



## 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 24351

**Owner Name:** Del Mar Carmel LLC

**Case Planner:** Jacob Olander, Associate Planner

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

**Date Approved:** 04/10/2025

**Project Location:** Scenic Road 4 SE 8th Avenue

**APN #:** 010301025000      **BLOCK/LOT:** A1/LOTS 4 & 5 EXCLUDING E 100'

**Applicant:** Eric Miller Architects

**Project Description:** This approval of Design Study (DS 24351 (Del Mar Carmel LLC)) authorizes the replacement of non-historic fenestrations, the addition of a new glass panel windbreak, the addition/replacement of light fixtures, and the addition of three skylights at the historic "George Graft House" located at the Scenic Road 4 SE 8th Avenue in the Single-Family Residential (R-1) District, APN: 010-301-025-000, as depicted in the plans drawn by Eric Miller Architects, dated February 10, 2025, stamped approved April 10, 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.*

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-005-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  
24351 (DEL MAR CARMEL LLC) FOR FENESTRATION CHANGES AND A NEW GALSS PANEL  
WINDBREAK AT THE HISTORIC "GEORGE GRAFT HOUSE" LOCATED AT SCENIC ROAD 4  
SOUTHEAST OF 8<sup>TH</sup> AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT,  
BEACH/RIPERIAN OVERLAY DISTRICT (BR), AND PARK OVERLAY DISTRICT (PO). APN: 010-301-025-  
000.

WHEREAS, on November 13, 2024, Eric Miller ("Applicant") submitted a Design Study application DS 24351 (Del Mar Carmel LLC) described herein as ("Application") on behalf of Del Mar Carmel LLC ("Owner"); and

WHEREAS, the Application has been submitted for the property located at the Scenic Road 4 SE 8th Avenue in the Single-Family Residential (R-1) District (Block A1, Lot 4 & 5); and

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

WHEREAS, the proposed project involves fenestration changes and a new glass panel windbreak; 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 March 7, 2025, a notice of public hearing was published in the Carmel Pine Cone for the March 17, 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 7, 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 14, 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 17, 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 "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 Design Study 24351 (Del Mar Carmel LLC), for the Treatment of Historic Properties for fenestration changes and a new glass panel windbreak at the historic "George Craft House" located on Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach/Riparian Overlay District (BR), and Park Overlay District (PO). APN: 010-301-025-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17<sup>th</sup> day of March 2025, by the following vote:

AYES: Dyar, Goodhue, Gualtieri, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Jordan Chroman  
Chair

---

Shelby Gorman  
Historic Resources Board Secretary



CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<b>Authorization.</b> This approval of Design Study (DS 24351 (Del Mar Carmel LLC)) authorizes the replacement of non-historic fenestrations, the addition of a new glass panel windbreak, the addition/replacement of light fixtures, and the addition of three skylights at the historic "George Graft House" located at the Scenic Road 4 SE 8th Avenue in the Single-Family Residential (R-1) District, APN: 010-301-025-000, as depicted in the plans drawn by Eric Miller Architects, dated February 10, 2025, stamped approved April 10, 2025 and on file at the Community Planning and Building Department, unless modified by the conditions of approval contained herein.
2.	<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.
3.	<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 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.	<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.
5.	<b>Utility Meter Locations.</b> 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.
6.	<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.

7.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
8.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.  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.
9.	<b>Exterior Lighting.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.  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.
10.	<b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party

	bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
11.	<b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
12.	<b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
13.	<b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
14.	<b>Conditions of Approval.</b> 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.
15.	<b>Conditions of Approval Acknowledgement.</b> 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.
<b>Landscape Conditions</b>	
16.	<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.
17.	<b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <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></ul>

	<ul style="list-style-type: none"><li>• Excavation within 6 feet of a tree trunk is not permitted.</li><li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li><li>• Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.</li><li>• Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li><li>• Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li><li>• If roots greater than 2 inches in diameter or larger are encountered within the 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>
<b>Environmental Compliance Conditions</b>	
18.	<b>BMP Tracking Form.</b> 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.
19.	<b>Semi-Permeable Surfaces.</b> 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.
20.	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and

DS 24351 (Del Mar Carmel LLC)

Conditions of Approval

April 10, 2025

	installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
<b>Special Conditions</b>	
21.	<b>Construction Management Plan.</b> Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

# DEL MAR RESIDENCE

## Scenic Road 4 SE of 8th Carmel-by-the-Sea, CA 93921

### GENERAL NOTES

### PROJECT DATA

### PROJECT TEAM

### SHEET INDEX

Sheet Number	Sheet Name
1	PROJECT INFO
2	TOPOGRAPHIC MAP
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2.2	PROPOSED SITE PLAN
3.1	EXISTING FLOOR PLANS
3.2	PROPOSED FLOOR PLANS
3.3	DOOR SCHEDULE
3.4	WINDOW SCHEDULE
4.1	(E) & PROPOSED WEST ELEV.
4.2	(E) & PROPOSED EAST ELEV.
4.3	(E) & PROPOSED NORTH ELEV.
4.4	(E) & PROPOSED SOUTH ELEV.
5	STREETSCAPE ELEVATIONS
6	(E) & PROPOSED ROOF PLAN
7.1	LANDSCAPE PLAN
7.2	ELECTRICAL LIGHTING PLAN
8	FINISH MATERIALS

ADDRESS:	SCENIC ROAD 4 SE OF 8TH CARMEL-BY-THE-SEA, CA 93921
PROJECT DESCRIPTION:	REPLACE EXISTING KITCHEN WINDOW WITH AN EXTERIOR DOOR. ADDITION OF (3) THREE SKYLIGHTS AND ADDITION OF A GLASS PANEL WIND BREAK ON THE LOWER PATIO WALL AT THE FRONT.  REPLACEMENT/ ADDITION OF EXTERIOR LIGHT FIXTURES.
LOT SIZE:	12,495 S.F.
ZONING:	R-1
A.P.N.:	010-301-025-000
TYPE OF CONSTRUCTION:	(V-B)
EXISTING & PROPOSED SETBACK	
FRONT	3' - 11"
REAR	42' - 7 1/2"
SIDE	0' - 9"
SIDE	14' - 0"
COMPOSITE	23' - 5"
BUILDING HEIGHT	HOUSE MAX EXISTING HEIGHT- 28' - 3" PROPOSED- NO CHANGE
MAX (E) PLATE HEIGHT:	25' - 1"
MAX (E) RIDGE HEIGHT:	28' - 3"
TREE REMOVAL:	NONE PROPOSED

### (E) & PROPOSED FLOOR AREA

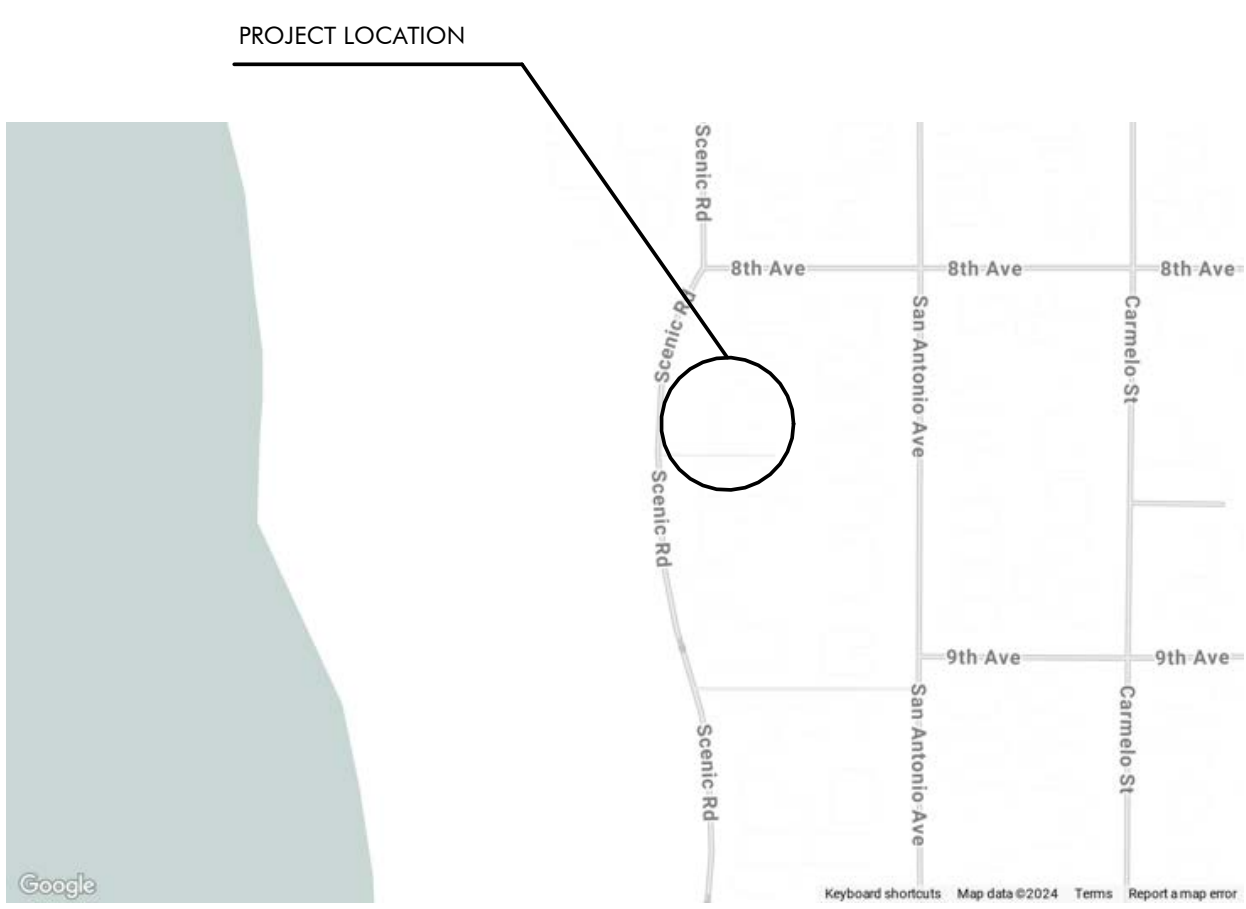
LOWER FLOOR	1,786 S.F.
MAIN FLOOR	2,119 S.F.
UPPER FLOOR	1,799 S.F.
SUBTOTAL	5,704 S.F.
GARAGE	597 S.F.
TOTAL	6,301 S.F.

### (E) & PROPOSED SITE COVERAGE

PROPOSED IMPERVIOUS COVERAGE	
PATIO	167 S.F.
WEST PATIO	1,136 S.F.
PIZZA OVEN	42 S.F.
WALKWAY	124 S.F.
POOL	516 S.F.
STEP STONES	158 S.F.
STEPS 1	93 S.F.
STEPS 2	366 S.F.
SITE WALLS	585 S.F.
PUMP HOUSE	53 S.F.
GENERATOR	13 S.F.
PIZZA PATIO	98 S.F.
DRIVEWAY	3,287 S.F.
TOTAL	6,638 S.F.

MAIN HOUSE BUILDING COVERAGE:	2,103 SF
GARAGE BUILDING COVERAGE:	597 SF
IMPERVIOUS SITE COVERAGE:	6,638 SF
TOTAL IMPERVIOUS:	9,338 SF (75%)
TOTAL PERVIOUS:	3,151 SF (25%)

### LOCATION MAP



### VICINITY MAP



### OWNERSHIP NOTES

#### OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER. HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHER FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

### TREE REMOVAL

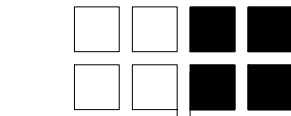
NO TREES WILL BE REMOVED IN THIS WORK.

### EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

REVISION	No.

CONSULTANT:



ARCHITECT:  
**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

### PROJECT INFO

Job Name: **Del Mar Residence**

Scenic Road 4 SE of 8th  
Carmel-By-The-Sea, CA  
A.P.N 010-301-025-000

DATE:	2/10/2025
SCALE:	1/8" = 1'-0"
DRAWN	CRISTO
JOB NO.	24.10

**1**  
SHEET OF







Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

PROJECT BENCHMARK  
CTL PNT #100  
MAGNETIC NAIL  
ELEV:100.00

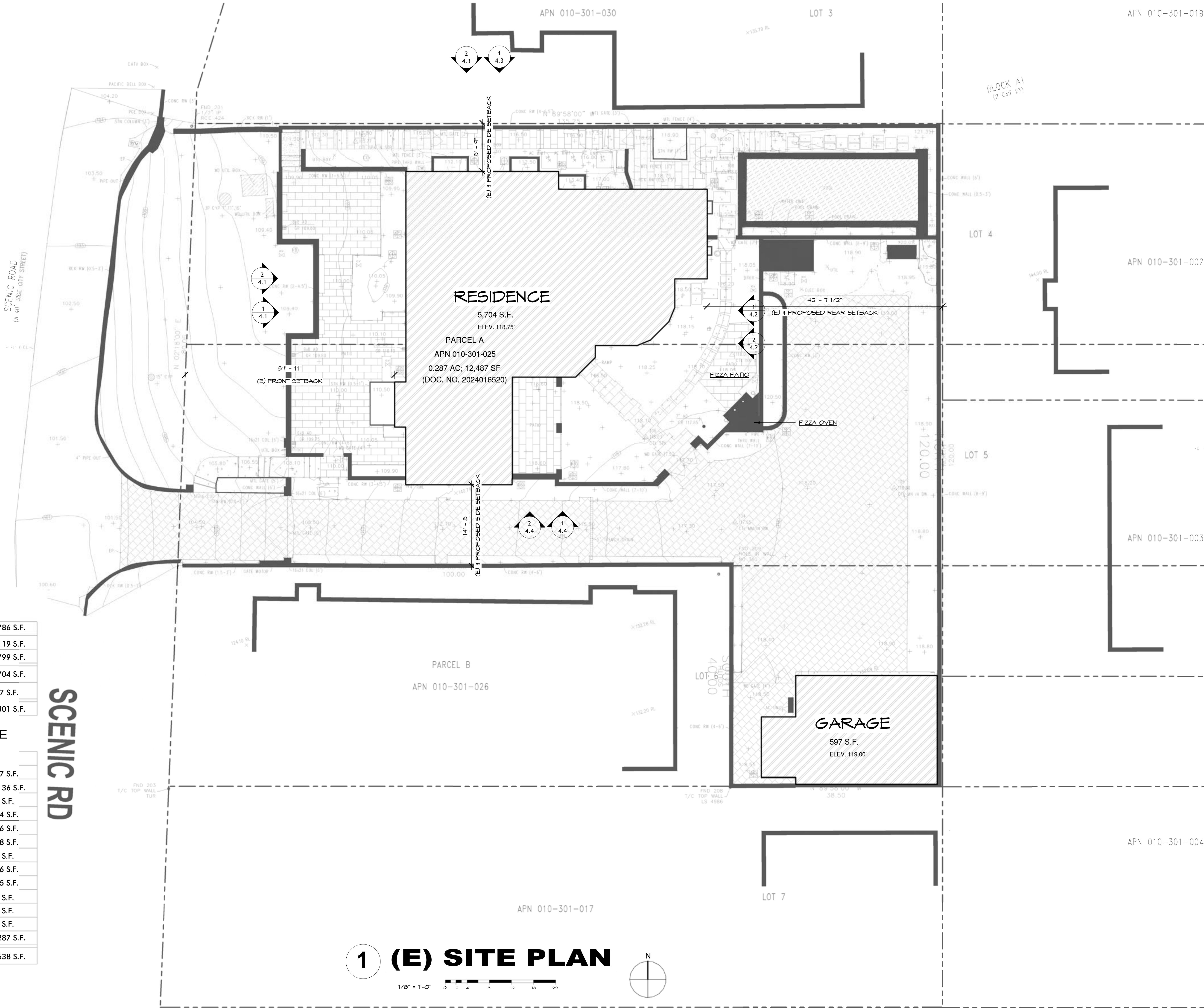
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UPPER FLOOR	1,799 S.F.
SUBTOTAL	5,704 S.F.
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PROPOSED SITE COVERAGE

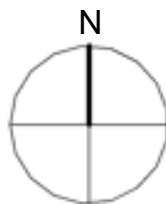
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SCENIC RD



1 (E) SITE PLAN

1/8" = 1'-0"



REVISION

No.

CONSULTANT:

ARCHITECT:

EXISTING SITE PLAN

DATE: 2/10/2025

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

DRAWN CRISTO

JOB NO. 24.10

2.1 SHEET OF

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

Del Mar Residence  
Scenic Road 4 SE of 8th  
Carmel-By-The-Sea, CA  
A.P.N 010-301-025-000



Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

PROJECT BENCHMARK  
CTL PNT #100  
MAGNETIC NAIL  
ELEV:100.00

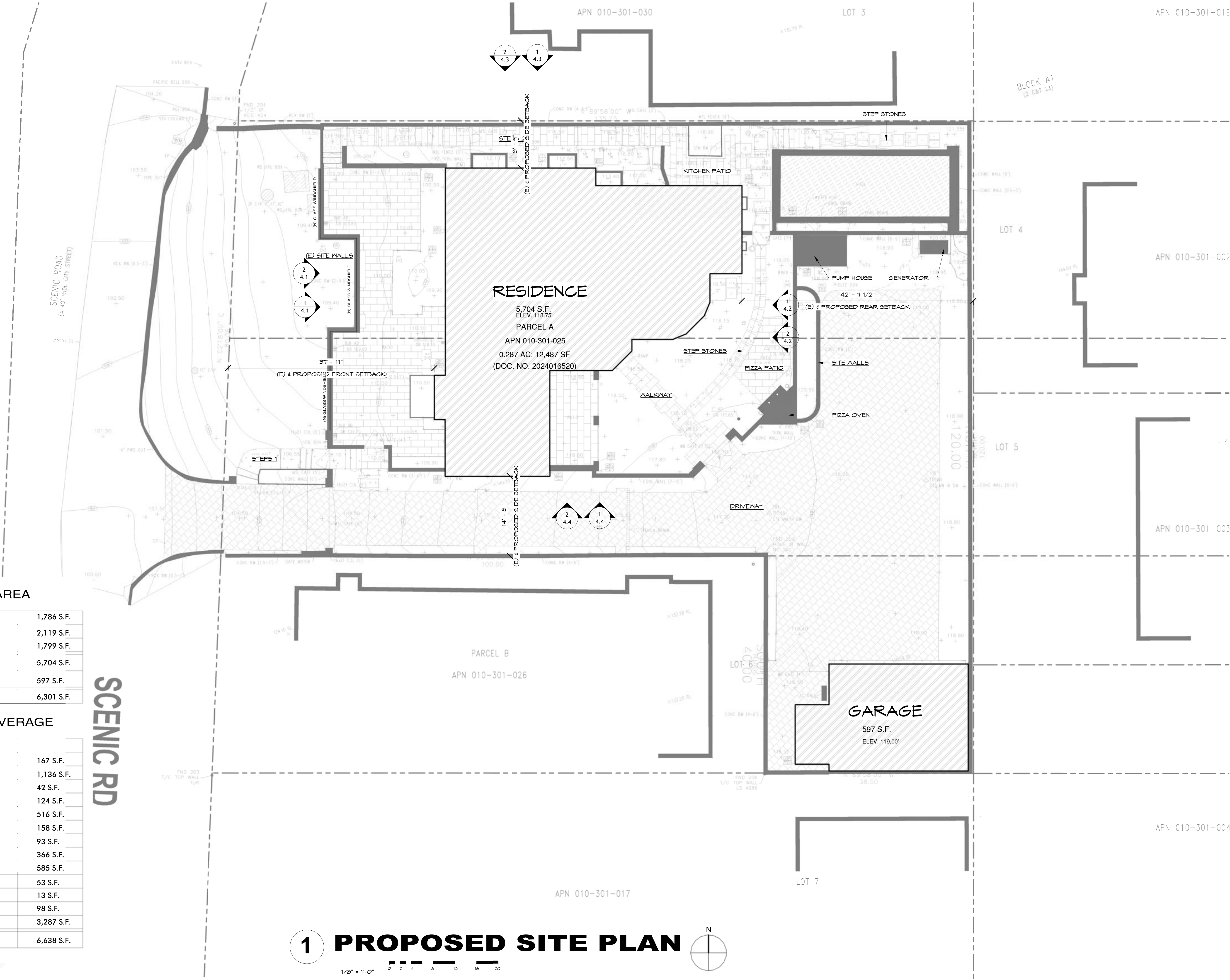
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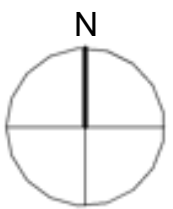
SCENIC RD



1

PROPOSED SITE PLAN

1/8" = 1'-0"



REVISION

No.

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

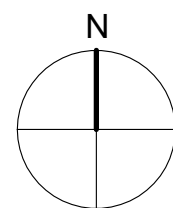
PROPOSED SITE PLAN

Job Name: Del Mar Residence  
Scenic Road 4 SE of 8th  
Carmel-By-The-Sea, CA  
APN 010-301-025-000

DATE: 2/10/2025  
SCALE: 1/8" = 1'-0"  
DRAWN: CRISTO  
JOB NO. 24.10

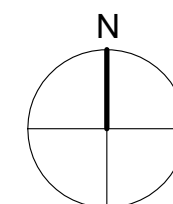
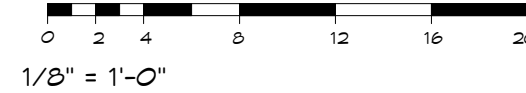
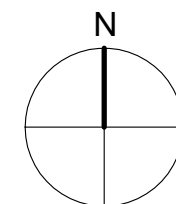
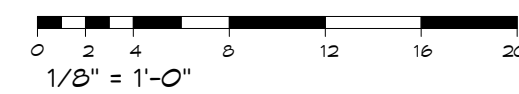
2.2  
SHEET OF





TOTAL L.F. OF WALLS=	1,636' - 5 1/8"
TOTAL L.F. OF REMOVED WALLS=	4' - 8"
TOTAL % OF REMOVED EXTERIOR WALLS=	0.2 %

## EXISTING MAIN FLOOR PLAN

CONSULTANT:

ARCHITECT: **ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940

**EXISTING FLOOR PLANS**

---

Job Name: **Del Mar Residence**  
Scenic Road 4 SE of 8th  
Carmel-By-The-Sea, CA  
A.P.N 010-301-025-000

DATE:	2/10/2025
SCALE:	As indicated
DRAWN	CRISTO
JOB NO.	24.10

3.1  
SHEET OF



CONSULTANT:



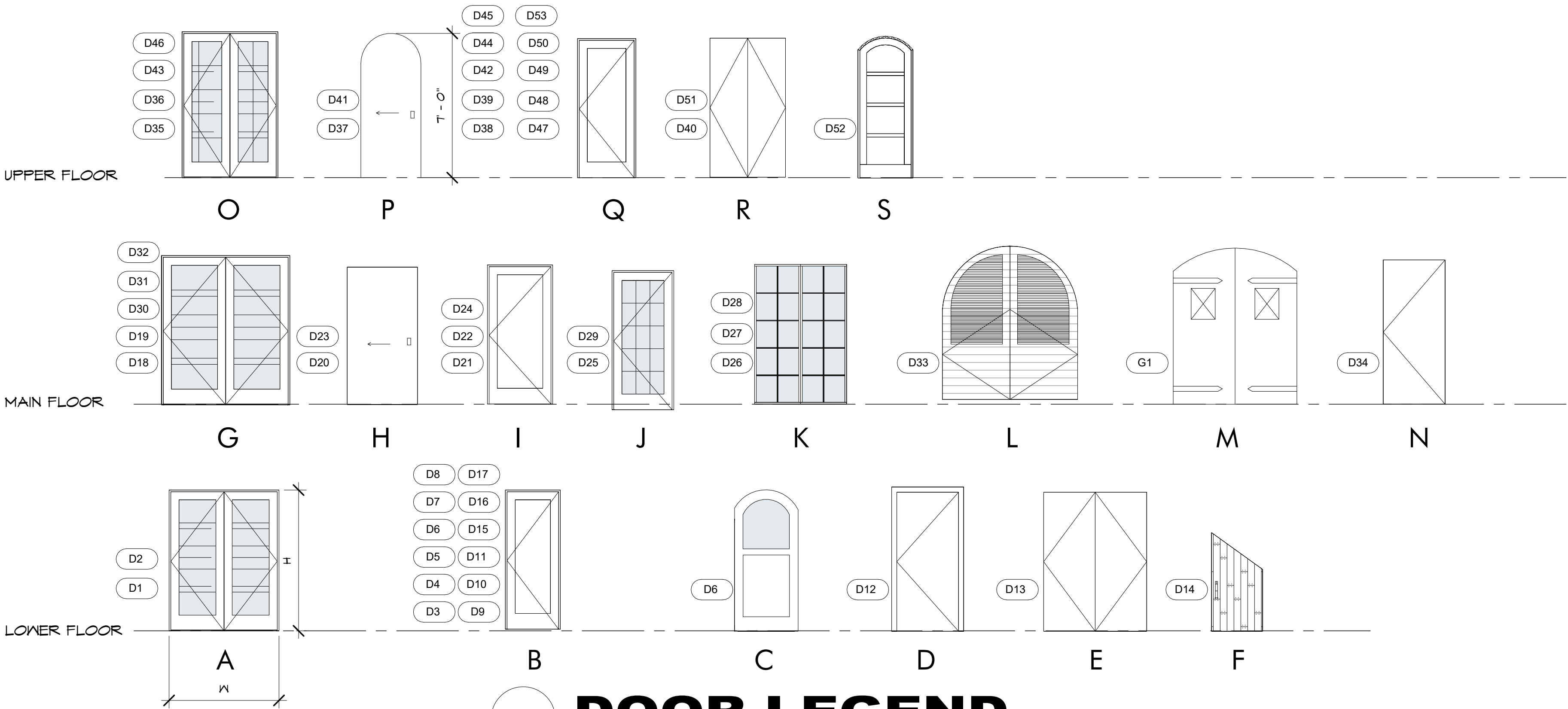
Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-By-The-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

DOOR SCHEDULE						
Door	Location	Type	Height	Width	Door Mat.	Comments
D1	A		6' - 8"	5' - 2"	WOOD / GLASS	
D2	A		7' - 0"	4' - 0"	WOOD / GLASS	
D3	B		6' - 8"	2' - 6"	WOOD	
D4	B		6' - 8"	1' - 10"	WOOD	
D5	B		6' - 8"	2' - 6"	WOOD	
D6	C		6' - 8"	3' - 0"	WOOD / GLASS	GLASS ARCH
D7	B		6' - 8"	2' - 6"	WOOD	
D8	B		6' - 10 1/4"	2' - 4"	WOOD	
D9	B		6' - 8"	2' - 6"	WOOD	
D10	B		6' - 8"	3' - 0"	WOOD	
D11	B		4' - 8"	2' - 10"	WOOD	
D12	D		6' - 9"	3' - 0"	WOOD	
D13	E		6' - 9"	5' - 0"	WOOD	
D14	F		4' - 9"	2' - 6"	WOOD	
D15	B		6' - 8"	2' - 10"	WOOD	
D18	G		7' - 2"	6' - 0 3/4"	METAL	
D19	G		7' - 0"	4' - 5 3/4"	WOOD	
D22	I		6' - 8"	3' - 0"	WOOD	
D23	H		6' - 8"	3' - 2"	WOOD	
D25	J		6' - 8"	2' - 10"	METAL	
D26	K		6' - 9"	4' - 6"	METAL	PROPOSED DOOR TO MATCH
D27	K		6' - 9"	4' - 6"	METAL	
D28	K		6' - 9"	4' - 6"	METAL	
D29	J		7' - 0"	3' - 6"	WOOD / GLASS	WOOD W/ IRON DETAILS
D30	G		7' - 0"	4' - 5 3/4"	WOOD / GLASS	
D31	G		7' - 0"	4' - 5 3/4"	WOOD / GLASS	
D32	G		7' - 0"	4' - 5 3/4"	WOOD / GLASS	
D33	L		7' - 6"	6' - 6"	WOOD	
D34	N		7' - 0"	3' - 0"	WOOD	
D35	O		6' - 8"	4' - 5 3/4"	WOOD / GLASS	
D36	O		6' - 8"	4' - 5 3/4"	WOOD / GLASS	
D39	Q		6' - 8"	3' - 0"	WOOD	
D42	Q		6' - 8"	2' - 6"	WOOD	
D43	O		7' - 0"	3' - 2"	WOOD	
D44	Q		6' - 8"	2' - 6"	WOOD	
D45	Q		6' - 8"	2' - 6"	WOOD	
D46	O		7' - 0"	3' - 10"	WOOD	
D47	Q		6' - 8"	2' - 6"	WOOD	
D49	Q		6' - 8"	2' - 6"	WOOD	
D51	R		6' - 9"	5' - 0"	WOOD	
D52	S		6' - 9"	2' - 8"	WOOD / GLASS	ARCH
D53	Q		6' - 8"	2' - 6"	WOOD	
D54	I		6' - 8"	2' - 6"	WOOD	

## DOOR NOTES

- ALL DOORS ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED (U.O.N.),
- ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),
1. SHALL BE 2'-0" X 7'-0" MINIMUM.
  2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
  3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
  4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
  5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
  6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
  7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
  8. ALL WOOD DOORS SHALL BE SOLID CORE.
  9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
  10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
  11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
  12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
  13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2707. [R337.8.3]

## DOOR TYPES



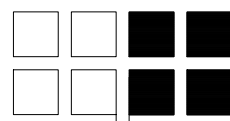
## DOOR LEGEND

1/4" = 1'-0"

### NOTE:

- SEE ARCHITECTURAL PLANS FOR SWING DIRECTION AND DOOR ORIENTATION

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ARCHITECT:

### DOOR SCHEDULE

Job Name: Del Mar Residence

Scenic Road 4 SE of 8th  
Carmel-By-The-Sea, CA

A.P.N 010-301-025-000

DATE: 2/10/2025

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

DRAWN: CRISTO

JOB NO. 24.10

3.3

SHEET OF



Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

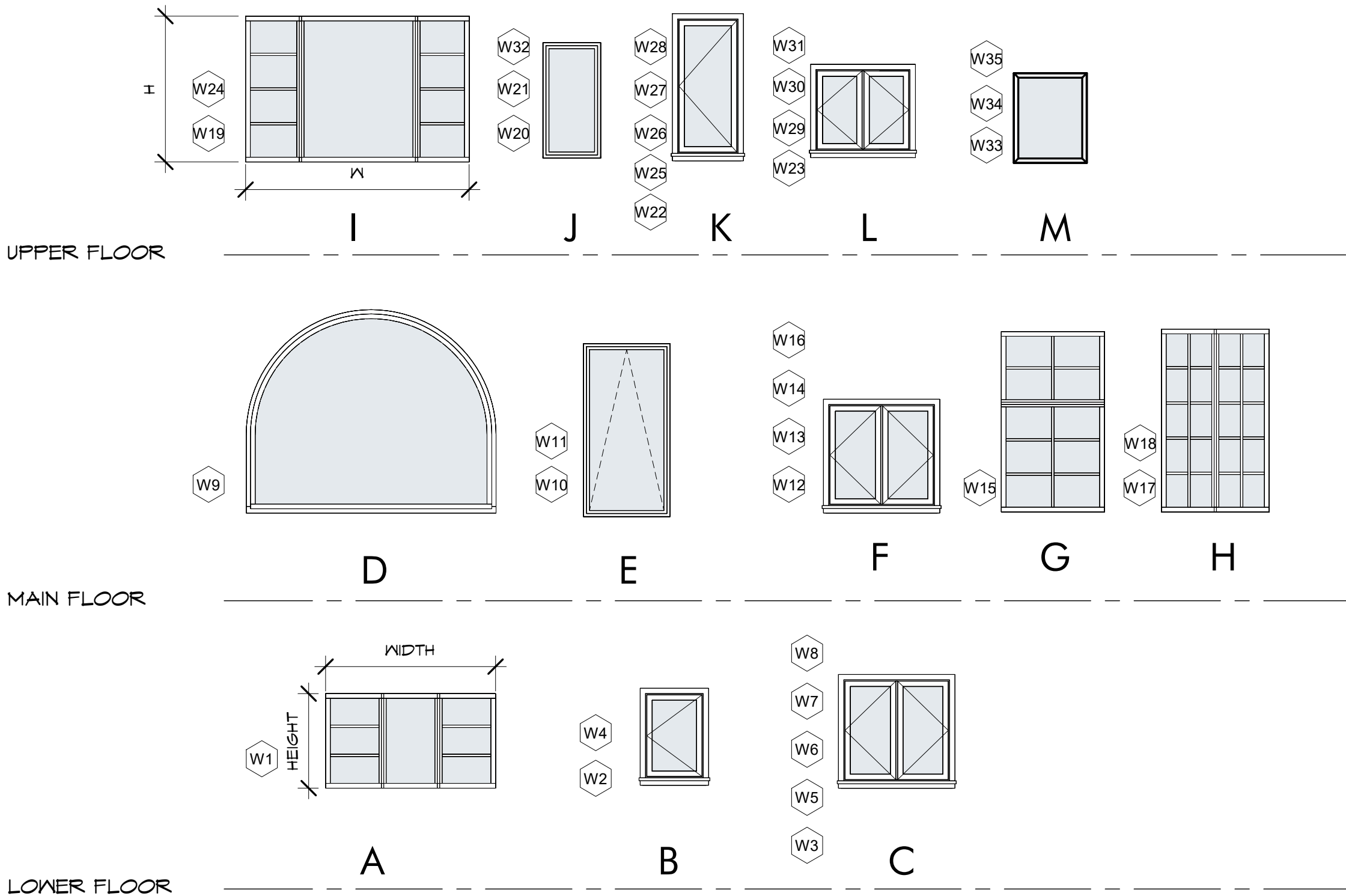
WINDOW SCHEDULE

Window Type		Width	Height	Sill Height	Glazing	Safety Glazing	Operating Style	Frame Material	Head Det.	Sill Det.	Jamb Det.	Comments
EXISTING TO REMAIN	LOWER FLOOR	W1	A	5' - 11"	3' - 3"	3' - 6 3/4"	DOUBLE GLAZE		CASEMENT	METAL		
		W2	B	2' - 0"	2' - 11"	3' - 11 1/4"	DOUBLE GLAZE		CASEMENT	METAL		
		W3	C	3' - 8"	3' - 6"	3' - 3 1/2"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W4	B	2' - 0"	2' - 11"	3' - 11 1/4"	DOUBLE GLAZE		CASEMENT	METAL		
		W5	C	2' - 9"	2' - 11"	3' - 11 1/4"	DOUBLE GLAZE		CASEMENT	METAL		
		W6	C	4' - 7 1/2"	3' - 3 1/8"	3' - 6 1/2"	DOUBLE GLAZE		CASEMENT	METAL		
		W7	C	2' - 8 7/8"	1' - 10 7/8"	4' - 9 3/8"	DOUBLE GLAZE		CASEMENT	METAL		
		W8	C	2' - 9 1/4"	1' - 11"	4' - 9 3/4"	DOUBLE GLAZE		CASEMENT	METAL		
	MAIN FLOOR	W9	D	8' - 8"	7' - 0"	0' - 8 5/8"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		ARCH
		W10	D	5' - 9 5/8"	5' - 2 1/2"	1' - 10 3/8"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		
		W11	D	5' - 9 5/8"	5' - 2 1/2"	1' - 10 3/8"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		
		W12	F	3' - 4 3/8"	4' - 0"	2' - 9 7/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W13	F	3' - 4 3/8"	4' - 0"	2' - 9 7/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W14	F	3' - 4 3/8"	3' - 9 5/8"	3' - 0 3/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W15	G	3' - 7"	6' - 3"	0' - 6"	DOUBLE GLAZE	TEMPERED GLASS	DOUBLE HUNG	METAL		
		W16	F	3' - 4 3/8"	4' - 0"	3' - 1 1/2"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W17	H	3' - 9"	6' - 4"	0' - 6"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		
		W18	H	4' - 6"	6' - 9"	0' - 2"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
	UPPER FLOOR	W19	I	7' - 9"	5' - 1"	1' - 10"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W20	J	4' - 1 1/4"	4' - 8"	1' - 9 1/4"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		
		W21	J	10' - 8 5/8"	4' - 8"	1' - 8 7/8"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		
		W22	K	2' - 1 1/8"	4' - 7 7/8"	1' - 8 7/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W23	L	3' - 3 1/8"	2' - 9 1/2"	3' - 9 5/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W24	I	7' - 7"	4' - 10"	1' - 11 3/4"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W25	K	2' - 2 3/4"	3' - 3 1/8"	3' - 5 5/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W26	K	2' - 2 3/4"	3' - 3 1/8"	3' - 5 5/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W27	K	1' - 2 3/8"	1' - 10 1/8"	4' - 1 3/4"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W28	K	2' - 0"	2' - 11"	3' - 1"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W29	L	4' - 4 7/8"	3' - 10 3/4"	1' - 8 7/8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W30	L	2' - 8 7/8"	1' - 10 7/8"	3' - 8"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W31	L	3' - 4 3/8"	4' - 0"	1' - 1 1/4"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	METAL		
		W32	J	1' - 10 7/8"	7' - 9 1/2"	1' - 3 3/8"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	METAL		
		W33	M	2' - 0"	2' - 9"		DOUBLE GLAZE	TEMPERED GLASS	SKYLIGHT	METAL		NEW VELUX SKYLIGHT
	PROPOSED	W34	M	2' - 6"	5' - 4"		DOUBLE GLAZE	TEMPERED GLASS	SKYLIGHT	METAL		NEW VELUX SKYLIGHT
		W35	M	2' - 9"	6' - 0"		DOUBLE GLAZE	TEMPERED GLASS	SKYLIGHT	METAL		NEW VELUX SKYLIGHT

WINDOW NOTES

- ALL WINDOWS ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED (U.O.N.).
- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.).
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
  - WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
  - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
  - ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
  - SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
  - ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
  - ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
  - TEMPERED SAFETY GLAZING,
    - IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
    - GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
    - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE)
    - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
    - WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
  - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PAN, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [CRC SECTION R337.8.2.1]

WINDOW TYPES



WINDOW LEGEND

REVISION

No.

CONSULTANT:

ARCHITECT:

ARCHITECT:ERIC MILLER ARCHITECTS, INC.211 HOFFMAN AVENUEMONTEREY, CA 93940PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

WINDOW SCHEDULE

Job Name:Del Mar ResidenceScenic Road 4 SE of 8thCarmel-By-The-Sea, CAA.P.N 010-301-025-000

DATE:2/10/2025

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

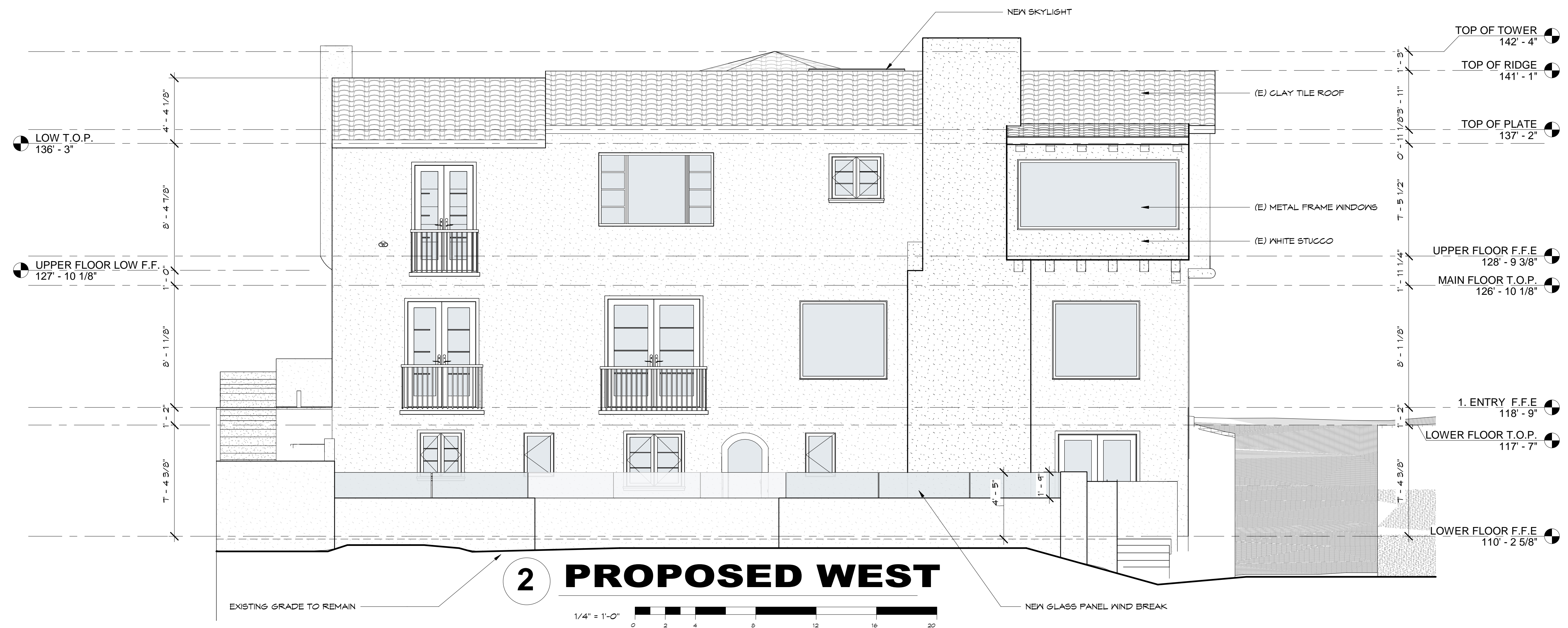
DRAWNCRISTO

JOB NO.24.10

3.4

SHEET OF





REVISION		No.
CONSULTANT:		
<div>ARCHITECT: <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com</div>		
<div>(E) &amp; PROPOSED WEST ELEV. Job Name: <b>Del Mar Residence</b> Scenic Road 4 SE of 8th Carmel-By-The-Sea, CA A.P.N. 010-301-025-000</div>		
DATE:	2/10/2025	
SCALE:	1/4" = 1'-0"	
DRAWN	CRISTO	
JOB NO.	2410	
<div>4.1 SHEET OF</div>		



Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

2/10/2025 4:55:05 PM D:\Projects\Del Mar\Del Mar Back\_Land Improvements\p00000001.dwg  
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



## 1 EXISTING EAST



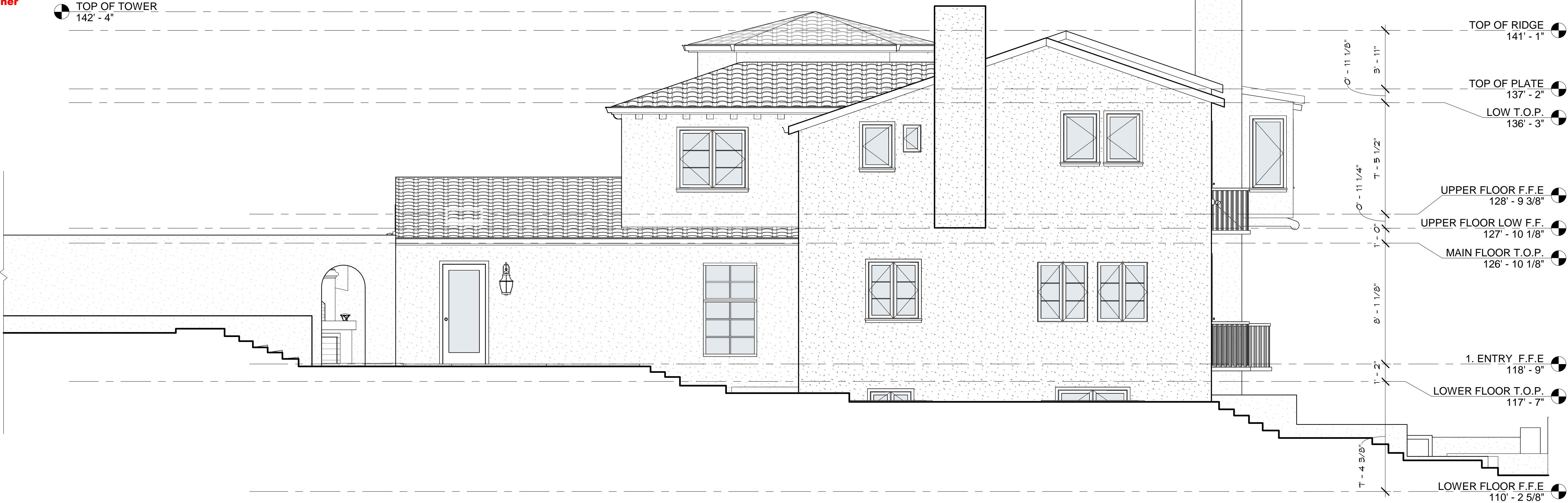
## 2 PROPOSED EAST

REVISION	No.
CONSULTANT:	
ARCHITECT:	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com	
(E) & PROPOSED EAST ELEV.	
Job Name:	Del Mar Residence
DATE:	2/10/2025
SCALE:	1/4" = 1'-0"
DRAWN	CRISTO
JOB NO.	24.10
4.2	
SHEET OF	



Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

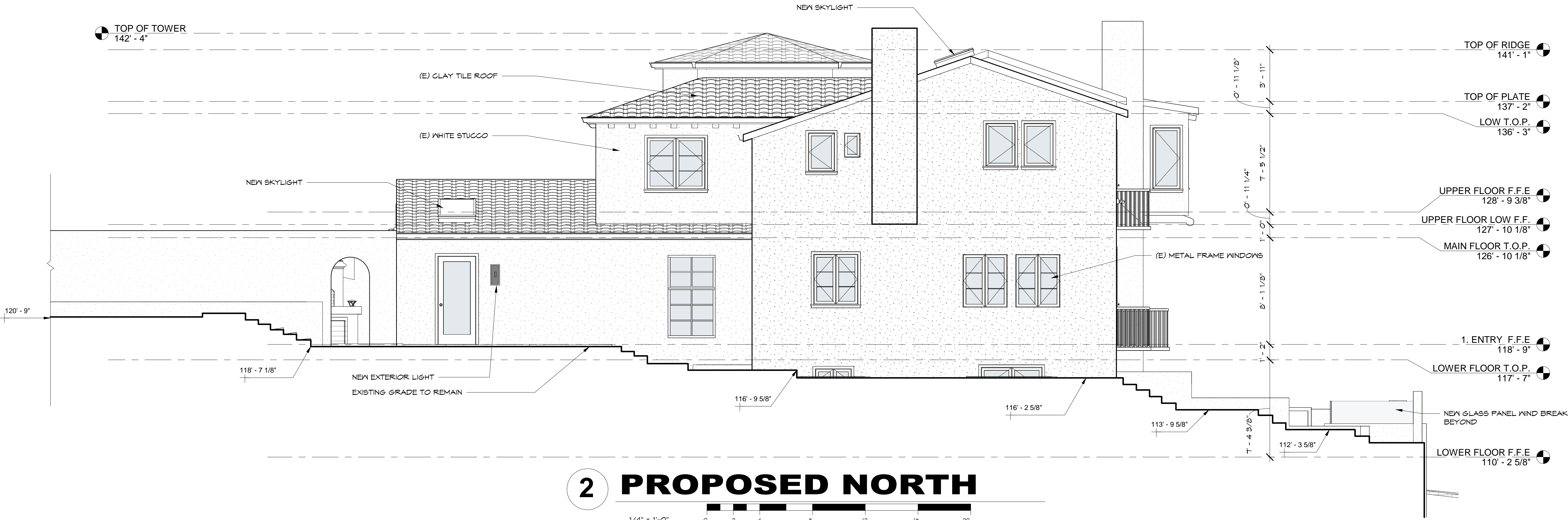
TOP OF TOWER  
142' - 4"



## 1 EXISTING NORTH

1/4" = 1'-0"

TOP OF TOWER  
142' - 4"

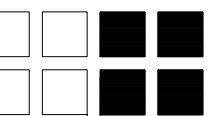


## 2 PROPOSED NORTH

1/4" = 1'-0"

REVISION	No.

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940  
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ARCHITECT:

(E) & PROPOSED NORTH ELEV.

Job Name: Del Mar Residence

Scenic Road 4 SE of 8th  
Carmel-By-The-Sea, CA  
A.P.N 010-301-025-000

DATE: 2/10/2025

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

DRAWN CRISTO

JOB NO. 24.10

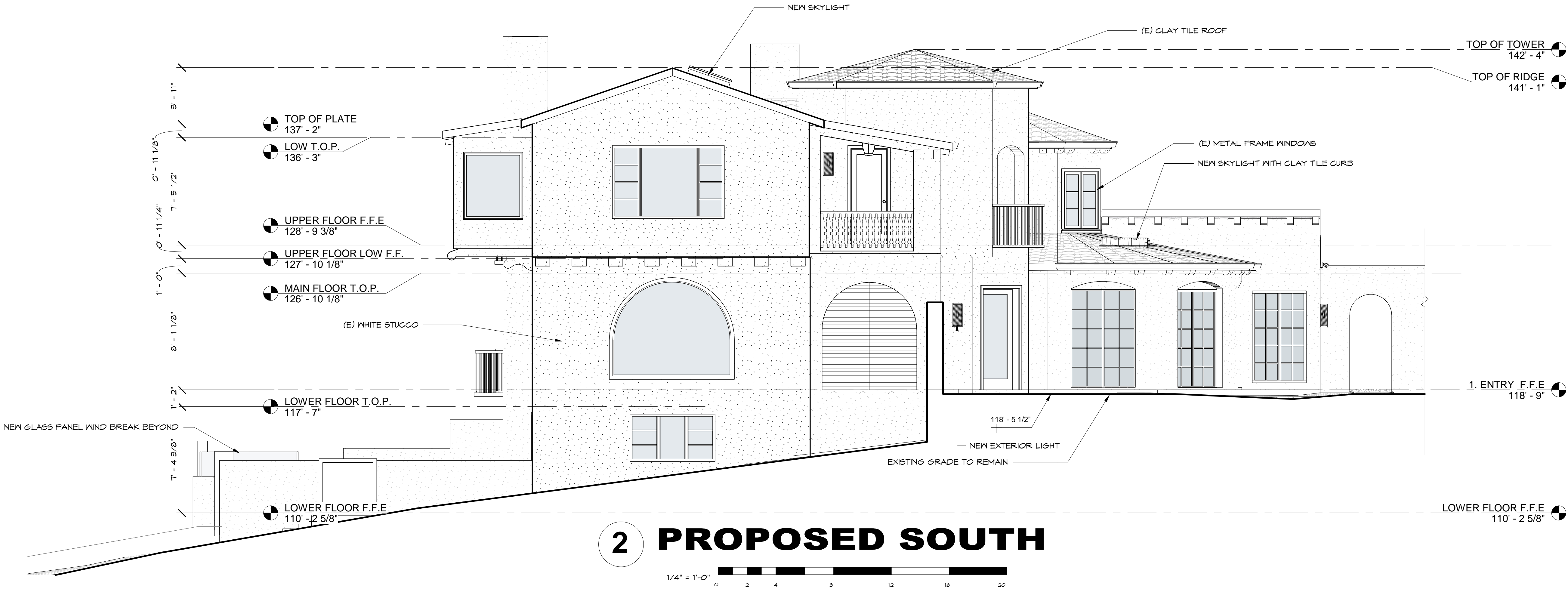
4.3

SHEET OF



Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

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REVISION	No.
CONSULTANT:	
ARCHITECT:	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com	
(E) & PROPOSED SOUTH ELEV.	
Job Name: Del Mar Residence	
Scenic Road 4 SE of 8th Carmel-By-The-Sea, CA	
A.P.N. 010-301-025-000	
DATE:	2/10/2025
SCALE:	1/4" = 1'-0"
DRAWN	CRISTO
JOB NO.	24.10
4.4	
SHEET OF	



**Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner**

REVISION	No.



## STREETSCAPE ELEVATION: NO CHANGE IN MASSING

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.

2111 HOFFMAN AVENUE MONTEREY, CA 93940  
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

# SILVER|SCAPE ELEVATIONS

Job Name: **Del Mar Residence**  
**Scenic Road 4 SE of 8th**  
**Carmel-By-The-Sea, CA**  
**A.P.N 010-301-025-000**

TE: 2/10/2025

SCALE:

RAWN	CRISTO
B NO.	24.10

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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Approved 4/10/2025  
DS 24351 (Del Mar Carmel LLC)  
Carmel-by-the-Sea  
Community Planning and Building  
Jacob Olander, Associate Planner

LANDSCAPE PLANS: NO CHANGE, NOT IN SCOPE OF WORK

REVISION		No.	
CONSULTANT:			
<div>ARCHITECT:<div>ERIC MILLER ARCHITECTS, INC.<div>211 HOFFMAN AVENUE PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com</div></div></div> <div><div>211 HOFFMAN AVENUE PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com</div></div>			
LANDSCAPE PLAN		Job Name: Del Mar Residence Scenic Road 4 SE of 8th Carmel-By-The-Sea, CA A.P.N 010-301-025-000	
DATE:		2/10/2025	
SCALE:			
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JOB NO.		24.10	
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## ELECTRICAL LIGHTING NOTES

C. NOTE THAT ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY PHOTOCELL AND MOTION SENSOR.

NOTES:

## TITLE 24 LIGHTING REQUIREMENTS

- ## 1 ENTRY FLOOR



REVISION	No.

CONSULTANT:

ARCHITECT:

ARCHITECT:  
**ERIC MILLER ARCHITECTS, INC.**

2211 HOFFMAN AVENUE MONTEREY, CA 93940  
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# ELECTRICAL LIGHTING PLAN

## Del Mar Residence

Scenic Road 4 SE of 8th  
Carmel-Bu-The-Sea, CA

A.P.N 010-301-025-000






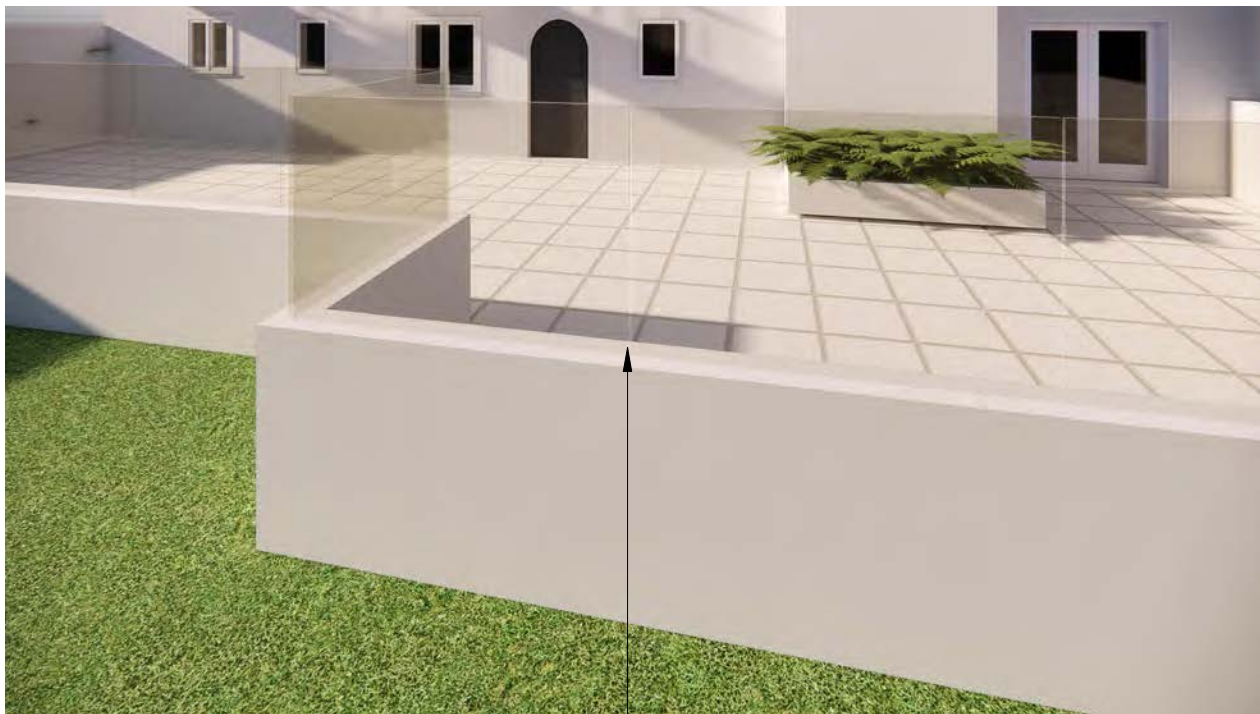





DRAWN CRISTO

JOB NO. 24.10

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<div>Approved 4/10/2025 DS 24351 (Del Mar Carmel LLC) Carmel-by-the-Sea Community Planning and Building Jacob Olander, Associate Planner</div> <div></div> <div>EXTERIOR DARK SKY LIGHT WITH METAL HOUSING</div>		<div></div> <div>SLOPED SKYLIGHT</div> <div></div> <div>FLAT SKYLIGHT WITH CLAY TILE CURB</div>		<div></div>		<div></div>		<div>REVISION</div> <div>No.</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	
10 EXTERIOR LIGHTING		7 SKYLIGHT		4 STUCCO TO REMAIN		1 FRONT ENTRY DOOR TO REMAIN		<div>CONSULTANT:</div> <div><div><div><div></div><div></div><div></div><div></div></div><div>ERIC MILLER ARCHITECTS, INC.</div><div>211 HOFFMAN AVENUE PHONE (831) 372-0410</div><div>MONTEREY, CA 93940 FAX (831) 372-7840</div><div>WEB: ericmillerarchitects.com</div></div></div>	
		<div></div> <div>FRAMELESS GLASS SET IN EXISTING SITE WALL</div>		<div></div>		<div></div> <div>EXISTING METAL FRAME WINDOWS</div>			
11		8 GLASS WIND SHIELD		5 PATIO FINISH TO REMAIN		2 EXISTING WINDOWS TO REMAIN			
		<div></div> <div>NEW METAL PATIO DOOR TO MATCH EXISTING DOORS</div>		<div></div>		<div></div>		<div>FINISH MATERIALS</div> <div>Job Name: Del Mar Residence Scenic Road 4 SE of 8th Carmel-By-The-Sea, CA A.P.N 010-301-025-000</div> <div>DATE: 2/10/2025</div> <div>SCALE:</div> <div>DRAWN CRISTO</div> <div>JOB NO. 24.10</div>	
12		9 NEW DOOR TO MATCH		6 ROOF TILES TO REMAIN		3 DRIVEWAY EXISTING		8 SHEET OF	