



City of Carmel-by-the-Sea
COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

February 28, 2025

Patrick LeMaster
3771 Rio Rd,
Carmel-By-The-Sea, CA 93923

Via Email and DocuSign: patrick@lxdesignstudio.com

Subject: HRB After Action Letter, and Project Approval Letter
Design Study Application: DS 24202 (Scherer)
SW corner of Lincoln and 10th Ave
APN: 010-182-014-000

Dear Mr. Solomon,

The Historic Resources Board voted to issue a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Design Study application DS 24202 (Scherer) on February 24, 2025. Staff has enclosed a copy of the Resolution. This Determination by the Historic Resources Board is subject to a 10-working day appeal period. The appeal period ended at 5:00 p.m. on Monday, March 10, 2025 without any appeals.

Additionally, Planning Staff has reviewed and has issued an approval of DS 24202 (Scherer), subject to the enclosed conditions of approval. This approval is subject to a 10-calendar day appeal period which commences the day that the Notice of Approval (enclosed) is posted on-site. Please post the Notice of Approval in a conspicuous location where trespass by the public is not required and email a photograph of the posted Notice and the signed Affidavit of Posting (enclosed) to jolander@ci.carmel.ca.us. The Conditions of Approval (enclosed) must be signed and emailed to jolander@ci.carmel.ca.us, or signed via DocuSign prior to issuance of a Building Permit.

If you have any questions regarding the next steps in the process, please do not hesitate to contact me at (831) 620-2027, or jolander@ci.carmel.ca.us. Building Permit Technician Sullivan Carey-Lang will be your point of contact during the building permit process. You may apply for your building permit online [here](#).

Sincerely,

DS 24202 (Scherer)
Historic Resources Board Decision and Approval of DS 24202 (Scherer)
February 28, 2025
Page 2



Jacob Olander
Associate Planner

Encl: Resolution 2025-002-HRB
Notice of Approval
Conditions of Approval
Affidavit of Posting
Approved Plans

CC: Amy Scherer, property owner, amyscheremp@yahoo.com

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-002-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR DESIGN STUDY APPLICATION 24202 (SHERER) FOR THE REPLACEMENT OF SIX NON-HISTORIC FENESTRATIONS AT THE HISTORIC "THIENES HOUSE" LOCATED AT THE SOUTHWEST CORNER OF LINCOLN STREET AND 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-182-014

WHEREAS, on July 3, 2024, Patrick LeMaster ("Applicant") submitted a Design Study application DS 24202 (Scherer) described herein as ("Application") on behalf of Amy Scherer ("Owner"); and

WHEREAS, the Application has been submitted for the property located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District (Block 114, Lot 1); and

WHEREAS, the project site contains the historic "Thienes House" listed on the Carmel Inventory of Historic Resources; and

WHEREAS, the proposed project involves the replacement of existing, non-historic vinyl windows in the dining room and kitchen with aluminum-clad wood windows, and the replacement of one non-historic door with an aluminum-clad wood window; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.040.A (Residential District Track One Design Review), exterior alterations and additions that do not increase the existing floor area by more than 10 percent are eligible for track one design review; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160 (Historic Evaluation Process for Major Alterations), a major alteration includes a substantial alteration as defined in CMC Section 17.70.030 and additions exceeding two percent of the existing floor area or volume; and

WHEREAS, in accordance with CMC Section 17.32.160.B, a determination of consistency for major alterations shall be prepared by a qualified professional; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase II Historic Assessment and made a determination of consistency with the Secretary's Standards; and

WHEREAS, Margaret Clovis found that the project components would not compromise the integrity of the historic resource or result in a substantial modification that would render the resource ineligible for continued listing on the Carmel Inventory of Historic Resources; and

WHEREAS, on February 14, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 24, 2025, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 14, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 21, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 24, 2025, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, 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; and

WHEREAS, pursuant to CEQA regulations, the Application is not a "project" pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby **ADOPT** a Determination of Consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for the replacement of non-historic fenestrations at the historic “Thienes House” located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-182-014-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of February 2025, by the following vote:

AYES: Dyar, Goodhue, Gualtieri, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 24202

Owner Name: SCHERER AMY Y TR

Case Planner: Jacob Olander, Associate Planner

Date Posted: _____

Date Approved: 02/24/2025

Project Location: s.w. corner of Lincoln and 10th ave

APN #: 010182014000 **BLOCK/LOT:** 114/ALL LOT 1

Applicant: Patrick LeMaster

Project Description: This approval of Design Study (DS 24202, Scherer) authorizes the replacement of non-historic fenestrations at the historic "Thienes House" located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District, APN: 010-182-014, as depicted in the plans drawn by Lx Design Studio, dated January 10, 2025, stamped approved February 24, 2025 and on file at the Community Planning and Building Department, 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.

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study (DS 24202, Scherer) authorizes the replacement of non-historic fenestrations at the historic "Thienes House" located at the southwest corner of Lincoln Street and 10th Avenue in the Single-Family Residential (R-1) District, APN: 010-182-014, as depicted in the plans drawn by Lx Design Studio, dated January 10, 2025, stamped approved February 24, 2025 and on file at the Community Planning and Building Department, unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the 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.	Permit Validity. 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 times, 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.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none">• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;• 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. 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.
6.	Service Laterals. 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

	<p>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>Utility Meter Locations. The placement of all utility meters shall be 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>Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.</p>
9.	<p>Exterior Revisions to Planning Approval Form. 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>Conflicts Between Planning Approvals and Construction Plans. 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 & 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>Exterior Lighting. 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> <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>
12.	<p>Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.</p>
13.	<p>Cultural Resources. 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.</p>
14.	<p>Truck Haul Route. 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.</p>
15.	<p>USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a</p>

	Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
16.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Conditions of Approval signed by the applicant and property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
17.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment 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.
Landscape Conditions	
18.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & 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: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. 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.
19.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
20.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <ul style="list-style-type: none">• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.• Excavation within 6 feet of a tree trunk is not permitted.• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree

	<p>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.</p> <ul style="list-style-type: none"> • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
21.	<p>Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, 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>Environmental Compliance Conditions</p>	
22.	<p>Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & 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>BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works</p>

	Departments a completed BMP Tracking form.
24.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
25.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & 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.
Special Conditions	
26.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
27.	Construction Management Plan. 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.

Acknowledgment and acceptance of conditions of approval:

Applicant Signature

Printed Name

Date

Property Owner Signature

Printed Name

Date



AFFIDAVIT OF POSTING

DECLARATION UNDER PENALTY OF PERJURY

APPLICATION#: Design Study 24202 Amy Scherer

APPLICANT: Patrick LeMaster

PROJECT LOCATION: s.w. corner of Lincoln and 10th ave

CASE PLANNER: Jacob Olander, Associate Planner

BLOCK 114 LOT(s) 1 APN 010182014000

I, _____, declare: I am a resident of the City of _____
_____, County of _____, State of _____. I am over the age of eighteen
(18) years. On the _____ day of _____ 2025, I posted the attached Public Notice in a conspicuous,
publicly-accessible location at the subject property.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

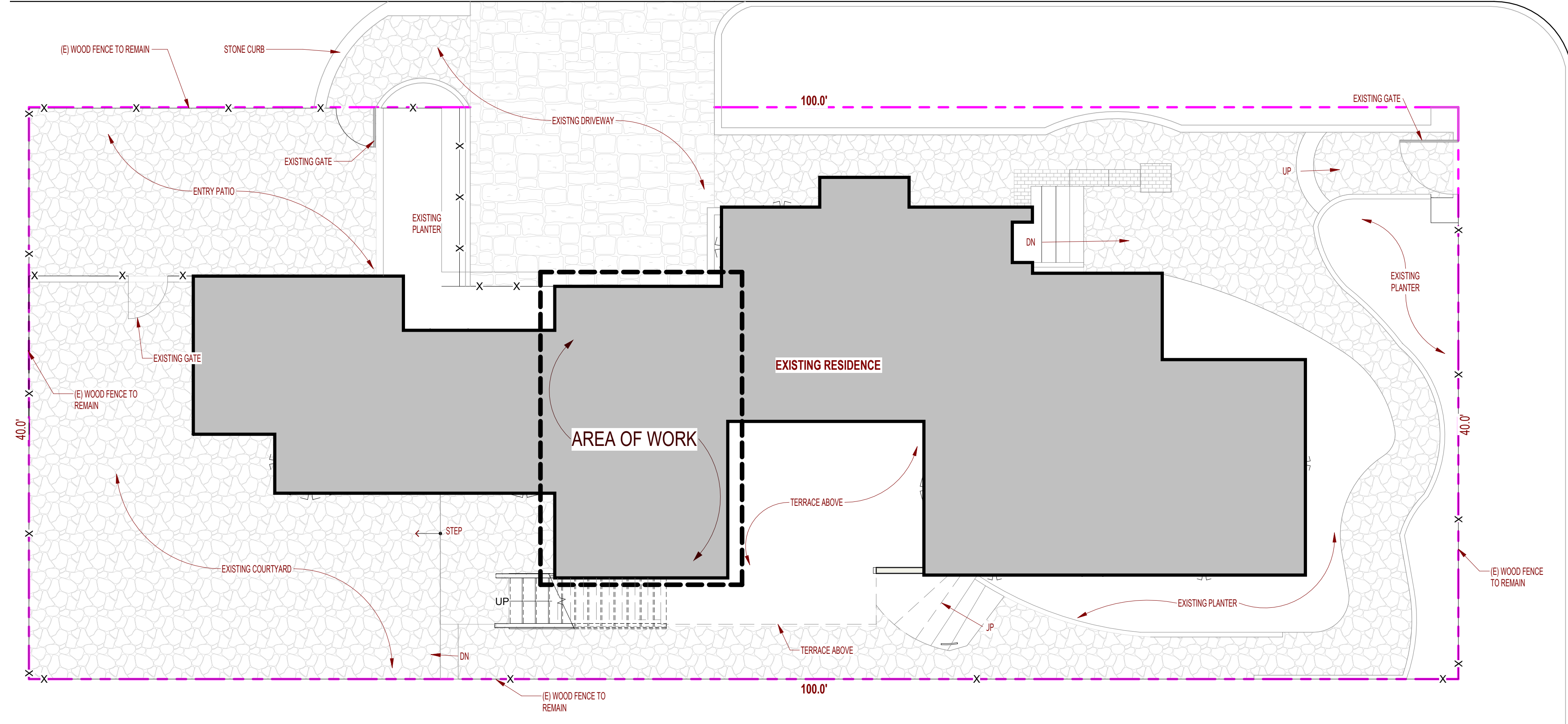
Declarant Print Name

Declarant Signature

Date

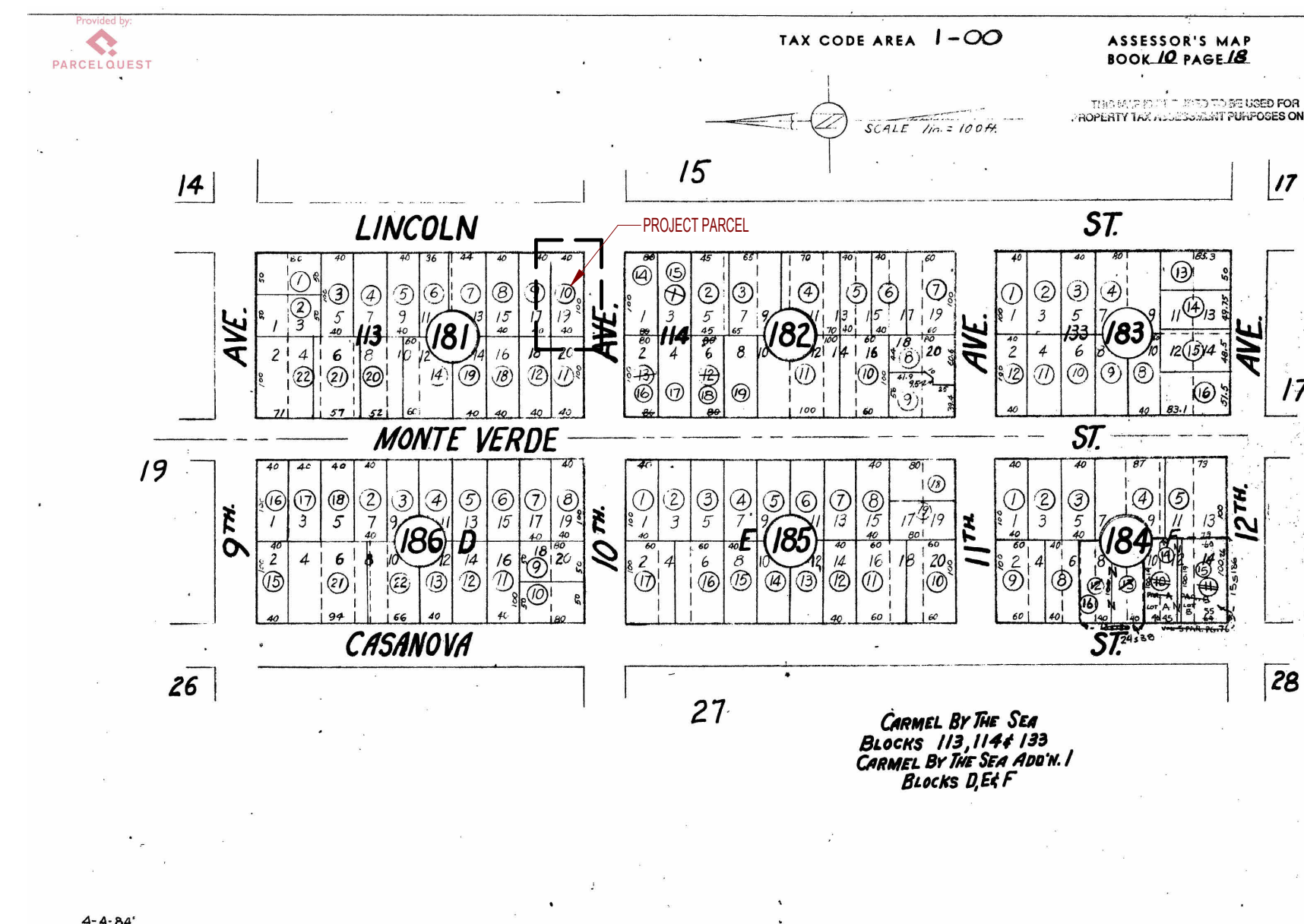
*Upon completion of the 10 - day appeal period, please return this form,
along with the Notice of Approval, to the case planner noted above.*

10TH AVE.



1 SITE - EXISTING
 3/16" = 1'-0"

PARCEL MAP



ARCHAEOLOGICAL & CULTURAL NOTE

ALL NEW CONSTRUCTION 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 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 EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AND DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

BUILDING CODE INFO

OCCUPANCY GROUP R-3 & U SINGLE FAMILY RESIDENTIAL / PRIVATE GARAGE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS

GRADING ESTIMATES

GRADING CUT	0 CU. YDS.
GRADING FILL	0 CU. YDS.
GRADING NET CUT OR FILL	0 CU. YDS.

MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC SEWER
TREES TO BE REMOVED	0

PROJECT TEAM

OWNER: AMY SCHERER
 S.W. Corner of Lincoln & 10th Ave
 Carmel-by-The-Sea, 93923

ARCHITECT: Lx Design Studio
 3771 Rio Road Suite 101 - A
 Carmel, Ca 93923
 Phone: 831-293-8691
 E-mail: patrick@lxdesignstudio.com
 Contact: Patrick LeMaster, AIA, LEED AP

GENERAL CONTRACTOR: T.B.D.



ARCHITECTURE
 PLANNING
 3771 Rio Road - Suite 101A
 Carmel CA 93923
 (PH) 206.427.3539
 lxdesignstudio.com



SHEET NO.	SHEET NAME	PLANNING PERMIT
		01-10-25
GENERAL INFORMATION		
G1.00	COVER SHEET /SITE PLAN - GENERAL INFO	•
G1.11	GENERAL NOTES	•
G3.10	CAL GREEN	•
G3.11	CAL GREEN	•
G5.10	B.M.P. & CONSTRUCTION MGMT PLAN	•
G5.11	CONSTRUCTION MGMT - STORM WATER MGMT	•
ARCHITECTURE		
A2.01	EXISTING/ DEMOLITION- LEVEL 1/ LEVEL 2 FLOOR PLAN	•
A2.12	PROPOSED 2ND FLOOR PLAN	•
A3.20	PROPOSED EXTERIOR ELEVATIONS	•
A3.22	EXTERIOR ELEVATIONS DEMO/ PROPOSED	•
A6.00	DOOR AND WINDOW SCHEDULE	•

SCOPE OF WORK

THE PROJECT CONSISTS OF:

- 212 S.F. KITCHEN REMODEL
- REPLACEMENT OF EXISTING VINYL WINDOW IN KITCHEN AND (5) DINING ROOM WINDOWS (NOT PART OF ORIGINAL CONSTRUCTION)

ZONING INFORMATION

PROPERTY ADDRESS: S.W. corner of Lincoln & 10th Ave
 Carmel-by-The-Sea, 93923

APN: 010-182-014-000

ZONING: R-1

LOT SIZE: 0.180 ACRES (7840.8 SF)

SITE COVERAGE: NO CHANGE

SETBACKS
 MAIN STRUCTURE
 FRONT 15'
 SIDE 3' MIN - 10' MAX
 REAR 15'>15H 3'< 15H

HEIGHT LIMIT: (24' MAIN STRUCTURE)

GROSS BLDG AREA (EXISTING)

(E) 1ST FLOOR	707 SF
(E) LEVEL 1 BEDROOM	324 SF
(E) 2ND FLOOR	991 SF
(E) LOFT	39 SF
GRAND TOTAL	2060 SF

SHEET ISSUE

REVISION #

OWNER:
 AMY SCHERER

S.W. Corner of Lincoln & 10th Ave
 Carmel-by-The-Sea, 93923

Scherer Residence- Kitchen
 Remodel
 S.W. Corner of Lincoln & 10th Ave
 Carmel-by-The-Sea, 93923

Project Status

Scale: 3/16" = 1'-0"

Job: 2404

Sheet
 COVER SHEET
 /SITE PLAN -
 GENERAL INFO

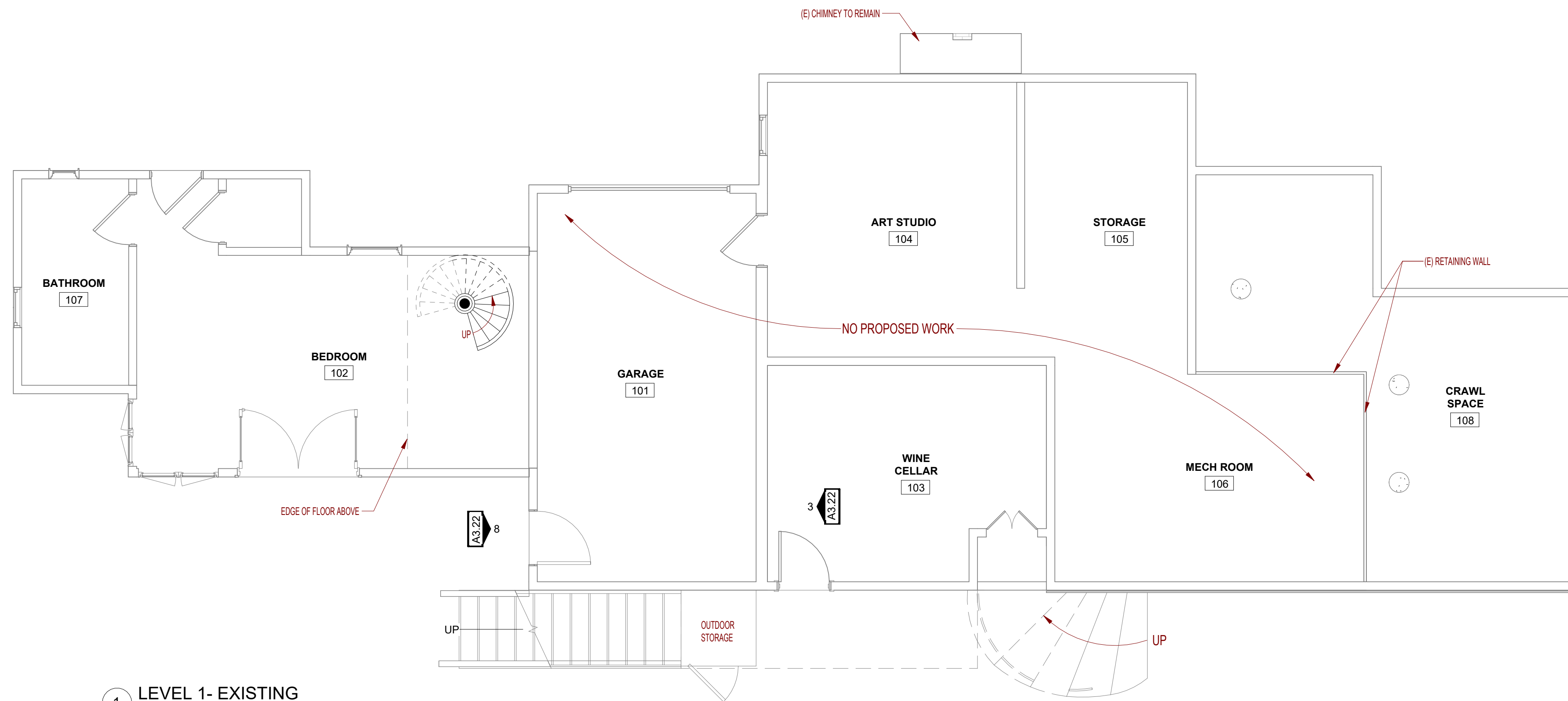
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1/6/2025 6:49:34 PM

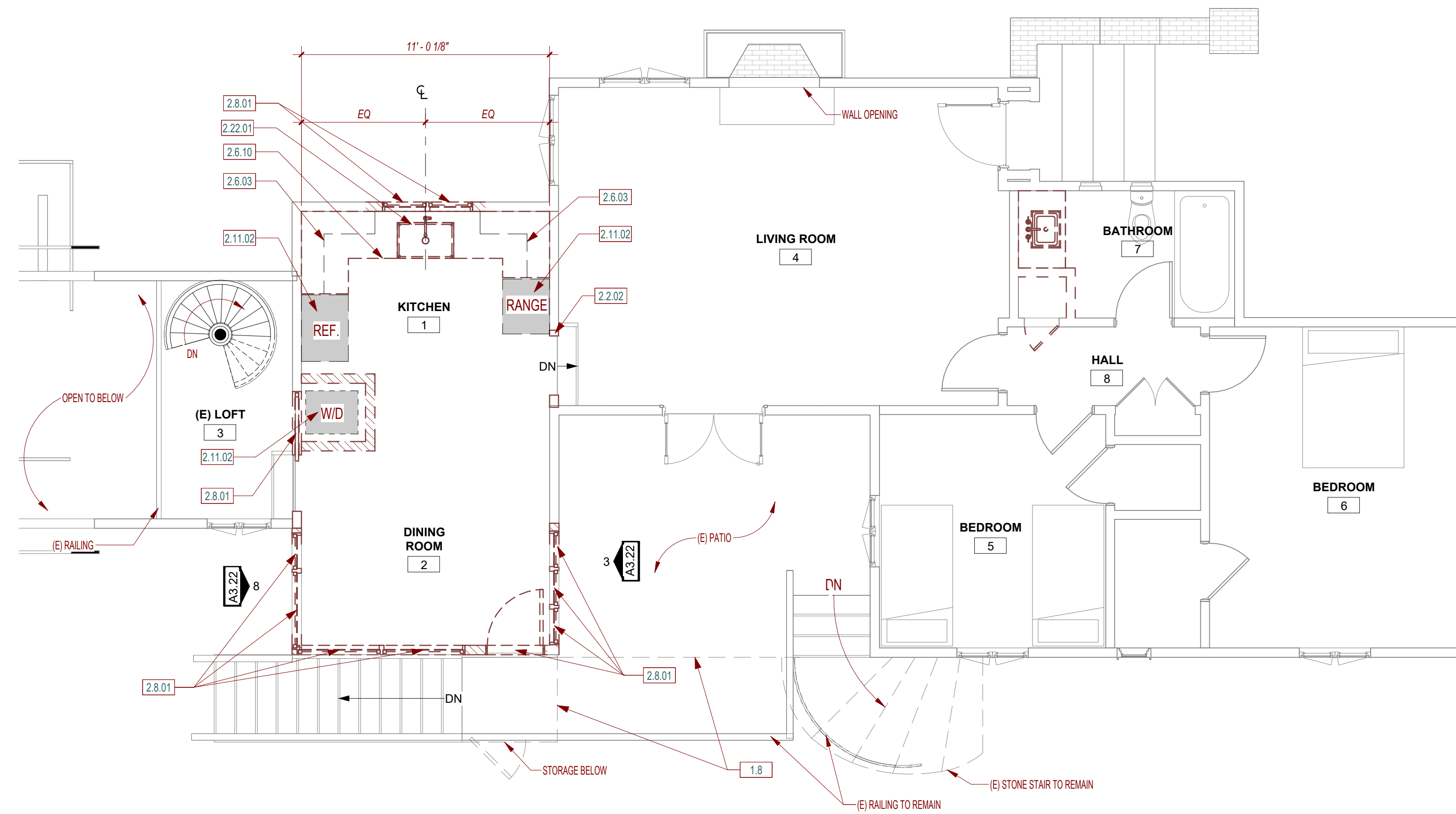


GENERAL NOTES

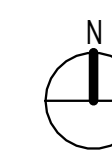
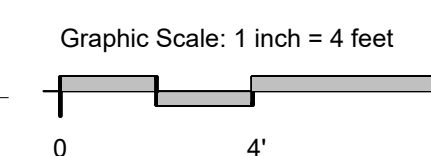
- MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
- SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.



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



2 LEVEL 2 - EXISTING/ DEMOLITION
 1/4" = 1'-0"



SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.8	WALL BELOW
2.2.02	REMOVE PORTION OF EXISTING WALL
2.6.03	REMOVE (E) CABINETRY
2.6.10	REMOVE (E) COUNTERTOP
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.11.02	REMOVE (E) APPLIANCE
2.22.01	REMOVE (E) PLUMBING FIXTURE, ALL NEW FIXTURES TO MEET STATE REQUIRED FLOW RATES

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

SHEET ISSUE

REVISION #

OWNER:
 AMY SCHERER
 S.W. Corner of Lincoln & 10th Ave
 Carmel-by-the-Sea, 93923

Scherer Residence - Kitchen Remodel
 S.W. Corner of Lincoln & 10th Ave
 Carmel-by-the-Sea, 93923

Project Status

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

Job: 2404

Sheet
 EXISTING/
 DEMOLITION-
 LEVEL 1/ LEVEL 2
 FLOOR PLAN
 A2.01

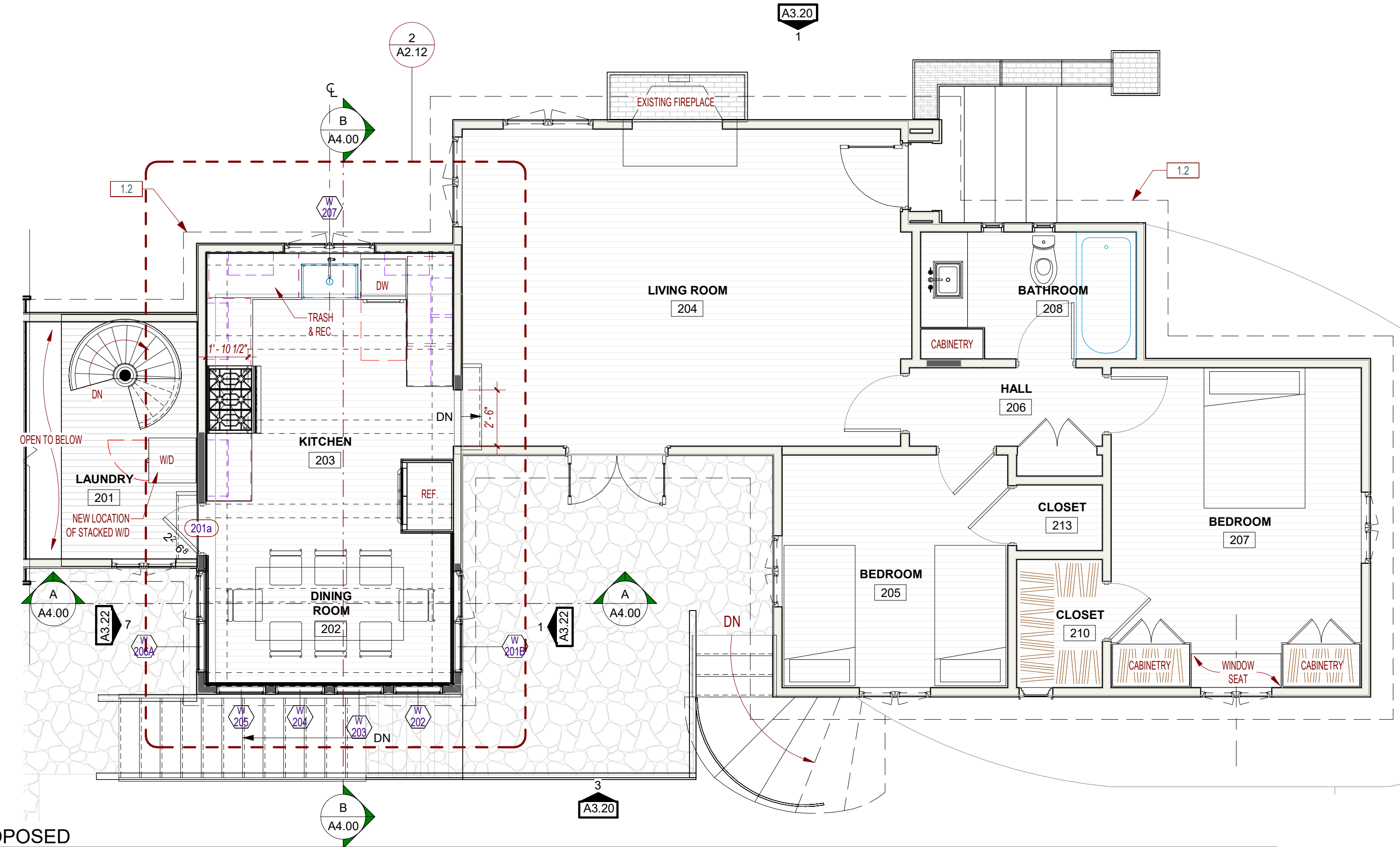
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GENERAL NOTES

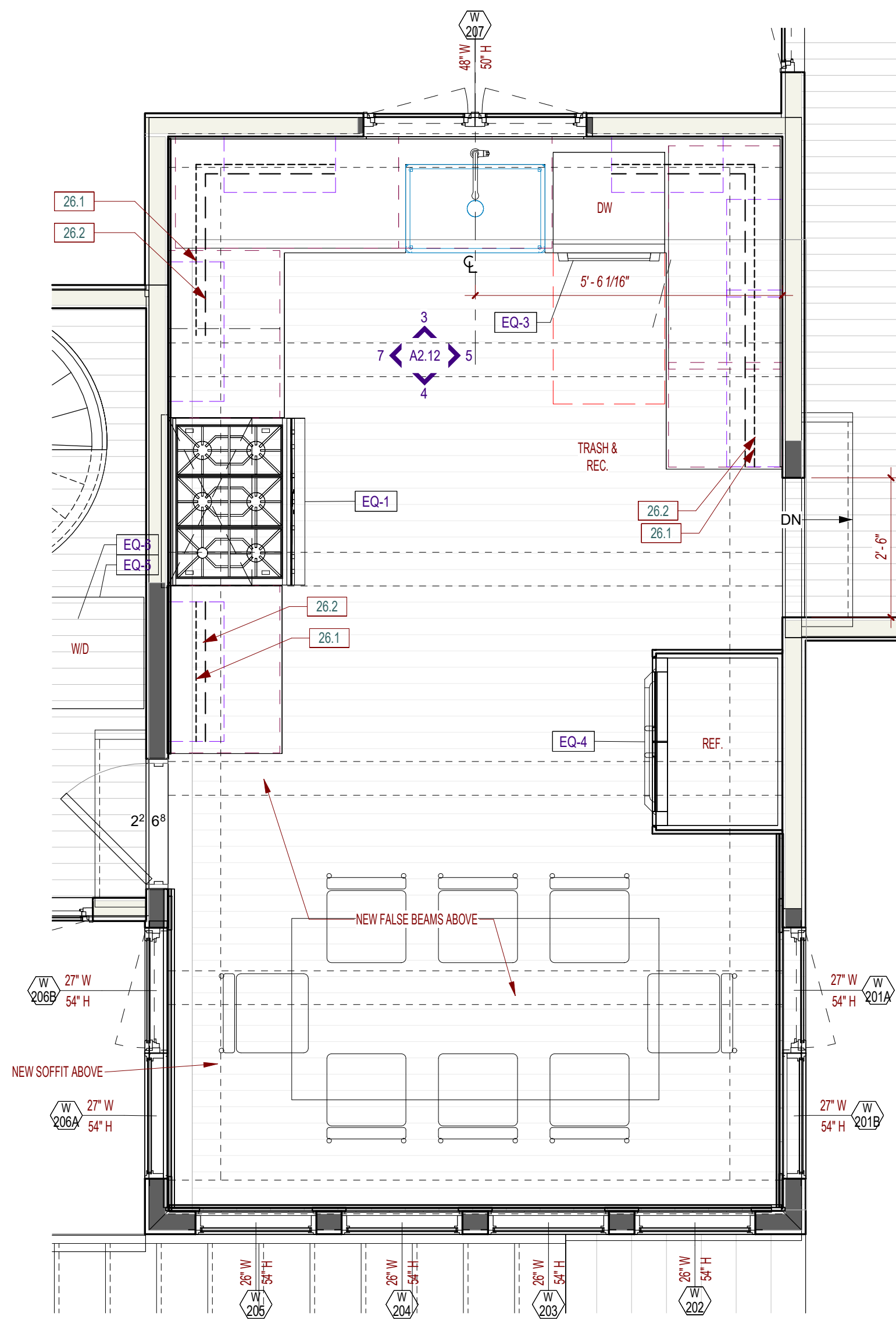
- ALL DIMENSIONS ARE FROM GRD LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
- SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
- DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
- PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
- CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
- ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
- UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
- FOR LIGHTING AND LIGHTING CONTROL, SEE REFLECTED CEILING PLAN.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC), AND SECTION 907.2.11.2 OF THE 2013 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R312.2 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2016 CALIFORNIA BUILDING CODE (CBC). MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

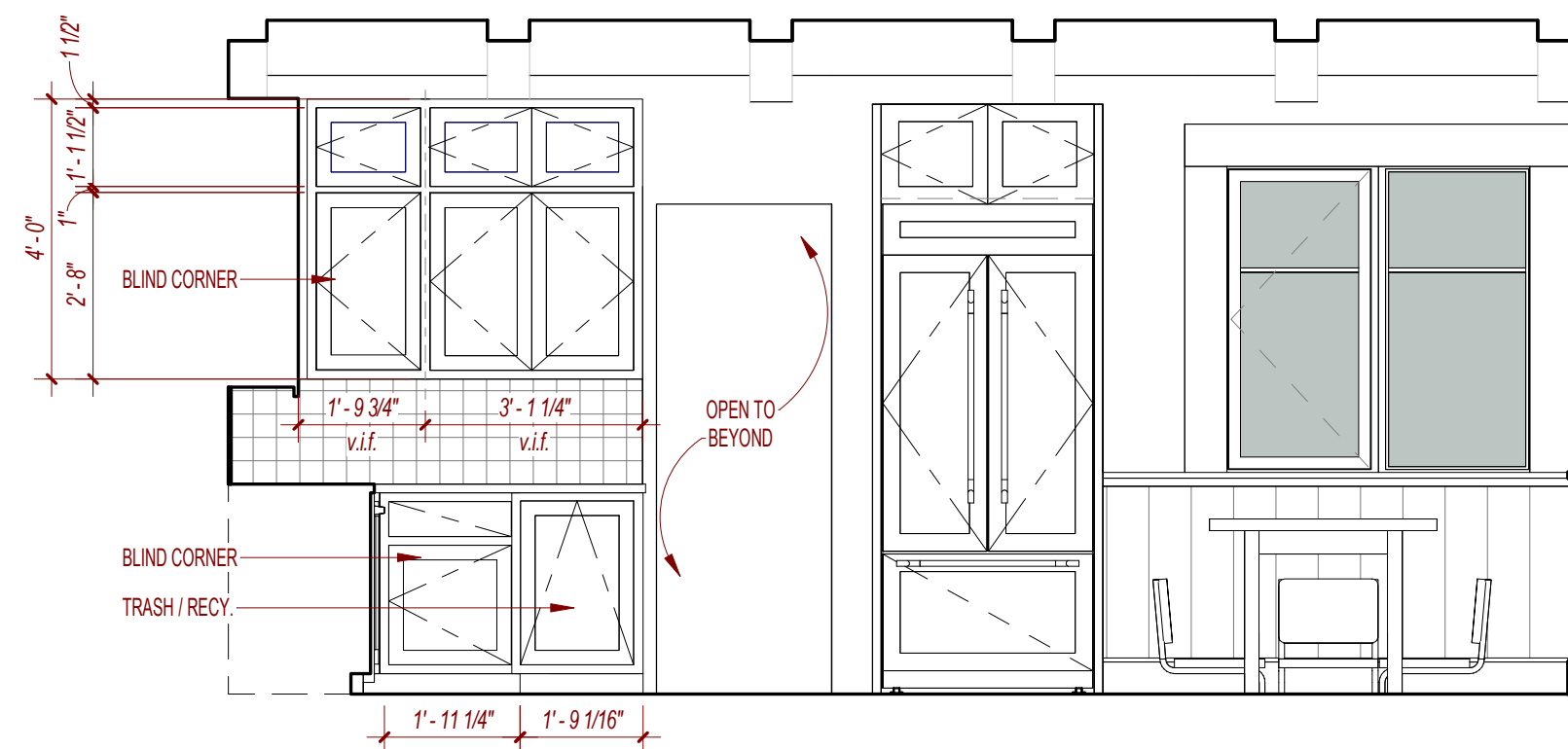
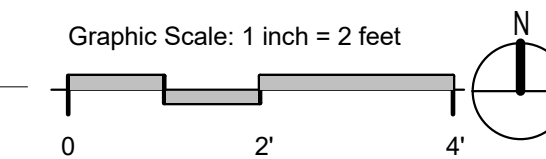
KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
26.1	NEW UNDER CABINET PLUG MOLD WITH OUTLETS AND USB PORTS SPACED @18" O.C. HARD WIRE TO GFCI CIRCUIT
26.2	LED STRIP LIGHTS UNDER UPPER CABINETS



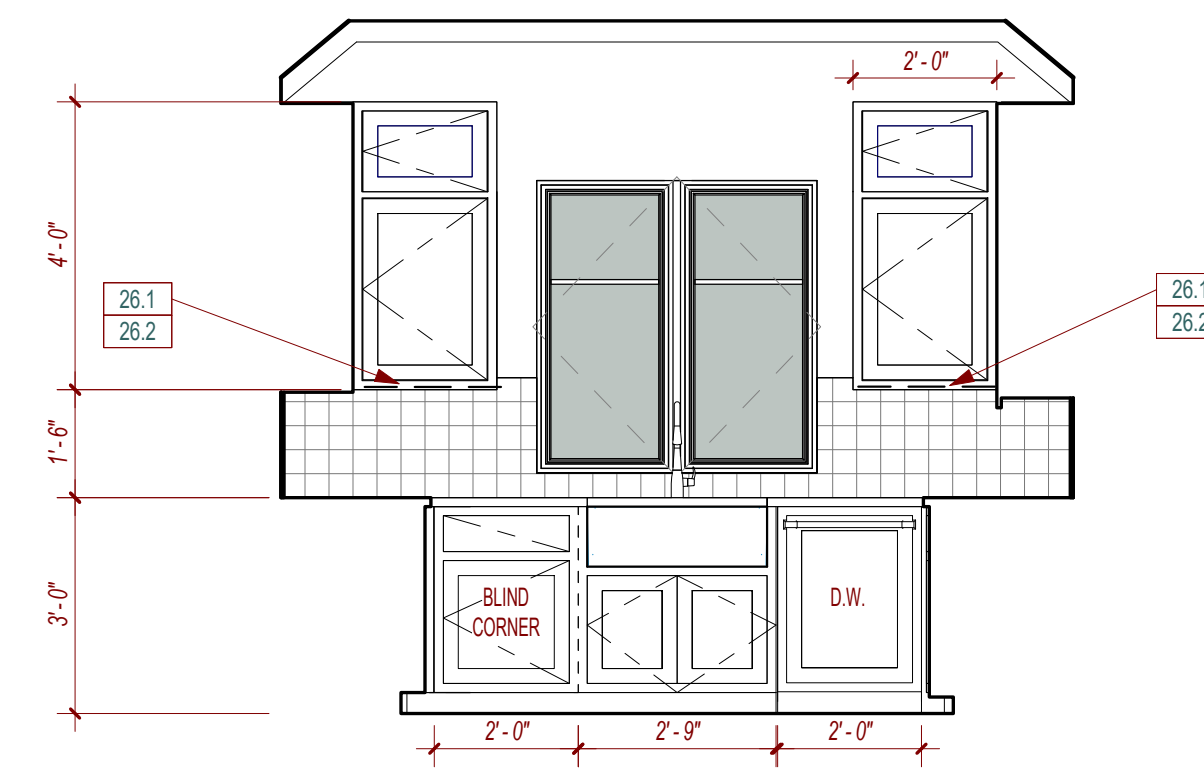
1 LEVEL 2 - PROPOSED
 1/4" = 1'-0"



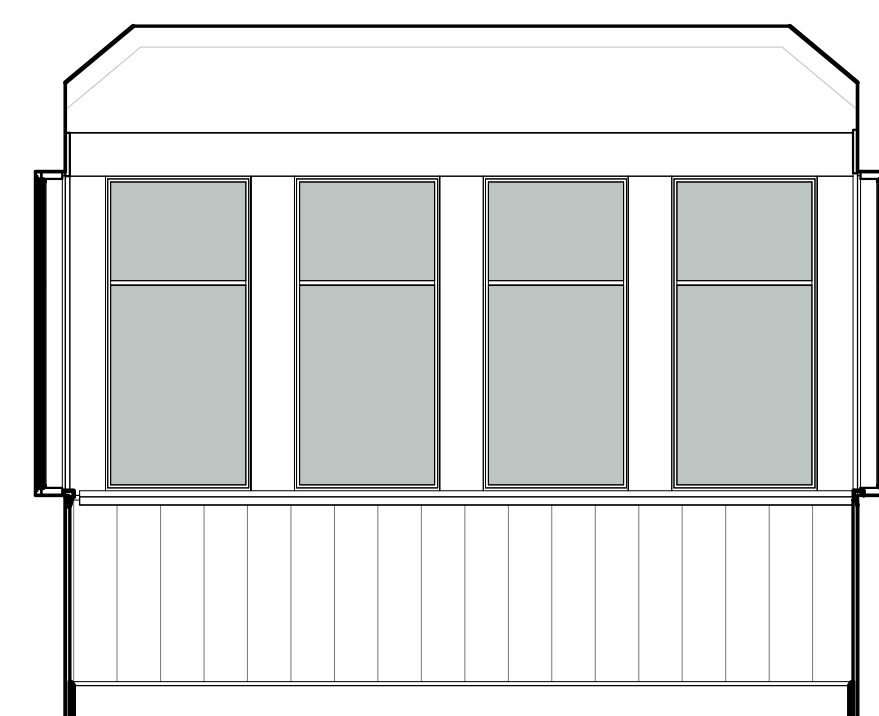
2 ENLARGED KITCHEN PLAN
 1/2" = 1'-0"



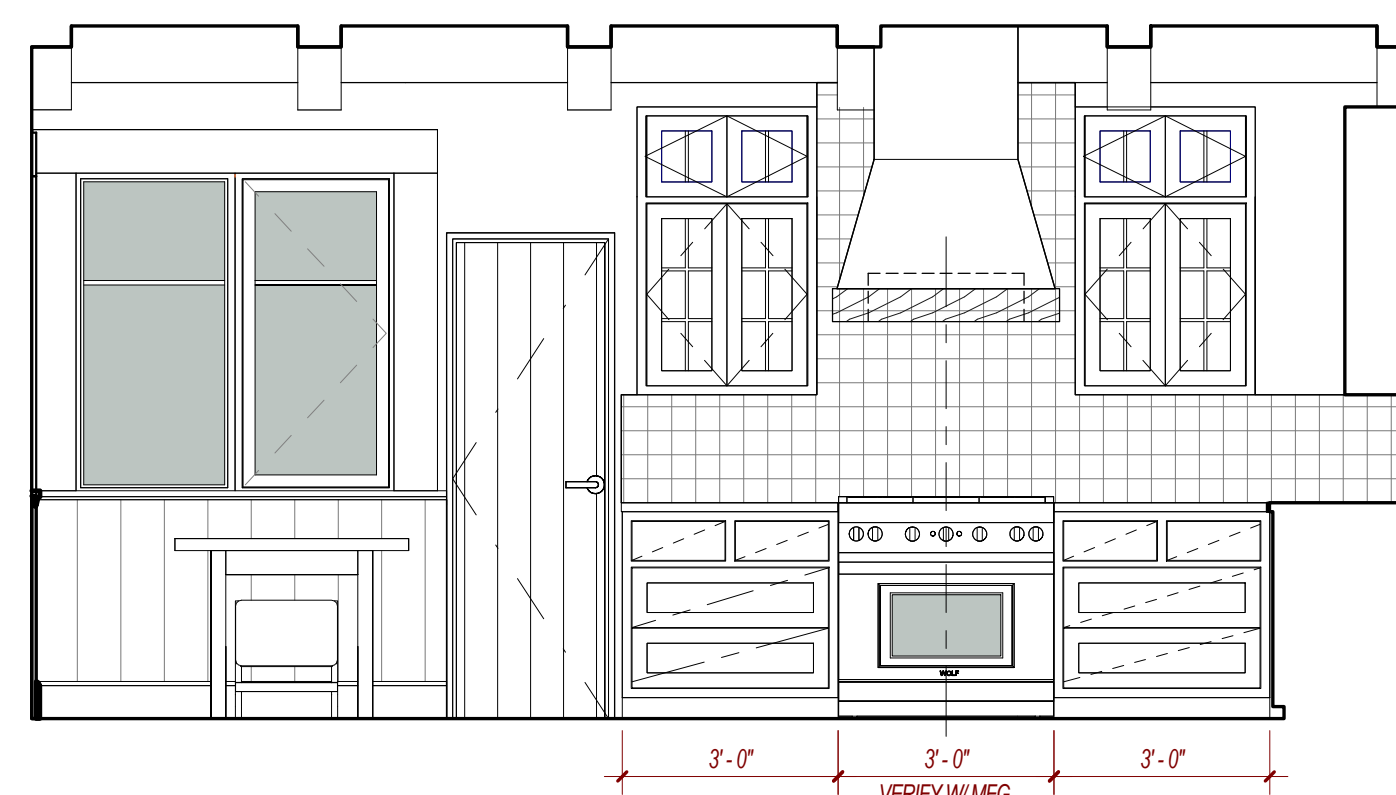
5 EAST INTERIOR ELEV.
 3/8" = 1'-0"



3 NORTH INTERIOR ELEV.
 3/8" = 1'-0"



4 SOUTH INTERIOR ELEV.
 3/8" = 1'-0"



7 WEST INTERIOR ELEV.
 3/8" = 1'-0"

Electrical Symbols - Power

	DUAL CAT6 / TELEPHONE JACK		TAMPER RESISTANT DUPLEX OUTLET
	CABLE TV JACK		GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER RESISTANT
	FLOOR OUTLET / TAMPER RESISTANT		GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER RESISTANT
	DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT		WATER PROOF EXTERIOR OUTLET / GFCI TAMPER RESISTANT
	DEDICATED 220V - 30A CIRCUIT FOR DRYER		SWITCHED OUTLET / TAMPER RESISTANT
	SMOKE DETECTOR		POWER STRIP - APT SERIES BY TASK LIGHTING (WHITE) WITH TAMPER-RESISTANT RECEPTACLES AT 18" O.C. - CONNECT TO GFCI CIRCUIT.
	CARBON MONOXIDE DETECTOR		

APPLIANCE SCHEDULE

Type Mark	Manufacturer	Model	Finish	Description	Comments
EQ-1	WOLF	DF36450C-S-P		36" DUAL FUEL RANGE-4 BURNERS AND INFRARED CHARBROILER	
EQ-3	MIELE	G7186 SCVI-SFP-AUTO-DOS		DISHWASHER	
EQ-4	SUBZERO	CL3650UFD/O		SUBZERO - 36" CLASSIC FRENCH DOOR REFRIGERATOR, PANEL READY ICE ONLY	
EQ-5	MIELE	WWD660 WCS TDos		FRONT-LOADING WASHING MACHINE	
EQ-6	MIELE	TWD 360 WP		FRONT-LOADING DRYER MACHINE	

LEGEND

	EXISTING STUD WALL TO REMAIN
	NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)
	CMU WALL
	CONCRETE WALL
	PARTITION WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
	PARTITION WALL MODIFIER
	PARTITION WALL TYPE
	FLOOR/ROOF ASSEMBLY TAG (SEE SHEET A0.1 SERIES SHEETS)
	DOOR TAG (SEE A6 SERIES SHEETS)
	WINDOW TAG (SEE A6 SERIES SHEETS)

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Scherer Residence - Kitchen Remodel
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Project Status

Scale: As indicated
 Job: 2404

Sheet
 PROPOSED 2ND
 FLOOR PLAN

A2.12

2/5/2025 10:16:21 AM



SHEET ISSUE

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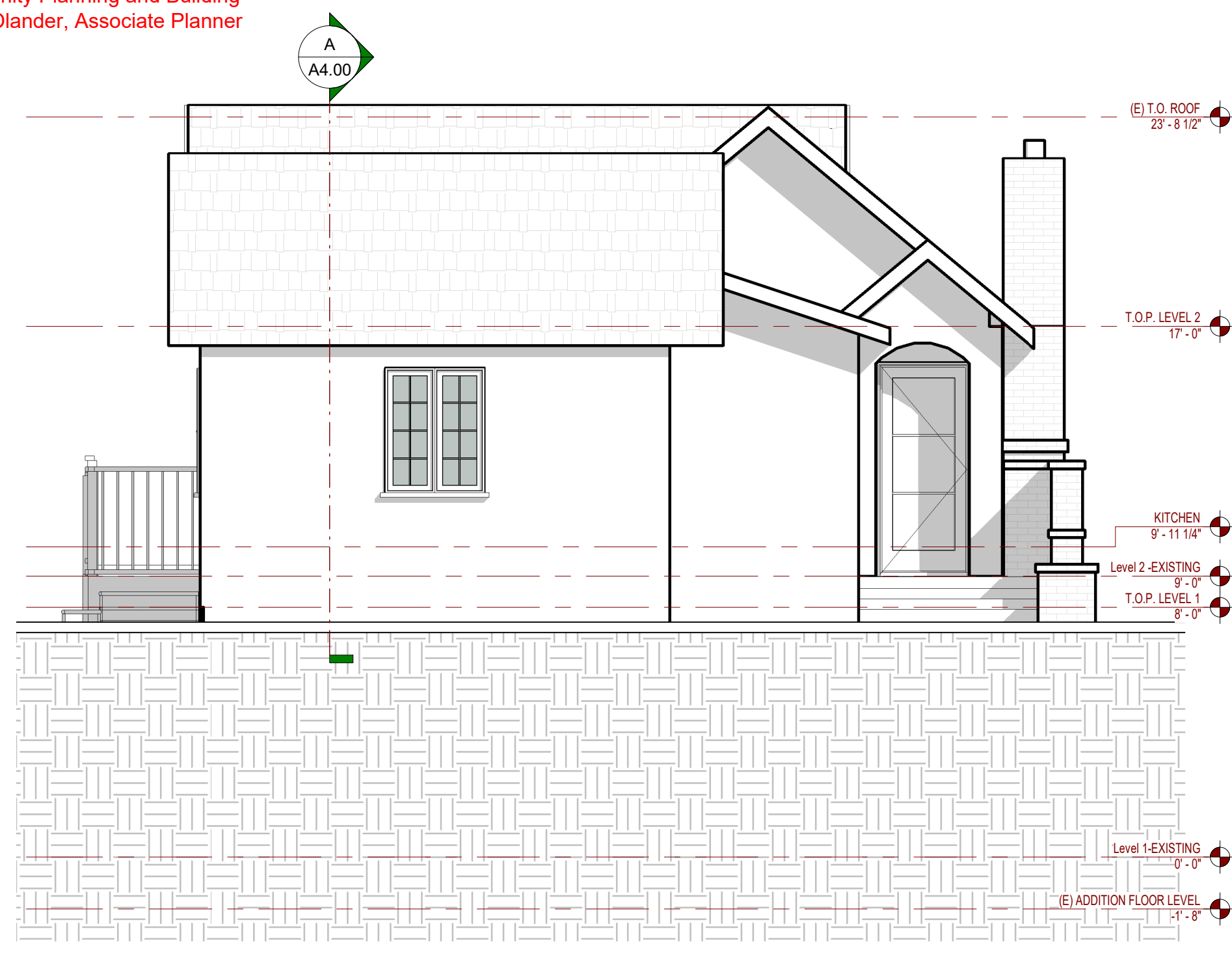
Project Status

Scale: 1/4" = 1'-0"
 Job: 2404

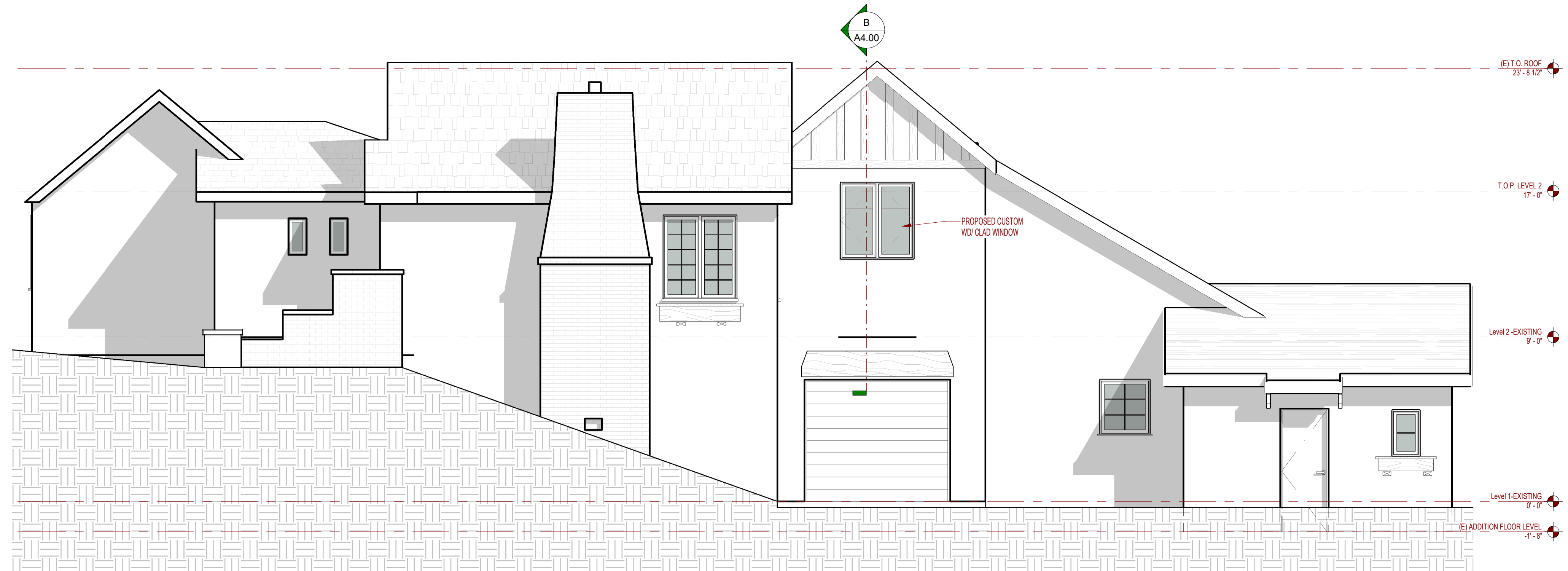
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PROPOSED EXTERIOR ELEVATIONS

A3.20

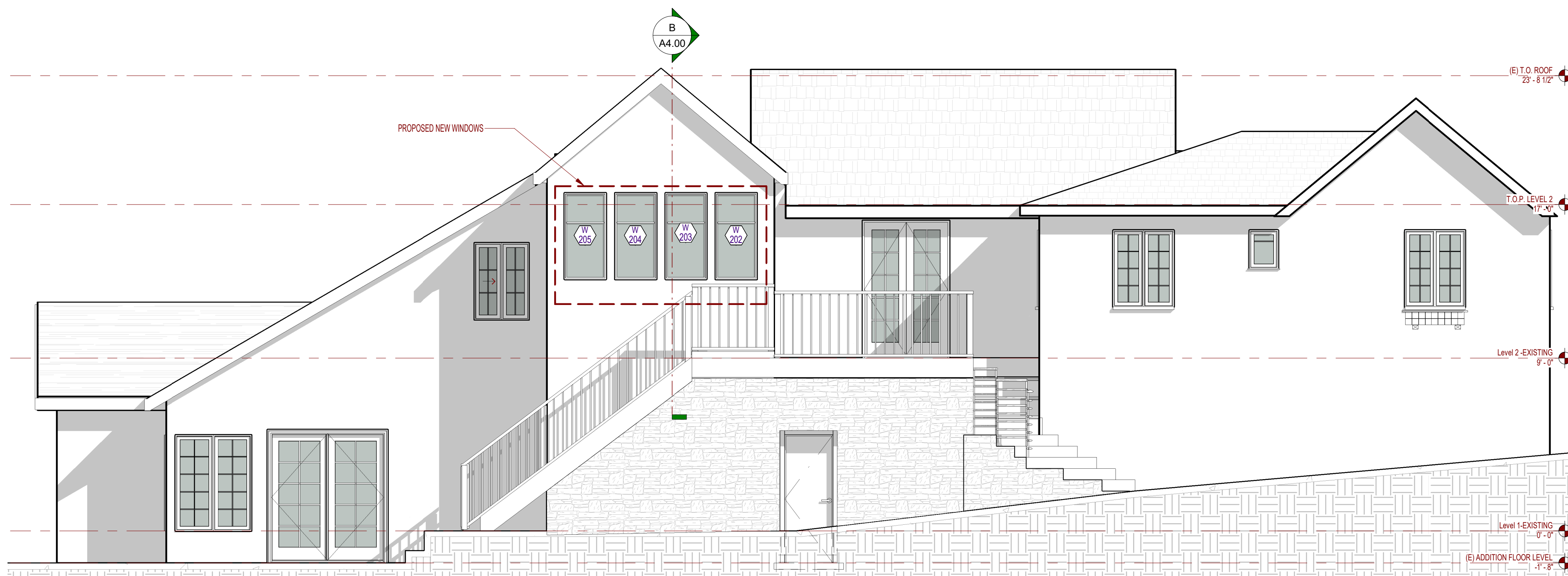
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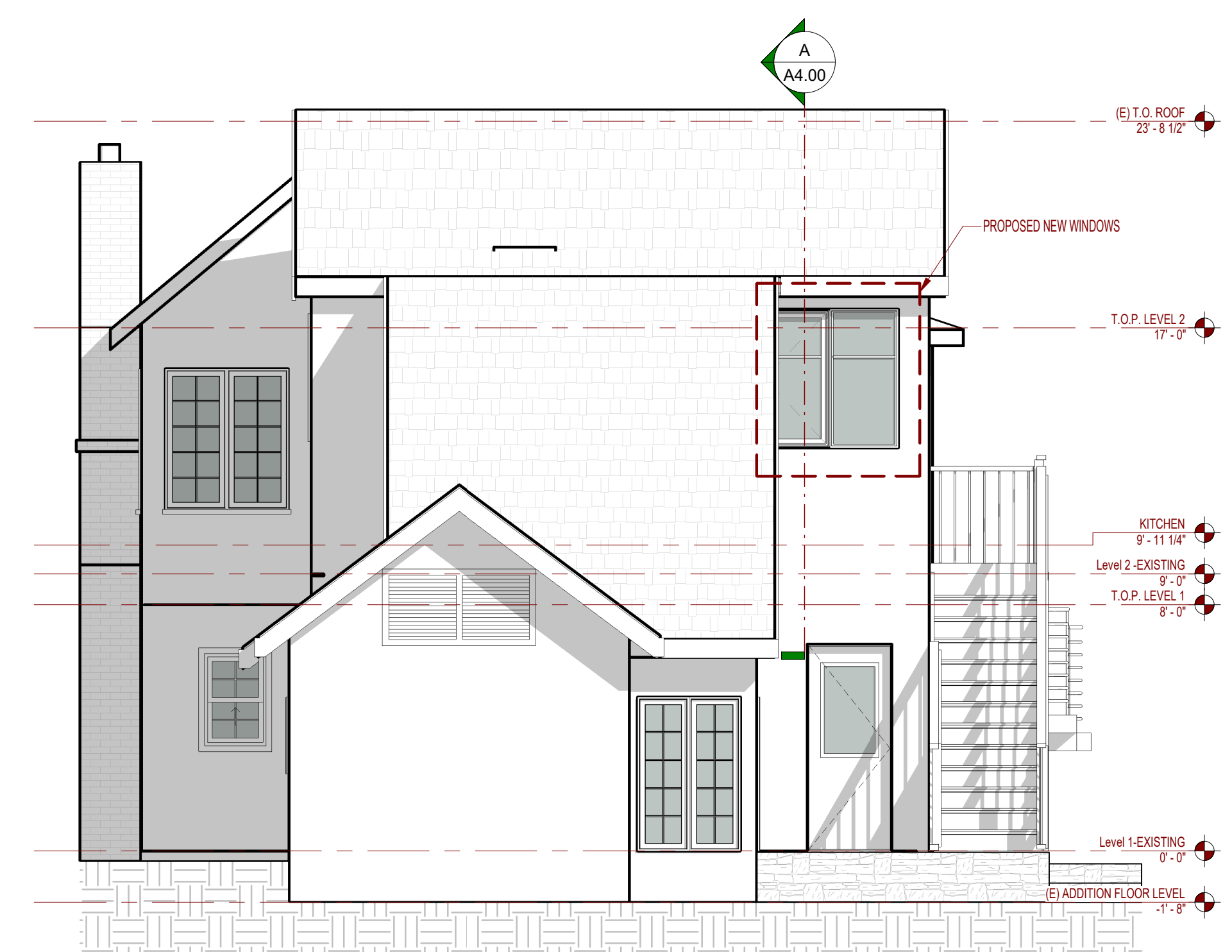
2 PROPOSED EAST ELEVATION
 1/4" = 1'-0"



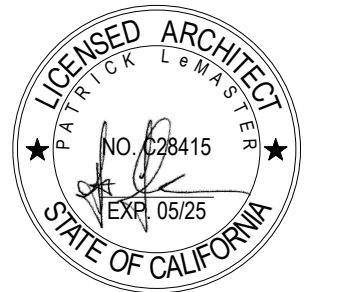
1 PROPOSED NORTH (PARTIAL)
 1/4" = 1'-0"



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



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



SHEET ISSUE

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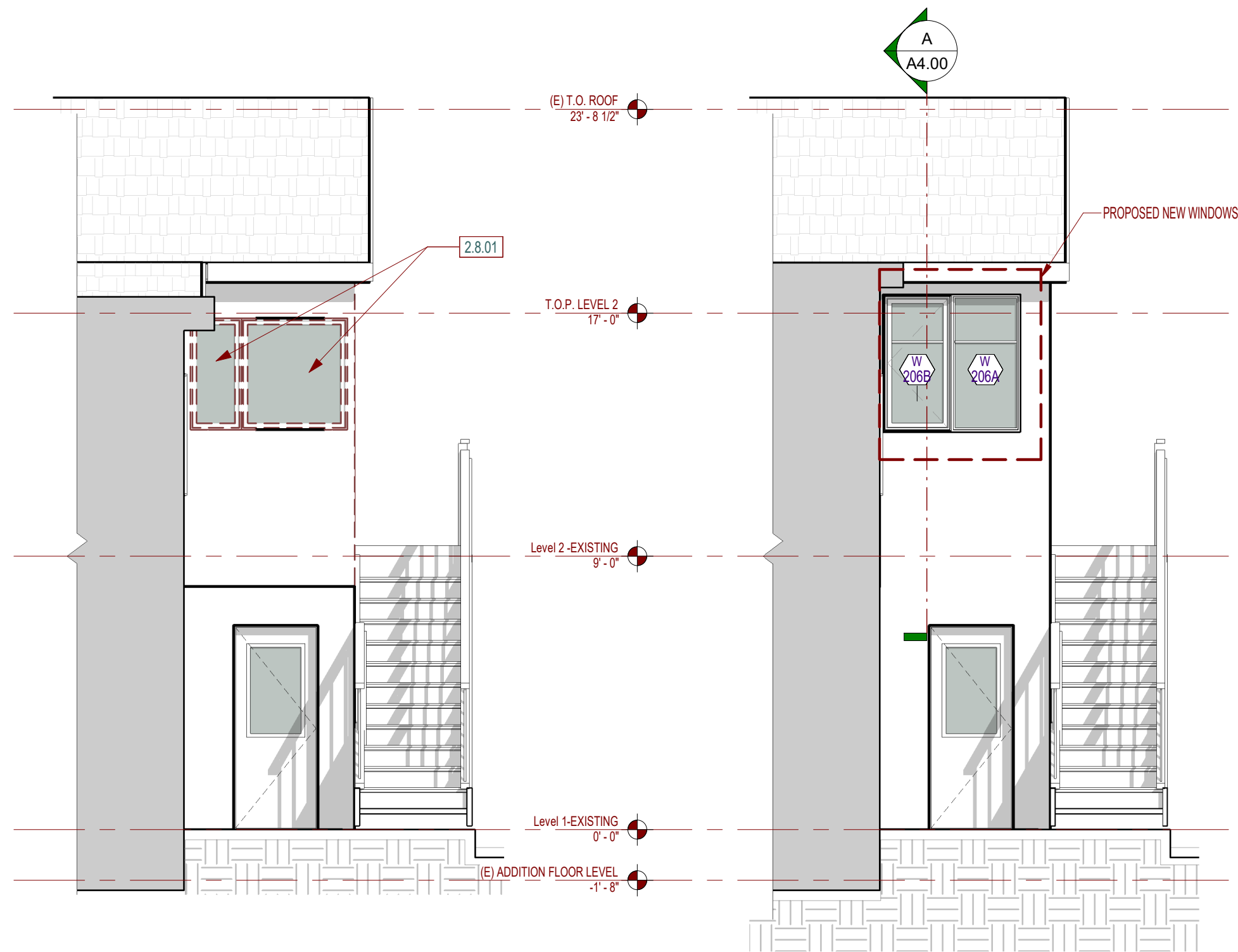
Scherer Residence - Kitchen Remodel
 S.W. Corner of Lincoln & 10th Ave
 Carmel-by-the-Sea, 93923

Project Status

Scale: 1/4" = 1'-0"
 Job: 2404

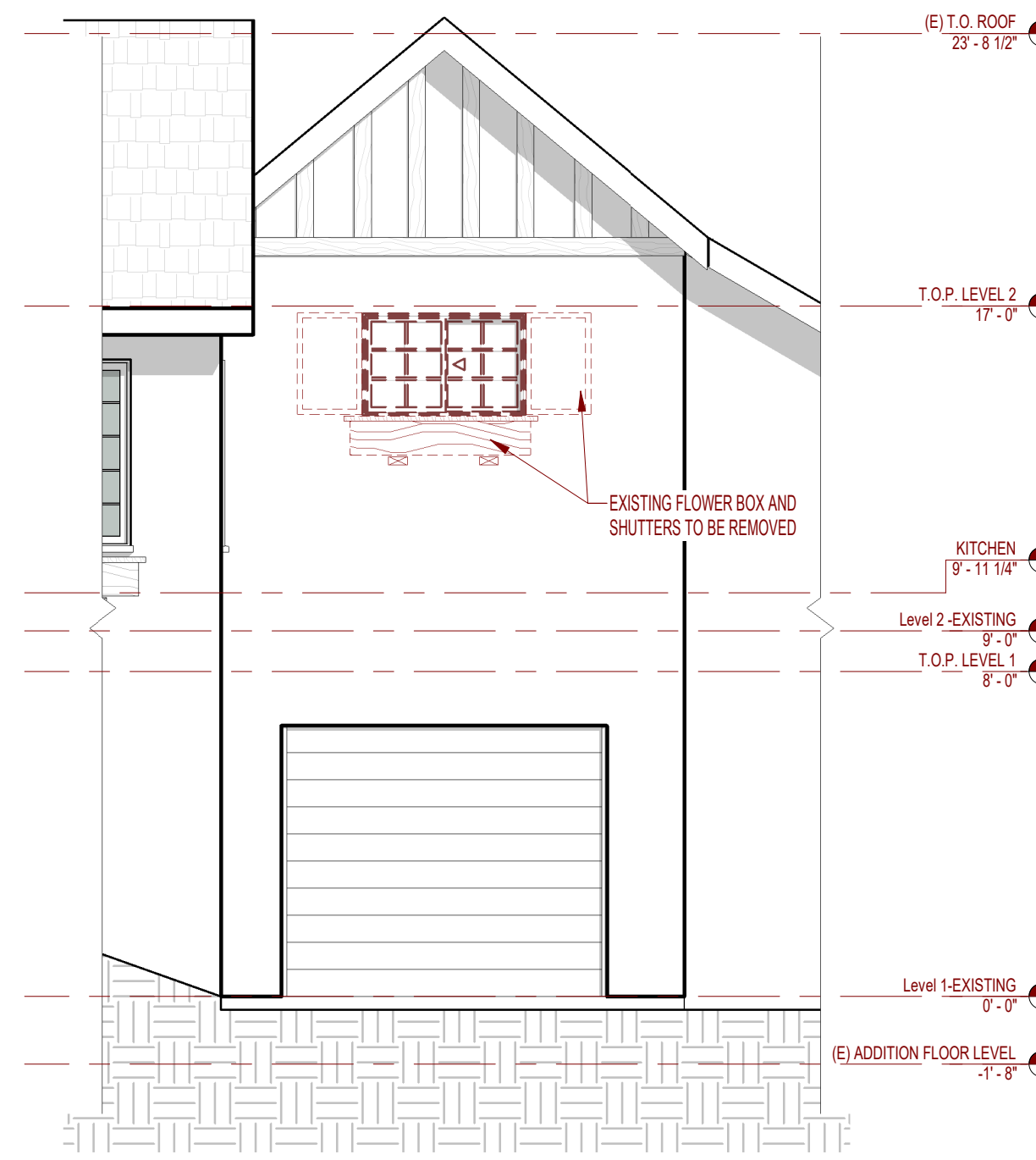
Sheet
 EXTERIOR
 ELEVATIONS
 DEMO/
 PROPOSED
A3.22

2/5/2025 10:45:45 AM



8 EXISTING/ DEMO WEST ELEVATION @ DINING
 1/4" = 1'-0"

7 PROPOSED WEST ELEVATION @ DINING
 1/4" = 1'-0"

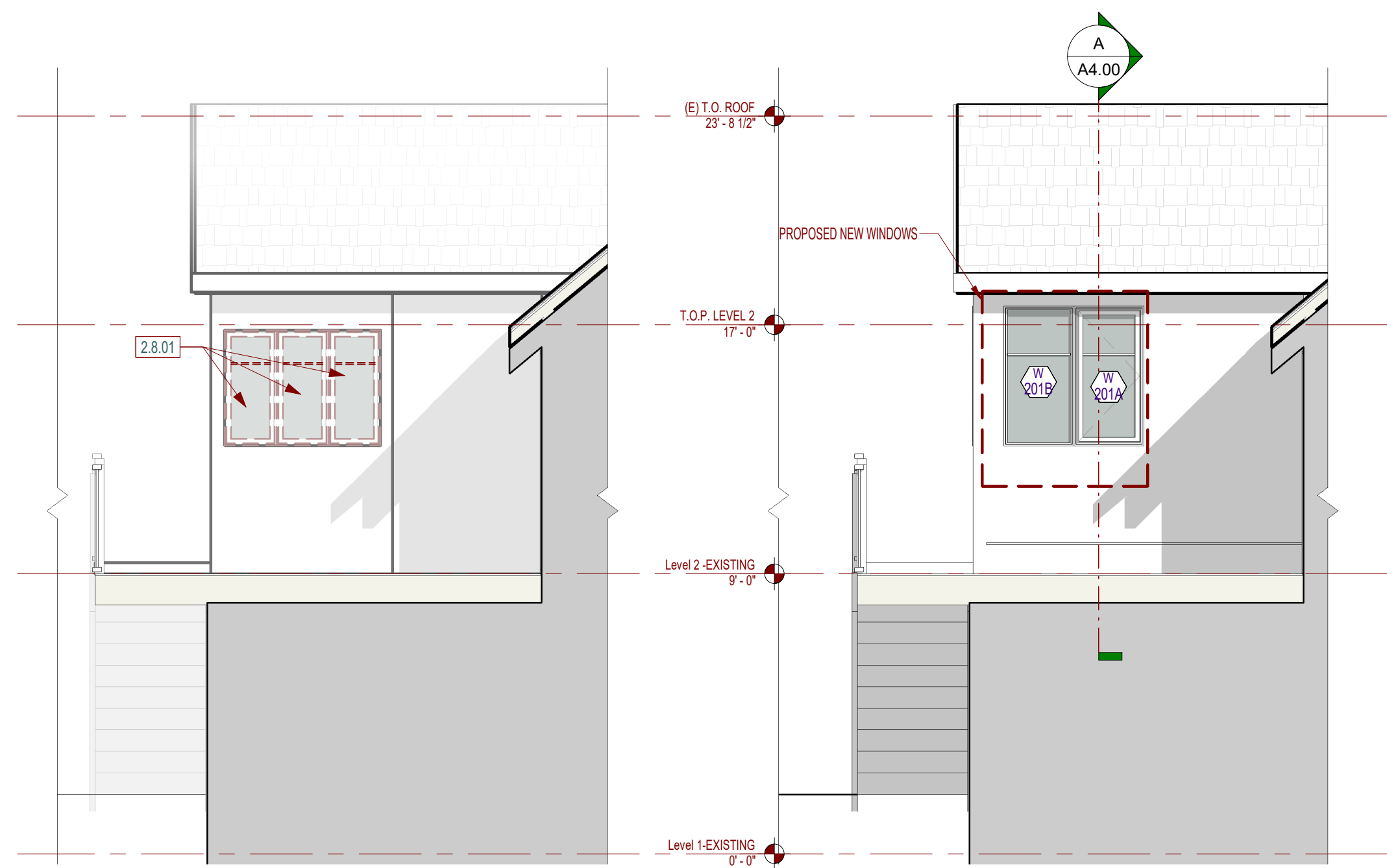


2 EXISTING NORTH ELEVATION (PARTIAL)
 1/4" = 1'-0"

4 PROPOSED NORTH (PARTIAL)
 1/4" = 1'-0"

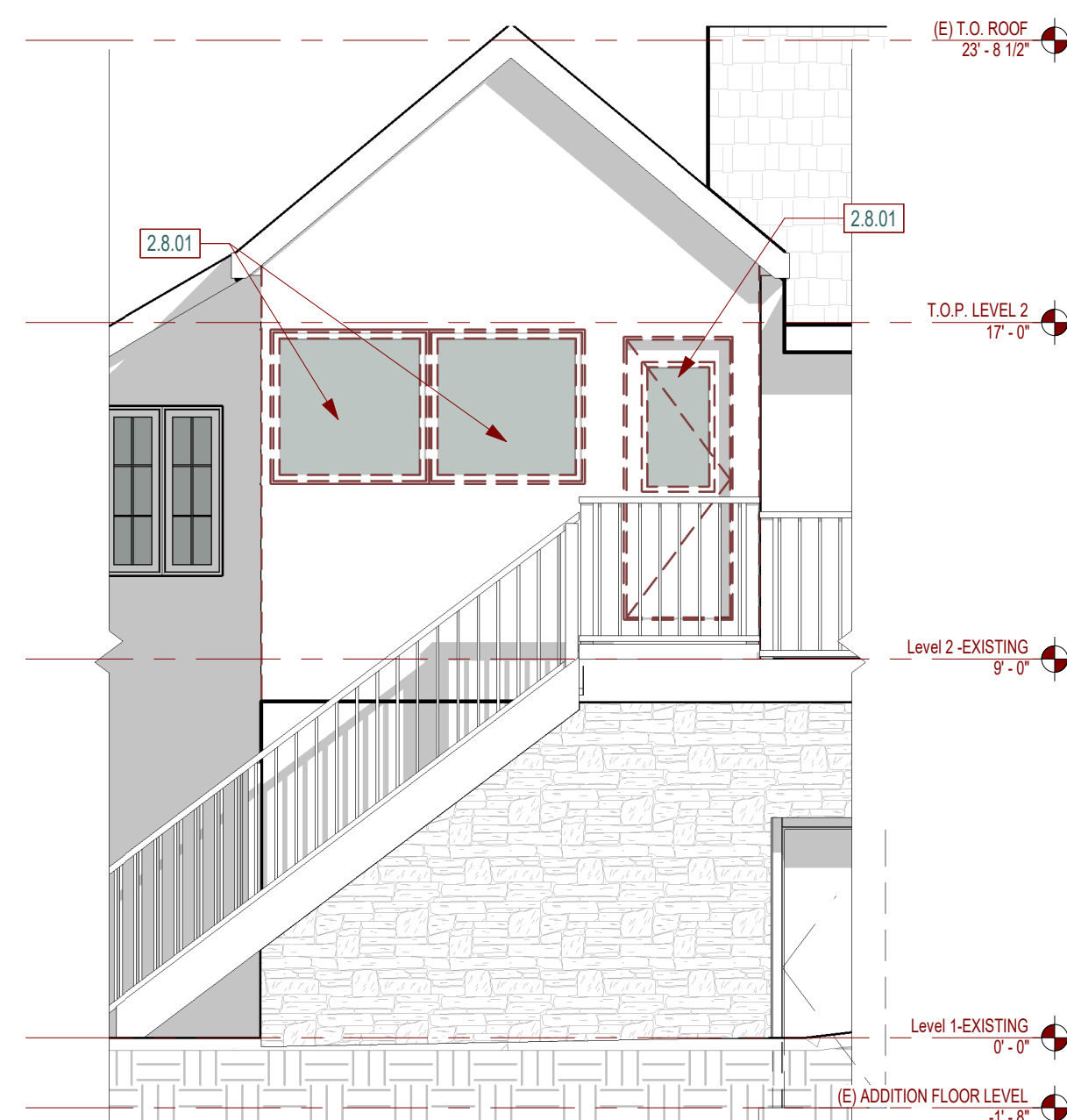
SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME



3 EXISTING EAST EXTERIOR ELEVATION @ DINING
 1/4" = 1'-0"

1 PROPOSED EAST EXTERIOR ELEVATION @ DINING
 1/4" = 1'-0"



5 EXISTING SOUTH ELEVATION (PARTIAL)
 1/4" = 1'-0"

6 PROPOSED SOUTH (PARTIAL)
 1/4" = 1'-0"



GENERAL NOTES

- CONTRACTOR TO COORDINATE EXACT ROUGH OPENINGS & HEADER HEIGHTS FOR DOORS AND WINDOWS BASED EXISTING FIELD CONDITIONS AND ON MANUFACTURER'S SUPPLIED SHOP DRAWINGS ILLUSTRATING ALL SILL/JAMB CONDITIONS

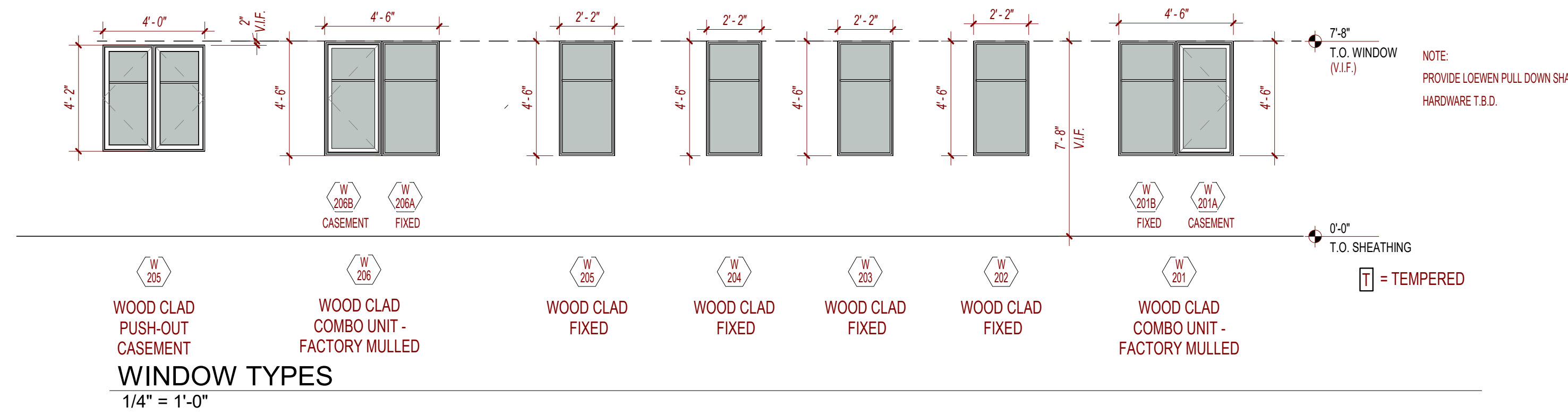
DOOR NOTES:

- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING DOORS.
- ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
- SEE DOOR TYPES FOR ELEVATIONS
- GENERAL ABBREVIATIONS:
 WD = WOOD STN = STAIN PNT = PAINT ALUM = ALUMINIUM
 GLS = TEMPERED GLASS, FG = FIBERGLASS

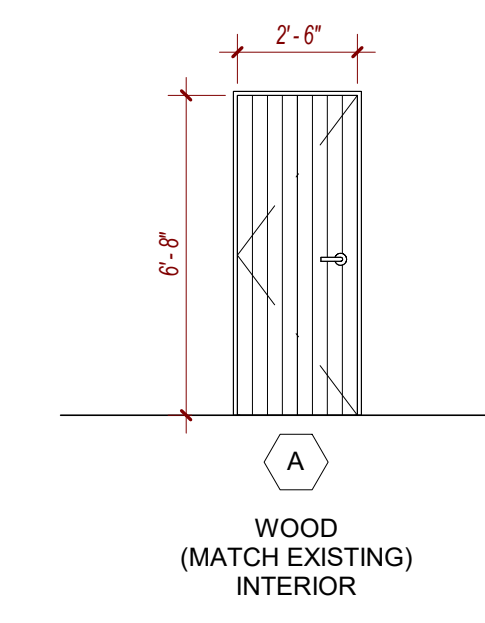
WINDOW NOTES:

- WINDOWS ARE BY LOEWEN
 GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED
 MTL: WOOD CLAD / WHITE COLOR
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET; AND
 (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
 (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
 (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

DOOR SCHEDULE													
DOOR NO.	ORIENTATION		DOOR			Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL	FRAME FINISH	HRDW GROUP	COMMENTS
	FROM ROOM	TO ROOM	WIDTH	HEIGHT	THICK								
201a		LAUNDRY	2' - 2"	6' - 8"	0' - 1 3/4"	-	A						



WINDOW TYPES
 1/4" = 1'-0"



DOOR TYPES
 1/4" = 1'-0"

SHEET KEYNOTES

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Sheet
 DOOR AND WINDOW SCHEDULE/ DETAILS
 A6.00