

NOTICE OF APPROVAL

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

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

| Planning Case #: Design Study 22397 |
|--|
| Owner Name: LUCIDA BEACH HOUSE LLC |
| Case Planner: Marnie R. Waffle, AICP, Principal Planner |
| Date Posted: |
| Date Approved: 01/26/2023 |
| Project Location: NEC Ocean & San Antonio |
| APN #: 010253009000 BLOCK/LOT: HH/ALL LOTS 2 AND 4 |
| |

Applicant: Carson Davis, Architect

Project Description: This approval of Design Study application DS 22-397 (Lucida Beach House LLC) authorizes 1) four exterior wall-mounted light fixtures at the upper-level deck on the front (west) elevation, 2) two exterior wall-mounted light fixtures on the front (west) elevation of the detached garage and one on the rear (east) elevation, 3) relocation of two exterior wall-mounted light fixtures on the rear (east) elevation to the new BBQ area, 4) a new built-in BBQ and storage counter on the rear (east) elevation, and 5) a change in roof eave material from wood to stucco for an existing single-family residence located at the northeast corner of Ocean Avenue and San Antonio Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Ehrlich Yanai Rhee Chaney Architects, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.

Can this project be appealed to the Coastal Commission? Yes \square No \checkmark

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

| | CONDITIONS OF APPROVAL | |
|-----|--|----------|
| No. | Standard Conditions | |
| 1. | Authorization. This approval of Design Study application DS 22-397 (Lucida Beach House LLC) authorizes 1) four exterior wall-mounted light fixtures at the upper-level deck on the front (west) elevation, 2) two exterior wall-mounted light fixtures on the front (west) elevation of the detached garage and one on the rear (east) elevation, 3) relocation of two exterior wall-mounted light fixtures on the rear (east) elevation to the new BBQ area, 4) a new built-in BBQ and storage counter on the rear (east) elevation, and 5) a change in roof eave material from wood to stucco for an existing single-family residence located at the northeast corner of Ocean Avenue and San Antonio Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Ehrlich Yanai Rhee Chaney Architects, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein. | √ |
| 2. | Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. | √ |
| 3. | Permit Validity. This approval shall be valid for a period of one year from the date of approval unless an active building permit has been issued and maintained for the proposed construction. | ✓ |
| 4. | Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. | √ |
| 5. | Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection. | ✓ |
| 6. | Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency | √ |

between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.

When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.

7. **Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.

8. Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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. | Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur | √ |
|-----|---|----------|
| | until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. | |
| 10. | USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information) | √ |
| 11. | Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division. | ✓ |
| | Landscape Conditions | |
| 12. | Tree Removal Prohibited. Throughout construction, the Applicant shall protect all | ✓ |
| | trees identified for preservation by methods approved by the City Forester. Trees | |
| | on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission. | |
| 13. | | |
| 15. | Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. | √ |
| | Prior to grading, excavation, or construction, the developer shall clearly | |
| | tag or mark all trees to be preserved. | |
| | Excavation within 6 feet of a tree trunk is not permitted. | |
| | No attachments or wires of any kind, other than those of a protective | |
| | nature, shall be attached to any tree. | |
| | Per Municipal Code Chapter 17.48.110, no material may be stored within | |
| | the dripline of a protected tree, including the drip lines of trees on | |
| | neighboring parcels. | |
| | Tree Protection Zone The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at | |
| | 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot- | |
| | high transparent fencing is required unless otherwise approved by the City | |
| | Forester. Tree protection shall not be resized, modified, removed, or | |
| 1 | altered in any manner without written approval. The fencing must be | |

DS 22-397 (Lucida Beach House LLC) January 26, 2023 Conditions of Approval Page 4 of 4

maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.

- The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
- 14. Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.

| Acknowledgment and acceptance o | f conditions of approval: | |
|---------------------------------|---------------------------|----------|
| | | |
| | | |
| Property Owner Signature | Printed Name | Date |



Le Chiffre Beach Club

NE CORNER OCEAN AND SAN ANTONIO AVENUES CARMEL-BY-THE-SEA, CALIFORNIA 93921

EHRLICH YANAI RHEE CHANEY ARCHITECTS

797 22nd Street San Francisco CA 94107 310 838 9700

CARMEL-BY-THE-SEA PLANNING DIVISION APPROVED

Permit #: DS 22-397 (Lucida Beach House, LLC)

Date Approved: 01/27/2023

Planner: M. Waffle

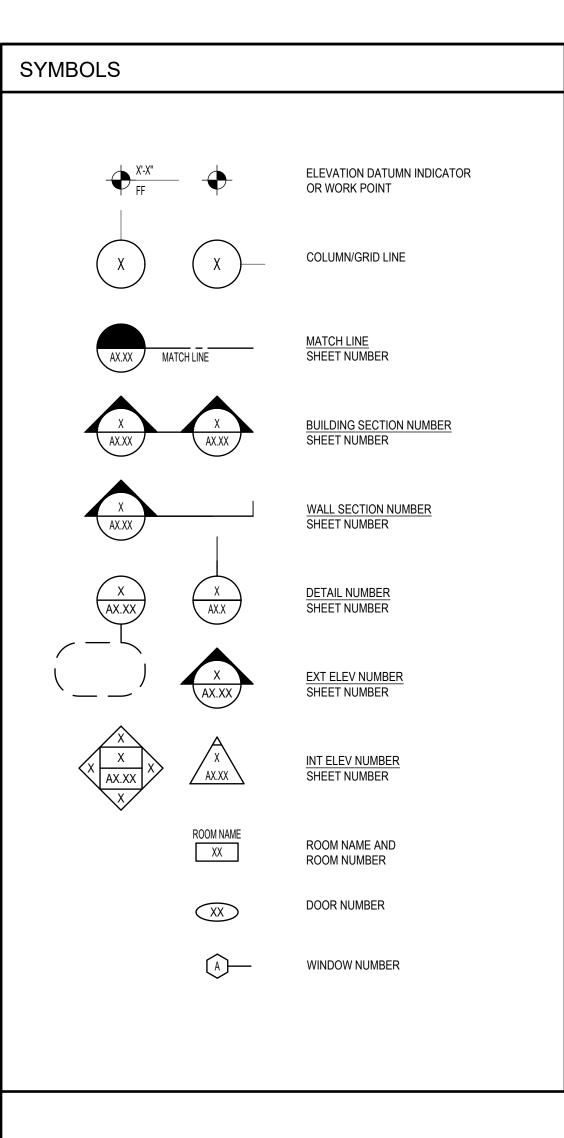


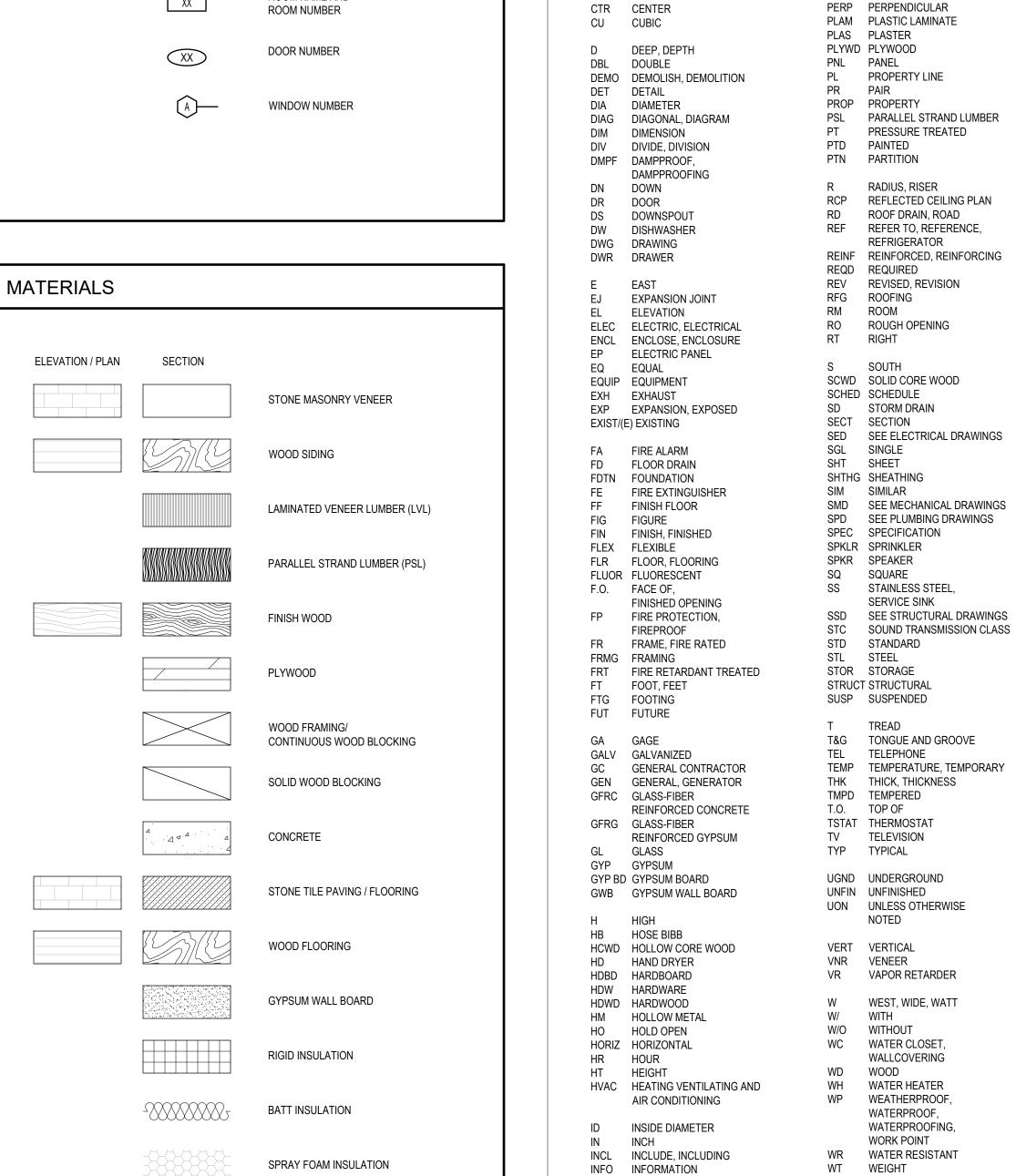
| 05/12/2022 date |
|-------------------------|
| 729 EYRC PROJECT NO. |
| SCALE |

WN BY CHECK

COVER PAGE

A0.00





ABBREVIATIONS

ACC ACCESSIBLE

ACST ACOUSTICAL

ADDM ADDENDUM

ALUM ALUMINUM

ANOD ANODIZED

ARCH ARCHITECT,

AUTO AUTOMATIC

AV AUDIO VISUAL

BOARD

BOTTOM OF

BOTTOM

BEARING

CABINET

CERAMIC

CONTRACTOR

CATCH BASIN

CONTROL JOINT

CAST-IN-PLACE

CMU CONCRETE MASONRY UNIT

CASED OPENING

CONN CONNECTION, CONNECT

CONT CONTINUOUS, CONTINUE

CENTERLINE

CLEAN OUT,

COMM COMMUNICATION

CONSTR CONSTRUCTION

CEILING

CLOSET

CLEAR

COL COLUMN

CONC CONCRETE

CORR CORRIDOR

CSWK CASEWORK

CPT CARPET

CEMENT, CEMENTITIOUS

BLDG BUILDING

BLKG BLOCKING

B.O.

BOT

BRG

CEM

CER

CLG

CLO

CLR

APPROX APPROXIMATE

ADJ

AREA DRAIN

ADJUSTABLE

ALTERNATE

ARCHITECTURAL

BOARD FORMED CONCRETE

ABOVE FINISHED FLOOR

ABOVE FINISHED GRADE

KIT KITCHEN

LAU LAUNDRY

LAV LAVATORY

LTG LIGHTING

MAS MASONRY

MATL MATERIAL

MAX MAXIMUM

MED MEDIUM

MEMB MEMBRANE

MEZZ MEZZANINE

MIN MINIMUM

MTD MOUNTED MTL METAL

MVBL MOVABLE

N NORTH

NO NUMBER

NOM NOMINAL

MFR MANUFACTURER

MISC MISCELLANEOUS

MOP SINK

NIC NOT IN CONTACT

NTS NOT TO SCALE

OWNER

OD OUTSIDE DIAMETER

PBD PARTICLEBOARD

PD PLANTER DRAIN

WWF WELDED WIRE FABRIC

XFMR TRANSFORMER

INSUL INSULATE, INSULATION INTERIOR

IWD INDIRECT WASTE DRAIN

JT JOINT

ORD OVERFLOW ROOF DRAIN

OTS OPEN TO STRUCTURE ABOVE

OC ON CENTER

OH OVERHEAD

OPNG OPENING

OPP OPPOSITE

PRCST PRECAST

MGO MASTER GRID ORIGIN

MOUNT/MOUNTING

MO MASONRY OPENING

MANHOLE

MECH MECHANICAL

LT LIGHT, LEFT

LAM LAMINATE, LAMINATED

LVL LAMINATED VENEER LUMBER

| DRAWIN | 1(; V)⊢ X | SSUED SHEET SSUED SHEET | | E |
|-----------|--|------------------------------|----------------------------------|---|
| SHEET NO. | SHEET NAME | PERMIT REVISION 4/12/2022 | PERMIT RESUBMISSION 5/12/2022 | |
| A0.00 | COVER | • | • | t |
| A0.01 | GENERAL INFORMATION | | • | |
| 1.0.0 | | | | t |
| | LANDSCAPE | | | t |
| L1.0 | PLANTING PLAN | | • | |
| L1.1 | PLANT IMAGES | | • | |
| | | | | T |
| | ARCHITECTURAL | | | |
| A2.10 | SITE PLAN | | • | |
| A2.11 | L1 FLOOR PLAN | • | • | |
| A2.12 | L2 FLOOR PLAN | • | • | |
| A2.13 | ROOF PLAN | • | • | |
| A2.21 | L1 REFLECTED CEILING PLAN | | | |
| A2.22 | L2 REFLECTED CEILING PLAN | | | |
| A3.01 | EXTERIOR ELEVATIONS | • | | |
| A3.02 | EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS | | • | |
| A3.02 | EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS | • | • | |
| A3.03 | EXTERIOR ELEVATIONS | | | |
| A4.01 | BUILDING SECTIONS | • | • | L |
| A4.10 | WALL SECTIONS | • | • | ļ |
| A6.00 | WINDOW AND DOOR SCHEDULES | • | • | |
| A7.00 | FRONT ENTRY STAIR ENLARGED PLANS | • | • | |
| A7.00 | FRONT ENTRY STAIR ENCARGED FEARS FRONT ENTRY STAIR SECTIONS | • | • | |
| A7.02 | EXTERIOR STONE DETAILS | • | | + |

VICINITY MAP

CARMEL-BY-THE-SEA

| $1)$ Θ Δ M M G A M A | | SUED SHEETS SUED SHEETS FOR REFERENCE ONLY | | | | |
|--|----------------------------------|---|----------------------------------|------------|--|--|
| SHEET NO. | SHEET NAME | PERMIT REVISION 4/12/2022 | PERMIT RESUBMISSION 5/12/2022 | REVISION 3 | | |
| A0.00 | COVER | • | • | • | | |
| A0.01 | GENERAL INFORMATION | | • | • | | |
| | LANDSCAPE | | | | | |
| L1.0 | PLANTING PLAN | | • | | | |
| L1.1 | PLANT IMAGES | | • | | | |
| | ARCHITECTURAL | | | | | |
| A2.10 | SITE PLAN | | • | • | | |
| A2.11 | L1 FLOOR PLAN | • | • | • | | |
| A2.12 | L2 FLOOR PLAN | • | • | • | | |
| A2.13 | ROOF PLAN | • | • | • | | |
| A2.21 | L1 REFLECTED CEILING PLAN | | | • | | |
| A2.22 | L2 REFLECTED CEILING PLAN | | | • | | |
| A3.01 | EXTERIOR ELEVATIONS | • | • | • | | |
| A3.02 | EXTERIOR ELEVATIONS | • | • | • | | |
| A3.03 | EXTERIOR ELEVATIONS | • | • | • | | |
| A4.01 | BUILDING SECTIONS | • | • | | | |
| A4.10 | WALL SECTIONS | • | • | | | |
| A6.00 | WINDOW AND DOOR SCHEDULES | • | • | | | |
| A7.00 | FRONT ENTRY STAIR ENLARGED PLANS | • | • | | | |
| A7.01 | FRONT ENTRY STAIR SECTIONS | • | • | | | |
| A7.02 | EXTERIOR STONE DETAILS | • | | 1 1 | | |

PROJECT INFORMATION OWNER:

LE CHIFFRE HOLDINGS LLC 394 PACIFIC AVE, 2ND FLOOR SAN FRANCISCO, CALIFORNIA 94111

PROJECT NAME: LE CHIFFRE BEACH BEACH CLUB

STREET ADDRESS: NORTHEAST CORNER OF SAN ANTONIO AVE. AND OCEAN AVE. CARMEL-BY-THE-SEA, CALIFORNIA 93921

BLOCK / LOT: BLOCK HH, LOTS 2 AND 4 LOT SIZE: 8,000 SF (.184 ACRES) PARCEL NUMBER: APN: 010-253-009

TYPE OF CONSTRUCTION: R-3, SINGLE FAMILY RESIDENTIAL OCCUPANCY CLASSIFICATION: RESIDENTIAL

PROPOSED USE: WATER PURVEYOR: CAL-AM (E) CARMEL AREA WASTE WATER DISTRICT (E) SEWER: CUT / FILL: 0 CUBIT YARDS

SCOPE OF WORK

REMODEL OF AN EXISTING 2-STORY RESIDENCE WITH DETACHED GARAGE ON 8,000 SQUARE FOOT LOT. REPLACE EXISTING DETACHED GARAGE.

BUILDING INFORMATION

HEIGHT LIMIT: 18'-0" PROPOSED BUILDING HEIGHT: 23'-0" HIGHEST POINT REDUCED BY 5'-8"

SITE DATA:

MAX. TOTAL SITE COVERAGE 971 SF **EXISTING SITE COVERAGE:** 3359 SF SITE COVERAGE REQUIRED TO BE REMOVED: 686 SF ADDITION X 2 = 1372 SF ALLOWABLE SITE COVERAGE 1987 SF (3359 - 1372)

1979 SF

20 SF (CONCRETE)

90 SF (CONCRETE)

101 SF (CONCRETE)

120 SF (CONCRETE)

249 SF (STONE TILE)

180 SF (STONE TILE)

12 SF (CONCRETE)

33 SF (CONCRETE)

193 SF (STONE)

536 SF (STONE PAVERS)

445 SF (STONE PAVERS) / 2

PROPOSED SITE COVERAGE: LIGHT WELL: FIRE PIT PATIO: COVERED PATIO: DRIVEWAY: LOWER STEPS AND WALL: LOWER PATH TO SOUTH GATE:

FRONT ENTRY STEPS, LANDINGS AND WALLS: REAR PATIO: AC UNIT PAD:

SOUTH GATE: PROPERTY WALLS:

FLOOR AREA CALCULATIONS:

TOTAL PROPOSED:

(E) MAIN LEVEL: 1612. SF (E) LOWER LEVEL: 195. SF (E) GUEST HOUSE: 265. SF (E) GARAGE: 417. SF

TOTAL EXISTING: 2,489. SF (APPROVED PERMIT DS 15-322)

3,175. SF (3,175. SF)

(N) MAIN LEVEL: 1696. SF 1779 SF (N) LOWER LEVEL: 622. SF 622 SF (N) LOWER LEVEL BASEMENT: 3 57. SF 257 SF (N) BASEMENT BONUS: 100. SF 417 SF 400. SF (N) GARAGE:

PROJECT TEAM

ARCHITECT: **EHRLCH YANAI RHEE CHANEY** ARCHITECTS 797 22ND STREET

SAN FRANCISCO CA, 94107 CONTACT: CARSON DAVIS PHONE: 540.392.1293

CONTRACTOR: GROZA CONSTRUCTION 883 ABREGO ST

MONTEREY, CA 93940 CONTACT: ANDREW ELLIS PHONE: 831.884.6042

> LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B, SALINAS, CA 93907

CIVIL & SURVEY:

STRUCTURAL:

GFDS ENGINEERS 99 GREEN ST. 3RD FLOOR SAN FRANCISCO, CA 94111

MECHANICAL ELECTRICAL + PLUMBING:

MONTEREY ENERGY GROUP ENGINEERING AND CONSULTING SERVICES 26465 CARMEL RANCHO BLVD. #8 CARMEL, CA 93923 PHONE: 831.372.8328

CONTACT: DAVID KNIGHT, DAVE@MEG4.COM <u>INTERIORS</u>:

KRISTI WILL HOME + DESIGN 630 PURISSIMA ST. HALF MOON BAY, CA 94019

<u>LIGHTING</u>:

FAIRFAX, CA 94930

ANNA KONDOLF LIGHTING DESIGN 94 TOYON DRIVE

GENERAL NOTES

ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES AND LOCAL BUILDING

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK BY ALL TRADES BEFORE PROCEEDING WITH ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING OR CONTINUING ANY CONSTRUCTION IN THE AREA OF CONCERN. UNACCEPTABLE OR PRIOR WORK SHALL BE REPAIRED OR REPLACED BEFORE STARTING WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.

3. PROVIDE BLOCKING AT PARTITIONS, CEILINGS, AND WALLS FOR ALL ACCESSORIES REQUIRED.

4. ALL EXISTING CONSTRUCTION AND LANDSCAPE FEATURES THAT ARE TO REMAIN AS PART OF THE PROJECT SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE PERIOD OF CONSTRUCTION WORK. ANY DAMAGED CONSTRUCTION OR FEATURES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT, WITH MATERIALS EQUIVALENT OR SUPERIOR TO THE ORIGINAL ITEM(S).

5. GRADING AND PAVING ADJACENT TO THE PERIMETER OF THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 1/2 INCH PER FOOT FOR GRADING AND 1/4 INCH PER FOOT FOR PAVING.

6. ALL ELECTRICAL OUTLETS, COMPUTER AND TELEPHONE OUTLETS/JACKS, SWITCHES, THERMOSTATS, AND ALL OTHER WALL MOUNTED ACCESSORIES SHALL BE ALIGNED VERTICALLY OR HORIZONTALLY WHEN IN CLOSE PROXIMITY. COORDINATION OF THIS ALIGNMENT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. PLACING OF ACCESS DOORS IN HARD SURFACE CEILINGS OR WALLS, UNLESS SHOWN ON THE ARCHITECTURAL DRAWINGS, SHALL NOT BE ACCEPTED, UNLESS APPROVED IN WRITING BY THE ARCHITECT. LOCATE AND INSTALL ALL WORK AS REQUIRED TO PRECLUDE THE NEED FOR ACCESS THROUGH HARD SURFACE WALLS AND CEILINGS. COORDINATION OF THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

8. SEE LANDSCAPE AND/OR CIVIL PLANS FOR EXTERIOR AMENITIES AND SITE CONSTRUCTION.

C<u>1</u>39947

EHRLICH YANAI
ARCHITECTS
797 22nd Street
San Francisco CA 94107
310 838 9700

CHIFFRE |
CORNER OCEAN /
MEL-BY-THE-SEA RC PROJECT NO.

05/12/2022

BEACH (
A AND SAN ANT
EA, CALIFORNIY

AWN BY

PROJECT DATA

APPROVED PROJECT SITE

CARMEL-BY-THE-SEA PLANNING DIVISION Permit #: DS 22-397 (Lucida Beach House, LLC)

Date Approved: 01/27/2023

Planner: M. Waffle

