



## 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 25021

**Owner Name:** Todd Antes

**Case Planner:** Evan Kort, Senior Planner

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

**Date Approved:** 06/26/2025

**Project Location:** Santa Fe 2 NE of Fifth Avenue

**APN #:** 010037008000      **BLOCK/LOT:** 46/18

**Applicant:** Greg Stowers

**Project Description:** This approval of Design Study, DS 2502 (Antes), authorizes an interior and exterior remodel of an existing single-family residence located at Santa Fe, 2 northeast of Fifth Avenue. Exterior work includes replacing all aluminum frame windows with new black frame units, replacing one skylight and adding a new skylight, repairing wood shingle siding, and re-roofing with new charcoal-colored composition shingles, gutters, and downspouts. The entry deck will receive minor spot dry rot repairs and a modified cable railing. No new floor area, new or replaced site coverage, or tree removal is proposed. The project shall be constructed as depicted in the plans prepared by Stowers Associates Architects, Inc., as approved by the Community Planning and Building Department on June 26, 2025, 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.                     | <b>Authorization.</b> This approval of Design Study, DS 2502 (Antes), authorizes an interior and exterior remodel of an existing single-family residence located at Santa Fe, 2 northeast of Fifth Avenue. Exterior work includes replacing all aluminum frame windows with new black frame units, replacing one skylight and adding a new skylight, repairing wood shingle siding, and re-roofing with new charcoal-colored composition shingles, gutters, and downspouts. The entry deck will receive minor spot dry rot repairs and a modified cable railing. No new floor area, new or replaced site coverage, or tree removal is proposed. The project shall be constructed as depicted in the plans prepared by Stowers Associates Architects, Inc., as approved by the Community Planning and Building Department on June 26, 2025, 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 Community Planning and Building Department, or Planning Commission, as deemed appropriate by the Community Planning and Building Director.  |
| 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 time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.   |
| 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 (MPWMD) determine that adequate water is unavailable for this site, this approval will be void and the applicant shall revise the project to comply with the requirements specifics by MPWMD.   |
| 5.                     | <b>Service Laterals.</b> Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).  |
| 6.                     | <b>Utility Meter Locations.</b> The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.  |
| 7.                     | <b>Fire Sprinklers - Residential.</b> Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).  |
| 8.                     | <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   |

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|     | 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.   |
| 9.  | <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.  |
| 10. | <p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning &amp; Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p> |
| 11. | <p><b>Exterior Lighting.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior new or replaced 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. | <b>Skylights &amp; Skylight Shades.</b> Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.   |
| 13. | <b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall   |

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|                             | reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.   |
| 14.                         | <b>Hazardous Materials Waste Survey.</b> Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.  |
| 15.                         | <b>Cultural Resources.</b> Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. |
| 16.                         | <b>Truck Haul Route.</b> Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.  |
| 17.                         | <b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)   |
| 18.                         | <b>Conditions of Approval.</b> Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.   |
| <b>Landscape Conditions</b> |   |
| 19.                         | <b>Tree Removal Prohibited.</b> Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.  |
| 20.                         | <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> <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> </ul>  |

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|  | <ul style="list-style-type: none"> <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> |
| 21.  | <b>Foundation Work Near Significant Trees.</b> All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.  |
| <b>Environmental Compliance Conditions</b> |  |
| 22.  | <b>Drainage Plan.</b> If required by the Building Division and/or Public Works Department, 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.   |
| 23.  | <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.  |
| 24.  | <b>Erosion and Sediment Control Plan.</b> If required by the Building Division and/or Public Works   |

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|                           | Department, 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.   |
| <b>Special Conditions</b> |  |
| 25.                       | <b>Conditions of Approval Acknowledgement.</b> Prior to the issuance of a building permit revision, a completed <b>Conditions of Approval Acknowledgement</b> form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.   |
| 26.                       | <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.  |
| 27.                       | <b>Non-Conforming Site Coverage.</b> The existing site is in compliance with site coverage limits shall not be authorized to increase site coverage (CMC 17.10.030.C.2). Site coverage that was lawfully established but not in compliance with current zoning regulations may be maintained in its current state, however, shall be considered non-conforming. If a non-conforming element is removed, or substantially altered, it shall not be permitted to be rebuilt or re-established in the same location or elsewhere on the site (CMC 17.36.040.E). New or replaced coverage shall require the non-conforming be brought into compliance with the requirements for the R-1 zoning district. |
| 28.                       | <b>Deck Repair.</b> Prior to building permit issuance, the applicant shall demonstrate how and/or provide evidence of how the existing deck will be repaired without removal of said feature consistent with the requirements of Condition of Approval #27.  |
| 29.                       | <b>Roofing.</b> The re-roof/roof replacement shall finished with a new composition shingle roof (GAF Timberline HDZ RS) in a "Sagewood" finish, or color, dimension, and finish of that is substantially similar, as determined by the Director of Community Planning and Building, by another manufacture. A metal roof is not permitted as proposed on the scope of work (sheet A0.1).   |

Acknowledgment and acceptance of conditions of approval:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

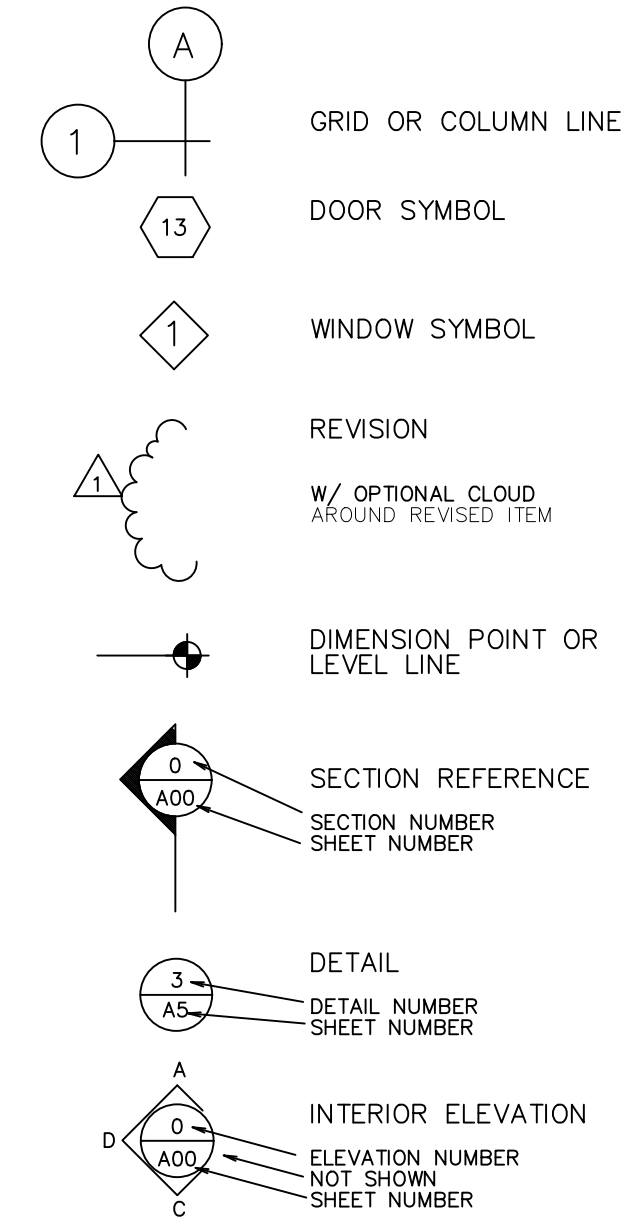
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# Antes Residence Addition and Renovation

SANTA FE - 2NE FIFTH AVENUE, CARMEL BY THE SEA  
APN: 010.037.008.000

## SYMBOLS



## PROJECT INFORMATION

ADDRESS: SANTA FE — 2NE FIFTH AVENUE  
CARMEL BY THE SEA

APN: 010.037.008.000

ZONING: R-1 SINGLE FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION: TYPE V-B (NON RATED)

FIRE SPRINKLERS: NO

OCCUPANCY TYPE: R-3 / SINGLE FAMILY RESIDENCE

NO. STORIES: 2 STORY RESIDENCE (EXISTING)

TREE REMOVAL: NONE

GRADING QUANTITIES: NONE

WATER & SEPTIC: EXISTING SEWER SYSTEM  
EXISTING CAL-AM WATER

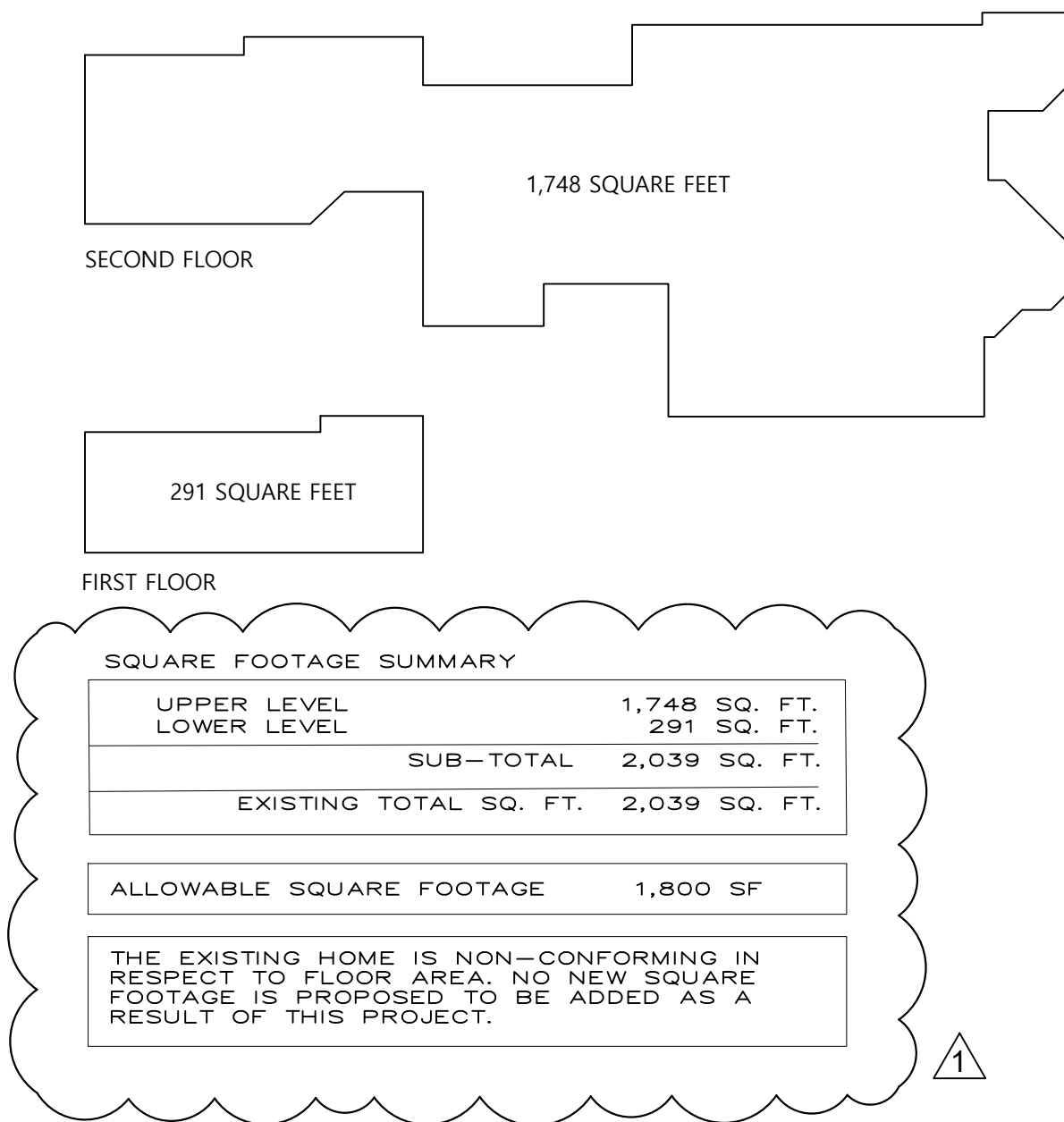
DEFERRED SUBMITTALS: NONE

### BUILDING CODES

2019 California Building Code  
2019 California Residential Building Code  
2019 California Green Building Standards  
2019 California Electrical Code  
2019 California Mechanical Code  
2019 California Plumbing Code  
2019 California Fire Code  
2019 California Energy Efficiency Standards

- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.

## AREA CALCULATIONS



## PROJECT DIRECTORY

OWNER: TODD ANTES  
PO BOX 3634  
CARMEL BY THE SEA, CA 93921  
CELL: 408.202.0548  
EMAIL: TODD.ANTES@GMAIL.COM

ARCHITECT: GREG STOWERS  
STOWERS ASSOCIATES  
PATTERSON BUILDING — 6TH STREET, SUITE 5  
BETWEEN DOLORES AND LINCOLN  
CARMEL BY THE SEA  
CELL: 408.406.6048  
EMAIL: GREG@STOWERSASSOCIATES.COM

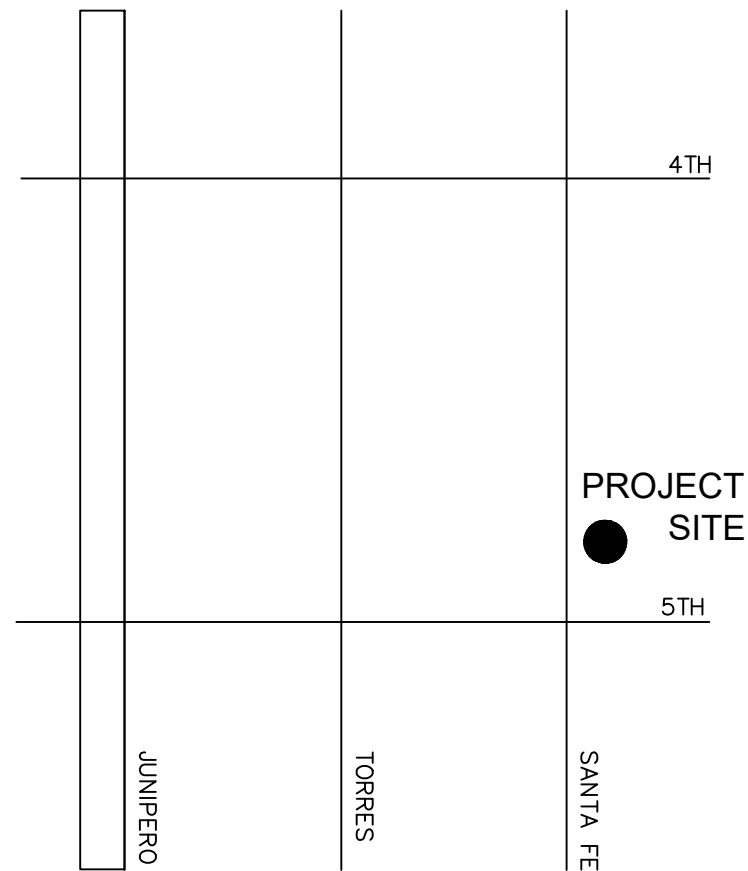
CARMEL BUS. LICENSE: #2680

### CULTURAL RESOURCES

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 the 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.

Cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell

## VICINITY MAP



## DRAWING INDEX

### ARCHITECTURAL

- |      |                                     |
|------|-------------------------------------|
| A0.1 | COVER SHEET                         |
| A1.1 | EXISTING / PROPOSED SITE PLAN       |
| A1.2 | SITE AREA CALCS / LINEAR WALL CALCS |
| A2.1 | EXISTING / DEMO FLOOR PLANS         |
| A3.1 | PROPOSED FLOOR PLANS                |
| A4.1 | EXISTING ROOF PLAN                  |
| A4.2 | PROPOSED ROOF PLAN                  |
| A5.1 | EXISTING EXTERIOR ELEVATIONS        |
| A5.2 | EXISTING EXTERIOR ELEVATIONS        |
| A6.1 | PROPOSED EXTERIOR ELEVATIONS        |
| A6.2 | PROPOSED EXTERIOR ELEVATIONS        |
| A7.1 | WINDOW SCHEDULE                     |

## WRITTEN SCOPE

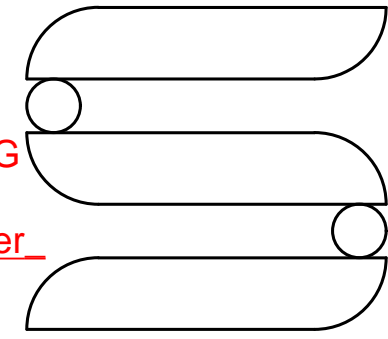
- INTERIOR RENOVATION OF EXISTING KITCHEN FOR NEW LAYOUT. OPEN WALL TO LIVING ROOM.
- RENOVATION OF PRIMARY BATHROOM FOR NEW LAYOUT — INCLUDES WINDOW MODIFICATION.
- RENOVATION OF EXISTING GUEST BATHROOMS — NEW FINISHES AND FIXTURES.
- RE-ROOF HOUSE: STANDING SEAM METAL ROOF. COLOR: BLACK. INCLUDE NEW GUTTERS AND RWL'S.
- REPAIR EXISTING WOOD SHINGLE EXTERIOR SIDING AT AREAS OF WORK. PAINT BUILDING EXTERIOR.
- REPAIR EXISTING ENTRY DECK AND ENTRY STAIR DUE TO REPLACE DRYROT BOARDS. MODIFY RAILING TO
- REPLACE EXISTING BLACK ALUMINUM FRAME WINDOWS WITH NEW. NEW WINDOWS TO MATCH EXISTING SIZE AND COLOR.
- REPLACE DAMAGED SKYLIGHT AT BATHROOM 2. SIZE TO MATCH EXISTING.
- INSTALL NEW SKYLIGHT AT PRIMARY BATHROOM.
- NEW FLOORING THROUGH ENTIRE HOME — WOOD, TYP. TILE AT BATHROOMS.

APPROVED

06/26/2025

COMMUNITY PLANNING & BUILDING

Approved by: Evan Kort, Senior Planner



STOWERS  
ASSOCIATES

ARCHITECTS

WITH OFFICES IN CAMPBELL  
AND CARMEL-BY-THE-SEA

STOWERSASSOCIATES.COM

GREG STOWERS

E: greg@stowersassociates.com

P: 408.358.5488

C: 408.406.6048

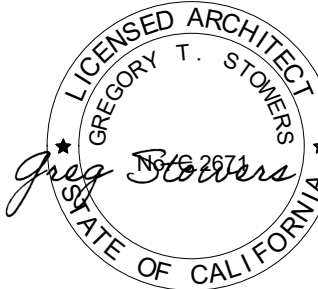
PROJECT

RESIDENTIAL REMODEL

Antes Residence  
Sante Fe Avenue | APN 10-037-8

| ISSUE             | DATE       |
|-------------------|------------|
| PLANNING SUB #1   | 11.25.2024 |
| 1 PLANNING SUB #2 | 04.24.25   |

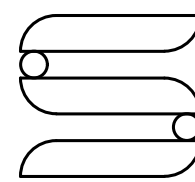
STAMP



OWNERSHIP AND USE OF DOCUMENT  
All drawings, specifications and reports prepared by Stowers Associates Inc. are and shall remain its property. They are to be used only with respect to the Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication or derogation of Stowers Associates Inc.'s common law copyright or other reserved rights.

|          |          |
|----------|----------|
| JOB NO.  | 2021.23  |
| DRAWN BY | GTS      |
| SCALE    | AS NOTED |

TITLE SHEET



A0.1



GENERAL NOTES:

1. SLOPES OF 5% OR GREATER AWAY FROM THE FOUNDATION SHALL MAINTAIN ALONG THE ENTIRE PERIMETER FOR A DISTANCE OF 10 FEET MINIMUM EXCEPT WHERE ADJOINING CONCRETE WALKS PER CBC
2. ALL ROOF DRAINS TO BE DISCHARGED ONTO AN ADEQUATE SPLASH BLOCK DIRECTED INTO LANDSCAPE AREA AND ALLOWED TO SHEET FLOW WHERE FEASIBLE.
3. FINAL SURFACE DRAINAGE GRADIENT SHALL BE PLANNED AND BUILT SO AS TO DIRECT WATER AWAY FROM THE BUILDINGS AND FOUNDATIONS.
4. SLABS CAST ADJACENT TO FOUNDATIONS SHALL SLOPE AWAY FROM THE FOUNDATIONS.
5. INTERIM CONTROL MEASURES, TO BE CARRIED OUT DURING CONSTRUCTION AND BEFORE INSTALLATION OF THE FINAL LANDSCAPING AHSLL BE INCLUDED. INTERIM CONTROL METHOD SHALL INCLUDE, BUT ARE NOT LIMITED TO SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS.
6. THE BUILDING SHALL HAVE THE ADDRESS AND BUILDING NUMBER IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, AS REQUIRED BY CBC.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
8. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED ONLY DURING THE HOURS OR 8:00AM TO 5:00PM MONDAY THROUGH FRIDAY, AND 10:00AM TO 5:00PM ON SATURDAY. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS, AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING AND CHRISTMAS DAY.
9. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A CONSTRUCTION AND DEMOLITION RECYCLING PLAN. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE NDES REQUIREMENTS.
10. PER RA01.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10'

WHERE CONSTRUCTION DAMAGE OCCURS AS DEEMED BY THE DIRECTOR OF PUBLIC WORKS, THE DAMAGE TO ANY PORTION OF THE CITY STREET / ROADWAY / RIGHT-OF-WAY AREA INCLUDING BUT NOT LIMITED TO THE FLOW-LINE, CURBING, BERM, SIDEWALK, GUTTER, STORM DRAIN, ETC., SHALL BE REPAIRED BY THE CONTRACTOR / OWNER OF RECORD FOR THE PROJECT ADJACENT THERETO AT THEIR EXPENSE PRIOR TO THE INSPECTION AND APPROVAL OF REPAIRS SHALL BE IN COORDINATION WITH THE DIRECTOR OF PUBLIC WORKS AND SUBJECT TO THE SPECIFICATIONS SET FORTH PER CITY STANDARDS FOR STREET REPAIRS.

WHERE REQUIRED BY THE PUBLIC WORKS DIRECTOR, OIL-WATER SEPARATOR SHALL BE INSTALLED TO FILTER ALL RUNOFF WATERS PRIOR TO DISCHARGE ONTO THE PUBLIC STORM DRAIN SYSTEM.

STORM WATERS AND ALL RUNOFF MUST BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION. BARRIERS SHALL BE PLACED AROUND THE CONSTRUCTION SITE AT THE DISCRETION OF THE BUILDING OFFICIAL AND/OR PUBLIC WORKS DIRECTOR.

ALL CONSTRUCTION SITES ISSUED A BUILDING PERMIT FROM THE CITY SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. ALL CONSTRUCTION DEBRIS, RESIDUE, SCRAP MATERIALS AND/OR TRASH SHALL BE REMOVED REGULARLY (WEEKLY AS NEEDED) SO AS TO MAINTAIN A CLEAN SITE. VIOLATION OF THIS SECTION MAY RESULT IN SUSPENSION OF THE BUILDING PERMIT UNTIL THE VIOLATION IS CORRECTED AND CITATION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ENFORCEMENT PROVISIONS OF THE CARMEL-BY-THE-SEA MUNICIPAL CODE.

IN NO CASE SHALL A GAS SERVICE OR SUPPLY BE CONNECTED OR RECONNECTED UNLESS INSPECTED AND A CERTIFICATE OF APPROVAL HAS BEEN ISSUED BY THE BUILDING OFFICIAL AUTHORIZING THE CONNECTION OR RECONNECTION.

WHENEVER BROUGHT TO THE ATTENTION OF THE DEPARTMENT HAVING JURISDICTION THAT ANY UNSANITARY CONDITIONS EXIST OR THAT ANY CONSTRUCTION OR WORK REGULATED BY THIS CODE IS DANGEROUS, UNSAFE, UNSANITARY, OR A MENACE TO LIFE, HEALTH, OR PROPERTY, OR OTHERWISE IN VIOLATION OF THIS CODE, THE DEPARTMENT MAY REQUEST AN INVESTIGATION BY THE BUILDING OFFICIAL WHO, IN DETERMINING SUCH INFORMATION TO BE FACT, SHALL ORDER ANY PERSON, FIRM OR CORPORATION USING OR MAINTAINING ANY SUCH CONDITION OR RESPONSIBLE FOR THE USE OR MAINTENANCE THEREOF TO DISCONTINUE THE USE OR MAINTENANCE THEREOF OR TO REPAIR, ALTER, CHANGE, REMOVE OR DEMOLISH SAME. AS/HE MAY CONSIDER NECESSARY FOR THE PROPER PROTECTION OF LIFE, HEALTH, OR PROPERTY, AND IN THE CASE OF ANY GAS PIPING OR GAS APPLIANCE MAY ORDER ANY PERSON, FIRM OR CORPORATION SUPPLYING GAS TO SUCH PIPING OR APPLIANCE TO DISCONTINUE SUPPLYING GAS THERETO UNTIL SUCH PIPING OR APPLIANCE IS MADE SAFE TO LIFE, HEALTH OR PROPERTY. EVERY SUCH ORDER SHALL BE IN WRITING, ADDRESSED TO THE OWNERS, AGENT OR PERSON RESPONSIBLE FOR THE PREMISES IN WHICH SUCH CONDITION EXISTS, AND SHALL SPECIFY THE TIME OR TIME FOR COMPLIANCE WITH SUCH ORDER. REFUSAL, FAILURE, OR NEGLECT TO COMPLY WITH ANY SUCH NOTICE OR ORDER SHALL BE CONSIDERED A VIOLATION OF THIS SECTION, OR WHERE A NUISANCE EXISTS IN ANY BUILDING OR ON A LOT ON WHICH A BUILDING IS SITUATED, THE BUILDING OFFICIAL SHALL INSTITUTE APPROPRIATE ACTION IN ACCORDANCE WITH THIS CODE AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS ADOPTED BY THE CITY AND/OR PROCEEDING IN ANY COURT OF COMPETENT JURISDICTION TO PREVENT, RESTRAIN, CORRECT OR ABATE THE VIOLATION OR NUISANCE.

WHEN, IN THE OPINION OF THE BUILDING OFFICIAL, THE PLUMBING PIPING WITHIN ANY ONE WALL SO INHIBITS THE AREA THAT FRAMING MEMBERS ARE ADVERSELY AFFECTED, THEN SAID WALL SHALL BE FRAMED UTILIZING MINIMUM TWO-INCH BY SIX-INCH FRAMING MATERIAL.

EXCESSIVE WATER PRESSURE, WHERE STATIC WATER PRESSURE IN THE WATER SUPPLY EXCEEDS 80 PSI, AN APPROVED-TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 50 PSI OR LESS. PRESSURE REGULATOR(S) EQUAL TO OR EXCEEDING 1 1/2 INCHES SHALL NOT REQUIRE A STRAINER. SUCH REGULATORS SHALL CONTROL THE PRESSURE TO WATER OUTLETS IN THE BUILDING OFFICIALS OFFICE. APPROVED BY THE AUTHORITY HAVING JURISDICTION, EACH SUCH REGULATOR AND STRAINER SHALL BE ACCESSIBLE AND LOCATED AROUND OR IN A VAULT EQUIPPED WITH A PROPERLY SIZED AND SLOPED BORE-SIGHTED DRAIN TO DAYLIGHT. EACH SUCH REGULATOR SHALL BE PROTECTED FROM FREEZING AND SHALL HAVE THE STRAINER READILY ACCESSIBLE FOR CLEANING WITHOUT REMOVING THE REGULATOR OR STRAINER BODY OR DISCONNECTING THE SUPPLY PIPING. PIPE SIZE DETERMINATIONS SHALL BE BASED ON 80 PERCENT OF THE REDUCED PRESSURE WHERE USING TABLE 610.4. AN APPROVED EXPANSION TANK SHALL BE INSTALLED IN THE COLD WATER DISTRIBUTION PIPING DOWNSTREAM OF EACH SUCH REGULATOR TO PREVENT EXCESSIVE PRESSURE FROM DEVELOPING DUE TO THERMAL EXPANSION AND TO MAINTAIN THE PRESSURE SETTING OF THE REGULATOR. EXPANSION TANKS USED IN THERMAL WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER SHALL BE IN ACCORDANCE WITH NSF 61. THE EXPANSION TANK SHALL BE PROPERLY SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LISTING. SYSTEMS DESIGNED BY REGISTERED DESIGN PROFESSIONALS SHALL BE PERMITTED TO USE APPROVED PRESSURE RELIEF VALVES IN LIEU OF EXPANSION TANKS PROVIDED SUCH VALVES HAVE A MAXIMUM PRESSURE RELIEF SETTING OF 100 PSI OR LESS.

IN EVERY CASE WHERE THE OUTLET OF A TRAP FOR A PLUMBING FIXTURE IS INSTALLED OR LOCATED AT AN ELEVATION OF LESS THAN TWO FEET (2') ABOVE THE RIM OF THE NEAREST MANHOLE UPHILL FROM THE POINT OF CONNECTION OF THE BUILDING SEWER TO THE PUBLIC SEWER IN ANY NEW OR EXISTING PLUMBING SYSTEM, APPROVED TYPES OF BACKWATER VALVE, RELIEF VENT, AIR INLET AND A VENT BRANCH OR COMBINATION BUILDING SEWER AT THE POINT OF LOWEST ELEVATION OF THE GROUND SURFACE OF THE BUILDING SITE OUTSIDE OF THE BUILDING OR AT SUCH OTHER LOCATION AS IS PERMITTED BY THE BUILDING OFFICIAL, PROVIDING THAT AT ANY SUCH LOCATION, THE ELEVATION OF THE GROUND SURFACE IS NOT LESS THAN TWO FEET (2') ABOVE THE LOWEST TRAP OUTLET SERVED BY THE BUILDING SEWER. THE INSTALLATION SHALL CONSIDER AN APPROVED FRESH AIR INLET AND A VENT BRANCH OR COMBINATION FITTING INSTALLED IN SEQUENCE IN THE LINE OF FLOW FROM THE BUILDING TO THE PUBLIC SEWER. THE AIR INLET SHALL BE PIPED TO THE GROUND SURFACE AND CAPPED WITH A VENT CAP. PROVISION SHALL BE MADE BY ELEVATION ABOVE THE GROUND OR BY OTHER MEANS FOR PREVENTING THE OBSTRUCTION OF THE VENT OPENING OR THE FLOW OF WATER THEREIN. THE CLEANOUT SHALL BE PLACED AS CLOSE TO THE VALVE AS IS PRACTICAL AND SHALL BE PIPED TO WITHIN ONE FOOT (1') OF THE GROUND SURFACE AND CLOSED WITH AN APPROVED CLEANOUT PLUG. EVERY EXISTING INSTALLATION WHICH INCLUDES A PLUMBING FIXTURE TRAP OUTLET WHICH IS LESS THAN TWO FEET (2') ABOVE THE RIM OF THE NEAREST MANHOLE UPHILL FROM THE POINT OF CONNECTION OF THE BUILDING SEWER TO THE PUBLIC SEWER IS HEREBY DECLARED TO BE DANGEROUS, UNSANITARY, AND A MENACE TO LIFE, HEALTH, AND PROPERTY, WHENEVER IT SHALL COME TO THE ATTENTION OF THE BUILDING OFFICIAL THAT SUCH AN INSTALLATION EXISTS. HE OR SHE IS HEREBY EMPOWERED TO ORDER AND REQUIRE THAT SUCH PLUMBING OUTLET BE IMMEDIATELY PLUGGED OR CAPPED, OR THAT THE EQUIPMENT DESCRIBED IN THE PRECEDING PARAGRAPH OF THIS SECTION BE INSTALLED IMMEDIATELY.

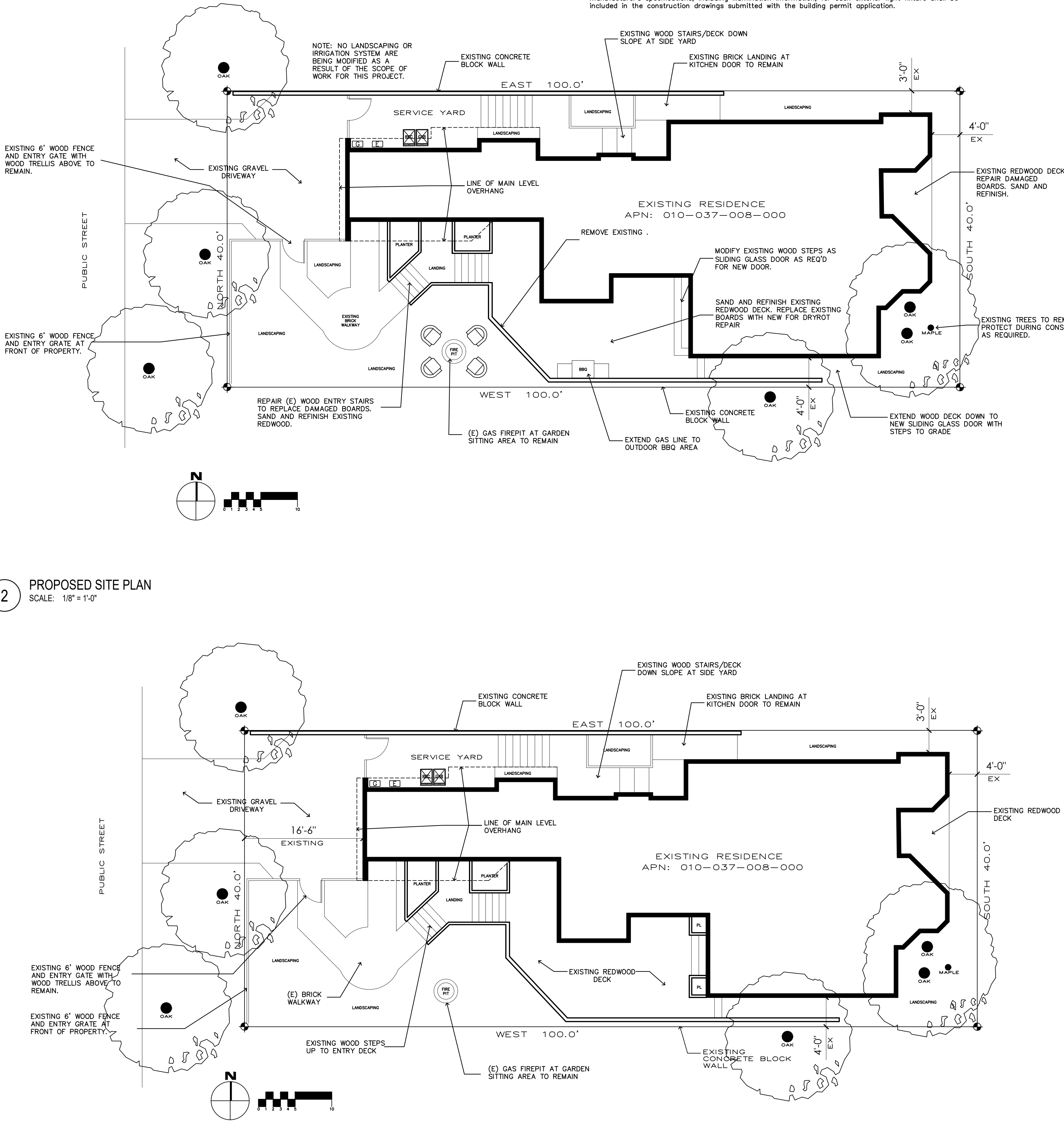
THE FOLLOWING STANDARDS ARE ESTABLISHED TO ACHIEVE WATER CONSERVATION: FIXTURE FLOW RATES SHALL COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE. ALL ORNAMENTAL FOUNTAINS, PERMANENT SWIMMING OR WADING POOLS AND SIMILAR STRUCTURES SHALL EMPLOY RECIRCULATION SYSTEMS. WATER PIPES AND CONNECTIONS TO WATER DELIVERY MAINS SHALL BE EQUIPPED WITH VALVES TO REDUCE WATER PRESSURE TO 80 POUNDS OF PRESSURE OR LESS PER SQUARE INCH. ALL HOT WATER PIPES SHALL BE INSULATED.

THE FOLLOWING REGULATIONS SHALL ESTABLISH THE CIRCUMSTANCES IN WHICH THE WATER CONSERVATION PLUMBING STANDARDS SHALL APPLY: ALL NEWLY CONSTRUCTED BUILDINGS IN ALL LAND USE DISTRICTS SHALL COMPLY WITH ALL STANDARDS SET FORTH IN SUBSECTION (A) OF THIS SECTION. CONSTRUCTION ACTIVITY INVOLVING REMODELS, ADDITIONS OR RECONSTRUCTION WHEREIN THE TOTAL FLOOR AREA IN A BUILDING IS INCREASED BY 25 PERCENT OR MORE SHALL REQUIRE THE ENTIRE BUILDING TO BE RETROFITTED TO MEET STANDARDS SET FORTH IN SUBSECTION (A) OF THIS SECTION. THIS PROVISION SHALL NOT BE APPLIED TO RESULT IN A RETROFITTING COST EXCEEDING 25 PERCENT OF THE VALUE OF THE ESTIMATED CONSTRUCTION COST. OTHER PROVISIONS OF THIS CODE, INCLUDING THOSE IN CHAPTER 17.08 CMC, MAY ALSO APPLY. THE CITY SHALL COOPERATE IN THE IMPLEMENTATION OF ADOPTED RETROFIT PROGRAMS OF THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT IN DISTRICT ORDINANCE 30.

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT) PER FIXTURE AND SHALL BE SPACED NO CLOSER THAN 10 FEET APART. LANDSCAPE LIGHTING SHALL NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY. NO EXTERIOR LIGHTING IS PERMITTED ON CITY PROPERTY AND MAY NOT BE DIRECTED TOWARD CITY PROPERTY. FLOOD-TYPE LIGHTING IS PROHIBITED AT ALL TIMES. EXCEPTION: FLOOD-TYPE LIGHTING MAY BE PERMITTED WITH EXPRESSED WRITTEN APPROVAL OF THE PLANNING DIVISION AND/OR BUILDING OFFICIAL UPON REQUEST AND USED FOR THE SOLE PURPOSE OF SECURITY AND EACH FIXTURE CONNECTED TO A MOTION SENSOR. EACH FIXTURE SHALL BE LIMITED TO 50 WATTS.

DURING THE TERM OF THE DEMOLITION OR CONSTRUCTION PROJECT, THE PERMITEE SHALL RECYCLE OR DIVERT THE SAID PERCENTAGES OF MATERIALS, AND KEEP RECORDS THEREOF IN FORTINAGE. THE JURISDICTION OF THE PERMITEE SHALL BE TO MONITOR EACH PROJECT TO GAUGE THE PERCENTAGE OF MATERIALS RECYCLED, SALVAGED AND DISPOSED FROM THE PROJECT. PERMITEES ARE ENCOURAGED TO MAKE EVERY STRUCTURE PLANNED FOR DEMOLITION AVAILABLE FOR DECONSTRUCTION, SALVAGE, AND RECOVERY; AND TO RECOVER THE MAXIMUM FEASIBLE AMOUNT OF SALVAGEABLE MATERIALS PRIOR TO DEMOLITION. RECOVERED AND REUSABLE MATERIALS FROM THE DECONSTRUCTION PHASE SHALL BE RECYCLED OR REUSED. THE DIVISION OF REQUIREMENTS OF THIS CHAPTER, THE USE OF DEBRIS BOXES AND/OR THE COLLECTION AND REMOVAL OF DEMOLITION AND CONSTRUCTION MATERIAL BY A HAULER OR BUSINESS OTHER THAN THE FRANCHISED HAULER MUST BE CONSISTENT AND ALLOWED BY THE JURISDICTION'S FRANCHISE AGREEMENT.

EXTERIOR LIGHTING  
Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e., 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.



2 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

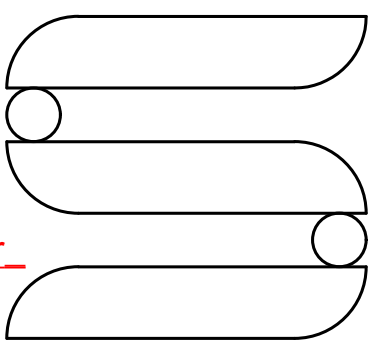
2 GENERAL NOTES  
SCALE: NTS

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06/26/2025

COMMUNITY PLANNING & BUILDING

Approved by: Evan Kort, Senior Planner



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PROJECT

RESIDENTIAL REMODEL

Antes Residence  
Sante Fe Avenue | APN 10-037-8

| ISSUE           | DATE       |
|-----------------|------------|
| PLANNING SUB #1 | 11.25.2024 |
| PLANNING SUB #2 | 04.24.25   |

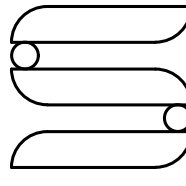
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| JOB NO.  | 2021.23  |
| DRAWN BY | GTS      |
| SCALE    | AS NOTED |

SITE PLAN



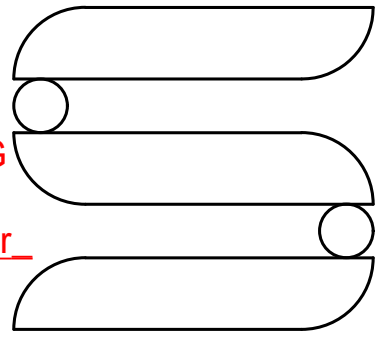
A1.1



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PROJECT

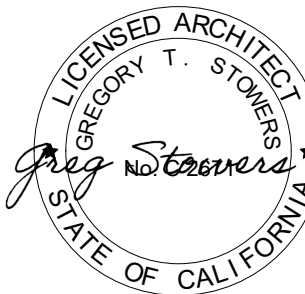
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ISSUE DATE

1 PLANNING SUB #2 04.24.25

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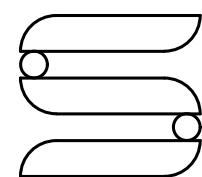
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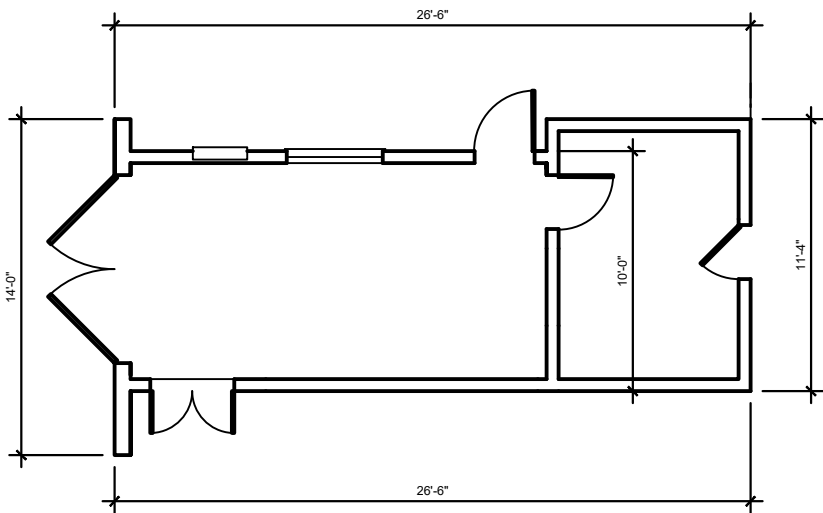
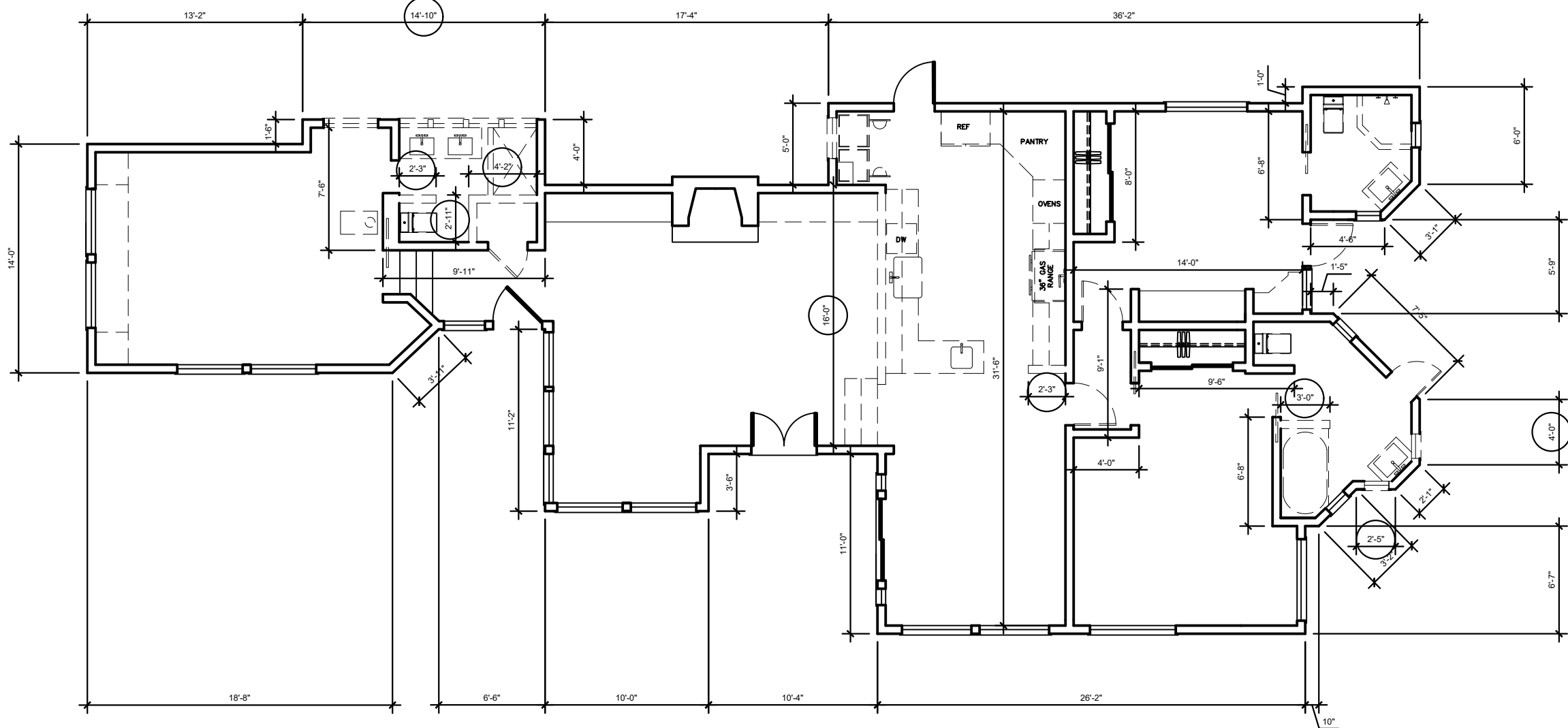
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SCALE AS NOTED

SITE COVERAGE  
LINEAR WALL CALCS

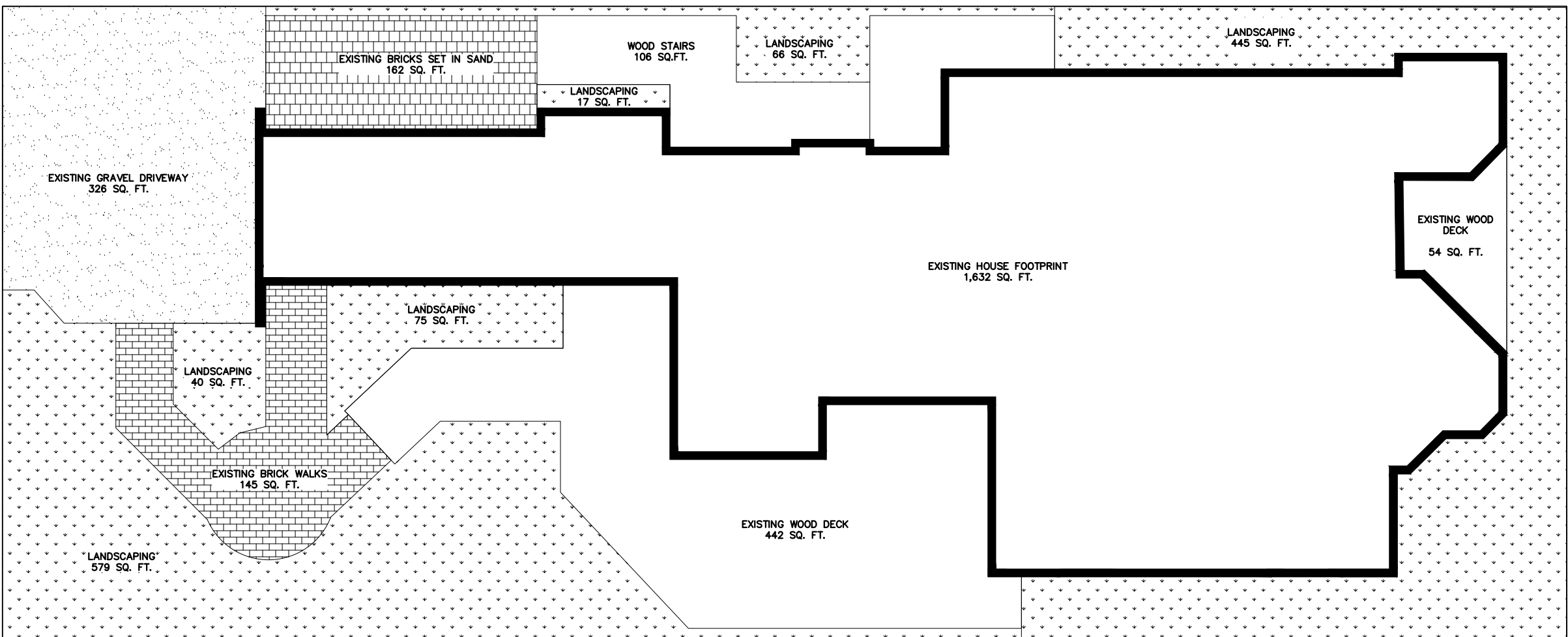


A1.2



2 LINEAR WALL DIAGRAM AND CALCULATIONS  
SCALE: 1/8" = 1'-0"

EXISTING SITE COVERAGES



1 SITE COVERAGE DIAGRAM AND CALCULATIONS  
SCALE: 1/8" = 1'-0"

|                         |         |
|-------------------------|---------|
| EXISTING EXTERIOR WALLS |         |
| LOWER LEVEL             | 78' 4"  |
| MAIN LEVEL              | 255' 6" |

|                         |         |
|-------------------------|---------|
| EXISTING INTERIOR WALLS |         |
| LOWER LEVEL             | 10' 0"  |
| MAIN LEVEL              | 148' 3" |

|             |                  |
|-------------|------------------|
| TOTAL WALLS | 492' 1" (5,905") |
|-------------|------------------|

|                       |         |
|-----------------------|---------|
| WALL TO BE DEMOLISHED |         |
| LOWER LEVEL           | 0'      |
| MAIN LEVEL            | 47' 10" |

|                              |                |
|------------------------------|----------------|
| TOTAL WALLS TO BE DEMOLISHED | 47' 10" (574") |
|------------------------------|----------------|

|                       |                            |
|-----------------------|----------------------------|
| TOTAL WALLS MODIFIED: | 574"/5905" = 0.0972 or 10% |
|-----------------------|----------------------------|

|                  |          |      |
|------------------|----------|------|
| TOTAL SITE AREA: | 4,000 SF | 100% |
|------------------|----------|------|

EXISTING IMPERVIOUS AREAS:

|                          |        |    |
|--------------------------|--------|----|
| FRONT GARDEN BRICK WALKS | 145 SF |    |
| SUB-TOTAL                | 145 SF | 4% |

EXISTING SEMI-PERMEABLE AREAS:

|                        |          |     |
|------------------------|----------|-----|
| FRONT WOOD DECK        | 442 SF   |     |
| REAR WOOD DECK         | 54 SF    |     |
| SIDE YARD WOOD STAIRS  | 106 SF   |     |
| SIDE YARD UTILITY YARD | 162 SF   |     |
| GRAVEL DRIVEWAY        | 326 SF   |     |
| SUB-TOTAL              | 1,090 SF | 27% |

|             |          |     |
|-------------|----------|-----|
| GRAND TOTAL | 1,235 SF | 31% |
|-------------|----------|-----|

\*556 SF ALLOWABLE. EXISTING NON-COMPLIANT  
SITE COVERAGE AREAS TO REMAIN UNCHANGED.

|                           |        |
|---------------------------|--------|
| EXISTING PERMEABLE AREAS: |        |
| FRONT LANDSCAPE AREA      | 579 SF |
| REAR/SIDE LANDSCAPE AREAS | 528 SF |

|           |          |     |
|-----------|----------|-----|
| SUB-TOTAL | 1,107 SF | 28% |
|-----------|----------|-----|

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06/26/2025

CITY OF SAN JOSE COMMUNITY PLANNING & BUILDING

Approved by: Evan Kort, Senior Planner

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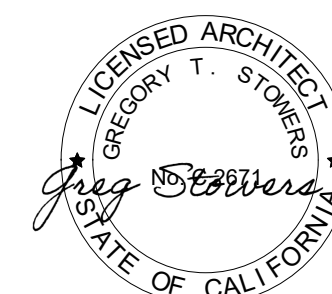
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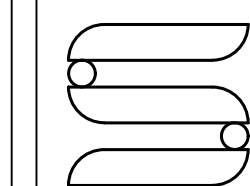
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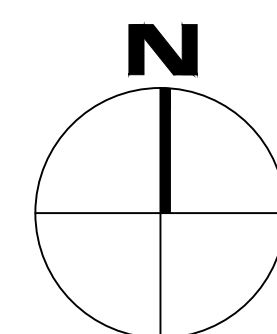
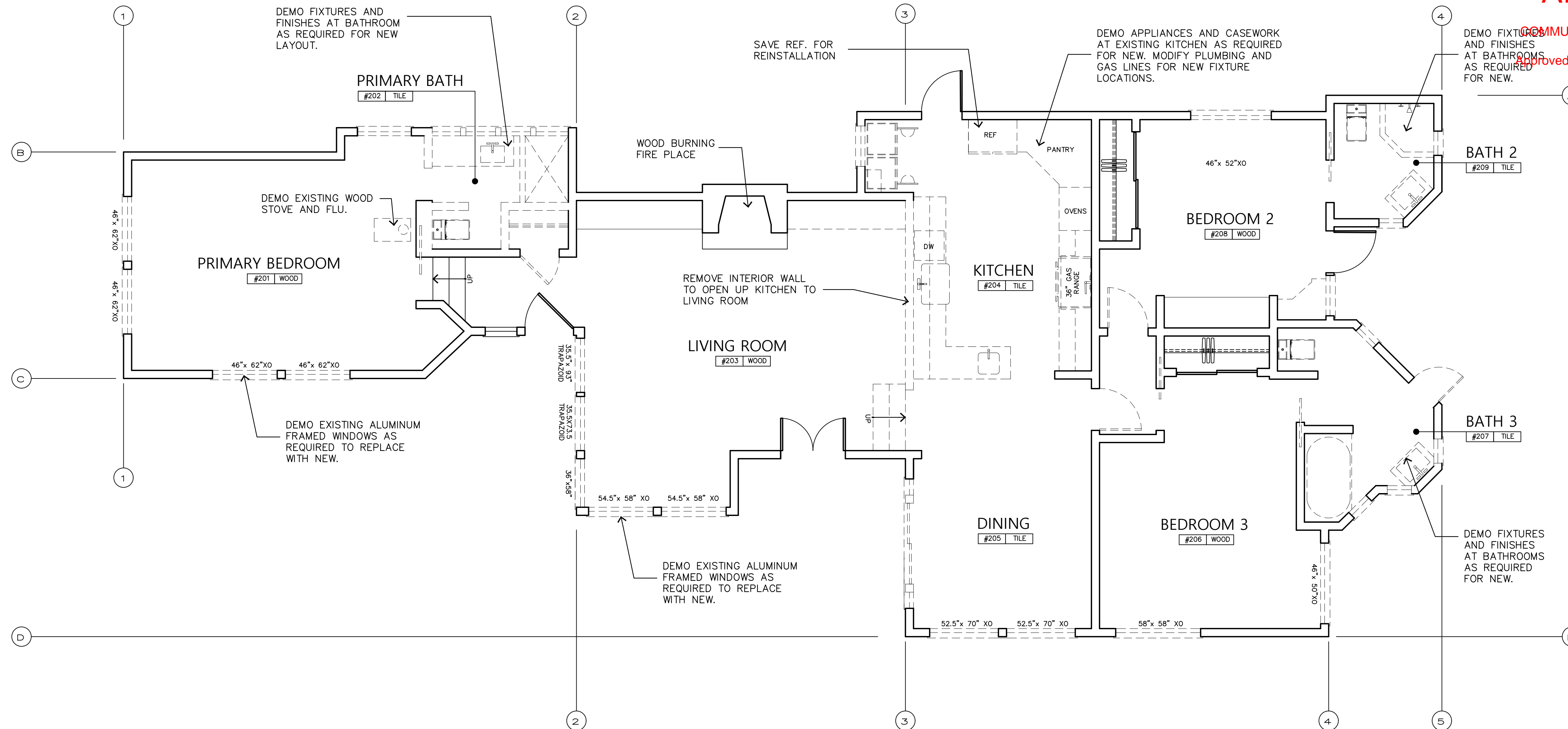
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EXISTING  
FLOOR PLAN



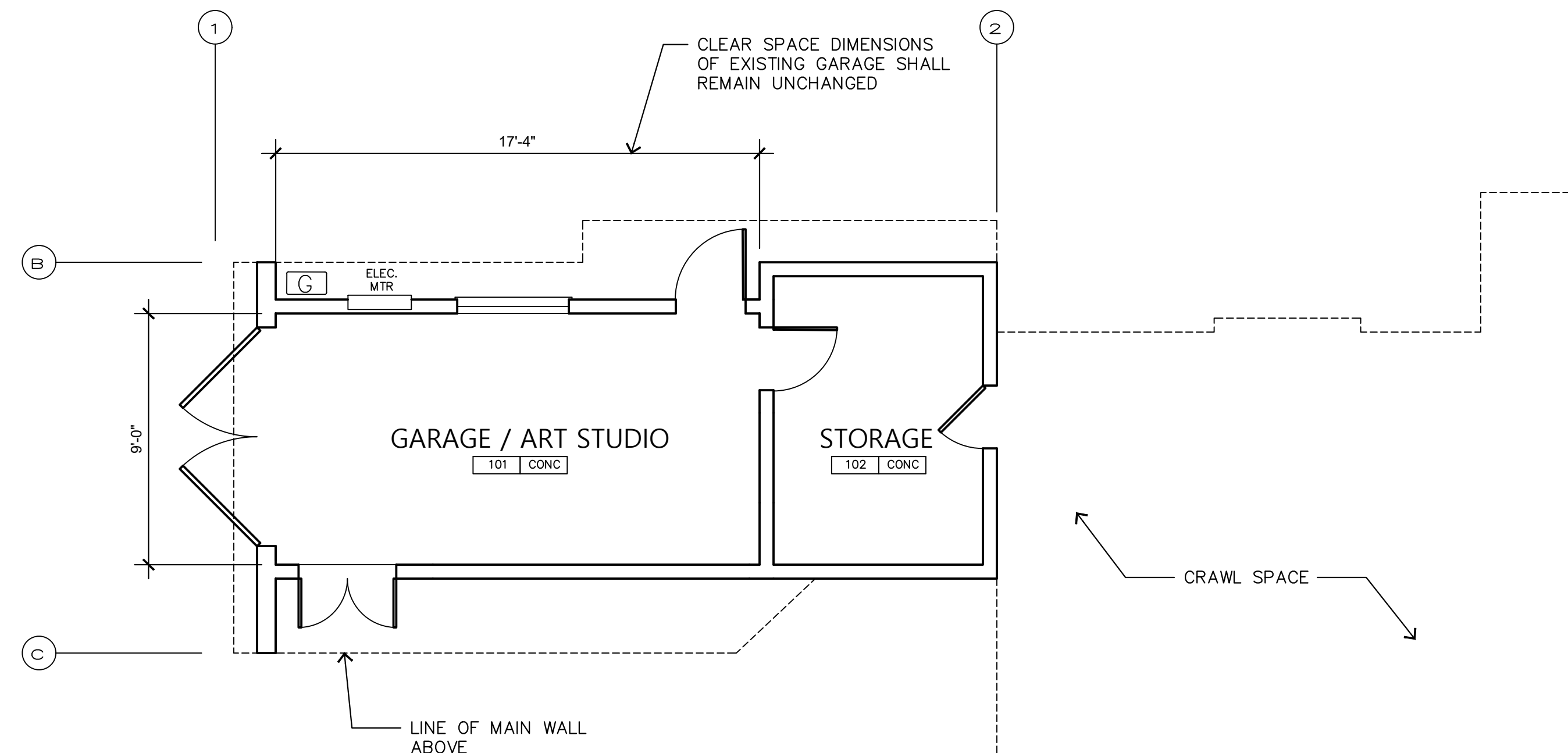
A2.1



LEGEND

|  |                           |
|--|---------------------------|
|  | EXISTING WALL TO REMAIN   |
|  | WALL / ITEM TO BE REMOVED |

2 EXISTING / DEMO PLAN - MAIN LEVEL  
SCALE: 1/4" = 1'-0"



1 EXISTING LOWER LEVEL - NO WORK THIS AREA  
SCALE: 1/4" = 1'-0"



APPROVED

06/26/2025

COMMUNITY PLANNING & BUILDING

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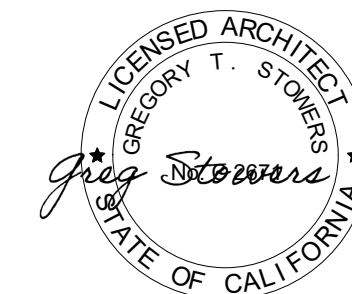
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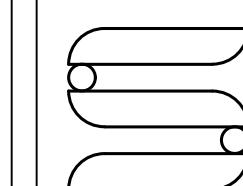
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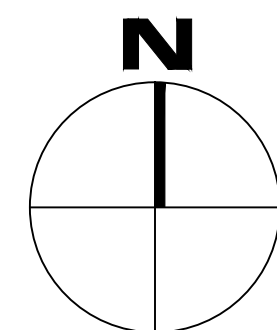
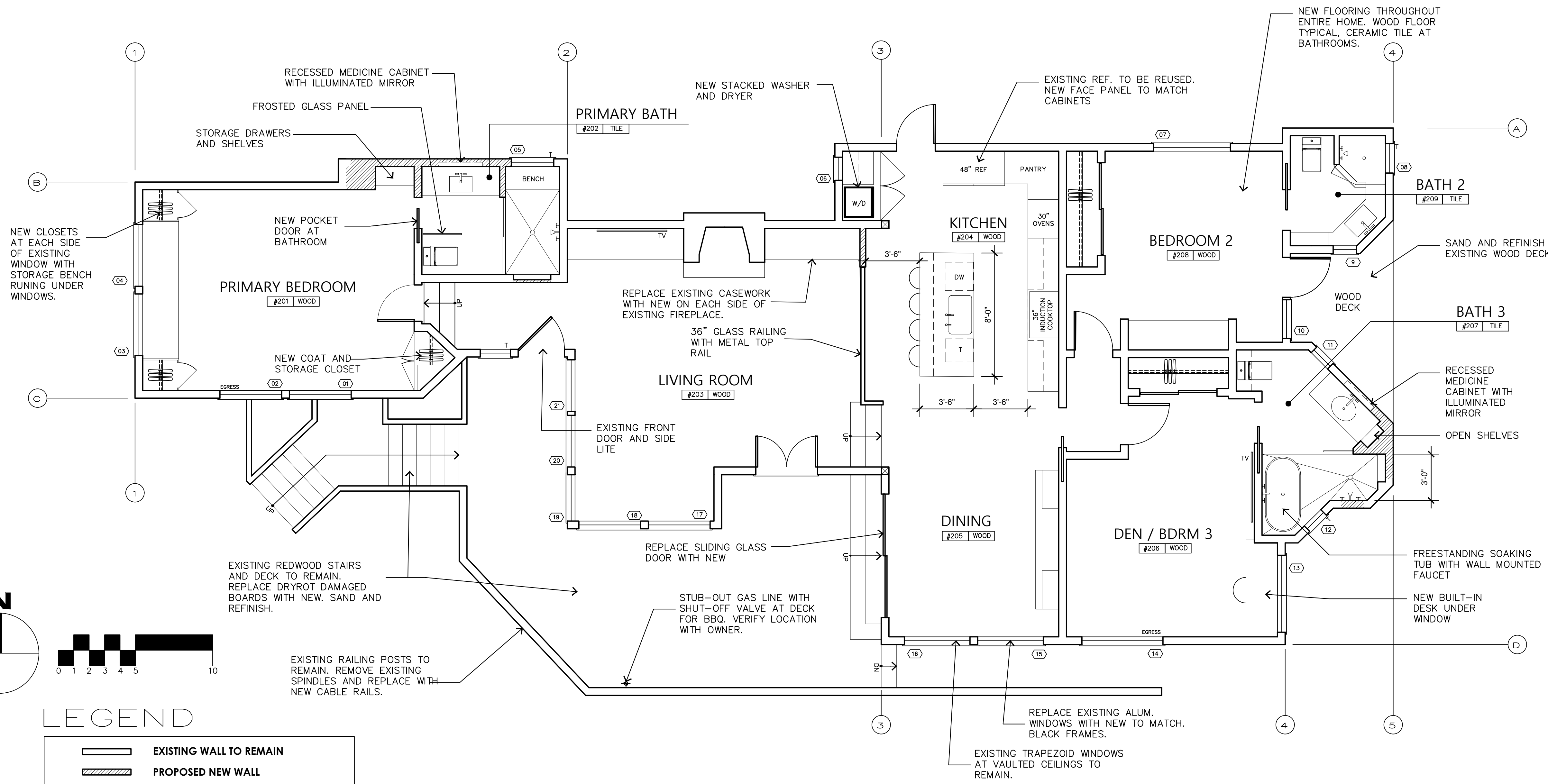
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PROPOSED  
FLOOR PLAN



A3.1

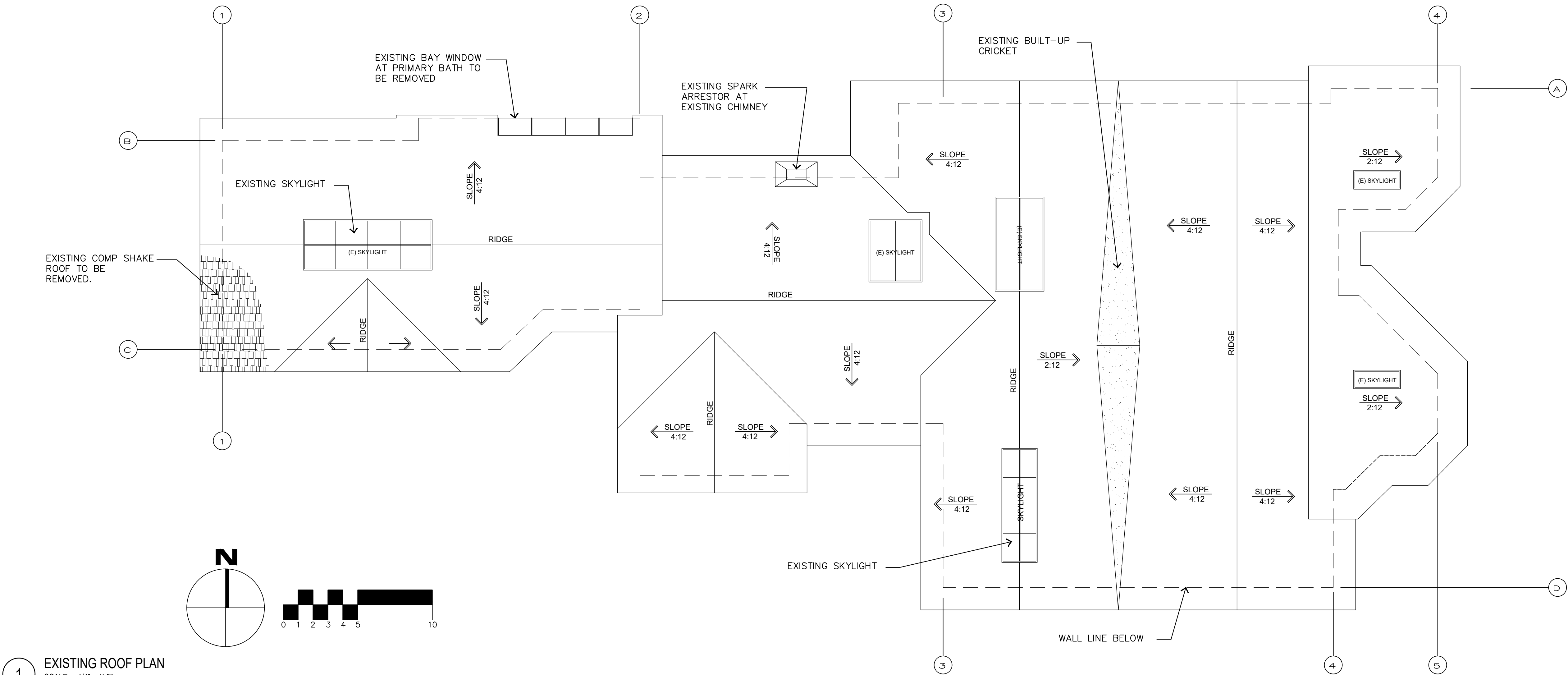


LEGEND

— EXISTING WALL TO REMAIN  
— PROPOSED NEW WALL

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

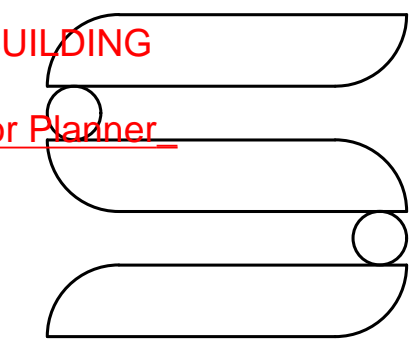




1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

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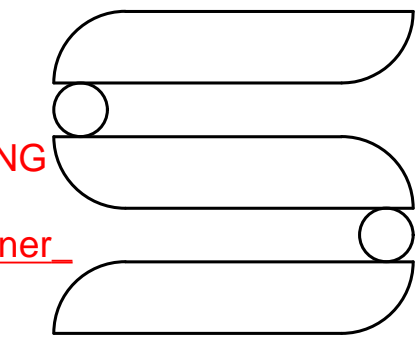
ROOF PLANS  
FLOOR PLAN

A4.1

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COMMUNITY PLANNING & BUILDING

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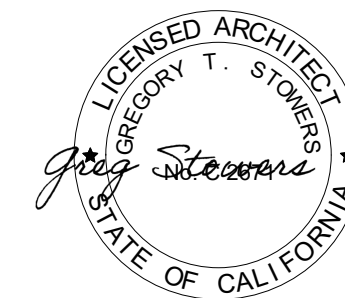
PROJECT

RESIDENTIAL REMODEL

Antes Residence  
Sante Fe Avenue | APN 10-037-8

| ISSUE             | DATE       |
|-------------------|------------|
| PLANNING SUB #1   | 11.24.2024 |
| 1 PLANNING SUB #2 | 04.24.25   |

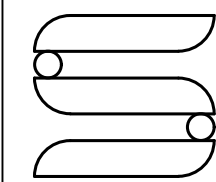
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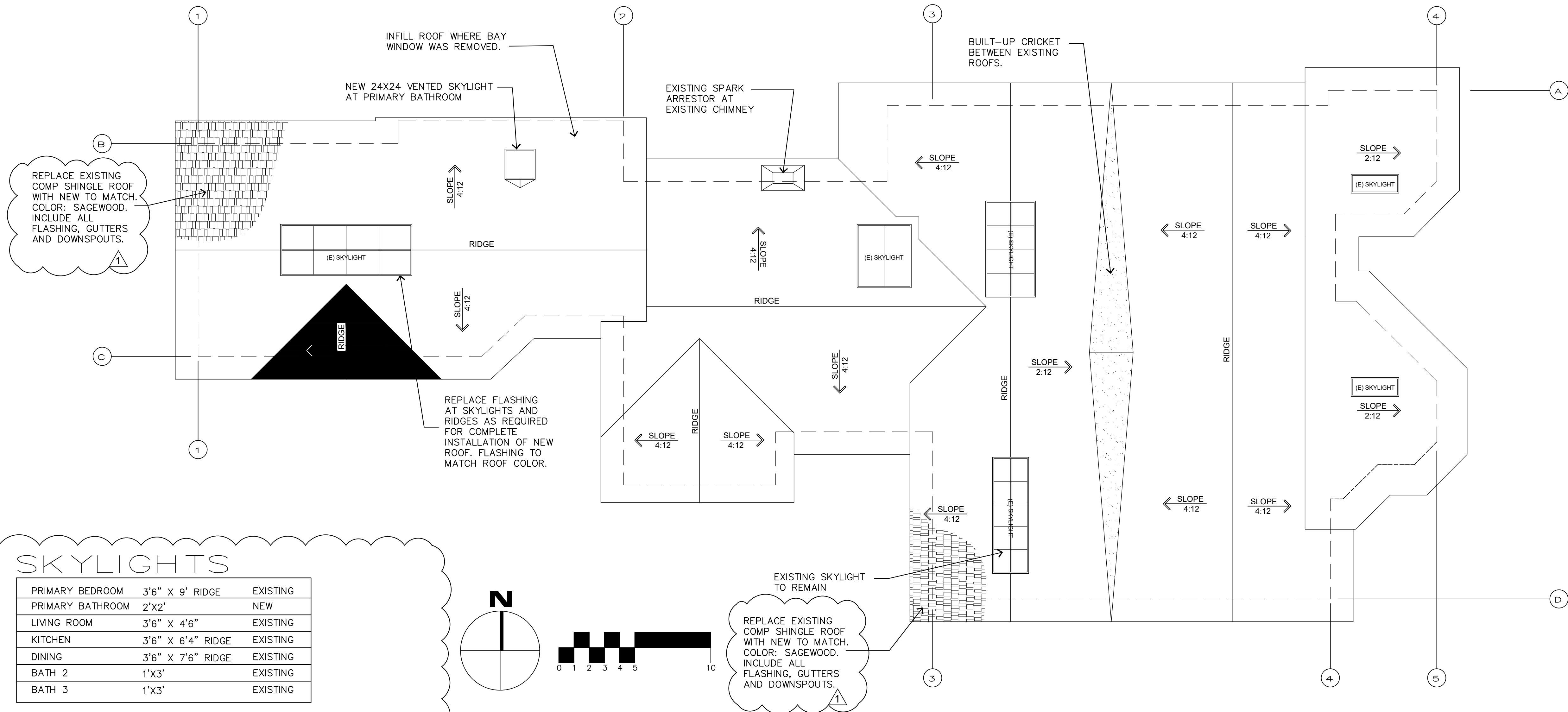
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|          |          |
|----------|----------|
| JOB NO.  | 2021.23  |
| DRAWN BY | GTS      |
| SCALE    | AS NOTED |

PROPOSED  
ROOF PLAN



A4.2



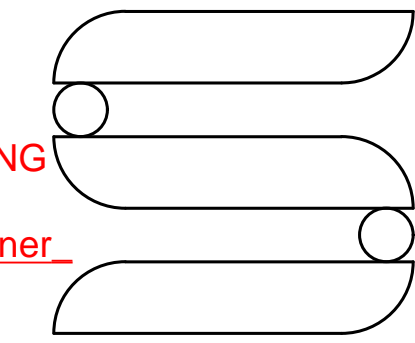
1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

APPROVED

06/26/2025

COMMUNITY PLANNING & BUILDING

Approved by: Evan Kort, Senior Planner



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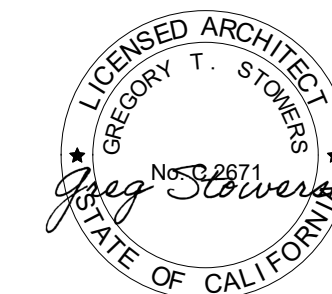
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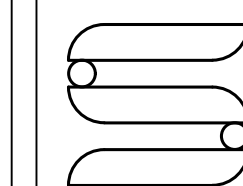
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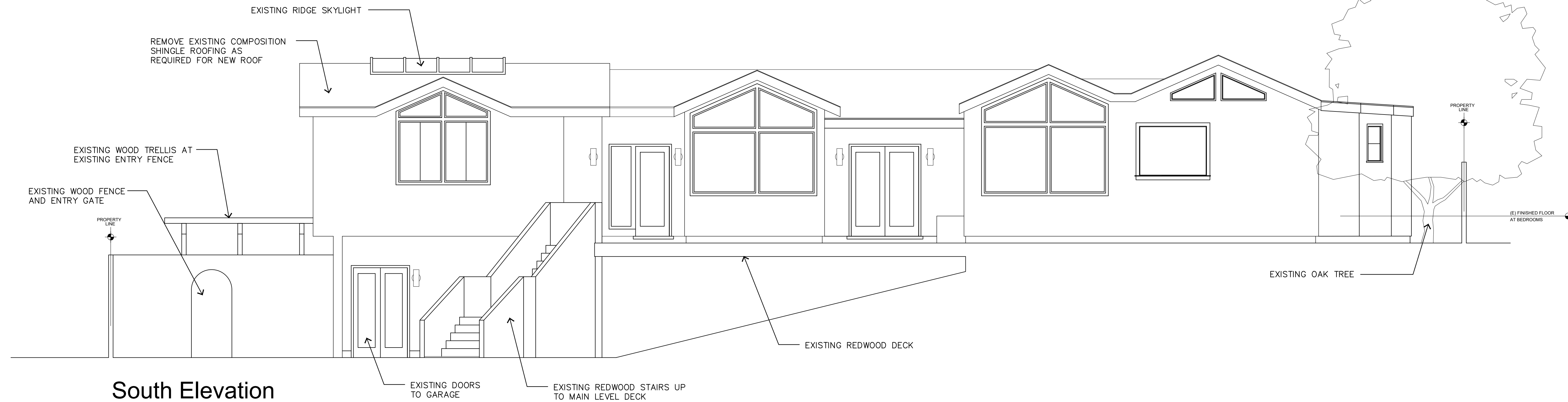
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| SCALE    | AS NOTED |

EXISTING  
EXTERIOR  
ELEVATIONS

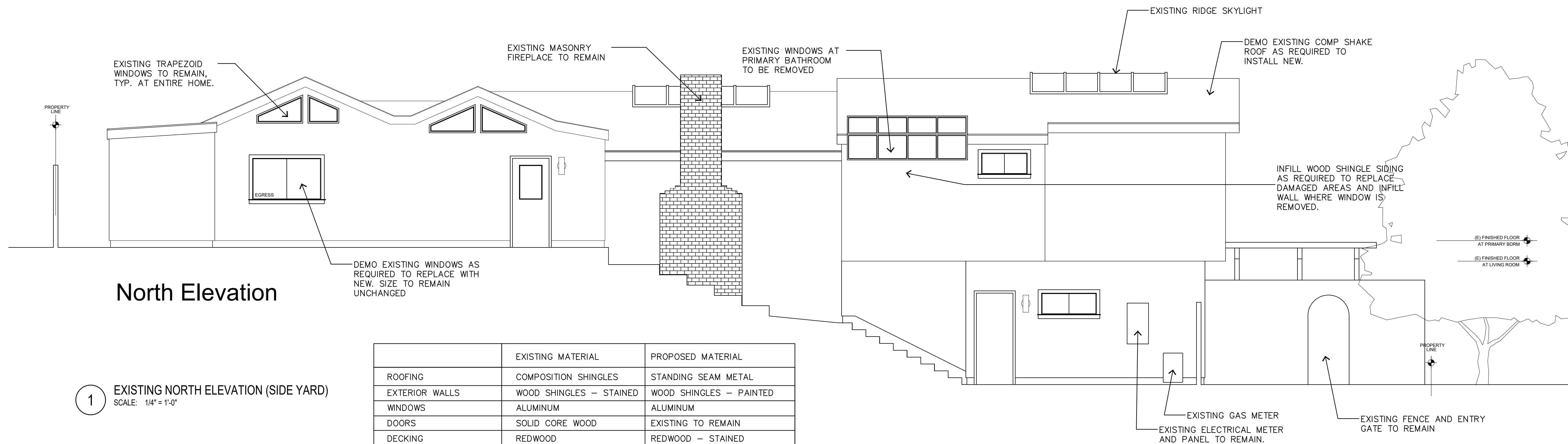


A5.1



South Elevation

1 EXISTING SOUTH ELEVATION (SIDE YARD)  
SCALE: 1/4" = 1'-0"



North Elevation

1 EXISTING NORTH ELEVATION (SIDE YARD)  
SCALE: 1/4" = 1'-0"

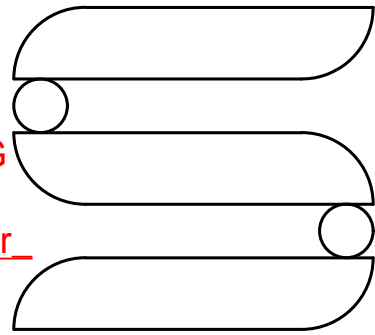
|                   | EXISTING MATERIAL       | PROPOSED MATERIAL       |
|-------------------|-------------------------|-------------------------|
| ROOFING           | COMPOSITION SHINGLES    | STANDING SEAM METAL     |
| EXTERIOR WALLS    | WOOD SHINGLES - STAINED | WOOD SHINGLES - PAINTED |
| WINDOWS           | ALUMINUM                | ALUMINUM                |
| DOORS             | SOLID CORE WOOD         | EXISTING TO REMAIN      |
| DECKING           | REDWOOD                 | REDWOOD - STAINED       |
| RAILINGS          | WOOD                    | CABLE RAIL              |
| TRIM / FASCIAS    | WOOD - PAINTED          | WOOD - PAINTED          |
| GUTTERS AND RWL'S | GALV. MTL. - PAINT      | GALV. MTL. - PAINTED    |



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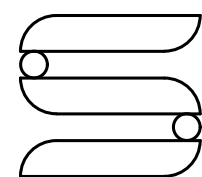
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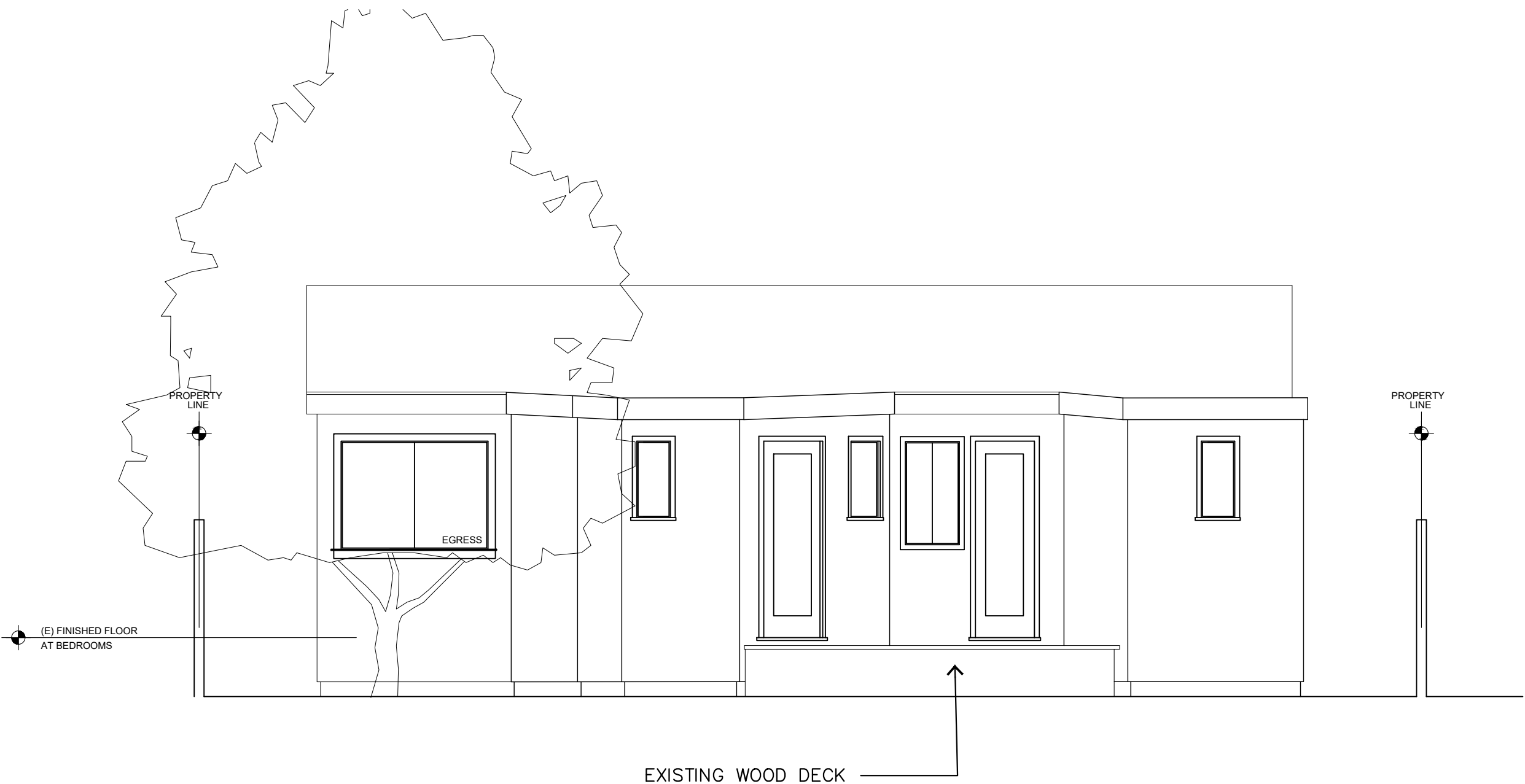
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| SCALE    | AS NOTED |

EXISTING  
EXTERIOR  
ELEVATIONS

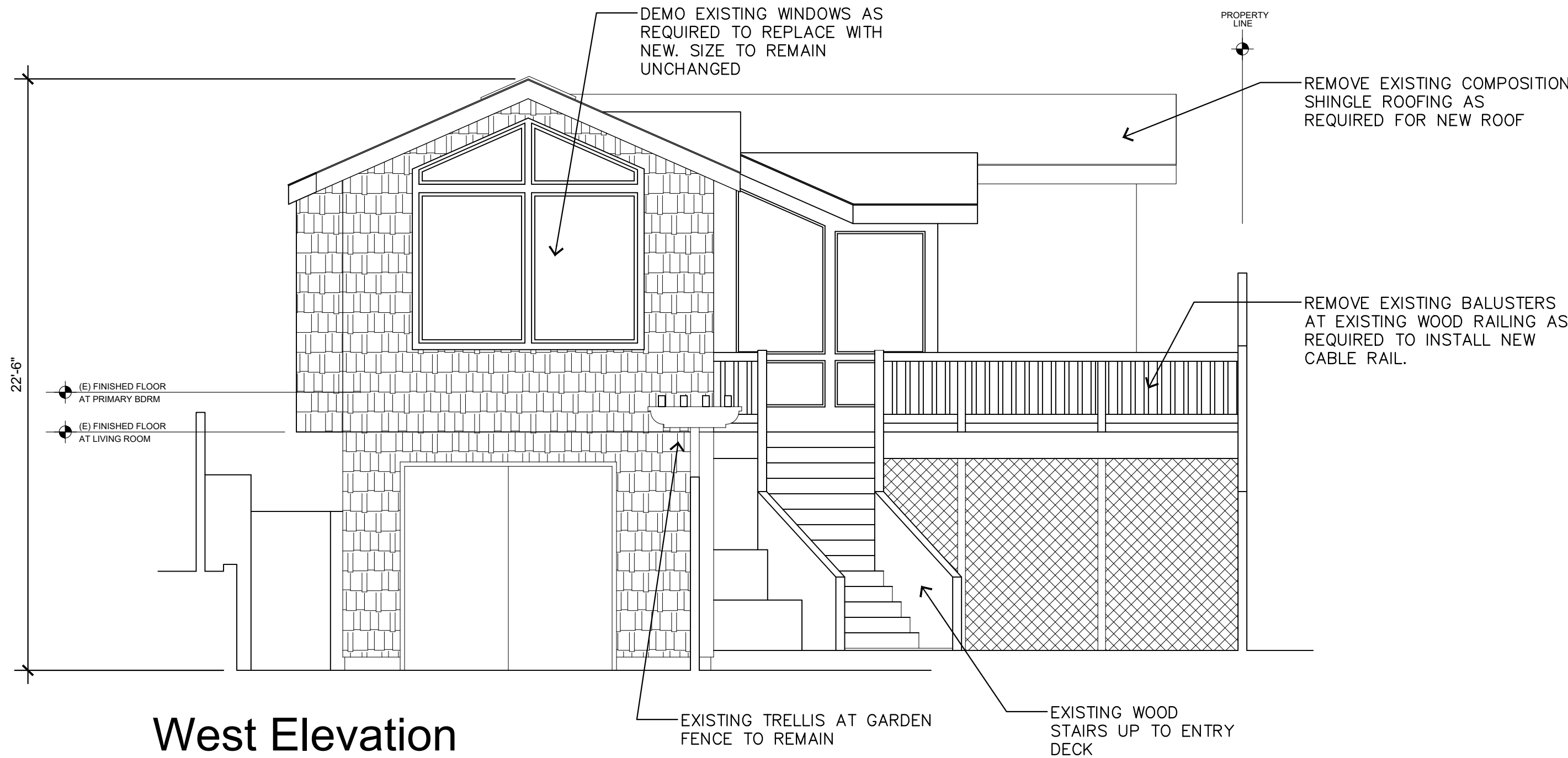


A5.2



East Elevation

2 EXISTING EAST ELEVATION (REAR)  
SCALE: 1/4" = 1'-0"



West Elevation

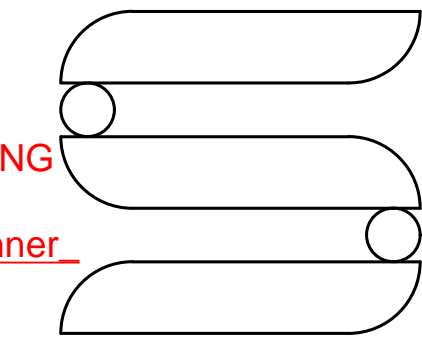
1 EXISTING WEST ELEVATION (STREET)  
SCALE: 1/4" = 1'-0"

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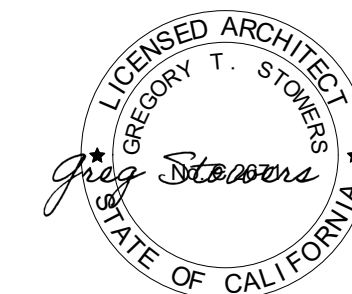
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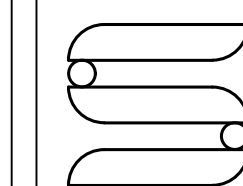
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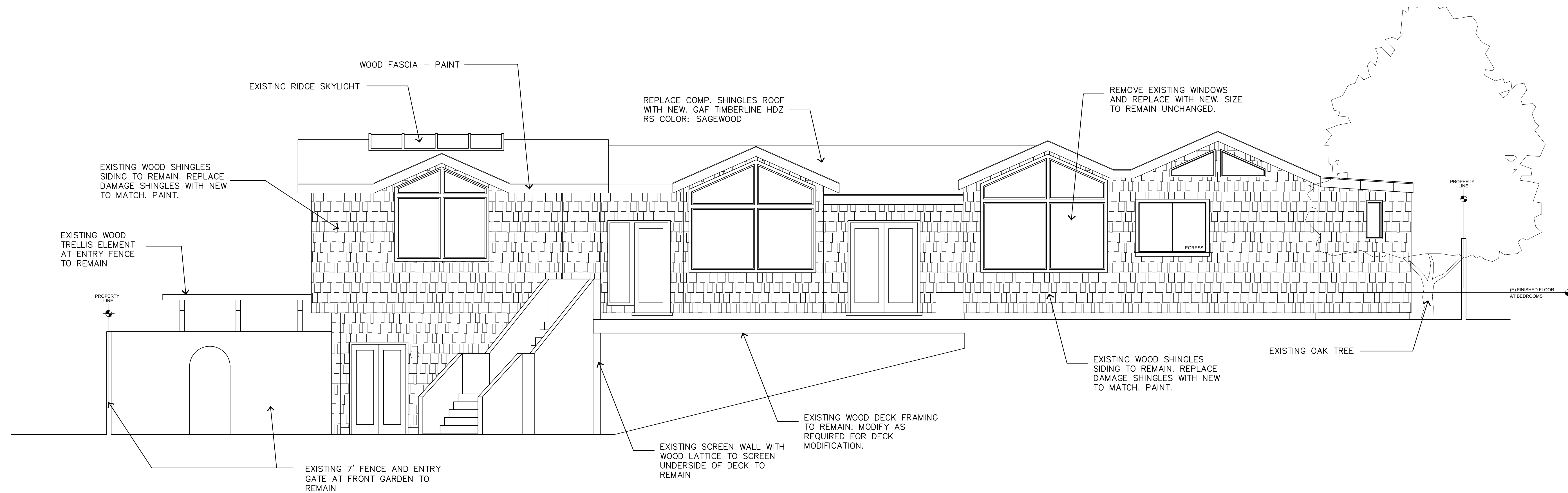
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| SCALE    | AS NOTED |

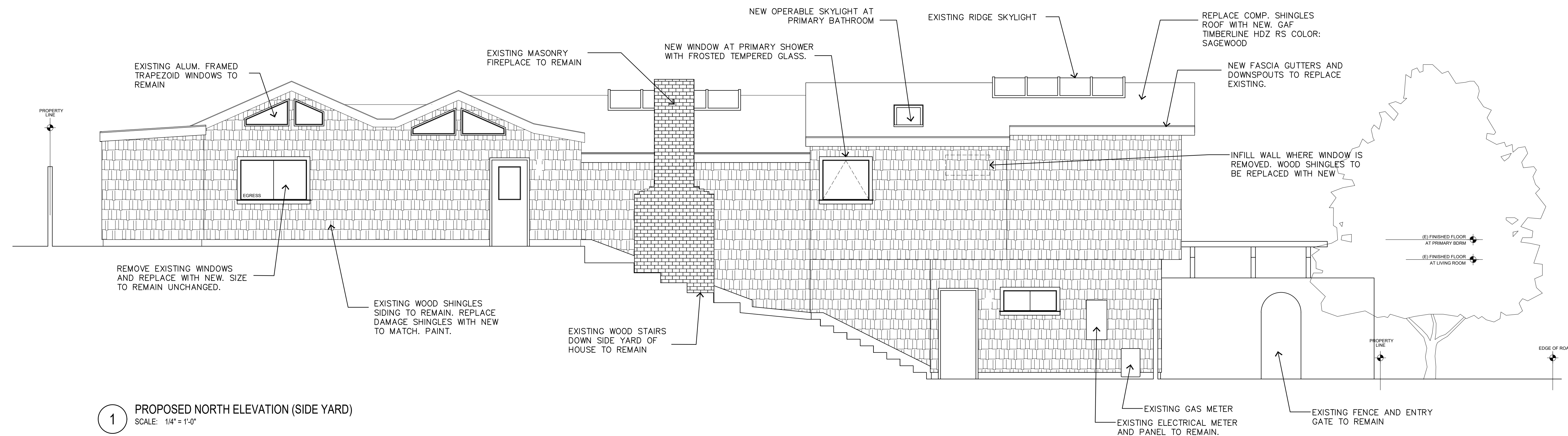
PROPOSED  
EXTERIOR  
ELEVATIONS



A6.1



1 PROPOSED SOUTH ELEVATION (SIDE YARD)  
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION (SIDE YARD)  
SCALE: 1/4" = 1'-0"

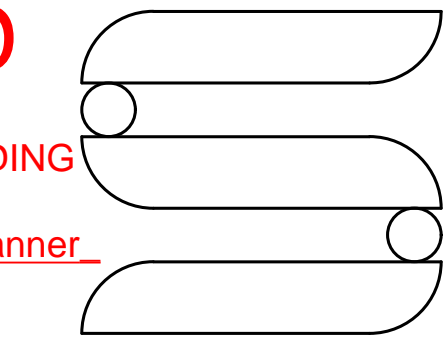


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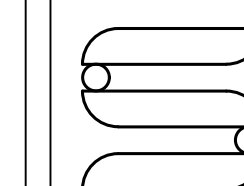
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JOB NO. 2021.23

DRAWN BY GTS

SCALE AS NOTED

PROPOSED  
EXTERIOR  
ELEVATIONS



A6.2



EXTERIOR TRIM  
ACCENT COLOR

BENJAMIN MOORE  
"AFTER MIDNIGHT"  
CSP-630



EXTERIOR WALL

BENJAMIN MOORE  
"BARNWOOD"  
CSP-115



WESTERN  
WINDOW SYSTEMS

ALUM. FRAME INTERIOR  
AND EXTERIOR.  
COLOR: BLACK



ROOFING

GAF TIMBERLINE HDZ RS  
COMPOSITION SHINGLES  
COLOR: SAGEWOOD

4 COLORS / MATERIAL BOARDS

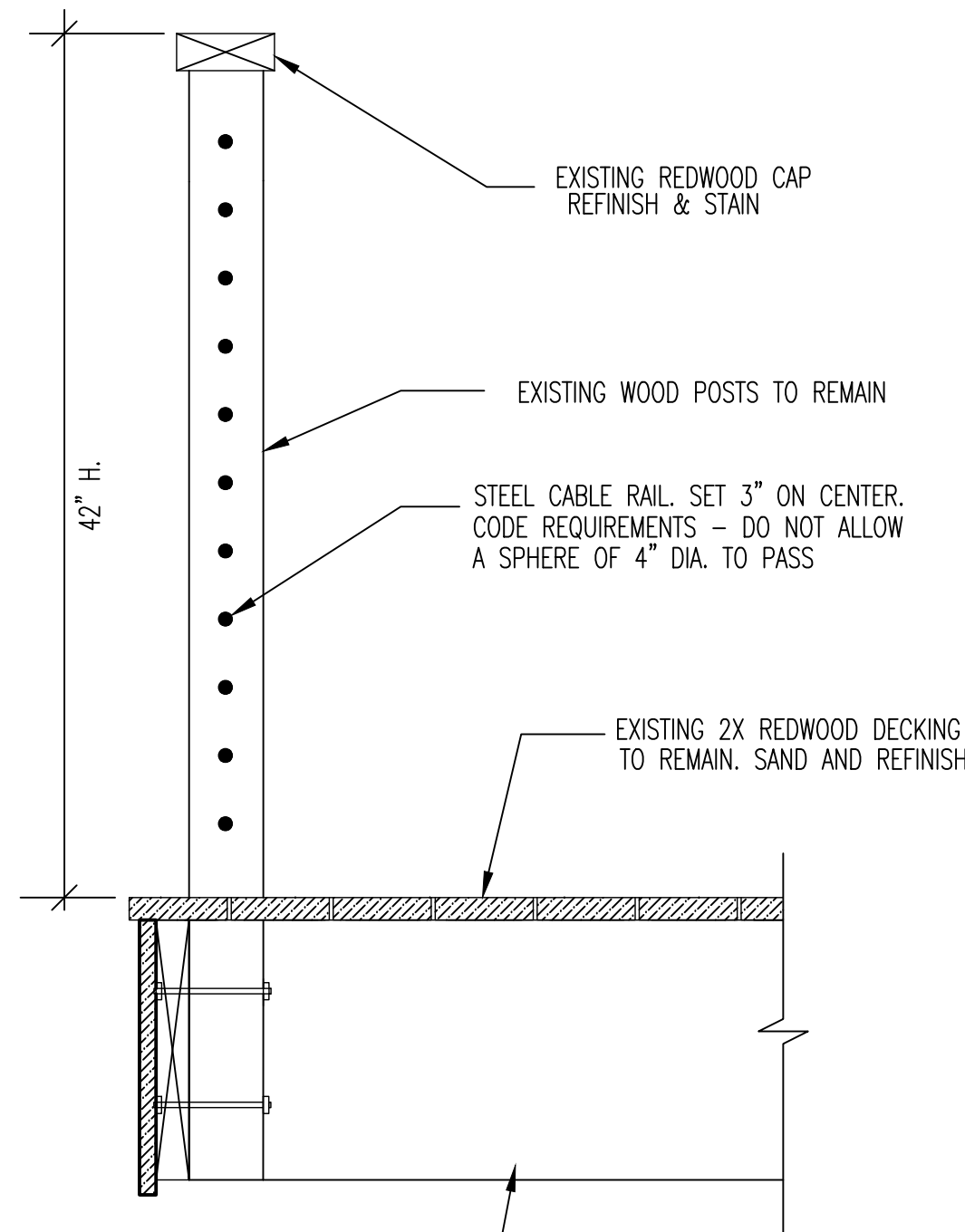
SCALE: NTS



Openings: The railing must have openings that are too small for a 4-inch sphere to pass through.

Weight support: The railing must be able to support 50 pounds without bowing.

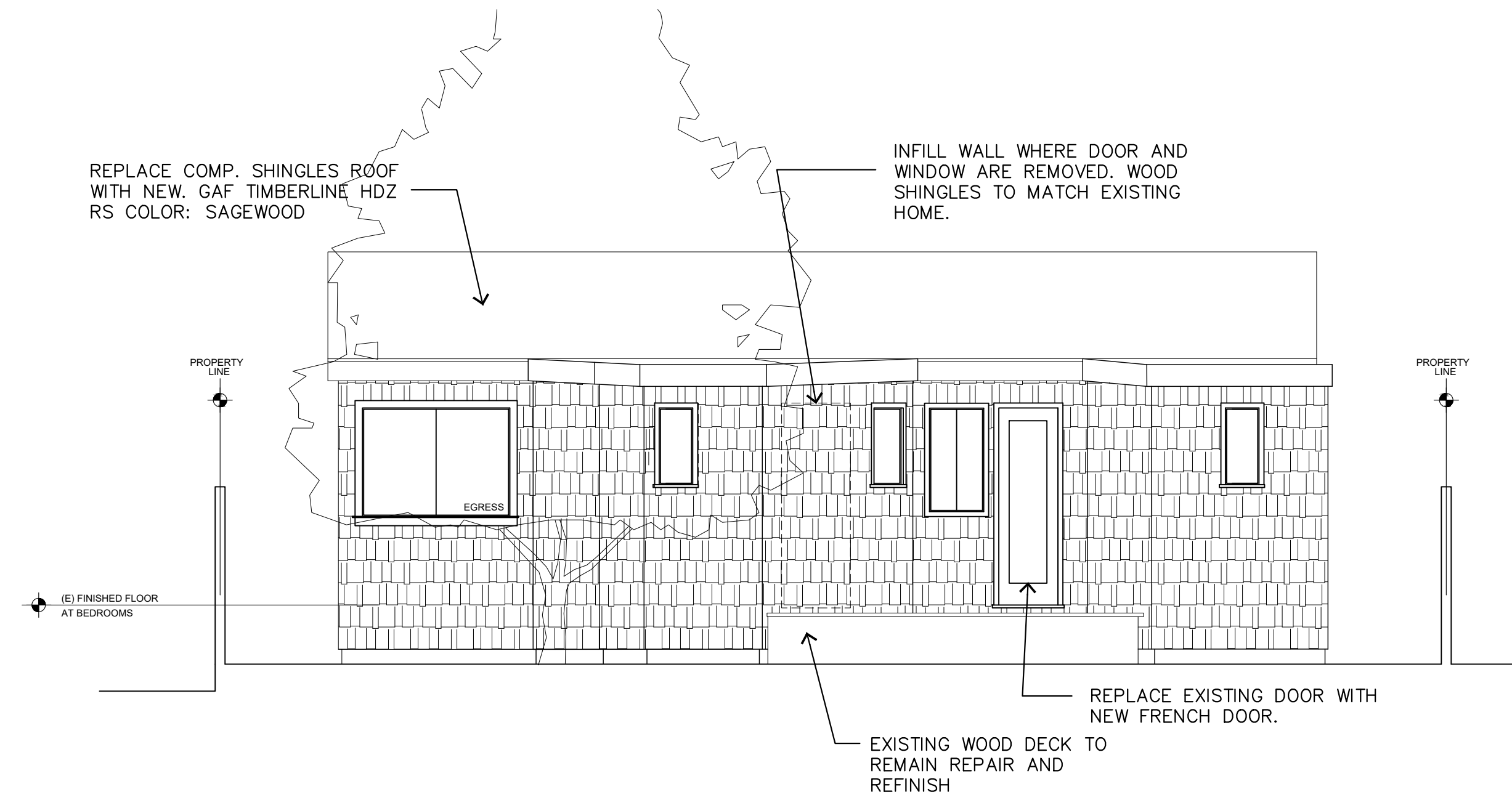
Cables: The tension of the cables must be adjusted using a turnbuckle or other device, and the cables should be rigid enough to meet the sphere rule requirements.



3 MODIFIED DECK RAILING

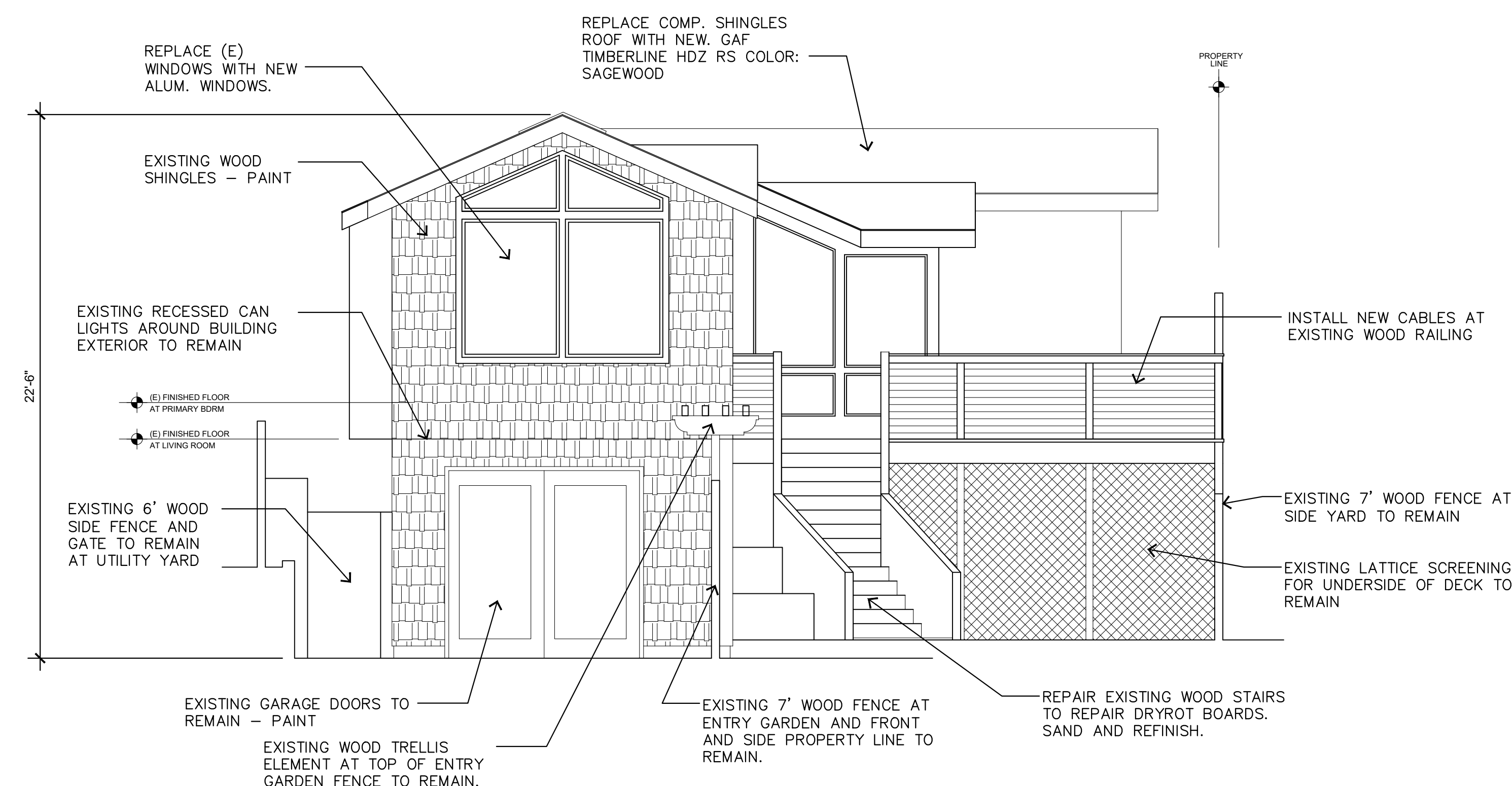
SCALE: 1/4" = 1'-0"

EXISTING DECK FRAMING TO REMAIN. INSPECT  
BOARDS FOR DRYROT AND REPLACE  
INDIVIDUAL MEMBERS AS REQ'D



2 PROPOSED EAST ELEVATION (REAR)

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



1 PROPOSED WEST ELEVATION (STREET)

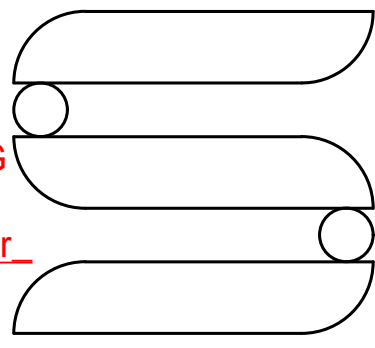
SCALE: 1/4" = 1'-0"



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ISSUE DATE

1 PLANNING SUB #2 04.24.25

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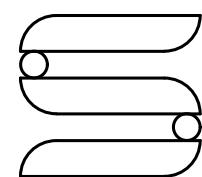
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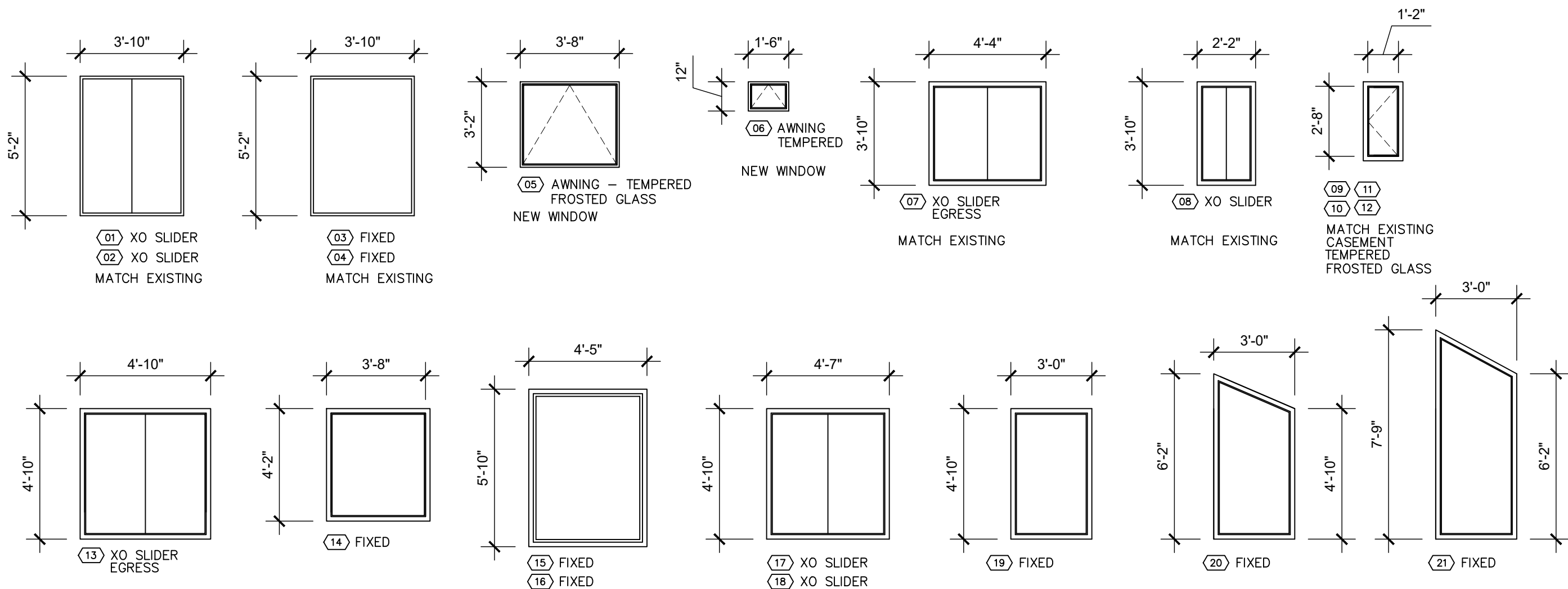
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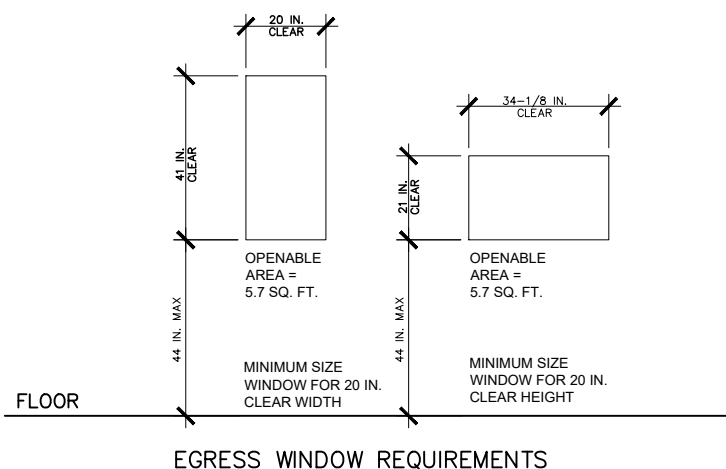
WINDOW SCHEDULE



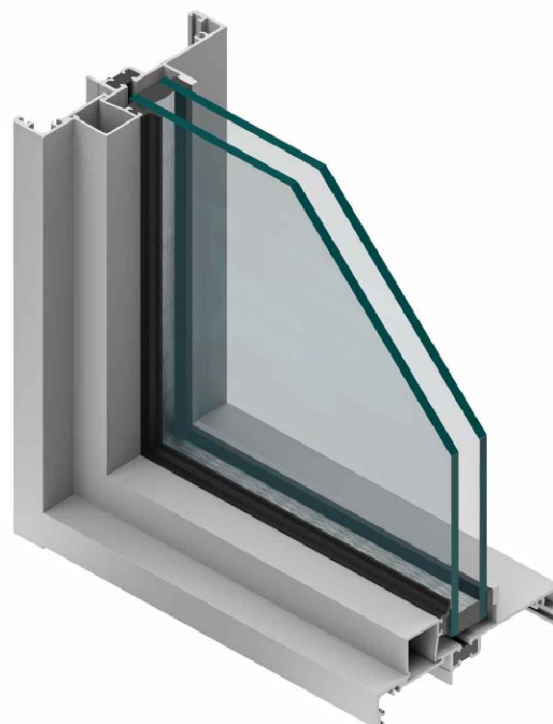
A7.1



- WINDOW MANU; WESTERN WINDOW SYSTEMS. ALUMINUM WINDOWS TO MATCH EXISTING. COLOR: BLACK
- GLASS AT WINDOWS ADJACENT TO DOORS, TUBS OR SHOWERS (WITHIN 60" OF DRAIN) SHALL BE TEMPERED AS REQUIRED BY CODE. GLAZING TO BE TEMPERED IF WITHIN A 24" ARC OF DOOR EDGE OR IF BOTTOM IS LESS THE 60" ABOVE WALKING SURFACE AND AT STAIRWAYS AND LANDINGS.
- ALL WINDOWS ARE TO HAVE LOW-E GLASS AND SHALL BE DOUBLE GLAZED.
- ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPERABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
  - ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. (EXCEPT AT GRADE FLOOR, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET).
  - THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
  - THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
  - FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR
- ALL WINDOW OPENING TO THE EXTERIOR AND UNCONDITIONED SPACE SHALL BE FULLY WEATHERSTRIPPED, C.E.C. CERTIFIED AND LABELED PER TABLE 2-53V, OF TITLE 24 C.A.C.
- ALL GLAZING SHALL HAVE A TEMP. LABEL SHOWING THE SHGC, U-FACTOR, AIR LEAKAGE & VISIBLE TRANSMITTANCE, THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED.



1 PROPOSED WEST ELEVATION (STREET)  
SCALE: 1/4" = 1'-0"



WESTERN WINDOW SYSTEMS  
SERIES 600 ALUMINUM WINDOWS

FIXED, XO SLIDER AND AWNING TYPE  
FRAME COLOR: BLACK

GLASS: LOW-E, FROSTED AT BATHROOMS