County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Agenda - Final

Special Meeting

Tuesday, April 21, 2026
11:30 AM

1441 Schilling Place, 1st Floor, Cayenne Room, Salinas CA, 93901

Historic Resources Review Board

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HISTORIC RESOURCES REVIEW BOARD MEETING

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Historic Resources Review Board alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95511504088

OR to participate by phone call any of these numbers below:

+ **1 213 338 8477 US (Los Angeles)**
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Enter this Meeting ID number 955 1150 4088 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the HRRB Clerk at hrrbhearingcomments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Historic Resources Review Board Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Historic Resources Review Board meeting.

Public Comments received by 5:00 p.m. on the Monday prior to the HRRB meeting will be distributed to the HRRB via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Historic Resources Review Board invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Historic Resources Review Board.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Consejo de Revisión de Recursos Históricos del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95511504088

O para participar por teléfono, llame a cualquiera de estos números a continuación:
+ **1 213 338 8477 US (Los Angeles)**
+ **1 669 219 2599 US (San Jose)**
+ **1 669 900 6833 US (San Jose)**
+ **1 929 205 6099 US (New York)**
+ **1 312 626 6799 US (Chicago)**

Presione el código de acceso de reunión: 955 1150 4088 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Consejo de Revisión de Recursos Históricos del Condado de Monterey al correo electrónico: hrrbhearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Consejo de Revisión de Recursos Históricos del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

Los comentarios públicos recibidos antes de las 5:00 p.m. del lunes anterior a la reunión del Consejo de Revisión de Recursos Históricos se distribuirán al Consejo de Revisión de Recursos Históricos por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros del Consejo de Revisión de Recursos Históricos del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo mas pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Consejo de Revisión de Recursos Históricos del Condado de Monterey.

11:30 A.M. - CALL TO ORDER

ROLL CALL

John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Michael Bilich
Judy MacClelland
Sheila Lee Prader
Salvador Munoz
Belinda Taluban

PUBLIC COMMENT

The Historic Resources Review Board (HRRB) will receive public comment on non-agenda items within the purview of the HRRB. The Chair may limit the length of individual presentations.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Board Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Historic Resources Review Board as provided in Sections 54954.2 of the California Government Code.

APPROVAL OF MINUTES

1. Approval of the September 4, 2025, October 2, 2025, December 4, 2025, January 8, 2026 and February 5, 2026 Historic Resources Review Board meeting minutes.

   Attachments: Draft HRRB Meeting Minutes 120425
   Draft HRRB Meeting Minutes 090425
   Draft HRRB Meeting Minutes 100225
   Draft HRRB Meeting Minutes 010826
   Draft HRRB Meeting Minutes 020526

SCHEDULED MATTERS

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit https://aca-prod.accela.com/MONTEREY/Default.aspx . Enter the file number in the "Quick Search" box; click on "Record Info" tab; click on "Attachments" in the drop-down menu; finally click on the document you wish to view

2. **Nomination and election of Chair and Vice Chair**

3. **DA260028 - CARMEL RIVER INN**
   Public hearing to consider recommending that the Chief of Planning approve a Design Approval to

allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.
Project Location: 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Project Plans, Colors and Materials and Renderings
Exhibit C - Historical and Architectural Evaluation prepared by Kent Seavey,
Exhibit D - Focused Phase II Historic Assessment, prepared by Kent Seavey, dated November 10, 2025
Exhibit E - Design Approval application with Site Photos
Exhibit F- Revised Elevations for the five cottages

OTHER MATTERS

4. **Discussion of Solar Panels on Historic Properties.**

5. **Design Guideline Discussion for Accessory Dwelling Units(ADUs) on Historic Properties.**

BOARD COMMENTS, REQUEST AND REFERRALS

This is a time set aside for members of the HRRB to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HRRB agenda.

ADJOURNMENT

Should you have any questions regarding a specific project please contact the staff person or planner assigned to the project at (831) 755-5025.

County of Monterey

Board Report

Legistar File Number: MIN 26-020

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

April 21, 2026

Introduced: 4/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Approval of the September 4, 2025, October 2, 2025, December 4, 2025, January 8, 2026 and February 5, 2026 Historic Resources Review Board meeting minutes.

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Minutes - Draft

Thursday, December 4, 2025

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by Chair John Scourkes at 11:30 a.m.

ROLL CALL

Present:
John Scourkes (Chair)
Judy MacClelland
Salvador Muñoz
Michael Bilich
Belinda Taluban
Sheila Lee Prader
Kellie Morgantini (Vice Chair)

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

SCHEDULED MATTERS

1. REVIEW AND DISCUSS THE DRAFT 2024-2025 CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT (CLG)

   Motion: It was moved by Belinda Taluban, seconded Judy MacClelland by and passed by the following vote to accept the 2024-2025 Certified Local Government Program Annual Report (CLG) Report with the Board recommended changes.

   RESULT: Approved
   MOVER: Belinda Taluban
   SECONDER: Judy MacClelland
   AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Salvador Muñoz, Sheila Lee Prader, Belinda Taluban
   NOES: None
   ABSENT: None

OTHER MATTERS

Jordan Evans-Polockow informed the Board of a letter from Cal-Trans regarding the possibility of repairs for the Rocky Creek Bridge rail.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

None

ADJOURNMENT

The meeting was adjourned by Chair John Scourkes at 12:03 p.m.

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Minutes - Draft

Thursday, September 4, 2025

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes at 11:32 a.m.

ROLL CALL

Present:
John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Judy MacClelland
Salvador Muñoz
Michael Bilich
Belinda Taluban, arrived 11:37 a.m.

Absent:
Sheila Lee Prader

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

APPROVAL OF MINUTES

A. Approval of the April 03, 2025, and June 05, 2025, HRRB draft meeting minutes.

Motion: It was moved by Judy MacClelland, seconded by Kellie Morgantini and passed by the following vote to approve the April 3, 2025 meeting minutes.

RESULT: Approved
MOVER: Judy MacClelland
SECONDER: Kellie Morgantini
AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Salvador Muñoz, Sheila Lee Prader
NOES: None
ABSENT: Sheila Lee Prader and Belinda Taluban

Motion: It was moved by Judy MacClelland and seconded by Kellie Morgantini and passed by the following vote to approve the June 5, 2025 meeting minutes, with a correction to change the name of the subcommittee from "Site Design Subcommittee" to "Site Review Subcommittee" for consistency.

RESULT: Approved

MOVER: Judy MacClelland
SECONDER: Kellie Morgantini
AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Salvador Muñoz,
NOES: None
ABSENT: Sheila Lee Prader and Belinda Taluban

Belinda Taluban arrived at 11:37 a.m.

SCHEDULED MATTERS

1. **DA250201 - LEVETT DENNIS A & JEANNE COX TRS**
Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. Color to consist of weathered wood (brownish).
Project Location: 6540 Carmel Valley Road, (Assessor's Parcel Number 015-201-012-000), Carmel Valley Master Plan.

Margarita Ochoa, Permit Technician II presented the item.

Applicant/Applicant's Representative: Charles Mandurrago, Dylan Tescher

Public Comment: None

It was moved by Kellie Morgantini, seconded by Salvador Muñoz and passed by the following vote to approve the resolution to recommend that the Chief of Planning find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331 and approve a Design Approval to allow the replacement of existing wood shingle roofing materials with Class A fire resistant fiberglass based shingles on an existing 3,200 square foot dairy barn. The approval includes a condition requiring the applicant to submit an alternative shingle option that more closely resembles the existing wood shake, subject to review and approval by the Site Review Subcommittee.

RESULT: Approved
MOVER: Kellie Morgantini
SECONDER: Salvador Muñoz
AYES: John Scourkes, Kellie Morgantini, Michael Bilich, Judy MacClelland, Belinda Taluban, Salvador Muñoz,
NOES: None
ABSENT: Sheila Lee Prader

OTHER MATTERS

The Board discussed their concerns over the news article discussing the Caltrans updates to the Bixby Bridge and Garrapata Bridge.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

Craig Spencer provided updates on the Medipour Project, the ADU Ordinance and the Vacation Rental.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 12:53 p.m.

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Minutes - Draft

Thursday, October 2, 2025

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by Vice Chair Morgantini at 11:30 a.m.

ROLL CALL

Present:
Kellie Morgantini (Vice Chair)
Judy MacClelland
Belinda Taluban
Michael Bilich
Salvador Muñoz
Sheila Lee Prader arrived at 11:36 a.m.

ABSENT:
John Scourkes (Chair)

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

APPROVAL OF MINUTES

None

SCHEDULED MATTERS

1. **PLN250160 - URBAN ANNE G & NITZBERG WILLIAM J**
Public hearing to consider recommending that the Chief of Planning approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown).
Project Location: 3377 4th Avenue, Carmel (Assessor's Parcel Number 009-153-006-000), Carmel Land Use Plan, Coastal Zone.

Erika Isidro-Valdovinos, Permit Technician II presented the item.

Applicant's Representative: Eric Wynkoop

Public Comment: None

It was moved by Judy MacClelland, seconded by Salvador Muñoz, and passed by the following vote to adopt a resolution recommend that the Chief of Planning find the Project categorically exempt from CEQA pursuant to CEQA

Guidelines section 15331; and approve an Administrative Design Approval to allow a major remodel and a 1,122 square foot addition to an existing two-story single-family dwelling known as the historic Goulding house. Colors and materials to match the existing exterior (off-white stucco), Class A Brava synthetic shake roof (weathered), retrofit wood windows to match existing, new aluminum clad windows (brown color to match), copper gutters & downspouts, wood trim & siding color (Tanner's Brown). with non-substantive changes to the resolution.

RESULT: Approved
MOVER: Judy MacClelland
SECONDER: Salvador Muñoz
AYES: Kellie Morgantini, Judy MacClelland, Belinda Taluban, Michael Bilich, Salvador Muñoz, Sheila Lee Prader
NOES: None
ABSENT: John Scourkes

OTHER MATTERS

The Board discussed historical training and resources.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

Phil Angelo informed the Board that Staff updated the website with a detailed Mills Act Contract packet.

ADJOURNMENT

The meeting was adjourned by Vice Chair Morgantini at 12:08 p.m.

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Minutes - Draft

Thursday, January 8, 2026

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes at 11:35 a.m.

ROLL CALL

Present:
John Scourkes (Chair)
Judy MacClelland
Belinda Taluban
Sheila Lee Prader
Michael Bilich

Absent:
Kellie Morgantini (Vice Chair)
Salvador Muñoz

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Mcdougal informed the Board of additional correspondence for Agenda Item No. 1 – PLN240141 – Carmel Valley Manor.

SCHEDULED MATTERS

1. **PLN240141 - CARMEL VALLEY MANOR**
Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 duplex units, 5 single family dwellings and 7 visitor-guest units to be followed by the construction of 24 new independent-living duplex units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of 81 protected oak trees and development on slopes in excess of 25%.
Project Location: 8545 Carmel Valley Road, and 33, 27078, 27085, 27105, 27120 and 27125 Los Arboles Drive, Carmel (Assessor's Parcel Numbers, 169-061-012-000, 169-041-018-000, 169-041-025-000, 169-041-024-000, 169-041-023-000, 169-041-003-000, 169-041-019-000 and 169-061-018-000), Carmel Valley Master Plan.

Steve Mason, Project Planner presented the item.

Applicant's Representative: Jay Zimmer, Ashley Chung, Seth Bergstein, Joel Panzer

Public Comment: Anna Webber, John Anzini, Debra Anzini, Molly Erickson, Rick Blaizer,

Motion: It was moved by Belinda Taluban, seconded by Judy MacClelland and passed by the following vote to continue the hearing on this item to February 5, 2026 with a request for a Phase One and Phase Two Historical Assessment and that the proposed changes to the Los Arboles properties be withdrawn.

RESULT: Continued to February 5, 2026
MOVER: Belinda Taluban
SECONDER: Judy MacClelland
AYES: John Scourkes, Michael Bilich, July MaClelland, Belinda Taluban, Sheila Lee Prader
ABSENT: Kellie Morgantini, Salvador Muñoz

OTHER MATTERS

The Board discussed concerns with items being noticed for hearing without their review or input.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

Jordan Evans-Polockow informed the Board that there will be two Design Approvals before the Board next month.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 1:17 p.m.

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Minutes - Draft

Thursday, February 5, 2026

11:30 AM

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by Chair Scourkes at 11:31 a.m.

ROLL CALL

Present:
John Scourkes
Kellie Morgantini
Michael Bilich
Judy MacClelland
Belinda Taluban

Absent:
Salvador Munoz
Sheila Lee Prader

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Mcdougal informed the Board of additional correspondence received for Agenda Item No. 1 - PLN240141 - Carmel Valley Manor.

SCHEDULED MATTERS

1. **PLN240141 - CARMEL VALLEY MANOR**
Public hearing to consider a recommendation to the Monterey County Planning Commission for a Combined Development to allow alterations at the Carmel Valley Manor including the demolition of 2 residential units and 7 visitor-guest units to be followed by the construction of 19 new independent-living residential units and 8 visitor-guest units. Additional new construction would include a 12-bed assisted-living memory care facility and additions to the existing fitness center and "Meeting House." The project also proposes the removal of approximately 57 protected oak trees and development on slopes in excess of 25%.
Project Location: 8545 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-061-012-000), Carmel Valley Master Plan.

Steve Mason, Project Planner presented the item.

Applicant Representative: Joel Panzer, Ashley Chung, Seth Bernstein, Jay Zimmer

Public Comment: John Anzini, Molly Erickson

Motion: It was moved by Belinda Taluban, seconded by Judy MacClelland and passed by the following vote to adopt a Mitigated Negative Declaration

pursuant to CEQA Guidelines section 15074; approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow demolition of 2 residential units, 7 guest units, a wood shop, 3 carport structure and construction of 19 residential units, 8 guest units, a 12-bed memory care facility, additions to the existing fitness center and "Meeting House" and associated site improvements, a Use Permit to allow development on slopes in excess of 25%, a Use Permit to allow the removal of approximately 57 protected oak trees and adopt a Mitigation Monitoring and Reporting Plan with the request to add a second Whereas including the information of the continuance of the hearing on the item from the January 8, 2026 meeting and the inclusion of a third finding that describes limitations of development to the original core campus parcels only.

AYES: John Scourkes; Kellie Morgantini; Michael Bilich; Judy MacClelland; Belinda Taluban
NOES: None
ABSENT: Salvador Munoz; Sheila Lee Prader
ABSTAINED: None

2. DA250339 - 456 PROPERTIES LLC

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the exterior and interior modifications to historic Casa de la Estrella, a single-family residence constructed in the 1920s, including removal of an existing window to be replaced with a larger window, construction of a new covered walkway, and other exterior site improvements. Materials and colors to match existing residence, stucco (cream color), concreate tiles, kursaal raven porcelain tile (coffee, cream, and dark brown), window (dark brown).
Project Location: 3322 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-025-000), Del Monte Forest Land Use Plan, Coastal Zone.

Liz Ruiz, Project Planner presented the item.

Applicant Representative: Erik Lundquist, Stacey De Shazo, Nicole Wyton

Public Comment: None

Motion: It was moved by Kellie Morgantini, seconded by Michael Bilich and passed by the following vote to continue the hearing on the item to a date uncertain.

AYES: John Scourkes; Kellie Morgantini; Michael Bilich; Judy MacClelland; Belinda Taluban
NOES: None
ABSENT: Salvador Munoz; Sheila Lee Prader
ABSTAINED: None

OTHER MATTERS

None

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

The Board is planning on having a presentation for all Planning Staff.

ADJOURNMENT

The meeting was adjourned by Chair Scourkes at 1:27 p.m.

County of Monterey

Board Report

Legistar File Number: 26-331

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

April 21, 2026

Introduced: 4/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

Nomination and election of Chair and Vice Chair

Introduced: 4/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

DA260028 - CARMEL RIVER INN

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

Project Location: 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan.

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning 1) Find the project qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve a Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

DISCUSSION:

An original field survey of the subject property was conducted by Kent Seavey in April 2004 (Exhibit C). According to this survey, the Carmel River Inn consists of twenty-two wood-framed buildings informally sited in a wooded landscape setting immediately adjacent to the Carmel River. Sixteen of these structures are motor court cabins, fourteen originally constructed in 1934, with two a little later. One cabin was constructed in 1941. There are four duplex cabins, constructed between 1957 and 1962. There is a two-story motel building with 19 rooms, constructed in 1960, and a storage facility that is dated 1934, and may be a former cabin. The majority of the buildings present are small, one-story wood framed guest cabins with attached carports. They are mostly irregular in plan, and all rest on concrete foundations. The exterior wall cladding for all of the pre-1940 cabins is vertical board-and batten. The cabins, with few exceptions, have low-pitched side-gabled roofs, with open carports attached to one side of the structure. Most of the carports are under extensions of the side-gabled roofs, however four of the carports are front gabled. Some of the cabins have small, overhanging door hoods, supported by wood brackets. All current roof covering on the cabins is composition shingle. Only two of the pre-1940 cabins have fireplace chimneys. Decorative treatment throughout the campground consists of facia boards with sawn trim in a modified bead-and-reel motif, scalloped vertical trim board in the gable ends of the cabins, their carports where present, and planked wood shutters pierced by a pine tree motif. The shutters are clipped at their upper corners. Colors

and materials are to match each of the existing structures, including reinstalling the shutters.

The cabins are randomly scattered throughout a grove of mature trees of varying species. Most cabins have low hedges or shrubbery around their perimeters and some grass areas to the front, rear or sides of the structures. Low retaining walls and small patios of brick and adobe are also present, but undated. As originally constructed, the campground was surrounded on three sides, north, east and west, by fields of artichokes running all the way to the Carmel Mission, and on the South by the Carmel River. In the mid-1950s, the land to the north and west was subdivided into a residential neighborhood called Mission Fields. A high levee was constructed along the north side of the Carmel River and planted with riparian growth by the Army Corp of Engineers for flood control purposes. Entry into the Inn, originally of Oliver Road, has also been modified over time, and now comes off U.S. Highway 1, near the Carmel River Bridge. The facility has lost its larger historic landscape setting, but the remaining campground, with its informal clutter of small tourist cabins continues to convey a strong sense of time and place and of feeling and association.

There are four noncontributing buildings present in the Carmel River Inn complex, three duplex guest units, and a two-story, nineteen room motel structure. These buildings do not appear to qualify as contributing features of the potential historic district because of age and/or architectural style. The four noncontributing features were built between 1957 and 1960, with additions and alterations as late as 1983.

The 1934 Carmel River Inn was evaluated for significance based on age, historical association, and architectural value. Eighteen of the twenty-two buildings present appear to meet the 50-year-old threshold of the National and California Registers. Historically the eighteen contributing buildings are significant in the development of California’s emerging automobile-oriented tourist industry, particularly as it related to the development of this industry in Monterey County in anticipation of the completion of the Carmel-San Simeon coastal highway (U.S. Highway 1) in the 1930s. The Inn is also significant in the area of architecture for its high concentration of little altered 1930s motor court cabins. Of the twenty-two buildings or structures present, eighteen appear to qualify for listing as an historic district in the California Register of Historic Places, at the local level of significance.

Since they appear to be eligible to qualify for listing in the National Register, demolition of an historic guest cabin may have a significant impact on the environment. Moving the existing guest cabin to an appropriate location on the property or returning a former guest cabin now used for storage purposes to visitor accommodating use, should mitigate such a potential impact in the context of eligibility requirements of the National Register. However, any proposed alterations or new additions to the proposed Historic District will have to be designed in conformance with the Secretary of the Interior's Standards for the Treatment Historic Properties, under the treatment for Rehabilitation. Careful adherence to the Secretary’s standards will reduce any potential adverse change in the significance of the property to a less than significant effect on the environment.

Hence, the reason these projects are before the HRRB. There are six building permits that proposed remodels/additions as follows and included as Exhibit B:
Permit #25CP02377 - Cottage #17 remodel with an approximate 45 square foot addition
Permit #25CP02473 - Cottage #18 remodel with an approximate 37 square foot addition

Permit #25CP02472 - Cottage #19 remodel with an approximate 56 square foot addition
Permit #25CP02482 - Cottage #20 remodel with an approximate 66 square foot addition
Permit #25CP03981 - Cottage #21 remodel with an approximate 68 square foot addition
Permit #25CP03871 - Cottage #32/33 laundry remodel with a 280 square foot addition

A Focused Phase II Historic Assessment was prepared by Kent Seavey, dated November 10, 2025 (Exhibit D). As proposed, this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins, to include new footings (if needed), expanded walls, repair & reinstall existing historic windows & reroofing one cabin. The intent of the current owners is to continue rehabilitation for several of the remaining c.1934 cabins by small additions & repairs (if necessary), to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, & minor expansion of interior space, in all, repair/reinstall existing shutters and windows, if needed, matching, in kind, the historic features.

Based on the character-defining features of the Carmel River Inn in the 2004 Historical and Architectural Evaluation of the Inn, the cabins under review will retain their principal character defining features of the cabin building envelopes. The simple utilitarian treatment of the side elevations assures the prominence of the facades. As proposed, the new single wall additions will minimally change the visual appearance of the altered elevations and return existing historic wood windows, both original and matching, in kind close to their historic locations. The proposed project will repair and rehabilitate deteriorated historic features. Replacement, if necessary, will be with in-kind materials, satisfying Standard #6.

The summary of approved cabin rehabilitation and continued Focused Phase II rehabilitation of further cabins at the Carmel River Inn, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

CEQA
The proposed project qualifies for a class 31 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. This exemption applies to projects that are for the "**maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources**" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager
Reviewed and Approved by: Jordan Evans-Polockow, Assistant Planner

The following attachments are on file with Housing and Community Development:
Exhibit A - Draft Resolution
Exhibit B - Project Plans, Colors and Materials and Renderings
Exhibit C - Historical and Architectural Evaluation prepared by Kent Seavey,

-Preservation Consultant, dated April 2004
Exhibit D - Focused Phase II Historic Assessment, prepared by Kent Seavey, dated November 10, 2025
Exhibit E - Design Approval application with Site Photos
Exhibit F- Revised Elevations for the five cottages

Cc: Paul Davis Partnership (Agent); Project File DA260028

Introduced: 4/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

DA260028 - CARMEL RIVER INN

Public hearing to consider recommending that the Chief of Planning approve a Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

Project Location: 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan.

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Chief of Planning 1) Find the project qualifies for a class 31 exception pursuant to section 15331 of the CEQA guidelines; and 2) approve a Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

DISCUSSION:

An original field survey of the subject property was conducted by Kent Seavey in April 2004 (Exhibit C). According to this survey, the Carmel River Inn consists of twenty-two wood-framed buildings informally sited in a wooded landscape setting immediately adjacent to the Carmel River. Sixteen of these structures are motor court cabins, fourteen originally constructed in 1934, with two a little later. One cabin was constructed in 1941. There are four duplex cabins, constructed between 1957 and 1962. There is a two-story motel building with 19 rooms, constructed in 1960, and a storage facility that is dated 1934, and may be a former cabin. The majority of the buildings present are small, one-story wood framed guest cabins with attached carports. They are mostly irregular in plan, and all rest on concrete foundations. The exterior wall cladding for all of the pre-1940 cabins is vertical board-and batten. The cabins, with few exceptions, have low-pitched side-gabled roofs, with open carports attached to one side of the structure. Most of the carports are under extensions of the side-gabled roofs, however four of the carports are front gabled. Some of the cabins have small, overhanging door hoods, supported by wood brackets. All current roof covering on the cabins is composition shingle. Only two of the pre-1940 cabins have fireplace chimneys. Decorative treatment throughout the campground consists of facia boards with sawn trim in a modified bead-and-reel motif, scalloped vertical trim board in the gable ends of the cabins, their carports where present, and planked wood shutters pierced by a pine tree motif. The shutters are clipped at their upper corners. Colors

and materials are to match each of the existing structures, including reinstalling the shutters.

The cabins are randomly scattered throughout a grove of mature trees of varying species. Most cabins have low hedges or shrubbery around their perimeters and some grass areas to the front, rear or sides of the structures. Low retaining walls and small patios of brick and adobe are also present, but undated. As originally constructed, the campground was surrounded on three sides, north, east and west, by fields of artichokes running all the way to the Carmel Mission, and on the South by the Carmel River. In the mid-1950s, the land to the north and west was subdivided into a residential neighborhood called Mission Fields. A high levee was constructed along the north side of the Carmel River and planted with riparian growth by the Army Corp of Engineers for flood control purposes. Entry into the Inn, originally of Oliver Road, has also been modified over time, and now comes off U.S. Highway 1, near the Carmel River Bridge. The facility has lost its larger historic landscape setting, but the remaining campground, with its informal clutter of small tourist cabins continues to convey a strong sense of time and place and of feeling and association.

There are four noncontributing buildings present in the Carmel River Inn complex, three duplex guest units, and a two-story, nineteen room motel structure. These buildings do not appear to qualify as contributing features of the potential historic district because of age and/or architectural style. The four noncontributing features were built between 1957 and 1960, with additions and alterations as late as 1983.

The 1934 Carmel River Inn was evaluated for significance based on age, historical association, and architectural value. Eighteen of the twenty-two buildings present appear to meet the 50-year-old threshold of the National and California Registers. Historically the eighteen contributing buildings are significant in the development of California’s emerging automobile-oriented tourist industry, particularly as it related to the development of this industry in Monterey County in anticipation of the completion of the Carmel-San Simeon coastal highway (U.S. Highway 1) in the 1930s. The Inn is also significant in the area of architecture for its high concentration of little altered 1930s motor court cabins. Of the twenty-two buildings or structures present, eighteen appear to qualify for listing as an historic district in the California Register of Historic Places, at the local level of significance.

Since they appear to be eligible to qualify for listing in the National Register, demolition of an historic guest cabin may have a significant impact on the environment. Moving the existing guest cabin to an appropriate location on the property or returning a former guest cabin now used for storage purposes to visitor accommodating use, should mitigate such a potential impact in the context of eligibility requirements of the National Register. However, any proposed alterations or new additions to the proposed Historic District will have to be designed in conformance with the Secretary of the Interior's Standards for the Treatment Historic Properties, under the treatment for Rehabilitation. Careful adherence to the Secretary’s standards will reduce any potential adverse change in the significance of the property to a less than significant effect on the environment.

Hence, the reason these projects are before the HRRB. There are six building permits that proposed remodels/additions as follows and included as Exhibit B:
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A Focused Phase II Historic Assessment was prepared by Kent Seavey, dated November 10, 2025 (Exhibit D). As proposed, this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins, to include new footings (if needed), expanded walls, repair & reinstall existing historic windows & reroofing one cabin. The intent of the current owners is to continue rehabilitation for several of the remaining c.1934 cabins by small additions & repairs (if necessary), to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, & minor expansion of interior space, in all, repair/reinstall existing shutters and windows, if needed, matching, in kind, the historic features.

Based on the character-defining features of the Carmel River Inn in the 2004 Historical and Architectural Evaluation of the Inn, the cabins under review will retain their principal character defining features of the cabin building envelopes. The simple utilitarian treatment of the side elevations assures the prominence of the facades. As proposed, the new single wall additions will minimally change the visual appearance of the altered elevations and return existing historic wood windows, both original and matching, in kind close to their historic locations. The proposed project will repair and rehabilitate deteriorated historic features. Replacement, if necessary, will be with in-kind materials, satisfying Standard #6.

The summary of approved cabin rehabilitation and continued Focused Phase II rehabilitation of further cabins at the Carmel River Inn, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

CEQA
The proposed project qualifies for a class 31 exemption pursuant to section 15331 of the CEQA Guidelines with no exceptions to section 15300.2. This exemption applies to projects that are for the "**maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources**" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. Additionally, the project will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Elizabeth Gonzales, Permit Center Manager
Reviewed and Approved by: Jordan Evans-Polockow, Assistant Planner

The following attachments are on file with Housing and Community Development:
Exhibit A - Draft Resolution
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Exhibit E - Design Approval application with Site Photos
Exhibit F- Revised Elevations for the five cottages

Cc: Paul Davis Partnership (Agent); Project File DA260028

Exhibit A

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DRAFT RESOLUTION

Before the Historic Resources Review Board in and for the County of Monterey, State of California

Resolution No.
DA260028 - CARMEL RIVER INN
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend that the Chief of Planning: 1) Find the Project categorically exempt from CEQA pursuant to CEQA Guidelines section 15331; and 2) approve Design Approval to allow the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Colors and materials to match each of the existing structures. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on April 2, 2026, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code.

WHEREAS, On January 28, 2026, Paul Davis Partnership (applicant) filed with the County of Monterey, an application for a Design Approval for the remodel and additions to six existing historic cabins located at the Historic Carmel River Inn. Building permits were already submitted and during planning review, it was determined that these structures had a standing historic report. In the report, it stated that any additions would require additional historic review. The intent of the current owners is to continue rehabilitation for several of the remaining cabins by small additions and repairs, to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, and minor expansion of interior space, repair/reinstall existing windows, if needed, matching in kind, the historic features.

WHEREAS, the subject parcel is located at 26600 Oliver Road, Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Area Land Use Plan. The property is zoned Visitor Serving Commercial, within the Design Control District in the Coastal Zone, or "VSC-D (CZ)". Per Title 18.25.020 of Monterey County Code the County must preserve protect and enhance those structures and areas that contribute to the historical heritage of the County of Monterey.

WHEREAS, the property is an approximately 10.84-acre located off U.S. Highway 1, with the Carmel River cutting through the respective parcel and located near the Carmel River Bridge, sound of a residential neighborhood called Mission Fields. In the mid-1950s, the land to the north and west was subdivided into a residential neighborhood called Mission Fields. A high levee was constructed along the north side of the Carmel River and planted with riparian growth by the Army Corp of Engineers for flood control purposes. Entry into the Inn, originally of

Oliver Road, has also been modified over time, and now comes off U.S. Highway 1, near the Carmel River Bridge. The facility has basically lost its larger historic landscape setting, but the remaining campground, with its informal clutter of small tourist cabins continues to convey a strong sense of time and place and of feeling and association.

WHEREAS, an original Historical and Architectural Evaluation was prepared by Kent Seavey, Preservation Consultant, dated April 2004, for the overall site. This standing historic report was used for minor alterations. However, the original report states that any proposed alterations or new additions to the proposed historic district will have to be designed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the treatment for Rehabilitation. Therefore, a Focused Phase II Historic Assessment was required and prepared by Kent Seavey, dated November 10, 2025. As proposed, this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins.

WHEREAS, the Carmel River Inn consists of twenty-two wood-framed buildings informally sited in a wooded landscape setting immediately adjacent to the Carmel River. Sixteen of these structures are motor court cabins, fourteen originally constructed in 1934, with two a little later. One cabin was constructed in 1941. There are four duplex cabins, constructed between 1957 and 1962. There is a two-story motel building with 19 rooms, constructed in 1960, and a storage facility that is dated 1934, and may be a former cabin. The majority of the buildings present are small, one-story wood framed guest cabins with attached carports. They are mostly irregular in plan, and all rest on concrete foundations. The exterior wall cladding for all of the pre-1940 cabins is vertical board-and batten. The cabins, with few exceptions, have low-pitched side-gabled roofs, with open carports attached to one side of the structure. Most of the carports are under extensions of the side-gabled roofs, however four of the carports are front gabled. Some of the cabins have small, overhanging door hoods, supported by wood brackets. All current roof covering on the cabins is composition shingle. Only two of the pre-1940 cabins have fireplace chimneys. Decorative treatment throughout the campground consists of facia boards with sawn trim in a modified bead-and-reel motif, scalloped vertical trim board in the gable ends of the cabins, their carports where present, and distinctive planked wood shutters pierced by a pine tree motif with clipped upper corners. The shutters are clipped at their upper corners. Colors and materials are to match each of the existing structures, along with the placement of the wood shutters. Base wood siding consisting of dark brown, light grey and light brown, respectively, with different color trims consisting of mint green, white, peach, and yellow, respectively. The cabins are randomly scattered throughout a grove of mature trees of varying species. Most cabins have low hedges or shrubbery around their perimeters and some grass areas to the front, rear or sides of the structures. Low retaining walls and small patios of brick and adobe are also present, but undated. As originally constructed, the campground was surrounded on three sides, north, east and west, by fields of artichokes running all the way to the Carmel Mission, and on the South by the Carmel River.

WHEREAS, The 1934 Carmel River Inn was evaluated for significance based on age, historical association, and architectural value. Eighteen of the twenty-two buildings present appear to meet the 50-year-old threshold of the National and California Registers. Historically the eighteen contributing buildings are significant in the development of California's emerging automobile-oriented tourist industry, particularly as it related to the development of this industry in Monterey County in anticipation of the completion of the Carmel-San Simeon coastal highway (U.S. Highway 1) in the 1930s. The Inn is also significant in the area of architecture for its high

concentration of little altered 1930s motor court cabins. Of the twenty-two buildings or structures present, eighteen appear to qualify for listing as an historic district in the California Register of Historic Places, at the local level of significance.

WHEREAS, since they appear to be eligible to qualify for listing in the National Register, demolition of an historic guest cabin may have a significant impact on the environment. Moving the existing guest cabin to an appropriate location on the property or returning a former guest cabin now used for storage purposes to visitor accommodating use, should mitigate such a potential impact in the context of eligibility requirements of the National Register. However, any proposed alterations or new additions to the proposed Historic District will have to be designed in conformance with the Secretary of the Interior's Standards for the Treatment Historic Properties, under the treatment for Rehabilitation. Careful adherence to the Secretary's standards will reduce any potential adverse change in the significance of the property to a less than significant effect on the environment.

WHEREAS, There are six building permits that proposed remodels/additions as follows and included as Exhibit B:
Permit #25CP02377 – Cottage #17 remodel with an approximate 45 square foot addition
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As proposed, this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins, to include new footings (if needed), expanded walls, repair & reinstall existing historic windows & reroofing one cabin. The intent of the current owners is to continue rehabilitation for several of the remaining c.1934 cabins by small additions & repairs (if necessary), to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, & minor expansion of interior space, in all, repair/reinstall existing shutters and existing windows, if needed, matching, in kind, the historic features.

WHEREAS, based on the character-defining features of the Carmel River Inn in the 2004 Historical and Architectural Evaluation of the Inn, the cabins under review will retain their principal character defining features of the cabin building envelopes. They will essentially remain the same. The simple utilitarian treatment of the side elevations assures the prominence of the facades. As proposed the new single wall additions will minimally change the visual appearance of the altered elevations, and return existing historic wood windows, both original and matching, in kind close to their historic locations. The summary of approved cabin rehabilitation and continued Focused Phase II rehabilitation of further cabins at the Carmel River Inn, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

WHEREAS, the project qualifies as a Categorical Exemption pursuant to CEQA Guidelines Section 15331 because this exemption applies to projects that are for the "maintenance, repair,

stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties" ("the Standards") are exempt from CEQA. The minor renovation of this project meets this criterion for an exemption.

THEREFORE, BE IT RESOLVED, that having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB recommends approval of the Administrative Design Approval subject to the following findings, which are supported by the listed evidence:

Finding: The project qualifies for a categorical exemption from the CEQA Guidelines pursuant to CEQA Guidelines section 15331.

Finding: The proposed work is consistent with Section 18.25.20 of the Monterey County Zoning Code (Preservation of historic resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, additions, building or structure upon a designated historic resource site will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

Evidence:

1. Design Approval Application and other materials in file DA260028.
2. Preservation of Historic Resources zoning regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Historical and Architectural Evaluation prepared by Kent Seavey, Preservation Consultant, dated April 2004
5. Focused Phase II Historic Assessment, prepared by Kent Seavey, dated November 10, 2025.
6. Oral testimony and HRRB discussion during the public hearing and the administrative record.
7. The State CEQA Guidelines.

Passed and adopted on this **2nd** day of **April,** 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Attest
Name Jordan Evans-Polockow, HRRB Secretary
Date April 2, 2026

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Exhibit B

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CARMEL RIVER INN

COTTAGE UNIT #17 REMODEL/ADDITION

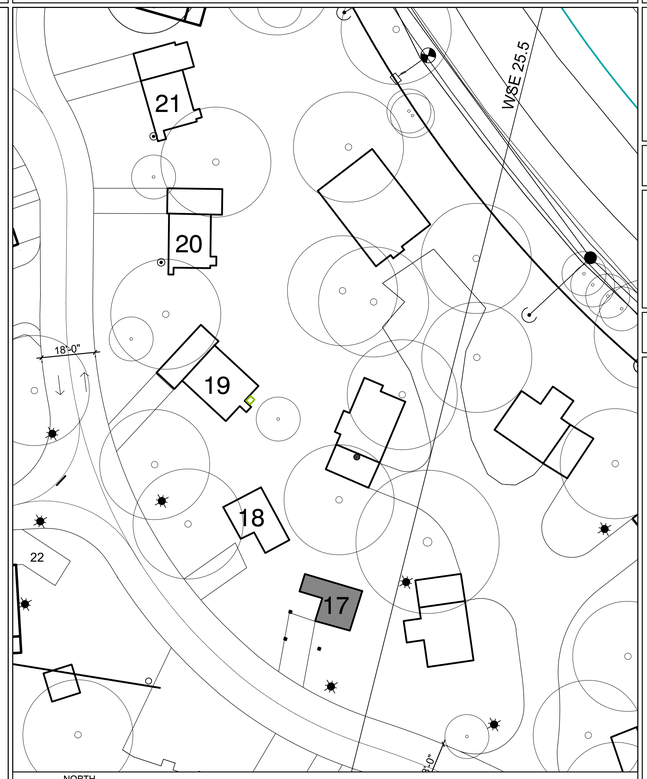
SITE PLAN



OVERALL SITE PLAN
SCALE: 1"= 120'-0"

0 30 60 120 240
SCALE: 1" = 120'-0"

SHEET INDEX



SITE PLAN
SCALE: 1/2"= 1'-0"

0 1 2 4
SCALE: 1/2" = 1'-0"

SCOPE OF WORK

- REMODEL EXISTING / ORIGINAL COTTAGE 17
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEET A2.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #17 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17-#21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

25CP02377

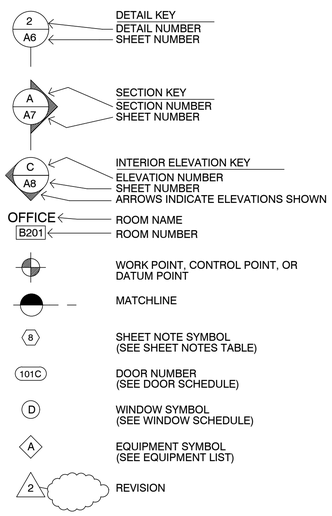
Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER
E	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD
		DRWG.	DRAWING	H.W.	HOT WATER		
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING,	P.A.F.	POWDER ACTUATED FASTENER
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER		AND AIR CONDITIONING	PART. BD.	PARTICLE BOARD
						P.G.	PAINT GRADE
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE	PERF.	PERFORATED
A/C	AIR CONDITIONING	EA.	EACH		OF BUILDING OFFICIALS	P.L.F.	POUNDS PER LINEAL FOOT
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION
						P.T.D.	PAPER TOWEL DISPENSER
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER				
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS		
COL.	COLUMN	FURR.	FURRED (ING)	M.LDG.	MOULDING	S.	SOUTH
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING

SIM.	SIMILAR		
S.S.	STAINLESS STEEL		
S.M.	SHEET METAL		
S.M.S.	SHEET METAL SCREW		
SPECS.	SPECIFICATIONS		
SQ.	SQUARE		
STL.	STEEL		
STD.	STANDARD		
STAG.	STAGGERED		
STOR.	STORAGE		
STRUCT.	STRUCTURAL		
SUSP.	SUSPENDED		
SYM.	SYMETRICAL		
SYS.	SYSTEM		
T.	TREAD (S)		
T.B.	TOWEL BAR		
T.C.	TOP OF CURB		
TEL.	TELEPHONE		
TEMP.	TEMPERED		
T.E.N.	TYPICAL EDGE NAILING		
T & G	TONGUE AND GROOVE		
T.GR.	TOP OF GRATE		
THK.	THICK (NESS)		
THRESH.	THRESHOLD		
T.O.	TOP OF		
T.P.	TOP OF PAVEMENT		
T.P.H.	TOILET PAPER HOLDER		
TV	TELEVISION		
T.W.	TOP OF WALL		
TYP.	TYPICAL		
U.B.C.	UNIFORM BUILDING CODE		
U.L.	UNDERWRITER'S LABORATORIES		
U.O.N.	UNLESS OTHERWISE NOTED		
UR.	URINAL		
V.B.	VAPOR BARRIER		
VAR.	VARIES		
VERT.	VERTICAL		
V.G.	VERTICAL GRAIN		
V.T.	VINYL TILE		
W.	WEST		
W.	WIDE, WIDTH		
W/	WITH		
W.C.	WATER CLOSET		
WD.	WOOD		
WDW.	WINDOW		
W.H.	WATER HEATER		
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA		
W/O	WITHOUT		
W.P.	WATERPROOF		
W.R.	WATER RESISTANT		
W.S.	WOOD SCREW		
WSCT.	WAINSCOT		
WT.	WEIGHT		
W.W.M.	WELDED WIRE MESH		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:
Occupancy Group and Div.
R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #17	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL
RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE
REMODEL
#17/43 revised

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

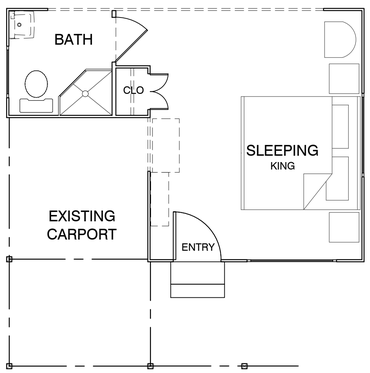
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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1

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DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	68'-3 1/2"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	18'-4 7/8"
TOTAL DEMO	=	26.5%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

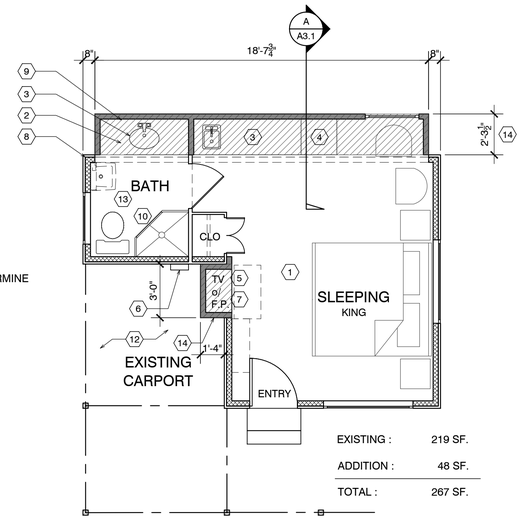
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI — OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP — OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING : 219 SF.
ADDITION : 48 SF.
TOTAL : 267 SF.

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅝" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

Project / Owner:

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U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #17/43 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

DEMO PLAN UNIT 17

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

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

NORTH

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

FLOOR PLAN UNIT 17

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

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

NORTH

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

Monterey County Building Services
Approved
Adan Carlos on Aug 18, 2025

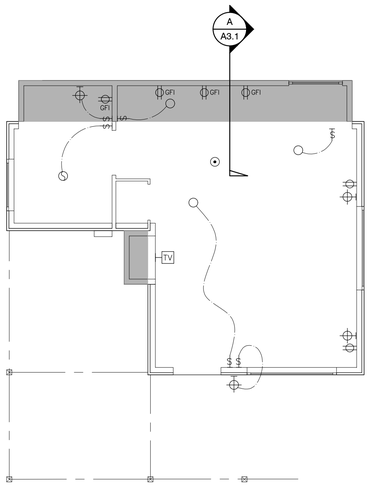
Drawn By: ML
Drawing Date: 07/15/2025
Project Number: 2502

Revisions:

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Sheet Title:
UNIT #17
FLOOR PLAN

Sheet Number:
A2.1

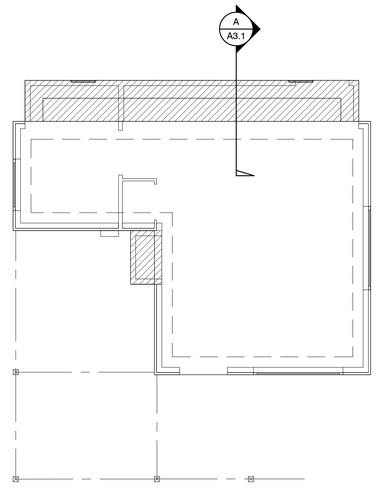


RCP NOTES

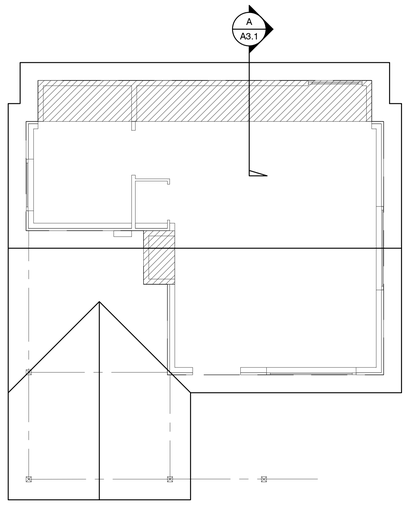
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD — SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
41 SF / 150 = .27 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



ELECTRICAL PLAN UNIT 17

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

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

NORTH

FND. PLAN UNIT 17

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

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

NORTH

ROOF PLAN UNIT 17

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

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

NORTH

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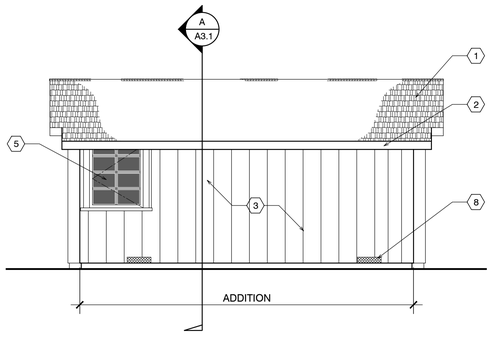
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



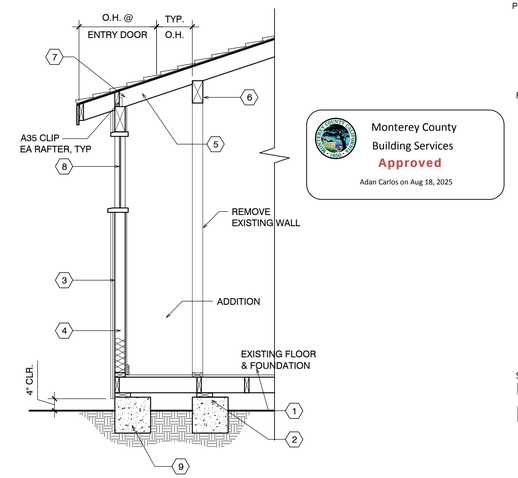
BACK ELEVATION

ELEVATION SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. NEW WOOD WINDOWS PAINTED TO MATCH (E)
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.

SECTION SHEET NOTES

1. (E) FLOOR FRAMING TO REMAIN (EXCEPT WHERE REPAIRS ARE NEEDED, AS DETERMINED IN THE FIELD) - ALL NEW FLOOR FRAMING TO BE PRESS-TREATED
2. (E) FOUNDATION TO REMAIN, TYP. REPLACE WHERE DETERMINED
3. NEW WALLS- 1X12 BOARDS O/ONE LAYER #30 FELT, O/2X4 FRAMING @ 16" O.C., TYP. ALL WALL FRAMING TO BE DFPT. ADD 3/8" P.S. ON INSIDE OF EXTERIOR WALLS
4. R-13 BATT INSULATION @ ALL NEW WALLS, TYP. ADD 3/8" P.S. AT INTERIOR OF NEW WALLS
5. R-19 BATT INSULATION @ ALL NEW ROOF AREAS, TYP.
6. NEW 6x8 & BTR D.F. HEADER
7. EXTEND EXISTING OVERHANG @ FRONT DOOR OVER ADDITION W/ 2x 6'-0" LONG WALL TO EXISTING W/ 10-16d
8. REUSE EXISTING WINDOW MATCH EXISTING TRIM
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

EXTERIOR ELEVATIONS UNIT #17

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

A UNIT #17 SECTION

0 1 2 4
SCALE: 1/2" = 1'-0"

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
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P.O. BOX 221609
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COTTAGE REMODEL #17/43 revised

THE PAUL DAVIS PARTNERSHIP
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The Paul Davis Partnership, LLP
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(831) 373-2784 FAX (831) 373-7459
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LICENSED ARCHITECT
PAUL W DAVIS
C-15182
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RENEWAL DATE
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Drawn By: ML

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Sheet Title:
UNIT #17 ELEVATIONS

Sheet Number:

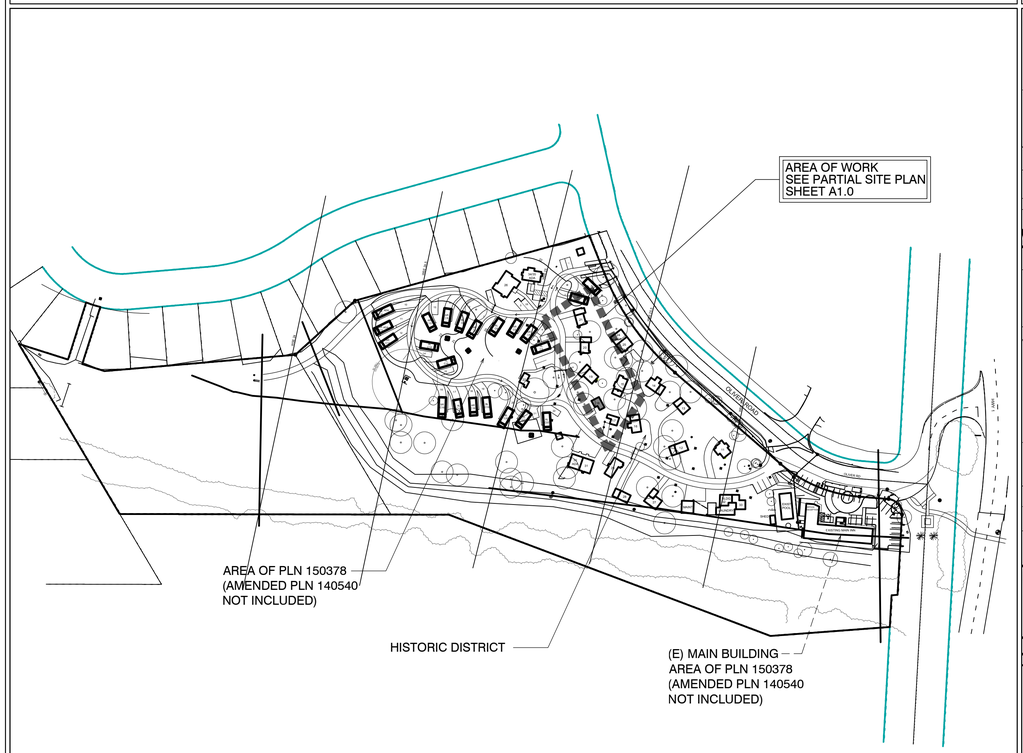
A3.1

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CARMEL RIVER INN

COTTAGE UNIT #18 REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

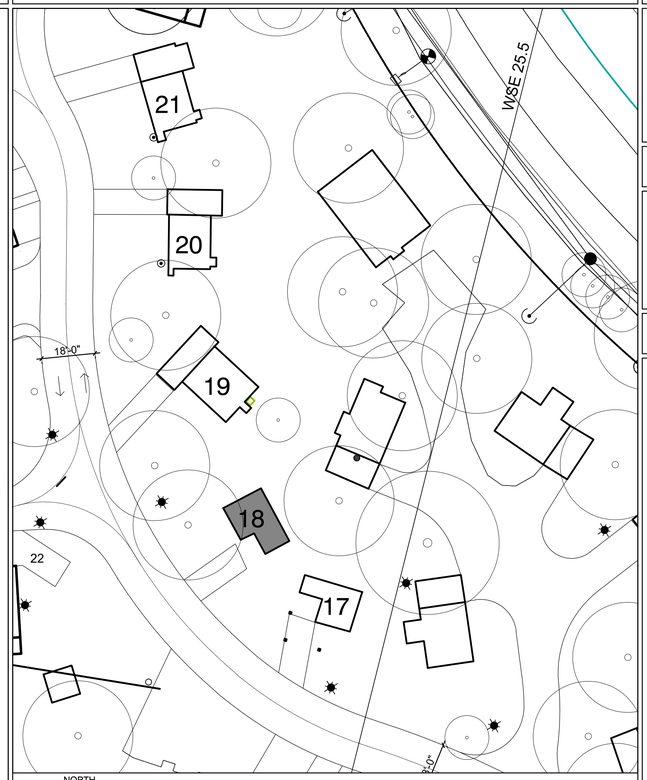
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 18
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITION TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1,& A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	COTTAGE #18 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

25CP02473

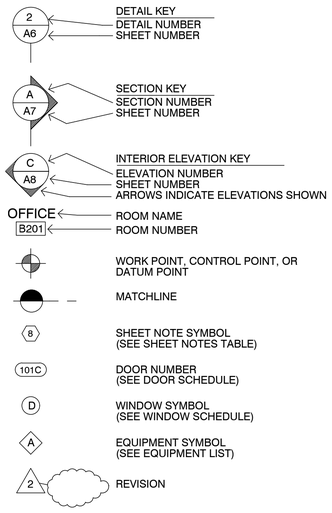
Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	OF.	OVER
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER
E	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD
		DRWG.	DRAWING	H.W.	HOT WATER		
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD
						P.G.	PAINT GRADE
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE,
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION
						P.T.D.	PAPER TOWEL DISPENSER
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER				
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS		
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING

SIM.	SIMILAR		
S.S.	STAINLESS STEEL		
S.M.	SHEET METAL		
S.M.S.	SHEET METAL SCREW		
SPECS.	SPECIFICATIONS		
SQ.	SQUARE		
STL.	STEEL		
STD.	STANDARD		
STAG.	STAGGERED		
STOR.	STORAGE		
STRUCT.	STRUCTURAL		
SUSP.	SUSPENDED		
SYM.	SYMETRICAL		
SYS.	SYSTEM		
T	TREAD (S)		
T.B.	TOWEL BAR		
T.C.	TOP OF CURB		
TEL.	TELEPHONE		
TEMP.	TEMPERED		
T.E.N.	TYPICAL EDGE NAILING		
T & G	TONGUE AND GROOVE		
T.GR.	TOP OF GRATE		
THK.	THICK (NESS)		
THRESH.	THRESHOLD		
T.O.	TOP OF		
T.P.	TOP OF PAVEMENT		
T.P.H.	TOILET PAPER HOLDER		
TV	TELEVISION		
T.W.	TOP OF WALL		
TYP.	TYPICAL		
U.B.C.	UNIFORM BUILDING CODE		
U.L.	UNDERWRITER'S LABORATORIES		
U.O.N.	UNLESS OTHERWISE NOTED		
UR.	URINAL		
V.B.	VAPOR BARRIER		
VAR.	VARIES		
VERT.	VERTICAL		
V.G.	VERTICAL GRAIN		
V.T.	VINYL TILE		
W.	WEST		
W.	WIDE, WIDTH		
W/	WITH		
W.C.	WATER CLOSET		
WD.	WOOD		
WDW.	WINDOW		
W.H.	WATER HEATER		
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA		
W/O	WITHOUT		
W.P.	WATERPROOF		
W.R.	WATER RESISTANT		
W.S.	WOOD SCREW		
WSCT.	WAINSCOT		
WT.	WEIGHT		
W.W.M.	WELDED WIRE MESH		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #18	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #18	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL
RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE
REMODEL
#18/46 revised

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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Drawn By: ML

Drawing Date: 07/15/2025

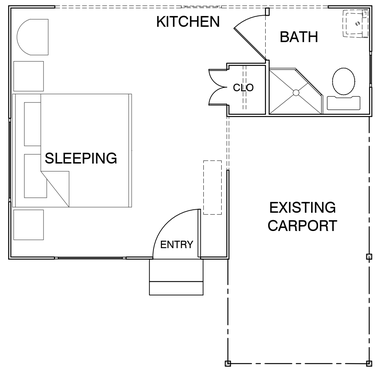
Project Number: 2502

Revisions:

Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	68'-11"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	18'-3 1/4"
TOTAL DEMO	=	26.7%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

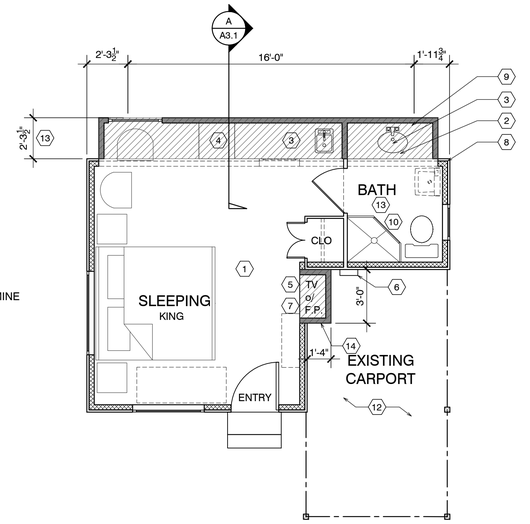
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	224 SF.
ADDITION :	48 SF.
TOTAL :	272 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF

Monterey County Building Services
Approved
Adan Carlos on Aug 18, 2025

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #18/46 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

DEMO PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

FLOOR PLAN UNIT 18

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

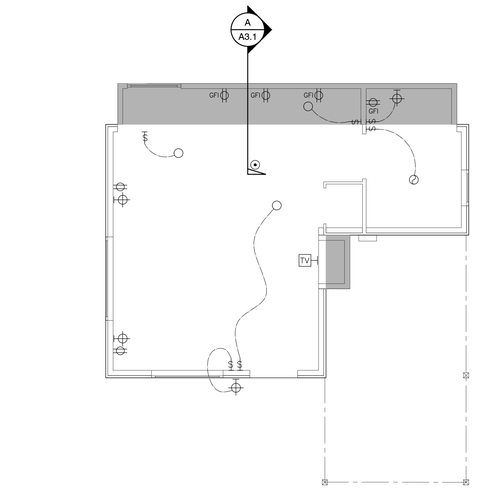
NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

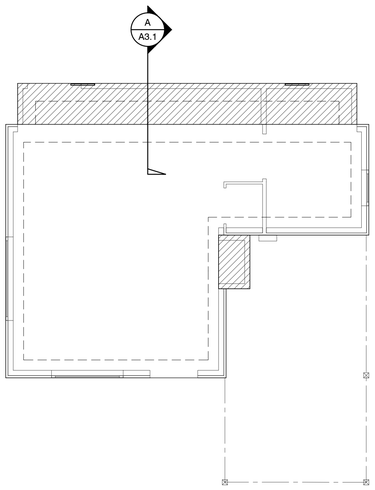


RCP NOTES

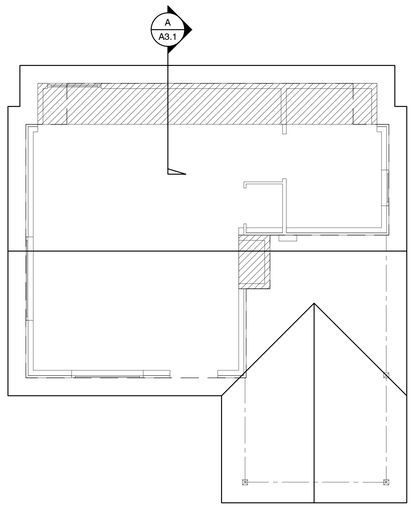
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
41 SF / 150 = .27 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



FLOOR NOTES

1. FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML
Drawing Date: 07/15/2025
Project Number: 2502

Revisions:

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Sheet Title:
UNIT #18
FLOOR PLAN

Sheet Number:
A2.1

ELECTRICAL PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

FND. PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ROOF PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

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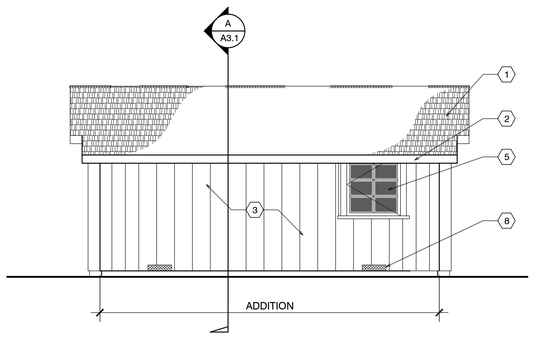
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #18

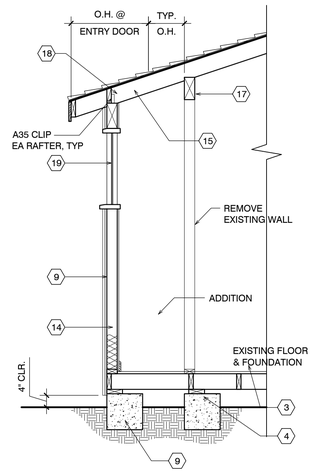
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. NEW WOOD WINDOWS PAINTED TO MATCH (E)
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



A UNIT #18 SECTION

0 1 2 4

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

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #18/46 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

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Sheet Title:
UNIT #18 ELEVATIONS

Sheet Number:

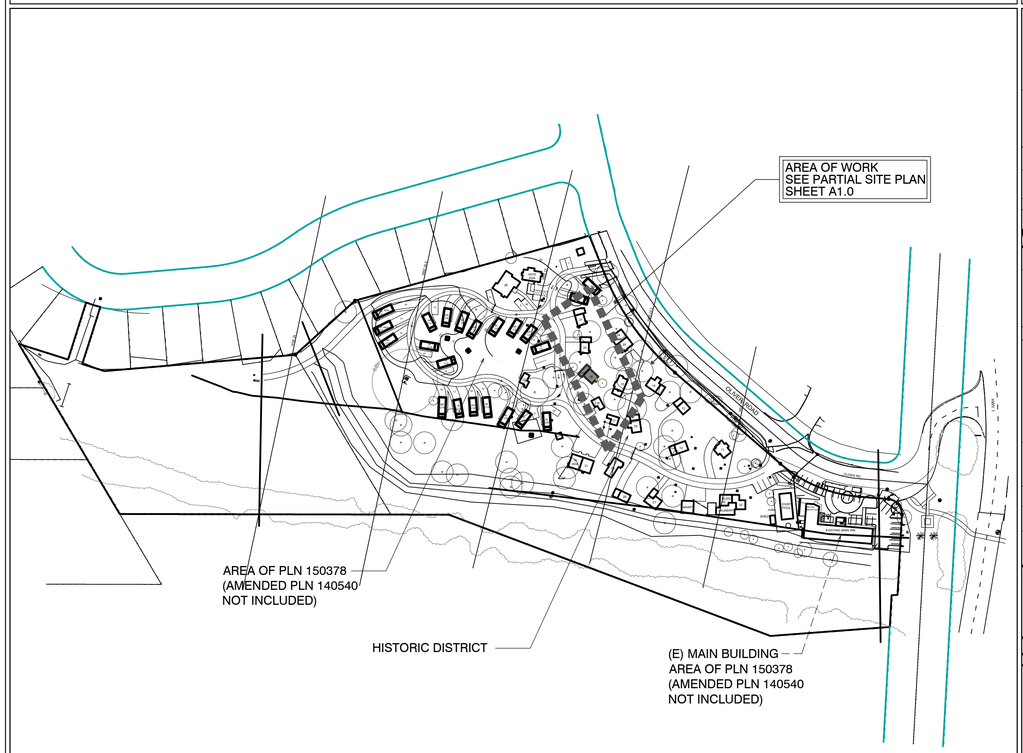
A3.1

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CARMEL RIVER INN

COTTAGE UNIT #19 (now 47) REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 19
- ADD NEW INSULATION IN WALL @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1, & A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #19 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

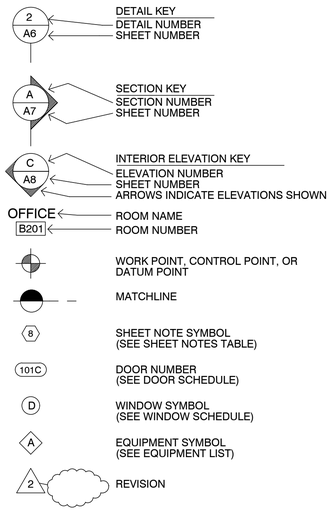
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Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

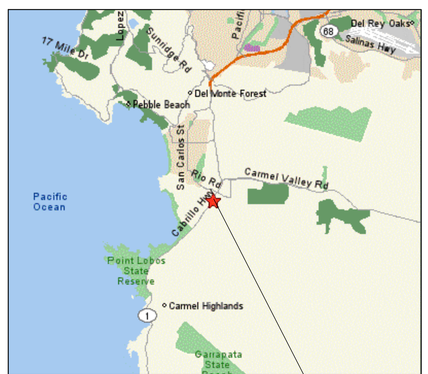
ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	Or	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℄	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	H.H.M.S.	OVALHEAD MACHINE SCREW	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.H.W.S.	OVALHEAD WOOD SCREW	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE,	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #19	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #19	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnc)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-03

COTTAGE REMODEL #19/47 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

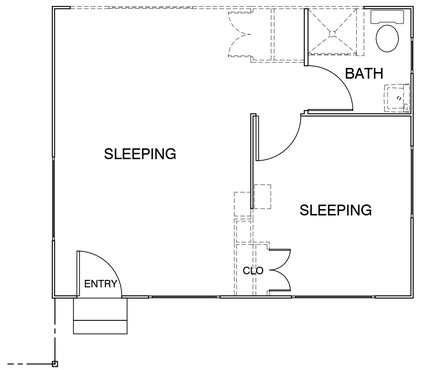
Revisions:

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	72'-11 1/4"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	16'-5"
TOTAL DEMO	=	22.5%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

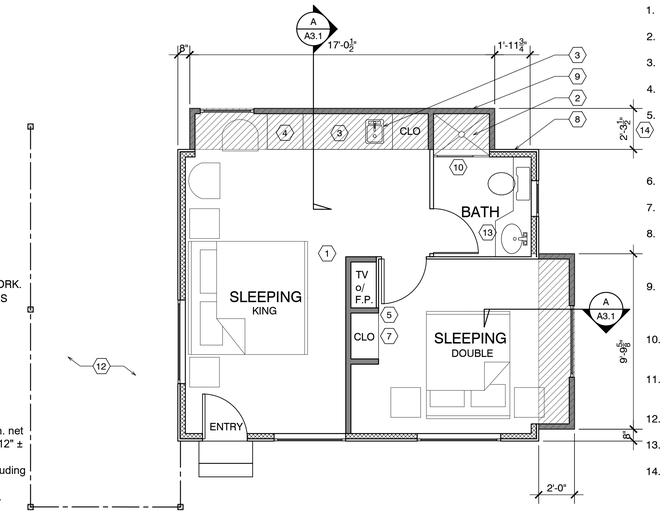
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF

EXISTING :	329 SF.
ADDITION :	59 SF.
TOTAL :	388 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
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P.O. BOX 221609
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THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

DEMO PLAN UNIT 19

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

FLOOR PLAN UNIT 19

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

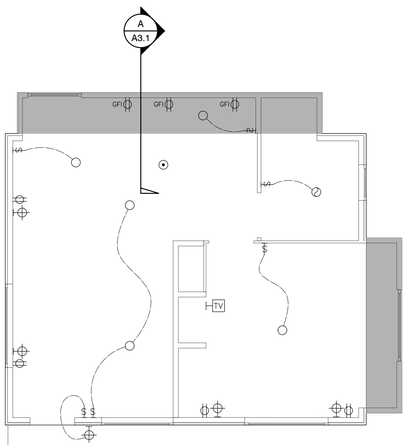
WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

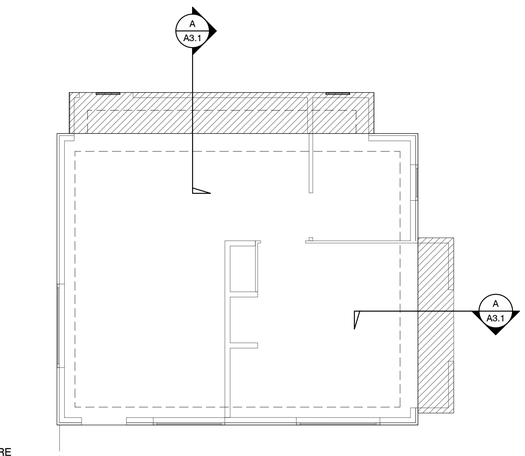


RCP NOTES

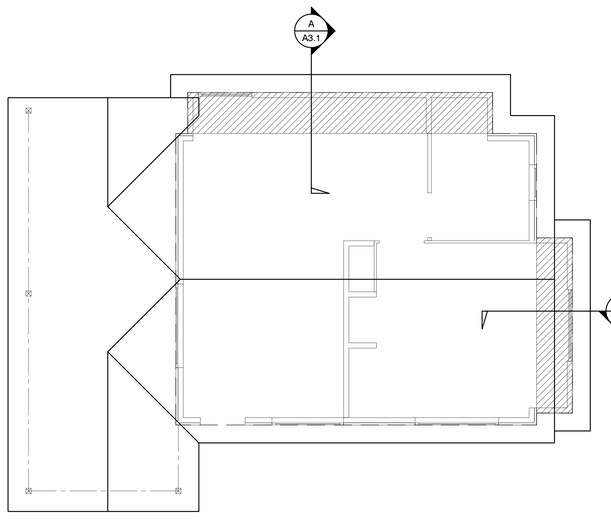
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
57 SF / 150 = .38 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

ELECTRICAL PLAN UNIT 19

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

FND. PLAN UNIT 19

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ROOF PLAN UNIT 19

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

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Sheet Title:
UNIT #19
FLOOR PLAN

Sheet Number:

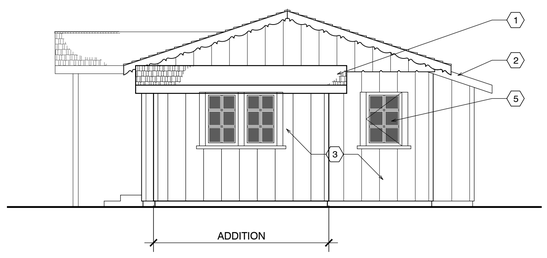
A2.1



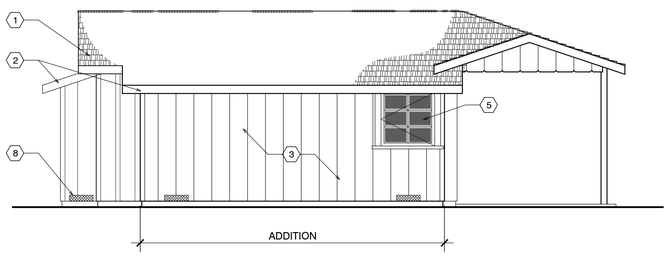
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #19

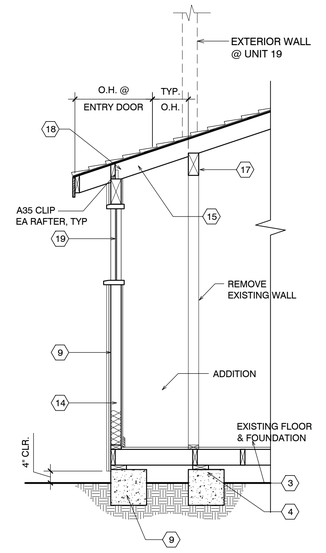
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. NEW WOOD WINDOWS PAINTED TO MATCH (E)
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



A UNIT #19 SECTION

0 1 2 4

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

Monterey County
Building Services
Approved
Adan Carlos on Aug 18, 2025

Project / Owner:

CARMEL
RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-03

COTTAGE
REMODEL
#19/47 revised

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

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Sheet Title:
UNIT #19
ELEVATIONS

Sheet Number:

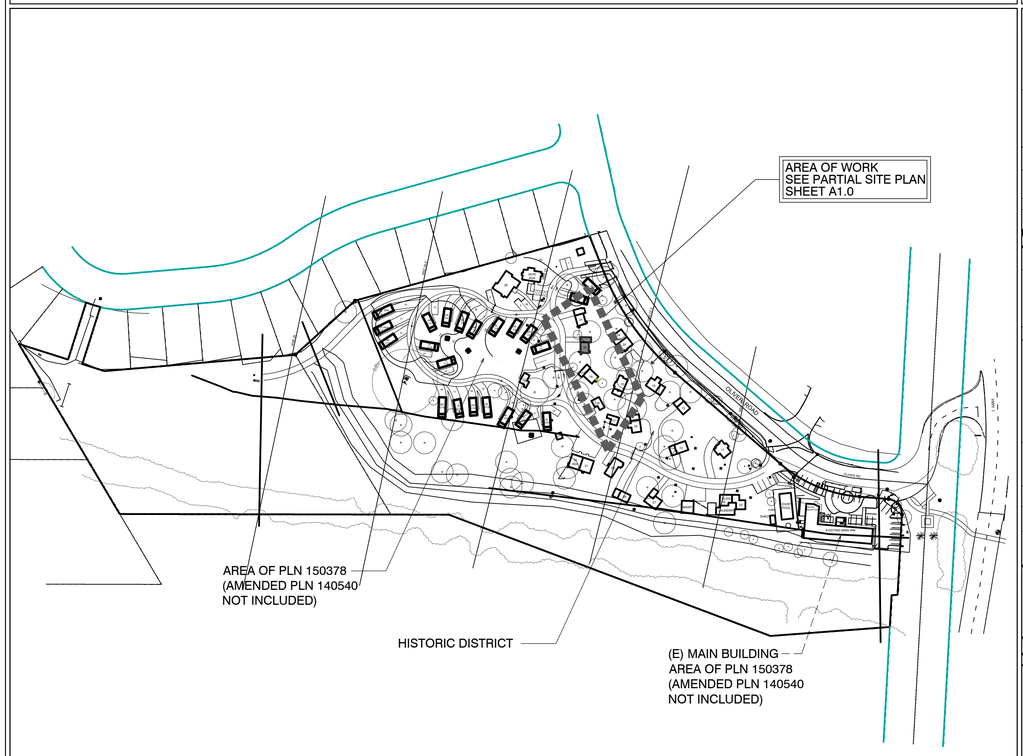
A3.1

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CARMEL RIVER INN

COTTAGE UNIT #20 (now 49) REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 20
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1, A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #20 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

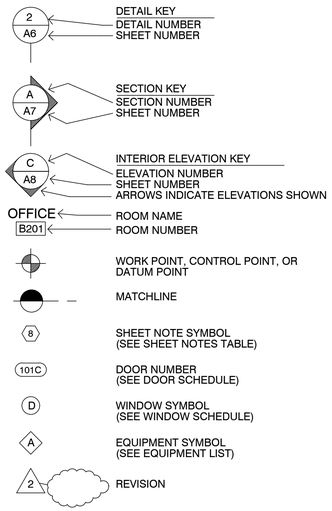
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	Or	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℄	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE		
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE,	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #20	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #20	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnc)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #20/49 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

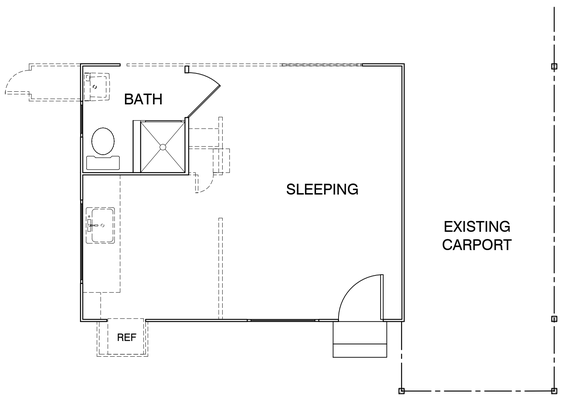
Revisions: 1 08-29-2025

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	74'-8"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	28'-1 1/2"
TOTAL DEMO	=	37.6%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

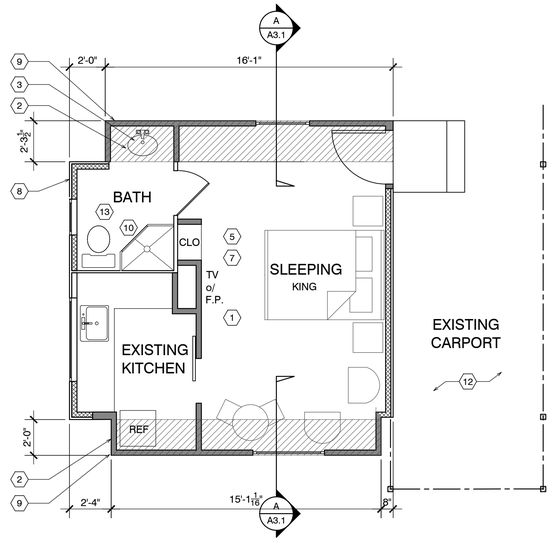
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	258 SF.
ADDITION :	67 SF.
TOTAL :	325 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTIO. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C.

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #20/49 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

DEMO PLAN UNIT 20

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

FLOOR PLAN UNIT 20

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FRAMED WALL

EXISTING WALL TO BE REMOVED

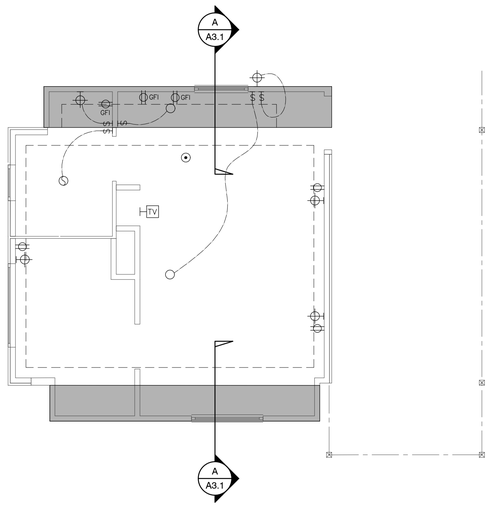
ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

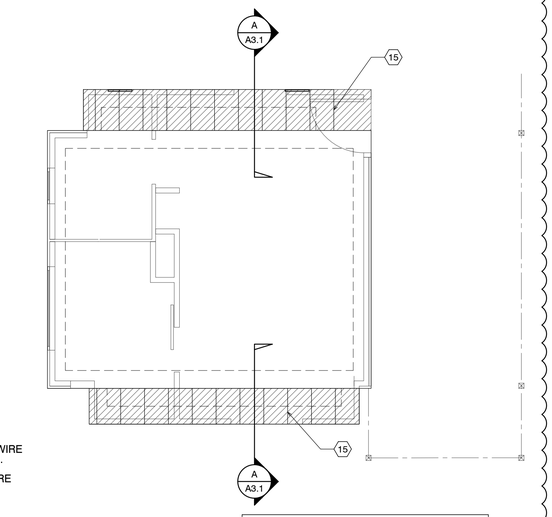


RCP NOTES

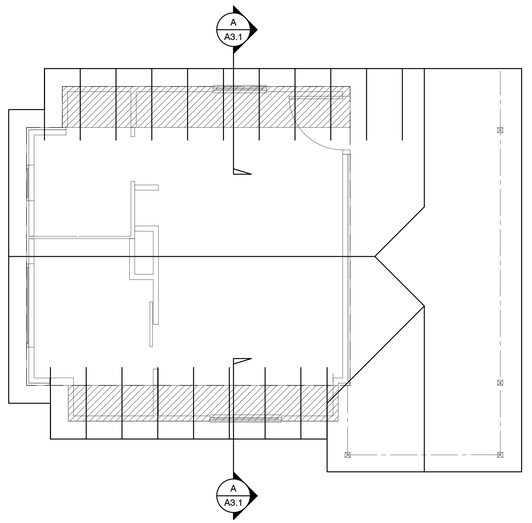
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
32 SF / 150 = .21 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



ELECTRICAL PLAN UNIT 20

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

FND. PLAN UNIT 20

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ROOF PLAN UNIT 20

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions: 1 08-29-2025

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Sheet Title:
UNIT #20
FLOOR PLAN

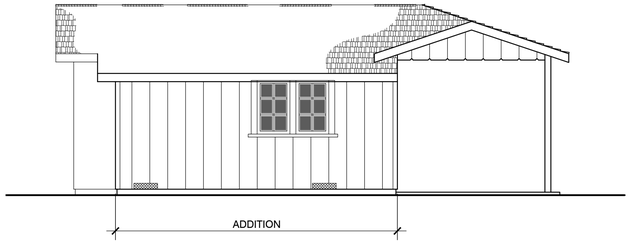
Sheet Number:

A2.1

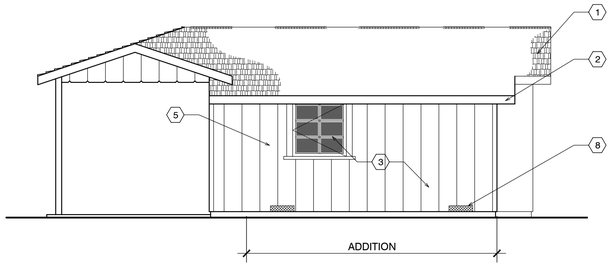
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FRONT ELEVATION



SIDE ELEVATION



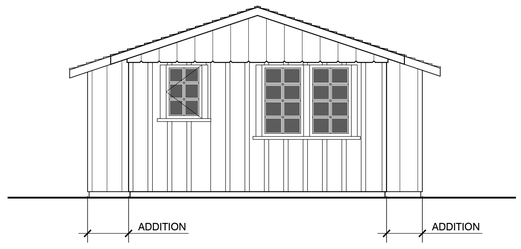
SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #20

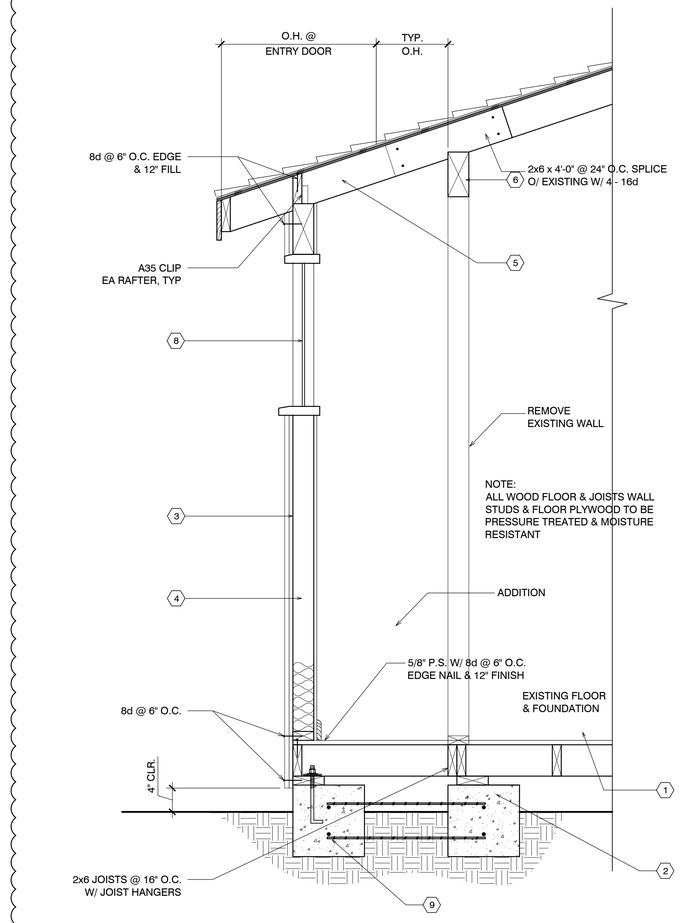
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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

SHEET NOTES

1. (E) FLOOR FRAMING TO REMAIN (EXCEPT WHERE REPAIRS ARE NEEDED, AS DETERMINED IN THE FIELD) - ALL NEW FLOOR FRAMING TO BE PRESS-TREATED
2. (E) FOUNDATION TO REMAIN, TYP. REPLACE WHERE DETERMINED
3. NEW WALLS- 1X12 BOARDS O/ONE LAYER #30 FELT, O/2X4 FRAMING @ 16" O.C., TYP. ALL WALL FRAMING TO BE DFPT. ADD 3/8" P.S. ON INSIDE OF EXTERIOR WALLS
4. R-13 BATT INSULATION @ ALL NEW WALLS, TYP. ADD 3/8" P.S. AT INTERIOR OF NEW WALLS
5. R-19 BATT INSULATION @ ALL NEW ROOF AREAS, TYP.
6. NEW 6x8 & BTR D.F. HEADER
7. EXTEND EXISTING OVERHANG @ FRONT DOOR OVER ADDITION W/ 2x 6'-0" LONG WALL TO EXISTING W/ 10-16d
8. REUSE EXISTING WINDOW MATCH EXISTING TRIM
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT. (1)



A UNIT #20 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

CARMEL RIVER INN

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COTTAGE REMODEL #20/49 revised

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286 Eldorado Street
Monterey, CA 93940
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LICENSED ARCHITECT
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C-15182
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RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

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Sheet Title:
UNIT #20 ELEVATIONS

Sheet Number:

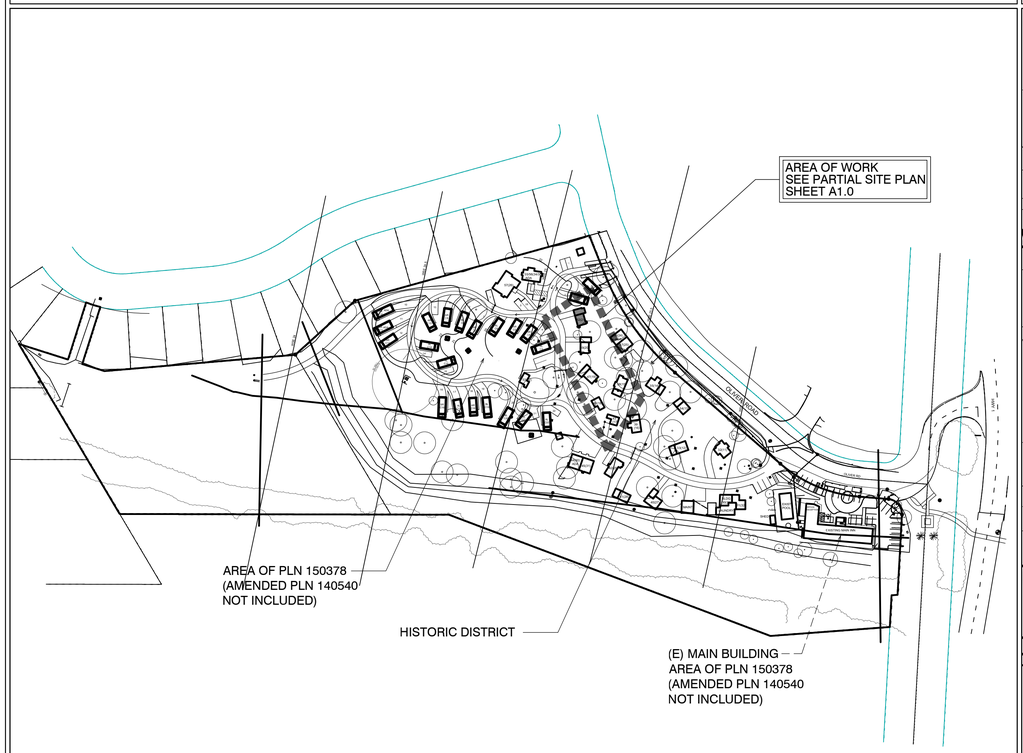
A3.1

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CARMEL RIVER INN

COTTAGE UNIT #21 (now 52) REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

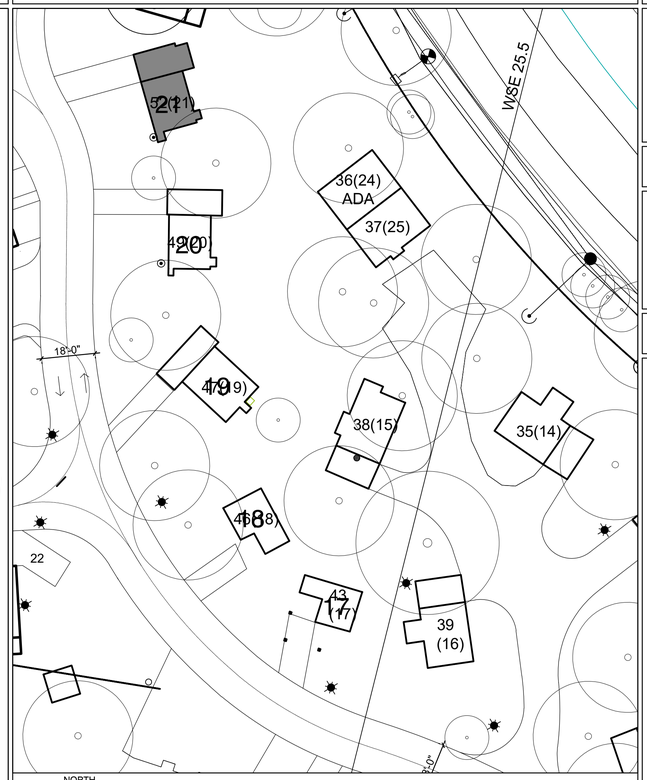
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 21
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1& A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #21 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

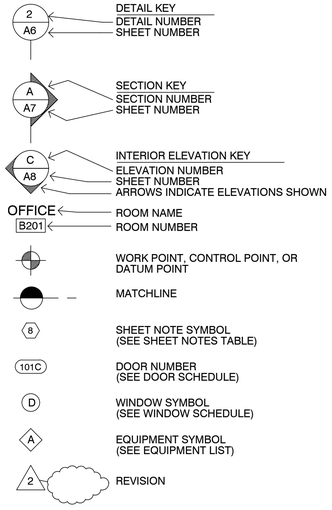
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	OF.	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
E	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
Φ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE,	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #21	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #21	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnc)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

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APN: 009-563-005

COTTAGE REMODEL #21/now #52

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ARCHITECTS & PLANNERS

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LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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Drawn By: ML

Drawing Date: 07/15/2025

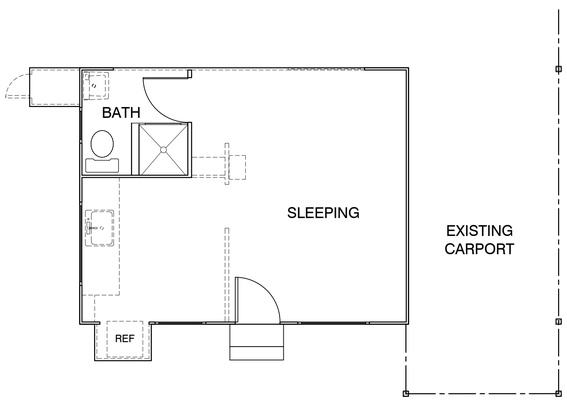
Project Number: 2502

Revisions:

Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	= 75'-1 3/8"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	= 29'-11/16"
TOTAL DEMO	= 28.04%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

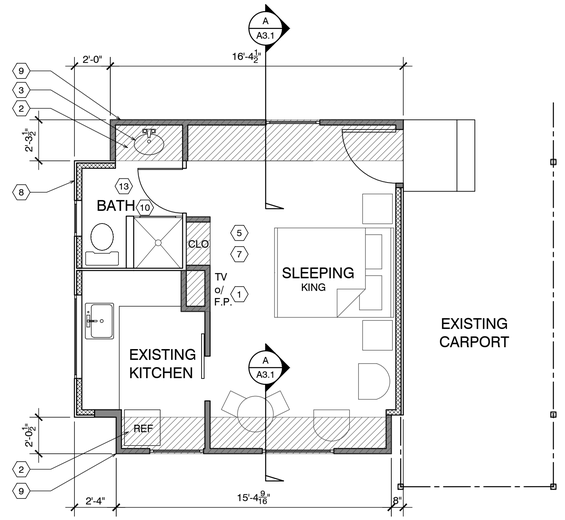
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI — OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP — OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	261 SF.
ADDITION :	71 SF.
TOTAL :	332 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #21/now #52

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

DEMO PLAN UNIT 21

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

FLOOR PLAN UNIT 21

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

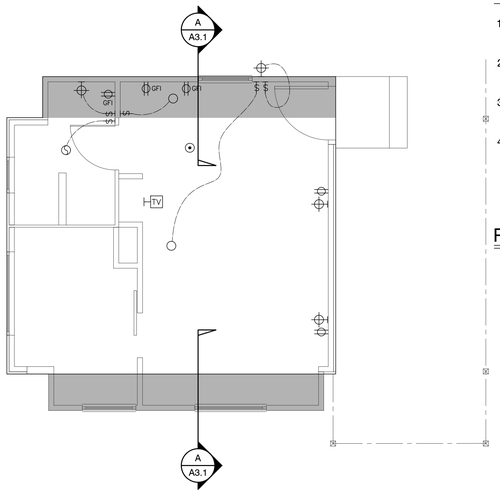
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Sheet Title:
UNIT #21
FLOOR PLAN

Sheet Number:

A2.1

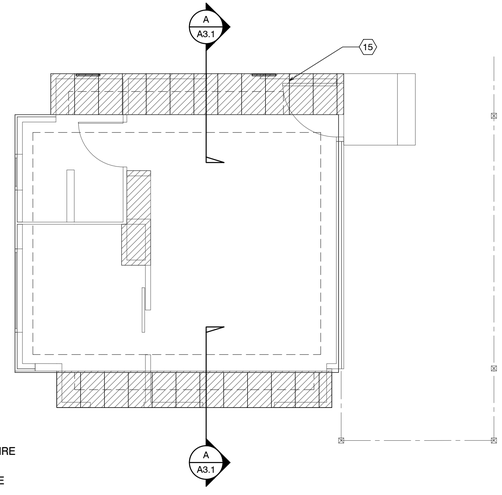


RCP NOTES

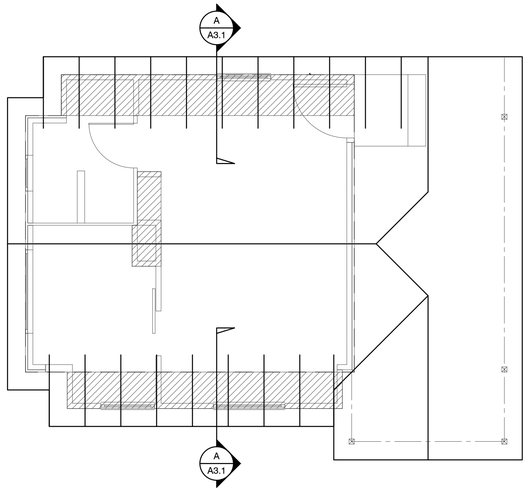
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD — SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
32 SF / 150 = .21 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



RCP PLAN UNIT 21

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

FND. PLAN UNIT 21

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

NORTH

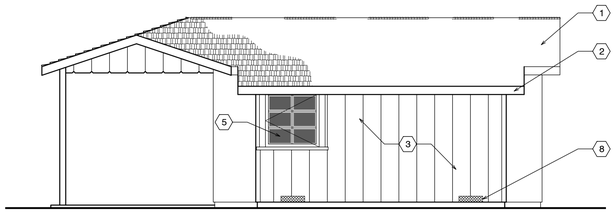
0 1 2 4 8
SCALE: 1/4" = 1'-0"

ROOF PLAN UNIT 21

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #21

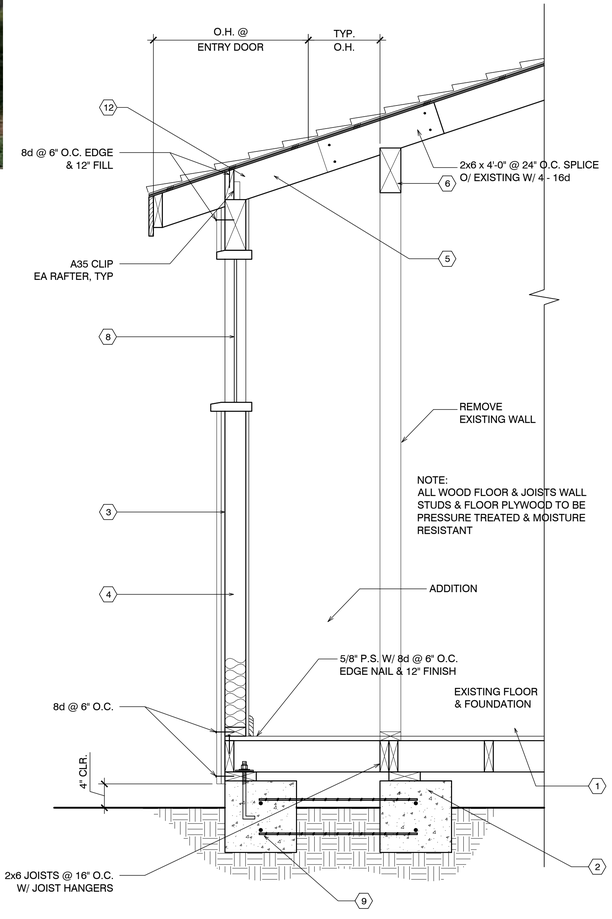
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. NEW WOOD WINDOWS PAINTED TO MATCH (E)
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



A UNIT #21 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #21/now #52

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

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Sheet Title:
UNIT #21 ELEVATIONS

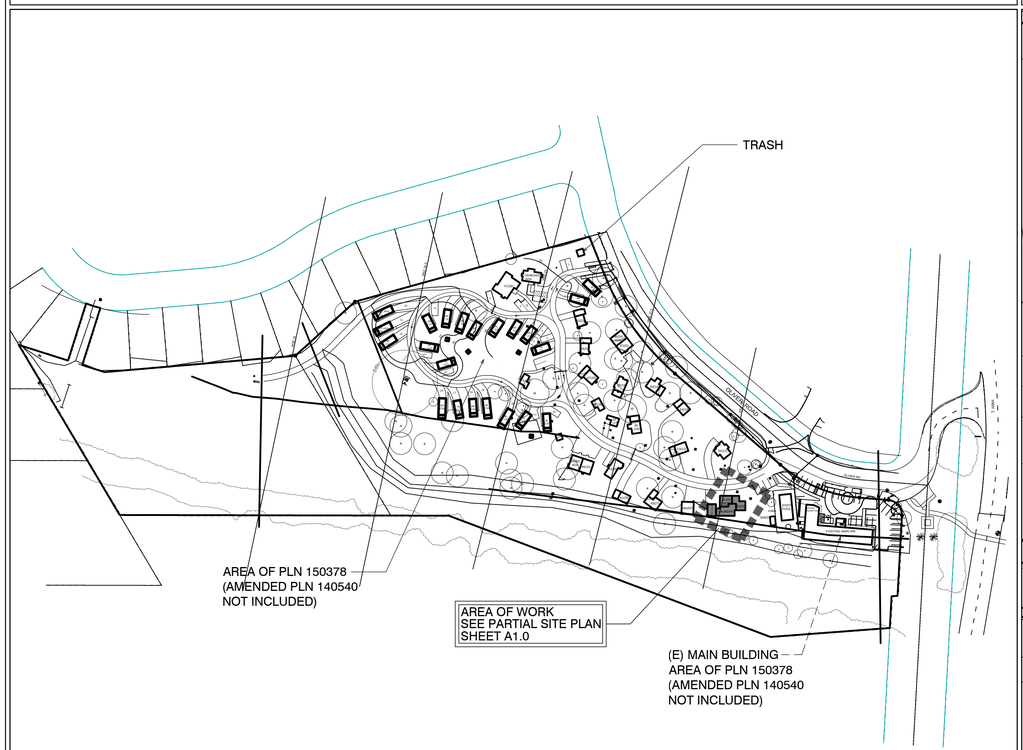
Sheet Number:

A3.1

CARMEL RIVER INN

COTTAGE UNIT 32/33 LAUNDRY REMODEL/ADDITION

SITE PLAN



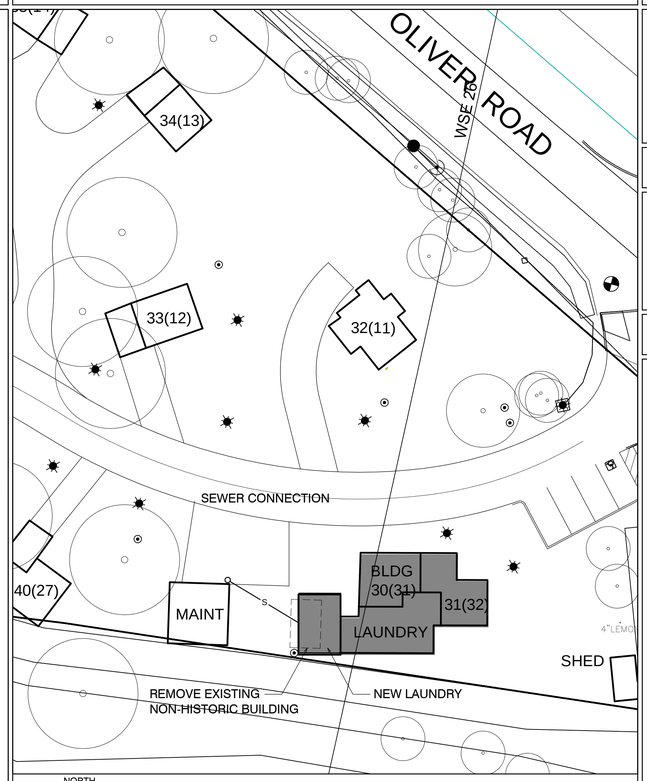
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- DEMOLISH EXISTING NON HISTORIC, UNPERMITTED BUILDING
- ADDITION TO EXISTING LAUNDRY/HOUSEKEEPING
- RELOCATE EXISTING LAUNDRY EQUIPMENT TO NEW ADDITION

SHEET INDEX

ARCHITECTURAL

A0.1 TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1 UNIT #32 & #33 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1 ELEVATIONS & SECTION

PROJECT INFORMATION

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGE UNITS #32/33 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
EXISTING:	1,126 SF
ADD TO LAUNDRY	280 SF
TOTAL	1,406 SF
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN
OCCUPANCY:	R1
OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

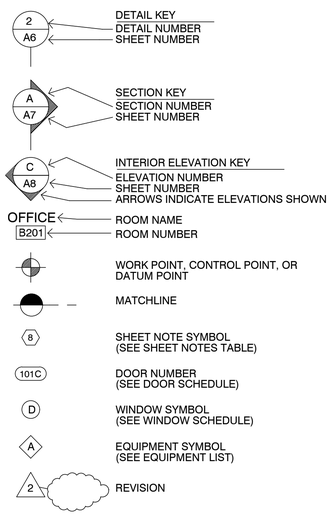
PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

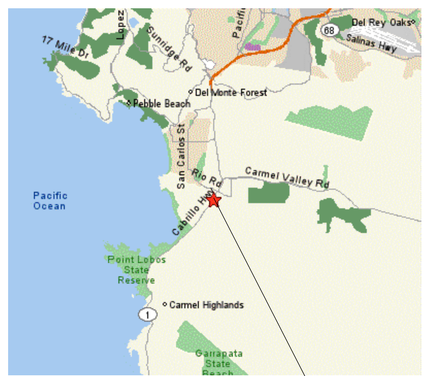
ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	Of	OVER
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER
E	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	HDWR.	HARDWARE	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	H.M.	HOLLOW METAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HORIZ.	HORIZONTAL	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HGT.	HEIGHT	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	HTG.	HEATING			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	H.W.	HOT WATER	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T.	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

ADDITION TO EXISTING LAUNDRY
#32-33/
#30-31 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1

ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV TELEVISION CABLE
- @ GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

FIRE SPRINKLER SYSTEM NOTES

FIRE 021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) RESIDENTIAL OFF DOMESTIC WATER

Section 102.1 Subsection 5 Monterey Fire Code Amendments of the 2013 California Fire Code:

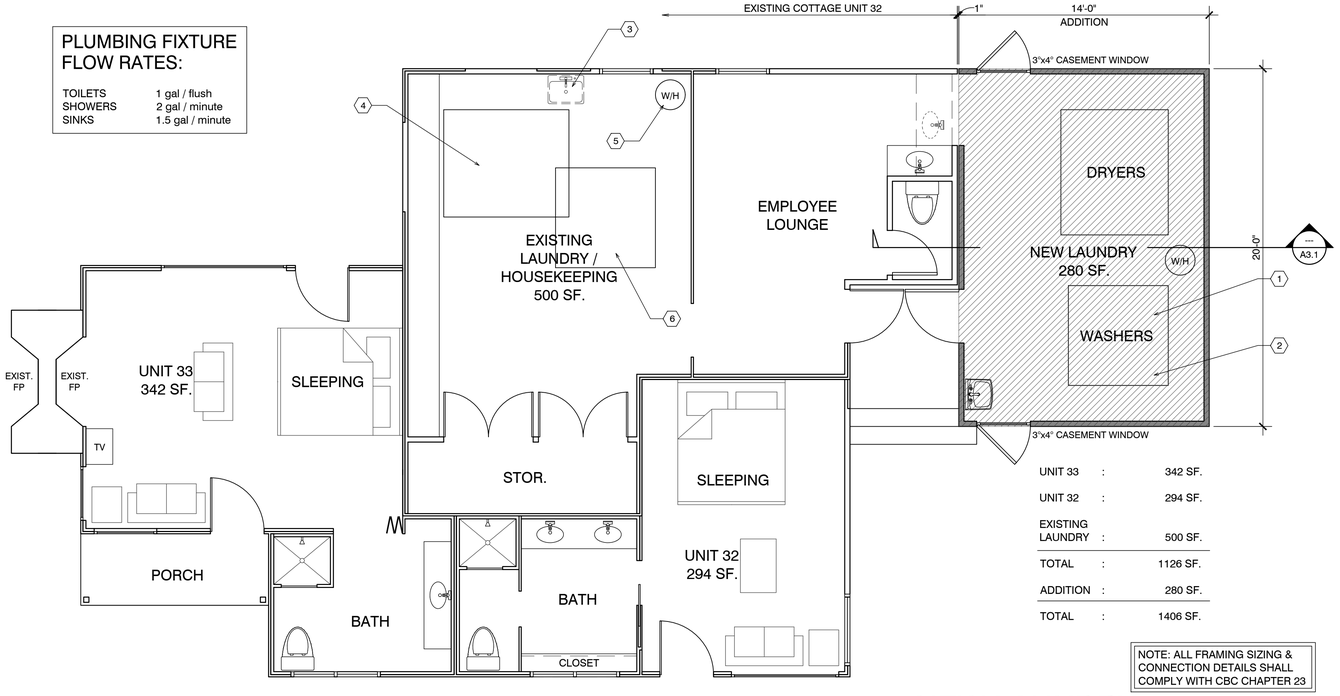
Existing structures Alterations and repairs. All work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structure and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this Chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official. (NFPA 13-D)

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.

PLUMBING FIXTURE FLOW RATES:

TOILETS	1 gal / flush
SHOWERS	2 gal / minute
SINKS	1.5 gal / minute



UNIT 33	:	342 SF.
UNIT 32	:	294 SF.
EXISTING LAUNDRY	:	500 SF.
TOTAL	:	1126 SF.
ADDITION	:	280 SF.
TOTAL	:	1406 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. REPLACE & RELOCATE EXISTING 2 DRYERS, 2 WASHERS, WATER HEATER WITH CONTROLLERS, ELECTRICAL PANELS & UTILITIES.
2. RECYCLING EQUIPMENT
3. MOVE EXISTING SINK
4. 2 EXISTING DRYERS
5. EXISTING WATER HEATER
6. 2 RELOCATED EXISTING WASHERS

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	168'-6"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	71'-0"
TOTAL DEMO	=	42%

NOTE: PER CALCS ABOVE FIRE SPRINKLERS ARE NOT REQUIRED

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

- BPE BASE FLOOD ELEVATION
- XXX SEE DOOR SCHEDULE
- XX SEE WINDOW SCHEDULE

NEW LAUNDRY FLOOR PLAN

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

NORTH

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

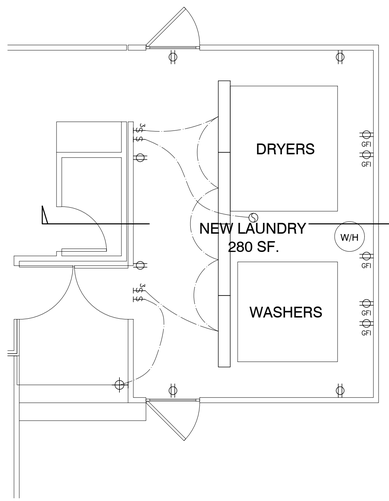
WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

REBUILD AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 3 X 6 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 8 HEADERS OVER OPENINGS BEHIND EXISTING SINGLE WALL CONSTRUCTION. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 3/8" P.S. ON INSIDE OF EXTERIOR WALLS W/ 6d@6"/12" O.C. W/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND. ROOF SYSTEM: 2 X 6 @ 24" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS



RCP NOTES

1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER

RCP LEGEND

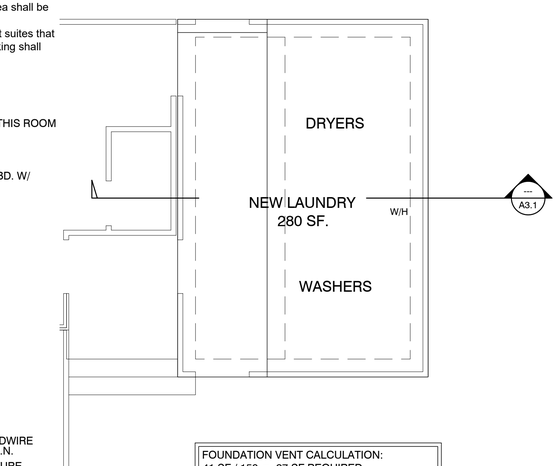
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDER CABINET MOUNTED FIXTURE
- FLUORESCENT TUBE

NEW LAUNDRY RCP PLAN

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

NORTH

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



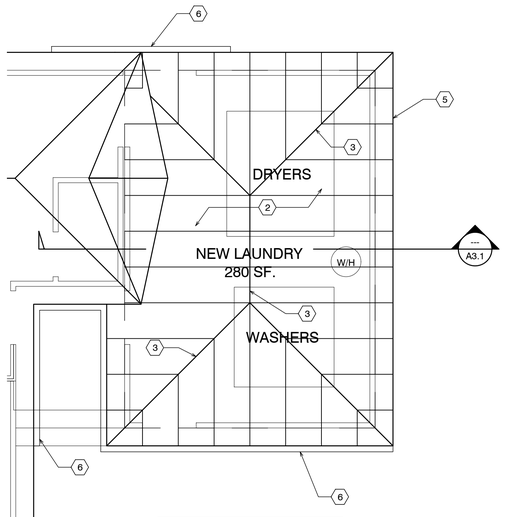
FOUNDATION VENT CALCULATION:
41 SF / 150 = .27 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF

NEW LAUNDRY FND. PLAN

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

NORTH

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



NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

NEW LAUNDRY ROOF PLAN

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

NORTH

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

ROOF NOTES

1. NOT USED
2. (N) ROOF OVER ADDITION
3. 2x8 HIP & RIDGE
4. NOT USED
5. OUTLINE OF ROOF, TYP.
6. GUTTER
7. NOT USED
8. NOT USED
9. NOT USED

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

ADDITION TO EXISTING LAUNDRY

#32-33/
#30-31 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

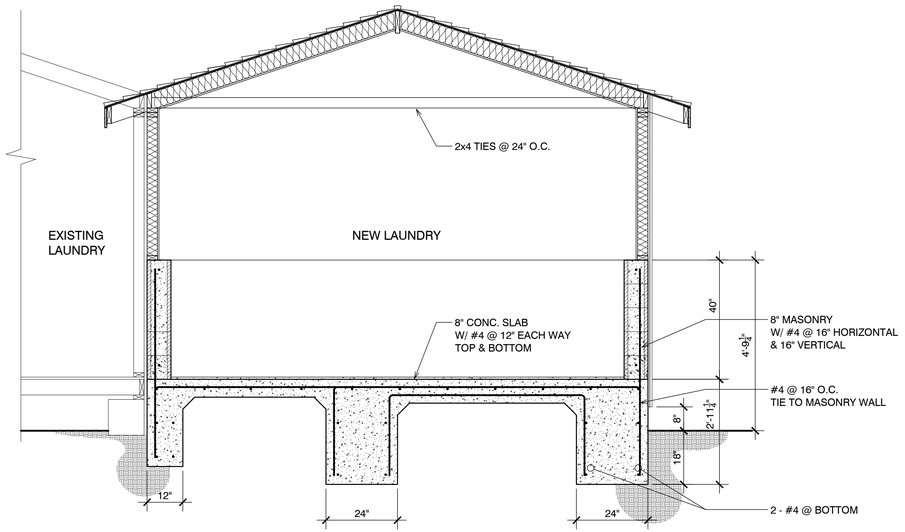
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Sheet Title:

UNIT #32 FLOOR PLAN

Sheet Number:

A2.1

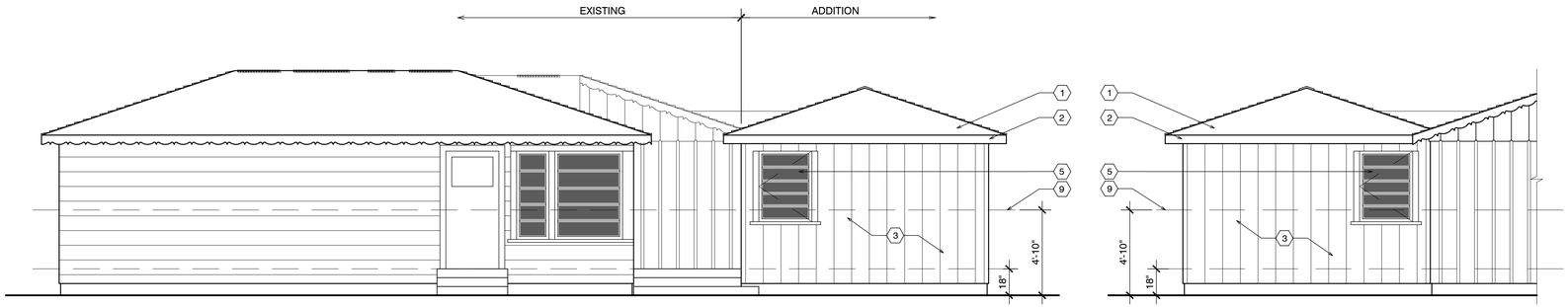


SETION UNIT #32 & #33

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

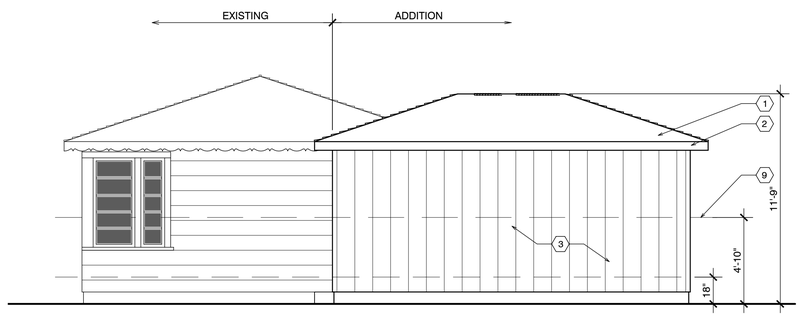
0 1 2 4

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



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #32 & #33

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

0 1 2 4 8

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

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. NOT USED
5. NEW WOOD WINDOWS PAINTED TO MATCH (E)
6. NEW SLAB-ON-GRADE TERRACE
7. NEW REDWOOD FENCE AROUND TERRACE (SHOWN DASHED)
8. NOT USED
9. MASONRY WALL ABOVE FLOOD PLAIN

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

ADDITION TO
EXISTING LAUNDRY
#32-33/
#30-31 revised

THE PAUL DAVIS PARTNERSHIP
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The Paul Davis Partnership, LLP
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Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

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Sheet Title:
UNIT #32 & #33
ELEVATIONS

Sheet Number:

A3.1

Exhibit C

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Tim Johnston
PLN030646

LIB040132

HISTORICAL AND ARCHITECTURAL EVALUATION

For the Carmel River Inn
Located on U.S. Highway 1 at the Carmel River Bridge
P.O. Box 221609
Carmel, CA 93922

For
Moonstone Hotel Properties
2905 Burton Ave.
Cambria, CA 93428

Prepared By:

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950
(831) 375-8739

April 1, 2004

RECEIVED
MAY 11 2004
MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

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APPENDIX I

Individual building descriptions

APPENDIX II

State Historic Resources Evaluation Forms (DPR 523 A&B)

INTRODUCTION

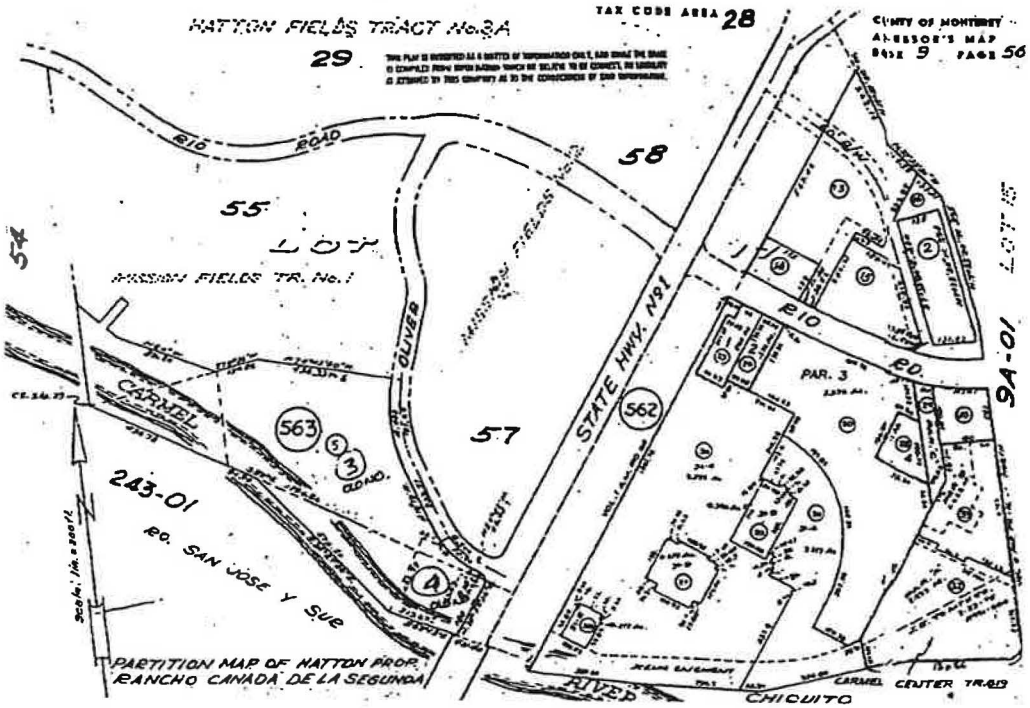
This is an historical and architectural research and evaluation of the Carmel River Inn, located on the west side of Highway 1, at the north end of the Carmel River Bridge near Carmel, California, conducted in January and February, 2004 by Kent L. Seavey, consultant for the Moonstone Hotel Properties. Moonstone requested this report as part of a project to upgrade and expand the visitor accommodating facility through, in part, the rehabilitation of identified historic cabins. Most of the cabins have had alterations and additions over time.

Approximately 18 of the 22 permanent buildings present are over fifty years of age, and are located near Carmel in an unincorporated portion of Monterey County. The property is identified as U.S. Highway 1 @ Carmel River Bridge, Carmel, CA 93922. The Assessor's Parcel Number is **009-563-005**. This evaluation is in the form of a report and includes State of California DPR 523 forms, used for recordation of properties of possible historical and cultural significance.

Methodology

Kent Seavey conducted a field survey of the subject properties in January, 2004. The buildings and the site were examined. Notes on the architecture, characteristic features of all buildings, and the neighborhood context were made. Photographs were taken of the exterior elevations of all buildings present. The architectural descriptions within this report were written based on these notes and photographs, as well as subsequent site visits. Contact was made with living Hatton, McAulay and Jones family members who were able to verbally confirm the original date of construction and the builders, who themselves were family members. Additional research was undertaken that included visits or contact with major repositories of local source materials. These repositories included the Monterey County Assessor's Office; Monterey County Planning Department; Chicago Title Co.; Local History Section of the Harrison Memorial Library, in Carmel; California History Room of the Monterey Public Library, the various family members noted above, local scholars and longtime residents with a broad knowledge of the history of the Carmel area.

The report was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 (Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character), and #35 (Understanding Old Buildings: The Process of Architectural Investigation).



(Location Map (from Monterey County Assessor)

Historic Status

The subject buildings are not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to March 15, 2004). They are not listed on any official Monterey County historic resource inventory or survey. Nor are they individually listed on the National Register of Historic Places or the California Register of Historical Resources.

HISTORICAL BACKGROUND

Brief Historical Background of the Subject Property

The land on which the present day Carmel River Inn stands was part of the 4,366.8 acre Rancho Canada de la Segunda (second valley), originally granted to Lazaro Soto in 1839 by then governor of Alta California, Juan Bautista Alvarado. The grant was confirmed by the U.S. Land Commission in 1851 when the land was sold to a Andrew Randall for five hundred dollars. Between 1851 and 1866 the property changed hands several times, until purchased by Lloyd Pacheco Tevis. Tevis in turn sold the rancho to Mrs. Dominga Doni de Atherton, wife of noted Californian Faxon Dean Atherton, and mother-in-law of the equally famous novelist, Gertrude Atherton (Hale: 1980).

In 1888 William Hatton became the ranch manager for Mrs. Atherton, and in 1890, Atherton rented the property outright to Hatton for an annual fee of one dollar per acre. Will Hatton was a native of Wicklow County, Ireland. He left his family farm about 1862, to become an apprentice seaman. In 1869 Hatton became an agent for the U.S. Revenue Service in Charleston, South Carolina. He met and married Kate Harney there. In 1870 the young couple came to California, where Will went to work near Salinas as an apprentice dairyman on the St. John Dairy Ranch (Hale:1980).

In 1892 Hatton had acquired enough capital to purchase the Atherton property, and added it to another 640 acres he bought from the Pacific Improvement Company. He also held a small parcel just south of the Carmel River on land previously owned by the Gregg family. Hatton became manager for the Pacific Improvement Company's Carmel Valley holdings, with his Del Monte Dairy being the sole supplier to Monterey's Del Monte Hotel. He modernized the dairy operations of the PI Co. facilities and improved their stock with the introduction of Durham cattle. When Will Hatton died at the age of forty-five in 1894, Kate and her six children continued to run the dairy operation with the help of her brother, John Harney, and a neighbor, Andrew Stewart.

In 1904 the Hatton family had to sue Joseph W. Gregg to clear title to a portion of their property along the north bank of the Carmel River that would eventually become part of the subject property, the Carmel River Inn. (Mo. Co. Book of Deeds: Book 47, Page 144)

Kate Harney Hatton died in March of 1922, leaving the land of William Hatton in fair division among his heirs. The subject property, Lot 17 of the Hatton Lands (see attached map), was left to Dr. Martin McAulay, husband of Dr. Sarah Hatton McAulay, and the McAulay children. The medical couple had met while attending the Hahneman Medical College in San Francisco in the early 1900s. They married, and practiced medicine together for several years in Newman, California. The McAulays moved to Monterey in 1908, continuing their practice. After service in WWI Dr. McAulay and his wife established the El Adobe Hospital in the old Pacheco Adobe in Monterey in 1920, where they also maintained their residence. Unfortunately, Sarah McAulay was killed in an automobile accident in September of 1922.

Dr. McAulay later remarried. His second wife was Irene Winslow. In 1934 McAulay invited his brother-in-law, Orville Jones, from Southern California to help him develop a small motor court on the old Hatton property adjacent to the Carmel River Bridge. Jones was a plumber by trade, and worked with his two young sons, Orville B. Jones, Jr., and Kenneth L. Jones in constructing the original group of about 14 cabins on the site.

In 1941 Orville, Sr. and Cree L. Wilder established the firm of Wilder & Jones, Mechanical Contractors in Carmel. After Dr. McAulay's death in 1944, the Jones family continued to operate the facility. The original name was El Rio Carmelo Motor Court. The McAulay interests transferred title to the property to the Mission Fields Company in 1951 (Mo. Co. Book of Deeds, Book 1322, Page 101). None of the living relatives from both families interviewed for this report could remember anything about the Mission Fields Co. name, nor are officers named in any public records reviewed.

The first written reference located about the Inn was found in the publication *Key To The Monterey Peninsula* (Gahagan: 1956), where it is listed as El Rio Carmelo Motel, noting that, "New management has recently transformed this place into a cozy, comfortable 14-unit (rustic type) layout; ten of the cabins with kitchens."

In the June 13, 1957 issue of *The Carmel Pine Cone*, in an article headed " Restaurant and Rec Hall at Carmel River Bridge", it was noted that A.C. Smith's plans for a restaurant, swimming pool and recreation hall in connection with his Carmelo Motel had been approved by the Monterey County Planning Commission.

According to Monterey County Assessor's records the pool was not constructed until 1959, and there was no restaurant before 1963. Careful review of local business directories and popular periodicals of the time identified an Italian restaurant called Domenici's operating in conjunction with the motel from 1965 to 1974.

In 1966 the property was sold to the Carmel River Inn Developers partnership. In 1967 the new owners of the Inn won an appeal to change the zoning for the then 39 unit motel, to allow up to 108 rental apartments on the six acre property. The apartments were never constructed, but one outcome of the rezoning was the closure of Oliver Road at the Inn, turning it into the present day cul de sac (*Monterey Peninsula Herald:* 1/18/67). In the 1970s unsuccessful efforts were made to build condominiums on the property. In 1978 a move was initiated to add 45 new cottages to the property.

In the 1980s the owners of the Inn continued to seek additional accommodations for the facility. In 1981 they won approval for 45 new cottages, but never acted on the project (*Monterey Peninsula Herald*: 3/12/81), but in 1985 county planners rejected a bid for any further expansion (*Monterey Peninsula Herald*: 7/17/85).

The property was sold to ACF Property Managers of Sherman Oaks, California, then purchased by the current owners, Moonstone Hotel Properties, in 2003

DESCRIPTION

The Carmel River Inn consists of twenty-two wood-framed buildings informally sited in a wooded landscape setting immediately adjacent to the Carmel River. Sixteen of these structures are motor court cabins, fourteen originally constructed in 1934, with two a little later. One cabin was constructed in 1941. There are four duplex cabins, constructed between 1957 and 1962. There is a two-story motel building with 19 rooms, constructed in 1960, and a storage facility that is dated 1934, and may be a former cabin (see Appendix I for individual building descriptions).

Contributing Buildings

The majority of the buildings present are small, one-story wood-framed guest cabins with attached carports. They are mostly irregular in plan, and all rest on concrete foundations. The exterior wall cladding for all of the pre-1940 cabins is vertical board-and-batten. The cabins, with few exceptions, have low-pitched side-gabled roofs, with open car-ports attached to one side of the structure. 8

Most of the carports are under extensions of the side-gabled roofs, however four of the carports are front gabled. Some of the cabins have small, overhanging door hoods, supported by wood brackets. All current roof covering on the cabins is composition shingle. Only two of the pre-1940 cabins have fireplace chimneys. Fenestration throughout the pre-1940 cabins consists of a combination of paired multi-paned wood casement type, and paired or banked small multi-paned wood sliders. The taller paired casement type windows vary from 2/1 to 8 light panels. Flush, hollow-core wood entry doors are generally centered in the facades. Decorative treatment throughout the campground consists of facia boards with sawn trim in a modified bead-and-reel motif, scalloped vertical trim board in the gable ends of the cabins, and their carports where present, and planked wood shutters pierced by a pine tree motif. The shutters are clipped at their upper corners. The later cabins and duplexes are described individually in Appendix I. According to both Kathleen McAulay & Lois Jones, the builders family members, the cabins original natural redwood exterior finishes were in place until at least 1954. About 1956 they were stained, or painted barn red, and the decorative trim and distinctive wood shutters added. The shutters were painted white. The original wood shingle roofing was replaced with green composition shingles.

The cabins are randomly scattered throughout a grove of mature trees of varying species. Most cabins have low hedges or shrubbery around their perimeters and some grassed areas to the front, rear or sides of the structures. Low retaining walls and small patios of brick and adobe are also present, but undated. As originally constructed, the campground was surrounded on three sides, north, east and west, by fields of artichokes running all the way to the Carmel Mission, and on the south by the Carmel River. In the mid 1950s the land to the north and west was subdivided into a residential neighborhood called Mission Fields. A high levee was constructed along the north side of the Carmel River and planted with riparian growth by the Army Corps of Engineers for flood control purposes. The entry to the Inn, originally off Oliver Road, has also been modified over time, and now comes off U.S. Highway 1, near the Carmel River Bridge. The facility has basically lost its larger historic landscape setting, but the remaining campground, with its informal clutter of small tourist cabins continues to convey a strong sense of time and place and of feeling and association.

Noncontributing Buildings

There are four noncontributing buildings present in the Carmel River Inn complex, three duplex guest units, and a two-story, nineteen room motel structure. These buildings do not appear to qualify as contributing features of the potential historic district because of age and/or architectural style. The proposed period of significance for the historic district is 1934-1956, the period in which it was constructed and operated by the McAualy-Jones family, and when the exterior appearance of the cabins changed. The four noncontributing features were built between 1957 and 1960, with additions and alterations as late as 1983. Individual descriptions of these buildings can be found in Appendix I.

EVALUATION FOR SIGNIFICANCE

Two sets of criteria were used in evaluating the potential historical and architectural significance of the Carmel River Inn. The first set of criteria is defined within that of the National Register of Historic Places, which was established by the National Park Service. The California State Historical Resources Commission developed the second set of criteria for the California Register of Historical Resources.

National Register of Historic Places

To meet the criteria for the National Register of Historic Places, a building, site, or object must have architectural and historical integrity, and satisfy at least one of the following conditions:

Criteria A	it is associated with events that have made a significant contributions to the broad patterns of our history, or
Criteria B	it is associated with the lives of persons significant in our past, or
Criteria C	it embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction, or
Criteria D	it has yielded, or is likely to yield, information important in preceptor or history.

California Register of Historical Resources

In order for a resource to be eligible for the California Register of Historical Resources, a building, site or object must meet three standards of review:

1. A property must be significant at the local, state or national level, under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.

It is associated with the lives of persons important to the nation or California's past.

It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a creative individual, or possesses high artistic values.

It has yielded, or may be likely to yield, information to the prehistory or history of the state or nation.

2. The resource must maintain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance; and

3. It is fifty years old or older (except for rare cases of structures of exceptional significance).

Resources already listed, or determined eligible for the National Register, or California Historic Landmarks #770 or higher are also, by definition, eligible for the California Register. A property is automatically eligible for the register if it has been listed under any state, national or local historic resource criteria, unless the preponderance of evidence indicates otherwise.

Evaluation for Significance

The 1934 Carmel River Inn was evaluated for significance based on age, historical association, and architectural value. Eighteen of the twenty-two buildings present appear to meet the 50 year-old threshold of the National and California Registers. Historically the eighteen contributing buildings are significant in the development of California's emerging automobile oriented tourist industry, particularly as it related to the development of this industry in Monterey County in anticipation of the completion of the Carmel-San Simeon coastal highway (U.S. Highway 1), in the 1930s. The Inn is also significant in the area of architecture for its high concentration of little altered 1930s motor court cabins. Of the twenty-two buildings or structures present, eighteen appear to qualify for listing as an historic district in the California Register of Historic Places, at the local level of significance.

Four of the twenty-two buildings do not appear to meet the age requirement for consideration for listing, and are either not consistent with the architectural style of the contributing features, or have been altered over time.

In its current physical state, the El Rio Carmelo Motor Court portion of the Carmel River Inn continues to evoke enough of a sense of time and place, and of feeling and association to qualify for listing as an historic district on the National Register under criterion 1, for its association with events that have made a significant contribution to the broad patterns of the history and cultural heritage of California. The facility also embodies the distinctive architectural characteristics of an early California tourist motor court, a period design once common, but now rare, qualifying it for listing under criterion 3, in the area of architectural significance.

Potential Impacts

Under the California Environmental Quality Act (CEQA), a "project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment." In this context, a historic resource is one that is listed in or determined eligible for listing in the California Register of Historical Resources.

The proposed project includes demolition or relocation of a single guest unit just west of the proposed historic district, as part of a planned rehabilitation and expansion of the Carmel River Inn, to include five new 8-plex guest units in a former artichoke field, west of the present complex. The project will rehabilitate the remaining historic motor court guest cabins, and may restore an early unit, converted to storage use, as a guest cabin to compensate for the potential loss of the single guest unit. It also proposes additional landscaping to enhance the natural setting of the complex.

CEQA identifies demolition of historic structures as a significant impact on the environment. In defining historic, the structure must be on or be eligible for the National Register of Historic Places, a California Landmark above #770, a California Point of Interest or be listed or eligible for listing on a local register. The threshold for significance, for listing on a local register, must be established through a public process and can be quantitative or qualitative.

Because the El Rio Carmelo Motor Court portion of the Carmel River Inn, located on U.S. Highway 1 at the Carmel River Bridge near Carmel appears to be eligible to qualify for listing in the National Register, demolition of an historic guest cabin may have a significant impact on the environment. Moving the existing guest cabin to an appropriate location on the property, or returning a former guest cabin now used for storage purposes to visitor accommodating use, should mitigate such a potential impact in the context of eligibility requirements of the National Register. However, any proposed alterations or new additions to the proposed historic district will have to be designed in conformance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties,* under the treatment for *Rehabilitation.* Careful adherence to the Secretary's Standards will reduce any potential adverse change in the significance of the property to a less than significant effect on the environment.

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Personal Interview
Mr. John Klein (longtime visitor to the Carmel River Inn)
2/11/04

Personal Interview

Mrs. Lois Jones (widow of Kenneth Jones, one of the builders of the Carmel River Inn) 2/10/04; 3/6/04; 4/2/04

_____ Kathleen McAulay Jones (daughter of Dr. Martin McAulay & Irene Winslow) 2/24/04; 4/3/04

_____ Tamsin McAulay (granddaughter of Dr. Martin McAulay) 2/16/04

_____ Mrs. Rudolph Stach (daughter of Dr. Martin McAulay & Dr. Sarah Hatton) 2/12/04

Witzel, M.K.

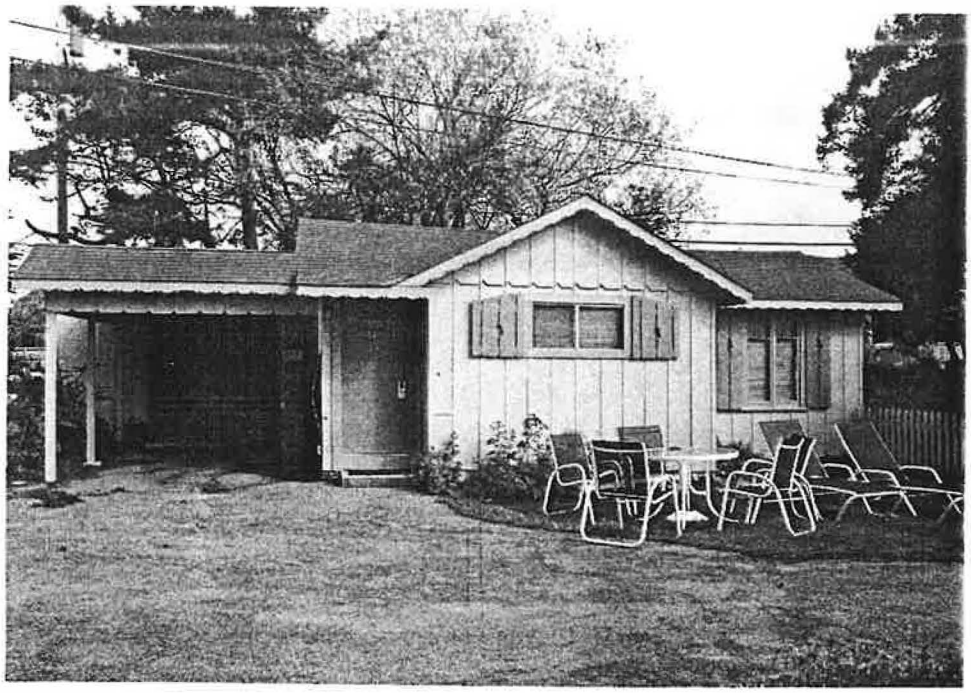
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APPENDIX I



Motel Bldg. 1960-65

A two-story, wood-framed motel building, ell shaped in plan, resting on a concrete slab foundation. The exterior wall cladding is sheet plywood with battens. The low-pitched, intersecting gable roof has wide overhanging eaves with decorative false purlins in the gable ends. It is covered in tar & gravel. An open, cantilevered second floor balcony, supported on square, wood posts, runs along the long axis of the ell on both the NE facing facade, and SW rear elevations, as well as along the NE, and NW facing elevations of the short axis of the ell. The balcony has a simple wood rail with slender balusters. The staircase on the facade is toward the center of the building, and toward the SW on the NW elevation. There is a covered pass-through on the second floor at the joining of the ell. Fenestration is fairly symmetrical, with a rhythm of paired doors and windows along the long axis of the nineteen unit building. There is a combination of small aluminum sliders and sliding glass aluminum doors. The entry doors appear to be flush metal. The first floor office, in the end of the short axis of the ell, has three large fixed, plate glass windows. There are flower boxes along the balcony rails. The motel building is sited in a large, asphalt parking lot, framed by low shrubbery and flower beds.
This is not a contributing building to the historic district.



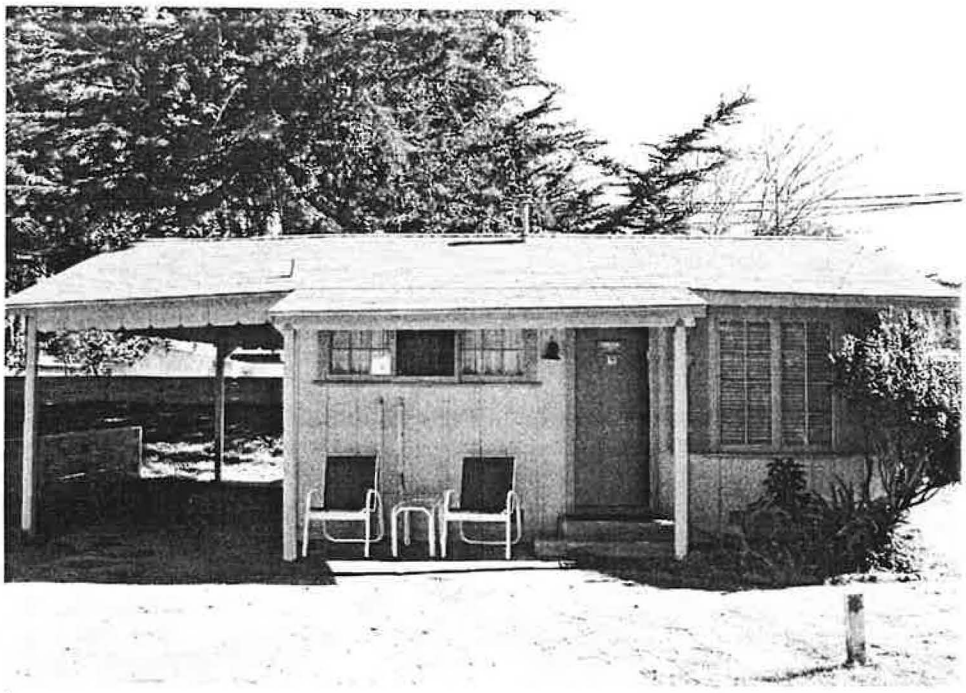
Cabin # 11 "Colton" 1934

A one story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends and above the carport entry. The roof is low-pitched and cross-gabled, with a lower projecting bay centered on the west facing facade, and stepped down towards the north over the carport. The hollow-core, flush-wood entry door is between the bay and the carport. The roof slightly overhangs the eaves, with a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular with combination of tall, paired 2/1 multi-paned wood casement type windows, and small, multi-paned wood sliders. The wood sliders have been replaced on the front (west) elevation by aluminum sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There is a storage unit at the east end of the carport, which is otherwise supported by three square wood posts. There is low shrubbery around the perimeter of the cabin, and a grassed space in front.
This was the first cabin constructed by the Orville Jones family in 1934, and acted as their residence and the auto court office until the 1940s.



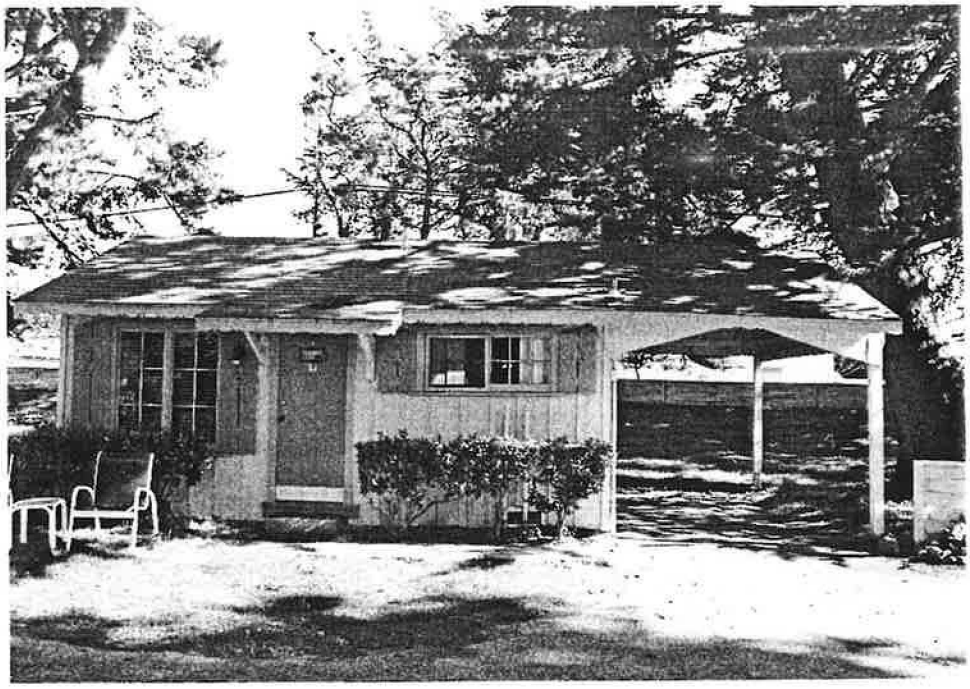
Cabin # 12 "Viscano" 1934

A one-story, wood-framed auto court cabin, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends and above the carport entry. The side-gabled roof is low-pitched, with a partial-width extention, centered in the west facing facade, overhanging the raised, hollow-core, flush-wood entry door as a hood or canopy, supported by square wood posts. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired 4/1 multi-paned wood casement windows and small, multi-paned wood sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. The side-gabled carport to the north is supported on three, square wood posts. There is low shrubbery around the perimeter of the cabin, and a wood lattice grille on the north side of the canopy, planted with a flowering vine.
This is one of the original 1934 auto court cabins.



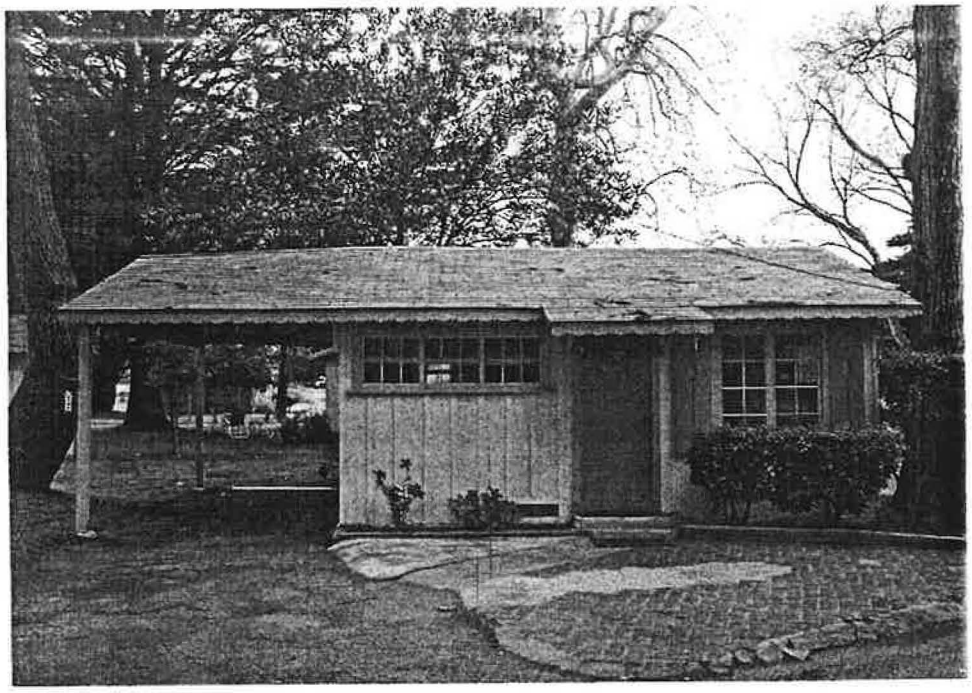
Cabin # 13 "Abrego" 1934

A one-story, wood-framed auto court cabin, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical-board-and-batten, with scalloped trim boards in the gable ends and above the carport entry. The side-gabled roof is low-pitched, with a partial-width extention, centered in the west facing facade, overhanging the raised, hollow-core, flush-wood entry door as a hood or canopy, supported by square wood posts. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired eight-light multi-paned wood casement windows and small, multi-paned wood sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. The side-gabled carport to the north is supported by two, square wood posts. There is low shrubbery around the perimeter of the cabin. This is one of the original 1934 auto court cabins.



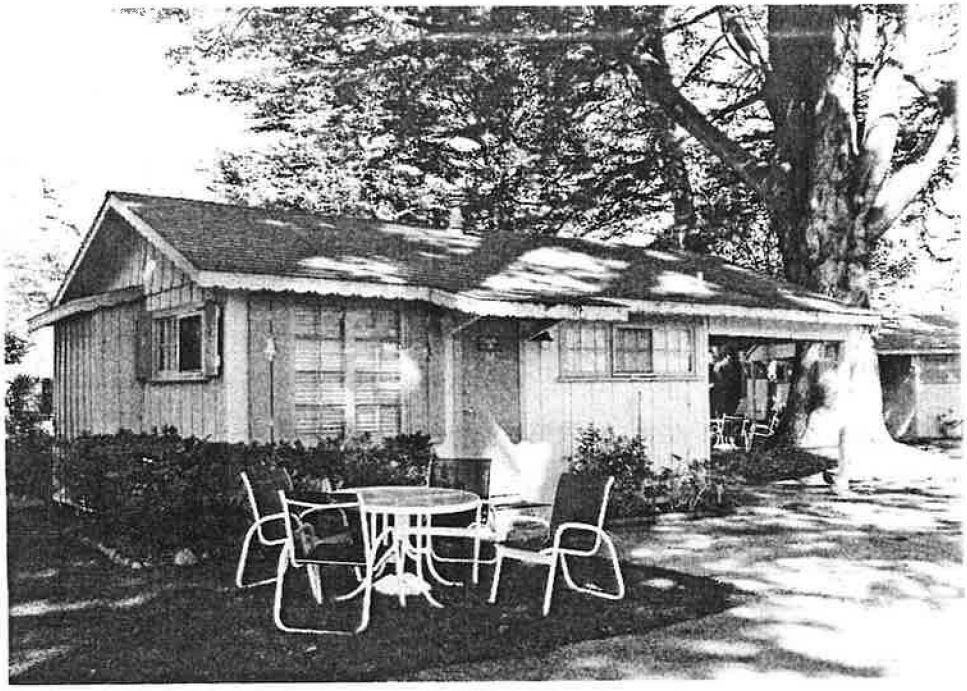
Cabin # 14 "Vasquez" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical-board-and-batten, with scalloped trim boards in the gable ends, and a pedimented cut above the carport entry, on the SE side of the cabin, with a decorative bead-and-reel detail in the apex. The side-gabled roof is low-pitched, with a partial width extention, centered in the SW facing facade, overhanging the raised, hollow-core flush-wood entry door as a hood, supported on wood brackets. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired eight-light multi-paned wood casement windows, and small, multi-paned wood sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. The carport, on the SE side of the cabin is supported by two, square wood posts. There is low shrubbery around the perimeter of the cabin.
This is one of the original 1934 auto court cabins.



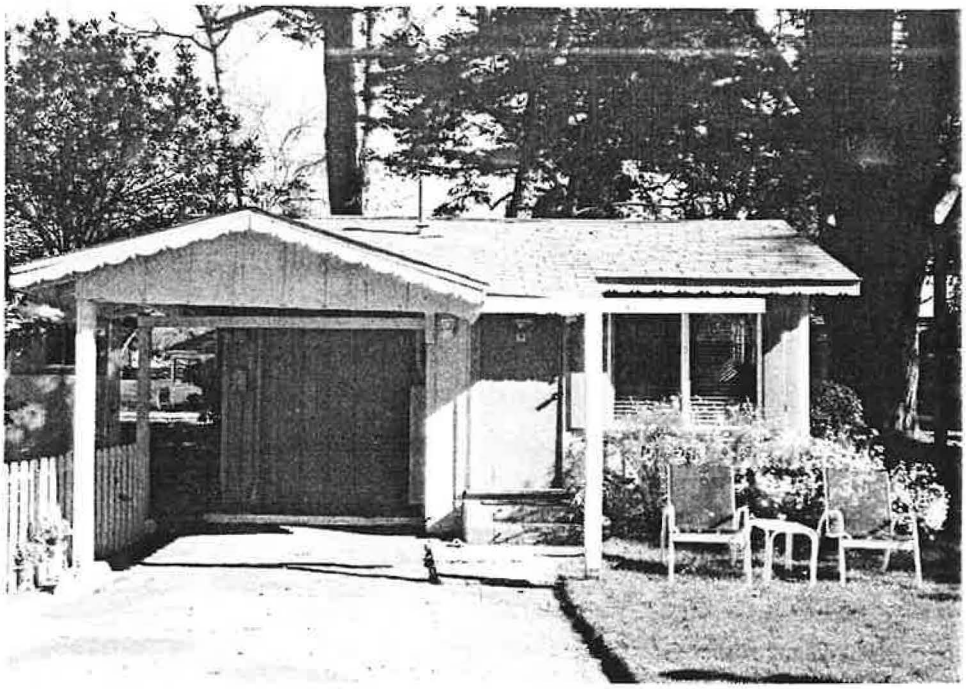
Cabin # 15 "Miller" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim board in the gable ends. The side-gabled roof is low-pitched, with a partial-width extention, centered above the raised hollow-core, flush-wood entry door on the SE facing facade, supported on wood brackets. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired eight-light multi-paned wood casement windows, and small, multi-paned wood sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There is a small anodized aluminum slider in the NE side-elevation, and a small aluminum slider in the SW side-elevation. The SW side-elevation also has a small diamond-shaped screened vent. The carport, on the SW side of the cabin, is supported by two, square wood posts. There is low shrubbery around the perimeter of the cabin.
This is one of the original 1934 cabins.



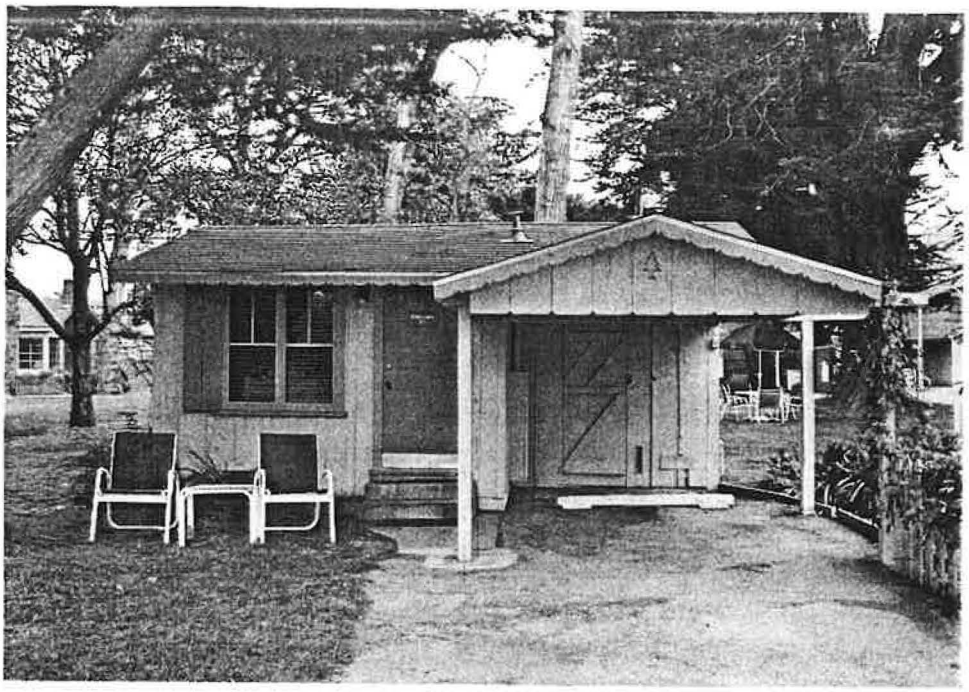
Cabin # 16 "Adams" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends, and above the carport entry on the north side of the cabin. The side-gabled roof is low-pitched, with a partial-width extention, centered above the raised, hollow-core, flush-wood entry door on the east facing facade, supported on wood brackets. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired eight-light multi-paned wood casement windows, and small, multi-paned wood sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. The carport, on the north side of the cabin is supported by two, square wood posts. There is low shrubbery around the perimeter of the cabin with a grassed area in front.
This is one of the original 1934 auto court cabins.



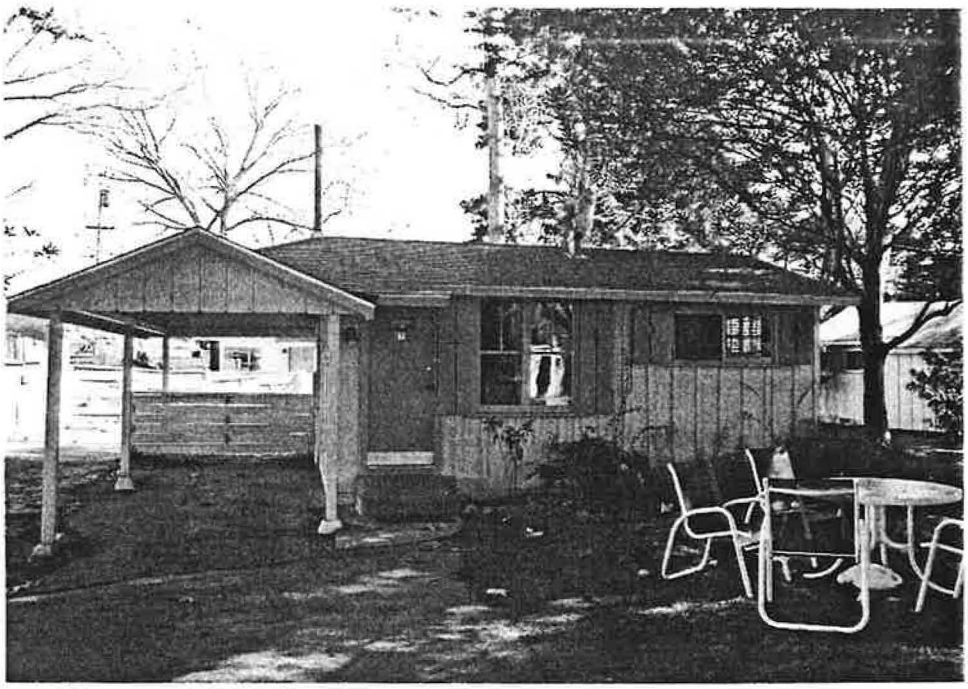
Cabin # 17 "Estrada" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends. The low-pitched, side-gabled roof has an intersecting front-gabled carport roof projecting from the NW side of the SW facing facade. The open carport, with storage at its rear, is supported on three, square wood posts. The main roof extends as a partial-width hood over the raised, hollow-core flush-wood entry door, at the SE side of the carport. This feature is also supported by the carport posts. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of single and paired vinyl-clad sliders replacing the original tall paired 2/1 multi-paned wood casement windows and small, multi-paned wood sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There is low shrubbery with flowers planted around the perimeter of the cabin.
This is one of the original 1934 auto court cabins.



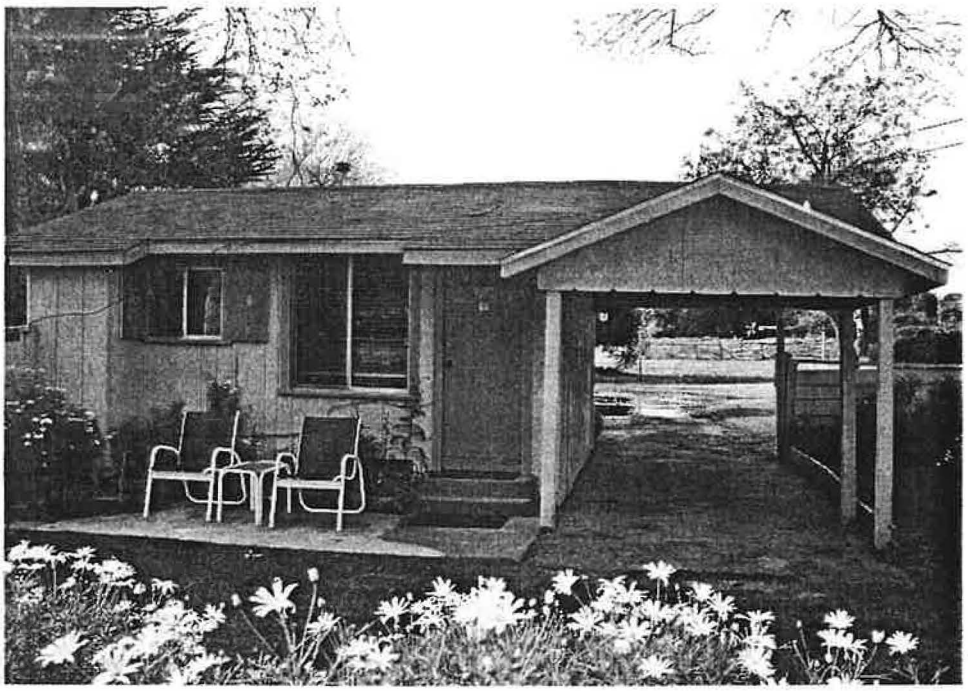
Cabin # 18 "Soberanes" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends. The low-pitched, side-gabled roof has an intersecting front-gabled carport roof projecting from the south side of the west facing facade. The open carport, with storage at the rear, is supported on three, square wood posts. The raised, hollow-core flush-wood entry door is immediatly north of the carport. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired 2/1 multi-paned wood casement windows and small, multi-paned wood sliders. Most windows are flanked by planked wood shuttes, clipped at the upper corners, and pierced in the center with a pine tree motif. The front gable of the carport on this cabin has the pine tree motif cut into the gable apex. There is low shrubbery planted around the perimiter of the cabin. This appears to be a mirror image of cabin # 17 that has not been altered.
This is one of the original 1934 auto court cabins.



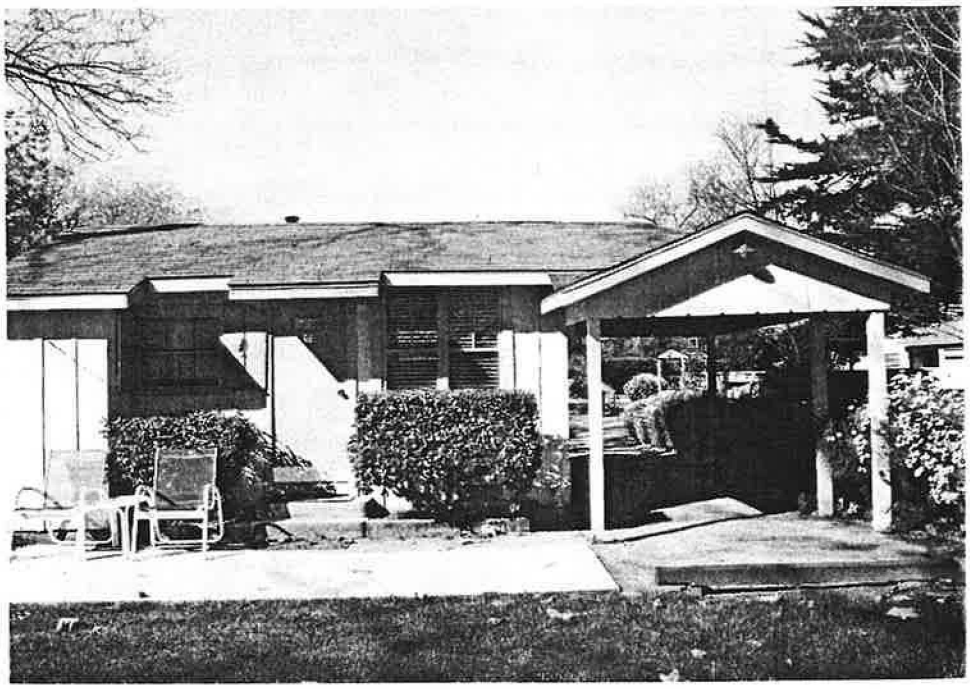
Cabin # 19 "Hartnell" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends. The low-pitched hip and gable roof has an intersecting front-gabled carport roof projecting from the north side of the west facing facade. The open carport is supported on four, square wood posts, and extends slightly to the rear (east) of the main building envelope. The main roof extends as a partial-width hood over the raised, hollow-core flush-wood entry door, immediatly south of the carport. The overhanging roof eaves have a plain wood facia. This may be an undated replacement for the original decorative facia boards that are a character-defining feature of the auto court. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired 2/1 multi-paned wood casement windows and small, multi-paned wood sliders. There is one small aluminum slider on the south side-elevation. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There is low shrubbery planted around the perimeter of the cabin, and a grassed area in front.
This cabin may have been constructed slightly later than 1934.



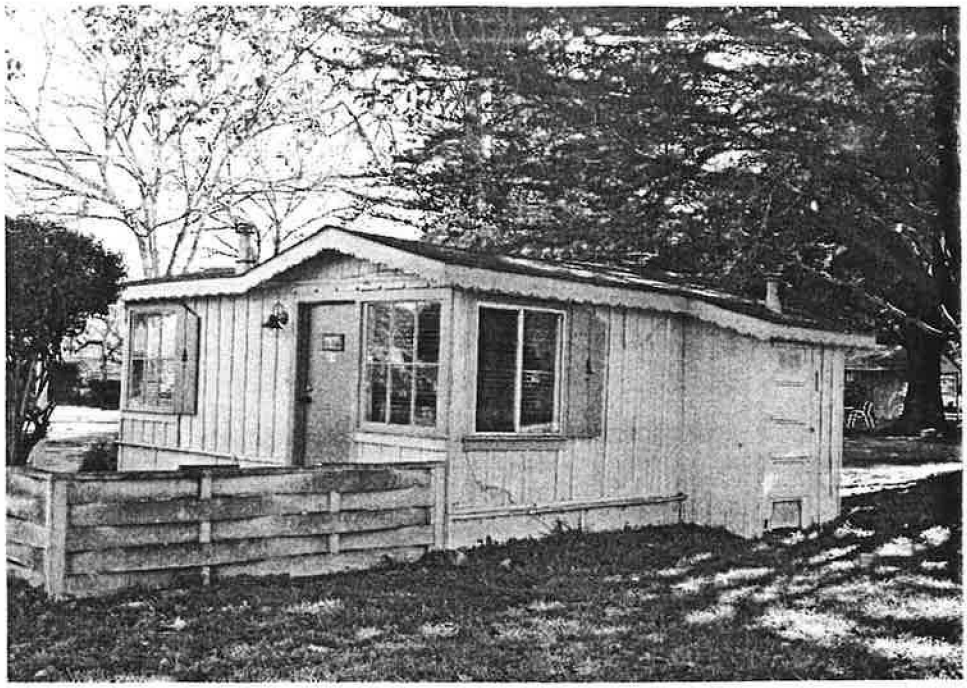
Cabin # 20 "Esselen" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends, and along the top of the open carport. The low-pitched, side-gabled roof has an intersecting front-gabled carport roof projecting from the NE side of the SE facing facade. The open carport is supported on four, square wood posts. The main roof extends as a partial-width hood over the raised, hollow-core flush-wood entry door immediatly SE of the carport. A similar extention of the roof & building envelope at the SE cr. of the cabin suggests an undated minor addition. The overhanging roof eaves have a plain wood facia. This may be an undated replacement for the original decorative facia boards that are a character-defining feature of the auto court. The roof covering is composition shingle. Fenestration is irregular, with aluminum sliders in a variety of shapes and sizes replacing the original wooden windows. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There is low shrubbery with flowers planted around the perimeter of the cabin, including grassed areas front and rear.
This is probably one of the original 1934 auto court cabins.



Cabin # 21 "Ohlone" 1934

A one-story, wood-framed auto court cabin, irregular in plan. resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends, and along the top of the open carport. The low-pitched hip-and-gable roof has an intersecting front-gabled carport roof projecting from the NE side of the east facing facade. The open carport is supported on four, square wood posts. There are two, small partial-width extentions of the main roof along the front (east) elevation. one is a door hood over the raised, hollow-core flush-wood main entry, centered in the building envelope, and the other is found at the SE cr. of the cabin as an undated minor addition. The overhanging roof eaves have a plain wood facia. this may be an undated replacement for the original decorative facia boards that are a character-defining feature of the auto court. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall paired 2/1 multi-paned wood casement windows and small, multi-paned wood sliders. Most windows are flanked with planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There is low shrubbery planted around the perimeter of the cabin and grassed areas front and back.
This cabin may have been constructed slightly later than 1934.



Cabin # 22 "Sherman" 1934 (?)

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is a combination of vertical board-and-batten, with scalloped trim boards in the gable ends, and two-foot plywood panels below the water-table. The low-pitched intersecting gabled roof has overhanging eaves with a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. The raised, hollow-core flush-wood entry door is centered below the gable apex on the south side of the west facing facade. Fenestration is irregular, with a combination of large, multi-paned fixed wood windows, a smaller multi-paned wood casement window, and large aluminum sliders. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. No carport is present. There is tall shrubbery and flowers around the perimeter of the cabin, including grassed areas in the front and rear. The grassed area to the west is enclosed by a low, horizontal woven wood fence.

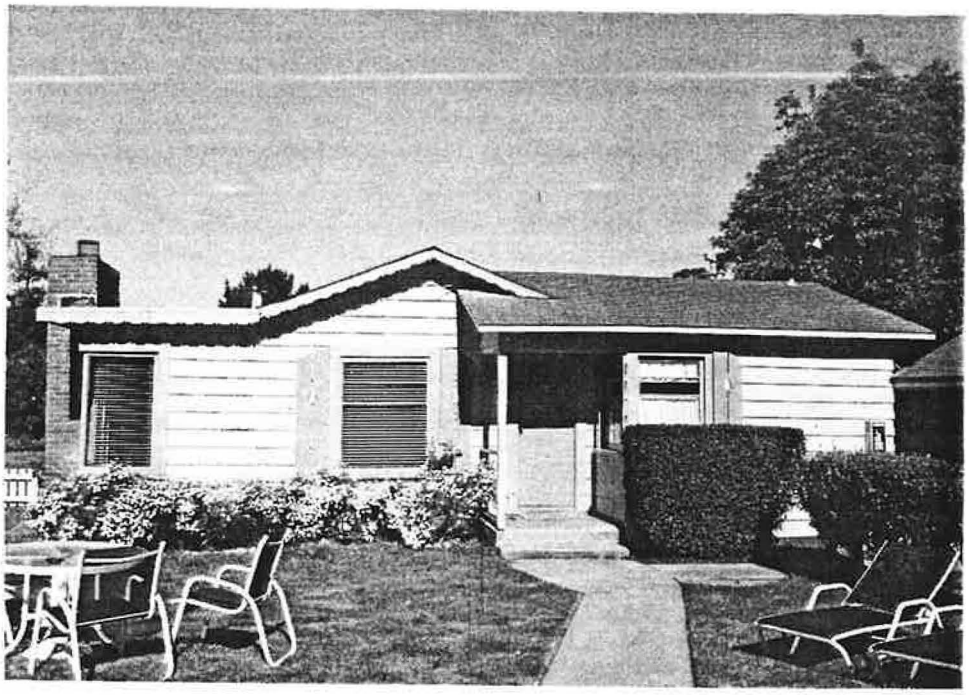
This cabin is smaller than the rest, has a different roof treatment and fenestration, and is set apart, on the west side of the main access road. It may date a little later than 1934.



Cabin # 24-25 "Steinbeck-Ricketts" 1948

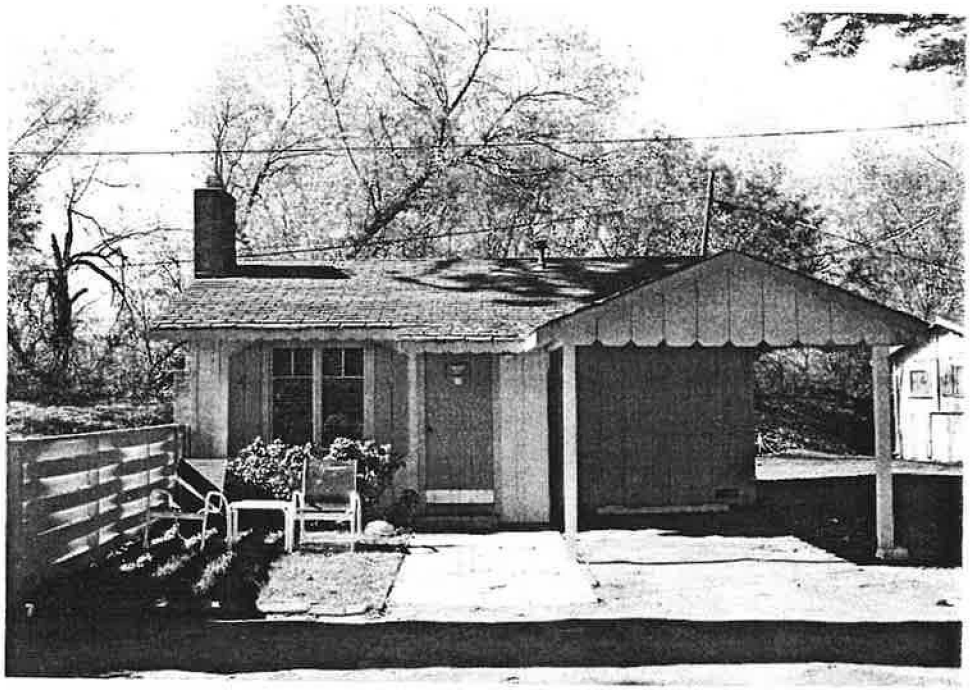
A one-story, wood-framed duplex cabin, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is a medium-width horizontal "V" wood siding. The low-pitched side-gabled roof has two small, partial-width extentions off the west facing facade, acting as door hoods over the two entrys along this elevation. The entrys are toward the center of the building, where the building is divided, and are raised, hollow-core flush-wood doors. There is a screen of vertical wood boards at the inside edge of each door, supporting the hoods, and affording some visual privacy. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. There is one adobe exterior gable-end chimney present. It is found centered in the roof apex on the south side-elevation. Fenestration is irregular, with a combination of fixed and casement type multi-paned wood corner windows, and one aluminum slider on the rear (east) elevation. There is no carport present. There is low shrubbery around the perimeter of the duplex cabin, with some mature trees present. There are grassed areas in the front and rear.

This cabin was constructed in 1948 during a minor expansion of the Inn.



Cabin # 26 "Larkin" 1941

A one-story, wood-framed residence, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is a medium-width wood shiplap siding. The low-pitched, cross-gabled roof has a flat-roofed bedroom on the west side-elevation, added by Ken Jones in 1954. The overhanging roof eaves are partially faced with a sawn decorative facia in a modified bead-and-reel pattern, in the gable-end of the east facing facade. The gable dies into the roof-plane on the north side of the facade, which also creates a door hood over the centrally located raised, hollow-core, flush-wood entry door. The door hood is supported by a single, square wood post which has a plain facia, as does the flat-roofed addition to the west. There is one brick, exterior eave-wall chimney present. It is located near the SW cr. of the west side-elevation. The roof covering is a combination of composition shingle and tar & gravel. Fenestration is irregular, with a combination of single, fixed wood windows, and tall, 2/1 multi-paned wood casement windows. Most windows have horizontal muntins, and are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. There are flowers around the perimeter of the house, with grassed areas all around. This was Ken & Lois Jones home from 1947 to 1954.



Cabin # 27 "Serra" 1934

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends, including the attached carport entry. The low-pitched, intersecting gable roof has overhanging eaves with a sawn decorative facia in a modified bead-and-reel pattern. There is a partial-width extention, centered in the east facing facade, overhanging the raised, hollow-core flush-wood entry door as a hood, supported by the carport roof and a single, square wood post. There is one brick gable-end chimney, offset to the east of the apex along the south side-elevation. This was probably added in 1948. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall, 2/1 multi-paned wood casement windows, and smaller multi-paned fixed, and sliding wood windows. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. The front gabled carport, on the north side of the cabin, with storage to the rear, is supported by two, square wood posts. There is low shrubbery around the perimeter of the cabin, and a horizontally woven wood fence to the south.
This is one of the original 1934 auto court cabins.



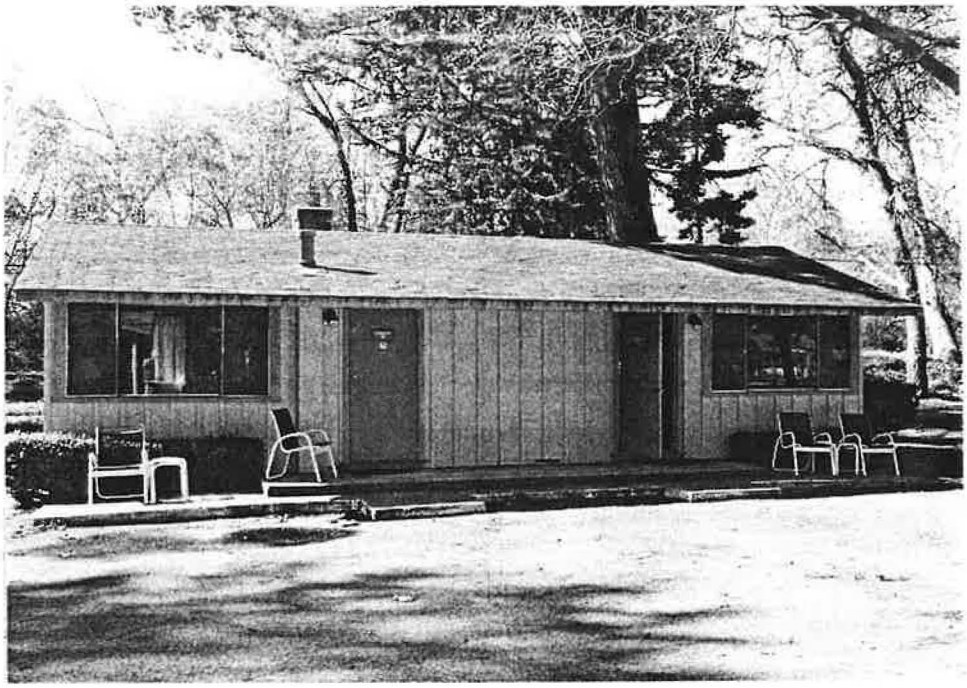
Cabin # 28 "Portola" 1934

A one-story, wood-framed auto court cabin, rectangular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten, with scalloped trim boards is the gable ends, and along the top of the attached carport entry. The low-pitched side-gabled roof has a partial-width extention, centered in the NE facing facade, overhanging the raised, hollow-core flush-wood entry door as a hood. It is supported on wood brackets. The overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof covering is composition shingle. Fenestration is irregular, with a combination of tall, paired 2/1 multi-paned wood casement windows, and smaller, multi-paned fixed and sliding wood windows. Most windows are flanked by planked wood shutters, clipped at the upper corners, and pierced in the center with a pine tree motif. The open carport sits under the main roof on the NW side of the cabin, supported by two, square wood posts. There is low shrubbery around the perimeter of the cabin, with grassed areas, front and rear. This is one of the original 1934 auto court cabins.



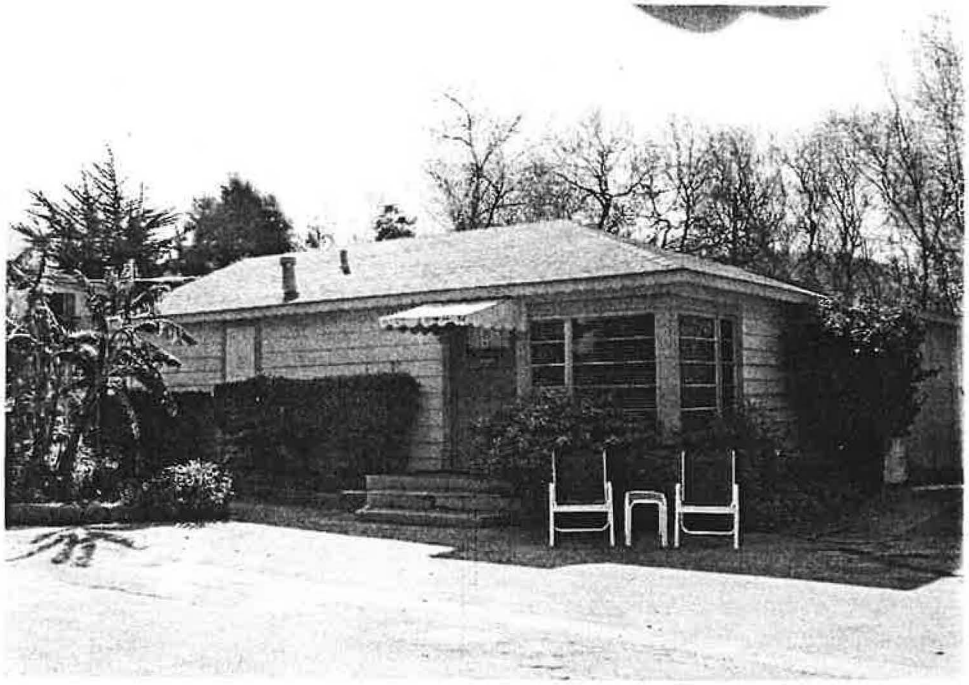
Cabin # 29 "Sloat" 1934-38

A one-story, wood-framed auto court cabin, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten. The low-pitched intersecting front-gabled roof has a lower projecting bay off the SE cr. of the east facing facade. This appears to be a 1938 addition, based on the horizontal window muntins, and presence of an adobe gable-end chimney centered in the apex of the bay. The chimney may be even later. There is a shed-roofed hood above the raised, hollow-core flush-wood entry door on the north side of the of the facade. This feature, and the overhanging roof eaves have a sawn decorative facia in a modified bead-and-reel pattern. The roof is covered in composition shingle. Fenestration is irregular, with a combination of tall, paired 2/1 multi-paned wood casement windows, small, multi-paned wood sliders, and the wood casement windows with the horizontal muntins noted above. Most windows are flanked by planked wood shutters, clipped in the upper corners, and pierced in the center with a pine tree motif. There is no carport. There may have been one where the addition was constructed. There is some low shrubbery around the perimeter of the cabin, with grassed areas front and rear.
This may be one of the original 1934 cabins, modified in 1938, and again in the early 1950s.



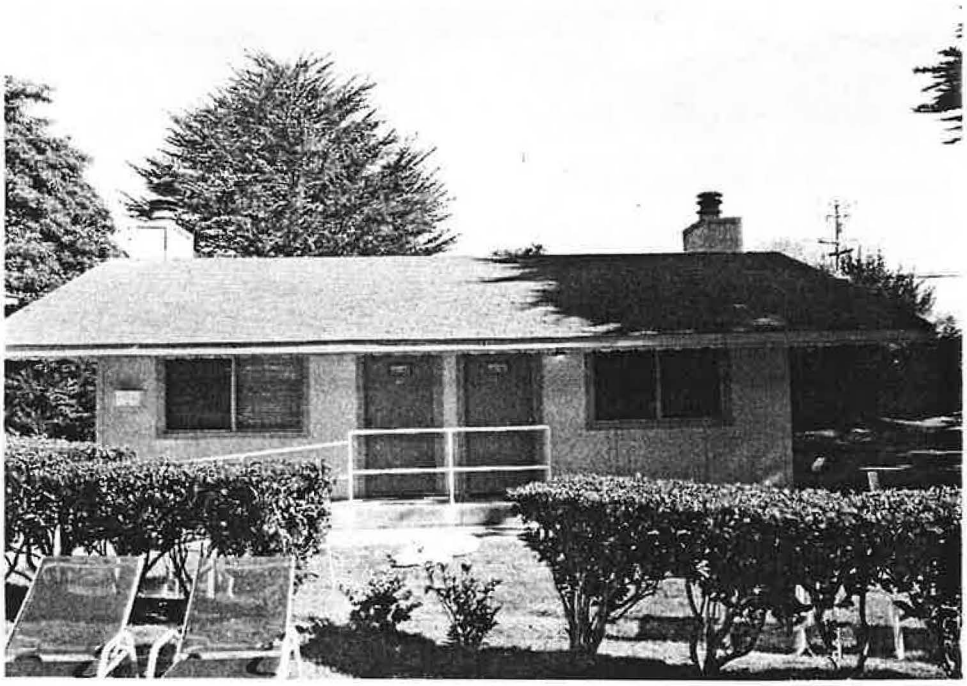
Cabin # 30-31 "Osborne-Stevenson" 1963

A one-story, wood-framed duplex cabin, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is vertical battens over sheet plywood. The low-pitched, side-gabled roof overhangs the eaves, with a plain facia. There is one interior brick chimney present. It is located in the roof-plane at the rear (SW) of the duplex, towards the SE, and was constructed in a 1981 addition. The roof is covered in a composition shingle. The two rooms of the duplex are divided in the middle of the building, with raised, hollow-core flush-door entrys offset toward either end of the structure. Fenestration is symmetrical, with wide, tripartite aluminum sliding windows at either end of the NE facing facade, and smaller aluminum sliders on the rear (SW) of the building. There is low shrubbery around the perimeter of the duplex, and the side and rear areas are grassed. This building was constructed in 1959, well after the period of significance, By date and design the duplex is not a contributing building to the historic district.



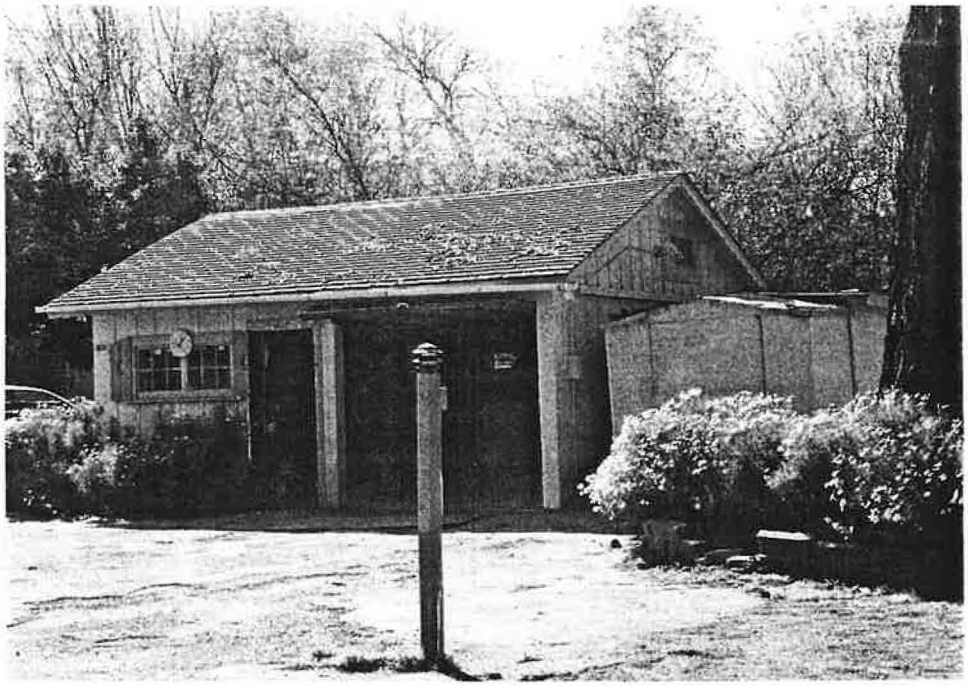
Cabin # 32-33 "Jacks-Fremont" 1941(?)

A one-story, wood-framed duplex guest unit, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a medium-width horizontal "V" wood siding. The hip-and-gable stepped roof has overhanging eaves with a sawn decorative facia in a modified bead-and-reel pattern. There is one, massive end-gable adobe chimney present, centered in the gable end of a lower projecting bay towards SE. This feature was probably constructed in 1959 when the swimming pool was added, as it has an open hearth on the pool side, facing a recreation area. The roof is covered in composition shingle. The principal entry is near the north cr. of the NE facing facade and is Colonial Revival in design. It abuts a large, fixed wood corner window with horizontal muntins, facing into the auto court. This was constructed as an office and managers living quarters. The entry door is capped by a fabric awning. There is a 1984 shed-roofed addition at the NW cr. of the building. Fenestration is irregular with a combination of fixed and sliding multi-paned wood windows, and aluminum sliders. The building was used variously over time as a managers office, maids qtrs., and from 1965 to about 1974 as Domenici's Italian Restaurant. Lois Jones indicated that the building was present when she moved to the Inn in1947. this building may have replaced one of the original 1934 auto court cabins.



Cabin #34-35 "Castro-Alvarado" 1957-84

A one-story, wood-framed duplex guest unit, rectangular in plan, resting on a concrete slab foundation. The exterior wall cladding is sheet plywood with a few battens. The side-gabled roof has wide, overhanging eaves with a sawn decorative facia in a modified bead-and-reel motif. There are two wood-cased end-gable chimneys present, centered on the NE and SW side-elevations. The roof covering is composition shingle. The raised, hollow-core flush-wood entry doors are paired in the middle of the SW facing facade, with flanking aluminum sliding windows. Similar windows appear on the rear (NE) of the duplex. An open metal railing fronts the unit. There is a grassed area in front of the building. This duplex was originally a garage and storage unit. It was remodeled and converted to visitor accomodation use in1984. The building is not a contributing building to the historic district.



Storage Bldg. 1934(?)

A one-story, wood-framed storage bldg., square in plan, resting on a mud-sill foundation, the exterior wall cladding is vertical board-and-batten, with scalloped trim boards in the gable ends. The low-pitched side-gabled roof has overhanging eaves with a sawn decorative facia in a modified bead-and-reel pattern. there appears to be a full-width, flat-roofed addition along the rear (SW) elevation. The roof covering is composition shingle. There is an attached garage on the NW side of the NE facing facade with a lift-type plywood door. The principal entry is immediatly east of this feature, with a three-panel wood door. Fenestration is irregular, with small, fixed multi-paned wood windows. The windows are flanked by planked wood shutters, clipped in the upper corners, and pierced in the center with a pine tree motif. There is low shrubbery, with flowers around the perimeter of the building, and grassed areas on the sides and rear.
This building may be a converted 1934 auto court cabin.

APPENDIX II

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B
Other Listings
Review Code ____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *El Rio Carmelo Motor Court Historic District*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** **; R** **;** **1/4 of** **1/4 of Sec** **;** **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93922*

d. UTM: (Give more than one for large and/linear resources) ; **mE/** **mN**

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

U.S. Highway 1, at the Carmel River Bridge

Parcel No. *009-563-005*

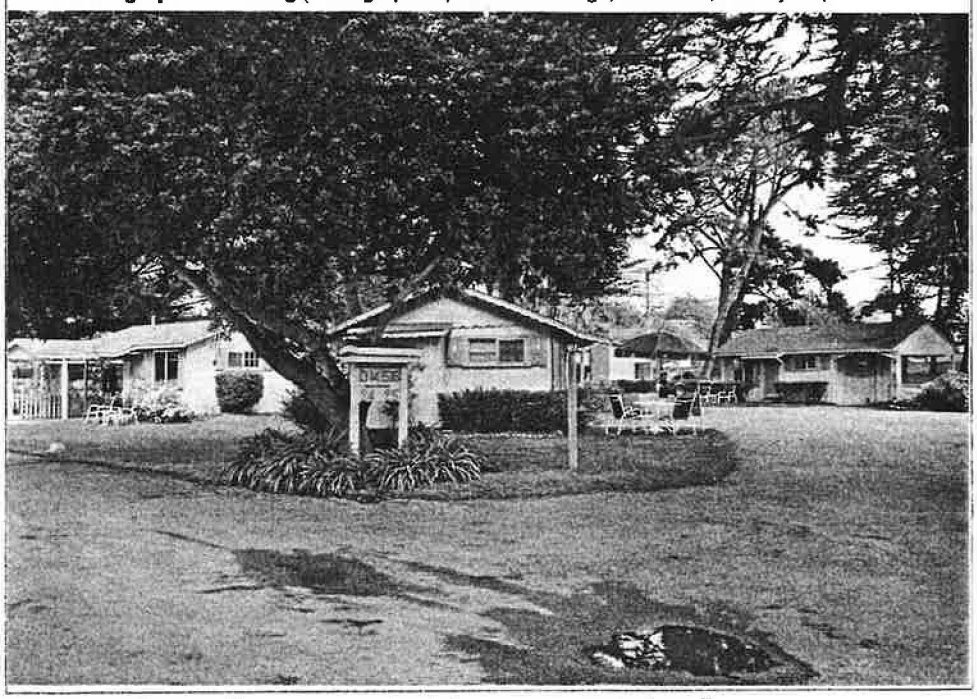
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

El Rio Carmelo Motor Court Historic District consists of nineteen of the twenty-two existing wood-framed buildings that constitute the present Carmel River Inn. They are informally sited in a wooded landscape setting immediatly adjacent to the Carmel River. Fifteen of these structures are motor court cabins, originally constructed ca. 1934. Two contributing structures were built in 1941, one as a cabin, and the other as a combined office and managers quarters. One further contributing structure is a duplex cabin constructed in 1948. The remaining building is a noncontributing duplex cabin, constructed in 1957 and extensively altered in 1984. The district is located just south of the City of Carmel by-the-Sea, on the west side of U.S. Highway 1, at the north end of the Carmel River Bridge. The district is bounded on the SW by a high levee running along the north bank of the Carmel River; on the NW by open meadowland; on the north by a 1950s residential subdivision, and on the east by Oliver Road, and on the SE by the modern two-story Carmel River Inn facility. (Detailed descriptions of each cabin are attached as Appendix 1).

P3b. Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

P4. Resources Present ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
Looking NE at (L to R) cabins # 17, 16, 24/25, 14, 2/6/04, #47850-36A

P6. Date Constructed/Age and Sources
☐ Prehistoric ☒ Historic ☐ Both
1934, Mo. Co. Assessor's records

P7. Owner and Address
Moonstone Hotel Properties
2905 Burton Ave.
Cambria, CA 93428

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: *4/1/2004*

P10. Survey Type: (Describe)
Intensive-required CEQA review

P11. Report Citation: (Cite survey report and other sources, or enter "none")
None

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)
☒ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

Resource Name or #: (Assigned by recorder) *El Rio Carmelo Motor Court Historic District*

D1. Historic Name: *El Rio Carmelo Motor Court Historic* D2. Common Name: *Carmel River Inn*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

See Appendix 1, attached.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The district is composed of that portion of Parcel 1 in Document 2003118034, Official Records of Monterey County, in the Legal Description included as Exhibit "A", attached.

D5. Boundary Justification:

The boundary encompassess the original concentration of 14 motor court cabins in their immediate historic landscape setting, as well as later visitor accomodating buildings that were constructed during the facilities period of significance, between 1934 and 1956.

D6. Significance: Theme *The Twentieth Century* **Area** *Monterey County*

Period of Significance *1934-1956* **Applicable Criteria** *NR A, C* Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

El Rio Carmelo Motor Court Historic District is significant under National Register criterion A, in the area of history for its part in the development of California's emerging automobile oriented travel and tourism industery in the 1930s. Locally it represents an early (1934) response to anticipated economic opportunities associated with the completion of the Carmel-San Simeon coastal highway (1937). It is also significant under National Register criterion C, in the area of architecture, as the best and last remaining intact 1930s era motor court in the unincorporated portion of Monterey County. El Rio Carmelo Motor Court represents an important, phase in the growth of travel and tourism. As more and more people took advantage of the freedoms afforded by automobile travel, auto campgrounds gave way to simple cabins, which were later improved, then arranged as motor courts.

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Belasco, W., *Americans on the Road*, Cambridge, MA: M.I.T. Press, 1981
Hardwick, S.W., "Relics of a Time of Turbulence:Autocamps by the River", The Californians, Nov-Dec, 1991
Monterey County Assessor's Office records, Salinas
Monterey County Book of Deeds, various

D8. Evaluator: *Kent Seavey* **Date:** *4/1/2004*

Affiliation and Address: *Preservation Consultant*

D6. Managers of these facilities competed for motorists business by offering more and more sophisticated facilities and by designing motor courts in architectural themes.

The motor court as an institution was an intermediate phase in the development of visitor accommodating facilities catering to motorists. There were few roadside caravansaries before 1920. The advent of the automobile as a form of low cost transportation generated new travel, with an attendant demand for cheap accommodation. Some private homes offered rooms for these early "tourists" , but the majority of the earliest motorists stayed in campgrounds. California was the first state in which cabins were built to replace tent spaces. The first of these were little more than shelters for camping equipment. As competition increased, however, cabins began to be improved. Indoor plumbing, heating, comfortable beds, and more substantial construction appeared. The informal cluster of cabins became the cabin, or the cottage motor court. The September, 1934 issue of *Fortune* magazine, described the typical court, " the outside was a simi-circle of gabled, one-room cottages with an office at the entrance/exit." much like El Rio Carmelo. Some "courtors", as those who owned and/or managed these facilities were called, tried to attract passing motorists with architectural themes, mimicking Spanish missions, adobe pueblos and medieval villages. By the mid-1930s, however, emerging trade publications, like the Tourist Court Journal, were recommending a move toward simpler, and efficient design. El Rio Carmelo Motor Court is a good example of this design approach, with its simple construction, informal vernacular style, and attached carports. The facility provided cheap lodging for budget-minded travelers that afforded four walls for privacy, comfortable accommodations, and a home-like atmosphere on the road.

The builder, Orville Jones, was the brother of property owner Dr. Martin McAulay's second wife, Irene Winslow. Jones, who had suffered from the effects of the Great Depression, was invited to bring his family up from Southern California to undertake the construction of the facility and its management. He and his two young sons, Ken and Orville, Jr. did the actual construction. The family occupied cabin # 11 as home and office until about 1941, when they built a more substantial office and manager's residence, now used for visitor accommmodation as Cabin #32-33. Helen Jones, Orville's wife, managed the motor court.

A 1933 article in the *Architectural Record*, "Roadside Cabins for Tourists," noted that "more than 400,000 shacks for autoists" were erected between the years 1929 and 1933. This amounted to a nationwide investment of more than $60 million. This construction of temporary tourist homes was the most active part of the building industry during the Depression. Economist Julius Weinberger stated that over 85 percent of vacation travel in 1935 was by automobile, accounting for over half of the total estimated expenditures for all recreational purposes in the country that year. By the mid-thirties, the Federal Housing Administration had changed its rules, to allow small business investors to finance their plans for motor court cabins, with no down payment. New audiences, nationwide, were introduced to the institution of the motor court in 1934, by the release of the film classic *It Happened One Night*, with Clark Gable and Claudette Colbert. According to the widely read *Fortune* magazine article cited above, "at a time of class unrest, the road seemed to bind people as a playground and symbol...the familiar roadside was a unifying "organism" and the tourist camp was a central "cell". While other capitalist institutions crumbled or proved ineffective, the tourist camp had come to stay, and was pronounced "an American institution patronized generously by millions of all types and classes of people."

When construction began on El Rio Carmelo Motor Court in 1934, anticipation for the completion of the new Carmel-San Simeon highway was high. As early as November, 1929, the *Monterey Peninsula Herald*, in an article titled "Coast Highway Completion Will be Boon to Central California Communities", editorialized that, " With the completion of the fine, new highway linking Monterey Peninsula with Salinas Valley....prospects for easy travel down the coast assume added interest and importance. motorists from the interior section will soon map their week end or longer tours down the coast via the peninsula, and early completion of the Carmel-San Simeon route will be awaited with impatience, not only here but throughout a large portion of Central California."

None of the living McAuley/Jones relatives interviewed have specific knowledge of the earliest development and operation of El Rio Carmelo Motor Court. It is clear, however, that it was not dissimilar to the majority of mom and pop operations that characterized the evolving industry. Many motor courts in the1930s tended to be highly individualistic, reflecting the personalities of their owner/operators. When constructed there was no levee separating the facility from the Carmel River. One simply walked to the river to fish or relax along its banks, or followed it down to Carmel River Beach. The area was quite rural with fields of artichokes all around. The old Hatton Dairy buildings were to the east. Pt. Lobos was within easy walking distance to the south. The carmel Valley, Carmel Highlands and the village of Carmel by-the-Sea were accessible by good roads. No financing records for the business have been found, nor any references to affiliation with any trade associations of the day. The first published advertisement for the motor court located was in a 1956 tourist guide to the Monterey Peninsula. The location of the caravansary, at the northern entrance to the developing Carmel-San Simeon highway, and the economic data provided above suggests that there may not have been need to advertize during the early years of operation, because of location, and in all probability, return business. Nationally, travel expenditure began to rise in 1934, increasing steadily until a recession in 1938. It then improved to new heights in a 1940-41 economic boom. This later period saw Orville Jones, Sr. establishing a mechanical contracting firm in Carmel, and renewed building at the motor court. Cabin # 26 was built and the new office/managers qtrs. probably constructed. Jones daughter-in-law, Lois, indicated that the office building was in place when she first moved to the property with her husband Ken Jones in 1947. One further unit was added in 1948, duplex cabin # 24-25. Ken and Lois lived at the motor court until 1954.

D7. Personal Interviews, Mrs. Lois Jones (wife of Ken Jones) 2/10/04,3/6/04, 4/2/04; Mrs. Kathleen Jones (daughter of Dr. McAulay & Irene Winslow) 2/24/04; 4/3/04; Ms. Tamsin McAulay (granddaughter of Dr. McAulay) 2/16/04; Mrs. Rudolph Stach (daughter of Dr.McAulay & Dr. Sarah Hatton) 2/12/04

Witzel, M.K., *The American Motel*, Osecola, WI: M & I Pub., 2000

D6. Dr. McAulay died in 1944 and the Jones family continued to own the motor court until 1951. At that time the McAulay interests transferred title to the Mission Fields Co. , about which no information has been forthcoming.

There is very little in the record regarding the development of the motel industry in Monterey County. The principal source of information has been from available business directories, the earliest of which to list "Auto Inns" , was the Polk Business Directory for Salinas and Monterey in 1922. In that year at least two such facilities were in operation. By 1926-27 the number of "Auto Camps" had doubled to four, with an increase to fifteen by 1930. In 1937 there were still fifteen "Auto Camps" listed, with a net loss of one, to fourteen, by 1939. 1941 saw an increase of "Auto Courts" to thirty-seven, no doubt in response to the expansion of Ft. Ord, in preparation for war. By 1947 "Auto Camps and Motels" had decreased in the county to the pre-war level of fourteen. By 1950 "Auto Courts and Motels" had increased to forty-three, partly in response to increased activity at Ft. Ord during the Korean War, with fifty-nine in operation by 1951.These auto camps, motor courts and motels tended to be concentrated in Salinas and Pacific Grove before WWII , with one or two in Monterey. Only one is listed for Carmel, beginning in 1941. According to the Monterey County Cultural Affairs Officer, Ms. Meg Clovis, there are no known intact early motor courts remaining in the unincorporated portions of Monterey County. The California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" updated to March 15, 2004, has no record of any such facilities. It appears that El Rio Carmelo Motor Court is the only remaining intact and operating example of this significant American tourist institution in the County of Monterey.

The original guest cabins remaining on the site of El Rio Carmelo Motor Court are one-story, wood-framed vernacular buildings, most with attached carports. Their character-defining features include vertical board-and-batten exterior wall cladding, multi-paned wood casement and sliding windows (see photo below). The decorative bead-and-reel facia boards and clipped window shutters that also characterize the guest units were added by 1956. The cabins are randomly placed adjacent to a basically L-shaped drive. This provided easy parking access and traffic control from the court office, which, as in the case of the subject property, was generally next to the single entrance/exit. Lawn area here is provided for the individual cabins, the river bank being the original public common. The form allowed management to service the cabins easily and housekeeping could clean them with the least amount of effort. It was an effective design to keep the visitors apart, yet still allow them to get together. The "U" form would later become the standard for the trade, creating a central common for socializing. The landscaping of the immediate complex contributes to the significance of the district, as it was originally planted and maintained by Helen Jones, first manager of the facility. El Rio Carmelo Motor Court and its landscape setting is the best, and probably the only intact 1930s travel oriented tourist-serving motor court in Monterey County. it retains a high degree of physical integrity , and evokes a strong sense of time and place and of feeling and association. It clearly reflects a significant period of automobile-related tourist travel in Monterey County and Central California in anticipation of the opening of the Carmel-San Simeon Highway in the mid-1930s.



Description of Photo: (View, date, accession #)
Looking NE at the w/facing facade of cabin #11, Orville Jones, 1934, Kathleen Jones Col., Phoenix, AZ

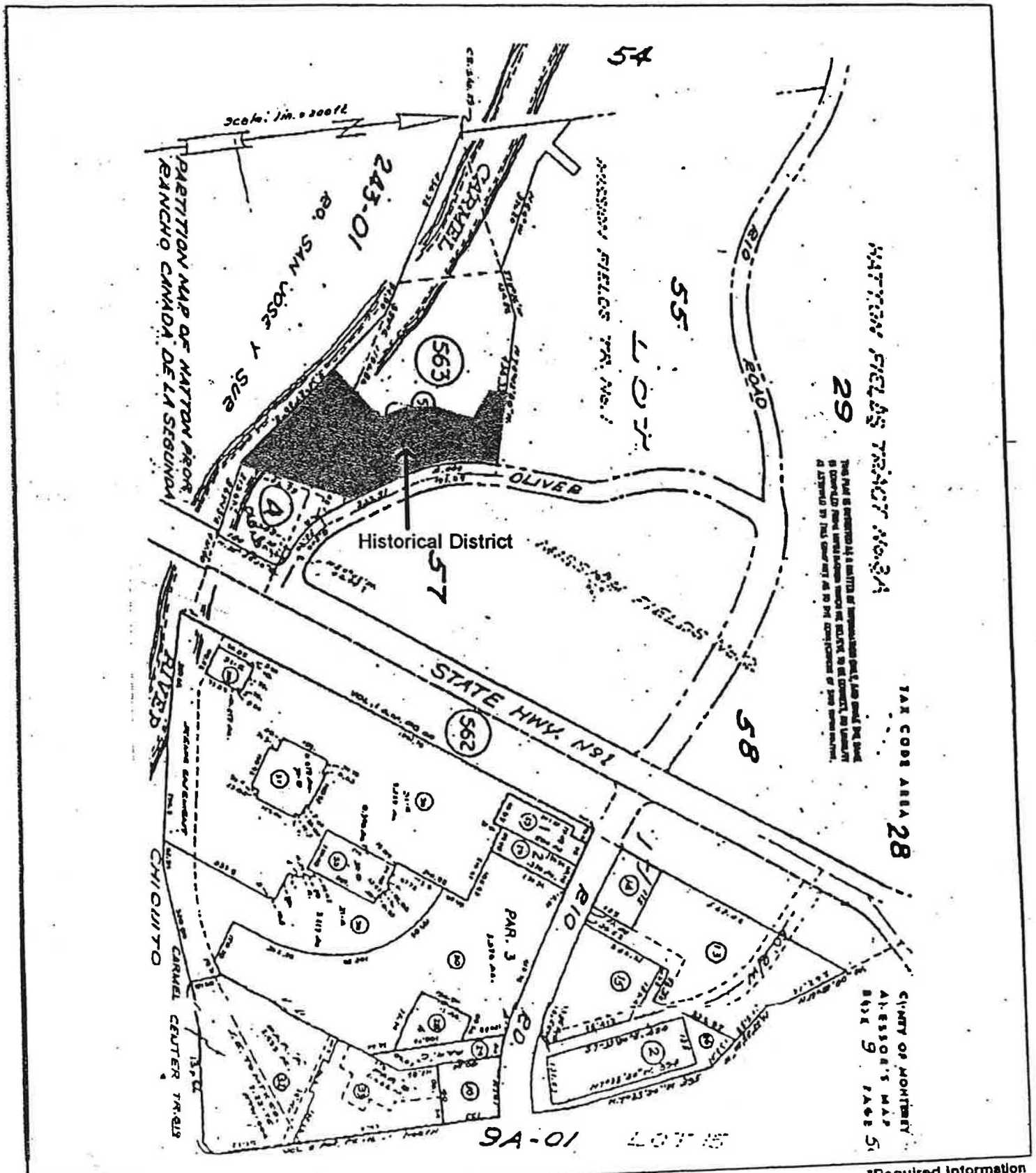
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # _____
HRI# _____
Trinomial _____

Page 5 of 6 *Resource Name or # (Assigned by recorder) El Rio Carmel Motor Court Historic District

*Map Name: Partition Map of Hatton Property *Scale: 1" = 1000' *Date of Map: 03/17/27



*Required Information

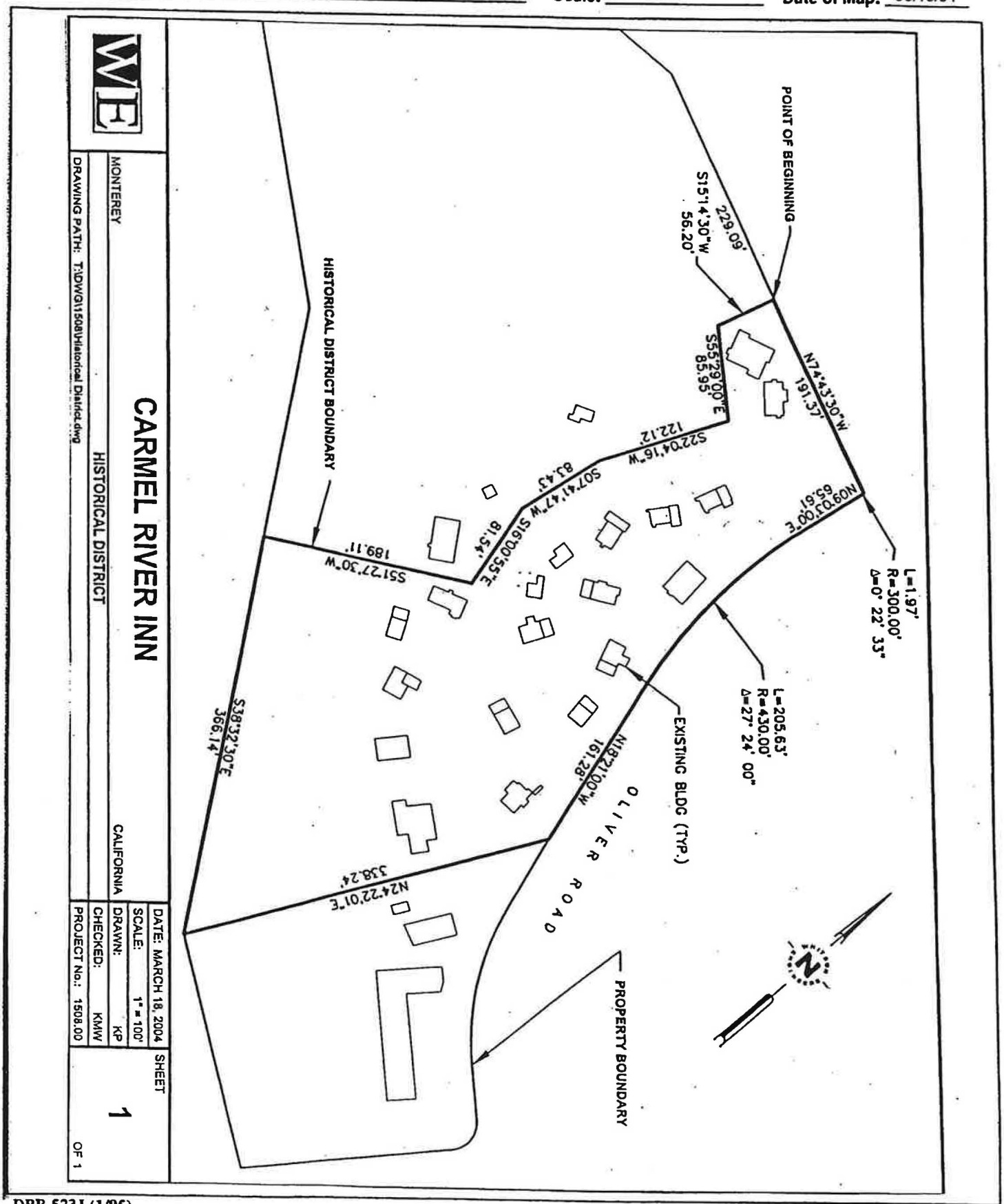
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # _____
HRI# _____
Trinomial _____

Page 6 of 6 *Resource Name or # (Assigned by recorder) El Rio Carmel Motor Court Historic District

*Map Name: Historic District Boundaries *Scale: 1" = 100' *Date of Map: 03/18/04



DPR 523J (1/95)

*Required Informatic

Exhibit "A"
Legal Description

Parcel 1

Certain real property situate in the Rancho Canada de la Segunda, County of Monterey, State of California, described as follows:

A portion of that certain property described as Parcel I in Document 2003118034, Official Records of said County, more particularly described as follows:

Beginning at a point in the boundary of Parcel I as said Parcel is described in said document, from which point the northwesterly terminus of the course described as N. 74° 43' 30" W., 438.33 feet in said document bears North 74° 43' 30" West, 229.09 feet; thence

1) South 15° 14' 30" West, 56.20 feet; thence
2) South 55° 29' 00" East, 85.95 feet; thence
3) South 22° 04' 16" West, 122.12 feet; thence
4) South 07° 41' 47" West, 83.43 feet; thence
5) South 16° 00' 55" East, 81.54 feet; thence
6) South 51° 27' 30" West, 189.11 feet to a point on the boundary of said Parcel I; thence along said boundary of said Parcel I
7) South 38° 32' 30" East, 366.14 feet to an angle point in said boundary; thence leaving said boundary
8) North 24° 22' 01" East, 338.24 feet to a point on the southerly line of Oliver Road; thence along the southerly line of Oliver Road
9) North 18° 21' 00" West, 161.28 feet; thence
10) Northwesterly, 205.63 feet along the arc of a curve to the right, the center of which bears North 71° 39' 00" East, 430.00 feet distant, through a central angle of 27° 24' 00"; thence
11) North 09° 03' 00" East, 65.61 feet; thence
12) Northeasterly, 1.97 feet along the arc of a curve to the right, the center of which bears South 80° 57' 00" East, 300.00 feet distant, through a central angle of 0° 22' 33" leaving said southerly line of Oliver Road; thence along the boundary of said Parcel I
13) North 74° 43' 30" West, 191.37 feet to the point of beginning.

END OF DESCRIPTION

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Exhibit D

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Phase II Historic Assessment

For the Carmel River Inn
Located on U.S. Highway 1 at the Carmel Valley Bridge

For
Carmel Inn Ventures
PO Box 1796
Carmel Valley, CA 93924

Prepared By

Kent L. Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

November 10, 2025

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Secretary of the Interior's Standards for Rehabilitation...

Historic Integrity.....4

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Project Impacts.....8

Mitigation of Project Impacts.....8

Appendix I 2004 Historical & Architectural Eval/Sources
Appendix II 2004 Cal. Dept. Parks & Recs, DPR523(A&B)
Appendix III 2025 Focused Phase II Historic Evaluation

As proposed this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins, to include new footings (if needed), expanded walls, repair/& reinstall existing historic windows & reroofing one cabin.

INTRODUCTION.

This Focused Phase II Historic Assessment has been prepared on your behalf as part of an application for needed additions to several historic cabins at the Carmel River Inn, in Monterey County. The subject property is located on the West side of U. S. Highway 1 @ Carmel River Bridge, Carmel, CA 93922. The Assessors Parcel Number is (009-563-005) (see photos, plans & drawings provided).

The subject property is being treated as a Monterey County Historic District, at the local level of significance. As noted in the 2004 Historical and Architectural Evaluation recommendations at least 18 of the cabins present have been recorded as having historic value, and most have undergone some form of rehabilitation over time, most employing the *Secretary of the Interiors Standards for the Treatment of Historic Properties*. (see full historical documentation provided in Appendix I).

Description of Project

The intent of the current owners is to continue rehabilitation for several of the remaining c.1934 cabins by small additions & repairs (if necessary), to include reroofing one cabin, add new footings (if needed), expand some exterior walls to provide for utility upgrades to current code, & minor expansion of interior space, in all, repair/reinstall existing windows, if needed, matching, in kind, the historic features. The cabins in question include numbers (17/43), (18/46), (19/47) (20/49) (21/52) & a laundry room addition to (30-31) (see site plan & individual unit descriptions provided).

Evaluation for Significance

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives.

Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also ask if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. The subject property is one of the oldest remaining visitor accommodating facilities in the Carmel area.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

Based on the Secretary of the Interior's Standards, under the treatment for Rehabilitation, the owner proposes to slightly enlarge several of the cabins with board-on-board single-wall expansions on side-elevations to slightly increase interior space for needed utility upgrade, repair/replace the deteriorated wood window framing where needed, matching original features in kind. The proposed work is consistent with U.S. (36 CFR 67), the Treatment for Rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The work

Historic Integrity

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation defines historic integrity as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not.

To maintain integrity, a resource will always retain several and usually most of the seven aspects of integrity.

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State and Local designation criteria), *where* it is important, and *when* the resource is significant (See Appendix I).

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The Seven aspects of integrity as applied to the subject project:

Setting: The subject cabins scheduled for rehabilitation are in their original campground landscape settings

Location: The subject cabins remain on their original sites within the campground. 5

Design: Four of the cabins are mirror images of each other, (23 & 26) & (20/21). All retain at least 80% of their original features, but some window changes.

Workmanship: Similar board & bat wood siding w/attached front gabled carports, & side-gabled comp. roofs, fenestration mix of multi-paned wood & fixed or sliding metal frames, decorative pine pierced shutters, and a combination of plain & bead & reel facias on all cabins in question.

Materials: Changes to the cabins have been chiefly in fenestration over time. Given the 1930s period of construction, and the original materials appear reasonably intact, The cabins have integrity of materials.

Feeling: The uniformity in design, workmanship & materials of the cabins in general maintain a strong sense of time & place as well as historic continuity.

Association: The facility's cabins retain sufficient historic character-defining features to give it and them integrity of association.

IMPACTS OF THE PROPOSED PROJECT

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of *Standards* apply to each approach. For the Carmel River Inn the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment for Preservation; however, an assumption is made prior to the work that some existing historic fabric has been somewhat modified or deteriorated over time and, as a result some repair & replacement will be required. Thus, latitude is given in the Guidelines for Rehabilitation to replace deteriorated, damaged, or missing features using either traditional or appropriate substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through such alterations and additions (see *The Secretary of the interior's Standards for Treatment of Historic Properties (*Washington, D.C.: National Park Service, 2012).

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, spaces or elements from other historic properties will not be undertaken.
4. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Project Impacts

The proposed project includes minor additions & alterations to each of the cabins identified in Appendix II of this document. The additions will provide for a more efficient contemporary use by slightly expanding some of the existing building envelopes (See the proposed individual cabin updates included in Appendix II). They relate to:

Cabin size modification by replacement of some secondary exterior walls with single wall vertical board on board components, matching in form the originals

Slightly extend the roof overhangs on the single wall extensions, matching the existing historic rafter tails.

Repair/replacement of non-wood windows with new wood windows, matching in kind the original features on the proposed new single walls, with original shutters, if possible. to meet the programmatic needs of the modified interiors.

Move two existing entry doors to new locations on the NW interior corner of the carports on cabins 46 & 49

Design plans and drawings are presented in Appendix A.

As proposed this Focused Phase II rehabilitation project will be limited to additions to six of the historic cabins, to include new footings (if needed), expanded walls, repair/& reinstall existing historic windows & reroofing one cabin.

Mitigation of Project Impacts

As stated above, the proposed treatment plan for the cabins is rehabilitation. The proposed project requires no further mitigation because it follows the *Standards*, as outlined below.

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

The cabins are being retained in their original use as resort rooms, with which supports this Standard.

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

Based on the character-defining features of the Carmel River Inn in the 2004 Historical and Architectural Evaluation of the Inn, the cabins under review will retain their principal character-defining features of the cabin building envelopes. They will essentially remain the same. The simple utilitarian treatment of the side-elevations assures the prominence of the façades. As proposed, the new single wall additions will minimally change the visual appearance of the altered elevations, and return existing historic wood windows, both original and matching, in kind close to their historic locations, and should satisfy Standard #2.

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

The original cabins have already undergone some window changes over time. As noted in Standard #2, existing & new wood windows, matching those from the original c. 1934 cabins will be employed to bring the asymmetrical fenestration closer to its earlier appearance and should satisfy Standard #3.

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

The changes to the fenestration over time, including the metal and glass sliding types marred the original look of the cabins. The proposed design will, in part, help bring it somewhat closer back to its c. 1934 appearance. Standard #4 is satisfied.

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

The proposed single wall changes will slightly expand secondary elevations for utility upgrades and more living space, Their board on board design will both generally match, as well as differentiate the old exterior material from the new. The reuse of historic wood window features should satisfy Standard #5.

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

The proposed project will repair and rehabilitate deteriorated historic features. Replacement, if necessary, will be with in-kind materials. Standard #6 is satisfied

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

The Standard will be satisfied by employing the gentlest means possible when the cabins are repainted.

8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This Standard is not applicable.

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

There will be some minor loss of historic fabric along with the replacement of single wall board on board material on some elevations. The intention is to mitigate this loss by measured Historic American Building Survey (HABS) drawings and /use of (HABS) rectified photography or both. The elevations in question are secondary and some altered.

The proposed addition will be primarily differentiated from the original building through the use of the board-on-board single wall replacements, satisfying Standard

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

The proposed addition can be removed in future and the original building envelope matched through the employment of the measured HABS drawings or the (HABS) rectified photography.

This summery of approved cabin rehabilitation, and continued Focused Phase II rehabilitation of further cabins at the Carmel River Inn, is consistent with *the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.*

Gmail Kent Seavey <seaveykent@gmail.com>

Kent Seavey Qualified Individual

2 messages

CCIC <CCIC@sbnature2.org> Tue, Nov 5, 2024 at 3:28 PM
To: "gmccown@cityofpacificgrove.org" <gmccown@cityofpacificgrove.org>
Cc: "seaveykent@gmail.com" <seaveykent@gmail.com>

Hello,
I was contacted by Kent Seavey, as our information center is taking over management of the CHRIS Consultants List (chrisinfo.org) since the EIC closure in July. Unfortunately, the transfer of list management credentials did not happen smoothly, so we still cannot edit the website and update the list.

I did want to let you know that Kent Seavey has been on the list in prior years, but had not renewed before EIC's closure. Being on the list does not itself constitute one as being Secretary of Interior Qualified, but we do verify individuals are Qualified prior to accepting them onto the list. In other words, failing to remain on the list does not mean that an individual is no longer Qualified, as their Qualifications are based on their meeting the Standards as outlined in: The Secretary of the Interior Professional Qualifications Standards Link

In lieu of being able to add Kent to the list at this time, please accept my confirmation that I have reviewed Kent's credentials, and he is indeed a Qualified Individual under the Architectural Historian and Historian criteria, and should be considered qualified for the purposes of evaluating cultural and historical built-environment resources.

If you have any questions about this process, or our role in vetting Qualified Individuals (we also vet their credentials to provide them access to the confidential data within the CHRIS inventory), please contact me at the number below (and alternately at extension 141 if I am not reached at extension 181) M-W or F between 10-4.

Thanks,
Brian

Brian Barbier, M.A.
Coordinator
CENTRAL COAST INFORMATION CENTER
805-682-4711 ext. 181 | www.sbnature.org/collections-research/central-coast-information-center

SANTA BARBARA MUSEUM OF NATURAL HISTORY
Museum
2559 Puesta del Sol, Santa Barbara, CA 93105
805-682-4711 | Fax 805-569-3170
Sea Center
211 Stearns Wharf, Santa Barbara, CA 93101
805-962-2526 | Fax 805-962-3483

Kent L. Seavey
HISTORIC PRESERVATION CONSULTANT
310 LIGHTHOUSE AVENUE PACIFIC GROVE, CA
93950 Telephone: 831 375 873 9
kentl_seaveykent@gmail.com

KENT L. SEAVEY, HISTORIC PRESERVATION CONSULTANT

BIOGRAPHY

Kent L. Seavey has been an independent historic preservation and museum interpretation consultant since 1978. Prior to establishing his own consulting business, Mr. Seavey worked variously as the first Historical Coordinator for the County of Monterey, Director of the Carmel Museum of Art, Registrar for the M.H. DeYoung Museum, and Curator of the California Historical Society. Mr. Seavey is a well-known authority on California Art and Architecture and has lectured on or taught these subjects at the University of California's Berkeley and Santa Cruz campuses, Cal Poly San Luis Obispo, San Jose State University, Stanford University and other institutions of higher learning.

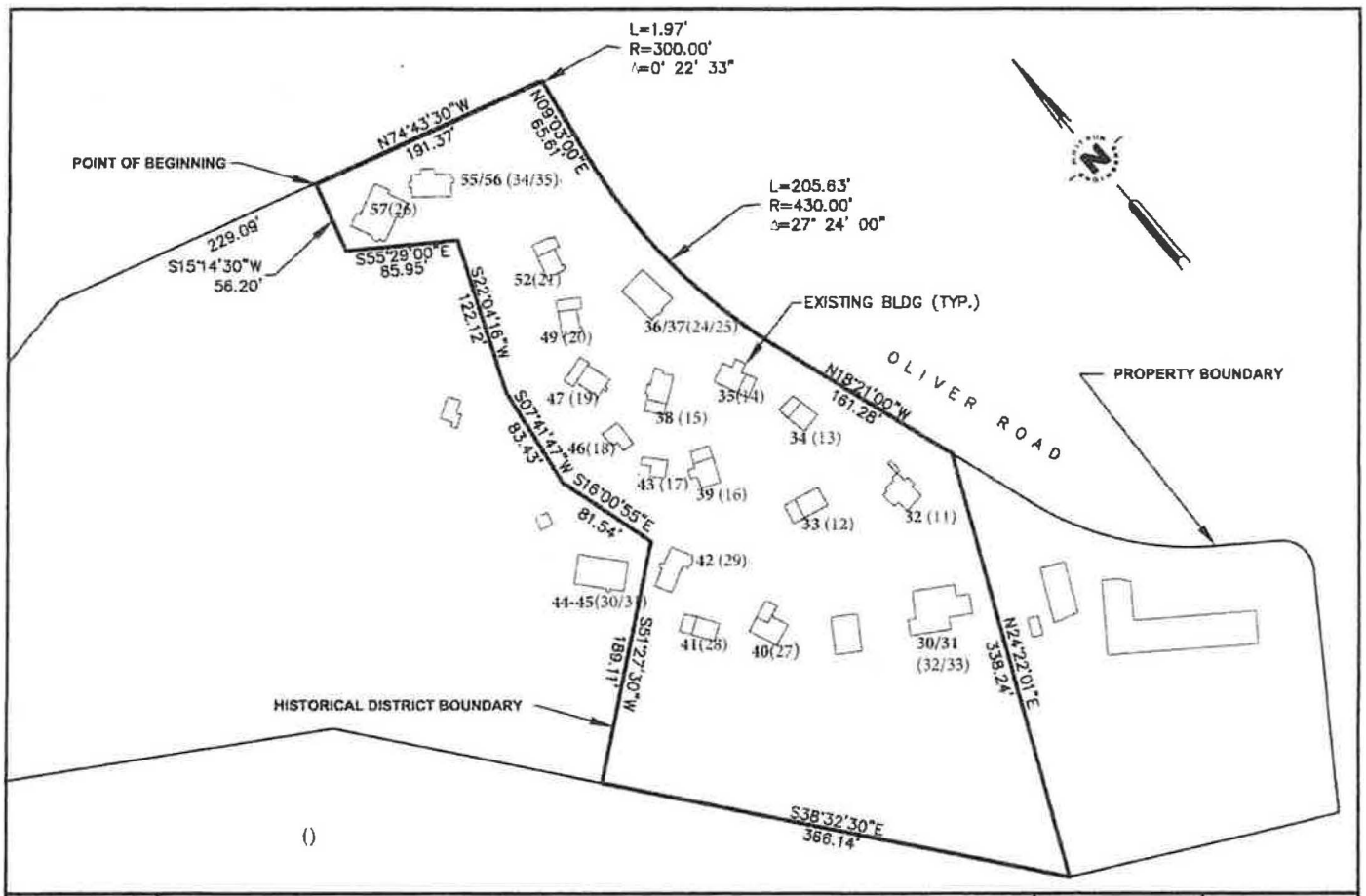
Mr. Seavey has been an instructor at Monterey Peninsula College since 1976, where he teaches art and architectural history and a course on the history of Monterey County. His publications include several monographs on early California artists, including Raymond D. Yelland and Francis McComas. He has also published books on Monterey County historic resources, including *Pacific Grove* (Arcadia Publishing, 2005); and *Carmel, A History in Architecture* (Arcadia Publishing, 2007).

Mr. Seavey has prepared historic resource inventories for numerous California communities, including Cannel-by-the-sea, San Juan Bautista, Salinas, Belmont, San Carlos and Colma. Mr. Seavey has prepared nearly two-thirds of all National Register of Historic Places nominations for Monterey County historic resources. He became an honorary member of the Monterey Bay Chapter of the American Institute of Architects in 2005 and was the recipient of the Robert Stanton Award for contributions to the field of architecture in 2007. Mr. Seavey also wrote preservation protocols for the conference of California Historical Society while chair of their preservation committee.

A leading expert in Monterey County architectural history and history, Mr. Seavey was awarded the Distinguished Historian honor by the California Council for the Promotion of History in 2009. Mr. Seavey meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History. He frequently advises owners of historic buildings on architectural designs to meet the *Secretary of the Interior's Treatment for Historic Properties*.

Mr. Seavey recently served on the Monterey County Historic Resources Review Board. Previously, he served as Chairman of the Monterey County Historic Advisory Commission, Chairman of the Pacific Grove Historic Preservation Ordinance Drafting Committee, and Director of the California Council for the Promotion of History. Mr. Seavey was also the 2024 winner of the Monterey County Historical Society award for Preservationist of the Year.

APPENDIX I



CARMEL RIVER INN

MONTEREY — CALIFORNIA

HISTORICAL DISTRICT

DATE:	
SCALE:	1" = 100'
DRAWN:	KP
CHECKED:	KMW
PROJECT No.:	1508.00

SHEET 1 OF 1

WHITSON ENGINEERS - 9699 BLUE LARKSPUR LANE, SUITE 105 - MONTEREY, CALIFORNIA 93940 - TEL (831) 649-5225 - FAX (831)373-5065 - WWW.WHITSONENGINEERS.COM

Exhibit E

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File #: _____

County Of Monterey Housing And Community Development – Planning – Building – Housing
1441 Schilling Place, South 2nd Floor, Salinas, California 93901-4527
(831) 755-5025

Coastal Design Approval Application Form

Assessor's Parcel Number: 009-563-005-000
Project Address: 26600 Oliver Road, Carmel
Property Owner: Carmel Inn Ventures **Telephone:**
Address: P . O. Box 1796, Carmel Valley, CA 93924
Email: Joy@joyberry.org

Applicant: Paul W. Davis **Telephone:** 831 373-2784
Address: 286 Eldorado Street, Monterey, CA 93940
Email: info@pauldavispartnership.com

Agent: Paul W. Davis **Telephone:** 831 373-2784
Address: 286 Eldorado Street, Monterey, CA 93940
Email: info@pauldavispartnership.com

Project Description: (Attach separate sheet for additional details)
Remodels & some additions to six existing historic cottages

***Materials To Be Used-Description:** (Attach)
Wood siding & windows, board on board to distinguish between old and new additions.

***Colors to be Used-Description:** (Attach)
Match existing

Please Read Design Approval Request Instructions.
I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by onsite wastewater treatment system (OWTS), the environmental health bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent design approval application and additional fees.

Property Owner/Agent Signature: _____ **Date:** 1/27/26

FOR DEPARTMENT USE ONLY

Zoning: _____ **Land Use Plan:** _____
Advisory Committee: _____ **Related Permits:** _____
Planner: _____
Within Arch Buffer Zone? ☐ Yes ☐ No **On Septic System (OWTS)?** ☐ Yes ☐ No
Legal Lot? ☐ Yes ☐ No **Does this Correct a Violation?** ☐ Yes ☐ No

Findings:

☐ The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and

☐ The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property

Because: _____

Decision: ☐ Over-The-Counter ☐ Administrative **Action:** ☐ Approved ☐ Denied
Conditions: ☐ Attached ☐ None

Approved By: _____ **Date:** _____

Copy to Applicant: ☐ In Person ☐ Mail **Date:**

Statement Of Planning Scope Of Work (Coastal)

PLEASE CHECK "YES" OR "NO" FOR **ALL** BOXES

*The Project is For: ☐ Residential ■ Commercial ☐ Agricultural ☐ Public or Quasi-Public ☐ Industrial Use	
☐ Yes ■ No	Proposes a cell-site, telecom (digital) communication facility/site?
☐ Yes ■ No	Includes construction of a new structure?
☐ Yes ■ No	Proposes a lot line adjustment or subdivision?
■ Yes ☐ No	Includes enlarging, altering, repairing, moving, improving, or removing existing structures. If "Yes," Describe: enlarging and improving existing historic cottages
■ Yes ☐ No	Includes demolition work. If "Yes," Describe: remove some existing windows/doors
☐ Yes ■ No	Includes the use of roofing materials that are different in type and/or color from the original materials? If "yes," describe:
☐ Yes ■ No	Includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
■ Yes ☐ No	Includes historical structure or a structure more than fifty (50) years old?
☐ Yes ■ No	Includes an accessory structure(s) If "Yes," Describe:
☐ Yes ■ No	Includes the placement of a manufactured home, mobile home, modular or prefabricated unit. ☐ Private Property ☐Park Installation (mobile home park):
☐ Yes ■ No	Located within ¼ mile of a public airport?
☐ Yes ■ No	Is this the first residence on a property?
☐ Yes ■ No	Proposes a secondary unit?
☐ Yes ■ No	Changes or modification to an approved application?
☐ Yes ■ No	Involves removal of native vegetation?
☐ Yes ■ No	Includes retaining walls, sea wall or riprap?
☐ Yes ■ No	Involves modifications to existing utilities and/or power lines?
☐ Yes ■ No	Proposes any tree removal? If "Yes" indicate: Type: Size: Number:
☐ Yes ■ No	Includes Grading, Soil Import/Removal, And/or Drainage Changes.
☐ Yes ■ No	Includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
☐ Yes ■ No	Is associated with a new water system/improving an existing water system? Water system: number of connections:
☐ Yes ■ No	Located 50 feet from a bluff?
☐ Yes ■ No	Involves or includes an existing or proposed trail or easement.
☐ Yes ■ No	Located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands? If "yes," describe:
☐ Yes ■ No	Includes cultivation of land that is currently not cultivated?
☐ Yes ■ No	Proposes non-agricultural uses adjacent to agricultural uses?
☐ Yes ■ No	Located within a special treatment area?
☐ Yes ■ No	Located on a slope/hillside? (30 percent) (25 percent-North County)
■ Yes ☐ No	Visible from a public area? (public road, park, slough, beach, trail)

Please Describe Completely And Fully The Project You Are Applying For. Include Information On All Questions Answered With A “Yes.” Attach Additional Sheets If Necessary.

Improvements/minor additions to six existing historic cottages including:
New wood windows in some, relocation of some existing windows and two exterior entry doors.
Existing historic wood windows will be refurbished/reused whenever possible.
Cottage 30/31 (formerly 32/33) will have a larger addition to the rear of the existing to expand the on-site laundry operation.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the land use plan in which this project is located. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature

1/27/26
Date

Paul W. Davis
Print Name

Please remember to provide photos, colors, and materials, as these are mandatory.

File #: _____

County Of Monterey Housing And Community Development

Planning – Building – Housing
1441 Schilling Place, South 2nd Floor, Salinas, California 93901-4527
(831) 755-5025

Colors / Materials Sample Page and Photos

21/52



17/43



File #: _____

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Colors / Materials Sample Page and Photos

30/31
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Colors / Materials Sample Page and Photos

19/47



20/49



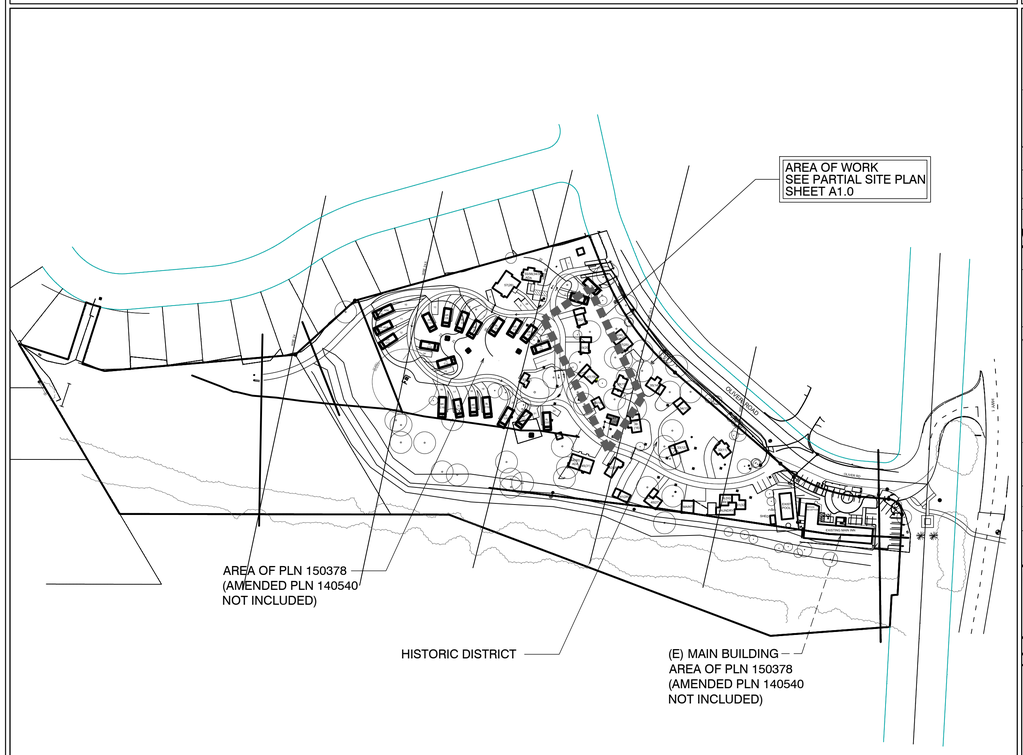
Exhibit F

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CARMEL RIVER INN

COTTAGE UNIT #17 REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

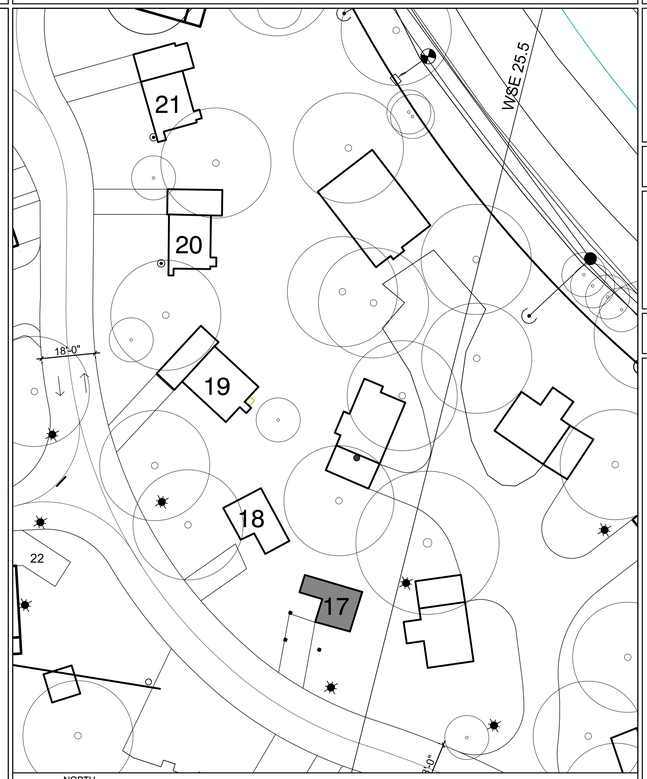
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL EXISTING / ORIGINAL COTTAGE 17
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEET A2.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #17 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

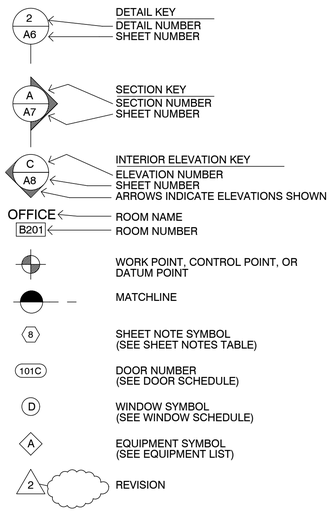
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17-#21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

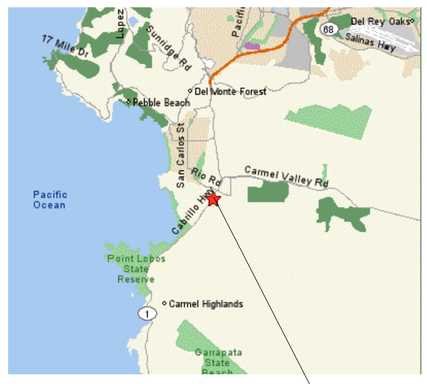
ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℔	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T.	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:	OCCUPANCY LOADS:		
Occupancy Group and Div.	Building Area	Factor	Load
R1	UNIT #17	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #17/43 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

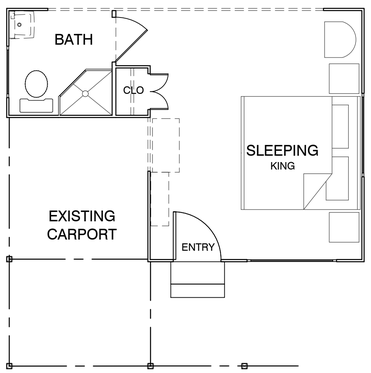
Revisions: 1 03/10/26 HRRB

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	68'-3 1/2"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	18'-4 7/8"
TOTAL DEMO	=	26.5%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

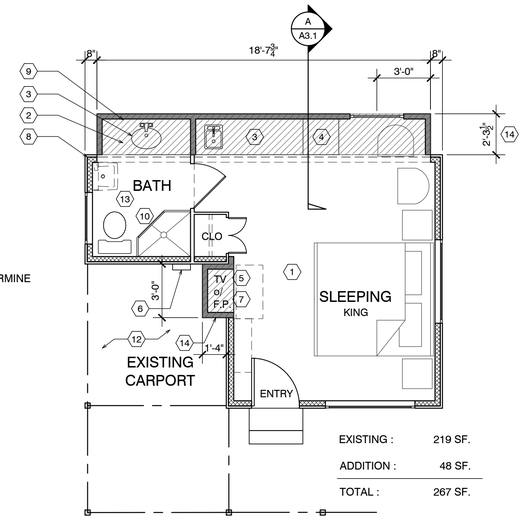
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI — OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP — OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.

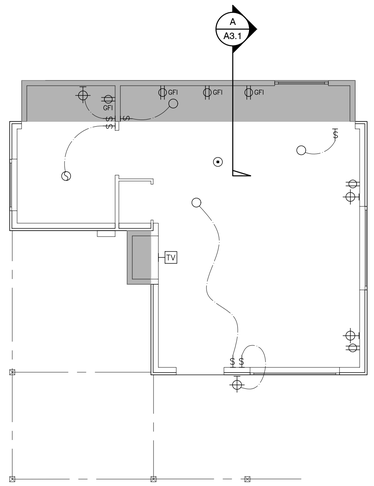


EXISTING : 219 SF.
ADDITION : 48 SF.
TOTAL : 267 SF.

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

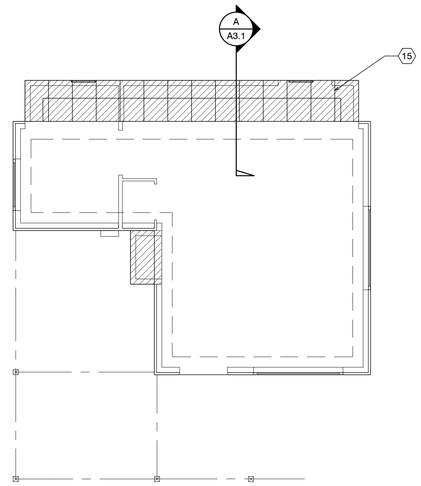


RCP NOTES

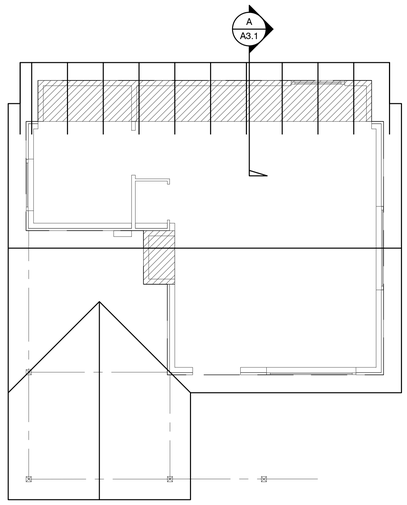
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD — SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
41 SF / 150 = .27 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

NORTH

DEMO PLAN UNIT 17

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

NORTH

FLOOR PLAN UNIT 17

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

NORTH

ELECTRICAL PLAN UNIT 17

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

NORTH

FND. PLAN UNIT 17

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

NORTH

ROOF PLAN UNIT 17

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #17/43 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML
Drawing Date: 07/15/2025
Project Number: 2502

Revisions: 1 03/10/26 HRRB

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Sheet Title:
UNIT #17
FLOOR PLAN

Sheet Number:

A2.1

1

1. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ELEVATION SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
1 5. NEW 2x4' WOOD WINDOW WITH SHUTTERS TO MATCH (E)
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.

SECTION SHEET NOTES

1. (E) FLOOR FRAMING TO REMAIN (EXCEPT WHERE REPAIRS ARE NEEDED, AS DETERMINED IN THE FIELD) - ALL NEW FLOOR FRAMING TO BE PRESS-TREATED
2. (E) FOUNDATION TO REMAIN, TYP. REPLACE WHERE DETERMINED
3. NEW WALLS- 1X12 BOARDS O/ONE LAYER #30 FELT, O/2X4 FRAMING @ 16" O.C., TYP. ALL WALL FRAMING TO BE DFPT. ADD 3/8" P.S. ON INSIDE OF EXTERIOR WALLS
4. R-13 BATT INSULATION @ ALL NEW WALLS, TYP. ADD 3/8" P.S. AT INTERIOR OF NEW WALLS
5. R-19 BATT INSULATION @ ALL NEW ROOF AREAS, TYP.
6. NEW 6x8 & BTR D.F. HEADER
7. EXTEND EXISTING OVERHANG @ FRONT DOOR OVER ADDITION W/ 2x 6'-0" LONG WALL TO EXISTING W/ 10-16d
8. REUSE EXISTING WINDOW MATCH EXISTING TRIM
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



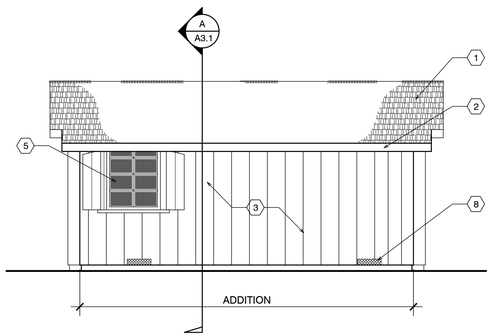
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



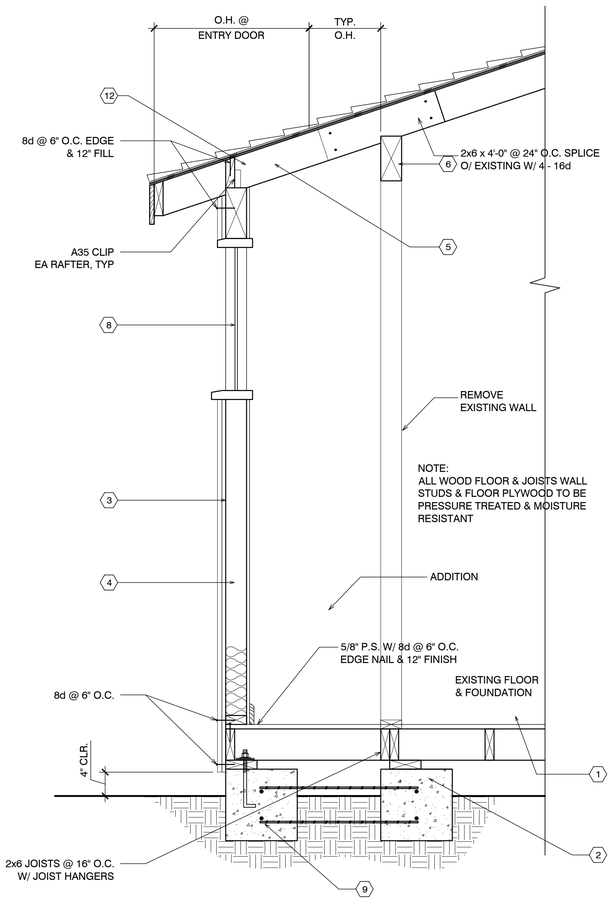
BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #17

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

0 1 2 4 8

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



A UNIT #17 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #17/43 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
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Sheet Title:
UNIT #17
ELEVATIONS

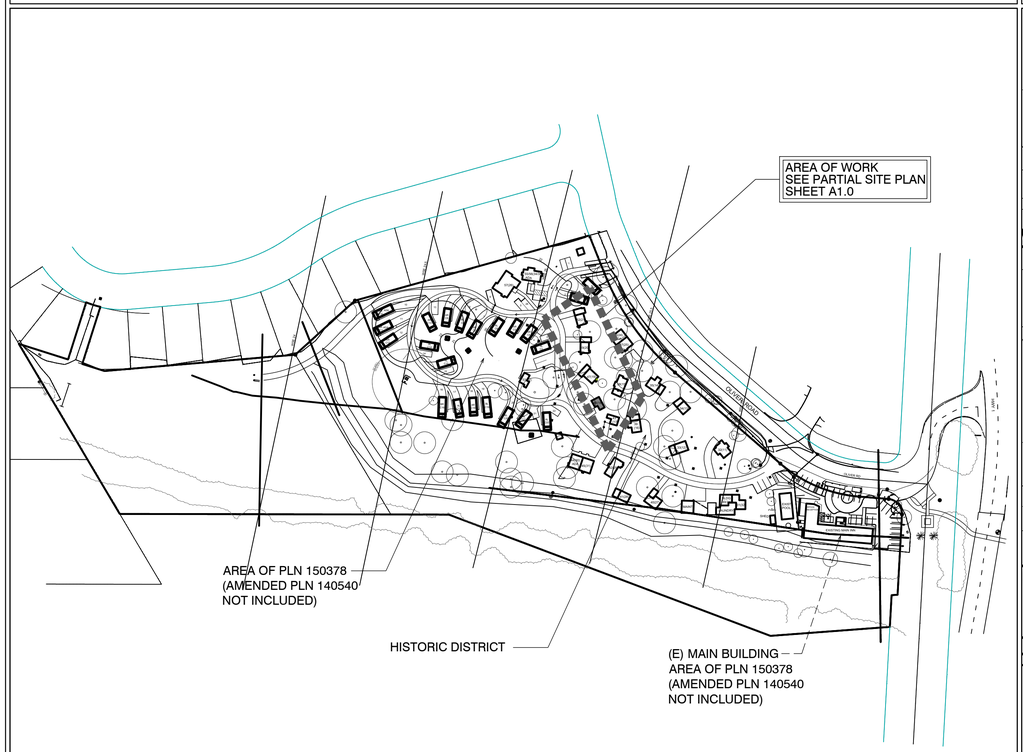
Sheet Number:

A3.1

CARMEL RIVER INN

COTTAGE UNIT #18 REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

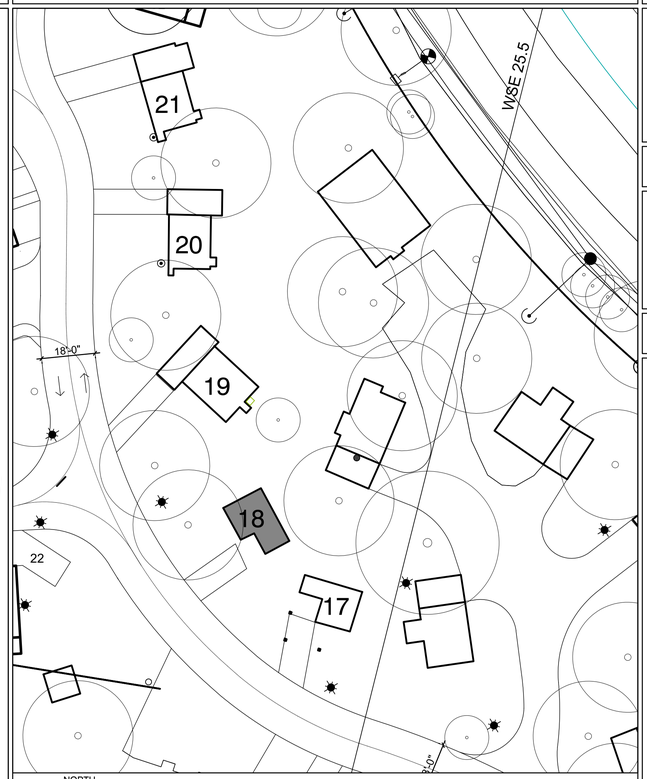
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 18
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITION TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1,& A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	COTTAGE #18 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

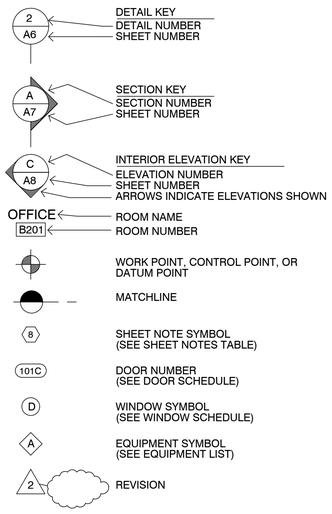
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℔	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T.	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #18	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #18	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL
RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE
REMODEL
#18/46 revised

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
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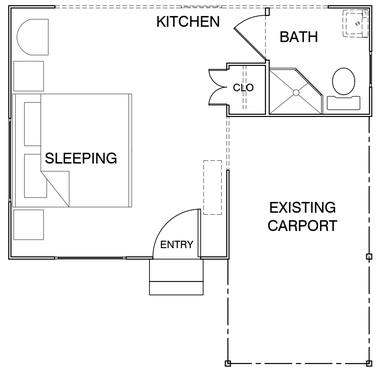
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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	68'-11"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	18'-3 1/4"
TOTAL DEMO	=	26.7%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

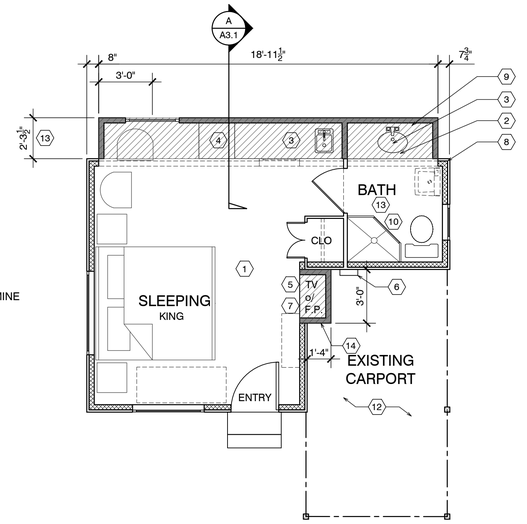
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI — OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP — OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	224 SF.
ADDITION :	48 SF.
TOTAL :	272 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C.

Project / Owner:

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COTTAGE REMODEL #18/46 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

DEMO PLAN UNIT 18

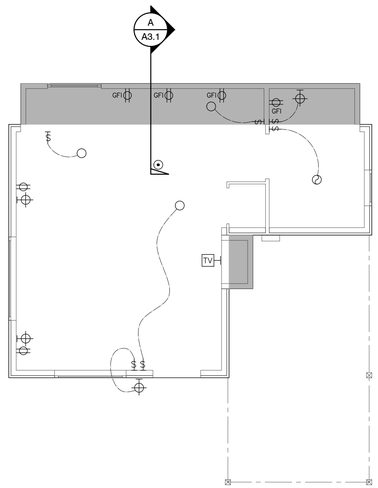
SCALE: 1/4" = 1'-0"

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

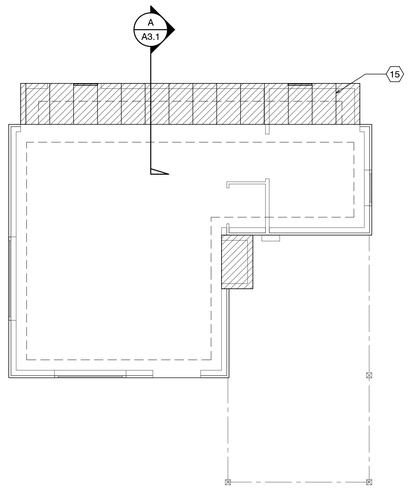


RCP NOTES

1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD — SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
41 SF / 150 = .27 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF

FLOOR PLAN UNIT 18

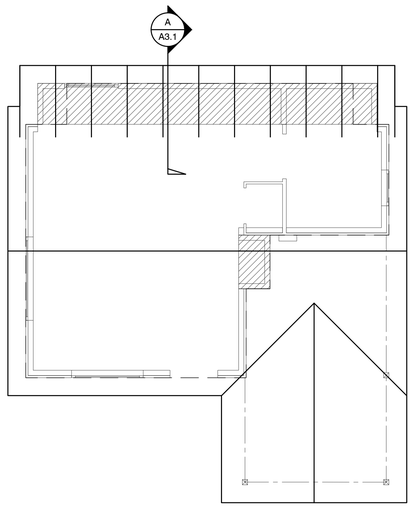
SCALE: 1/4" = 1'-0"

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED



ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions: 1 03/10/26 HRRB

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Sheet Title:
UNIT #18
FLOOR PLAN

Sheet Number:

A2.1

ELECTRICAL PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

FND. PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ROOF PLAN UNIT 18

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

NORTH

0 1 2 4 8
SCALE: 1/4" = 1'-0"

1

1. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



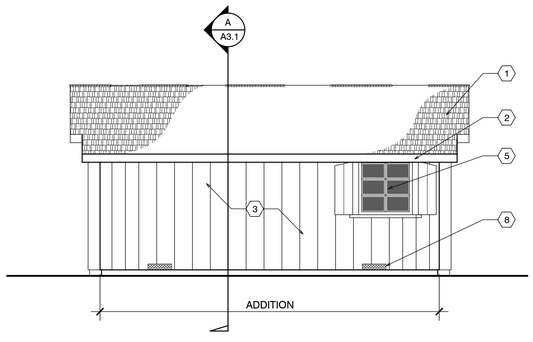
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #18

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

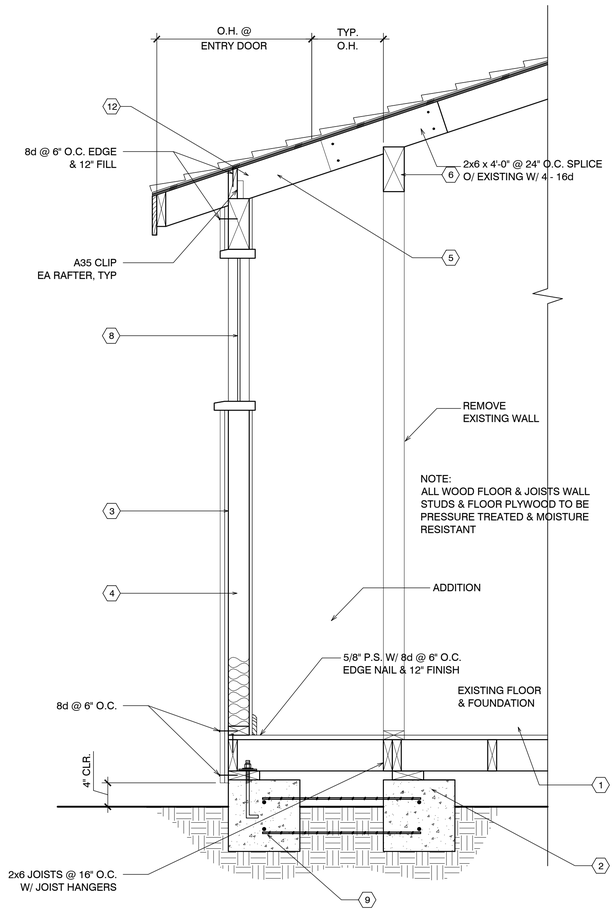
0 1 2 4 8

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

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. RE-USE EXISTING WOOD WINDOWS OR NEW WOOD WINDOWS WITH SHUTTERS TO MATCH(E)
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.

1



A UNIT #18 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #18/46 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions: 1 03/10/26 HRRB

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Sheet Title:
UNIT #18 ELEVATIONS

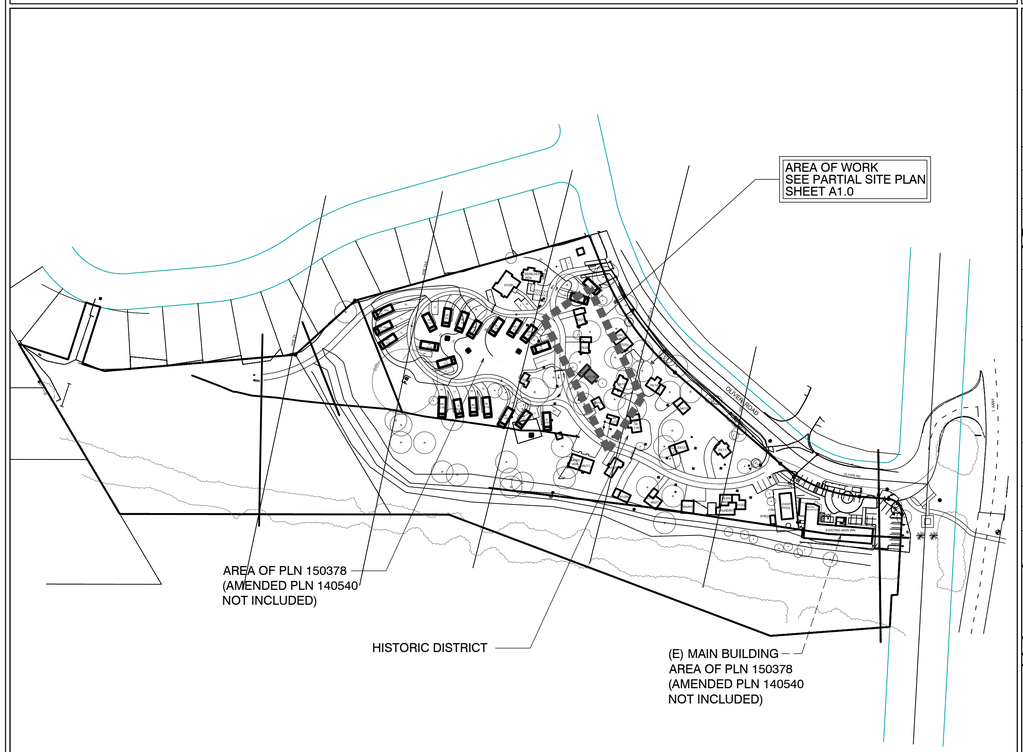
Sheet Number:

A3.1

CARMEL RIVER INN

COTTAGE UNIT #19 (now 47) REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

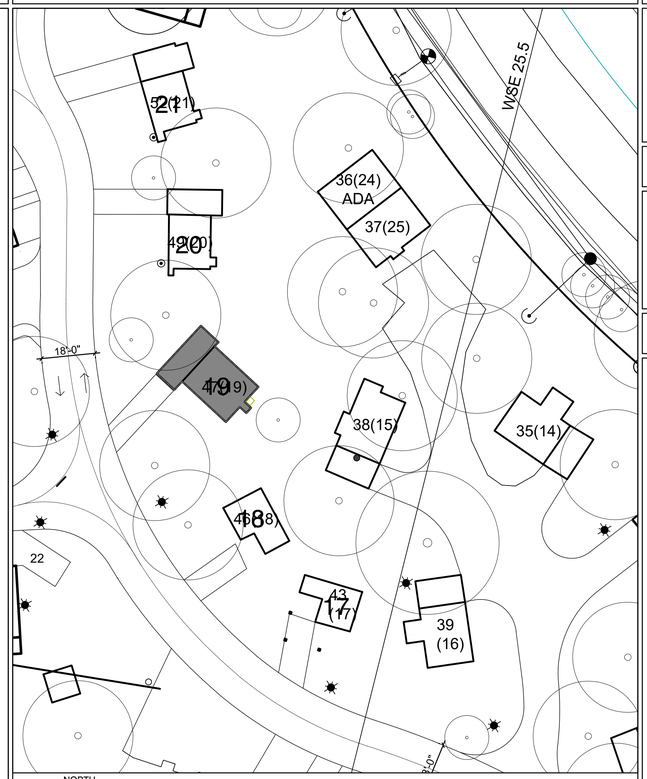
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 19
- ADD NEW INSULATION IN WALL @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1, & A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #19 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

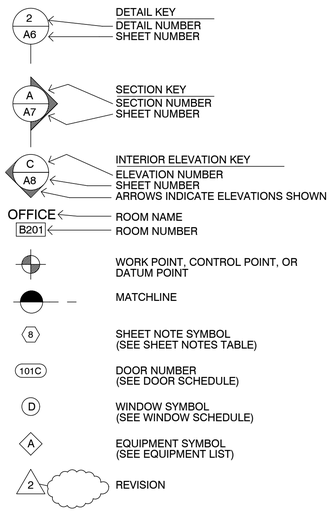
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℔	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T.	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #19	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #19	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-03

COTTAGE REMODEL #19/47 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

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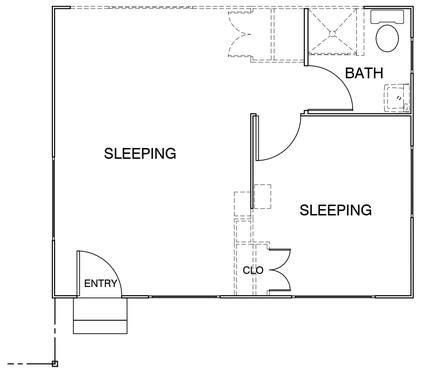
Revisions: 1 03/10/26 HRRB

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	72'-11 1/4"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	16'-5"
TOTAL DEMO	=	22.5%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

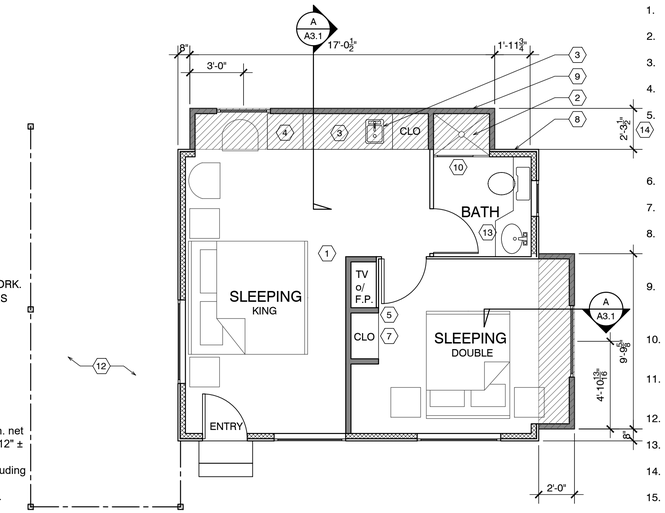
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	329 SF.
ADDITION :	59 SF.
TOTAL :	388 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C.

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-03

COTTAGE REMODEL #19/47 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

DEMO PLAN UNIT 19

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

NORTH

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

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

FLOOR PLAN UNIT 19

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

NORTH

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

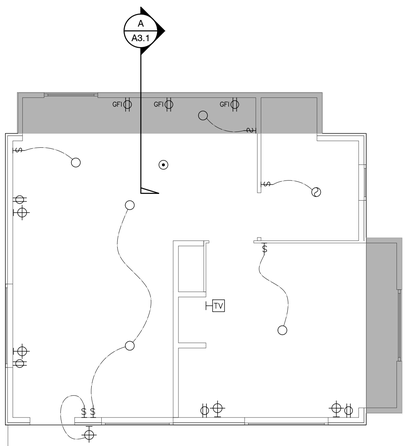
WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

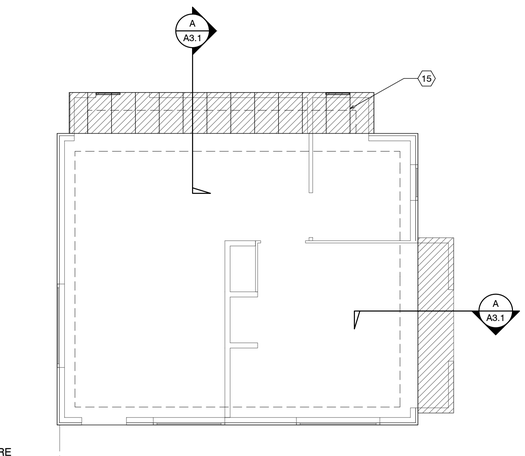


RCP NOTES

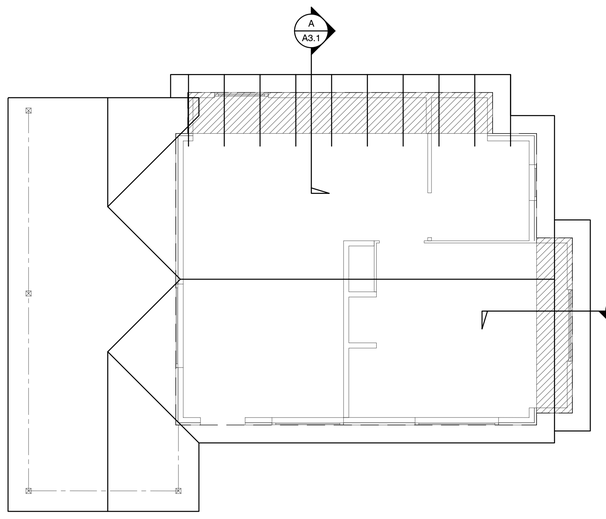
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
57 SF / 150 = .38 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

ELECTRICAL PLAN UNIT 19

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

NORTH

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

FND. PLAN UNIT 19

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

NORTH

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

ROOF PLAN UNIT 19

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

NORTH

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

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions: 1 03/10/26 HRRB

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Sheet Title:
UNIT #19
FLOOR PLAN

Sheet Number:

A2.1

1. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

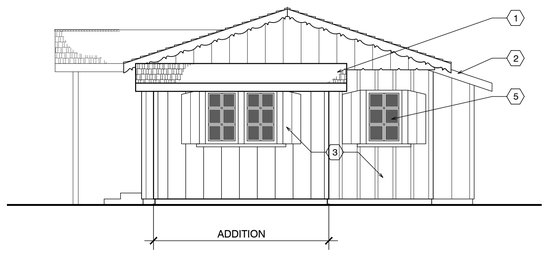
△1



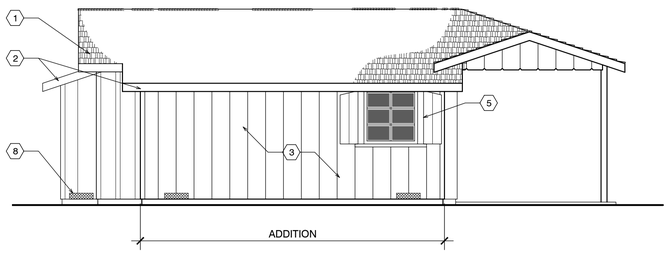
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION

EXTERIOR ELEVATIONS UNIT #19

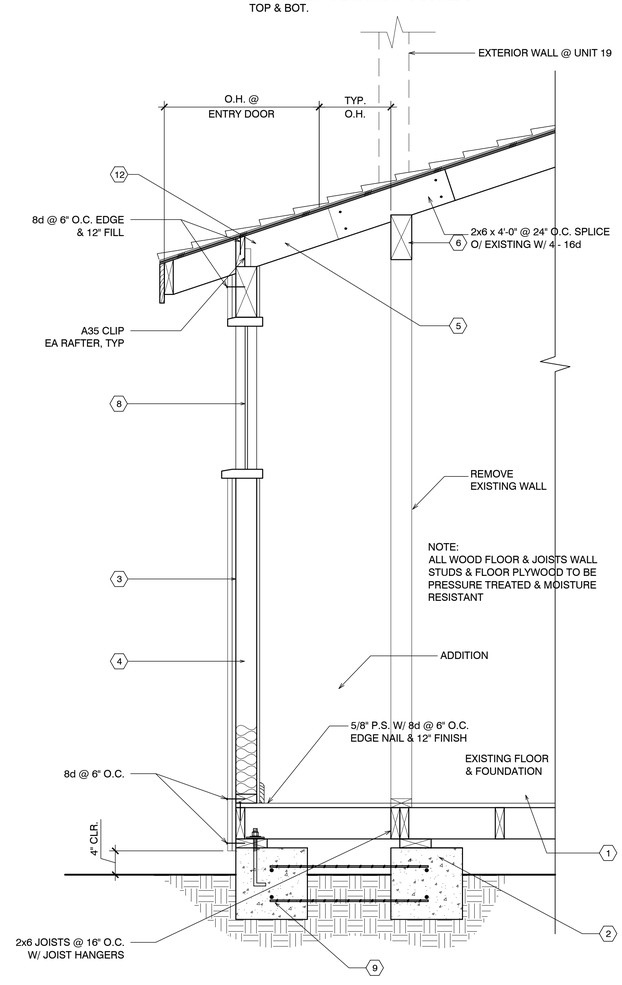
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. REUSE EXISTING WOOD WINDOWS OR NEW WITH SHUTTERS TO MATCH (E) △1
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS 1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



A UNIT #19 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

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COTTAGE REMODEL #19/47 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions: △1 03/10/26 HRRB

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Sheet Title:
UNIT #19 ELEVATIONS

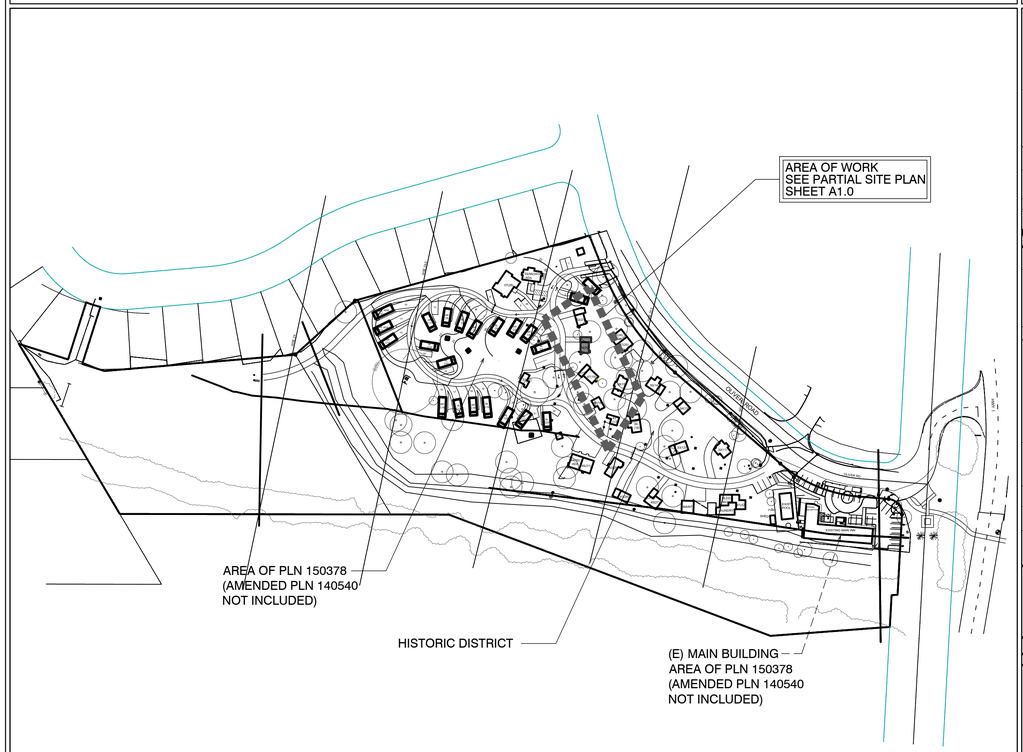
Sheet Number:

A3.1

CARMEL RIVER INN

COTTAGE UNIT #20 (now 49) REMODEL/ADDITION

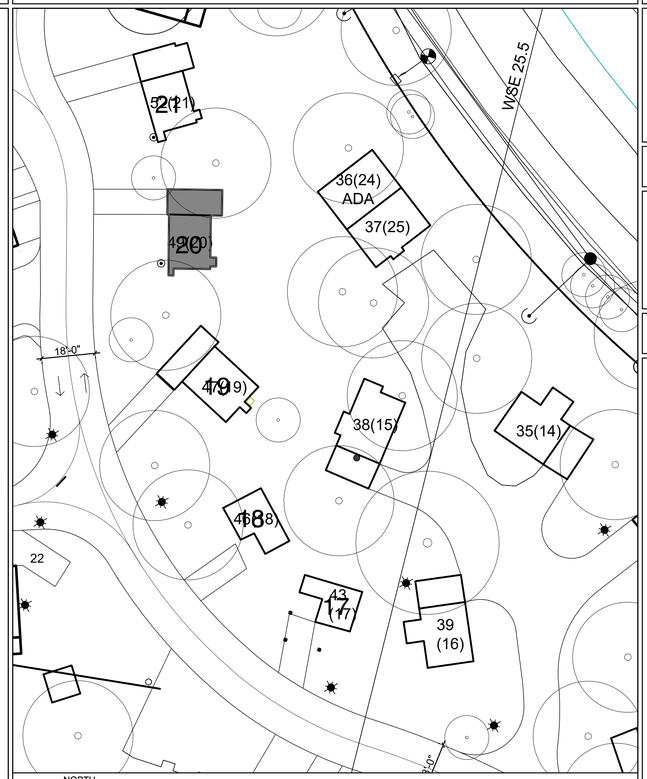
SITE PLAN



OVERALL SITE PLAN
SCALE: 1"= 120'-0"

0 30 60 120 240
SCALE: 1" = 120'-0"

SHEET INDEX



SITE PLAN
SCALE: 1/2"= 1'-0"

0 1 2 4
SCALE: 1/2" = 1'-0"

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 20
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1, A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #20 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

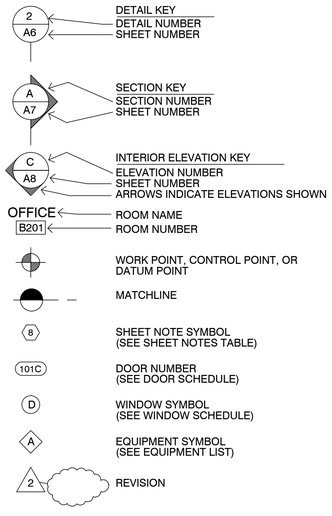
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℔	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T.	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #20	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #20	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL
RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE
REMODEL
#20/49 revised

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

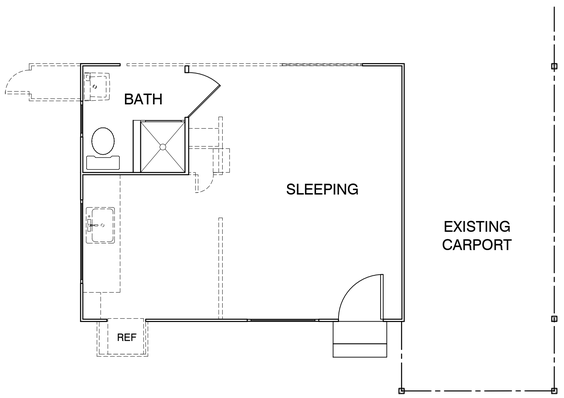
Revisions:
1 08-29-2025
2 03/10/26 HRRB

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



DEMO NOTES

1. WALLS, WINDOWS, DOORS, BATHROOM, WATER HEATER & CLOSET SHOWN PREVIOUSLY REMOVED.
2. ROOF PREVIOUSLY REMOVED.
3. REMOVE SUBFLOOR THAT IS WATER DAMAGED FROM PREVIOUS FIRE.

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	=	74'-8"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	=	28'-1 1/2"
TOTAL DEMO	=	37.6%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

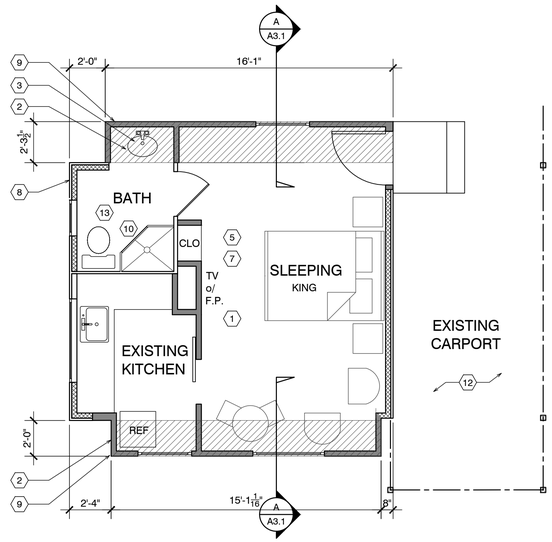
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	258 SF.
ADDITION :	67 SF.
TOTAL :	325 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990
6. (N) WALL MOUNTED TANK-LESS WATER HEATER.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTIO. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C.

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THE PAUL DAVIS PARTNERSHIP
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Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

NORTH

DEMO PLAN UNIT 20

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

NORTH

FLOOR PLAN UNIT 20

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED

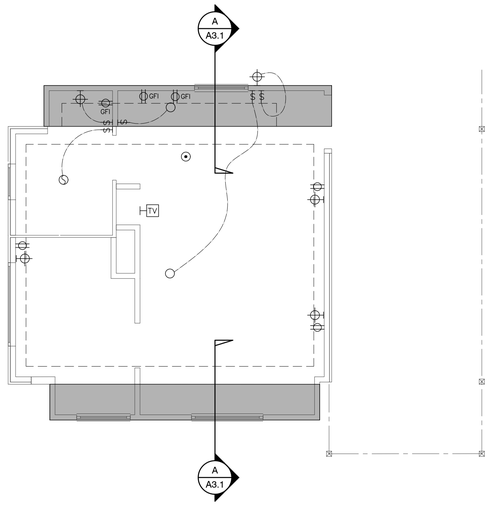
ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

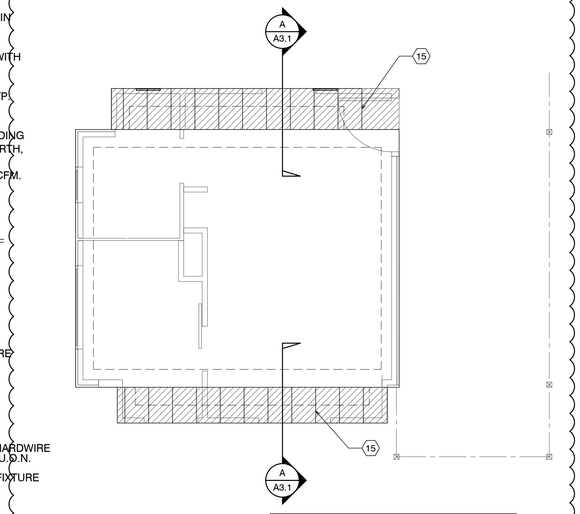


RCP NOTES

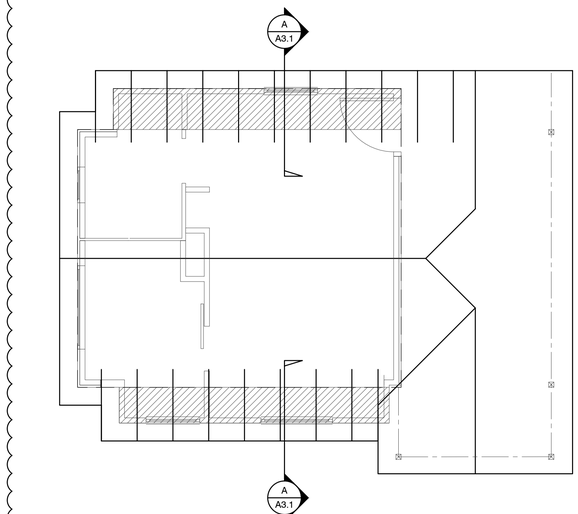
1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. REPLACE EXISTING 50 AMP PANEL WITH (N) 50 AMP PANEL
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SD SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
32 SF / 150 = .21 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF



NORTH

ELECTRICAL PLAN UNIT 20

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

NORTH

FND. PLAN UNIT 20

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

NORTH

ROOF PLAN UNIT 20

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:
1 08-29-2025
2 03/10/26 HRRB

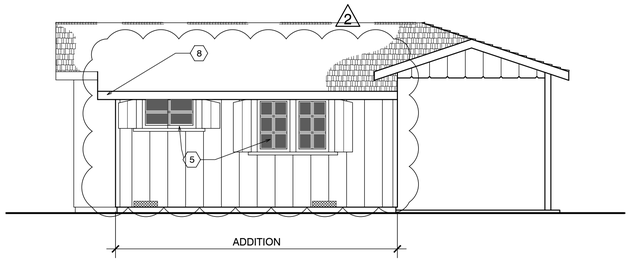
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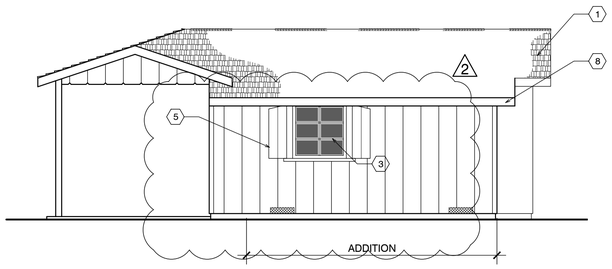
Sheet Title:
UNIT #20
FLOOR PLAN

Sheet Number:

A2.1









FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

2

1. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

EXTERIOR ELEVATIONS UNIT #20

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

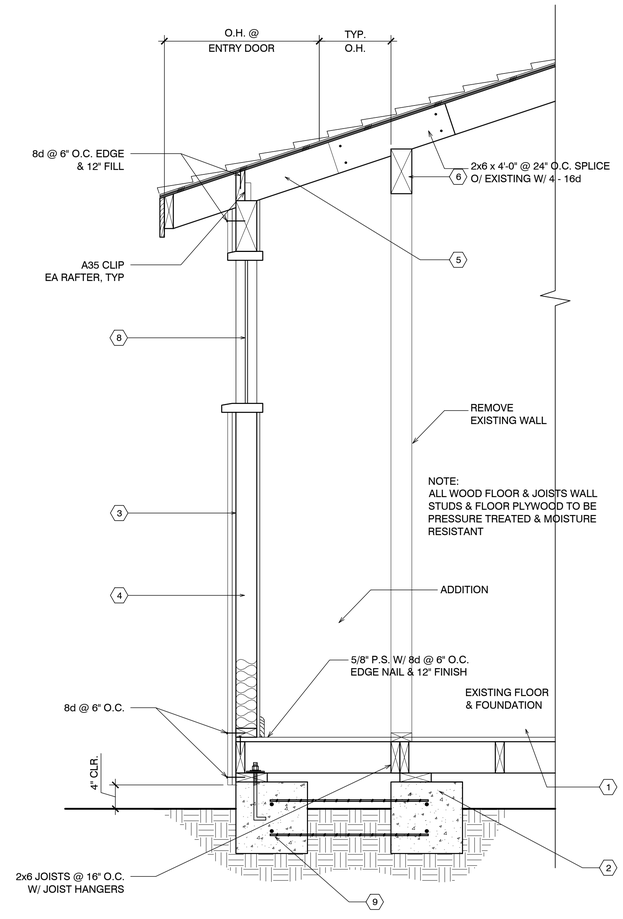
0 1 2 4 8

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

SHEET NOTES

1. (E) FLOOR FRAMING TO REMAIN (EXCEPT WHERE REPAIRS ARE NEEDED, AS DETERMINED IN THE FIELD) - ALL NEW FLOOR FRAMING TO BE PRESS-TREATED
2. (E) FOUNDATION TO REMAIN, TYP. REPLACE WHERE DETERMINED
3. NEW WALLS- 1X12 BOARDS O/ONE LAYER #30 FELT, O/2X4 FRAMING @ 16" O.C., TYP. ALL WALL FRAMING TO BE DFPT. ADD 3/8" P.S. ON INSIDE OF EXTERIOR WALLS
4. R-13 BATT INSULATION @ ALL NEW WALLS, TYP. ADD 3/8" P.S. AT INTERIOR OF NEW WALLS
5. REUSE EXISTING WINDOW & SHUTTERS MATCH EXISTING
6. NEW 6x8 & BTR D.F. HEADER
7. EXTEND EXISTING OVERHANG @ FRONT DOOR OVER ADDITION W/ 2x 6'-0" LONG WALL TO EXISTING W/ 10-16d
8. PAINTED REDWOOD 1/6 FASCIA WITH STRAIGHT EDGE THAT DOESN'T MATCH (E)
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.

1



A UNIT #20 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

CARMEL RIVER INN

U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
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COTTAGE REMODEL #20/49 revised

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
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Sheet Title:
UNIT #20 ELEVATIONS

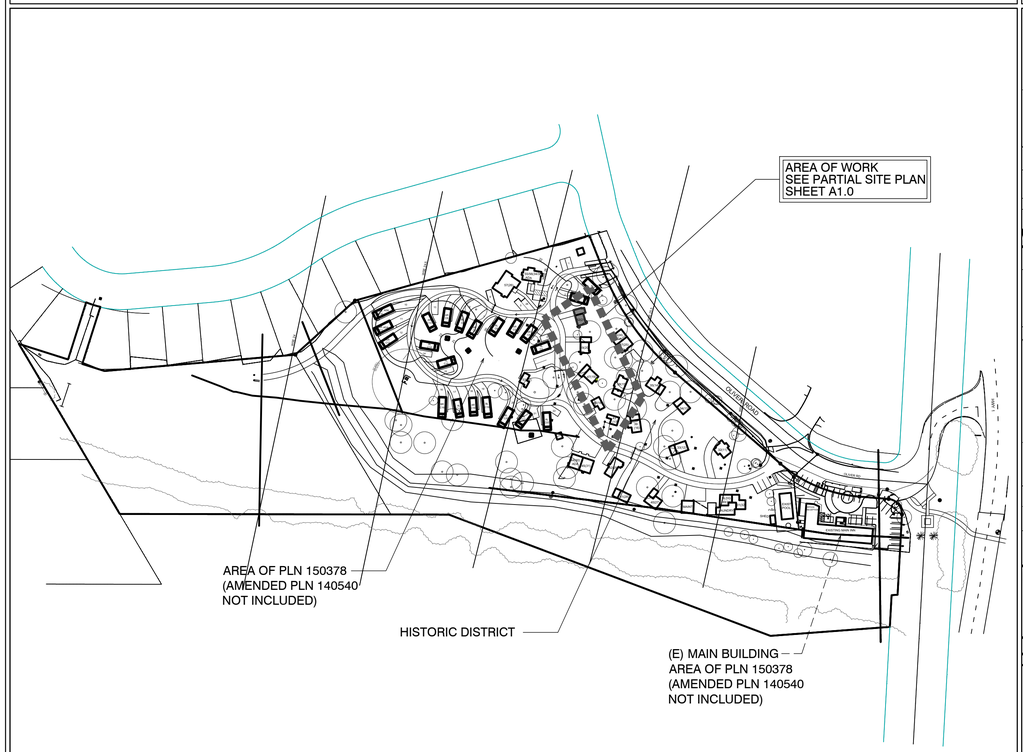
Sheet Number:

A3.1

CARMEL RIVER INN

COTTAGE UNIT #21 (now 52) REMODEL/ADDITION

SITE PLAN



NORTH

PROJECT NORTH

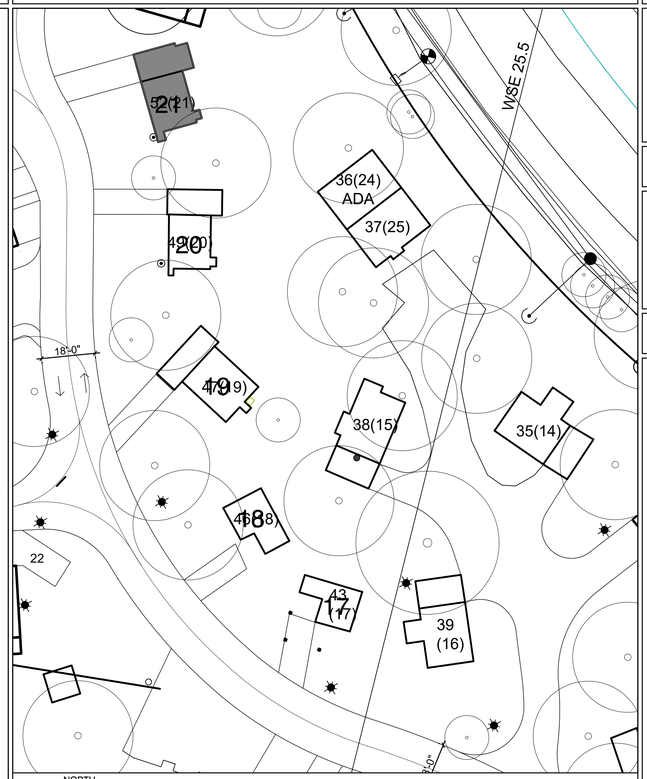
OVERALL SITE PLAN

SCALE: 1"= 120'-0"

0 30 60 120 240

SCALE: 1" = 120'-0"

SHEET INDEX



NORTH

PROJECT NORTH

SITE PLAN

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

0 1 2 4

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

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING / ORIGINAL COTTAGE 21
- ADD NEW INSULATION IN WALLS @ EXTERIOR
- ADDITIONS TO EXISTING COTTAGES. FOR MORE SPECIFIC SCOPE, SEE SHEETS A2.1& A3.1

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET, SYMBOLS, PROJECT INFO
A2.1	UNIT #21 - DEMO, FLOOR, RCP & ROOF PLAN
A3.1	ELEVATIONS & SECTION

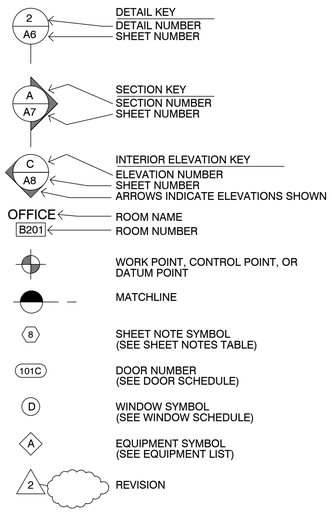
DEVELOPMENT ANALYSIS

A.P.N.	009-563-005
ZONING:	DEVELOPED AREA: VSC-D(CZ) UNDEVELOPED AREA: RC-D(CZ) NOTE: SEE MASTER SITE PLAN FOR ZONING CLARIFICATION
FLOOD PLAIN:	COTTAGES UNITS #17 - #21 LIE BELOW THE 100 YEAR FLOOD PLAIN LINE (SEE PROJECT DESCRIPTION BELOW FOR LIMITS ON REMODEL)
GRADING CALCS:	NONE
TREE REMOVAL:	NONE
SEWER:	CARMEL AREA WASTE WATER DISTRICT
WATER:	(E) CAL-AM WATER SERVICE TO REMAIN

ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER	SIM.	SIMILAR
L	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OBS.	OBSCURE	S.S.	STAINLESS STEEL
@	AT	DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	S.M.	SHEET METAL
℄	CENTERLINE	D.F.	DOUGLAS FIR	HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
℔	PLATE	D.H.	DOUBLE HUNG	HDWD.	HARDWOOD	OFF.	OFFICE	SPECS.	SPECIFICATIONS
ϕ	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDWR.	HARDWARE	O.H.M.S.	OVALHEAD MACHINE SCREW	SQ.	SQUARE
⊥	PERPENDICULAR	DIA.	DIAMETER	H.M.	HOLLOW METAL	O.H.W.S.	OVALHEAD WOOD SCREW	STL.	STEEL
//	PARALLEL	DIMEN.	DIMENSION	HORIZ.	HORIZONTAL	OPNG.	OPENING	STD.	STANDARD
#	POUND OR NUMBER	DISP.	DISPENSER	HGT.	HEIGHT	OPP.	OPPOSITE	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HTG.	HEATING	O.S.B.	ORIENTED STRAND BOARD	STOR.	STORAGE
		DRWG.	DRAWING	H.W.	HOT WATER			STRUCT.	STRUCTURAL
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	P.A.F.	POWDER ACTUATED FASTENER	SUSP.	SUSPENDED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DWR.	DRAWER			PART. BD.	PARTICLE BOARD	SYM.	SYMETRICAL
						P.G.	PAINT GRADE	SYS.	SYSTEM
A.C.	ASPHALTIC CONCRETE	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PERF.	PERFORATED		
A/C	AIR CONDITIONING	EA.	EACH			P.L.F.	POUNDS PER LINEAL FOOT	T.	TREAD (S)
ACOUS.	ACOUSTICAL	ELEV.	ELEVATION, ELEVATOR	I.D.	INSIDE DIAMETER	P.L.	PROPERTY LINE.	T.B.	TOWEL BAR
ADJ.	ADJUSTABLE, ADJACENT	ELEC.	ELETRIC (AL)	INCL.	INCLUDED, INCLUDING	PL. LAM.	PLASTIC LAMINATE	T.C.	TOP OF CURB
AGGR.	AGGREGATE	EMER.	EMERGENCY	INSUL.	INSULATION	PLAS.	PLASTER	TEL.	TELEPHONE
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INT.	INTERIOR	PLY.	PLYWOOD	TEMP.	TEMPERED
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INV.	INVERT	PR.	PAIR	T.E.N.	TYPICAL EDGE NAILING
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXIST. (E)	EXISTING			P.S.F.	POUNDS PER SQUARE FOOT	T & G	TONGUE AND GROOVE
		EXH.	EXHAUST	JAN.	JANITOR	P.S.I.	POUNDS PER SQUARE INCH	T.GR.	TOP OF GRATE
APPROX.	APPROXIMATE	EXP.	EXPOSED, EXPANSION	J.H.	JOIST HANGER	P.T.	PRESSURE TREADED	THK.	THICK (NESS)
ARCH.	ARCHITECT (URAL)	EXT.	EXTERIOR	JT.	JOINT	PART.	PARTITION	THRESH.	THRESHOLD
						P.T.D.	PAPER TOWEL DISPENSER	T.O.	TOP OF
BD.	BOARD	F.A.	FIRE ALARM	KIT.	KITCHEN	P.V.C.	POLYVINYL CHLORIDE	T.P.	TOP OF PAVEMENT
BIT.	BITUMINOUS	FAST.	FASTEN, FASTENER					T.P.H.	TOILET PAPER HOLDER
BLDG.	BUILDING	F.B.	FLAT BAR	L.	LONG, LENGTH	R.	RISER (S)	TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	LAM.	LAMINATE, LAMINATED	R.A.	RETURN AIR	T.W.	TOP OF WALL
BLKG.	BLOCKING	FDN.	FOUNDATION	LAV.	LAVATORY	RAD.	RADIUS	TYP.	TYPICAL
B.M.	BENCH MARK	F.E.	FIRE EXTINGUISHER	L.B.	LAG BOLT	R.D.	ROOF DRAIN		
BM.	BEAM	FIBERGL.	FIBERGLASS	LOC.	LOCATE, LOCATION	REG.	REGISTER	U.B.C.	UNIFORM BUILDING CODE
BOT.	BOTTOM	FIN.	FINISH (ED)	L.W.	LIGHT WEIGHT	REF.	REFRIGERATOR	U.L.	UNDERWRITER'S LABORATORIES
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW			REINF.	REINFORCED, REINFORCING	U.O.N.	UNLESS OTHERWISE NOTED
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	MAS.	MASONRY	REQ'D.	REQUIRED	UR.	URINAL
B.W.	BOTH WAYS	FLASH.	FLASHING	MAT.	MATERIAL (S)	REQMT.	REQUIREMENT		
		FLR.	FLOOR (ING)	MAX.	MAXIMUM	RESIL.	RESILIENT	V.B.	VAPOR BARRIER
CAB.	CABINET	FLUOR.	FLUORESCENT	M.B.	MACHINE BOLT	R.H.M.S.	ROUND HEAD METAL SCREW	VAR.	VARIES
C.B.	CATCH BASIN	F.O.	FACE OF	M.C.	MEDICINE CABINET	R.H.W.S.	ROUND HEAD WOOD SCREW	VERT.	VERTICAL
CEM.	CEMENT	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RM.	ROOM	V.G.	VERTICAL GRAIN
CER.	CERAMIC	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	R.O.	ROUGH OPENING	V.T.	VINYL TILE
C.F.	CUBIC FOOT	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	R.O.W.	RIGHT OF WAY		
C.I.	CAST IRON	F.O.S.	FACE OF STUDS	MEZZ.	MEZZANINE	R.S.	RESAWN	W.	WEST
CLKG.	CAULKING	F.P.	FIREPLACE	MFR.	MANUFACTURE (ER)	RUB.	RUBBER	W.	WIDE, WIDTH
CLG.	CEILING	F.S.	FULL SIZE	MIN.	MINIMUM	RWD.	REDWOOD	W/	WITH
CL.	CLOSET	FT.	FOOT OR FEET	MIR.	MIRROR	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FTG.	FOOTING	MISC.	MISCELLANEOUS			WD.	WOOD
COL.	COLUMN	FURR.	FURRED (ING)	MLDG.	MOULDING	S.	SOUTH	WDW.	WINDOW
COMP.	COMPOSITION			M.I.W.	MALLEABLE IRON WASHER	S.B.	SOLID BLOCKING	W.H.	WATER HEATER
CONC.	CONCRETE	GA.	GAUGE	M.O.	MASONRY OPENING	S.C.	SOLID CORE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONN.	CONNECT (ION)	GALV.	GALVANIZED	MTD.	MOUNTED	SCHED.	SCHEDULE		
CONSTR.	CONSTRUCT (ION)	G.B.	GRAB BAR	MTL.	METAL	S.D.	STORM DRAIN	W/O	WITHOUT
CONT.	CONTINUOUS	G.I.	GALVANIZED IRON	MULL.	MULLION	SECT.	SECTION	W.P.	WATERPROOF
CORR.	CORRUGATED	GL.	GLASS, GLAZING			SERV.	SERVICE	W.R.	WATER RESISTANT
CSMT.	CASEMENT	GR.	GRADE, GRADING	N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GYPSUM WALLBOARD	(N)	NEW	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE			NAT.	NATURAL	SH.	SHELF, SHELVING	WT.	WEIGHT
CTR.	COUNTER			N.I.C.	NOT IN CONTRACT	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH
CTSK.	COUNTERSUNK			NOM.	NOMINAL	SHT.	SHEET		
C.Y.	CUBIC YARD			N.T.S.	NOT TO SCALE	SHTG.	SHEATHING		

SYMBOLS



VICINITY MAP



PROJECT LOCATION: CARMEL RIVER INN
OLIVER ROAD
CARMEL, CA

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION:

Building	Occupancy Group and Div.
UNIT #21	R1

OCCUPANCY LOADS:

Building Area	Factor	Load
UNIT #21	300	2

OCCUPANCY SEPARATIONS:	NONE
TYPE OF USE:	MOTEL
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS REQUIRED:	YES, NFPA 13-D

APPLICABLE CODES:
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Energy Code (CEnC)
Title 24

PROJECT DIRECTORY

PROJECT OWNER
CARMEL INN VENTURES
P.O. BOX 1796
CARMEL VALLEY, CA 93924
CONTACT: JOY BERRY / JAMES FLAGG
PHONE: (949) 500-7069

PROJECT ARCHITECT
THE PAUL DAVIS PARTNERSHIP
286 ELDORADO STREET
MONTEREY, CA. 93940
PHONE: (831) 373-2784
FAX: (831) 373-7459
info@pauldavispartnership.com
CONTACT: PAUL E. DAVIS

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #21/now #52

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

1 1/30/2026 PLAN CHECK RESPONSE

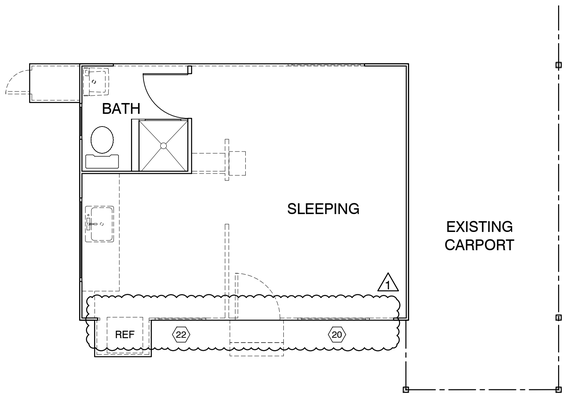
2 3/10/26 HRRB

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Sheet Title:
COVER SHEET
PROJECT INFO

Sheet Number:

A0.1



FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE	= 75'-1 3/8"
TOTAL LINEAL FOOTAGE DEMOLISHED, ADDED OR REPLACED	= 32'
TOTAL DEMO	= 43%

NOTE: FIRE SPRINKLERS NOT REQUIRED

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

DEMO PLAN UNIT 21/52

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

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

ELECTRICAL NOTE:

Arc-fault circuit-interrupter protection - All 120-volt 15 & 20 ampere ot branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or area shall be protected by a listed arc-fault circuit interrupter combination-type. Guestrooms (210-18) & guest suites that are provided with permanent provisions for cooking shall have AFCI. [210-12 (B)]

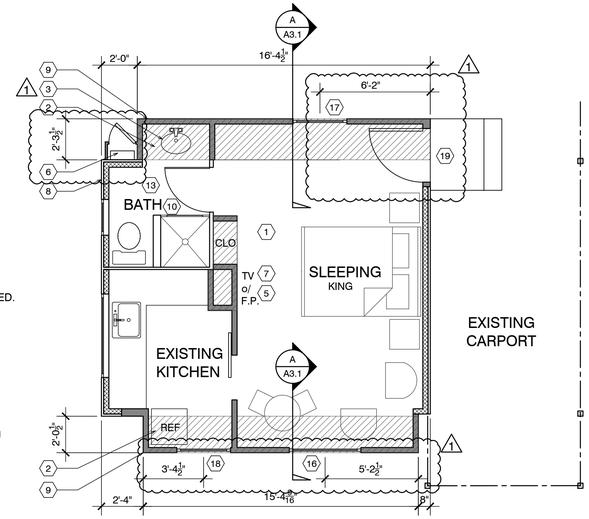
ELECTRICAL LEGEND

- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- GFI — OUTLET w/ GROUND FAULT CIRCUIT INTERRUPTER
- GFI WP — OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TV — TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO DETERMINE FINAL FIXTURE LOCATIONS.
3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/ 1 SF of enclosed area. Note: The space below the floor is only 12" ±
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 16) will have all wood framing below 1 foot above flood line pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be redwood, which is rot resistant.
4. The inside wall finish will be paperless gypsum board mold and moisture resistant, which has a three-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non glue-down.



EXISTING :	261 SF.
ADDITION :	71 SF.
TOTAL :	332 SF.

NOTE: ALL FRAMING SIZING & CONNECTION DETAILS SHALL COMPLY WITH CBC CHAPTER 23

FLOOR NOTES

1. (E) FLOOR AREA TO REMAIN
2. NEW ADDITION SHOWN SHADED
3. (N) SINK & COUNTER
4. (N) UNDER-COUNTER REFRIGERATOR
5. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990 W/ SHUTOFF THERMOSTAT ON WALL
6. (E) WALL MOUNTED TANK-LESS WATER HEATER RE-BUILD ENCLOSURE TO MINIMAL.
7. FLAT PANEL TV MOUNTED ABOVE FIREPLACE
8. ALL (E) EXTERIOR WALLS TO REMAIN, SHALL REMAIN AS SINGLE WALL CONSTRUCTION. ADD NEW 2x4 @ 16" O.C. W/R13 INSULATION
9. ALL NEW WALLS TO BE FULL 2X STUD CONSTRUCTION (SEE SECTION & DETAILS SHT. A3.1). ADD ⅜" P.S. ON INTERIOR OF EXTERIOR WALLS AS NOTED BELOW.
10. (N) 3' x 3' SHOWER TEMPERED GLASS DOOR & ENCLOSURE
11. NEW (FULL HGHT. TILE) SHOWER SEE DETAIL 5/A4.1 (OWNER SHALL PROVIDE TILE SPEC)
12. NOT USED
13. ALL BATH & KITCHENETTE OUTLETS TO BE GFCI RATED
14. NEW ADDITION UNDER EXISTING ROOF
15. 2x6 P.T. FLOOR JOIST @ 16" O.C.
16. RE USE EXISTING 4'x4' CASEMENT WOOD WINDOW. NOTE 4 ON ELEVATIONS.
17. NEW 4'x4' WOOD CASEMENT WINDOW MATCH EXISTING NOTE 5 ON ELEVATION.
18. RE USE EXISTING 2'x2' WOOD WINDOW, NOTE 6 ON ELEVATIONS.
19. RE USE EXISTING 3'x6⁸ FRONT DOOR.

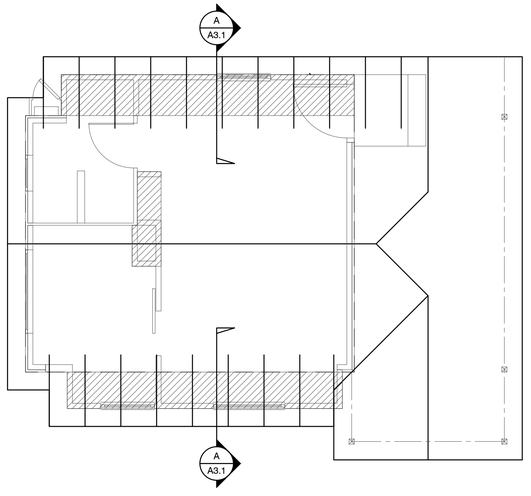
FLOOR PLAN UNIT 21/52

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

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

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW FRAMED WALL
- EXISTING WALL TO BE REMOVED



FLOOR SYSTEM: 2 X 4 FOOT MUDSILL WITH 5/8" X 10" AB @ 12" FROM ENDS AND 48" O.C. IN FIELD. w/ 3x3x$\frac{3}{16}$" SQ. WASHER. 2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-6" OVER 4 X 6 DF PT CENTER BEAM AT POSTS AND PIERS. FLOOR INSULATION R-19 WITH 3/4" ADVANTEC WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 DF @ 16" O.C. WITH 4 X 4 HEADERS U.O.N. OVER OPENINGS. WALL FRAMING @ UNIT 14 TO BE PRESSURE TREATED DRILL 1"Ø HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE ADD 5/8" ROUGH SAWN EXT. GRADE PLYWOOD w/ 10d @ 6" o.c. @ EDGE & 10d @ 12" o.c. @ FIELD, TYP. w/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA. SIDE BEYOND.
ROOF SYSTEM: 2 X 6 @ 16" O.C. WITH H-1 TIES 2 X 8 RIDGE AND 2 X 6 COLLAR TIES UP 32" FROM TOP PLATE. 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X T&G AT OVERHANG AND CARPORT. CARPORT BEAMS 4 X 10 OVER 4 X 4 POST WITH POST CAP. W/ RAFTER TIES @ 4'-0" O.C. - SIM. TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

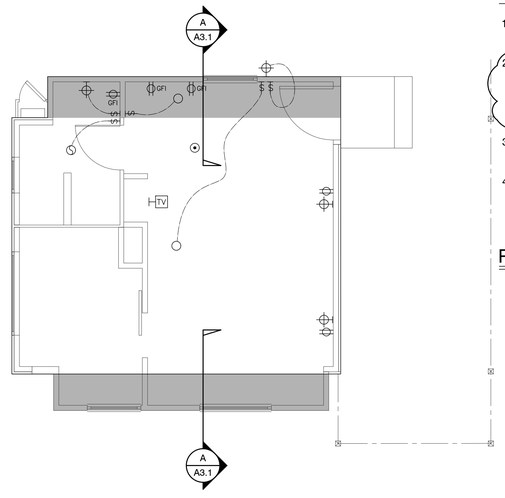
1. (N) ROOF FRAMING TO MATCH (E) HISTORIC COTTAGES. 2x6 @ 24" w/ 5/8" PLYWOOD.
2. (N) ROOF OVER ADDITION
3. FRAME/FINISH GABLE ROOF TO MATCH ORIGINAL, TYP.
4. BEAM
5. OUTLINE OF ROOF, TYP.
6. 4X4 POST ON PIERS w/ POST BASE AND CAP, TYP.
7. NOT USED
8. NOT USED
9. NOT USED

ROOF PLAN UNIT 21/52

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

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

ADD/REMODEL AS REQUIRED BY EXISTING CONDITIONS

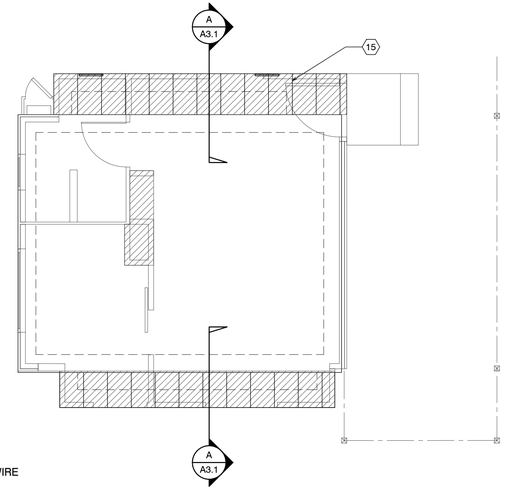


RCP NOTES

1. (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
2. NEW MAIN PANEL LOCATED ON COTTAGE 19 (42) FOR SEVERAL COTTAGES. USE PERMIT #19CP00355 UTILITY UPGRADE WITH 30 AMP BREAKER
3. ALL NEW CEILINGS TO HAVE 1/2" GYP. BD. W/ FINISH SPEC'D BY OWNER
4. SEALED GAS UL LISTED FREE STANDING FIREPLACE w/ SURROUND AND HEARTH, PER MANUFACTURER CONTROL BY THERMOSTAT, TYP.25,000 BTU 100 CFM. HEATILATOR GC1990

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SMOKE DETECTOR- 110V- HARDWIRE w/ BATTERY BACK-UP- TYP U.O.N.
- COVE OR INDIRECT LIGHT FIXTURE
- UNDERCABINET MOUNTED FIXTURE
- FLUORESCENT TUBE



FOUNDATION VENT CALCULATION:
32 SF / 150 = .21 SF REQUIRED
PROVIDE (2) 15.5"x4.5" VENTS @ .156 SF EA. = 3.12 SF

RCP PLAN UNIT 21/52

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

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

FND. PLAN UNIT 21/52

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

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

Project / Owner:

CARMEL RIVER INN
U.S. HIGHWAY 1
@ CARMEL RIVER BRIDGE
P.O. BOX 221609
CARMEL, CA 93922
APN: 009-563-005

COTTAGE REMODEL #21/now #52

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS C-15182 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

1. 1/30/2026 PLAN CHECK RESPONSE
2. 3/10/26 HRRB

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Sheet Title:
UNIT #21/52
FLOOR PLAN

Sheet Number:

A2.1

1. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
2. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
3. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
4. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
5. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2

SHEET NOTES

1. NEW ASPHALT COMP ROOFING TO MATCH UNIT #38
2. PAINTED 1X6 REDWOOD FASCIA (WITH STRAIGHT EDGE THAT DOESN'T MATCH (E))
3. PAINTED ROUGH SAWN 12" BOARD ON BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
4. Not Used
5. NOT USED 1
6. NOT USED
7. NOT USED
8. COPPER SCREENED FOUNDATION VENTS
   1 SQ. IN. CLEAR OPENING PER 1 SQ. FT. OF
   FLOOR AREA = 340 SQ. IN. USE 6 - 6"x14" VENTS @ 75% OPEN = 378 SQ. IN.

9-15. NOT USED

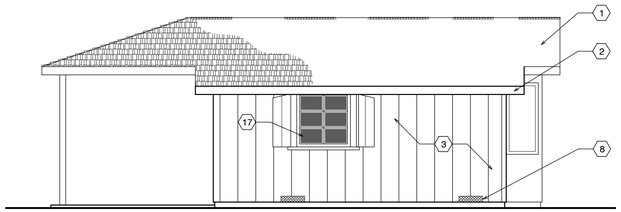
16. RE USE EXISTING 4'x4' CASEMENT WOOD WINDOW. NOTE 4 ON ELEVATIONS.
17. NEW 4'x4' WOOD CASEMENT WINDOW WITH SHUTTERS TO MATCH EXISTING NOTE 5 ON ELEVATION.
18. RE USE EXISTING 2'x2' WOOD WINDOW AND SHUTTERS. NOTE 6 ON ELEVATIONS.
19. RE USE EXISTING 3'x6'8 FRONT DOOR.

1 2

1

CROSS - SECTION NOTES

1. (E) FLOOR FRAMING TO REMAIN (EXCEPT WHERE REPAIRS ARE NEEDED, AS DETERMINED IN THE FIELD) - ALL NEW FLOOR FRAMING TO BE PRESSURE-TREATED.
2. (E) FOUNDATION TO REMAIN, TYP. REPLACE WHERE DETERMINED
3. NEW WALLS- 1X2 BATTS, O/ONE LAYER #30 FELT, O/2X4 FRAMING @ 16" O.C., TYP. ALL WALL FRAMING TO BE DFPT. ADD 3/8" P.S. ON INSIDE OF EXTERIOR WALLS.
4. R-13 BATT INSULATION @ ALL NEW WALLS, TYP. ADD 3/8" P.S. AT INTERIOR OF NEW WALLS.
5. R-19 BATT INSULATION @ ALL NEW ROOF AREAS, TYP.
6. NEW 6x8 & BTR D.F. HEADER
7. EXTEND EXISTING OVERHEAD @ FRONT DOOR OVER ADDITION W/ 2x 6'-0" long wall to existing w/ 10-16d
8. REUSE EXISTING WINDOW, MATCH EXISTING TRIM
9. NEW 12"x12" CONC. FTG. W/ #4 REBAR TOP & BOT. TIE NEW TO EXISTING W/ 6" DOWEL @ TOP & BOT.



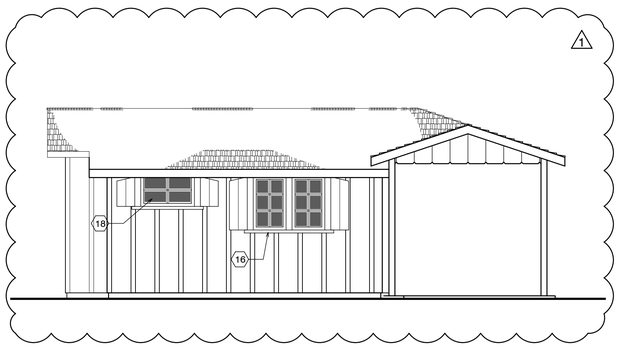
(N) FRONT ELEVATION



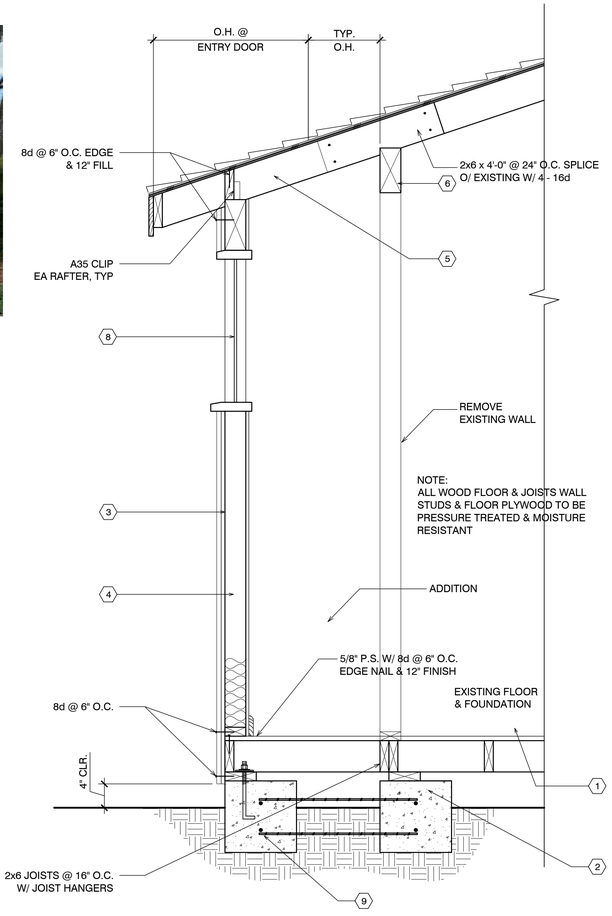
(E) FRONT ELEVATION



(E) SIDE ELEVATION



(N) BACK ELEVATION



EXTERIOR ELEVATIONS UNIT #21/52

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

0 1 2 4 8

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

A UNIT #21/52 SECTION

0 1 2

SCALE: 1" = 1'-0"

Project / Owner:

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The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
C-15182
12/31/25
RENEWAL DATE
STATE OF CALIFORNIA

Drawn By: ML

Drawing Date: 07/15/2025

Project Number: 2502

Revisions:

1 1/30/2026 PLAN CHECK RESPONSE

2 3/10/26 HRRB

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Sheet Title:
UNIT #21/52 ELEVATIONS

Sheet Number:

A3.1

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County of Monterey

Board Report

Legistar File Number: 26-332

Item No.4

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

April 21, 2026

Introduced: 4/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

Discussion of Solar Panels on Historic Properties.

County of Monterey

Board Report

Legistar File Number: 26-333

Item No.5

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

April 21, 2026

Introduced: 4/7/2026
Version: 1

Current Status: Agenda Ready
Matter Type: General Agenda Item

Design Guideline Discussion for Accessory Dwelling Units(ADUs) on Historic Properties.