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CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2. FIRE SPRINKLERS ON DEFERRED PERMIT

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.
- ~~NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.~~
- FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.
- ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

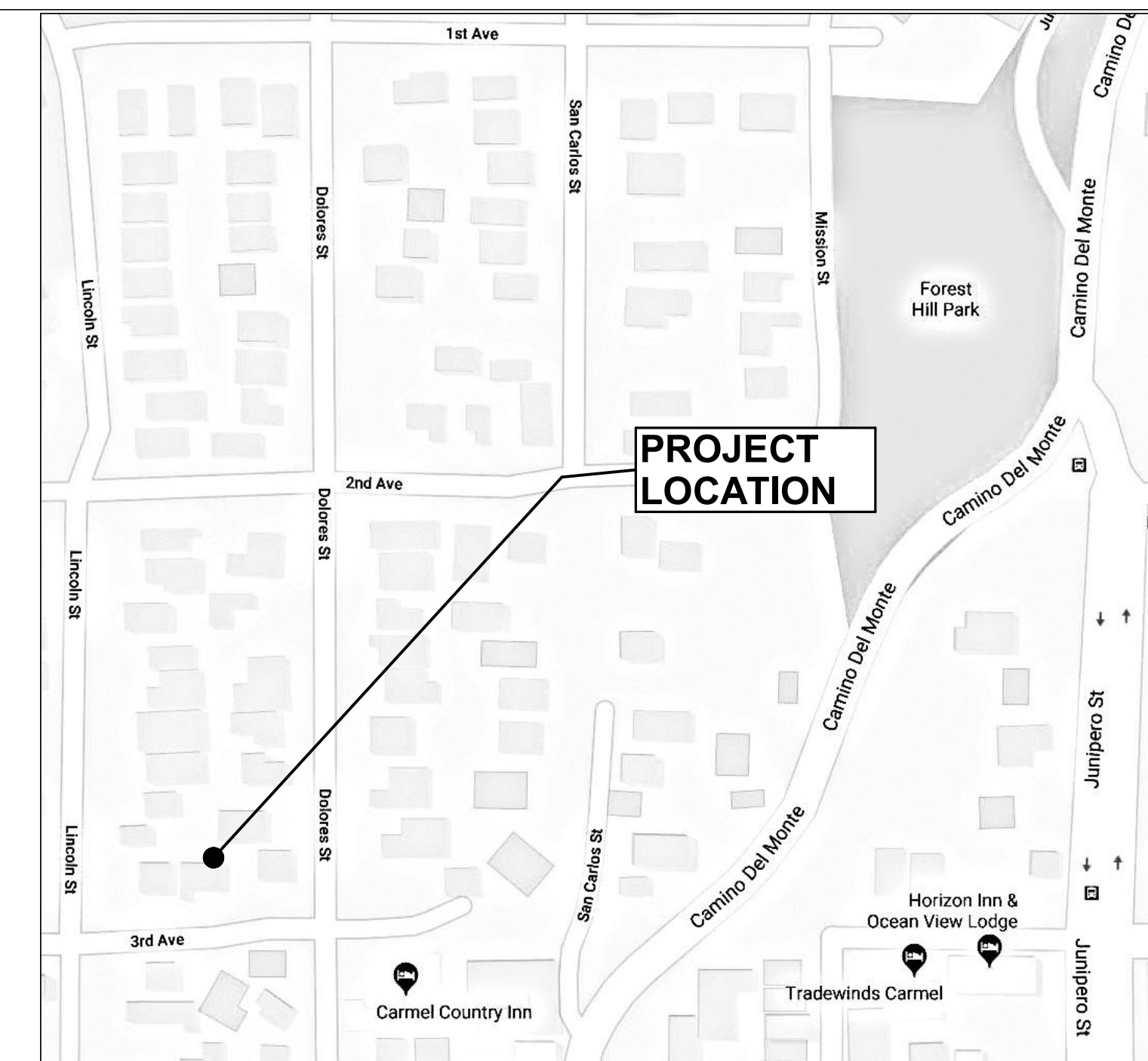
PROJECT INFORMATION

OWNER	OSBT
SITE ADDRESS	3rd 2 NW of Dolores, Carmel CA 93921
A P N	APN 010-128-016
LEGAL	CARMEL BY THE SEA ADD 4 WLY 33.3 FT OF L 19 & OF S1/2 OF L 17 & NLY 33.3 FT OF L 20 & OF S1/2 OF L 18 BLK 30.
LOT/BLOCK	LOT 19, BLK 30
YEAR BUILT	1950
ZONING	R-2
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES
HISTORIC	NO

LOT SIZE	4000 S.F.
EXISTING BUILDING AREA	1078 S.F.
EXISTING TOTAL BUILDING AREA	1078 S.F.
PROPOSED BUILDING AREA	1600
PROPOSED GARAGE AREA	200
PROPOSED TOTAL BUILDING AREA	1800 S.F.

SITE COVERAGE	
FRONT PATH (PERMEABLE)	190 S.F.
FRONT PATIO (PERMEABLE)	165 S.F.
DRIVEWAY (PERMEABLE)	0 S.F.
REAR PATIO (PERMEABLE)	173 S.F.
REAR LANDING	27 S.F.
SITE COVERAGE TOTAL	555 S.F.
EXISTING SITE COVERAGE TOTAL	1840 S.F.

SITE COVERAGE ALLOWABLE WHEN 50% OF SITE COVERAGE IS PERMEABLE 556 S.F.



VICINITY MAP
NO SCALE

SCOPE OF WORK

DEMOLISH EXISTING RESIDENCE (1078 S.F.), NEW 1600 S.F. RESIDENCE WITH 200 S.F. DETACHED GARAGE. 3 BEDROOM 3 BATHROOM.

CONTACT INFORMATION

OWNER - OSBT Investments 831.747.4718
DESIGNER - Alan Lehman 831.747.4718

DRAWING INDEX

SHEET	CONTENTS
A1	PROJECT INFORMATION
A2	SITE PLANS, GRADING PLAN
A3	FOUNDATION PLAN, FENCE DETAILS
A4	FLOOR PLANS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	ROOF PLAN, FLOOR LEVEL MAPS
A8	STREET ELEVATION, PERSPECTIVE VIEWS
A9	LANDSCAPE AND LIGHTING PLAN
A10	WINDOW SCHEDULE
A11	DOOR SCHEDULE
A12	EXISTING PLAN AND ELEVATIONS
A13	MATERIALS AND COLORS

PLANNING REVISION NOTES

- SOME PLAN CHECK CORRECTIONS AS REQUESTED BY STAFF. MAJOR CHANGE TO MIRROR THE ENTIRE HOUSE PLAN ACROSS THE NORTH SOUTH AXIS AS REQUESTED BY THE NEIGHBOR TO THE EAST.



REVISIONS

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ph 831.747.4718
26463 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com



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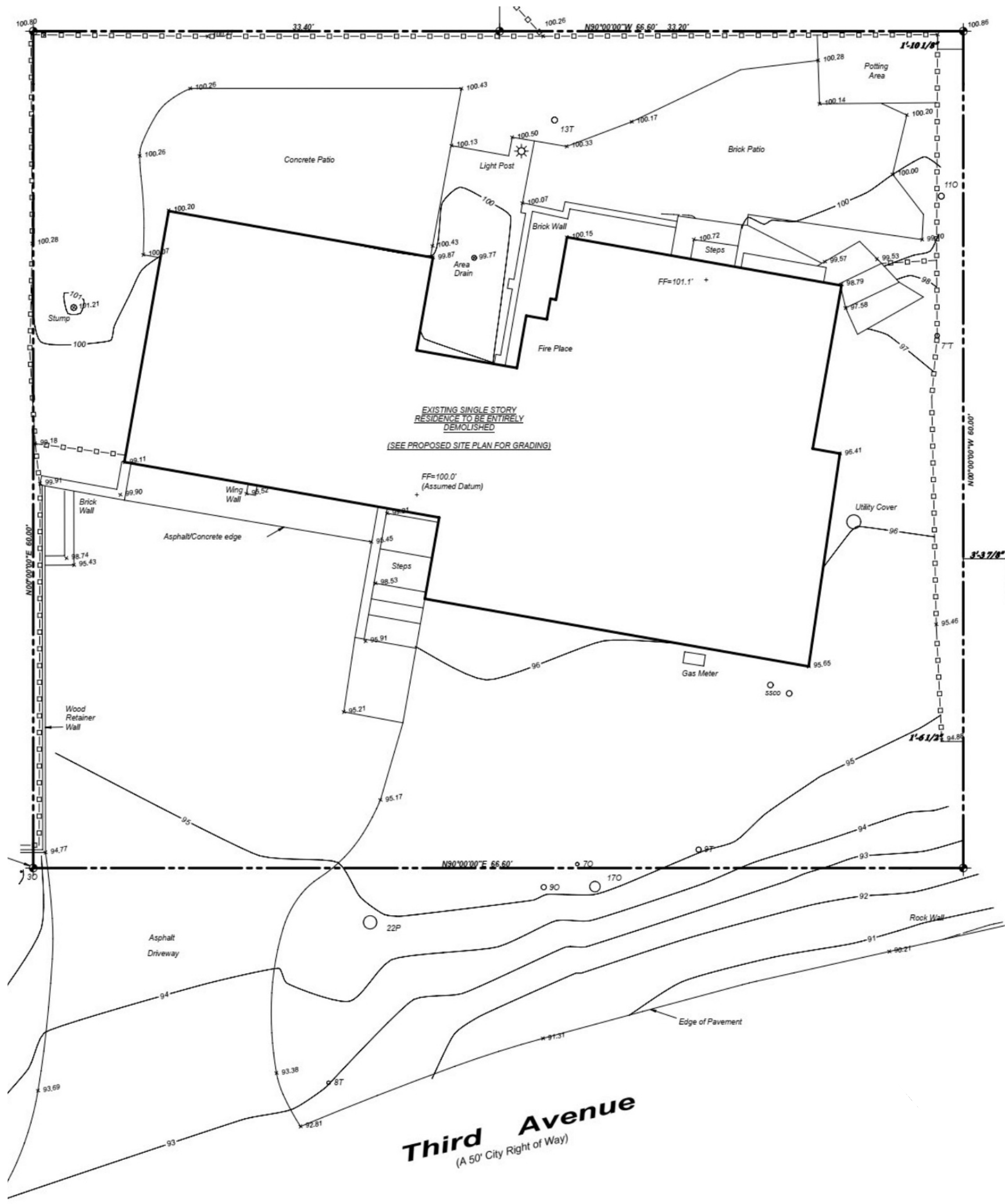
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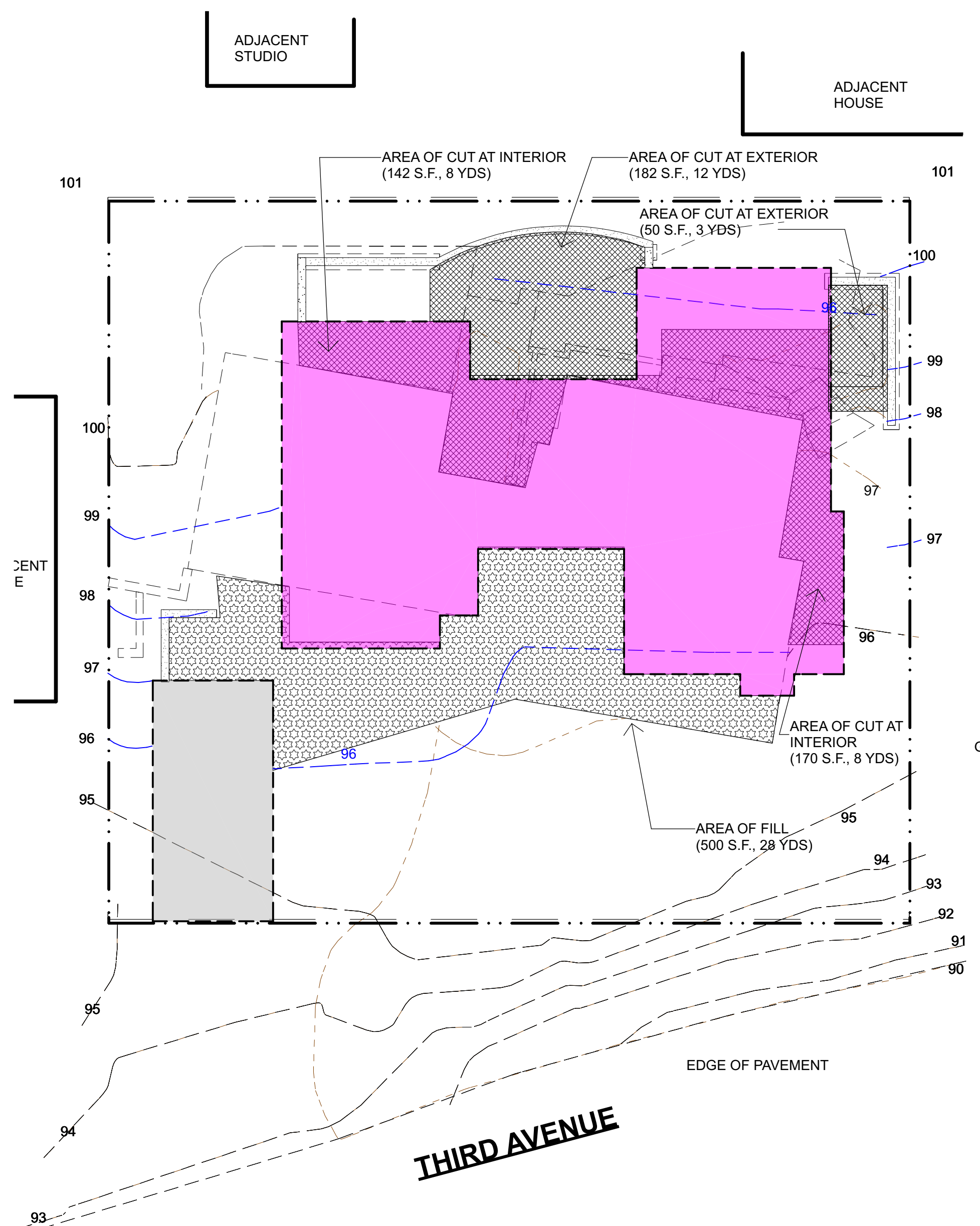
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SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"

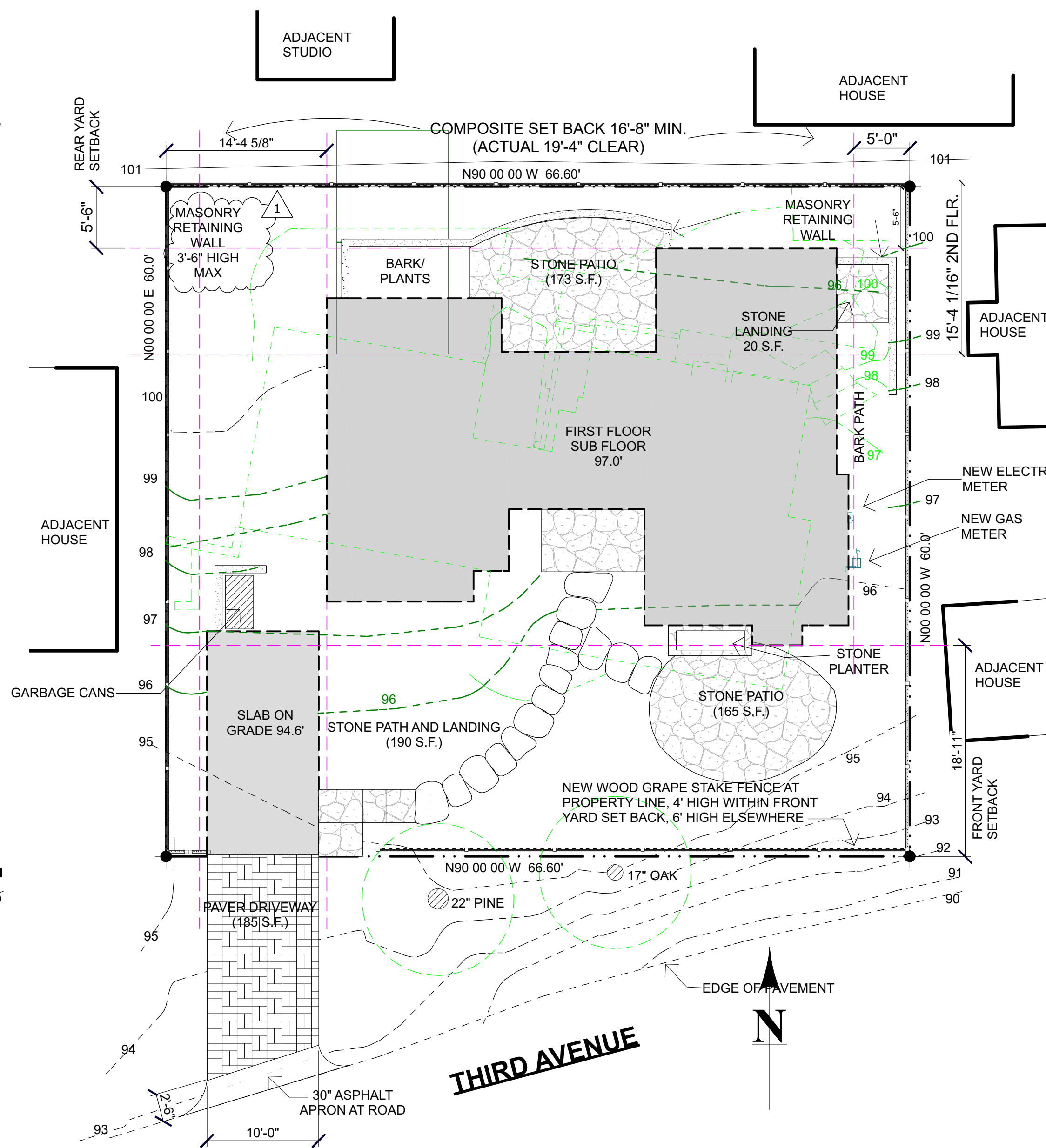


GRADING PLAN NOTES

- CUT - 23 YDS
- FILL - 28 YDS
- EXCAVATED CUT MATERIAL WILL BE HAULED AWAY
- NEW CONTOURS SHOWN IN BLUE

GRADING PLAN - PROPOSED

SCALE 1/8" = 1'-0"



SITE PLAN NOTES

1. NO TREES TO BE REMOVED
2. ONLY DRIVEWAY AND APRON WORK IN PUBLIC RIGHT OF WAY
3. DEMOLISH EXISTING HOUSE AND HARDSCAPE
4. NEW TRENCHES FOR P.G. & E. UTILITIES PER P.G. & E. DESIGN
5. STONE PATHS AND PATIOS ARE SAND SET, SEMI PERMEABLE FLAG STONE

SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"

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26463 mission fields road
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**LEHMAN
DESIGN
STUDIO**

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ALAN LEHMAN**

Alan Lehman

SITE PLANS, GRADING PLAN

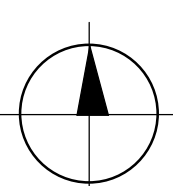
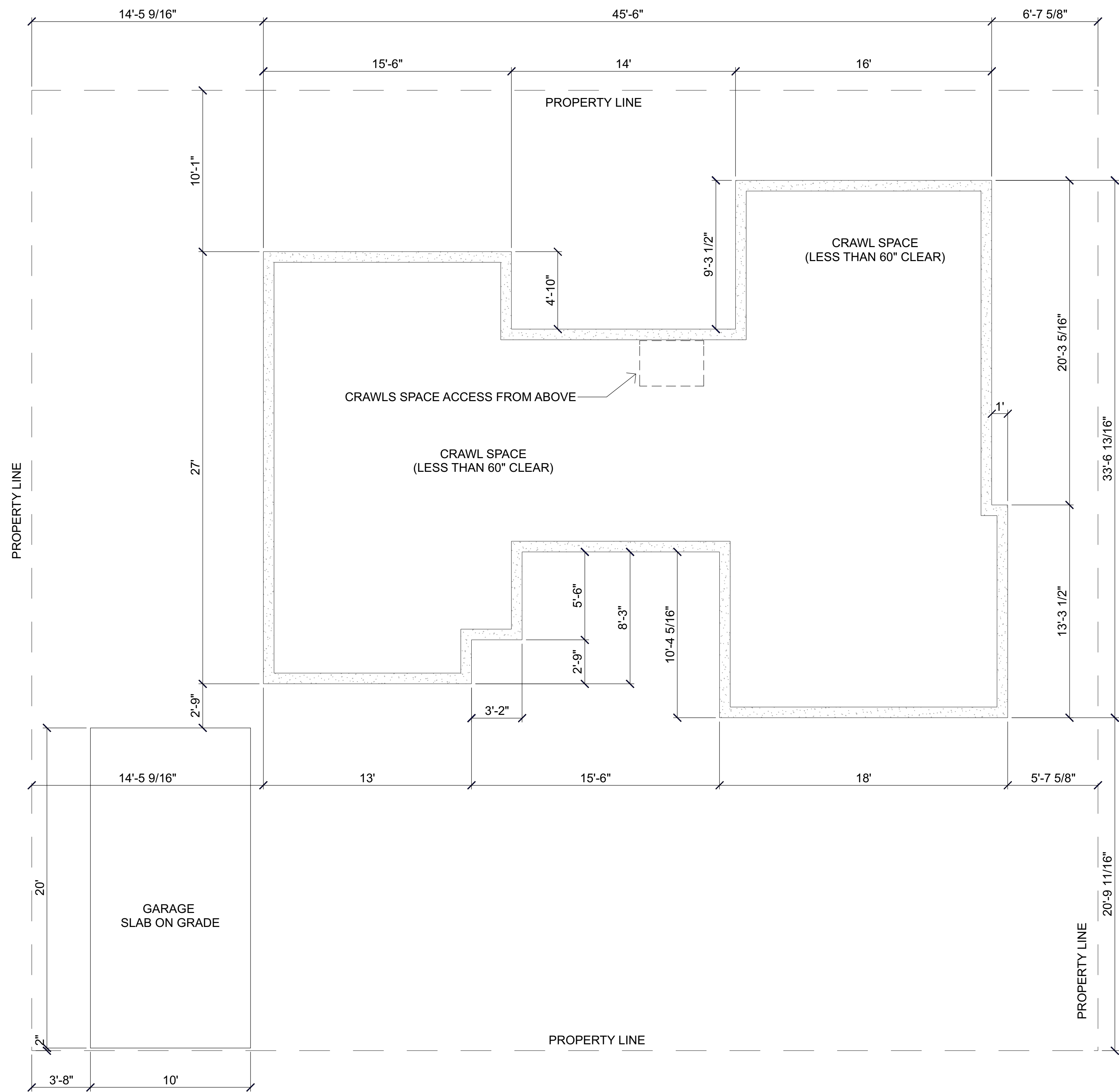
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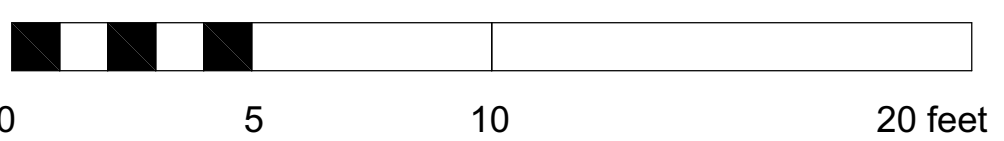
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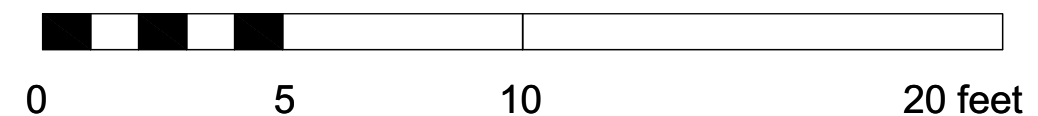
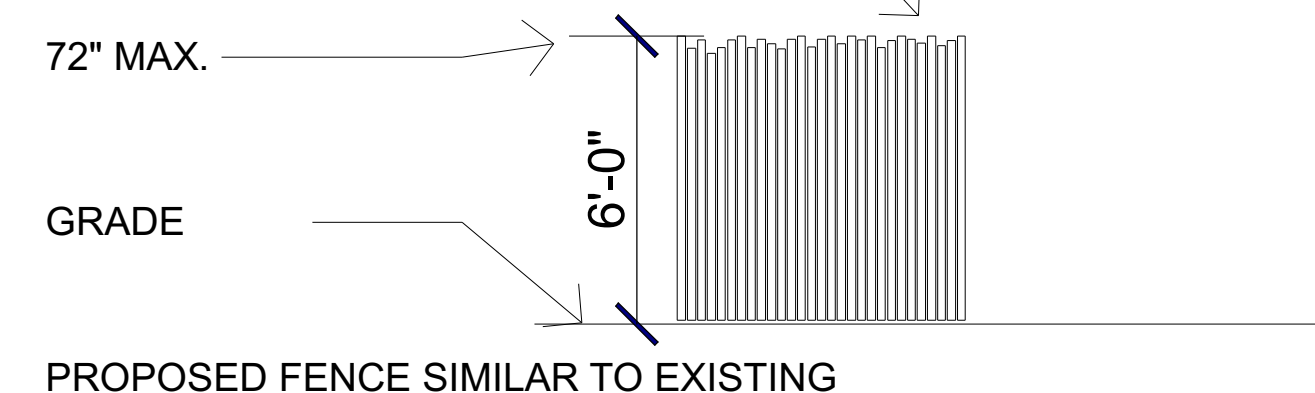
GARAGE/FOUNDATION FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTE: FENCE ON STREET SIDE MAX. 48" HIGH

CEDAR SPLIT PALING FENCE BOARDS, .5" - 1" RANDOM SPACING



FENCE ELEVATION

NOTE: FENCE HEIGHT 48" MAX. IN 15' FRONT YARD SETBACK

SCALE 1/4" = 1'-0"



FENCE IMAGE (SIMILAR)

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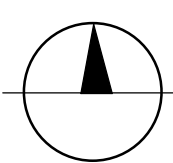
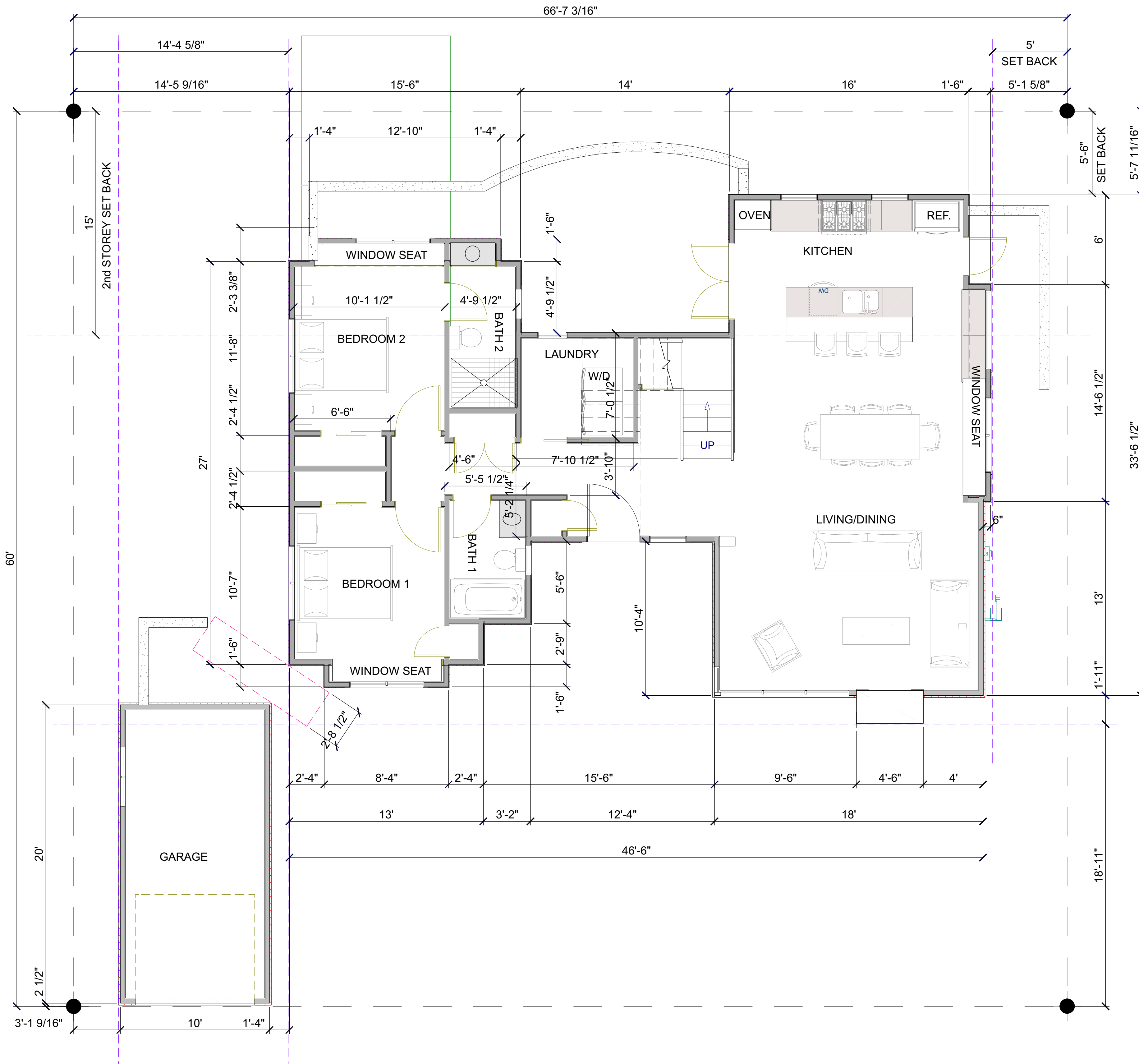
FOUNDATION PLAN, FENCE DETAILS

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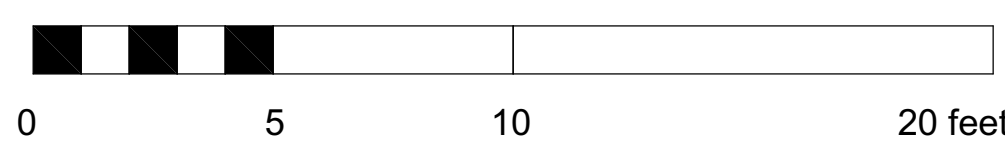
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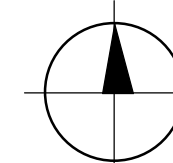
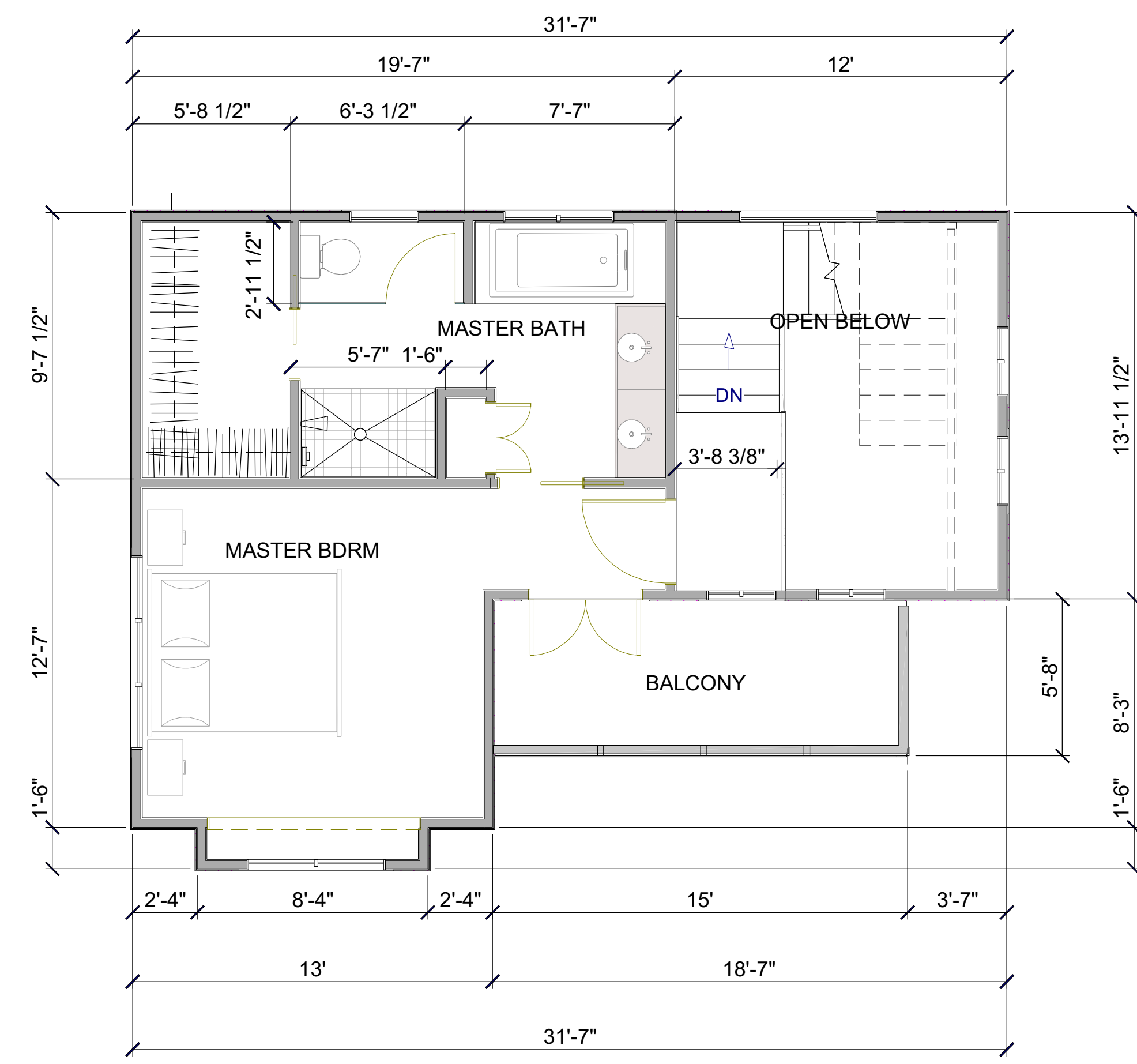
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FIRST FLOOR PLAN



SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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FLOOR PLANS

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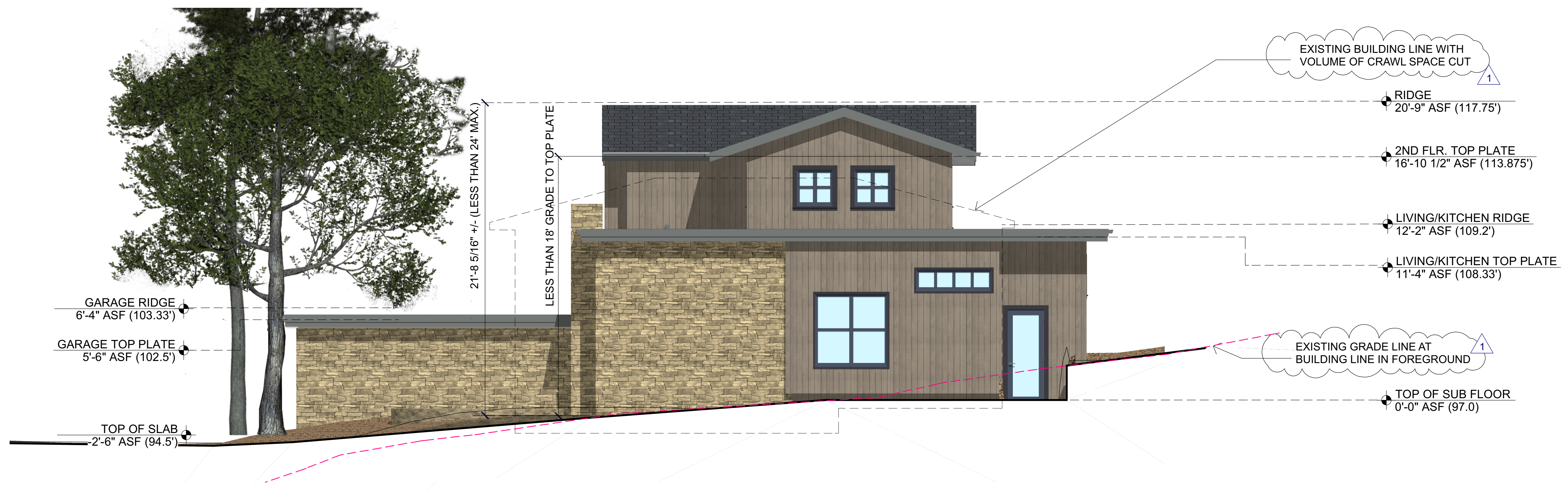
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SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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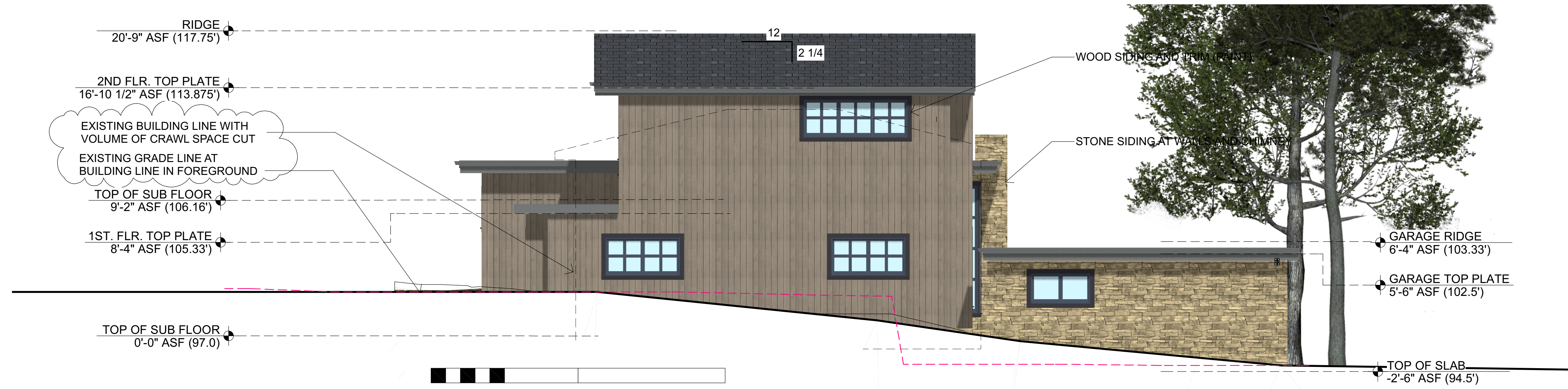
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NORTH ELEVATION



WEST ELEVATION

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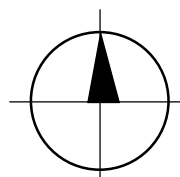
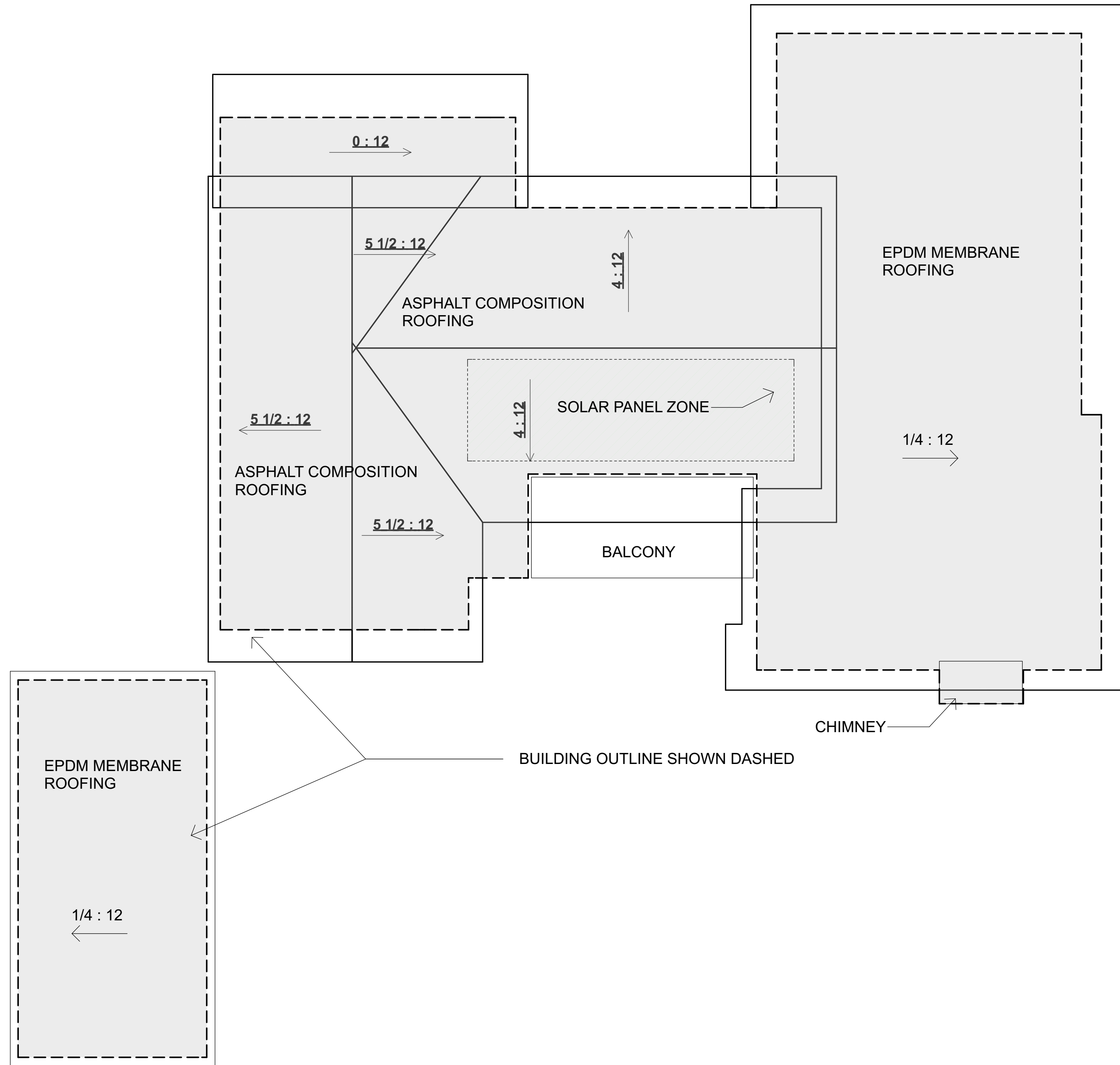
EXTERIOR ELEVATIONS

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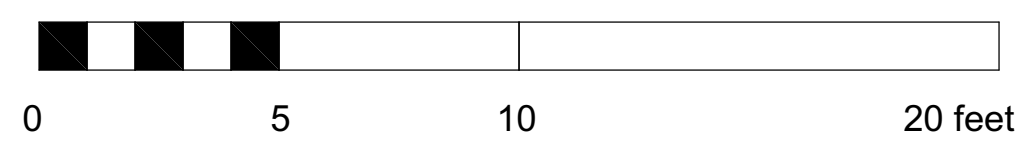
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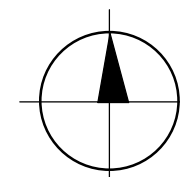
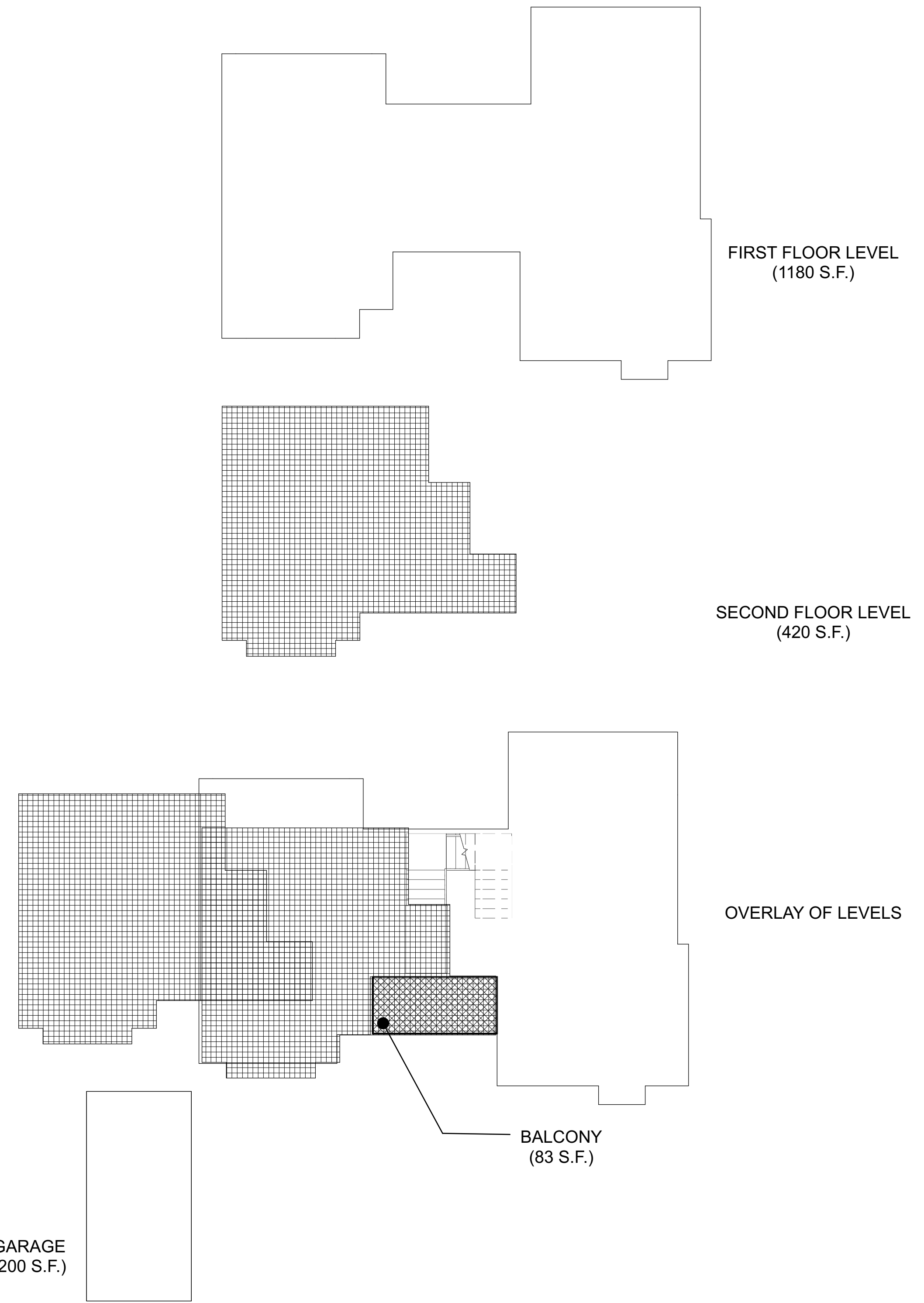
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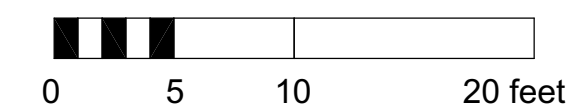
ROOF PLAN



SCALE 1/4" = 1'-0"



FLOOR LEVEL MAPS



SCALE 1/8" = 1'-0"

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ROOF PLAN, FLOOR LEVEL MAPS

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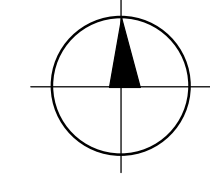
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STREET ELEVATION

SCALE 3/16" = 1'-0"



PERSPECTIVE STREET VIEWS

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**STREET ELEVATION,
PERSPECTIVE VIEWS**

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Aria Dimmable LED Outdoor Wall Light



Description:
The Aria Dimmable LED Outdoor Wall Light features a modern silhouette in durable aluminum with a mesh diffuser. Available with a Buckeye Bronze or Black finish. One 6.5 watt 120 volt GU10 base LED bulb is included. Dimmable on any incandescent, low-voltage magnetic, low-voltage electronic, or CL dimmer. 4.5 inch width x 14.5 inch height x 6.75 inch depth. UL listed for wet locations.

Shade Color: Mesh
Body Finish: Black
Lamp: 1 x MR16/GU10/6.5W/120V LED
Wattage: 6.5W
Dimmer: Dimmable
Dimensions: 4.5"W x 14.5"H x 4.75"D

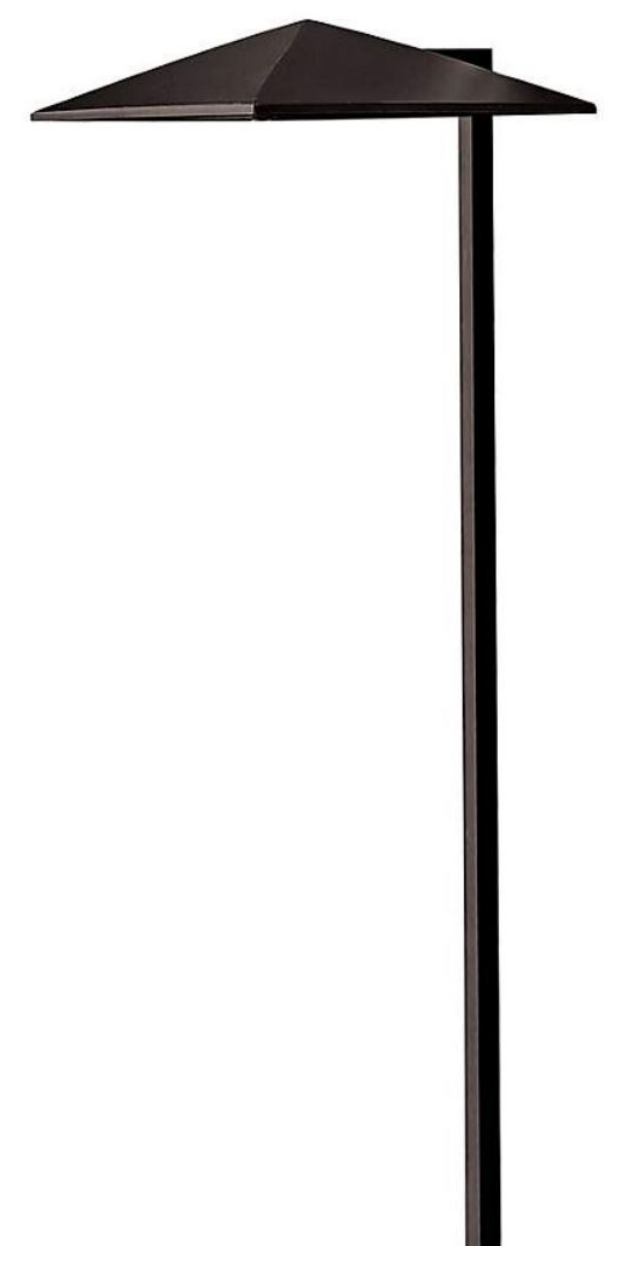
Technical Information
Luminous Flux: 500 lumens
Lumens/Watt: 76.92
Lamp Color: 2700 K
Color Rendering: 80 CRI
Lamp Life: 25000 hours

Shown in: Black / Mesh

EXTERIOR WALL SCNCE

Hinkley Harbor Satin Black Outdoor LED Path Light - Style # 7F216

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.



EXTERIOR PATH LIGHT

PLANTING LEGEND

①	BUXUS SEMPERVIRENS
②	THYMUS SERPYLLUM
③	LAVANDULA HETEROPHYLLA
④	IRIS DOUGLASIANA
⑤	FESTUCA ARUNDINACEA

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR

LIGHTING LEGEND

	PATH LIGHT
	WALL SCNCE

LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W- SCNCES, 15W- PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

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ph 831.747.4718
26463 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com



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LANDSCAPE AND LIGHTING PLAN

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WINDOW SCHEDULE											WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	COMMENTS	3D EXTERIOR ELEVATION	TEMPERED	NUMBER	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	COMMENTS	3D EXTERIOR ELEVATION	TEMPERED		
W01	1	1	1986FX	22 5/16"X103"		FIXED GLASS				W10	1	1	5050DC	61"X61"		DOUBLE CASEMENT-LHL/RHR			YES		
W02	2	1	2040FA	25"X49"		DOUBLE AWNING-T			YES	W11	1	2	5050DC	61"X61"		DOUBLE CASEMENT-LHL/RHR			YES		
W03	1	1	2040FA	25"X49"		DOUBLE AWNING-T				W12	1	2	5050FX	61"X61"		FIXED GLASS			YES		
W04	2	2	2626DC	31"X31"		DOUBLE CASEMENT-LHL/RHR				W13	1	1	5316FX	63 5/8"X19"		FIXED GLASS					
W05	2	1	2626FX	31"X31"		FIXED GLASS				W14	1	2	7026TC	85"X31"		TRIPLE CASEMENT-LHL					
W06	1	2	2626SC	31"X31"		SINGLE CASEMENT-HR				W15	1	1	8886TC	104 15/16"X103"		TRIPLE CASEMENT-LHL/RHR					
W07	1	1	4020DC	49"X25"		DOUBLE CASEMENT-LHL/RHR				W16	2	1	5050DC	61"X61"	YES	DOUBLE CASEMENT-LHL/RHR			YES		
W08	1	2	4040DC	49"X49"		DOUBLE CASEMENT-LHL/RHR			YES	W17	2	2	2626DC	31"X31"		DOUBLE CASEMENT-LHL/RHR			YES		
W09	2	1	5026DC	61"X31"		DOUBLE CASEMENT-LHL/RHR				W18	1	1	2676FX	31"X91"		FIXED GLASS			YES		

NOTE:
 1. WINDOWS BY SIERRA PACIFIC
 2. ALL WOOD WINDOWS AND TRIM (PAINT)

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 26463 mission fields road
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Alan Lehman

WINDOW SCHEDULE

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DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	THICKNESS	COMMENTS	3D EXTERIOR ELEVATION
D01	2068	1	1	2068 L IN	26"X82 1/2"	HINGED-CCR100 SOLID	1 3/8"		
D02	2648	1	1	2648 R IN	32"X58 15/16"	HINGED-UNDER STAIRS DOOR DOLORES	1 3/8"		
D03	2068	1	1	2068 R IN	26"X82 1/2"	HINGED-CCR100 SOLID	1 3/8"		
D04	2668	1	2	2668 R IN	32"X82 1/2"	HINGED-GLASS SLAB	1/2"		
D05	2668	1	2	2668 L/R IN	32"X82 1/2"	DOUBLE HINGED-CCR100 SOLID	1 3/8"		
D06	2668	1	2	2668 L	62"X82 1/2"	POCKET-CCR100 SOLID	1 3/8"		
D07	3068	1	1	3068 R	74"X82 1/2"	POCKET-CCR100 SOLID	1 3/8"		
D08	3068	1	1	3068 R IN	38"X82 1/2"	HINGED-CCR100 SOLID	1 3/8"		
D09	2668	2	1	2668 R IN	32"X82 1/2"	HINGED-CCR100 SOLID	1 3/8"		
D10	2668	1	1	2668 L EX	32"X83"	EXT. HINGED-GLASS PANEL	1 3/8"		

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	THICKNESS	COMMENTS	3D EXTERIOR ELEVATION
D11	3068	1	1	3068 L IN	38"X82 1/2"	HINGED-CCR100 SOLID	1 3/8"		
D12	3068	1	2	3068 R	74"X82 1/2"	POCKET-CCR100 SOLID	1 3/8"		
D13	3068	1	2	3068 R IN	38"X82 1/2"	HINGED-CCR100 SOLID	1 3/8"		
D14	3680	1	1	3680 L EX	43"X97"	EXT. HINGED-ARI S2RS 6'8"	1 3/4"		
D15	4068	1	1	4068 L/R IN	50"X82 1/2"	DOUBLE HINGED-CCR100 SOLID	1 3/8"		
D16	4068	2	1	4068 L IN	50"X82 1/2"	SLIDER-CCR100 SOLID	1 3/8"		
D17	4070	1	2	4070 L/R EX	50"X87"	EXT. DOUBLE HINGED-GLASS PANEL	1 3/4"		
D18	5080	1	1	5080 L/R EX	62"X99"	EXT. DOUBLE HINGED-GLASS PANEL	1 3/4"		
D19	8070	1	1	8070	98"X87"	GARAGE-GLASS PANEL	1 3/4"		

NOTE:
 1. EXTERIOR DOORS BY SIERRA PACIFIC OR CUSTOM WOOD DOORS
 2. ALL WOOD DOORS AND TRIM (PAINT)

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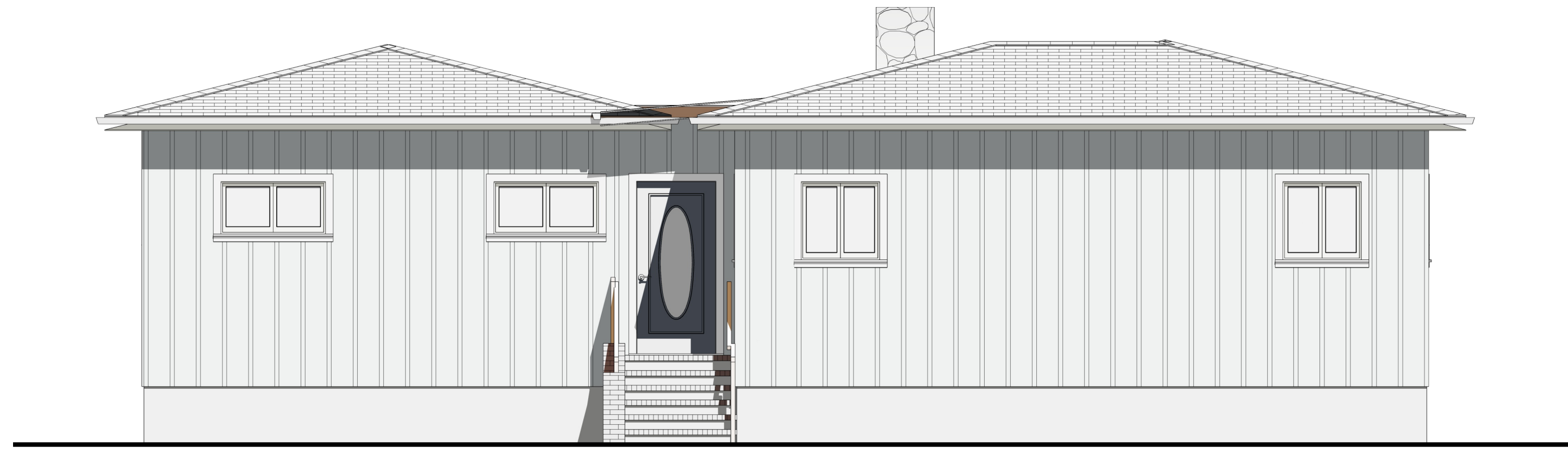
DOOR SCHEDULE

OSBT New Residence
 3rd 2 NW of Dolores, Carmel CA 93921
 APN 010-128-016

7/25/2018

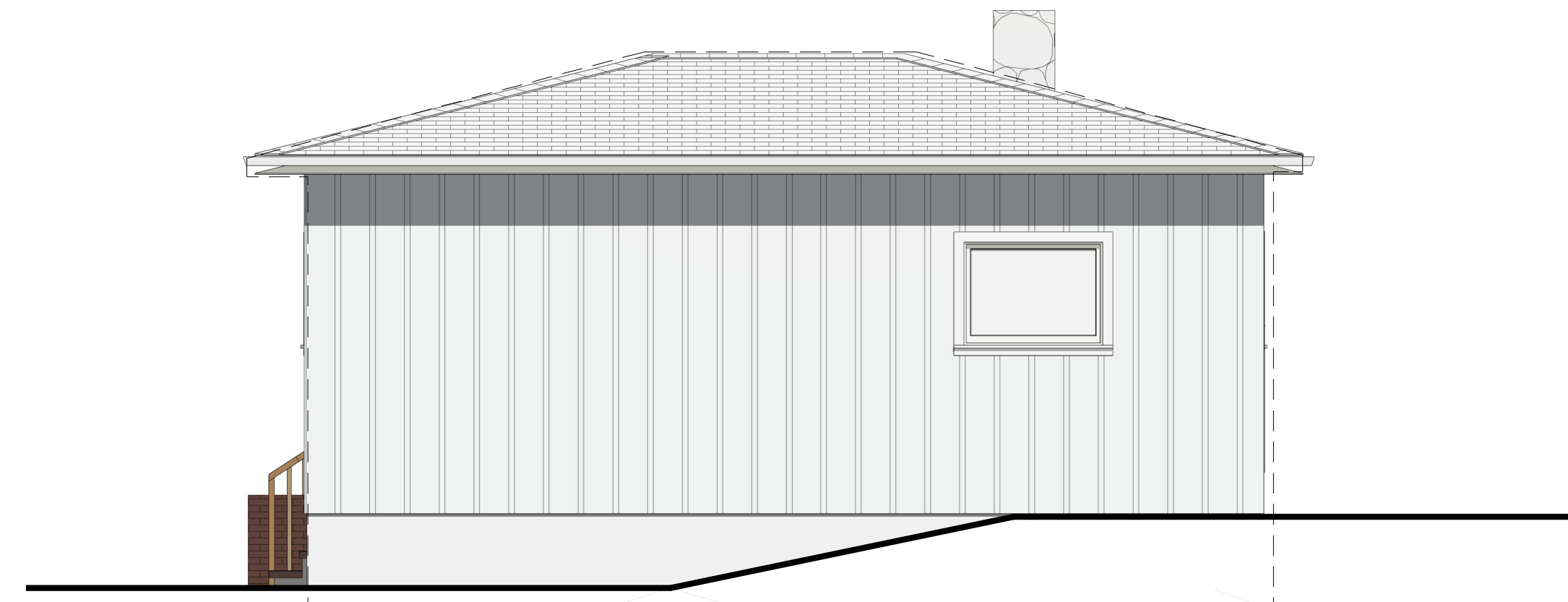
SHEET
A11

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SOUTH ELEVATION

SCALE 1/4" = 1'-0"



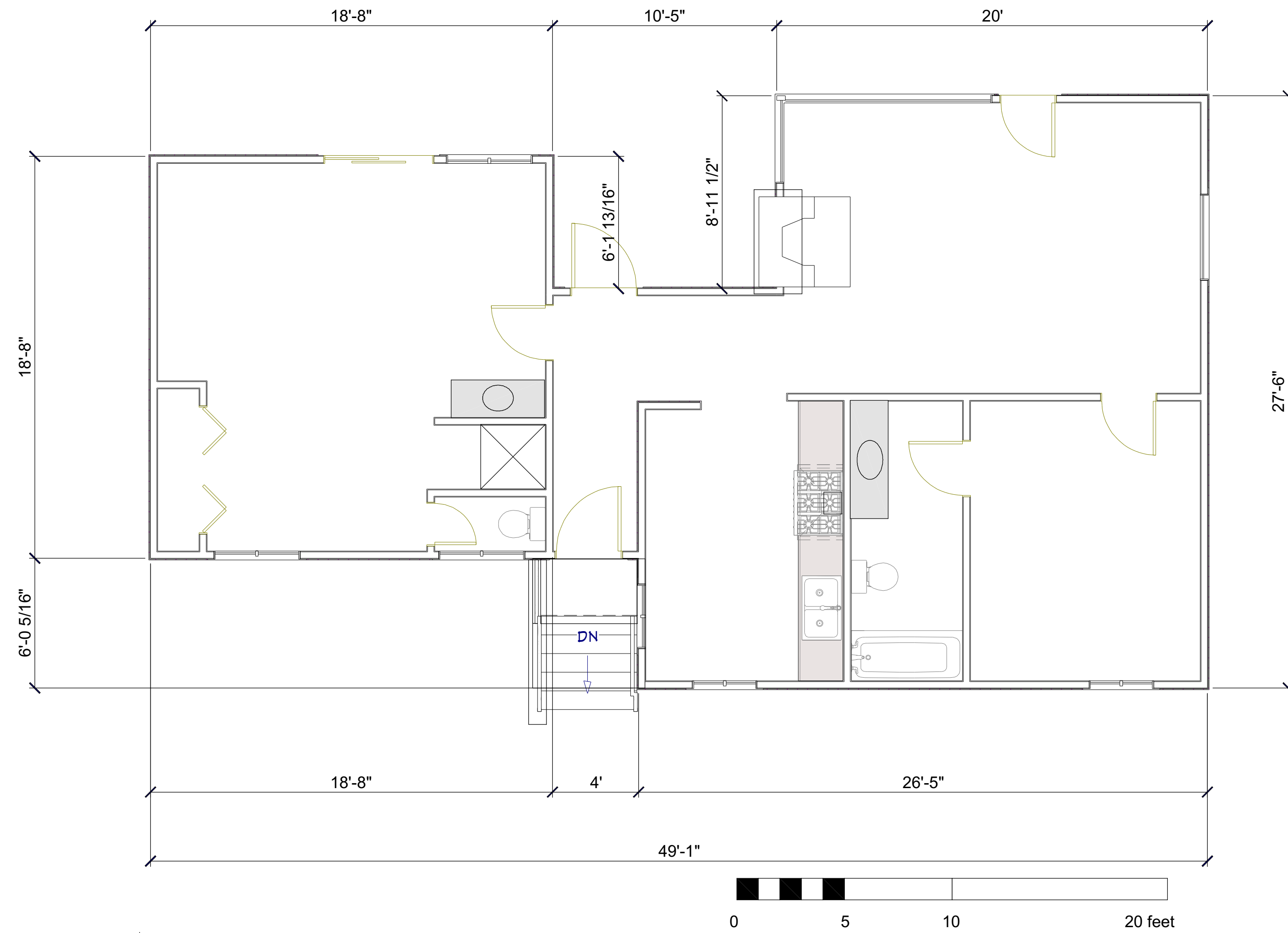
EAST ELEVATION

SCALE 1/4" = 1'-0"



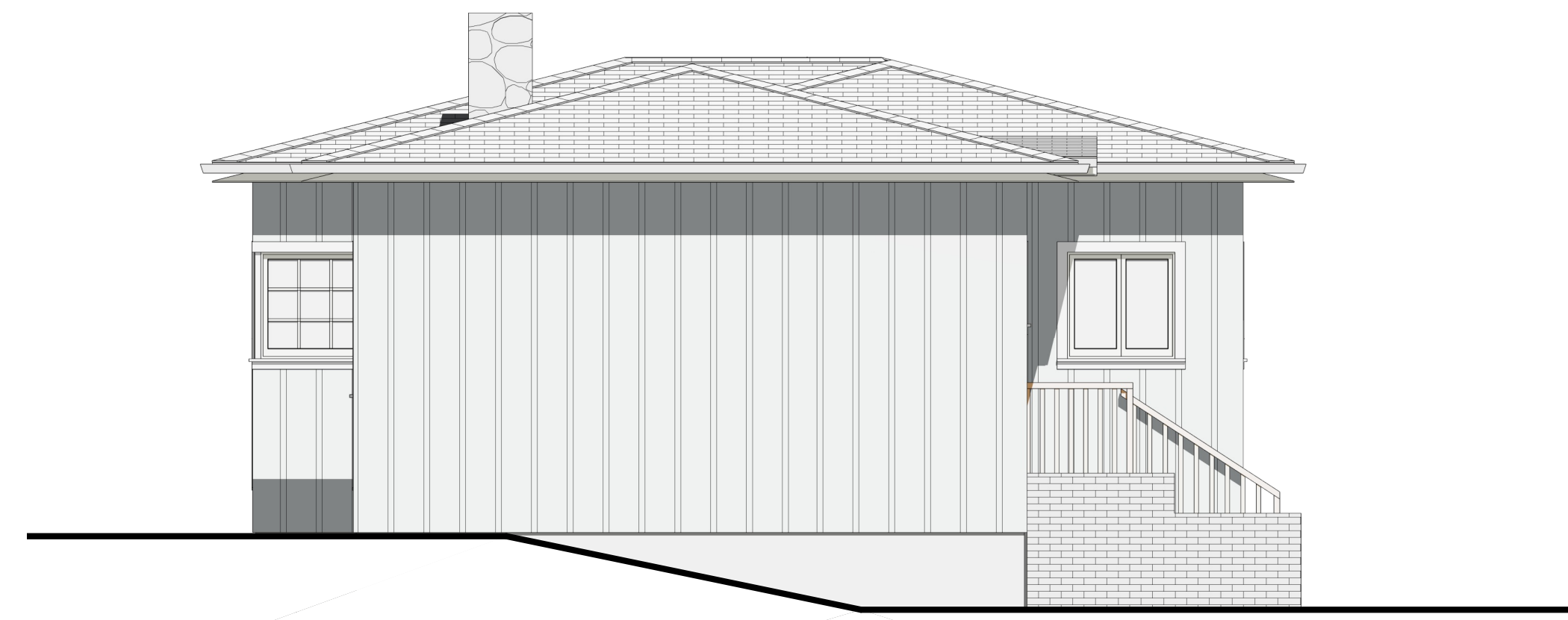
NORTH ELEVATION

SCALE 1/4" = 1'-0"



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

REVISIONS

10/2/18

ph 831.747.4718
26463 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com



DRAWN BY
ALAN LEHMAN

**EXISTING PLAN AND
ELEVATIONS**

OSBT New Residence
3rd 2 NW of Dolores, Carmel CA 93921
APN 010-128-016

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SHEET

A12

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STONE VENEER (SALIDO QUARRY)



SHERWIN WILLIAMS - SUMMIT GREY TRIM COLOR



VERTICAL CEDAR SIDING (STAINED)

OPAQUE GLASS WITH PAINTED METAL FRAME AT GARAGE DOOR, FROSTED GLASS



SPLIT PALING CEDAR FENCE



WHITE MOUNTAIN SELECT FLAG STONE



SHERWIN WILLIAMS - CAVIAR TRIM COLOR

REVISIONS

10/2/18

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DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

OSBT New Residence
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SHEET

A13