

SALLOMI RESIDENCE

Carmelo St. 4NW of Ocean Ave.

Carmel by the Sea, California, CA 93921

| REVISION | No. |
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CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

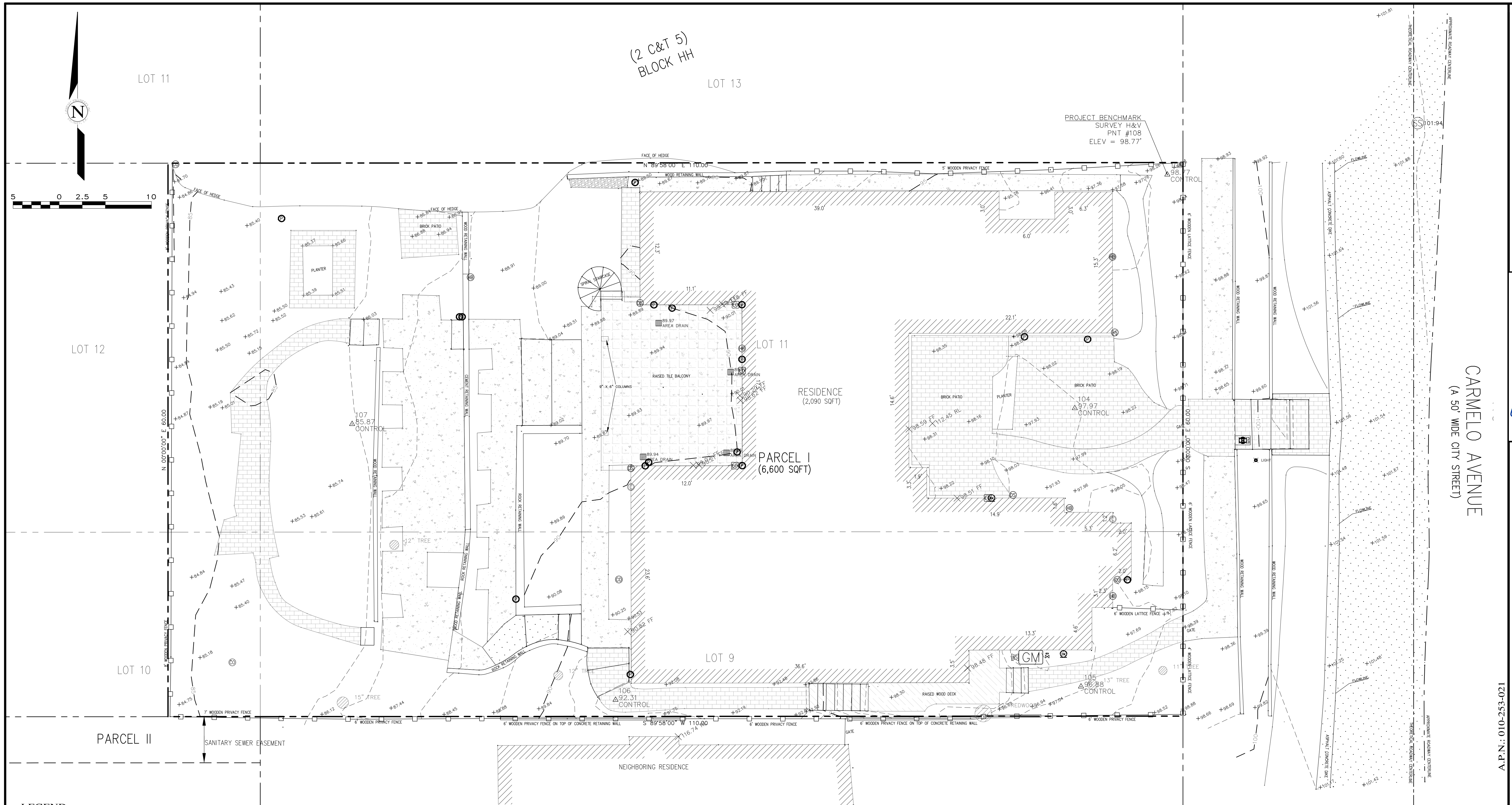
COVER SHEET

JOB NAME: **Sallomi Residence**
Carmelo St 4NW of Ocean Ave
Carmel-By-The-Sea, CA 93923
A.P.N.: 010-258-021

DATE: 8/24/2020
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 1818

A-0.1
SHEET OF

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| <p>GENERAL NOTES</p> <ol style="list-style-type: none"> CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF. LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.) CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE 24 ENERGY CODE. | <p>PROJECT DATA</p> <p>ADDRESS: CARMELO ST. 4NW OF OCEAN AVE. CARMEL BY THE SEA, CA 93921</p> <p>PROJECT DESCRIPTION: REMODEL OF AN EXISTING SINGLE FAMILY DWELLING WITH BASEMENT, LOWER FLOOR, AND MAIN FLOOR.</p> <p>LOT SIZE: 6600.0 S.F. ZONING: R1 A.P.N.: 010-253-021-000 TYPE OF CONSTRUCTION: (V-B)</p> <p>SETBACK</p> <p>FRONT 15' MAX. REAR 15' MAX. SIDE 25% OF LOT WIDTH - 10' MAX.</p> <p>BUILDING HEIGHT ONE STORY PLATE HT. - 12' 2ND STORY PLATE HT. - 18' MAX ROOF HT. - 24.0'</p> <p>FLOOR AREA</p> <table border="1"> <tr><td>EXISTING MAIN FLOOR</td><td>2,055.3 S.F.</td></tr> <tr><td>EXISTING LOWER FLOOR</td><td>1,216.2 S.F.</td></tr> <tr><td>EXISTING BASEMENT</td><td>409.5 S.F.</td></tr> <tr><td>(409.5 S.F. / 2) - 100 BONUS S.F.</td><td></td></tr> <tr><td>EXISTING BASEMENT AFTER BONUS CALCS.</td><td>105 S.F.</td></tr> <tr><td>EXISTING TOTAL</td><td>3,436.5 S.F.</td></tr> </table> <p>PROPOSED MAIN FLOOR 1,612.2 S.F. PROPOSED GARAGE 319.8 S.F. PROPOSED LOWER FLOOR 1,216.4 S.F. PROPOSED BASEMENT 366.7 S.F. (366.7 S.F. / 2) - 100 BONUS S.F. PROPOSED BASEMENT AFTER BONUS CALCS. 83.4 S.F. PROPOSED TOTAL 3,351.8 S.F.</p> <p>SITE COVERAGE</p> <table border="1"> <tr><td>EXISTING SITE COVERAGE</td><td></td></tr> <tr><td>TOTAL</td><td>1973.66 S.F.</td></tr> </table> <p>PROPOSED SITE COVERAGE</p> <table border="1"> <tr><td>DRIVEWAY</td><td>82 S.F.</td></tr> <tr><td>FRONT WALK</td><td>210 S.F.</td></tr> <tr><td>UPPER DECK</td><td>307 S.F.</td></tr> <tr><td>LOWER TERRACE</td><td>568 S.F.</td></tr> <tr><td>SPA</td><td>106 S.F.</td></tr> <tr><td>SYNTHETIC LAWN</td><td>368 S.F.</td></tr> <tr><td>S / S WALK</td><td>155 S.F.</td></tr> <tr><td>S / S LANDING</td><td>26 S.F.</td></tr> <tr><td>WALLS</td><td>151 S.F.</td></tr> <tr><td>TOTAL COVERAGE PROPOSED</td><td>1973 S.F.</td></tr> </table> <p>*REFER TO SHEETS L-0.1 & L-1.0 FOR LANDSCAPE CALCULATIONS*</p> | EXISTING MAIN FLOOR | 2,055.3 S.F. | EXISTING LOWER FLOOR | 1,216.2 S.F. | EXISTING BASEMENT | 409.5 S.F. | (409.5 S.F. / 2) - 100 BONUS S.F. | | EXISTING BASEMENT AFTER BONUS CALCS. | 105 S.F. | EXISTING TOTAL | 3,436.5 S.F. | EXISTING SITE COVERAGE | | TOTAL | 1973.66 S.F. | DRIVEWAY | 82 S.F. | FRONT WALK | 210 S.F. | UPPER DECK | 307 S.F. | LOWER TERRACE | 568 S.F. | SPA | 106 S.F. | SYNTHETIC LAWN | 368 S.F. | S / S WALK | 155 S.F. | S / S LANDING | 26 S.F. | WALLS | 151 S.F. | TOTAL COVERAGE PROPOSED | 1973 S.F. | <p>PROJECT TEAM</p> <p>OWNER: PAUL J. & CHERYL K. SALLOMI TRUST TO JORDAN PLACE PALO ALTO, CA 94303 PH: 650-245-0428</p> <p>ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: LUYEN VU</p> <p>SURVEYOR: LANDSET ENGINEERS 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93901 PH: 831-443-6970 CONTACT: GUY GIRAUDO</p> <p>HISTORIAN: KENT SEAVEY 310 LIGHTHOUSE AVENUE PACIFIC GROVE, CALIFORNIA 93950 PH: 831-375-8739</p> <p>LANDSCAPE: BFS LANDSCAPE ARCHITECTS 425 PACIFIC STREET PACIFIC GROVE, CALIFORNIA 93950 PH: 831-277-5662 CONTACT: SIMON PHILLIPS</p> | <p>SHEET INDEX</p> <p>ARCHITECTURAL</p> <table border="1"> <tr><td>A-0.1</td><td>COVER SHEET</td></tr> <tr><td>1 OF 1</td><td>TOPOGRAPHIC MAP</td></tr> <tr><td>A-1.1</td><td>PROPOSED SITE PLAN</td></tr> <tr><td>A-2.0</td><td>EXISTING BASEMENT PLAN</td></tr> <tr><td>A-2.0b</td><td>BASEMENT DEMOLITION PLAN</td></tr> <tr><td>A-2.1</td><td>EXISTING MAIN FLOOR PLAN</td></tr> <tr><td>A-2.1b</td><td>MAIN FLOOR DEMOLITION PLAN</td></tr> <tr><td>A-2.2</td><td>EXISTING ROOF PLAN</td></tr> <tr><td>A-2.3</td><td>PROPOSED BASEMENT & LOWER FLOOR PLAN</td></tr> <tr><td>A-2.4</td><td>PROPOSED MAIN FLOOR PLAN</td></tr> <tr><td>A-2.5</td><td>PROPOSED ROOF PLAN</td></tr> <tr><td>A-2.6</td><td>AREA CALCULATION EXISTING & PROPOSED</td></tr> <tr><td>A-3.1</td><td>EXISTING EAST & WEST ELEVATION</td></tr> <tr><td>A-3.2</td><td>EXISTING NORTH & SOUTH ELEVATION</td></tr> <tr><td>A-3.3</td><td>PROPOSED EAST & WEST ELEVATION</td></tr> <tr><td>A-3.4</td><td>PROPOSED NORTH & SOUTH ELEVATION</td></tr> <tr><td>A-3.5</td><td>PROPOSED STREET ELEVATION</td></tr> <tr><td>A-4.2</td><td>PROPOSED WINDOW SCHEDULE</td></tr> </table> <p>LANDSCAPE</p> <table border="1"> <tr><td>L-0.1</td><td>EXISTING LOT COVERAGE</td></tr> <tr><td>L-1.0</td><td>CONSTRUCTION PLAN</td></tr> <tr><td>L-1.2</td><td>LIGHT FIXTURE</td></tr> <tr><td>L-2.0</td><td>SITE ELEVATIONS & SECTIONS</td></tr> <tr><td>L-3.0</td><td>PLANTING PLAN</td></tr> <tr><td>L-3.1</td><td>PLANTING PLAN</td></tr> </table> | A-0.1 | COVER SHEET | 1 OF 1 | TOPOGRAPHIC MAP | A-1.1 | PROPOSED SITE PLAN | A-2.0 | EXISTING BASEMENT PLAN | A-2.0b | BASEMENT DEMOLITION PLAN | A-2.1 | EXISTING MAIN FLOOR PLAN | A-2.1b | MAIN FLOOR DEMOLITION PLAN | A-2.2 | EXISTING ROOF PLAN | A-2.3 | PROPOSED BASEMENT & LOWER FLOOR PLAN | A-2.4 | PROPOSED MAIN FLOOR PLAN | A-2.5 | PROPOSED ROOF PLAN | A-2.6 | AREA CALCULATION EXISTING & PROPOSED | A-3.1 | EXISTING EAST & WEST ELEVATION | A-3.2 | EXISTING NORTH & SOUTH ELEVATION | A-3.3 | PROPOSED EAST & WEST ELEVATION | A-3.4 | PROPOSED NORTH & SOUTH ELEVATION | A-3.5 | PROPOSED STREET ELEVATION | A-4.2 | PROPOSED WINDOW SCHEDULE | L-0.1 | EXISTING LOT COVERAGE | L-1.0 | CONSTRUCTION PLAN | L-1.2 | LIGHT FIXTURE | L-2.0 | SITE ELEVATIONS & SECTIONS | L-3.0 | PLANTING PLAN | L-3.1 | PLANTING PLAN |
| EXISTING MAIN FLOOR | 2,055.3 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING LOWER FLOOR | 1,216.2 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING BASEMENT | 409.5 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (409.5 S.F. / 2) - 100 BONUS S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING BASEMENT AFTER BONUS CALCS. | 105 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING TOTAL | 3,436.5 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXISTING SITE COVERAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 1973.66 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRIVEWAY | 82 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT WALK | 210 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UPPER DECK | 307 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOWER TERRACE | 568 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPA | 106 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SYNTHETIC LAWN | 368 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S / S WALK | 155 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S / S LANDING | 26 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WALLS | 151 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL COVERAGE PROPOSED | 1973 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-0.1 | COVER SHEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 OF 1 | TOPOGRAPHIC MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-1.1 | PROPOSED SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.0 | EXISTING BASEMENT PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.0b | BASEMENT DEMOLITION PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.1 | EXISTING MAIN FLOOR PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.1b | MAIN FLOOR DEMOLITION PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.2 | EXISTING ROOF PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.3 | PROPOSED BASEMENT & LOWER FLOOR PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.4 | PROPOSED MAIN FLOOR PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.5 | PROPOSED ROOF PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-2.6 | AREA CALCULATION EXISTING & PROPOSED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-3.1 | EXISTING EAST & WEST ELEVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-3.2 | EXISTING NORTH & SOUTH ELEVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-3.3 | PROPOSED EAST & WEST ELEVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-3.4 | PROPOSED NORTH & SOUTH ELEVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-3.5 | PROPOSED STREET ELEVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A-4.2 | PROPOSED WINDOW SCHEDULE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-0.1 | EXISTING LOT COVERAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-1.0 | CONSTRUCTION PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-1.2 | LIGHT FIXTURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-2.0 | SITE ELEVATIONS & SECTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-3.0 | PLANTING PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L-3.1 | PLANTING PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>OWNERSHIP NOTES</p> <p>OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:</p> <ol style="list-style-type: none"> TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER. HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE. | <p>EXISTING SITE COVERAGE</p> <table border="1"> <tr><td>TOTAL</td><td>1973.66 S.F.</td></tr> </table> <p>PROPOSED SITE COVERAGE</p> <table border="1"> <tr><td>DRIVEWAY</td><td>82 S.F.</td></tr> <tr><td>FRONT WALK</td><td>210 S.F.</td></tr> <tr><td>UPPER DECK</td><td>307 S.F.</td></tr> <tr><td>LOWER TERRACE</td><td>568 S.F.</td></tr> <tr><td>SPA</td><td>106 S.F.</td></tr> <tr><td>SYNTHETIC LAWN</td><td>368 S.F.</td></tr> <tr><td>S / S WALK</td><td>155 S.F.</td></tr> <tr><td>S / S LANDING</td><td>26 S.F.</td></tr> <tr><td>WALLS</td><td>151 S.F.</td></tr> <tr><td>TOTAL COVERAGE PROPOSED</td><td>1973 S.F.</td></tr> </table> <p>*REFER TO SHEETS L-0.1 & L-1.0 FOR LANDSCAPE CALCULATIONS*</p> | TOTAL | 1973.66 S.F. | DRIVEWAY | 82 S.F. | FRONT WALK | 210 S.F. | UPPER DECK | 307 S.F. | LOWER TERRACE | 568 S.F. | SPA | 106 S.F. | SYNTHETIC LAWN | 368 S.F. | S / S WALK | 155 S.F. | S / S LANDING | 26 S.F. | WALLS | 151 S.F. | TOTAL COVERAGE PROPOSED | 1973 S.F. | <p>LOCATION MAP</p> | <p>VICINITY MAP</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 1973.66 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRIVEWAY | 82 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT WALK | 210 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UPPER DECK | 307 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOWER TERRACE | 568 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPA | 106 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SYNTHETIC LAWN | 368 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S / S WALK | 155 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S / S LANDING | 26 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WALLS | 151 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL COVERAGE PROPOSED | 1973 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>TREE REMOVAL</p> <p>ONE 12" TREE REMOVED AS PER LANDSCAPE PLAN</p> | <p>EXISTING SITE COVERAGE</p> <table border="1"> <tr><td>TOTAL</td><td>1973.66 S.F.</td></tr> </table> <p>PROPOSED SITE COVERAGE</p> <table border="1"> <tr><td>DRIVEWAY</td><td>82 S.F.</td></tr> <tr><td>FRONT WALK</td><td>210 S.F.</td></tr> <tr><td>UPPER DECK</td><td>307 S.F.</td></tr> <tr><td>LOWER TERRACE</td><td>568 S.F.</td></tr> <tr><td>SPA</td><td>106 S.F.</td></tr> <tr><td>SYNTHETIC LAWN</td><td>368 S.F.</td></tr> <tr><td>S / S WALK</td><td>155 S.F.</td></tr> <tr><td>S / S LANDING</td><td>26 S.F.</td></tr> <tr><td>WALLS</td><td>151 S.F.</td></tr> <tr><td>TOTAL COVERAGE PROPOSED</td><td>1973 S.F.</td></tr> </table> <p>*REFER TO SHEETS L-0.1 & L-1.0 FOR LANDSCAPE CALCULATIONS*</p> | TOTAL | 1973.66 S.F. | DRIVEWAY | 82 S.F. | FRONT WALK | 210 S.F. | UPPER DECK | 307 S.F. | LOWER TERRACE | 568 S.F. | SPA | 106 S.F. | SYNTHETIC LAWN | 368 S.F. | S / S WALK | 155 S.F. | S / S LANDING | 26 S.F. | WALLS | 151 S.F. | TOTAL COVERAGE PROPOSED | 1973 S.F. | <p>LOCATION MAP</p> | <p>VICINITY MAP</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 1973.66 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRIVEWAY | 82 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FRONT WALK | 210 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UPPER DECK | 307 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOWER TERRACE | 568 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPA | 106 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SYNTHETIC LAWN | 368 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S / S WALK | 155 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S / S LANDING | 26 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WALLS | 151 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL COVERAGE PROPOSED | 1973 S.F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



LEGEND:

| | |
|--|--|
| | PROPERTY BOUNDARY LINE |
| | ADJACENT PROPERTY BOUNDARY LINE |
| | ORIGINAL PROPERTY BOUNDARY LINE |
| | EASEMENT LINE (TYPE AS SHOWN) |
| | ROADWAY CENTERLINE |
| | MAJOR CONTOUR LINE (5' INTERVAL) |
| | MINOR CONTOUR LINE (1' INTERVAL) |
| | FENCE (TYPE AS MARKED) |
| | ASPHALT CONCRETE SURFACE |
| | TILE SURFACE |
| | WOOD SURFACE |
| | ROCKY SURFACE |
| | BRICK SURFACE |
| | CONCRETE SURFACE |
| | NATURAL GROUND SURFACE/LANDSCAPED AREA |

| | | | |
|--|--------------------------|--|-------------------|
| | CONDUIT | | GAS LINE |
| | PIPE | | TELEPHONE SERVICE |
| | CLEANOUT | | UNKNOWN UTILITY |
| | DOWNSPOUT | | FUSE BOX |
| | HOSEBIB | | ELECTRICAL OUTLET |
| | WATER SERVICE | | UTILITY POLE |
| | IRRIGATION BOX | | GUY WIRE |
| | IRRIGATION CONTROL VALVE | | MAILBOX |
| | WATER VALVE | | AREA DRAIN |
| | DRAIN LINE | | HYDRANT |

| | | | |
|--|------------------------|--|--------------------------------|
| | GAS METER | | FOUND MONUMENT - TYPE NOTED |
| | WATER METER | | SURVEY H&V CONTROL POINT |
| | PGE BOX | | SPOT ELEVATION |
| | UTILITY HUB | | RIDGELINE |
| | TELEPHONE BOX | | FINISHED FLOOR |
| | ELECTRICAL HUB | | TREE (TYPE AND SIZE AS MARKED) |
| | ELECTRICAL PANEL | | CENTER OF TREE IS APPROX. |
| | ELECTRICAL METER | | TWO PRONGED TREE |
| | SANITARY SEWER MANHOLE | | THREE PRONGED TREE |
| | STORM DRAIN MANHOLE | | |
| | PGE GAS MANHOLE | | |
| | ELECTRIC MANHOLE | | |

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #108, A 1" X 2" WOODEN HUB LOCATED INSIDE THE LOT, APPROXIMATELY 2' SOUTHWESTLY OF THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 98.77' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/01/18) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

CONTACT INFORMATION:

ARCHITECT:
ATTN: MR. LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
CARMELO AVENUE, 4 NW OF OCEAN AVENUE
CARMEL-BY-THE-SEA, CA 93921

TOPOGRAPHIC MAP

OF
THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2018-037393
VOLUME 2 OF CITIES AND TOWNS AT PAGE 5
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. AND MRS. PAUL AND CHERYL SALLOMI

A.P.N.: 010-253-021

SCALE: 1" = 5'

DATE: NOV 2018
JOB NO. 1886-01

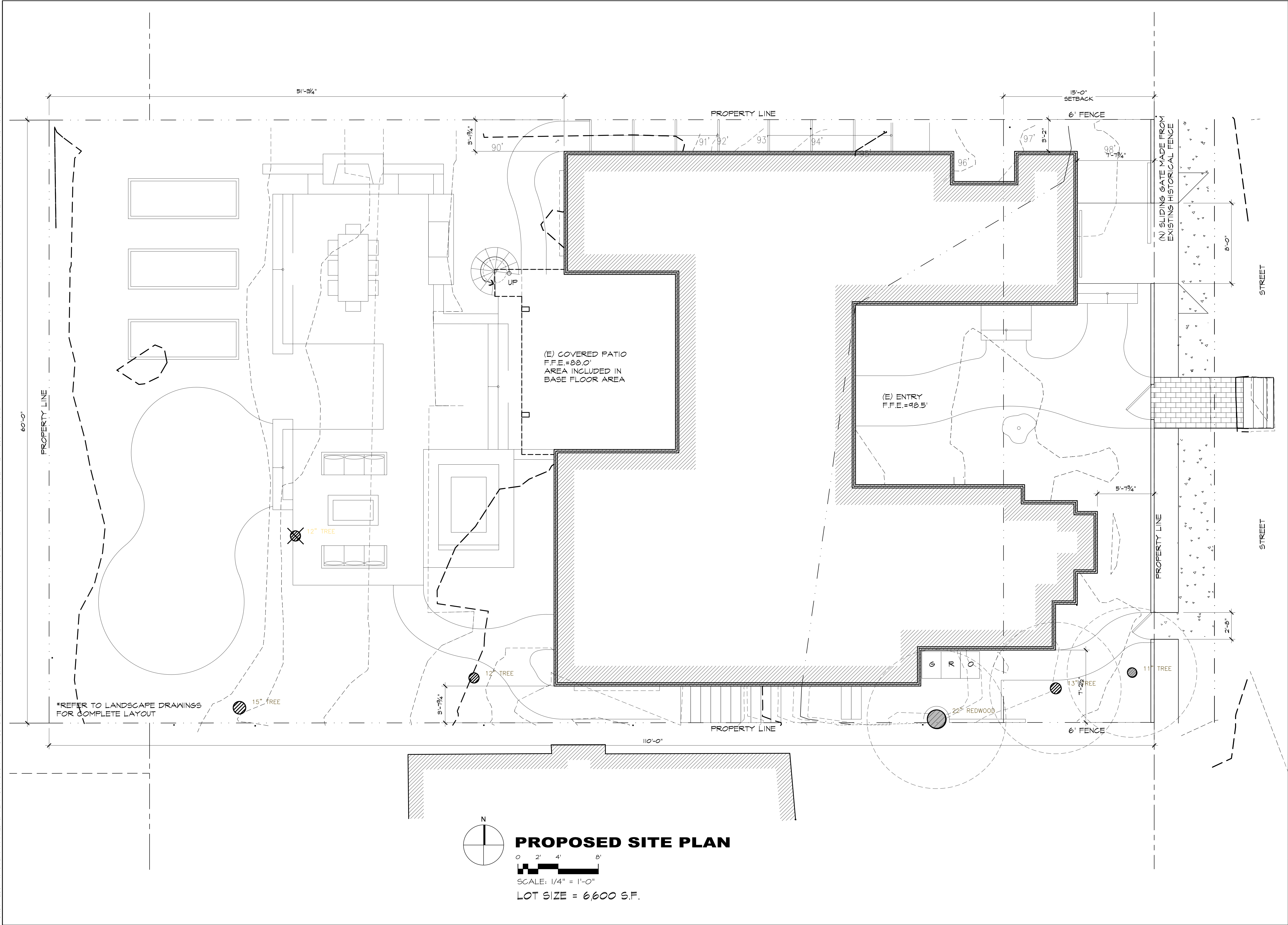
SHEET **1**
OF 1 SHEETS

APPROVED BY:

GUY R. GIRARDO
P.L.S. No. 8703

LANDSET
ENGINEERS, INC.
5208 Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

PROFESSIONAL LAND SURVEYOR * LICENSED
GUY R. GIRARDO
EXP. 12-31-19
STATE OF CALIFORNIA
No. 81772



| REVISION | No. |
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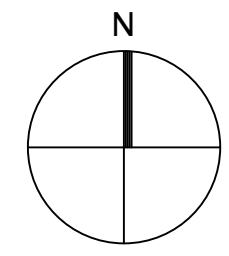
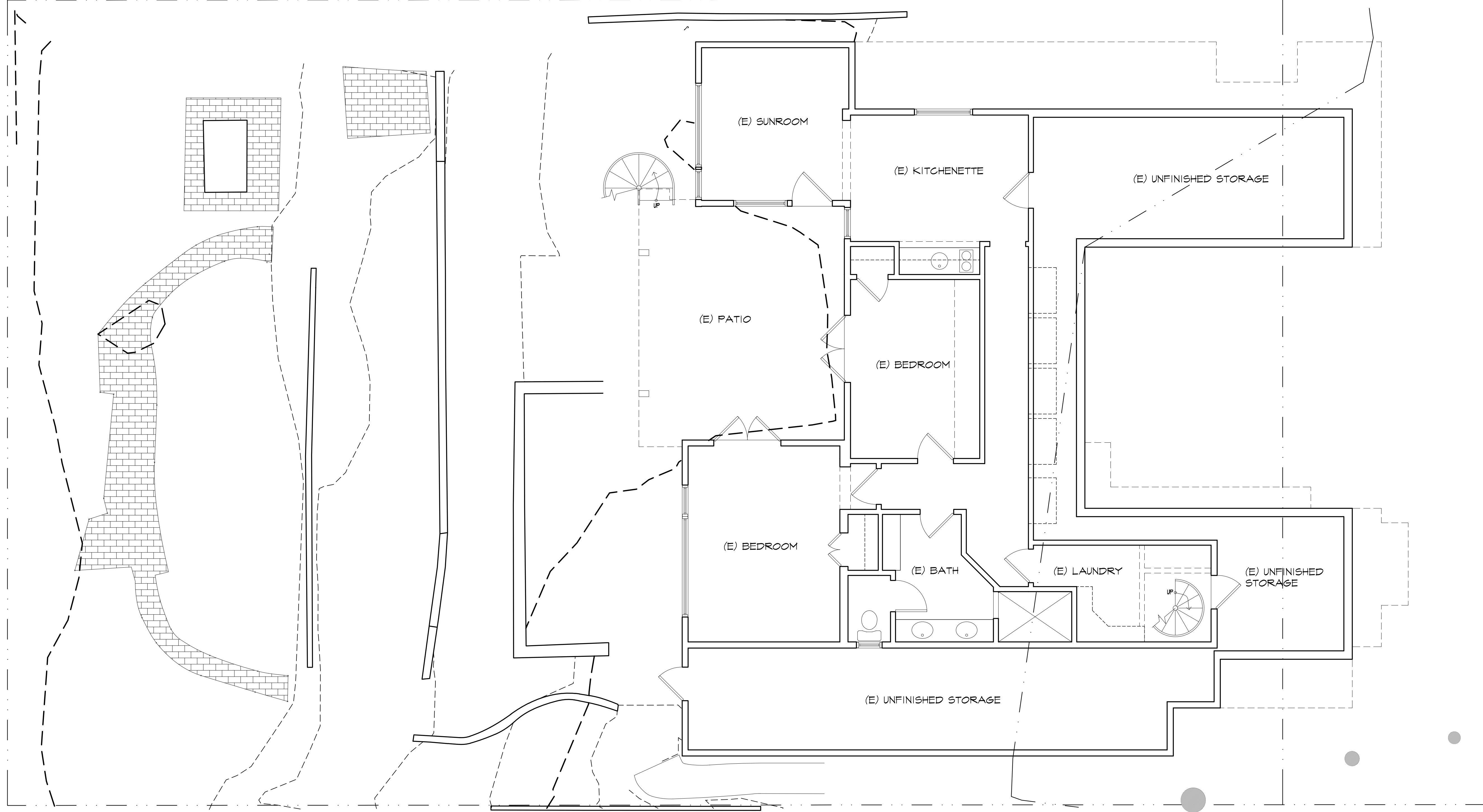
CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN

JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

DATE: 8/24/2020
 SCALE: 1/4" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 1818



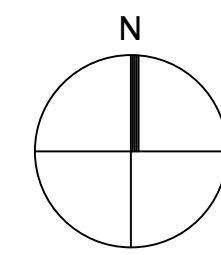
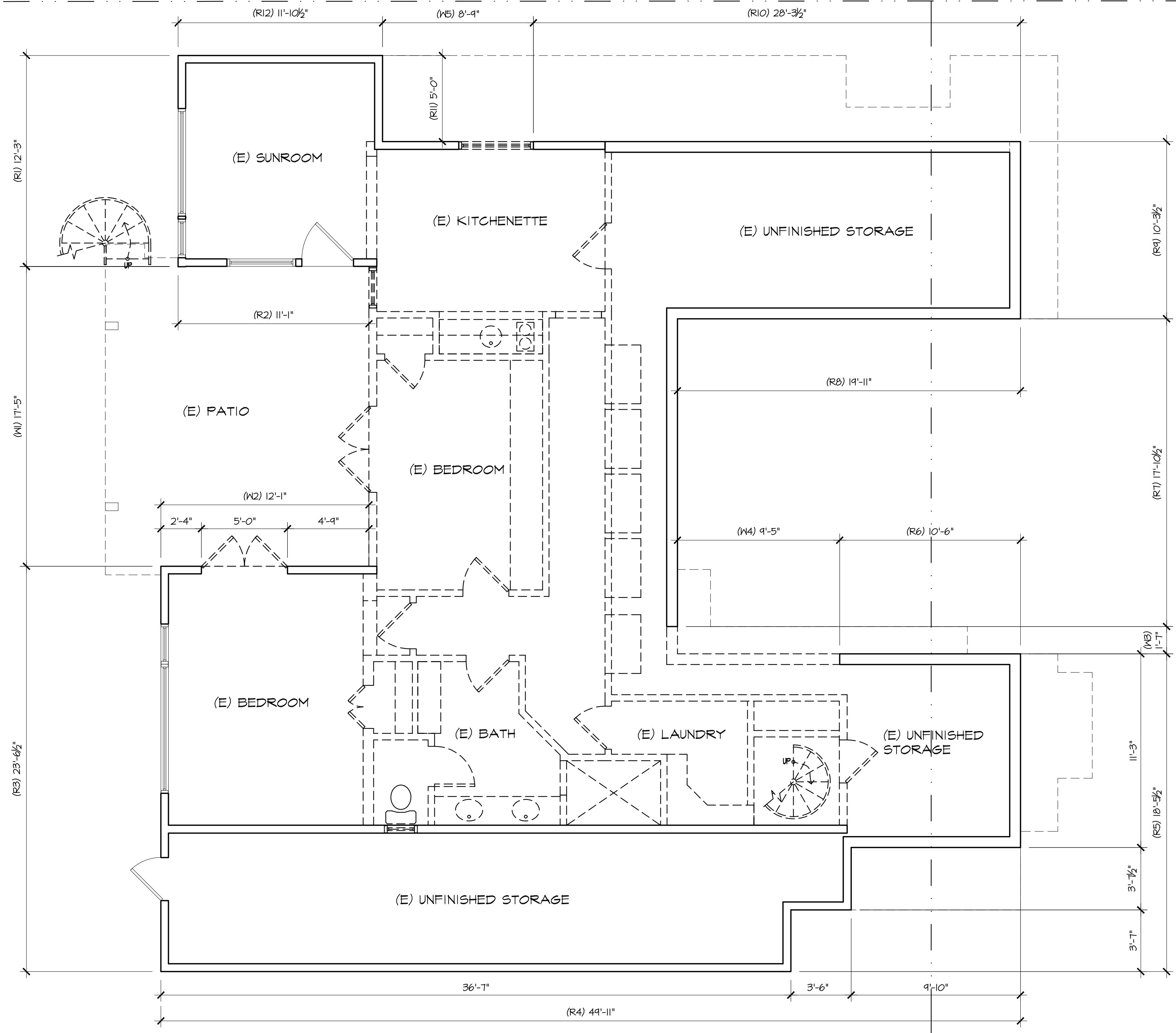
EXISTING BASEMENT PLAN

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

| REVISION | No. |
|---|------------|
| | |
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| | |
| | |
| CONSULTANT: | |
| <p>ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p> | |
| <p>EXISTING BASEMENT PLAN JOB NAME: Sallomi Residence Carmelo St 4NW of Ocean Ave Carmel-By-The-Sea, CA 93923 A.P.N.: 010-258-021</p> | |
| DATE: | 8/24/2020 |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | JRK |
| JOB NUMBER: | 18.18 |
| A-2.0 | |
| SHEET OF | |

| DEMO WALLS LINEAR FEET | |
|-----------------------------|--------------|
| LOWER LEVEL | |
| W1 | 17'-5" |
| W2 | 12'-1" |
| W3 | 1'-7" |
| W4 | 9'-5" |
| W5 | 8'-9" |
| TOTAL DEMO LINEAR FEET | 49'-3" |
| MAIN FLOOR | |
| W1 | 12'-3" |
| W2 | 17'-5" |
| W3 | 23'-6 1/2" |
| W4 | 14'-11" |
| W5 | 8'-2" |
| W6 | 9'-4" |
| W7 | 3'-7" |
| W8 | 16'-5 1/2" |
| W9 | 3'-4" |
| W10 | 9'-4" |
| W11 | 14'-9" |
| W12 | 7'-4" |
| W13 | 15'-3 1/2" |
| W14 | 51'-1" |
| W15 | 3'-0" |
| W16 | 3'-0" |
| W17 | 12'-1" |
| TOTAL DEMO LINEAR FEET | 224'-10 1/2" |
| TOTAL LINEAR FEET | 555'-3" |
| TOTAL DEMO LINEAR FEET | 274'-1 1/2" |
| PERCENTAGE TO BE DEMOLISHED | 0.4937 |

| RETAINED WALLS LINEAR FEET | |
|----------------------------|-------------|
| LOWER LEVEL | |
| R1 | 12'-3" |
| R2 | 11'-1" |
| R3 | 23'-6 1/2" |
| R4 | 49'-11" |
| R5 | 18'-5 1/2" |
| R6 | 10'-6" |
| R7 | 17'-10 1/2" |
| R8 | 19'-11" |
| R9 | 10'-3 1/2" |
| R10 | 28'-3 1/2" |
| R11 | 5'-0" |
| R12 | 11'-10 1/2" |
| TOTAL RETAINED LINEAR FEET | 219'-0" |
| MAIN FLOOR | |
| R1 | 11'-1" |
| R2 | NOT USED |
| R3 | 21'-8" |
| R4 | 14'-7" |
| R5 | 14'-9" |
| TOTAL DEMO LINEAR FEET | 62'-1" |
| TOTAL LINEAR FEET | 555'-3" |
| TOTAL RETAINED LINEAR FEET | 281'-1" |
| PERCENTAGE TO BE RETAINED | 0.5062 |



BASEMENT DEMOLITION PLAN

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

| LEGEND | |
|--------|------------------------|
| --- | EXISTING TO BE REMOVED |
| — | EXISTING WALL |

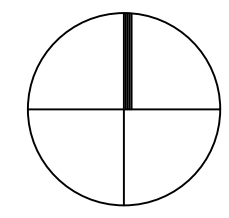
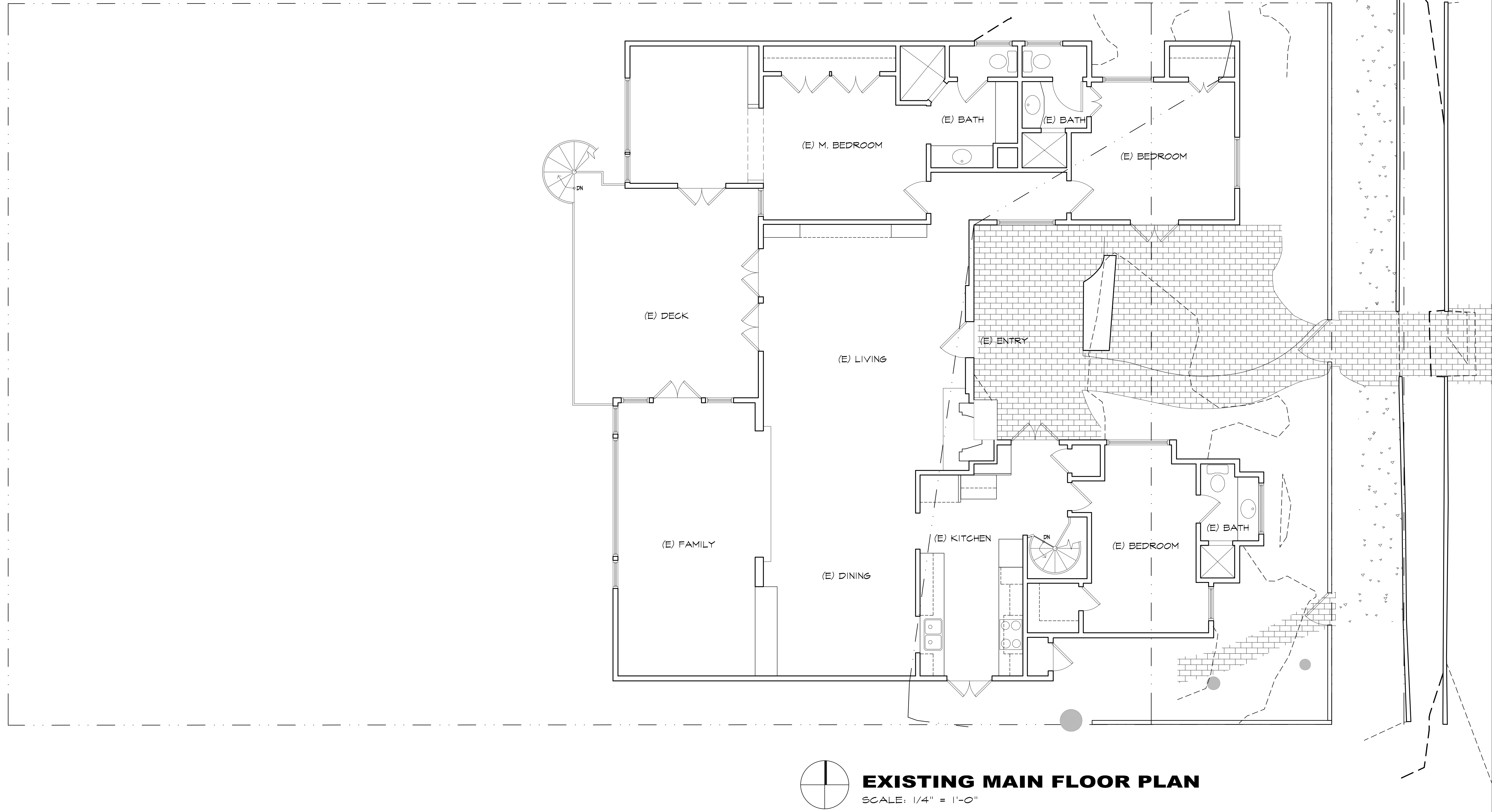
| REVISION | No. |
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BASEMENT DEMOLITION PLAN
 JOB NAME: Sallomi Residence
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

| | |
|-------------|------------|
| DATE: | 8/24/2020 |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | JRK |
| JOB NUMBER: | 18.18 |



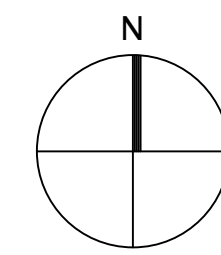
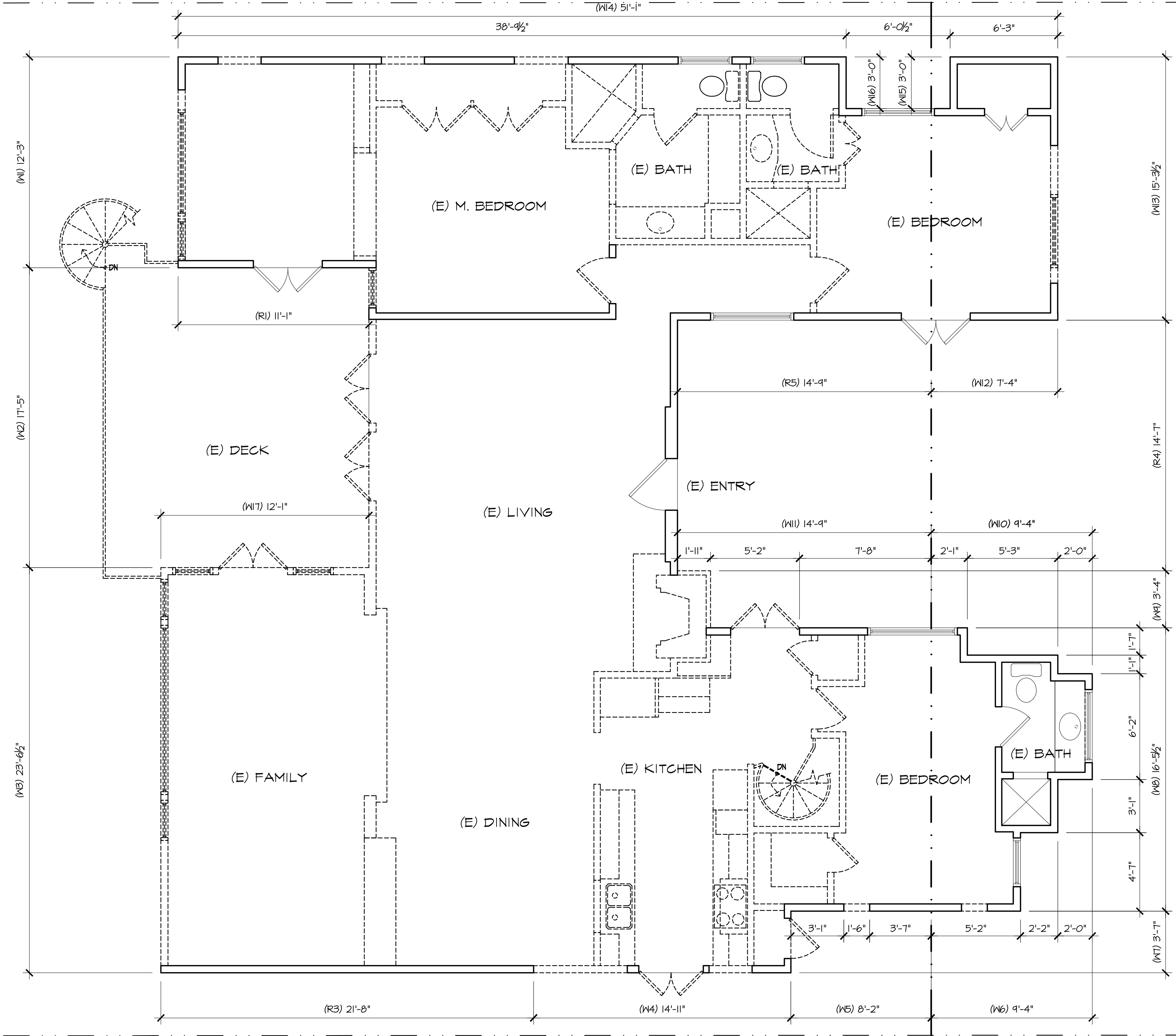
EXISTING MAIN FLOOR PLAN

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

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| REVISION | | No. |
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| CONSULTANT: | | |
| ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com | | |
| EXISTING MAIN FLOOR PLAN JOB NAME: Sallomi Residence Carmelo St 4NW of Ocean Ave Carmel-By-The-Sea, CA 93923 A.P.N.: 010-258-021 | | DATE: 8/24/2020 SCALE: 1/4"=1'-0" DRAWN: JRK JOB NUMBER: 18.18 |
| A-2.1 SHEET OF | | |

| DEMO WALLS LINEAR FEET | |
|-----------------------------|--------------|
| LOWER LEVEL | |
| W1 | 17'-5" |
| W2 | 12'-1" |
| W3 | 1'-7" |
| W4 | 9'-5" |
| W5 | 8'-9" |
| TOTAL DEMO LINEAR FEET | 49'-3" |
| MAIN FLOOR | |
| W1 | 12'-3" |
| W2 | 17'-5" |
| W3 | 23'-6 1/2" |
| W4 | 14'-11" |
| W5 | 8'-2" |
| W6 | 9'-4" |
| W7 | 3'-7" |
| W8 | 16'-5 1/2" |
| W9 | 3'-4" |
| W10 | 9'-4" |
| W11 | 14'-9" |
| W12 | 7'-4" |
| W13 | 15'-3 1/2" |
| W14 | 51'-1" |
| W15 | 3'-0" |
| W16 | 3'-0" |
| W17 | 12'-1" |
| TOTAL DEMO LINEAR FEET | 224'-10 1/2" |
| TOTAL LINEAR FEET | 555'-3" |
| TOTAL DEMO LINEAR FEET | 274'-1 1/2" |
| PERCENTAGE TO BE DEMOLISHED | 0.4937 |

| RETAINED WALLS LINEAR FEET | |
|----------------------------|-------------|
| LOWER LEVEL | |
| R1 | 12'-3" |
| R2 | 11'-1" |
| R3 | 23'-6 1/2" |
| R4 | 49'-11" |
| R5 | 18'-5 1/2" |
| R6 | 10'-6" |
| R7 | 17'-10 1/2" |
| R8 | 19'-11" |
| R9 | 10'-3 1/2" |
| R10 | 28'-3 1/2" |
| R11 | 5'-0" |
| R12 | 11'-10 1/2" |
| TOTAL RETAINED LINEAR FEET | 219'-0" |
| MAIN FLOOR | |
| R1 | 11'-1" |
| R2 | NOT USED |
| R3 | 21'-8" |
| R4 | 14'-7" |
| R5 | 14'-9" |
| TOTAL DEMO LINEAR FEET | 62'-1" |
| TOTAL LINEAR FEET | 555'-3" |
| TOTAL RETAINED LINEAR FEET | 281'-1" |
| PERCENTAGE TO BE RETAINED | 0.5062 |



MAIN FLOOR DEMOLITION PLAN

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

| LEGEND | |
|--------|------------------------|
| --- | EXISTING TO BE REMOVED |
| — | EXISTING WALL |

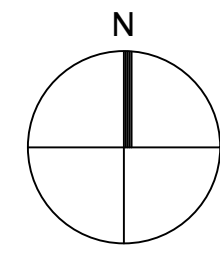
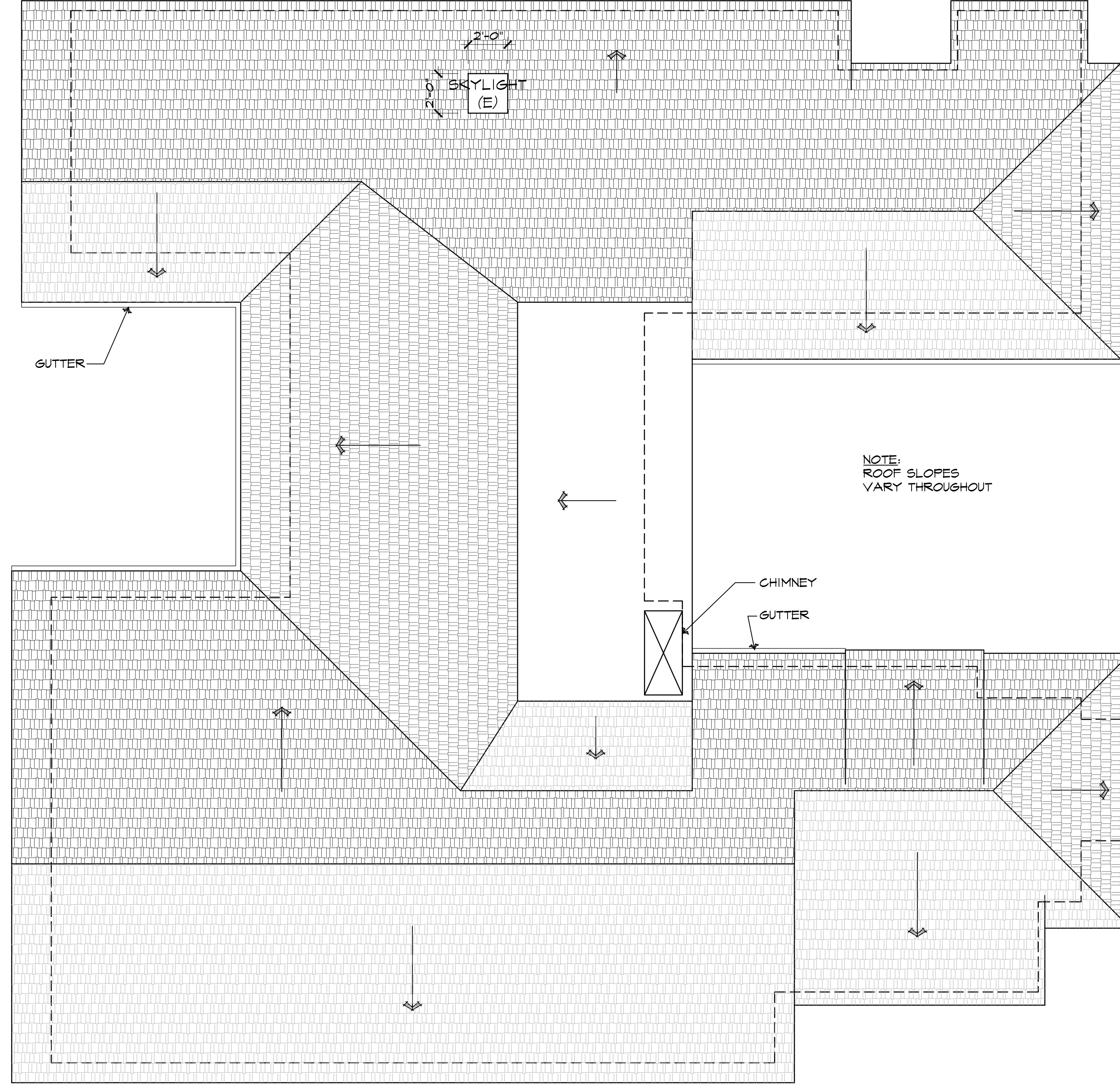
| REVISION | No. |
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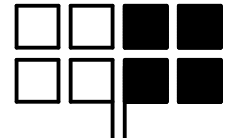
MAIN FLOOR DEMOLITION PLAN
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

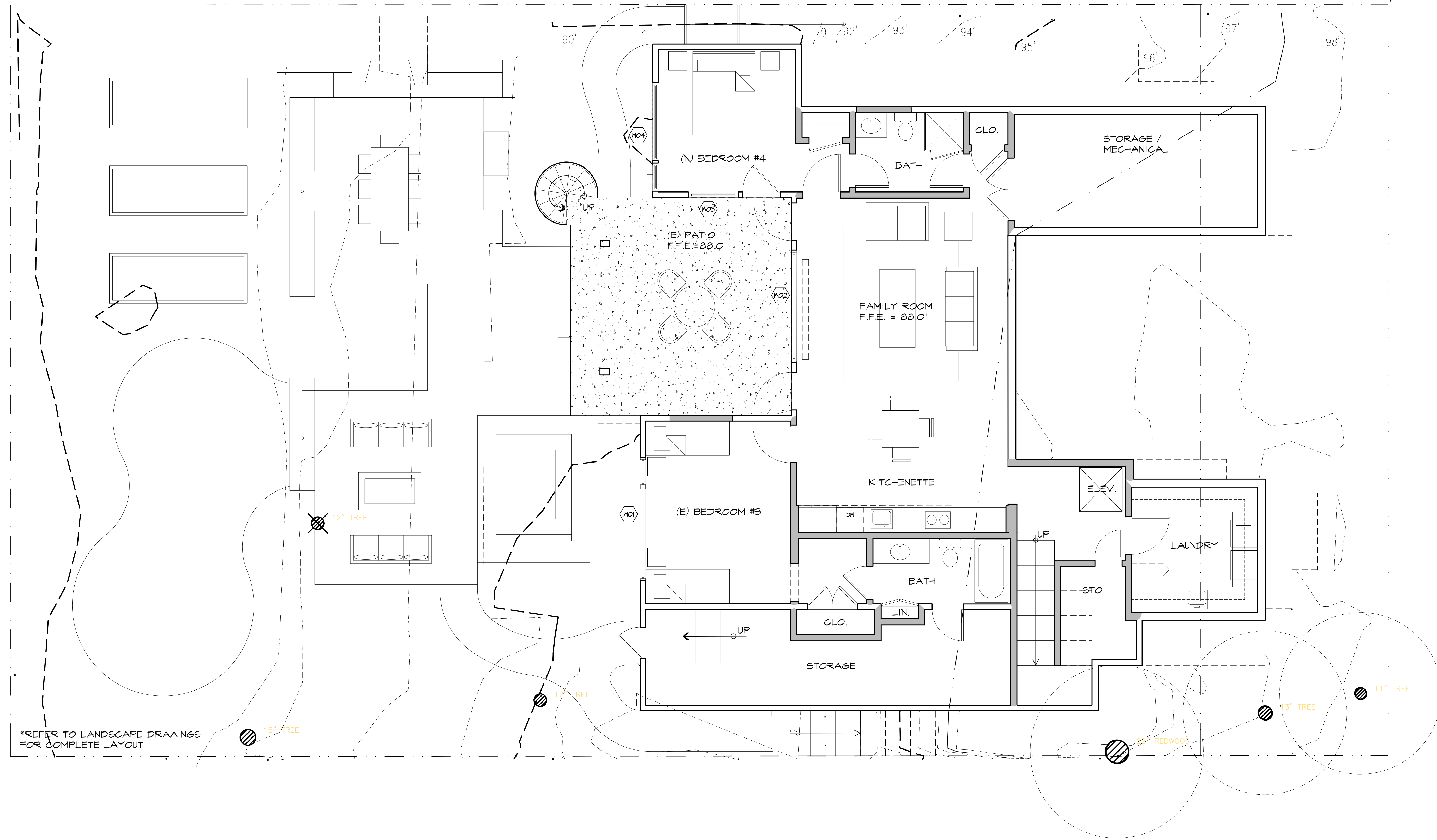
DATE: 8/24/2020
 SCALE: 1/4"=1'-0"
 DRAWN: JRK
 JOB NUMBER: 18.18



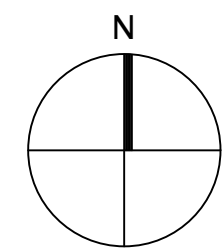
EXISTING ROOF PLAN

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

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| REVISION | No. |
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| ARCHITECT | |
| EXISTING ROOF PLAN JOB NAME: Sallomi Residence Carmelo St 4NW of Ocean Ave Carmel-By-The-Sea, CA 93923 A.P.N.: 010-258-021 | |
| DATE: | 8/24/2020 |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | JRK |
| JOB NUMBER: | 18.18 |
| <h1 style="margin: 0;">A-2.2</h1> <p style="margin: 0;">SHEET OF</p> | |



*REFER TO LANDSCAPE DRAWINGS FOR COMPLETE LAYOUT



PROPOSED BASEMENT & LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

| LEGEND | |
|--------|---------------|
| | EXISTING WALL |
| | NEW WALL |

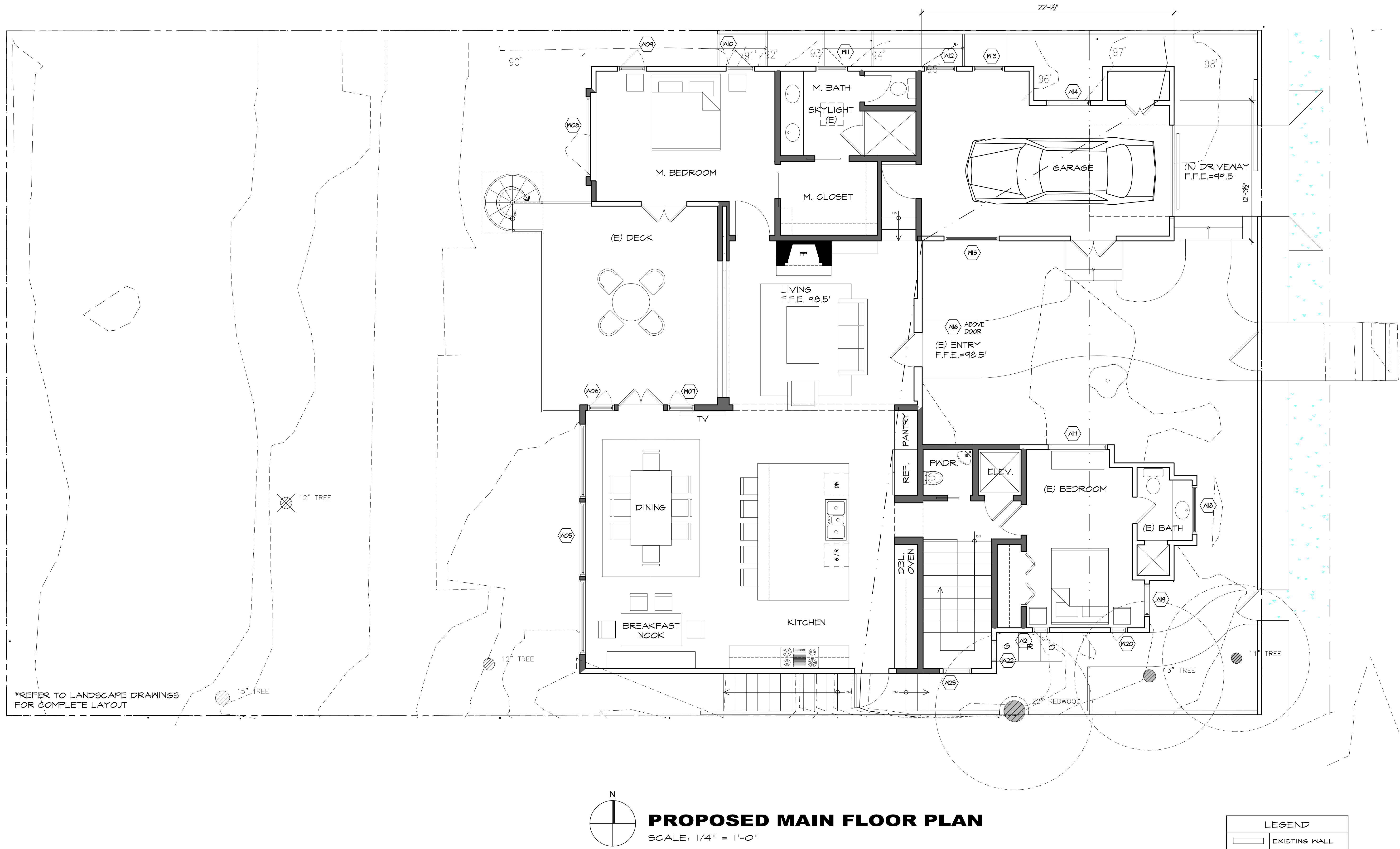
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CONSULTANT:

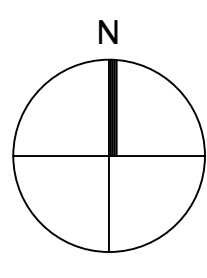
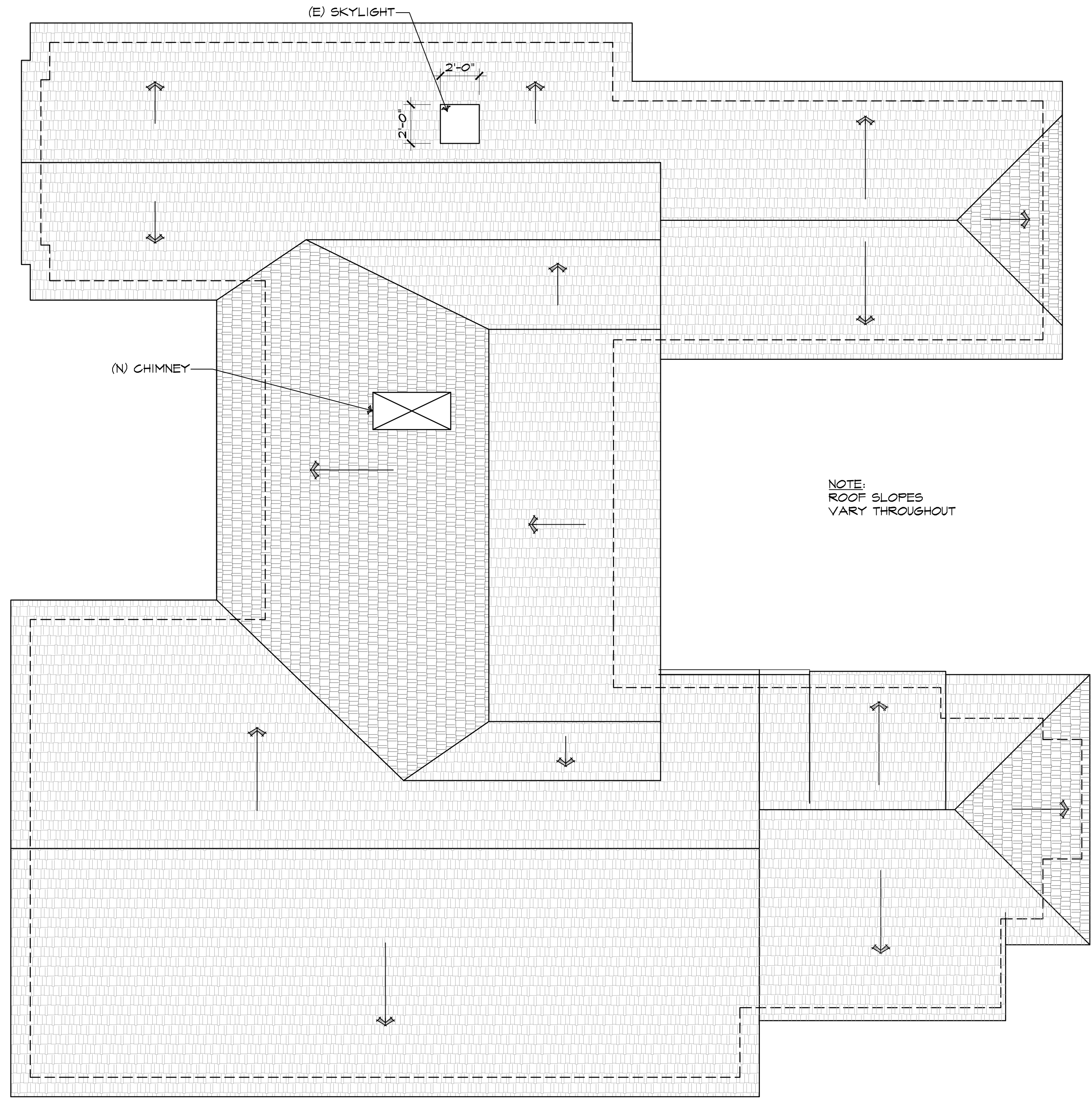
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PROPOSED BASEMENT / LOWER FLOOR PLAN
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

| | |
|-------------|------------|
| DATE: | 8/24/2020 |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 18.18 |

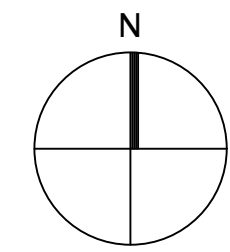
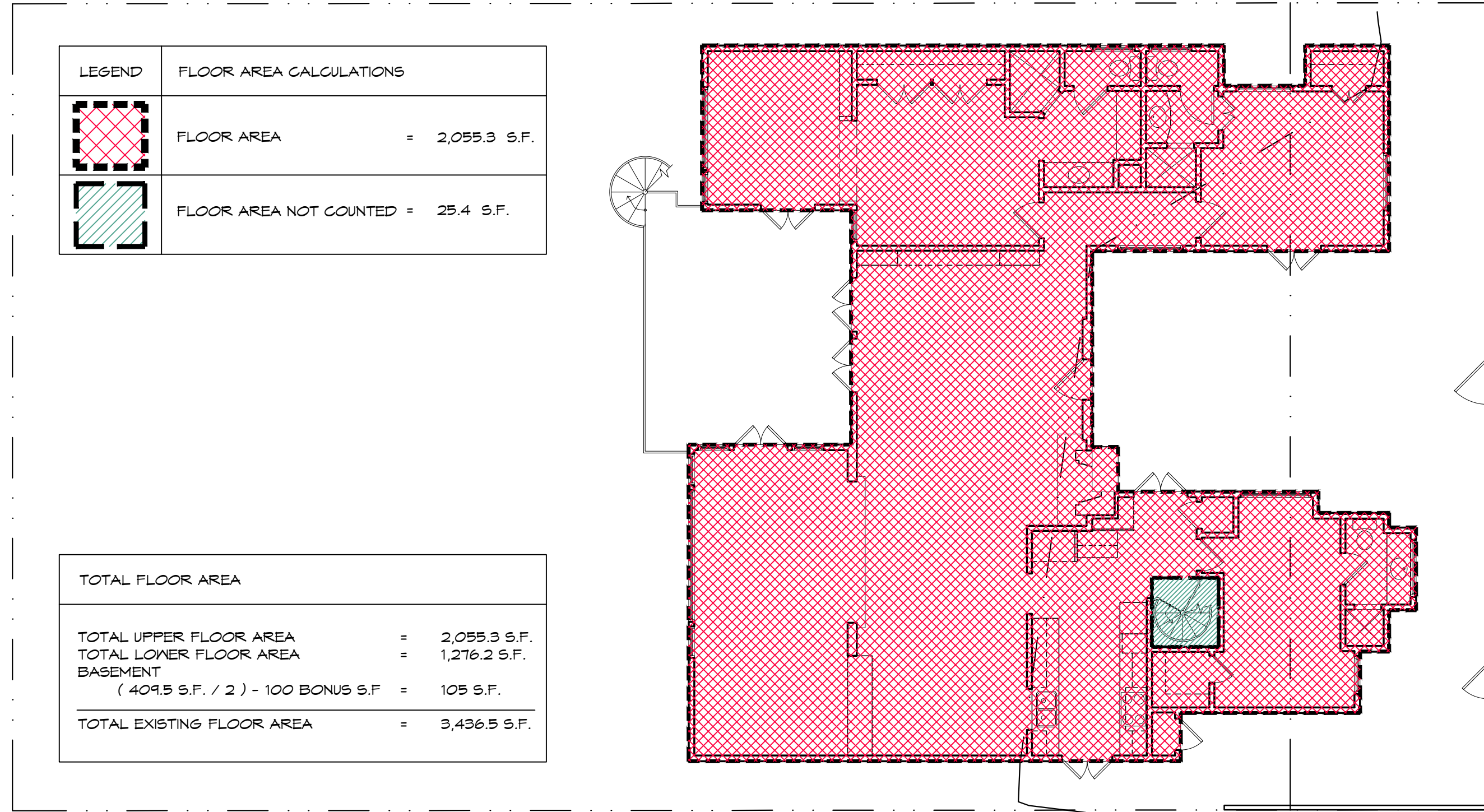


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| CONSULTANT: | |
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| PROPOSED MAIN FLOOR PLAN JOB NAME: Sallomi Residence Carmelo St 4NW of Ocean Ave Carmel-By-The-Sea, CA 93923 A.P.N.: 010-258-021 | |
| DATE: | 8/24/2020 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 18.18 |
| A-2.4 SHEET OF | |



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

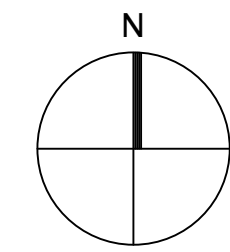
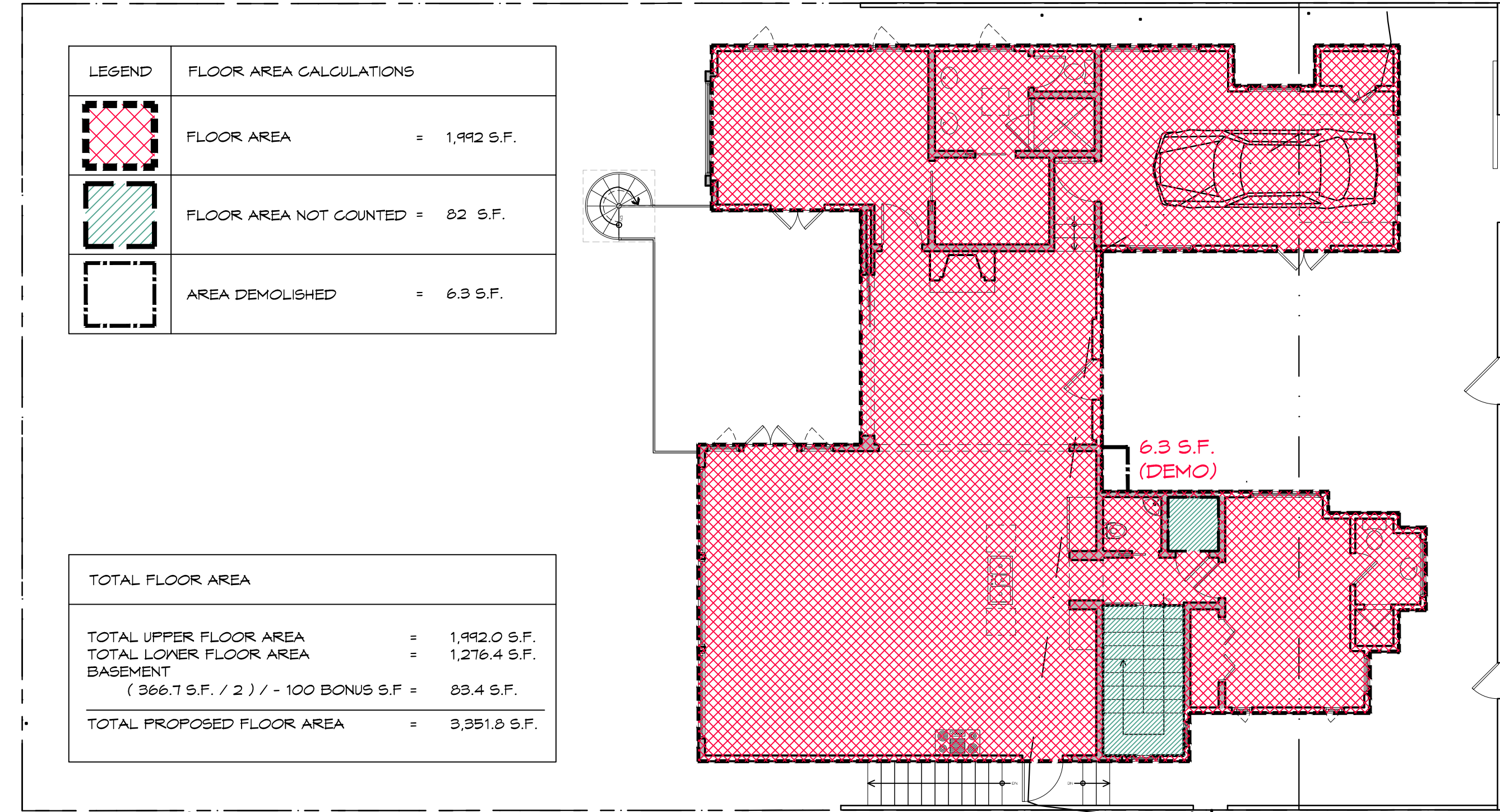
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| REVISION | No. |
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| CONSULTANT: | |
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| ARCHITECT PROPOSED ROOF PLAN JOB NAME: Sallomi Residence Carmelo St 4NW of Ocean Ave Carmel-By-The-Sea, CA 93923 A.P.N.: 010-258-021 | |
| DATE: | 8/24/2020 |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 18.18 |
| A-2.5 | |
| SHEET OF | |



EXISTING MAIN FLOOR PLAN

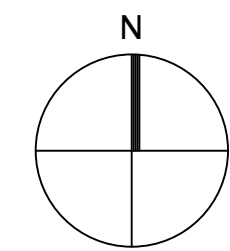
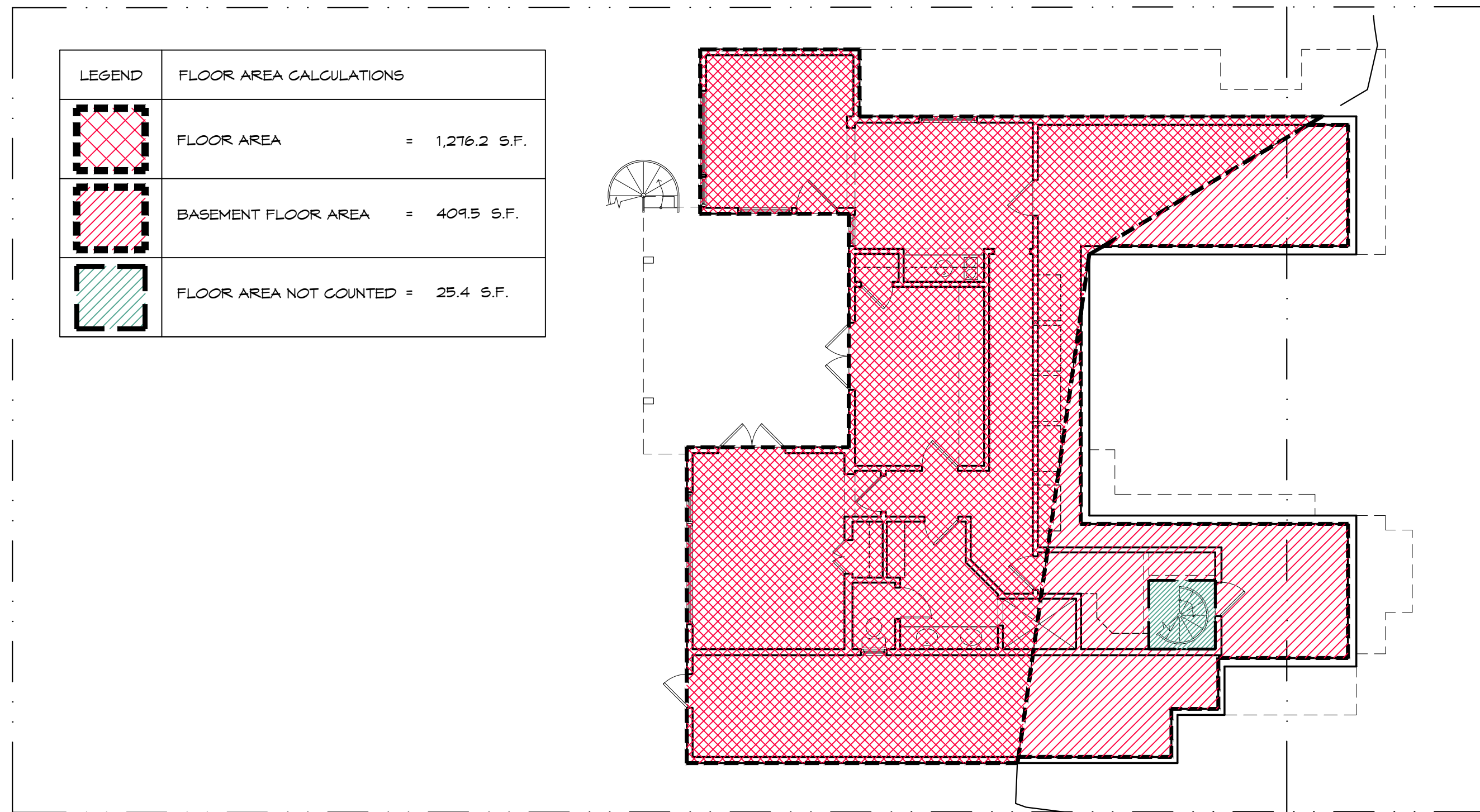
SCALE: 1/8" = 1'-0"

| FLOOR AREA CALCULATIONS | |
|---|--------------|
| LOT SIZE | = 6,600 S.F. |
| ALLOWED BASE FLOOR AREA | = 2,626 S.F. |
| $6,600 \times (.45 - ((2,600 \times .02) / 1,000))$ | |



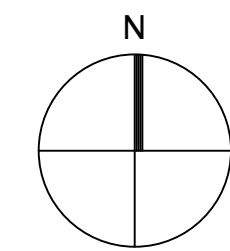
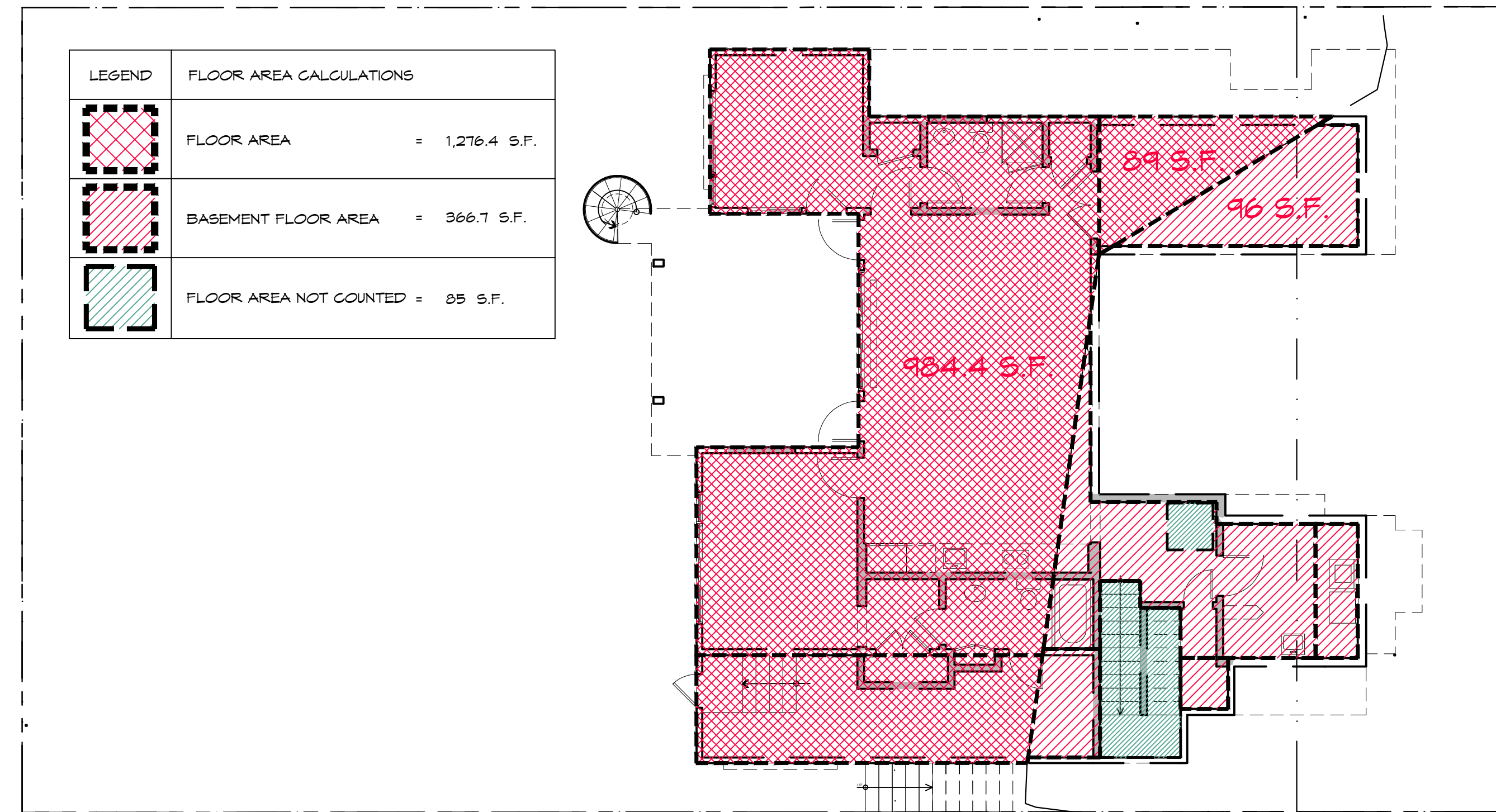
PROPOSED MAIN FLOOR PLAN

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



EXISTING LOWER FLOOR PLAN

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



PROPOSED LOWER FLOOR PLAN

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

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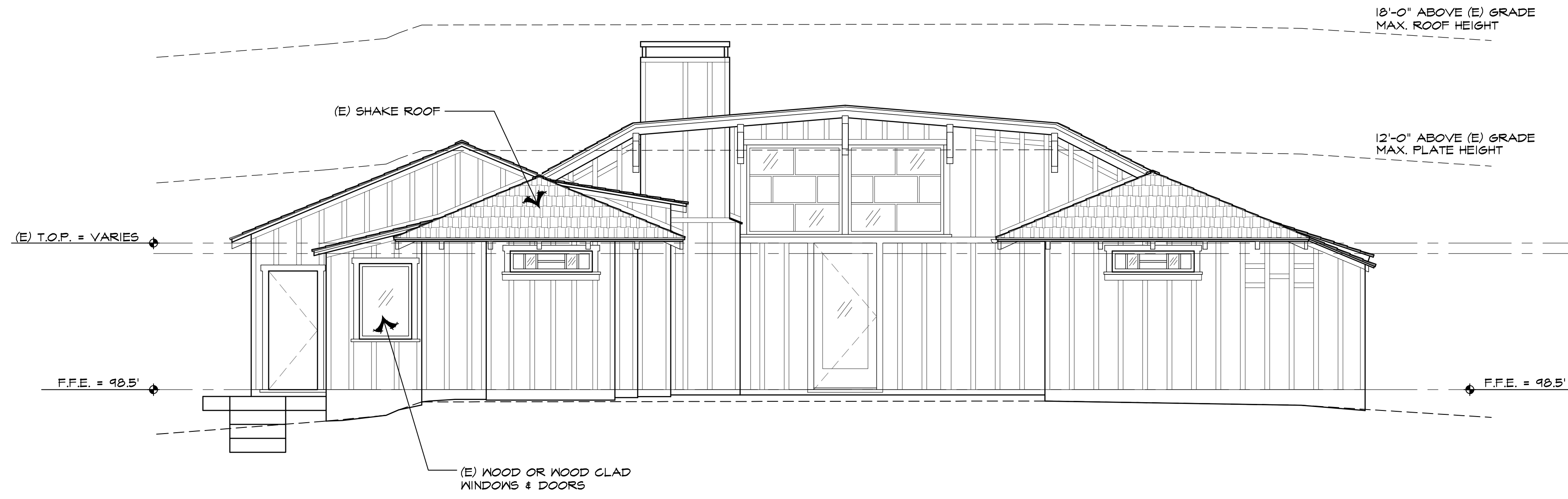
ARCHITECT

AREA CALCULATION

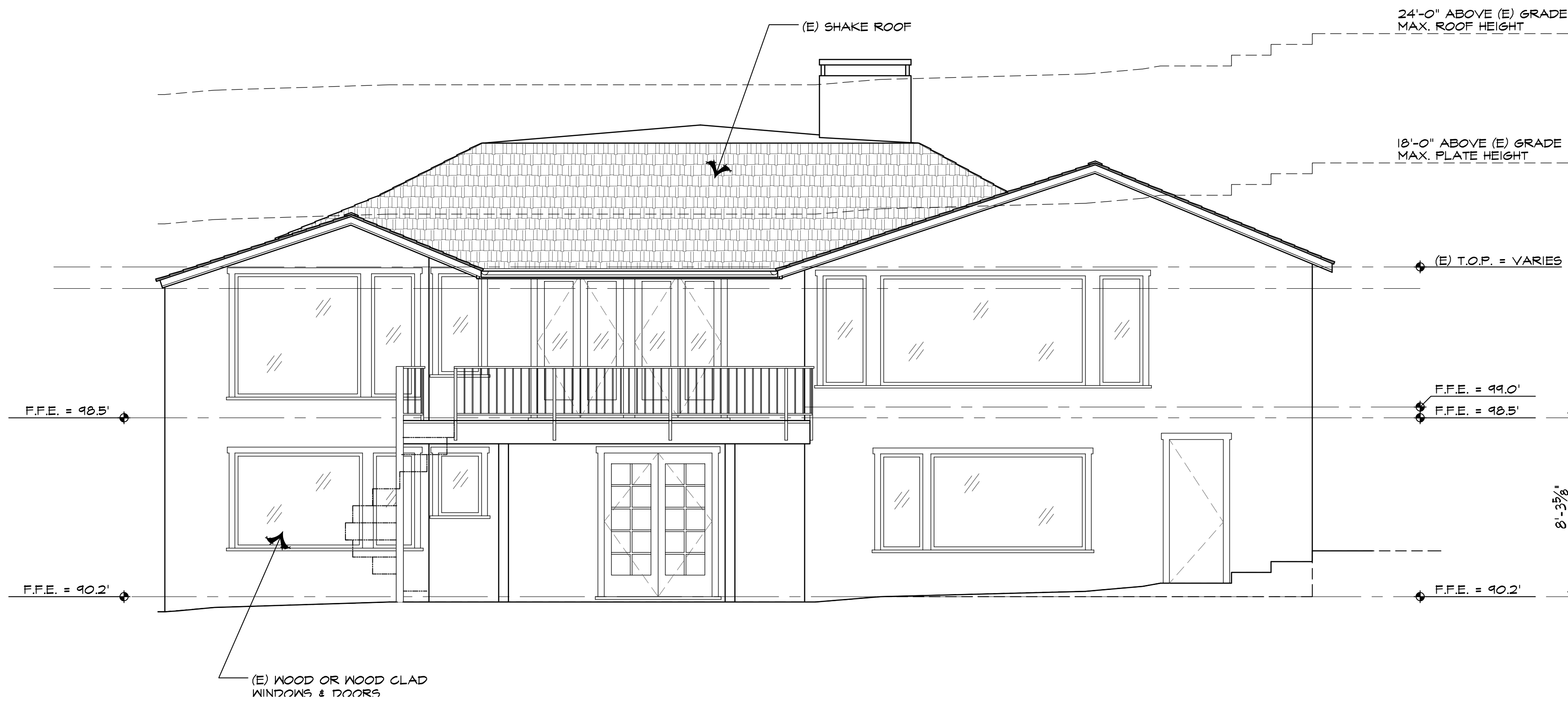
JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

DATE: 8/24/2020
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 18.18

A-2.6
 SHEET OF



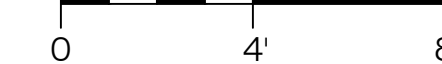
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

EXISTING EAST & WEST ELEVATION

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



| REVISION | No. |
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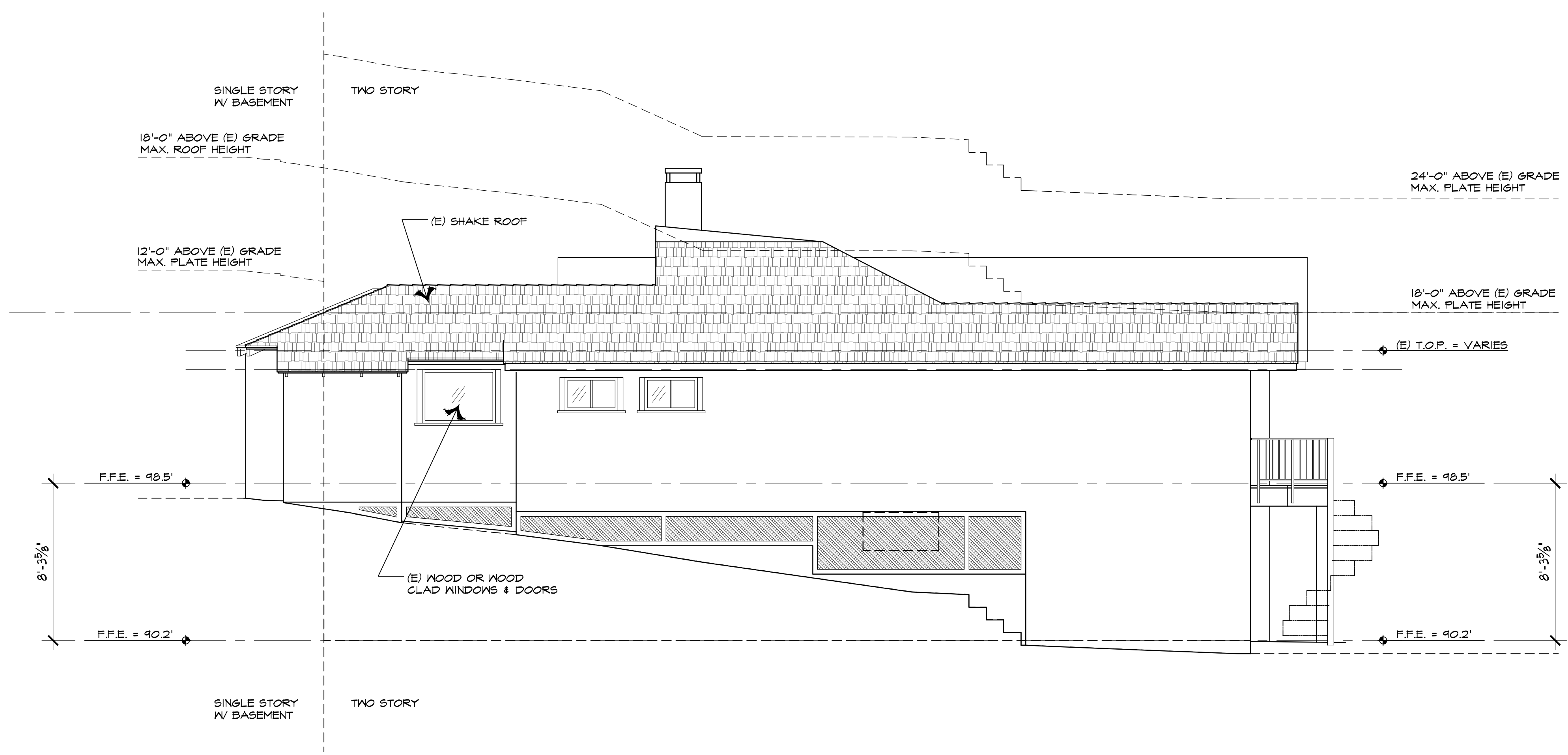
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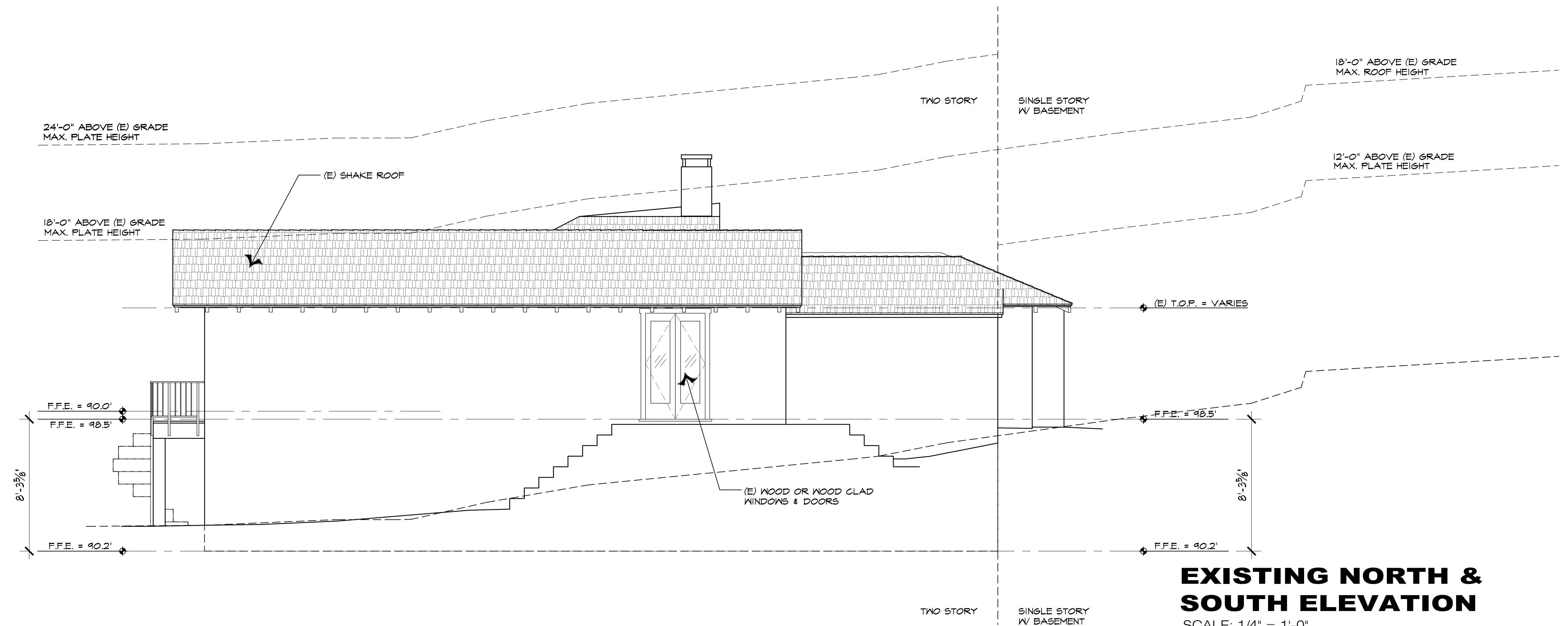
EXISTING EAST & WEST ELEVATION
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

DATE: 8/24/2020
 SCALE: 1/4"=1'-0"
 DRAWN: HRM
 JOB NUMBER: 18.18

A-3.1
 SHEET OF



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

EXISTING NORTH & SOUTH ELEVATION

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



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EXISTING NORTH & SOUTH ELEVATION

JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

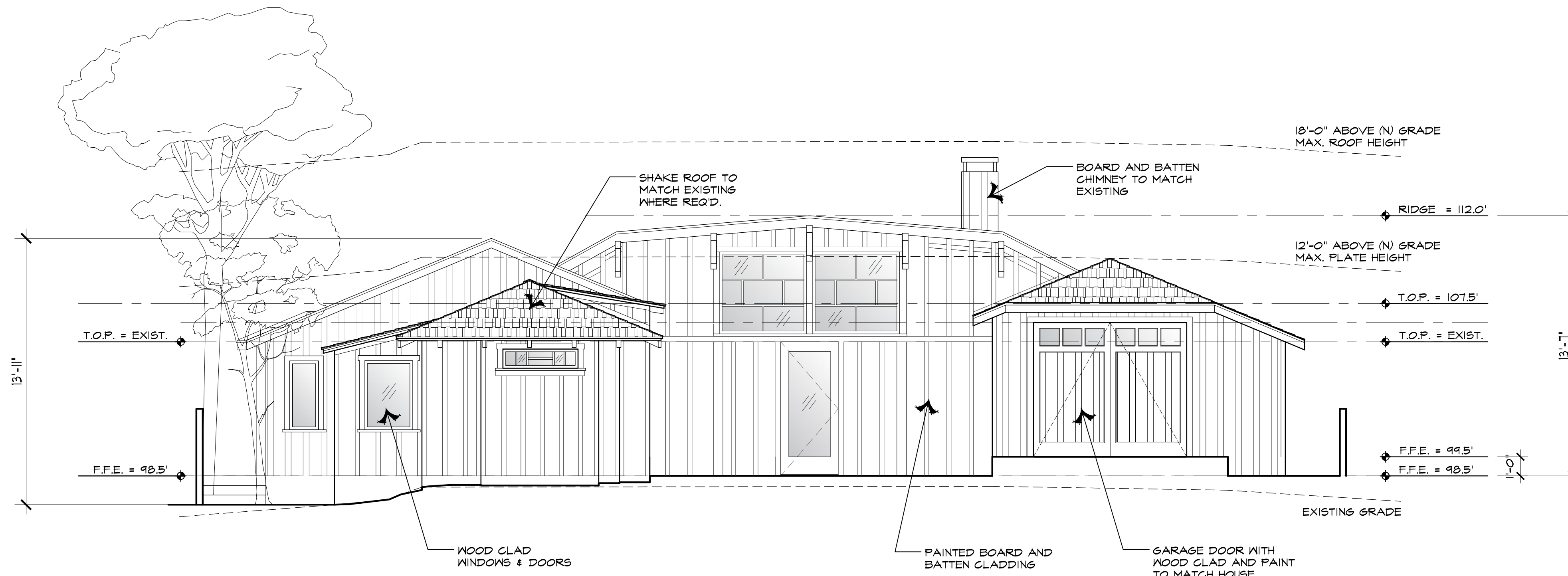
DATE: 8/24/2020

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

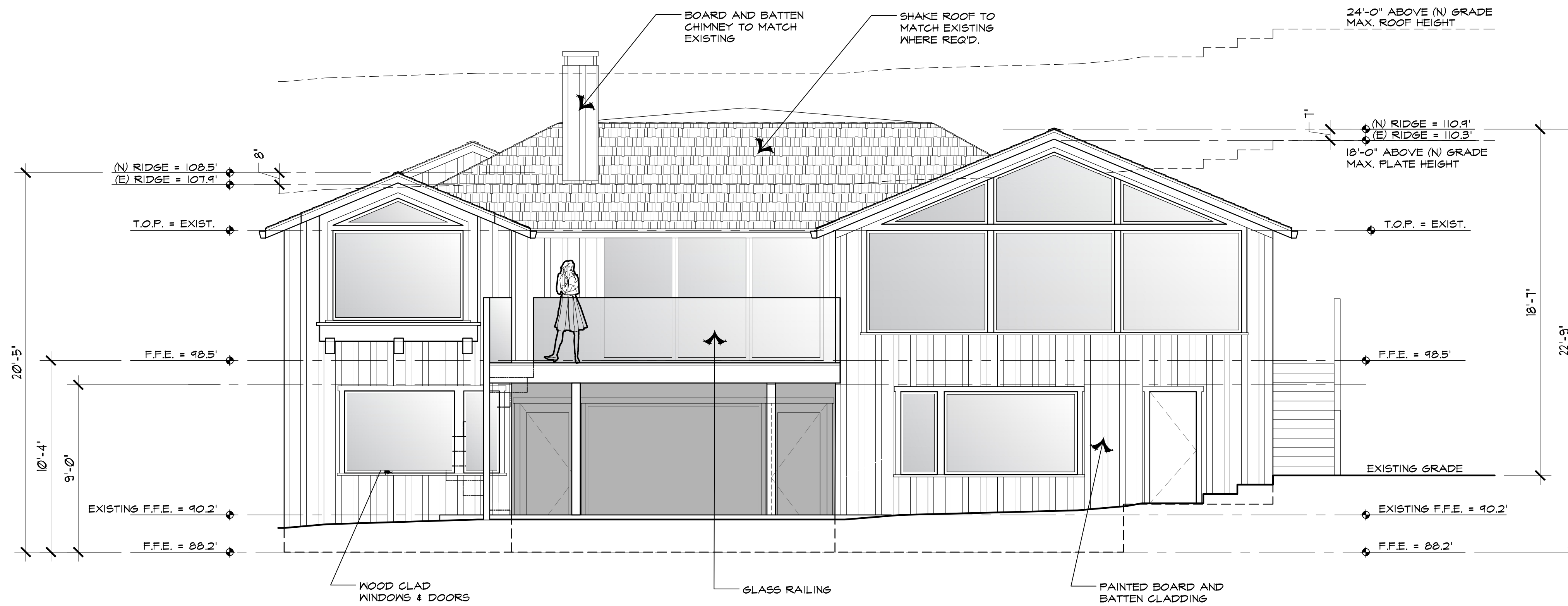
DRAWN: HRM

JOB NUMBER: 18.18

A-3.2
SHEET OF



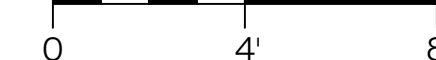
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

PROPOSED EAST & WEST ELEVATION

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



| REVISION | No. |
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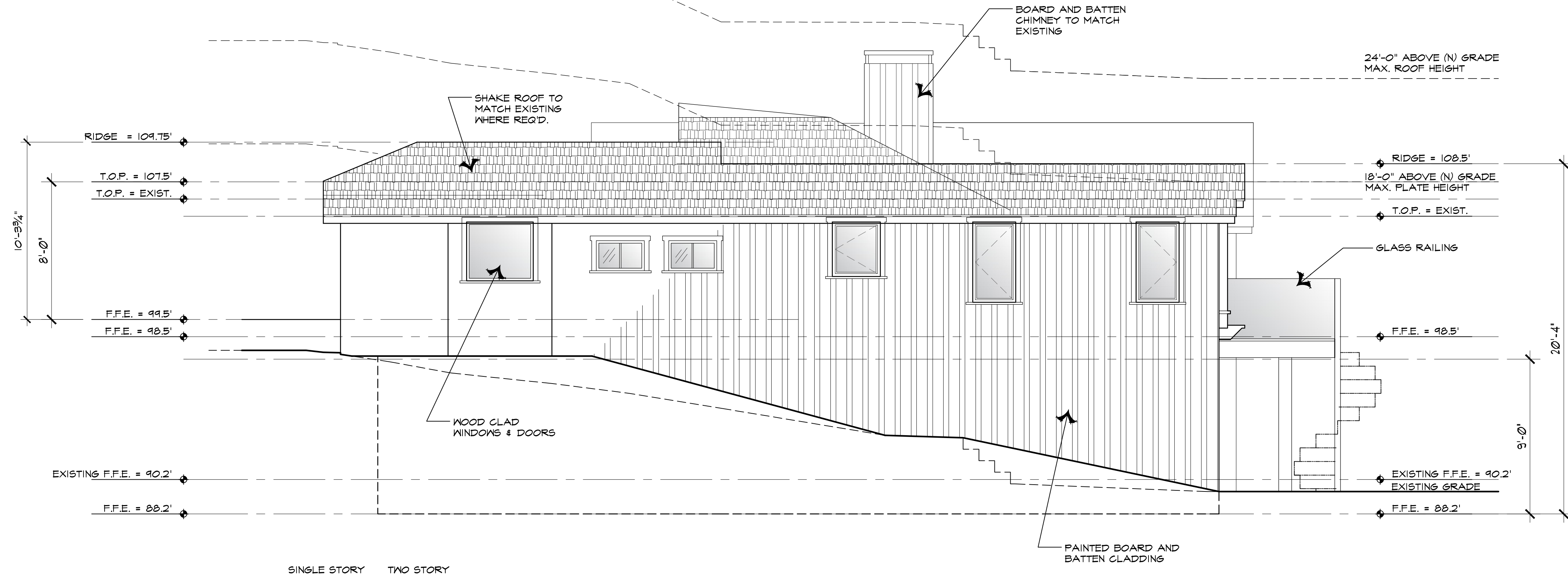
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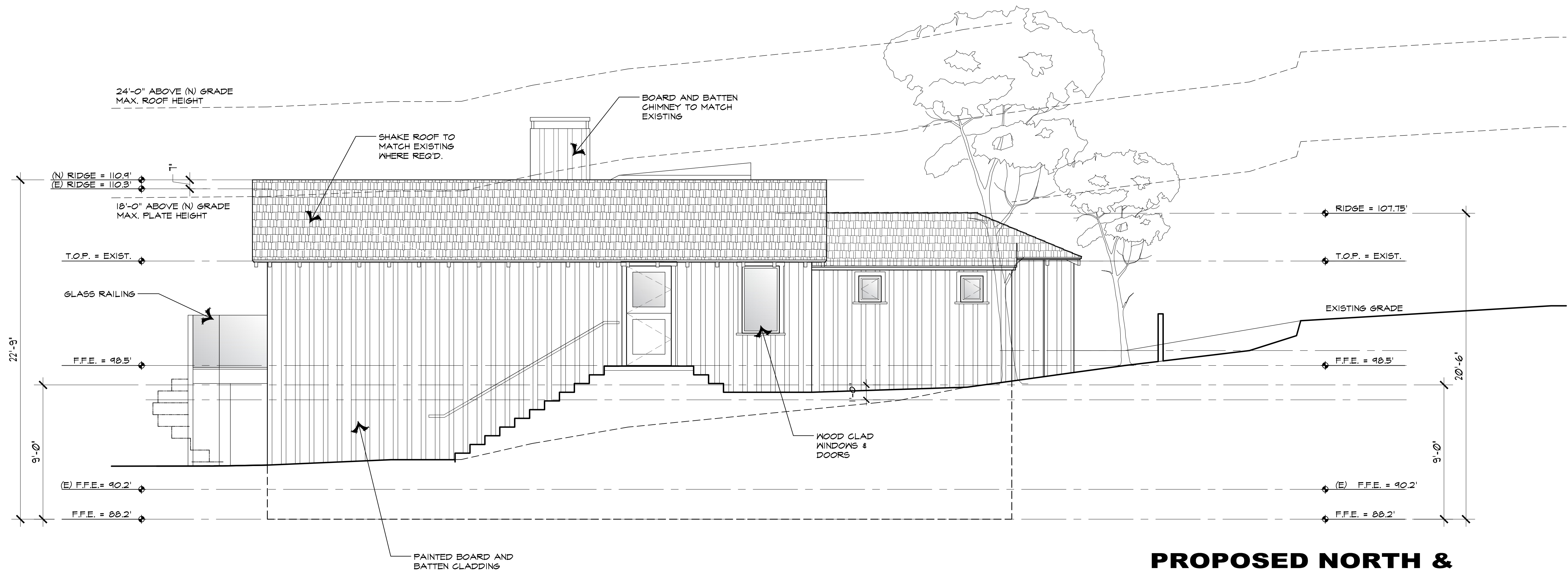
PROPOSED EAST & WEST ELEVATION
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

| | |
|-------------|------------|
| DATE: | 8/24/2020 |
| SCALE: | 1/4"=1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 18.18 |

A-3.3
SHEET OF



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED NORTH & SOUTH ELEVATION

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



| REVISION | No. |
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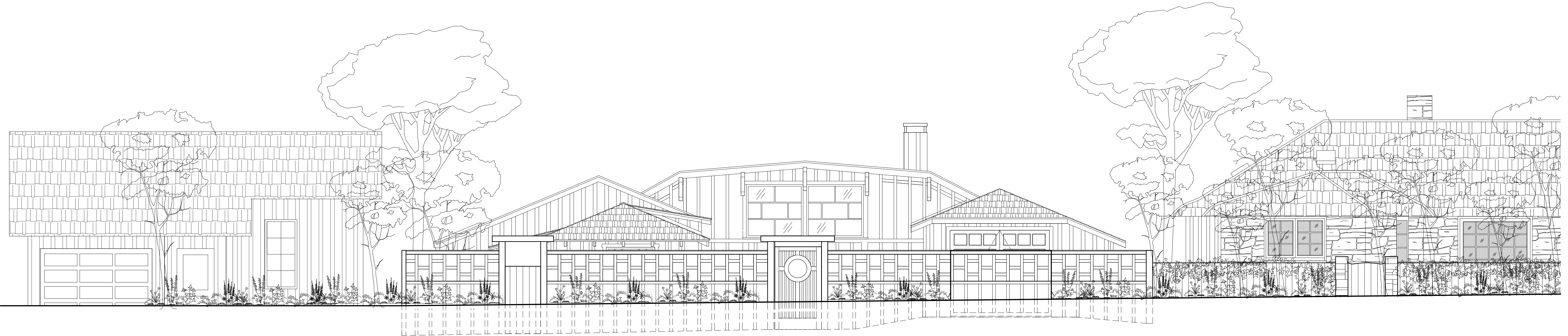
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PROPOSED NORTH & SOUTH ELEVATION
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

DATE: 8/24/2020
 SCALE: 1/4"=1'-0"
 DRAWN: HRM
 JOB NUMBER: 18.18

A-3.4
 SHEET OF



STREET ELEVATION

| REVISION | No. |
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STREET ELEVATION
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

DATE: 8/24/2020
 SCALE: N.T.S.
 DRAWN: HRM
 JOB NUMBER: 1818

A-3.5
 SHEET OF

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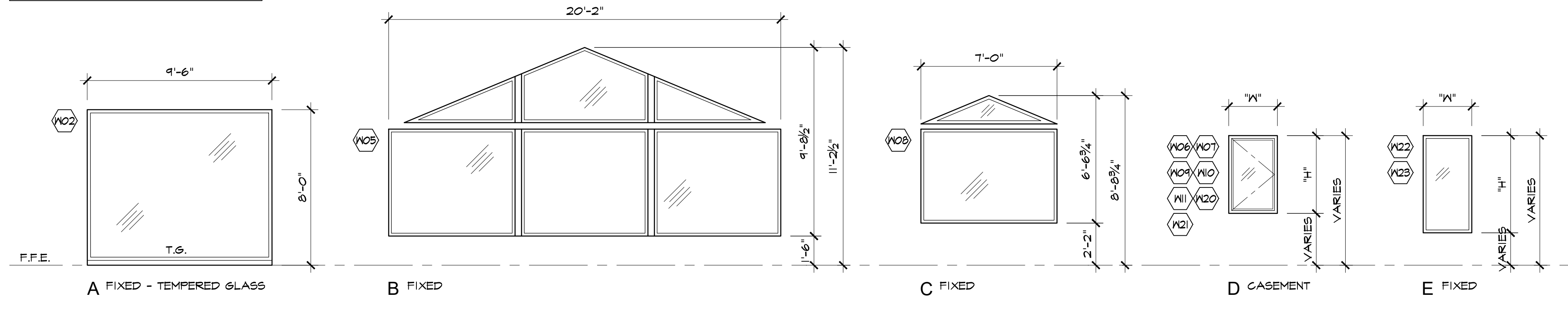
WINDOW SCHEDULE

| WDW. NO. | TYPE | SIZE "W" WIDTH | SIZE "H" HEIGHT | HEAD HEIGHT | GLAZING | SAFETY GLAZING | OPERATING STYLE | FRAME MATL. | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | LOCATION | REMARKS |
|----------|--------|----------------|-----------------|-------------|--------------|----------------|-----------------|-------------|-------------|-------------|-------------|--------------------|-------------------------|
| (N01) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (E) BEDROOM #3 | EXIST. WINDOW TO REMAIN |
| (N02) | A | 9'-6" | 8'-0" | 8'-0" | DOUBLE GLAZE | TEMPERED GLASS | FIXED | WOOD | -- | -- | -- | (N) FAMILY ROOM | --- |
| (N03) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (N) BEDROOM #4 | EXIST. WINDOW TO REMAIN |
| (N04) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (N) BEDROOM #4 | EXIST. WINDOW TO REMAIN |
| (N05) | B | 19'-10 1/2" | 9'-7 3/4" | 11'-1 3/4" | DOUBLE GLAZE | -- | FIXED | WOOD | -- | -- | -- | (N) DINING | --- |
| (N06) | D | 2'-4" | 6'-0" | 7'-0" | DOUBLE GLAZE | TEMPERED GLASS | CASEMENT | WOOD | -- | -- | -- | (N) DINING | --- |
| (N07) | D | 2'-4" | 6'-0" | 7'-0" | DOUBLE GLAZE | TEMPERED GLASS | CASEMENT | WOOD | -- | -- | -- | (N) DINING | --- |
| (N08) | C | 7'-0" | 6'-6 3/4" | 8'-8 3/4" | DOUBLE GLAZE | -- | FIXED | WOOD | -- | -- | -- | (N) MASTER BEDROOM | --- |
| (N09) | D | 2'-6" | 4'-8" | 6'-8" | DOUBLE GLAZE | -- | CASEMENT | WOOD | -- | -- | -- | (N) MASTER BEDROOM | --- |
| (N10) | D | 2'-6" | 4'-8" | 6'-8" | DOUBLE GLAZE | -- | CASEMENT | WOOD | -- | -- | -- | (N) MASTER BEDROOM | --- |
| (N11) | D | 2'-9 1/2" | 3'-2" | 6'-8" | DOUBLE GLAZE | -- | CASEMENT | WOOD | -- | -- | -- | (N) MASTER BATH | --- |
| (N12) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (N) GARAGE | EXIST. WINDOW TO REMAIN |
| (N13) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (N) GARAGE | EXIST. WINDOW TO REMAIN |
| (N14) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (N) GARAGE | EXIST. WINDOW TO REMAIN |
| (N15) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (N) GARAGE | EXIST. WINDOW TO REMAIN |
| (N16) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (E) ENTRY | EXIST. WINDOW TO REMAIN |
| (N17) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (E) BEDROOM #2 | EXIST. WINDOW TO REMAIN |
| (N18) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (E) BATH #2 | EXIST. WINDOW TO REMAIN |
| (N19) | EXIST. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | (E) BEDROOM #2 | EXIST. WINDOW TO REMAIN |
| (N20) | D | 1'-6" | 1'-9" | 6'-0" | DOUBLE GLAZE | -- | CASEMENT | WOOD | -- | -- | -- | (E) BEDROOM #2 | --- |
| (N21) | D | 1'-6" | 1'-9" | 6'-0" | DOUBLE GLAZE | -- | CASEMENT | WOOD | -- | -- | -- | (E) BEDROOM #2 | --- |
| (N22) | E | 1'-6" | 3'-7" | 6'-0" | DOUBLE GLAZE | -- | FIXED | WOOD | -- | -- | -- | (N) STAIR | --- |
| (N23) | E | 2'-6" | 4'-6" | 6'-8" | DOUBLE GLAZE | -- | FIXED | WOOD | -- | -- | -- | (N) STAIR | --- |

WINDOW NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R301.1.
 - WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
 - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
 - ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
 - SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
 - ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
 - ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
 - TEMPERED SAFETY GLAZING:
 - IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
 - GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
 - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
 - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATINGS OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET THE REQUIREMENTS OF SFM 12-TA-2. [CRC SECTION R337.2.2.1]

WINDOW TYPES



| REVISION | No. |
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CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

WINDOW SCHEDULE
 JOB NAME: **Sallomi Residence**
 Carmelo St 4NW of Ocean Ave
 Carmel-By-The-Sea, CA 93923
 A.P.N.: 010-258-021

DATE: 8/24/2020
 SCALE: 1/4" = 1'-0"
 DRAWN: JK
 JOB NUMBER: 1818

A-4.2
 SHEET OF