



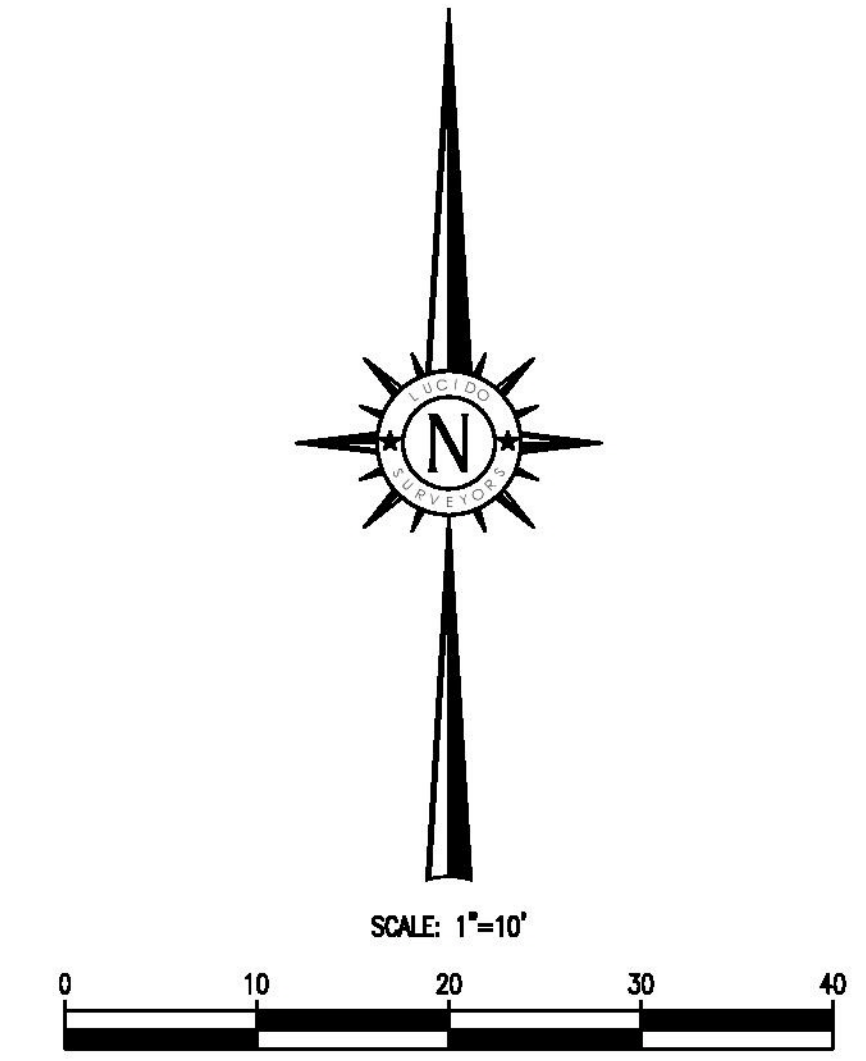
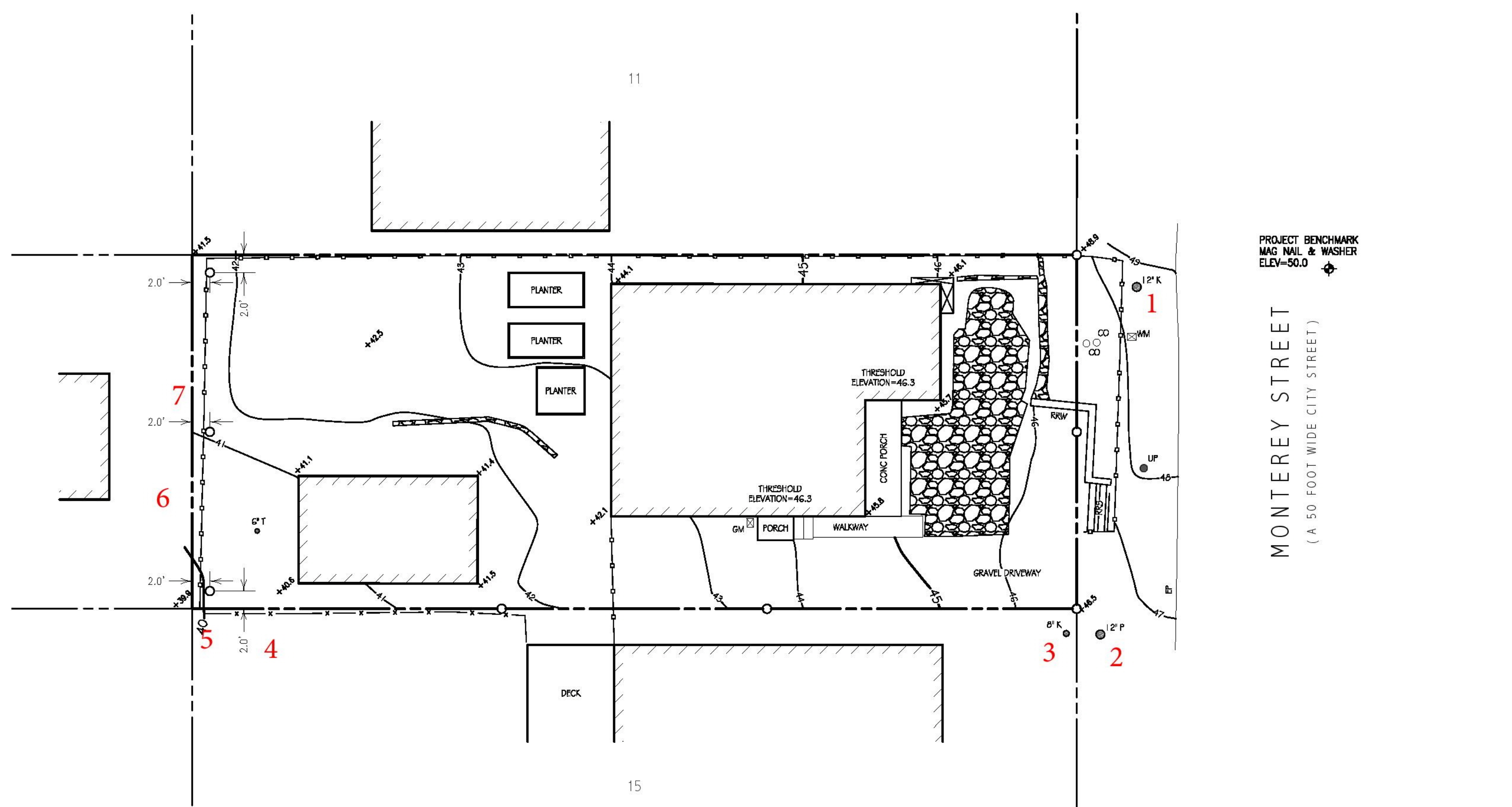
**LEGEND:**

	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
	CONTOUR (MAJOR)		RAILROAD TIE WALL
	CONTOUR (MINOR)		RAILROAD TIE STEPS
	SET 5/8" REBAR & CAP - PLS 8368		ROCK RETAINING WALL
	EDGE OF PAVEMENT		BRICK WALKWAY/PATIO
	LIP OF GUTTER		CARMEL STONE
	FACE OF CURB		
	BACK OF CURB		
	BACK OF SIDEWALK		
	EDGE OF DRIVEWAY		
	FLOWLINE		
	APPROXIMATE BUILDING OUTLINE		
	CHIMNEY		
	APPROXIMATE FLOOR ELEVATION		
	DECK		
	CONCRETE PAD		
	STEP		
	PLANTER		
	WATER LINE		
	WATER VALVE		
	WATER METER		
	FIRE HYDRANT		
	HOSE BIB		
	IRRIGATION CONTROL VALVE		
	SANITARY SEWER LINE		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER CLEAN-OUT		
	STORM DRAIN		
	STORM DRAIN MANHOLE		
	AREA DRAIN		
	STORM DRAIN CATCH BASIN		
	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		

AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMF	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDPPE	HIGH DENSITY POLY ETHYLENE
POC	PORTLAND CEMENT CONCRETE
FS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCF	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
A	ACACIA
C	CYPRESS
K	OAK
P	PINE
R	REDWOOD
T	TREE
X.S.P.	SPOT ELEVATION



**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & WASHER SET IN THE PAVEMENT NEAR THE NORTHEASTERLY 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. A CORNER RECORD IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
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  - 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 FACINGS, 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 2022.

**TOPOGRAPHIC SITE SURVEY**  
 OF  
**LOT 13 in BLOCK 19**  
 as shown on  
**VOLUME 1 of CITIES & TOWNS AT PAGE 52**  
 Records of Monterey County  
 PREPARED FOR  
**Teresa Rowland**

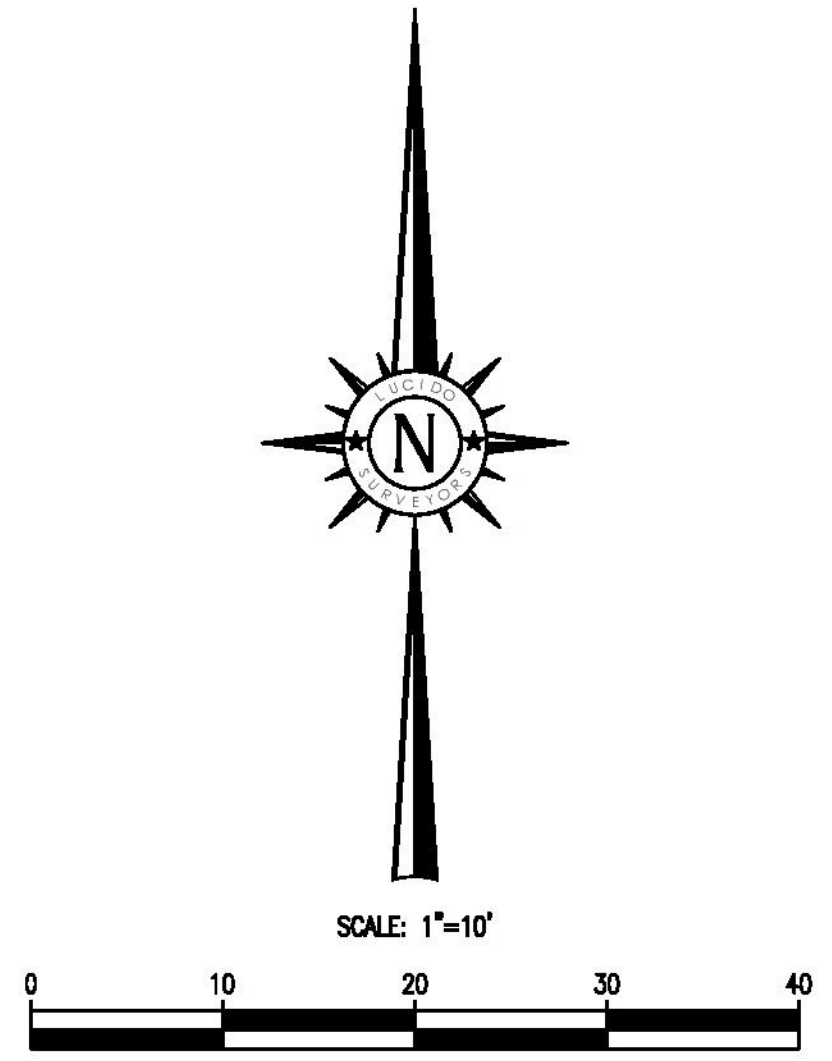
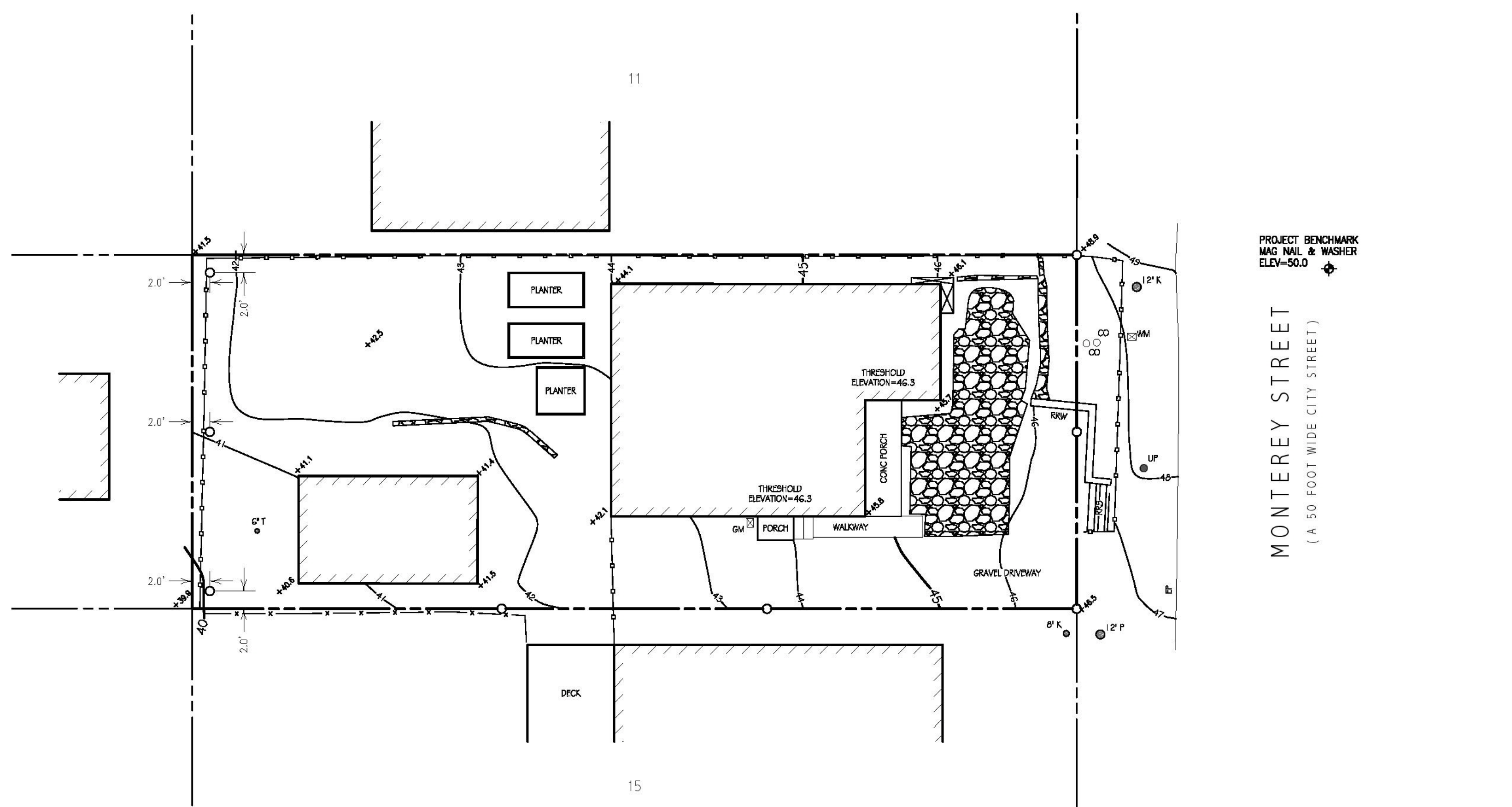
BY  
**LUCIDO SURVEYORS**  
 Boundary and Construction Surveys · Topographic and Planimetric Mapping  
 ALTA Surveys and GIS Database Management · Land Planning and Consulting  
 2 Saucito Avenue  
 DEL REY OAKS, CALIFORNIA 93940  
 info@lucidosurveyors.com  
 (831) 620-5032



**LEGEND:**

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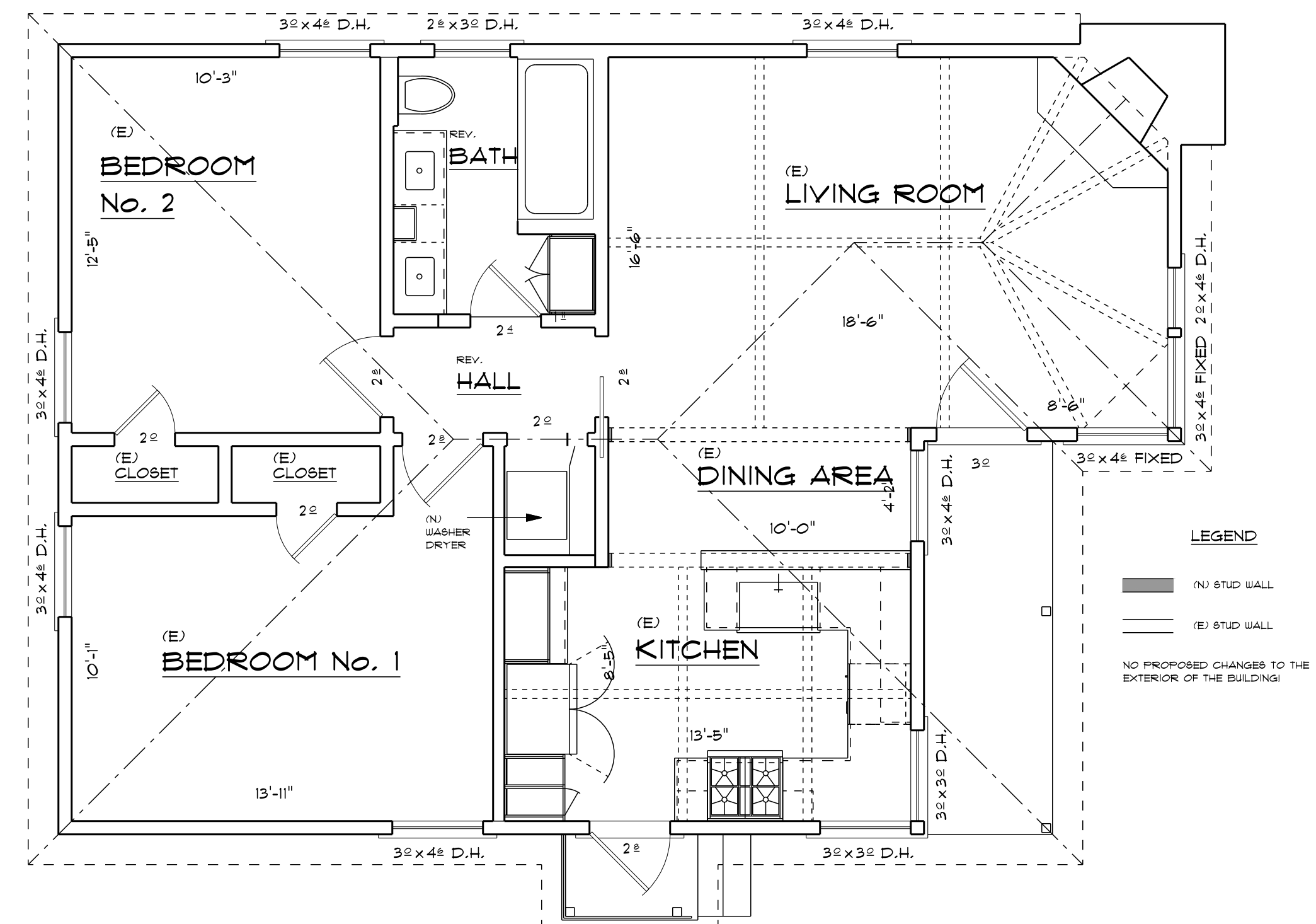
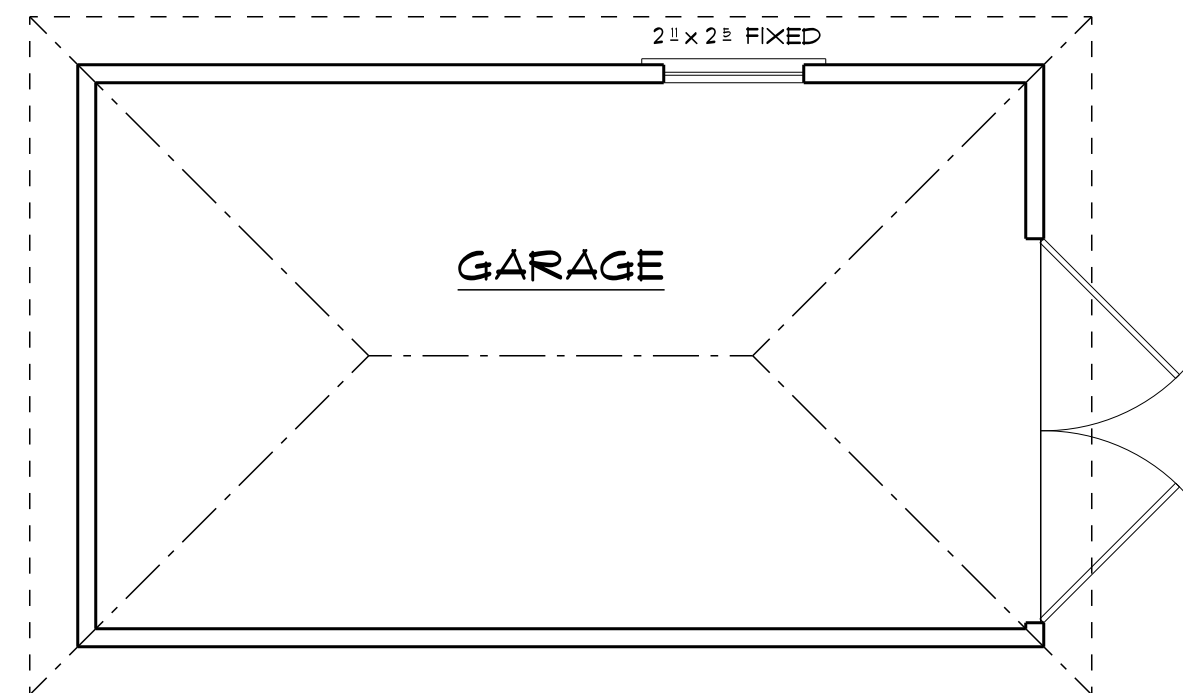
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**LOT 13 in BLOCK 19**  
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PREPARED FOR  
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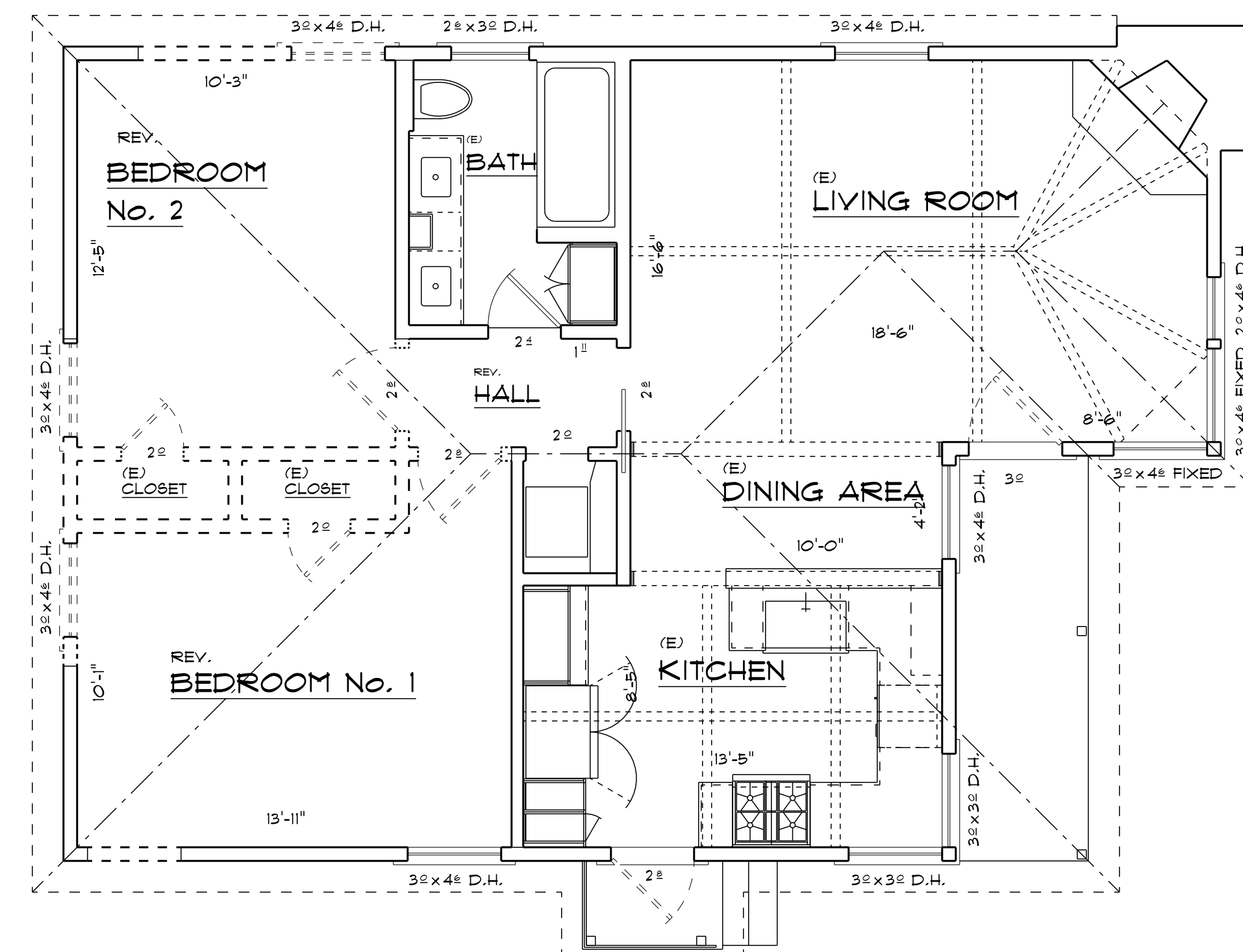
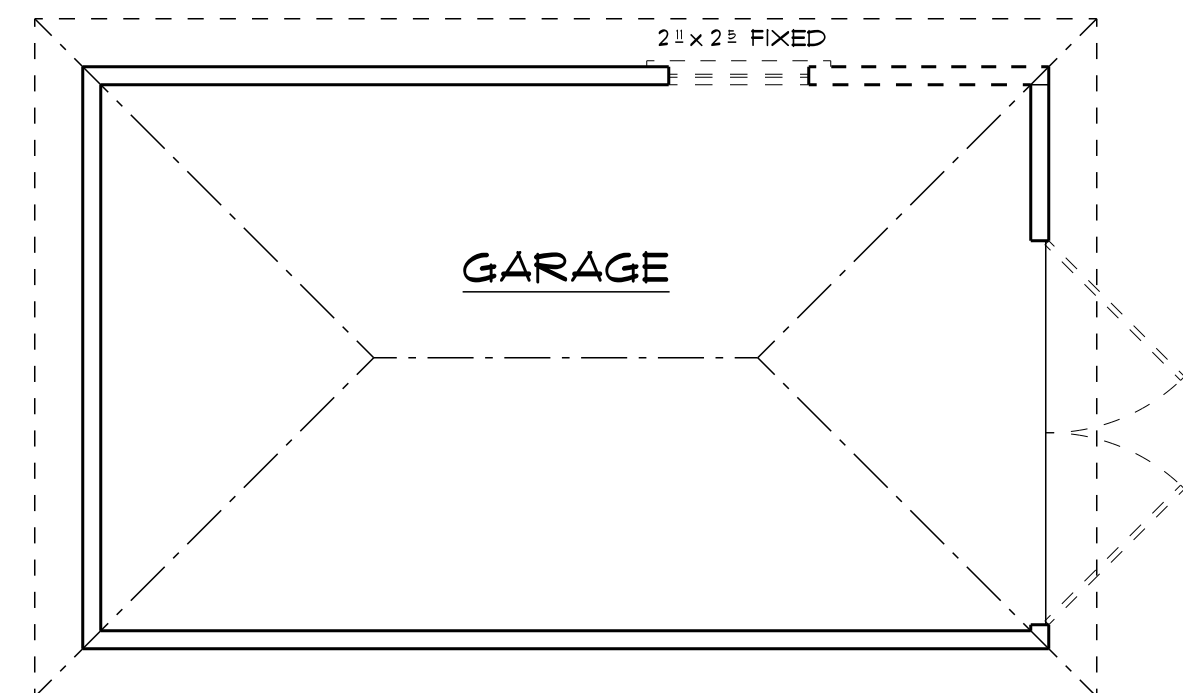
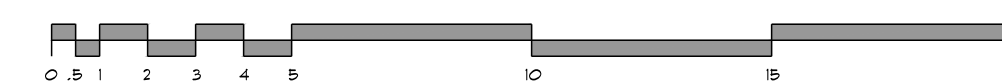
SCALE: 1"=10'      PROJECT No. 2863      FEBRUARY 2022  
CARMEL-BY-THE-SEA      COUNTY OF MONTEREY      STATE OF CALIFORNIA





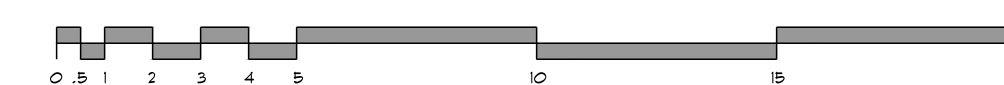
EXISTING  
**FLOOR PLAN**

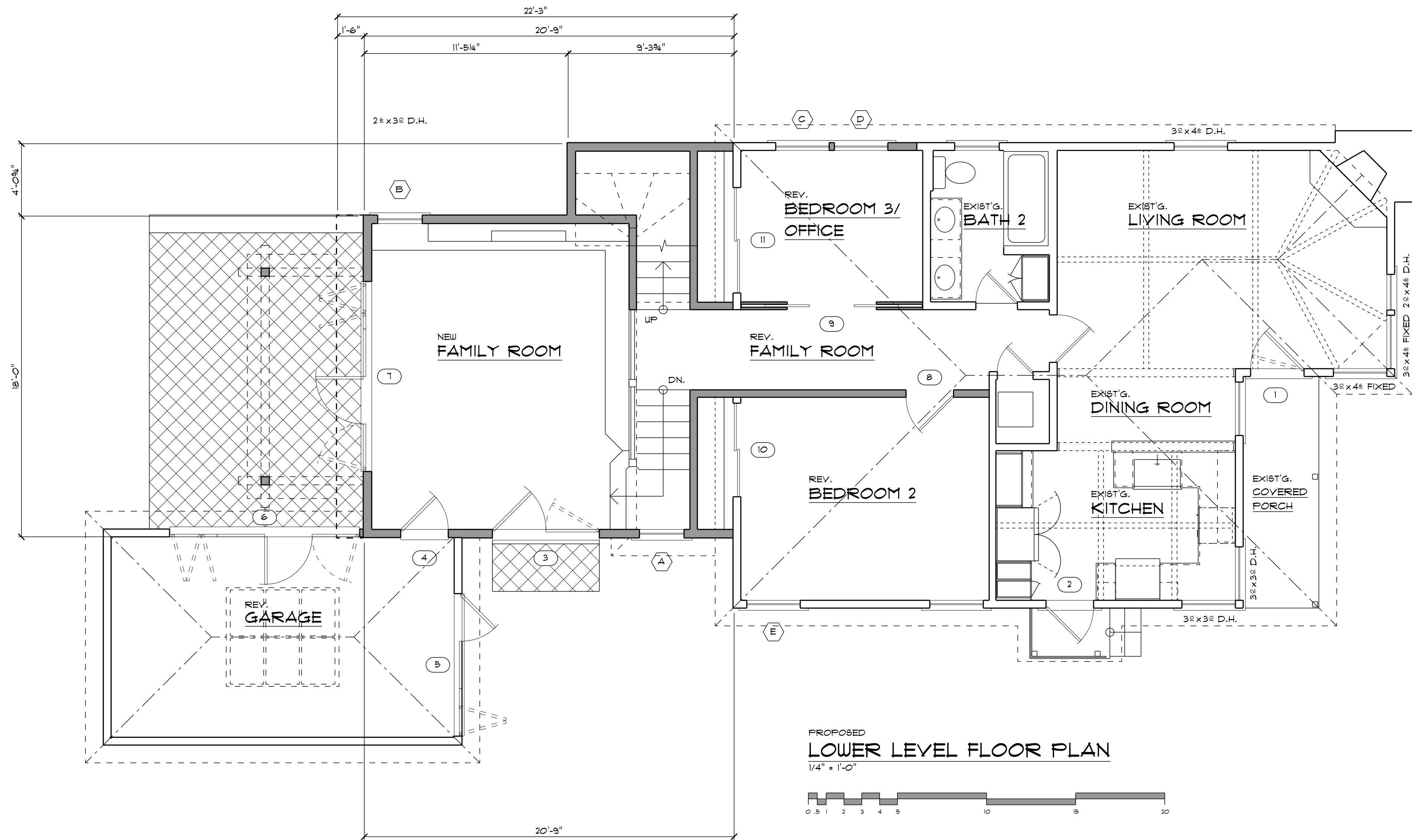
1/4" = 1'-0"



DEMOLITION  
**FLOOR PLAN**

1/4" = 1'-0"





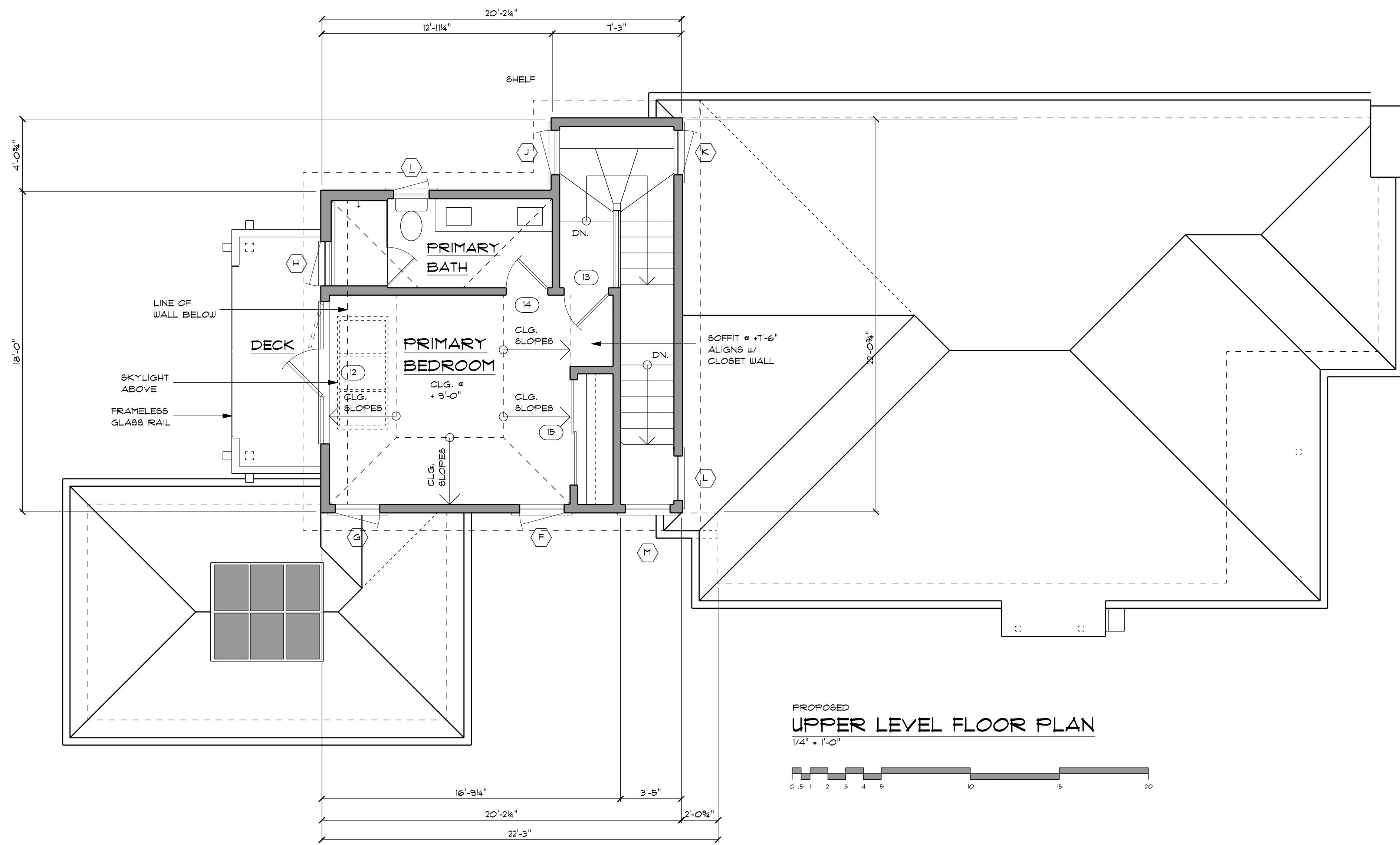
**DOOR NOTES-**

1. EXTERIOR PAINT GRADE WOOD DUTCH DOORS AS MANUFACTURED BY 'SIMPSON DOOR CO'.
2. EXTERIOR PAINT GRADE WOOD BIFOLD DOORS AS MANUFACTURED BY 'SIMPSON DOOR CO'.
3. EXTERIOR ALUMINUM CLAD WOOD BIFOLD DOORS AS MANUFACTURED BY 'SIERRA PACIFIC'.

**DOOR SCHEDULE**

MK.	SIZE	THK.	TYPE	MAT.	FRAME	GLAZING	HDW. GP.	REMARKS
1	3'-0" x 6'-8"	1 3/4"	1/8 DUTCH	PNT. GR. WOOD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		2 OVER 3 LITES 1 FNL. BOTTOM
2	2'-8" x 6'-8"	1 3/4"	0/8 DUTCH	PNT. GR. WOOD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		2 OVER 3 LITES 1 FNL. BOTTOM
3	6'-0" x 6'-8"	1 3/4"	1/8 PR. FRENCH	ALUM. CLAD EXT.	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA. 3 LITE TRANSOM ABV.
4	2'-8" x 6'-8"	1 3/4"	1 FNL. SWINGING	PNT. GR. WOOD	PNT. GR. WOOD	-		20 MIN. DR. w/ SELF CLOSER
5	8'-0" x 6'-8"	1 3/4"	3 FNL. 0/8 BIFOLD	PNT. GR. WOOD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
6	10'-8" x 6'-8"	1 3/4"	4 FNL. 1/8 BIFOLD	ALUM. CLAD EXT.	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA. 3 LITE TRANSOM ABV.
7	10'-8" x 6'-8"	1 3/4"	4 FNL. 0/8 BIFOLD	ALUM. CLAD EXT.	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
8	2'-8" x 6'-8"	1 3/8"	1 FNL. SWINGING	PNT. GR. WOOD	PNT. GR. WOOD	-		REUSE EXISTING BEDROOM DOOR
9	5'-0" x 6'-8"	1 3/8"	1 FNL. EA. FR. POCKET SLIDERS	PNT. GR. WOOD	PNT. GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
10	5'-4" x 6'-8"	1 3/8"	1 FNL. EA. FR. BI-PASS SLIDERS	PNT. GR. WOOD	PNT. GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
11	6'-0" x 6'-8"	1 3/8"	1 FNL. EA. FR. BI-PASS SLIDERS	PNT. GR. WOOD	PNT. GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
12	9'-0" x 6'-8"	1 3/4"	3 FNL. 0/8 BIFOLD	ALUM. CLAD EXT.	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
13	2'-6" x 6'-8"	1 3/8"	1 FNL. SWINGING	PNT. GR. WOOD	PNT. GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
14	2'-4" x 6'-8"	1 3/8"	1 FNL. SWINGING	PNT. GR. WOOD	PNT. GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
15	6'-0" x 6'-8"	1 3/8"	1 FNL. EA. FR. BI-PASS SLIDERS	PNT. GR. WOOD	PNT. GR. WOOD	-		MATCH EXISTING INTERIOR DOORS





WINDOW NOTES-

- WINDOWS ARE TO BE 'SIERRA PACIFIC' ASPEN CASEMENT CRANK OUT WINDOWS.
- WINDOWS ARE TO BE WOOD WITH ALUMINUM CLAD EXTERIORS - EXTERIOR COLOR TO BE COLONIAL WHITE.
- SIMULATED DIVIDED LITES TO BE 1/8" PUTTY STYLE TO MATCH THE SHAPE OF THE EXISTING WINDOWS.
- SCREENS TO BE GENIUS CUSTOMIZABLE RETRACTABLE SCREENS.
- SKYLIGHTS TO BE 'VELUX' MODULAR SYSTEM w/ DUAL GLAZING, ELECTRONIC ROLLER SHADES & VENTING.

WINDOW SCHEDULE

MK.	SIZE	TYPE	MAT.	FRAME	GLAZING	REMARKS
A	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE 2'-6" x 1'-6" TRANSOM ABV.
B	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE 2'-6" x 1'-6" TRANSOM ABV.
C	3'-0" x 4'-6"	DOUBLE HUNG	PNT. GR. WOOD	PNT. GR. WOOD	(E) GLASS	2 LITE EA. REUSE EXISTING WINDOW
D	3'-0" x 4'-6"	DOUBLE HUNG	PNT. GR. WOOD	PNT. GR. WOOD	(E) GLASS	2 LITE EA. REUSE EXISTING WINDOW
E	3'-0" x 4'-6"	DOUBLE HUNG	PNT. GR. WOOD	PNT. GR. WOOD	(E) GLASS	2 LITE EA. REUSE EXISTING WINDOW
F	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
G	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
H	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
I	2'-0" x 3'-0"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
J	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
K	2'-6" x 2'-6"	CASEMENT	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
L	2'-6" x 2'-6"	FIXED	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
M	2'-6" x 3'-6"	FIXED	ALUM. CLAD	PNT. GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
N	2'-9" x 6'-4"	SINGLE PITCH SKYLIGHT	ALUM.	ALUM.	DBL. TEMP.	3 OPERABLE PANELS
O	5'-6" x 6'-4"	STRUCTURAL RIDGE SKYLIGHT	ALUM.	ALUM.	DBL. TEMP.	3 OPERABLE PANELS

ADDITIONS & ALTERATION TO THE  
RESIDENCE OF  
**STEPHEN SMITH & TERESA ROWLAND**  
4910 MONTEREY ST.  
CARMEL-by-the-SEA, CA 93923

SHEET TITLE  
**PROPOSED  
UPPER  
LEVEL  
FLOOR PLAN  
&  
WINDOW  
SCHEDULE**

ISSUE DATE  
5/31/24  
REVISIONS  
8/22/24

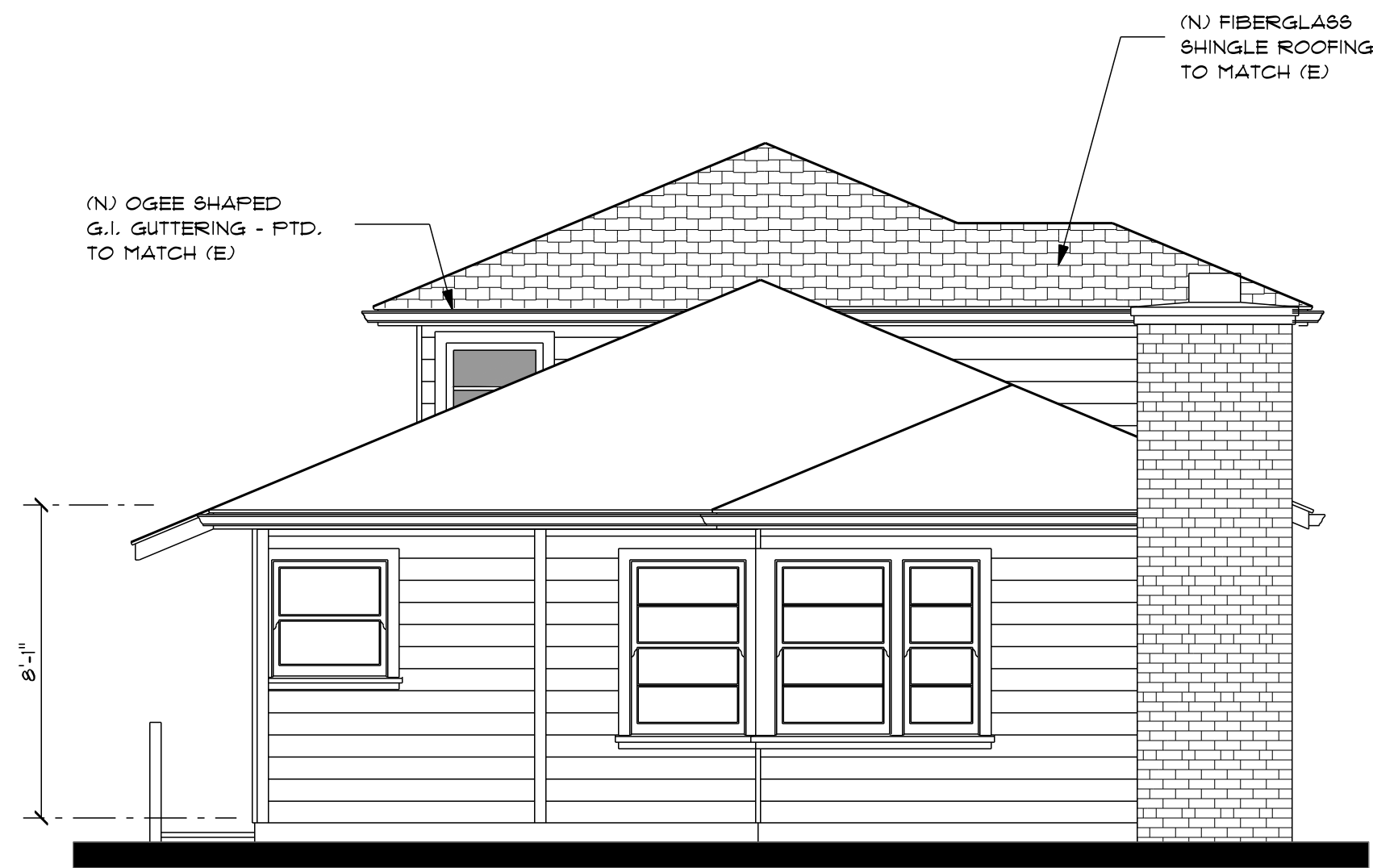
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6

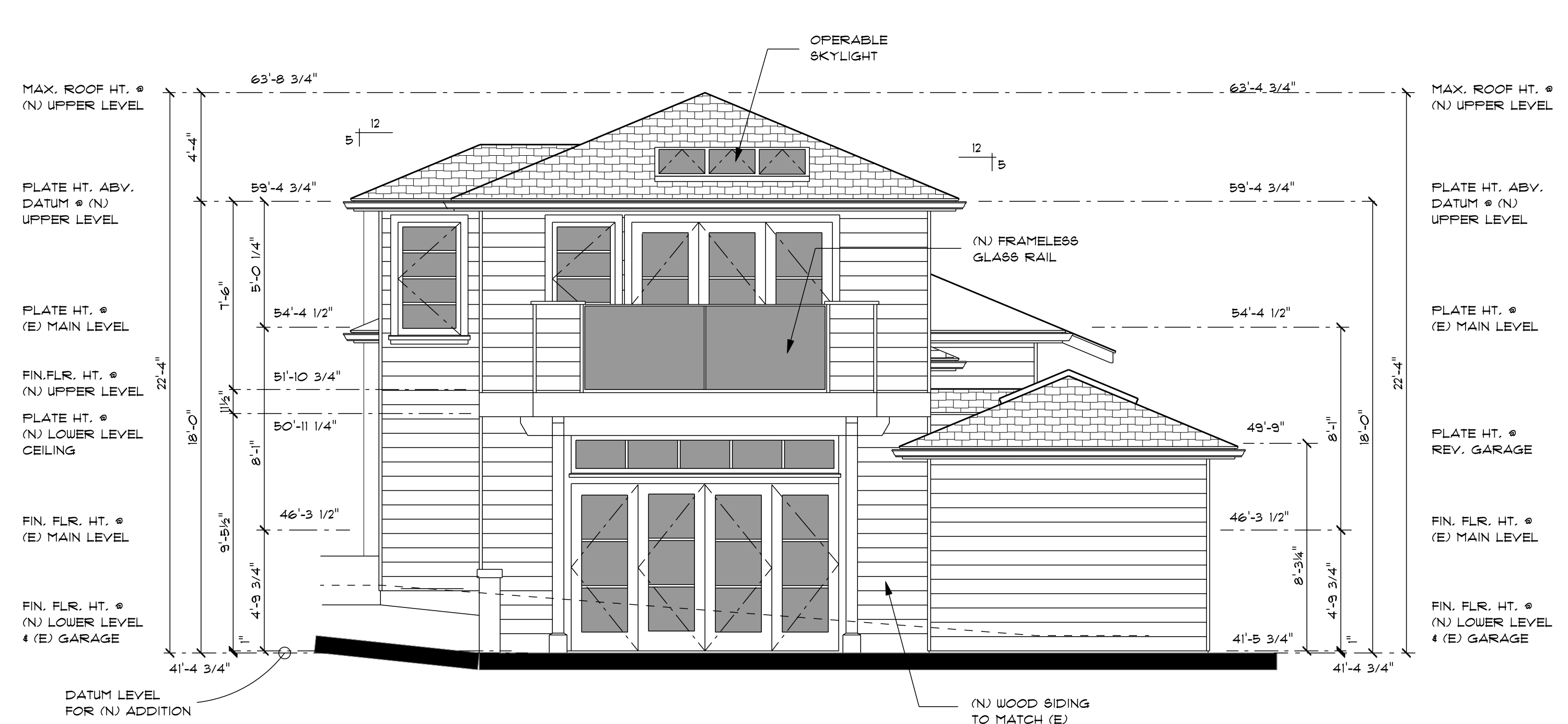
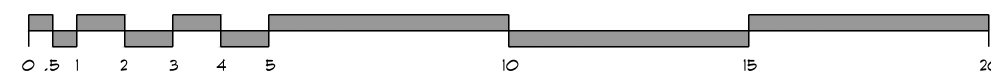


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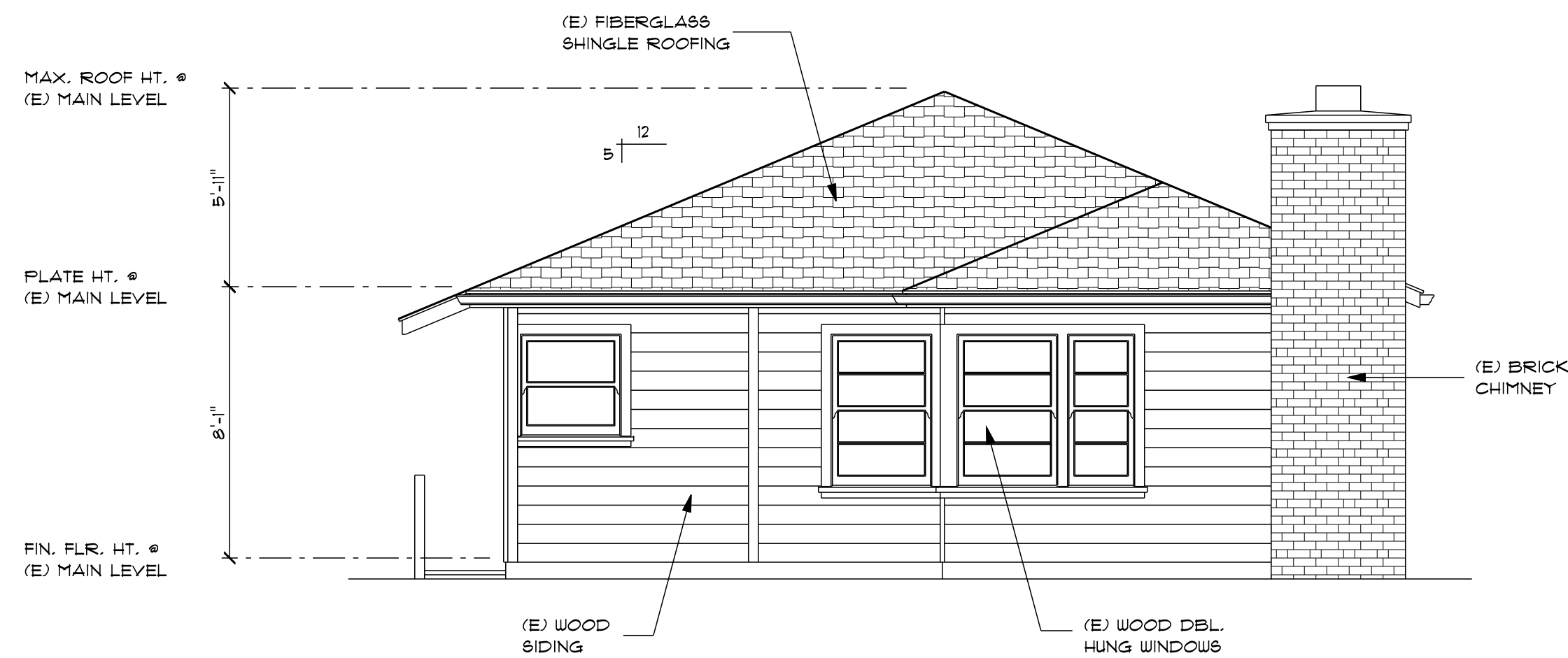
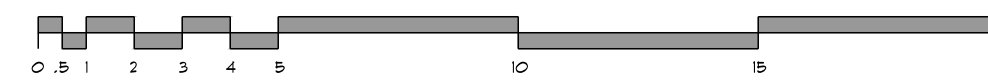
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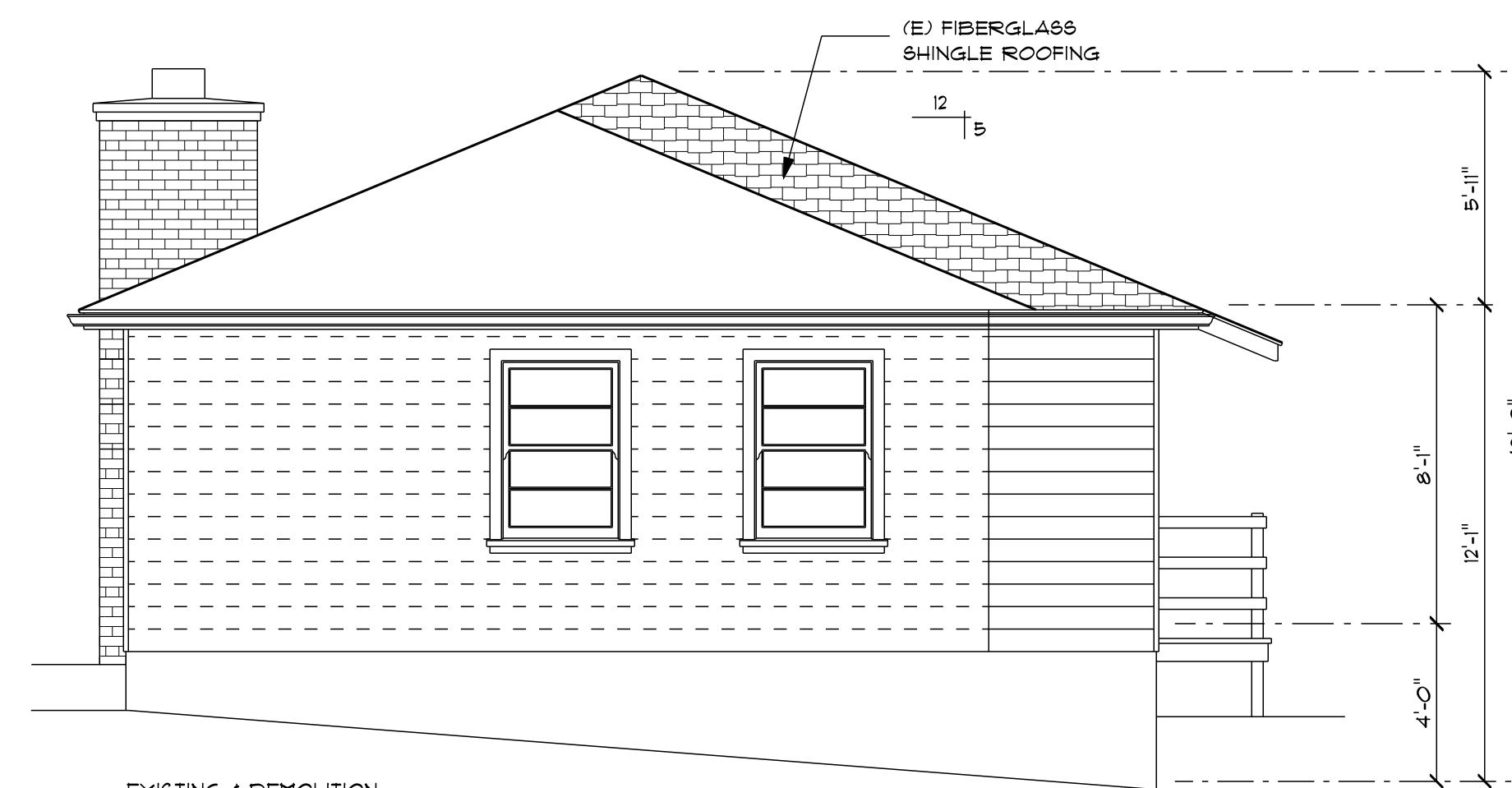
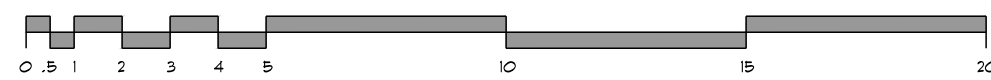
PROPOSED  
EAST ELEVATION  
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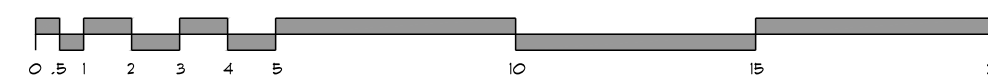
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WEST ELEVATION  
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EXISTING  
EAST ELEVATION  
1/4" = 1'-0"



EXISTING & DEMOLITION  
WEST ELEVATION  
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APN 010-001-006

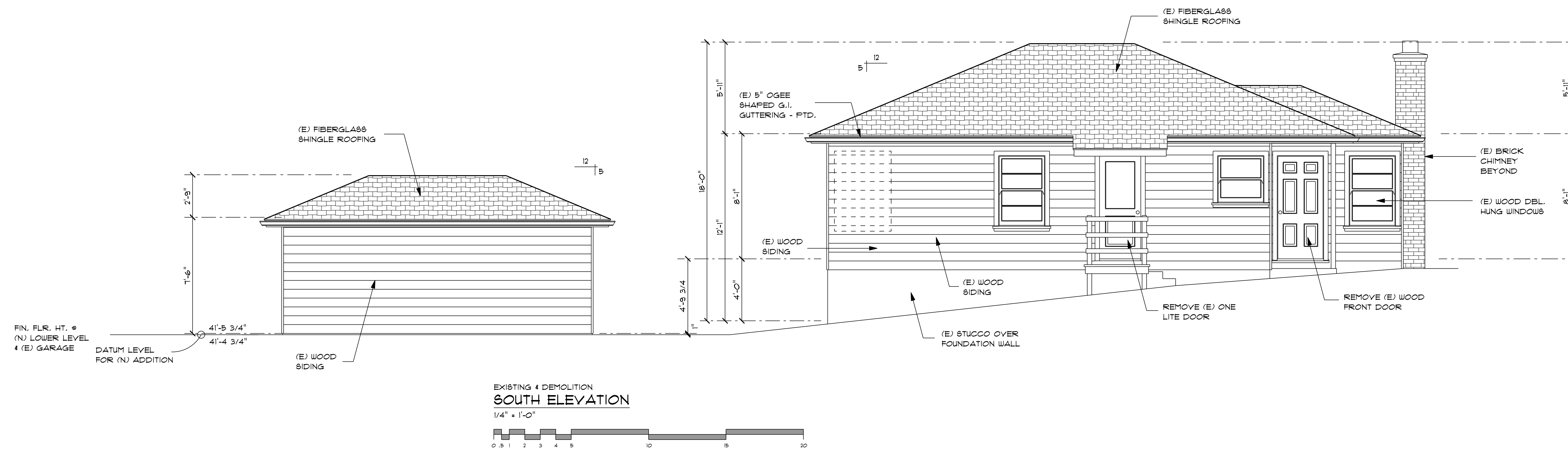
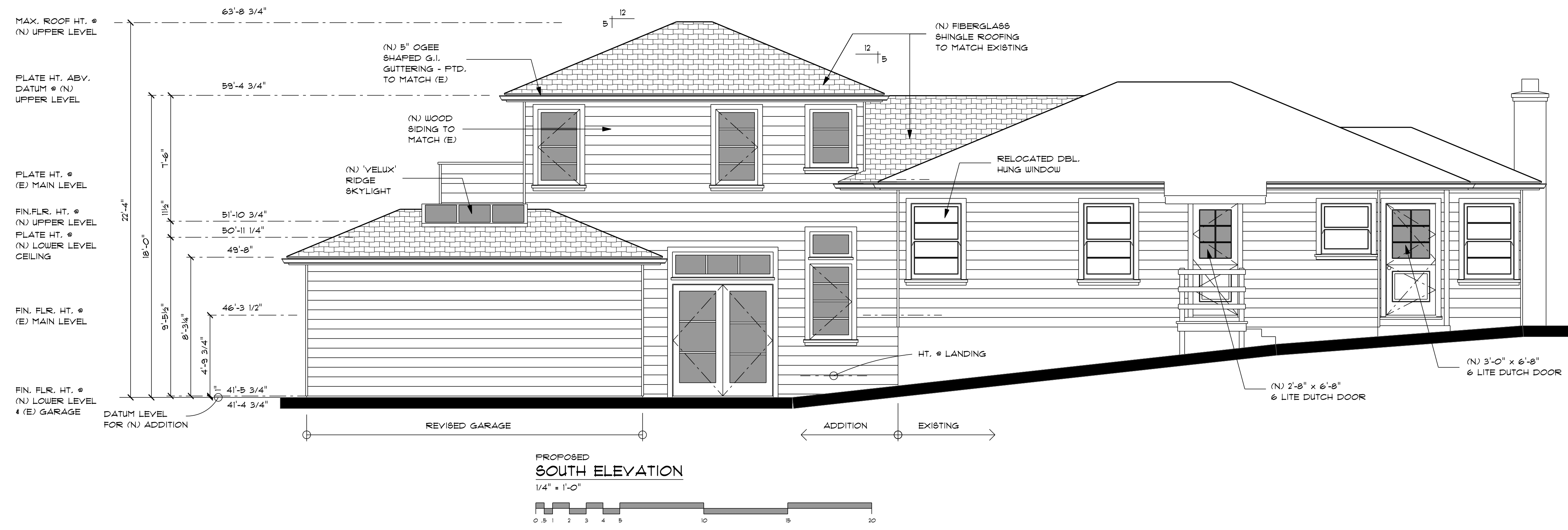
SHEET TITLE  
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AND  
PROPOSED  
FRONT & REAR  
ELEVATIONS

ISSUE DATE  
5/31/24  
REVISIONS  
8/22/24

SHEET NO.

7





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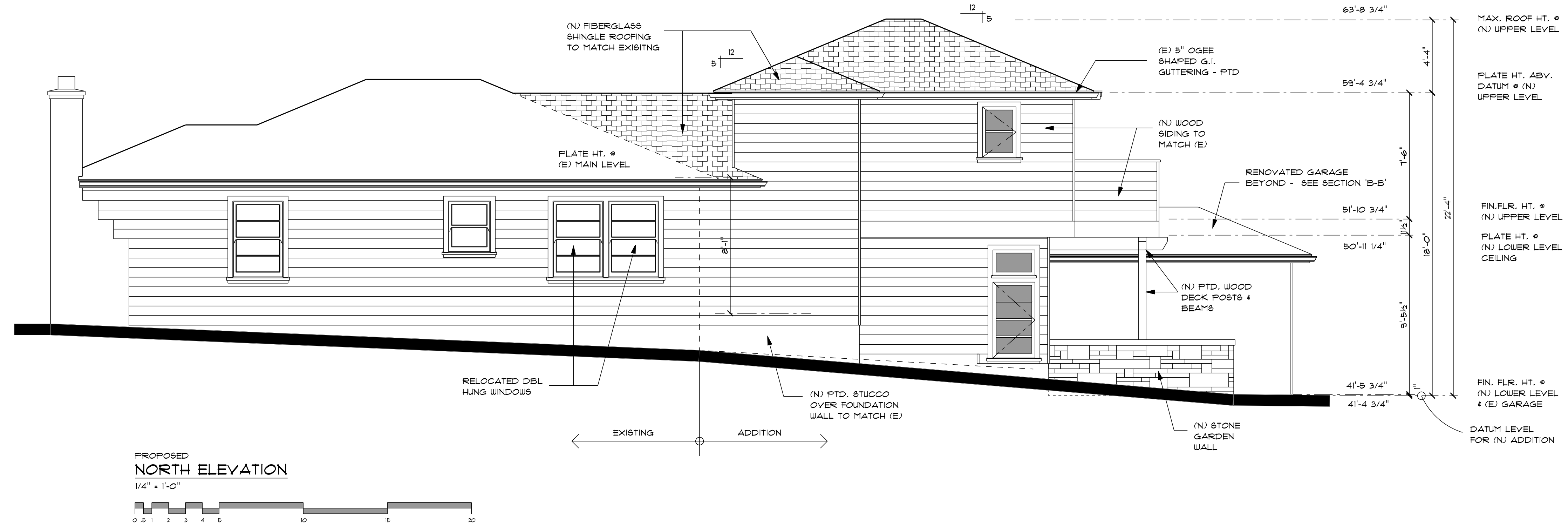


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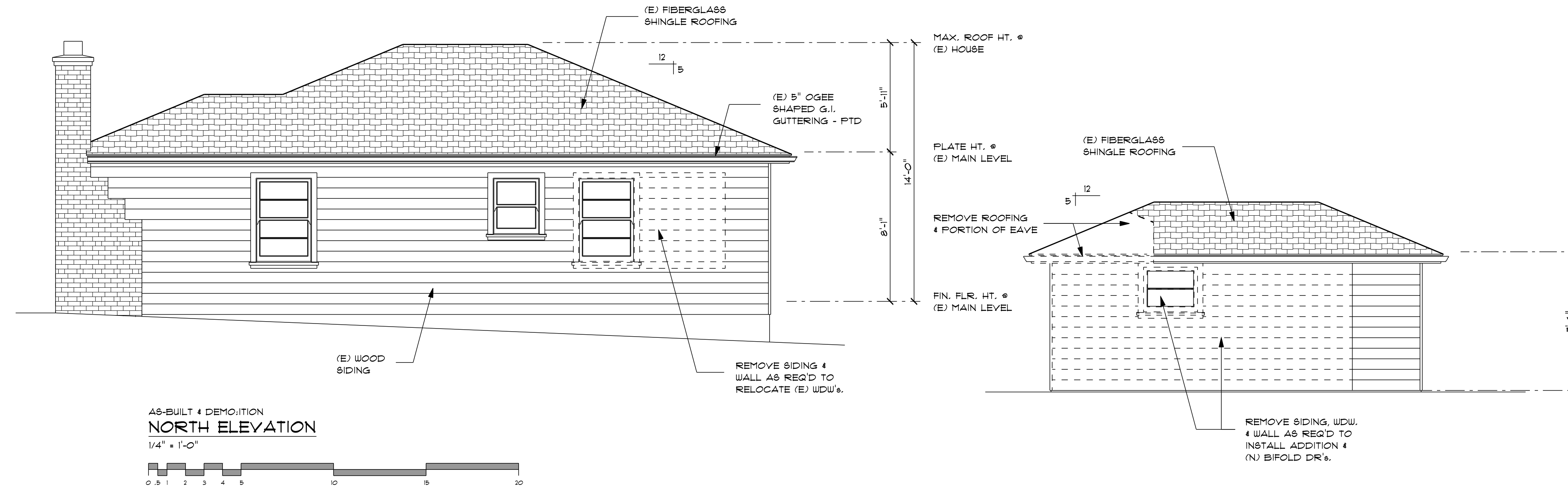
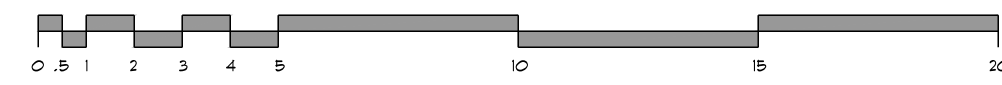
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 EXISTING/  
 DEMOLITION  
 &  
 PROPOSED  
 LEFT SIDE  
 (South)  
 ELEVATIONS

ISSUE DATE  
 5/31/24  
 REVISIONS  
 8/22/24

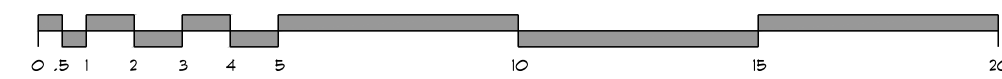
SHEET NO.  
**8**



PROPOSED  
NORTH ELEVATION  
1/4" = 1'-0"



AS-BUILT & DEMOLITION  
NORTH ELEVATION  
1/4" = 1'-0"



JIM SULLIVAN ~ ARCHITECT

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TEL. 831.521.1116  
C180999  
jsullarchitect.com



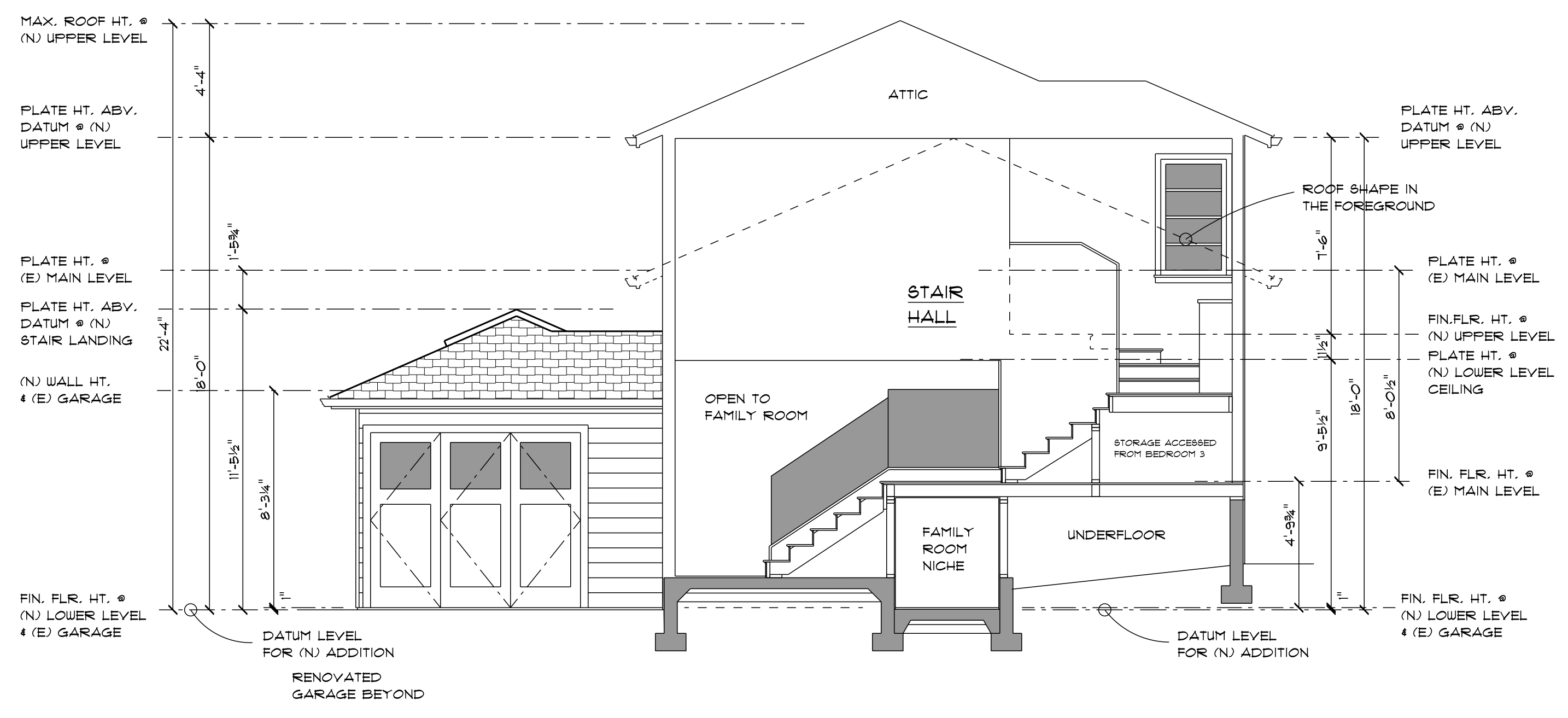
ADDITIONS & ALTERATION TO THE  
RESIDENCE OF  
STEPHEN SMITH & TERESA ROWLAND  
4910 MONTEREY ST.  
CARMEL-by-the-SEA, CA 93923  
APN 010-001-006

SHEET TITLE  
EXISTING/  
DEMOLITION  
&  
PROPOSED  
RIGHT SIDE  
(North)  
ELEVATIONS

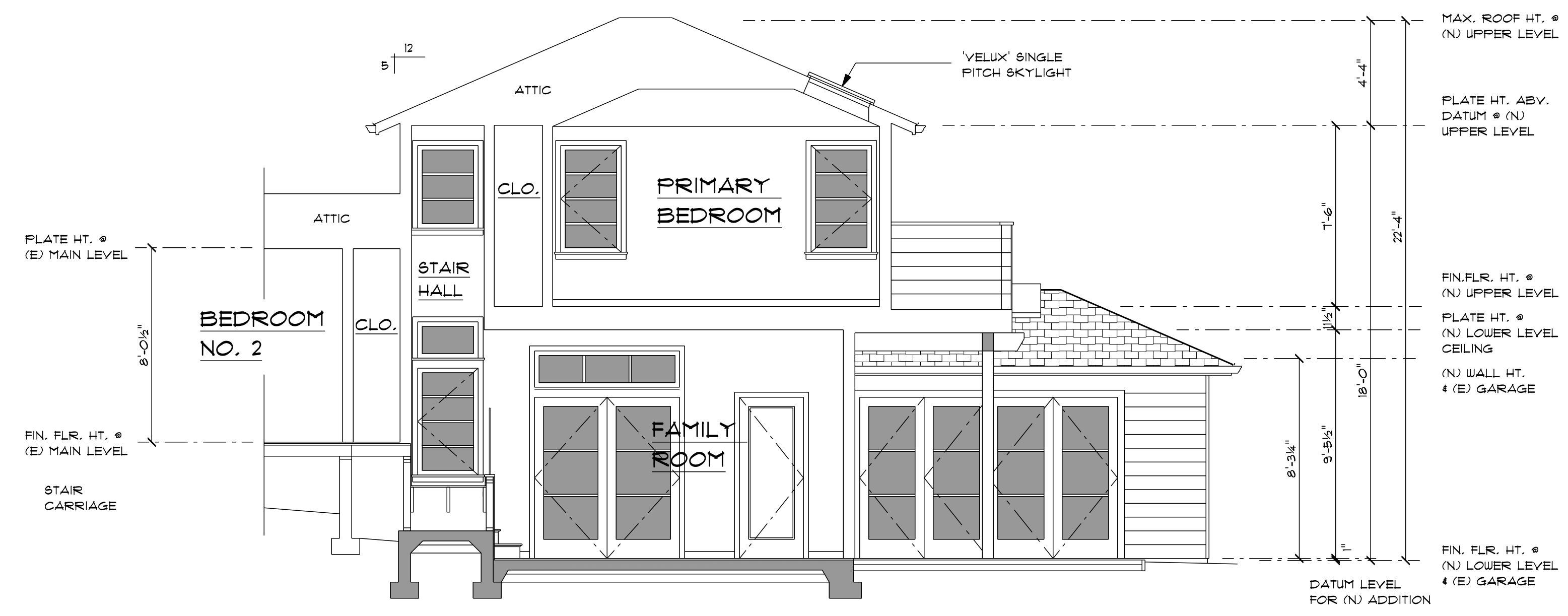
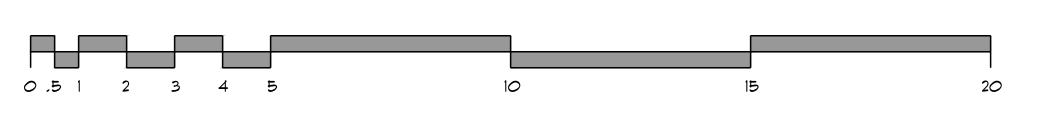
ISSUE DATE  
5/31/24  
REVISIONS  
8/22/24

SHEET NO.

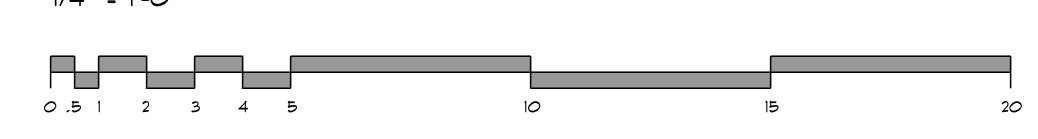
9



PROPOSED  
SECTION 'A-A'  
1/4" = 1'-0"



PROPOSED  
SECTION 'B-B'  
1/4" = 1'-0"



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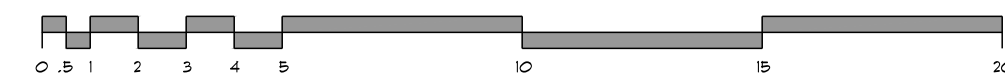
ADDITIONS & ALTERATION TO THE  
RESIDENCE OF  
STEPHEN SMITH & TERESA ROWLAND  
4910 MONTEREY ST.  
CARMEL-by-the-SEA, CA 93923  
APN 010-001-006

SHEET TITLE  
EXISTING  
&  
PROPOSED  
GARAGE  
ELEVATIONS  
&  
SECTIONS  
ISSUE DATE  
5/31/24  
REVISIONS  
8/22/24

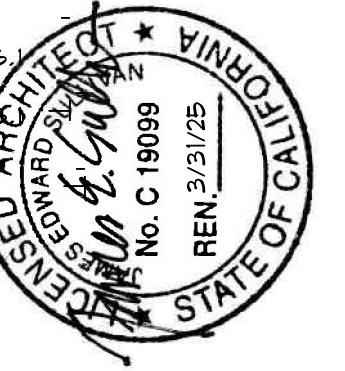
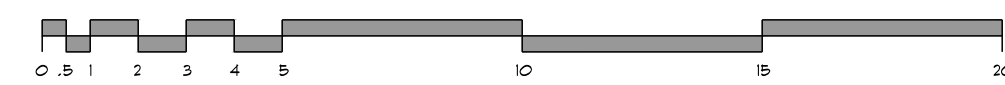
SHEET NO.  
10

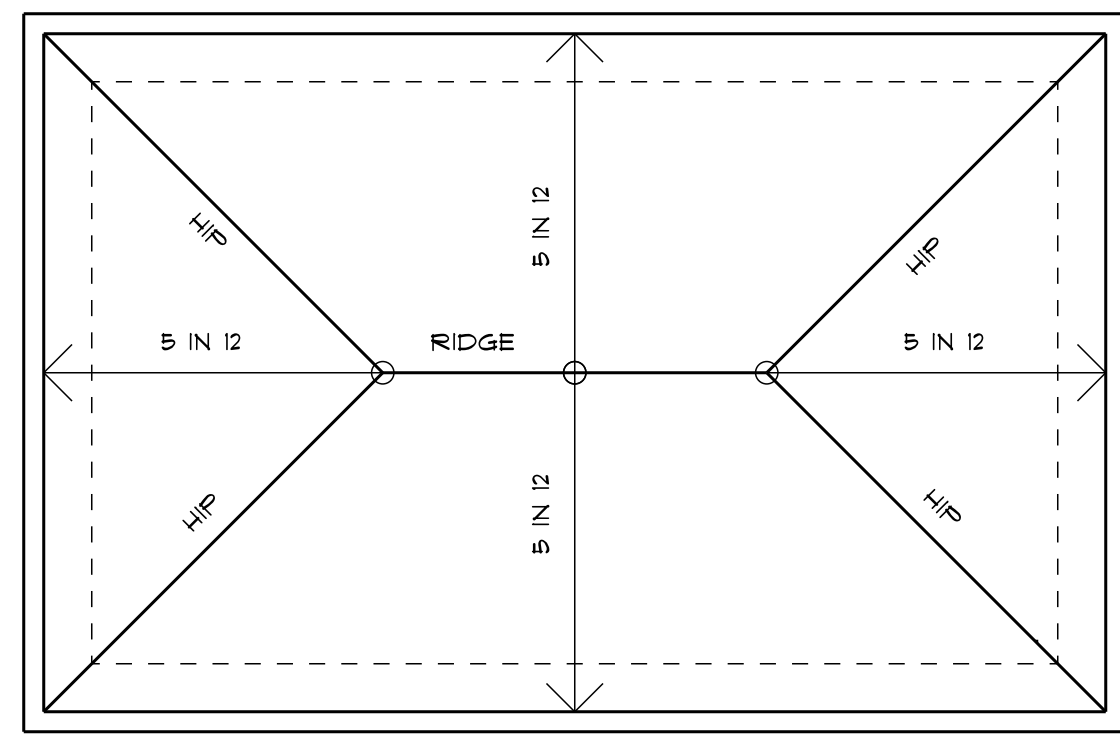


PROPOSED  
STREETSCAPE ELEVATION  
1/4" = 1'-0"

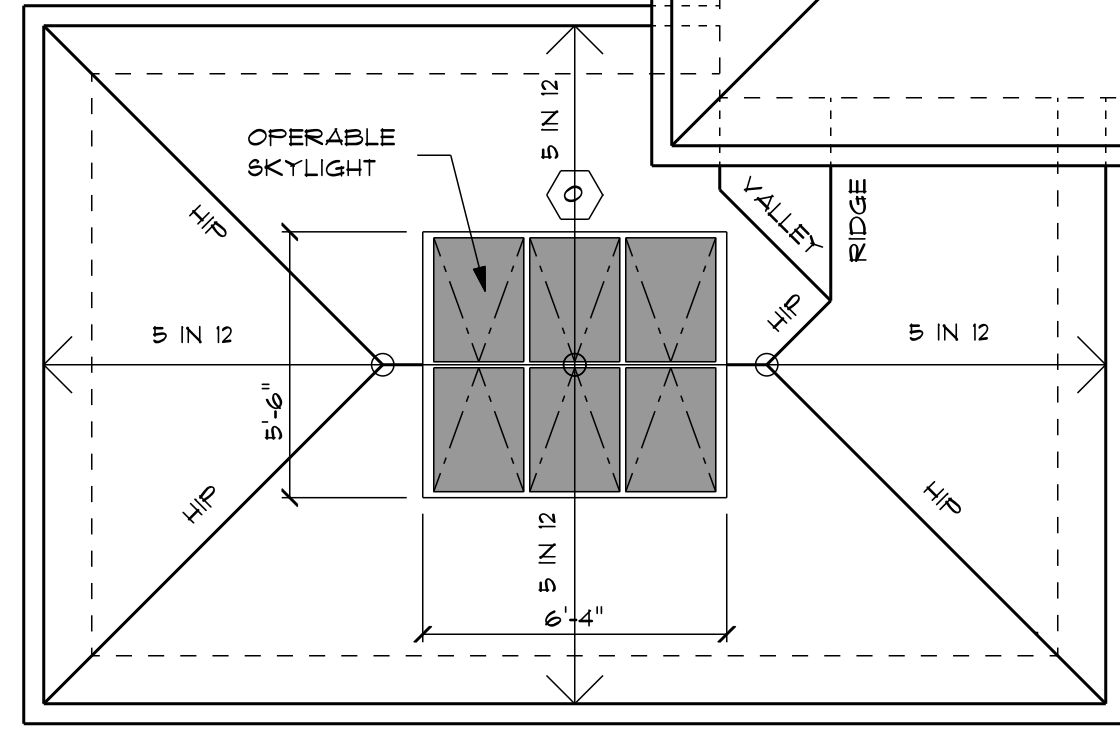
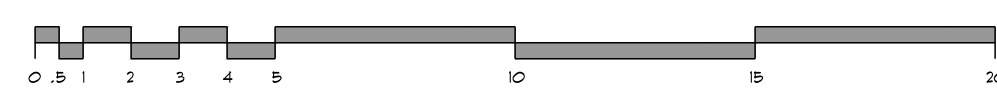


EXISTING  
STREETSCAPE ELEVATION  
1/4" = 1'-0"

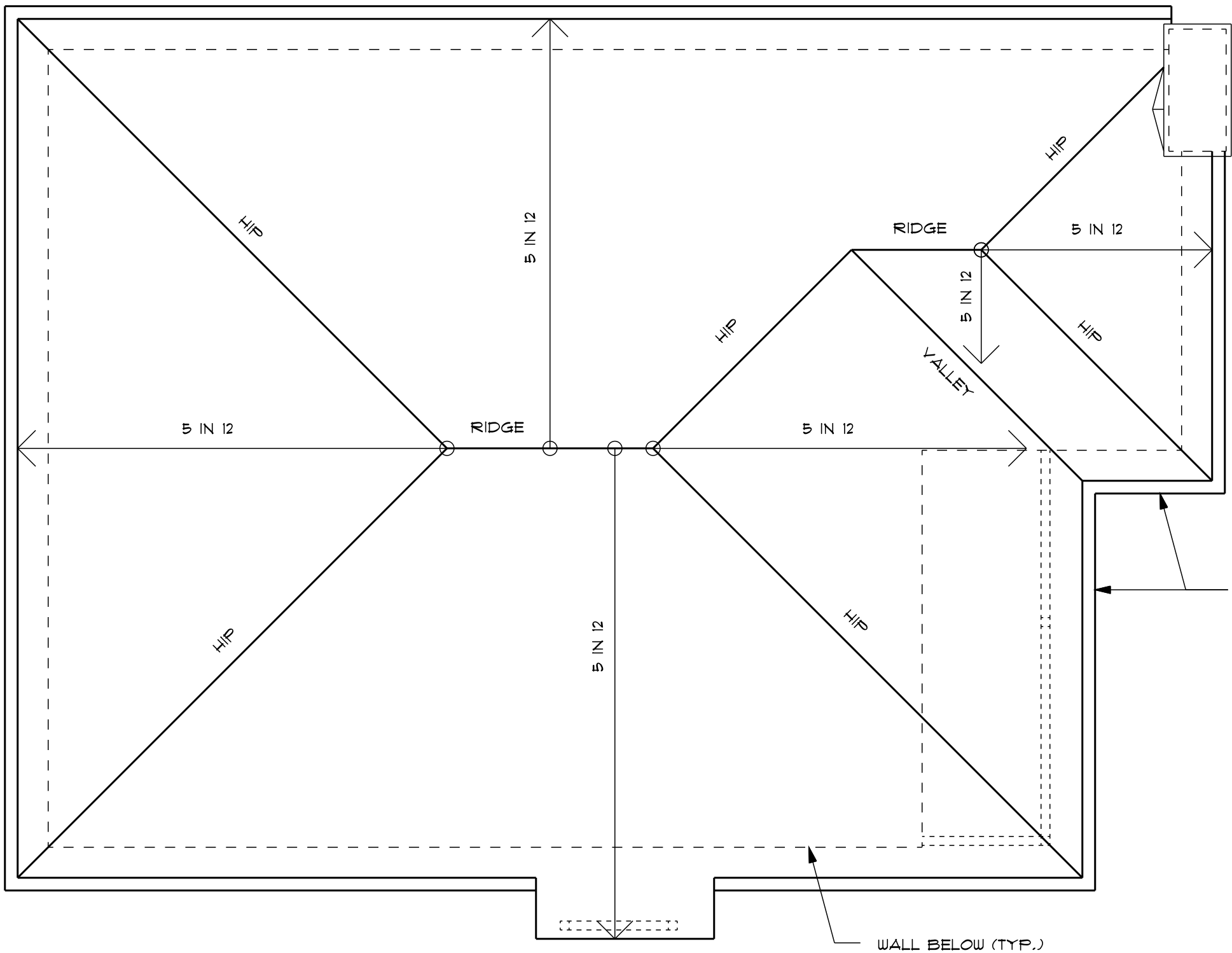
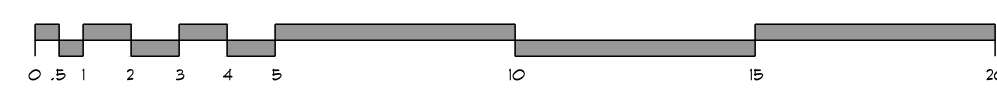




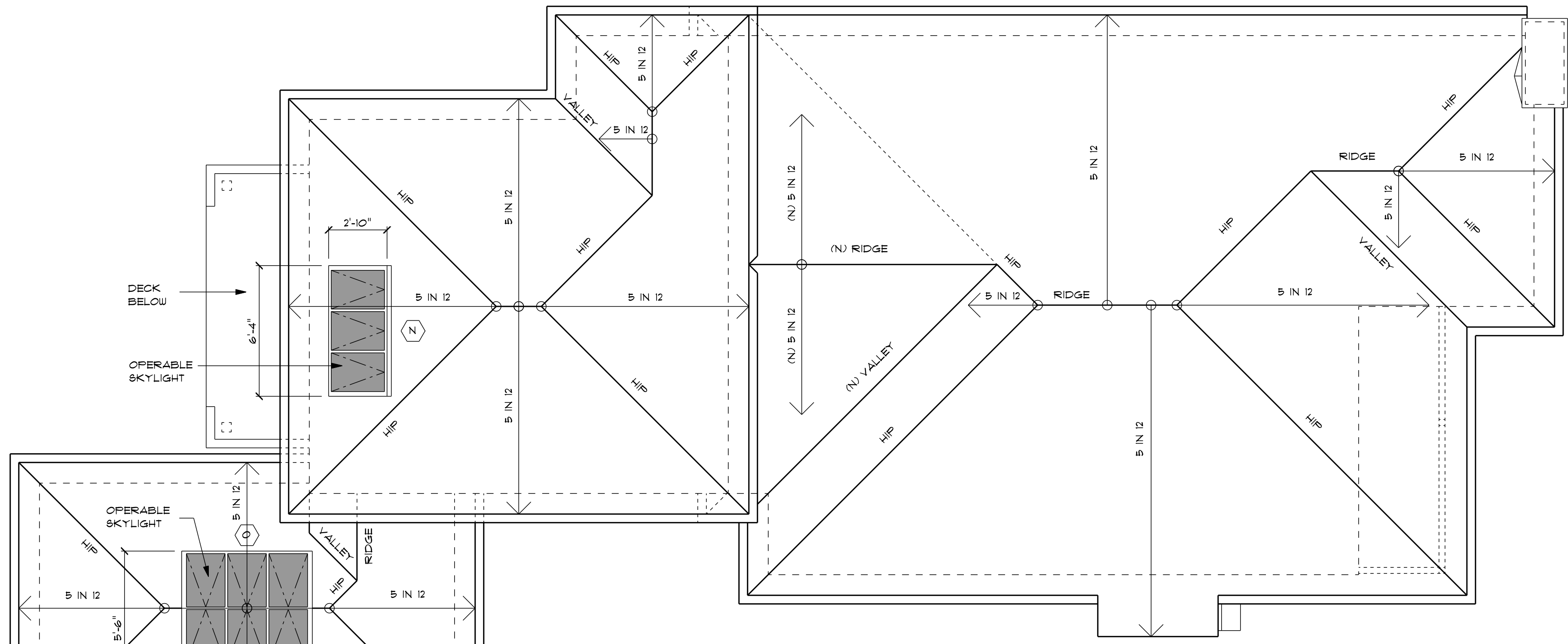
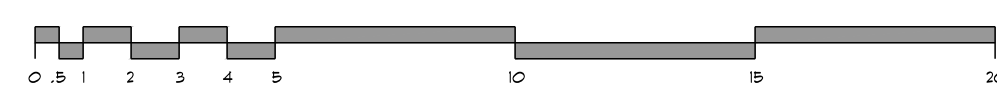
EXISTING  
**ROOF PLAN**  
1/4" = 1'-0"



PROPOSED  
**ROOF PLAN**  
1/4" = 1'-0"



EXISTING  
**ROOF PLAN**  
1/4" = 1'-0"



ADDITIONS & ALTERATION TO THE  
RESIDENCE OF  
**STEPHEN SMITH & TERESA ROWLAND**  
4910 MONTEREY ST.  
CARMEL-by-the-SEA, CA 93923

SHEET TITLE  
**EXISTING  
&  
PROPOSED  
ROOF PLANS**

ISSUE DATE  
5/31/24  
REVISIONS  
8/22/24

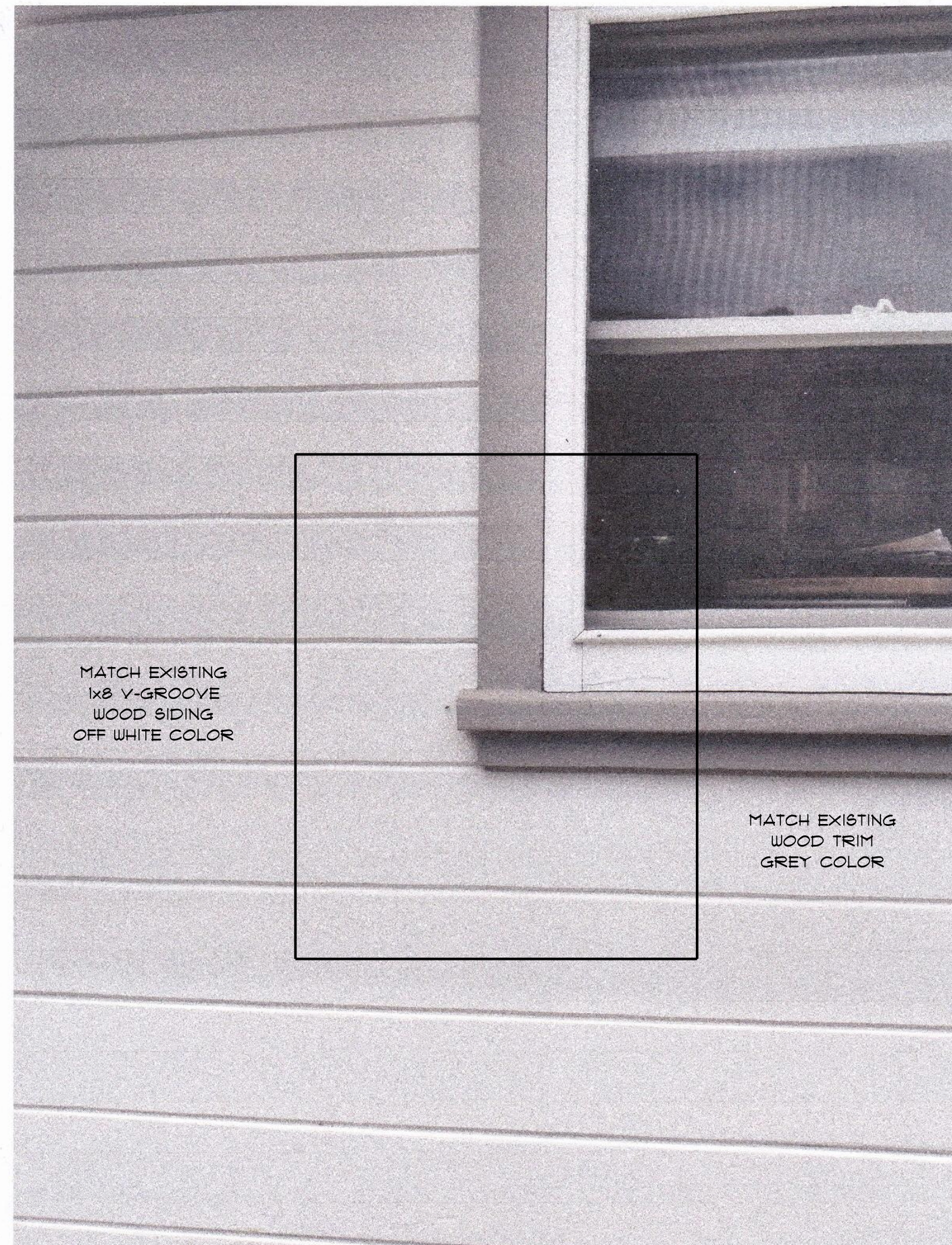
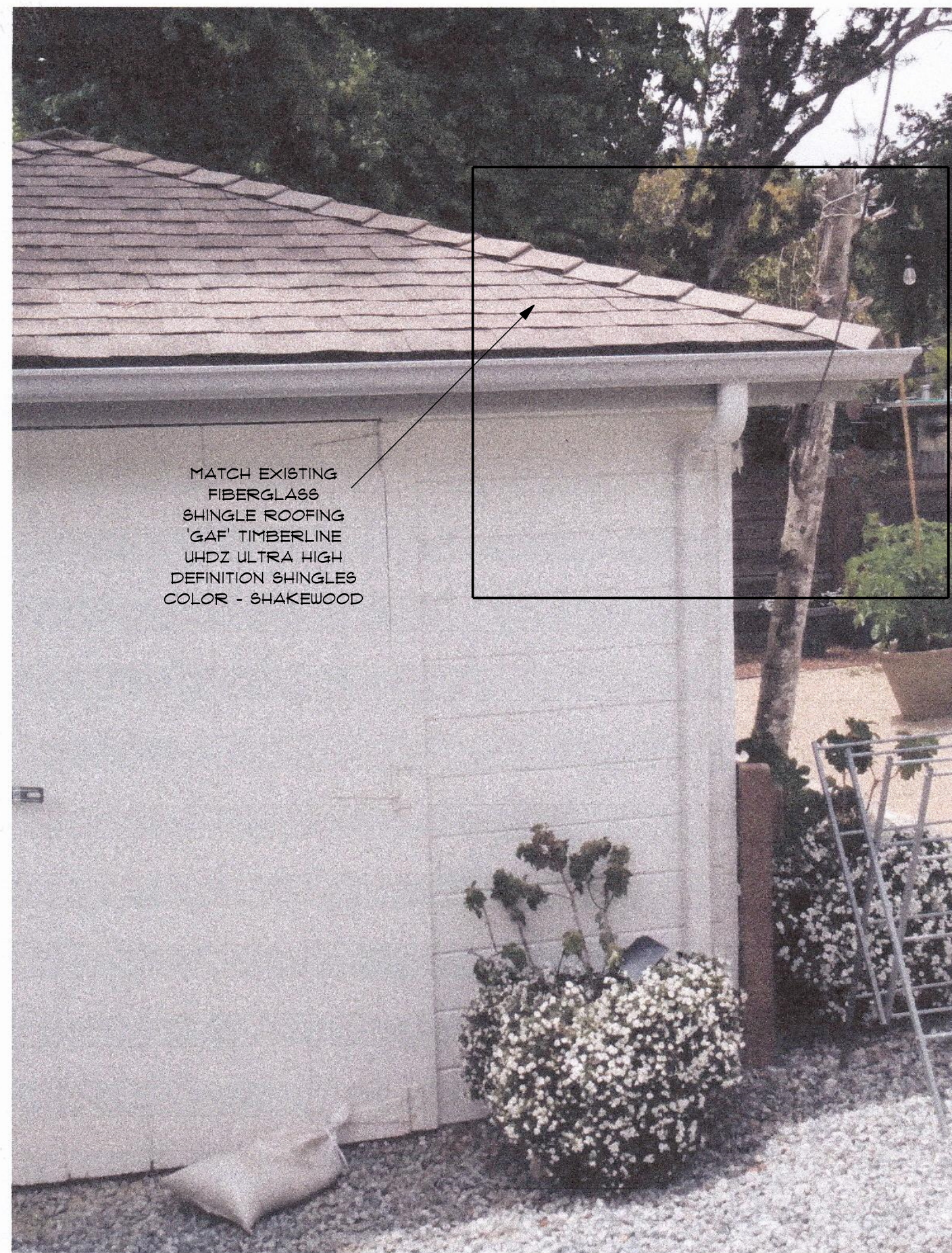
SHEET NO.

**12**



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APN 010-001-006



5/25/24, 7:58 AM Glass Door Designs & Options | Simpson Door Company

1-800-Simpson Email Us Contact Us | Careers | EZQ Search

**Simpson**  
Door Company

**GLASS TASTE TEST**

DOOR SHOWN: 6811

MATCH EXISTING 5" OGEE SHAPED G.I. GUTTERS & 2"X3" DOWNSPOUTS OFF WHITE

Satin Etch (Frosted)

Clear

GARAGE FRONT DOORS BY SIMPSON DOOR CO.

<https://www.simpsondoor.com/design-tools/glass-options/> 1/3

5/25/24, 7:54 AM Design Your Dutch Door | Simpson Door Company

**Step 1: Select Your Top Panel**

Door Number:  
**37682**

FRONT 4 SIDE DUTCH DOORS BY SIMPSON DOOR CO. CLEAR GLASS

<https://www.simpsondoor.com/design-tools/dutch-door-visualizer/> 2/4

**Modular Skylights**  
Maximize daylighting with modular innovation

VELUX Modular Skylights (VMS) offer eight configurations to fit a multitude of commercial buildings, bringing daylight and fresh air to any space. With smart, automated control options, these modules offer integrated roller blinds and ventilation that control heat gain and glare for superior energy-efficiency.

The pretested and prefabricated modular system requires no on-site glazing, making installations three times faster for long-term watertight performance.

**VMS systems**  
A complete modular system for fast and easy installation

The unique modular design offers multiple configurations for fast on-site installation and watertight performance. More than just daylight, these skylights offer climate control, ventilation, and shading automation for healthier, beautiful buildings.

Longlight 9°-25°

Wall-Mounted Longlight 5°-40°

Northlight 25°-90°

Ridgelight 25°-40°

Atrium Longlight 5°-25°

Atrium Ridgelight 25°-40°

Step Longlight 5°-25°

Step Ridgelight 5°-25°

OPERABLE RIDGE SKYLIGHT w/ AUTO EVENING SHADES BY VELUX

6 Commercial Daylighting

VMS Ridgelight, The Leaning Tower Hotel, Oakland, CA

VMS Ridgelight, Corman Fresh Market, Chicago, IL

STANDARD PUSHOUT CASEMENT

**A TIMELESS VIEW.**  
For sheer simplicity of operation and a little fun along the way, you will love the way our standard pushout casement windows access any interior with classic appeal. With a simple turn of its lever and a gentle push, these character-rich windows swing wide open, then snap in place thanks to carefully engineered stainless steel bronze hinges.

**TAILORED FOR YOU**  
Whether you want rich, wood casement to your choice of beautiful species of wood or our dark aluminum cladding to your choice of colors and textures, our standard pushout casement will add accent to your design.

**HARDWARE FINISHES**  
Available in: Satin Nickel, Oil Rubbed Bronze, Matte Black, and White.

**TWO BEAUTIFUL SCREEN OPTIONS**  
Choose from two equally impressive screen choices - a standard length screen or our custom "resizable screen."

**SPECIAL HINGES STAY PUT**  
Engineered bronze hinges with a stainless locking mechanism eliminate the age-old problem of pushout windows that "fall" after the opening cycle. These engineered stainless steel hinges also return your air frame.

**EXTERIOR TRIM**  
Choose a trim style from our collection.

PHOTO: LANTANA

**QUARRY STONE**  
PAVER / 60MM

CLAD CABEMENT WINDOWS BY 'SIERRA PACIFIC' WINDOWS COLONIAL WHITE

CLAD BIFOLD DOORS BY 'SIERRA PACIFIC' WINDOWS COLONIAL WHITE

PAVING STONE BY 'CAL STONE' QUARRY RUSTIC YELLOWSTONE

Scan for product information

**DURAFUSION**  
page 12

9 x 12 9 x 9 6 x 9 9 x 12 9 x 9 6 x 9 6 x 6

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CARMEL-by-the-SEA, CA 93923  
APN 010-001-006

ADDITIONS & ALTERATION TO THE RESIDENCE OF

SHEET TITLE

FINISH MATERIALS

ISSUE DATE

5/31/24

REVISIONS

8/22/24

SHEET NO.

**13**