree appears healthy and in good condition. 3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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Table with 16 columns (Tree # 1-16) and 1 row for score. Scores range from 0 to 2.

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth. 1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future. 2 points: The tree is young to middle age and shows normal vigor. 3 points: The tree is young to middle age and shows exceptional vigor.

Significant Tree Evaluation Worksheet APN: 010-082-002 Street Location: Santa Fe 2 SW of Mountain View Planner: Evan Kort City Forester: Sara Davis Property Owner: Britton Recommended Tree Density: TBD by the Forest & Beach Commission

Part One: Initial Screening: Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

Table with 30 columns (Tree # 1-30) and 1 row for score. All scores are 1.

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

Table with 30 columns (Tree # 1-30) and 1 row for score. All scores are 1.

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species. 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species. 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Table with 30 columns (Tree # 1-30) and 1 row for score. Scores range from 0 to 2.

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species. 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species. 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Table with 30 columns (Tree # 1-30) and 1 row for score. Scores range from 0 to 2.

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Significant Tree Evaluation Worksheet APN: 010-082-002 Street Location: Santa Fe 2 SW of Mountain View Planner: Evan Kort City Forester: Sara Davis Property Owner: Britton Recommended Tree Density: TBD by the Forest & Beach Commission

Part One: Initial Screening: Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

Table with 15 columns (Tree # 1-15) and 1 row for score. All scores are 1.

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

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Table with 15 columns (Tree # 1-15) and 1 row for score. Scores range from 0 to 2.

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth. 1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future. 2 points: The tree is young to middle age and shows normal vigor. 3 points: The tree is young to middle age and shows exceptional vigor.

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Table with 15 columns (Tree # 1-15) and 1 row for score. All scores are 2.

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species. 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species. 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment Record the total points scored on D - G for each tree.

Table with 15 columns (Tree # 1-15) and 1 row for Total Score. Scores range from 5 to 5.

Table with 15 columns (Tree # 1-15) and 1 row for score. All scores are 1.

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Table with 15 columns (Tree # 1-15) and 1 row for SIGNIF, MOD SIGNIF, NOT SIGNIF. Scores range from 0 to 1.

Table with 16 columns (Tree # 1-16) and 1 row for score. Scores range from 0 to 6.

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species. 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species. 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment Record the total points scored on D - G for each tree.

Table with 16 columns (Tree # 1-16) and 1 row for Total Score. Scores range from 7 to 2.

Table with 16 columns (Tree # 1-16) and 1 row for score. All scores are 1.

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Table with 16 columns (Tree # 1-16) and 1 row for SIGNIF, MOD SIGNIF, NOT SIGNIF. Scores range from 0 to 1.

Table with 30 columns (Tree # 1-30) and 1 row for score. Scores range from 6 to 7.5.

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species. 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species. 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment Record the total points scored on D - G for each tree.

Table with 30 columns (Tree # 1-30) and 1 row for Total Score. Scores range from 7 to 2.

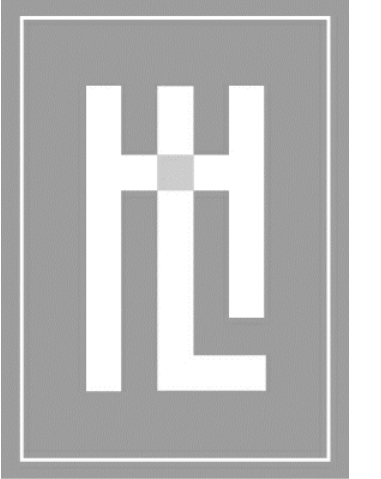
Table with 30 columns (Tree # 1-30) and 1 row for score. All scores are 1.

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Table with 30 columns (Tree # 1-30) and 1 row for SIGNIF, MOD SIGNIF, NOT SIGNIF. Scores range from 0 to 1.



**HOLDREN+LIETZKE
ARCHITECTURE**

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DATE: OCT. 16, 2024

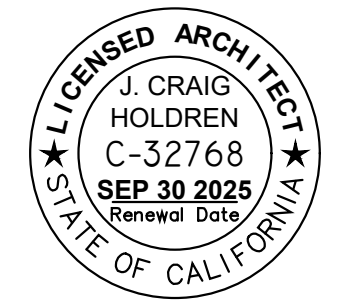
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DRAWN: JM

JOB NUMBER: 23.13

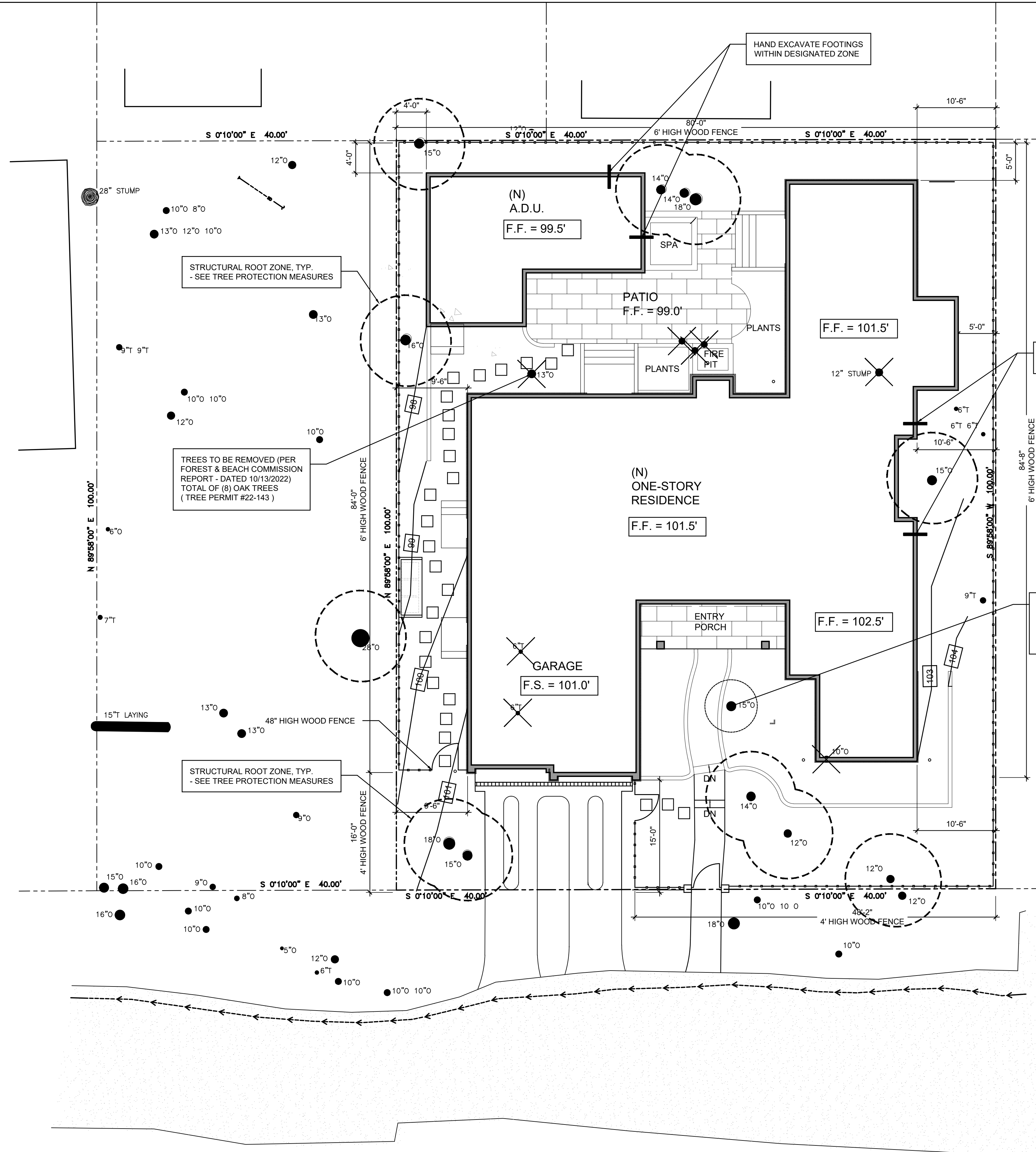
REVISION

1 PLANNING PLAN CHECK
JUNE 03, 2024



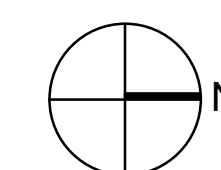
TREE PROTECTION PLAN
BRITTON RESIDENCE
SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

A5.2



- Requirements for tree preservation shall adhere to the following tree protection measures on construction site.
- 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 to include 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. 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 taugth for the duration of the project. No more than 4 inches of wood mulch shall installed be 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 fencing.
 - The Structural Root Zone -- Structural Root Zone shall by 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 pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
 - If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
 - If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

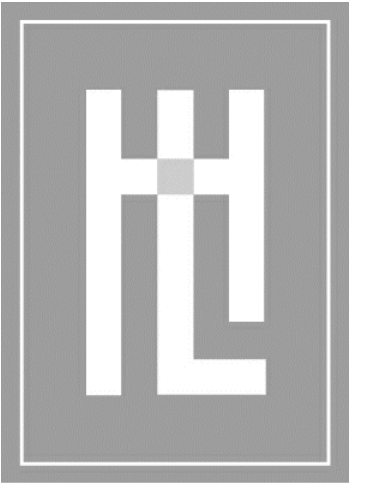
TREE PROTECTION MEASURES



TREE PROTECTION PLAN

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





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DATE: OCT. 16, 2024

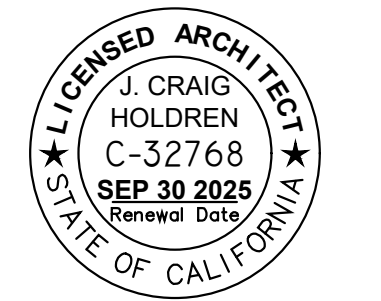
SCALE: 1/8" = 1'-0"

DRAWN: JM

JOB NUMBER: 23.13

REVISION

PLANNING PLAN CHECK
JUNE 03, 2024



LANDSCAPE PLAN
BRITTON RESIDENCE
SANTA FE STREET, 2 SW OF MOUNTAIN VIEW AVE.
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-082-002

L-1

EXTERIOR LIGHTING LEGEND

● A' (5) PATH LIGHTS - 15 WATT MAX OXIDIZED STAINLESS STEEL BOLLARD



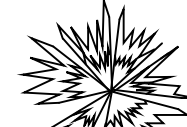
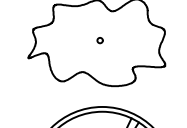

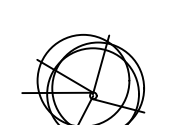
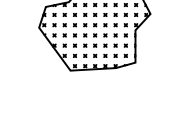

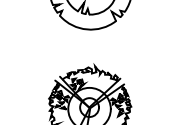


⬆ B' (8) WALL SCONCE, SHIELDED BULB, DOWNWARD LIGHT, 25 WATT MAX FROSTED GLASS MODEL: ELK 42181/1-LED SAN GABRIEL

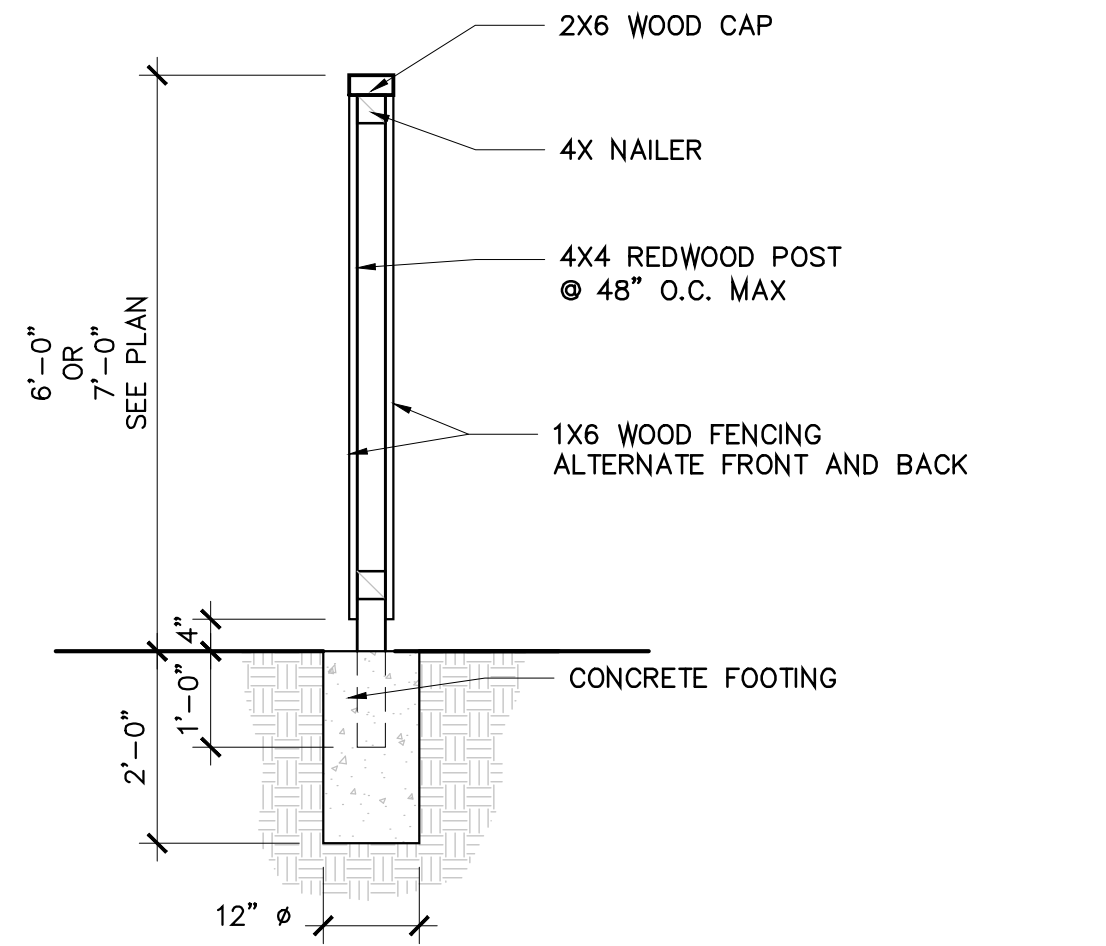


⬅ C' (2) STEP LIGHTS - OXIDIZED STAINLESS STEEL DOWN LT 15 WATT MAX

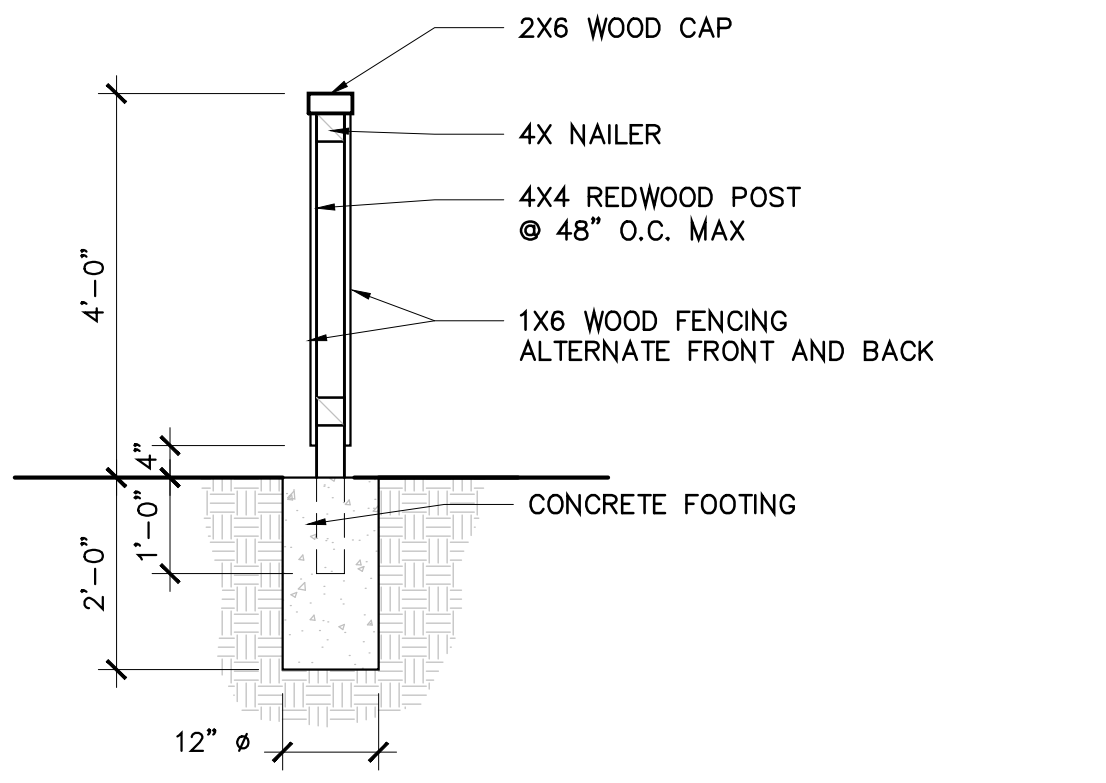


PLANT LIST & SYMBOL KEY

4	ROSMARINUS 'IRENE'	
5	RHODODENDRON	
6	CERCIS OCCIDENTALIS	
7	CAMELLIA SASANQUA 'SETSUGEKKA'	
8	SALVIA CLEVELANDII	
9	LEYMUS CONDENSATUS 'CANYON PRINCE'	
11	CEANOTHUS 'YANKEE PT.'	
12	LAVANDULA SP.	
13	DODONEA V.	



② 6' 7/8" HIGH WOOD FENCE
SCALE: 1/2" = 1'-0"



① 4' HIGH WOOD FENCE
SCALE: 1/2" = 1'-0"

