

SITE DEVELOPMENT & TREE REMOVAL PLAN

SCALE: 1/16" = 1'-0"
 0 8' 16' 32' 48' 64' 80'

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

CRI - RESIDENTIAL DEVELOPMENT

Lot #4 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: www.ericmillerarchitects.com

COVER SHEET

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-015

DATE: 4/23/22

SCALE: N.T.S.

DRAWN: JK

JOB NUMBER: 20.05

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 EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS:** UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL NOTICES/CODE COMPLIANCE:** THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (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 REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION:** THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- EXISTING 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 #4 GUADALUPE STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH SEPARATED GARAGE, CONSISTING OF: 1,051 S.F. MAIN FLOOR, 434 S.F. UPPER FLOOR, 210 S.F. GARAGE and 300 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.

ZONING: RI

A.P.N.: 010-021-012-000

TYPE OF CONSTRUCTION: (V-B)

SETBACK

FRONT 15'

REAR 15'

SIDE 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT— 1ST STORY PLATE HT. = 12.0'
2ND STORY PLATE HT. = 18.0'
MAX ROOF HT. = 24.0'

LOT AREA	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

F.A.R. FLOOR AREA CALCULATIONS

1,051 S.F. (Main Level) + 434 S.F. (Upper Level) + 210 S.F. (Garage) = 1,695 S.F. (Total).
1,800 S.F. (Max. Allowed) + 200 S.F. Basement + 100 S.F. (Bonus @ Basement) = 2,100 S.F.

PROJECT FLOOR AREA = 1,995 S.F.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
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MONTEREY, CA 93940
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CONTACT: LUYEN VU

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

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223795
CARMEL, CA 93923
PH: 831-546-7604
CONTACT: ROBERT LUSTER

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- A-2.2 UPPER FLOOR PLAN
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OWNERSHIP NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
 - THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
 - THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
 - IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

ONE (1) TREE TO BE REMOVED: 11" TREE (#51)
NOTE: THREE TREES CLOSE TO PROPERTY LINE SHOWN TO BE REMOVED AS PART OF LOT 2 DRAWINGS.

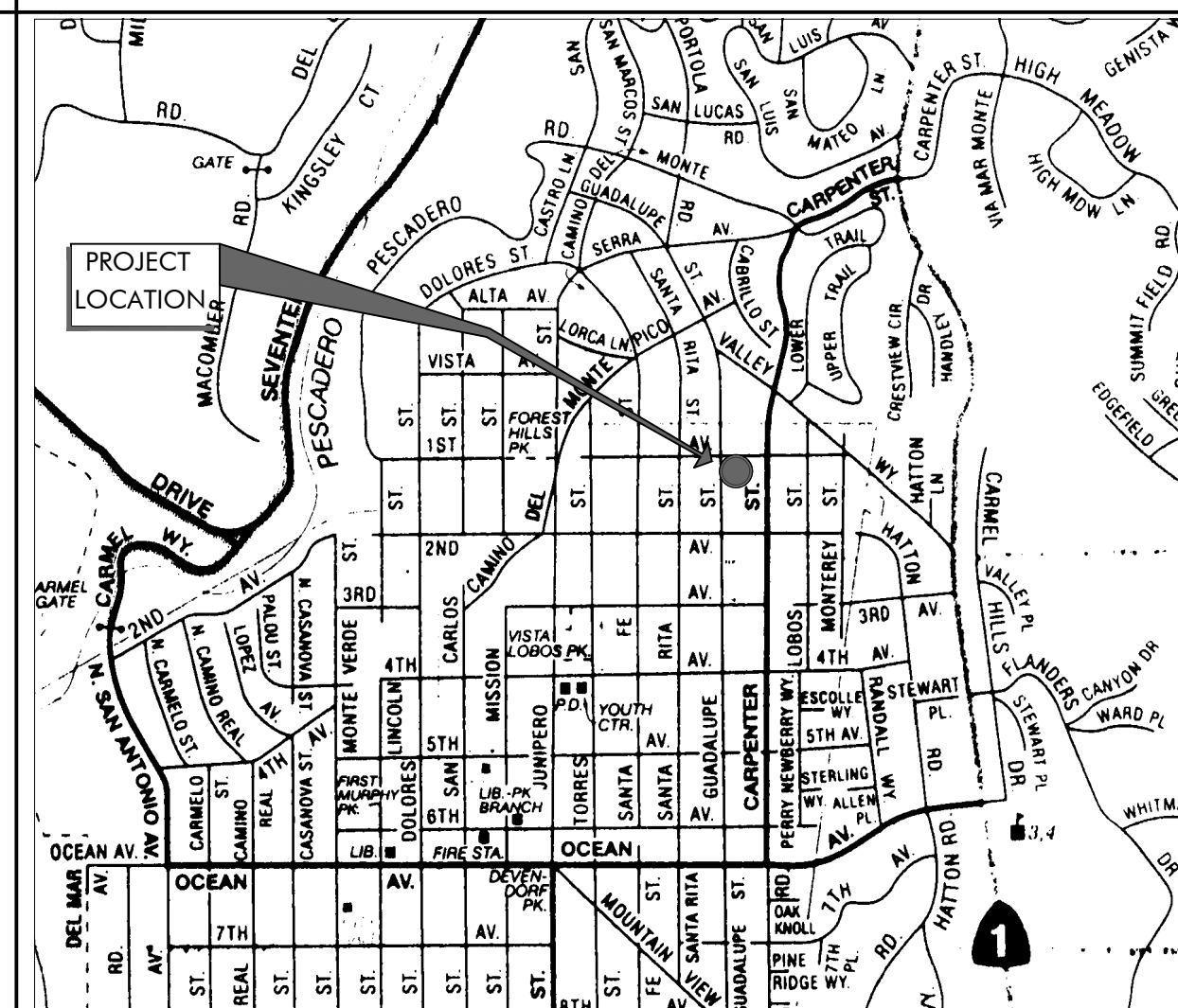
EXTERIOR LIGHTING NOTE

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 (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

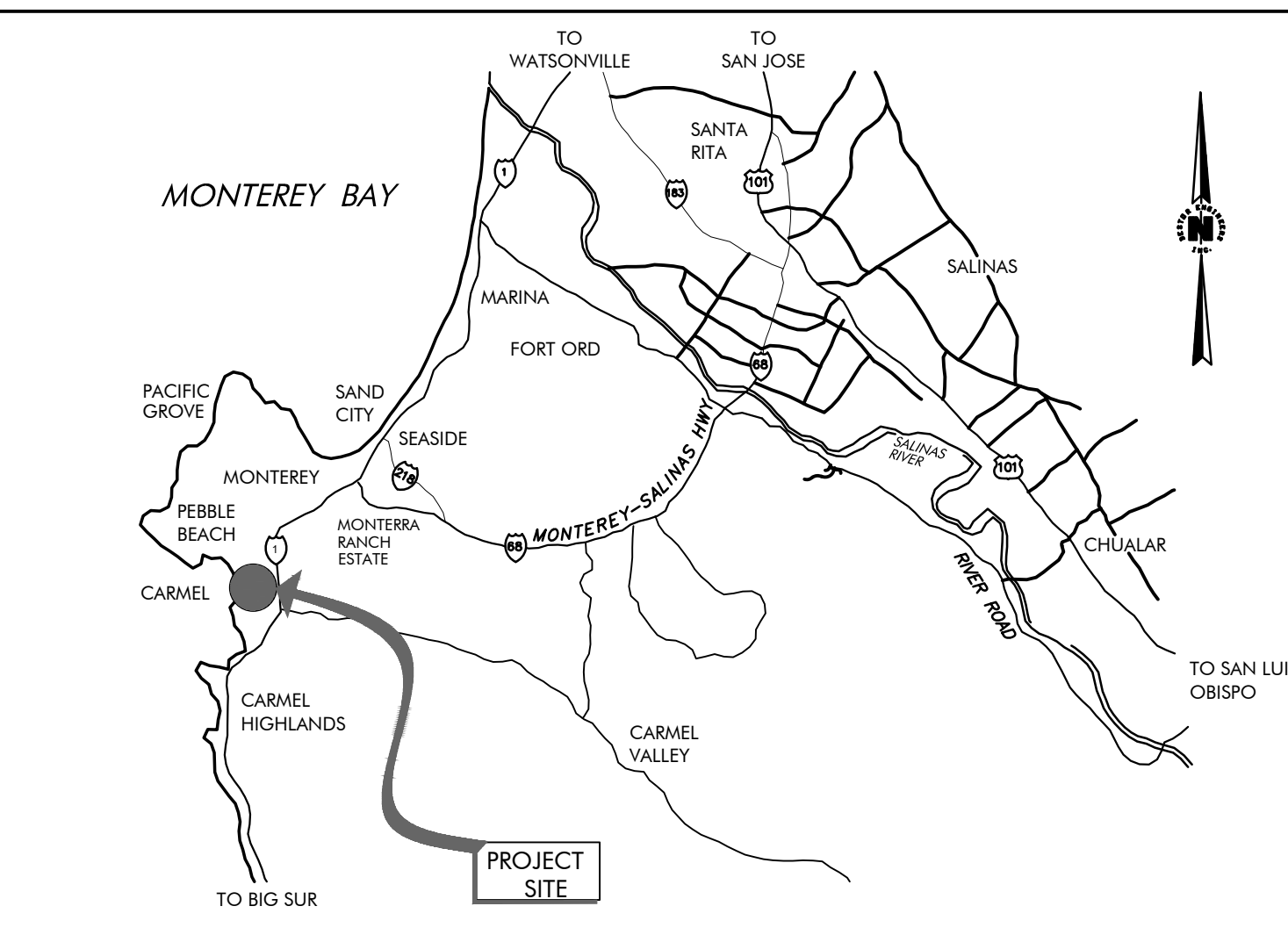
SITE COVERAGE

ALLOWED	396.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	124.0 S.F.
LANDINGS	45.0 S.F.
SITE WALLS	27.0 S.F.
MISC. HARDSCAPE	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	223.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	23.0 S.F.
WOOD FENCE	67.0 S.F.
STEPPING STONES & WALKWAYS	36.0 S.F.
TOTAL PERVIOUS COVERAGE	126.0 S.F.
TOTAL PROPOSED SITE COVERAGE	349.0 S.F.
ROOF DECK	
ROOF DECK	311.0 S.F.

LOCATION MAP



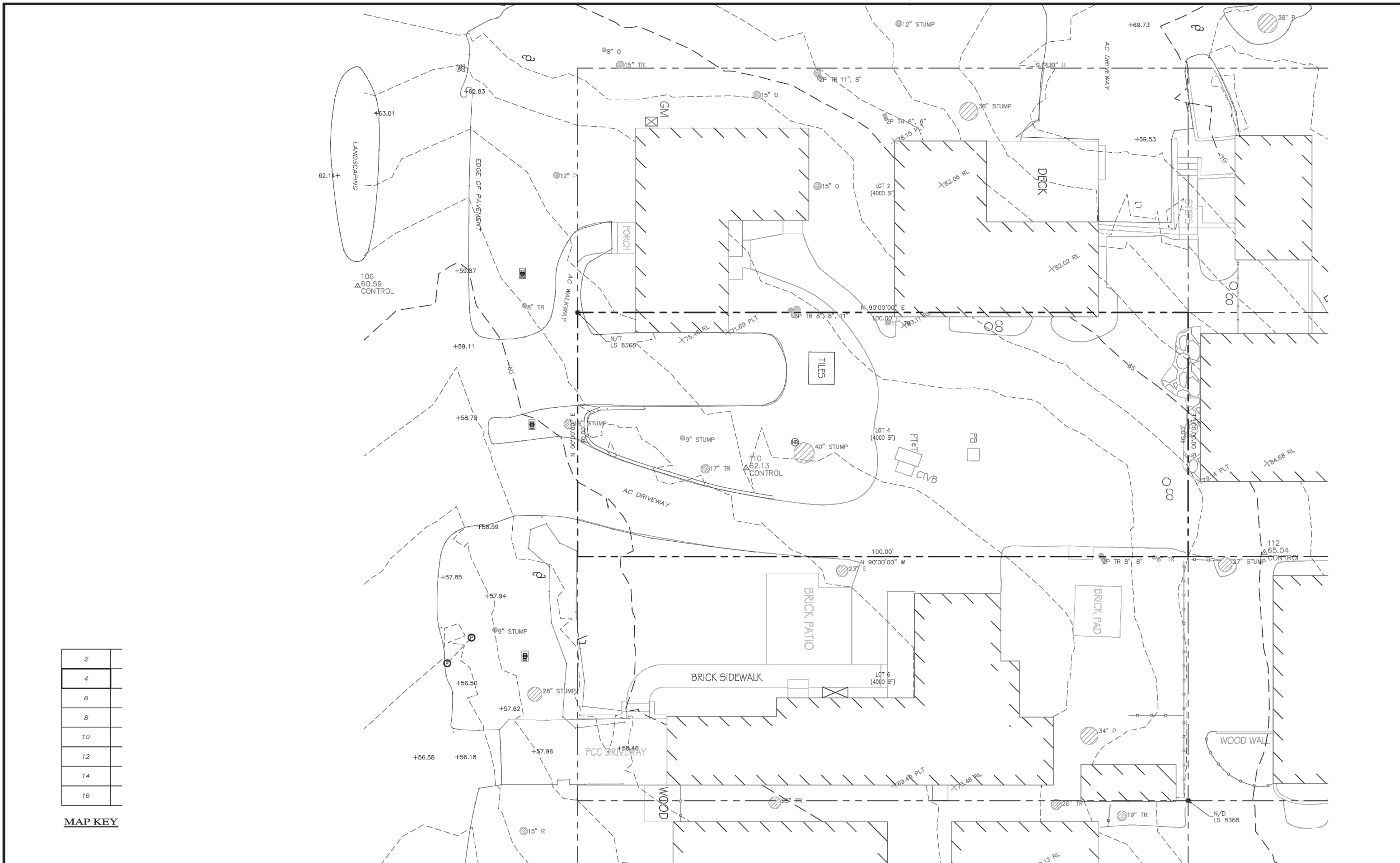
VICINITY MAP



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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. SOCIAL CONDUCT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE FRAUD EVIDENCE OF ASSAULT OR ASSAULT OF THESE RESTRICTIONS.

_DD



2
4
6
8
10
12
14
16

MAP KEY

LEGEND:

---	PROPERTY BOUNDARY LINE	⊕	CONDUIT	⊕	GAS LINE	⊕	FOUND MONUMENT - TYPE NOTED
- - -	ADJACENT PROPERTY BOUNDARY LINE	⊖	PIPE	⊕	TELEPHONE SERVICE	⊕	SURVEY H&V CONTROL POINT
- · - · -	ORIGINAL PROPERTY BOUNDARY LINE	⊕	CLEANOUT	⊖	UNKNOWN UTILITY	x50.00	SPOT ELEVATION
- · - · -	EASEMENT LINE (TYPE AS SHOWN)	⊕	DOWNSPOUT	⊕	FUSE BOX	x50.00 RL	RIDGELINE
- · - · -	ROADWAY CENTERLINE	⊕	HOSEBIB	⊕	ELECTRICAL OUTLET	x50.00 PLT	PLATE HEIGHT
- · - · -	MAJOR CONTOUR LINE (5' INTERVAL)	⊕	IRRIGATION BOX	⊕	UTILITY POLE	⊕	TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX.
- · - · -	MINOR CONTOUR LINE (1' INTERVAL)	⊕	IRRIGATION CONTROL VALVE	⊕	GUY WIRE	⊕	TWO-PRONGED TREE (2P)
		⊕	WATER VALVE	⊕	MAILBOX	⊕	THREE-PRONGED TREE (3P)
		⊕	DRAIN LINE	⊕	AREA DRAIN	⊕	MULTIPRONGED TREE (MP)
		⊕	STREET LIGHT	⊕	HYDRANT		
		⊕		⊕	SANITARY SEWER MANHOLE	CE = CEDAR	PA = PALM
		⊕		⊕	STORM DRAIN MANHOLE	CW = COTTON WOOD	PE = PEPPER
		⊕		⊕	PGE GAS MANHOLE	CYP = CYPRESS	P = PINE
		⊕		⊕	ELECTRICAL MANHOLE	E = EUCALYPTUS	R = REDWOOD
		⊕		⊕		H = HOLLY	TR = TREE
		⊕		⊕		O = OAK	W = WILLOW

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 NORTHEASTERN 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, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILED 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.

CONTACT INFORMATION:

OWNER:
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PO BOX 2108
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
SHEET 3
OF 9 SHEETS
08/18/20 JK RELEASED TO CLIENT
No. DATE BY REVISION

TOPOGRAPHIC MAP

LOT 4 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA

FOR
MR. DON DESAI



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



REVISION	No.

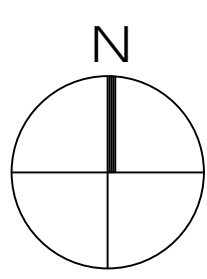
CONSULTANT:

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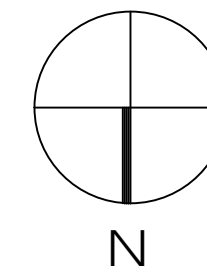
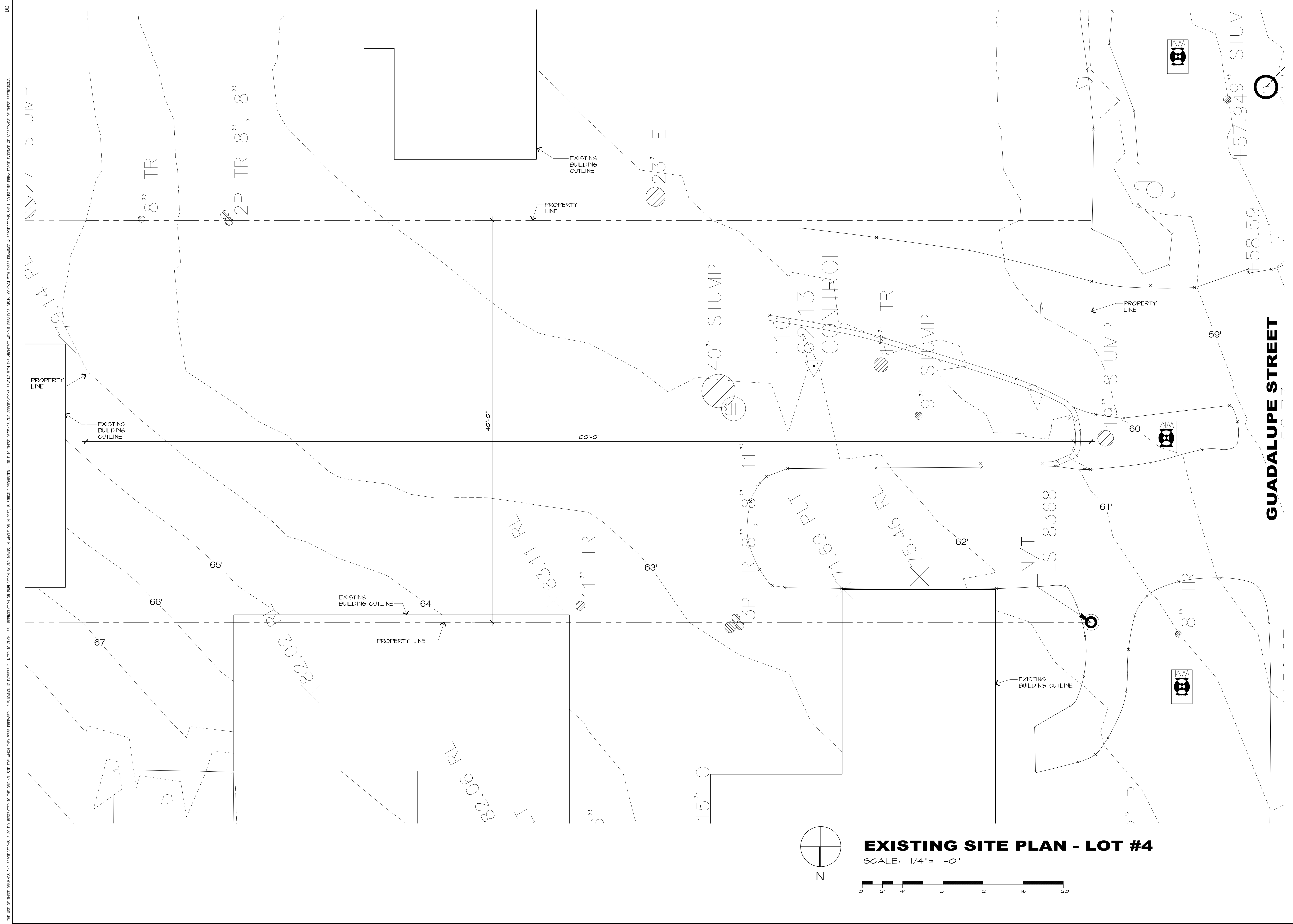
EXISTING TOPOGRAPHIC MAP
JOB NAME:
ERI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-018

DATE: 4/23/22
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-1.0
SHEET OF



EXISTING TOPOGRAPHIC MAP
SCALE: N.T.S.



EXISTING SITE PLAN - LOT #4
 SCALE: 1/4" = 1'-0"



REVISION	No.

CONSULTANT:

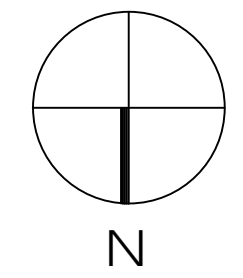
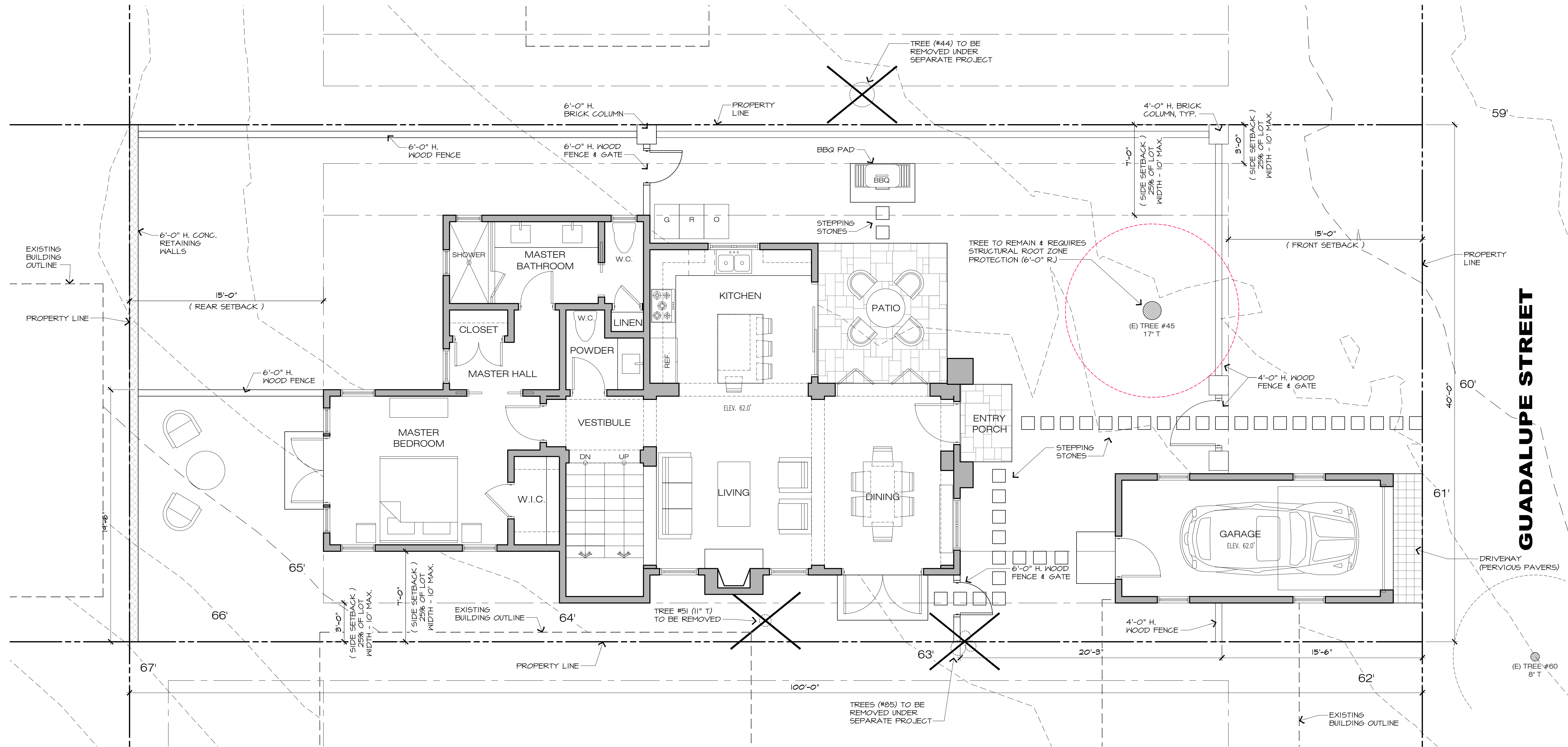
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EXISTING SITE PLAN - LOT #4

JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

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

A-1.1
 SHEET OF



PROPOSED SITE PLAN - LOT #4

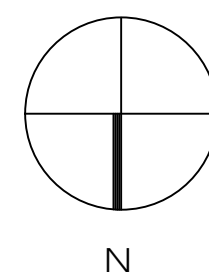
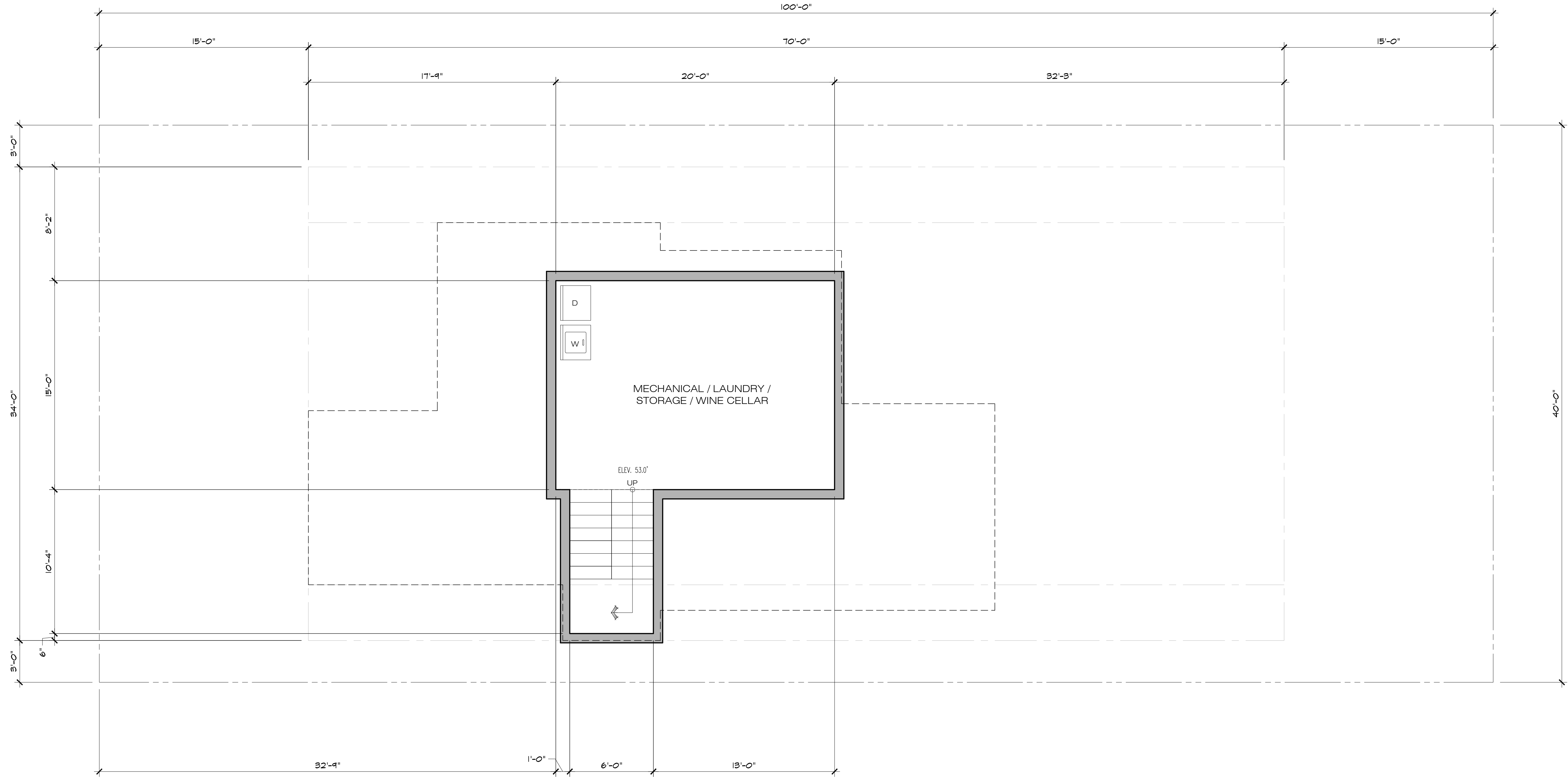
SCALE: 1/4" = 1'-0"



ROOF DECK
ROOF DECK _____ 311.0 S.F.

SITE COVERAGE	
ALLOWED	396.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	124.0 S.F.
LANDINGS	45.0 S.F.
SITE WALLS	27.0 S.F.
MISC. HARDSCAPE	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	223.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	23.0 S.F.
WOOD FENCE	67.0 S.F.
STEPPING STONES & WALKWAYS	36.0 S.F.
TOTAL PERVIOUS COVERAGE	126.0 S.F.
TOTAL PROPOSED SITE COVERAGE	349.0 S.F.

REVISION	No.
CONSULTANT:	
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com
PROPOSED SITE PLAN - LOT #4	JOB NAME: CRI - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-019
DATE:	1/23/22
SCALE:	1/4" = 1'-0"
DRAWN:	JK
JOB NUMBER:	20.05
A-1.2	SHEET OF



BASEMENT FLOOR PLAN

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



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION	No.

CONSULTANT:

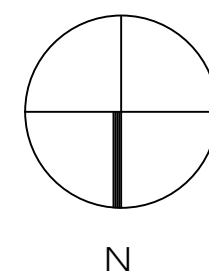
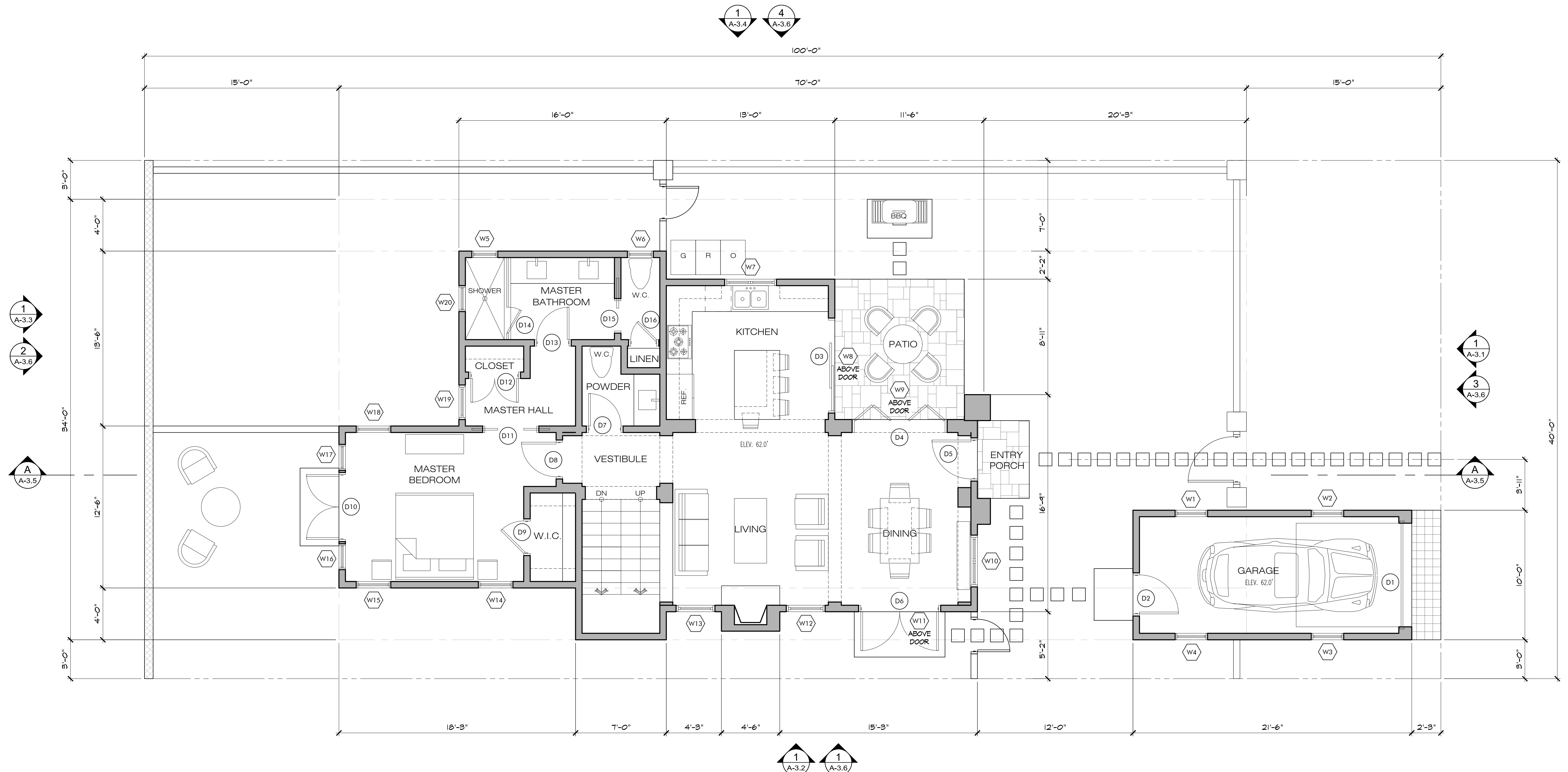
ARCHITECT
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 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

BASEMENT - LOT #4
 JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

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

A-2.0
 SHEET OF



MAIN FLOOR PLAN

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



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION	No.

CONSULTANT:

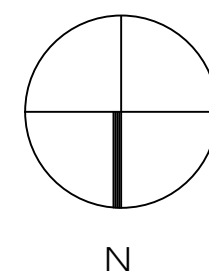
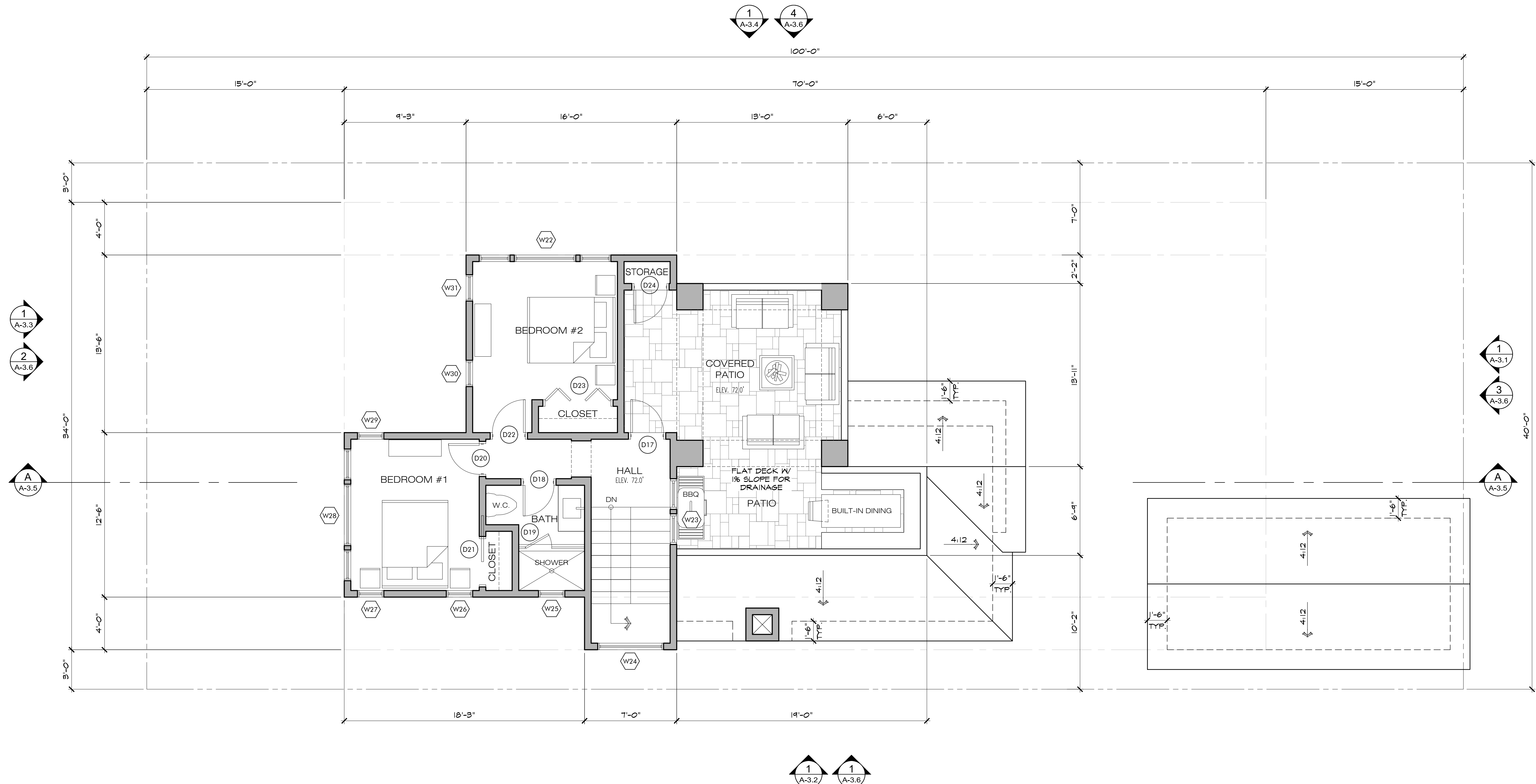
ARCHITECT
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 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
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ARCHITECT

MAIN FLOOR PLAN - LOT #4
 JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

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

A-2.1
 SHEET OF



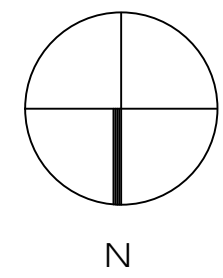
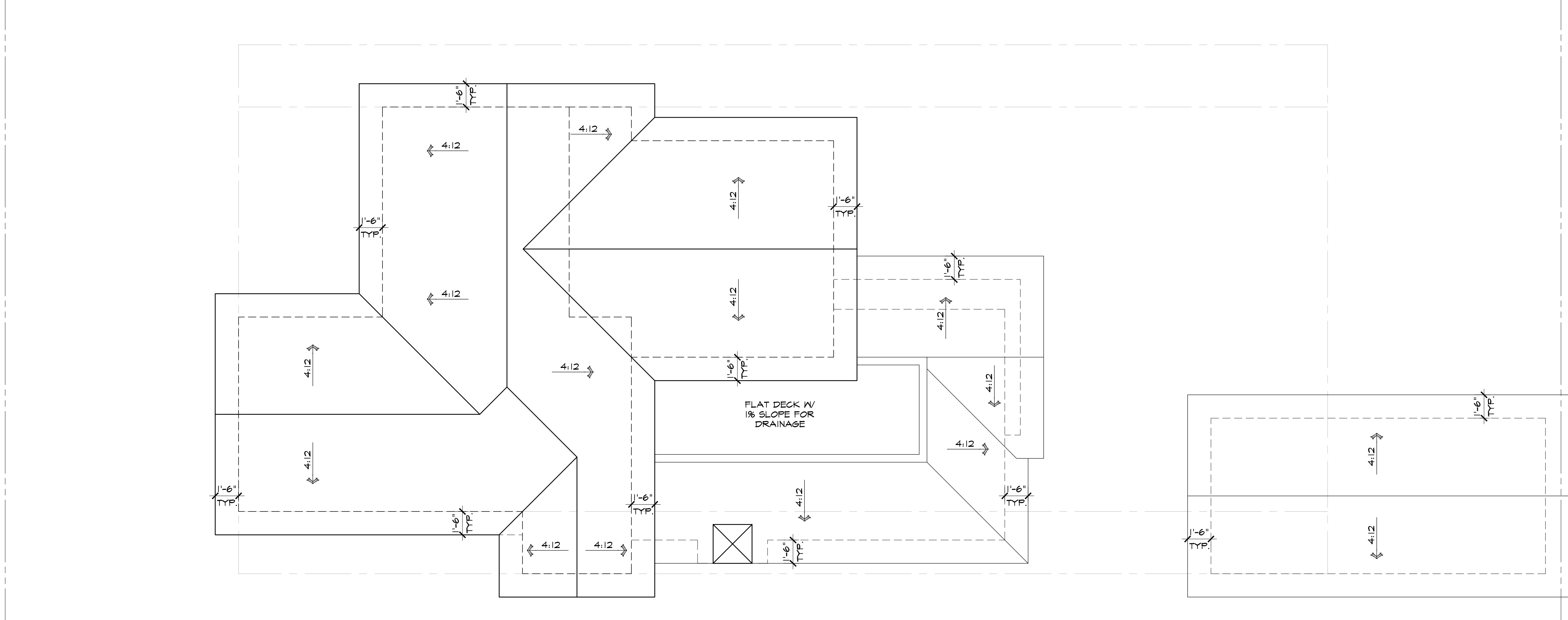
UPPER FLOOR PLAN

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



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION	No.
CONSULTANT:	
ARCHITECT:	<p>ERIC MILLER ARCHITECTS, INC.</p> <p>211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>
<p>UPPER FLOOR PLAN - LOT #4</p> <p>JOB NAME: CRJ - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-01B</p>	<p>DATE: 4/23/22</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DRAWN: JK</p> <p>JOB NUMBER: 20.05</p>
<p>A-2.2</p> <p>SHEET OF</p>	



ROOF PLAN

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



REVISION	No.

CONSULTANT:

ARCHITECT

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ROOF PLAN - LOT #4

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-015

DATE: 4/23/22

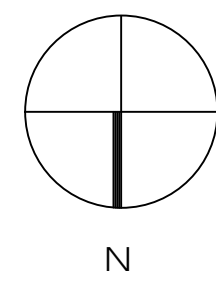
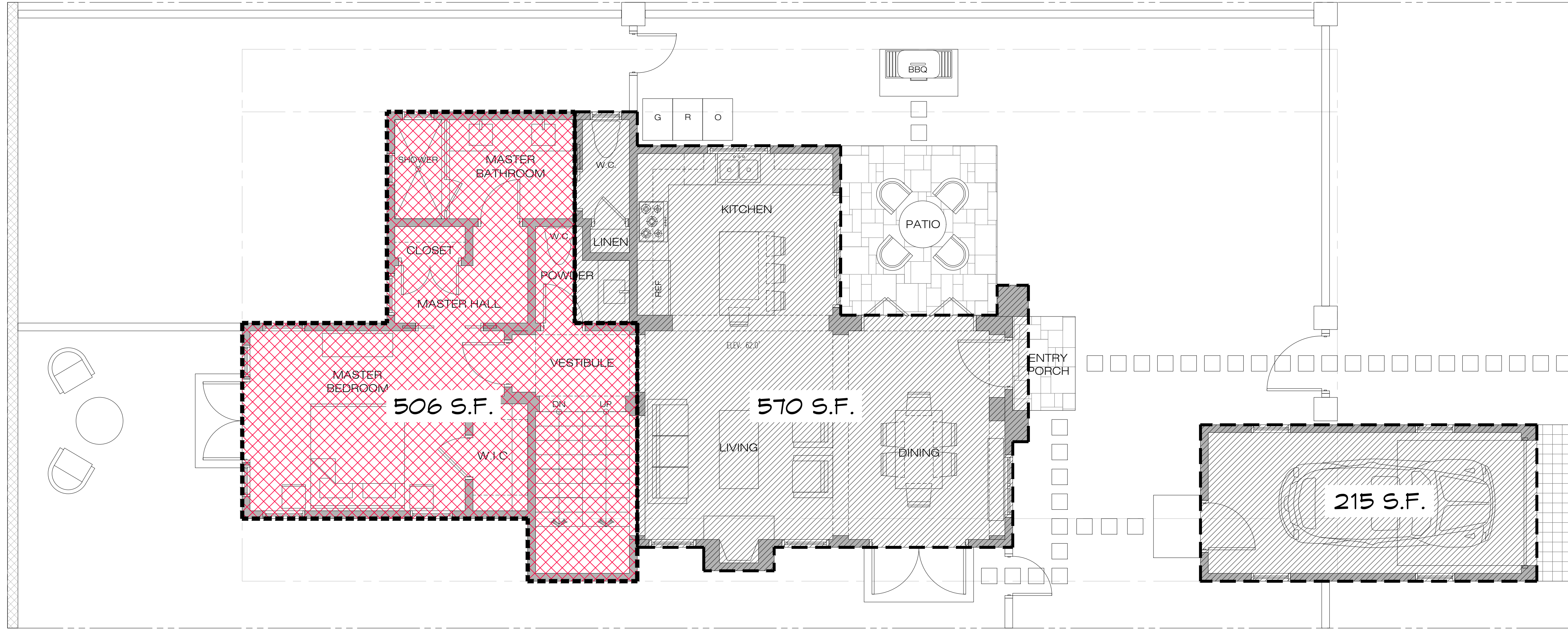
SCALE: 1/4"=1'-0"

DRAWN: JK

JOB NUMBER: 20.05

A-2.3

SHEET OF



MAIN FLOOR & UPPER FLOOR OVERLAY

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



LEGEND	
	OVERLAPPING & NON-OVERLAPPING FLOOR AREA = 506 S.F.
	NON-OVERLAPPING FLOOR AREA = 785 S.F.

REVISION	No.

CONSULTANT:

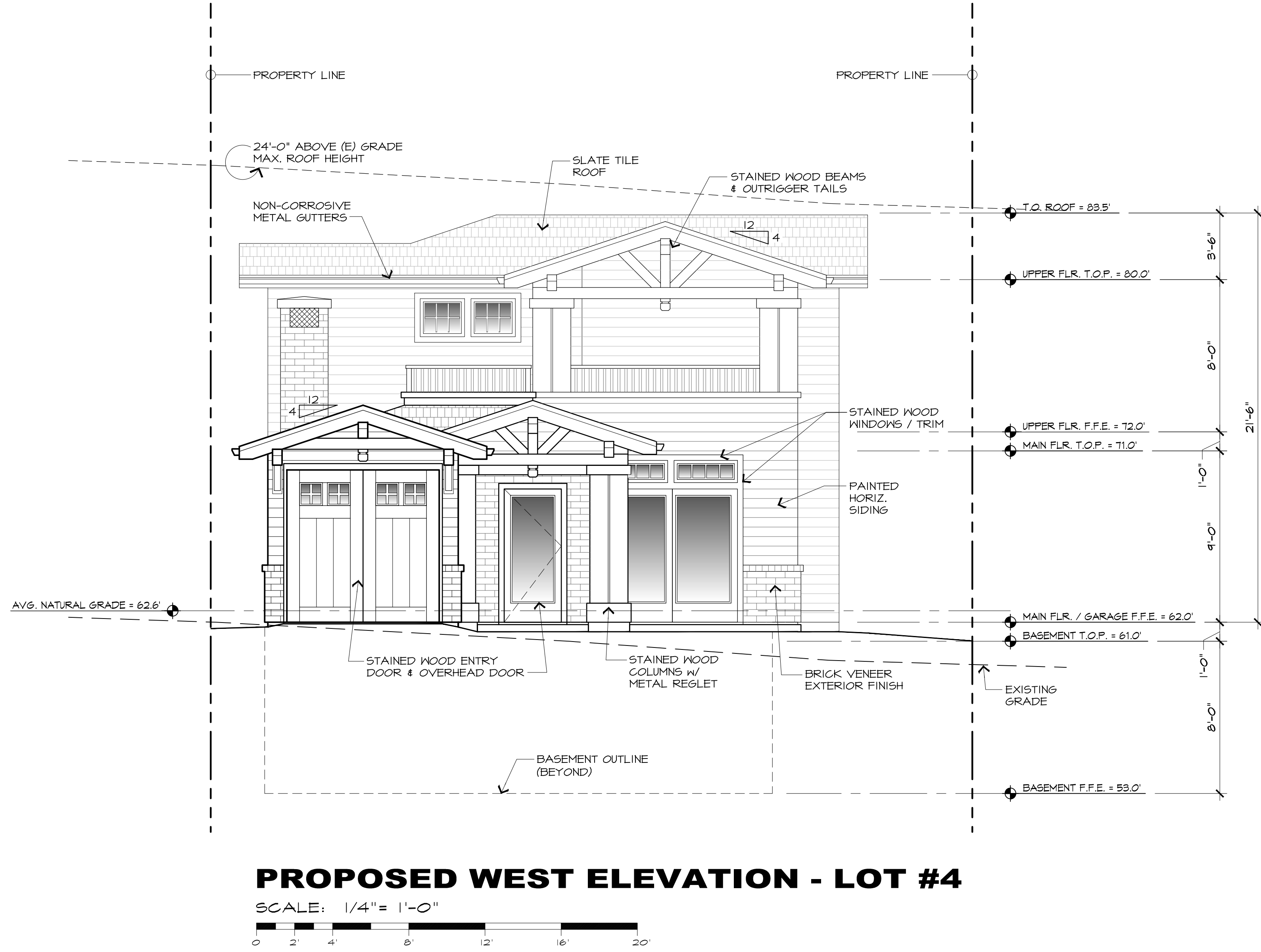
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MAIN & UPPER FLOOR OVERLAY - LOT #4

JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

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

A-2.4
 SHEET OF



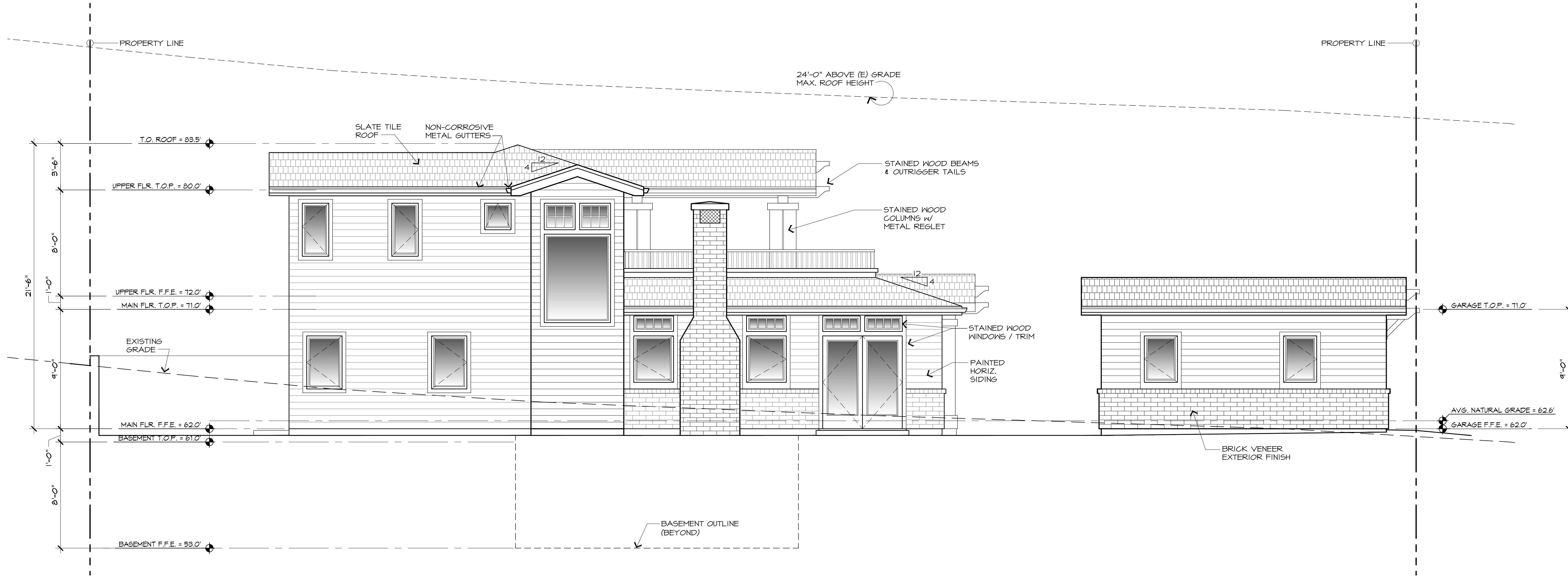
REVISION	No.

CONSULTANT:

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PROPOSED EXTERIOR ELEVATIONS
 JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-015

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



PROPOSED NORTH ELEVATION - LOT #4

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



REVISION	No.

CONSULTANT:

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-015

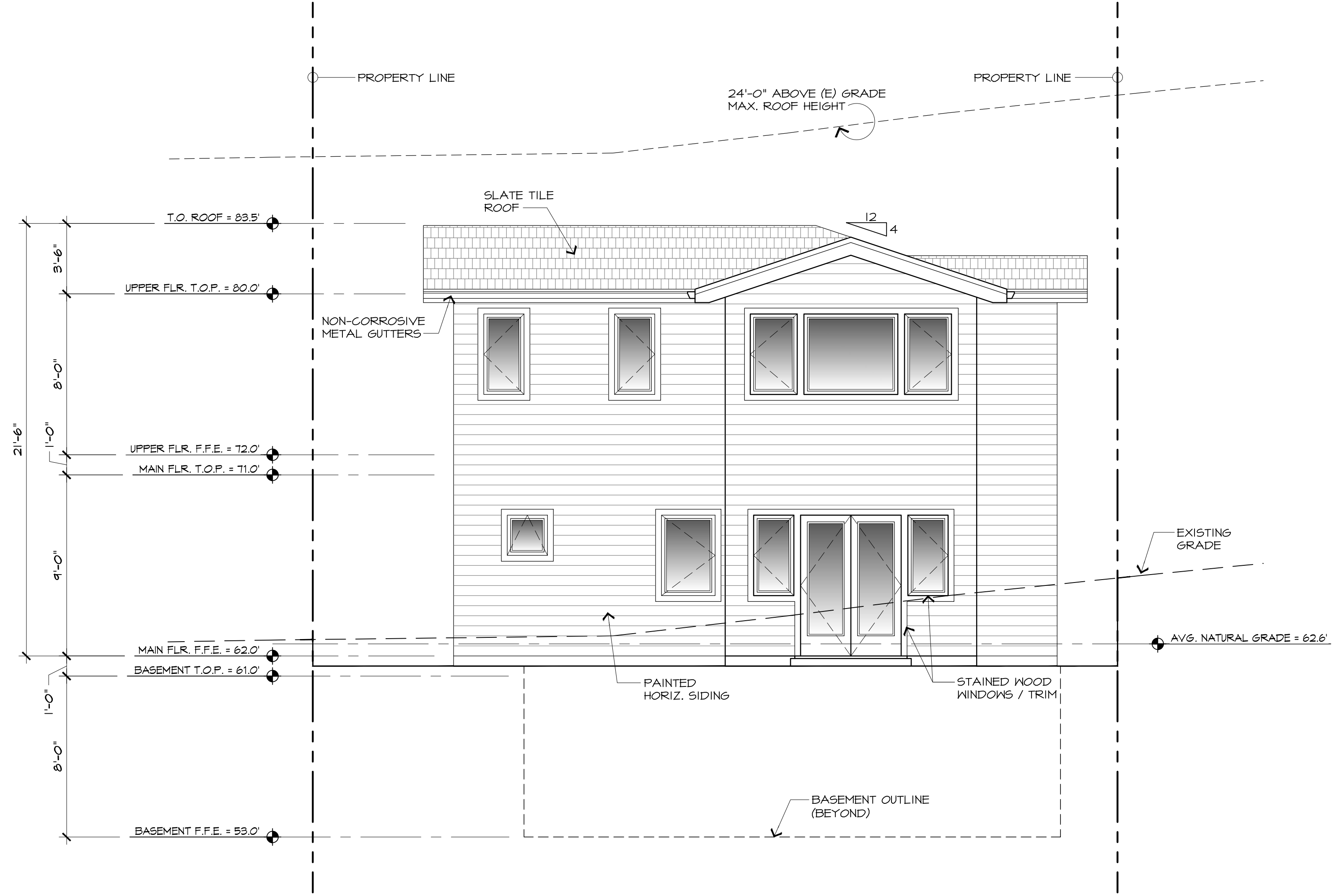
DATE: 4/23/22

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

DRAWN: JK

JOB NUMBER: 20.05

A-3.2
 SHEET OF



PROPOSED EAST ELEVATION - LOT #4

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



REVISION	No.

CONSULTANT:

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

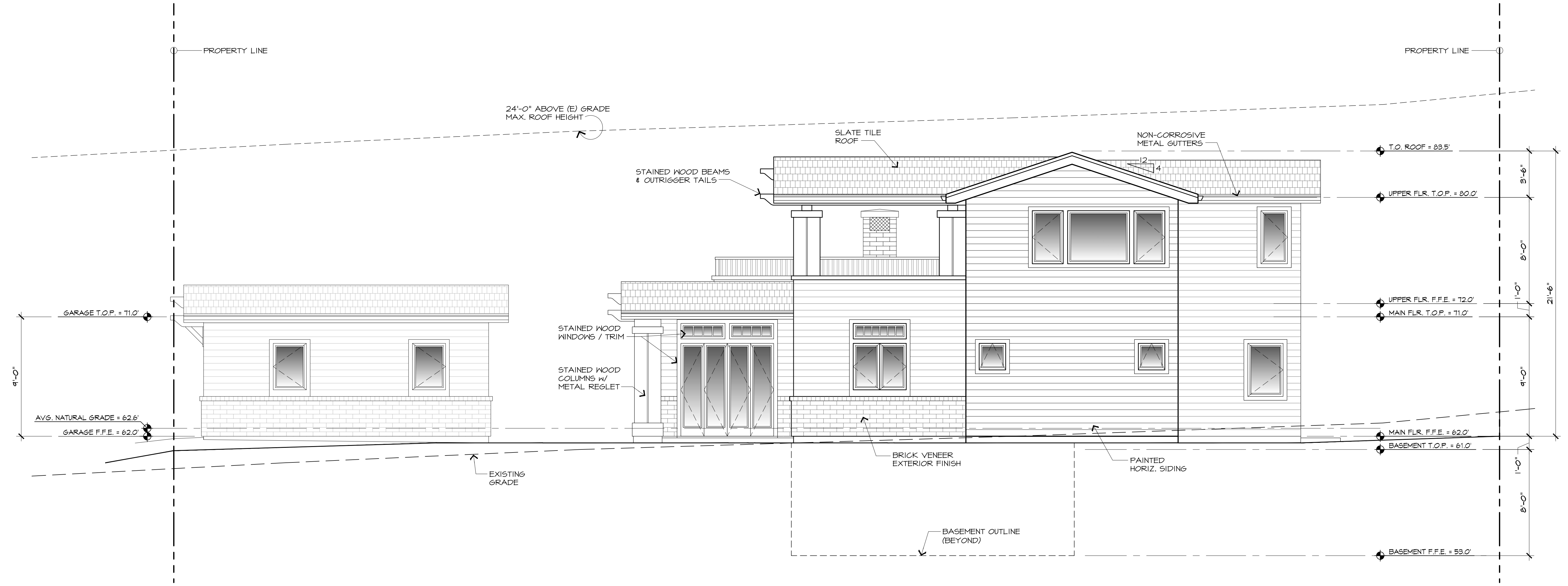
DATE: 4/23/22

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

DRAWN: JK

JOB NUMBER: 20.05

A-3.3
 SHEET OF



PROPOSED SOUTH ELEVATION - LOT #4

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



REVISION	No.

CONSULTANT:

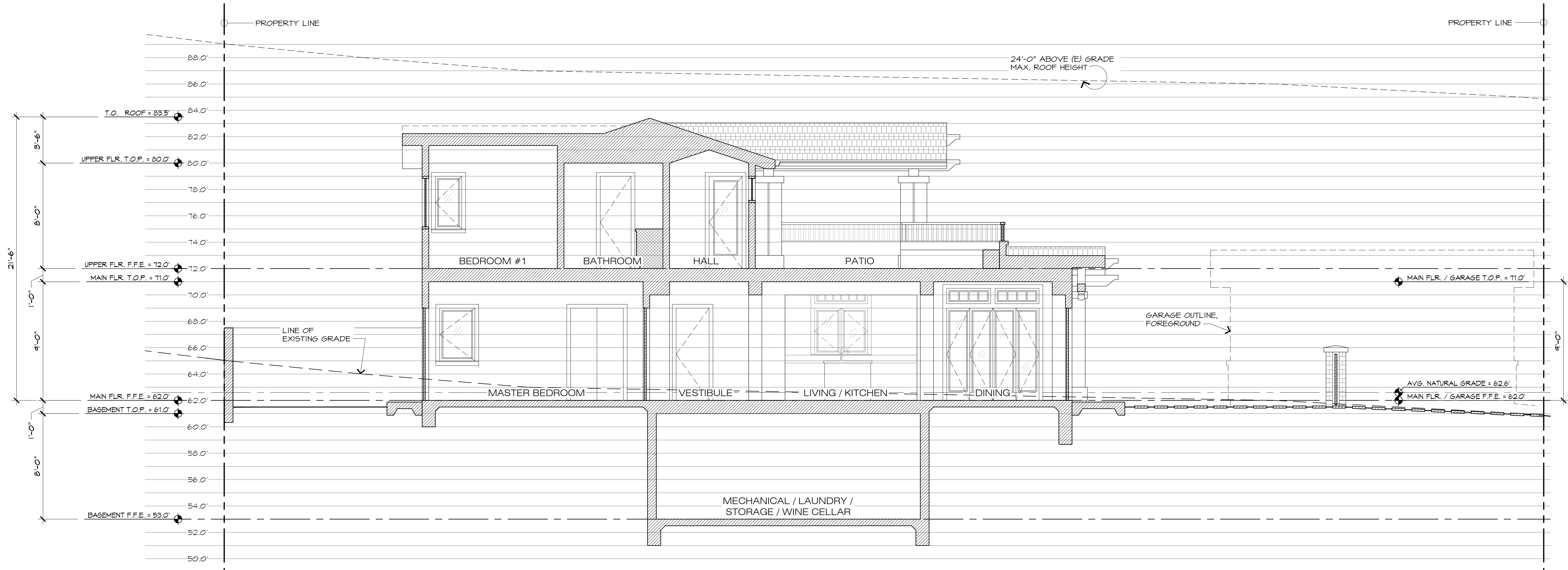
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ARCHITECT

PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

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



A PROPOSED SITE SECTION - LOT #4
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8' 12' 16' 20'

REVISION	No.

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ARCHITECT

PROPOSED SITE SECTION - LOT #4

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-015

DATE: 4/23/22

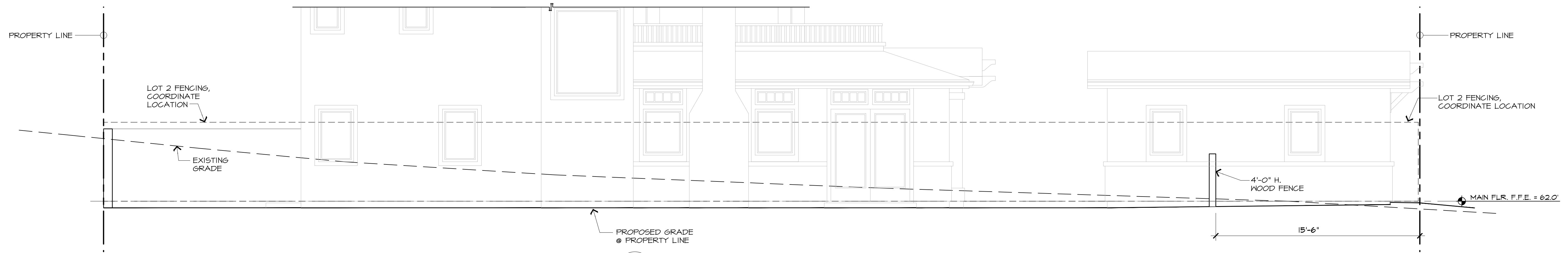
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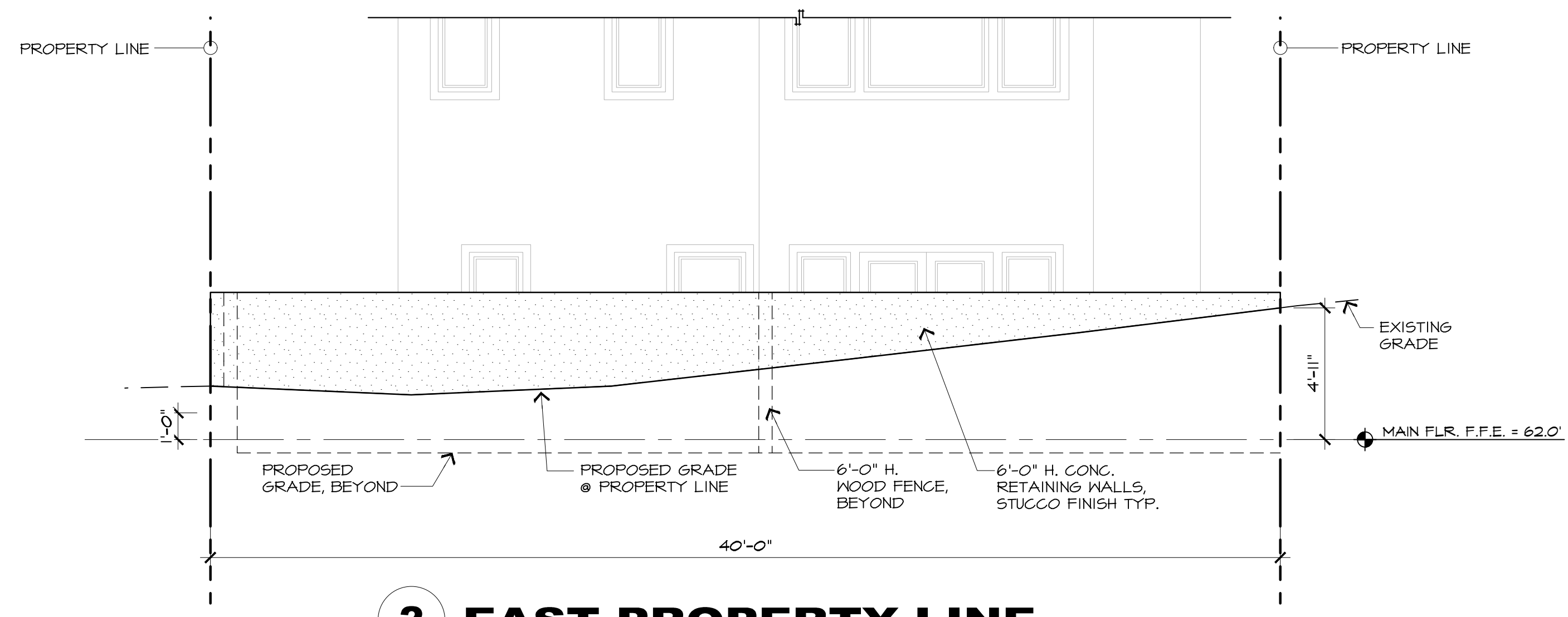
JOB NUMBER: 20.05

A-3.5
 SHEET OF

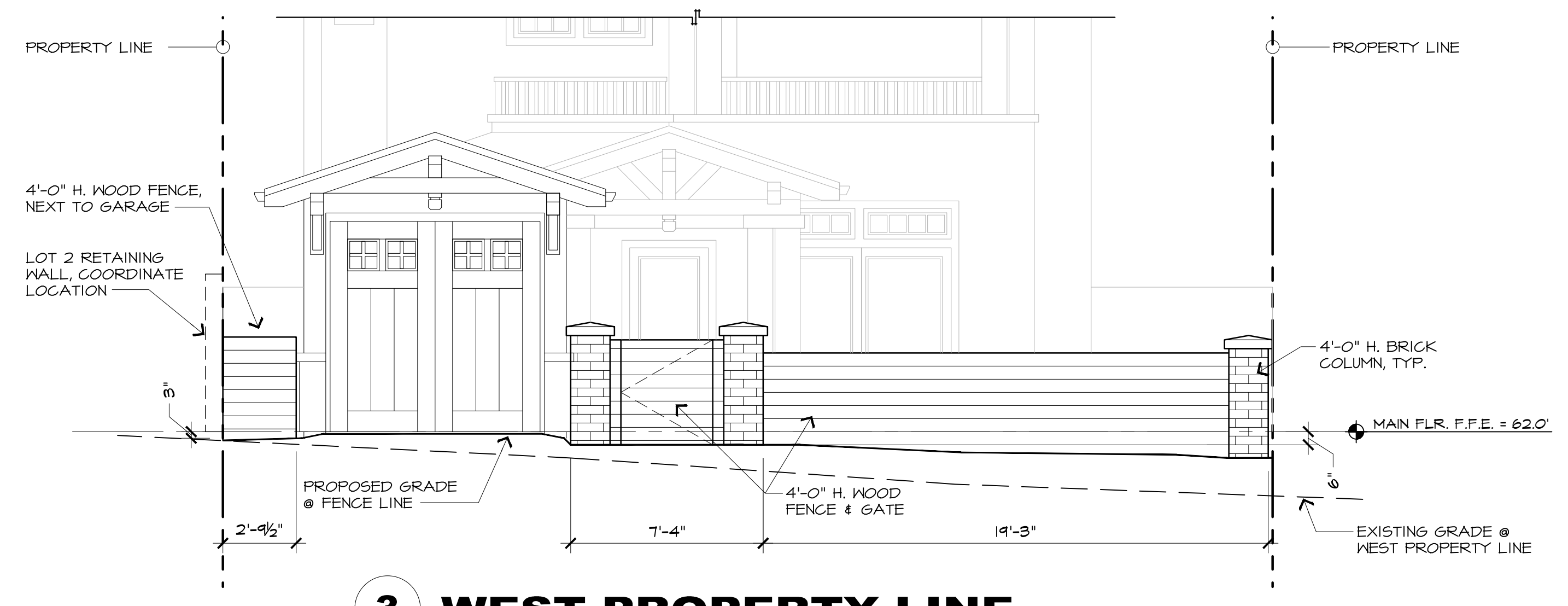
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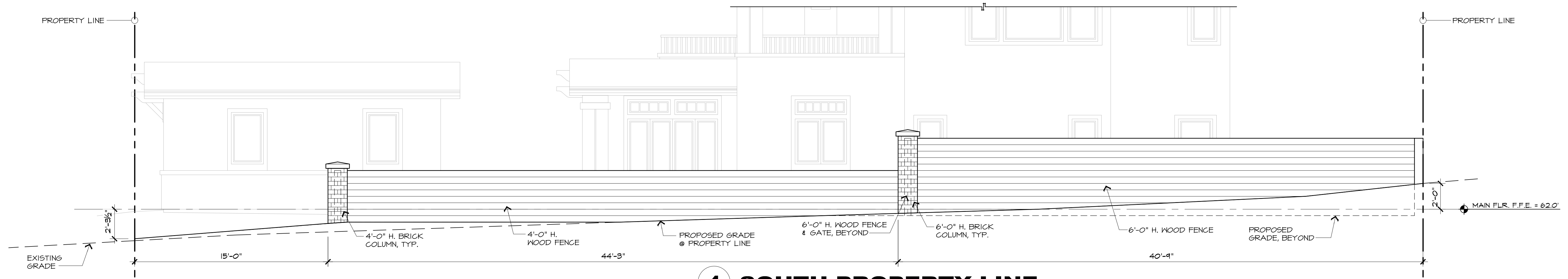
1 SIDE - SOUTH ELEVATION



2 EAST PROPERTY LINE

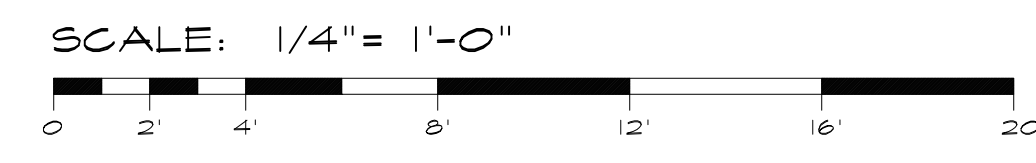


3 WEST PROPERTY LINE



4 SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS



REVISION	No.

CONSULTANT:

ARCHITECT

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PROPOSED FENCING ELEVATIONS

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-015

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

A-3.6
SHEET OF

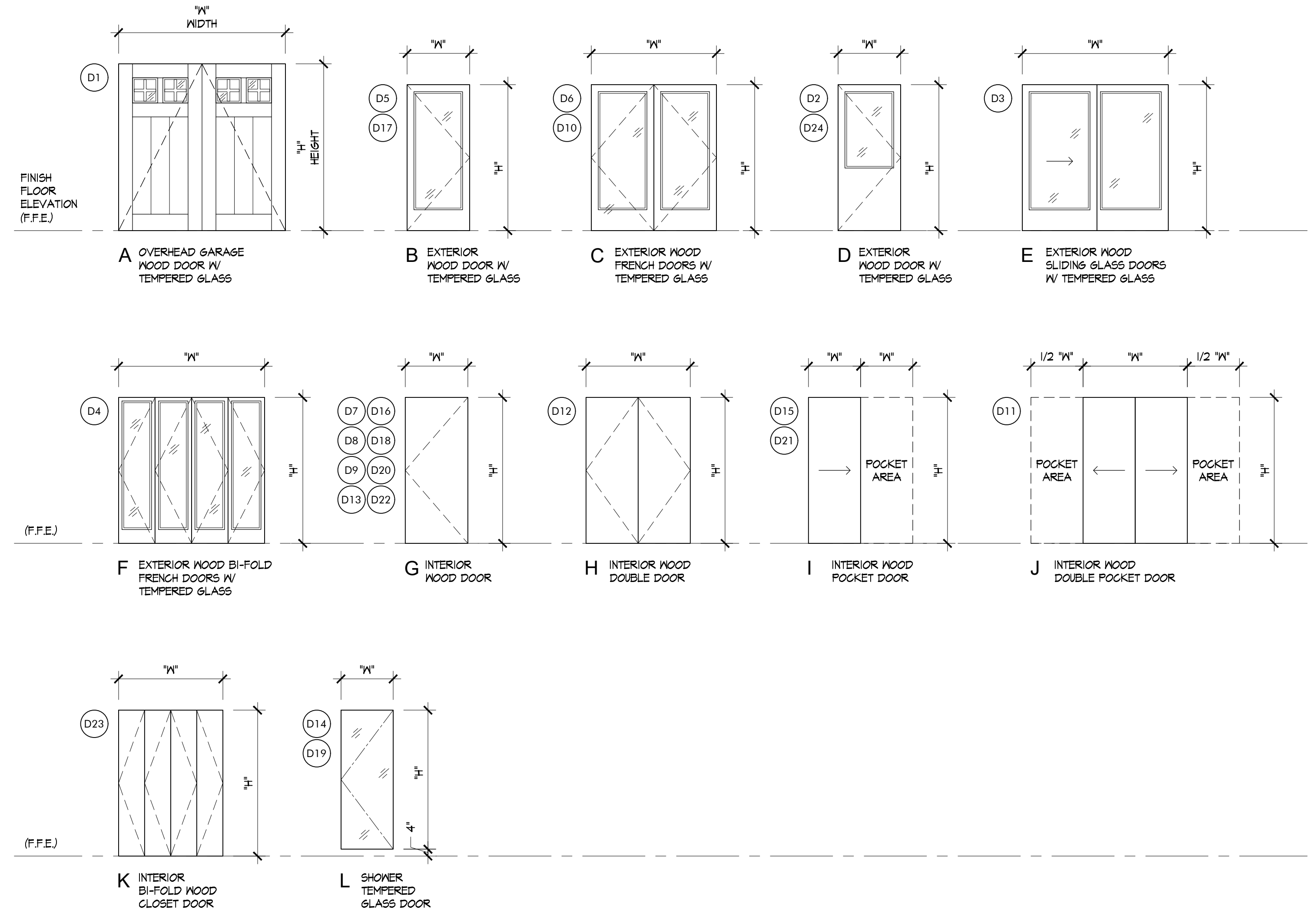
DOOR SCHEDULE

DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MATL.	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
D1	A	8'-0"	7'-0"	2-1/4"	GARAGE	WD./GL.	WOOD	--	--	--	OVERHEAD GARAGE DOOR W/ TEMP. GLASS
D2	D	3'-0"	7'-0"	1-3/4"	GARAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D3	E	7'-0"	7'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D4	F	7'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D6	C	6'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D7	G	2'-6"	7'-0"	1-3/4"	PONDER	WOOD	WOOD	--	--	--	
D8	G	2'-8"	7'-0"	1-3/4"	MASTER BEDROOM	WOOD	WOOD	--	--	--	
D9	G	2'-6"	7'-0"	1-3/4"	MASTER W.I.C.	WOOD	WOOD	--	--	--	
D10	C	5'-0"	7'-0"	1-3/4"	MASTER BEDROOM	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D11	J	4'-0"	7'-0"	1-3/4"	MASTER HALL	WOOD	WOOD	--	--	--	
D12	H	3'-8"	7'-0"	1-3/4"	MASTER CLOSET	WOOD	WOOD	--	--	--	
D13	G	2'-6"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	
D14	L	2'-0"	6'-8"	1/2"	MASTER BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
D15	I	2'-4"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	
D16	G	2'-0"	7'-0"	1-3/4"	MASTER BATH / LINEN	WOOD	WOOD	--	--	--	
D17	B	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D18	G	2'-4"	7'-0"	1-3/4"	BATHROOM	WOOD	WOOD	--	--	--	
D19	L	2'-0"	6'-8"	1/2"	BATHROOM	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
D20	G	2'-4"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	
D21	I	3'-6"	7'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	
D22	G	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	
D23	K	5'-0"	7'-0"	1-3/4"	CLOSET #2	WOOD	WOOD	--	--	--	
D24	D	2'-6"	7'-0"	1-3/4"	STORAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

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 RATINGS OF 20 MINUTES, PEMKO 588D (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 251, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. (§R337.8.2.) 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 FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A 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 E2107. (§R337.8.3)

DOOR TYPES



REVISION	No.

CONSULTANT:


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ARCHITECT

DOOR SCHEDULE

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-018

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

A-4.1

SHEET OF

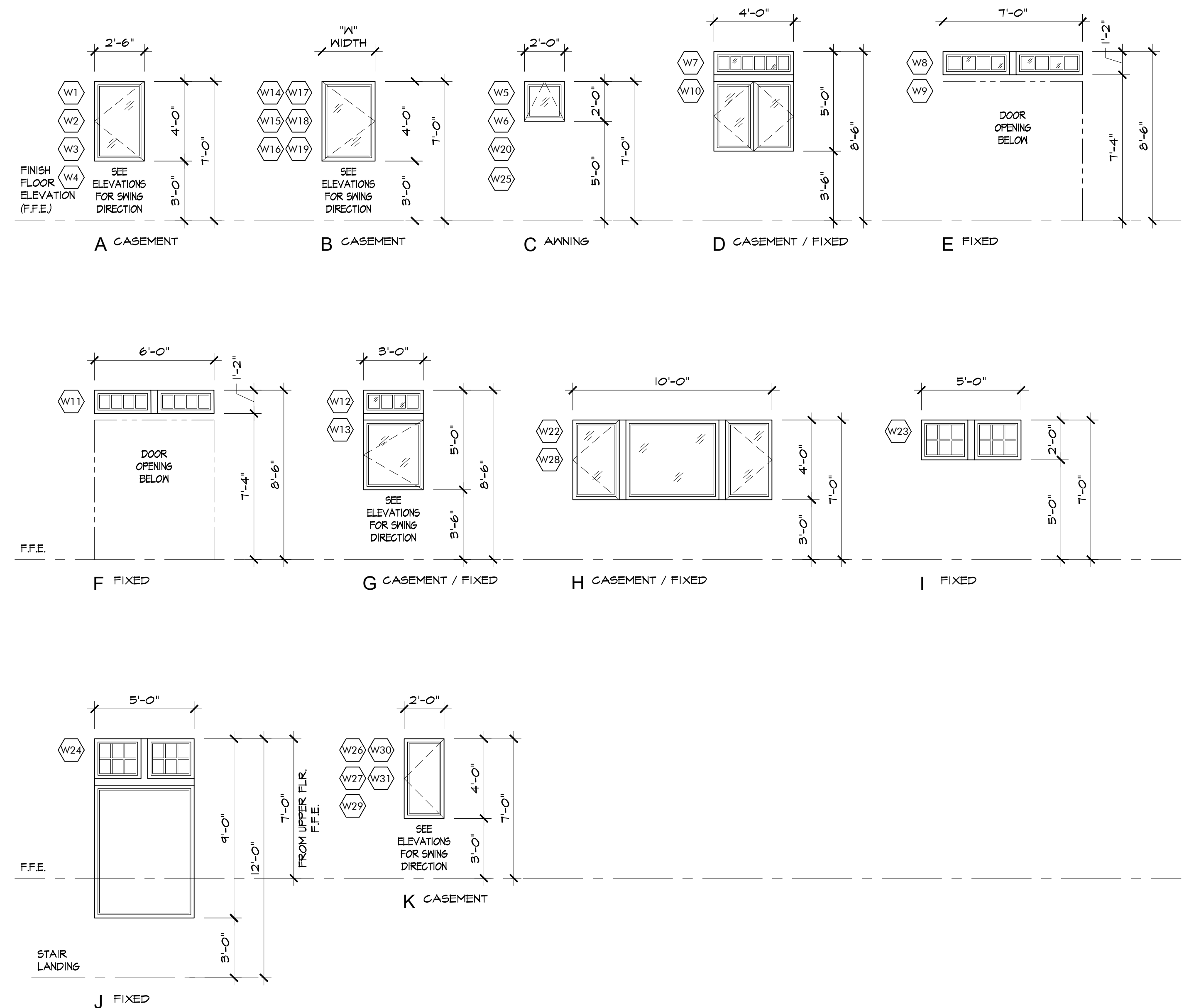
WINDOW SCHEDULE

WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
W1	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W2	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W3	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W4	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W5	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
W6	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
W7	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	KITCHEN	--
W8	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	KITCHEN	--
W9	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	DINING	--
W10	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	DINING	--
W11	F	6'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	DINING	--
W12	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	LIVING	--
W13	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	LIVING	--
W14	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W15	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W16	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W17	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W18	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W19	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER HALL	--
W20	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
W21	< NOT USED >													
W22	H	10'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	BEDROOM #2	--
W23	I	5'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	HALL	--
W24	J	5'-0"	9'-0"	12'-0" LAND'G	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	HALL	--
W25	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	BATH	--
W26	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
W27	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
W28	H	10'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	BEDROOM #1	--
W29	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
W30	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
W31	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--

WINDOW NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R301.1.
 - WOOD WINDOWS - POWDER-COATED ALUMINUM-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 PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET THE REQUIREMENTS OF 5FM 12-7A-2. [CRC SECTION R307.0.2.1]

WINDOW TYPES



REVISION	No.

CONSULTANT:

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

ARCHITECT

WINDOW SCHEDULE

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-018

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

A-4.2
 SHEET OF



7 WOOD WINDOWS



4 GUTTER & DOWNSPOUT



1 ROOFING



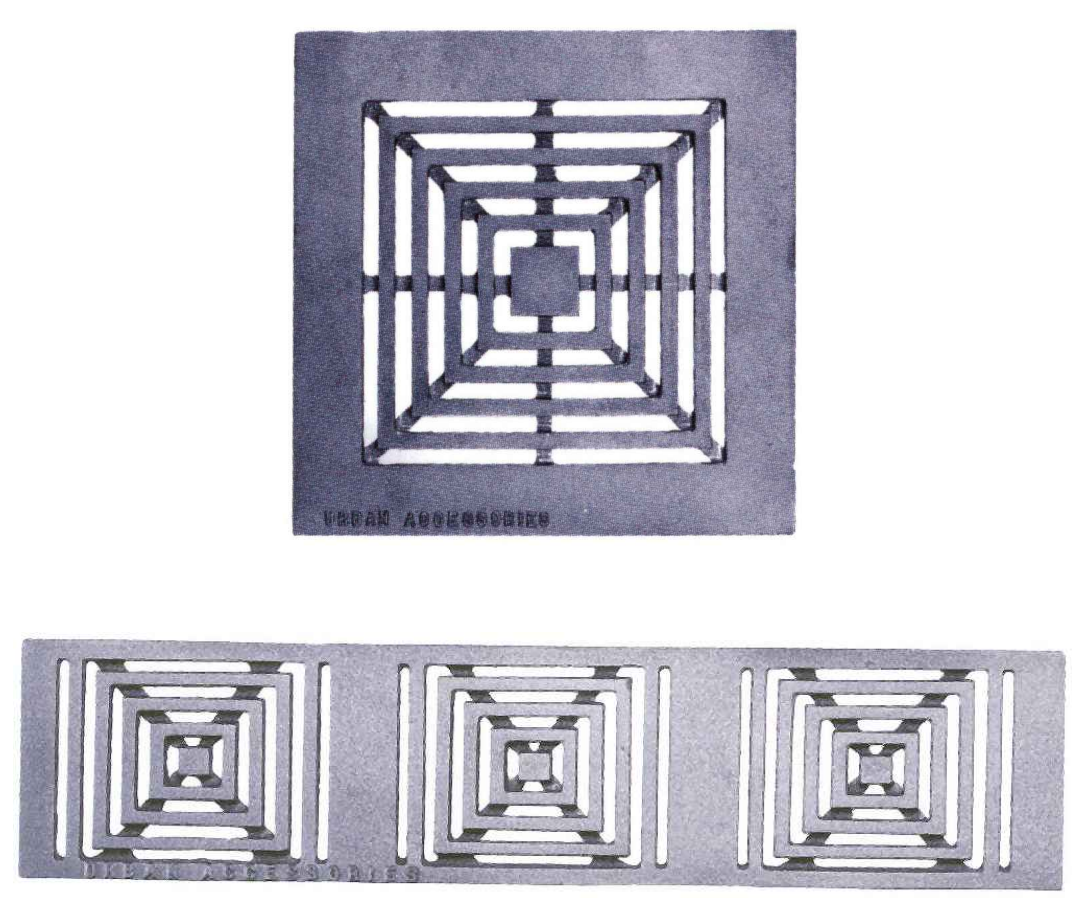
3 DRIVEWAY PAVERS



5 GARAGE DOOR



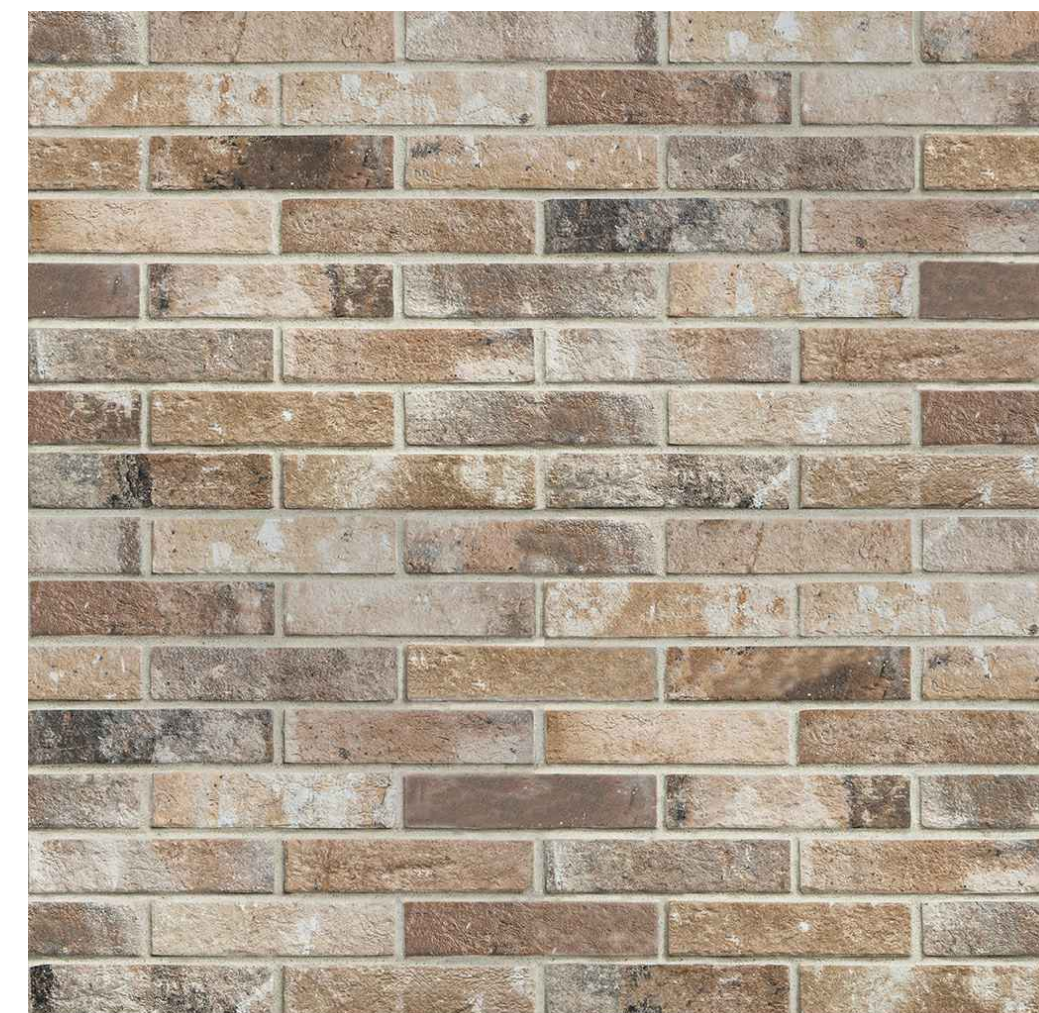
2 EXTERIOR FINISH



9 TRENCH & AREA DRAIN



6 WOOD ENTRY DOOR



2 EXTERIOR FINISH

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
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MATERIAL COLOR SAMPLES
 JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

DATE: 4/23/22
 SCALE: N.T.S.
 DRAWN: JK
 JOB NUMBER: 20.05



RENDERED STREET ELEVATION - LOT #4

SCALE: N.T.S.

REVISION	No.

CONSULTANT:

ARCHITECT

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RENDERED STREET ELEVATION

JOB NAME:
CRJ - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

DATE: 4/23/22

SCALE: N.T.S.

DRAWN: JK

JOB NUMBER: 20.05

A-7.2
 SHEET OF



COLOR RENDERING - LOT #4

SCALE: N.T.S.

REVISION	No.

CONSULTANT:

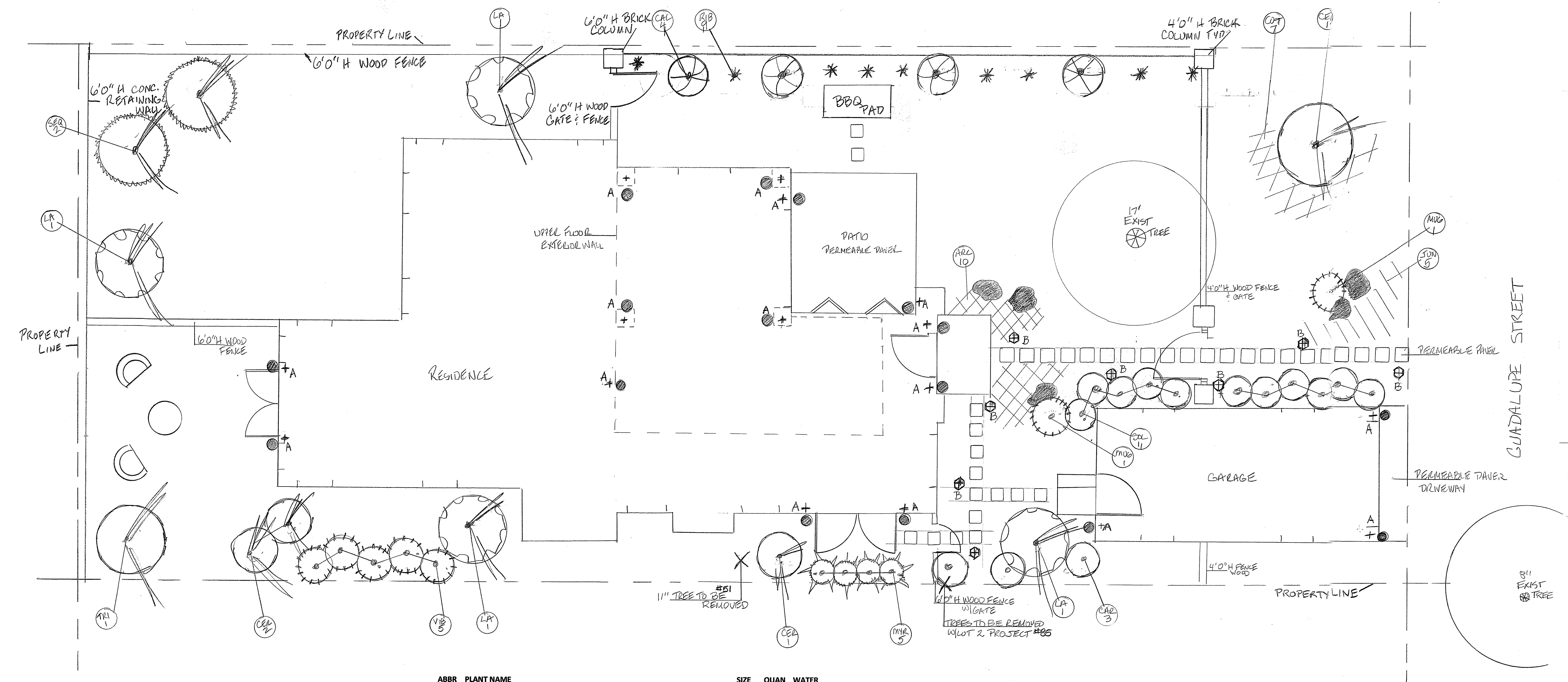
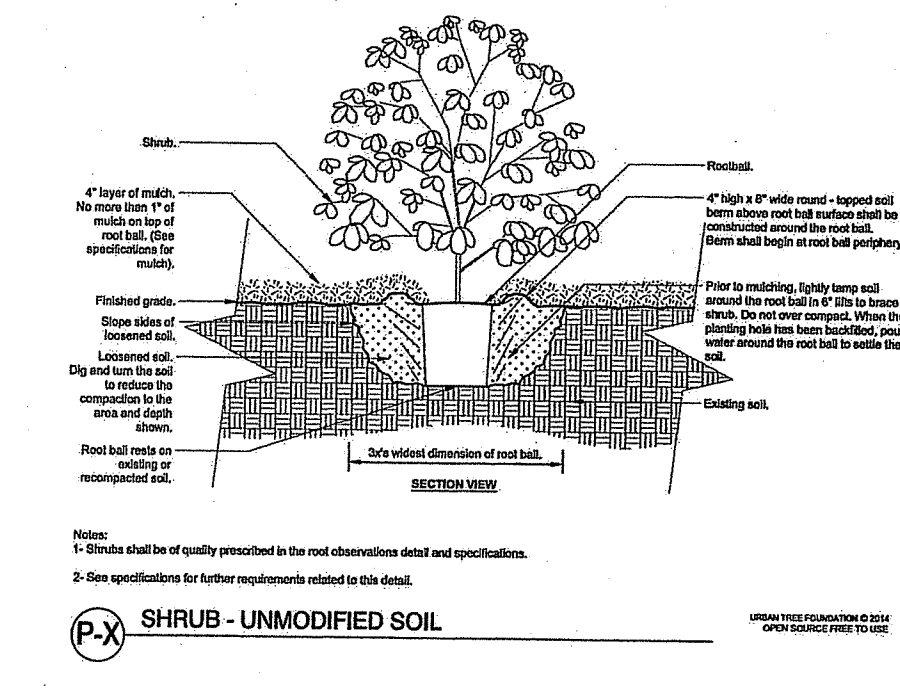
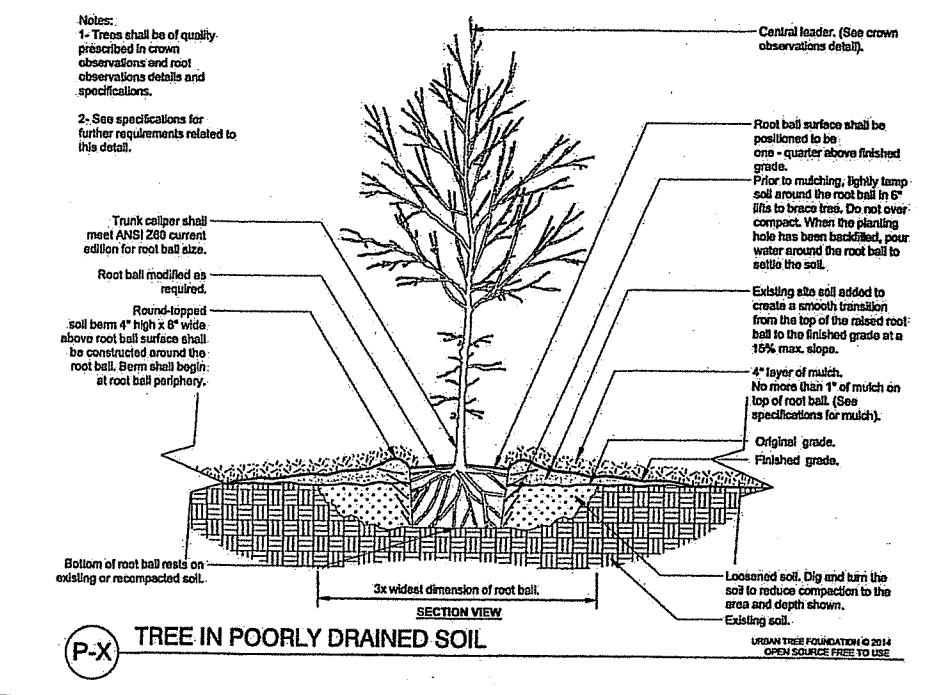
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COLOR RENDERING

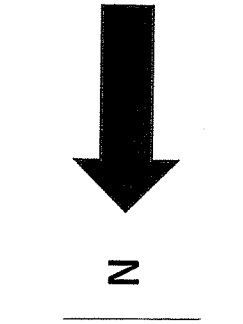
JOB NAME:
ERI - Residential House Lot #4
 Guadalupe St. between 1st & 2nd Ave.
 Carmel-by-the-Sea, CA 93921
 A.P.N. 010-021-01B

DATE: 4/23/22
 SCALE: N.T.S.
 DRAWN: JK
 JOB NUMBER: 20.05

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
CED	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 CONFERTA BRISBANE BOX	24"	1	M/L
VIB	VIBURNUM SUSPENSUM	5G	5	LOW



1"=4'
LANDSCAPE PLAN
6/14/22 L-1
REV. 9/22/22 ML

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

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

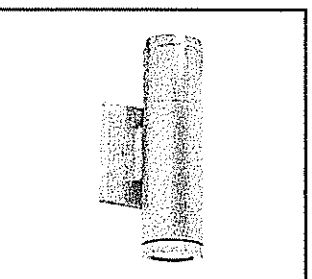
ETWU for this site = $46.3 \times .80 \times 456 \times 0.623 \times .85 = .044$ Acre Feet

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

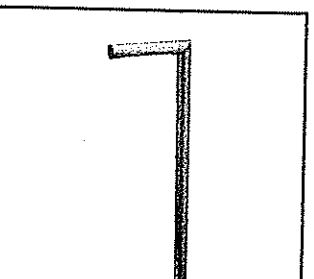
FOR SPEC

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

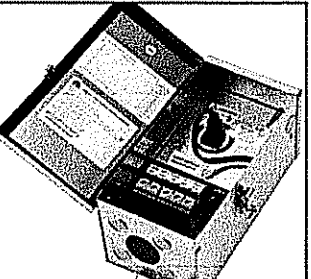
B



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



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

Nightpower Transformer

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

* TIMER, 24 HOUR REMOVABLE
* PHOTOCELL, FIELD INSTALL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC

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CARMEL, CA 93923

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CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL

APN #010-021-015-000