



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

Jordan Chroman, Erik Dyar, Esther Goodhue,  
Kathryn Gualtieri, Kathy Pomeroy

All meetings are held in the City Council Chambers  
East Side of Monte Verde Street  
Between Ocean and 7th Avenues

### **REGULAR MEETING Monday, May 19, 2025**

**TOUR 3:30 PM**

**MEETING 4:00 PM**

**THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.**

**To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:**

**<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:**

**[https://ci-carmel-ca-us.zoom.us/j/88188362744?](https://ci-carmel-ca-us.zoom.us/j/88188362744?pwd=9H2DI5GuqQ2eCddEodDJusxbLVYhX.1)**

**[pwd=9H2DI5GuqQ2eCddEodDJusxbLVYhX.1](https://ci-carmel-ca-us.zoom.us/j/88188362744?pwd=9H2DI5GuqQ2eCddEodDJusxbLVYhX.1). To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 881 8836 2744. Passcode: 001916.**

**HOW TO OFFER PUBLIC COMMENT:** Public comment may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to [kwallace@ci.carmel.ca.us](mailto:kwallace@ci.carmel.ca.us). Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

### **CALL TO ORDER AND ROLL CALL - TOUR**

### **TOUR OF INSPECTION**

The Historic Resources Board will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Board on its tour. The tour is intended only to give the Board an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board will recess and

return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

- A. DR 25064 (Brunello Cucinelli):** Southwest corner of Ocean & Junipero Avenues

## **CALL TO ORDER AND ROLL CALL - CHAMBERS**

### **PLEDGE OF ALLEGIANCE**

**PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.**

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

## **ANNOUNCEMENTS**

### **CONSENT AGENDA**

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Board or the public may ask that any items be considered individually for purposes of Board discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. March 17, 2025 Regular Meeting Minutes

## **ORDERS OF BUSINESS**

### **PUBLIC HEARINGS**

2. **DR 25064 (Brunello Cucinelli):** Consideration of a Track 1 Design Review referral for storefront modifications to an existing commercial unit located within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000

## **DIRECTORS REPORT**

### **FUTURE AGENDA ITEMS**

3. Next Regular Meeting: June 16, 2025

## **ADJOURNMENT**

### **CORRESPONDENCE**

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal

requirements.

**SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

Any supplemental writings or documents distributed to a majority of the Historic Resources Board regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

**SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



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

May 19, 2025  
CONSENT AGENDA

**TO:** Historic Resources Board Commissioners

**SUBMITTED BY:** Shelby Gorman, Administrative Coordinator

**SUBJECT:** March 17, 2025 Regular Meeting Minutes

## RECOMMENDATION:

Approve draft minutes

## BACKGROUND/SUMMARY:

The Historic Resources Board routinely approves minutes of its meetings.

## FISCAL IMPACT:

None.

## ATTACHMENTS:

Attachment 1: March 17, 2025 Regular Meeting Minutes

Historic Resources Board Meeting Minutes  
March 17, 2025

**REGULAR MEETING**  
**Monday, March 17, 2025**

**TOUR 3:30 PM**

**MEETING 4:00 PM**

**CALL TO ORDER AND ROLL CALL – TOUR**

The following Board Members were present for the tour: Erik Dyar, Esther Goodhue, Kathryn Gualtieri, Kathy Pomeroy, and Jordan Chroman.

The following Board Members were absent: None

**TOUR OF INSPECTION**

**Item A: DS 24351 (Del Mar Carmel LLC):** Scenic Road 4 southeast of 8th Avenue

**CALL TO ORDER AND ROLL CALL – CHAMBERS**

The following Board Members were present for the tour: Erik Dyar, Esther Goodhue, Kathryn Gualtieri, Kathy Pomeroy, and Jordan Chroman.

The following Board Members were absent: None

**PLEDGE OF ALLEGIANCE**

**PUBLIC APPEARANCES**

The following members of the public appeared before the Board: Cindy Lloyd

**ANNOUNCEMENTS**

None

**CONSENT AGENDA**

**Item 1:** February 24, 2025 Regular Meeting Minutes

**Item 2: Certified Local Government Annual Report:** Consider the Certified Local Government Annual Report prepared by Staff for submission to the California Office of Historic Preservation

**Item 1: February 24, 2025 Regular Meeting Minutes was pulled from the consent agenda for discussion.**

**It was moved by Board Member Gualtieri and seconded by Board Member Pomeroy to approve Item 1: February 24, 2025 Regular Meeting Minutes with a change to the motion**

for Item 4: DS 24343 (Graney) specifying the shingle on the addition be a different sizing than the shingle on the original house.

The motion passed by the following roll call vote:

<b>AYES:</b>	<b>Board Member(s): Dyar, Goodhue, Gualtieri, Pomeroy, Chroman</b>
<b>NOES:</b>	<b>Board Member(s): None</b>
<b>ABSTAINED:</b>	<b>Board Member(s): None</b>
<b>ABSENT:</b>	<b>Board Member(s): None</b>

It was moved by Board Member Gualtieri and seconded by Board Member Goodhue to adopt the Consent Agenda.

The motion passed by the following roll call vote:

<b>AYES:</b>	<b>Board Member(s): Dyar, Goodhue, Gualtieri, Pomeroy, Chroman</b>
<b>NOES:</b>	<b>Board Member(s): None</b>
<b>ABSTAINED:</b>	<b>Board Member(s): None</b>
<b>ABSENT:</b>	<b>Board Member(s): None</b>

## **ORDERS OF BUSINESS**

**Item 3: Historic Context Statement:** Discussion of the specified end dates for architectural styles identified in the Historic Context Statement, adopted by the City Council on January 14, 2025.

Katherine Wallace, Associate Planner, introduced the item and addressed questions of the Board.

Board Member Gualtieri suggested a workshop be held to discuss the appropriateness of having new buildings considered historic if built in a specific architectural style. The Board discussed the challenges with confining architectural styles to specific date ranges.

Seth Bergstein of PAST Consultants answered questions of the Board.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: None

Chair Chroman closed the meeting for public comment.

## **PUBLIC HEARINGS**

**Item 4: DS 24351 (Del Mar Carmel LLC):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for fenestration changes and a new glass panel windbreak at the historic "George Graft House" located at Scenic Road 4 southeast of 8th Avenue in the Single-Family Residential (R-1) District, Beach/Riparian Overlay District (BR), and Park Overlay District (PO). APN: 010-301-025-000.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Board.

Eric Miller, Architect for the project, spoke on the item and addressed questions of the Board.

Chair Chroman opened the meeting for public comment. The following members of the public appeared before the Board: None.

Chair Chroman closed the meeting for public comment.

**It was moved by Board Member Dyar and seconded by Board Member Goodhue to approve a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for Design Study application 24351 (Del Mar Carmel LLC) for fenestration changes and a new glass panel windbreak at the historic "George Graft House" located at Scenic Road 4 southeast of 8th Avenue in the Single-family Residential (R-1) District, Beach/Riparian Overlay District (BR), and Park Overlay District (PO). APN: 010-301-025-000.**

**The motion passed by the following roll call vote:**

<b>AYES:</b>	<b>Board Member(s): Dyar, Goodhue, Gualtieri, Pomeroy, Chroman</b>
<b>NOES:</b>	<b>Board Member(s): None</b>
<b>ABSTAINED:</b>	<b>Board Member(s): None</b>
<b>ABSENT:</b>	<b>Board Member(s): None</b>

## **DIRECTORS REPORT**

Katherine Wallace, Associate Planner, gave a report and answered questions of the Board.

- **Staffing Update:** Anna Ginette, the new Director of Community Planning and Building, was introduced.
- **Upcoming Meetings:** There will be a Special City Council Meeting on March 24, 2025 to discuss Capital Improvement Projects and the Budget Forecast and a Special City Council Meeting on March 27, 2025 on the Police Department Building project.

## **FUTURE AGENDA ITEMS**

**Item 5:** Next Regular Meeting: April 21, 2025

## **ADJOURNMENT**

**4:57 PM**

**APPROVED:**

**ATTEST:**

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Jordan Chroman, Chair

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Shelby Gorman, Recording Secretary



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

May 19, 2025  
PUBLIC HEARINGS

<b>TO:</b>	Historic Resources Board Commissioners
<b>SUBMITTED BY:</b>	Jacob Olander, Associate Planner
<b>SUBJECT:</b>	<b>DR 25064 (Brunello Cucinelli):</b> Consideration of a Track 1 Design Review referral for storefront modifications to an existing commercial unit located within Carmel Plaza at the southwest corner of Ocean and Junipero Avenues, in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-086-006-000

### RECOMMENDATION:

Staff recommends the Historic Resources Board adopt a resolution (Attachment 1) finding the proposed exterior storefront modifications to an existing business space located on the exterior of Carmel Plaza located in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay consistent with the established design context of the Downtown Conservation District; APN: 010-086-006-000.

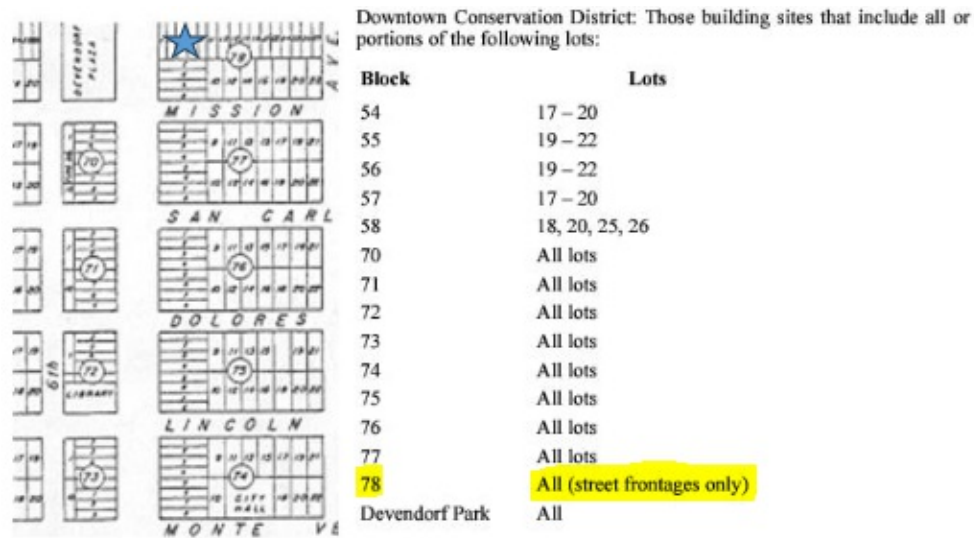
### BACKGROUND/SUMMARY:

**Background and Project Description:** The project site is located at the southwest corner of Junipero and Ocean in a commercial retail space located within Carmel Plaza. Suite 204 is approximately 3,345 square feet in size and has both north and west frontages. The north elevation fronts Ocean Avenue (referred to herein as “exterior storefront”), and the west elevation fronts the primary pedestrian walkway leading from the Ocean Avenue sidewalk to the interior of the Plaza (referred to herein as “interior storefront”). The west elevation is considered partially exterior storefront and partially interior storefront per the Carmel Plaza Design Guidelines. The applicant is proposing to maintain the same design throughout the project. The project meets the guidelines for the exterior storefronts, which are more restrictive than the interior storefront design guidelines.

The applicant submitted a Design Review Application (DR 25064) for modifications to both the interior and exterior storefronts, as well as a tenant improvement to the interior of the space. The changes to the interior and exterior storefronts include installation of new doors, windows, and siding, and new signage above the doors. All new windows and doors will be in similar locations with slight adjustments to the existing openings. The sidelights for the doors will be expanded and windows openings will be expanded. All doors and windows will meet the required ratios outlined in the Carmel Plaza Design Guidelines. The existing doors and windows are wood, and the existing siding is white-painted brick and cream stucco. The new doors, windows, and sidelights throughout are proposed to be aluminum without divisions. The proposed new siding will be rough sand travertine broken up by burnished brass.

While Carmel Plaza is not a designated Historic Resource the project is required to be evaluated by the Historic Resources Board pursuant to CMC 17.20.280.B due to the project's location (Block 78) within the

## Downtown Conservation District.



**Figure 1.** Boundary of Downtown Conservation District from CMC 17.20.280. Subject property highlighted for reference. The blue star in the above figure shows the approximate location of the Brunello Cucinelli.

While alterations are proposed to both the interior and exterior storefronts, only those alterations proposed to the exterior storefront require review by the Board (refer to Figure 1, above).

Additionally, all storefronts within Carmel Plaza are subject to the Carmel Plaza Specific Plan and the “Carmel Plaza Storefront Design Guidelines” (refer to Attachment 2). As outlined in the Design Guidelines, *“Conformance to the Tenant Storefront Design Guidelines is part of the tenant’s lease agreement... A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.”*

Staff has reviewed the project for consistency with the interior and exterior Carmel Plaza Storefront Design Guidelines and has found the project to be consistent with the guidelines. This review shall be limited to advising the decision making body on (1) the project’s consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources. While Planning Commission review will not be required, the project is required to be reviewed by the HRB for the exterior alterations as previously described.

### Staff analysis:

Per CMC 17.20.280.B *“Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project’s consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources. The following findings shall be used by the Board in making its recommendations:*

1. *All proposed new development shall not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site.*

Staff Analysis: No new floor area is proposed. This finding is not applicable to the proposed project.

2. *The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.*

Staff Analysis: The nearest historic resources are Devendorf Park across Ocean Avenue; the “Doud Building” located on the southwest corner of Mission and Ocean; the Reardon Building at the northwest corner of Mission and Ocean; and the Carmel Village Inn (presently, Petit Pali) at the northeast corner of Ocean and Junipero. From Suite 204 at Carmel Plaza, there is an obscure view of Devendorf Park and no portions of the Doud Building are visible. All other historic resources located in the area are further away from Suite 204.



**Figure 2.** Location of subject storefront (blue star) relative to nearby historic resources. Historic Resources have grey dashed lines. Carmel Plaza outlined in yellow.

The change in siding, doors, windows, and signage will not have an adverse impact on the Doud Building, Devendorf Park, or any other of the surrounding historic resources because the proposed remodel will meet all standards and guidelines of the Downtown Conservation District and Carmel Plaza Design Guidelines. The change in exterior materials will not diminish the character of the building, Suite 204, Downtown Conservation District, nor the surrounding historic resources.

Aluminum doors and windows are already part of the established context of the Downtown Conservation District. A number of historic and non-historic buildings within the District feature metal doors and/or windows. The Carmel Plaza Design Guidelines lists aluminum windows as an acceptable material, with the stipulation that the windows are articulated. The guidelines have minimum standards for the articulation of aluminum windows, requiring a border of a least 1” around the windows setback at least ½”. Staff is proposing to add a condition of approval to the approval of the application to provide a window articulation detail to the plans prior to planning approval. The applicant will be required to meet the articulation standards outlined in the Carmel Plaza Design Guidelines.

The applicant is not proposing any awnings as part of the storefront alterations. The design

guidelines have standards for awnings, but do not require that storefronts have awnings. The current plans do not outline any proposed lighting and nor sign lights. The applicant will be required to provide any awning and lighting details if proposed.

The proposed exterior storefront alterations are consistent with the established Design Context of the Conservation District.

#### **FISCAL IMPACT:**

N/A

#### **ATTACHMENTS:**

Attachment 1 - Resolution

Attachment 2 - Carmel Plaza Design Guidelines

Attachment 3 - Project Plans

Attachment 4 - Site Photos and Diagram

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

**HISTORIC RESOURCES BOARD RESOLUTION NO. 2025-XXX-HRB**

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA  
FINDING THE PROPOSED EXTERIOR STOREFRONT MODIFICATIONS TO AN EXISTING  
COMMERCIAL UNIT LOCATED WITHIN CARMEL PLAZA AT THE SOUTHWEST CORNER OF  
OCEAN AND JUNIPERO AVENUES, STE 204, IN THE CENTRAL COMMERCIAL (CC) ZONING  
DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY CONSISTENT WITH  
THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT; APN:  
010-086-006.**

WHEREAS, on March 7, 2025, Matt Lightner (“Applicant”) submitted an application on behalf of OWRF Carmel LLC (“Owner”) requesting approval of Track 1 Design Review application DR 25064 (Brunello Cucinelli) described herein as (“Application”); and

WHEREAS, the subject site is located at the southeast corner of Junipero and Ocean Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation (DC) District Overlay in a commercial unit located within Carmel Plaza. The space is approximately 3,345 square feet in size and is located on the street level of the plaza fronting Ocean Avenue in Suite 204; and

WHEREAS, the applicant is proposing storefront modifications to Suite 204 in Carmel Plaza including the installation of new windows, doors, signage, and siding; and

Whereas, both historic and non-historic projects in the Downtown Conservation District require review by the Historic Resources Board; and

Whereas, the project site is not on the historic Inventory, and

WHEREAS, pursuant to CMC 17.20.280.B, “Projects affecting properties determined not to be historic shall require a review and recommendation from the Historic Resources Board prior to review and final action by the Planning Commission or the Planning Director. The purpose of this review shall be limited to advising the decision-making body on (1) the project’s consistency with the established design context of Ocean Avenue and the surrounding commercial area, and (2) identifying any potential impacts on nearby historic resources”; and

WHEREAS, the Board’s recommendation on the consistency of the project with the Downtown Conservation District does not constitute a project approval and must be considered by the Planning Director prior to taking final action as outlined in CMC 17.20.280.B; and

WHEREAS, on May 9, 2025, a notice of the public hearing scheduled for May 19, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project, indicating the date and time of the public hearing; and

WHEREAS, on or before May 9, 2025, the Applicant posted the public notice on the project

site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on May 19, 2025, the Historic Resources Board held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Board at the hearing including, without limitation, 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 California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, adoption of a finding of consistency is “not a project” pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.; and

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

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.20.280.B, the Historic Resources Board of the City of Carmel-by-the-Sea finds that:

1. All proposed new development will not exceed the greater of the base floor area ratio requirements identified in CMC 17.14.140 or the existing floor area of the site, and
2. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.

**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 recommend that the proposed exterior storefront alterations inclusive of new windows, doors, signage, and siding for the non-historic building located at the southwest corner of Junipero and Ocean Avenue (Suite 204) be found **consistent with the established design context of the Downtown Conservation District**, in general conformance with the attached plans, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF  
CARMEL-BY-THE-SEA this 19th day of May, 2025, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

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Jordan Chroman  
Chair

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Shelby Gorman  
Historic Resources Board Secretary



# C A R M E L P L A Z A

## STOREFRONT DESIGN GUIDELINES

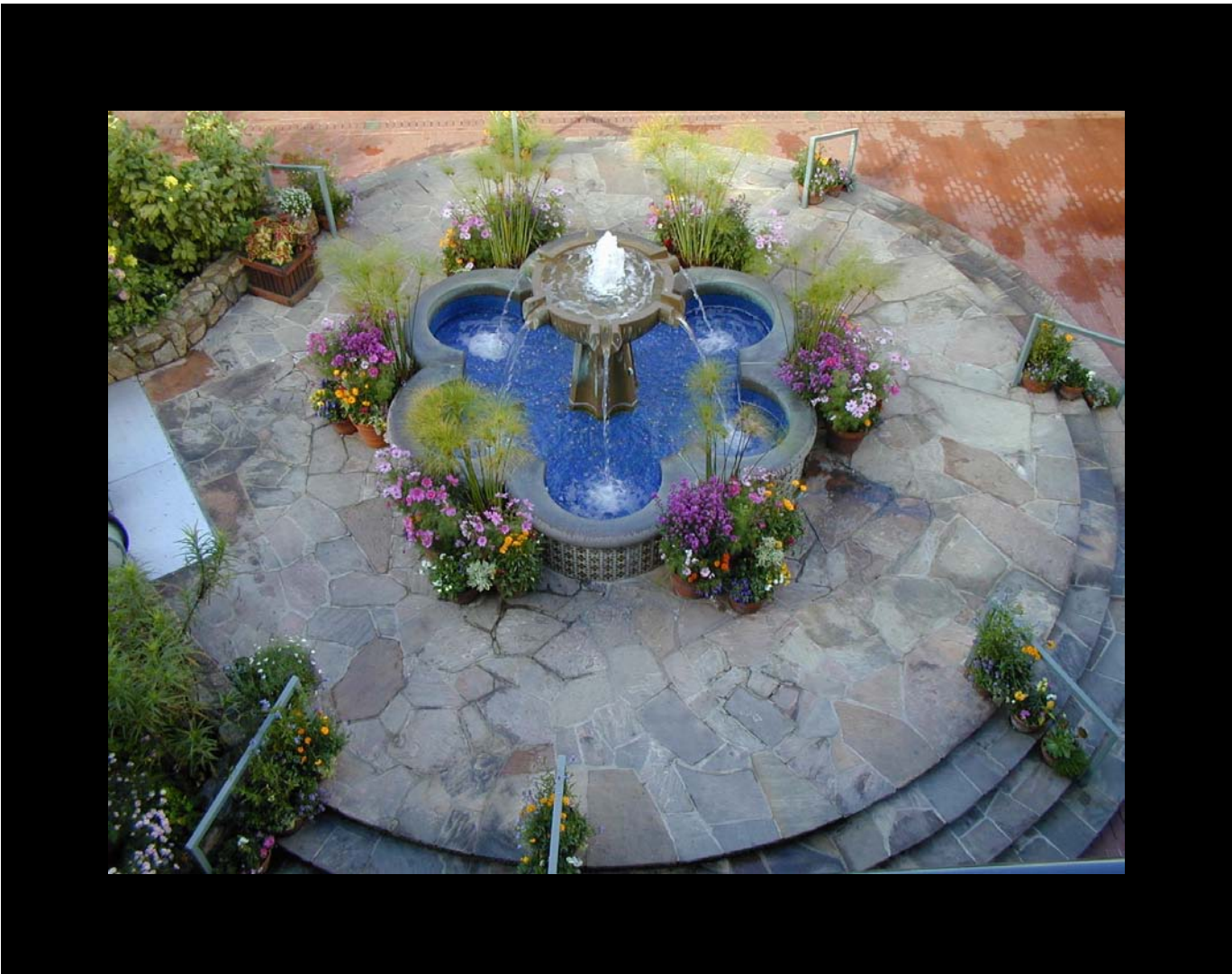
ADOPTED BY CITY COUNCIL  
AUGUST 7, 2001 - RESOLUTION NO. 2001-110

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San Francisco, CA

# 1.0 INTRODUCTION



Carmel Plaza is a three-level, open-air specialty center situated at the easternmost major intersection in the commercial district of the City of Carmel-by-the Sea. The shopping district of Carmel has a distinctive design character and tenant mix. Its small-scaled buildings are a mixture of Tudor, Spanish Colonial Revival and turn-of-the-century “American Commercial” architecture. The Carmel commercial district is known for its art galleries, specialty stores and restaurants. It has the character of a village nestled within the natural landscape. Mature trees, planters, informal plazas and lush landscaping define the edges of the pedestrian experience. The buildings and storefronts are constructed of warm, natural materials. There is an informality to the site planning, with numerous nooks and crannies and many courtyards and passageways along the main streets.

## “AMERICAN COMMERCIAL” ARCHITECTURE



Carmel Plaza invites tenants to be a part of the unique fabric of Carmel-by-the-Sea. Storefronts facing the city streets are required to fit in with the historic character of Carmel’s commercial district. Original designs that conform to the spirit of the Carmel experience are highly encouraged. The shops within the interior courtyard are allowed more leeway in design, yet are required to be designed with elements that are compatible with Carmel’s unique architectural heritage.

These guidelines are intended to encourage imaginative design and individuality of a tenant’s storefront provided that a harmonious feeling is maintained within Carmel Plaza, and the larger context of Carmel. The city has consciously chosen architectural eclecticism and encourages originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character.

Storefront forms and landscaping materials should be natural and appropriate to Carmel. Each store’s character will play a role in developing Carmel Plaza as a special setting responsive to Carmel’s unique lifestyle. Visitors will enjoy a sense of discovery of exceptional places to eat, shop and spend time.

Carmel Plaza is an outdoor environment and tenants are encouraged to take a fresh and innovative approach to fitting their store into the special character of the outdoor experience. Carmel Plaza is within the Commercial District of the City of Carmel-by-the-Sea, and the “Commercial District Design Guidelines” are included for reference as a means to further the tenant’s understanding of the spirit of Carmel Plaza.

The General Storefront Criteria applies to all storefronts at Carmel Plaza. The balance of the guidelines are divided into two sections. The first, the Exterior Street Facade section, addresses specific requirements for storefronts along street frontages. These storefronts are required to fit within the “Elegant Natural Tradition” theme. The Interior Courtyard Facade Section, the second section, addresses specific requirements for storefronts within the interior of Carmel Plaza. These storefronts are required to conform to the “Traditional Downtown” theme.

Conformance to the Tenant Storefront Design Guidelines is part of the tenant’s lease agreement. The tenant is required to follow it subject to the lease terms and landlord approval.

The tenant is required to retain professional design firms for their storefront design as well as for the design of the mechanical, electrical and plumbing systems. The tenant is required to use licensed contractors for all storefront and interior work, including painting and signage.



TUDOR

## SPANISH COLONIAL REVIVAL



## 2.0 SITE PLAN



### 2.0 Site Plan

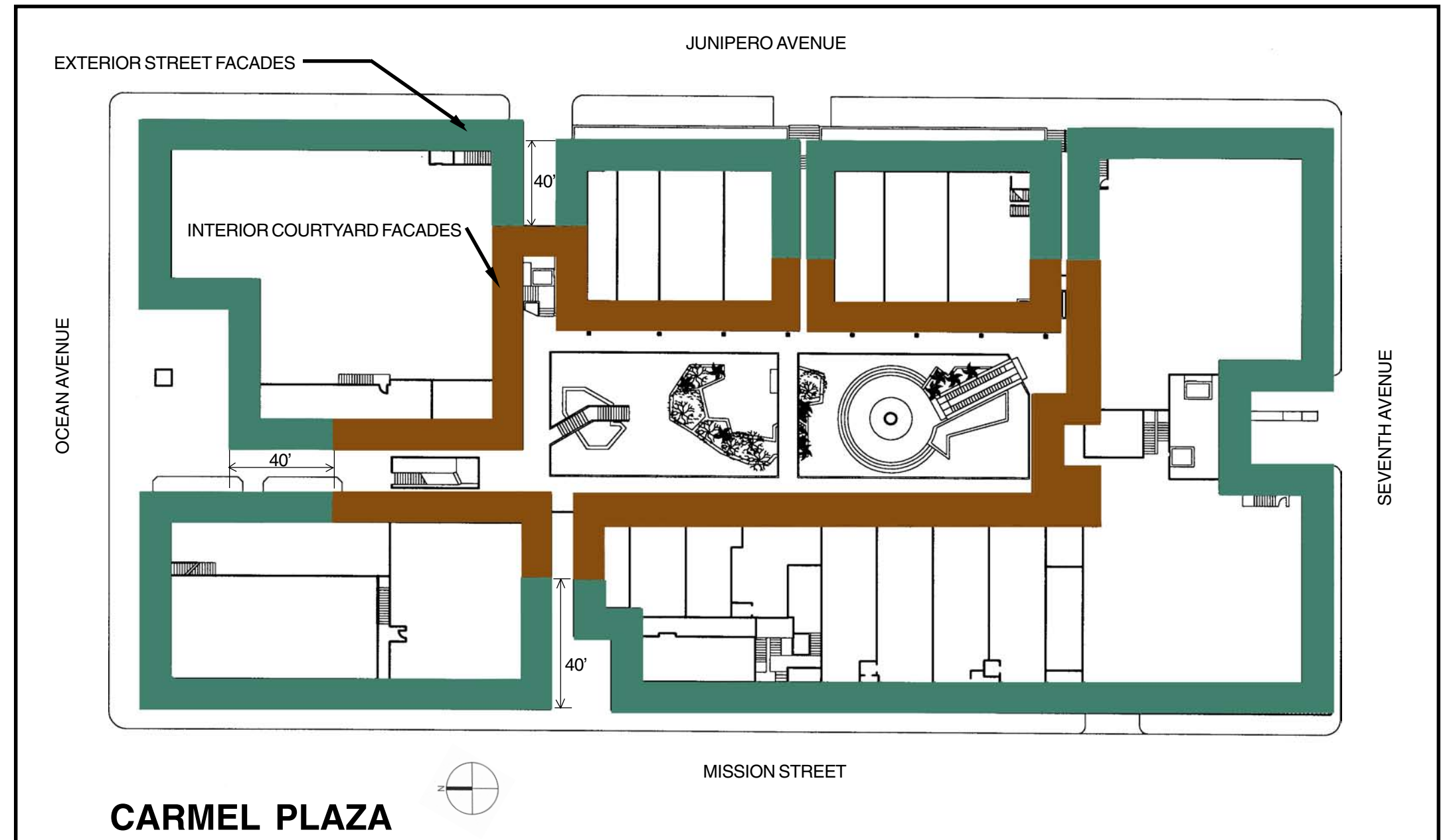
The guidelines for the Exterior Street Facades apply to all facades that front on Ocean Avenue, Mission Street, Seventh Avenue and Junipero Avenue. They extend a minimum of 40 feet down any pedestrian passage into the project's interior. The Interior Courtyard Facades apply to any storefront that faces the interior courtyard.



CARMEL PLAZA (Exterior)



CARMEL PLAZA (Interior)



#### KEY:

- Exterior Facades
- Interior Facades

## 3.0 GENERAL STOREFRONT CRITERIA



These Criteria are applicable to all storefronts (exterior and interior) at Carmel Plaza. Storefronts should not imitate historical styles, but should be designed to be compatible with styles of the past. Historical proportions should be respected and the storefronts should have a human scale. The materials should be natural. A high level of detailing is required.

A hodgepodge of design elements should be avoided. Storefronts should present a unified theme on their exterior and the theme should be continued into the store's interior. Each of the design elements: doors, windows, walls, roofs, colors, materials, awnings, signage and lighting should be considered as part of the whole and consistent with the overall design of the storefront. Standard Aluminum storefront systems are not allowed. True divided lite wood windows are encouraged. Where aluminum window systems are utilized, the window system shall be detailed in a manner consistent with traditional wood windows. Storefront signs must follow these guidelines and be unique to Carmel. In many cases a tenant's standard storefront sign might not be appropriate for Carmel Plaza. In keeping with the distinctive atmosphere of Carmel and

Carmel Plaza, food service tenants will be required to have a name and menu that is unique, helping to foster the one-of-a-kind atmosphere of Carmel Plaza. The storefronts should reflect the quality of the merchandise within, yet fit within the context of Carmel and Carmel Plaza.

### 3.1 Facade Proportions and Scale

As a point of reference, the scale of the Commercial District of Carmel-by-the-Sea is one of its defining characteristics. Only a few of the buildings are over two stories in height, and many are one level. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or façade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

The following specific guidelines must be followed to ensure that the storefronts at Carmel Plaza are compatible with the façade proportions and scale of the existing surroundings.

#### Proportions and Scale of Openings:

All openings must be vertically proportioned with a minimum ratio of 1.4/1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4/1 (vertical to horizontal).

The maximum height of ground level openings is eight feet (8'-0"). If a transom panel is included in the upper portion of the opening, this maximum height can be increased to nine feet (9'-0").

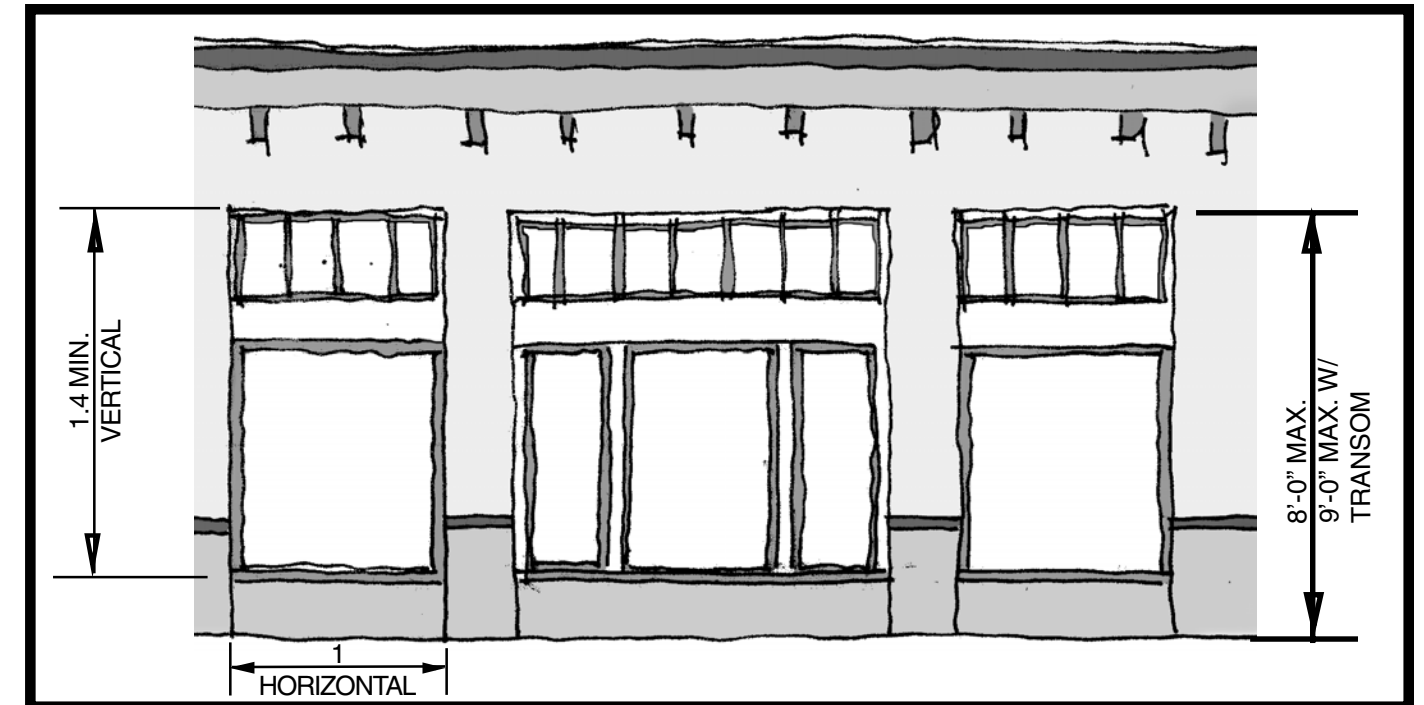


FIGURE 3.1 PROPORTION AND SCALE OF OPENINGS

#### VERTICAL PROPORTIONS



#### SMALL-SCALE BUILDINGS



# GENERAL STOREFRONT CRITERIA



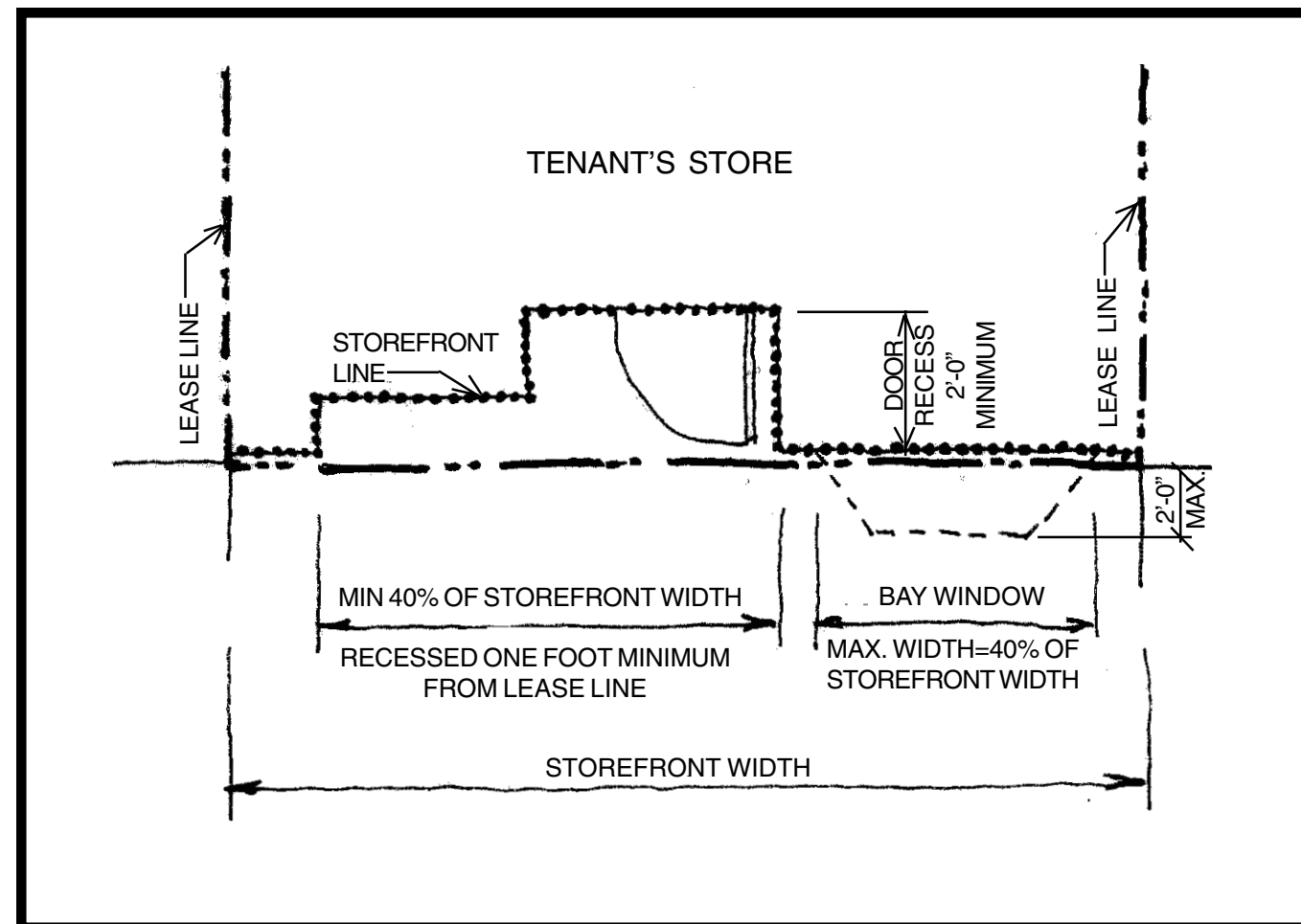
## 3.2 Setbacks and Protrusions

Storefronts are required to have changes in plane from the lease line. The line of the storefront should not be built continuously along the lease line. The changes in plane should follow an informal composition. At a minimum, each storefront is required to have a recess for entry doors. The entry door recess is required to be paved in a different material than the exterior paving. Bay windows or protruding display windows are encouraged. Rigidly symmetrical storefronts are not allowed. The following specific guidelines must be followed to ensure that the storefronts are compatible with the setbacks and protrusions that are characteristic of the Commercial District of Carmel.

A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the lease line.

Bay windows may project a maximum of two feet (2'-0") from the lease line, where they do not extend into the public right-of-way. Bay windows must maintain a minimum of two feet six inches (2'-6") clear from the underside of the projection to the ground plane. The total maximum width of bay windows is 40% of the storefront width.

### CHANGES IN PLANE



**FIGURE 3.2 SETBACKS AND PROTRUSIONS**

### Required:

Changes in plane  
Informal composition  
Minimum two-foot recess at entry doors  
40% of storefront recessed a minimum of one foot

### If Bay Windows (optional):

2'-6" clear from ground

### Not Permitted:

Symmetrical composition

Bay window projections beyond two feet  
Bay windows more than 40% of storefront width



DUTCH DOORS

## 3.3 Doors

Single-leaf swinging doors are required unless exiting requirements necessitate the use of swinging double doors. Doors are required to be recessed a minimum of two feet (2'-0") from the lease line. The maximum height of doors is seven feet (7'-0"). Wood doors, wood and glass doors, steel and glass doors or steel doors are acceptable. Dutch doors are a Carmel tradition and are encouraged. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. See Figure 3.4 for acceptable aluminum door sections. All-glass doors, automatic doors and standard aluminum storefront doors are prohibited. Security gates, grills, and sliding doors are not permitted. See the Materials section for allowed and prohibited materials.

# GENERAL STOREFRONT CRITERIA



## 3.4 Windows

Wood, steel, and in some cases aluminum window frames are acceptable. Multi-lite, integral wood windows are encouraged. Aluminum window frames are acceptable only if they have relief and articulation in the frame section (See Figure 3.4). Large expanses of unbroken glazing are not permitted. The maximum square footage that is allowed per individual glazing panel is thirty square feet. Horizontal expanses of glass are not allowed. Each individual glazing panel must have vertical proportions with a minimum ratio of 1.4/1 (vertical to horizontal). Transom lights above the show windows and above doors are encouraged. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is strongly recommended. Frameless glazing, mitered corners, etched glass, beveled glass, glass block and standard aluminum storefront systems are prohibited. See Materials section for allowed and prohibited materials.

SMALL GLAZING PANELS

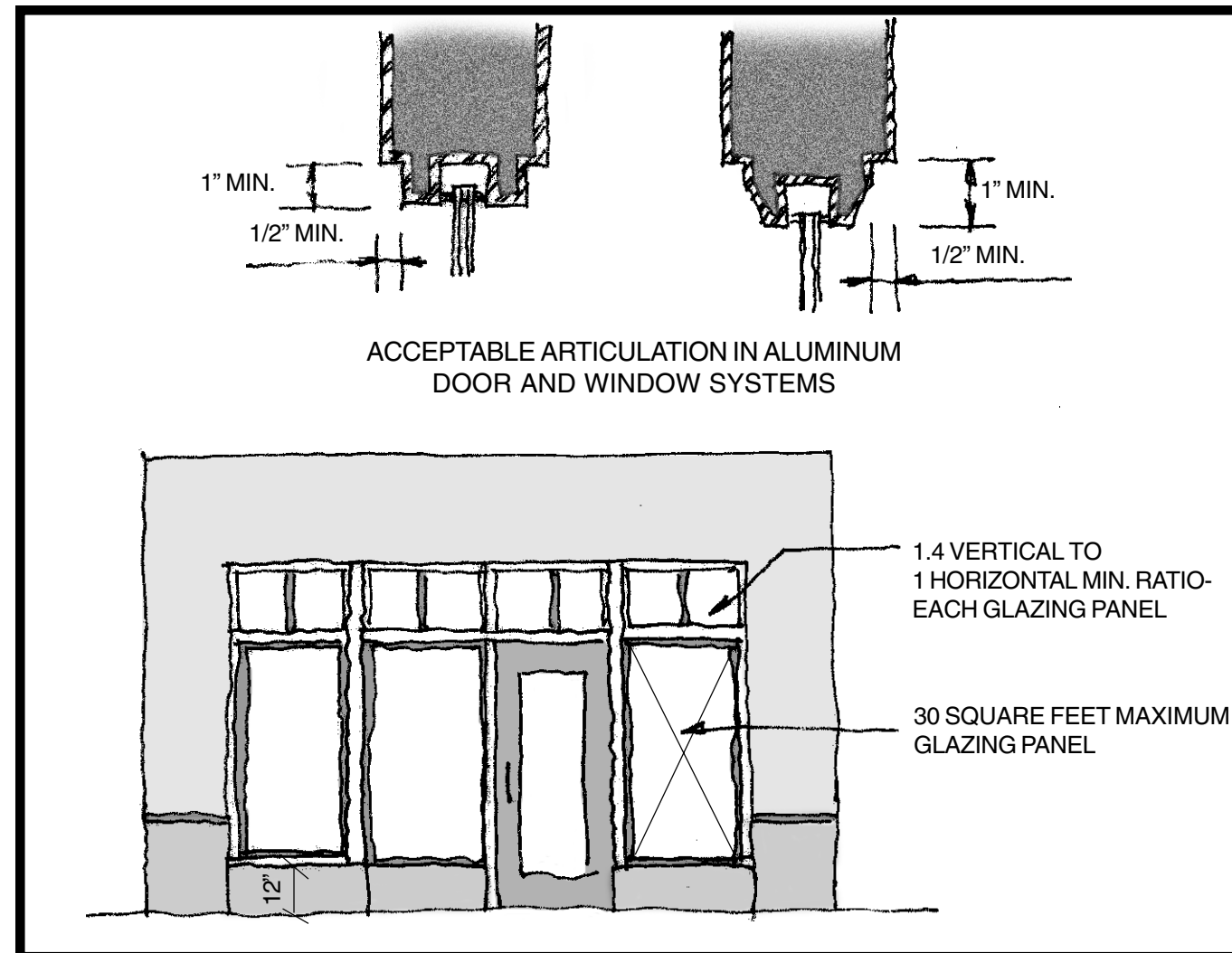


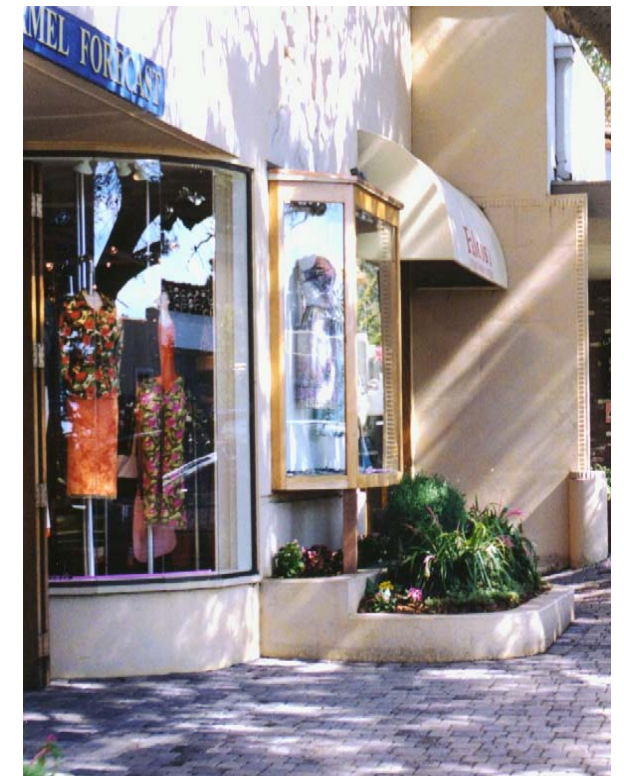
FIGURE 3.4 WINDOWS

### Required:

Vertical proportions (1.4/1 min.)

### Not Permitted:

Glazing panels over thirty square feet  
Horizontal expanses of glazing  
Frameless glazing  
Mitered corners  
Etched glass  
Beveled glass  
Glass block  
Anodized aluminum  
Standard aluminum storefront systems



VERTICAL PROPORTIONS

SMALL SCALE



# GENERAL STOREFRONT CRITERIA



## 3.5 Storefront Walls

Storefront walls set the tone for the storefront and the public perception of the store. Walls should provide visual interest to pedestrians. Long blank walls should be avoided. Facades must provide variation in twenty to thirty-foot intervals to reflect the rhythm of historical building patterns of traditional storefronts. Variations in storefront walls, such as changes in plane, or in material, texture and color are required for walls over twenty feet (20'-0") long.

At each end of the storefront, the storefront walls must cleanly abut the adjacent storefront or neutral pier (where they occur). At each end of the storefront, the walls are required to meet the ground to provide a frame for the storefront opening. The minimum horizontal dimension of these end walls is one foot six inches (1'-6"). To reflect historical construction traditions, no single opening in the wall plane greater than twelve feet (12'-0") can occur. Each opening in the wall plane must be flanked by a portion of wall with a minimum horizontal dimension of one foot six inches (1'-6").

MATERIAL VARIATION

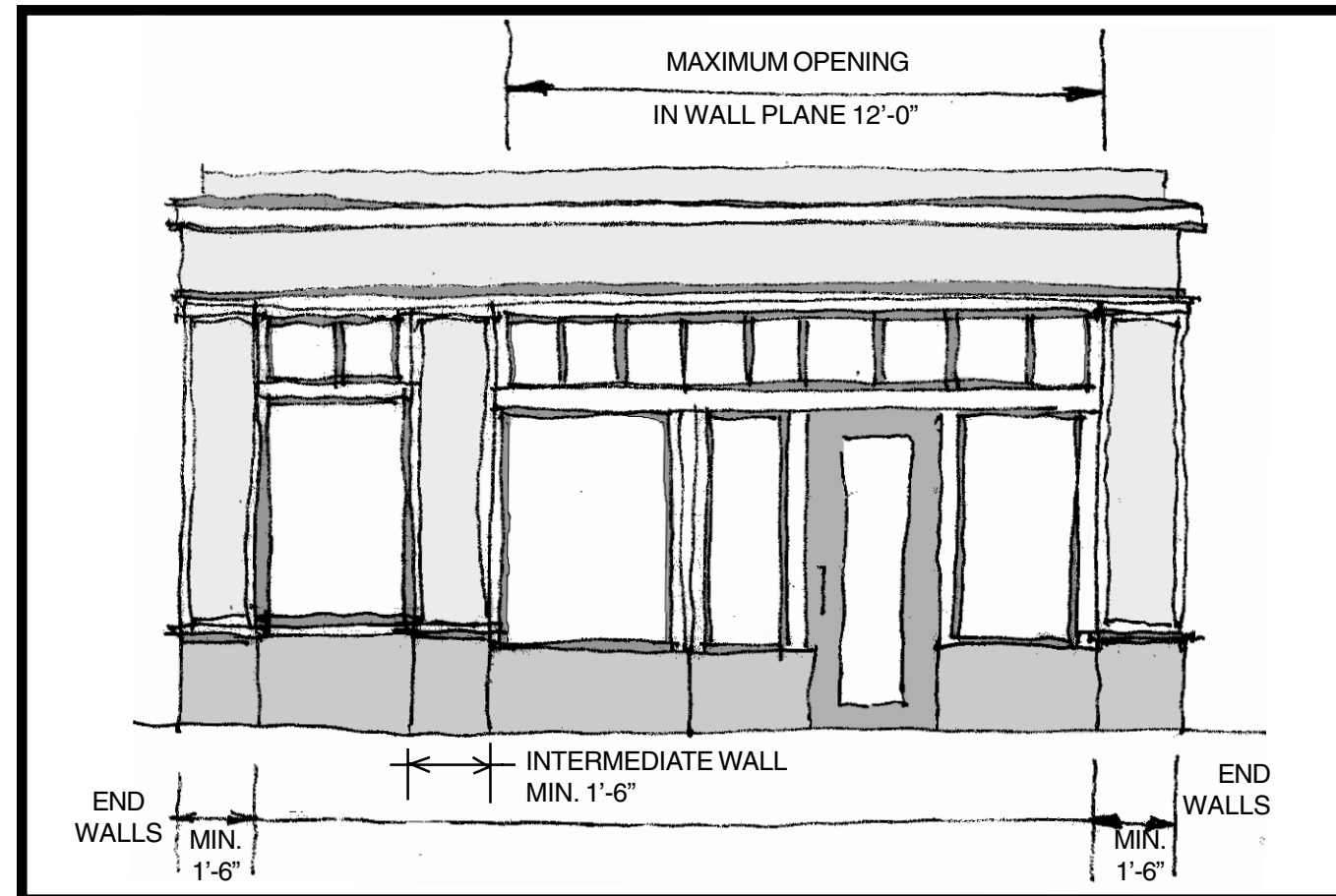


FIGURE 3.5 STOREFRONT WALLS



SUBSTANTIAL WALLS

COMPLETE ROOF FORMS



COMPLETE ROOF FORMS

## 3.6 Roofs

Roof forms on storefronts must be complete. Mansard and partial roofs are not allowed. In general, pitched roof forms are not appropriate on the storefronts of Carmel Plaza, however, roofs are permitted at projecting bay windows. If roof forms are a part of the storefront design, they must come to a complete peak and should be expressed in the interior of the space. See the Materials section for allowed and prohibited roof materials.



# GENERAL STOREFRONT CRITERIA

## 3.7 Overhangs

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. Eaves should be kept low (7-1/2 feet to 9 feet) in keeping with the small scale of Carmel. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends. False, purely decorative balconies and balustrades are not allowed.

## 3.8 Umbrellas

Umbrellas can add to the pedestrian scale and experience of the streetscape. Umbrellas are only allowed in the tenant's exterior leased premises and can not overhang into the public right-of-way. Umbrellas should be small in scale (maximum six feet in diameter) and no more that nine feet high (9'-0") at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved for awnings (see Section 4.2).

UMBRELLA



ARTICULATED EAVE

## 3.9 Stairs/Ramps/Railings

Stairs, slopes and railings must conform to California Title 24 and the Americans with Disabilities Act for accessibility. Stairs are required to use decorative, natural materials, such as brick treads and risers, or decorative tile risers. Ramps are similarly required to use natural materials such as brick pavers or stones.

Railings must be considered an integral part of the storefront design. Wrought iron or decorative wood railings are required. Standard, code-minimum steel railings are not acceptable.

DECORATIVE STAIR



## 3.10 Landscaping (at grade, in planters)

Carmel is seen as "a village in a forest," and landscaping plays a major role in the atmosphere of Carmel Plaza and the commercial district. Landscaping should generally be informal and naturalistic. Tenants may utilize built-in planters within their storefront design with the approval of Carmel Plaza Management. Built-in planters are required to be provided with a concealed irrigation system.

In-ground planters are appropriate at storefront recesses or flanking a store entry. Planter boxes can be utilized under storefront display windows. Planter boxes should be detailed as an integral part of the storefront and constructed from natural materials that are compatible with the overall storefront design. Planter boxes may be constructed of any material that is acceptable for walls. See the Materials section of these design guidelines for acceptable materials.

Hanging planters can add pedestrian detail and color to a storefront and may be utilized with the approval of Carmel Plaza Management. Hanging planters must be integrated with the overall storefront design and are required to maintain seven feet (7'-0") clear between grade and any planter or plant material. Plant material can not protrude more than 12 inches (12") from the planter in any direction. All irrigation lines to planted areas must be concealed.

DECORATIVE STAIRS AND RAILINGS



NATURAL PAVING



# GENERAL STOREFRONT CRITERIA



### 3.11 Audio/Music/Speakers

Music can help to define the ambience, and set the tone for the merchandise of a tenant, however, it is necessary that all audio (speakers or sound) is confined within the tenant’s leased premises so that pedestrians can enjoy the natural ambience of Carmel Plaza.

Exterior speakers are prohibited.

SHIELDED LIGHT FIXTURE



TRADITIONAL LIGHT FIXTURES

### 3.12 Exterior Lighting

True to the concept of a “village in a forest,” the exterior lighting is required to be subtle. In general, the exterior lighting at Carmel Plaza is already in place and has been designed to be the minimum required for public safety. However, light fixtures can contribute to the human scale of the storefront and add detail to the facades. Light fixtures should be incorporated into the overall design of the facade and contribute to the natural village character of Carmel Plaza.

All light fixtures must be screened. No exposed light sources are allowed. Neon lighting, spotlights, flood lights, wall washers, landscape lighting and tree lighting are not allowed. See the Signage section of these design guidelines for lighting allowed for signage. See the Materials section for allowed and prohibited lighting materials.

### 3.13 Signage

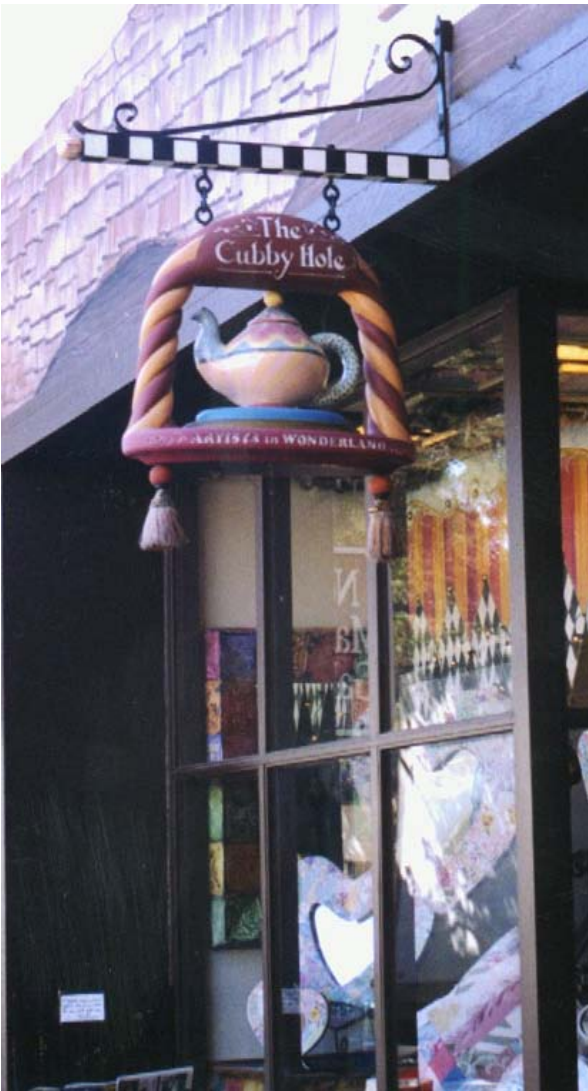
Signage is an integral part of the storefront design. Tenants must comply with both these guidelines and the City of Carmel’s Sign Ordinance (Chapter 17.36). Where conflicts occur or any uncertainty exists between these guidelines and the Sign Ordinance, the most restrictive provisions shall apply.

Signs should be compatible with the design of the storefront and are meant primarily as identification, not as advertisement or an attention-grabbing device. Signs are typically made of wood and oriented to the pedestrian, not the automobile.

Signs should be informative of the business name, use and location. The business name should be the primary focal point of the sign and any logos or graphics should be visually subordinated relative to the business name. They should be simple in design; any creative graphic depictions should be related to the business use and shall be in scale with the sign text. Signs are required to be made of permanent and natural materials. See the Materials section for sign materials that are acceptable and unacceptable.

There are three types of signs governed by these guidelines: 1) exterior business signs (including wall signs and hanging signs), 2) interior business signs and 3) restaurant menu signs.

CARVED, PAINTED WOOD SIGN



# GENERAL STOREFRONT CRITERIA



## 3.13.1 Exterior Business Signs

One (1) exterior business sign (wall sign or hanging sign) is allowed per tenant store. The following standards must be followed for exterior business signs.

1. The maximum area of a wall-mounted sign is six (6) square feet.
2. The maximum area of a hanging sign is three (3) square feet.
3. Calculation of sign area:

All faces of multi-faced sign will be included in the calculation of area except for a double-faced hanging sign in which case only one (1) face will be included.

For irregularly shaped signs, the calculated area is based on the smallest rectangle that wholly contains the sign.

Brackets or other attachments incorporating design elements that are descriptive or informative of the business use will be included as a part of the sign area.

4. Signs must be located as close as possible to the business entrance and below the eave or parapet line of the building. Hanging signs must not project more than thirty inches (30") from the face of the storefront. Hanging signs are required to have a minimum thickness of one and one-half inches (1-1/2") and a maximum thickness of six inches (6"). Hanging signs are to have a minimum of seven feet (7'-0") and maximum of eight feet (8'-0") of vertical clearance from the sidewalk for pedestrian travel.

5. The design should be informative of the business name and use. Signs should be simple in graphic design; compatible with the design, color, size, and scale of the business storefront, adjoining structures and surroundings. Any graphic or pictorial representations must be in scale with the text on the sign.
6. See Section 3.13.4 for Sign Lighting.

EXTERIOR BUSINESS SIGNS



## 3.13.2 Interior Business Signs

Interior business signs are those signs that are visible from exterior areas. The following standards must be followed for interior business signs.

1. Signs affixed to a window:

Maximum number of signs affixed to windows is six (6) with a maximum aggregate area of 100 square inches. The maximum letter size is one inch (1"). Sign content is limited to "hours of operation," "will return," "alarm," "no food or drink," and/or "credit card."
2. Signs 0 feet to 5 feet back from the storefront:

Signs can be unlimited in number with unlimited content. Maximum letter size is one inch (1"). The maximum size of a single sign is one (1) square foot, with a maximum aggregate area counting all signs of two (2) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of the area of each sign.
3. Signs 5 feet or more back from the storefront:

Signs can be unlimited in number with unlimited content. Maximum letter size is three inches (3") with a maximum aggregate area counting all signs of six (6) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of area of each sign. Signs can not be lighted.



EXTERIOR BUSINESS SIGNS

# GENERAL STOREFRONT CRITERIA



## 3.13.3 Restaurant Menu Signs

Restaurant Menu Signs are allowed in two forms: contained within menu boxes (for restaurants) and/or take-away menus (for all food uses). A menu box is a permanently mounted architectural element on, or immediately adjacent to the business for displaying menus, awards or daily food specials. A take-away menu holder is a small, temporary or permanent container holding take-away menus for free distribution to the public. The following standards must be followed for Restaurant Menu Signs.

1. Menu Box:

Maximum number of Menu Boxes is one (1), with a maximum size of four (4) square feet. The Menu Box may not be affixed to a door or window and must be located at the entry. The contents can include a menu identical to that being used in the restaurant, special menus or awards. The design must be compatible in scale, colors and materials to the storefront. Menu Boxes may be internally illuminated. Each Menu Box is allowed a total maximum of fifteen (15) watts of interior lighting and can be lockable.



MENU BOX



MENU BOX

2. Take-Away Menu Holder:

Maximum number of Take-Away Menu Holders is one (1), with a maximum size of one (1) square foot. The Take-Away Menu Holder may not be affixed to glass in a door or window and must be located at the entry. The contents are limited to take-away menus only. The Take-Away Menu Holder must be constructed of wood (painted or stained) or basketry. Lighting is not allowed on Take-Away Menu Holders.

## 3.13.4 Sign Lighting

Businesses open to the public during the hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. The lights shall be turned off when the business is closed each evening. One (1) incandescent (25 watts) or halogen (20 watts) light is allowed per three (3) square feet of sign area or for each side of a double-faced hanging sign.

Each light source shall be a small, bullet-type fixture painted to match surroundings, mounted to a nearby building element or incorporated into a support bracket but not designed or mounted to become part of the sign. The lighting shall be architecturally compatible with the building or mounted to be recessed or shielded or otherwise not readily visible to pedestrians. It shall also be aimed directly toward the sign but not toward the eye level of pedestrians or vehicles.



INTEGRATED SIGN LIGHTING

BULLET-TYPE SIGN LIGHT FIXTURE



BULLET-TYPE SIGN LIGHT FIXTURE

## 4.0 EXTERIOR STREET FACADES

## The Elegant Natural Tradition

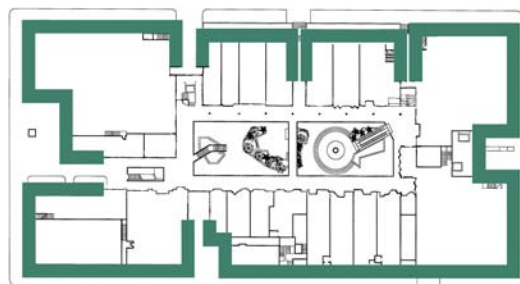


The exterior storefronts are part of the urban fabric of Carmel's commercial district. They must be designed to fit within the unique character of the city. Carmel is known as a "village in a forest" and can be described as following the "Elegant Natural Tradition" of Carmel. Storefronts in the Elegant Natural Tradition do not call undue attention to themselves, but fit into the context of the city. They respect the small-scale buildings in Carmel and are constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should be built with respect for traditional proportions and historical construction techniques. The vast majority of Carmel's buildings were built with load bearing masonry or frame walls. Because of the construction type, there are large areas of exterior walls. Walls adequate to carry the buildings' loads to the ground flanked the storefront openings. Pilasters were of significant width for the same reasons. Storefronts should respect the proportions that grew out of these structural necessities.

The tenant is encouraged to provide entries and display windows along the exterior street facades provided the buildings of Carmel Plaza retain their sense of continuity. New entries and display windows should be consistent with the prevalent architectural style of the adjacent buildings. Tenants are encouraged to provide

pedestrian-scaled interest through the use of variations in color and surfaces of doors, windows and entry elements. Windows are required to have a twelve inch (12") minimum base below each sill in a material, texture or color that contrasts with the wall material above the base.

The materials of the exterior street facades must reflect the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone is encouraged. In any event, the materials must be durable and timeless. These design guidelines seek to specifically address the characteristics of the "Elegant Natural Tradition" that will ensure that exterior street facades reinforce the unique atmosphere of Carmel and Carmel Plaza.



# EXTERIOR STREET FACADES

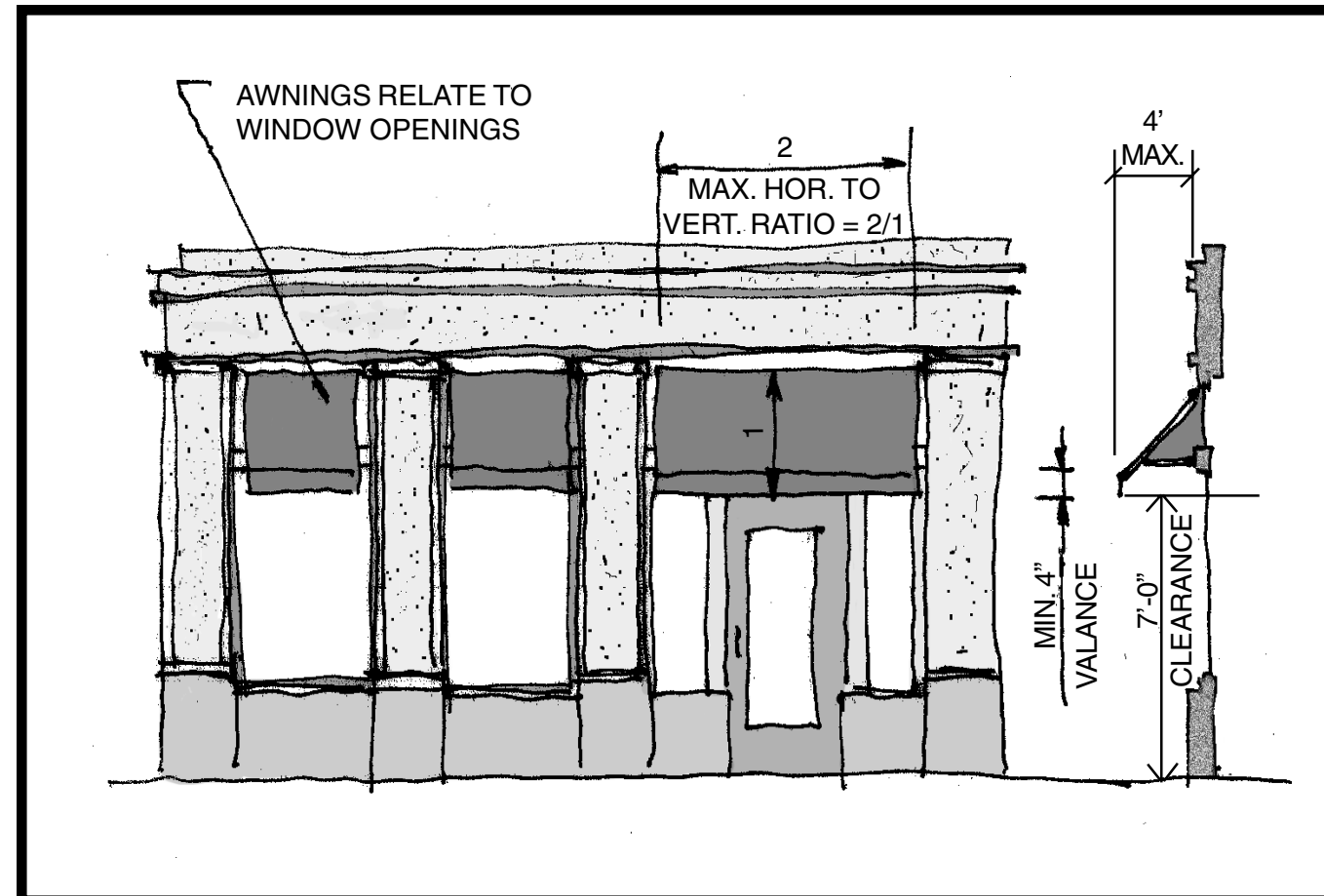
## The Elegant Natural Tradition



### 4.1 Awnings

Awnings must fit within the overall character of the storefront. The awnings must be detailed so that their shape, proportions and supporting members complement the storefront. Awnings are not allowed on north-facing facades. Awnings must be designed to be compatible in form and detail to any adjacent awnings. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted.

Awnings must relate to storefront openings. A minimum four-inch (4") valance is required for awnings. The maximum length to height ratio for awnings is 2/1. Fabric is the only acceptable awning material. No insignia, graphics or text is permitted on awning fabric. Awning supports may be steel (painted to match the awning, or to match a storefront accent color) or wrought iron. See the Colors section of these guidelines for acceptable awning colors.



**FIGURE 4.1 AWNINGS**

AWNINGS RELATE TO OPENINGS



LONG, HORIZONTAL  
AWNINGS NOT ALLOWED



AWNINGS FIT IN OPENING WITH VALANCE

# EXTERIOR STREET FACADES

## The Elegant Natural Tradition



### 4.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts. Colors must respect the established traditions of the commercial neighborhood and blend harmoniously with the patterns of the street.

Base colors that are muted and blend with the natural surroundings are required. The tenant may choose a base color with any hue with saturation of 15% or less. See the color wheel for acceptable base colors.

Accent colors can be more saturated. Accent colors are limited to 15% of the storefront area, not including awnings. Brightness of accent colors must be 50% or less (0%=black, 100%=white). See the color wheel at right for acceptable accent colors. Awning colors can be any acceptable color.

Colors that vary from the standard palettes may require separate city planning commission approval.

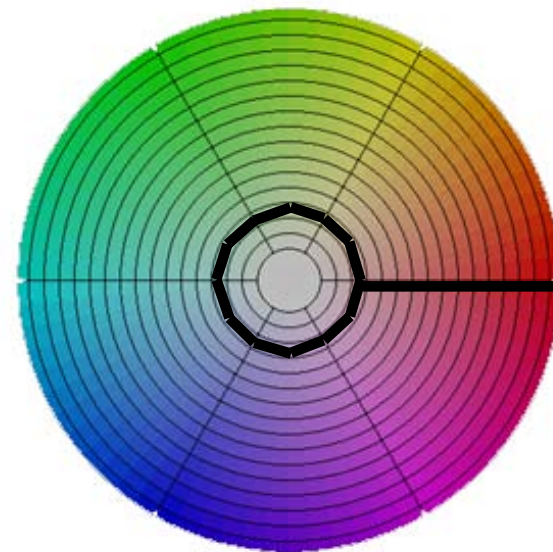
Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the exterior street facades.

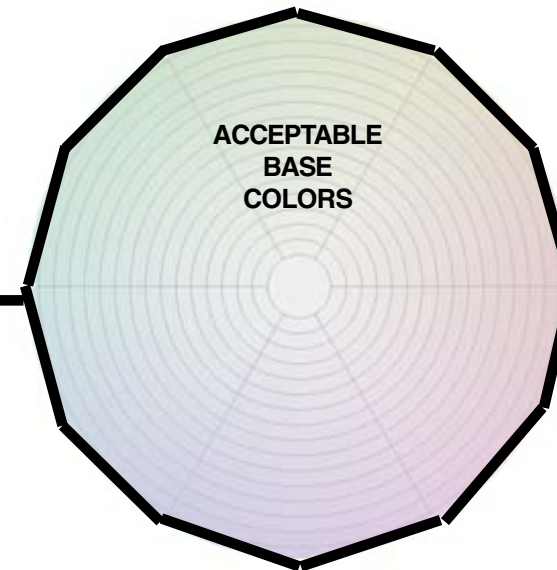
Base Colors:  
Numbers 2088 through 2175 with a suffix of 70.

Accent Colors:  
Historic Colors (Prefix of HC) with a base of 4B.

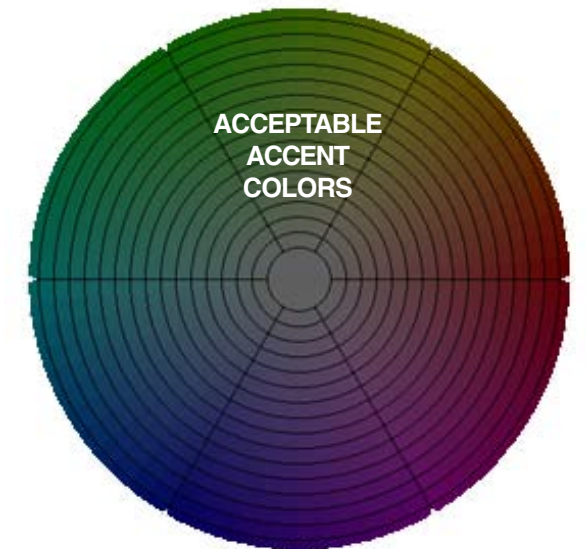
**Standard Color Wheel**



**Base Colors**  
(Any Hue: Saturation 15% or Less)



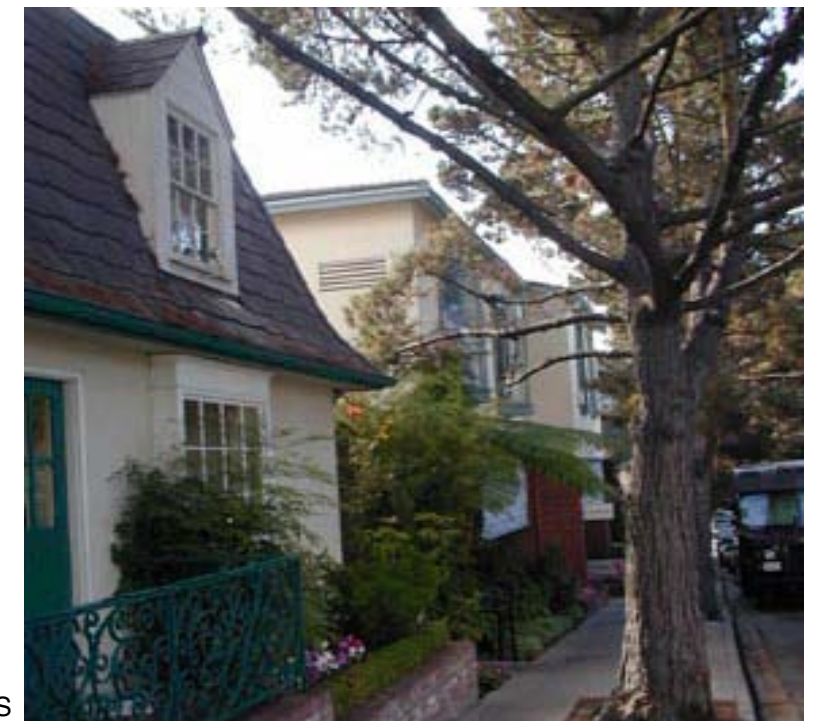
**Accent Colors**  
(50% brightness maximum)



**NATURAL COLORS**



**MUTED ACCENT COLORS**



# EXTERIOR STREET FACADES

# The Elegant Natural Tradition



### 4.3 Materials

Materials form the pedestrian’s first impression of the storefront. They are required to have a natural appearance and a sense of warmth. Materials must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed. Polished materials, including polished stone and polished metal are not permitted.

Any materials to which a color is applied must follow acceptable colors per Section 4.2. The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

**Paving Materials Allowed:**

- Brick (new or used)
- Natural un-gauged stone (slate, flagstone, etc.)
- Unglazed terra cotta pavers
- Unglazed ceramic mosaic tile
- Stained wood
- Exposed aggregate concrete
- Decorative glazed tile at stair risers

**Paving Materials Not Permitted:**

- Manufactured used brick
- Polished stone
- Glazed ceramic mosaic tile
- Glass block
- Concrete
- Asphalt
- Terrazzo
- Untreated wood

**Wall Materials Allowed:**

- Brick (new or used)
- Painted brick
- Natural un-gauged stone (slate, flagstone, etc)
- Cement plaster (smooth steel trowel finish)
- Unglazed ceramic mosaic tile
- Stained wood (shingles, board & batten, ship-lap, etc.)
- Painted wood (shingles, board & batten, ship-lap, etc.)
- Wrought iron
- Decorative glazed accent tiles

**Wall Materials Not Permitted:**

- Manufactured used brick
- Polished stone
- Exterior insulated finish system (EIFS)
- Glazed ceramic mosaic tile
- Polished metal
- Concrete block
- Glass block
- Sheet wood products (T-111, etc.)

**Window Materials Allowed:**

- Wood windows
- Steel windows
- Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish

**Window Materials Not Permitted:**

- Standard aluminum storefront systems
- Frameless glazing (butt-glazing)
- Mitered corners
- Etched glass
- Beveled glass
- Glass block
- Anodized aluminum

**Door Materials Allowed:**

- Wood doors
- Wood and glass doors
- Dutch doors
- Steel doors
- Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish

**Door Materials Not Permitted:**

- Standard aluminum storefront doors
- All-glass doors
- Anodized aluminum

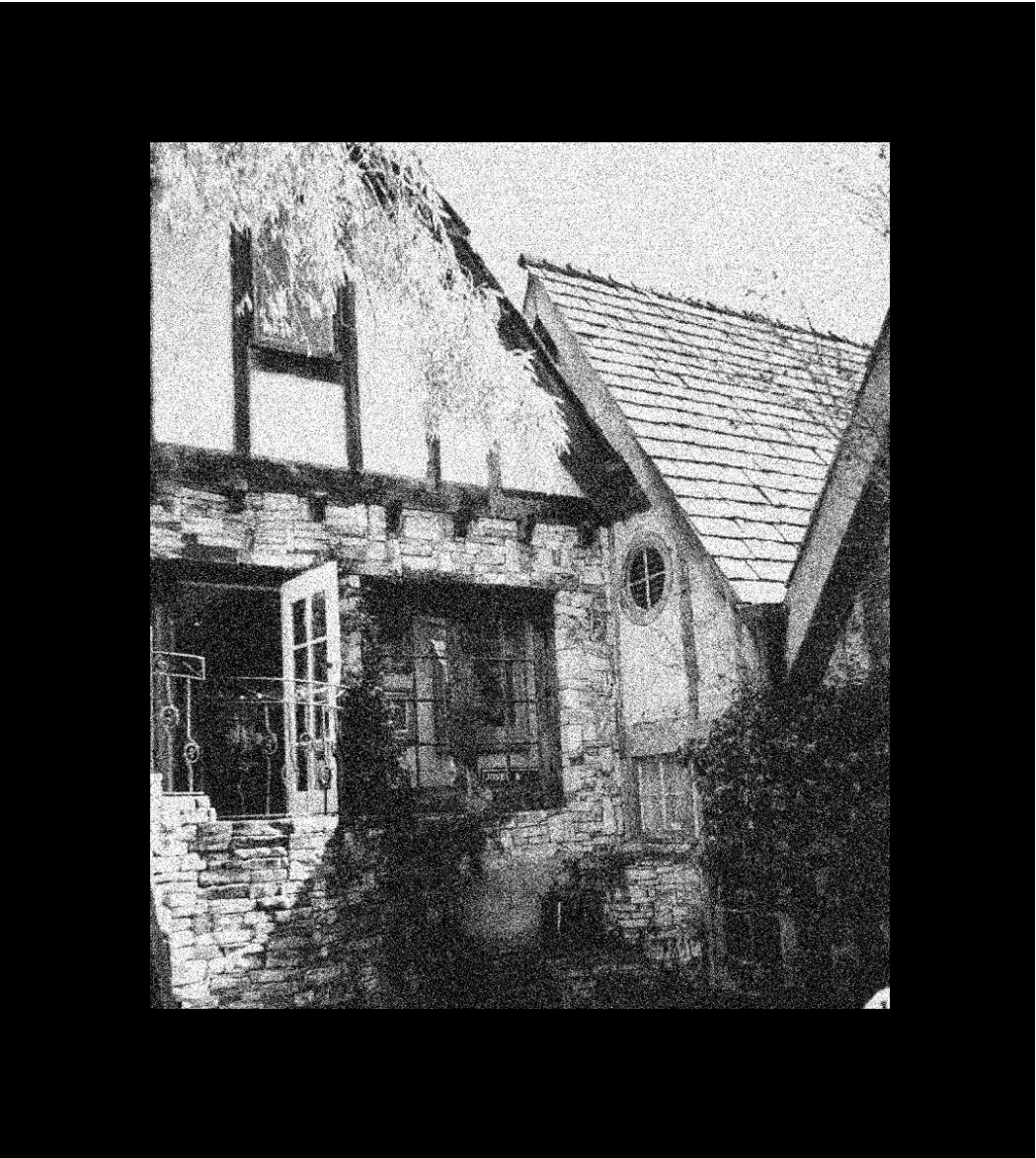


# EXTERIOR STREET FACADES

# The Elegant Natural Tradition



Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Asphalt shingles
Clay tiles	Cement tiles
Natural metal (copper, zinc, etc.)	Manufactured imitation materials
Slate	Painted or coated metals
Gutters must be copper or painted metal	
Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron, copper etc.)	Polished metal
Painted metal	
Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	Aluminum
Aged metal	
Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal
Clear glass	
Beveled glass	
Frosted glass	
Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Polished metal
Natural finished metal	Plastic
Natural finished wood (door pulls, etc.)	Imitation materials
	Painted metal



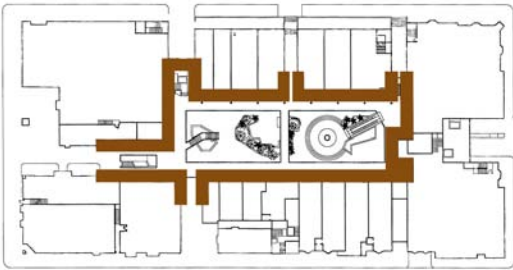
# 5.0 INTERIOR COURTYARD FACADES

# The Downtown Tradition



The interior storefronts set the character for Carmel Plaza’s courtyard. Courtyards are a tradition in Carmel’s commercial district and contribute to the informal nature of the shopping experience. The storefronts in the courtyard of Carmel Plaza should be compatible with the “Elegant Natural Tradition” of the exterior facades, but designers are encouraged to be innovative in their approach to the facades in the courtyard. The “Downtown Tradition “ is based upon each storefront having its own unique identity while maintaining compatibility with adjacent storefronts. The result is a richness of design and expression that is found in small downtown streets. Like the exterior street facades, the interior courtyard facades should respect the small scale of buildings in Carmel and are to be constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should respect the small scale of Carmel Plaza.

The acceptable colors and materials of the interior courtyard facades in the “Downtown Tradition” are less restrictive than those of the “Elegant Natural Tradition.” The use of natural materials such as wood, brick and stone in an innovative way is encouraged. The colors are encouraged to be vibrant and lively. In any event, the materials must be durable and elegant. These design guidelines seek to outline the characteristics of the “Downtown Tradition” that will ensure that interior courtyard facades create a lively and festive environment for the courtyard of Carmel Plaza.



## 5.1 Awnings

In general, awnings are not appropriate on the interior courtyard facades of Carmel Plaza. Awnings are not allowed when the storefront is behind an arcade or under an overhang.

Where awnings are allowed, they must fit with the overall character of the storefront and must be designed to be compatible in form and detail to any adjacent awnings. Awnings are not appropriate on north-facing facades. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted. No insignia, graphics or text are allowed on awning fabric. Where permitted, awnings must comply with the requirements of Section 4.1.

AWNINGS



THE COURTYARD AT CARMEL PLAZA

# INTERIOR COURTYARD FACADES

## The Downtown Tradition



### 5.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts.

Base colors that are muted and blend with the natural surroundings are preferred. The tenant may choose a base color with any hue with a saturation of 20% or less. See the color wheel for acceptable saturation.

Accent colors are encouraged for the interior courtyard facades to help create a lively atmosphere. Accent colors can be more saturated. Accent colors are limited to 20% of the storefront area. Brightness of accent colors must be 60% or less (0%=black, 100%=white). Accent colors for the interior courtyard facades are not limited in hue. See the color wheel at right for acceptable accent colors.

Colors that vary from the standard palettes may require separate city planning commission approval.

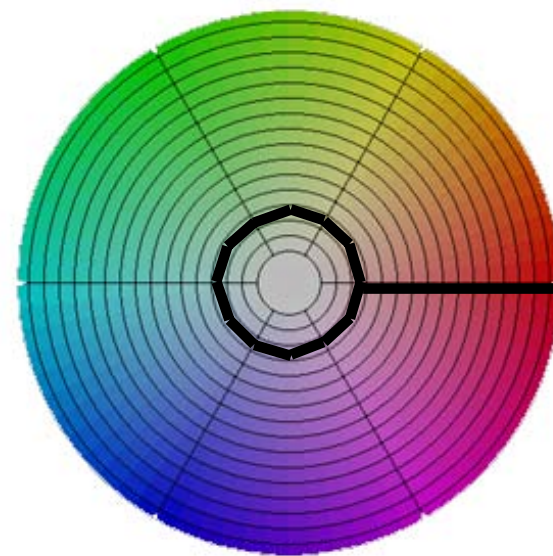
Paint must be applied as a solid color. Mottling, anti-quating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the interior courtyard facades.

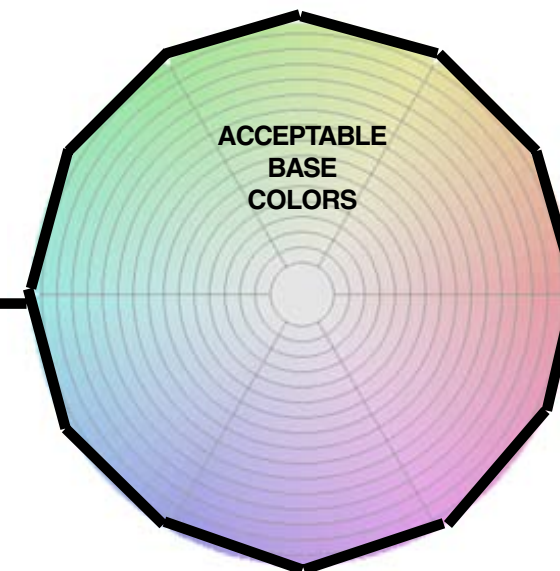
**Base Colors:**  
Color numbers 2088 through 2175 with a suffix of 60 or 70.

**Accent Colors:**  
Color numbers 2088 through 2175 and Historic Colors (Prefix of HC) with a base of 3B or 4B.

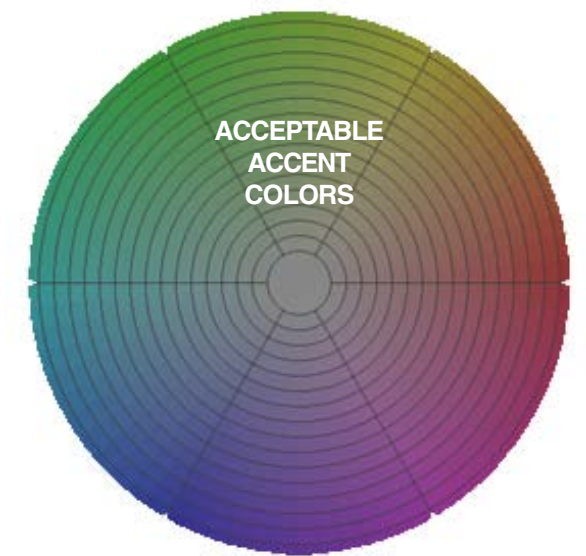
**Standard Color Wheel**



**Base Colors**  
(Any Hue: Saturation 20% or Less)



**Accent Colors**  
(60% brightness maximum, all hues)



**NATURAL COLORS**



**INTERIOR COURTYARD FACADES**



# INTERIOR COURTYARD FACADES

# The Downtown Tradition



### 5.3 Materials

Materials form the pedestrian’s first impression of the storefront. They are required to have a natural appearance, and a sense of warmth. They must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed.

The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.



**Paving Materials Allowed:**

- Brick (new or used)
- Natural un-gauged stone (slate, flagstone, etc)
- Polished stone (with wet coefficient of friction >0.6)
- Unglazed terra cotta pavers
- Unglazed ceramic mosaic tile
- Stained wood
- Exposed aggregate concrete
- Decorative glazed tile at stair risers
- Modular Stone

**Wall Materials Allowed:**

- Brick (new or used)
- Painted brick
- Natural un-gauged stone (slate, flagstone, etc)
- Polished stone (as accents)
- Cement plaster (smooth steel trowel finish)
- Unglazed ceramic mosaic tile
- Stained wood (shingles, board & batten, ship-lap, etc.)
- Painted wood (Shingles, board & batten, ship-lap, etc.)
- Wrought iron
- Decorative glazed tile accents

**Window Materials Allowed:**

- Wood windows
- Steel windows
- Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish

**Door Materials Allowed:**

- Wood doors
- Wood and glass doors
- Dutch doors
- Steel doors
- Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish

**Paving Materials Not Permitted:**

- Manufactured used brick
- Terrazzo
- Glazed ceramic mosaic tile
- Glass block
- Concrete
- Untreated wood

**Wall Materials Not Permitted:**

- Manufactured used brick
- Exterior Insulated Finish System (EIFS)
- Glazed ceramic mosaic tile
- Polished metal
- Concrete block
- Glass block
- Sheet wood products (T-111, etc.)

**Window Materials Not Permitted:**

- Standard aluminum storefront systems
- Frameless glazing
- Mitered corners
- Beveled glass
- Etched glass
- Glass block
- Anodized aluminum

**Door Materials Not Permitted:**

- Standard aluminum storefront doors
- All-glass doors
- Anodized aluminum



DECORATIVE TILE RISERS

# INTERIOR COURTYARD FACADES

# The Downtown Tradition



<b>Roof Materials Allowed:</b>	<b>Roof Materials Not Permitted:</b>
Wood shingles	Cement tiles
Clay tiles	Manufactured imitation materials
Natural metal (copper, zinc, etc.)	Painted or coated metals
Slate	
Asphalt Shingles	
<b>Sign Materials Allowed:</b>	<b>Sign Materials Not Permitted:</b>
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal (on body of sign)
Painted metal	
Polished metal (for lettering only)	
<b>Sign Bracket Materials Allowed:</b>	<b>Sign Bracket Materials Not Permitted:</b>
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	
Aged metal	
<b>Light Fixture Materials Allowed:</b>	<b>Light Fixture Materials Not Permitted:</b>
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	
Clear glass	
Beveled glass	
Frosted glass	
<b>Hardware Allowed:</b>	<b>Hardware Not Permitted:</b>
Wrought iron	Plastic
Natural finished metal	Imitation materials
Polished metal	Painted metal
Natural finished wood (door pulls, etc.)	



COURTYARD FACADES AT CARMEL PLAZA

# 6.0 SUBMITTAL REQUIREMENTS

## 6.0 Submittal Requirements

A tenant design package will be issued by the landlord to new tenants entering the shopping center and to those tenants upgrading their premises. This package will include the Tenant Storefront Design Guidelines.

These documents are to be used by the tenant's architect in establishing aesthetic and technical parameters for the design of a proposed store.

The tenant is obligated to submit drawings and specifications to the Landlord, the Carmel Plaza tenant coordinator, and the Carmel Planning Department for review. Prior to Planning Department submittal, the documents must have received approval from the Landlord and the Carmel Plaza Tenant Coordinator. A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.

Submittals to the Landlord are in two sequential phases: the Preliminary Submittal and the Final Submittal. A Conceptual Submittal is optional (see 6.1). The required deliverables for each phase of submittals is specified below.

All plans shall be submitted to:

- Tenant Coordinator and Carmel Plaza General Manager
- The Macerich Company

The landlord's design consultant is available for informal conversations with the tenant or his architect at any point in the design or submittal process, to assist them in streamlining their design approach and to gain compliance with the requirements of the Tenant Storefront Design Guidelines.

### 6.1 Conceptual Submittal (Optional)

Prior to any submittal, the tenant and /or tenant's architect may informally present to the landlord or the design review architect the design concepts and ideas proposed for any new work. This can take the form of a meeting or rough sketches and notes submitted by mail or fax. Although not required, it is highly recommended that the tenant present a conceptual submittal.

### 6.2 Preliminary Submittal

The tenant will, within twenty (20) days after receipt of the tenant package, be required to submit preliminary design drawings. The preliminary submittal is to include only those architectural documents which are designated below; additional submittal material will not be considered. Construction documents will not be accepted for the preliminary submittal.

NOTE: The preliminary design phase is mandatory. Complete final plans will not be reviewed until the basic storefront concept, including signage and basic layout of the space, is approved.

The requirements of the preliminary submittal follow:

1. A color rendered storefront elevation or perspective including signage and graphics. This drawing must include the storefronts immediately adjacent to the tenant's storefront.
2. 1/4" scale floor plan indicating the configuration of all storefront elements, basic fixture layout, stock areas, and toilet rooms. Overall dimensions should be included and structural grids delineated.
3. 1/2" scale storefront elevations (including the signage concept and clearly identified materials for the storefront).
4. Storefront sections to fully illustrate the concept and details for connections to the Plaza's elements.
5. A reflected ceiling plan.
6. Material and color samples for all storefront elements mounted on a board no larger than 11" x 17". Actual material samples are required. Samples that are not actual materials will be rejected.
7. One set of sepias and two (2) sets of prints shall be submitted for all preliminary drawings.

The preliminary design review process considers the three-dimensional form of the storefront, the materials, image, colors and signage integration to determine whether or not the criteria has been met. The Compliance Checklist (see 7.0) will be used to identify conformance and/or deviation from these design guidelines. One of two responses will generate from this process:

1. Approval as noted, with conditions to be addressed in the final submittal, or
2. Revise and re-submit, when the Tenant's basic design is unacceptable and needs to be revised. A re-submittal will then be required. Final submittals will not be reviewed until the preliminary re-submittal has been approved.

Photographs of tenant's existing stores that are similar in design intent are encouraged to be included in the preliminary submittal.



# SUBMITTAL REQUIREMENTS

Carmel Plaza



## 6.3 Final Submittal

When the tenant obtains preliminary design approval, he is able to proceed with the submittal of final construction documents for review. Like the preliminary review, the final submittal is either accepted or returned with conditions to be addressed.

Final approved plans must not have corrections or comments. Final plans must be re-submitted until approval is reached. Three (3) sets of blueprints and one (1) set of sepia prints will be required for all drawings in the final submittal. The final submittal blueprints must be wet-stamped and signed by the appropriate design professionals prior to submittal to the landlord for final approval. The final submittal must contain the following:

1. Architectural Drawings
2. Electrical Drawings
3. Mechanical Drawings
4. Sign Fabrication Shop Drawings

Upon final plan approval, the tenant will be released to submit plans to the City of Carmel.

### Architectural Drawings

1. Key plans showing the location of premises with the center
2. Floor plan at 1/4" scale
3. Longitudinal section at 1/4" scale
4. Interior elevations at 1/4" scale
5. Reflected ceiling plan at 1/4" scale
6. Storefront elevations at 1/2" scale
7. Storefront sections at 1/2" scale
8. Signage design and location, shown on the storefront plan, section, and elevation drawings.
9. Door, finish, and color schedules
10. Construction specifications

### Electrical Drawings

1. Circuitry Plans
2. Panelboard schedules
3. Riser diagrams
4. Electrical load tabulations
5. Specifications
6. Any required energy calculations
7. Fixture catalog cuts for any exposed storefront lighting

### Mechanical Drawings

1. HVAC equipment and distribution diagram
2. Mechanical/electrical data tabulations sheet
3. Plumbing plans
4. HVAC specifications/requirement sheet
5. Any required energy calculations

### Sign Fabrication Shop Drawings

Shop drawings by the sign fabricator are to be submitted for approval along with the final submittal. All submissions are to include three (3) sets of original sign shop drawings.

Faxed submittals will not be permitted.

Shop drawings must be fully dimensioned (indicating sign panels, individual letter and overall sign lengths and heights) and include the following information:

1. Material designation and color sample
2. Lighting specifications
3. Actual letter style and type
4. Detail drawings of all ornamental hardware and metal
5. A drawing indicating the precise sign location on the storefront and the location of all concealed hardware and equipment including transformers and access panels.



# 7.0 COMPLIANCE CHECKLIST



**7.1 STOREFRONT COMPLIANCE CHECKLIST:** The following checklist summarizes the requirements of these guidelines and has been developed to assist the tenant in gaining storefront design approval.

**GENERAL STOREFRONT CRITERIA**

	In Compliance	Not In Compliance
<b>1) Façade Proportions and Scale</b>		
a) Vertically Proportioned Openings	q	q
b) Eight foot (8'-0") Maximum Opening Height (9' w/ Transom)	q	q
<b>2) Setbacks and Protrusions</b>		
a) Changes in Plane	q	q
b) Informal Composition	q	q
c) Two Foot (2'-0") Recess at Entry	q	q
d) 40% of Storefront Recessed a Minimum of One Foot (1'-0")	q	q
e) Bay Windows 2'-6" Clear From Grade	q	q
<b>3) Doors</b>		
a) Single Leaf (Unless Double Doors Required for Exiting)	q	q
b) Maximum Door Height Seven Feet (7'-0")	q	q
c) Wood, Wood and Glass, Steel or Steel and Glass doors	q	q
d) If Aluminum and Glass, then Articulated	q	q
<b>4) Windows</b>		
a) Wood, Steel or Articulated Aluminum Sash	q	q
b) Maximum Glazing Panel of Thirty (30) Square Feet	q	q
c) Vertical Proportions (1.4/1 Min.)	q	q
<b>5) Walls</b>		
a) Maximum Opening Width of Twelve Feet (12'-0")	q	q
b) End Walls One Foot Six Inches (1'-6") Minimum	q	q
c) Variation in Plane, Texture or Materials for Walls Over Twenty Feet (20'-0") in Length	q	q
<b>6) Roofs</b>		
a) Complete Roof Forms	q	q
<b>7) Overhangs</b>		
a) Low Eaves-Nine Feet (9'-0") Maximum	q	q
b) Articulated Underside of Eaves	q	q

	In Compliance	Not In Compliance
<b>8) Umbrellas</b>		
a) Maximum Six Feet (6'-0") in Diameter	q	q
b) Wood or Wrought Iron Structure	q	q
c) Flame Retardant Fabric Without Text or Graphics	q	q
d) Maximum Nine Feet (9'-0") High at Peak	q	q
e) Within Tenant's Lease Premises	q	q
<b>9) Stairs/Ramps/Railings</b>		
a) Natural Materials on Stairs/Ramps	q	q
b) Wood or Wrought Iron Railings	q	q
<b>10) Landscaping</b>		
a) Informal Composition	q	q
b) Concealed Irrigation System	q	q
<b>11) Audio/Music/Speakers</b>		
a) Confined Within Leased Premises	q	q
<b>12) Lighting</b>		
a) Screened Fixtures	q	q
<b>13) Signage</b>		
a) Exterior Business Signs	q	q
b) Interior Business Signs	q	q
c) Restaurant Menu Signs	q	q
d) Sign Lighting	q	q
<b>14) Awnings</b>		
a) Relate to Window Openings	q	q
b) Maximum Length to Height Ratio of 2/1	q	q
c) Four Inch (4") Minimum Valance	q	q
d) Painted Steel or Wrought Iron Supports	q	q

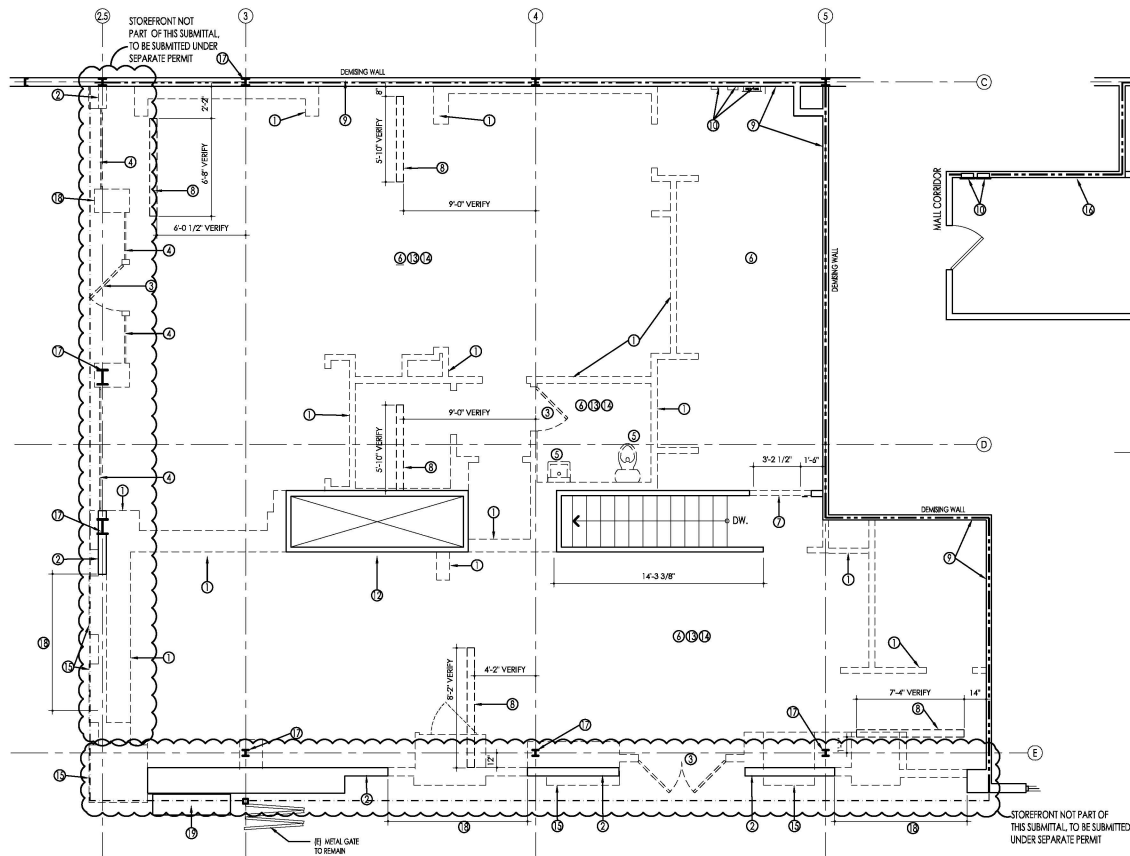
**EXTERIOR STREET FACADES**  
The Elegant Natural Tradition

	In Compliance	Not In Compliance
<b>1) Colors</b>		
a) Acceptable Color Palette (Section 4)	q	q
<b>2) Materials</b>		
a) Complies with Section 4.3	q	q

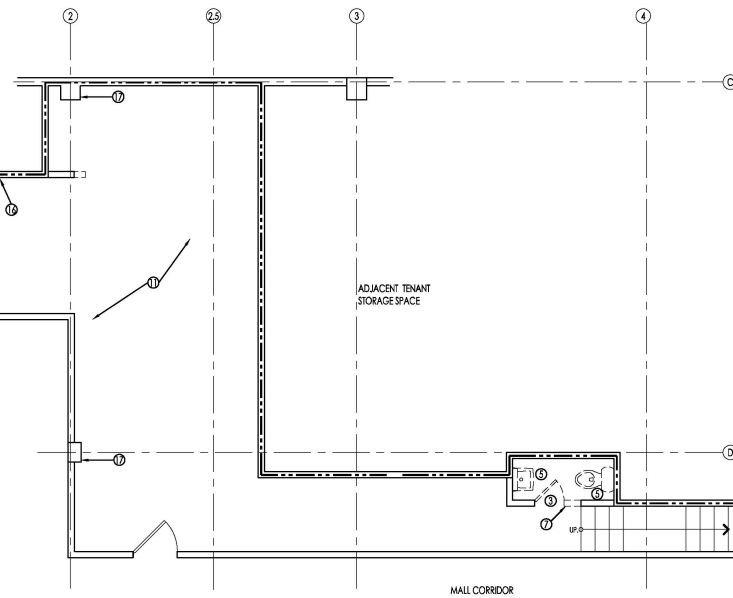
**INTERIOR COURTYARD FACADES**  
The Downtown Tradition

	In Compliance	Not In Compliance
<b>1) Awnings</b>		
a) Awnings Not Allowed Under Arcade, Overhang or on South-facing Façade	q	q
<b>2) Colors</b>		
a) Acceptable Color Palette (Section 5)	q	q
<b>3) Materials</b>		
a) Complies with Section 5.3	q	q

	In Compliance	Not In Compliance
<b>STOREFRONT</b> (Summary)	q	q



2 - DEMOLITION FLOOR PLAN - MAIN LEVEL  
SCALE: 1/4" = 1'-0"



1 - DEMOLITION FLOOR PLAN - LOWER LEVEL  
SCALE: 1/4" = 1'-0"



#### DEMOLITION KEY NOTES:

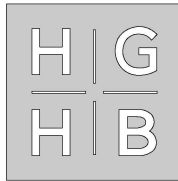
- ① REMOVE PARTITION WALL WHERE OCCURS IN ITS ENTIRETY.
- ② REMOVE FINISH TO STRUCTURE, WALL FRAMING TO REMAIN.
- ③ REMOVE DOOR AND FRAME IN ITS ENTIRETY
- ④ REMOVE GLAZING AND WINDOW FRAME IN ITS ENTIRETY
- ⑤ REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS
- ⑥ REMOVE ALL CASEWORK, MILLWORK, FIXTURES, SHELVING AND ACCESSORIES IN THEIR ENTIRETY
- ⑦ CUT (N) OPENING IN (E) PARTITION WALL FOR (N) DOOR AND FRAME
- ⑧ CUT FLOORING SLAB TO RECEIVE FLOOR OUTLET. SEE ELECTRICAL DRAWINGS.
- ⑨ (E) GYP. BD. TO REMAIN AT DEWASH WALLS VERIFY IN FIELD EXACT LOCATION, MAINTAIN FIRE PARTITION RATING.
- ⑩ (E) ELECTRICAL, FIRE ALARM AND SECURITY PANELED TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION.
- ⑪ G.C. TO ENSURE LEVEL FLOORING PER RACK SHELVING REQUIREMENTS
- ⑫ G.C. TO DEBUSH PORTION OF PARTITION TO DETERMINE CHASE INTERIOR, NOTIFY ARCHITECT W/ FINDINGS.
- ⑬ REMOVE SUSPENDED CEILINGS IN THEIR ENTIRETY. SEE MECH AND ELEC DEMO PLANS
- ⑭ REMOVE ALL FLOOR FINISH AND BASE
- ⑮ REMOVE (E) TENANT DISPLAY PLATFORMS AND GLAZING IN THEIR ENTIRETY.
- ⑯ REMOVE (E) I.T. EQUIP. COORDINATE W (N) I.T. DWGS TO REUSE CONDUIT & RUNS WHERE POSSIBLE
- ⑰ (E) STRUCTURAL COLUMN TO REMAIN, TYP.
- ⑱ REMOVE EXTERIOR FACADE AND WALL FRAMING FOR NEW STOREFRONT. SEE STRUCTURAL DWGS.
- ⑲ EXISTING WALL BUMP-OUT FRAMING TO REMAIN, REMOVE FINISH TO STRUCTURE

#### LEGEND:

- LEASE LINE
- - - (E) 1-HR. RATED WALLS
- ===== WALL TO REMAIN
- WALLS TO BE REMOVED
- ITEMS TO BE REMOVED
- EXISTING DOORS TO REMAIN
- REMOVE (E) DOOR AND FRAME
- SAWCUT SLAB FOR (N) POWER OUTLET. SEE ELECTRICAL DWGS.

#### GENERAL DEMOLITION NOTES:

1. THESE PLANS MAY NOT DESCRIBE ALL DEMOLITION REQUIRED.
2. CONTRACTOR IS RESPONSIBLE TO REVIEW SITE CONDITIONS, THE CONSTRUCTION DOCUMENTS AND PROVIDE ALL DEMOLITION REQUIRED TO PROVIDE A COMPLETE AND FINISHED PROJECT.
3. PATCH AND FILL AT ALL FASTENERS AND HARDWARE EXPOSED BY DEMOLITION ACTIVITIES. THIS INCLUDES ALL SLAB REMOVAL, TRENCHING, SLAB REPLACEMENT, ETC. FOR ALL UNDER-FLOOR UTILITIES INDICATED IN THESE DOCUMENTS.
4. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION WORK RELATED TO THOSE DISCIPLINES.
5. G.C. TO REMOVE ALL FLOORING, INCLUDING CARPETING & STONE. G.C. TO PATCH AND LEVEL SUB-FLOOR AS NEEDED AND PREP TO RECEIVE (N) FLOORING. SEE FINISH PLAN
6. G.C. TO REMOVE AND DISPOSE OF ALL (E) CEILING & CLG. FIXTURES
7. G.C. TO ENTIRELY NEUTRALIZE SPACE.



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BRUNELLO CUCINELLI  
FOR CARMEL, CA  
MONOBRAND

CARMEL PLAZA  
SUITE 204  
SW Corner of Ocean & Junipero,  
Carmel-by-the Sea, CA 93921

PERMIT SET



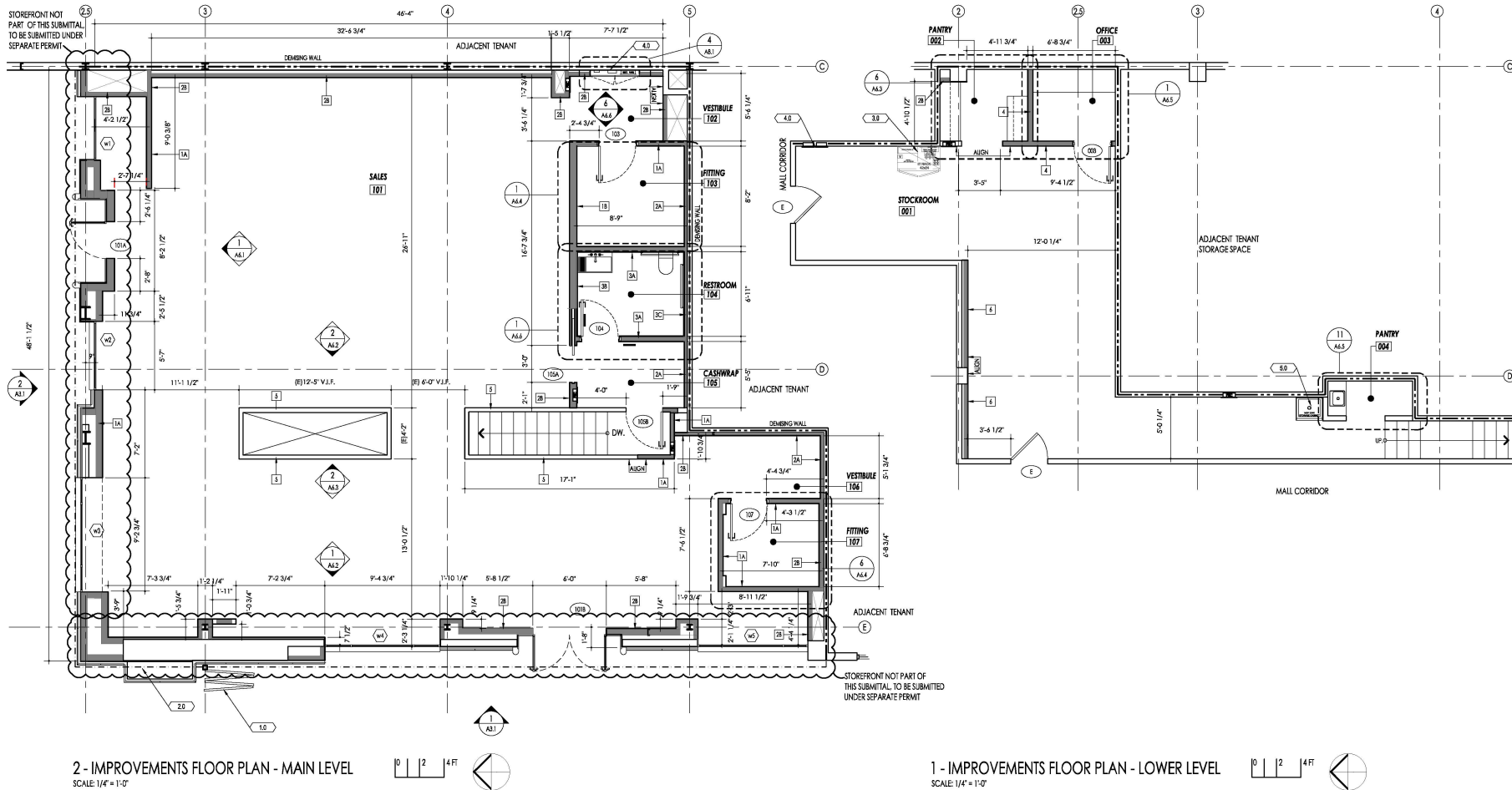
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DEMOLITION  
FLOOR PLAN

Scale: Sheet:

A2.0

Revision:

Date: January 22, 2025 Job Number: 1719.02



### DRYWALL & PARTITION NOTES:

- GC TO PREPARE STUDS PER PLANS & SCHEDULES' DIMENSIONS AND LOCATIONS
- ALL MATERIALS TO COMPLY WITH ALL STATE AND LOCAL GOVERNING REGULATIONS
- ALL MATERIALS TO BE FIRE RETARDANT TREATED
- ALL WALLS TO BE PROPERLY SPACKLED (MIN 3 COATS, TAPED, SANDED AND PREPARED FOR PAINTING OR TO RECEIVE DESIGNATED FINISH PER MANUFACTURER'S REQUIREMENTS, INCLUDING BUT NOT LIMITED TO PULLS, LATCHES, LOCKS AND HINGES. DRYWALL FINISH TO BE LEVEL 5.
- ALL DIMENSIONS TO BE V.F. FINAL PARTITION LOCATION TO BE COORDINATED WITH MILLWORK SHOP DRAWINGS
- REFER TO SHEET A9.2 AND BACKING PLAN FOR ALL PARTITION DETAILS.

### SHEET KEY NOTES:

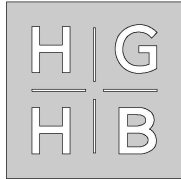
- (1.0) (E) METAL GATE TO REMAIN
- (2.0) (E) WALL BUMP-OUT TO REMAIN
- (3.0) I.T. TELECOM RACK. G.C. TO PROVIDE PLYWOOD BACKING. COORDINATE W/ TENANT I.T. VENDOR
- (4.0) (E) ELECTRICAL PANELS, SEE ELEC. DWGS.
- (5.0) (N) MOP SINK & CLOSET. SEE MOP SINK DETAILS A1A7.3

### LEGEND:

- (E) PARTITION
- (N) PARTITION, SEE A9.2
- WINDOW TYPE SYMBOL, SEE SHEET A7.2
- DOOR NUMBER, SEE SHEET A7.2
- EXISTING DOOR TO REMAIN
- PARTITION TYPE, SEE SHEET A9.2
- ROOM SIGNAGE, SEE SHEET A9.3
- (N) FIRE EXTINGUISHER
- LEASE LINE
- (E) 1-HR. RATED WALLS

### GENERAL NOTES:

- DIMENSIONS ARE TO FINISH SURFACES U.O.N.
- ALL INTERIOR PARTITIONS TO RECEIVE ACOUSTICAL BATT. INSULATION
- FOR FINISHES SEE SHEET A7.1
- SEE A9.2 FOR PARTITION TYPES
- ALL NEW PARTITIONS TYPE 1 UNLESS OTHERWISE NOTED
- SEE A0.1 FOR ACCESSIBILITY CLEARANCES, EGREES & CODE INFORMATION
- SEE A0.1 & A0.2 FOR ACCESSIBILITY



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**BRUNELLO CUCINELLI**  
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MONOBRAND

CARMEL PLAZA  
SUITE 204  
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PERMIT SET



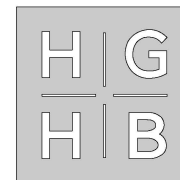
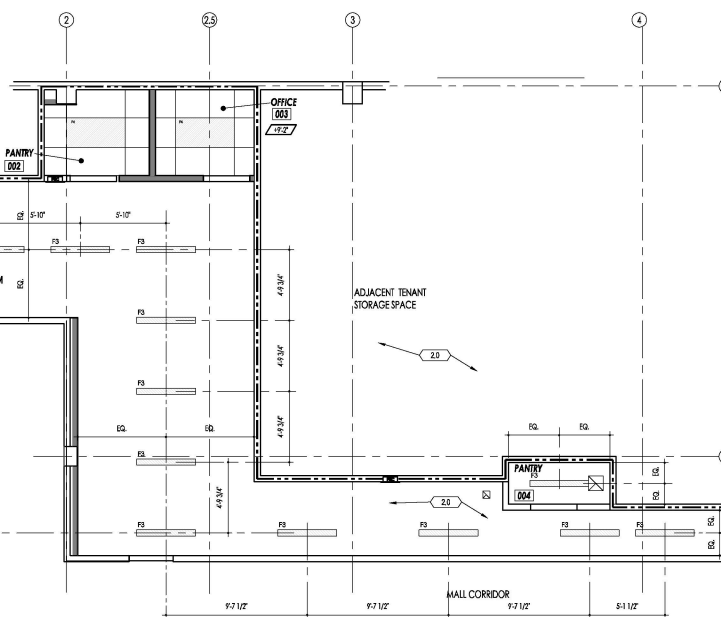
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**IMPROVEMENTS  
FLOOR PLAN**

Scale: Sheet:

Revision:

Date: January 22, 2025 Job Number: 1711.02

**A2.1**



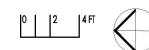
**BRUNELLO CUCINELLI**  
FOR CARMEL, CA  
MONOBRAND

PERMIT SET

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



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



SYMBOL	ITEM	DESCRIPTION
	AUDIO CABLE MAIN PANEL & AMPLIFIER	HOUSED IN IT RACK
	IN-CEILING SPEAKER - FLUSH MOUNT W/ CEILING GWS	WIRING & SPEAKERS PROVIDED BY VENDOR. GC TO RUN 1/2" CABLE TO EACH INDIVIDUAL SPEAKER - TERMINATE BACK TO AMPLIFIER IN IT RACK.
	VOLUME CONTROL - WALL MOUNTED	WIRING TO BE RUN BY GC. GC VENDOR TO TERMINATE ON SITE BACK TO AMPLIFIER. GC TO RUN DEDICATED CAT5 CABLE TO VOLUME CONTROL.

1. ITEMS SHOWN ON CEILINGS FOR DESIGN INTENT ONLY, NOT ALL ITEMS MAY BE SHOWN, ALSO REFER TO MECHANICAL & ELECTRICAL DRAWINGS.
2. FOR TYPE SUSPENDED ACOUSTICAL TILE CEILING DETAILS SEE SHEET A-1
3. FOR "T" GYPSUM BOARD CEILINGS SEE DETAIL 7/A-1
4. EYADE SOLUTIONS WILL BE PROVIDED IN INSTALLATION DETAILS.
5. SEE ELECTRICAL DWGS. FOR LIGHTING FIXTURES.
6. ALL SPEAKERS' CABLE RUNS WILL NEED TO BE HOME RUN TO IT RACK LOCATED IN STOCKROOM.
7. THE SPEAKERS USED ARE INVISIBLE SPEAKERS THAT WILL NEED TO BE PAINTED ONCE INSTALLED AND TESTED.
8. METAL BLACK BOXES WILL NEED TO BE INSTALLED BY G.C. BEFORE SPEAKERS INSTALLATION.

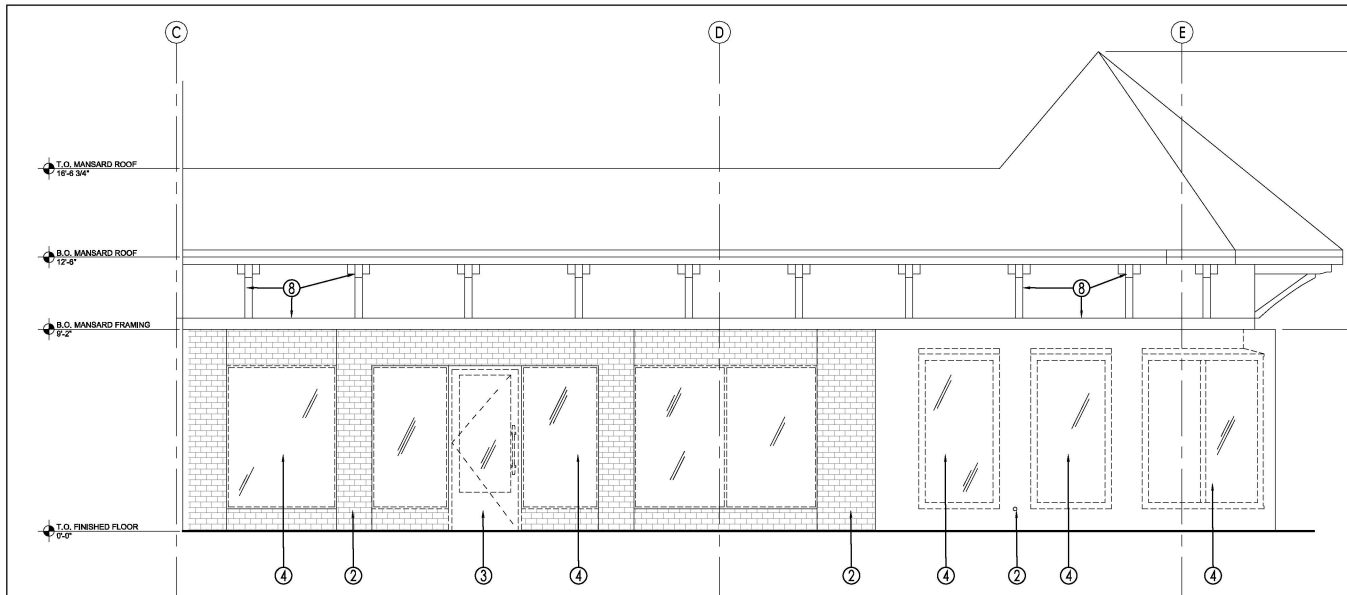


## A2.4

Revision

Date: January 22, 2025

Job Number: 1719.02



2 - DEMOLITION ELEVATION - WEST  
SCALE: 3/8" = 1'-0"

### GENERAL DEMOLITION NOTES:

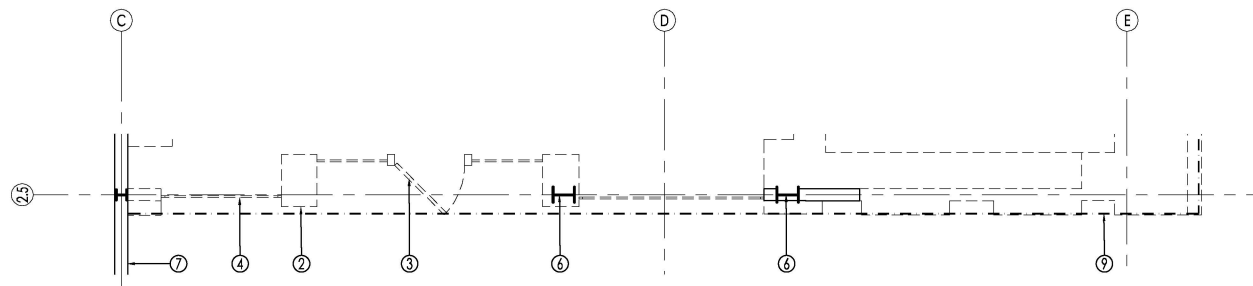
THESE PLANS MAY NOT DESCRIBE ALL DEMOLITION REQUIRED.  
CONTRACTOR IS RESPONSIBLE TO REVIEW ALL CONSTRUCTION DOCUMENTS, THE CONSTRUCTION DOCUMENTS, AND PROVIDE ALL DEMOLITION REQUIRED TO PROVIDE A COMPLETE AND FINISHED PROJECT.  
PATCH AND FILL AT ALL FASTENERS AND HARDWARE EXPOSED BY DEMOLITION ACTIVITIES.  
THIS INCLUDES ALL SLAB REMOVAL, TRENCHING, SLAB REPLACEMENT, ETC. FOR ALL UNDER-FLOOR UTILITIES INDICATED IN THESE DOCUMENTS.  
REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION WORK RELATED TO THESE DISCIPLINES.

### DEMOLITION KEY NOTES:

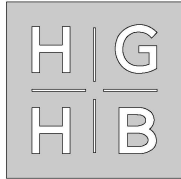
- ① REMOVE PARTITION WALL AND CURT WHERE OCCURS
- ② REMOVE FINISH TO STRUCTURE
- ③ REMOVE (E) DOOR AND GLAZING STORE FRONT SYSTEM IN ITS ENTIRETY
- ④ REMOVE GLAZING AND FRAMEWORKS ENTIRETY
- ⑤ GATE TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑥ STEEL COLUMNS TO REMAIN
- ⑦ DRAWING WALL PROTECT FINISHES DURING DEMOLITION AND CONSTRUCTION
- ⑧ MANSARD AND WOOD LOGGERS TO REMAIN PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑨ APPROXIMATE LOCATION OF LEASE LINE

### LEGEND:

- ITEMS TO BE REMOVED  
- - - - - LEASE LINE



1 - DEMOLITION PLAN - NORTH  
SCALE: 3/8" = 1'-0"



Architecture, Planning, Urban Design  
550 Hornell Street, Suite J  
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Tel: 831.375.9594



**BRUNELLO CUCINELLI**  
FOR CARMEL, CA  
MONOBRAND

CARMEL PLAZA  
SUITE 204  
SW Corner of Ocean & Junipero,  
Carmel-by-the Sea, CA 93921

PERMIT SET



Drawing Title:  
**DEMOLITION  
EXTERIOR ELEVATIONS  
NORTH**

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

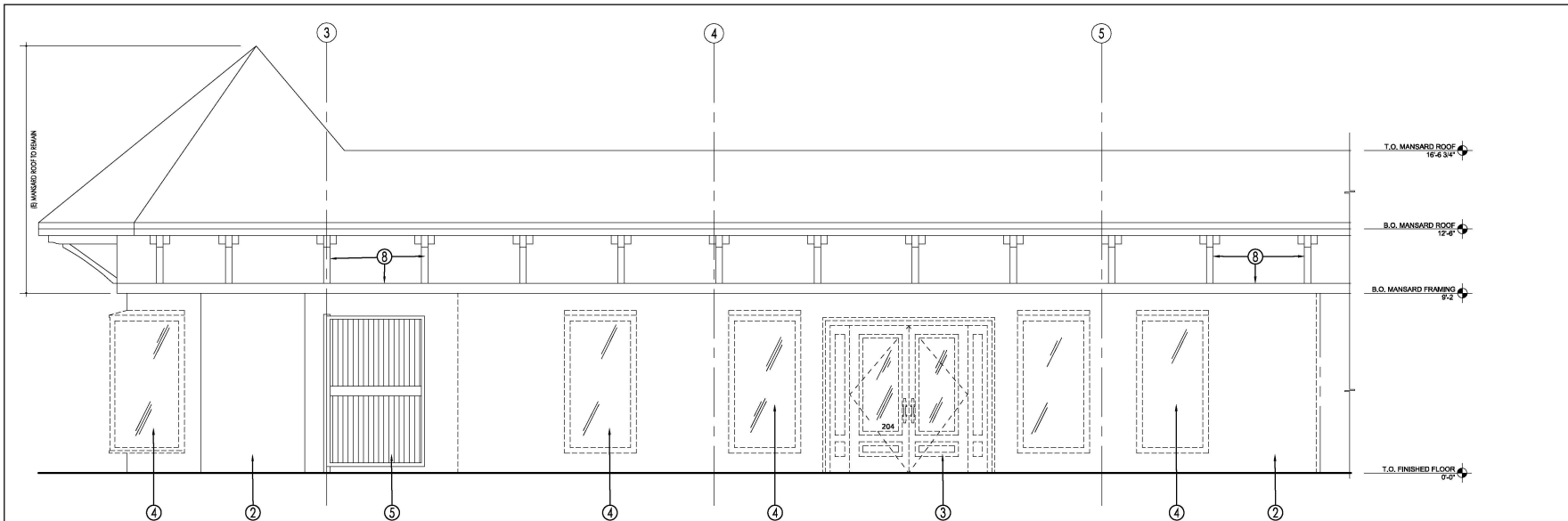
Sheet:

**A3.01**

Revision:

Date: January 22, 2025

Job Number: 1719.02



2 - DEMOLITION ELEVATION - WEST  
SCALE: 3/8" = 1'-0"



#### GENERAL DEMOLITION NOTES:

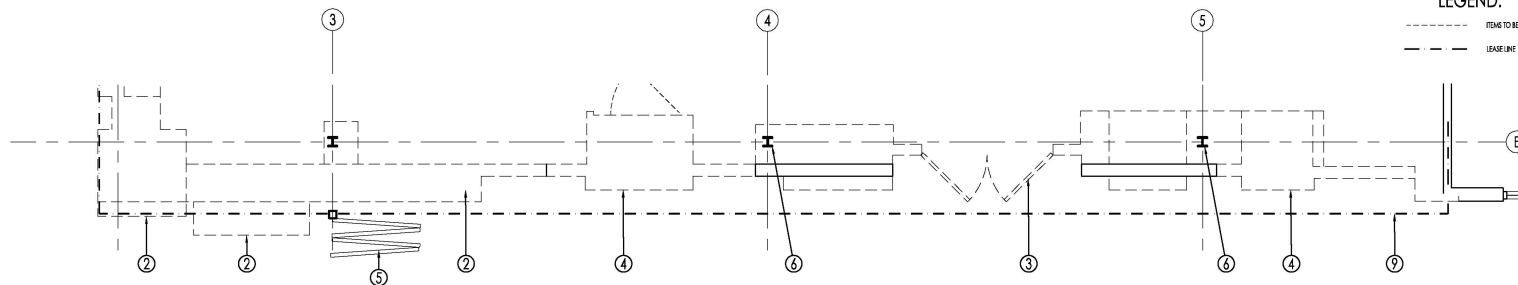
THESE PLANS MAY NOT DESCRIBE ALL DEMOLITION REQUIRED.  
CONTRACTOR IS RESPONSIBLE TO REVIEW SITE CONDITIONS, THE CONSTRUCTION DOCUMENTS,  
AND PROVIDE ALL DEMOLITION REQUIRED TO PROVIDE A COMPLETE AND FINISHED PROJECT.  
PATCH AND REPAIR ALL FASTENERS AND HARDWARE EXPOSED BY DEMOLITION ACTIVITIES.  
THIS INCLUDES ALL NAIL REMOVAL, TRENCHING, SLAB REPLACING, ETC. FOR ALL UNDER FLOOR  
UTILITIES INDICATED IN THESE DOCUMENTS.  
REFER TO MECHANICAL, PLUMBING AND ELECTRICAL  
DRAWINGS FOR DEMOLITION WORK RELATED TO THOSE DISCIPLINES.

#### DEMOLITION KEY NOTES:

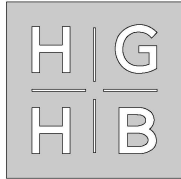
- ① REMOVE PARTITION WALL AND CURB WHERE OCCURS
- ② REMOVE FINISH TO STRUCTURE
- ③ REMOVE SL DOOR AND GLAZING STORE FRONT SYSTEM  
IN ITS ENTIRETY
- ④ REMOVE GLAZING AND FRAME IN ITS ENTIRETY
- ⑤ [E] GATE TO REMAIN, PROTECT DURING DEMOLITION  
AND CONSTRUCTION
- ⑥ [E] STEEL COLUMNS TO REMAIN
- ⑦ [E] DIVIDING WALL PROTECT FINISHED DURING  
DEMOLITION AND CONSTRUCTION
- ⑧ [E] MANSARD AND WOOD LEDGER TO REMAIN  
PROTECT DURING DEMOLITION AND CONSTRUCTION
- ⑨ APPROXIMATE LOCATION OF LEASE LINE

#### LEGEND:

- ITEM TO BE REMOVED  
- - - - - LEASE LINE



1 - DEMOLITION PLAN - WEST  
SCALE: 3/8" = 1'-0"



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BRUNELLO CUCINELLI  
FOR CARMEL, CA  
MONOBRAND

CARMEL PLAZA  
SUITE 204  
SW Corner of Ocean & Junipero,  
Carmel-by-the Sea, CA 93921

PERMIT SET



Drawing Title:  
DEMOLITION  
EXTERIOR ELEVATIONS  
WEST

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

Sheet:

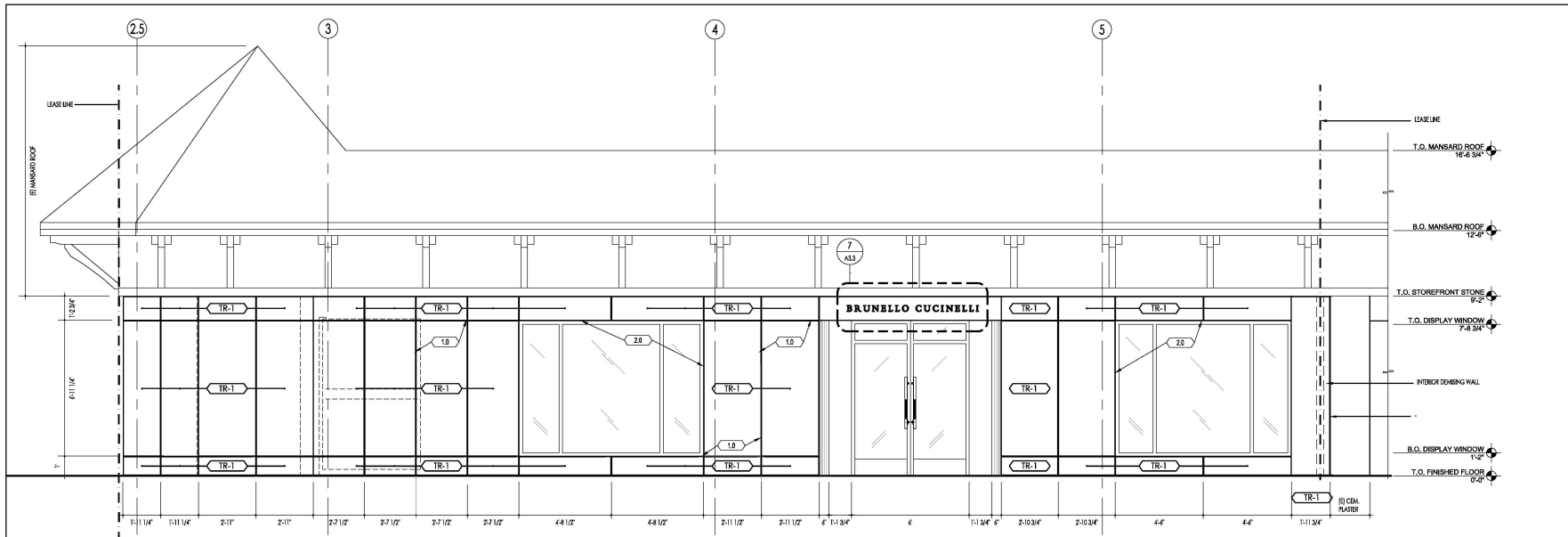
A3.02

Revision:

Date: January 22, 2025

Job Number: 1719.02





2- STOREFRONT ELEVATION - WEST  
SCALE: 3/8" = 1'-0"

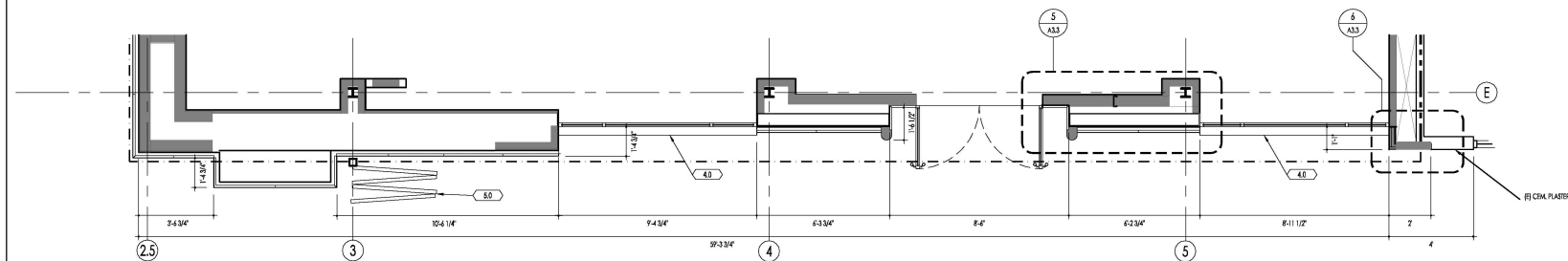
10 12 14 FT

LEGEND:

--- LEASE LINE

SHEET KEY NOTES:

- 1.0 1/4" BBR-1 STRIP
- 2.0 2" BBR-1 FRAME AROUND GLAZING
- 3.0 LEASE LINE
- 4.0 WINDOW SILL
- 5.0 (E) GATE TO REMAIN
- TR-1 ROUGH FINISHED SAND TRAVERTINE
- BBR-1 BURNISHED BRASS EFFECT PAINTED METAL
- MTL-2



1- ENLARGED STOREFRONT PLAN - WEST  
SCALE: 3/8" = 1'-0"

10 12 14 FT



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MONOBRAND

CARMEL PLAZA  
SUITE 204  
SW Corner of Ocean & Junipero,  
Carmel-by-the Sea, CA 93921

PERMIT SET



Drawing Title:  
IMPROVEMENTS  
EXTERIOR ELEVATIONS  
WEST

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

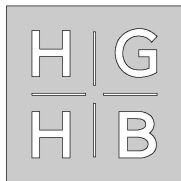
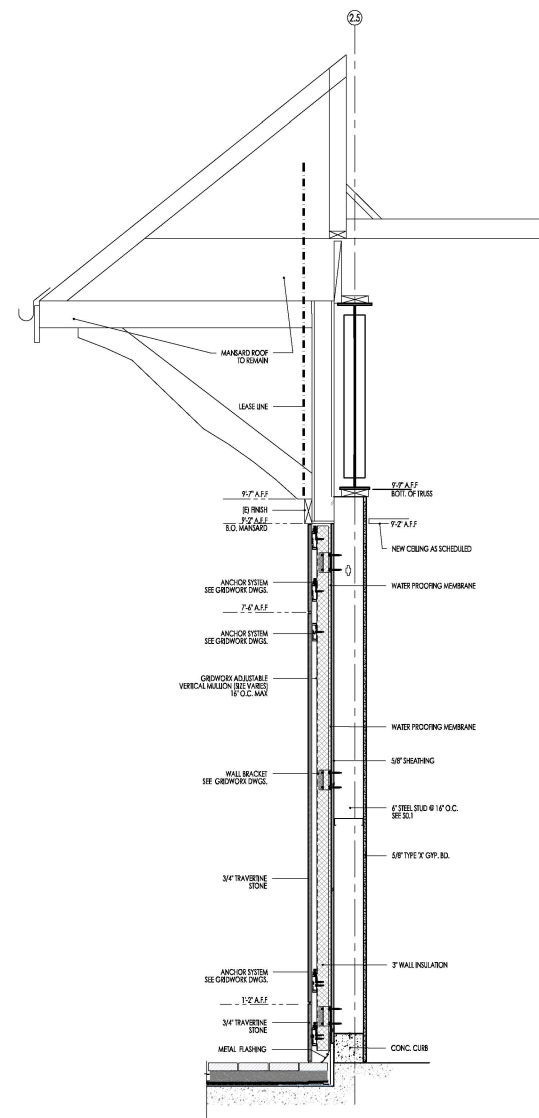
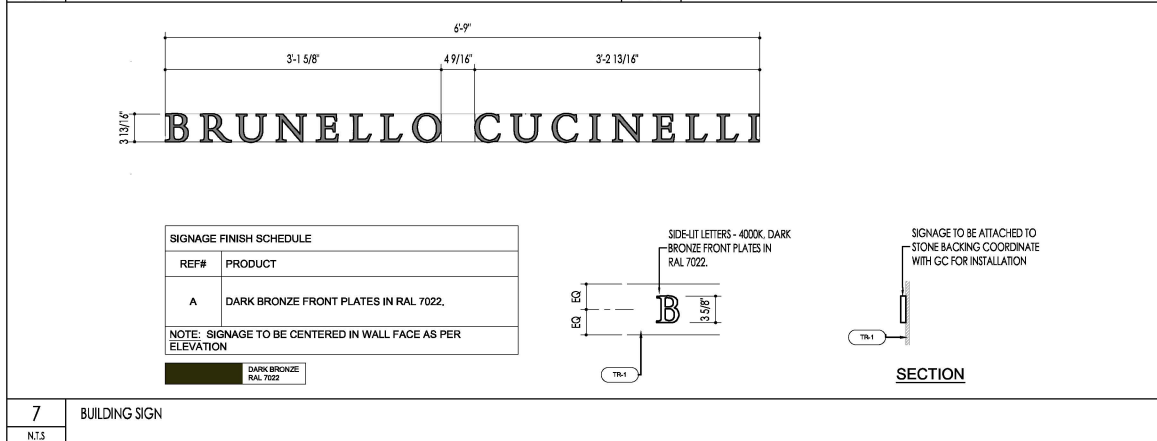
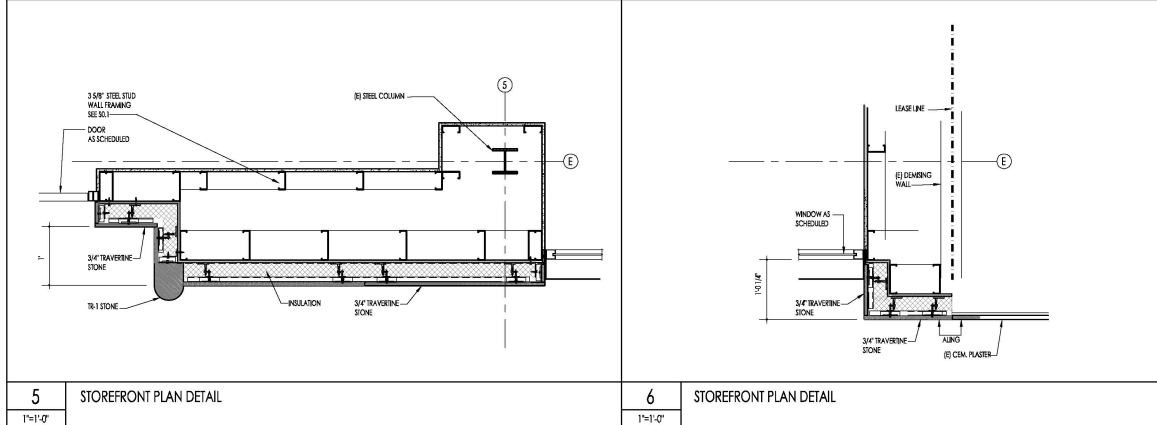
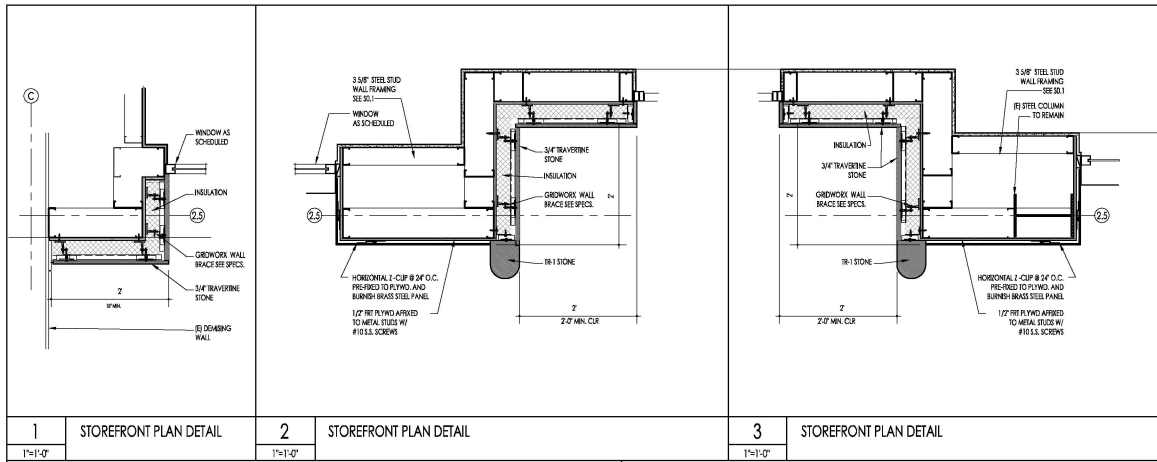
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A3.2

Revision:

Date: January 22, 2025

Job Number: 1711.02



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**BRUNELLO CUCINELLI**  
FOR CARMEL, CA  
MONOBRAND

CARMEL PLAZA  
SUITE 204  
SW Corner of Ocean & Junipero,  
Carmel-by-the Sea, CA 93921

PERMIT SET



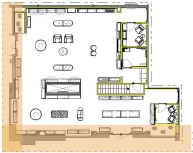
Drawing Title:  
**WALL & STOREFRONT  
SECTIONS**

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

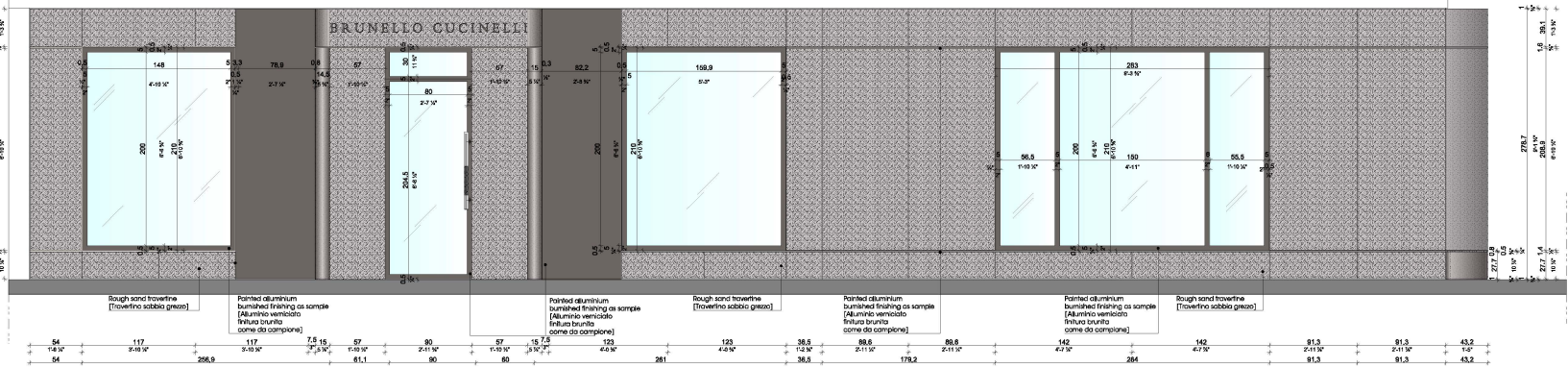
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**A3.3**

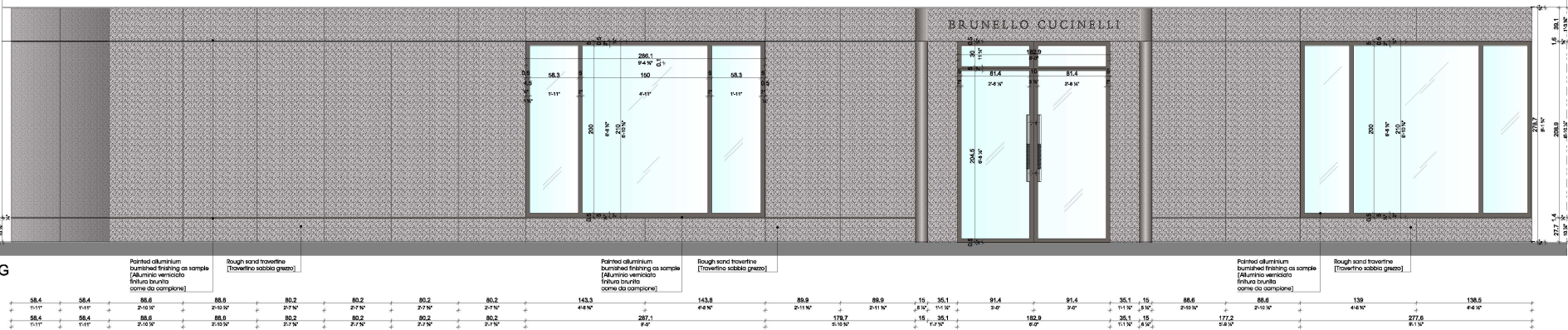
Revision:



Elevation F-F



Elevation G-G



BRUNELLO CUCINELLI

PROJECT / PROGETTO

Negoziò

LOCATION / LUOGO

San Francisco - Carmel Plaza  
USA

TITLE / TITOLO

Elevation F-F/G-G  
A-WALL-01/02

REV

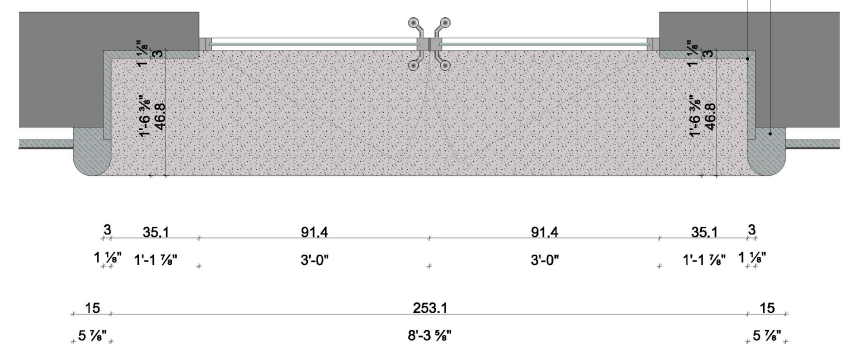
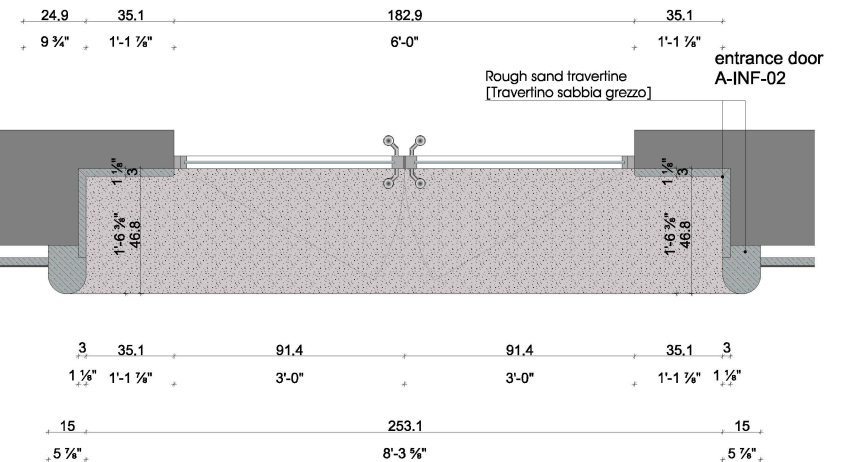
11

DATE / DATA  
23/01/2024

SCALE / SCALA  
1:50

NOTE

IMPORTANT: all measurements must be double check on site

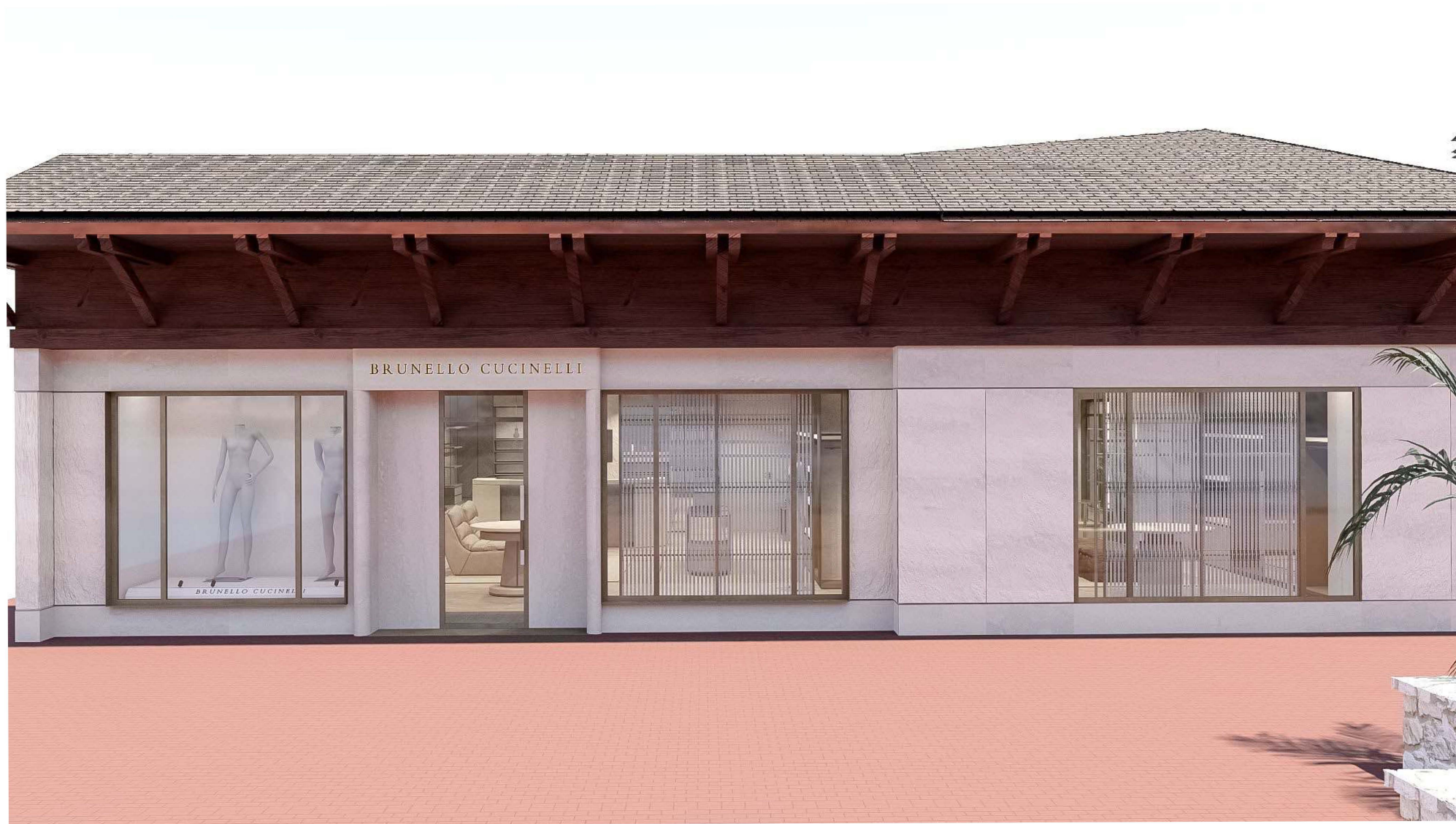




BRUNELLO CUCINELLI

San Francisco - Carmel Plaza - Facade Project v1

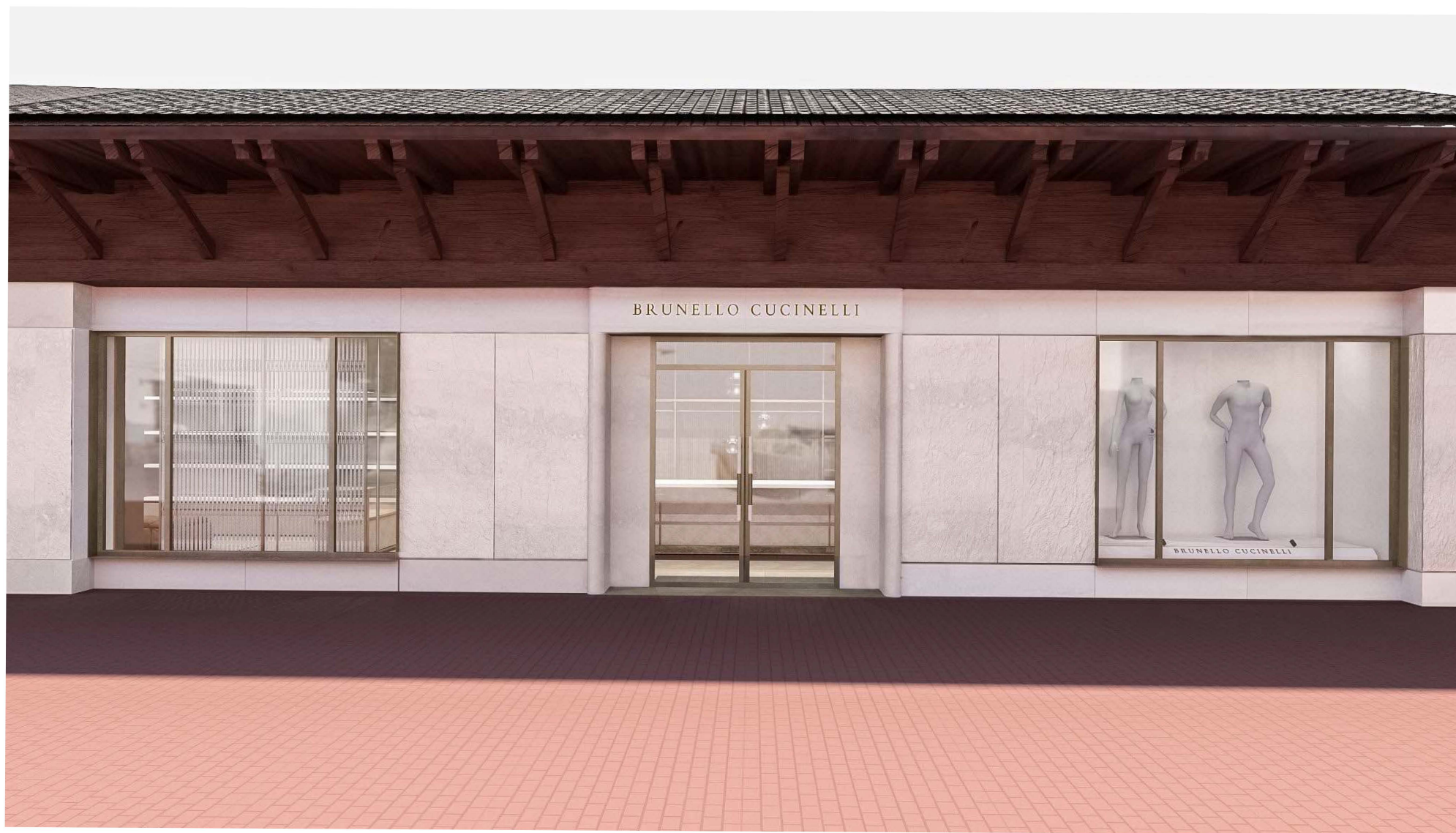
5 - November - 2024





BRUNELLO CUCINELLI  
San Francisco - Carmel Plaza





## Facade



Burnished brass effect

Details



Raw sand travertine

Central cladding



Sand travertine

Cladding





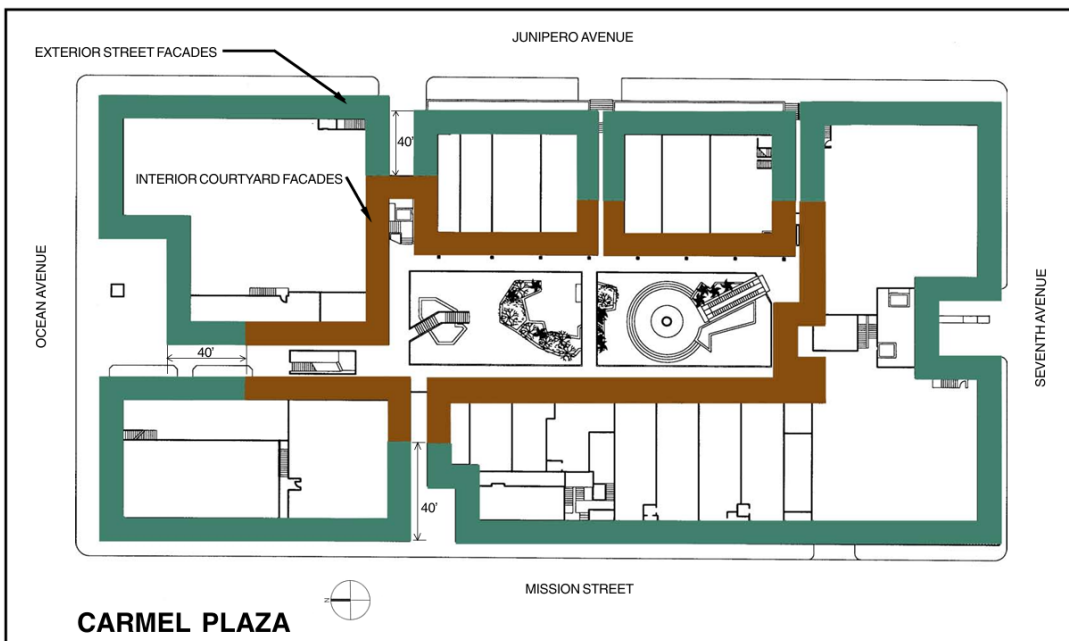
North elevation fronting Ocean Avenue, view looking south. Per the Carmel Plaza Design Guidelines, this north elevation is considered an “exterior elevation.”



North elevation entry door, view looking south.



West elevation fronting the primary pedestrian access to the Carmel Plaza, view looking southeast. Per the Carmel Plaza Design Guidelines, the northern-most 40' of the west elevation is considered an “exterior elevation” and the remainder of the west elevation is considered an “interior elevation” per the diagram below.



**KEY:**

- Exterior Facades
- Interior Facades



West elevation entry doors, view looking east.



Detail view of projecting wood window bays.