

PROJECT DATA	
ADDRESS:	CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE CARMEL - BY-THE-SEA, CA 93921
LOT SIZE:	64,000 S.F.
A.P.N.:	010-021-002-000
BLOCK:	17
LOT:	1 THRU 16
ZONING:	R1
TYPE OF CONSTRUCTION:	(V-B)
FRONT SETBACK:	15.0' MIN.
SIDE SETBACKS:	25% OF SITE WIDTH (MIN. 3 FT.)
REAR SETBACK:	15.0' MIN.
MAX. BUILDING HEIGHT:	24'-0"
ONE STORY PLATE HEIGHT:	12'-0"
TWO STORY PLATE HEIGHT:	18'-0"

PROJECT DESCRIPTION:
 CONCEPTUAL DESIGN AND FEASIBILITY STUDY OF THE PROPERTY AT CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE, CARMEL-BY-THE-SEA CA 93921

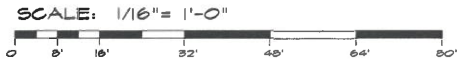
LOT AREA	
8 LOTS ALONG CARPENTER STREET	32,000 S.F.
8 LOTS ALONG GUADALUPE STREET	32,000 S.F.
NET LOT SIZE	64,000 S.F.

FLOOR AREA	
RESORT COTTAGES ALONG CARPENTER STREET	
(16) - ONE BEDROOM UNIT @ 900 S.F. PER UNIT	14,400 S.F.
RECEPTION/ELEVATOR/LOBBY @ MAIN FLOOR	350 S.F.
SPA & OFFICE @ BASEMENT	2,050 S.F.

SINGLE FAMILY DWELLING ALONG GUADALUPE STREET	
(8) - RESIDENTIAL UNITS @ 1,800 S.F. PER UNIT	14,000 S.F.

LEGEND	
	TREES TO BE REMOVED
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (5) 24" DIA., (3) 20" DIA., (3) 18" DIA., (2) 16" DIA., (3) 14" DIA., (7) 12" DIA., (3) 10" DIA., (4) 8" DIA., & (14) 6" DIA.	44 - TREE
(K) OAK (1) 28" DIA., (1) 12" DIA., & (1) 6" DIA.	3 - OAK
(C) CYPRESS (1) 6" DIA.	1 - CYPRESS
(P) PINE (1) 16" DIA.	1 - PINE
(R) REDWOOD (1) 16" DIA.	1 - REDWOOD

SITE DEVELOPMENT & TREE REMOVAL PLAN



CRI RESIDENTIAL DEVELOPMENT

Lot #2 Guadalupe Street Carmel-By-The-Sea, CA 93921

REVISION	No.

CONSULTANT:

ARCHITECT:

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

COVER SHEET

CRI RESIDENTIAL LOT #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

DATE: 4/23/22

SCALE:

DRAWN CS

JOB NO. 2005

A-0.1
SHEET OF

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 DIRECT 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 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/NOTICE/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. (2019 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 REQUIRE 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 CONDITIONS: 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 2019 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.

PROJECT DATA

ADDRESS: LOT #2 GUADALUPE STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF 660 SF MAIN FLOOR, 875 SF UPPER FLOOR, 200 SF GARAGE, AND 230 SF BASEMENT.

LOT SIZE: 4,000 S.F.

ZONING: R1

A.P.N.: 010-021-014-000

TYPE OF CONSTRUCTION: (V-B)

SETBACK

FRONT 15'

REAR 15'

SIDE 25% OF LOT WIDTH- 10' MAX. 5'

STREET SIDE

INTERIOR SIDE 3'

BUILDING HEIGHT FIRST STORY PLATE HT.- 12.0'
2ND STORY PLATE HT.- 18.0'
MAX ROOF HEIGHT- 24.0'

LOT AREA:	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	660 S.F.
GARAGE	200 S.F.
UPPER FLOOR AREA	875 S.F.
BASEMENT	130 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,965 S.F.

F.A.R. FLOOR AREA CALCULATIONS

660 S.F. (MAIN LEVEL) + 875 S.F. (UPPER LEVEL) + 200 S.F. (GARAGE) = 1735 S.F. (TOTAL)

1800 S.F. (MAX. ALLOWED) + 130 S.F. BASEMENT + 100 S.F. (BONUS @ BASEMENT)= 2,030 S.F.

PROJECT FLOOR AREA= 1965 S.F.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
1240 MUNRAS AVENUE
MONTEREY, CA 93940
PH: 510-253-2100

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

CIVIL:

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223749
CARMEL, CA 93923
PH: 831-596-7604
CONTACT: ROBERT LUSTER

ARBORIST:

SHEET INDEX

SHEET NUMBER	SHEET NAME	SCALE
A-0.1	COVER SHEET	
A-1.0	EXISTING TOPOGRAPHIC MAP	
A-1.1	EXISTING SITE PLAN	1/16"=1'-0"
A-1.2	PROPOSED SITE PLAN	1/4"=1'-0"
A-2.1	BASEMENT FLOORPLAN	1/4"=1'-0"
A-2.2	MAIN LEVEL FLOORPLAN	1/4"=1'-0"
A-2.3	MIDDLE LEVEL FLOORPLAN	1/4"=1'-0"
A-2.4	UPPER LEVEL FLOORPLAN	1/4"=1'-0"
A-2.5	ROOF PLAN	1/4"=1'-0"
A-2.6	MAIN FLOOR & UPPER FLOOR OVERLAY	
A-3.1	NORTH ELEVATION	1/4"=1'-0"
A-3.2	WEST ELEVATION	1/4"=1'-0"
A-3.3	SOUTH ELEVATION	1/4"=1'-0"
A-3.4	EAST ELEVATION	1/4"=1'-0"
A-3.5	NORTH/ SOUTH FENCING ELEVATIONS	1/4"=1'-0"
A-3.6	EAST/ WEST FENCING ELEVATIONS	1/4"=1'-0"
A-4.1	SECTIONS	
A-5.1	DOOR SCHEDULE	
A-5.2	WINDOW/ GLASS WALL SCHEDULE	
A-7.1	MATERIAL SAMPLES	
A-7.2	RENDERED ELEVATIONS	
A-7.3	RENDERINGS	
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE IRRIGATION & LIGHTING SPECS	

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 OTHER 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.

TREE REMOVAL

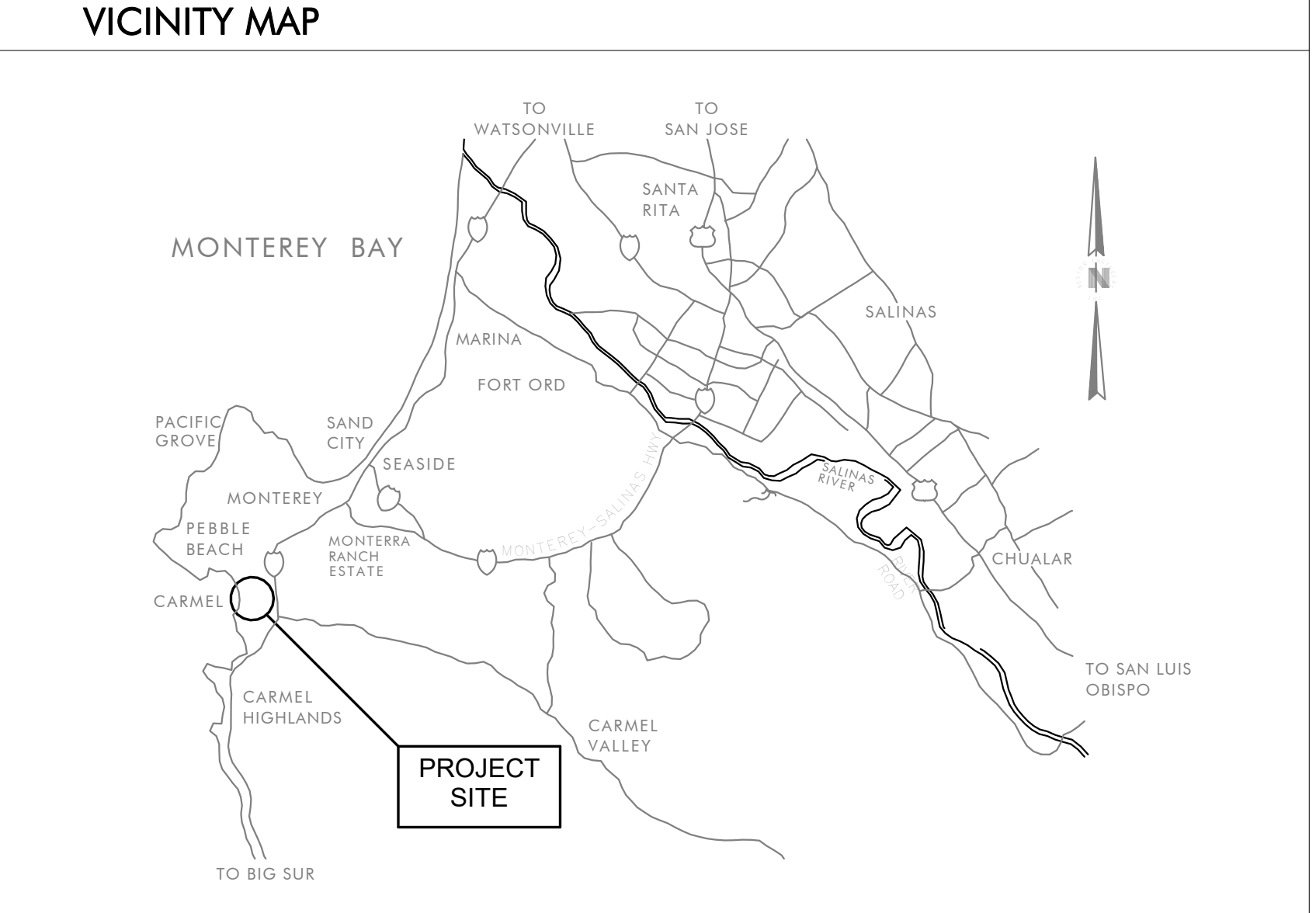
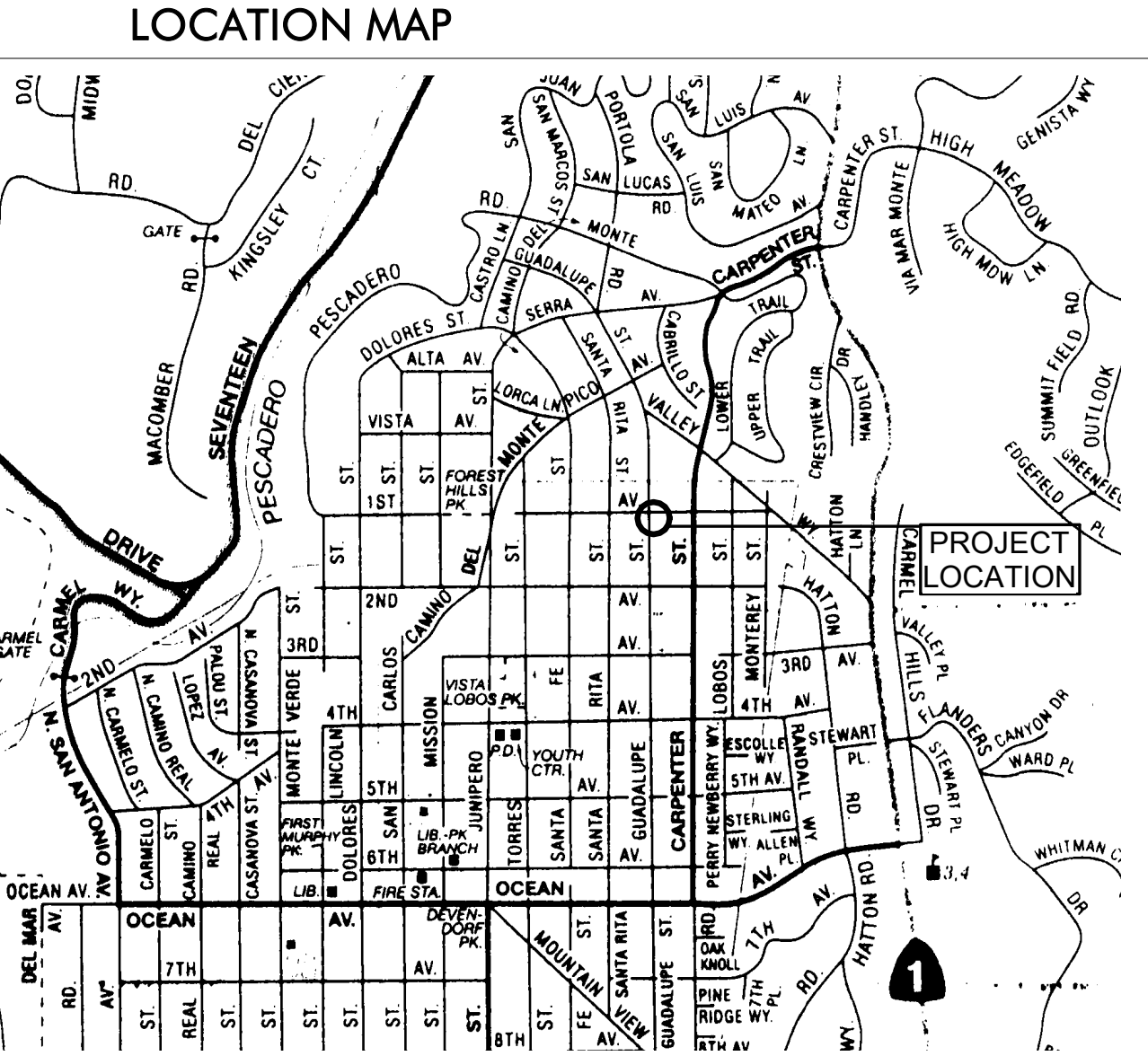
FOUR (4) TREES TO BE REMOVED: 15" TREE (#50), TRIPLE 8",8",11" TREE (#85)

EXTERIOR LIGHTING NOTE

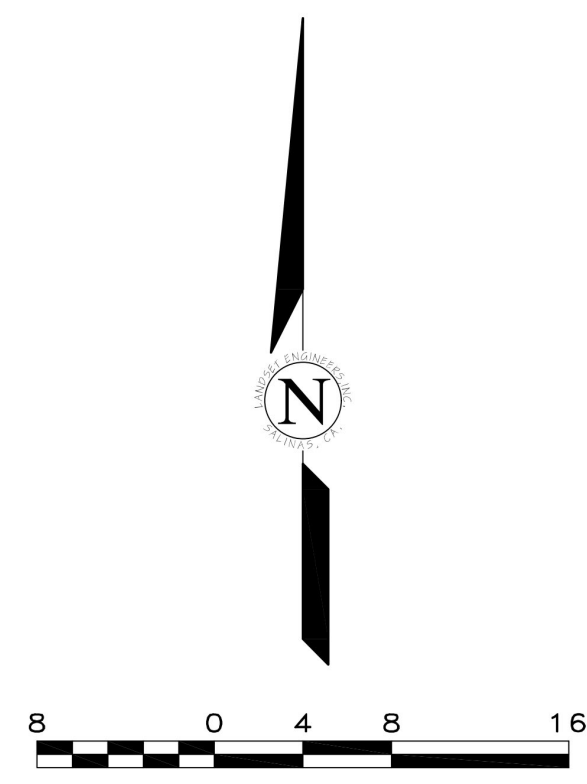
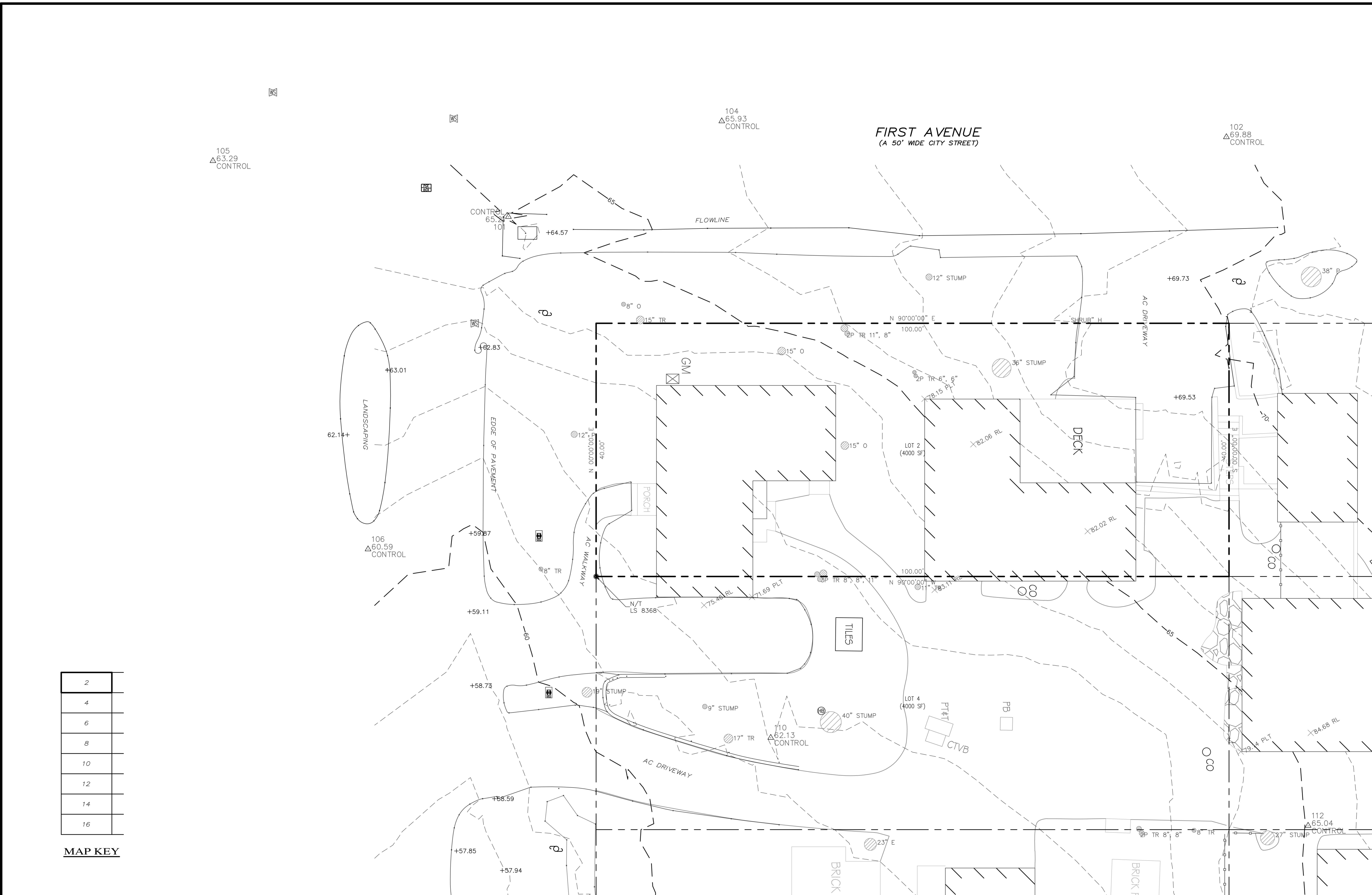
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCANT EQUIVALENT) IN POWER PER FIXTURE.

SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY LANDING	66.87 S.F.
FRONT LANDING	26.22 S.F.
SITE WALLS	115.38 S.F.
STAIRS	55.47 S.F.
FENCE COLUMNS	19.80 S.F.
TOTAL IMPERVIOUS COVERAGE	271.74 S.F.
PROPOSED PERVIOUS COVERAGE	
BASEMENT LANDING	41.71 S.F.
DRIVEWAY	125.93 S.F.
BACK PATIO	70.00 S.F.
WALKWAY 1	15.50 S.F.
WALKWAY 2	12.00 S.F.
WALKWAY 3	13.46 S.F.
TOTAL PERVIOUS COVERAGE	276.60 S.F.
TOTAL PROPOSED SITE COVERAGE	555.74 S.F.



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2
4
6
8
10
12
14
16

MAP KEY

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)

	CONDUIT		GAS LINE		GAS METER		FOUND MONUMENT - TYPE NOTED
	PIPE		TELEPHONE SERVICE		WATER METER		SURVEY H&V CONTROL POINT
	CLEANOUT		UNKNOWN UTILITY		PGE BOX		SPOT ELEVATION
	DOWNSPOUT		FUSE BOX		UTILITY HUB		RIDGELINE
	HOSEBIB		ELECTRICAL OUTLET		TELEPHONE BOX		PLATE HEIGHT
	WATER SERVICE		UTILITY POLE		ELECTRICAL HUB		TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
	IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL		TWO-PRONGED TREE (2P)
	IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER		THREE-PRONGED TREE (3P)
	WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE		MULTIPRONGED TREE (MP)
	DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE		
	STREET LIGHT		SIGN		PGE GAS MANHOLE		
					ELECTRICAL MANHOLE		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = -50.00' 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, OWNERS' 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 SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP 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.

CE = CEDAR PA = PALM
 CW = COTTON WOOD PE = PEPPER
 CYP = CYPRESS P = PINE
 E = EUCALYPTUS R = REDWOOD
 H = HOLLY TR = TREE
 O = OAK W = WILLOW

CONTACT INFORMATION:

OWNER:
 MR. DON DESAI
 PO BOX 2106
 MONTEREY, CA 93942

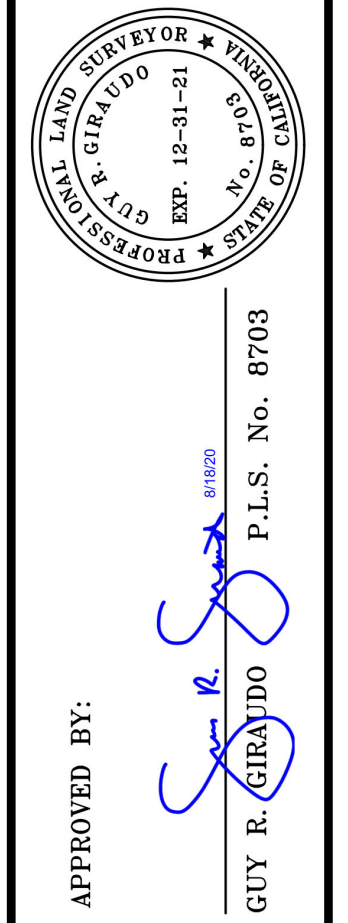
ARCHITECT:
 ATTN: LUYEN VU
 ERIC MILLER ARCHITECTS
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940

SITE LOCATION:
 GUADALUPE ST., BETWEEN 1ST AND 2ND AVE
 CARMEL-BY-THE-SEA, CA 93921

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01

08/18/20	JK	RELEASED TO CLIENT
No.	DATE	BY
		REVISION

TOPOGRAPHIC MAP
 OF
 LOT 2 IN BLOCK 17
 VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
 CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
 MR. DON DESAI



REVISION	No.

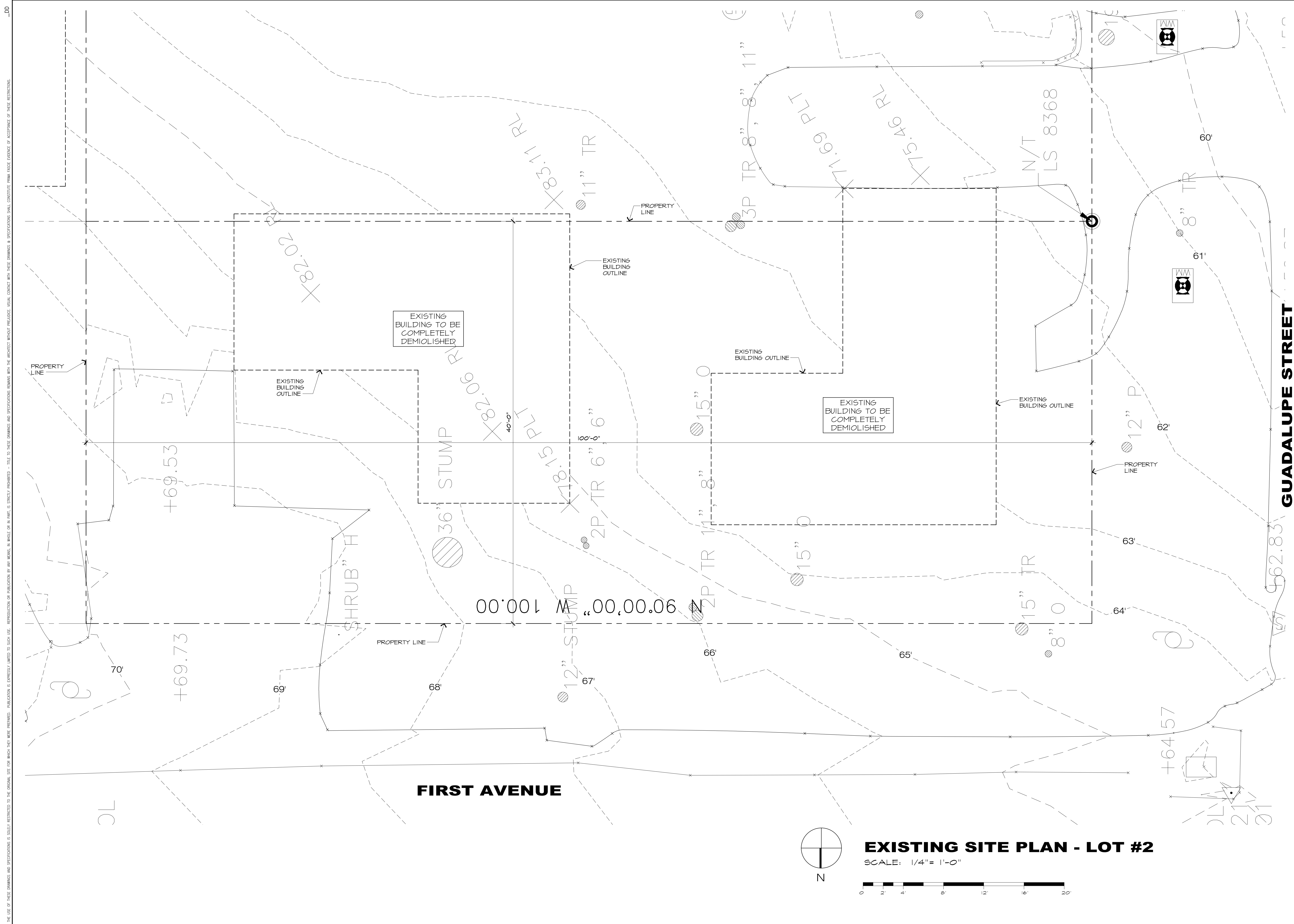
CONSULTANT:

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

EXISTING TOPOGRAPHIC MAP
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE:
 DRAWN: N.T.S.C.S.
 JOB NO. Project Status

A-1.0
 SHEET OF



REVISION	No.

CONSULTANT:

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

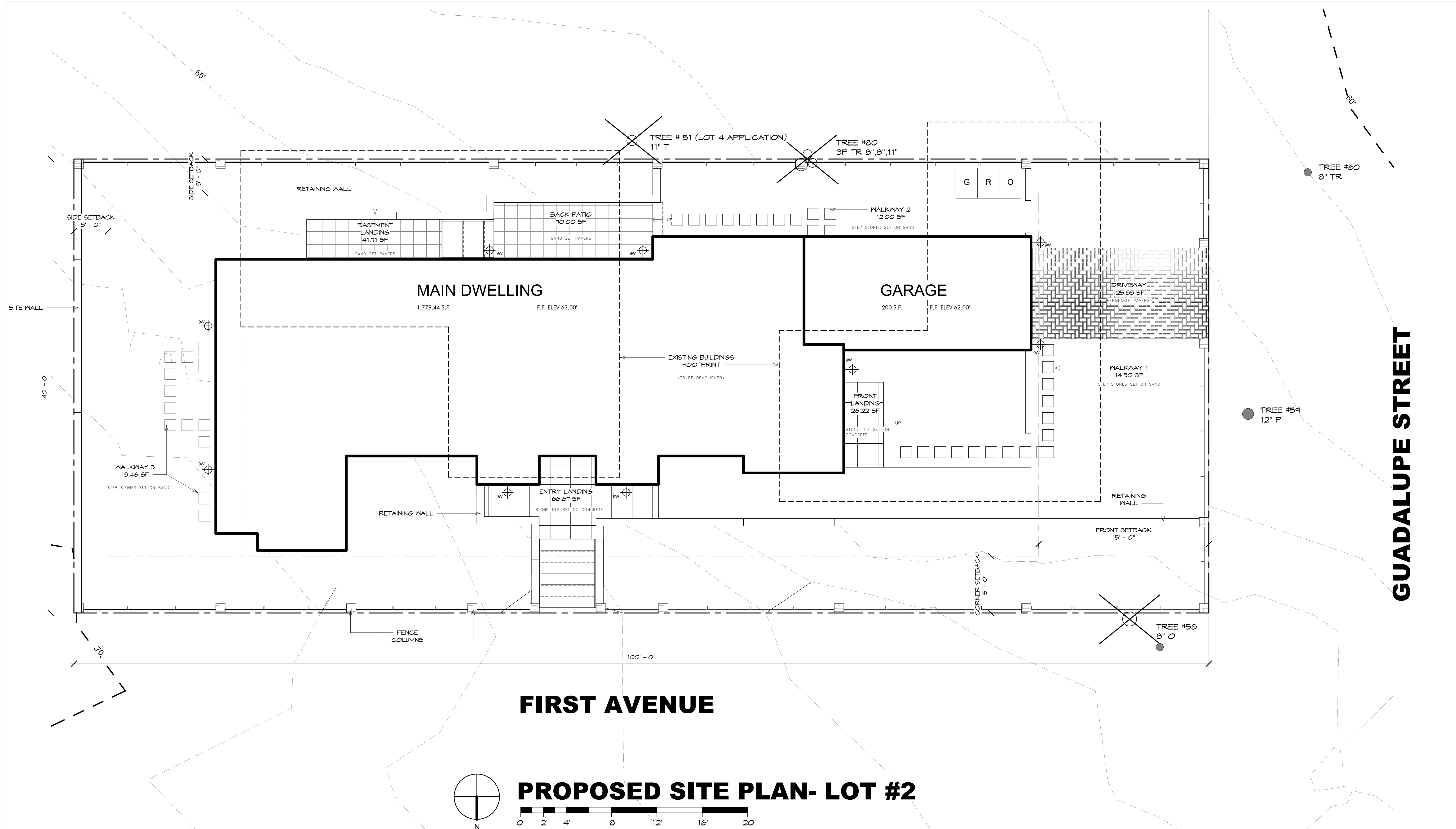
EXISTING SITE PLAN - LOT #2

JOB NAME:
ERI - Residential House Lot #2
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-014

DATE: 4/23/22
 SCALE: 1/4"=1'-0"
 DRAWN: JK
 JOB NUMBER: 20.05

A-1.1
 SHEET OF

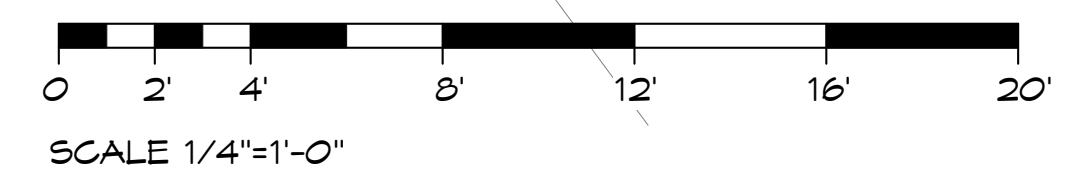
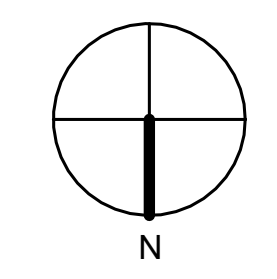
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FIRST AVENUE

GUADALUPE STREET

PROPOSED SITE PLAN- LOT #2



1 Site Plan
 1/4" = 1'-0"

SITE COVERAGE	
ALLOWED	556.0 SF
PROPOSED IMPERVIOUS COVERAGE	
ENTRY LANDING (STONE TILE ON CONCRETE)	66.87 SF
FRONT LANDING (STONE TILE ON CONCRETE)	26.22 SF
SITE WALLS (STONE CLAD RETAINING WALLS)	115.33 SF
STAIRS (CAST STAIR)	55.47 SF
FENCE COLUMNS	13.80 SF
TOTAL IMPERVIOUS COVERAGE	271.74 SF
PROPOSED PERVIOUS COVERAGE	
BASEMENT LANDING (SAND-SET PAVERS)	41.71 SF
DRIVENWAY (PAVERS SET IN SAND)	125.33 SF
BACK PATIO (SAND-SET PAVERS)	10.00 SF
WALKWAY 1 (STEP STONES SET ON SAND)	15.50 SF
WALKWAY 2 (STEP STONES SET ON SAND)	12.00 SF
WALKWAY 3 (STEP STONES SET ON SAND)	13.46 SF
TOTAL PERVIOUS COVERAGE	278 SF
TOTAL PROPOSED SITE COVERAGE	555.74 SF

REVISION	No.

CONSULTANT:
 ARCHITECT:
ERIC MILLER ARCHITECTS, INC.

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

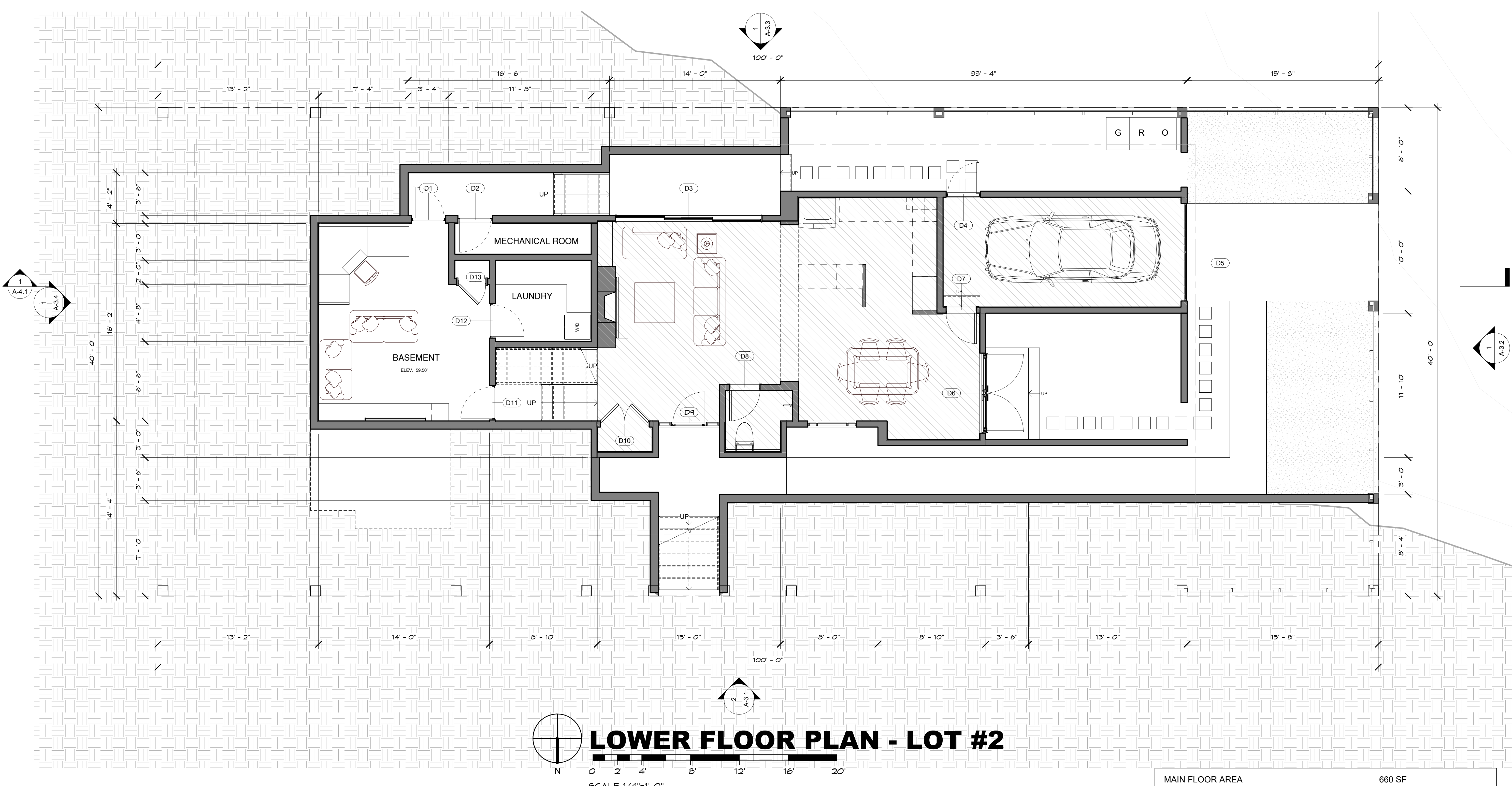
PROPOSED SITE PLAN
 Job Name: **CRI- Lot #2**

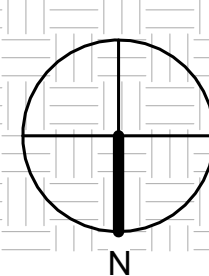
Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE: 1/4" = 1'-0"
 DRAWN: C.S.
 JOB NO. Project Status

A-1.2
 SHEET OF

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LOWER FLOOR PLAN - LOT #2
 SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

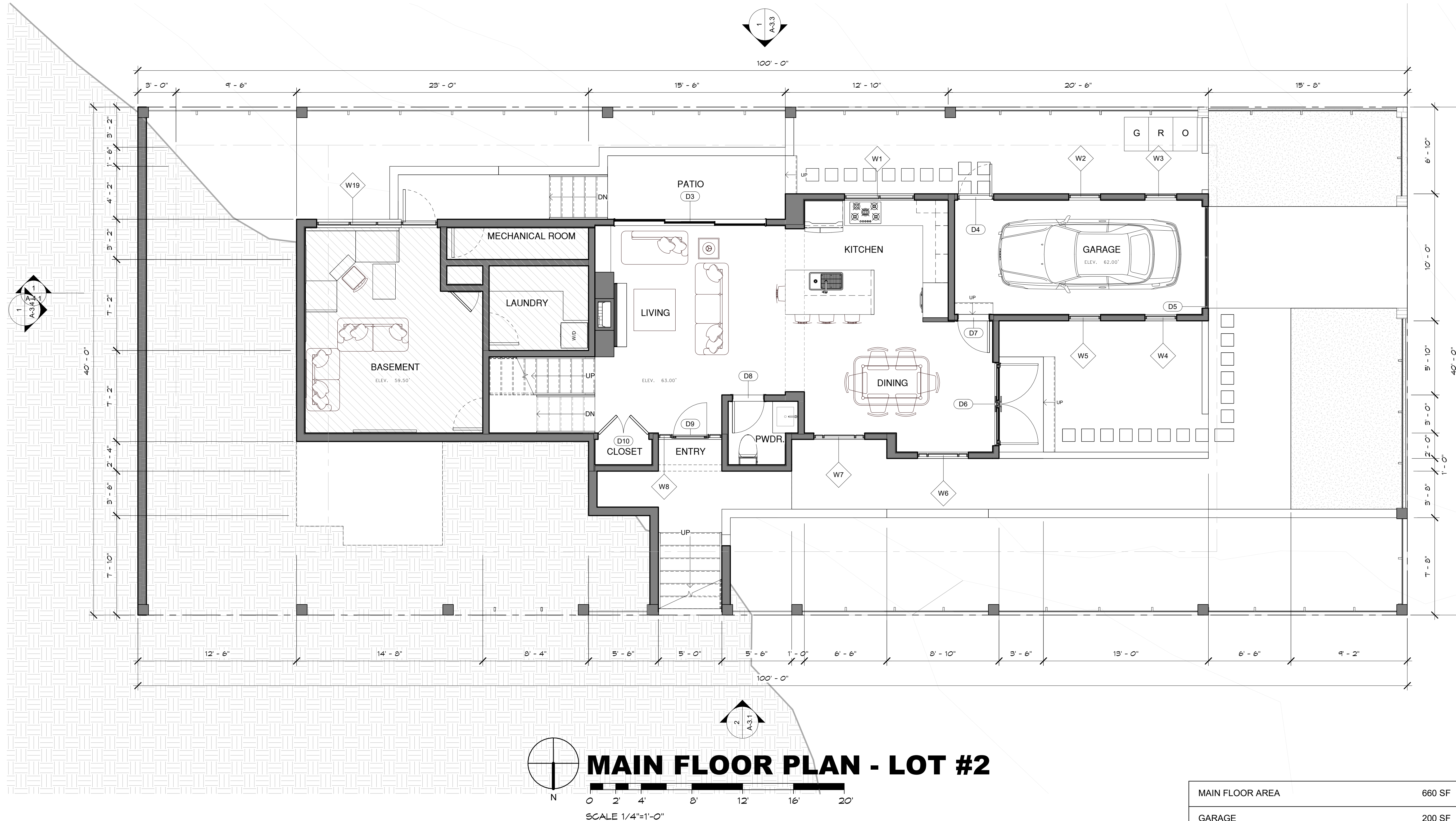
ARCHITECT:
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

BASEMENT FLOORPLAN
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE: 1/4" = 1'-0"
 DRAWN: C.S.
 JOB NO. Project Status

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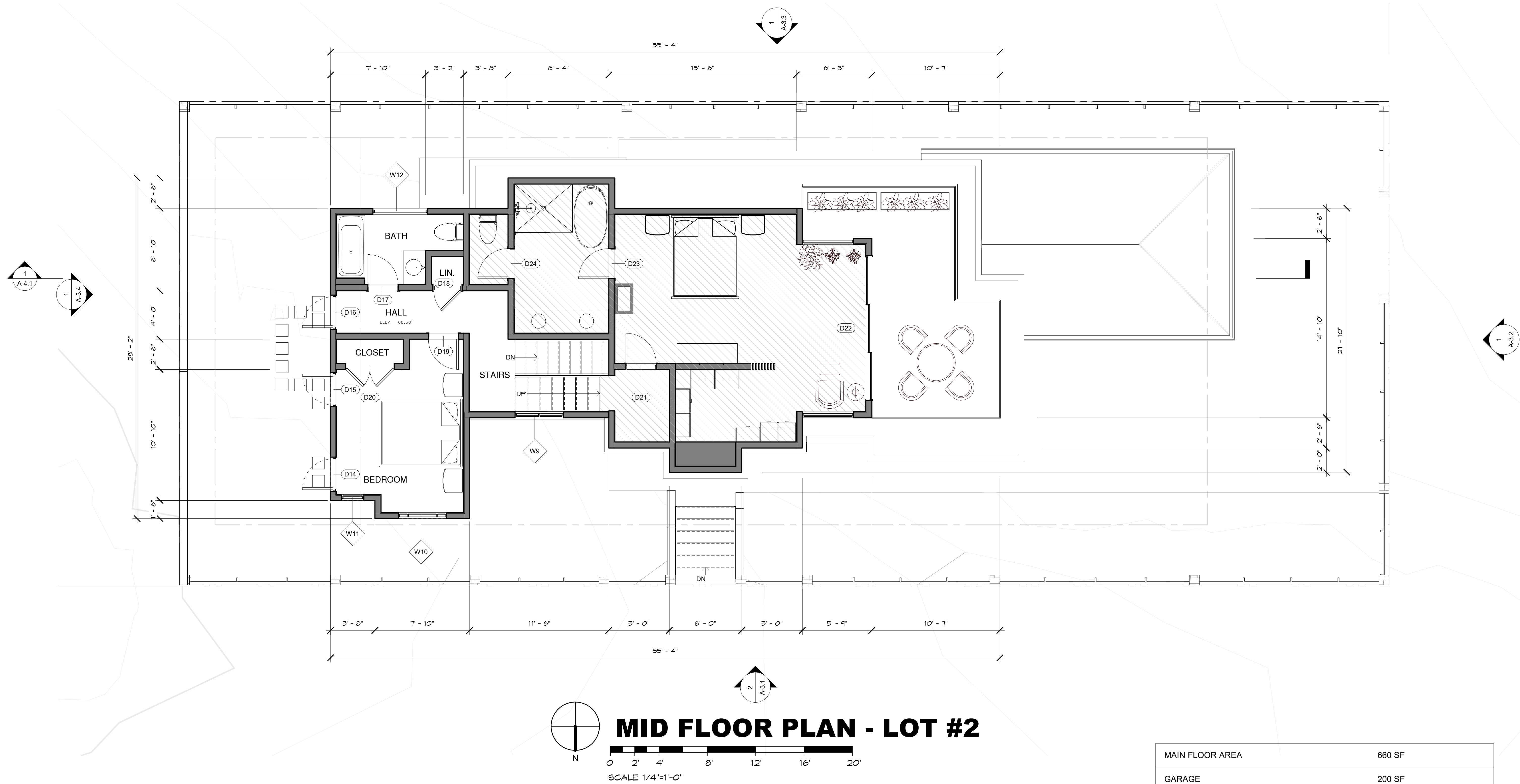
MAIN FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

<p>REVISION</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>No.</p>
<p>CONSULTANT:</p>									
<p>ARCHITECT:</p>									
<p>ERIC MILLER ARCHITECTS, INC.</p>									
<p>211 HOFFMAN AVENUE MONTEREY, CA 93940</p>									
<p>PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com</p>									
<p>MAIN LEVEL FLOORPLAN</p>									
<p>Job Name: CRI- Lot #2</p>									
<p>Guadalupe St. between 1st & 2nd Ave. Carmel, CA 93921</p>									
<p>A.P.N. 010-021-014</p>									
<p>DATE: 9/23/22</p>									
<p>SCALE: 1/4" = 1'-0"</p>									
<p>DRAWN: C.S.</p>									
<p>JOB NO. Project Status</p>									
<p>A-2.2</p>									
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MID FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

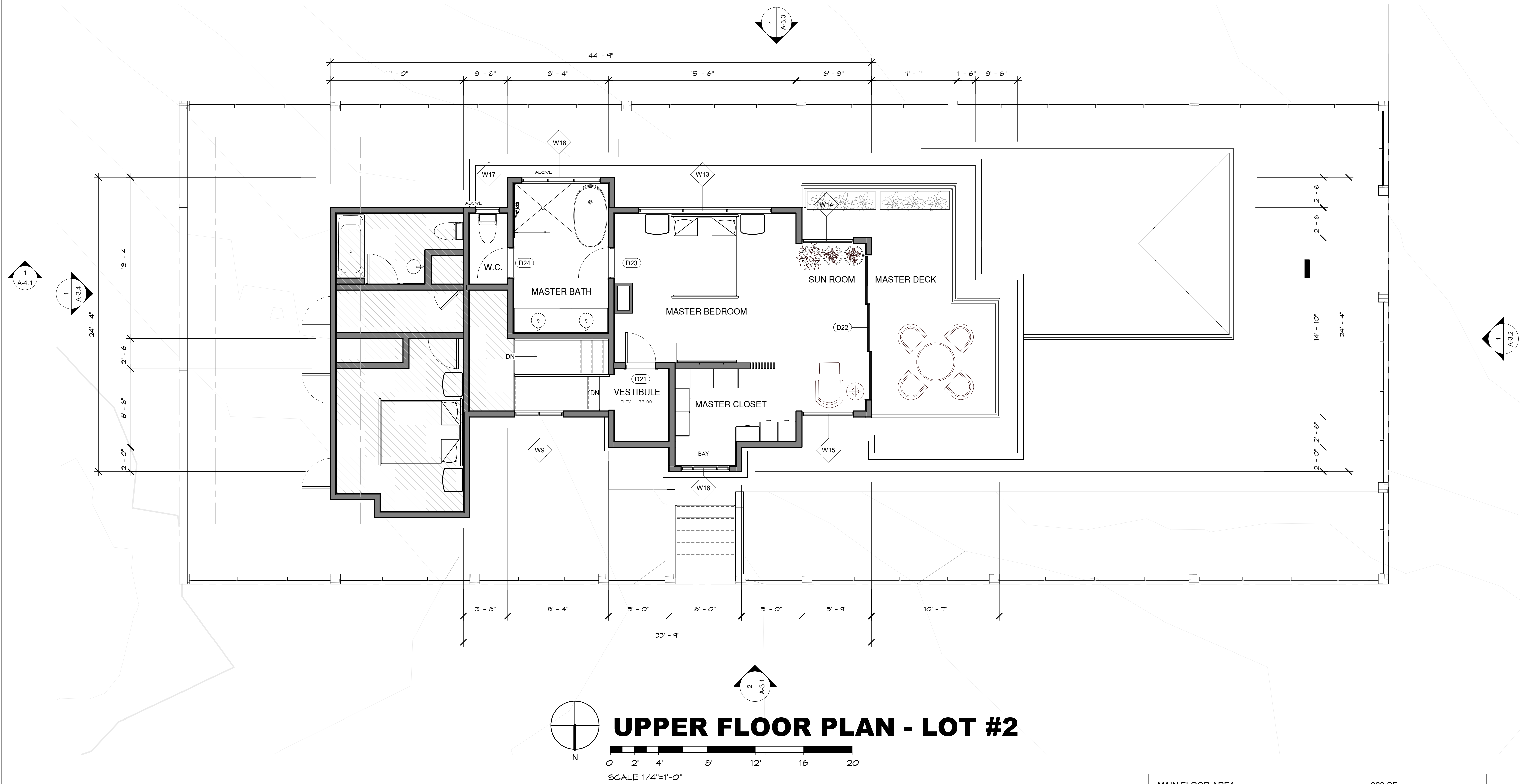
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 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MIDDLE LEVEL FLOORPLAN
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE: 1/4" = 1'-0"
 DRAWN: C.S.
 JOB NO. Project Status

A-2.3
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UPPER FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

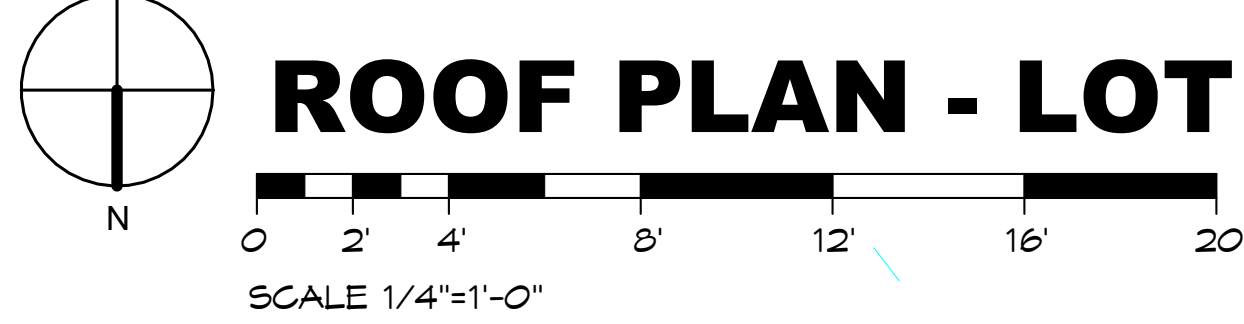
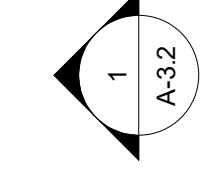
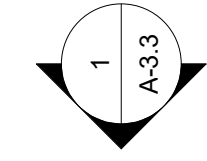
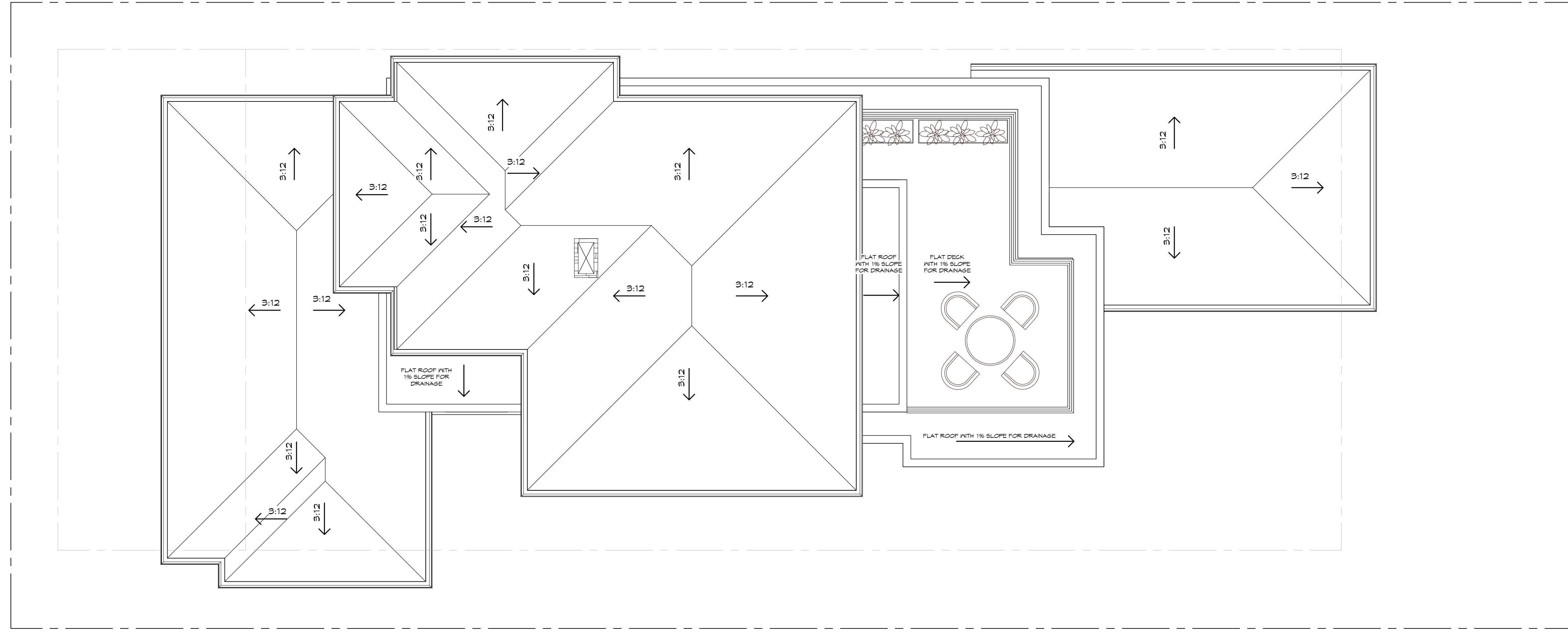
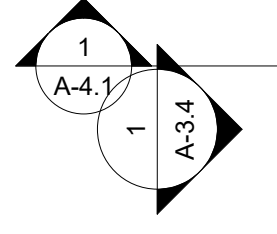
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UPPER LEVEL FLOORPLAN
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
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ROOF PLAN - LOT #2

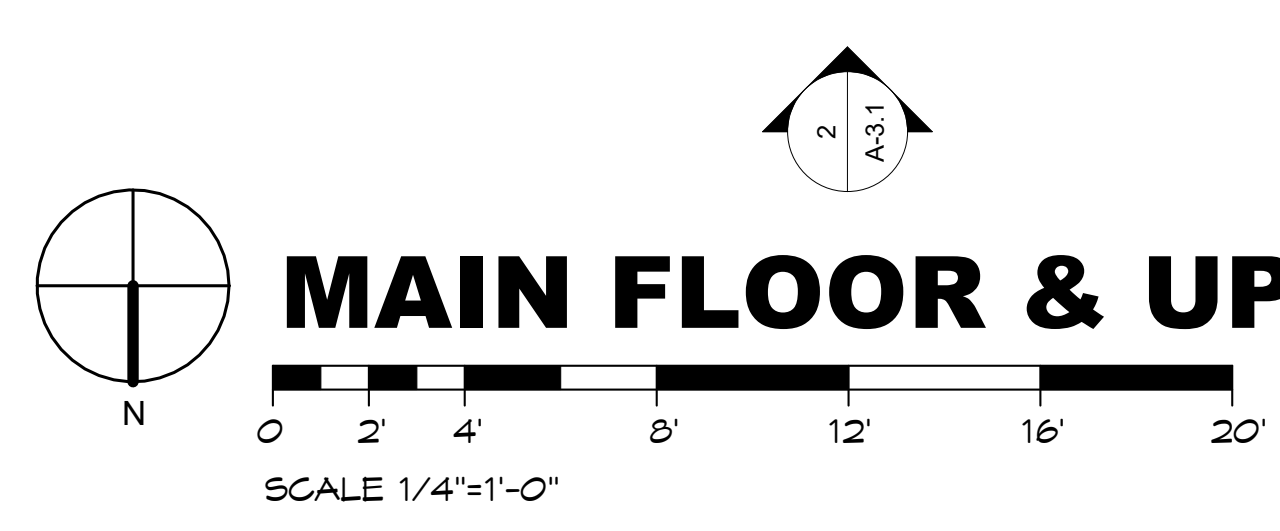
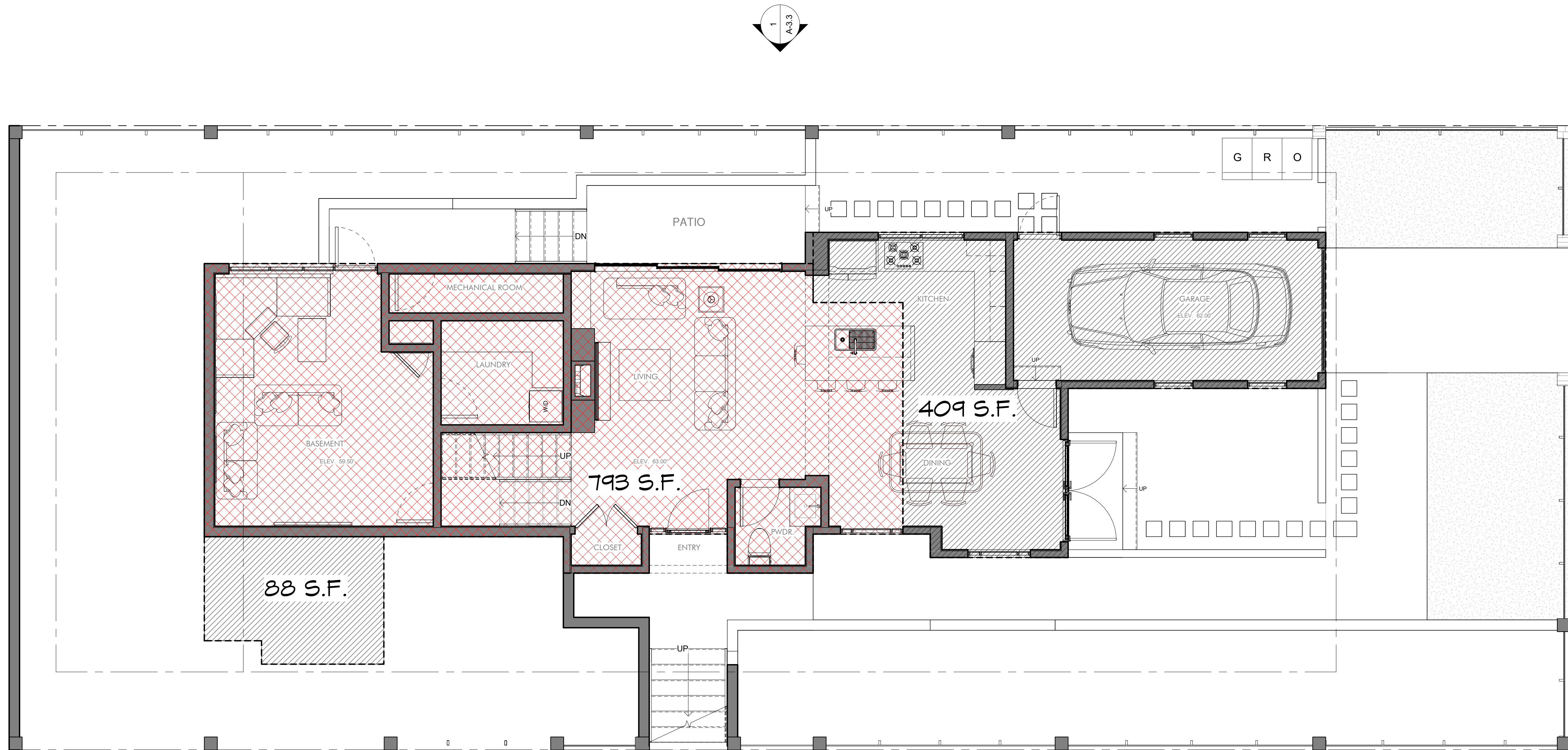
REVISION	No.

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

ROOF PLAN
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE: 1/4" = 1'-0"
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LEGEND		OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	=	793 S.F.
	NON-OVERLAPPING FLOOR AREA	=	491 S.F.

REVISION	No.

CONSULTANT:
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MAIN FLOOR & UPPER FLOOR OVERLAY - Lot #2
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

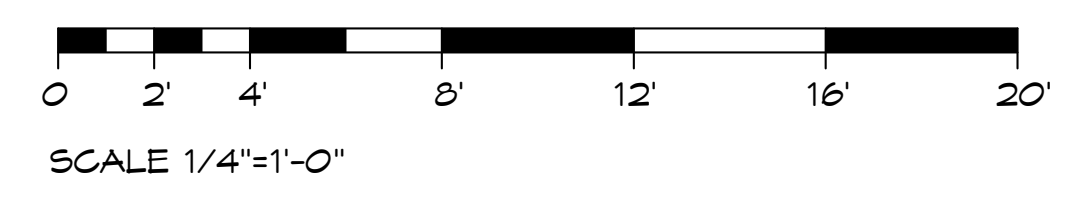
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 JOB NO. Project Status

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PROPOSED NORTH ELEVATION - LOT #2



REVISION	No.

CONSULTANT:

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NORTH ELEVATION

Job Name: **CRI- Lot #2**

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

A.P.N. 010-021-014

DATE: 9/23/22

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

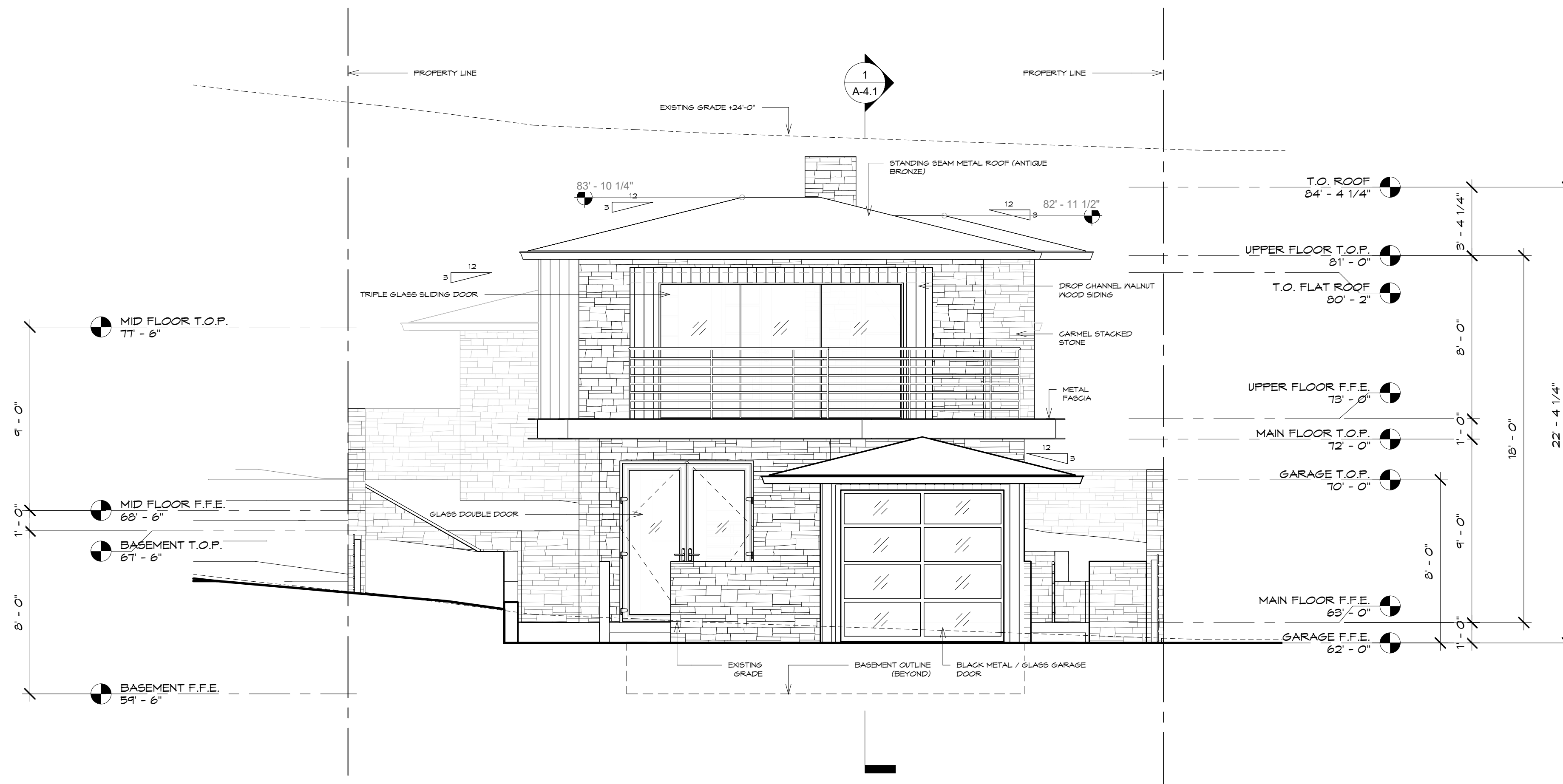
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JOB NO. Project Status

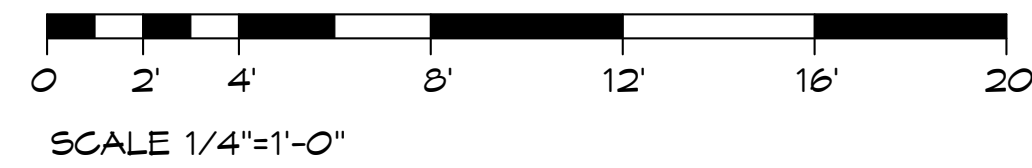
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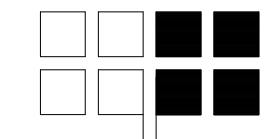


PROPOSED WEST ELEVATION - LOT #2



REVISION	No.

CONSULTANT:



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

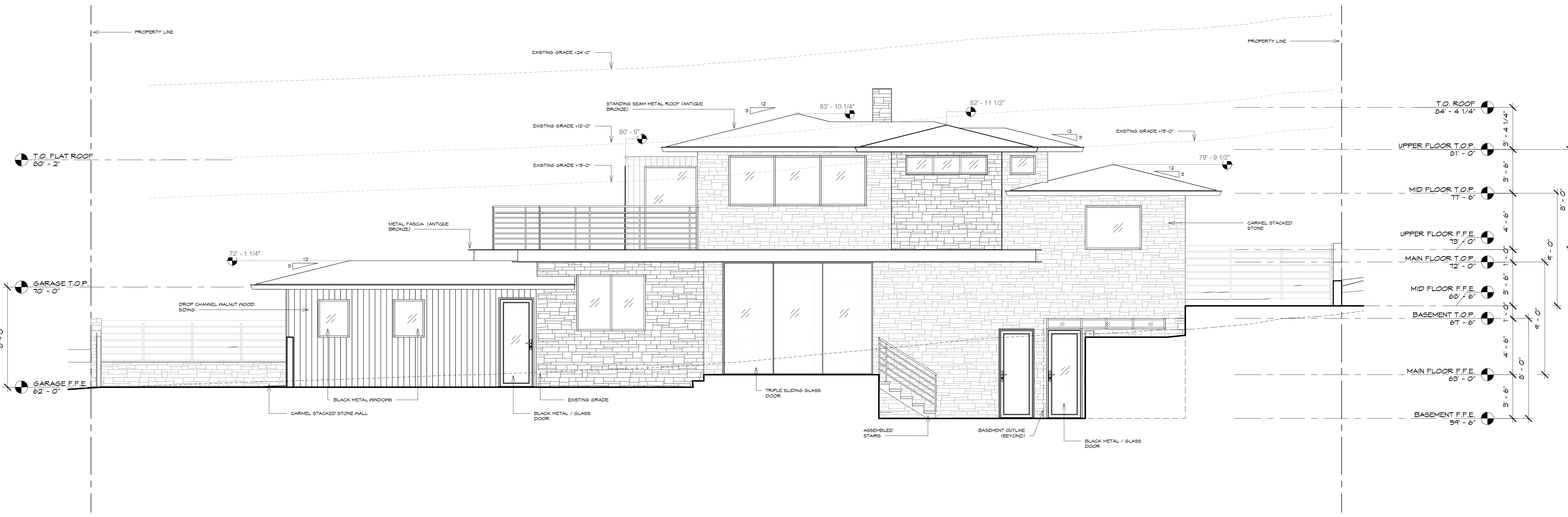
ARCHITECT:

WEST ELEVATION
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

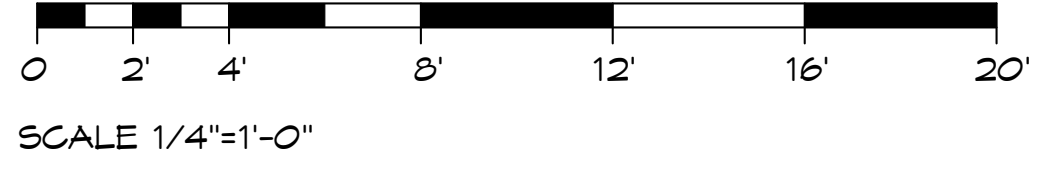
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 DRAWN: C.S.
 JOB NO. Project Status

A-3.2
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PROPOSED SOUTH ELEVATION - LOT #2



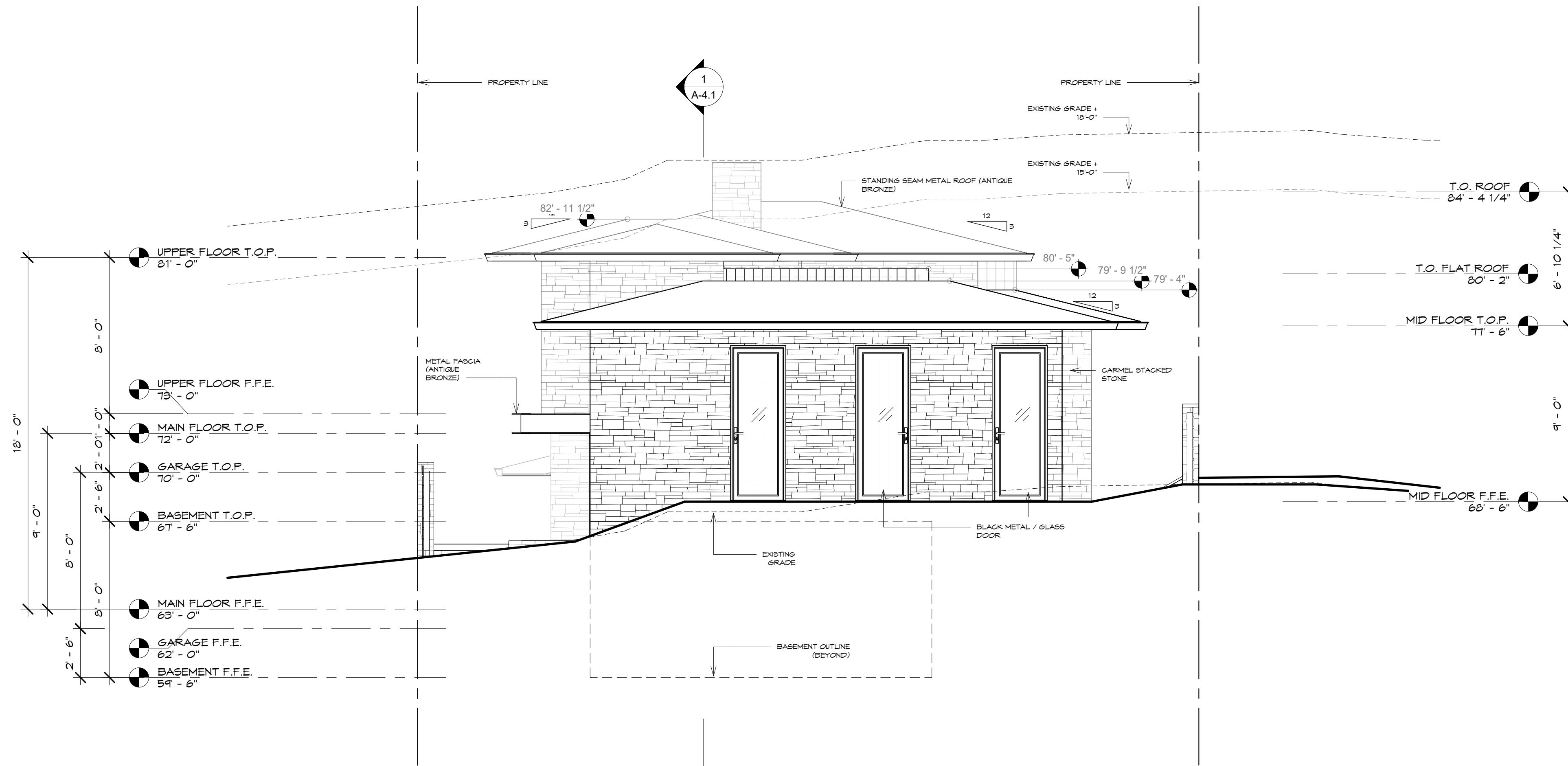
REVISION	No.

CONSULTANT:

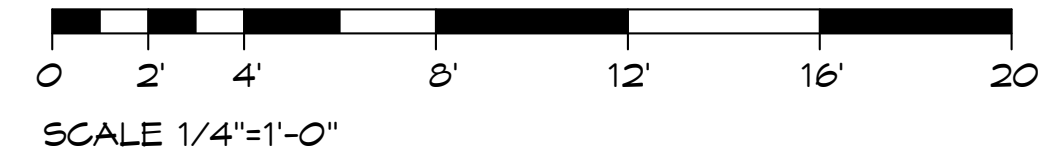
 ARCHITECT:
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SOUTH ELEVATION
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014
 DATE: 9/23/22
 SCALE: 1/4" = 1'-0"
 DRAWN: C.S.
 JOB NO. Project Status
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PROPOSED EAST ELEVATION - LOT #2



REVISION	No.

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EAST ELEVATION

Job Name: **CRI- Lot #2**
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 9/23/22

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

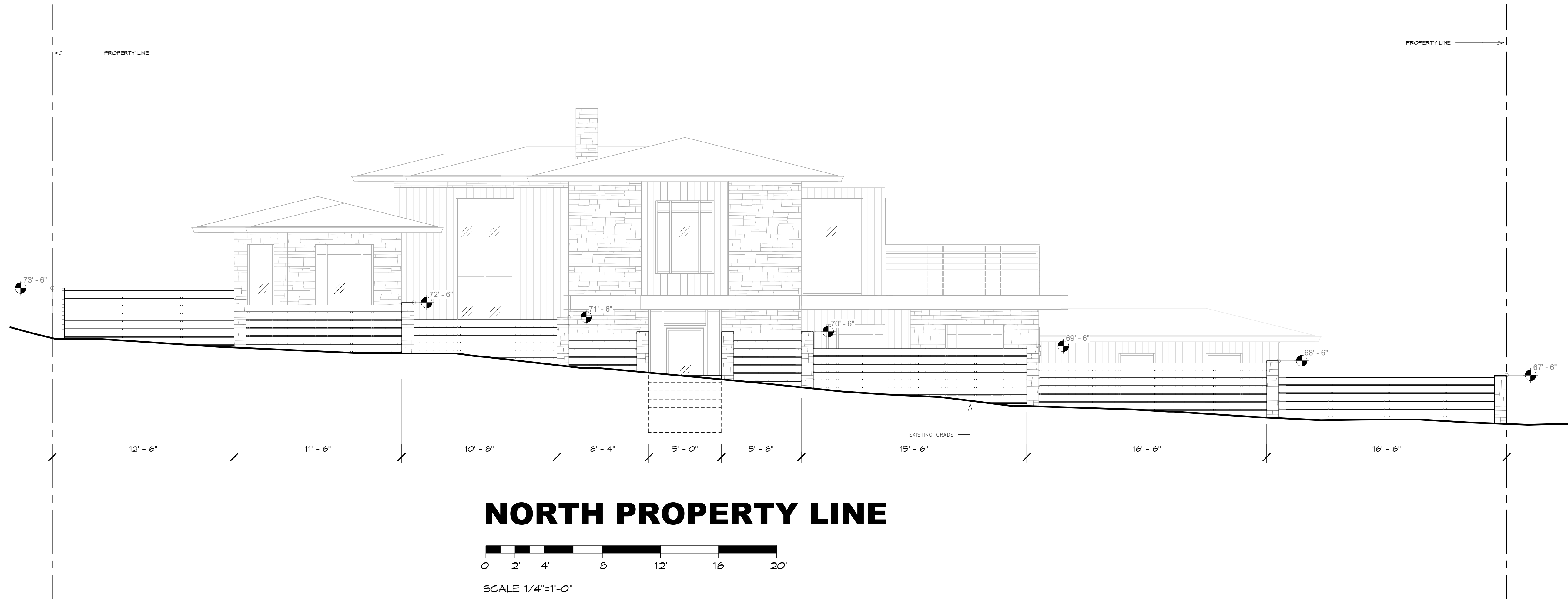
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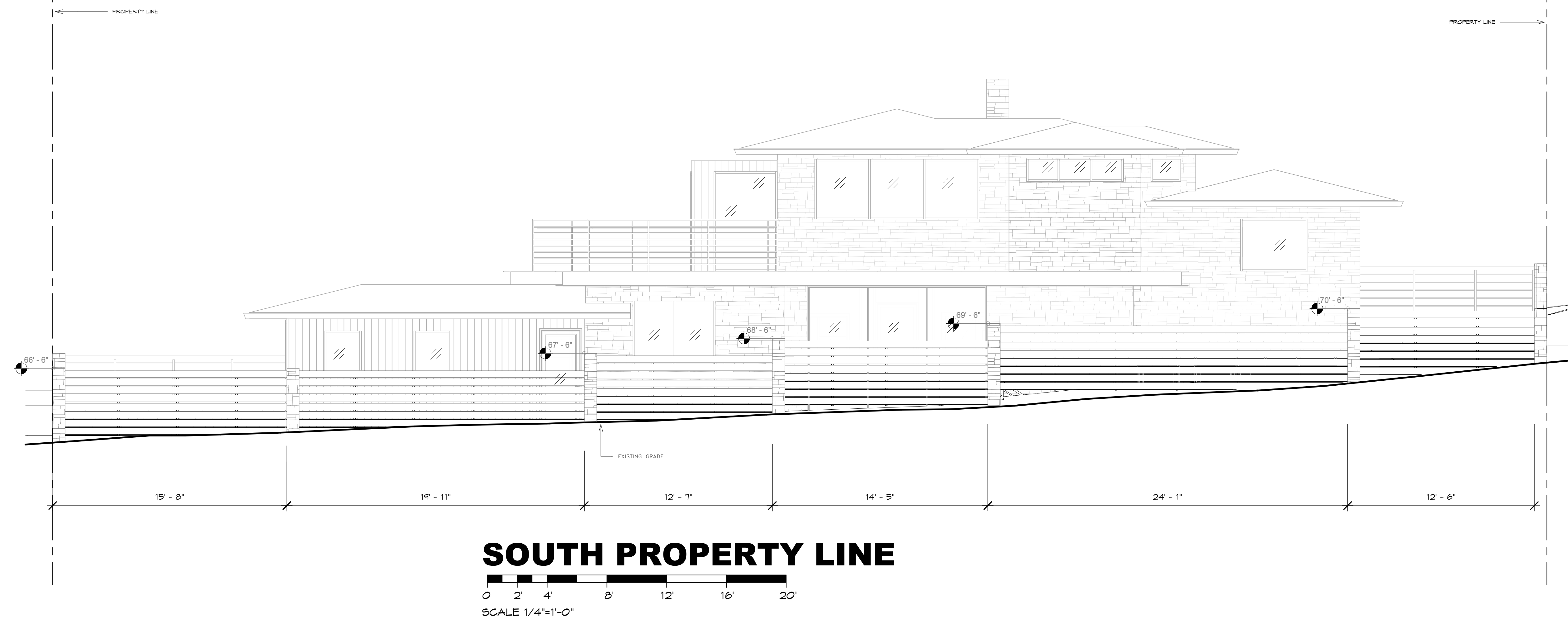
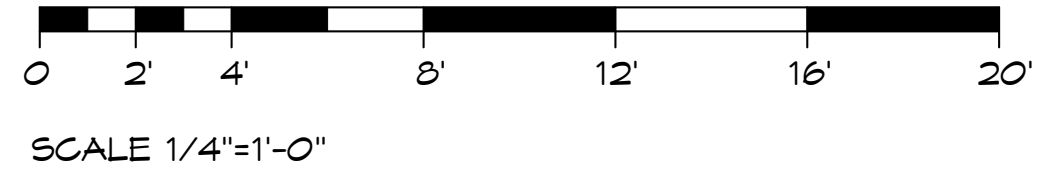
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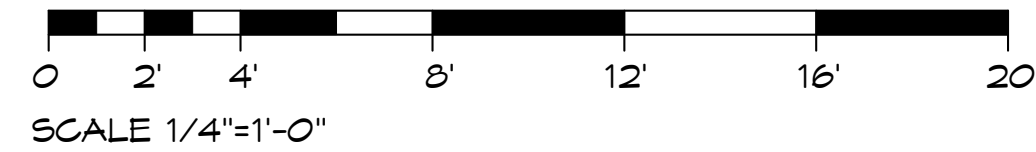
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NORTH PROPERTY LINE



SOUTH PROPERTY LINE



REVISION	No.

CONSULTANT:

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NORTH/ SOUTH FENCING
ELEVATION Lot #2
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE:	9/23/22
SCALE:	1/4" = 1'-0"
DRAWN:	C.S.
JOB NO.:	Project Status

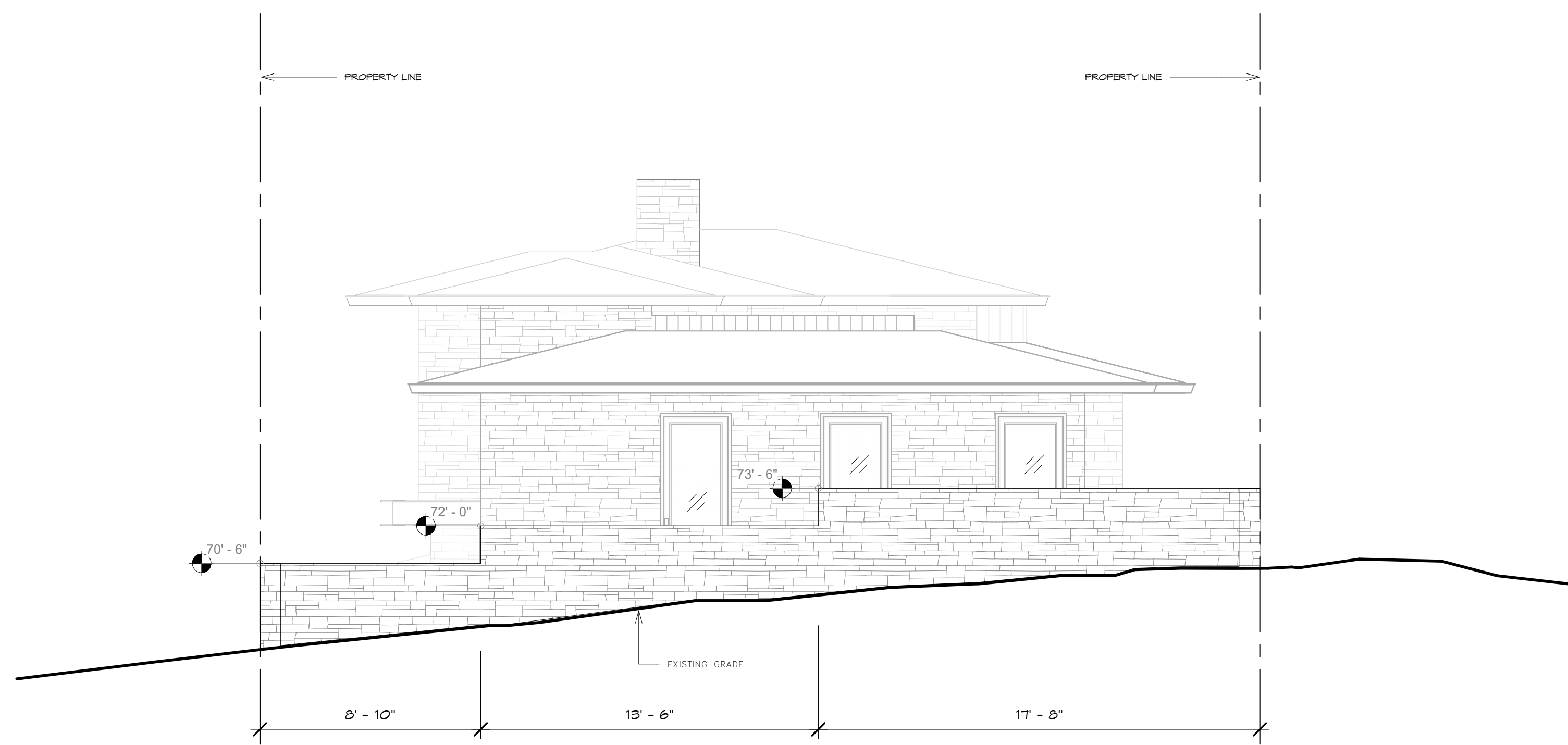
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WEST PROPERTY LINE



SCALE 1/4"=1'-0"



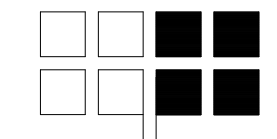
EAST PROPERTY LINE



SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:



ARCHITECT:
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EAST/WEST FENCING
 ELEVATION Lot #2

Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22

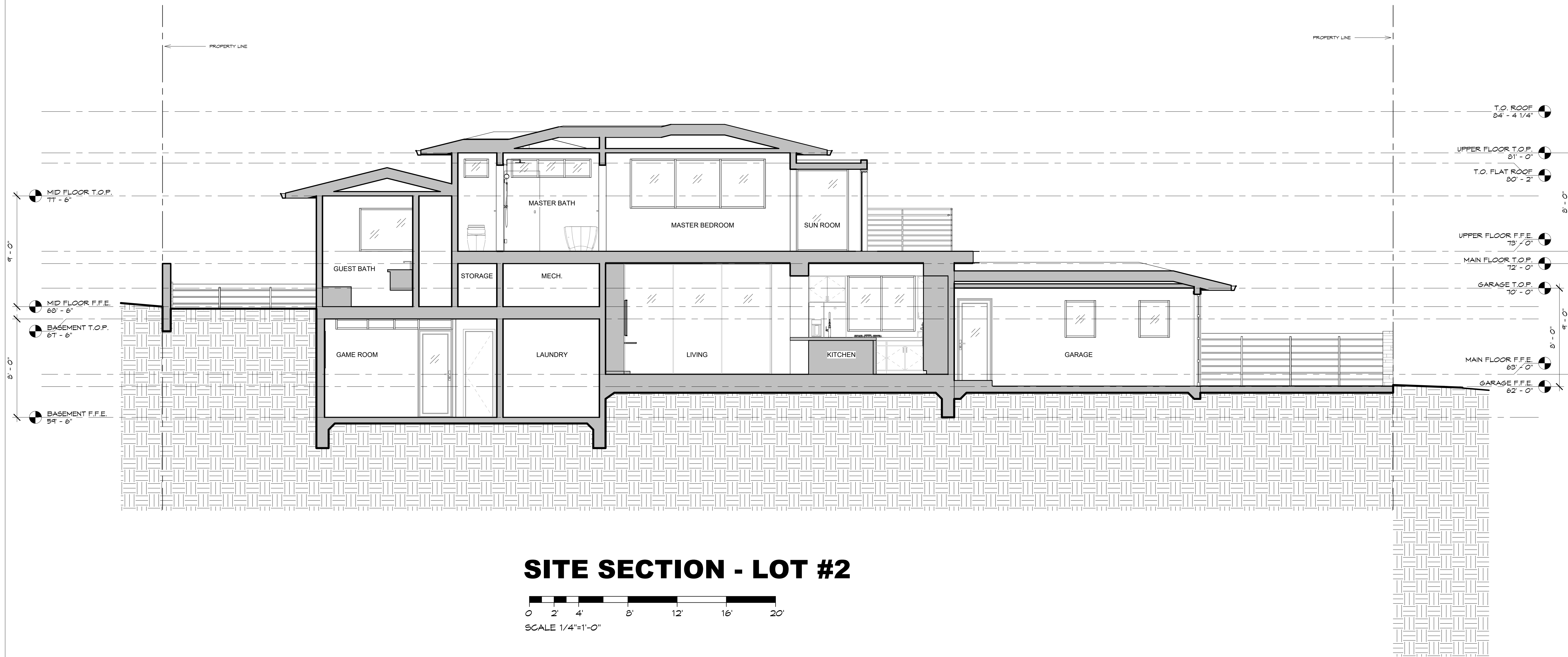
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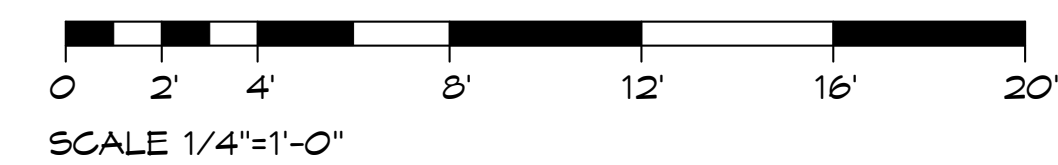
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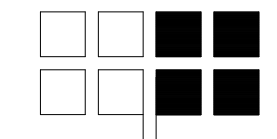


SITE SECTION - LOT #2



REVISION	No.

CONSULTANT:



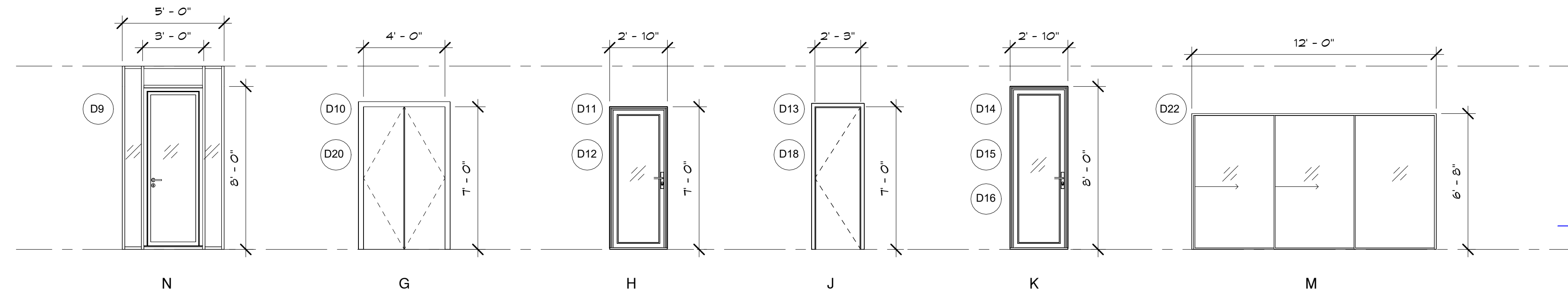
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SECTIONS	Job Name:
CRI- Lot #2	Guadalupe St. between 1st & 2nd Ave. Carmel, CA 93921
DATE:	9/23/22
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

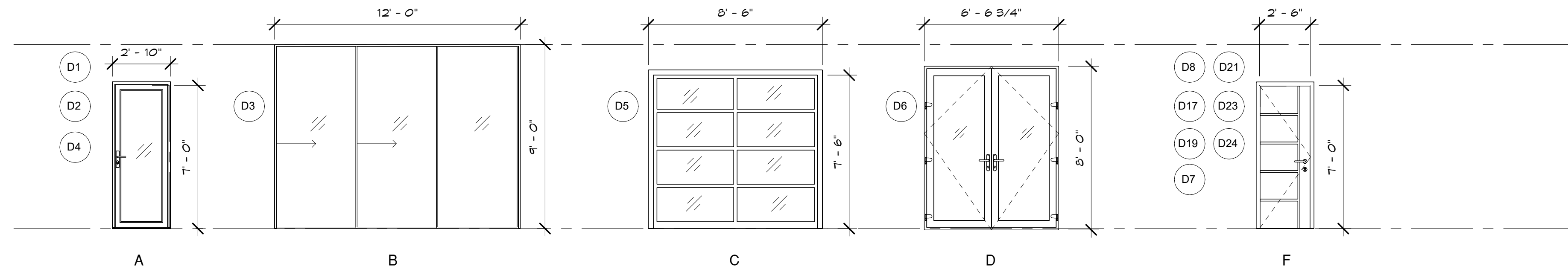
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Door Schedule						
Mark	Type Mark	Width	Height	Level	Door Material	Frame Material
D1	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Metal
D2	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Metal
D3	B	12' - 0"	9' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D4	A	2' - 10"	7' - 0"	GARAGE F.F.E.	Tempered Glass	Metal
D5	C	8' - 6"	7' - 6"	GARAGE F.F.E.	Tempered Glass	Metal
D6	D	6' - 6 3/4"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D7	F	2' - 6"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D8	F	2' - 6"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D10	G	4' - 0"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D11	H	2' - 10"	7' - 0"	BASEMENT F.F.E.	Frosted Glass	Metal
D12	H	2' - 10"	7' - 0"	BASEMENT F.F.E.	Frosted Glass	Metal
D13	J	2' - 3"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D14	K	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D15	K	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D16	K	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D17	F	2' - 6"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D18	J	2' - 3"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D19	F	2' - 6"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D20	G	4' - 0"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D21	F	2' - 6"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D22	M	12' - 0"	6' - 8"	UPPER FLOOR F.F.E.	Tempered Glass	Metal
D23	F	2' - 6"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D24	F	2' - 6"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D9	N	3'-0"	8'-0"	MAIN FLOOR F.F.E.	Glass	Metal



2 DOOR SCHEDULE 2
1/4" = 1'-0"



1 DOOR SCHEDULE
1/4" = 1'-0"

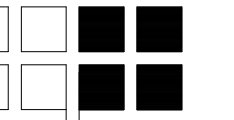
DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),

- SHALL BE 2'-0" X 7'-0" MINIMUM.
- SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
- THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
- PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
- ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
- ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
- ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
- ALL WOOD DOORS SHALL BE SOLID CORE.
- EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
- ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
- REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
- REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2707. [R337.8.3]

REVISION	No.

CONSULTANT:



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DOOR SCHEDULE

Job Name: **CRI- Lot #2**
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 9/23/22

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

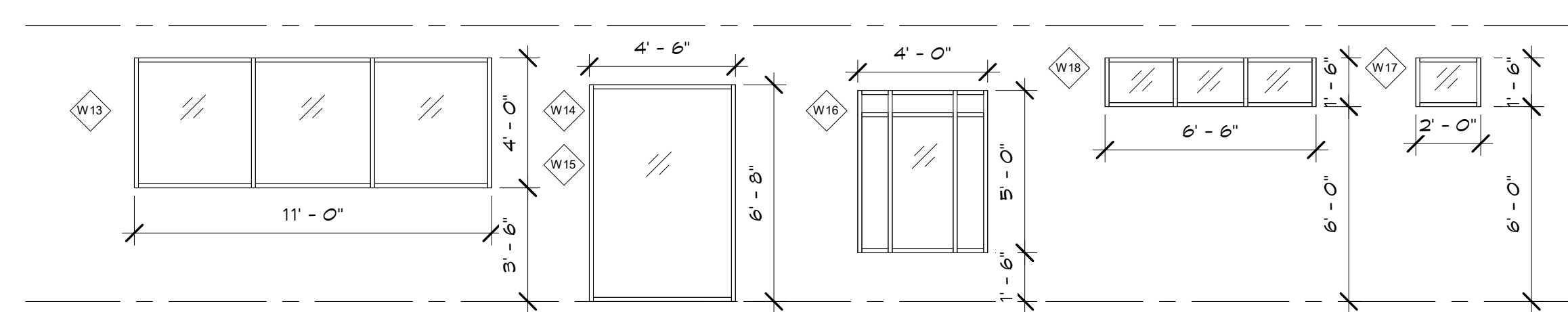
DRAWN: C.S.

JOB NO. Project Status

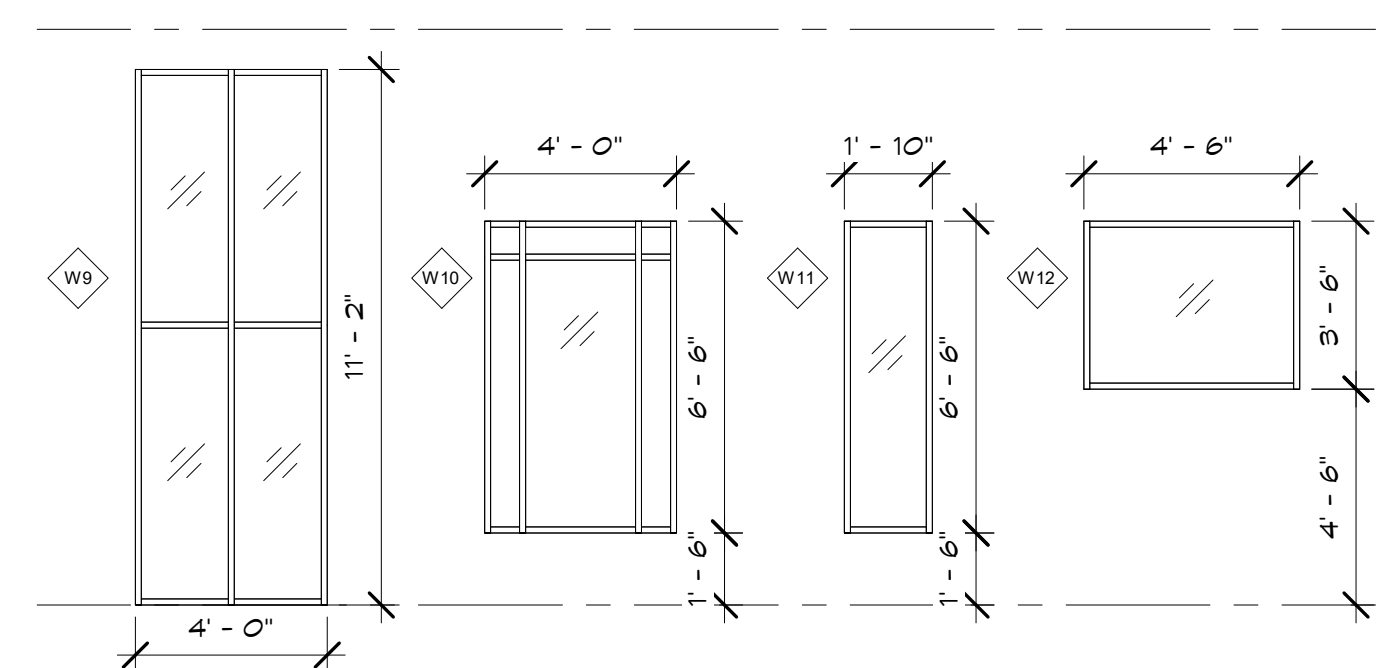
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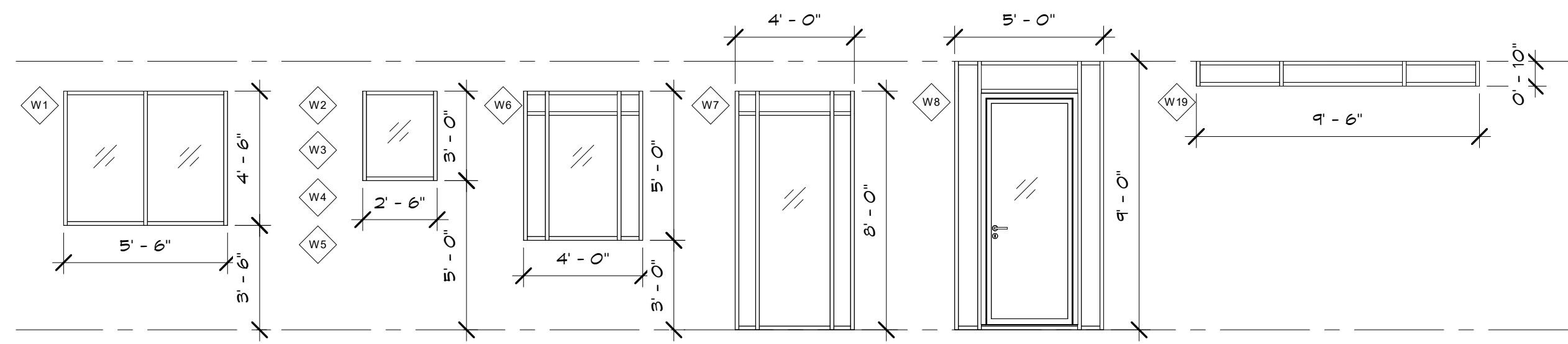
Window/ Glass Wall Schedule									
Mark	Type	Type Mark	Height	Width	Base Constraint	Base Offset	Top Constraint	Top Offset	Comments
W1	Storefront	W2	4' - 6"	5' - 6"	MAIN FLOOR F.F.E.	3' - 6"	Up to level: UPPER FLOOR F.F.E.	-2' - 0"	Double Glazed, Black Metal
W2	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W3	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W4	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W5	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W6	Storefront	W2	5' - 0"	4' - 0"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: UPPER FLOOR F.F.E.	-2' - 0"	Double Glazed, Black Metal
W7	Storefront	W2	8' - 0"	4' - 0"	MAIN FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR F.F.E.	-2' - 0"	Double Glazed, Black Metal
W8	Storefront	W2	9' - 0"	5' - 0"	MAIN FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR F.F.E.	-1' - 0"	Double Glazed, Black Metal
W9	Storefront	W2	11' - 2"	4' - 0"	MID FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR T.O.P.	-1' - 4"	Double Glazed, Black Metal
W10	Storefront	W2	6' - 6"	4' - 0"	MID FLOOR F.F.E.	1' - 6"	Up to level: MID FLOOR T.O.P.	-1' - 0"	Double Glazed, Black Metal
W11	Storefront	W2	6' - 6"	1' - 10"	MID FLOOR F.F.E.	1' - 6"	Up to level: MID FLOOR T.O.P.	-1' - 0"	Double Glazed, Black Metal
W12	Storefront	W2	3' - 6"	4' - 6"	MID FLOOR F.F.E.	4' - 6"	Up to level: MID FLOOR T.O.P.	-1' - 0"	Double Glazed, Black Metal
W13	Storefront	W2	4' - 0"	11' - 0"	UPPER FLOOR F.F.E.	3' - 6"	Up to level: UPPER FLOOR T.O.P.	-0' - 6"	Double Glazed, Black Metal
W14	Storefront	W2	6' - 8"	4' - 6"	UPPER FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR T.O.P.	-1' - 4"	Double Glazed, Black Metal
W15	Storefront	W2	6' - 8"	4' - 6"	UPPER FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR T.O.P.	-1' - 4"	Double Glazed, Black Metal
W16	Storefront	W2	5' - 0"	4' - 0"	UPPER FLOOR F.F.E.	1' - 6"	Up to level: UPPER FLOOR T.O.P.	-1' - 6"	Double Glazed, Black Metal
W17	Storefront	W2	1' - 6"	2' - 0"	UPPER FLOOR F.F.E.	6' - 0"	Up to level: UPPER FLOOR T.O.P.	-0' - 6"	Double Glazed, Black Metal
W18	Storefront	W2	1' - 6"	6' - 6"	UPPER FLOOR F.F.E.	6' - 0"	Up to level: UPPER FLOOR T.O.P.	-0' - 6"	Double Glazed, Black Metal
W19	Storefront	W2	0' - 10"	9' - 6"	BASEMENT F.F.E.	7' - 2"	Up to level: MID FLOOR F.F.E.	-1' - 0"	Double Glazed, Black Metal



3 WINDOWS UPPER LEVEL
1/4" = 1'-0"



2 WINDOWS MID LEVEL
1/4" = 1'-0"



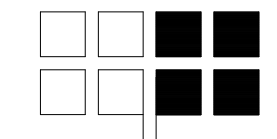
1 WINDOWS BASEMENT/ MAIN LEVEL
1/4" = 1'-0"

WINDOW NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (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 R310.1.
 - WOOD WINDOWS - POWDER-COATED ALUMINUM-GLAD 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 EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PAN, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [CRC SECTION R337.0.2.1]

REVISION	No.

CONSULTANT:



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WINDOW/ GLASS WALL SCHEDULE
ERI- Lot #2

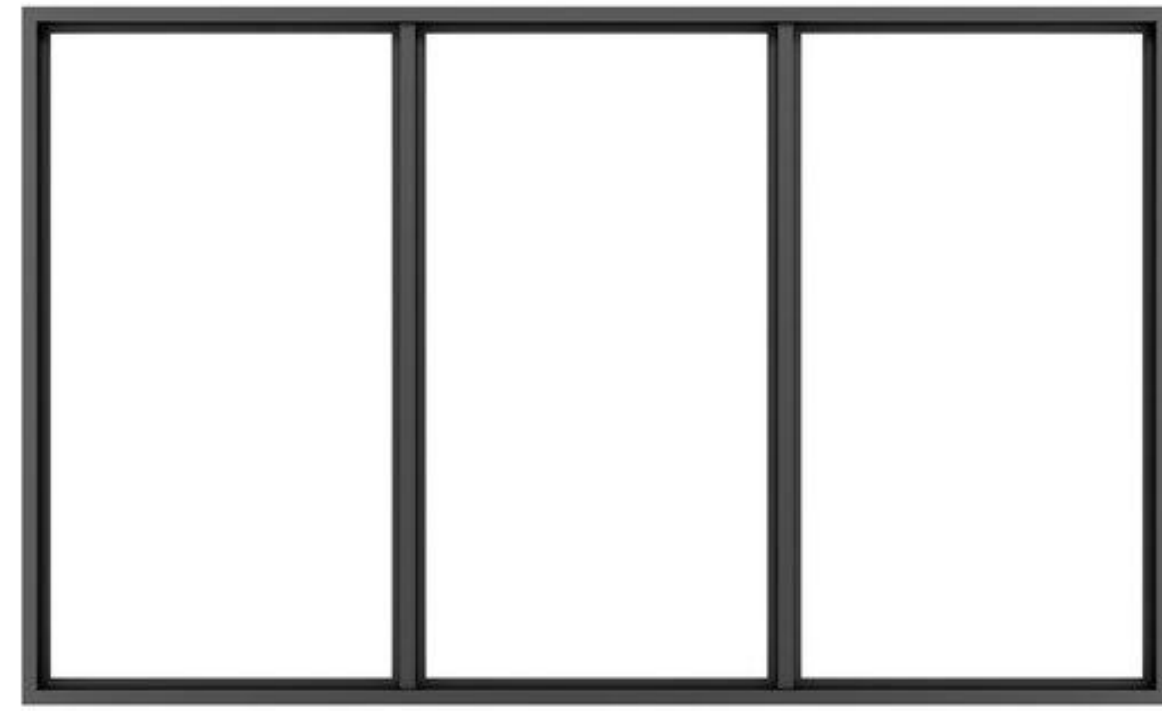
Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE:	9/23/22
SCALE:	1/4" = 1'-0"
DRAWN:	C.S.
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BLACK METAL WINDOW / GLASS WALL SYSTEMS



1 GLAZING



DROP CHANNEL WALNUT VERTICAL SIDING

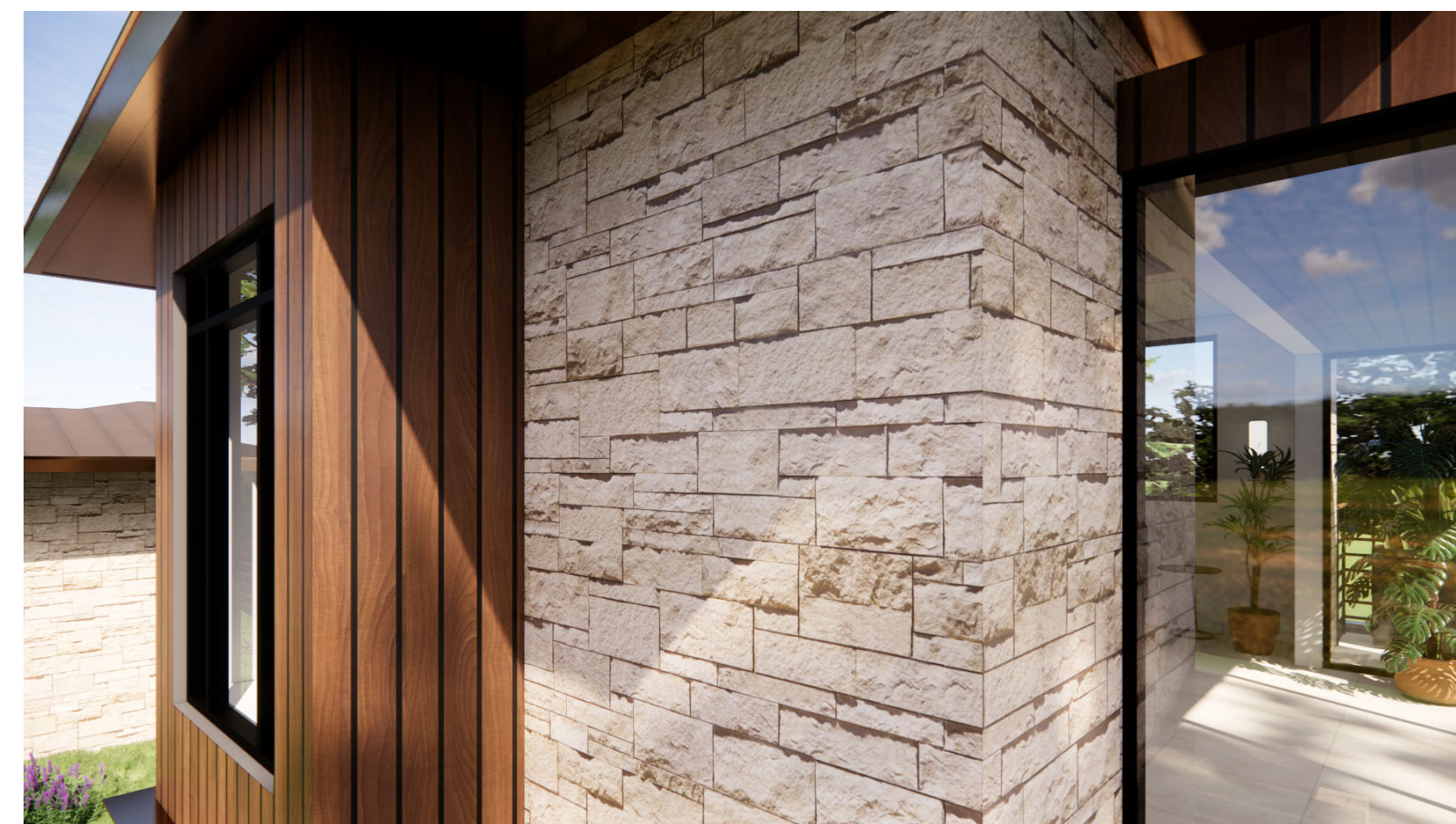


5 EXTERIOR FINISH



BLACK METAL GUARDRAIL WITH WALNUT TOP RAIL

2 RAILINGS



CARMEL STONE VENEER



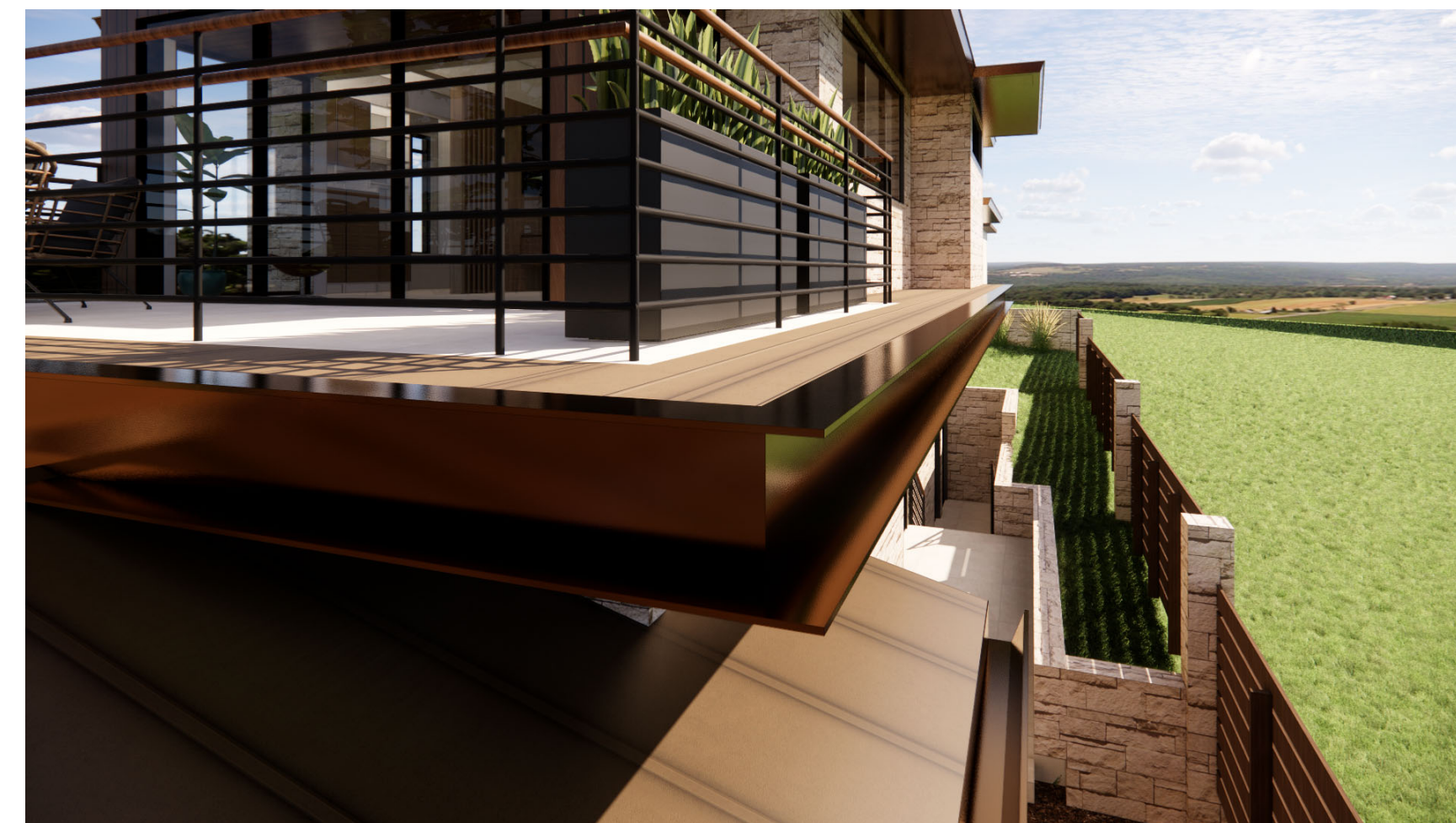
6 EXTERIOR FINISH



PERMEABLE PAVERS



3 DRIVEWAY PAVERS

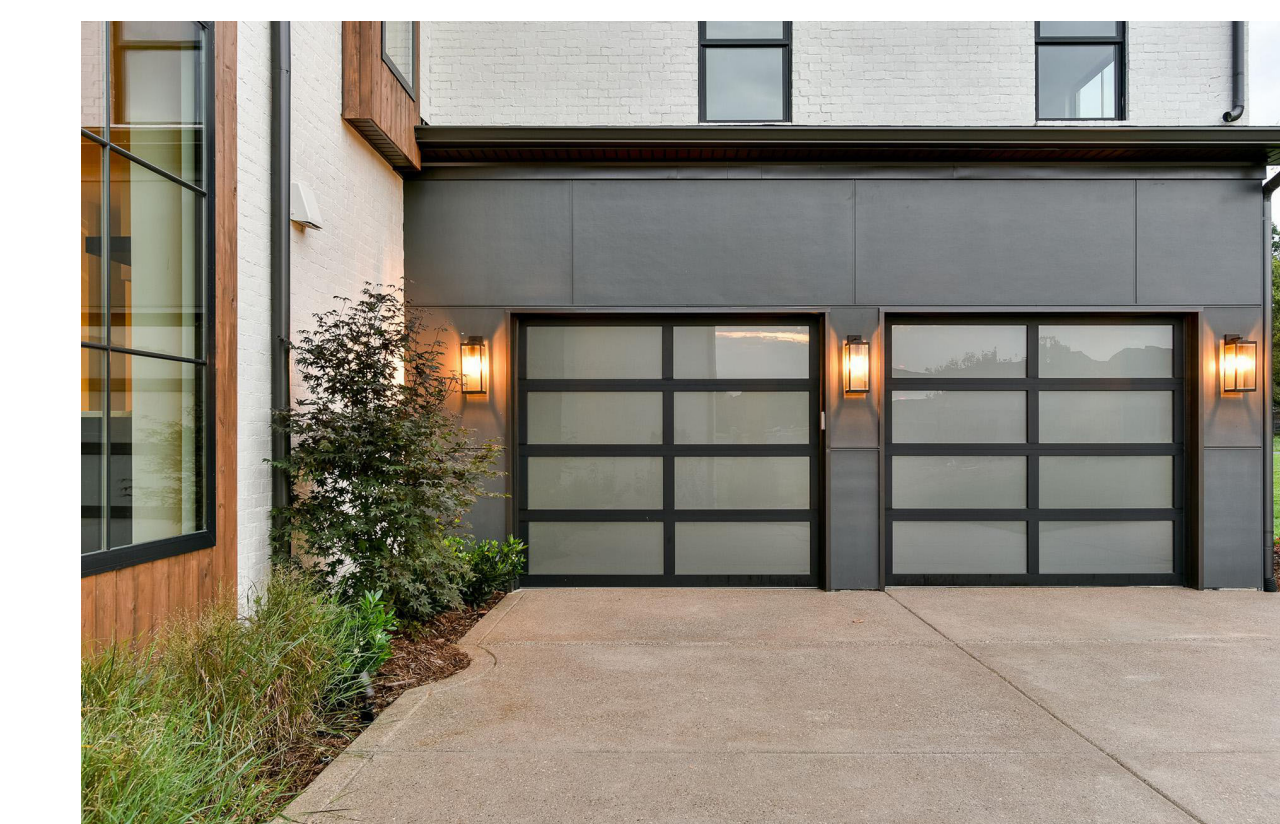


ANTIQUE BRONZE COLOR FASCIA

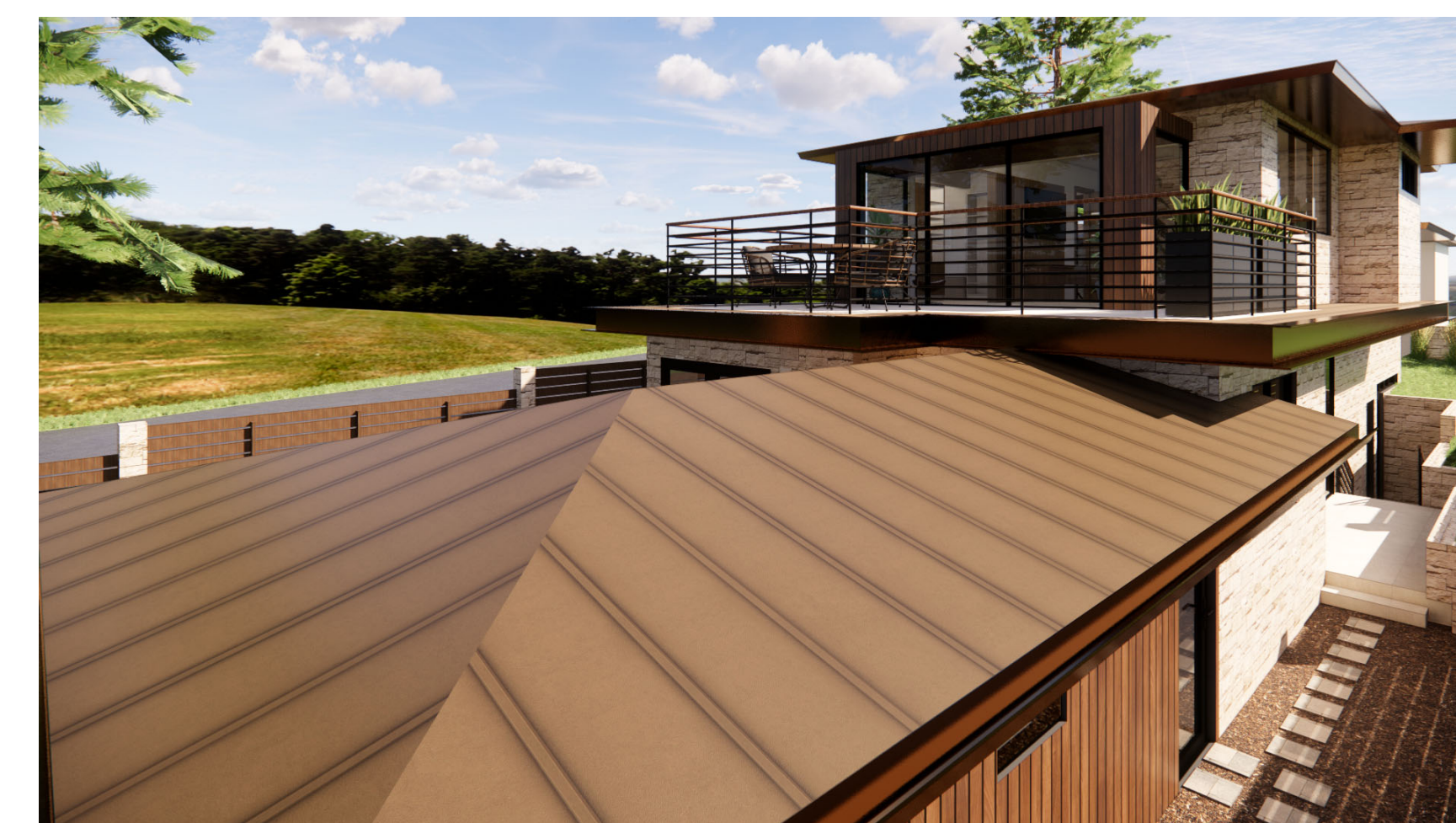
7 FASCIA



BLACK METAL AND GLASS GARAGE DOOR



4 GARAGE DOOR



FABRAL STANDING SEAM METAL ROOF

8 ROOFING

Antique Bronze 854
SR: .29 IE: .83 SRI: 27

Siliconized Modified Polyester (SMP)
paint system

Available in Midwest, Northeast /
Mid-Atlantic, Western for
Commercial, Residential systems

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REVISION	No.

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MATERIAL SAMPLES
Job Name: **CRI- Lot #2**
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	9/23/22
SCALE:	
DRAWN:	C.S.
JOB NO.:	Project Status

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ARCHITECT:

RENDERED ELEVATIONS
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE:
 DRAWN: C.S.
 JOB NO. Project Status

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FIRST AVENUE PERSPECTIVE



FIRST AVENUE PERSPECTIVE



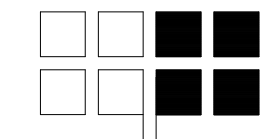
GUADALUPE STREET PERSPECTIVE



GUADALUPE STREET PERSPECTIVE

REVISION	No.

CONSULTANT:



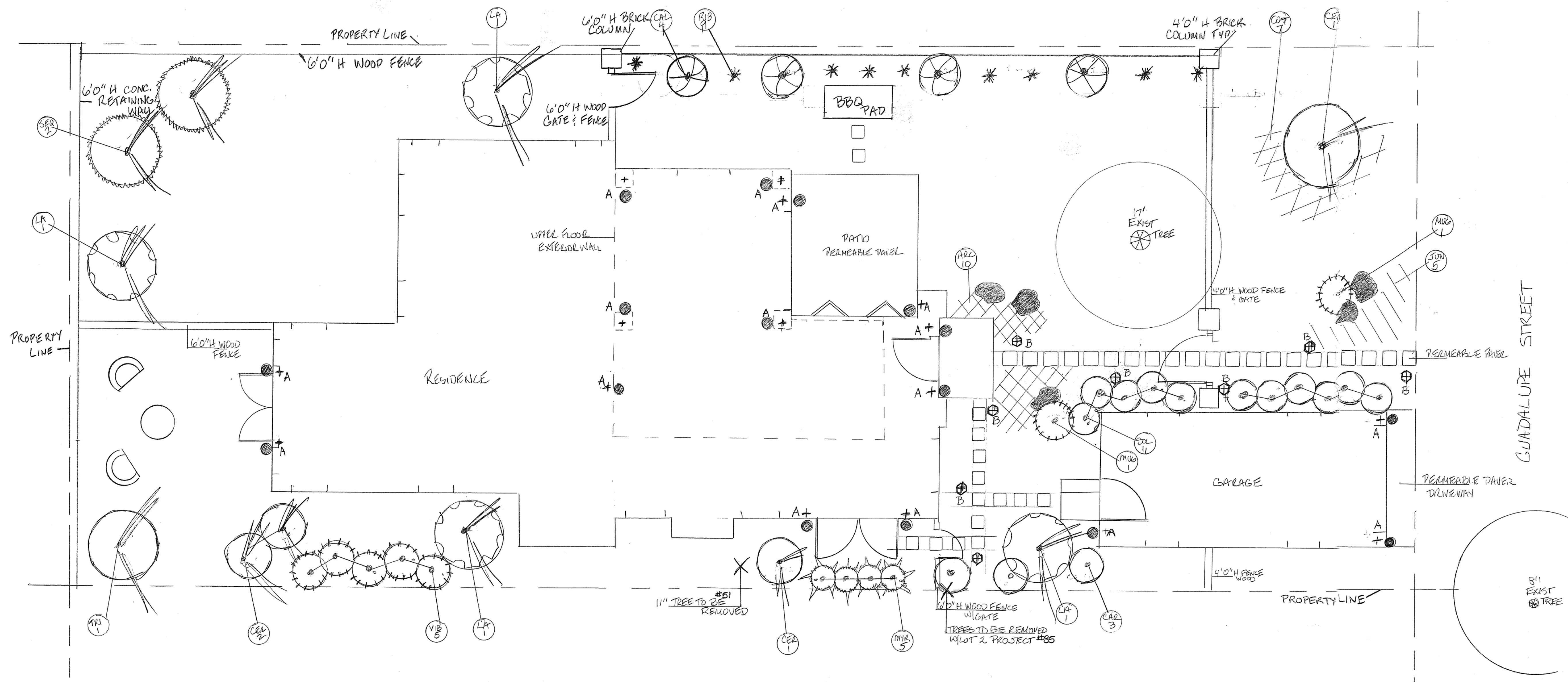
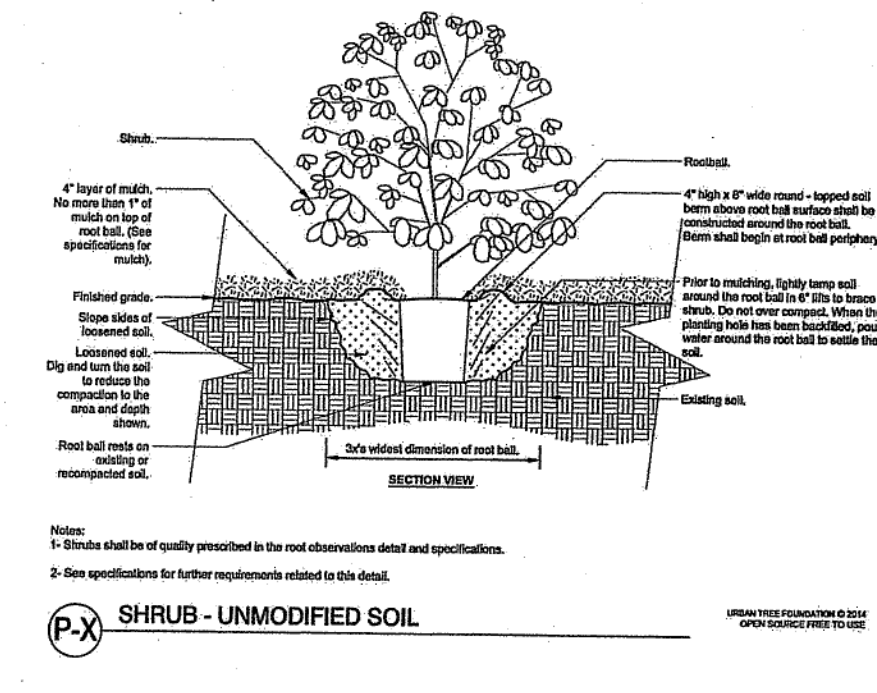
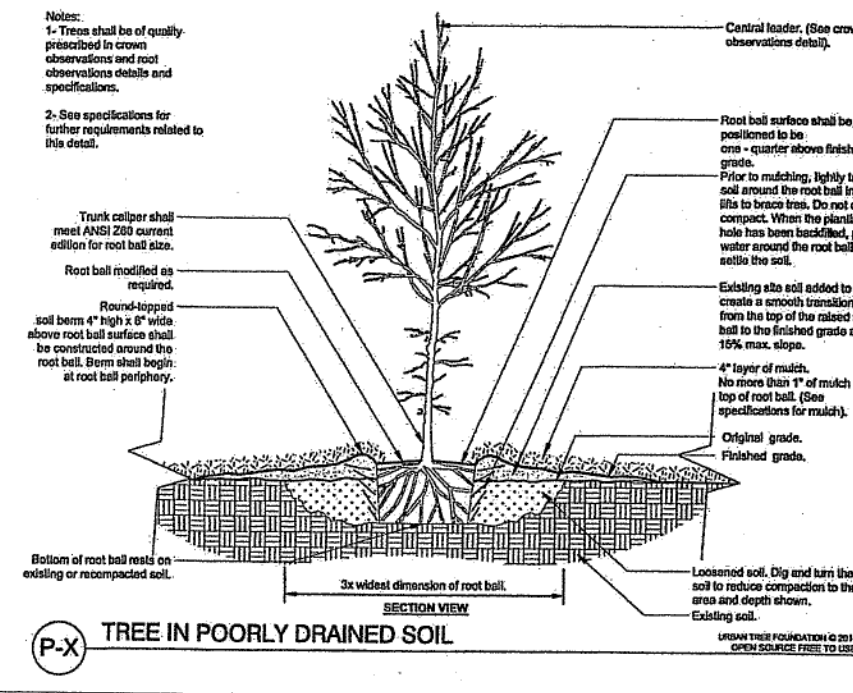
ERIC MILLER ARCHITECTS, INC.
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ARCHITECT:

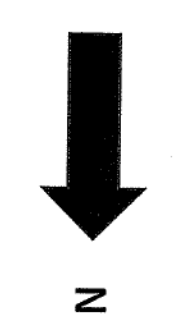
RENDERINGS
 Job Name: **CRI- Lot #2**
 Guadalupe St. between 1st & 2nd Ave.
 Carmel, CA 93921
 A.P.N. 010-021-014

DATE: 9/23/22
 SCALE:
 DRAWN: C.S.
 JOB NO. Project Status

A-7.3
 SHEET OF



ABBR	PLANT NAME	SIZE	QUAN	WATER
ARC	ARCTOSTAPHYLOS HOOKERI MONTEREY CARPET	1G	10	VL
CAL	CALOCEDRUS DECURRENS INCENSE CEDAR	15G	4	VL
CAR	CARPENTERIA CALIFORNICA	15G	3	LOW
CEC	CEDRUS DEADORA	24"	1	M
CER	CERCIS OCCIDENTALIS	15G	3	LOW
COT	COTONEASTER DUMMERI LOWFAST	1G	7	LOW
JUN	JUNIPERS DONFERTA BLUE PACIFIC	1G	5	LOW
LA	LIQUID AMBER STYRIACIFLUA SWEET GUM	15G	4	M
MUG	MUGO PINE DWARF	5G	2	LOW
MYR	MYRSINE AFRICANUM BOXWOOD	5G	5	LOW
RIB	RIBES SANGUIEUM CURRANT	5G	9	M
SEQ	SEQUOIA SEMIPERVIRENS COAST REDWOOD	24"	2	M
SOL	SOLLYA HETEROPHYLLA AUSTRALIAN BLUEBELL	5G	11	M
TRI	TRISTANIA CONFERRTA BRISBANE BOX	24"	1	M/L
VIB	VIBURNUM SUSPENSUM	5G	5	LOW



TOWN AND COUNTRY GARDENING & LANDSCAPE INC
 PO BOX 223798
 CARMEL, CA 93923
 831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #4
 GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
 APN #010-021-015-000

1"=4'

LANDSCAPE PLAN
 6/14/22 L-1
 REV. 9/22/22 ML

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV-075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24" – 4

1.0 gph pressure compensating Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/14/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = $E_{To} \times E_{Tadj} \times LA \times 0.623$

325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 2364 sq. ft.

Calculated as:	2 sq. ft. / 1 gal. plant	22 plants	44 sq ft
	4 sq. ft. / 5 gal. plant	32 plants	128 sq ft
	16 sq. ft. / 15 gal. plant	14 plants	224 sq ft
	20 sq. ft. / 24" box tree	4	80
	150 sq. ft. for total of flats	0 flats	0 sq ft
		TOTAL	476 SQ.FT

MAWA for this site = $46.3 \times .80 \times 476 \times 0.623 = .034$ Acre Feet

325,851

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 6/14/2022

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETwu = $E_{To} \times E_{Tadj} \times ALA \times 0.623 \times IEF$

325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

ALA = 456 sq. ft.

Calculated as:	2 sq. ft. / 1 gal. plant
	4 sq. ft. / 5 gal. plant
	16 sq. ft. / 15 gal. plant
	20 sq. ft. / 24" box tree

Spec'd plants:	Very low water use plant square footage = 84 x 0.1 = 8.4
	Low water use plant square footage = 188 x 0.3 = 56.4
	Medium water plant use square footage = 204 x 0.6 = 540
	High water plant use square footage = 0 x 1.0 = 122.76

IEF = .85 100% drip irrigation

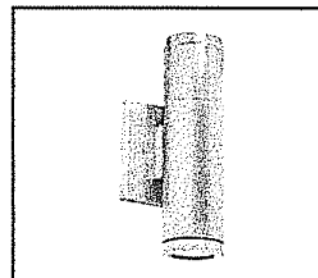
ETWU for this site = $46.3 \times .80 \times 456 \times 0.623 \times .85 = .044$ Acre Feet

325,851

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	THE NEW YORKER	RAW COPPER	9.5"	WALL WASH DOWN	16	2W/300L	
B	SPI-DS24S	RAW COPPER	24"X 6 5/8"X 1"	PATH LIGHT	8	3W/300L	

A



Model: **THE NEW YORKER**
Shows Raw Copper

UP / DOWN LIGHT

FOR SPEC

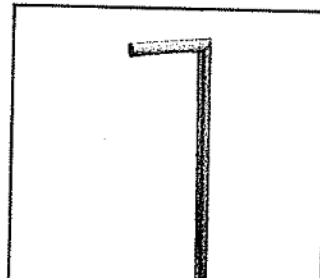
UL US
UL Wet Listed

Turtle Friendly
DARK SKY Approved LIGHTING

DESCRIPTION

MODEL: THE NEW YORKER
MATERIAL: RAW COPPER
FINISH: RAW COPPER
ELECTRICAL: 12V OR 120V
ENGINE: (2) 2W LED
LUMENS: 300
MOUNTING: WALL MOUNT

B



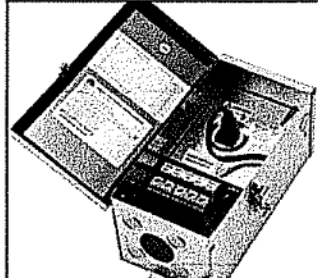
Model: **SPI-DS24S**
Finish: Raw Copper

Contemporary Path Light

DESCRIPTION

Model#: SPI-DS24S
Material: Raw Copper
Electrical: 9-15V
Engine: FB-2WREC-TA125-2700K
Lumens: 125
Color Temp: 2700k
Mounting: 1/2" NPT, Dual Fin Spike In
LED: Nichia

F



Model: **FB-150-120M12**

Nightpower Transformer

DESCRIPTION

Model#: FB-150-120M12
Show: Stainless Steel
Electrical Input: 120V
Electrical Output: 12-15V
Max. Watts: 150 Watts
Circuit: 1 Circuit
Dimmable: Yes

* TIMER, 24 HOUR REMOVABLE
* PHOTOCCELL, FIELD INSTALL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC

PO BOX 223798

CARMEL, CA 93923

831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL

APN #010-021-015-000