

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 24099

Owner Name: LEACH ELIZABETH A LAGRANGE TR

Case Planner: Evan Kort, Associate Planner

Date Posted:

Date Approved: 06/04/2024

Project Location: Santa Lucia Avenue 2 NE San Antonio Avenue

APN #: 010287006000

BLOCK/LOT: 149/E. PT. 14 AND 16

Applicant: Stephen Engblom

Project Description: This approval of Design Study DS 24099 (LaGrange-Leach) authorizes a deck addition to an existing upper floor at the rear of the residence. 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 has been determined to be consistent with the Secretary of the Interior's Standards and shall be consistent with the Phase II Historic Evaluation prepared by Margret Clovis dated May 30, 2024, on file in the Community Planning & Building Department. The subject site is located at Santa Lucia Avenue 2 NE San Antonio Avenue in the R1 District and, APN: 010287006000. The project shall be constructed as depicted in the plans stamped approved by Community Planning and Building Department on June 4, 2024 unless modified by the conditions of approval contained herein.

Can this project be appealed to the Coastal Commission? Yes \square No \triangleleft

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.

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	CONDITIONS OF APPROVAL
No.	Standard Conditions
1.	Authorization. This approval of Design Study DS 24099 (LaGrange-Leach) authorizes a deck addition to an existing upper floor at the rear of the residence. 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 has been determined to be consistent with the Secretary of the Interior's Standards and the project shall be consistent with the Phase II Historic Evaluation prepared by Margret Clovis dated May 30, 2024, on file in the Community Planning & Building Department. The subject site is located at Santa Lucia Avenue 2 NE San Antonio Avenue in the R1 District and, APN: 010287006000 as depicted in the plans stamped approved by Community Planning and Building Department on 06/04/2024 unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Required.
	A Building Permit shall be applied for and obtained from the <u>Building Division</u> prior to commencement of work. The Building Permit shall be applied for in a manner consistent with the submittal requirements prescribed by the Building Division.
	A building permit is not required; however, the applicant shall apply for and obtain a Notice of Authorized Work from the Building Division prior to commencement of work. To apply for the Notice of Authorized Work, please submit the Scope of Work Declaration through the city's online permit portal .
4.	Permit Validity. The project shall be implemented in accordance with the time limits set forth CMC 17.52.170 (Time Limits on Approvals and Denials). 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.
5.	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 approval shall be null and void. If installed, the property owner/applicant shall be required to remove the subject improvement(s) at the property owners expense.
6.	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.
7.	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.
8.	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)

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- 9. **Conditions of Approval.** Prior to the issuance of a Building Permit or Notice of Authored Work, the Applicant shall print a copy of the signed Conditions of Approval within the construction plan set submitted to the Building Safety Division as part of the submittal for the Building Permit Application or Notice of Authorized Work.
- 10. **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 or pruned with the approval of the City Forester or Forest and Beach Commission.
- 11. **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.
 - Prior to grading, excavation, or construction, the contractor/builder 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 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. **The Forester can be reached at 831-620-2073.**

12. **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, construction activity will be suspended and all work stopped until an investigation by the City Forester has been completed. The Forester can be reached at 831-620-2073.

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		SPECIAL CONDITIONS	
13.		ne Applicant shall submit for review and approval Departments a completed BMP Tracking form.	by the Community
14.	All new building finishes, and colors sha	all match those of the existing residence.	
15.	manufacturer's specifications, including with the deck or building site. All fixture limited to 25 watts or less (incandescer than 10 feet above the ground or walking ground nor more than 15 watts (incandethan 10 feet apart. Landscape lighting sites)	it, the Applicant shall include in the construction of illumination information, for any proposed exterions shall be shielded and down-facing. Exterior waln't equivalent or 375 lumens) per fixture and shalling surface. Landscape lighting shall not exceed 1 escent equivalent or 225 lumens) per fixture and shall not be used as accent lighting, nor shall it be tape lighting is to safely illuminate walkways and	or light fixtures associated Il-mounted lighting shall be be installed no higher 8 inches above the shall be spaced no closer e used to illuminate trees,
16.	discovered on the site, and the Applican hours. Work shall not be permitted to rea qualified archaeologist. If the resource mitigation and monitoring plan shall be Community Planning and Building Direct further disturbance shall occur until the	nvolving excavation shall immediately cease if cunt shall notify the Community Planning & Building ecommence until such resources are properly evalues are determined to be significant, prior to the reprepared by a qualified archaeologist and review ctor. In addition, if human remains are unearthed County Coroner has made the necessary finding to Resources Code (PRC) Section 5097.98.	p Department within 24 aluated for significance by esumption of work, a ved and approved by the during the excavation, no
17.		ne Applicant shall submit for review and approval Departments a completed BMP Tracking form.	by the Community
*Ackr	owledgement and acceptance of conditi	ons of approval.	
Prope	erty Owner Signature	Printed Name	Date
Applic	cant Signature	Printed Name	 Date

Once signed, please email to ekort@ci.carmel.ca.us.

Phase Two Report for the John Bathen House (APN 010-287-006), Carmel-by-the-Sea, CA.

Executive Summary

The John Bathen House is located on Santa Lucia Street 2 NE of San Antonio Avenue. In 2003 historian Kent Seavey evaluated the Vernacular style house for historical significance using the California Register for Historic Resources criteria. The property was found eligible for listing under Criterion Three (Architecture). The John Bathen House was listed on the Carmel Inventory of Historic Resources on May 25, 2005, and placed in the Mills Act program on October 3, 2012.

The servant's quarters portion of the house was built in 1921 by Emily Bell. John Bathen purchased the property in 1927 and added the two-story wing. Mr. Bathen was an expert stonemason and owned the Santa Lucia Quarries in Carmel Valley. The house was determined eligible under California Register Criterion Three at the local level because it is "an excellent example of Bathen's building skills as a stonemason." The house enjoys a high degree of integrity. The following additions/alterations to the house since its construction in 1921 are as follows:

- BP# 1934 (9/8/1927): add two story wing
- BP# 475 (3/29/1939): Build chalk rock garage
- No permit in file: the rear stairs were rebuilt c. 1995 (per the owner)
- BP# 150256 (6/30/2015): Reroof



Figure 1: View of front elevation.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The period of significance for the John Bathen House is 1921-1939 (the date of construction and additions)¹.

In order for an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. Following are the character-defining features of the John Bathen House:

- Exterior wall materials including shingles, Carmel stone, and board and batten
- Low-pitched, cross gable roof system
- Carmel stone interior chimney
- Irregular fenestration including plate glass, wood casement, and sliding wood windows
- Carmel stone garage, patios, and garden walls

Proposed Project Description

The project plans outline the following work:

A 215 sq. ft. ADU will be constructed at the rear (north) elevation behind the main house. The
ADU will have a flat roof with a redwood roof deck. The deck will be accessed by the current
non-historic stairs. Exterior walls will be board and batten with a small amount of stone on the
west elevation, which will front the current patio area.



Figure 2: View of garage (1939) stonework.

¹ The historical evaluation states that the period of significance of the John Bathen House is 1903-1940. However, per the National Park Service, the period of significance for a property eligible under Criterion 3 should be the date of construction and/or the dates of any significant alterations or additions.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the John Bathen House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the John Bathen House is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)). The regulations also state that "one set of standards...will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." (36 CFR Part 68).

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The John Bathen House was originally used as servant's quarters for the Emily Bell House and then was converted into a single-family home when John Bathen purchased the property in the 1920s. It has remained a single-family home. The new ADU will not change the use of the main house and will not change its distinctive materials, features, and spatial relationships. The proposed work is consistent with Standard One.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The ADU will be constructed at the rear (north elevation of the main house) and will abut a non-historic outdoor staircase. No distinctive materials will be removed from the main house and no features, spaces, or spatial relationships that characterize the property will be affected. The proposed work is consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.



Figure 3: Arrows indicate the location of the ADU and the non-historic stairs.

Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Significant changes to the property include the two-story addition (1927) and the garage (1939). Both will be retained and preserved. The proposed work is consistent with Standard Four.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No work is proposed for the main historic house. This Standard is not applicable.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The focus of the proposed project is the construction of a new ADU, which will be located at the rear elevation. No repairs will be made to the main historic house. This Standard is not applicable.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for this project. This Standard is not applicable.



Figure 4: View of original 1921 servant's quarters and 1927 two-story addition.

Standard Eight

Archeological resources will be protected and preserved in place.

The property is located within the City's Archaeological Overlay Zone, however no archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

To meet Standard Nine, a new addition must preserve the historic building's form and envelope, significant materials, and features; must be compatible with the historic building's massing, size, scale,

and architectural features; and must be differentiated from the historic building to preserve its character. *Preservation Brief 14* and *Technical Preservation Services Bulletin 37*² recommend that:

- 1) a new addition should be simple and unobtrusive in design, and
- 2) the construction materials and color of the new addition should be harmonious with the historic building materials, and
- 3) the addition should be visually subordinate to the historic building.

A 215 sq. ft. ADU with a 143 sq. ft. roof deck will be built behind the main house (north elevation). It will not be visible from Santa Lucia Street. The construction of the ADU relates to Standards Two, Nine and Ten but will be discussed in detail under Standard Nine as follows:

- The ADU will be constructed using differentiated yet compatible materials such as the board and batten siding, which will be painted to match the color of the main house. There is a small section of rubble veneer, with no courses, pictured under the window on the west elevation (see Plan Sheet DS.3.). Mr. Seavey notes in his evaluation that "the property exhibits several styles of Carmel stone masonry, including patios, and may have been used as an example of the craft [stonemason] for potential clients". Since so many different stone treatments are used in the property³ the stone type and course can be selected by the owner.
- The ADU will be compatible with the understated vernacular design features and natural materials found in the main house. The overall design of the ADU is simple and does not detract from the main house.
- Like the main house, the windows in the ADU will be irregular sizes and are compatible with the main house.

The design of the ADU is compatible with the main house yet differentiated. The proposed work is consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The ADU will abut the non-historic outdoor staircase, located on the rear elevation. If the ADU is removed in the future the essential form and integrity of the main house will remain intact. The proposed work is consistent with Standard Ten.

² Interpreting the Secretary of the Interior's Standards for Rehabilitation. *Rear Additions to Historic Houses*. Technical Preservation Services. National Park Service. 2006.

³ There are examples of square-cut, rough-cut, and uncut stone laid with no courses, irregular courses and regular courses.



Figure 5: Views of different types of stonework at the John Bathen House.





Conclusion

The proposed project for the John Bathen House meets Standards One, Two, Four, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Five, Six, Seven, and Eight are not applicable. The project is consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Respectfully Submitted,

Margaret Clovis

NUMBER NUMBER

A0.00 SHEET NUMBER

ENLARGED PLAN

OR REFERENCE

ELEVATION

REFERENCE /

SHEET NUMBER

ROOM NAME &

FLOORING

TO REMAIN

EXISTING

MODIFIED

CONTOUR TO BE

NEW CONTOUR

DATUM POINT

U.O.N

ROOM NUMBER

WINDOW TYPE KEYED NOTE WALL, FLOOR TYPES _____2 | CEILING & ROOF TYPES _____C **ROOM** 0000 **WALL TYPE CALLOUTS** FINISH FLOOR HEIGHT **ELEVATION SYMBOL** NOMINAL (ACTUAL) TRANSITION (FLUSH) 2x (1-1/2" x 1-1/2") 4x (1-1/2" x 3-1/2") 6x (1-1/2" x 5-1/2") EXISTING CONTOUR 8x (1-1/2" x 7-1/2") CONCRETE WALL, SEE STRUCTURAL DWGS 2x6 STUDS SHALL BE SPACED AT 24" O.C.; FSC CERTIFIED; GRADE 2 &

CABINET

PLUMBING FIXTURE

DOOR NUMBER

(1.1)

102A

BETTER

EQ. EQUAL

ENTR. ENTRANCE

EQP. EQUIPMENT

E.A. EACH SIDE

EST. ESTIMATE

EX. EXISTING

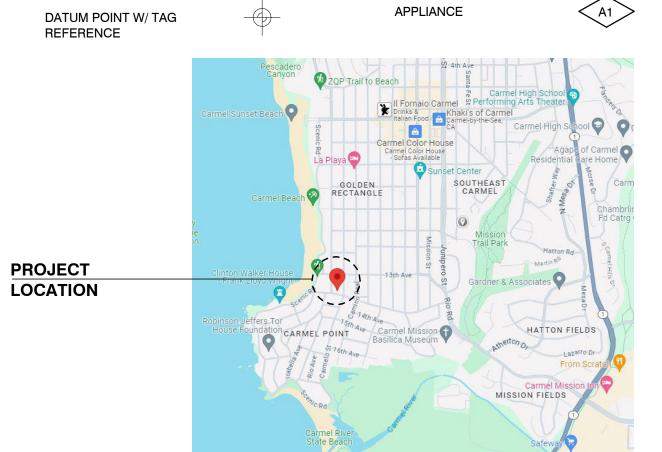
EXH. EXHAUST

EXP. EXPANSION

EXT. EXTERIOR

PROJECT

LOCATION



VICINITY MAP

ARCHITECTURAL ABBREVIATIONS

WEIGHT

YARD

WT.

YD.

WATER PROOFING

AF	CHITECTURA	L A	BREVIATIONS		
&	AND	F.A.I.	FRESH AIR INTAKE	PERE	PERFORATED
<	ANGLE	F.D.	FLOOR DRAIN	PL.	PLATE
@	AT	FDN.	FOUNDATION	PLAS.	
000	DIAMETER	F.E.	FIRE EXTINGUISHER	PLBG.	
2CP 3CP	2 COAT PLASTER 3 COAT PLASTER	FF F.G.	FINISH FLOOR OR FINISHED FACE FINISH GRADE	PLG. PLY	PANELING PLYWOOD
AB.	AGGREGATE BASE	FGL.	FIBER GLASS	PM.	PERF. MT.
	ANCHOR BOLT	F.H.	FIRE HYDRANT, FLAT HEAD	POL	POLISH(ED)
AC.	AIR CONDITIONER		FIRE HOSE CABINET	PR.	PAIR
	ACCESS DOOR ACOUSTIC TILE	FIN. FLR.	FINISH FLOOR	PT. PTN.	PARTITION
ACT. AD.	AREA DRAIN	FLR. FL.	FLUORESCENT	PIN. PW.	PARTITION PAINTED WOOD
	AMERICANS WITH DISABILITIES	F.O.	FACE OF		
	ADJUSTABLE		FACE OF CONC.	QT.	QUARRY TILE
	ABOVE FINISH FLOOR		FACE OF MASONRY FACE OF STUD	QTY.	QUANTITY
AL.	ALUMINUM . ANODIZED	F.O.S. F.P.	FIRE PLACE	R.	RADIUS/ RISER
A.P.	ACCESS PANEL	FR.	FRAME / FIRE RATED	R.A.	RETURN AIR
	ARCHITECTURAL	F.S.	FULL SIZE/ SCALE	R.D.	ROOF DRAIN
AVG.	AVERAGE	FT.	FOOT/FEET	REF.	REFRIGERATOR
BO.	BOARD	FTG. FXTR.	FOOTING FIXTURE	RES.	REINFORCED RESIN
	. BITUMINOUS	GA.	GAUGE	REV.	REVISED(ION)
	BUILDING	GALV.	GALVANIZED	REQD.	REQUIRED
BLK.	BLOCKING	G.C.	GENERAL CONTRACTOR	RM.	ROOM
BM.	BEAM	GEN.	GENERAL CIRCUIT INTERPLIPTER	R.O.	ROUGH OPENING
B.M. B.O.	BENCH MARK BOTTOM OF	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER	S. SAFB	SOUTH SOUND ATTENUATION FIRE BLANKET
BR.	BRASS	G.I.	GALVANIZED IRON	SC.	SEALED CONCRETE SOLID CORE
BRK.	BRICK	GL.	GLASS	SCH.	SCHEDULE
B.S.	BOTH SIDES	GLM.	GLUELAM	SCP	SKIM COAT PLASTER
	BASEMENT	GLZT. GMT	GLAZING CLASS MOSAIC THE	SEC. S.F.	SECTION SOLVABE EEET
D.U.R.	BUILT-UP ROOF	GR.	GLASS MOSAIC TILE GRADE	S.F. SHT.	SQUARE FEET SHEET
		GT.	GLASS TILE	SIG.	SOUND INSULATING GLASS
CAB.	CABINET	GWB.	GYPSUM WALL BOARD	SIM.	SIMILAR
	CAPACITY	GYP.	GYPSUM	SIP	STRUCTURAL INSULATED PANEL
	CATALOG	110	LIOU OW CORE	S.J.	SCORED JOINT
C.C.F.	L.CLOSED CELL FOAM INSULATION CATCH BASIN		HOLLOW CORE HEAD(ER)		SPRINKLER SPEAKER
CE.	CEDAR		HARDWOOD	SQ.	SQUARE
	CEMENTITOUS		HARDWARE	SS.	STUDIO SCHICKETANZ
CER.	CERAMIC	H.M.	HOLLOW METAL	S.S.	STAINLESS STEEL
CFM. C.I.	CUBIC FEET/MN. CAST IRON	HORZ. HR.	HORIZONTAL HOUR	SMI.	SEE MANUFACTURERS INSTRUCTIONS
	CENTER LINE	H.S.	HEADED STUD	SED	SEE ENGINEERING DRAWINGS
	CEILING	HT.	HEIGHT	SSD	SEE STRUCTURAL DRAWINGS
	CLOSET	HTG.	HEATING	ST	STONE TILE / STONE
	CLEAR CLEAR FINISH WOOD	HTR.	HEATER	STL STC	STEEL SOUND TRANSMISSION COEFFICIENT
	CONTROL JOINT	HVAC HW	HEATING VENTILATION & AIR CONDITIONING	STD	STANDARD
	CONC. MASONRY UNIT	1144	CONDITIONING		STORAGE
	COUNTER	IB	IMPERIAL BOARD		TSTRUCTURAL
	CLEANOUT	I.D.	INSIDE DIAMETER		SUSPENDED
	CONFERENCE COLUMN	IN. INSL.	INCHES INSULATION	SW.	STAINED WOOD
	I. COMMUNICATION	INV.	INVERT	Т	TREAD
	. CONCRETE			TB.	TILE BACKER BOARD
	T.CONSTRUCTION	JAN.	JANITOR	T.C.	TERRA COTTA
	CONTINUOUS CORRIDOR	JT.	JOINT	TEL. TEMP	TELEPHONE
	CARPET	L	ANGLE		TEMPORARY TERRACE
	COURSE	LB	POUND	T&G	TONGUE AND GROOVE
CT.	CERAMIC TILE	L.G.	LONG, LENGTH	THK	THICK
	CENTER	LAM.	LAMINATE(ION)		THROUGH TO MATCH EXISTING
CW	COLD WATER	LAV. LLH	LAVATORY LONG LEG HORZ	TME (T)	TEMPERED
DBL.	DOUBLE	LLV	LONG LEG VERT.		TOP OF PLATE
	DEMOLITION	LT(G)	LIGHT(ING)	T.O.S.	TOP OF SLAB
	DETAIL	LVR.	LOUVER		TOP OF WALL
DF.	DOUGLAS FIR	MAGU	MACHINE		TOP OF STRUCTURAL STEEL
DIA.	DIAMETER DIAGONAL		MACHINE MAXIMUM	TYP. TZ	TYPICAL TERRAZZO
DIM.	DIMENSION		MECHANICAL	12	TEHINZZO
	DECKING		MEMBRANE	UNF.	UNFINISHED
DN.	DOWN	MEZZ	MEZZANINE		UNLESS NOTED OTHERWISE
D.O.	DOOR OPENING	MFR.	MANUFACTURER	UPD.	UPHOLSTERED
DR. D.S.	DOOR DOWNSPOUT	MH. MIN.	MAN HOLE MINIMUM	VFNT	VENTILATION
D.S. DTL.	DETAIL	MISC.	MISCELLANEOUS		VERTICAL
DWG	DRAWING	M.O.	MASONRY OPENING	VEST.	VESTIBULE
_	FAOT	MTO.	MOUNTED	VIF.	VERIFY IN FIELD
E (E)	EAST	MTG.	MEETING METAL	V.R.	VENEER PLASTER
(E) EA.	EXISTING EACH	MTL.	METAL	V.P.	VENETIAN PLASTER
E.J.	EXPANSION JOINT	N	NORTH	W	WIDE, WIDTH
EL.	ELEVATION	NA	NOT APPLICABLE	W(O)/	WITH (OR WITHOUT)
	ELECTRICAL	NAT.	NATURAL	WA	WALNUT
	ELEVATOR EMERGENCY	N.I.C. NO.	NOT IN CONTRACT NUMBER	W.C. WD.	WATER CLOSET WOOD
	ELEVATOR MACHINE RM.	NO. NOM.	NOMINAL	WD. WDW.	
	ENCLOSURE, ENCLOSED	NRC	NOISE REDUCTION COEFFICIENT	WLP.	WALL PAPER
	ENGINEER	N.T.S.	NOT TO SCALE	W.P.	WATER PROOFING

N.T.S. NOT TO SCALE

OFF. OFFICE

OPG OPENING

OPP. OPPOSITE

OVHD. OVERHEAD

O.H.

PROPOSED TRUCK ROUTE

ON CENTER

OUTSIDE DIAMETER

OPPOSITE HAND

PROJECT DATA

PROPOSED CUT / FILL:

TREE REMOVAL:

CLIENT NAME	BUFF LAGRANGEC/O STUDIO SCHICKETANZ
ARCHITECT	STUDIO SCHICKETANZ P.O. Box 2704 CARMEL, CA 93921 Phone: 415.583.9292 Fax: 831.309.9932 Contact: STEPHEN ENGBLOM E-Mail: sengblom@studioschicketanz.com
STRUCTURAL	HOWARD CARTER ASSOCIATES, INC. 9600 BLUE LARKSPUR LANE #202 MONTEREY, CA 93940 Phone: 720-635-8495 JENNIFER FRANK
MECHANICAL ENGINEER	MONTEREY ENERGY GROUP, INC. 26465 CARMEL RANCHO BLVD. #8 CARMEL, CA 93923 Phone: 831.250.0324 RYAN KNIGHT
PROPERTY ADDRESS	2552 SANTA LUCIA AVE. CARMEL, CA 93923
APN/ LOT SIZE:	010-287-006 / 1.0 ACRES (4,031.7 SF)
APN/ LOT SIZE: ZONING:	010-287-006 / 1.0 ACRES (4,031.7 SF) R1 SINGLE FAMILY RESIDENTIAL
	·
ZONING:	R1 SINGLE FAMILY RESIDENTIAL
ZONING: WATER SOURCE:	R1 SINGLE FAMILY RESIDENTIAL (E) MPWMD
ZONING: WATER SOURCE: SEWER PROVIDER:	R1 SINGLE FAMILY RESIDENTIAL (E) MPWMD (E) CITY SEWER
ZONING: WATER SOURCE: SEWER PROVIDER: ELECTRICITY PROVIDER:	R1 SINGLE FAMILY RESIDENTIAL (E) MPWMD (E) CITY SEWER PG&E
ZONING: WATER SOURCE: SEWER PROVIDER: ELECTRICITY PROVIDER: CONSTRUCTION TYPE:	R1 SINGLE FAMILY RESIDENTIAL (E) MPWMD (E) CITY SEWER PG&E V-B
ZONING: WATER SOURCE: SEWER PROVIDER: ELECTRICITY PROVIDER: CONSTRUCTION TYPE: OCCUPANCY TYPE:	R1 SINGLE FAMILY RESIDENTIAL (E) MPWMD (E) CITY SEWER PG&E V-B R-3

SCOPE OF WORK

GROUND LEVEL: 215 NEW SF + 65 REPURPOSED SF ADDED TO GROUND LEVEL OF EXISTING HOUSE SECOND LEVEL: EXPANDED SECOND LEVEL ROOF DECK: 143 SF

0.09255611 ACRES

AREA CALCULATIONS

LOT SIZE:

BUILDING AREAS: EXISTING MAIN RESIDENCE AREA FIRST FLOOR REPURPOSED AS ADU -65 SF SECOND FLOOR 336 SF 342 SF GARAGE PROPOSED ADU AREA 215 SF NEW ADU AREA REPURPOSED AS ADU 65 SF TOTAL EXISTING SF 1546 SF 1761 SF TOTAL PROPOSED SF

SHEET INDEX - TRACK 1 DESIGN STUDY

PLANNING (TRACK 1 DESIGN STUDY) DS0.1 COVER SHEET DS1.0 SITE PLAN DS2.0 PROPOSED FLOOR PLAN AND ROOF PLAN DS3.0 PROPOSED ELEVATIONS DS4.0 WINDOW AND DOOR SCHEDULES AND TYPES

THIS PROJECT WILL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CENC).

0 CY

NONE

APPROVED

06/04/2024

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

STUDIO SCHICKETANZ

STEPHEN ENGBLOM C - 35310 REN. 09/30/24

REV. DESCRIPTION DATE

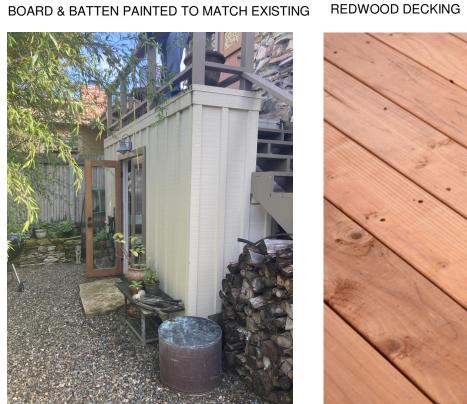
ARCHITECTURAL COVER SHEET

1 1/2" = 1'-0 Drawn By: HL

04/10/24



EXISTING WOOD SHINGLES AND STONE



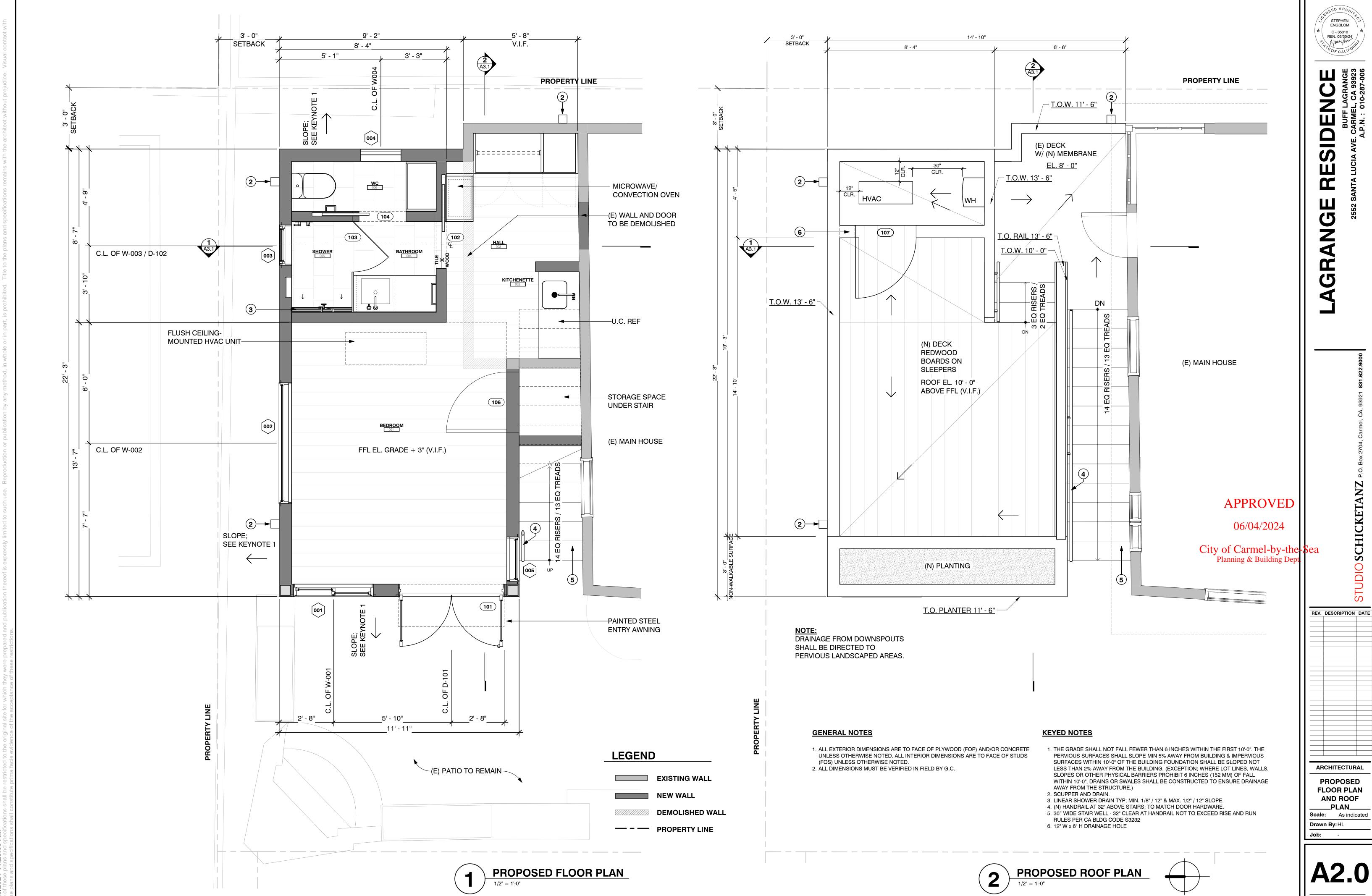


MARVIN ULTIMATE WINDOWS AND DOORS



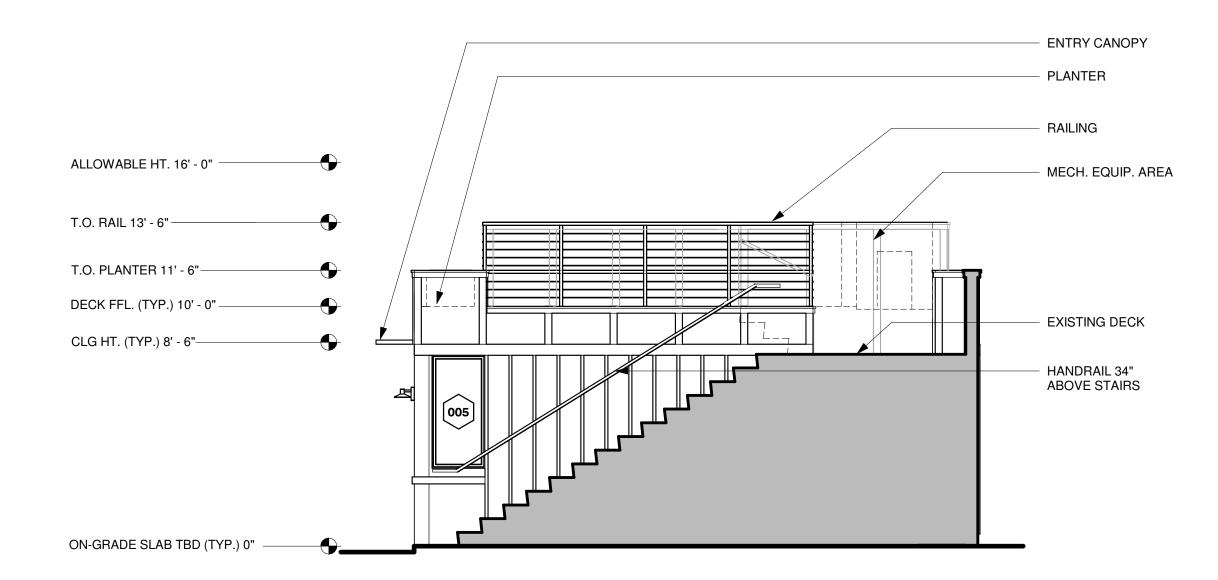
MATERIALS LEGEND





04/02/24







SHEET NOTES

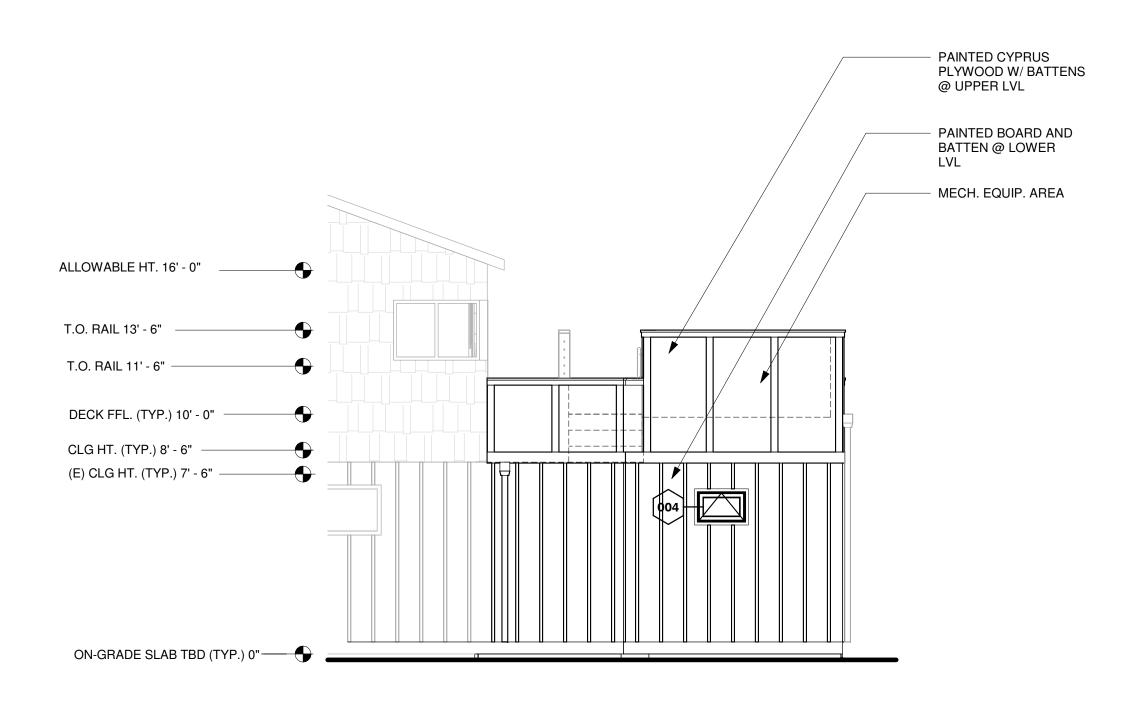
- A. ALL HEIGHT DIMENSIONS ARE ABOVE THE FINISH FLOOR ELEVATION U.O.N. B. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD (FOS) AND/OR CONCRETE UNLESS
- OTHERWISE NOTED.
- C. ALL DIMENSIONS MUST BE VERIFIED IN FIELD BY G.C. D. SEE WINDOW ELEVATION TYPES ON A4 SERIES, FOR DIMENSIONS & PARTITION DESIGN NOTES E. SEE STRUCTURAL PLANS FOR FOUNDATION AND FRAMING DETAILS

KEYED NOTES

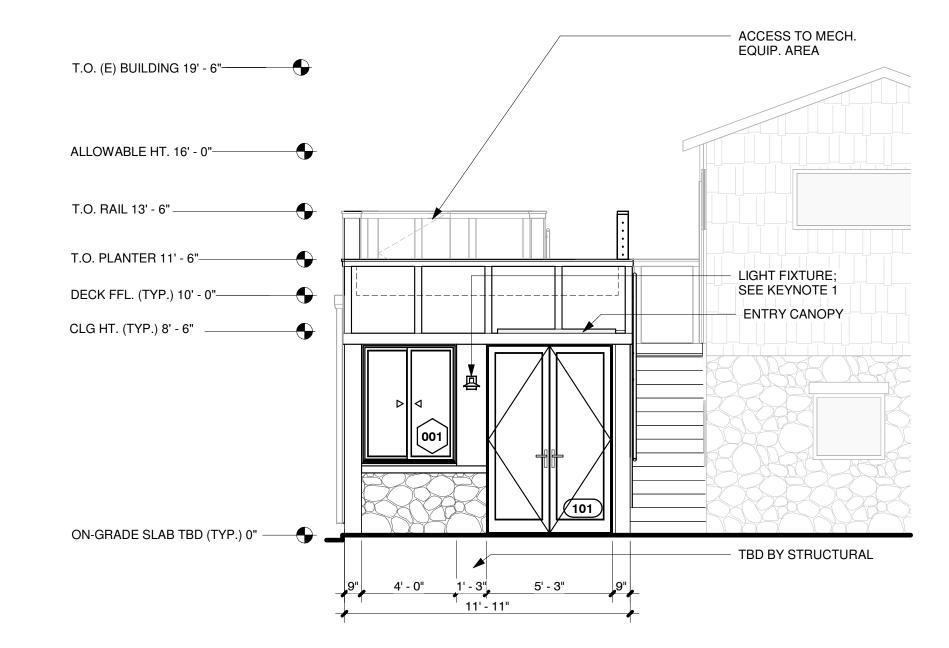
1. (N) WALL-MOUNTED EXTERIOR LIGHT. WAC, WS-215710-BZ, SCONCE, 10" BRONZE, 12 WATT, NO VISIBLE BULB, 3000K WARM



LIGHT









APPROVED

06/04/2024

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

REV. DESCRIPTION DATE

STUDIO SCHICKETANZ

REN. 09/30/24

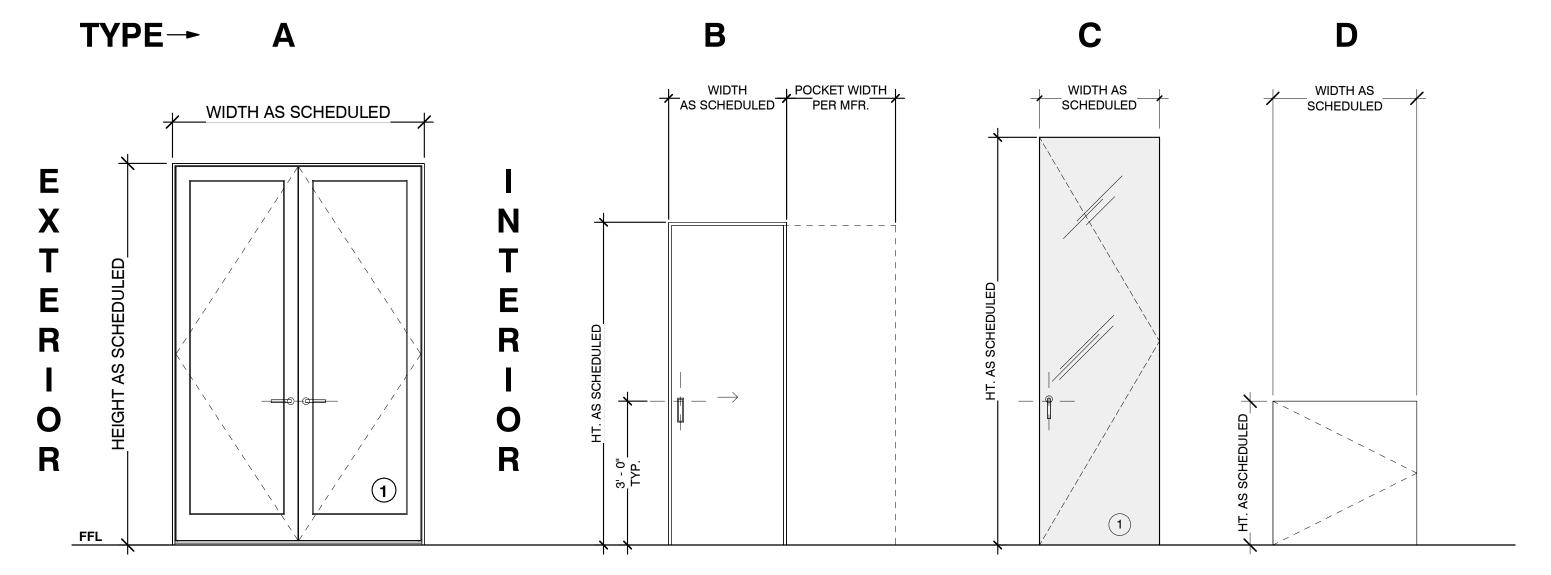
ARCHITECTURAL

PROPOSED **ELEVATIONS**

Scale: 1/4" = 1'-0" Drawn By: HL

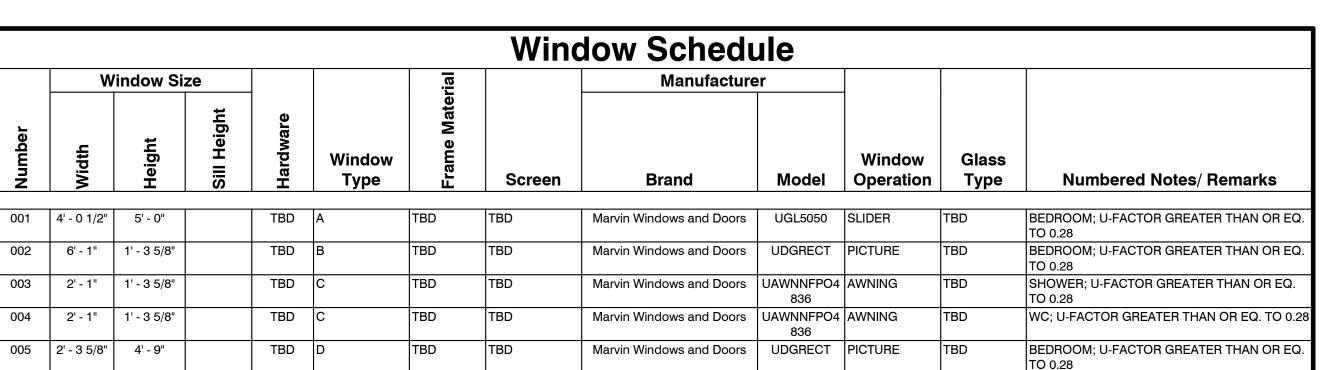
04/10/24

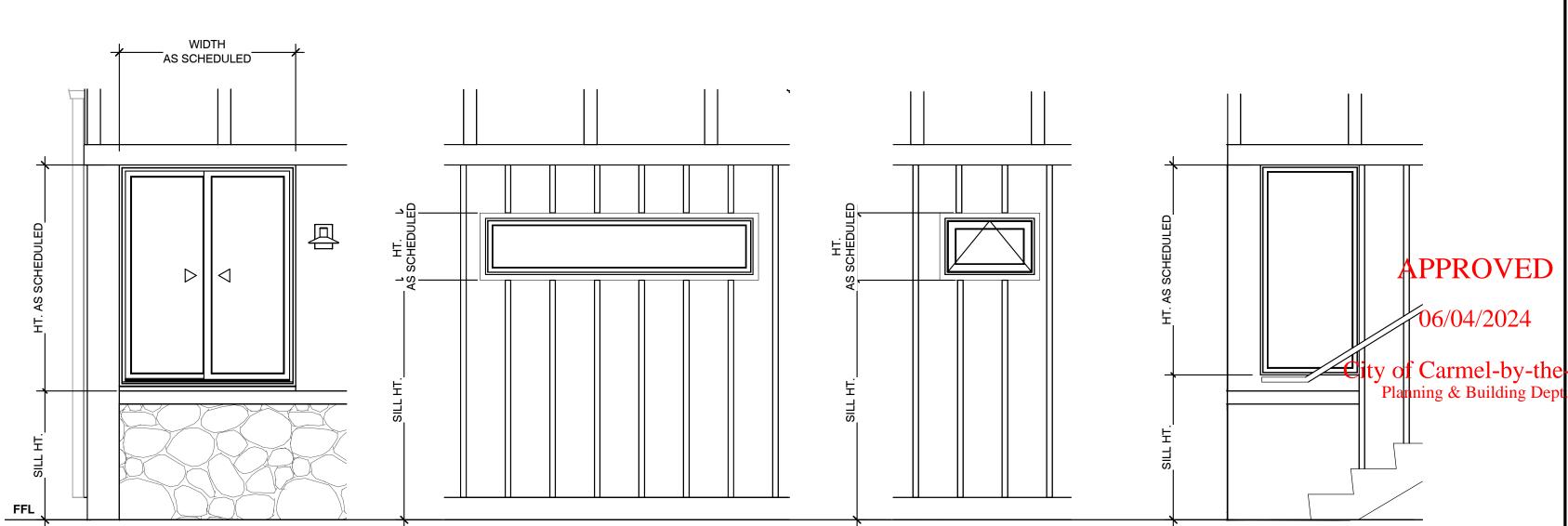
DOOR ELEVATION TYPES



WINDOW ELEVATION TYPES

TYPE →





NOTES

SAFETY GLAZING NOTES:

Provide required safety glazing [Hurricane rated] conforming to the human impact loads per CRC Sections R308.3 & R308.4 and listed below. a) Fixed and operable panels of swinging, sliding and bi-fold door

b) Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface. c) Glazing in an individual fixed or operable panel that meets all of the following conditions:

1. Exposed area of an individual pane greater than 9 square feet.

2. Bottom edge less than 18 inches above the floor.

inches above the plane of the adjacent walking surface.

3. Top edge greater than 36 inches above the floor. 4. One or more walking surfaces within 36 inches horizontally of the glazing.

d) Glazing in enclosures or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. e) Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60

DOOR - WINDOW SCHEDULE GENERAL NOTES

- SEE ELEVATIONS FOR LOCATION AND OPERATION OF WINDOWS
- ALL DIMENSIONS ARE OVERALL FRAME SIZE AND NOMINAL, FINAL SIZE IS TO BE CONFIRMED IN
- THE SHOP DRAWING CONTRACTOR WILL COORDINATE TO ENSURE SWING AND SLIDING DOOR HEAD ALIGNMENT
- G4 FOR WINDOW FINISH SEE FINISH SCHEDULE ALL GLASS WITHIN 18" OF FLOOR OR WALKING SURFACE TO BE TEMPERED
- G6 CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS, FINAL DIMENSION MAY BE DEPENDENT
- ON FIELD CONDITIONS
- SEE SPECS FOR GLASS INFO POCKET DOOR HARDWARE TO BE VERIFIED FOR POCKET SIZE
- PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND COMMENT PRIOR TO STARTING FABRICATION OF WINDOWS
- G10 CONTRACTOR. WINDOW & DOOR MANUFACTURER SHALL SUBMIT BID THAT INCLUDES ALL REQUIRED ITEMS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO: STRUCTURAL SUPPORT SYSTEMS, BREAK METAL SHAPES, METAL TUBING, SCREENS, GLASS ASSEMBLIES.

NUMBER NOTES 1. TEMPERED GLASS

D

STUDIO SCHICKETANZ

REV. DESCRIPTION DATE

ARCHITECTURAL

WINDOW AND DOOR **SCHEDULES** _AND TYPES_

Scale: As indicated Drawn By: HL

04/02/24