

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION  
SPECIAL MEETING AGENDA**

Special Meeting  
City Hall  
East side of Monte Verde Street  
Between Ocean & Seventh Avenues

May 15, 2014  
Thursday  
Tour – 2:00 p.m.  
Meeting – 4:00 p.m.

**I. CALL TO ORDER AND ROLL CALL**

Commissioners:     Jan Reimers, Chair  
                          Don Goodhue, Vice-Chair  
                          Michael LePage  
                          Keith Paterson

**II. TOUR OF INSPECTION**

Shortly after 2:00 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

**III. ROLL CALL AND REORGANIZATION OF COMMISSION OFFICERS**

**IV. PLEDGE OF ALLEGIANCE**

**V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

**VI. APPEARANCES**

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission, may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.



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| <p>3. DS 14-14 (Hawley)<br/>Charles Hawley<br/>Santa Fe St. 5 SW of 8<sup>th</sup> Ave.<br/>Block 100; Lots 9 &amp; 11<br/>APN: 010-053-003</p>              | <p>Consideration of Final Design Study (DS 14-14), Use Permit (UP 14-11), and Coastal Development Permit applications for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District</p>                           |
| <p>4. DR 13-40 (Cortile San Remo Bldg.)<br/>Greg Schultz<br/>Lincoln 4 NE of 6<sup>th</sup> Ave.<br/>Block 55; Lots 10 &amp; 12<br/>APN: 010-138-019</p>     | <p>Consideration of a Design Review (DR 13-40) application for alterations to a building located in the Service Commercial (SC) Zoning District. The applicant is proposing to remodel the exterior of the Cortile San Remo Building and is also proposing alterations to the Su Vecino Court.</p> |
| <p>5. SI 14-19 (Love Dentistry)<br/>David Love<br/>SW Corner of Lincoln &amp; 7<sup>th</sup> Ave.<br/>Block 93, Lots 1 &amp; 3,<br/>APN: 010-192-001</p>     | <p>Consideration of a Sign Permit (SI 14-19) application request for a second business sign for a business located in the Residential and Limited Commercial (RC) Zoning District</p>  |
| <p>6. DS 14-29 (Darley)<br/>Robert Darley<br/>2<sup>nd</sup> Ave., 2 Southwest of Santa Rita<br/>Blk 24; West ½ of Lots 1 &amp; 3<br/>APN: 010-028-002</p>   | <p>Consideration of Concept Design Study (DS 14-29) and associated Coastal Development Permit applications for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District</p>                                      |
| <p>7. DS 14-21 (Gordon)<br/>Kathleen Gordon<br/>NE Corner of Dolores and 2<sup>nd</sup> Ave.<br/>Blk 10; West ½ of Lots 18 &amp; 20<br/>APN: 010-126-021</p> | <p>Consideration of Concept Design Study (DS 14-21) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District</p>   |
| <p>8. DR 14-09 (L'Occitane)<br/>Ariana Douso<br/>SE Cor. Ocean Ave. &amp; Mission<br/>Street (Carmel Plaza)<br/>Blk 78, Lots ALL<br/>APN: 010-086-006</p>    | <p>Consideration of a Design Review (DR 14-09) application for alterations to a commercial storefront at the Carmel Plaza located in the Central Commercial (CC) Zoning District</p>   |

**X. DIRECTOR'S REPORT**

1. Discussion on and possible revisions to Planning Commission Rules of Procedure process for appointing Chair and Vice Chair

2. Review of subcommittee appointments and assignments as necessary
3. Status Report on Implementation Actions related to the Shoreline Management Plan and Forestry Management Plan

**XI. ADJOURNMENT**

The next two meetings of the Planning Commission will be:

Regular Meeting – Wednesday, June 11, 2014, at 4:00 p.m.

Regular Meeting – Wednesday, July 9, 2014, at 4:00 p.m.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise the Planning Commission Secretary what item you would like to comment on and the microphone will be brought to you.

**NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE DETERMINED BY THE COMMISSION.**

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, E/s Monte Verde between Ocean & 7<sup>th</sup> Avenues, during normal business hours.



**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – MINUTES  
APRIL 17, 2014**

**This is a placeholder. The draft minutes will be available closer to the meeting.**



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** Marc Wiener, Senior Planner

**Subject:** Consideration of a Final Design Study (DS 13-120) and associated Coastal Development Permit applications for the alteration of an existing residence located in the Single-Family Residential (R-1) District

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**Recommendation:**

Approve the Final Design Study (DS 13-120) and associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions

**Application:** DS 13-120                      **APN:** 010-041-007

**Block:** 83                                      **Lot:** 7

**Location:** Forest Rd. 2 parcels northwest of 7th Ave.

**Applicant/Property Owners:** Andrew and Lara Tope

**Background and Project Description:**

The project site is located on Forest Road, two parcels northwest of Seventh Avenue. The property is developed with a one-story residence that is clad with horizontal-wood siding and is 936 square feet in size. The front fence is located 30 feet behind the front property line. The front portion of the property is overlaid with decomposed granite and is used as a parking area. A Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on September 9, 2013.

The applicant's proposal is to: 1) construct a 421-square foot bedroom addition at the front (southeast) corner of the residence, 2) the addition of a new entry trellis near the front door, 3) the removal of 141 square feet of site coverage, 4) the relocation of the parking pad behind the

front-yard 15-foot setback, 5) the removal a portion of the rocks from the City ROW, and 6) new landscaping at the front of the property.

The Planning Commission reviewed this project on April 17, 2014, and expressed support for the design, but continued the project with a request for changes. The applicant has revised the design to address the recommendations made by the Planning Commission.

PROJECT DATA FOR A 6,000 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,150 sf (41%)	1,136 sf (29.4%)*	1,557 sf (32.8%)*
Site Coverage	781 sf (13%)	831 sf (26%)	672 sf (13%)
Trees (upper/lower)	4/3 (recommended)	0/6	0/5**
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18 ft.	16 ft.	17.5 ft.
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	11 ft	12 ft.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	64.5 ft.	48.5 ft.
Composite Side Yard	15 ft. (25%)	6 ft. (32.5%)	No Change
Minimum Side Yard	3 ft.	3 ft.	No Change
Rear	3 ft.	3 ft.	No Change
* Includes 200-square foot parking pad			
**1/5 as conditioned			

**Staff Analysis:**

**Previous Hearing:** The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations:

1. *The applicant shall plant one new upper-canopy tree of substantial size and caliber.*

**Analysis:** The landscape plan includes a new upper-canopy deodar cedar tree located near the front of proposed addition. A condition of approval has been drafted regarding the planting and maintenance of the tree.

- 2. The portion of the deck on the south side of the addition shall be eliminated.*

***Analysis:*** The applicant had proposed a deck on the south side of the addition that would have been located 3.5 feet from the side-yard property line and 8 feet from the adjacent residence to the south. A condition was drafted requiring that the deck be eliminated from the south side of the addition to mitigate the privacy impact to the southern neighbor's property. The applicant has eliminated the deck to address the privacy issue.

- 3. The applicant shall submit a revised landscape plan that includes additional landscaping at the front of the property and the further reduction of the decomposed granite driveway and parking area at the front of the property for final Planning Commission review. The applicant shall reduce the width of the driveway to 14 feet and shall consider extending the parking pad to the south by a few feet to better organize the parking.*

***Analysis:*** The applicant has revised the project plans to comply with this condition. The parking pad has been shifted farther south to allow for better access, the width of the driveway was reduced to 14 feet, and additional landscaping is proposed at the front of the property. The new landscaping would be consistent with the existing landscaping recently planted by the applicant, as shown in Attachment A.

- 4. Prior to final building inspection, the applicant shall remove the existing rocks located in the City ROW as indicated on the project plans. The rocks shall be noted as proposed for removal on the site and landscape plans submitted for final Planning Commission review.*

***Analysis:*** The plans include a note that a portion of the rocks located in the City Row will be relocated to the property line. The site plan also shows rocks located near the northeast corner of property, but there is no note that the rocks will be removed.

A condition has been drafted requiring the applicant to remove all rocks from the City ROW at the front of the property prior to the issuance of the final building inspection. The condition also requires that plans be submitted prior to the building permit submittal noting that all rocks in the City ROW will be removed, including those located at the northeast corner of the property.

***Environmental Review:*** The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 421-square foot addition an existing 1,136-square foot residence, and therefore qualifies for a Class 1 exemption. The project presents no significant environmental impacts.

**ATTACHMENTS:**

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

**Attachment A – Site Photographs**



**Project site facing southwest on Forest Road (decomposed granite parking area)**



**Existing Landscape area at front of property – Facing south**



Existing Landscape area at front of property – Facing west

## Attachment B – Findings for Approval

DS 13-120 (Tope)  
 May 15, 2014  
 Findings for Approval  
 Page 1

### **FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45)**

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

<b>Municipal Code Finding</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the <b>neighborhood</b> .	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the <b>general plan</b> .	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	



8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
<b>Coastal Development Findings (CMC 17.64.B.1):</b>		
13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
14. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

## Attachment C – Conditions of Approval

DS 13-120 (Tope)  
 May 15, 2014  
 Conditions of Approval  
 Page 1

<b>Conditions of Approval DS 13-120</b>		
<b>No.</b>	<b>Authorization</b>	
1.	<b>Authorization:</b> This approval of Design Study (DS 13-120) authorizes alterations to an existing two-story 1,136-square foot residence as shown on the approved plans. The alterations include: 1) a 421-square foot bedroom addition at the front (southeast) corner of the residence, 2) the addition of an entry trellis near the front door, 3) the removal of 141 square feet of site coverage, 4) the relocation of the parking pad behind the front-yard 15-foot setback, 5) the removal a portion of the rocks from the City ROW, and 6) new landscaping at the front of the property.	✓
<b>Standard Conditions</b>		
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 6,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the project plans as approved by the Planning Commission on May 15, 2014, prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use nonreflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	N/A
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A
12.	The applicant shall install unclad wood framed windows. Windows that have	✓

	been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	
13.	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 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.	✓
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	✓
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of	N/A

	archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
	<b>Special Conditions</b>	
20.	The applicant shall plant and maintain one upper-canopy tree of substantial size and caliber and of a species approved by the City Forester. Prior to the final building inspection the trees shall be planted on site located approximately 10 feet from any building.	✓
21.	Prior to the final building inspection the applicant shall remove 141 square feet of site coverage as indicated on the approved plans.	✓
22.	Prior to the final building inspection, the applicant shall remove <u>all</u> the existing rocks located at the front of the property in the City ROW. The applicant shall submit a revised site plan prior to building permit submittal noting that all rocks in the City ROW will be removed, including those at the northeast corner of the property.	✓
23.	The applicant shall submit a revised landscape plan to include a scale-bar prior to building permit submittal.	

\*Acknowledgement and acceptance of conditions of approval.

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

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

\_\_\_\_\_  
 Date

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

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

\_\_\_\_\_  
 Date

4/29/14

TULLIS DESIGN & DRAFTING  
1208 SAN MIGUEL CANYON ROAD  
WATSONVILLE CALIFORNIA 95076  
(571) 763-9232

AN ADDITION AND REMODEL TO THE RESIDENCE OF:  
ANDREW AND LARA TOPE  
FOREST ROAD 2NW OF 7<sup>TH</sup> AVENUE  
CITY OF CARMEL CALIFORNIA  
A.P.N.: 010-041-007

TOPOGRAPHIC SURVEY  
PLOT PLAN, NOTES

Date 10/20/13  
Scale NOTED  
Drawn JT  
Job TOPE  
Sheet 18  
of 3 sheets

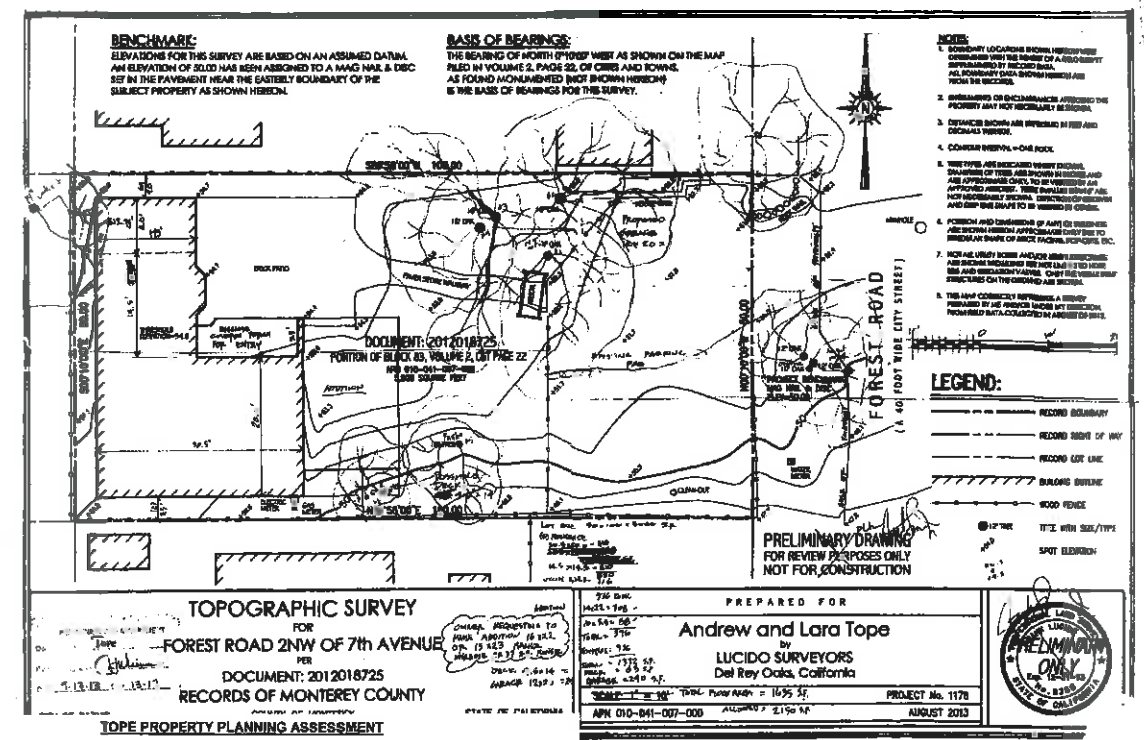
AN ADDITION AND REMODEL TO THE RESIDENCE OF:

**ANDREW AND LARA TOPE**

FOREST ROAD 2NW OF 7<sup>TH</sup> AVENUE

CITY OF CARMEL CALIFORNIA

A.P.N.: 010-041-007



LOT SIZE: (80 X 100) = 8000 SQ. FT.  
 EXISTING FLOOR AREA COVERAGE  
 EXISTING RESIDENCE AND 200 SQ. FT. PARKING PAD: 1138 SQ. FT.  
 EXISTING 1138 SQ. FT. / 2150 SQ. FT. ALLOWED: EXISTING COMPLIANT

PROPOSED FLOOR AREA COVERAGE  
 PROPOSED COVERAGE INCLUDING 200 SQ. FT. PARKING PAD: 1557 SQ. FT.  
 PROPOSED 1557 SQ. FT. / 2150 SQ. FT. ALLOWED: ADDITION COMPLIANT

EXISTING IMPERVIOUS LOT COVERAGE  
 TOTAL: 1013 SQ. FT. TOTAL - 200 SQ. FT. PARKING PAD = 813 SQ. FT.  
 EXISTING 813 SQ. FT. / 673 SQ. FT. ALLOWED: EXISTING NON-COMPLIANT  
 REMOVAL OF IMPERVIOUS SURFACE REQUIRED

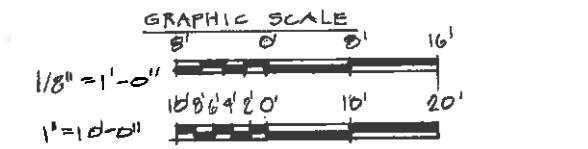
IMPERVIOUS SURFACE MODIFICATIONS  
 EXISTING TOTAL COVERAGE: 813 SQ. FT.  
 PATIO REMOVAL FOR ADDITION: - 85 SQ. FT.  
 GRAVEL DRIVEWAY ADDED: 38 SQ. FT.  
 IMPERVIOUS SURFACE REMOVAL: - 84 SQ. FT. (DRIVEWAY GRAVEL)  
 REMAINING IMPERVIOUS COVERAGE: 672 SQ. FT.  
 PROPOSED IMPERVIOUS COVER AFTER MODIFICATION: 672 SQ. FT. / 673 SQ. FT. ALLOWED, COMPLIANT AFTER MODIFICATIONS

**SCOPE OF WORK**  
 THE EXISTING RESIDENCE IS A 928 SQ. FT. ONE BEDROOM - ONE BATHROOM HOUSE WITH AN 85 SQ. FT. COVERED ENTRY PORCH ON A 5000 SQ. FT. LOT.

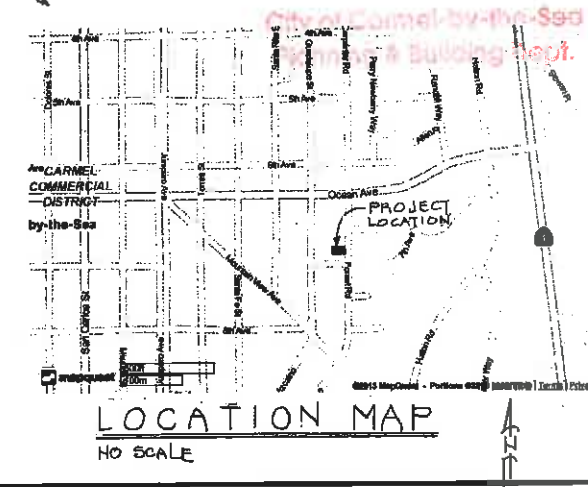
THIS PROJECT WILL CHANGE THE RESIDENCE TO A TWO BEDROOM, TWO BATHROOM RESIDENCE, REMODEL THE EXISTING BEDROOM AND BATHROOM, AND RELOCATE THE LAUNDRY FROM THE UTILITY PANTRY OFF THE KITCHEN TO THE HALLWAY NEAR THE BEDROOMS.

- THIS SCOPE INCLUDES THE FOLLOWING TASKS:
- 412 SQ. FT. TOTAL ADDITION
    - 336 SQ. FT. ADDITION TO INCLUDE MASTER BEDROOM, BATHROOM AND WALK-IN CLOSET.
    - 85 SQ. FT. CONVERT COVERED ENTRY PORCH TO CONDITIONED FLOOR AREA FOYER.
  - 315 SQ. FT. REMODEL TO EXISTING BEDROOM, BATHROOM AND CLOSETS.
  - 42 SQ. FT. ENTRY TRELLIS.

ALL FINISHES OF THE EXTERIOR OF THE ADDITION AND REMODEL WILL MATCH THE EXISTING RESIDENCE.  
 DRIVEWAY REMOVAL AND ADDITIONS FOR PLANNING COMPLIANCE  
 LANDSCAPING



RECEIVED  
 MAY 06 2014  
 City of Carmel by the Sea  
 Building Dept.



**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.00 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON.

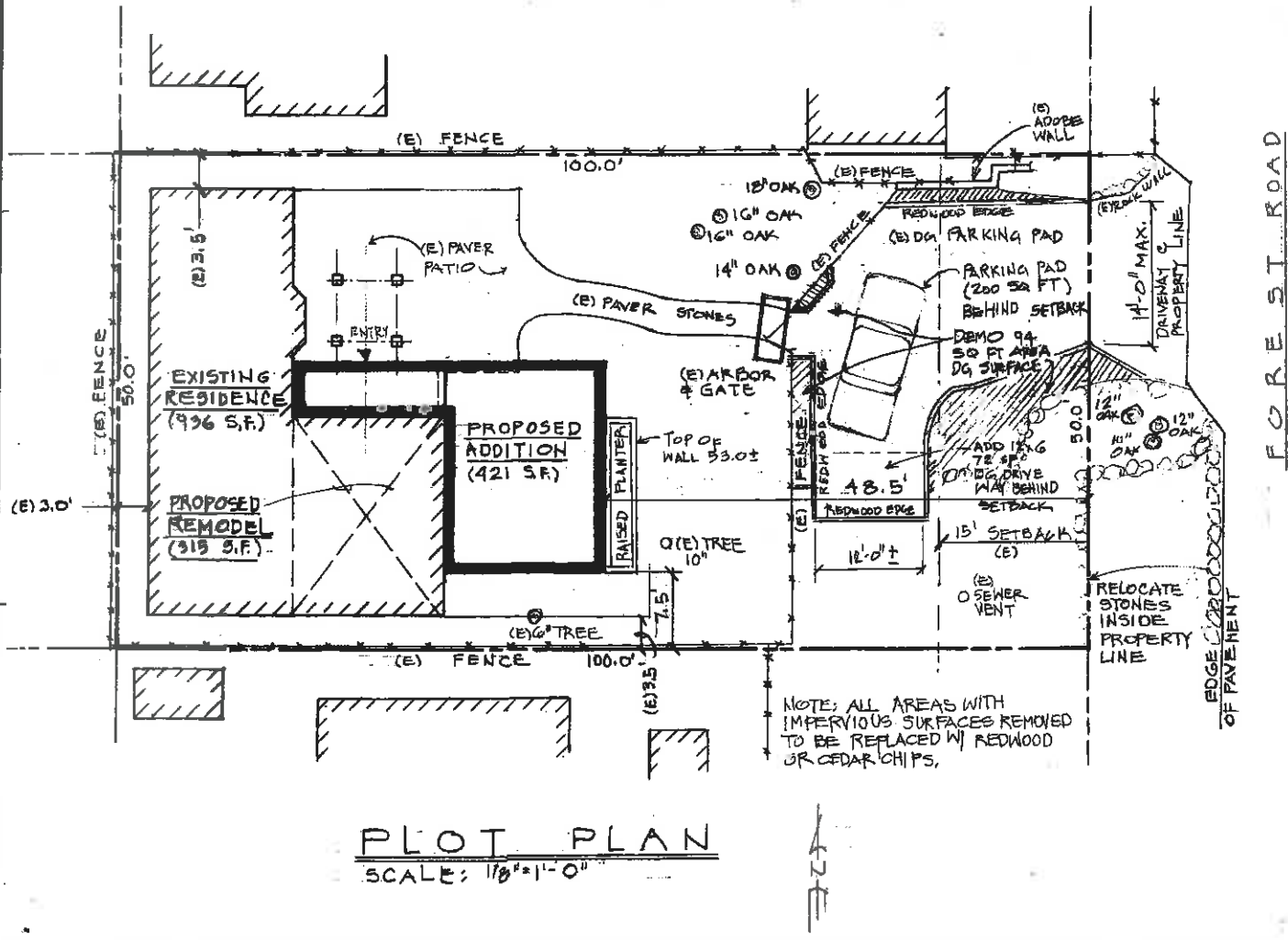
**BASIS OF BEARINGS:**  
 THE BEARING OF NORTH 0°10'00" WEST AS SHOWN ON THE MAP FILED IN VOLUME 2, PAGE 22, OF CITIES AND TOWNS, AS FOUND MONUMENTED (NOT SHOWN HEREON) IS THE BASIS OF BEARINGS FOR THIS SURVEY.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE ASSISTANCE OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
  - ENCUMBRANCES AFFECTING THE PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. THOSE SMALLER THAN 4" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND TRUNK LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS ARE SHOWN HEREON APPROXIMATE ONLY DUE TO IRREGULAR SHAPE OF BRICK FACINGS, PORCHES, ETC.
  - NOT ALL UTILITY LINES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE 1.5" AND BIRCH WOOD YANKEE. ONLY THE VISIBLE UTILITY STRUCTURES ON THE GROUND ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION FROM FIELD DATA COLLECTED IN APRIL 01, 2013.

**LEGEND:**  
 --- RECORD BOUNDARY  
 --- RECORD RIGHT OF WAY  
 --- RECORD LOT LINE  
 --- BUILDING OUTLINE  
 --- WOOD FENCE  
 ● TREE WITH SIZE/TYPE  
 ○ SPOT ELEVATION

TOPOGRAPHIC SURVEY  
 FOR  
 FOREST ROAD 2NW OF 7<sup>TH</sup> AVENUE  
 PER  
 DOCUMENT: 2012018725  
 RECORDS OF MONTEREY COUNTY  
 COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
 Andrew and Lara Tope  
 by  
 LUCIDO SURVEYORS  
 Del Rey Oaks, California  
 SCALE: 1" = 10'  
 PROJECT No. 1178  
 AUGUST 2013



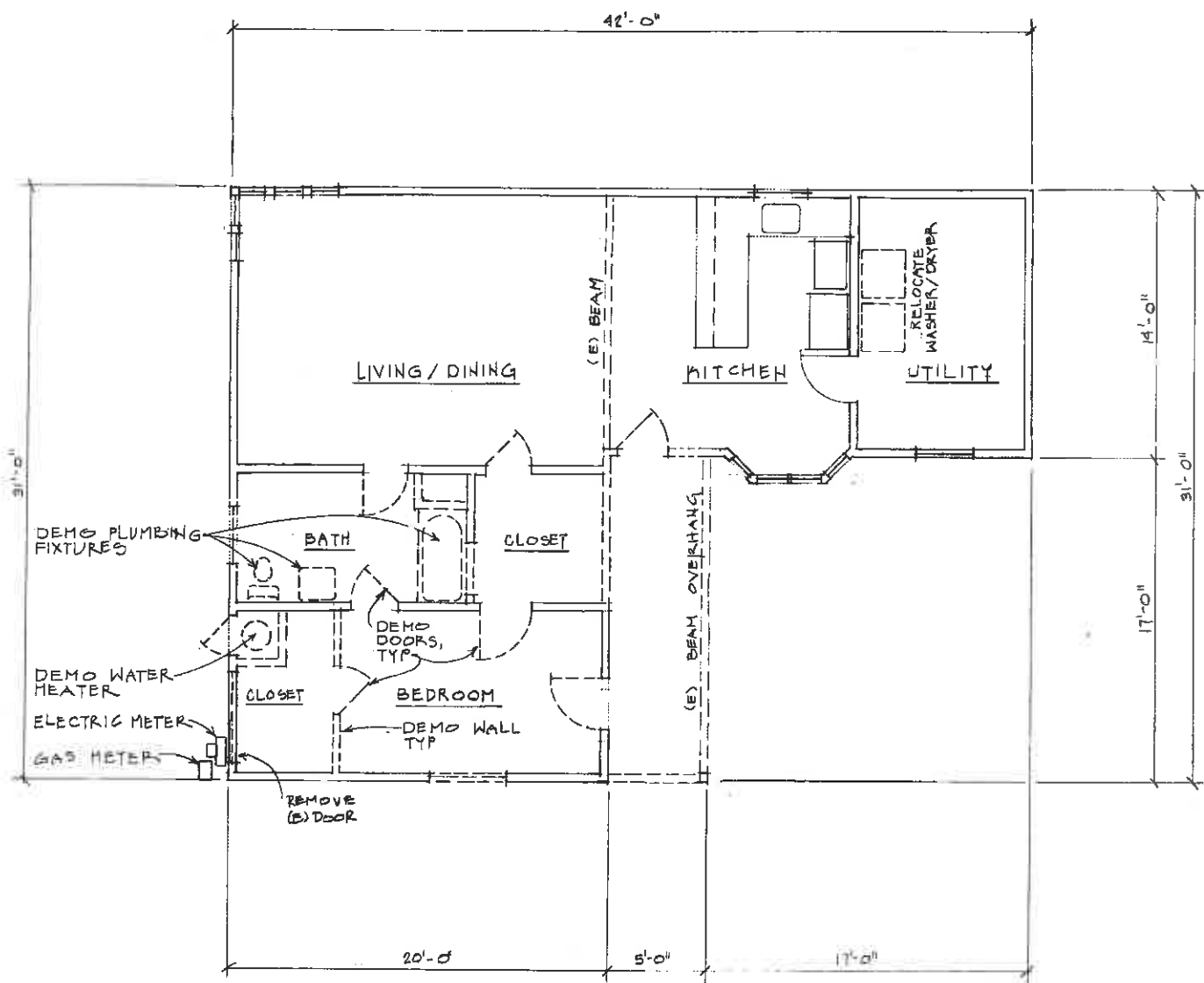
REVISIONS	BY
4/25/14	JT
12/16/13	JT

TULLIS DESIGN & DRAFTING  
 1206 SAN MIGUEL CANYON ROAD  
 WATSONVILLE CALIFORNIA 95076  
 (831) 763-9232

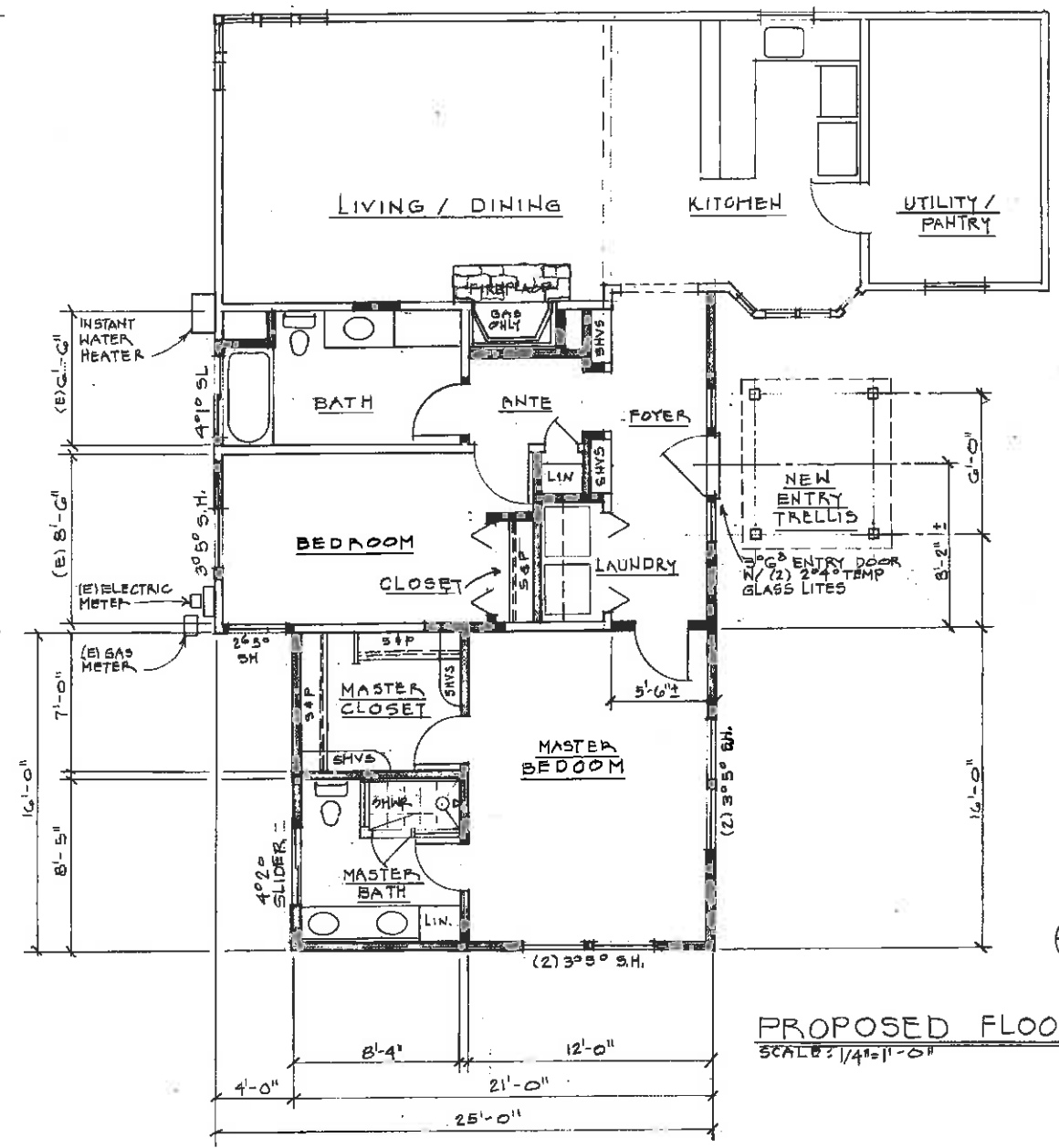
AN ADDITION AND REMODEL TO THE RESIDENCE OF:  
 ANDREW AND LARA TOPE  
 FOREST ROAD 2NW OF 7TH AVENUE  
 CITY OF GARNIEL CALIFORNIA  
 A.P.N.: 010-041-007

EXISTING / DEMOLITION  
 FLOOR PLAN & PROPOSED  
 FLOOR PLAN

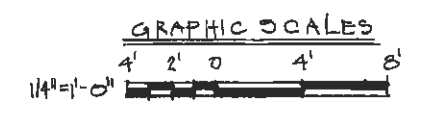
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Drawn	JT
Job	TOPE
Sheet	19



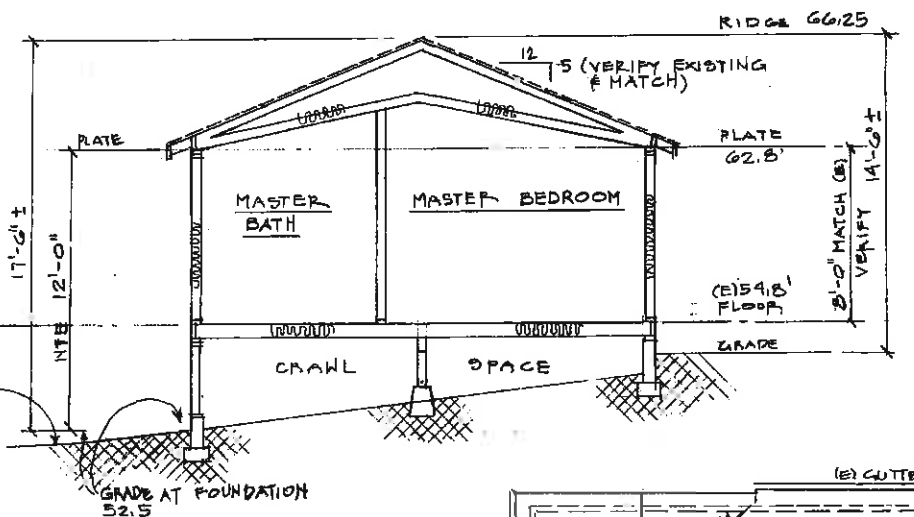
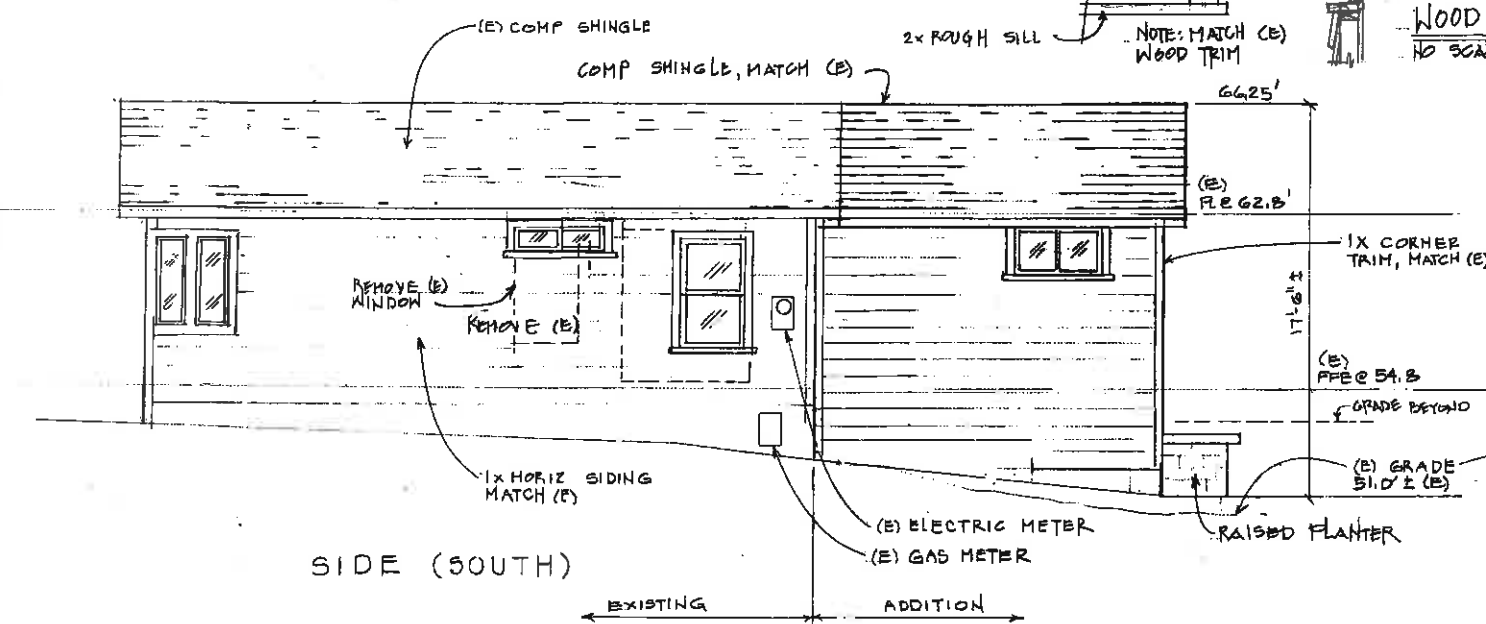
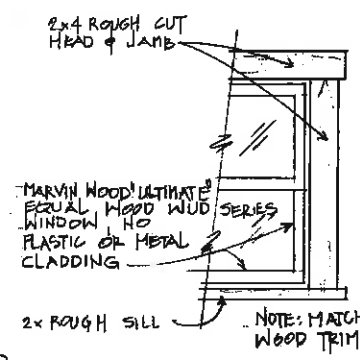
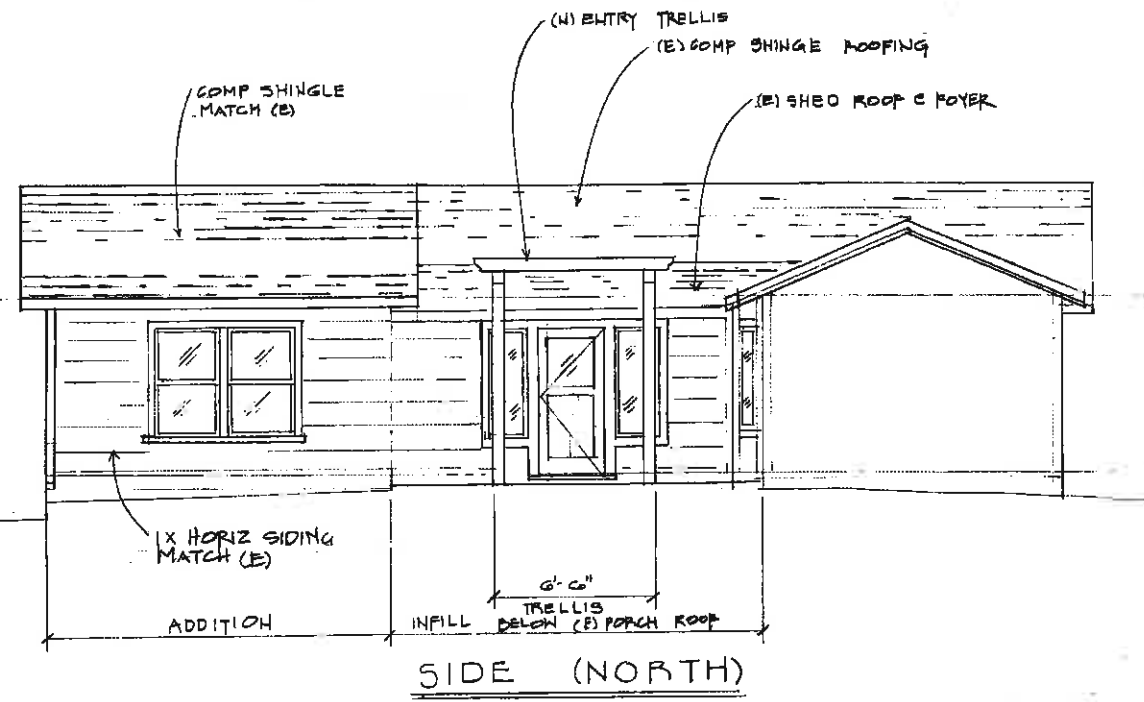
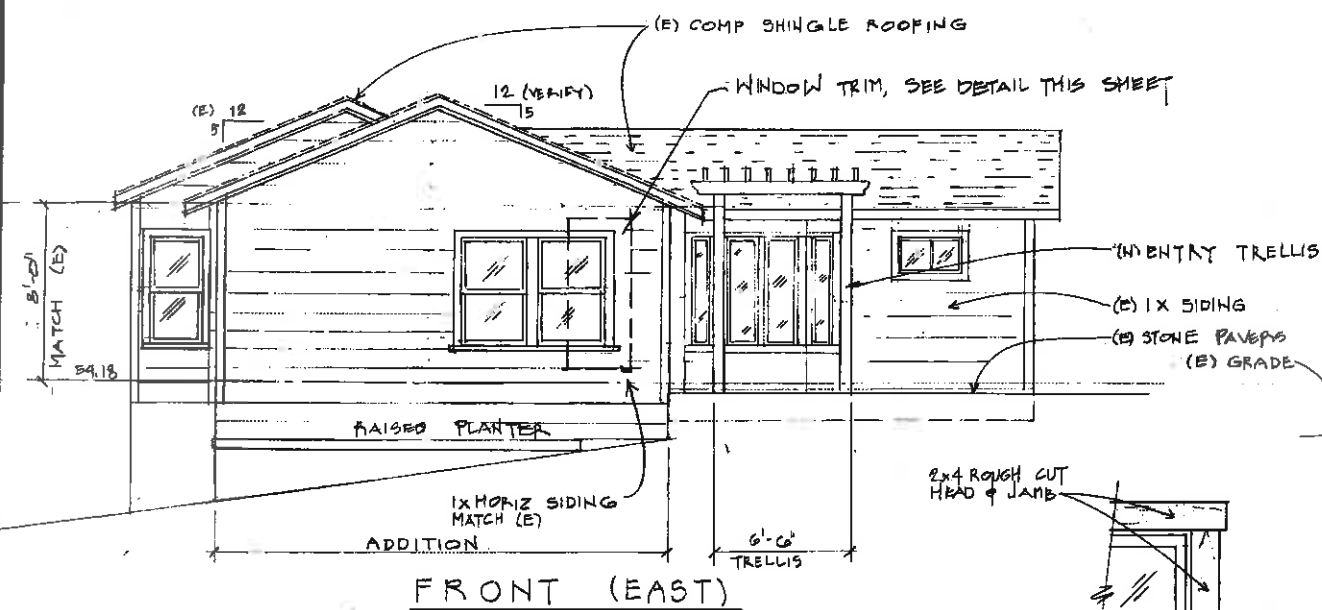
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 SCALE: 1/4" = 1'-0"



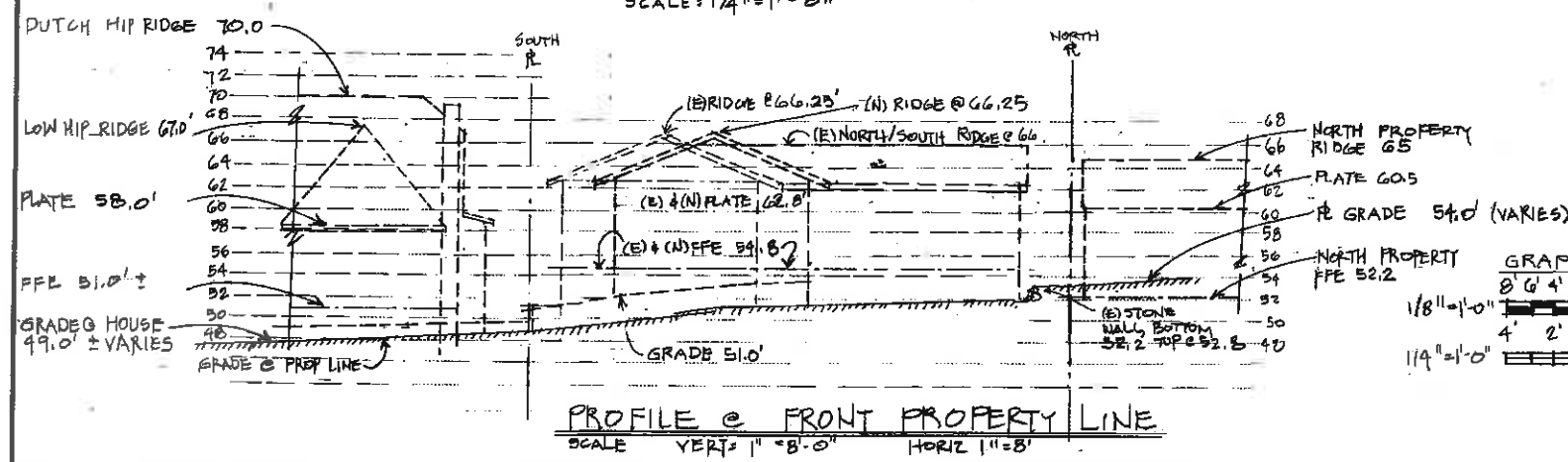
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 SCALE: 1/4" = 1'-0"



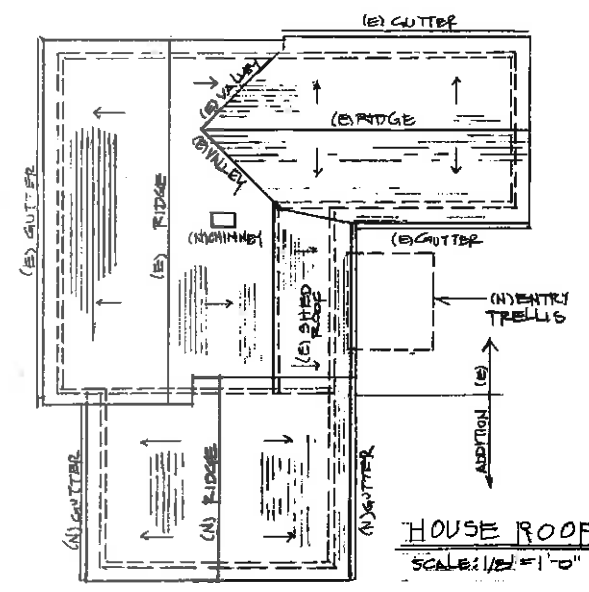
TYP ALL PLANS  
 THIS SHEET



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



PROFILE @ FRONT PROPERTY LINE  
 SCALE VERT: 1"=8'-0" HORIZ: 1"=8'



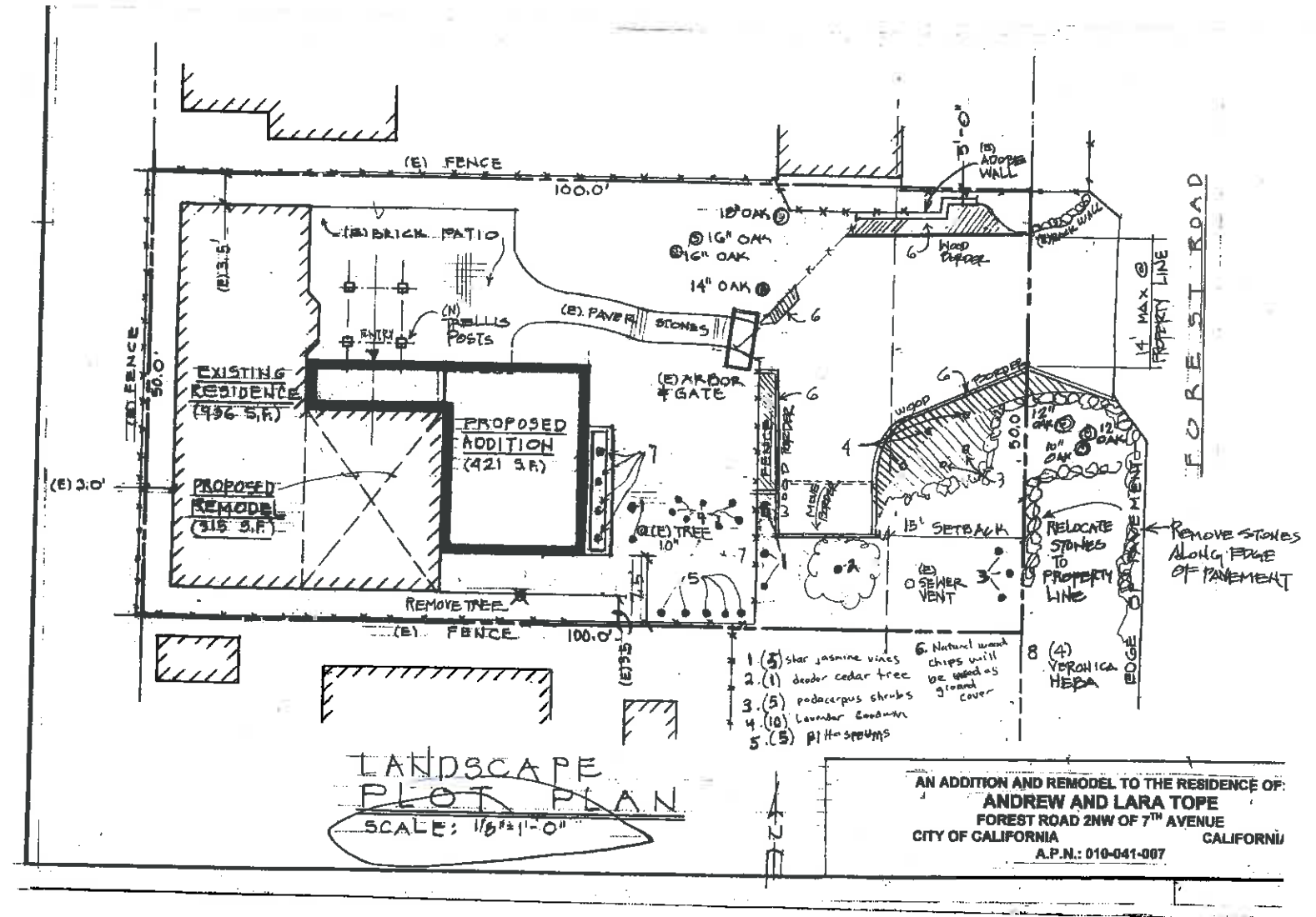
HOUSE ROOF PLAN  
 SCALE: 1/8"=1'-0"



REVISIONS	BY
4/25/14	

TULLIS DESIGN & DRAFTING  
 1206 SAN MIGUEL CANYON ROAD  
 WATSONVILLE CALIFORNIA 95076  
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AN ADDITION AND REMODEL TO THE RESIDENCE OF:  
**ANDREW AND LARA TOPE**  
 FOREST ROAD 2NW OF 7<sup>TH</sup> AVENUE  
 CITY OF CARMEL CALIFORNIA  
 A.P.N.: 010-041-007



LANDSCAPE PLAN

Date	
Scale	
Drawn	
Job	TOPE
Sheet	4
Of	21



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** Marc Wiener, Senior Planner

**Subject:** Consideration of a Sign Permit (SI 14-20) application and associated Coastal Development Permit for new signage along Carmel Beach and Scenic Pathway

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**Recommendation:**

**Application:** SI 14-20                      **APNs:** various, including 010-331-001 & 010-321-007  
**Block:** N/A                                      **Lots:** N/A  
**Location:** Various beach access locations including those along the shoreline between 4<sup>th</sup> Ave. and Martin Way  
**Applicant:** City of Carmel-by-the-Sea

**Background and Project Description:**

The City is currently in the process of implementing the Shoreline Management Plan. The Forest and Beach Commission has met to review and discuss the Shoreline Management Plan seven times since August 2013. Through the review process, it has been identified that the current shoreline area signage does not adequately inform beach users of the City's beach regulations. An issue of particular concern is the signage pertaining to beach fire regulations.

The City's Public Services Department has submitted a Sign Permit (SI 14-20) application for the replacement of existing signs along the Carmel shoreline area with new and improved signage. The Forest and Beach Commission has provided input throughout the review of the Shoreline Management Plan and development of this signage proposal. Staff has included an e-mail (Attachment A) from City Forester Mike Branson summarizing recommendations made by the

Forest and Beach Commission at their last meeting. Most of the recommendations have been incorporated into the shoreline area signage proposal.

The new signage would be located in the Coastal Zone and therefore requires the issuance of a Coastal Development Permit (CDP) by the Planning Commission. The City's CDP is appealable to the Coastal Commission. The Coastal Commission is currently reviewing the application and may provide input for consideration as part of the May 15, 2014 Planning Commission meeting.

Attachment C is a design submittal prepared by the Public Services Department that includes details on the proposed design, colors, and locations of the signs. Staff notes that the design submittal also identifies which signs will be removed. The following is a summary of the various types of signs being proposed:

- 1. Fire Rules Sign** – The proposed sign would be 30"x 22" in size and would be dark brown with white lettering. The sign includes specific regulations for beach fires as well as other regulations identified by icons with Municipal Code references. The proposed signs would be located at the 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup> Avenue beach access points in addition to the Santa Lucia and Martin Way access points. The signs would be at the top and bottom of each beach access. A total of 12 of this type of sign are proposed. The signage plan indicates that additional revisions still need to be made to the design, which includes changing the title of the sign to: Carmel Beach Fire Rules, adding CMC in front of the code sections, possibly replacing the recycle icon with a no-alcohol icon.
- 2. Beach Rules Icon Sign** – The proposed sign would be 30" x 8" in size and would be dark brown with white lettering. The sign would include icons with Municipal Code references to identify beach regulations. The signs would be located at the tops and bottoms of the access points at 4<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> and Ocean Avenues. A total of 20 of this type of sign are proposed. The signage plan indicates that additional revisions still need to be made to the design, which includes adding CMC in front of the code sections and possibly replacing the recycle icon with a no-alcohol icon.
- 3. Street Identification Sign** – Street identification signs are proposed at the top and bottom of all beach access points to assist with identification for emergency situations and to identify the locations where beach fires are permitted, which include the beach area located south of 10<sup>th</sup> Avenue. A total of 31 street identification signs are being

proposed. The current proposed design is a combination of vertical and horizontal orientations, depending on the sign location. The signs would be white with black lettering and would appear identical to other street signs used throughout the City. The Forest and Beach Commission recommended that the signs be revised to use numbers for the street names rather than the spelled-out versions. This would reduce the size of these signs, which has both benefits and drawbacks relative to decreased visibility.

4. **Tsunami Hazard Sign** – The proposed sign would be 15” x 12” in size at the stairway access points and 22.5” x 18” at the Ocean Avenue access point, and would be blue with white lettering. This is the FEMA-accepted design for these signs, so there is little opportunity for design changes. The signs would be located at the top of every beach access point.
5. **Beach Fire Limit Signs** – Two icon signs are proposed at the 10<sup>th</sup> Avenue storm-drain outfall identifying the cut-off point for beach fires. Each sign would be 12” x 15” and would be white with black and red icons.

**Staff analysis:**

**Purpose:** Objective O4-5 of the Coastal Access and Recreation Element of the General Plan states to “*establish a uniform signage program for the beach and bluffs to better inform beach users of regulations governing activities on the beach.*” The objective is followed by various policies that provide guidance on the types of signage that should be installed. The pertinent section of the Coastal Access and Recreation Element pertaining to signage is included in Attachment B.

In addition to the Coastal Access and Recreation Element, the Shoreline Management Plan provides further guidance on shoreline area signage design. Staff notes that the Shoreline Management Plan is an appendix to the City’s Local Coastal Plan and was adopted in December 2003. As previously noted, the Forest and Beach Commission is currently reviewing the implementation of the Shoreline Management Plan. New and improved shoreline area signage would implement the objectives of the Shoreline Management Plan.

The Shoreline Management Plan states that *“signage is a critical part of Carmel’s shoreline management program.”* The Shoreline Management Plan includes guidelines which encourages signs that:

- *provide information in a clear, accurate and concise manner;*
- *are visible to the public without detracting from protected coastal view-sheds;*
- *are consistent in design style, use of color and materials;*
- *are efficiently used, limiting the overall numbers and avoiding a cluttered appearance;*  
*and*
- *reflect the aesthetic sensitivities of the Carmel community.*

**Sign Design:** Staff supports the overall shoreline area signage plan and has included an analysis of the proposed signs below.

**Beach Regulation Signs:** The beach regulation signs would be a substantial improvement over the existing shoreline area signage. The *Beach Fire Rules* sign and the *Beach Rules Icon* sign present the information in a clear and concise manner as recommended by the Shoreline Management Sign Guidelines. Both signs would have an earth-toned brown color and are sized appropriately for their respective locations.

A total of 32 beach regulation signs are proposed, at the top and bottom ends of each beach access point. Staff notes that there may be some opportunity to reduce the amount of signage if the Commission has concern with potential sign clutter. At some locations it may only be appropriate to have signage at the street entry and not down by the beach. The Commission should consider whether the amount of signage could be reduced, which would be consistent with the Shoreline Management Plan guideline to limit the overall number of signs and avoid a cluttered appearance.

**Street Identification Signs:** The purpose of the street identification signs is to assist with identification for emergency situations and to help beach users identify where beach fires are permitted. Several of the street identification signs would be located on the beach.

In staff’s opinion, the proposed street identification signage may be inconsistent with the Shoreline Management Sign Guidelines. One concern is that the design would be characteristic of street signs used throughout the City and may not be an appropriate type of signage for the

beach area. Staff is also concerned that the large number of signs (31 total) could contribute to the appearance of sign clutter along the Scenic Pathway and Carmel Beach.

The Forest and Beach Commission recommended that the signs be revised to use numbers for the street names. This recommendation is not reflected in the current design; however, staff notes that using numbers to represent the street names could allow for a reduction in the size of the sign, which would be an improvement over the current proposal. The Public Services Department intends to present revised street identification signage information for review at the Planning Commission meeting.

Tsunami Hazard Signs: The City's Police Department has been working with the National Oceanic and Atmospheric Administration in submitting a proposal for tsunami hazard signs along the shoreline area. A total of 15 signs are proposed, one at the top of every beach access point. Staff is working with the Police Department on determining whether the number of signs could be reduced. Additional information will be available at the Planning Commission meeting. The Commission could recommend reducing the number of signs if there is concern with sign clutter.

#### **Alternatives:**

Staff is seeking input on the proposed signage at this meeting. The Planning Commission may approve the Sign Permit (SI 14-20) and associated CDP as proposed or with specific changes recommended by the Commission. City staff would like to avoid a continuance, as there is a strong desire by City management and the Forest and Beach Commission to have the signs installed prior to the start of this summer's beach season.

#### **Environmental Review:**

The application qualifies for a Class 8 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the State CEQA Guidelines. Class 8 exemptions include actions taken by a regulatory agency for protecting of the environment. The project proposal is for new shoreline area signage for the purpose of protecting the Carmel Beach and its visitors. Proposed signage includes information on beach regulations, street identification for emergency response purposes, tsunami hazards signs, and signage pertaining to animal waste disposal around the beach. No unique circumstances exist that would result in a significant impact to the environment. The proposed project would

replace and improve existing signage located at all beach access points. The City's General Plan and Forest Management Plan recommend establishing signage at the subject location to inform beach users of regulations governing activities on the beach.

**ATTACHMENTS:**

- Attachment A – Forest and Beach Commission recommendations
- Attachment B – General Plan and Shoreline Management Plan Excerpts
- Attachment C – Sign Design Submittal

## Attachment A - Forest and Beach Commission Recommendations

**Marc Wiener**

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**From:** Mike Branson  
**Sent:** Thursday, May 01, 2014 11:08 AM  
**To:** Marc Wiener  
**Subject:** F&B C sign info

**Categories:** Red Category

Hello Marc,

These are the suggestions the Forest and Beach Commission made at their last meeting regarding beach signs:

Commissioners had the following suggestions regarding signage:

- The sign with the fire rules be placed at the top and bottom of each access point in the fire allowed zone.
- Signs with the other beach rules be placed at the top and bottom all of the other access points with the bottom sign visible from the beach.
- Street identification signs be placed at the top and bottom of each access point with the bottom sign visible from the beach.
- Possibly change the litter icon if a better one can be found.
- Add a QR scan icon that goes to an appropriate site on the City web page.
- Provide consistent placement of the signs.
- Install a sign that defines the northern limit of the fire zone at 10<sup>th</sup> Ave.

At an earlier meeting they also thought that the street identification signs should be a number rather than spelled out (8<sup>th</sup> instead of Eighth) except for Ocean, Santa Lucia and Martin.

This change may allow for a slightly larger sign too.

Let me know if you need anything else.

Mike





- P4-23** Do not install formal picnic tables or benches. Rather, provide driftwood logs for seating. Picnicking on the beach should be conducted in a traditional manner with blankets, etc. (LUP)
- P4-24** Retain the informal atmosphere of the volleyball courts. (LUP)
- O4-4** Provide beach users with information about Carmel Beach, its vegetation, facilities, amenities, and limitations (rules). Educate the public about the danger of the beach and ocean environment and provide emergency response capabilities. (LUP)
- P4-25** Consider establishing and budgeting for the position of an educational officer who would patrol the beach and adjacent areas to educate people about beach usage and prevent damage to the environment. This person should have the authority to issue citations. (LUP)
- P4-26** Expand the existing beach brochure and distribute it through various visitor information outlets and distribution receptacles conveniently placed along the Scenic Road pathway. (LUP)
- P4-27** Consider conducting monthly beach tours hosted by staff or docents for the purposes of public education if there is sufficient demand for this service. (LUP)
- P4-28** Maintain emergency 911 telephones along the shoreline. (LUP)
- O4-5** Establish a uniform signage program for the beach and bluffs to better inform beach users of regulations governing activities on the beach. (LUP)
- P4-29** Post "beach access/pedestrians only" signs at the top of pedestrian easements to help visitors locate these access routes including North Dunes access routes and the easement from San Antonio through Sand and Sea. (LUP)
- P4-30** Install signage along Scenic Road to direct traffic and indicate beach parking hours. (LUP)
- P4-31** Use as few signs as possible to accomplish the desired purpose. Rely on design features and/or public education to influence behavior first. Establish standards for the total number of informational signs along the shoreline. (LUP)



- P4-32 Consider locating signs at the bottom of the bluff if appropriate. (LUP)
- P4-33 Use signs that are aesthetically pleasing, easily seen, minimal in size, brief in content, of muted color and uniform in design. (LUP)
- P4-34 Post educational/interpretive signs where appropriate along Scenic Road and in the North Dunes area. (LUP)
- P4-35 Post signs warning beach users about dangerous ocean conditions. (LUP)
- P4-36 Use international symbols whenever possible, along with a brief explanation of prohibitions and Municipal Code Section citations. (LUP)
- P4-37 Maintain all signs to ensure that they are legible. Signs that are vandalized or defective shall be replaced or repaired as soon as possible. (LUP)
- P4-38 Maintain signs at each stairway indicating fires must be at least twenty-five feet from the base of the bluffs and that they are not allowed north of Tenth Avenue. (LUP)
- P4-39 Use trash containers as a location for educational and regulatory signs. (LUP)

### **Recreation and Support Facilities**

**G4-3 Provide adequate facilities that will serve the needs of the public, mitigate damage to the environment, and respect the neighborhood. (LUP)**

**O4-6** Limit development along the Carmel shoreline to facilities that support passive and active recreational activities, beach access, bluff protection and protection of infrastructure. Bluff protection and protection of infrastructure shall be permitted only when existing facilities are in danger from erosion. Ensure that any new structure or development is visually compatible with the natural beach environs, is consistent with the established design of existing facilities, minimizes coverage, and does not impede access. Avoid to the maximum extent feasible the seaward encroachment of new structures. (LUP)

**O4-7** Provide restroom facilities consistent with the volume of people who use the beach and Beach Bluff Pathway. (LUP)

Some benches were fashioned from large pieces of driftwood that washed up on Carmel Beach. City personnel began setting these aside, even before the final plan had been approved. During the Pathway's construction phase, the most suitable driftwood was sanded, attached to cement plinths, and installed at strategic locations. These informal benches have become a popular design element of the Beach Bluff Pathway.

In addition to benches, the City has also placed large boulders in selected locations to be used for sitting.

#### 4.2.6 Signage

Signs provide information for shoreline visitors. They identify traffic and parking regulations, give directions to nearby beach accesses, warn of hazardous conditions, and inform about City ordinances regarding alcohol use, beach fires and fragile slope protection.

Of all the topics dealt with by the Carmel Beach Rehabilitation Task Force, signage was the subject of the most intense deliberations. The final design was a compromise between notifying beach visitors of pertinent information and not causing them to be overwhelmed or the unique coastal viewshed to be disrupted.

The number of signs along the Pathway was limited by consolidating information at selected locations (e.g. signs on trash/recycling container enclosures and on "access" sign posts). All informational signs were of muted earth tones to sustain the integrity of the landscape design. To avoid unsightly rust, non-metal signs and fasteners were used. When signs were legally required to be made of metal (e.g. traffic and parking signs); they were enclosed within a wooden frame.

One type of sign purposely stands out from the others. The signs that warn of hazardous surf conditions are standard dark brown with bright yellow lettering and made of metal. They were designed by a consortium of Monterey Bay municipalities, in conjunction with the California Department of Parks and Recreation and the U.S. Coast Guard. They are placed mid-level on each beach accessway and are double-sided to be seen from both the beach and the bluff.

Over the years, the number and types of signs have gradually increased. Sign colors and locations have expanded beyond the original design and intent. At some locations, signs are now competing with the natural viewshed.

Signage is a critical part of Carmel's shoreline management program. To ensure that signs enhance, rather than detract from, the City's coastal resources, adopted policies require that signs:<sup>54</sup>

- provide information in a clear, accurate and concise manner;
- are visible to the public without detracting from protected coastal viewsheds;
- are consistent in design style, use of color and materials;
- are efficiently used, limiting overall numbers and avoiding a cluttered appearance; and
- reflect the aesthetic sensitivities of the Carmel community.

#### 4.2.7 Shoreline Amenities/Recreational Support Facilities

The shoreline landscape also contains many elements that serve those who walk, run, or play throughout the Carmel shoreline area (Fig. 6).

##### *Beach Access Stairways*

The stairways that provide public access to and from Carmel Beach are discussed in Section 3.

##### *Restrooms*

Carmel's shoreline visitors are served by restroom facilities located at nearly opposite ends of Scenic Road (Fig. 7). The main restroom is sited at the foot of Ocean Avenue, adjacent to the City's primary beach parking lot. This facility contains separate restrooms for men and women. Each is complete with running water, sinks, and appropriate toilet facilities. The women's side also includes a fenced privacy area for changing clothes.

The outside of this facility is faced with golden granite stone, and its appearance fits well with other structures along the City's coastline. The inside of the restroom was designed to facilitate cleaning, including gently sloping floors and drains for easy cleaning. This facility meets ADA requirements for disabled accessibility.

In 1995, the City established temporary restroom facilities at "Lloyd Point," near Santa Lucia Avenue. These facilities consist of two portable toilets screened by a few Monterey cypress trees and a wooden fence. Both facilities may be used by men and women; one provides accessibility to the physically

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<sup>54</sup> The City of Carmel plans to implement a comprehensive shoreline area sign program once its Local Coastal Program has been certified.



New signs are proposed for all beach access points and along the Scenic pathway

# PROPOSED SIGNS



# City of Carmel-by-the-Sea

## Waterfront Area Sign Application

### Objectives:

- Place beach rule signs at the top and bottom of each beach access point.
- Identify location (i.e. street name) at the top and bottom of each beach access point.
- Provide the beach fire rules at the top and bottom of each access point in the fires allowed zone (10<sup>th</sup> Ave. to Martin Way).
- Identify from the beach, the northern limit of the fire zone at 10<sup>th</sup> Ave.
- Install tsunami warning signs at each access point to comply with the California tsunami warning program.
- Install pet waste emblems to support proper disposal of waste in order to keep Carmel Beach and Carmel Bay free of contaminants.
- Replace old plastic signs along the Scenic pathway with aluminum signs to enhance durability, visibility and consistency.
- Install covered brochure dispensers at Mutt Mitt locations along waterfront to distribute beach information brochures.
- Consolidate signs and remove redundant signs.





2.25" letters

0.875" and 0.5" letters

2.5" icons  
0.313" letters

Beach fire rules sign for access points where fires are allowed – from 10<sup>th</sup> Ave. to Martin Way  
30" wide x 22" tall digital print on .08" aluminum.

Note:

Change title to: Carmel Beach Fire Rules

Will add C.M.C. to code sections

May delete recycle icon and replace with no alcohol icon and code section  
Amend 4<sup>th</sup> bullet to include "...at least 25 ft..."





3.25" icons with 5/16" letters

**Beach Rules Icon Sign**

for access points where fires are not allowed -  
 4<sup>th</sup> Ave. to the south 9<sup>th</sup> Ave. stairway  
 30" x 8" digital print on .08" aluminum

**Note:**

Will add C.M.C. to code sections

May delete recycle icon and replace with no alcohol icon and code



1.5" letters – large sign  
1" letters – small sign

1.25" letters – large sign  
0.75" letters – small sign

### Tsunami Hazard Sign

Part of statewide tsunami warning program – state standard sign

White reflective background with blue overlay

Two sizes:

15" wide x 12" tall for stairways

22.5" wide x 18" tall for Ocean Ave. locations

**F O U R T H**

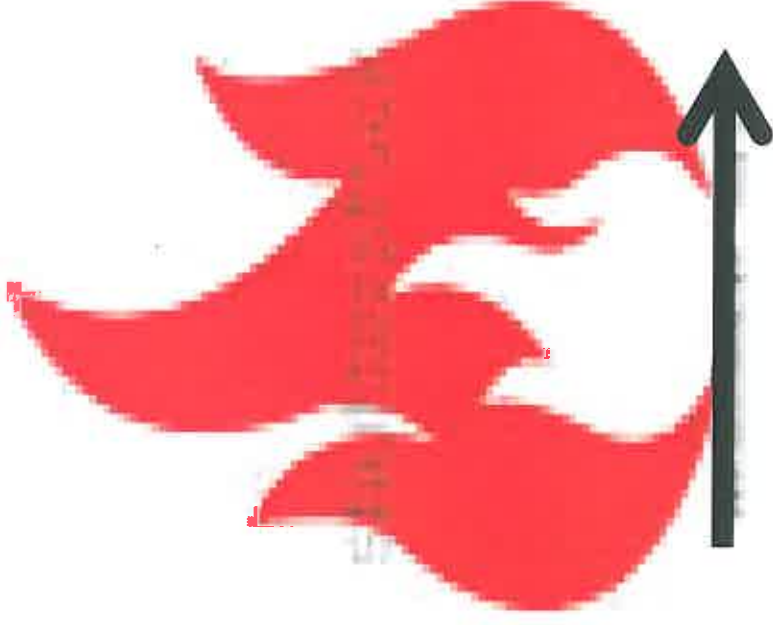
**A V E**

**N I N T H** **A V E**

2.5" letters

Beach Access Identification Signs  
approx. 3.5" x 36" digital print on .08" aluminum  
white reflective background  
green reflective letters

Vertical or horizontal configuration depending on location.  
Possibly add a yes/no fire icon to each sign.



For installation at the 10<sup>th</sup> Ave. stormdrain outfall to delineate the northern fire line.

Two signs that are mirrored opposites – one no fires, one fires OK, (sorry, only one sign image available), with arrows pointing in opposite directions.

12" wide x 15" tall, include C.M.C citation

White background with red and black images

Digital image on .08" aluminum



#DD-DPW



#DD-DPS



#DD-DIP



Emblems to remind beach visitors to clean up after their pet and properly dispose of waste to help keep pet waste from contaminating Carmel Beach and the Carmel Bay Area of Special Biological Significance (ASBS).

Placed on Mutt Mitt stations and at beach access points as space allows.

Two sizes: 2.5" or 4" diameter.





Replace existing plastic signs with aluminum signs for enhanced durability, visibility and consistency.

- same size and language (mostly)
- dark brown background
- white letters



Eliminate old beach rules signs on trash enclosures.





Covered brochure dispenser to distribute beach information brochures.  
Placed adjacent to Mutt Mitt dispensers along the Carmel waterfront.

Brochure under development. - *approx: 4" wide x 8" tall*

Sample dispenser image provided above.

# SIGN LOCATIONS



4th Ave.

Icon sign, street ID sign, and tsunami sign at the top of the stairway.

Icon sign and street ID sign at the bottom.



- not to scale

North Ocean Ave.

Icon sign, street ID sign, and tsunami sign at the top.

Icon sign and street ID sign at the bottom.



*not to scale*

Center Ocean Ave.

Icon sign, street ID sign, and tsunami sign at the top.

Icon sign and street ID sign at the bottom.



*not to scale*



South Ocean Ave.

Icon sign, street ID sign, and tsunami sign at the top.

Icon sign and street ID sign at the bottom.



*not to scale*

8th Ave. Stairway

Icon sign, street ID sign, and tsunami sign at the top.

Icon sign and street ID sign at the bottom.



*not to scale*

8th Ave. Equipment Ramp

Icon sign, street ID sign, and tsunami sign at the top.

Icon sign and street ID sign at the bottom.



*not to scale*



**8th Ave. Disability Ramp**  
Icon sign, street ID sign,  
and tsunami sign at the top.

Icon sign and street ID sign  
at the bottom.



*not to scale*



9th Ave. Stairway

Icon sign, street ID sign,  
and tsunami sign at the top.

Icon sign and street ID sign  
at the bottom.



*not to scale*





South 9<sup>th</sup> Ave. Stairway

Icon sign, street ID sign, and tsunami sign at the top.

Icon sign and street ID sign at the bottom.



*not to scale*



New signs identifying the northern limit of the beach fire area at the 10<sup>th</sup> Ave. storm drain outfall.

*not to scale*



10th Ave. Stairway

Fire rules sign, street ID sign, and tsunami sign at the top.

Fire rules sign and street ID sign at the bottom.



*not to scale*



11th Ave. Stairway

Fire rules sign, street ID sign, and tsunami sign at the top.

Fire rules sign and street ID sign at the bottom.



*not to scale*

12th Ave. Stairway

Fire rules sign, street ID sign, and tsunami sign at the top.

Fire rules sign and street ID sign at the bottom.



*not to scale*

13th Ave. Stairway

Fire rules sign, street ID sign, and tsunami sign at the top.

Fire rules sign and street ID sign at the bottom.



*not to scale*



Santa Lucia Ave. Stairway

Fire rules sign, street ID sign, and tsunami sign at the top.

Fire rules sign and street ID sign at the bottom.

Note:

Signs at this site will be placed after the restroom are completed.



*not to scale*



Martin Way Stairway

Fire rules sign, street ID sign, and tsunami sign at the top.

Fire rules sign and street ID sign at the bottom.



*not to scale*





overlay district is the Beach and Riparian Overlay District, which includes Carmel Beach and a large portion of the area between the beach and San Antonio (or North San Antonio) Avenue (refer to the City's Zoning Map included as Attachment B). The regulations for the Beach and Riparian Overlay District are set forth in Sections 17.20.120 through 17.20.200 of the City's Municipal Code.

The stated purpose of the Beach and Riparian Overlay District (from Section 17.20.120) is:

*to provide review standards applicable to public and private property development located near public beach lands to ensure that proposed development is compatible with the public enjoyment of the City's coastal resources and with the California Coastal Act.*

Section 17.20.200 (included as Attachment A) sets forth the additional regulations applicable within this Zoning Overlay District. Item L of Section 17.20.200 states:

*L. Commercial Activity Prohibited on Carmel Beach Lands. It is unlawful to conduct sales or undertake commercial activities on Carmel Beach, along the bluff, or in Del Mar parking area west of Scenic Road.*

The intent of Section 17.20.200.L with respect to vendors selling wares on the beach or bluff-top areas or in the Del Mar Parking Lot is clear. Such commercial activities are expressly prohibited. However, other events that charge for attendance could also be considered commercial activities and would similarly be prohibited. As an example, a restaurant holding a single or periodic dining event on the beach and charging for this event would be prohibited.

Certain other events, such as the Run in the Name of Love and the Annual Surf-about, are recreation- and/or coastal recreation-oriented, as well as open to the public and hence, are considered by City staff to be consistent with the City's regulations and the intent of the Beach and Riparian Overlay District. Coastal Commission staff concur that these types of events are consistent with the California Coastal Act and that the City should permit these events. While a Special Event Permit from the City is required, such events given their temporary nature are often, but not always, determined to be exempt from a Coastal Development Permit.

The challenge for staff is how to treat other, less coastal recreation-oriented events. The key question for this administrative determination request is how should staff treat non-profit

events or those for charitable causes that are proposed for the beach and shoreline areas. Should these be considered commercial events and as such, be prohibited along the beach and bluff-top areas as well as in the Del Mar Parking Lot.

Adding to the confusion for staff is the fact that many events: for example, the Carmel Art and Film Festival and the Pacific Grove Auto Rally, have for several years been granted Special Event Permits for activities in the beach, bluff top, and Del Mar Parking Lot areas, in seeming conflict with the City's regulations for these areas. Staff has also recently received an inquiry about moving the Carmel by the Glass Event to an area in the dunes by the Del Mar restrooms for 2015.

Staff is seeking guidance from the Planning Commission on whether some or all of these events should be considered as outside the intended prohibition on "commercial activity." The Planning Commission may decide that:

- that none of these events meet the intended allowance for special events; or
- that some (those that are non-profit with all proceeds going to a charitable organization) should be permitted but not others (those that may be sponsored by non-profit organizations but without a charitable organization beneficiary).

One final thing to note is that any change in the way for-profit commercial events are regulated in the shoreline area would require an amendment to the City's Zoning Code and the associated certification of a Local Coastal Program Amendment by the Coastal Commission.

To assist with the discussion and determination, staff has included an excerpt from the City's Shoreline Management Plan that pertains to recreational activities and events (Attachment C) and a list of traditional/annual special events in Carmel (Attachment D).

**ATTACHMENTS:**

- Attachment A – Section 17.20.200 Municipal Code Excerpt
- Attachment B – Zoning Map
- Attachment C – Sections 5.2 and 5.3 from the Shoreline Management Plan
- Attachment D – 2014 Calendar for Traditional/Annual Special Events

**17.20.200 Regulations Incorporated from Other Titles.**

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The following regulations apply in the beach overlay district.

A. Riding on Beach. Equestrians are allowed on the beach without restriction.

B. Dogs on Public Beach and Park Land. It is unlawful for the owner or person having charge of any dog to permit the dog to run at large on any City-owned beach lands or on any City-owned park lands unless the owner or person having charge is also present and in control of the dog at such time as it is running loose.

C. Dogs on Scenic Road and the Beach Bluff Pathway. On Scenic Road from its eastern property edge to the base of the beach embankment between Eighth Avenue and the south City limits, all dogs and other animals shall be deemed running at large within the meaning of this chapter unless led or restrained by a chain, strap, or cord attached to their collars or harness that is actually held by a person or made fast to a stationary object.

D. Location and Time Limits on Beach Fires. No person, firm, corporation or other entity shall build, light, maintain, cause or permit to be built, lighted or maintained any open or outdoor fire on any public beach designated by the City after the hour of 10:00 p.m. No fires shall be permitted at any time on the slopes leading thereto within the City. This prohibition is applicable to all that beach and slope area lying west of Scenic Road and south of Ocean Avenue to the southern City boundary. No fires shall be permitted at any time on all that beach and slope area lying west of San Antonio from Ocean Avenue to the northern City boundary. The prohibition against all fires on all the beach that lies at or below the high tide line shall extend from 10:00 p.m. on the day it commences until 7:00 a.m. the following day.

E. Recreational Fires on Carmel Beach. All fires on Carmel Beach shall meet the following requirements:

1. Beach fires shall be used for cooking or warmth and shall be located on that part of the City beach property which lies south of an extension of the center line of Tenth Avenue and west of a line reached by the high tide; provided, that all of the following conditions are met:

a. The base of the fire shall be defined as the level at which the lowest burnable material or ash is located, and it shall be on the beach sand unless the fire is in a hibachi, charcoal grill or other like receptacle, in which case the base shall be a horizontal plane touched by the lowest burning material.

- b. The burnable material used in the fire shall not extend more than two feet above the base of the fire.
- c. Flames from the fire shall not extend into the air more than five feet from the base of the burnable material in the fire.
- d. The longest horizontal straight-line distance through the base of the fire shall not exceed four feet.
- e. Flammable liquids other than charcoal starter shall not be used in any manner in connection with starting or maintaining the fire.
- f. No fire shall be built, lit, or maintained on any slope or within 25 feet of any wall, vegetation or combustible material not intended to be used in the fire.
- g. All flammable coals, embers or burning material shall be extinguished with sea water by the person or persons building, lighting or maintaining the fire prior to said person or persons leaving the beach.
- h. The extinguished remains of all fires shall be left exposed and not covered with sand.
- i. Building, lighting, maintaining or causing or permitting to build light or maintain a fire in violation of any of the above conditions shall be an infraction.
- j. Penalties. Any person who shall violate any of the provisions of this chapter that necessitates the response of the Fire Department shall be guilty of an infraction punishable by a fine of not more than \$50.00 per hour or portion thereof, not to exceed \$500.00.

F. Alcohol Prohibited on Public Beaches After 10:00 p.m. No person may serve, possess or consume alcoholic beverages of any kind on the public beach or slopes leading thereto in the City after the hour of 10:00 p.m. This prohibition is applicable to the entire beach and slope area lying west of San Antonio Avenue as it extends to the north from Ocean Avenue, to the northern City boundary and west of Scenic Road, from Ocean Avenue to the southern City boundary. This prohibition against the possession or consumption of alcoholic beverages shall extend from 10:00 p.m. on the day it commences until 7:00 a.m. the following day.

G. Skateboarding on Scenic Road and the Accessways Leading Thereto. It is unlawful for any person to ride, use or operate any skateboard, bellyboard, coaster, skatewheeled coaster or similar contrivances upon Scenic Road between Eighth Avenue and Santa Lucia or upon the following accessways leading to Scenic Road from the western edge of San Antonio Street: Eighth Avenue, Ninth Avenue, Tenth Avenue, Eleventh Avenue, Twelfth Avenue and Thirteenth Avenue.

H. Protection of Slopes and Beach Bluffs. It is unlawful to walk over or otherwise traverse any slope or area between Scenic Road and the beach or any other public area leading to the beach when the City Council has by resolution prohibited walking over or traversing such area, and designated specific paths, steps or ways for public access to the beach, and signs have been posted at reasonable locations giving notice of the prohibition. It is unlawful to climb or walk on shoreline revetments, rip-rap or seawalls.

I. Disturbance of Natural Resources. Without a coastal development permit it shall be unlawful to dig and remove any beach sand, whether submerged or not, to make any excavation by tool, equipment, blasting, or other means or agency, except that this shall not prohibit the removal of driftwood or the construction of sand castles or other similar sand structures on the beach, utilizing natural materials found on the beach. This provision shall not apply to the City's annual sand movement program as described in the Shoreline Management Plan adopted as part of the certified coastal land use plan.

J. Driving on Beaches. No person shall drive or operate any vehicle on any beach, park, or other property owned by the City except on designated roads or parking areas unless such driving or operation is for a governmental purpose, emergency rescue work, or necessitated by authorized construction work.

K. Percussion Instruments and Amplified Sound. It is unlawful for any person to play percussion instruments on Scenic Road, the pathway, or the beach bluff. It is unlawful for any person to use sound amplifying equipment on the City Beach without a permit.

L. Commercial Activity Prohibited on Carmel Beach Lands. It is unlawful to conduct sales or undertake commercial activities on Carmel Beach, along the bluff, or in Del Mar parking area west of Scenic Road.

M. Beach Parking Restrictions. It is unlawful to park on Scenic Road or in the Ocean Avenue/Del Mar Parking Lot from midnight until 5:00 a.m. without a City resident's parking permit.

N. Hay Bales. It is unlawful to place or leave hay bales on the beach, bluffs or on the Beach Bluff Pathway.

O. Sand Redistribution. The City shall undertake sand redistribution activities to camouflage existing revetments and accommodate public access in accordance with the following provisions:

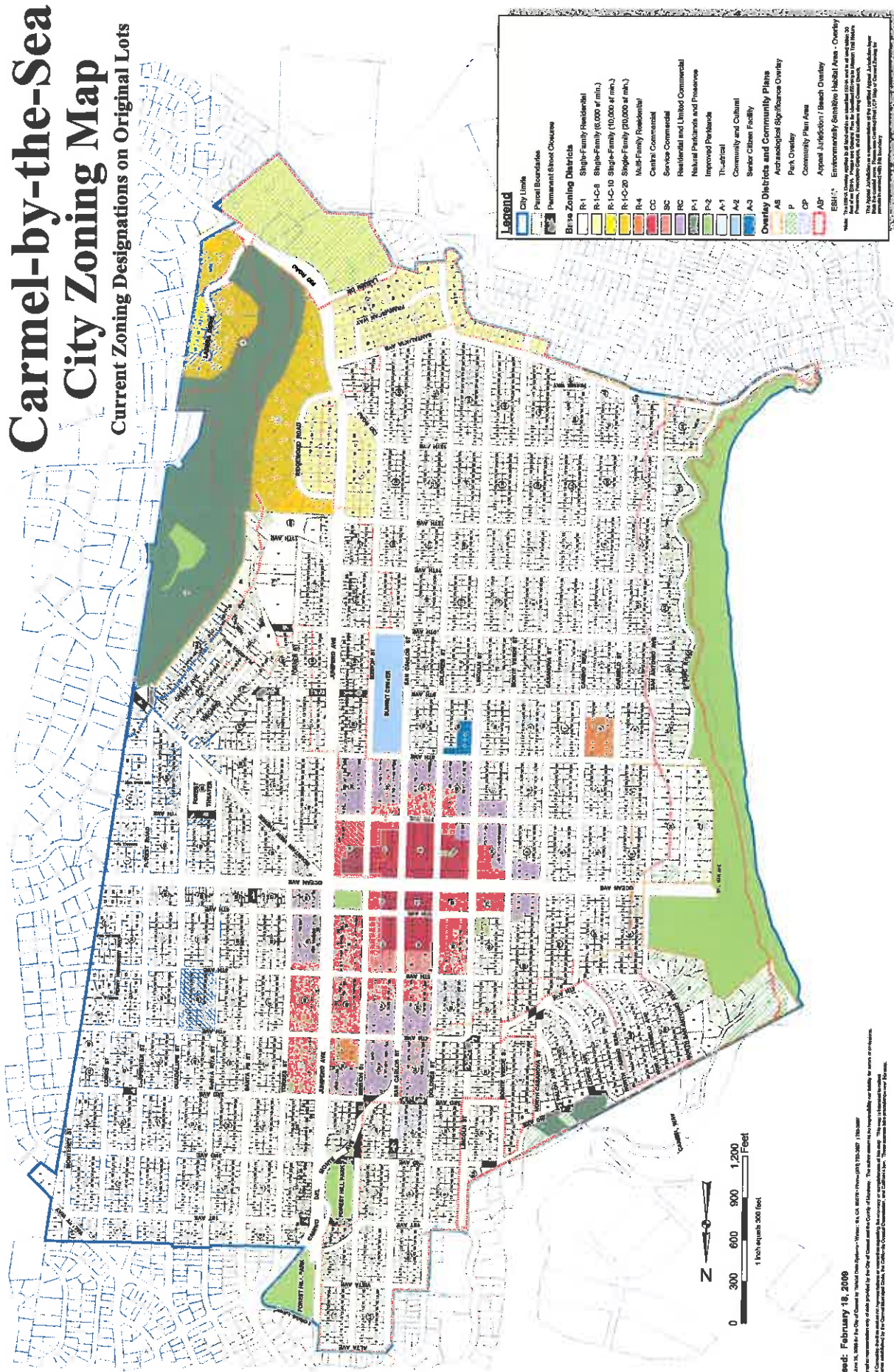
1. All sand redistribution activities shall be completed prior to Memorial Day, or as soon after as possible, and shall be timed and conducted in a manner that minimizes impacts to beach recreation.
2. Sand redistribution shall only take place if there is enough sand available to cover the existing revetments without diminishing the area of beach available for public access and recreation.
3. Bulldozed areas shall be smoothed over at the end of each day to prevent creation of large sand berms that restrict or interfere with public access along Carmel's beach. The City shall avoid over-excavating the beach berm, and use the minimal amount of sand necessary to maintain public safety and cover existing revetments.
4. The City shall provide adequate personnel, and, where necessary, install temporary construction fencing, to protect public safety and minimize impacts to recreation during sand redistribution activities.
5. All construction equipment and temporary fencing shall be removed from the beach daily, and immediately upon completion of sand redistribution events.

P. Retain the current portable second restroom facility at Santa Lucia Avenue. Encourage construction of one or more permanent restrooms south of Eighth Avenue, including consideration of a permanent restroom at the portable restroom location at Santa Lucia Avenue. Prohibit removal of the Santa Lucia portable restroom unless adequate permanent restroom facilities have been constructed south of Eighth Avenue. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).



# Carmel-by-the-Sea City Zoning Map

## Current Zoning Designations on Original Lots



**Legend**

- City Limits
- Parcel Boundaries
- Permanent Street Closure

**Basic Zoning Districts**

- R-1 Single-Family Residential
- R-1-CA Single-Family (6,000 sq ft min.)
- R-1-C-10 Single-Family (10,000 sq ft min.)
- R-1-C-20 Single-Family (20,000 sq ft min.)
- R-4 Multi-Family Residential
- CC Central Commercial
- SC Service Commercial
- RC Residential and Limited Commercial
- P-1 Natural Parkslands and Preserves
- P-2 Improved Parkslands
- A-1 Tri-adjacent
- A-2 Community and Cultural
- A-3 Senior Citizen Facility

**Overlay Districts and Community Plans**

- AS Archaeological Significance Overlay
- P Park Overlay
- CP Community Plan Area
- AB Appeal Jurisdiction / Beach Overlay
- EBI-1 Environmentally Sensitive Habitat Area - Overlay
- EBI-2 Environmentally Sensitive Habitat Area - Overlay
- EBI-3 Environmentally Sensitive Habitat Area - Overlay

Note: The City of Carmel-by-the-Sea is not responsible for the accuracy of the information shown on this map. The City of Carmel-by-the-Sea is not responsible for the accuracy of the information shown on this map. The City of Carmel-by-the-Sea is not responsible for the accuracy of the information shown on this map.



Revised: February 18, 2009  
 Prepared June 28, 2008 by the City of Carmel-by-the-Sea Planning Department  
 This is a graphic representation of data provided by the City of Carmel-by-the-Sea Planning Department. The data is subject to change without notice. The City of Carmel-by-the-Sea is not responsible for the accuracy of the information shown on this map. The City of Carmel-by-the-Sea is not responsible for the accuracy of the information shown on this map. The City of Carmel-by-the-Sea is not responsible for the accuracy of the information shown on this map.



control. As in all parts of the City, people must pick up and properly dispose of their dog's wastes. The City has installed dispensers for special plastic waste-disposal bags ("Mutt-Mitts") at near the top of each beach access stairway along the Pathway.

## **5.2 SPONSORED EVENTS**

People may hold private events on Carmel Beach, including parties and weddings. Any event attended by more than 50 people, or that uses commercial- or City support, requires a Carmel Special Event Permit, as described below.

Every year, the Carmel shoreline becomes the site of several public events. All events are free admission and open to the public. Popular activities, including the Fourth of July and the Great Sand Castle Contest, intensify traffic and parking conditions and require enhanced City support services (e.g. additional trash collection services, increased removal of litter and trash from the beach, and placement, servicing and removal of a significant number of portable restrooms).

Each public event requires a Special Event Permit from the City. Event sponsors must make a presentation to the Special Events Committee, describing their event. Sponsors must also submit plans for parking, trash collection/recycling, portable toilets, and beach/vegetation monitoring. The City's Special Events Committee has oversight responsibility for each event and prepares an "after-event" impact analysis report.

A list of Carmel's annual Special Events appears in Table 3, following:

Table 3 - ANNUAL SPECIAL EVENTS

<b>Event</b>	<b>Date</b>	<b>Location</b>	<b>Description/ Impact on Traffic and Parking</b>
<b>Resolution Run</b>	January 1st	Scenic Rd, south of Eighth Ave.	A 5K-10K Walk-Run/ Minimal impact on traffic and parking
<b>Kite Festival</b>	Spring	Carmel Beach	Kite flying for children and adults/Increased traffic and parking.
<b>Surf-About</b>	Spring/Summer	Carmel Beach	Surfing contest/ Minimal impact on traffic and parking.
<b>Fourth of July<sup>63</sup></b>	July 4th	Carmel Beach	Beach activities/ Restrictions on traffic and parking. <sup>64</sup>
<b>Movies on the Beach</b>	Summer	Thirteenth Ave. cove	Evening films/ Minimal impact on traffic and parking.
<b>Great Sand Castle Contest</b>	Fall	Carmel Beach	Sand castle building/ Increased traffic and parking.

<sup>63</sup> The Fourth of July celebration on Carmel Beach is not an organized/sponsored event. Use of fireworks on Carmel Beach is prohibited (CMC 8.32.170).

<sup>64</sup> During Fourth of July celebration event or during any other temporary event, if travel and parking are restricted on Scenic Road and on portions of Ocean, San Antonio, Carmelo, Eighth, Thirteenth, and Santa Lucia Avenues a Coastal Development Permit is required.

### 5.3 MANAGEMENT POLICIES

- Provide for a wide variety of passive and active recreational experiences for all beach users while protecting the resource values of beach environs. (G4-4)
- Maintain the City's beach, park and open space resources in a manner to encourage use and enjoyment by residents and visitors. (O4-9)
  - Establish and maintain in public ownership the entire sandy beach on Carmel's shoreline from the north to the south City boundary. (P4-45)
  - Allow surfing, hiking, picnicking, horseback riding, and typical beach games, such as Frisbee and volleyball on the beach without restriction. Allow dogs on the beach when on a leash or under voice control. Require dogs on the Beach Bluff Pathway to be on a leash. However, if the dog policy combined with educational efforts does not promote a safe environment for beach users and dogs, a leash law for certain times should be considered. (P4-47)
  - Prohibit percussion instruments on Scenic Road, the Beach Bluff Pathway, and beach bluff without a permit. Prohibit sound amplifying equipment on the City Beach without a permit. (P4-49)
  - Prohibit sales or other commercial activities on Carmel Beach, along the bluff or in the Ocean Avenue/Del Mar parking lot. (P4-50)
  - Prohibit overnight camping on any portion of the beach and bluffs. (P4-51)
  - Allow alcohol consumption on the beach until 10:00 p.m. (P4-52)
  - Prohibit bicycles and skating on pedestrian access easements between Scenic Road and San Antonio Avenue and on the Beach Bluff Pathway. (P4-53)
  - Prohibit private dune buggies and motorized marine vehicles on the beach. (P4-54)

- Implement procedures and regulations for temporary events on the beach that will protect public access and environmental resources. (P4-56)
- Prohibit motorized vehicles and motorized recreational equipment on Carmel Beach, sand dunes and other City owned parkland. This prohibition does not apply to city and contracted maintenance vehicles or public safety vehicles. (P5-24)
- Restrictions on parking and traffic along Scenic Road, the Del Mar parking lot, San Antonio and the public rights-of-way west of San Antonio shall require a Coastal Development Permit.
- Allow beach users the opportunity to enjoy a fire for warmth or cooking, while protecting the sand from degradation. (O4-10)
  - Allow beach fires until 10:00 p.m. south of Tenth Avenue but at least twenty-five feet from the base of bluffs. Install appropriate signage to indicate this distance and time limit and to indicate methods for correct extinguishing of fires with water. (P4-57)
  - Continue Police Department enforcement of the no-fire regulation north of Tenth Avenue and especially in the North Dunes and Del Mar Dunes areas. (P5-41)

## Carmel-by-the-Sea 2014 Calendar Traditional/Annual Special Events

**18<sup>th</sup> Annual Breakfast with the Bunny: Sat., April 19, 2014.** Annual spring celebration held in Devendorf Park, sponsored by the Carmel Host Lions Club. Breakfast and entertainment provided.

**21<sup>st</sup> Annual Carmel Art Festival, Sculpture in the Park: Thurs. – Sun., May 15-18, 2014.** Annual event held in Devendorf Park. *For more information call Carmel Art Festival at 831/642.2503 or [www.carmelartfestival.org](http://www.carmelartfestival.org).*

**Memorial Day Ceremony: Mon., May 26, 2014, 11AM.** Ceremony held at Devendorf Park, *sponsored by the Carmel-by-the-Sea Chapter of the American Legion. For more information call 831/624.9941.*

**34<sup>th</sup> Annual Surf-About: Saturday, & Sun., TBD, 2014.** Annual Surf Contest held at Carmel Beach. *For more information contact: Sunshine Freestyle at 831/375.5015*

**4<sup>th</sup> Annual Run in the Name of Love, Sun., June 15, 2014, 8 AM Sunset Center, San Carlos & 9<sup>th</sup>, 2K/5K Walk-Run.** For more information go to [www.run4love.org](http://www.run4love.org). Susan Love, Organizer

**12<sup>th</sup> Annual 4<sup>th</sup> of July Celebration: Fri., July 4, 2014, 12:00PM-4 PM** Entertainment, food and games. Held in Devendorf Park. *For more information call Carmel Community Services at 831/620.2020 or [www.ci.carmel.ca.us](http://www.ci.carmel.ca.us).*

**8<sup>th</sup> Annual Carmel-by-the-Sea Concours on the Avenue, Tues., Aug. 12, 2014.** Auto-show presenting antique “marqued” vehicles for display. For information call 404/237.2633; or [www.theconcours.com](http://www.theconcours.com).

**17<sup>th</sup> Concours d’Elegance Vintage Car Parade and Display: Thurs., Aug. 14, 2014, 11:30 AM.** Parade and Car Display is held on Ocean Avenue. *For more information call 831/622.1700 or [www.pebblebeachconcours.net](http://www.pebblebeachconcours.net)*

**20<sup>th</sup> Annual Pacific Grove Auto Rally: Fri., Aug. 15, 2014, 6:00 p.m., approx.** Car-rally that drives through Carmel on Ocean Avenue. For information call 831/372.6585.

**54<sup>th</sup> Annual Sand Castle Contest: Sun. TBD, 2014, Building at 8:00 AM; Judging from 12 Noon to 2:00 PM.** Annual Sandcastle contest held on Carmel Beach, Scenic south of 10th. *For more information call Carmel Community Services at 831/620.2020 or [www.ci.carmel.ca.us.com](http://www.ci.carmel.ca.us.com) or Monterey Bay Chapter of the AIA; [www.aiamontereybay.org](http://www.aiamontereybay.org)*

**6<sup>th</sup> Annual Carmel Art & Film Festival, Wed. – Sun., Oct. 15-19, 2014,** held at Sunset Center and various venues around town. *For more information contact [www.carmelartandfilm.com](http://www.carmelartandfilm.com).*

**98<sup>th</sup> City Birthday Party and Parade: Sat., Oct. 25, 2014, 11:00 AM Parade/12 Noon Lunch.** City’s annual birthday celebration. *For more information call Carmel Community Services at 831/620.2020 or [www.ci.carmel.ca.us.com](http://www.ci.carmel.ca.us.com).*

**Carmel High School Homecoming Parade, Fri., TBD, 2014, 3:00 p.m.** Parade held down Ocean Avenue.

**Veteran’s Day Ceremony, Tues., Nov. 11, 2014, 11:00 AM.** Ceremony held in Devendorf Park honoring our veterans, *sponsored by the Carmel-by-the-Sea Chapter of the American Legion. 831/624.9941.*

**44<sup>th</sup> Annual Homecrafters Marketplace: Sat., Nov. 22, 2014, 9:00 AM-3:00 PM.** Annual craft fair held at Sunset Center parking lot. *For more information call Carmel Community Services at 831/620.2020 or [www.ci.carmel.ca.us](http://www.ci.carmel.ca.us).*

**Holiday Tree Lighting: Fri., Dec. 5, 2014, 4:30 PM.** Annual holiday celebration, tree lighting and entertainment held on Ocean Avenue and in Devendorf Park. *For more information call Carmel Community Services at 831/620.2020 or [www.ci.carmel.ca.us](http://www.ci.carmel.ca.us).*



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** TJ Wiseman, Contract Planner

**Subject:** Consideration of Final Design Study (DS 14-14), Use Permit (UP 14-11), and the associated Coastal Development Permit for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District and Very High Fire Hazard Severity Zone

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**Recommendation:**

Approve the Final Design Study (DS 14-14), Use Permit (UP 14-11), and associated Coastal Development Permit subject to the attached findings and conditions

**Application:** DS 14-14/UP 14-11                      **APN:** 010-053-003  
**Location:** Santa Fe Street, 5 Southwest of 8<sup>th</sup> Avenue  
**Block:** 100    **Lots:** 9 & 11  
**Applicant:** Merritt Hawley, Architect              **Property Owners:** Charles Hawley

**Background and Project Description:**

The project site is the fifth residence south of Eighth Avenue on the west side of Santa Fe Street. This subject lot is in the Very High Fire Hazard Severity Zone. The 8,000-square foot property is developed with a 933-square foot, one-story residence and a detached garden shed. The property is not considered historic according to a review completed by Mr. Kent Seavey, Historic Consultant, on June 2, 2004. The site is accessed by a steep, down-sloping driveway that terminates more than ten feet below the elevation of Santa Fe Street.

The owner has submitted plans to demolish the existing residence and construct a new residence. The proposed home would be 3,093 square feet in size, which includes: 1,998 square feet on the main level, 198 square feet in the lower level, 169 square feet in the basement, a 278-square foot guesthouse, a detached one-car, 250-square foot garage, and a 200-square foot parking pad for the guesthouse. The proposed guest-house would be detached from the main residence and located at the rear of the site.

The proposed style of the residence would be similar to Mission Ranch. Proposed finish materials include painted wood horizontal siding, wood windows and doors, and a fire-treated cedar shake roof with shallow eaves. Examples of the proposed architectural theme are included in the applicant's response to the Planning Commission's conceptual review of the project (Attachment A).

The applicant is proposing a detached garage that would be located behind the 15-foot front-yard setback. The project includes a proposal for grading of the driveway to level out the slope and improve access from Santa Fe Street. Grading of the building site is also proposed. The grading of these two areas would involve approximately 292 cu yd of cut and 72 cu yd of fill, for a net export of approximately 220 cu yd, which would be hauled to a City-approved disposal site via a City-approved haul route. The existing asphalt in the driveway would be replaced with grass pavers. The specifications for the grass pavers are included in Attachment A.

The Planning Commission reviewed this project on April 17, 2014, and expressed support for the design, but had several items of concern for the project. The applicant has addressed the Commission's concerns and recommendations in Attachment A. The items of concern included details of driveway design and associated impacts to a significant tree with retaining wall clarification, height of the roof-ridge at the northern elevation, and the requirement for a Use Permit for the proposed guest house.

<b>PROJECT DATA FOR AN 8,000-SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	2,960/3,947 *sf (37%,49.3%*)	933 sf (11.6%)	2,365 sf residence, 250 sf garage/200 sf parking pad, 278 sf guesthouse =(38.6%)
Site Coverage	971 sf (12%)**	1,043 sf (13%)	1,121 sf (14%)
Trees (upper/lower)	5/4 trees	1/5 trees	2/6 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18 ft./24 ft.	22.5 ft.	17 ft. /22.5 ft.
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	10 ft.	10 ft./14.5 ft.
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	15 ft.	15 ft.
Composite Side Yard	20 ft. (25%)	30 ft. (37.5%)	20 ft. (25%)
Minimum Side Yard	3 ft.	3 ft.	8.75 ft. (residence) 3 ft. (garage)
Rear	3 ft.	43 ft. (house)	12.7 ft. (residence) 9.5 ft. (guesthouse)
* Includes a bonus of 987 sf for basement floor area			
**Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable			

**Staff analysis:**

**Previous Hearing:** The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations:

1. *The applicant shall apply for a Use Permit for the proposed guesthouse.*

**Analysis:** Pursuant to CMC 17.08.050.C, guesthouses are permitted on sites of 6,000 square feet or greater and require the approval of a residential Use Permit. The applicant submitted a Use Permit (UP 14-11) application on April 23, 2014.



2. *The applicant shall submit a grading plan for the driveway showing tree protection and a detail of the proposed retaining wall (to be reviewed by Forestry).*

**Analysis:** The applicant has included a driveway grading plan showing the details of the proposed alterations to the driveway. The grade of the driveway will essentially be maintained, with minor grading to level out the slope of the driveway and improve access to the property from Santa Fe Street. A section drawing showing the change in driveway slope is included on Sheet C4 of the project plans. The applicant is also proposing to replace the asphalt driveway with grass pavers, which will improve the appearance of the driveway and allow for better percolation.

The applicant is proposing to eliminate an approximately 20-sq ft portion of the driveway that is located within the root zone of the pine tree along the northern property line. A 6-inch high retaining wall is proposed in the area around the tree. The City Forester has reviewed the project plans and supports the design.

3. *The ridge height on the northern building element should be lowered by 1 foot to mitigate impact to the northern neighbor.*

**Analysis:** As originally proposed, the northern building element would be 16-feet 8-inches high and contains the living room, dining room, and kitchen. At the April 17, 2014 Planning Commission meeting, the adjacent neighbor to the north expressed concern with the height of the proposed building. The Planning Commission visited the neighbor's home during the Tour of Inspection and evaluated the potential impact. The Commission recommended that the applicant lower the height of the ridge by 1 foot to mitigate the impact to the northern neighbor.

No revision has been made to the original design, and the applicant is requesting to maintain the height as originally proposed, as indicated in the letter included in Attachment A. The Planning Commission could reconsider the recommendation to lower the height. However, staff has drafted a condition requiring the applicant to lower the height by 1 foot as originally recommended by the Commission.

4. *The applicant shall work with staff to address privacy concerns raised by the western neighbor with regard to a rear window.*

**Analysis:** The living room at the rear of the proposed residence would be located approximately 13 feet from the rear property line and includes a bay window with an area of glazing that would be approximately 38 square feet in size. At the April 17, 2014 meeting, the neighbor to the west expressed concern with the size of the window and requested that it be reduced. The western neighbor has a second-story deck that is located in close proximity to the rear property line and looks down onto the applicant's property.

The applicant has maintained the size of the window as originally proposed. In staff's opinion, the proposed living room window would not create a significant privacy impact to the western neighbor's deck. However, the Planning Commission will have another opportunity to evaluate the potential impact during the Tour of Inspection and can require that the size of the window be reduced if it is determined that it would create a privacy impact.

5. *The applicant shall work with the City Forester to address the health and well-being of the remaining oak tree in the interior of the site.*

**Analysis:** Originally, the applicant had applied for a tree pruning permit to remove the eastern half of an oak tree located in the southwest portion of the site. Since the April 17, 2014 meeting, the applicant has spoken with the City Forester and decided that removal of the entire tree would be more beneficial given the declining health and structure of this tree. The City Forester has revised the permit to include removal of the entire tree, which is included as Attachment D.

The applicant is proposing a new 36-inch box oak tree to replace the existing tree. Also included in the landscape plan is the provision of an additional 36-inch box redwood tree at the northwest corner of the property.

***Other Project Components:***

**Finish Details:** Residential Design Guidelines 9.5 through 9.10 encourage the *"use of natural building materials"* and recommend *"painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls."*

The residence would be clad in painted, horizontal-wood siding with wood windows and doors. The proposed roofing material is fire-treated wood-shake roofing with painted metal gutters. The detached garage and guesthouse would be constructed with the same materials as the main residence. The applicant has included images of some of the proposed design elements

included in Attachment A. Staff supports the proposed finish materials as they are consistent with the Residential Design Guidelines.

**Landscape Plan/Fence:** The applicant has included a landscape plan. The proposed landscape design includes drought-tolerant plants arranged in an informal manner. No fencing is proposed along the front of the property; however, the applicant is proposing a new 6-foot high wood fence along a portion of the southern side-yard property line.

**Guesthouse Use Permit:** Pursuant to CMC 17.08.050.C, guesthouses are permitted on sites of 6,000 square feet or greater and are not allowed to have any cooking facilities. The approval of a residential Use Permit is required for the authorization of a guesthouse.

The applicant is proposing to construct a 278-square foot guesthouse at the rear of the property. The guesthouse would include a bedroom and a full bathroom. No cooking facility is proposed on the floor plan. One off-street parking space is included for the guesthouse, as required by City Municipal Code.

Residential Use Permit findings have been prepared for the Planning Commission's consideration. A special condition has been drafted that the guesthouse not be used as a subordinate unit.

**Parking/Driveways:** The proposed new residence includes a detached garage located on the north side of the property with a driveway that provides access from Santa Fe Street. The guesthouse parking pad would be located adjacent to the northern elevation of the front of the residence.

The driveway would also provide access to a backing/maneuver area. This additional driveway area exceeds the allowed site coverage by approximately 150 square feet when combined with the other exterior surfaces. A special condition has been drafted to eliminate 150 square feet of the turf-block in this area and utilize wood mulch for vehicle maneuvers.

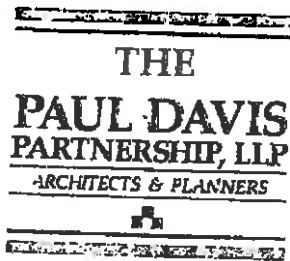
**Lighting:** Exterior lighting is proposed in several locations on the buildings, at outdoor activity areas, and along walking paths. The proposed lighting does not encroach into the public Right-of-Way (ROW). However, the proposed lighting is not consistent with the City's Residential Design Guidelines, nor is it consistent with the City's new lighting regulations in Section 15.36.070 of the Municipal Code. The number of fixtures is excessive, and the lumen levels are higher than that allowed under Section 15.36.070. Staff has informed the applicant of this, and

a revised lighting plan may be provided for staff review prior to the hearing. A condition of approval has been included to ensure that the lighting plan is revised and reviewed by staff prior to submittal of the Building Permit application, and the findings have been prepared with the expectation that revised plan will be submitted.

***Environmental Review:*** The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – Construction or remodification of a limited number of new or existing small structures.

**ATTACHMENTS:**

- Attachment A – Applicant Letter and photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Tree Removal Permit
- Attachment E – Project Plans



April 24, 2014

Marc Weiner & TJ Wiseman  
Community Planning & Building Department  
City of Carmel by the Sea, CA 93921

Re: Final Design Review (Hawley Residence – SA 13-19) / DS 14-14  
Santa Fe Street, 5 Southwest of 8<sup>th</sup> Avenue  
Blk 100, Lots 9 & 11

Dear Marc and TJ,

This letter is intended to specifically address the draft conditions of approval from the Concept Review meeting as well as public and commissioner comments from the meeting.

**Condition 1:** The landscape plans submitted in this set include notes regarding ivy removal in the right-of-way and the addition of one substantial upper canopy tree, a redwood, at the northwest portion of the property. After discussion with Mike Branson, we also plan to amend the tree pruning permit on file to remove moderately significant tree #4, a diseased oak, and replace it with a 36" box oak tree. The landscape plan also includes an additional oak at the front of the property.

**Condition 2:** Buffer zones for all existing trees are noted on the landscape plan and architectural site plan. Fence dimensions are noted on the landscape plan. Retaining wall spot elevations are noted on the grading plan. See civil sheet C4, detail F for the detail of the short block wall at the driveway. See A1.1 for the detail of the retaining wall near the guest house.

**Condition 3:** A tree pruning permit is on file for tree #4 and will be amended to include the entire tree, as mentioned above.

**Condition 4:** No cut or fill is intended for the buffer zones surround trees 2, 3, 5 & 6. Only 6" of cut will occur surrounding pine tree #1 as shown on civil sheet C1, driveway section A. In fact, the proposed driveway design removes almost 3 feet of asphalt that impedes the existing buffer zone at the tree and includes the addition of a short block wall to protect the base of the trunk from traffic. I have attached an exhibit, Attachment 1, which shows the area of asphalt to be removed. Also, see Planting Note #4 on the landscape plan regarding the treatment of areas around major tree roots.

**Condition 5:** The applicant has filed for a use permit for the guest house as of April 23, 2014.

RECEIVED

APR 25 2014

The Paul Davis Partnership, LLP  
286 El Dorado Street  
Monterey, CA 93940  
831-373-2784 Fax: 831-373-7459

City of Carmel by the Sea  
Planning & Building Dept.

Condition 6: The applicant has begun the process of applying for a lot merger and will supply the appropriate materials from the title company and surveyor as soon as they become available. A unused variance fee is on file with City finance to be used as the fee for this application.

Condition 7: Refer to the revised civil sheets for various cross and longitudinal driveway sections. At the location of the pine tree, there will be no more than 6" of cut at the buffer zone and a short retaining wall to protect the tree from cars. See Attachment 2 for the paving legend and cut sheets of proposed paving at the driveway, turnaround and patio. The landscape plan also details the various types of pavers and seeded hardscape.

Condition 8: See revised sheet A3.2 for an expanded street level view that includes more of the neighboring structures.

There were a few other concerns voiced by members of the Commission and the public that I would also like to address.

Comment 1: See Attachment 3, the draft water fixture credit form.

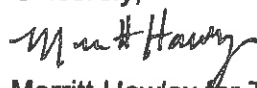
Comment 2: There was some concern about the height of the ridge at the living room and kitchen wing in relation to the northerly neighbor. As noted in your findings, the proposed ridge height is identical to the existing ridge height and 1'-6" lower than what is permitted. Please refer to Attachment 4 for photographs of the ridge staking as well as sheet A3.2 for a street level view of the property in relation to both the northern and southern neighbor. In addition, the adjacent form of the garage was positioned to interrupt the length of the wing with the highest ridge, limiting it to only 20 feet. Great care was taken in order to scale the buildings to human proportions and to limit the effect on neighbors' views and privacy by turning the house inward, towards a central courtyard.

Comment 3: There was concern from the western neighbor that their privacy might be affected by the window at the living room. In fact, the window at the living room faces a fence between the properties and is well below the deck and windows of the western neighbor.

Comment 4: There was some concern about the materials palette of the house being too spare, which may often be the result of the plainness of architectural line drawings. Please refer to Attachment 5, which demonstrates some touchstone design features of the house: painted horizontal wood siding, shallow eaves, natural shake roof, painted wood casement windows and a contrasting wood paneled element. We also plan to submit a rendering of the house, fully landscaped.

I hope that this package fully addresses your, the public's and the Commission's concerns. I would be happy to answer any additional questions you may have.

Sincerely,



Merritt Hawley for The Paul Davis Partnership

  
The Paul Davis Partnership, LLP  
286 El Dorado Street  
Monterey, CA 93940  
831-373-2784 Fax: 831-373-7459

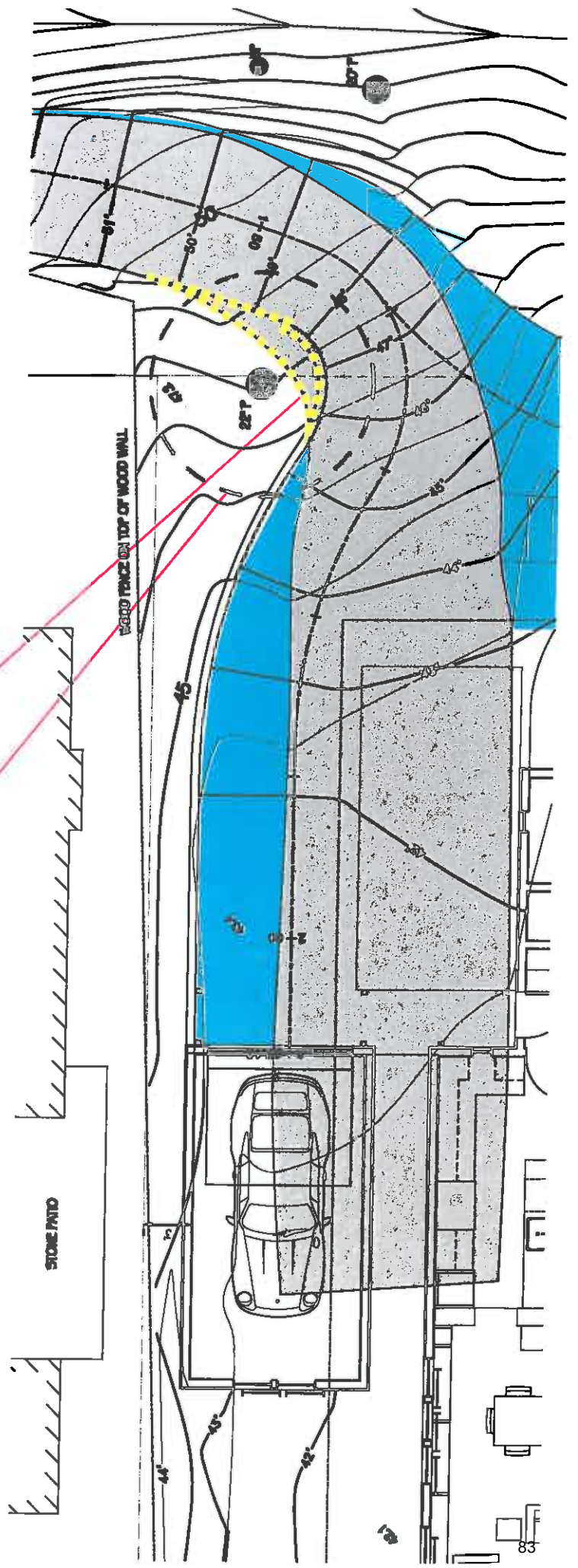


Remove existing portion of driveway at pine tree

6 foot buffer zone at existing pine tree. Carefully hand dig if required by arborist.

Existing driveway

New driveway



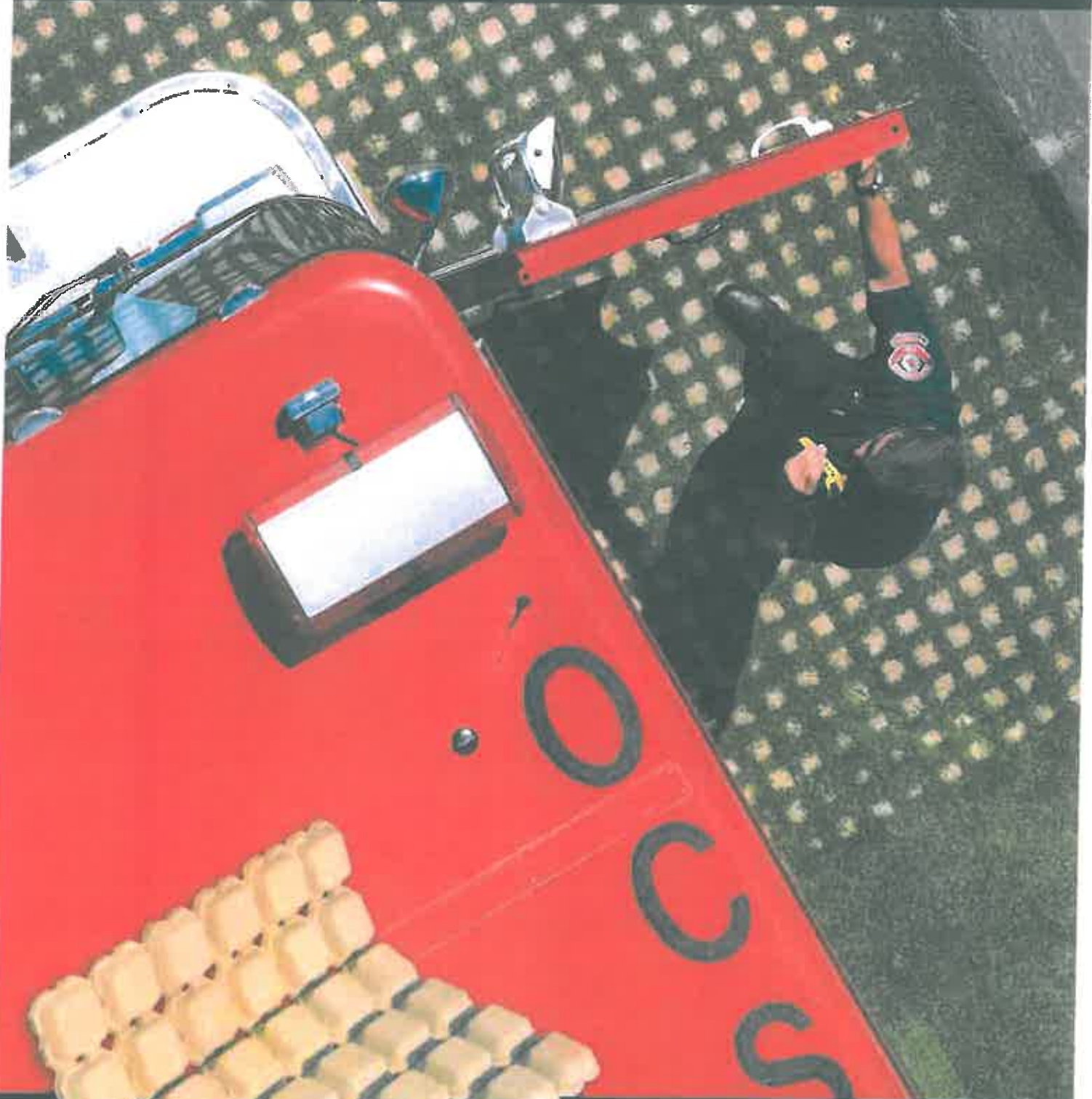
## **Attachment 2**

### **Proposed Paving Legend:**

- 1. Driveway: "Driveable Grass" with gravel or drought-resistant seeded infill**
- 2. Parking pad & turnaround: "Grass Pave" with drought-resistant seeded overlay**
- 3. Patio: "Hanover Permeable Paving Units"**

**DRIVABLE GRASS™**

Permeable, Flexible and Plantable Concrete Pavement System



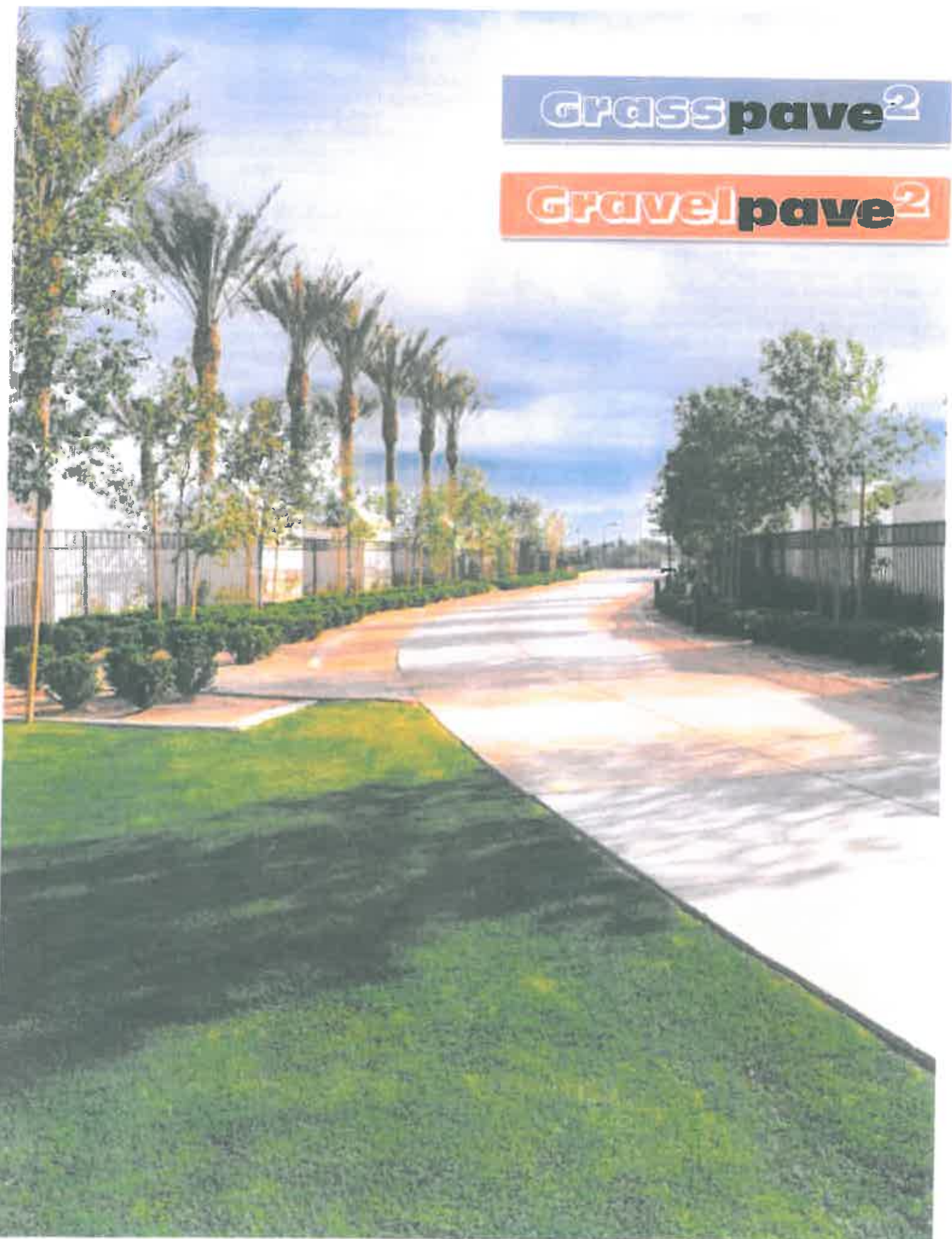
**SOIL RETENTION**

Plantable concrete systems



**Grasspave<sup>2</sup>**

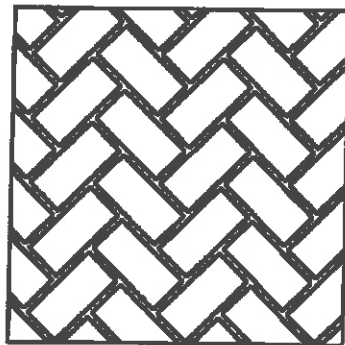
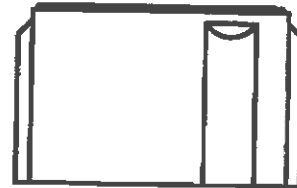
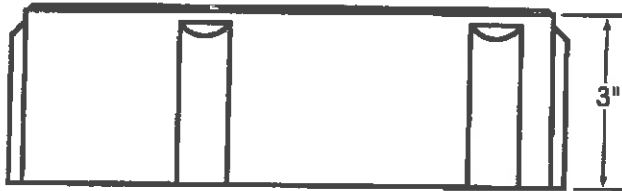
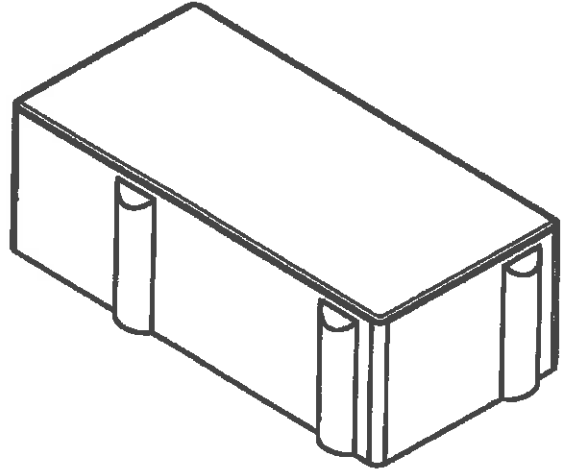
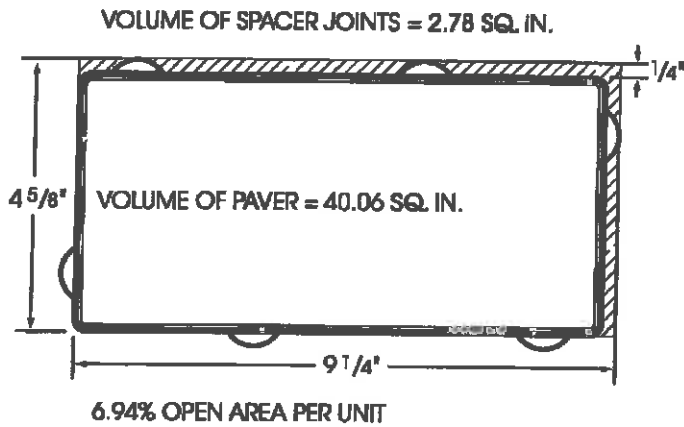
**Gravelpave<sup>2</sup>**



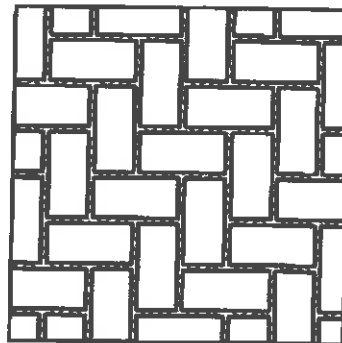
# PERMEABLE PAVING UNIT

## Permeable 4 1/2" x 9"

4 5/8" x 9 1/4" x 3"



45° Herringbone



90° Herringbone

Please Note: Sizes shown are nominal. Products are made to fit metric modules.  
Overall dimensions include one spacer.

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today!**



## Introduction

### History of Porous Paving

Pebbles, cobblestones, and wood decking structures have been used since the dawn of civilization to reinforce where we walk and the roads we use. Little did we realize that these methods had benefits over the modern trends of sealing up the ground with asphalt and concrete. Porous, permeable or pervious paving—whatever you prefer—became a method for addressing stormwater issues in the early 20th century. Concrete turfblock for grass paving began in the mid-1940s and plastic versions were invented in the late '70s and early '80s. Great advancements have occurred in pervious concrete, pervious asphalt, and other permeable surfaces. We introduced Grasspave<sup>2</sup> in 1982, improving upon these earlier concepts. In 1993, Gravelpave<sup>2</sup> was unveiled, the only product specifically developed for gravel porous paving. Fast forward to this millennium, and Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> are considered by most, the finest porous pavers developed.

### Infiltration

Porous paving allows rainwater to percolate through the pavement's surface and back into the ground (infiltrating), where the water is cleaned and returned to ground water supplies. Porous paving improves upon impermeable surfaces, such as concrete or asphalt, which do not allow for this natural filtration. Rain collects airborne and surface pollutants such as sediment, brake dust, chemicals, vehicle exhaust, oil, salts, fertilizers, bacteria, and animal waste. On impermeable surfaces the polluted rainwater runoff (non-point source pollution) is collected, concentrated, and discharged to downstream

waters such as streams, reservoirs, and lakes—our drinking water. This runoff also harms vegetation and wildlife with increased water volumes, velocities, and higher temperatures. The Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> systems protect against this dangerous runoff by processing and cleaning the water, thus safeguarding the natural water cycle.

### State of the Earth

Invisible Structures, Inc. has developed an entire line of products to address stormwater and environmental concerns. Rainstore<sup>3</sup>, Slopetame<sup>2</sup>, Draincore<sup>2</sup>, and Beachrings<sup>2</sup> can work in addition to, or in conjunction with, Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> to provide your site, home, or office with stormwater and environmental enhancements. Our products can store and collect rain, provide erosion and sediment control, efficiently convey and deliver water, and protect natural areas.

### Advanced Technology

The Grasspave<sup>2</sup> and Gravelpave<sup>2</sup> systems are based on a simple, but impressive technology—a series of rings (cylinders) connected on a flexible grid system. The cylinders are engineered to withstand

significant structural loads and the grid provides stability, flexibility, and continuity for large areas. The grid system also has the unique ability to be rolled up for easy shipping, handling and installation.

This engineered design allows for any street-legal vehicle (and sometimes larger) to park or drive on our Grasspave<sup>2</sup> or Gravelpave<sup>2</sup> surfaces. The point load pressure is transferred from the top of the ring, through the fill material and cylinders, to the engineered base course.



Grasspave<sup>2</sup> large rolls and Gravelpave<sup>2</sup> large rolls (not shown) install quickly and conform to the contours of the ground.



Wallace Residence, Savannah, GA—Gravelpave<sup>2</sup> creates a wheelchair-accessible surface by stabilizing gravel and supporting tire pressure. 7% dry cement was mixed with gravel before filling rings.  
Cover photo: Westin Kierland Resort and Spa, Scottsdale, Arizona—Grasspave<sup>2</sup> fire lane and Gravelpave<sup>2</sup> fire lane (concrete widening).





# Permeable 4 1/2" x 9"

Managing stormwater to minimize runoff



# Hanover<sup>®</sup> Permeable 4 1/2" x 9" (4 5/8" x 9 1/4")

The need for a pervious concrete paving unit that allows water to permeate the soil has become increasingly important. With more and more paved areas such as streets, parking lots and sidewalks, rainwater has little opportunity to infiltrate into the soil. Municipalities now require that stormwater runoff be managed and retained. Hanover's Permeable Paving Units allow for stormwater drainage and manage excessive runoff.

Using Hanover's Permeable Paving Units can facilitate the process of obtaining LEED Green Building certification.

Permeable 4 1/2" x 9"



4 5/8" x 9 1/4" x 3"  
Actual Dimensions



41.971-2/13 Hanover Architectural Products



©The City of Rhode Island 2004 Hanover Architectural Products & Co. Permeable 4 1/2" x 9", Charcoal, Natural Finish, Tudor

The Permeable 4 1/2" x 9" is Hanover's newest concrete permeable paver. Produced with a 1/16" bevel and hidden spacers, the Permeable 4 1/2" x 9" meets standards set forth by the Americans with Disabilities Act (ADA). Minimal openings provide a comfortable walking surface while allowing for water percolation. The Permeable 4 1/2" x 9" can accommodate wheel chair traffic making it the perfect choice for high foot traffic areas such as walkways, plazas and entrance ways. With a 3" thickness and interlocking installation design, heavy low speed vehicular loads can be supported.

Sized at 4 5/8" x 9 1/4", the Permeable 4 1/2" x 9" is a true rectangle, providing the correct size ratio to create interlock stability. The 4 1/2" x 9" can be produced with a Natural, Tudor<sup>®</sup>

Tumbled or Chiseled finish and is available in Hanover's full range of colors. The Permeable 4 1/2" x 9" combines the beauty of an interlocking paver with the advantages of a permeable paving system.

- ADA Compliant
- Minimal openings for a comfortable walking surface
- Supports heavy low speed vehicular loads
- True rectangular size ratio to achieve interlock stability

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PERM49-13

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:**

Monterey Peninsula Water Management District Permit Office  
5 Harris Court, Bldg G • Monterey, CA 93940 • (831) 658-5601 • [www.mpwmd.net](http://www.mpwmd.net) • Fax (831) 644-9558  
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: Charles Hawley  
Daytime telephone: (831) 649-3694  
Mailing Address: P.O. Box 3044  
Monterey CA 93942

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: Merritt Hawley for Paul Davis Partnership  
Daytime telephone: (831) 373-2704 x205  
Mailing Address: 286 El Dorado St.  
Monterey CA 93940

**3. PROPERTY INFORMATION:**

What year was the house constructed? 1940 Existing Square-footage 933 Proposed Square-footage 2893SF  
Address: 5th SW from 8th Ave. on Santa Fe Assessor Parcel Number 010-053-003  
Is a water meter needed? (Circle one) YES  NO  If yes, how many meters are requested? \_\_\_\_\_  
Water company serving parcel: Calam Account Number \_\_\_\_\_

**NOTE: Separate water meters for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen**

**4. PROJECT DESCRIPTION (Be thorough and detailed):**

**5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.**

**Table No. 1 Existing Property Fixture Count**  
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0	2
Two Washbasins in the Master Bathroom*		x 1.0	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.7	3.4
Toilet, High Efficiency (HET)*		x 1.3	
Toilet, Ultra High Efficiency (UHET)*		x 0.8	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5	
Zero Water Consumption Urinal*		x 0.0	
Masterbath (one per dwelling) TTY & Separate Showers		x 3.0	
Large Bathub (may have Showerhead above)	1	x 3.0	1
Standard Bathub (may have Showerhead above)		x 2.0	
Shower, Separate Stall (one Showerhead)	1	x 2.0	1
Shower, each additional fixture (heads, body spray)		x 2.0	
Shower system, Rain Bars or Custom Shower (pieces)		x 2.0	
Kitchen Sink (with optional Dishwasher)	1	x 2.0	1
Kitchen Sink with High Efficiency Dishwasher*		x 1.5	
Dishwasher, each additional (with optional sink)		x 2.0	
Dishwasher High Efficiency (with opt. sink)*		x 1.5	
Laundry Sink/Utility Sink (one per Site)		x 2.0	
Clothes Washer	1	x 2.0	1
Clothes Washer (HEW) 5.0 gals. per cycle or less*		x 1.0	
Hot Water Heater		x 2.0	
Bar Sink		x 1.0	
Entertainment Sink		x 1.0	
Vegetable Sink		x 1.0	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	
Other		x	
Other		x	
Other		x	
Other		x	

**Table No. 2 Post Project Fixture Count**  
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0	2
Two Washbasins in the Master Bathroom		x 1.0	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.7	1.7
Toilet, High Efficiency (HET)*		x 1.3	
Toilet, Ultra High Efficiency (UHET)*	3	x 0.8	2.4
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5	
Zero Water Consumption Urinal*		x 0.0	
Masterbath (one per Dwelling) Tub & Separate Showers	1	x 3.0	3
Large Bathub (may have Showerhead above)		x 3.0	
Standard Bathub (may have Showerhead above)	1	x 2.0	1
Shower, Separate Stall (one Showerhead)		x 2.0	
Shower, each additional fixture (heads, body spray)		x 2.0	
Shower system, Rain Bars or Custom Shower (pieces)		x 2.0	
Kitchen Sink (optional dishwasher)		x 2.0	
Kitchen Sink with High Efficiency Dishwasher*	1	x 1.5	1.5
Dishwasher, each additional (optional sink)		x 2.0	
Dishwasher High Efficiency (with opt. sink)*		x 1.5	
Laundry Sink/Utility Sink (one per Site)		x 2.0	
Clothes Washer		x 2.0	
Clothes Washer (HEW) 5.0 gals. per cycle or less*	1	x 1.0	1
Hot Water Heater		x 2.0	
Bar Sink		x 1.0	
Entertainment Sink		x 1.0	
Vegetable Sink		x 1.0	
Instant-Access-Inlet-Water System (fixture credit)		x -0.5	-0.5
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	

\* Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (This may be changed to 1.5 for HEW water heater)

EXISTING FIXTURE UNIT COUNT

TOTAL = 14.4

PROPOSED FIXTURE UNIT COUNT

TOTAL = 14.9

**\*DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR "HE" APPLIANCES- EXPECT PERMIT PROCESS TO TAKE THREE WEEKS**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent \_\_\_\_\_ Date \_\_\_\_\_ Location Where Signed \_\_\_\_\_

Print Name \_\_\_\_\_ File or Plan Check Number \_\_\_\_\_

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

AF Parata Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Second Bathroom Protocol \_\_\_\_\_  
AF Pre-Parata Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ Water Entitlement \_\_\_\_\_ No water needed \_\_\_\_\_

Notes \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date \_\_\_\_\_

This form expires one year from date of authorization for this project by the jurisdiction.

*Blue caps - DPW/D*

*Yellow caps - applicant*

*Pink caps - jurisdiction*





Existing ridge  
Proposed ridge at living  
room & kitchen  
Garage ridge





**White painted horizontal wood siding, natural wood shake roof and shallow eaves**



**Painted wood casement windows with divided lites and painted wood trim**



**Smaller conservatory area with wood paneling painted in contrasting trim color**



**Attachment B – Findings for Approval**

DS 14-14/UP 14-11 (Hawley)  
 May 15, 2014  
 Findings for Approval  
 Page 1

**FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45)**

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

<b>Municipal Code Finding</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
<b>Use Permit - General Findings (Guesthouse)</b>		
13. The proposed use is not in conflict with the General Plan.	✓	
14. The proposed use will comply with all applicable zoning standards.	✓	
15. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	
16. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.	✓	
17. The proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.	✓	
18. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
19. The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	
<b>Coastal Development Findings (CMC 17.64.B.1):</b>		
20. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
21. Public access policy consistency: The project is not located between the first	✓	

DS 14-14/UP 14-11 (Hawley)  
May 15, 2014  
Findings for Approval  
Page 3

public road and the sea, and therefore, no review is required for potential public access.		
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**Attachment C – Conditions of Approval**

DS 14-14/UP 14-11 (Hawley)  
 May 15, 2014  
 Conditions of Approval  
 Page 1

<b>Conditions of Approval DS 14-14/UP 14-11</b>		
<b>No.</b>	<b>Authorization</b>	
1.	This approval of Design Study (DS 14-14), Use Permit (UP 14-11), and the associated Coastal Development Permit authorizes the demolition of an existing 933-square foot residence and the construction of 1) a new 2,815-square foot residence, 2) a 278-square foot guesthouse, and 3) a 250-square foot garage. The subject residence is clad with a horizontal-wood siding. All work shall conform to the approved plans of May 15, 2014, except as conditioned by this permit.	✓
	<b>Standard Conditions</b>	
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	One tree on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate and after a building permit is issued; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on an 8,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the project plans as approved by the Planning Commission on May 15, 2014, prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts (incandescent equivalent, i.e., approximately 375 lumens) or less per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., approximately 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	N/A
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A

12.	The applicant shall install unclad wood-framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
13.	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 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.	✓
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	✓
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant	N/A



	shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
	<b>Special Conditions</b>	
20.	The 16-feet 8-inches high ridge of the northern building element shall be lowered by 1 foot. The change shall be reflected on the working drawings submitted with the building permit application.	
21.	The driveway semi-permeable surface shall be reduced by 150 square feet and replaced with a fully permeable wood mulch at the front of the residence.	
22.	The guesthouse shall not be used as a subordinate unit as defined in CMC 17.68.	
23.	A lot merger must be completed prior to issuance of a building permit.	
24.	The applicant shall apply for an encroachment permit for the proposed driveway grading and associated small retaining wall prior to the issuance of the building permit, and shall secure an encroachment permit prior to final inspection. If the applicant is unable to obtain an encroachment permit for this wall segment, the applicant shall remove the wall and submit a revised site plan for Community Planning and Building staff review and approval prior to final inspection.	
25.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary 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.	
26.	The applicant shall submit a revised lighting plan that substantially reduces the number of wall-mounted fixtures and brings all fixtures into compliance with Section 15.36.070 of the City's Municipal Code regarding allowable lumen levels.	

	A revised lighting plan shall be submitted to the case planner within 30 days of project approval. Once reviewed and approved by Planning Division staff, the revised lighting plan shall be included with the construction drawings submitted for the Building Permit.	
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\*Acknowledgement and acceptance of conditions of approval.

\_\_\_\_\_

Property Owner Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Date

***Once signed, please return to the Community Planning and Building Department.***



DS14-14

CITY OF CARMEL-BY-THE-SEA

Post Office Box 55  
Carmel, CA 93921  
Ph: (831) 620-2070 FAX: 831-624-2132

TREE REMOVAL/PRUNING PERMIT

Permit # 2692

Date: April 16, 2014

Receipt #: 55782/56011

Exact location of property: w/ Santa Fe St, 5 south of 9<sup>th</sup> Block: 100 Lot: 9211  
Name of Property Owner: Charles B. Hawley Phone: 010-053-003  
Owner's Mailing Address: P.O. Box 3044, Monterey CA 93942 Phone: 649-3694  
Contractor: Mike Lopez Tree and landscape Phone: 915-4571  
Mailing Address: \_\_\_\_\_

City Lic. No.: 17080

State Lic. No /Type: 414 double oak

Approved for removal or pruning: Remove 12" oak stem for construction

Replant: 1 upper / lower canopy trees // species: from city list " 15 gallon / box size

Additional Conditions: Oak cannot be removed until building permit has been issued / Tree replacement before final inspection  
Plant 36" box oak on site

Conditions/Requirements:

1. ALL Permits must be obtained before any tree is removed or pruned, i.e. Building, Demolition, Coastal Comm., etc.
2. The City Forester must be contacted two days before tree work commences.
3. All tree work must be done by a tree service company currently licensed by the City of Carmel-by-the-Sea.
4. When grading for building foundations or footings, any roots larger than 2" in diameter must NOT be cut unless approved by the City Forester.
5. Mechanical equipment for grading operations will NOT be permitted within the root zones of any tree(s) unless approved by the City Forester.
6. A tree's root zone that has been exposed to the air due to grade cuts; this area must be covered with a moist tarpaulin to prevent drying of the root zone. This cover must be kept wet.
7. All trees retained on the site that are in danger from construction must have wood bumper protection surrounding tree trunks during the project. (The protection shall be 2" x 4", 8' high on the tree, no more than 1" apart).
8. All tree(s) required to be planted, shall be installed prior to the final building inspection or 30 days after the issuance of this permit.
9. All replacement trees must be maintained in a healthy condition for a minimum of 5 years.
10. I will return the attached page within 30 days, and indicate where and when the replacement trees were planted.

I understand and agree to comply with all pertinent conditions, standards and requirements as specified by the Carmel Municipal Code. I understand that the issuance of a permit is based upon plans and specifications attached hereto shall not prevent the Building Official or the City Forester from thereafter requiring the correction of errors in said plans and permits when in violation of any City Code and/or Ordinance. Any deviation and/or change in these plans shall be approved by the City Forester or the Forest and Beach Commission. I agree to properly execute the subject work at no expense to the City and to indemnify the City from any liability arising from the permit issued. Acceptance by the City of the work described hereon is not a waiver of my obligations as stated herein.

Expiration of Permit: This permit expires if the work is not performed within 1 year of issuance. This permit must be renewed before the work may be commenced again.

This permit must be posted on the job site when work is being performed.

Agent/Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: Michael Bronson Date: April 16 2014

# HAWLEY RESIDENCE

## 5TH SOUTHWEST OF 8TH AVENUE, SANTA FE STREET, CARMEL, CALIFORNIA

Owner:  
**CHARLES HAWLEY**

MATERIALS	PROJECT DIRECTORY	DEVELOPMENT ANALYSIS																																																															
<div style="display: flex; flex-direction: column; gap: 10px;"> <div> CONCRETE</div> <div> CERAMIC TILE OR TILE PAVERS IN PLAN VIEW (SEE FINISH SCHEDULE)</div> <div> MASONRY</div> <div> BATT INSULATION IN SECTION</div> <div> RIGID INSULATION IN SECTION</div> <div> FINISH WOOD MEMBER IN SECTION</div> <div> CONTINUOUS WOOD MEMBER IN SECTION</div> <div> WOOD BLOCKING BETWEEN FRAMING MEMBERS IN SECTION</div> <div> PLYWOOD IN SECTION</div> <div> STEEL IN SECTION</div> <div> ACOUSTIC TILE CEILING MATERIAL IN SECTION</div> <div> EARTH IN SECTION</div> <div> SAND</div> <div> ROCKFILL</div> </div> <p style="font-size: small; margin-top: 10px;">SEE FLOOR PLANS &amp; SECTIONS FOR ADDITIONAL LEGENDS</p>	<p><b>PROJECT OWNER:</b> CHARLES HAWLEY P.O. BOX 3044 MONTEREY CA 93942 (831) 849-2664</p> <p><b>PROJECT ARCHITECT:</b> THE PAUL DAVIS PARTNERSHIP 288 ELDORADO STREET MONTEREY, CA 93940 (831) 373-2794 PHONE (831) 373-7459 FAX cwrtd@pauldavispartnership.com CONTACT: MERRITT HAWLEY</p> <p><b>SOILS ENGINEER:</b> GRICE ENGINEERING 881A BRUNKEN AVENUE SALINAS, CA 93901 CONTACT: JEFF OLMS</p> <p><b>CIVIL ENGINEER:</b> SC ENGINEERING 128 BONIFACIO PLACE, SUITE C MONTEREY, CA 93940 (831) 847-1182 CONTACT: FRANK CAMPO</p> <p><b>LANDSCAPE ARCHITECT:</b> OONA JOHNSON 227 FOREST AVENUE PACIFIC GROVE, CA 93950 (831) 915-6859 oona@OJ-LA.com CONTACT: OONA JOHNSON</p>	<p>A.P.N. 010-059-003-000 PROPERTY ADDRESS: 5TH HOUSE SOUTHWEST OF 8TH AVENUE, SANTA FE STREET ZONING: R1 LOT SIZE: 8,000 SF PROJECT DESCRIPTION: DEMOLITION OF (E) HOUSE NEW 3-BEDROOM/2-BATH RESIDENCE, 1-BEDROOM/1-BATH GUEST HOUSE &amp; DETACHED SINGLE CAR GARAGE</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td colspan="2"><b>BUILDING AREAS:</b></td><td style="text-align: right;"><b>S.F.</b></td></tr> <tr><td>EXISTING HOUSE:</td><td></td><td style="text-align: right;">908 SF</td></tr> <tr><td>MAIN HOUSE:</td><td></td><td style="text-align: right;">2368 SF</td></tr> <tr><td>  MAIN LEVEL:</td><td></td><td style="text-align: right;">(2001 SF)</td></tr> <tr><td>  LOWER LEVEL (G) BASEMENT HT:</td><td></td><td style="text-align: right;">(168 SF)</td></tr> <tr><td>  BASEMENT:</td><td></td><td style="text-align: right;">(169 SF)</td></tr> <tr><td>SINGLE-CAR DETACHED GARAGE:</td><td></td><td style="text-align: right;">250 SF</td></tr> <tr><td>PARKING PAD:</td><td></td><td style="text-align: right;">200 SF</td></tr> <tr><td>GUEST HOUSE:</td><td></td><td style="text-align: right;">275 SF</td></tr> <tr><td><b>TOTAL:</b></td><td></td><td style="text-align: right;"><b>5026 SF</b></td></tr> </table> <p><b>SITE COVERAGE:</b></p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td colspan="2"><b>(E) SITE COVERAGE:</b></td><td style="text-align: right;">1043 SF (851 SF ALLOWED)</td></tr> <tr><td>ASPHALT DRIVEWAY (IMPERVIOUS):</td><td></td><td style="text-align: right;">(788 SF)</td></tr> <tr><td>STONE PATIOS &amp; STEPS (IMPERVIOUS):</td><td></td><td style="text-align: right;">(277 SF)</td></tr> <tr><td><b>TOTAL (E) SITE COVERAGE:</b></td><td></td><td style="text-align: right;"><b>871 SF (871 SF ALLOWED)</b></td></tr> <tr><td colspan="2"><b>TOTAL (N) SITE COVERAGE:</b></td><td style="text-align: right;">27 SF</td></tr> <tr><td>STONE STEPS @ GUEST HOUSE:</td><td></td><td style="text-align: right;">(27 SF)</td></tr> <tr><td>DECOMPOSED GRANITE PATIO @ GUEST HOUSE:</td><td></td><td style="text-align: right;">(100 SF)</td></tr> <tr><td>BRICK PAVEMENT PATIO @ COURTYARD:</td><td></td><td style="text-align: right;">(326 SF)</td></tr> <tr><td>BRICK PAVEMENT PATIO @ LIVING RM:</td><td></td><td style="text-align: right;">(147 SF)</td></tr> <tr><td>BRICK PAVEMENT PATH @ ENTRY (PERMEABLE):</td><td></td><td style="text-align: right;">(56 SF)</td></tr> <tr><td>PLANTED PAVEMENT @ DRIVE (PERMEABLE):</td><td></td><td style="text-align: right;">(307 SF)</td></tr> </table> <p><b>TREE REMOVAL:</b> 1 OAK <b>TREES ADDED:</b> 2 OAK, 1 REDWOOD <b>CUT &amp; FILL:</b> 282 CY CUT, 72 CY FILL (NET 210 CY FILL)</p> <p><b>TYPE OF CONSTRUCTION:</b> V-B, SPRINKLERED <b>SPRINKLERS:</b> REQUIRED</p> <p><b>APPLICABLE CODES:</b> 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA FIRE CODE &amp; ENERGY CODE, 2019 CALIFORNIA RESIDENTIAL CODE, REGULATIONS FOR THE CITY OF CARMEL BY THE SEA</p>	<b>BUILDING AREAS:</b>		<b>S.F.</b>	EXISTING HOUSE:		908 SF	MAIN HOUSE:		2368 SF	MAIN LEVEL:		(2001 SF)	LOWER LEVEL (G) BASEMENT HT:		(168 SF)	BASEMENT:		(169 SF)	SINGLE-CAR DETACHED GARAGE:		250 SF	PARKING PAD:		200 SF	GUEST HOUSE:		275 SF	<b>TOTAL:</b>		<b>5026 SF</b>	<b>(E) SITE COVERAGE:</b>		1043 SF (851 SF ALLOWED)	ASPHALT DRIVEWAY (IMPERVIOUS):		(788 SF)	STONE PATIOS & STEPS (IMPERVIOUS):		(277 SF)	<b>TOTAL (E) SITE COVERAGE:</b>		<b>871 SF (871 SF ALLOWED)</b>	<b>TOTAL (N) SITE COVERAGE:</b>		27 SF	STONE STEPS @ GUEST HOUSE:		(27 SF)	DECOMPOSED GRANITE PATIO @ GUEST HOUSE:		(100 SF)	BRICK PAVEMENT PATIO @ COURTYARD:		(326 SF)	BRICK PAVEMENT PATIO @ LIVING RM:		(147 SF)	BRICK PAVEMENT PATH @ ENTRY (PERMEABLE):		(56 SF)	PLANTED PAVEMENT @ DRIVE (PERMEABLE):		(307 SF)
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Project:  
**HAWLEY RESIDENCE**  
SANTA FE STREET, CARMEL, CA

APN: 010-059-003-000

**THE PAUL DAVIS PARTNERSHIP**  
ARCHITECTS & PLANNERS

*The Paul Davis Partnership, LLP*  
288 Eldorado Street  
Monterey, CA 93940  
(831) 373-2794 FAX (831) 373-7455  
EMAIL: info@pauldavispartnership.com

Drawn By: MH  
Drawing Date: 14.4.24  
Project Number: 1352

Revisions:

ABBREVIATIONS	SYMBOLS	VICINITY MAP	SHEET INDEX																																																																																																									
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## GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
  - LATEST EDITION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
  - THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
  - THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2800 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONCRETE, ASPHALT, STRIPPING, ROOF-BALLS AND OTHER DELETERIOUS MATERIAL, SHALL BE LEGALLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR MATERIALS HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
  - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DIRT.
  - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

## STORM DRAIN

- ALL STORM DRAIN PIPING 8"-36" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-B WITH BUTT JOINTS AND GROMMET JOINTS (808-112 OR EQUAL) OR PVC (309 30). INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS OR AS SHOWN ON PLANS.
- ALL STORM DRAIN PIPE SHALL BE SMOG, NO FLEX PIPE.

## GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#8806). ALL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILL AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLENDED WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT, CONCRETE, STRIPPING AND ALL OTHER DEBRIS FROM THE SITE. EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOOLS FROM EXCAVATION.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
  - CUT = 293 CY
  - FILL = 72 CY
  - NET = 220 CY FILL

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PREVENT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
  - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
  - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
  - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2006-16.12000)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300 C.1)
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300 C.2)
- PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
- PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCAFFIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

## EROSION CONTROL NOTES

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LOADED RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMP'S SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.

- SILT FENCE:**
- SILT FENCES SHALL BE INSTALLED ON LEVEL CONTOURS AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE SILT FENCE SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LOADED RUN-OFF FROM FLOWING AROUND THE FENCE.
  - SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW PONDING WITHOUT FLOODING OR OVER TOPPING THE FENCE.
  - SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.
  - SILT FENCES SHALL NOT BE USED FOR CONCENTRATED FLOW.

- GRAVEL BAG BARRIERS:**
- GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LOADED RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
  - GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
  - GRAVEL BAGS SHALL BE INSTALLED ON ALL ON-SITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

- CONSTRUCTION ENTRANCE:**
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
  - RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LOADED RUN-OFF FROM ENTERING INTO THE STORM DRAINAGE SYSTEM.
  - ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
  - ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
  - THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.

- FIBER ROLL:**
- FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LOADED RUN-OFF FROM FLOWING AROUND THE ROLL.
  - FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL.
  - FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW.

- SLOPE STABILIZATION:**
- ALL EXPOSED SLOPES SHOULD TEMPORARILY STABILIZED UNTIL PERMANENT STABILIZATION CAN BE ESTABLISHED.
  - TEMPORARY SLOPE STABILIZATION CAN BE ACHIEVED BY SEEDING, MULCHING AND OR PLACEMENT OF GEOTEXTILES OR MATS.

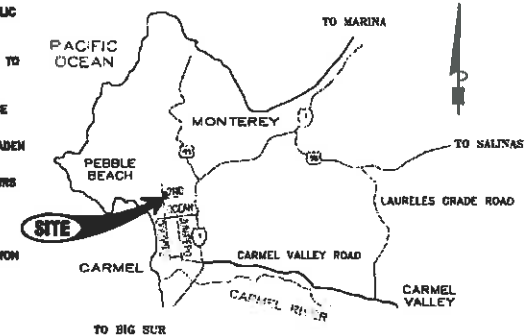
REFER TO THE CASDA BMP HANDBOOK FOR BMP FACT SHEETS.

## LEGEND

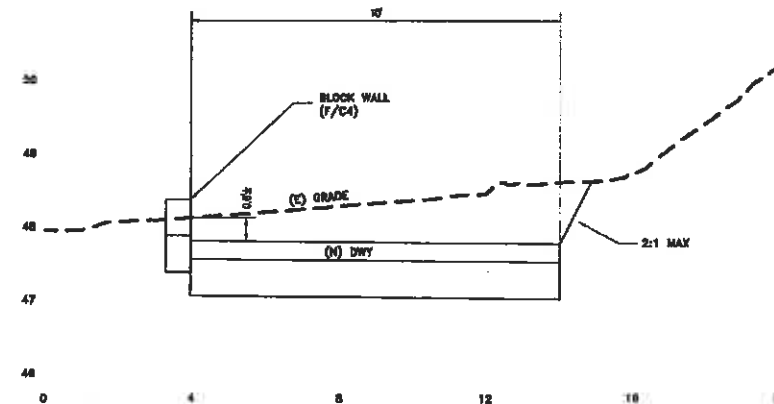
— 48 —	PROPOSED MAJOR CONTOUR
— 44 —	PROPOSED MINOR CONTOUR
- - - - -	EXISTING MAJOR CONTOUR
- - - - -	EXISTING MINOR CONTOUR
- - - - -	EXISTING FENCE
- - - - -	PROPERTY LINE
— 4" SD	STORM DRAIN MAIN WITH SIZE (3=1%, 12" MINIMUM COVER)
— 5=1% MIN	SUBDRAIN, (SEE DETAIL C/C2)
■	CLEAN-OUT, (SEE DETAIL B/C2)
■	AREA DRAIN, (SEE DETAIL B/C2)
	FIBER ROLL, (SEE DETAIL C/C2)

## SHEET INDEX

C1	COVER & GENERAL NOTES
C2	DEMO PLAN
C3	DRAINAGE PLAN
C4	DETAILS



## VICINITY MAP



## DRIVEWAY SECTION

RECEIVED  
Revised  
MAY 07 2014

C1

City of Carmel-by-the-Sea  
Planning & Building Dept.

Owner:  
CHARLES HAWLEY

Project:  
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Drawn By: MH  
Drawing Date: 13.11.27  
Project Number: 1382

Revisions:

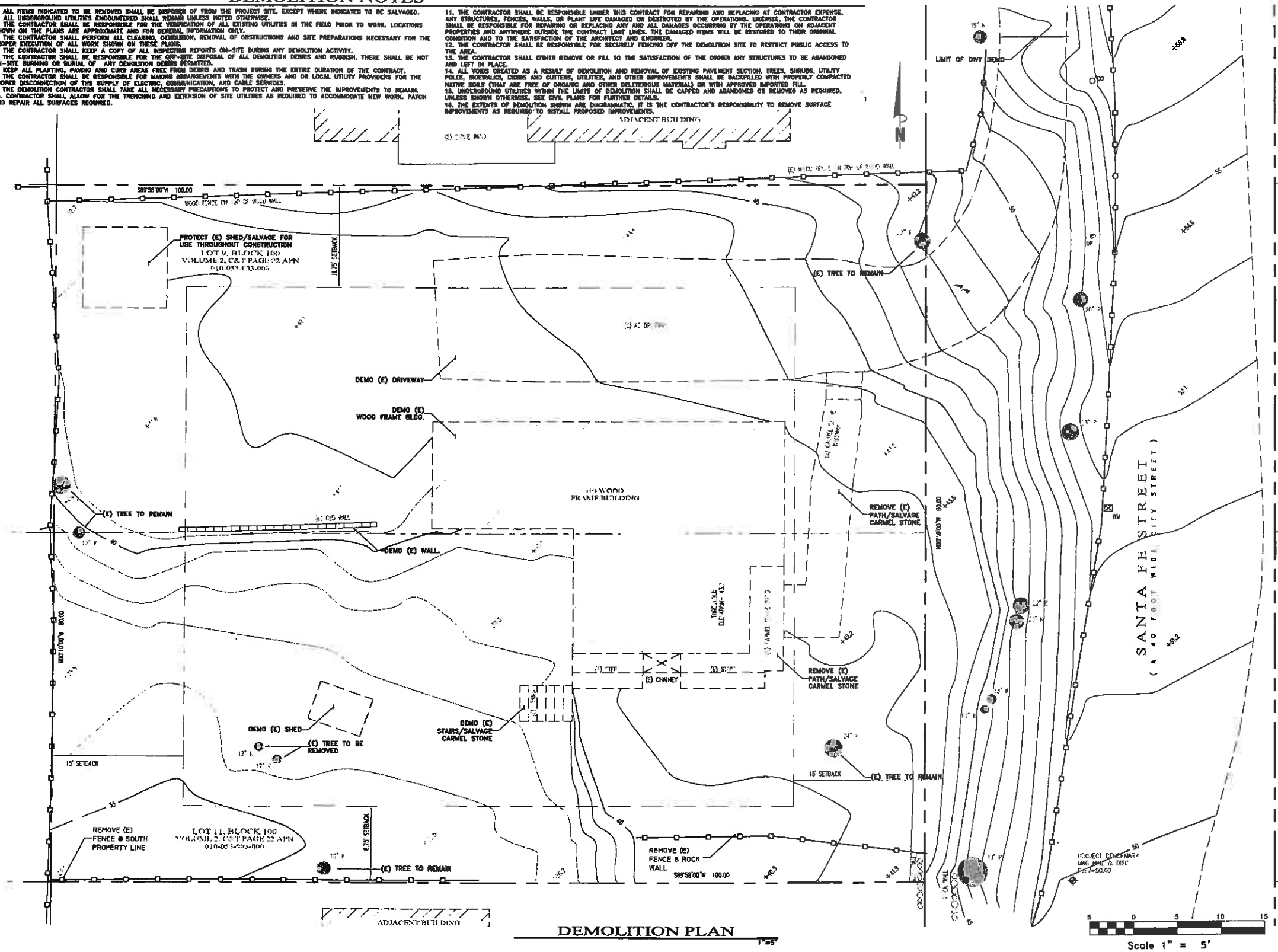
Sheet Title:

**COVER & GENERAL NOTES**

Sheet Number:

# DEMOLITION NOTES

1. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT WHERE INDICATED TO BE SALVAGED.
2. ALL UNDERGROUND UTILITIES ENCOUNTERED SHALL REMAIN UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO WORK. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL KEEP A COPY OF ALL INSPECTION REPORTS ON-SITE DURING ANY DEMOLITION ACTIVITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ALL DEMOLITION DEBRIS AND RUBBISH. THERE SHALL BE NOT ON-SITE BURNING OR BURIAL OF ANY DEMOLITION DEBRIS PROHIBITED.
7. KEEP ALL PLANTING, PAVING AND CURB AREAS FREE FROM DEBRIS AND TRASH DURING THE ENTIRE DURATION OF THE CONTRACT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS WITH THE OWNERS AND OR LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND GABLE SERVICES.
9. THE DEMOLITION CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND PRESERVE THE IMPROVEMENTS TO REMAIN.
10. CONTRACTOR SHALL ALLOW FOR THE TRENCHING AND EXTENSION OF SITE UTILITIES AS REQUIRED TO ACCOMMODATE NEW WORK. PATCH AND REPAIR ALL SURFACES REQUIRED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT CONTRACTOR EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY THE OPERATIONS. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING BY THE OPERATIONS ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURELY FENCING OFF THE DEMOLITION SITE TO RESTRICT PUBLIC ACCESS TO THE AREA.
13. THE CONTRACTOR SHALL EITHER REMOVE OR FILL TO THE SATISFACTION OF THE OWNER ANY STRUCTURES TO BE ABANDONED AND LEFT IN PLACE.
14. ALL VOIDS CREATED AS A RESULT OF DEMOLITION AND REMOVAL OF EXISTING PAVEMENT SECTION, TREES, SHRUBS, UTILITY POLES, SIDEWALKS, CURBS AND GUTTERS, UTILITIES, AND OTHER IMPROVEMENTS SHALL BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS (THAT ARE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS) OR WITH APPROVED IMPORTED FILL.
15. UNDERGROUND UTILITIES WITHIN THE LIMITS OF DEMOLITION SHALL BE CAPPED AND ABANDONED OR REMOVED AS REQUIRED.
16. THE EXTENTS OF DEMOLITION SHOWN ARE DIAGNOSTIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE SURFACE IMPROVEMENTS AS REQUIRED TO INSTALL PROPOSED IMPROVEMENTS.



Owner:  
**CHARLES HAWLEY**

Project:  
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Drawn By: MH  
Drawing Date: 10.11.27  
Project Number: 1352

Revisions:

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Sheet Title:

**DEMO PLAN**

Sheet Number:

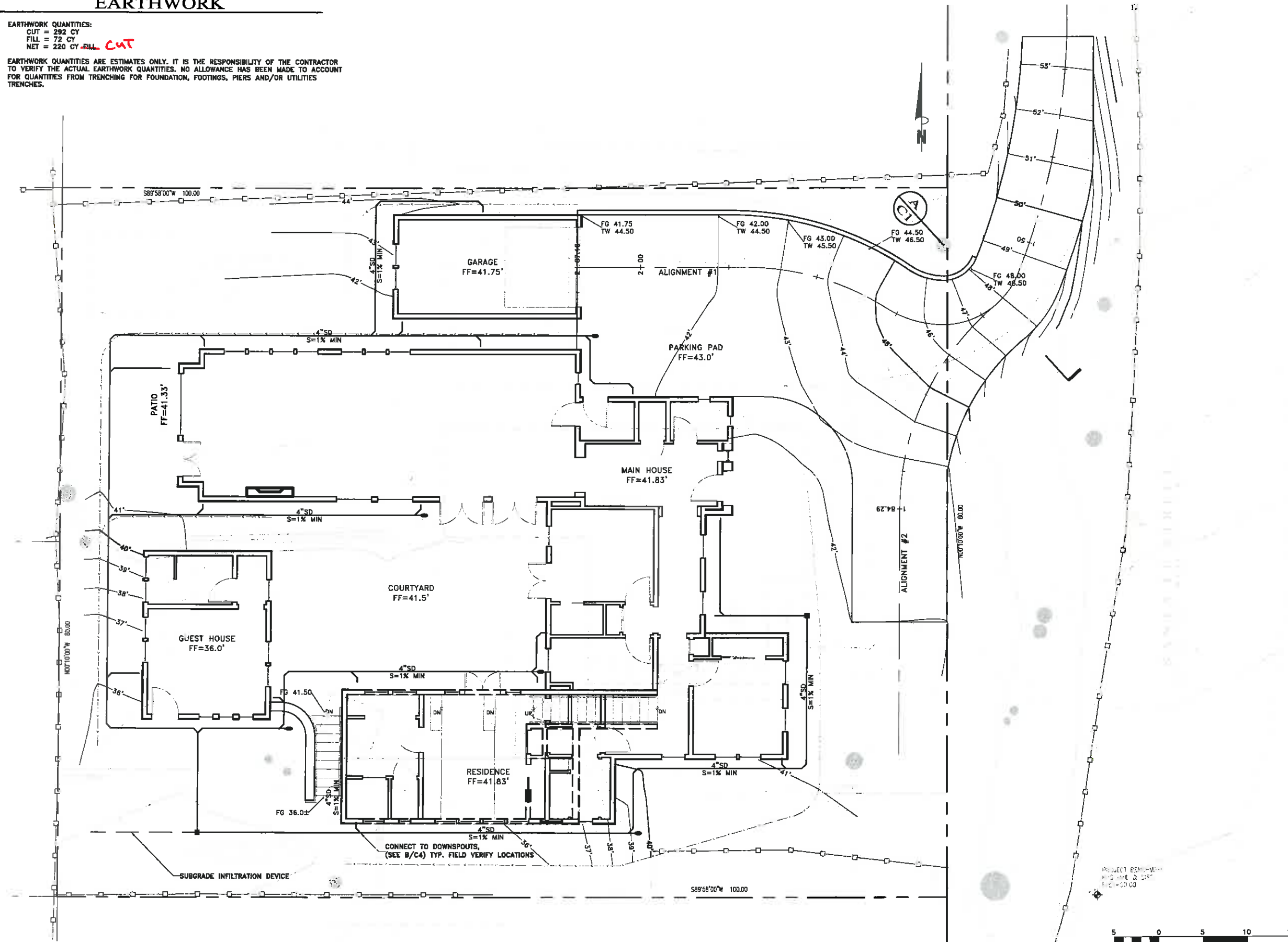
**C2**



# EARTHWORK

EARTHWORK QUANTITIES:  
 CUT = 292 CY  
 FILL = 72 CY  
 NET = 220 CY **FILL CUT**

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.



**DRAINAGE PLAN**

1"=5'

Drawn: CHARLES HAWLEY

Project: **SANTA FE RESIDENCE**  
 SANTA FE STREET, CARMEL, CA

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Drawn By: MH  
 Drawing Date: 13.11.27  
 Project Number: 1352

Revisions:

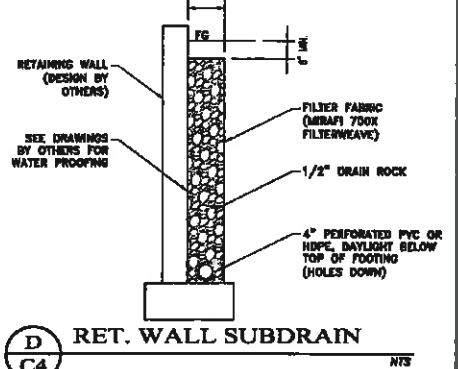
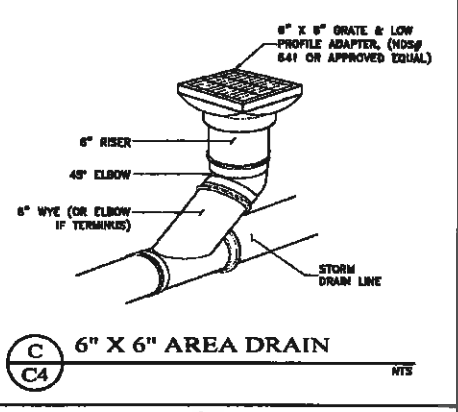
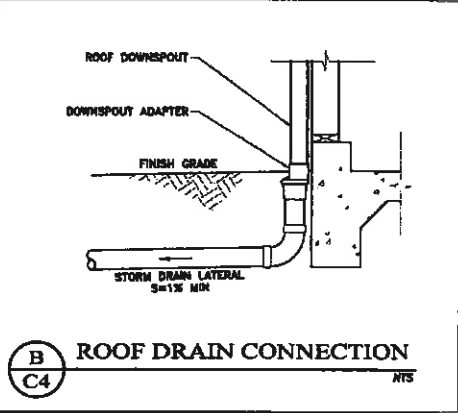
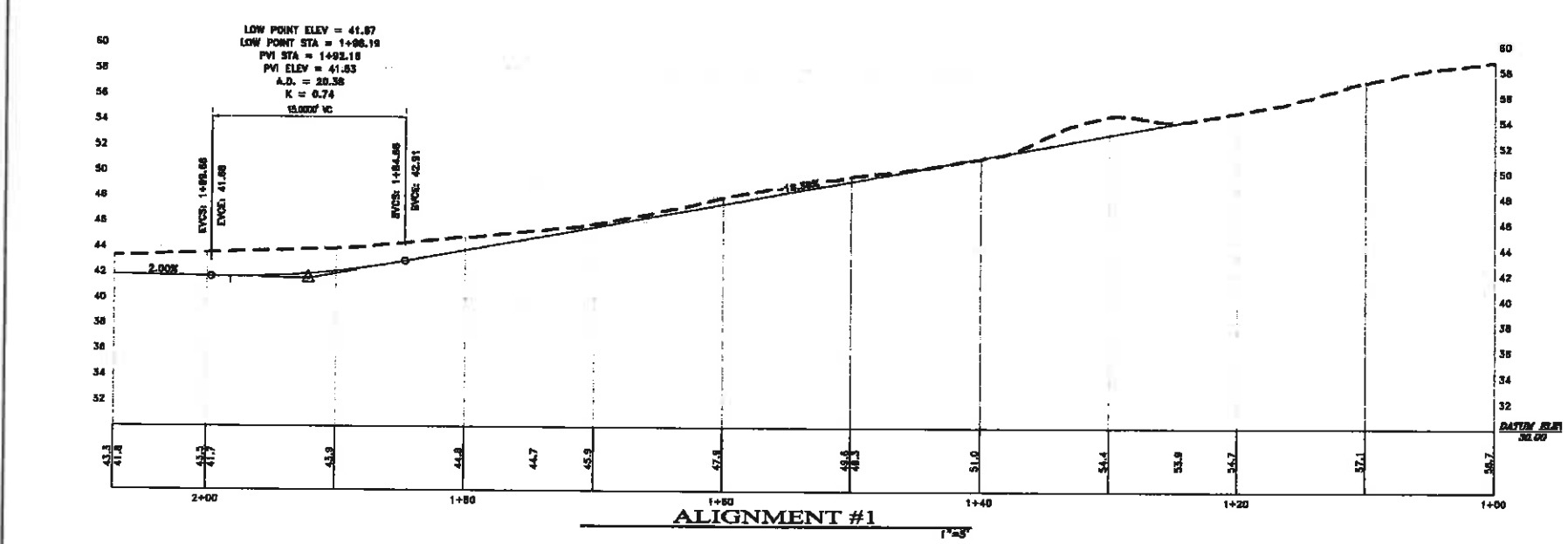
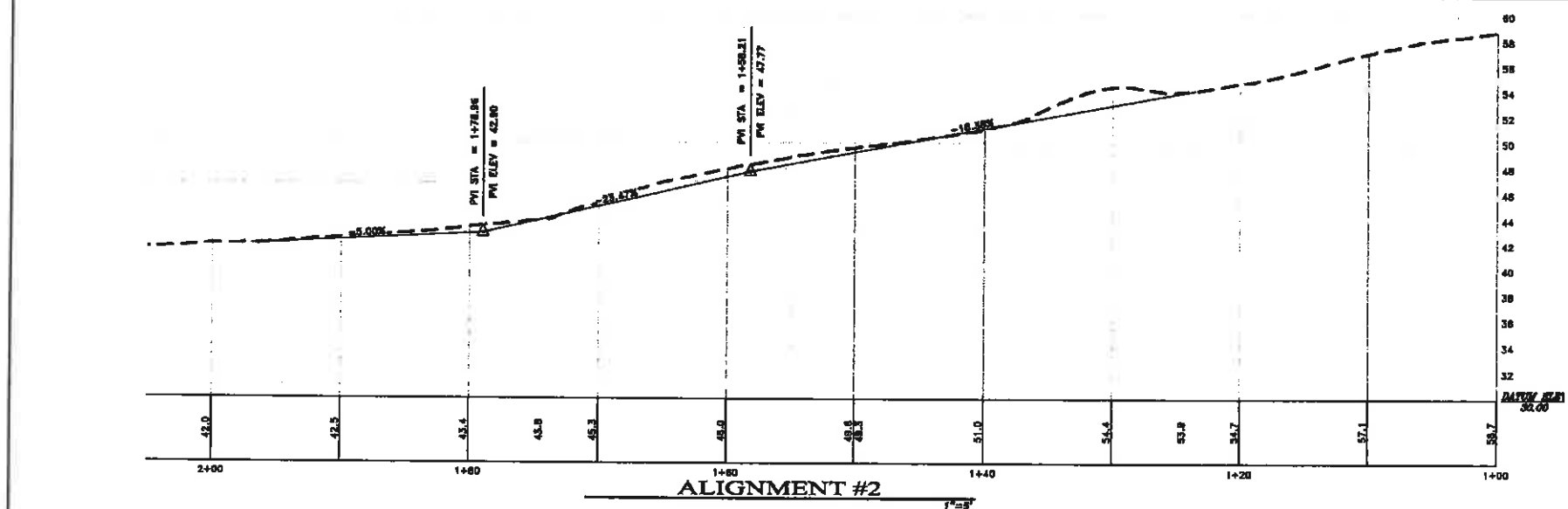
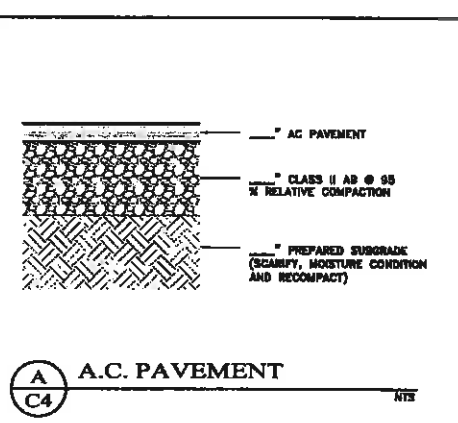
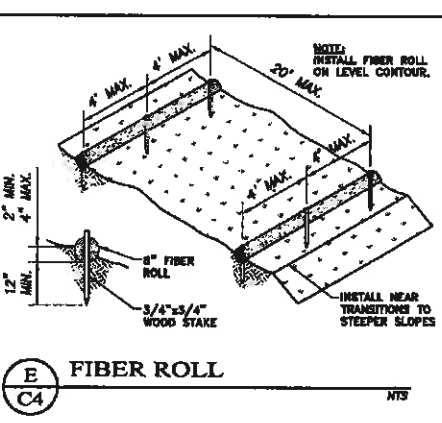
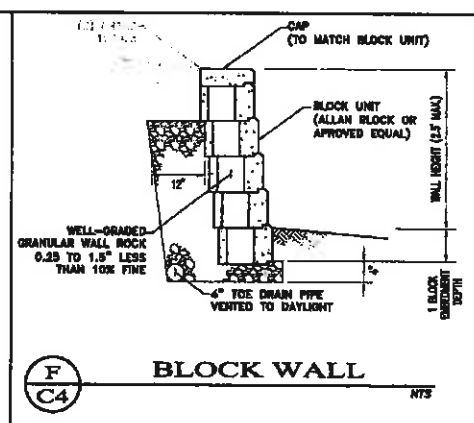
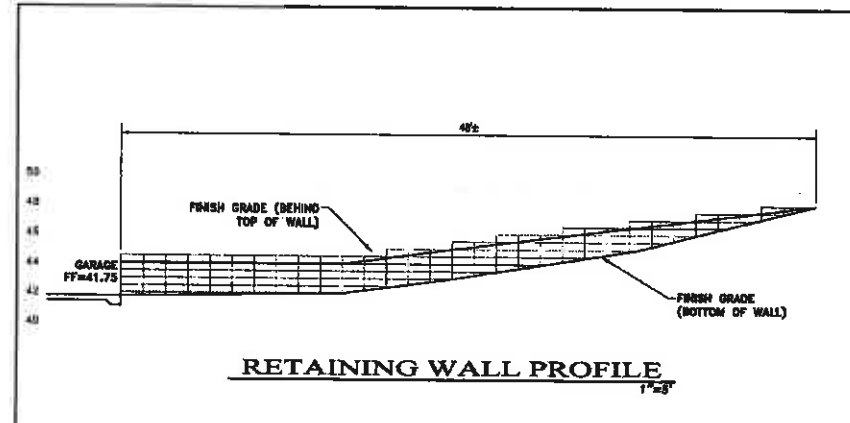
We warrant that these plans and specifications conform to the original data for which they were prepared, and that we are not aware of any conditions which would make them in any way defective. We warrant that the plans and specifications conform to the conditions and standards set forth in the contract documents, and that we shall defend and hold harmless the contractor from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the contractor in connection with or arising out of the performance of the contract.

Sheet Title:

**GRADING & DRAINAGE PLAN**

Sheet Number:

**C3**



Owner: CHARLES HAWLEY

Project: SANTA FE RESIDENCE  
SANTA FE STREET, CARMEL, CA

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Drawn By: MH  
Drawing Date: 13.11.27  
Project Number: 1852

Revisions:

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Sheet Title: DETAILS

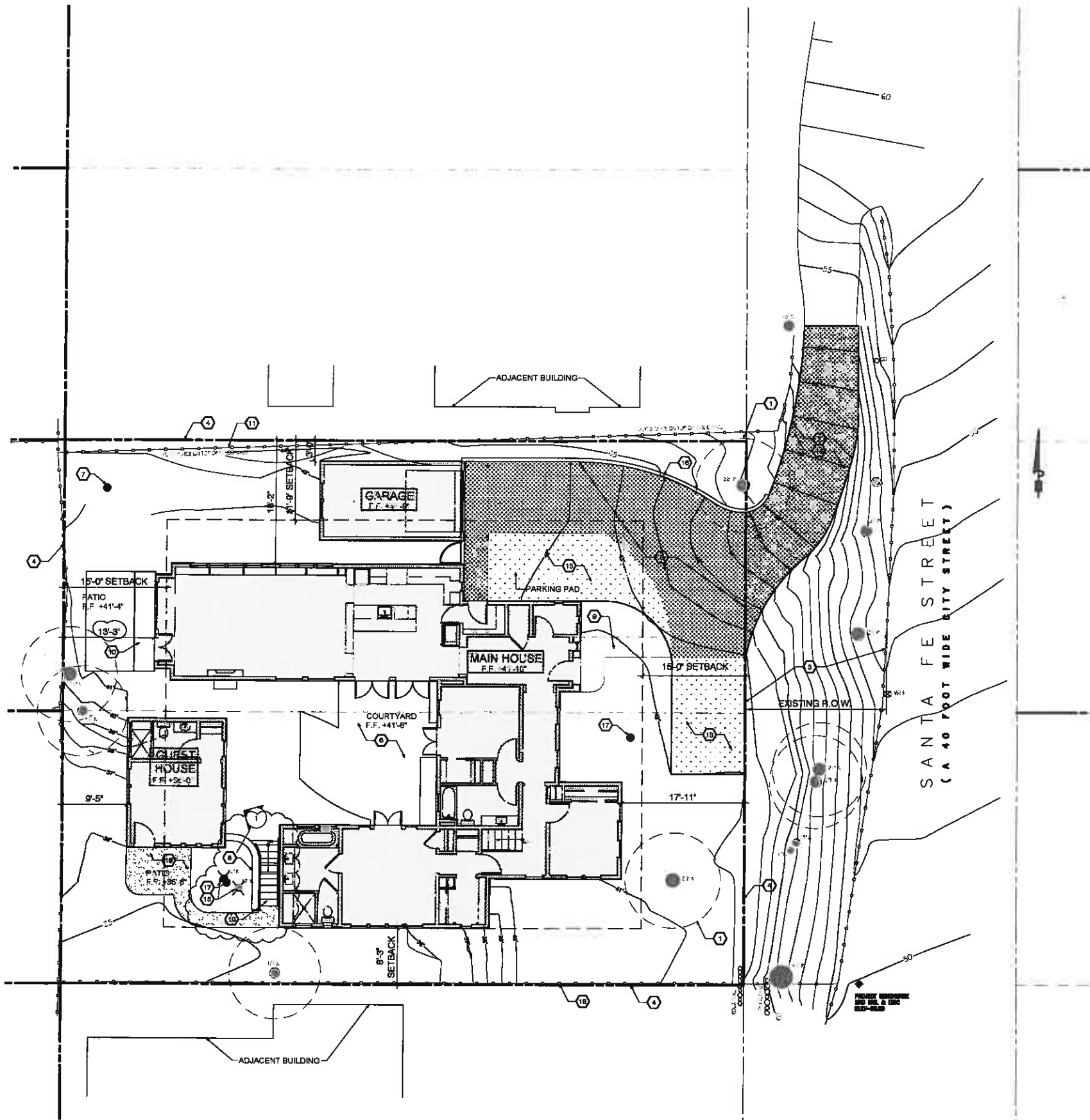
Sheet Number:

C4

REVISION

MAY 07 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.



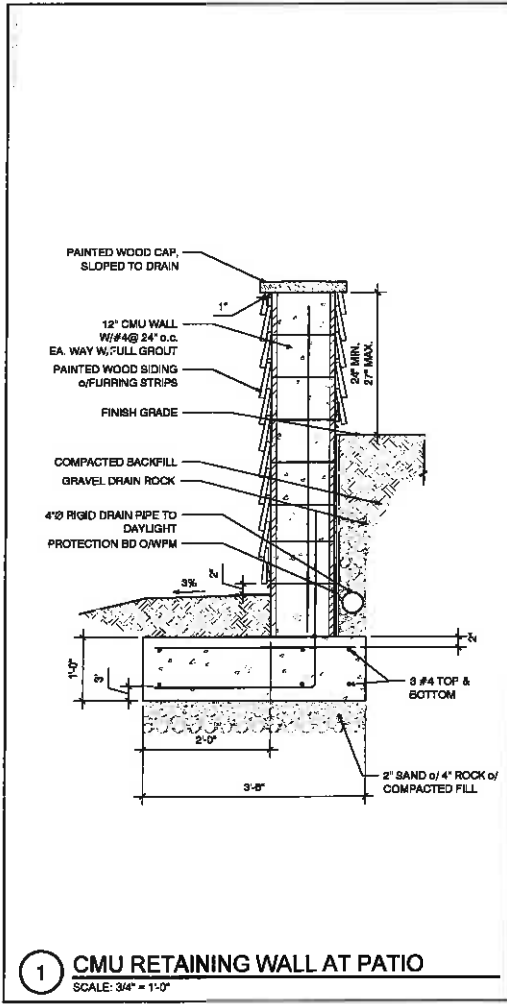
**SITE PLAN**  
SCALE: 1/8" = 1'-0"  
PROJECT NORTH



**SHEET NOTES**

1. (E) 5' W ROOT BUFFER ZONE, TYP.
2. (E) DRIVEWAY EASEMENT
3. (E) RIGHT OF WAY, PRESERVE (E) FOREST GROUND COVER, CLEAR IVY FROM TREES
4. PROPERTY LINE
5. (N) BLOCK PAVER w/SEEDED INLAY @ DRIVEWAY
6. (N) BRICK PAVERS @ PATIO. SEE LANDSCAPE PLAN
7. (N) UPPER CANOPY TREE. SEE LANDSCAPE PLAN
8. RETAINING WALL w/HORIZONTAL SIDING & WOOD CAP
9. (N) BRICK PAVER @ ENTRY PATH. SEE LANDSCAPE PLAN
10. (N) BRICK PAVER @ PATIO
11. (E) FENCE & RETAINING WALL
12. (E) FENCE
13. DROUGHT-RESISTANT GROUND COVER w/REINFORCING GRID @ PARKING PAD & TURNAROUND
14. (N) BLOCK PAVER w/GRAVEL INFILL @ DRIVEWAY IN RIGHT-OF-WAY
15. REMOVE (E) DISEASED OAK TREE (PERMIT ON FILE)
16. MAX. 2'-5" H BLOCK WALL @ DRIVEWAY. SEE CIVIL PLANS FOR DETAIL
17. (N) LOWER CANOPY TREE. SEE LANDSCAPE PLAN
18. REPLACE (E) FENCE @ SOUTH PROPERTY LINE
19. DECOMPOSED GRANITE @ GUEST HOUSE PATIO. SEE LANDSCAPE PLAN

FLOOR AREA CALCULATIONS		
LOT SIZE		8,000 SF
EXISTING FLOOR AREA		933 SF
MAX. ALLOWED FLOOR AREA		2,980 SF
PROPOSED FLOOR AREA		3,063 SF
	Main house	2,368 SF (not including 45 sf of stair to basement)
	Basement	188 SF
	Guest house	275 SF
	Garage	250 SF
	Parking Pad	200 SF



**1 CMU RETAINING WALL AT PATIO**  
SCALE: 3/4" = 1'-0"

Owner:  
**CHARLES HAWLEY**

Project:  
**HAWLEY RESIDENCE**  
SANTA FE STREET, CARMEL, CA

APN: 010-053-003-000

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Drawn By: MH  
Drawing Date: 14.4.24  
Project Number: 1352

Sheet Title:  
**SITE PLAN**

Sheet Number:

**A1.1**

**SHEET NOTES**

1. STONE STAIRS TO GUEST HOUSE
2. RETAINING WALL w/HORIZONTAL SIDING
3. STONE LANDING

**NOTES:**

1. DIMENSIONS ARE TO EDGE OF EXTERIOR FINISH UNLESS OTHERWISE NOTED

Owner:  
**CHARLES HAWLEY**

Project:  
**HAWLEY RESIDENCE**  
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APN:010-053-003-000

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Drawing Date: 14.4.24  
Project Number: 1352

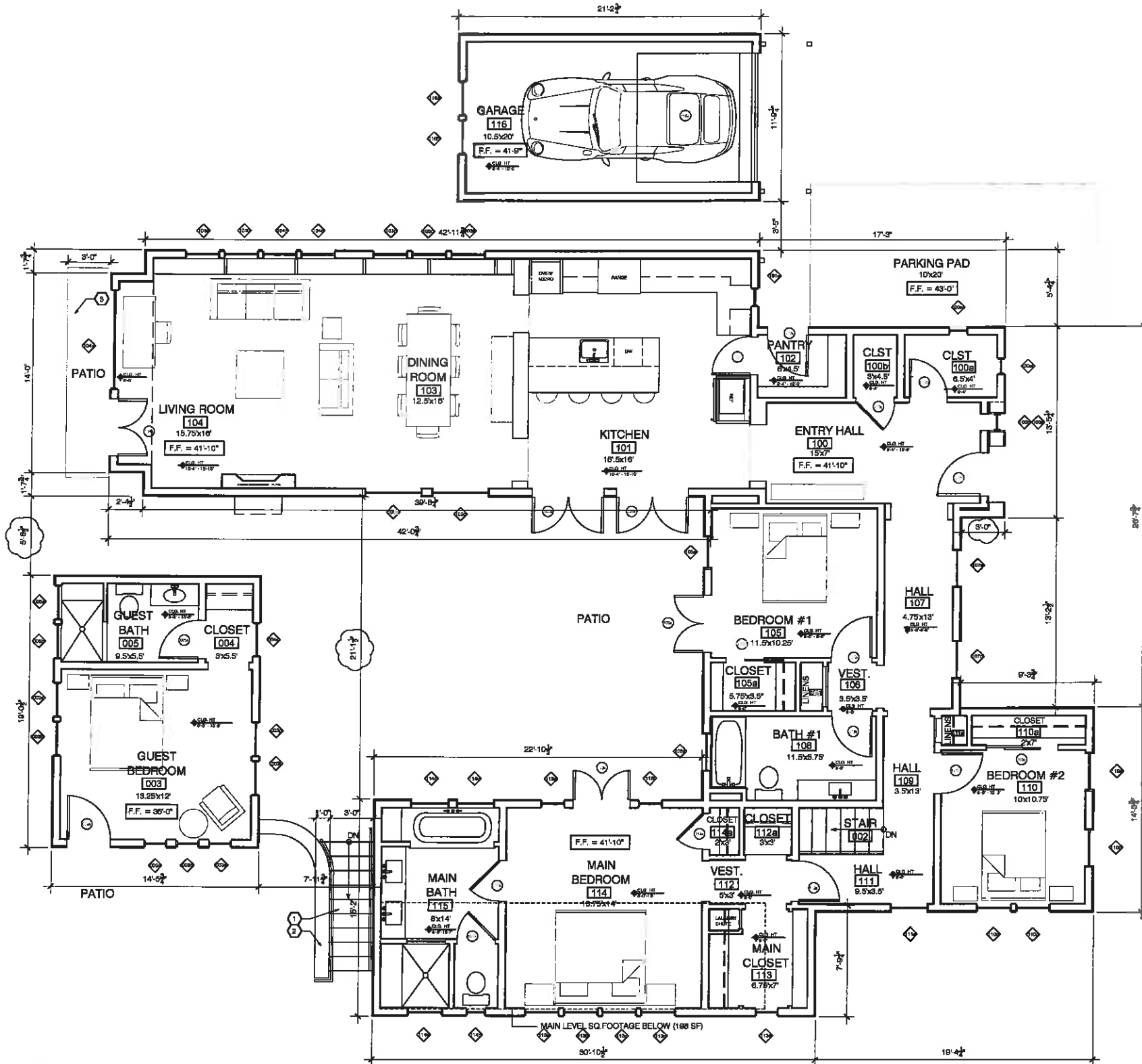
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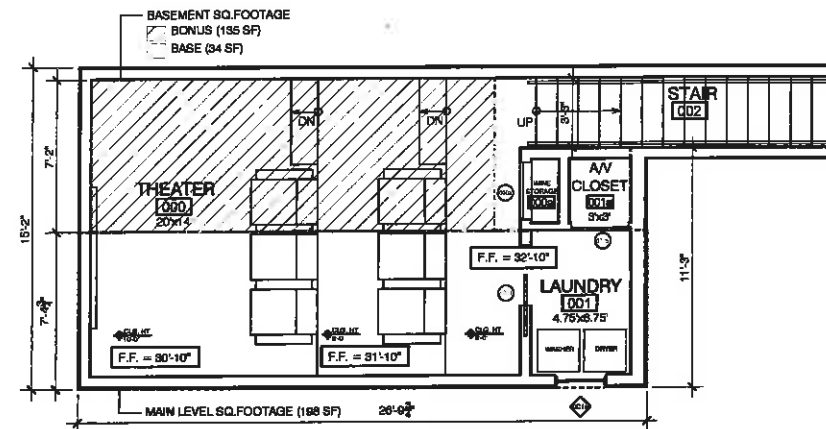
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**FIRST FLOOR PLAN  
BASEMENT FLR. PLAN**

Sheet Number:

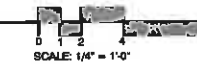
**A2.1**



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH  
PROJECT NORTH



**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH  
PROJECT NORTH



**SHEET NOTES**

1. 5" HALF ROUND MTL. GUTTER, TYP.
2. 3" Ø MTL. DOWNSPOUT BELOW, TYP.
3. WOOD SHAKE ROOF
4. 8" : 12" SLOPE
5. 4" : 12" SLOPE
6. CHIMNEY w/CAP
7. CRICKET
8. WOOD TRELLIS, PAINTED

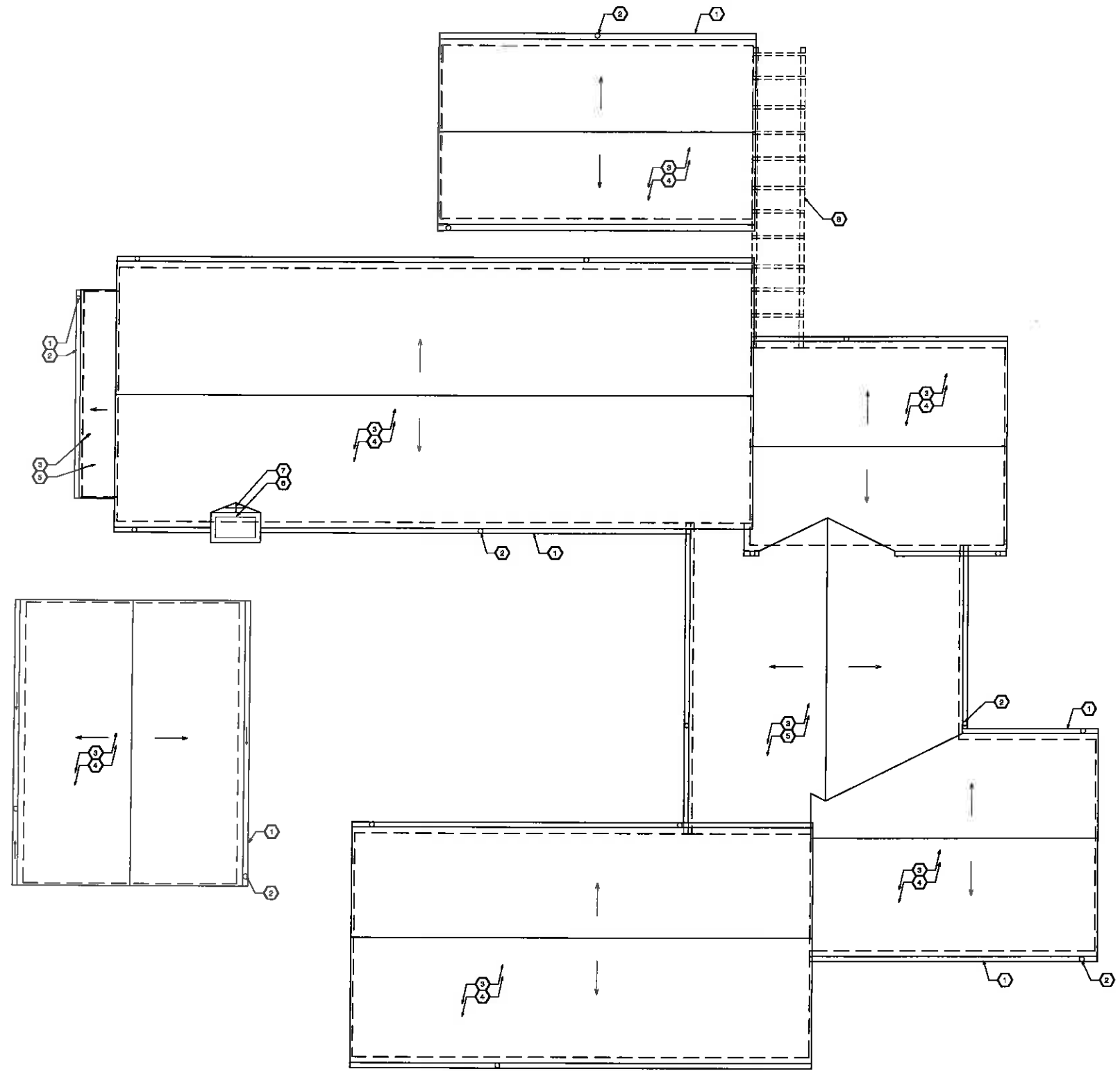
Owner:  
**CHARLES HAWLEY**

Project:  
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APN: 010-053-003-000

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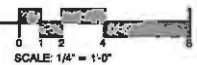
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Sheet Title:  
**ROOF PLAN**

Sheet Number:

**ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH  
PROJECT NORTH



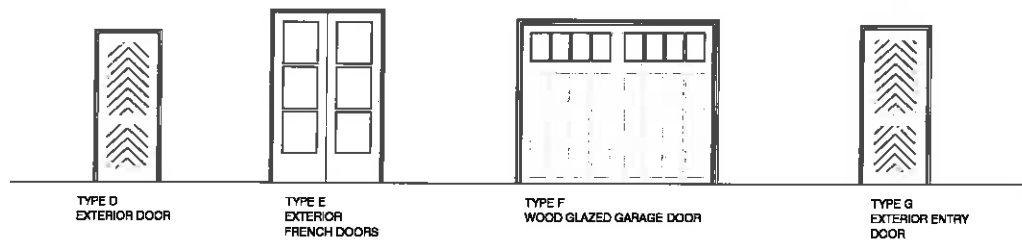
**A2.2**

Owner:  
CHARLES HAWLEY

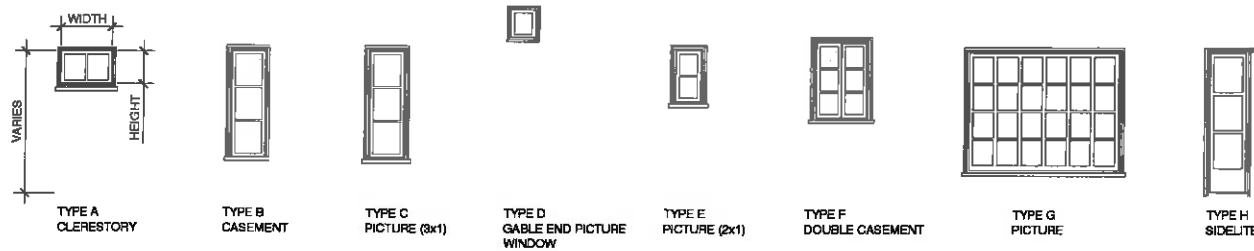
## DOOR AND FRAME SCHEDULE

No.	Type	SIZE			MATL	GLAZING	Manufacturer	Model	HARDWARE		NOTES
		WD	HGT	THK					SET NO	KEYSIDE RM NO	
000a	A	2'-8"	6'-8"	1 3/4"	WD/GLASS	YES	--	--	--	Custom glazed panel	
001a	B	2'-10"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
001b	C	2'-8"	6'-8"	1 3/4"	WOOD	--	--	--	--	--	
003a	D	3'-0"	7'-0"	1 3/4"	WOOD	--	Select Door	210	--	--	
005a	C	2'-8"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
100a	G	3'-0"	7'-4"	1 3/4"	WOOD	--	Select Door	210	--	--	
100aa	C	2'-8"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
100b	C	2'-8"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
101a	E	5'-0"	8'-0"	1 3/4"	WD/GLS	TEMPERED	Kolbe	Heritage	--	Spw41180-man	
101b	E	5'-0"	8'-0"	1 3/4"	WD/GLS	TEMPERED	Kolbe	Heritage	--	Spw41180-man	
101c	C	2'-8"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
102a	D	2'-10"	6'-8"	1 3/4"	WOOD	--	Select Door	210	--	--	
104a	E	4'-0"	6'-8"	1 3/4"	WD/GLS	TEMPERED	Kolbe	Heritage	--	Custom size	
105a	E	4'-0"	6'-8"	1 3/4"	WD/GLS	TEMPERED	Kolbe	Heritage	--	Custom size	
105b	C	2'-10"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
105c	B	2'-8"	7'-0"	1 3/8"	WOOD	--	--	--	--	--	
108a	C	2'-10"	6'-8"	1 3/8"	WOOD	--	--	--	--	Mirror on bath side	
110a	C	2'-10"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
110b	H	5'-0"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
112a	C	2'-10"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
113a	E	4'-0"	6'-8"	1 3/4"	WD/GLS	TEMPERED	Kolbe	Heritage	--	Custom size	
114a	C	2'-6"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
115a	C	2'-10"	6'-8"	1 3/8"	WOOD	--	--	--	--	Mirror on bath side	
115b	C	2'-8"	6'-8"	1 3/8"	WOOD	--	--	--	--	--	
116a	F	9'-0"	8'-0"	2"	WD/GLS	TEMPERED	CLOPAY	RESERVE COLLECTION/DESIGN 4 REC14	--	--	

### EXTERIOR DOOR TYPES



### WINDOW TYPES



## WINDOW SCHEDULE

No.	TYPE	Operation	SIZE		Head Height	Materials	Manufacturer	Model	NOTES
			Width	HEIGHT					
001a	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
003a	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
003b	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
003c	B	CASEMENT	1'-7"	5'-0"	6'-8"	WOOD	Kolbe	Heritage	KWN15
003d	C	PICTURE (3x1)	1'-7"	5'-0"	6'-8"	WOOD	Kolbe	Heritage	KWN15
003e	B	CASEMENT	1'-7"	5'-0"	6'-8"	WOOD	Kolbe	Heritage	KWN15
003f	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
003g	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
004a	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
005a	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
005b	A	CLERESTORY	2'-5"	1'-7"	8'-2 1/2"	WOOD	Kolbe	Heritage DHT2412	--
100a	D	GABLE	1'-2"	1'-4"	12'-9 3/4"	WOOD	Kolbe	Heritage	Custom size
100aa	B	CASEMENT	1'-4"	4'-1"	6'-8"	WOOD	Kolbe	Heritage	KWS14
100ab	E	PICTURE (2x1)	1'-2"	2'-5"	6'-8"	WOOD	Kolbe	Heritage	KWS126
100b	C	PICTURE (3x1)	1'-4"	4'-1"	6'-8"	WOOD	Kolbe	Heritage	KWS14
101a	B	CASEMENT	1'-4"	4'-0"	7'-6"	WOOD	Kolbe	Heritage	KWS136
103a	F	DOUBLE CASEMENT	4'-0"	6'-6"	8'-0"	WOOD	Kolbe	Heritage	KWW26**
103b	F	DOUBLE CASEMENT	4'-0"	6'-6"	8'-0"	WOOD	Kolbe	Heritage	KWW26**
103c	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
103d	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
103e	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
104a	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
104b	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
104c	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
104d	A	CLERESTORY	2'-5"	1'-7"	9'-6 1/2"	WOOD	Kolbe	Heritage DHT2412	--
104e	G	PICTURE	7'-0"	5'-6"	6'-8"	WOOD	Kolbe	Heritage	DHS7056
105a	F	DOUBLE CASEMENT	2'-4"	3'-6"	6'-8"	WOOD	Kolbe	Heritage	KWS236**
107a	F	DOUBLE CASEMENT	2'-8"	5'-6"	6'-8"	WOOD	Kolbe	Heritage	KWS256
107b	F	DOUBLE CASEMENT	2'-8"	5'-6"	6'-8"	WOOD	Kolbe	Heritage	KWS256
108a	F	DOUBLE CASEMENT	2'-8"	4'-0"	6'-8"	WOOD	Kolbe	Heritage	KWS24
110a	F	DOUBLE CASEMENT	2'-8"	4'-1"	6'-8"	WOOD	Kolbe	Heritage	KWS24
110b	F	DOUBLE CASEMENT	2'-8"	4'-0"	6'-8"	WOOD	Kolbe	Heritage	KWS24
110c	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
110d	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
111a	F	DOUBLE CASEMENT	2'-8"	4'-0"	6'-8"	WOOD	Kolbe	Heritage	KWS24
113a	C	PICTURE (3x1)	1'-7"	5'-0"	6'-8"	WOOD	Kolbe	Heritage	KWN15
113a	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
113b	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
113c	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
113d	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
113e	H	SIDELITE	1'-8"	6'-6"	6'-8"	WOOD	Kolbe	Heritage	KWN16
113f	H	SIDELITE	1'-8"	6'-6"	6'-8"	WOOD	Kolbe	Heritage	KWN16
114a	A	CLERESTORY	2'-5"	1'-7"	7'-4"	WOOD	Kolbe	Heritage DHT2412	--
114b	E	PICTURE (2x1)	1'-4"	2'-10"	6'-8"	WOOD	Kolbe	Heritage	KWS13
114c	F	DOUBLE CASEMENT	2'-8"	4'-1"	6'-8"	WOOD	Kolbe	Heritage	KWS24
114d	F	DOUBLE CASEMENT	2'-8"	4'-1"	6'-8"	WOOD	Kolbe	Heritage	KWS24
116a	A	CLERESTORY	2'-5"	1'-7"	7'-6"	WOOD	Kolbe	Heritage DHT2412	--
116b	A	CLERESTORY	2'-5"	1'-7"	7'-6"	WOOD	Kolbe	Heritage DHT2412	--

Project:  
**HAWLEY RESIDENCE**  
SANTA FE STREET, CARMEL, CA

APN: 010-053-003-000

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Drawn By: MH

Drawing Date: 14.4.24

Project Number: 1352

Revisions:

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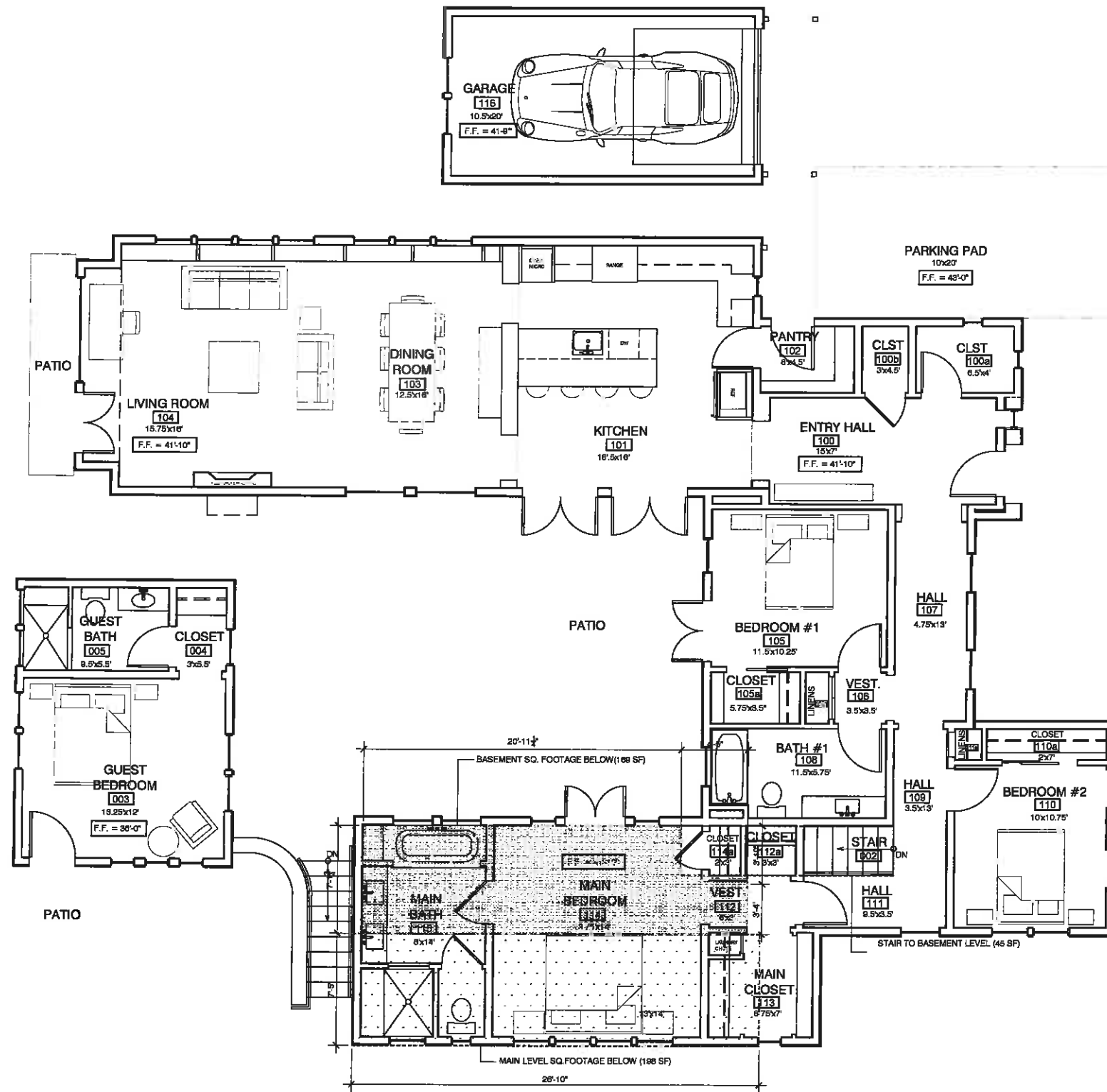
Sheet Title:  
**WINDOW & DOOR SCHEDULES**

Sheet Number:

### DOOR & WINDOW NOTES

- Contractor to verify rough openings and jamb thickness before finalizing window order.
- Tempered or safety glass is required in the following hazardous locations (Sec. 2406.4):
  - Glazing in swinging doors except jalousies
  - Glazing in fixed and sliding panels of aiding door assemblies and panels in sliding and bifold closet door assemblies
  - Glazing in storm doors
  - Glazing in unframed swinging doors
  - Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of glazing is less than 60" above a standing surface.
  - Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.
  - Glazing in an individual fixed or operable panel that meets all the following conditions:
    - Exposed area of an individual pane greater than 9 sq. ft.
    - Exposed bottom edge less than 18" above the floor
    - Exposed top edge greater than 36" above the floor
    - One or more walking surfaces within the 36" horizontally of the plane of the glazing
  - Glazing in railings regardless of height above a walking surface
- All exit doors shall be operable from the inside without the use of a key, special knowledge or effort per CBC.1008.1.8.5 and 1133B.2.
- All retted doors to be positive latching and self-closing.
- "Label" shall mean "protected assemblies" as defined in CBC Section 715.1.
- All 20-minute retted assemblies shall be provided with approved gasketing material so installed to provide a seal where the door meets the stop on both sides and across the top.
- Fire-rated openings shall be installed strictly per manufacturer's printed instructions and shall be made available to the inspecting authorities. All openings to display fixed, testing labels.
- At exterior doors, the maximum threshold height between landing and finish floor is 1/4-inch, and changes in level between 1/4-inch and 1/2-inch need to be achieved with a bevel that does not exceed 2 horizontal in 1 vertical. (CBC 1133B.2.4.1)





FLOOR AREAS	
NON-OVERLAPPING FLOOR AREAS	2359 SF
OVERLAPPING FLOOR AREAS	734 SF

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Sheet Title:  
**FLR LEVEL MAP**

Sheet Number:



**MAIN FLOOR PLAN/FLOOR LEVEL MAP**

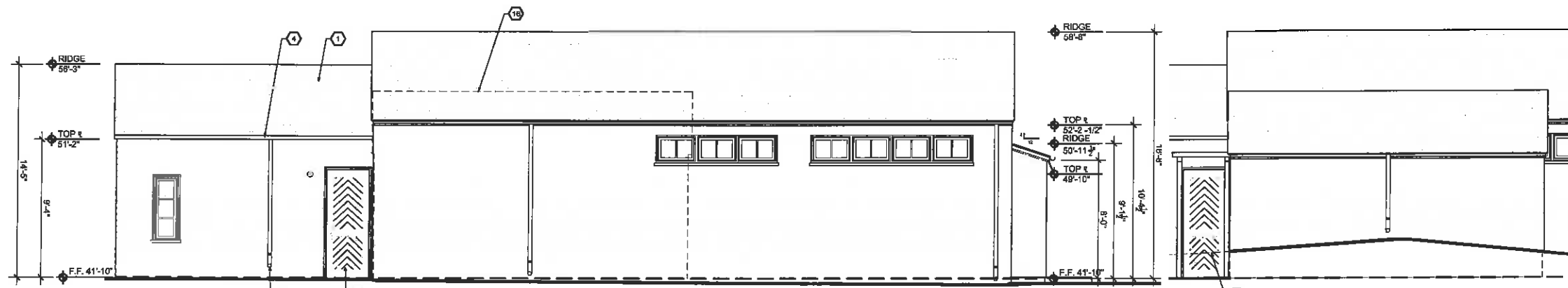
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SCALE: 1/2" = 1'-0"

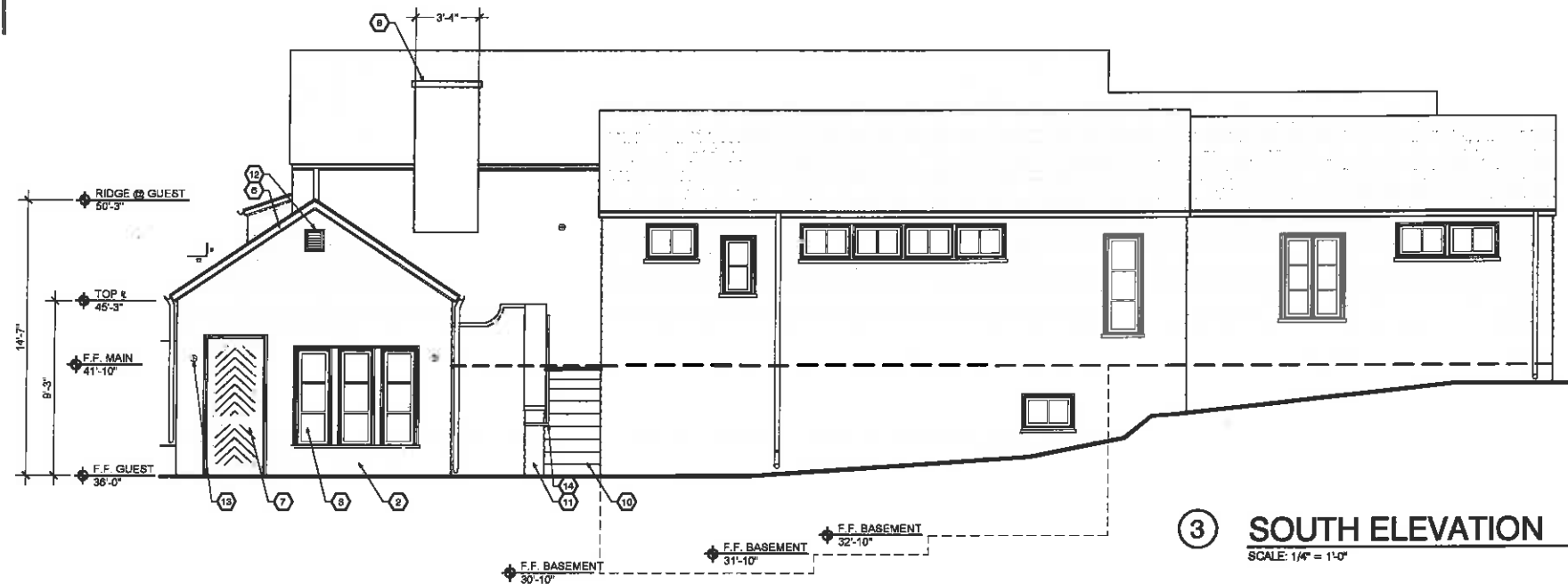


**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**2A NORTH ELEV. @ GARAGE**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**SHEET NOTES**

1. SHAKE ROOF
2. 6" H HORIZONTAL WOOD SIDING, PAINTED
3. WOOD WINDOW w/WOOD SILL, PAINTED
4. METAL GUTTER, PAINTED
5. METAL DOWNSPOUT, PAINTED
6. WOOD FASCIA, PAINTED
7. WOOD DOOR, PAINTED
8. CHIMNEY w/HORIZONTAL SIDING & WD CAP
9. WD GARAGE DOOR, PAINTED
10. STONE STEPS
11. RETAINING WALL w/HORIZONTAL WD SIDING
12. FALSE RIDGE VENT, PAINTED
13. EXTERIOR SCONCE, TBD
14. METAL HANDRAIL
15. WOOD TRELLIS, PAINTED
16. OUTLINE OF GARAGE

**EXTERIOR WILDLIFE EXPOSURE**

New buildings located within any Fire Hazard Severity Zone or any Wildlife-Urban Interface Fire Area designated by the local jurisdiction on In a State Responsibility Area (SRA) shall comply with the requirements of CRC Sec. R327 for exterior wildlife exposure:

- a. Prior to permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in the California Fire Code Sec. 4908.
- b. Building materials, systems, assemblies, and methods of construction used to comply with exterior wildlife exposure requirements shall be approved in accordance with the quality standards given by CRC Sec. R327.3.
- c. When provided, valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gauge) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of 72 pound mineral-surfaced nonperforated cap sheet complying with ASTM D3989 running the full length of the valley.
- d. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- e. Vents shall not be installed on the underside of eaves and cornices, unless the vents are approved to resist the intrusion of flame and embers, the attic space is sprinklered in accordance with CBC Sec. 903.3.1.1, or if the exterior wall and underside of the eave are of ignition resistant materials and the vents are located more than 12 feet from the ground or walking surface.
- f. The exposed roof deck on the underside of unenclosed eaves shall be approved noncombustible material, ignition-resistant material, one layer of 5/8" Type X gypsum board, or exterior portion of an approved one-hour wall assembly. See exceptions to this sections for other alternatives.
- g. Exterior porch ceilings shall be approved noncombustible material, ignition-resistant material, one layer of 5/8" Type X gypsum board, the exterior portion of an approved one-hour wall assembly or have the horizontal underside meet the performance criteria of SFM 23-7A-3.
- h. Exterior windows and exterior glazed doors shall be multipane glazing with a minimum of one tempered pane, glass block units, have a fire-resistance rating of 20 minutes when tested in accordance with NFPA 257, or meet the requirements of SFM 12-7A-2.
- i. Exterior doors shall be of approved noncombustible construction or ignition-resistant material, solid core wood having stile and rails not less than 1-3/8 inches thick with interior field panel thickness not less than 1-1/4 inches thick, shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, or meet the requirements of SFM-7A-1.

Owner:  
**CHARLES HAWLEY**

Project:  
**HAWLEY RESIDENCE**  
SANTA FE STREET, CARMEL, CA

APN:010-053-003-000

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Drawn By: MH  
Drawing Date: 14.4.24  
Project Number: 1352

Revisions:

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Sheet Title:  
**EXTERIOR ELEVATIONS**

Sheet Number:

**A3.0**

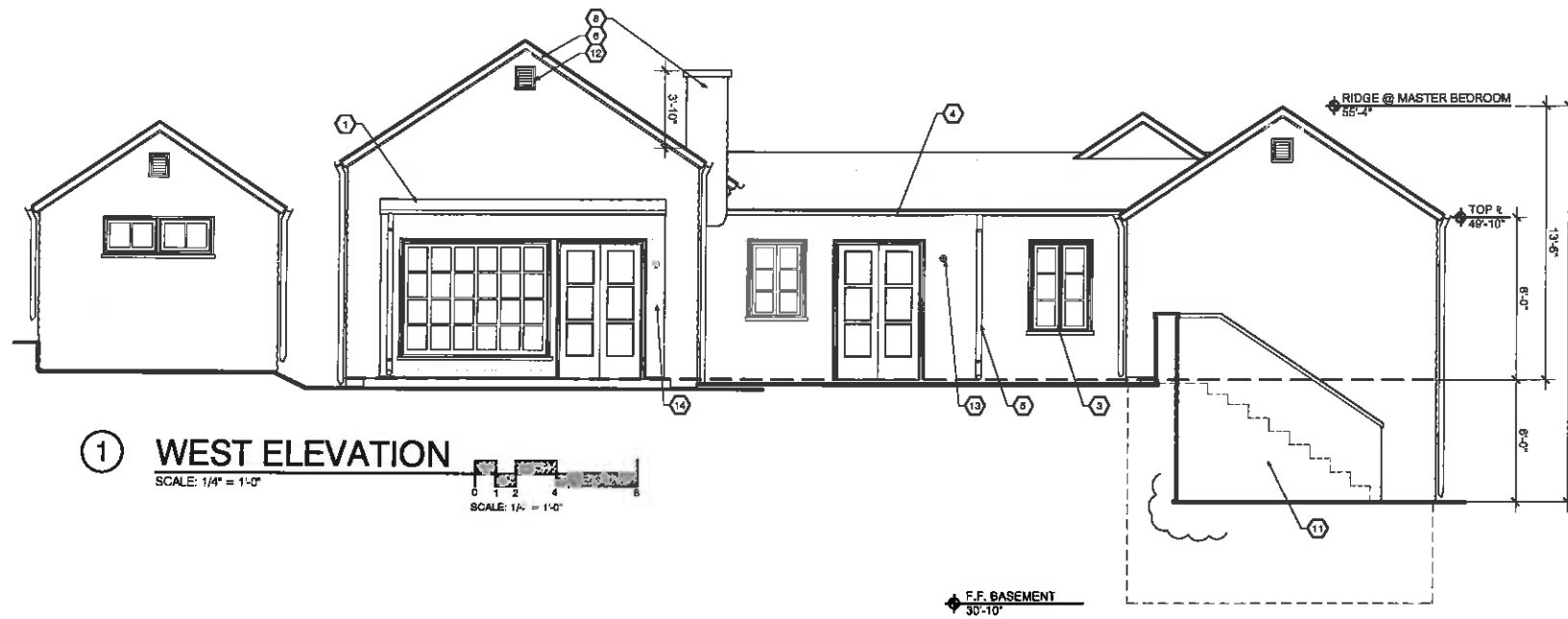
Owner:  
CHARLES HAWLEY

Project:  
**HAWLEY RESIDENCE**  
SANTA FE STREET, CARMEL, CA

APN:010-053-003-000

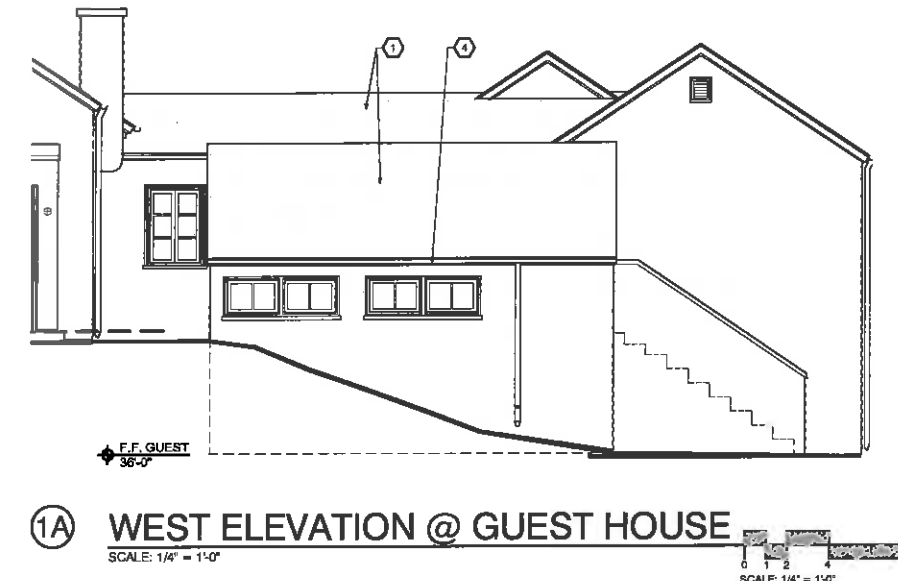
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① WEST ELEVATION

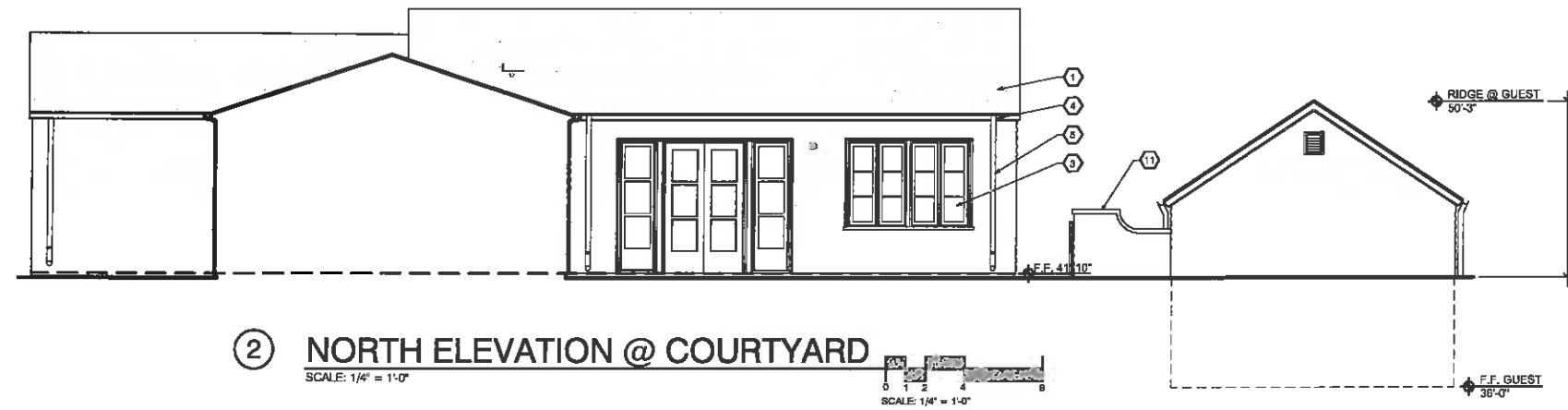
SCALE: 1/4" = 1'-0"



①A WEST ELEVATION @ GUEST HOUSE

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

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



② NORTH ELEVATION @ COURTYARD

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

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

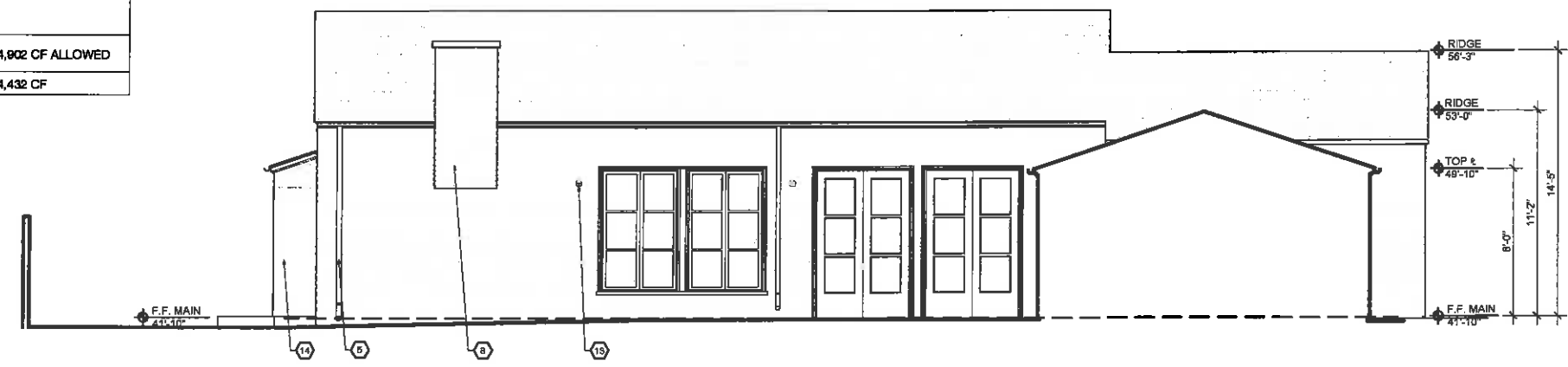
○ SHEET NOTES

1. SHAKE ROOF
2. 5" H HORIZONTAL WOOD SIDING, PAINTED
3. WOOD WINDOW w/WOOD SILL, PAINTED
4. METAL GUTTER, PAINTED
5. METAL DOWNSPOUT, PAINTED
6. WOOD FASCIA, PAINTED
7. WOOD DOOR, PAINTED
8. CHIMNEY w/HORIZONTAL SIDING & WD CAP
9. WD GARAGE DOOR, PAINTED
10. STONE STEPS
11. RETAINING WALL w/HORIZONTAL WD SIDING
12. FALSE RIDGE VENT, PAINTED
13. EXTERIOR SCIENCE, TBD
14. WOOD PANELING, PAINTED

Drawn By: MH  
Drawing Date: 14.4.24  
Project Number: 1352

Revisions:

PRELIMINARY VOLUME CALCUTIONS			
MAX. SF ALLOWED (2,980 SF)	32,724 CF ONE STORY (2727 SF x 12)	2,178 CF TWO STORY (198 x 11)	34,902 CF ALLOWED
ACTUAL VOLUME			34,432 CF



③ SOUTH ELEVATION @ COURTYARD

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

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

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Sheet Title:  
**EXTERIOR ELEVATIONS**

Sheet Number:

A3.1

Owner:  
**CHARLES HAWLEY**

Project:  
**HAWLEY  
RESIDENCE**  
SANTA FE STREET, CARMEL, CA

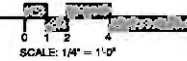
APN:010-053-003-000

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① **STREET LEVEL PROFILE**  
SCALE: 3/16" = 1'-0"



Drawn By: MH  
Drawing Date: 14.4.24  
Project Number: 1352

Revisions:

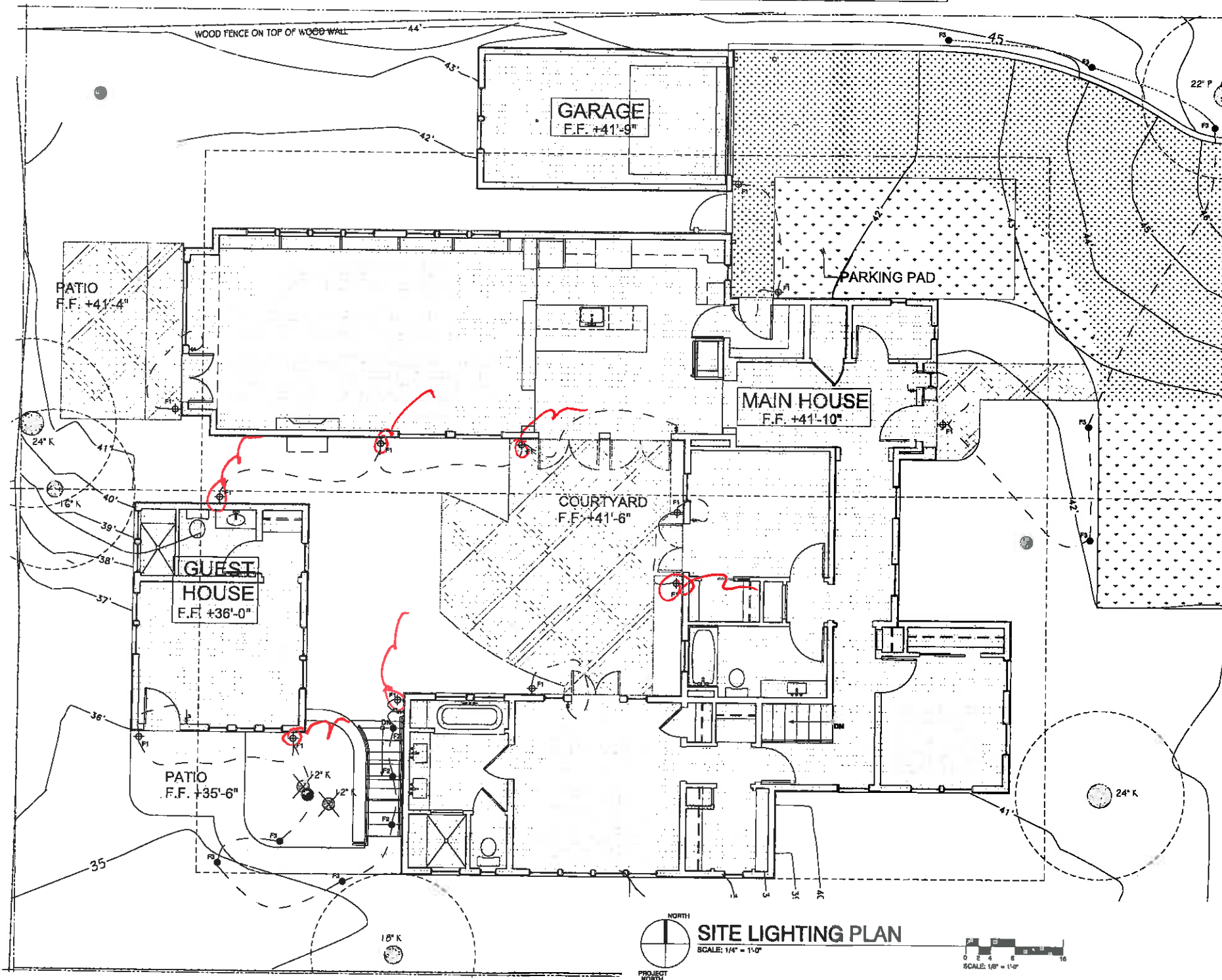
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Sheet Title:  
**STREET LEVEL  
EXTERIOR ELEVATION**

Sheet Number:

**A3.2**

EXTERIOR LIGHTING SCHEDULE									
No.	DESCRIPTION	LAMP INFO		MOUNTING	MANUFACTURER	MODEL NUMBER	FINISH	DIMENSIONS	NOTES
		TYPE	WATTS						
F1	SEASIDE COLLECTION OUTDOOR LIGHT	INC.	100	WALL	KICHLER	8022MH	WHITE	8" L x 8" W x 12" H	USE LARGE GLOBE BULB BENEATH CANE
F2	BRICK STAR STEP LIGHT	LED	6	STEP	BK LIGHTING	CO-BOLE23KIANBLP	BLACK SATIN	1-3/8" L x 8" W x 3-1/4" H	
F3	6" DOME PATH LIGHT	LED	4	GROUND	KICHLER	1587D6BR	BRONZED BRASS	6" W x 21.25" H	SUPPLIED W/6" IN-GROUND STAKE



**EXTERIOR ELECTRICAL LEGEND**

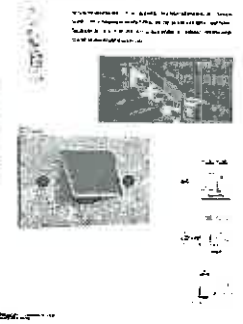
- ⊞ SINGLE POLE SWITCH
- ⊞ THREE WAY SWITCH
- ⊞ FOUR WAY SWITCH
- ⊞ WALL MOUNTED PICTURE
- ⊞ LANDSCAPE LIGHT ON MOTION SENSOR
- LANDSCAPE LIGHT

**KICHLER**  
Lighting

**Brick Star**  
Step Light

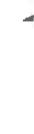
**F1 EXTERIOR SCIENCE**

**BRICK STAR**  
Step Light



**F2 STEP LIGHT**

**KICHLER**  
Lighting



**F3 PATH LIGHT**

Owner:  
**CHARLES HAWLEY**

Project:  
**HAWLEY RESIDENCE**  
SANTA FE STREET, CARMEL, CA

APN: 010-053-003-000

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Revisions:

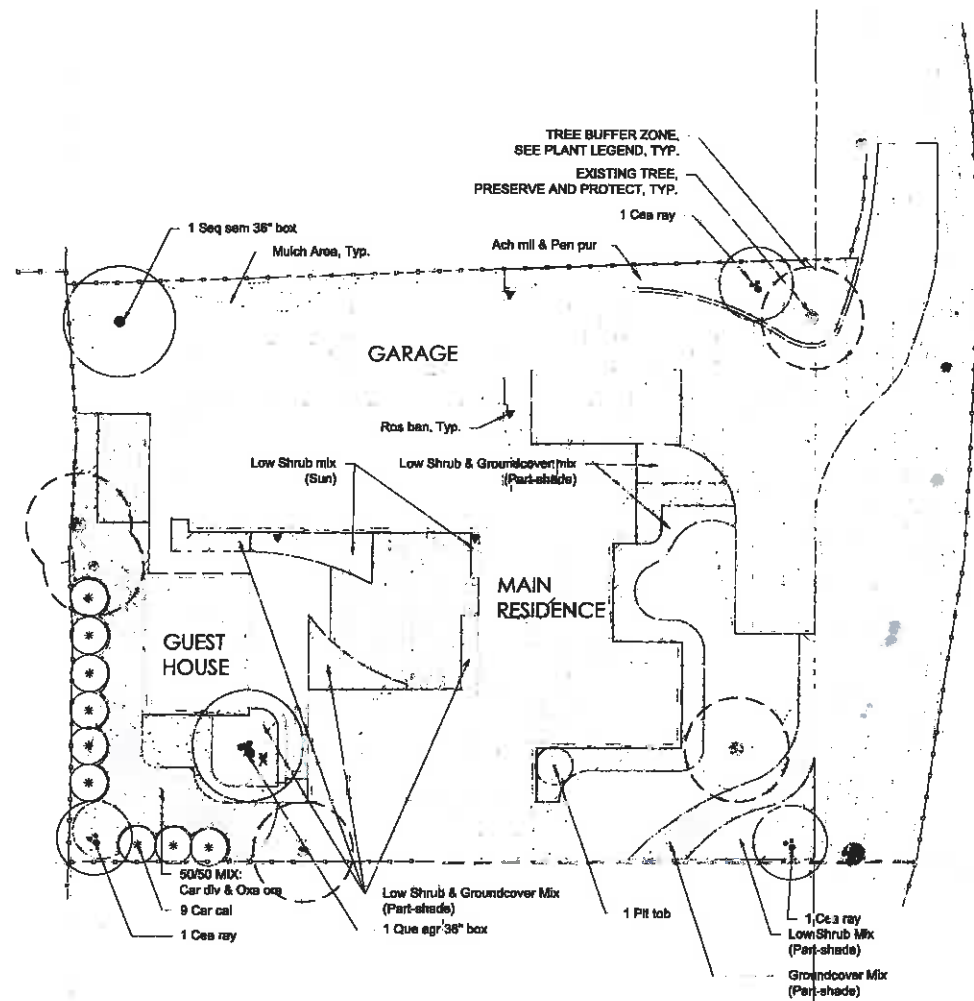
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Sheet Title:  
**SITE ELECTRICAL PLAN**

Sheet Number:

**E1.1**

Z:\Projects\Projects\_2023\1352\_Santa Fe Residence\Plan\_Sheets\E1.1\_Site Electrical.dwg, 01.1.27/2024 9:22:24 AM, gsmc, Adobe PDF, 460x10, 11



SANTA FE STREET

PLANT LEGEND

WUCOLS RATING*	SYM./ABBREV.	BOTANICAL NAME	COMMON NAME	SPACING/SIZE
<b>Trees</b>				
VL	Cea ray	Ceanothus 'Ray Hartman' **	Ray Hartman Wild Lilac Tree Form, Multi-Trunk, 3 canes min.	15 Gal.
VL	Que agr	Quercus agrifolia 'Natural' **	Coast Live Oak, Multi-Trunk, 3 canes min.	36" Box
H	Seq sem	Sequoia sempervirens**	Coast Redwood	36" Box
<b>Shrubs</b>				
L	Car cal	Carpenteria californica 'Elizabeth' **	Elizabeth Bush Anemone	5 Gal.
M	Cil goo	Civita 'Good Hope'	Good Hope Civita	1 Gal.
L	Lav ang	Lavandula angustifolia	English Lavender	1 Gal.
L	Min aur	Mimulus aurantiacus **	Sticky Monkey Flower	1 Gal.
L	Mim pay	Mimulus 'Paynes Yellow' **	Paynes Yellow Sticky Monkey Flower	1 Gal.
L	Mim whi	Mimulus 'White' **	White Flowering Sticky Monkey Flower	1 Gal.
M	Pen pur	Pentstemon 'Purple Passion' **	Purple Passion Pentstemon	1 Gal.
L	Pit tob	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 Gal.
L	Rha cal	Rhamnus californica 'Eve Case' **	Eve Case Coffeeberry	5 Gal.
M	Vac ova	Vaccinium ovatum **	Evergreen Huckleberry	1 Gal.
<b>Groundcovers</b>				
L	Ach mil	Achillea millefolium **	White Common Yarrow	1 Gal.
L	Ach moo	Achillea millefolium 'Moonshine'	Yellow Yarrow	1 Gal.
L	Aeo min	Aeonium 'Mini Saucer'	Mini Saucer Aeonium	1 Gal.
VL	Cea glo	Ceanothus glaucus 'Anchor Bay' **	Anchor Bay Ceanothus	1 Gal.
M	Fra chl	Fragaria chiloensis **	Beach Strawberry	24" O.C./4" Pot
M	Fra ram	Francoa ramosa	Malden's Wreath	1 Gal.
M	Heu max	Heuchera maxima **	Island Alum Root	1 Gal.
M	Heu san	Heuchera 'Santa Ana Cardinal'	Santa Ana Cardinal Alum Root	1 Gal.
L	Is dou	Isis douglasiana **	Douglas Iris	1 Gal.
M	Oxa ore	Oxalis oregana **	Redwood Sorrel	24" O.C./4" Pot
L	Sal son	Salvia sonomensis **	Creeping Sage	1 Gal.
L	Sal spa	Salvia spaldingii **	Hummingbird Sage	1 Gal.
M	Thu vi	Tuboghia villosa 'Silver Lace'	Silver Lace Society Garlic	1 Gal.
<b>Grasses</b>				
L	Cal acu	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.
M	Car div	Carex divisa	Berkeley Sedge	1 Gal.
L	Fes st	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	1 Gal.
<b>Vines</b>				
L	Ros ban	Rosa banksiae 'Lutea'	Lutea Banksia Rose	5 Gal.
<b>Seed</b>				
Seed Between Grass Pavers and Reinforced Grass Paving: No-Mow Fine Fescue Blend. Available from Pacific Sod, 800-942-5296. Install per manufacturer's instructions. See hardscape details L-XX & L-XX				
<b>Mulch</b>				
"Walk-on Bark", available from GraniteRock or approved equal. See detail L-XX				
<b>Decomposed Granite</b>				
Path and Patio: Granite fines, California Gold color, available from GraniteRock or approved equal. See detail L-XX. Edging of DG Path and patio to be steel, not painted, 1/8" width x 4" depth, top of edge to be flush with grade, available by Sure-Loc or approved equal. Install per manufacturer's instructions.				
<b>Fence</b>				
New Perimeter Fence: Approximately 114 linear feet. Wood picket on top of a natural stone wall. Stone to be a concrete reinforced dry stack stone wall. Rock to be Golden Granite, available from GraniteRock. Minimum size: 6"x6". Maximum size: 18"x18". Location to be staked in field for Owner and LA approval before installation. See detail 1, this sheet.				
<b>Permeable Brick Paving</b>				
See hardscape plan for permeable paving type and details.				
<b>Tree Buffer Zone</b>				
See diagram:				

CLEAR AND GRUB NOTES:

- Remove Coast Live Oak Tree. Grind stump. See "X" on Planting Plan for location of oak tree to be removed.
- Remove all ivy on the property, including the right of way area and along the back fence.
- Selected shrubs and groundcover to be tagged on site for removal. Bare soil areas be covered with a 2-3" mulch layer until planting operations commence.
- Contact Owner or LA if there are any site issues.

PLANTING NOTES:

- Plant stock and species to be approved by LA before planting.
- See Planting Details, Sheet L-XX and refer to Plant Spacing Diagram below.
- Plant layout and spacing to be approved by LA before planting.
- Contractor to be careful to dig around major tree roots. Some plant layout may need to be adjusted. Notify Owner and LA when coming in contact with any major tree roots in question.
- All plants to locally receive backfill containing soil amendment and fertilizer. See Detail 1A-S.2. See chart below for amount:

PLANT SIZE	PIT SIZE - ROOTBALL PLUS
4" POT	3" ALL AROUND
1 GAL	6" ALL AROUND
5 GAL	8" ALL AROUND
15 GAL	10" ALL AROUND
36" BOX	24" ALL AROUND

- Soil amendment to be compost: Available from Monterey Regional Waste Management District or equal, mix with native soil.
- Vines to be mounted to trellis system. See Planting Detail L-XX.
- Fertilize with Comco outdoor/indoor plant food, apply per instructions.
- Install 2" mulch layer to all new planting areas and as indicated on plans. See Plant Legend for type.
- Preserve and protect existing trees and plants to remain.
- Plant substitutions are not accepted without permission from the LA.
- Liquid Fence deer deterrent, or equal, to be applied to all new plants.
- All plants to be watered by hand after installation.

IRRIGATION STRATEGY

- All new planting to receive irrigation. Water to be potable and operable by an automatic controller with rain sensor.
- Irrigation system to be subsurface drip. A combination of drip tube buried underground, and drip emitters may be used. Water is potable.
- Separate valves are to be placed on each planting hydrant zone group, near trees, and grass pavers areas.
- Contractor to guarantee the irrigation system for one year from date of installation.
- Location of Point of Connection to be determined.
- Verify location of all on site utilities. Restoration of damaged utilities shall be made to the satisfaction of the Owner and at no additional cost to the Owner.
- Contractor to be careful to dig around major tree roots. Some irrigation trenching may need to be adjusted. Notify Owner and LA when coming in contact with any major tree roots in question.
- Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner or LA of any conflicts prior to installation.
- Contractor to verify static water pressure and design a system that is operational by automatic controller and provides full coverage to all planting.
- All plant material 4" Pot size and smaller to be hand-watered for the first season for root establishment.

\* WUCOLS RATING KEY (WATER USE CATEGORY)

WUCOLS Region Applicable to this Project: REGION 1

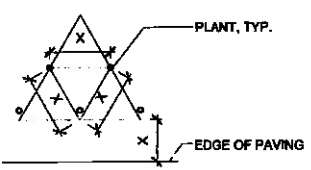
H	High
M	Moderate
L	Low
VL	Very Low

\* from: Water Use Classification of Landscape Species, A Guide to the Water Needs of Landscape Plants (WUCOLS) Revised August 2000, University of California Cooperative Extension, L.R. Costello, K.S. Jones

\*\* CALIFORNIA NATIVE PLANT

\*\* Indicates that the plant species is native to California.

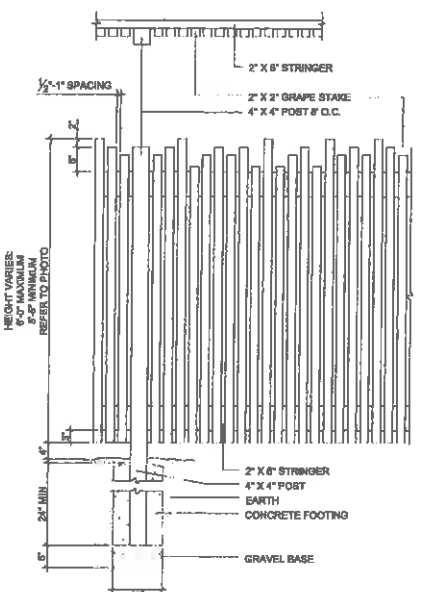
GROUND COVER PLANT SPACING DIAGRAM



- For on-center spacing "X", see Plant Legend



PHOTO OF NEIGHBORING FENCE TO THE EAST



- NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
  - NO WOOD STAIN
  - POSTS TO BE WELDED PINE GRADE C OR BETTER
  - STRINGERS AND PLANKING TO BE WESTERN RED CEDAR 5/4
  - GRAPE STAKE TYPE AND STYLE TO MATCH NEIGHBORING FENCE TO THE EAST. HEIGHT OF STAKES TO VARY. INSTALLING CONTRACTOR TO REFER TO FENCE ON SITE AND PHOTO ON THIS SHEET.

1 Wood Fence Detail  
Scale: n/s



DONALD JOHNSON



11.0





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** Marc Wiener, Senior Planner

**Subject:** Consideration of a Design Review (DR 13-40) application for alterations to a building located in the Service Commercial (SC) Zoning District. The applicant is proposing to remodel the exterior of the Cortile San Remo Building and is also proposing alterations to the Su Vecino Court.

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**Recommendation:**

Approve the Design Review (DR 13-40) application subject to the attached findings and conditions

**Applications:** DR 13-40

**APN:** 010-138-019

**Location:** Lincoln Street 4 parcels NE of 6th Ave

**Block:** 55

**Lots:** 10 & 12

**Applicant:** Claudio Ortiz

**Property Owner:** Greg Schultz

**Background and Project Description:**

The project site is located on Lincoln Street four parcels northeast of Sixth Avenue at Su Vecino Court. The site is developed with a two-story commercial building: Cortile San Remo. The Cortile San Remo building is currently occupied by da Giovanni Restaurant and Susan's Hair Design on the upper level, and Intero Real Estate on the lower level. Portions of the lower level are currently vacant.

The applicant is proposing to remodel the exterior of the Cortile San Remo building and is also proposing alterations to the Su Vecino Court. The proposed project includes the following components:

- New smooth-plaster siding applied to the exterior walls of the building
- New wood doors and windows including: three bay windows on the lower level and three arched dormer windows on the roof, each clad with copper roofing
- New wall mounted lights on the building
- A new 42-inch high wrought iron railing along the stairs and upper balcony
- A new 5-foot wide, 100-square foot balcony on the west-facing (Lincoln Street) elevation
- A proposal to resurface the courtyard with brick and to install two water fountains

The Planning Commission reviewed this project on April 17, 2014, and expressed support for the design, but continued the project with a request for changes and additional information.

**Staff analysis:**

**Previous Hearing:** The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not complied with the recommendations:

1. *The applicant shall provide additional information the courtyard alterations including samples of the proposed brick and pattern of brick work, and architectural details on the fire pits and water feature.*

**Analysis:** The project includes a proposal to remove the existing aggregate concrete and resurface the courtyard with new brick pavers. At the April 17, 2014 Planning Commission meeting, staff supported the use of brick, but recommended that it be consistent with the type of brick used at the east end of the courtyard, which was installed approximately one year ago by a different property owner. However, the Planning Commission supported the use a different type of brick on the west end of the courtyard.

The applicant is proposing to use reclaimed brick with some whitewashing. The brick would be installed with a running-bond pattern. Photographs of the proposed brick are included on page 1 of the project plans. The proposed brick would be light-red in color and would have an aged appearance, which is different from the new-looking dark-red brick installed at the east end of the courtyard.

The design reviewed at the April 2014 Planning Commission meeting also included a proposal for a free-standing water fountain located near the center of the courtyard. The applicant has revised the design and is now proposing two matching water fountains that would be installed

adjacent to the two staircases at the east and west ends of the Cortile San Remo building. Each fountain would be 7-feet long by 2-feet wide and would be constructed of stone with a brick base.

Staff could support the revised design and location of the water fountains. Attaching the foundations to the building is an improvement over the original proposal in that it would maintain better circulation through the courtyard and would be located entirely on the applicant's property. Staff's only concern is that two water fountains may be unnecessary and could make the courtyard appear more cluttered. The Commission should discuss whether one water fountain would be more appropriate.

The applicant had initially proposed two fire pits located in the center of the courtyard. The proposed fire pits would have been located partially on the adjacent lot to the south. The Planning Commission had requested that the applicant obtain a letter from the owner of the southern lot authorizing the fire pits. While the fire pits have been withdrawn, an authorization letter from the adjacent owner is still required for the proposed new brickwork in Su Vecino Court. A condition has been drafted requiring the applicant to obtain the authorization letter prior to building permit submittal.

*2. Staff shall evaluate the ADA requirements with the City's Building Official.*

**Analysis:** At the April 2014 Planning Commission meeting, the question was raised as to whether the applicant would be required to re-design the courtyard to comply with ADA requirements. The City's Interim Building Official, John Kuehl, has conducted a preliminary review of the plans and determined that courtyard would not have to be modified to meet ADA requirements. ADA accessibility to the courtyard is currently provided off of Dolores Street. However, the applicant may be required to install signage in the courtyard identifying the ADA accessible pathway. The applicant could work out the details of the signage with staff.

*3. Staff shall evaluate whether the applicant is permitted to construct a new balcony on the west end of the building.*

**Analysis:** The applicant is proposing a new 5-foot wide balcony on the west end of the building that would only be accessible from the second-story restaurant. There is currently a 20-inch wide faux balcony on the west side of the building that would be replaced by the new balcony.

At the April 2014 Planning Commission meeting, it was noted that the existing restaurant is a non-conforming use on the second story, and therefore the applicant should not be permitted to expand the balcony. Staff was directed to research the issue and provide additional analysis at a subsequent meeting.

With regard to the use of the second-story commercial space, Municipal Code Section 17.14.050.E provides the following regulations:

*Except as provided for legally established motel units in CMC 17.14.040(M), Hotels and Motels, all newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, shall be occupied by residential dwellings only and shall not be used for any commercial land use, except as follows:*

1. *Existing floor area established at any level above the first story at or near street grade may continue to be used for occupancy by commercial land uses except for those limited to the first story by CMC 17.12.030, Demolition and Rebuilding of Structures.*
2. *When such existing commercial space is currently occupied by a retail use, the use may be replaced by another retail use, service use or residential use allowed within the underlying land use district.*
3. *When such existing space is occupied by a service use, only service or residential uses shall be allowed as a replacement use.*

The above Municipal Code section indicates that commercial activity on the second story is permitted as a continuation of an existing use, and that retail can only be established on the second story as a replacement of an existing retail use. The existing restaurant use on the second story is legal non-conforming in that it could not be established in a new building or in a new space that was not previously occupied by a retail use.

The Municipal Code also states that new second story floor area is required to be residential. CMC 17.14.014 defines floor area as the *"area included within the surrounding exterior walls."* The proposed balcony is not enclosed and therefore would be defined as floor area. However, CMC 17.36.050 states that *"no nonconforming use may be expanded or extended into an existing portion of a building that was not previously occupied by the same nonconforming use."*

The above Municipal Code sections permit the construction of the balcony as an architectural feature only, but do not permit the non-conforming restaurant use to expand onto the balcony. Staff has included a condition of approval prohibiting the restaurant from using the balcony to

meet this requirement. However, the Planning Commission could deny the proposal for the balcony if it has concerns with the enforceability of this condition.

***Environmental Review:*** The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes an exterior remodel of the subject building and re-surfacing of the courtyard, with no new floor area being added to the building. The proposed remodel project does not present any unusual circumstances that would result in a potentially significant environmental impact.

**ATTACHMENTS:**

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

**Attachment A – Site Photographs**

**Su Vecino Court facing west – Cortile San Remo building on right**



**Su Vecino Court facing east – Cortile San Remo building on left**





Front of Cortile San Remo building – facing east on Lincoln Street



Cortile San Remo building – Staircase leading to da Giovanni Restaurant



## Attachment B – Findings for Approval

DR 13-40 (Schultz)  
 May 15, 2014  
 Findings for Approval  
 Page 1

<p>For each of the required findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.</p>		
<b>Municipal Code Findings</b>	<b>YES</b>	<b>NO</b>
1. The project constitutes an improvement over existing site conditions pursuant to CMC 17.14.010.	✓	
<b>Commercial Design Guideline Findings</b>		
2. The modifications to the building respect the history and traditions of architecture in the commercial districts.	✓	
3. The modifications to building, as conditioned, would not create visual clutter that can arise from too many or uncomplimentary design elements.		
4. Basic elements of design integrity and consistency throughout each building would be preserved or restored.	✓	
5. The lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms are integrated throughout the building, even though more than one enterprise occupies it.	✓	
6. Building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged" and "Muted painted colors, which blend with the natural surroundings, are appropriate. Bright and primary colors should be avoided.	✓	
7. The building design is sensitive to the context of the neighborhood in which it is located.	✓	
8. Any deviations from the Commercial Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

## Attachment C – Conditions of Approval

DR 13-40 (Schultz)  
 May 15, 2014  
 Special Conditions  
 Page 1

<b>Conditions of Approval DR 13-40</b>		
<b>No.</b>	<b>Authorization</b>	
1.	This permit (DS 13-40) authorizes exterior alterations to the building that include: 1) the application of new plaster siding, 2) a new wood-shake roof, 3) new bay and dormer windows with copper metal roofing, 4) a new 42-inch high wrought iron railing, 5) a new 5-foot wide balcony on the west elevation of the building, 6) the resurfacing of the courtyard with reclaimed brick, and 7) the installation of two new water fountains in the courtyard. Construction shall be consistent with the plans approved by the Planning Commission on May 15, 2014.	✓
<b>Standard Conditions</b>		
2.	The project shall be constructed in conformance with all requirements of the local SC zoning ordinances. 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units for the parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
5.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the project plans as approved by the Planning Commission on May 15, 2014, prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
6.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern	✓

	shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	
7.	The applicant shall install unclad wood framed windows and doors. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
8.	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 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.	✓
9.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
10.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
<b>Special Conditions</b>		
11.	The balcony on the west elevation of the building may not be used by the restaurant. No outdoor seating, furniture, or other items pertaining to the operation of the restaurant shall be placed on balcony.	✓
12.	The brick installed in the courtyard shall consist of a running bond pattern and shall be consistent with the brick shown in the photograph on the plans approved by the Planning Commission on May 15, 2014.	✓
13.	Prior to building permit submittal, the applicant shall obtain and submit an authorization letter from the owner of the adjacent property to the south authorizing the installation of the brick in the courtyard.	✓

14.	Prior to building permit submittal, the applicant shall submit a signage plan for cohesive signage showing existing and proposed signs, including the directory sign located at the Lincoln Street entrance.	✓
15.	The applicant shall include additional details on the light fixtures and lumen level on the plans submitted with the building permit application.	✓

\*Acknowledgement and acceptance of conditions of approval.

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

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

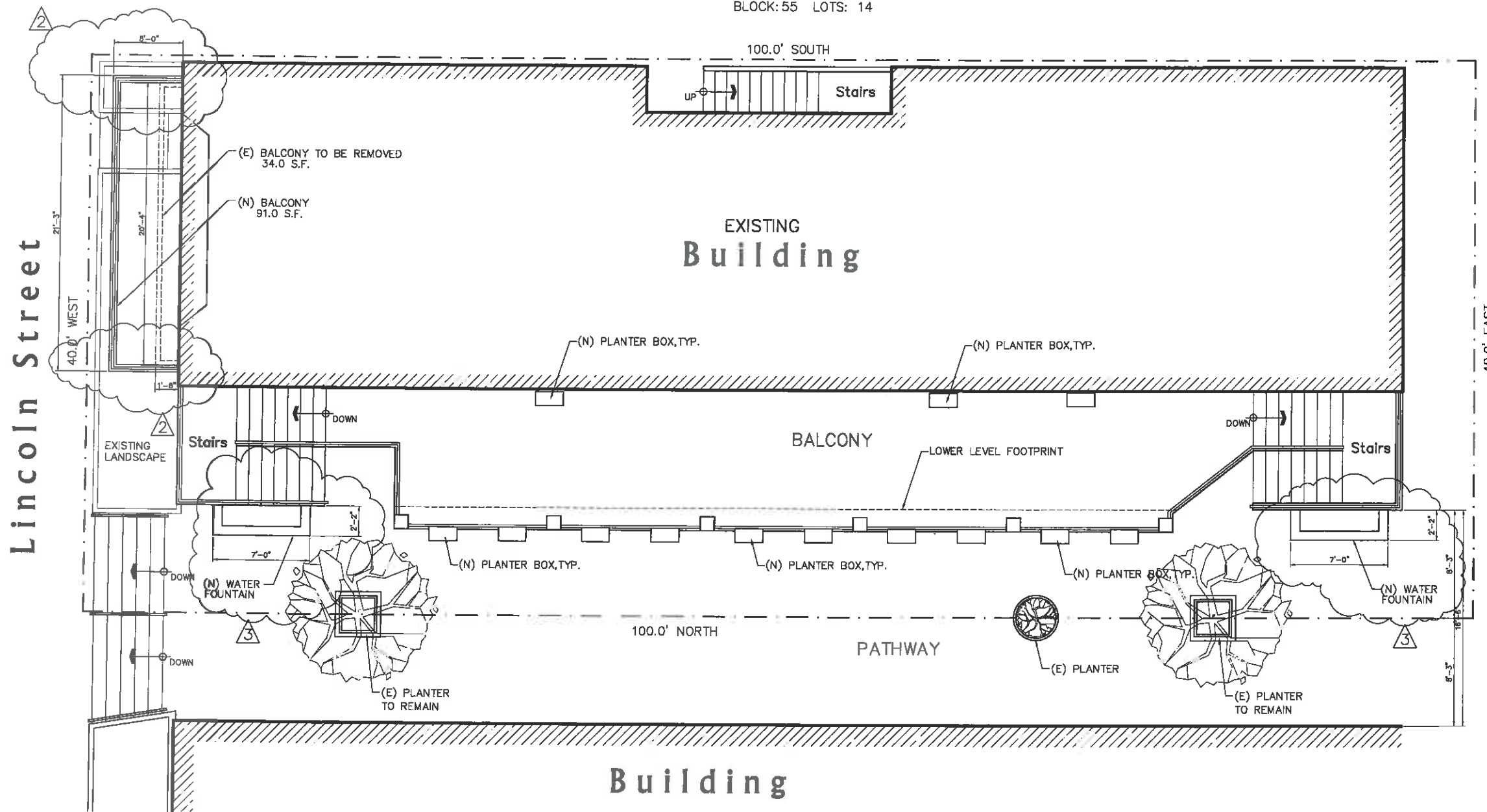
\_\_\_\_\_  
Date

***Once signed, please return to the Community Planning and Building Department.***

# Schultz Building

Exterior Remodel Only  
Carmel-by-the-Sea, California

APN: 010-138-019  
BLOCK: 55 LOTS: 14



WATER FOUNTAIN  
NOT TO SCALE: DIM: 44"X44"X40" T



BRICK PATHWAY  
NOT TO SCALE: RUNNING BOND PATTERN

DR13-40

## PROJECT DATA

LOT SIZE	4,000 S.F.
ZONING	R-4
A.P.N.	010-138-019
ADDRESS	BLOCK: 55 LOTS: 14
FIRE SPRINKLERS	YES EXISTING

## FLOOR AREA

FAR ALLOWED	2,480.0 S.F.
EXISTING MAIN LEVEL	2,509.0 S.F.
EXISTING UPPER LEVEL	1,946.0 S.F.
TOTAL (E) GROSS FLOOR AREA:	4,455.0 S.F.
PROPOSED MAIN LEVEL	2,509.0 S.F.
PROPOSED UPPER LEVEL	1,946.0 S.F.
TOTAL (P) GROSS FLOOR AREA:	4,455.0 S.F.

## SCOPE OF WORK

- EXTERIOR WORK:
1. NEW WOOD WINDOWS AND DOORS.
  2. NEW BALCONY
  3. NEW SMOOTH PLASTER OVER EXISTING PLASTER
  4. NEW DORMERS WITH COPPER ROOF
  5. NEW GUARDRAILS
  6. NEW WOOD SHAKE ROOF

## SHEET INDEX

### ARCHITECTURAL

1. SITE PLAN
2. EXISTING FLOOR PLANS
3. EXISTING ELEVATIONS
4. EXISTING ELEVATIONS
5. PROPOSED FLOOR PLANS
6. PROPOSED ELEVATIONS
7. PROPOSED ELEVATIONS
8. PROPOSED & EXISTING ROOF PLANS

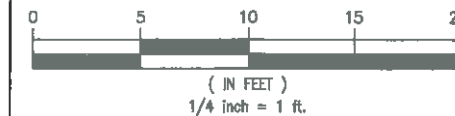
RECEIVED

MAY 06 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.



## GRAPHIC SCALE



## VICINITY MAP NOT TO SCALE



**C.O.D.G.**  
CLAUDIO ORTIZ DESIGN GROUP, INC.  
OFFICE: 833 824 4146  
WWW.CODG.COM

CLIENT:  
Greg Schultz  
875 14th Street  
Boulder, Co. 80302  
303-956-2323

PROJECT:  
Schultz Building  
S/E Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 14  
APN: 010-138-019  
PROJECT NO.  
13-10

ISSUE:  
11-19-13  
05-04-14  
DRAWN BY:  
A.J. ORTIZ

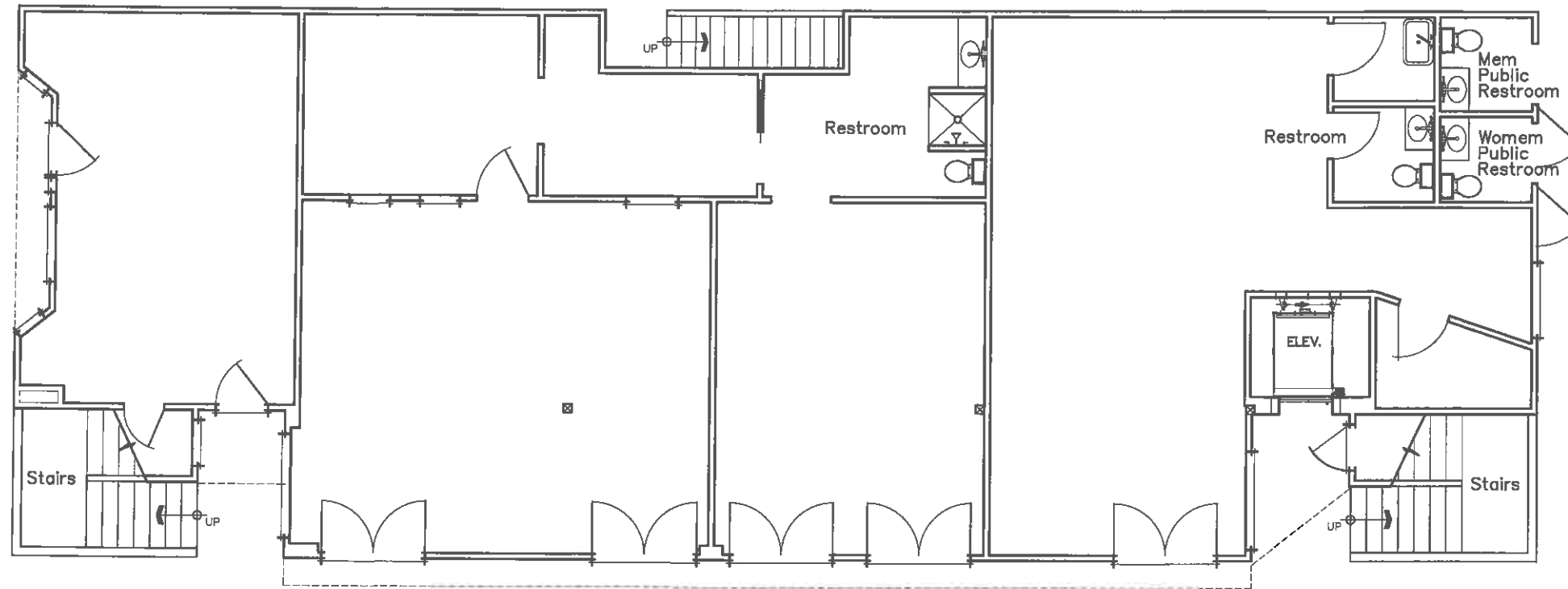
REVISION:  
DATE: 12-20-13  
BY: A.J. ORTIZ  
REVISION:  
DATE: 3-3-14  
BY: A.J. ORTIZ  
REVISION:  
DATE: 5-1-14  
BY: C.O.

EXISTING &  
PROPOSED  
FLOOR PLAN

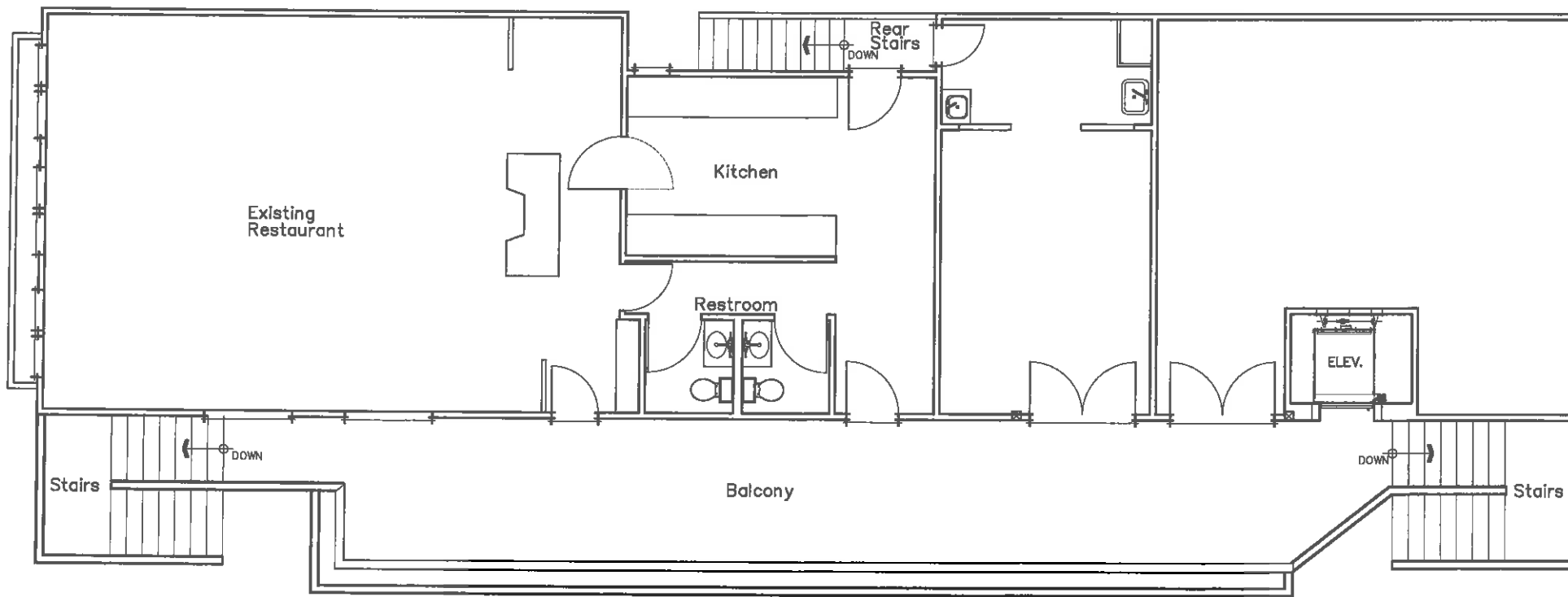
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1

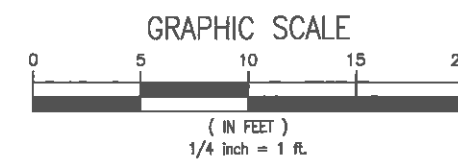




MAIN LEVEL



UPPER LEVEL



Existing Floor Area	
MAIN LEVEL	2,509.0 S.F.
UPPER LEVEL	1,946.0 S.F.
TOTAL	4,455.0 S.F.

WALL LEGEND

— 2x ALL INTERIOR & EXTERIOR WALLS



**C.O.D.G.**  
CLAUDIO ORTIZ DESIGN GROUP, INC  
CLAUDIO ORTIZ, Principal, Lic. No. 93921  
CLAUDIO ORTIZ, Principal, Lic. No. 93921  
WWW.CODG.COM

CLIENT:  
Greg Schultz  
875 14th Street  
Boulder, Co. 80302  
303-956-2523

PROJECT:  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 14  
APN: 010-138-019  
PROJECT NO.  
13-10

ISSUE:  
11-19-13  
03-04-14  
DRAWN BY:  
A.J.ORTIZ

EXISTING FLOOR PLAN

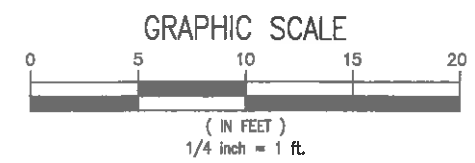
SCALE: 1" = 1/4"



WEST ELEVATION



SOUTH ELEVATION



**C.O.D.G.**  
CLAUDIO ORTIZ DESIGN GROUP, INC  
1000 1/2 1st Street, Suite 100  
Boulder, CO 80302  
PHONE: 303-440-1149  
CLAUDIO@CODGNC.COM  
WWW.CODGNC.COM

CLIENT:  
Greg Schultz  
875 14th Street  
Boulder, Co. 80302  
303-956-2323

PROJECT:  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 14  
APN: 010-138-019  
PROJECT NO.  
13-10

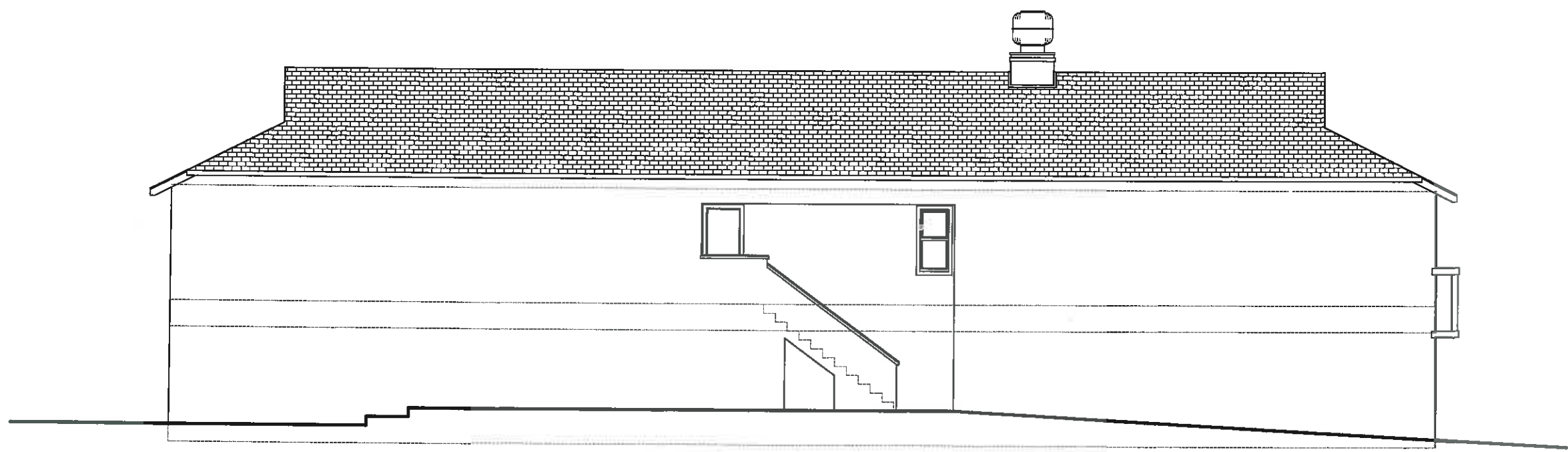
ISSUE:  
11-19-13  
03-04-14  
DRAWN BY:  
A.J.ORTIZ

EXISTING  
ELEVATION

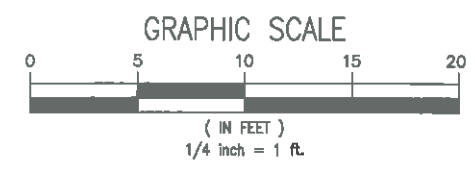
SCALE: 1" = 1/4"



EAST ELEVATION



NORTH ELEVATION



**C.O.D.G.**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 P.O. BOX 3776 - Denver, Co. 80221  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

**CLIENT:**  
 Greg Schultz  
 875 14th Street  
 Boulder, Co. 80302  
 303-866-2323

**PROJECT:**  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 14  
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 PROJECT NO.  
 13-10

**ISSUE:**  
 11-19-13  
 03-04-14  
**DRAWN BY:**  
 A. J. ORTIZ

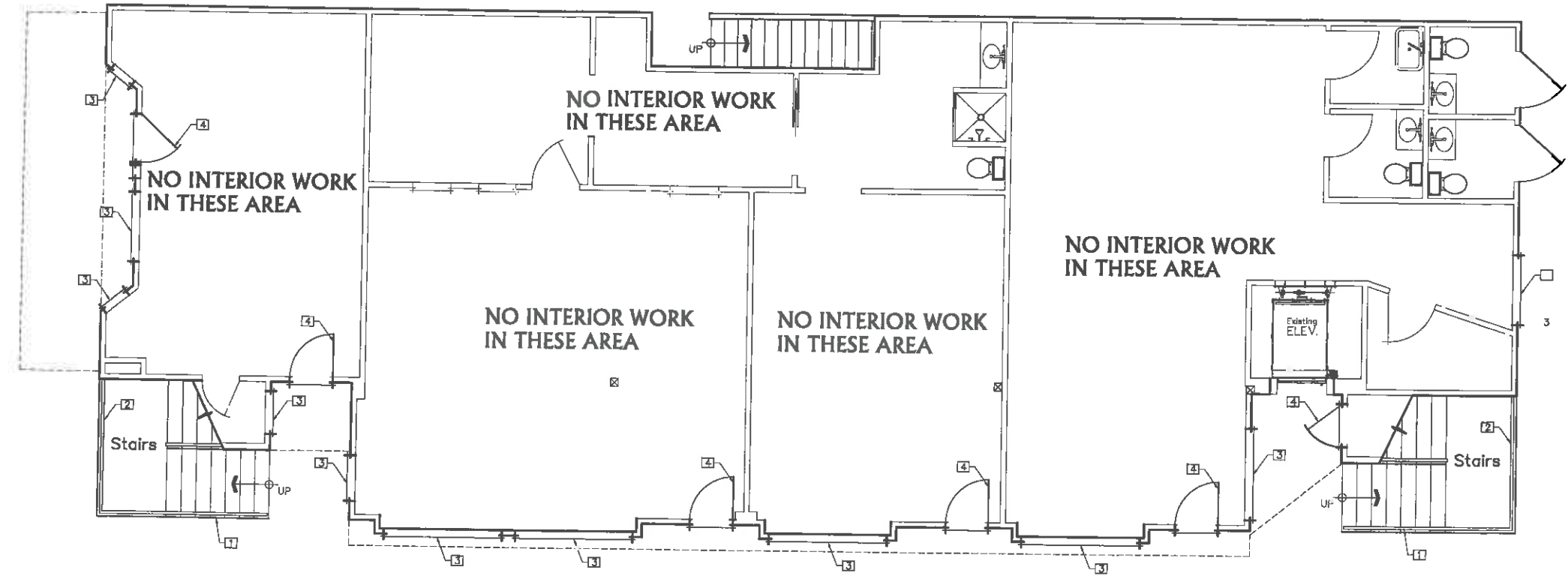
EXISTING  
 ELEVATION

SCALE: 1" = 1/4"

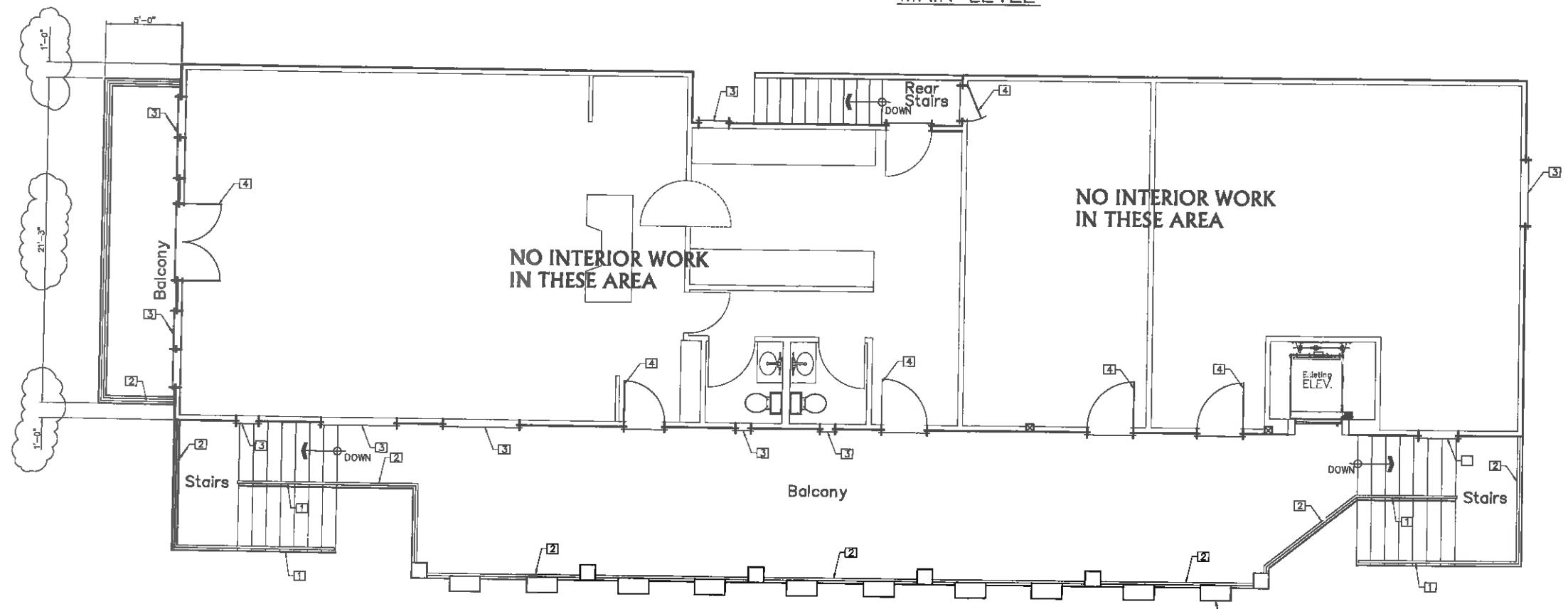
**KEY NOTES** THESE KEY NOTES ONLY APPLY TO THIS SHEET

**GENERAL**

- 1] NEW 36-INCH HIGH HANDRAIL, WROUGHT IRON
- 2] BALUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
- 3] NEW 48-INCH HIGH GUARDRAIL, WROUGHT IRON
- 4] BALUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
- 5] NEW WINDOWS
- 6] NEW DOORS
- 7] NEW PLANTER BOX, TYP. OR FINISH



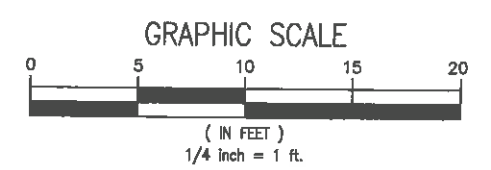
MAIN LEVEL



UPPER LEVEL

Existing Floor Area	
MAIN LEVEL	2,509.0 S.F.
UPPER LEVEL	1,946.0 S.F.
<b>TOTAL</b>	<b>4,455.0 S.F.</b>

**WALL LEGEND**  
 ——— 2x ALL INTERIOR & EXTERIOR WALLS



**C.O.D.G.**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 P.O. BOX 3775, DENVER, CO. 80221  
 OFFICE: 303.426.4148  
 WWW.CODG.COM

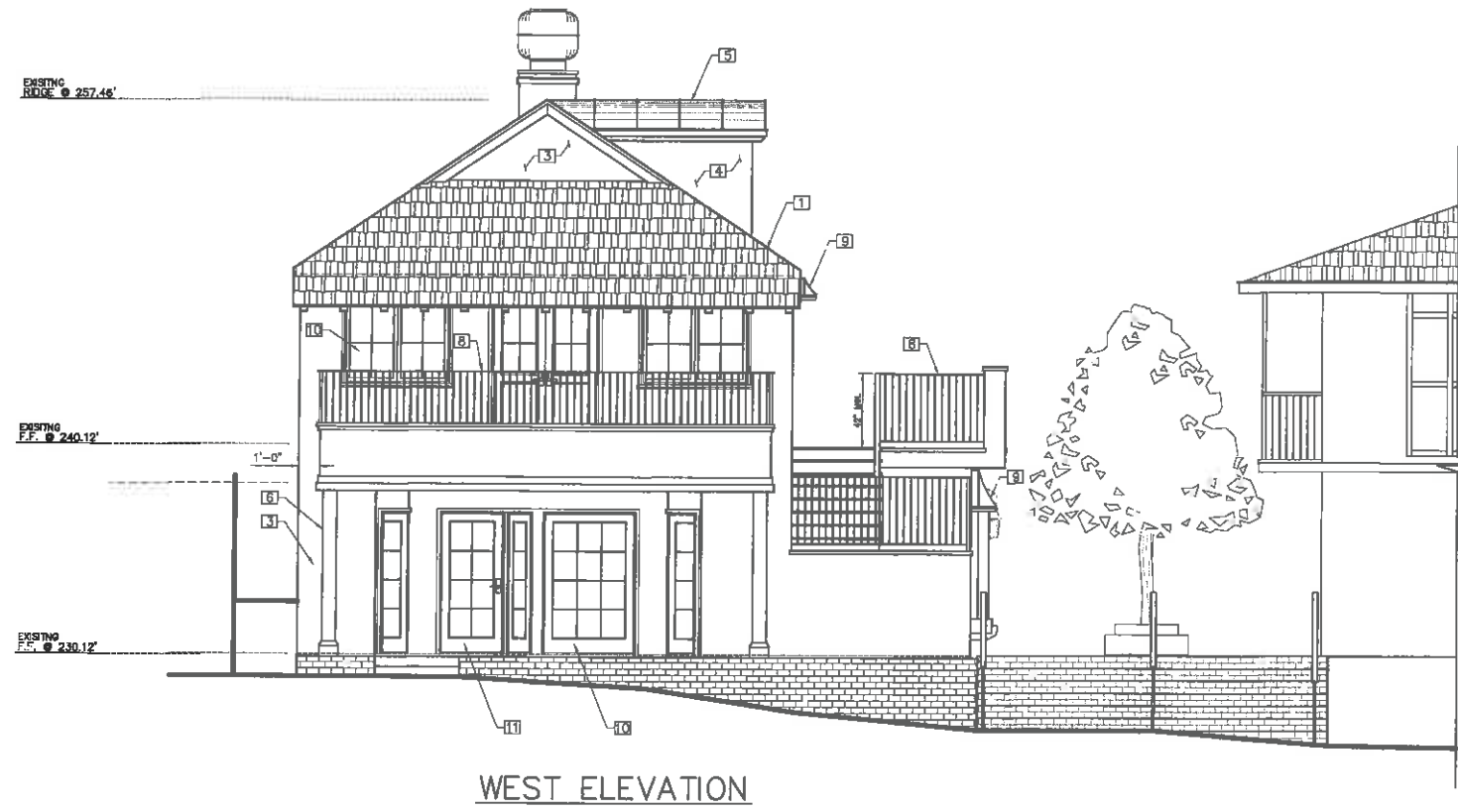
**CLIENT:**  
 Greg Schultz  
 875 14th Street  
 Boulder, Co. 80302  
 303-956-2323

**PROJECT:**  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 14  
 APN: 010-138-019  
 PROJECT NO. 13-10

**ISSUE:**  
 11-19-13  
 3-04-14  
 3-28-14  
**DRAWN BY:**  
 A.J. ORTIZ

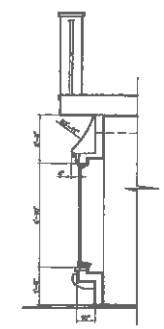
**PROPOSED FLOOR PLANS**

SCALE: 1" = 1/4"



WEST ELEVATION

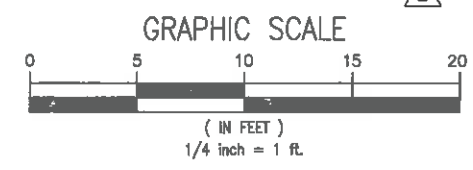
- KEY NOTES** THESE KEY NOTES ONLY APPLY TO THIS SHEET
- GENERAL**
- 1 NEW ROOF: WOOD SHAKE ROOF
  - 2 NEW LIGHT FIXTURE: COPPER PER SPECIFICATIONS, 25 WATTS MAX.
  - 3 SIDING: NEW SMOOTH CEMENT PLASTER
  - 4 NEW SIDING: TO MATCHED EXISTING CEMENT PLASTER
  - 5 NEW COPPER DORMER ROOF
  - 6 NEW 6X6 WOOD CEDAR POST
  - 7 NEW 32-INCH HIGH HANDRAIL, WROUGHT IRON BALUSTERS, AT 4 IN. O.C. W/
  - 8 NEW 42-INCH HIGH GUARDRAIL, WROUGHT IRON BALUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
  - 9 NEW COPPER ROOF
  - 10 NEW WINDOW: WOOD DIVIDED LIGHTS LAMINATED GLASS, STAINED, BULLNOSE AT JAMB & HEADER WHERE OCCURS
  - 11 NEW DOOR: WOOD DIVIDED LIGHTS LAMINATED GLASS, STAINED, OR STN. AT JAMB & HEADER WHERE OCCURS
  - 12 EXISTING ELEVATOR SHAFT
  - 13 EXISTING ELEVATOR DOOR
  - 14 NEW BEAM: 6x6 REDWOOD, SHAPED
  - 15 LEFT BLANK INTENTIONALLY
  - 16 NEW PLANTER BOX, TYP. ON ROLLING



SECTION A-A  
SCALE: 1" = 1/4"



SOUTH ELEVATION



**C.O.D.G.**  
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CLIENT:  
Greg Schultz  
875 14th Street  
Boulder, Co. 80302  
303-856-2323

PROJECT:  
Schultz Building  
S/e Lincoln St. Bet. 5th & 6th Ave.  
BLOCK: 55 LOTS: 14  
APN: 010-138-019  
PROJECT NO.  
13-10

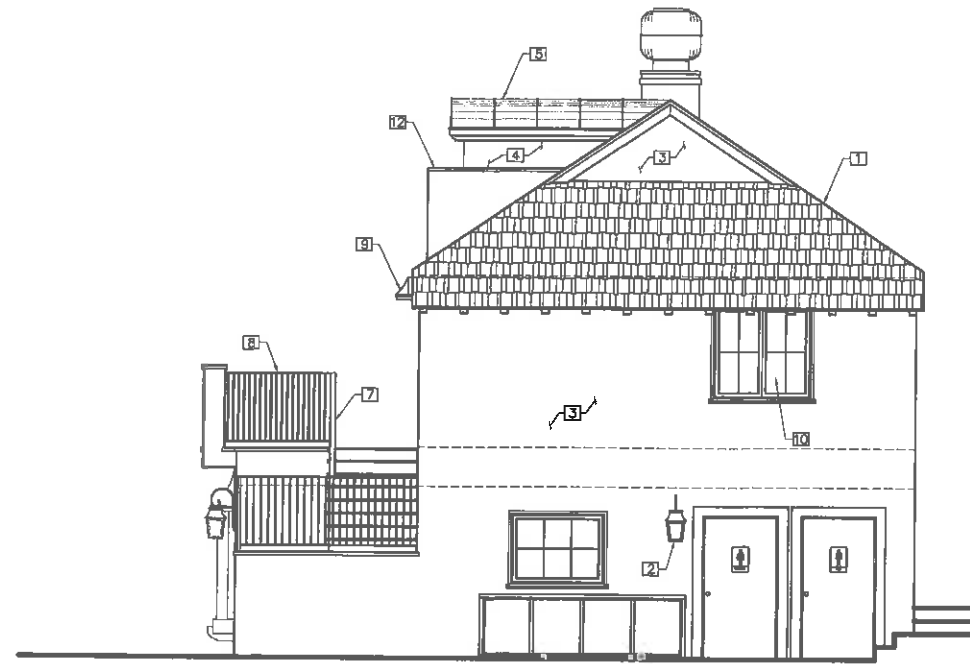
ISSUE:  
11-19-13  
3-04-14  
3-28-14  
05-04-14  
DRAWN BY:  
A.J. ORTIZ

REVISION:  
DATE: 5-1-14  
BY: C.P.

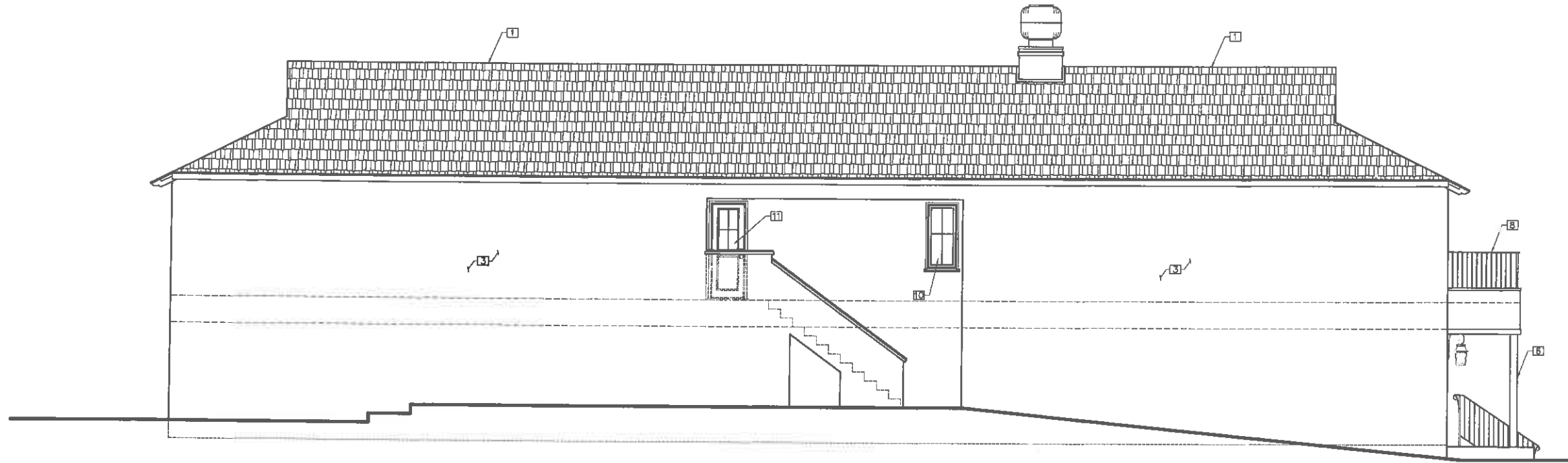
PROPOSED  
ELEVATION

SCALE: 1" = 1/4"

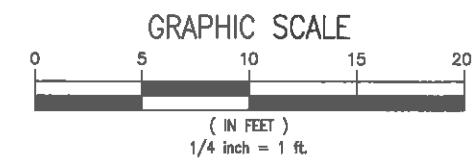




EAST ELEVATION



NORTH ELEVATION



KEY NOTES THESE KEY NOTES ONLY APPLY TO THIS SHEET

GENERAL

- 1 NEW ROOF: WOOD SHAKE ROOF
- 2 NEW LIGHT FIXTURE: COPPER PER SPECIFICATIONS, 25 WATTS MAX.
- 3 SIDING: NEW SMOOTH CEMENT PLASTER
- 4 NEW SIDING: TO MATCHED EXISTING CEMENT PLASTER
- 5 NEW COPPER DORMER ROOF
- 6 NEW 5x6 WOOD CEDAR POST
- 7 NEW 36-INCH HIGH HANDRAIL, WROUGHT IRON BALLUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
- 8 NEW 42-INCH HIGH GUARDRAIL, WROUGHT IRON BALLUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
- 9 NEW COPPER ROOF
- 10 NEW WINDOW: WOOD DIVIDED LIGHTS LAMINATED GLASS, STAINED, BULLNOSE AT JAMS & HEADER WHERE OCCURS
- 11 NEW DOOR: WOOD DIVIDED LIGHTS LAMINATED GLASS, BULLNOSE OR STN. AT JAMS & HEADER WHERE OCCURS
- 12 EXISTING ELEVATOR SHAFT
- 13 LEFT BLANK
- 14 NEW 6x12 REDWOOD, BEAM SHAPED



**C.O.D.G.**  
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 FAX: 303-440-4142  
 WWW.CODG.COM

CLIENT:  
 Greg Schultz  
 875 14th Street  
 Boulder, Co. 80302  
 303-956-2323

PROJECT:  
 Schultz Building  
 S/e Lincoln St. Bet. 5th & 6th Ave.  
 BLOCK: 55 LOTS: 14  
 APN: 010-138-019  
 PROJECT NO.  
 13-10

ISSUE:  
 11-19-13  
 03-04-14  
 DRAWN BY:  
 A. LORTIZ

PROPOSED  
 ELEVATION

SCALE: 1" = 1/4"



**KEY NOTES** THESE KEY NOTES ONLY APPLY TO THIS SHEET

- 1 NEW GUTTER: TO MATCH EXISTING
- 2 NEW DOWN SPOUT: TO MATCH EXISTING
- 3 NEW DORMERS WITH COPPER ROOF
- 4 LEFT BLANK
- 5 NEW ROOF: WOOD SHAKE ROOF
- 6 (E) SHED ROOF TO BE REMOVED
- 7 (E) RESTAURANT VENT
- 8 (E) ASPHALT SHINGLE ROOF



**C.O.D.G.**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 1400 14th Street, Suite 100  
 Boulder, CO 80302  
 PHONE: 303-440-4444  
 FAX: 303-440-4444  
 WWW.CODG.COM

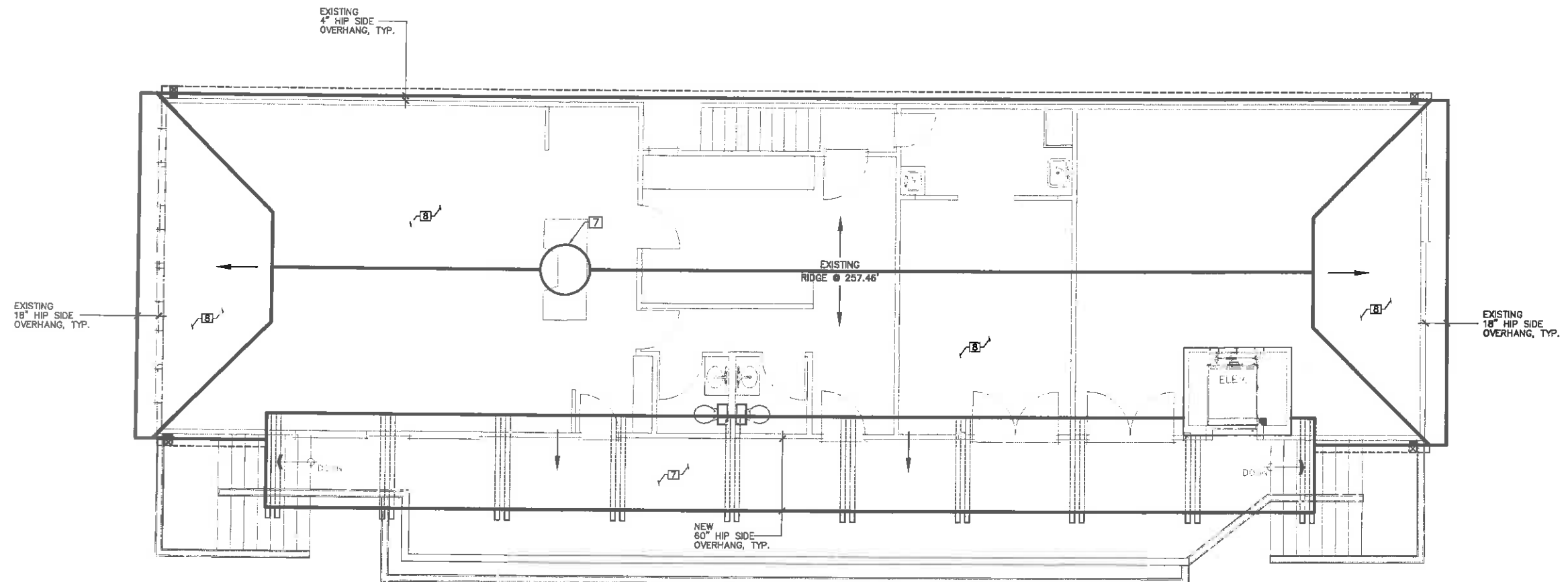
**CLIENT:**  
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**PROJECT:**  
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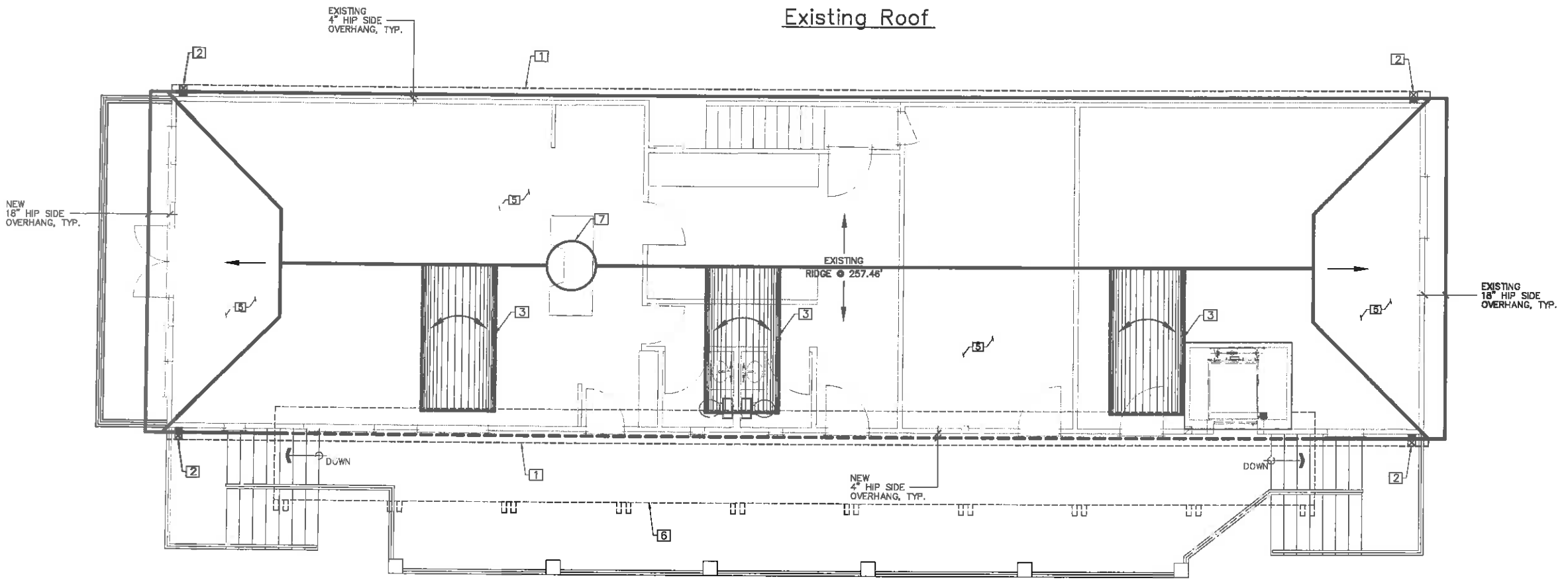
**ISSUE:**  
 11-19-13  
 03-04-14  
**DRAWN BY:**  
 A. J. ORTIZ

**PROPOSED  
 & EXISTING  
 ROOF PLAN**

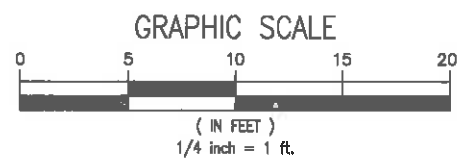
SCALE: 1" = 1/4"



Existing Roof



Proposed Roof



**LEGEND**

	SLOPE DIRECTION
	(E) ROOF LINE TO REMAIN
	(N) ROOF LINE
	(E) ROOF LINE TO BE REMOVED



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** Bryce Ternet, Contract Planner

**Subject:** Consideration of a second commercial sign (SI 14-19) for David B. Love D.D.S. Dentistry in the Residential and Limited Commercial (RC) Zoning District

---

**Recommendation:**

Deny sign application (SI 14-19)

**Application:** SI 14-09                      **APN:** 010-192-001  
**Block:** 93                                      **Lots:** 1 & 3  
**Location:** SW Corner of Lincoln Street & 7<sup>th</sup> Avenue  
**Applicant:** David B. Love, D.D.S.  
**Property Owner:** Strutz-Levett Investment Company

**Background and Project Description:**

On April 7, 2014, the applicant, Dr. David B. Love, submitted a Sign Permit application which identified two signs for David B. Love D.D.S. Dentistry located within the interior courtyard of the building at the southwest corner of Lincoln Street and 7th Avenue. The application was subsequently separated into two applications for consideration: an application for a primary exterior sign (SI 14-14) and an application for a secondary exterior sign (SI 14-19). On April 14, 2014, the Community Planning and Building Department approved a Sign Permit application (SI 14-14) for a primary exterior sign for David B. Love D.D.S. Dentistry, which is primarily accessed through a courtyard entrance on Lincoln Street. This primary sign has been installed as a hanging sign at the entrance to the dentistry office. The proposed size, color, and design of SI 14-19 is the same as that which was approved for SI 14-14.

The applicant's proposed secondary exterior sign would be a wall-mounted sign located on 7th Avenue. This specific location has been previously used as a business sign location for previous occupants of the subject commercial space. The sign would be located approximately 7' high and 3.5' left of the office's Seventh Avenue window. The sign would be a 9.5" x 24"x 3/4" thick wood-painted, double-sided hanging sign. The sign will be painted with gold lettering on a faux green and black serpentine marble background.

Staff reviewed the application and determined that the size and proposed materials for the secondary sign are appropriate; however, as the application is for a secondary sign, the application has been referred to the Planning Commission.

**Staff analysis:**

**Purpose:** CMC 17.40.010 encourages: *"business signs that are simple in graphic design, informative of the business use, and compatible in color and design with adjoining structures."* CMC 17.40.030.C restricts administrative (staff-level) approval of business signs to a single sign for each business.

**Permit Process:** CMC 17.40.020.B Planning Commission Approval, states:

*Signs which, in the opinion of the Director, require exception from the standards described in this chapter shall be reviewed by the Planning Commission. The Planning Commission also shall review all business signs painted, etched or otherwise applied to glass, all signs made of plastics, fabric or imitation wood and all signs of architectural, cultural, and historical significance. The Commission may grant exceptions only to the number, location, and design of business signs. The following criteria must be satisfied to grant the exception:*

- 1. Number. Additional business signs may be permitted in unusual circumstances such as, but not limited to, a business that has entrances on two different public rights-of-way.*
- 2. Location. Signs shall clearly identify the business entrance. Signs shall be pedestrian-oriented except for gas stations and motels that are recognized by the City as predominately vehicle-oriented business. Clutter from business signs at street frontages shall be avoided. Sign clutter along street frontages from multiple businesses within a courtyard or building shall be avoided.*
- 3. Design. Any exceptions to design standards shall retain compatibility with the design, color, and scale of the building.*

**Business Signs:** CMC 17.40.030 states that business signs shall be:

1. *Informative of the business name and use. The business name shall be the primary design feature on the sign, and all logos and other graphics shall be subordinate to the business name;*
2. *Simple in design. Any creative graphic depictions should be related to the business use and in scale with sign text;*
3. *Oriented toward the pedestrian environment within the commercial district;*
4. *Compatible in design, color, size and scale to the business storefront, adjoining structures and surroundings; and*
5. *Made of permanent and natural materials such as wood, wrought iron, ceramic or stone unless otherwise approved by the Planning Commission.*

The applicant's proposed secondary business sign is simple in graphic design, informative of the business use, and compatible in color and design with adjoining structures. Therefore, the applicant's proposed secondary sign is consistent with CMC 17.40.010. The applicant's proposed secondary sign is consistent with the components of CMC 17.40.020.B that address design, as it would be compatible with the design, color, and scale of the building.

However, the applicant's proposed secondary sign would not be consistent with Item 1 of CMC 17.40.020.B regarding the number of commercial signs allowed per business within the City. Furthermore, the proposed sign is inconsistent with other components of CMC 17.40.020.B, as it would not clearly indicate the business entrance, which is primarily accessed through a courtyard entrance on Lincoln Street. Additionally, approval of this sign could encourage clutter within its vicinity and set a greater precedent within the City's commercial zoning districts for the installation of signage on street frontage walls not located in the direct vicinity of an entrance to a business use. As such, staff's recommendation is to deny SI 14-19.

**Alternatives:** The Planning Commission may approve the applicant's proposed secondary sign, or may approve it with design revisions.

**Environmental Review:** The application qualifies for a Class 11 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA Guidelines. Class 11 exemptions include placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on-premise signs.

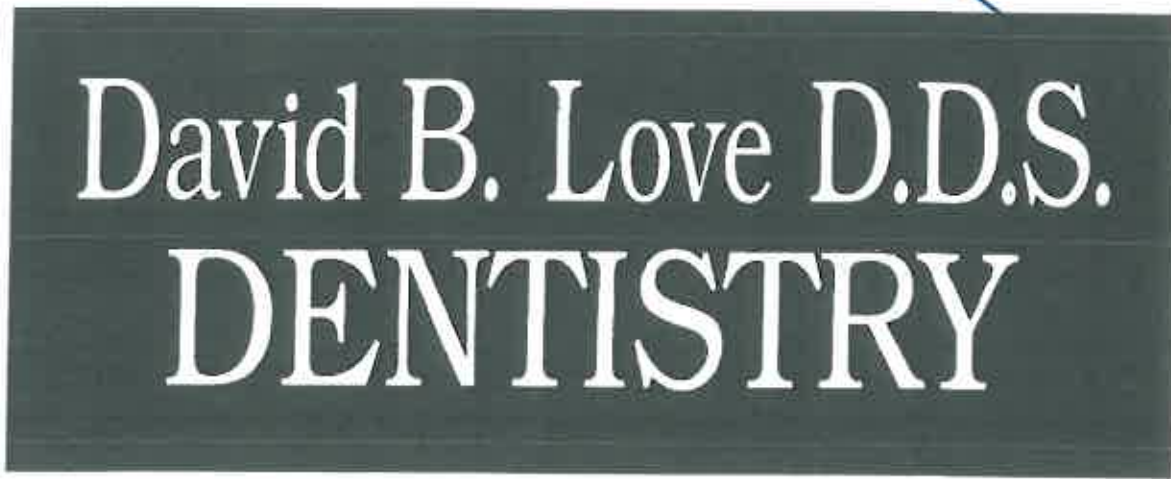
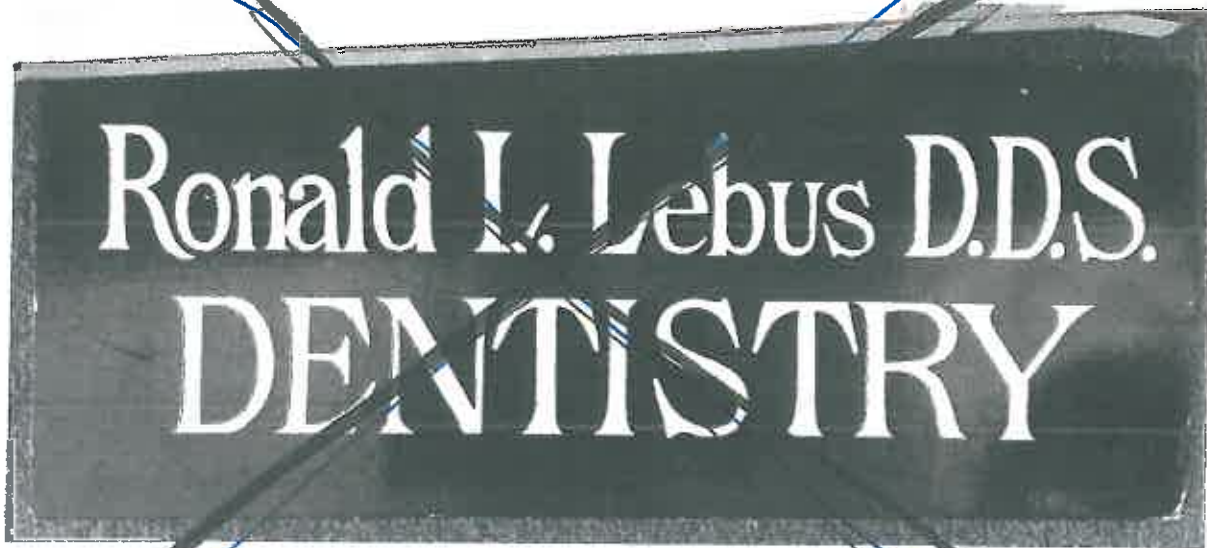
**ATTACHMENTS:**

- Attachment A – Secondary Sign Design including Renderings of SI 14-14
- Attachment B – Secondary Sign Location

RECEIVED



Planning & Building Dept.



x3  
9.5" x 24" paint mask decals

APPROVED

RECEIVED

MAR 26 2014

City of Carroll-by-the-Sea  
Planning & Building Dept.

SI 14-14<sup>142</sup>





David B. Love D.D.S.  
DENTISTRY

APPROVED

SI 14-14

RECEIVED

APR 07 2014

City of Carmel-by-the-Sea  
Planning & Building Dept



RECEIVED

MAR 26 2014

City of Cumberland - the Sea  
Planning & Building Dept.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** TJ Wiseman, Contract Planner

**Subject:** Consideration of a Concept Design Study (DS 14-29) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new two-story residence and detached garage located in the Single-Family Residential (R-1) Zoning District

---

**Recommendation:**

Review the proposed design, and provide direction to the applicant

**Application:** DS 14-29

**APN:** 010-028-002

**Location:** 2<sup>nd</sup> Avenue, 2 southwest of Santa Rita Street

**Block:** 24

**Lots:** West ½ of 1 & 3

**Applicant/Property Owner:** Robert Darley

**Background and Project Description:**

The project site is located on 2<sup>nd</sup> Avenue, the second house southwest of Santa Rita Street. The 4,000-square foot property is developed with a 1,221-square foot, one-story residence with a detached garage. A Determination of Historic Ineligibility was issued by the City on February 14, 2014. The site is a re-subdivided corner lot with dimensions of 50' x 80', which has different setback requirements than a standard lot.

The owner has submitted plans to demolish the existing residence and construct a new residence. Some of the redwood and oak lumber from the existing residence would be utilized in the new residence.

The proposed home would be two story and 1,997 square feet in size, including: a 945-square foot main level, a 556-square foot upper level, a 296-square foot basement, and a 200-square foot detached garage. The proposed residence would have a steeply-pitched roof, and the

applicant has indicated that the style would be French-Normandy. A similar style house was built by the applicant in 2008 on the adjacent lot to the west of the subject property.

Proposed finish materials include plaster siding with wood details and a brick chimney, clay tile roof with cast-iron gutters, and wood windows and doors. There are three skylights proposed on the east, west, and south elevations. The applicant is proposing a detached garage that would be located behind the 10-foot front-yard setback and would be parallel to 2<sup>nd</sup> Avenue.

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, mass, and scale related to the project. However, the Commission may provide input on other aspects of the design such as architectural style and proposed finish materials.

<b>PROJECT DATA FOR THE RECONFIGURED 4,000-SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	1,800 (45%)	1,221 sf (30%)	1,797* sf residence, 200 sf garage
Site Coverage	556 sf (13.9%)**	1,571 sf (39.3%)	450 sf (13.9%)
Trees (upper/lower)	5/4 trees	4/0 trees	4/1 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18 ft./24 ft.	14.2 ft.	16 ft./23.5 ft.
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	10.8 ft.	12 ft./16ft.
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	10 ft.	24.3 ft.	10 ft. (garage)
Composite Side Yard	12.5 ft. (25%)	14.8 ft. (29.6%)	18 ft. (36%)
Minimum Side Yard	3 ft.	3.1 ft. (garage)	6.5 ft. (residence) 4 ft. (garage)
Rear	3 ft.	3.1 ft. (garage)	18 ft.
* Includes a bonus of 197 sf for basement floor area			
**Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable			

**Staff analysis:**

***Diversity of Architectural Styles:*** Design Guideline 9.0 states that “*diversity in building designs and architectural styles are key features of the design traditions in Carmel*” Design Guideline 9.1 encourages that “*a new building should be different in style from buildings on nearby and abutting properties.*” The guidelines discourage repetition of a single style within a block.

The neighborhood contains a mix of architectural styles. The proposed residence would be very similar in design to the adjacent residence to the west. The adjacent residence to the west was designed and built in 2008 by the project applicant: Robert Darley. Both residences would have similar footprints, roof forms, and window design. On both properties, the garages would be parallel to the street and would have a nearly identical design. Photographs of the neighboring residence are included in Attachment B.

The applicant is proposing to use different finish materials on the new residence in order to differentiate the two buildings. The proposed residence would be clad with stucco siding, paned windows, and would include a clay-tile roof, while the existing residence to the west is clad with brick siding, leaded windows, and includes a clay-shingle roof. The Commission should consider whether it would be appropriate to have two similar style residences adjacent to each other.

***Forest Character:*** Residential Design Guidelines 1.1 through 1.4 encourage maintaining “*a forested image on the site*” and for new construction to be at least six feet from significant trees.

The site contains four trees, all of which are classified as significant. The applicant is not proposing to remove any trees. The City Forester has reviewed the project plans and has not identified any significant impacts that the proposed residence would have on the surrounding trees. The applicant has added one lower-canopy tree on the landscape plan which has been approved by the City Forester.

***Privacy & Views:*** Residential Design Guidelines 5.1 through 5.3 set forth objectives to: “*maintain privacy of indoor and outdoor spaces in a neighborhood*” and “*organize functions on a site to preserve reasonable privacy for adjacent properties*” and “*maintain view opportunities.*”

Staff has not identified any significant view or privacy impacts that would be created by this project. Staff notes that the proposed residence has been designed with consideration for the privacy of both the applicant and the residents of neighboring properties. The applicant has

conferred with neighbors throughout the plan development process and reportedly has addressed their concerns with the proposed design.

The design includes a proposal for a 156-square foot second-story deck on the south (rear) elevation of the residence. A steep-pitched roof element would screen the eastern side of the deck and would mitigate privacy impacts to the eastern neighbor. The deck would be located 18 feet from the south rear property line and would be partially screened from the southern neighbor by a large redwood tree. These features should help preserve privacy for the rear neighbor.

**Mass & Bulk:** Residential Design Guidelines 7.1 through 7.6 encourage a building's mass to relate *"to the context of other homes nearby"* and to *"minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that *"a building should relate to a human scale in its basic forms."*

The proposed main residence and garage would be 1,997 square feet in size including 296 square feet of this floor area located in the basement. The proposed residence would be 23.5 feet high, which is near the maximum height allowance of 24 feet. In staff's opinion, the proposed residence, with its steeply-pitched roof forms would appear tall. However, staff notes that the building coverage would be 945 square feet and the residence would have a relatively compact footprint. Staff also notes that 296 square feet of floor area would be located in the basement.

The Commission should consider whether the proposed design of the building is consistent with the above Design Guidelines with regard to building mass. The neighboring residence to the west provides an example of how the proposed residence would look. One concern that staff has is with the design and mass of the garage, which is discussed in the following section.

**Garage Design & Access:** Residential Design Guideline 6.1 states that *"facilities for parking should not dominate the design of the house or site"* and *"garages that are subordinate design elements are encouraged."*

The proposed garage has a steeply-pitched roof and was designed to be consistent with the architectural style of the residence. However, the garage would be prominent in that it would be 16 feet high, parallel to 2<sup>nd</sup> Avenue, and located 10 feet from the front property line. The garage also includes a dormer window on the north street-facing elevation, and this architectural feature adds to the prominence of the structure.



The Commission should consider the appropriateness of the garage design given the objectives of Design Guideline 6.1, which encourage keeping parking structures simple and subordinate to the main residence. The neighboring home to the west demonstrates the proposed garage configuration and can be referred to when considering the suitability of this proposal.

***Building & Roof Form:*** Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings."* The Guidelines emphasize using *"restraint"* and *"simplicity"* in building forms, which should not be complicated, and roof lines, which should *"avoid complex forms."*

The home is proposed to be a two-story structure with a steep, 12:16 roof pitch. The envelope of the building is simple and restrained. The roof design is quite steep; however, it would be consistent with the proposed French-Normandy style of the residence. The residence would also be within the allowed 24-foot ridge height for the R-1 district.

#### **Alternatives:**

Given the issues identified in this report, staff has not included a recommendation for concept acceptance. However, draft findings have been prepared should the Commission choose to accept the design. The Planning Commission may accept the design concept as proposed or may continue the Design Study application to a future meeting with direction on revisions necessary to address the issues identified in this staff report and discussed at the meeting.

#### **Environmental Review:**

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – Construction or modification of a limited number of new or existing small structures. The proposed new residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

#### **ATTACHMENTS:**

- Attachment A – Applicant Letter
- Attachment B – Site Photographs
- Attachment C – Findings for Concept Acceptance
- Attachment D – Material Cut Sheets
- Attachment E – Project Plans

**To Carmel Planning Commission**

Hello,

**My name is Robert H Darley. I would like to share some of my reasons behind the design of my proposed house on 2<sup>nd</sup> Ave., and my current home next to it.**

**After moving to Carmel in 1996, I found that there wasn't a very good example of "Real" European buildings. As much as I do like a lot of the new and/or remodeled homes, I found that some of the homes were becoming very "Cookie Cutter" and very faux; which my designs are the real deal straight from Europe. Most people who like the English/European look and the style want more of the real than the fake looking. I constantly have people and tour buses outside of my home taking pictures. This is a huge compliment, which reinforced the need for the truly Real quality unique homes to keep Carmel as Special as it has always been.**

**In 2005, I personally designed and built my first home in Carmel. Like my proposed house it is on the same busy noisy street. (2<sup>nd</sup> Ave.)**

**Most of the homes on this street are pushed to the front of the lot creating an "Alley" affect with 6ft plus front fences. My design is pushed back from the street that gave me room to put the garage pabelle to the street. Having the garage set this way helps with privacy for being on a busy street.**

**With the style of the house I have built and that I am proposing it needs a European steep roof to make authentic. Additionally, this helps create a partial visual and noise block. A standard pitched roof would be like sitting in a goldfish bowl on a busy street (pretty noisy). At present, I don't hear very much noise with the steep roof on my current home when before my old home you would hear every passing vehicle.**

**I feel that my current home and the proposed house give an unattractive main road into Carmel a much better look.**

**Yours Sincerely,**

**Robert H. Darley  
Cell# 831-601-5233**

**RECEIVED**

**APR 28 2014**

**City of Carmel - The Sea  
Planning & Zoning Dept**

**Attachment B – Site Photographs**



Front of project site – Facing south on 2<sup>nd</sup> Ave



Adjacent Lot to west with similar style residence – Facing southwest on 2<sup>nd</sup> Ave

## Attachment C – Draft Findings for Concept Acceptance

DS 14-29 (Darley)  
 May 15, 2014  
 Concept Findings  
 Page 1

<b>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)</b>		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>Municipal Code Finding</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	<b>TBD</b>	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	<b>TBD</b>	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	<b>TBD</b>	

9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	TBD	

**COASTAL DEVELOPMENT FINDINGS (CMC 17.64.B.1):**

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment D - Cut Sheets





# SAHTAS

*terracotta products*

*GENUINE HANDMADE CLAY ROOF TILES*



OR THIS

# Product Summary- Wood Casement

---

- FRAME** All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir is available upon request and can be ordered in an optional distressed finish. The basic jamb width is 4 9/16", available in Colonial or Contemporary profiles. All basic jambs are milled with an interior kerf for recessed, bull-nosed window applications. Factory-applied clear extension jambs are available for thicker walls. All exterior surfaces are coated with a factory-applied latex primer. Clear exteriors are available in Ponderosa Pine and Douglas Fir. All units with exterior trim come with factory-applied flexible flashing on sides and head; see drawing in Installation Section. Interior surfaces are solid, clear, and suitable for staining or painting. Radius components will consist of laminated veneers. All jamb backs are primed. An optional factory-applied interior prime coat is available.
- SASH** The sash is a full 1 3/4" thickness manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir is available upon request and can be ordered in an optional distressed finish. All sash corners have mortise and tenon joints that are sealed and screwed. All exterior surfaces are coated with a factory-applied latex primer. Clear exteriors are available in Ponderosa Pine or Douglas Fir. Interior surfaces are solid, clear, and suitable for staining or painting. An optional factory-applied, interior prime coat is available.
- WEATHERSTRIP** The perimeter of Sierra Pacific casement units is double weatherstripped. The compression-style frame weatherstrip is composed of closed cell foam, encapsulated in a seamless elastomeric skin. The leaf weatherstrip at the sash consists of a rigid base made from a 5% glass-filled polypropylene that reduces expansion and contraction; the flexible material is a thermal plastic elastomer that is slip coated to reduce friction.
- HARDWARE** Truth Encore™ hardware is standard and features a folding handle with a nesting cover. All exposed hardware components are coated with the Truth E-Gard® coating system. The stainless steel track features a patented camlock system allowing easy field adjustment to the sash. Sash locks and crank handles are high-pressure, die-cast zinc available in a coppertone, bronze, chestnut bronze, oil-rubbed bronze, black or white finish. All units 40" and taller have two sash locks. Tandem sash lock operation is available with the addition of an optional tie bar. Concealed snubbers are applied on the hinge stile opposite all sash locks for improved performance. The roto operator has hardened steel gears and operator arm. The casement opens to 90 degrees to allow easy cleaning or removal of sash from inside. A stainless steel hardware package is available for coastal applications.
- GLAZING** Units are available with single or dual pane insulated glass with one lite, simulated divided lites, or airspace grilles. Standard glass is 3/4" overall, separated by 1/2" Super Spacer® warm edge spacer technology from Edgetech. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the sash with a removable interior glazing bead; see Glazing in the Technical Section for more information.
- SIMULITE** Interior and exterior simulite bars are 7/8", 1 5/16" or 2" wide, in either Colonial or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are solid, clear, and suitable for staining or painting. Exterior simulite bars are coated with a factory-applied latex primer. Clear exteriors are available in Ponderosa Pine and Douglas Fir. Multiple simulite bar widths can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.
- AIRSPACE GRILLES** Airspace grilles between the glass are available in 5/8" or 1" wide, champagne or white aluminum.
- SCREENS** Screens are constructed with an aluminum frame and charcoal fiberglass cloth (18 x 16 mesh) or optional BetterVue, UltraVue, or InLighten screen mesh fabrics. The frame color matches the hardware color and screens are spring-loaded for easy removal.



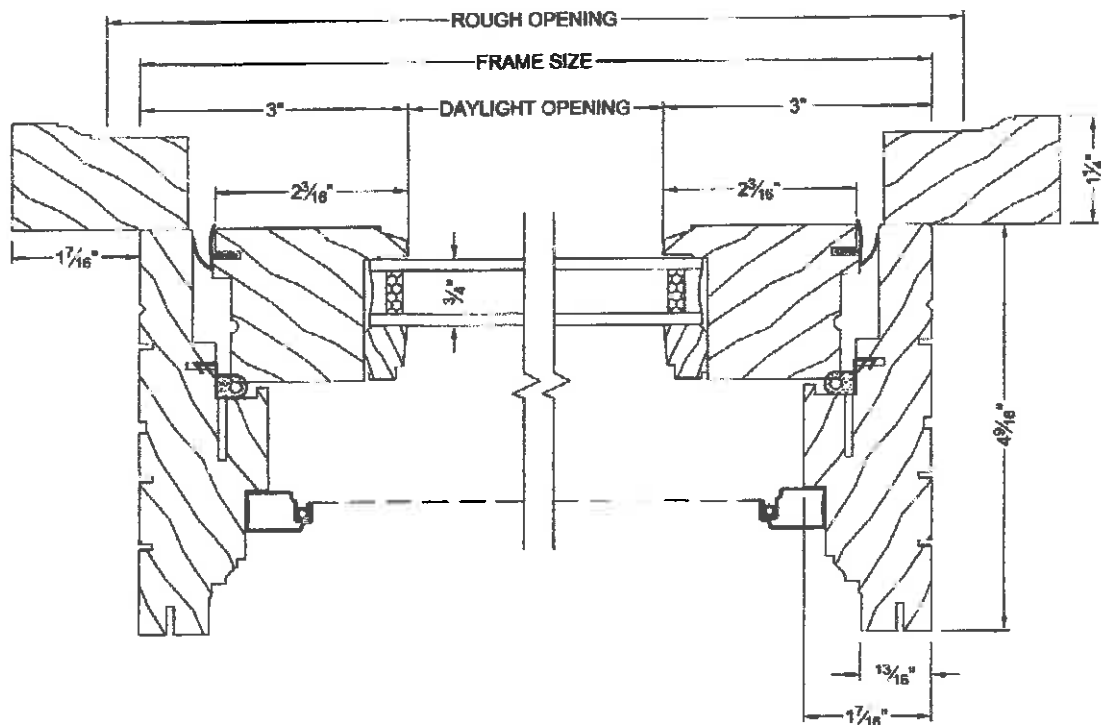
**Sierra Pacific Windows**

800-824-7744 [www.sierrapacificwindows.com](http://www.sierrapacificwindows.com)

Updated: 10/10

**Note:** Sierra Pacific Windows reserves the right to change specifications without notice.

**Colonial 4 <sup>9</sup>/<sub>16</sub>" Jamb**  
Horizontal/Operable Section - Wide Sash



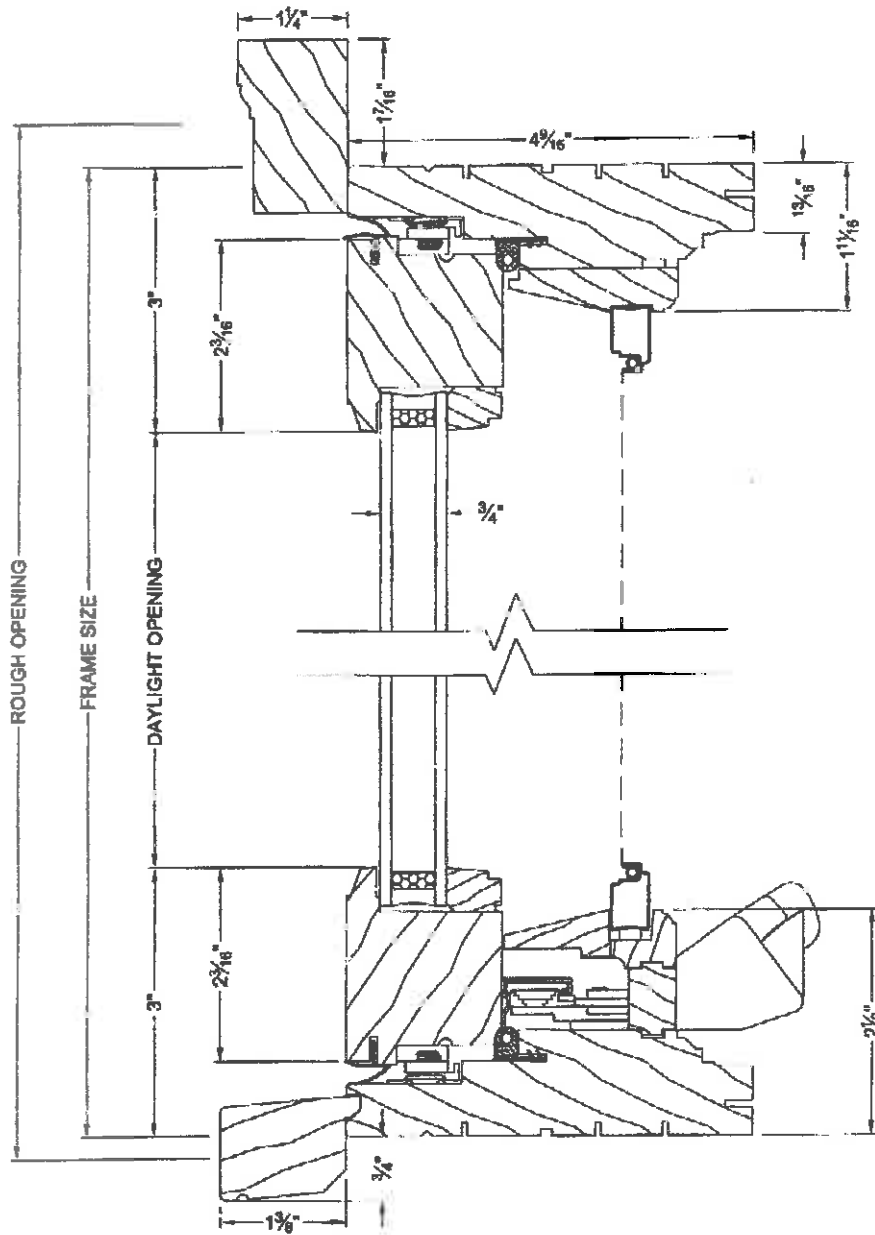
**Sierra Pacific Windows**

800-824-7744 [www.sierrapacificwindows.com](http://www.sierrapacificwindows.com)

Updated: 1/13

**Note:** Sierra Pacific Windows reserves the right to change specifications without notice.

**Colonial 4 9/16" Jamb**  
Vertical/Operable Section - Wide Sash



**Sierra Pacific Windows**

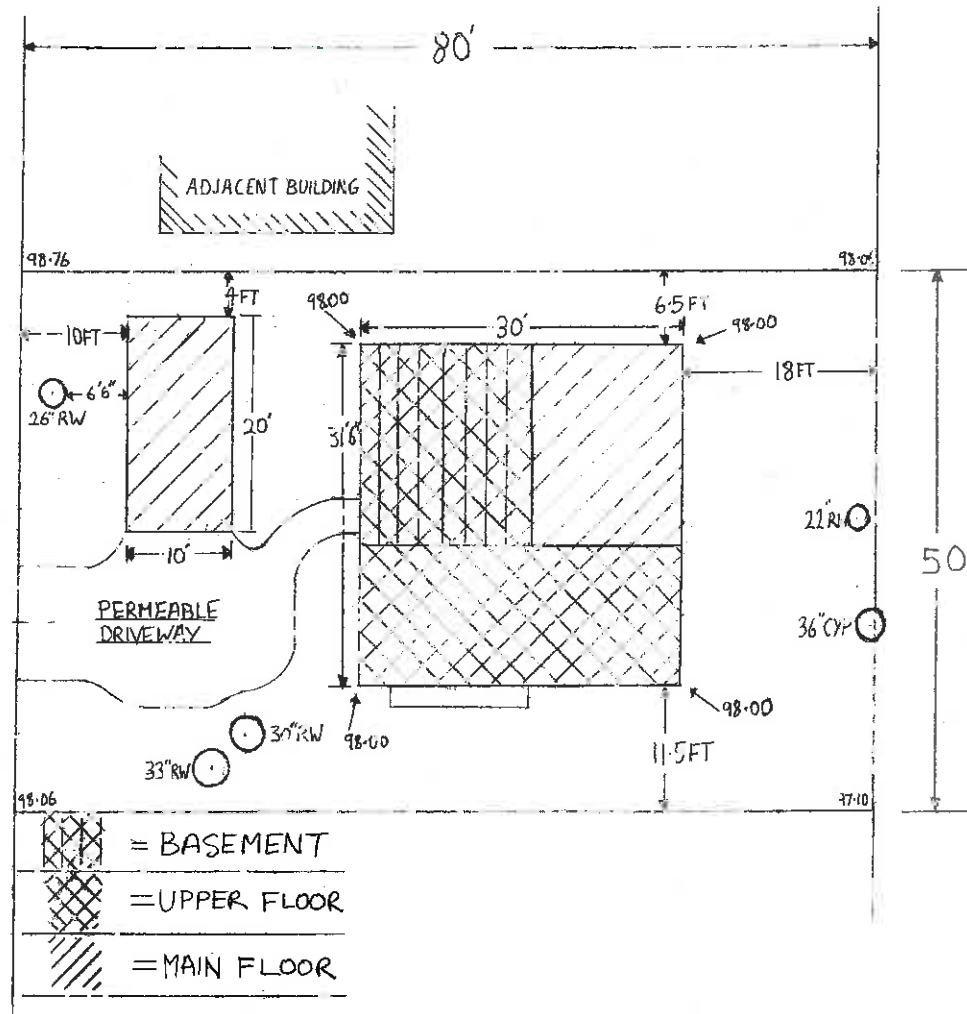
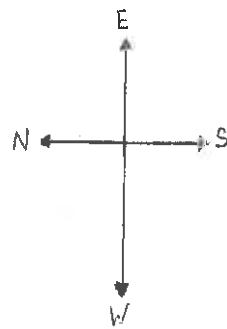
800-824-7744 [www.sierrapacificwindows.com](http://www.sierrapacificwindows.com)

Updated: 1/13

Note: Sierra Pacific Windows reserves the right to change specifications without notice.







**PROPOSED SITE PLAN  
FLOOR LEVEL MAP**

1/8 inch = 1 ft

**PROJECT DATA**

PROPERTY OWNER ROBERT DARLEY  
PROJECT ADDRESS 2 AVE, 2 S/W SANTA RITA  
Carmel California 93921  
ASSESSORS PARCEL N° D10 028 002  
LEGAL DESCRIPTION

LOT SIZE: 50'x80' = 4000 SQ FT  
ZONE R-1  
SET BACKS: FRONT: 10 FEET  
(3 FT MIN) → SIDE: 12.5 FEET COMBINED  
REAR: 15 FEET  
MAX HEIGHT ALLOWABLE 25 FEET  
MAX LOT COVERAGE 22% OF MAX FLOOR AREA

50% SEMI-PERMEABLE  
4% OF SITE OR 160 SQ FT  
TOTAL 556 SQ FT  
MAX FLOOR AREA 45% OR 1800 SQ FT

EXISTING BUILDING AREA:

+ MAIN FLOOR AREA	= 1026 SQ FT
+ GARAGE AREA	= 195 SQ FT
+ SHED	= 145 SQ FT
* PAVING AREA	= 1426 SQ FT
* LOT COVERAGE	= 1426 SQ FT
FLOOR AREA	= 1366 SQ FT

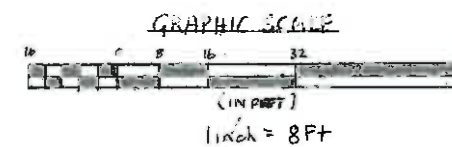
PROPOSED BUILDING AREA:

+ MAIN FLOOR AREA	= 945 SQ FT
+ UPPER FLOOR AREA	= 556 SQ FT
+ BASEMENT	= 296 SQ FT
+ GARAGE AREA	= 200 SQ FT
* PERMEABLE AREA	= 300 SQ FT
* SEMI-PERMEABLE AREA	= 30 SQ FT
* IMPERMEABLE AREA	= 120 SQ FT
* LOT COVERAGE	= 450 SQ FT
+ FLOOR AREA	= 1997 SQ FT

NOTES: \* LOT COVERAGE + FLOOR AREA COMPONENT

**SHEET INDEX**

1. SITE PLAN/PROJECT DATA PROPOSED
2. SITE PLAN SURVEY
3. PROPOSED FLOOR PLAN PROPOSED ROOF PLAN
4. ELEVATIONS (PROPOSED)
5. SECOND AVE ELEVATION LANDSCAPE / FENCE PLAN



RECEIVED

APR 28 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.

2ND AVE, 2 S/W SANTA RITA  
ROBERT H. DARLEY APN C10-028-002

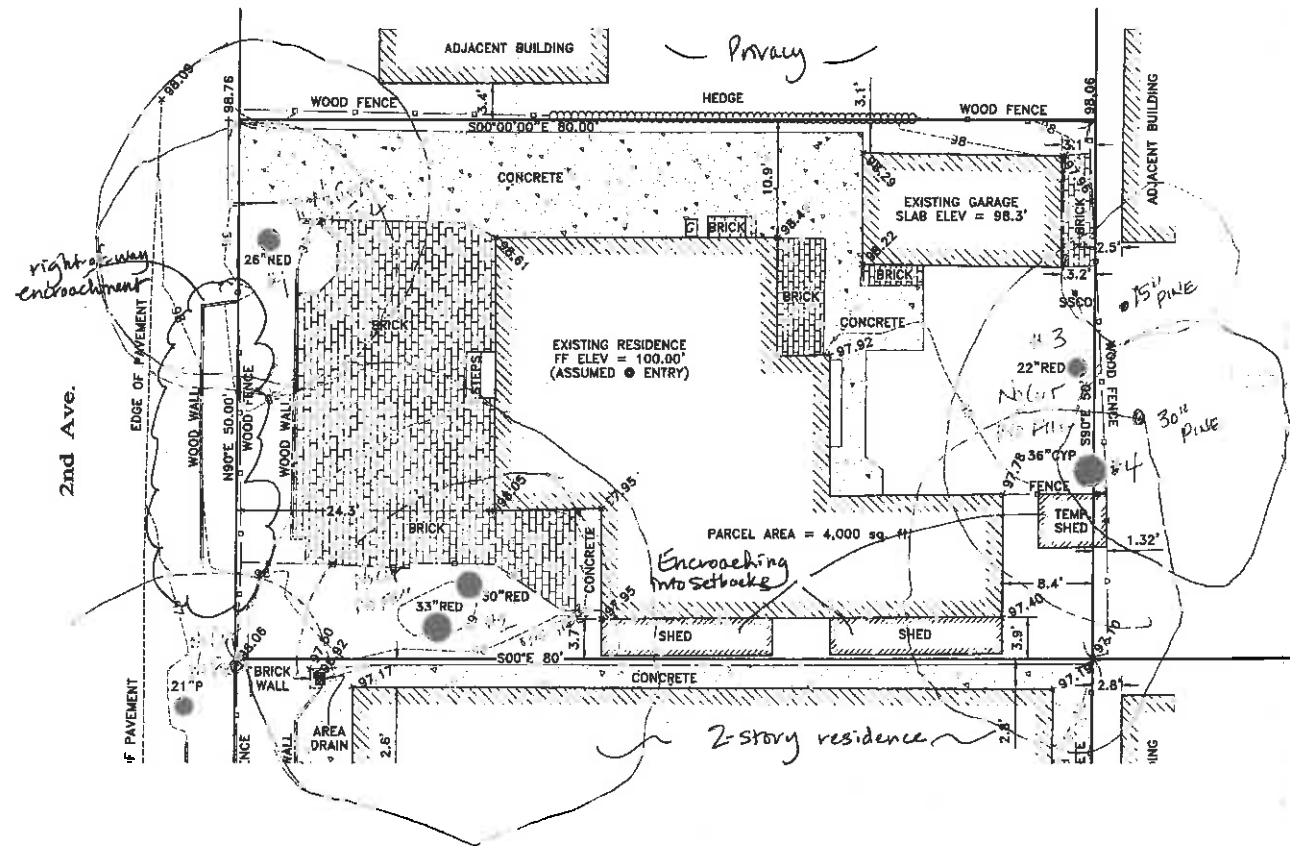
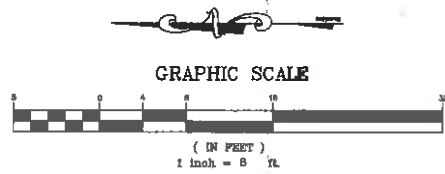
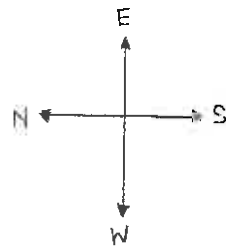
SITE PLAN / SHEET INDEX / FLOOR LEVEL MAP

1/4" = 1 FT

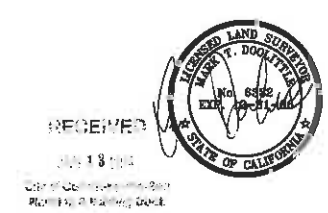
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DS 14-29





MTD  
 Danwy  
 J. Darley  
 2/1/04

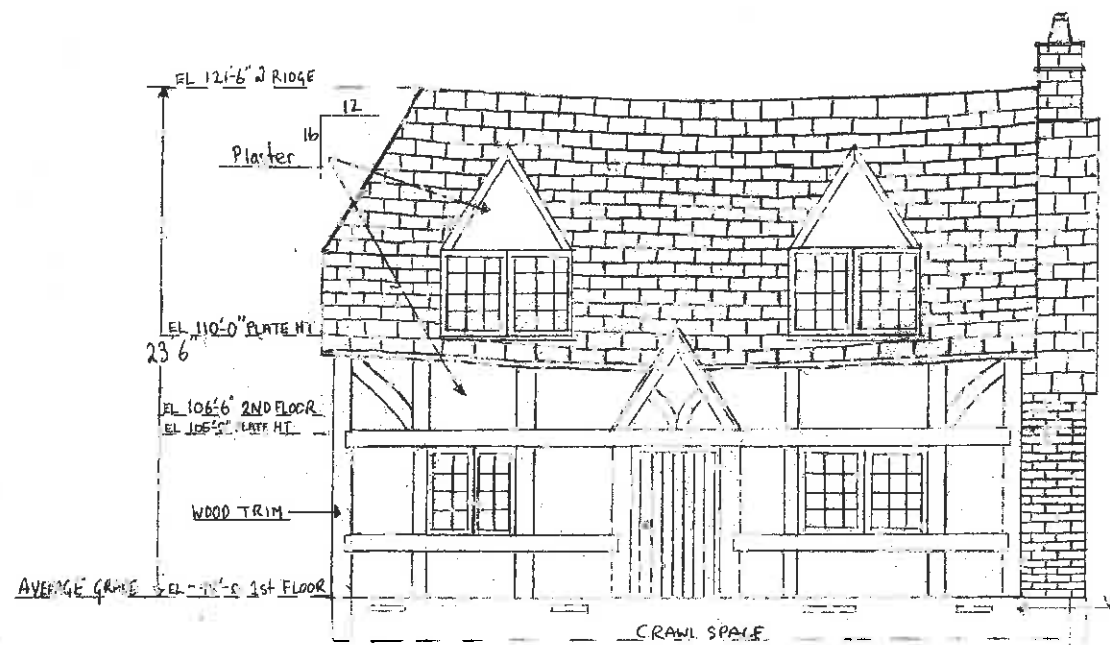


CONSTRUCTION STAKING  
 LAND DEVELOPMENT  
**BaseLine**  
 Land Surveyors  
 Inc.  
 831-373-3293 PH.  
 201 HOFFMAN AVENUE, SUITE 8  
 MONTEREY, CALIFORNIA 95940  
 TOPOGRAPHIC SURVEYS  
 ALTA SURVEYS

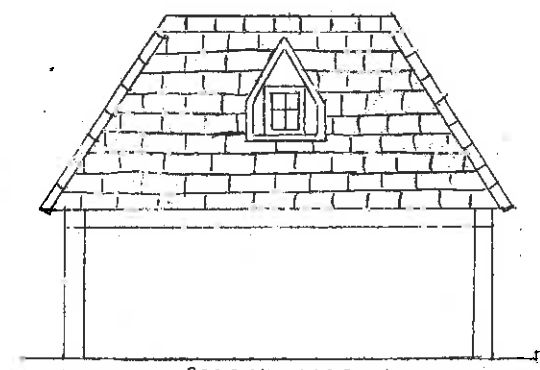
DRAWN BY: RMH  
 APPROVED BY: MTD  
 M. DOOLITTLE  
 L.S. 6332  
 REVISION:  
 SCALE: 1" = 6'  
 DATE: 09-26-05

**SITE PLAN**  
 APN 010-028-002  
 2SW 2nd Ave. & Santa Rita St., Carmel, CA  
 prepared for:  
 Robert Darley

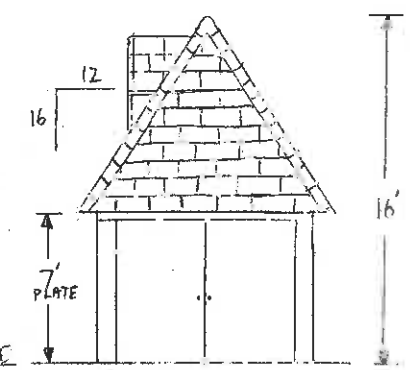
SHEET 1  
 OF  
 1 SHEETS



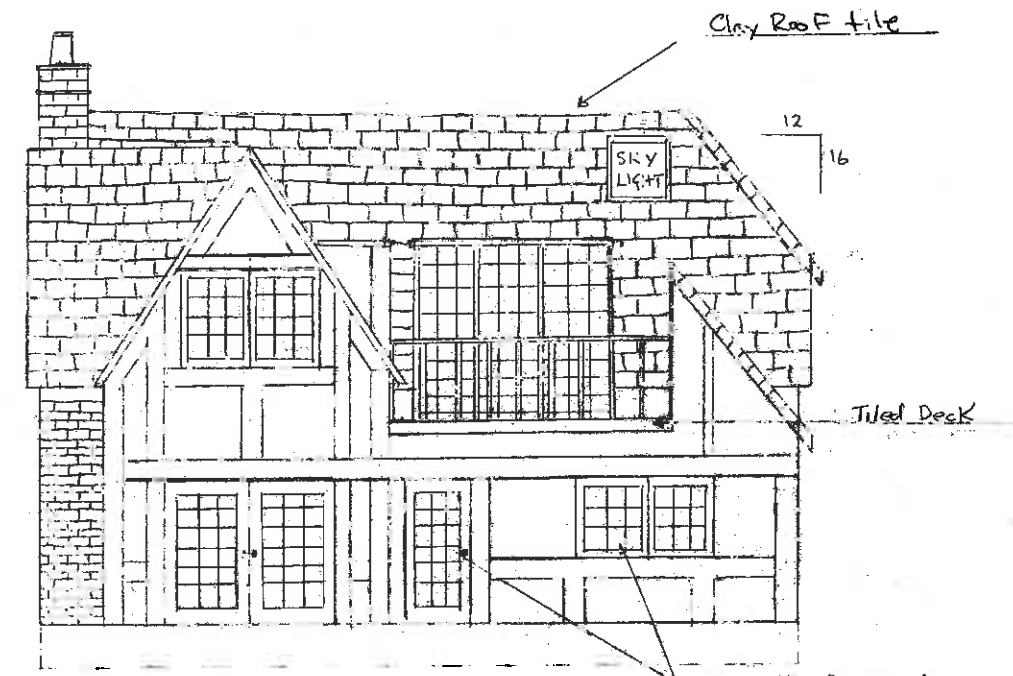
NORTH ELEVATION



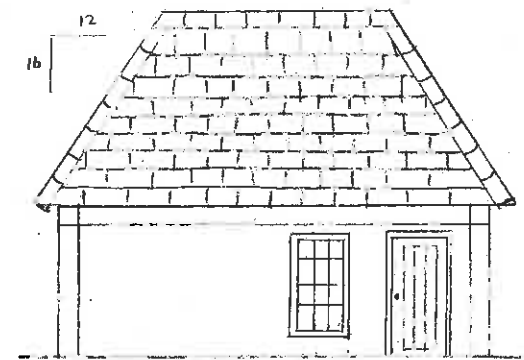
GARAGE NORTH



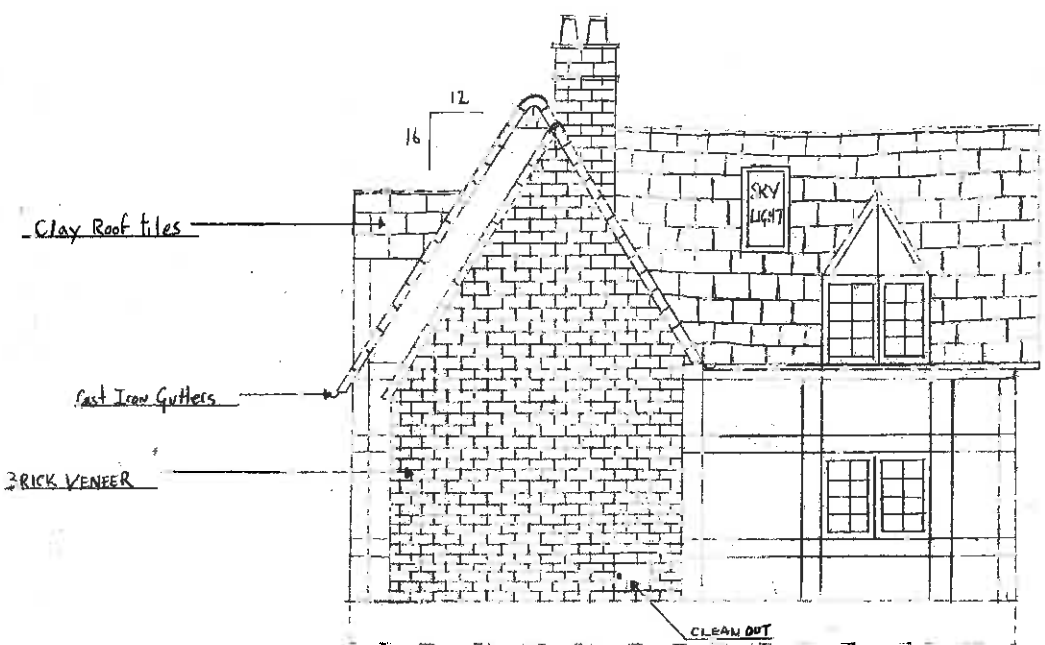
GARAGE WEST



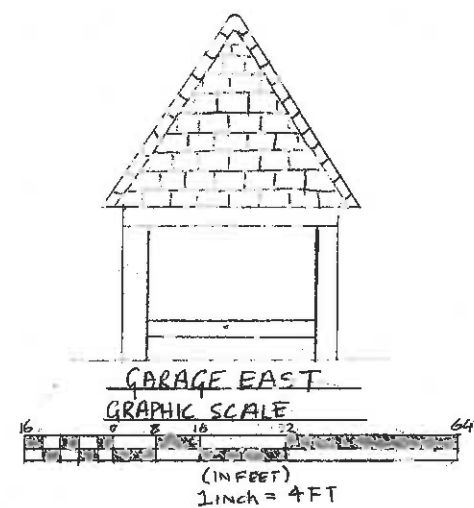
SOUTH ELEVATION



GARAGE SOUTH



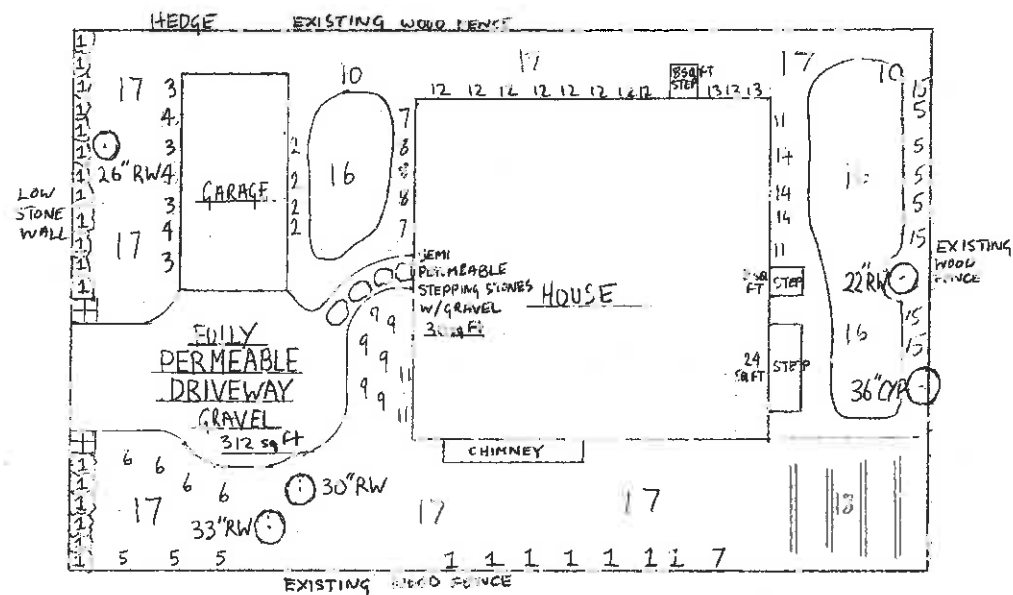
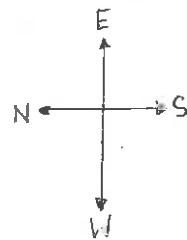
WEST ELEVATION



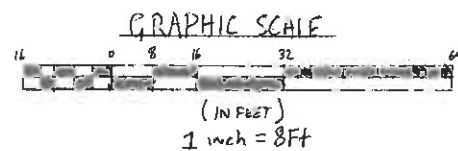
GARAGE EAST GRAPHIC SCALE



EAST ELEVATION

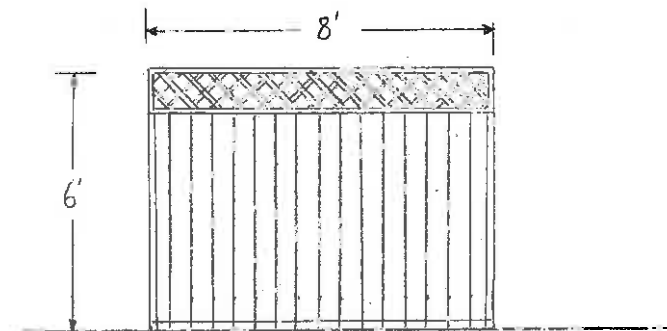


LANDSCAPE PLAN 1/8 IN = 1 FT



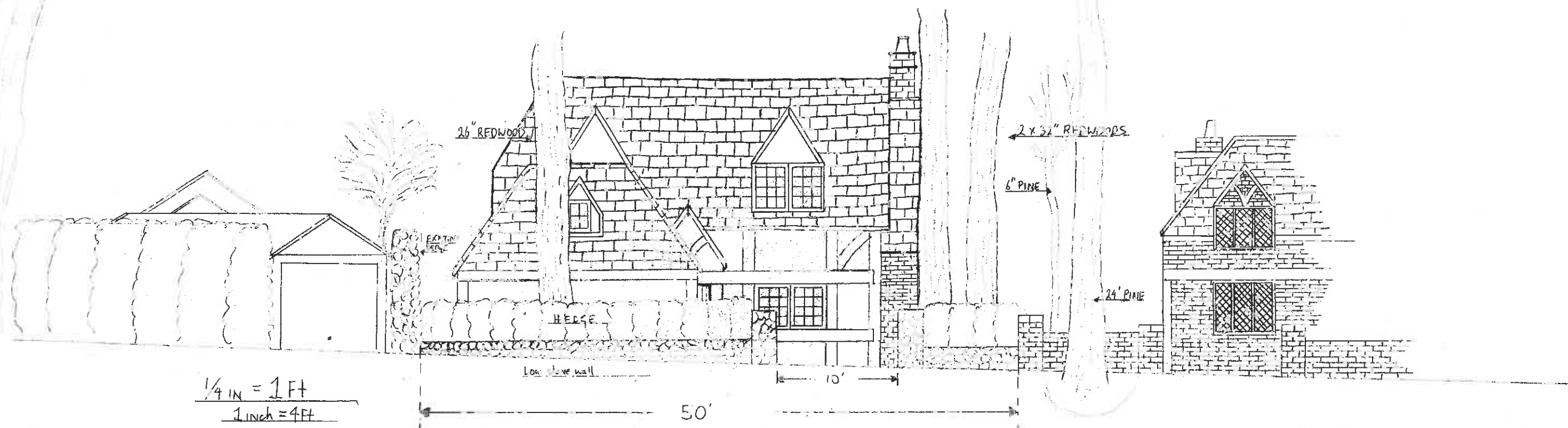
PLANT MATERIAL

- Trees;  
 10. Acer "Big Leaf Maple"  
Vines;  
 7. Bougainvillea  
 11. Jasmine Vine  
 5. Cecil Brunner Rose  
Plants / Shrubs;  
 1. Boxwood Hedge  
 2. Holyhawk  
 3. Lavender  
 4. Hydrangea  
 8. Delphinium  
 9. Spring Bulbs  
 12. Foxglove  
 13. Oliveri Impatiince  
 14. Lupin  
Ground Cover;  
 6. Creeping Thyme  
 15. Myopalon "Utah Creek"  
 16. Lawn  
 17. Cedar Chips  
 18. Vegetable Garden



EXISTING STANDARD  
6'x8' FENCE PANEL

2ND AVE ELEVATION



1/4 IN = 1 FT  
1 inch = 4 FT

2ND AVE 2 SOUTH WEST OF SANTA RITA  
ROBERT H. DARLEY ARCH. 01-0-028-002

LANDSCAPE PLAN AND 2ND AVE ELEVATION

1/4 IN = 1 FT  
1 inch = 4 FT



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners  
**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*  
**Submitted by:** TJ Wiseman, Contract Planner  
**Subject:** Consideration of Concept Design Study (DS 14-21) and associated Coastal Development Permit for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District and Very High Fire Hazard Severity Zone

---

**Recommendation:**

Accept the Conceptual Design Study (DS 14-21) and the associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions

**Application:** DS 14-21    **APN:** 010-126-021  
**Location:** NE Corner of Dolores and 2<sup>nd</sup> Ave.  
**Block:** 10    **Lots:** West ½ of Lots 18 & 20  
**Applicant:** Safwat Malek, Architect                 **Property Owner:** Kathleen Gordon

**Background and Project Description:**

The project site is located at the northeast corner of Dolores Street and Second Avenue. The site is developed with a 406-square foot, two-story structure that includes a garage on the lower level and a dwelling unit on the upper level. The site is a re-subdivided corner lot with dimensions of 50' x 80', which has different setback requirements than a standard lot.

The owner has submitted plans to demolish the existing residence and construct a new two-story residence. The proposed residence would be 1,790 square feet in size, which includes 1,265 square feet on the ground level and 525 square feet on the upper level. The 1,265-square foot ground level area includes the 220-square foot, attached garage.

The residence would include plaster siding with a vegetated "living wall" system on the west front elevation. The applicant is also proposing a composition shingle roof, wood windows and

doors, and a glass railing around the balcony on the west (front) elevation. The residence would also include solar panels, which are not subject to design review.

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, mass, and scale related to the project. However, the Commission may provide input on other aspects of the design.

<b>PROJECT DATA FOR THE RECONFIGURED 4,000-SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	1,800 sf (45%)	406 sf (10%)	1,790 sf (44.7%) 1,580 sf residence, 210 sf garage
Site Coverage	556 sf (13.9%)*	486 sf (12%)	369 sf (9.2%)
Trees (upper/lower)	3/1 trees (recommended)	1/1 trees	1/1 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18 ft./24 ft.	20 ft.	14 ft./22 ft.
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	17 ft.	11 ft./18 ft.
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	10 ft.	65 ft.	21.5 ft.
Composite Side Yard	12.5 ft. (25%)	30 ft. (60%)	24 ft. (48%)
Minimum Side Yard	9 ft. /3 ft. (street/interior)	3 ft. (street) 27 ft. (interior)	9 ft. (street) 12 ft. (interior)
Rear	3 ft. (1st-story) 15 ft. (2nd-story)	3 ft.	4.5 ft. (1st-story) 15 ft. (2nd-story)
*Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable			

**Staff analysis:**

**Forest Character:** Residential Design Guidelines 1.1 through 1.4 encourage maintaining “a forested image on the site” and for new construction to be at least six feet from significant trees.

The site contains one upper-canopy pine tree and one lower-canopy oak tree, both of which are classified as significant. The applicant is proposing to retain both trees. The City Forester recommends that an additional upper-canopy tree be planted on the applicant’s property. A condition has been drafted regarding this recommendation.

**Privacy & Views:** Residential Design Guidelines 5.1 through 5.3 set forth objectives to: *“maintain privacy of indoor and outdoor spaces in a neighborhood”* and *“organize functions on a site to preserve reasonable privacy for adjacent properties”* and *“maintain view opportunities.”*

The neighboring residence to the east has several large windows that face west and overlook the project site. A photograph of the eastern neighbor’s west-facing windows is included in Attachment A. The applicant has indicated that they met with the eastern neighbor early in the process to review the design and address potential impacts.

In staff’s opinion, the proposed residence was designed with consideration for the eastern neighbor’s property. The two-story portion of the residence would be located 18 feet from eastern property line, which is 15 feet more than the minimum allowed 3-foot side-yard setback. The one-story portion of the residence would be located 12 feet from the eastern property line. The proposed side-yard setbacks would help preserve solar access for the eastern neighbor’s residence. The applicant is also proposing to plant four lemon trees along the east side of the property to help maintain the privacy.

**Mass & Bulk:** Residential Design Guidelines 7.1 through 7.6 encourage a building’s mass to relate *“to the context of other homes nearby”* and to *“minimize the mass of a building as seen from the public way or adjacent properties.”* Further, these guidelines state that *“a building should relate to a human scale in its basic forms.”*

There is a mix of one- and two-story homes in the subject neighborhood. A two-story residence would not present substantial compatibility impacts based on the existing neighborhood context. Staff notes that the proposed residence is also compatible with the architectural style of the neighboring residences.

The proposed residence and garage would be 1,790 square feet in size, with 525 square feet of floor area located on the second level. The proposed residence would be approximately 2 feet under the allowed height of 24 feet. In staff’s opinion, the proposed residence is consistent with the Design Guidelines recommendation to minimize building mass and build to human scale.

**Building & Roof Form:** Residential Design Guidelines 8.1 through 8.3 state that *“Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings.”* The Guidelines emphasize using *“restraint”* and *“simplicity”* in building forms, which should not be complicated, and roof lines, which should *“avoid complex forms”*.



The proposed residence would include a hipped roof design with a moderate 4:12 pitch. The building forms and architectural details appear restrained and do not create a complicated appearance. Staff notes the residence was designed to accommodate the trees property and to minimize impacts to the eastern neighbor. Staff supports the proposed design concept.

**Finish Materials:** Finish materials are typically evaluated at the final review; however, staff has included a preliminary analysis of the proposed finish materials at the concept review. Staff supports the proposal for a vegetated wall, which would be planted with bougainvillea. The vegetated wall would be aesthetically pleasing and would soften the appearance of the plaster siding. The applicant is also proposing unclad wood doors and windows.

With regard to roofing material, Design Guideline 9.8 states that *“wood shingles and shakes are preferred materials for most types of architecture typical of Carmel”* and *“composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.”* The Commission should consider whether wood roofing would be most appropriate for the residence, in particular because it would incorporate additional wood into the design in conjunction with the plaster siding.

With regard to exterior lighting, the proposed lighting consists of eleven 25-Watt wall-mounted fixtures: seven on the first story, and four on the second story for patio areas. This amount of lighting appears to conflict with the guidance on lighting in the Residential Design Guidelines which notes a goal of minimizing the amount of outdoor lighting to maintain the village character. The Residential Design Guidelines also discourage lighting on the second story. The type of bulb and the lumen level needs to be specified, as the brightness of a 25-Watt light varies considerably depending on the type. A 25-Watt compact fluorescent light is much brighter than a 25-Watt incandescent bulb, and a 25-Watt LED light is even brighter. The lighting color or Kelvin rating should also be identified. In addition, the elevations only show a total of four lights, which conflicts with the number of fixtures shown on the floor plans (Sheet a1.0 of Attachment D). It appears that there may be a second fixture, in addition to the wall-mounted fixture, and if so a detail of that fixture should be included. These issues will need to be resolved prior to the Planning Commission’s review of the final design. At this meeting, however, the Commission should consider whether the design should be revised to eliminate some of the fixtures and/or include lower lumen level lights.

**Window Design:** Design Guideline 9.11 states that *“window styles and materials should be uniform throughout the building.”* The applicant is proposing divided-light wood windows throughout the residence, with the exception of two oval-shaped windows, including one on the west (Dolores Street) elevation and one on the east (side-yard) elevation. The proposed oval-shaped windows would not be consistent with the recommendations of Design Guideline

9.11. The Commission should consider whether the design should be revised to eliminate the oval-shaped windows.

**Environmental Review:**

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – Construction or modification of a limited number of new or existing small structures. The proposed new residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

**ATTACHMENTS:**

- Attachment A – Site Photographs
- Attachment B – Findings for Concept Acceptance
- Attachment C – Draft Recommendations/Conditions
- Attachment E – Project Plans

**Attachment A – Site Photographs**



**Project site – Facing east on Dolores Street**



**Project site – Facing north on Dolores Street (from City ROW)**



Project site – Facing north on Dolores Street



Eastern neighbor's west facing window

## Attachment B – Findings for Concept Acceptance

DS 14-21 (Gordon)  
 May 15, 2014  
 Concept Findings  
 Page 1

<b><u>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)</u></b>		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
<b>Municipal Code Finding</b>	<b>YES</b>	<b>NO</b>
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.		✓
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.		✓
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	TBD	

**COASTAL DEVELOPMENT FINDINGS (CMC 17.64.B.1):**

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	



**Attachment C – Recommendations/Draft Conditions**

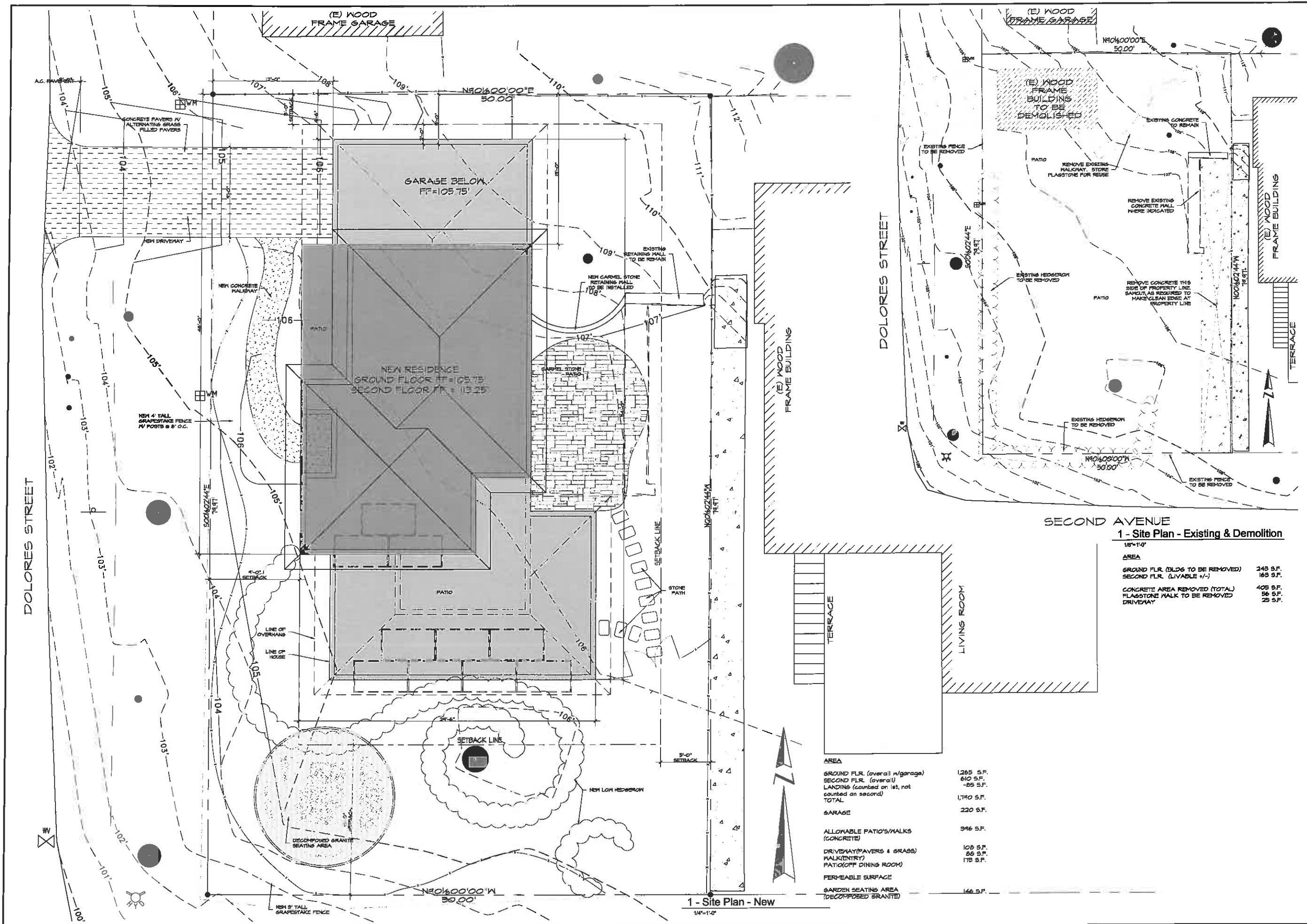
DS 14-21 (Gordon)

May 15, 2014

Recommendations/Draft Conditions

Page 1

<b>Recommendations/Draft Conditions</b>		
<b>No.</b>		
1.	The applicant shall provide a landscape plan for final review that includes a provision for one new upper-canopy tree.	



1 - Site Plan - New  
1/4"=1'-0"

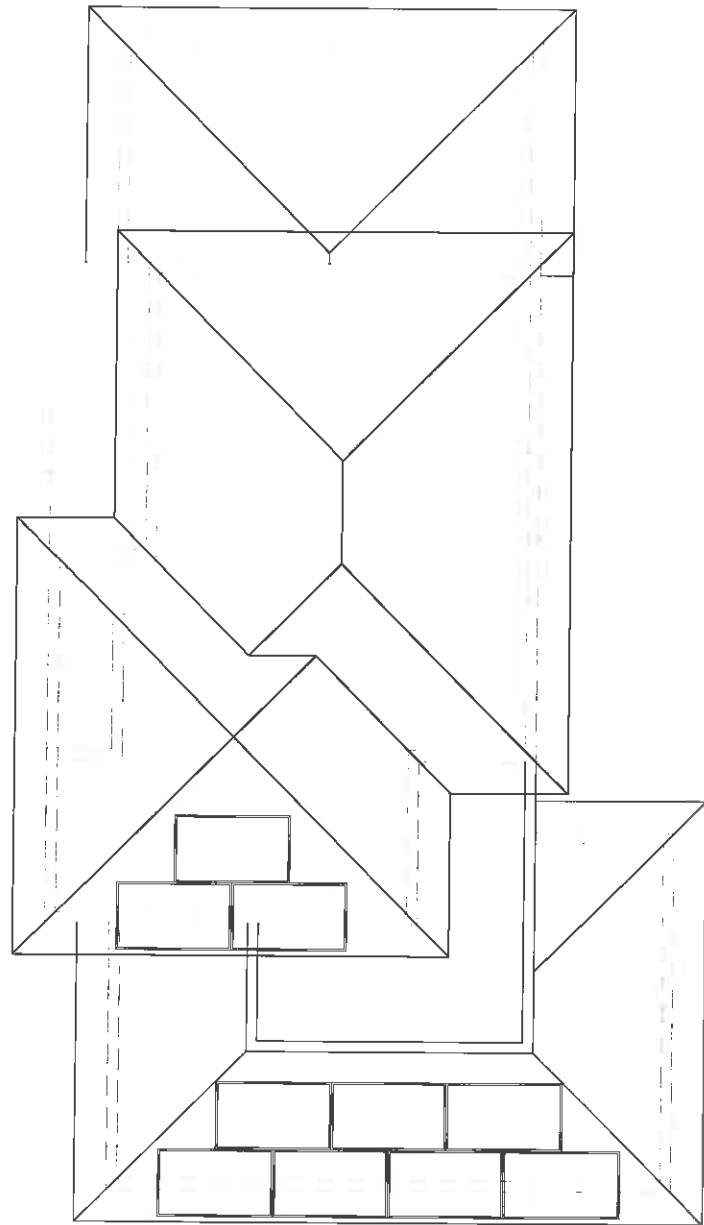
1 - Site Plan - Existing & Demolition  
1/8"=1'-0"

AREA	
GROUND FLR. (BLDG TO BE REMOVED)	248 S.F.
SECOND FLR. (LIVABLE +/-)	165 S.F.
CONCRETE AREA REMOVED (TOTAL)	406 S.F.
FLAGSTONE WALK TO BE REMOVED	56 S.F.
DRIVEWAY	28 S.F.

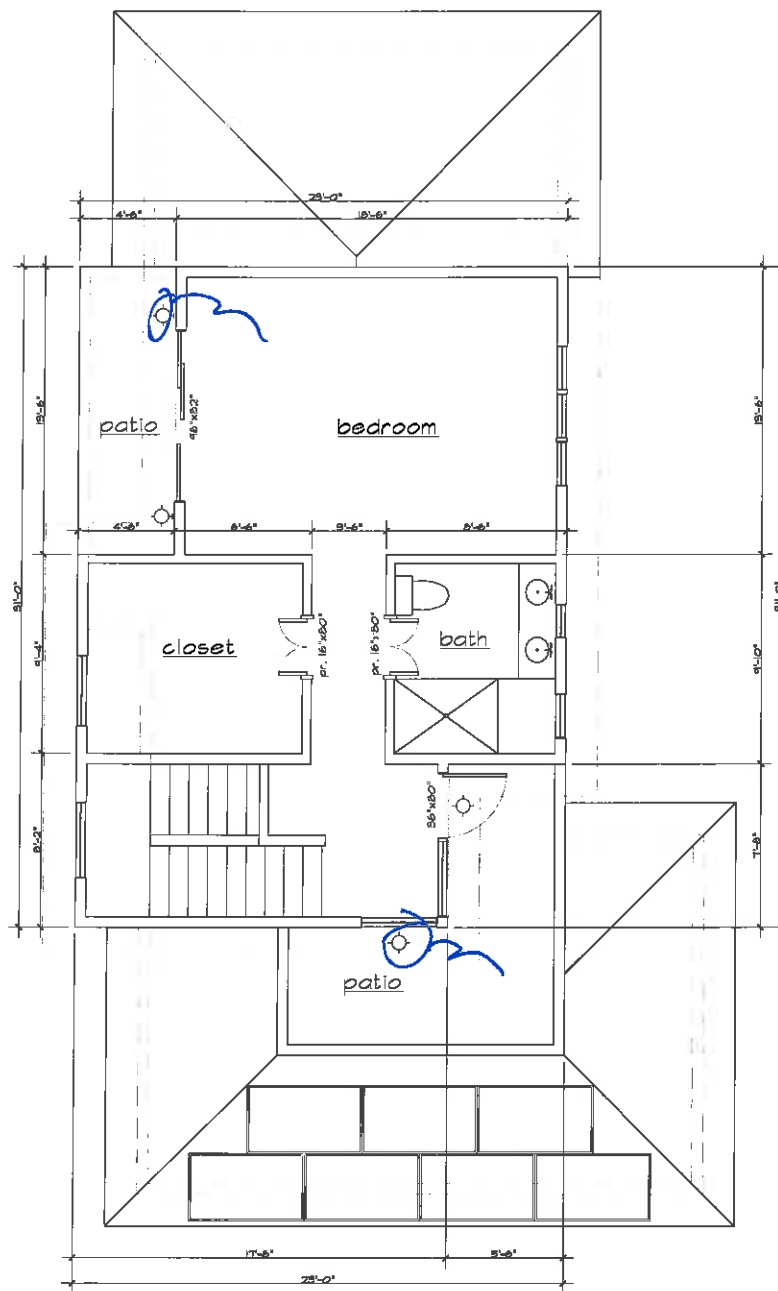
AREA	
GROUND FLR. (overall w/garage)	1,265 S.F.
SECOND FLR. (overall)	610 S.F.
LANDINGS (counted on 1st, not counted on second)	-85 S.F.
TOTAL	1,790 S.F.
GARAGE	220 S.F.
ALLOWABLE PATIO'S/WALKS (CONCRETE)	516 S.F.
DRIVEWAY (PAVERS & GRASS)	108 S.F.
WALK (ENTRY)	86 S.F.
PATIO (OFF DINING ROOM)	178 S.F.
PERMEABLE SURFACE	
GARDEN SEATING AREA (DECOMPOSED GRANITE)	146 S.F.

DWG. #	S-1.0		
	DRAWING: Architectural Site Plans		
DATE	2.20.2014	SCALE	AS SHOWN
DRAWN	jhb	CHECKED	
JOB		FILE	
new residence			
A.P.N. - 010-126-021-000			
Gordon Residence NE corner of 2nd & Dolores Ave. Carmel, California			
ENV/RO INTERNATIONAL, INC. Architects P.O. Box 1794 Paso Robles, CA 93226 (805) 238-6401 Fax Sales@enviro-international.com Seth A. Miles			
REVISIONS			

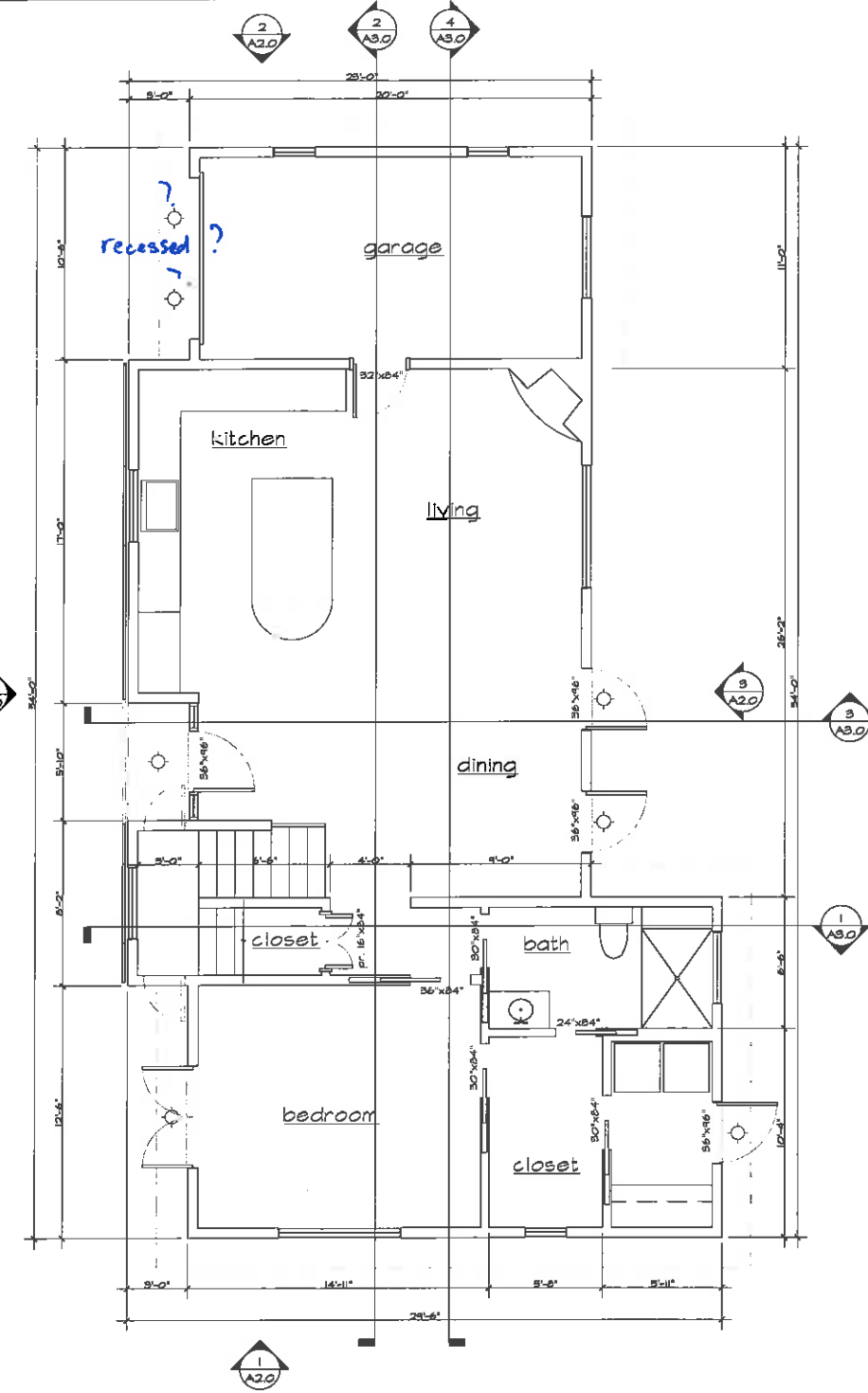
DS 14-21



3 - roof plan  
1/4"=1'-0"



2 - second floor plan  
1/4"=1'-0"



1 - ground floor plan  
1/4"=1'-0"

**GENERAL PROJECT NOTES:**

- MOST RESTRICTIVE EXISTING GRADE ELEVATION IS 105' AS NOTED
- NEW RESIDENCE FINISH FLOOR ELEVATION IS 106'
- ROOF PITCH IS 4/12
- WINDOWS TO BE JELD-WYN - "TRADITION PLUS MOOD WINDOW" SERIES SIZED/OPERATION/DIVISIONS AS NOTED IN ELEVATION DRAWINGS. COLOR TO BE "FRENCH VANILLA" W/ BRICK MOLD.
- RESIDENCE EXTERIOR TO BE SMOOTH FINISH PLASTER W/ INTEGRAL COLOR
- LIVING WALL TO BE PRE-FINISHED "ECOSCREEN" BY KANE MANUFACTURING
- EXTERIOR LIGHTING WHERE SHOWN
- DRIVEWAY TO BE SEMI PERMEABLE
- INTERIOR DOOR & WINDOW HARDWARE TO BE BRUSHED CHROME



◊ exterior wall mounted fixture

EXTERIOR WALL MOUNTED LIGHT FIXTURE  
VANGEL LIGHTING  
TOGIT FRANKLIN I OUTDOOR WALL SCENE  
W/ MOTION DETECTOR AND PHOTOCELL  
OIL RUBBED BRONZE FINISH

**25 WATT MAX**

Date	02.22.2014
Scale	AS SHOWN
Drawn	jhb
Job	
File	

new residence A.P.N - 010-126-021-000

**Gordon Residence**  
NE corner of 2nd & Dolores Ave.  
Carmel, California

DRAWING:

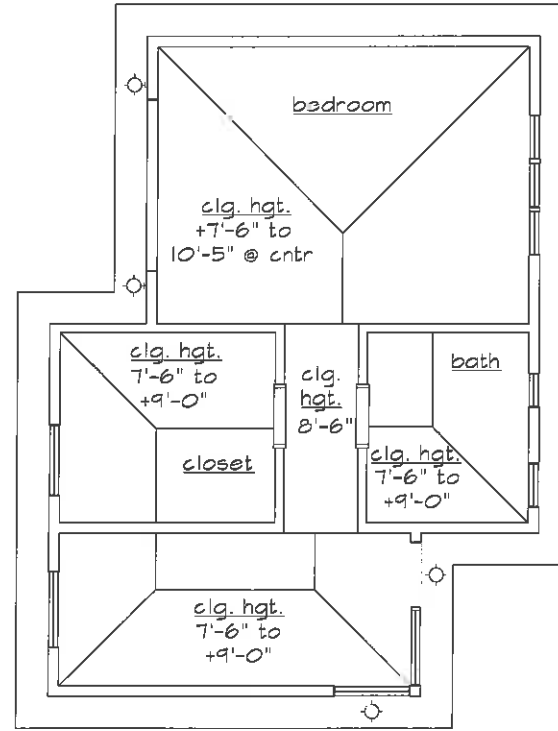
**Plans**

DWG. #

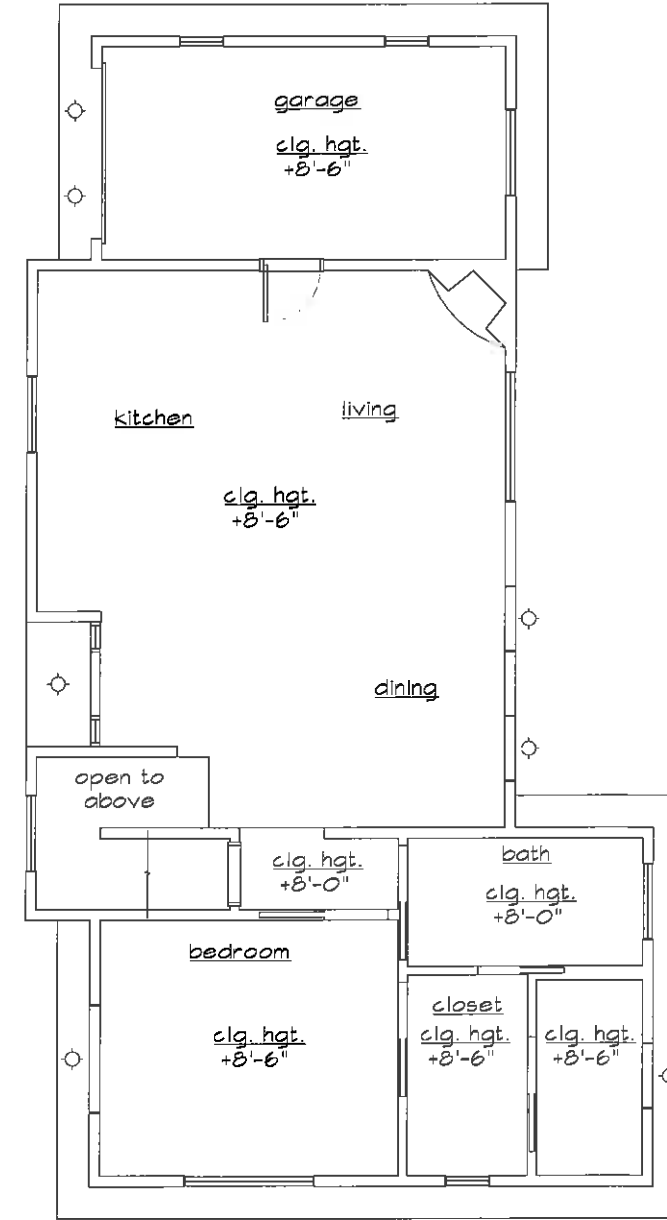
**a1.0**

REVISIONS

ENVIRO  
INTERNATIONAL, INC.  
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skumar@enviro-international.com  
Sahar A. Malik



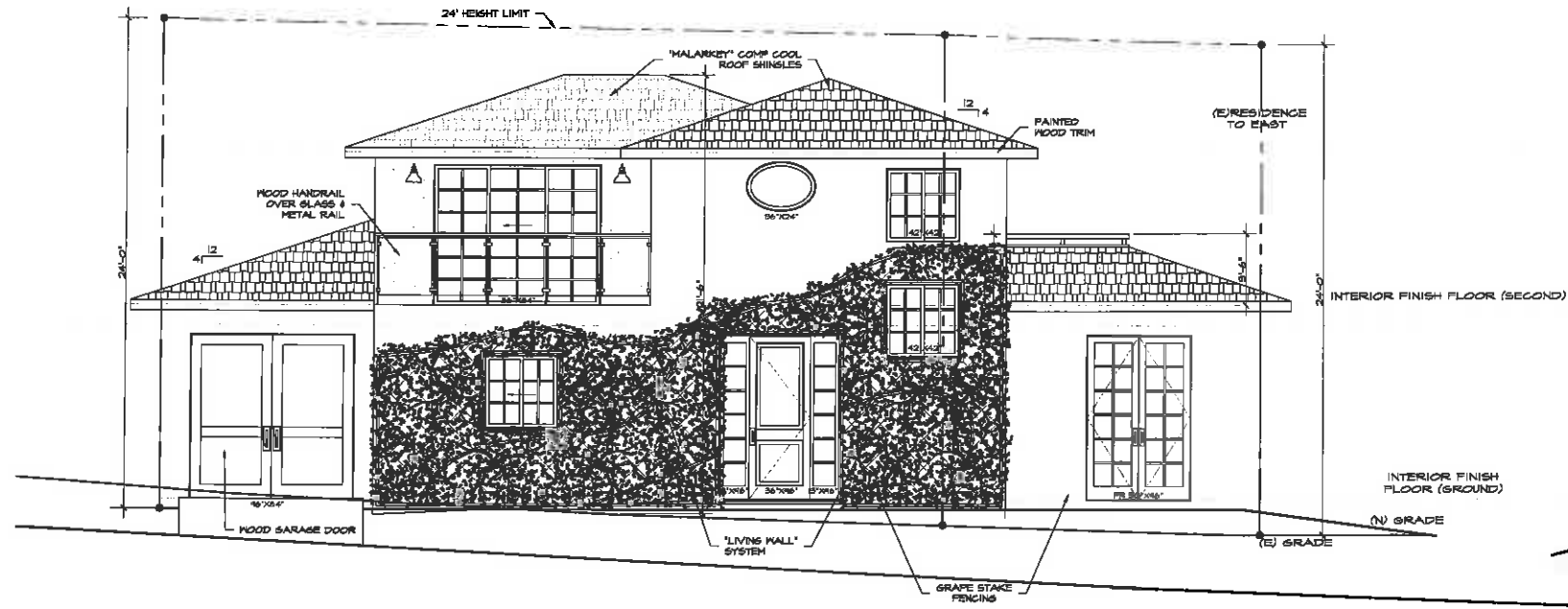
2 - second floor - reflected ceiling plan  
1/4"=1'-0"



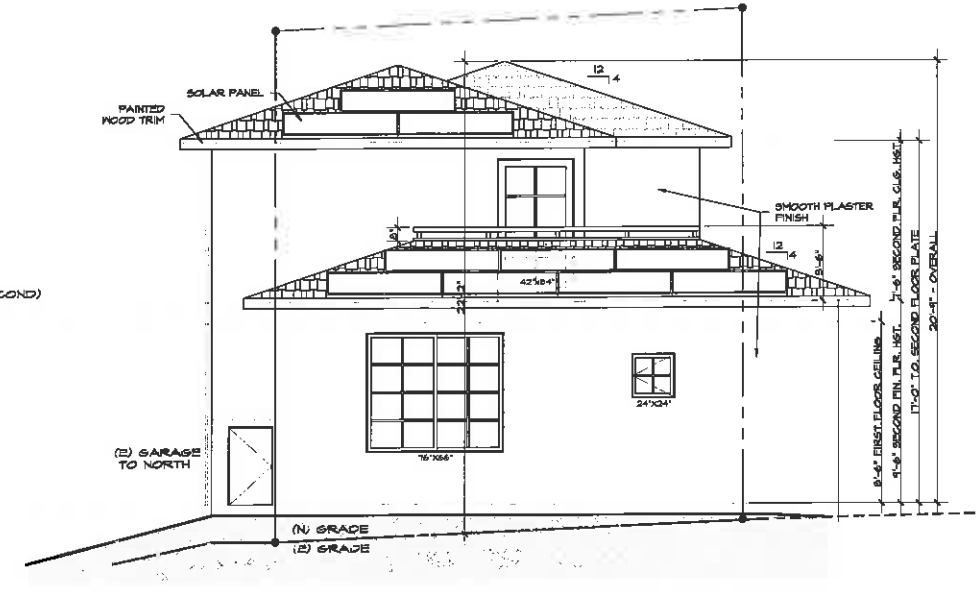
1 - ground floor - reflected ceiling plan  
1/4"=1'-0"

DWG. # <b>a1.1</b>	DRAWING: <b>Reflected Ceiling Plans</b>	Date	02.22.2014
		Scale	AS SHOWN
A.P.N. - 010-126-021-000	new residence	Drawn	jhb
		Job	
		File	
Gordon Residence NE corner of 2nd & Dolores Ave. Carmel, California		A.P.N. - 010-126-021-000	
ENVIRO INTERNATIONAL, INC. Architects 1700 Palo Alto, CA 94303 (650) 852-3400 Sales@enviro-international.com Robert A. Neuk		REVISIONS	

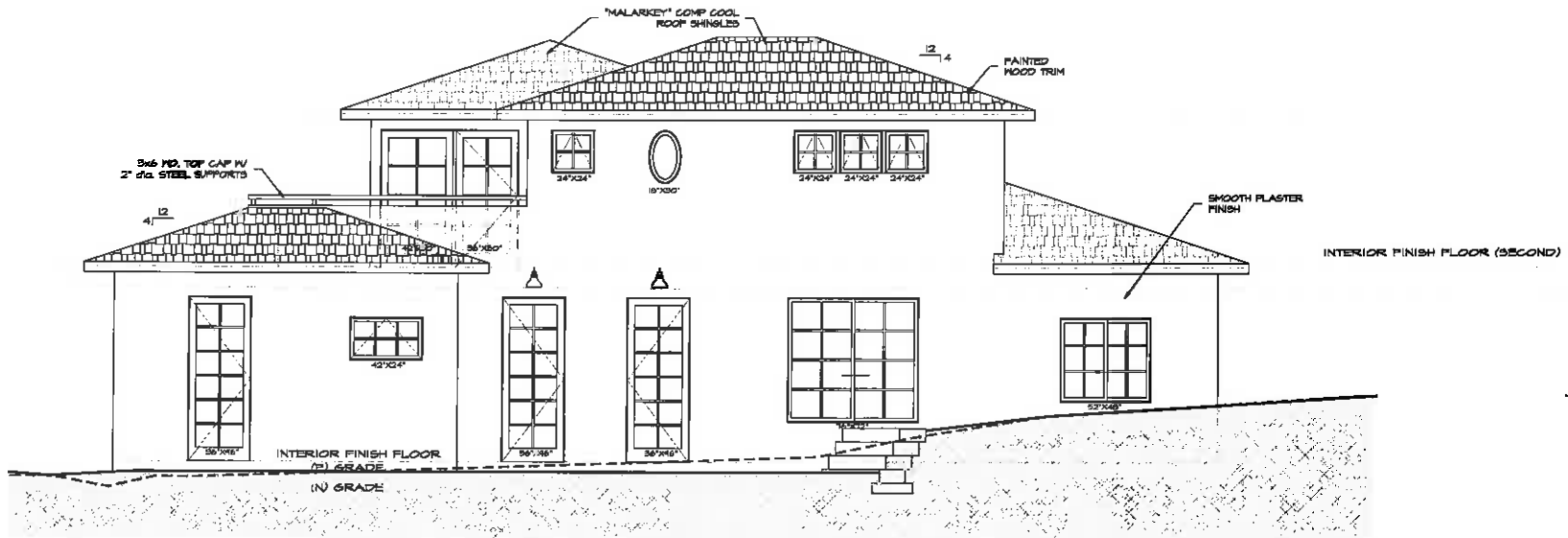
DS 14-21



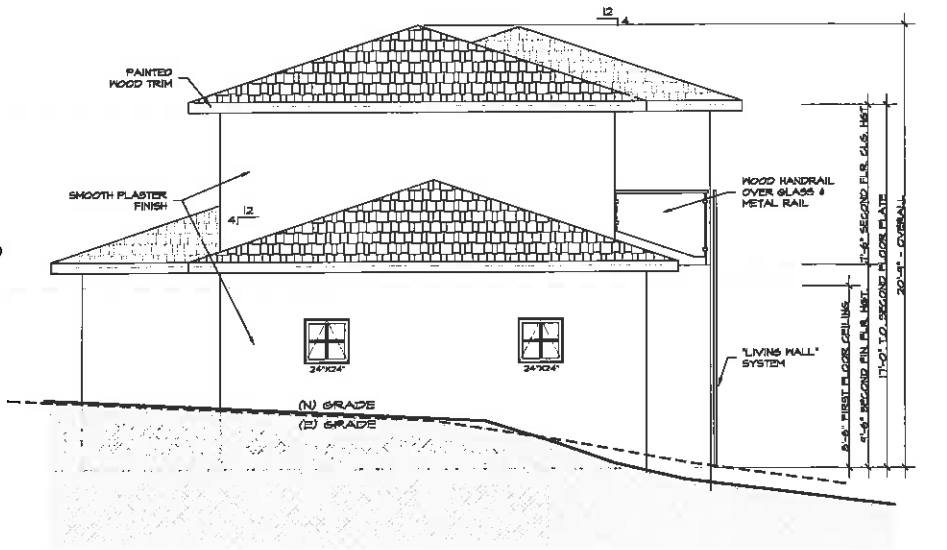
1 - elevation - west  
1/4"=1'-0"



2 - elevation - south  
1/4"=1'-0"



3 - elevation - east  
1/4"=1'-0"



4 - elevation - north  
1/4"=1'-0"

NO.	DATE	REVISIONS

ENVIRO  
INTERNATIONAL, INC.  
Architects  
C-1388  
P.O. Box 1734  
18311 Redwood, CA 95724  
(916) 228-8401 Fax  
844-ENVIRO-INTERNATIONAL.COM  
Steven A. Malik

A.P.N. - 010-126-021-000

new residence

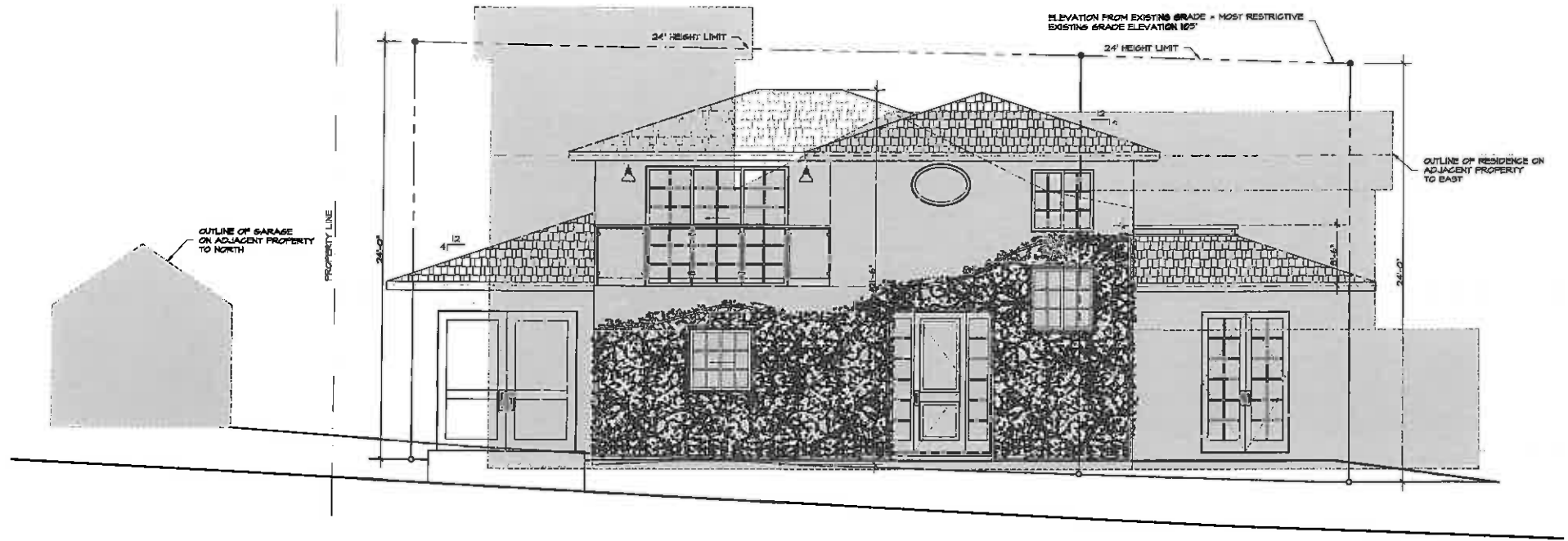
Gordon Residence  
NE corner of 2nd & Dolores Ave.  
Carmel, California

Date	Scale	AS SHOWN	Drawn	Job	File
02.22.2014	AS SHOWN	jhb			

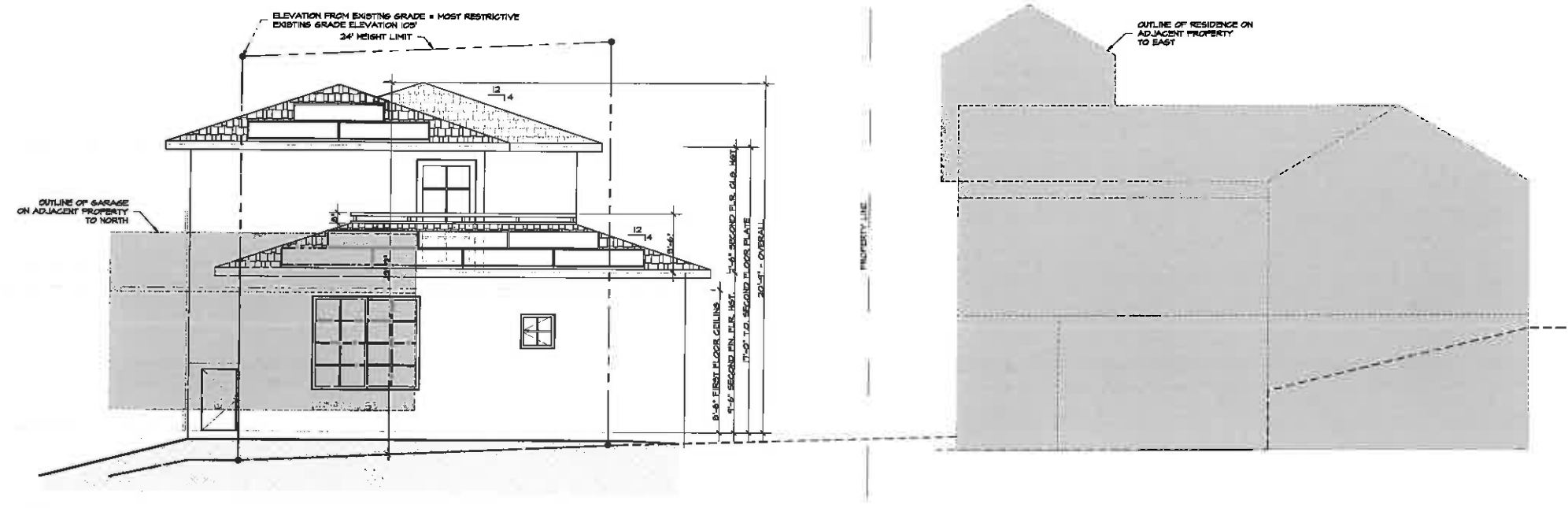
DRAWING:  
Exterior  
Elevations

DWG #  
a2.0

DS 14-21<sup>177</sup>



1 - elevation - streetscape on Dolores  
1/4"=1'-0"

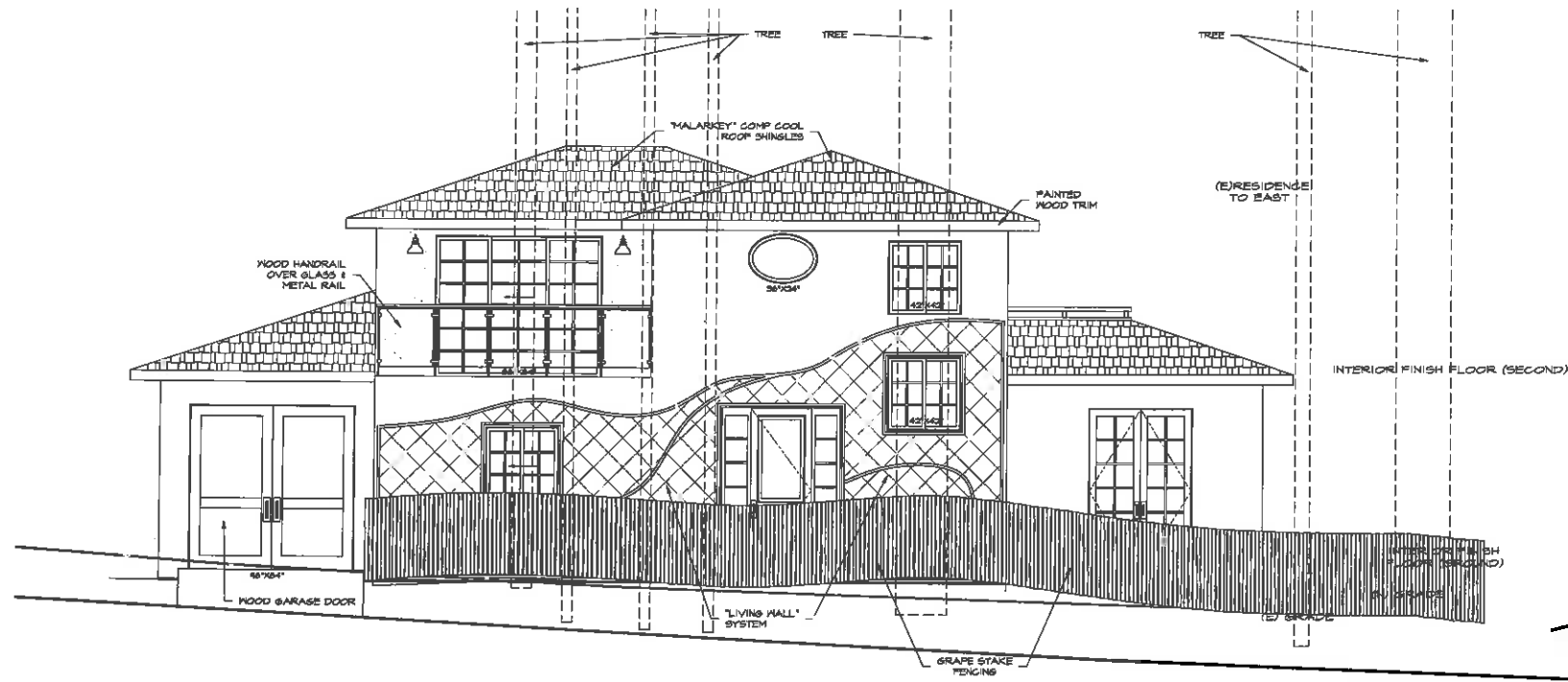


2 - elevation - streetscape on 2nd avenue  
1/4"=1'-0"

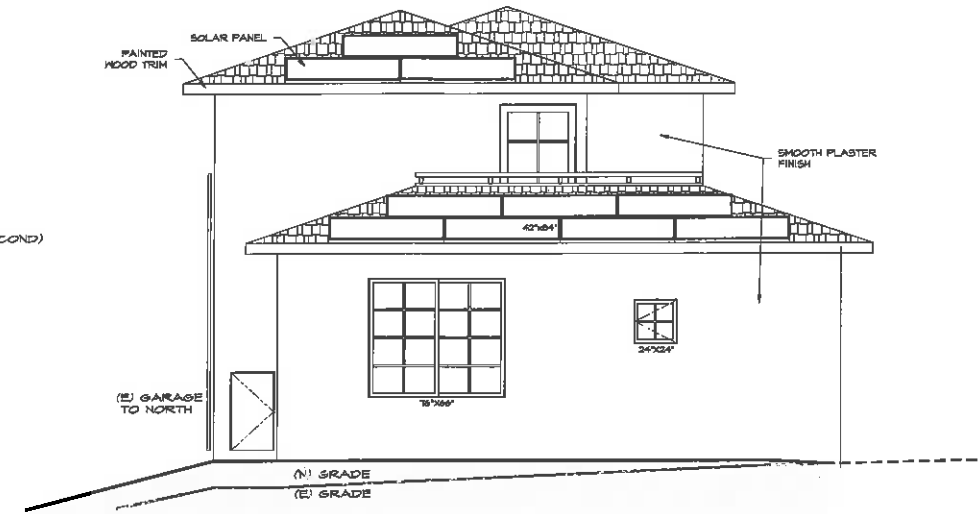
DWG. #	DRAWING: Exterior Elevations					Date	Scale	Drawn	Job	File	REVISIONS
	a2.1										
new residence      A.P.N - 010-126-021-000 Gordon Residence NE corner of 2nd & Dolores Ave. Carmel, California											
ENVIRO INTERNATIONAL, INC. Architects P.O. Box 1124 Redwood City, CA 94060 (650) 968-8401 Fax Sales@enviro-international.com Susan A. Miller											

DS 14-21

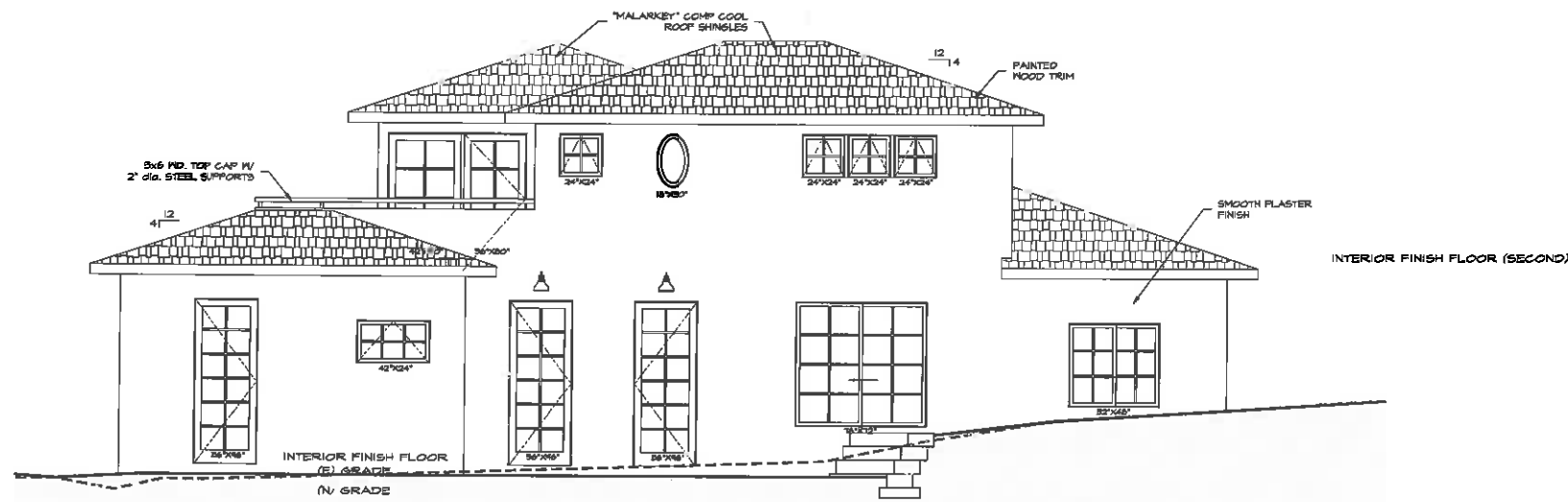




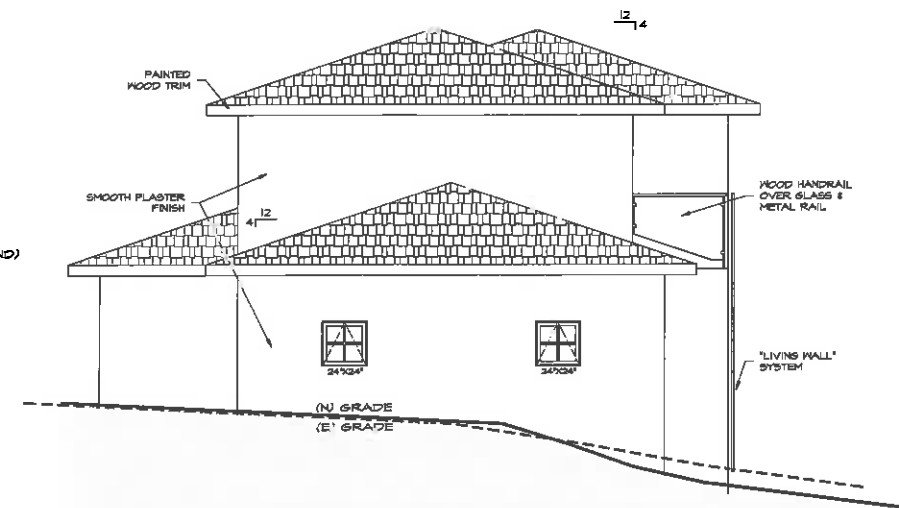
1 - elevation - west  
1/4"=1'-0"



2 - elevation - south  
1/4"=1'-0"



3 - elevation - east  
1/4"=1'-0"



4 - elevation - north  
1/4"=1'-0"

REVISIONS

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C-7098  
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Petaluma, CA 94950  
(415) 762-5400 Fax  
Send@enviro-international.com  
Robert A. Heisk

A.P.N - 010-126-021-000

new residence

Gordon Residence  
NE corner of 2nd & Dolores Ave.  
Carmel, California

Date	02.22.2014
Scale	AS SHOWN
Drawn	jfb
Job	
File	

DRAWING:  
Exterior Elevations

DWG. #  
a2.2

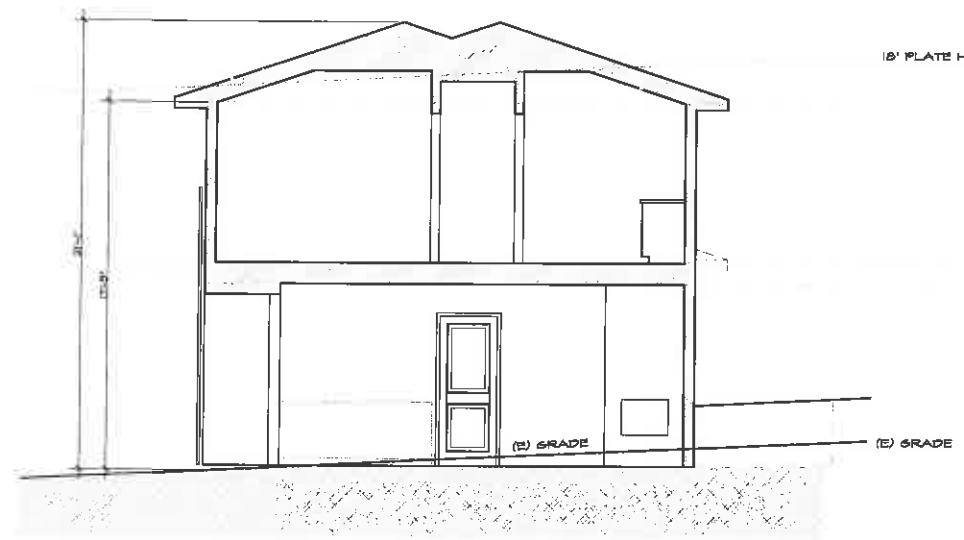
DS 14-21



1 - section  
1/4"=1'-0"



2 - section  
1/4"=1'-0"



3 - section  
1/4"=1'-0"



4 - section  
1/4"=1'-0"

DWG. #	a3.0	DRAWING: Sections	Date	02.22.2014
			Scale	AS SHOWN
DRAWING:	Sections	a3.0	Drawn	jhb
			Job	
new residence			A.P.N - 010-126-021-000	
Gordon Residence NE corner of 2nd & Dolores Ave. Carmel, California				
ENVIRO INTERNATIONAL, INC. Architects C-7288 P.O. Box 1794 Redwood City, CA 94063 (650) 962-5401 Fax Sales@enviro-international.com Richard A. Haddock			REVISIONS	

DS 14-21

# GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
  - LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
  - LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
  - THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND/OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROGRAM, THE CONTRACTOR IS REFERRED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGGING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS RESPONSIBILITY SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONCRETE, ASPHALT, STRIPING, ROOT-BALLS AND OTHER DELETERIOUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- IF ARCHAEOLOGICAL RESOURCES OR MATERIALS OF HISTORIC OR CULTURAL INTEREST ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
  - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DIRT.
  - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO ORDERING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

# STORM DRAIN

- ALL STORM DRAIN PIPES 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTERIOR BELL & SPIGOT JOINTS (AAS-HIS OR EQUAL) OR PVC (SEE 36). INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS OR AS SHOWN ON PLANS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

# GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (28896), THE EROSION CONTROL ORDINANCE (28906). ALL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILL AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GRASS COVER.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
  - CUT = 48 CY
  - FILL = 8 CY
  - RET = 48 CY FILL

EARTHWORK QUANTITIES ARE ESTIMATED ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, FENS AND/OR UTILITIES TRENCHES.

- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 8% FOR A MINIMUM DISTANCE OF 50 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PREVENT 10 FEET OF HORIZONTAL DISTANCE, A 6% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN OUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1587.
- ALL STORM DRAIN MANS SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
  - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
  - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERRIS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
  - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2896-18.1208)

- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.040 TO CONTROL EROSIONS. (16.08.000 C.1)
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.000 C.2)
- PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
- PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCALPING TO PROVIDE A BOND WITH THE NEW FILL.
- FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

# EROSION CONTROL NOTES

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LOADED RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERRIS, SWALES, BAITING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZED EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMP'S SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.

- SILT FENCE:**
- SILT FENCES SHALL BE INSTALLED ON LEVEL CONTOURS AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE SILT FENCE SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LOADED RUN-OFF FROM FLOWING AROUND THE FENCE.
  - SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW PONDING WITHOUT FLOODING OR OVER TOPPING THE FENCE.
  - SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.
  - SILT FENCES SHALL NOT BE USED FOR CONCENTRATED FLOW.
- GRAVEL BAG BARRIERS:**
- GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LOADED RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
  - GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
  - GRAVEL BAGE SHALL BE INSTALLED ON ALL ORSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

- CONSTRUCTION ENTRANCE:**
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
  - RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LOADED RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
  - ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
  - ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
  - THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.

- FIBER ROLL:**
- FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LOADED RUN-OFF FROM FLOWING AROUND THE ROLL.
  - FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL.
  - FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW.

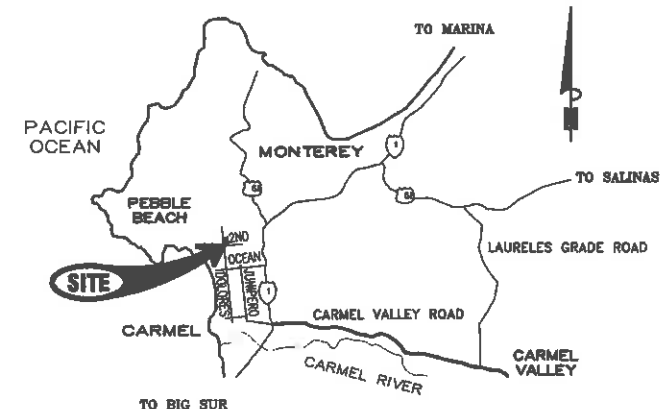
- SLOPE STABILIZATION:**
- ALL EXPOSED SLOPES SHOULD TEMPORARILY STABILIZED UNTIL PERMANENT STABILIZATION CAN BE ESTABLISHED.
  - TEMPORARY SLOPE STABILIZATION CAN BE ACHIEVED BY SEEDING, MULCHING AND OR PLACEMENT OF GEOTEXTILES OR MATS.
- REFER TO THE CARGO BMP HANDBOOK FOR BMP FACT SHEETS.

# LEGEND

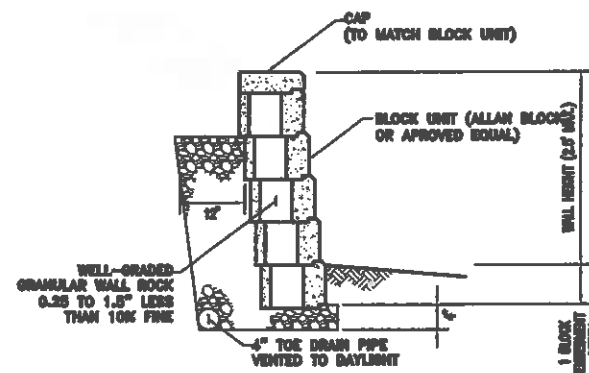
	100	PROPOSED MAJOR CONTOUR
	104	PROPOSED MINOR CONTOUR
		EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING FENCE
	6" PVC x 1 1/2 MIN	ENGINEER/PLUMBER
		STORM DRAIN MAN WITH SIZE (3-1X, 12" MINIMUM COVER)
		SUBDRAIN (SEE DETAIL C/C2)
		RETAINING WALL (DESIGN BY OTHERS)
		CLEAN-OUT, (SEE DETAIL B/C2)
		AREA DRAIN, (SEE DETAIL B/C2)
		FIBER ROLL, (SEE DETAIL C/C2)
		NEW DRIVEWAY, (SEE ARCHITECT'S PLANS FOR MATERIAL AND FINISH)

# SHEET INDEX

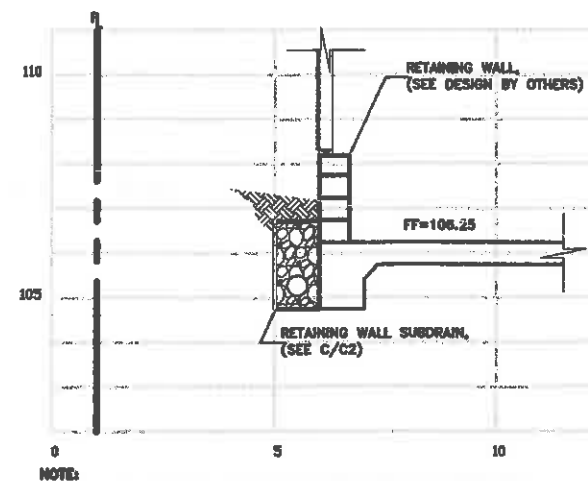
- C1 COVER & GENERAL NOTES
- C2 DRAINAGE PLAN & DETAILS



# VICINITY MAP



GRAVITY WALL



NOTE: 1. ALL WALLS, FOOTINGS, FOUNDATIONS AND SLABS ARE SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONSTRUCTION DETAILS.

SECTION A

DATE	
REV. #	
BY	
CHECKED BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	

**C3 Engineering**  
Civil Engineering Land Development Drafting  
126 Encinitas Place, Suite C, Monterey, CA 93940  
Phone: (831) 847-1199 Fax: (831) 847-1194  
mailto:info@c3engineering.net

**Professional Engineer Seal**  
C. J. GORDON  
No. 01000  
Exp. 12/31/16  
State of California

**COVER SHEET & GENERAL NOTES**  
**GORDON RESIDENCE**  
APN: 010-126-021-000  
NE CORNER 2ND AVE. & DOLORES ST.  
PREPARED FOR: KATHLEEN GORDON

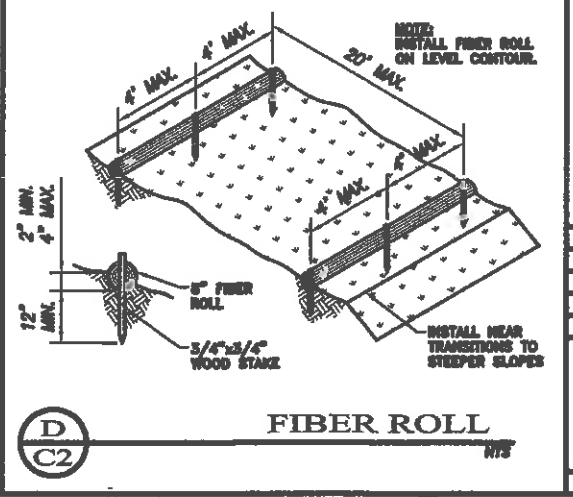
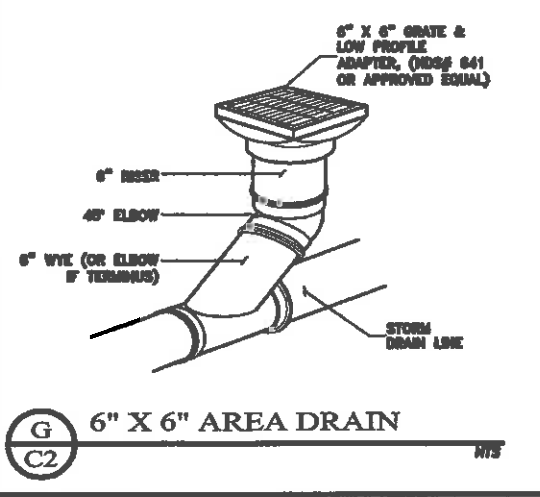
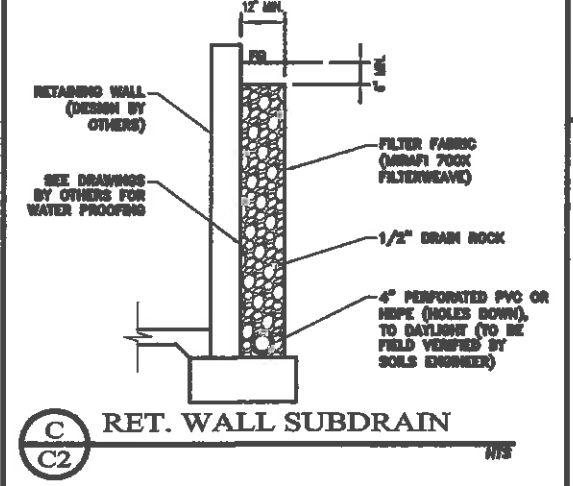
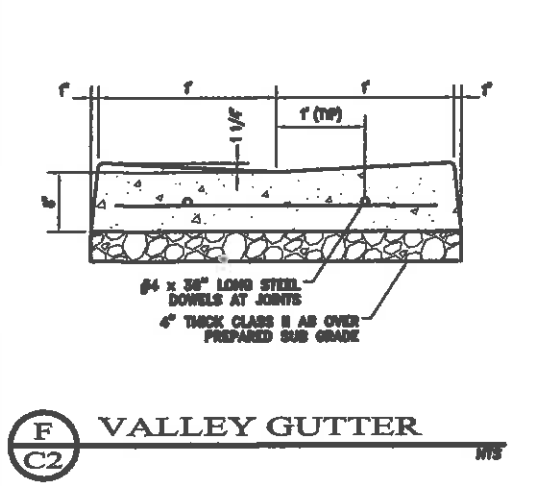
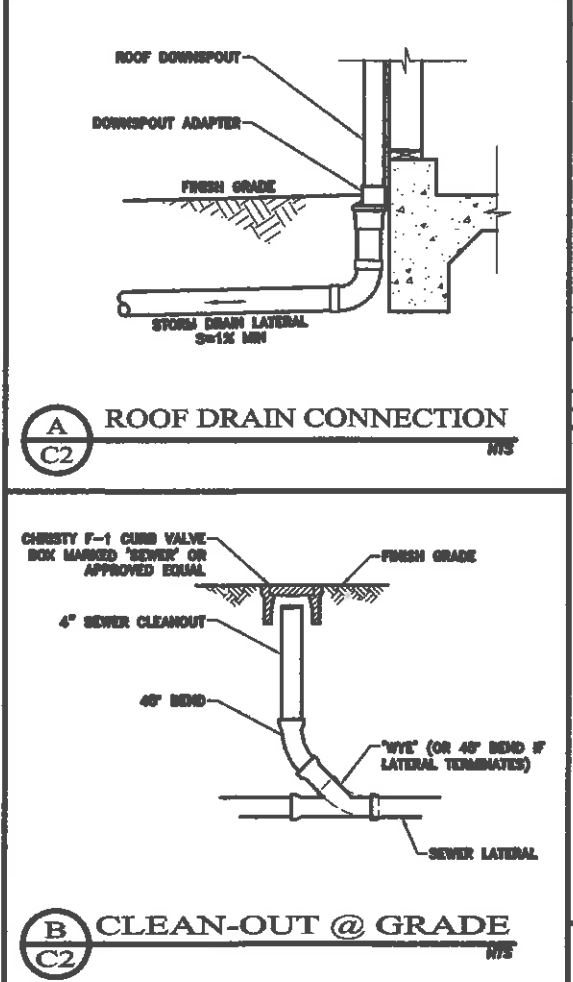
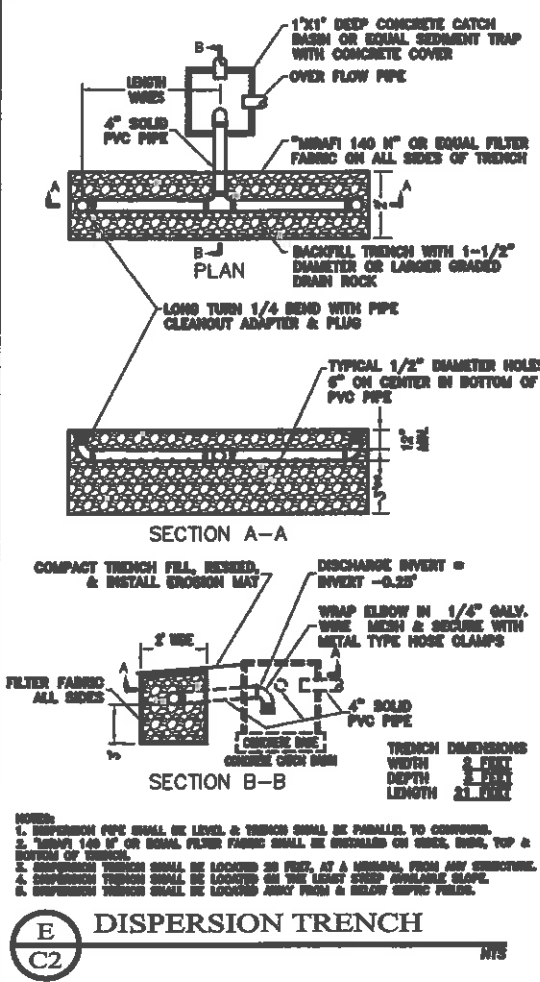
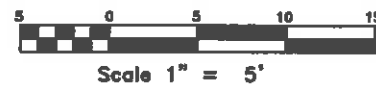
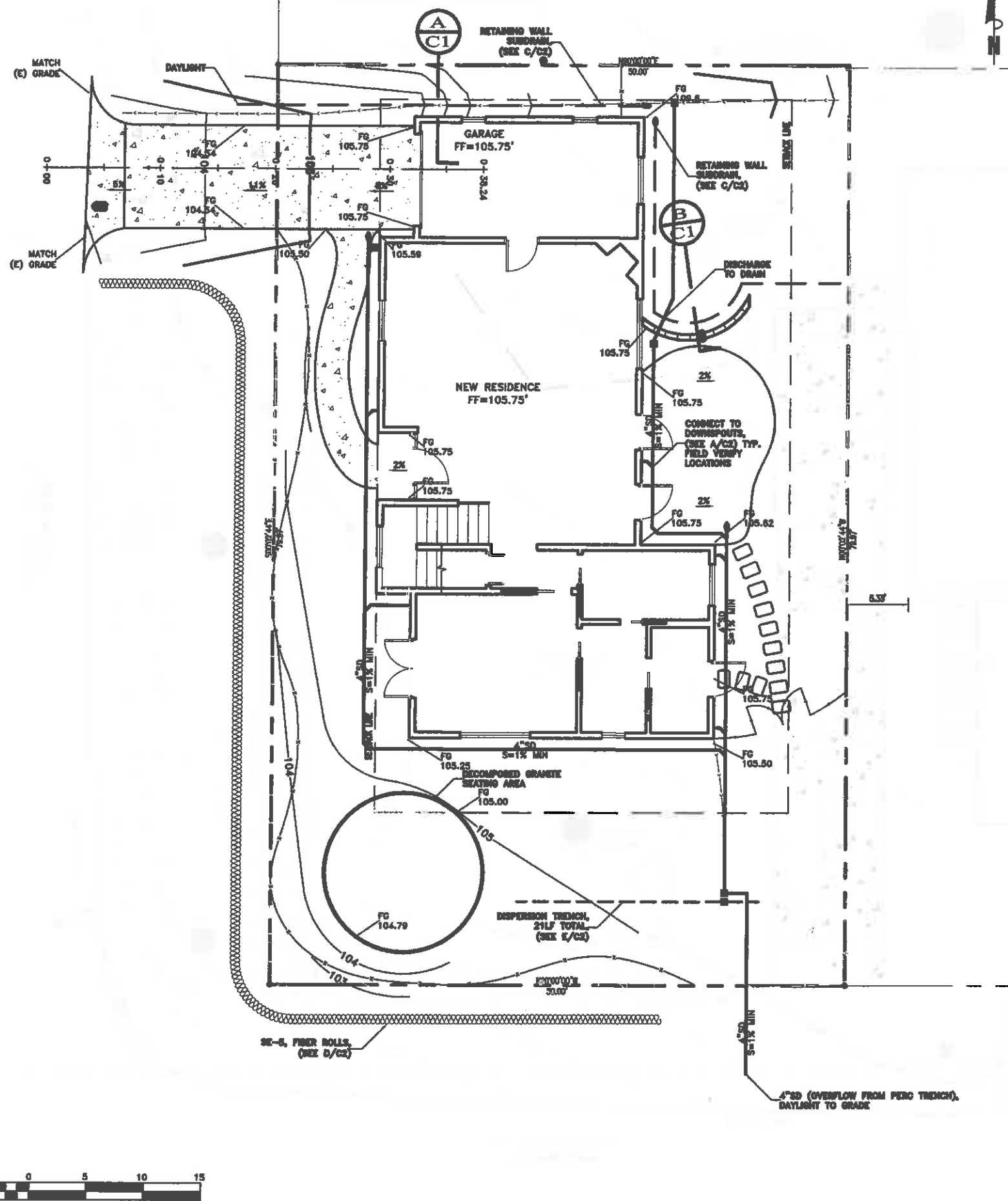
SCALE:	AS NOTED
DATE:	2/27/2014
DESIGN BY:	FJC
DRAWN BY:	BDH
CHECKED BY:	FJC
SHEET NUMBER:	

**C1**  
of 2 SHEETS  
PROJECT# 113139

D814-21

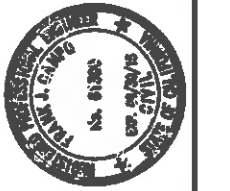
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing No. 2:\Projects\15139\_Cornel 2nd & Dolores\15139\_Drainage.dwg  
 Project: Feb 27, 2014 - 11:56am



NO.	DATE

**C3 Engineering**  
 Civil Engineering Land Development Drafting  
 198 Bonifacio Place, Suite C, Monterey, CA 93940  
 Phone (831) 647-1182 Fax (831) 647-1184  
 mail:c3e@engineering.net



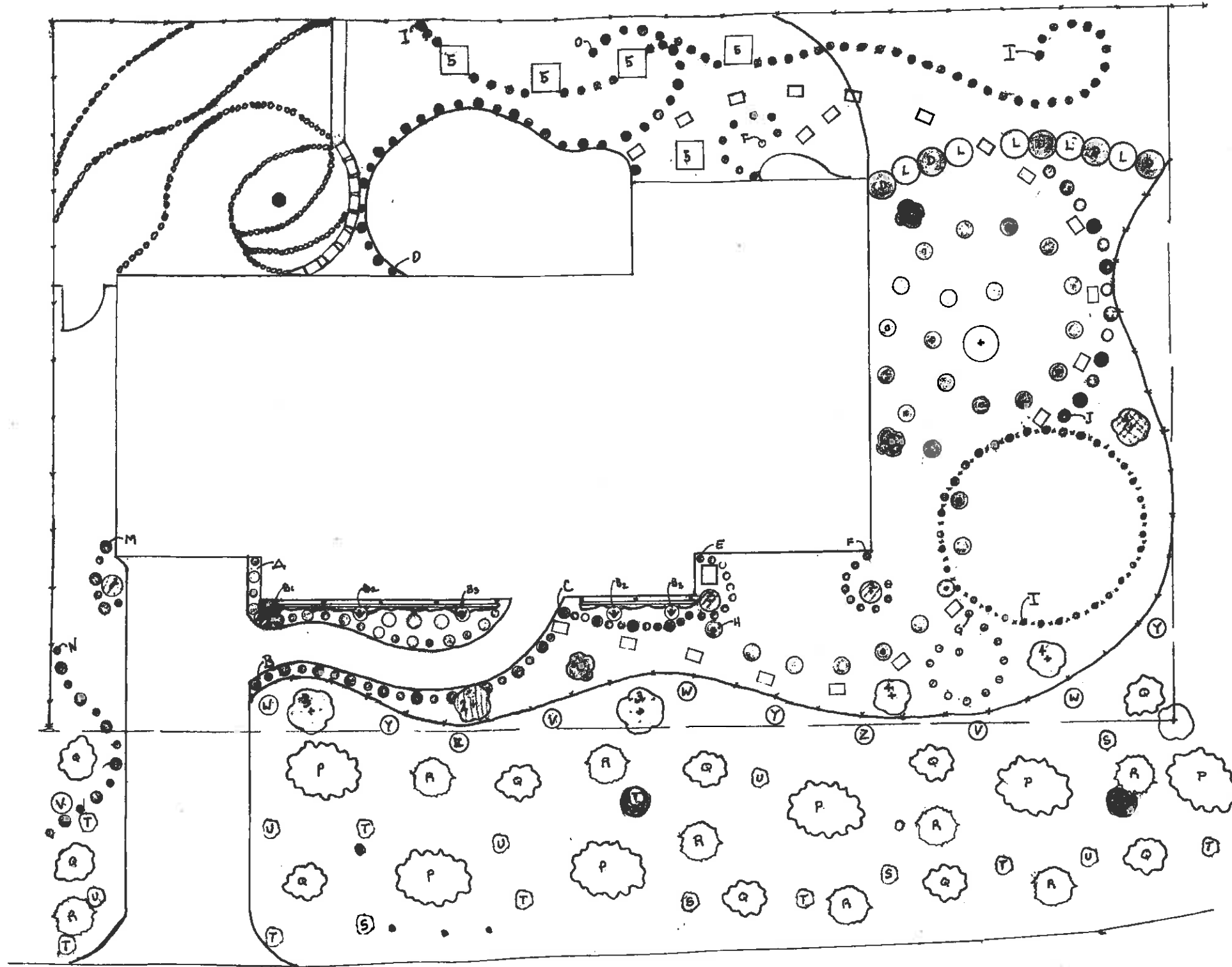
**DRAINAGE PLAN**

**GORDON RESIDENCE**  
 APN: 010-126-021-000

NE CORNER 2ND AVE. & DOLORES ST.  
 PREPARED FOR: KATHLEEN GORDON

SCALE: AS NOTED
DATE: 2/27/2014
DESIGN BY: FJC
DRAWN BY: BOH
CHECKED BY: FJC
SHEET NUMBER: C2
PROJECT# 113139

DS14-21



GORDON LANDSCAPE PLAN

RECEIVED

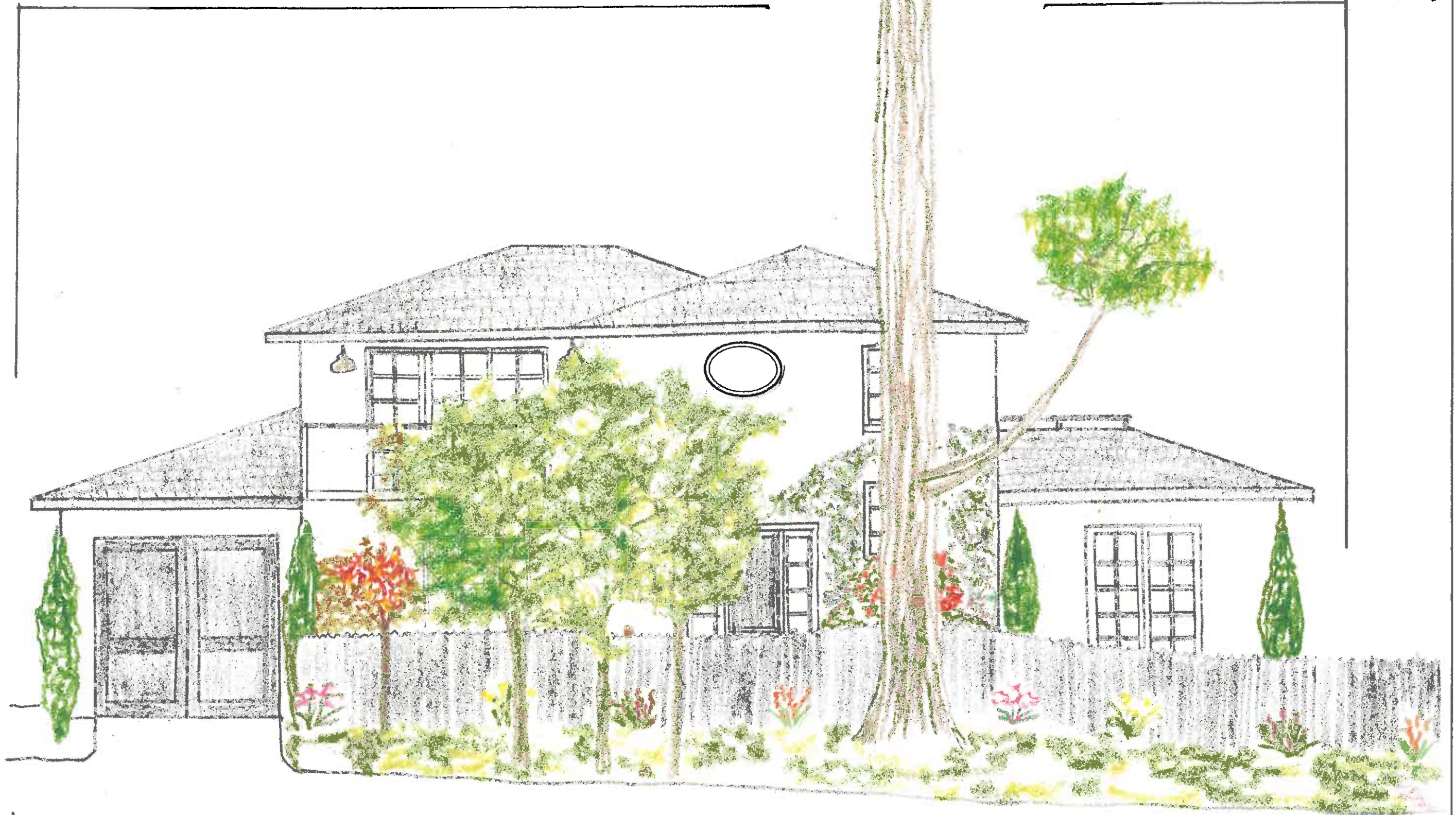
MAR 05 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.

- North Side Garden**
  - M Dianthus Little Jock
  - Taiwan Mondo Grass
- N** Dwarf Pincushion Flower
- Taiwan Mondo Grass
- Back Patio Garden**
  - Green Dwarf Mondo Grass
  - Armeria Ballerina Lilac
  - Armeria Ballerina Red
  - Armeria Sea Pink
- Green Dwarf Mondo Grass
- X Black Dwarf Mondo Grass
- Blue Edged Grass
- F Lewisia Little Plum
- In Front of Fence**
  - P Carmel Creeper
  - Q Variegated Carmel Creeper
  - R Dwarf Rosemary Carpet
  - S Mexican Fleabane Daisy
  - T Creeping Thyme
  - U Mour. Atlas Daisy
  - V Kniphofia Orange Vanilla Popcycle
  - W Pink Kangaroo Paw
  - Y Kniphofia Little Maid
  - Z Magenta Kangaroo Paw
- Trees**
  - 1 Dwarf Italian Cypress
  - 2 Japanese Maple
  - 3 Semi-Dwarf Purple Leaf Flowering Plum
  - 4 Western Redbud
  - 5 Meyer Lemon
- Front of House**
  - A Armeria Sea Pink
  - Liriope
  - Dwarf Coneflower
- B Armeria Joystick Red
- Liriope
- C Armeria Ballerina Lilac
- Dwarf Agapanthus Peter Pan White
- D Wild Rose Shrub
- South Side Garden**
  - E Dwarf Verbascum
  - F Lewisia Little Plum
  - G Manns African Daisy
- H Cirsium
- Dwarf English Lavender
- Dwarf Sage
- Dwarf Agapanthus Liliput
- Little Susie Yarrow
- I Green Dwarf Mondo Grass
- X Black Dwarf Mondo Grass
- Blue Edged Grass
- J Blue Fescue
- Mabel Gray Geranium
- Agapanthus Granskop
- Prince Rupert Geranium
- K Grevillea Rosemary Shrub
- L Ornamental Grass
- D Wild Rose Shrub
- Bougainvillea**
  - 1 'Orange King'
  - 2 'Barbara Karst'
  - 3 'San Diego Red'

	REVISIONS				
new residence A.P.N - 010-126-021-000					
Gordon Residence NE corner of 2nd & Dolores Ave. Carmel, California					
Date	Scale	AS SHOWN	Drawn	Job	File
1.11.2014					
DRAWING: Plans					
S-1.0					
DWG. #					183





Gordon Residence  
Dolores Street Elevation

RECEIVED  
MAR 05 2014  
City of Carmel-by-the-Sea  
Planning & Building Dept.

DS 14-21





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 15, 2014

**To:** Chair Reimers and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** Bryce Ternet, Contract Planner

**Subject:** Consideration of a Design Review (DR 14-09) application for exterior alterations to the Carmel Plaza located in the Central Commercial (CC) District

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**Recommendation:**

Discuss Design Review (DR 14-09), provide direction to the applicant on necessary revisions, and continue the item to a future meeting

<b>Application:</b>	DR 14-09	<b>APN:</b>	010-086-006
<b>Location:</b>	Southeast Corner of Ocean Avenue and Mission Street (Carmel Plaza)		
<b>Block:</b>	78	<b>Lots:</b>	All
<b>Applicant:</b>	L'Occitane	<b>Agent:</b>	Jim Griffiths
<b>Property Owner:</b>	OWRF Carmel, LLC		

**Background and Project Description:**

The subject space is located in the Carmel Plaza on the south side of Ocean Avenue between Mission Street and Junipero Avenue. The space is on the interior of the Carmel Plaza on the plaza's second floor. The space is currently vacant, but will soon be occupied by the retail store: "L'Occitane," the applicant.

The applicant is proposing to remodel the storefront to be consistent with the branding of the business. The proposed storefront is a combination of marble slab, painted stucco, and painted aluminum. The applicant proposes to use a cream-colored marble, yellow-painted stucco, and gold paint for an exterior aluminum door and window trim. The proposed storefront design is depicted in Attachment F. A material sample board will be available at the hearing, and a photocopy of the sample board is included as Attachment D.

Additionally, storefront sign lettering would be painted blue with a gold background; however, a separate sign application has been submitted by the applicant, which will be considered for approval by Planning Division staff. Nonetheless, as the proposed signage is integrated into the storefront design, comments from the Planning Commission on the signage would be considered by staff.

The Carmel Plaza has specific design guidelines established (the pertinent excerpt is included as Attachment E), and the City uses these design guidelines to evaluate proposals for individual storefronts and signage within the plaza. With the exception of the proposed sign, the proposed color-scheme for L'Occitane is inconsistent with both the acceptable base colors and the acceptable accent colors set forth in the Carmel Plaza Design Guidelines. The guidelines specify a hue saturation of the base color as no more than 15%, and allow dark colors for accents. The proposal for L'Occitane has a much higher hue saturation that allowed and uses a bright gold color for accents. The Carmel Plaza Design Guidelines also state that proposals with colors that vary from the standard, approved palettes may require Planning Commission approval. As such, staff has referred this application to the Planning Commission for review.

#### **Staff Analysis and Discussion:**

***Storefront Design:*** Carmel Plaza Design Guideline 4.3 states that storefront materials should *"have a natural appearance and a sense of warmth. Materials must blend in with the natural surroundings, the base building and adjacent storefronts"* and *"in general, warm, natural materials are allowed while polished, cold materials are not. Natural materials such as wood, stone, brick and tile are required."*

The proposed storefront has a design that presents a bright appearance and proposes to use natural materials. The proposed storefront is similar to some neighboring storefronts, including those for both "Yves Delorme" and "Parts Unknown," which are adjacent to the subject space. Other storefronts in the Carmel Plaza are noticeably more muted in color in compliance with the plaza's design guidelines.

In staff's opinion, the proposed design is inconsistent with the acceptable color palettes set forth in the Carmel Plaza Design Guidelines and therefore should be revised. The applicant has not been willing to revise the application to address staff's concerns, and hence staff is referring the application to the Planning Commission for a decision on the design. In addition to the main color scheme, staff notes additional components that could be revised to make the storefront more consistent with the Carmel Plaza Design Guidelines. Below is a list of the issues and an analysis of each.

1. *The storefront is painted with a glossy gold finish.*

**Analysis:** The glossy gold paint color presents a polished appearance that is inconsistent with the Carmel Plaza Design Guidelines. Staff recommends that the applicant use a matte finish, which would make the storefront appear more like plaster and less like polished stone.

2. *The applicant proposes an aluminum door and aluminum windows.*

**Analysis:** Carmel Plaza Design Guideline 4.3 encourages the use of wood, steel and aluminum windows with flouropolymer coating or equal finish. The proposal for aluminum windows is consistent with this policy.

3. *The applicant proposes an aluminum entry door and window frames.*

**Analysis:** Staff supports the proposal for an aluminum door and aluminum windows, but as discussed above, is concerned with the proposal to paint the door and window frames the proposed polished gold color. The shade of gold is a contrast to the yellow-tinted surrounding stucco. The proposed shade of gold also appears to be brighter than what is allowed on the color wheel. Staff recommends that the applicant use a substantially more muted color palette as well as a matte finish paint for the storefronts door and windows.

**Summary:** The City acknowledges that each business has its own trademark or image that it would like to represent. However, such images or presentation must also fit within the character of the community. The goal is to achieve a balance that protects the character of the City while allowing the business to adequately represent their brand. The development of specific guidelines for the Carmel Plaza was in large part to seek this balance.

**Alternatives:**

Staff recommends that DR 14-09 be continued with comments from the Planning Commission. The Commission feedback should indicate what changes would be needed to achieve compliance with the Carmel Plaza Design Guidelines. In the event that the Commission is comfortable with the design as proposed, or with only minor changes, staff has included draft findings for approval and conditions of approval as Attachments B and C, respectively. Alternatively, the Commission may deny the request, in which case the applicant would be able to return with a substantially revised design, or could appeal the decision to the City Council.

**Environmental Review:**

The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures.

**ATTACHMENTS:**

- Attachment A – Site Photos
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Depiction of the Proposed Sample Material Board
- Attachment E – Carmel Plaza Design Guidelines Color Standards
- Attachment F – Project Plans

**Attachment A – Site Photographs**

**Front façade of commercial space in Carmel Plaza.**



**Adjacent storefront façade in Carmel Plaza.**





Storefront façade in Carmel Plaza displaying “bright” color.



Storefront façade in Carmel Plaza displaying “bright” color.





## Attachment B – Findings for Approval

DR 14-09 (L'Occitane)  
 May 15, 2014  
 Findings for Approval  
 Page 1

<p>For each of the required findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.</p>		
<b>Municipal Code Findings</b>	YES	NO
1. The project constitutes an improvement over existing site conditions pursuant to CMC 17.14.010.	✓	
<b>Commercial Design Guideline Findings</b>		
2. The modifications to the building respect the history and traditions of architecture in the commercial districts.	✓	
3. The modifications to building, as conditioned, would not create visual clutter that can arise from too many or uncomplimentary design elements.	✓	
4. Basic elements of design integrity and consistency throughout each building would be preserved or restored.	✓	
5. The lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms are integrated throughout the building, even though more than one enterprise occupies it.	✓	
6. Building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged" and "Muted painted colors, which blend with the natural surroundings, are appropriate. Bright and primary colors should be avoided.	✓	
7. The building design is sensitive to the context of the neighborhood in which it is located.	✓	
8. Any deviations from the Commercial Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
<b>Carmel Plaza Design Guideline Findings</b>		
9. The materials to be used would blend in with the natural surroundings, the base building and adjacent storefronts and would be warm, natural materials and not polished, cold materials.	✓	
10. The storefront's colors would lend a feeling of subtle, naturalistic elegance.	✓	

**Attachment C – Conditions of Approval**

DR 14-09 (L'Occitane)  
May 15, 2014  
Special Conditions  
Page 1

<b>Special Conditions</b>		
<b>No.</b>		
1.	<b>Authorization:</b> This permit (DR 14-09) authorizes exterior alterations to the building that include alterations to the exterior of a commercial space. Construction shall be consistent with the plans approved by the Planning Commission on May 15, 2014.	✓
2.	The storefront gold paint shall have a matte finish as opposed to glossy. The applicant shall work with staff on the revised finish.	✓

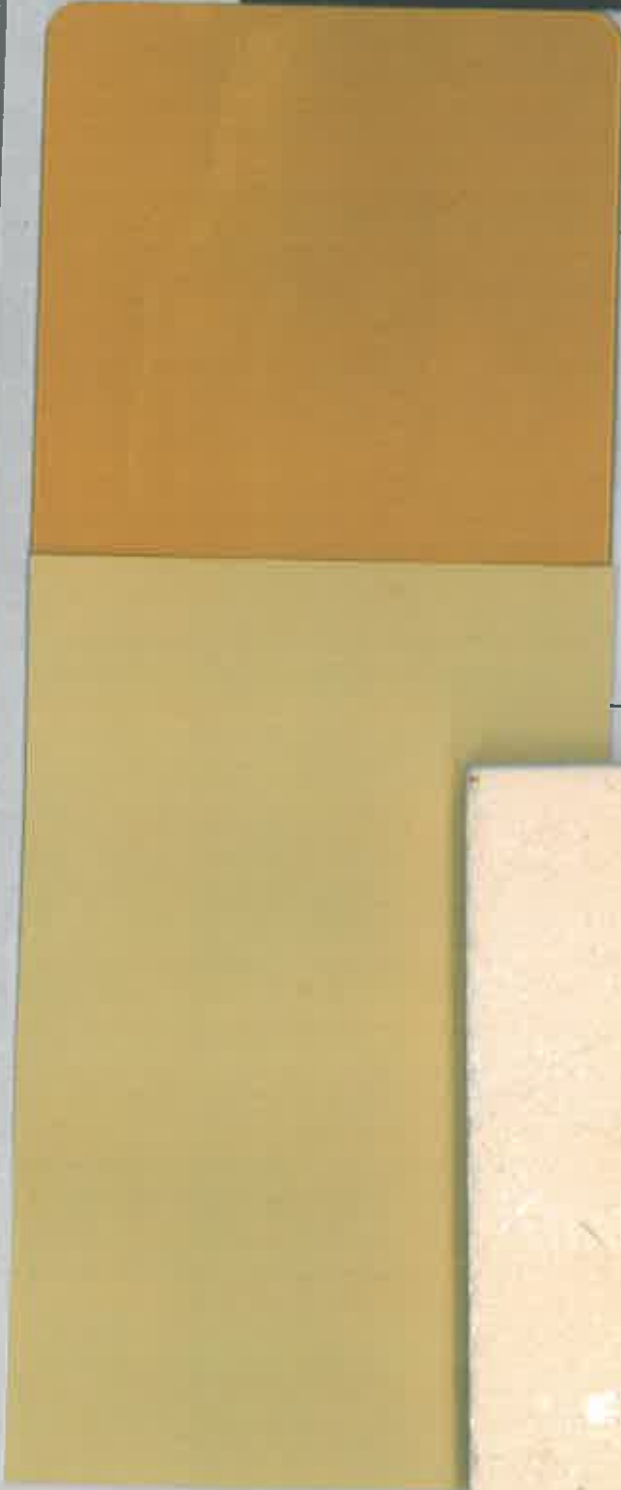
\*Acknowledgement and acceptance of conditions of approval.

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

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

\_\_\_\_\_  
Date

***Once signed, please return to the Community Planning and Building Department.***



P-2

P-5M

V-1

SB-1

- SB-1
- P-2/ST-1
- P-5M
- V-1

STOREFRONT BASE:  
 STONE SOURCE 12" CREMA MARBLE SLAB  
 STOREFRONT PAINT @ EXISTING STUCCO:  
 BENJAMIN MOORE WESTMINSTER GOLD  
 NEW STOREFRONT FRAMING & PANEL:  
 TIGER DRYLAC POWDER COATINGS 049/22540  
 VINYL LETTERING-STOREFRONT SIGNAGE:  
 RAL #5011 STEEL BLUE.  
 SAMPLE FOR COLOR ONLY.

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MAR 20 2019

City of Columbus - Planning & Building Dept

kennethpark

Architecture  
 Urban Planning  
 Store Design  
 Mixed-Use  
 Retail Development  
 350 Leaning Tower  
 Columbus, OH 43217  
 www.kennethpark.com

# MATERIAL SAMPLES

# L'OCCITANE EN PROVENCE



## 4.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts. Colors must respect the established traditions of the commercial neighborhood and blend harmoniously with the patterns of the street.

Base colors that are muted and blend with the natural surroundings are required. The tenant may choose a base color with any hue with saturation of 15% or less. See the color wheel for acceptable base colors.

Accent colors can be more saturated. Accent colors are limited to 15% of the storefront area, not including awnings. Brightness of accent colors must be 50% or less (0%=black, 100%=white). See the color wheel at right for acceptable accent colors. Awning colors can be any acceptable color.

Colors that vary from the standard palettes may require separate city planning commission approval.

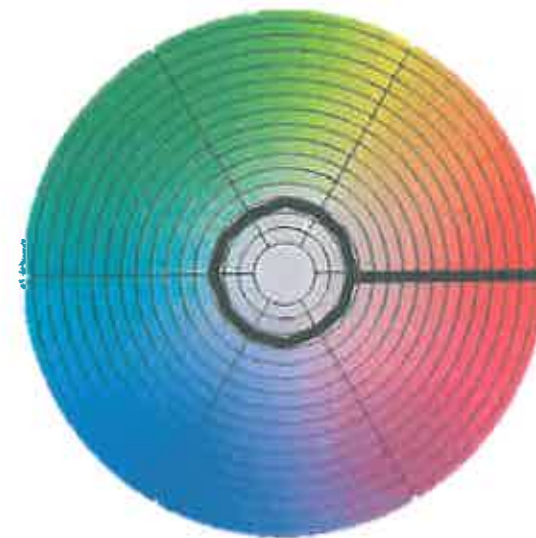
Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the exterior street facades.

**Base Colors:**  
Numbers 2088 through 2175 with a suffix of 70.

**Accent Colors:**  
Historic Colors (Prefix of HC) with a base of 4B.

**Standard Color Wheel**



**Base Colors**  
(Any Hue: Saturation 15% or Less)



**Accent Colors**  
(50% brightness maximum)



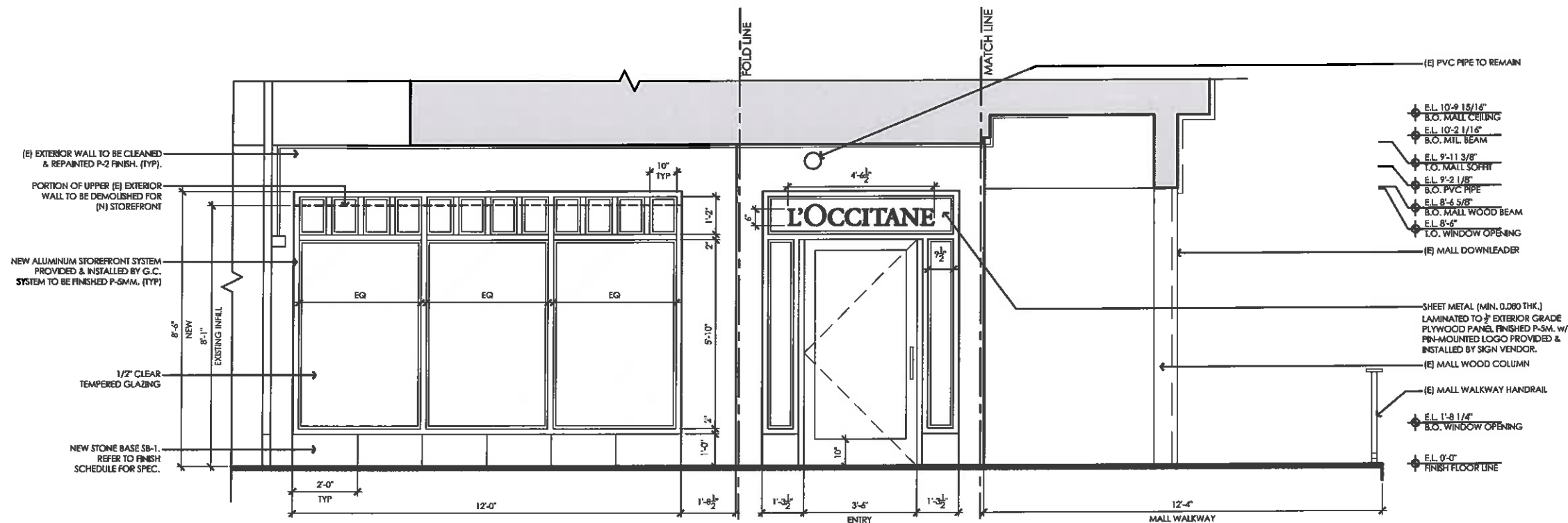
**NATURAL COLORS**



**MUTED ACCENT COLORS**



SIGNAGE CALCULATION			
QUANTITY	SIZE	AREA	NOTES
1	8" H x 4'-6 1/2" W	3.0 SQ FT	MAX ALLOWANCE = 6 SQ FT 3.0 SQ FT < 6 SQ FT



REVISION

MAY 07 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.

kennethpark

Architecture  
Urban Planning  
Store Design  
Mixed-Use  
Retail Development  
360 Lexington Ave. Suite  
New York, NY 10017  
www.kennethpark.com

SHEET TITLE:

STOREFRONT ELEVATION

LOCATION:

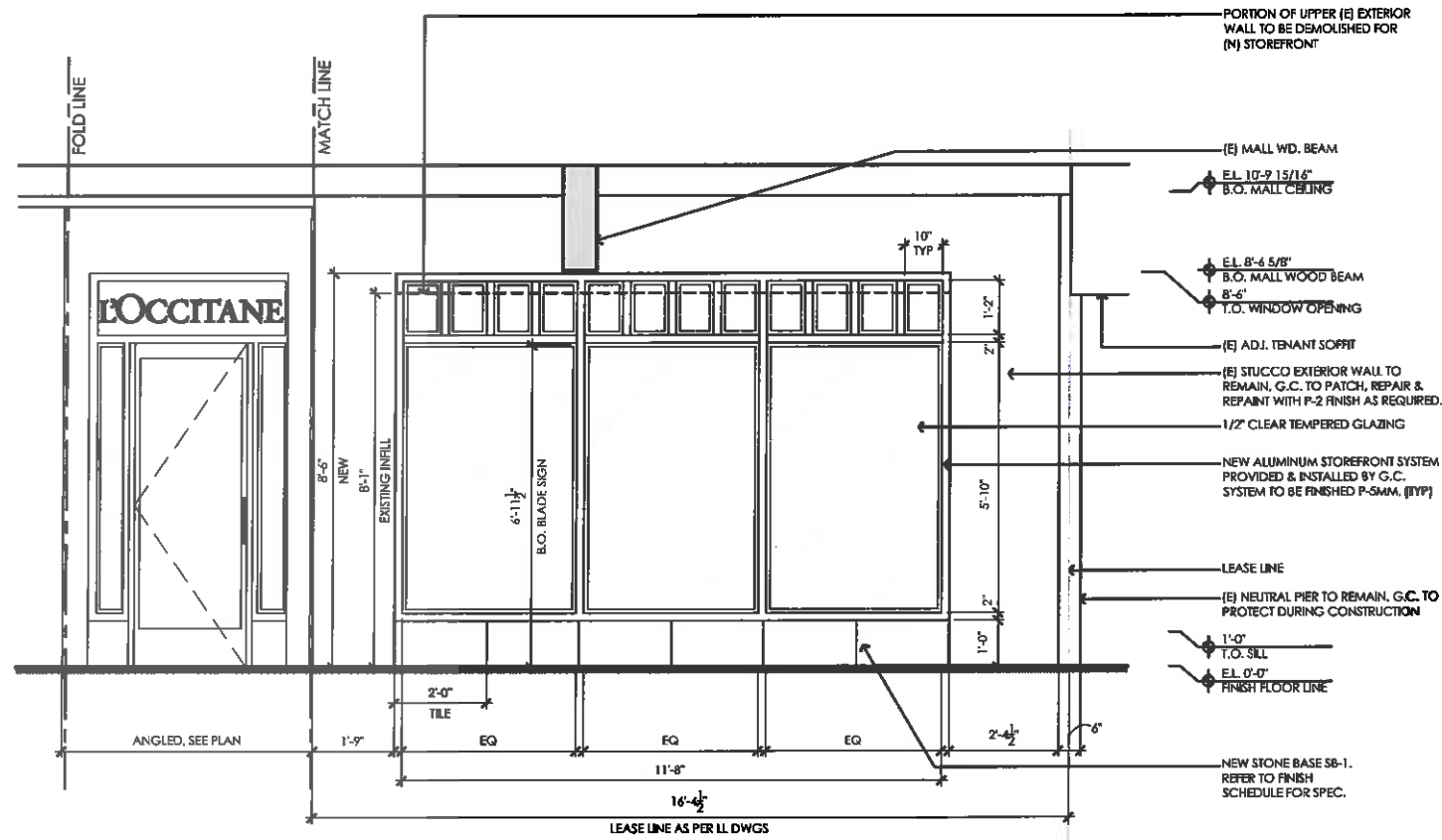
**L'OCCITANE**  
EN PROVENCE  
SPACE #210, OCEAN AVE. & MISSION ST.  
CARMEL, CA 93921

PROJECT NO.: 13-1835 DATE: 01.27.2014 DRAWN BY: LM SCALE: 1/4" = 1'-0"

REV.	DATE	ISSUE
05.07.2014		PLANNING COMMISSION ISSUE
02.20.2014		STOREFRONT DESIGN PACKAGE
02.05.2014		REV. PRELIM ISSUE
01.31.2014		PRELIM. PACKAGE ISSUE

SHEET NO.

A300



REVISION

MAY 07 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.

**kennethpark**  
Architecture  
Urban Planning  
Store Design  
Mixed-Use  
Retail Development  
300 Leimington Avenue  
New York, NY 10017  
www.kennethpark.com

SHEET TITLE:  
**STOREFRONT ELEVATION**

LOCATION:  
**L'OCCITANE  
EN PROVENCE**  
SPACE #210, OCEAN AVE. & MISSION ST.  
CARMEL, CA 93921

REV.	DATE	ISSUE
05.07.2014		PLANNING COMMISSION ISSUE
02.20.2014		STOREFRONT DESIGN PACKAGE
02.05.2014		REV. PRELIM. ISSUE
01.31.2014		PRELIM. PACKAGE ISSUE

SHEET NO.  
**A301**

PROJECT NO.: 13-1835    DATE: 01.27.2014    DRAWN BY: LM    SCALE: 1/4" = 1'-0"





REVISION

MAY 07 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.

kennethpark

SHEET TITLE:

STOREFRONT VIEW 1

LOCATION:

**L'OCCITANE**  
EN PROVENCE  
SPACE #210. OCEAN AVE. & MISSION ST.  
CARMEL, CA 93921

SHEET NO.

A302

Architecture  
Urban Planning  
Store Design  
Mixed-Use  
Retail Development  
340 Lehigh Avenue  
New York, NY 10017  
www.kennethpark.com

PROJECT NO.:	DATE:	DRAWN BY:	SCALE:	REV.	DATE	ISSUE
13-1835	01.27.2014	LM	1/4" = 1'-0"			
				05.07.2014		PLANNING COMMISSION ISSUE
				02.20.2014		STOREFRONT DESIGN PACKAGE
				02.05.2014		REV. PRELIM ISSUE
				01.31.2014		PRELIM. PACKAGE ISSUE



REVISION

MAY 07 2014

City of Carmel-by-the-Sea  
Planning & Building Dept.

kennethpark

SHEET TITLE:

STOREFRONT VIEW 2

LOCATION:

**L'OCCITANE**  
EN PROVENCE  
SPACE #210, OCEAN AVE. & MISSION ST.  
CARMEL, CA 93921

SHEET NO.

A303

Architecture  
Urban Planning  
Store Design  
Mixed-Use  
Retail Development  
340 Lexington Avenue  
New York, NY 10017  
www.kennethpark.com

PROJECT NO.: 13-1835 | DATE: 01.27.2014 | DRAWN BY: LM | SCALE: 1/4" = 1'-0"

REV. DATE ISSUE

05.07.2014	PLANNING COMMISSION ISSUE
02.20.2014	STOREFRONT DESIGN PACKAGE
02.05.2014	REV. PRELIM ISSUE
01.31.2014	PRELIM. PACKAGE ISSUE