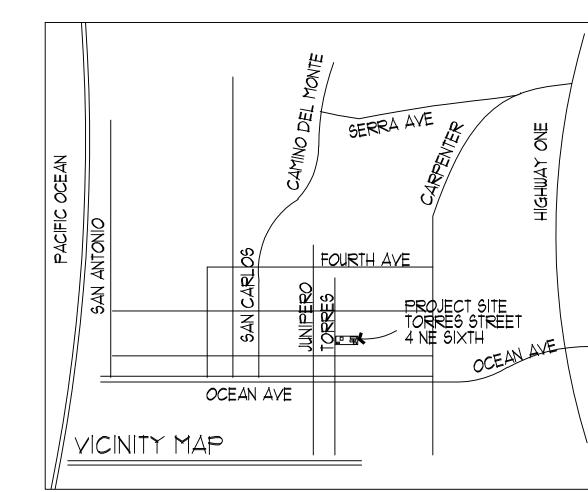




PROPOSED GARAGE FOR MICHAEL & ROBERTA VORIS

TORRES STREET 4 NE SIXTH AVENUE CARMEL-BY-THE-SEA, CALIFORNIA

NEW DETACHED GARAGE - EXISTING HISTORIC COTTAGES REMOVAL OF TWO SMALL OAK TREES AND ONE SPAR OF A LARGE MULTI-SPAR OAK TREE LEGAL DESCRIPTION: LOT 10 & NORTH 1/2 OF LOT 12, BLOCK 60 APN O10-092-010-000 LOCATION: TORRES STREET 4 NE SIXTH, CARMEL-BY-THE-SEA C. LOT SIZE: 6,000 SF. ZONING: RI OUNERS: MICHAEL & ROBERTA VORIS 1823 GARDEN HIGHWAY SACRAMENTO, CALIFORNIA EMAIL: FLVORIS@comcastinet LOT SIZE: 6,000 SQUARE FEET ZONING: RI GARAGE SETBACKS: ALLOWED FRONT (WEST): 0 FRONT (WEST): 0 NORTH SIDE: 3'-0' 39'-II' SOUTH SIDE: 3'-0' 8'-6' COMPOSITE: 15'-0' 12'-0' FLOOR AREA: (E) HANSEL COTTAGE (E) GRETEL COTTAGE (F) GRETEL COTTAGE (F					
REMOVAL OF TWO SMALL OAK TREES AND ONE SPAR OF A LARGE MULTI-SPAR OAK TREE LEGAL DESCRIPTION: LOT IØ & NORTH I/2 OF LOT I2, BLOCK 60 APN 010-092-010-000 LOCATION: TORRES STREET 4 NE SIXTH, CARMEL-BY-THE-SEA C, LOT SIZE: 6000 SF. ZONING: RI OWNERS: MICHAEL & ROBERTA VORIS 1823 GARDEN HIGHWAY SACRAMENTO, CALIFORNIA EMAIL: r.voris@comcast.net m.voris@comcast.net LOT SIZE: 6000 SQUARE FEET ZONING: RI GARAGE SETBACKS: ALLOWED PROPOSED FRONT (WEST): 0 I'-6' NORTH SIDE: 3'-0' 39'-II' SOUTH SIDE: 3'-0' 48'-3' REAR 3'-0' 16'-I0' HEIGHT: IS'-0' 12'-0' FLOOR AREA: (E) HANSEL COTTAGE 250 SF. (E) GRETEL COTTAGE 1889 SF. PROPOSED GARAGE 250 SF. (E) GRETEL COTTAGE 1889 SF. DEDUCT PARKING PAD (-200 SF.) TOTAL FLOOR AREA: 2,189 SF. ALLOWED FLOOR-TO-PLATE LINE 250 SF. x 8 = 2,000 CF. AVG GROUND TO FLOOR 250 SF. x 5 = 125 CF. TOTAL VOLUME PROPOSED = 2625 CF. SITING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	PRO	JECT	DATA	<u> </u>	
APN 0/0-092-0/0-000	REMOVAL OF	TWO SMALL O	AK TREES AND		TAGES
LOT SIZE: 6,000 SF. ZONING: RI OUNERS: MICHAEL & ROBERTA VORIS 1823 GARDEN HIGHWAY SACRAMENTO, CALIFORNIA EMAIL: r.voris@comcast.net LOT SIZE: 6000 SQUARE FEET ZONING: RI GARAGE SETBACKS: ALLOWED PROPOSED FRONT (WEST): 0 1'-6' NORTH SIDE: 3'-0' 39'-II' SOUTH SIDE: 3'-0' 48'-3' REAR 3'-0' 16'-10' HEIGHT: 15'-0' 12'-0' FLOOR AREA: (E) HANSEL COTTAGE 250 SF. (E) GRETEL COTTAGE 1,889 SF. PROPOSED GARAGE 250 SF. TOTAL FLOOR AREA: 2,189 SF. ALLOWED FLOOR AREA: 2,189 SF. PROPOSED VOLUME - ADDITION ONLY OPTION GARAGE ROOF 250 SF. x 4' /2 = 500 CF. AVG GROUND TO FLOOR 250 SF. x 5 = 125 CF. TOTAL VOLUME PROPOSED = 2625 CF. VOLUME ALLOWED: 250 x12 3,000 CF. SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO					BLOCK 60
B23 GARDEN HIGHWAY \$ACRAMENTO, CALIFORNIA EMAIL: r.voris@comcast.net LOT \$IZE: 6000 \$QUARE FEET ZONING: RI GARAGE \$ETBACK\$: ALLOWED FRONT (WE\$T): 0 1'-6' NORTH \$IDE: 3'-0' 39'-1' \$OUTH \$IDE: 3'-0' 8'-6' COMPOSITE: 15'-0' 48'-3' REAR 3'-0' 16'-10' HEIGHT: 15'-0' 12'-0' FLOOR AREA: (E) HANSEL COTTAGE 1889 \$F. PROPOSED GARAGE 250 \$F. (E) GRETEL COTTAGE 1889 \$F. PROPOSED GARAGE 250 \$F. ALLOWED FLOOR AREA: 2,460 \$F. PROPOSED VOLUME - ADDITION ONLY OPTION GARAGE ROOF 250 \$F. x 8 = 2,000 CF. AVG GROUND TO FLOOR 250 \$F. x 5 = 125 CF. TOTAL VOLUME PROPOSED = 2625 CF. VOLUME ALLOWED: 250 x12 3,000 CF. SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	LOCATION:	TORRES STR LOT SIZE: 6	REET 4 NE SIX 0000 S.F.	(TH, CARMEL ZONING:	-BY-THE-SEA C RI
GARAGE SETBACKS: ALLOWED PROPOSED	OWNERS:	1823 GARDE SACRAMENT	N HIGHWAY O, CALIFORNIA	7	mcastnet
FRONT (WEST): 0 1'-6' NORTH SIDE: 3'-0' 39'-11' SOUTH SIDE: 3'-0' 8'-6' COMPOSITE: 15'-0' 48'-3' REAR 3'-0' 16'-10' HEIGHT: 15'-0' 12'-0' SF. FLOOR AREA: (E) HANSEL COTTAGE 250 SF. (E) GRETEL COTTAGE 1,889 SF. PROPOSED GARAGE 250 SF. DEDUCT PARKING PAD (-200 SF.) TOTAL FLOOR AREA: 2,189 SF. ALLOWED FLOOR AREA: 2,189 SF. PROPOSED VOLUME - ADDITION ONLY OPTION GARAGE ROOF 250 SF. x 8' 2,000 CF. FLOOR-TO-PLATE LINE 250 SF. x 8' 2,000 CF. AYG GROUND TO FLOOR 250 SF. x 5' = 125 CF. TOTAL VOLUME PROPOSED = 2,625 CF. VOLUME ALLOWED: 250 x12 3,000 CF. SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	LOT SIZE: 60	000 SQUARE	FEET	ZONING:	RI
(E) GRETEL COTTAGE PROPOSED GARAGE DEDUCT PARKING PAD (-200 SF.) TOTAL FLOOR AREA: ALLOWED FLOOR AREA: PROPOSED VOLUME - ADDITION ONLY OPTION GARAGE ROOF FLOOR-TO-PLATE LINE AVG GROUND TO FLOOR TOTAL VOLUME PROPOSED = VOLUME ALLOWED: 250 x12 SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	FRONT NORTH SOUTH COMPO REAR	(WEST): SIDE: SIDE: OSITE:	0 3'-0" 3'-0" 15'-0" 3'-0"	1'-6' 39'-11" 8'-6" 48'-3" 76'-10'	DSED
ALLOWED FLOOR AREA: PROPOSED VOLUME - ADDITION ONLY OPTION GARAGE ROOF FLOOR-TO-PLATE LINE AVG GROUND TO FLOOR TOTAL VOLUME PROPOSED = VOLUME ALLOWED: 250 XI2 SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	FLOOR AREA:	(E) GRETEL PROPOSED	COTTAGE GARAGE	1,889 25 <i>0</i>	9.F. 9.F.
PROPOSED VOLUME - ADDITION ONLY OPTION GARAGE ROOF 250 SF. x 4' /2 = 500 CF. FLOOR-TO-PLATE LINE 250 SF. x 8 = 2,000 CF. AVG GROUND TO FLOOR 250 SF. x .5 = 125 CF. TOTAL VOLUME PROPOSED = VOLUME ALLOWED: 250 x12 3,000 CF. SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	TOTAL FLOOF	R AREA:		2,189	6.F.
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VOLUME ALLOWED: 250 x12 3,000 C.F. SITE COVERAGE: EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	GARAGE ROOF FLOOR-	-TO-PLATE LII	25Ø S.F NE 25Ø	5. x 4' /2 = 6.F. x 8 =	2,000 C.F.
EXISTING COVERAGE IS AS APPROVED DURING PREVIOUS PROJECT. NO CHANGE TO COVERAGE FOR CONVERSION OF PARKING PAD TO	· · ·				•
	EXISTING C NO CHANGE	OVERAGE 15			



ARCHITECT & ENGINEERS

ARCHITECT: BRIAN CONGLETON

24720 PINE HILLS DRIVE

CARMEL CALIFORNIA 93923

831/915-2666 brian@congletonarchitect.com

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1.2 SURVEY
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1.4 TREE PLAN
2.1 GARAGE PLAN & ELEVATIONS
DOOR & WINDOW SCHEDULE & DETAILS
2.2 STREET ELEVATIONS
2.3 STREET PHOTO & RENDERING

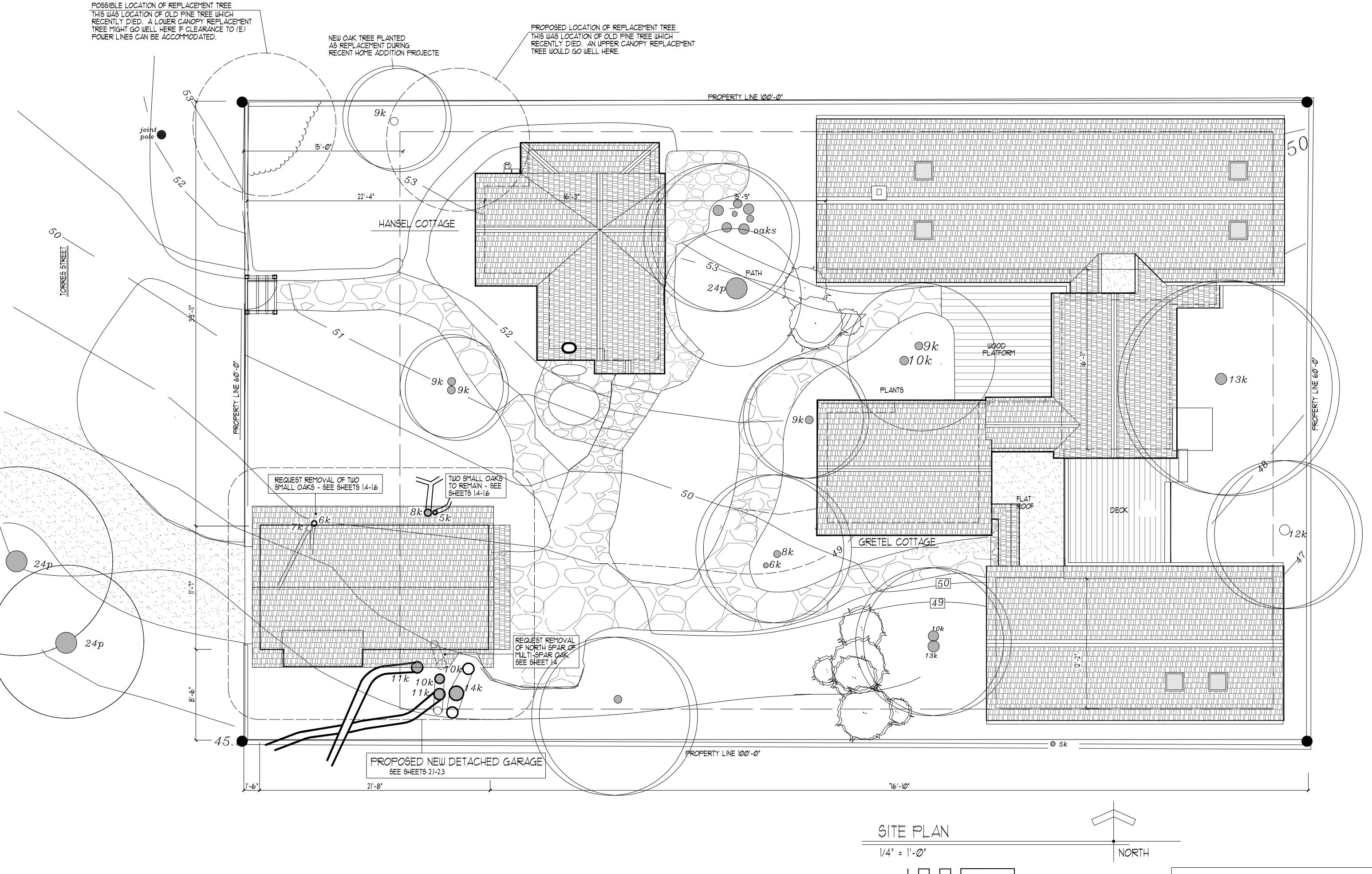
PROJECT DATA

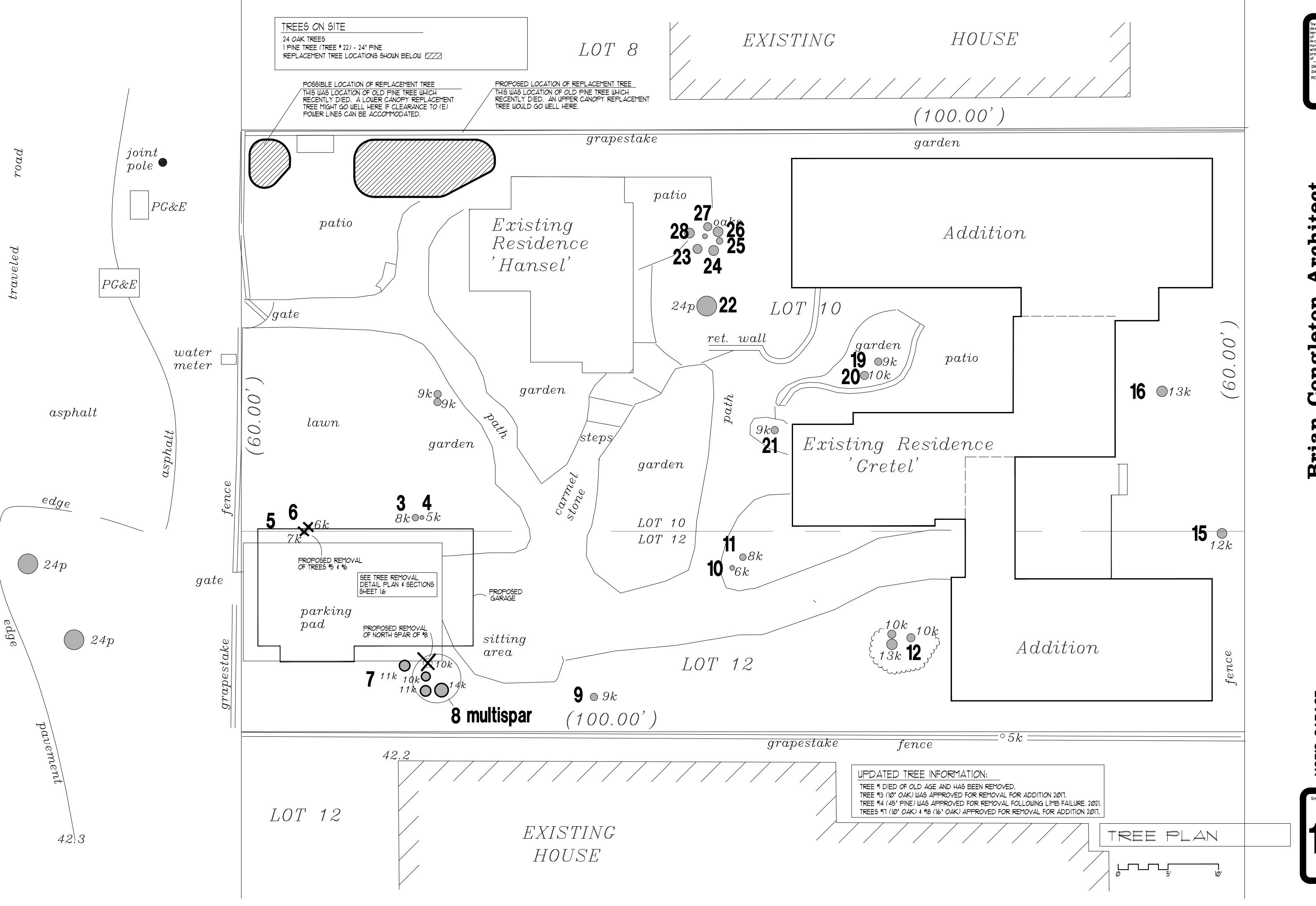
DESIGN REVIEW SUBMITTAL JULY 11, 2023

Architect. Use in an manner is prohibite without the prior express written consen of the Architect.

DRAWN:BTC
DATE: 7-||-23
REVISED:

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Congleton

Significant Tree Evaluation Worksheet

Block: 60 Lot(s): 10 + N1/2 12 Street Location: E/Torres 4 north of 6th

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES																
NO	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	17	18	19	20	21	22	23	24	25	26	27	28				
Tree# YES	17		19	20	21	22	23	24	25	26	27	28				

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Species	MP	CO	CO	CO	CO	CO	CO	СО	CO	CO	CO	СО	CO	MP	СО	СО
YES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Tree #	17	18	19	20	21	22	23	24	25	26	27	28
Species	СО	СО	CO	CO	CO	MP	СО	CO	CO	СО	CO	CO
YES	X	X	X	X	X	X	X	X	X	X	X	X
NO												

MP - Monterey pine BP - Bishop pine CO - Coast live oak CS – California sycamore

MC - Monterey cypress CR - Coast redwood CI - Catalina Ironwood BL – Big leaf maple

OT - Other (Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X
NO				X												
Tree #	17	18	19	20	21	22	23	24	25	26	27	28				
YES	X	X	X	X	X	X	X	X	X	X	X	X				

Tree #	17	18	19	20	21	22	23	24	25	26	27	28	
YES	X	X	X	X	X	X	X	X	X	X	X	X	
NO													
]	Diameter	Height
Monte	erey pir	ne, Mo	nterey	cypre	ss, Bi	shop p	ine, C	oast re	dwood	i	4 incl	hes @ dbh	15 Feet

Coast live oak - single trunk tree 6 inches @ dbh N/A Coast live oak - cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height California sycamore, Big leaf maple, Catalina ironwood 10 inches @ dbh | 25 Feet

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	1	2	2	-	2	2	2	2	1	1	2	2	2	2	2	2
						L										

Tree #	17	18	19	20	21	22	23	24	25	26	27	28
score	2	3	2	2	2	2	2	2	2	1	2	2

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

> The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

The tree appears healthy and in good condition.

The tree shows excellent health, is free of pests and disease and is in very strong

Voris 111716 E. What is the overall form and structure of the tree?

ee#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ore	1	2	2	-	2	2	2	2	1	1	2	1	1	2	2	2

Tree #	17	18	19	20	21	22	23	24	25	26	27	28
score	1	2	2	2	2	2	2	2	2	1	2	2

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	1	2	2	-	2	2	2	2	1	1	2	2	1	2	2	2
Tree#	17	18	19	20	21	22	23	24	25	26	27	28	l			
		-	-	-	2	2	-	2	2	1	2	-				

Tree#	17	18	19	20	21	22	23	24	25	26	27	28
score	1	2	2	2	2	2	2	2	2	1	2	2

The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

The tree is young to middle age and shows normal vigor.

The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
score	1	1	1	-	1	1	1	1	1	1	1	2	1	2	1	1
Tree #	17	18	19	20	21	22	23	24	25	26	27	28				

The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Total Score	4	7	7	-	7	7	7	7	4	4	7	7	5	8	7	7
Tree #	17	18	19	20	21	22	23	24	25	26	27	28				
Total	5	9	7	7	7	8	7	7	7	4	7	7				

A. Did all assessment categories in Part Two achieve a minimum score of 1-point

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
YES	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X
NO				-								15		2112		

Tree #	17	18	19	20	21	22	23	24	25	26	27	28
YES	X	X	X	X	X	X	X	X	X	X	X	X
NO												

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

No __X_ Yes ____

(Explanation) **NOTES:**

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

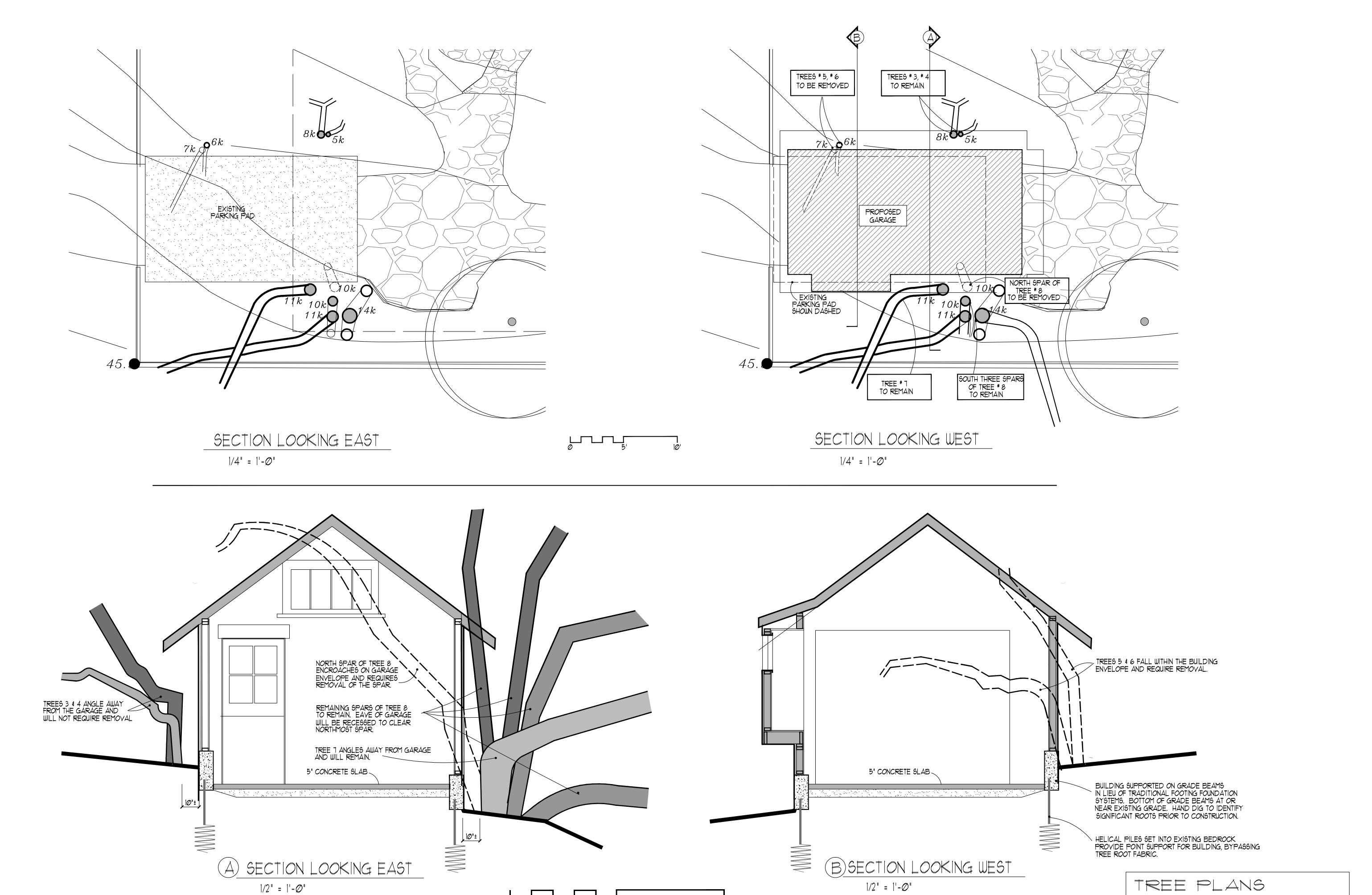
If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SIGNIF		X	X		X	X	X	X			X	X		X	X	X
MOD SIGNIF	X								X	X			X			
NOT SIGNIF				X												

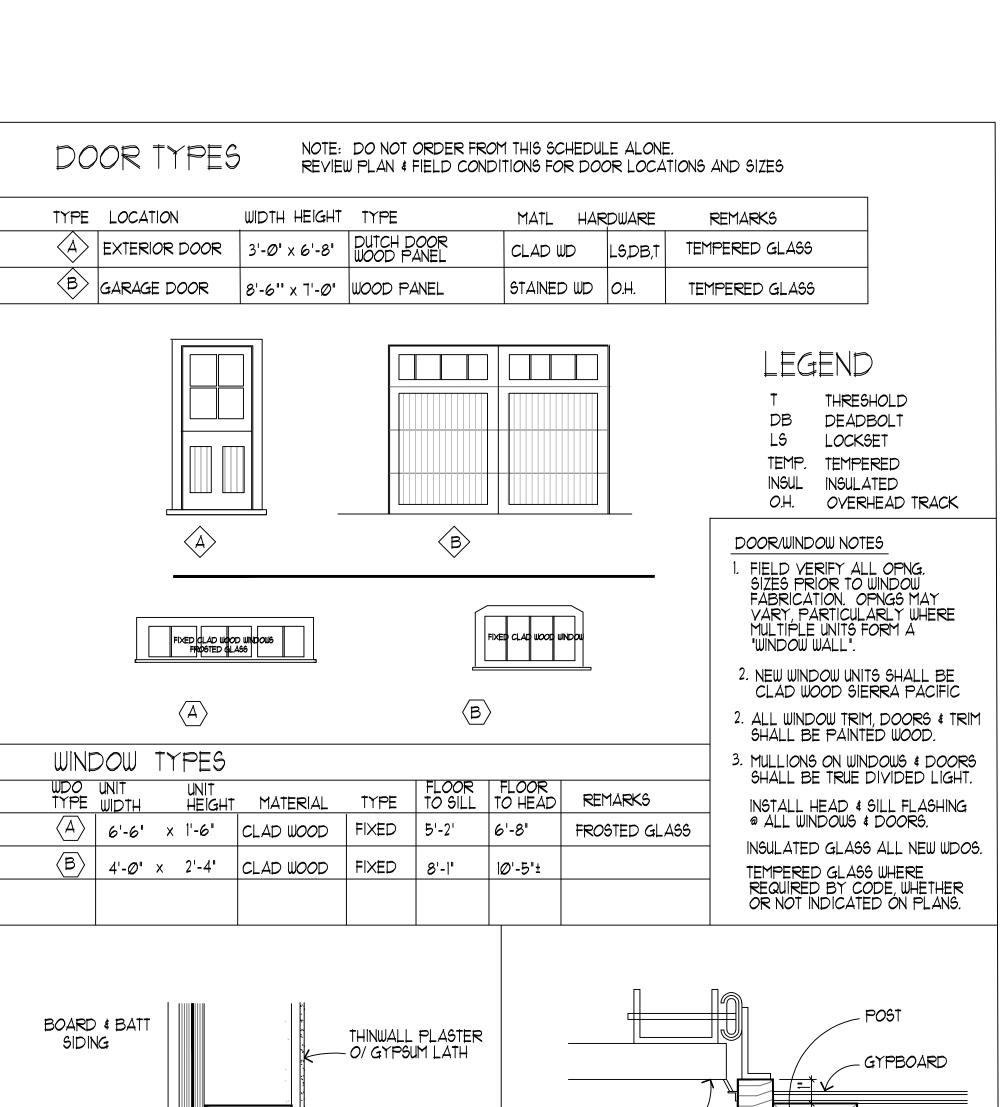
Tree #	17	18	19	20	21	22	23	24	25	26	27	28
SIGNIF		X	X	X	X	X	X	X	X		X	X
MOD SIGNIF	X									X		
NOT SIGNIF												

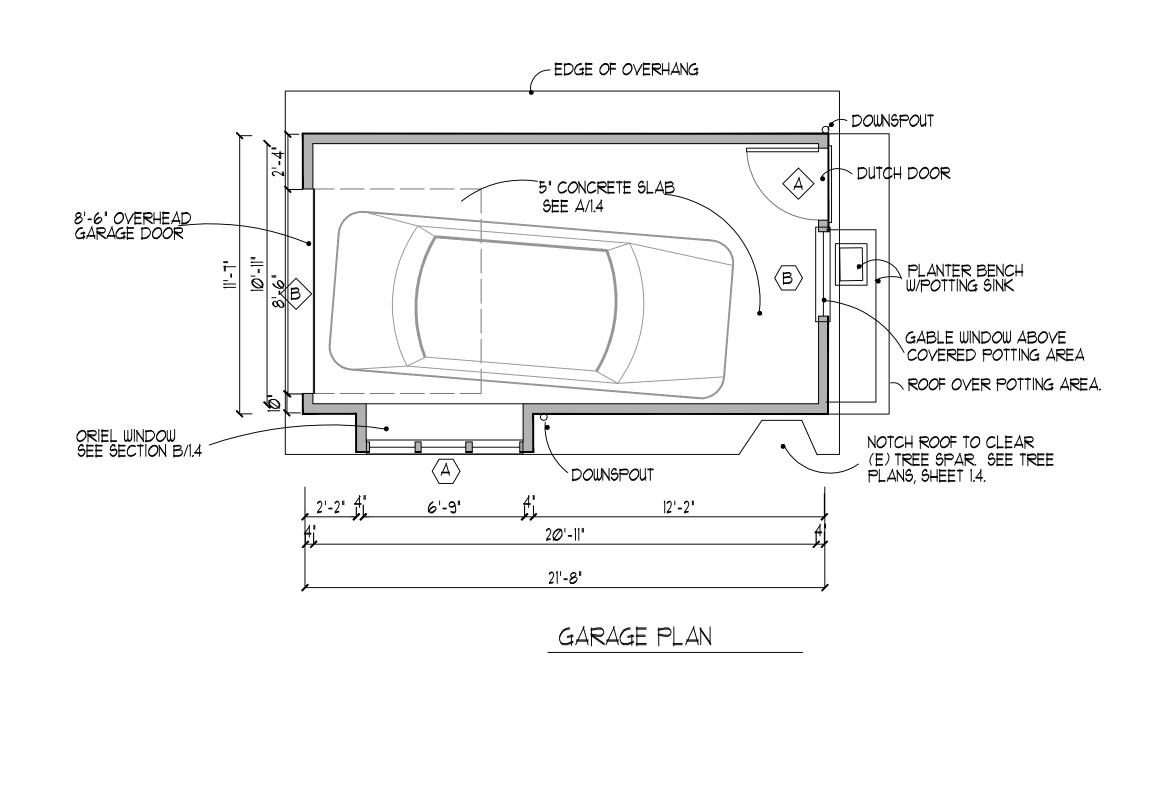
FORESTER REPORT

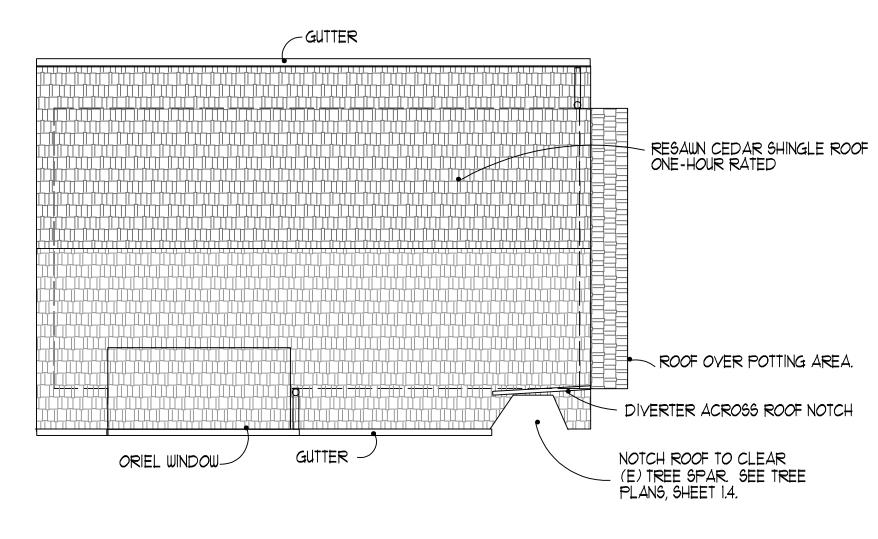
BUILDING SECTIONS



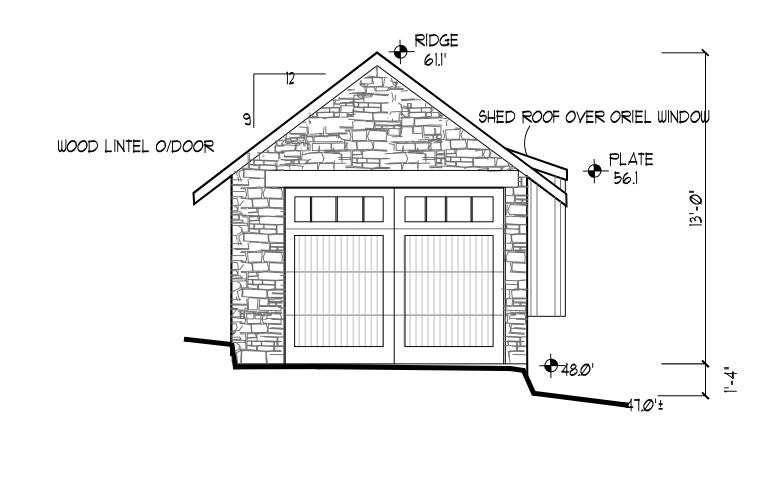
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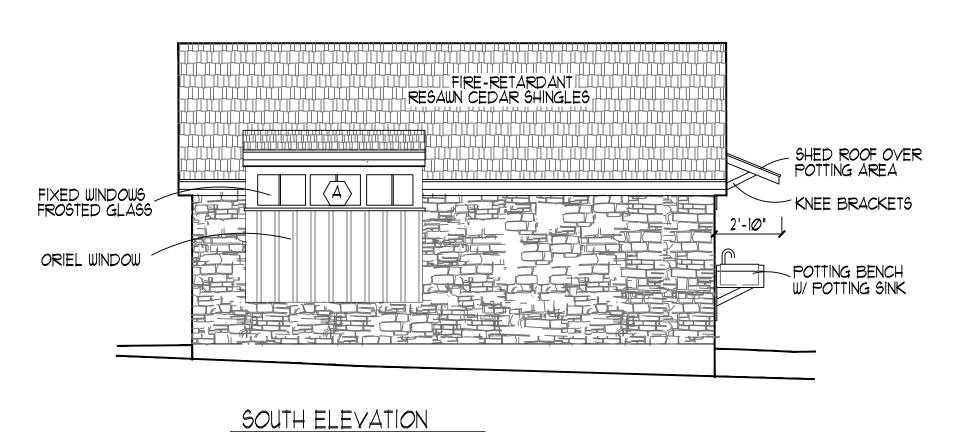


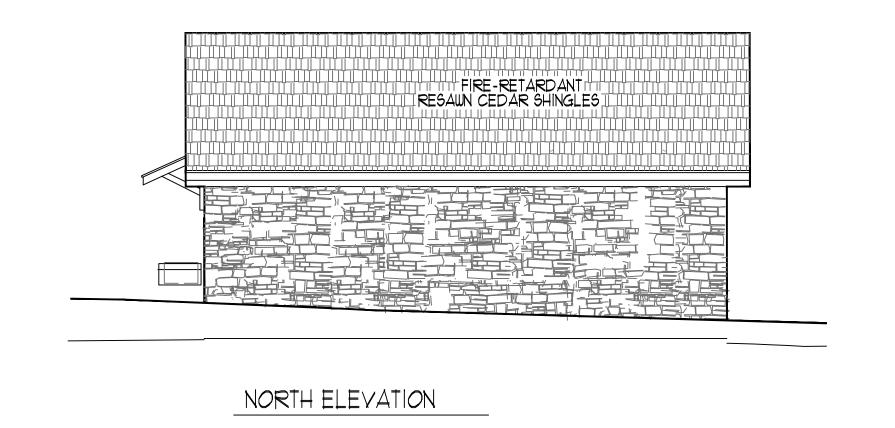


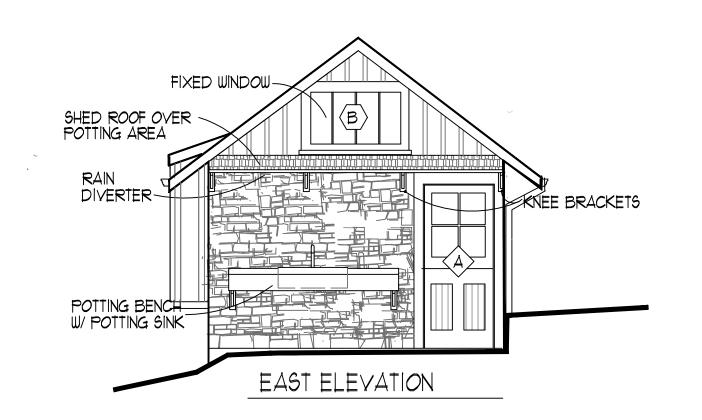


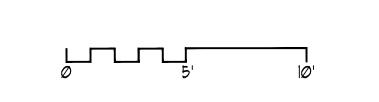
ROOF PLAN



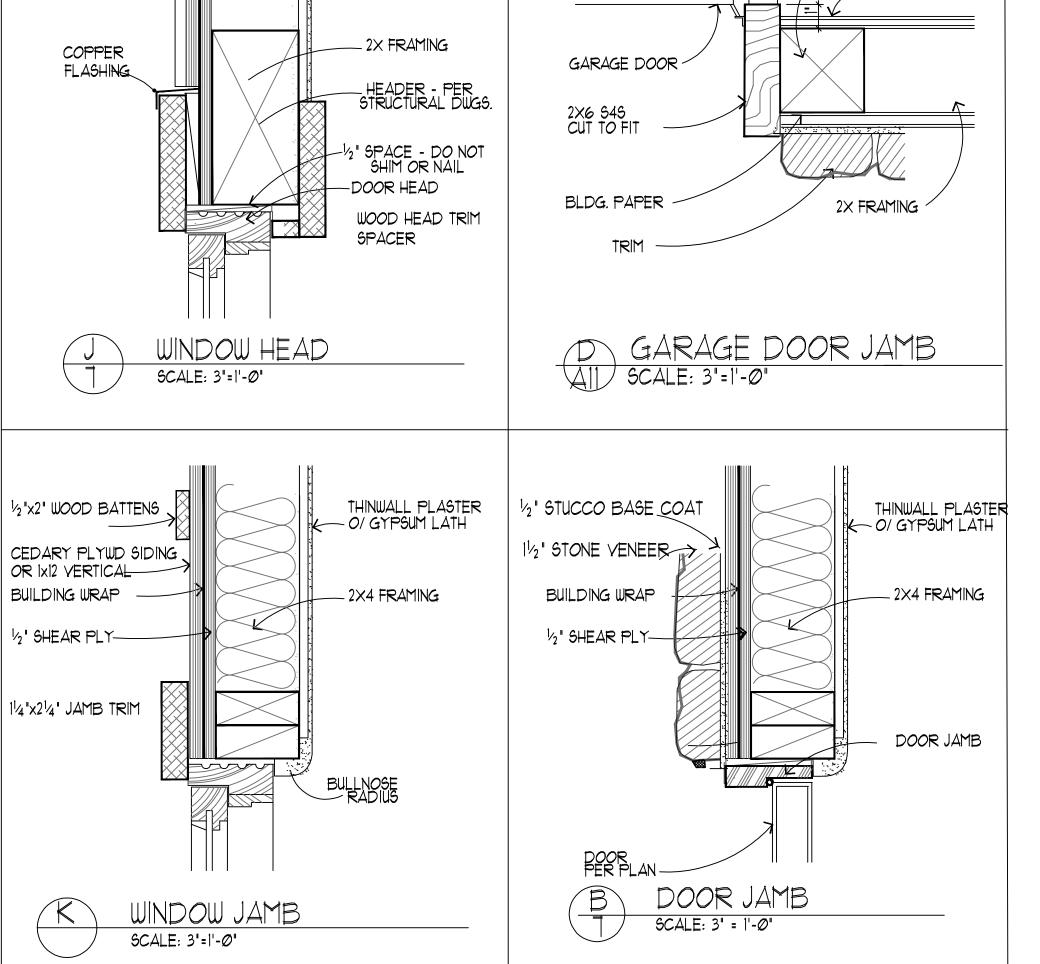




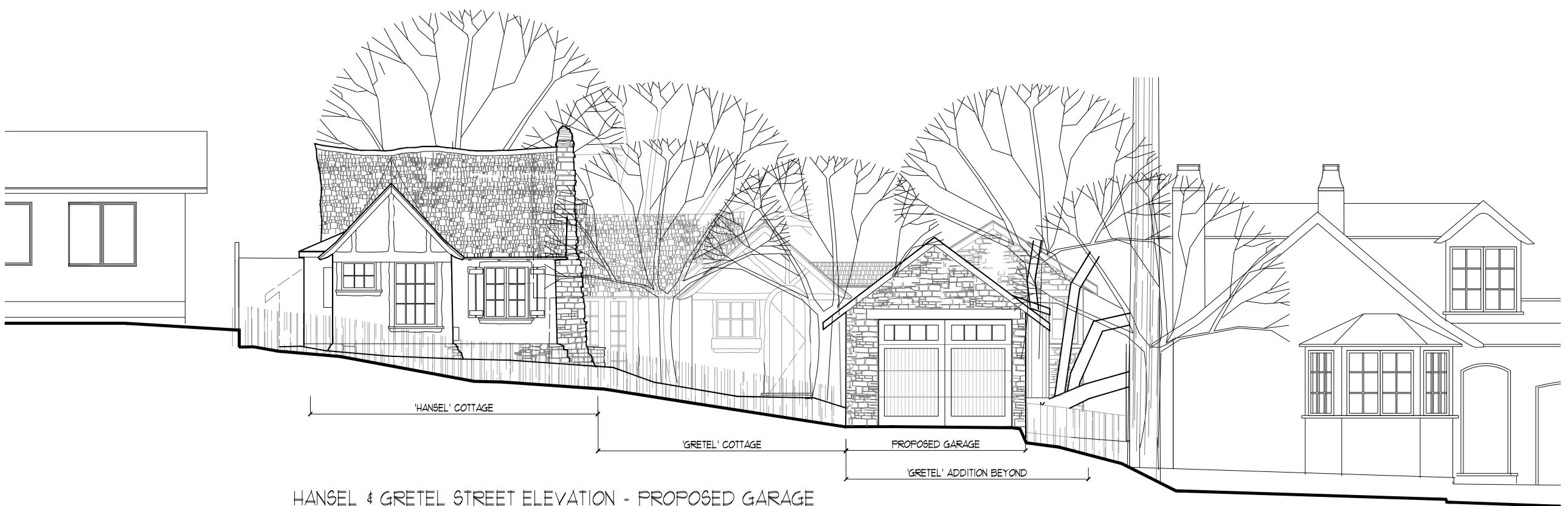




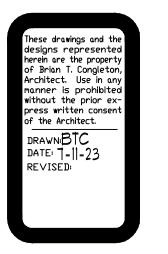








HANSEL & GRETEL STREET ELEVATION - PROPOSED GARAGE
1/4" = 1'-0"





Torres Street Elevation



Street Elevation showing Proposed Garage