SANDVICK RESIDENCE

ABBREVIATIONS

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATE	HGR.	HANGER
APPROX.	APPROXIMATE	HORIZ.	HORIZONTAL
ARCH.	ARCHITECT	INT.	INTERIOR
BD.	BOARD	JST.	JOIST
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M. B.	MACHINE BOLT
BOT.	BOTTOM	M. I. PL.	MALLEABLE IRON WASHER
BTWN.	BETWEEN	MIN.	MINIMUM
CLR.	CLEAR	N. I. C.	NOT IN CONTRACT
COL.	COLUMN	N. T. S.	NOT TO SCALE
CONC.	CONCRETE	O/	OVER
CONC. BLK.	CONCRETE BLOCK	O. C.	ON CENTER
CONN.	CONNECTION	O. H.	OVER HANG/OVER HEAD
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	P. I.	PANEL INDEX
CTR.	CENTER	P. T. D. F.	PRESSURE TREATED D.F.
CTSK.	COUNTERSINK	PLYWD.	PLYWOOD
DBL.	DOUBLE	REINF.	REINFORCING
D. F.	DOUGLAS FIR	REQ'D.	REQUIRED
DIA.	DIAMETER	REDWD.	REDWOOD
DRWG.	DRAWING	S. B.	SOLID BLOCKING
(E)	EXISTING	S. O. G.	SLAB ON GRADE
E. N.	EDGE NAILING	SCHED.	SCHEDULE
EA.	EACH	SHT.	SHEET
EQ.	EQUAL	SHTG.	SHEATHING
EXP	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SPECS.	SPECIFICATIONS
F. F.	FINISH FLOOR	SQ.	SQUARE
F. G.	FINISH GRADE	STD.	STANDARD
F. N.	FIELD NAILING	SYM.	SYMMETRICAL
FNDN.	FOUNDATION	T. & G.	TONGUE & GROOVE
FLR.	FLOOR	T. N.	TOE NAIL
F. O. C.	FACE OF CONCRETE	T. O. C.	TOP OF CONCRETE
F. O. M.	FACE OF MASONRY	T. O. W.	TOP OF WALL
F. O. S.	FACE OF STUD	T. S.	TUBE STEEL
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	U. O. N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VERT.	VERTICAL
G. I.	GALVANIZED IRON	W/	WITH
GLU-LAM.	GLUE LAMINATED	W/O	WITHOUT
GYPBD.	GYPSUM BOARD	W. M. M.	WELDED WIRE MESH

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
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PLUMBING & ELECTRICAL NOTES

FOR **ALL NEW PLUMBING** AND ELECTRICAL ITEMS:

1. SEE ELECTRICAL & PLUMBING NOTES FOR FLOW RATE & FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
3. ALL KITCHEN & BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION
4. ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTECTION
5. PROVIDE NEW SEWER BACKFLOW VALVE IN SEWER LINE AHEAD OF ANY FIXTURES.
6. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL & CTR. SPACE OUTLETS.
7. PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT CIRCUIT INTERRUPTERS.
8. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
9. SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE, SHOWER & SINKS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
12. UNDERGROUND ALL PLUMBING & POWER LINES TO THE (N) RESIDENCE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT & INSTALLED PER CURRENT ELECTRICAL CODE REQUIREMENTS.

GENERAL NOTES

1. 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.
2. 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.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. 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.
5. 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.
6. 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 DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2007 C.B.C.)
7. 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.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. 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.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. 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.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

FIRE SAFETY REQUIREMENTS

1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - THE RESIDENCE & DETACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.
3. SMOKE ALARMS - (SINGLE FAMILY DWELLINGS) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT

PROJECT NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING, CALGREEN, ENERGY, PLUMBING & MECHANICAL CODES, 2016 NEC, NFPA FIRE CODE & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION PER CITY TREE PROTECTION STANDARDS.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE WWPI, R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.

   WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).
6. NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1
7. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
8. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OR CARMEL WITH A COPY OF THE CF-6R
9. INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
10. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. USE MIN. 6-MIL 3.4 LB. LATH AND FLAT-HEAD SCREWS TO SECURE LATH TO THE WOOD FRAME.
11. LATH AND ATTACHMENT **SCREWS** SHALL BE MADE IN USA AND MATERIAL LABEL TAGS SHALL BE PROVIDED TO OWNER UPON REQUEST PRIOR TO INSTALLATION.

SURVEY NOTE

1. A LICENSED SURVEYOR SHALL SURVEY THE FOUNDATION LOCATION TO ASSURE ADEQUATE SETBACKS FROM PROPERTY LINES. A SURVEYOR'S LETTER CERTIFYING THAT THE BUILDING FOUNDATION IS PROPERLY LOCATED ON THE LOT IS REQUIRED AT THE TIME OF FOOTING REINFORCEMENT INSPECTION. FOUNDATION SHALL BE SITUATED TO PROVIDE A MINIMUM OF 3' SEPARATION BETWEEN THE PROPERTY LINE AND THE FACE OF EXTERIOR WALL COVERING.
2. A LETTER FROM THE SURVEYOR THAT THE ROOF HEIGHT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO ROOF SHEATHING INSPECTION.

NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO BUILDING PERMITS BEING ISSUED.

PROJECT DATA

SCOPE OF WORK: DEMOLITION OF (E) SINGLE STORY SINGLE FAMILY RESIDENCE AND SINGLE CAR GARAGE. CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE AND SINGLE CAR GARAGE.

SITE DESCRIPTION: LOT 5, BLOCK V

TREE INFORMATION: TWO EXISTING NON-SIGNIFICANT TREES TO BE REMOVED, SEE SITE PLAN 4

INITIAL SITE STUDY:

OCCUPANCY GROUP: RESIDENCE: R-1
GARAGE: U

TYPE OF CONSTRUCTION: V-B

SETBACKS

REQUIRED FRONT SETBACK = 15'-0"
PROPOSED FRONT SETBACK:
(N) GARAGE: 15'-0"
(N) RESIDENCE: 32'-0"
REQUIRED (N) RESIDENCE SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 10'-0"
PROPOSED (N) RESIDENCE SIDE SETBACKS = MINIMUM 10'-0" IN ALL LOCATIONS

SITE AREA: 4,000 S.F.

(E) RESIDENCE & GARAGE = 909 S.F. (TO BE REMOVED)

1,578 S.F. MAIN HOUSE
222 S.F. GARAGE
1,800 S.F. BASE FLOOR AREA ALLOWED

NEW FLOOR AREA:

MAIN FLOOR =	1,293 S.F.
UPPER FLOOR =	286 S.F.
GARAGE =	222 S.F.
TOTAL =	1,800 S.F.

SITE COVERAGE ALLOWED: 22%

SITE COVERAGE ALLOWED=	348 S.F.
+4% ADDL. SITE COVERAGE=	160 S.F.
	556 S.F. ALLOWED

(278 S.F. REQUIRED TO BE SEMI-PERMEABLE)

DRIVEWAY & COURTYARD PATH:	137 S.F.
SEMI PERM. BACK DECK & STEPS	157 S.F.
SEMI PERM. COURTYARD	179 S.F.
FRONT WALKWAY	60 S.F.
SIDE DECK, SETPS, & WALKWAY	23 S.F.
	555 S.F.

PROJECT TEAM

OWNER:
JACK & PATRICIA SANDVICK
5612 ALGOQUIN WAY
SAN JOSE, CA 95138

SITE ADDRESS:
CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL-BY-THE-SEA, CA 93921

ARCHITECT:
HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: (831) 649-6001

SURVEYOR:
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
PH: (831) 443-8410

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

SHEET INDEX

A1.0	COVER SHEET, PROJECT DATA
1 OF 1	TOPOGRAPHIC MAP
A1.1	EXISTING & DEMOLITION SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	LEVEL MAP & STREET ELEVATIONS
A2.1	FLOOR PLANS
A2.3	ROOF PLANS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	NEW EXTERIOR ELEVATIONS
A4.1	WINDOW & DOOR SCHEDULES
L1	LANDSCAPE & LIGHTING PLAN, & FENCE/WALL ELEV.

RECEIVED
APR 10 2018
City of Carmel-by-the-Sea
Planning & Building Dept.

SITE LOCATION

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	10-APR-2018
SCALE:	
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

COVER SHEET, PROJECT DATA

SANDVICK RESIDENCE
CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

A0.1

LOT 4

LOT 3

RL=99.67±

(VOL 1 - C&T - PG. 45-1/2)
B L O C K V

PROJECT BENCHMARK
#52
E=53.00

5 0 2.5 5 10

+RL=89.48

N 67°00'00" W 100.00

#57
E=74.80

#56
E=78.94

LOT 5
(0.091 ACRES)

RESIDENCE
(APPROX. 1,508 S.F.)

RL=92.95±

FF=79.75±

FF=79.74

FF=79.63

FF=79.68

FF=80.57±

FFGAR=80.61

FFGAR=80.59±

S 00°00'00" E 40.00

N 00°00'00" E 40.00

LOT 6

#55
E=74.58

#54
E=79.69

#53
E=81.04

LOT 7

LOT 8

RL=94.27±

N 90°00'00" E 100.00

CARMELO STREET
(A 50' WIDE CITY STREET)

A.P.N.: 010-277-003

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS THE MOST NORTHEASTERLY CONTROL POINT #52 LOCATED ON THE WESTERLY EDGE OF PAVEMENT OF CARMELO STREET. ELEVATION=83.00', AS SHOWN.

2) 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.

3) 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. TREE CANOPIES ARE NOT SHOWN OR LOCATED.

4) THIS MAP PERTAINS TO THE SITE AT THE TIME OF THE SURVEY (08/31/17) AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION, OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) 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.

6) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- 80 MAJOR CONTOUR LINE (5' INTERVAL)
- MAJOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONRETE SURFACE
- WOOD SURFACE
- STONE SURFACE
- DECOMPOSED GRAVEL SURFACE
- X=81.43EG / X=79.43TD — SPOT ELEVATION
- TOP OF DECK
- SURVEY H&V CONTROL POINT
- FF, RL — FINISH FLOOR, RIDGELINE

CONTACT INFORMATION:

PRIMARY: OWNER
MR & MRS. JOHN & PATRICIA SANDVICK
5672 ALOQUIN WAY
SAN JOSE, CA 95138

SITE LOCATION:
CARMELO STREET, 3 SW OF 9TH
CARMEL-BY-THE-SEA, CA

No.	DATE	BY	REVISION
	03/28/18	JLH	TOPOGRAPHIC MAP UPDATE
	09/06/17	FR	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703
EXP. 12-31-18

LANDSET ENGINEERS, INC.
520 B Cristy Monter Canyon Road
Salinas, California 93907
Office (831) 443-6670 Fax (831) 443-3931
www.landsetengrs.com

TOPOGRAPHIC MAP
OF
LOT 5, BLOCK V AS SHOWN IN VOLUME 1
OF CITIES & TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. JOHN & PATRICIA SANDVICK

SCALE: 1"=5'
DATE: SEPTEMBER 2017
JOB NO. 1723-01

SHEET 1
OF 1 SHEETS

LOT 3

(E) ADJACENT PROPERTY

N 90°00'00" W 100.00

(N) 5' HIGH MAX. WOOD FENCE

(N) FLAGSTONE PATHWAY

75' 76' 77' 78' 79' 80' 81' 82'

(E) 6" TREE

4'-9" SETBACK

6'-6" SETBACK

3' SETBACK

DN

15' SETBACK

(E) ADJACENT PROPERTY

(E) 9" TREE

6'-6" SETBACK

(E) 9" Ø TREE TO BE REMOVED

S 00°00'00" E 40.00

20' SETBACK

LOT 6

(N) RESIDENCE

F.F. = 79'-3"

GARAGE F.F. = 80'-3"

(N) D.G. DRIVEWAY

OUTDOOR FIRE PIT
STONE WALL PLANTER

(N) SEMI-PERMEABLE DECK

(N) SEMI-PERMEABLE STONE COURTYARD

(N) TREE

N 00°00'00" E 40.00

CARMELO STREET

(N) TREE

(N) TREE

(N) TREE (N) TREE (N) TREE

3' SETBACK

1' 3'-6" SETBACK

6'-9" SETBACK

75' 76' 78' 80' 81'

(N) WOOD GATE

(N) 5' HIGH STONE PILLARS

EDGE OF PAVEMENT

31'-9" SETBACK

N 90°00'00" E 100.00

LOT 8

LOT 7

PROPOSED SITE PLAN

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

NORTH

8 0 4 8 16

LEGEND:

- PROPERTY BOUNDARY LINE
- (N) 5' HIGH WOOD FENCE
- CONTOUR LINE
- SPACED WOOD SURFACE
- SEMI PERMEABLE STONE SURFACE
- DECOMPOSED GRANITE SURFACE
- SANDSET FLG STONE SURFACE

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	10-APR-2018
SCALE:	1/4" = 1'-0"
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

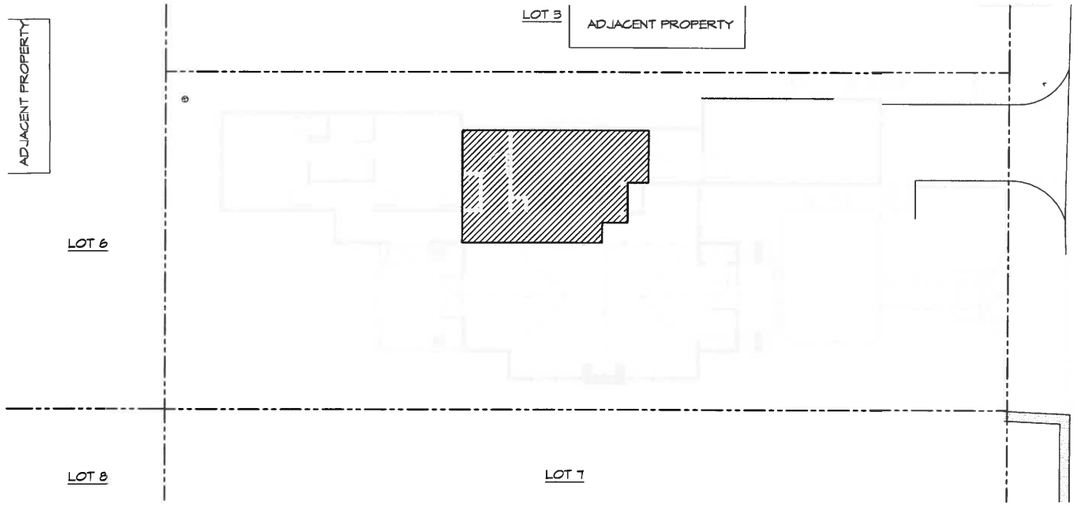
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2018
Renewal Date
STATE OF CALIFORNIA

PROPOSED SITE PLAN

SANDVICK RESIDENCE

CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

A1.2



FLOOR LEVEL MAP

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

NORTH

8 0 4 8 16

LEGEND

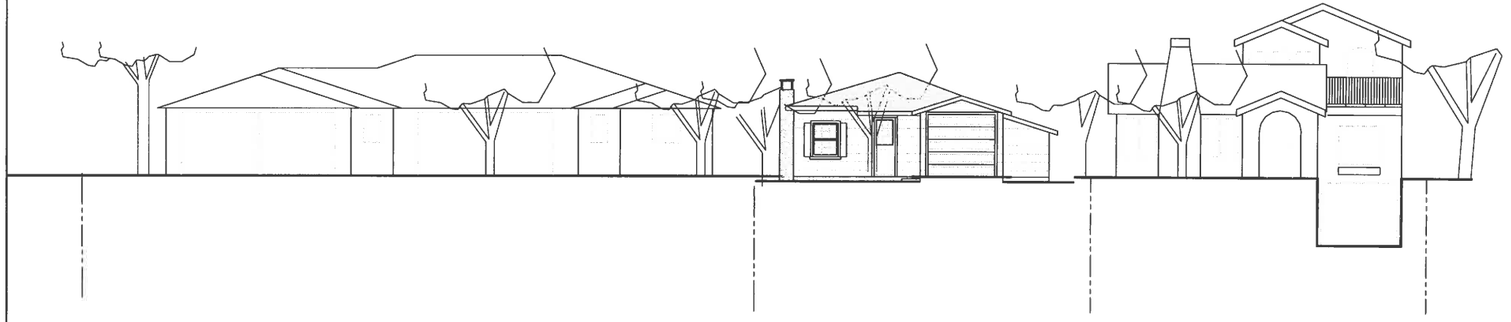
AREA OF MAIN LEVEL

AREA OF MAIN LEVEL THAT IS COMPLETELY OVERLAPPED BY UPPER LEVEL (NOTE: 100% OF UPPER LEVEL OVERLAPS MAIN LEVEL)

PROPERTY BOUNDARY LINE

FLOOR AREA TABLE

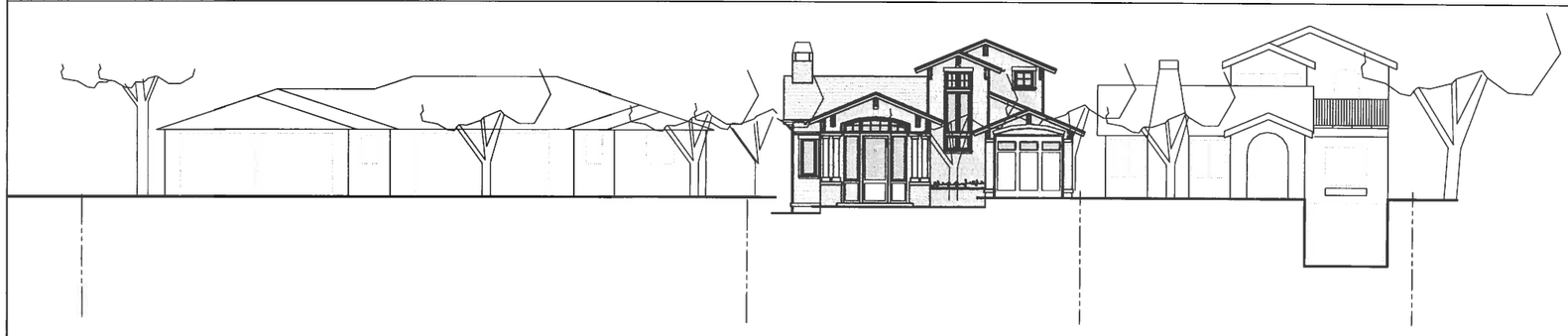
MAIN LEVEL: 1,5135 S.F.
UPPER LEVEL: 276 S.F.
AREA OF UPPER LEVEL THAT OVERLAPS MAIN LEVEL: 276 S.F. (100%)



EXISTING STREET ELEVATION

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

8 0 4 8 16



PROPOSED STREET ELEVATION

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

8 0 4 8 16

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	10-APR-2018
SCALE:	1/8" = 1' - 0"
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

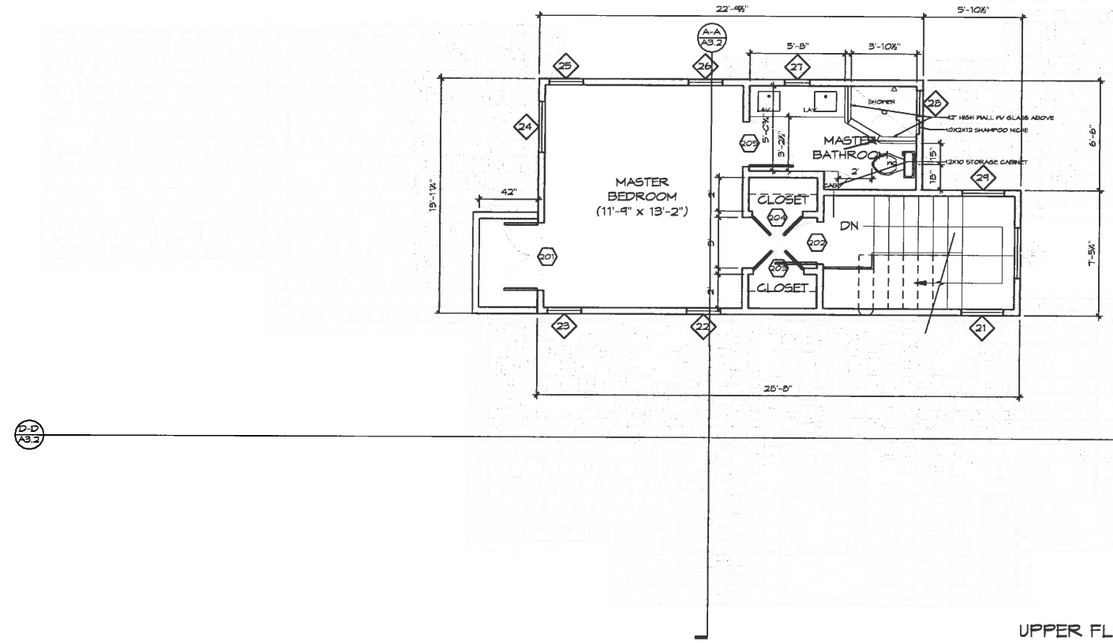
LICENSED ARCHITECT ★ J. CRAIG HOLDREN C-32768 SEP 30 2018 Renewal Date ★ STATE OF CALIFORNIA

LEVEL MAP & STREET ELEVATION

SANDVICK RESIDENCE

CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

A1.3

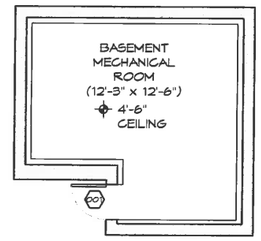


D-D A3.2

UPPER FLOOR PLAN

SCALE: ¼" = 1'-0"

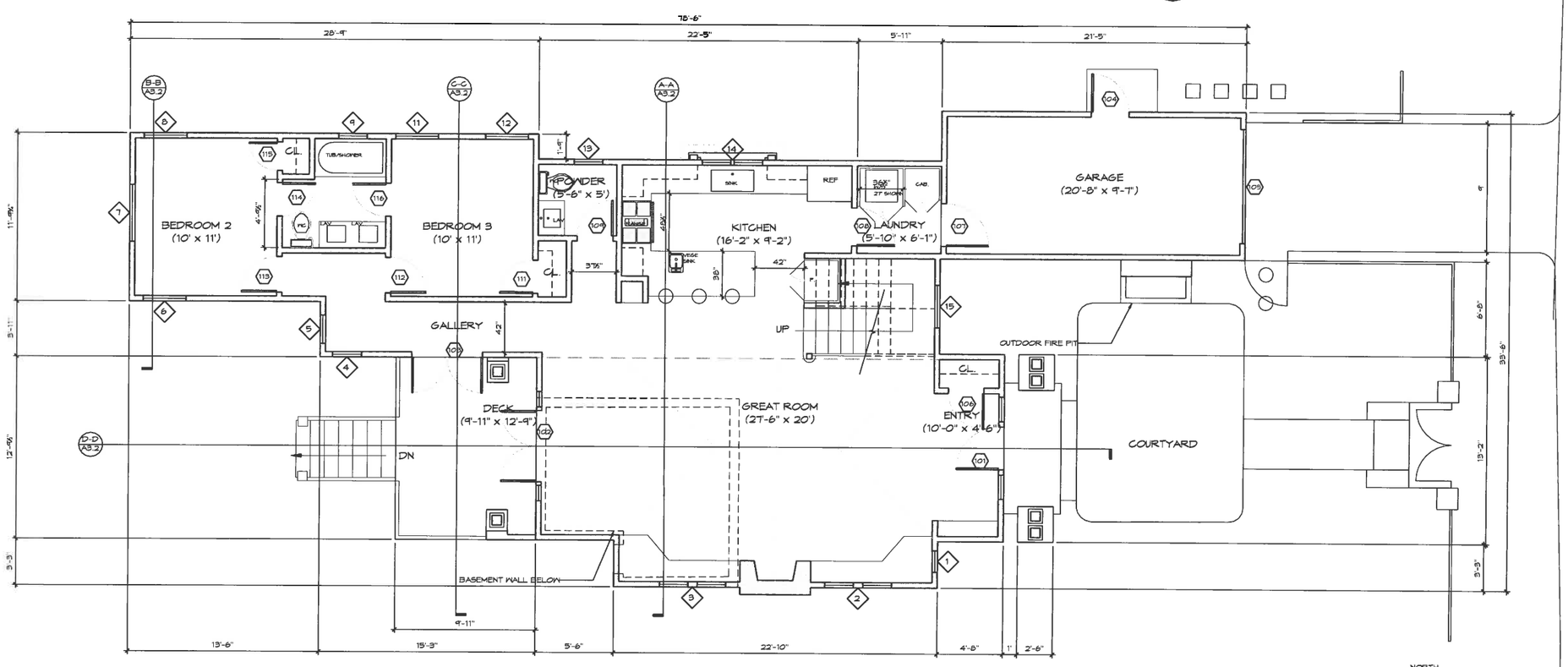
NORTH



BASEMENT FLOOR PLAN

SCALE: ¼" = 1'-0"

NORTH



MAIN FLOOR PLAN

SCALE: ¼" = 1'-0"

NORTH

LEGEND:

(N) 2x4 WALL

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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Fax: 831.649.6003

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DATE:	10-APR-2018
SCALE:	1/4" = 1' - 0"
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

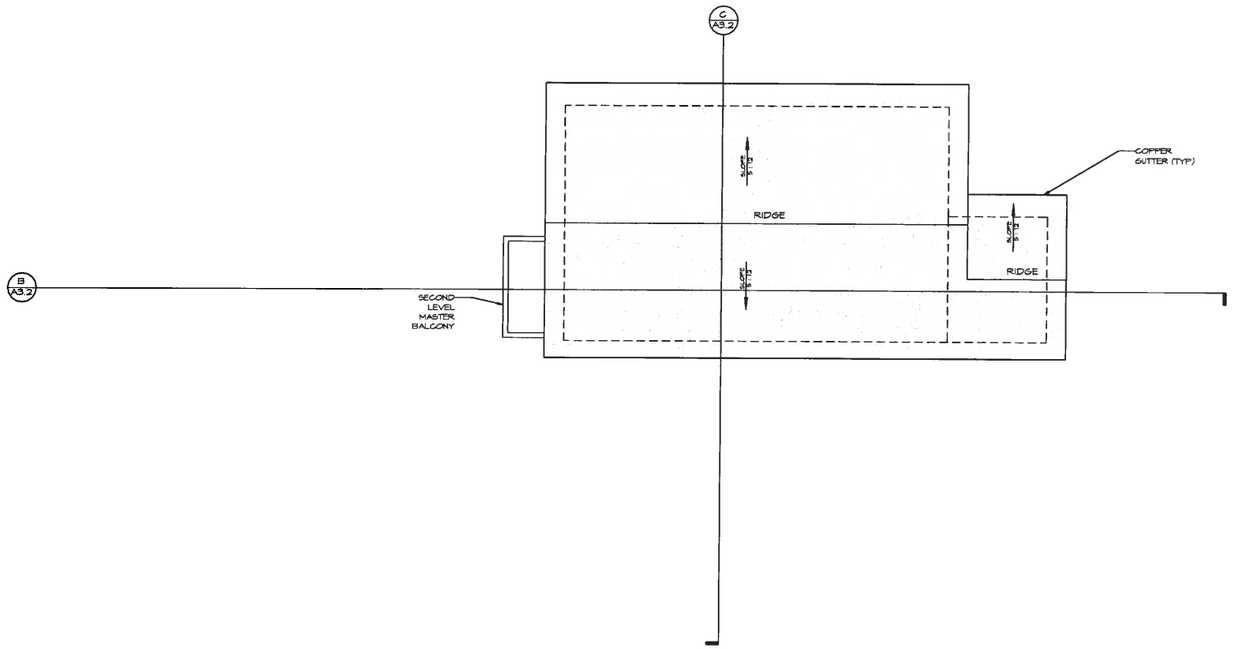
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

FLOOR PLANS

SANDVICK RESIDENCE

CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

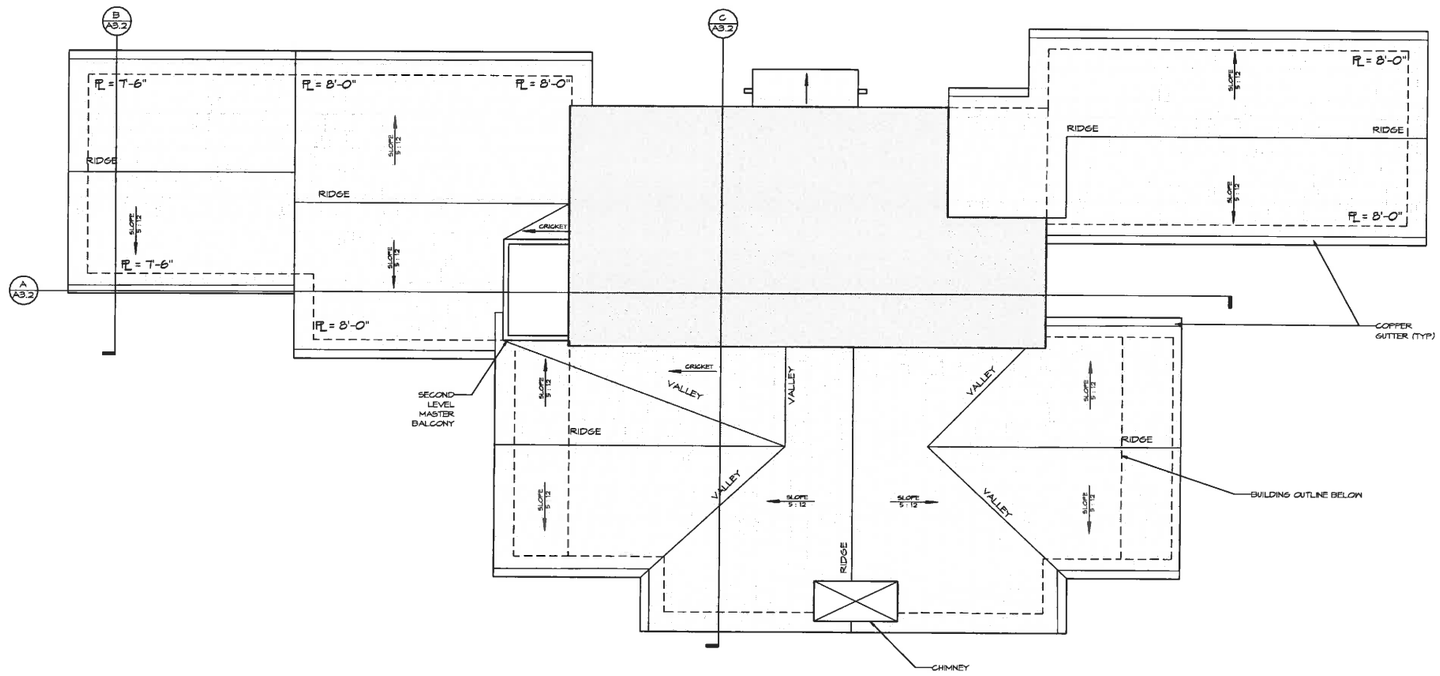
A2.1



UPPER ROOF PLAN

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

NORTH



MAIN ROOF PLAN

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

NORTH

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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DATE:	10-APR-2018
SCALE:	1/4" = 1' - 0"
DRAWN:	RJR
JOB NUMBER:	17.12
REVISION	

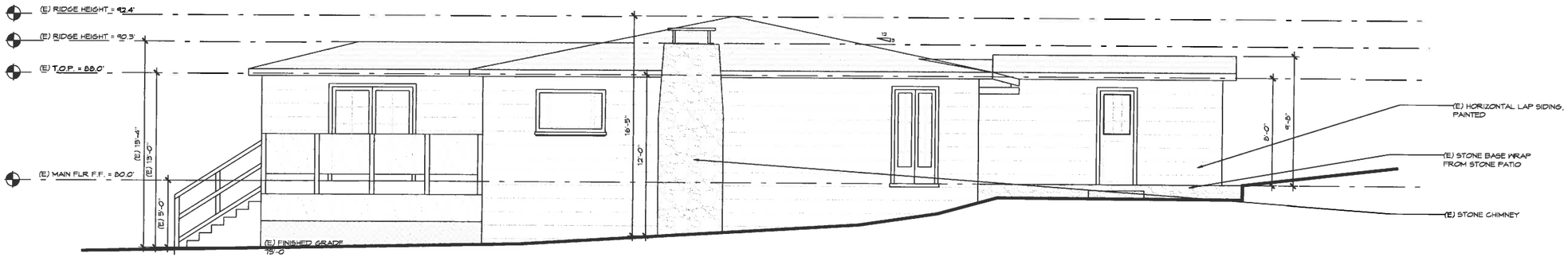
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

ROOF PLANS

SANDVICK RESIDENCE

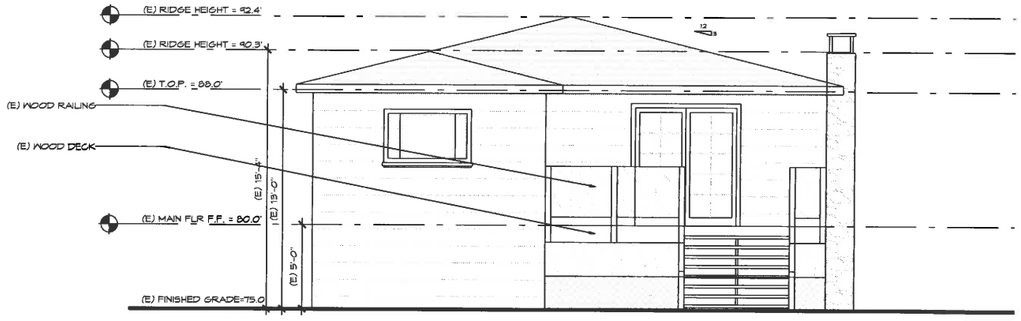
CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

A2.3



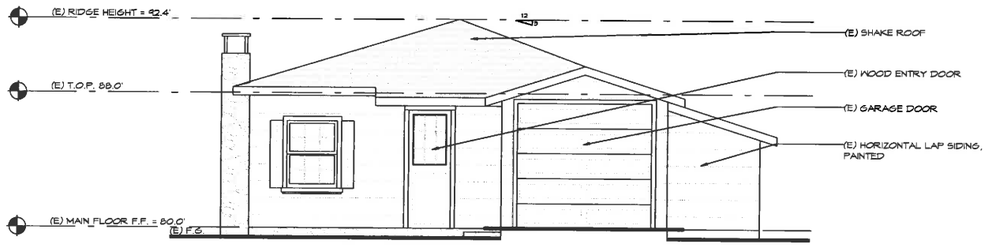
EXISTING SOUTH ELEVATION

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



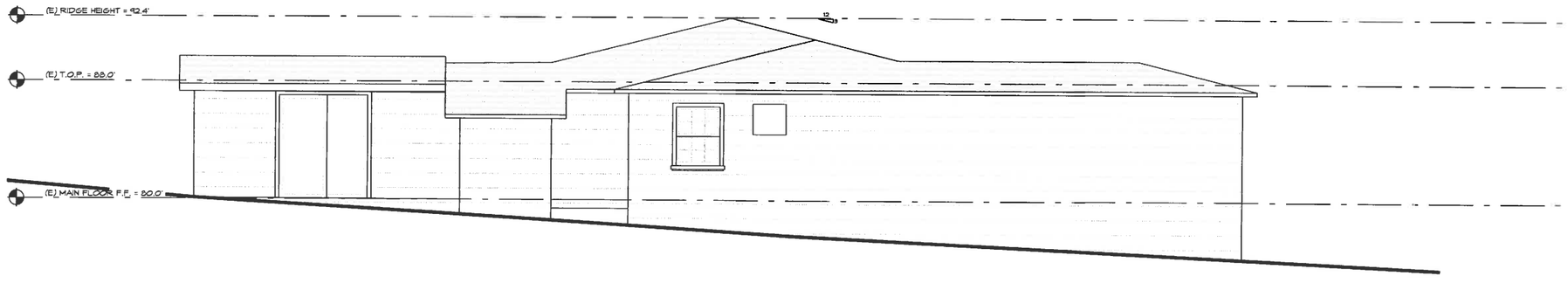
EXISTING WEST ELEVATION

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



EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

HOLDREN+LIETZKE ARCHITECTURE

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DATE:	10-APR-2018
SCALE:	1/4" = 1' - 0"
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

EXISTING EXTERIOR ELEVATIONS

SANDVICK RESIDENCE

CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

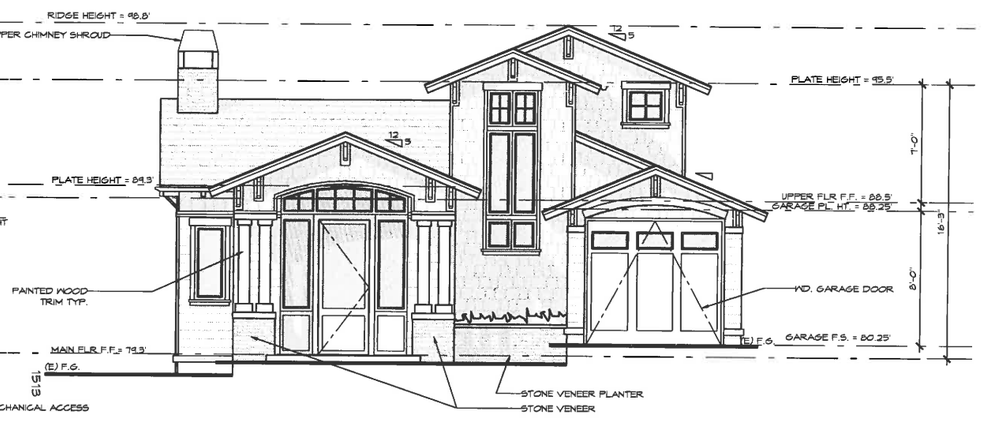
A3.1

SOUTH ELEVATION

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

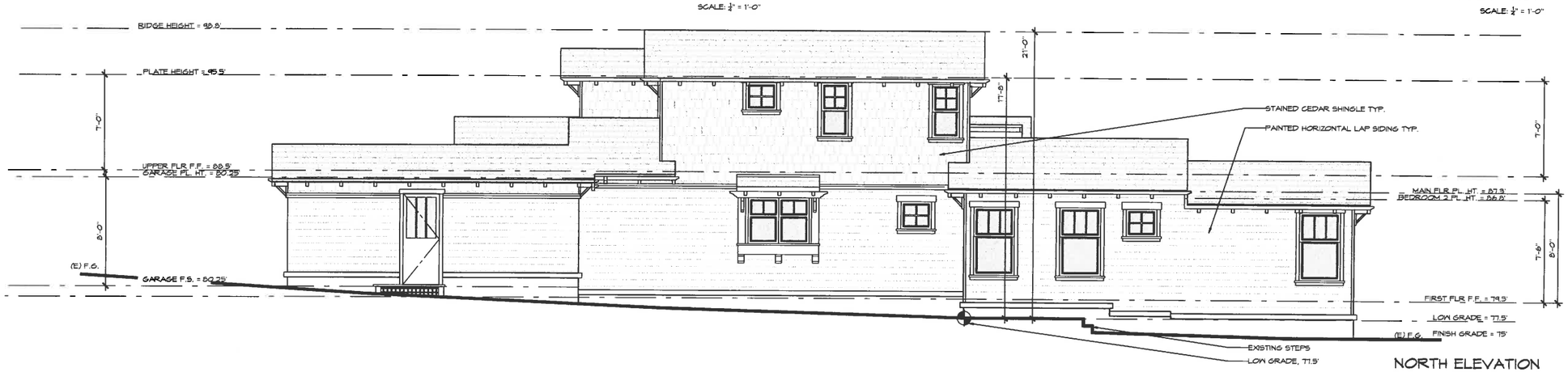
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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DATE:	10-APR-2018
SCALE:	1/4" = 1'-0"
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

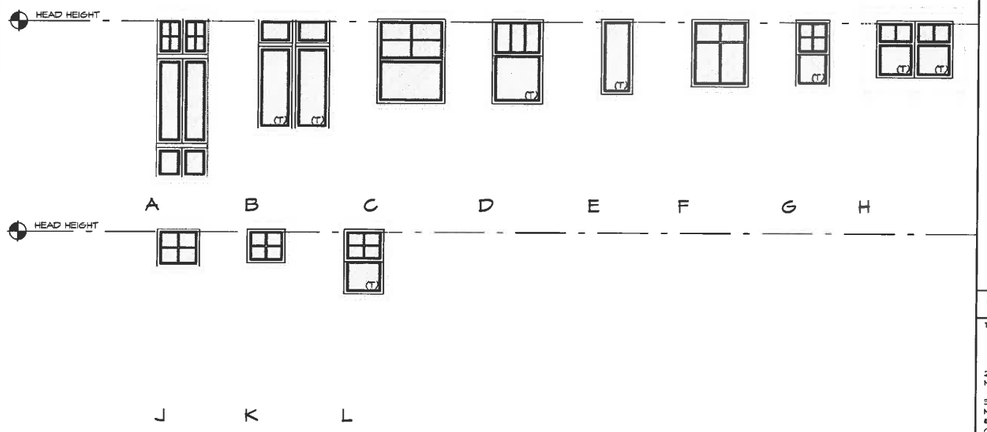
NEW EXTERIOR ELEVATIONS

SANDVICK RESIDENCE

CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

A3.2

WINDOW SCHEDULE



WINDOW NOTES

1. FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
2. AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
3. ALL DETAILS REFER TO SHEET A4.2 UNLESS OTHERWISE INDICATED.
4. SEE FLOOR PLANS FOR WINDOW LOCATIONS.
5. SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
6. ALL DIVIDERS TO BE TRU DIVIDERS.
7. WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
8. ALL OPERATING SASH TO HAVE SCREENS.
9. ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E.: A MINIMUM CLEAR OPENING OF 5.7 S.F. A NET OPENING WIDTH OF 1'-8", A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-8" ABOVE FINISH FLOOR.
10. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER AND LOCATION OF ~~ALL~~ SASH HEREIN SCHEDULED.
11. DETAILS INDICATE FIXED SASH. SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR OPERATION.
12. WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES

1. ALL WINDOWS SHALL BE:
   DOUBLE INSULATED, CLEAR
   LOW-E, ARGON FILLED
   SOLARBAN 70XL (PPG GLASS)

2. VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.

3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE & THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS W/SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS & BE VISIBLE WHEN THE UNIT IS GLAZED.

4 INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
A. GLAZING IN INGRESS & MEANS OF EGRESS DOORS.
B. GLAZING IN FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SWINGING DOORS.
C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
D. GLAZING IN DOORS & TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

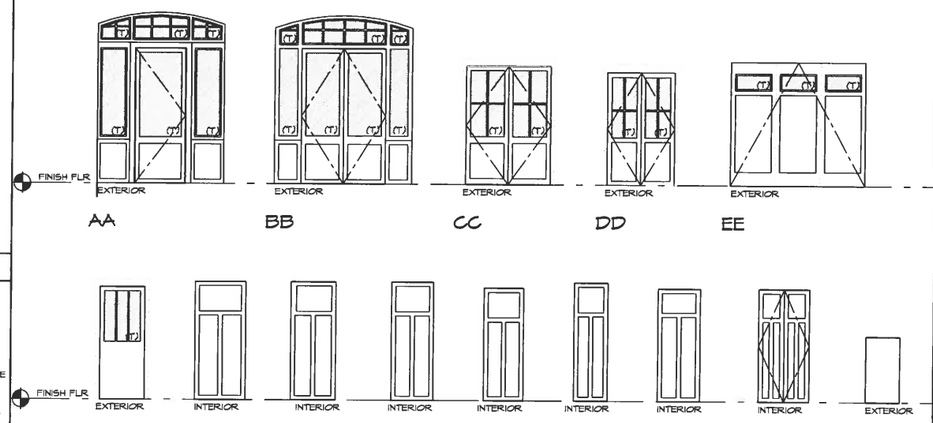
5. VERIFY SWING HAND OF OPERABLE WINDOWS, SEE A3.1 & A3.2, EXTERIOR ELEVATIONS.

6. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

7. PROVIDE HEAD/JAMB/SILL EXTENSIONS TO MATCH WALL THICKNESS SHOWN.

8. CONTRACTOR SHALL VERIFY DIVIDED LIGHT CONFIGURATION & MFR. AVAILABILITY FOR EACH WINDOW PRIOR TO ORDER.

DOOR SCHEDULE



DOOR NOTES

HARDWARE NOTES:

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N. :
1. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE 4" X 4" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE FINISH PER OWNER.
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUAL) SMOKE SEALS.

DOOR NOTES:

1. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION
2. ALL DOOR GLAZING TO BE TEMPERED:
   S.G. = STAIN GRADE
   P.G. = PAINT GRADE
   MFR. = MANUFACTURER
3. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
4. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
5. PROVIDE HEAD/JAMB/THRESHOLD EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
6. SEE DETAIL 2/- FOR TYPICAL THRESHOLD FLASHING REQUIREMENTS.

WINDOW SCHEDULE

NOTES: 1. (T) = TEMPERED GLAZING
2. WINDOW MANUFACTURER: KOLBE, MODEL: ULTRA, FINISH: MAHOGANY, OR APPROVED EQUAL

	MARK	TYPE	NOMINAL DIMS (WIDTH x HEIGHT)	HEAD HT. (ABV. F.F.)	WALL THICKNESS	FRAME/ FINISH	GLAZING	LOW e	DETAILS - SEE SHEET A8.1 U.O.N. HEAD	JAMB	SILL	REMARKS
MAIN FLOOR	1 A		1'-6" x 4'-0"	7'-8"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	TEMPERED GLAZING @ REQUIRED LITES
	2 B		(2) 2'-0" x 6'-0"	9'-7"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	TEMPERED GLAZING @ REQUIRED LITES
	3 B		(2) 2'-0" x 6'-0"	9'-7"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	TEMPERED GLAZING @ REQUIRED LITES
	4 G		2'-0" x 4'-0"	6'-0"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	
	5 G		2'-0" x 4'-0"	6'-0"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	TEMPERED GLAZING @ REQUIRED LITES
	6 D		3'-0" x 5'-0"	6'-6"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	
	7 C		4'-0" x 5'-0"	6'-6"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	
	8 D		3'-0" x 5'-0"	6'-6"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	
	9 K		2'-0" x 2'-0"	6'-6"	2x5	PTD. WD.	DOUBLE INSULATED	LOW e	-	-	-	
	10	NOT USED										
	11 D		3'-0" x 5'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	12 D		3'-0" x 5'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	13 K		2'-0" x 2'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	14 H		(2) 2'-0 x 3'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	15 A	FIXED	3'-0 x 9'-6"	15'-8"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	16	NOT USED										
	17	NOT USED										
	18	NOT USED										
	19	NOT USED										
	20	NOT USED										
UPPER FLOOR	21 J		2'-0 x 2-6"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	22 K		2'-0" x 2'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	23 K		2'-0" x 2'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	24 F		3'-0" x 3'-6"	6'-8"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	25 L		2'-0" x 4'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	26 L		2'-0" x 4'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	27 K		2'-0" x 2'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	28 K		2'-0" x 2'-0"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	29 J		2'-0 x 2-6"	6'-6"	2x5		DOUBLE INSULATED	LOW e	-	-	-	
	30	NOT USED										
	31	NOT USED										
	32	NOT USED										
	33	NOT USED										
	34	NOT USED										
	35	NOT USED										

DOOR SCHEDULE

2. MANUFACTURER:

	MARK	TYPE			NOMINAL DIMENSIONS WIDTH	HEIGHT	MIN. THK.	GLAZING	FINISH	FRAME	CORE	HARDWARE	DETAILS (SEE SHEET A8.0 U.O.N.) HEAD	JAMB	THRESH.	REMARKS
MAIN FLOOR	102	EXTERIOR	RR	CUSTOM BASEMENT DR.	2'-8"	2'-11"	2¼"	N/A	-	-	S.C.	ENTRY	-	-	-	
	101	EXTERIOR	AA	CUSTOM FRONT DOOR	3'-0"	8'-0"	2¼"	TEMP. GLAZING	-	-	S.C.	ENTRY	-	-	-	TEMPERED GLAZING. SEE DOOR NOTE 9.
	103	EXTERIOR	BB	GREAT ROOM	3'-0"	8'-0"	2¼"	TEMP. GLAZING	-	-	S.C.	ENTRY	-	-	-	TEMPERED GLAZING. SEE DOOR NOTE 9.
	104	EXTERIOR	CC	GALLERY	PR. 2'-6"	7'-0"	2¼"	TEMP. GLAZING	-	-	S.C.	ENTRY	-	-	-	TEMPERED GLAZING. SEE DOOR NOTE 9.
	105	EXTERIOR	FF	GARAGE	3'-0"	7'-0"	2¼"	TEMP. GLAZING	-	-	S.C.	ENTRY	-	-	-	TEMPERED GLAZING. SEE DOOR NOTE 9.
	106	EXTERIOR	EE	GARAGE SECTIONAL	8'-0"	7'-0"	1¾"	TEMP. GLAZING	-	-	S.C.	ENTRY	-	-	-	TEMPERED GLAZING. SEE DOOR NOTE 9.
	206	INTERIOR	HH	COAT CLOSET	2'-6"	7'-0"	1 3/8"	N/A	-	-	S.C.	PASSAGE	-	-	-	
	207	INTERIOR	GG	LAUNDRY	3'-0"	7'-0"	1¾"	N/A	-	-	S.C.	ENTRY	-	-	-	
	208	INTERIOR	HH	KITCHEN	2'-6"	7'-0"	1¾"	N/A	-	-	S.C.	PASSAGE	-	-	-	
	209	INTERIOR	JJ	POWDER	2'-6"	7'-0"	1¾"	N/A	-	-	S.C.	PRIVACY	-	-	-	
	110															
	111	INTERIOR	KK	CLOSET	2'-4"	6'-8"	1 3/8"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE	-	-	-	
	112	INTERIOR	JJ	BEDROOM 3	2'-6"	6'-8"	1¾"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY	-	-	-	
	113	INTERIOR	JJ	BEDROOM 2	2'-6"	6'-8"	1¾"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY	-	-	-	
	114	INTERIOR	KK	J&J BATHROOM	2'-4"	6'-8"	1¾"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY	-	-	-	
	115	INTERIOR	KK	CLOSET	2'-0"	6'-8"	1 3/8"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE	-	-	-	
	116	INTERIOR	JJ	J&J BATHROOM	2'-4"	6'-8"	1¾"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY	-	-	-	
	117															
	118															
	119															
	120															
UPPER FLOOR	207	EXTERIOR	DD	MASTER BALCONY	PR. 2'-0"	6'-8"	1-3/4"	TEMP. GLAZING	PAINTED WOOD	PAINTED WOOD	S.C.	ENTRY	-	-	-	TEMPERED GLAZING. SEE DOOR NOTE 9.
	202	INTERIOR	MM	MASTER BEDROOM	2'-6"	6'-8"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY	-	-	-	
	203	INTERIOR	MM	MASTER BATH	2'-8"	6'-8"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE	-	-	-	
	204	INTERIOR	NN	MASTER CLOSET	PR. 1'-6"	6'-8"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE	-	-	-	
	205	INTERIOR	NN	MASTER CLOSET	PR. 1'-6"	6'-8"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE	-	-	-	
	206															
	201															
	208															
	209															
	210															

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

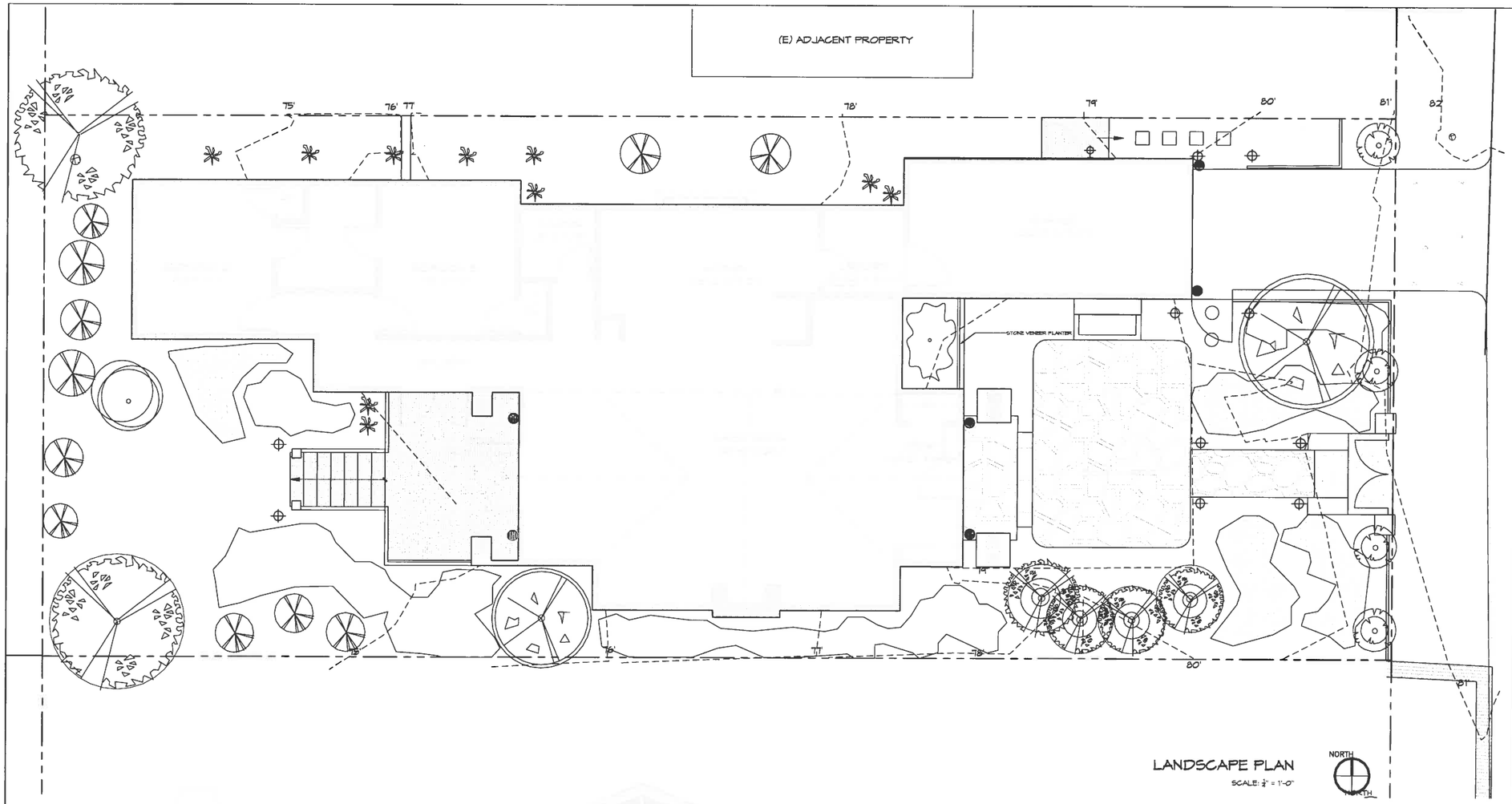
DATE:	10-APR-2018
SCALE:	1/4" = 1' - 0"
DRAWN:	RR
JOB NUMBER:	17.12
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2019
Renewal Date
STATE OF CALIFORNIA

DOOR AND WINDOW SCHEDULE

SANDVICK RESIDENCE
CARMELO STREET, 3 SW OF 9TH AVE.
CARMEL BY THE SEA, CA
A.P.N. 010-277-003

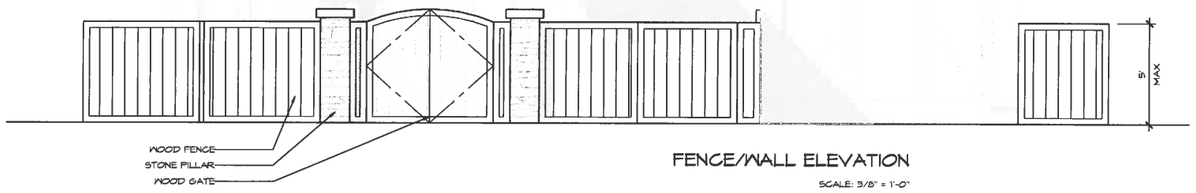
A4.1



LANDSCAPE PLAN

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

NORTH



FENCE/WALL ELEVATION

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

LANDSCAPE NOTES

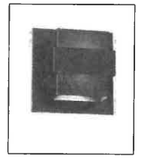
1. ELEVATION DATUM IS ASSUMED.
2. DISTANCES AND ELEVATIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF
3. RECORD DATA IS SHOWN IN PARENTHESIS (.....)
4. CHECK FOR DIRECTION OF TREE GROWTH IN FIELD WHERE PERTINENT TO LOCATION OF IMPROVEMENTS.
5. DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY.
6. CONTOUR INTERVAL = 1'-0"

LIGHTING LEGEND

(6) PATH LIGHTS -
3 WATT/200 LUMEN LED
LARGE MUSHROOM LOW VOLTAGE BRONZE
LANDSCAPE COPPER BOLLARD,
LAMPS PLUS STYLE #2G494
MARKED 'SUITABLE FOR DAMP' OR 'SUITABLE FOR WET LOCATIONS

(4) WALL SCONCE, SHIELDED
4 WATT / 325 LUMEN LED
BRONZE W/ FROSTED GLASS
PROGRESS MODEL: P5644-20
SQUARE DOWNWARD LIGHT OUTDOOR WALL MOUNT FIXTURE. MARKED 'SUITABLE FOR DAMP' OR 'SUITABLE FOR WET' LOCATIONS

(3) WALL SCONCE
SHIELDED BULB, DOWNWARD LIGHT
20 WATT (25 WATT MAX.)
270 LUMENS (275 LUMENS MAX.)
MODEL: WS-W80507-ORB OIL RUBBED BRONZE PANDORA 1 LIGHT LED OUTDOOR WALL SCONCE 7" WIDE MARKED 'SUITABLE FOR DAMP' OR 'SUITABLE FOR WET LOCATIONS



PLANT LIST & KEY SYMBOL

VACCINIUM OVATUM	
CARPENTERIA CALIFORNICA	
ABUTILON SP.	
CORNUS NUTTALLII	
CAMELLIA SASANQUA 'SETSUGEKKA'	
EPIMEDIUM SP.	
THYMUS	
DUCHESNIA INDICA	
NEPHROLEPIS CORDIFOLIA	
LAVANDULA SP.	
DODONEA V.	

LEGEND:

- HB / ICVB — HOSEBIB
- IRRIGATION CONTROL VALVE BOX
- —x— DENOTES AN (E) WOOD FENCE
- DENOTES SITE IMPROVEMENTS
- DENOTES PROPERTY LINE
- CB — CATCH BASIN W/DECORATIVE IRON GRATE
- WATER METER

NOTE:
ITEMS SHOWN ARE NEW V.O.N.

LIGHTING NOTES

1. ALL OUTDOOR LIGHTING SHALL BE LABELED 'SUITABLE FOR DAMP' OR 'SUITABLE FOR WET LOCATIONS'.
2. ALL OUTDOOR LIGHTING SHALL HAVE MOTION SENSORS.

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LANDSCAPE & LIGHTING PLAN, & FENCE/WALL ELEV.

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L1