

PLANNING INFO.

- PROPERTY OWNER:
CRAIG & DIANA MCCALLISTER
3RD NW OF 8TH ON SCENIC ROAD
CARMEL, CA. 93923
PH. (949) 719-0770
- PROJECT ADDRESS:
3RD NW OF 8TH ON SCENIC ROAD
CARMEL, CA. 93923
- PROJECT SCOPE:
REMODEL & ADDITION TO (E) SINGLE FAMILY
RESIDENCE & GARAGE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-312-014
- LEGAL DESC.: LOT: 14 BLOCK: C2
- ZONE: R-1-B
- STORIES: 2
- MAX BLDG. HT: 18 FT
- GRADING: TBD
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE

■ LOT AREA: 5,333 S.F. (0.12 Ac.)

■ F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	1115	-19	368	1464
UPPER FLOOR	0	0	210	210
GARAGE	396	-188	0	208
GUEST SUITE	368	0	0	368
TOTAL	1879	-207	578	2250

- F.A.R. ALLOWED: 2258 SF
- F.A.R. PROPOSED: 2250 SF

$$5,333 \times \left[0.45 - \frac{(5,333-4,000) \times 0.2}{1,000} \right] = 2,257.67$$

■ LOT COVERAGE CALCULATIONS:

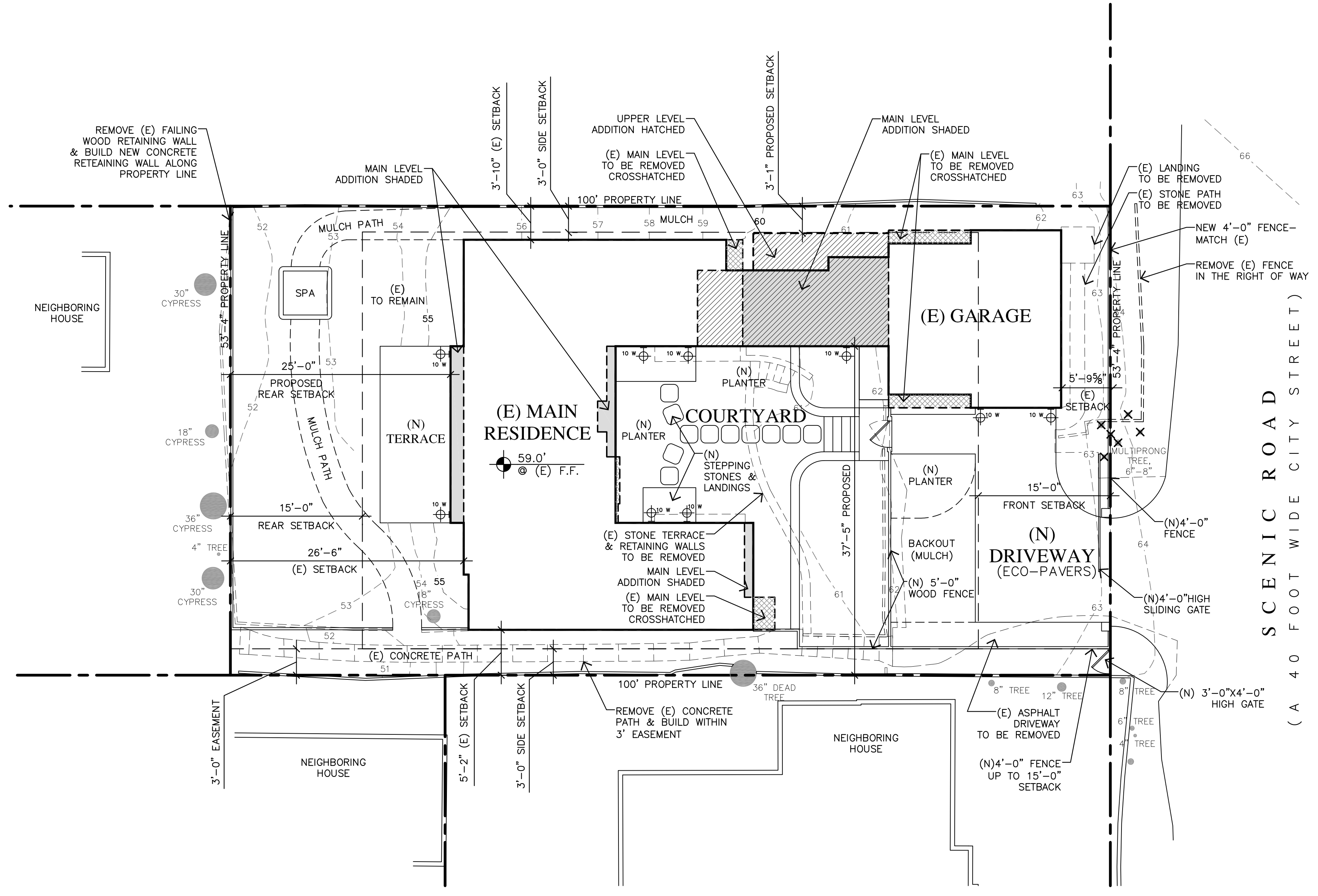
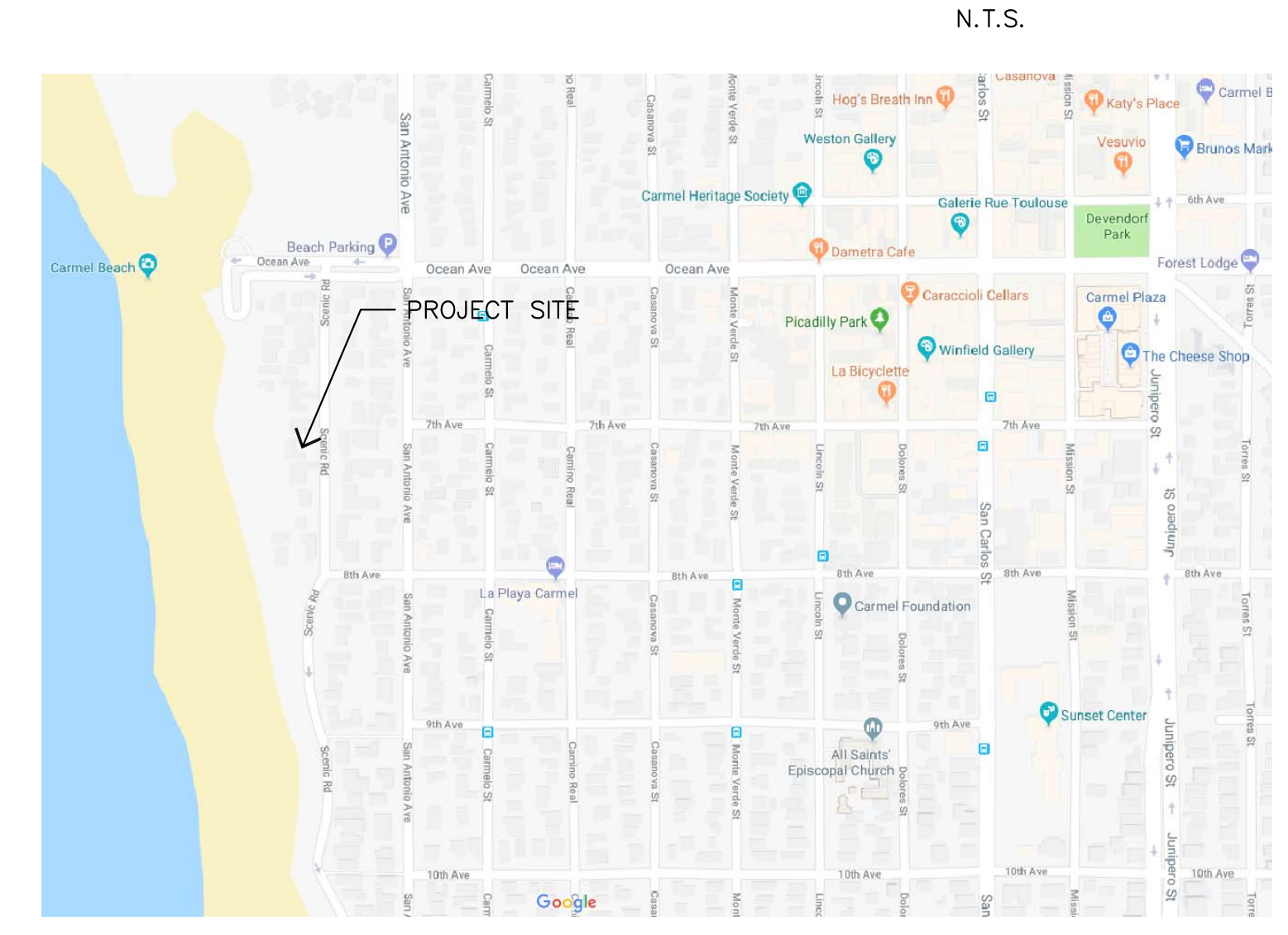
	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	
TERRACES	368	-368	161	161	IMPERVIOUS
DRIVEWAY	587	-587	305	305	PERMEABLE
LANDINGS	15	-15	81	81	IMPERVIOUS
FOOTPATH	34	-34	127	127	PERMEABLE
SPA	0	0	36	36	IMPERVIOUS
EASEMENT*	157	0	0	157	N/A
TOTAL	1004	-1004	710	710	

*EASEMENT HARDSCAPE NOT INCLUDED IN COVERAGE CALCULATIONS

22% OF BASE FLOOR AREA + 4% OF LOT SIZE
 $2,256 \times 0.22 = 496.3$
 $5,333 \times 0.04 = 213.3$
 TOTAL ALLOWED = 710 SF

- LOT COVERAGE ALLOWED: 710 SF
- LOT COVERAGE PROPOSED: 710 SF (432 SF PERMEABLE) (278 SF IMPERVIOUS)

VICINITY MAP



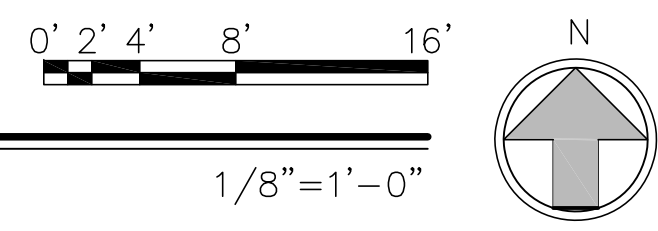
EXTERIOR LIGHTING LEGEND

⊕ 10 W = WALL MOUNTED DOWNLIGHT LIGHT FIXTURE 10 WATTS



FIXTURE 'A'
25 WATTS MAXIMUM WITH SENSORS, LAMPER HEIGHTS-1 BY MINKA LAVERY

SITE PLAN



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
 FAX (831) 646-1290
 EMAIL jemidg@jemidg.com
 WEB www.jemidg.com

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STAMPS:

PROJECT/CLIENT:
MCCALLISTER RESIDENCE

PROJECT ADDRESS:
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CARMEL, CA
93923**

APN: 010-312-014

DATE: MARCH 13, 2018
DESIGN APPROVAL

- REVISIONS:
- △ 5-15-18
 - △
 - △
 - △
 - △
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SITE PLAN

SHEET NO.

A1.0

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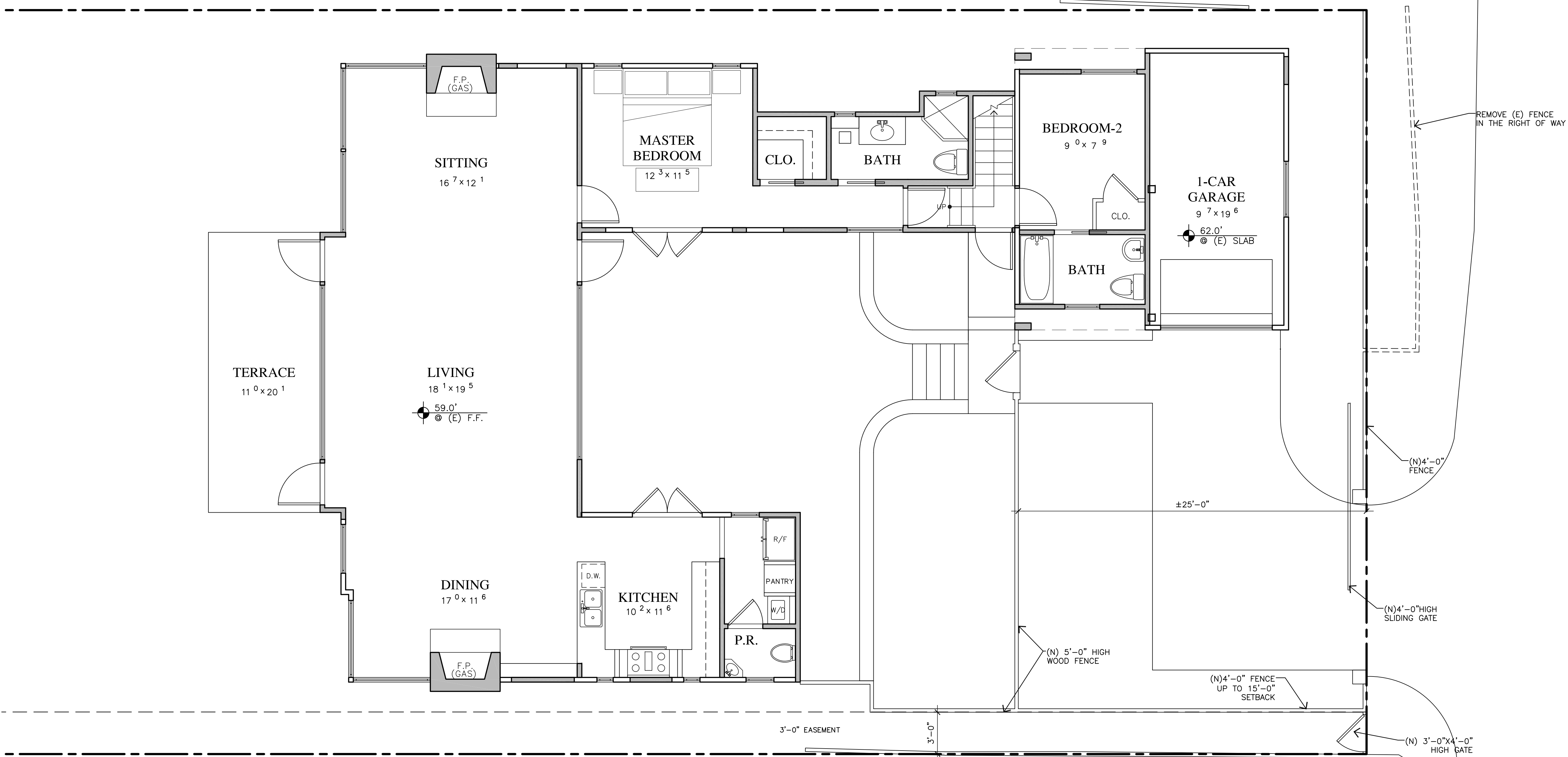
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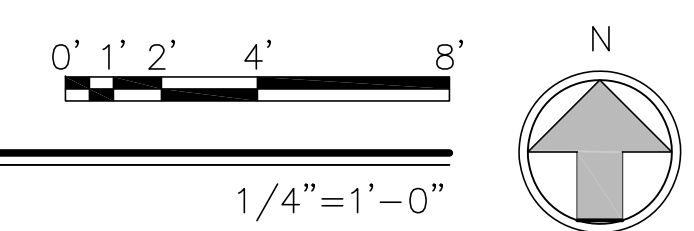
**MAIN LEVEL
PLAN**

SHEET NO.

A2.0



MAIN LEVEL PLAN



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



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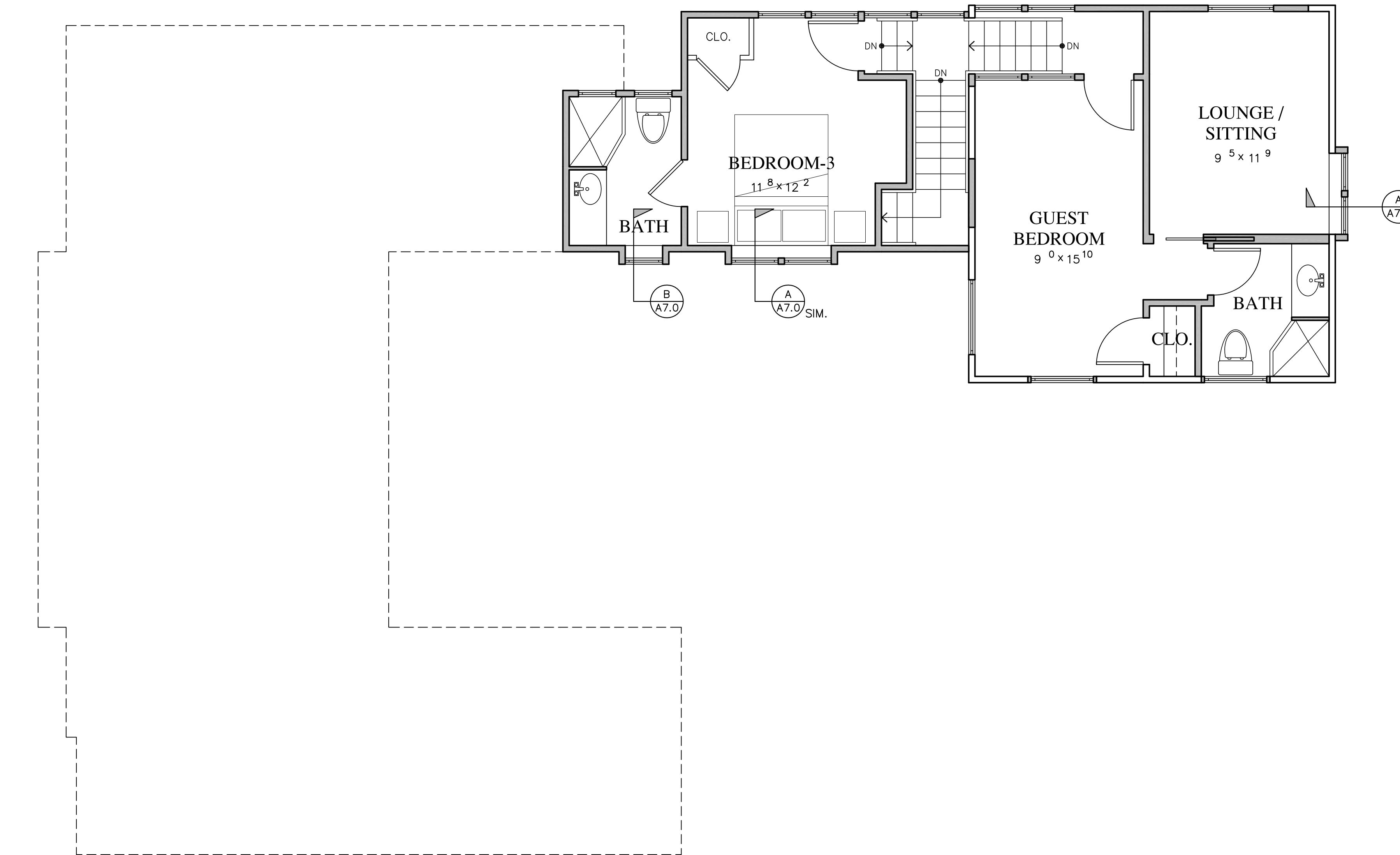
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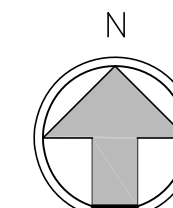
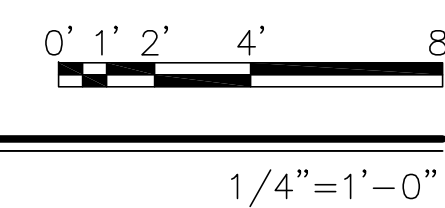
**UPPER LEVEL
PLAN**

SHEET NO.

A3.0



UPPER LEVEL PLAN



WALL LEGEND

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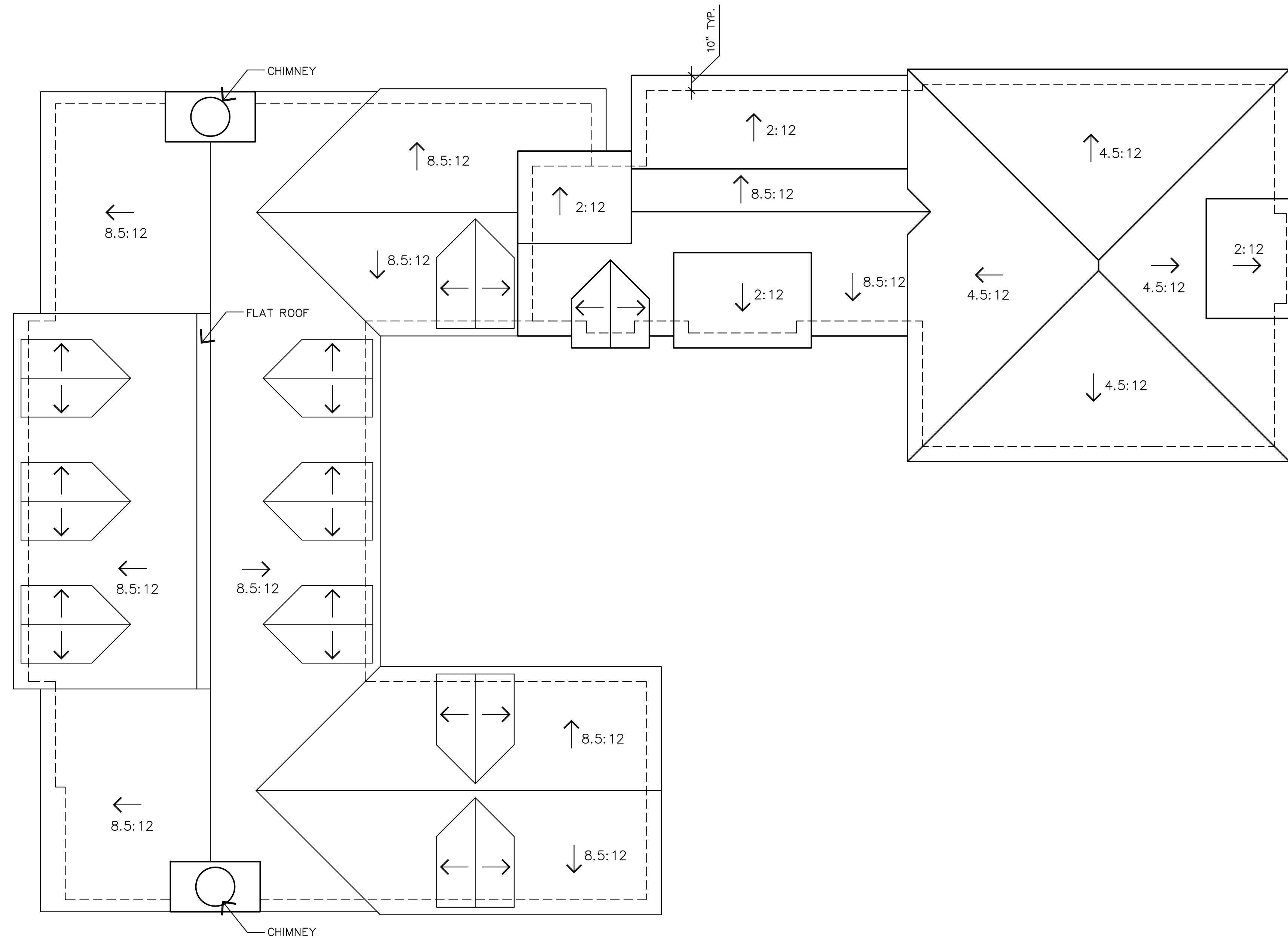
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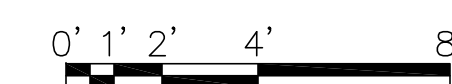
**ROOF
PLAN**

SHEET NO.

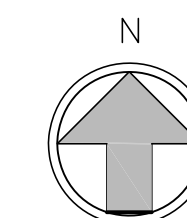
A5.0



ROOF PLAN



1/4" = 1'-0"



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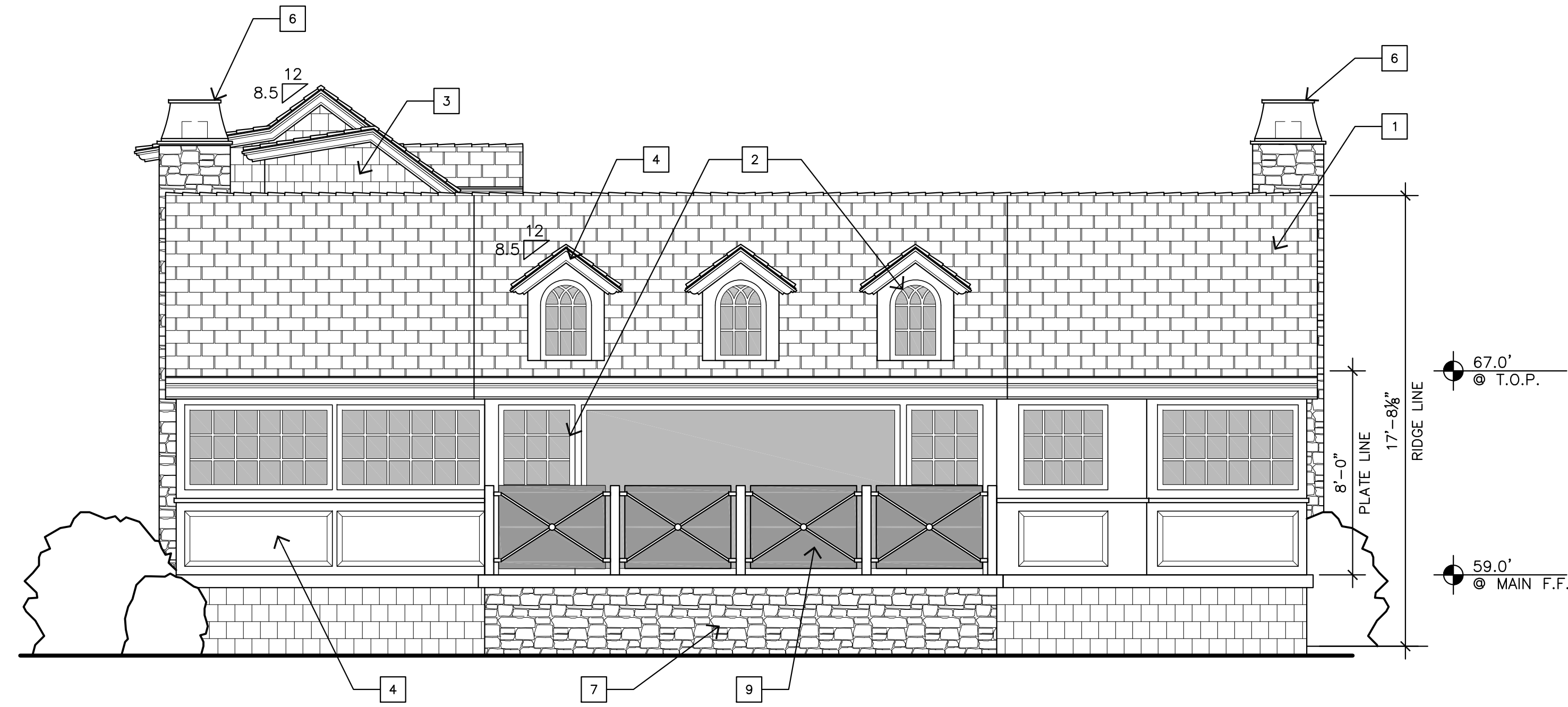
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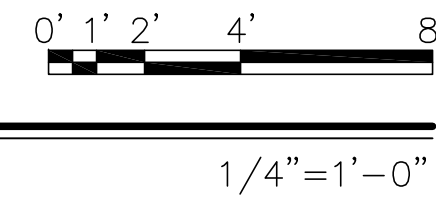
ELEVATIONS

SHEET NO.

A6.0

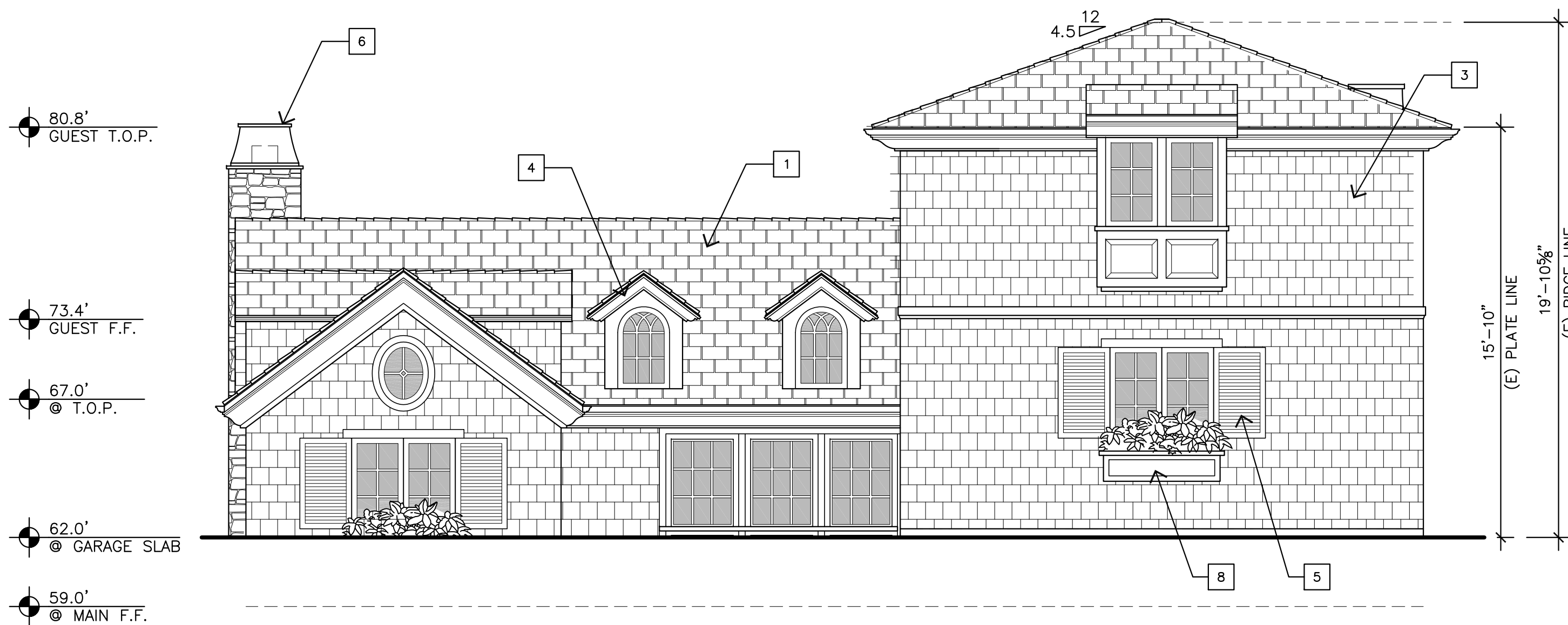


WEST ELEVATION

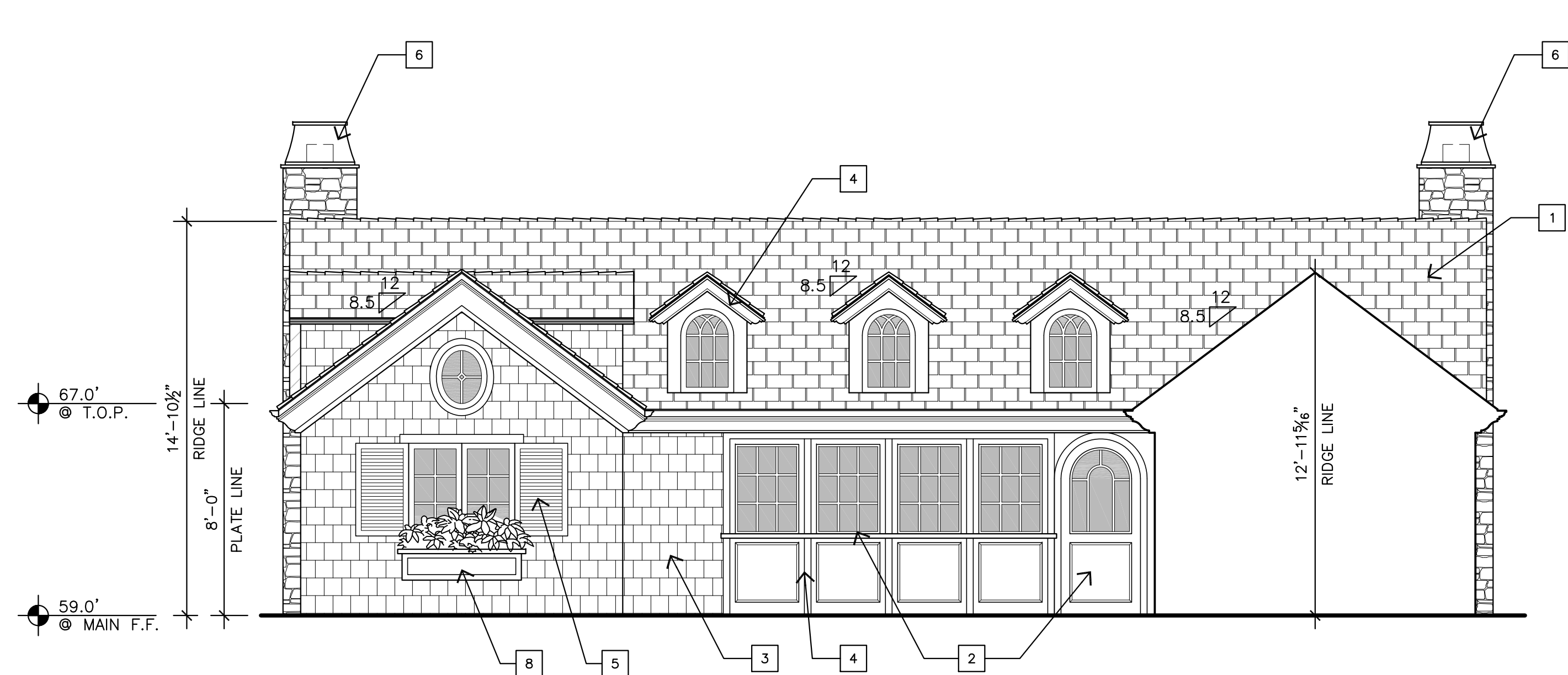
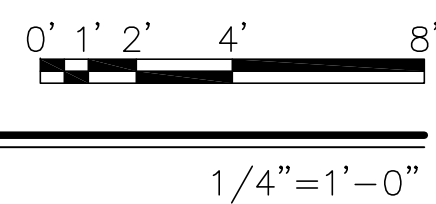


EXTERIOR FINISH LEGEND

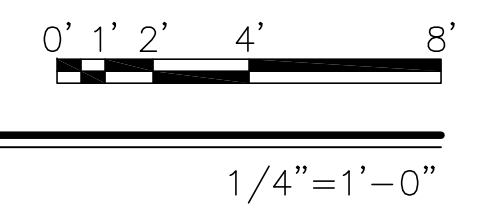
- 1 CLASS 'A' SLATE ROOF
- 2 PAINTED WOOD EXT. DOORS & WINDOWS
- 3 CEDAR SHINGLES, STAINED
- 4 PAINTED TRIM, SURROUND, SILLS, CABLES & CORNICE MOULDING
- 5 PAINTED WOOD SHUTTER
- 6 PRE-CAST CHIMNEY CAP
- 7 RANDOM STONE - ASHLAR PATTERN
- 8 PAINTED WOOD PLANTER BOX W/ COPPER LINER
- 9 BRONZE & GLASS RAILINGS
- 10 PAINTED GARAGE DOOR



EAST ELEVATION



EAST COURTYARD ELEVATION



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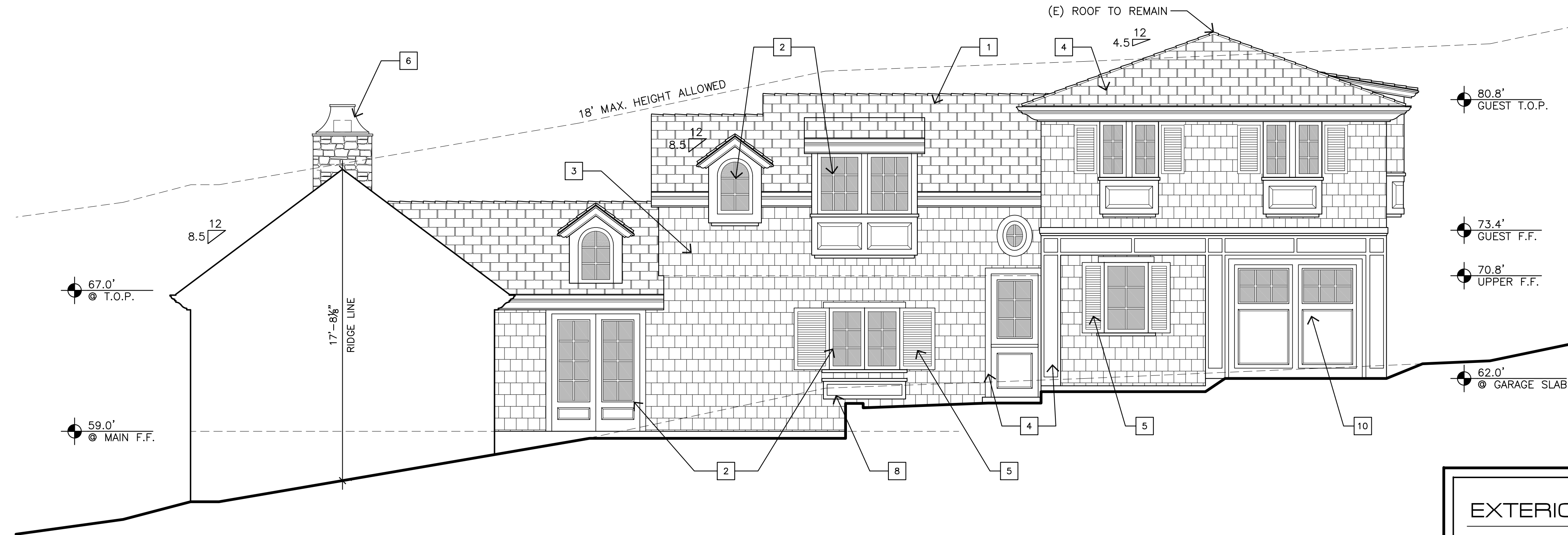
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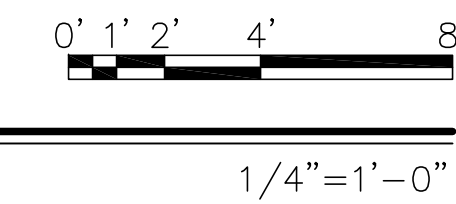
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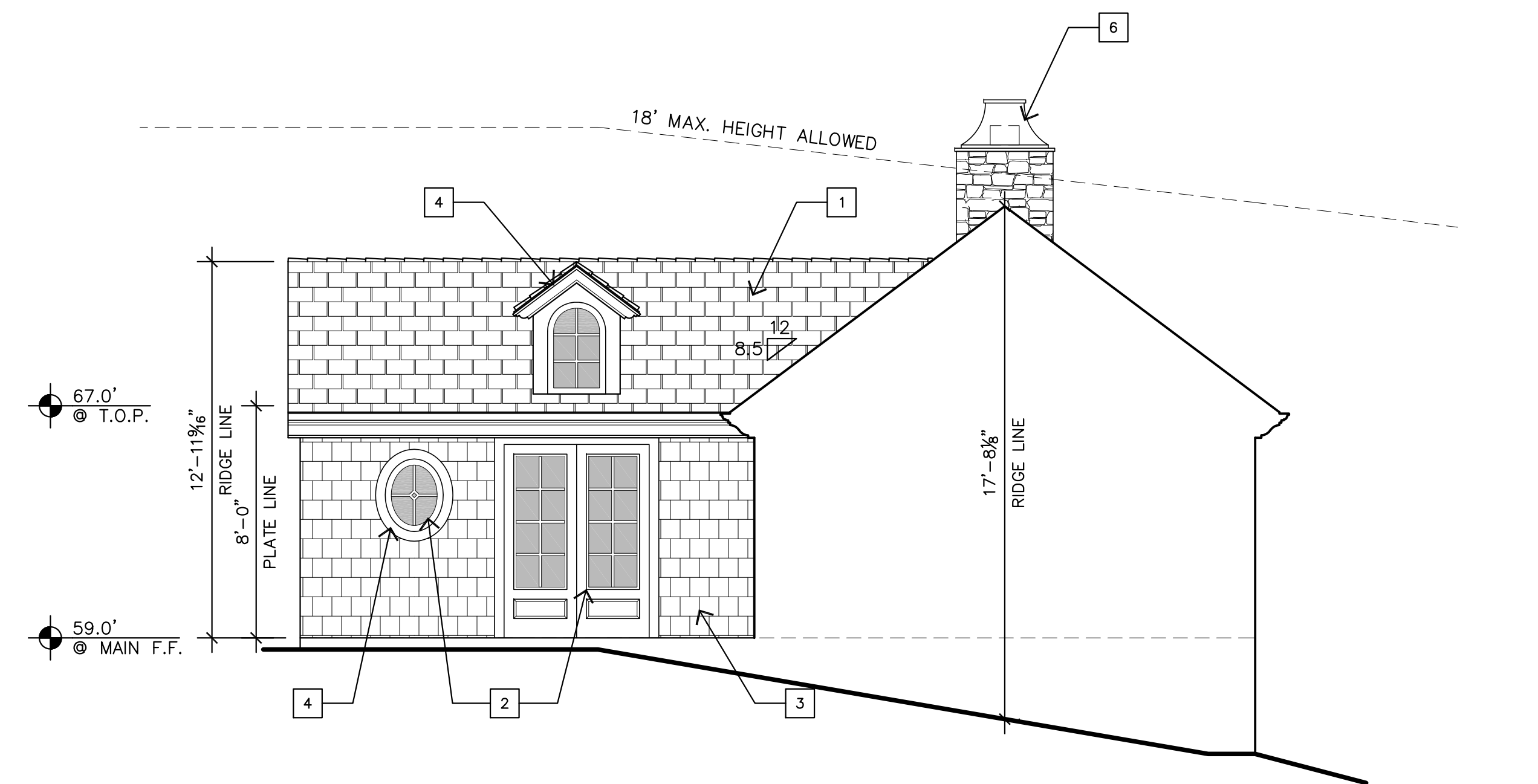


SOUTH COURTYARD ELEVATION

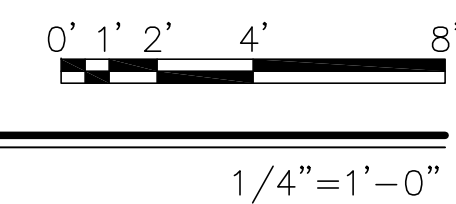


EXTERIOR FINISH LEGEND

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- 9 BRONZE & GLASS RAILINGS
- 10 PAINTED GARAGE DOOR

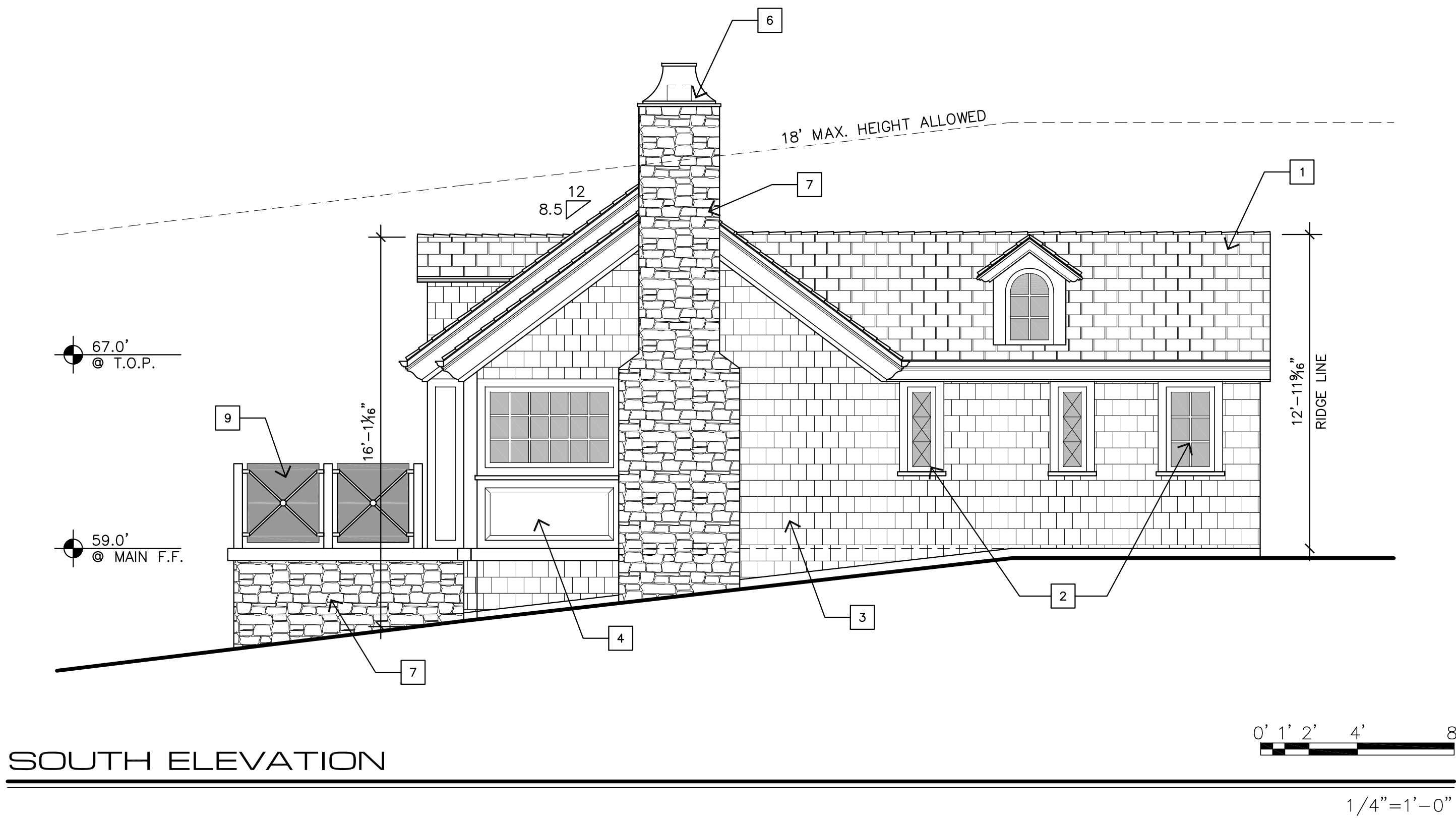


NORTH COURTYARD ELEVATION



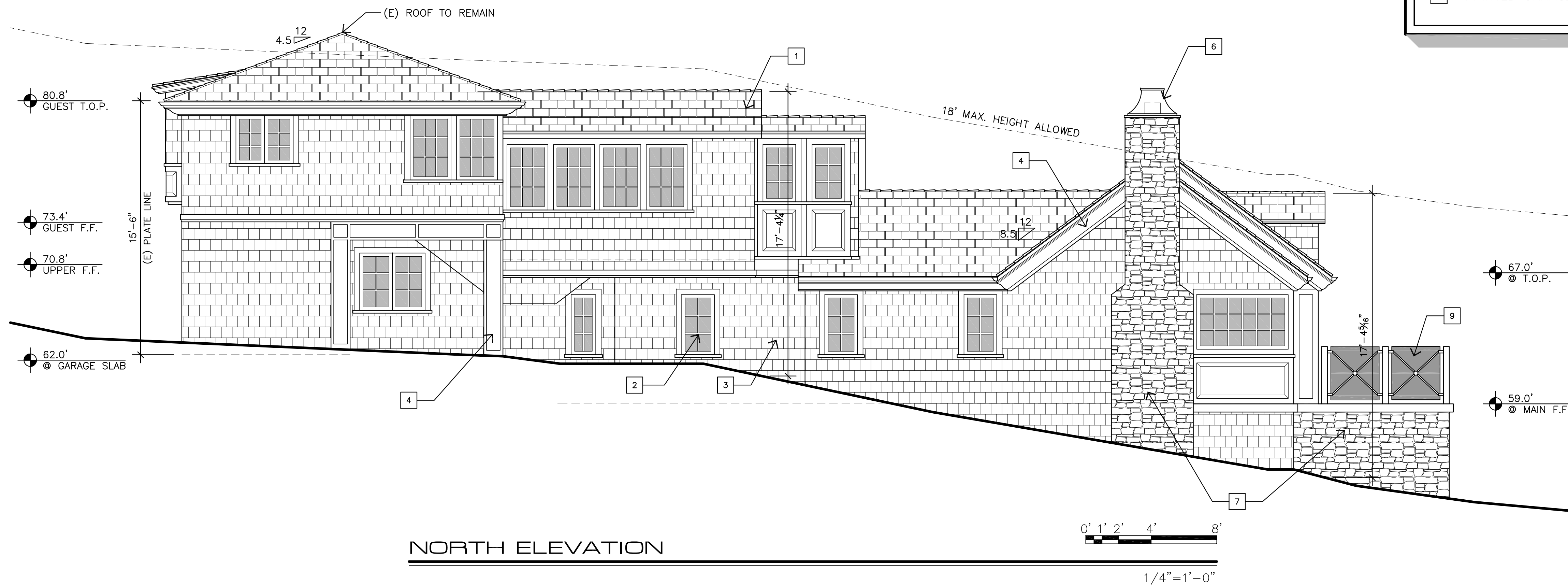
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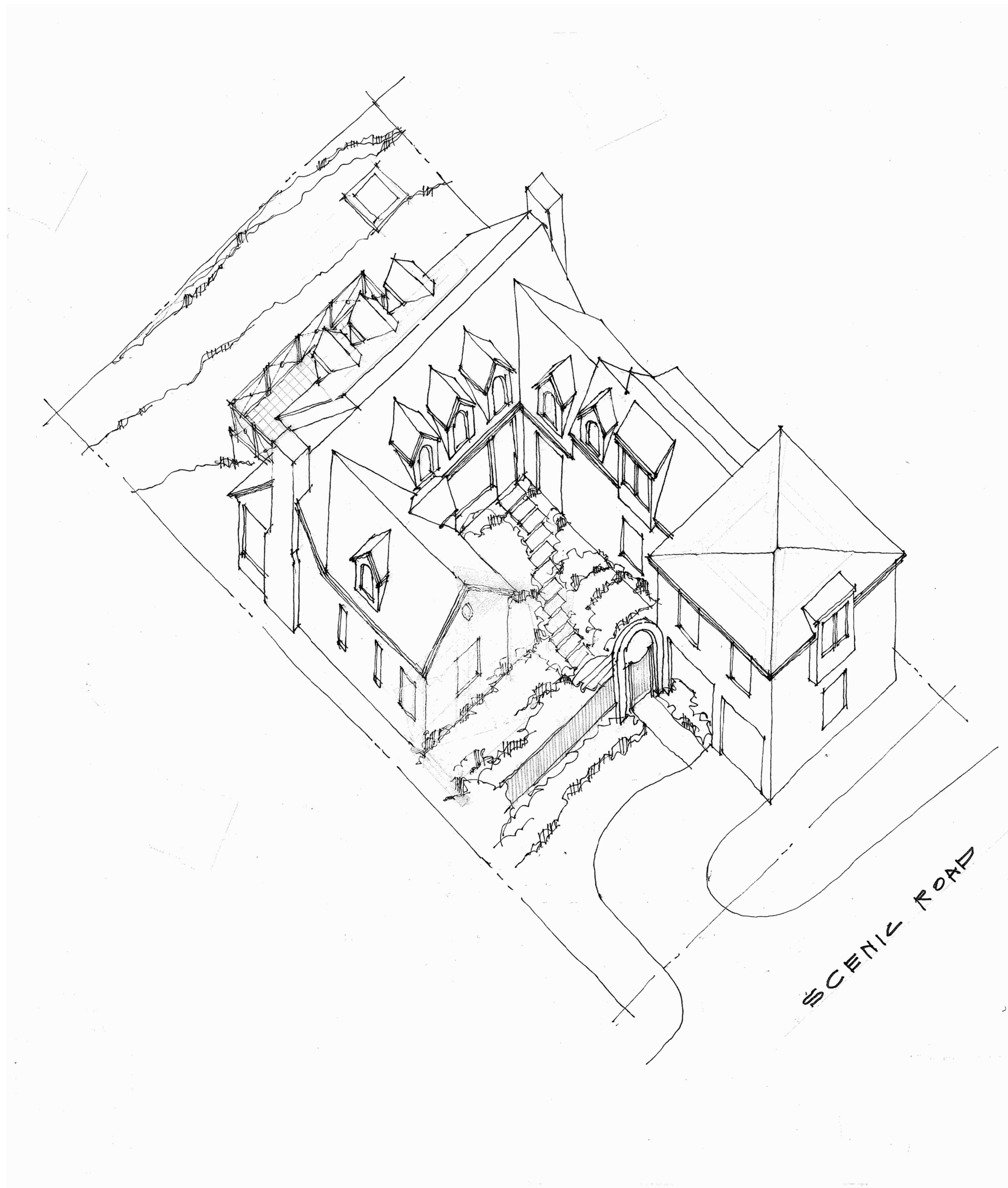
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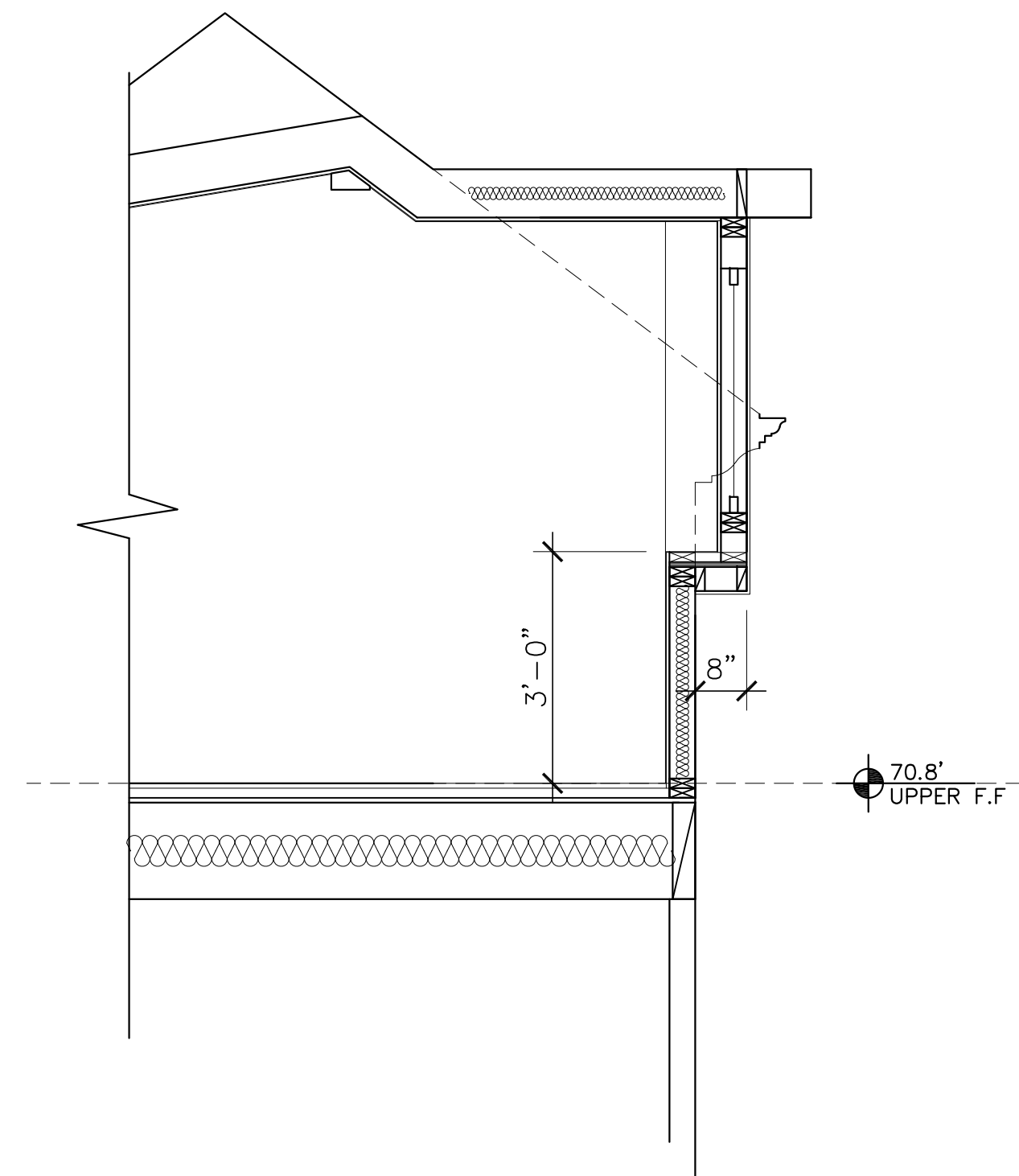
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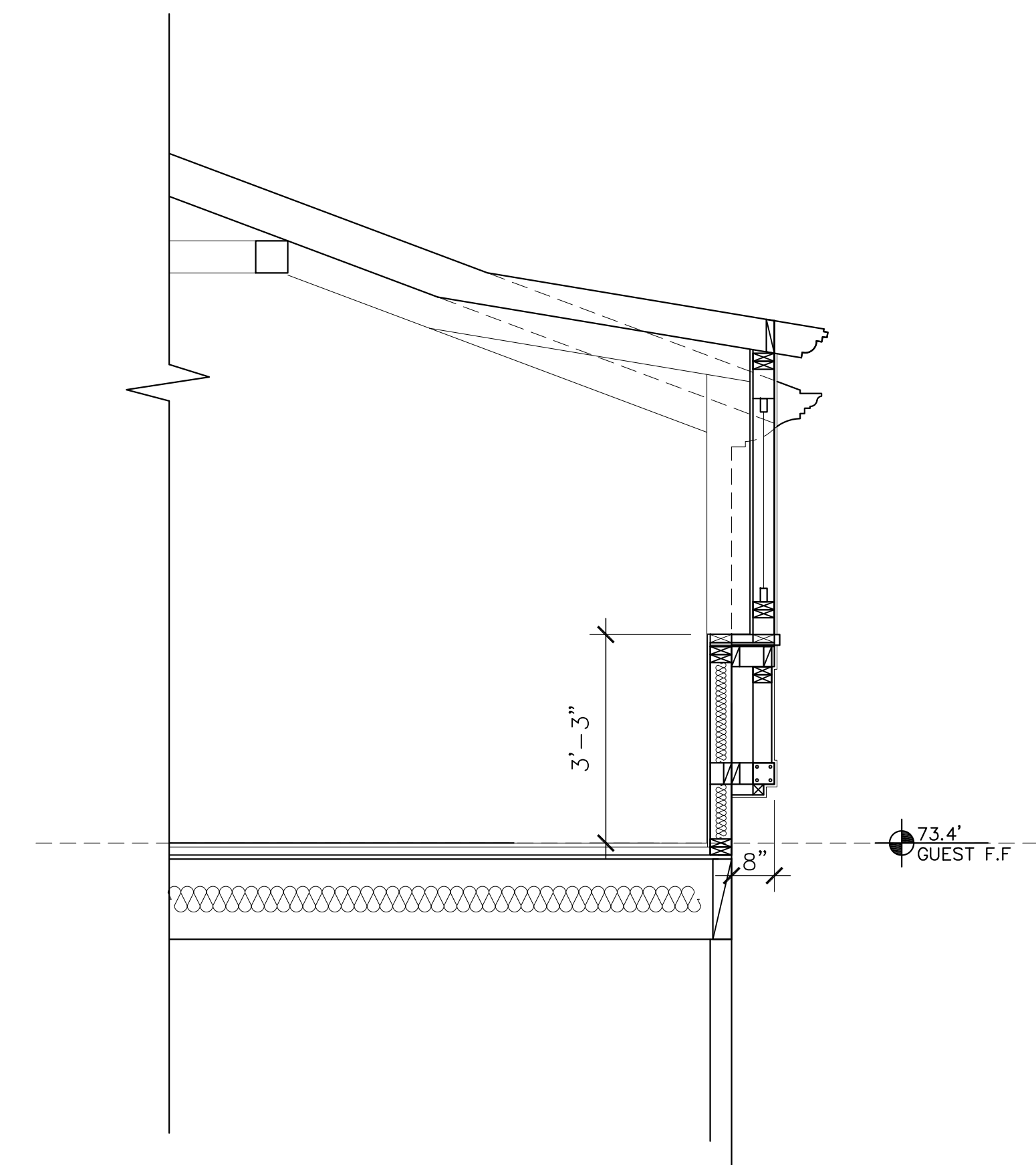


ISOMETRIC VIEW
 MC CALLISTER RESIDENCE
 5-14-18



B - SECTION

1/2"=1'-0"



A - SECTION

1/2"=1'-0"

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ISOMETRIC VIEW
 SECTIONS

SHEET NO.

A7.0

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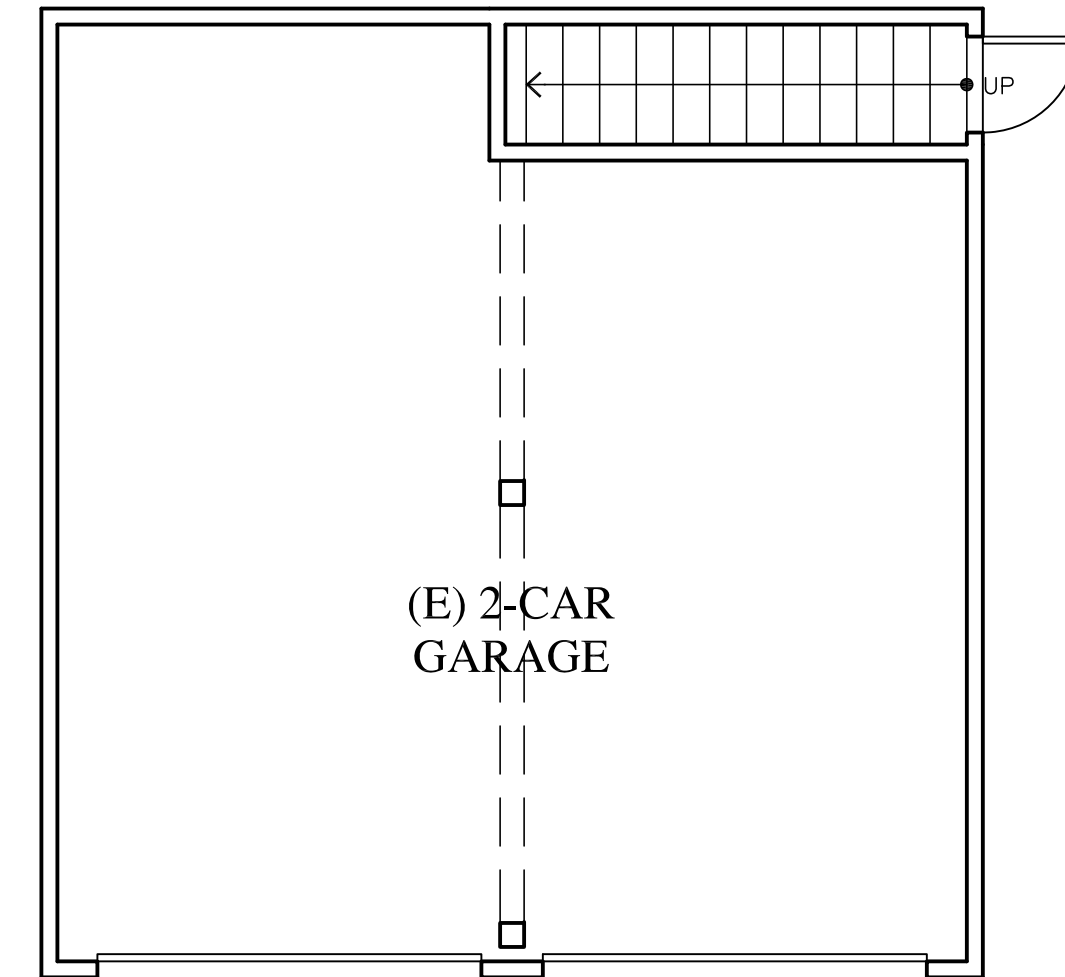
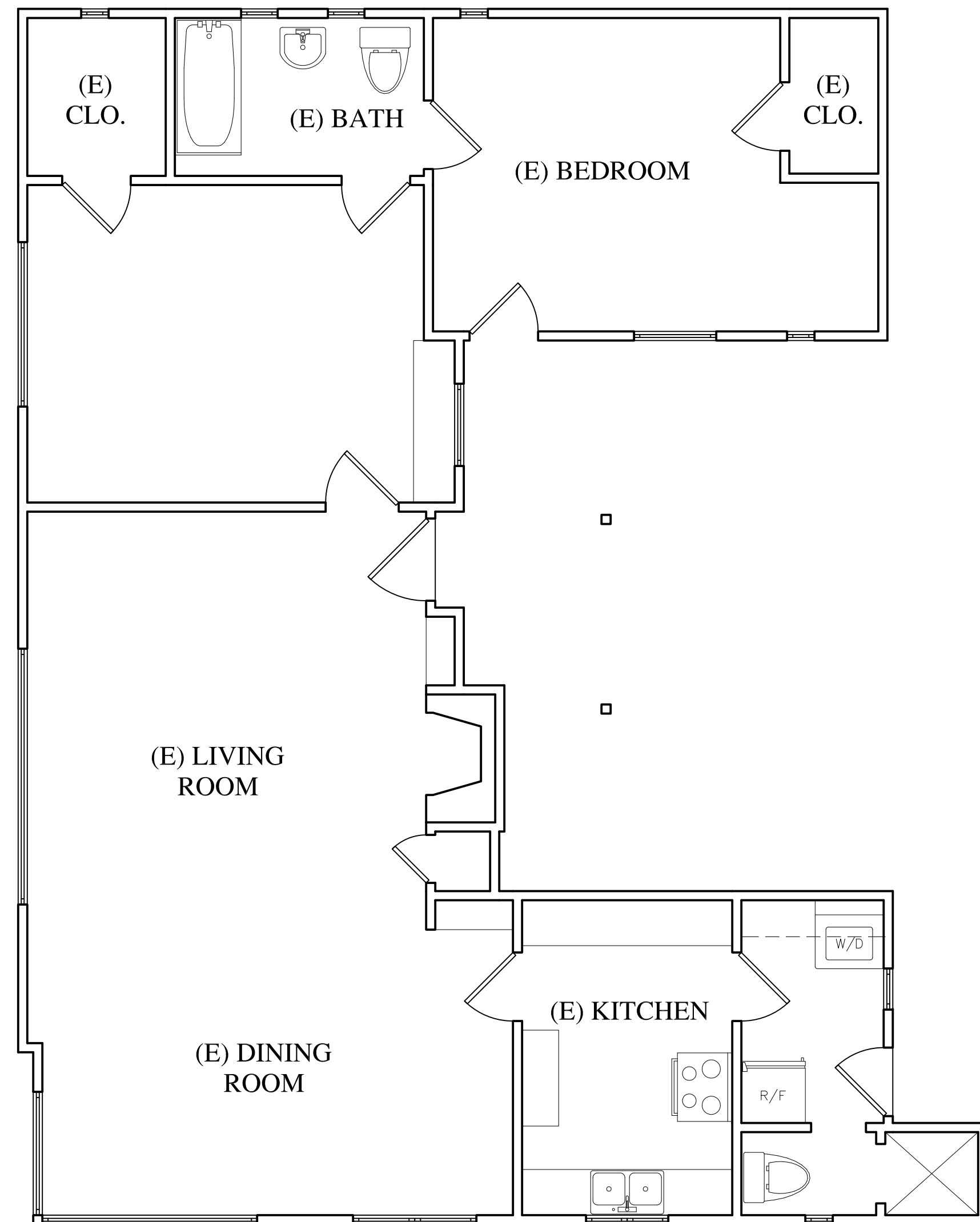
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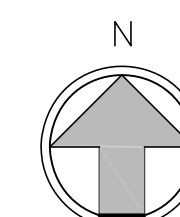
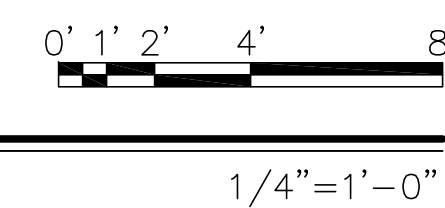
**EXISTING
MAIN LEVEL**

SHEET NO.

E2.0



EXISTING - MAIN LEVEL



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

**MCCALLISTER
RESIDENCE**

PROJECT ADDRESS:

**3RD NW OF 8TH ON
SCENIC RD
CARMEL, CA
93923**

APN: 010-312-014

DATE: MARCH 13, 2018
DESIGN APPROVAL

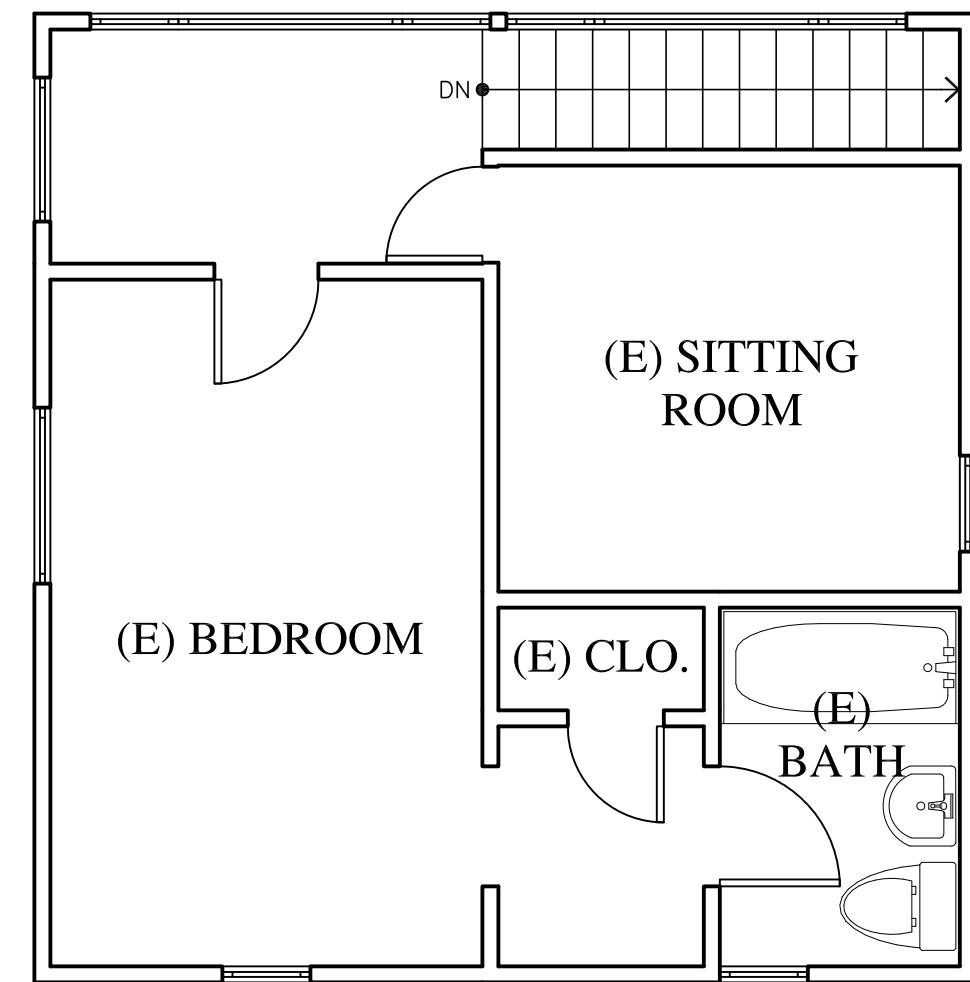
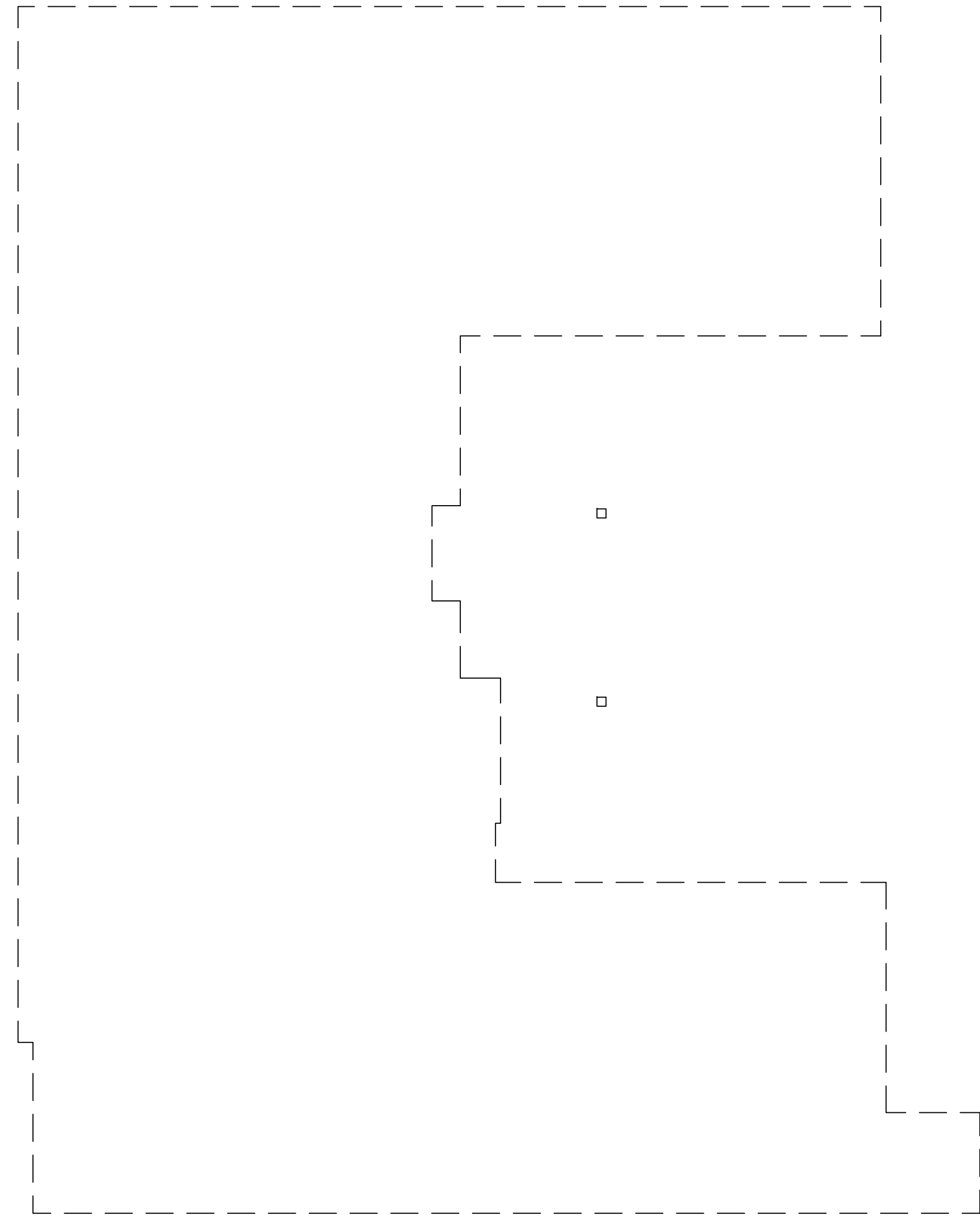
REVISIONS:

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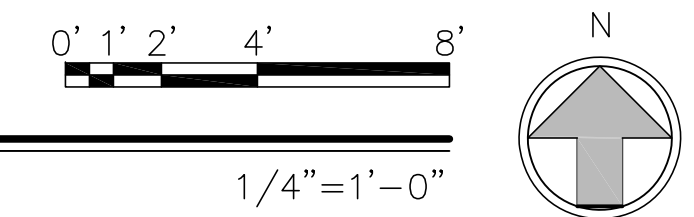
**EXISTING
UPPER LEVEL**

SHEET NO.

E3.0



EXISTING - UPPER LEVEL



1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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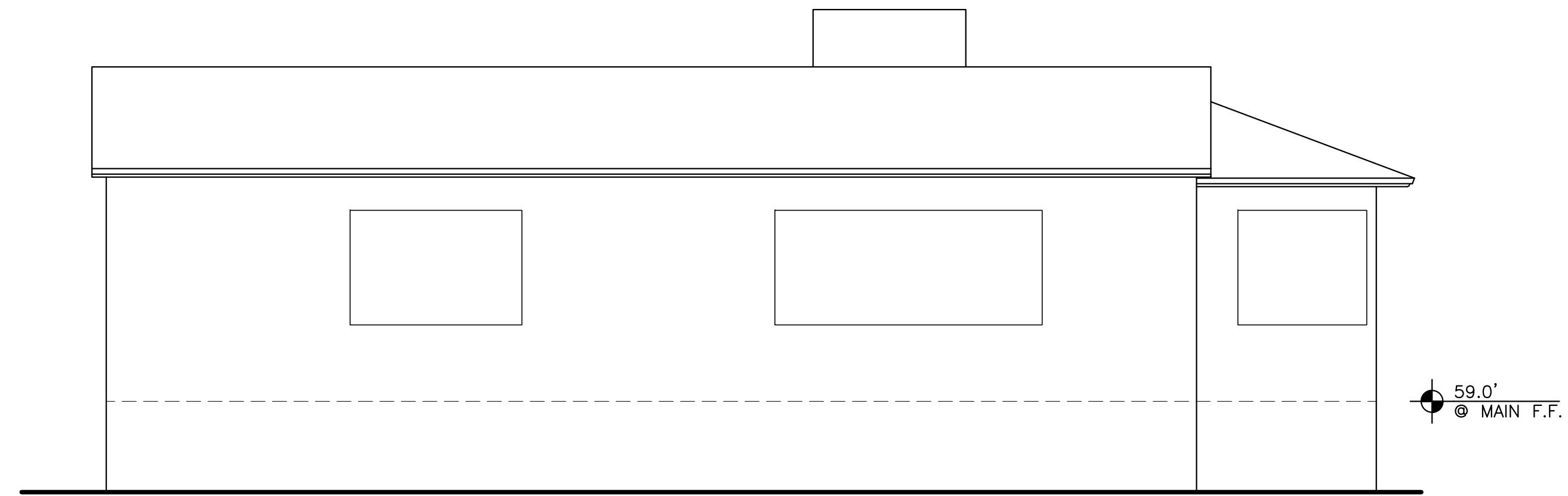
REVISIONS:

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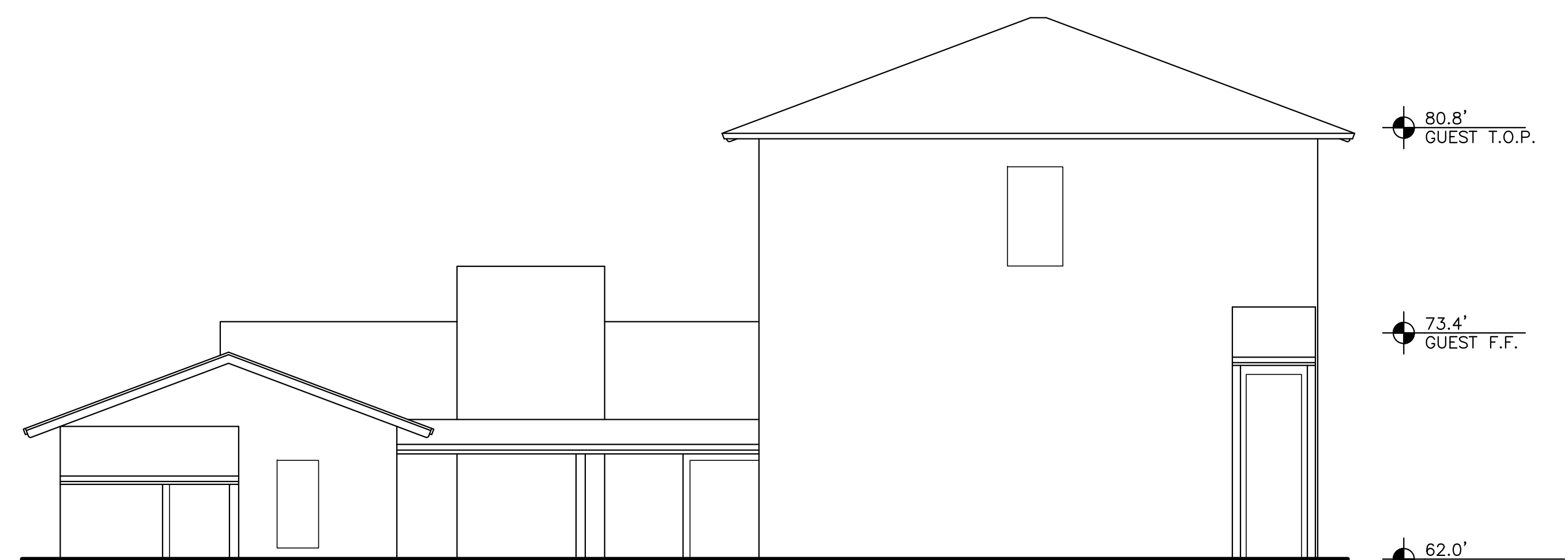
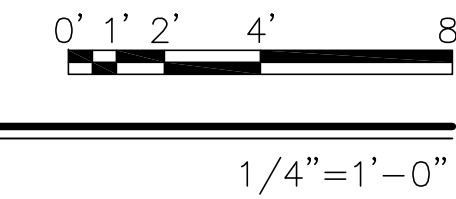
**EXISTING
ELEVATIONS**

SHEET NO.

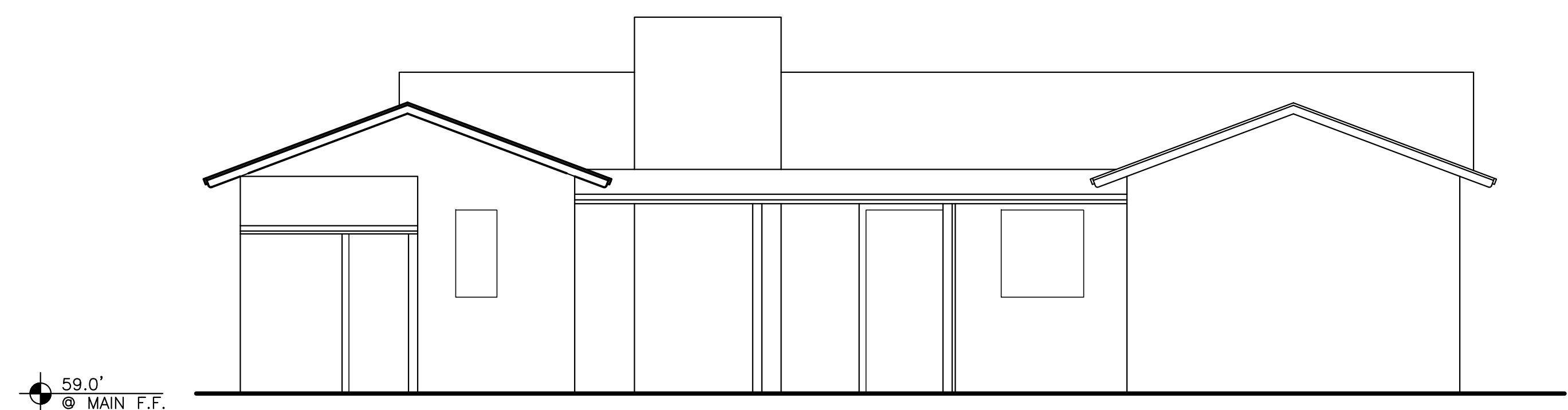
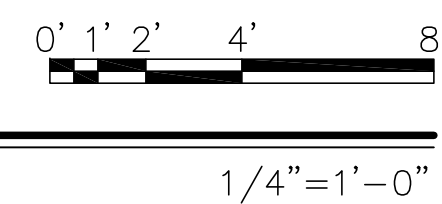
E6.0



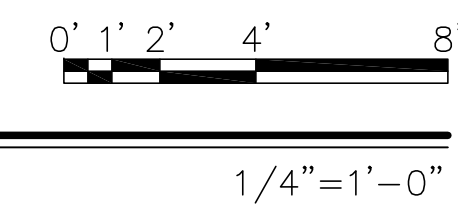
WEST ELEVATION



EAST ELEVATION



EAST COURTYARD ELEVATION



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△		_____
△		_____
△		_____
△		_____

**EXISTING
ELEVATIONS**

SHEET NO.

E6.1

