

VALENTINE RESIDENCE

Carmelo St. 5 NW of Ocean Ave.
CARMEL-BY-THE-SEA, CA 93921

REVISION	No.

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

ARCHITECT

COVER PAGE
 JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: N/A
 DRAWN: NN
 JOB NUMBER: 19.04
A-0.1
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GENERAL NOTES

- 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 ATTORNEYS' 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:** BUILDINGS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODES/CALIFORNIA RESIDENTIAL CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.

OWNERSHIP NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- 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.

DEFERRED SUBMITTALS

PROJECT DATA

ADDRESS: **CARMELO 5 NW OF OCEAN AVE.
 CARMEL-BY-THE-SEA, CA 93921**

PROJECT DESCRIPTION: **PROPOSED INTERIOR & EXTERIOR REMODEL OF (PARTIAL ROOF OVER MASTER BEDROOM, MASTERBATH AND NEW ROOF OVER GARAGE) and TO THE EXISTING SINGLE FAMILY RESIDENCE.**

LOT SIZE: **8,000.0 S.F.**

A.P.N.: **010-253-005**

BLOCK: **HH**

LOT: **05**

ZONING: **R-1**

OCCUPANCY GROUP **R3 FOR HOUSE - U FOR GARAGE**

TYPE OF CONSTRUCTION: **(V-B)**

SETBACKS

FRONT **15' MAX.**
 REAR **15' MAX.**
 SIDE **25% OF LOT WIDTH - 20' MAX.**

BUILDING HEIGHT ALLOWED

ONE STORY PLATE HT. - 12'	BUILDING HEIGHT PROPOSED
2ND STORY PLATE HT. - 18'	ONE STORY PLATE HT. - 8'-5"
MAX ROOF HT. - 24'	2ND STORY PLATE HT. - 16'-4"
	MAX ROOF HT. - 24'

LOT AREA	8,000 S.F.
BASE FLOOR AREA ALLOWED	2,960 S.F.
EXISTING MAIN FLOOR AREA	1,635 S.F.
EXISTING GARAGE	308 S.F.
EXISTING LOWER FLOOR AREA	964 S.F.
TOTAL EXISTING FLOOR AREA	2,907 S.F.
F.A.R. NEW FLOOR AREA CALCULATIONS	
UPPER FLOOR	1,635 S.F.
GARAGE	308 S.F.
LOWER FLOOR	1,014 S.F.
TOTAL NEW FLOOR AREA	2,957 S.F.
PROJECT MAX. ALLOWABLE FLOOR AREA	2,960 S.F.

EXISTING SITE COVERAGE

IMPERVIOUS COVERAGE	
STONE PAVEMENT	1,923 S.F.
DRIVEWAY	285 S.F.
TOTAL IMPERVIOUS COVERAGE	2,208 S.F.
PERVIOUS COVERAGE	
GRASS	3,164 S.F.
PLANTERS	298 S.F.
TOTAL PERVIOUS COVERAGE	3,462 S.F.

PROPOSED SITE COVERAGE

IMPERVIOUS COVERAGE	
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EXISTING DRIVEWAY	285 S.F.
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PERVIOUS COVERAGE	
GRASS	3,164 S.F.
PLANTERS	298 S.F.
TOTAL PERVIOUS COVERAGE	3,462 S.F.

PROJECT TEAM

OWNER: **Las Olas Associates
 660 Goodhill Rd.,
 Kentfield, CA 94904
 PHONE: 650-400-1144**

ARCHITECT: **ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE: 831-372-0410**

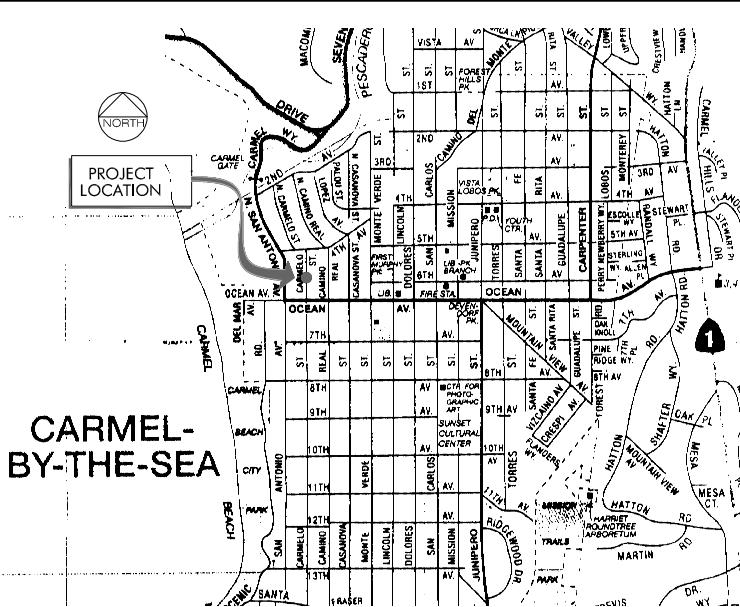
SURVEYOR: **LANDSET ENGINEERING
 520-B CRAZY HORSE CANYON ROAD
 SALINAS, CA 93907
 PH: 831-443-6470
 CONTACT: GUY GIRAUDO**

CIVIL: **LANDSET ENGINEERING
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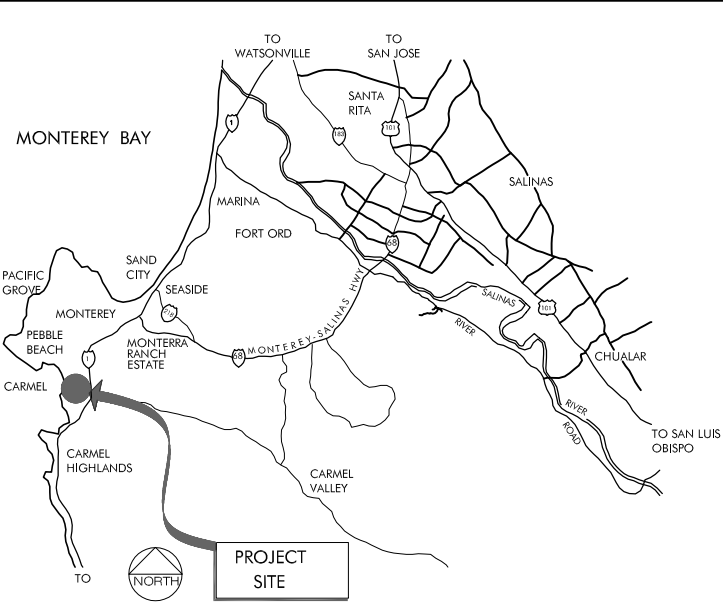
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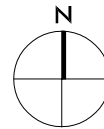
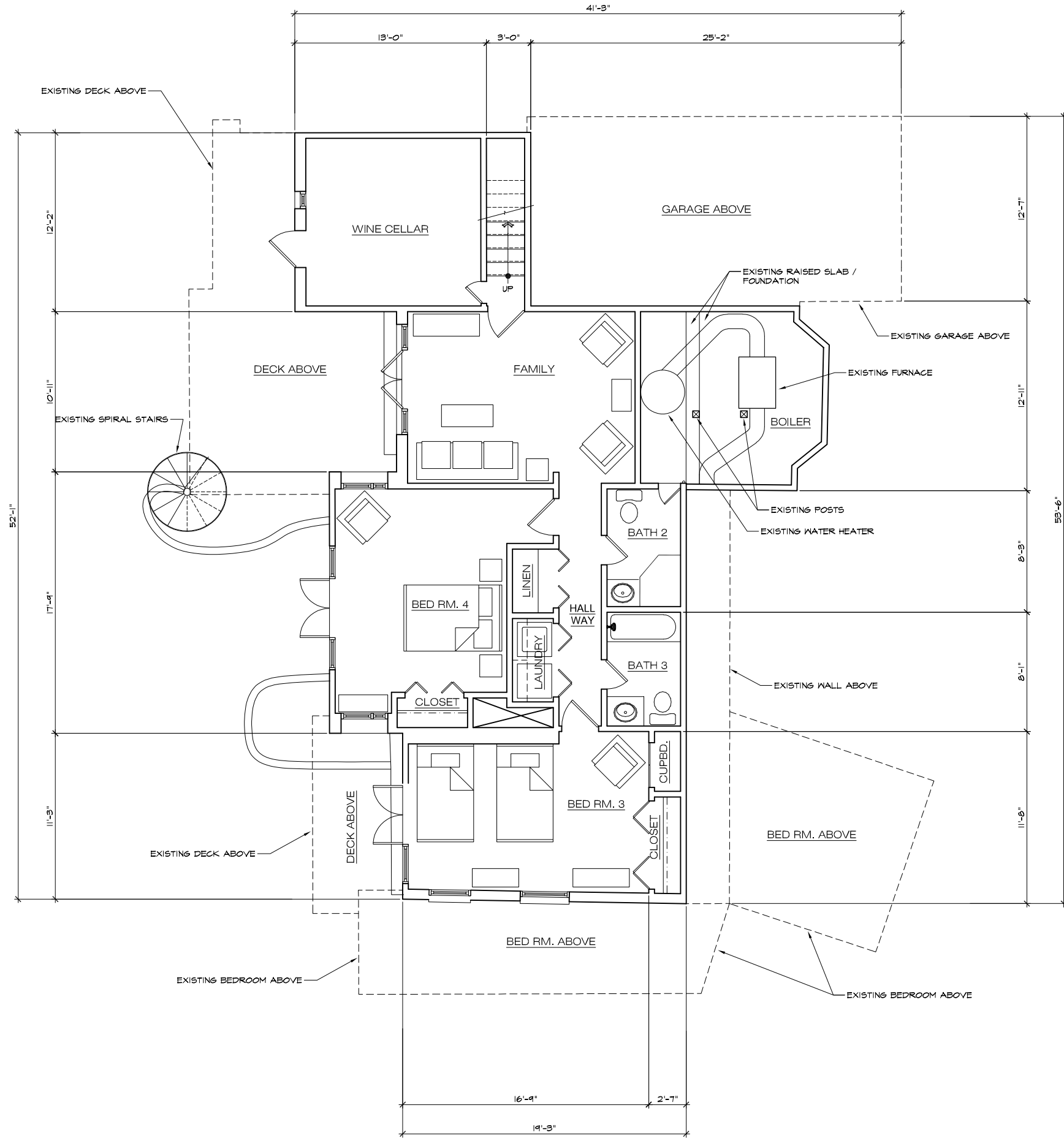
- ARCHITECTURAL**
- A-0.1 COVER SHEET
 - A-1.0 TOPOGRAPHIC SURVEY
 - A-1.1 EXISTING SITE PLAN
 - A-2.0 EXISTING BASEMENT FLOOR PLAN
 - A-2.1 EXISTING UPPER FLOOR PLAN
 - A-2.2 DEMO BASEMENT FLOOR PLAN
 - A-2.3 DEMO UPPER FLOOR PLAN
 - A-2.4 PROPOSED BASEMENT FLOOR PLAN
 - A-2.5 PROPOSED UPPER FLOOR PLAN
 - A-2.6 EXISTING ROOF PLAN
 - A-2.7 DEMO ROOF PLAN
 - A-2.8 PROPOSED ROOF PLAN
 - A-3.0 EXISTING NORTH ELEVATION
 - A-3.1 EXISTING EAST ELEVATION
 - A-3.2 EXISTING SOUTH ELEVATION
 - A-3.3 EXISTING WEST ELEVATION
 - A-3.4 PROPOSED NORTH ELEVATION
 - A-3.5 PROPOSED EAST ELEVATION
 - A-3.6 PROPOSED SOUTH ELEVATION
 - A-3.7 PROPOSED WEST ELEVATION
 - A-3.9 PROPOSED BUILDING SECTIONS
 - A-5.1 PHOTOS OF EXISTING HOUSE
 - A-7.1 MATERIAL SAMPLES
- CML**
- C1 TOPOGRAPHIC MAP

LOCATION MAP



VICINITY MAP





EXISTING BASEMENT FLOOR PLAN

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



REVISION	No.

CONSULTANT:

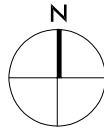
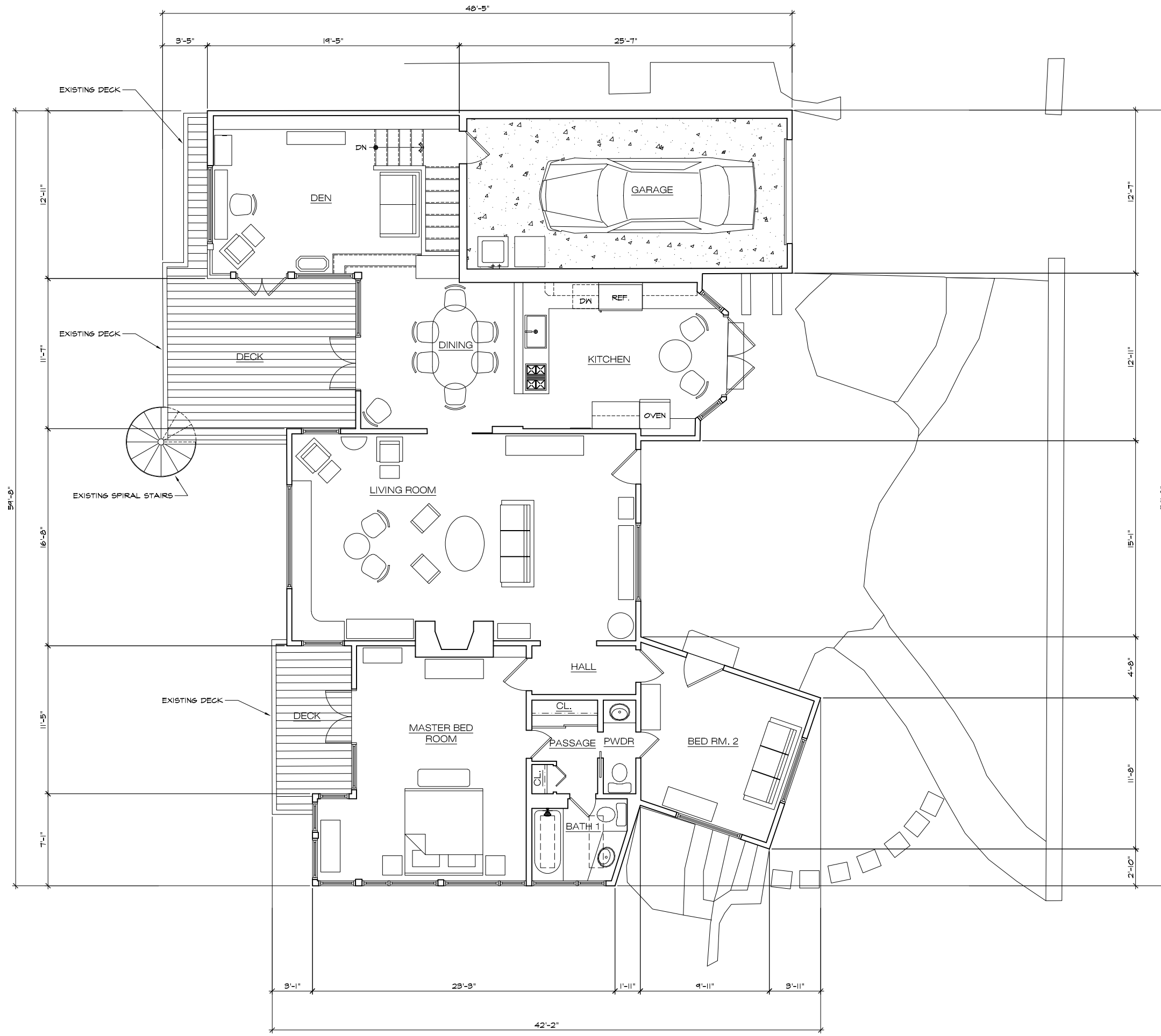
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EXISTING BASEMENT FLOOR PLAN

JOB NAME:
Valentine Residence
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: 1/4" = 1'-0"
 DRAWN: NN
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EXISTING UPPER FLOOR PLAN

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



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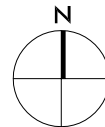
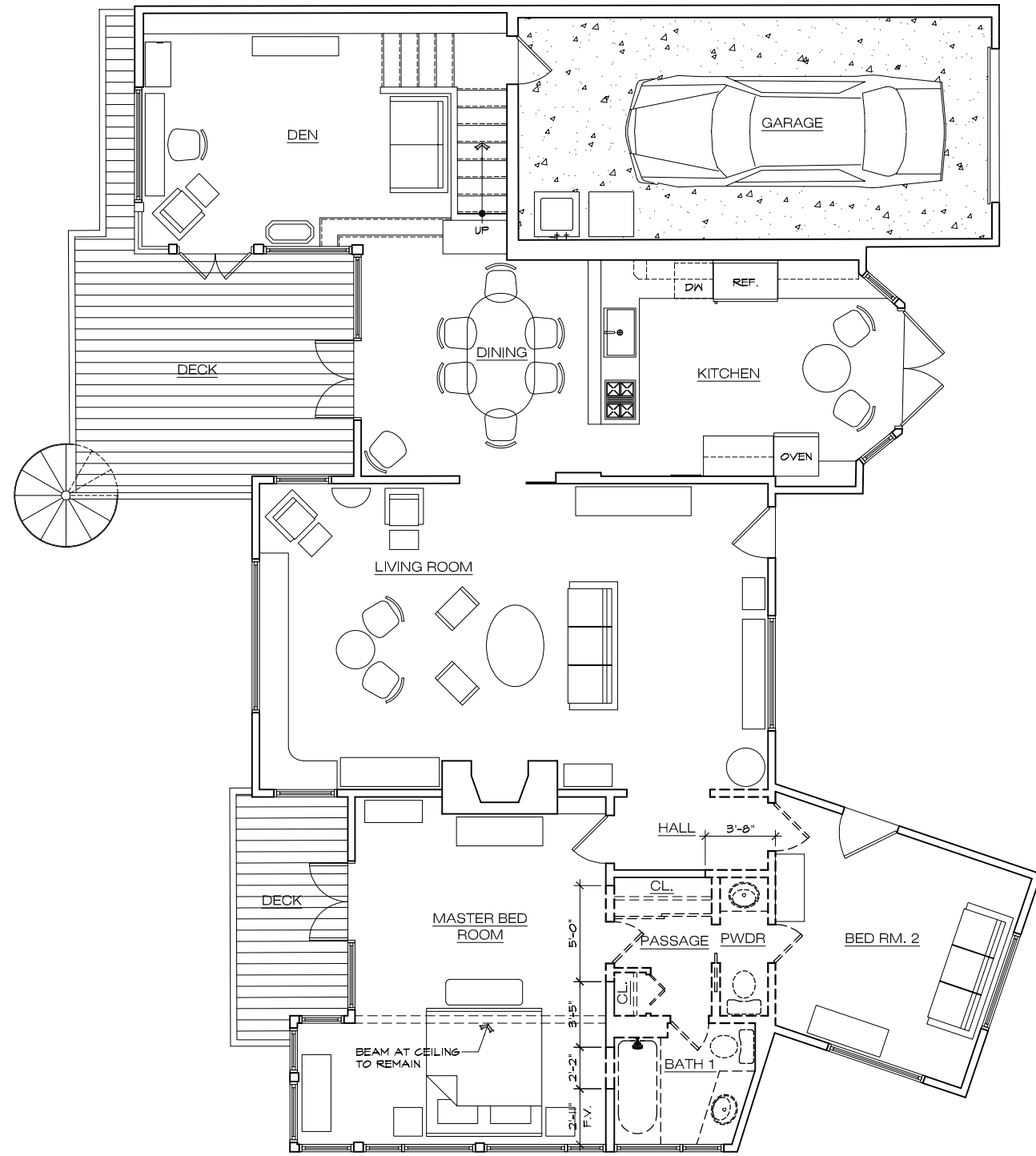
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EXIST'S UPPER FLOOR PLAN
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DEMO UPPER FLOOR PLAN

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



LEGEND

	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	DOORS TO BE DEMOLISHED
	FIXTURES TO BE DEMOLISHED
	V/C TO BE DEMOLISHED
	TUB TO BE DEMOLISHED
	BI-FOLD DOORS TO BE DEMOLISHED
	SLIDING DOORS TO BE DEMOLISHED

NOTE: FURNITURE TO REMAIN

REVISION	No.

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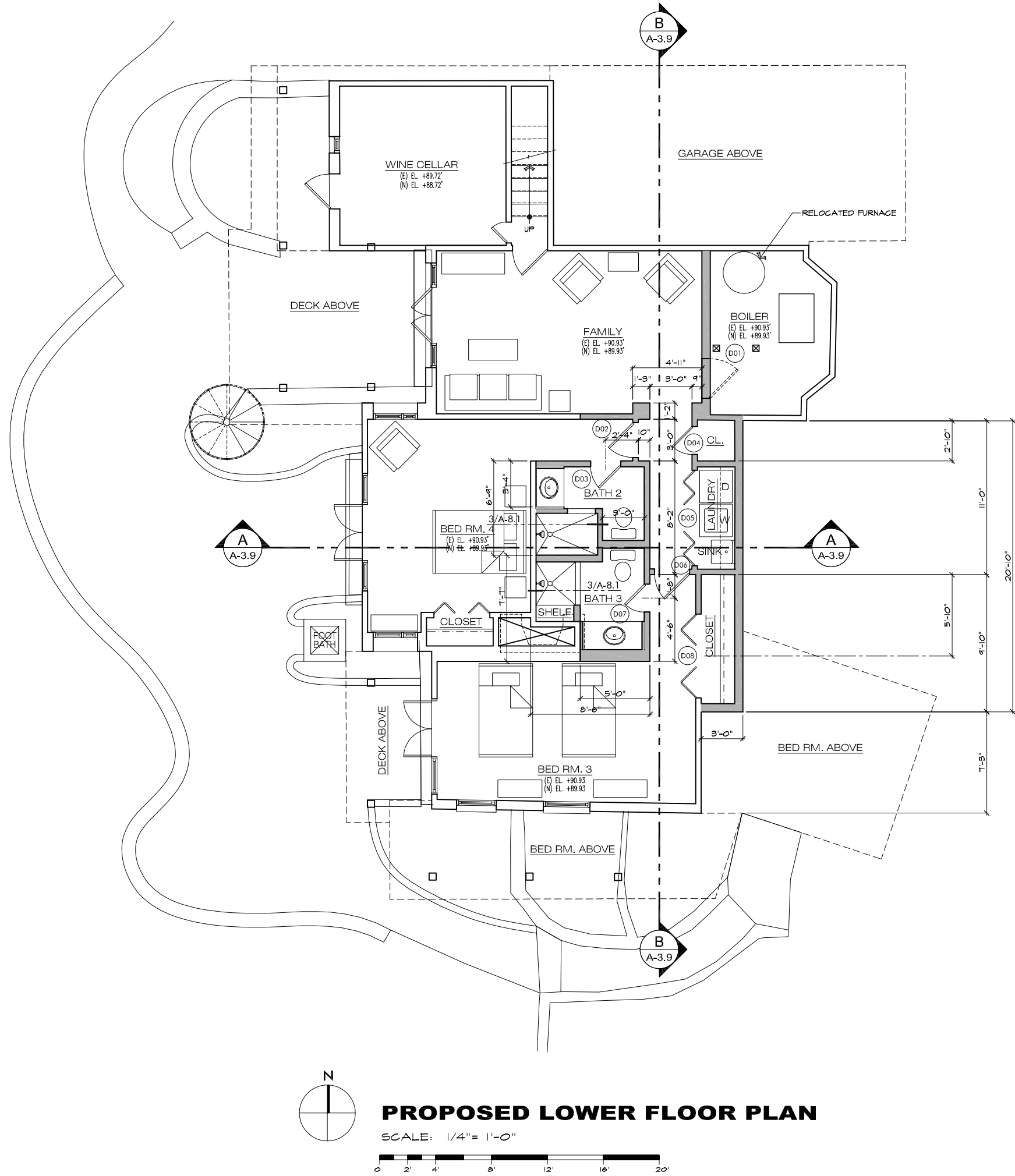
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DEMO UPPER FLOOR PLAN

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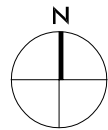
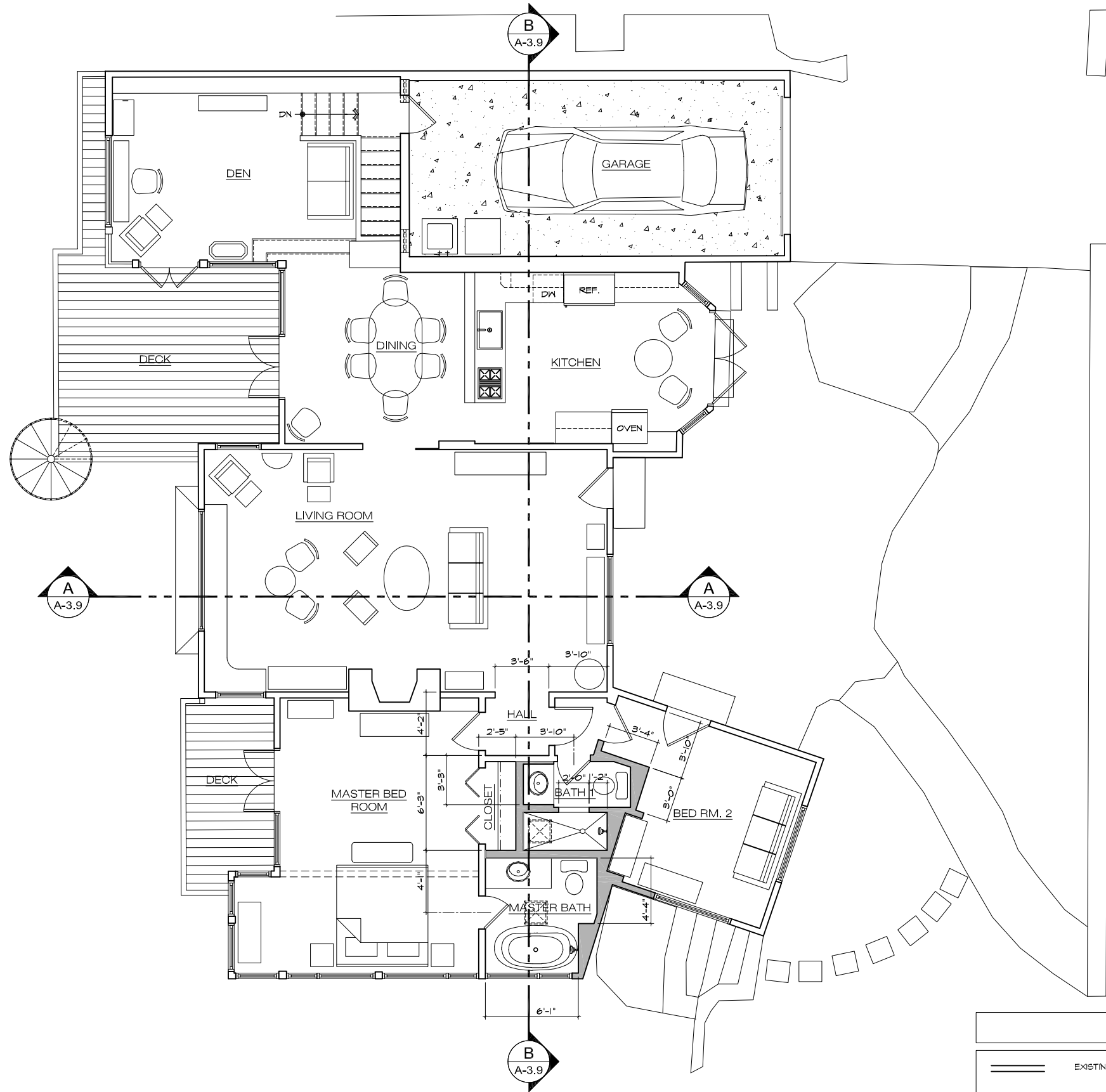


LEGEND

	EXISTING WALLS
	PROPOSED NEW WALLS

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<p>PROPOSED BASEMENT FLR PLN</p>	<p>JOB NAME: Valentine Residence Carmelo St. NW 5th House Ocean Ave. Carmel, By-The-Sea, CA APN: 010-253-005</p>																
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PROPOSED UPPER FLOOR PLAN

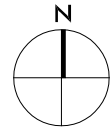
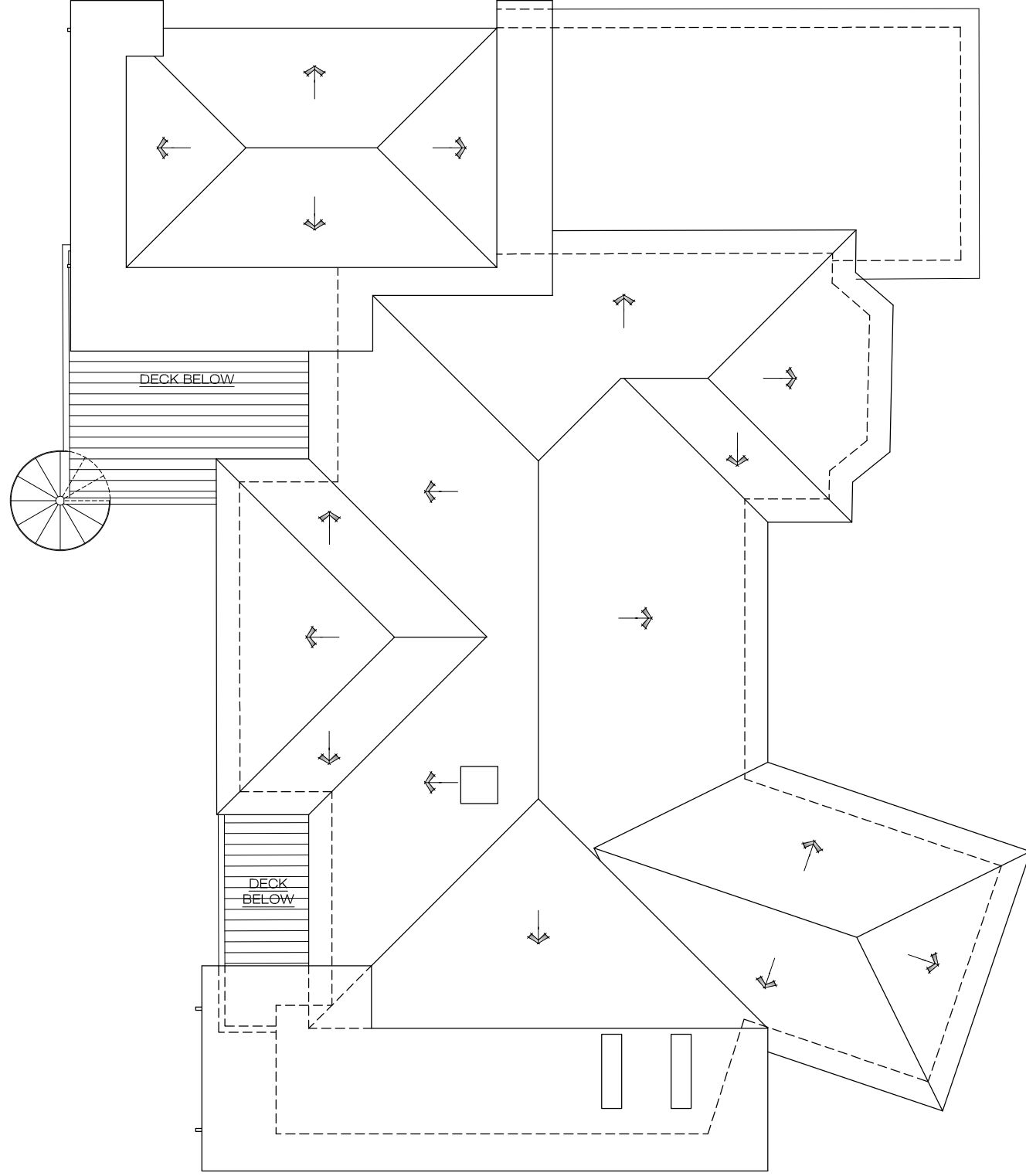
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LEGEND

	EXISTING WALLS
	PROPOSED NEW WALLS

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EXISTING ROOF PLAN

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



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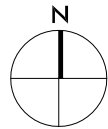
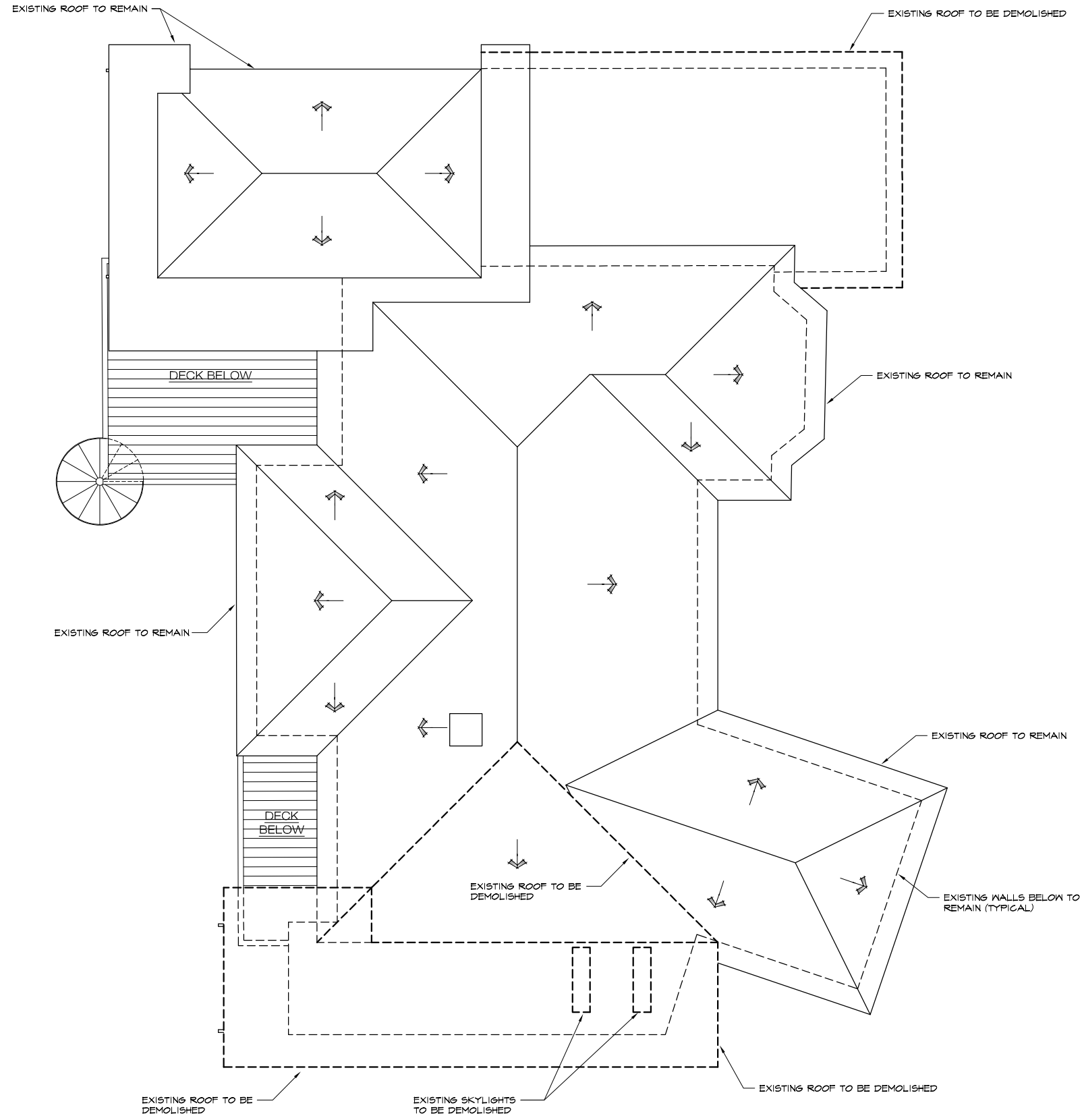
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DEMO ROOF PLAN

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



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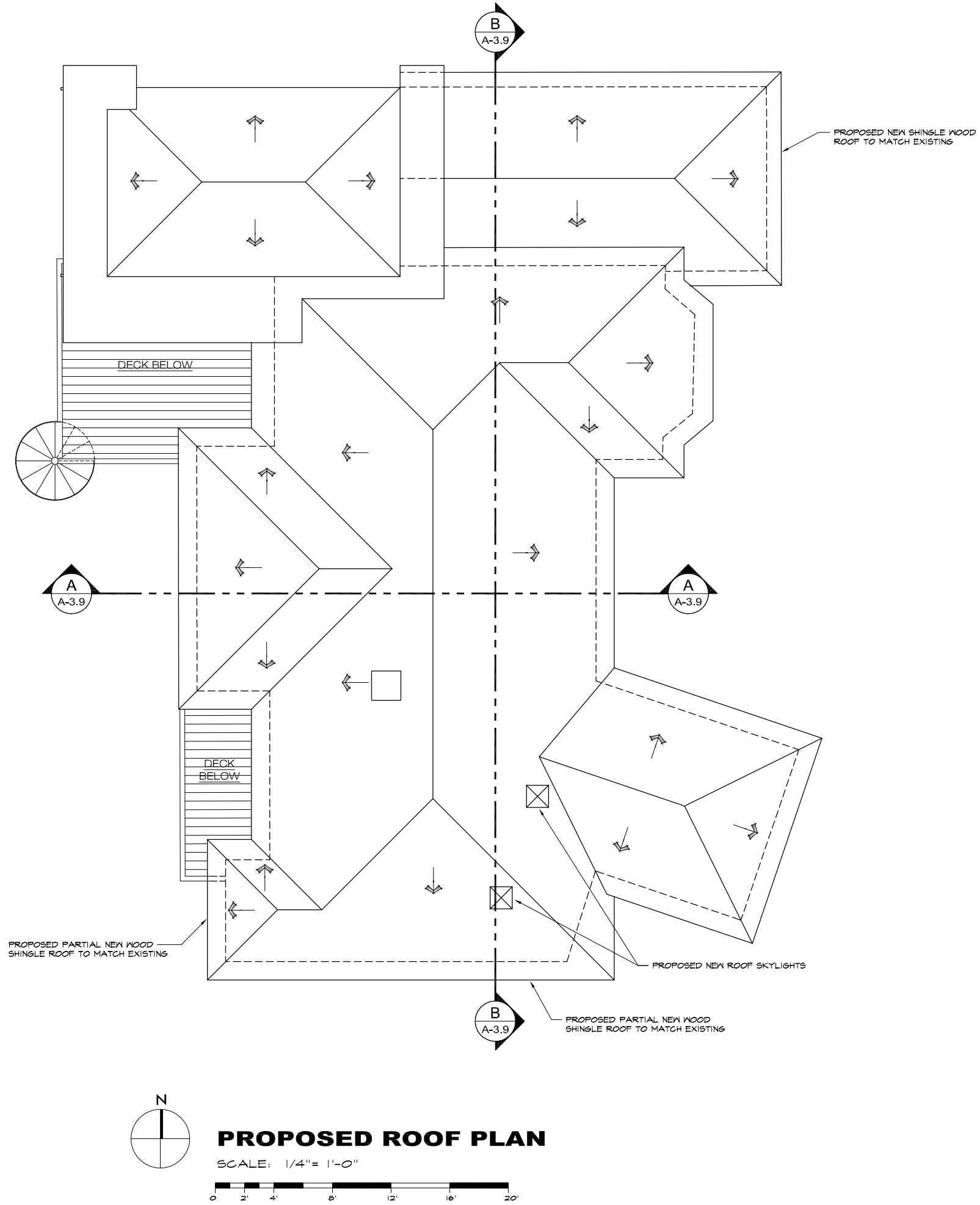
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PROPOSED ROOF PLAN

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



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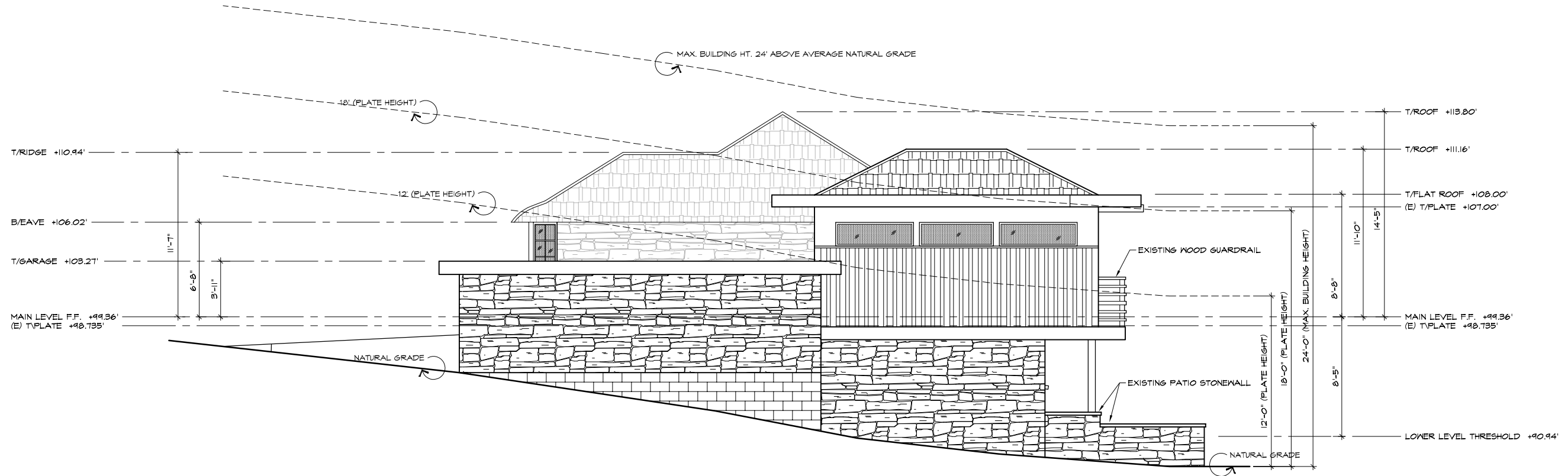
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EXISTING NORTH ELEVATION

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



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EXISTING NORTH ELEVATION

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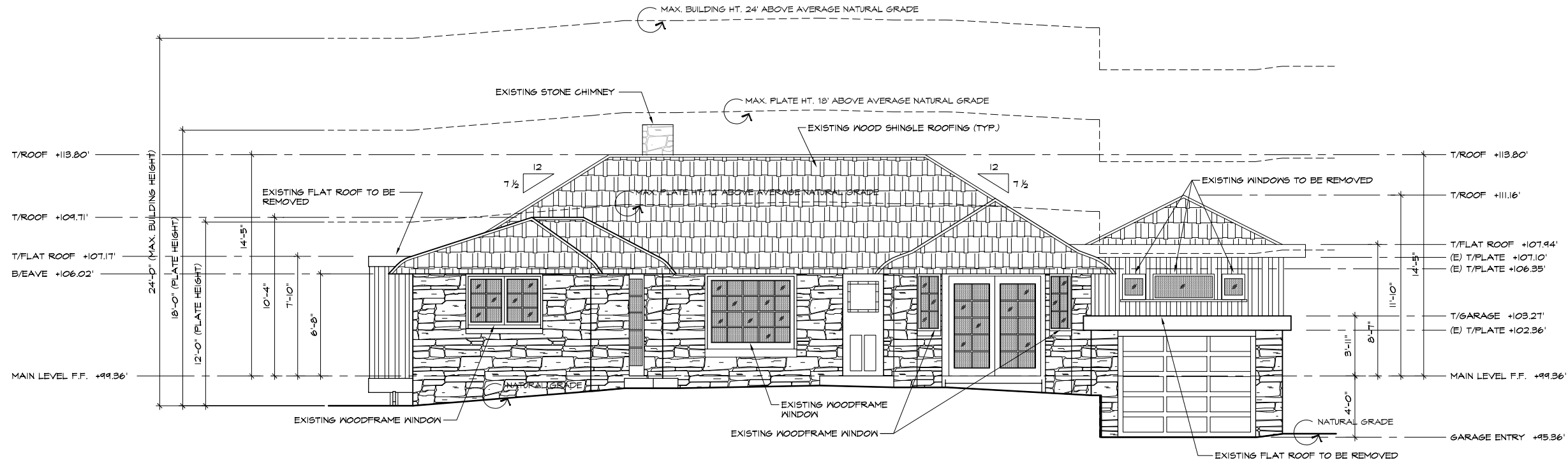
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DRAWN: NN

JOB NUMBER: 19.04

A-3.0
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EXISTING EAST ELEVATION

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



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PROPOSED EAST ELEVATION

JOB NAME:
Valentine Residence
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

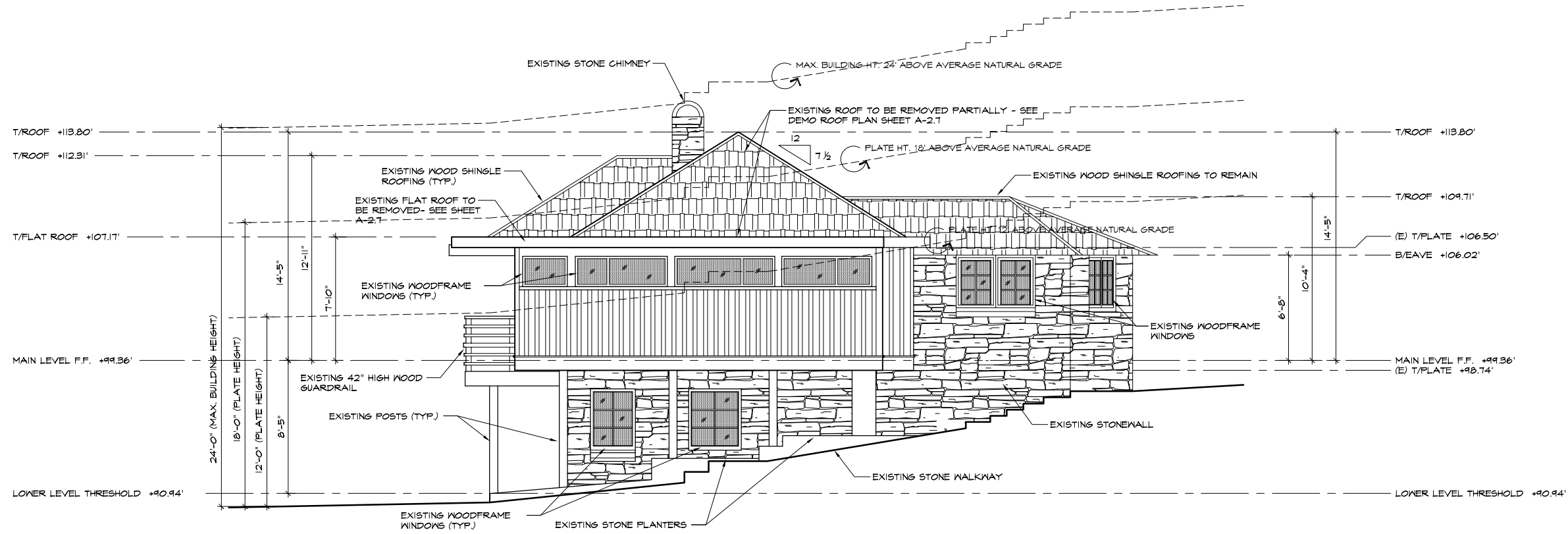
DATE: 3/11/20

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

DRAWN: NN

JOB NUMBER: 19.04

A-3.1
 SHEET OF



EXISTING SOUTH ELEVATION

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



REVISION	No.

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 SOUTH ELEVATION

JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20

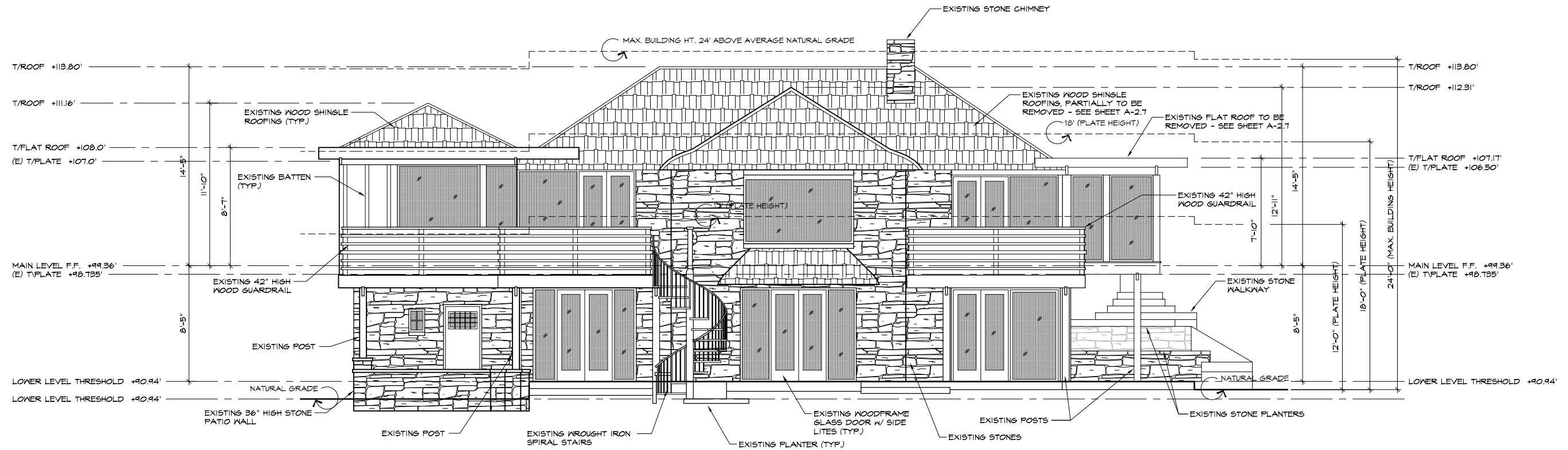
SCALE: 1/4" = 1'-0"

DRAWN: NN

JOB NUMBER: 19.04

A-3.2

SHEET OF



EXISTING WEST ELEVATION

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



REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

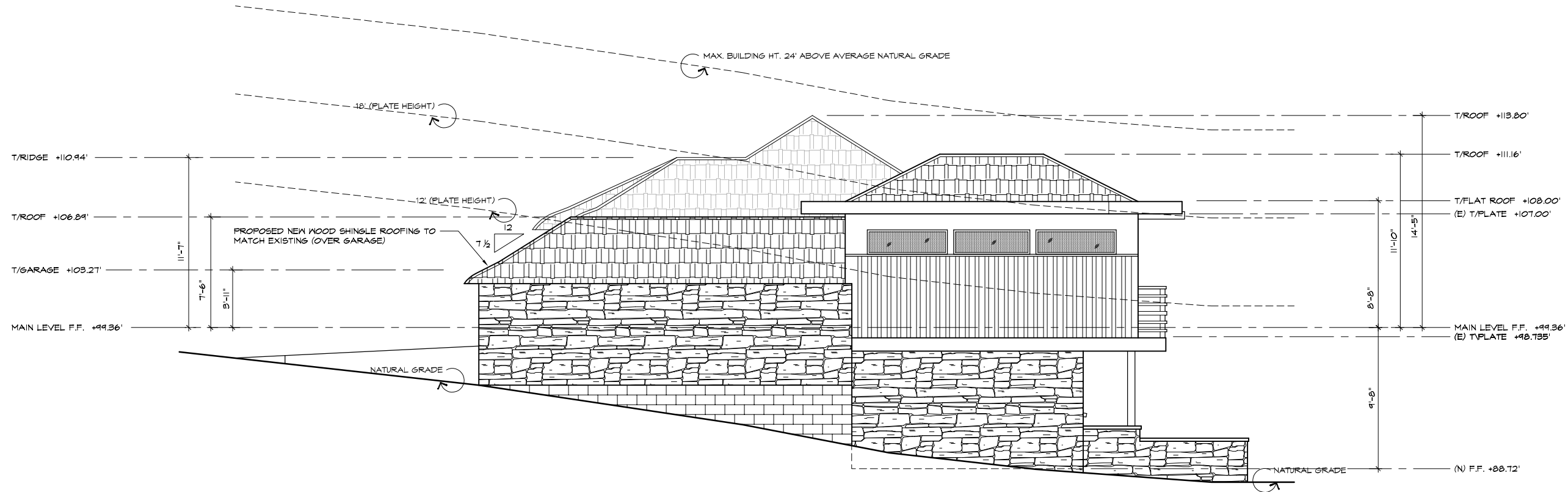
211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING WEST ELEVATION

JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: 1/4" = 1'-0"
 DRAWN: NN
 JOB NUMBER: 19.04

A-3.3
 SHEET OF



PROPOSED NORTH ELEVATION

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



REVISION	No.

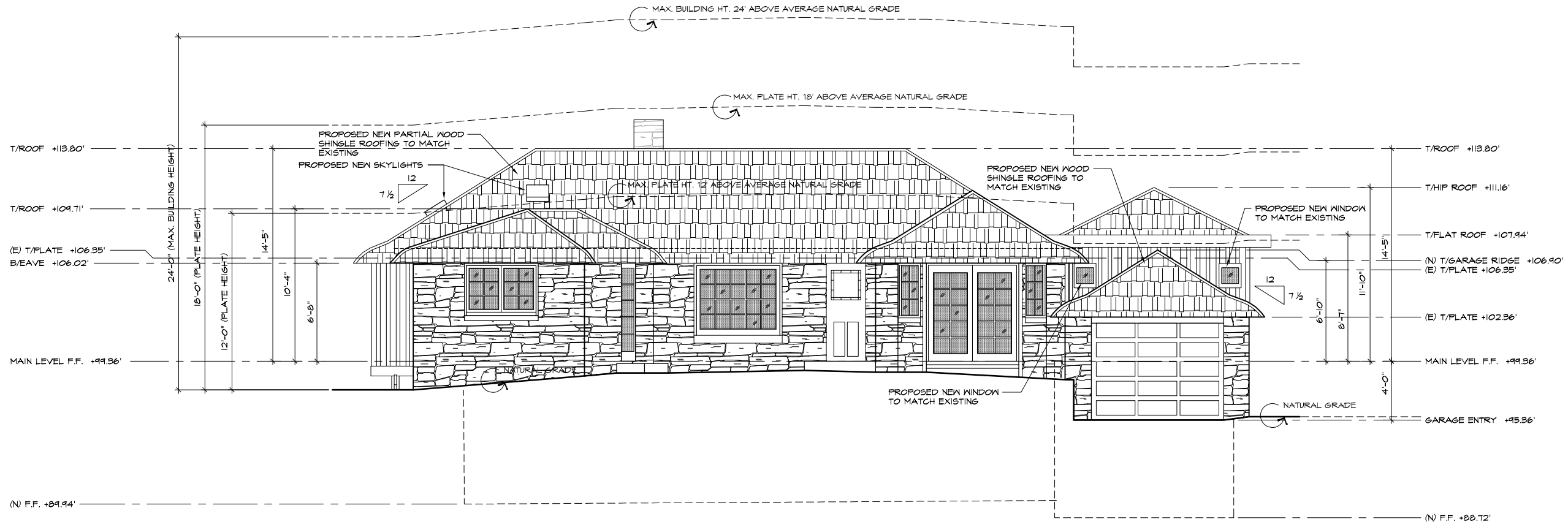
CONSULTANT:

ARCHITECT
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
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PROPOSED NORTH ELEVATION
 JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: 1/4" = 1'-0"
 DRAWN: NN
 JOB NUMBER: 19.04

A-3.4
 SHEET OF



PROPOSED EAST ELEVATION

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



REVISION	No.

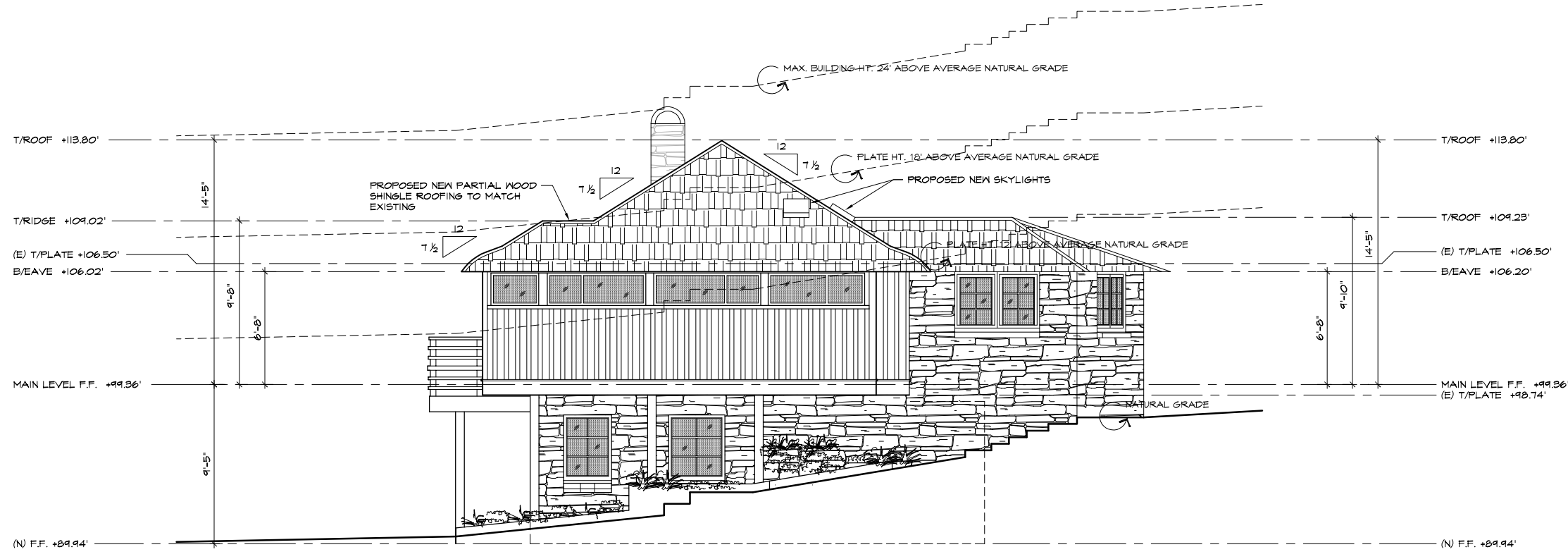
CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
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PROPOSED EAST ELEVATION
 JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: 1/4" = 1'-0"
 DRAWN: NN
 JOB NUMBER: 19,04

A-3.5
 SHEET OF



NOTE: EXISTING FINISHED FLOOR +90.94'
LOWERED TO +89.94'

PROPOSED SOUTH ELEVATION

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



REVISION	No.

CONSULTANT:

ARCHITECT
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
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PROPOSED SOUTH ELEVATION

JOB NAME:
Valentine Residence
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

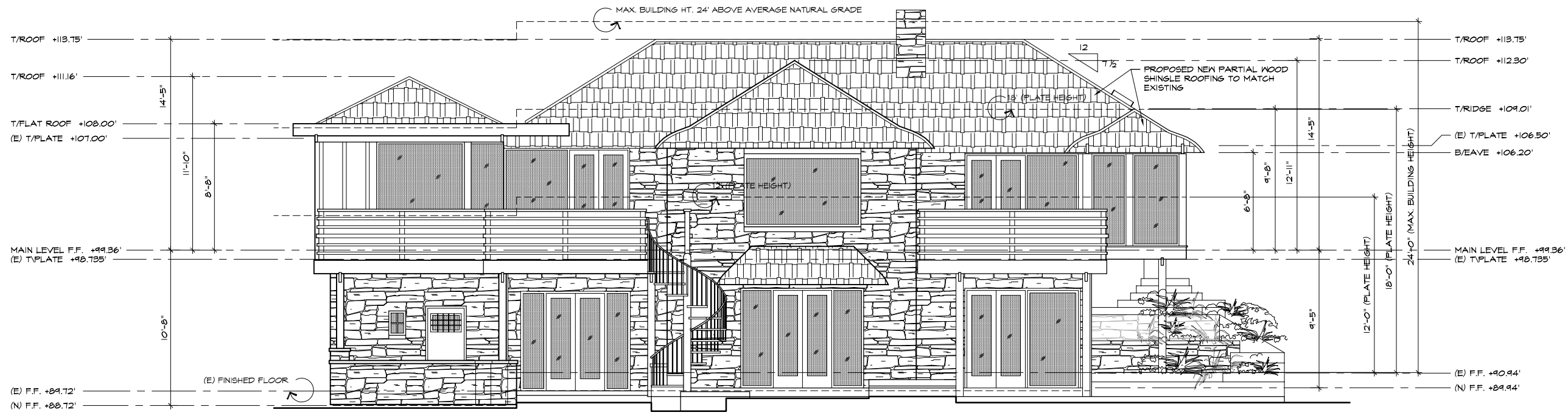
DATE: 9/11/20

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

DRAWN: NN

JOB NUMBER: 19,04

A-3.6
 SHEET OF



NOTE: EXISTING FINISHED FLOOR +89.12'
LOWERED TO +88.12'

PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"
0 2' 4' 8' 12' 16'

NOTE: EXISTING FINISHED FLOOR +90.94'
LOWERED TO +89.94'

REVISION	No.

CONSULTANT:

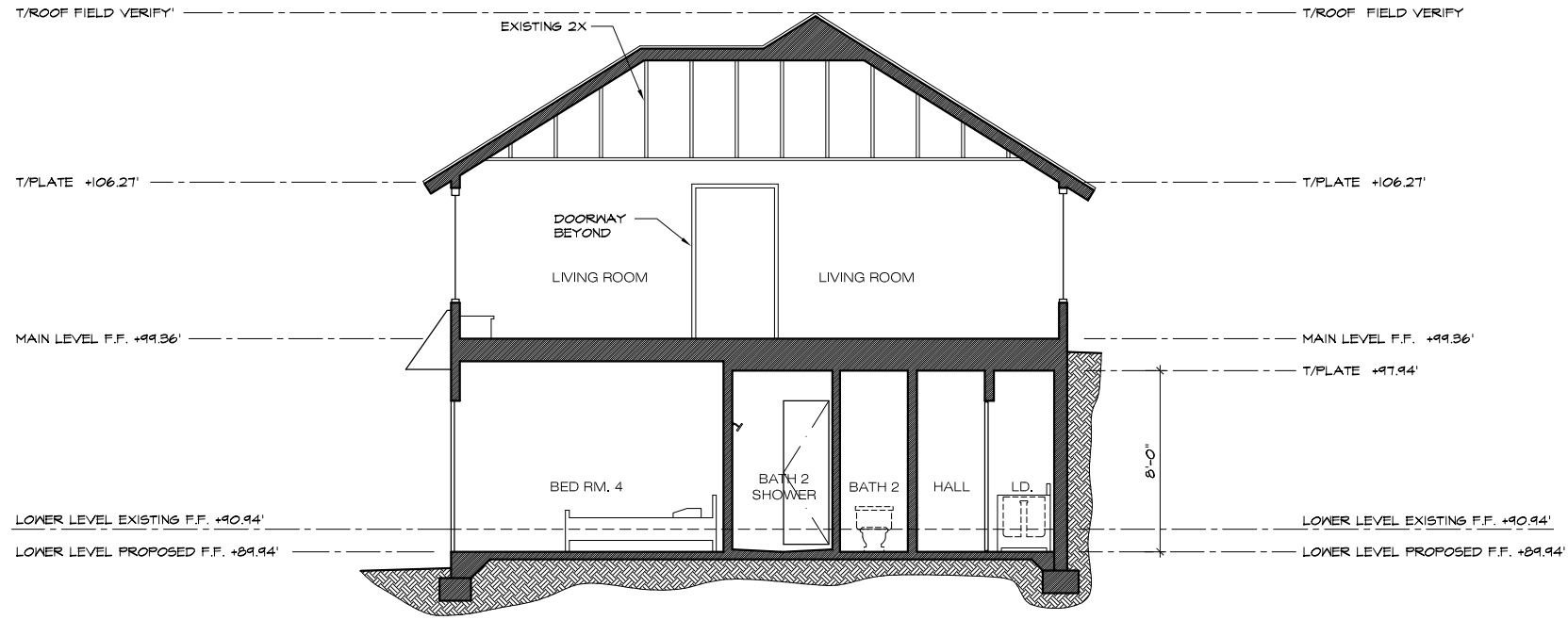
ARCHITECT
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 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED WEST ELEVATION
 JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: 1/4" = 1'-0"
 DRAWN: NN
 JOB NUMBER: 19.04

A-3.7
 SHEET OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. OWNER CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE FINAL ACCEPTANCE OF THESE RESTRICTIONS.

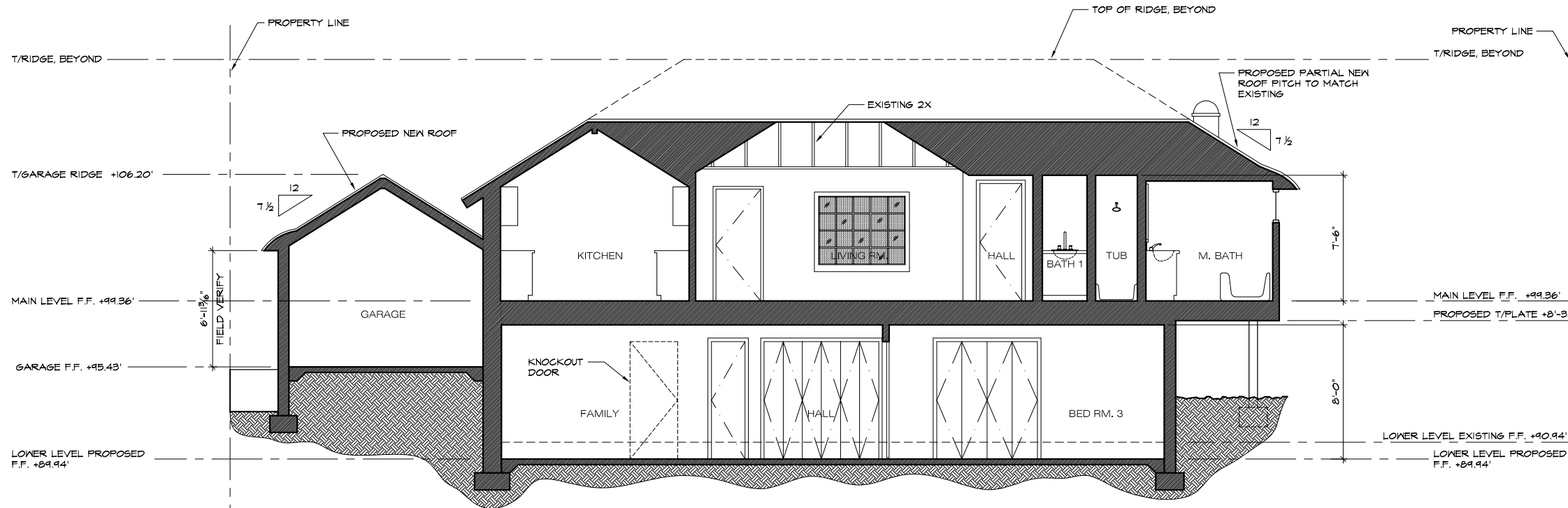


PROPOSED BUILDING SECTION A - A

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



NOTE:
1. FIELD VERIFY ALL HEIGHTS.
2. FIELD VERIFY ALL STRUCTURES.



PROPOSED BUILDING SECTION B - B

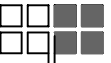
SCALE: 1/4" = 1'-0"



NOTE:
1. FIELD VERIFY ALL HEIGHTS.
2. FIELD VERIFY ALL STRUCTURES.

REVISION	No.

CONSULTANT:



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ARCHITECT

PROPOSED BUILDING SECTIONS

JOB NAME: **Valentine Residence**
Carmelo St. NW 5th House Ocean Ave.
Carmel, By-The-Sea, CA
APN: 010-253-005

DATE: 9/11/20

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

DRAWN: NN

JOB NUMBER: 19,04

A-3.9

SHEET OF

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10 BACK FACADE BALCONY



7 FRONT FACADE (GARAGE)



4 BACK FACADE



1 FRONT FACADE



11 BACK FACADE (LEFT)



8 FRONT FACADE (RIGHT)



5 LEFT FACADE



2 FRONT FACADE



12 BACK FACADE (LEFT)



9 BACK FACADE (BALCONY)



6 LEFT FRONT FACADE



3 BACK FACADE

REVISION	No.

CONSULTANT:




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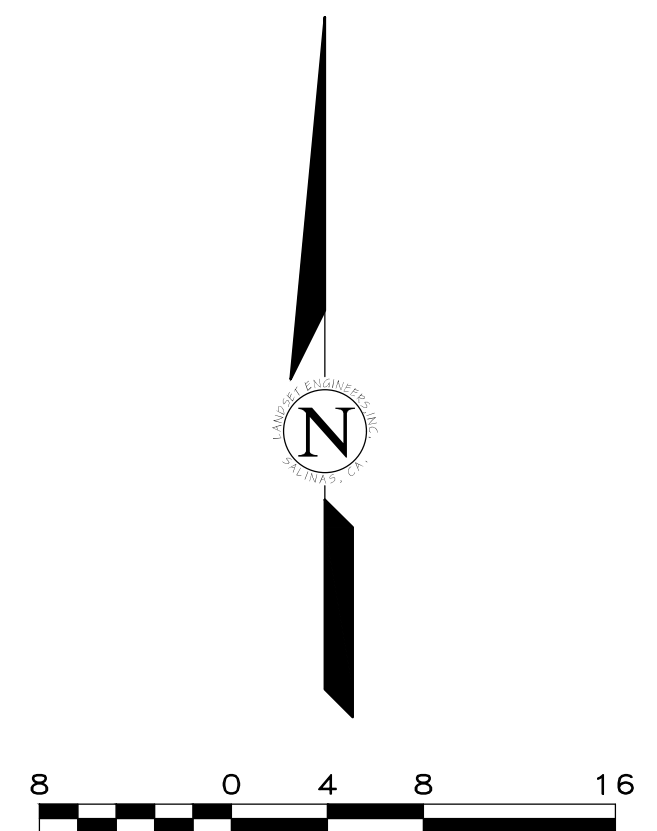
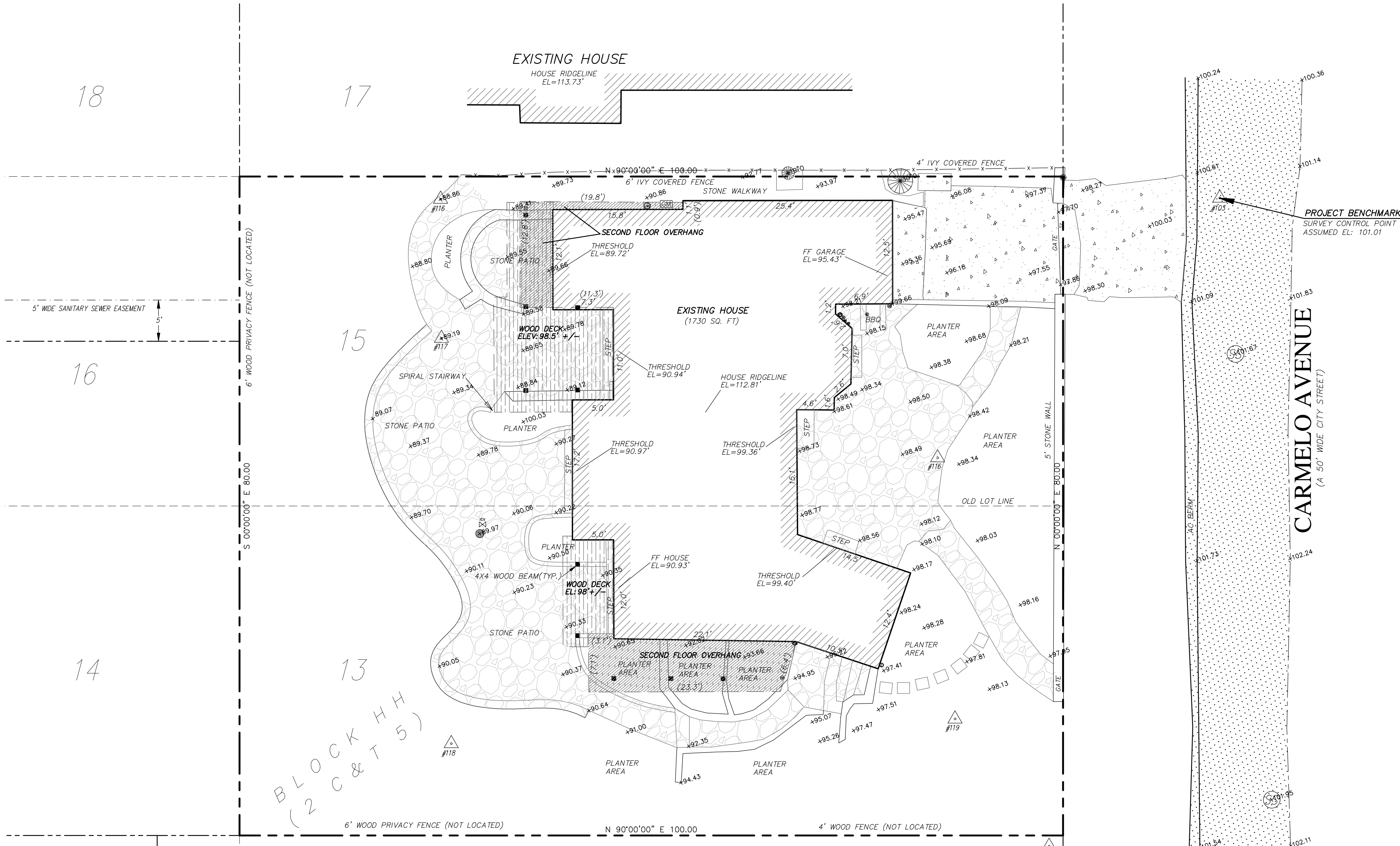
EXISTING HOUSE
 JOB NAME: **Valentine Residence**
 Carmelo St. NW 5th House Ocean Ave.
 Carmel, By-The-Sea, CA
 APN: 010-253-005

DATE: 3/11/20
 SCALE: N.T.S.
 DRAWN: NN
 JOB NUMBER: 19.04

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<p>12 UNTITLED</p>	<p>9 UNTITLED</p>	<p>6 UNTITLED</p>	<p>3 STONE</p>  <p>STONE and COLOR TO MATCH EXISTING</p>
<p>11 UNTITLED</p>	<p>8 UNTITLED</p>	<p>5 UNTITLED</p>	<p>2 WOOD WINDOW</p>  <p>WINDOW and COLOR TO MATCH EXISTING</p>
<p>10 UNTITLED</p>	<p>7 UNTITLED</p>	<p>4 UNTITLED</p>	<p>1 TUBULAR SKYLIGHT</p> 

REVISION	No.
CONSULTANT:	
	
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
	
MATERIAL SAMPLE JOB NAME: Valentine Residence Carmelo St. NW 5th House Ocean Ave. Carmel, By-The-Sea, CA APN: 010-253-005	
DATE:	3/11/20
SCALE:	N.T.S.
DRAWN:	NN
JOB NUMBER:	19.04
A-7.1 SHEET OF	



- LEGEND:**
- PROPERTY BOUNDARY LINE
 - - - ADJACENT PROPERTY BOUNDARY LINE
 - ORIGINAL PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE (TYPE AS SHOWN)
 - ROADWAY CENTERLINE
 - - - FENCELINE
 - - - EASEMENT LINE
 - [Pattern] ASPHALT CONCRETE SURFACE
 - [Pattern] PORTLAND CEMENT CONCRETE SURFACE
 - [Pattern] ROCK/GRAVEL SURFACE
 - [Symbol] GAS LINE
 - [Symbol] CONDUIT
 - [Symbol] PIPE
 - [Symbol] DOWNSPOUT
 - [Symbol] HOSEBIB
 - [Symbol] WATER SERVICE
 - [Symbol] IRRIGATION CONTROL VALVE
 - [Symbol] ELECTRICAL OUTLET
 - [Symbol] GAS METER
 - [Symbol] ELECTRICAL METER
 - [Symbol] AREA DRAIN
 - [Symbol] SANITARY SEWER MANHOLE
 - [Symbol] TREE (TYPE AND SIZE AS MARKED)
 - [Symbol] CENTER OF TREE
 - [Symbol] SURVEY H&V CONTROL POINT
 - [Symbol] SPOT ELEVATION
 - [Symbol] OVERHANG MEASUREMENT

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #103, A MAGNETIC NAIL LOCATED IN THE PAVEMENT ON THE WESTERLY SIDE OF CARMELO AVENUE, IN FRONT OF THE DRIVEWAY OF PROJECT LOCATION, ASSUMED ELEVATION 101.01' 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 (3/21/19) 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.
 - 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. NOT ALL BUILDING OVERHANGS ARE SHOWN.
 - 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.
 - THE AREA MAPPED FOR THIS SURVEY WAS FOR THE RESIDENCE AND ADJACENT AREAS EXTENDING OUT 10'.

CONTACT INFORMATION:
 ARCHITECT:
 ATTN: MR. LUYEN VU
 ERIC MILLER ARCHITECTS

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

No.	DATE	BY	REVISION
	4/3/19	JLH	RELEASED TO CLIENT

A.P.N.: 008-441-008

TOPOGRAPHIC MAP

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2003-061288 OF OFFICIAL RECORDS OF MONTEREY COUNTY CARMEL-BY-THE-SEA, CALIFORNIA

FOR LAS OLAS ASSOCIATES



APPROVED BY:
 GUY R. GIRARDINO
 P.L.S. No. 8703

