

BRANDI FAIA PROPERTY IMPROVEMENTS

NE CORNER TORRES & SECOND AVE.
CARMEL, CA 93921

de sola.barnes
architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165



TORRES STREET/MAIN ENTRANCE- WEST VIEW



SOUTH VIEW



EAST VIEW



2ND AVENUE VIEW (SOUTH)



NORTH VIEW FROM APN 010-101-012



VIEW FROM APN 010-101-012 FROM TORRE STREET

PROJECT DATA

PROPERTY OWNER
Brandi Faia
CONTACT: Brandi Faia
PHONE: (415)290-5745
EMAIL: brandifaia@gmail.com

ARCHITECT:
de sola.barnes LLP
P.O. Box 223386, Carmel, CA 93922
Contact: Daniela de Sola
Phone: 831-238-2310
email: dani@desolabarnes.com
license: C 32218

| | |
|-----------------------------|---|
| APN | 010-101-021 010-101-020 010-101-012 |
| ZONING | R1 |
| OCC. GROUP | R3/U |
| TYPE OF CONSTRUCTION | V-B |
| BLOCK | 14 |
| LOT | 16,18, 20 |
| LOT SIZE | 4000 SQ FT (EACH) |
| EXISTING FLOOR AREA | 2246 SQ FT |
| STORIES | 2 |
| WATER SOURCE | CAL AM |
| FIRE SPRINKLERS | NOT REQUIRED |
| SEWER SYSTEM | CAWD |
| TREES TO BE REMOVED | ZERO |
| TOTAL GRADING | 0 |

DRAWING LIST

- A0.0 COVER SHEET- PROJECT DATA- PHOTOS OF EXISTING CONDITIONS
- A1.0 EXISTING (DEMO) AND PROPOSED SITE PLAN AND FENCE DESIGN
- A2.0 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A2.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A3.0 MATERIALS, FINISHES , EXIBITS, STAIRS AND RAILING

SCOPE OF WORK

1. 010101021- REPLACE EXISTING WOOD SHAKE ROOF WITH CLASS "A" STANDING SEAM METAL ROOF WITH NEW LEAF GUARD GUTTERS AND DOWNSPOUTS.
2. 010101021-REPLACE EXISTING STUCCO AT CHIMNEY, SITE WALL AND EXTERIOR ENTRY NICHE WITH CARMEL STONE.
3. 010101021- REPLACE ALL EXISTING WINDOWS AND EXTERIOR DOORS PER WINDOW/DOOR SCHEDULE.
4. 010101021-EXTEND EXISTING 3'-2" WIDTH SITE ENTRY STEPS TO 4'-0" WIDTH WITH RAILING.
5. 010101021- REMOVE EXISTING 6'-6" TALL FENCE ON STREET FACING CORNER AND REPLACE WITH NEW PAINTED WOOD FENCE TO MATCH HOUSE COLOR. FENCE TO BE 6'-0" TALL PLUS 1'-0" TALL"LATTICE" .
6. 1010101021-INSTALL NEW 4' TALL WOOD FENCE PAINTED WHITE TO MATCH HOUSE ALONG TORRES STREET SIDE.
7. 010101012- INSTALL NEW PAINTED WOOD FENCE WITH GATE TO MATCH HOUSE COLOR ALONG TORRES STREET. FENCE & GATE TO BE 6'-0" TALL PLUS 1'-0" TALL"LATTICE".
8. 010101020- INSTALL NEW PAINTED WOOD FENCE WITH GATE TO MATCH HOUSE COLOR ALONG 2ND AVE FRONT SETBACK LINE. FENCE & GATE TO BE 6'-0" TALL PLUS 1'-0" TALL"LATTICE". FOR GARBAGE ENCLOSURE, INSTALL NEW 4' TALL WOOD FENCE PAINTED WHITE TO MATCH HOUSE.
9. 010101021-INSTALL CARMEL STONE SITE WALL 36" HIGH ON BOTH SIDES OF DRIVEWAY TO PREVENT EROSION. HEIGHT TO TAPER DOWN TO 8" AT TORRES STREET END.
10. 010101021-REPLACE A/C DRIVEWAY WITH PERVIOUS PAVERS.

11.NO CHANGES TO BUILDING FOOTPRINT OR ROOF HEIGHT OR SHAPE ARE BEING PROPOSED.

HOUSE AREA (NO CHANGES)

| | | | |
|------------------------|---------|-------------|--------------|
| (E) GARAGE | LEVEL 0 | 344 | SQ FT |
| (E) STORAGE & 1/2 BATH | LEVEL 0 | 257 | SQ FT |
| (E) HOUSE | LEVEL 1 | 1057 | SQ FT |
| (E) HOUSE | LEVEL 2 | 577 | SQ.FT. |
| (E) TOTAL | | 2235 | SQ FT |

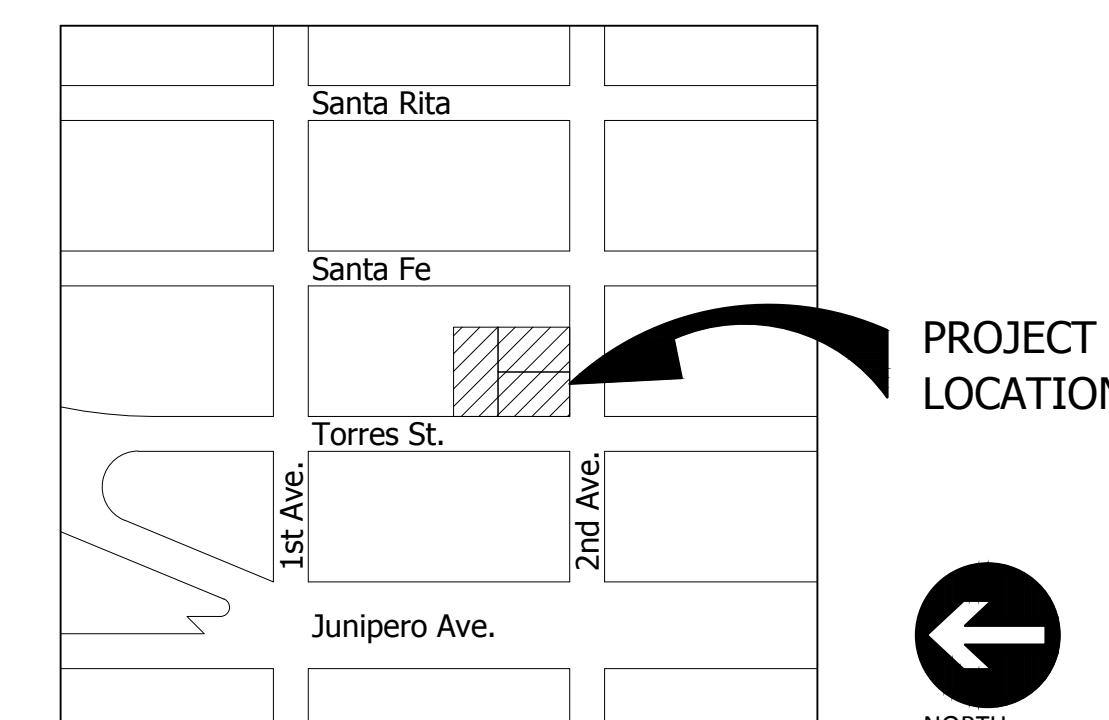
SITE COVERAGE

SEE A1.0

SITE WALLS < 36" TALL

35 LINEAR FEET (24' OF WHICH ENCROACH)
31 LINEAR FEET (31' OF WHICH ENCROACH)

VICINITY MAP



FAIA
RESIDENCE

1/4 CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

| submittals | date |
|--------------------|----------|
| PLANNING SUBMITTAL | 08-16-24 |

sheet title

SITE PLAN

AS NOTED
sheet number

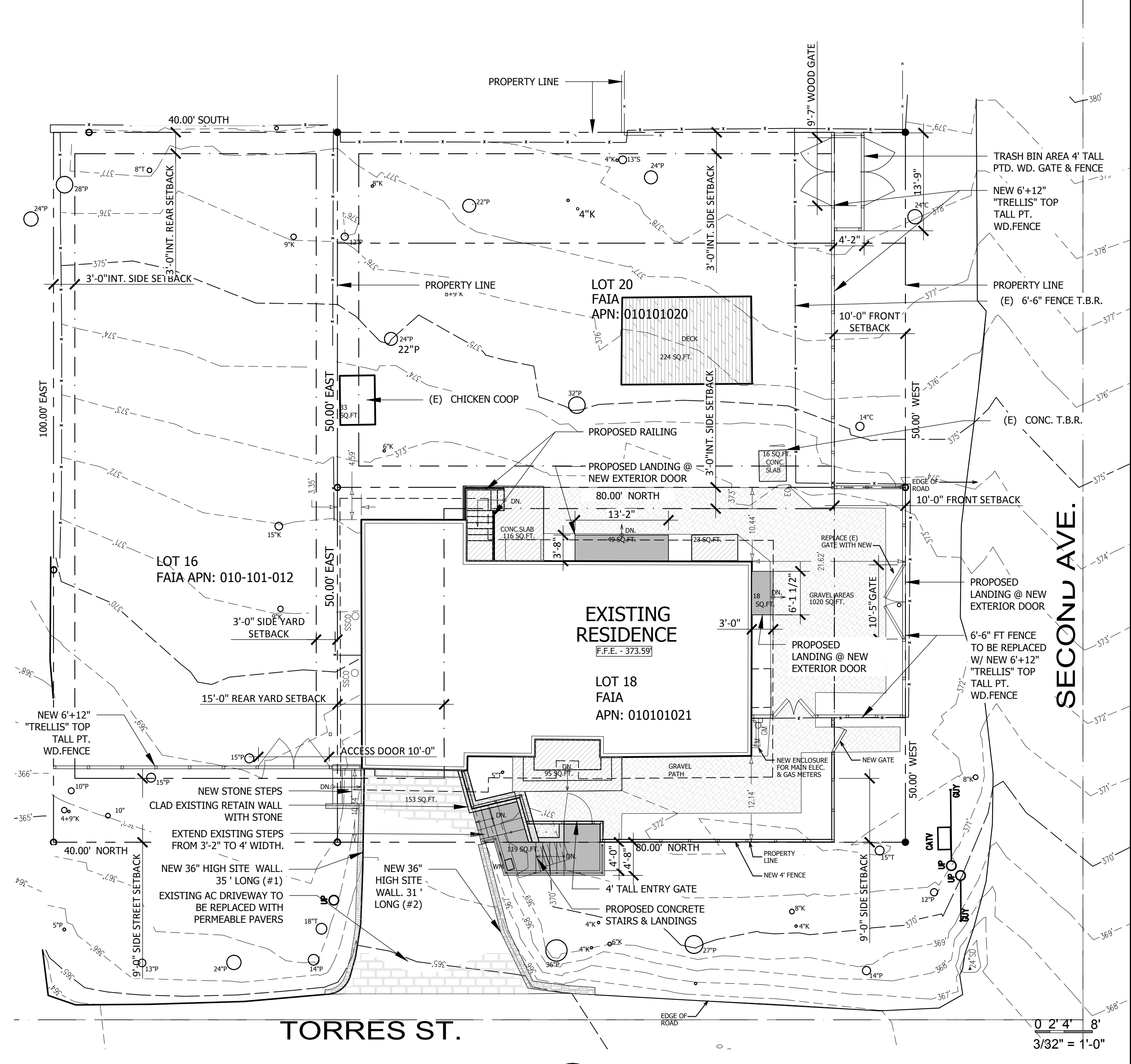
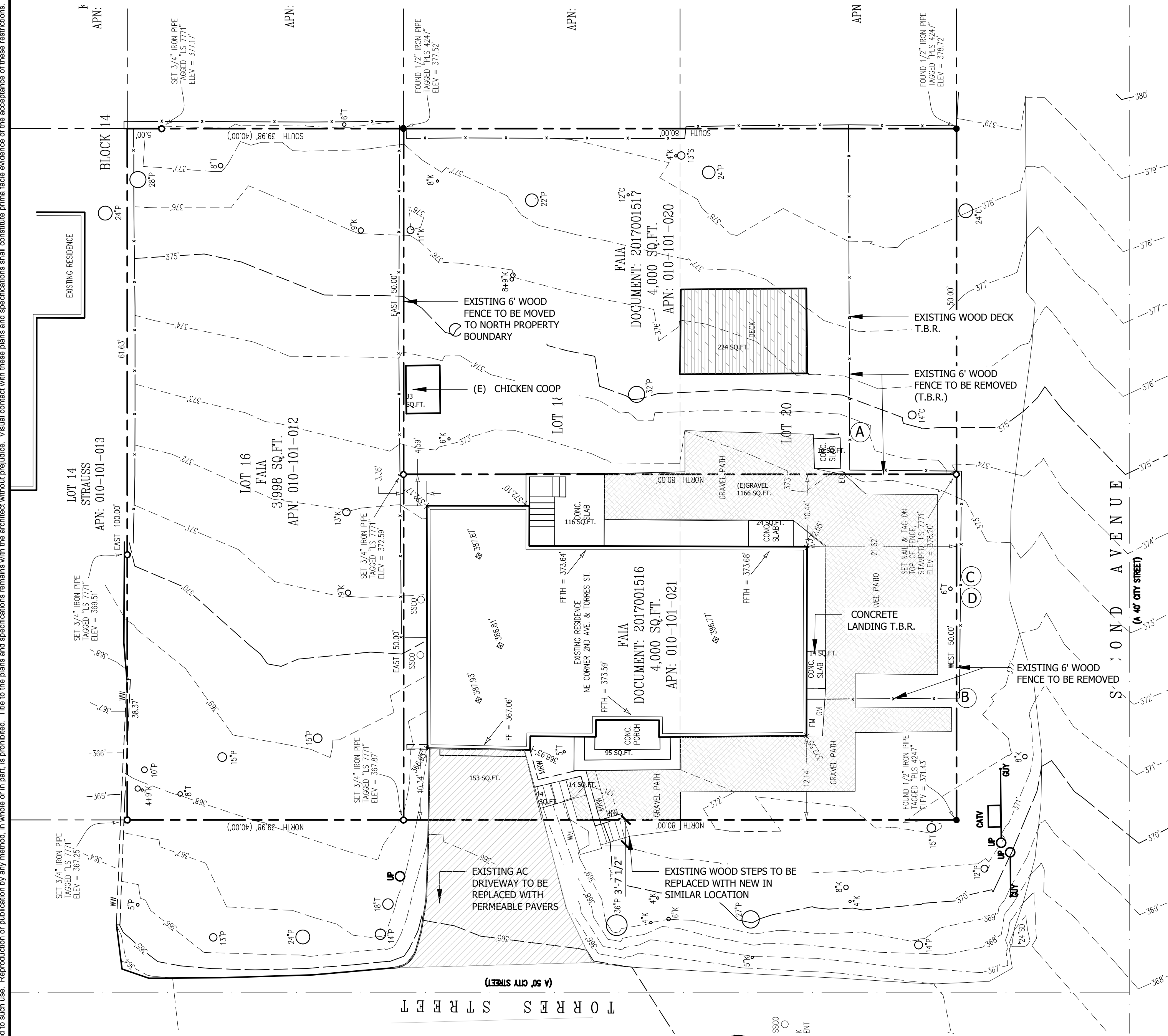
A0.0

date printed: 08-16-2024

BRANDI FAIA PROPERTY IMPROVEMENTS

NE CORNER TORRES & SECOND AVE.
CARMEL, CA 93921

de sola.barnes
architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165



1 (E) & DEMO SITE PLAN
3/32"=1'-0"

2 PROPOSED SITE PLAN
3/32"=1'-0"

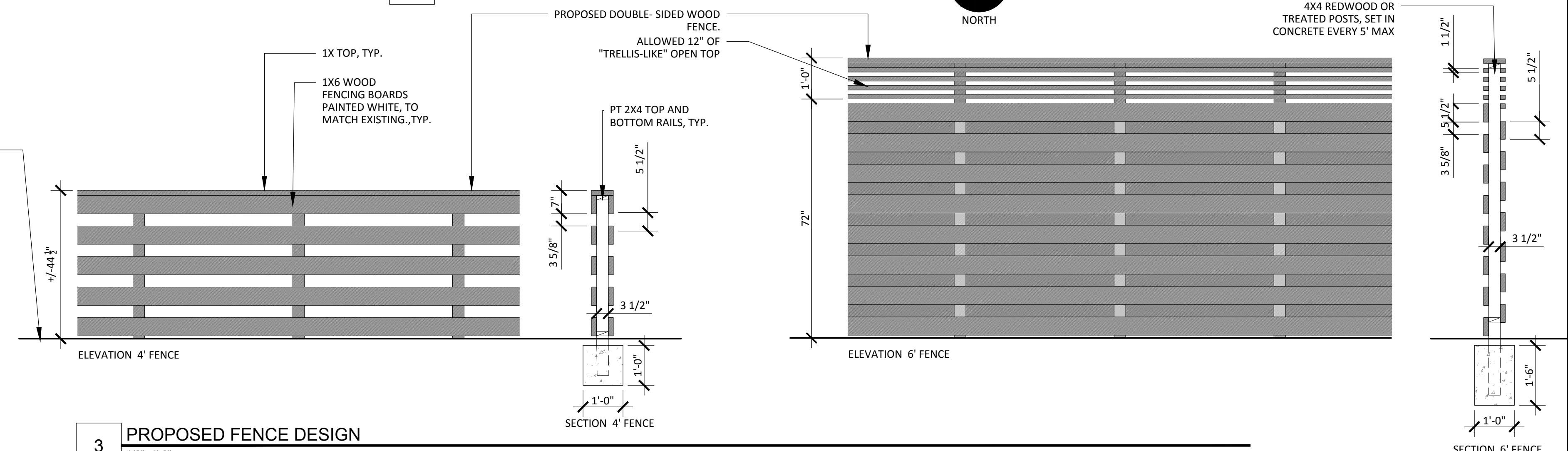
LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING STRUCTURES
- EXISTING CONC. WALL
- EXISTING IMPERVIOUS SURFACE
- PROPOSED IMPERVIOUS SURFACE
- PLANTED AREA
- EXISTING DECK
- GRAVEL
- DOUBLE SIDED WOOD FENCE
- GRAPE STAKE FENCE
- (E) TREE
- PHOTO EXHIBIT ON SHEET A3.0

SITE COVERAGE DATA TABLE

| IMPERMEABLE | EXISTING | PROPOSED |
|------------------------------|-------------|-------------|
| ASPHALT | 153 | 0 |
| CONCRETE | 263 | 419 |
| CHICKEN COOP | 33 | 33 |
| WOOD SITE STAIRS | 14 | 0 |
| SUBTOTAL | 463 | 452 |
| PERMEABLE/ SEMI PERMEABLE | EXISTING | PROPOSED |
| GRAVEL | 1162 | 1020 |
| SPACED DECKING | 224 | 153 |
| SAND SET PAVERS (DRIVEWAY) | 0 | 153 |
| SUB TOTAL | 1386 | 1397 |
| SITE COVERAGE TOTAL | 1849 | 1849 |

ALL THREE PARCELS ARE TO BE CONSIDERED ONE BUILDING SITE
SITE AREA = 12,000 SQ. FT.
ALLOWED SITE COVERAGE 820
ALLOWED SITE COVERAGE WITH BONUS 1272
INTENT IS TO KEEP THE SAME AMOUNT OF SITE COVERAGE WHICH WAS ALREADY PREVIOUSLY PERMITTED.



3 PROPOSED FENCE DESIGN
1/2"=1'-0"

NOTES

- (E) SITE PLAN BASED ON SURVEY FROM MONTEREY BAY ENGINEERS, INC. - FEB 2024

FAIA RESIDENCE

NE CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

| submittals | date |
|--------------------|----------|
| PLANNING SUBMITTAL | 08-16-24 |

sheet title

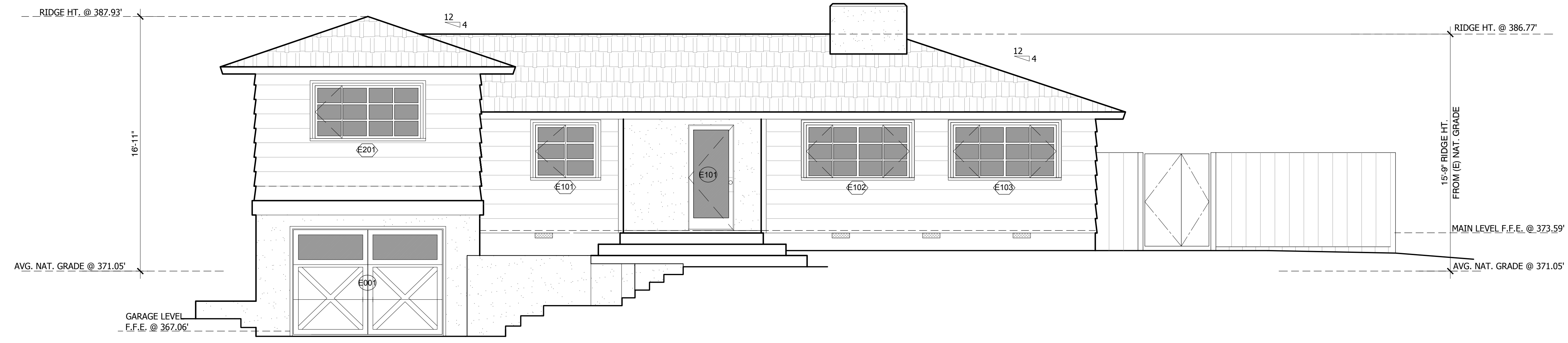
SITE PLAN

AS NOTED
sheet number

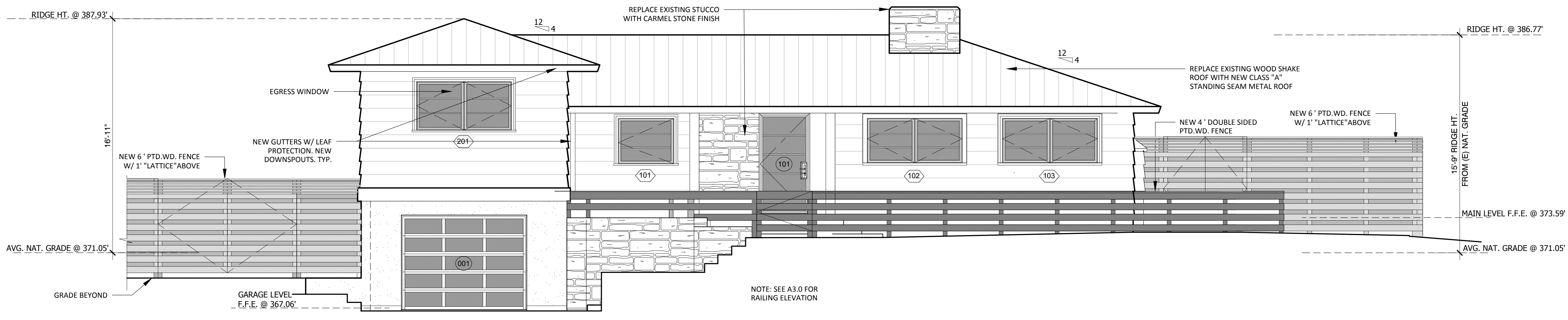
A1.0

date printed: 08-16-2024

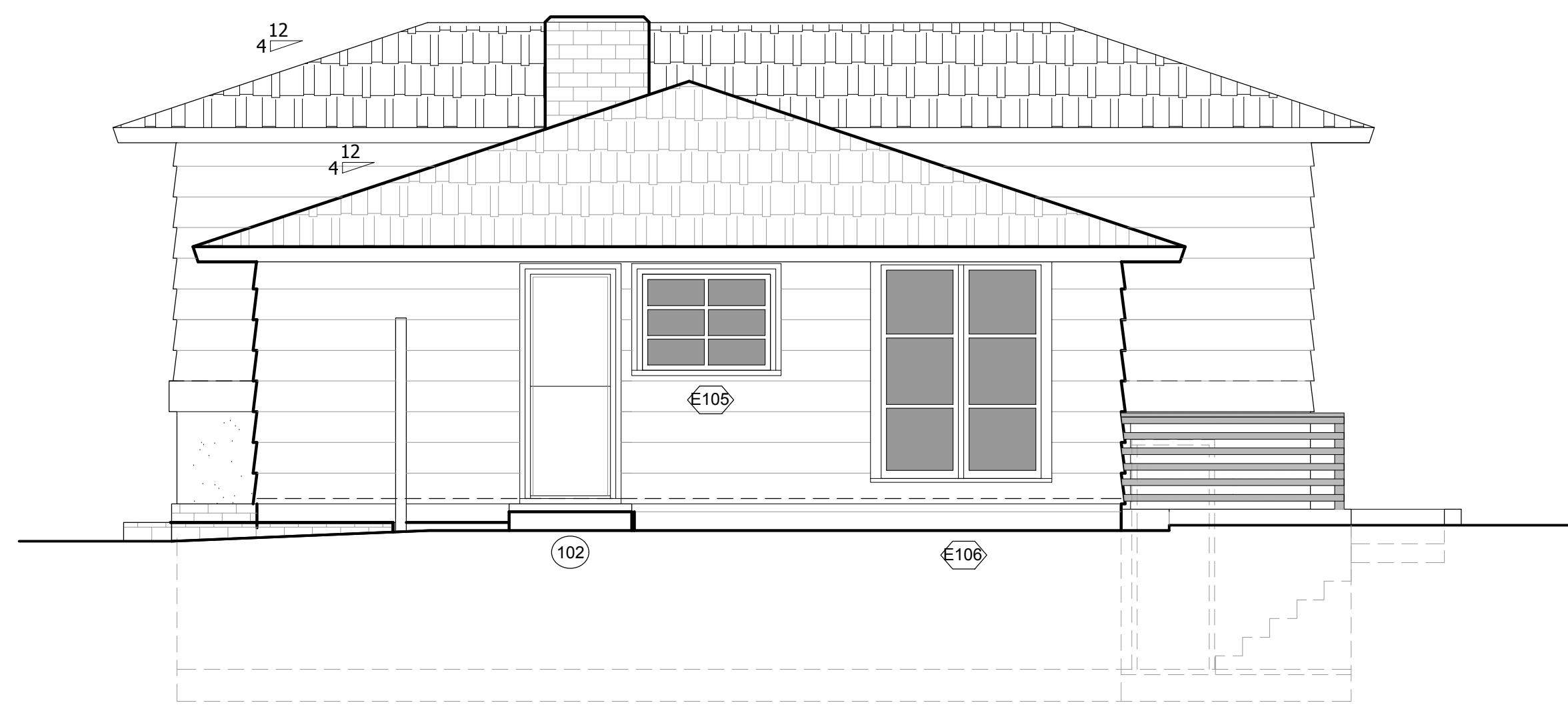
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



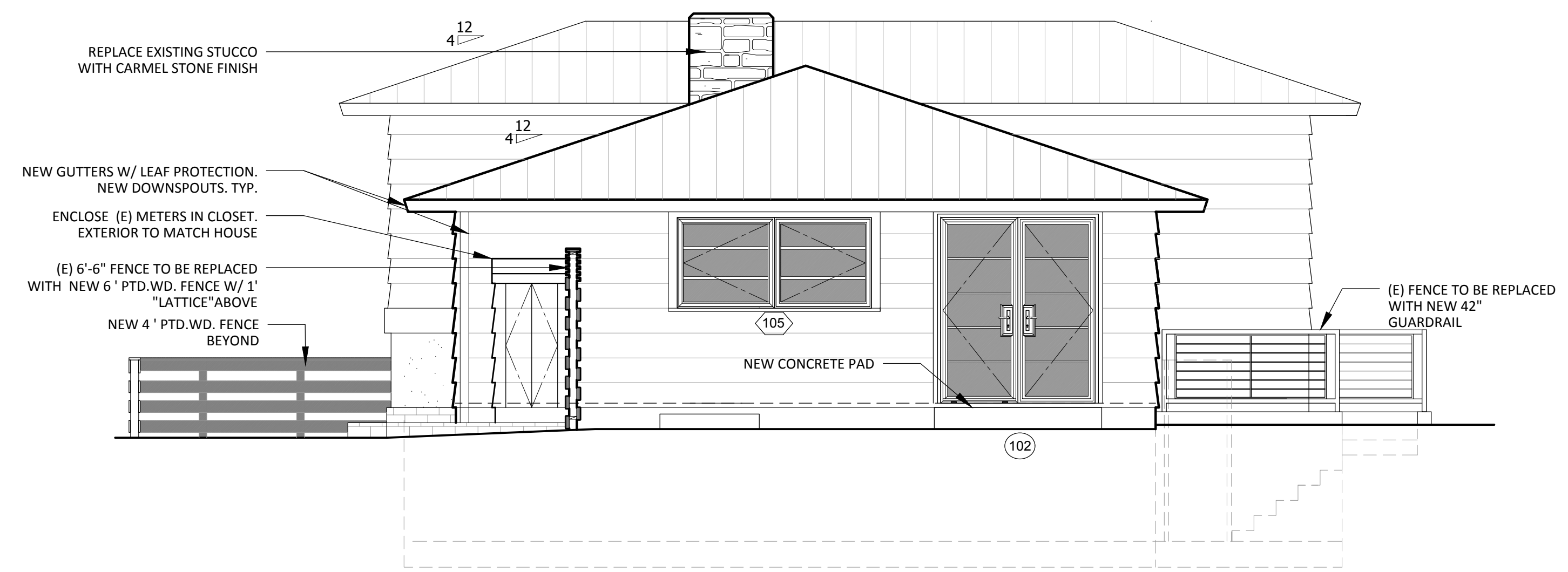
1 EXISTING WEST ELEVATION (TORRES STREET)
1/4"=1'-0"



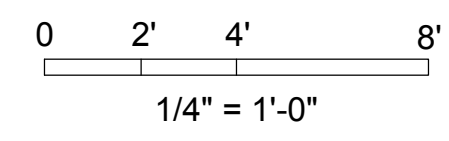
2 PROPOSED WEST ELEVATION (TORRES STREET)
1/4"=1'-0"



3 EXISTING SOUTH ELEVATION (2ND AVE)
1/4"=1'-0"



4 PROPOSED SOUTH ELEVATION (2ND AVE)
1/4"=1'-0"



Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications is prima facie evidence of the acceptance of these restrictions.

FAIA
RESIDENCE

N/E CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

| submittals | date |
|--------------------|----------|
| PLANNING SUBMITTAL | 08-16-24 |

sheet title

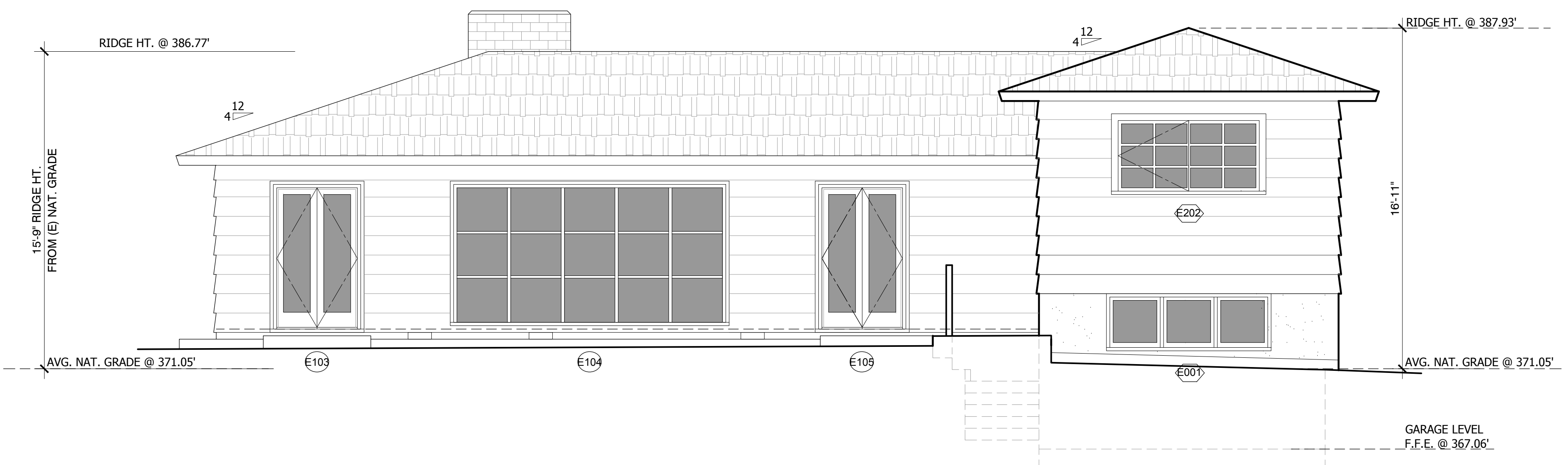
EXTERIOR
ELEVATIONS

AS NOTED
sheet number

A2.0

date printed: 08-16-2024

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



| EXISTING WINDOW SCHEDULE | | | | | | |
|--------------------------|--------------------|-----------------------------|---------------|--------------|---------|---------------------------|
| UNIT | SIZE | OPERATION | LOCATION | MANUFACTURER | MODEL | NOTES |
| E001 | 101" X 24" | FIXED | OFFICE | UNKNOWN | UNKNOWN | |
| E002 | 94" X 30" | FIXED | OFFICE | UNKNOWN | UNKNOWN | |
| E003 | 64" X 24" | FIXED | GARAGE | UNKNOWN | UNKNOWN | |
| E101 | 47" X 38 1/2" | FRENCH CASEMENT | BATHROOM 1 | UNKNOWN | UNKNOWN | ONLY ONE SIDE OPERATIONAL |
| E102 | 86" X 38 1/2" | CASEMENT/FIXED LH | KITCHEN | UNKNOWN | UNKNOWN | |
| E103 | 86" X 38 1/2" | CASEMENT/FIXED RBH CASEMENT | KITCHEN | UNKNOWN | UNKNOWN | |
| E104 | 157 3/4" X 81 1/2" | FIXED | LIVING | UNKNOWN | UNKNOWN | |
| E105 | 48" X 38 1/2" | FRENCH CASEMENT | KITCHEN | UNKNOWN | UNKNOWN | ONLY ONE SIDE OPERATIONAL |
| E106 | 71 1/2" X 81 1/2" | FRENCH FIXED | DINING | UNKNOWN | UNKNOWN | |
| E201 | 79 3/4" X 38 1/2" | FRENCH CASEMENT | FRONT BEDROOM | UNKNOWN | UNKNOWN | |
| E202 | 78 1/2" X 41" | FRENCH CASEMENT | BACK BEDROOM | UNKNOWN | UNKNOWN | ONLY ONE SIDE OPERATIONAL |
| E203 | 93 1/2" X 24" | FIXED | BACK BEDROOM | UNKNOWN | UNKNOWN | |
| E204 | 39" X 37 1/2" | FRENCH CASEMENT | BATH 2 | UNKNOWN | UNKNOWN | ONLY ONE SIDE OPERATIONAL |
| E205 | 93 1/2" X 24" | FIXED | FRONT BEDROOM | UNKNOWN | UNKNOWN | |

| PROPOSED WINDOW SCHEDULE | | | | | | |
|--------------------------|-------------------|----------------------|---------------|--------------|-----------|--------|
| UNIT | SIZE | OPERATION | LOCATION | MANUFACTURER | MODEL | NOTES |
| 001 | 101" X 24" | AWNING LHPICTURE/FH | OFFICE | QUARTZ | EDGE LINE | MULLED |
| 002 | 94" X 30" | AWNING LHPICTURE/FH | OFFICE | QUARTZ | EDGE LINE | MULLED |
| 003 | 64" X 24" | AWNING AWNING | GARAGE | QUARTZ | EDGE LINE | MULLED |
| 101 | 47" X 38 1/2" | FRENCH CASEMENT | BATHROOM 1 | QUARTZ | EDGE LINE | |
| 102 | 86" X 38 1/2" | FRENCH CASEMENT | KITCHEN | QUARTZ | EDGE LINE | |
| 103 | 86" X 38 1/2" | FRENCH CASEMENT | KITCHEN | QUARTZ | EDGE LINE | |
| 104 | NOT USED | | | | | |
| 105 | 86" X 38 1/2" | FRENCH CASEMENT | KITCHEN | QUARTZ | EDGE LINE | |
| 201 | 79 3/4" X 38 1/2" | FRENCH CASEMENT | FRONT BEDROOM | QUARTZ | EDGE LINE | EGRESS |
| 202 | 78 1/2" X 41" | FRENCH CASEMENT | BACK BEDROOM | QUARTZ | EDGE LINE | EGRESS |
| 203 | 93 1/2" X 24" | AWNINGPICTURE AWNING | BACK BEDROOM | QUARTZ | EDGE LINE | |
| 204 | 39" X 37 1/2" | AWNINGPICTURE AWNING | BATH 2 | QUARTZ | EDGE LINE | |
| 205 | 93 1/2" X 24" | AWNINGPICTURE AWNING | FRONT BEDROOM | QUARTZ | EDGE LINE | |

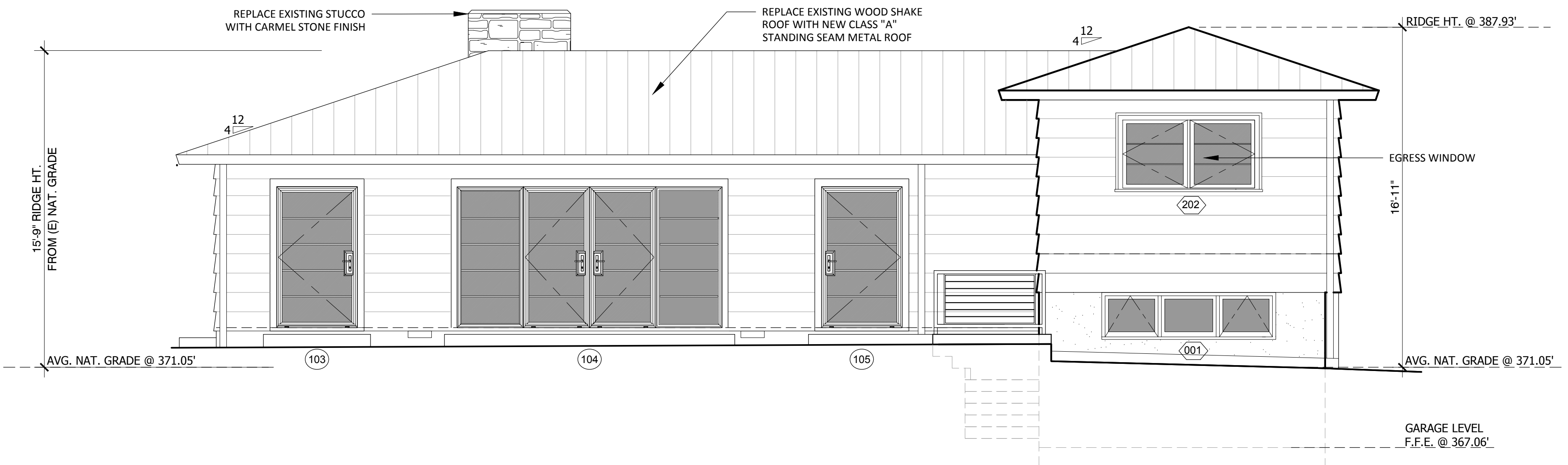
| EXISTING DOOR SCHEDULE | | | | | | |
|------------------------|--------------------|-------------------|-----------|--------------|---------|-------|
| UNIT | SIZE | OPERATION | LOCATION | MANUFACTURER | MODEL | NOTES |
| 001 | 109 1/2" X 83 1/2" | 5 SECTION 4 PANEL | GARAGE | UNKNOWN | UNKNOWN | |
| 002 | 30" X 79" | FRENCH LH | OFFICE | UNKNOWN | UNKNOWN | |
| 101 | 36" X 79" | FRENCH LH | ENTRY | UNKNOWN | UNKNOWN | |
| 102 | 30" X 84" | FRENCH PAIR | DINING | UNKNOWN | UNKNOWN | |
| 103 | 48 1/2" X 81 1/2" | FRENCH PAIR | DINING | UNKNOWN | UNKNOWN | |
| 104 | 48 1/2" X 81 1/2" | FRENCH PAIR | BEDROOM 1 | UNKNOWN | UNKNOWN | |
| 105 | 48 1/2" X 79" | FRENCH PAIR | BEDROOM 1 | UNKNOWN | UNKNOWN | |

| PROPOSED DOOR SCHEDULE | | | | | | |
|------------------------|--------------------|----------------------------|-----------|---------------|-----------|---------------|
| UNIT | SIZE | OPERATION | LOCATION | MANUFACTURER | MODEL | NOTES |
| 001 | 109 1/2" X 83 1/2" | 5 SECTION 4 PANEL | GARAGE | OVERHEAD DOOR | 9910 | FROSTED GLASS |
| 002 | 30" X 79" | FRENCH LH | OFFICE | QUARTZ | EDGE LINE | |
| 101 | 44" X 79" | FRENCH LH | ENTRY | QUARTZ | EDGE LINE | |
| 102 | 71 1/2" X 81 1/2" | FRENCH PAIR | DINING | QUARTZ | EDGE LINE | |
| 103 | 48 1/2" X 81 1/2" | FRENCH LH | DINING | QUARTZ | EDGE LINE | |
| 104 | 157 3/4" X 81 1/2" | PICTURE/FRENCH PAIRPICTURE | LIVING | QUARTZ | EDGE LINE | MULLED |
| 105 | 48 1/2" X 79" | FRENCH LH | BEDROOM 1 | QUARTZ | EDGE LINE | |

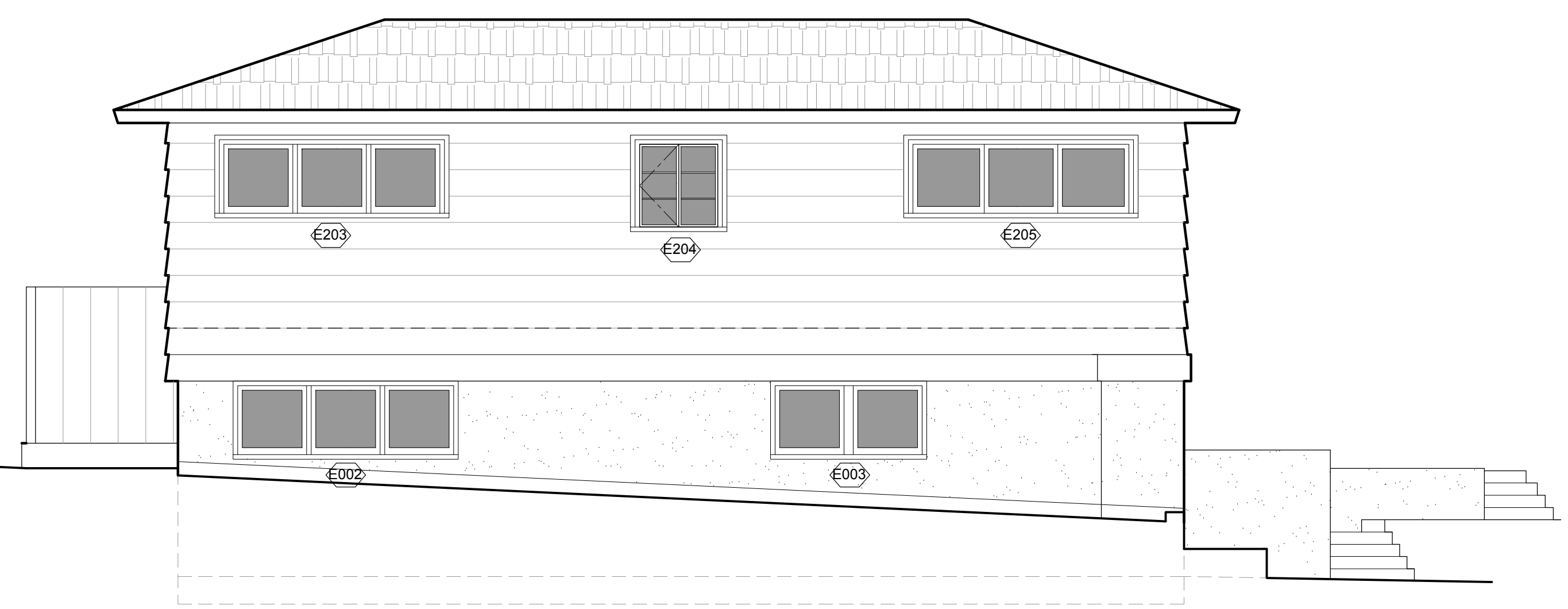
DOOR & WINDOW NOTES

- COORDINATE DOOR AND WINDOW SIZES WITH EXISTING WALL FRAMING/OPENING. THE ONLY CHANGES TO R.O. SIZES ARE DOOR 101 AND WINDOW 105
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILES NOT LESS THAN 1 3/8" THICK.
- ALL GLAZING TO BE DUAL GLAZED (SOLARBAN 60 OR EQUAL)
- EXTERIOR WINDOWS AND DOORS SHALL BE MULTIPANED WITH A MINIMUM OF ONE TEMPERED PANE, AND HAVE A FIRE RESISTANCE RATING OF 20 MINUTES IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2.
- EXISTING WINDOWS TO BE REPLACED ARE ARE STEEL, SINGLE PANE, EXCEPT FOR GARAGE LEVEL WINDOWS, WINDOW 104 AND ALL DOORS, WHICH ARE WOOD

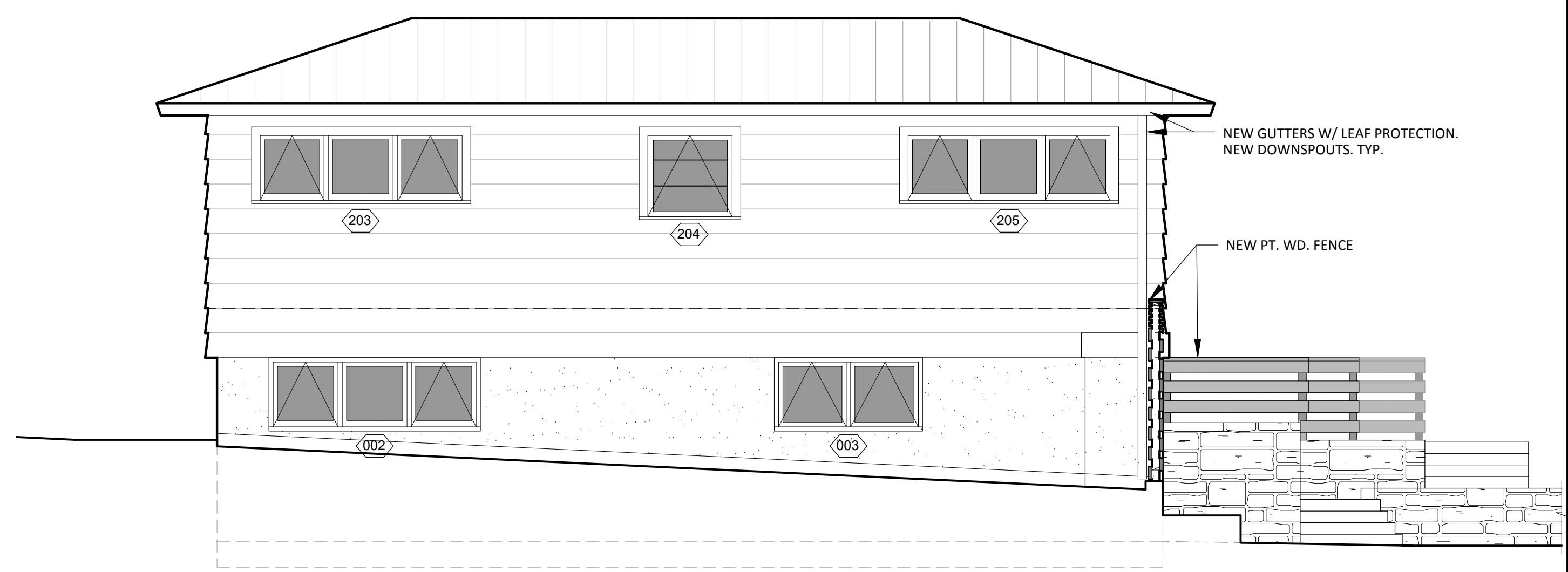
1 EXISTING EAST ELEVATION
1/4"=1'-0"



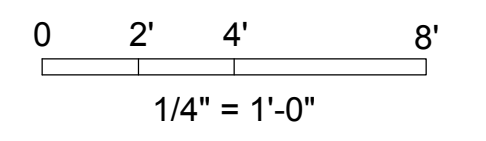
2 PROPOSED EAST ELEVATION
1/4"=1'-0"



3 EXISTING NORTH ELEVATION
1/4"=1'-0"



4 PROPOSED NORTH ELEVATION
1/4"=1'-0"



FAIA RESIDENCE

N/E CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

| submittals | date |
|--------------------|----------|
| PLANNING SUBMITTAL | 08-16-24 |

sheet title

EXTERIOR ELEVATIONS

AS NOTED
sheet number

A2.1

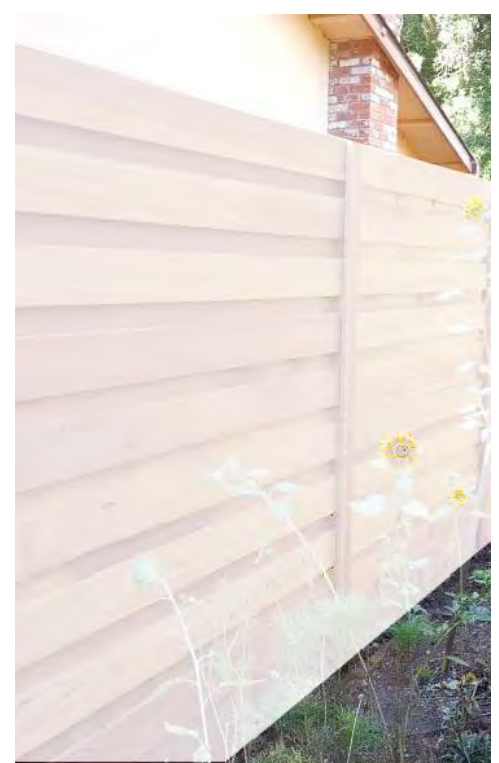
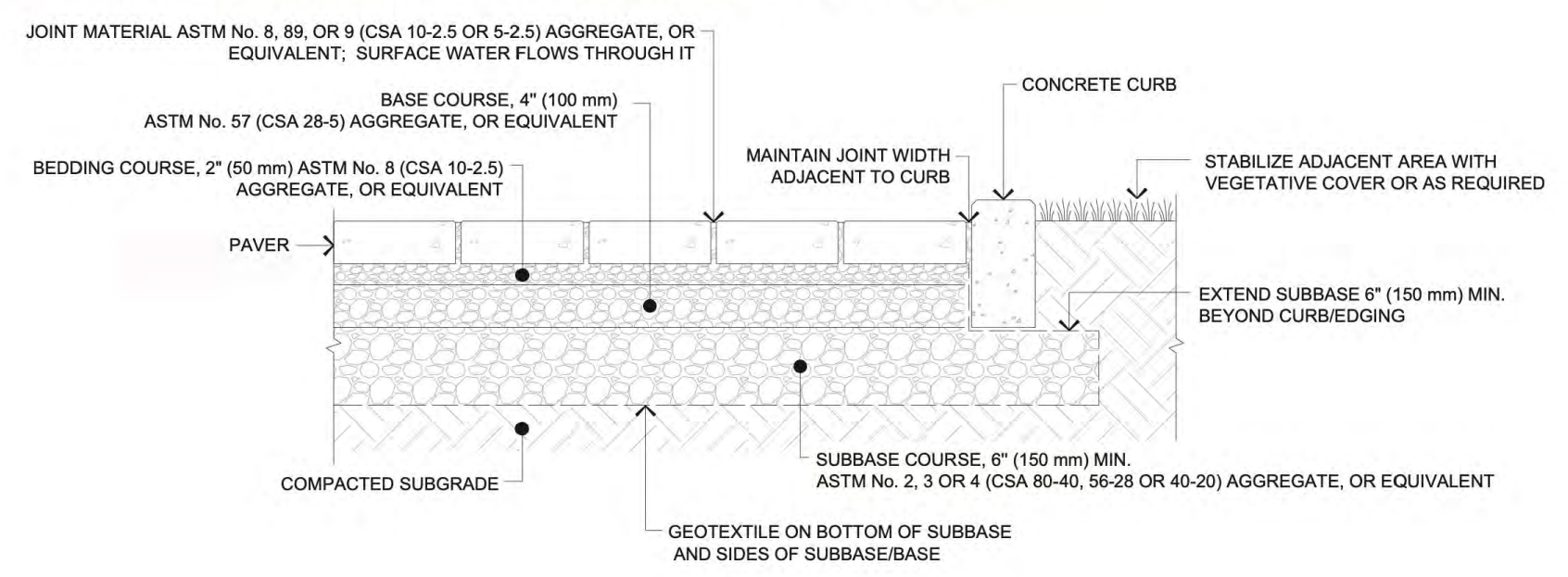
date printed: 08-16-2024



PAVERS @ DRIVEWAY
COLOR: GREY

INSTALLATION GUIDE

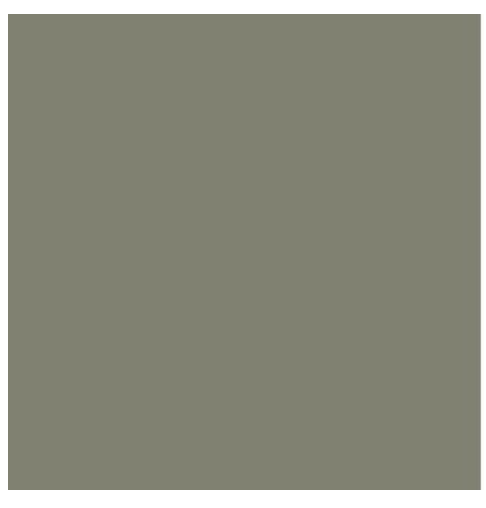
PAVER - FULL INFILTRATION TO SOIL SUBGRADE



DOUBLE SIDED WOOD
FENCE PAINTED WHITE
TO MATCH EXISTING



CARMEL STONE @
ENTRY AND CHIMNEY



GARAGE DOOR
COLOR: RAL 7030



QUARTZ LUXURY
ALUMINUM WINDOWS
COLOR: "CHAMPAGNE
LIGHT RANGE"



SHEFFIELD METALS
ROOF
COLOR: "CHAMPAGNE
METALLIC" Cool IR

1 PROPOSED FINISHES
N.T.S.



EXHIBIT "A"



EXHIBIT "B"

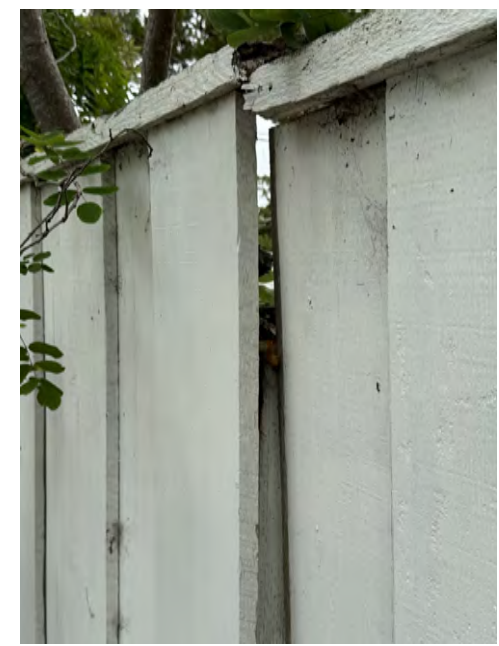
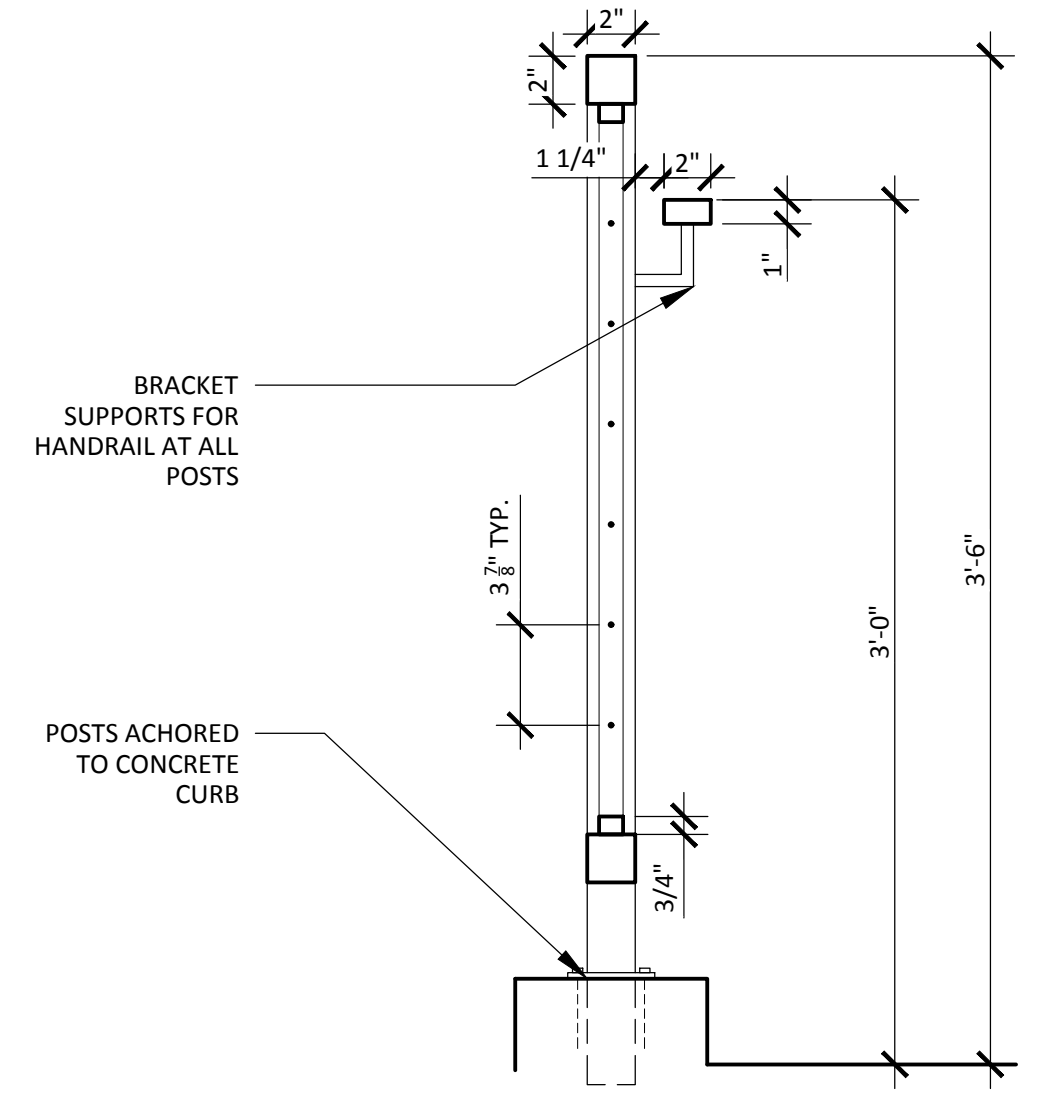


EXHIBIT "C"

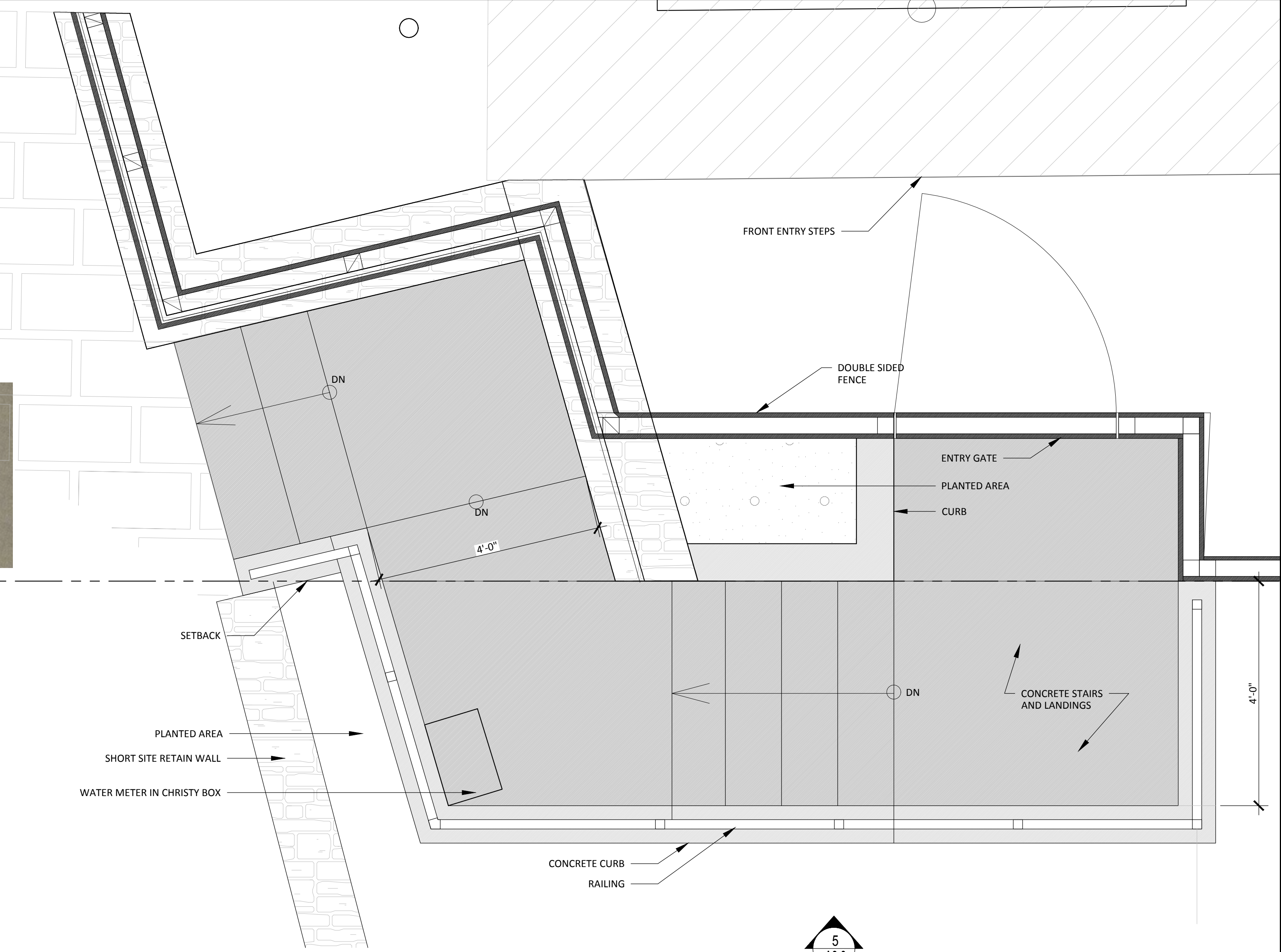


EXHIBIT "D"

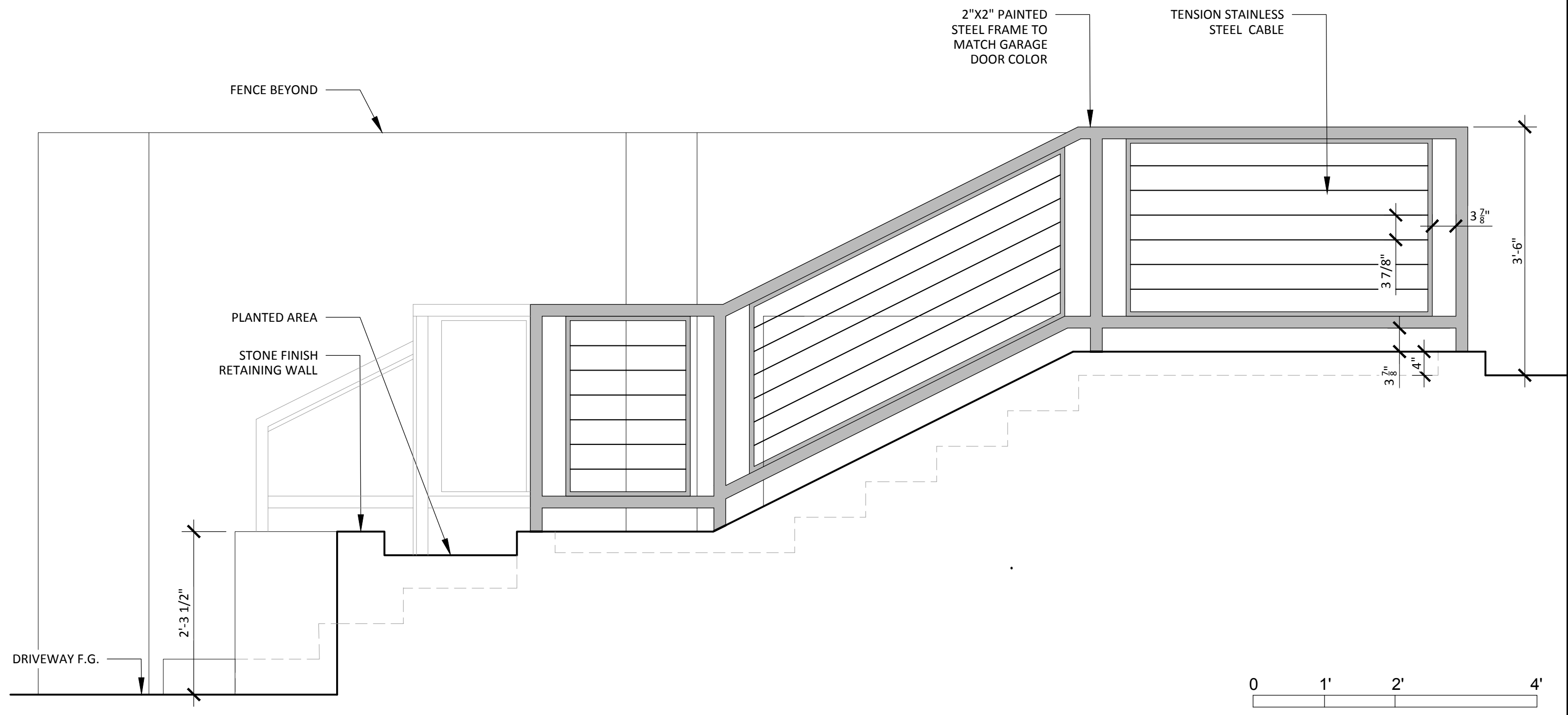
2 EXISTING HEIGHT & CONDITION OF FENCE
N.T.S.



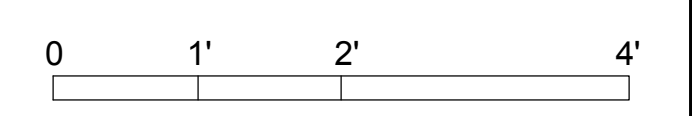
3 TYP. RAILING CROSS SECTION
1 1/2" = 1'-0"



4 PARTIAL PLAN- PROPOSED SITE STAIRS & RAILING AT ENTRY
3/4" = 1'-0"



5 PROPOSED RAILING ELEVATION
3/4" = 1'-0"



3/4" = 1'-0"

FAIA RESIDENCE

1/4 CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

| submittals | date |
|--------------------|----------|
| PLANNING SUBMITTAL | 08-16-24 |

sheet title

FINISHES, COLORS EXHIBITS STAIRS & RAILING

AS NOTED

sheet number

A3.0

date printed: 08-16-2024

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.