



## 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 7<sup>th</sup> 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 24143

**Owner Name:** BELLASIS NICHOLAS

**Case Planner:** Evan Kort, Associate Planner

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

**Date Approved:**

**Project Location:** 4th Avenue 2 NE Lobos Street

**APN #:** 010013004000      **BLOCK/LOT:** 1B/ALL LOT 2

**Applicant:** Adam Jeselnick, AIA

**Project Description:** This approval of Design Study (DS 24143, Bellasis) authorizes amendments to existing Track 2 Design Study Approval (DS 23-022, Bellasis) for alterations to an existing single-family residence located on 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) District with an active building permit (BP 23-582). The modifications approved under this Design Study include: 1. Modifying the dimensions of a (new) previously approved fixed west facing 2nd story window (window "AD") from 4'0"x2'0" to 4'0"x2'8" by lowering the sill height by 8"; and 2. Demolition of the existing brick chimney and re-construction to match the exiting dimension and re-finished with wood siding to match the residence. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on June 17, 2024, unless modified by the conditions of approval contained herein.

**Can this project be appealed to the Coastal Commission?** Yes  No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	
1.	<p><b>Authorization.</b> This approval of Design Study (DS 24143, Bellasis) authorizes amendments to existing Track 2 Design Study Approval (DS 23-022, Bellasis) for alterations to an existing single-family residence located on 4<sup>th</sup> Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) District with an active building permit (BP 23-582). The modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> <li>1. Modifying the dimensions of a (new) previously approved fixed west facing 2<sup>nd</sup> story window (window "AD") from 4'0"x2'0" to 4'0"x2'8" by lowering the sill height by 8"; and</li> <li>2. Demolition of the existing brick chimney and re-construction to match the exiting dimension and re-finished with wood siding to match the residence.</li> </ol> <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning &amp; Building Department on June 17, 2024, unless modified by the conditions of approval contained herein.</p>
2.	<p><b>Codes and Ordinances.</b> The project shall be carried out and constructed in conformance with all requirements of the R-1 zoning district and the Carmel-by-the-Sea Municipal Code. Further, 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.</p>
3.	<p><b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.</p>
4.	<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 proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.</p>
5.	<p><b>Conditions of Approval.</b> These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.</p>
6.	<p><b>Building Permit Revision.</b> A revision to BP 23-582 is required prior to commencement of work.</p>
7.	<p><b>Prior Conditions of Approval.</b> All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.</p>

\*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature	Printed Name	Date

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

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC)**; CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

11. A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

12. DEFERRED SUBMITTAL ITEMS:

- MECHANICAL ENGINEERING PLANS - PLUMBING ENGINEERING PLANS - FIRE PRINKLER PLANS

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### MECHANICAL

T1 TITLE CALCS  
 T2 TITLE CALCS

## PROJECT DATA

SCOPE OF WORK:  
 EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE BY 206 SF AND BUILD NEW 509 SF 2ND FLOOR ADDITION.  
 MODIFY INTERIOR OF EXISTING RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOMS, AND NEW FRONT ENTRY. REPLACE EXISTING ELECTRICAL, LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE ALL (E) WINDOWS AND DOORS WITH (N) WINDOWS AND DOORS. NEW WOOD SIDING, METAL ROOF, DRIVEWAY, AND SITE HARDSCAPE IMPROVEMENTS. DEMOLISH EXISTING FIREPLACE FOR REPLACEMENT.

CONSTRUCTION TYPE: V-B  
 OCCUPANCY: R-3 / U  
 FIRE SPRINKLERS: YES  
 WATER: CAL AM  
 SEWER: CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL: NONE  
 GRADING: 5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE **7,392 SF**

MAX. ALLOWABLE FLOOR AREA = 2,824 SF  
 MAX. ALLOWABLE SITE COVERAGE = 621.5 SF / **917 SF** W/BONUS

FLOOR AREA CALCULATIONS:

**EXISTING**  
 (E) HOUSE 1,555 SF  
 (E) ATTACHED GARAGE 270 SF  
**TOTAL, (E) 1,825 SF**  
 (24.68% OUT OF TOTAL LOT AREA)

**PROPOSED**

**(P) HOUSE FIRST FLOOR 1,761 SF**  
 (E) ATTACHED GARAGE 270 SF  
**(P) 2ND FLOOR ADDITION 509 SF**  
**TOTAL, (P) 2,541 SF**  
 (34.37% OUT OF TOTAL LOT AREA)

SITE COVERAGE CALCULATIONS:

**EXISTING**  
 (E) BACK SIDEWALK AND PATIO 248 SF IMPERMEABLE  
 (E) BACK STEPS 11 SF IMPERMEABLE  
 (E) FRONT DRIVEWAY 207 SF IMPERMEABLE  
 (E) FRONT SIDEWAY 11 SF IMPERMEABLE  
 (E) FRONT SIDEWALK 66 SF IMPERMEABLE  
 (E) FRONT PATIO 394 SF IMPERMEABLE  
 (E) BACK STEPPING STONES 40 SF IMPERMEABLE  
 (E) BACK STONE PATIO 211 SF IMPERMEABLE  
 (E) GARDEN STEPS 16 SF IMPERMEABLE  
 (E) RETAINING WALL 17 SF IMPERMEABLE

**TOTAL, (E) 1,221 SF**

**PROPOSED**

(P) FRONT PATIO PAVERS 265 SF PERMEABLE  
 (P) WOOD DECK PATIO 326 SF PERMEABLE  
 (P) CONC. PAVERS FRONT DRIVEWAY 100 SF PERMEABLE  
 (P) FRONT SIDEWALK PAVERS 65 SF PERMEABLE  
 (E) RETAINING WALL 17 SF IMPERMEABLE  
 (P) LANDING AT DOOR 104 10 SF IMPERMEABLE

**TOTAL, (P) 783 SF**

## PROJECT DATA

ADDRESS: 4TH AVENUE 2 NE LOBOS STREET  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

A.P.N. 010-013-004

ZONING: R-1

OWNER: **NICK AND MICHELLE BELLASIS**  
 9904 N YORKTOWN DRIVE  
 FRESNO, CA 93720

ARCHITECT: **ADAM JESELNICK ARCHITECT**  
 SAN CARLOS STREET 2 N/W 8TH AVENUE, SUITE 200  
 CARMEL-BY-THE-SEA, CA 93921  
 PHONE: 831-620-5164 m  
 CONTACT: ADAM JESELNICK AIA  
 EMAIL: aejarch@gmail.com

SURVEYOR: **LUCIDO SURVEYORS**  
 2 SAUCITO AVENUE,  
 DEL REY OAKS, CA 93940  
 PHONE: 831-620-5032  
 EMAIL: info@lucidosurveyors.com

CIVIL ENGINEER: **LANDSET ENGINEERS, INC.**  
 520-B CRAZY HORSE CANYON ROAD  
 SALINAS, CA 93907  
 PHONE: 831-443-6970  
 EMAIL: ssouza@landseteng.com

STRUCTURAL ENGINEER: **UYEDA AND ASSOCIATES STRUCTURAL ENGINEERS**  
 1010 CASS ST, SUITE D-9  
 MONTEREY, CA 93940  
 PHONE: 831-373-3181  
 EMAIL: uyaase@gmail.com

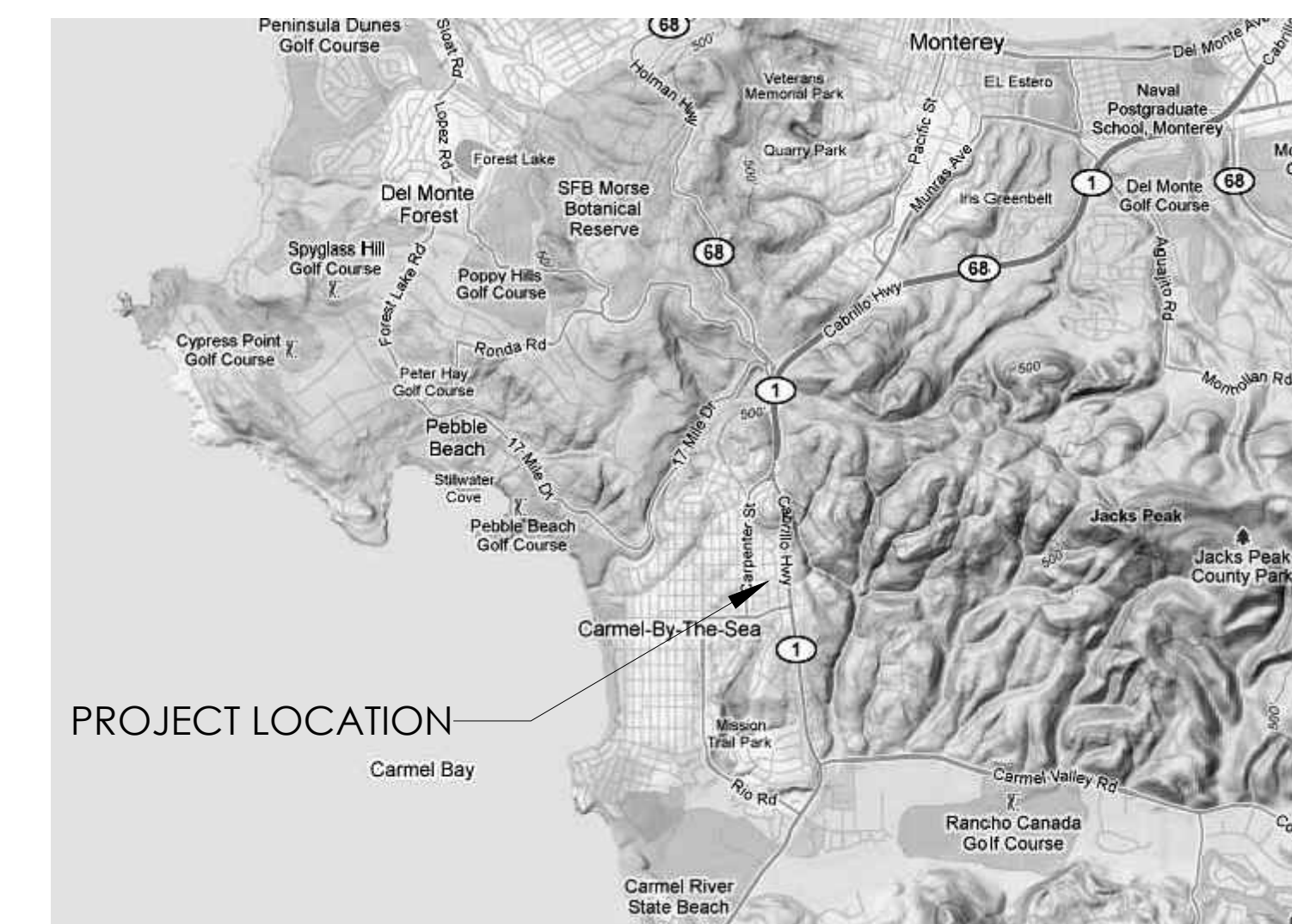
MECHANICAL ENGINEER: **SEACHANGE ENGINEERING, INC.**  
 659 ABREGO ST, SUITE 2  
 MONTEREY, CA 93940  
 PHONE: 831-601-4456  
 EMAIL: matt@seachange.engineering

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - SOUTH	19'-11"	19'-11"	15'-0"
SIDE - WEST	4'-11"	4'-11"	3'-0"
BACK - NORTH	17'-3"	17'-3"	15'-0"
SIDE - EAST	3'-3"	3'-3"	3'-0"

HEIGHTS

EXISTING	14' - 0 1/2"
PROPOSED	21' - 0 1/4"



1 VICINITY MAP  
 SCALE: N.T.S.

APPROVED

06/17/2024

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

ADAM JESELNICK  
 ARCHITECT



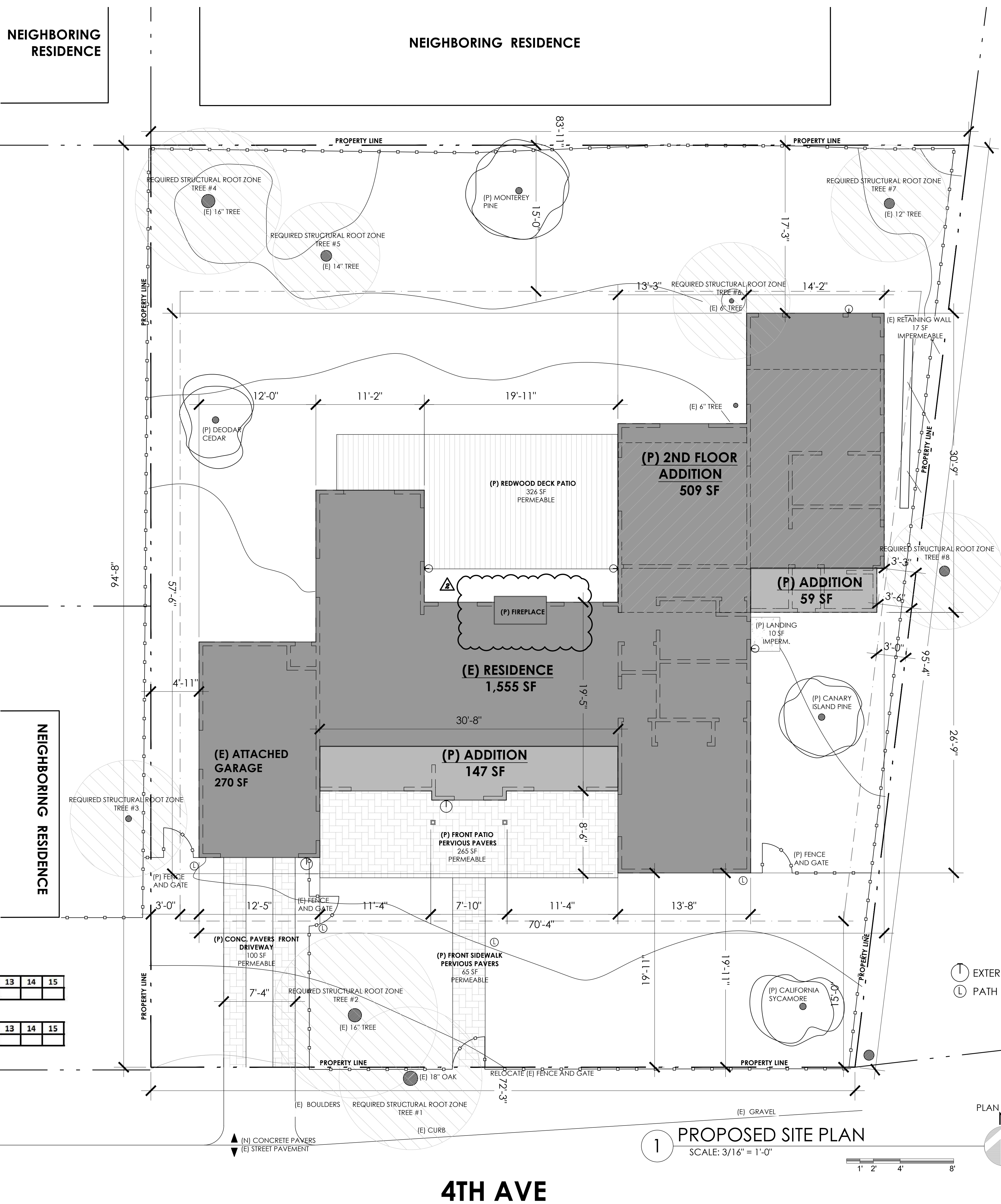
**BELLASIS RESIDENCE**  
 4TH AVENUE, 2 N/E LOBOS  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

5/9/2024

N.T.S.

**A0.1**



**SITE COVERAGE CALCULATIONS:**

PROPOSED		
(P) FRONT PATIO PAVERS	265 SF	PERMEABLE
(P) WOOD DECK PATIO	326 SF	PERMEABLE
(P) CONC. PAVERS FRONT DRIVEWAY	100 SF	PERMEABLE
(P) FRONT SIDEWALK PAVERS	65 SF	PERMEABLE
(E) RETAINING WALL	17 SF	IMPERMEABLE
(P) LANDING AT DOOR 104	10 SF	IMPERMEABLE
<b>TOTAL (P)</b>	<b>783 SF</b>	

**NOTES:**  
 1. FENCE RECONSTRUCTION: IF DURING CONSTRUCTION THE EXISTING NON-CONFORMING FENCE LOCATED IN THE FRONT SETBACK IS TO BE DEMOLISHED, REMOVED, TAKEN DOWN, OR DISMANTLED, ANY NEW FENCE SHALL BE REPLACED WITH A FENCE AT A COMPLIANT HEIGHT WITH APPROPRIATE APPROVAL OBTAINED FROM THE COMMUNITY PLANNING AND BUILDING DEPARTMENT.

**Required Structural Root Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	8.5	6	7.5	5.5	6	6	6							

**Required Tree Protection Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	21.8	25.5	18	22.5	16.5	18	18	18							

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**BELLASIS RESIDENCE**  
 4TH AVENUE, 2 N/E LOBOS  
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

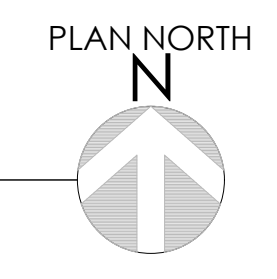
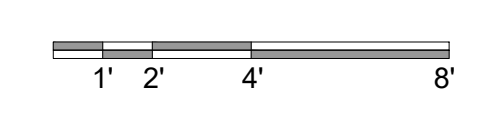
PROPOSED SITE PLAN

5/9/2024

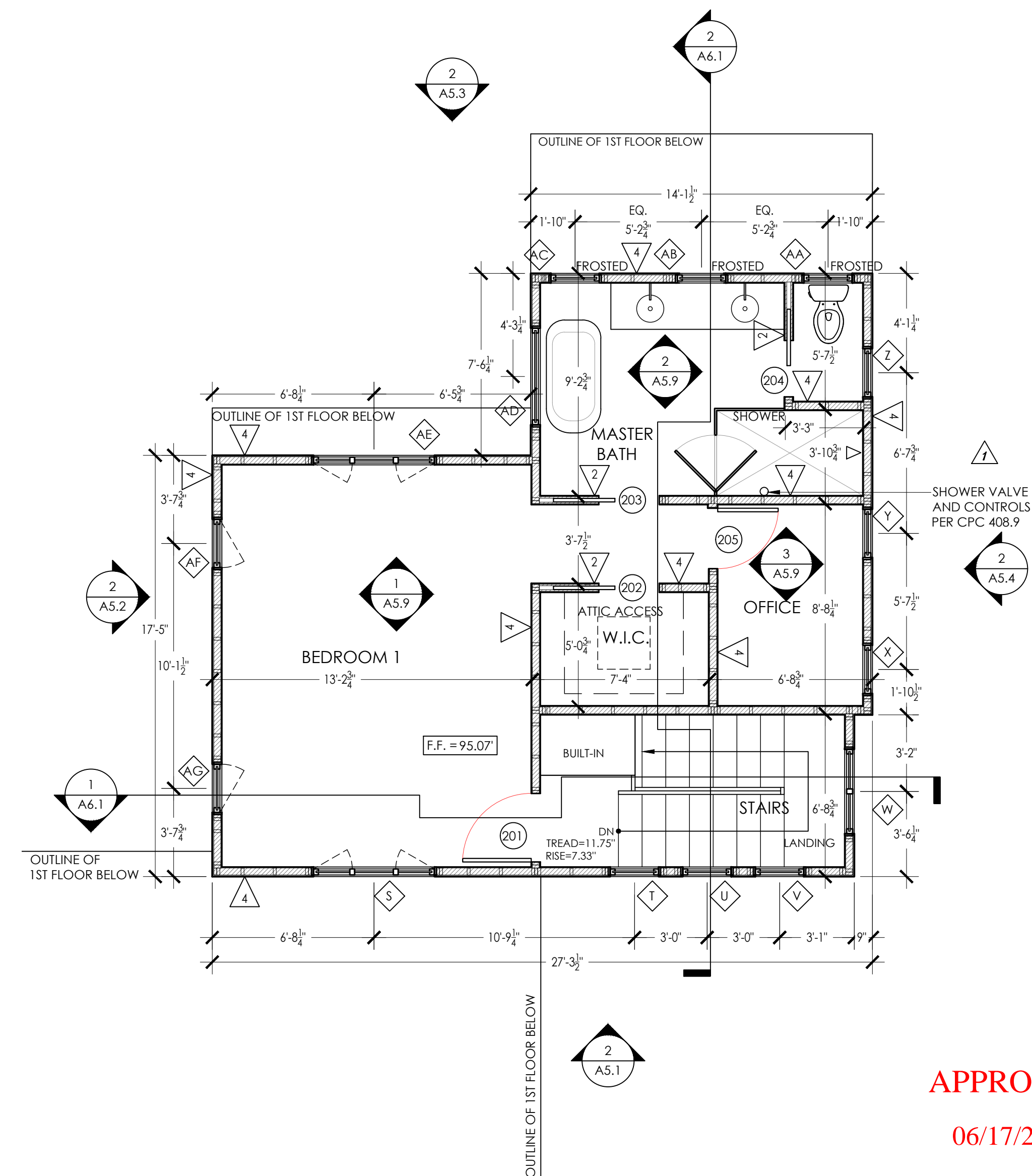
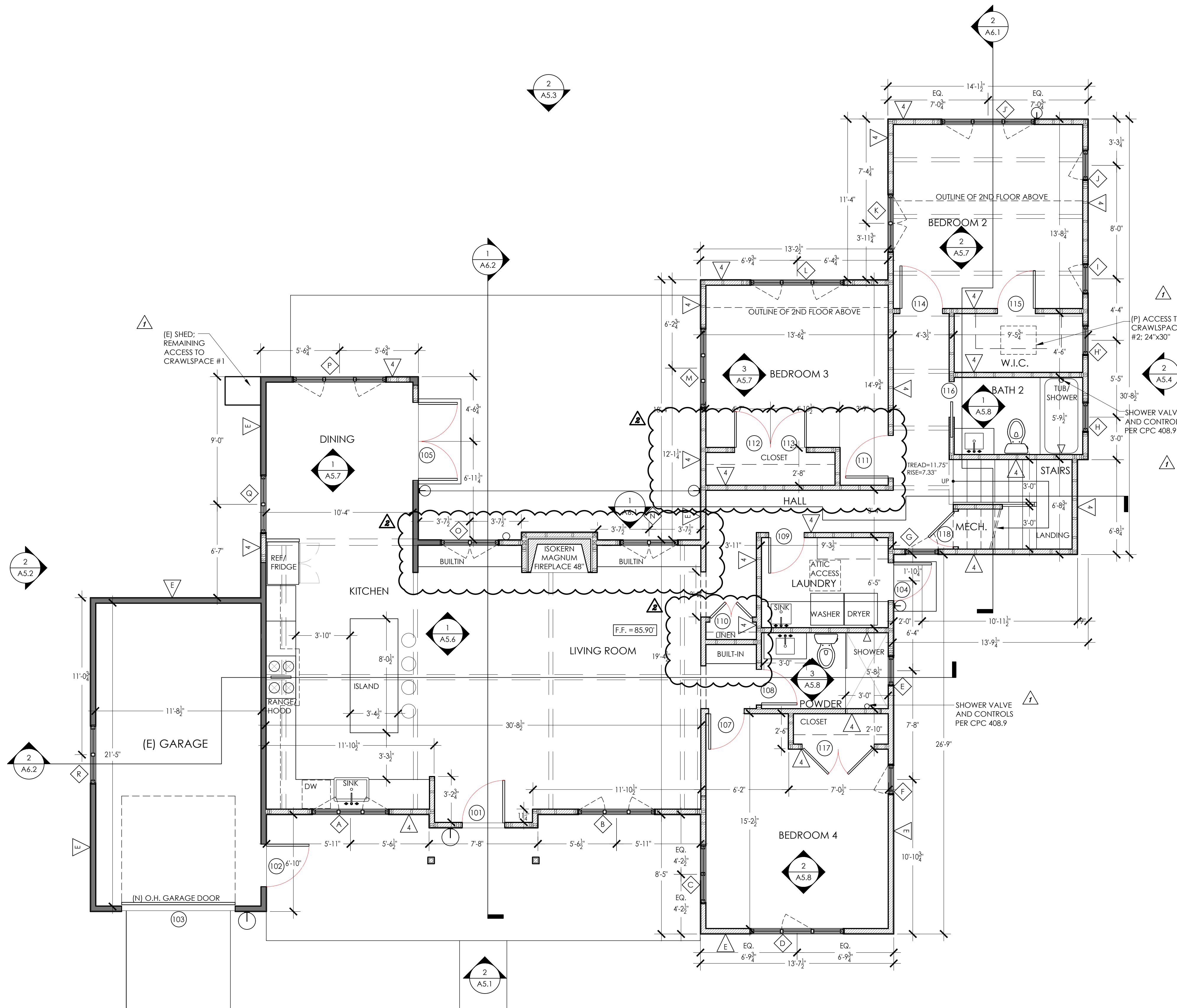
3/16" = 1'-0"

**A1.3**

**1 PROPOSED SITE PLAN**  
 SCALE: 3/16" = 1'-0"



**4TH AVE**



WALL LEGEND	
	EXISTING WALL
	2x2 OR FLAT 2x4 WALL
	2x4 WALL
	2x6 WALL
	WALL WITH FINISH BOTH SIDES
	WALL WITH FINISH ONE SIDES

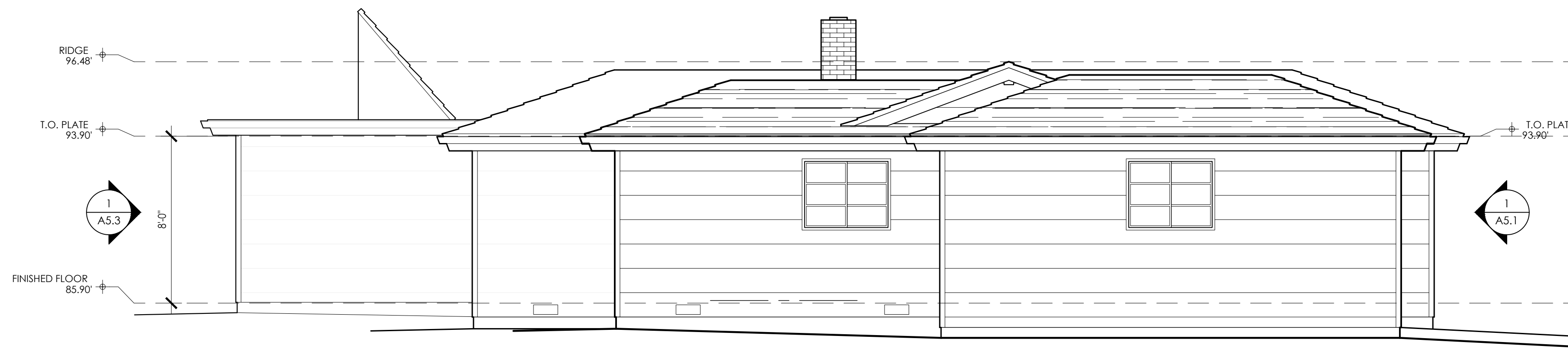
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PROPOSED PLAN

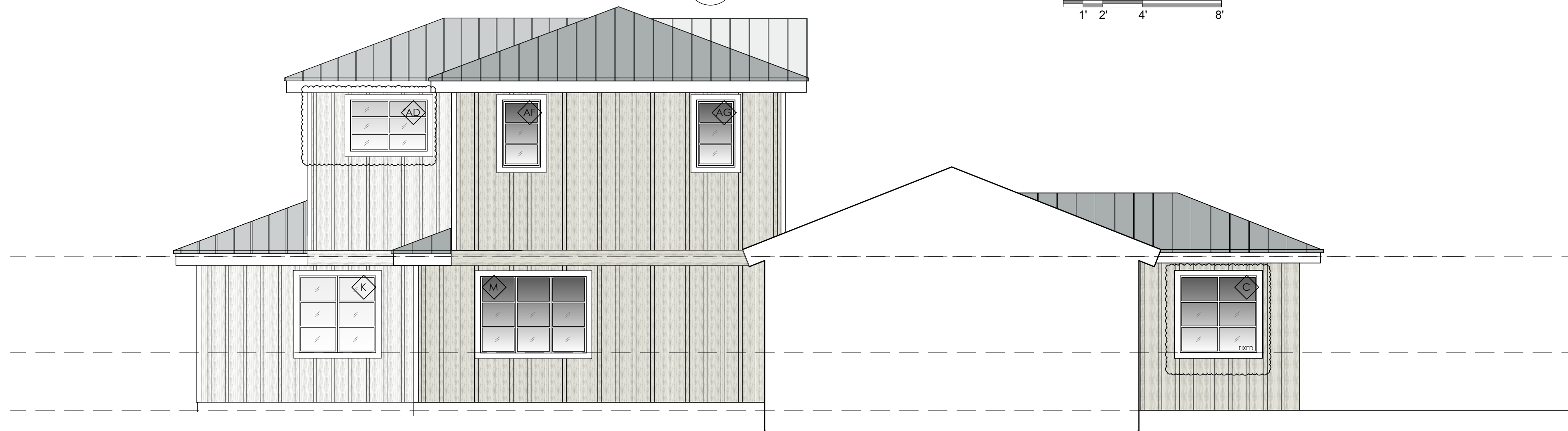
5/9/2024

1/4" = 1'-0"

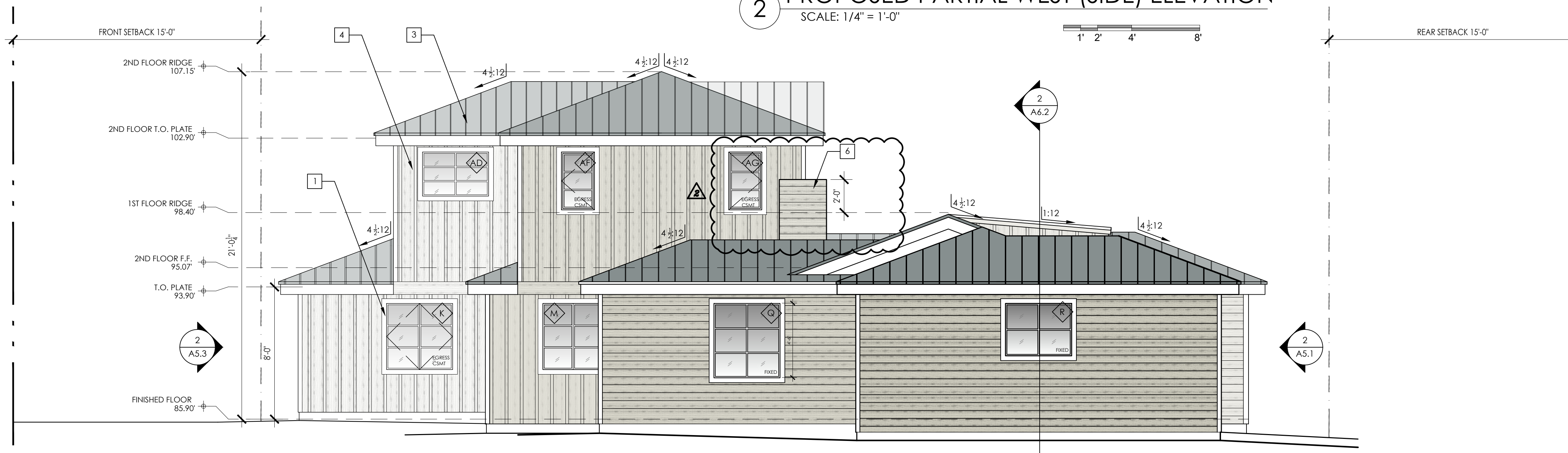
**A2.3**



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



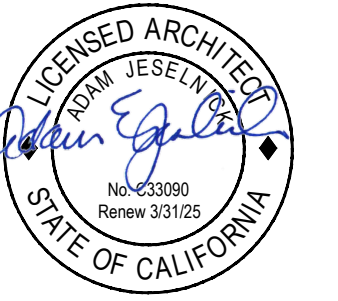
2 PROPOSED PARTIAL WEST (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED WEST (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

1	NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS KOLBE SAHARA
2	NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS KOLBE SAHARA
3	NEW STANDING SEAM METAL ROOF MATTE FINISH MUSKET GRAY
4	VERTICAL WOOD BOARD AND BATTEN SIDING PAINT AGREEABLE GRAY SW 7029
5	7 1/2" HORIZONTAL V-GROOVE WOOD SIDING - REPLACE EXISTING SIDING PAINT AGREEABLE GRAY SW 7029
6	7 1/2" HORIZONTAL V-GROOVE WOOD SIDING PAINT AGREEABLE GRAY SW 7029
7	WOOD TRIM SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037
8	EXTERIOR LIGHTING - WALL SCONCE HENRY OUTDOOR - HUBBARDTON FORGE



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**BELLASIS RESIDENCE**  
4TH AVENUE, 2 N/E LOBOS  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

WEST ELEVATIONS

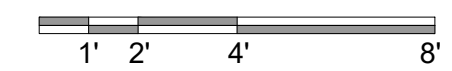
5/9/2024

1/4" = 1'-0"

**A5.2**

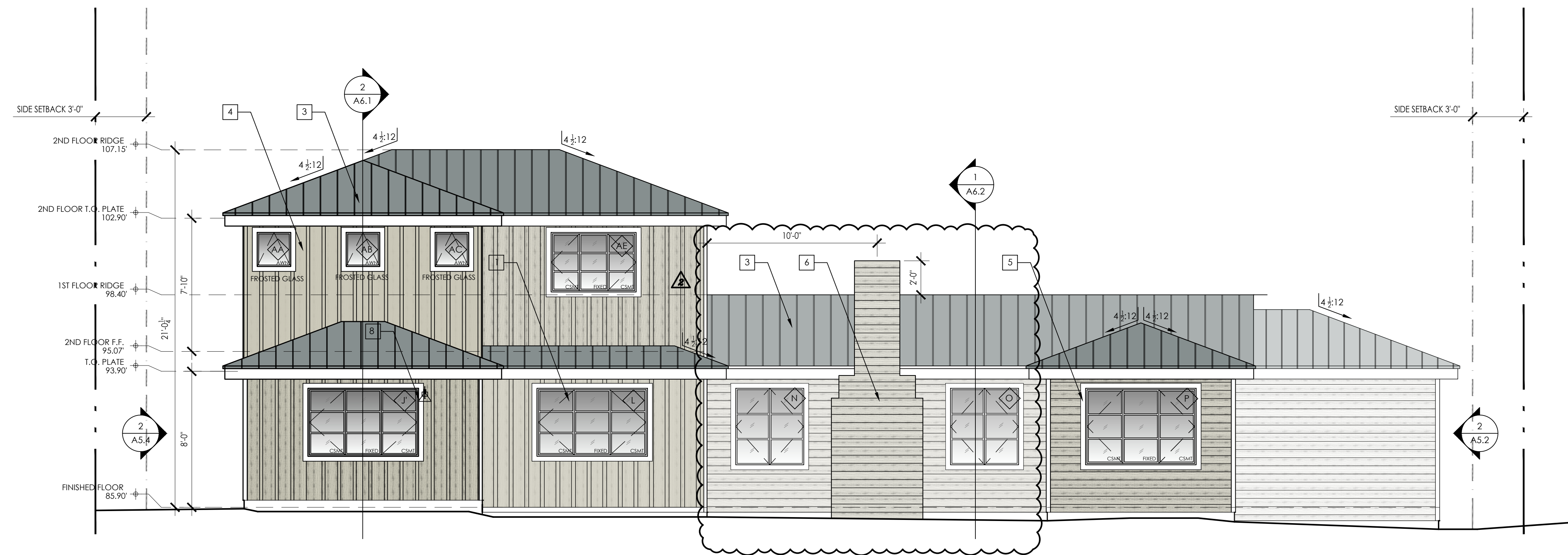
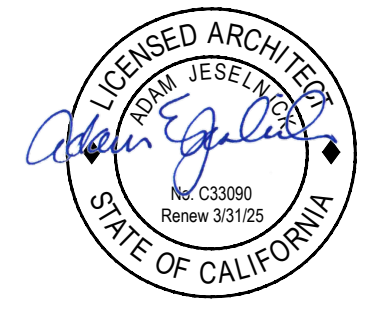


**1** EXISTING NORTH (BACK) ELEVATION  
SCALE: 1/4" = 1'-0"

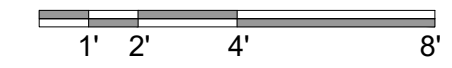


KEYNOTES	
1	NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS KOLBE SAHARA
2	NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS KOLBE SAHARA
3	NEW STANDING SEAM METAL ROOF MATTE FINISH MUSKET GRAY
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5	7 1/2" HORIZONTAL V-GROOVE WOOD SIDING - REPLACE EXISTING SIDING PAINT AGREEABLE GRAY SW 7029
6	7 1/2" HORIZONTAL V-GROOVE WOOD SIDING PAINT AGREEABLE GRAY SW 7029
7	WOOD TRIM SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037
8	EXTERIOR LIGHTING - WALL SCONCE HENRY OUTDOOR - HUBBARDTON FORGE

ADAM JESELNICK  
ARCHITECT



**2** PROPOSED NORTH (BACK) ELEVATION  
SCALE: 1/4" = 1'-0"



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NORTH ELEVATIONS

5/9/2024

1/4" = 1'-0"

**A5.3**