

GIVENS RESIDENCE RIGHT OF WAY ENCROACHMENT

SE CORNER 5TH & TORRES , CARMEL , CALIFORNIA
APN 010-092-012-000 [CARMEL-BY-THE-SEA]



HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR REMODEL THAT IS TO BE COMPLETED IN A TIME FRAME OF 6 MONTHS
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF SIX WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
 - A. OWNER: TROY & SHARYL GIVENS
 - B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START JULY 2023 TO FEBRUARY 2024

VICINITY MAP



CONTACT INFO

LEGAL OWNER	APPLICANT / DESIGNER
TROY & SHARYL GIVENS SE CORNER 5TH & TORRES CARMEL 93921	LEWIS BUILDERS 3706 The Barnyard G11 Carmel, CA (831) 250 7168
ENGINEER OF RECORD	ENERGY COMPLIANCE

SITE DETAILS

LAND USE:	SINGLE FAMILY RESIDENTIAL
ZONING:	LDR
SITE AREA:	4,000 SF
YEAR BUILT:	1950
OCCUPANCY TYPE:	R1
CONSTRUCTION TYPE:	V-B
SPRINKLED:	YES
LIVING AREA:	1,201 SF
HOUSE:	1,025 SF
GARAGE:	191 SF
JURISDICTION:	CARMEL-BY-THE-SEA
WATER:	CALAM
SEWER:	SEWER
ELECTRICITY/GAS:	PG&E
SOIL GROUP:	CARMEL TYPE "C"
HISTORIC BLDG:	NO
ARCHEOLOGY:	NO
FLOODPLAIN:	NO
WUI ZONE:	NO
EASEMENTS:	NO
ENCROACHMENT:	REQUESTED
NON-CONFORMING:	YES
VARIANCE:	NO

BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:

- o CALIFORNIA BUILDING CODE 2022
- o CALIFORNIA RESIDENTIAL CODE 2022
- o CALIFORNIA MECHANICAL CODE 2022
- o CALIFORNIA PLUMBING CODE 2022
- o CALIFORNIA ELECTRICAL CODE 2022
- o CALIFORNIA FIRE CODE 2022
- o CALIFORNIA ENERGY CODE 2022
- o CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
- o CARMEL-BY-THE-SEA MUNICIPAL CODES 2021
- o CARMEL-BY-THE-SEA RESIDENTIAL DESIGN GUIDELINES 2001

NOTES

RE-SUBDIVIDED CORNER LOT

ENCROACHMENT PERMIT REQUESTED FOR EXISTING RETAINING WALL, NEW LANDSCAPE WALLS, NEW STEPS & DRIVEWAY RECONFIGURATION IN ROW. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FOR ANY WORK IMPEDING THE RIGHT OF WAY.

DEFERRED SUBMITTAL

PLANNING
LANDSCAPE PLAN
RIGHT OF WAY ENCROACHMENT (SUBMITTED 05/24/24)

BUILDING
FIRE SUPPRESSION
GAS SCHEMATIC
PLUMBING SCHEMATIC

PROJECT DESCRIPTION

ROW ENCROACHMENT SCOPE OF WORK:

- 1 REPLACE/REPAIR ROTTEN WOOD STAIRS IN NE CORNER OF ROW ON 5TH AVE.
- 2 REMOVE ERODED SOIL FROM 5TH AVE (RECLAIM THE STREET PAVING), RETURN TO ROW HILLSIDE
- 3 ALL ROW SHALL BE PLANTED WITH ZERO WATER CA NATIVES FROM THE CARMEL PLANT LIST. PLANTINGS AT STREET LEVEL SHALL HAVE A MATURE HEIGHT UNDER 25". ALL PLANTINGS SHALL SELF SEED EACH YEAR & REQUIRE NONE-TO-LOW MAINTENANCE.
- 4 EXISTING TREES, SHRUBS AND FLOWERING PLANTS IN ROW TO BE RETAINED UNLESS THEY INTERFERE WITH VISIBILITY AT THE TORRES & 5TH INTERSECTION.
- 5 INSTALL TWO NEW WOOD LANDSCAPE WALLS, NOT TO EXCEED 30" IN HEIGHT, TO PREVENT HILLSIDE EROSION INTO STREET.
- 6 REMOVE LARGE TREE STUMP ALONG TORRES ST.
- 7 MINOR REGRADING BEHIND EACH RETAINING WALL TO CREATE A DRAINAGE SWALE AND EQUALIZE THE GRADE IN EACH TERRACE.
- 8 EXISTING RETAINING WALL AT NORTHWEST PROPERTY LINE TO BE REPAIRED AS NEEDED.
- 9 KEEP EXISTING RIVER STONE RETAINING WALL ON NORTH SIDE OF DRIVEWAY.
- 10 REMOVE EXISTING ASPHALT DRIVEWAY IN ROW AND PARCEL.
- 11 RECONFIGURE DRIVEWAY TO PROVIDE USABLE ACCESS TO WIDENED GARAGE.
- 12 NEW DRIVEWAY IN ROW AND PARCEL TO BE PERMEABLE SAND SET PAVERS FROM CALSTONE.
- 13 RETAIN EXISTING ASPHALT DRIVEWAY APRON & SOFT CURBS.
- 14 REMOVE NON-PROTECTED SHRUBS AND TREES AT SOUTHWEST CORNER OF ROW TO ACCOMMODATE DRIVEWAY SHIFT TOWARD SOUTH. FINAL SHAPE TBD ON SITE BY TERRAIN AND PROXIMITY TO EXISTING OAK TREE IN NEIGHBOR ROW.
- 15 INSTALL NEW RAILROAD TIE AND DECOMPOSED GRANITE STEPS ALONG NORTH EDGE OF RECONFIGURED DRIVEWAY FOR SAFE ACCESS TO RESIDENCE DURING RAIN EVENTS. CURRENT SLOPE OF THE DRIVEWAY CREATES SLIP HAZARD, STAIRS ARE NEEDED FOR SAFE PEDESTRIAN ACCESS TO TORRES ST.
- 16 MOVE EXISTING RIVER STONE RETAINING WALL FROM THE SOUTH SIDE OF EXISTING DRIVEWAY. SAVE RIVER STONES AND REBUILD A LANDSCAPE WALL ALONG SOUTH SIDE OF RECONFIGURED DRIVEWAY. STYLE TO MATCH EXISTING RIVER STONE WALL.
- 17 THE STOP SIGN ON TORRES MAY REQUIRE NEW CONCRETE BASE IF DISTURBED BY RETAINING WALL INSTALLATION OR EROSION RECLAMATION OF STREET.

RFI #1 SCOPE OF CHANGES

- 1 EXISTING WOOD RETAINING WALL IN ROW (AT NORTHWEST PROPERTY LINE) TO REMAIN IN CURRENT LOCATION. IT CANNOT BE RELOCATED INSIDE PROPERTY LINES. RELOCATION WOULD REQUIRE EXCAVATION IN THE 6' NO-DIG-ZONE OF SIX TREES, INCLUDING TWO MASSIVE TREES WHICH COULD CAUSE SIGNIFICANT DAMAGE IF THEY FALL DUE TO ROOT DISTURBANCE.
- 2 THE EXISTING WOOD WALL MATCHES THE STYLE OF THE PROPOSED WOOD RETAINING WALLS. STONE CLADDING WILL NO LONGER BE APPLIED TO THE EXISTING RETAINING WALL.
- 3 ADDITIONAL NATIVE NO/LOW WATER PLANT SELECTIONS FOR ROW INSTALLATION. (CITY BEAUTIFICATION).

PAGE INDEX

ROW-0 ROW ENCROACHMENT PROJECT DATA
ROW-1 PROPOSED ROW PLAN
ROW-2 PROPOSED ROW PLAN W/DEMO UNDERLAY
ROW-3 ROW SECTION AT CORNER OF 5TH & TORRES
ROW-4 ROW SECTION AT NEW STEPS, PLANT LIST
ROW-5 DRIVEWAY & STEPS IN ROW
ROW-6 RIGHT OF WAY PHOTOGRAPHS

ROW-0

VERSION: 3.7

DATE: 8/23/24

RIGHT OF WAY

ROW ENCROACHMENT PROJECT DATA

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION
1	08.23.24 ROW RFI #1 (INFORMAL)	ER		

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES , CARMEL , CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

PERMIT SUBMITTAL RECORD

06/28/22	1.0	ER	PLN1.0	INITIAL PLANNING SUBMITTAL
09/12/22	1.3	ER	PLN2.0	PLANNING RFI #1
11/18/22	1.7	ER	PLN3.0	PLANNING RFI #2/CO #1
12/19/22	2.0	ER	PLN4.0	PLANNING CO#2
03/02/23	2.3	ER	PLN5.0	PLANNING RFI INFOR
04/11/23	2.5	ER	BLD1.0	INITIAL BUILDING SUBMITTAL
04/27/23	2.6	ER	BLD2.0	BUILDING RFI INFORMAL
06/07/23	2.8	ER	BLD3.0	BUILDING RFI #1
07/17/23	3.0	ER	BLD4.0	BUILDING RFI #2 INFORMAL
07/22/24	3.6	ER	BLD5.0	BUILDING CO #1
05/24/24	3.5	ER	ROW1.0	INITIAL ROW SUBMITTAL
08/23/24	3.7	ER	ROW2.0	INFORMAL RFI #1

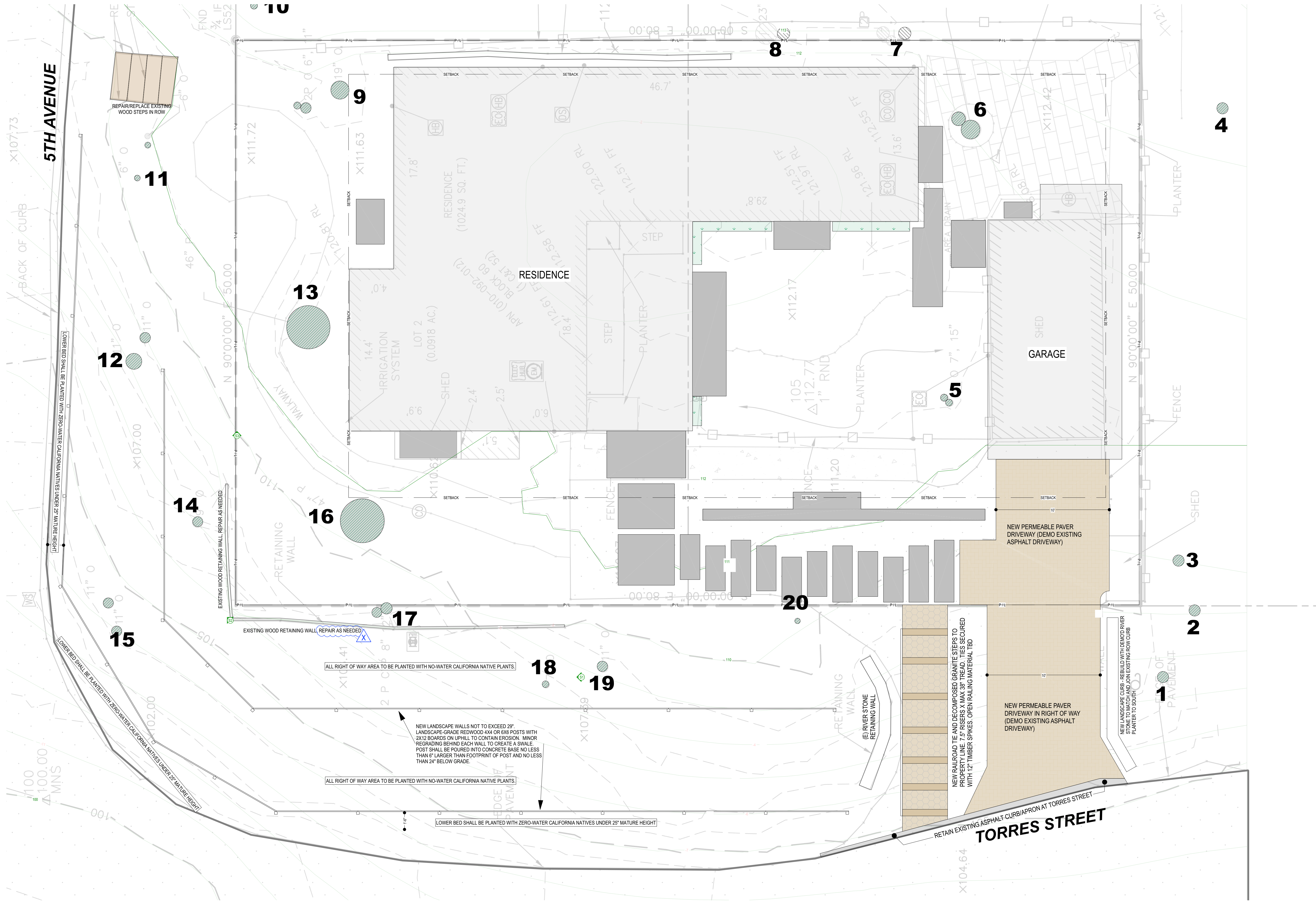
DRAWING REVISION LOG

INITIAL	05/24/24	FIRST ROW SET	PS3.5	ROW1.0	ER
REV X	08/23/24	RFI #1 INFORMAL	PS3.7	JOB3.7	ER
NO STONE CLADDING ON (E) RETAINING WALL & DO NOT RELOCATE; MORE PLANTS					

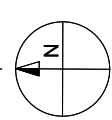
ALL DRAWINGS, INCLUDING ANY AND ALL REPRESENTATIONS IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF LEWIS BUILDERS. NO PART OF THESE PAGES MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY PROPOSED CHANGES TO THESE PAGES MUST BE SUBMITTED TO LEWIS BUILDERS FOR REVIEW AND APPROVAL. ANY CHANGES MUST BE MADE IN ALL DRAWINGS AND ALL SUBMITTALS. IF ANY CHANGES ARE MADE, THE ORIGINAL DRAWINGS AND ALL SUBMITTALS MUST BE REVOKED AND A NEW SET OF DRAWINGS AND SUBMITTALS MUST BE SUBMITTED TO LEWIS BUILDERS FOR REVIEW AND APPROVAL.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168





PROPOSED RIGHT OF WAY PLAN
SCALE: 1/4"=1'



ROW-1

VERSION: 3.7

DATE: 8/23/24

RIGHT OF WAY

PROPOSED ROW PLAN

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION
1	08.23.24 ROW RF #1 (INFORMAL)	ER		

GIVENS ADDITION & REMODEL

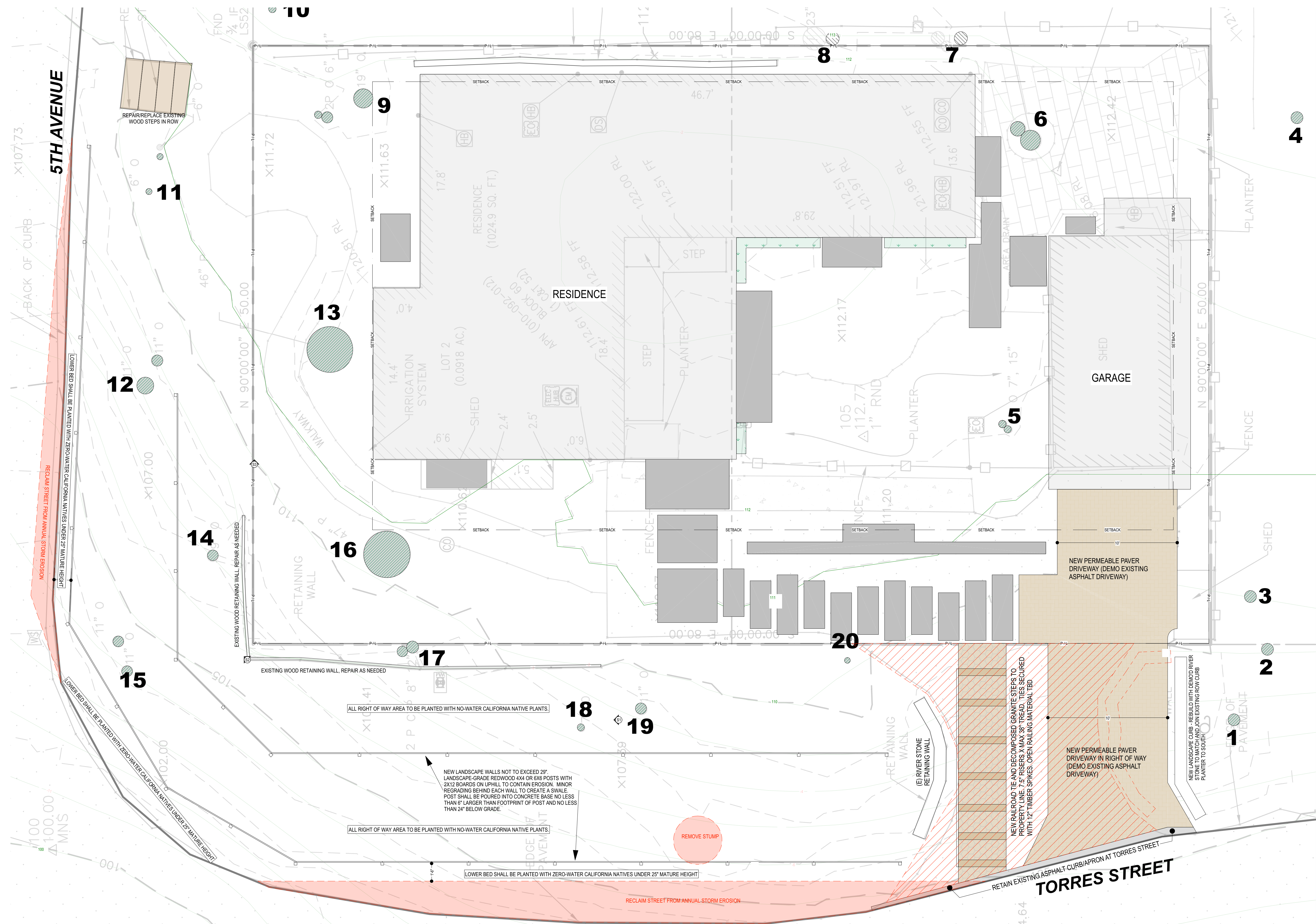
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

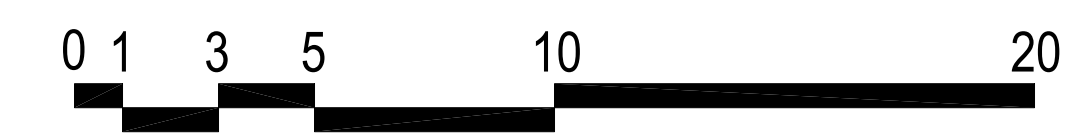
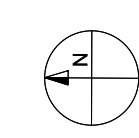
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DRAWING OR SPECIFICATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR SPECIFICATION IS STRICTLY PROHIBITED. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR SPECIFICATION. THE USER OF THIS DRAWING OR SPECIFICATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. LEWIS BUILDERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168





PROPOSED RIGHT OF WAY W/ DEMO OVERLAY
SCALE: 1/4"=1'



ROW-2

VERSION: 3.7
DATE: 8/23/24
RIGHT OF WAY

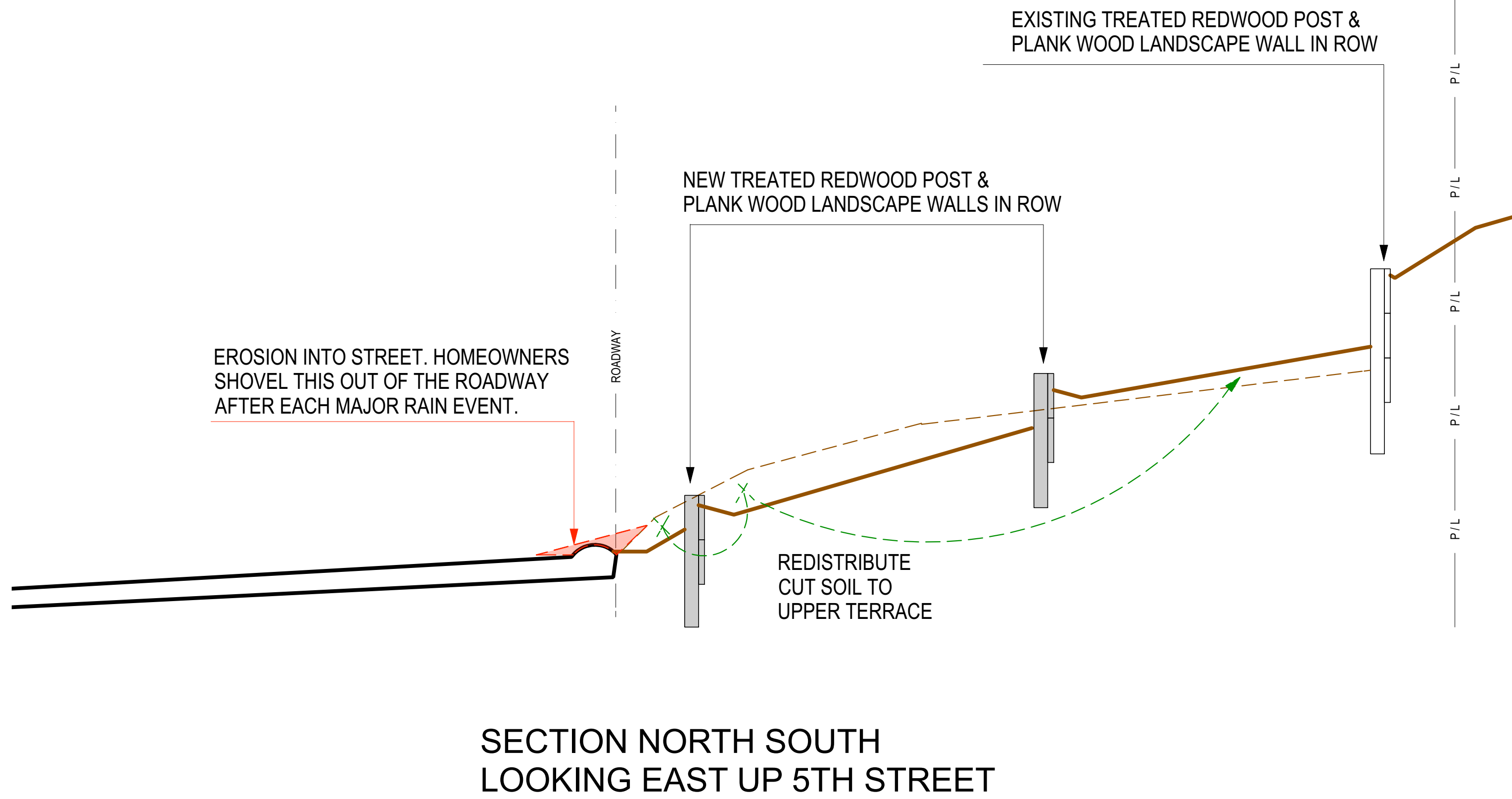
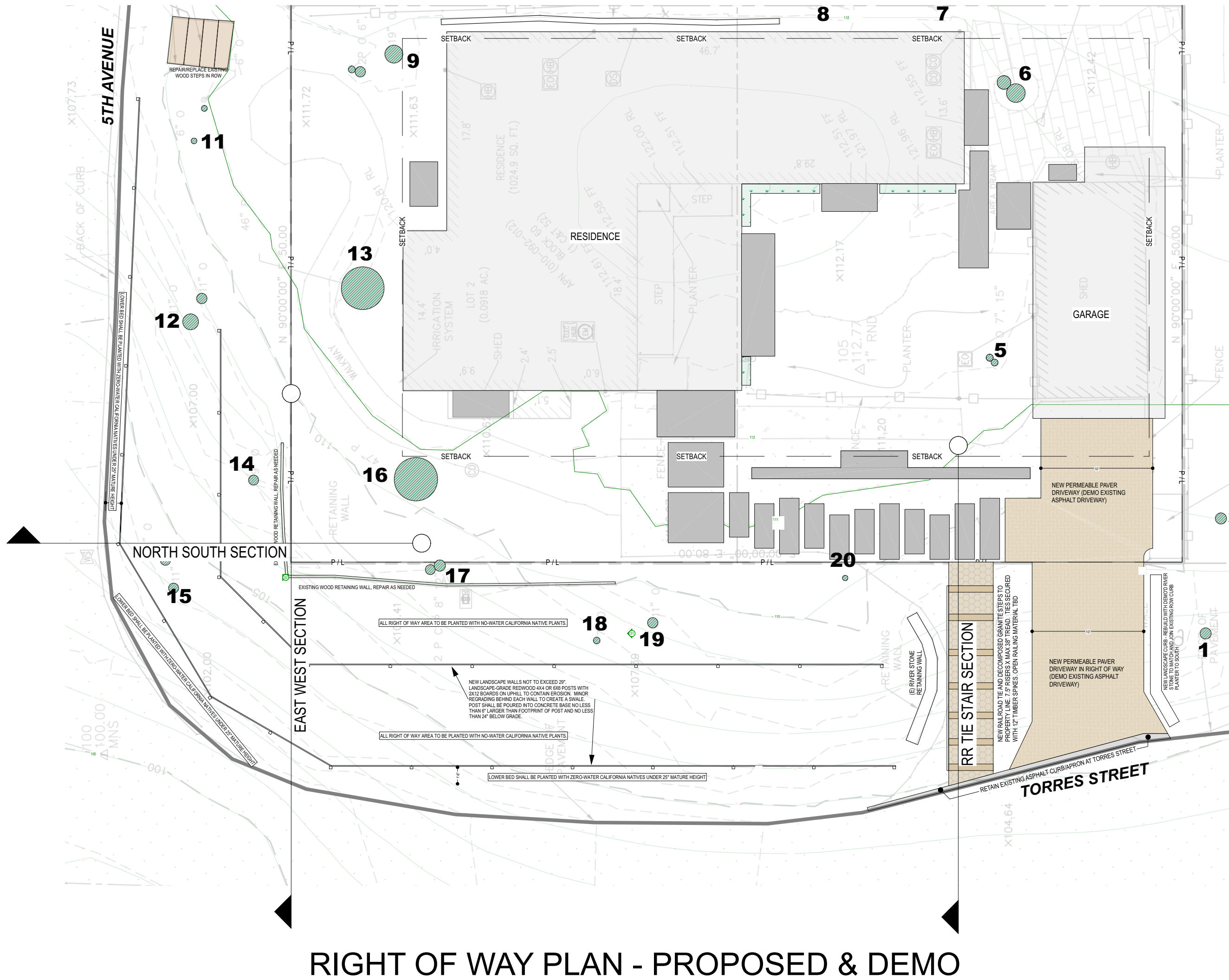
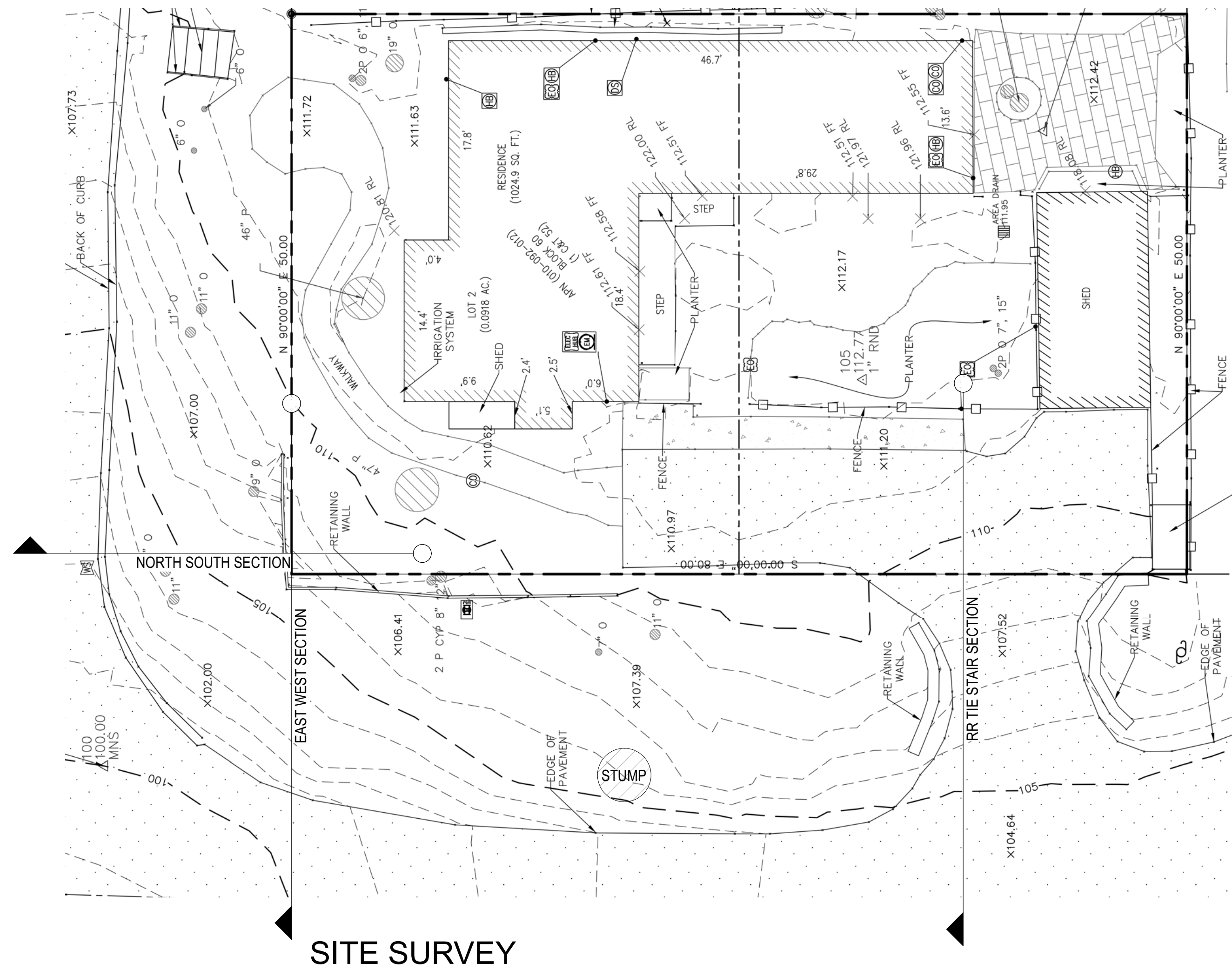
PROPOSED ROW PLAN W/ DEMO OVERLAY			
REV #	DATE / DESCRIPTION	BY	REV #
	08.23.24 ROW R#1 (INFORMAL)	ER	

GIVENS ADDITION & REMODEL
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

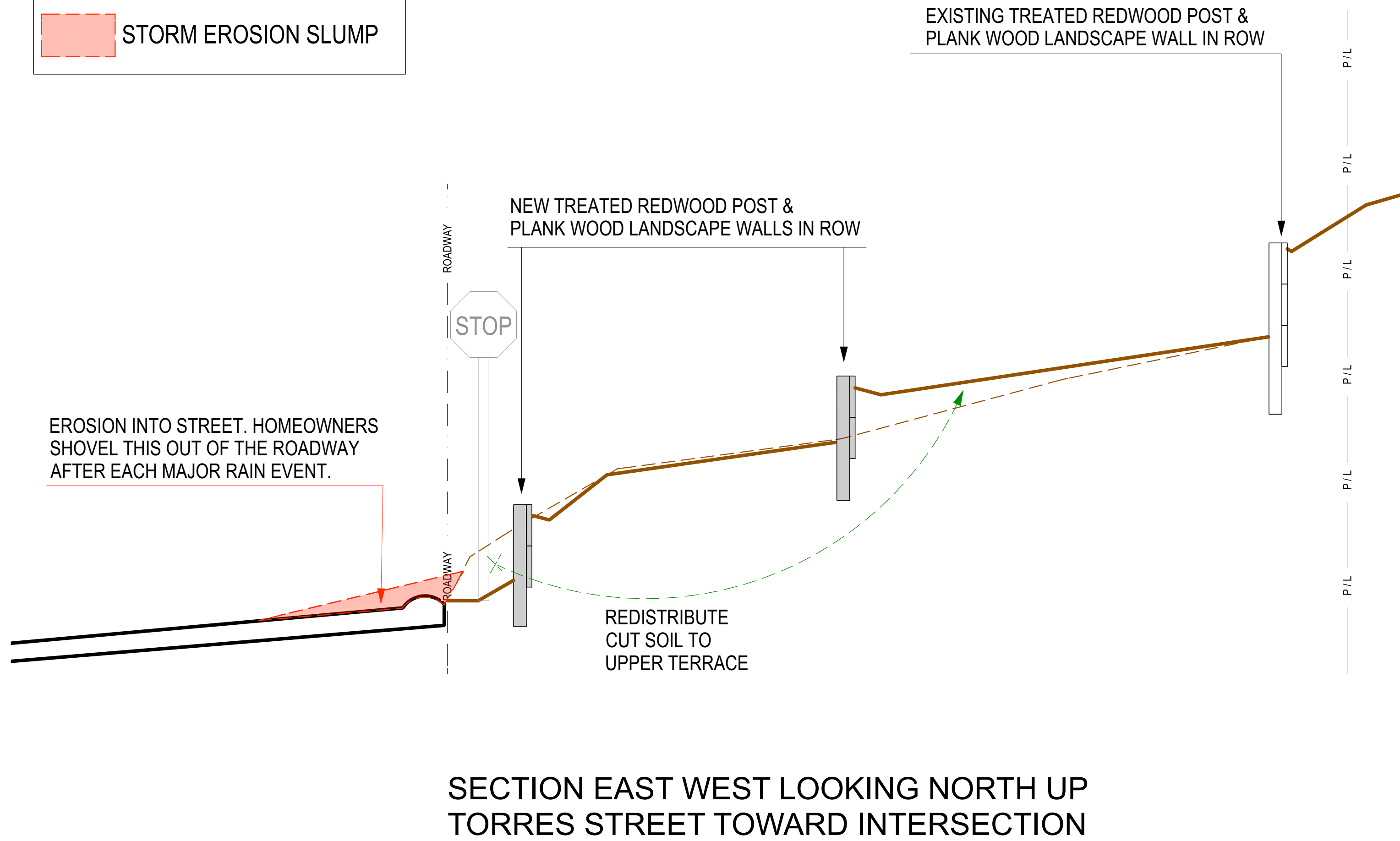
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS DRAWING OR SPECIFICATION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168



SECTIONS LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- STORM EROSION SLUMP



ROW-3

VERSION: 3.7

DATE: 8/23/24

RIGHT OF WAY

ROW SECTIONS AT CORNER OF 5TH/TORRES

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
08.23.24	ROW R#1 (INFORMAL)	ER			

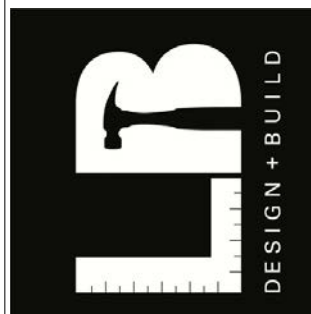
GIVENS ADDITION & REMODEL

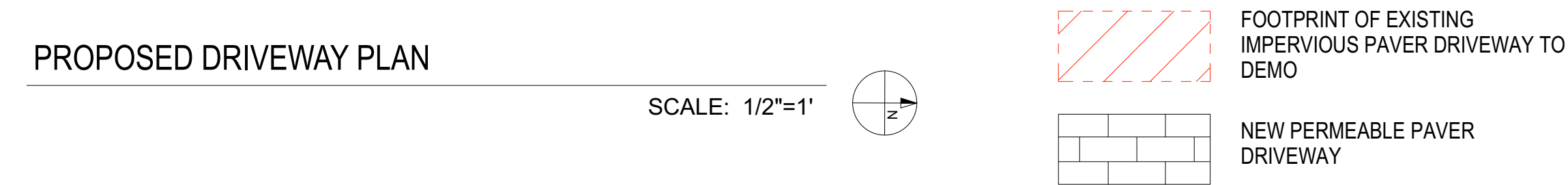
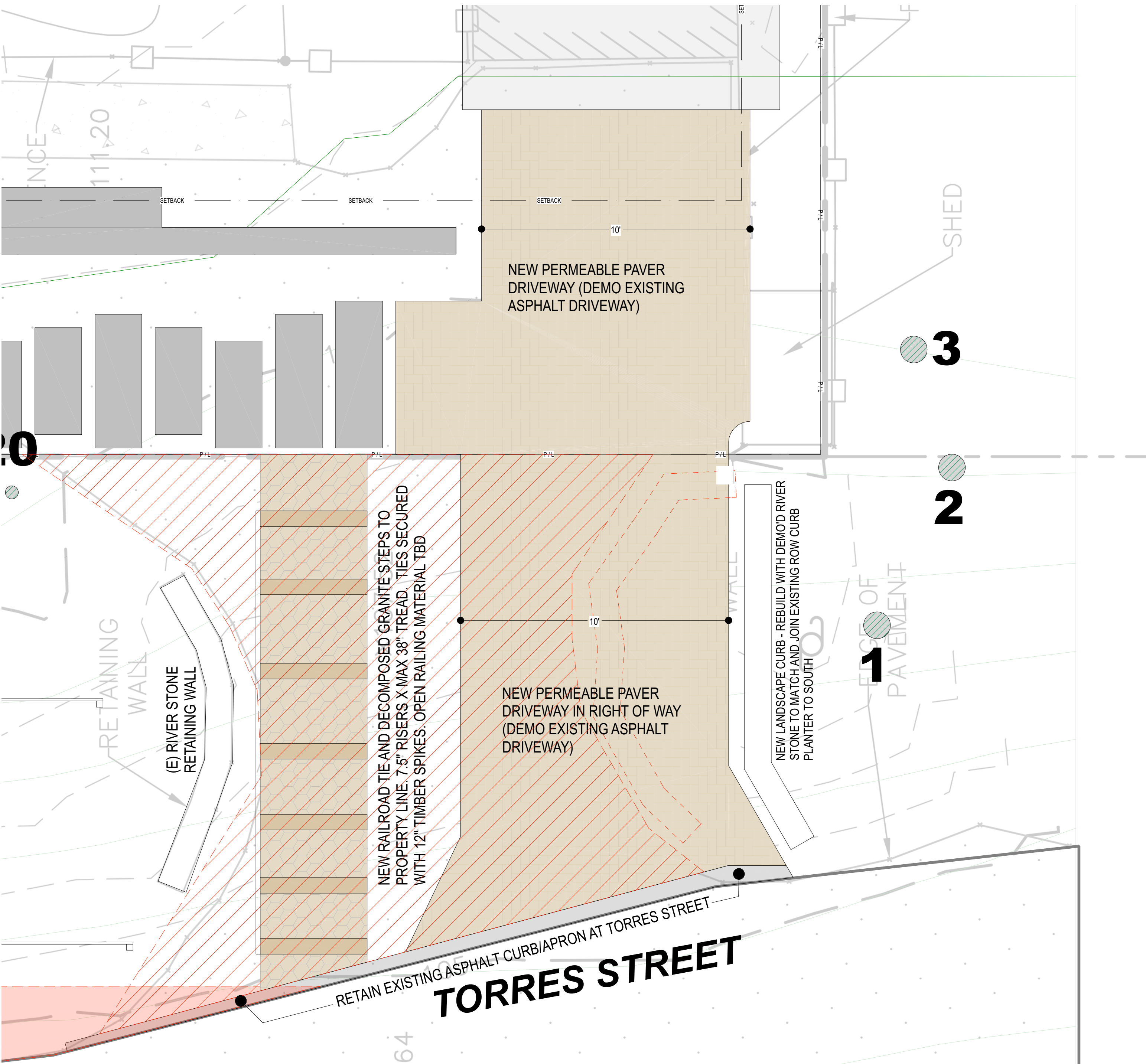
SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF LEWIS BUILDERS. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. LEWIS BUILDERS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD LEWIS BUILDERS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA. LEWIS BUILDERS, 1000 S. GATEWAY AVENUE, SUITE 100, CARPENTERSVILLE, CO 80010, (833) 250-7168.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250-7168





INSTALLER MUST CALL FOR DRIVEWAY GRAVEL BED INSPECTION BEFORE INSTALLING PAVER STONES IN THE CITY RIGHT OF WAY.



Narrow Joint Permeable Mission

Permeable pavers help the environment by protecting the quality of our water supplies. They reduce the amount of storm water runoff entering our natural waterways carrying with it contaminants and pollutants. The water can naturally drain into the surface through the spaces in the pavers. Permeable pavers also will help with erosion control, and flooding issues.

APPLICATIONS



PEDESTRIAN



PATIOS



POOL DECKS



LIGHT
VEHICULAR






HEAVY
VEHICULAR



PERMEABLE*



PRODUCT DETAILS

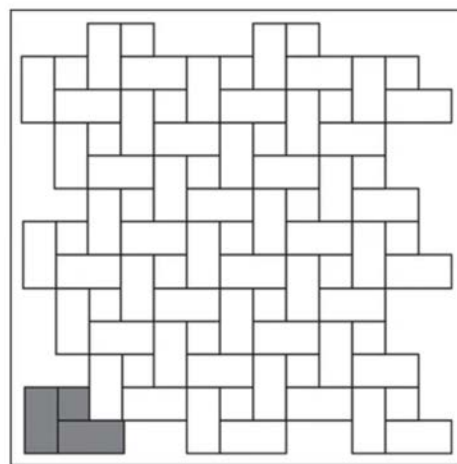
Sizes	Nominal Size	Stone FT²	Stones Pallet	FT² Pallet
	4 x 8 (80mm)	4.64	432	93
	6 x 6 (80mm)	4.10	384	93
	6 x 12 (80mm)	2.60	192	93

Narrow Joint Permeable Mission pavers are designed for use in permeable and sand set applications.

Stocked in the following Mission Colors: Gray Charcoal and Gray Charcoal Tan.

Note: Gray Charcoal may require additional lead time.

PATTERNS



Size	Bags/ Pallet	Sq. Ft./ Bag
50 LB Bag	56	35-50
2000 LB Sack	1 Sack	1,300-2,000

Calstone's Fine #9 Permeable Paver Joint Rock must be used with our Narrow Joint design.

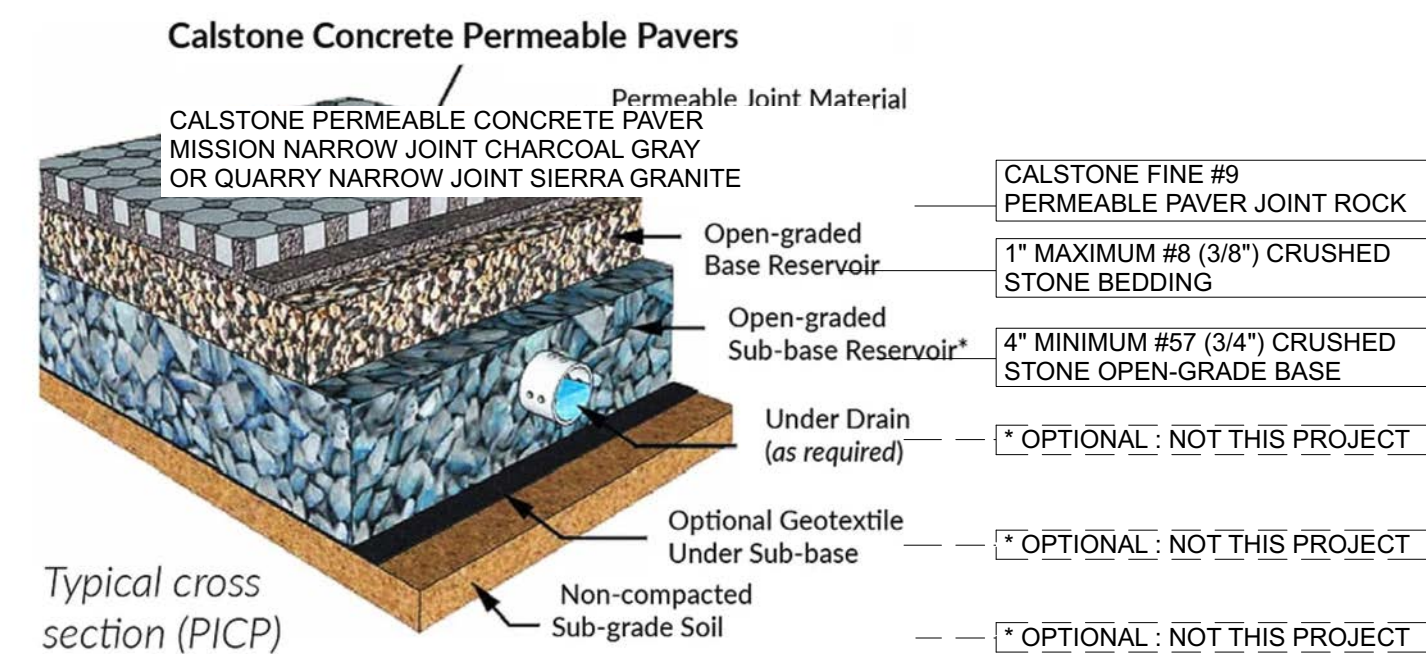
Fine #9 Benefits:

- Fast joint installation
- High infiltration rates
- Improved joint interlock

About "Narrow Joint" Permeable Pavers

Our permeable system is complete with our proprietary Fine #9 Joint Rock. Our permeable system has narrow joint widths of 4mm and initial infiltration rates in excess of 150"/hr.

Permeable interlocking concrete pavement (PICP) with open-graded base and sub-base for infiltration and storage.



For proper installation procedures visit: icpi.org/Calstone EXISTING SOIL TYPE 'A'
Choose Tech Spec #18 (Construction of Permeable Interlocking Concrete Pavement Systems)

ROW-5

VERSION: 3.7

DATE: 8/23/24

RIGHT OF WAY

DRIVEWAY & STEPS IN ROW

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
08.23.24	ROW RT #1 (INFORMAL)	ER			

GIVENS ADDITION & REMODEL

SE CORNER 5TH & TORRES, CARMEL, CALIFORNIA
APN 010-092-012-000

STAMP/SIGNATURE

ALL DRAWINGS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF LEWIS BUILDERS. THESE PAGES ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEWIS BUILDERS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE PAGES IS STRICTLY PROHIBITED. THE USER AGREES TO HOLD LEWIS BUILDERS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PAGES FOR ANY CONSTRUCTION ACTIVITIES.

LEWIS BUILDERS
CA. LICENSE
#B-844741
CARMEL CA 93923
(831) 250 7168

