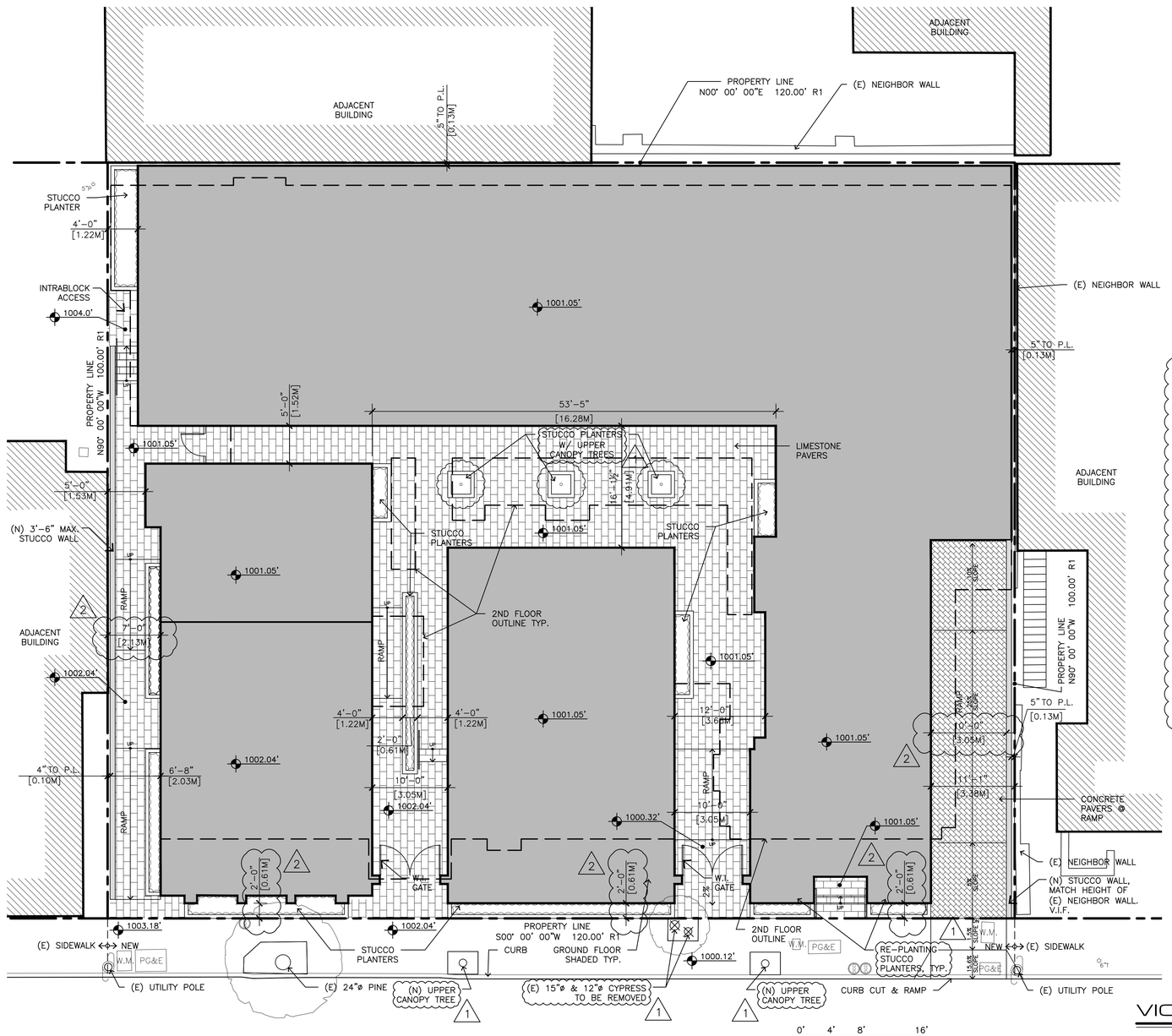


SITE PLAN

1/8"=1'-0"

SHEET INDEX

FOREST & BEACH COMMISSION NOTES:

TOTAL SIZE OF OPEN SPACE:
AREA: 1,920 S.F.

LANDSCAPING AREA REQUIRED:
1,920 / 2 = 960 S.F.

PLANT ALTERNATIVES ALLOWED:
960 X 0.25 = 240 S.F.

LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:

720 S.F.

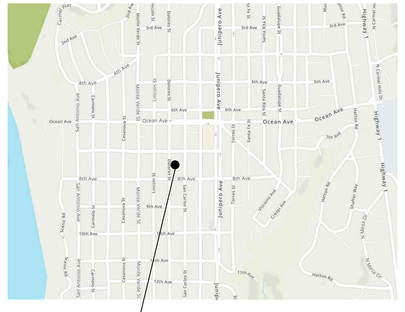
LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 494 S.F.
GREEN ROOF: 1,927 S.F.
TOTAL: 2,421 S.F.

NEW TREE SUMMARY:
UPPER CANOPY ON PRIVATE PROPERTY: 3
UPPER CANOPY ON PUBLIC PROPERTY: 2
TOTAL: 5

LOWER CANOPY TREES ON ROOF: 4
(SEE SHEET A5.0)

NOTE:
SEE SECTION D/A6.3 FOR TYPICAL EXCAVATION CUT 1

VICINITY MAP



LOCATION OF PROJECT

PLANNING INFO.

- PROPERTY OWNER:
  ESPERANZA CARMEL COMMERCIAL, LLC
  ATTN: CHRISTOPHER MITCHELL
  C/O INTERNATIONAL DESIGN GROUP, INC.
  721 LIGHTHOUSE AVENUE
  PACIFIC GROVE, CA 93950
- ARCHITECT
  INTERNATIONAL DESIGN GROUP LLC
  PROJECT MANAGER
  ALEM DERMICEK, AIA
  ALEM@IDG-INC.NET
  PHONE: (831) 646-1261 #209
- PROJECT ADDRESS:
  DOLORES ST.
  2 SE OF 7TH AVE,
  CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
  DEMOLITION OF EXISTING BUILDINGS.
  NEW CONSTRUCTION FOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR.
- OCCUPANCY: A-2, B, M, R-2, S-2
- CONST. TYPE: V-B, TYPE I-GARAGE
- A.P.N. 010-145-012, 023, & 024
- LEGAL DESC.: LOTS: 6, 8, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + UNDERGROUND GARAGE
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: 6,369 C.Y. CUT / 0 C.Y. FILL
- CUT / FILL CALCULATIONS
  1002.33' = AVERAGE GRADE
  988' = B.O. GARAGE SLAB & SUBSTRATE (SAND, ROCK)
  1002.33' - 988' = 14.33 X 12,000 = 171,960 C.F. = 6,369 C.Y.
- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
  2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
  17.14.130
  A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)
- BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	PROPOSED
	2,962 S.F.	10,100 S.F.
TOTAL	24.68%	84.17%

- FLOOR AREA RATIO (FAR) ALLOWED:
  FOR 2 STORIES = 135% (16,200 S.F.)
  + INTRABLOCK ACCESS = 10% (1,200 S.F.)
  TOTAL = 145% (17,400 S.F.)
- FAR CALCULATIONS

	EXISTING TO BE REMOVED	PROPOSED
GROUND FLOOR	2,962 S.F.	8,531 S.F.
SECOND FLOOR	1,597 S.F.	8,360 S.F.
TOTAL	4,559 S.F.	16,891 S.F.(140.76%)

- NOT INCLUDED IN FAR CALCULATIONS

BASEMENT (GARAGE)	0	11,371 S.F.

- PARKING REQUIREMENTS
  COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
  7718 / 600 S.F. = 12.86 = 13 SPACES
  RESIDENTIAL REQUIRES 1 PER UNIT
  8 UNITS = 8 SPACES
  TOTAL REQ. = 21 SPACES
  ACCESSIBILITY REQ.
  VAN PARKING REQ. = 1 PER 25 SPACES
  TOTAL REQ. = 10 COMPACT PARKING SPACES
  10 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  21 SPACES
  TOTAL PROVIDED = 10 COMPACT PARKING SPACES
  10 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  21 SPACES

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STAMPS:

PROJECT/CLIENT:
JB PASTOR BUILDING

PROJECT ADDRESS:
DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:
1 MARCH 4, 2021 FOREST & BEACH COMMISSION
2 MARCH 26, 2021 HISTORIC BOARD COMMISSION
3 APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4
5
6

SITE PLAN

SHEET NO.
A1.0

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LEGEND

PROPERTY BOUNDARY LINE	WATER METER
BUILDING OVERHANG	WATER VALVE
METAL FENCE	HOSE BIB
CONCRETE CURB	FIRE DEPARTMENT CONNECTION
CONCRETE	IRRIGATION CONTROL VALVE
PAVERS	JOINT POLE
PLANTER	ELECTRICAL METER
ASPHALT	DOWNSPOUT
	CLEANOUT
	CONTROL POINT
	FIRE HYDRANT
	LIGHT STANDARD
	MANHOLE
	SEWER CLEAN OUT
	SIGN(POLE)
	SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER SHUTOFF

ABBREVIATIONS

CLM	COLUMN
E	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FOW	FACE OF WALL
FP	FINISH PAVEMENT
J	JUNIPER TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

NOTES:

1. 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.

2. THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDED AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

5. ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION – CUT CROSS – ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55

6. 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.

7. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

PROFESSIONAL LAND SURVEYOR FRANK LUCIDO JR. No. 8368 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. STOUT No. 59685 EXP. 12-31-21 CIVIL STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

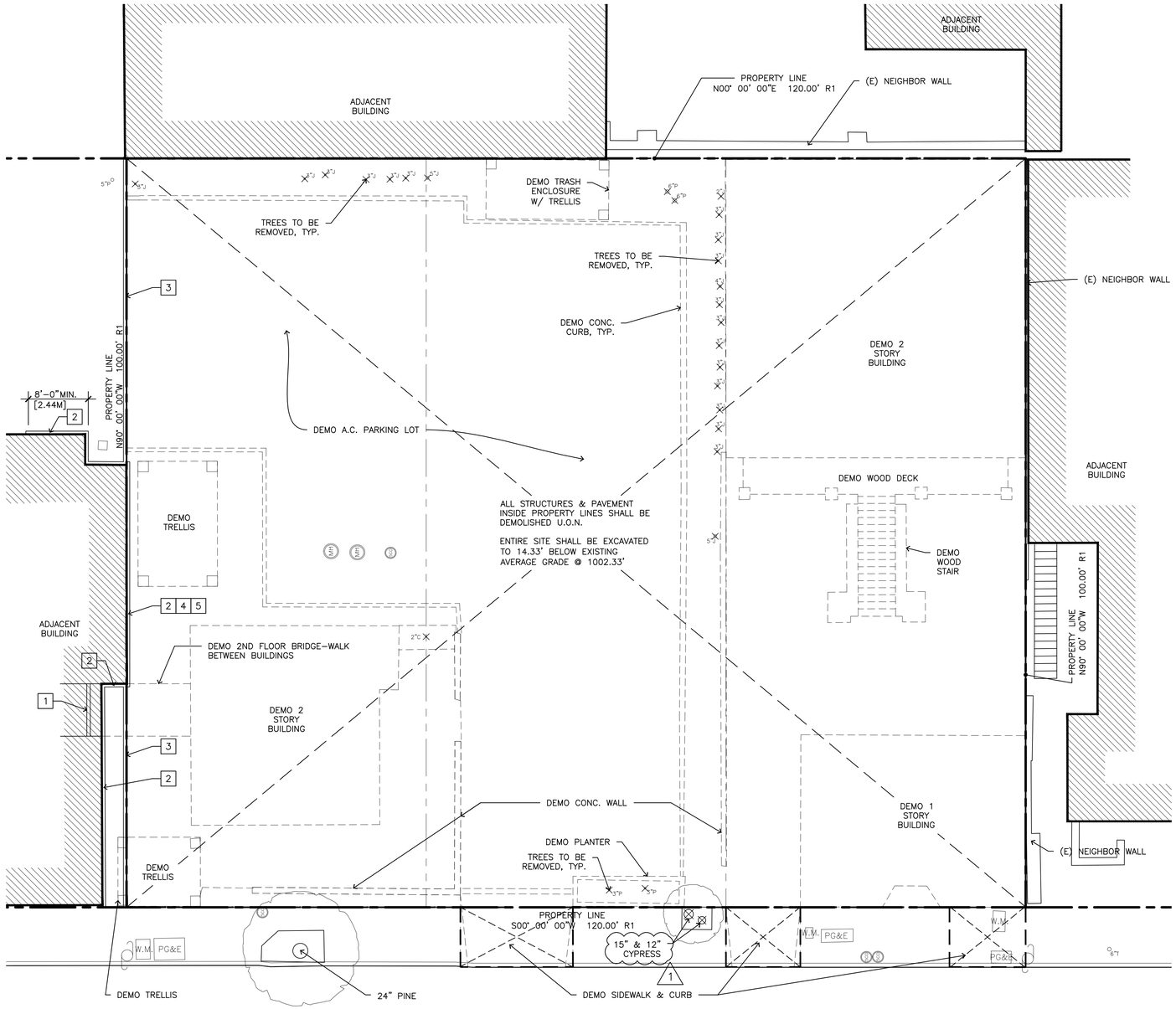
DRAWN BY:	PJM
DESIGNED BY:	N/A
DATE:	12/21/18
SCALE:	1" = 8'
JOB NUMBER:	19-47
LAST REVISED:	7/27/20
REVISED BY:	CJS

PREPARED FOR:
INTERNATIONAL DESIGN GROUP, INC.
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY

DOLORES, 2SE OF 7TH
LOTS 6, 8, & 10
CARMEL-BY-THE-SEA

SHEET 1 OF 1 SHEET



SITE DEMOLITION PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"ø	2
JUNIPER	4"ø	1
JUNIPER	3"ø	17
JUNIPER	2"ø	1
PINE	6"ø	2
PINE	3"ø	2
CHERRY	2"ø	1

TOTAL TO BE REMOVED: 26 – PRIVATE PROPERTY

CYPRESS	15"ø	1
CYPRESS	12"ø	1

TOTAL TO BE REMOVED: 2 – PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

TOTAL TO BE REMOVED: 28

1

HISTORIC BUILDING PROTECTION PLAN KEY NOTES

1. CONSTRUCT BARRICADE WALL TO CLOSE OPENING TO BRIDGE-WALK INSIDE OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
2. PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
3. CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
4. ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.
5. DEVELOPMENT TEAM TO DESIGN & PROVIDE UNDERPINNING OF (E) BUILDING. FOOTING AS REQUIRED BY THE CONSTRUCTION OF BASEMENT GARAGE.

2

JUN A. SILLANO, AIA

IDG

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WEB ■ idg-inc.net

STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
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3. APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4.
5.
6.

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

SHEET NO.

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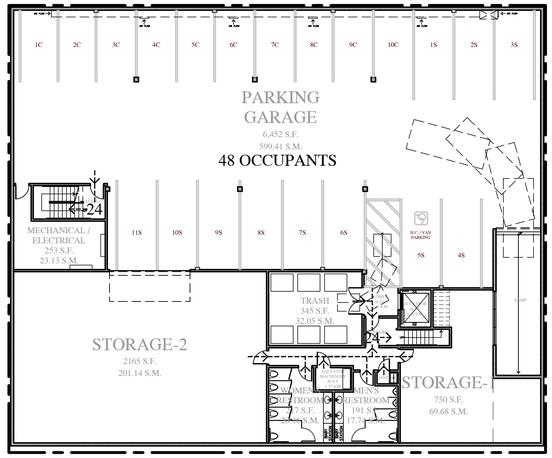
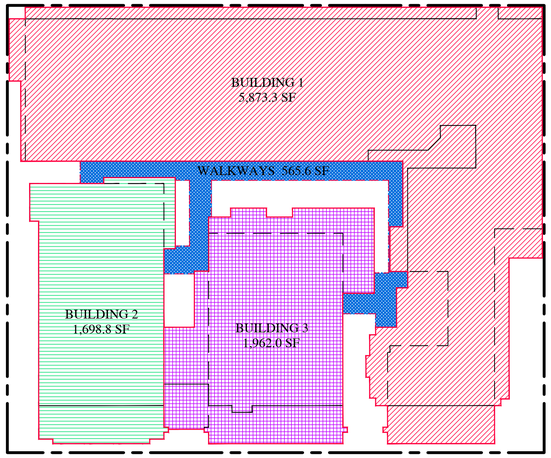


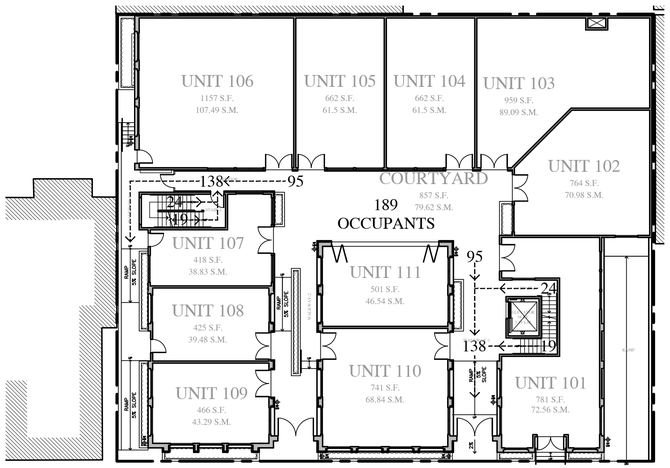
EXITING - BASEMENT PLAN

1/16"=1'-0"



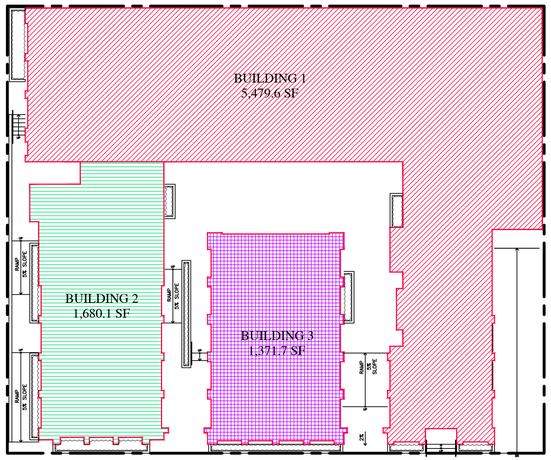
BUILDING COVERAGE

1/16"=1'-0"



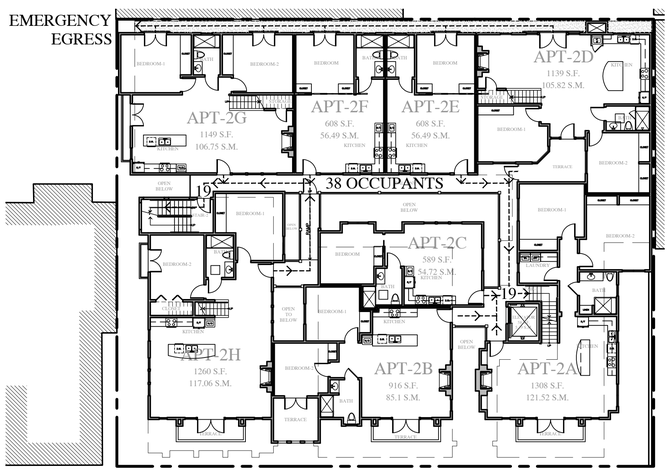
EXITING - GROUND FLOOR

1/16"=1'-0"



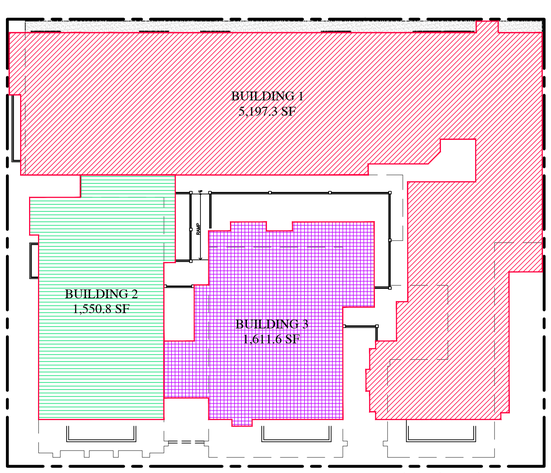
F.A.R. - GROUND FLOOR

1/16"=1'-0"



EXITING - 2ND FLOOR

1/16"=1'-0"



F.A.R. - 2ND FLOOR

0' 8' 16' 32'

1/16"=1'-0"

N

EXIT ANALYSIS

BASEMENT

TYPE S-2 OCCUPANCY
PARKING GARAGE = 6,452/200 GROSS = 32.26 = 33 OCCUPANTS

TYPE S-3 OCCUPANCY

STORAGE-1	= 750 SF
STORAGE-2	= 2,165 SF
MECHANICAL/ELECTRICAL	= 253 SF
STAIR-1	= 89 SF
STAIR-2	= 121 SF
TRASH	= 345 SF
ELEVATOR	= 58 SF
LOBBY	= 48 SF
MEN'S RESTROOM	= 191 SF
WOMEN'S RESTROOM	= 217 SF
ELEVATOR MECHANICAL	= 40 SF
JANITOR	= 12 SF
TOTAL	= 4,289 SF/300 GROSS = 14.29 = 15 OCCUPANTS

S-2, & S-3 OCCUPANT LOAD = 48 OCCUPANTS > 2 EXITS REQUIRED > 24 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
48 X 0.2" = 9.6" @ DOOR > 72" PROVIDED
48 X 0.3" = 14.4" @ STAIR > 88" PROVIDED

GROUND FLOOR

TYPE A-2 OCCUPANCY (ASSEMBLY)

UNIT-110	= 741 SF/15 NET = 49.4 = 50 OCCUPANTS
UNIT-111	= 501 SF/15 NET = 33.4 = 34 OCCUPANTS

TYPE B OCCUPANCY (BUSINESS) 100 SF GROSS = OCCUPANTS
TYPE M OCCUPANCY (MERCANTILE) 60 SF GROSS = OCCUPANTS

CALCULATED FOR TYPE M

UNIT-101	= 781 SF
UNIT-102	= 764 SF
UNIT-103	= 959 SF
UNIT-104	= 662 SF
UNIT-105	= 662 SF
UNIT-106	= 1,157 SF
UNIT-107	= 418 SF
UNIT-108	= 425 SF
UNIT-109	= 466 SF
TOTAL	= 6,294 SF/60 GROSS = 104.9 = 105 OCCUPANTS

A-2 + M(B) OCCUPANT LOAD = 189 OCCUPANTS > 2 EXITS REQUIRED > 95 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
96 X 0.2" = 19" @ DOOR > 72" PROVIDED
96 X 0.3" = 28.5" @ STAIR > 88" PROVIDED

2ND FLOOR

TYPE R-2 OCCUPANCY

APARTMENT-2A	= 1,308 SF
APARTMENT-2B	= 916 SF
APARTMENT-2C	= 589 SF
APARTMENT-2D	= 1,139 SF
APARTMENT-2E	= 608 SF
APARTMENT-2F	= 608 SF
APARTMENT-2G	= 1,149 SF
APARTMENT-2H	= 1,260 SF
TOTAL	= 7,577 SF/200 GROSS = 37.89 = 38 OCCUPANTS

R-2 OCCUPANT LOAD = 38 OCCUPANTS > 2 EXITS REQUIRED > 19 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
19 X 0.2" = 3.8" @ DOOR > 72" PROVIDED
19 X 0.3" = 5.7" @ STAIR > 88" PROVIDED

F.A.R. CALCULATIONS

GROUND FLOOR

BUILDING 1	= 5,479.6 SF
BUILDING 2	= 1,680.1 SF
BUILDING 3	= 1,371.7 SF
TOTAL	= 8,531.4 SF

2ND FLOOR

BUILDING 1	= 5,197.3 SF
BUILDING 2	= 1,550.8 SF
BUILDING 3	= 1,611.6 SF
TOTAL	= 8,359.7 SF

GROUND FLOOR + 2ND FLOOR (8,531.4 + 8,359.7) = 16,891.1 SF

16,891 / 12,000 = 140.76%

BUILDING COVERAGE SUMMARY

BUILDING COVERAGE

BUILDING 1	= 5,873.3 SF
BUILDING 2	= 1,698.8 SF
BUILDING 3	= 1,962.0 SF
WALKWAYS	= 565.6 SF
TOTAL	= 10,099.7 SF

10,100 / 12,000 = 84.17%

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1 MARCH 4, 2021
FOREST & BEACH COMMISSION
2 MARCH 26, 2021
HISTORIC BOARD COMMISSION
3 APRIL 14, 2021
REVISED TRACK-2 APPLICATION
4
5
6

EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS

SHEET NO.

A1.2

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March 1, 2021

Preliminary Phase Two Report for the Palo Alto - Salinas Savings and Loan Bank, Community Room, Parking Lot, and Garden Wall (APN 010-145-020), Carmel-by-the-Sea, CA.

Executive Summary

The Palo Alto-Salinas Savings and Loan community room, parking lot, and garden wall are part of a larger complex that features the original main bank building as its focal point. All elements in the complex are located on the corner of Dolores and Seventh Streets in downtown Carmel. The bank building has been evaluated for historical significance multiple times. In October 2019[1] the bank building was found eligible for listing in the California Register for Historic Resources (CRHR) under Criterion Three (Architecture) but is currently not eligible for listing on the Carmel Historic Resources Inventory or the National Register of Historic Places due to the Fifty-Year Rule. Nonetheless, it is considered a significant resource for the purposes of CEQA with a period of significance of 1972.

In June 2020[2] the bank's companion community room was evaluated for historical significance under the California Register for Historic Resources criteria and was found ineligible for listing as an individual resource. The garden wall and parking lot have not been evaluated for their individual merit within the complex, however their history and a determination of eligibility will be included as part of this report.

An application has been submitted to the Carmel Planning Department proposing the demolition of the community room, parking lot and garden wall to allow for the construction of an underground parking garage and a two-story building with a combined use of second floor residential apartments and ground floor commercial space. This Phase Two report examines the project's consistency with the *Secretary of the Interior's Standards and Guidelines*[3] based on preliminary plans and makes recommendations which will help guide final plans.

Parking Lot & Garden Wall: Historical Background and Significance

The Palo Alto-Salinas Savings and Loan complex was constructed in 1972 on the corner of Dolores and 7th streets in the same location as it's former building. The former building (originally the telephone company) fronted on Seventh Street. An eighteen-space parking lot was located behind the building and was entered and exited via Dolores Street. Plans for the new bank building reconfigured the space, so most of the bank's facade and the community room fronted on Dolores Street. The parking lot, again with eighteen spaces, wrapped around the rear of the new building and was entered on Dolores Street and exited on Seventh. An article in the *Carmel Pine Cone* stated that, "parking facilities are less visually

[1] Clovis, Meg. *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex),* October 3, 2019.
[2] Clovis, Meg. *Addendum to Evaluation of Historical Significance for Seventh & Dolores (formerly the Palo Alto Savings and Loan Complex),* June 17, 2020.
[3] *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.* U.S. Department of the Interior. National Park Service. Technical Preservation Services, Washington D.C., 2017.

obtrusive than they are now, stretching around behind the buildings".[4] A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original construction.

The same *Pine Cone* article that described the future parking facilities also described the garden wall that would partially surround the community room. Originally, a small sculpture garden was planned for the walled space but it never came to fruition. In 2013 a portion of the wall on the south elevation was removed and the entire wall was shortened by twelve inches.

When it was constructed in 1972, the Palo Alto-Salinas Savings and Loan complex included a bank building, a community room, a parking lot, and a wall which surrounded the community room. Historical evaluations have concluded that the bank building is eligible for listing on the California Register of Historic Resources on the local level under Criterion Three (Architecture) because it embodies the distinctive characteristics of a type and period, and it represents the work of two Masters. The community room is not eligible for individual listing on the California Register on its own merit because it does not meet Criterion One (Events), Criterion Two (People), or Criterion Three (Architecture).

Like the Community Room, the parking lot and garden wall are not individually eligible for listing in the California Register. Following is an analysis of their eligibility based on CRHR designation criteria:

- ***Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion One)***
  There were no events in the parking lot or in the space enclosed by the garden wall that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The parking lot and garden wall are not eligible for listing under Criterion One.

- ***Associated with the lives of persons important to local, California or national history (Criterion Two)***
  The parking lot and garden wall did not play a significant role in the lives of any people important to local, California, or national history and they are not eligible for listing under Criterion Two.

- ***Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values (Criterion Three)***

  The parking lot and garden wall are generic in design and do not exhibit the distinctive characteristics of a type, period, region, or method of construction. The parking lot in particular was designed to be unobtrusive and not to detract from the main bank building. Although the parking lot and community room were included in the Shaw and Burde plans for the complex, their creative energies were focused on the main bank building. The parking lot supported the bank's functions by offering customers convenient access. The garden wall never enclosed a sculpture court and in 2013 a portion of the wall was removed plus the entire wall was lowered by a foot, thus diminishing its original design and purpose. At one time, both the parking lot and

[4] *Carmel Pine Cone.* September 30, 1971, p. 19.

wall supported the bank's function but they do not contribute to the bank's distinction as a significant local representative of the Bay Region style of architecture. Neither can be considered a historic resource on their own merit and they are not eligible for listing under Criterion Three.

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Palo Alto-Salinas Savings and Loan Bank building is subject to review under the California Environmental Quality Act (CEQA). The parking lot, community room, and wall are not historic resources and are not individually subject to CEQA, however the impact of their proposed demolition on the historic resource is relevant under several of the Standards. Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The impact of the proposed demolition of site features within the Palo Alto-Salinas Savings and Loan Bank complex are reviewed below with respect to the *Rehabilitation Standards.* The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Standard One

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The bank building has been used as a bank, retail store and most recently as a restaurant. These different uses have required minimal change to its distinctive materials, features, spaces, and spatial relationships. The community room is separated from the main bank building by a walkway. Sheet A1.0 indicates that the proposed adjacent construction will be separated from the bank building by a new walkway. The new walkway will help to maintain spatial relationships between the buildings however that spatial relationship should be maintained from the ground level to the roof by a setback of the north elevation from the bank building. It is also recommended that the proposed walkway be the same width as the current walkway.

Standard Two

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The historic character of the bank building will not be altered. No distinctive materials will be removed. Features, and spaces will not be altered. The spatial relationship between the bank and the community room which has been established by the walkway separating the two should be maintained as part of the new construction. *The Secretary of the Interior's Guidelines for Rehabilitation* recommend that any new construction adjacent to a historic structure should be placed away from or at the side or rear of a historic building and must avoid obscuring, damaging, or destroying character-defining features of the building. It appears from the Site Plan that the bulk of the new building will be located behind the bank and set back from Seventh Street. The proposed work appears to be consistent with Standard Two.

Standard Three

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history will be added to the historic resource. This Standard is not applicable.

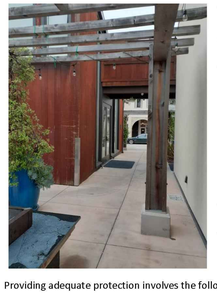
Standard Four

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The bank building has changed very little over time and there are no features that have achieved significance in their own right. This Standard is not applicable.

Standard Five

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



The community room will be demolished as part of this project. It is connected to the main bank building at the second-floor level by an elevated walkway. When the community room is demolished a gap will be created in the exterior wall of the bank building. The wall should be repaired by matching the original wall in design, color, texture, and if possible, materials. If this is clearly indicated on the construction plans, then the work will be consistent with Standard Five.

It is important that a historic structure be protected during adjacent construction. Demolition activities and construction on neighboring sites can cause immediate harm to the physical integrity of a historic building through concentrations of dust, fire, vibration, and more. The National Park Service provides guidance for the temporary protection of historic structures in Preservation Tech Note Number 3[5] (attached to this report).

Providing adequate protection involves the following steps:

1. Consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures.

[5] Preservation Tech Notes, *Protecting a Historic Structure during Adjacent Construction.* Technical Preservation Services, National Park Service, 2001.

2. Documentation of the condition of the historic building prior to adjacent work.

3. Implementation of protective measures at both the construction site and the historic site.

4. Regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Work will be consistent with Standard Five if a protection plan is submitted to the HRB for review and approval prior to the commencement of any work on the proposed project.

Standard Six

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No work will be done on the historic bank building except for the repair of the wall juncture between the community room and bank. As stated in Standard Five, the repair of the bank wall should match the original wall in design, color, texture, and where possible, materials. Construction plans should clearly indicate how the wall will be repaired in order to be consistent with Standards Five and Six.

Standard Seven

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Surface cleaning is not proposed for the historic resource. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

The current parking lot will be demolished, and a 10,746 square foot basement area will be excavated which will serve as a parking garage, gym, and support services for the new building. Because there will be major ground disturbance, an archeological report should be prepared to evaluate whether any resources are present. If resources are discovered, appropriate mitigation measures should be implemented. The proposed work will be consistent with Standard Eight once an archaeological report is completed.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The new construction will demolish the parking lot, community room, and garden wall which are part of the bank complex however they are not significant in their own right. These features supported the bank's former function but do not support its eligibility under Criterion Three (Architecture). They are

not considered character-defining features. The pathway separating the community room and the bank creates an important spatial relationship that should be preserved, as discussed under Standards One and Two. The proposed work appears to be consistent with Standard Nine.

Standard Ten

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If removed in the future, the proposed new construction adjacent to the historic bank building will not impair the historic property and environment only if care is taken to remove the building following the guidance provided in Preservation Tech Note Number 3 and described under Standard Five.

Conclusion

The former Palo Alto-Salinas Savings and Loan complex consists of the historic bank building, a community room, a parking lot and garden wall. The primary building within the complex is the bank, and the property's architectural significance is predicated on the bank, not the community room which is simply an ancillary structure. The community room has been evaluated for eligibility for listing in the California Register based on its merits alone and it does not meet the criteria for listing as an individual resource.

The proposed project will meet Standards One, Two, Five, Six, Eight, Nine, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation on the condition that recommendations in this report are carried out. Standards Three, Four, and Seven are not applicable to this project. If the proposed project meets the aforenamed Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,

Margaret Clovis

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PROJECT/CLIENT:

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PROJECT ADDRESS:

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APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1 MARCH 4, 2021
FOREST & BEACH COMMISSION
2 MARCH 26, 2021
HISTORIC BOARD COMMISSION
3 APRIL 14, 2021
REVISED TRACK-2 APPLICATION
4
5
6

HISTORIC PRESERVATION CONDITIONS

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PRESERVATION Tech Notes

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

TEMPORARY PROTECTION

NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Preservation Services
National Park Service

IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks. Early planning offers the opportunity to identify these risks and to determine successful ways to avoid them.

Problem

The forces that contribute to the deterioration of a historic building, from atmospheric pollutants to the footsteps of visitors, often take decades and even centuries to exact their toll. Demolition activities and new construction on neighboring sites, however, can cause immediate harm to the physical integrity of a historic structure. In the instant it takes an improperly planned excavation blast to crack the foundation of an adjacent historic structure, or for a steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not familiar with the particularly fragile character of the neighboring historic structure or decides to repair any damage after the fact rather than avoiding it from the beginning.

Solution

Effective planning and protective measures initiated before construction takes place can prevent most of the damage that may occur to adjacent historic buildings. Depending upon the nature of the project, protective measures may be limited to documenting and monitoring the historic structure or may encompass a broader plan that includes encasing windows, independent review of excavation procedures and a range of other precautions. Cooperation between all parties can help to ensure that construction activity continues without interruption and that the neighboring historic building is preserved unharmed.

The information provided in this *Tech Note* can serve as a basis for discussions between the historic property manager and the developer of the adjacent site aimed at ensuring the protection of the historic building in a cost-effective manner. This guidance is also applicable where new construction is undertaken on the same site as the historic structure.

Although adjacent construction work often poses a more immediate threat than the incremental impacts of weather or pollution, the best defense for both situations is that buildings be in good condition. A well maintained structure with tight mortar joints, strong connections between interior and exterior walls, solid foundations and sound plaster is at less risk from neighboring activity than a neglected structure.

Providing adequate protection involves the following steps: 1. consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures; 2. documentation of the condition of the historic building prior to adjacent work; 3. implementation of protective measures at both the construction site and the historic site; and 4. regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Consultation

Early consultation between the historic property owner and the developer of the neighboring construction site is the first and often most important step. Establishing such contact has many advantages. Consultation provides the foundation for a mutually beneficial relationship that is cooperative rather than adversarial. The process gives the historic site owner an opportunity to become familiar with the scope of the impending project and for the development team to understand the historic structure's vulnerabilities. Consultation permits all parties a chance to propose, discuss, and negotiate changes to the construction plan that reduce the risk of damaging adjacent historic resources. The ultimate goal is to draft a protection plan acceptable to both parties.

Resolving concerns before construction is underway can save time and money, as well as the need to repair damaged historic fabric. It is crucial that such discussions take place during the paper stage of the project, before final decisions are made. If not, the developer may conclude that changes would be cost prohibitive and that it is preferable to repair damage after it takes place. Early consultation also provides information that can be used to assess whether the level of insurance coverage is sufficient to meet the specific project risks.

The owner of a historic property cannot in most cases compel the support and cooperation of the development team. If, after consultation has been attempted, the level of protection provided is not sufficient, the aid of local building officials should be sought. Local building officials, through the permitting process, can often insist that changes be made to development plans to ensure that adjacent properties are protected. Local building codes may also provide safeguards by establishing certain conditions such as maximum vibration levels.

Other parties can also participate in and contribute to the consultation process. The support of neighborhood committees, local non-profit preservation organizations, independent engineers and the historic district commission (if applicable) may be enlisted to ensure that protection concerns are fully addressed. The developer will benefit from the assembly of a team, including or representing the general contractor, architect, structural engineer, construction manager, and subcontractors, who can be present at consultation meetings and play a continuing role in balancing protection efforts with development interests.

Preconstruction meetings should address several issues. Most important, the parties should reach an understanding about what steps will be taken to protect the historic structure (*see figure 1*). Responsibility for implementing the agreed upon protections should be established among the developer, the general contractor and relevant subcontractors, and the historic property owner. Such decisions should be listed in performance specifications that accompany agreements between the contractor and the developer. A walk-through of the historic building by the development team is also advisable. Finally, schedules for major work such as excavation, and requirements for materials delivery, site storage, and other use of the premises by the contractor should be discussed and arranged to minimize disruptions to the historic site.

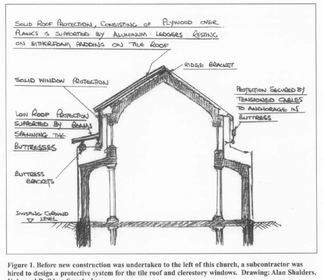

Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective system for the tile roof and clerestory windows. Drawing: Alan Shalders, Universal Builders Supply, Inc.

When historic structures are exposed to adjacent construction or demolition work, a protective plan including documentation, monitoring and specific safeguards should be implemented to prevent damage and loss of historic fabric.

Documentation

A crucial step following consultation with the developer is to document the existing condition of the historic structure. Such an investigation provides a "baseline" from which changes to the building during the adjacent construction can be identified, monitored and assessed. Like the consultation process, thorough documentation benefits both the historic property owner and the developer. For the former, it may be used to substantiate claims that damage occurred as a result of the neighboring construction work by illustrating the previously sound condition of the historic building. If the damage existed prior to construction work, the record can show that it was not caused by the developer's negligence. In the case of future litigation, the documentation record can serve as evidence along with the testimony of the professional who undertook the assessment.

Both parties should ensure that the documentation is objective and accurate. Joint surveys, in which both the developer and the historic property owner participate or sign off on noted conditions, are most likely to ensure that the resulting data are not in dispute. When the developer pays for the assessment, it is advisable that an independent professional be hired and that the survey results be accessible.

Information obtained through documentation can also be used in formulating a protection plan for the historic building. By characterizing existing damage and exposing potential weaknesses, the documentation process identifies areas of the structure that may require additional protection as well as appropriate locations for monitoring equipment. Features that should receive particular attention during visual inspections would also be highlighted. Although a formal building condition survey including analysis, repair proposals and cost estimates is not necessary, the property owner may find that the disruptive period during adjacent work provides an opportune time for a thorough survey program.

Documentation of existing conditions should take the form of written descriptions, 35mm color photographs and/or a videotape recording. Photographs should show both the interior and exterior of the building, with close-up images of cracks, staining, indications of settlement or other fragile conditions. A complete interior and exterior crack survey should be undertaken to identify and characterize existing cracks *(see figure 2)*. Their locations can then be plotted on a drawing of each wall or ceiling surface. While identifying every hairline crack may be impractical in a large building or one that exhibits a great deal of preexisting damage, the more thorough the documented record, the better. The condition of features such as arches, chimney stacks and parapet walls determined by the engineer to be particularly susceptible to distress should also be recorded even when no damage is apparent.

Common Risks and Protective Measures

Each instance of new construction or demolition next to an existing historic structure will involve varying risks to that structure. The proximity of the historic site to the project and the scope of the project are two of the most significant variables. Construction of a high rise building with deep foundations is more likely to affect a neighboring structure than the rehabilitation of a nearby rowhouse. However, the converse may be true if the rowhouse is directly adjacent to and sharing a wall with the historic structure. Other factors influencing the degree of likely impact include the age, construction type and structural integrity of the historic building, as well as the depth and makeup of its foundation and its surrounding soil types.

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports. Additional information concerning the safeguarding of interior features can be found in the preceding *Tech Note* in this series, "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."

The remainder of this section addresses some of the more common dangers to historic structures when new construction or demolition activities occur nearby. The description of each potential impact is accompanied by suggested approaches for reducing or eliminating those risks.

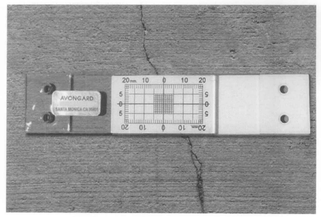

Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent movement resulted from work on the neighboring site. Photo: Avongard Products U.S.A., Ltd.

Vibration

Demolition and new foundation work are common sources of vibrations that can affect adjacent structures. The tools and methods used in demolition, such as impact hammers, wrecking balls, pavement breakers and implosion blasting, produce vibrations that may be transmitted to the historic structure. Similarly, techniques used to prepare new foundations (pile driving and blasting) create potentially dangerous vibrations. Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

Historic structures may be particularly vulnerable to the effects of vibrations generated at an adjacent site. Deferred maintenance and past alterations may have produced structural weak points that are susceptible to damage. Historic finishes, such as plaster walls and ceilings, lack the flexibility to accommodate abnormal movement, while shallow foundations (common in historic buildings) may lack the rigidity to resist vibration induced movement.

Mitigating the effects of vibrations should begin during the consultation process when acceptable levels can be set and alternative processes explored. Hand demolition is an appropriate substitute when conventional demolition activities may cause excessive vibrations. If pile driving is likely to damage adjacent structures, the contractor may be able to employ non-displacement piles that are inserted in bored holes rather than driven. Lower vibration levels can also be achieved by "jacking-in" or pressing the piles into the ground. Locating delivery entry and exit points farther from the historic site may reduce vibrations caused by increased vehicular traffic. Once construction is under way, continual crack and vibration monitoring provides an effective warning system, indicating that established safe thresholds have been crossed.

Movement

Excavation and foundation work can also cause ground displacement and movement of an adjacent historic building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking facilities. A historic structure, with a shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage.

Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building team should retain its own engineer to review the plans *(see figure 3)*. The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

A well functioning water drainage system is essential to the protection of any historic structure. This system can easily be rendered ineffective by neighboring construction or demolition work. Debris originating at the construction site often finds its way to the gutters, downspouts and drains of an adjacent building. Drainage mechanisms may also become inoperable when excavation workers inadvertently seal off or collapse old pipes running from neighboring buildings. If blocked pipes cannot remove water from both above and below the surface of an historic site, excessive moisture levels or flooding may result.

Regular visual inspections (part of the monitoring program described later) are one of the best means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions. Also, indications of dampness or water damage in the basement and where gutters and downspouts meet other building surfaces should be noted.

Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property. Although placing screens and wire cages over exposed areas of the drainage system may provide some protection from obstructions, such installations need to be inspected just as frequently. Low-pressure water washes can occasionally be used to flush the system of dirt and debris. To reduce the possibility that drainpipes will be blocked at the adjacent construction site, all concealed pipes should be traced from their origins at the historic structure and the basement floor. More comprehensive measurements can be obtained by locating sensors at several points throughout the structure and the ground immediately adjacent to the historic building foundation *(see figure 6)*.

Whether acceptable vibration levels are mandated by law or left to the discretion of a project engineer, thresholds should take into account surrounding soils, the makeup and condition of the adjacent foundation and the particular vulnerabilities of the historic resource. Construction projects that involve major excavation work next to historic structures should include a program of test blasting before work begins. Testing various charges, delays and blast design configurations will aid in developing a controlled program that limits blast induced damage to a neighboring property.

Structural movement as described in the preceding section is detected and recorded using a number of different tools. Electronic monitors that feed precise movement measurements to laptop computers can be placed across existing cracks *(see figure 7)*. When budgets are tight or a large number of cracks are involved, inexpensive tell-tales made from two sheets of overlaid plastic with a grid can be used to track changes.

Optical survey instruments provide another means of detecting vertical and lateral movement within a historic building. Control points are established and marked by targets or reflectors on the historic structure facade and interior walls before adjacent construction begins. The location of each of these markers is precisely measured at regular intervals. Engineers then use the resulting information to determine whether the markers have shifted from their original positions and, if so, the rate and direction of movement.

A program of visual inspections undertaken by a qualified conservator or engineer is an important adjunct to technical monitoring procedures. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Additionally, visual inspections should ensure that temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fire and hazardous material protection provisions are being upheld. A checklist can be drawn up during the consulting and documentation phases for use during each visual inspection. Such a systematic written record may also prove useful if disputes arise over the timing of and responsibility for damage.

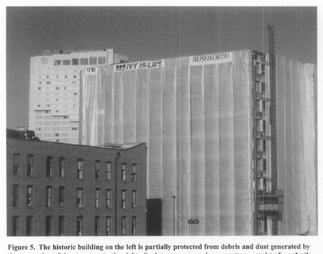

Figure 3. Concrete pier underpinning to an existing building may be necessary when adjacent construction occurs. In this example, pits are hand dug beneath the foundation of the historic building to provide space for wood forms. After concrete is poured into the forms, the space between the top of the pier and the bottom of the original foundation is packed with a quicksetting grout. The historic building owner should retain an independent engineer to ensure that the underpinning plan adequately protects the historic structure. Photo: Professor Arpad Horvath, Department of Civil and Environmental Engineering, University of California, Berkeley.

Figure 5. The historic building on the left is partially protected from debris and dust generated by the renovation of the structure to the right. Such temporary enclosure systems consist of a polyethylene or other fabric shell stretched between an aluminum frame. Photo: Walton Technology, Inc.

or objects and artifacts should be covered or temporarily moved to another location. Windows can be taped shut or temporarily sealed with clear polyethylene sheets. Additional mats or carpets near entrances can help reduce the amount of dirt tracked inside. An accelerated maintenance program that includes thorough and frequent cleaning and HVAC filter replacement, is an effective means of addressing the degraded environment surrounding a construction site. To lessen the chance of airborne asbestos infiltration, the exhaust from sealed work areas must be properly filtered and vented away from historic buildings.

The owner of a historic property should anticipate the increased rodent and pest presence that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources. Concurrently, the historic property owner should consider securing a contract with an independent extermination company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

Monitoring

A monitoring program should be established during the consultation and documentation phases and continued until adjacent work is finished. It is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other changes to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed. Ultimately, monitoring shows the degree to which steps taken to protect an historic structure from adjacent construction are sufficient and successful.

Because of liability concerns, those responsible for a new development will often arrange to monitor an adjacent structure. As with a documentation program, the historic property owner may want to hire an independent engineer to review both the monitoring process and the measurements that result.

The extent of the monitoring program and the tools used will depend upon the scope of the adjacent activity. A basic plan to address concerns over vibration levels may include a single seismograph placed on the structure's alarm system, that system should be upgraded to protect rooms that are rendered accessible from the outside. In cases where the historic structure does not directly abut new construction or demolition activity, attention should still be paid to the possibility that incidents of vandalism and theft will carry over to the historic site.

Physical Impact

Construction or demolition can cause direct physical damage to neighboring historic features and materials. Cranes, hoists and workers on upper floors of a construction site can drop building supplies and tools onto an adjacent historic structure. Misdirected debris chutes and backing vehicles may also leave their mark.

Generally, to counter these occurrences, protective barriers are placed over any area of the historic structure deemed at risk. If the new construction will rise above the historic building, plywood sheets should be placed over the roof to distribute the force of dropped materials *(see figure 4)*. Plywood covers should also be placed over decorative roof embellishments such as finials and balustrades. Alternately, horizontal netting can be rigged to shield vulnerable rooftop features.

Facades that are directly exposed to adjacent construction sites should receive close attention. To avoid damage, windows should be covered with plywood. Layers of cushioning materials can be placed between the plywood covering and particularly fragile windows, such as stained glass. If entire wall surfaces are vulnerable, scaffolding should be erected against the facade and debris netting placed on the outside of the scaffolding. Plastic sheeting can provide added protection in areas where acidic cleaning solutions may splash onto historic facades, windows and other surfaces.

The best means of protecting a historic structure from physical impact, however, is often to have adequate horizontal and vertical netting and barriers in place at the construction site. When adjacent buildings are adequately considered in the construction site netting and scaffolding plans, protective measures at the historic site can be less intrusive, and the likelihood of damage reduced even further.

Additional Dangers

Other byproducts of new construction and demolition, such as dirt and dust, can also pose threats to an adjacent historic structure. Dust suppression measures including the installation of fabric enclosure systems should first be employed at the building site *(see figure 5)*. Despite these efforts, historic building owners will undoubtedly have to deal with raised levels of dust infiltration. Accordingly, vulnerable interior

Figure 4. Dropped equipment, tools, and materials all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.

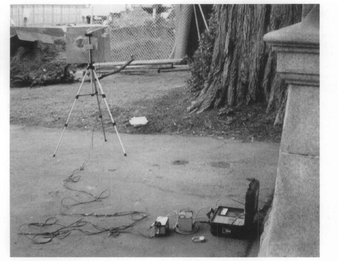

Figure 6. A seismograph records vibrations transmitted at the ground level of an historic building. The instrument is wired to a light and siren designed to warn the excavation crew that vibration levels are approaching preset limits. Additional sensors are often installed in the basement and on sensitive features such as stained glass windows. Photo: Wilson, Ihrig & Associates, Inc.

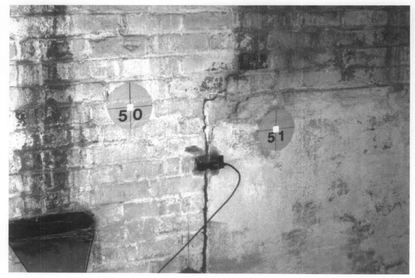

Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates, Inc.

Conclusion

Protecting a historic building from adjacent construction or demolition activity requires thoughtful planning and cooperation between the developer and the historic property owner. Thorough pre-construction documentation of the historic structure ensures a common understanding of present conditions and suggests appropriate damage prevention measures that can be taken at both the historic site and the construction site. A routine program of visual inspection and vibration and movement monitoring helps insure early detection of the effects neighboring construction work is having on the historic building. Early consideration of these issues, before damage takes place or worsens, can allow for the adoption of safeguards that protect the developer's schedule and budget and the physical integrity of the historic structure.

Checklist for Historic Property Owner and Historic Site

- ☐ Consult with developer, and other parties to determine extent of work and identify necessary protective measures
- ☐ Conduct survey of existing conditions, including 35 mm photographs, crack inventory and description of other damage
- ☐ Include historic building in construction site fire plan
- ☐ Secure windows and rooftop doors that are made accessible by new construction
- ☐ Remove particularly fragile interior objects and furnishings from site
- ☐ Install temporary supports beneath fragile features that are not moved
- ☐ Place plywood coverings on openings that face construction area
- ☐ If adjacent construction rises above historic site, protect roof with plywood covering, encase rooftop embellishments
- ☐ If construction is directly adjacent, cover historic facade to protect against mortar and acidic cleaning solution
- ☐ Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- ☐ Remove dust from interior surfaces on accelerated schedule
- ☐ Clean HVAC system & filters on accelerated schedule
- ☐ Clear obstructions from gutters and drainage system regularly
- ☐ Establish monitoring program, including:
  1) Seismographs to ensure that effects of blasting, pile driving and other work are at acceptable levels
  2) Crack monitors and optical survey methods to detect movement
  3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- ☐ Consult with historic property owner and other relevant parties to identify necessary protective measures
- ☐ Review and sign off on pre-construction condition survey of adjacent property
- ☐ Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- ☐ Explore excavation and demolition methods that produce low vibration levels
- ☐ Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- ☐ Reduce changes to adjacent ground water level during dewatering
- ☐ Ensure water runoff is not directed toward historic structure
- ☐ Install appropriate debris nets to prevent dropped materials from impacting historic building
- ☐ Direct debris chutes away from historic structure
- ☐ Install fabric enclosure system to reduce spread of construction dust
- ☐ Include adjacent historic building fire plan and ensure fuels, rags and brushes are stored appropriately and not directly adjacent to historic site
- ☐ If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and that lead chips are gathered and removed
- ☐ Include adjacent historic structure in rodent control program and seal openings in demolished foundation
- ☐ Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

This PRESERVATION TECH NOTE was prepared by the National Park Service. Charles E. Fisher, Heritage Preservation Services, serves as the Technical Editor. Special thanks go to Deborah Slaton and Michael J. Scheffler, P.E., of Wiss, Janney, Elstner Associates, Inc., Sharon Park, Kay Weeks and Michael Auer of the National Park Service's Heritage Preservation Services, and Marie Ennis of Einhorn Yaffee Prescott for their review and comments. Thanks also go to Denis McMullan, McMullan and Associates; Richard Ortega, PE, Ortega Consulting; Dorothy Richter, Hager-Richter Geoscience, Inc.; George Siekkinen and Gregory Mixon, National Trust for Historic Preservation; Suzanne Pentz, Keast & Hood Co.; Mark Richards, Moretrench American Corporation; Dr. Edward J. Cording, Department of Civil and Environmental Engineering, University of Illinois; Mark Gandschual, Schnabel Foundation Co.; William Stivale; Robert M. Powers, Powers and Associates; Martin P. Azola, Azola and Associates; and Margaret Gardiner and Mary Knapp at Merchant's House Museum, for their assistance. Tim Buehner, National Park Service, and Camille Martone provided initial research for this publication.

PRESERVATION TECH NOTES are designed to provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act which direct the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to PRESERVATION TECH NOTES, Technical Preservation Services NC200, National Center for Cultural Resources, National Park Service, 1849 C Street, NW, Washington, DC 20240.

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

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CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
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5. _____
6. _____

HISTORIC PRESERVATION CONDITIONS

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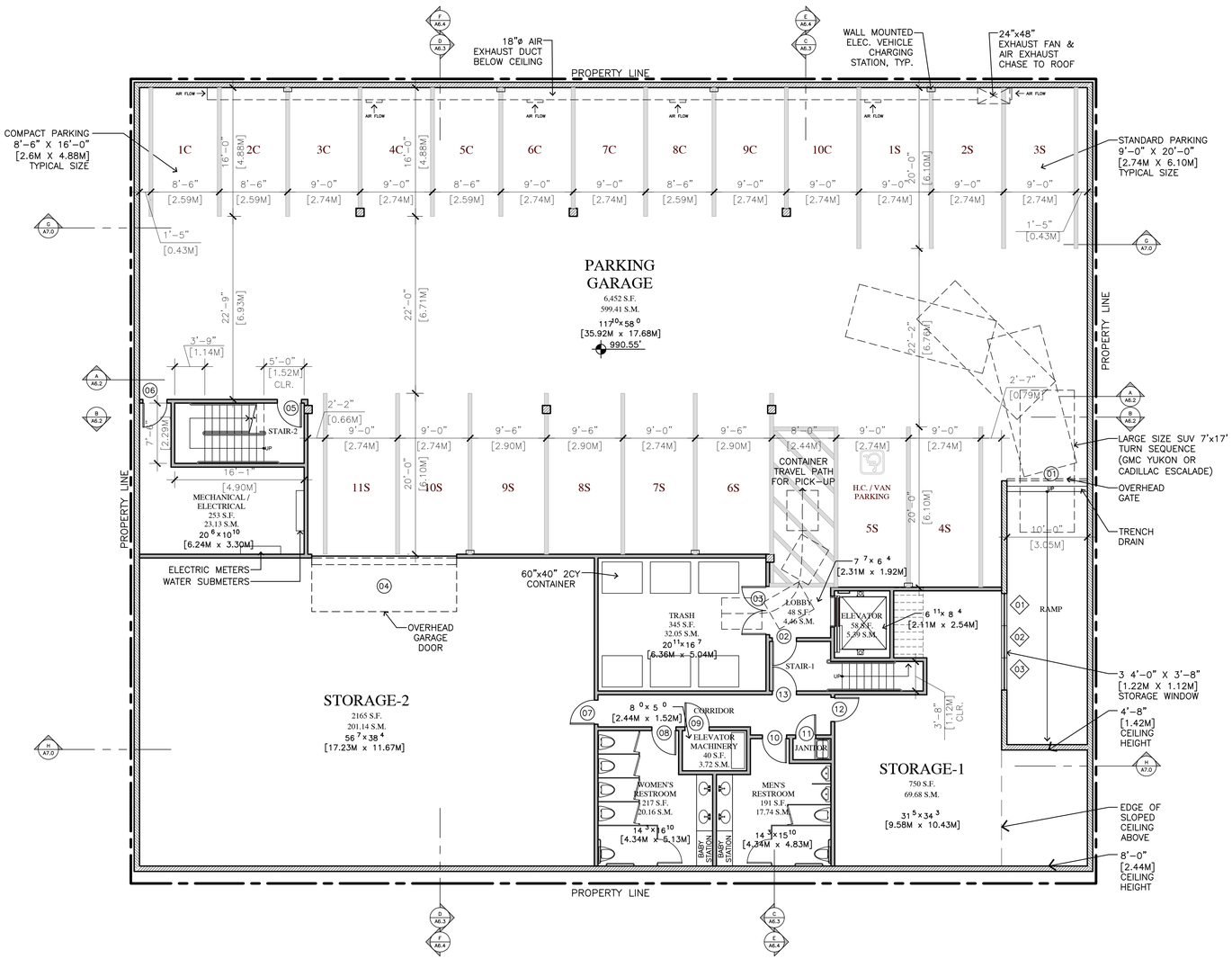

BASEMENT PLAN

11,406 SQUARE FEET / 1059.65 SQUARE METERS

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"

PARKING LEGEND

11 STANDARD
10 COMPACT
21 TOTAL

#S - STANDARD PARKING STALL
#C - COMPACT PARKING STALL

DOOR/WINDOW LEGEND

XX DENOTES A WINDOW

XX DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

WALL LEGEND

2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL, U.O.N.
2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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BASEMENT PLAN

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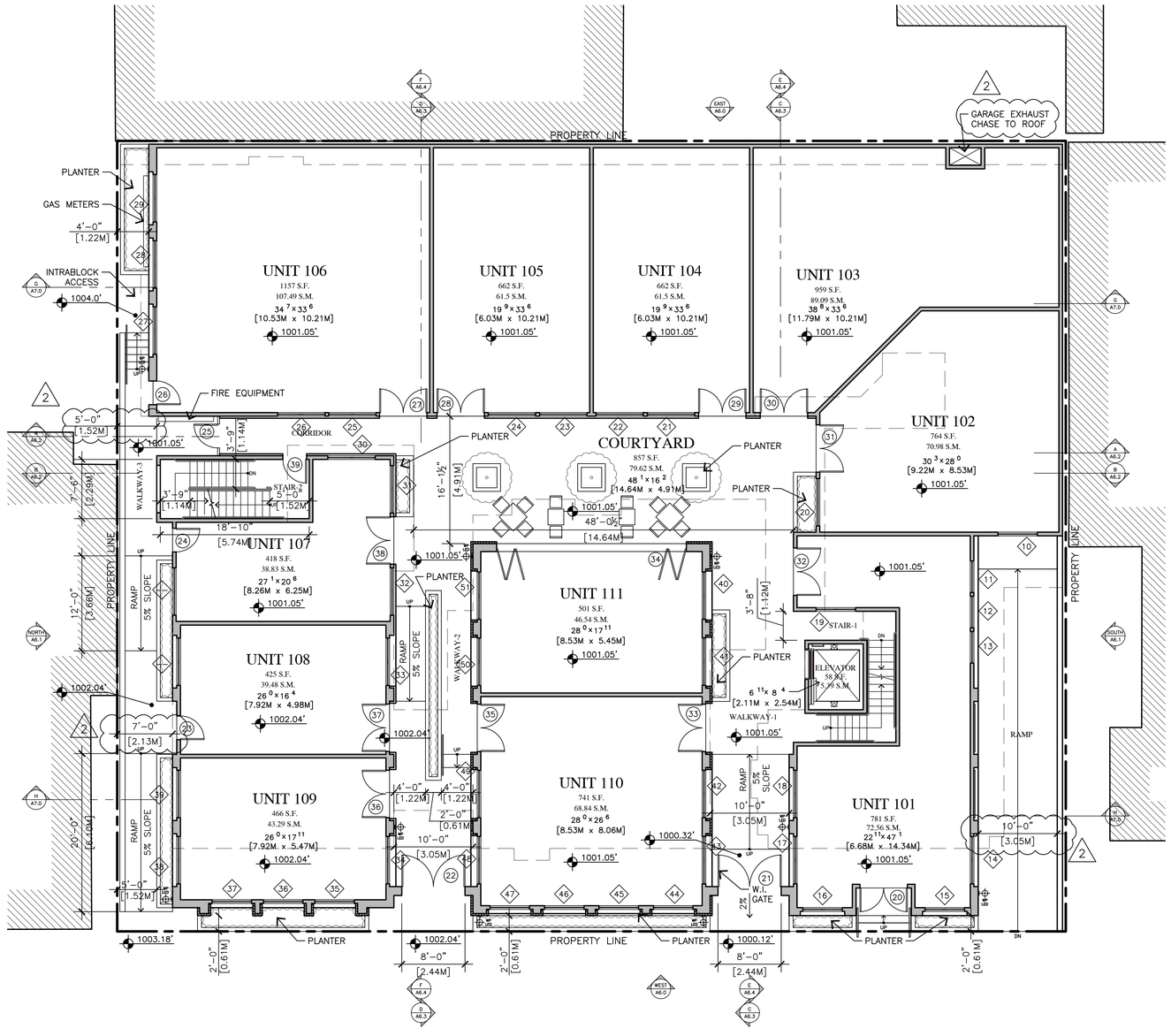

GROUND FLOOR PLAN

8,544 SQUARE FEET / 793.76 SQUARE METERS

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

DOOR/WINDOW LEGEND

XX DENOTES A WINDOW

(XX) DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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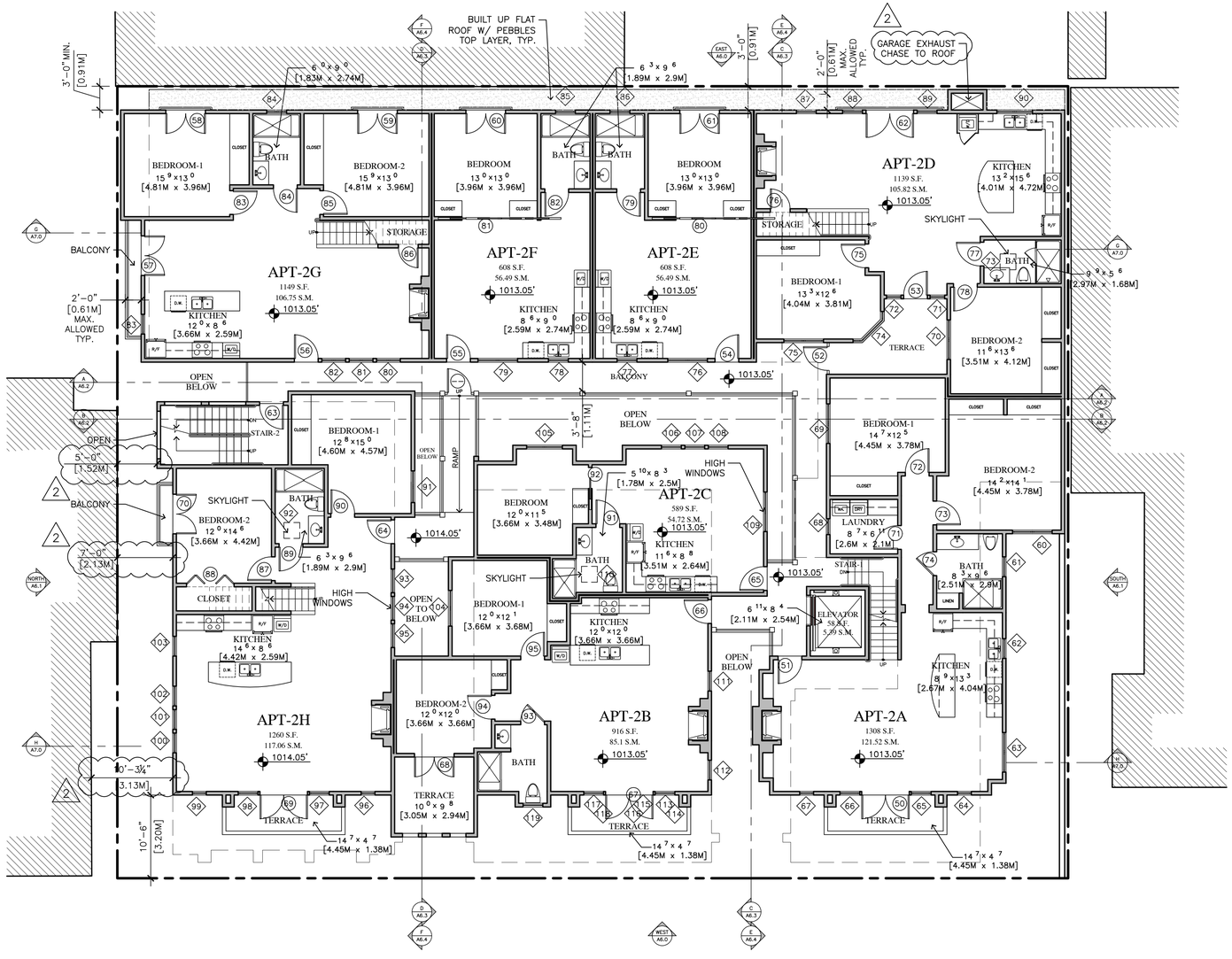
GROUND FLOOR PLAN

SHEET NO.

A3.0



SECOND FLOOR PLAN

8,354 SQUARE FEET / 776.11 SQUARE METERS

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

DOOR/WINDOW LEGEND

XX / X' x X' DENOTES A WINDOW

(XX) DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

WALL LEGEND

2X6 EXTERIOR STUD FRAMED WALL

2X4 INTERIOR STUD FRAMED WALL, U.O.N.

2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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SECOND FLOOR PLAN

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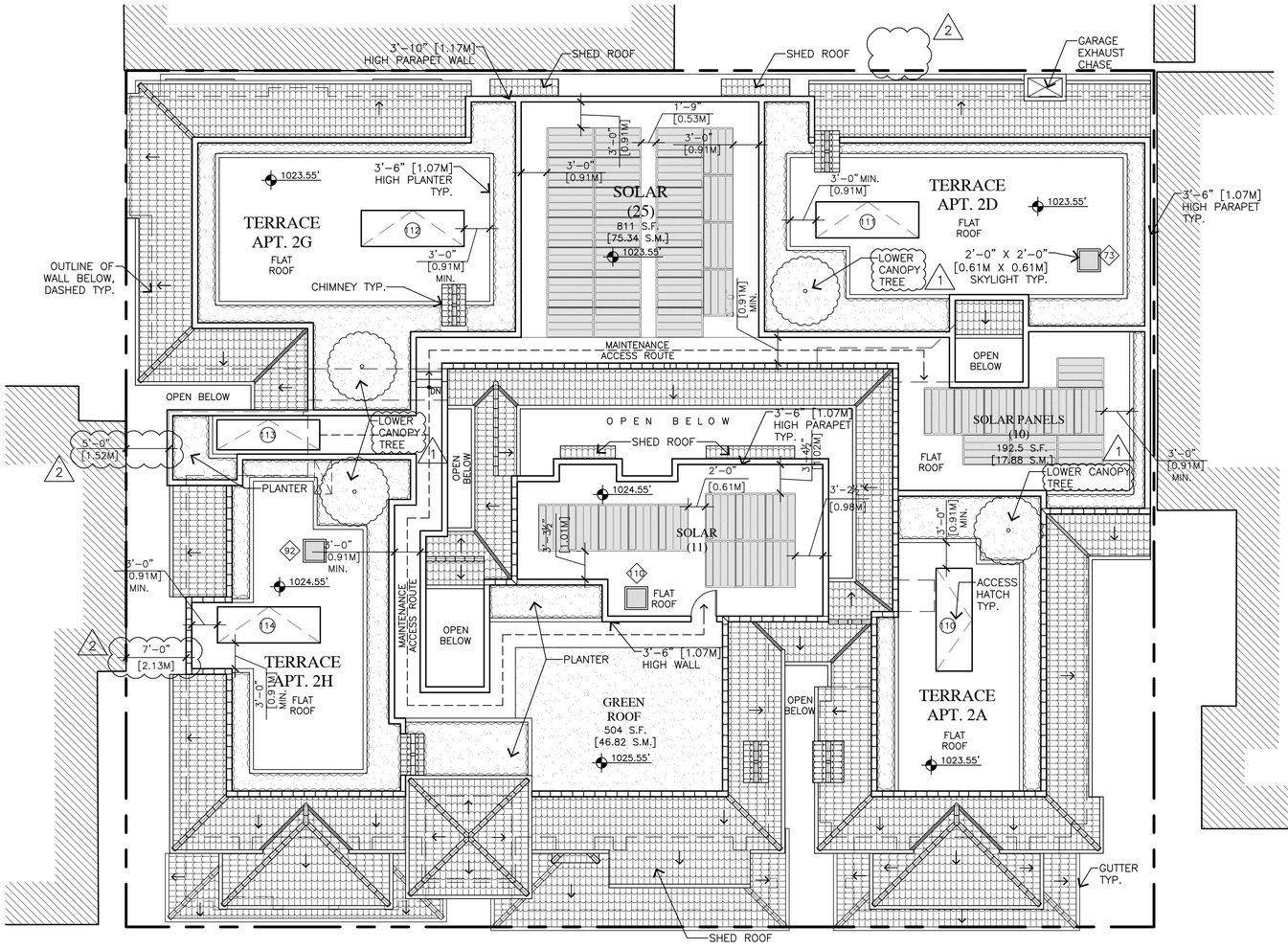

ROOF PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

DOOR/WINDOW LEGEND

XX DENOTES A WINDOW

XX DENOTES A DOOR

NOTE:
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ROOF PLAN

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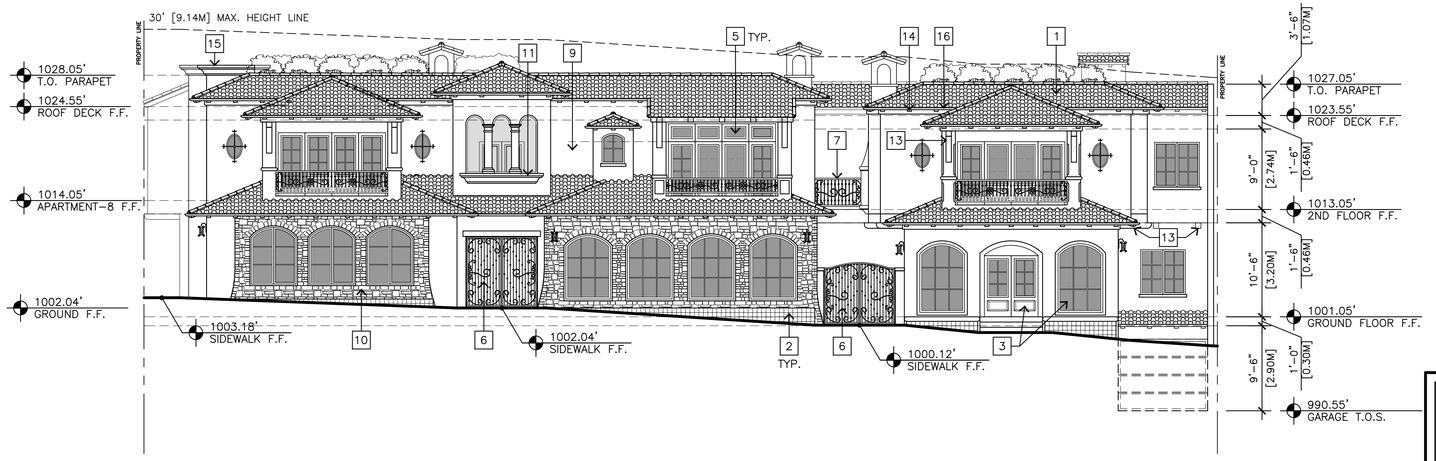
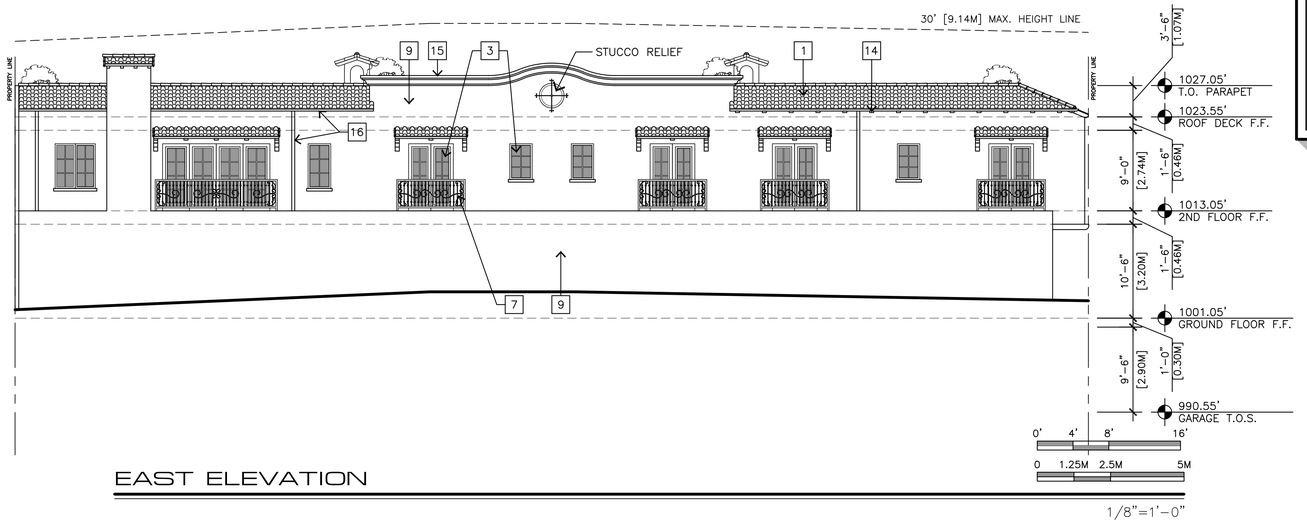


WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
5	TRANSOM WINDOW
6	WROUGHT IRON GATE
7	WROUGHT IRON RAILING
9	STUCCO FINISH
10	RANDOM EXTERIOR STONE
11	SHAPED STUCCO SILL
12	REDWOOD POST
13	REDWOOD BEAMS & CORBELS
14	REDWOOD RAFTER TAILS
15	PRECAST CONCRETE PARAPET CAP
16	COPPER GUTTERS & DOWNSPOUT

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ELEVATIONS

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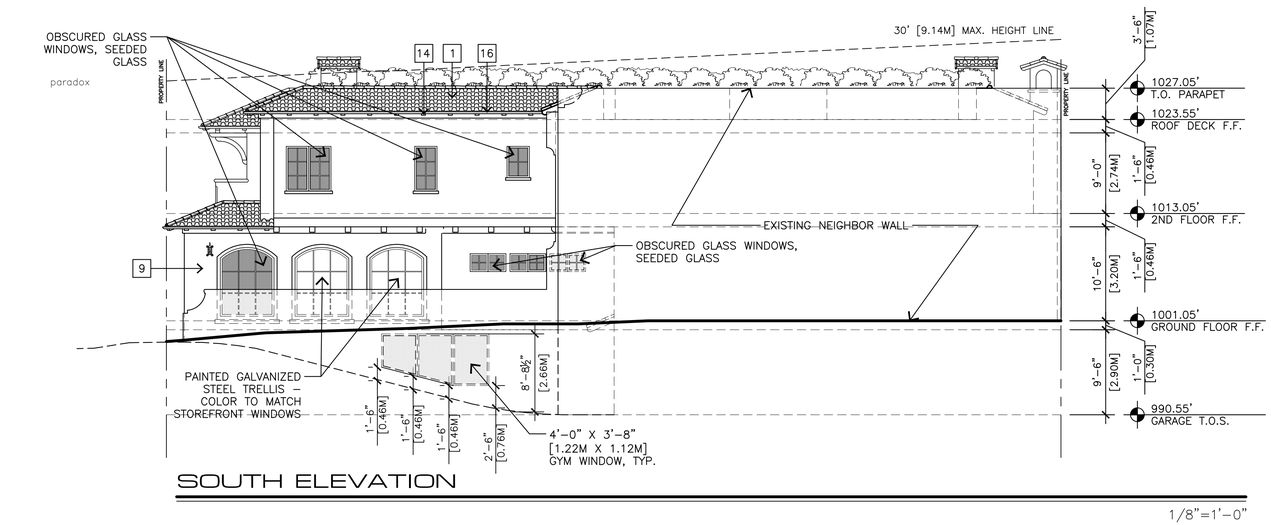
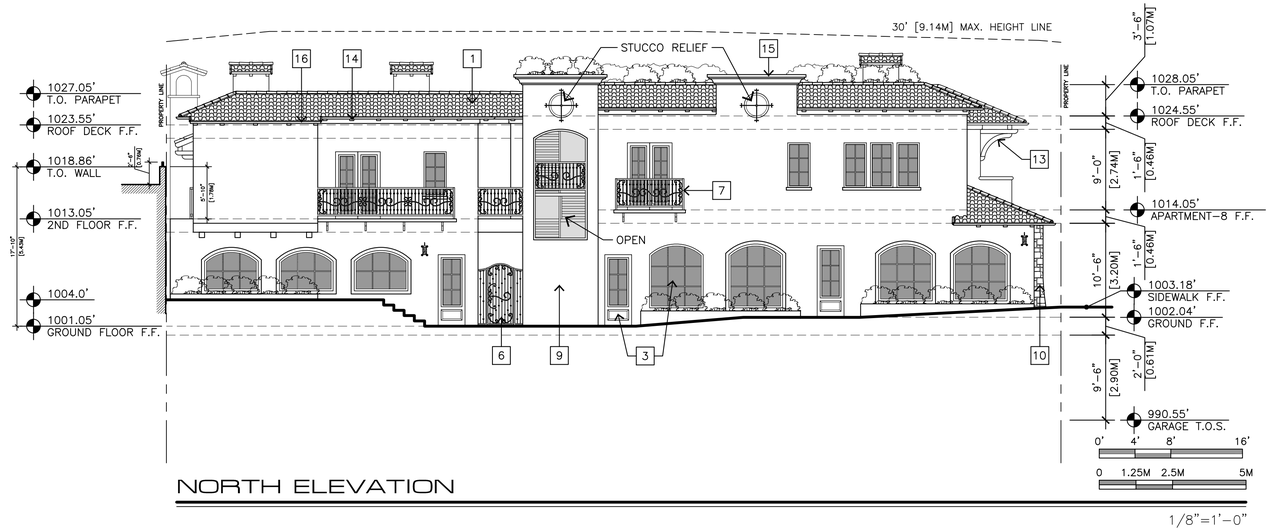


SOUTH ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
5	TRANSOM WINDOW
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14	REDWOOD RAFTER TAILS
15	PRECAST CONCRETE PARAPET CAP
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ELEVATIONS

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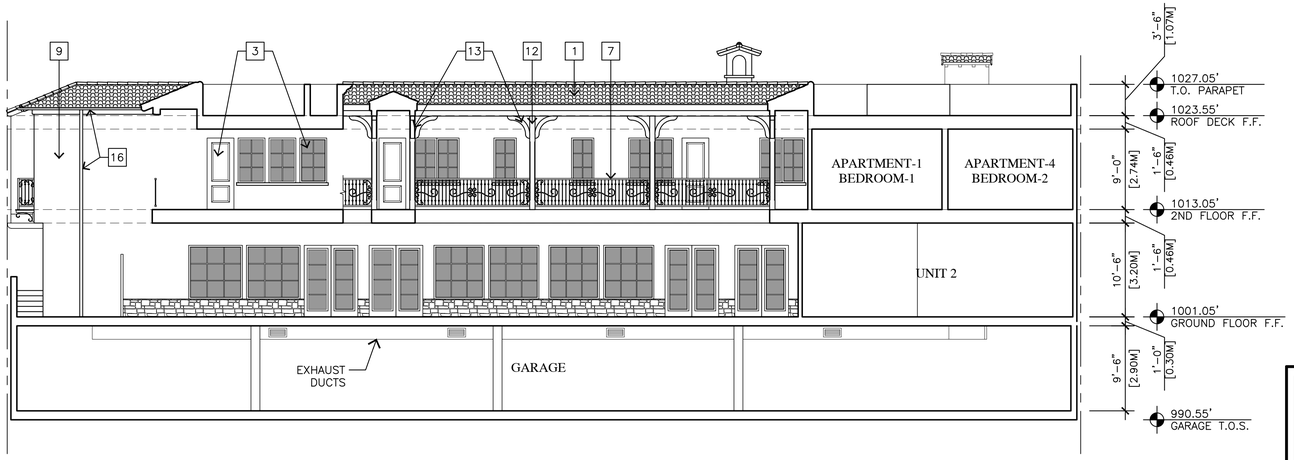
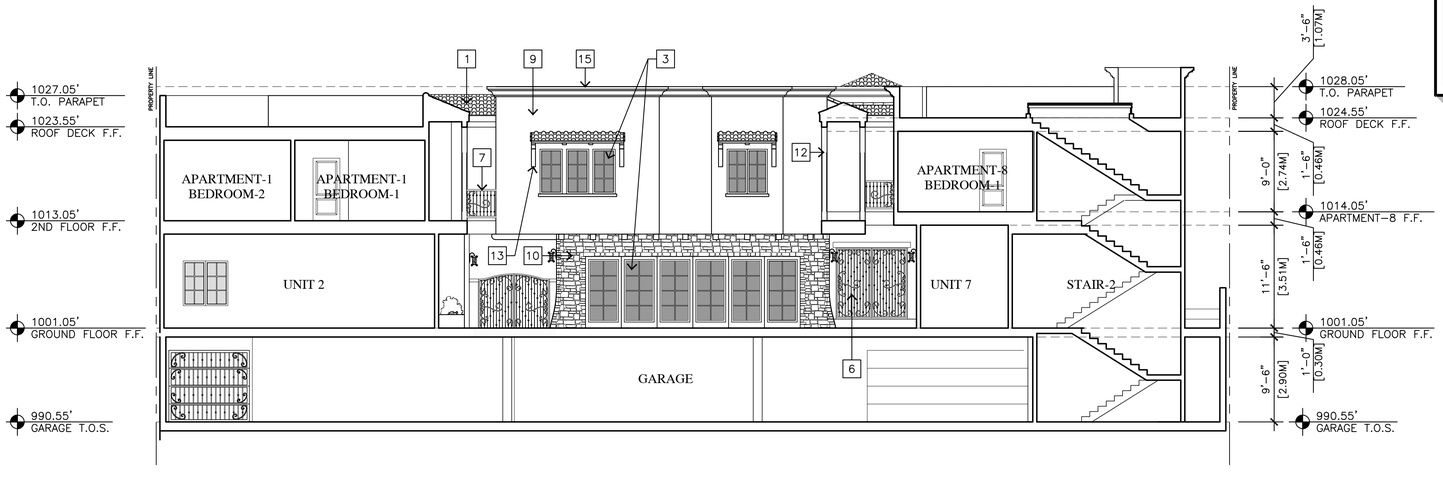


EAST COURTYARD / SECTION A

1/8"=1'-0"



WEST COURTYARD / SECTION B

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
5	TRANSOM WINDOW
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ELEVATIONS
& SECTIONS

SHEET NO.

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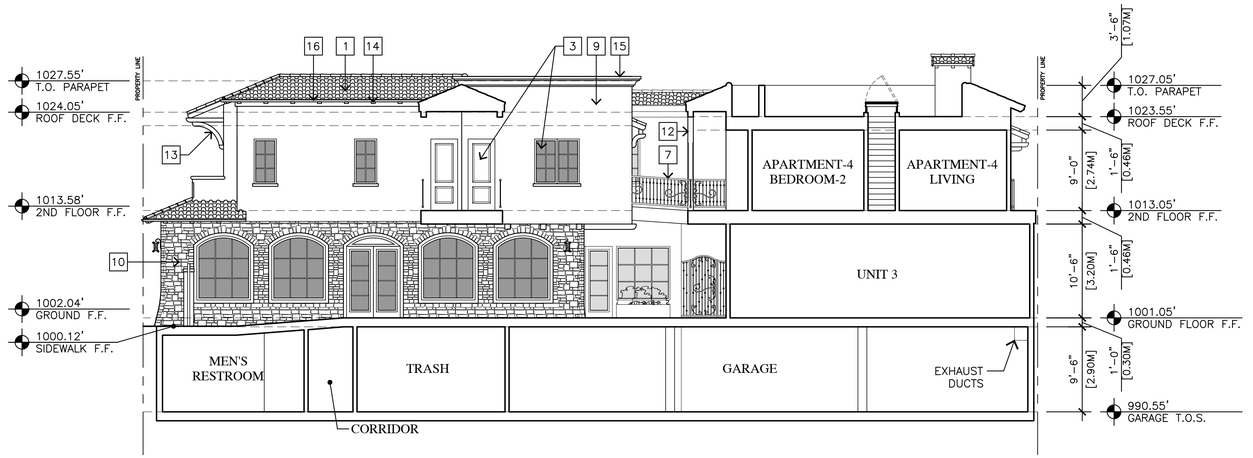
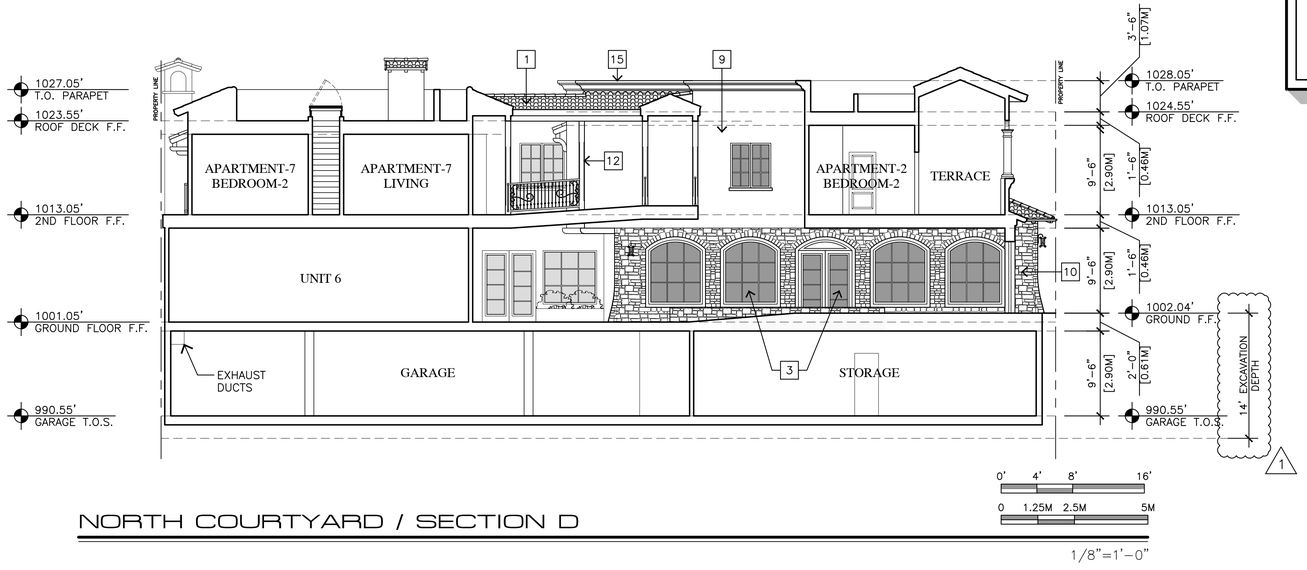


SOUTH COURTYARD / SECTION C

1/8"=1'-0"



NORTH COURTYARD / SECTION D

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
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ELEVATIONS & SECTIONS

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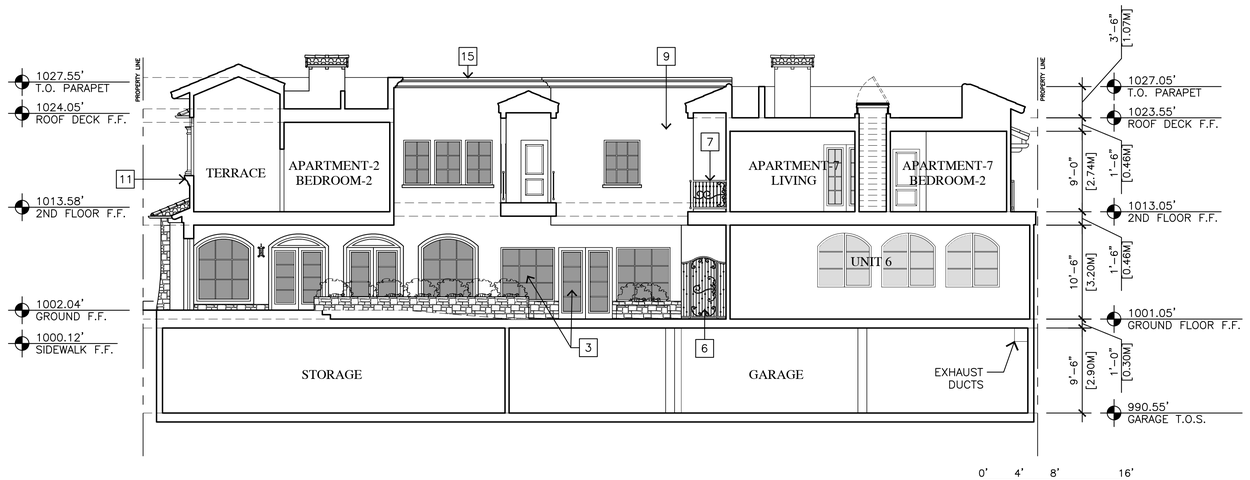
SOUTH COURTYARD / SECTION E

1/8"=1'-0"



NORTH COURTYARD / SECTION F

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CLAY TILE ROOF
2	DECORATIVE CERAMIC TILE
3	ALUMINUM CLAD DOORS & WINDOWS
4	PAINTED WOOD DOORS & WINDOWS
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ELEVATIONS & SECTIONS

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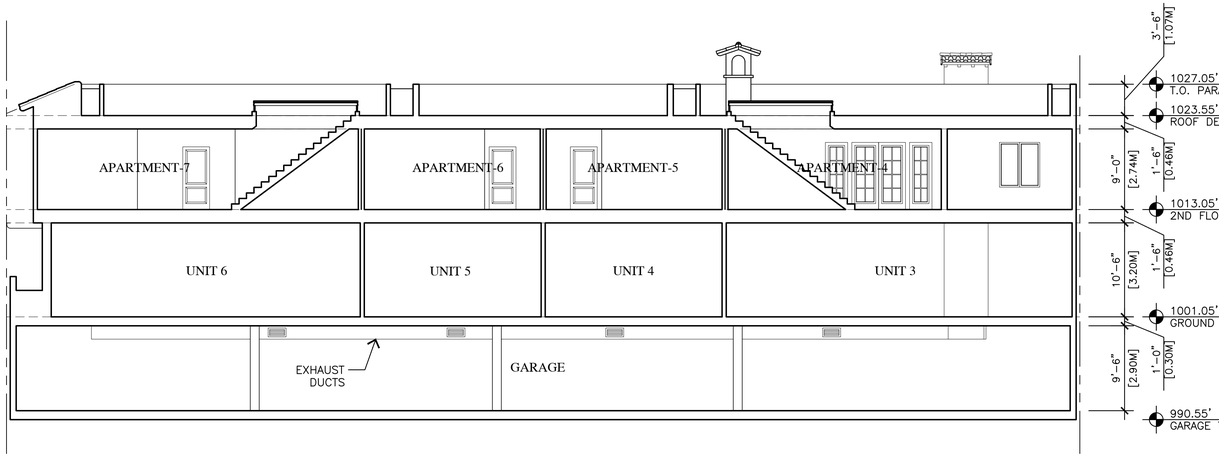
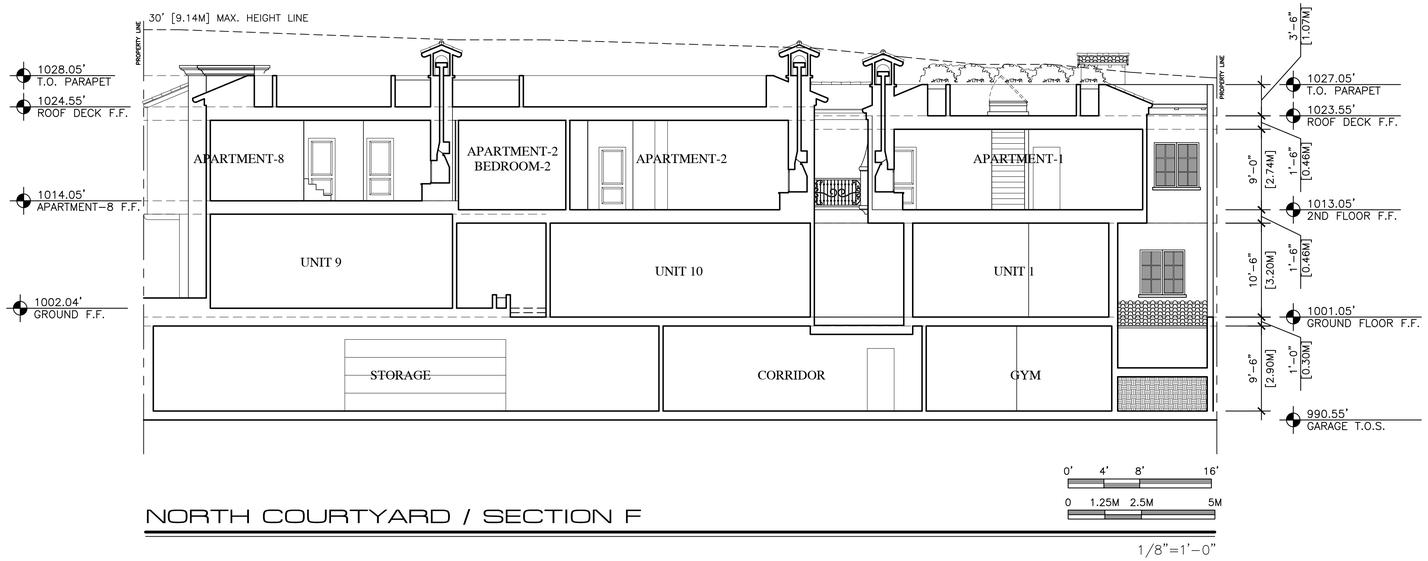


SECTION G

1/8"=1'-0"



NORTH COURTYARD / SECTION F

1/8"=1'-0"

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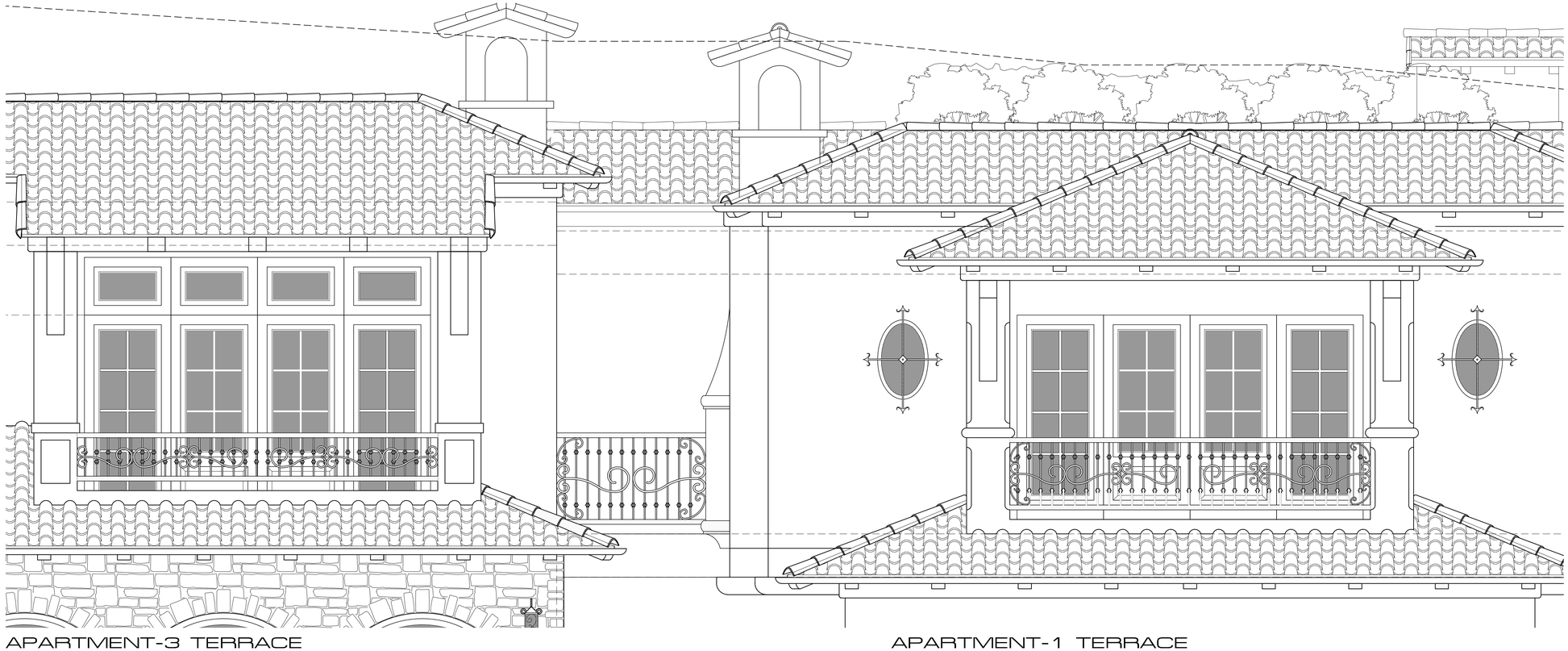
SECTIONS

SHEET NO.

A6.5

APARTMENT-8 TERRACE

1/2"=1'-0"



APARTMENT-3 TERRACE

1/2"=1'-0"

APARTMENT-1 TERRACE

1/2"=1'-0"

4/14/2021 1:14:08 PM

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

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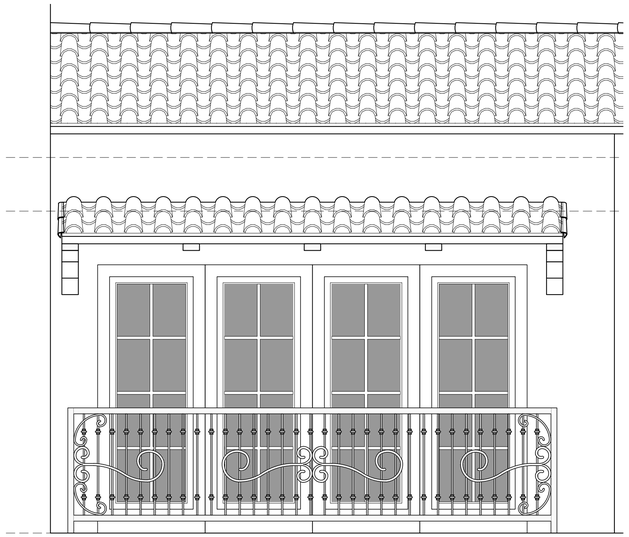
6.

TERRACE DETAILS

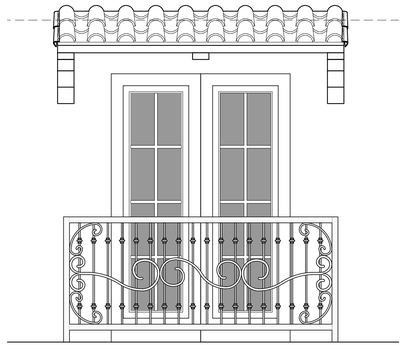
SHEET NO.

A6.7



APARTMENT-4 BALCONY

1/2"=1'-0"



TYP. BALCONY (APT 5,6,7)

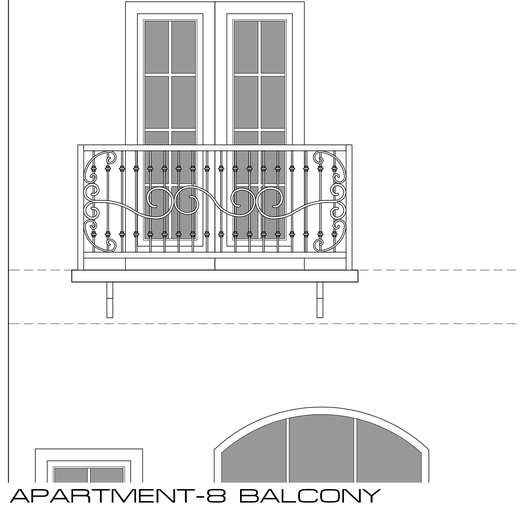
1/2"=1'-0"

APARTMENT-7 BALCONY

1/2"=1'-0"

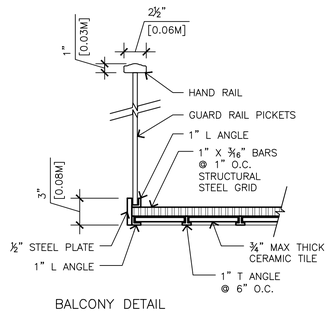
J STAIR TOWER

1/2"=1'-0"



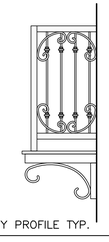
APARTMENT-8 BALCONY

1/2"=1'-0"



BALCONY DETAIL

1-1/2"=1'-0"



BALCONY PROFILE TYP.

1/2"=1'-0"

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TERRACE
DETAILS

SHEET NO.

A6.8

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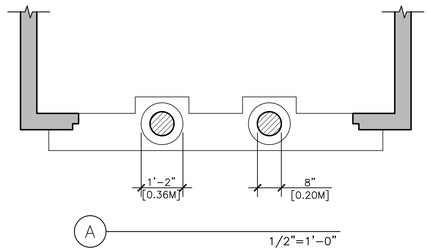
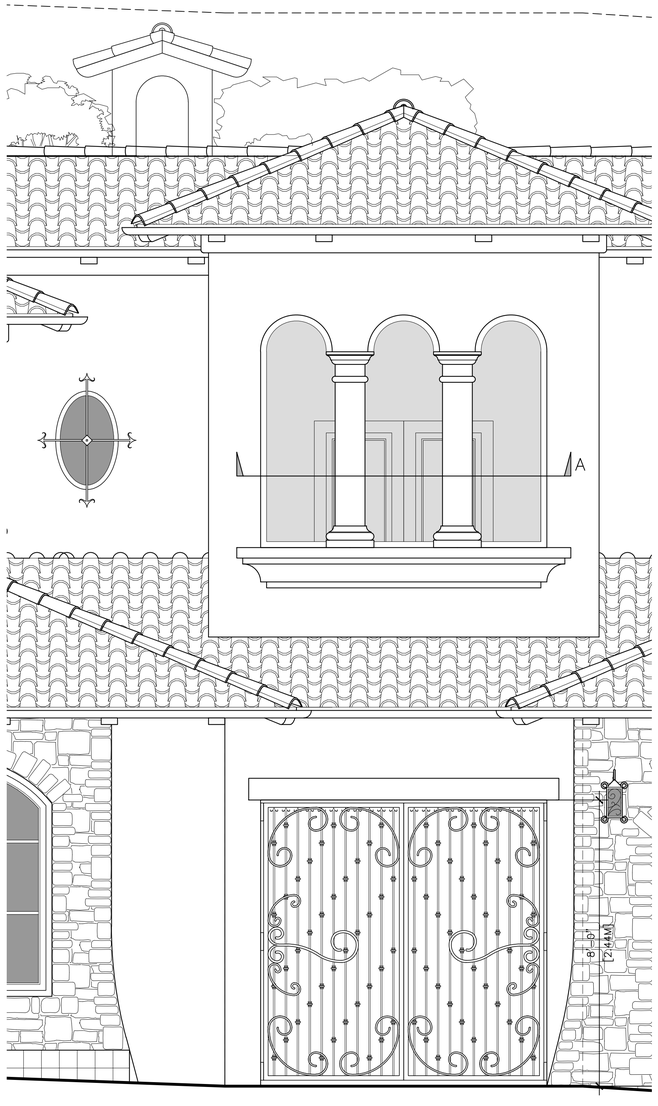
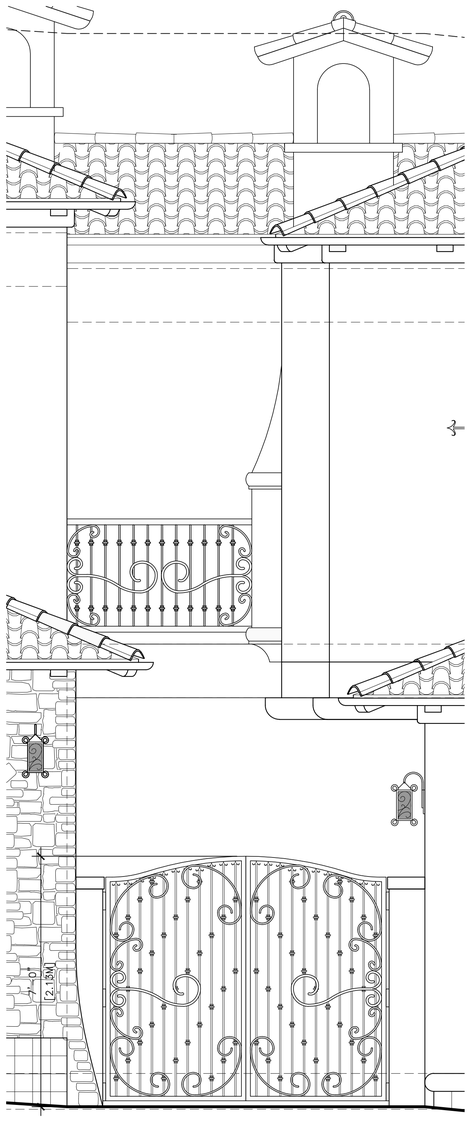


1/2"=1'-0"



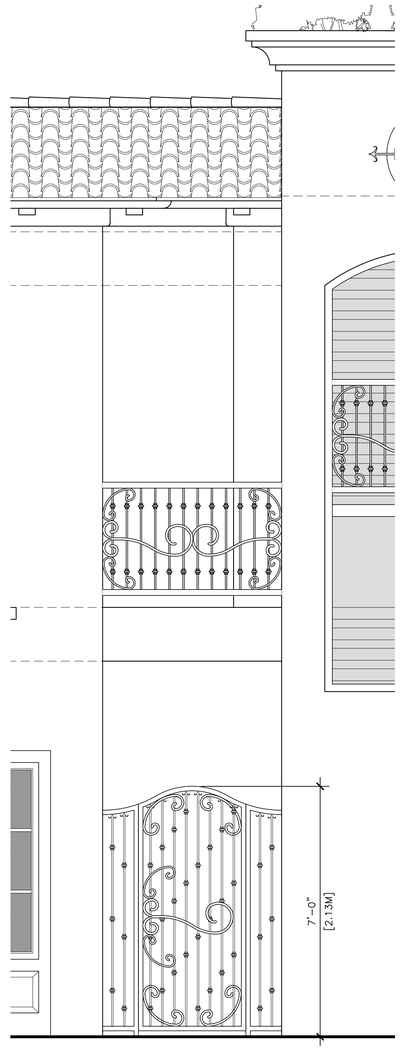
NORTHWEST GATE & TOWER

1/2"=1'-0"



SOUTHWEST GATE

1/2"=1'-0"



NORTH ACCESS GATE

1/2"=1'-0"

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GATE
DETAILS

SHEET NO.

A6.9

DOLORES STREETSCAPE - EAST SIDE

0' 10' 21' 32'

DOLORES STREETSCAPE - WEST SIDE

0' 10' 21' 32'

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STAMPS:

PROJECT/CLIENT:

ESPERANZA
CARMEL
COMMERCIAL LLC

PROJECT ADDRESS:

DOLORES ST
2 SE of 7th Ave,
CARMEL, CA 93921

APN: 010-145-012

LICENSED ARCHITECT
CORNELIO A. SILLANO JR
C-24875
RENEWAL DATE
STATE OF CALIFORNIA

DATE: DECEMBER 18, 2020
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JB-PASTOR
STREETSCAPES

SHEET NO.

A8.1

NOTE: A LOCAL BENCHMARK FOR THIS PROJECT IS A CUT CROSS ON PAVERS IN COURTYARD LOCATED AT DOLORES 2SE OF 7TH AVENUE, HAVING AN ELEVATION OF 1000.55, BASED ON ASSUMED DATUM.

LS ENGINEERING AND SURVEYING, INC.

PREPARED FOR: INTERNATIONAL DESIGN GROUP 721 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950

DOLORES STREET ELEVATIONS EXHIBIT

SHEET 2 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.

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PREPARED FOR: INTERNATIONAL DESIGN GROUP 721 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950

DOLORES STREET ELEVATIONS EXHIBIT

SHEET 1 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.

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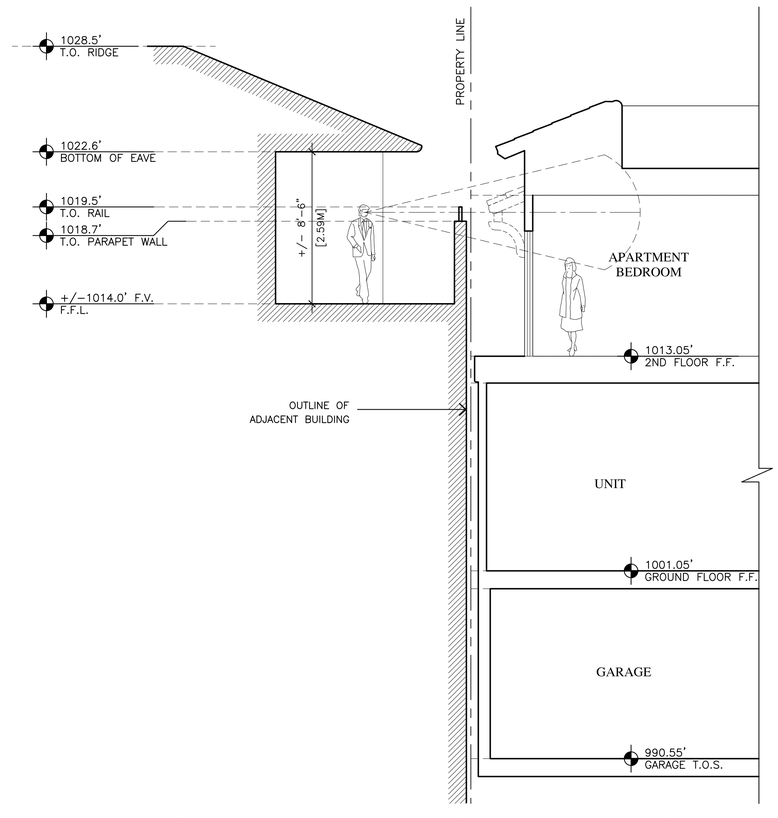
PREPARED FOR: INTERNATIONAL DESIGN GROUP 721 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950

DOLORES STREET ELEVATIONS EXHIBIT

SHEET 3 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.



SECTION THRU ADJACENT BUILDING

1/4"=1'-0"

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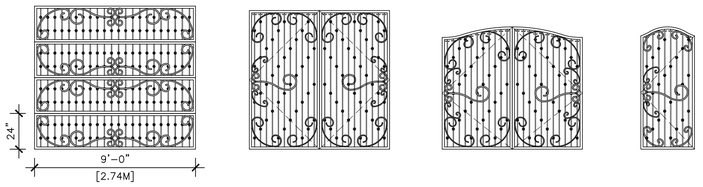
ADJACENT BUILDING ELEVATIONS

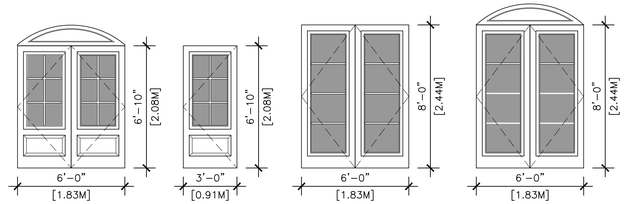
SHEET NO.

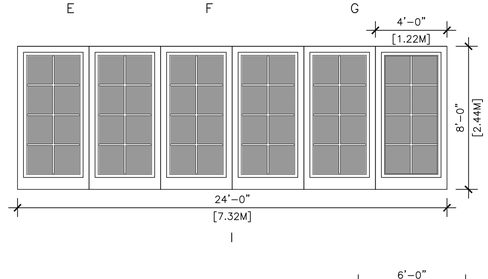
A8.2

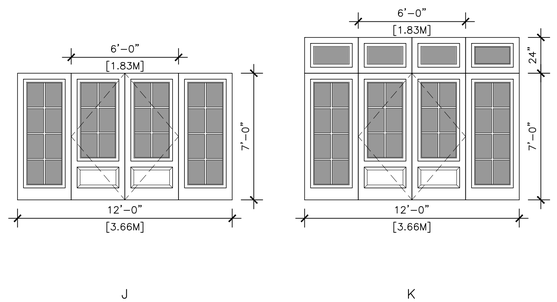
DOOR TYPES

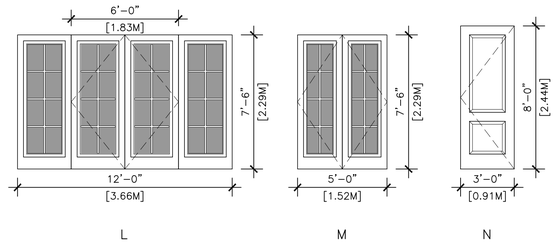
SCALE: 1/4" = 1'-0"











EXTERIOR DOOR SCHEDULE

Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
BASEMENT												
1	9'-0"	8'-0"	1-3/4"	A	WR. IRON	---	---	---	---	---	ROLL-UP	@ ---
2	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
3	PAIR 3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
4	18'-0"	8'-0"	1-3/4"	–	---	---	---	---	---	---	ROLL-UP	@ ---
5	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
6	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
7	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
8	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
9	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
10	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
11	2'-6"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
12	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
13	3'-0"	7'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	@ ---
GROUND FLOOR												
20	PAIR 3'-0"	7'-0"	1-3/4"	E	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
21	PAIR 4'-0"	7'-0"	1-3/4"	B	WR. IRON	---	---	---	---	---	SWING	SOUTHWEST GATE @ COURTYARD
22	PAIR 4'-0"	8'-0"	1-3/4"	C	WR. IRON	---	---	---	---	---	SWING	NORTHWEST GATE @ COURTYARD
23	3'-0"	8'-0"	1-3/4"	F	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
24	3'-0"	8'-0"	1-3/4"	F	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
25	3'-0"	8'-0"	1-3/4"	D	WR. IRON	---	---	---	---	---	SWING	NORTH GATE @ COURTYARD
26	3'-0"	8'-0"	1-3/4"	F	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
27	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
28	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
29	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
30	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
31	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
32	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
33	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
34	SIX 4'-0"	8'-0"	1-3/4"	I	---	---	DBL.-PANE	YES	---	---	BI-FOLD	@ ---
35	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
36	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
37	PAIR 3'-0"	8'-0"	1-3/4"	H	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
38	PAIR 3'-0"	8'-0"	1-3/4"	G	---	---	DBL.-PANE	YES	---	---	SWING	@ ---
39	3'-0"	8'-0"	1-3/4"	–	---	---	---	---	---	---	SWING	GATE @ STAIR 2
2ND FLOOR												
50	PAIR 3'-0"	7'-8"	1-3/4"	J	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 1
51	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 1
52	3'-0"	7'-0"	1-3/4"	D	WR. IRON	---	---	---	---	---	SWING	GATE @ APT. 4
53	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 4
54	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 5
55	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 6
56	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 7
57	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 7
58	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 7
59	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 7
60	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 6
61	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 5
62	PAIR 3'-0"	7'-6"	1-3/4"	L	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 4
63	3'-0"	7'-6"	1-3/4"	–	---	---	---	---	---	---	SWING	GATE @ STAIR-2
64	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 8
65	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 3
66	3'-0"	7'-6"	1-3/4"	N	---	---	---	---	---	---	SWING	@ APT. 2
67	PAIR 3'-0"	7'-6"	1-3/4"	K	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 2
68	PAIR 3'-0"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 2
69	PAIR 3'-0"	7'-6"	1-3/4"	J	---	---	DBL.-PANE	YES	---	---	SWING	@ TERRACE, APT. 8
70	PAIR 2'-6"	7'-6"	1-3/4"	M	---	---	DBL.-PANE	YES	---	---	SWING	@ BALCONY, APT. 8
ROOF												
110	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 1
111	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 4
112	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 7
113	3'-6"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ STAIR-2
114	4'-3"	12'-0"	1-3/4"	–	METAL	---	---	---	---	---	SWING-UP	ROOF HATCH @ APT. 8

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, ½" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-½" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

ALL EXTERIOR GLAZED DOORS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

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DOOR SCHEDULE

SHEET NO.

A9.0

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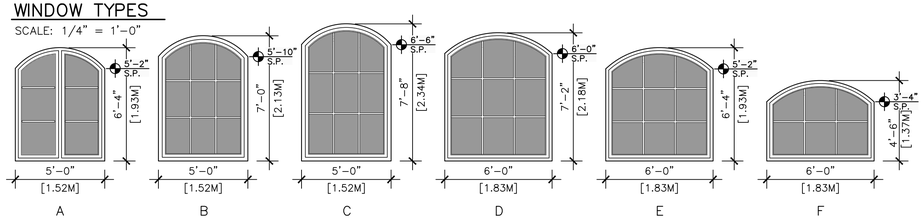
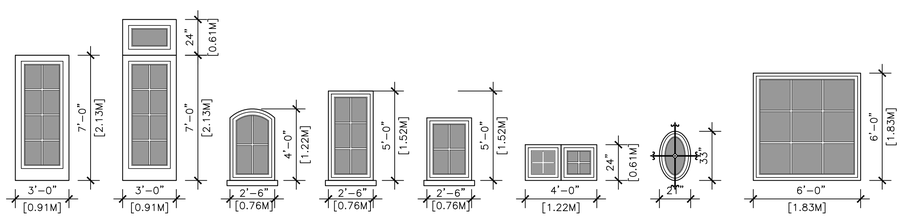
WINDOW SCHEDULE

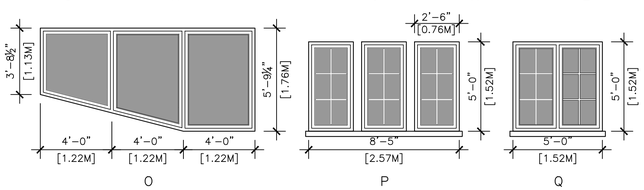
Window No.	Window Size (Finished) Width	Height	Head Height	Style	Type	Material	Glass Type	Glass Tempered	Finish Exterior	Finish Interior	Remarks
BASEMENT											
1	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
2	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
3	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
GROUND FLOOR											
10	5'-0"	5'-0"	7'-6"	Q	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
11	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
12	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
13	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
14	6'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
15	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
16	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
17	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
18	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
19	5'-0"	6'-0"	8'-0"	Q	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
20	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
21	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
22	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
23	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
24	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
25	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
26	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
27	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
28	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
29	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
30	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
31	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
32	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
33	6'-0"	7'-2"	8'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
34	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
35	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
36	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
37	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
38	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
39	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
40	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
41	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
42	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
43	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
44	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
45	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
46	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
47	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
48	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
49	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
50	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
51	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---

WINDOW TYPES

SCALE: 1/4" = 1'-0"







WINDOW SCHEDULE

Window No.	Window Size (Finished) Width	Height	Head Height	Style	Type	Material	Glass Type	Glass Tempered	Finish Exterior	Finish Interior	Remarks
2ND FLOOR											
60	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
61	2'-6"	5'-0"	7'-6"	K	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
62	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
63	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
64	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
65	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
66	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
67	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
68	2'-0"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
69	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
70	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
71	1'-10"	5'-0"	7'-6"	G	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
72	1'-10"	5'-0"	7'-6"	G	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
73	2'-0"	2'-0"	7'-6"	–	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
74	4'-0"	4'-0"	7'-6"	–	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
75	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
76	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
77	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
78	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
79	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
80	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
81	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
82	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
83	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
84	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
85	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
86	2'-6"	4'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
87	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
88	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
89	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
90	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
91	5'-0"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
92	2'-0"	2'-0"	7'-6"	–	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
93	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
94	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
95	3'-0"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
96	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
97	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
98	2'-6"	7'-6"	7'-6"	G	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
99	1'-9"	2'-9"	7'-6"	M	FIXED	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
100	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
101	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
102	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
103	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
104	4'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
105	4'-6"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
106	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
107	2'-6"	5'-0"	7'-6"	P	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
108	2'-6"	5'-0"	7'-6"	Q	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
109	5'-0"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
110	2'-0"	5'-0"	7'-6"	–	SKYLIGHT	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
111	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
112	2'-6"	5'-0"	7'-6"	J	---	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---
113	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
114	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
115	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
116	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
117	2'-6"	7'-6"	7'-6"	H	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
118	2'-6"	2'-0"	9'-6"	H	HOPPER	WOOD	DBL.-PANE	YES	METAL-CLAD	---	@ ---
119	2'-6"	4'-0"	7'-6"	I	CASEMENT/TILT	WOOD	DBL.-PANE	---	METAL-CLAD	---	@ ---

WINDOW NOTES:

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED, WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]

OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED TO COMPLY WITH HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4 AND LISTED BELOW:

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

REVISIONS:

1. MARCH 4, 2021 FOREST & BEACH COMMISSION
2. MARCH 26, 2021 HISTORIC BOARD COMMISSION
3. APRIL 14, 2021 REVISED TRACK-2 APPLICATION
4. _____
5. _____
6. _____

WINDOW SCHEDULE

SHEET NO.

A9.1

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