



# NOTICE OF APPROVAL & NOTICE OF WAIVER OF PUBLIC HEARING

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved an application for a Track 1 Minor Design Study located in the Coastal Commission Appeal Jurisdiction and meets the findings for a public hearing waiver. This Notice of Application Approval and Public Hearing Waiver for Minor Development has been prepared in accordance with CMC 17.52.120.D.1. Any persons interested in the project are encouraged to contact the Project Planner listed below.

**Planning Application:** DS 24127 (Hermle & Collins)

**Project Planner:** Jacob Olander, Assistant Planner, [Jolander@ci.carmel.ca.us](mailto:Jolander@ci.carmel.ca.us), (831)620-2027

**Date Approved:** August 9, 2024

**Date Posted:** \_\_\_\_\_

**Project Location:** San Antonio Street 2 SE of 10<sup>th</sup> Avenue

**Block: W Lot: 4 & 6 APN:** 010-278-019

**Applicant:** William Mefford, Architect

**Approved Project Description:**

This approval of Design Study (DS 24127) authorizes the demolition of the side porch, construction of a paver patio, the replacement of windows and doors, replacement of the driveway, and other site improvements to an existing single-family residence located at San Antonio Street 2 SE of 10th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-278-019-000 as depicted in the plans prepared by William C Mefford Architect as approved by City of Carmel-by-the-Sea Planning Division on August 9, 2024 unless modified by the conditions of approval contained herein.

**Approved Project Plans are available on the City's website at:**

<https://ci.carmel.ca.us/post/current-planning-applications>

**Is this project appealable to the Coastal Commission?:** Yes

**The decision to approve this project may be appealed to the Planning Commission within 15 business days from the date the notice circulated by filing a written appeal with the Department of Community Planning & Building.**

No hearing will be held on this item unless one is requested in writing – no fee shall be assessed for request of a hearing. Failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by the City on the permit application.



## FINDINGS AND CONDITIONS

**Project:** DS 24127/CDP 24183 (Hermle & Collins)

**Location:** 2905 Franciscan Way, Carmel, CA 93921; 009-382-017-000

**Date of Action:** August 8, 2024

**Project Description:**

**DS 24127 (Hermle & Collins)** authorize the Design Study Applications (DS 24127, Hermle & Collins) Coastal Development Permit (CDP 24183, Hermle-Collins) approval for the demolition of the side porch, construction of a paver patio, replacement of the roof, replacement of windows, installation of new doors, and other site improvements located at San Antonio Street 2 SE of 10th Avenue in the Single-Family (R-1) District and the Beach and Riparian (BR) Overlay. APN: 010-278-019

The proposed changes include:

- The demolition of the side porch, construction of a paver patio, replacement of the roof, replacement of windows, installation of new doors, and other site improvements.

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
<p>The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A.</p> <p>For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate the Director's decision-making. Findings checked "yes" may or may not be discussed depending on the issue(s).</p>		
<b>CMC 17.58.060.B Findings for Design Review Approval</b>	<b>YES</b>	<b>NO</b>
Before approving an application for design review in any district, the Director shall find that the final design plans:		
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	
<b>Additional Staff Analysis/Discussion:</b>		
None required. The project meets the findings as proposed with the associated conditions.		

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT APPROVAL		
<p>CMC 17.064.110.B. Coastal Development Permits. All decisions on coastal development permits shall be accompanied by written findings:</p> <p>For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate the Director's decision-making. Findings checked "yes" may or may not be discussed depending on the issue(s).</p>		
<b>CMC 17.64.010.B, Coastal Development Permits</b>	<b>YES</b>	<b>NO</b>
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	

2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	N/A	
<b>Additional Staff Analysis/Discussion:</b> None required. The project meets the findings as proposed with the associated conditions.		

<b>ENVIRONMENTAL REVIEW</b>
The California Environmental Quality Act (California Public Resources Code §§ 21000, <i>et seq.</i> , “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, <i>et seq.</i> , the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
<b>Finding:</b> The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.
<b>Additional Staff Analysis/Discussion:</b> The project consists of the demolition of the side porch and the replacement of a paver patio, replacement of the roof, replacement of windows, installation of new doors, and other site improvements to an existing Single-Family Home and the project does not result in any expansion of use.

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<b>Authorization.</b> This approval of Design Study (DS 24127) authorizes the demolition of the side porch, construction of a paver patio, the replacement of windows and doors, replacement of the driveway, and other site improvements to an existing single-family residence located at San Antonio Street 2 SE of 10th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-278-019-000 as depicted in the plans prepared by William C Mefford Architect as approved by City of Carmel-by-the-Sea Planning Division on August 9, 2024 unless modified by the conditions of approval contained herein.
2.	<b>Codes and Ordinances.</b> 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 the Planning Division.
3.	<b>Permit Validity.</b> 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.
4.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water

	<p>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><b>Setback and Height Certifications.</b> If request by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> <li>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;</li> <li>• 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.</li> </ul> <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><b>Service Laterals.</b> 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 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).</p>
7.	<p><b>Utility Meter Locations.</b> The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.</p>
8.	<p><b>Fire Sprinklers - Residential.</b> 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).</p>
9.	<p><b>Modifications.</b> 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.</p>
10.	<p><b>Exterior Revisions to Planning Approval Form.</b> 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.</p>

	<p>Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.</p>
11.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> 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 &amp; 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>
12.	<p><b>Exterior Lighting.</b> If new lighting is proposed, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures, prior to the issuance of a building permit. 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 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>
13.	<p><b>Aluminum-Clad Wood Frame Windows and Doors.</b> Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.</p>
14.	<p><b>Indemnification.</b> 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.</p>

	<p>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>
15.	<p><b>Driveway.</b> Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.</p>
16.	<p><b>Hazardous Materials Waste Survey.</b> 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>
17.	<p><b>Cultural Resources.</b> 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 &amp; 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>
18.	<p><b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; 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>
19.	<p><b>USA North 811.</b> 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>
20.	<p><b>Conditions of Approval.</b> 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) and applicant on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>
<p><b>Landscape Conditions</b></p>	

21.	<p><b>Landscape Plan Required.</b> Prior to the issuance of a building permit, if new landscaping is proposed the Applicant shall submit a landscape plan for review and approval by the Community Planning &amp; 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> <ol style="list-style-type: none"><li>1) All new landscaping shall be 75% drought-tolerant;</li><li>2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and</li><li>3) The project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions.</li></ol> <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>
22.	<p><b>Tree Planting Requirements.</b> 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 &amp; Beach Commission.</p>
23.	<p><b>Tree Removal Prohibited.</b> 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.</p>
24.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"><li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li><li>• Excavation within 6 feet of a tree trunk is not permitted.</li><li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li><li>• 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.</li><li>• 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</li></ul>

	<p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
25.	<p><b>Foundation Work Near Significant Trees.</b> 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><b>Environmental Compliance Conditions</b></p>	
26.	<p><b>Drainage Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; 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>
27.	<p><b>BMP Tracking Form.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments a completed BMP Tracking form.</p>
28.	<p><b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments cross-section details for all semi-permeable surfaces.</p>
29.	<p><b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning &amp; Building and Public Works Departments an erosion and sediment control plan that includes locations and</p>



	installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
<b>Special Conditions</b>	
30.	<b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit revision, a completed <b>Conditions of Approval Acknowledgment</b> 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.
31.	<b>Construction Management Plan.</b> 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.
32.	<b>Pre-Construction Meeting.</b> The contractor overseeing the project shall schedule a pre-construction meeting with the project Planner and the Building Inspector prior to issuance of the building permit for the purpose of reviewing the conditions of approval and expectations during construction.
33.	<b>Driveway Area Landscaping.</b> Applicant shall plant Dymondia or a similar landscaped ground cover in the area of the driveway currently labelled as dirt in the plans as a means to enhance the forested edge consistent with the Residential Design Guidelines. Alternative may be considered through the submittal of a landscape plan, which meet the requirements of the Residential Design Guidelines and Conditions #22.
34.	<b>Building Permit.</b> The applicant shall obtain a Building Permit from the Building Safety Division prior to commencement of work.

Acknowledgement and acceptance of conditions of approval:

\_\_\_\_\_  
 Property Owner Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date

**Once signed, please email to [jolander@ci.carmel.ca.us](mailto:jolander@ci.carmel.ca.us).**

### PROJECT DATA

OWNER: LYNNE HERMIE & CRAIG COLLINS  
 155 SAN RAFAEL WAY  
 SAN FRANCISCO, CA 94121  
 (415) 981-5640  
 craig.joseph.collins@gmail.com

SITE ADDRESS: SAN ANTONIO 2 SE OF 10TH  
 CARMEL, CA

APN: 010-278-019

SITE AREA: 4000 SF

ZONING: R-1

CONSTRUCTION TYPE: VB

SPRINKLERS: YES

STORIES: 2

CODES: 2022 CRC, TITLE 24, 2022 CMC, 2022 CPC,  
 2022 CEC, 2022 CEAC, 2022 CGEC, 2022 CFC  
 AND CALIFORNIA ENERGY CODE

PROJECT SCOPE: REPLACE EXISTING WOOD SHAKE ROOF WITH  
 DAVINCI SHAKES, REPLACE ALL WINDOWS  
 WITH SIERRA PACIFIC WINDOWS, PAINT EXTERIOR  
 REMOVE EXISTING WOOD DECK AND DRIVEWAY  
 PAVERS, REPLACE WITH PAVES PATIO AND PAVES  
 DRIVEWAY STRIPS, REMODEL INTERIOR

TREE REMOVAL: NONE

GRADING: CUT  
 FILL

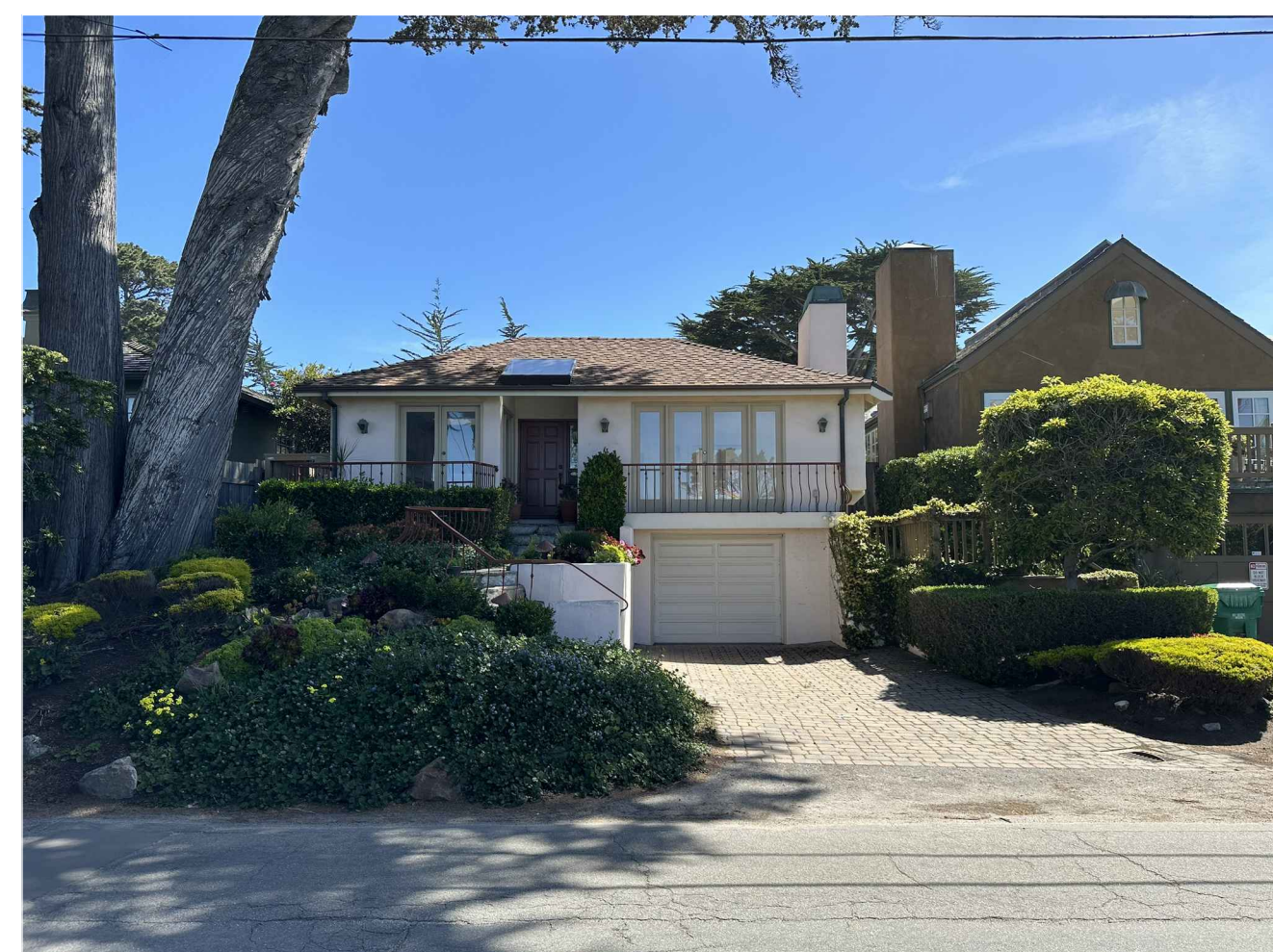
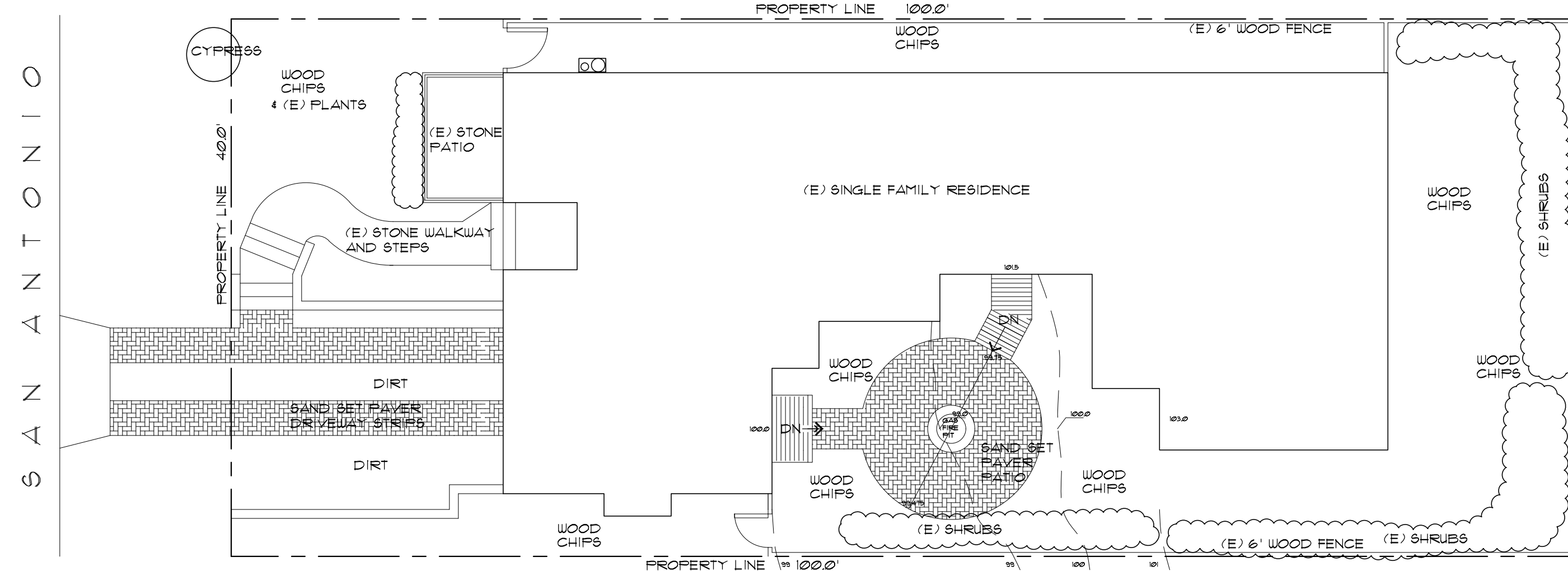
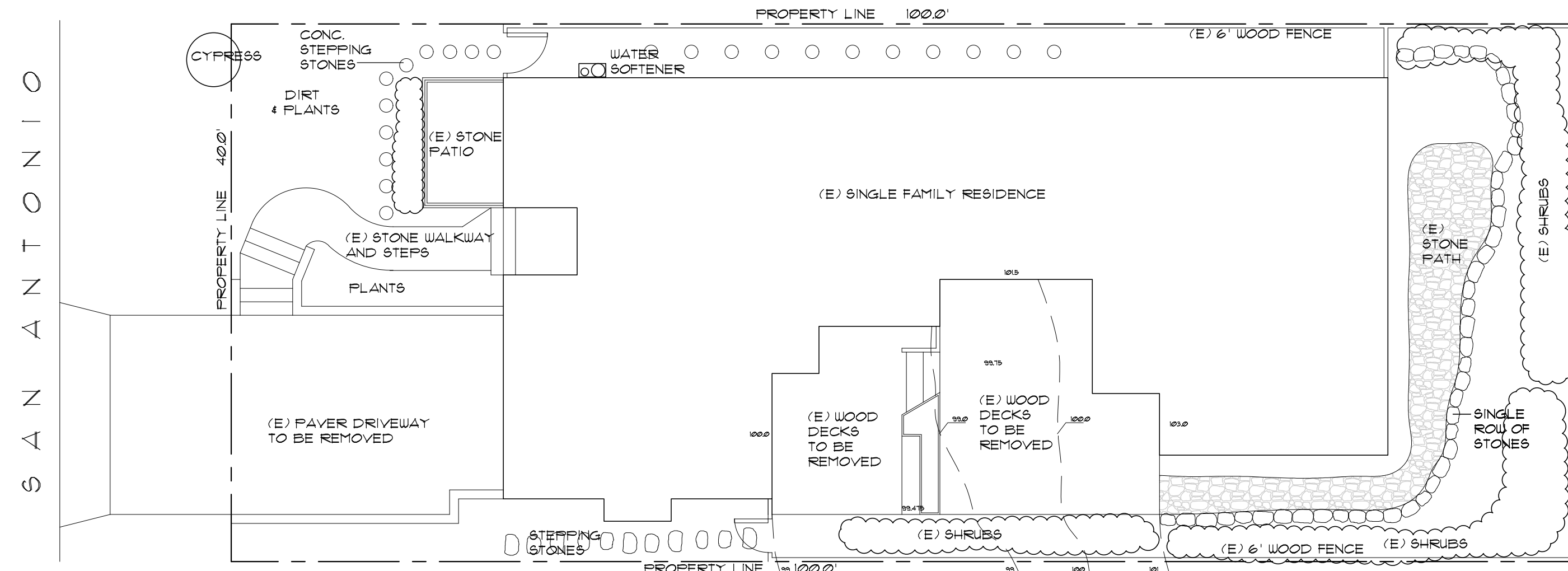
WATER SUPPLY BY CAL AM

SEWAGE DISPOSAL BY CARMEL WASTE WATER DISTRICT

### DRAWING INDEX

- A-1 SITE PLANS, PROJECT DATA, VICINITY MAP
- A-2 FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS

	EXISTING	ADD	REMOVE	PROPOSED
EXISTING SITE AREA	4000 SF			4000 SF
GROUND FLOOR AREA	1600 SF			1600 SF
GARAGE AREA	200 SF			200 SF
TOTAL FLOOR AREA	1800 SF			1800 SF
STONE PATIO (IMPERMEABLE)	58 SF			58 SF
STONE WALK & STAIRS (IMPERMEABLE)	116 SF			116 SF
RETAINING WALL (IMPERMEABLE)	30 SF			30 SF
CONC. STEPPING STONES (IMPERMEABLE)	18 SF		18 SF	0 SF
STONE WALKWAYS (IMPERMEABLE)	188 SF		188 SF	0 SF
STEPPING STONES (IMPERMEABLE)	14 SF		14 SF	0 SF
STONE ROW "RETAINING" WALL (IMPERMEABLE)	58 SF		58 SF	0 SF
WOOD DECK (PERMEABLE)	406 SF		406 SF	0 SF
PAVER DRIVEWAY (PERMEABLE)	293 SF		133 SF	160 SF
PAVER PATIO (PERMEABLE)	0 SF	154 SF		154 SF
WOOD LANDINGS (PERMEABLE)	0 SF	38 SF		38 SF
COVERAGE AREA (IMPERMEABLE)	482 SF		278 SF	204 SF
COVERAGE AREA (PERMEABLE)	699 SF	192 SF	539 SF	352 SF
TOTAL SITE COVERAGE	1181 SF	192 SF	817 SF	556 SF



STREET VIEW



ROOF  
 DAVINCI SHAKE  
 MOUNTAIN



WOOD TRIM  
 AND PAINTED  
 GUTTERS &  
 DOWNSPOUTS  
 & RAILINGS  
 SHERWIN WILLIAMS  
 ENDURING BRONZE  
 SW7055



STUCCO  
 SHERWIN WILLIAMS  
~~DOVER WHITE~~  
 SW6385  
 Bone is the approved  
 color. See attached  
 sheet at the end of the  
 Plans



WINDOWS &  
 DOORS  
 SIERRA PACIFIC  
 STANDARD  
 CASEMENT  
 ALUM. CLAD  
 DARK BRONZE  
 #401



STONE WALL AT  
 PATIO  
 CARMEL OR  
 SANTA MARIA  
 STONE



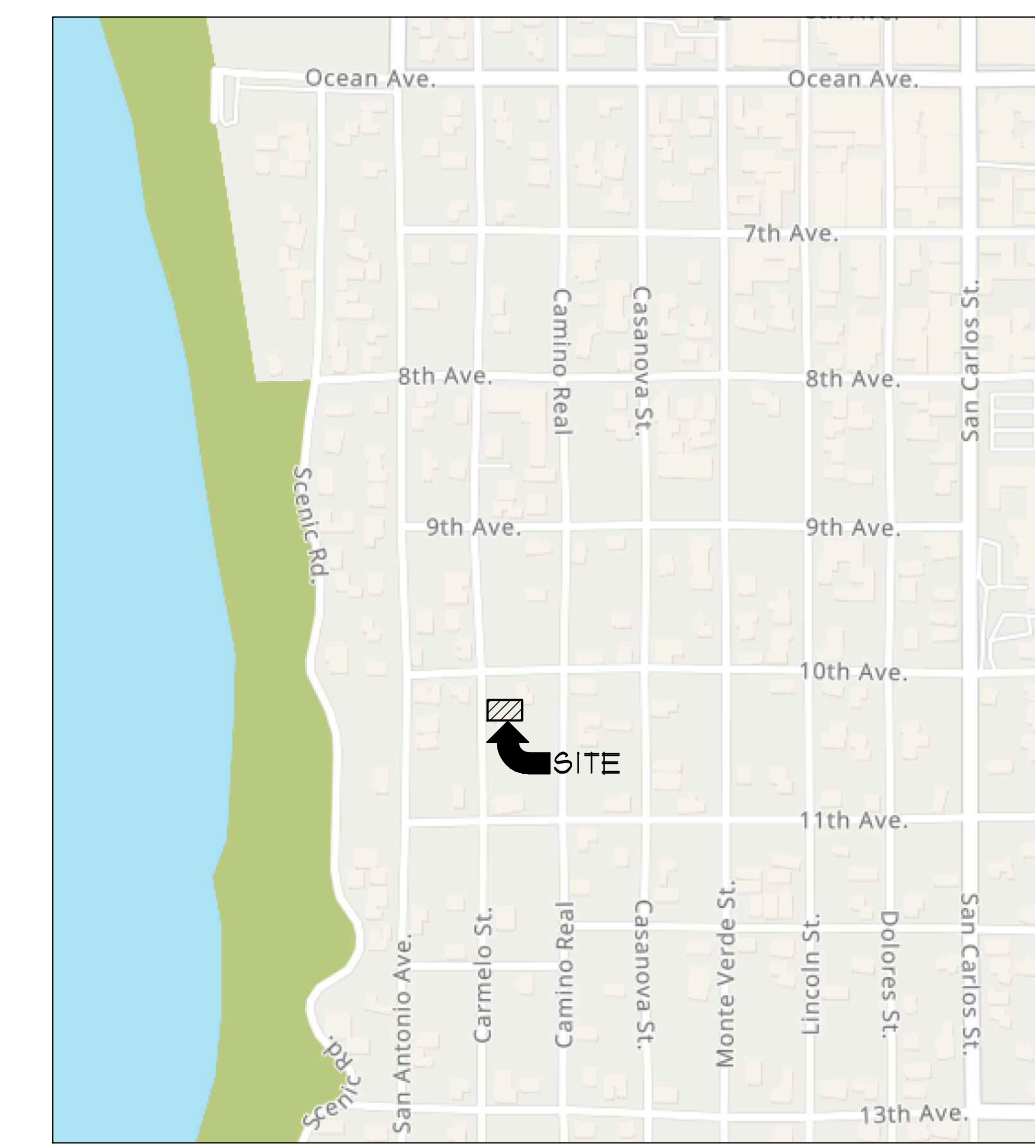
FRONT DOOR  
 42" WIDE  
 DUTCH DOOR  
 NATURAL WOOD  
 FINISH



CONC. PAVERS  
 BELGARD  
 DUBLIN  
 COLOR-VICTORIAN



GARAGE DOOR  
 NATURAL WOOD  
 FINISH



VICINITY MAP  
 NTS

### REVISIONS

NO.	DATE

WILLIAM C. MEFFORD  
 ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950  
 (831) 373-4567 LICENSE # C-22893

REMODELING FOR:

Hermie / Collins

SAN ANTONIO 2 SE OF 10TH CARMEL, CA  
 APN 010-278-019

DATE: 7/11/2024

PROJECT NO. 24005

DRAWN BY:

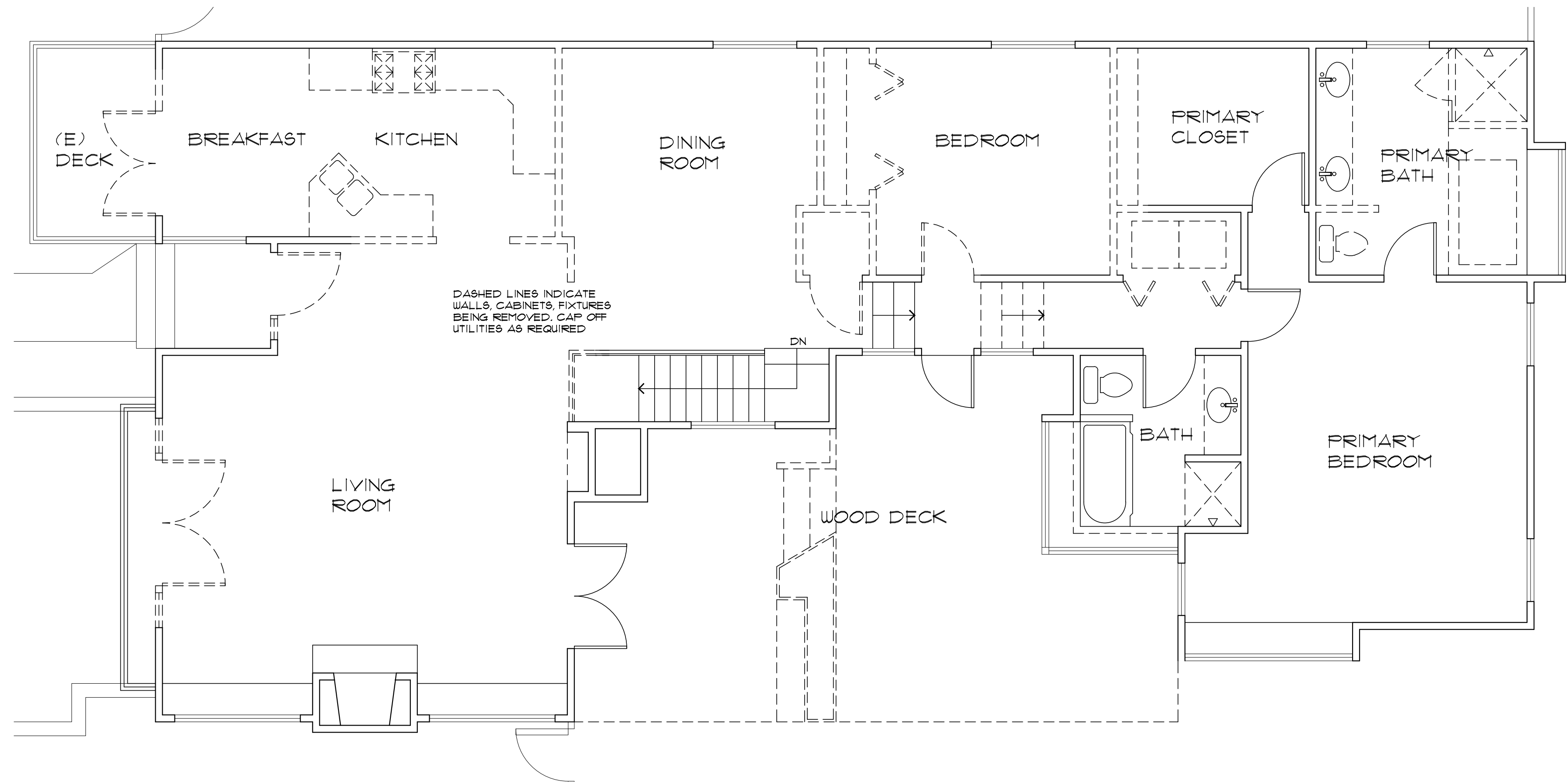
CHECKED BY:

SHEET TITLE:

SITE PLAN

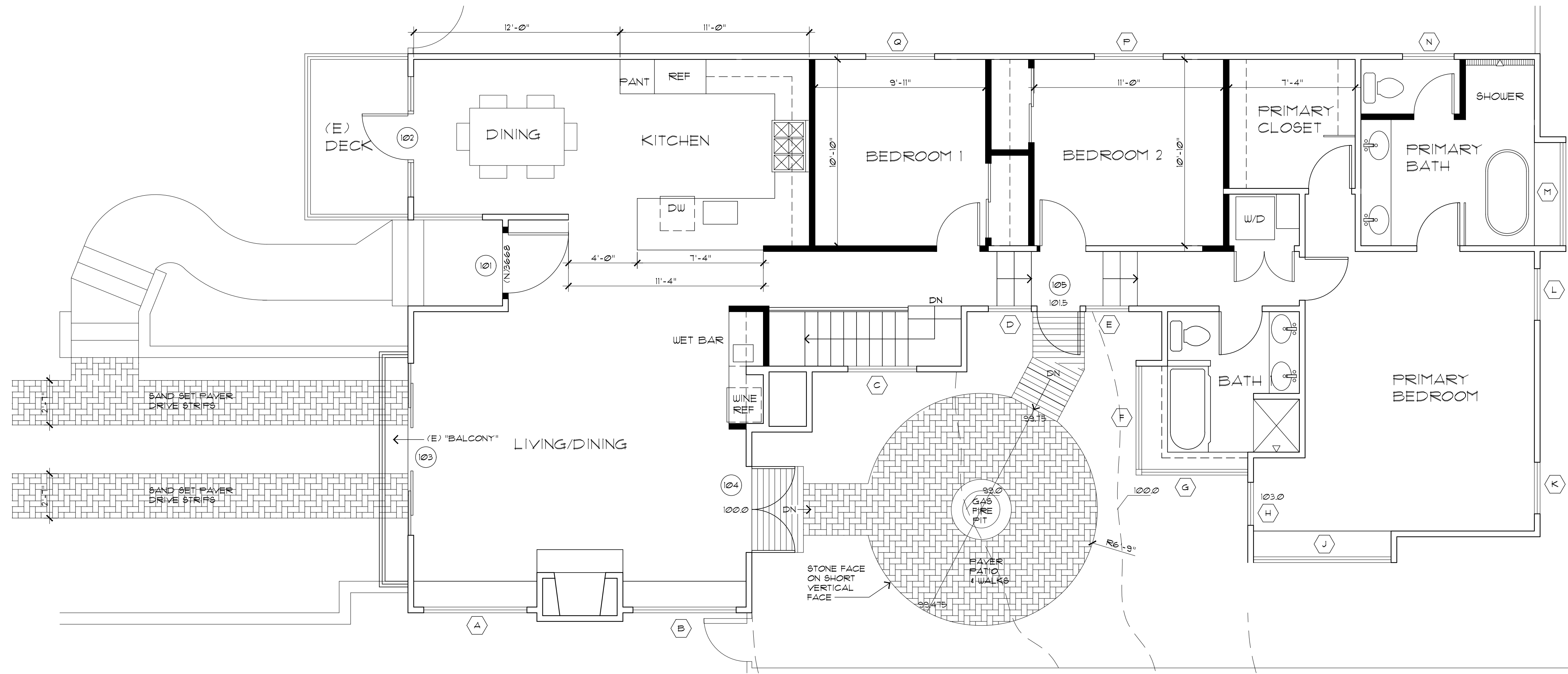
SHEET NO.

A-1  
 OF THREE SHEETS



EXISTING/DEMO PLAN

1/4" = 1'-0"



PROPOSED PLAN

1/4" = 1'-0"



REVISIONS

NO.	DATE

WILLIAM C MEFFORD  
 ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950  
 (831) 373-4567 LICENSE # C-22883

REMODELING FOR:

Hermie / Collins

SAN ANTONIO 2 SE OF 10TH CARMEL, CA  
 APN 010-278-019

DATE: 7/11/2024

PROJECT NO. 24005

DRAWN BY:

CHECKED BY:

SHEET TITLE:

PLANS

SHEET NO.

A-2

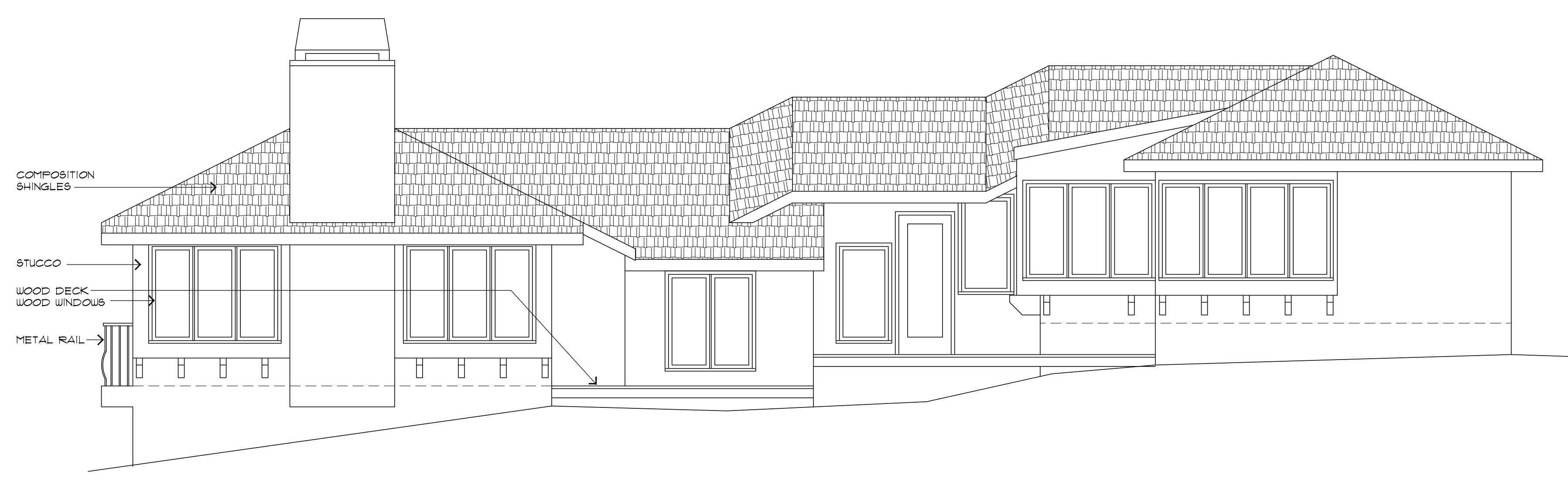
OF THREE SHEETS

REVISIONS	
NO.	DATE

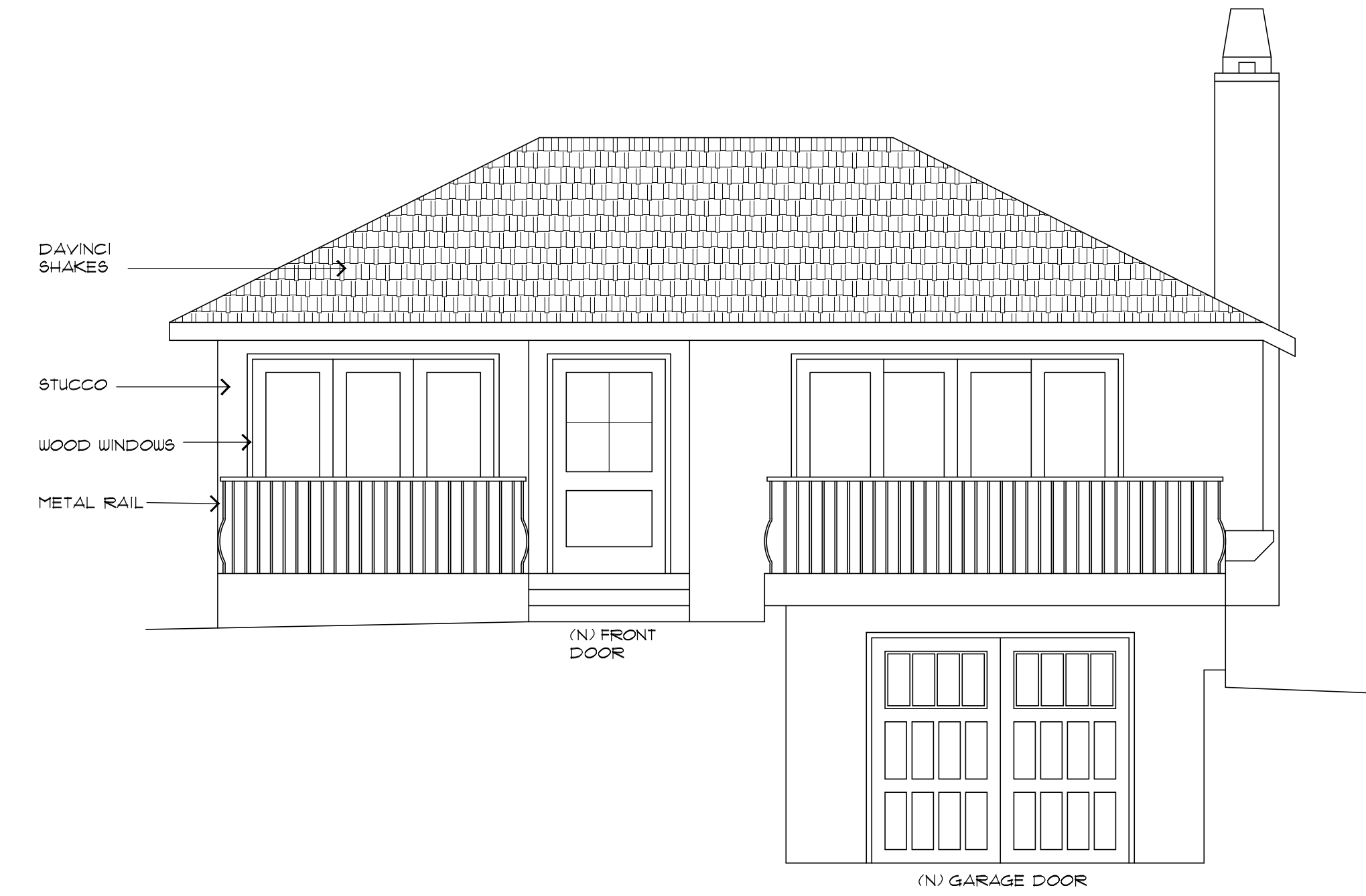
WILLIAM C MEFFORD  
 ARCHITECT  
 P.O. BOX 1072 PACIFIC GROVE, CA 93950  
 (831) 373-4567 LICENSE # C-22893



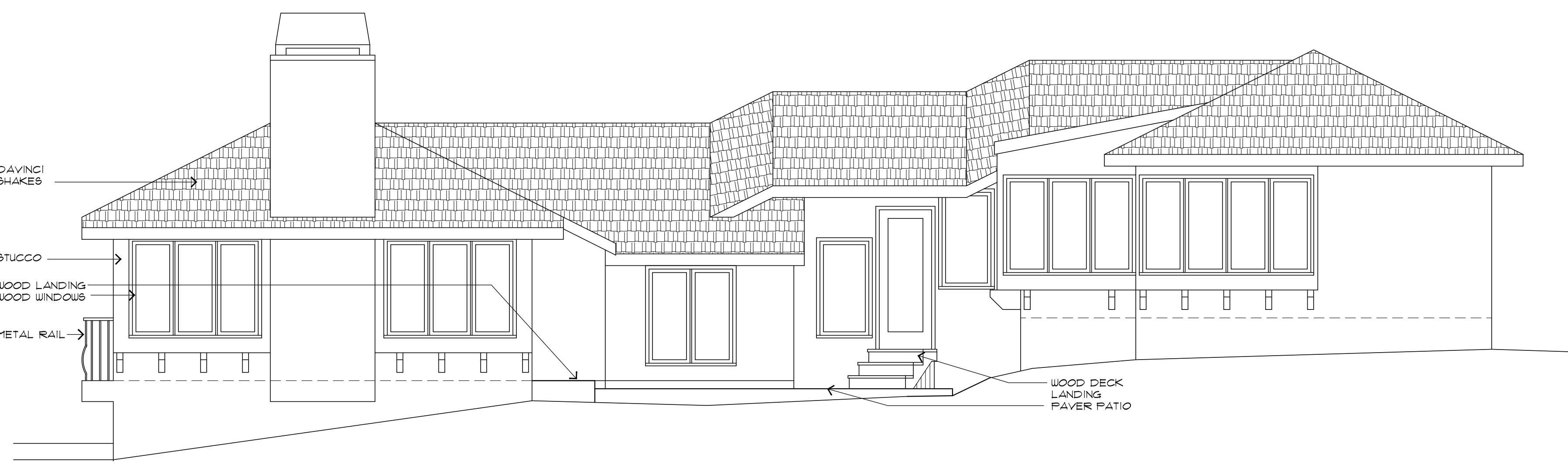
EXISTING WEST  
 1/4" = 1'-0"



EXISTING SOUTH  
 1/4" = 1'-0"



PROPOSED WEST  
 1/4" = 1'-0"



PROPOSED SOUTH  
 1/4" = 1'-0"

DOOR SCHEDULE								
MARK	SIZE	LOCATION	MATERIAL	CORE	TYPE	REMARKS	HARDWARE	MODEL
101	3'-6" x 6'-8"	LIVING ROOM	WOOD	WD/GLS	SWING	3/4" THICK, TEMP'D, DUTCH DOOR	ENTRY	
102	2'-8" x 6'-8"	DINING ROOM	WOOD	WD/GLS	SWING	SNGL LITE FR, TEMP'D, W/ FIXED SIDELITES 1" TOTAL	ENTRY 2	
103	10'-0" x 6'-8"	LIVING ROOM	WOOD	WD/GLS	SLID'G	SNGL LITE FR, TEMP'D, FR 2'-6" SLIDING W/ 2 FIXED	ENTRY 2	
104	FR 2'-6" x 6'-8"	LIVING ROOM	WOOD	WD/GLS	SWING	SNGL LITE FR, TEMP'D	ENTRY 2	
105	2'-6" x 9'-0"	HALLWAY	WOOD	WD/GLS	SWING	SNGL LITE FR, TEMP'D	ENTRY 2	

- DOOR NOTES:  
 1. ALL GLAZING TO BE DOUBLE GLAZED, TEMP'D, U.ON.  
 2. INTERIOR DOORS TO BE STAIN GRADE, CLEAR ALDER U.ON.  
 3. EXTERIOR PATIO DOORS AND SWINGING DOORS TO MATCH WINDOWS, U.ON.

WINDOW SCHEDULE					
MARK	SIZE	LOCATION	TYPE	REMARKS	
A	(3) 2'-0" x 4'-6"	LIVING ROOM	CSMT/FIX	XOX	
B	(3) 2'-0" x 4'-6"	LIVING ROOM	CSMT/FIX	XOX	
C	4'-0" x 4'-6"	STAIR	DBL CSMT	TEMP	
D	2'-6" x 4'-6"	HALLWAY	CASEMENT	TEMP	
E	2'-6" x 1'-6"	HALLWAY	CASEMENT	TEMP	
F	(3) 2'-0" x 4'-6"	BATH	CSMT/FIX	TEMP, XOX	
G	(3) 2'-0" x 4'-6"	BATH	CSMT/FIX	TEMP, XOX	
H	FR 2'-6" x 8'-0"	PRIMARY BEDRM	CASEMENT		
J	(4) 2'-0" x 4'-6"	PRIMARY BEDRM	CSMT/FIX	XOX	
K	2'-6" x 4'-6"	PRIMARY BEDRM	CASEMENT	EGRESS	
L	2'-6" x 4'-6"	PRIMARY BEDRM	CASEMENT		
M	(3) 2'-0" x 4'-6"	PRIMARY BATH	CSMT/FIX	TEMP, XOX	
N	2'-6" x 4'-6"	PRIMARY BATH	CASEMENT	TEMP	
P	4'-0" x 4'-6"	BEDROOM 2	DBL CSMT	EGRESS	
Q	4'-0" x 4'-6"	BEDROOM 1	DBL CSMT	EGRESS	

- WINDOW NOTES:  
 1. ALL WINDOWS AND EXTERIOR DOORS TO BE SIERRA PACIFIC ALUMINUM CLAD, WOOD - BRONZE COLOR  
 2. ALL GLAZING TO BE LOW "E" GLASS  
 3. PATIO AND EXTERIOR SWINGING DOORS TO MATCH SASH COLOR  
 4. ALL DOORS AND WINDOWS TO HAVE A 2" NAILING FIN.

REMODELING FOR:  
 Hermie / Collins  
 SAN ANTONIO 2 SW OF 10TH CARMEL, CA  
 APN 010-278-019

DATE: 7/11/2024  
 PROJECT NO. 24005  
 DRAWN BY:  
 CHECKED BY:  
 SHEET TITLE:  
 EXTERIOR ELEVATIONS  
 SHEET NO. A-3  
 OF THREE SHEETS

**Approved 8/9/2024**

**DS 24127 (Hermle & Collins)**

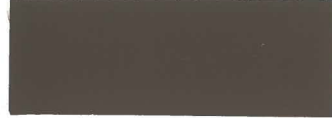
W I L L I A M C M E F F O R D

**Community Planning and Building**

**Jacob Olander, Assistant Planner**

Exterior Colors  
for  
San Antonio 2 SE of 10th

Aluminum Gutters & Downspouts  
& Wood Trim  
Sherwin Williams Enduring Bronze  
SW 7055



Stucco  
Benjamin Moore - Bone  
OC-143



Sierra Pacific Windows  
Aluminum Clad  
Bronze #401

