



NOTICE OF APPROVAL

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

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

Planning Case #: Design Study 20084

Owner Name: HUO RICO & WEN-CHEN C TRS

Case Planner: Catherine Tarone, Assistant Planner

Date Posted: _____

Date Approved: 5/8/2020

Project Location: Mission, 3 SE of 11th Avenue

APN #: 010074006000 **BLOCK/LOT:** 129/ALL LOT 6

Applicant: Same as above

Project Description: 1) The enclosure of the existing carport at the front of the property by constructing a stucco wall matching the residence along the south side of the carport. No additional floor area will be added to the garage. New stucco will be applied on the front of the garage to match existing stucco. 2) A new glass French door on the south elevation of the garage with a privacy shade over the glass. 3) One new shielded, down-facing, "Restoration Hardware" wall sconce on the front of the garage and a second wall sconce on the south elevation adjacent to the new French door. 4) A new wood, carriage-style garage door in the "Monte Carlo" door style.

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.

AUTHORIZATION:

This approval authorizes: 1) The enclosure of the existing carport at the front of the property by constructing a stucco wall matching the residence along the south side of the carport. No additional floor area will be added to the garage. New stucco will be applied on the front of the garage to match existing stucco. 2) A new glass French door on the south elevation of the garage with a privacy shade over the glass. 3) One new shielded, down-facing, "Restoration Hardware" wall sconce on the front of the garage and a second wall sconce on the south elevation adjacent to the new French door. 4) A new wood, carriage-style garage door in the "Monte Carlo" door style. All work shall be consistent with the revised plan set submitted on April 17, 2020 on file with the city.

SPECIAL CONDITIONS:

1. The applicant shall apply for and obtain a building permit prior to commencing work.
2. These conditions of approval shall be printed in the building plan set.
3. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.
4. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.
5. If any digging is required, 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).
6. The applicant agrees, at the applicant's 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 proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall 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 the resolution of all such actions by the parties hereto.

DS 20-084 (Huo)
Conditions of Approval
April 24, 2020

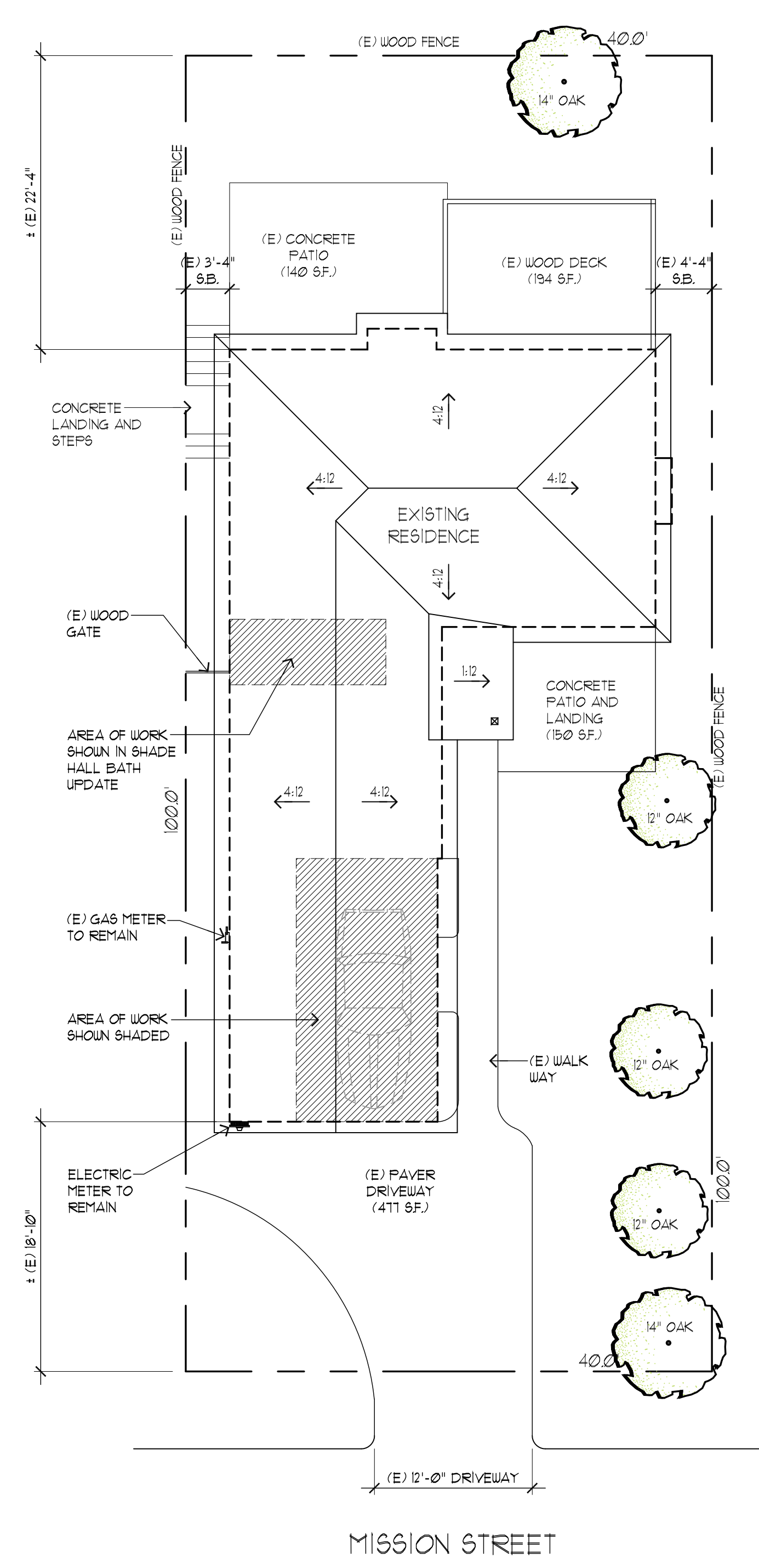
*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return the original to the project Planner at the Community Planning and Building Department.



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

SHEET INDEX

- A-1 PROJECT INFORMATION, SITE PLAN
- A-2 EXISTING FLOOR PLANS WITH DEMOLITION PLAN, PROPOSED FLOOR PLAN AND ELECTRICAL PLAN
- A-3 EXISTING AND PROPOSED ELEVATIONS
- A-4 EXISTING ELEVATIONS

CODE DATA

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS, TITLE 24 C.A.C. ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK.
6. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, IF REQUIRED.
7. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
8. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC.
9. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
10. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
11. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
12. CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND SALVAGE FOR USE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOTION WASTE PER CGC 4.408.1.

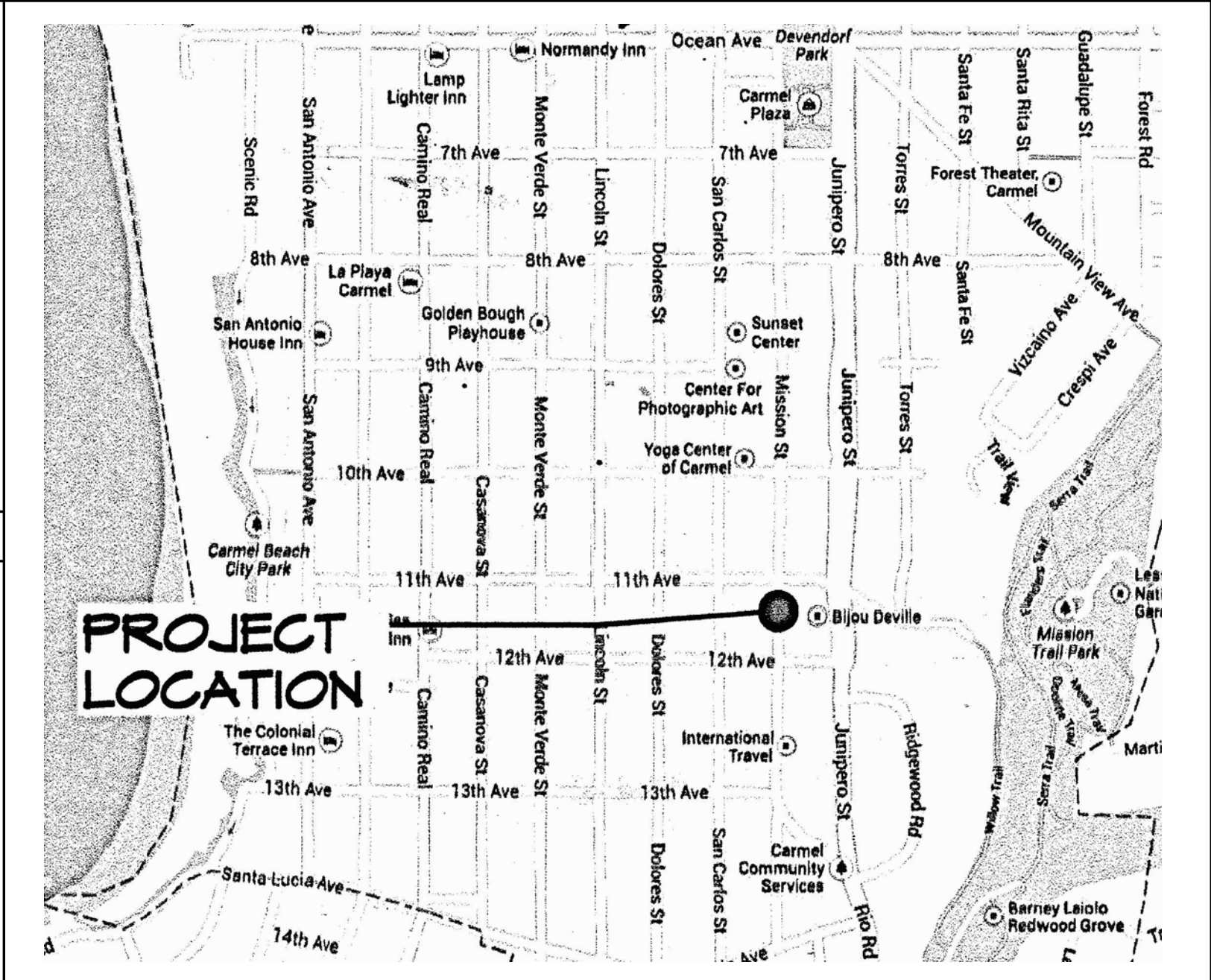
NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE MEASURES TO AVOID EROSION OR SEDIMENT FROM LEAVING THE SITE AND FLOWING INTO THE STREET, CURB OR GUTTER. (USE STRAW WADDLES)
2. REPLACE ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL, (3) ALL WATER LINE CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND SPECIFICATION, (4) ANY UNDERGROUND UTILITY WORKS WITHIN CITY'S RIGHT-OF-WAY.

CONSTRUCTION SCHEDULE

1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY. PROVIDE THE FOLLOWING CONSTRUCTION HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.07.110.
 - i. MONDAY THROUGH FRIDAY: 8AM TO 7PM
 - ii. SATURDAYS: 9AM TO 6PM
 - iii. SUNDAY AND HOLIDAYS: NO WORK
2. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00AM TO 5:00PM.

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:	<ol style="list-style-type: none"> 1. CONVERTING AN EXISTING GAR PORT (220 SF.) INTO AN ENCLOSED SINGLE CAR GARAGE (220 SF.) 2. REMOVE EXISTING WALL MOUNT GAS FURNACE UNIT AND INSTALL A NEW 95% HIGH EFFICIENCY CENTRAL FORCED AIR GAS FURNACE. 3. UPDATE HALL BATH. ALL PLUMBING FIXTURE COUNT AND LOCATION REMAIN UNCHANGED. <p>NO CHANGE TO BUILDING AREA AND LOT COVERAGE AREA NO TREE REMOVAL. NO CHANGED TO EXISTING LANDSCAPE</p>
OWNERS:	RICO AND CAROLINE HLO 311 LINFIELD DRIVE MENLO PARK, CA 94025
ARCHITECT:	OASIS DESIGN
SITE ADDRESS:	RICO HLO 311 LINFIELD DRIVE MENLO PARK, CA 94025 CA. LIC.# C23964
APN:	MISSION 3 SE OF 11TH, CARMEL BY THE SEA 010-014-006 LOT 06, BLOCK 129
YEAR BUILT	1951
CONSTRUCTION TYPE:	VB
OCCUPANCY:	U
ZONE:	R-1
LOT SIZE:	4,000 SF.
EXISTING BUILDING AREA:	1,118.0 SF.
(E) CARPORT:	220.0 SF.
(E) TOTAL BUILDING AREA:	1,338.0 SF.
F.A.R.:	33.45%
SITE COVERAGE:	
FRONT WALK/ DRIVEWAY:	471.0 SF.
FRONT PATIO AND LANDING:	150.0 SF.
REAR PATIO:	140.0 SF.
REAR LANDING AND STAIRS:	35.0 SF.
REAR WOOD DECK:	194.0 SF.
SITE COVERAGE TOTAL	1,206.0 SF.
PROPOSED FLOOR AREA:	
(E) LIVING:	1,118.0 SF.
(N) GARAGE:	220.0 SF.
TOTAL FLOOR AREA:	1,338.0 SF.

REVISIONS BY

OASIS DESIGN
architecture and planning
311 linfield drive, menlo park, california 94025
650-224-0066

ENCLOSED GARAGE ADDITION
MISSION 3 SE OF 11TH
CARMEL BY THE SEA, CA
APN:010-074-006

DATE:	MAR. 12, 2020
SCALE:	AS NOTED
DRAWN:	RH/FD
FOR:	
SHEET NO.:	

REVISIONS	BY

ELECTRICAL NOTES:

- ALL RECEPTACLES TO BE PROTECTED BY ARC-FAULT INTERRUPTORS PER ARTICLE 210.12(A)
- OUTDOOR LIGHTS ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY CONTROLLED BY MOTION SENSOR AND PHOTO-CELL, OR CONTROLLED BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH, BY AN ASTRONOMICAL TIME CLOCK OR BY AN ENERGY MANAGEMENT SYSTEM. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF THE FEATURES MENTIONED ABOVE. CEC SECTION 1600 (K) (3) (A).
- INSTALL GFCI PROTECTED OUTLETS IN THE FOLLOWING LOCATIONS:
 ALL GARAGE LOCATIONS;
 ALL EXTERIOR (WATERPROOF) LOCATIONS

ELECTRICAL LEGEND

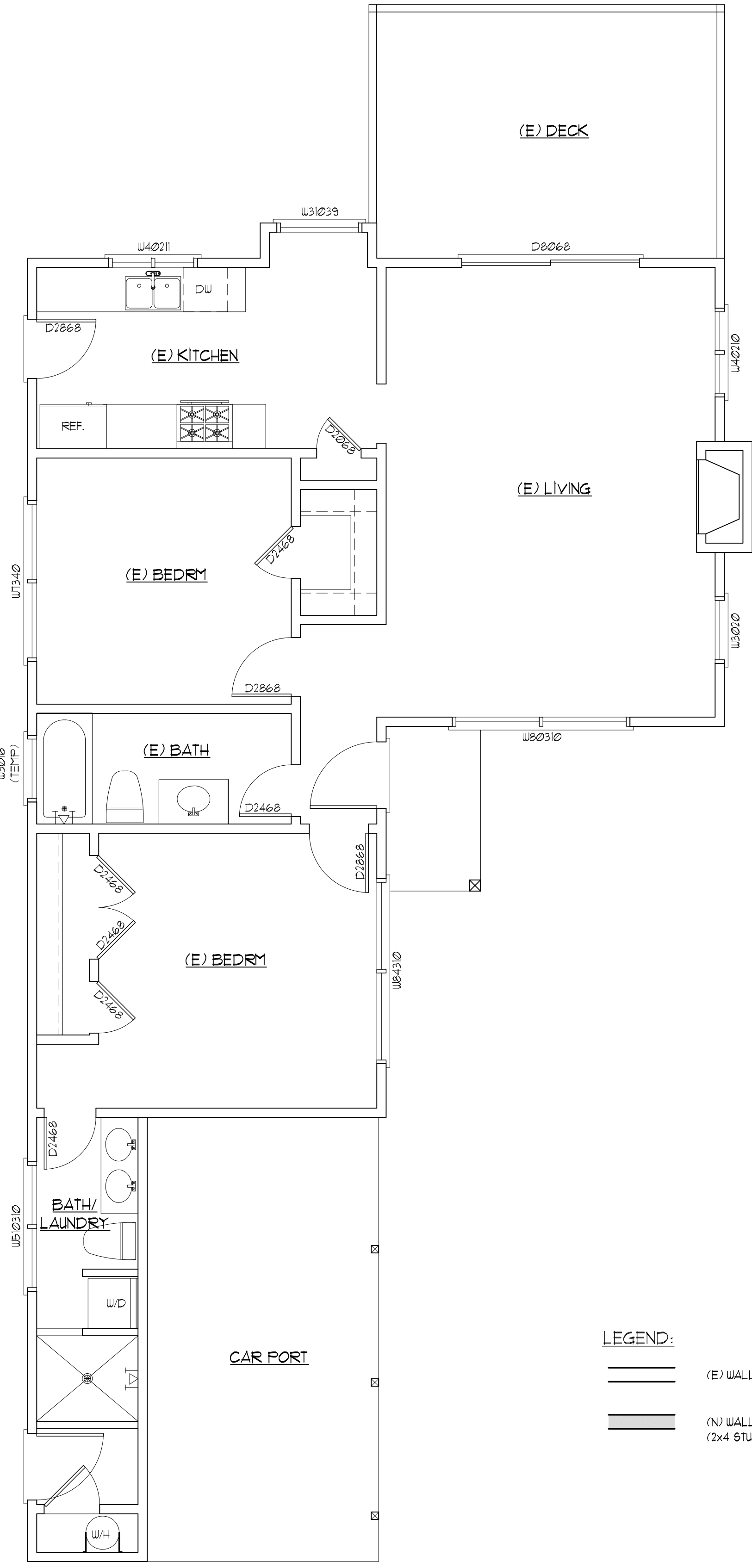
- WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE MOUNT FLUORESCENT FIXTURE
- WATERPROOF/ WEATHER PROOF
- DUPLEX RECEPTACLE OUTLET
- GROUND FAULT INTERRUPTER OUTLET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE DETECTOR
- NEW FLOOR REGISTER

KEYNOTES:

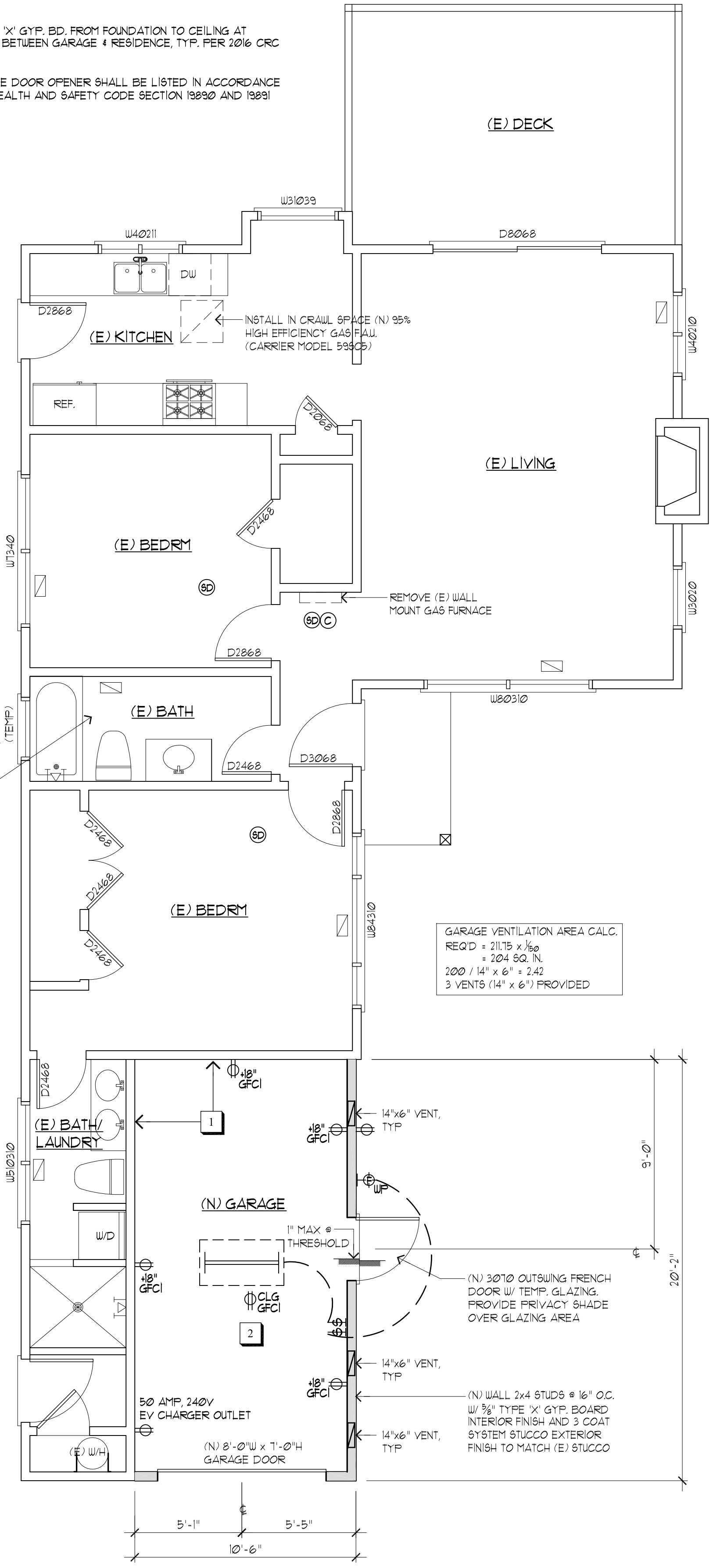
- PROVIDE 3/4" TYPE 'X' GYP. BD. FROM FOUNDATION TO CEILING AT SEPARATION WALL BETWEEN GARAGE & RESIDENCE, TYP. PER 2016 CRC SECTION R302.2
- AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED IN ACCORDANCE WITH UL 325 AND HEALTH AND SAFETY CODE SECTION 19090 AND 19091

HALL BATH UPDATE
 1. REPLACE SHOWER DOOR W/ (N) TEMP. GLASS SHOWER DOOR
 2. REPLACE (E) SINK/VANITY
 3. REPLACE FLOOR TILES
 NOTE: ALL PLUMBING FIXTURE COUNT & LOCATION REMAIN UNCHANGED

GARAGE VENTILATION AREA CALC.
 REQ'D = 21.75 x 1/80
 = 204 SQ. IN.
 200 / 14" x 6" = 2.42
 3 VENTS (14" x 6") PROVIDED

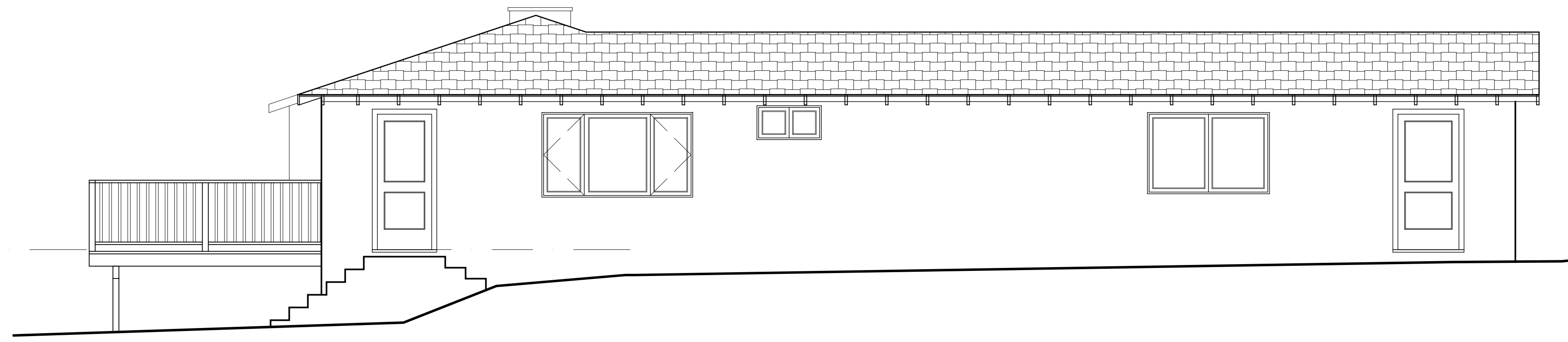


LEGEND:
 (E) WALL TO REMAIN
 (N) WALL (2x4 STUDS @ 16" O.C. FRAMING)

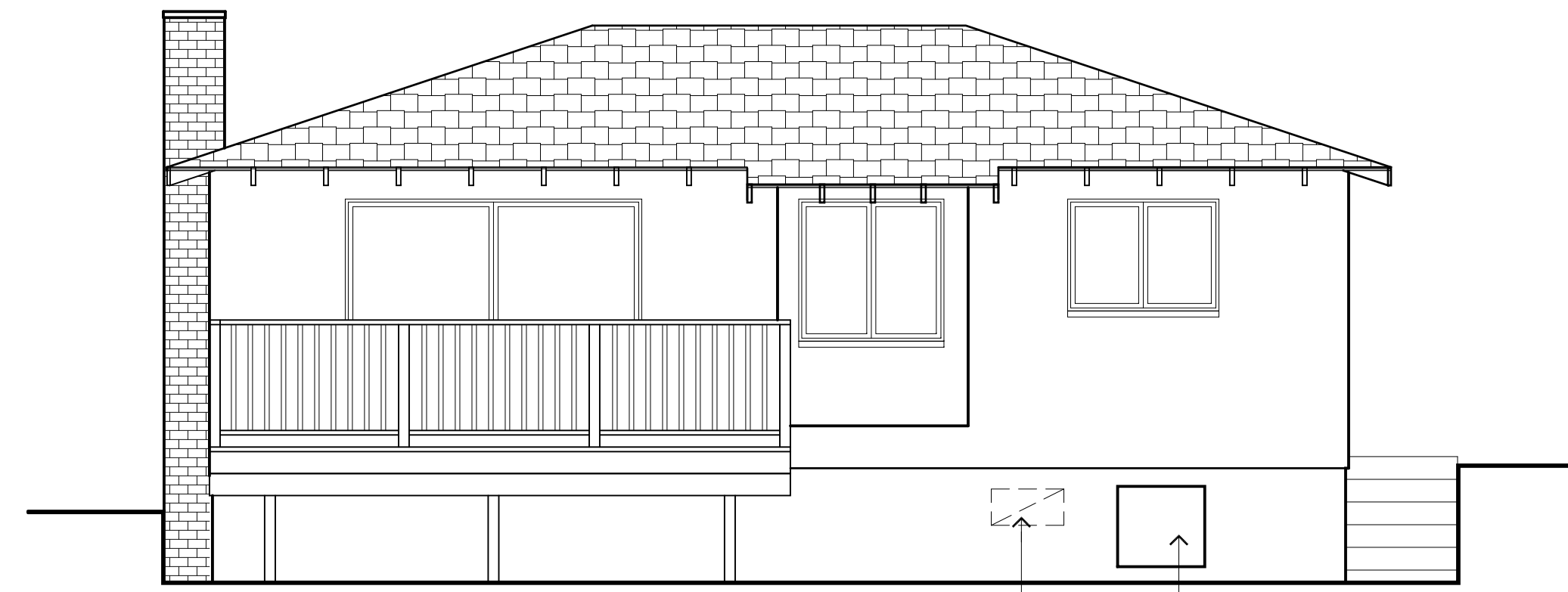


EXISTING FLOOR PLAN W/ DEMOLITION PLAN
 SCALE: 1/4"=1'-0"

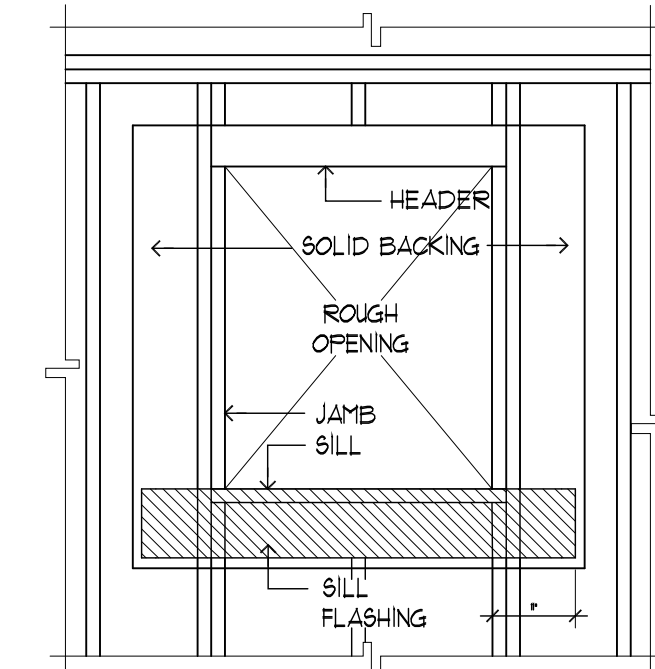
PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"



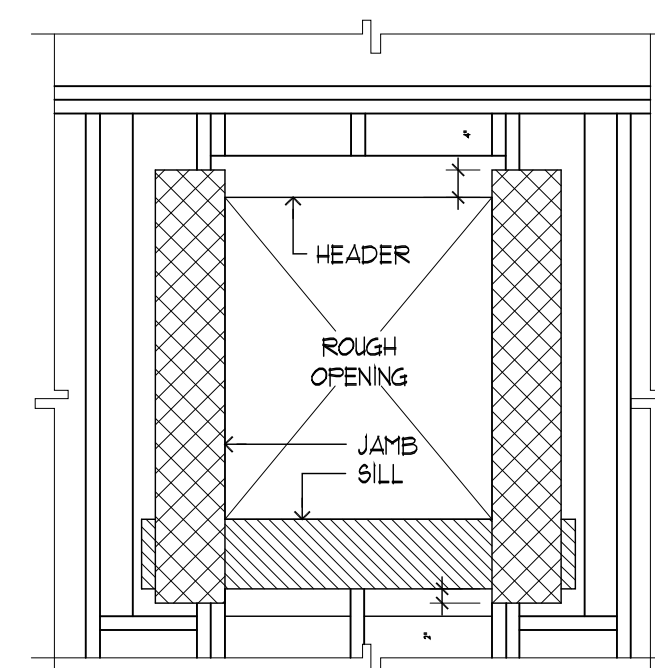
(E) NORTH (LEFT) ELEVATION
SCALE: 1/4"=1'-0"



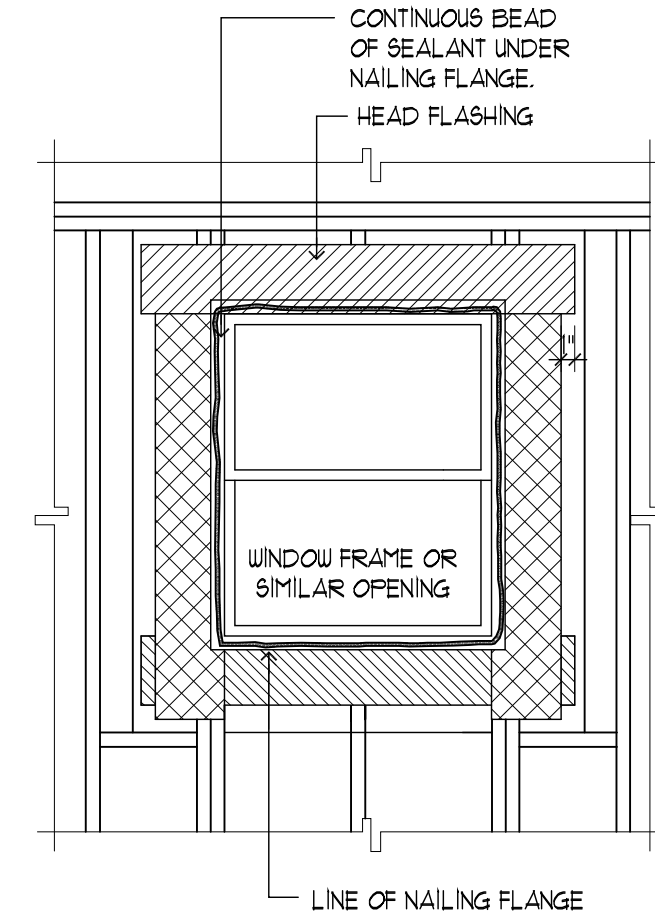
(E) EAST (REAR) ELEVATION
SCALE: 1/4"=1'-0"



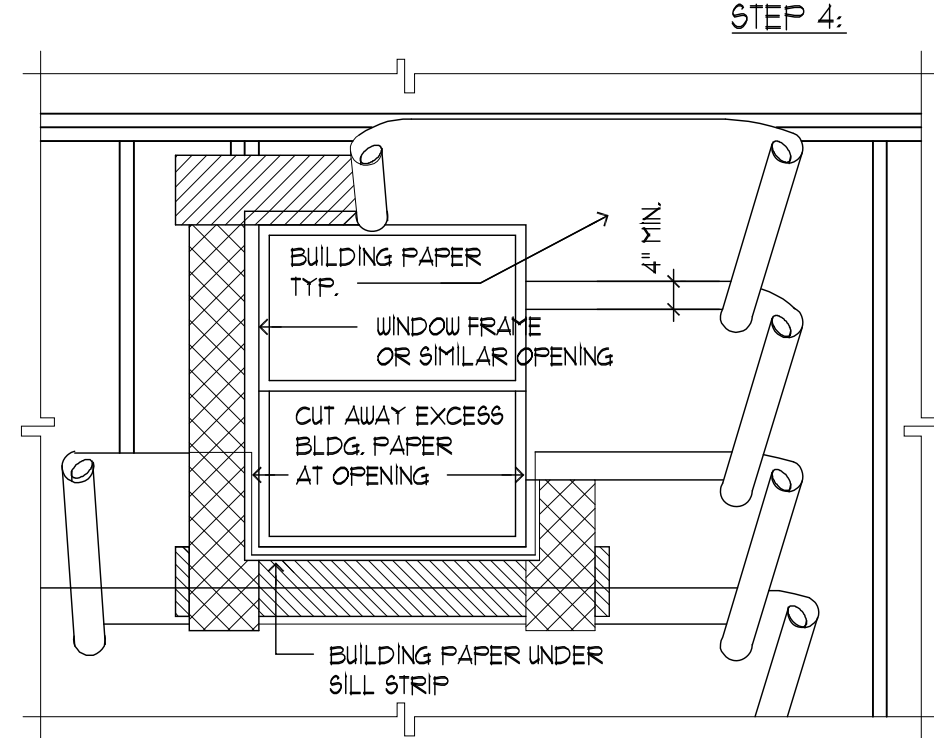
- STEP 1:**
- ATTACH SILL STRIP OF 9" WIDE VYCOR V40 WEATHER BARRIER STRIP WITH TOP EDGE EVEN WITH THE TOP OF THE ROUGH SILL.
 - PROVIDE SOLID BACKING AT ALL AREAS WHERE FLASHING MATERIAL LAPPING WILL OCCUR.
 - EXTEND THIS STRIP AT LEAST 1" BEYOND THE EDGE OF THE ROUGH OPENING.
 - ATTACH FLASHING MATERIAL WITH GALVANIZED ROOFING NAILS OR CORROSION-RESISTANT STAPLES.



- STEP 2:**
- ATTACH JAMB STRIPS OF 9" WIDE MOISTOP FLASHING MATERIAL WITH INSIDE EDGE EVEN WITH THE JAMB OF THE ROUGH OPENING.
 - START JAMB STRIPS 2" BELOW SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF HEADER.



- STEP 3:**
- APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK OF THE FRAME NAILING FLANGE.
 - PLACE AND SECURE FRAME INTO ROUGH OPENING WITH FLANGES OVER THE INSTALLED JAMB AND SILL MOISTOP FLASHING MATERIAL.
 - APPLY AN ADDITIONAL LAYER OF 9" WIDE VYCOR V40 WEATHER OVER THE JAMB NAILING FLANGE.
 - ATTACH 9" WIDE VYCOR V40 WEATHER BARRIER STRIP OVER THE HEAD FLANGE. EXTEND THIS STRIP 2" BEYOND THE OUTER EDGE OF THE JAMB FLASHING MATERIAL.



STEP 4:

- STARTING FROM THE BASE OF THE WALL, APPLY BUILDING PAPER UNDER THE SILL STRIP AND CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL AND BETWEEN THE JAMBS OF THE OPENING.
- APPLY THE NEXT COURSE OF BUILDING PAPER (BUTTING TO THE FRAME OPENING) OVER THE JAMB FLASHING MATERIAL.
- APPLY SUCCEEDING LAYERS OF BUILDING PAPER IN SHINGLE BOARD FASHION UP THE WALL, LAPPING COURSES A MINIMUM OF 6".

- NOTES:**
1. SECTION 103 OF THE 2019 CALIFORNIA RESIDENTIAL CODE STATES "EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN A MANNER AS TO MAKE THEM WEATHERPROOF." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR THE FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
 2. ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH C.R.C. TABLE 103.4
 3. APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.
 4. ADDITIONAL MATERIALS, i.e. METAL HEAD FLASHING, ELASTOMERIC SHEET WATERPROOFING ETC. MAY OCCUR, DEPENDING ON THE SPECIFIC FINISH MATERIALS BEING USED. REFER TO INDIVIDUAL DETAILS FOR ADDITIONAL INFORMATION.

1 FLASHING AT EXTERIOR WALL OPENINGS
SCALE: N.T.S.

REVISIONS	BY

OASIS DESIGN
architecture and planning
311. linfield drive, menlo park, california 94025
650-224-0066

ENCLOSED GARAGE ADDITION
MISSION 3 SE OF 11TH
CARMEL BY THE SEA, CA
APN:010-074-006

DATE:	MAR. 12, 2020
SCALE:	AS NOTED
DRAWN:	RH/ED
FOR:	
SHEET NO.	

OASIS DESIGN

architecture and planning

April 17, 2020

City of Carmel-by-the-Sea
Planning Department
Post Office Drawer CC
Carmel-by-the-Sea, Ca 93921

Re: **Plan Check Comment Response**
DS- 20-084 (HUO)
Mission Street 3 SE of 11th Avenue

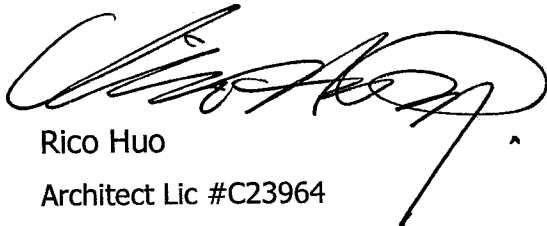
Dear Ms. Tarone,,

Following are responses to Planning plan check comments dated April 17, 2020.

1. Please see note on Sheet A-3 West (Front) Elevation for garage door construction material (wood) and design. As noted on the door cut sheet in Sheet A-3, the door style is "Monte Carlo". I am attaching additional product photos and spec sheet your reference.
2. The wall sconce is manufactured by "Restoration Hardware", style "Vintage French Farmhouse Sconce". Please see photo and note on Sheet A-3 South (Right) Elevation. The manufacturer UL max wattage rating is 75 watt. However, it is noted on Sheet A-3 South Elevation, light bulb to be max 25 watt (300 lumens). I am attaching additional photos of the sconce for your reference.

Thank you again for your assistance. Please kindly let me know if you may need any additional information.

Sincerely,

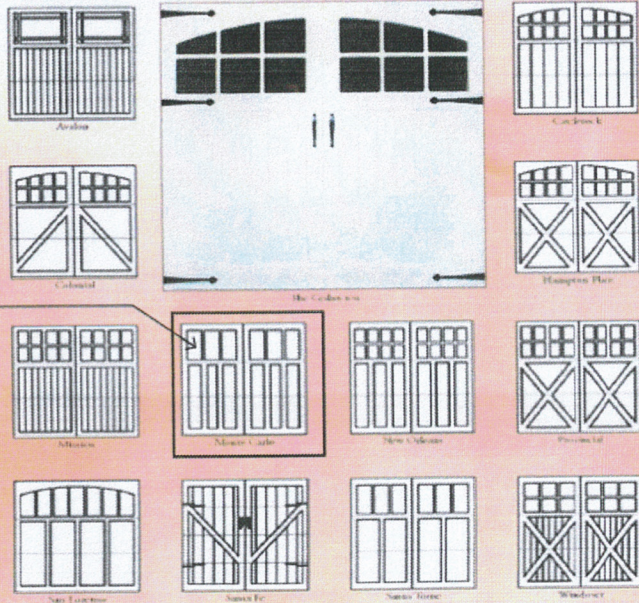


Rico Huo
Architect Lic #C23964

The Plantation Series beautiful... and affordable



Garage Doors, Incorporated is an industry leader in custom wood garage door production. We feel that we produce doors better than the rest, and we are confident you will agree once acquainted with our unique door styles. For further details on the Plantation Series, please contact us by phone, fax or email and we will send a complimentary catalog including a compact disk containing dozens of designs. We have sales representatives throughout the state of California and dealers in many areas of the country, and we will customize the installation process to your complete satisfaction.

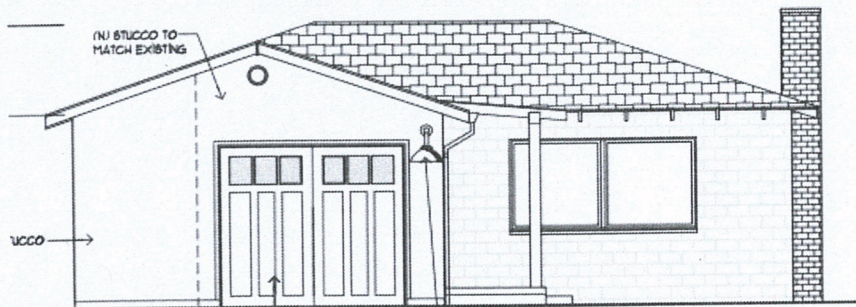


MONTE CARLO MODEL

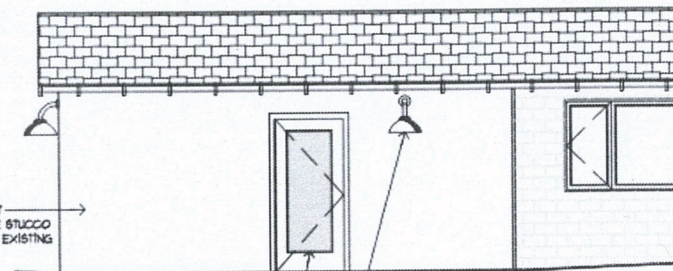
Examples of Plantation design styles—choose your style, mix and match design elements, or create your own unique style.
 Phone: 800.223.9795 Fax: 408.293.7457 137 Marsha Street, San Jose, California 95112-3927
 www.garagedoorsinc.com information@garagedoorsinc.com



(N) RESTORATION HARDWARE "VINTAGE FRENCH FARMHOUSE SCIENCE"



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



(N) FRENCH DOOR
 (N) RESTORATION HARDWARE "VINTAGE FRENCH FARMHOUSE SCIENCE WITH MAX 25 WATT (300 LUMENS) LIGHT BULB"

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





