



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 24343

Owner Name: GRANEY MARK & NANCY O TRS ET AL

Case Planner: Katherine Wallace, Associate Planner

Date Posted: _____

Date Approved: 03/04/2025

Project Location: NE Corner of Camino Real & 12th, Carmel, CA 93921

APN #: 010273006000 **BLOCK/LOT:** L/ALL LOT 14

Applicant: Carol Brock, Masterwork Builders

Project Description: Demolition of a non-historic laundry closet and construction of a 126-square-foot dressing room and bathroom addition, resulting in a net floor increase of 75 square feet, and proposed fenestration changes at the historic "Louise P. Murphy House" located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District, APN: 010-273-006-000, as depicted in the plans drawn by Masterwork, dated January 30, 2025, stamped approved March 4, 2025 and on file at the Community Planning and Building Department, unless modified by the conditions of approval

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 24343, Graney) authorizes the demolition of a non-historic laundry closet and construction of a 126-square-foot dressing room and bathroom addition, resulting in a net floor increase of 75 square feet, and proposed fenestration changes at the historic “Louise P. Murphy House” located at the northeast corner of Camino Real and 12th Avenue in the Single-Family Residential (R-1) District, APN: 010-273-006-000, as depicted in the plans drawn by Masterwork, dated January 30, 2025, stamped approved March 4, 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.	<p>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 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.	Exterior Lighting. All exterior fixtures shall be shielded and down-facing. 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. 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.	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.
13.	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.
14.	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.
15.	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

	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.	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.
19.	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 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.• 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

	<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">• 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.
20.	<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>
Environmental Compliance Conditions	
21.	<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>
22.	<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 Departments a completed BMP Tracking form.</p>
23.	<p>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.</p>
24.	<p>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.</p>
Special Conditions	
25.	<p>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.</p>

Design Study 24343 (Graney)

Conditions of Approval

March 4, 2025

26.	Addition Cladding. Per the direction of the Historic Resources Board, the addition shall be clad in wood shingle as opposed to the proposed board and batten. The addition shingles shall be 7" exposure to achieve differentiation from the 5" exposure shingles which clad the historic main residence.
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Acknowledgment and acceptance of conditions of approval:

Applicant Signature

Printed Name

Date

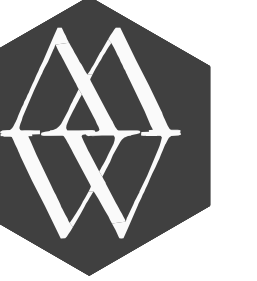
Property Owner Signature

Printed Name

Date

GRANEY / BOYLE RESIDENCE REMODEL

NE CORNER of CAMINO REAL and 12th, CARMEL, CA.



MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY

Harlan Bradley

831-229-8628
harlan@masterworkbuilders.com

GRANEY / BOYLE RESIDENCE
NE CORNER of CAMINO REAL and 12th
CARMEL, CALIFORNIA 93921



V VICINITY MAP
Scale: None



P STREET VIEW
Scale: None

SHEET INDEX

- A 1.0 - COVER / PROJECT DATA / STREET VIEWS
- A 1.1 - TOPOGRAPHIC SURVEY
- A 2.0 - EXISTING & PROPOSED SITE PLANS
- A 3.0 - EXISTING & PROPOSED MAIN LEVEL FLOOR PLANS
- A 3.1 - EXISTING & PROPOSED UPPER LEVEL FLOOR PLANS
- A 3.2 - DEMOLITION FLOOR PLANS
- A 4.0 - EXISTING & PROPOSED WEST & EAST ELEVATIONS
- A 4.1 - EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS
- A 5.0 - PROPOSED & EXISTING ROOF PLANS, WDW. SCHEDULE
- A 6.0 - FINISH MATERIALS
- A 6.1 - SITE PHOTOS OF WATER DAMAGE

PROJECT DESCRIPTION

- RESTORATION AND REPAIR OF BUILDING STRUCTURE AND INTERIOR FINISHES THAT WERE DAMAGED IN RECENT WATER EVENT. RELOCATE INTERIOR PARTITION WALLS AND MAKE STRUCTURAL MODIFICATIONS AS REQUIRED. REVISE (2) WINDOWS ON THE NORTH ELEVATION. REMOVE EXISTING LAUNDRY ROOM OF 51.0 SF. AND ADD PRIMARY BATH / DRESSING ROOM ADDITION OF 126.0 SF FOR A NET GAIN OF 75.0 SF.

PROJECT DATA

- A.P.N. : 010-273-006-000
- LOTS 12, 14 - BLOCK 'L'
- PROJECT ADDRESS - NE CORNER OF CAMINO REAL & 12th, CARMEL, CA.
- OWNER - GRANEY / BOYLE
- ZONING : R-1
- OCCUPANCY GROUP : R-3/U
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- NUMBER OF STORIES : 2
- LOT AREA : 7,000.0 S.F.
- ALLOWABLE BASE FLOOR AREA : $(7000.0) \times [0.45 - ((3000) \times 0.02) / 1000]$
 $(7000.0) \times [0.45 - (60.0) / 1000]$
 $(7000.0) \times [0.45 - 0.060]$
 $(7000.1) \times (1.39) = 2730.0 \text{ SF}$

EXISTING FLOOR AREA	
MAIN LEVEL	1,030.0 S.F.
UPPER LEVEL	663.0 S.F.
GARAGE	397.0 S.F.
TOTAL	2,090.0 S.F. +/-

PROPOSED FLOOR AREA	
MAIN LEVEL	1,105.0 S.F.
UPPER LEVEL	663.0 S.F.
GARAGE	397.0 S.F.
TOTAL	2,165.0 S.F. +/-

- SITE COVERAGE :
ALLOWABLE :
SITE COVERAGE : $(2730.0) \times (0.22) = 600.6 \text{ SF}$.
EXISTING SITE COVERAGE : 1,147.0 +/- SF.
PROPOSED SITE COVERAGE : 1,118.0 +/- SF.
- SETBACKS : (HOUSE) EXISTING PROPOSED
FRONT YARD : 44'-10", 35'-1" NO CHANGE
(N) SIDE YARD : 11'-4", 7'-5", 8'-11" 11'-4", 7'-5", 8'-1"
(S) SIDE YARD : 23'-3", 52'-8" 23'-3", 51'-5"
REAR YARD : 33'-2", 39'-1" 27'-1", 39'-1"
- SETBACKS : (GARAGE) EXISTING PROPOSED
FRONT YARD : 77'-11" NO CHANGE
(N) SIDE YARD : 40'-10" NO CHANGE
(S) SIDE YARD : 9'-1" NO CHANGE
REAR YARD : 2'-4" NO CHANGE
- BUILDING HEIGHTS EXISTING PROPOSED
TOP OF RIDGE : 28'-0" +/- NO CHANGE
TOP OF PLATE, UPPER : 17'-3" +/- NO CHANGE
TOP OF PLATE, LOWER : 10'-8" +/- NO CHANGE
TOP OF RIDGE, GARAGE : 18'-6" +/- NO CHANGE

- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CA. GREEN BLDG. STANDARDS CODE
TITLE 17 CARMEL MUNICIPAL CODE

- LAND USE : RESIDENTIAL
- FIRE SPRINKLERS : REQUIRED
- ADDRESS IDENTIFICATION :
Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the 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 in 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 a private road and 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.

****HISTORIC PROPERTY****

**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

Permit #: DS 24343 (Graney)

Date Approved: 3/4/2025

Planner: K. Wallace

DRAWINGS BY :

STUDIO VII
WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

Gary Kerr
GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4: JANUARY 30, 2025

REVISION 3: NOVEMBER 02, 2024

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No.:

DATE: FEBRUARY 06, 2025

OWNER:

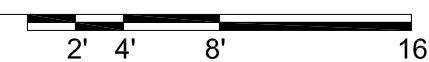
PHASE: **PLANNING
SUBMITTAL**

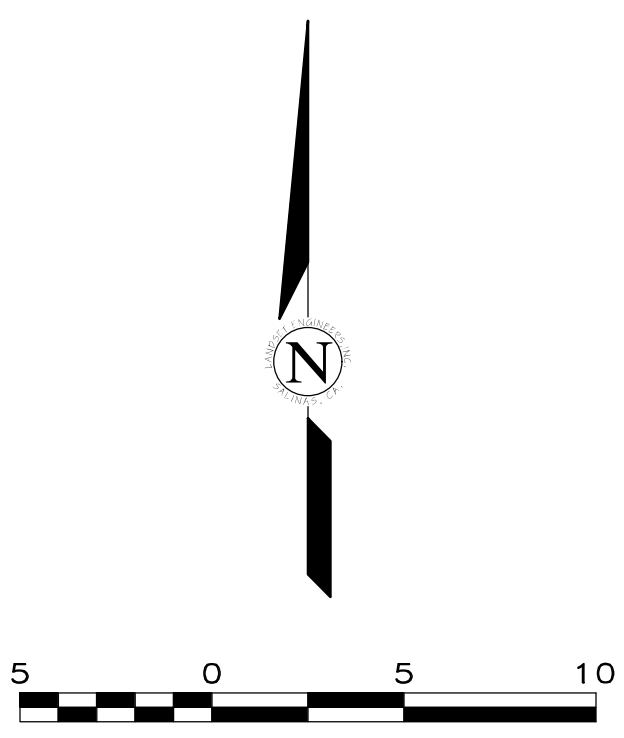
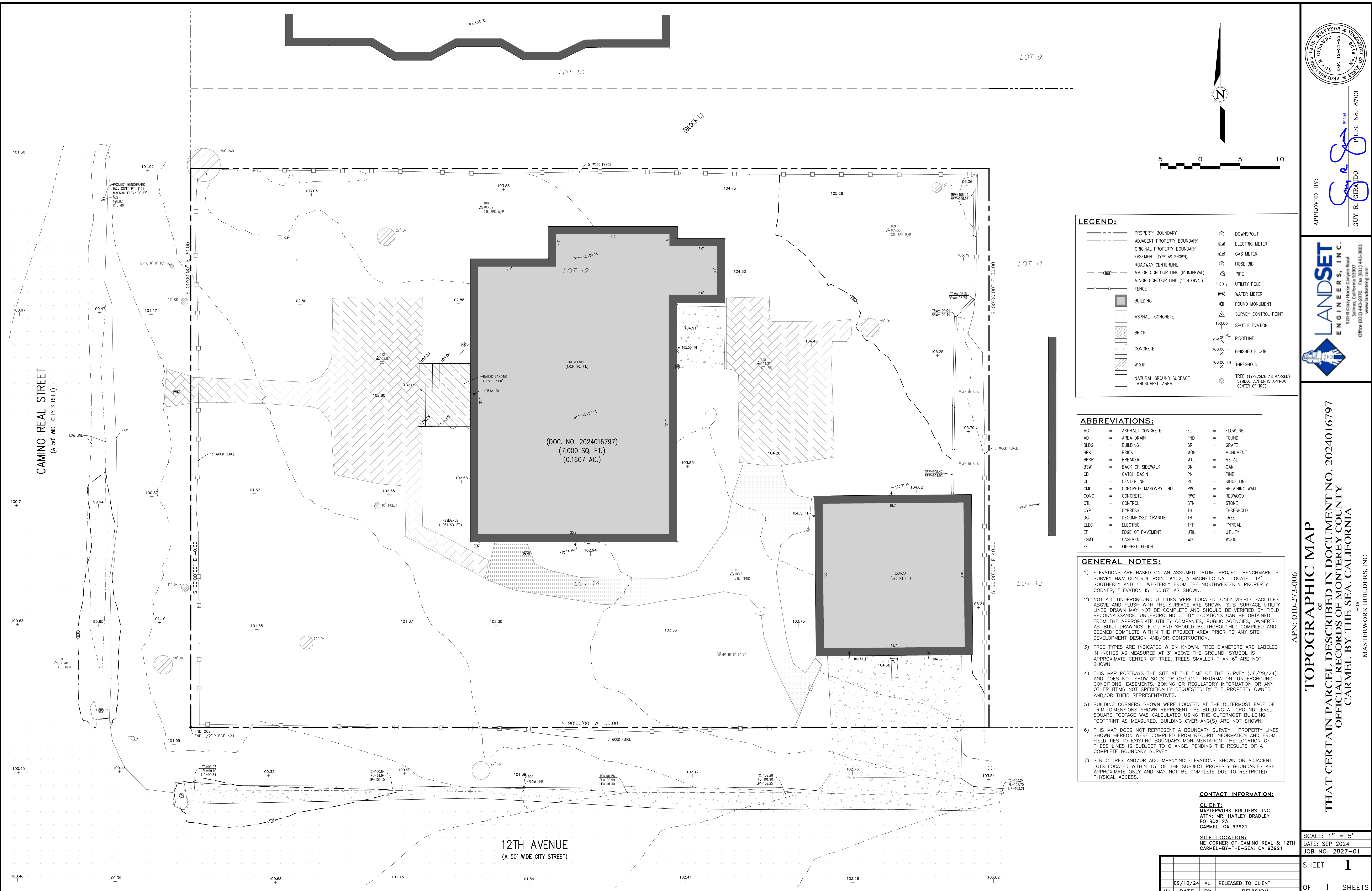
A-1.0

© COPYRIGHT
Masterwork Builders Inc.
2024



S STREETScape VIEW - CAMINO REAL (NO CHANGE)
Scale: 1/8" = 1'-0"





LEGEND:

—	PROPERTY BOUNDARY	⊙	DOWNSPOUT
- - -	ADJACENT PROPERTY BOUNDARY	⊕	ELECTRIC METER
- · - · -	ORIGINAL PROPERTY BOUNDARY	⊕	GAS METER
- · - · -	EASEMENT (TYPE AS SHOWN)	⊕	HOSE BIB
- · - · -	ROADWAY CENTERLINE	⊕	PIPE
- · - · -	MAJOR CONTOUR LINE (5' INTERVAL)	⊕	UTILITY POLE
- · - · -	MINOR CONTOUR LINE (1' INTERVAL)	⊕	WATER METER
- · - · -	FENCE	⊕	FOUND MONUMENT
▭	BUILDING	⊕	SURVEY CONTROL POINT
▭	ASPHALT CONCRETE	+	SPOT ELEVATION
▭	BRICK	+	100.00 RL RIDGELINE
▭	CONCRETE	+	100.00 FF FINISHED FLOOR
▭	WOOD	+	100.00 TH THRESHOLD
▭	NATURAL GROUND SURFACE	⊙	TREE (TYPE/SIZE AS MARKED)
▭	LANDSCAPED AREA	⊙	SYMBOL CENTER IS APPROX CENTER OF TREE

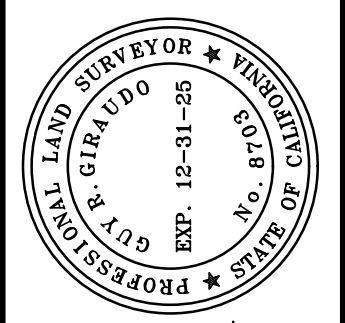
ABBREVIATIONS:

AC = ASPHALT CONCRETE	FL = FLOWLINE
AD = AREA DRAIN	FND = FOUND
BLDG = BUILDING	GR = GRATE
BRK = BRICK	MON = MONUMENT
BRKR = BREAKER	MTL = METAL
BSW = BACK OF SIDEWALK	OK = OAK
CB = CATCH BASIN	PN = PINE
CL = CENTERLINE	RL = RIDGE LINE
CMU = CONCRETE MASONRY UNIT	RW = RETAINING WALL
CONC = CONCRETE	RWD = REDWOOD
CTL = CONTROL	STN = STONE
CYP = CYPRESS	TH = THRESHOLD
DG = DECOMPOSED GRANITE	TR = TREE
ELEC = ELECTRIC	TYP = TYPICAL
EP = EDGE OF PAVEMENT	UTIL = UTILITY
ESMT = EASEMENT	WD = WOOD
FF = FINISHED FLOOR	

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #102, A MAGNETIC NAIL LOCATED 14' SOUTHERLY AND 11' WESTERLY FROM THE NORTHWESTERLY PROPERTY CORNER. ELEVATION IS 100.87' AS SHOWN.
 - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
 - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELLED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/29/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
 - BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
 - STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:
 CLIENT:
 MASTERWORK BUILDERS, INC.
 ATTN: MR. HARLEY BRADLEY
 PO BOX 23
 CARMEL, CA 93921

SITE LOCATION:
 NE CORNER OF CAMINO REAL & 12TH
 CARMEL-BY-THE-SEA, CA 93921



APPROVED BY:
 GUY R. GIRARDO
 P.L.S. No. 8703



APN: 010-273-006
TOPOGRAPHIC MAP
 OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024016797
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
 MASTERWORK BUILDERS, INC.

SCALE: 1" = 5'
 DATE: SEP 2024
 JOB NO. 2827-01

No.	DATE	BY	REVISION
09/10/24	AL	RELEASED TO CLIENT	

SHEET **1**
 OF 1 SHEETS



MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY

Harlan Bradley

831-229-8628
harlan@masterworkbuilders.com

GRANEY / BOYLE RESIDENCE
NE CORNER of CAMINO REAL and 12th
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII
WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

Gary Kerr
GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4:

REVISION 3:

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No. :

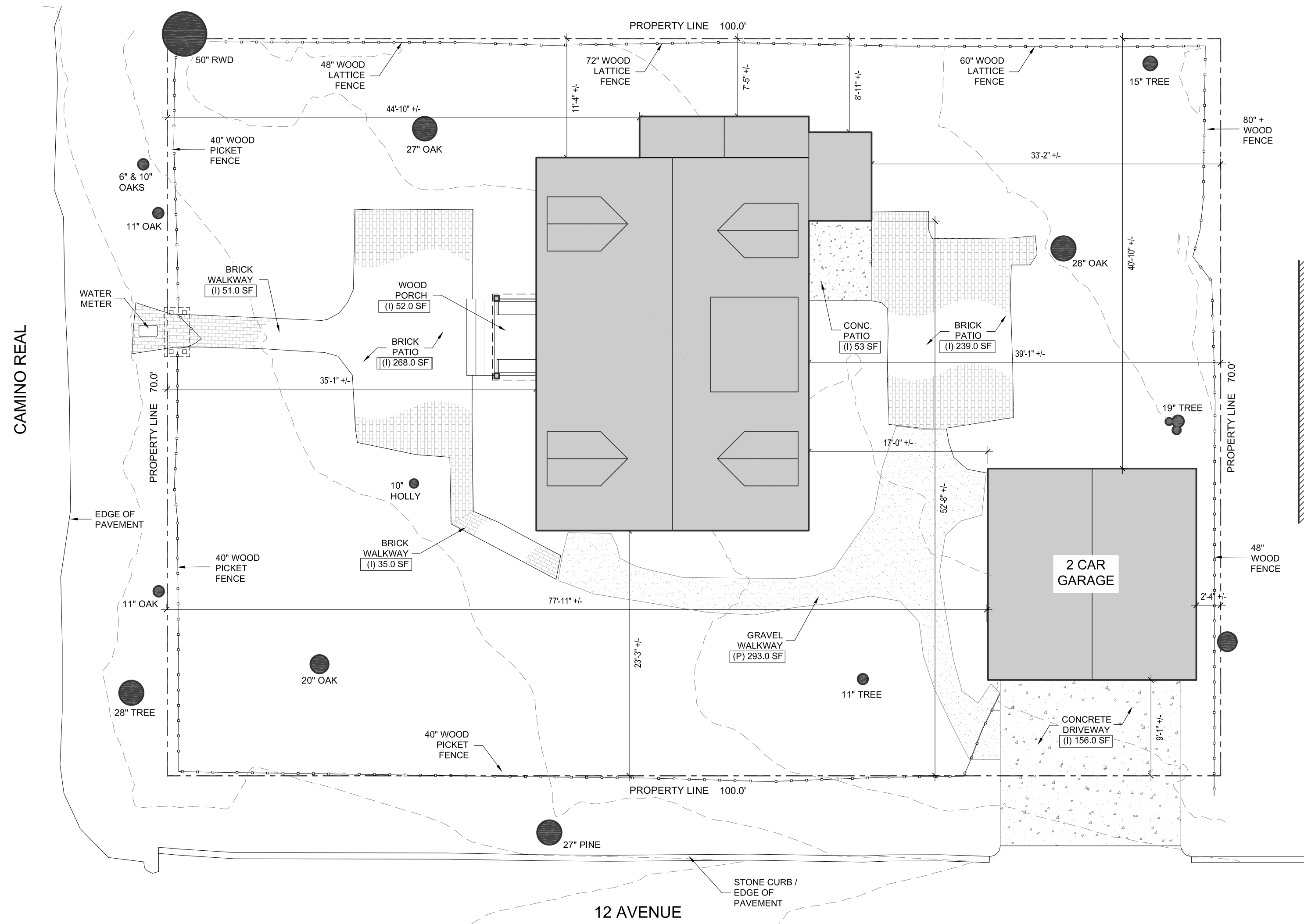
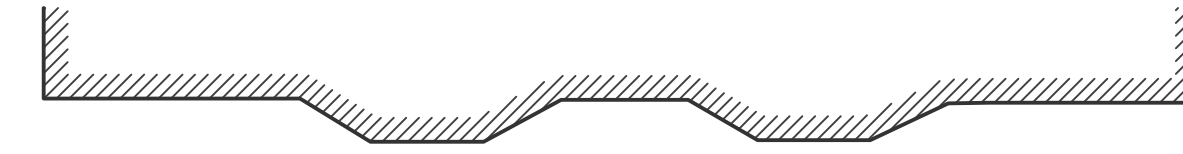
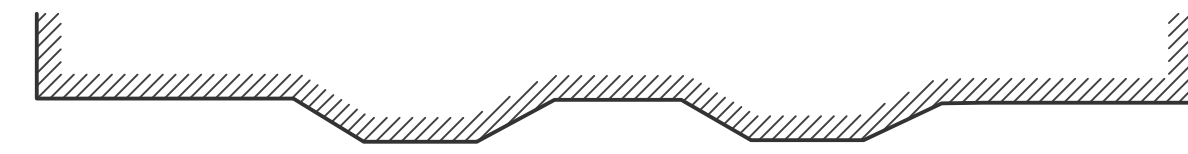
DATE: NOVEMBER 02, 2024

OWNER :

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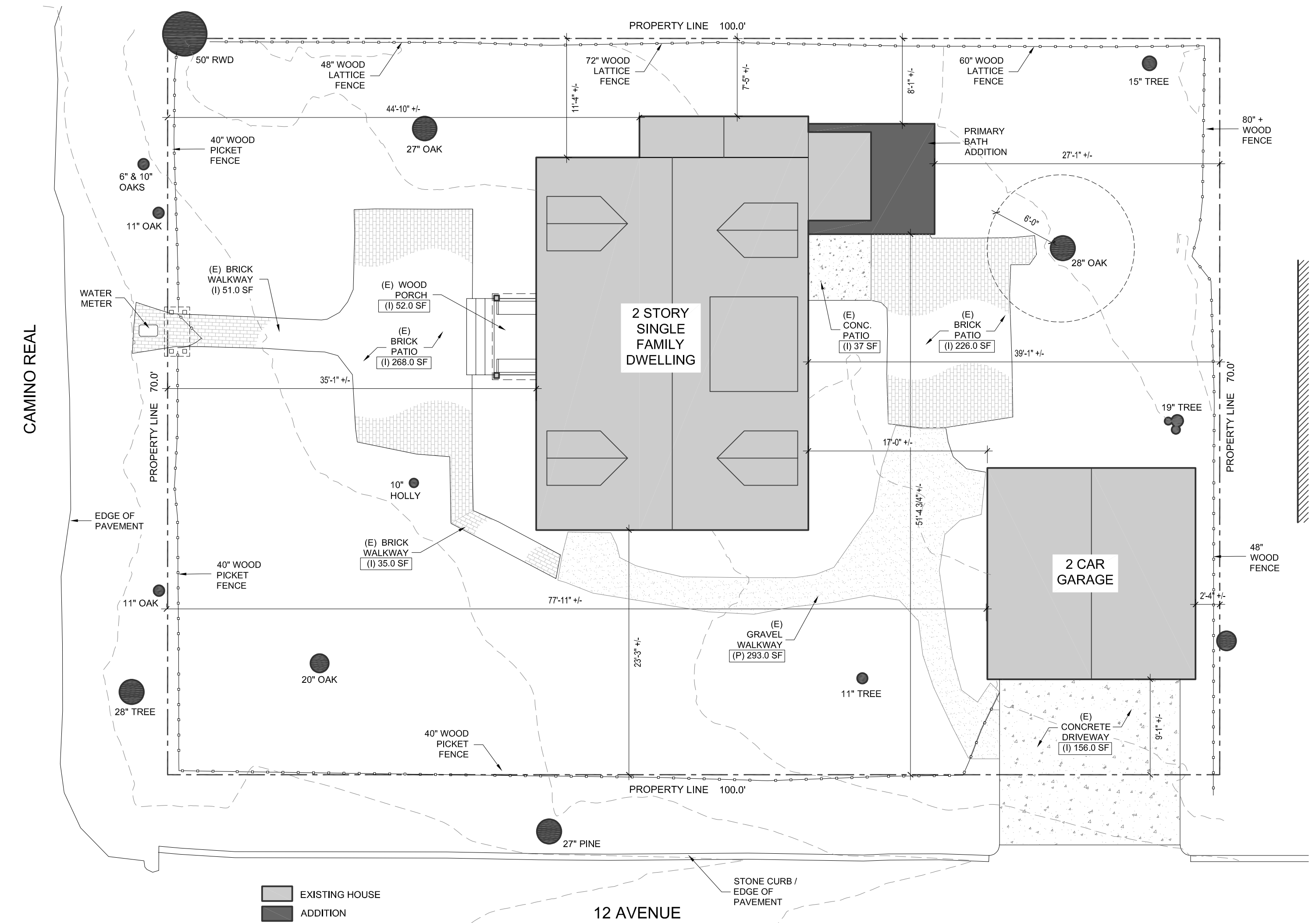
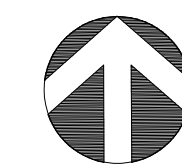
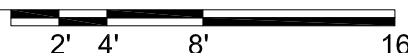
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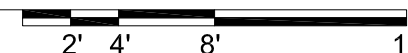
E EXISTING SITE PLAN

Scale: 1/8" = 1'-0"



P PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"



SITE COVERAGE TABLE

(P) PERMEABLE COVERAGE	EXISTING	PROPOSED
GRAVEL WALKWAY - SOUTH	293 sf	293 sf
TOTAL PERMEABLE	293 sf	293 sf
	25%	26%
(I) IMPERMEABLE COVERAGE		
BRICK WALKWAYS - WEST	98 sf	86 sf
BRICK PATIO - WEST	268 sf	268 sf
WOOD PORCH - WEST	52 sf	52 sf
CONCRETE PATIO - EAST	53 sf	37 sf
BRICK PATIO - EAST	239 sf	226 sf
CONCRETE DRIVEWAY - SOUTH	156 sf	156 sf
TOTAL IMPERMEABLE	854 sf	825 sf
TOTAL SITE COVERAGE	1,147 sf	1,118 sf

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DESIGN BY :

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NE CORNER of CAMINO REAL and 12th
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DRAWINGS BY :

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Gary Kerr

GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6:

REVISION 5:

REVISION 4: JANUARY 30, 2025

REVISION 3: NOVEMBER 02, 2024

REVISION 2: SEPTEMBER 16, 2024

REVISION 1: AUGUST 19, 2024

PROJECT No.:

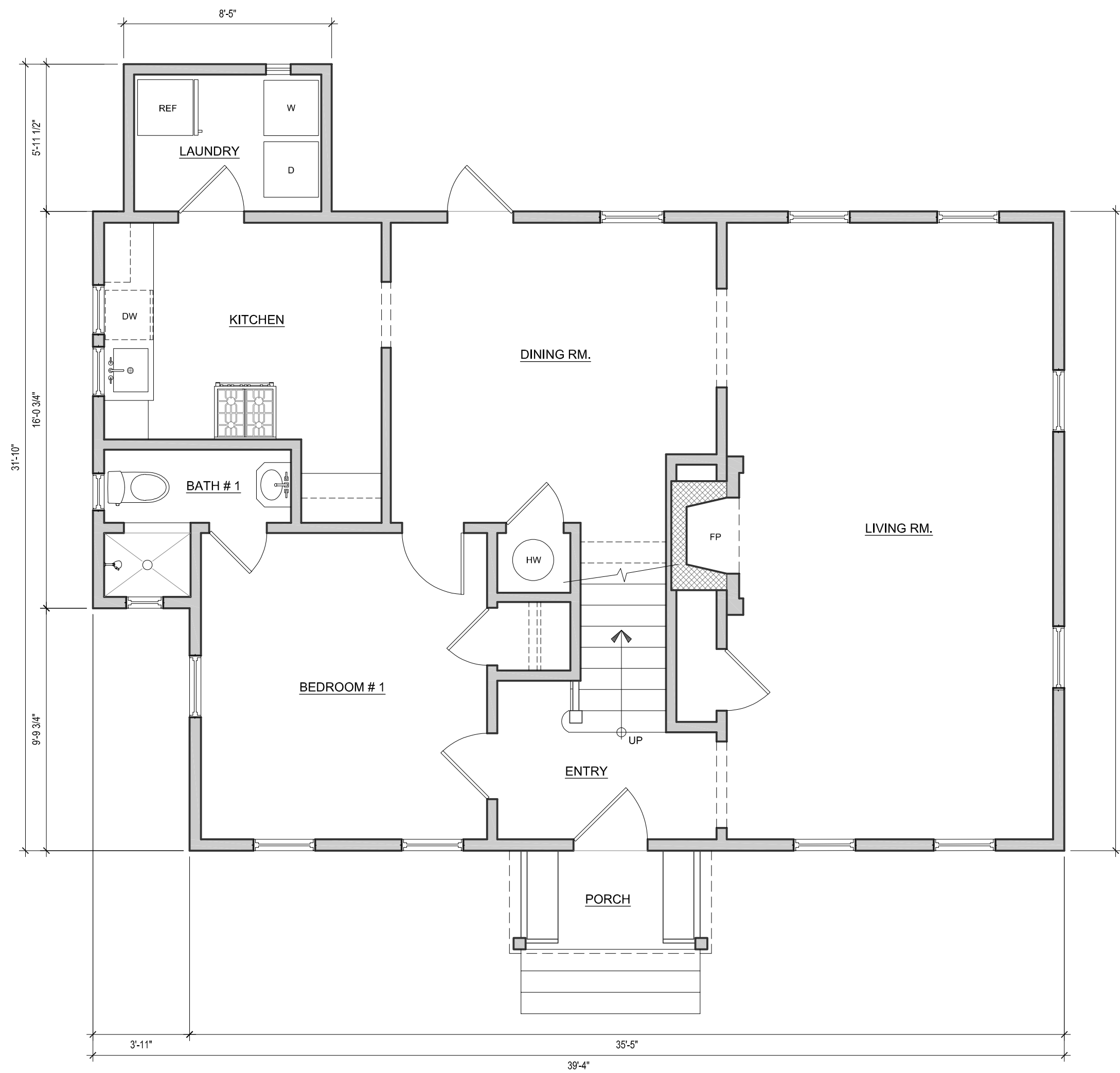
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OWNER:

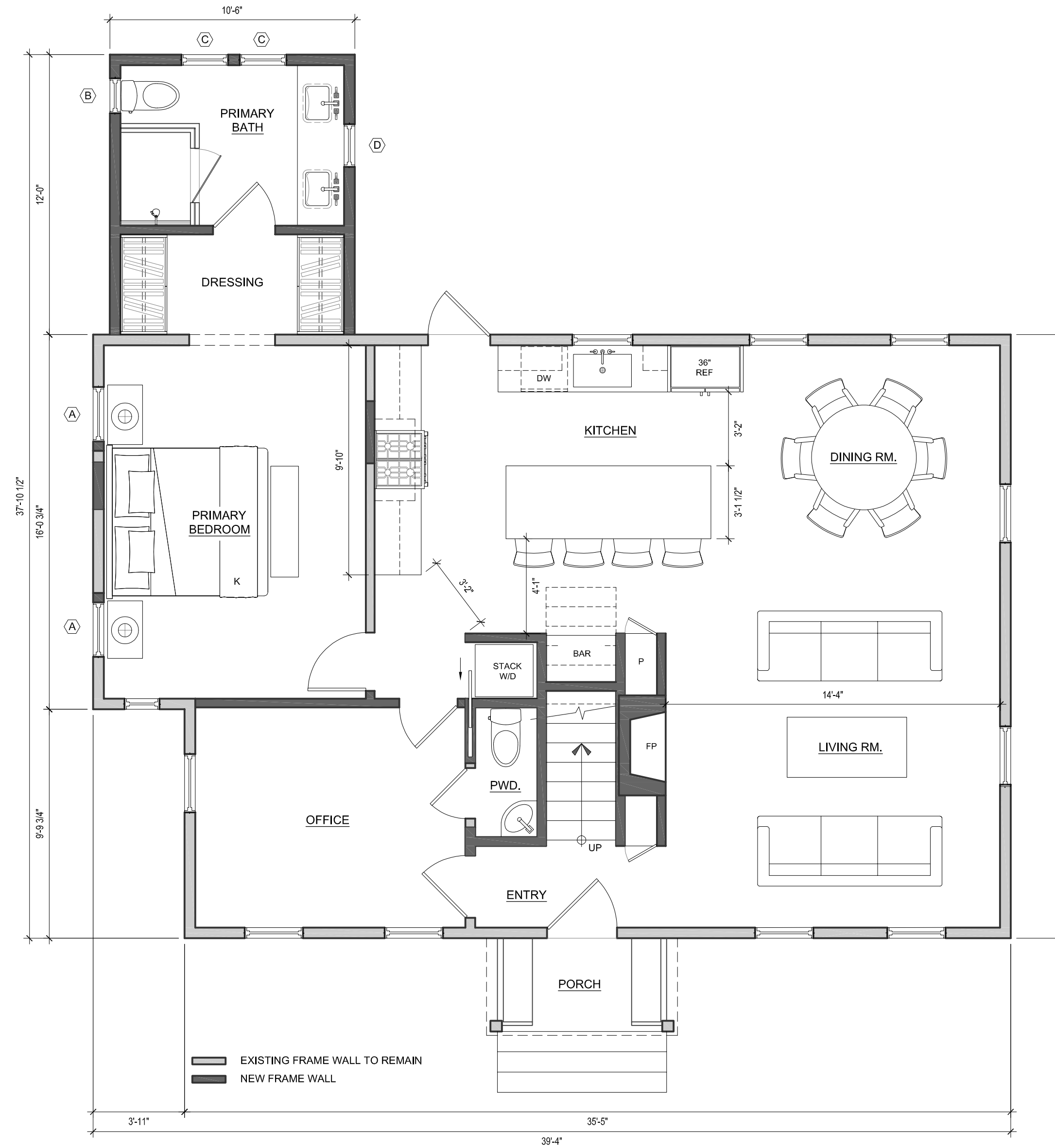
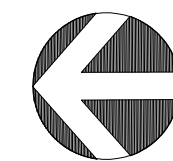
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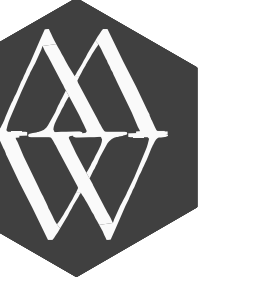
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E EXISTING MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



P PROPOSED MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



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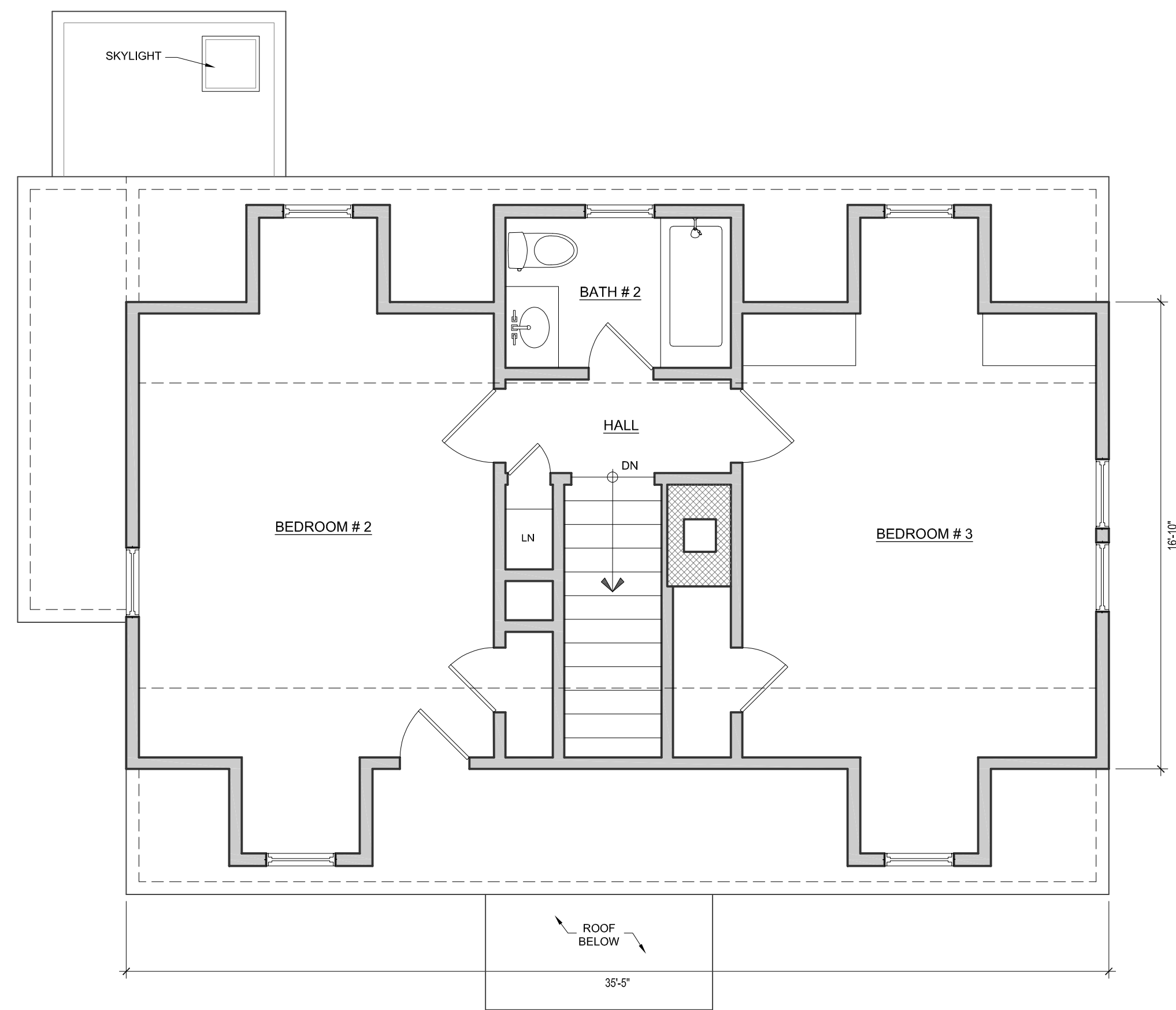
DATE: NOVEMBER 02, 2024

OWNER:

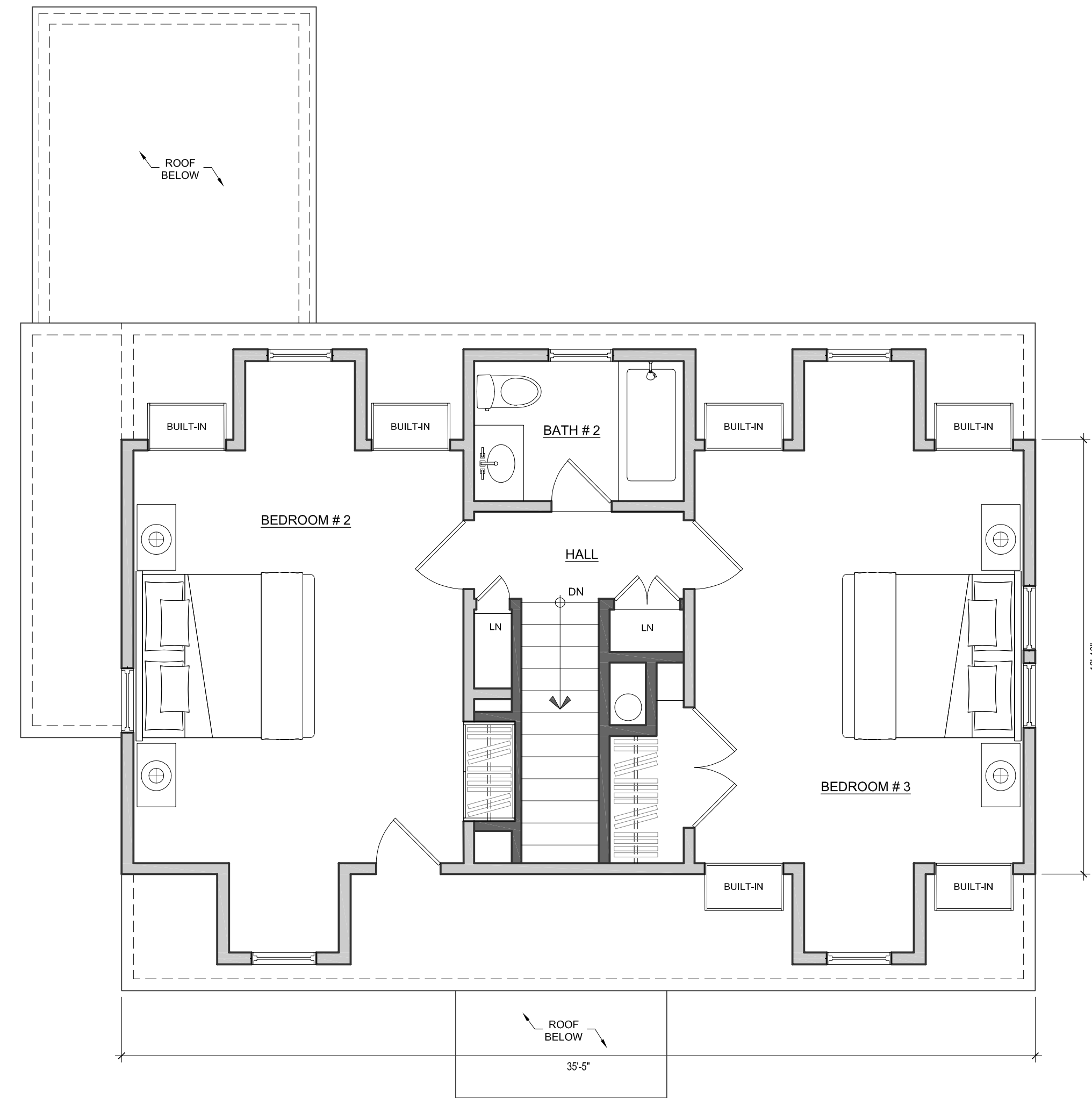
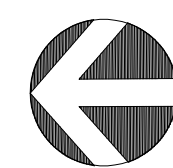
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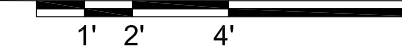
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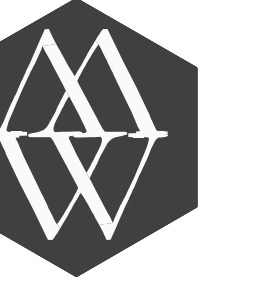


E EXISTING UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



P PROPOSED UPPER LEVEL FLOOR PLAN
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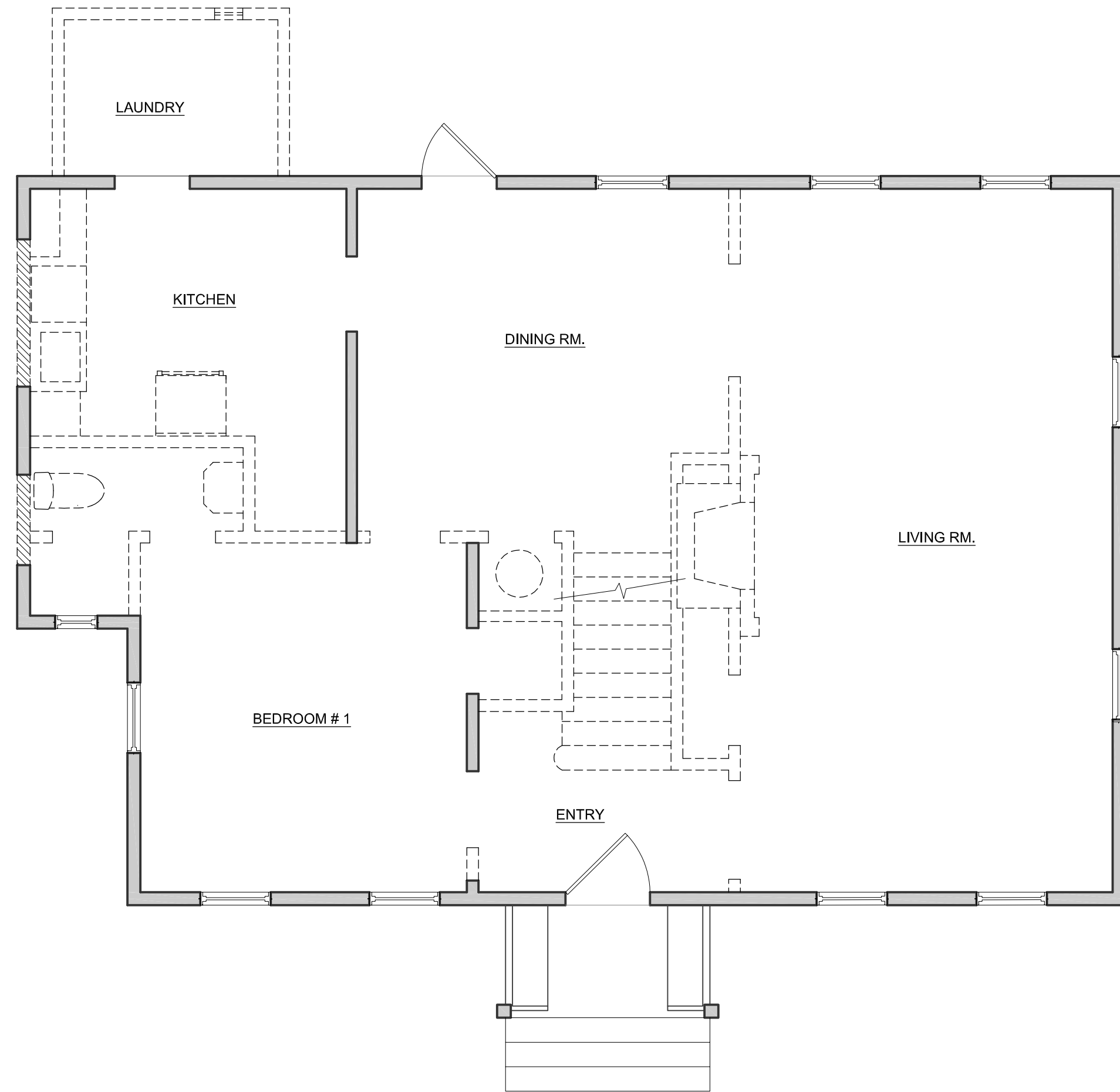
DATE: NOVEMBER 02, 2024

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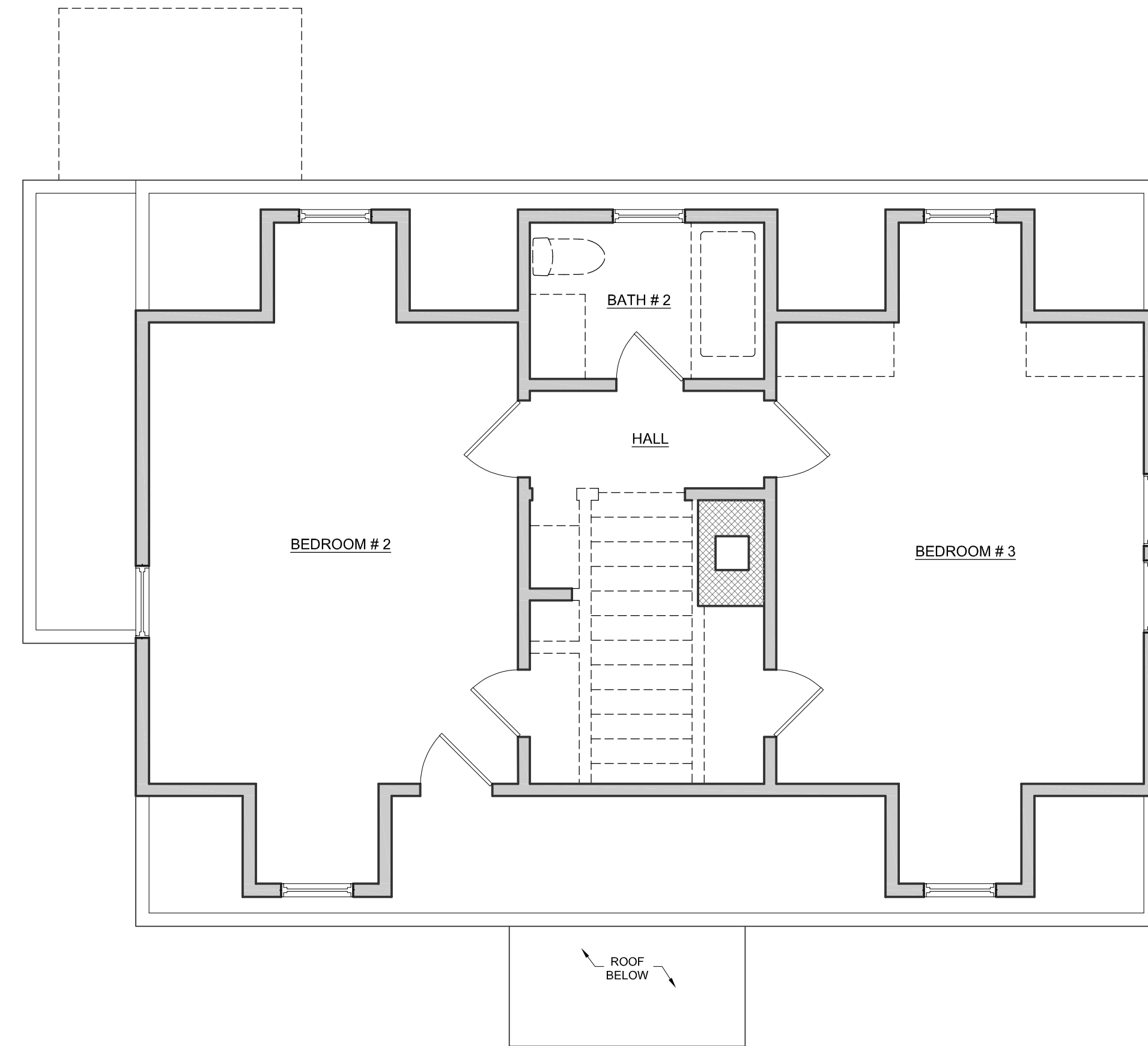
PHASE: PLANNING
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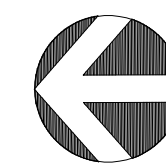
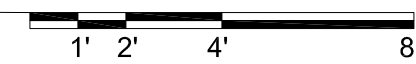
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M MAIN LEVEL DEMO PLAN
Scale: 1/4" = 1'-0"



U UPPER LEVEL DEMO PLAN
Scale: 1/4" = 1'-0"



TOTAL L.F. OF EXISTING EXTERIOR WALL = 240.5
TOTAL L.F. OF EXISTING EXT. WALL REMOVED = 20.5 8.0%
TOTAL L.F. OF EXISTING EXT. WALL REBUILT = 8.3 3.5%

EXISTING FRAME WALL TO REMAIN
EXISTING FRAME WALL TO BE REMOVED
EXISTING FRAME WALL TO BE RE-BUILT

DEMOLITION NOTES:

- 1. CAP OFF ALL PLUMBING, PLUMBING WASTE LINES, GAS LINES, AND OTHER UTILITIES AT RESPECTIVE METERS AS REQUIRED.
- 2. DISCONNECT ALL ELECTRICAL CIRCUITS BACK TO MAIN PANEL AS REQUIRED, PROVIDE TEMPORARY POWER.
- 3. INSTALL CONSTRUCTION FENCING AND TREE PROTECTION PRIOR TO ANY DEMOLITION WORK.
- 4. MITIGATE FOR EROSION CONTROL AS REQUIRED.



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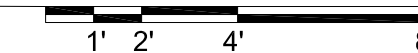
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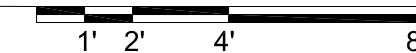
W EXISTING WEST ELEVATION (NO CHANGE)
Scale: 1/4" = 1'-0"

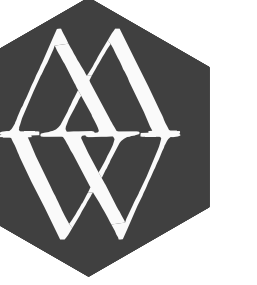


E1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



E2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"





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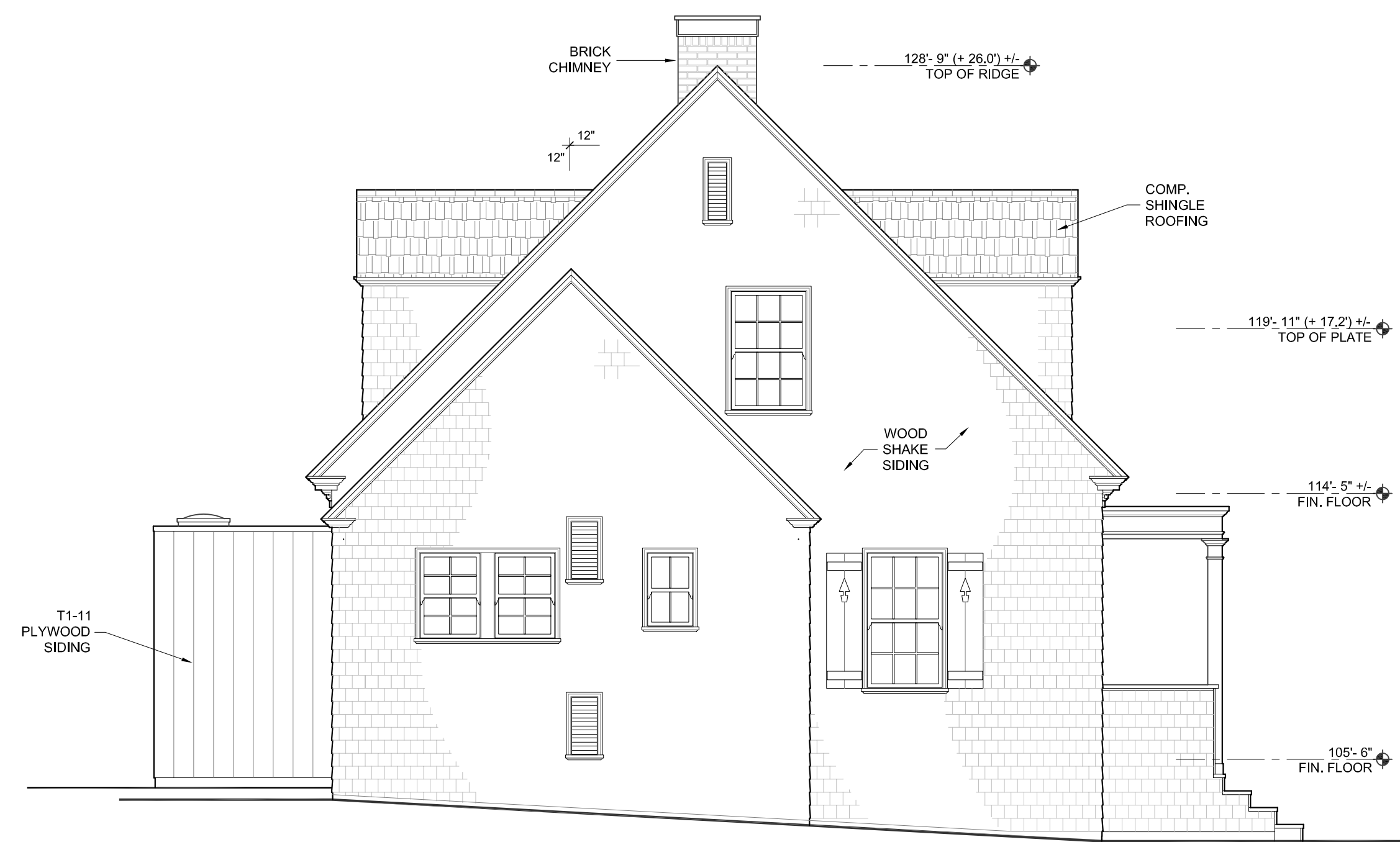
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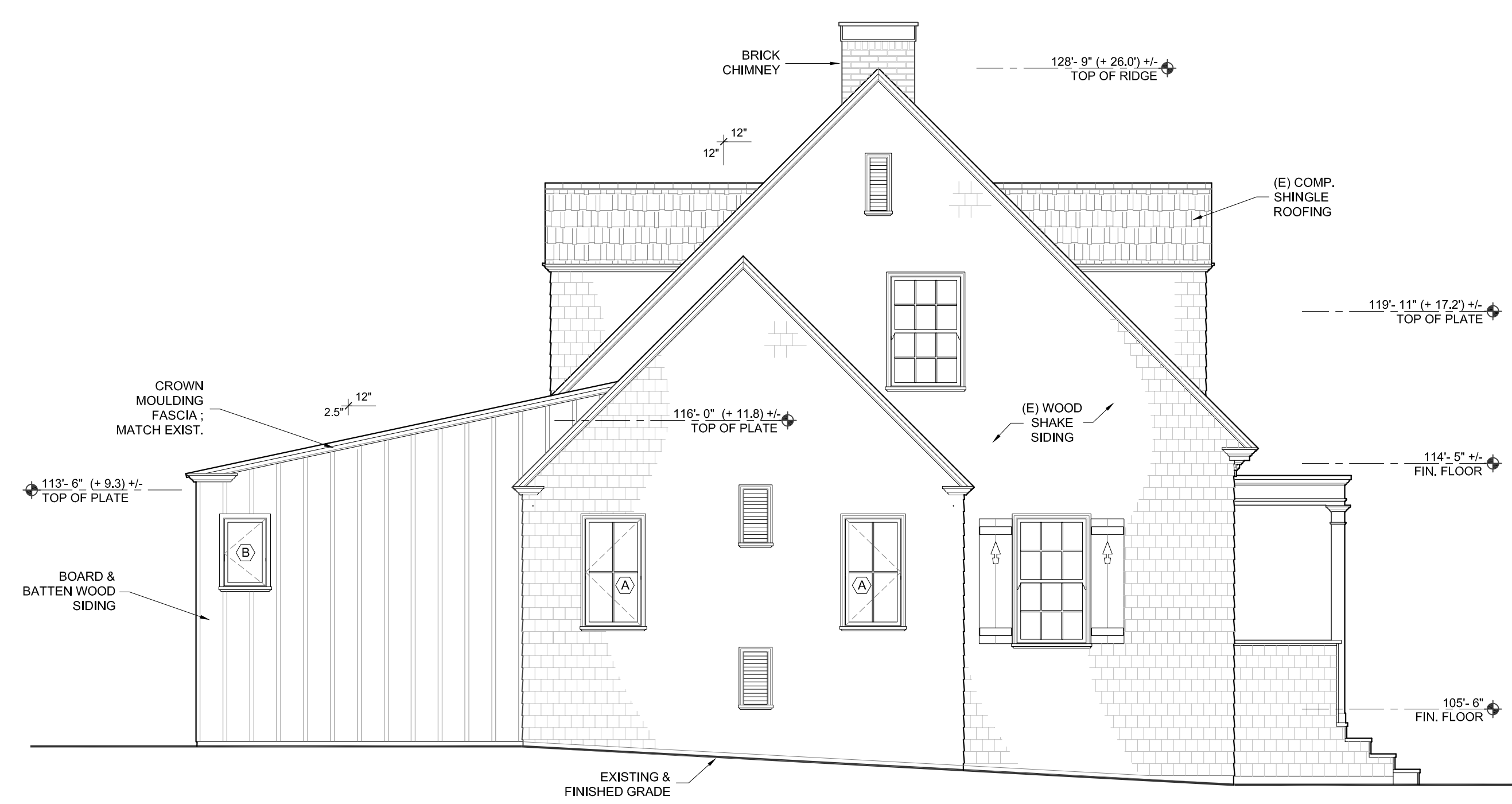
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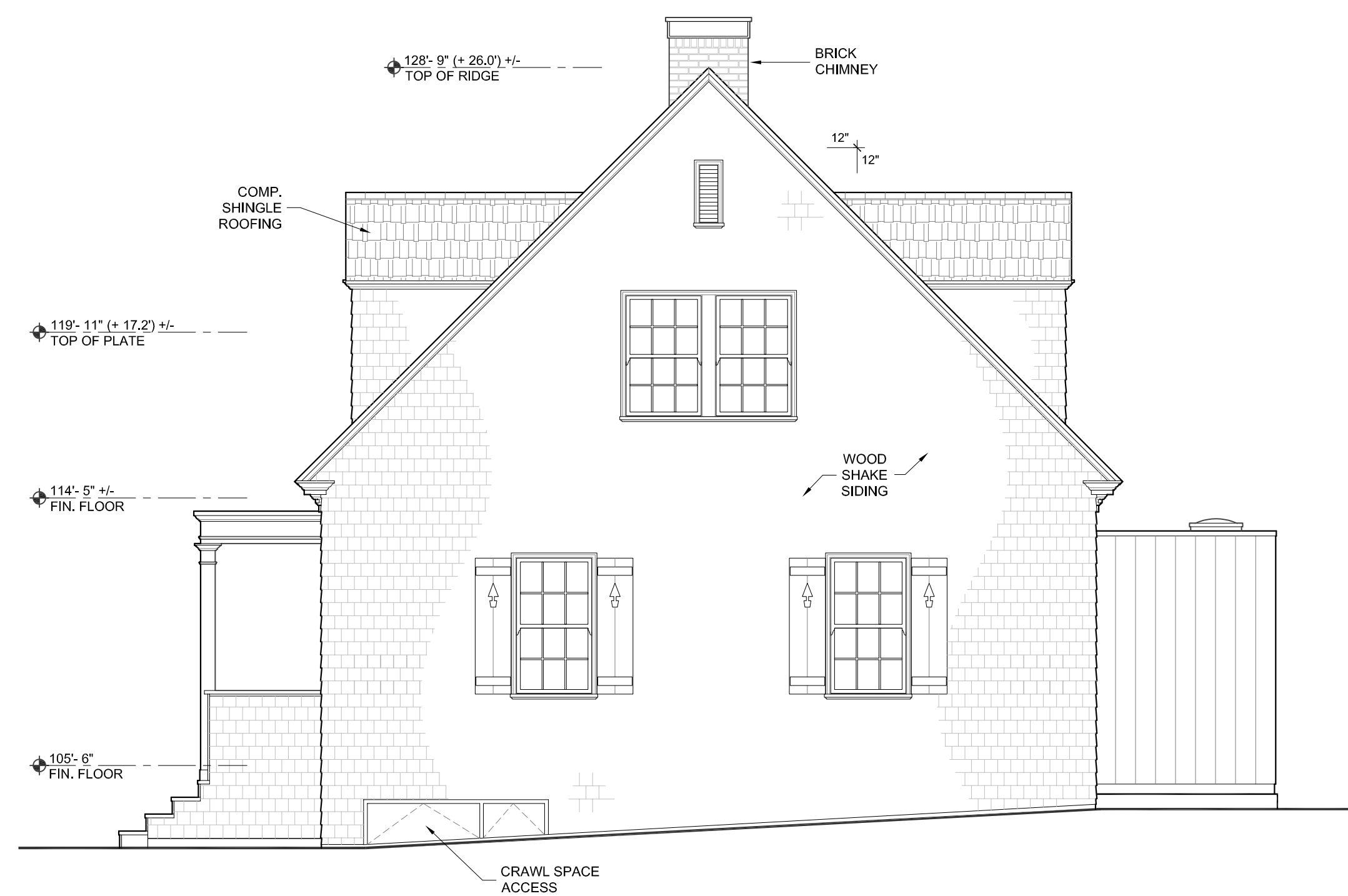
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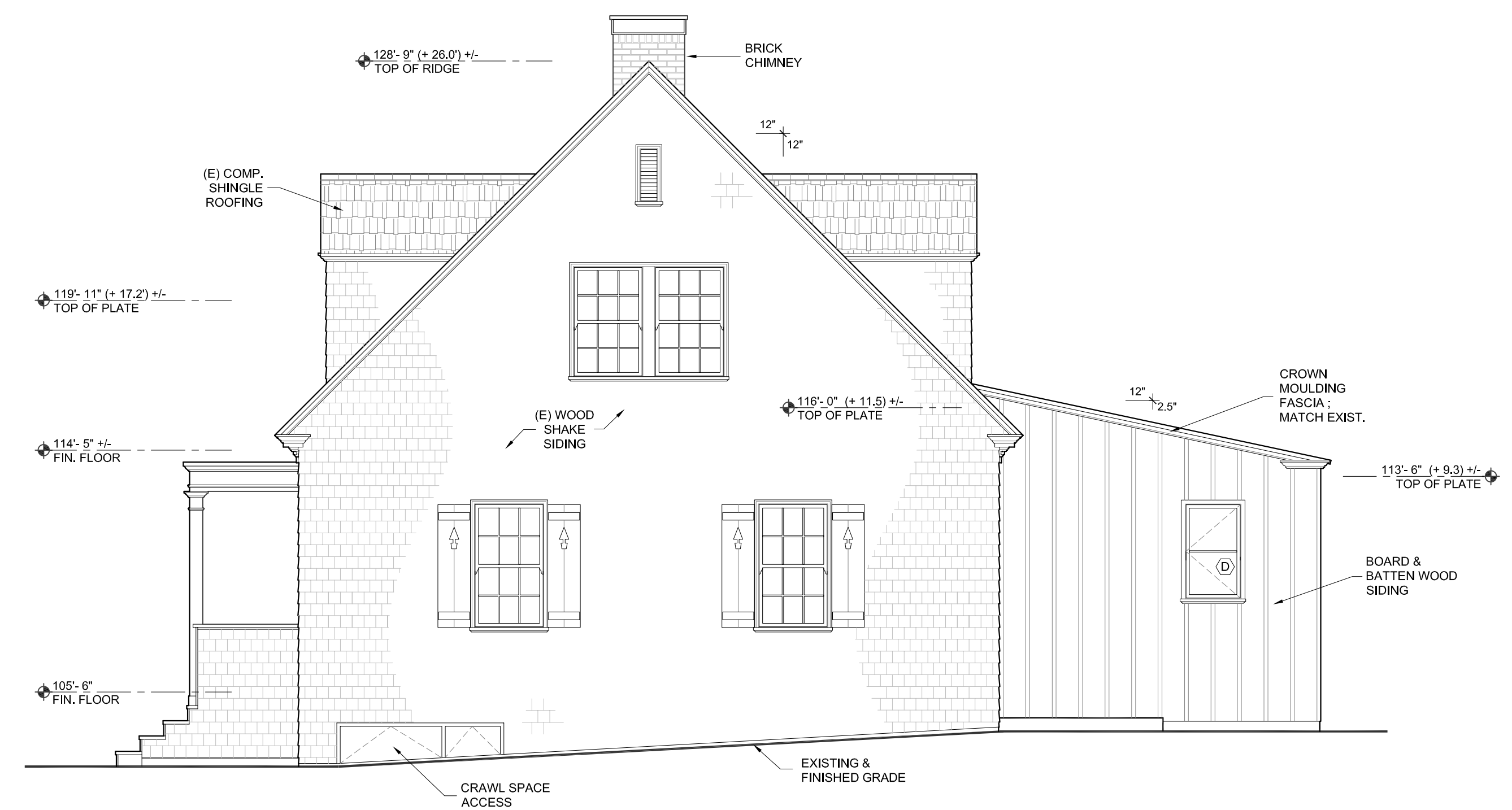
N1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



N2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



S1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



S2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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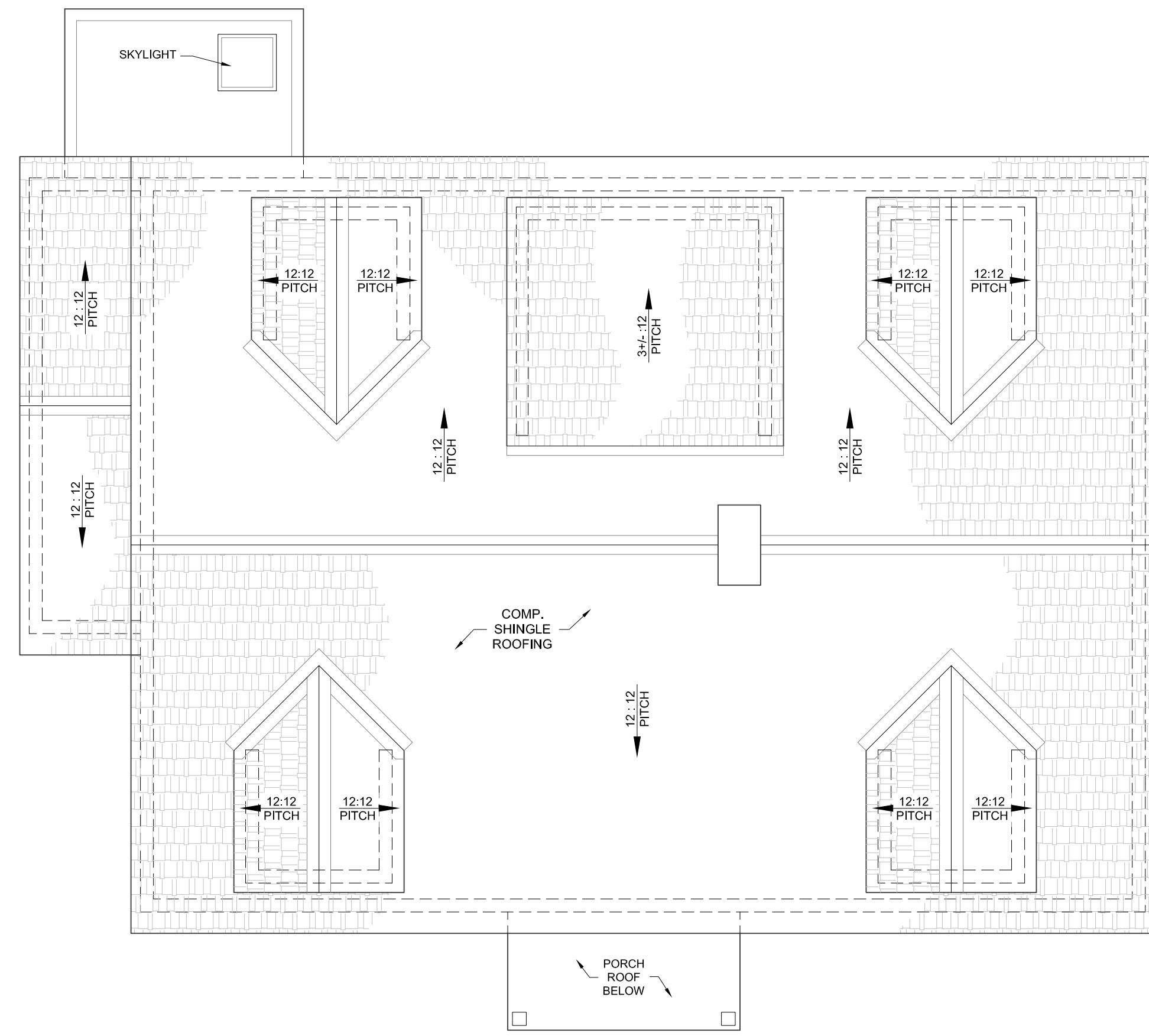
DATE: JANUARY 30, 2025

OWNER:

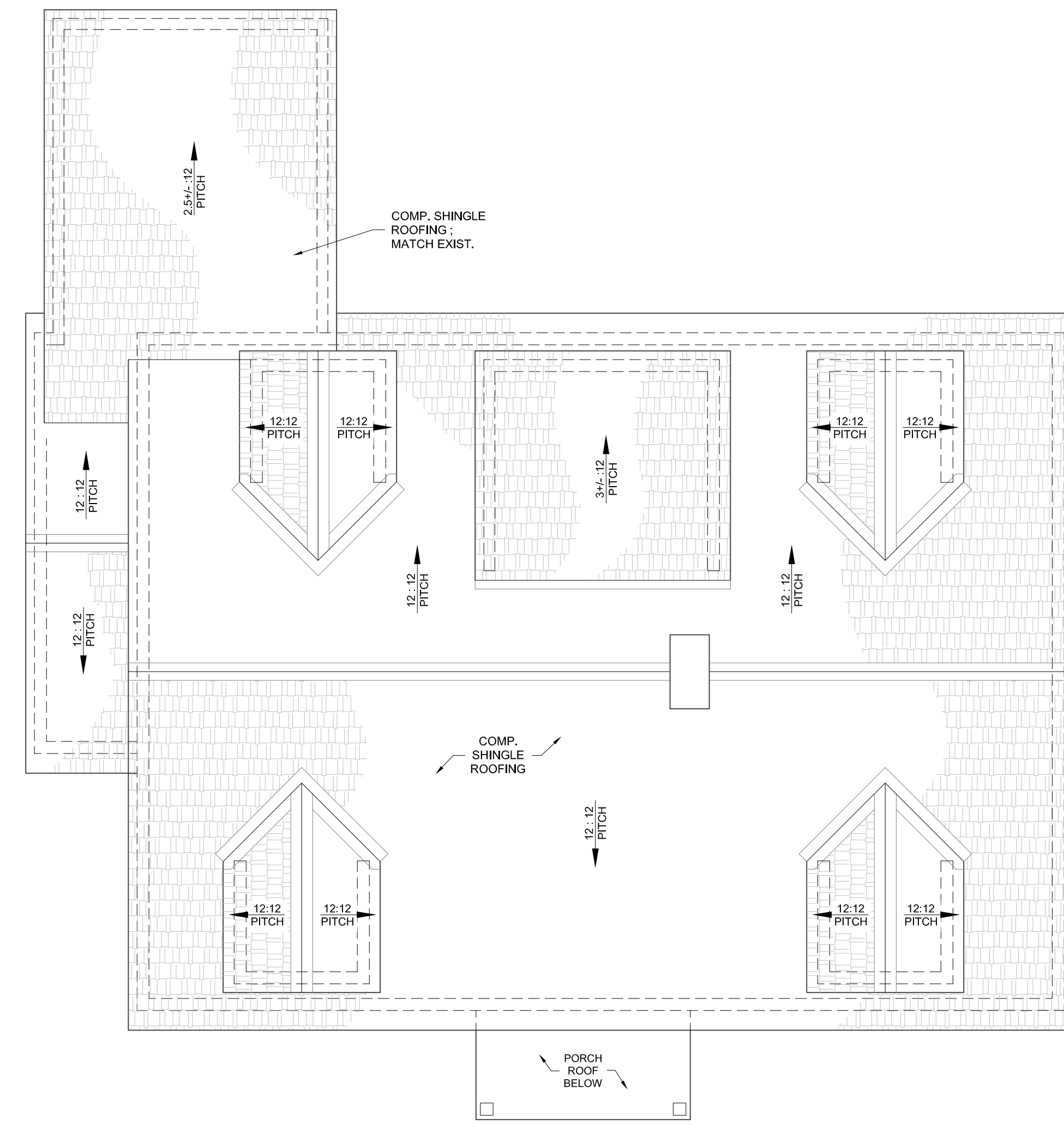
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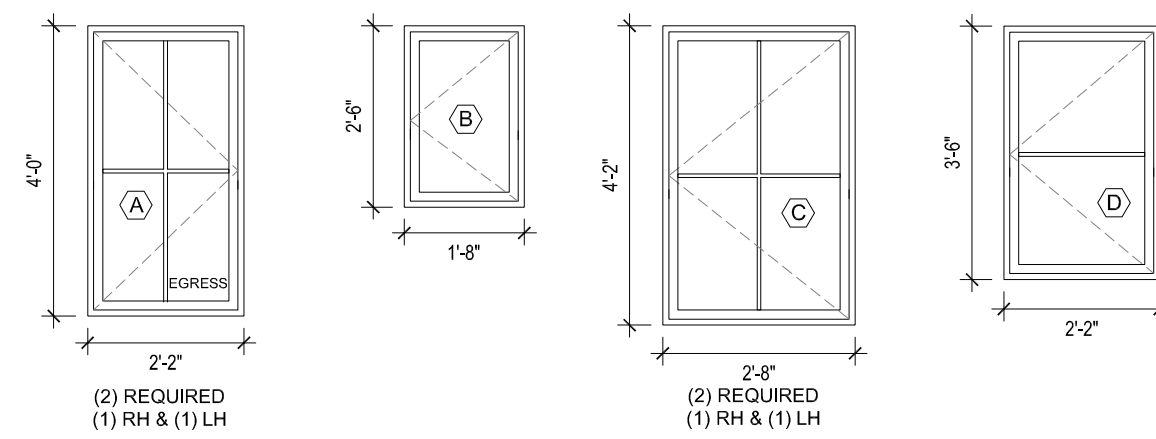
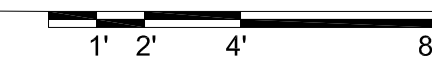
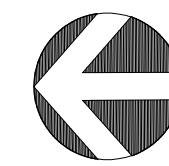
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E EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



P PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

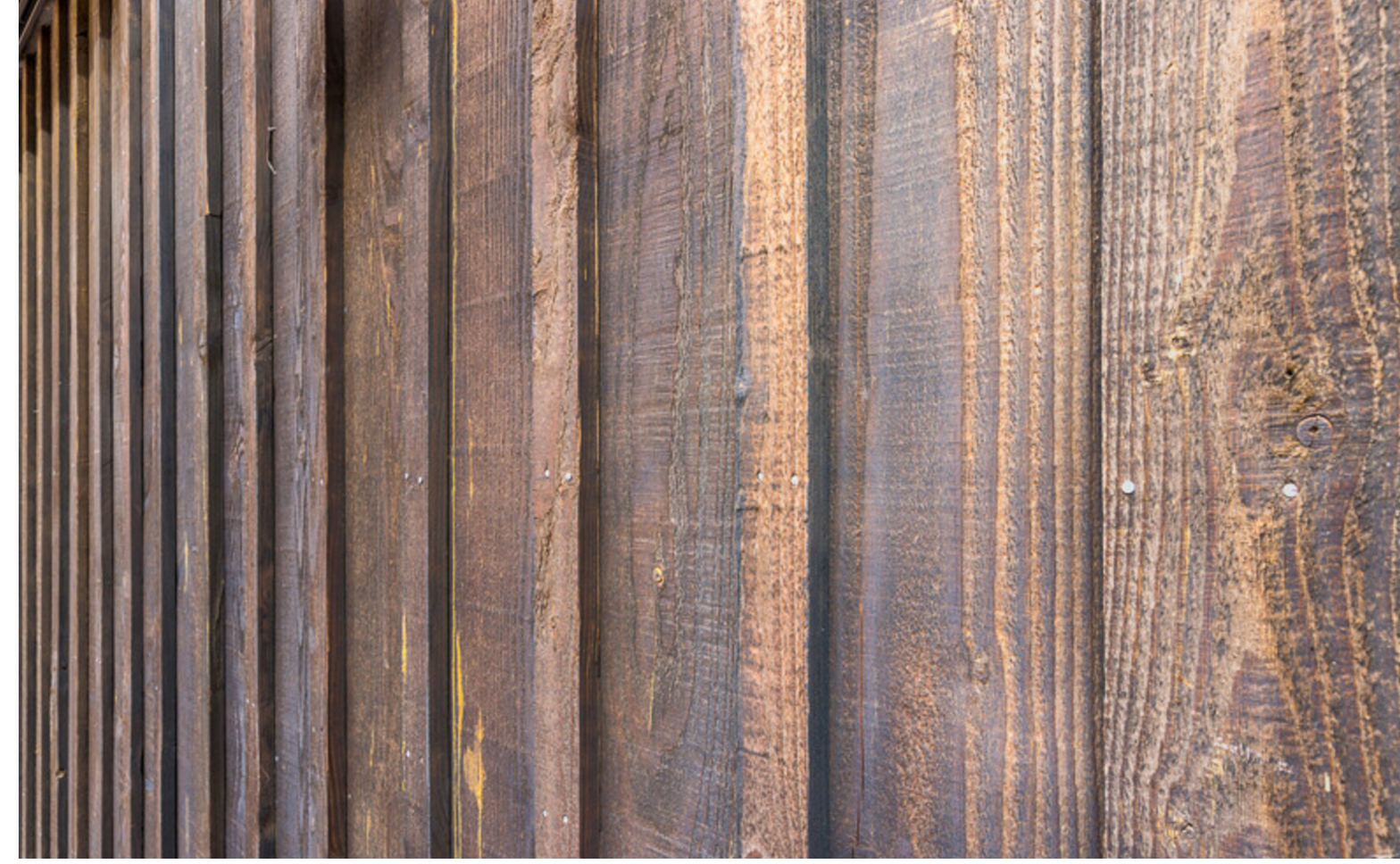


W WINDOW SCHEDULE
Scale: 3/8" = 1'-0"

Notes:
New Windows to be Painted Wood, Differentiate as Req'd.



S WOOD SHAKE SIDING



B BOARD & BATTEN WOOD SIDING



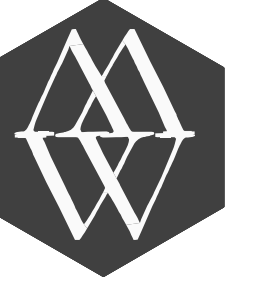
R COMPOSITION SHINGLE ROOFING



T FASCIA / TRIM (PAINTED WOOD)



W WINDOWS (PAINTED WOOD)



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