



## 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 24145

**Owner Name:** OLSON CHRISTOPHER C TR ETAL

**Case Planner:** Jacob Olander, Assistant Planner

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

**Date Approved:** 09/06/2024

**Project Location:** Forest 3 SW of 7th

**APN #:** 010042020000      **BLOCK/LOT:** 84/ALL LOT 7

**Applicant:** Kevin Flanders

**Project Description:** This approval of Design Study (DS 24145) authorizes alterations to an existing single-family residence located at Forest 3 SW of 7th in the Single-Family Residential (R-1) District, APN: 010-042-020-000. The alterations approved under this Design Study include: 1. Constructing a 290-square-foot deck at the rear of the subject property, 2. Demolitions of the existing back deck, 3. Associated site improvements Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Kevin Flanders Contractor as approved by City of Carmel-by-the-Sea Planning Division on September 6, 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.*



## FINDINGS AND CONDITIONS

**Project:** DS 24145 (Olson)

**Location:** Forest 3 SW of 7th; 010-042-020-000

**Date of Action:** September 6, 2024

**Project Description:**

**DS 24145 (Olson)** authorizes amendments to previously approved Design Study Applications (DS 24145, Olson) located at Forest 3 SW of 7th in the Single-Family (R-1) District. APN: 010-042-020-000.

The proposed changes include:

- Constructing a 290-square-foot deck at the rear of the subject property,
- Demolitions of the existing back deck,
- Associated 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 staff'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.	✓	
<p><b>Additional Staff Analysis/Discussion:</b> Staff annotated plans with a note regarding site coverage. Applicant shall maintain annotations in the plans when submitting for a Building Permit per Condition of Approval # 29.</p>		

ENVIRONMENTAL REVIEW
<p>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.</p>
<p><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.</p>
<p><b>Additional Staff Analysis/Discussion:</b> The project consists of constructing a 290-square-foot deck at the rear of the subject property, the demolitions of the existing back deck, and associated site improvements.</p>

**CONDITIONS OF APPROVAL**

<b>No.</b>	<b>Standard Conditions</b>
1.	<p><b>Authorization.</b> This approval of Design Study (DS 24145) authorizes alterations to an existing single-family residence located at Forest 3 SW of 7th in the Single-Family Residential (R-1) District, APN: 010-042-020-000. The alterations approved under this Design Study include:</p> <ol style="list-style-type: none"><li>1. Constructing a 290-square-foot deck at the rear of the subject property,</li><li>2. Demolitions of the existing back deck,</li><li>3. Associated site improvements</li></ol> <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Kevin Flanders Contractor as approved by City of Carmel-by-the-Sea Planning Division on September 6, 2024 unless modified by the conditions of approval contained herein.</p>
2.	<p><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.</p>
3.	<p><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.</p>
4.	<p><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 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>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>
6.	<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>

7.	<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>
8.	<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>
9.	<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. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.</p>
10.	<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>
11.	<p><b>Exterior Lighting.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.</p> <p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p>

	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.
12.	<b>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 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.
13.	<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. 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.
14.	<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.
15.	<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 & 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.
16.	<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 & 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.

17.	<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)
18.	<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.
<b>Landscape Conditions</b>	
19.	<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.
20.	<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 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.</li> <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</li> </ul>

	<p>approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</p> <ul style="list-style-type: none"> <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>
21.	<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>	
22.	<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>
23.	<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>
24.	<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>
25.	<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 installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.</p>
<p><b>Special Conditions</b></p>	
26.	<p><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.</p>

27.	<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.
28.	<b>Building Permit.</b> The applicant shall obtain a Building Permit from the Building Safety Division prior to commencement of work.
29.	<b>Annotated Plans.</b> The applicant shall maintain annotations in project plans from the Planning Department when submitting for a Building Permit.

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date



# REAR YARD DECK ADDITION

FOREST ROAD 3 SW OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CA 93921

## VICINITY MAP



## SHEET INDEX

SHT. NO.	SHEET TITLE
A01	COVER SHEET & PROJECT INFORMATION
EG10	EXISTING CONDITIONS SURVEY
<b>DESIGN DRAWINGS</b>	
A10	PROPOSED SITE PLAN
A21	PROPOSED DECK PLAN & ELEVATIONS

## PROJECT INFORMATION

**PROJECT:** REAR DECK ADDITION  
**LOCATION:** FOREST ROAD 3 SW OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CA 93921  
**APN:** 010-042-020-000  
**OCCUPANCY:** R-3 / U  
**ZONING:** R-1 SINGLE FAMILY RESIDENTIAL  
**CONST. TYPE:** V-B - NON-SPRINKLERED

### SQUARE FOOTAGE CALCULATIONS:

LOT SIZE	4,000 S.F. (0.09 ACRE)
RESIDENCE FOOTPRINT (EXISTING)	1,228 S.F.
FULLY PERMEABLE LANDSCAPING (EXISTING TO REMAIN)	2,066 S.F.
FRONT IMPERMEABLE PATIO (TO REMAIN)	266 S.F.
REAR IMPERMEABLE PAVED AREA (TO BE REMOVED)	286 S.F.
IMPERMEABLE ASPHALT DRIVEWAY (TO BE REMOVED)	147 S.F.
JULIET BALCONY (TO BE REMOVED)	12 S.F.
TOTAL COVERAGE (EXISTING)	711 S.F.

### COVERAGE CALCULATIONS:

	Existing		Proposed		
	Perm	Imperm	Perm	Imperm	
Front Patio	266		266		No Change
Rear Patio	286		286		Convert from imperm patio to perm deck
Driveway	147		0		Remove
Balcony	12		12		Convert to deck
Totals	12	699	298	266	More than half perm
Grand Total	711		564	total 556	
Total Square Feet Allowed			556		

**TOTAL REMOVED COVERAGE** 445 S.F.  
**TOTAL NEW COVERAGE** 266 S.F.  
**ALLOWABLE COVERAGE** 556 S.F.  
**NEW DECK ALLOWABLE** 290 S.F.

### APPLICABLE BUILDING CODES & STANDARDS

- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2019 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.

## PROJECT TEAM

**OWNER** CHRISTOPHER & KAREN OLSON  
FOREST ROAD 3 SW OF 7TH AVENUE  
CARMEL-BY-THE-SEA, CA 93921

**GENERAL CONTRACTOR/  
DESIGNER** KF CONSTRUCTION  
4 HARRIS COURT  
MONTEREY, CA 93940  
Ph: (831) 884-3051  
Contact: KEVIN FLANDERS



**KF CONSTRUCTION**  
KEVIN FLANDERS, OWNER  
215 RIVER ROAD - SUITE A  
SALINAS, CA 93908  
PH: (831) 236-6871  
FX: (831) 754-2564

REAR YARD DECK ADDITION  
FOREST ROAD 3 S OF 7TH  
CARMEL-BY-THE-SEA, CA 93923

PRINT DATE:

DRAWN BY:

CHECKED BY:

SET ISSUED:

5/20/24 PLANNING SUBMITTAL SET

7/12/2024 PLANNING REVISION

TITLE SHEET

## PROJECT SCOPE

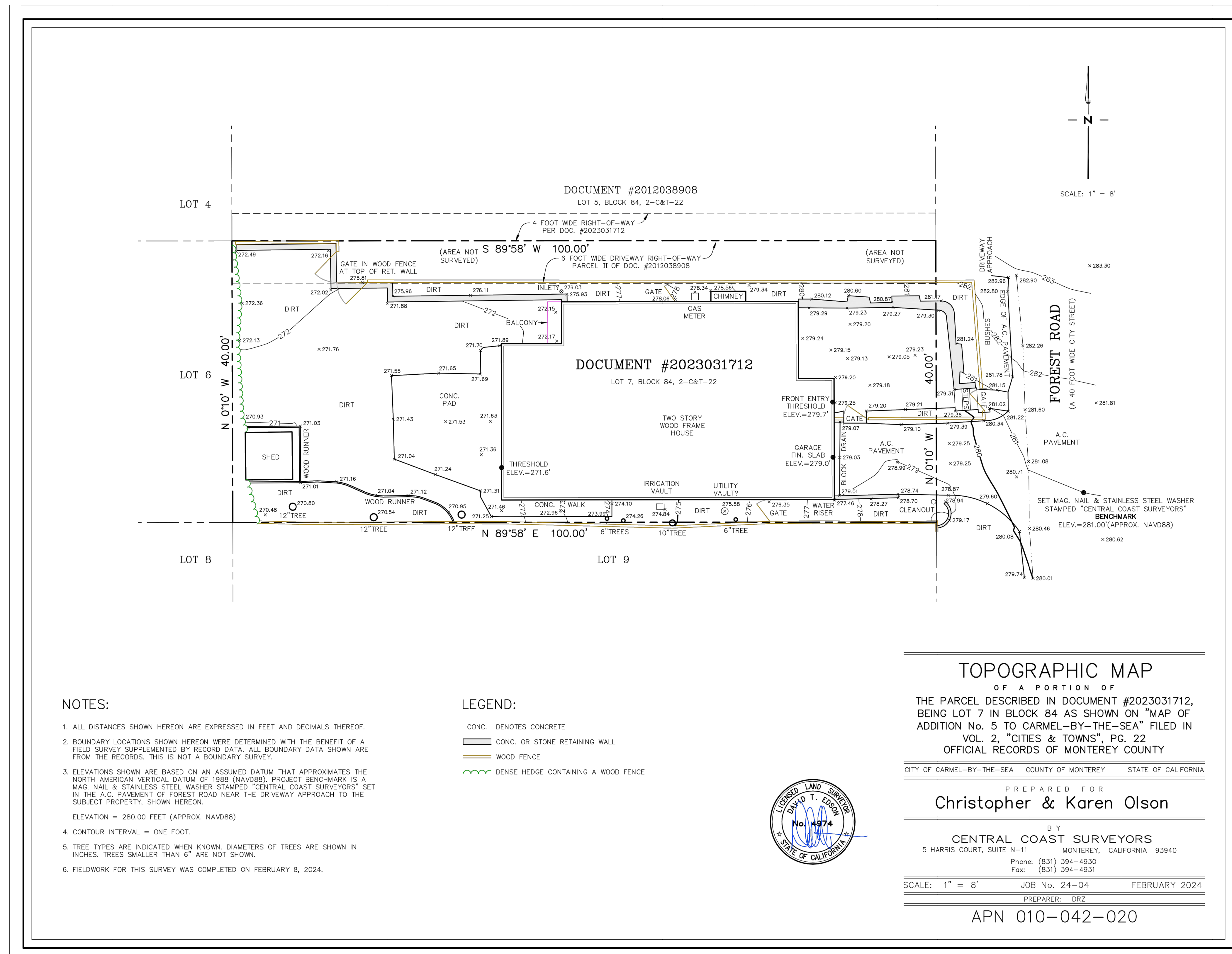
- THE INTERIOR AND EXTERIOR REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE INCLUDING:
- REMOVAL OF SPECIFIC PERVIOUS COVERAGE TO ALLOW FOR NEW DECK REMODEL AT REAR YARD OF RESIDENCE.
  - CONSTRUCTION OF NEW DECK, RAILINGS AND ACCESS STAIR.

A01



**KF CONSTRUCTION**  
 KEVIN FLANDERS, OWNER  
 2715 RIVER ROAD - SUITE A  
 SALINAS, CA 93908  
 PH: (831) 286-6871  
 FX: (831) 754-2564

**REAR YARD DECK ADDITION**  
 FOREST ROAD 3 S OF 7TH  
 CARMEL-BY-THE-SEA, CA 93923



PRINT DATE:

DRAWN BY:

CHECKED BY:

SET ISSUED:

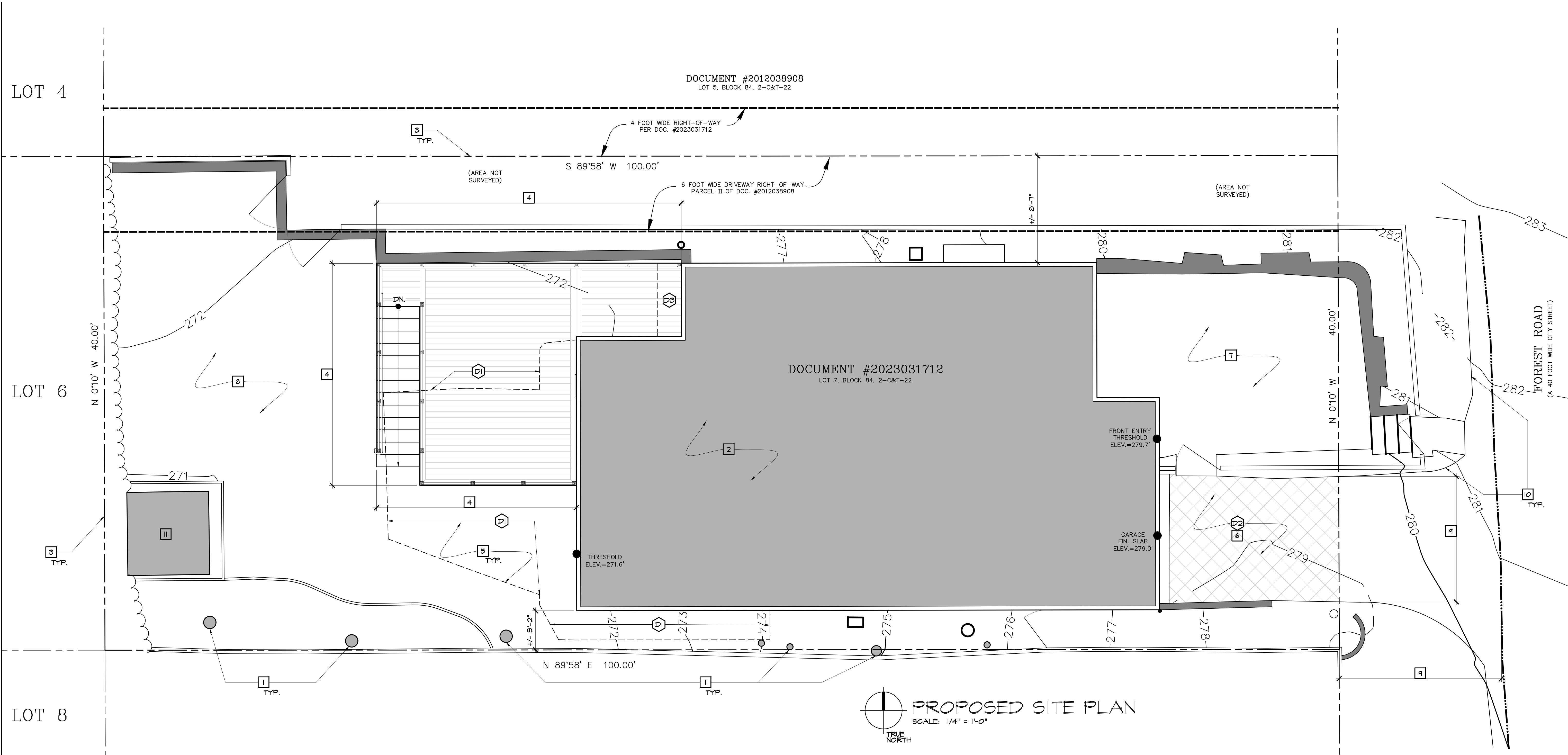
5/20/24 PLANNING SUBMITTAL SET

EXISTING CONDITIONS SURVEY

ECO

Olson - ECO

Approved 9/6/2024  
 DS 24145 (Olson)  
 Carmel-by-the-Sea  
 Community Planning and Building  
 Jacob Olander, Assistant Planner



DOCUMENT #2012038908  
LOT 5, BLOCK 84, 2-C&T-22

DOCUMENT #2023031712  
LOT 7, BLOCK 84, 2-C&T-22

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

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. ALL ELEMENTS NOT SHOWN TO REMAIN ARE TO BE DEMOLISHED PER ARCHITECT'S APPROVAL.
2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO THE ITEMS TO REMAIN.
3. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/CONSTRUCTION AREA. KEEP AREA CLEAN.
5. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN 'BROOM CLEAN' CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
6. REMOVE ALL EXISTING CARPET, TILE, VCT AND SHEET VINYL, WHERE OCCURS, U.O.N. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, CARPET PADS, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
7. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. REMOVAL OF ALL EXISTING APPLIANCES AND/OR DRAINS NOT BEING RE-USED.

4. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
10. PATCH AND REPAIR WALL SURFACES TO REMAIN TO MATCH AFTER COMPLETION OF DEMOLITION WORK AND INSTALLATION OF NEW PARTITIONS AND/OR NEW DOORS AND WINDOWS.
11. AT ALL WALLS TO REMAIN, REFER TO DRAWINGS FOR TREATMENT OF EXISTING SURFACES OTHER THAN PAINT. PATCH AND FILL WALLS, PREP FOR NEW FINISH.
12. CONTRACTOR TO LEGALLY DISPOSE OF ALL MATERIALS NOTED FOR DEMOLITION.

KEY NOTES

- THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- 1 EXISTING TREE TO REMAIN.
  - 2 EXISTING SINGLE-FAMILY RESIDENCE.
  - 3 EXISTING PROPERTY LINE.
  - 4 NEW DECK ADDITION (240 S.F.) - SEE A21.
  - 5 REPLACE REAR PAVED AREA WITH PERVIOUS LANDSCAPE MATERIAL, TYPICAL.
  - 6 REPLACE ON-SITE ASPHALT DRIVEWAY WITH APPROVED DRIVEABLE PERMEABLE MATERIAL, TYP.
  - 7 EXISTING FRONT PATIO TO REMAIN.
  - 8 EXISTING LANDSCAPING, TYPICAL.
  - 9 EXISTING ASPHALT APRON CONNECTION TO AND IN R.O.W.
  - 10 EXISTING EDGE OF PAVEMENT.
  - 11 EXISTING SHED TO REMAIN.

DEMOLITION KEY NOTES

- THE DEMOLITION KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- P1 REMOVE REAR IMPERVIOUS PAVED AREA AND ACCESS PATH (286 S.F. TOTAL).
  - P2 REMOVE ASPHALT DRIVEWAY ON PROPERTY (141 S.F.) - CONNECTION TO EXISTING R.O.W. TO REMAIN.
  - P3 REMOVE EXISTING 12 S.F. JULIET BALCONY.



KF CONSTRUCTION  
KEVIN FLANDERS, OWNER  
2715 RIVER ROAD - SUITE A  
SALINAS, CA 93908  
PH: (831) 256-6871  
FX: (831) 754-2564

REAR YARD DECK ADDITION  
FOREST ROAD 3 S OF 7TH  
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PRINT DATE:

DRAWN BY:

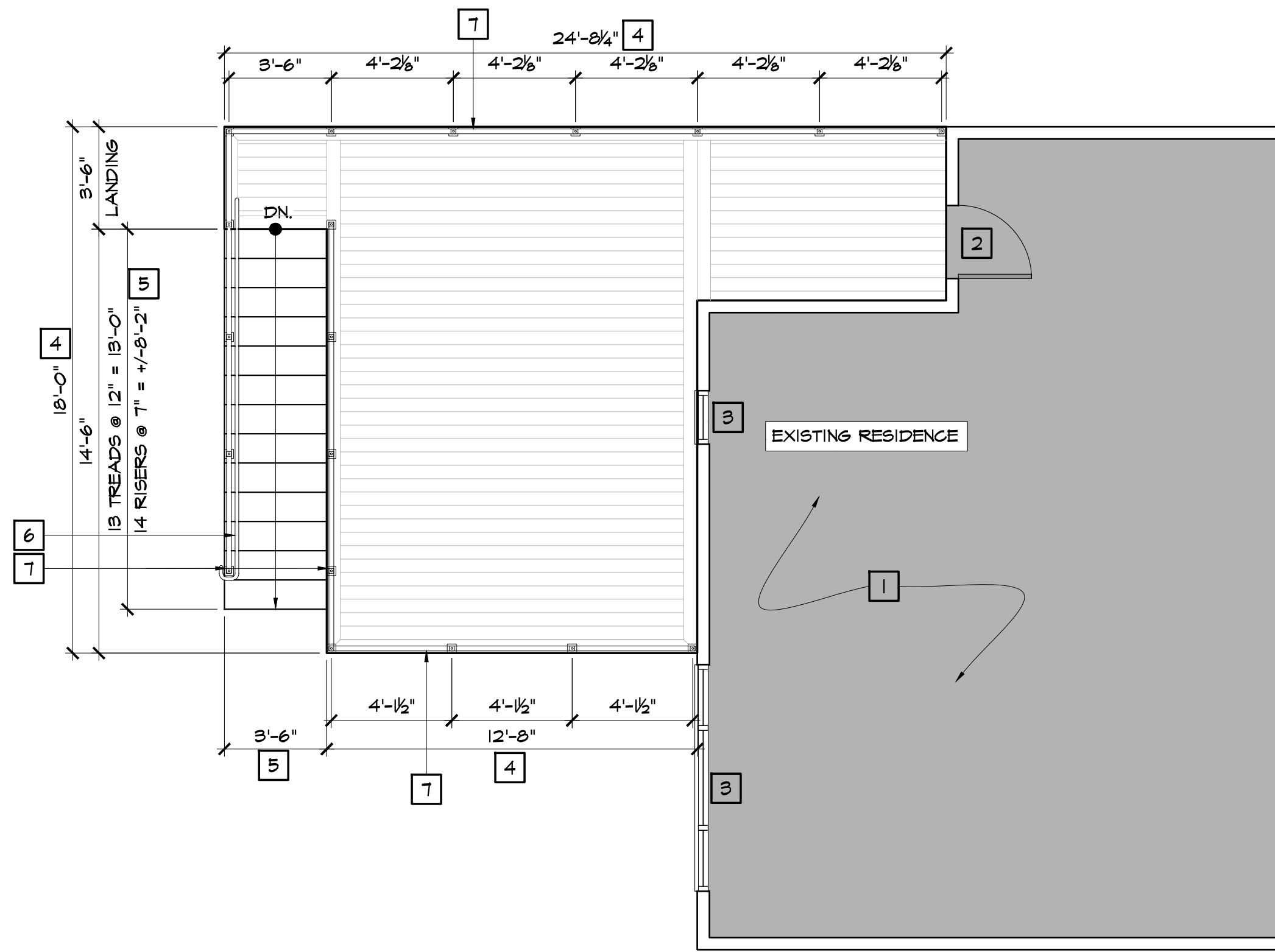
CHECKED BY:

SET ISSUED:

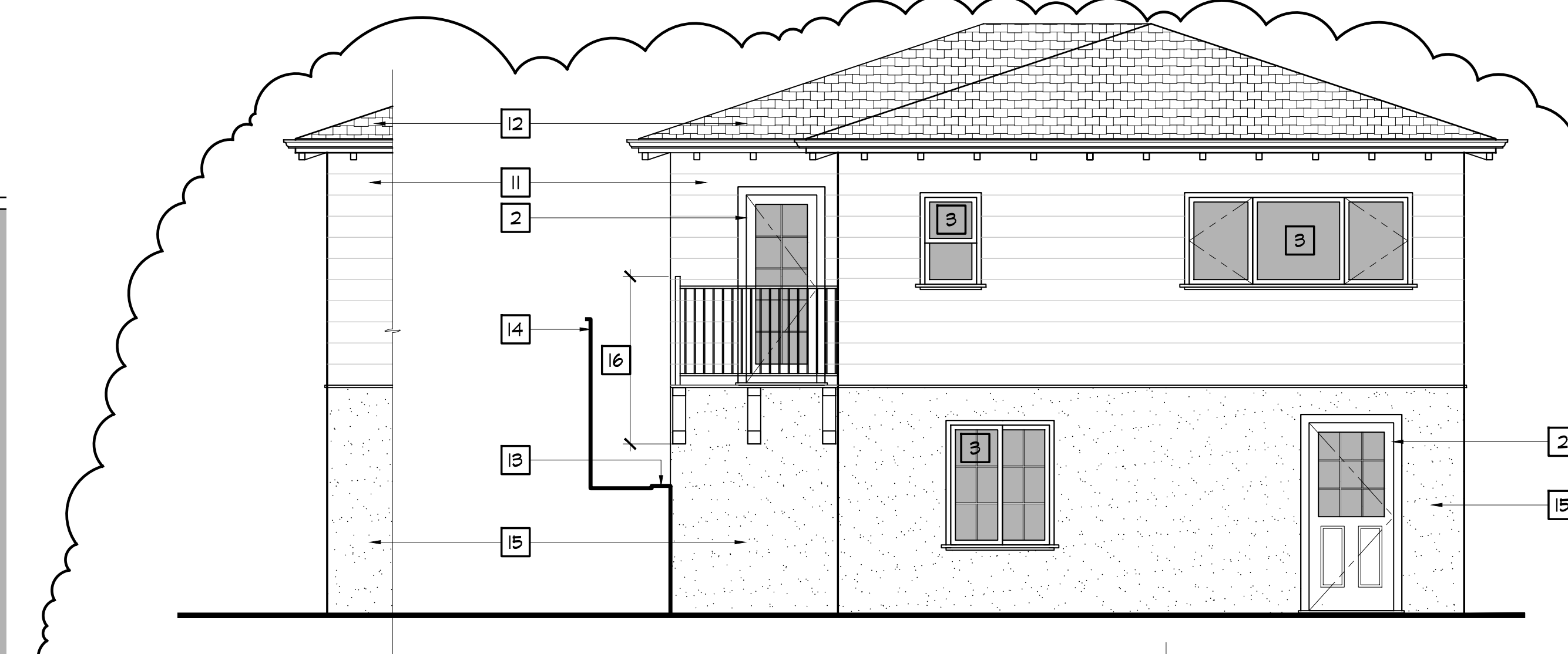
5/20/24 PLANNING SUBMITTAL SET

PROPOSED SITE PLAN

A.I.O.

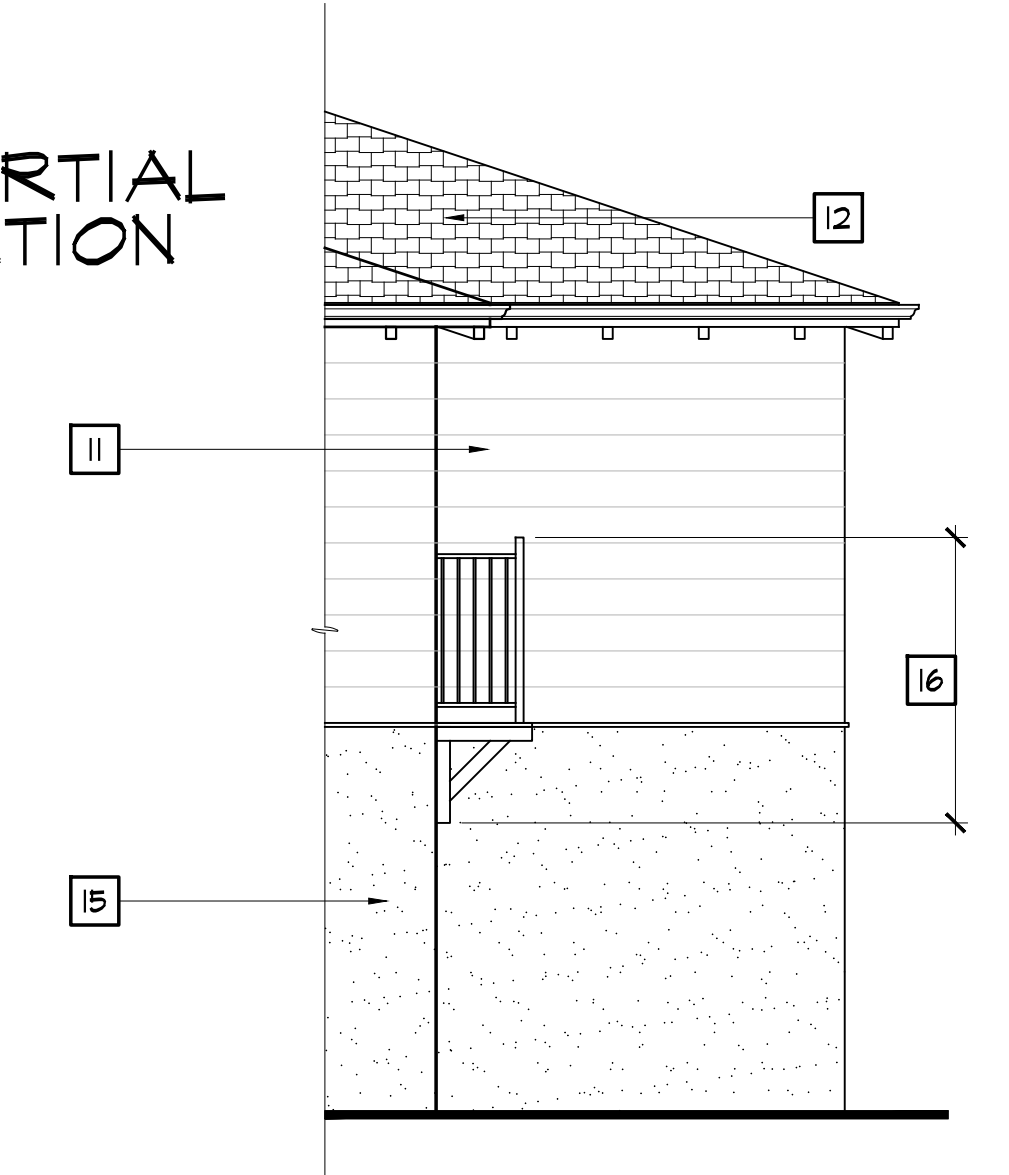


1 PROPOSED PARTIAL PLAN @ NEW DECK  
SCALE: 1/4" = 1'-0"



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

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



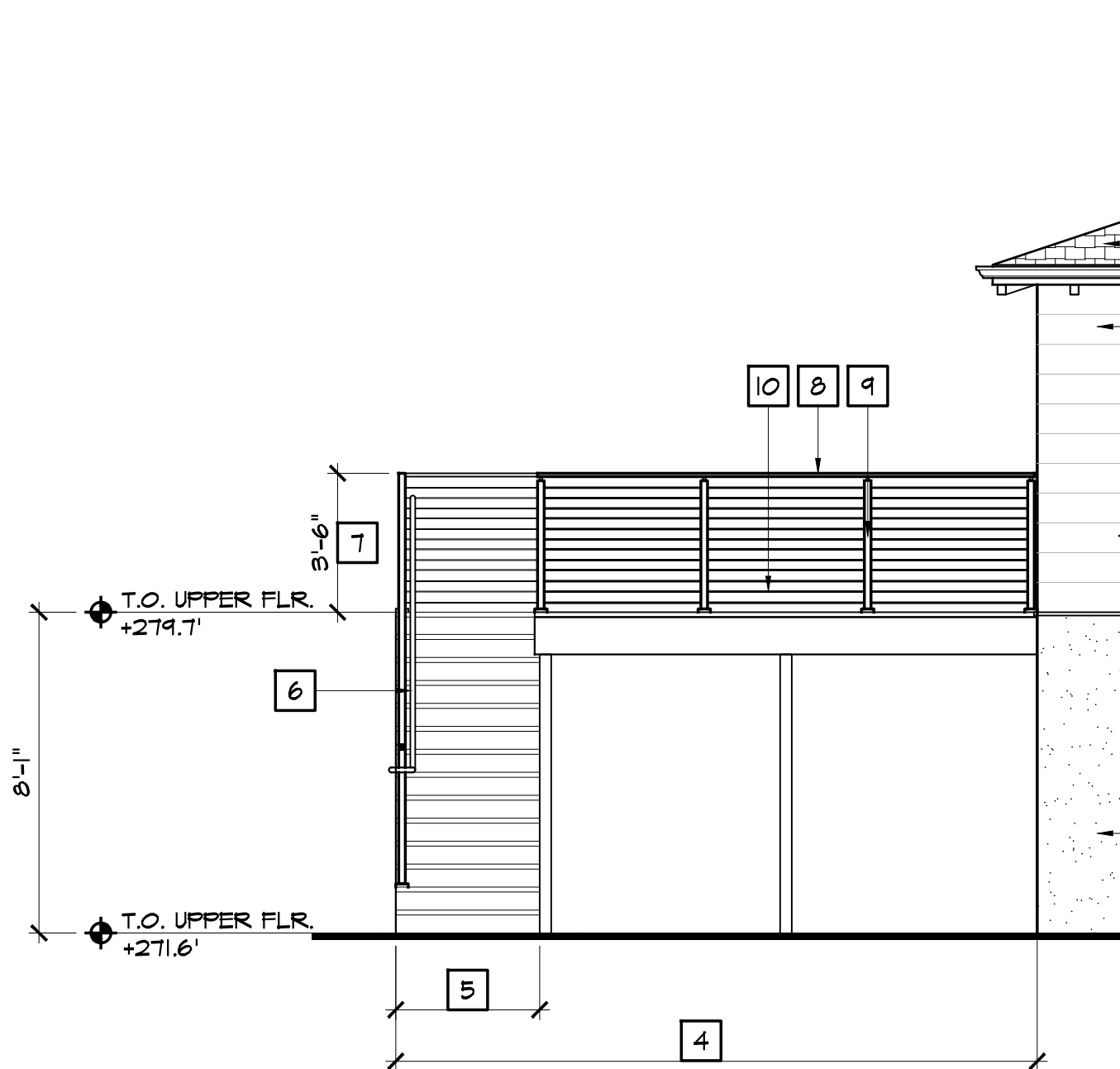
8 EXISTING PARTIAL SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

KEY NOTES

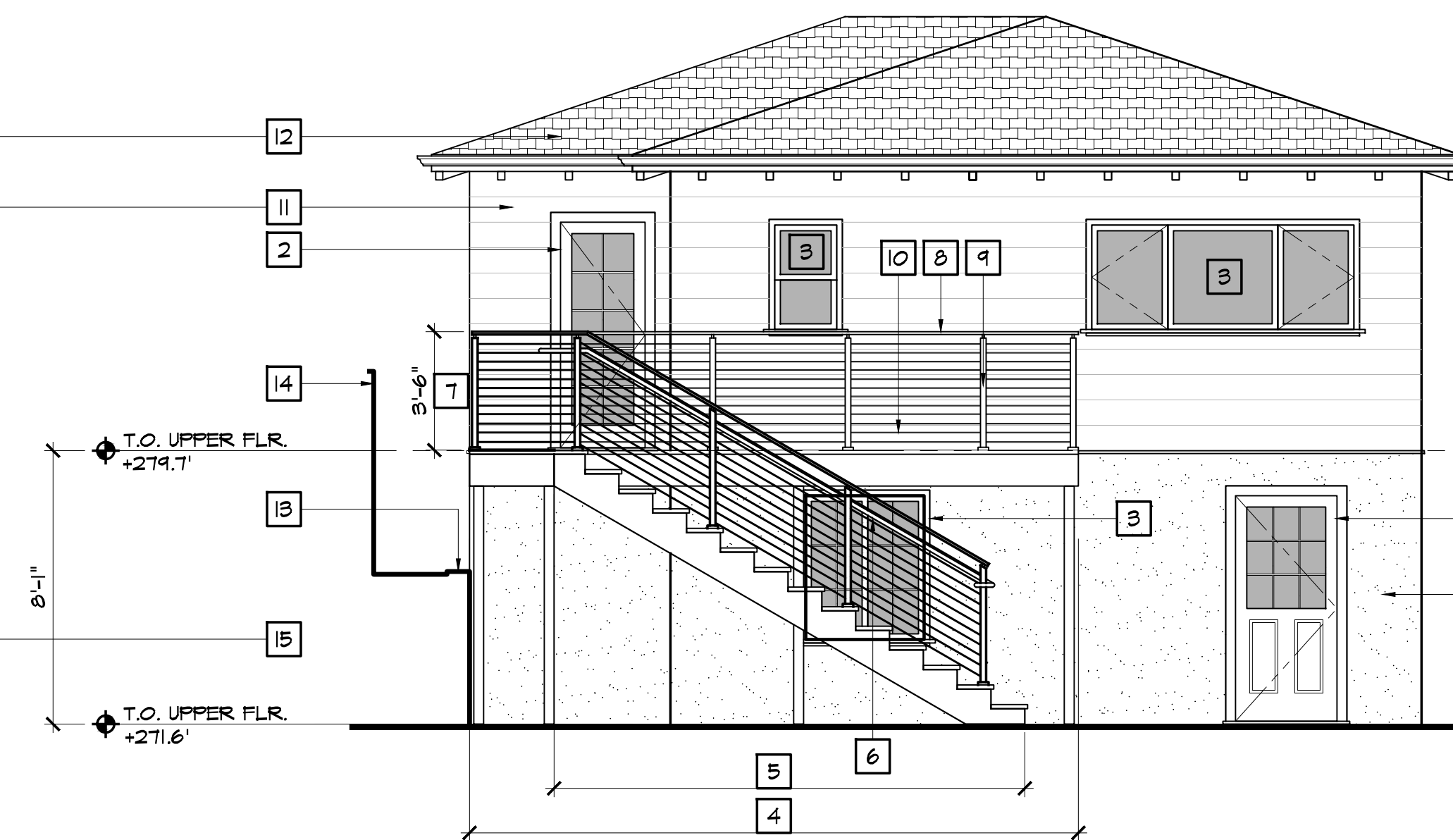
- 1 SHADED AREA DEPICTS PORTION OF RESIDENCE WHERE NO WORK WILL OCCUR.
- 2 EXISTING DOOR TO REMAIN.
- 3 EXISTING WINDOW TO REMAIN.
- 4 NEW 240 S.F. WOOD FRAMED DECK W/ "TIMBERTECH" 2X COMPOSITE DECKING IN "ANTIQUE LEATHER" COLOR. SEE 5/A2.1.
- 5 NEW WOOD FRAMED DECK ACCESS STAIR (TIMBERTECH TREADS).
- 6 NEW STAIR HANDRAIL.
- 7 NEW 42" GUARDRAIL (WWW.VIEWRAIL.COM).
- 8 1X2 STEEL (BLACK) HORIZONTAL TOP RAIL.
- 9 2X2 STEEL (BLACK) SUPPORT RAIL.
- 10 1/2" Ø S.S. HORIZONTAL MEMBERS @ 4" O.C.
- 11 EXISTING WOOD SIDING TO REMAIN - NO CHANGE IN COLOR/FINISH.
- 12 EXISTING ASPHALT ROOF TO REMAIN - NO CHANGE IN COLOR/FINISH.
- 13 LINE OF (E) RETAINING WALL TO REMAIN.
- 14 LINE OF (E) 6'-0" TALL WOOD FENCE TO REMAIN.
- 15 EXISTING CEMENT PLASTER TO REMAIN - NO CHANGE IN COLOR/FINISH.
- 16 EXISTING JULIET BALCONY AND SUPPORTS TO BE REMOVED.



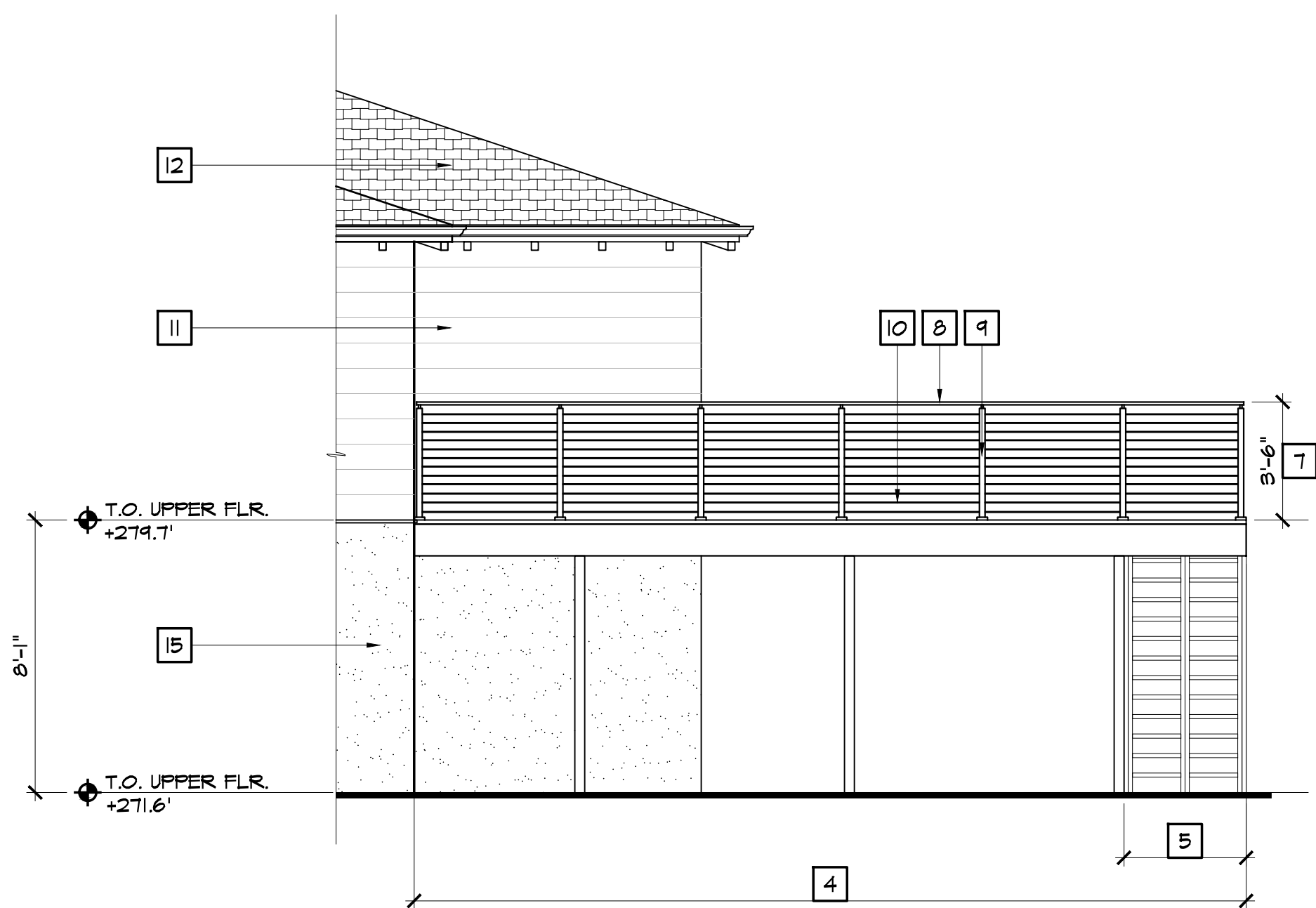
5 TIMBERTECH SAMPLE  
SCALE: N.T.S.



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



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



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



KF CONSTRUCTION  
KEVIN FLANDERS, OWNER  
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SALINAS, CA 93908  
PH: (831) 236-6871  
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REAR YARD DECK ADDITION  
FOREST ROAD 3 S OF 7TH  
CARMEL-BY-THE-SEA, CA 93923

PRINT DATE:  
DRAWN BY:  
CHECKED BY:  
SET ISSUED:  
5/20/24 PLANNING SUBMITTAL SET  
7/12/2024 PLANNING REVISION

PROPOSED DECK PLAN & ELEV.

A2.1

Approved 9/6/2024  
DS 24145 (Olson)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Assistant Planner