



**PROPOSED GARAGE**  
**FOR**  
**MICHAEL & ROBERTA VORIS**

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

**PROJECT DATA:**

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 010-092-010-000

LOCATION: TORRES STREET 4 NE SIXTH, CARMEL-BY-THE-SEA CA.  
LOT SIZE: 6,000 SF. ZONING: R1

OWNERS: MICHAEL & ROBERTA VORIS  
1823 GARDEN HIGHWAY  
SACRAMENTO, CALIFORNIA  
EMAIL: r.voris@comcast.net m.voris@comcast.net

LOT SIZE: 6,000 SQUARE FEET		ZONING: R1
GARAGE SETBACKS:		
FRONT (WEST):	0	1'-6"
NORTH SIDE:	3'-0"	33'-11"
SOUTH SIDE:	3'-0"	8'-6"
COMPOSITE:	15'-0"	48'-3"
REAR:	3'-0"	16'-10"
HEIGHT:	15'-0"	12'-0"

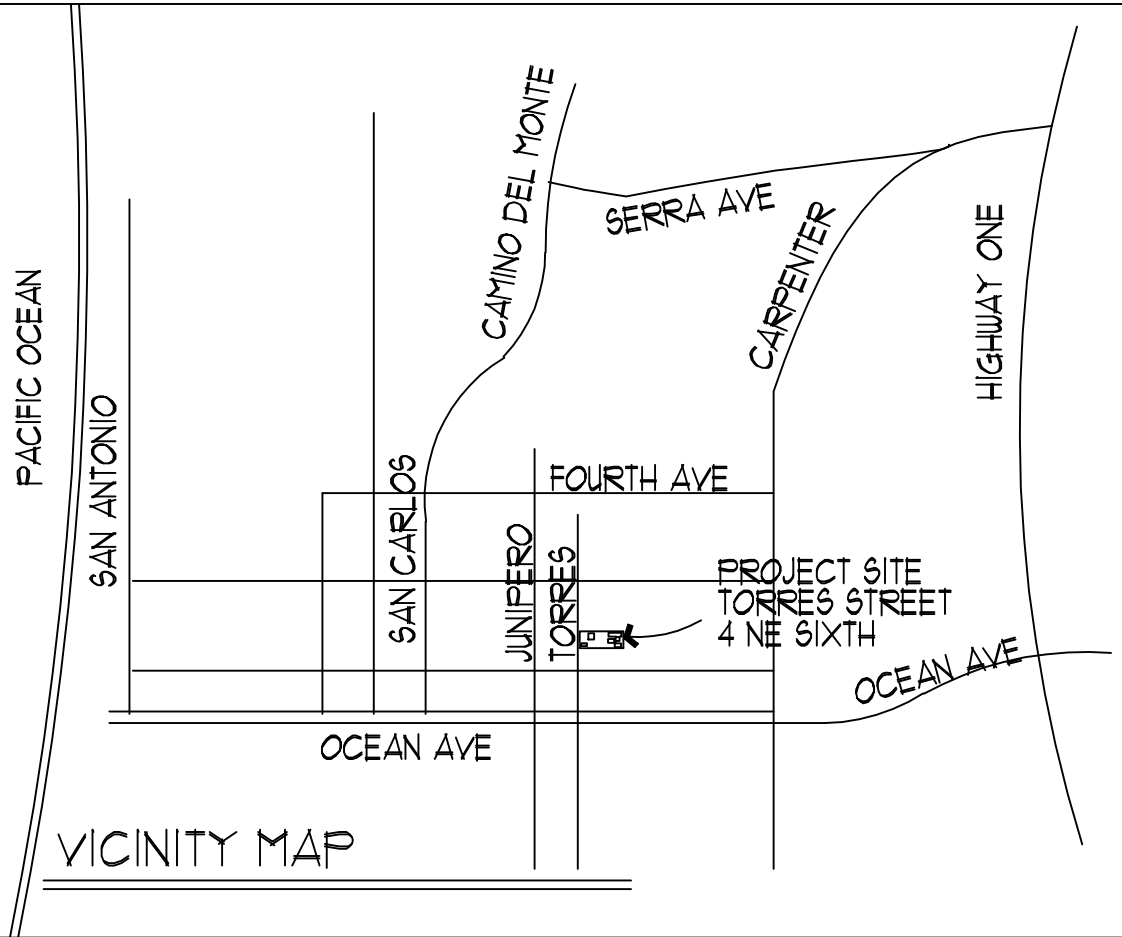
FLOOR AREA:	(E) HANSEL COTTAGE	250 SF.
	(E) GRETEL COTTAGE	1,889 SF.
	PROPOSED GARAGE	250 SF.
	DEDUCT PARKING PAD	(-200 SF.)
TOTAL FLOOR AREA:		2,189 SF.

ALLOWED FLOOR AREA: 2,460 SF.

PROPOSED VOLUME - ADDITION ONLY OPTION

	250 SF. x 4' / 2 =	500 CF.
GARAGE		
ROOF	250 SF. x 8 =	2,000 CF.
FLOOR-TO-PLATE LINE		
AVG 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 GARAGE.



ARCHITECT & ENGINEERS  
ARCHITECT: BRIAN CONGLETON  
24720 PINE HILLS DRIVE  
CARMEL CALIFORNIA 93823  
831/915-2666 brian@congletonarchitect.com

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**PROJECT DATA**

**DESIGN REVIEW SUBMITTAL**  
**JULY 11, 2023**

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Brian T. Congleton  
DATE: 7-11-23  
REVISED:

**Brian Congleton Architect**

(831) 915-2666 brian@congletonarchitect.com

License No. C-18030

**VORIS GARAGE**

TORRES 4 NE SIXTH - CARMEL CALIFORNIA

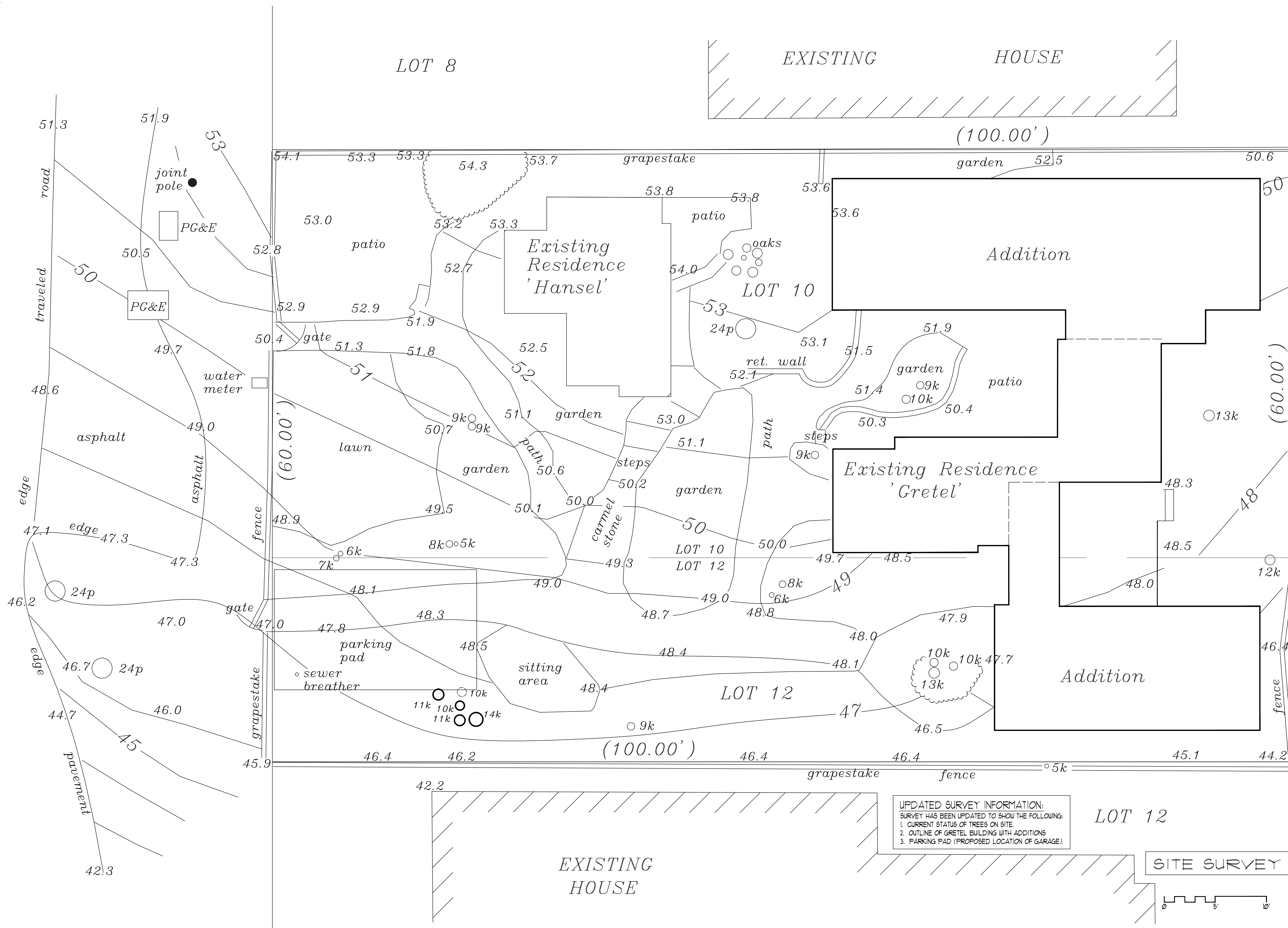
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**1.1**



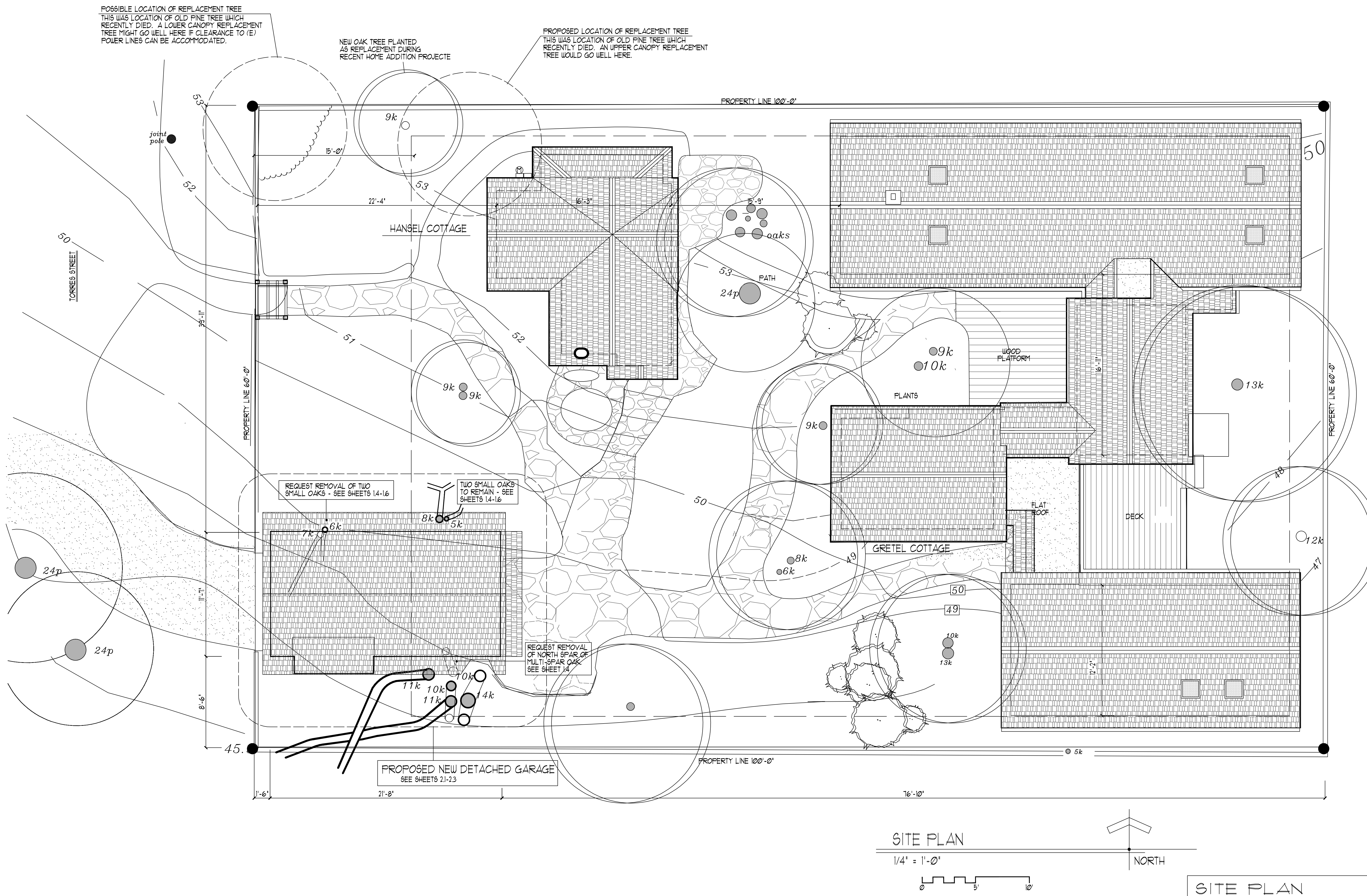
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REVISED: 2-28-24



TREES ON SITE  
24 OAK TREES  
1 PINE TREE (TREE # 22) - 24' PINE  
REPLACEMENT TREE LOCATIONS SHOWN BELOW

LOT 8

EXISTING

HOUSE

(100.00')

POSSIBLE LOCATION OF REPLACEMENT TREE  
THIS WAS LOCATION OF OLD PINE TREE WHICH  
RECENTLY DIED. A LOWER CANOPY REPLACEMENT  
TREE MIGHT GO WELL HERE IF CLEARANCE TO (E)  
POWER LINES CAN BE ACCOMMODATED.

PROPOSED LOCATION OF REPLACEMENT TREE  
THIS WAS LOCATION OF OLD PINE TREE WHICH  
RECENTLY DIED. AN UPPER CANOPY REPLACEMENT  
TREE WOULD GO WELL HERE.

grapestake

garden

patio

patio

Existing  
Residence  
'Hansel'

27  
28  
23  
24  
26  
25  
oaks

Addition

gate

LOT 10

ret. wall

garden

patio

water  
meter

9k ● 9k

garden

path

steps

garden

path

9k ●

21

Existing Residence  
'Gretel'

16 ● 13k

(60.00')

lawn

garden

carmel  
stone

LOT 10

LOT 12

11 ● 8k

10 ● 6k

15 ● 12k

5

6

7k

PROPOSED REMOVAL  
OF TREES #5 & #6

SEE TREE REMOVAL  
DETAIL PLAN & SECTIONS  
SHEET 16

parking  
pad

PROPOSED REMOVAL  
OF NORTH SPAR OF #8

PROPOSED  
GARAGE

sitting  
area

LOT 12

11 ● 8k

10 ● 6k

10k ● 10k  
13k ● 12

Addition

fence

42.2

grapestake

fence

5k

LOT 12

EXISTING  
HOUSE

UPDATED TREE INFORMATION:  
TREE #1 DIED OF OLD AGE AND HAS BEEN REMOVED.  
TREE #13 (10' OAK) WAS APPROVED FOR REMOVAL FOR ADDITION 2017.  
TREE #14 (45' PINE) WAS APPROVED FOR REMOVAL FOLLOWING LIMB FAILURE, 2021.  
TREES #11 (10' OAK) & #18 (16' OAK) APPROVED FOR REMOVAL FOR ADDITION 2017.

TREE PLAN

0 5' 10'

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Brian Congleton Architect

brian@congletonarchitect.com

(831) 915-2666

License No. C-16030

VORIS GARAGE

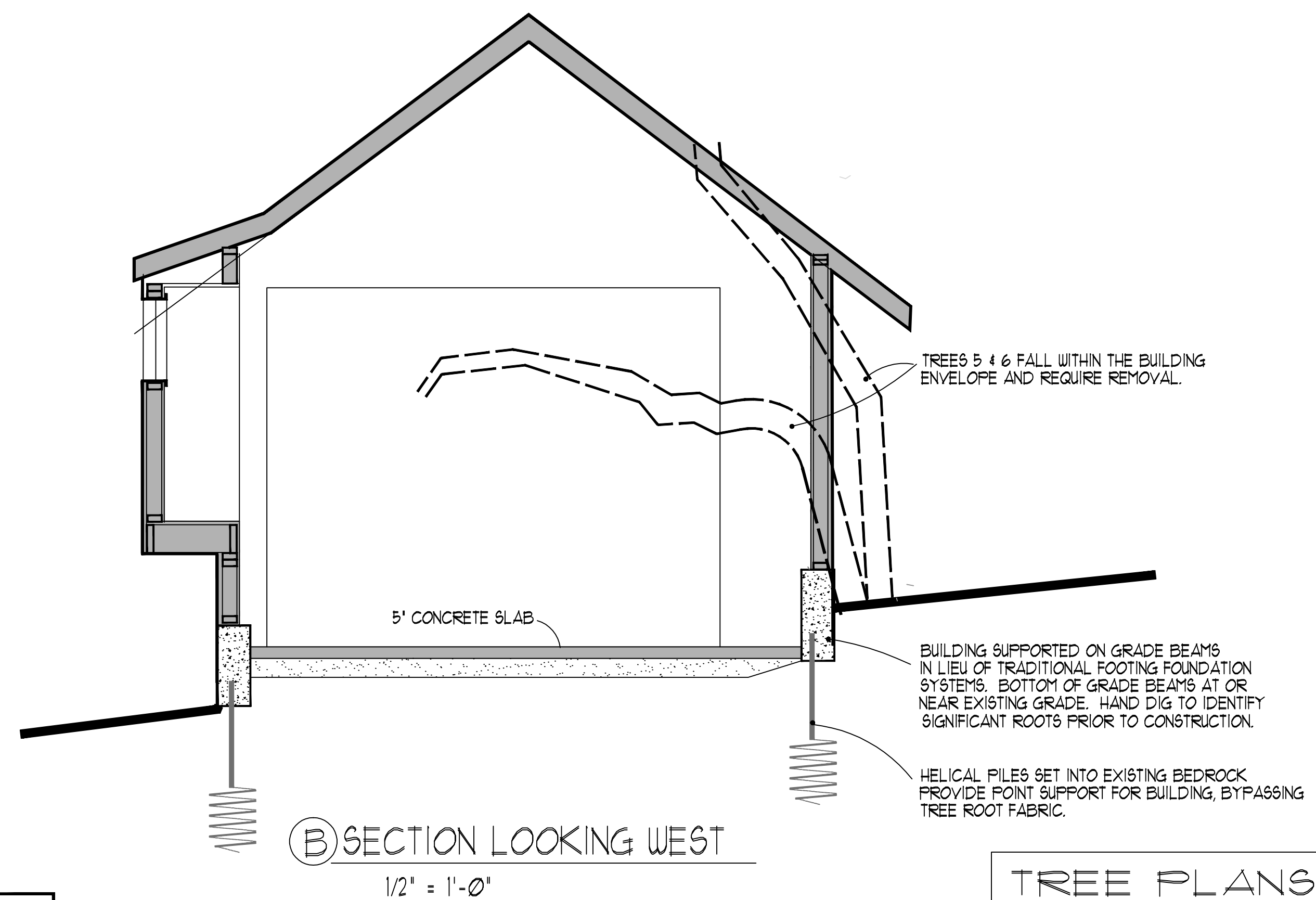
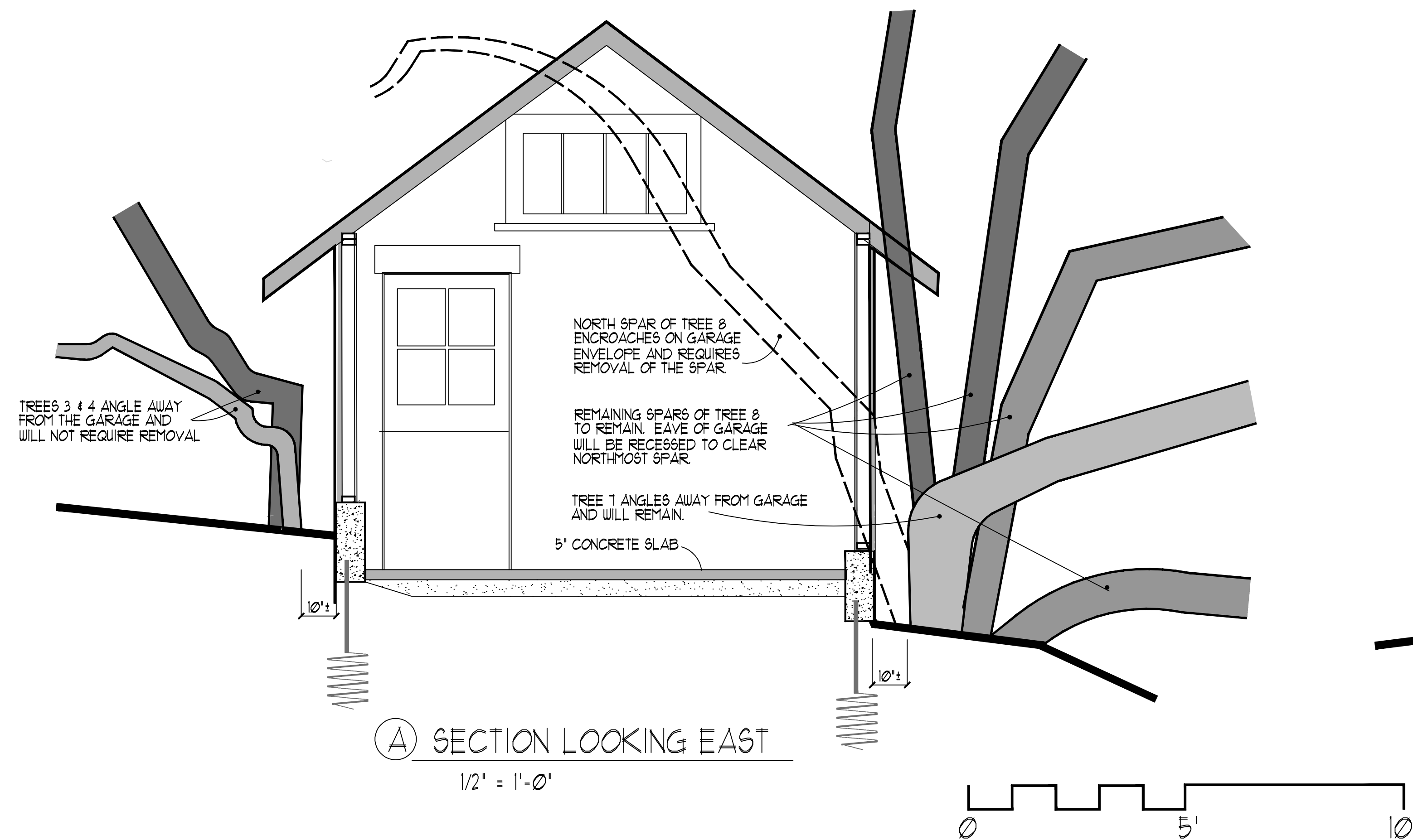
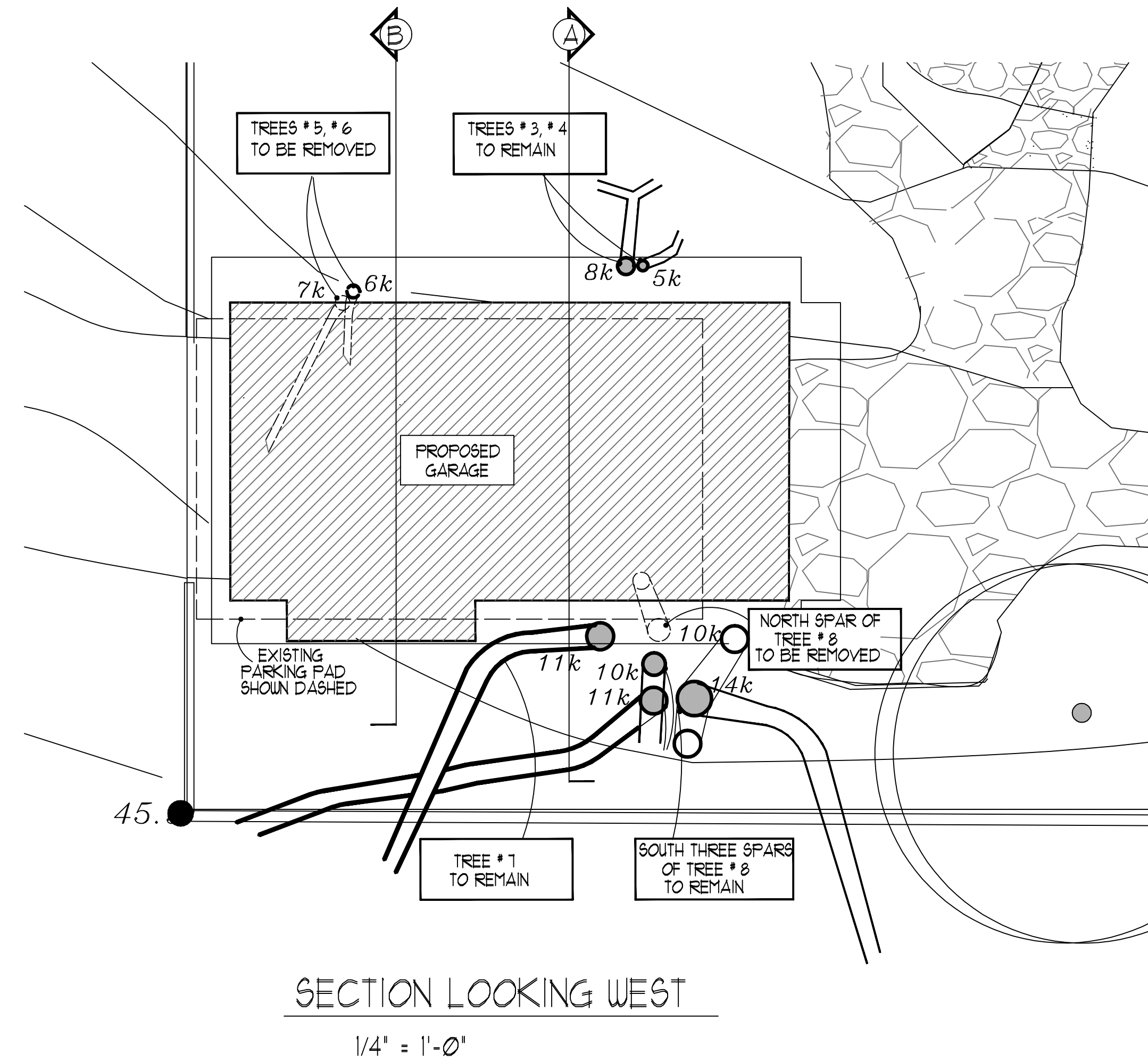
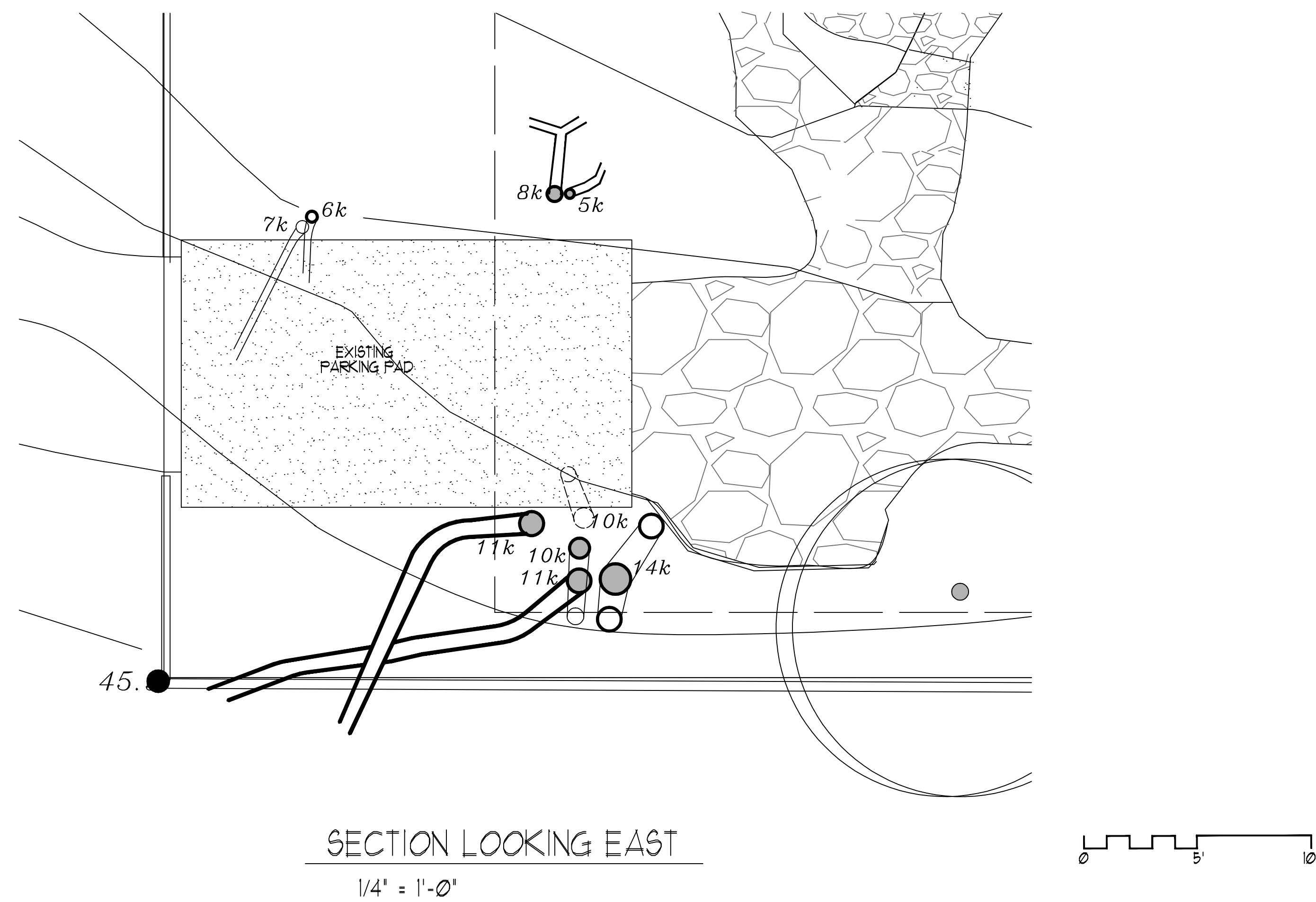
TORRES 4 NE SIXTH - CARMEL CALIFORNIA

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1.4









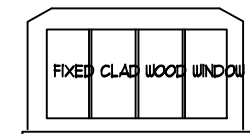
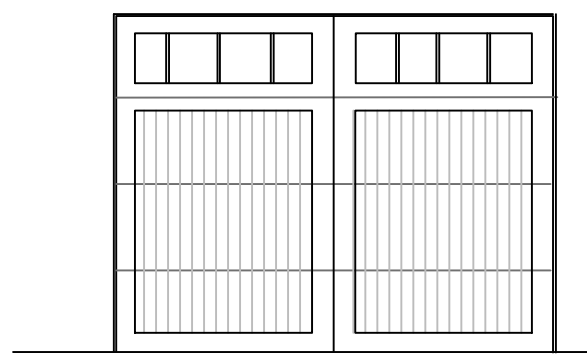
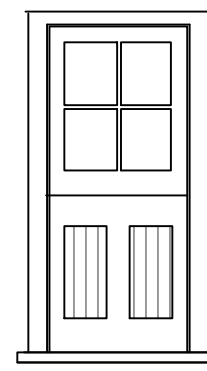


TREE PLANS  
BUILDING SECTIONS



NOTE: DO NOT ORDER FROM THIS SCHEDULE ALONE.  
REVIEW PLAN & FIELD CONDITIONS FOR DOOR LOCATIONS AND SIZES

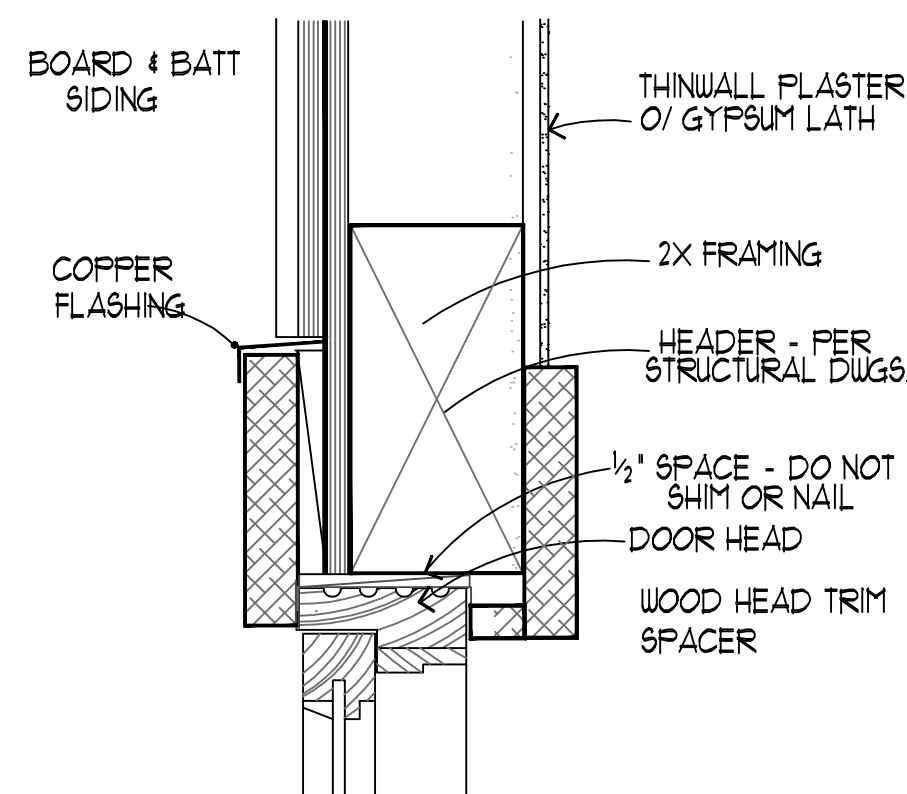
TYPE	LOCATION	WIDTH	HEIGHT	TYPE	MATL	HARDWARE	REMARKS
	EXTERIOR DOOR	3'-0"	x 6'-8"	DUTCH DOOR WOOD PANEL	CLAD WD	L&S DBT	TEMPERED GLASS
	GARAGE DOOR	8'-6"	x 7'-0"	WOOD PANEL	STAINED WD	O.H.	TEMPERED GLASS



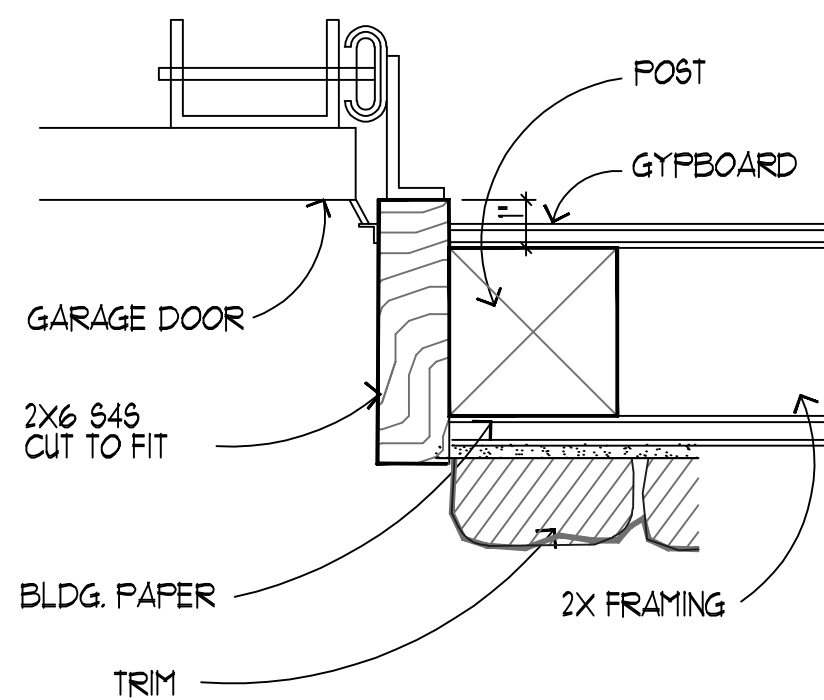
T	THRESHOLD
DB	DEADBOLT
LS	LOCKSET
TEMP.	TEMPERED
INSUL	INSULATED
O.H.	OVERHEAD TRACK


1. FIELD VERIFY ALL OPENING SIZES PRIOR TO WINDOW FABRICATION. OPENINGS MAY VARY PARTICULARLY WHERE MULTIPLE UNITS FORM A "WINDOW WALL".
2. NEW WINDOW UNITS SHALL BE CLAD WOOD SIERRA PACIFIC
2. ALL WINDOW TRIM, DOORS & TRIM SHALL BE PAINTED WOOD.
3. MULLIONS ON WINDOWS & DOORS SHALL BE TRUE DIVIDED LIGHT.
- INSTALL HEAD & SILL FLASHING @ ALL WINDOWS & DOORS.
- INSULATE GLASS ALL NEW WDS.
- TEMPERED GLASS WHERE REQUIRED BY CODE, WHETHER OR NOT INDICATED ON PLANS.

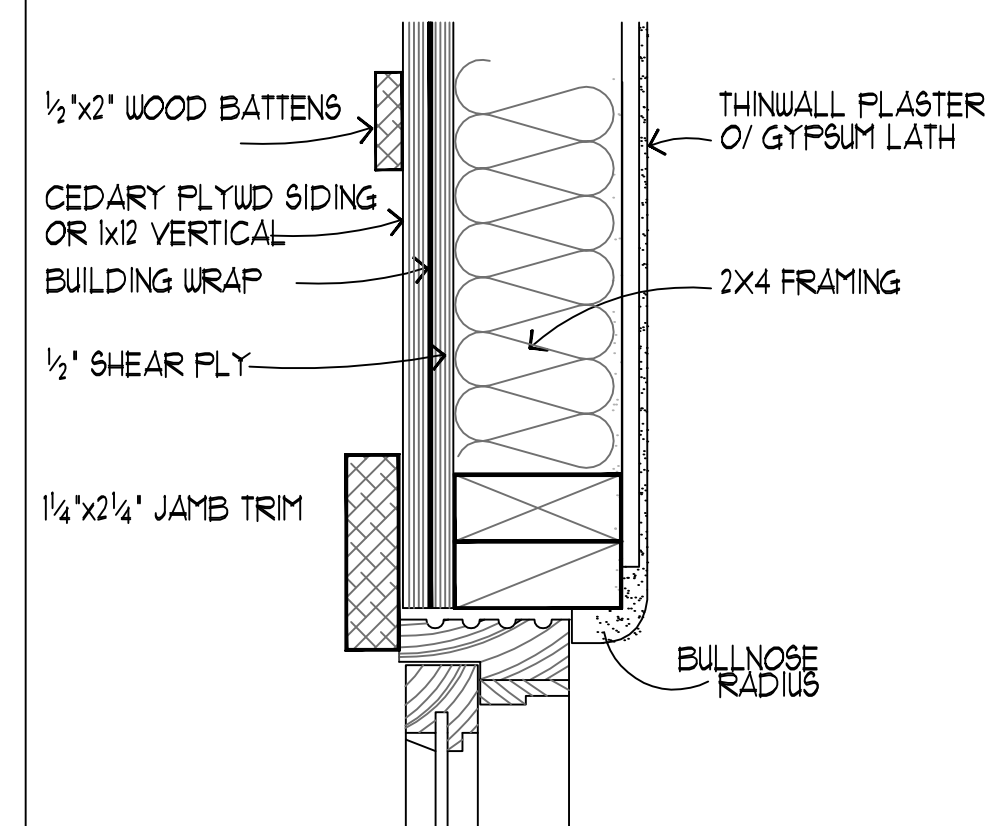
WDO TYPE	UNIT WIDTH	UNIT HEIGHT	MATERIAL	TYPE	FLOOR TO SILL	FLOOR TO HEAD	REMARKS
(A)	6'-6"	x 1'-6"	CLAD WOOD	FIXED	5'-2"	6'-8"	FROSTED GLASS
(B)	4'-0"	x 2'-4"	CLAD WOOD	FIXED	8'-1"	10'-5"	



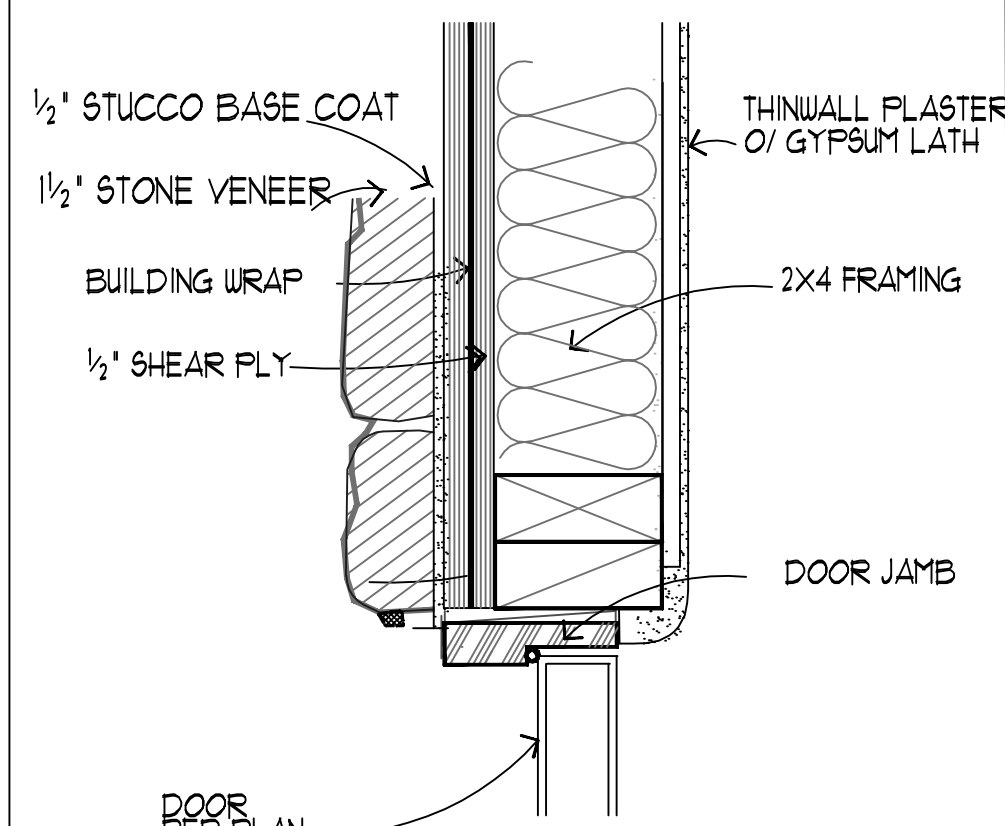

 WINDOW HEAD  
 SCALE: 3"=1'-0"




 GARAGE DOOR JAMB  
 SCALE: 3"=1'-0"



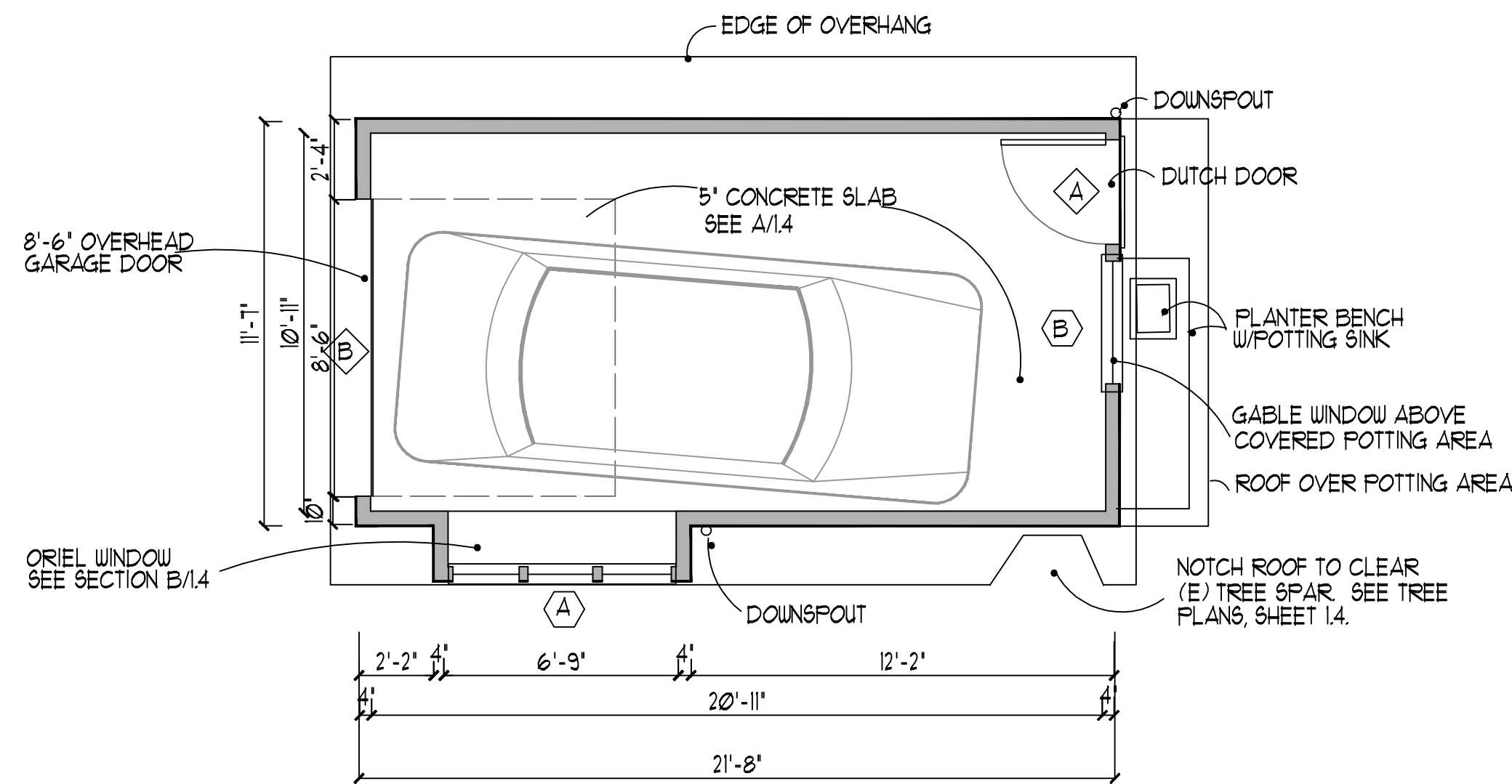
K WINDOW JAMB  
SCALE: 3' = 1'-0"



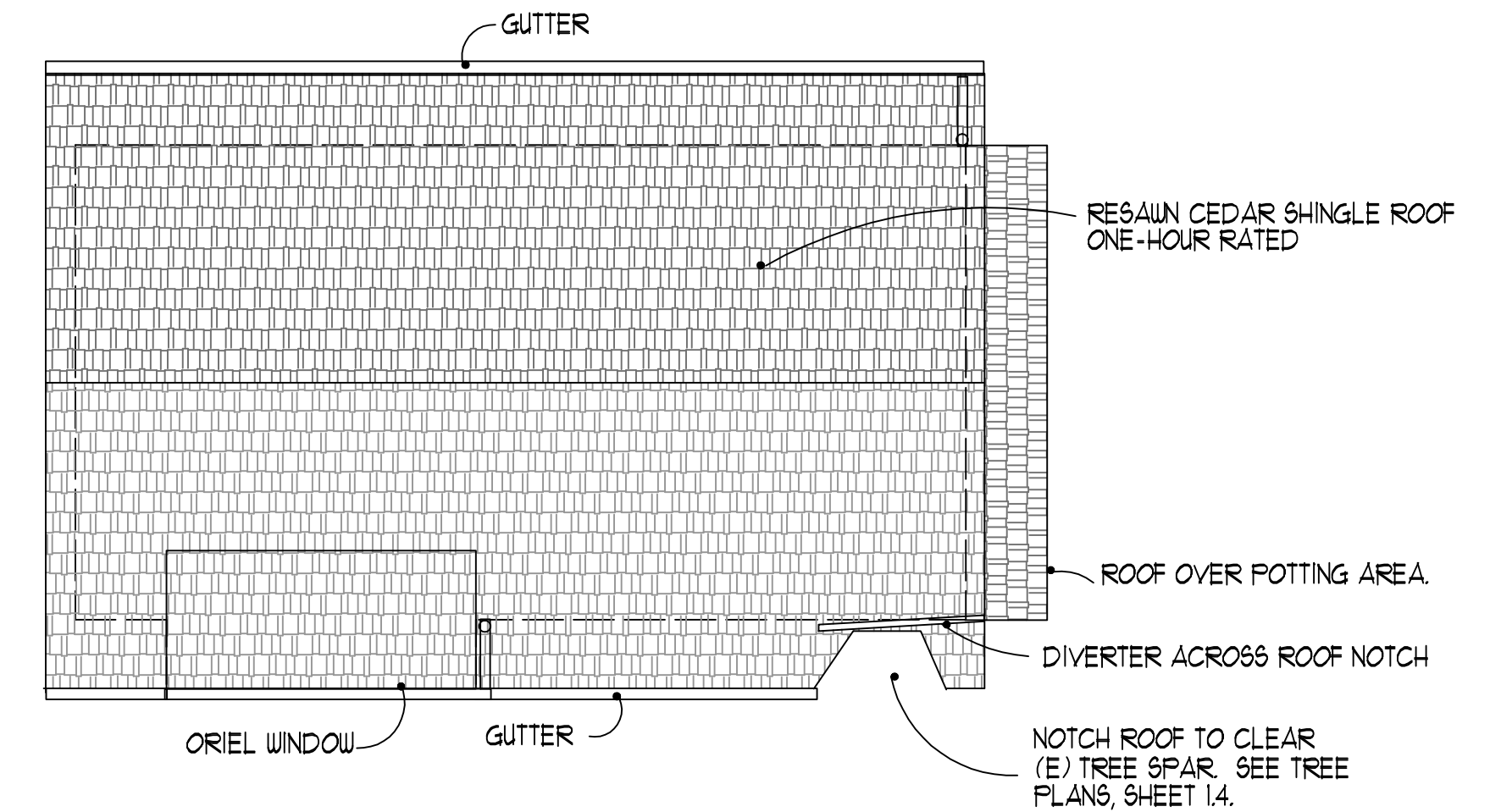
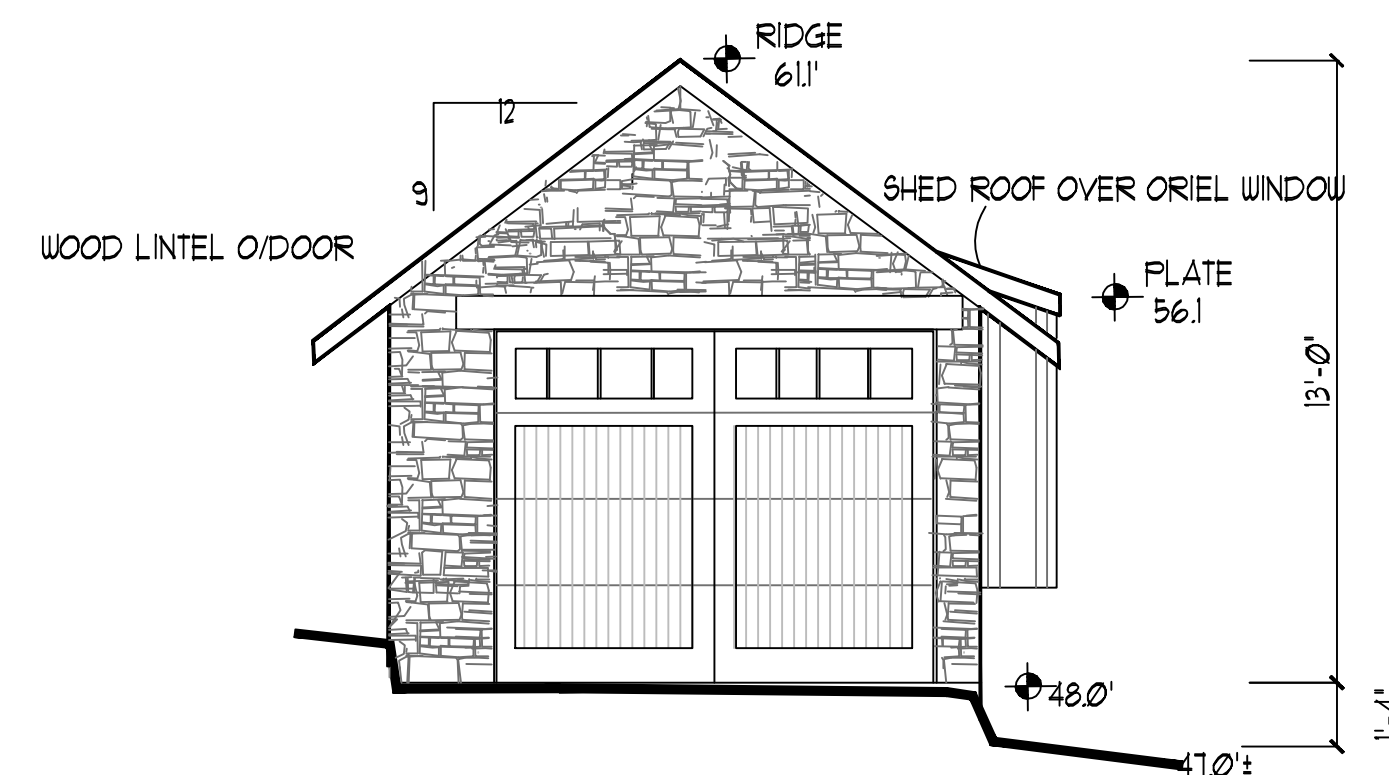
DOOR  
PER PLAN

(B) DOOR JAMB

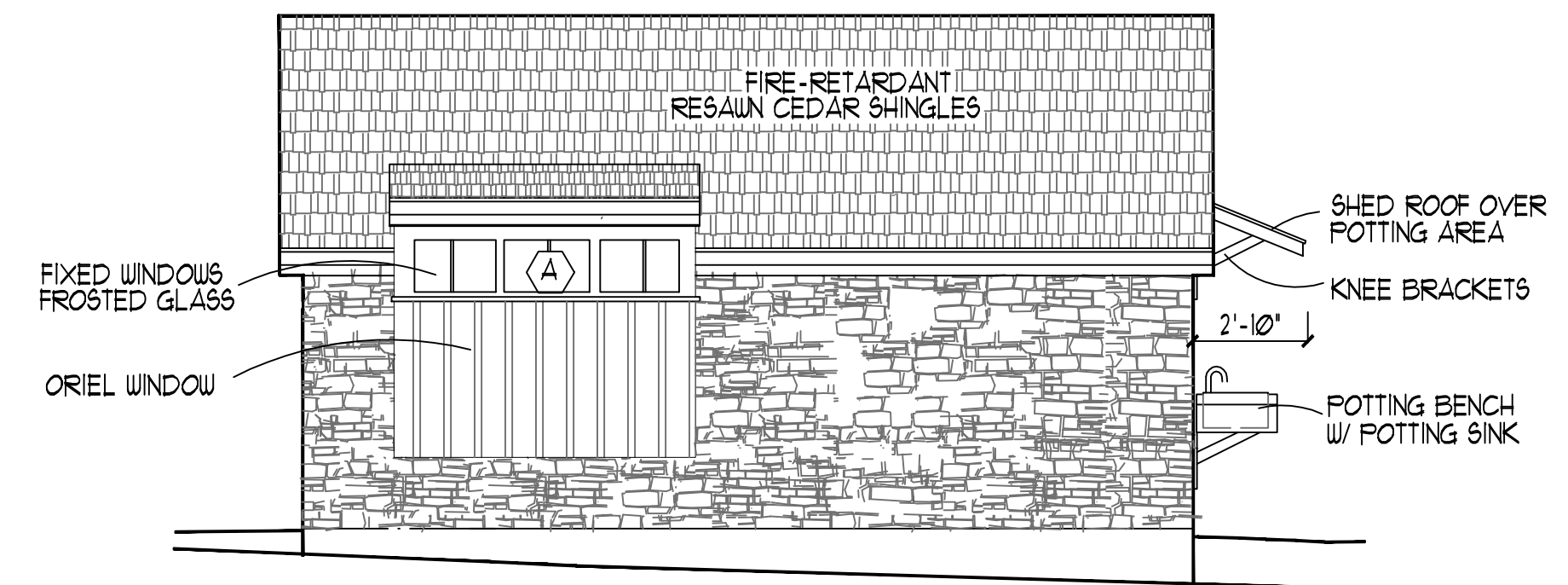
SCALE: 3" = 1'-0"



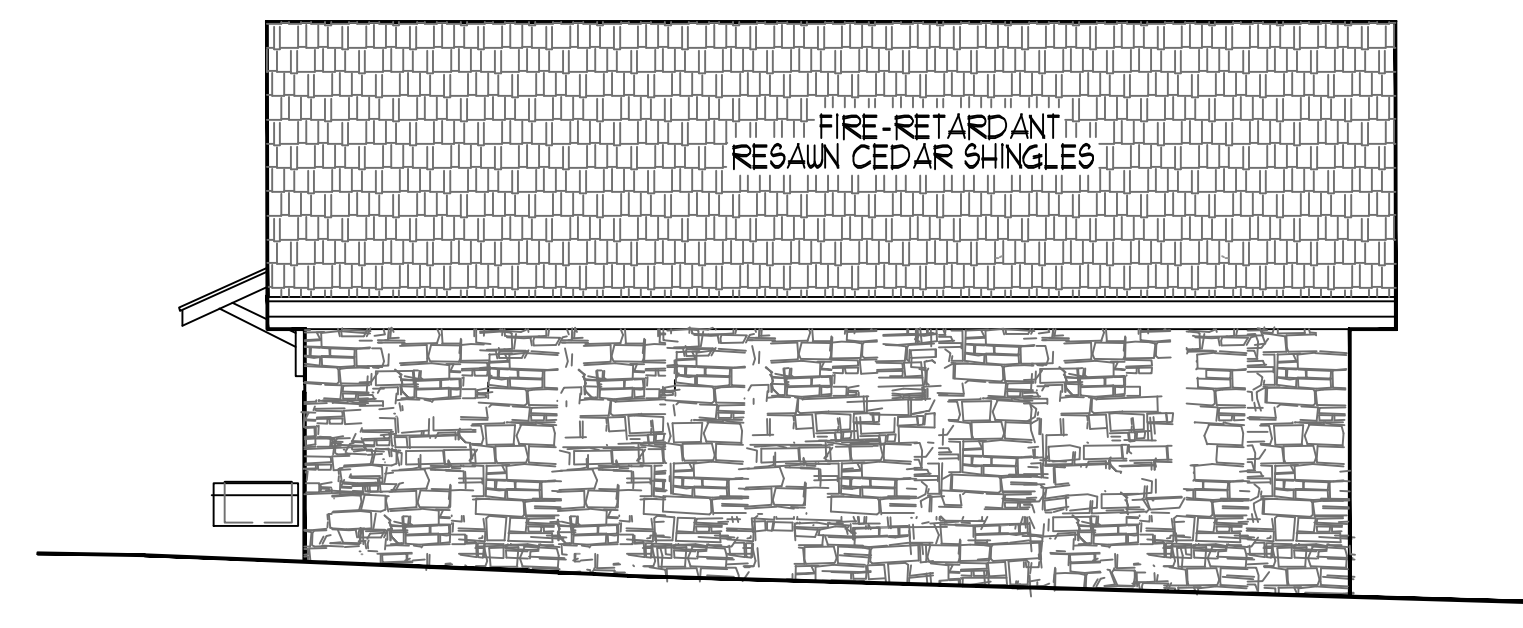
GARAGE PLAN



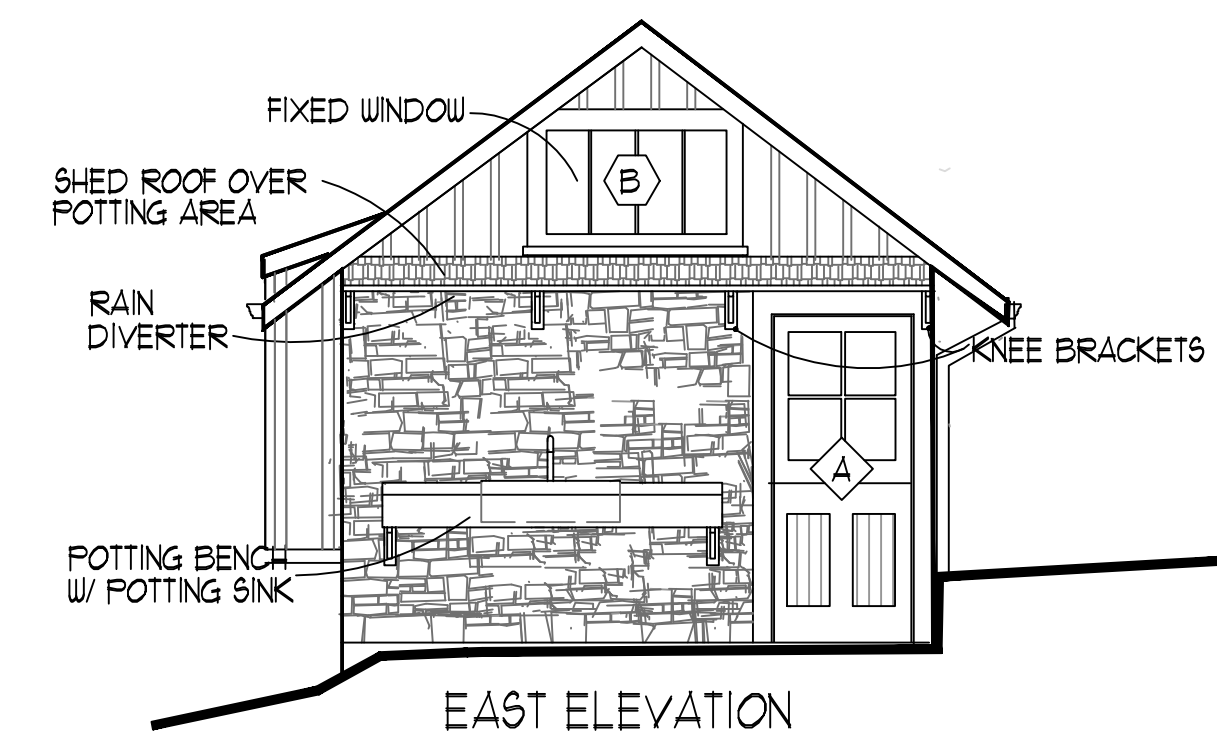
ROOF PLAN



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



# GARAGE PLANS GARAGE ELEVATIONS DOOR & WINDOW SCHEDULE

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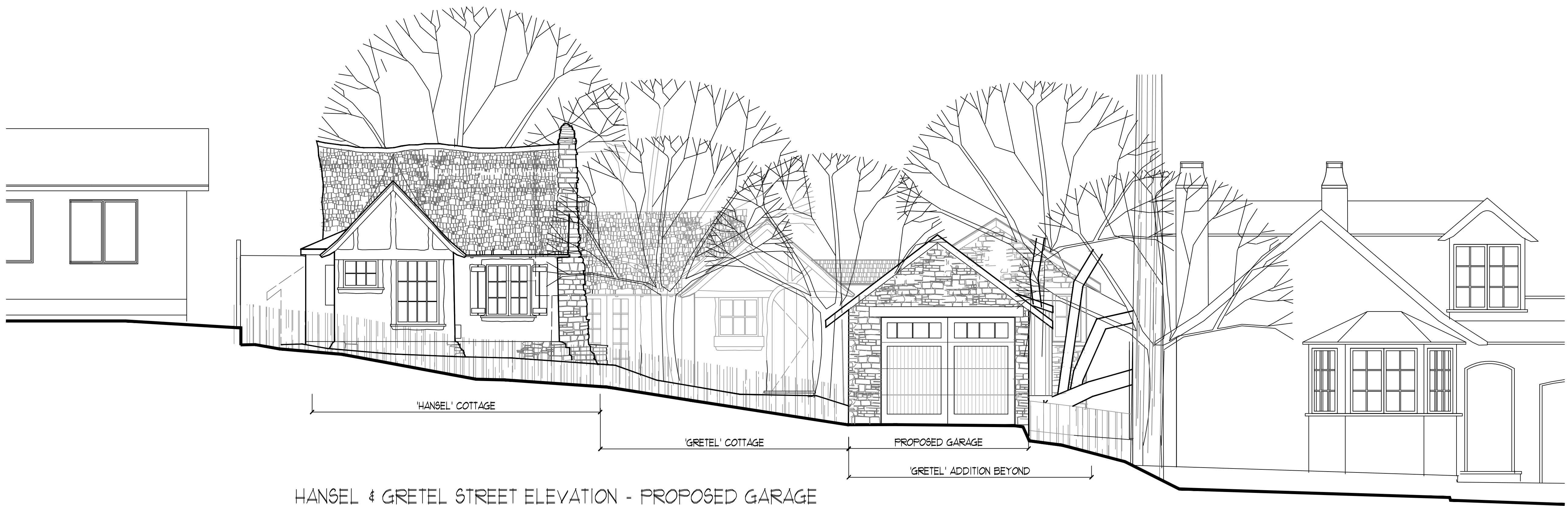
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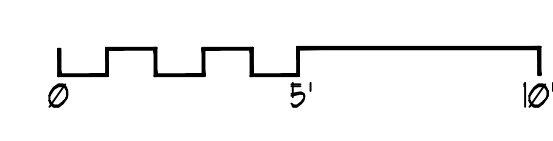
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**2.2**



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



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



STREET ELEVATIONS





Torres Street Elevation



Street Elevation showing Proposed Garage

EXISTING STREET PHOTO  
PROPOSED STREET RENDERING

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2.3