



## 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 24172

**Owner Name:** MONTGOMERY GEORGE F II & DEBORAH HORAN TRS

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

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

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

**Project Location:** Camino Real 10NE 4th

**APN #:** 010232027000

**BLOCK/LOT:** LL/ALL LOT 22

**Applicant:** Bradley Green

**Project Description:** This approval of Design Study (DS 24172) authorizes alterations to an existing single-family residence located at Camino Real 10NE 4th in the Single-Family Residential (R-1) District, APN: 010-232-027-000. The alterations approved under this Design Study include: 1. Replacing one door to a wooden Dutch door, 2. Replacing four windows in kind. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Bradley Green Designer 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 24172 (Montgomery)

**Location:** Camino Real 10NE 4th; 010-232-027-000

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

### Project Description:

**DS 24172 (Montgomery)** authorizes amendments to previously approved Design Study Applications (DS 24172, Montgomery) located at Camino Real 10NE 4th in the Single-Family (R-1) District. APN: 010-232-027-000.

The proposed changes include:

- Replace one door to a wooden Dutch door and replacing four windows in kind.

### FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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.

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).

<b><u>CMC 17.58.060.B Findings for Design Review Approval</u></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.	✓	

### Additional Staff Analysis/Discussion:

No additional staff analysis.

### ENVIRONMENTAL REVIEW

The California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, 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.

**Finding:** 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.

**Additional Staff Analysis/Discussion:** The project consists of replacing one door to a wooden Dutch door and replacing four windows in kind.

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<p><b>Authorization.</b> This approval of Design Study (DS 24172) authorizes alterations to an existing single-family residence located at Camino Real 1ONE 4th in the Single-Family Residential (R-1) District, APN: 010-232-027-000. The alterations approved under this Design Study include:</p> <ul style="list-style-type: none"> <li>1. Replacing one door to a wooden Dutch door,</li> <li>2. Replacing four windows in kind.</li> </ul> <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Bradley Green Designer 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>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>
6.	<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</p>

	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.
7.	<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 <a href="http://USANorth811.org">USANorth811.org</a> for more information)
8.	<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>	
9.	<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.
10.	<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</li> </ul>

	<p>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>
11.	<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>
<b>Special Conditions</b>	
12.	<p><b>Notice of Authorized Work.</b> The applicant shall obtain a Notice of Authorized Work from the Planning Department prior to commencement of work.</p>

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

## GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:  
 - CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5  
 - CBC - CALIFORNIA BUILDING CODE, PART 2, VOL 1 § 2  
 - CEC - CALIFORNIA ELECTRICAL CODE, PART 3  
 - CMC - CALIFORNIA MECHANICAL CODE, PART 4  
 - CPC - CALIFORNIA PLUMBING CODE, PART 5  
 - CECN - CALIFORNIA ENERGY CODE, PART 6  
 - CFC - CALIFORNIA FIRE CODE, PART 9  
 - CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10  
 - CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART II

THIS PROJECT SHALL ADDITIONALLY COMPLY WITH APPLICABLE CODES AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY:  
 - CARMEL-BY-THE-SEA MUNICIPAL CODE (LATEST EDITION ADOPTED JULY 2023)

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

**ADDRESS IDENTIFICATION:**  
 PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY.  
 ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.  
 ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS.  
 NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

## ABBREVIATIONS

A.B.	ANCHOR BOLT	FX	FIXED	PR.	PAIR
A.C.	ARMATURE CONCRETE				RETURN AIR
A/C	AIR CONDITIONING	GA	GAUGE	R.A.	RADIUS
ALUM.	ALUMINUM	GALV.	GALVANIZED	RD.	ROUND
ALUM.	ALUMINUM	GR.	GROUND FAULT INTERRUPTER	REC.	RECESSED
ARCH.	ARCHITECTURAL	GL.	GLASS	REF.	REFRIGERATOR
ANOD.	ANODIZED	GND.	GND	RES.	REINFORCING
ASPH.	ASPHALT	GYP. BD.	GYPSUM BOARD	RES.	RESILIENT
BAL.	BOARD	H.C.	HOLLOW CORE	R.H.	ROOM
BLDG.	BUILDING	H.D.	HOLD DOWN	R.O.C.	ROUND OPENING
BLOCK.	BLOCKING	HDR.	HDR	REQ.	REQUIRED
BOTT.	BOTTOM	HOND.	HARDWOOD	RNU.	RIGHT OF WAY
CAB.	CABINET	HORZ.	HORIZONTAL	RWD.	REMOVED
CEM.	CEMENT	HT.	HEIGHT	R.W.L.	RADIANT WATER LEADER
C.T.	CERAMIC TILE	H.B.	HOSE BIBB	SCHED.	SCHEDULE
CUR.	CLEAR	HTC.	HIGH	S.C.	SOLID CORE
CUST.	CLOSET	HVAC.	HEATING VENTILATION &	SECT.	SECTION
CUT.	CUTTING	HU.	AIR CONDITIONING	S.F.	SQUARE FOOT/FEET
CONC.	CONCRETE	I.D.	HOT WATER	SH.	SINGLE HUNG
C.M.U.	CONCRETE MASONRY UNIT	INS.	INDUCTION	SHR.	SHOWER
C.O.	CLEAN OUT	INT.	INTERIOR	SM.	SMALL
CON.	CONNECTION	J.B.	JUNCTION BOX	SLD.	SLIDING
CONST.	CONSTRUCTION	JST.	JOIST	SLD. GL. DO.	SLIDING GLASS DOOR
CONT.	CONTAIN	KIT.	KITCHEN	SP.	SHLF. AND POLE
COLD.	COLD WATER	KP.	KICKER POST	SP.ECS.	SPECIFICATIONS
DBL.	DOUBLE	K.S.	KING STUD	SQ.	SQUARE
DET.	DETAIL	LAY.	LAVATORIES	SQ.FT.	SQUARE FEET
DF.	DOUGLAS FIR	LIN.	LINEN	STD.	STANDARD
DR.	DRIVER	LT.	LIGHT	STL.	STEEL
DM.	DIMENSION	MAT.	MATERIAL	STRUCT.	STRUCTURAL
D.S.	DOWNSPOUT	MAX.	MAXIMUM	S.D.D.	SEE STRUCTURAL DRAWINGS
DW.	DRINKER	MAT.	MATERIAL	SS.	STRUCTURAL STEEL
DWG.	DRAWING	MAX.	MAXIMUM	SYM.	SYMMETRICAL
E.A.	EACH	MCH.	MACHICAL	T.B.	TOE BAR
ELEC.	ELECTRICAL	M.D.	MEDICINE CABINET	TEL.	TELEPHONE
ELEV.	ELEVATION	M.H.	MICROHABITATION	TEMP.	TEMPERED
ENC.	ENCLOSURE	M.I.	MICROSTRUCTURE	THRESH.	THRESHOLD
EXH.	EXHAUST	MISC.	MISCELLANEOUS	TIG.	TONGUE & GROOVE
EXP.	EXPANSION	MTD.	MONTED	T.O.F.	TOP OF FOOTING
EXT.	EXTING.	N.C.	NEUTRAL	T.O.P.	TOP OF PLATE
(E)	EXISTING	N.C.	NOT CONTRACT	T.O.S.	TOP OF SLAB
EXT.	EXTERIOR	N.C.	NOT NUMBER	T.O.W.	TOP OF WALL
FIBRL.	FIBERGLASS	N.C.	NOT TO SCALE	TP.	TOILET PAPER
FIR.	FIRING IRON	O.C.	OVER	TP.Y.	TOPICAL
FND.	FOUNDATION	O.C.	OUTSIDE CENTER	UNO.	UNLESS NOTED OTHERWISE
F.R.A.	FIRM FLOOR	O.F.S.	OUTSIDE FACE OF STUD	VERT.	VERTICAL
F.R.	FLOOR	OPP.	OPPOSITE	W.	WITH
F.R.C.	FLUORESCENT	O.D.	OUTSIDE DIAMETER	W.C.	WALK-IN CLOSET
F.O.C.	FACE OF STUD	P.L.	PLATE	UD.	WOOD
F.R. DR.	FRENCH DOOR	P.L.A.	PLASTER	UDU.	WOOD
F.R.	FOOTING	P.L.Y.	PLYWOOD	U/W.	WITH OUT
FTG.	FOOTING	P.N.	PANEL	UMP.	WATERPROOF
					WELDED WIRE FABRIC

## PROJECT DIRECTORY

### OWNERS

GEORGE AND DEBBIE MONTGOMERY  
CAMINO REAL 1ONE 4TH  
CARMEL, CALIFORNIA 93921

### CONTRACTOR

JUSTIN HASTINGS (HASTINGS CONSTRUCTION INC.)  
11 THOMAS OWENS WAY, SUITE 201  
MONTEREY, CALIFORNIA 93940  
1-(831)-620-0920  
justin@hastingsconstruction.com

### INTERIOR DESIGNER

CHRISTIAN HUEBNER  
1325 HOWARD AVE SUITE 320  
BURLINGAME, CALIFORNIA 94010  
1-(650)-558-8700  
cmhuebner@huebnerinteriors.com

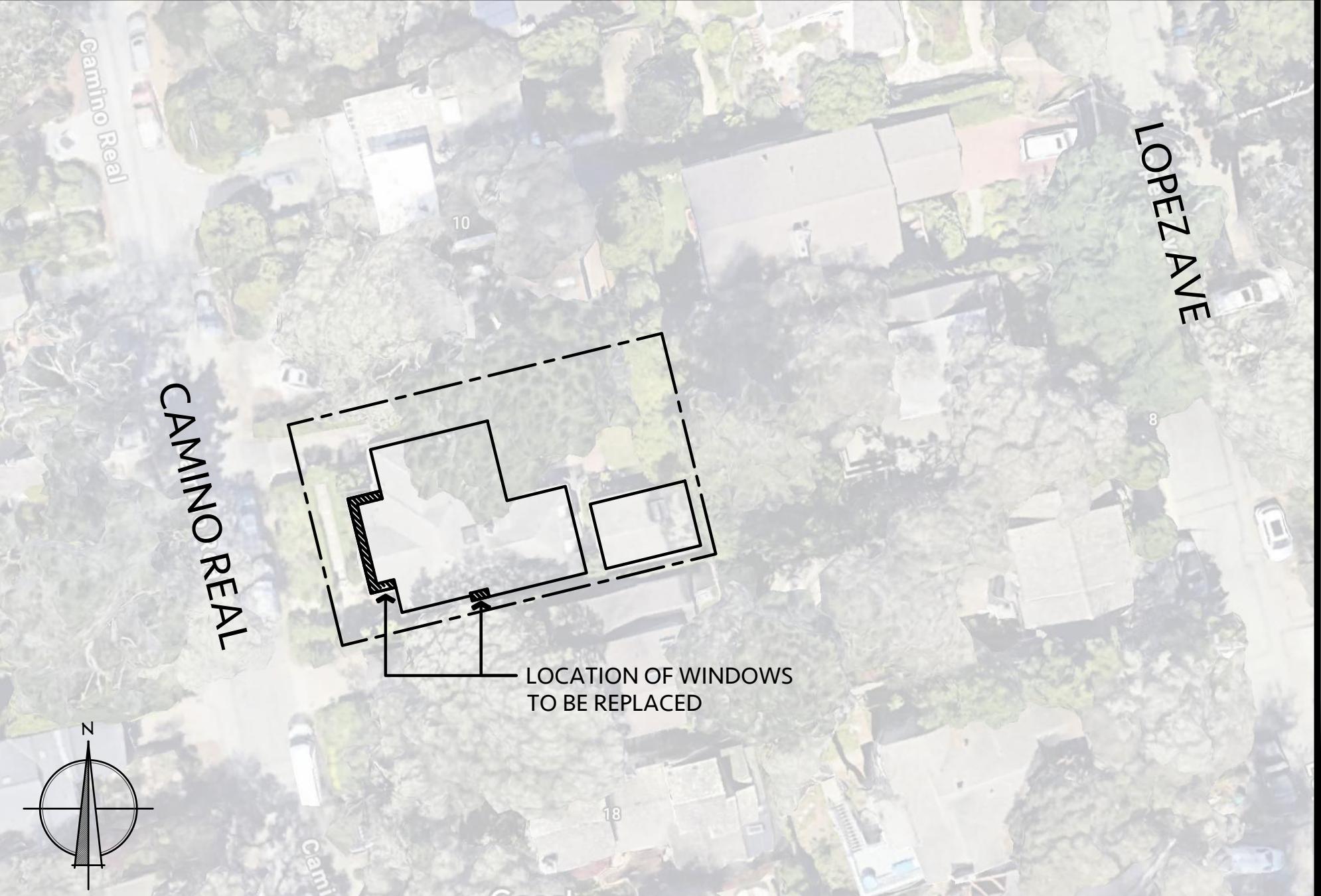
### APPLICANT

BRADLEY GREEN (HASTINGS CONSTRUCTION INC.)  
11 THOMAS OWENS WAY, SUITE 201  
MONTEREY, CALIFORNIA 93940  
1-(831)-620-0920 ex. 708  
bradley@hastingsconstruction.com

### VIEW OF PROPERTY



### PROPERTY LOCATION



## DRAWING INDEX

### GENERAL

T1 Title Sheet

### ARCHITECTURAL

- A1 Existing Site Plan
- A2 Existing and Demolition Floor Plan
- Proposed Floor Plan
- A3 Existing Elevations
- Proposed Elevations

### SCOPE OF WORK

Exterior replacement of 4 windows and 1 entry door with 2 sidelights.

### PROJECT DATA

#### LOT DATA:

Project Address: Camino Real 1ONE 4th  
Carmel-by-the-Sea, California, 93921

APN: 010-232-027-000

Zoning: R-1

Built: 1920

Parcel Size: 6,000 SF

#### BUILDING CODE DATA:

Occupancy: R-3

Construction Type: VB

Fire Sprinklers: No

#### AREA:

##### Existing Floor Area:

1691 sq. ft.

Studio: 384 sq. ft.

TOTAL BASE FLOOR AREA: 2075 sq. ft.

Note: No changes to existing floor area proposed. 2460 sq. ft. maximum base floor area allowed.

#### SITE COVERAGE:

Parcel Size: 6000 sq. ft. (0.14 AC)

##### Existing Coverage:

365 sq. ft.

Walkways: 135 sq. ft.

Driveway: 99 sq. ft.

##### EXISTING TOTAL SITE COVERAGE:

599 sq. ft.

Note: No proposed changes to site coverage and no additional building footage added as part of scope.

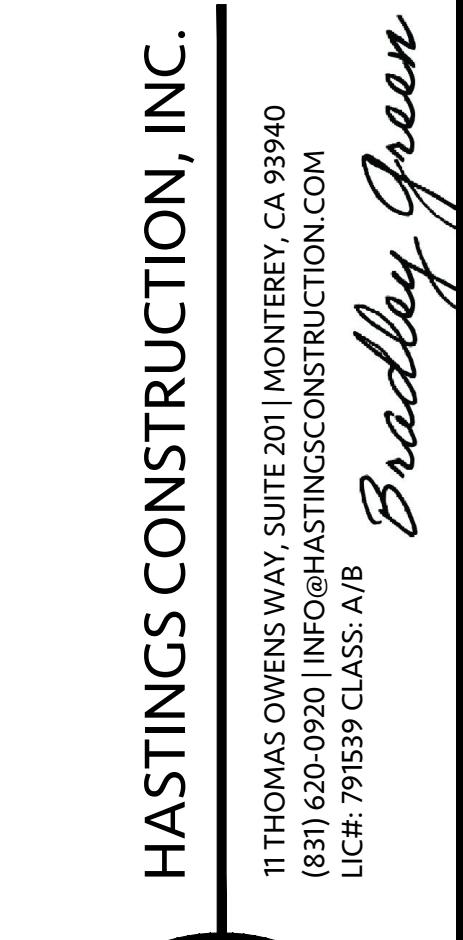
#### SETBACKS & HEIGHT:

Note: No changes proposed to existing footprint, existing building height and existing setbacks.

#### TREE REMOVAL AND/OR PRUNING:

Note: All existing trees and large shrubs to be preserved.

Revision/Issue	Date

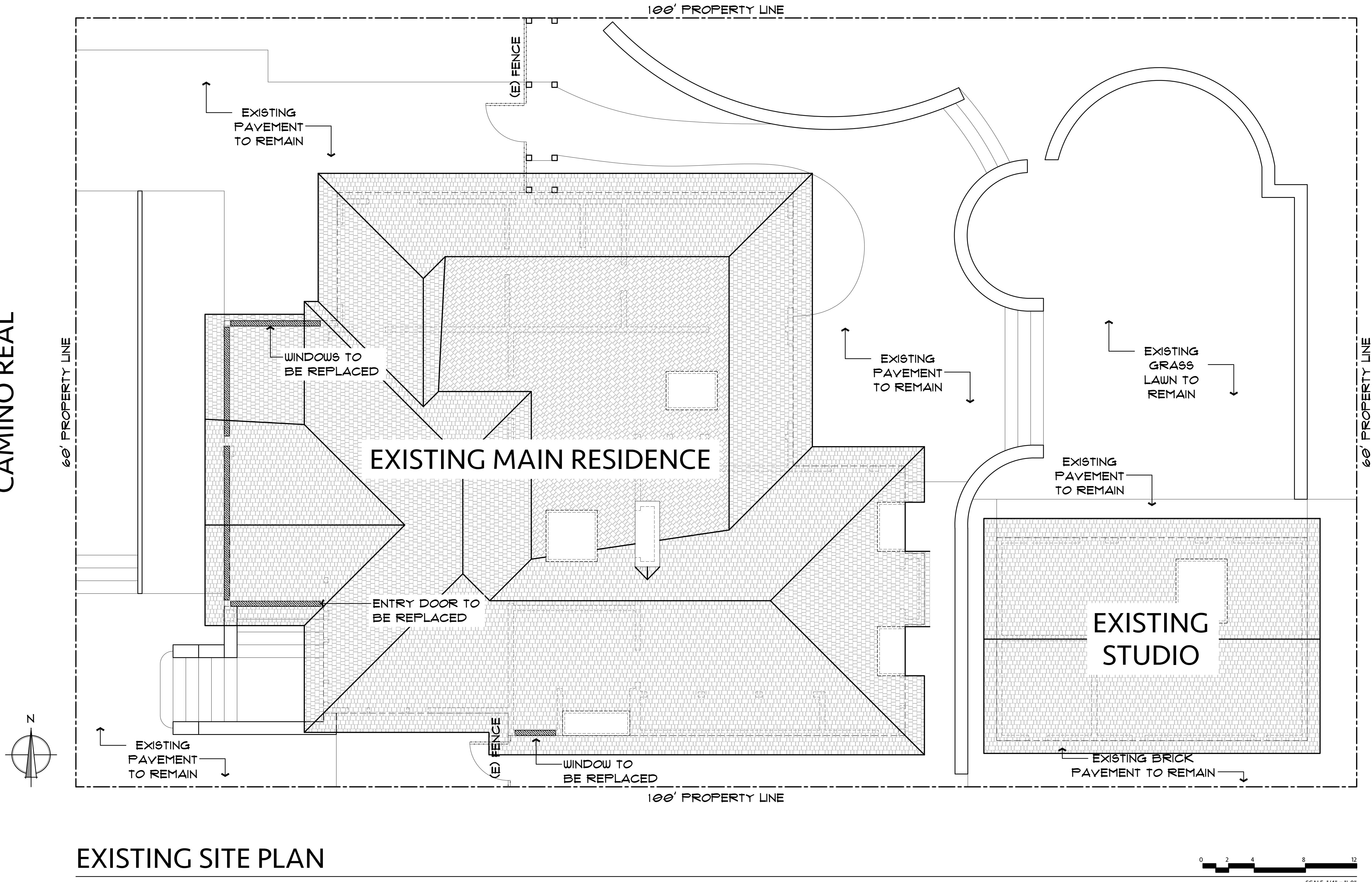


Project: HC-24024	Sheet No.
Date: 8.26.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

**T1**

Drawing Title: EXISTING, DEMOLITION & PROPOSED FLOOR PLANS  
Job Title: CAMINO REAL - HEUBNER  
Project Address & APN: CAMINO REAL 1ONE 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921  
APN: 010-232-027-000

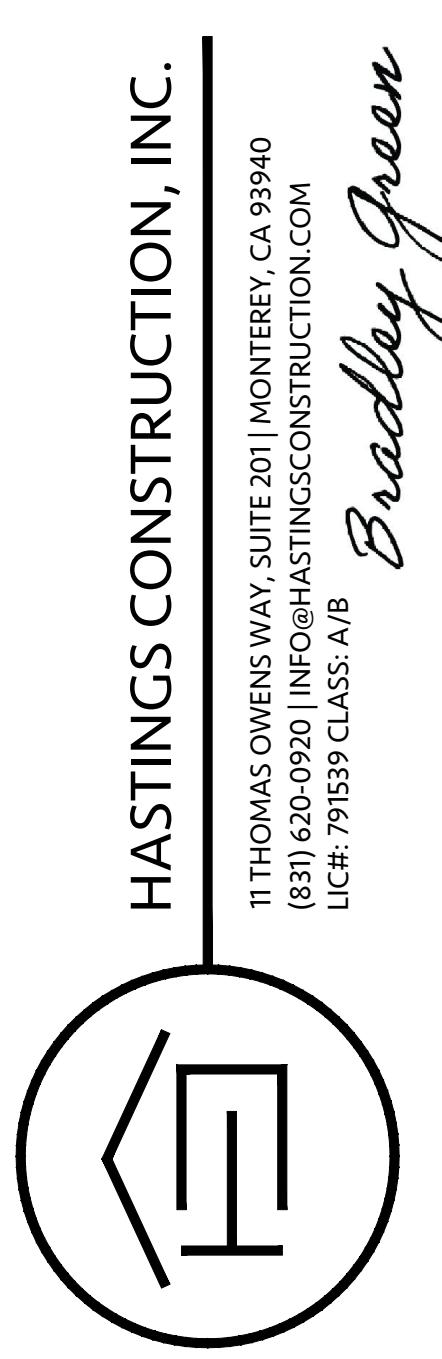
# CAMINO REAL



THESE PLANS ARE INTENDED ONLY FOR THE USE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REUSED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

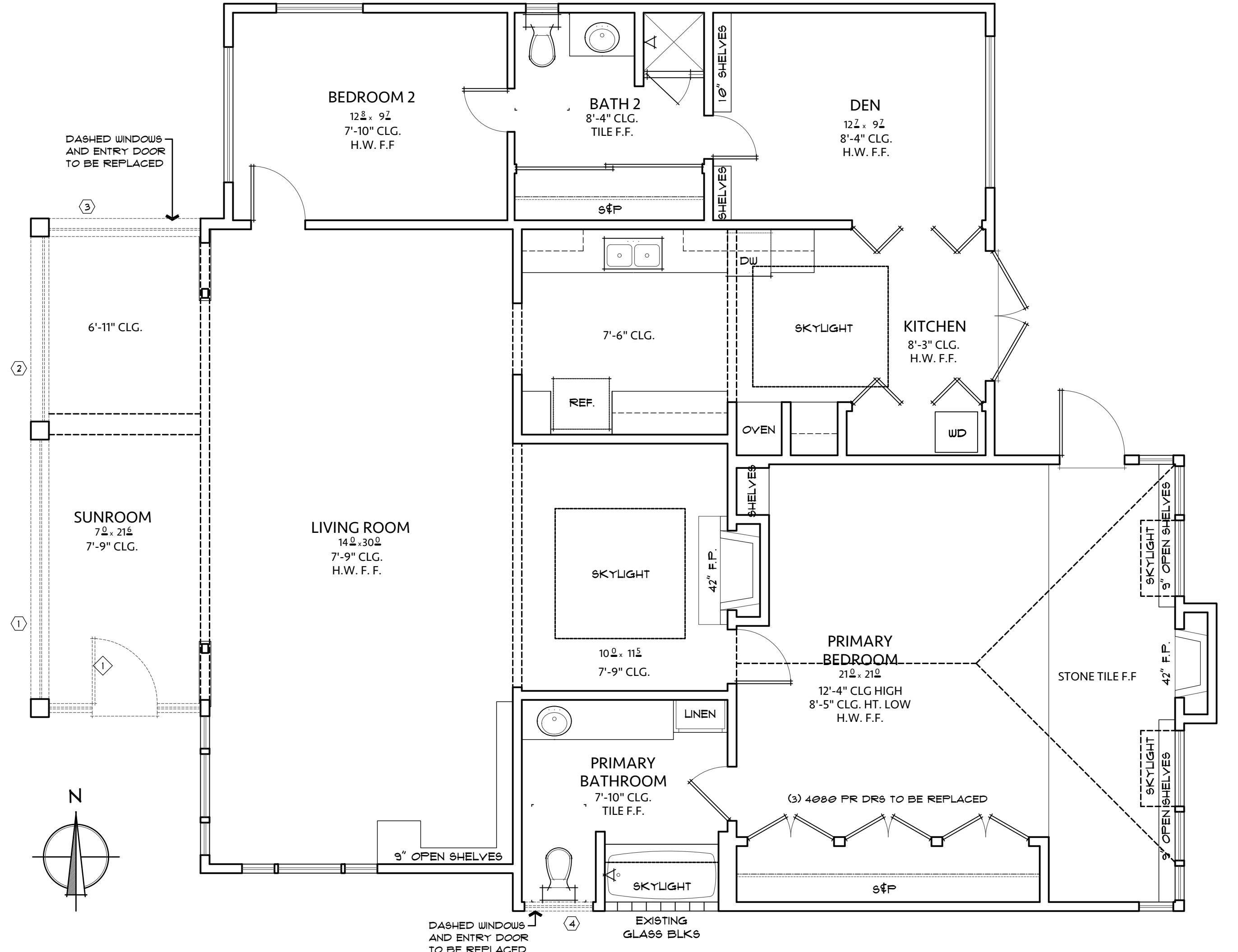
Project:	HC-24024	Sheet No.
Date:	8.26.2024	
Drawn By:	BGREEN	
Scale:	1/4" = 1'-0"	
	A1	

Drawing Title: EXISTING SITE PLAN  
 Job Title: CAMINO REAL - HEUBNER  
 Project Address & APN:  
 CAMINO REAL 10NE OF 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921  
 APN: 010-232-027-000



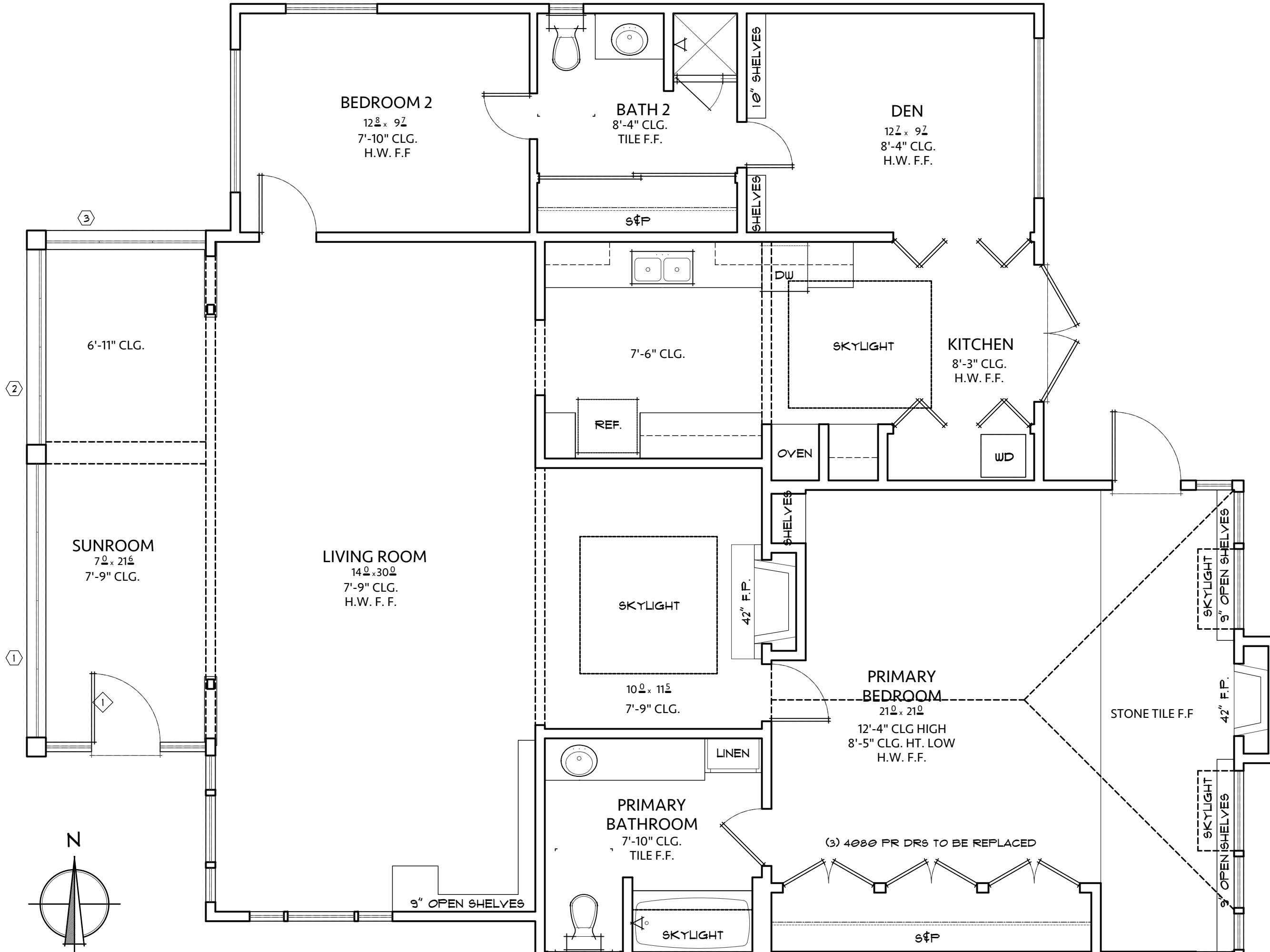
Revision/Issue	Date

Revision/Issue	Date
1	DS 24-172 - RVW LTR
	07/16/24



EXISTING & DEMOLITION FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

EXISTING DOOR SCHEDULE

DOOR NUMBER	SIZE		DOOR MATERIAL	HANDLING	GLAZING NOTES	ADDITIONAL NOTES
	WIDTH	HEIGHT				
①	3'-0"	6'-8"	WOOD	LH	TEMPERED	3068 DOOR WITH (2) 2068 SIDELITES

ABBREVIATIONS:

RH = RIGHT HAND SWING  
RHR = LEFT HAND REVERSE SWING  
LH = LEFT HAND SWING  
LHR = LEFT HAND REVERSE SWING

FR = FRENCH SWING (GLAZING)  
PR = PAIR (OS = out-swing / IS = in-swing)  
SL = SLIDING  
SECT = SECTIONAL

PKT = POCKET  
X = OPERABLE PANEL  
O = FIXED PANEL

PROPOSED DOOR SCHEDULE

DOOR NUMBER	SIZE		DOOR MATERIAL	HANDLING	GLAZING NOTES	ADDITIONAL NOTES
	WIDTH	HEIGHT				
①	3'-0"	6'-8"	WOOD	LH	TEMPERED	ROGUE VALLEY - MODEL 4482 DUTCH DOOR W/ (2) MODEL 4703 20" WIDE SIDE LITES

**ROGUE VALLEY**  
*Door*



EXISTING WINDOW SCHEDULE

WINDOW NUMBER	SIZE			TYPE	GLAZING NOTES	ADDITIONAL NOTES
	WIDTH	HEIGHT	HEADER			
①	11'-11"	4'-9 1/4"	7'-0"	DS	SINGLE PANE	
②	8'-7"	4'-7"	7'-0"	SL	SINGLE PANE	
③	6'-9"	4'-6"	7'-0"	DS	SINGLE PANE	
④	3'-2"	3'-7"	7'-0"	DBL CSMT	SINGLE PANE	

ABBREVIATIONS:

AWN = AWNING  
CSMT = CASEMENT  
DS = DIRECT SET (PICTURE)  
FX = FIXED

HOP = HOPPER  
SH = SINGLE HUNG  
DH = DOUBLE HUNG  
SL = SLIDER

TRSM= TRANSOM  
X = OPERABLE PANEL  
O = FIXED PANEL

PROPOSED WINDOW SCHEDULE

WINDOW NUMBER	SIZE			TYPE	GLAZING NOTES	ADDITIONAL NOTES
	WIDTH	HEIGHT	HEADER			
①	11'-11"	4'-9 1/4"	7'-0"	XOOX - CSMT	TEMPERED DUAL PANE	KOLBE WOOD HERITAGE RECTANGLE W/ PERFORMANCE DIVIDED LITES
②	8'-7"	4'-7"	7'-0"	XOOX - CSMT	TEMPERED DUAL PANE	KOLBE WOOD HERITAGE RECTANGLE W/ PERFORMANCE DIVIDED LITES
③	6'-9"	4'-6"	7'-0"	XOOX - CSMT	TEMPERED DUAL PANE	KOLBE WOOD HERITAGE RECTANGLE W/ PERFORMANCE DIVIDED LITES
④	3'-2"	3'-7"	7'-0"	AWN	DUAL PANE	KOLBE WOOD HERITAGE RECTANGLE

ABBREVIATIONS:

AWN = AWNING  
CSMT = CASEMENT  
DS = DIRECT SET (PICTURE)  
FX = FIXED

HOP = HOPPER  
SH = SINGLE HUNG  
DH = DOUBLE HUNG  
SL = SLIDER

TRSM= TRANSOM  
X = OPERABLE PANEL  
O = FIXED PANEL



Drawing Title: EXISTING, DEMOLITION & PROPOSED FLOOR PLANS  
Job Title: CAMINO REAL - HEUBNER  
Project Address: 824 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921  
APN: 010-232-027-000

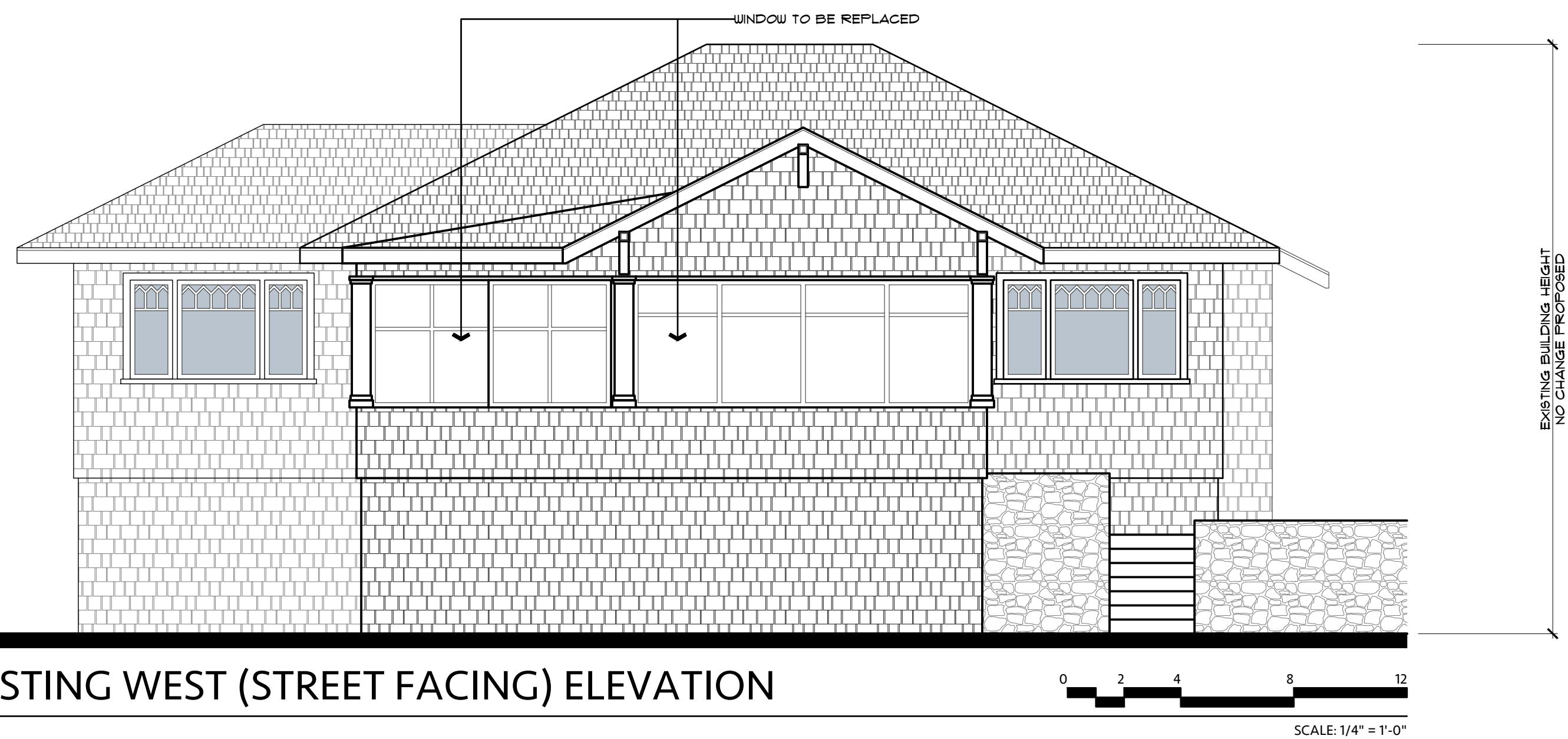
Project Address: 824 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921  
APN: 010-232-027-000

HASTINGS CONSTRUCTION, INC.  
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM  
LIC# 791539 CLASS: A/B  
Bradley Green

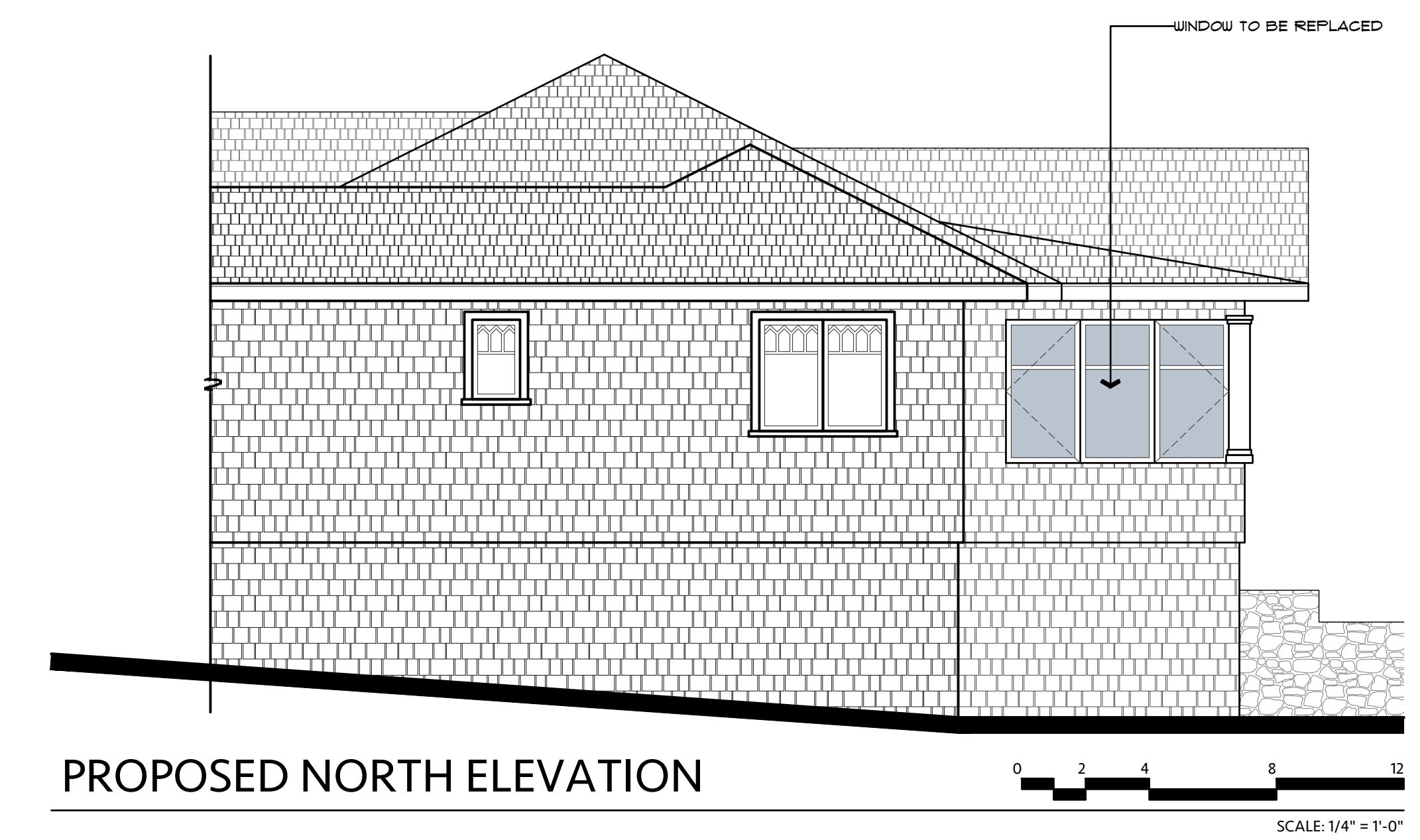
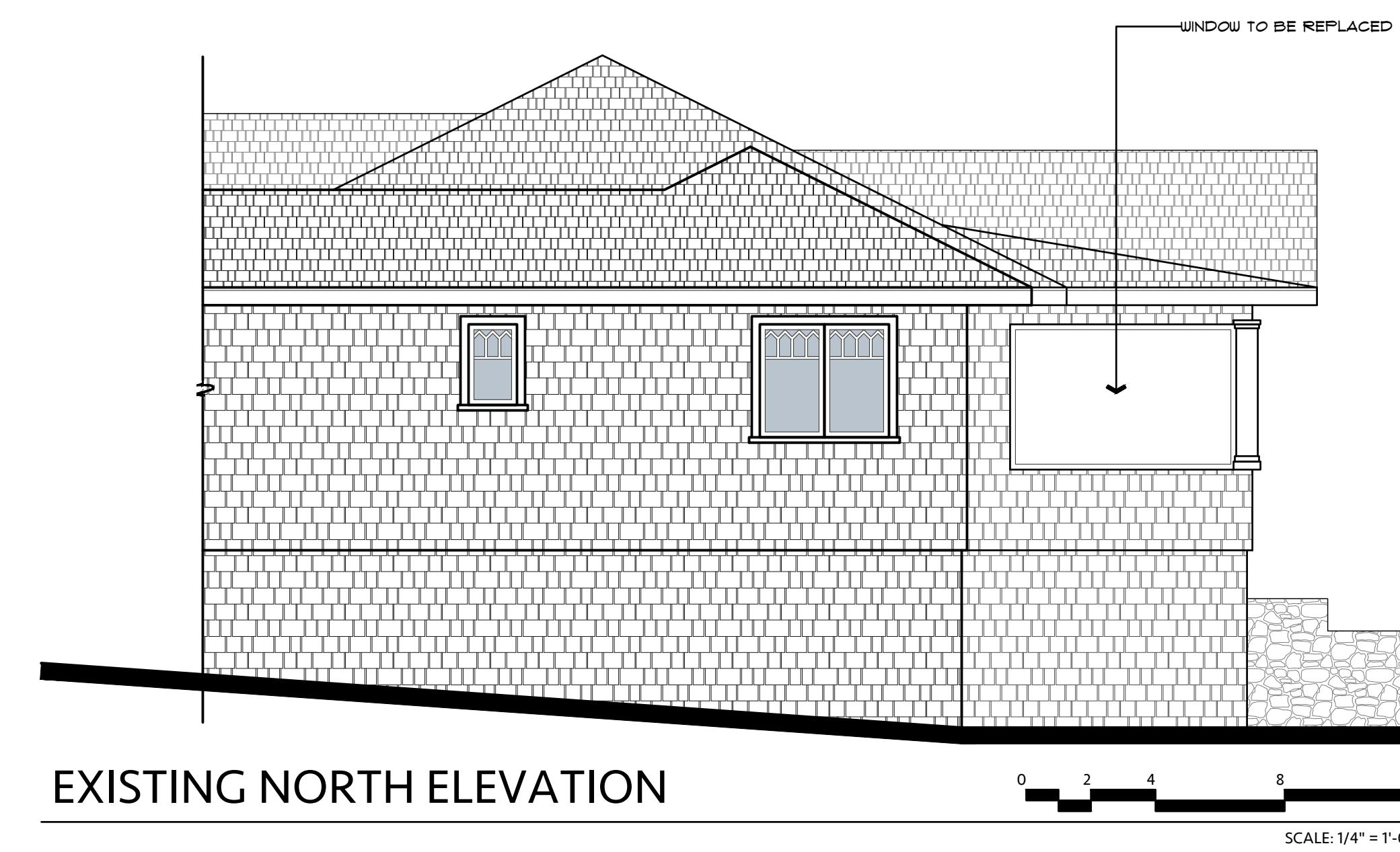
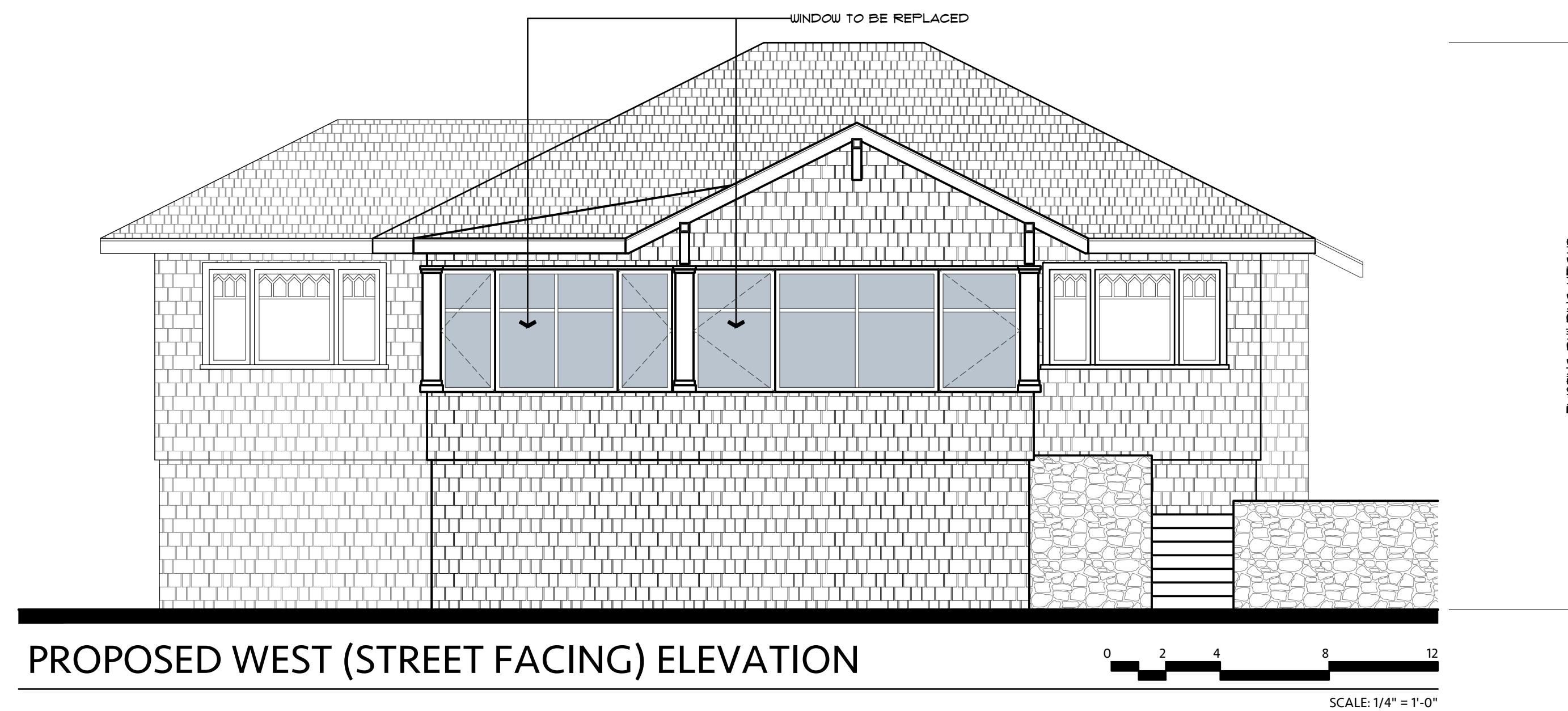
Project: HC-24024  
Date: 8.26.2024  
Drawn By: BGREEN  
Scale: 1/4" = 1'-0"  
Sheet No.: A2

Project: HC-24024  
Date: 8.26.2024  
Drawn By: BGREEN  
Scale: 1/4" = 1'-0"

## EXISTING



## PROPOSED

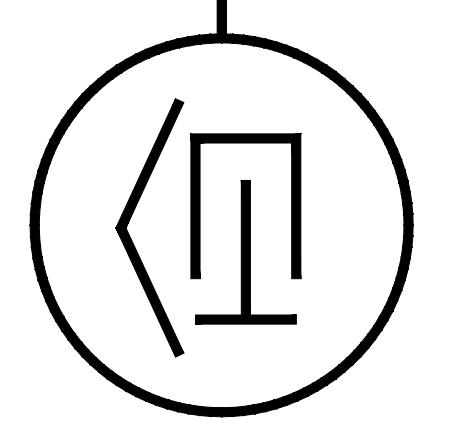


Revision/Issue	Date

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Drawing Title:	ROOF PLAN
Job Title:	CAMINO REAL - HEUBNER
Project Address & APN:	CAMINO REAL 10NE OF 4TH, CARMEL-BY-THE-SEA, CALIFORNIA 93921 APN: 010-232-027-000

Project:	HC-24024
Date:	8.26.2024
Drawn By:	BGREEN
Scale:	1/4" = 1'-0"

Sheet No.  
A3