



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD Staff Report

May 17, 2021
ORDERS OF BUSINESS

TO: Historic Resources Board Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

SUBJECT: Consideration of a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room. APN: 010-101-017

RECOMMENDATION:

Adopt a Resolution (Attachment 1) issuing a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room.

BACKGROUND/SUMMARY:

The project site is located on Dolores 2 southeast of 7th on a 12,000 square foot lot comprised of three lots of record (Block: 91, Lots: 6, 8, 10). The applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex which currently occupies Lots 2, 4, 6, and 8 of Block 91.

The Palo Alto Savings and Loan Bank complex, consisting of a bank building and detached community room building, was constructed in 1972 and was designed by noted architects, Walter Burde and William Shaw, both of whom are listed in the City's Historic Context Statement. While the Palo Alto Savings and Loan buildings are characteristic of the Second Bay Region Tradition of architecture, and designed by noted architects, the complex was deemed ineligible for listing on the City's Historic Inventory as well as the National Register. In 2019, a Determination of Ineligibility was issued for the property by the City Council following the appeal of the Historic Resources Board's decision to add the property to the City's Historic Inventory; the Determination of Ineligibility will expire on October 26, 2022. While the complex is not eligible for listing on the nation or local inventory, it was previously determined that the site is eligible for listing on the California Register of Historic Resources (CRHR) and the complex, as a whole, is a historic resource for the purposes of the California Environmental Quality Act (CEQA).

At the April 19, 2021 Historic Resources Board Meeting, the Board considered a Determination of Consistency for the demolition of the Palo Alto Saving and Loan Community Room. At the April 19th hearing, Staff had prepared a Resolution (Attachment 2) issuing a Determination of Consistency with the Secretary's Standards for the demolition of the Community Room, however, the Board voted 2-1 (2 members absent) to continue the item with direction to Staff to prepare a Resolution issuing a Finding of Noncompliance for the proposed demolition of the Community Room.

Staff has prepared a Resolution issuing a Finding of Noncompliance for consideration and adoption by the Historic Resources Board as directed at the April 19th hearing (Attachment 1).

FISCAL IMPACT:

N/A

ATTACHMENTS:

Attachment 1 - Resolution - Finding of Noncompliance

Attachment 2 - Resolution from April 19th hearing - Not Adopted

Attachment 3 - HRB Comments and Findings

Attachment 4 - Preliminary Project Plans

Historic Resources Board

May 17, 2021

Attachment 1

Resolution - Finding of Noncompliance

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the complex is not eligible for listing on the national or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, on April 19, 2021, the Historic Resources Board reviewed the project, DR 20-395, and considered the issuance a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, pursuant to CMC 17.32.160.B.1.a, if the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of

noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, at the April 19, 2021 hearing, the Historic Resources Board voted 2-1 (2 board members absent) to continue the application with direction to staff to return with a resolution issuing a Finding of Noncompliance with the Secretary of the Interior's Standards; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on May 17, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its May 17, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

NOW THEREFORE, BE IT RESOLVED, based on the findings and evidence contained in this resolution, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue a **Finding of Noncompliance with the Secretary of the Interior's Standards** for the proposed demolition of the Palo Alto Savings and Loan Bank Community Room (Design Review DR 20-395) located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000).

Findings of Noncompliance	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.
2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.

4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.
11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.
13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional

	materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of May, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Erik Dyar
Vice-Chair

Margi Perotti
Historic Resources Board Secretary

Historic Resources Board

May 17, 2021

Attachment 2

**Resolution from April 19th
hearing - Not Adopted**

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-XXX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 SE 7th, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the complex is not eligible for listing on the nation or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on April 19, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its April 19, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

WHEREAS the Historic Resources Board of the City of Carmel-by-the-Sea finds that pursuant to Carmel Municipal Code (CMC) Section 17.32.140, the following required findings for issuance of a Determination of Consistency with the Secretary of the Interior Standards can be made in this case:

1. 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;
2. 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;
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved;
4. *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;*
5. *Archeological resources will be protected and preserved in place;*
6. *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; and*
7. *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.*

NOW THEREFORE, BE IT RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **issue a Determination of Consistency with the Secretary of the Interior's Standards** for the demolition of the Palo Alto Savings and Loan Bank Community Room, in general conformance with the attached sketches and plans, all being attached hereto and incorporated herein by reference. This Determination of Consistency is further predicated on

the following Recommended Condition(s) of Approval being accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit for this project:

Recommended Conditions of Approval		
No.		
1.	Spatial Relationship. To maintain the spatial relationship between buildings, the proposed building shall not extend more than one foot beyond the existing northern wall of the community room with the exception of a stairway project which shall be located no closer than 5' from the bank building.	✓
2.	Protection Plan. The written Protection and Monitoring Plan and Historic Building Protection Plan indicated in the project plans, collectively known as the "Protection Plan," (Attachment 7) shall be adhered to prior to and during construction. Protective measures installed on-site or on the adjacent site shall be inspected by the Planning Department and Building Inspector prior to the issuance of a demolition or building permit. Modifications to the Protection Plan shall require approval by the Historic Resources Board.	✓
3.	Bank Building Repairs. Prior to the issuance of a demolition or building permit, an application for repairs to the bank building necessitated by the removal of the wall juncture between the community room and bank shall be submitted to the Community Planning and Building Department.	✓
4.	Cultural Resources. In the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development all construction activity shall immediately cease, and the applicant shall notified the Community Planning and Building Department within 24 hours and a qualified archaeologist shall be retained for appropriate archaeological mitigation	✓
6.	Human Remains. If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.	✓
6.	Conditions of Approval. The Conditions of Approval listed above (HRB Conditions of Approval) shall be incorporated into the Design Review Conditions of Approval and any action taken by the Planning Department or Planning Commission, as necessary.	✓

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 19th day of April, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Thomas Hood
Chair

Margi Perotti
Historic Resources Board Secretary

Historic Resources Board

May 17, 2021

Attachment 3

HRB Comments & Findings

My Comments on 7th and Dolores Building for HRB resolution

Erik Dyar <erik@dyararchitecture.com>

Mon, Apr 26, 2021 at 7:01 PM

To: Evan Kort <ekort@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>

Hi Evan and Brandon,

Redacted due to confidential employee information

I promised some comments to help Staff prepare a resolution of non-compliance for the next HRB meeting on the 7th and Dolores building (Palo Alto Savings and Loan) and its component, the Community Room, so here they are below:

The argument for significance includes two major points: 1. The significance of the Palo Alto Savings and Loan Building, and 2. Whether its component, the Community Room can be correctly evaluated apart from the attached Main bank building.

1. Building's Significance

Meg Clovis in all her historic evaluations of the bank property has always considered the bank as eligible for listing in the California Register for Historic Resources under Criterion Three Architecture. The only disagreement with the previous decisions by the HRB seems to be whether the building has "Exceptional" significance per City of Carmel Municipal Code Section 17.32.040.H and the National Criterion G. allowing listing for buildings under 50 years of age. She basically acknowledges that the building would meet the exceptional level under National Criteria G (which emphasizes the understanding the historic contexts of an area to determine exceptional significance) by writing, "...undoubtedly the Palo Alto Savings and Loan complex will be found to be a strong representative of its context within the theme of architectural development." Ms. Clovis only disagreement seems to be in how the Historic Context Statement is written in that it has a period of significance on the document through 1965. Yet she acknowledges, the Context Statement DOES identify the Bay Region style and/or Second Bay Region Style as important substyle within the larger THEME of Modern architecture. So Carmel's existing Historic Context Statement DOES include this theme of architectural development in Carmel and therefore, the building is "representative of at least one theme" in the existing Historic Context Statement. Ms. Clovis seems to just want the theme to be more thoroughly discussed and additionally acknowledges that it most certainly would be in the Historic Context Statement update currently underway. In fact, I believe it certainly is the case in the draft Historic Context Statement update which also mentions the Palo Alto Savings and Loan as an exceptional example of the masters Will Shaw and Walter Burde.

I would like to add that one of the prime purposes of historic preservation and our historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture--to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered the most exceptional and significant building to be constructed in the commercial district of Carmel during the entire decade of the 1970's, perhaps (as the Ms. Clovis quotes the State Historic Preservation Officer) in the latter half of the 20th century.

As a member of the HRB, I believe it is our responsibility to make determinations which sometimes fall into this sort of grey area, although the grey area here is virtually non-existent. The building is acknowledged as exceptionally significant and is 49 years -- in less than one year, it will only need to be of normal significance for inclusion on the inventory.

Furthermore, the "exceptional significance" clause for inclusion of resources under 50 years old on the Historic Inventory (17.32.040.H) simply states this: "A resource less than 50 years old may be eligible if it is of exceptional importance to the City... based on its unusually strong contribution to history, architecture, engineering or culture..." I would argue the intent of this section is not to quibble with technicalities, but if there is manifest evidence of exceptional significance then that is enough--not whether the City hasn't updated its Context Statement as it was required to. In fact, if the 1965 date on the existing Context Statement is the only argument for not including the building on Carmel's inventory, and Carmel was required to update it every 5 years, then this non-compliance with Carmel's LCP I would think could trigger a valid standing for appeal to the Coastal Commission.

So, I wanted to express the above to have staff understand why the HRB (or at least this voting member) consistently has ruled the building should be added to the Carmel Historic Inventory. I want to make sure the City Council understands our position.

All this being said I do have a basic question of Staff, which is if the building is significant per CEQA vs. being on the inventory, is there a difference between how we deal with it in terms of the Secretary's standards? I assume it is at least protected against demolition.

2. The Community Room: A part not separate from the Historic Resource

The second main topic is how the Community Room can be viewed as somehow not a part of the historic resource. Let's first take the example used in the staff report of the detached garage. Yes, sometimes a detached garage can be deemed not significant while the main house is considered significant. This can be the case when (as is not unusual) the detached structure is built at a different time than the main structure, not part of the original design or designer's conception for the property, not contained in the original design documents, not designed or constructed by the same significant designer or builder, or not having similar character defining elements done with the same quality of the main house. But if a garage is part of the original design, creates spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail as the main house, are built at the same time, designed and built by the same Masters---then YES, of course, a detached garage would be historically significant. I certainly know of Comstock's and a Thodos where this would be undeniably the case. So, I find the garage analogy not appropriate.

In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning. There's main and auxiliary uses in almost every building. This doesn't make the architecture enveloping one use less significant than the other. It is included and part of the original design/construction documents for the building, including importantly the West street elevation, which shows how it is integral to the design composition of this facade of the building. The community room section of the building was designed right along with the rest of the building and contains **ALL** the character defining features called out in Ms. Clovis Oct. 3, 2019 evaluation:

shed roof and copper roofing
angular forms and irregular massing
plate glass window walls
traditional materials used within a Modern architecture vocabulary
Integration of the building with its setting
Integration of the outdoors with interior spaces
Redwood siding and beams

Therefore, Ms. Clovis' statement that the Community room section "does not contain enough distinctive characteristics to be considered a true representative of the Bay Region style and therefore does not meet this section of Criterion 3" is wrong on its face. The Community Room is built with the same character defining features as the rest of the building with the same quality.

The community room was constructed at the same time by the same builder. Its materials, detailing, composition are ALL at the same level of quality as the rest of the building. I would additionally argue that the South Elevation of the Community Room is an exceptional composition itself which deserves to be given some space to be seen from the new construction to be built. Especially when approaching the building from the South, the Community Room form is the passersby's introduction to the historic resource and is an obvious part of it. I would strongly argue that the Community Room element of the building adds to the complexity and richness of the resource which, if taken away, would significantly negatively impact the quality of architecture of the building. Additionally, I don't think you could argue that the two master architects, Will Shaw and Walter Burde, did not consider the South Elevation of the Community Room as the South Elevation of their building--it was and is. If taken away it presents a part of the building that was not meant to be the first thing you look at on the South side.

It seems to me a very specious argument to say the Community Room was a "postscript" and was "tacked on". The manifest design intention of how this section of the building is integrated with the rest is powerful. Whatever quote she seems to be referring to in the Pine Cone is irrelevant compared to the master architects' obvious care and taken and evidenced in its design, the design documents and the built work.

I can really not think of any historically significant piece of architecture where an element so integrally a part of the design and built work, if removed, would not negatively impact the resource or would be questioned as not being part of the resource. Simply because an element of a building is smaller or "subordinate" to other parts does NOT make them less important to the whole as a piece of architecture.

I would also like to address this common refrain that the Community is a separate building I guess because there is no interior circulation. As Brandon is aware, other jurisdictions view a structural connection between building sections as evidence that they are one building and are treated as such. For example, in Monterey County, if there is a structural

connection, like a covered walkway, the two sections that are connected by it are considered the Main structure, with main structure height limits and setback regulations. Attachment 3

This structural connection in the design of this building was very intentional and strong--not to mention the very intentional and strong spatial connection that the two elements create. This is all part of one piece of significant architecture--one historic resource.

Please let me know if you have any questions, comments, clarifications...

Thanks to you both,

Erik.

Historic Resources Board (HRB) Meeting, April 19, 2021

Subject: Design Review Application DR 20-395

Demolition of Palo Alto Savings and Loan Community Room

Comments Made by HRB Member, historian Kathryn Gualtieri

Numerous reports and evaluations from a city consultant and staff were received by the Board in preparation for the meeting.

#1) **October 3, 2019 Report** was prepared for a proposed demolition of the Community Room that was subsequently withdrawn. The Report referred to pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.

#2) **June 2020 Evaluation** provided the specific reason for the existence of the Community Room. Following the Bank president's mandate, staff in each city where a branch was to be located, was directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The consultant's view that the Community Room was simply "a postscript to the architects' intentions" is in error. There is additional proof from *The Carmel Pine Cone* that the room was requested by the client to help the Bank forge good community relations. Equally important, the Community Room's design mirrors the Bank building's character defining features: a shed roof covered with copper, vertical heart redwood siding, large plate glass window walls, and a walkway connecting the room to the main structure.

#3) **Mar. 1, 2021 Report** reviewed a second demolition proposal and evaluated the Community Room solely on its individual merit. This approach does not conform to historic preservation principles. The consultant's view

that the architects' creative energies were solely focused on the main Bank building and nothing else is questionable. The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.

#4) **April 19, 2021 Staff Report** examined the consultant's opinion and agreed that an ancillary structure might be evaluated on its individual merit. Using the example of a historic home with a detached garage, staff reasoned that if a garage were removed, it wouldn't damage the house's historic integrity. On the contrary, a garage is a related feature of a house, is part of an architect's design, and is included in the plans for the site. Some years ago, the HRB considered a homeowner's request to demolish a historic garage designed by renowned Carmel master builder, Hugh Comstock. The owner of the Birthday House at the SW corner of Sixth and Santa Rita expressed a desire to demolish a dilapidated detached garage, but the HRB voiced its strong concerns about destroying an important part of Comstock's original design. The Board voted to repair and renovate the garage, which exists on the site today. As with the Comstock house, the Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.

The four Reports agree that the Bank complex is eligible for listing on the California Register of Historic Resources for purposes of CEQA. Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.

Earlier, when the Carmel City Council considered the HRB's decision to add the Bank complex to the city's historic inventory, the argument centered on

the issue that the Bank wasn't 50 years old, despite the fact that many architects and other respected professionals provided expert evidence that the Bank complex was of exceptional significance and was eligible for listing.

There is sufficient substantial evidence that would allow the HRB and the City Council to make the finding of non-compliance with the Secretary of the Interior's Standards for the proposed demolition project. A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.

Carmel is a Certified Local Government and recognized as such by the State of California. The City is a partner with the State in historic preservation matters. Why would the City choose to disregard historic preservation principles, while at the same time, apply for a state grant to fund a desired preservation project? That seems an unnecessary risk for the City to take.

Historic Resources Board

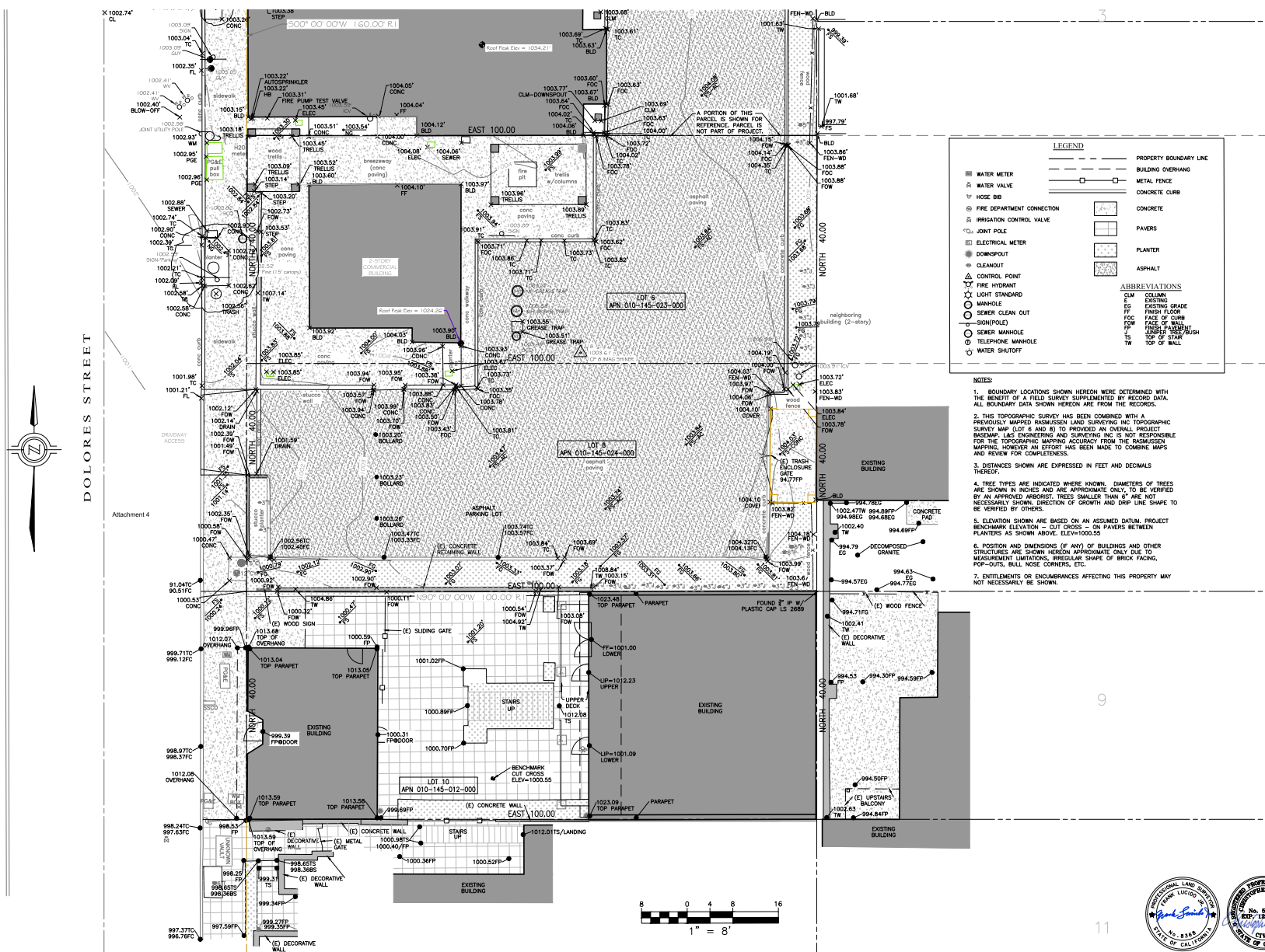
May 17, 2021

Attachment 4

Preliminary Project Plans

[illegible]

A1.0



DOLORES STREET

Attachment 4

11



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

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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

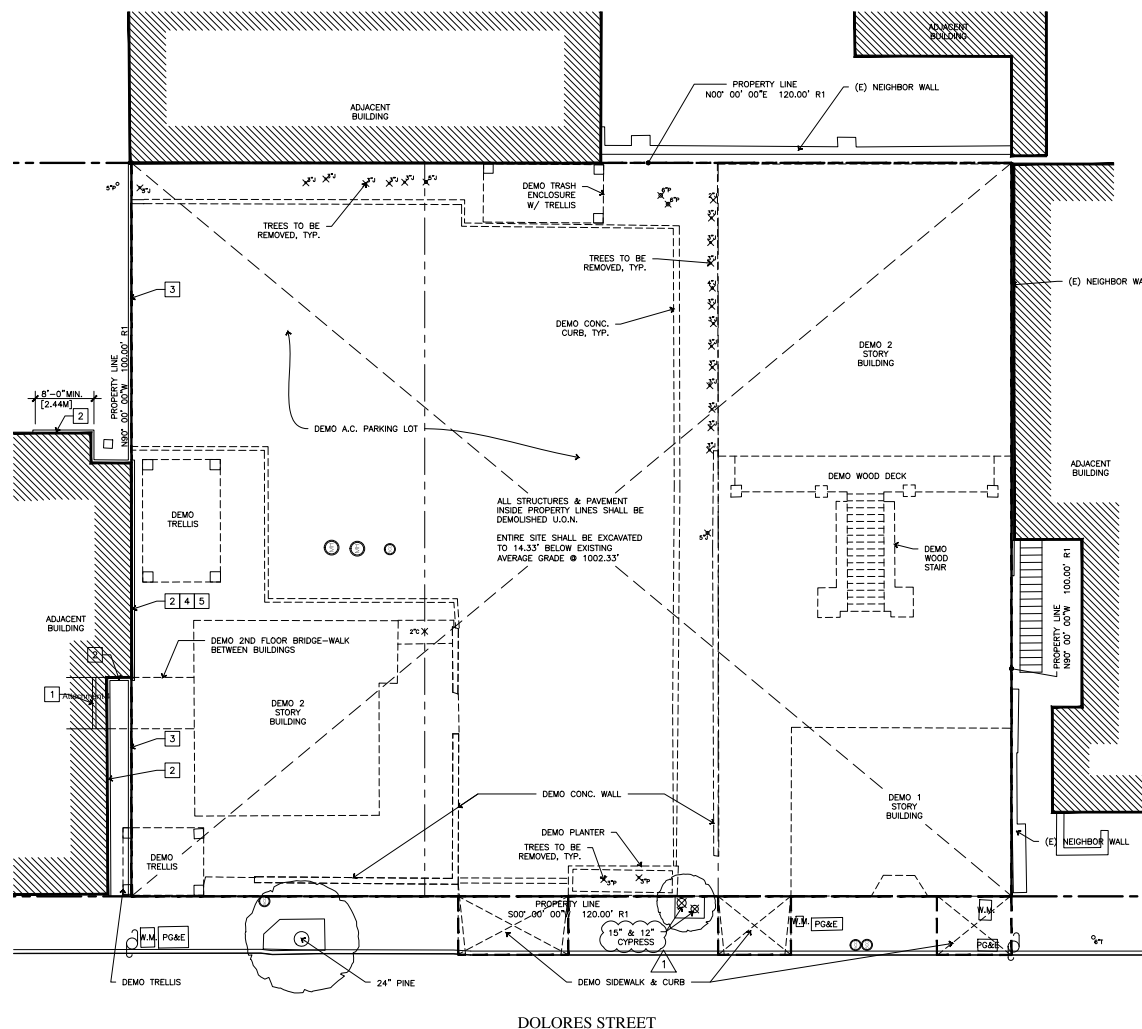
REVISIONS:

1	MARCH 4, 2021
2	FOREST & REACH COMMISSION
3	MARCH 26, 2021
4	HISTORIC BOARD COMMISSION
5	APRIL 14, 2021
6	REVISED TRACK-2 APPLICATION
7	
8	
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10	

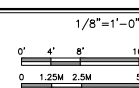
SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

SHEET NO.

A1.1



SITE DEMOLITION PLAN



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

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.



189 OCCUPANTS

COURTYARD

UNIT 106
117 S.F.
107.49 S.M.

UNIT 105
160 S.F.
61.5 S.M.

UNIT 104
162 S.F.
61.5 S.M.

UNIT 103
160 S.F.
69.00 S.M.

UNIT 102
160 S.F.
70.08 S.M.

UNIT 107
418 S.F.
79.93 S.M.

UNIT 108
425 S.F.
79.48 S.M.

UNIT 109
406 S.F.
43.20 S.M.

UNIT 111
360 S.F.
46.54 S.M.

UNIT 110
Attachment 4
68.84 S.M.

UNIT 101
711 S.F.
72.36 S.M.

Dimensions: 138', 95', 95', 138', 24'

EXITING - GROUND FLOOR

Figure 1 is a detailed floor plan of the 10th floor of the World Trade Center. The plan shows the layout of the towers, including various rooms such as bedrooms, bathrooms, and a kitchen. A central corridor is highlighted, and a large arrow points to it, labeled "38 OCCUPANTS". The plan also includes apartment units APT-2A through APT-2H, with their respective square footages and square meters. The plan is oriented with North at the top, and an "EMERGENCY EGRESS" exit is indicated on the left side.

EXITING - 2ND FLOOR

A site plan diagram showing three buildings and their associated walkways. Building 1 is a large pink hatched area at the top. Building 2 is a green hatched area on the left. Building 3 is a purple hatched area at the bottom. Walkways are shown in blue hatching, connecting the buildings and surrounding the perimeter. The plan includes dashed lines for building footprints and solid lines for the walkway network.

BUILDING COVERAGE

F.A.R. - GROUND FLOOR

HISTORIC PRESERVATION CONDITIONS

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 2019¹ the bank building was found eligible for listing in the California Register for Historic Resources (CHRH) 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 2020² 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 Guidelines³ 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 Covich, Meg, *Evaluation of Significance and Phase Two Report for Seventh & Dolores (formerly the Palo Alto Savings and Loan complex)*, October 3, 2019.
² Covich, 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.

3 | Page

obtrusive than they are now, stretching around behind the buildings." A drive-up teller window could be accessed from the Seventh Street side of the parking lot and was included in the original 1972 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 CHRH 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 Burke plans for the complex, their creative energies were focused on the main bank building, leaving the lot to support 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. 15.

2 | Page

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.

3 | Page

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 historic 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.

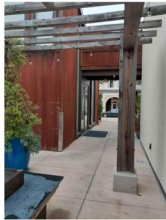
Standard Four

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 3⁴ (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.

⁴ Preservation Tech Notes, *Protecting a Historic Structure during Adjacent Construction*, Technical Preservation Services, National Park Service, 2003.

4 | Page

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 could 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

Archaeological 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 aforementioned Standards then the project will not have a significant impact on the historic bank building.

Respectfully Submitted,

Margaret Clovis

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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

REVIEWS:

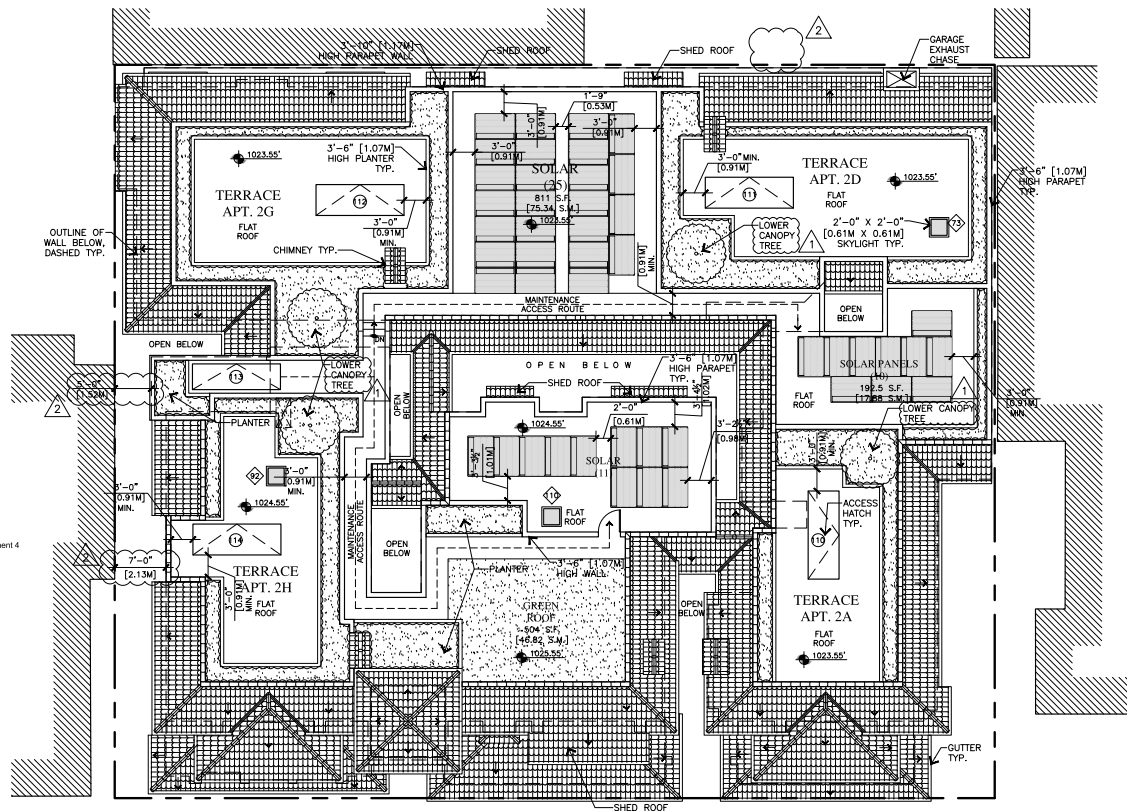
▲ MARCH 4, 2021
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▲ APRIL 14, 2021
REVISED TRACK-2 APPLICATION
▲
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HISTORIC
PRESERVATION
CONDITIONS

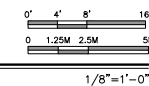
SHEET NO.

A1.3





ROOF PLAN



DOOR/WINDOW LEGEND

- DENOTES A WINDOW
- DENOTES A DOOR

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

JUN A. BILLAND, AIA



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STAMPS:

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JB PASTOR
BUILDING

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HISTORIC BOARD COMMISSION
- APRIL 14, 2021
REVISED TRACK-2 APPLICATION

ROOF
PLAN

SHEET NO.

A5.0

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STAMPS:

- 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

PROJECT/CLIENT:

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REVISED TRACK-2 APPLICATION

4 _____

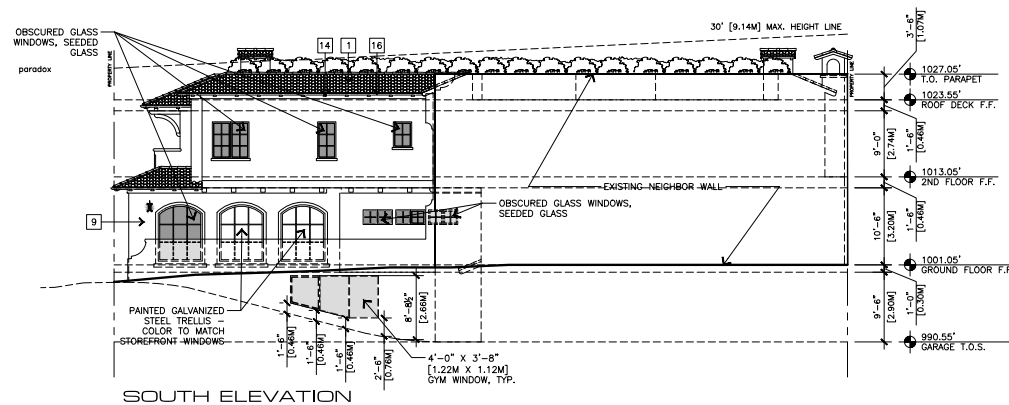
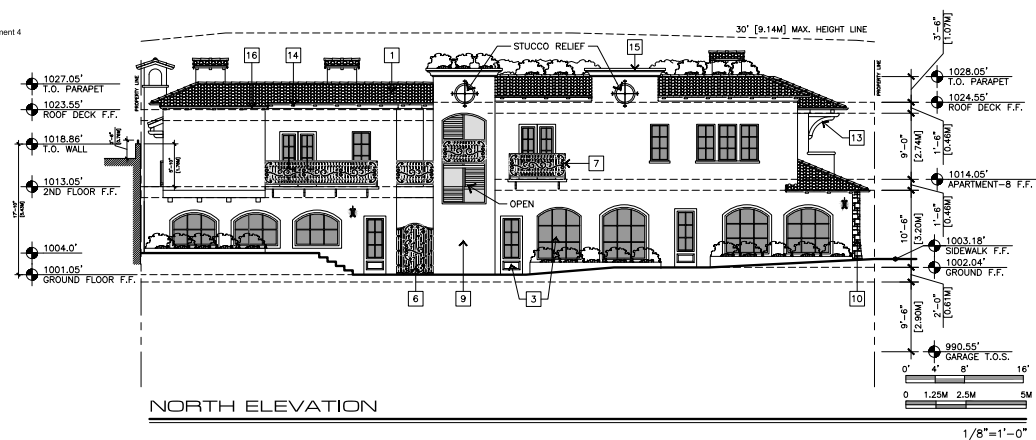
5 _____

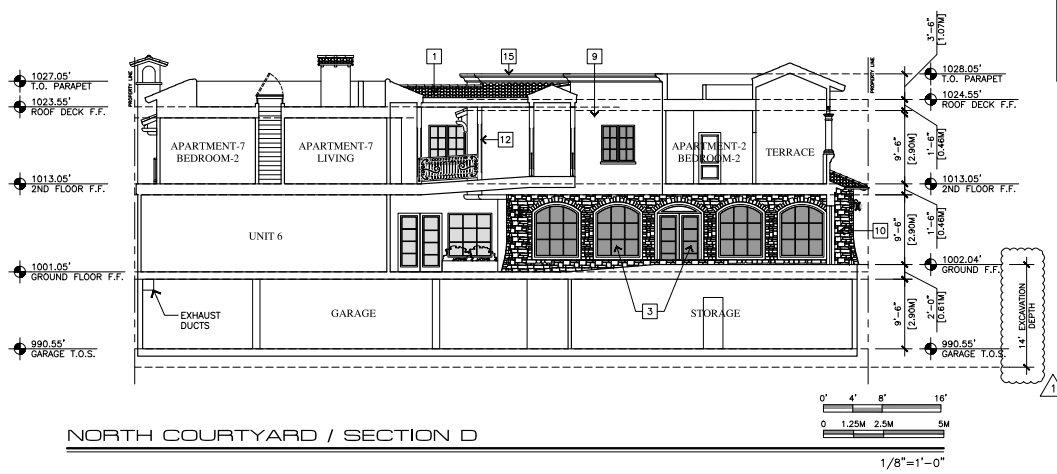
6 _____

ELEVATIONS

SHEET NO.

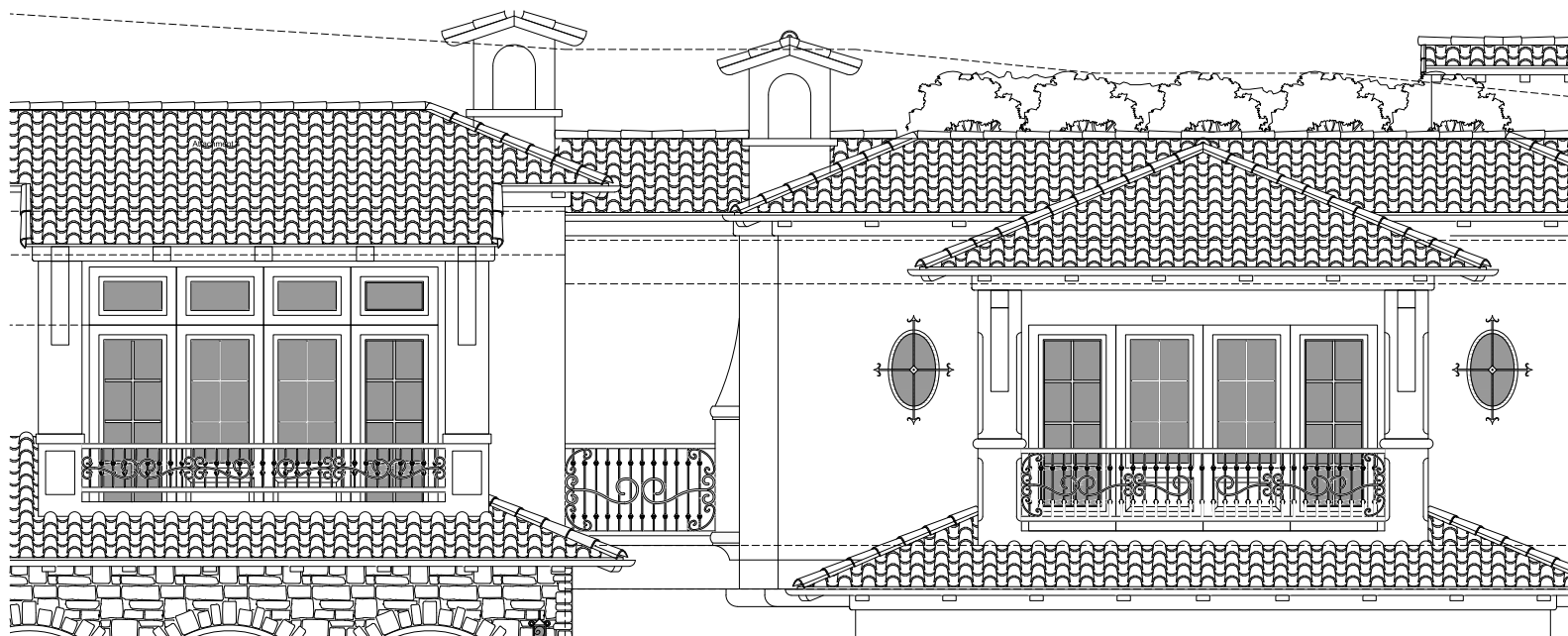
A6.1


$$1/8'' = 1' - 0''$$

$$1/8'' = 1' - 0''$$



1/8"=1'-0"

APARTMENT-8 TERRACE

$$1/2'' = 1' - 0''$$


APARTMENT-3 TERRACE

$$1/2'' = 1' - 0''$$

APARTMENT-1 TERRACE

$$1/2'' = 1' - 0''$$

721 LIGHTHOUSE AVE
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93950

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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 |
| 2 | FOREST & BEACH COMMISSION |
| 3 | MARCH 26, 2021 |
| 4 | HISTORIC BOARD COMMISSION |
| 5 | APRIL 14, 2021 |
| 6 | REVISED TRACK-2 APPLICATION |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

TERRACE
DETAILS

SHEET NO.

A6.7



721 LIGHTHOUSE AVE
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STAMPS:

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DATE: DECEMBER 18, 2020
TRACK-2 SUBMITTAL

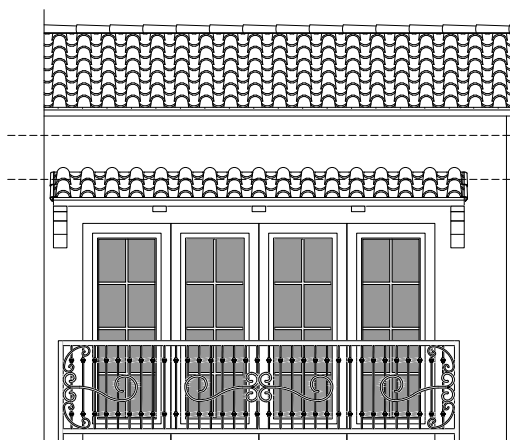
REVISIONS:

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

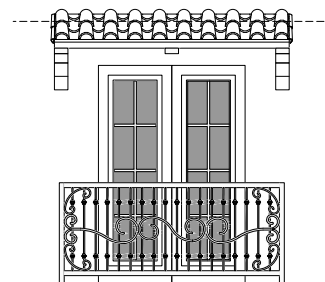
TERRACE
DETAILS

SHEET NO.

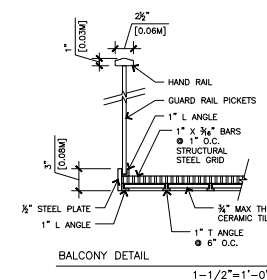
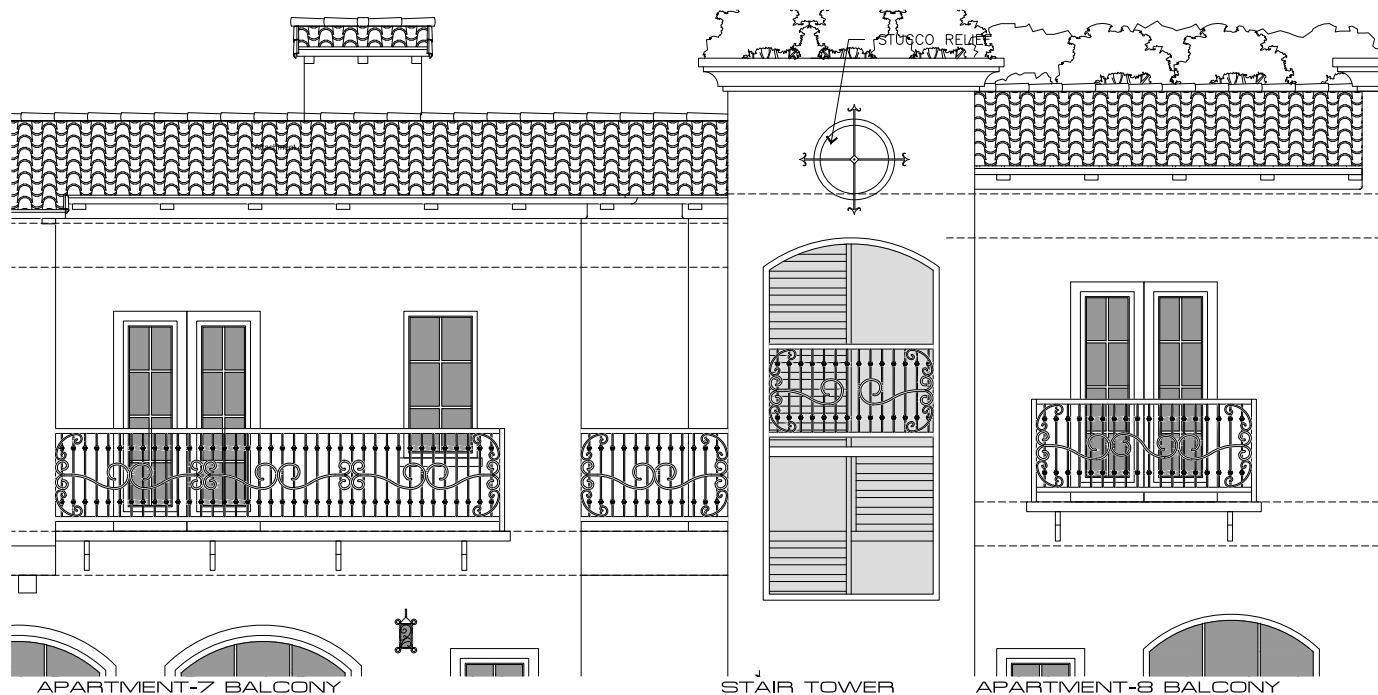
A6.8



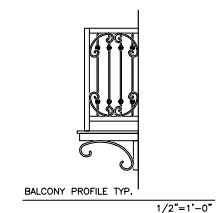
APARTMENT-4 BALCONY

$$1/2'' = 1' - 0''$$


TYP. BALCONY (APT 5,6,7)

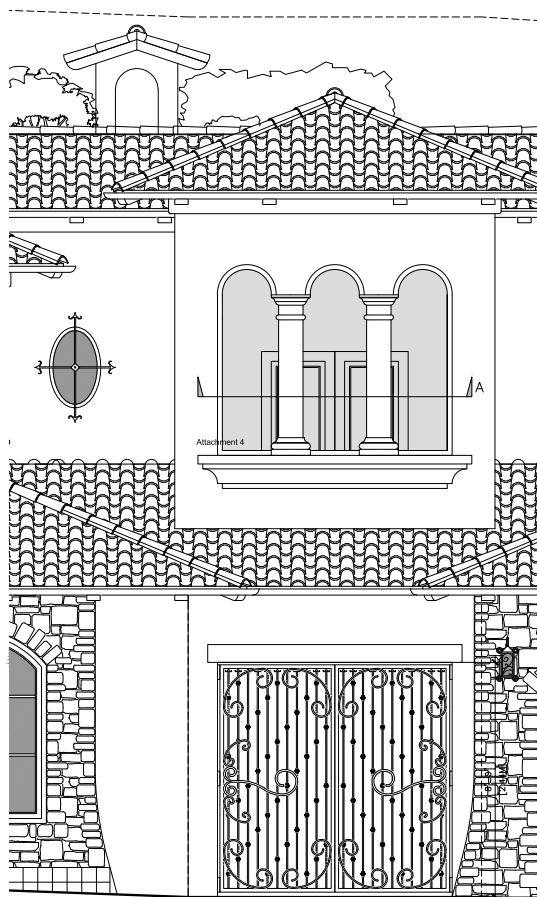
$$1/2'' = 1' - 0''$$


BALCONY DETAIL

$$1 - 1/2^n = 1' - 0^n$$


BALCONY PROFILE TYPE

$$1/2'' = 1' - 0''$$



This architectural drawing shows a section of a building facade. At the top, there is a tiled roof with a central arched window. Below the roof, a decorative wrought-iron gate with a stone wall on the left is visible. The gate features ornate scrollwork and vertical bars. A small, dark, rectangular object is mounted on the stone wall. The drawing is a black and white line art illustration.

JUN A. SILLANO, AIA
 **IDG**

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STAMPS:

PROJECT/CLIENT:

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BUILDING

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8	
9	
10	

GATE DETAILS

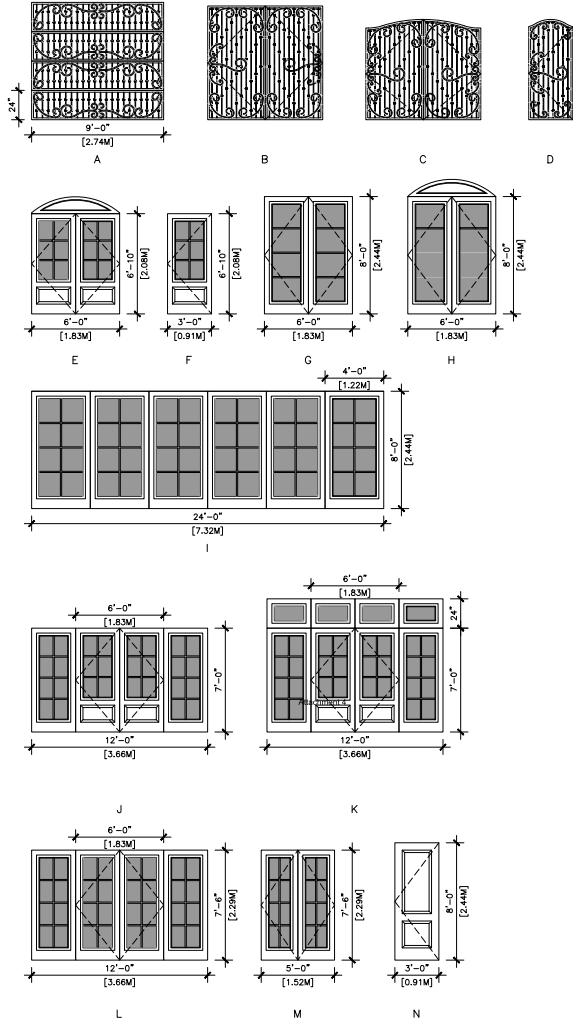
SHEET NO.

A6.9



BLDG. HT.: 31.2' —
ABOVE SIDEWALK

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'-8"	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'-8"	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'-8"	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, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-1/2" 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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STAMPS:

PROJECT/CLIENT:

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APN: 010-145-012
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TRACK-2 SUBMITTAL

REVISIONS:

- △ MARCH 4, 2021
FOREST & BEACH COMMISSION
- △ MARCH 26, 2021
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- △ APRIL 14, 2021
REVISED TRACK-2 APPLICATION
- △
- △
- △

DOOR
SCHEDULE

SHEET NO.

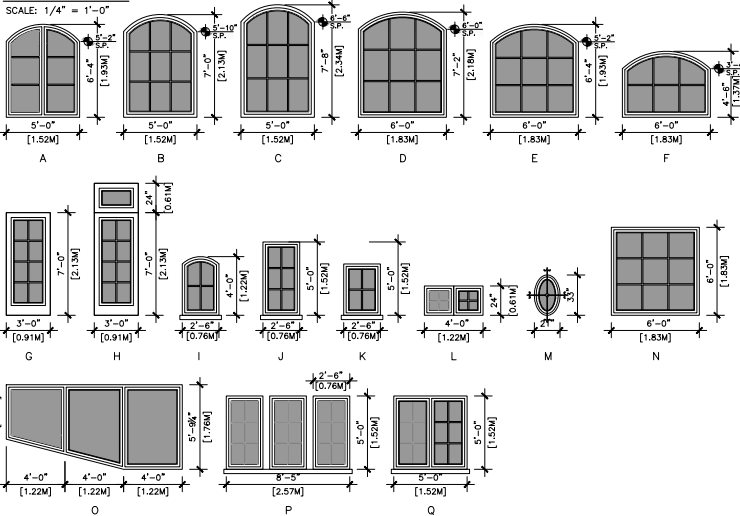
A9.0

WINDOW SCHEDULE

Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks
	Width	Height	Head Height				Type	Tempered	Exterior	Interior	
BASEMENT											
1	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL-PANE	YES	METAL-CLAD	----	② ----
2	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL-PANE	YES	METAL-CLAD	----	② ----
3	4'-0"	V.I.F.	9'-0"	O	FIXED	WOOD	DBL-PANE	YES	METAL-CLAD	----	② ----

GROUND FLOOR											
10	5'-0"	5'-0"	7'-6"	Q	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
11	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
12	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
13	4'-0"	2'-0"	7'-6"	L	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
14	6'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
15	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
16	5'-0"	7'-8"	8'-2"	C	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
17	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
18	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
19	5'-0"	6'-0"	8'-0"	Q	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
20	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
21	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
22	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
23	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
24	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
25	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
26	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
27	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
28	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
29	6'-0"	4'-6"	8'-6"	F	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
30	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
31	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
32	6'-0"	6'-0"	8'-0"	N	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
33	6'-0"	7'-2"	8'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
34	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
35	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
36	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
37	5'-0"	6'-4"	8'-7"	A	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
38	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
39	6'-0"	6'-4"	8'-2"	E	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
40	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
41	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
42	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
43	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
44	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
45	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
46	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
47	5'-0"	7'-0"	9'-0"	B	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
48	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
49	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
50	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---
51	6'-0"	7'-2"	9'-2"	D	FIXED	WOOD	DBL-PANE	---	METAL-CLAD	---	② ---

WINDOW TYPES



WINDOW SCHEDULE

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

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:

- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- 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.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN ENCLOSURES FOR 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: