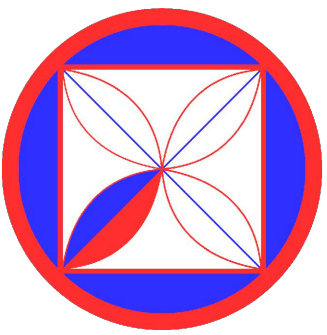


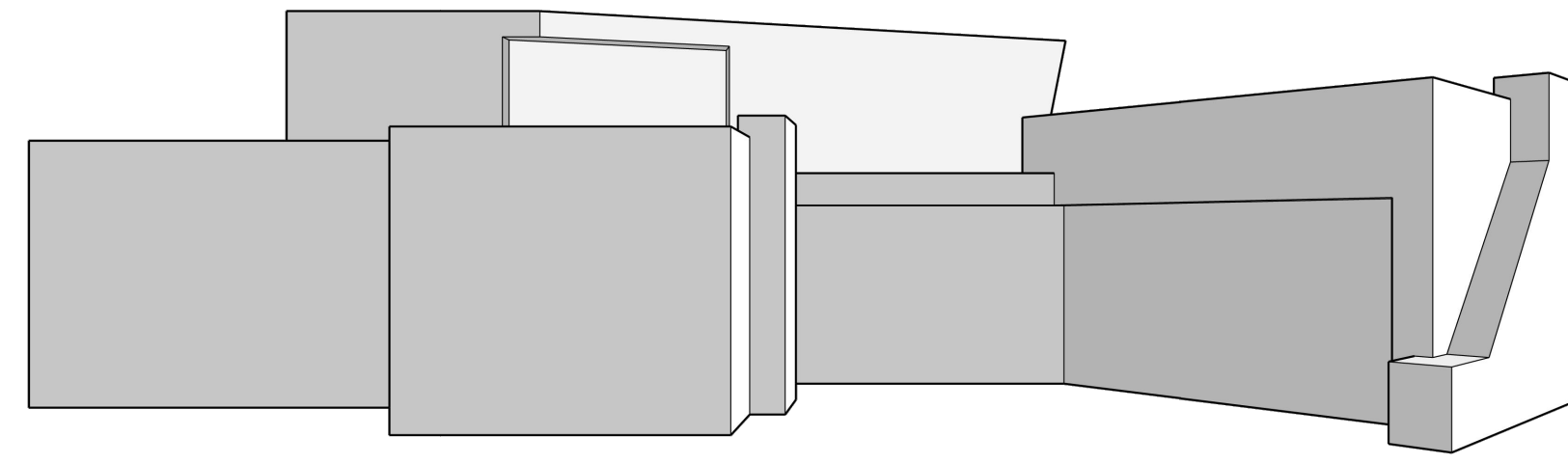
# Hermle Collins Residence

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

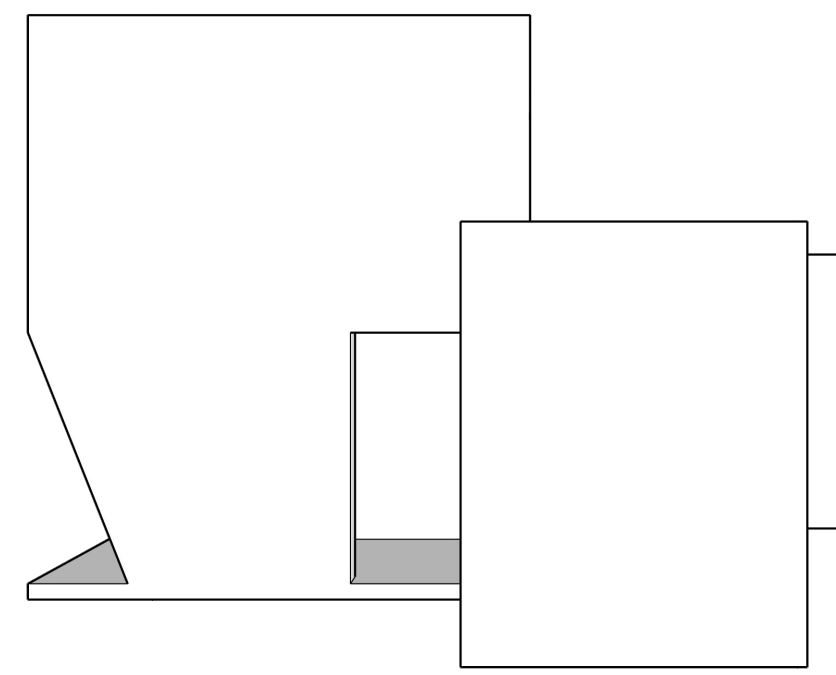
## DESIGN CONCEPT REVIEW



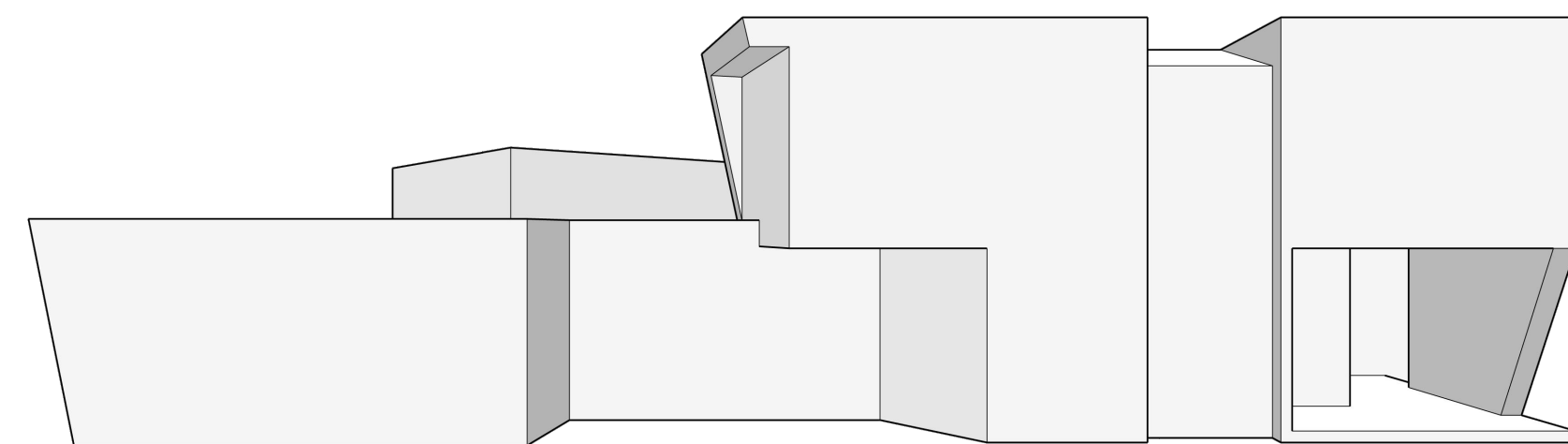
**CODG**  
**CLAUDIO ORTIZ DESIGN GROUP, INC.**  
 29815 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 93923  
 OFFICE: 831.652.4146  
 WWW.CODGINC.COM



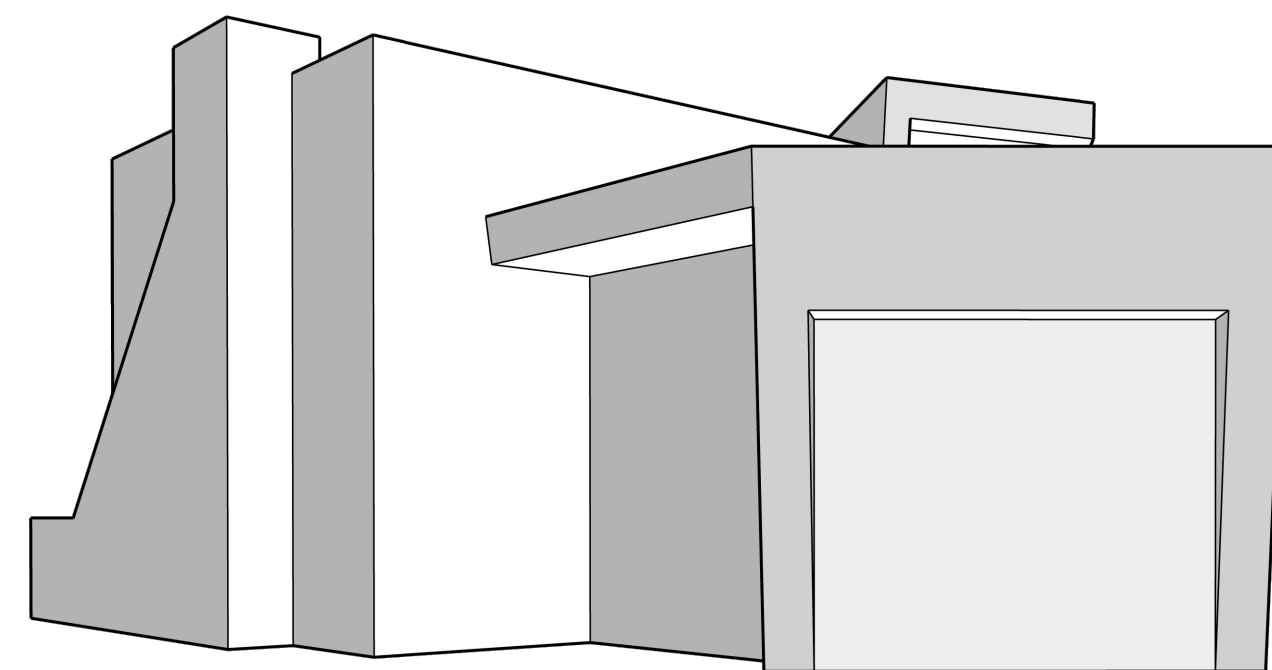
NORTH ELEVATION (SIDE)



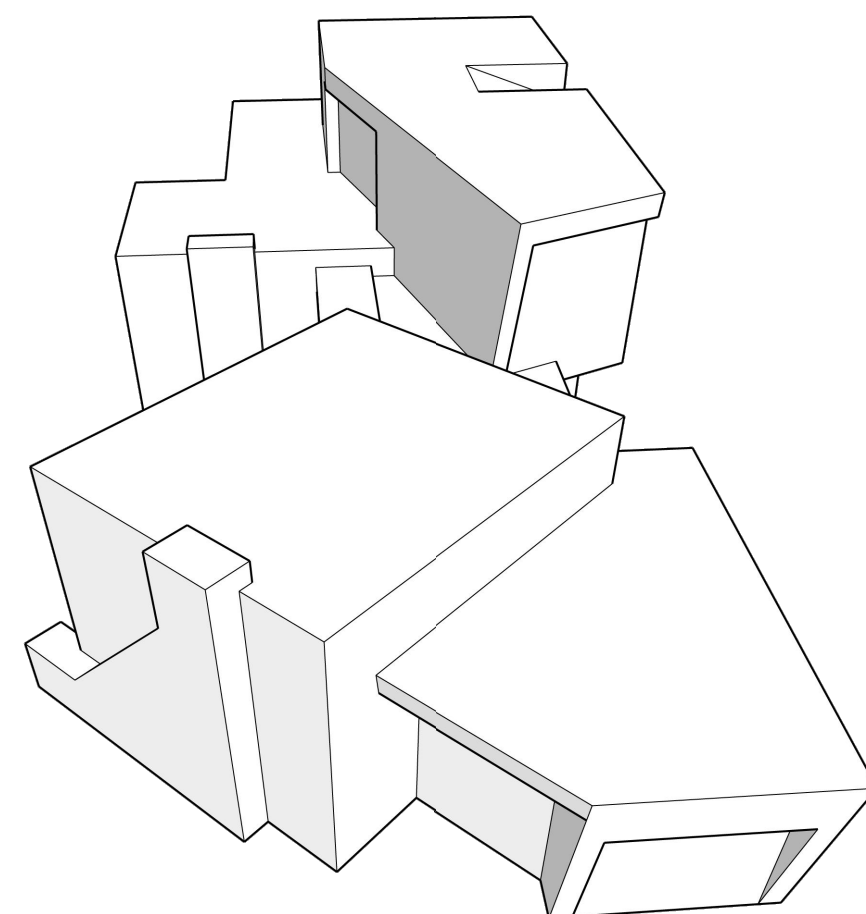
EAST ELEVATION (REAR)



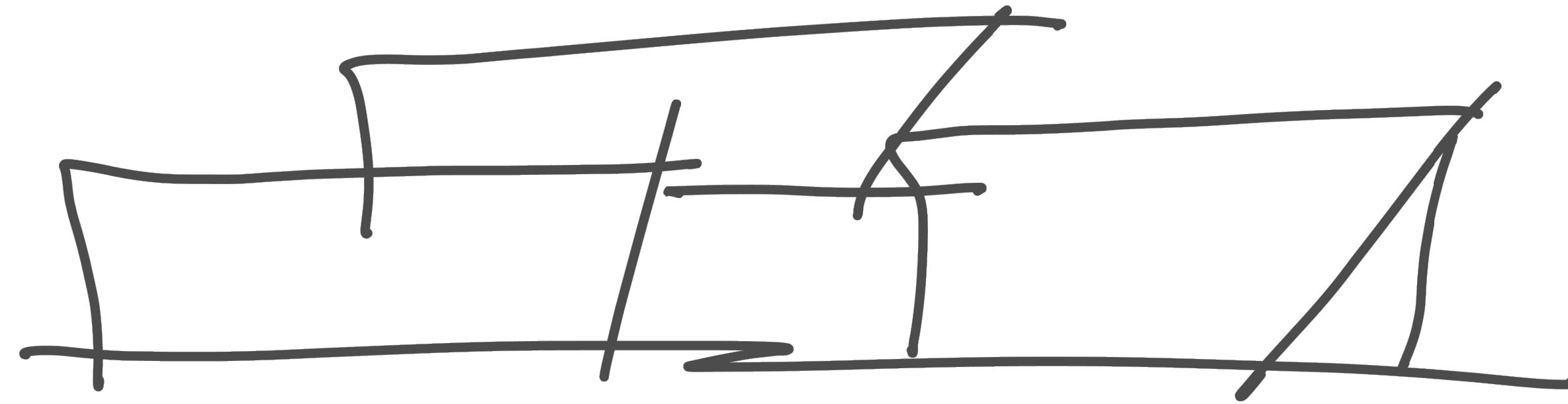
SOUTH ELEVATION (SIDE)



WEST ELEVATION (FRONT)



AERIAL VIEW



### SHEET INDEX

#### GENERAL

T1.0 COVER SHEET & GENERAL NOTES

#### CIVIL

- C1 COVER AND GENERAL NOTES
- C2 TOPOGRAPHY
- C3 GRADING AND DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 SECTIONS AND DETAILS
- C6 EROSION CONTROL PLAN
- C7 EROSION CONTROL DETAILS
- C8 CONSTRUCTION BEST MANAGEMENT PRACTICES, BMP'S

#### ARCHITECTURAL

- A1.2 PRELIMINARY SITE ASSESSMENT
- A1.3 PRELIMINARY SITE ASSESSMENT
- A1.4 SITE PLAN (EXISTING)
- A1.5 SITE PLAN (PROPOSED)
- A1.6 VIEW CORRIDORS ANALYSIS; PLAN VIEW
- A1.7 VIEW CORRIDORS ANALYSIS; ELEVATIONS
- A2.0 FLOOR PLAN (EXISTING)
- A2.1 ELEVATIONS (EXISTING)
- A2.2 ROOF PLAN (EXISTING)
- A3.0 PROPOSED MAIN & UPPER FLOOR PLAN
- A3.1 PROPOSED ELEVATIONS
- A3.2 ROOF PLANS (PROPOSED)
- A3.3 WINDOW & DOOR SCHEDULE
- A4.0 MATERIALS
- A5.0 STREET SCAPE
- A6.0 VOLUME ANALYSIS & AVERAGE NATURAL GRADE PLAN

#### LANDSCAPE

L1.0 LANDSCAPE PLAN (PROPOSED)

### PROJECT DATA

#### FLOOR AREA

FAR ALLOWED	1,800.0 SQ.FT.		45.0%
	EXISTING	PROPOSED	
PROPOSED MAIN LEVEL	866.0 SQ.FT.	1,227.6 SQ.FT.	
UPPER LEVEL		371.3 SQ.FT.	
GARAGE		200.0 SQ.FT.	
SHED	213.0 SQ.FT.	0.0 SQ.FT.	
<b>TOTAL GROSS FLOOR AREA:</b>	<b>1,079.0 SQ.FT.</b>	<b>1,798.9 SQ.FT.</b>	<b>45.0%</b>

#### SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 SQ.FT.	4.0% of SITE
<b>TOTAL COVERAGE ALLOWED</b>	<b>556.0 SQ.FT.</b>	<b>15.1 %</b>

PERVIOUS COVERAGE	EXISTING	PROPOSED	
SOUTH PATIO	324.0 SQ.FT.		
NORTH PATIO		353.0 SQ.FT.	
ENTRY WALK		29.0 SQ.FT.	
DRIVEWAY		39.0 SQ.FT.	
EAST WALKWAY		73.0 SQ.FT.	
<b>TOTAL PERVIOUS COVERAGE</b>	<b>324.0 SQ.FT.</b>	<b>494.0 SQ.FT.</b>	<b>12.4 %</b>

IMPERVIOUS COVERAGE	EXISTING	PROPOSED	
SOUTH AC DRIVEWAY	560.0 SQ.FT.		
WEST STEPS	36.0 SQ.FT.		
ENTRY PORCH	35.0 SQ.FT.	29.5 SQ.FT.	
NORTH WALKWAY	55.0 SQ.FT.		
EAST PATIO	350.0 SQ.FT.		
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>1,036.0 SQ.FT.</b>	<b>29.5 SQ.FT.</b>	<b>4.8 %</b>
<b>TOTAL GROSS COVERAGE</b>	<b>1,360.0 SQ.FT.</b>	<b>523.5 SQ.FT.</b>	<b>13.8 %</b>

### HEIGHT LIMITS AND SETBACKS

HEIGHT	EXISTING	PROPOSED
<b>MAIN DWELLING</b>		
ONE STORY RIDGE HEIGHT	67.2'	69.9'
TWO STORY RIDGE HEIGHT	N/A	77.1'
ONE STORY LEVEL PLATES	N/A	66.7'
TWO STORY LEVEL PLATES	64.8'	74.6'
<b>GARAGE/CARPORT</b>		
ONE STORY RIDGE HEIGHT	0'-0"	66.1'
LOWER LEVEL PLATES	0'-0"	63.8'
<b>SETBACKS</b>		
<b>MAIN DWELLING</b>		
NORTH SIDE	3'-2"	3'-2"
SOUTH SIDE	12'-9"	10'-0"
WEST SIDE	10'-7"	15'-0"
EAST SIDE	40'-11"	4'-4"
<b>GARAGE/CARPORT</b>		
NORTH SIDE	0'-0"	26'-2"
SOUTH SIDE	0'-0"	3'-6"
WEST SIDE	0'-0"	64'-6"
EAST SIDE	0'-0"	15'-6"

### PROJECT INFORMATION

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

### SCOPE OF WORK

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

### VICINITY MAP



### REVISIONS:

**PROJECT:** Hermle Collins Residence  
 3 SW of 1st, Carmel-By-The-Sea  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000

**PROJECT NO.:** 21-08

### ISSUE:

**DRAWN BY:** C.O.

### COVER SHEET

SCALE: 1/4" = 1'

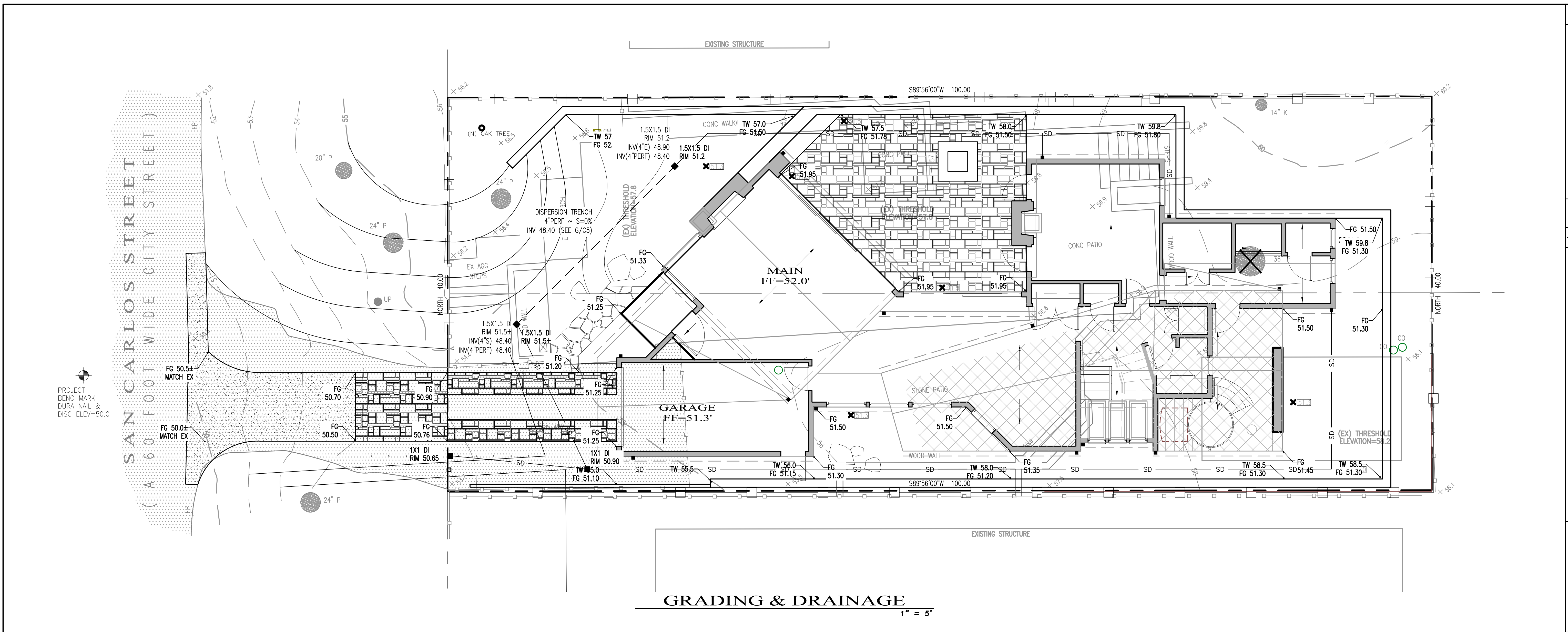
**T1.0**

THE DRAWING, REVISIONS, AND GENERAL INFORMATION ON THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. ANY OTHER CLAUDIO ORTIZ DESIGN GROUP, INC. DRAWING OR INFORMATION IS STRICTLY CONFIDENTIAL AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. THIS DOCUMENT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND NOT FOR ANY OTHER PROJECT. COPYRIGHT 2024 CLAUDIO ORTIZ DESIGN GROUP, INC.





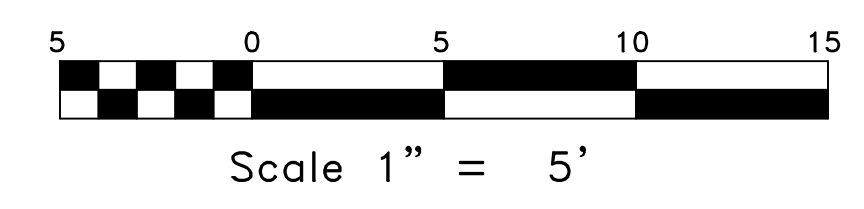
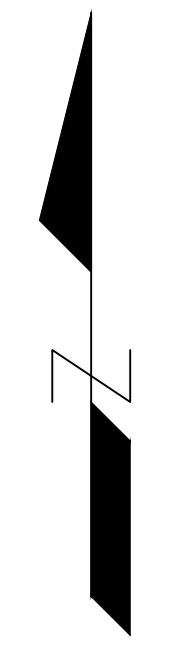
Drawing file: Z:\Projects\122187.CDDG - HermieCollins Res\122187.XBare.dwg  
 Plotted: Jun 20, 2024 - 12:15pm  
 THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE DESCRIBED HEREIN. REUSE, REPRODUCTION, OR PUBLICATION IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.



**GRADING & DRAINAGE**  
1" = 5'

**HATCH LEGEND**

- AC PAVEMENT, (SEE A/C5)
- CONCRETE PAVEMENT, (SEE B/C5)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- UPPER LEVEL, (SEE ARCHITECT'S PLANS)
- WOOD CHIP, (SEE ARCHITECT'S PLANS)
- PERMEABLE PAVEMENT, (SEE ARCHITECT'S PLANS)
- EXISTING AC PAVEMENT
- EXISTING TREE(S) TO BE REMOVED



 Civil Engineering, Land Development, Stormwater Management 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (931) 647-1192 Fax (931) 647-1194 mail@C3Engineering.net													
<b>GRADING &amp; DRAINAGE</b> <b>HERMLE COLLINS RESIDENCE</b> <b>APN# 010-121-013-000</b> Project Location: 3 SW of 1St, CARMEL-BY-SEA PREPARED FOR: CDDG													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE:</td> <td>AS NOTED</td> </tr> <tr> <td>DATE:</td> <td>06-20-24</td> </tr> <tr> <td>DESIGN BY:</td> <td>FJC</td> </tr> <tr> <td>DRAWN BY:</td> <td>ECH</td> </tr> <tr> <td>CHECKED BY:</td> <td>FJC</td> </tr> <tr> <td>SHEET NUMBER:</td> <td></td> </tr> </table>		SCALE:	AS NOTED	DATE:	06-20-24	DESIGN BY:	FJC	DRAWN BY:	ECH	CHECKED BY:	FJC	SHEET NUMBER:	
SCALE:	AS NOTED												
DATE:	06-20-24												
DESIGN BY:	FJC												
DRAWN BY:	ECH												
CHECKED BY:	FJC												
SHEET NUMBER:													
 OF 8 SHEETS PROJECT# 122-187													

MADE IN THE USA







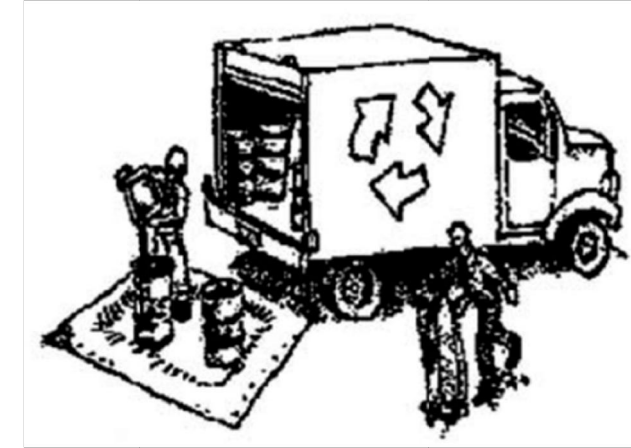






# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



## MATERIALS & WASTE MANAGEMENT

### Non-Hazardous Materials

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

### Hazardous Materials

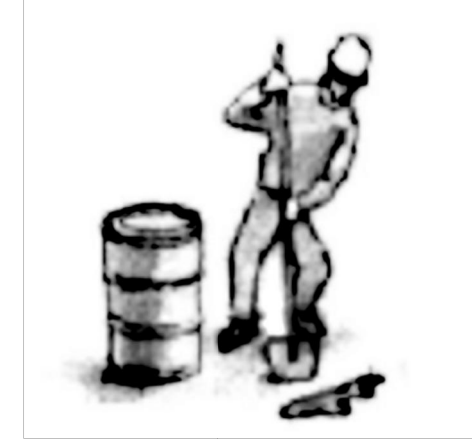
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment,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

### Waste Management

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

### Construction Entrances and Perimeter

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



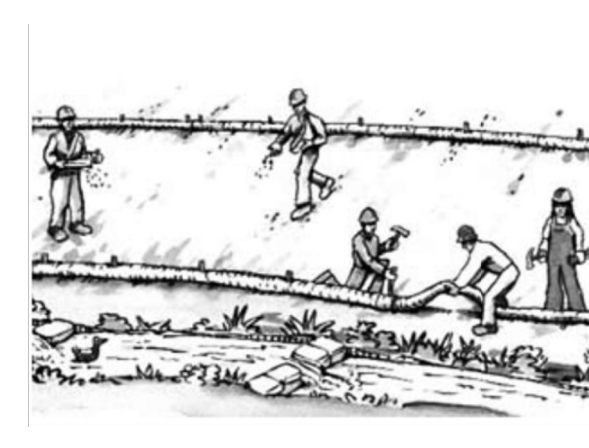
## EQUIPMENT MANAGEMENT & SPILL CONTROL

### Maintenance and Parking

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

### Spill Prevention and Control

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



## EARTHWORK & CONTAMINATED SOILS

### Erosion Control

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

### Sediment Control

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

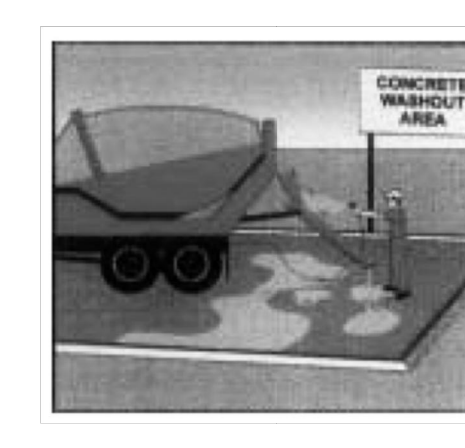


## PAVING/ASPHALT WORK

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

### Sawcutting & Asphalt/Concrete Removal

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



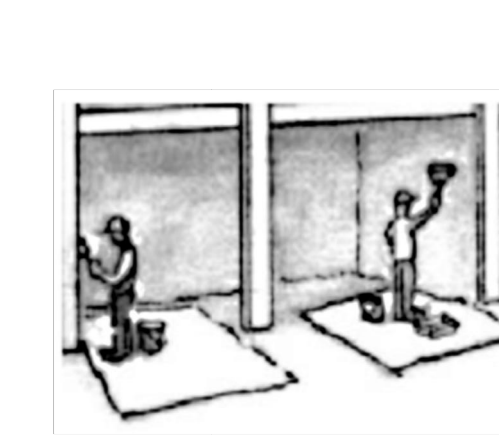
## CONCRETE, GROUT & MORTAR APPLICATION

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



## LANDSCAPE MATERIALS

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



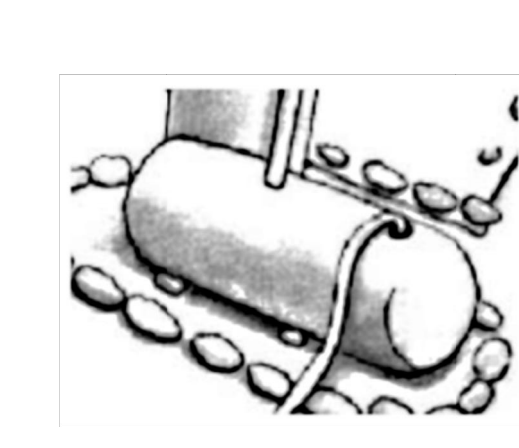
## PAINTING & PAINT REMOVAL

### Painting cleanup

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

### Paint Removal

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



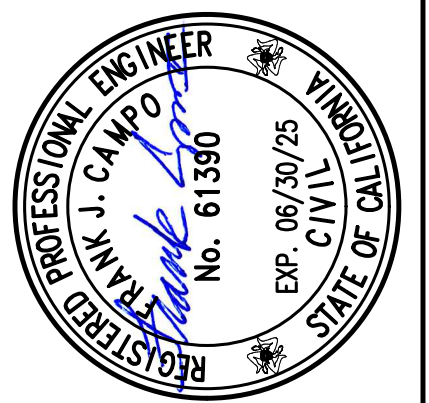
## DEWATERING

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

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

Drawing file: Z:\Projects\122187.CDDC - HermieCollins Res\122187.XBare.dwg  
 Plotted: Jun 20, 2024 - 12:15pm  
 THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE IDENTIFIED HEREON. ANY REUSE, REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

**C3 ENGINEERING INCORPORATED**  
 Civil Engineering, Land Development, Stormwater Management  
 126 Bonifacio Place, Suite C, Monterey, CA 93940  
 Phone: (931) 647-1192 Fax: (931) 647-1194  
 mail@C3Engineering.net



**CONSTRUCTION BEST MANAGEMENT PRACTICE**  
**HERMIE COLLINS RESIDENCE**  
**APN# 010-121-013-000**  
 Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA  
 PREPARED FOR: CDDC

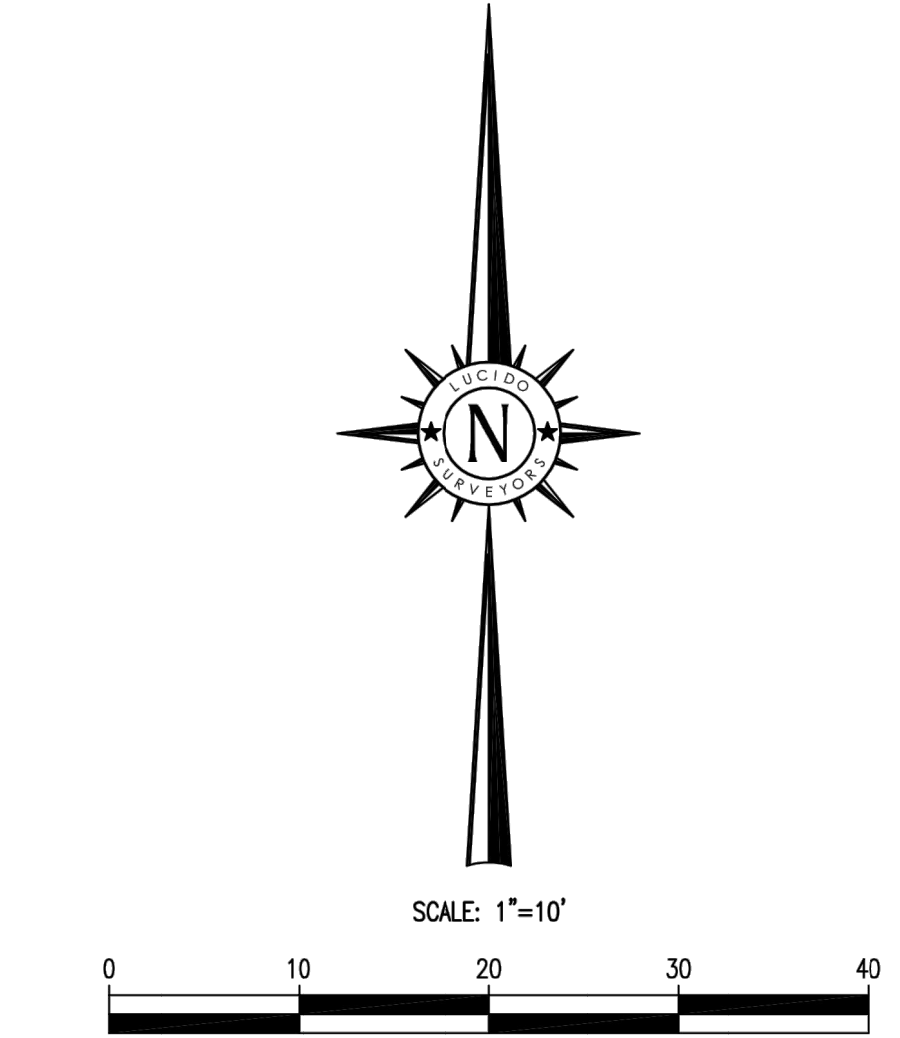
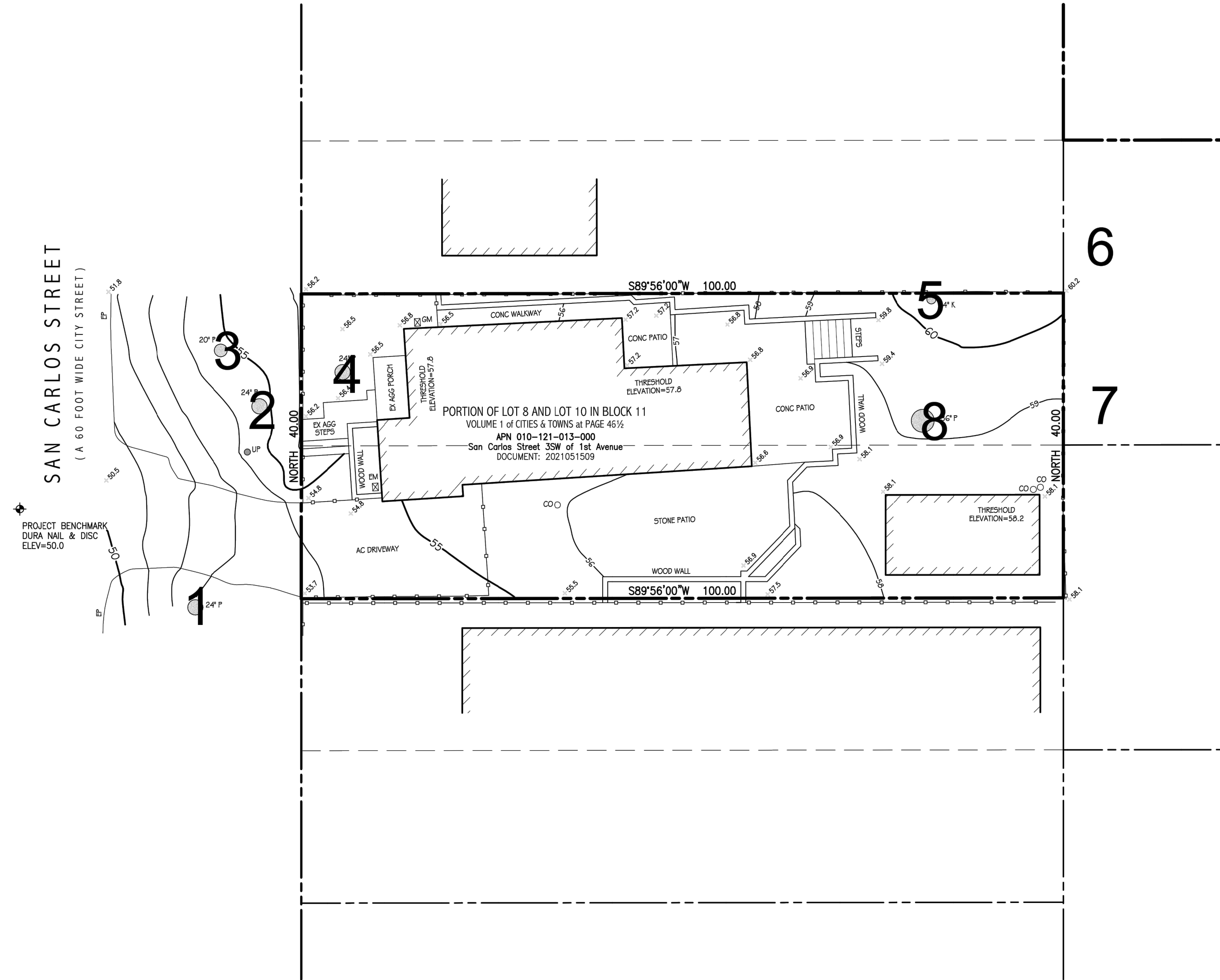
SCALE: AS NOTED  
 DATE: 06-20-24  
 DESIGN BY: FJC  
 DRAWN BY: ECH  
 CHECKED BY: FJC

SHEET NUMBER:  
**C8**  
 OF 8 SHEETS  
 PROJECT# 122-187

MADE IN THE USA

**LEGEND:**

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



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

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

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



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

**PRELIMINARY SITE ASSESSMENT REPORT**

**Date of Site Visit:** March 29, 2022  
**Planner:** Evan Kort  
**Forester:** Sara Davis  
**Block/Lot:** 11/8 & 10  
**APN:** 010-121-013  
**Property Owner:** Hermle-Collins  
**Street Location:** San Carlos 3 SE 1st

**Purpose:** Provide input to the applicant on applicable development regulations, design standards, and site opportunities and constraints before [submitting a Design Study application](#).

**Location:**

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

**Street and Neighborhood Character:**

- **Style and materials of the existing residence:**



- **Parking:** CMC Section 17.10.030.E requires one parking space per primary dwelling on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport, or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space, whether provided by means of a garage, carport, or parking pad.
- **Garage:** To encourage variety and diversity in neighborhood design, the Planning Commission may authorize detached garages or carports in the front setback and side yard setback facing a street. Garages located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height. Detached garages may encroach into an interior side yard setback and rear yard setback if limited to 15 feet in height, would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.
- **Accessory Structures:** Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

**Studio:** A studio is defined as "An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."

One studio is permitted so long as it does not contain any living, sleeping, bathing, or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary residence. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

**Accessory Dwelling Units (ADUs):** One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the [Accessory Dwelling Unit Handbook](#).

- **Topography and drainage features:** The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

A preliminary storm water management plan is required to be provided as part of the

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



**Site Conditions & Development Standards:**

- **Building Site Area:** The lot is a 4,000 square-foot lot (40'x100'). A base floor area of **1,800 square feet** is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.
- **Floor Area:** is defined as "...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface, and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."
- **Setbacks:** The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. For a 40-foot wide lot, the composite setback is **10 feet**.

- **Site Coverage:** Impermeable site coverage is limited to 22% of the base floor area for the site or **396 square feet** for a base floor area of 1,800 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.
- If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, **160 square feet**, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.
- **Fences:** Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and rear yard fences are permitted a height of 6 feet. The Planning Commission may authorize a taller fence in the side and rear yards. The heights of all fencing shall be clearly noted on the project plans.

Design Element	Setback Location		
	Front Setback	Side Setback	Rear Setback
Fence	4 feet*	6 feet	4 feet*
Garden Wall	3 feet**	6 feet	3 feet**
Retaining Wall	3 feet**	6 feet	3 feet**
Pillars and Gates	6 feet	N/A	6 feet
Arbor/Trellis	7 feet	7 feet	7 feet

\* These limits shall not be allowed through Design Review by the Planning Commission.  
 \*\* Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.20.060.E.1.

**Potential Neighbor Impacts:**

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

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks	
			Composite** (both sides)	Minimum Setbacks (in feet)
Interior Site	15	15	25% of site width	0
Corner Site	15	15	25% of site width	0
Resubdivided Corner Site	15	15	25% of site width	0
Double-Frontage Site	15	N/A	25% of site width	0 (if applicable)

\* The rear setback is three feet for those portions of structures less than 15 feet in height.  
 \*\* See CMC 17.20.060(A)(1) and 17.20.030, Rates of Measurement.

- **Building Height:**

	Maximum Height Standards		
	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- **Exterior Volume:** The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to the table below). It is recognized that existing homes built before 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

	Maximum Exterior Volume Factors for R-1 District	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

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

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

**Forest/Trees:** Please refer to the attached forester's report.

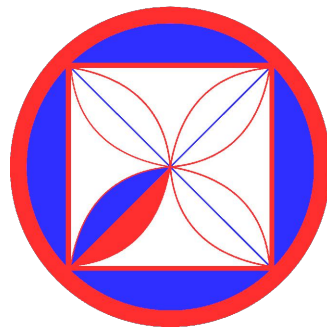
The Residential Design Guidelines state that significant upper canopy and understory trees should be preserved and that new construction should minimize impacts on established trees. The root systems of all trees to be preserved shall be protected and the forested image of a site shall be maintained.

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

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

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

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



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 8000 AVENUE 168, SUITE 100  
 SAN CARLOS, CALIFORNIA 95071  
 WWW.CODGNC.COM

THE SERVICES, APPROVALS, REVISIONS AND COMMENTS OF THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. © 2022

**REVISIONS:**

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

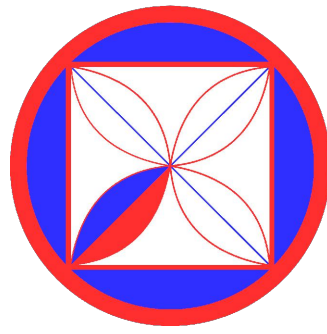
**ISSUE:**

**PRELIMINARY SITE ASSESSMENT**

SCALE: 1" = 1/4"

**A1.2**

**DRAWN BY:** C.C.



**CODG**  
**CLAUDIO ORTIZ DESIGN GROUP, INC.**  
 8700 S. GARDEN AVENUE  
 OFFICE 831.626.9445  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

THE SERVICES, INFORMATION, SPECIFICATIONS AND GENERAL CONDITIONS OF THIS CONTRACT ARE GOVERNED BY THE STANDARD CONTRACT DOCUMENTS FOR ARCHITECTS AND ENGINEERS PUBLISHED BY THE CONSULTING ENGINEERS COUNCIL OF CALIFORNIA. THE DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF THE CONSULTING ENGINEERS COUNCIL OF CALIFORNIA. THE CONSULTING ENGINEERS COUNCIL OF CALIFORNIA AND THE ARCHITECTS AND ENGINEERS COUNCIL OF CALIFORNIA ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. © 2011 CEC

REVISIONS:

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

ISSUE:

PRELIMINARY SITE  
 ASSESSMENT

SCALE: 1' = 1/4"

A1.3

DRAWN BY:  
 C.O.

**Additional Resources:** For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

[Track 2 Design Study Submittal Checklist](#)

<https://ci.carmel.ca.us/community-planning-and-building>

**Significant Tree Evaluation Worksheet**

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

**Part One: Initial Screening:**  
 Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

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

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

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

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

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak  
 CI-Catalina ironwood CS-California sycamore BL-big leaf maple OT--other  
 (Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	24	24	20	24	14	30	30	36							
NO															

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

**Part Two: Assessment For Tree Significance**

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

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

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.  
 1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.  
 2 points: The tree appears healthy and in good condition.  
 3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

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

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.  
 1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.  
 2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.  
 3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

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

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.  
 1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.  
 2 points: The tree is young to middle age and shows normal vigor.  
 3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

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

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.  
 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.  
 2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

**Part Three: Final Assessment**

Record the total points scored on D - G for each tree.

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

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

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

B. Are there any other factors that would disqualify a tree from a determination of significance?  
 (Explain any 'yes' answer)  
 Yes \_\_\_\_\_

**Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?**  
 If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	X	X	X	X	X	X	X								
MOD SIGNIF								X							
NOT SIGNIF															

Items to note: All Ivy and Acacia shall be eradicated from lot and public right of way

Required Structural Root Zone

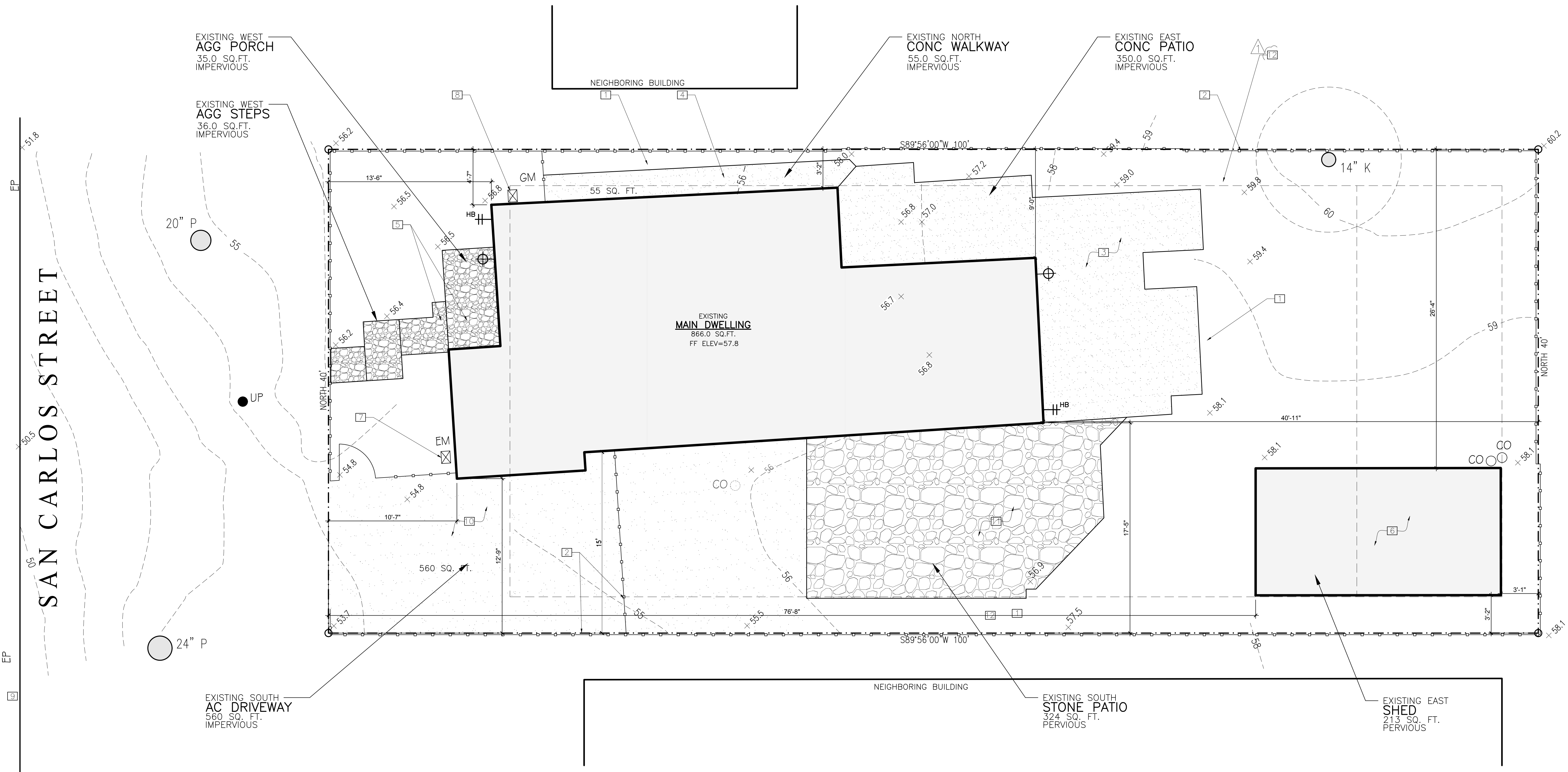
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	12	12	10	12	7	15	15	18							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	36	36	30	36	21	45	45	54							

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone - The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.



SAN CARLOS STREET

EP

NORTH 40'

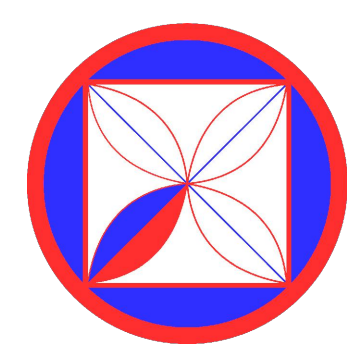
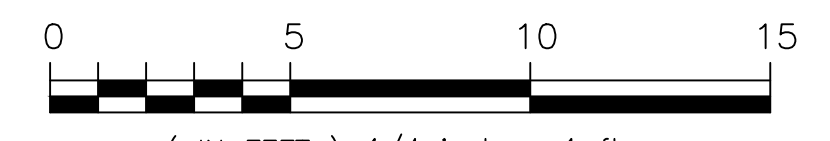
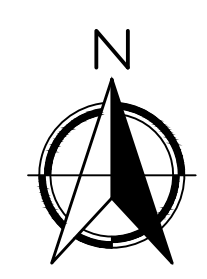
NORTH 40'

**KEY NOTES**

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

**LEGEND**

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



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 2500 JAVIER CENTER PLACE, STE 102  
 COSTA MESA, CA 92626  
 OFFICE: 831.628.4146  
 CLAUDIO@CODGINC.COM  
 WWW.CODGINC.COM

**REVISIONS:**

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

**ISSUE:**

**DRAWN BY:**

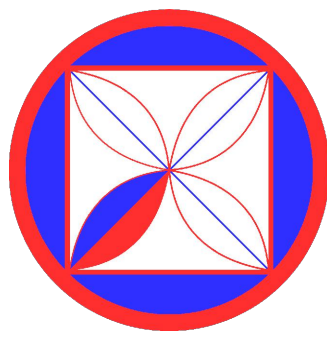
C.O.

**SITE PLAN  
 (EXISTING)**

SCALE: 1" = 1/4"

**A1.4**

THE DRAWINGS, SPECIFICATIONS, AND CONDITIONS ON THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. THE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION AND NOT FOR CONSTRUCTION. ALL USE FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED AND CONSIDERED TO BE AN INFRINGEMENT OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PUNISHED BY LAW.



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 20015 CANTON CENTER PLACE, STE 102  
 CANTON, CA 94503  
 OFFICE: 831.626.4146  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

REVISIONS:

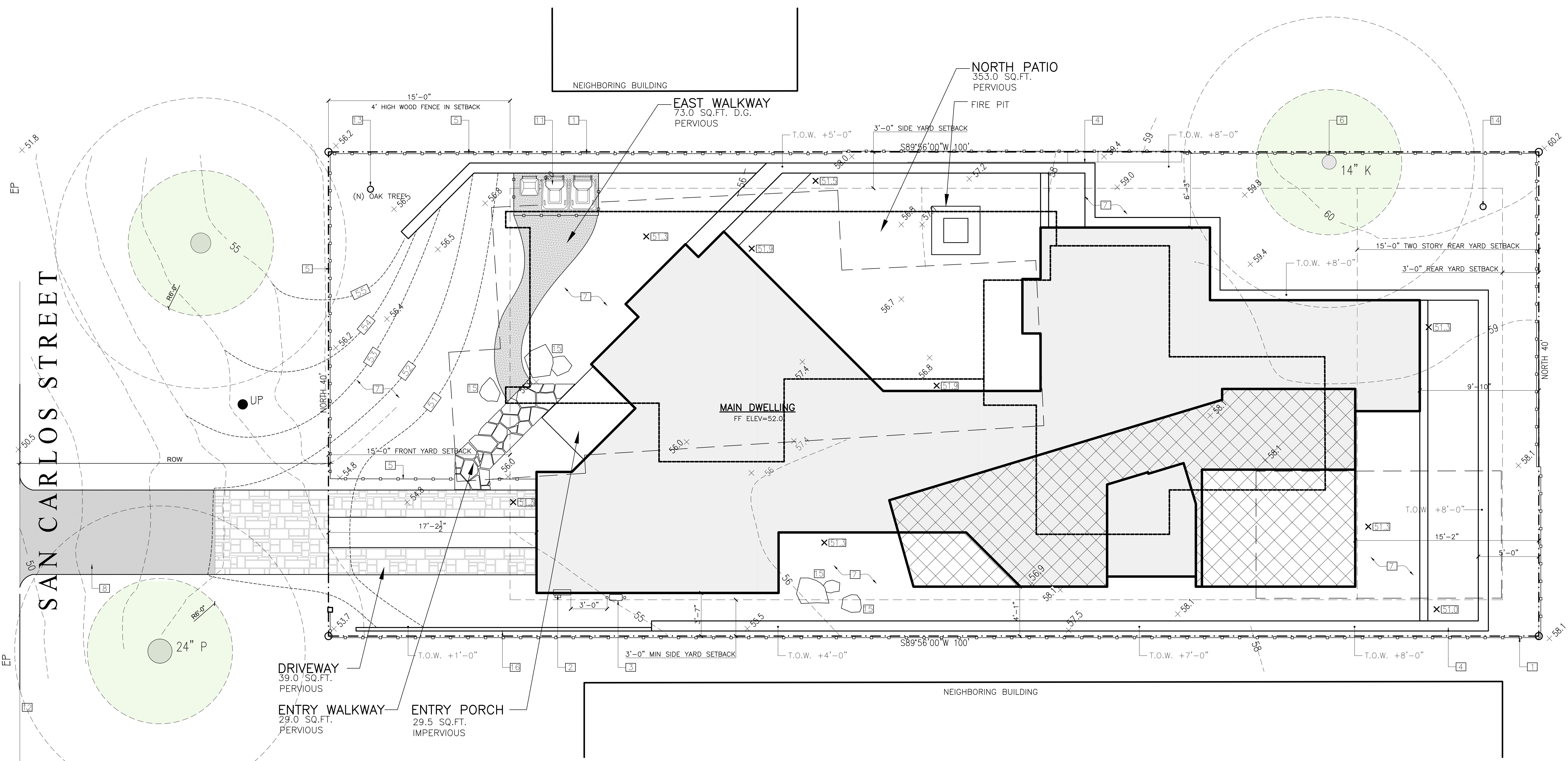
PROJECT:  
 Hermie Collins Residence  
 San Carlos, 3 SW of 1st,  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000  
 PROJECT NO.  
 21-08

ISSUE:

SITE PLAN  
 (PROPOSED)

SCALE: 1" = 1/4"

A1.5



FORESTREE NOTES

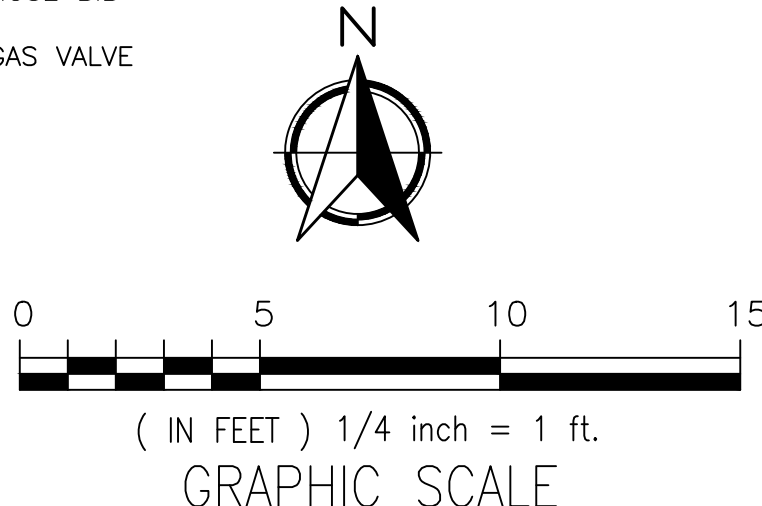
- A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLENE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
- B. THE STRUCTURAL ROOT ZONE (SRZ) STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 5" ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
- C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

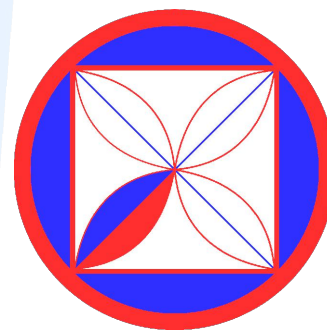
KEY NOTES

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

LEGEND

- (N) MAIN LEVEL
- (N) UPPER LEVEL
- PROPERTY LINE
- MIN. SETBACKS
- PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS
- LIGHT FIXTURE, SEE SHEET A4.0 FOR SPEC'S
- HOSE BIB
- GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- NEW ELEVATION MARKER
- NEW CONTOURS





**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 28615 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 95023  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

**REVISIONS:**

**PROJECT:**  
 Hermie Collins Residence  
 San Carlos, 3 SW of 1st, Carmel-By-The-Sea  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000

**PROJECT NO.:**  
 21-08

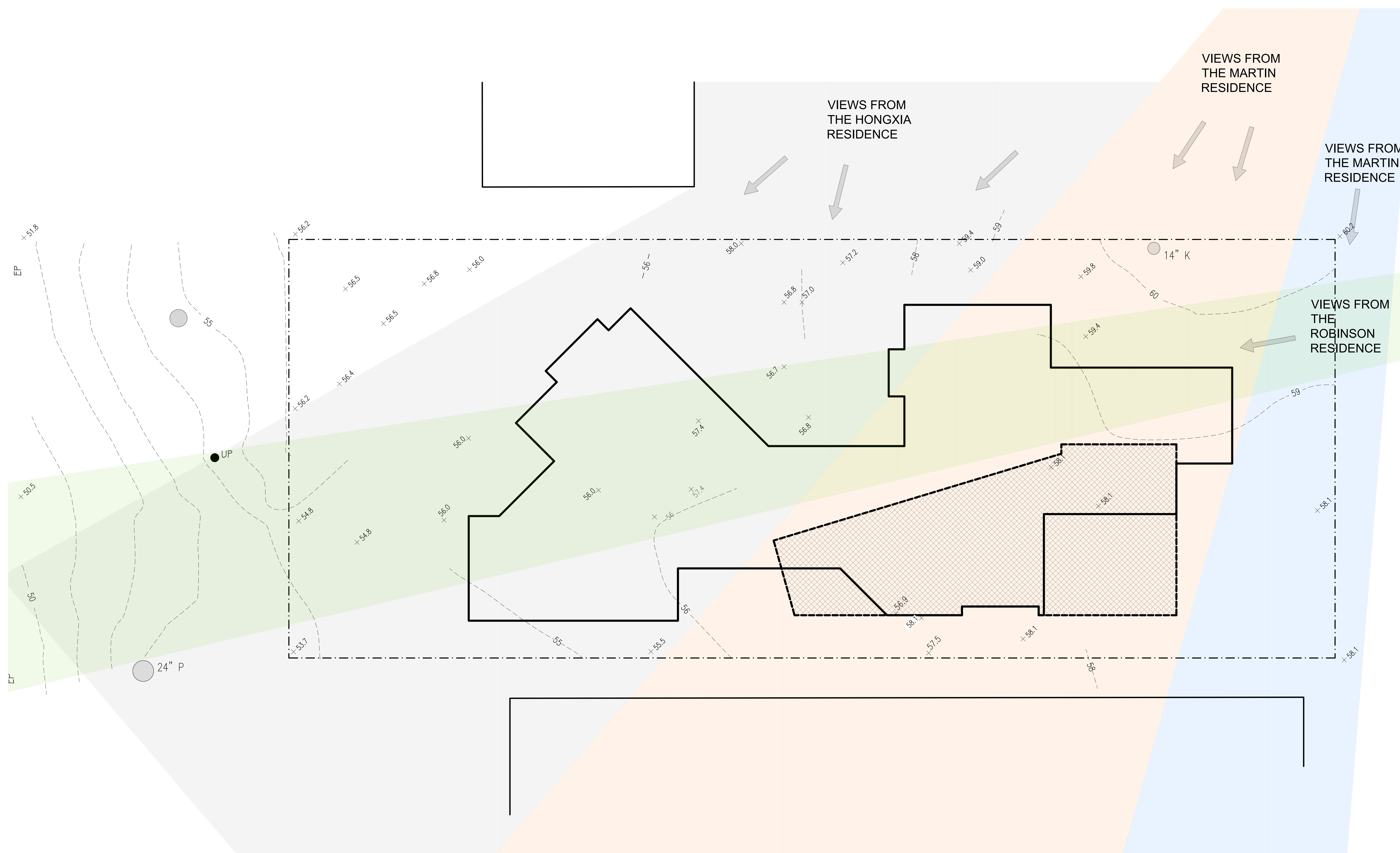
**ISSUE:**

**DRAWN BY:**  
 C.O.

**VIEW CORRIDORS ANALYSIS; PLAN VIEW**

SCALE: 1" = 1/4"

**A1.6**

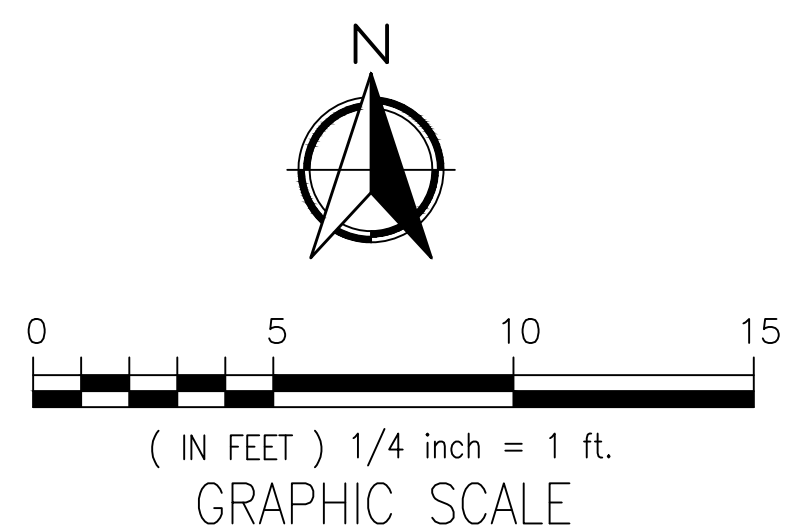


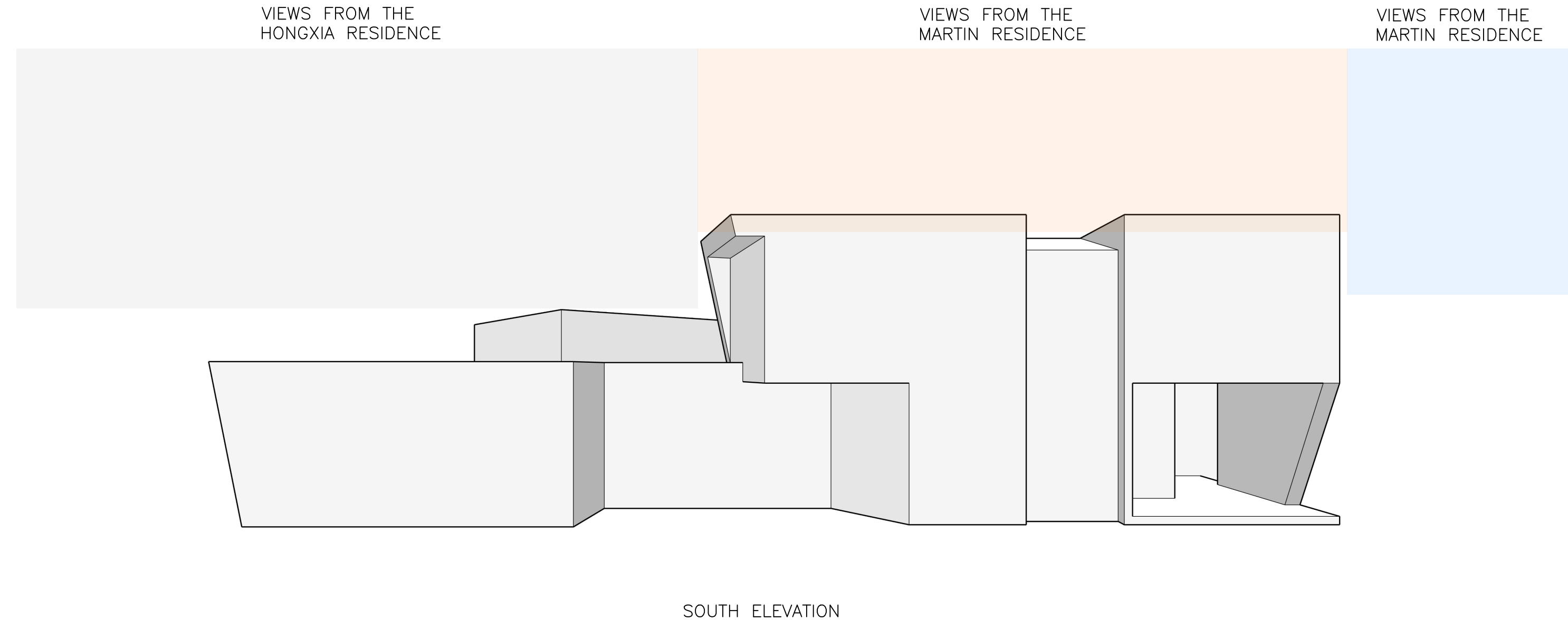
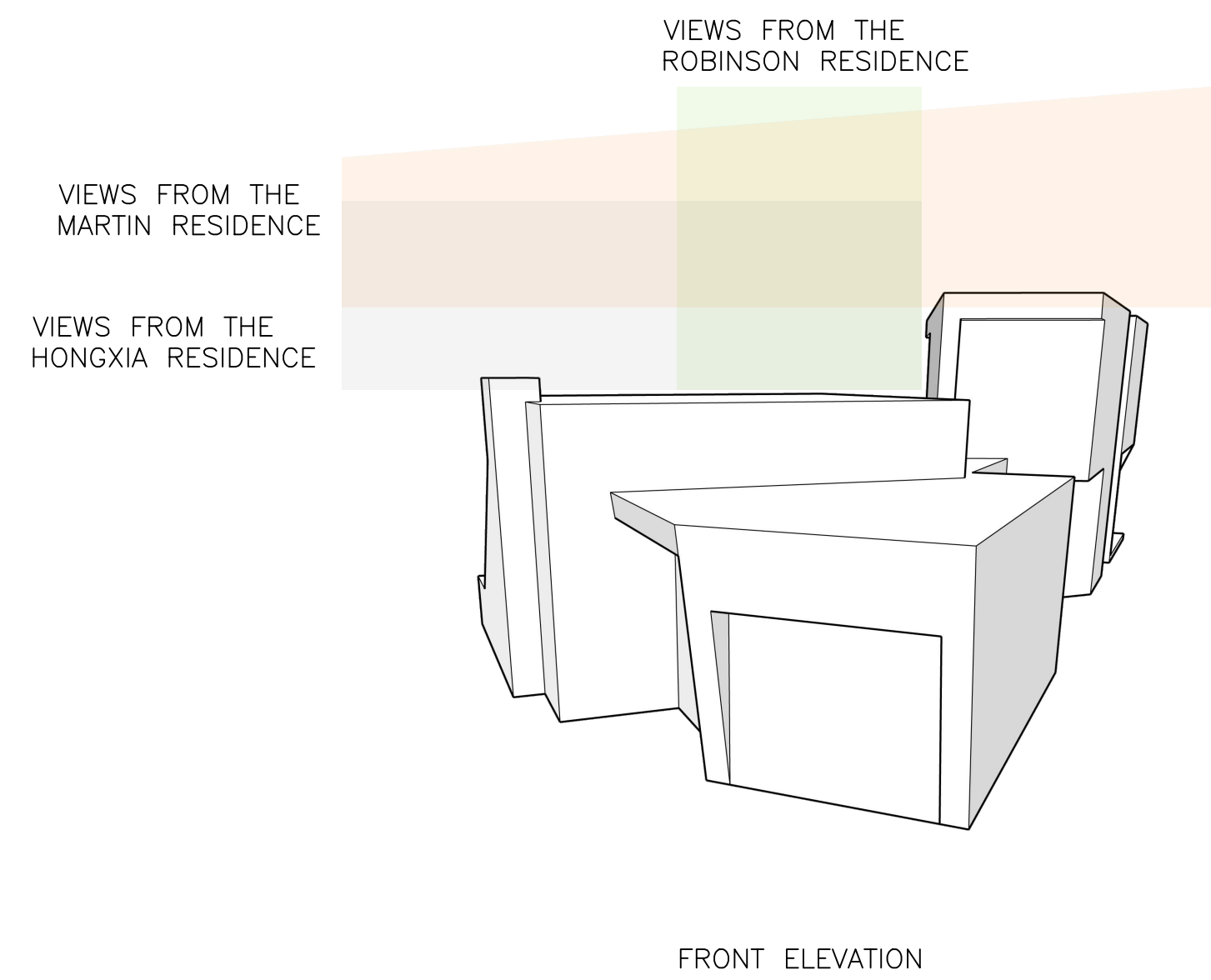
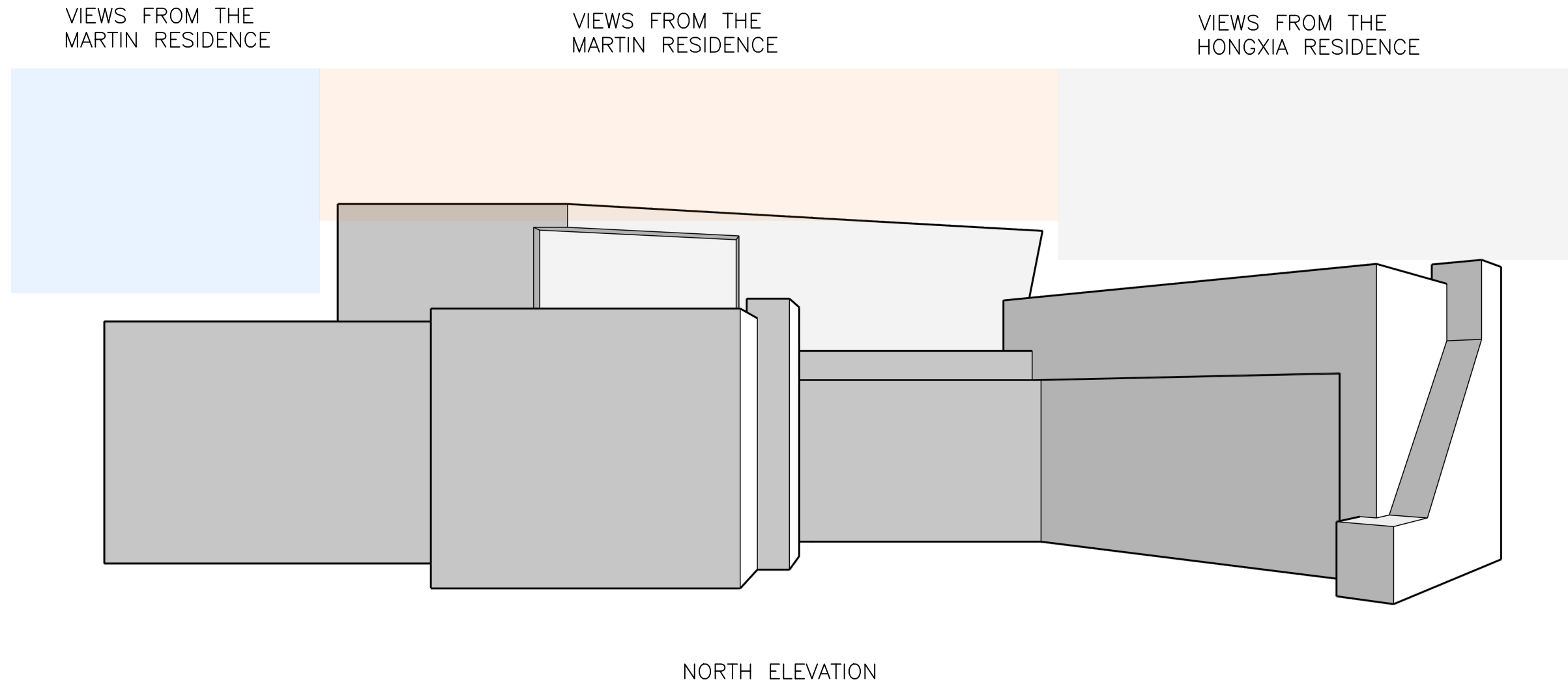
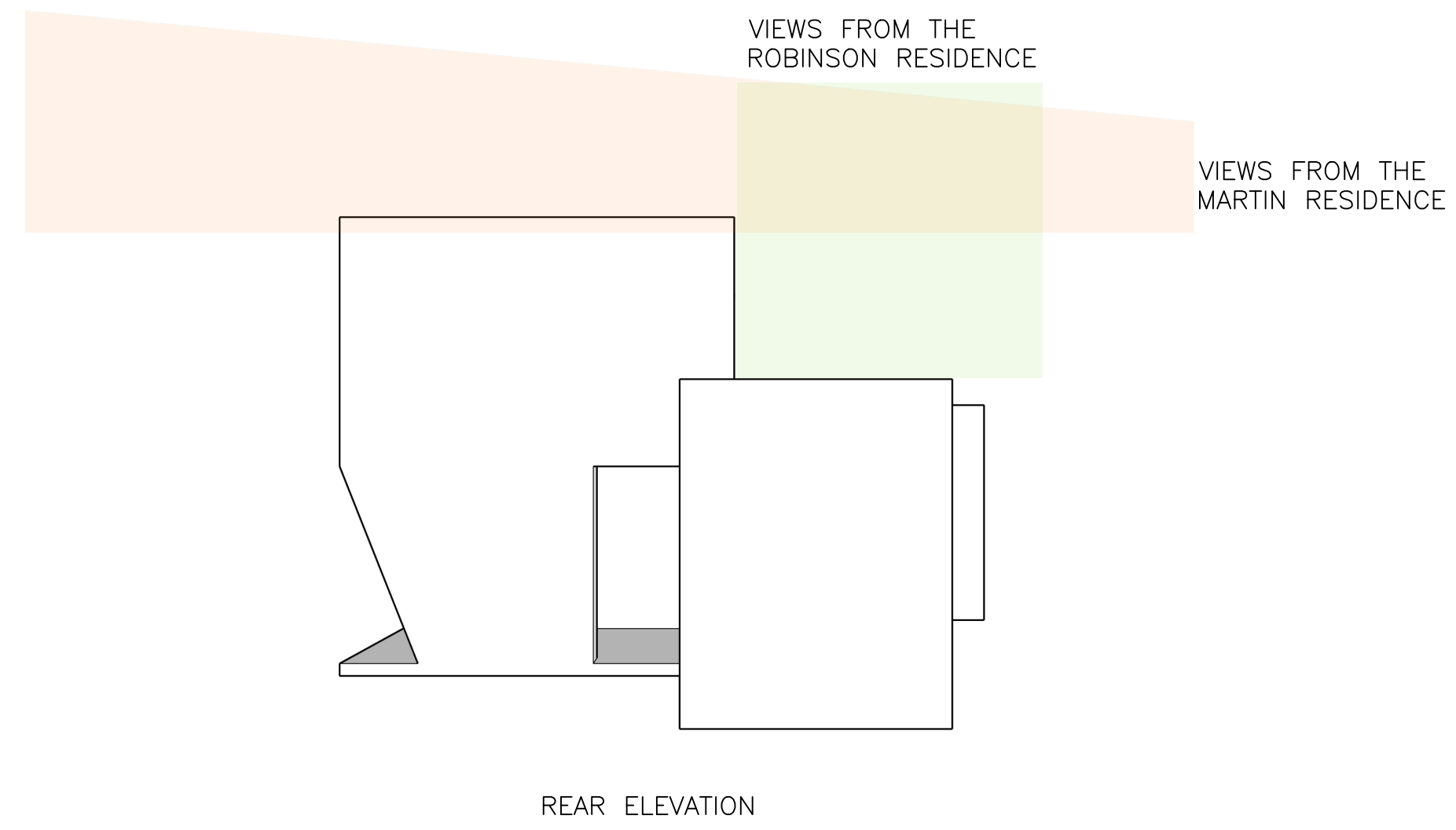
**LEGEND**

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

**VIEW ANALYSIS SUMMARY:**

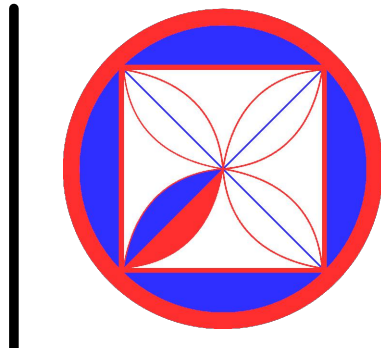
THE NEW DWELLING IS DESIGNED WITH A MODERN ARCHITECTURAL STYLE TO ACCOMMODATE THE INTRICATE VIEWS OF THREE NEIGHBORING PROPERTIES. THE FLAT ROOFS HELP LOWER THE BUILDING ENVELOPE, PRESERVING THE VIEW CORRIDORS FROM NEIGHBORING PROPERTIES. BY SKEWING THE SECOND STORY, WE OPEN UP VIEWS TO THE PROPERTY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





**LEGEND**

- VIEWS FROM THE ROBINSON RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY
- VIEWS FROM THE HONGXIA RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY AND MAIN LEVEL
- VIEWS FROM THE MARTIN RESIDENCE – FILTER VIEWS OVER THE SECOND STORY
- VIEWS FROM THE MARTIN RESIDENCE – VIEWS TO POINT LOBOS UNOBSTRUCTED FROM THE NEW DWELLING



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 28013 CANTON CENTER PLACE, SUITE 102  
 CLAYTON, CA 94520  
 OFFICE: 925.628.4146  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

**REVISIONS:**

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

**ISSUE:**

**DRAWN BY:**  
 C.O.

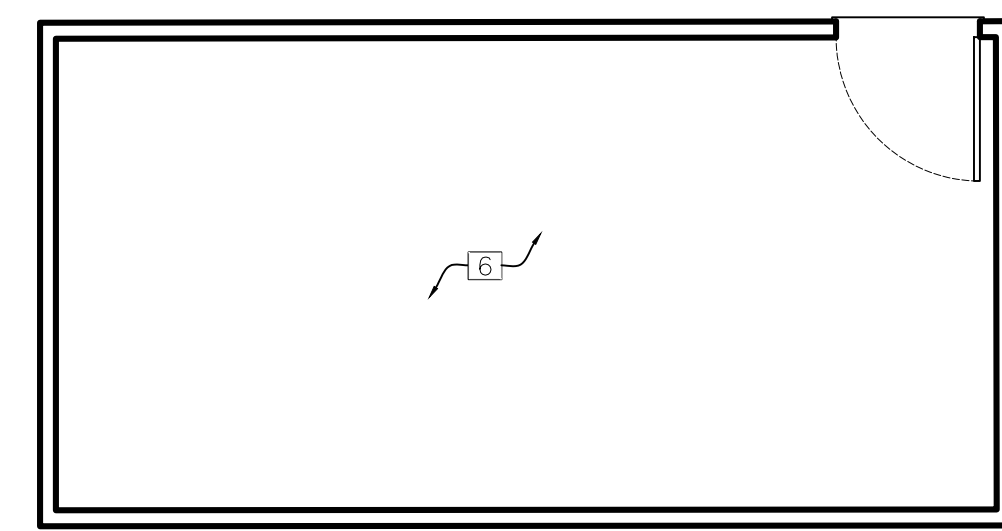
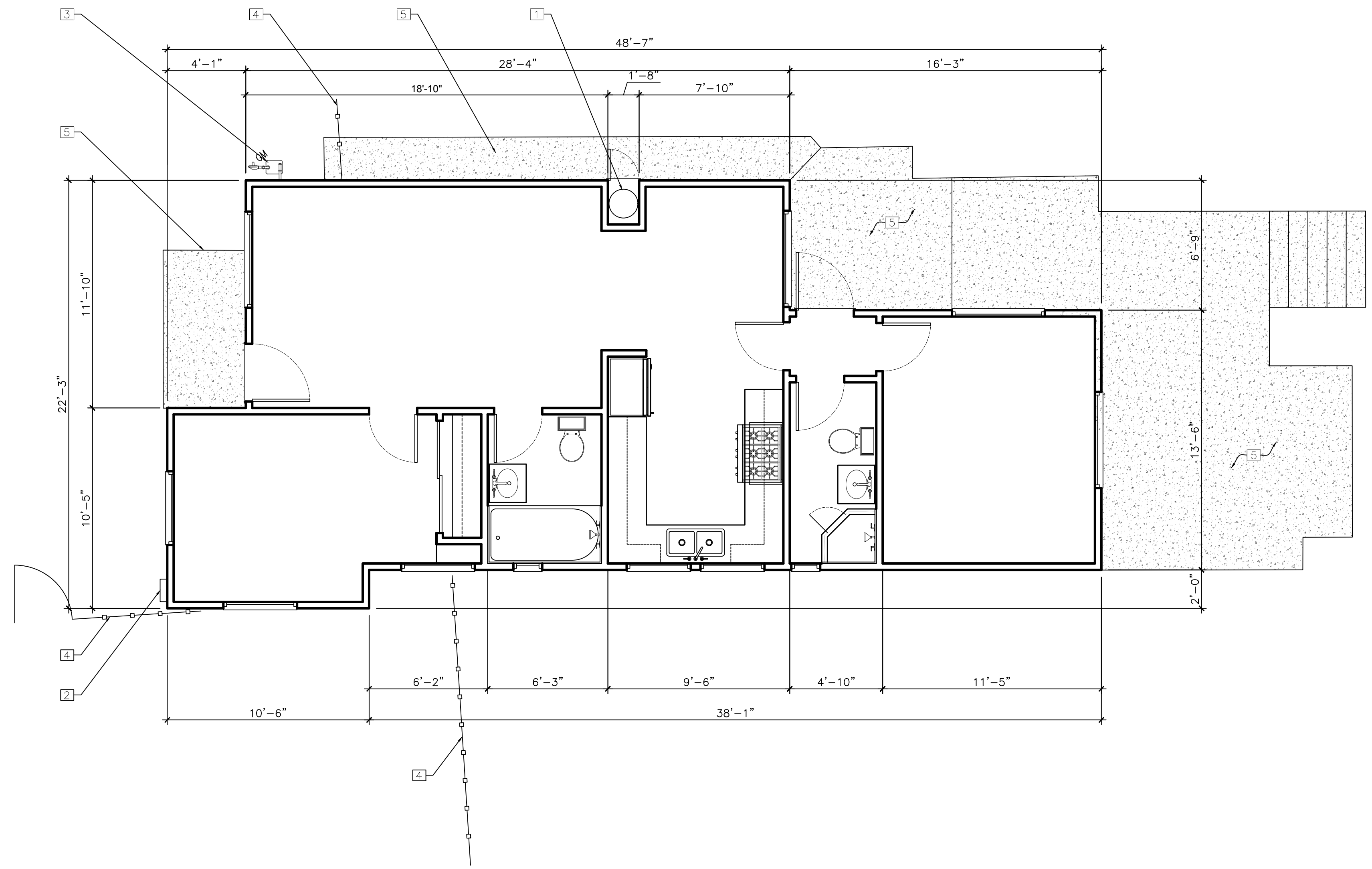
**VIEW CORRIDORS  
 ANALYSIS;  
 ELEVATIONS**

SCALE: 1" = 1/4"

**A1.7**

THE DRAWING IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGN IS THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC.

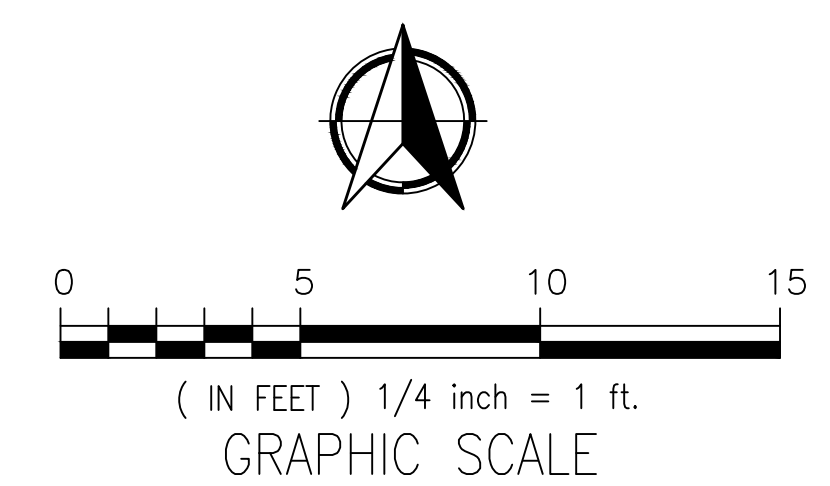




- KEY NOTES**
- 1 (E) WATER HEATER TO BE REMOVED
  - 2 (E) MAIN 100 AMP ELEC. SERVICE ENTRANCE TO BE REMOVED
  - 3 (E) GAS METER TO BE REMOVED
  - 4 (E) FENCE & GATE TO BE REMOVED
  - 5 (E) CONC TO BE REMOVED
  - 6 (E) SHED HOUSE TO BE REMOVED

**LEGEND**

EXISTING WALLS TO BE REMOVED



**FLOOR PLAN  
(EXISTING)**

SCALE: 1" = 1/4"

**A2.0**

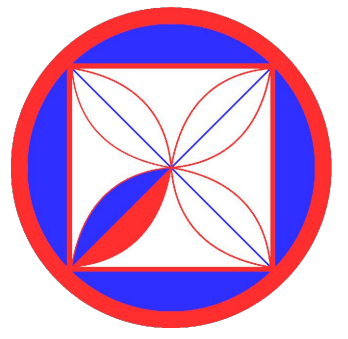
ISSUE:

DRAWN BY:  
C.O.

**PROJECT:**  
Hermie Collins Residence  
San Carlos, 3 SW of 1st, Carmel-By-The-Sea  
Monterey County, California  
Block: 1; Lot: 10  
APN: 010-121-013-000

**PROJECT NO.:**  
21-08

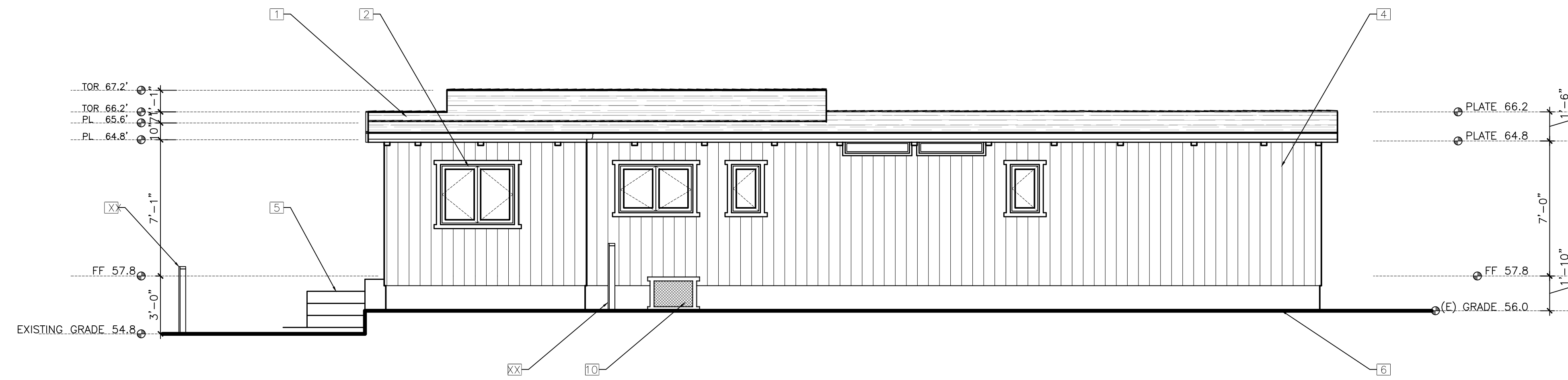
REVISIONS:



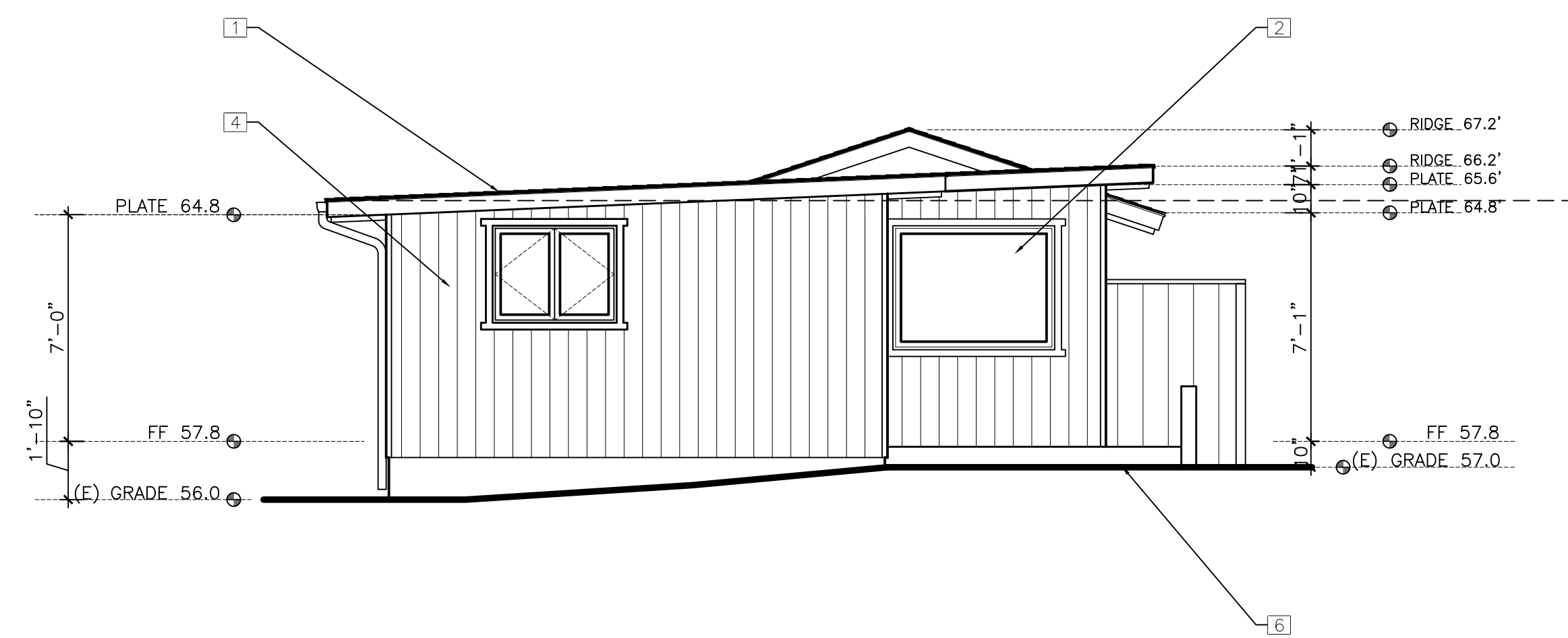
**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 2815 CARMEL CENTER PLACE, STE 102  
 SAN CARLOS, CALIFORNIA 95050  
 OFFICE: 831.928.4146  
 CLAUDIO@CODGINC.COM  
 WWW.CODGINC.COM

**KEY NOTES**

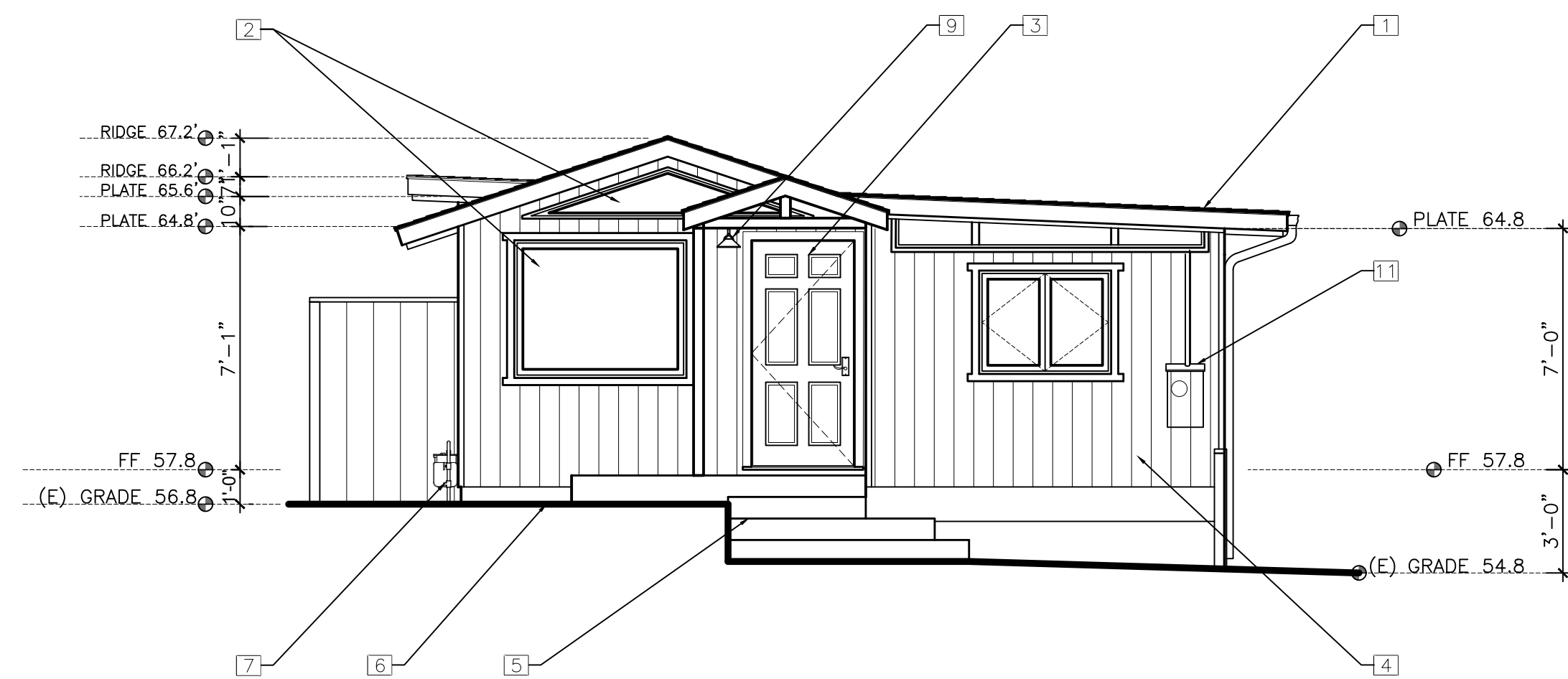
- 1 EXISTING ASPHALT SHINGLE ROOF TO BE RREMOVED
- 2 EXISTING WINDOWS TO BE REMOVED
- 3 EXISTING DOOR TO BE REMOVED
- 4 EXISTING WOOD SIDING TO BE REMOVED
- 5 EXISTING CONC STEPS
- 6 EXISTING GRADE
- 7 EXISTING GAS METER
- 8 EXISTING 125 VOLT RECEPTACLE TO BE REMOVED
- 9 EXISTING LIGHT FIXTURE TO BE REMOVED
- 10 EXISTING CRAWL SPACE ACCESS DOOR
- 11 EXISTING SUB-PANEL TO BE REMOVED



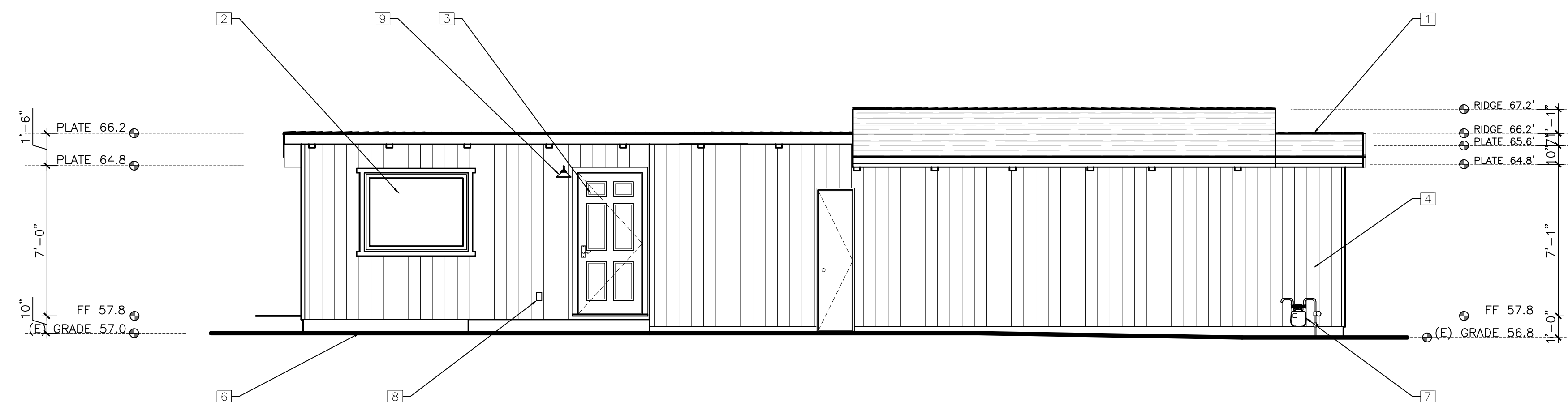
SOUTH ELEVATION



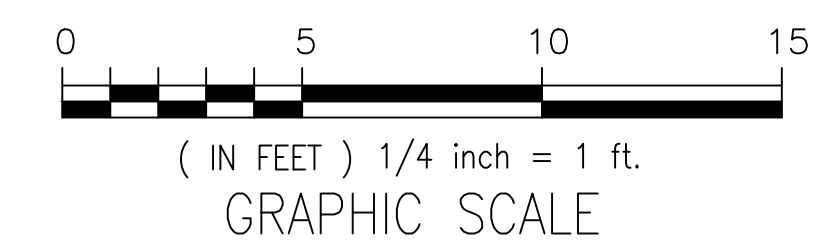
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



**REVISIONS:**

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

**ISSUE:**

**ELEVATIONS  
 (EXISTING)**

SCALE: 1" = 1/4"

**A2.1**

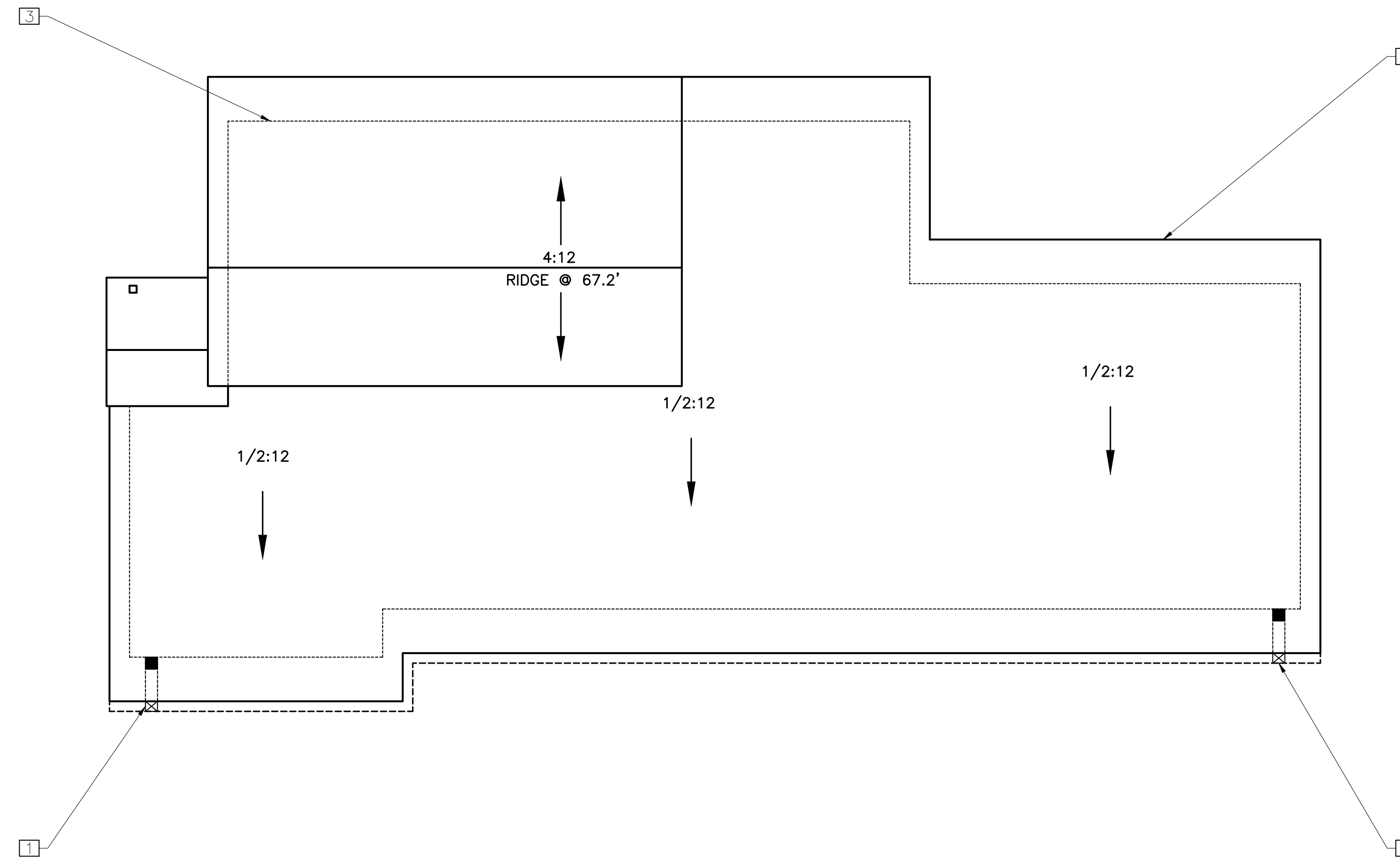
**DRAWN BY:**  
 C.O.

## GENERAL NOTES

- SEE PLAN FOR ROOF SLOPE.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
- CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C.
- IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- ALL BOX COLUMNS AND "POP-OUTS" SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCCO WHERE WOOD SHEATHING OCCURS.
- PROVIDE DRAFT STOPS PER C.B.C.
- ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION. (As shown in Figured R301.2(4)A.)
- BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
- WHERE CEILING ARE APPLIED TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILLATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
- FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESING TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
- 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3- FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

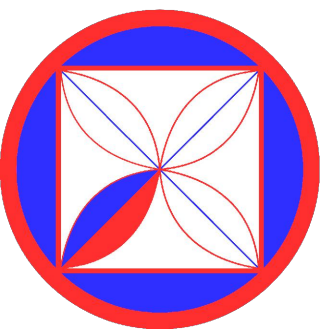
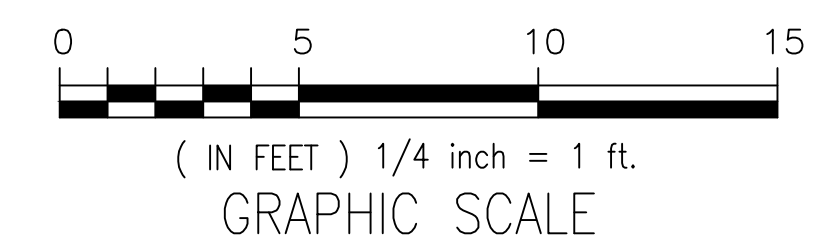
## KEY NOTES

- EXISTING 3-IN GUTTER & DOWNSPOUTS TO BE REMOVED
- ROOF SHOWN THICK SOLID LINE TO BE REMOVED
- MAIN STRUCTURE SHOWN THIN-DASHED LINE TO BE REMOVED



## LEGEND

- ROOF SLOPE DIRECTION  
ARROW
- ROOF LINE: NEW  
THICK SOLID LINE
- MAIN STRUCTURE FOOTPRINT  
THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS  
1/2:2% SLOPE



**CODG**  
**CLAUDIO ORTIZ DESIGN GROUP, INC**  
 26615 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 93923  
 OFFICE: 831.626.4146  
 WWW.CODGNC.COM

## REVISIONS:

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

## ISSUE:

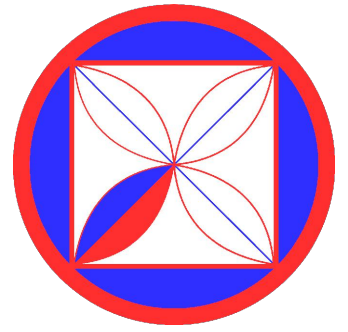
**DRAWN BY:** C.O.

**ROOF PLAN**  
**(EXISTING)**

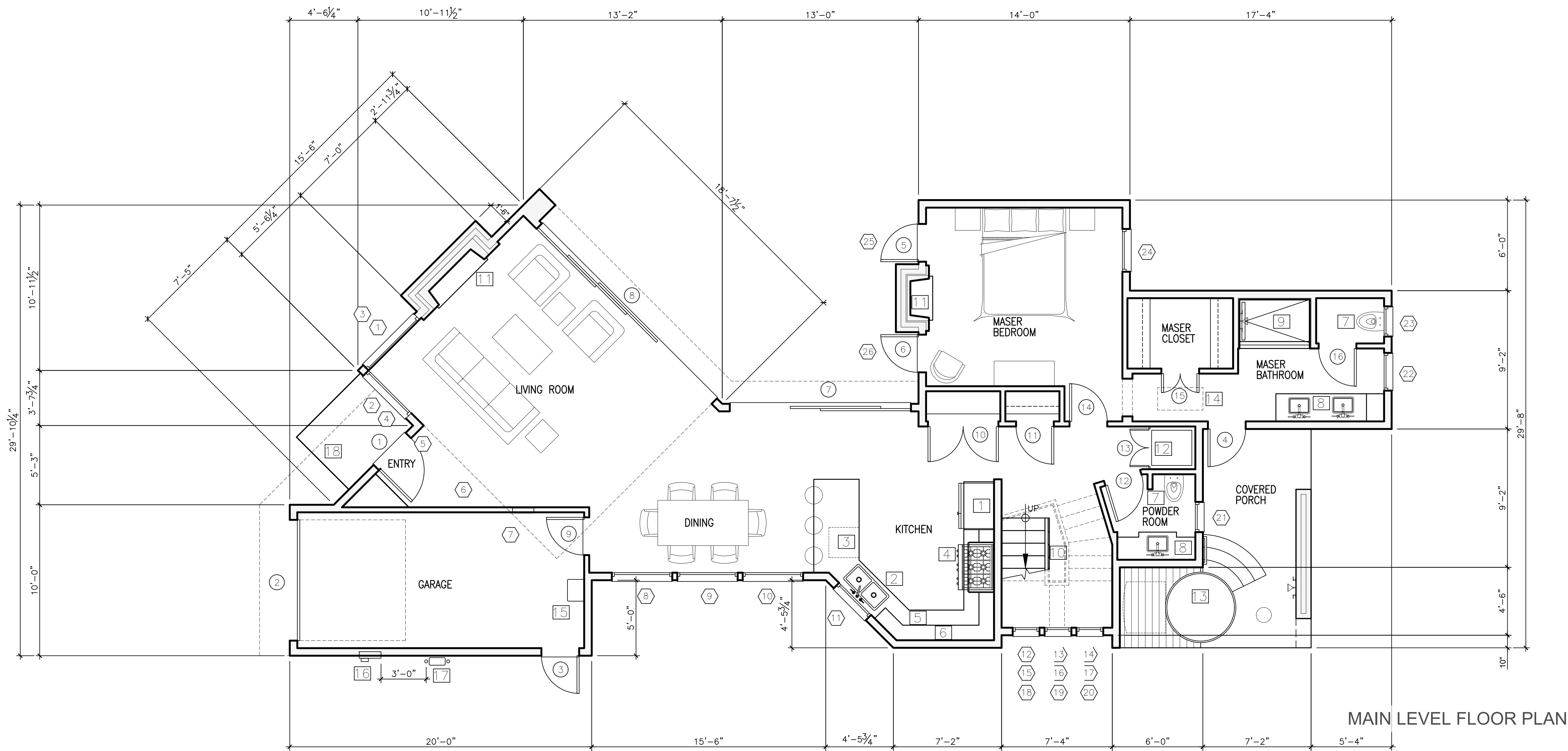
SCALE: 1" = 1/4"

**A2.2**

THE DRAWINGS, SPECIFICATIONS, AND GENERAL PRESCRIPTIONS ON THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ DESIGN GROUP, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ DESIGN GROUP, INC. THE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT. CONTACT: 831.626.4146

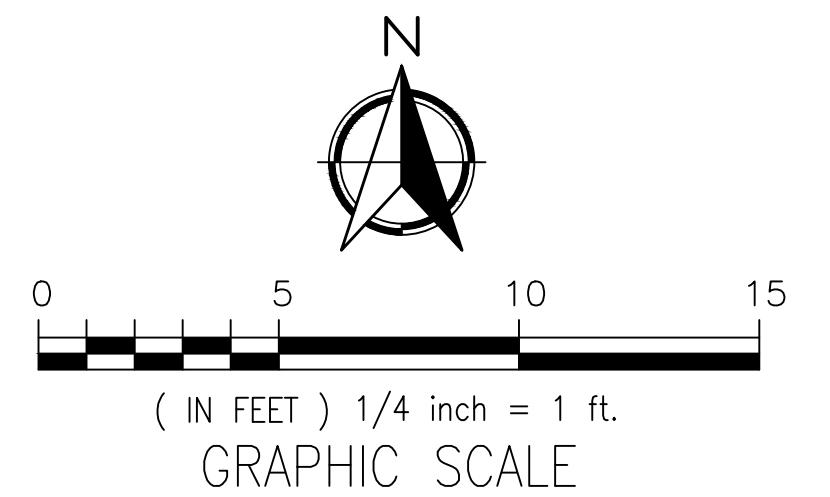
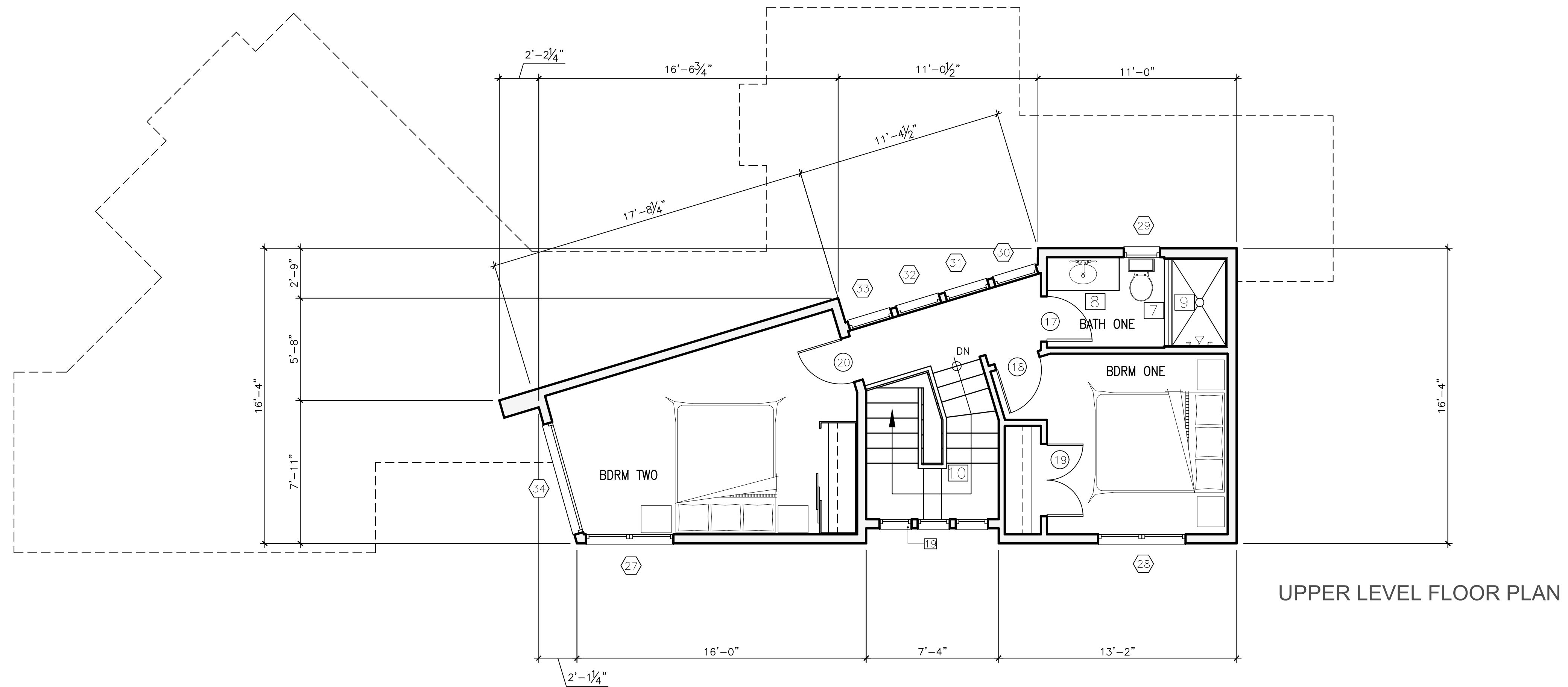


**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 28615 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 95024-1446  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM



- KEY NOTES**
- 1 36" REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
  - 2 KITCHEN SINK W/GARBAGE DISPOSAL
  - 3 DISH WASHER SPACE
  - 4 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
  - 5 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
  - 6 UPPER CABINETS
  - 7 WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
  - 8 BATHROOM SINK 36-INCH WITH STONE COUNTERTOP AND BACKSPLASH.
  - 9 TILED SHOWER/TUB
  - 10 STEEL 38-IN HIGH HANDRAIL & BALUSTERS @ 4-INCHES ON CENTER MAX.
  - 11 GAS FIREPLACE
  - 12 STACKED WASHER AND ELECTRIC WASHER SPACE: PROVIDE RECESSED WATER & DRAIN CONNECTIONS. PROVIDE VENT TO EXTERIOR
  - 13 SPA
  - 14 F.A.U. IN ATTIC
  - 15 THANKLESS WATER HEATER
  - 16 200 AMP ELEC. SERVICE ENTRANCE
  - 17 GAS METER
  - 18 LANDING; FLAGSTONE OVER CONC.
  - 19 SKYLIGHT 22X48

**LEGEND**  
 NEW WALLS



**REVISIONS:**

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

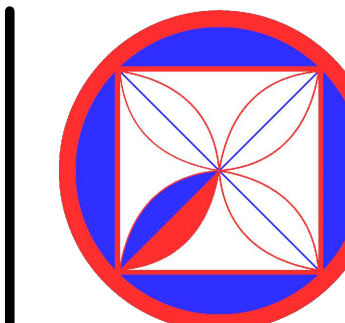
**ISSUE:**  
**DRAWN BY:**  
 C.O.

**PROPOSED MAIN & UPPER FLOOR PLAN**

SCALE: 1" = 1/4"

**A3.0**

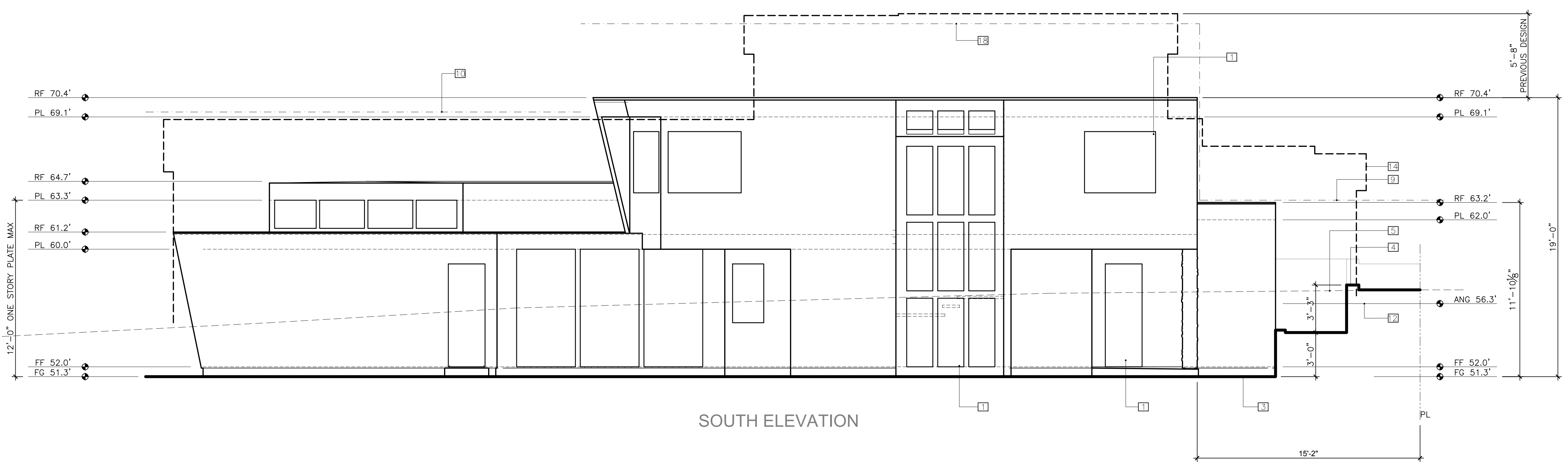
THE DRAWING, ARCHITECTURE, INTERIORS, AND LANDSCAPE ARCHITECTURE IS THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. NO PART OF THIS DRAWING, ARCHITECTURE, INTERIORS, AND LANDSCAPE ARCHITECTURE MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC.



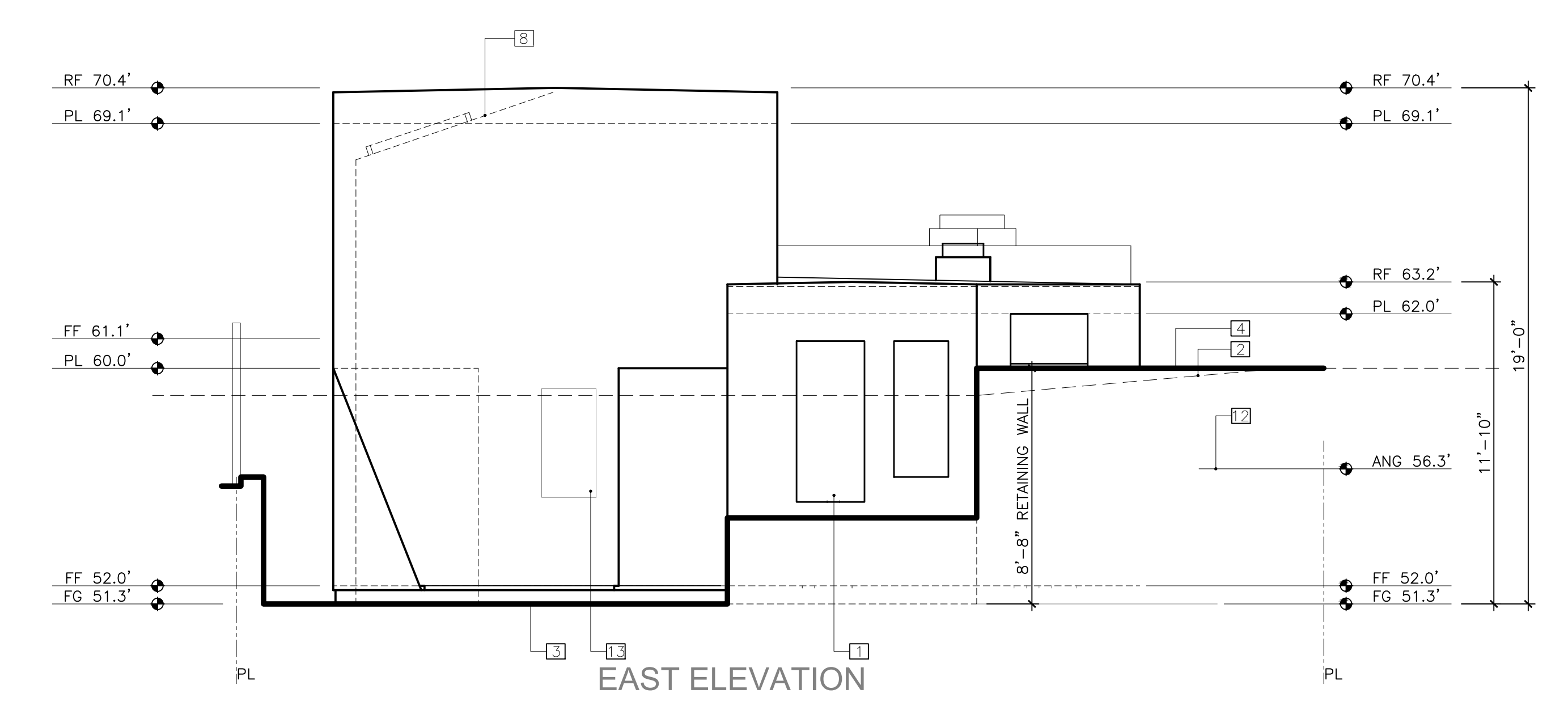
**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 26415 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 93923  
 OFFICE: 831.626.4146  
 CLAUDIO@CODGINC.COM  
 WWW.CODGINC.COM

**KEY NOTES**

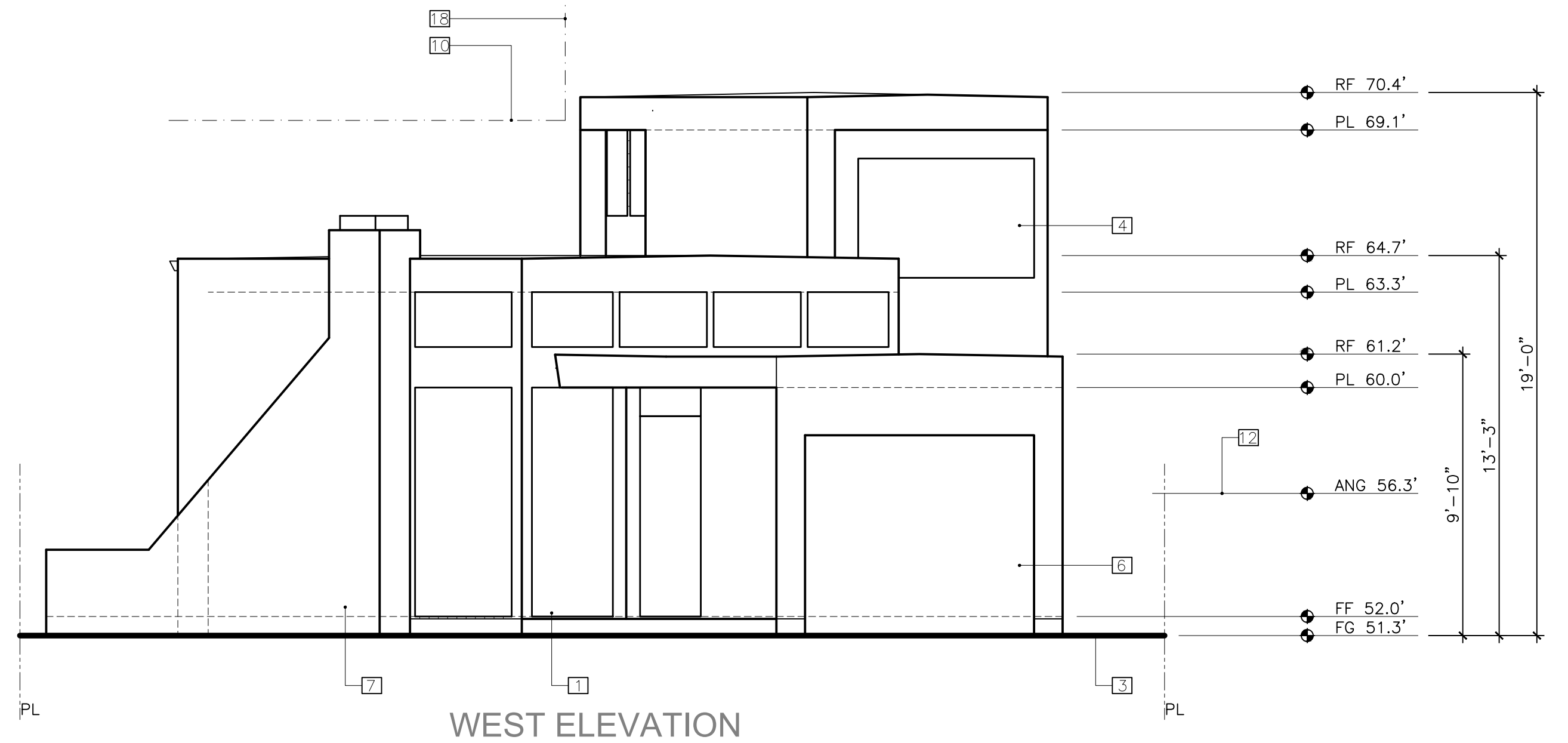
- 1 DOOR & WINDOWS (WOOD CLAD)
- 2 EXISTING GRADE WHERE OCCURS
- 3 NEW GRADE SHOWN SOLID THK LINE
- 4 RETAINING WALL
- 5 EXISTING GRADE SHOWN DASHED LINE
- 6 GARAGE DOOR
- 7 FIRE PLACE
- 8 OUTLINE OF STAIRWELL EXTERIOR WALL
- 9 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
- 10 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
- 11 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
- 12 AVERAGE NATURAL GRADE 57.3 FT
- 13 WINDOW #21 LOCATION BEHIND WALL
- 14 PREVIOUS DESIGN OUTLINE SHOWN THICK DASHED LINE



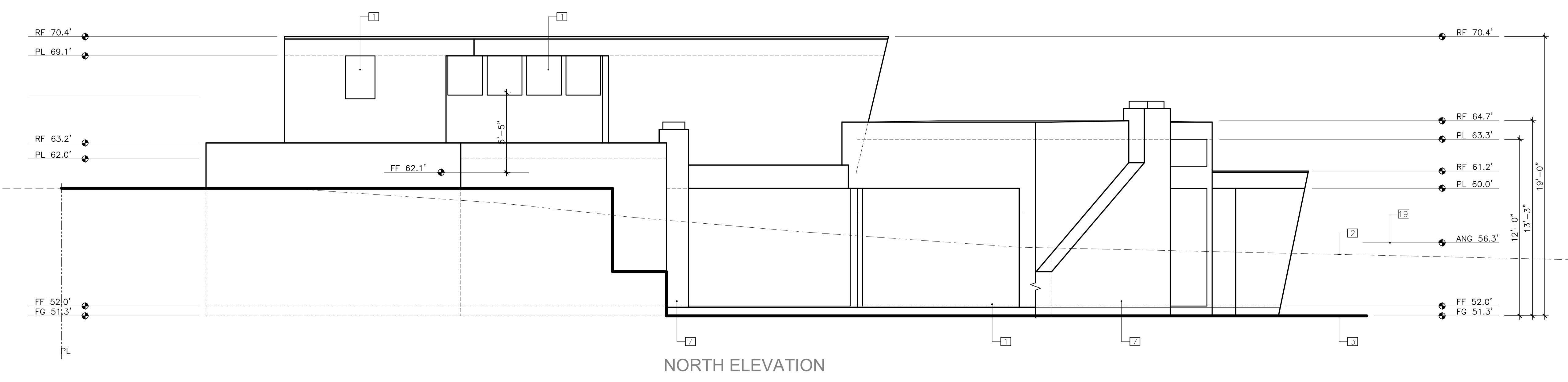
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

**REVISIONS:**

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

**ISSUE:**

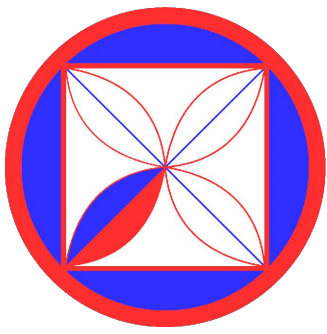
**DRAWN BY:**  
 C.O.

**PROPOSED ELEVATIONS**

SCALE: 1" = 1/4"

**A3.1**

THE DRAWINGS, REVISIONS, ADDITIONS AND DELETIONS ON THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. ANY USE OF CLAUDIO ORTIZ DESIGN GROUP, INC. DRAWINGS OR INFORMATION ON THIS DOCUMENT IS AN INFRINGEMENT OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. ANY USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND LOCATION AND NOT FOR REUSE OR REPRODUCTION FOR ANY OTHER PROJECT OR LOCATION. ©2021 CLAUDIO ORTIZ DESIGN GROUP, INC.



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 2815 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 93923  
 OFFICE: 831.626.4146  
 CLAUDIO@CODGINC.COM  
 WWW.CODGINC.COM

**GENERAL NOTES**

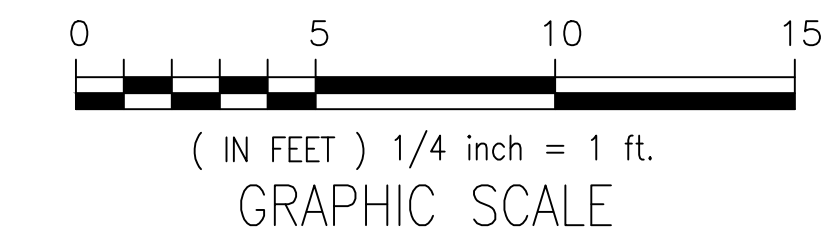
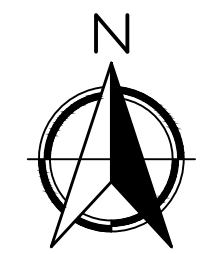
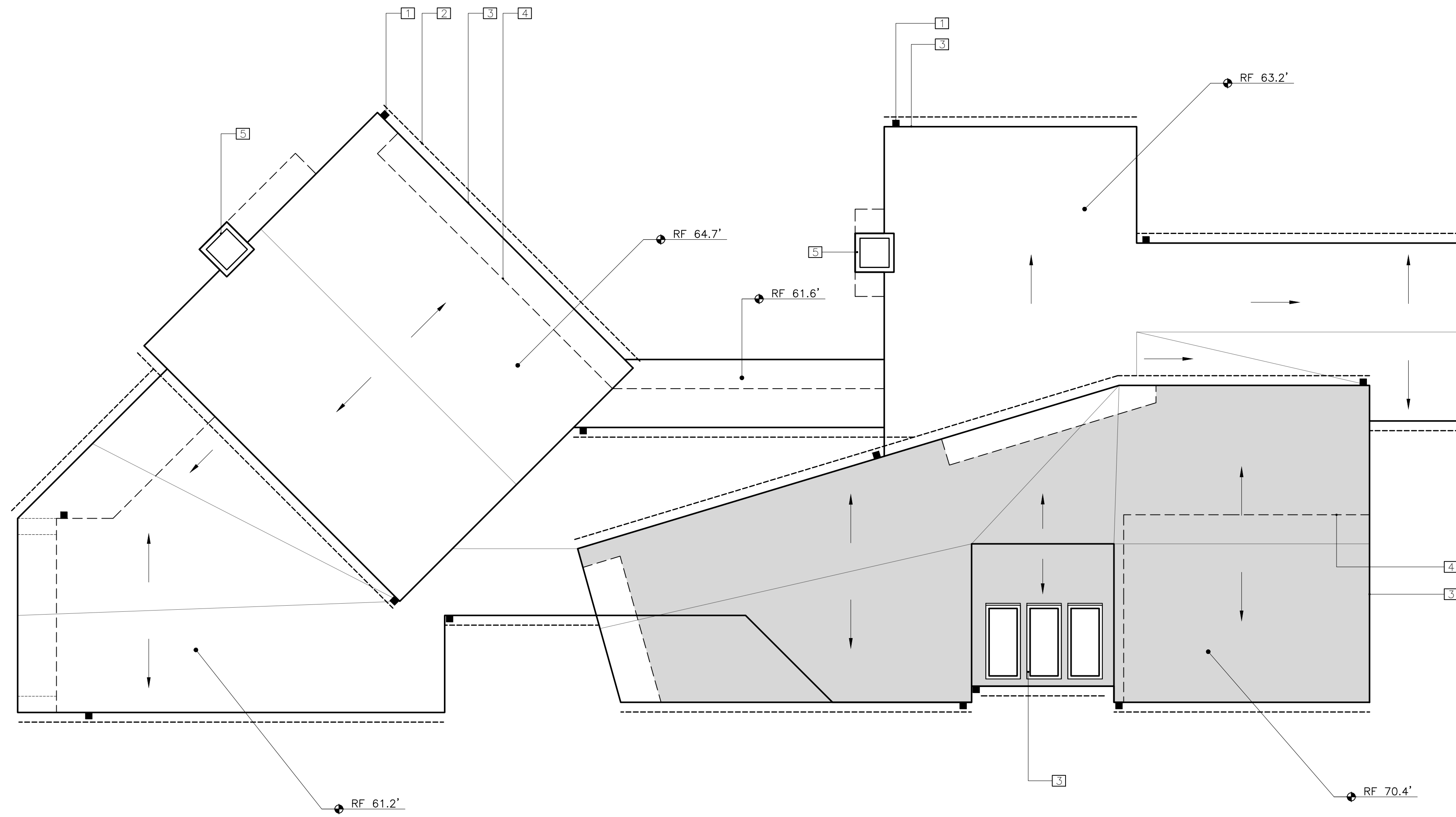
- SEE PLAN FOR ROOF SLOPE.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
- CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C.
- IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"x30" ACCESS THROUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- ALL BOX COLUMNS AND "POP-OUTS" SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCCO WHERE WOOD SHEATHING ACCURS.
- PROVIDE DRAFT STOPS PER C.B.C.
- ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION. (As shown in Figured R301.2(4).)
- BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
- WHERE CEILING ARE APPLIDE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING
- FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESING TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
- 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3- FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

**KEY NOTES**

- 1 DOWNSPOUTS
- 2 GUTTERS W/ 2% SLOPE
- 3 ROOF LINE
- 4 BUILDING FOOTPRINT
- 5 CHIMNEY SHROUD, STAINLESS STEEL
- 6 SKYLIGHT 22X48

**LEGEND**

- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS W/2% SLOPE
- DOWNSPOUTS
- 2% SLOPE DIRECTION ARROW
- UPPER FLOOR



**REVISIONS:**

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

**ISSUE:**

**ROOF PLANS**  
 (PROPOSED)

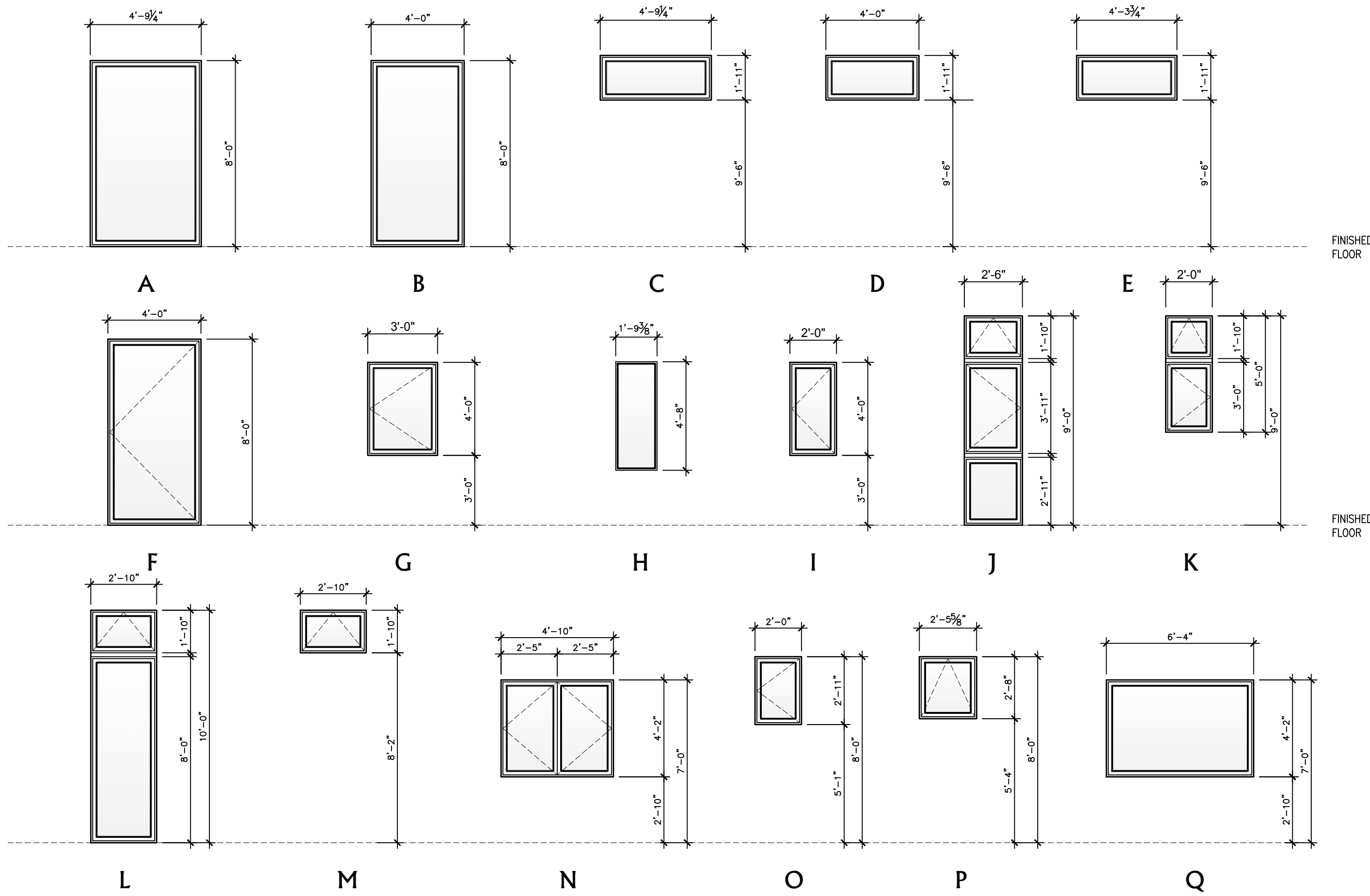
**DRAWN BY:**  
 C.O.

SCALE: 1" = 1/4"

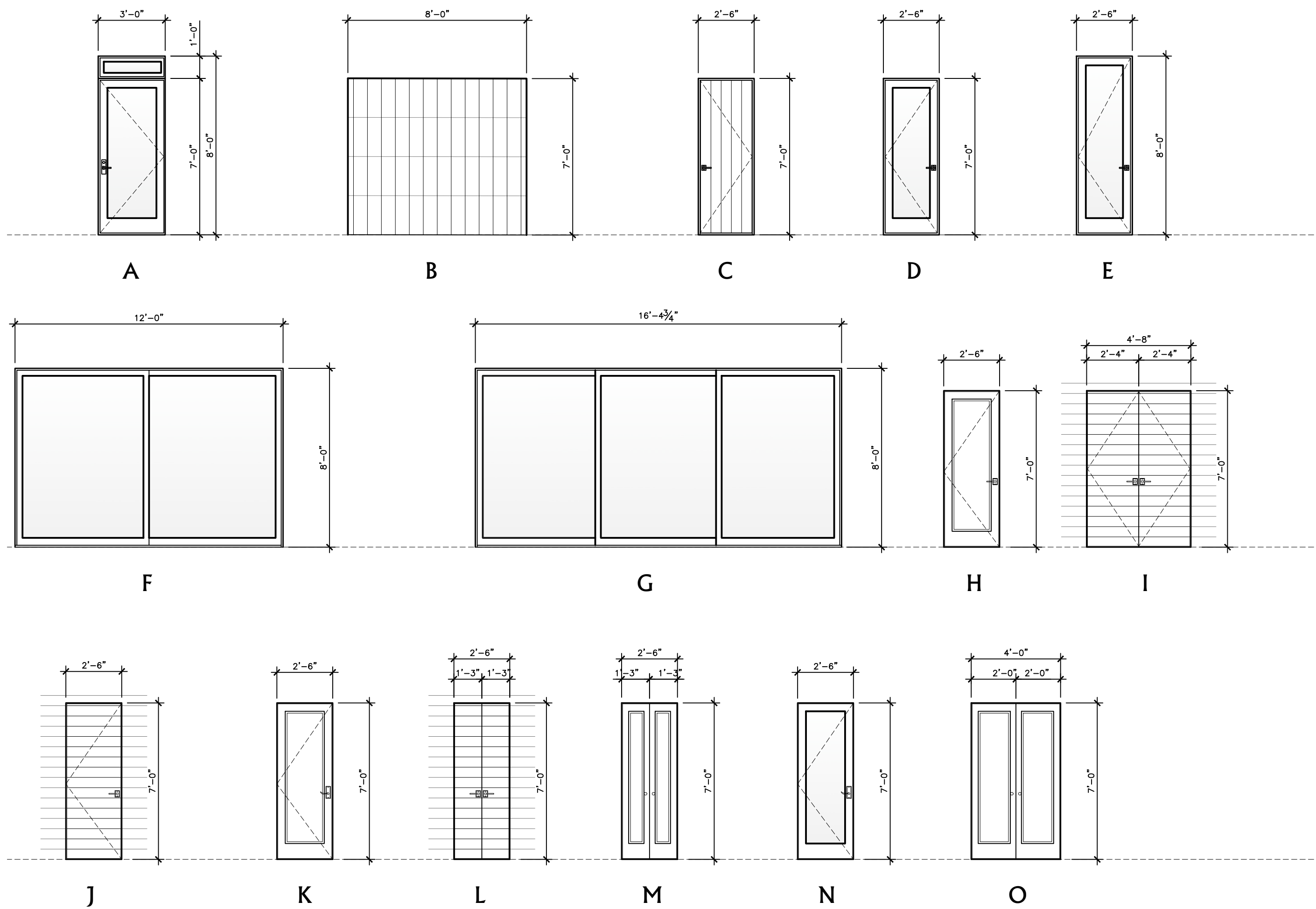
**A3.2**

THE DRAWINGS, SPECIFICATIONS, AND GENERAL PRESCRIPTIONS ON THE DRAWINGS ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ DESIGN GROUP, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. THE DRAWINGS IS SHARED ONLY FOR THE PURPOSE OF THIS SPECIFIC PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT. COPYRIGHT 2021 CLAUDIO ORTIZ

## Window Elevation Types



## Door Elevation Types



## Window Schedule

NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
1	LIVING ROOM	A	4'-9 1/4" X 8'-0"	FF	FIXED	WOOD CLAD	YES	YES	NO	NO
2	LIVING ROOM	B	4'-0" X 8'-0"	FF	FIXED	WOOD CLAD	YES	YES	NO	NO
3	LIVING ROOM	C	4'-9-1/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
4	LIVING ROOM	D	4'-0" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
5	LIVING ROOM	E	4'-3-3/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
6	LIVING ROOM	E	4'-3-3/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	YES	NO
7	LIVING ROOM	D	4'-0" X 1'-11"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
8	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
9	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
10	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
11	KITCHEN	G	3'-0" X 4'-0"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
12-20	STAIRS	H	1'-9-3/8" X 4'-8"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
21	POWDER ROOM	I	2'-0" X 4'-0"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
22	MASTER BATHROOM	J	2'-6" X 9'-0" (REF. TO WIND ELEV.)	FF	FIXED/CASEMENT/AWNING	WOOD CLAD	YES	YES	YES	NO
23	MASTER BATHROOM (WATER CLOSET)	K	2'-0" X 5'-0" (REF. TO WIND ELEV.)	FF	CASEMENT/AWNING	WOOD CLAD	YES	NO	NO	NO
24	MASTER BEDROOM	L	2'-10" X 10'-0" (REF. TO WIND ELEV.)	FF	FIXED/awning	WOOD CLAD	YES	YES	YES	NO
25	MASTER BEDROOM	M	2'-10" X 1'-10"	FF	awning	WOOD CLAD	YES	NO	NO	NO
26	MASTER BEDROOM	M	2'-10" X 1'-10"	FF	awning	WOOD CLAD	YES	NO	NO	NO
27	BEDROOM TWO	N	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	NO	YES
28	BEDROOM ONE	N	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	YES
29	BATHROOM ONE	O	2'-0" X 2'-11"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
30-33	HALLWAY TWO	P	2'-5-5/8" X 2'-8"	FF	awning	WOOD CLAD	YES	NO	YES	NO
34	BEDROOM TWO	Q	6'-4" X 4'-2"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO

### WINDOW SPECIFICATIONS:

MANUFACTURE: SIERRA PACIFIC  
 MODEL: URBAN CASEMENT

GLASS: STANDARD DUAL PANE, CLEAR  
 GRILL: NONE  
 JAMB: 6-9/16 INCH  
 CLAD COLOR: BATTLESHIP GRAY #321  
 INTERIOR FINISH: CLEAR  
 WOOD SPECIE: DOUGLAS FIR  
 HARDWARE: STANDARD CONTEMPORARY HANDLE  
 HARDWARE COLOR: SATIN NICKEL

TRIM OPTIONS:  
 EXTERIOR: NONE  
 INTERIOR: NONE

## Door Schedule

NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	
1	ENTRY	A	3'-0" X 8'-0"	FF	GLASS / paneled	OUTSIDE	WOOD CLAD	NO	YES
2	GARAGE	B	8'-0" X 7'-0"	S	ROLL-UP, FOUR SECTION PANELS	OUTSIDE	CEDAR	NO	NO
3	GARAGE	C	2'-6" X 7'-0"	FF	PLANKS TO MATCH EXTERIOR SIDING	OUTSIDE	CEDAR	NO	NO
4	MASTER BATHROOM	D	2'-6" X 7'-0"	FF	GLASS / paneled door	OUTSIDE	WOOD CLAD	YES	YES
5	MASTER BEDROOM	E	2'-6" X 8'-0"	FF	GLASS / paneled door	OUTSIDE	WOOD CLAD	YES	YES
6	MASTER BEDROOM	E	2'-6" X 8'-0"	FF	GLASS / paneled door	OUTSIDE	WOOD CLAD	YES	YES
7	KITCHEN	F	12'-0" X 8'-0"	FF	GLASS / SLIDER	OUTSIDE	WOOD CLAD	YES	YES
8	LIVING ROOM	G	4'-4-3/4" X 8'-0"	FF	GLASS / SLIDER	OUTSIDE	WOOD CLAD	YES	YES
9	GARAGE	H	2'-6" X 6'-8"	ST	FLUSHED / paneled door, SELF CLOSING, ONE-HOUR RATED	INSIDE	WHITE OAK	NO	NO
10	KITCHEN	I	(2) PR 2'-4" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS	INSIDE	WHITE OAK	NO	NO
11	HALLWAY ONE	J	2'-6" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS	INSIDE	WHITE OAK	NO	NO
12	POWDER ROOM	K	2'-6" X 7'-0"	ST	FLUSHED / paneled door	INSIDE	WHITE OAK	NO	NO
13	LAUNDRY	L	(2) PR 1'-3" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS	INSIDE	WHITE OAK	NO	NO
14	BEDROOM ONE	J	2'-6" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS	INSIDE	WHITE OAK	NO	NO
15	MASTER CLOSET	M	(2) PER- 1'-3" X 7'-0"	ST	FLUSHED / paneled door	INSIDE	WHITE OAK	NO	NO
16	MASTER BATHROOM	N	2'-6" X 7'-0"	ST	FLUSHED / OPAQUE GLASS paneled door	INSIDE	WHITE OAK	YES	YES
17	BATHROOM ONE	K	2'-6" X 7'-0"	ST	FLUSHED / paneled door	INSIDE	WHITE OAK	NO	NO
18	BEDROOM ONE	K	2'-6" X 7'-0"	ST	FLUSHED / paneled door	INSIDE	WHITE OAK	NO	NO
19	BEDROOM ONE CLOSET	O	(2) PR 2'-0" X 7'-0"	ST	FLUSHED / paneled door	INSIDE	WHITE OAK	NO	NO
20	BEDROOM TWO	K	2'-6" X 7'-0"	ST	FLUSHED / paneled door	INSIDE	WHITE OAK	NO	NO

### DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE: SIERRA PACIFIC  
 MODEL: STANDARD CASEMENT

GLASS: STANDARD DUAL PANE, CLEAR  
 GRILL: NONE  
 JAMB: 6-9/16"  
 CLAD COLOR: BATTLESHIP GRAY #321  
 INTERIOR FINISH: CLEAR  
 WOOD SPECIE: DOUGLAS FIR  
 HARDWARE: STANDARD CONTEMPORARY HANDLE  
 HARDWARE COLOR: SATIN NICKEL

TRIM OPTIONS:  
 EXTERIOR: WOOD CASING TO MATCH EXISTING  
 INTERIOR: WOOD CASING TO MATCH EXISTING

### DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE: TRUESTILE  
 MODEL: TMIR13000

GLASS: NONE  
 GRILL: NONE  
 INTERIOR FINISH: STAINED  
 WOOD SPECIE: PLAIN SAWN WHITE OAK  
 THICKNESS: 1-3/4"  
 JAM WIDTH: 4" (VERIFY)  
 HINGES: BRUSHED CHROME  
 HARDWARE: EMTEK, FREESTONE LEVEL  
 HARDWARE COLOR: SATIN NICKEL  
 PROFILES: 1/4" KERF CUT REVAL

TRIM OPTIONS:  
 INTERIOR: NONE

### DOOR SPECIFICATIONS (ENTRY):

MANUFACTURE: SIERRA PACIFIC  
 MODEL: STANDARD CASEMENT

GLASS: STANDARD DUAL PANE, CLEAR  
 GRILL: NONE  
 JAMB: 6-9/16"  
 CLAD COLOR: BATTLESHIP GRAY #321  
 INTERIOR FINISH: CLEAR  
 WOOD SPECIE: DOUGLAS FIR  
 HARDWARE: STANDARD CONTEMPORARY HANDLE  
 HARDWARE COLOR: SATIN NICKEL

TRIM OPTIONS:  
 EXTERIOR: WOOD CASING TO MATCH EXISTING  
 INTERIOR: WOOD CASING TO MATCH EXISTING

## DOOR NOTES:

- PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
- GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- ALL DOOR GLAZING TO BE TEMPERED GLASS.
- ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
- GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
- DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
- ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
- GARAGE DOORS: SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- THE DOOR FINISH PER CLIENT OR CODG, INC.
- THE DOOR STILES TO BE PER PLAN
- CHECK FLOOR PLAN FOR HINGES LOCATION
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

## WINDOW NOTES:

- PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
- SCREEN COLOR TO BE SPECIFIED BY CLIENT
- GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER
- THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FRO REVIEW BY CODG, INC.
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
- PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
- EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
- ALL OPERABLE WINDOWS TO HAVE SCREENS, AS SPECIFY BY CLIENT.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
- DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
- WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTENSION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

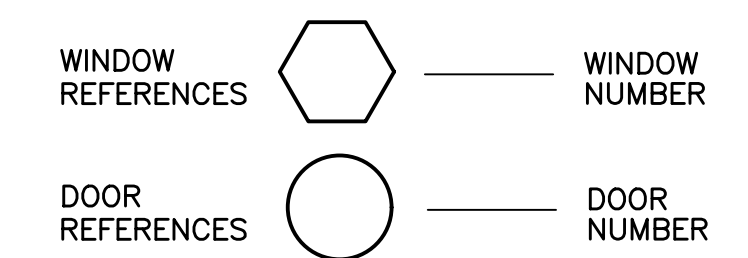
## NOTE:

- FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
- ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
- ALL WINDOW DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

## TEMPERED GLASS NOTE:

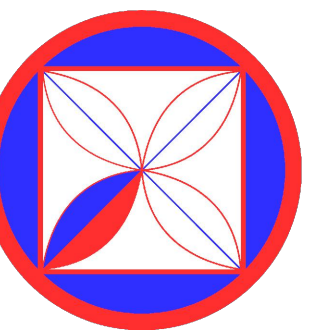
- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:
- GLAZING IN DOORS.
  - GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
  - GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
    - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
    - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
    - THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
  - GLAZING IN GUARDS AND RAILINGS.
  - GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDINGS.
  - GLAZING ADJACENT TO STAIRS AND RAMPS.

## SYMBOLS



## ABBREVIATIONS

- N/A NOT APPLICABLE  
 G.C. GENERAL CONTRACTOR  
 P PAINT  
 ST STAIN  
 FF FACTORY FINISH  
 I.D. INTERIOR DESIGN  
 S SEALED  
 MFR. MANUFACTURER  
 FIN. FINISH  
 NAT. NATURAL



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 26615 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 93923  
 OFFICE: 831.626.4146  
 WWW.CODGINC.COM

## REVISIONS:

PROJECT: Hermite Collins Residence  
 San Carlos, CA  
 Monterey County, California  
 Block: 1 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000  
 PROJECT NO. 21-08

## ISSUE:

DRAWN BY: C.O.

WINDOW & DOOR SCHEDULE (PROPOSED)

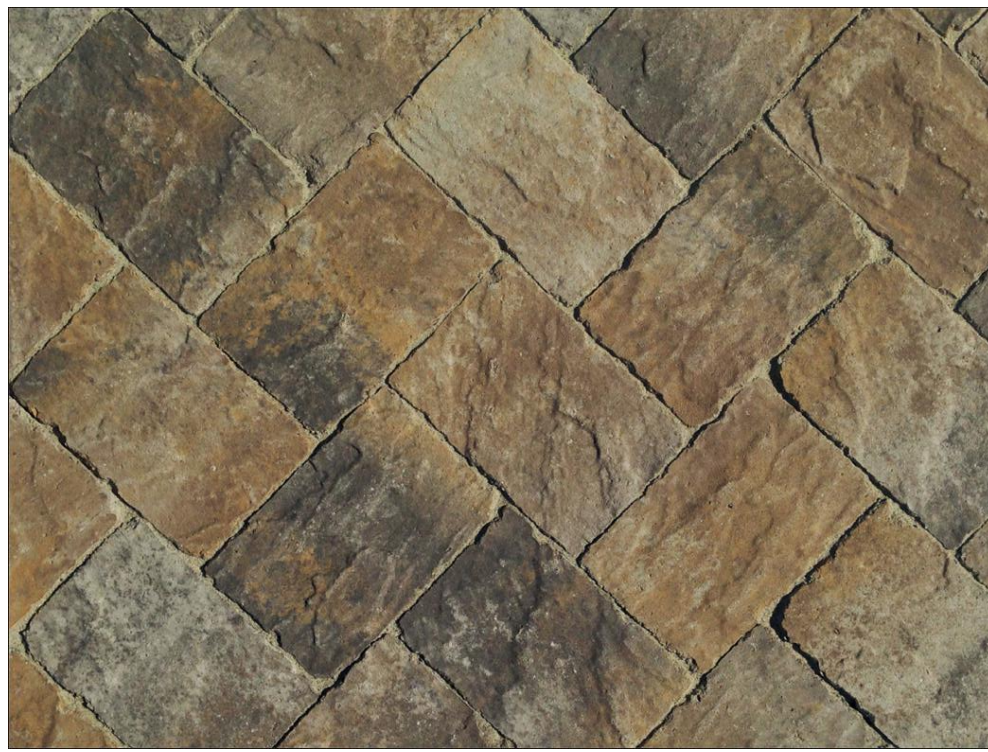
SCALE: 1/4" = 1'

A3.3



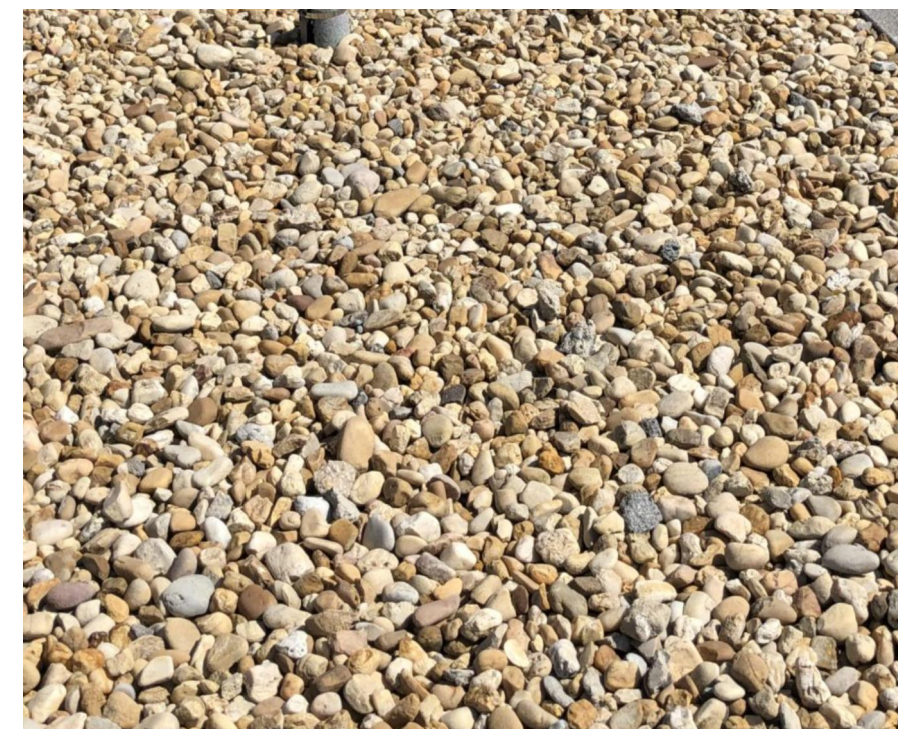
### PATIO

MANUFACTURE: BLUESTONE FLAGSTONE  
COLOR: NATURAL  
INSTALLATION: SET ON SAND



### DRIVEWAY

MANUFACTURE: CALSTONE  
COLOR: OAK BARREL GRAY  
INSTALLATION: SET ON SAND



### ROOF

TYPE: BALLASTED ROOF SYSTEM  
MANUFACTURE: SIKAFLEX SARNIFIL  
COLOR: LIGHT BROWN MIXED SAND TONES  
LOCATION: EXTERIOR  
BALLAST: ROUNDED RIVER STONES OR AGGREGATE. BALLAST TYPE SHALL BE ASTM D448, NO. 4, 3/4" TO 1 1/2" DIA & 10LBS/SQ.FT.



### BULB

MANUFACTURE: FEIT ELECTRIC  
WATTS: 2.7 WATTS  
LUMENS: 250  
BULB TYPE: R15 LED



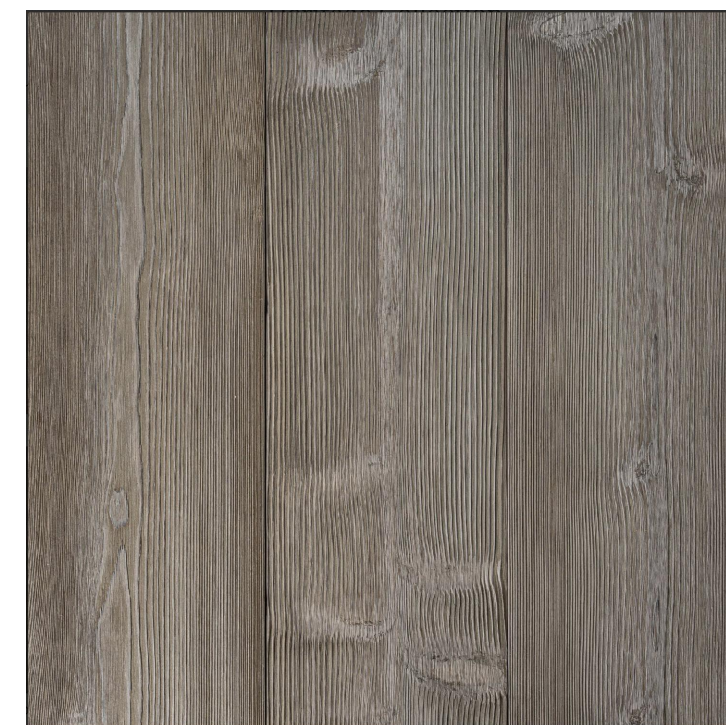
### FIXTURE A

MANUFACTURE: KICHLER, RIPLEY  
T24 COMPLIANT: YES  
COLOR: BLACK  
WATTS: SEE BULB  
LUMENS: SEE BULB  
BULB TYPE: SEE BULB  
DIMENSIONS: 9.5"H X 11.25"W X 9.25"



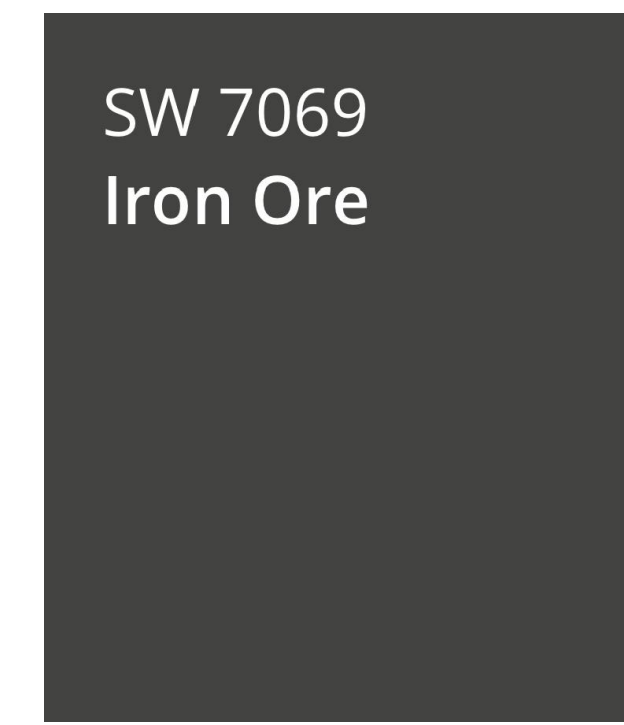
### FIXTURE C

MANUFACTURE: WAC LEDme  
T24 COMPLIANT: N/A  
COLOR: BRONZE  
WATTS: 3.9 WATTS  
LUMENS: 68  
BULB TYPE: LED MODULE  
DIMENSIONS: 21"H X 8"W



### COLOR EXTERIOR BODY

MANUFACTURE: HEWN SIDING  
COLOR: CORRAL  
LOCATION: EXTERIOR  
TYPE: HERITAGE COLLECTION  
MATERIAL: CEDAR



### EXTERIOR TRIM COLOR

MANUFACTURE: SHERWIN-WILLIAMS  
COLOR: SHIITAKE  
LOCATION: EXTERIOR  
LOCATOR NUMBER: 248-C1



### NEW 6-FOOT FENCE

MATERIAL: REDWOOD  
FINISH: NATURAL  
HEIGHT: 6-FT.



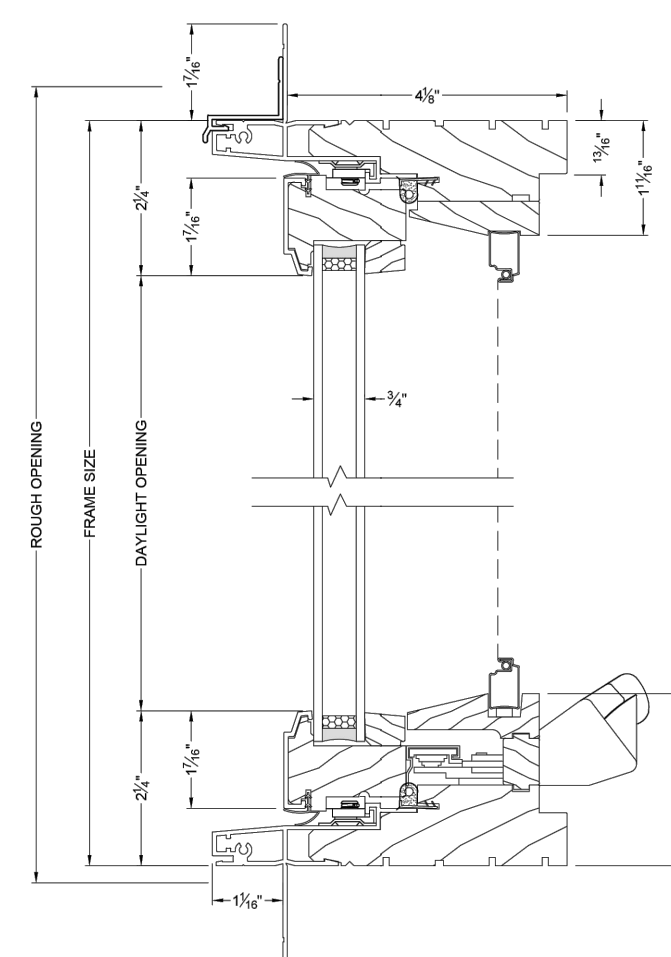
### NEW 4-FOOT FENCE

MATERIAL: REDWOOD  
FINISH: NATURAL  
HEIGHT: 4-FT.

### Clad Urban Casement

Scale: 6" = 1'-0"

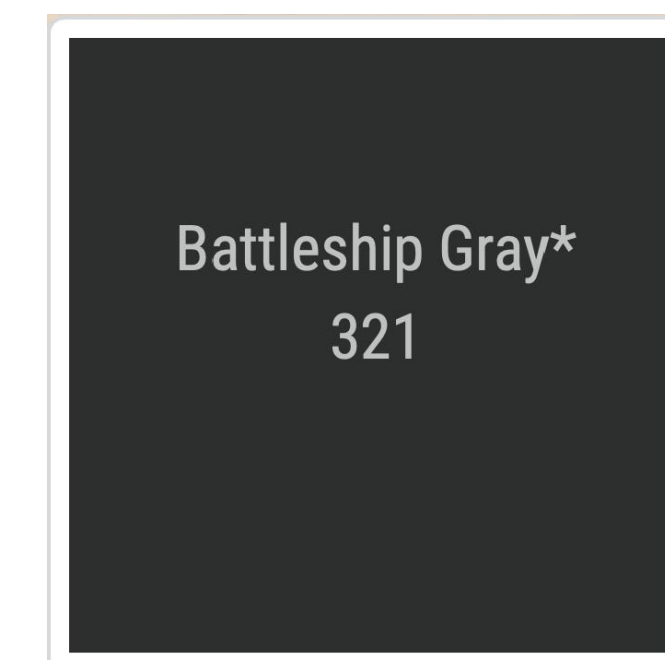
### Contemporary 4 1/8" Jamb Vertical/Operable Section - Narrow Sash



### WINDOW

MANUFACTURE: SIERRA PACIFIC  
COLOR: BATTLESHIP GRAY 321  
MATERIAL: WOOD-CLAD  
STYLE: CLAD URBAN CASEMENT  
MUNTIN: 7/8" PUTTY

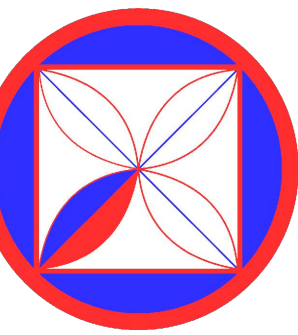
Updated: 7/19  
Note: Sierra Pacific Windows reserves the right to change specifications without notice.



### EXTERIOR CLAD COLOR

### EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10- FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10- FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.



**CODG**  
CLAUDIO ORTIZ DESIGN GROUP, INC  
26615 CARMEL CENTER PLACE, STE 102  
CARMEL, CA 95023  
408.426.4646  
WWW.CODGINC.COM

### REVISIONS:

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

### ISSUE:

**DRAWN BY:** C.O.

### MATERIALS

SCALE: 1' = 1/4"

**A4.0**





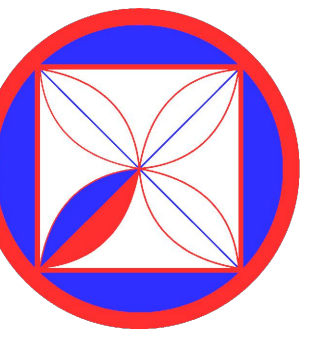
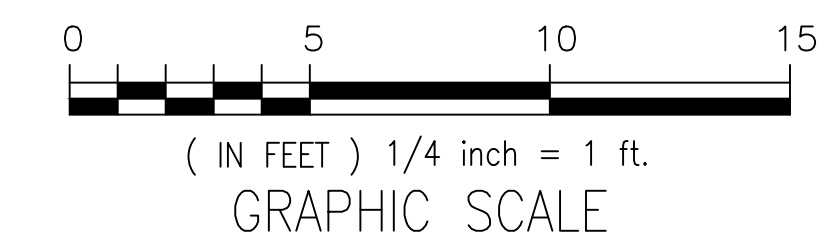
## San Carlos Street

EXISTING EAST ELEVATION



## San Carlos Street

PROPOSED EAST ELEVATION



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 28615 CARMEL CENTER PLACE, STE 102  
 Carmel, CA 93923  
 TEL: 831.923.4646  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

REVISIONS:

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

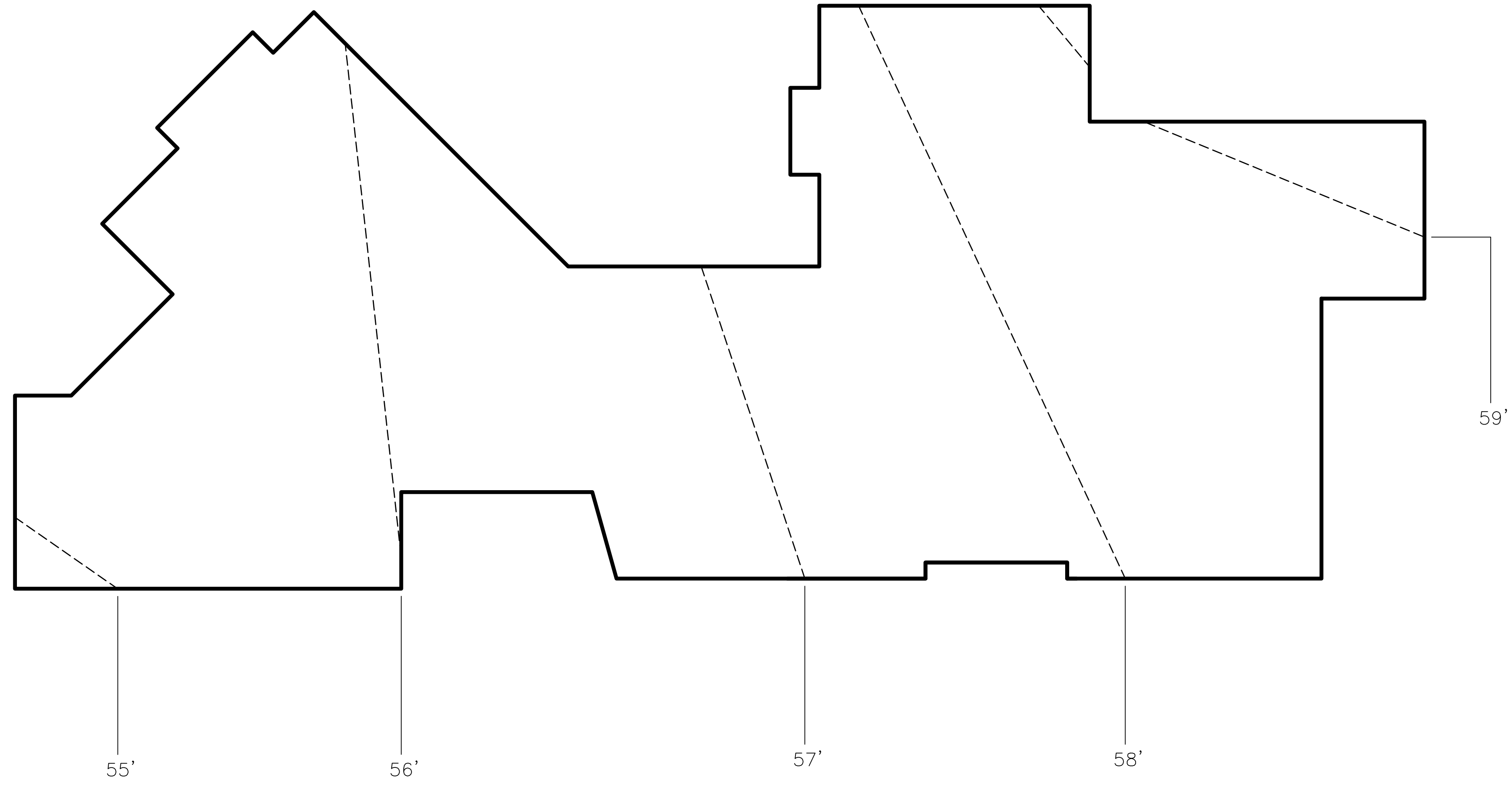
ISSUE:

DRAWN BY:  
 C.O.

STREET SCOPE

SCALE: 1" = 1/4"

A5.0

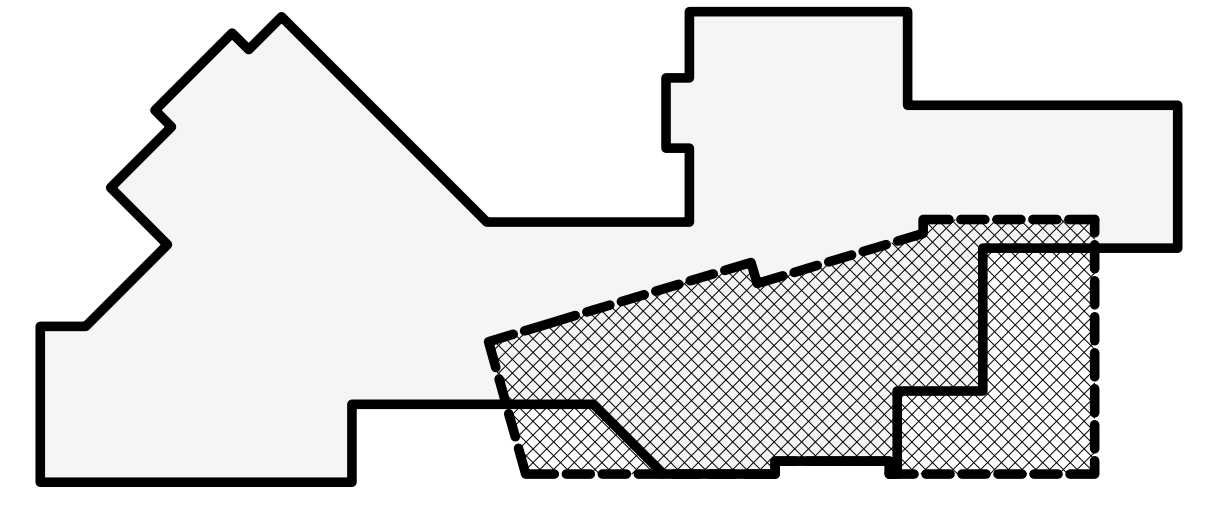


**AVERAGE NATURAL GRADE**

DWELLING AVERAGE NATURAL GRADE			57.5 FT
ELEV.	LINE	LENGTH	TOTAL
55 FT	0	6.5'	0'
56 FT	1	26.5'	26.5'
57 FT	2	17.0'	34.0'
58 FT	3	32.8'	98.4'
59 FT	4	20.0'	80.0'
TOTAL			238.9'
MATH: 238.9 / 102.8 = 2.32			
FACTOR: = 2.3			
A.N.G. = 55 FT + 2.3 FACTOR = 57.3 FT			

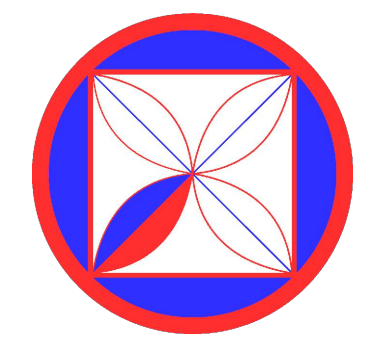
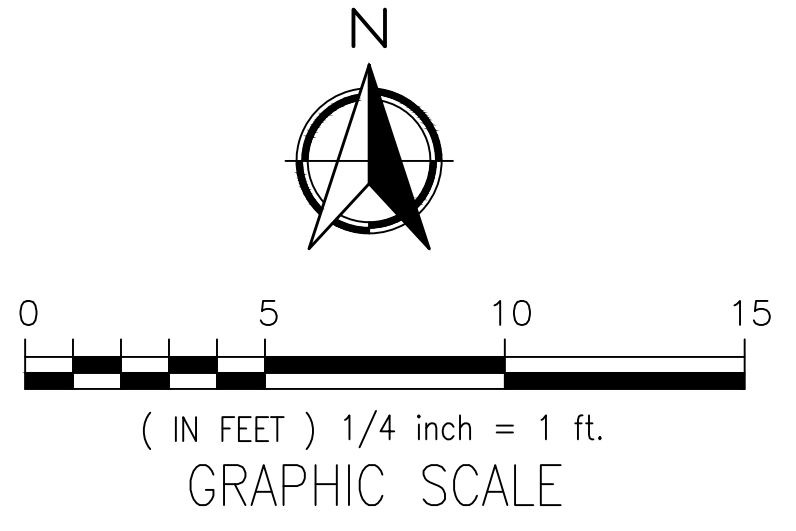
**VOLUME ANALYSIS**

MAIN LEVEL FLAT	1,184.6 SF X 11	13,030.6 CU.FT.
UPPER LEVEL FLAT	415.4 SF X 10	4,154.0 CU.FT.
ATTACHED GARAGE	200.0 SF X 11	2,200.0 CU.FT.
VOLUME ALLOWED		19,384.6 CU.FT.
VOLUME PROPOSED		13,938.7 CU.FT.



**LEGEND**

- LOWER LEVEL FLAT ROOF
- UPPER LEVEL FLAT ROOF
- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC  
 28815 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 95018  
 OFFICE: 831.826.4146  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

**REVISIONS:**

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

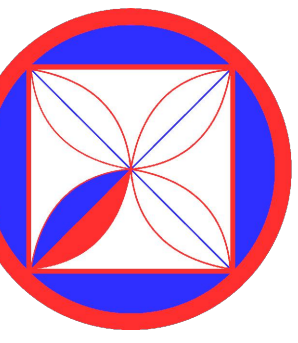
**ISSUE:**

**DRAWN BY:**  
 C.O.

**AVERAGE NATURAL GRADE PLAN**

SCALE: 1" = 1/4"

**A6.0**



**CODG**  
 CLAUDIO ORTIZ DESIGN GROUP, INC.  
 26615 CARMEL CENTER PLACE, STE 102  
 CARMEL, CA 93923  
 OFFICE: 831.626.4146  
 CLAUDIO@CODG.COM  
 WWW.CODG.COM

**REVISIONS:**

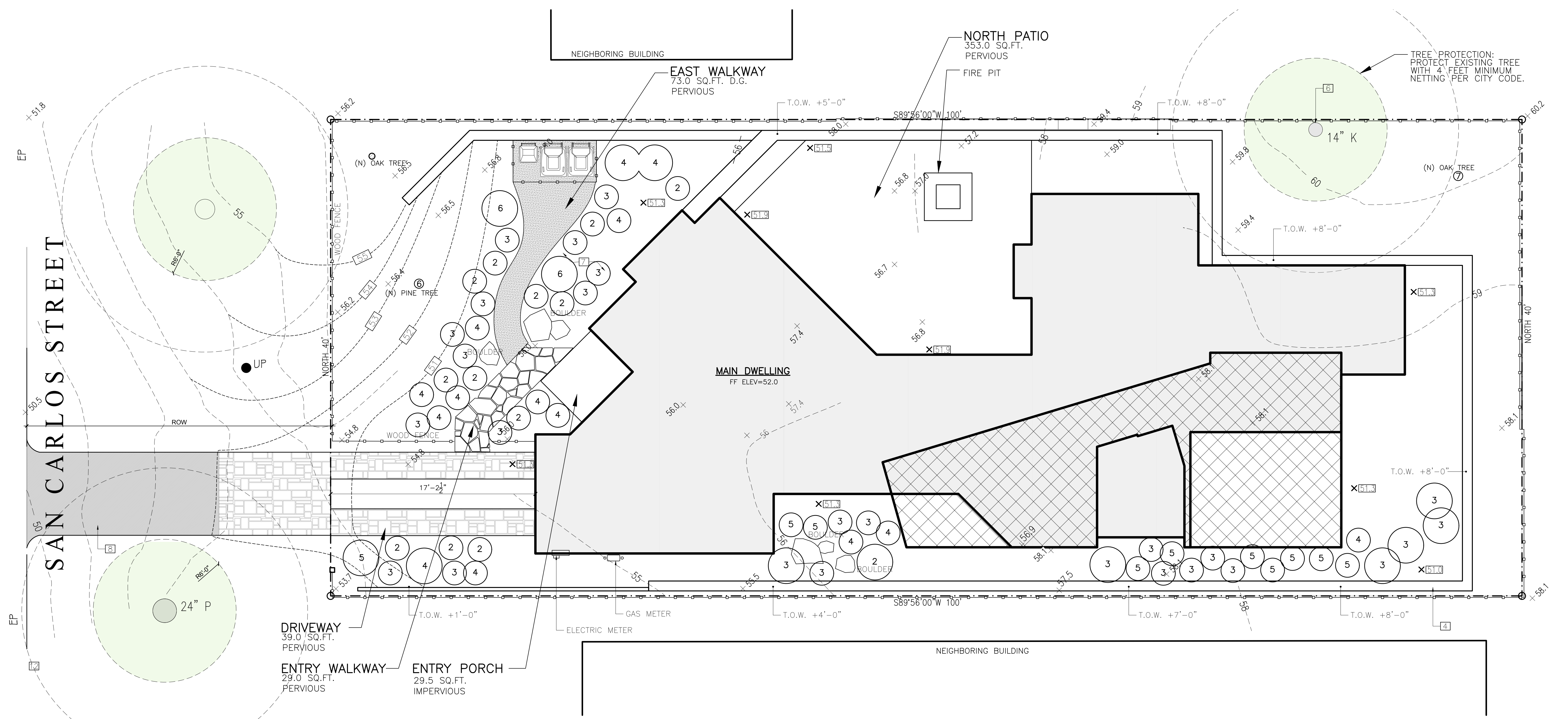
**PROJECT:** Hermie Collins Residence  
 San Carlos, 3 SW of 1St, Carmel-By-The-Sea  
 Monterey County, California  
 Block: 11 Lot: North Port of 8 & SouthPort of 10  
 APN: 010-121-013-000  
**PROJECT NO.:** 21-08

**ISSUE:**

**LANDSCAPE PLAN**  
 (PROPOSED)

SCALE: 1" = 1/4"

**L1.0**



**LIGHT KEY**

◆ PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 6.0  
 MAY NOT BE SPACED CLOSER THAN 10- FEET APART

**FORESTRY NOTE:**  
**CITY FORESTER REQUIREMENT:**  
 A. TREE PROTECTION ZONE, THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIFLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.  
 B. THE STRUCTURAL ROOT ZONE (SRZ) STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.  
 C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

- IRRIGATION SYSTEM**
- 1- INCH ANTISYPHON DEVICE
  - 1- INCH ELECTRIC VALVES
  - FILTER PLUS REGULATOR FOR EACH VALVE
  - ELECTRIC CONTROLLER
  - EACH PLANT TO BE ON DRIP SYSTEM
  - ALL PLANTS WILL BE PLANTED WITH AGRIFORM
  - TABS FOLLOWING MANUFACTURE DIRECTIONS.
  - COMPOST WILL BE MIXED WITH SOIL AT 2:1

- EXTERIOR LIGHTING NOTES**
1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10- FEET ABOVE THE GROUND AND MAY NOT EXCEED 25- WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
  2. LANDSCAPE LIGHTING MAY NOT EXCEED 18- INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10- FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

**PLANT INDEX**

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	
2	CISTUS DORIS HIBBERSON	ROCK ROSE	1 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	EASTERN WHITE PINE TREE	PINE TREE	5 GAL
7	OAK TREE	QUERCUS	5 GAL

