EVENSEN RESIDENCE

3 NE of 5th Ave. on Lincoln St.
Carmel, California

CONSULTANTS

ARCHITECT:	THOMAS BATEMAN HOOD P.O. BOX 4916 CARMEL, CA 93921 831-622-9912	BUILDER:	TO BE DETERMINED
STRUCTURAL ENGINEER:	TO BE DETERMINED	GEOTECH:	TO BE DETERMINED
HISTORICAL:	TO BE DETERMINED	ARCHEOLOGY:	TO BE DETERMINED

PROJECT DESCRIPTION

The project scope is limited to the demolition of an existing 662 square foot, single story residence, detached 126 square foot single car garage and removal of existing 912.07 sq. ft. of impermeable driveway. Construction of a new 2 story single family residence with basement. 1,596.50 sq. ft. of living space is located on the main and upper floors for living space. 426.69 sq. ft. of basement area to include a 219.86 square foot garage and 273.46 square foot storage area. Site work shall have a new 270.71 square foot permeable paver driveway and garbage enclosure as well as a 227.17 square foot permeable paver rear terrace. A new 49.94 square foot permeable gravel entry walkway. No trees are to be removed under this application.

Materials for the proposed construction shall be stained cedar shingle and painted stucco siding with full dimension "Carmel" stone veneer at lower course per proposed elevations. Aluminum clad wood windows and doors with painted wood trim. Standing seam metal roof with 24" seam spacing. Copper gutters and downspouts.

DEFERRED SUBMITTALS

- FIRE SPRINKLERS

SHEET INDEX

A0.0 TITLE SHEET
A1.1 EXISTING SURVEY
A1.2 PROPOSED SITE PLAN
A1.3 PROPOSED SITE PLAN
A2.1 PROPOSED BASEMENT FLOOR PLAN
A2.2 PROPOSED MAIN FLOOR PLAN
A2.3 PROPOSED UPPER FLOOR PLAN
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS
A3.3 PROPOSED MATERIAL SAMPLES
A4.1 PROPOSED BUILDING SECTIONS
A4.2 PROPOSED BUILDING SECTIONS
A5.1 PROPOSED DOOR & WINDOW SCHEDULE

RECEIVED

OCT 26 2018

City of Carmel-by-the-Sea
Planning & Building Dept.

PROJECT INFORMATION

ZONING:
R-1

CONSTRUCTION TYPE:
V-B

OCCUPANCY GROUP:
R-1/U

ADDRESS:
3 NE OF 5TH AVE on LINCOLN ST.

APN:
010-137-010

LOT AREA:
LOT AREA = 4,000 S.F. (0.09 ACRES)

FLOOR AREA:

PROPOSED FLOOR AREA RATIO:

BASEMENT:	493.32 S.F.
MAIN FLOOR:	1,103.18 S.F.
UPPER FLOOR:	426.69 S.F.
TOTAL =	2,023.19 S.F.

SITE COVERAGE:

COVERAGE ALLOWED - 556 S.F. @ 50% PERMEABLE COVERAGE	556.00 S.F.
PROPOSED SITE COVERAGE:	
NON-PERVIOUS	
FRONT STEPS:	19.03 S.F.
PORCH STEPS:	15.54 S.F.
FRONT PORCH:	70.46 S.F.
REAR STEPS:	13.75 S.F.
LIGHT WELLS:	18.00 S.F.
TOTAL NON-PERVIOUS	136.78 S.F.
PERVIOUS	
DRIVEWAY:	203.75 S.F.
REAR TERRACE:	212.83 S.F.
TOTAL PERVIOUS:	416.58 S.F.
TOTAL COVERAGE:	553.36 S.F.

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P.O. Box 4916
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tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:
DEMO AND NEW CONSTRUCTION
EVENSEN RESIDENCE

LINCOLN ST, 3 NE of 5TH AVE.
CARMEL, CA 93921
APN: 010-137-010

OWNER:
RONALD & SHIRLEY EVENSEN

LINCOLN ST, 3 NE of 5TH AVE.
CARMEL, CA 93921

REVISIONS:

No.	Description

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ARCHITECTURAL STAMP:

LICENSED ARCHITECT
THOMAS BATEMAN HOOD
NO. C19470
07/31/19
STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

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PRINT DATE: 10-15-18

DRAWING DATE: 10-15-18

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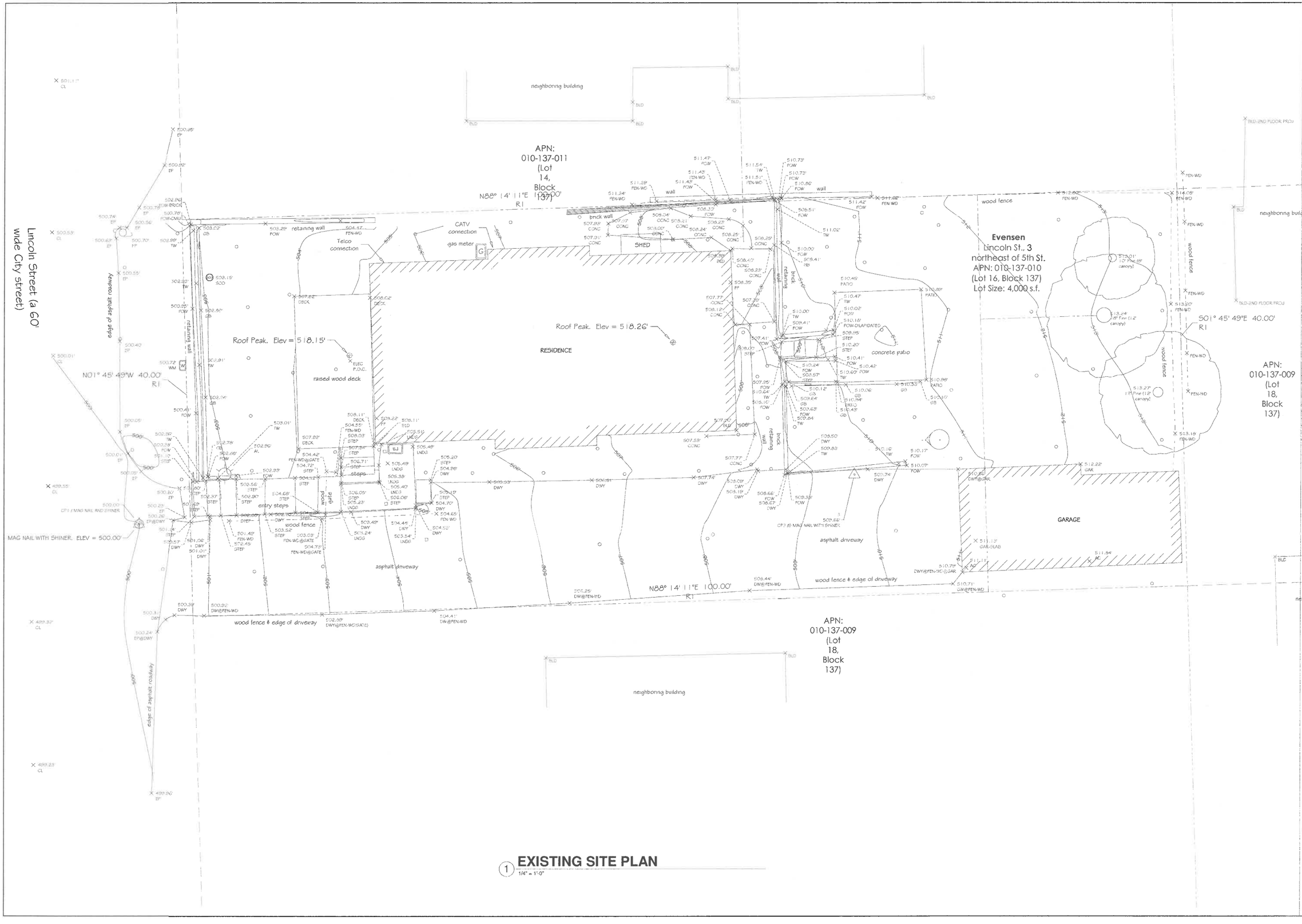

1 EXISTING SITE PLAN

1/4" = 1'-0"

THOMAS BATEMAN HOOD ARCHITECTURE

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EXISTING SURVEY

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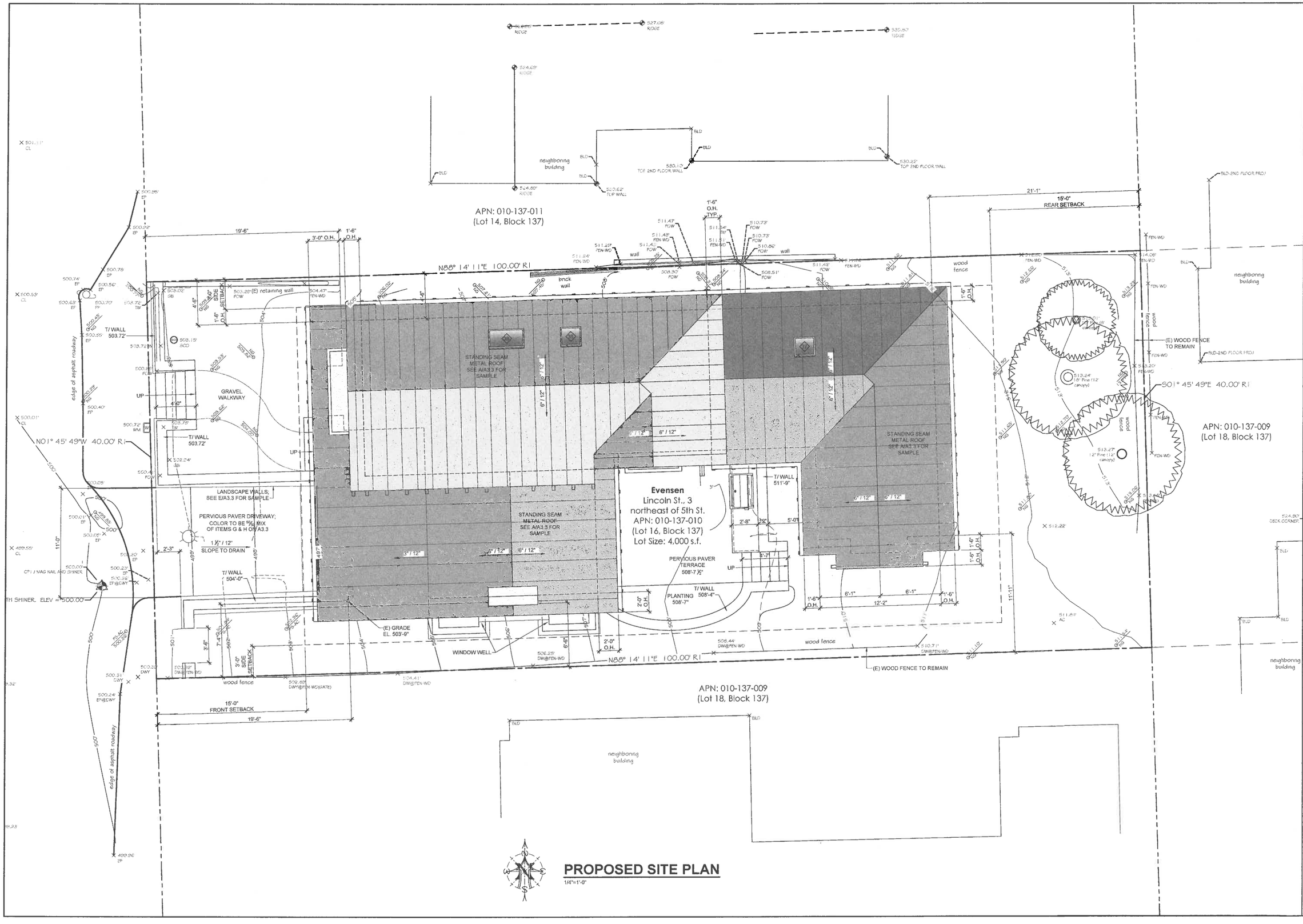

PROPOSED SITE PLAN

1/4"=1'-0"

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PROPOSED SITE PLAN

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

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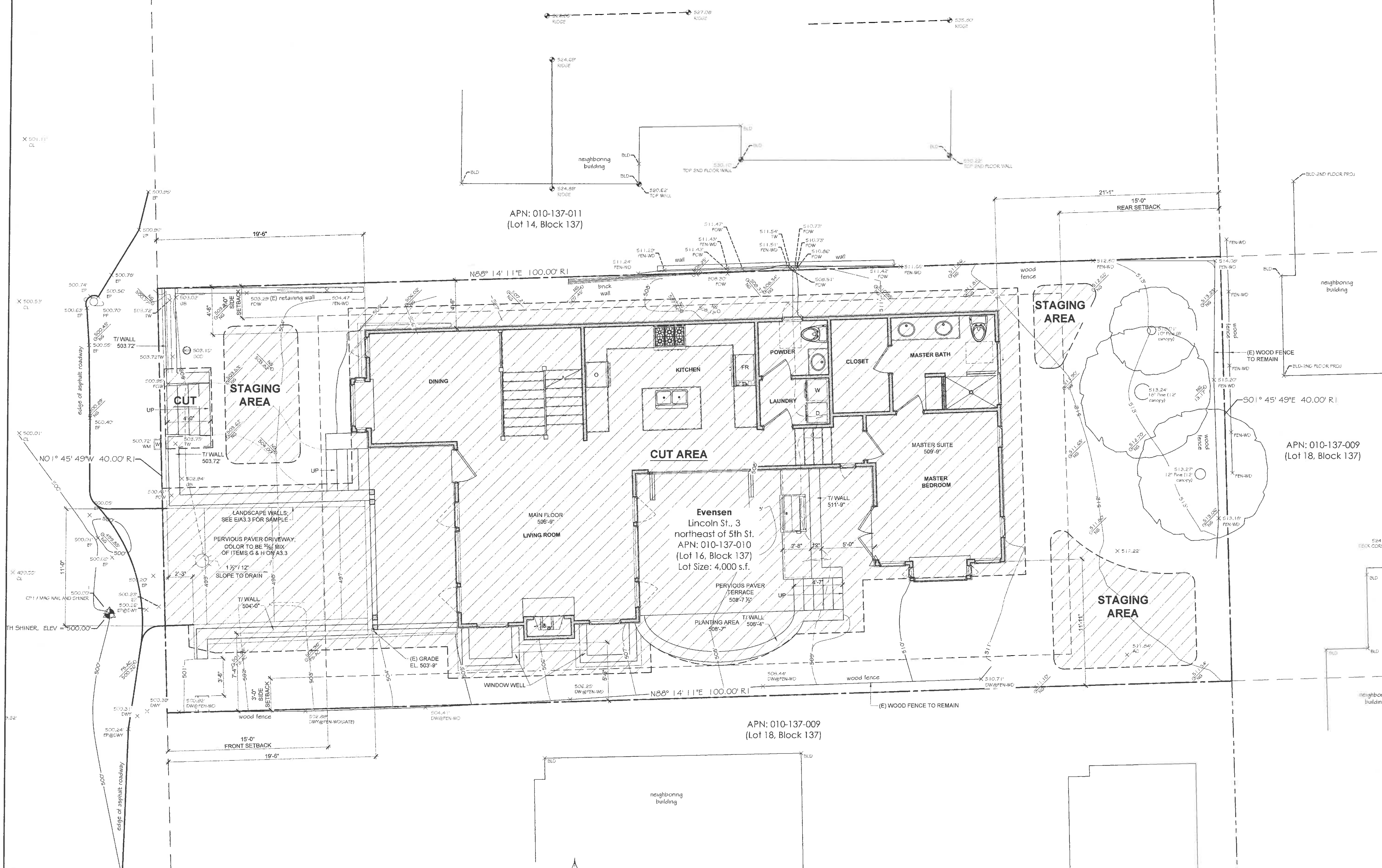

PROPOSED MAIN FLOOR SITE PLAN

1/4"=1'-0"

CUT AND FILL TABLE:

CUT:	463.7 CUBIC YARDS
FILL: (SHORING)	25.18 CUBIC YARDS
OFFHAUL:	440.55 CUBIC YARDS

THOMAS BATEMAN
HOOD
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SCALE: 1/4" = 1'-0"

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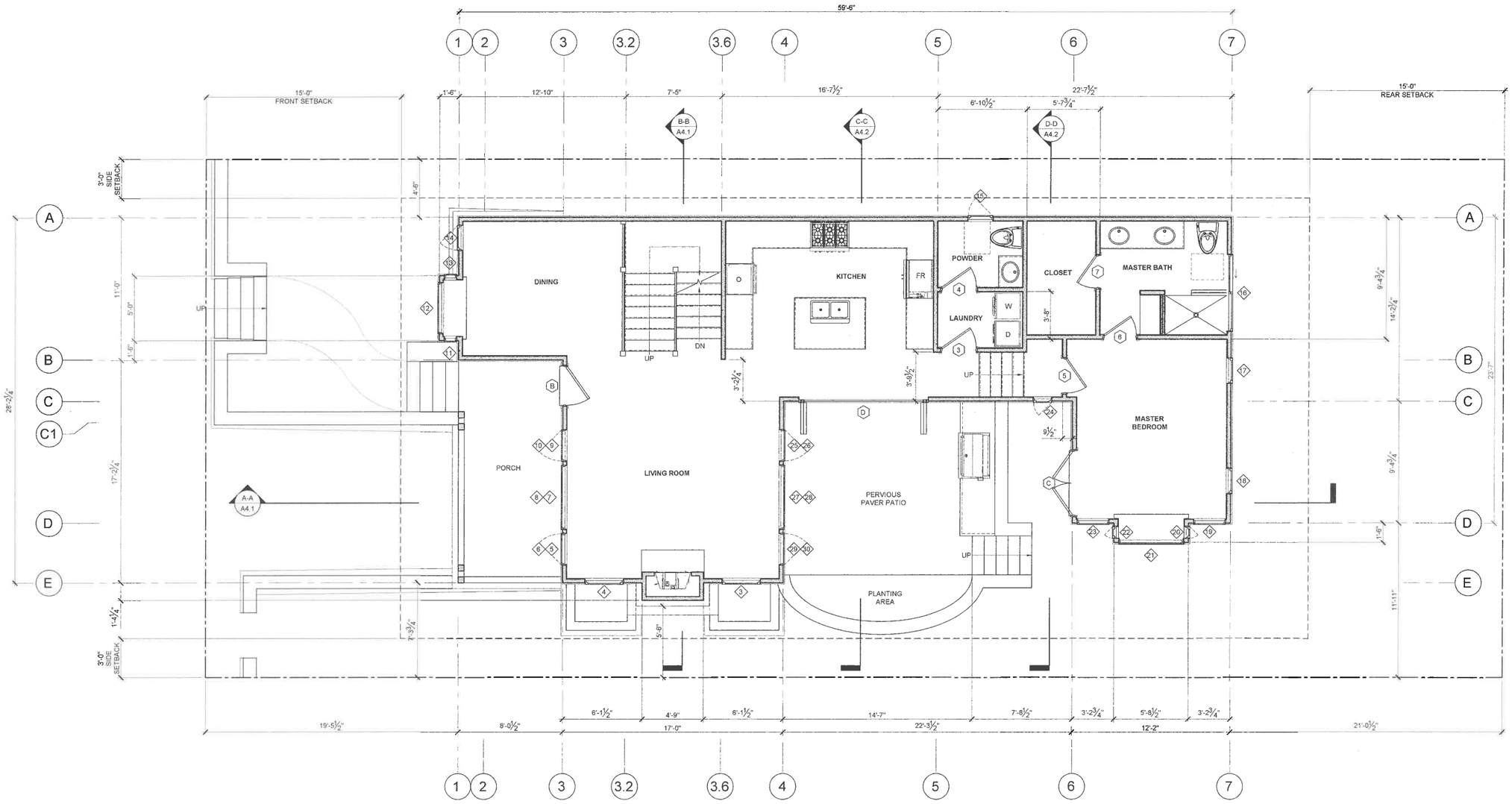

MAIN FLOOR PLAN

1/4"=1'-0"

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PROPOSED MAIN FLOOR PLAN

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

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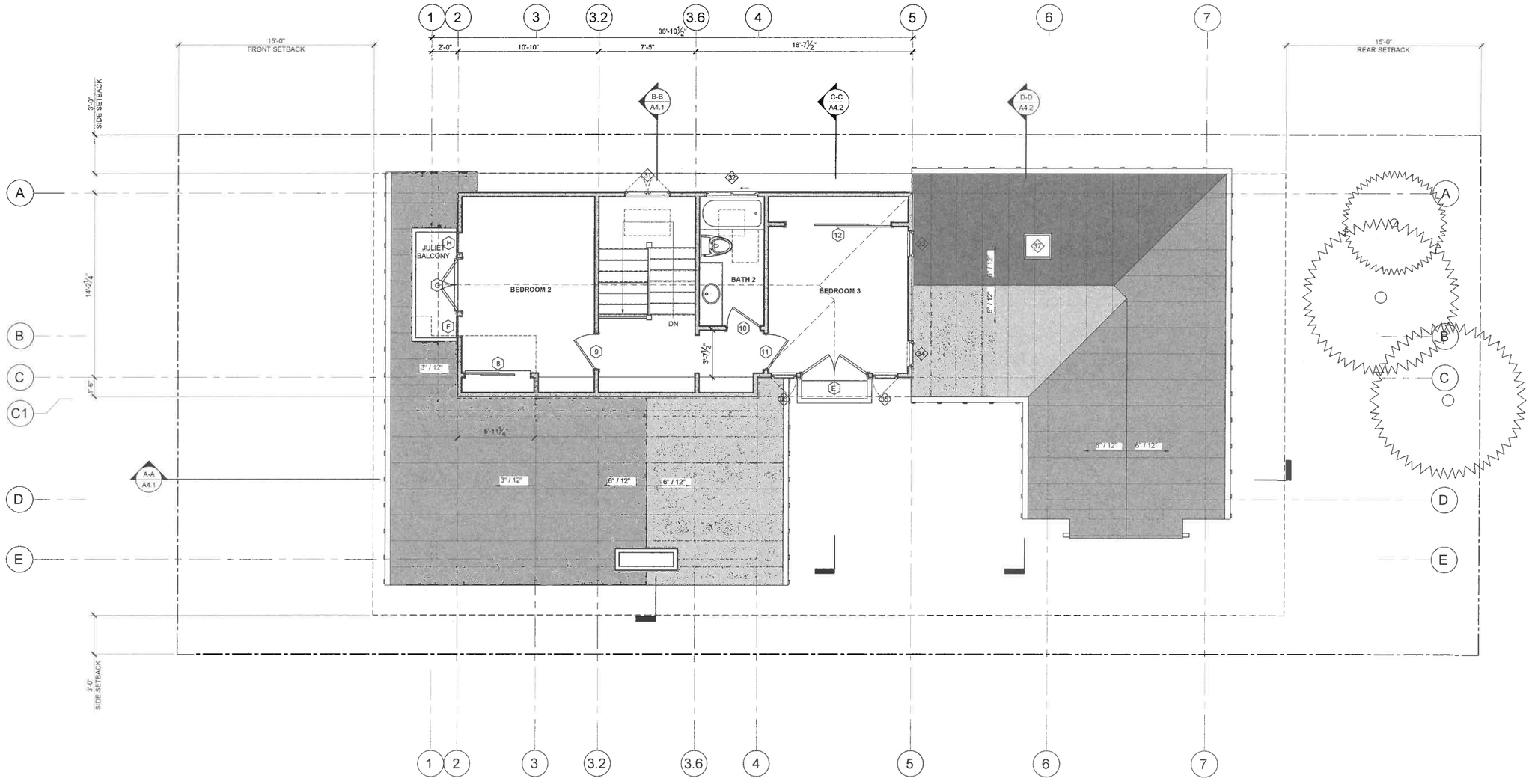

UPPER FLOOR PLAN

1/4"=1'-0"

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PROPOSED UPPER FLOOR PLAN

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

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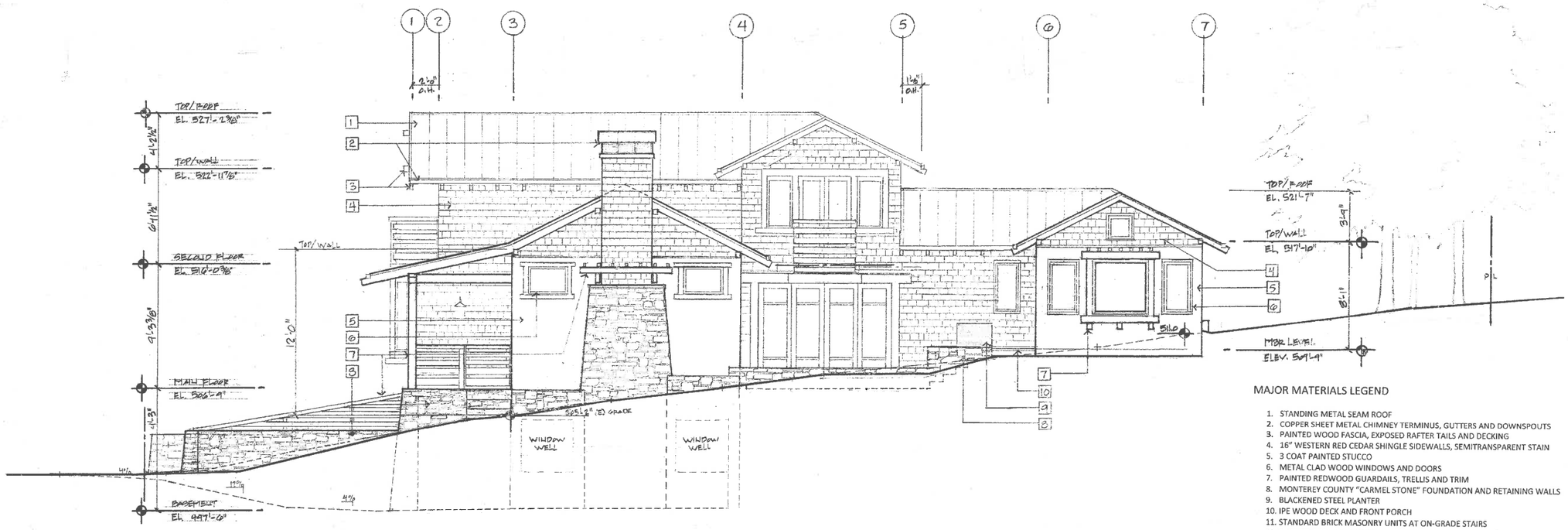
WEST ELEVATION



SOUTH ELEVATION

MAJOR MATERIALS LEGEND

1. STANDING METAL SEAM ROOF
2. COPPER SHEET METAL CHIMNEY TERMINUS, GUTTERS AND DOWNSPOUTS
3. PAINTED WOOD FASCIA, EXPOSED RAFTER TAILS AND DECKING
4. 16" WESTERN RED CEDAR SHINGLE SIDEWALLS, SEMITRANSPARENT STAIN
5. 3 COAT PAINTED STUCCO
6. METAL CLAD WOOD WINDOWS AND DOORS
7. PAINTED REDWOOD GUARDAILS, TRELLIS AND TRIM
8. MONTEREY COUNTY "CARMEL STONE" FOUNDATION AND RETAINING WALLS
9. BLACKENED STEEL PLANTER
10. IPE WOOD DECK AND FRONT PORCH
11. STANDARD BRICK MASONRY UNITS AT ON-GRADE STAIRS
12. PAINTED REDWOOD GATE

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THOMAS BATEMAN HOOD, AIA
CARMEL, CA

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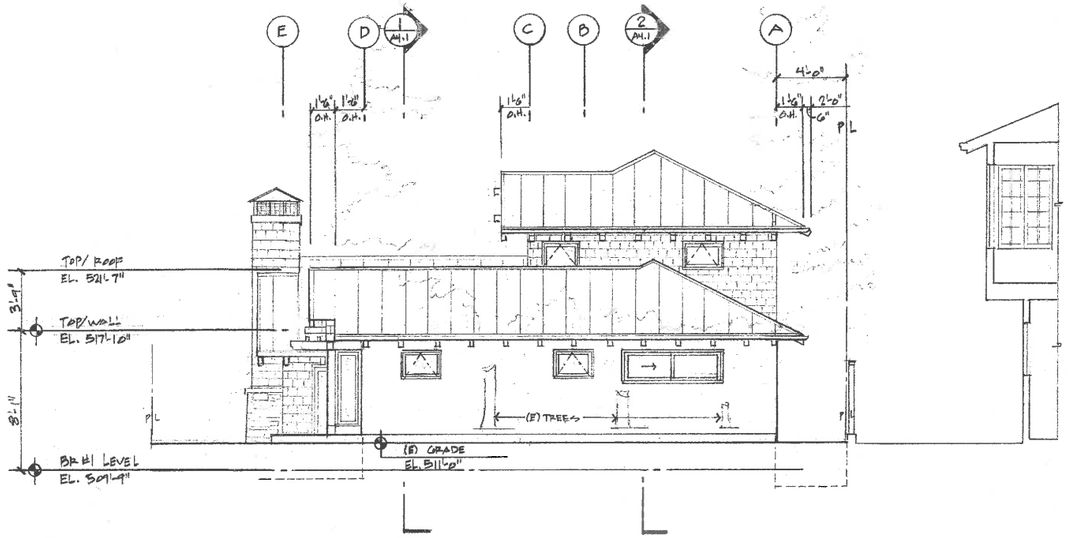

EAST ELEVATION

MAJOR MATERIALS LEGEND

1. STANDING METAL SEAM ROOF
2. COPPER SHEET METAL CHIMNEY TERMINUS, GUTTERS AND DOWNSPOUTS
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4. 16" WESTERN RED CEDAR SHINGLE SIDEWALLS, SEMITRANSPARENT STAIN
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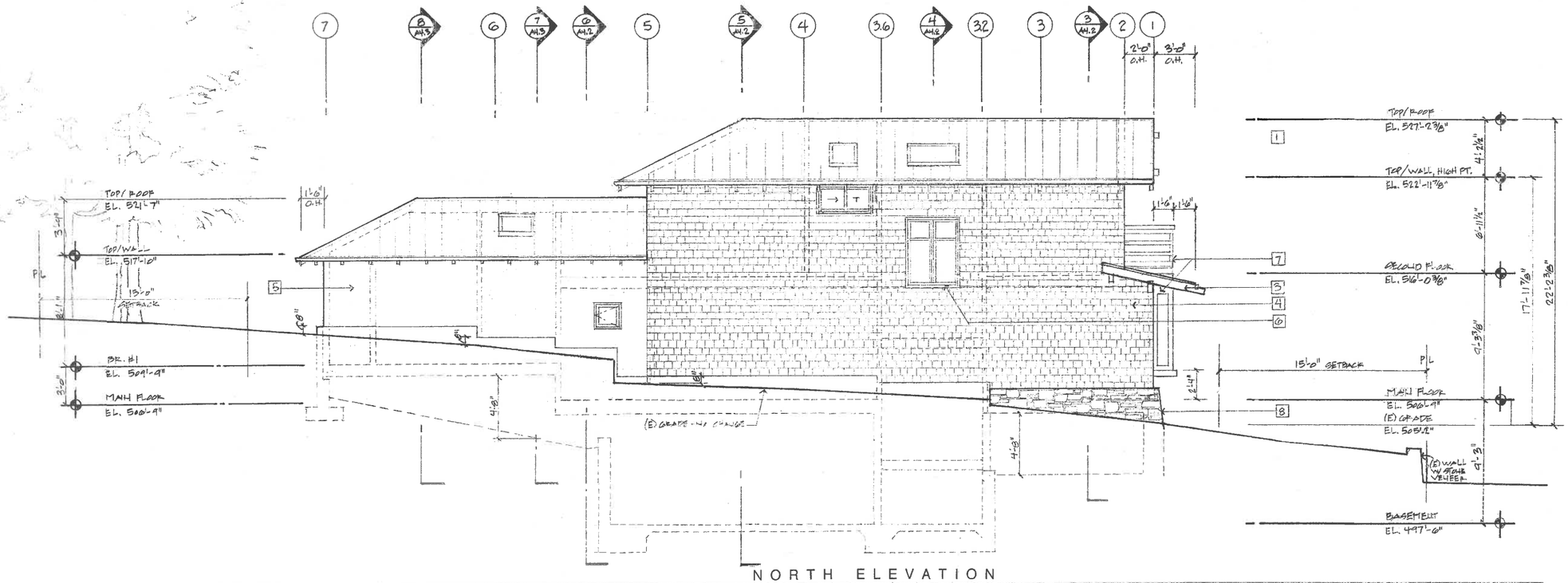
12. PAINTED REDWOOD GATE

SKYLIGHTS

1. ALLSKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE FROM ADJOINING PROPERTIES.
2. THE SKYLIGHTS SHALL HAVE FLASHING THAT MATCHES ROOF COLOR, OR THE FLASHIING SHALL BE PAINTED TO MATCH THE ROOF COLOR.
3. EACH SKYLIGHT SHALL HAVE A SOLAR SHADE AS PART OF THE SKYLIGHT INSTALLATION



NORTH ELEVATION

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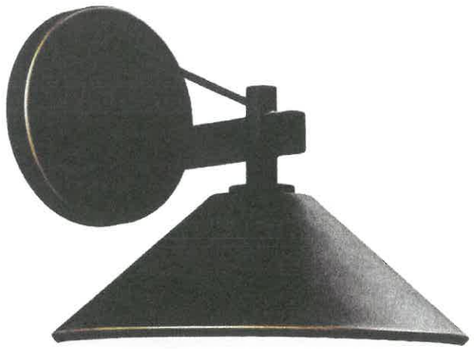
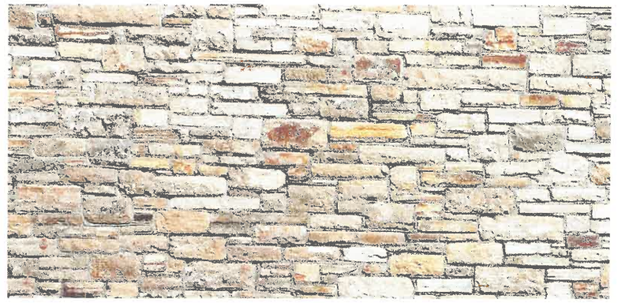


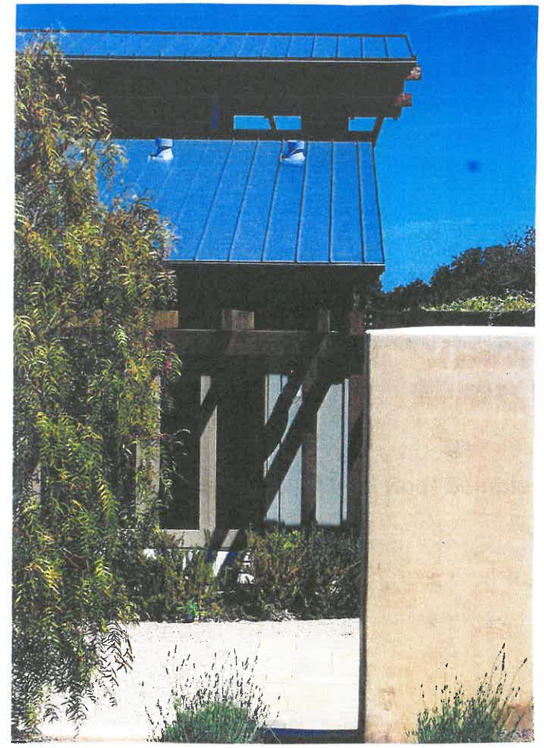
(J) Exterior Light

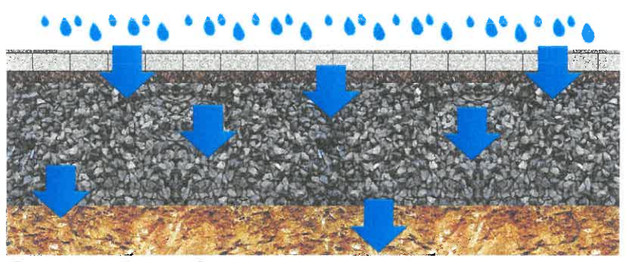
KICHLER RIPLEY COLLECTION OUTDOOR WALL LIGHT - 49060 OZ
COLOR: OILED BRONZE
MATERIAL: SOLID BRASS
VOLTAGE: 120 V
INSTALLATION: DAMP LOCATION
LIGHT BULB: TYPE R, TYPE G & R14; DARK SKY COMPLIANT
WATTAGE: NOT TO EXCEED 25 WATTS



(E) Stone Sample

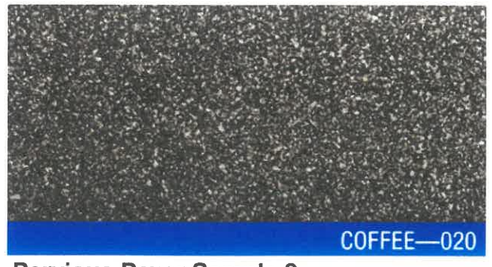
(F) Exterior Stairs Sample





(K) Pervious Paver Construction

(G) Pervious Paver Sample 1



(H) Pervious Paver Sample 2

Cedar Shingle Semi-Trans. Stain
All Ben Moore: "Stone Hearth"

Stucco Paint
"Spice Gold"

Window &Trim Paint
"Raintree Green"

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The drawings, specifications and other documents prepared by the architect for this project are instrumentals of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutiry and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reporducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:

LICENSED ARCHITECT
THOMAS BATEMAN HOOD
NO. C19470
07/31/19
STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: TBH/TMK
PRINT DATE: 06-15-18
DRAWING DATE: 06-15-18

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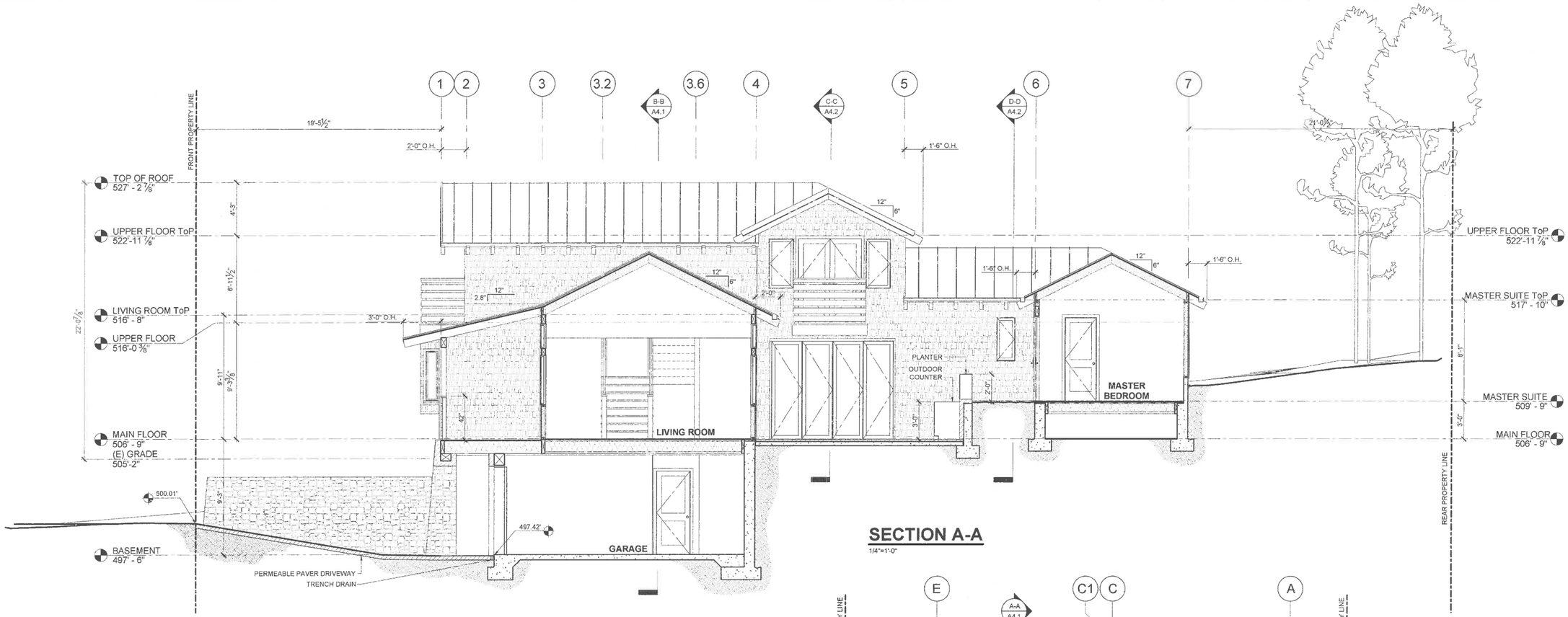

SECTION A-A

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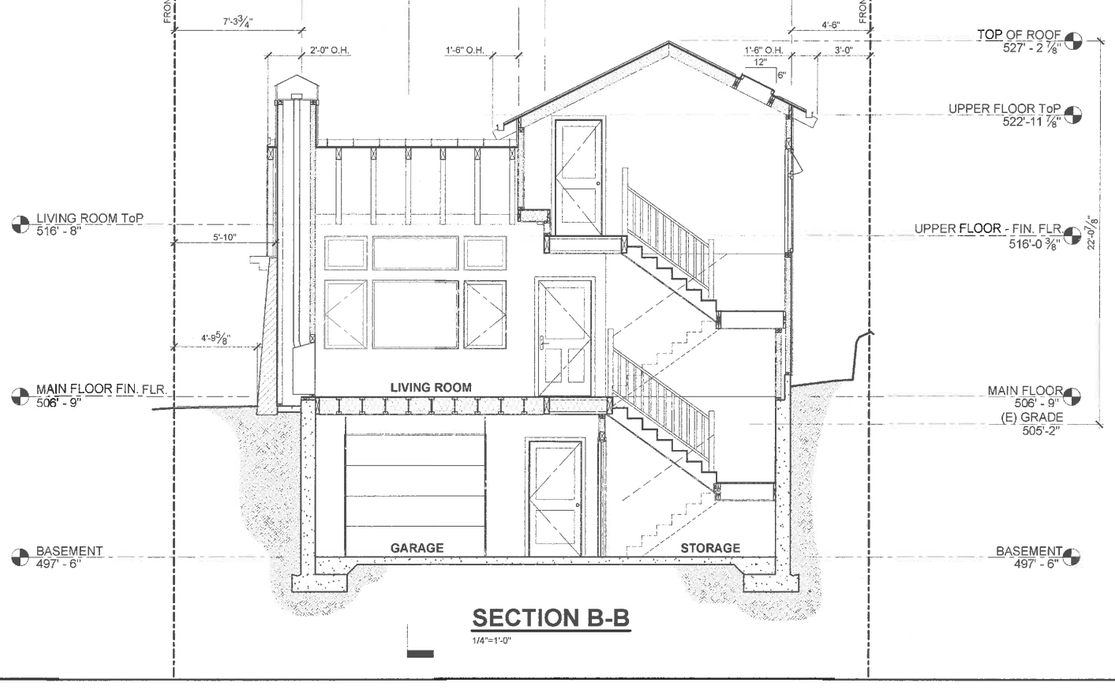

SECTION B-B

1/4"=1'-0"

THOMAS BATEMAN HOOD ARCHITECTURE

THOMAS BATEMAN HOOD
SW Corner of Lincoln & 4th Ave.
Carmel, California 93921
P.O. Box 4916
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:
DEMO AND NEW CONSTRUCTION
EVENSEN RESIDENCE
LINCOLN ST, 3 NE of 5TH AVE.
CARMEL, CA 93921
A.P.N.: 010-137-010

OWNER:
RONALD & SHIRLEY EVENSEN

LINCOLN ST, 3 NE of 5TH AVE.
CARMEL, CA 93921

REVISIONS:

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LICENSED ARCHITECT · THOMAS BATEMAN HOOD · NO. C19470 07/31/19 · STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: **TBH/TK**

PRINT DATE: **10-15-18**

DRAWING DATE: **10-15-18**

PAGE TITLE:

BUILDING SECTIONS

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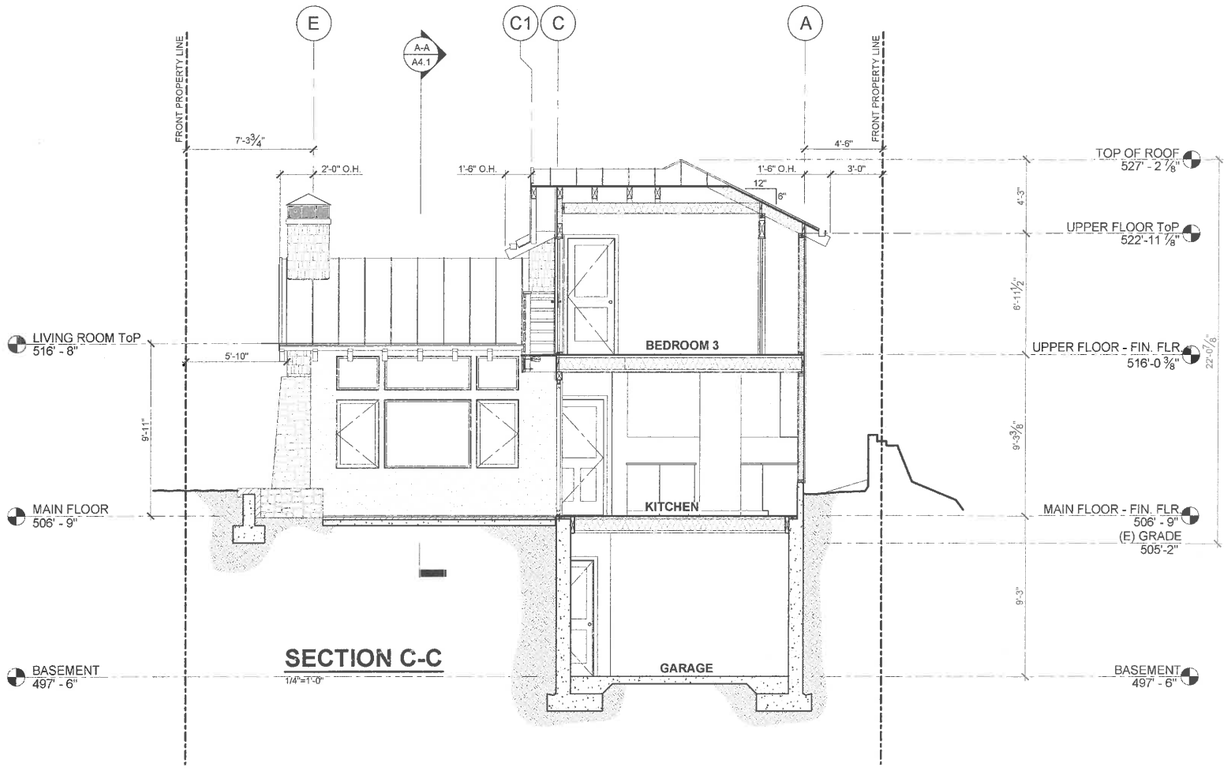
OF SHEETS



SECTION C-C

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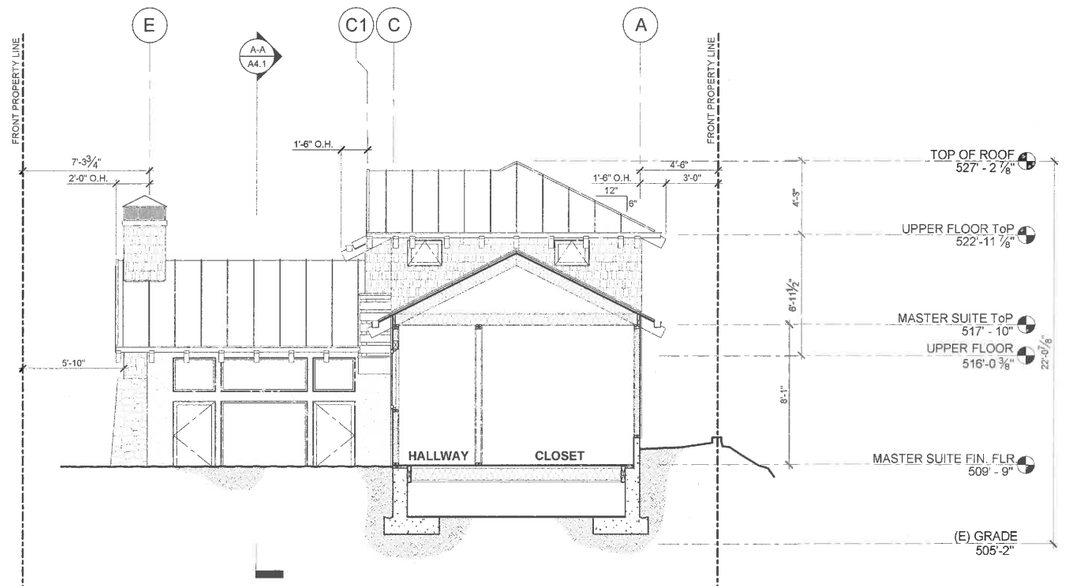

SECTION D-D

1/4"=1'-0"

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BUILDING SECTIONS

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

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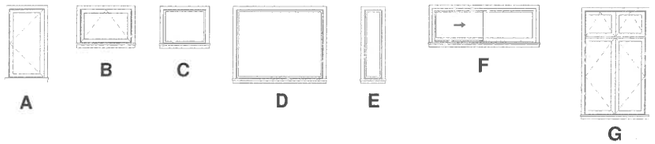
OF SHEETS



Window Types

1/4" = 1'-0"

Window Schedule

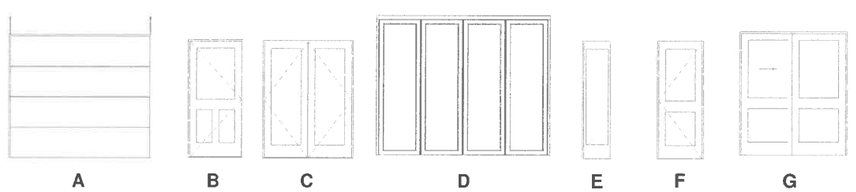
Mark	Type	Style	Level	Location	Size		Head Height	Rough Opening		Exterior Finish	Interior Finish	Grilles		Glass Type	Manufacturer	Model	Comments
	Window Type				Width	Height		Width	Height			Wide	High				
1	CASEMENT	A	BASEMENT - PROPOSED	GARAGE	2' - 11 1/2"	3' - 5 1/2"	6' - 8"	3' - 0"	3' - 6"	Aluminum Clad	Wood				JeldWen	3036	
2	CASEMENT	A	BASEMENT - PROPOSED	GARAGE	2' - 11 1/2"	3' - 5 1/2"	6' - 8"	3' - 0"	3' - 6"	Aluminum Clad	Wood				JeldWen	3036	
3	AWNING	B	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 11 1/2"	1' - 11 1/2"	9' - 2"	3' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	3020	
4	AWNING	B	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 11 1/2"	1' - 11 1/2"	9' - 2"	3' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	3020	
5	CASEMENT	A	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	3' - 11 1/2"	6' - 8"	2' - 6"	4' - 0"	Aluminum Clad	Wood				JeldWen	2640	TEMPERED/SAFETY GLAZING
6	FIXED	C	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	1' - 11 1/2"	9' - 2"	2' - 6"	2' - 0"	Aluminum Clad	Wood				JeldWen	2620	
7	FIXED/PICTURE	D	MAIN FLOOR - PROPOSED	LIVING ROOM	4' - 11 1/2"	3' - 11 1/2"	6' - 8"	5' - 0"	4' - 0"	Aluminum Clad	Wood				JeldWen	5040	TEMPERED/SAFETY GLAZING
8	FIXED	D	MAIN FLOOR - PROPOSED	LIVING ROOM	4' - 11 1/2"	1' - 11 1/2"	9' - 2"	5' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	5020	
9	CASEMENT	A	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	3' - 11 1/2"	6' - 8"	2' - 6"	4' - 0"	Aluminum Clad	Wood				JeldWen	2640	TEMPERED/SAFETY GLAZING
10	FIXED	C	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	1' - 11 1/2"	9' - 2"	2' - 6"	2' - 0"	Aluminum Clad	Wood				JeldWen	2620	
11	FIXED	E	MAIN FLOOR - PROPOSED	DINING	0' - 11 1/2"	3' - 11 1/2"	7' - 0"	1' - 0"	4' - 0"	Aluminum Clad	Wood				CUSTOM		
12	FIXED/PICTURE	D	MAIN FLOOR - PROPOSED		3' - 11 1/2"	3' - 11 1/2"	7' - 0"	4' - 0"	4' - 0"	Aluminum Clad	Wood				JeldWen	4040	
13	FIXED	E	MAIN FLOOR - PROPOSED	DINING	0' - 11 1/2"	3' - 11 1/2"	7' - 0"	1' - 0"	4' - 0"	Aluminum Clad	Wood				CUSTOM		
14	CASEMENT	A	MAIN FLOOR - PROPOSED	DINING	1' - 11 1/2"	3' - 5 1/2"	8' - 0"	2' - 0"	3' - 6"	Aluminum Clad	Wood				JeldWen	2036	
15	CASEMENT	A	MAIN FLOOR - PROPOSED	POWDER	1' - 11 1/2"	1' - 11 1/2"	6' - 8"	2' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	2020	TEMPERED/SAFETY GLAZING
16	SLIDER	F	MASTER SUITE - PROPOSED	MASTER BATH	5' - 11 1/2"	1' - 11 1/2"	6' - 8"	6' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	6020	TEMPERED/SAFETY GLAZING
17	AWNING	H	MASTER SUITE - PROPOSED	MASTER BEDROOM	2' - 0"	1' - 6"	6' - 8"	2' - 0 1/2"	1' - 6 1/2"	Aluminum Clad	Wood				JeldWen		
18	AWNING	H	MASTER SUITE - PROPOSED	MASTER BEDROOM	2' - 0"	1' - 6"	6' - 8"	2' - 0 1/2"	1' - 6 1/2"	Aluminum Clad	Wood				JeldWen		
19	FIXED	C	MASTER SUITE - PROPOSED	MASTER BEDROOM	2' - 5 1/2"	2' - 11 1/2"	6' - 8"	2' - 6"	3' - 0"	Aluminum Clad	Wood				JeldWen	2630	
20	CASEMENT	A	MASTER SUITE - PROPOSED	MASTER BEDROOM	1' - 5 1/2"	3' - 11 1/2"	6' - 8"	1' - 6"	4' - 0"	Aluminum Clad	Wood				JeldWen	1640	
21	FIXED/PICTURE	D	MASTER SUITE - PROPOSED	MASTER BEDROOM	4' - 11 1/2"	3' - 11 1/2"	6' - 8"	5' - 0"	4' - 0"	Aluminum Clad	Wood				JeldWen	5040	
22	CASEMENT	A	MASTER SUITE - PROPOSED	MASTER BEDROOM	1' - 5 1/2"	3' - 11 1/2"	6' - 8"	1' - 6"	4' - 0"	Aluminum Clad	Wood				JeldWen	1640	
23	FIXED	C	MASTER SUITE - PROPOSED	MASTER BEDROOM	2' - 5 1/2"	2' - 11 1/2"	6' - 8"	2' - 6"	3' - 0"	Aluminum Clad	Wood				JeldWen	2630	
24	CASEMENT	A	MASTER SUITE - PROPOSED	HALLWAY	1' - 5 1/2"	3' - 5 1/2"	6' - 8"	1' - 6"	3' - 6"	Aluminum Clad	Wood				JeldWen	1636	
25	CASEMENT	A	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	3' - 11 1/2"	6' - 8"	2' - 6"	4' - 0"	Aluminum Clad	Wood				JeldWen	2640	
26	FIXED	C	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	1' - 11 1/2"	9' - 2"	2' - 6"	2' - 0"	Aluminum Clad	Wood				JeldWen	2620	
27	FIXED/PICTURE	D	MAIN FLOOR - PROPOSED	LIVING ROOM	4' - 11 1/2"	3' - 11 1/2"	6' - 8"	5' - 0"	4' - 0"	Aluminum Clad	Wood				JeldWen	5040	
28	FIXED	D	MAIN FLOOR - PROPOSED	LIVING ROOM	4' - 11 1/2"	1' - 11 1/2"	9' - 2"	5' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	5020	
29	CASEMENT	A	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	3' - 11 1/2"	6' - 8"	2' - 6"	4' - 0"	Aluminum Clad	Wood				JeldWen	2640	
30	FIXED	C	MAIN FLOOR - PROPOSED	LIVING ROOM	2' - 5 1/2"	1' - 11 1/2"	9' - 2"	2' - 6"	2' - 0"	Aluminum Clad	Wood				JeldWen	2620	
31	CASE/AWNING	G	UPPER FLOOR - PROPOSED	STAIRWELL	3' - 5 1/2"	5' - 11 1/2"	6' - 8"	3' - 6"	6' - 0"	Aluminum Clad	Wood				JeldWen		(2) 1916 AWNINGS MULLED ABOVE
32	SLIDER	F	UPPER FLOOR - PROPOSED	BATH 2	3' - 11 1/2"	1' - 11 1/2"	6' - 8"	4' - 0"	2' - 0"	Aluminum Clad	Wood				JeldWen	4020	TEMPERED/SAFETY GLAZING
33	AWNING	H	UPPER FLOOR - PROPOSED	BEDROOM 3	2' - 0"	1' - 6"	6' - 10"	2' - 0 1/2"	1' - 6 1/2"	Aluminum Clad	Wood				JeldWen		
34	AWNING	H	UPPER FLOOR - PROPOSED	BEDROOM 3	2' - 0"	1' - 6"	6' - 8"	2' - 0 1/2"	1' - 6 1/2"	Aluminum Clad	Wood				JeldWen		
35	CASEMENT	A	UPPER FLOOR - PROPOSED	BEDROOM 3	1' - 11 1/2"	3' - 11 1/2"	6' - 8"	2' - 0"	4' - 0"	Aluminum Clad	Wood				JeldWen	2040	
36	CASEMENT	A	UPPER FLOOR - PROPOSED	BEDROOM 3	1' - 11 1/2"	3' - 11 1/2"	6' - 8"	2' - 0"	4' - 0"	Aluminum Clad	Wood				JeldWen	2040	
37	SKYLIGHT	I	UPPER FLOOR - PROPOSED		2' - 0"	2' - 0"		2' - 0 1/2"	2' - 0 1/2"	Aluminum Clad	Wood				JeldWen		
38	SKYLIGHT	I	UPPER FLOOR - PROPOSED		2' - 0"	2' - 0"		2' - 0 1/2"	2' - 0 1/2"	Aluminum Clad	Wood				JeldWen		
39	SKYLIGHT	J	UPPER FLOOR - PROPOSED		5' - 0"	2' - 0"		5' - 0 1/2"	2' - 0 1/2"	Aluminum Clad	Wood				JeldWen		

Exterior Door Schedule

Mark	Door Style Type	Style	Level	Location	Width	Height	Thickness	Head Height	Rough Opening Width	Rough Opening Height	Frame Material	Finish	Glass Type	Function	Manufacturer	Model	Comments
A	Overhead Roll-Up	A	BASEMENT - PROPOSED	GARAGE	8' - 0"	7' - 0"	0' - 1 1/2"	7' - 0"	8' - 2"	7' - 1"	WOOD	Aluminum Clad		Exterior			
B	SWING	B	MAIN FLOOR - PROPOSED	LIVING ROOM	3' - 0"	6' - 8"	0' - 1 3/4"	6' - 8"	3' - 2"	6' - 9"	WOOD	Aluminum Clad		Exterior			TEMPERED/SAFETY GLAZING
C	FRENCH	C	MASTER SUITE - PROPOSED	MASTER BEDROOM	5' - 0"	6' - 8"	0' - 1 3/4"	6' - 8"	5' - 2"	6' - 9"	WOOD	Aluminum Clad		Exterior			TEMPERED/SAFETY GLAZING
D	FOLDING	D	MAIN FLOOR - PROPOSED	KITCHEN	10' - 0"	8' - 0"	0' - 2 19/32"	8' - 0"	9' - 8 27/32"	7' - 9 1/2"	WOOD	Aluminum Clad		Exterior	NanaWall Systems, Inc.	WD-65	TEMPERED/SAFETY GLAZING
E	FRENCH	C	UPPER FLOOR - PROPOSED	BEDROOM 3	5' - 0"	6' - 8"	0' - 1 3/4"	6' - 8"	5' - 2"	6' - 9"	WOOD	Aluminum Clad		Exterior			TEMPERED/SAFETY GLAZING
F	SIDELITE	E	UPPER FLOOR - PROPOSED	BEDROOM 2	1' - 6"	6' - 8"	0' - 1 3/4"	6' - 8"	1' - 8"	6' - 9"	WOOD	Aluminum Clad		Exterior			TEMPERED/SAFETY GLAZING
G	FRENCH	C	UPPER FLOOR - PROPOSED	BEDROOM 2	4' - 0"	6' - 8"	0' - 1 3/4"	6' - 8"	4' - 2"	6' - 9"	WOOD	Aluminum Clad		Exterior			TEMPERED/SAFETY GLAZING
H	SIDELITE	E	UPPER FLOOR - PROPOSED	BEDROOM 2	1' - 6"	6' - 8"	0' - 1 3/4"	6' - 8"	1' - 8"	6' - 9"	WOOD	Aluminum Clad		Exterior			TEMPERED/SAFETY GLAZING

Interior Door Schedule

Mark	Door Type Type	Style	Level	Location	Width	Height	Thickness	Head Height	Rough Opening Width	Rough Opening Height	Frame Material	Finish	Glass Type	Function	Manufacturer	Model	Comments
1	SWING	F	BASEMENT - PROPOSED	STORAGE	3' - 0"	6' - 8"	0' - 1 3/4"	6' - 8"	3' - 2"	6' - 9"	WOOD	PAINT		Interior			1 HR FIRE RATED; SELF CLOSING
2	SWING	F	BASEMENT - PROPOSED	STORAGE	2' - 8"	6' - 8"	0' - 1 3/4"	6' - 8"	2' - 10"	6' - 9"	WOOD	PAINT		Interior			1 HR FIRE RATED; SELF CLOSING
3	SWING	F	MAIN FLOOR - PROPOSED	LAUNDRY	2' - 8"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 10"	6' - 9"	WOOD	PAINT		Interior			
4	SWING	F	MAIN FLOOR - PROPOSED	POWDER	2' - 8"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 10"	6' - 9"	WOOD	PAINT		Interior			
5	SWING	F	MASTER SUITE - PROPOSED	MASTER BEDROOM	2' - 8"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 10"	6' - 9"	WOOD	PAINT		Interior			
6	SWING	F	MASTER SUITE - PROPOSED	MASTER BATH	2' - 6"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 8"	6' - 9"	WOOD	PAINT		Interior			
7	SWING	F	MASTER SUITE - PROPOSED	CLOSET	2' - 6"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 8"	6' - 9"	WOOD	PAINT		Interior			
8	BI-PASS	G	UPPER FLOOR - PROPOSED	BEDROOM 2	5' - 0"	5' - 0"	0' - 1 3/8"	6' - 8"	5' - 2"	5' - 1"	WOOD	PAINT		Interior			
9	SWING	F	UPPER FLOOR - PROPOSED	BEDROOM 2	2' - 8"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 10"	6' - 9"	WOOD	PAINT		Interior			
10	SWING	F	UPPER FLOOR - PROPOSED	BATH 2	2' - 6"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 8"	6' - 9"	WOOD	PAINT		Interior			
11	SWING	F	UPPER FLOOR - PROPOSED	BEDROOM 3	2' - 8"	6' - 8"	0' - 1 3/8"	6' - 8"	2' - 10"	6' - 9"	WOOD	PAINT		Interior			
12	BI-PASS	G	UPPER FLOOR - PROPOSED	BEDROOM 3	8' - 0"	6' - 8"	0' - 1 3/8"	6' - 8"	8' - 2"	6' - 9"	WOOD	PAINT		Interior			



Door Types

1/4" = 1'-0"

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07/31/19
STATE OF CALIFORNIA

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CARMEL, CA

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PAGE TITLE:

DOOR & WINDOW SCHEDULE

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

SHEET:

A5.1

10/15/2018 11:19:20 AM

T1
Arbutus unedo
'Elfin King'
6'

S1
Mahonia pinnata
5'x5'
CA

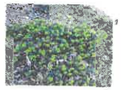
S3
Myrica
californica
30'
CA

S6
Yucca
filamentosa
2-3'x2-3'

P3
Echeveria
colorata
6-8" diameter

P6
Salva leucophylla
x clevelandii
'Bozo blue'
3-5'x3-5'
CA

P9
Mimulus
aurantiacus
3-4'x3-4'



GC1
Arctostaphylos
uva ursi
'Pt Reyes'
1-2'x10'
CA

T3
Arctostaphylos
manzanita
'Dr Hurd'
15'
CA

S2
Garrya elliptica
'James roof'
8'-20'
CA

S4
Grevillea
rosmarinifolia
6'x6'

P1
Aloe striata
2'x2'

P4
Epilobium
canum
1-2' x 4'
CA

P7
Dryopteris
arguta
2-3'x4-5'
CA

P10
Monardella
villosa
1-2'x12-18"
CA

GC2
Fragaria
chiloensis
4"x spreading
CA

S5
Cordyline
'Design-a-line
Burgundy'
3'

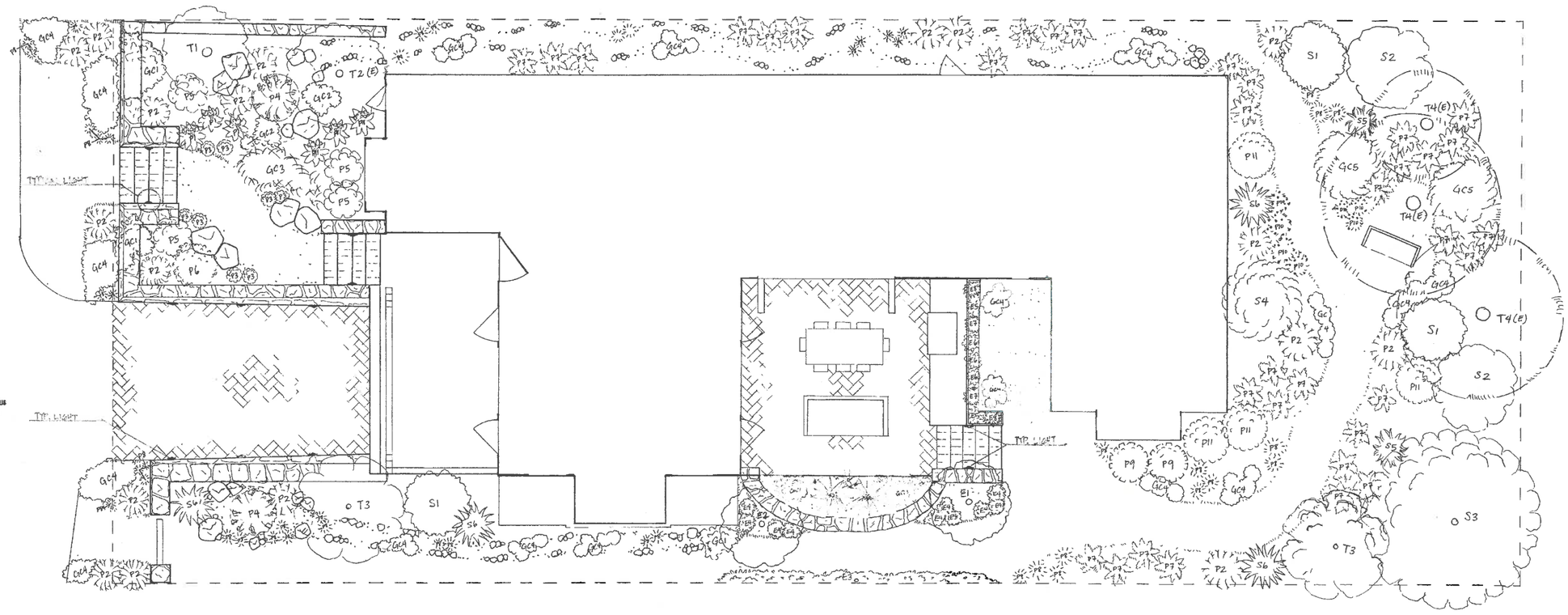
P2
Boutelova
gracilis 'Blonde
Ambition'
2'
CA

P5
Euphorbia
'Dean's hybrid'
18"-2'x18"-2'

P8
Melica
California
1'x1'
CA

P11
Salva greggii
'red'
1-4'x1-3'

GC3
Dymondia
margaretae
1-3'x2'



WAC LIGHTING
3011-27BBR

WAC LIGHTING
3011/3021/3031
Watts per fixture: 2.8
VA per fixture: 4.6

When using a magnetic transformer, the VA total sum of all the fixtures should not exceed the rated transformer capacity.

Example:

Number of Fixtures	60
Watts per fixture	2.8
VA per fixture	4.6

60 fixtures x 4.6VA = 276VA total

Recommend 300(NW) magnetic transformer.

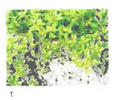
GC4
Fragaria vesca
ssp californica
4"x spreading
CA

E1
Malus domestica
'Fuji'
(dwarf)
6-8'

E3
Kerneda
rubicunda
'Dusky Coral Pea'
20-30' creeping
vine

E5
Anthriscus
sylvestris
'Raven's Wing'
16"x 24"

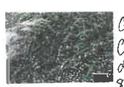
E7
Salvia officinalis
'purpurea'
2'x2'



E8
Thymus
citriodorus
1'x2'

T2
Camellia
japonica
6-8'x6-8'
(Existing)

T4
Pinus
radiata
+98'
(Existing)



GC5
Cotoneaster
dammeri
8-12"x 8-10'

E2
Malus domestica
'Gala'
(dwarf)
6-8'

E4
Satureja
douglasi
2"x 6'
CA

E6
Mentha
rotundifolia
'Bowles'
2'x2'

N
Planting Plan
0 1' 2' 3' 4' 1/4" = 1'

34 X 36 CLEARPRINT®

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Planting Plan

Date	9/23/18
Scale	1/4" = 1'
Drawn	Maria K Copley
Job	
Sheet	L1.0
Of	2 Sheets

Irrigation Key

- Zone 1 – 38 emitters
- Zone 2 – 29 emitters, 3 check valves, 1 air vent
- Zone 3 – 61 emitters, 1 air vent
- Zone 4 – 35 emitters
- Zone 5 – 25 emitters, 2 check valves, 1 air vent
- Zone 6 – 31 emitters

- —— PVC - to be buried underground
- - - - ½" Drip tube - do not bury. To be covered with 2" of mulch.
- Drip tube clamp - easily removable to flush out debris. At the end of each drip tube.
- ▲ Air vent - placed at highest elevation of sloped circuits

* recommended maximum emitters per valve = 180
** recommended length of drip tubing per water entry point = 200'

x pressure-compensating emitter 1gph. 1 per small plant.

■ check valves every 3' of elevation change on slope

o PVC to Drip tube adapter

N

Drip Irrigation Plan

0 1' 2' 3' 4' 1/4" = 1'

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Irrigation Plan

Date 9/23/18
Scale 1/4" = 1'
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Job Evensen
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