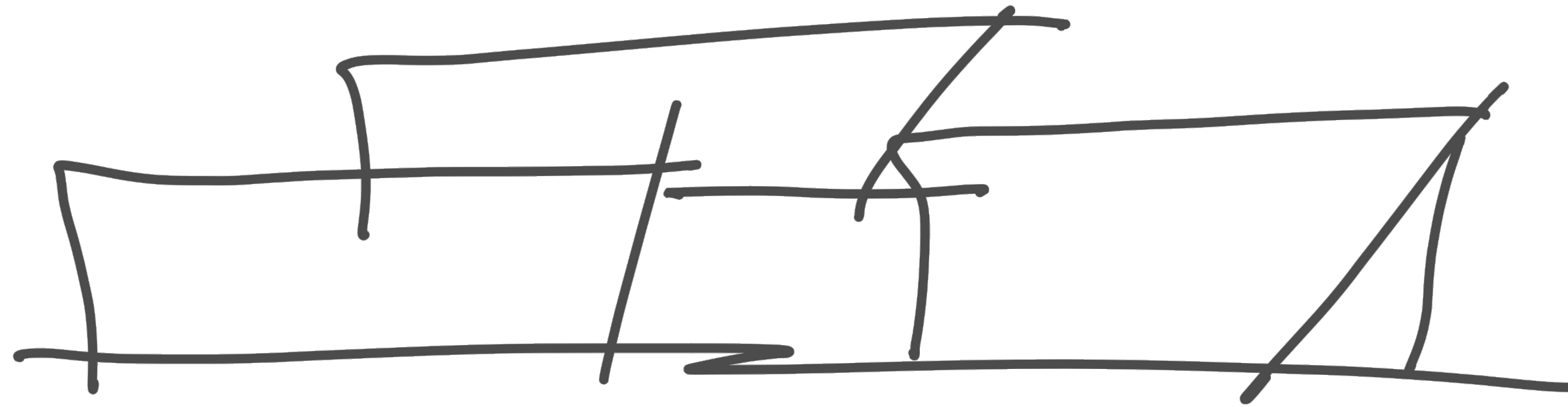


# Collins Residence

Carmel, California  
APN: 010-121-013-000

## DESIGN CONCEPT REVIEW



WEST ELEVATION (FRONT)



EAST ELEVATION (REAR)



SOUTH ELEVATION (SIDE)



AERIAL VIEW



COURTYARD VIEW

### SHEET INDEX

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- G1.0 PRELIMINARY SITE ASSESSMENT

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#### ARCHITECTURAL

- A0.1 TOPOGRAPHIC SURVEY
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- A8.0 MATERIALS
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- A11.0 VOLUME ANALYSIS & AVERAGE NATURAL GRADE PLAN

#### LANDSCAPE

- L1.0 LANDSCAPE PLAN (PROPOSED)

### PROJECT DATA

#### FLOOR AREA

	ALLOWED	EXISTING	PROPOSED	
MAIN LEVEL		866.0 SQ.FT.	1,159.2 SQ.FT.	
UPPER LEVEL			440.2 SQ.FT.	
GARAGE			200.0 SQ.FT.	
SHED		213.0 SQ.FT.	0.0 SQ.FT.	
<b>TOTAL GROSS FLOOR AREA:</b>	<b>1,800.0 SQ.FT.</b>	<b>1,079.0 SQ.FT.</b>	<b>1,799.4 SQ.FT.</b>	<b>45.0%</b>

#### SITE COVERAGE

22.0% of F.A.R. = 396.0 SQ.FT., + SITE BONUS; 4.0% OF SITE = 160.0 SQ.FT., TOTAL SITE COVERAGE ALLOWED 556.0 SQ.FT.

PERVIOUS COVERAGE	ALLOWED	EXISTING	PROPOSED	
SOUTH PATIO		324.0 SQ.FT.		
NORTH PATIO (FIRE PIT INC.)			353.0 SQ.FT.	
ENTRY WALK			29.0 SQ.FT.	
DRIVEWAY			39.0 SQ.FT.	
EAST WALKWAY			73.0 SQ.FT.	
<b>TOTAL PERVIOUS COVERAGE</b>		<b>324.0 SQ.FT.</b>	<b>494.0 SQ.FT.</b>	<b>12.4 %</b>
IMPERVIOUS COVERAGE	ALLOWED	EXISTING	PROPOSED	
SOUTH AC DRIVEWAY		560.0 SQ.FT.		
WEST STEPS		36.0 SQ.FT.		
ENTRY PORCH			29.5 SQ.FT.	
NORTH WALKWAY		55.0 SQ.FT.		
EAST PATIO		350.0 SQ.FT.		
<b>TOTAL IMPERVIOUS COVERAGE</b>		<b>1,036.0 SQ.FT.</b>	<b>29.5 SQ.FT.</b>	<b>4.8 %</b>
<b>TOTAL GROSS COVERAGE</b>	<b>556.0 SQ.FT.</b>	<b>1,360.0 SQ.FT.</b>	<b>523.5 SQ.FT.</b>	<b>13.8 %</b>

#### HEIGHT LIMITS AND SETBACKS

MAIN DWELLING HEIGHTS	ALLOWED	EXISTING	PROPOSED
RIDGE: ONE STORY	18'-0"	8'-10"	13'-3"
RIDGE: TWO STORY	24'-0"	N/A	19'-0"
PLATES: ONE STORY	12'-0"	8'-10"	12'-0"
PLATES: TWO STORY	18'-0"	N/A	17'-8"

MAIN DWELLING SETBACKS	ALLOWED	EXISTING	PROPOSED
NORTH SIDE	3'-0"	3'-2"	6'-3"
SOUTH SIDE	3'-0"	12'-9"	3'-7"
WEST SIDE (FRONT)	15'-0"	9'-11"	17'-2"
EAST SIDE (REAR)	3'-0"/15'-0"	40'-11"	9'-10"

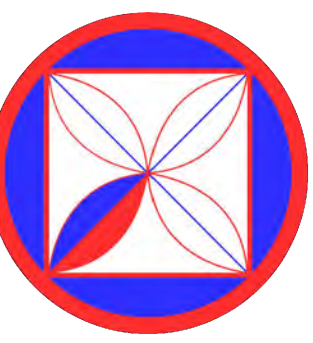
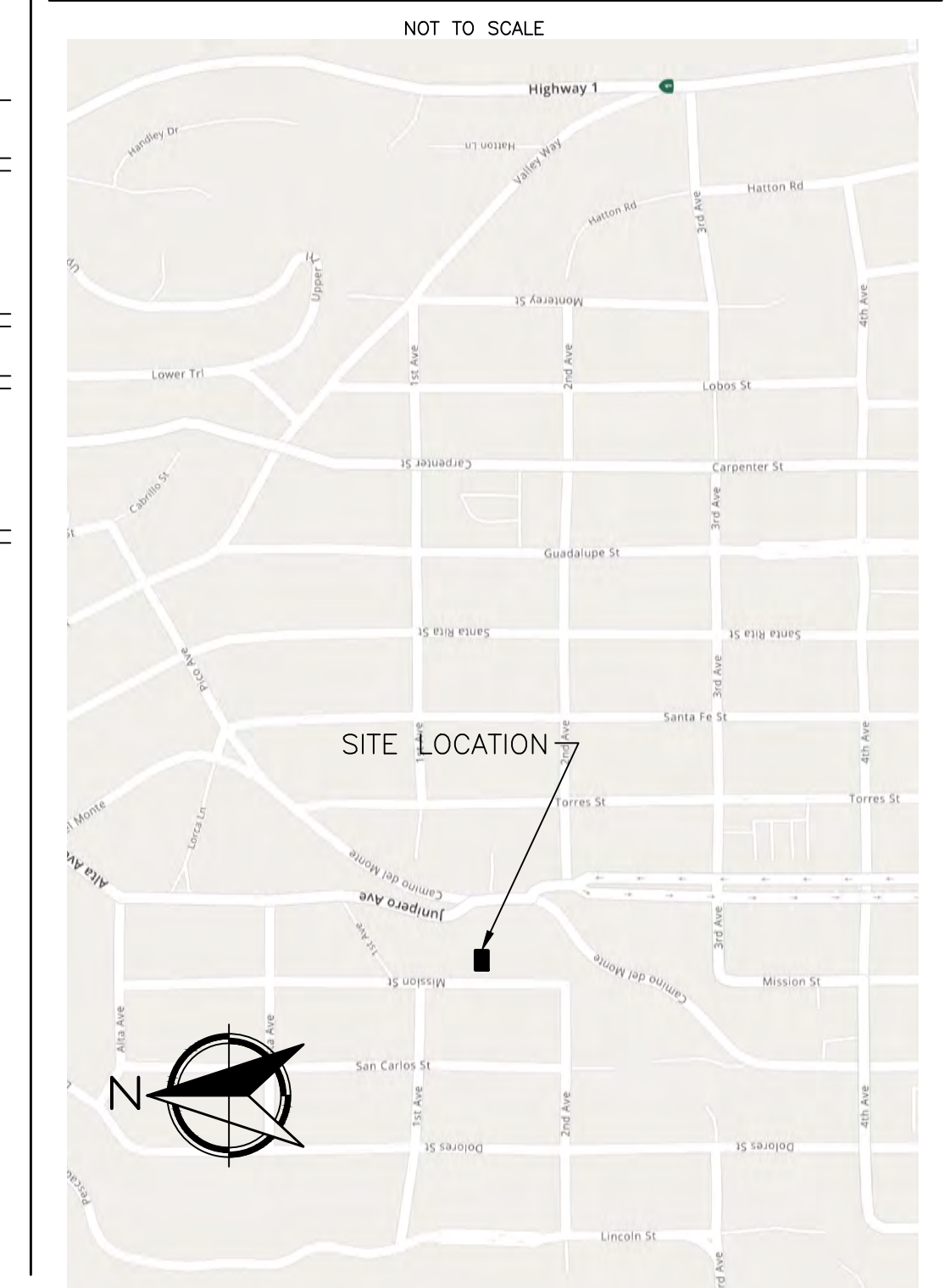
### PROJECT INFORMATION

LOT SIZE	(0.92 Acres)	4,000.0 S.F.
A.P.N.	010-121-013-000	
LEGAL DESCRIPTION	BLOCK: 11 LOT: NORTH PORT OF 8 & SOUTHPORT OF 10	
ZONING	R-1	
SETBACKS (MIN. ALLOWED)	FRONT:15FT, SIDE 3FT. REAR 3FT./15FT.	
BLDNG. OCCUPANCY	R-3/U	
CONST. TYPE	V-B	
STORIES:1	PLATE HT. 12FT. - RIDGE HT. 18FT.	
STORIES:2	PLATE HT. 18FT. - RIDGE HT. 24FT.	

### SCOPE OF WORK

1. TO DEMO A EXISTING SINGLE-FAMILY DWELLING ONE-STORY AND SHED.
2. BUILD A NEW TWO-STORY SINGLE-FAMILY DWELLING, WITH AN ATTACHED ONE-CAR GARAGE
4. GRADING EXPORT 634 CU.YD.
5. NO TREE REMOVAL

### VICINITY MAP



**CODG**  
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### REVISIONS:

**PROJECT:**  
Collins Residence  
San Carlos, 3 SW of 1st, Carmel-By-The-Sea  
Monterey County, California  
Block: 11 Lot: North Port of 8 & SouthPort of 10  
APN: 010-121-013-000  
**PROJECT NO.:**  
21-08

### ISSUE:

**DRAWN BY:**  
C.O.

### COVER SHEET

SCALE: 1/4" = 1'

**T1.0**

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**PRELIMINARY SITE ASSESSMENT REPORT**

**Date of Site Visit:** March 29, 2022  
**Planner:** Evan Kort  
**Forester:** Sara Davis  
**Block/Lot:** 13/8 & 10  
**APN:** 010-121-013  
**Property Owner:** Hemielle Collins  
**Street Location:** San Carlos 3 SE 1st

**Purpose:** Provide input to the applicant on applicable development regulations, design standards, and site opportunities and constraints before submitting a Design Study Application.

**Location:**

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	Yes - CMC 17.20
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	Yes

- Street and Neighborhood Character:**
- Style and materials of the existing residence:



Staff was unable to identify a specific view impact, however, the inclusion of a new second story may impact ocean views to neighbors to the east. Recent projects in the vicinity have identified that ocean views do exist in this part of the city and any increase in height may potentially impact existing views currently enjoyed by neighbors to the east. Staff strongly recommends reaching out to neighbors to the early in the process to identify if their view may be impacted as a result of a new second story.

- Neighborhood Input:** Staff strongly recommends reaching out to the adjacent property owners, whether residential or commercial, prior to application submital to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process. Due to the potential for significant view impacts, it is imperative neighbor outreach is started early in the process in an effort to minimize any view impacts and potential neighbor concerns early in the process to avoid substantial project re-designs.

**Forest/Trees:** Please refer to the attached forester's report.  
 The Residential Design Guidelines state that significant upper canopy and understory trees should be preserved and that new construction should minimize impacts on established trees. The root systems of all trees to be preserved shall be protected and the forested image of a site shall be maintained.

**Historic Status:** The associated historic evaluation is still under review and will be provided to the applicant once completed. The subject property, however, is located within the Archaeological Significance (AS) Overlay, and as such requires preparation of a Phase I Archaeological Survey prior to making a determination as to whether the property is eligible or ineligible for the Carmel Inventory of Historic Resources (CMC 17.32.060.E.1).

Please provide a Phase I survey prepared by a qualified professional that follows the Archaeological Resources Management Report (ARMR) format. The report shall include a records search from the Northwest Regional Information Center, documentation of an on-site survey, and archival research on the history of the property. Native American consultation(s) may also be appropriate.

While the department cannot recommend any single individual or firm to prepare the report, Monterey County maintains a list of **archaeological consultants** that is available as a resource. Additional information can be found in CMC 17.32.060.E and CMC 17.20.020-060.

**Story Pole Policy:** Story-poles and netting are required in Carmel-By-The-Sea. The City's Story-Pole Policy, adopted by the City Council in 2017, can be found on our website. All story-poles, netting and ribbons must be installed, and certified, in accordance with the Story-Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

**Items to note:** **SB by and Access shall be evaluated from lot and public right of way**

**Required Structural Root Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	13	12	10	13	7	15	15	18							

**Required Tree Protection Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	35	26	30	35	21	45	45	50							

Requirements for tree preservation shall adhere to the following tree protection measures on 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 to include 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' above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be raised, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taut for the duration of the project. No more than 6 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.
- 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 pneumatic excavator, hydrovac, or low pressure, or other 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 cut 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.

- Style and materials of the neighboring residences:** The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. Therefore, a new building should be different in style from buildings on nearby and abutting properties.
- Right-of-way characteristics:** The Residential Design Guidelines encourage maintaining an informal, vegetated, open space character within the right-of-way. The Guidelines discourage raising or lowering grades around tree roots. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is prohibited. For more information, please refer to the Right-of-Way Vision Statement.



**Site Conditions & Development Standards:**

- Building Site Area:** The lot is a 4,000 square foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

Floor Area is defined as "...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface, and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."

- Setbacks:** The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. For a 40-foot wide lot, the composite setback is 10 feet.

**Table 17-10-A: Minimum Standards for R-1 District**

Lot Type	Front Yards (in feet)	Rear Setback (in feet)	Compassion <sup>1</sup> (in feet)	Minimum setbacks (in feet)	Interior <sup>2</sup> (in feet)	Street Side
General Use	15	15	25% of lot width	5	5	5
General Use	15	15	25% of lot width	5	5	5
Development Code	15	15	25% of lot width	5	5	5
Side						5
Front Porch/Deck	15	15	25% of lot width	5	5	5

<sup>1</sup> The rear setback is those feet for these portions of structures less than 10 feet in height.  
<sup>2</sup> See CMC 17.20.020-060 for R-1 District. Note: Minimum setbacks.

**Table 17-10-C: Maximum Height Standards**

Number of Stories Allowed	R-1 District	R-1-DB District	R-1-PO District
Roof Height of First Story (in feet)	15	15	15
Roof Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	24	24 <sup>1</sup>
Roof Height of Second Story (in feet)	15	15	15 <sup>2</sup>

- Building Height:**
- Exterior Volume:** The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17-10-E (refer to the table below). It is recognized that existing homes built before 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

**Table 17-10-E: Exterior Volume Factors for R-1 District**

Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 12:12 pitch	12	11
Located under a flat roofed area of the building 8:12 or less pitch	11	10 <sup>1</sup>

**Significant Tree Evaluation Worksheet**

APN: 010-121-013-000  
 Street Location: San Carlos 3 SE 1st Ave  
 Planner: Evan Kort  
 City Forester: Sara Davis  
 Property Owner: Collins  
 Recommended Tree Density: 3 upper and 1 lower

**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 pass 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
YES															
NO	X	X	X	X	X	X	X	X							

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.

**B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MP	MP	MP	MP	LD	MP	MP	MP							
YES	X	X	X	X	X	X	X	X							
NO															

MP-Monterey pine; MC-Monterey cypress; BF-Bishop pine; CA-coast redwood; CD-coast live oak; CL-California live oak; CS-California sycamore; BL-Big leaf maple; QT-Quercus; Note: Other species on the recommended tree list may be determined to be Significant Tree only if they are exceptional examples of the species. Such trees also must exhibit excellent form, vigor, size, and substantial size in 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
YES	24	24	20	24	14	30	30	36							
NO															

Monterey pine: Monterey cypress, Bishop pine, Coast redwood: 6" DBH; Coast live oak - single trunk tree: 6" DBH; Coast live oak - multi-trunk tree measured per industry standard: 6" DBH; California sycamore, Big leaf maple, California live oak, other: 10" DBH; dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

- Parking:** CMC Section 17.10.030 requires one parking space per primary dwelling on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport, or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space, whether provided by means of a garage, carport, or parking pad.
- Garage:** To encourage variety and diversity in neighborhood design, the Planning Commission may authorize detached garages or carports in the front setback and side yard setback facing a street. Garages located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height. Detached garages may encroach into an interior side yard setback and rear yard setback if limited to 15 feet in height, would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures:** Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.
- Studios:** A studio is defined as "An attached or detached residential dwelling unit without kitchen or cooling facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."

- Studio:** A studio is permitted so long as it does not contain any living, sleeping, bathing, or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary residence. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.
- Accessory Dwelling Units (ADUs):** One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features:** The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.
- Preliminary storm water management plan:** is required to be provided as part of the

**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
Score	2	2	2	2	2	2	2	2	1						

- 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.
- 1 point:** The tree shows some pests or disease that impact its condition, but which does not immediately threaten the health of the tree. The tree may recover in six to 12 months with appropriate intervention.
- 2 points:** The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Score	2	2	2	2	2	2	2	1							

- 0 points:** Prior pruning, disease or growth habits have left the tree deformed or unround 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.
- 1 point:** 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.
- 3 points:** 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.

**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
Score	1	1	1	1	2	2	2	1							

- 0 points:** The tree is immature 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.
- 1 point:** The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
- 2 points:** The tree is young to middle age and shows exceptional vigor.
- 3 points:** The tree is young to middle age and shows exceptional vigor.

- Site Coverage:** Impermeable site coverage is limited to 22% of the base floor area for the site or 396 square feet for a base floor area of 1,800 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unpaved decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

- If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway if up to one foot in width. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.
- Fences:** Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and rear yard fences are permitted a height of 6 feet. The Planning Commission may authorize a taller fence in the side and rear yards. The heights of all fencing shall be clearly noted on the project plans.

**Table 17-10-D: Maximum Tree One-Piece and Root Heights**

Design Element	Front Setback	Side Setback	Rear Setback	Front Setback	Side Setback	Rear Setback
Pinus	4' max <sup>1</sup>	4' max <sup>1</sup>	4' max <sup>1</sup>	4' max <sup>1</sup>	4' max <sup>1</sup>	4' max <sup>1</sup>
Quercus	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>
Podocarpus	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>
Juniperus	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>
Other	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>	3' max <sup>1</sup>

<sup>1</sup> These heights shall not be exceeded through Design Studies before Planning Commission.  
<sup>2</sup> Up to five feet may be allowed through Design Studies before Planning Commission.

**Potential Neighbor Impacts:**

- Privacy Concerns:** The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of neighboring properties. Additionally, the Guidelines recommend screening patios and terraces.
- View Concerns:** The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, "Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."

**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
Score	2	2	2	2	2	2	2	2	1						

- 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.
- 1 point:** The tree shows some pests or disease that impact its condition, but which does not immediately threaten the health of the tree. The tree may recover in six to 12 months with appropriate intervention.
- 2 points:** The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

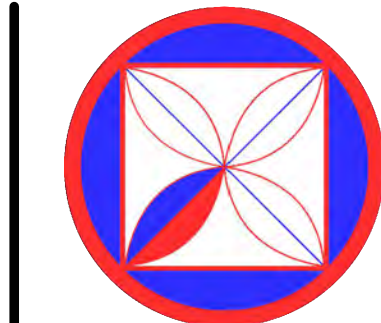
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Score	2	2	2	2	2	2	2	1							

- 0 points:** Prior pruning, disease or growth habits have left the tree deformed or unround 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.
- 1 point:** 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.
- 3 points:** 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.

**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
Score	1	1	1	1	2	2	2	1							

- 0 points:** The tree is immature 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.
- 1 point:** The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
- 2 points:** The tree is young to middle age and shows exceptional vigor.
- 3 points:** The tree is young to middle age and shows exceptional vigor.



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 2001 S. CARMEL CENTER PLACE, STE 102  
 MONTEREY, CALIFORNIA 93940  
 OFFICE: 831.926.4146  
 CL



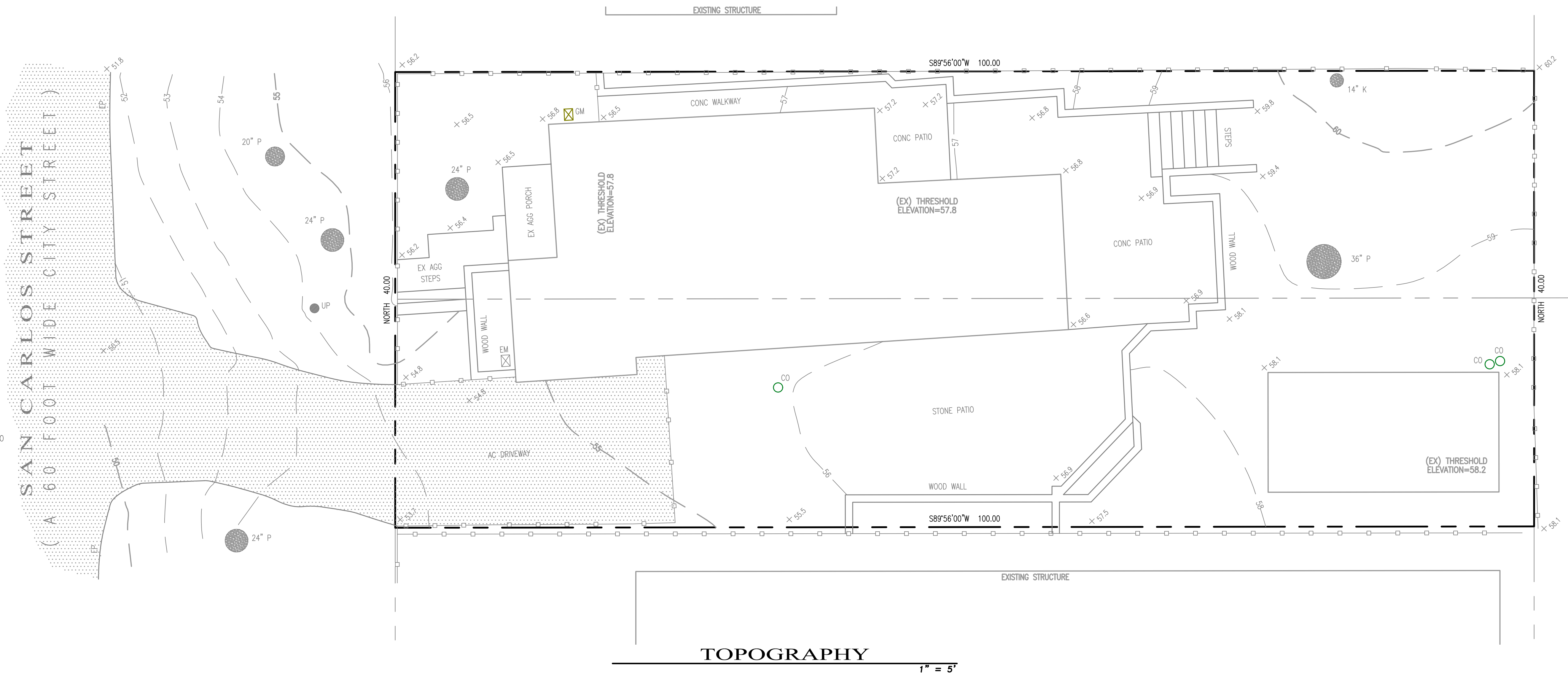
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 THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

PROJECT BENCHMARK  
 DURA NAIL &  
 DISC ELEV=50.0

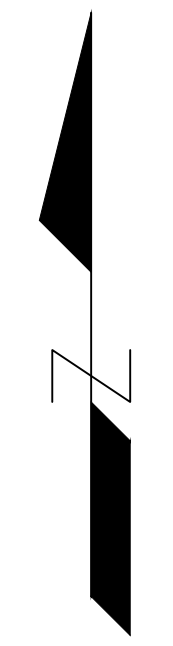
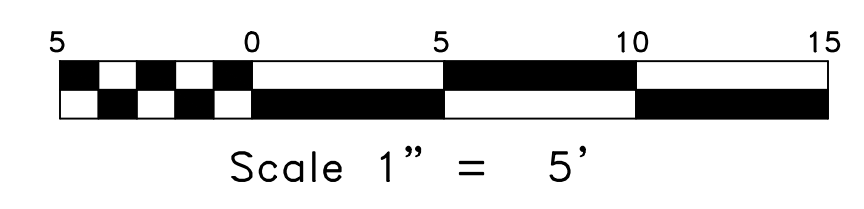
SAN CARLOS STREET  
 (A 60 FOOT WIDE CITY STREET)

**HATCH LEGEND**


 EXISTING AC PAVEMENT



**TOPOGRAPHY**  
 1" = 5'



<p><b>TOPOGRAPHY</b></p> <p><b>HERMLE COLLINS RESIDENCE</b>          APN# 010-121-013-000</p> <p>Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA          PREPARED FOR: CDDG</p>	<p><b>C3 ENGINEERING INCORPORATED</b></p> <p>Civil Engineering, Land Development,          Stormwater Management</p> <p>126 Bonifacio Place, Suite C, Monterey, CA 93940          Phone: (931) 647-1192 Fax (931) 647-1194          mail@C3Engineering.net</p>																																								
<p>SCALE: AS NOTED</p> <p>DATE: 2-27-2025</p> <p>DESIGN BY: FJC</p> <p>DRAWN BY: ECH</p> <p>CHECKED BY: FJC</p> <p>SHEET NUMBER:</p>	<p>REGISTERED PROFESSIONAL ENGINEER          FRED M. J. CAMPO          No. 61390          Exp. 06/30/25          CIVIL          STATE OF CA</p>																																								
<p><b>C2</b></p> <p>OF 8 SHEETS</p> <p>PROJECT# 122-187</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: right; font-size: small;">MADE IN THE USA</p>	REV.	DATE	DESCRIPTION	BY																																				
REV.	DATE	DESCRIPTION	BY																																						







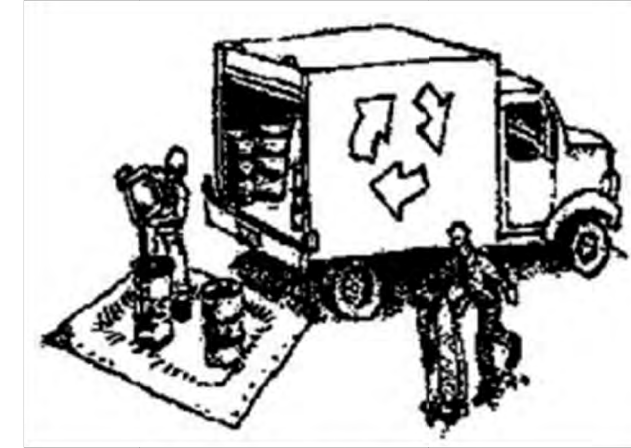






# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



## MATERIALS & WASTE MANAGEMENT

### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



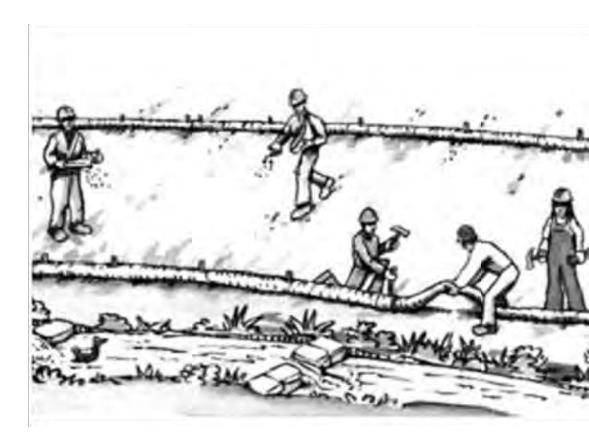
## EQUIPMENT MANAGEMENT & SPILL CONTROL

### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



## EARTHWORK & CONTAMINATED SOILS

### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



## PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.



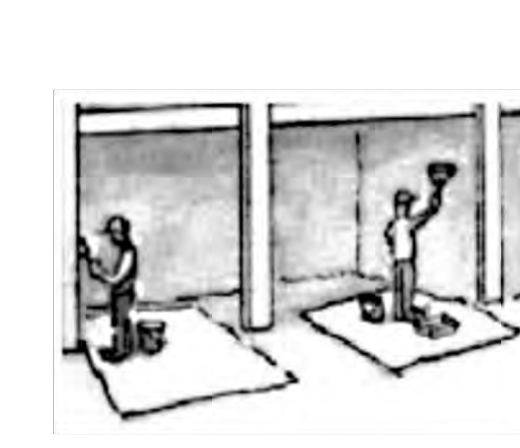
## CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



## LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



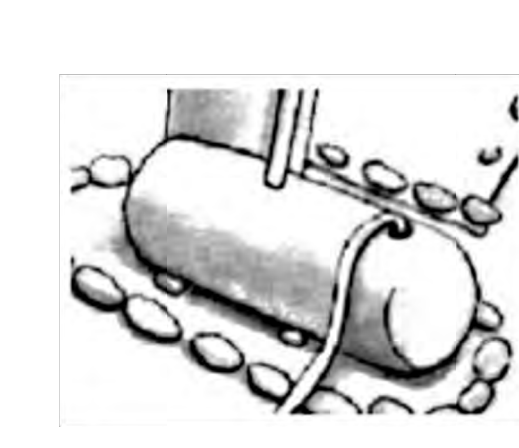
## PAINTING & PAINT REMOVAL

### Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

### Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



## DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

**STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!**

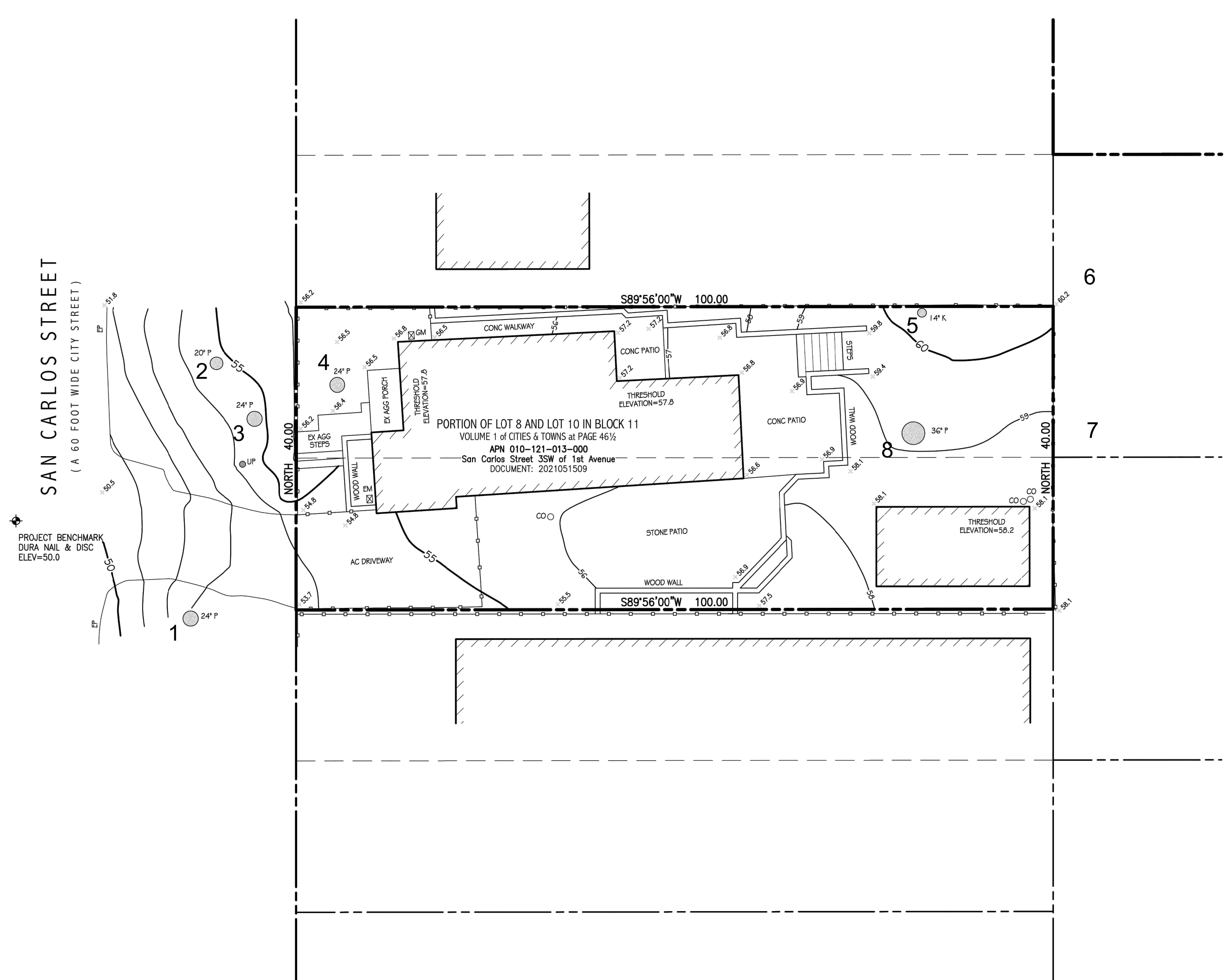
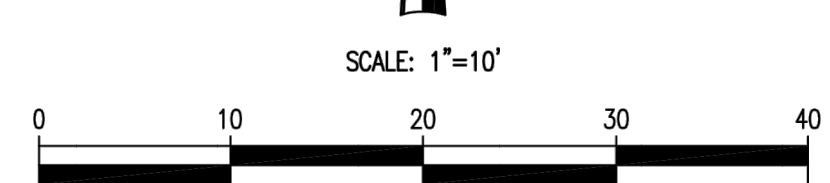
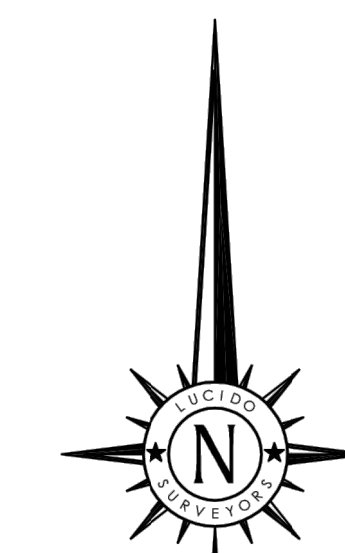
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<b>C3 ENGINEERING INCORPORATED</b> Civil Engineering, Land Development, Stormwater Management 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (931) 647-1192 Fax: (931) 647-1194 mail@C3Engineering.net	PROJECT# 122-187
	SHEET NUMBER: 8 OF 8 SHEETS
SCALE: AS NOTED DATE: 2-27-2025 DESIGN BY: FJC DRAWN BY: ECH CHECKED BY: FJC	PROJECT# 122-187
CONSTRUCTION BEST MANAGEMENT PRACTICE HERMLE COLLINS RESIDENCE APN# 010-121-013-000 Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA PREPARED FOR: CDDC	REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. 61390 Exp. 06/30/25 CIVIL

\* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

**LEGEND:**

	RECORD BOUNDARY		WOOD FENCE
	RECORD RIGHT OF WAY		WIRE FENCE
	RECORD LOT LINE		CHAIN LINK FENCE
	RECORD CENTERLINE		STREET SIGN
	RECORD EASEMENT LINE		SIGN POST
	RECORD SETBACK		MAIL BOX
	OLD RECORD LINE		BOLLARD
	PROJECT BENCHMARK		PILLAR
	50 CONTOUR (MAJOR)		BLOCK RETAINING WALL
	40 CONTOUR (MINOR)		ROCK RETAINING WALL
	GB GRADEBREAK		STACKED BLOCK WALL
	EP EDGE OF PAVEMENT		BRICK WALKWAY/PATIO
	LIP OF GUTTER		CARMEL STONE
	FACE OF CURB		PCC WALKWAY/PATIO
	CURB AND GUTTER		DISABLED PARKING
	BACK OF CURB		STANDARD PARKING STALL
	SIDEWALK		ASPHALT CONCRETE
	BACK OF SIDEWALK		CARMEL STONE
	DRIVEWAY		CORRUGATED METAL PIPE
	FLOWLINE		CONCRETE SLAB
	APPROXIMATE BUILDING OUTLINE		DECOMPOSED GRANITE
	CHIMNEY		EXPOSED AGGREGATE
	APPROXIMATE FLOOR ELEVATION		HIGH DENSITY POLY ETHYLENE
	DECK		PORTLAND CEMENT CONCRETE
	CONCRETE PAD		PAVER STONE
	STEP		POLY VINYL CHLORIDE
	PLANTER		REINFORCED CONCRETE PIPE
	WATER LINE		TRASH ENCLOSURE
	WATER VALVE		EDGE OF FOLIAGE
	WATER METER		TREE WITH SIZE AND TYPE
	FIRE HYDRANT		ACACIA
	HOSE BIB		CYPRESS
	IRRIGATION CONTROL VALVE		OAK
	SANITARY SEWER LINE		PINE
	SANITARY SEWER MANHOLE		REDWOOD
	SANITARY SEWER CLEAN-OUT		TREE
	STORM DRAIN		SPOT ELEVATION
	STORM DRAIN MANHOLE		
	AREA DRAIN		
	STORM DRAIN CATCH BASIN		
	ELECTRIC LINE		
	UTILITY POLE		
	GUY WIRE		
	ELECTRIC VAULT		
	UTILITY VAULT		
	ELECTRIC METER		
	STREET LIGHT		
	LAMP POST		
	GAS LINE		
	GAS METER		
	TELEPHONE LINE		
	TELEPHONE STANDARD		
	CABLE TELEVISION LINE		
	CABLE TELEVISION BOX		



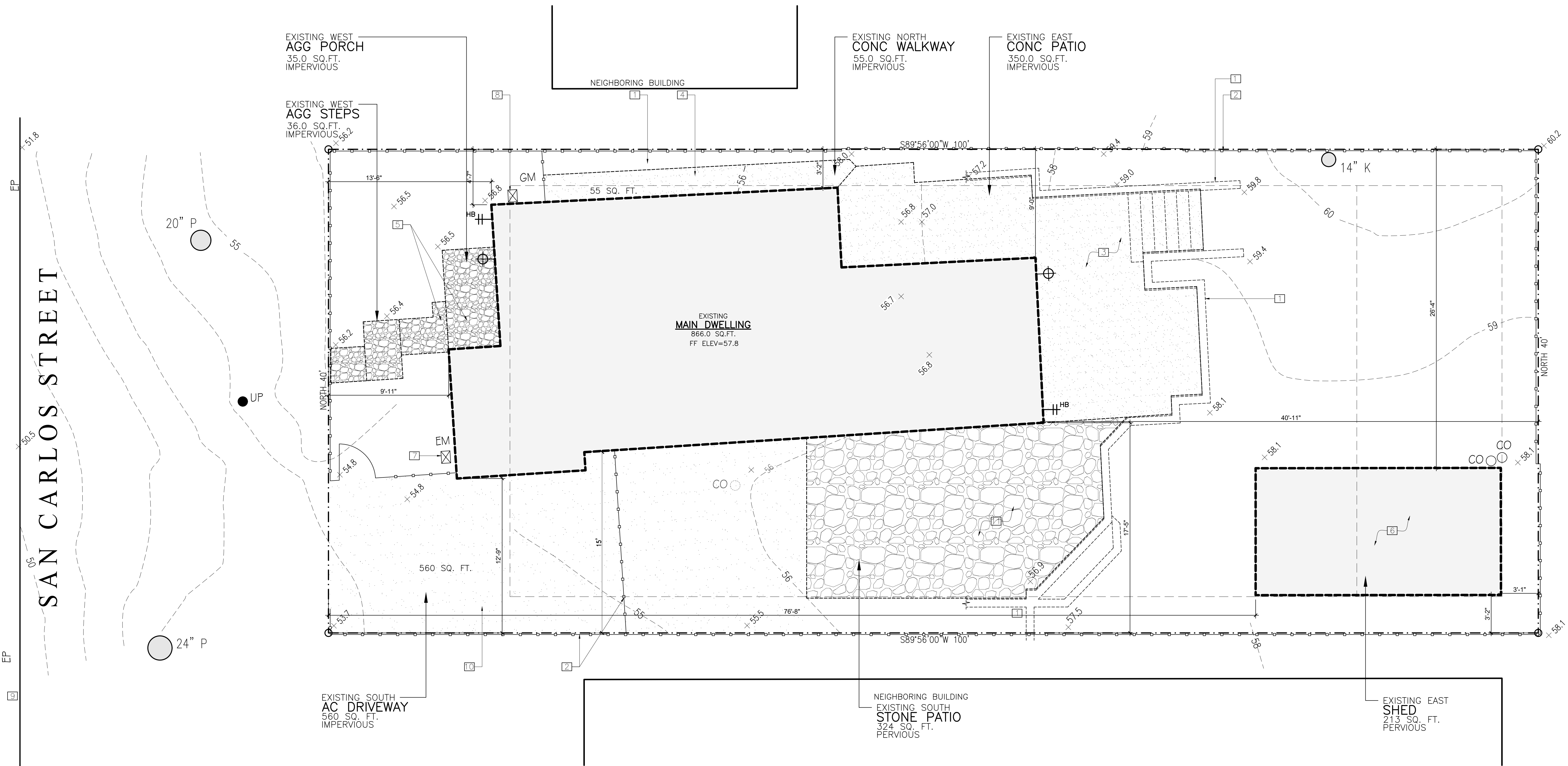
**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A DURA NAIL & DISC SET IN THE PAVEMENT NEAR THE NORTHERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2022.

**TOPOGRAPHIC SITE SURVEY**  
 OF  
**San Carlos Street 3SW of 1st Avenue**  
 PER  
 DOCUMENT: 2021051509  
 Records of Monterey County  
 PREPARED FOR  
**Claudio Ortiz Design Group Inc.**



BY  
**LUCIDO SURVEYORS**  
 Boundary and Construction Surveys · Topographic and Planimetric Mapping  
 ALTA Surveys and GIS Database Management · Land Planning and Consulting  
 2 Saucito Avenue info@lucidosurveyors.com  
 DEL REY OAKS, CALIFORNIA 93940 (831) 620-5032  
 SCALE: 1"=10' PROJECT No. 2875 FEBRUARY 2022  
 CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA



SAN CARLOS STREET

**KEY NOTES**

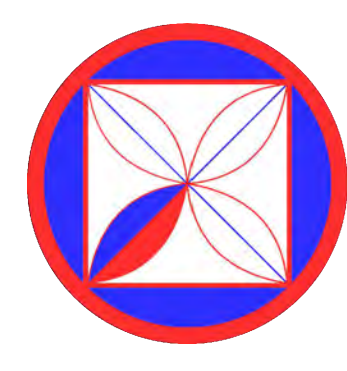
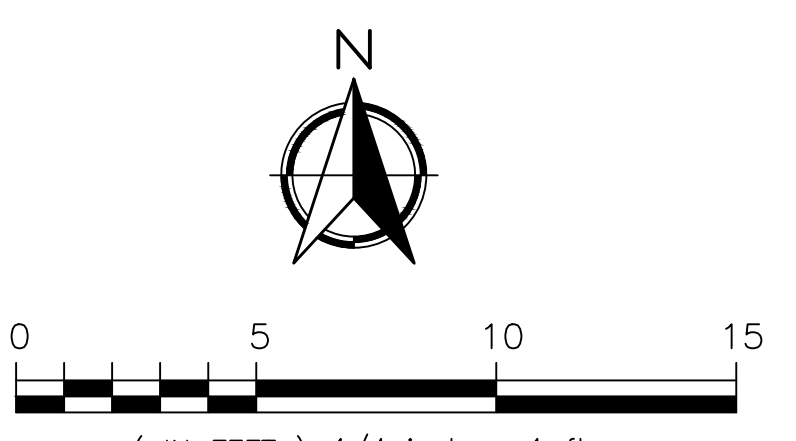
- 1 EXISTING WD RETAINING WALL TO BE REMOVED
- 2 EXISTING 6FT RDWD BOARD FENCE TO BE REMOVED
- 3 EXISTING CONC STEP & PATIO TO BE REMOVED
- 4 EXISTING CONC WALKWAY TO BE REMOVED
- 5 EXISTING AGG STEPS AND PORCH TO BE REMOVED
- 6 EXISTING SHED TO BE REMOVED
- 7 EXISTING ELECTRIC METER TO BE REMOVED
- 8 EXISTING GAS METER TO BE REMOVED
- 9 EXISTING STREET EDGE
- 10 EXISTING AC DRIVEWAY TO BE REMOVED
- 11 EXISTING STONE PATIO TO BE REMOVED

**DEMOLITION NOTE**

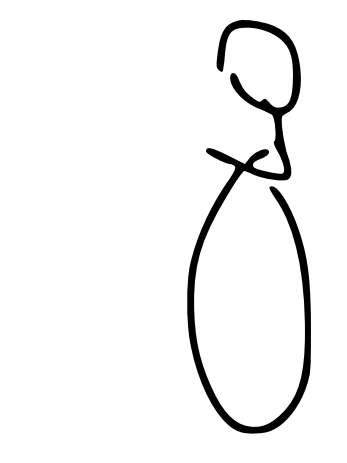
ALL STRUCTURES, HARDSCAPE, WALLS, PERIMETER FENCES, AND LANDSCAPING TO BE REMOVED. THE OAK TREE ON THE NORTHEAST CORNER AND PINE TREE ON THE CITY RIGHT-OF-WAY TO REMAIN AND PROTECTED.

**LEGEND**

- EXISTING STRUCTURE
- HARDSCAPE
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE. SEE SHEET 6 FOR SPEC'S
- HOSE BIB
- EXISTING TREE
- TREE TO BE REMOVED



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 WWW.CODGINC.COM



**REVISIONS:**

**PROJECT:** Collins Residence  
 San Carlos, 3 SW of 1St, Carmel-By-The-Sea  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000  
**PROJECT NO.:** 21-08

**ISSUE:**

DATE: \_\_\_\_\_

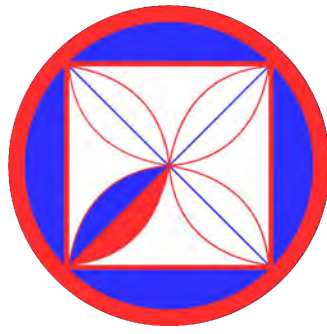
**DRAWN BY:** C.O.

**SITE PLAN  
 (EXISTING &  
 DEMOLITION)**

SCALE: 1" = 1/4"

**A1.0**

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REVISIONS:  
 04-28-25

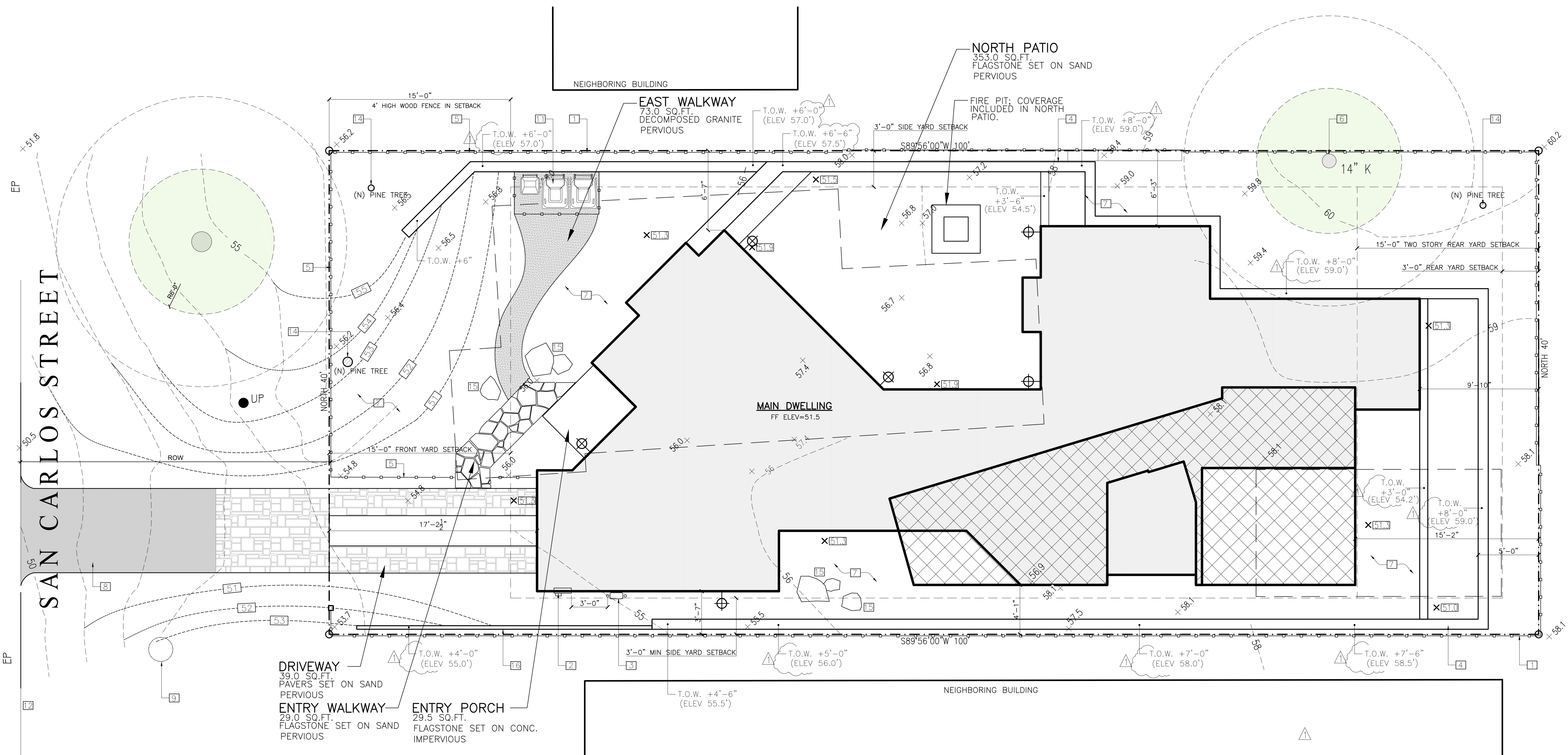
PROJECT:  
 Collins Residence  
 San Carlos, 3 SW of 1st, Carmel-By-The-Sea  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000  
 PROJECT NO.  
 21-08

ISSUE:  
 04-01-24  
 10-15-24  
 01-07-25  
 02-12-25  
 DRAWN BY:  
 C.O.

SITE PLAN  
 (PROPOSED)

SCALE: 1" = 1/4"

A1.1



**FORESTREE NOTES**

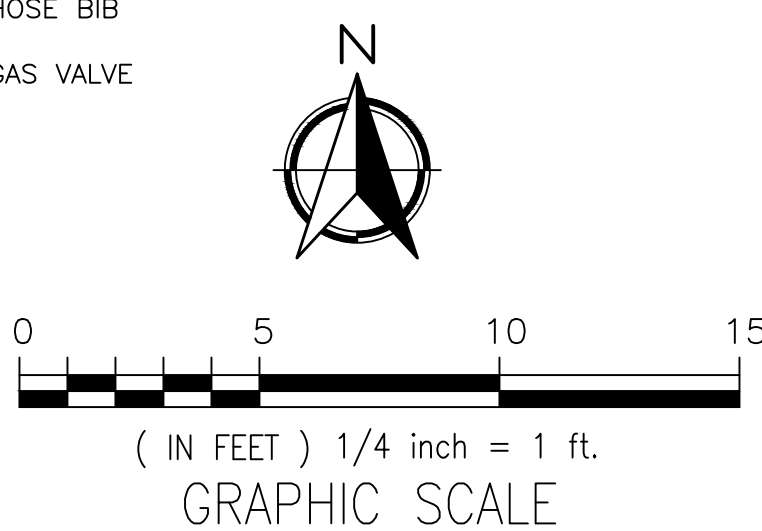
- A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIFLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE 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 FENCING.
- B. THE STRUCTURAL ROOT ZONE (SRZ) 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 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 PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
- C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

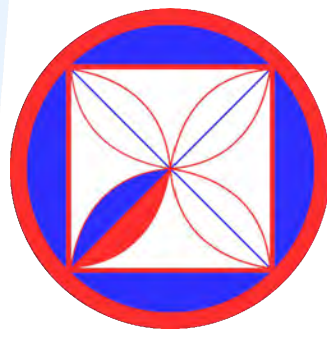
**KEY NOTES**

- 1 WOOD FENCE; 6FT, RDWD SEE SH. A4.0
- 2 NEW 200 AMP ELEC. SERVICE ENTRANCE
- 3 GAS METER; PROVIDE A CLEAR & LEVEL SURFACE; WIDTH-48" DEPTH-36" HEIGHT-78"
- 4 PLASTER RETAINING WALL
- 5 WOOD FENCE; 4FT, RDWD SEE SH. A4.0
- 6 EXISTING TREE TO REMAIN
- 7 NEW LANDSCAPING
- 8 NEW ASPHALT DRIVEWAY
- 9 TREE SCHEDULED TO BE REMOVED BY PUBLIC WORKS
- 10 ---
- 11 TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
- 12 STREET EDGE
- 13 ---
- 14 NEW PINE TREE
- 15 LANDSCAPE ROCK
- 16 WOOD RETAINING WALL

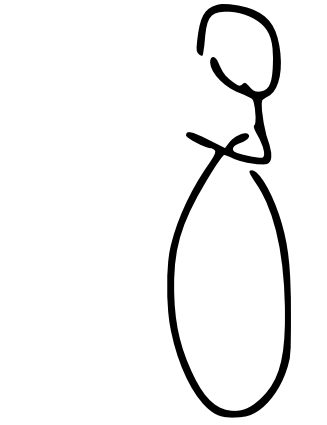
**LEGEND**

	(N) MAIN LEVEL		EXISTING TREE
	(N) UPPER LEVEL		NEW TREE
	PROPERTY LINE		TREE TO BE REMOVED
	MIN. SETBACKS		NEW ELEVATION MARKER
	PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS		NEW CONTOURS
	LIGHT FIXTURE, SEE SHEET A8.0 FOR SPEC'S		
	HOSE BIB		
	GAS VALVE		





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**REVISIONS:**

**PROJECT:**  
 Collins Residence  
 San Carlos, 3 SW of 1st, Carmel-By-The-Sea  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000  
**PROJECT NO.:**  
 21-08

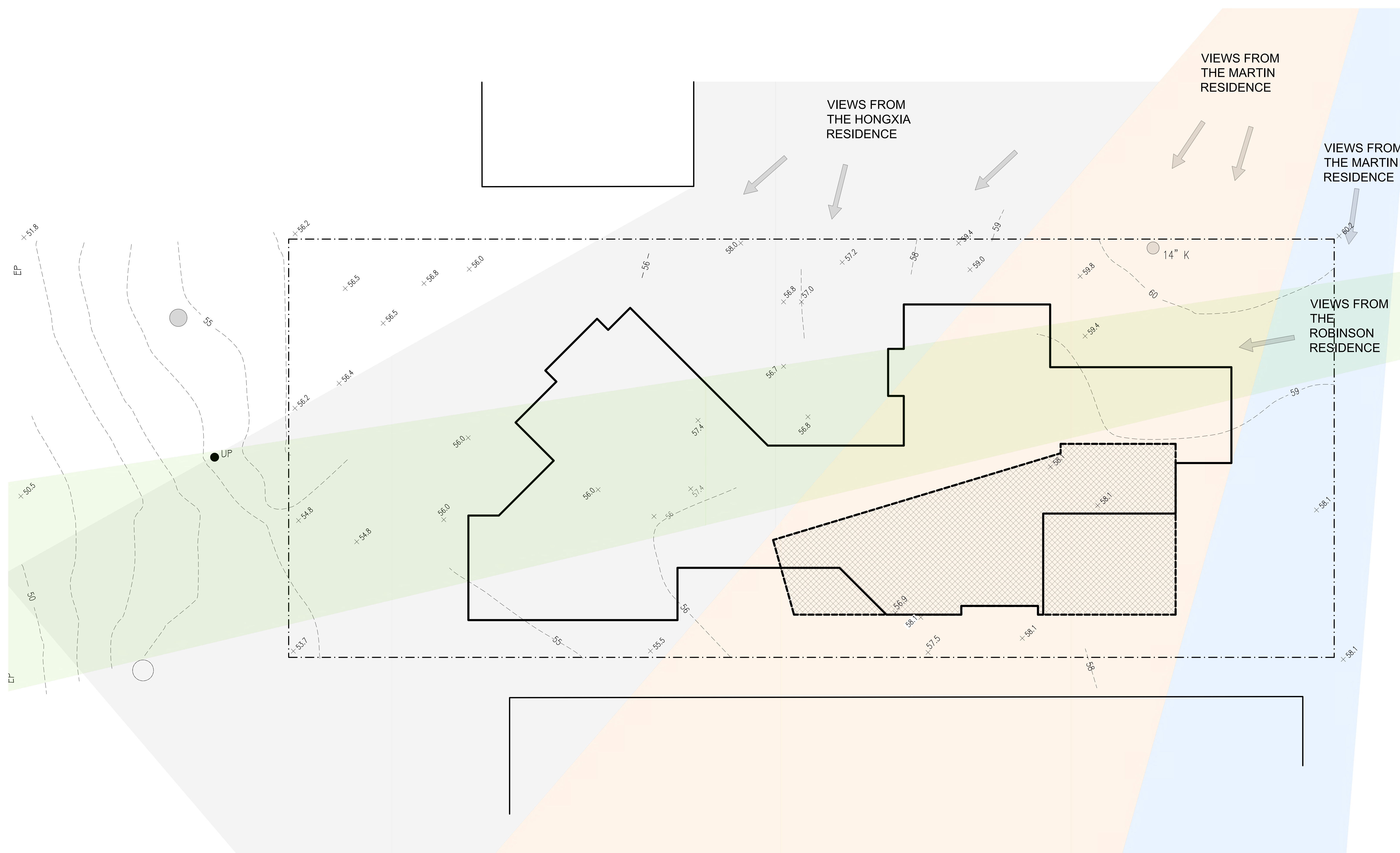
**ISSUE:**

**DRAWN BY:**  
 C.O.

**VIEW CORRIDORS  
 ANALYSIS; PLAN  
 VIEW**

SCALE: 1" = 1/4"

**A2.0**



**LEGEND**

- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT
- UPPER LEVEL
- PROPERTY LINE
- VIEW DIRECTION
- VIEWS FROM THE ROBINSON RESIDENCE - UNOBSTRUCTED BY THE NEW SECOND STORY
- VIEWS FROM THE HONGXIA RESIDENCE - UNOBSTRUCTED BY THE NEW SECOND STORY AND MAIN LEVEL
- VIEWS FROM THE MARTIN RESIDENCE - FILTER VIEWS OVER THE SECOND STORY
- VIEWS FROM THE MARTIN RESIDENCE - VIEWS TO POINT LOBOS UNOBSTRUCTED FROM THE NEW DWELLING

**VIEW ANALYSIS SUMMARY:**

THE NEW DWELLING IS DESIGNED WITH A MODERN ARCHITECTURAL STYLE TO ACCOMMODATE THE INTRICATE VIEWS OF THREE NEIGHBORING PROPERTIES. THE FLAT ROOFS HELP LOWER THE BUILDING ENVELOPE, PRESERVING THE VIEW CORRIDORS FROM NEIGHBORING PROPERTIES. BY SKEWING THE SECOND STORY, WE OPEN UP VIEWS TO THE PROPERTY TO THE EAST. THE FLAT ROOF CREATES A LOWER PROFILE, ENABLING NEIGHBORS TO THE NORTH AND NORTHEAST TO MAINTAIN THEIR EXISTING VIEWS. THE SECOND STORY IS STRATEGICALLY PLACED TO ALLOW FILTERED VIEWS FROM THE NORTHEAST PROPERTY OVER THE ROOF. ADDITIONALLY, THE DWELLING IS LOWERED INTO THE PROPERTY TO FURTHER MAXIMIZE THE VIEWS FOR NEIGHBORING PROPERTIES.

