

PROJECT ABBREVIATIONS

ANW	AWNING	MAX	MAXIMUM
BLD'G	BUILDING	MIN	MINIMUM
BLK	BLOCK, BLOCKING, BLOCKS	(N)	NEW
BM	BEAM, BEAMS	N/C	NO CHANGE
BOT	BOTTOM		
CEIL'G	CEILING	PL	PLATE
CJ	CEILING JOIST	PW	PLYWOOD
CL'G	CEILING	PLYWD	PLYWOOD
CLR	CLEAR	RCP	REFLECTED CEILING PLAN
CLST	CLOSET	REF	REFERENCE
CMU	CONCRETE MASONRY UNITS	REINF	REINFORCEMENT
CONC	CONCRETE	RF	ROOF
CONT	CONTINUOUS	REQ'D	REQUIRED
CSMT	CASEMENT	REQMT	REQUIREMENT
CTR	CENTER	RFT	RAFTER
		RR	ROOF RAFTER
DBL	DOUBLE	RS	RISER
DIFF	DIFFERENCE		
DR	DOOR(S)	o/	OVER
DS	DOWNSPOUT	o/c	ON CENTER
FIN	FINISH	SECT	SECTION
FLR	FLOOR	SF	SQUARE FEET
		SHT	SHEET
EA	EACH	SHT'G	SHEATHING
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATION(S)	SIN	SINGLE
EQ	EQUAL	SLD	SLIDER
EXTER	EXTERIOR	SQ	SQUARE
(E)	EXISTING	SPEC	SPECIFICATION
		ST'L	STEEL
FAU	FORCED AIR UNIT	SS	STAINLESS STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FJ	FLOOR JOIST		
FLR JST	FLOOR JOIST	TBD	TO BE DECIDED
FOOT'G	FOOTING	THK (NS)	THICK (THICKNESS)
FR	FRENCH	TP	TOP PLATE
FT	FOOT or FEET	TRD	TREAD
FT'G	FOOTING	TYP	TYPICAL
GB	GYPSUM BOARD	U.N.O.	UNLESS NOTED OTHERWISE
GRD	GRADE		
GYP BRD	GYPSUM BOARD	VERT	VERTICAL
INTER	INTERIOR	w/	WITH
		w/o	WITHOUT
HGT	HEIGHT	WD	WOOD
HRD	HARD	WHT	WEIGHT
HOZ	HORIZONTAL	WIND	WINDOW
HTR	HEATER	WND	WINDOW
		WTR	WATER
JST	JOIST		
MFG	MANUFACTURER	CL	CENTER LINE
MECH	MECHANICAL	PL ±	PROPERTY LINE PLUS or MINUS
		°	DEGREE(S)
LF	LEAF	∅	DIAMETER
LT	LIGHT		

CONSULTANT LIST

ARCHITECTURE:
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Salinas, CA 93103
TEL: 831 757-2172

SURVEYOR/
CIVIL ENGINEER:
L & S ENGINEERING
2640 Garden Road Suite G
Monterey, CA 93940
TEL: 831 655-2733

FIVE SAND & SEA

5 SAND & SEA, CARMEL-BY-THE-SEA, CA

A.P.N. 010-321-025

SHEET INDEX

- T1.0 TITLE SHEET
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- A1.2 PROPOSED SITE PLAN

- ARCHITECTURE
- A2.1 MAIN FLOOR PLAN
 - A2.2 LOWER FLOOR PLAN
 - A3.1 ROOF PLAN
 - A6.1 EXTERIOR ELEVATIONS
 - A6.2 EXTERIOR ELEVATIONS

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 2-STORY SINGLE FAMILY RESIDENCE TO REPLACE EXISTING 1659 S.F. RESIDENCE.

PROJECT DATA

OWNER: NORTHPOINT INVESTMENTS
P.O. BOX 470577
SAN FRANCISCO, CA 94147

SITE ADDRESS: FIVE SAND & SEA
CARMEL-BY-THE-SEA, CA

ZONING DATA

ZONING: R-1

DESCRIPTION OF USE: SINGLE FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION: TYPE V-N

STORIES: 2

HEIGHT LIMIT: 18 FT

TREES: NO REMOVAL

PARKING: REQUIRED PROVIDED

GRADING: CUT: 500 C.Y. APPROX.
FILL: 200 C.Y. APPROX.

WATER PROVIDER: CAL-AM

SEWER PROVIDER: CAWD

SQUARE FOOTAGE ANALYSIS

SITE ANALYSIS

LOT SIZE	8928 S.F.
ALLOWABLE BASE FLOOR AREA	3136 S.F.
MAX ALLOWABLE BONUS AREA	1045 S.F.

FLOOR AREA TABULATION:

(E) TO BE REMOVED:	1692 S.F.
(N) MAIN LEVEL:	1632 S.F.
(N) LOWER LEVEL:	1167 S.F.
(N) GARAGE:	312 S.F.
TOTAL (N) BASE FLOOR	3111 S.F.
BASEMENT (N) BONUS AREA	91 S.F.
TOTAL FLOOR AREA	3202 S.F.

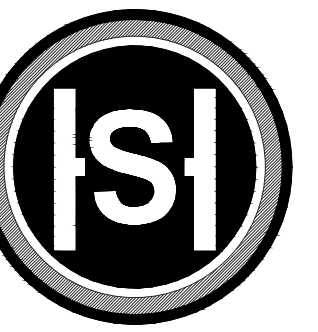
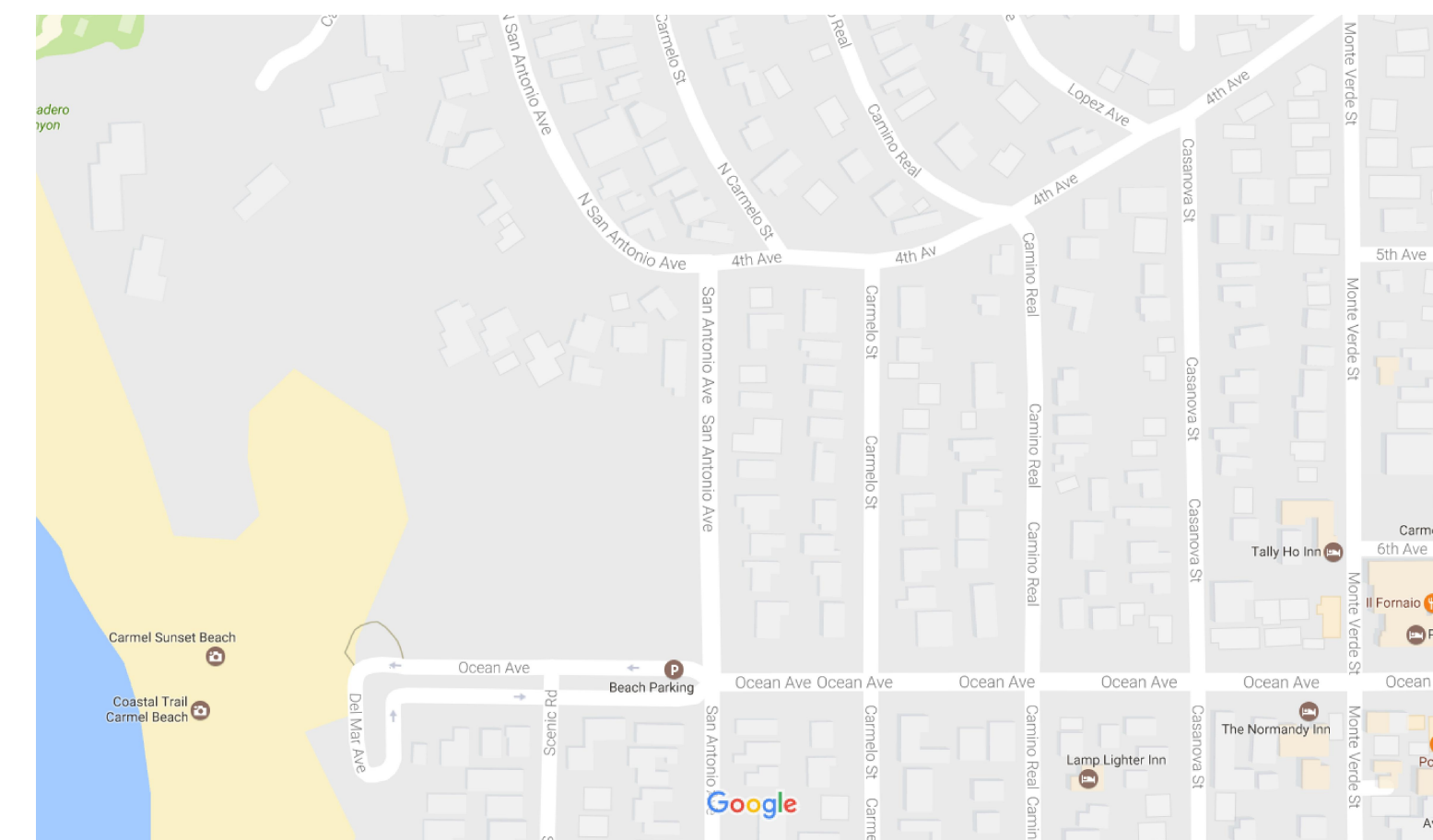
SITE COVERAGE TABULATION (ALL IMPERVIOUS):

UPPER TERRACES (NOT OVER LOWER LEVEL)	166 S.F.
DECK	168 S.F.
ENTRY STEPS + LANDING	116 S.F.
TOTAL SITE COVERAGE	450 S.F.
ALLOWABLE SITE COVERAGE (.22 X 3136)*	690 S.F.
EXISTING SITE COVERAGE TO BE REMOVED	(1598 S.F.)
CHANGE IN SITE COVERAGE	(1148 S.F.)

PROJECT NOTES

- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CENC).
- CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

VICINITY MAP



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Prepared by:

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09.17.18	PRELIM. PLANNING
02.11.19	TRACK 2 PLANNING
08.01.19	TRACK 2 CONCEPT

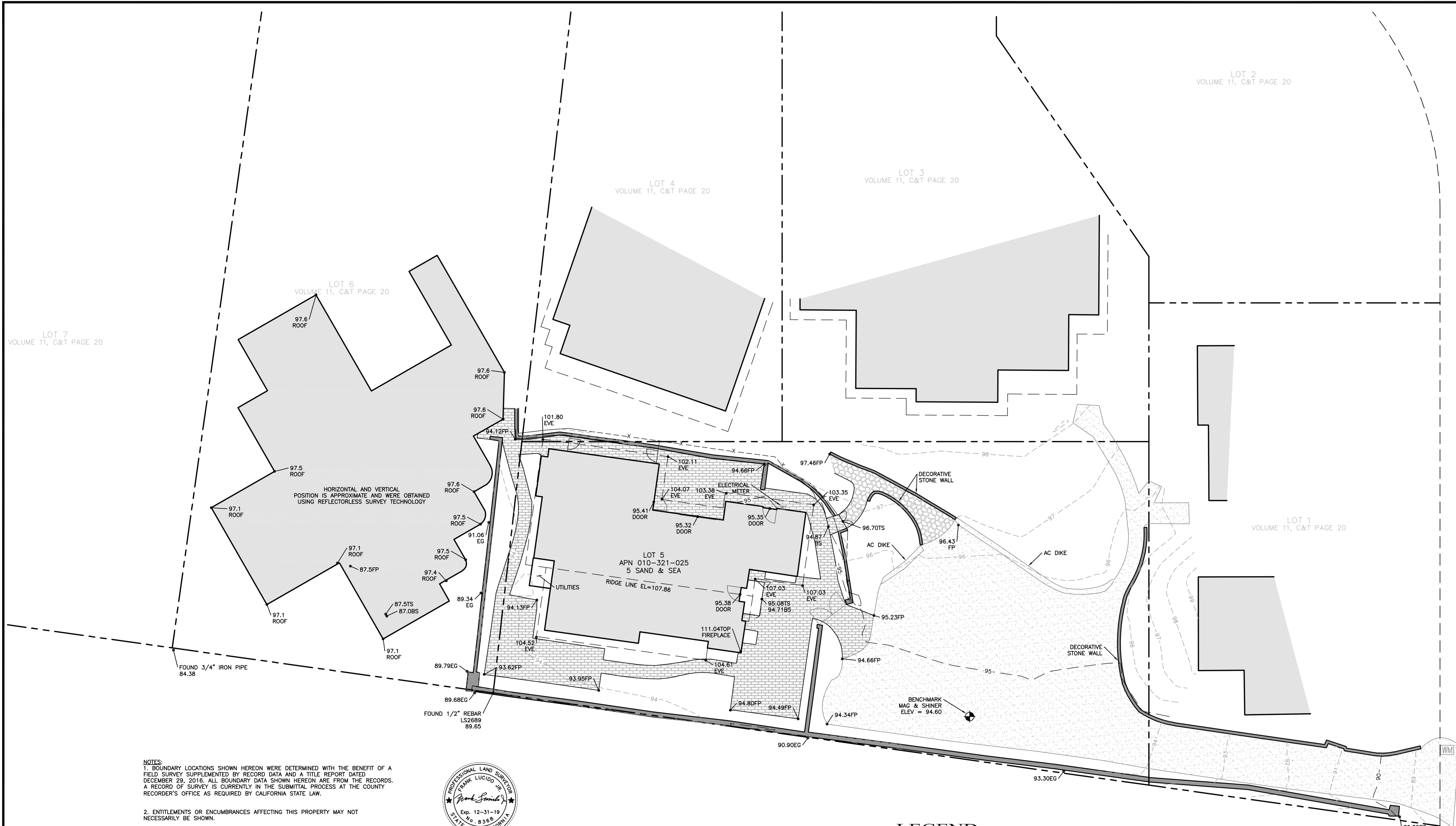
Date: 08.01.19

Scale:

Drawn:

Description: TITLE SHEET

Sheet No:
T-1.0



- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA AND A TITLE REPORT DATED DECEMBER 29, 2016. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS AT THE COUNTY RECORDER'S OFFICE AS REQUIRED BY CALIFORNIA STATE LAW.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG & SHINER IN THE DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 94.60, ESTABLISHED BY SURVEYOR JON HAGEMeyer AND BASED UPON MEAN SEA LEVEL.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME, AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2017.



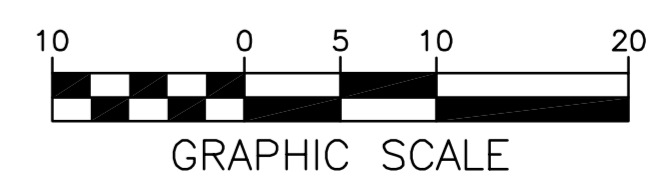
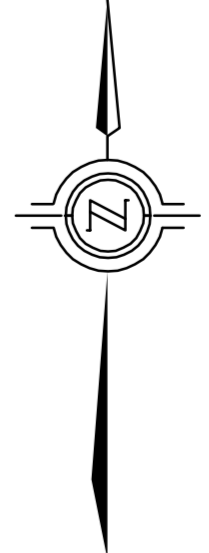
FRANK LUCIDO, L.S.
LUCIDO SURVEYORS



CHRIS STOUT, P.E.
L&S ENGINEERING

LEGEND

---	PROPERTY LINE		
---	BUILDING OVERHANG		
80	MAJOR CONTOUR		
X-X	MINOR CONTOUR		
95.00 →	WOOD FENCE		
AC	ASPHALT		
BS	BOTTOM OF STAIRS		
C	CYPRESS TREE		
E	EXISTING GROUND		
EG	ELEVATION		
EL	EXISTING GROUND		
FP	FINISH PAVEMENT		
FW	FACE OF WALL		
O	OAK TREE		
P	PINE TREE		
T	TREE		
TS	TOP OF STAIRS		
TYP	TYPICAL		

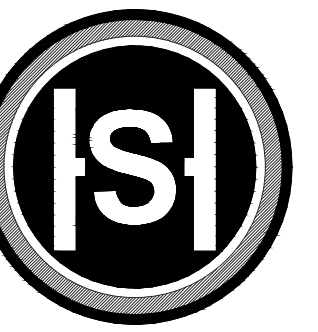


SAN ANTONIO AVENUE

DRAWN BY: PIM
DESIGNED BY: N/A
DATE: 2/28/17
SCALE: 1" = 10'
JOB NUMBER: 17-08
LAST REVISED: 3-22-17
REVISED BY: PIM

PREPARED FOR:
NORTH POINT INVESTMENTS GROUP, LLC

TOPOGRAPHIC SURVEY
5 SAND AND SEA
CARMEL, CA 93921
APN: 010-321-025



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Action:

Date: 08.01.19

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

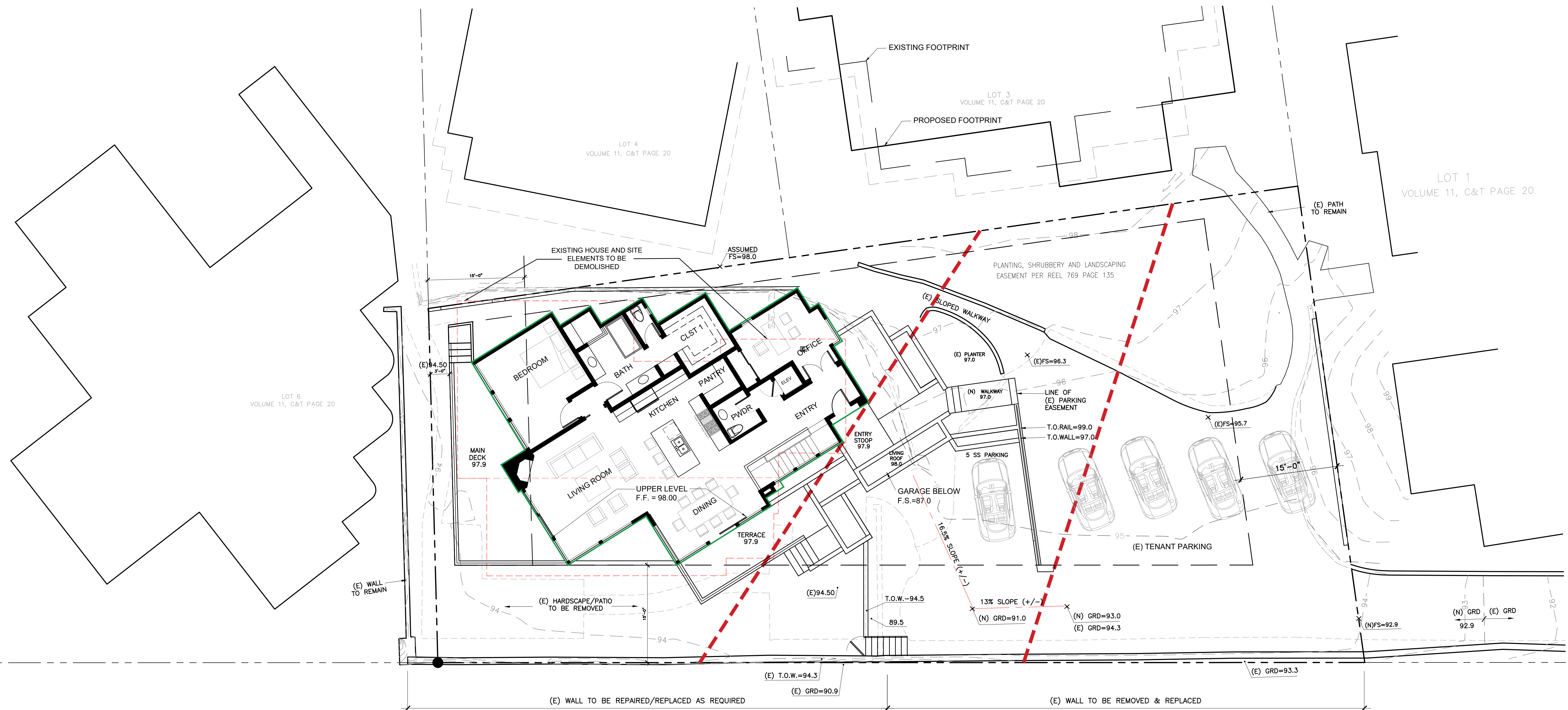
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Description:

SITE PLAN

Sheet No:

A-1.2



SYMBOLS LEGEND	
	EXISTING HOUSE FOOTPRINT
	PROPOSED HOUSE FOOTPRINT



PROPOSED SITE PLAN

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



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Action:

Date: 08.01.19

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

Drawn:

Description:
MAIN
FLOOR PLAN

Sheet No:

A-2.1

SYMBOLS LEGEND

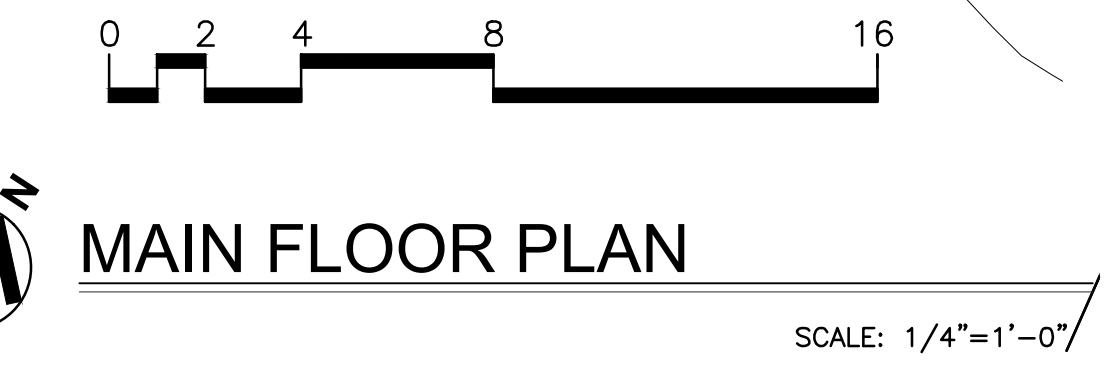
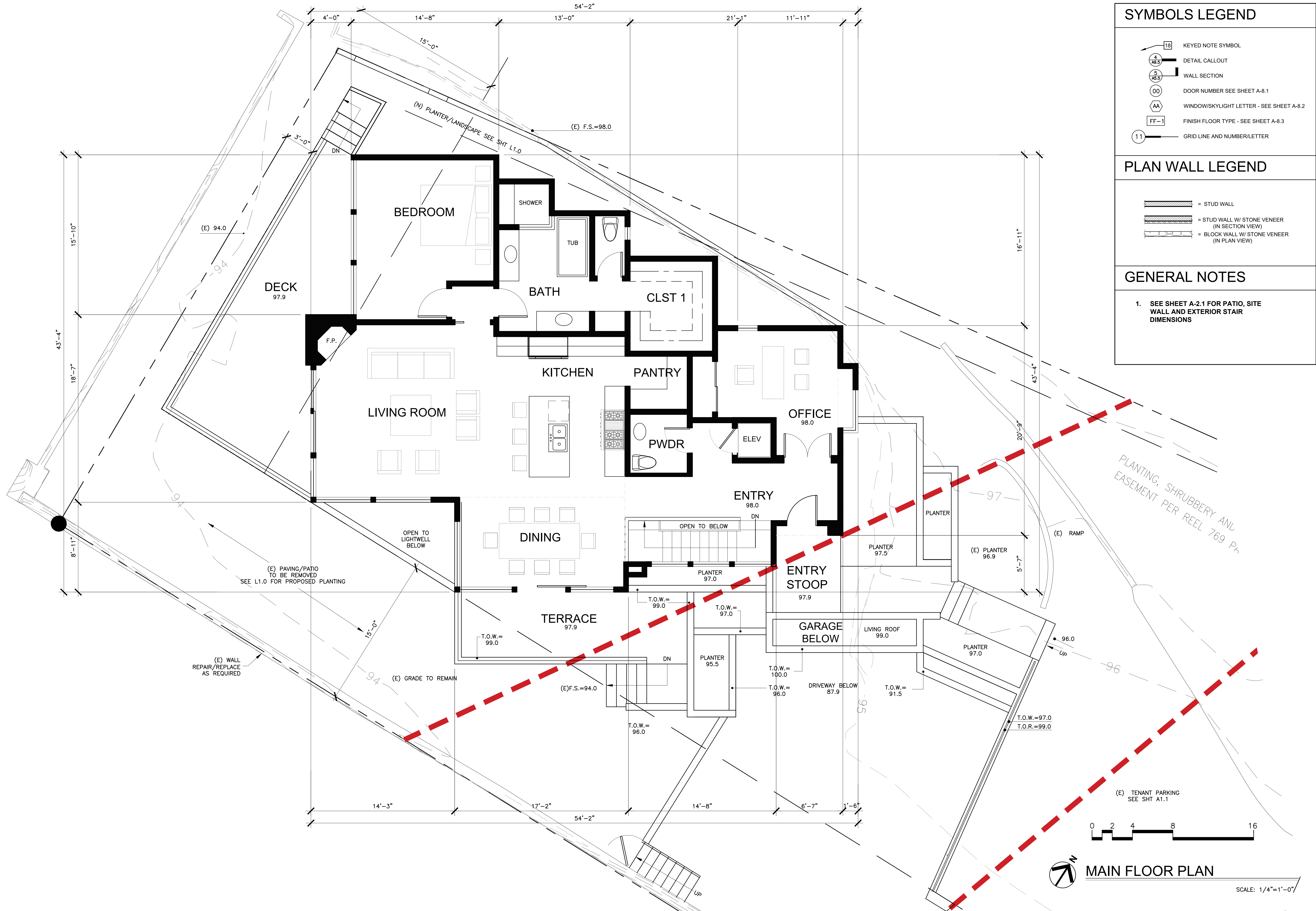
- KEYED NOTE SYMBOL
- DETAIL CALLOUT
- WALL SECTION
- DOOR NUMBER SEE SHEET A-8.1
- WINDOW/SKYLIGHT LETTER - SEE SHEET A-8.2
- FINISH FLOOR TYPE - SEE SHEET A-8.3
- GRID LINE AND NUMBER/LETTER

PLAN WALL LEGEND

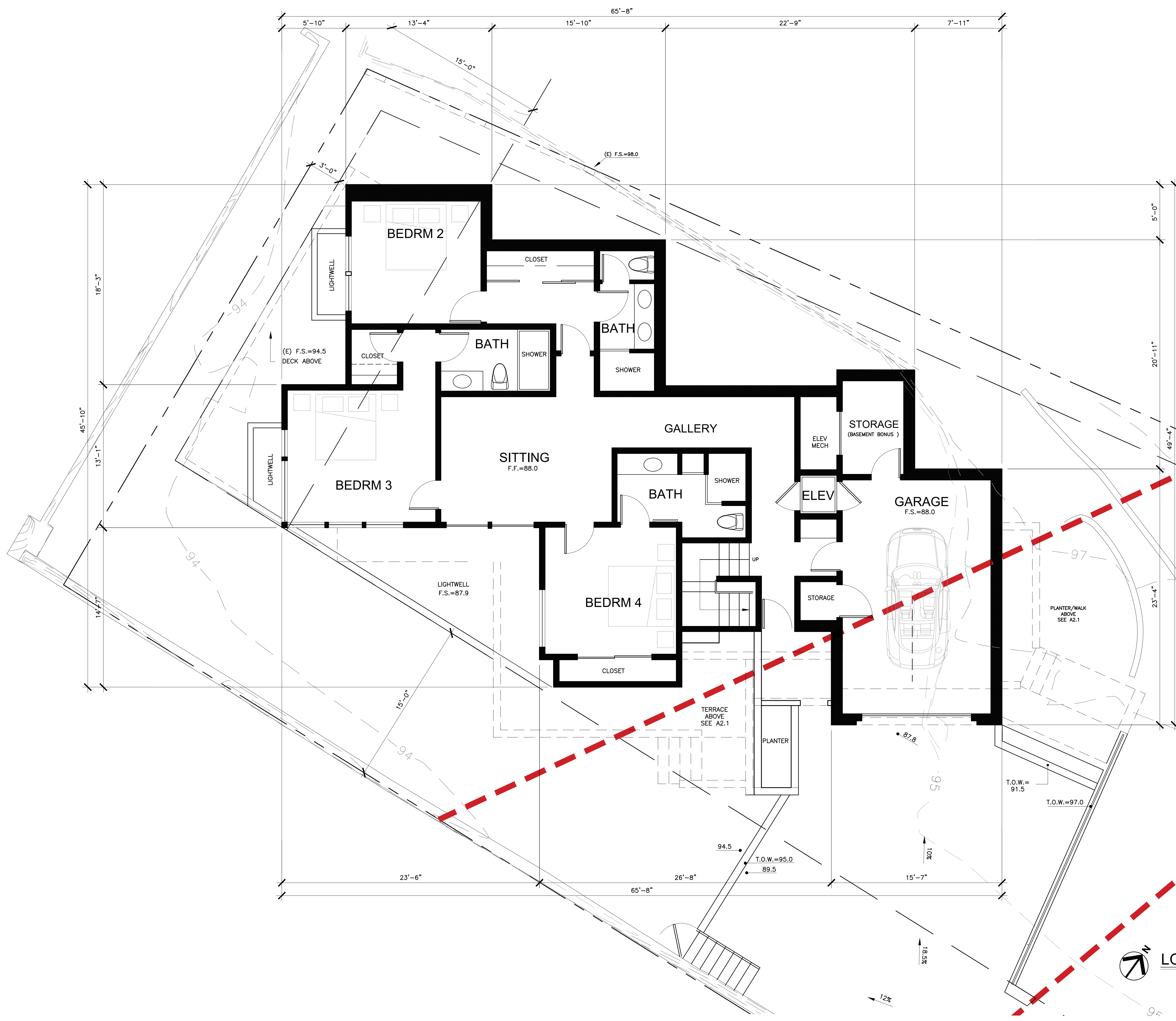
- = STUD WALL
- = STUD WALL W/ STONE VENEER (IN SECTION VIEW)
- = BLOCK WALL W/ STONE VENEER (IN PLAN VIEW)

GENERAL NOTES

1. SEE SHEET A-2.1 FOR PATIO, SITE WALL AND EXTERIOR STAIR DIMENSIONS



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



SYMBOLS LEGEND

- 18 KEYED NOTE SYMBOL
- 4/88.5 DETAIL CALLOUT
- 5/88.5 WALL SECTION
- 00 DOOR NUMBER SEE SHEET A-8.1
- AA WINDOW/SKYLIGHT LETTER - SEE SHEET A-8.2
- FF-1 FINISH FLOOR TYPE - SEE SHEET A-8.3
- 11 GRID LINE AND NUMBER/LETTER

PLAN WALL LEGEND

- [Symbol] = STUD WALL
- [Symbol] = STUD WALL W/ STONE VENEER (IN SECTION VIEW)
- [Symbol] = BLOCK WALL W/ STONE VENEER (IN PLAN VIEW)

GENERAL NOTES

- SEE SHEET A-2.1 FOR PATIO, SITE WALL AND EXTERIOR STAIR DIMENSIONS



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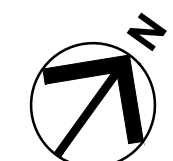
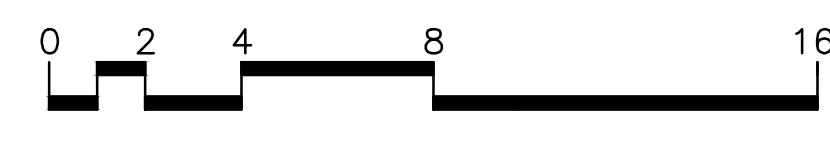
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Drawn: _____

Description:
 LOWER FLOOR PLAN

Sheet No:
A-2.2



LOWER FLOOR PLAN

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



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Action: _____

Date: 01.03.19

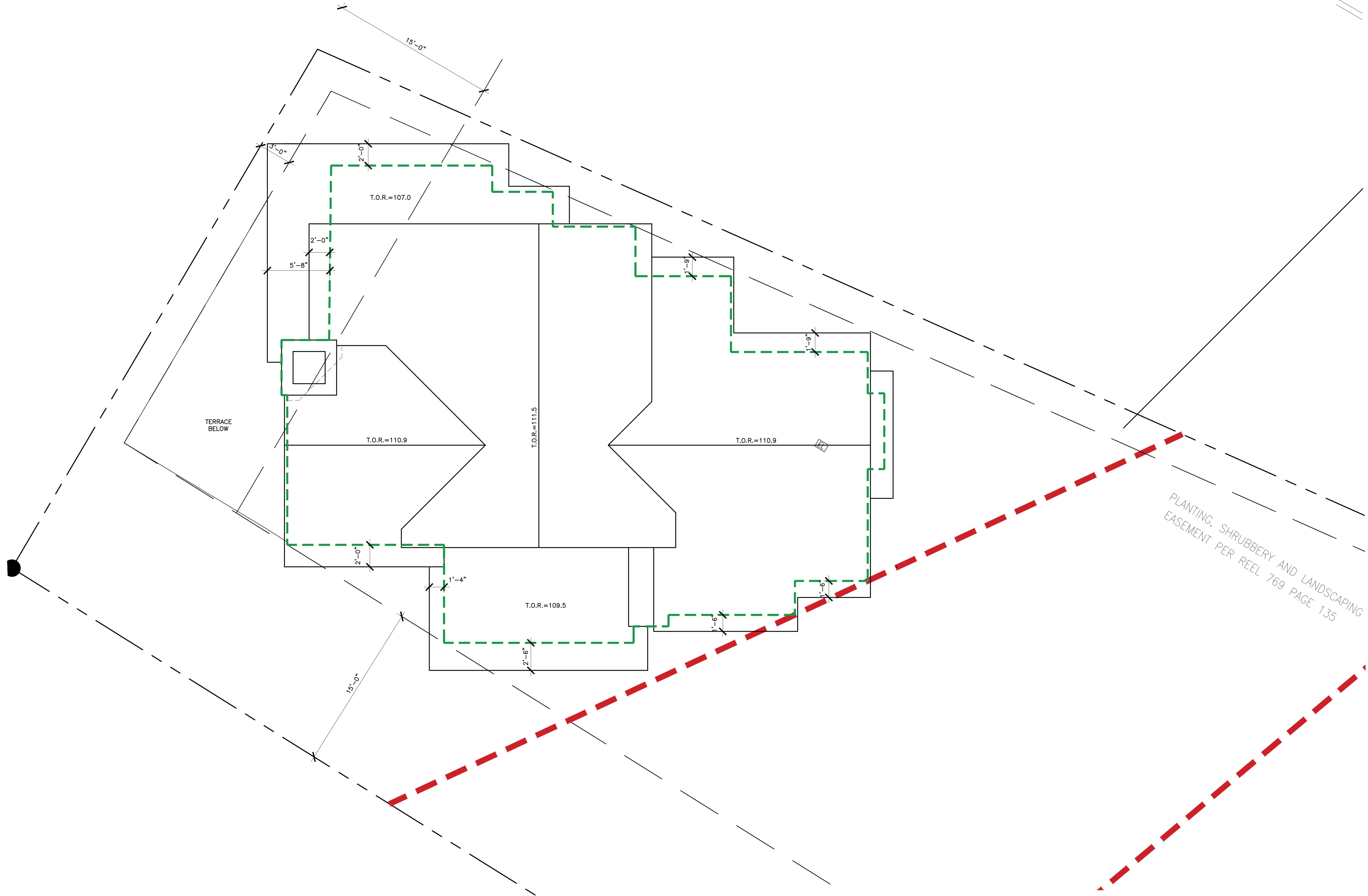
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Drawn: _____

Description: MAIN
FLOOR PLAN

Sheet No:

A-3.1

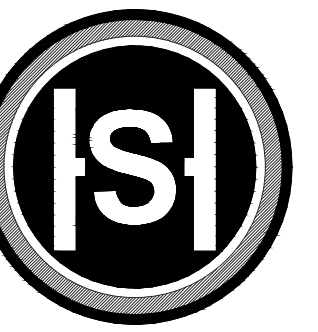


PLANTING, SHRUBBERY AND LANDSCAPING
EASEMENT PER REEL 769 PAGE 135



ROOF PLAN

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



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ELEVATION KEY NOTES	
EX-1	FLAT ROOF W/ 'GOLDEN' D.G. OVERLAY
EX-2	NATURAL CEDAR SIDING
EX-3	CARMEL STONE WALLS
EX-4	BRONZE CHIMNEY SHROUD
EX-5	WOOD DOORS & WINDOWS
EX-6	COPPER GUTTER & DOWNSPOUTS
EX-7	SOLID BODY STAINED WOOD FASCIA
EX-8	LANDSCAPE/RETAINING WALL STUCCO OR STONE
EX-9	TEMPERED GLASS RAILING
EX-10	INTEGRAL COLOR STUCCO
EX-11	STANDING SEAM METAL ROOF



NORTHEAST ELEVATION

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



SOUTHEAST ELEVATION (BEACHSCAPE)

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

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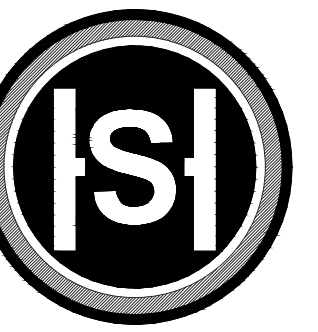
Scale: 1/4"=1'-0"

Drawn:

Description:
EXTERIOR
ELEVATION

Sheet No:

A-6.1



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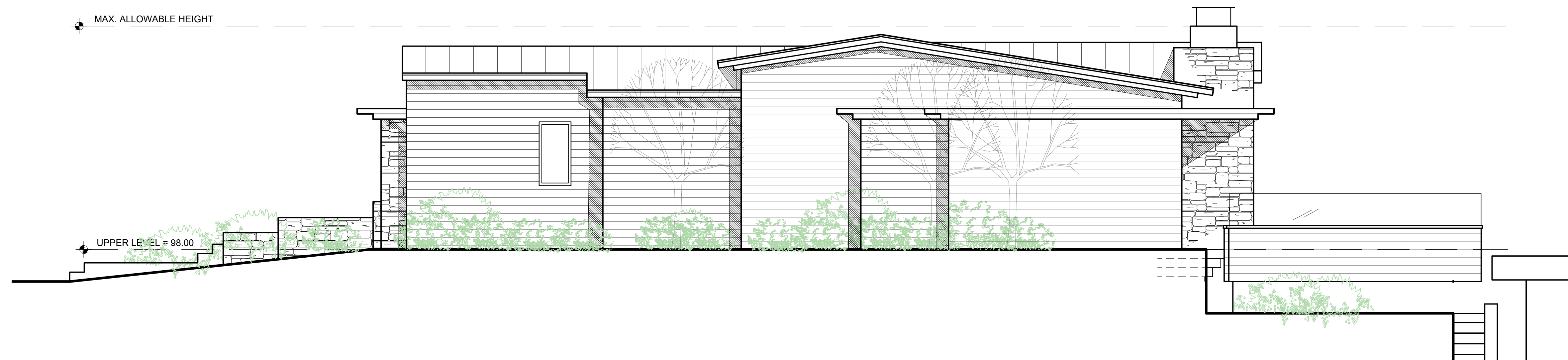


ELEVATION KEY NOTES

- EX-1 FLAT ROOF W/ 'GOLDEN' D.G. OVERLAY
- EX-2 NATURAL CEDAR SIDING
- EX-3 CARMEL STONE WALLS
- EX-4 BRONZE CHIMNEY SHROUD
- EX-5 WOOD DOORS & WIINDOWS
- EX-6 COPPER GUTTER & DOWNSPOUTS
- EX-7 SOLID BODY STAINED WOOD FASCIA
- EX-8 LANDSCAPE/RETAINING WALL STUCCO OR STONE
- EX-9 TEMPERED GLASS RAILING
- EX-10 INTEGRAL COLOR STUCCO
- EX-11 STANDING SEAM METAL ROOF

SOUTHWEST ELEVATION

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



NORTHWEST ELEVATION

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

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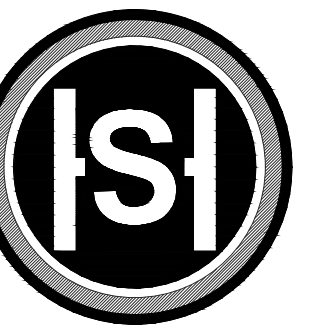
Scale: 1/4"=1'-0"

Drawn:

Description:
EXTERIOR
ELEVATION

Sheet No:

A-6.2



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EXTERIOR PERSPECTIVE 'A-1'



EXTERIOR PERSPECTIVE 'A-1'

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Action: _____

Date: 09.25.19

Scale: _____

Drawn: _____

Description:
EXTERIOR
PERSPECTIVE

Sheet No:

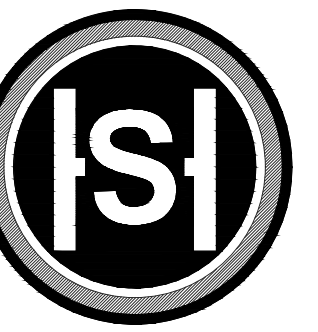
A-6.1.2



EXTERIOR PERSPECTIVE 'B-1'



EXTERIOR PERSPECTIVE 'B-2'



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 A.P.N. 010-321-025

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Action: _____

Date: 09.25.19

Scale: _____

Drawn: _____

Description:
 EXTERIOR
 PERSPECTIVE

Sheet No:

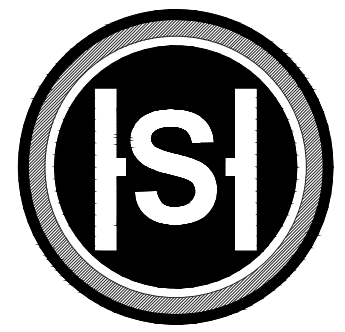
A-6.1.3



EXTERIOR PERSPECTIVE 'C-1'



EXTERIOR PERSPECTIVE 'C-2'



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Action: _____

Date: 09.25.19

Scale: _____

Drawn: _____

Description:
 EXTERIOR
 PERSPECTIVE

Sheet No:

A-6.1.4

ABBREVIATIONS

AB	AGGREGATE BASE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
AC	ASPHALT CONCRETE	INV	INVERT
CB	CATCH BASIN	LF	LINEAR FEET
CL	CENTERLINE	MIN	MINIMUM
DIA	DIAMETER	N/A	NOT APPLICABLE
DWY	DRIVEWAY	(N)	NEW
(E)	EXISTING	NTS	NOT TO SCALE
EL	ELEVATION	PG&E	PACIFIC GAS & ELECTRIC
ELEV	ELEVATION	POC	POINT OF CONNECTION
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE
FM	FORCE MAIN (PUMP LINE)	SD	STORM DRAIN
FF	FINISH FLOOR ELEVATION	S	SLOPE
FG	FINISH GRADE	SS	SANITARY SEWER
FL	FLOW LINE	SCH	SCHEDULE
FP	FINISH PAVEMENT	SSCO	SANITARY SEWER CLEAN-OUT
		FM	FORCE MAIN
		Typ	TYPICAL

LEGEND

---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	BUILDING ENVELOPE
---	PROPERTY LINE / RIGHT OF WAY
---	EXISTING JOINT UTILITY TRENCH
---	EXISTING STORM DRAIN (SIZE VARIES)
---	EXISTING SANITARY SEWER (GRAVITY)
---	EXISTING WATER LINE
---	NEW CURB
---	NEW EDGE OF PAVEMENT
---	NEW JOINT UTILITY TRENCH
---	NEW STORM DRAIN (SIZE VARIES)
---	NEW STORM DRAIN PUMP LINE
---	NEW SANITARY SEWER (GRAVITY)
---	NEW WATER LINE

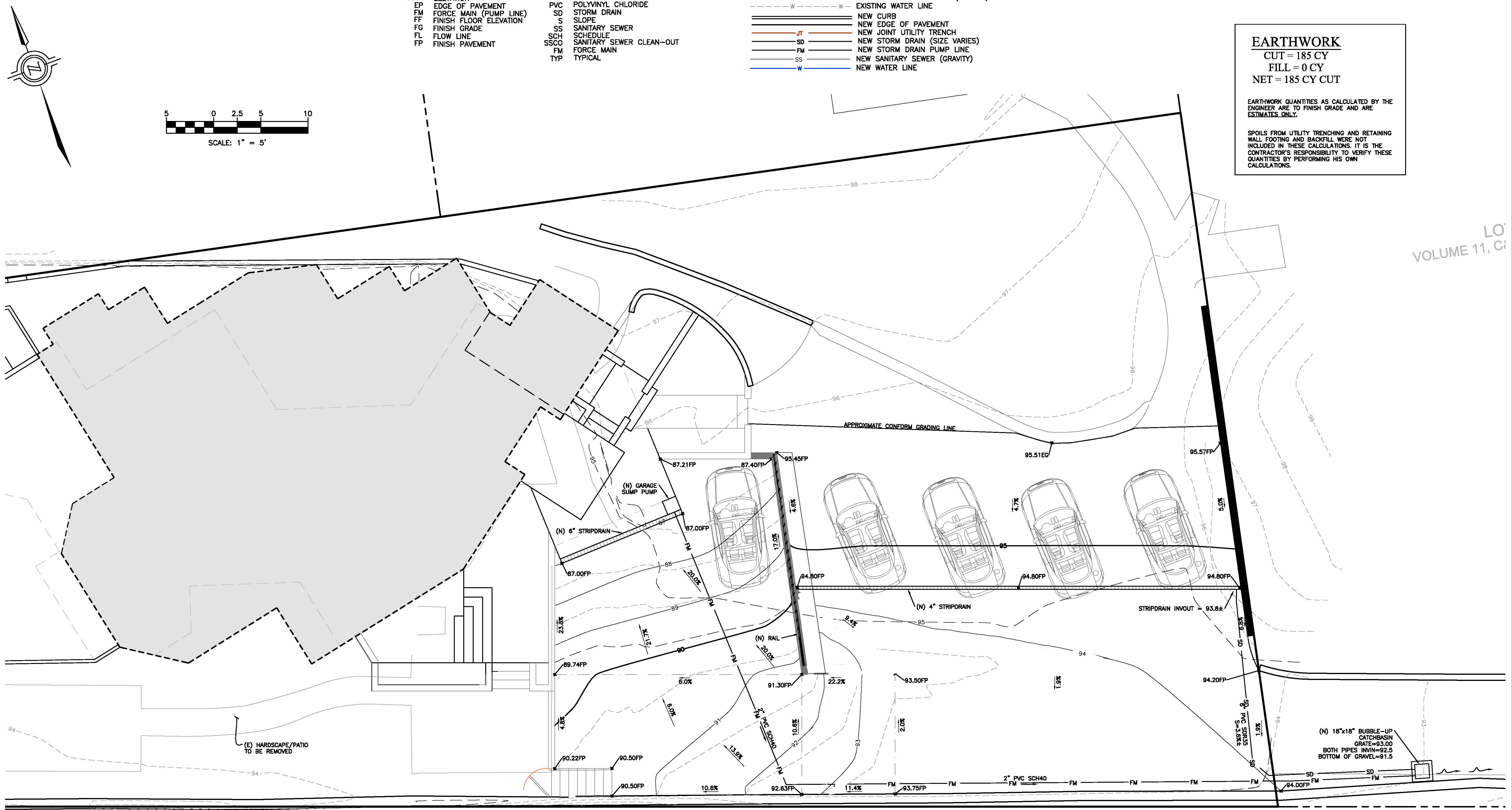
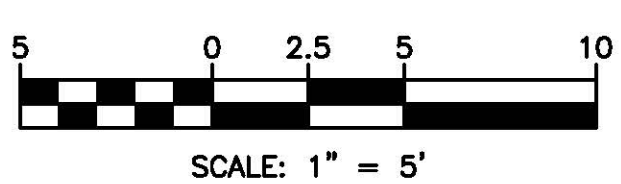
SYMBOLS

● 36"Ø	EXISTING TREE (TO REMAIN)	⊕ AD	NEW AREA DRAIN
○	EXISTING SPOT GRADE	⊖ CO	NEW CLEAN-OUT
⊕	EXISTING FIRE HYDRANT	• DS	NEW DOWN SPOUT
⊖	EXISTING POWER POLE	957	DESIGN SPOT ELEVATION
⊕	EXISTING VAULT AS NOTED	⊕	SANITARY SEWER CLEANOUT
⊖	EXISTING SANITARY SEWER RELIEF		

EARTHWORK
 CUT = 185 CY
 FILL = 0 CY
 NET = 185 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISH GRADE AND ARE ESTIMATES ONLY.

SPOILS FROM UTILITY TRENCHING AND RETAINING WALL FOOTING AND BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.



SITE GRADING AND DRAINAGE PLAN
 SCALE: 1"=5'

VOLUME 11, C4