

PROPOSED SOUTH ELEVATION

SCALE 1/4"=1'-0"

DESIGN CONSIDERATIONS FOR ALTERATIONS & ADDITIONS

THE 1927 STUDIO ENTRANCE WAS ALONG 6TH STREET. A PATH FROM THE WEST SIDE DOOR LED TO HIS AND MAYOTTA'S PRIVATE RESIDENCE NEXT DOOR. SUBSEQUENT ADDITIONS MAINTAINED ENTRY FROM 6TH STREET, THE PRINCIPAL ELEVATION TO PRESENT DAY. THE "FRONT" YARD AREA ON THE 80' X 100' LOT IS THE HISTORIC SETTING FOR THE STUDIO, AND LATER A PRIVATE RESIDENCE FOR MAYOTA COMSTOCK. AN ATTACHED, ONE-CAR GARAGE IS ACCESSIBLE BY A STEEP DRIVEWAY AND WAS CONSTRUCTED 12 FEET FROM THE EAST PROPERTY LINE (SEE PHOTO). THE SANTE FE STREET FRONTAGE IS A HEAVILY WOODED, STEEP DOWNSLOPE WITH MATURE OAKS.

THE OWNER WISHES TO EXPAND THE RESIDENCE TO PROVIDE ADDITIONAL LIVING AREA AND A THIRD BEDROOM. THE ALLOWABLE FLOOR AREA FOR THIS PROPERTY IS 2,960 SQUARE FEET. THE EXISTING STRUCTURE IS 1,678 SQUARE FEET, WITH TWO BEDROOMS AND AN ATTACHED GARAGE THAT ENCROACHES THREE FEET INTO THE CURRENT FRONT YARD SETBACK ON SANTA FE STREET. THE EXISTING FLOOR PLAN CONFIGURATION AND SITING ALONG THE NORTH PROPERTY LINE POSES UNIQUE CONSTRAINTS ON ADDITIONS OR ALTERATIONS TO THE BUILDING WHEN EVALUATED AGAINST THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR ADDITIONS AND ALTERATIONS TO A HISTORIC STRUCTURE. OPTIONS EXPLORED ARE DESCRIBED HEREIN.

BEHIND THE STRUCTURE, 3'-3" OF USABLE SPACE IS AVAILABLE FOR ANY MINOR ADDITION. AN ADDITION TO THE FRONT OF THE RESIDENCE WOULD BLOCK THE PRINCIPAL ELEVATION AND/OR COMPETE WITH THE FIRST BEDROOM, THUS FAILING TO MEET HISTORIC GUIDELINES. AN ADDITION TO THE NORTHWEST CORNER APPROACH IS NOT SUPPORTED BY THE HISTORIC GUIDELINES. ANOTHER OPTION FOR AN ADDITION - A SECOND STORY (UP TO 24 FEET) - WOULD BE COMPLIANT WITH THE ZONING ORDINANCE. HOWEVER, THE ARCHITECT'S OPINION IS A SECOND STORY WOULD NOT MEET HISTORIC DESIGN GUIDELINES. IT WOULD DISRUPT COMSTOCK'S ON-STORY COMPOSITION AND COMPETE WITH THE STUDIO - THE MOST SIGNIFICANT ELEMENT OF THE HOUSE'S DESIGN.

AS AN HISTORIC RESOURCE IN CARMEL, A VARIANCE TO THE FRONT YARD (SANTE FE STREET) 15 FOOT SETBACK IS ATTAINABLE AND VIABLE DESIGN SOLUTION. UNDER CITY ORDINANCE, HISTORIC PROPERTIES CAN BE GRANTED CONSIDERATION FOR ADDITIONS AND ALTERATIONS WITH MERIT THAT VARY FROM STRICT ADHERENCE TO CARMEL ORDINANCES. THE PROPOSED DESIGN MUST MEET CONDITIONS UNDER THE SECRETARY OF THE INTERIOR'S GUIDELINES. THE DESIGN DESCRIBED HEREIN MEETS THE NECESSARY CRITERIA FOR GRANTING OF A VARIANCE.

ALTERATIONS & ADDITIONS

to the

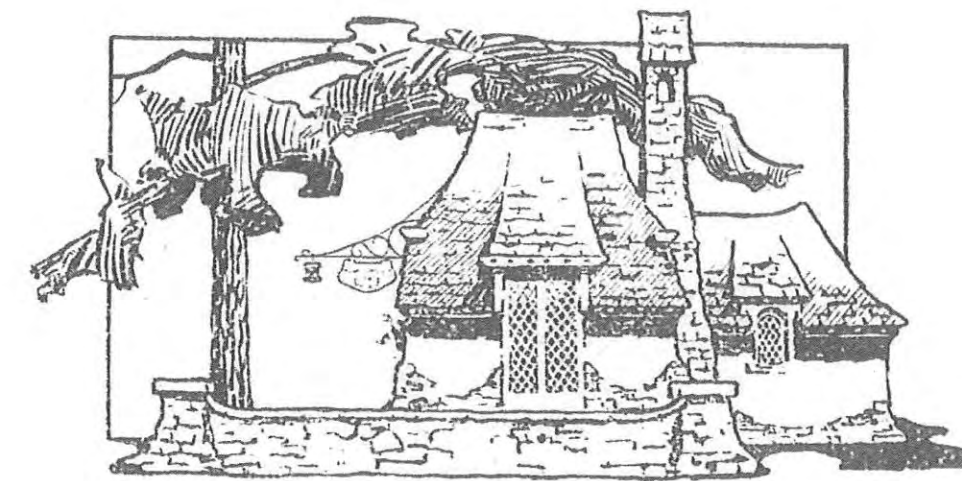
WHITE/COX RESIDENCE

NW CORNER 6TH & SANTE FE

APN: 010-092-007

JUNE 1, 2021

OFFICE
EL PASEO COURT
TELEPHONE 516
STUDIO AND
RESIDENCE
6TH & TORRES
TELEPHONE 526



DESIGNER
GENERAL
CONTRACTOR
HOME
BUILDING
SERVICE
AND
INFORMATION

HUGH W. COMSTOCK

CARMEL, CALIFORNIA

DRAWING INDEX

- A0.0 TITLE SHEET PROJECT DESCRIPTION & DESIGN CONSIDERATIONS
- A0.1 SURVEY
- A1.0 EXISTING RESIDENCE FLOOR PLAN & PLAN HISTORY
- A1.1 EXISTING ROOF PLAN & SOUTH ELEVATION
- A2.0 PROPOSED SITE PLAN
- A2.1 PROPOSED RESIDENCE AND GUEST HOUSE FLOOR PLAN
- A3.0 EXISTING AND PROPOSED RESIDENCE ELEVATIONS AND SECTIONS
- A3.1 EXISTING AND PROPOSED RESIDENCE ELEVATIONS AND SECTIONS
- A3.2 PROPOSED GUEST HOUSE ELEVATIONS, SECTION, SCHEDULES, COLORS & LIGHT TEXTURE
- A4.0 COMSTOCK EXTERIOR DETAIL PHOTOGRAPHS

PHOTOGRAPHS (1 TO 7)

- 1927 STUDIO. VIEW NORTHWEST
- 1927 STUDIO & 1932 BEDROOM ADDITION
- 1932 BEDROOM, 2005 BATH ADDITION & 1953 GARAGE BEYOND
- 1953 GARAGE FACING EAST TO SANTE FE STREET

THOMAS BATEMAN HOOD ARCHITECTURE

25805 CAROL PLACE CARMEL, CA 93923
THOMASBATEMANHOOD.COM 831-652-0012

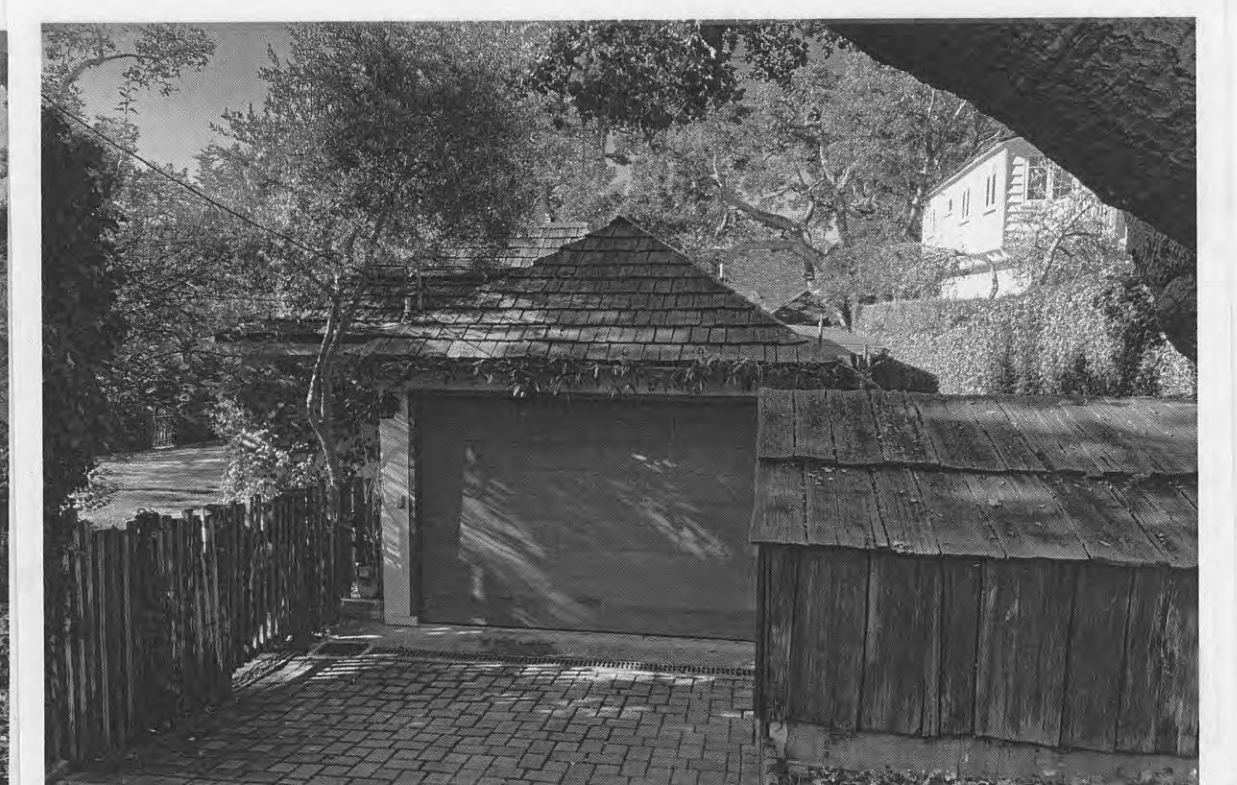
PROJECT DESCRIPTION

THE PROJECT INCLUDES THE FOLLOWING PROPOSED IMPROVEMENTS TO THE PROPERTY:

1. A 247 SQUARE FOOT ONE-STORY ADDITION AT THE NORTHEAST CORNER OF THE PROPERTY, ENCRUCHING TEN FEET INTO THE 15 FOOT FRONT YARD (SANTE FE STREET) SETBACK;
2. A DETACHED, 267 SQUARE FOOT GUEST HOUSE ENCRUCHING TEN FEET INTO THE 15 FOOT FRONT YARD (SANTE FE STREET) SETBACK;
3. A DRY SET STONE TERRACE WITH STONE RETAINING WALL AND FIREPLACE AT THE NORTHEAST CORNER OF THE "FRONT" YARD, ADJACENT TO THE PROPOSED ADDITION;
4. A STONE VENEER LANDSCAPE WALL WITH REDWOOD FENCE AND GATES MATCHING EXISTING;
5. REPLACEMENT OF THE EXISTING SANTE FE STREET DRIVEWAY WITH COGNRETE PAVERS & PLANTING STRIP, AND
6. ENLARGEMENT OF THE "FRONT" (6TH STREET) YARD BY REDUCTION OF THE EXISTING RESIDENT PARKING AREA AND RELOCATION OF A REDWOOD FENCE AND GATE.

PROJECT DATA FOR A 8,000 SQUARE FOOT SITE

SITE CONSIDERATIONS	ALLOWED	EXISTING	PROPOSED
FLOOR AREA	2,960 sf (43%)	1,678 sf (21%)	2,191.7 sf (27.3 %)
SITE COVERAGE	971 sf (12%)	1,409 sf (18%)	1,404 sf (17%)
TREES	4/3	3/13	3/12
RIDGE HEIGHT (1" & 2")	18/24 ft.	17'4"	13'3"
PLATE HEIGHT (1" & 2")	12/18 ft.	9'-0"	8'-1"
SETBACKS	MIN. REQ'D	EXISTING	PROPOSED
FRONT (EAST PER CITY ORD.)	15'-0"	12'-0"	5'-0"
REAR (WEST PER CITY ORD.)	3'-0"	11'-0"	11'-0"
COMPOSITE SIDE YARD	20'-0" (25%)	48'-0" (60%)	48'-0" (60%)
MIN. SIDE YARD	3'-0"	6'-0"	3'-2"
MIN. SIDE STREET	5'-0"	41'-0"	41'-0"
CONSTRUCTION			
PROPOSED RESIDENCE ADDITION:	247.0 sf		
PROPOSED DETACHED GUEST HOUSE:	266.7 sf		
TOTAL REMODEL FLOOR AREA:	513.7 sf		



Map Legend:

Basis of Bearings: As shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 3 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend

- A.G.S. - above ground surface
- A.S.O. - as shown on
- AP - angle point
- BC - brass cap or begin curve
- BFP - backflow preventer
- B.G.S. - below ground surface
- BCC - back of curb
- COR - corner
- CP - control point
- CTL - CONTROL
- DOC - document
- ENG/ENGR - engineer
- FD/FND - found
- F.T.C. - from true corner
- I.P. - iron pipe
- L-T/L&T - lead & tag
- LS - land surveyor
- M-T - MAG NAIL & tag
- MAG - MAG NAIL
- MKD - marked
- MON - monument
- N-T - nail & tag
- N.R.F. - no reference found
- O.R. - Official Records, Monterey County
- O.U. - origin unknown
- PER - map or corner record when monument was set
- POL - point on line
- RCE - registered civil engineer
- ROW - right of way
- S.F.N.F. - searched for, not found
- SPK - spike
- STA - station/control point
- TBM - temporary benchmark

Topography Legend

- AC - asphalt concrete
- AD - area drain
- AL - area light
- BLD/BLDG - building
- BLDR(S) - boulder(s)
- BCC - back of curb
- BRK - brick
- BTM/BOT - bottom
- BW - back of sidewalk
- CF - curb face
- CHIM - chimney
- CL - centerline
- CLM - column
- CONC - concrete
- D - dirt
- DG - decomposed granite
- DK - deck
- DW - driveway
- EA - exposed aggregate concrete
- ENCL - enclosure
- EP - edge of paving
- FF - finished floor
- FF-THRESH - finished floor threshold
- FH - fire hydrant
- FL - flow line
- FL-NG - flow line natural grade
- FNC - fence
- FNC-BRD - board fence
- FNC-BW - barbed wire fence
- FNC-CL - chain-link fence
- FNC-GS - grapeslake fence
- FNC-HW - hogwire fence
- FNC-I - iron fence
- FNC-LAT - lattice fence
- FNC-PR - post & rail fence
- FNC-WD - wood fence
- FNC-WI - wrought iron fence
- FNC-WR - wire fence
- FOB - face of building
- FOW - face of wall
- FS - finished surface
- FG - footing
- PW - front of sidewalk
- GAR - garage
- GB - grade break
- GUT - edge of gutter
- GUYA - guy anchor
- GUYP - guy pole
- GVL - gravel
- HC - handicap
- HDC - hedge
- HRAIL - hand rail
- INT - intersection

- LNDG - landing
- LIP - edge of conc gutter
- MB - mailbox
- MTL - metal
- NG - natural grade
- P - pool
- PLTR - planter
- PTO - patio
- PVR - paver
- RD - road
- RDG - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TOE - toe of slope
- TW/TOW - top of wall
- WALL-AB - Allen Block wall
- WALL-CMU - concrete masonry unit wall
- WALL-CRML - Carmel stone wall
- WALL-DSTN - dry stack stone wall
- WALL-RR - rrie wall
- WALL-STC - stucco wall
- WLK - sidewalk

- Utility Legend**
- CATV - cable tv
 - COMM - communications
 - CO or C/O - clean out
 - DDCV - double detector check valve
 - ELEC - electric
 - EM - electric meter
 - EO - electric outlet
 - GM - gas meter
 - GV - gas valve
 - HB - hose bib
 - ICV - irrigation control valve
 - IRR - irrigation
 - JP - joint utility pole
 - LT - light
 - LT-STD - light standard/pole
 - PB - utility pull box
 - PB-? - unmarked pull box
 - PF-PIN FLAG
 - PF-B - blue pin flag
 - PF-G - green pin flag
 - PF-O - orange pin flag
 - PF-P - pink pin flag
 - PF-PL - purple pin flag
 - PF-R - red pin flag
 - PF-W - white pin flag
 - PF-Y - yellow pin flag
 - PM - paint mark
 - PM-B - blue PM (water)
 - PM-G - green PM (sewer)
 - PM-O - orange PM (catv/comm)
 - PM-P - pink PM (unknown facilities)
 - PM-PL - purple PM (reclaimed water/ir)
 - PM-R - red PM (elec)
 - PM-W - white point mark
 - PM-Y - yellow PM (gas)
 - PP - power pole
 - PVR - paver
 - SCO - sewer clean out
 - SDMH - storm drain manhole
 - SSMH - sanitary sewer manhole
 - ST LT - street light
 - STN - stone
 - TELCO - telephone
 - TG - top of drain grate
 - UP - utility pole
 - UTIL - utility
 - VLT - vault
 - VLT-GTE - GTE vault
 - VLT-PB - PacBell vault
 - VLT-PGE - PG&E vault
 - VLT-TELCOM - telecommunications vault
 - VLT-? - unmarked vault
 - VLT-VRZ - Verizon vault
 - WD - wood
 - WL - water line
 - WM - water meter
 - WV - water valve

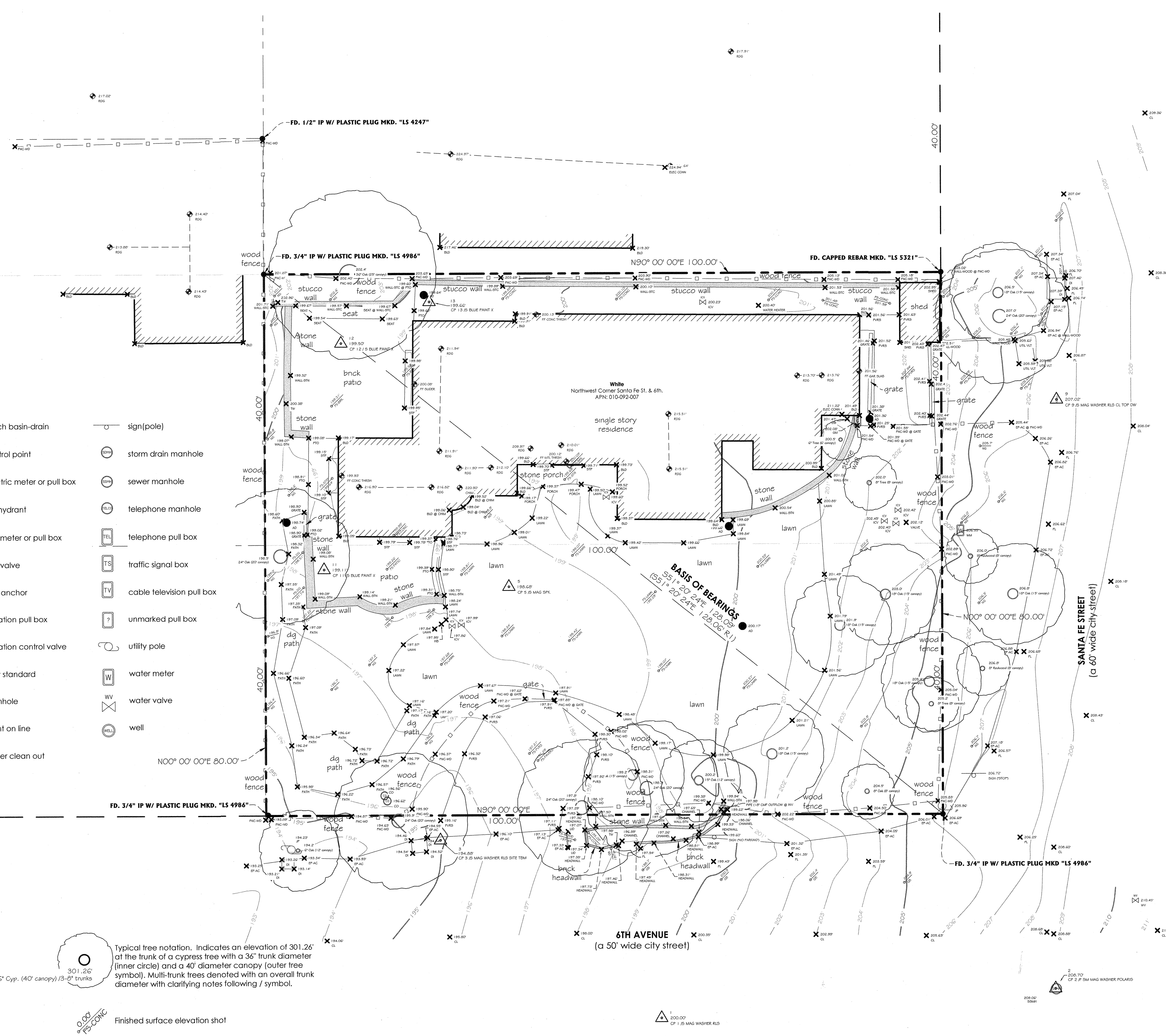
- catch basin-drain
- control point
- electric meter or pull box
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well

Typical tree notation. Indicates an elevation of 301.26' of the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

Finished surface elevation shot
Natural grade elevation shot

Indicates monument found as noted.

- Subject Parcel Boundary
- Original Lot Line
- Parcel Boundary
- Right of Way

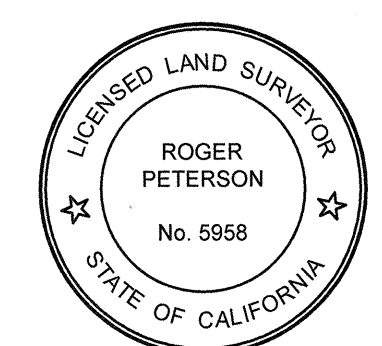


WHITE/COX RESIDENCE

NW CORNER 6TH & SANTA FE APN: 010-092-007 JUNE 1, 2021

DRAWING REVISIONS:
November 2020 - Original Survey

Plotted On: 11/23/2020 2:50 PM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2020 Projects\2020-109 Hood-White IR\dwg\Topo Survey NW Cor Santa Fe & 6th 2020-109 Hood-White.dwg



Surveyor's Notes:

This map portrays the site at the time of the survey 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. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Record Map References:

R1: Record of Survey filed in Volume 19 of Surveys at Page 3, in the Monterey County Recorder's Office, State of California.

Topographic Survey

Northwest Corner Santa Fe St. & 6th., APN: 010-092-007
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Steve White & Elizabeth Cox
Requested By: Thomas Hood, Architect

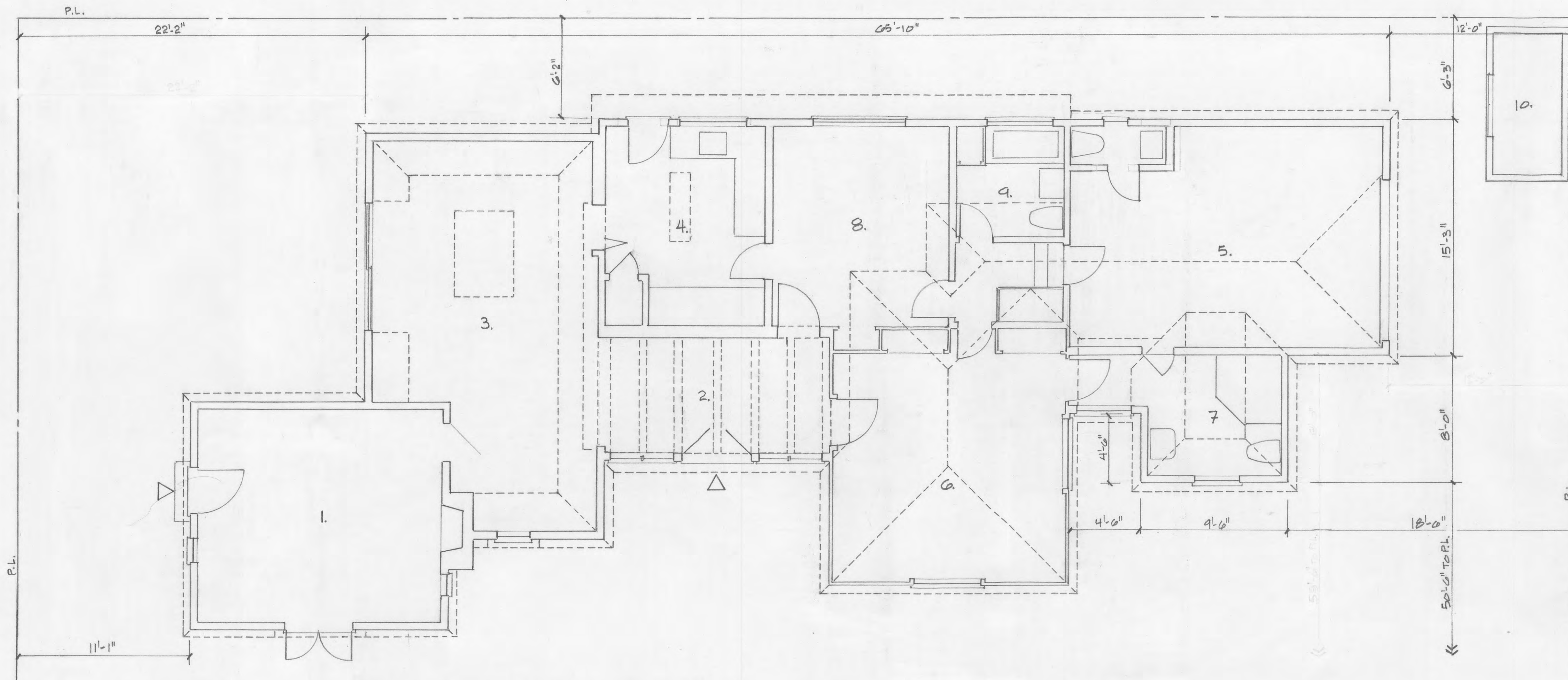
November 2020

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2020-109 Hood-White

A0.1



EXISTING FLOOR PLAN

A BIT OF THIS BUILDING'S HISTORY

BEGINNING IN 1927, WITH THE CONSTRUCTION OF A STUDIO BUILDING IN RESPONSE TO HUGH COMSTOCK'S BURGEONING DESIGN AND CONSTRUCTION BUSINESS, THE PROPERTY HAS BEEN THE SITE OF A SERIES OF ADDITIONS AND ALTERATIONS. GROWTH OF THE BUILDING'S FOOTPRINT NATURALLY MOVED EASTWARD ON THE PROPERTY TO MAINTAIN THE EXPANSIVE FRONT YARD, AND PROVIDE ACCESS OFF SANTA FE FOR A GARAGE, WHILE MAINTAINING A CONTINUOUS ONE STORY ELEVATION DIRECTED TO THE SOUTH ALONG 6TH STREET. THE BUILDING MAINTAINED ITS ORIGINAL USE AS A STUDIO FOR COMSTOCK FOR OVER 23 YEARS. IT WAS NOT UNTIL AFTER COMSTOCK'S DEATH IN 1950 THE BUILDING WAS AGAIN EXPANDED AND REMODELED INTO A RESIDENCE FOR HIS WIFE, MAYOTTA

LEGEND

- | | |
|----------------|----------------|
| 1. STUDIO | 6. BEDROOM ONE |
| 2. ENTRY HALL | 7. BATH ONE |
| 3. DINING ROOM | 8. BEDROOM TWO |
| 4. KITCHEN | 9. BATH TWO |
| 5. GARAGE | 10. SHED |

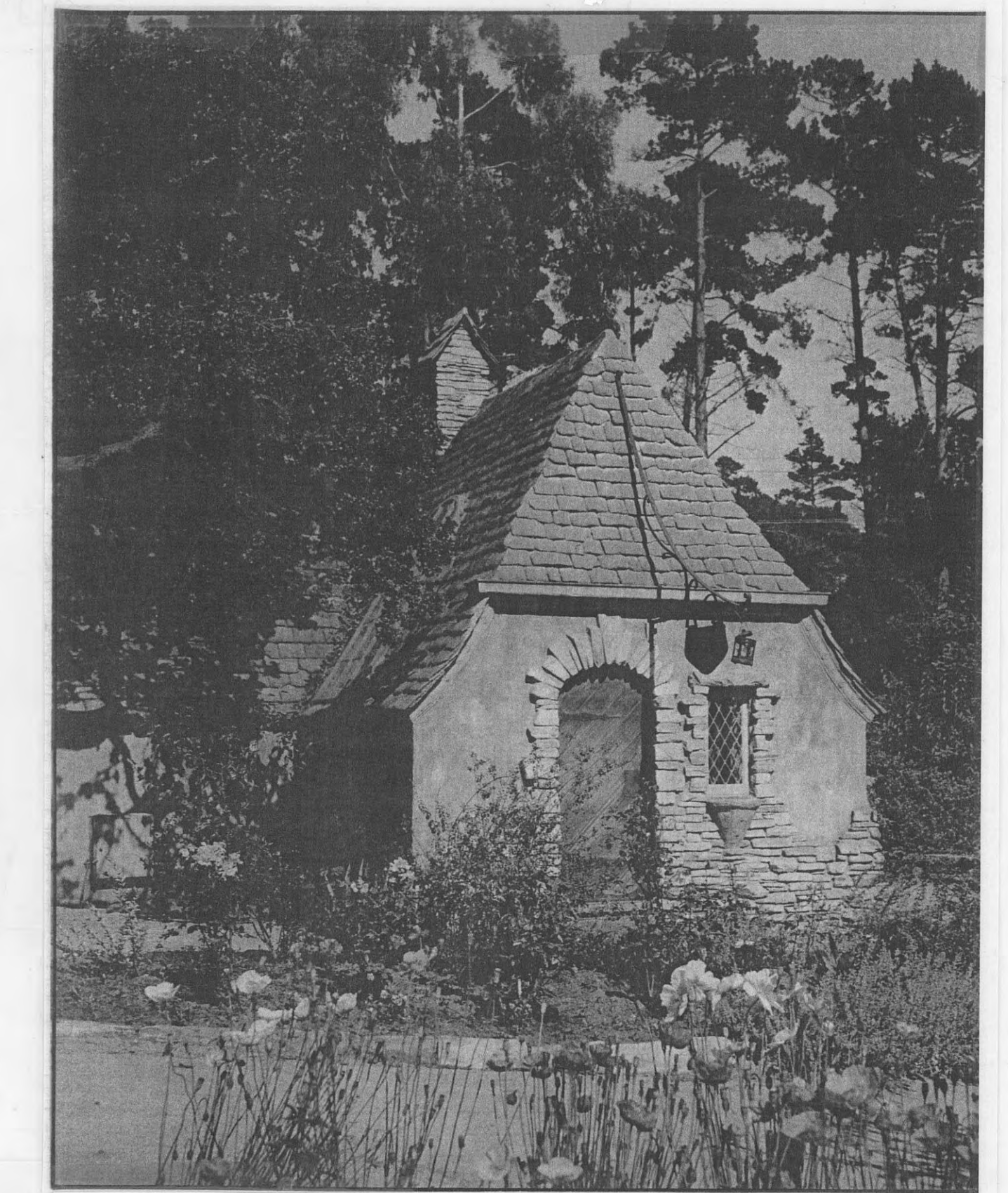
A RANDOM PLAN

THE FLOOR PLAN LAYOUT AS IT EXISTS TODAY REFLECTS GROWTH OVER TIME AS NEEDS AROSE, WITHOUT A DEFINED PLAN OR ORGANIZING ELEMENTS. THE 1932 ADDITION OF A HIPPED BEDROOM (ORIGINALLY A STUDIO FOR MAYOTTA) CONNECTS TO THE 1927 STUDIO WITH A SYMMETRICAL ENTRY OF LEADED GLASS WINDOWS AT A COMFORTABLE DISTANCE FROM THE STUDIO. SUBSEQUENT ADDITIONS AND ALTERATIONS FILLED IN AVAILABLE SPACE BEHIND THE 6TH STREET FAÇADE, WITH VARYING WINDOW SIZES, ROOFLINES AND CONSTRUCTION METHODS.

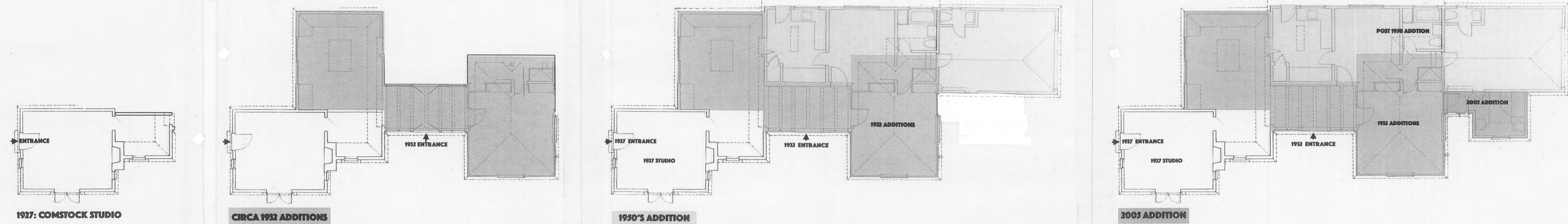
1/4"=1'-0"



1927 STUDIO SIGN



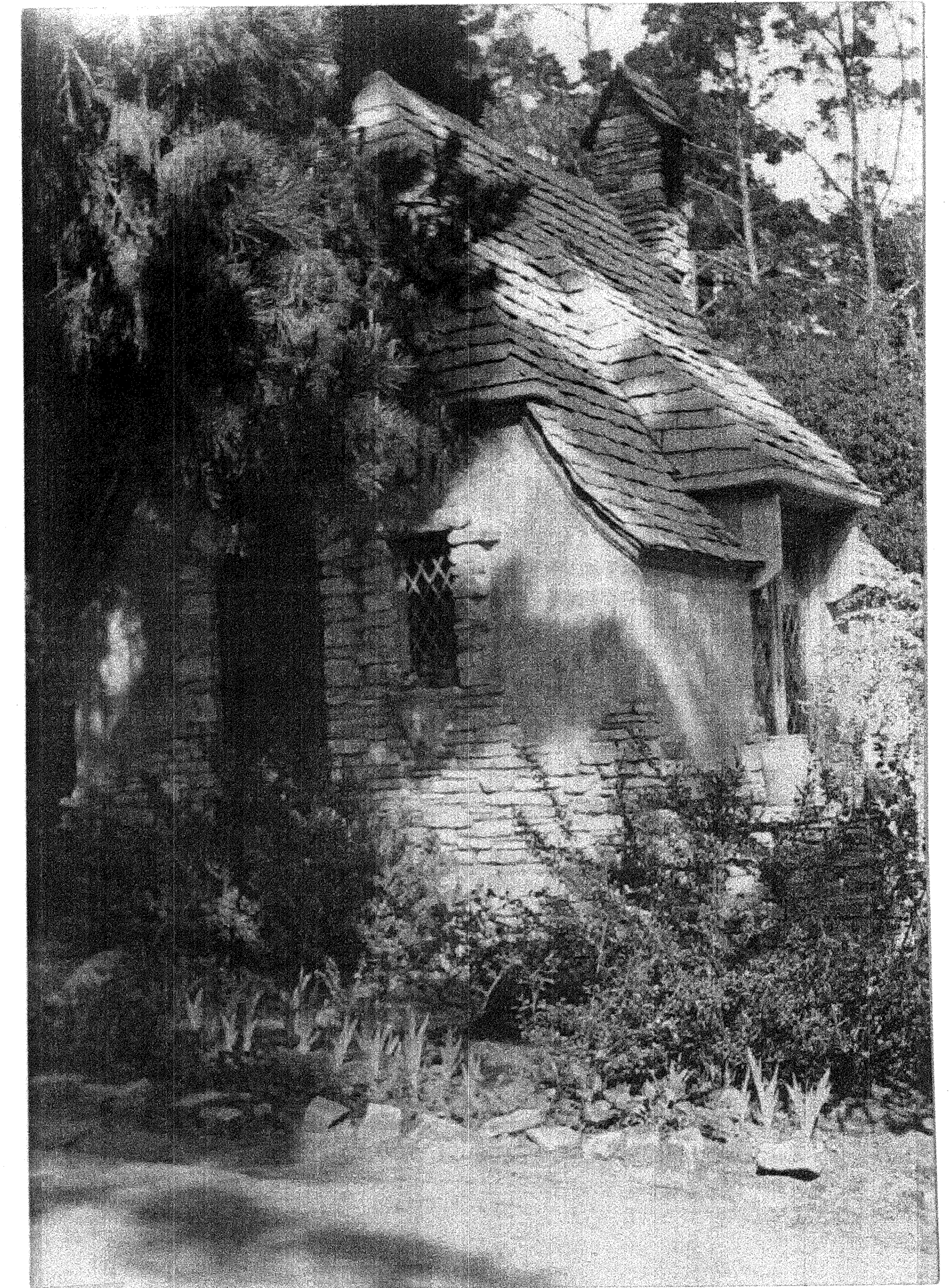
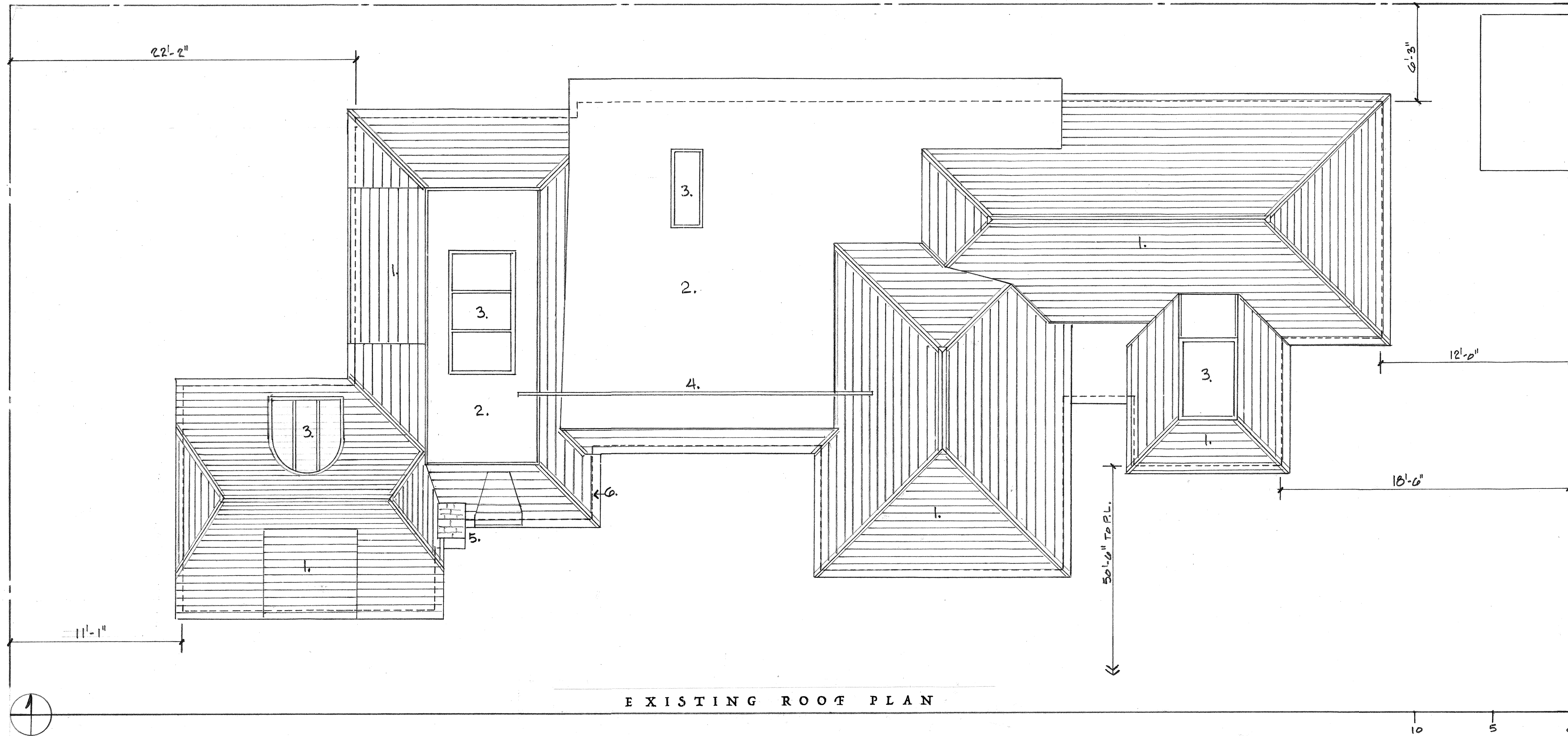
STUDIO FROM WEST. DATE UNKNOWN



THOMAS BATEMAN HOOD ARCHITECTURE
25805 CAROL PLACE CARMEL, CA 93923
THOMASBATEMANHOOD.COM 831-652-0012

EXISTING FLOOR PLAN & HISTORY
for the
WHITE/COX RESIDENCE

NW CORNER 6TH & SANTA FE APN: 010-092-007 JUNE 1, 2021

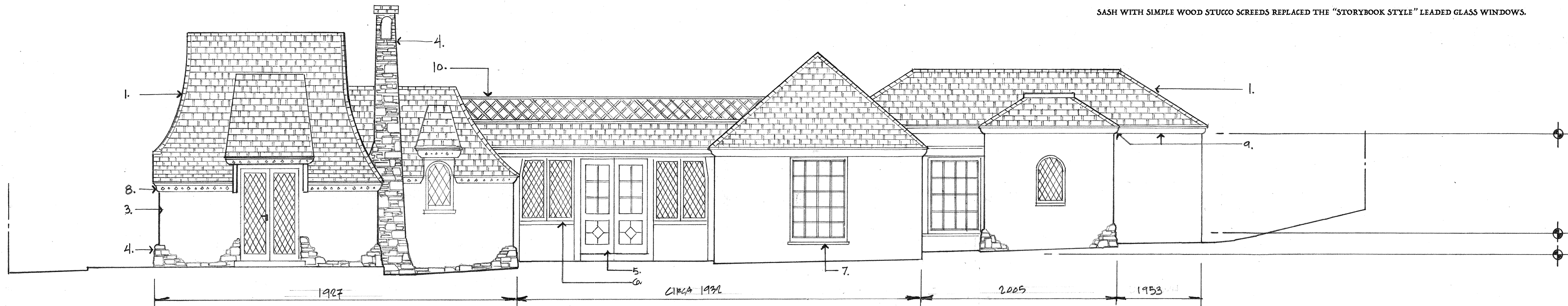


STUDIO FROM SOUTHWEST. DATE UNKNOWN

EXISTING ROOF PLAN

- | | |
|--------------------|--------------------------|
| 1. WOOD SHAKE ROOF | 4. LATTICE SCREEN |
| 2. ASPHALT ROOF | 5. STONE MASONRY CHIMNEY |
| 3. SKYLIGHT | 6. WALL LINE BELOW ROOF |

THE EXTERIOR EXPRESSION OF THE BUILDING BEGAN WITH COMSTOCK'S FANCIFUL INTERPRETATION OF NORTHERN EUROPEAN RUSTIC VERNACULAR DOMESTICITY THAT QUICKLY BECAME HIS SIGNATURE STYLE IN CARMEL. LATER ADDITIONS MOVED IN A MORE FORMAL DIRECTION OF SIMPLE RECTANGULAR MASSING. THE PICTURESQUE ARRANGEMENT REMAINED. ABSENT WAS THE PLAYFUL STONE WALL "REMNANTS" AND THE EXAGGERATED SCALE OF STEEP, SWOOPING ROOFLINES, DWARFLIKE OPENINGS AND PERILOUSLY SKINNY STONE CHIMNEYS. STEEL CASEMENT SASH WITH SIMPLE WOOD STUCCO SCREEDS REPLACED THE "STORYBOOK STYLE" LEADED GLASS WINDOWS.



EXISTING SOUTH ELEVATION

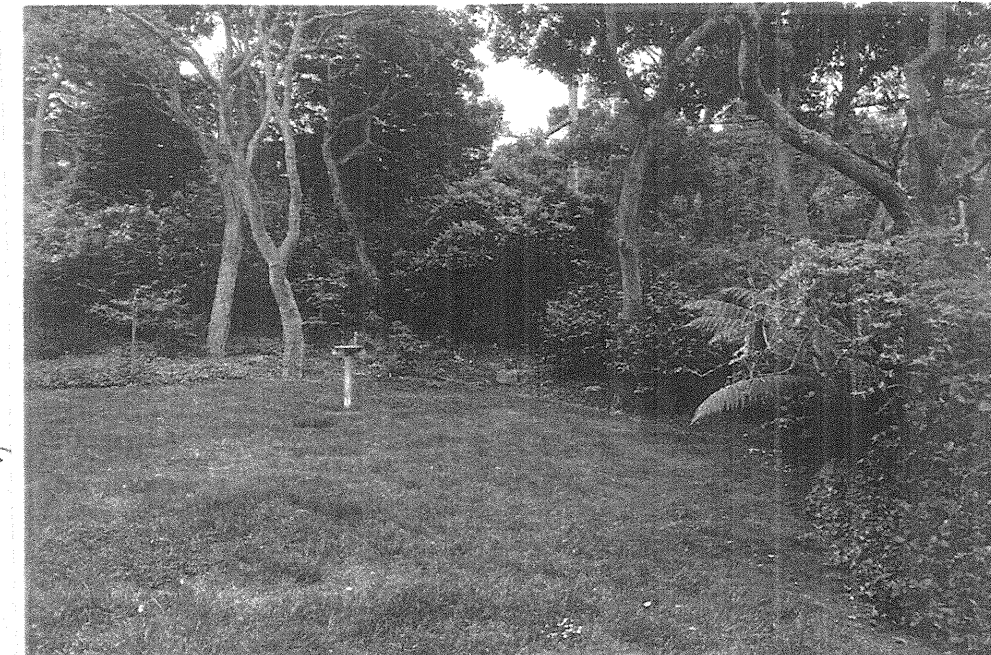
LEGEND

- | | |
|----------------------------------|---------------------------------------|
| 1. WOOD SHAKE ROOF | 6. LEADED GLASS WINDOWS |
| 2. FLAT ASPHALT ROOF | 7. WOOD WINDOWS w/ TRUE DIVIDED LITES |
| 3. PAINTED STUCCO | 8. HAND CARVED ROOF MOULDING |
| 4. CARMEL STONE CHIMNEY & VENEER | 9. PAINTED CROWN MOULDING |
| 5. PAINTED WOOD DOORS | 10. PAINTED WOOD LATTICE SCREEN |

THOMAS BATEMAN HOOD ARCHITECTURE
25805 CAROL PLACE CARMEL, CA 93923
THOMASBATEMANHOOD.COM 831-652-0012

EXISTING ROOF PLAN & SOUTH ELEVATION
for the
WHITE/COX RESIDENCE

NW CORNER 6TH & SANTE FE APN: 010-092-007 JUNE 1, 2021



GUEST HOUSE SITE AT SE CORNER OF PROPERTY

LEGEND

- A. ENTRY GATE
- B. RESIDENT PARKING AREA. (SEMPERVIOUS PAVING)
- C. GUEST PARKING AREA. (SEMPERVIOUS PAVING)
- D. EXISTING STREET
- E. NEW REDWOOD FENCE AND GATES. MATCH EXISTING
- F. EXISTING D.G. PATH. (IMPERVIOUS)
- G. EXISTING FRONT YARD
- H. EXISTING MORTARED STONE TERRACE. (IMPERVIOUS)
- I. EXISTING BRICK COURTYARD. (IMPERVIOUS)
- J. EXISTING CONCRETE. (IMPERVIOUS)
- K. EXISTING STONE PLANTER WALL
- L. EXISTING RETAINING WALL AND FENCE ABOVE
- M. NEW UNMORTARED STONE TERRACE. (SEMPERVIOUS)
- N. NEW STONE LANDSCAPE WALL W/ FIREPLACE
- O. 1927 ENTRANCE
- P. 1932 ENTRANCE
- Q. EXISTING RESIDENCE
- R. NEW "GREEN" ROOF
- S. EXISTING SHAKE ROOF
- T. NEW SOLAR PANELS
- U. PROPOSED ADDITION
- V. PROPOSED WOOD SHAKE ROOF. MATCH EXISTING
- W. PROPOSED SINGLE PLY ROOF. (DARK GRAY)
- X. EXISTING SKYLIGHT W/ NIGHT SHADES ADDED
- Y. NEW SKYLIGHT W/ NIGHT SHADE
- Z. ADU NO GRADING.

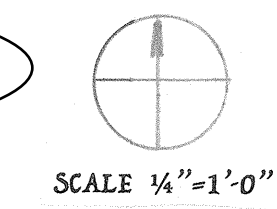
SITE PLAN

for the

WHITE/COX RESIDENCE

A2.0

THOMAS BATEMAN HOOD ARCHITECTURE
 25805 CAROL PLACE CARMEL, CA 93923
 THOMASBATEMANHOOD.COM 831-652-0012



NW CORNER 6TH & SANTE FE

APN: 010-092-007

JUNE 1, 2021
 REV. 5-1-22

SEE LANDSCAPE PLANS FOR ADU STEPPING STONES, PARKING AREA FENCE, FRONT PATH TO HOUSE AND ALL PLANTINGS.

(E) CONCRETE PAVERS ON COMPACTED FILL BED

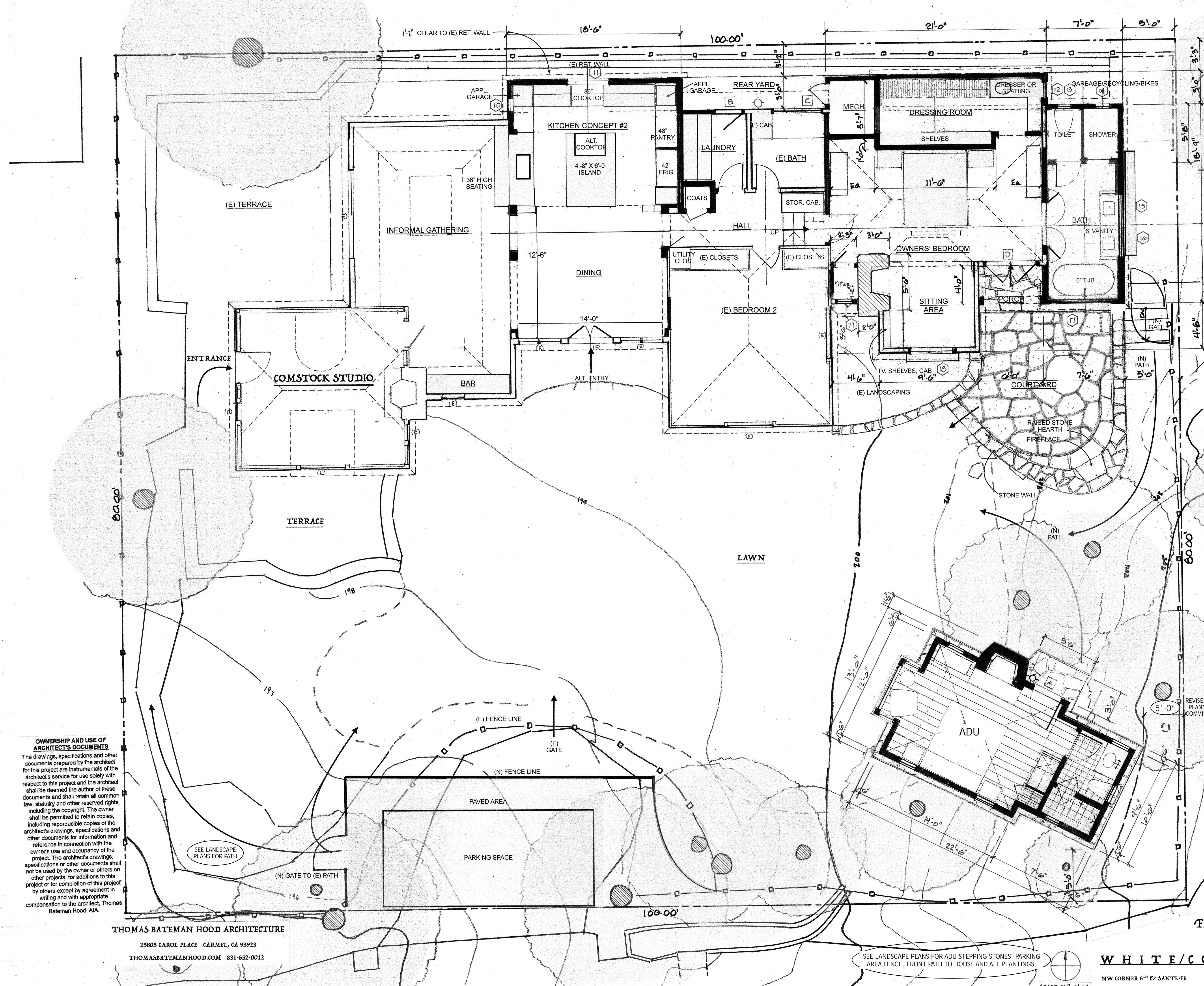
SEE LANDSCAPE PLANS FOR PATH

ASPHALT APRON
 20'-0"

PARKING SPACE

SIXTH STREET

SANTE FE STREET



ADDITIONS TO THE RESIDENCE

IN PLAN AND ELEVATION, THE PROPOSED ONE-STORY ADDITION PLAYS OFF THE "STEPPING" OF THE EXISTING STRUCTURE FROM WEST TO EAST. ITS APPEARANCE WILL BE BARELY VISIBLE FROM THE 6TH STREET AND SANTE FE FRONTAGES. A STONE LANDSCAPE WALL WITH FIREPLACE ENCRINGLING AN ORNAMENTAL TREE REATES A PRIVATE OUTDOOR SPACE REMINISCENT OF THE TERRACE THAT FRONTS THE ORIGINAL STUDIO. THE SANTA FE STREET DRIVEWAY IS REDUCED IN SLOPE, WITH REDUCED SURFACE AREA. IN TURN THE PROPOSED ADDITION ELEVATION IS 8'-7" IN HEIGHT AT A GABLE ROOF PEAK. A PLANTING STRIP IN THE DRIVEWAY AND TRELLIS ON THE ADDITION FURTHER MITIGATE THE HOUSE'S APPEARANCE ON THE STREET. ADDITIONS TO THE REAR (NORTH) SIDE OF THE HOUSE MATCH THE EXISTING FLAT ROOF (CIRCA 1950'S ADDITION) AND ARE NOT VISIBLE FROM EITHER STREET. A GREEN ROOF AND SMALL SOLAR PV ARRAY ARE REQUESTED BY THE OWNER. PLANT MATERIAL WILL SOFTEN THE APPEARANCE OF THE EXISTING ROOF AS VIEWED FROM THE NEIGHBOR TO THE NORTH. SOLAR PANELS WILL BE SLOPED TO THE SOUTH TO AVOID ANY REFLECTION TOWARDS THIS NEIGHBOR.

GUEST HOUSE

SITUATED AT A COMFORTABLE DISTANCE FROM THE HOUSE IN THE SOUTHEAST CORNER OF THE PROPERTY, THE GUEST HOUSE IS OUT THE DIRECT VIEW OF THE HISTORIC RESOURCE FROM 6TH STREET, MAINTAINING AN UNINTERRUPTED PRINCIPAL ELEVATION, ESSENTIAL FOR HISTORIC PROPERTIES. THE GUEST HOUSE FULFILLS THE OWNERS' SPATIAL NEEDS. WHILE MAINTAINING THE HISTORIC CONTEXT OF ONE-STORY HOUSE WITH THE ORIGINAL, EXPANSIVE FRONT YARD, THE

SETBACK VARIANCES ACCOMPLISH THE FOLLOWING:

1. FULFILLS THE OWNERS' PROGRAM
2. IS SUPPORTED BY THE SECRETARY OF THE INTERIOR HISTORIC GUIDELINES, AND
3. IS JUSTIFIED IN THIS INSTANCE OF A HISTORIC RESOURCE WITH SITE CONSTRAINTS AND UNIQUE STREET FRONTAGE.
4. THE GUEST HOUSE, BY ITS DESIGN AND SITING, RESPECTS COMSTOCK'S IMPORTANT WORK IN CARMEL, MEETING ALL CRITERIA.

NOTE: SEE SHEET A2.0 FOR TERRACE DIMENSIONS AND ALL SITE IMPROVEMENTS

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS
 The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

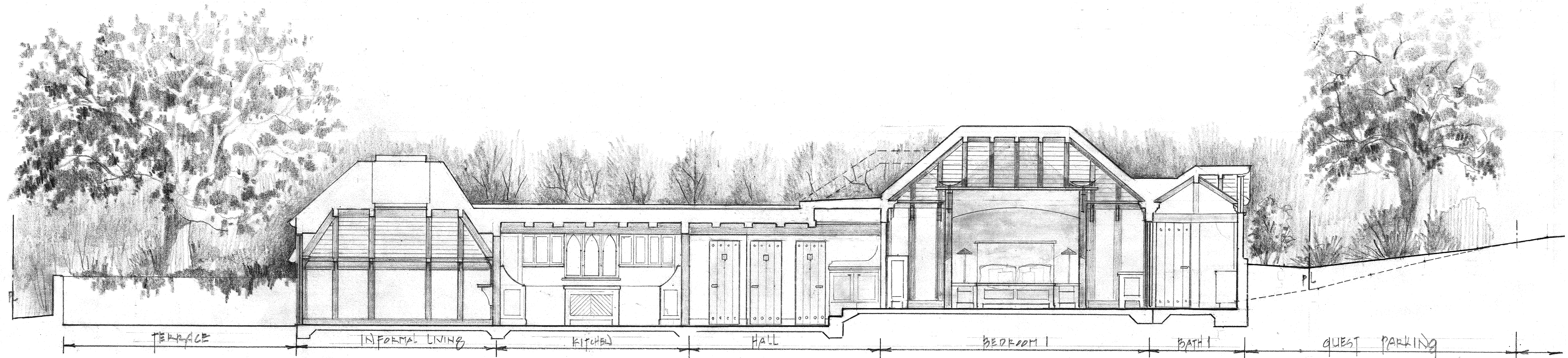
THOMAS BATEMAN HOOD ARCHITECTURE
 25805 CAROL PLACE CARMEL, CA 93923
 THOMASBATEMANHOOD.COM 831-652-0012

FLOOR PLANS
 of the
WHITE/COX RESIDENCE

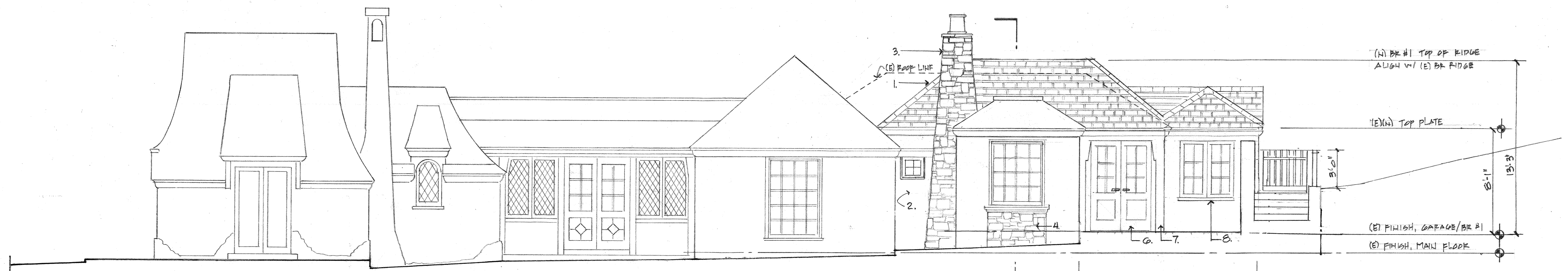
SCALE 1/4"=1'-0"

NW CORNER 6TH & SANTE FE APN: 010-092-007
 JUNE 1, 2021
 REV. 5-1-22

A2.1



LONGITUDINAL SECTION VIEW NORTH



PROPOSED SOUTH ELEVATION

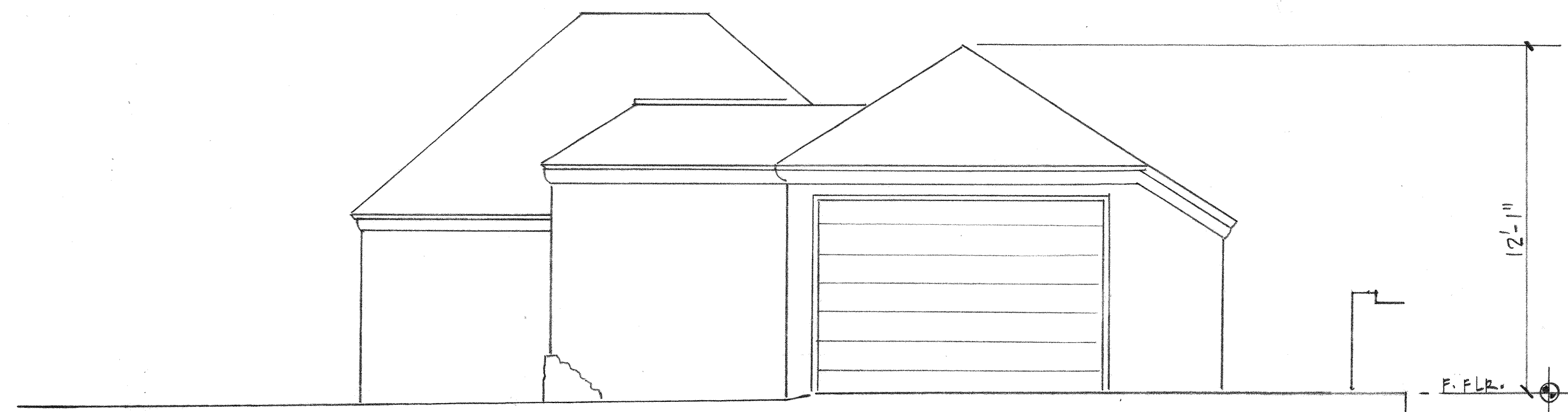
THOMAS BATEMAN HOOD ARCHITECTURE
 25805 CAROL PLACE CARMEL, CA 93923
 THOMASBATEMANHOOD.COM 831-652-0012

WHITE/COX RESIDENCE

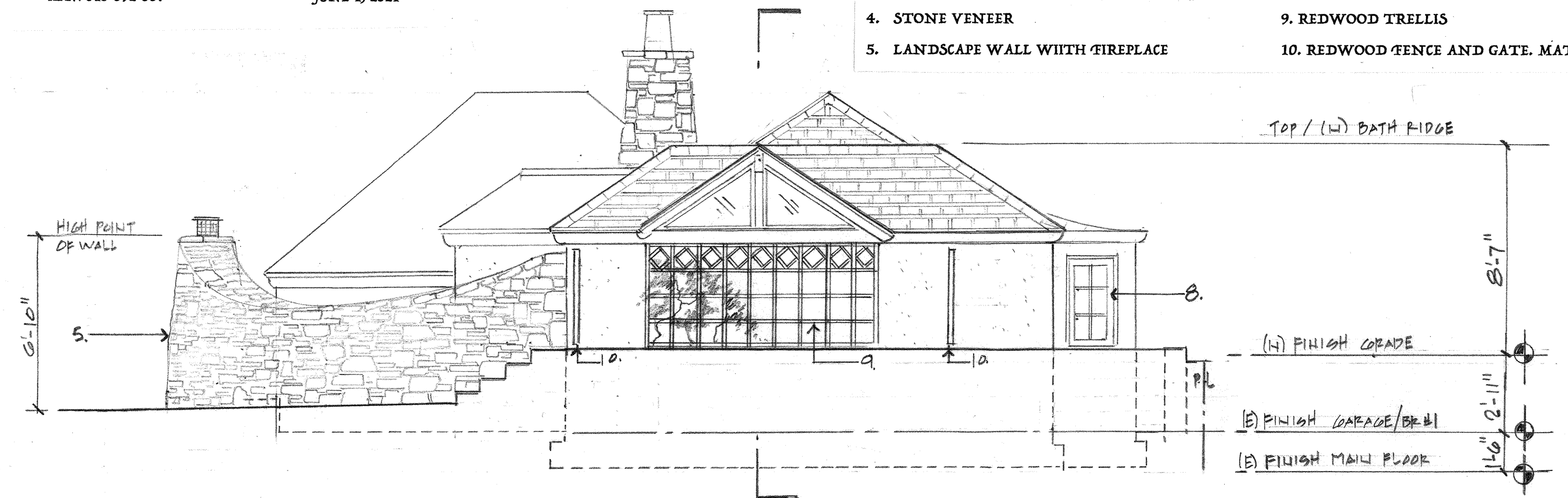
NW CORNER 6TH & SANTE FE APN: 010-092-007 JUNE 1, 2021

LEGEND

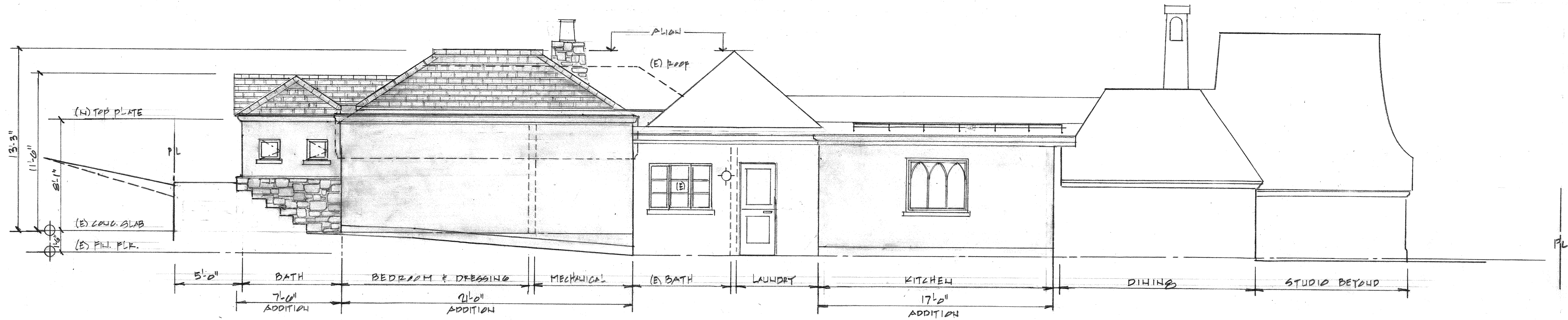
1. WOOD SHAKE ROOF. MATCH EXISTING	6. PAINTED WOOD DOORS
2. STUCCO. DIFFERENTIATE TEXTURE	7. PAINTED TIMBER POSTS & HEADER
3. STONE MASONRY CHIMNEY	8. PAINTED WOOD WINDOWS W/ DIVIDED LITES
4. STONE VENEER	9. REDWOOD TRELLIS
5. LANDSCAPE WALL WITH FIREPLACE	10. REDWOOD FENCE AND GATE. MATCH EXISTING



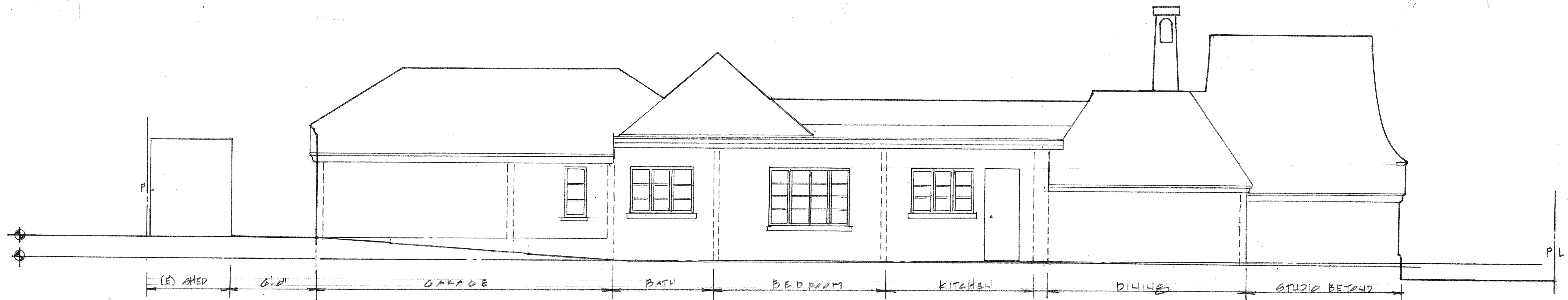
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

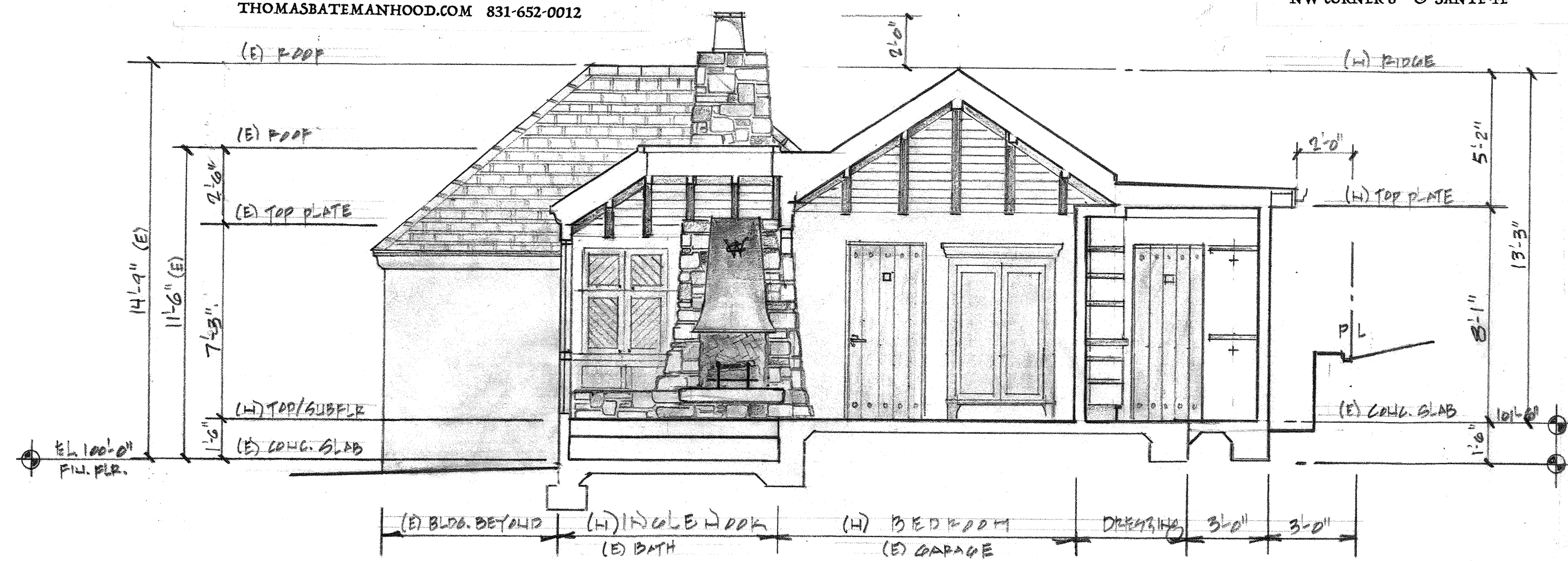


EXISTING NORTH ELEVATION

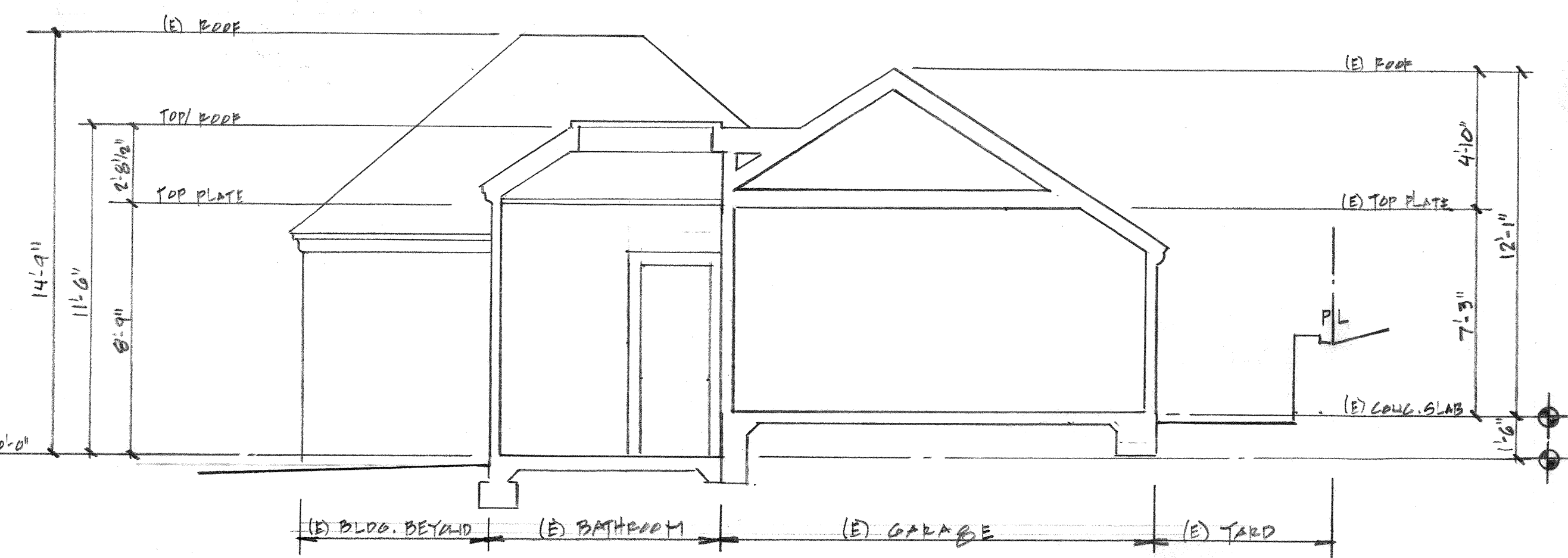
THOMAS BATEMAN HOOD ARCHITECTURE
 25805 CAROL PLACE CARMEL, CA 93923
 THOMASBATEMANHOOD.COM 831-652-0012

WHITE/COX RESIDENCE

NW CORNER 6TH & SANTE FE APN: 010-092-007 JUNE 1, 2021



TRANSVERSE SECTION VIEW WEST



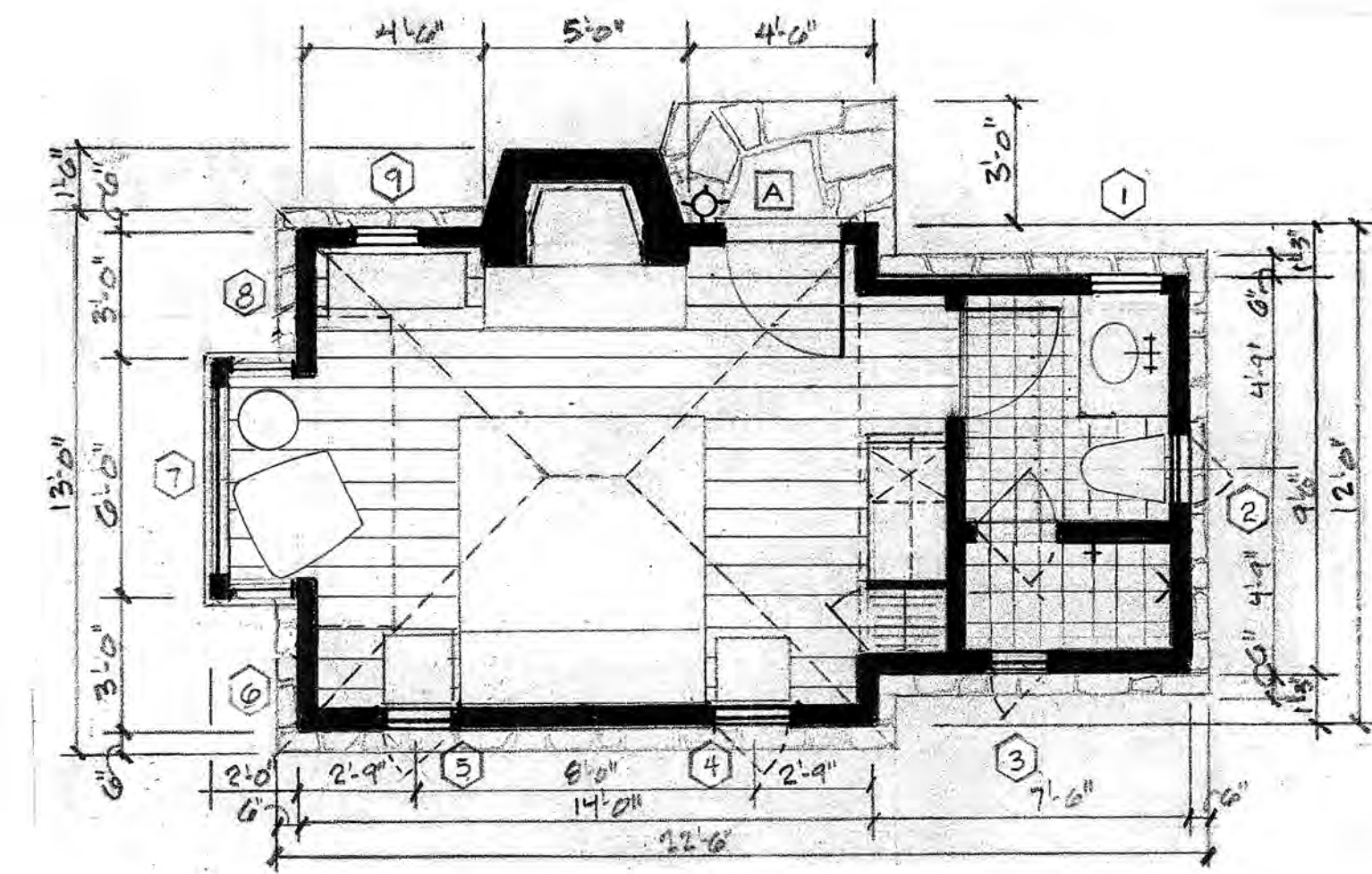
EXISTING SECTION VIEW WEST

WINDOW SCHEDULE

MARK	TYPE (1)	SIZE		LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	MUNTINS	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
1	CASEMENT	18"	18"	COTTAGE BATH NORTH	5'-6"	18-1/2" X 18-1/2"	WOOD	STAIN	A	CUSTOM 7/8" TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
2	FIXED	18"	48"	COTTAGE BATH EAST	6'-10"	18-1/2" X 48-1/2"	WOOD	STAIN	B	CUSTOM TDL	ARCADIA CUSTOM FIXED	NAILING FIN & KERF FOR BULLNOSE
3	CASEMENT	18"	18"	COTTAGE BATH SOUTH	5'-6"	18-1/2" X 18-1/2"	METAL	PAINTED METAL	B	CUSTOM 7/8" TDL	ARCADIA METAL CASEMENT	NAILING FIN & KERF FOR BULLNOSE
4	CASEMENT	18"	18"	COTTAGE BEDROOM SOUTH	5'-6"	18-1/2" X 18-1/2"	WOOD	STAIN	A	CUSTOM 7/8" TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
5	CASEMENT	18"	18"	COTTAGE BEDROOM SOUTH	5'-6"	18-1/2" X 18-1/2"	WOOD	STAIN	A	CLASSIC TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
6	CASEMENT	18"	64"	COTTAGE BEDROOM SOUTH	7'-0"	18-1/2" X 64-1/2"	WOOD	STAIN	A	CUSTOM TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
7	FIXED	60"	64"	COTTAGE BEDROOM WEST	7'-0"	60-1/2" X 65-1/2"	WOOD	STAIN	A	CUSTOM TDL	ARCADIA CUSTOM FIXED	NAILING FIN & KERF FOR BULLNOSE
8	CASEMENT	18"	64"	COTTAGE BEDROOM NORTH	7'-0"	18-1/2" X 64-1/2"	WOOD	STAIN	A	CUSTOM TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
9	CASEMENT	18"	18"	COTTAGE BEDROOM NORTH	5'-6"	18-1/2" X 18-1/2"	WOOD	STAIN	A	CUSTOM TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
10	CASEMENT	18"	42"	HOUSE KITCHEN WEST	7'-0-1/2" V.I.F.	18-1/2" X 42-1/2"	WOOD	PAINT	A	CUSTOM TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
11	FIXED	48"	42"	HOUSE KITCHEN WEST	7'-0-1/2" V.I.F.	48-1/2" X 42-1/2"	WOOD	PAINT	A	CUSTOM TDL	ARCADIA CUSTOM FIXED	NAILING FIN & KERF FOR BULLNOSE
12	CASEMENT	21"	39"	DRESSING ROOM	7'-0-1/2"	21-1/2" X 39-1/2"	WOOD	PAINT	A	CUSTOM TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
13	CASEMENT	18"	18"	BATH WATER CLOSET	7'-0-1/2"	18-1/2" X 18-1/2"	WOOD	PAINT	A	CLASSIC TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE
14	CASEMENT	18"	18"	BATH SHOWER	7'-0-1/2"	18-1/2" X 18-1/2"	METAL	PAINTED METAL	B	CUSTOM TDL	ARCADIA METAL CASEMENT	NAILING FIN & KERF FOR BULLNOSE
15	FIXED	42"	30"	BATH PEDIMENT EAST	ROOF FRAMING	42-1/2" X 30-1/2"	WOOD	PAINT	A	NONE	ARCADIA CUSTOM FIXED	TRIANGULAR UNIT W/ NAILING FIN
16	FIXED	42"	30"	BATH PEDIMENT EAST	ROOF FRAMING	42-1/2" X 30-1/2"	WOOD	WOOD	A	NONE	ARCADIA CUSTOM FIXED	TRIANGULAR UNIT W/ NAILING FIN
17	FIXED	48"	60"	SITTING AREA	7'-0-1/2" V.I.F.	48-1/2" X 60-1/2"	WOOD	PAINT	A	CUSTOM TDL	ARCADIA CUSTOM FIXED	NAILING FIN & KERF FOR BULLNOSE
18	CASEMENT	18"	18"	BEDROOM STOR. CLOSET	7'-0-1/2" V.I.F.	18-1/2" X 18-1/2"	WOOD	PAINT	A	CUSTOM TDL	ARCADIA CUSTOM PUSH OUT CASEMENT	NAILING FIN & KERF FOR BULLNOSE

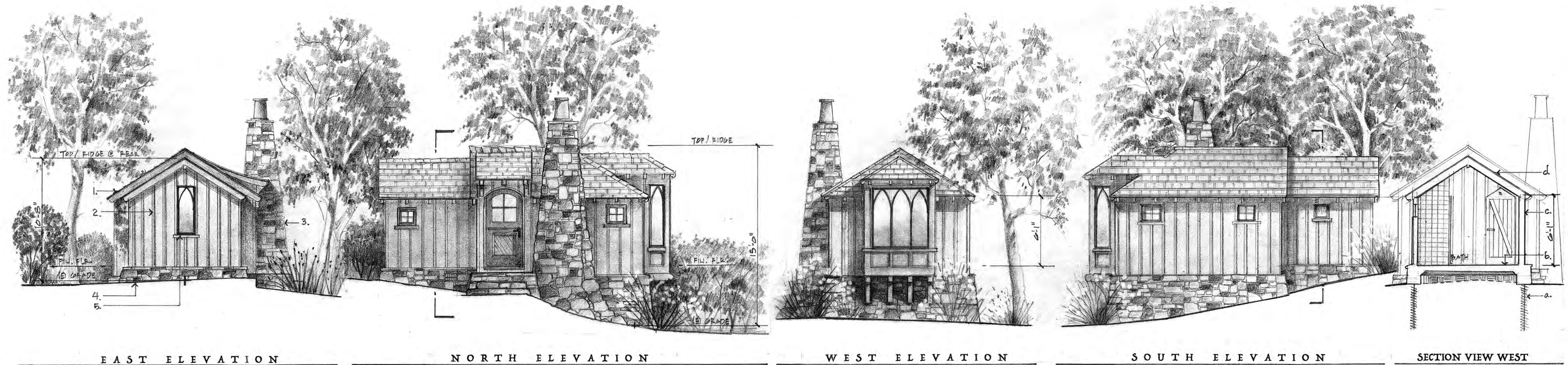
EXTERIOR DOOR SCHEDULE

MARK	TYPE (1)	SIZE		LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	HARDWARE	DOOR MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
A	IN-SWING DUTCH	36"	80"	COTTAGE ENTRANCE	6'-10"	3'-2" X 6'-10"	WOOD	STAIN	B	BRONZE MORTISE SET	CUSTOM LOCAL MFR.	
B	IN-SWING DUTCH	32"	80"	HOUSE LAUNDRY ROOM	6'-10"	2'-10" X 6'-10"	WOOD	PAINT	B	BRONZE MORTISE SET	CUSTOM LOCAL MFR.	
C	OUTSWING PANEL	32"	80"	HOUSE MECH. ROOM	6'-10"	2'-10" X 6'-10"	WOOD	PAINT	NONE	BRONZE PRIVACY	CUSTOM LOCAL MFR.	
D	OUTSWING FRENCH	30"	80"	BEDROOM EXTERIOR SOUTH	6'-10"	2'-8" X 6'-10"	WOOD	PAINT	B	BRONZE MORTISE SET	CUSTOM LOCAL MFR.	



ACCESSORY DWELLING UNIT FLOOR PLAN

1/4" = 1'-0"



EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

SECTION VIEW WEST

thegreatoutdoors[®]
by MINKA-LAVERY[®]

EXTERIOR LIGHT FIXTURE

Quantity:	3
Family:	Kirkham™
Product Category:	WALL MOUNT
Item #:	8101-A138
Finish:	ASPEN BRONZE
Certification:	3057374
amping	
Number of Bulbs:	1
Light Type:	A-15.MED
Socket Type:	E26.MED
Max Bulb Wattage:	1.5
Bulbs Included:	0
Color Temp:	N/A
Photo Cell Included:	N/A
Ballast:	N/A
Dimmable:	Y
ipping	
Carton Weight:	2.2
Carton Width:	11
Carton Height:	8
Carton Length:	13
Carton Cubic Feet:	0.882
Master Pack:	6

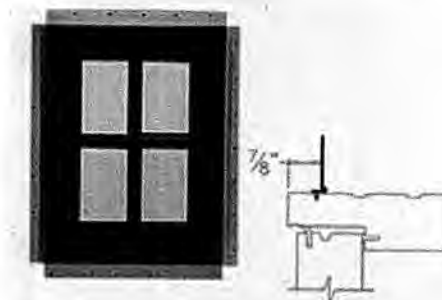


Measurements	
Width:	8.5
Height:	6
Length:	N/A
Min Overall Height:	N/A
Max Overall Height:	N/A
Height Adjustable:	N
Extension:	10.5
Net Weight:	0.90
Back Plate/Canopy Width:	5.13
Back Plate/Canopy Height:	N/A
Canopy Length:	N/A
Center to Top of Fixture:	3.25
Center to Bottom of Fixture:	2.75
Slope:	N
Chain Length:	N/A
Wire Length:	7

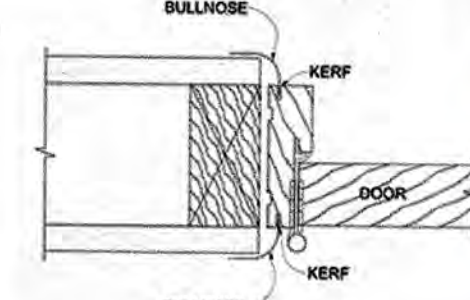
ARCADIA CUSTOM WOOD WINDOWS
Product Specifications

FEATURES

- Size**: Depending on glass choice and light break up. Minimum size is 18" wide X 24" height. Maximum size is 36" wide X 72" height.
- Frame**: Thickness - Standard 7/8" with applied stops. Depth - Minimum 3 1/2" without screen, Standard 4 9/16". If 2 1/4" sash, frame standard depth is 5 1/16". Assembled with sealant and stainless steel fasteners. All four sides include kerfed weather-strip.
- Sash**: Thickness - Standard 1 3/4" and 2 1/4" optional or by glass type. 2 5/16" wide stiles and rails. Assembled with exterior grade wood glue, mortise & tenon. All four sides include kerfed weather-strip.
- Wood Screen**: Thickness - Standard 1 1/8". 2" wide stiles and rails. Assembled with exterior grade wood glue, coped and dowels. Invisive view screen mesh. Wood screens not available for windows over max size.



Nailing Fin
1 1/2" folding nail fin with holes punched every 3/8". Hinge and locking feature allows the fin to be shipped flat to the jobsite and then folded into place for installation.



Kerf for Bullnose

ACCESSORY DWELLING UNIT MATERIALS LEGEND

- WOOD SHAKE ROOF. MATCH EXISTING
- 1X12 CEDAR SIDING W/ 1/4" X 1-1/2" BATTENS
- STONE MASONRY CHIMNEY, CLAY TERMINUS
- STONE VENEER FOUNDATION
- WIRE BRUSHED & STAINED WOOD WINDOWS, DOOR W/ TDL'S
- SECTION VIEW WEST:
 - a. HELICAL PIER & GRADE BEAM FOUNDATION ON (E) GRADE
 - b. CONCRETE SLAB FLOOR AT BATH. WOOD FRAME BEDROOM
 - c. 2X4 FRAMED WALLS
 - d. 2X8 ROOF JOISTS; 4X BEAMS AT EXTERIOR

MAIN HOUSE COLORS



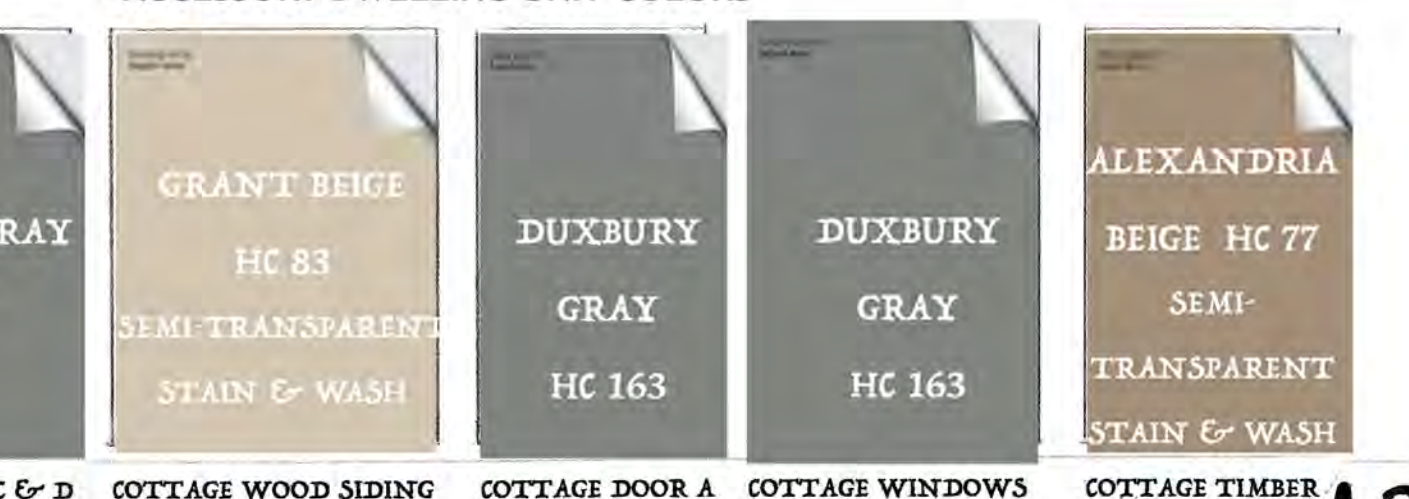
WHITE/COX RESIDENCE

NW CORNER 6TH & SANTE ^{EE} APN: 010-092-007 JUNE 1, 2021

ACCESSORY DWELLING UNIT

MATERIALS RECALL COMSTOCK'S "STORYBOOK" PALETTE. EXTERIOR WALLS ARE BATTEN ON BOARD, WITH A CUSTOM MIX OF SEMI-TRANSPARENT STAINS TO "AGE" ITS APPEARANCE AND BLEND IN WITH THE SURROUNDING WOODED AREA OF THE SITE. A DUTCH DOOR, COMMON TO COMSTOCK AND MURPHY COTTAGES THROUGHOUT CARMEL SERVES AS THE ENTRANCE BY A PATH FROM THE YARD. ONCE INSIDE, A LARGE BAY WINDOW DOMINATES THE TINY BEDROOM, WITH A VIEW BACK TOWARDS COMSTOCK'S 1927 STUDIO. FACING NORTHWEST, A FAMILIAR, EUROPEAN INSPIRED TRIPARTITE WINDOW EXPRESSES A VERNACULAR THEME WITH WHIMSEY. CASEMENT WINDOWS TO EACH SIDE PROVIDE ADDITIONAL LIGHT AND VENTILATION. SMALL CASEMENT WINDOWS ON THE SOUTH AND NORTH ELEVATIONS CONTINUE COMSTOCK'S USE OF VARYING SCALE AND PROVIDE PRIVACY. A RANDOM ASHLAR, STONE MASONRY CHIMNEY RECALLS COMSTOCK'S PICTURESQUE MASSING OF VERTICALITY TUCKED UP AGAINST THE WOOD BUILDING. WILLOW CREEK STONE FROM NAPA COUNTY DIFFERENTIATES THE CHIMNEY FROM COMSTOCK'S USE OF LOCALLY QUARRIED CARMEL STONE.

ACCESSORY DWELLING UNIT COLORS



THOMAS BATEMAN HOOD ARCHITECTURE
25805 CAROL PLACE CARMEL, CA 93923
THOMASBATEMANHOOD.COM 831-652-0012



1.



2.



3.



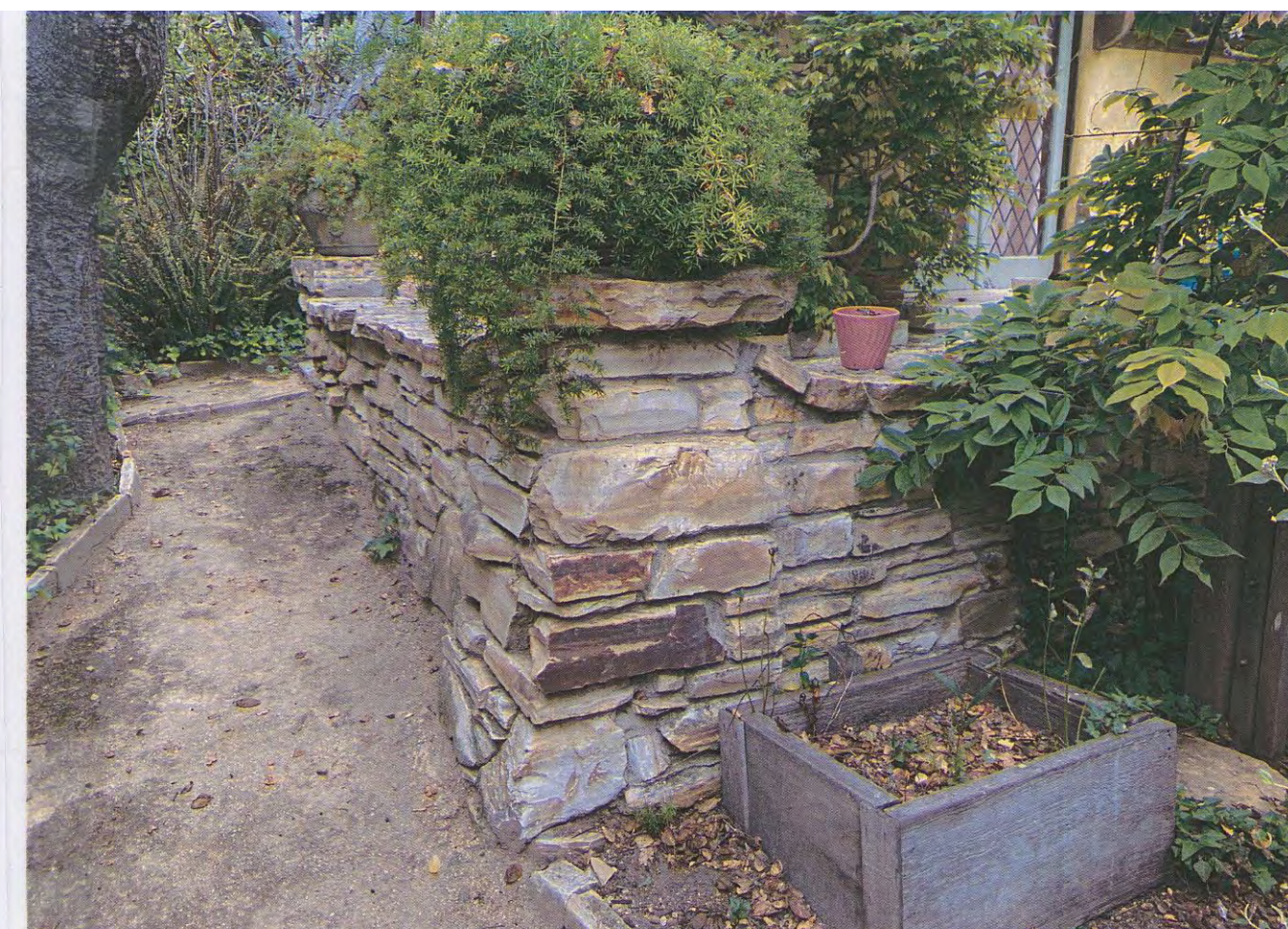
4.



5.



6.



7.



8.



9.



10.

- LEGEND**
1. WEST ELEVATION. PRESENT DAY
 2. CASEMENT WINDOW WITH TIMBER EYEBROW. 1927
 3. SOUTH ELEVATION CARMEL STONE CHIMNEY AND WINDOW DETAIL. 1927
 4. METAL CASEMENT WINDOW AND WOOD STUCCO SCREED SURROUND. 1932
 5. STUDIO ENTRANCE DOOR HINGE. 1927
 6. SOUTH ELEVATION AT CONNECTING HALL. 1932
 7. CARMEL STONE TERRACE WALL. 1927
 8. STUDIO HANDCARVED MOULDING. 1927
 9. HAND FORGED STUDIO ENTRY DOOR. 1927
 10. STEEL DOOR AND ROOF DETAIL. 1932

THOMAS BATEMAN HOOD ARCHITECTURE
 25805 CAROL PLACE CARMEL, CA 93923
 THOMASBATEMANHOOD.COM 831-652-0012

DETAILS
of the
WHITE/COX RESIDENCE
 NW CORNER 6TH & SANTE FE APN: 010-092-007 JUNE 1, 2021



OWNERSHIP & USE OF DOCUMENTS:

All Drawings, Specifications and copies thereof furnished by Zetterre Landscape Architecture are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Zetterre Landscape Architecture, common law copyright or other reserved rights.

Revisions:

Date:	Sheets:

Project Title:

WHITE/COX RESIDENCE

Project Address:

NW CORNER 6TH AVE & SANTA FE CARMEL, CA 93923

Sheet Title:

PLANTING PLAN

Issued

Drawn: NR

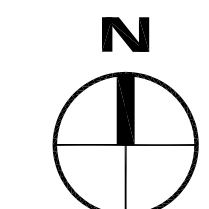
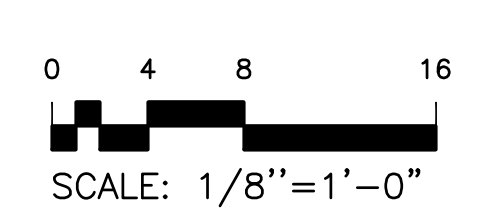
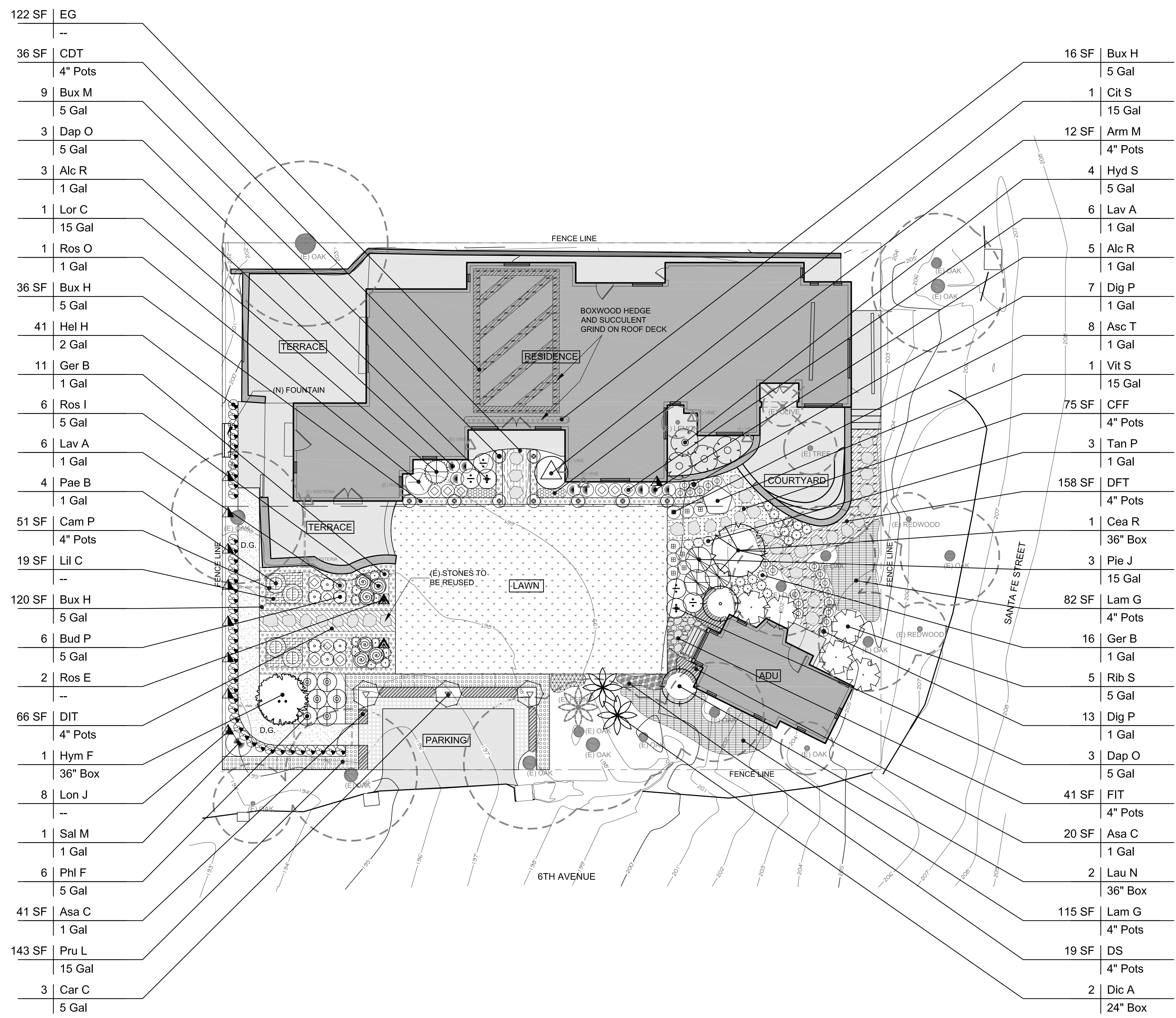
Project No: XXXXXX

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

Date: 5.23.2022

Sheet No: 1

L 1.0





OWNERSHIP & USE OF DOCUMENTS:

All Drawings, Specifications and copies thereof furnished by Zetterre Landscape Architecture are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Zetterre Landscape Architecture, common law copyright or other reserved rights.

Revisions:

Date:	Sheets:

Project Title:

WHITE/COX RESIDENCE

Project Address:

NW CORNER 6TH AVE & SANTA FE CARMEL, CA 93923

Sheet Title:

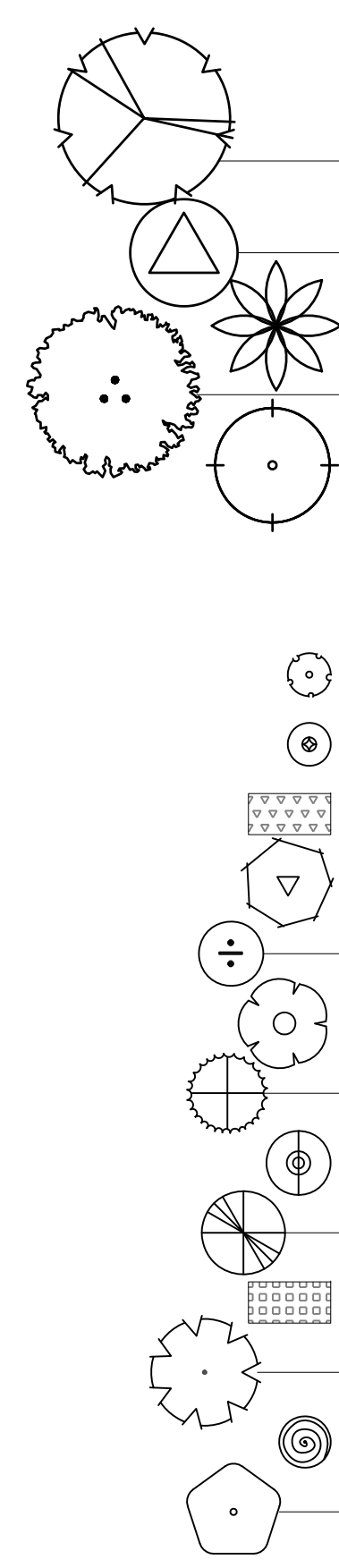
PLANT LIST

Issued
Drawn: NR
Project No: XXXXXX
Scale: 3/8" = 1'-0"
Date: 5.23.2022
Sheet No: 2

L 1.1

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS	QTY
TREES						
Cea R	Ceanothus 'Ray Hartman'	Ray Hartman Wild Lilac	36" Box	--	Low	1
Cit S	Citrus x sinensis 'Valencia'	Valencia Orange	24" Box	--	Med	1
Dic A	Dicksonia antarctica	Soft Tree Fern	24" Box	--	High	2
Hym F	Hymenosporum flavum	Sweetshade	36" Box	--	Med	1
Lau N	Laurus nobilis	Sweet Bay	36" Box	--	Low	2
SHRUBS						
Bud P	Buddleia Pugster Amethyst	Butterfly Bush	5 Gal	--	Low	6
Bux M	Buxus microphylla jap. 'Green Beauty'	Green Beauty Boxwood	5 Gal	15-18" sphere	Med	9
Bux H	Buxus microphylla jap. 'Green Beauty'	Green Beauty Boxwood	5 Gal	hedge	Med	172 SF
Car C	Carpenteria californica	Bush Anemone	5 Gal	--	Med	3
Dap O	Daphne odora 'Aureo-marginata'	Variiegated Winter Daphne	5 Gal	--	Low	6
Hyd S	Hydrangea spp.	Hydrangea	5 Gal	--	Med	4
Lor C	Loropetalum chinense 'Emerald Snow'	Emerald Snow Fringe Flower	15 Gal	--	Low	1
Phl F	Phlomis fruticosa	Jerusalem Sage	5 Gal	--	Low	6
Pie J	Pieris japonica 'Mountain Fire'	Japanese Pieris	15 Gal	--	Med	3
Pru L	Prunus lusitanica	Portuguese Laurel	15 Gal	hedge	Med	143 SF
Rib S	Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	5 Gal	--	Low	5
Ros I	Rosa 'Iceberg'	White Shrub Rose	5 Gal	--	Med	6
Vit S	Vitex 'Shoal Creek'	Shoal Creek Chaste Tree	15 Gal	--	Low	1
PERENNIALS						
Alc R	Alcea rosea 'Banana'	Hollyhock	1 Gal	--	Low	8
Asa C	Asarum caudatum	Western Wild Ginger	1 Gal	--	Med	61 SF
Asc T	Asclepias tuberosa	Butterflyweed	1 Gal	--	Med	8
Dig P	Digitalis purpurea	Foxglove	1 Gal	--	Med	20
Ger B	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	1 Gal	--	Med	27
Hel H	Helleborus x hybridus 'Pink Lady'	Pink Lady Hellebore	1 Gal	--	Med	41
Lav A	Lavandula angustifolia 'Munstead'	English Lavender 'Munstead'	1 Gal	--	Low	12
Pae B	Paeonia x 'Bartzella'	Bartzella Itoh Peony	1 Gal	--	Med	4
Ros O	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	1 Gal	--	Low	1
Sal M	Salvia mexicana 'Limelight'	Mexican Sage	1 Gal	--	Med	1
Tan P	Tanacetum parthenium	Feverfew	1 Gal	--	Low	3



GROUNDCOVERS						
Arm M	Armeria maritima 'Alba'	Sea Thrift Alba	4" Pots	--	Med	12 SF
Lam G	Lamium galeobdolon	Yellow Archangel	4" Pots	--	Med	197 SF
Cam P	Campanula portenschlagiana	Dalmatian Bellflower	4" Pots	--	Med	51 SF
DIT	Dianthus gratianopolitanus 'Tiny Rub.'	Tiny Rubies Cheddar Pinks	4" Pots	33% of each plant variety	Med	66 SF
	Isotoma fluviatilis	Blue Star Creeper			Med	
	Thymus serpyllum 'Elfin'	Elfin Thyme			Low	
CDT	Chamaemelum nobile	Chamomile	4" Pots	33% of each plant variety	Low	36 SF
	Dianthus gratianopolitanus 'Tiny Rub.'	Tiny Rubies Cheddar Pinks			Med	
DFT	Dianthus gratianopolitanus 'Tiny Rub.'	Tiny Rubies Cheddar Pinks	4" Pots	33% of each plant variety	Med	158 SF
	Falkia repens	Little Ears			Med	
	Thymus serpyllum 'Elfin'	Elfin Thyme			Low	
CFF	Campanula portenschlagiana	Dalmatian Bellflower	4" Pots	33% of each plant variety	Med	75 SF
	Falkia repens	Little Ears			Med	
	Fragaria chiloensis	Beach Strawberry			Med	
FIT	Falkia repens	Little Ears	4" Pots	33% of each plant variety	Med	41 SF
	Isotoma fluviatilis	Blue Star Creeper			Med	
	Thymus serpyllum 'Elfin'	Elfin Thyme			Low	
DS	Digitalis purpurea	Foxglove	1 Gal	50% of each plant variety	Med	19 SF
	Satureja douglasii	Yerba Buena	4" Pots		Low	

BULBS						
Lil C	Lilium 'Casablanca'	Casablanca Lily	--	--	Med	19 SF
Nar T	Narcissus 'Thalia'	Daffodil Thalia	--	--	V Low	--

VINES						
Lon J	Lonicera japonica 'Halliana'	Japanese Honeysuckle	5 Gal	--	Med	8
Ros E	Rosa 'Eden'	Climbing Rose	5 Gal	--	Med	2

SUCCULENTS						
EG	Echeveria 'Afterglow'	Afterglow	-	Mix of each succulent variety	Low	122 SF
	Echeveria 'Domingo'	Domingo				
	Echeveria 'Perle von Nurnberg'	Perle von Nurnberg				
	Graptopetia 'Fred Ives'	Fred Ives				

IRRIGATION SYSTEMS

DRIP IRRIGATION - PLANTED AREAS

SPECIFICATIONS

Type	Drip irrigation emitter tubing
Warranty	3-year limited
Color/Finish Family	Copper
UNSPSC	21101500
Series Name	N/A
Maximum PSI	60.0

IRRIGREEN - LAWN

Tech Specs

Irrigreen Digital Sprinkler	Irrigreen2 Controller
Programmable Throw 5' to 30'	IG2 Controller 16 Digital Zones 12 Valve Zones
Precipitation Rate Software Controlled 2.25 - 6.50 GPM	IG2 Pro 32 Digital Zones 24 Valve Zones Dual zone run capable Dual Flow Sensor capable
Precipitation Rate for Scheduling .055" water per rotation	Digital Sprinkler Connection IP67 waterproof connectors
Programmable Zone Shape Any zone shape that fits within a 60" diameter circle, line of sight**	Sprinkler Cable IP-67 waterproof connectors, 50'
	Wi-Fi Network 2.4 GHz
	Wi-Fi Range 300' line of sight
	Sensor Inputs 2- Flow Sensors: Ultrasonic or paddle 2- Rain/Soil Moisture

*The head evenly waters from the base of the head out to the edge of the zone shape. See the programming manual for details.
**At 40 psi, head throw is 20'

HOOPS AND FOUNTAIN IMAGES



LIGHTING LEGEND

SYM.	QTY	TYPE	VENDOR	MODEL NO.	LAMP	MAX. WATT	MAX. LUMENS
⊕	7	PATH LIGHT	FX LUMINAIRE	PLLEDTA - SB + A - 1LED - 12RA - SB	1LED	2.0W	27 LUMENS
⬇	9	DOWN LIGHT	FX LUMINAIRE	LE - 1LED - AB	3LED	4.2W	55 LUMENS
⊠	3	STEP LIGHT	FX LUMINAIRE	LF - 1LED - W - BSAB	1LED	2.0W	78 LUMENS


NOTE:
 1. USE FX LUMINAIRE LUXOR ZD TRANSFORMER OR EQUAL.
 2. LIGHTING DESIGN AND FIXTURE SELECTION IS NIGHT SKY COMPLIANT

LIGHTING NOTES

- LIGHTING IS DIAGRAMMATIC AND IS FOR THE CONVENIENCE OF THE CONTRACTOR IN LOCATING FIXTURES ONLY. CONTRACTOR TO VERIFY ALL LINEAR FEET PRIOR TO ORDERING. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR INSTALLATION AND EQUIPMENT.
- CONTRACTOR TO PROVIDE SAMPLES FIXTURES WITH CORRECT FINISHES OF EACH FIXTURE TO OWNER FOR APPROVAL PRIOR TO PURCHASING ALL FIXTURES.
- ALL LIGHTS SHALL BE INSTALLED AS DETAILED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL LIGHTS AS SHOWN ON PLAN SHALL BE EITHER ON A PHOTO CELL TIMER OR MANUAL SWITCH AS DIRECTED. THE OWNER SHALL SELECT PLACEMENT OF LIGHTING SWITCHES, TRANSFORMERS, SOURCES OF POWER AND FINAL FIXTURE LOCATION AND NOTIFY CONTRACTOR OF DECISION.
- ALL LIGHTING INSTALLATIONS AT FINAL ACCEPTANCE OF PROJECT SHALL BE COMPLETE AND CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- ELECTRICAL CONTRACTOR SHALL NOTIFY THE OWNER IN CASE OF A DISCREPANCY IN THE LIGHTING LOCATIONS. NOTIFY THE OWNER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL SLEEVES FOR FUTURE IRRIGATION AND LIGHTING REQUIREMENTS WITH THE CONCRETE POURS. ALL SLEEVES SHALL BE 18" BELOW ANY CONCRETE WORK.
- ALL SPLICES AND CONNECTIONS SHALL USE "SNAP-TITE" WATERPROOF CONNECTIONS. DO NOT USE FACTORY INSTALLED FIXTURE CONNECTORS ON 12 VOLT LIGHT FIXTURES. ALL WIRE TO BE HEAVY GAUGE #12 MIN.
- LOW VOLTAGE DIRECT BURIAL CABLES TO BE MIN. 12" UNDER SOIL. NO MIDLINE SPLICES.

LIGHTING CUT SHEETS

EX Luminaire



PL Path Light

Shapely hat area light available in 1 or 3 LED. Aluminum construction. RGBW capable with Luxor® system.

Quick Facts


- Aluminum construction
- Two-layer multi-grade anodization and powder coat finish
- Cree® integrated LEDs
- Temper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

LANDSCAPE LIGHTING 1 of 7

EX Luminaire

LED Down Lights

LE LED Down Light DESIGNER PREMIUM



Quick Facts


- Die-cast aluminum or brass
- Natural, powder coated, or antiqued brass. Cree® Integrated LEDs. Rainless
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

LANDSCAPE AND ARCHITECTURAL LIGHTING 1 of 7

EX Luminaire

LED Step Lights

LF LED Step Light DESIGNER PREMIUM

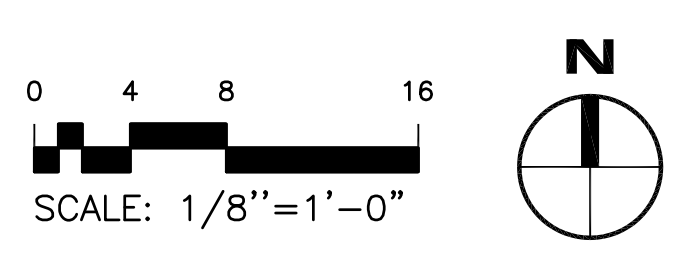
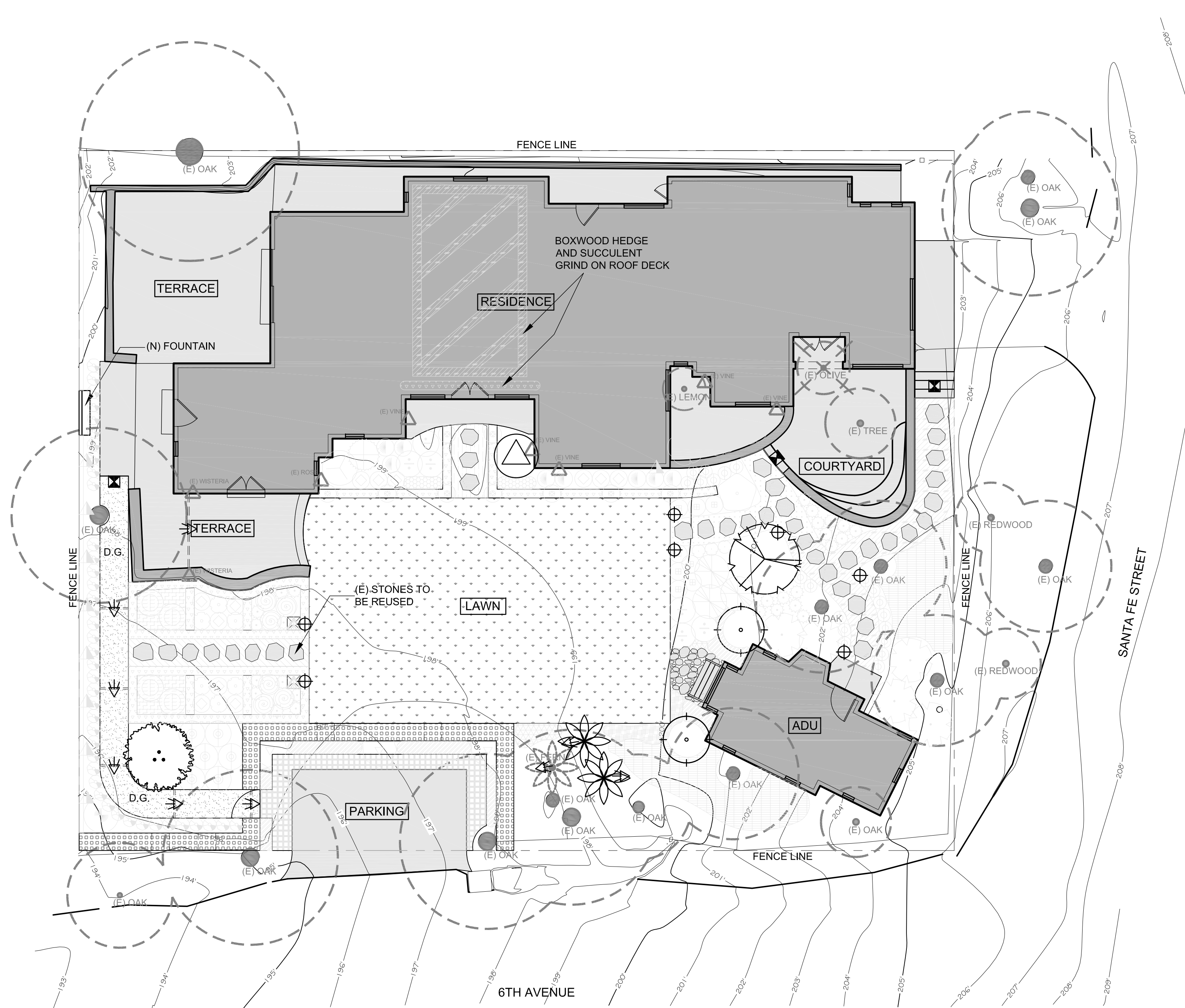


The LF is our LED under-the-cap landscape wall light. It can easily be fitted between block wall and copings for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

Quick Facts

- Die-cast brass housing
- Cree® integrated LEDs
- Phase and PWM dimmable
- Natural, powder coated, or antiqued brass. Rainless
- Compatible with Luxor® technology
- Input voltage: 10-15V

LANDSCAPE AND ARCHITECTURAL LIGHTING 1 of 6



ZETERRE

LANDSCAPE ARCHITECTURE

1171 Folsom Street
 San Francisco, CA 94103
 Ph. 415.691.2166
 www.zetterre.com



OWNERSHIP & USE OF DOCUMENTS:

All Drawings, Specifications and copies thereof furnished by Zetterre Landscape Architecture are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Zetterre Landscape Architecture, common law copyright or other reserved rights.

Revisions:

Date:	Sheets:

Project Title:
WHITE/COX RESIDENCE

Project Address:
 NW CORNER 6TH AVE & SANTA FE CARMEL, CA 93923

Sheet Title:
LIGHTING PLAN

Issued

Drawn: NR

Project No: XXXXXX

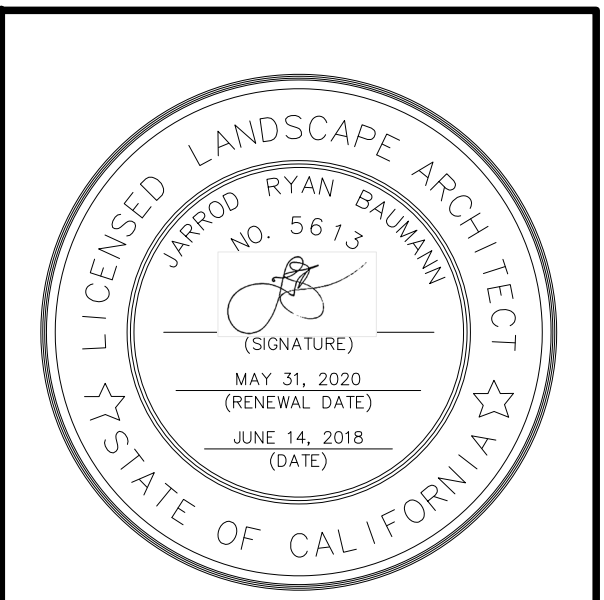
Scale: 3/8" = 1'-0"

Date: 5.23.2022

Sheet No: 3

L 2.0

3 of 4 Sheets



OWNERSHIP & USE OF DOCUMENTS:
All Drawings, Specifications and copies thereof furnished by Zeterre Landscape Architecture are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Zeterre Landscape Architecture, common law copyright or other reserved rights.

Revisions:

Date:	Sheets:

Project Title:
WHITE/COX RESIDENCE

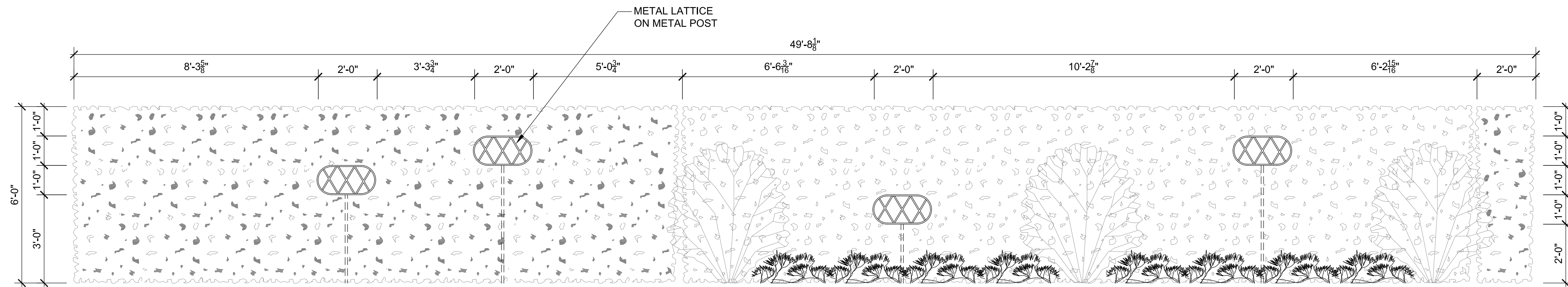
Project Address:
NW CORNER 6TH AVE & SANTA FE
CARMEL, CA 93923

Sheet Title:

ELEVATIONS

Issued
Drawn: NR
Project No: XXXXXX
Scale: 3/8" = 1'-0"
Date: 5.23.2022
Sheet No: 4

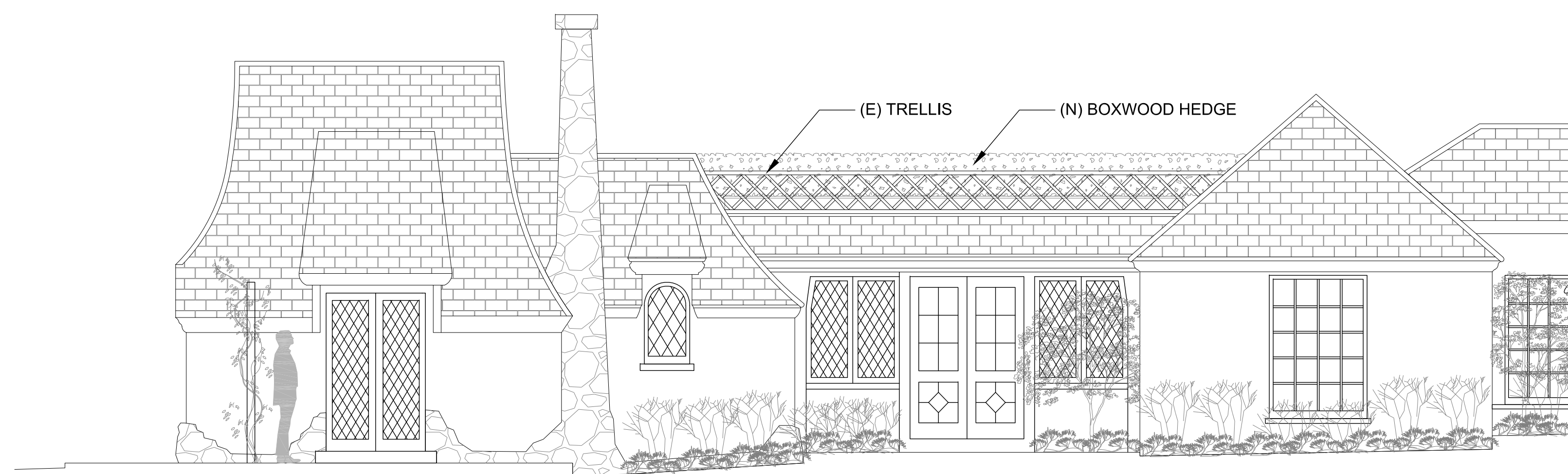
L 3.0
4 of 4 Sheets



LAUREL HEDGE AT 6TH AVE FRONT ELEVATION

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

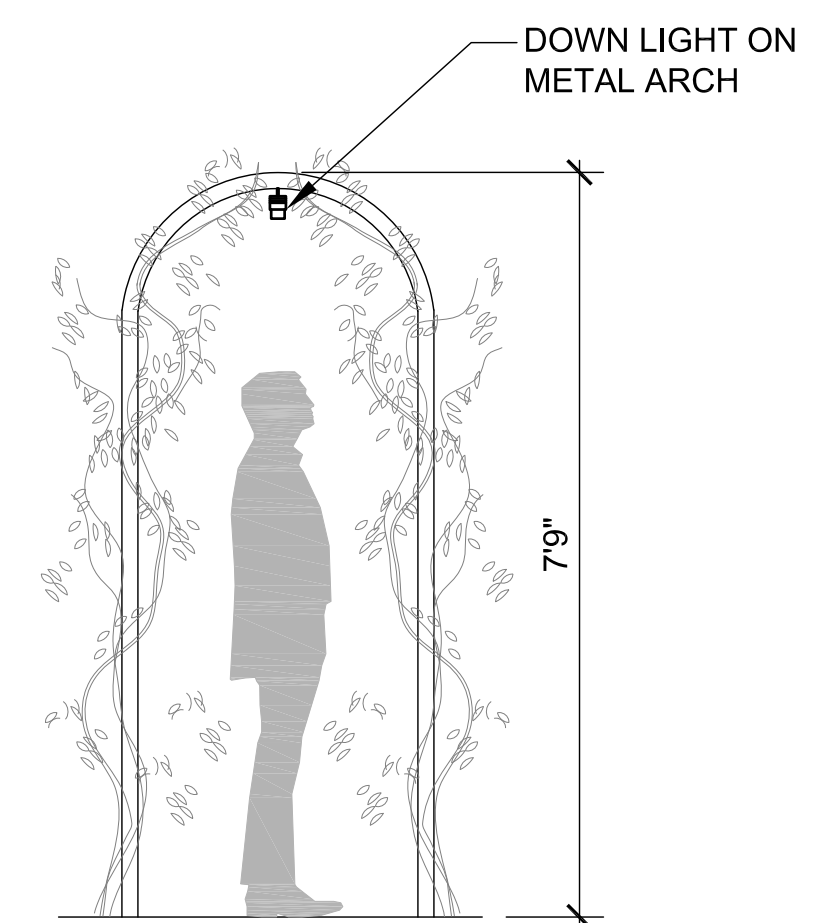
1



TRELLIS AT FRONT HOUSE ELEVATION

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

2



METAL HOOPS ELEVATION

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

3

