

# CITY of CARMEL-BY-THE-SEA

## RE-ZONING OF BLOCK 54

### Monte Verde & Lincoln between 5th. & 6th.

#### BUILDING STANDARDS DATA (CONTINUED)

BUILDING C, LOT 7 = 4,000 S.F.	
<b>FLOOR AREA</b>	
MAXIMUM ALLOWED 80% X 4,000 S.F. = 3,200 S.F.	
LOWER FLOOR	1,030 S.F.
MAIN FLOOR	1,713 S.F.
UPPER FLOOR	457 S.F.
TOTAL =	3,200 S.F.
<b>BUILDING COVERAGE</b>	80%
MAXIMUM ALLOWED 70% X 4,000 S.F. = 2,800 S.F.	
PARKING	2 COVERED - 1 UNCOVERED
MAIN BUILDING	1,197 S.F.
GARAGE	825 S.F.
COVERED PATIOS, STAIRS, ETC.	778 S.F.
TOTAL =	2,800 S.F.
	70%

BUILDING D, LOT 9 = 4,000 S.F.

<b>FLOOR AREA</b>	
MAXIMUM ALLOWED 80% X 4,000 S.F. = 3,200 S.F.	
LOWER FLOOR	1,030 S.F.
MAIN FLOOR	1,713 S.F.
UPPER FLOOR	457 S.F.
TOTAL =	3,200 S.F.
<b>BUILDING COVERAGE</b>	80%
MAXIMUM ALLOWED 70% X 4,000 S.F. = 2,800 S.F.	
PARKING	2 COVERED - 1 UNCOVERED
MAIN BUILDING	1,808 S.F.
GARAGE	420 S.F.
COVERED PATIOS, STAIRS, ETC.	575 S.F.
TOTAL =	2,800 S.F.
	70%

#### OWNERSHIP NOTES

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#### BUILDING STANDARDS DATA

PROPOSED BUILDING A, LOT 11,13 = 8,000 S.F.		
<b>FLOOR AREA</b>		
MAXIMUM ALLOWED 80% X 8,000 S.F. = 6,400 S.F.		
PROPOSED BUILDING A, LOT 11,13 = 8,000 S.F.		
FLOOR	SPACE/USE	AREA
MAIN FLOOR	WORSHIP, CLASSROOM AND READING ROOM	3,000 S.F.
TOTAL		3,000 S.F.
<b>BUILDING COVERAGE</b>		37.5%
MAXIMUM ALLOWED 70% X 8,000 S.F. = 5,600 S.F.		
PARKING		8 UNCOVERED
MAIN BUILDING		3,000 S.F.
COVERED PATIOS, STAIRS, ETC.		702 S.F.
		70%

PROPOSED BUILDING B, LOT 12,14,16 = 12,000 S.F.

<b>FLOOR AREA &amp; BUILDING COVERAGE</b>		
MAXIMUM ALLOWED 95% X 12,000 S.F. = 11,400 S.F.		
PARKING	21 COVERED	
FLOOR	SPACE/USE	AREA
* BASEMENT	PARKING & STORAGE	8,459 S.F.
1ST FLOOR	LIVING UNITS NITS #1-5	5,245 S.F.
	SERVICE AREA	340 S.F.
	DRIVE RAMP DOWN	621 S.F.
	STAIRS	328 S.F.
	ELEVATOR SHAFT	158 S.F.
	COURTYARD OVER GARAGE	1,089 S.F.
SUBTOTAL ENCLOSED 1ST FLOOR SPACE		6,071 S.F.
2ND FLOOR	LIVING UNITS NITS #6-12	5,735 S.F.
	STAIRS	328 S.F.
	ELEVATOR SHAFT	158 S.F.
	EXTERIOR BALCONIES - WOOD	1,399 S.F.
SUBTOTAL ENCLOSED 2ND FLOOR SPACE		6,221 S.F.
TOTAL ENCLOSED FLOOR SPACE		12,292 S.F.
AREA SUMMARY	ENCLOSED LIVING UNITS #1-12	10,890 S.F.
	OPEN & ENCLOSED COMMON AREA	4,042 S.F.
	ENCLOSED ELEVATOR SHAFT	316 S.F.
TOTAL OPEN AND ENCLOSED AREA		15,401 S.F.
(BASEMENT NOT INCLUDED)		8,459 S.F.
PROPERTY SIZE		12,000 S.F.
FOOTPRINT		5,586 S.F.
TOTAL ENCLOSED FLOOR AREA		12,292 S.F.
TOTAL ENCLOSED AND OPEN BUILDING AREA		15,401 S.F.
1A/C =		43,560 S.F.
PROPERTY SIZE		12,000 S.F.
DENSITY		3.63 S.F. X 12 UNITS = 44 UNITS
* (BASEMENT NOT INCLUDED)		

#### PROJECT INFORMATION

ARCHITECT: ERIC MILLER ARCHITECTS, INC.  
 211 HOFFMAN ST  
 MONTEREY, CA 93940  
 PH: 831-372-0410

ADDRESS: BLOCK 54 - LOTS 7,9,11,12,13,14,16  
 CARMEL-BY-THE-SEA, CALIFORNIA

PROJECT DESCRIPTION:  
 REQUEST TO CHANGE LOTS 7,9,11,12,13,14,16 OF BLOCK 54 CURRENTLY ZONED AS R-1 TO BE ZONED FOR RE-DEVELOPMENT, LOT 7,9,11,12,13,14 & 16 TO RC TO ALLOW 16 RESIDENTIAL UNITS, A PLACE OF WORSHIP, A CLASSROOM AND A READING ROOM.

LOT SIZE: NA  
 ZONING: R-1, RC, P-2  
 BLOCK: 54  
 LOTS: 7,9,11,12,13,14,16  
 OCCUPANCY GROUP: (R) RESIDENTIAL (U) FOR GARAGE (A) WORSHIP  
 TYPE OF CONSTRUCTION: (Y-B)

#### PARKING

R.C. FOR RESIDENTIAL USE: 1.5 SPACES PER UNIT

BUILDING B - LOT 12,14,16 12 UNITS X 1.5 = 18 SPACES REQUIRED  
 21 SPACES PROVIDED

BUILDING C - LOT 7 2 UNITS X 1.5 = 3 SPACES REQUIRED  
 3 SPACES PROVIDED

BUILDING D - LOT 9 2 UNITS X 1.5 = 3 SPACES REQUIRED  
 3 SPACES PROVIDED

R.C. FOR COMMERCIAL USE: 1 PER 600 S.F.

BUILDING A - LOT 11,13 3000 SF / 600 = 5 SPACES REQUIRED  
 8 SPACES PROVIDED

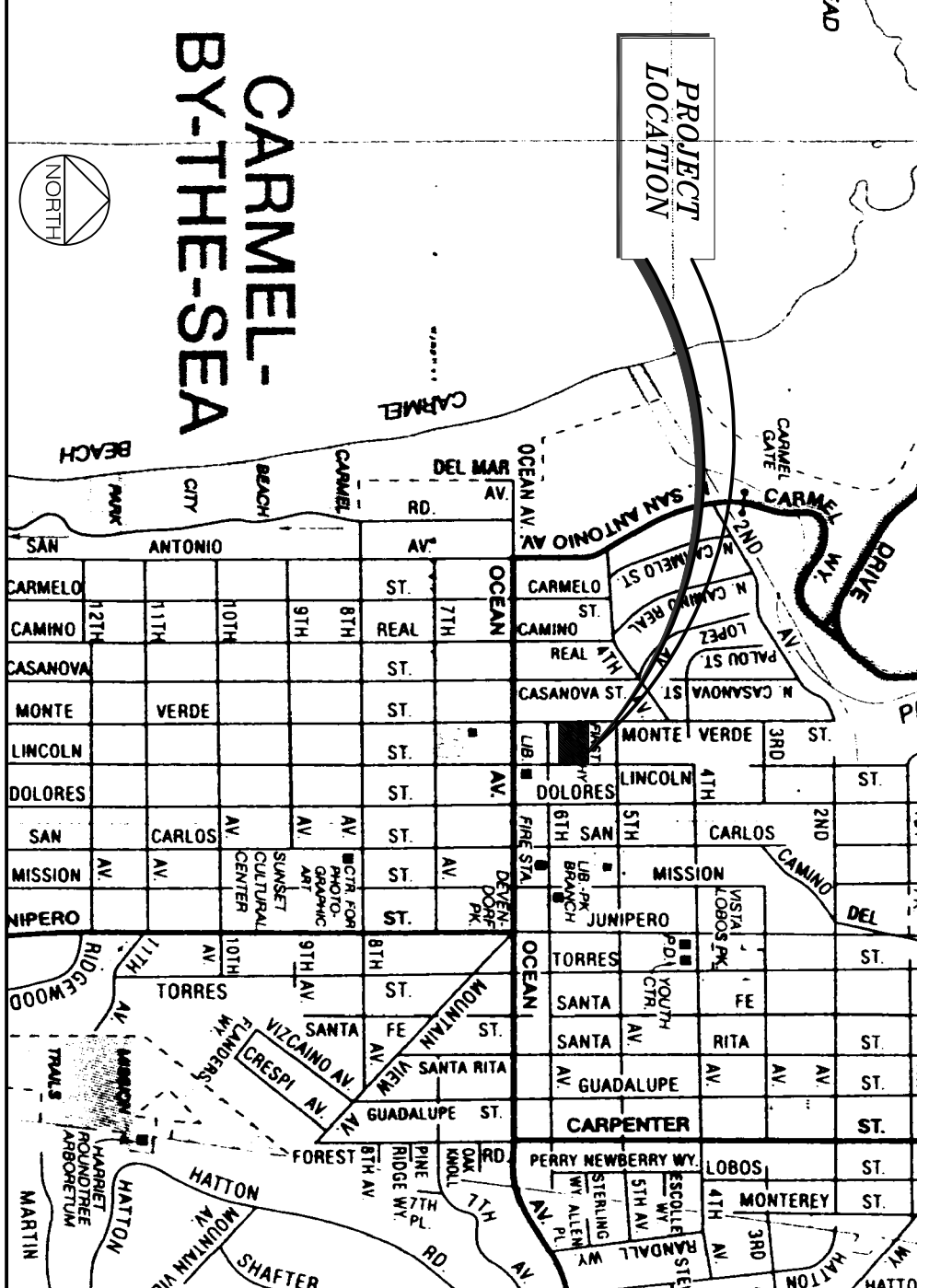
#### EXISTING BUILDING STANDARDS DATA

<b>FLOOR AREA</b>	
EXISTING LOTS - 7 - 20	
ESTIMATED EXISTING FLOOR AREA	TOTAL AREA
LOT USE DESCRIPTION	
7 NR CHRISTIAN SCIENCE READING ROOM (WORSHIP)	1,472 S.F.
9,11,13 NR PRIVATE PARKING - FIRST CHURCH CHRIST (WORSHIP)	0 S.F.
12,14,16 NR FIRST CHURCH CHRIST-SCIENTIST (WORSHIP)	6,873 S.F.
USE: R-RESIDENTIAL   NR-NON-RESIDENTIAL (COMMERCIAL)	

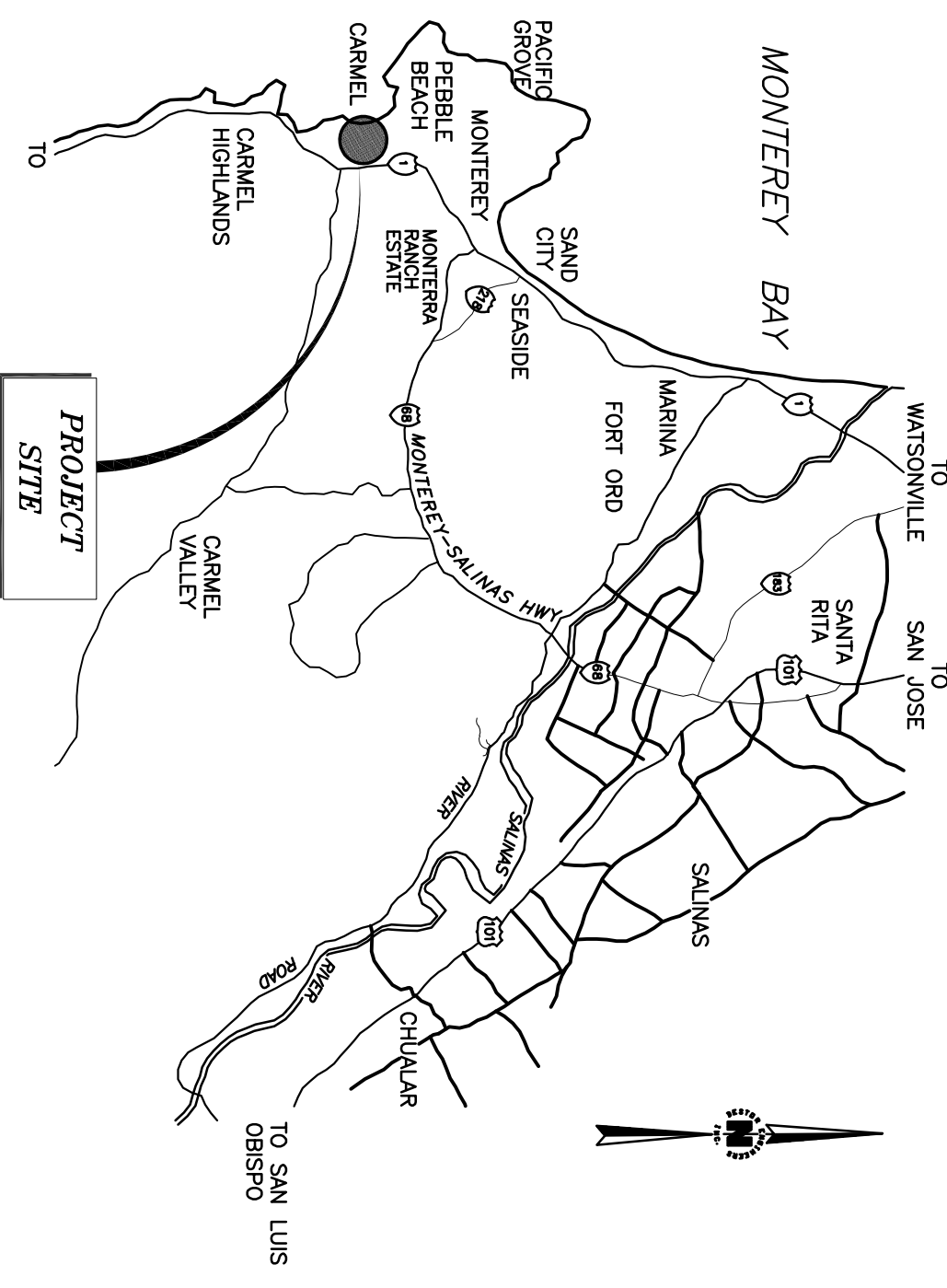
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  - A-2.2 BUILDING B - PROPOSED FIRST FLOOR PLAN
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  - A-2.5 BUILDING D - PROPOSED FLOOR PLANS
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#### LOCATION MAP



#### VICINITY MAP



#### TITLE SHEET

JOB NAME:  
 City of Carmel-by-the-Sea  
 Monte Verde & Lincoln b/w 5th & 6th  
 Carmel-by-the-Sea, CA  
 Blk 54 Lots 7 - 20

DATE: 12/10/18

SCALE: N.T.S.

DRAWN: ERM

JOB NUMBER: 1701

A-0.1  
 SHEET OF

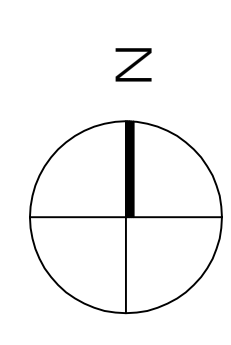
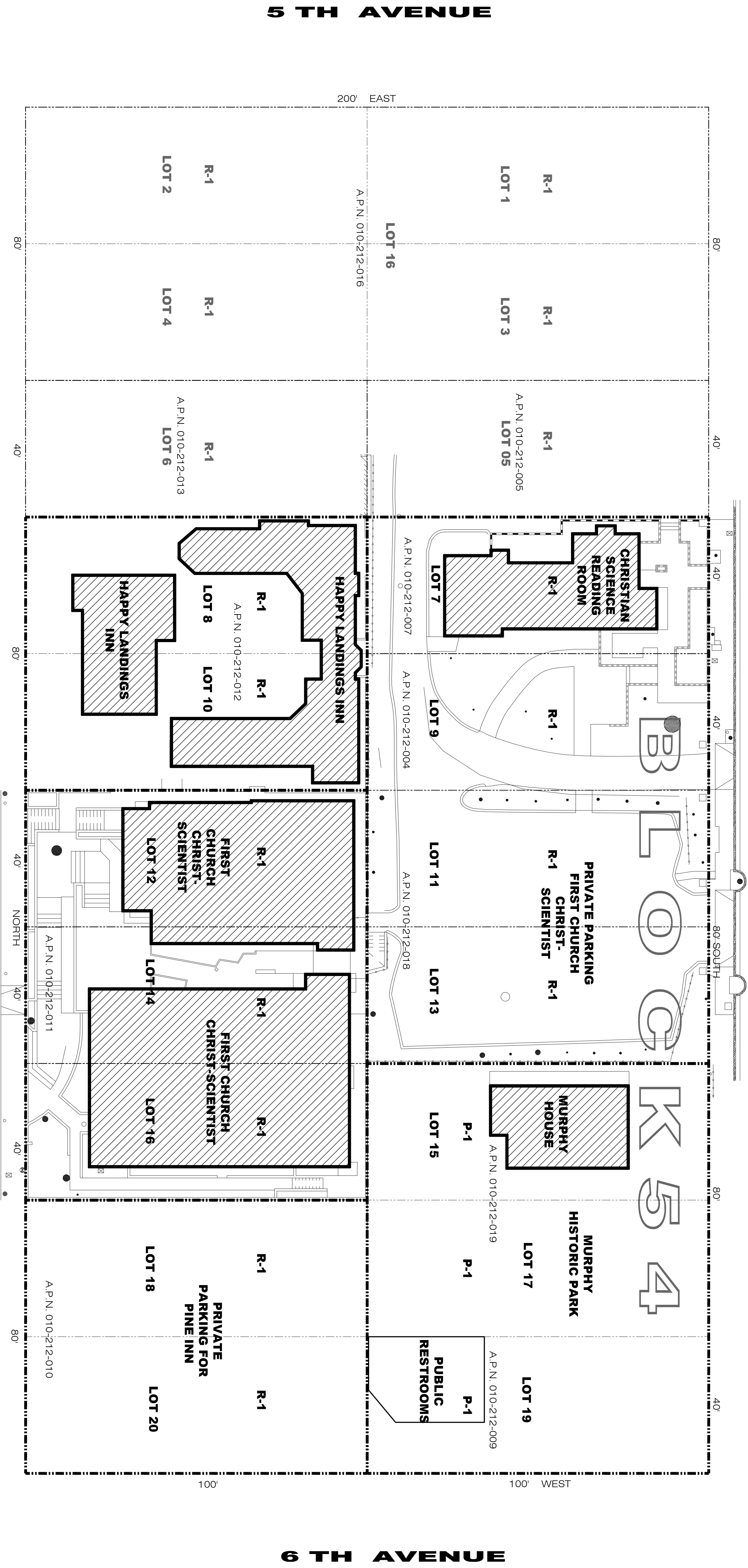
#### ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

#### CONSULTANT:

REVISION	No.

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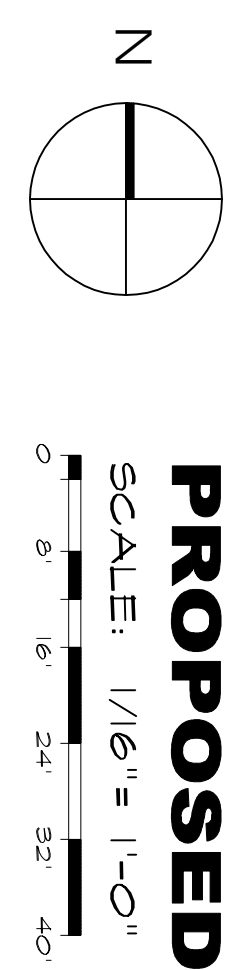
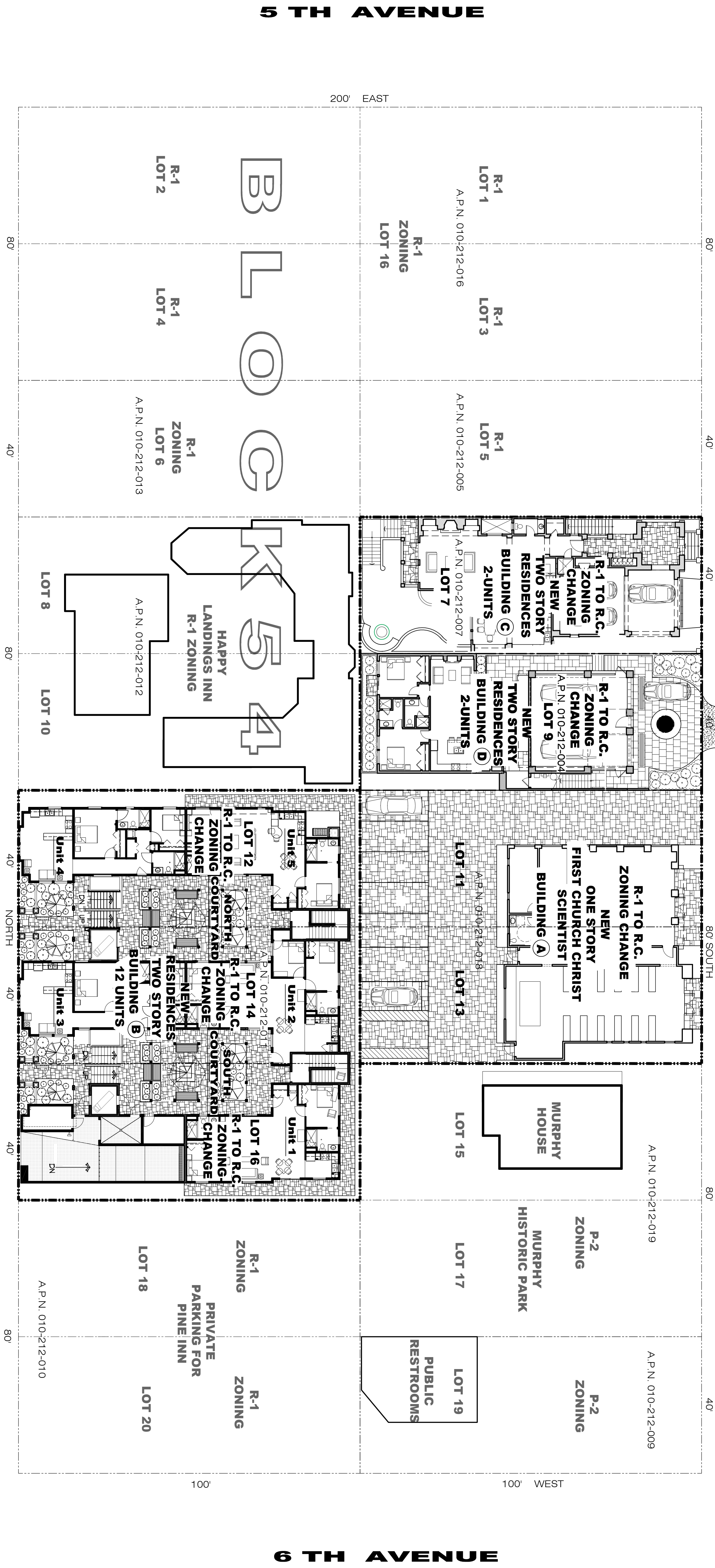


SCALE: 1/16" = 1'-0"  
 0 8 16 24 32 40

**EXISTING ZONING MAP AND SITE PLAN**  
 (A 50 FOOT WIDE CITY STREET)  
**MONTE VERDE STREET**  
**5 TH AVENUE**  
**6 TH AVENUE**  
**LINCOLN STREET**  
 (A 80 FOOT WIDE CITY STREET)

<b>A-1.0</b> SHEET OF	DATE: 12/10/18 SCALE: 1/16"=1'-0" DRAWN: BRM JOB NUMBER: 17.01	ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.
	EXISTING SITE PLAN AND ZONING MAP JOB NAME: City of Carmel-by-the-Sea Monte Verde & Lincoln Btwn 5th & 6th Carmel-by-the-Sea, CA BLK. 54 Lots 7 - 20			

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**PROPOSED ZONING MAP AND CONCEPTUAL SITE PLAN**  
(A 50 FOOT WIDE CITY STREET)

**MONTE VERDE STREET**  
(A 50 FOOT WIDE CITY STREET)

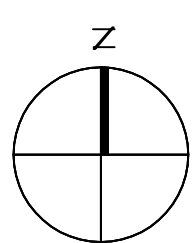
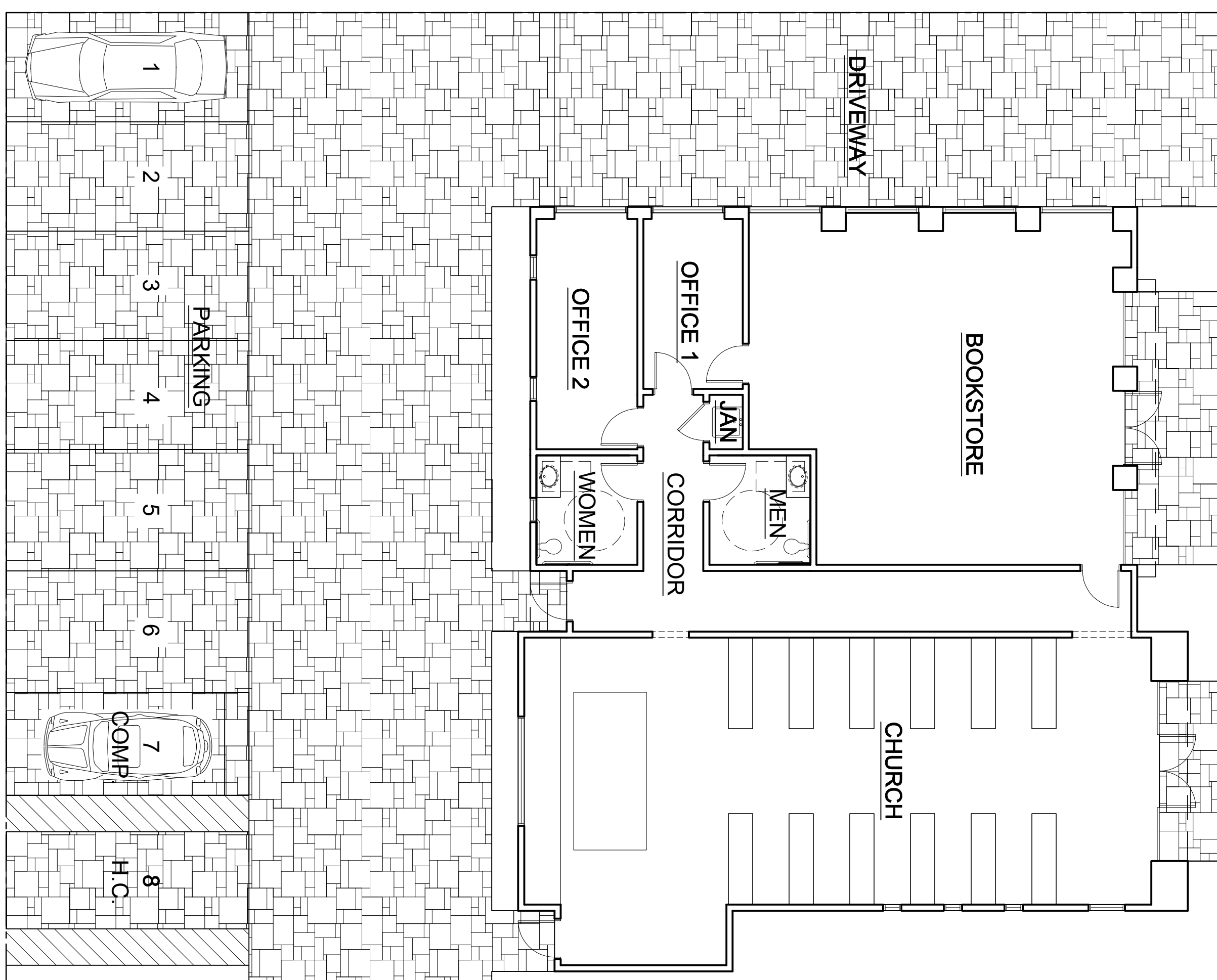
**LINCOLN STREET**  
(A 60 FOOT WIDE CITY STREET)

**5 TH AVENUE**

**6 TH AVENUE**

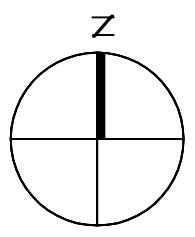
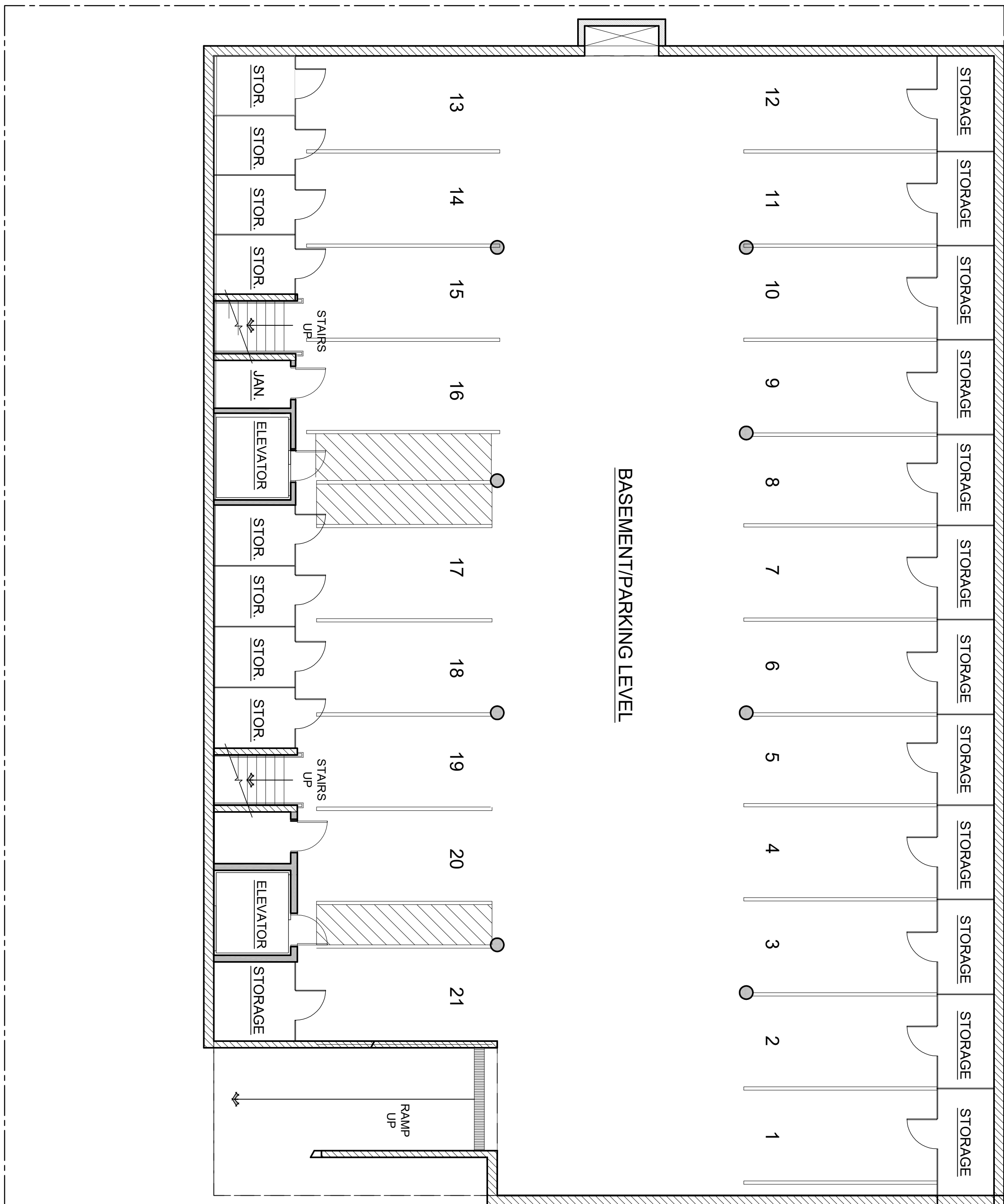
<p><b>A-1.1</b> SHEET OF</p>	<p>DATE: 12/0/18</p> <p>SCALE: 1/16"=1'-0"</p> <p>DRAWN: BRM</p> <p>JOB NUMBER: 17.01</p>	<p>CONCEPTUAL SITE PLAN AND PROPOSED ZONING MAP</p> <p>JOB NAME: City of Carmel-by-the-Sea Monte Verde &amp; Lincoln btwn 5th &amp; 6th Carmel-by-the-Sea, CA BLK. 54 Lots 7 - 20</p>	<p>ARCHITECT</p> <p><b>ERIC MILLER ARCHITECTS, INC.</b></p> <p>211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<p>REVISION</p> <p>No.</p>
	<p> </p>				

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**BUILDING A - FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SHEET <b>A2.0</b>	JOB NUMBER: 17101 DRAWN: BRM SCALE: 1/8" = 1'-0" DATE: 12/10/18 FLOOR PLAN	ARCHITECT	CONSULTANT:	REVISION
		JOB NAME: City of Carmel-by-the-Sea Monte Verde & Lincoln Btwn 5th & 6th Carmel-by-the-Sea, CA BLK. 54 Lots 7 - 20	<b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	No.



**BUILDING B - BASEMENT**  
SCALE: 1/8" = 1'-0"

DATE: 8/27/18	
SCALE: 1/8" = 1'-0"	
DRAWN: BRM	
JOB NUMBER: 17.01	

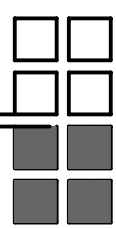
**BASEMENT PLAN**

JOB NAME:  
City of Carmel-by-the-Sea  
Monte Verde & Lincoln Btwn 5th & 6th  
Carmel-by-the-Sea, CA  
BLK. 54 Lots 7 - 20

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

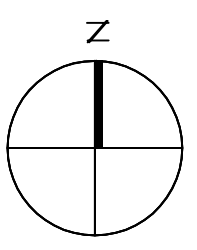
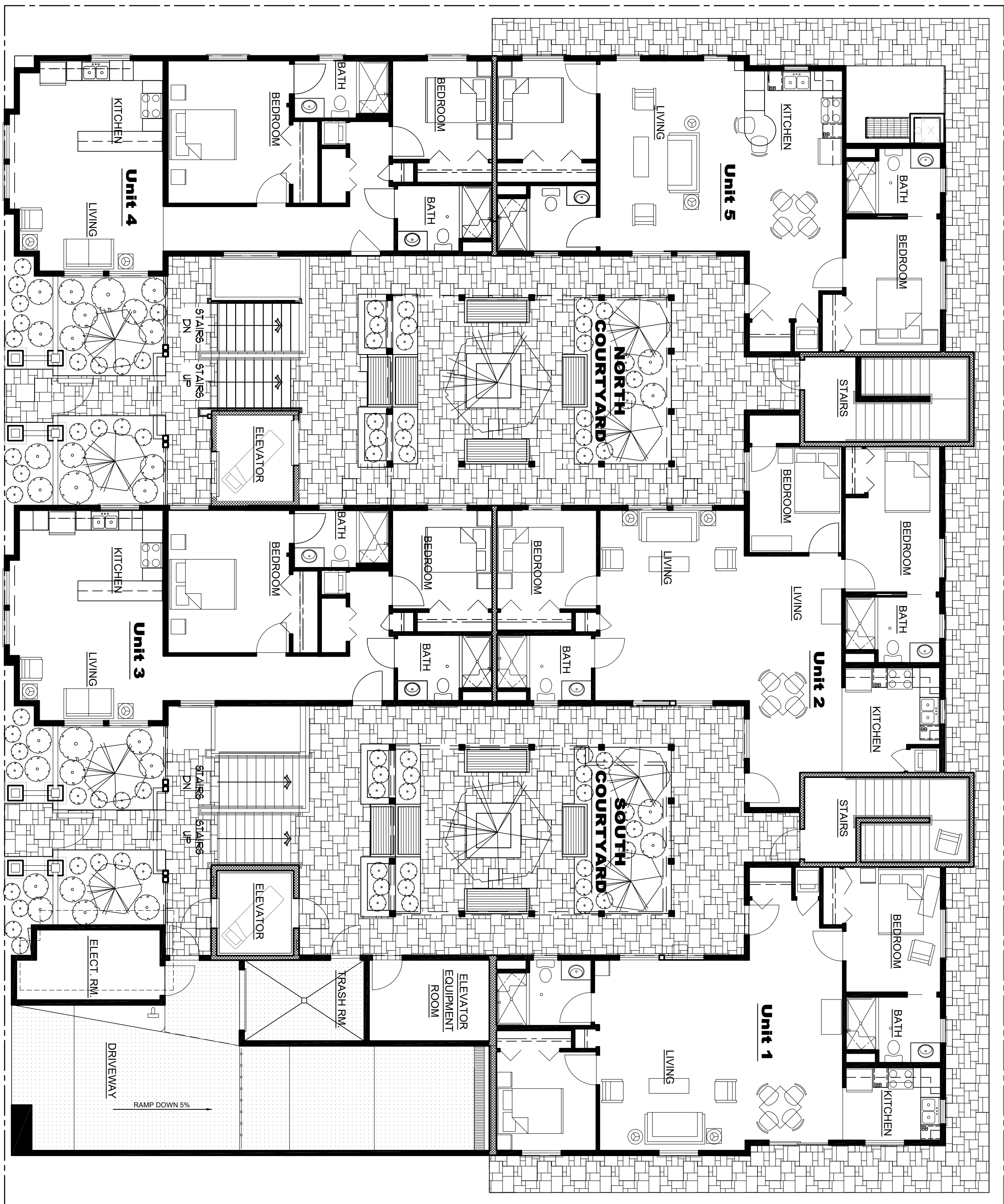
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**A2.1**  
SHEET OF

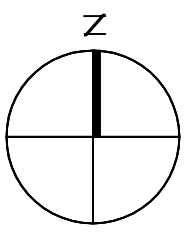
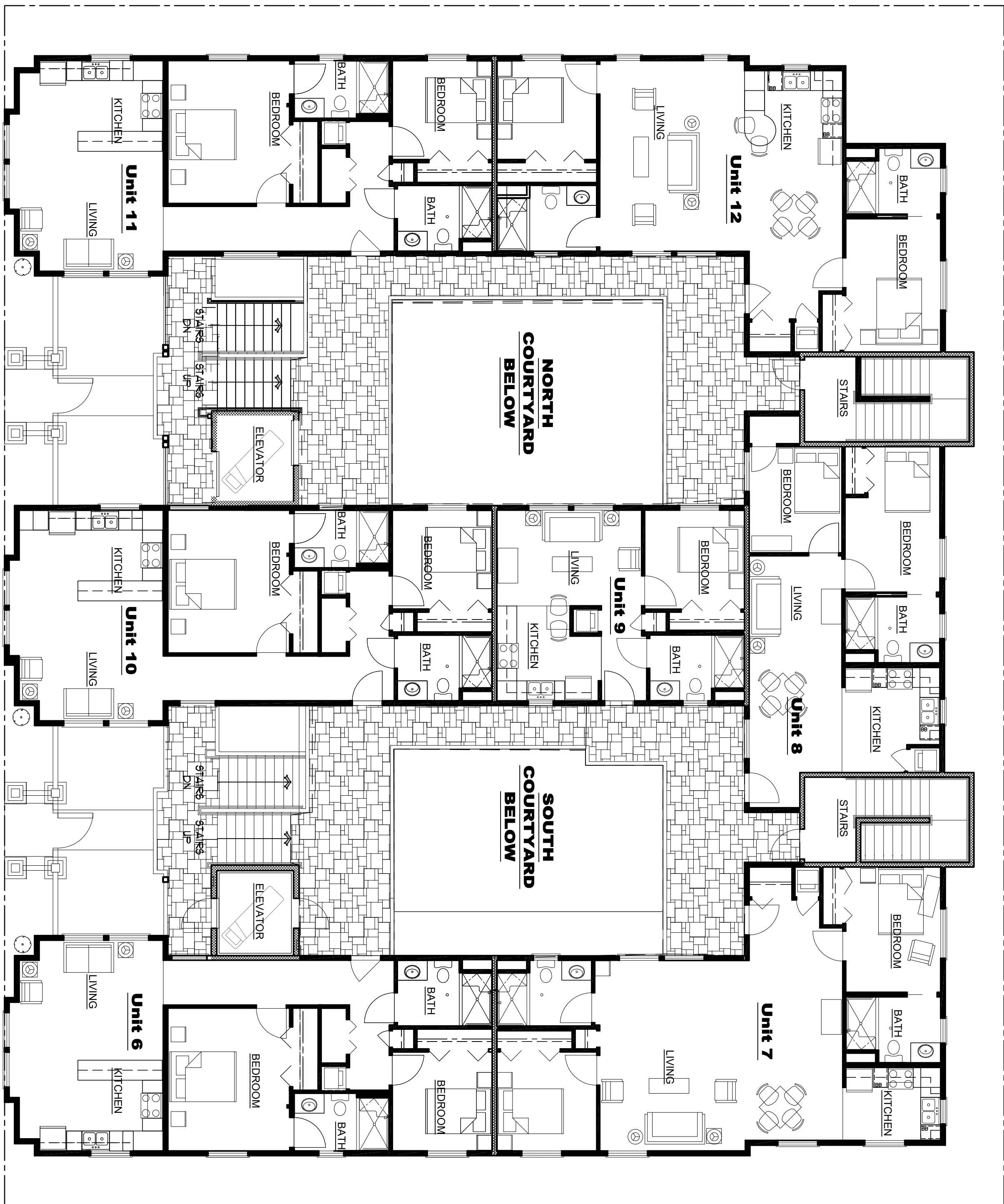


**BUILDING B - FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**1ST FLOOR AREA**

UNIT 1 =	1,061 S.F.
UNIT 2 =	1,194 S.F.
UNIT 3 =	995 S.F.
UNIT 4 =	995 S.F.
UNIT 5 =	1,000 S.F.
SERVICE =	340 S.F.
<b>TOTAL =</b>	<b>5,585 S.F.</b>

SHEET <b>A2.2</b> OF	DATE: 12/10/18 SCALE: 1/8"=1'-0" DRAWN: BRM JOB NUMBER: 17.01	ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.
FIRST FLOOR PLAN JOB NAME: City of Carmel-by-the-Sea Monte Verde & Lincoln Btwn 5th & 6th Carmel-by-the-Sea, CA BLK. 54 Lots 7 - 20				



**BUILDING B - SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**2ND FLOOR AREA**

UNIT 6 =	995 S.F.
UNIT 7 =	1,061 S.F.
UNIT 8 =	689 S.F.
UNIT 9 =	503 S.F.
UNIT 10 =	995 S.F.
UNIT 11 =	995 S.F.
UNIT 12 =	1,000 S.F.
<b>TOTAL =</b>	<b>5,735 S.F.</b>

REVISION No.

CONSULTANT:

ARCHITECT

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**SECOND FLOOR PLAN**

JOB NAME:  
*City of Carmel-by-the-Sea*  
Monte Verde & Lincoln Btwn 5th & 6th  
Carmel-by-the-Sea, CA  
BLK. 54 Lots 7 - 20

DATE: 12/10/18

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

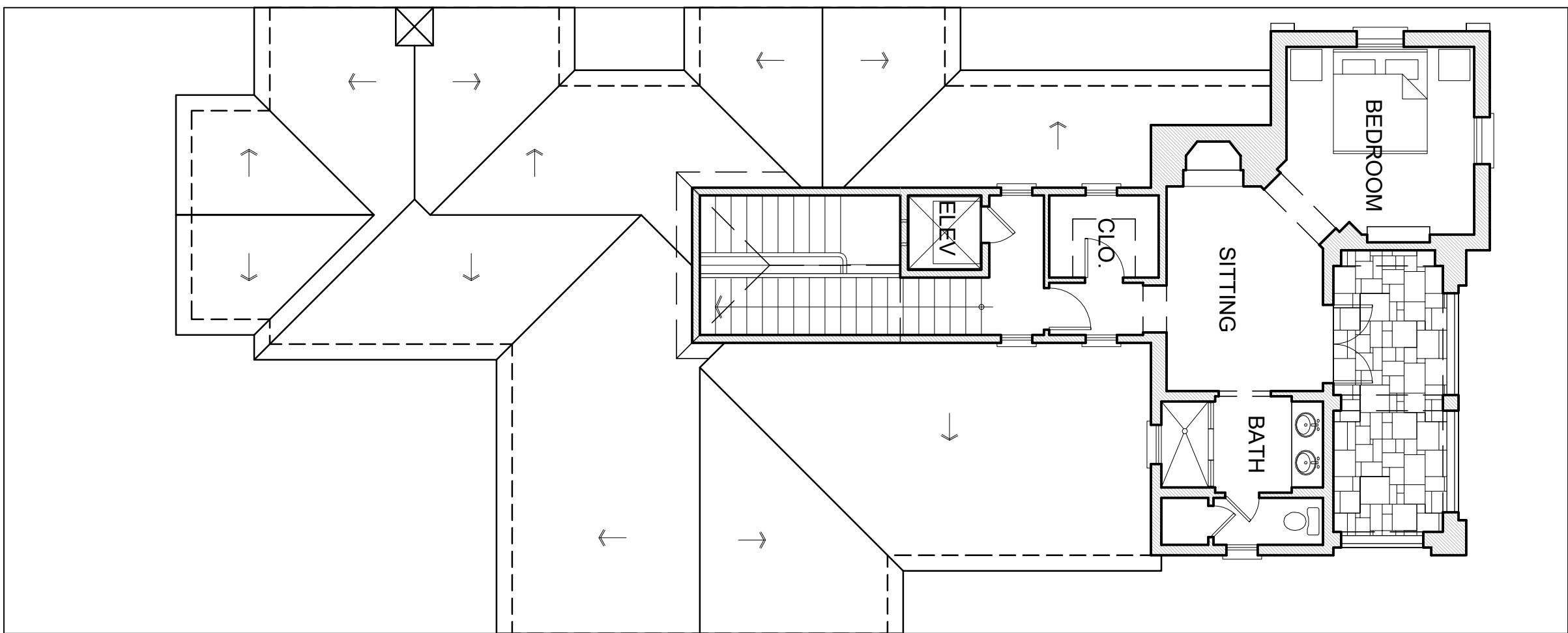
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JOB NUMBER: 17.01

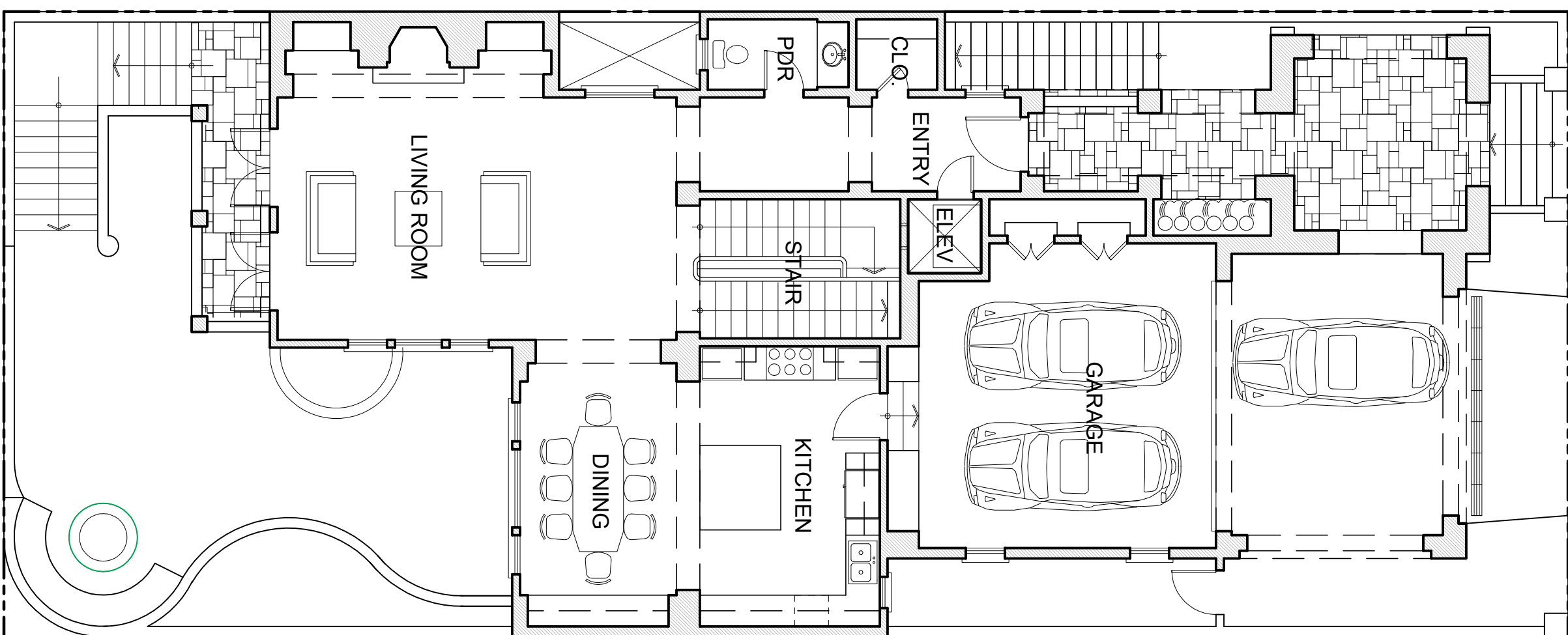
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SHEET OF

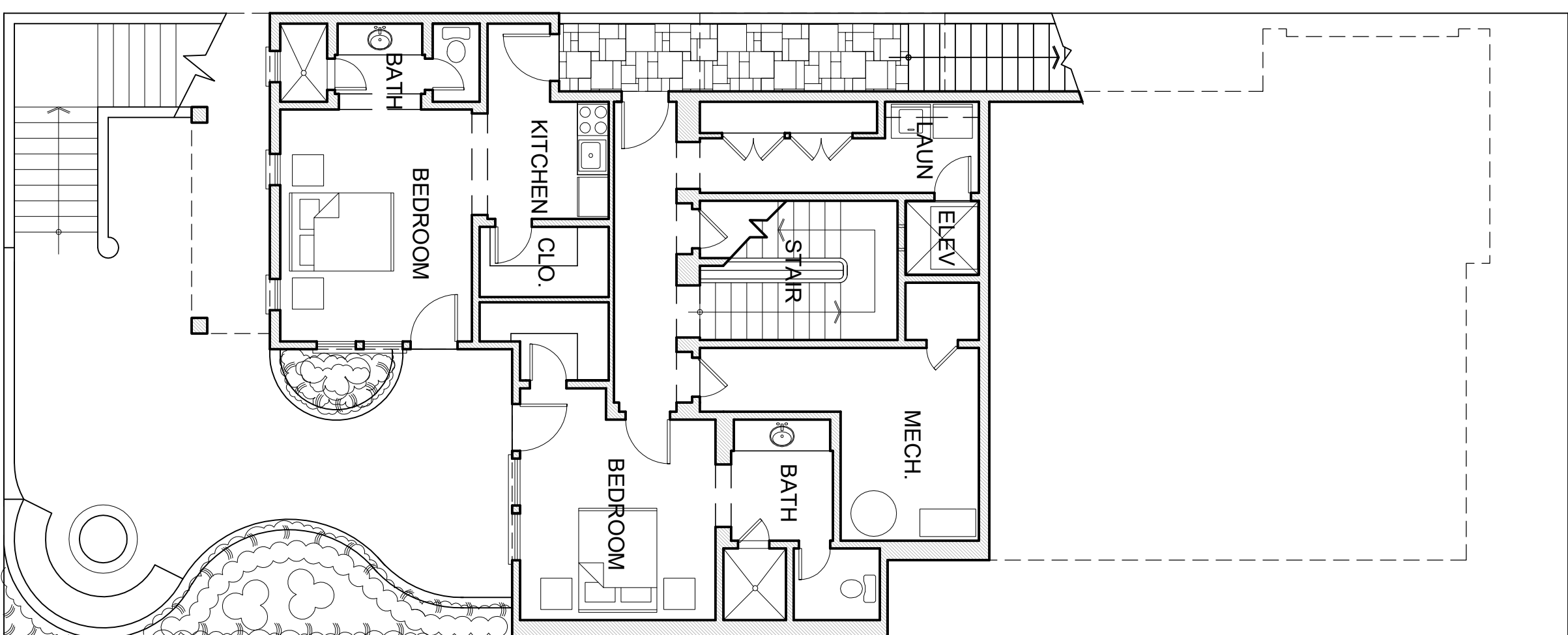
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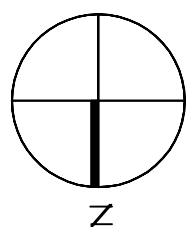
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



**BUILDING C FLOOR PLANS - LOT 7**  
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

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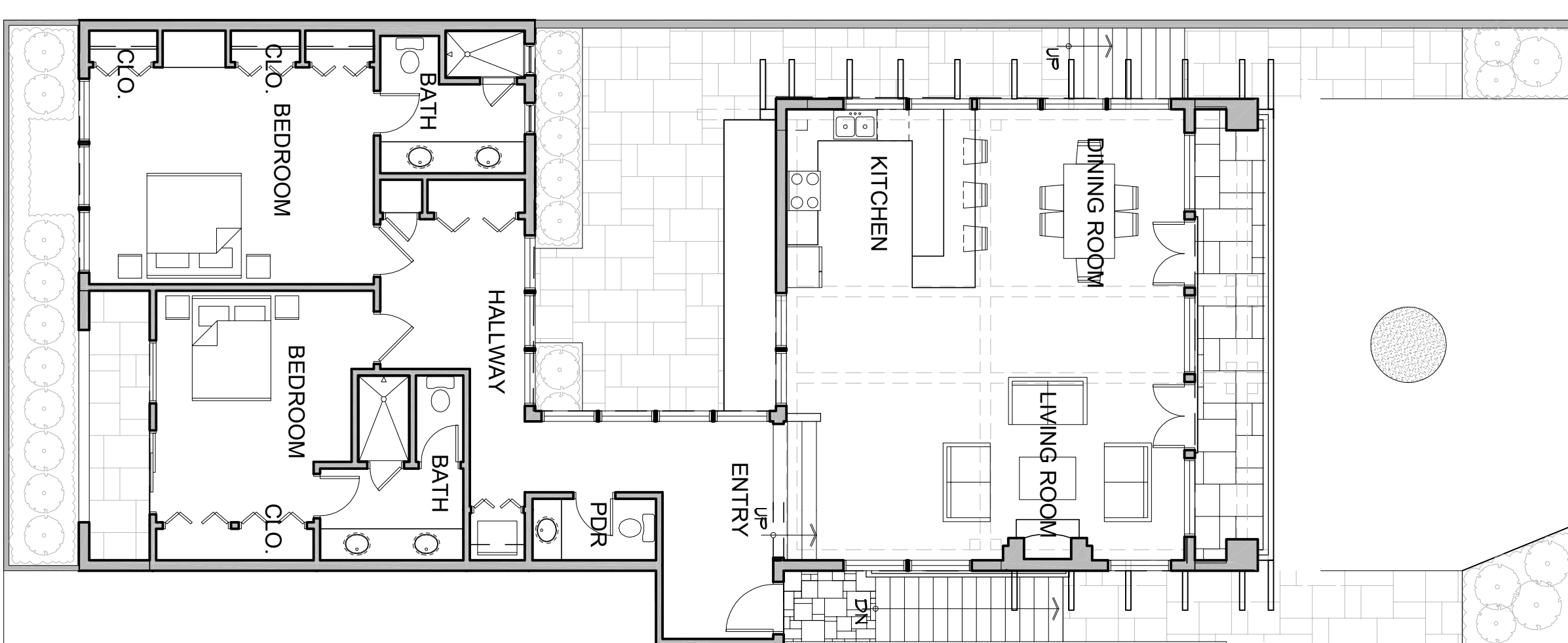
FLOOR PLANS - LOT 7  
 JOB NAME:  
 City of Carmel-by-the-Sea  
 Monte Verde & Lincoln Btwn 5th & 6th  
 Carmel-by-the-Sea, CA  
 BLK. 54 Lots 7 - 20

DATE: 12/01/18  
 SCALE: 1/8" = 1'-0"  
 DRAWN: BRM  
 JOB NUMBER: 17.01

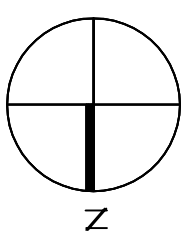
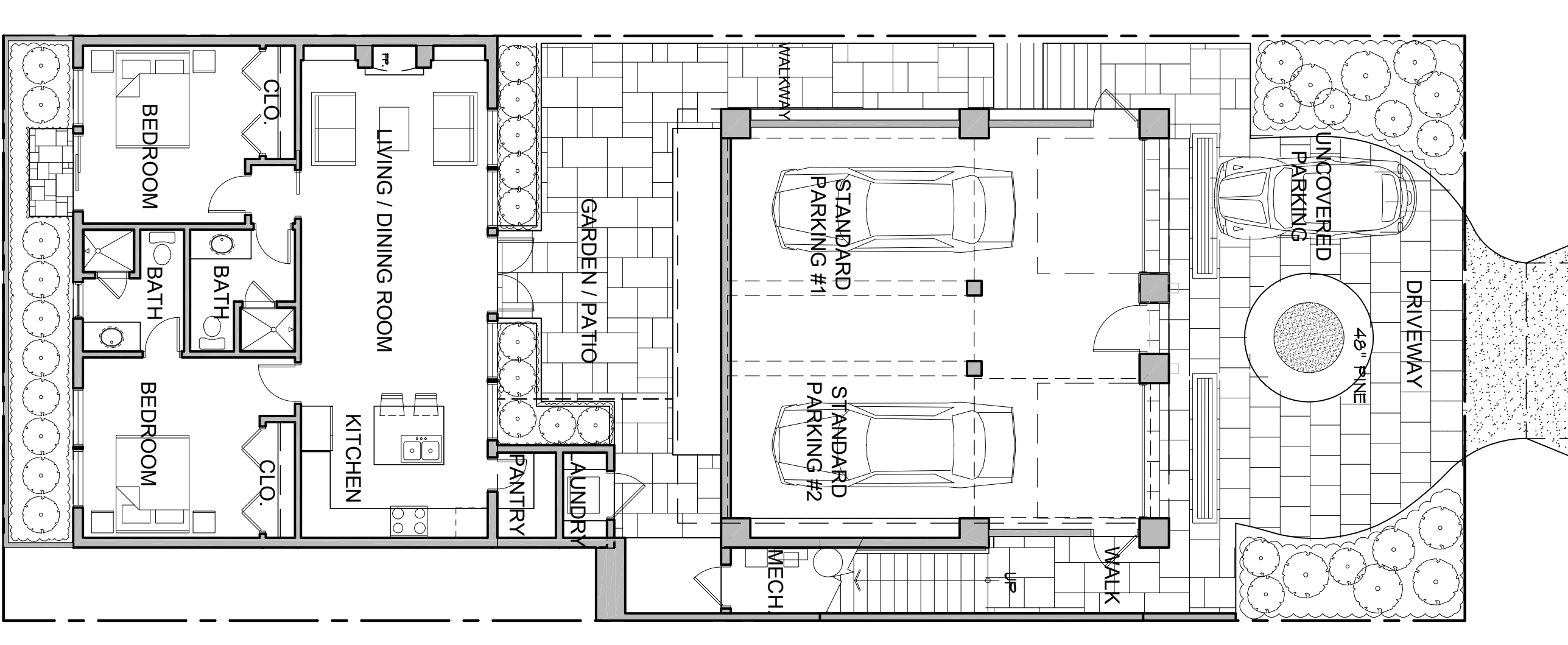
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**A2.4**



**SECOND FLOOR**



**FIRST FLOOR**



**BUILDING D FLOOR PLANS - LOT 9**  
SCALE: 1/8" = 1'-0"

REVISION	No.

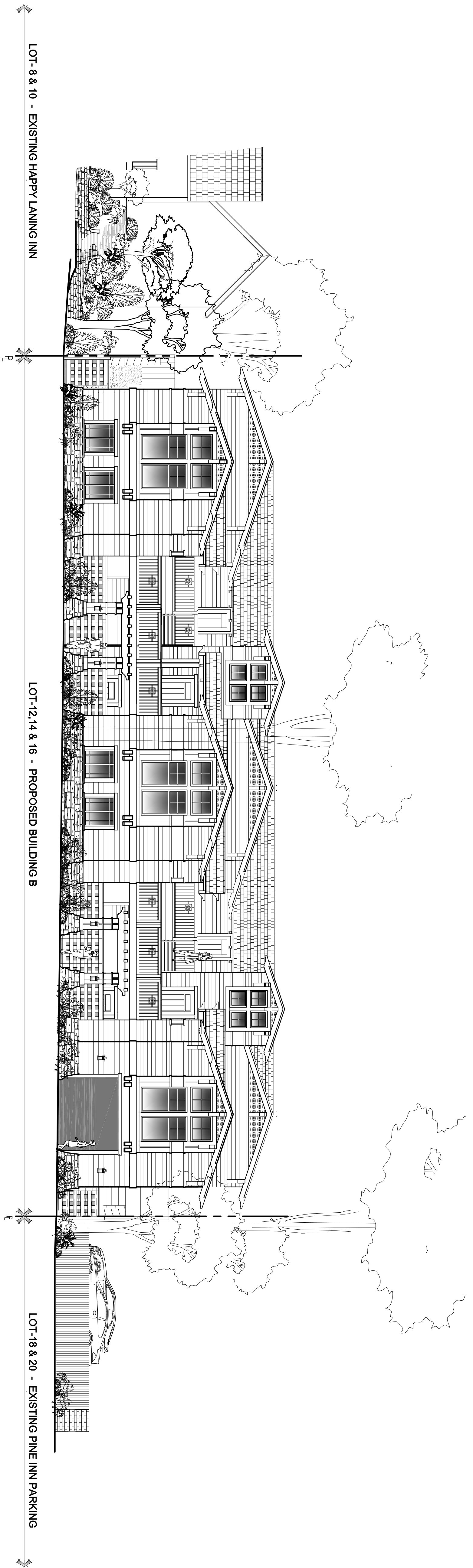
ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
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**FLOOR PLANS - LOT 9**  
 DATE: 12/10/18  
 SCALE: 1/8" = 1'-0"  
 DRAWN: BRM  
 JOB NUMBER: 17.01

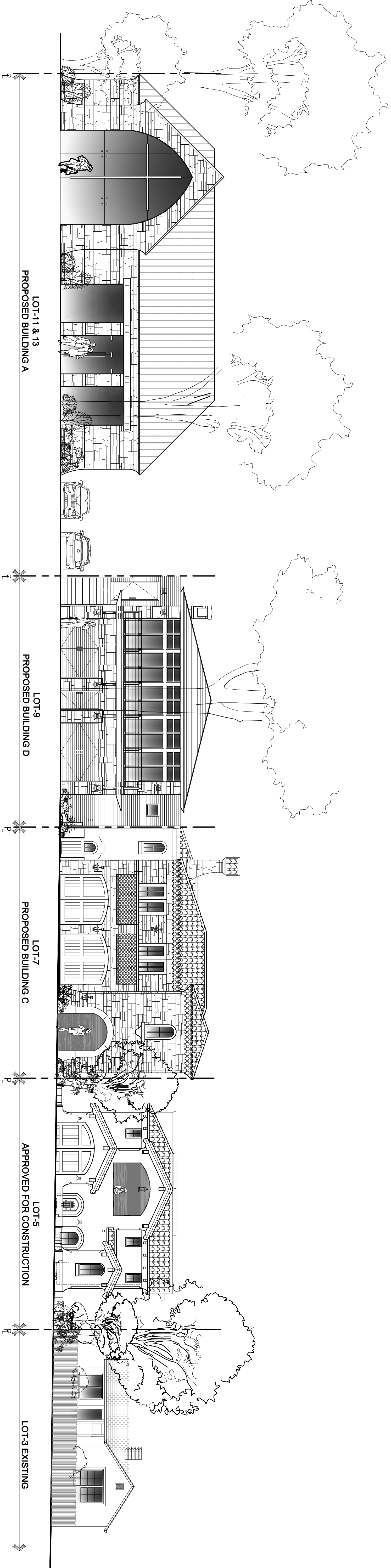
JOB NAME:  
 City of Carmel-by-the-Sea  
 Monte Verde & Lincoln Btwn 5th & 6th  
 Carmel-by-the-Sea, CA  
 BLK. 54 Lots 7 - 20

**A2.5**  
 SHEET OF

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**MONTE VERDE STREET ELEVATION**



**LINCOLN STREET ELEVATION**

**EXTERIOR ELEVATIONS**

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

SHEET OF <b>A-3.1</b>	JOB NUMBER: 17.01 DRAWN: BRM SCALE: 1/8" = 1'-0" DATE: 12/2/18	ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.
	EXTERIOR ELEVATIONS JOB NAME: City of Carmel-by-the-Sea Monte Verde & Lincoln Btwn 5th & 6th Carmel-by-the-Sea, CA BLK. 54 Lots 7 - 20			