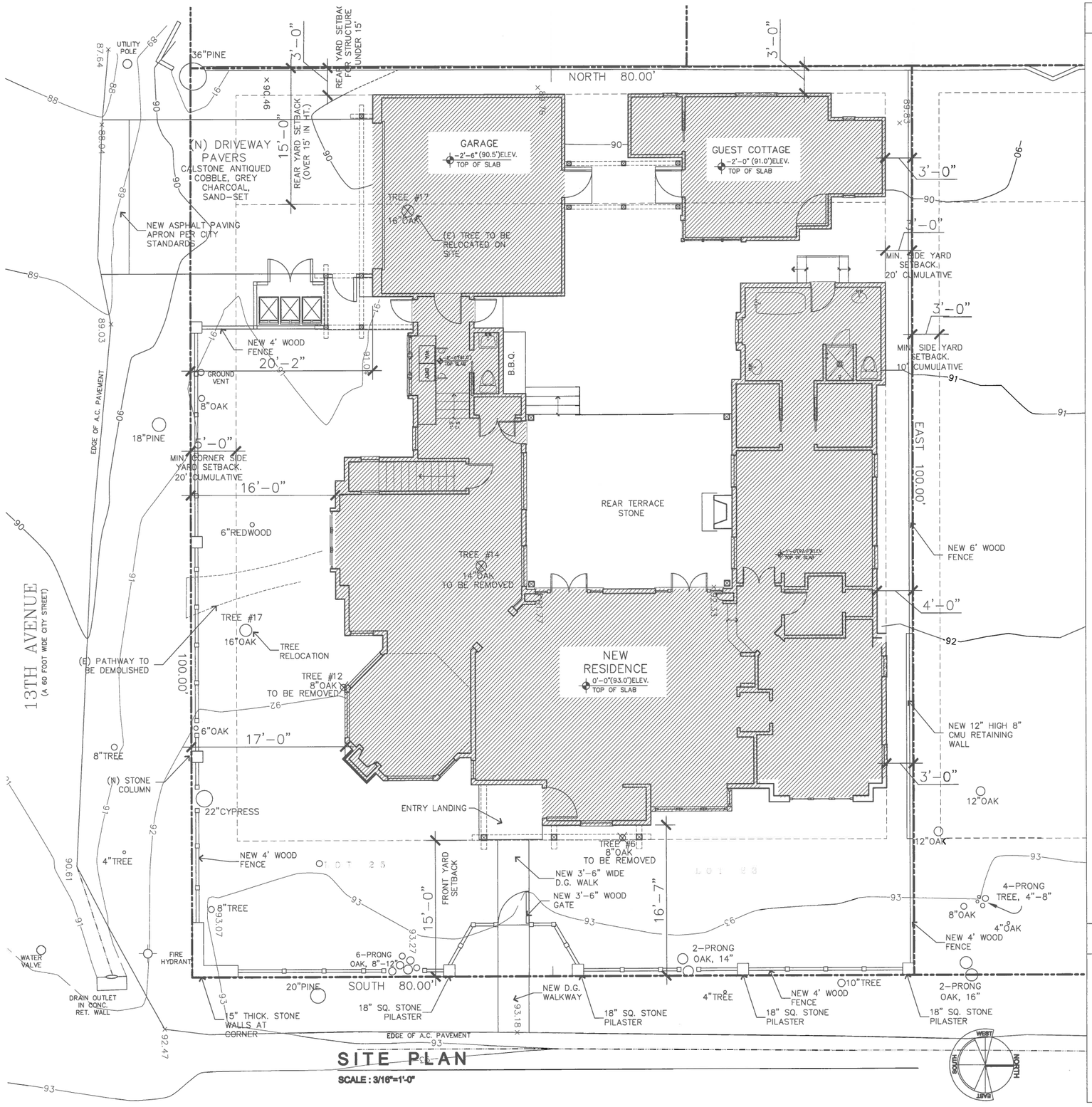


SITE PLAN

SCALE : 3/16"=1'-0"

PROJECT INFORMATION

- **PROJECT DESCRIPTION:**
  DEMOLISH EXISTING S.F.R. ON THREE LEGAL LOTS. MERGE LOTS 23 AND 25 AND BUILD NEW ONE STORY S.F.R. WITH ATTACHED 2 CAR GARAGE AND SEMI-DETACHED GUESTHOUSE. NEW PERIMETER WOOD FENCING

- **PROJECT ADDRESS:**
  NW COR. CASANOVA AND 13TH
  CARMEL, CA. 93921

- **PROJECT OWNER:**
  CINDY AND JR HUNTER
  25974 MISSION ST.
  CARMEL, CA. 93923
  713-858-4061

PLANNING INFORMATION

- A.P.N. 010-281-010
- LEGAL DESCRIPTION
  LOT 10 BLOCK AA
- CITY OF CARMEL ZONING: R-1
- MAX. ALLOWABLE BUILDING HEIGHT: 18' - ONE STORY
  12' - PLATE HEIGHT -ONE STORY
- TREE REMOVAL: YES
- APPROX. GRADING: ____ CY CUT, ____CY FILL
- PARKING REQUIRED
  COVERED: 1
  UNCOVERED: 1
  PARKING PROVIDED
  COVERED: 2
  UNCOVERED: 2

BUILDING INFORMATION

- PROJECT CODE COMPLIANCE-CODE EDITIONS USED:
  2016 CAL. BUILDING CODE - CBC
  2016 CAL. RESIDENTIAL CODE -CRC
  2016 CAL ELEC. CODE - CEC
  2016 CAL. MECH. CODE - CMC
  2016 CAL. PLUMB. CODE - CPC
  2016 CAL. ENERGY CODE - CEC
  2016 CAL. GREEN BUILDING STANDARDS CODE - CGBCS
  2016 CAL. FIRE CODE - CFC
- CONSTRUCTION TYPE: VB
- BUILDING OCCUPANCY: R-3 / U
- FIRE DEPARTMENT:
  FIRE DISTRICT: CARMEL
  AUTOMATIC SPRINKLERS REQUIRED: YES
  WILDLAND URBAN INTERFACE CODES REQUIRED: NO
  W.U.I. ZONE: L.R.A.

PROJECT SQUARE FOOTAGE INFORMATION

- TOTAL SITE AREA: = 8,000 S.F. (.18 Ac.)
- BASE FLOOR AREA-ALLOWED = 2,960 S.F.-LOTS 23 & 25 AT 8,000 S.F.
  240 S.F. 3% BONUS FLR AREA-OWNER INITIATED LOT MERGER
  3,200 S.F.
- BASE FLOOR AREA-PROPOSED

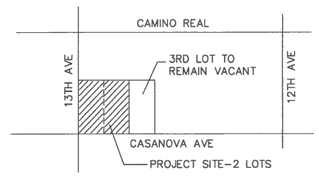
MAIN LIVING AREA	2,337 S.F.	(47 S.F. STAIR NOT COUNTED)
GUEST COTTAGE	356 S.F.	
BASEMENT	31 S.F.	
TOTAL LIVING	2,724 S.F.	
GARAGE	473 S.F.	
TOTAL	3,197 S.F.	(3,200 S.F. MAX.)
	31 S.F.	(FROM B.F.A.)
	31 S.F.	(BONUS - MATCHED BY CITY)
	100 S.F.	('FREE' FROM CITY)
TOTAL BASEMENT	162 S.F.	

- SITE COVERAGE-ALLOWED = 704 S.F. (22% OF BFA)
  PERMEABLE BONUS = 320 S.F. (4% OF SITE AREA) (IF 50% IS PERMEABLE)
  TOTAL ALLOWED SITE COVERAGE= 1,024 S.F.
- SITE COVERAGE-PROPOSED

		SEMI-PERM./PERM	NON-PERM
DRIVEWAY	= 340 S.F.	340 S.F.	
REAR TERRACE	= 438 S.F.		438 S.F.
REAR TERR. STEPS	= 12 S.F.	12 S.F.	
BBQ	= 23 S.F.		23 S.F.
GARAGE LANDING	= 12 S.F.	12 S.F.	
GUEST HSE LANDING	= 12 S.F.	12 S.F.	
DRIVEWAY WALKWAY	= 47 S.F.	47 S.F.	
BREEZEWAY LANDING	= 10 S.F.	10 S.F.	
M. BATH LANDING	= 17 S.F.		17 S.F.
FRONT WALK	= 51 S.F.	51 S.F.	
ENTRY LANDING	= 45 S.F.	45 S.F.	
TOTAL	= 1,007 S.F.	529 S.F.	478 S.F.

VICINITY MAP

NOT TO SCALE



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PROJECT/CLIENT

HUNTER RESIDENCE

RECEIVED
DEC 13 2018
City of Carmel-by-the-Sea
Planning & Building Dept

JR & CINDY HUNTER
NW CASANOVA & 13TH
CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-19
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

SITE PLAN

ISSUE	REVISIONS
1	06-27-18 PRELIM. REVIEW
2	07-03-18 FOREST & BEACH COMM
3	12-05-18 PLANNING SUBMITTAL

DATE

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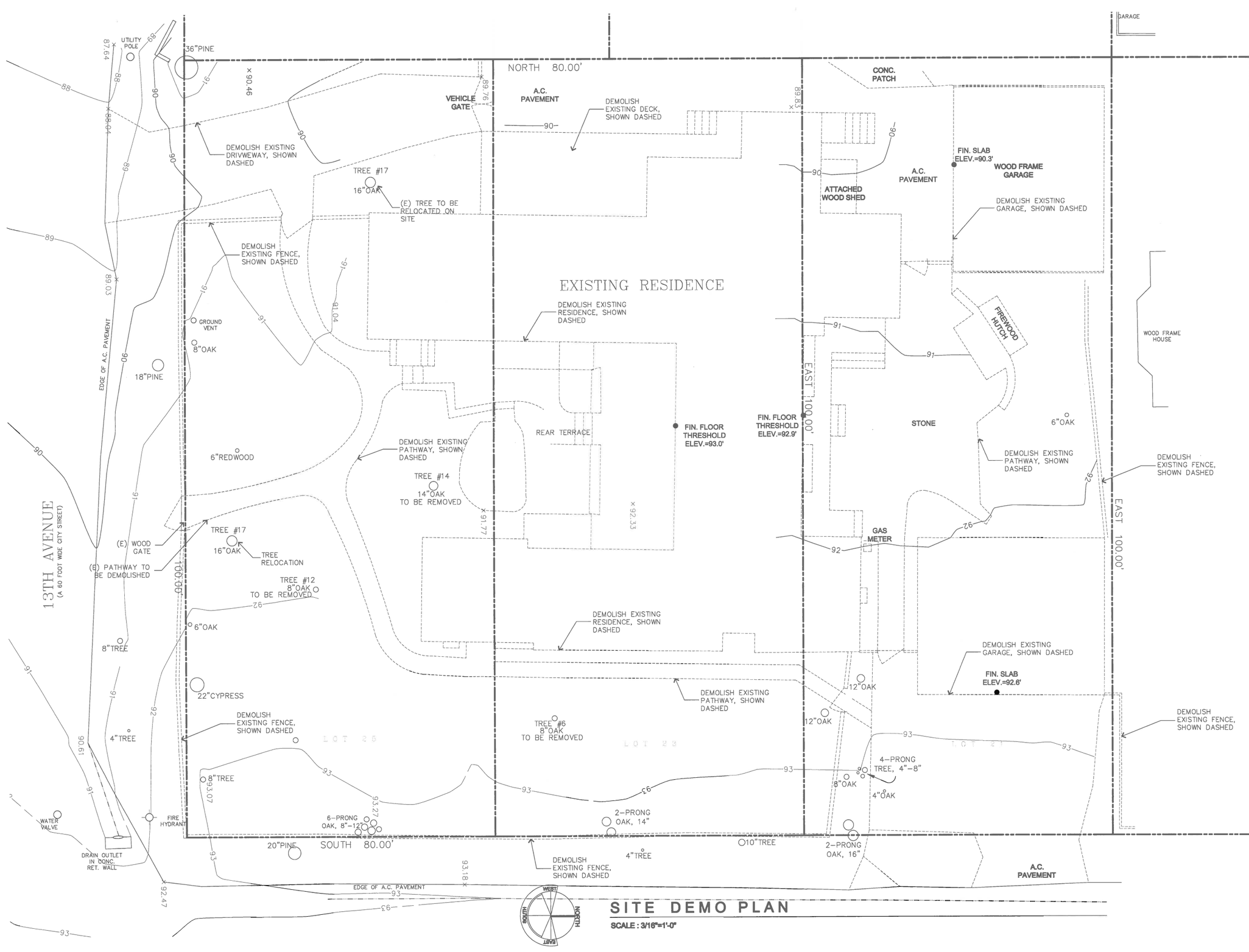

SITE DEMO PLAN

SCALE : 3/16"=1'-0"

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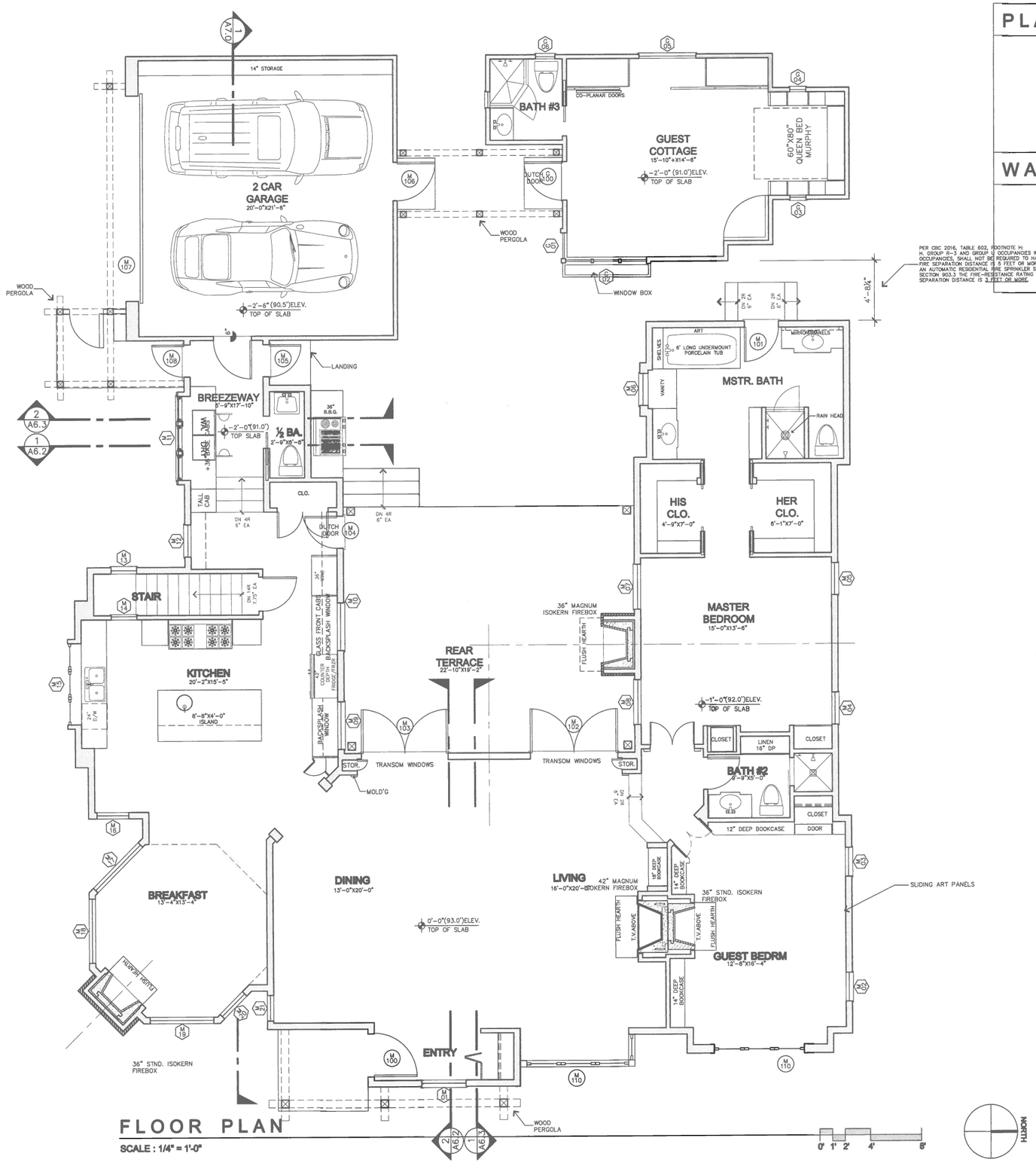

PLAN NOTES

WALL LEGEND

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11-30-19
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FLOOR PLAN

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LOWER LEVEL PLAN

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

0' 1' 2' 4' 8'

NORTH

PLAN NOTES

WALL LEGEND

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11-30-19
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LOWER LEVEL FLOOR PLAN

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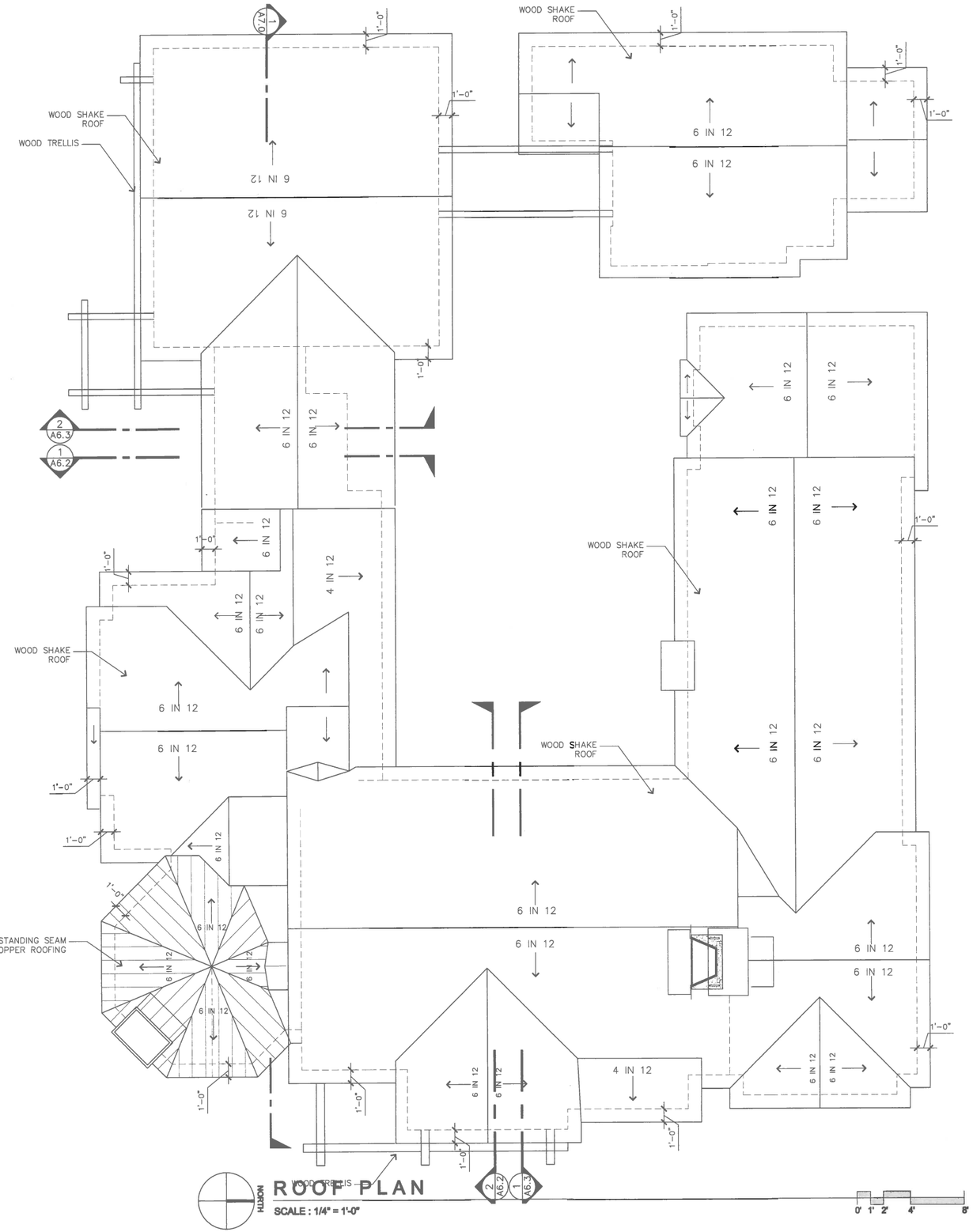

ROOF PLAN

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

ROOF PLAN NOTES

1. ROOF MATERIAL TO BE STANDING SEAM METAL ROOFING
2. FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION
3. ROOF SLOPE = 1 IN 12 UNLESS OTHERWISE NOTED
4. OVERHANG = 12" UNLESS OTHERWISE NOTED
5. COPPER OR ZINC GUTTERS WITH ROUND DOWNSPOUTS
6. GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION
7. SPARK ARRESTOR TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY OUTLET
8. CHIMNEY SHALL BE 2' ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10' MEASURED HORIZONTALLY
9. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF WITH (2) 1-1/2"x⅛" S.S. METAL STRAPS LOOPED AROUND THE CHIMNEY AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST OR RAFTER PER UBC 3102.6 TO PREVENT LATERAL DISPLACEMENT.
10. EACH BUNDLE OF ROOFING SHALL BEAR LABELS FROM AN ICBO ACCREDITED QUALITY CONTROL AGENCY IDENTIFYING THEIR ROOF COVERING CLASSIFICATION AND INDICATING THEIR COMPLIANCE WITH ICC-ES-EG107 AND WITH THE WEATHERING REQUIREMENTS CONTAINED IN HEALTH AND SAFETY CODE SECTION 13132.70 (R902.2 CRC)
11. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 906.2.
12. PER C.B.C. CHAPTER 7A (ROOF EDGE) AND CHAPTER 15 (ROOF FIELD), LARGE GAPS BETWEEN THE ROOF COVERING AND THE ROOF DECK (SHEATHING) MUST BE PLUGGED TO PREVENT EMBER OR FLAME INTRUSION. EXAMPLE: BIRD-STOPS OR MORTAR FOR BARREL TILE ROOFS AT EAVES.
13. DOWNSPOUTS SHALL BE ROUTED VIA TIGHT-LINE TO ON-SITE DISPERSAL AREAS AND/OR STORM DRAINS AS PER CITY STANDARDS

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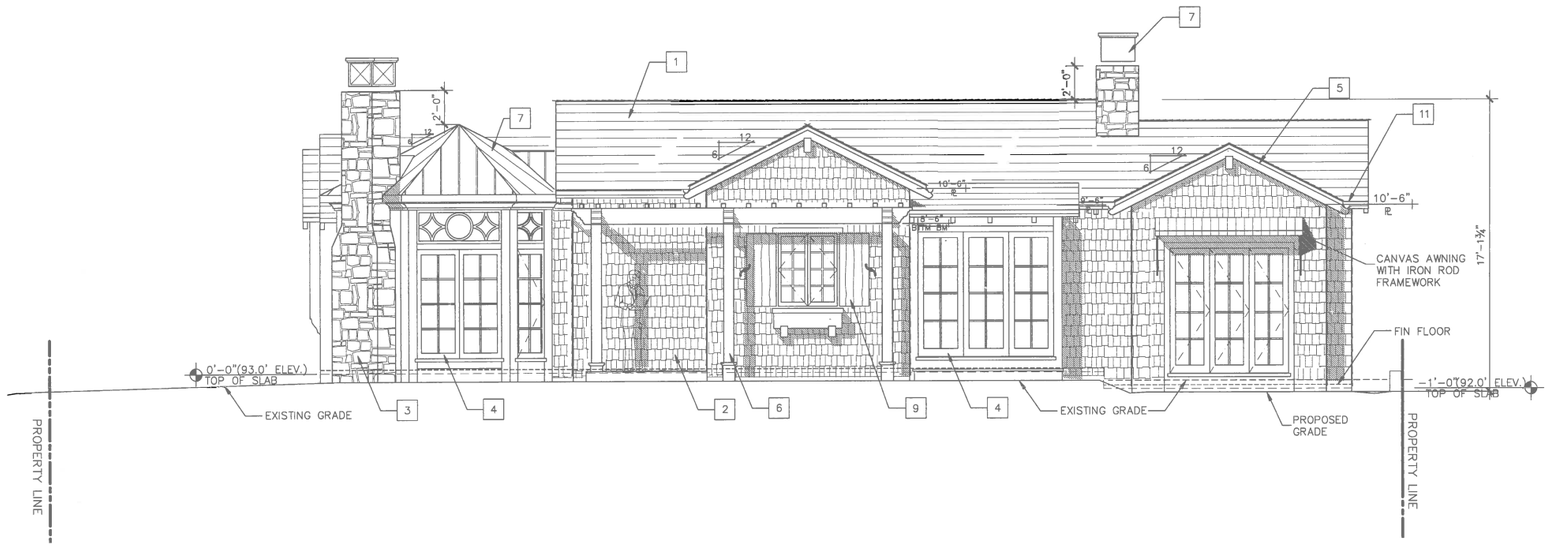
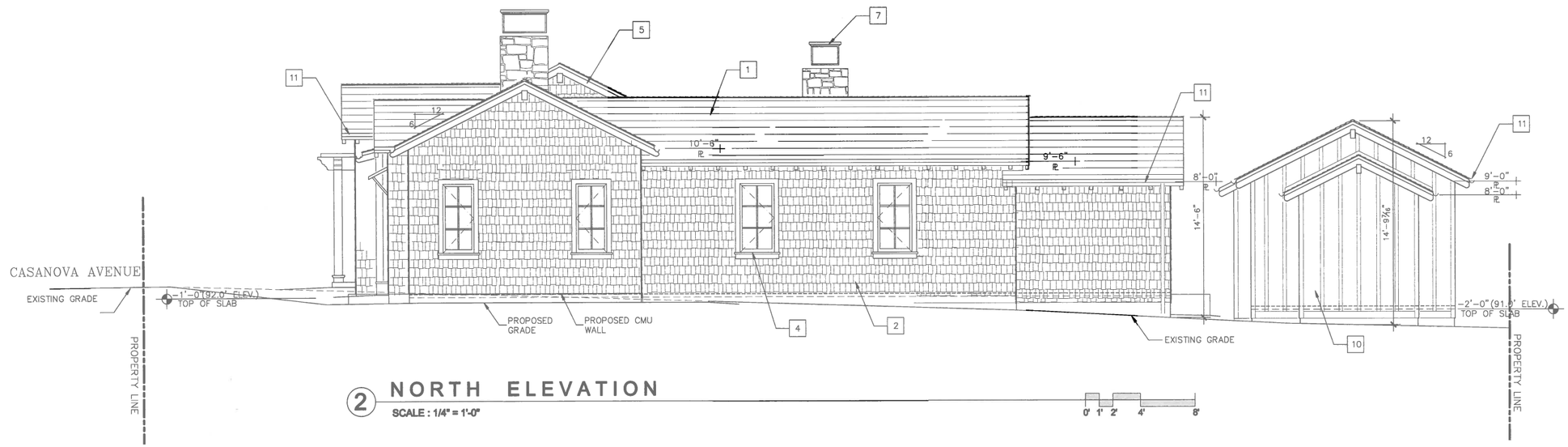


1 EAST ELEVATION- CASANOVA AVE

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

0' 1' 2' 4' 8'



2 NORTH ELEVATION

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

1	WOOD SHAKE ROOF TREATED TO BE CLASS 'B' WITH A CLASS 'A' ASSEMBLY UNDERLAYMENT.
2	HAND SPLIT, THICK BUTT, HEAVY CEDAR COMBED SHAKES BY JAMES HARDIE OR EQ. COLOR: BEN MOORE SNOW WHITE OC-66
3	EXTERIOR STONE VENEER: BLUEISH-GREY, BEUCHEL "CASTLE ROCK" PATTERN, COLOR: "BARNWOOD BLUE CASTLE ROCK"
4	WOOD EXTERIOR DOORS AND WINDOWS BY BEND RIVER, OR EQUAL. FEATURE DOORS AND WINDOWS COLOR: BEN MOORE MIDNITE 2131-20. REAR AREA D/W COLOR: BEN MOORE SNOW WHITE OC-66
5	FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ, COLOR: BM SNOW WHITE
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7	COPPER STANDING SEAM ROOFING WITH SEAMS AT 12" O.C.
8	WOOD SECTIONAL GARAGE DOOR WITH T.G. GLASS PANELS, COLOR: BEN MOORE MIDNITE 2131-20
9	WOOD SHUTTERS, COLOR: WEATHERED GREEN
10	BOARD AND BATTEN WOOD SIDING WITH 1X4 BATTENS AT 16" O.C. COLOR: PAINTED BEN MOORE GULL WING GREY 2134-50
11	NATURAL UNSEALED COPPER GUTTERS, DOWNSPOUTS, CHIMNEY SHROUDS, EXTERIOR LIGHT HOUSINGS AND FLASHING
12	WOOD FENCE. COLOR: BEN MOORE SNOW WHITE OC-66

ELEVATION NOTES

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PROJECT/CLIENT

HUNTER RESIDENCE

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CARMEL, CA.

LICENSED ARCHITECT JAMES N. SMITH NO. C-24683 11-30-19 RENEWAL DATE STATE OF CALIFORNIA

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EXTERIOR ELEVATIONS

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PROJECT NUMBER

SHEET NUMBER

A6.0

P:\0000-PROJECTS-ACTIVE\1712-HUNTER\24X36 Drawing Package\A6.0-ELEV-HUNTER.dwg, 12/10/2018 10:25:53 AM, DWG To PDF.pc3

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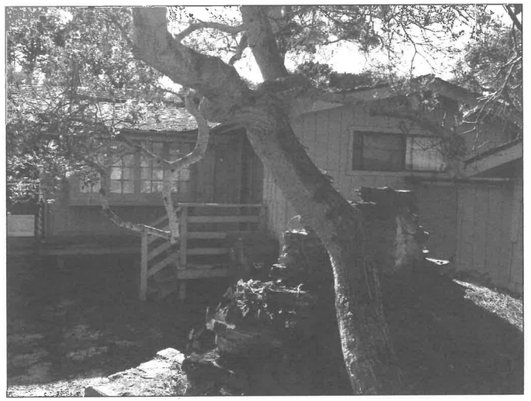
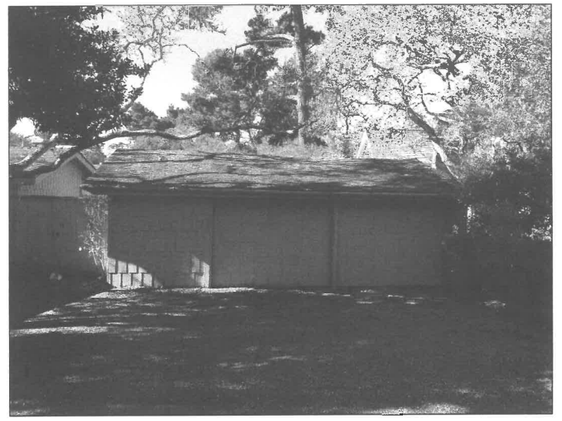


OVERALL HT. 13'-6"

1 NORTH ELEVATION
SCALE : N.T.S.

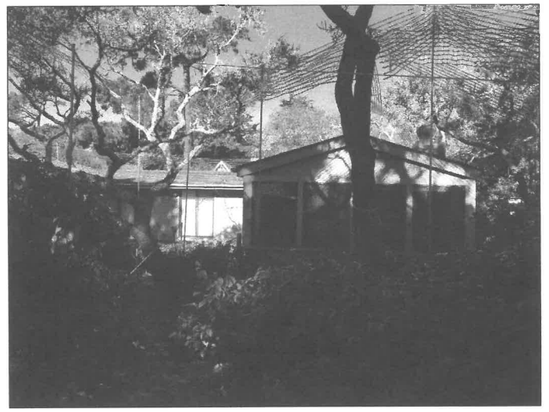


OVERALL HT. 12'-8"

2 EAST ELEVATION-GARAGE
SCALE : N.T.S.

OVERALL HT. 12'-6"

3 EAST ELEVATION
SCALE : N.T.S.



OVERALL HT. 12'-6"

4 SOUTH ELEVATION
SCALE : N.T.S.

1 EXISTING ELEVATIONS

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HUNTER RESIDENCE

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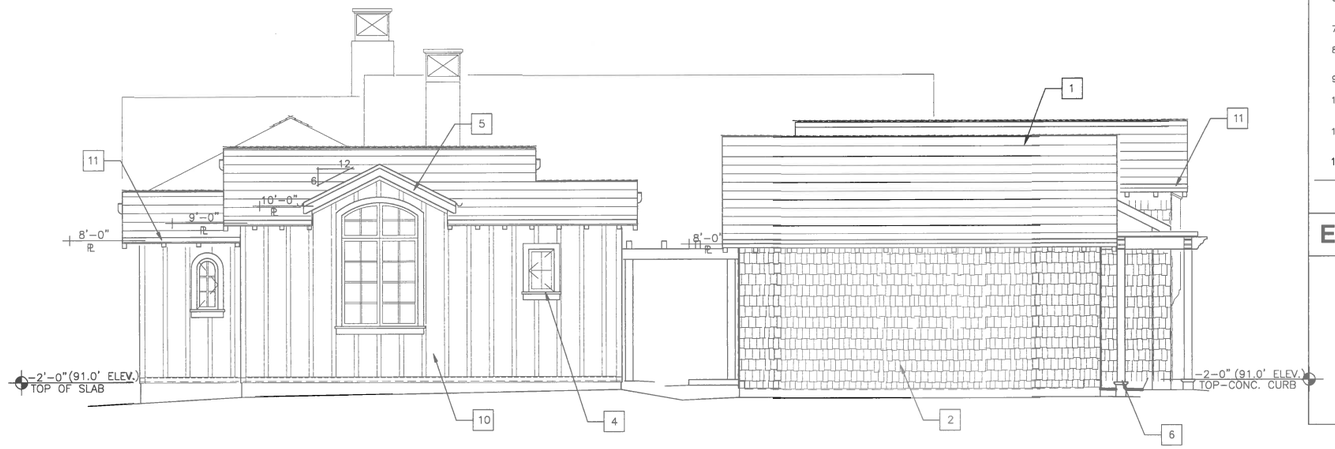
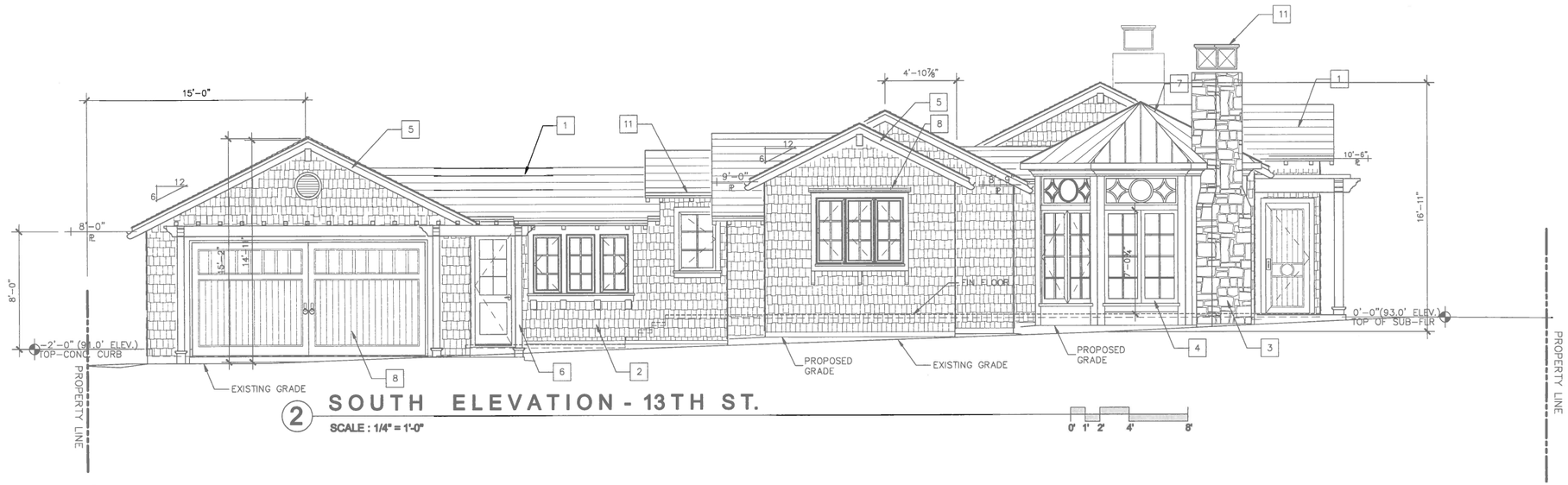


1 WEST ELEVATION

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

0' 1' 2' 4' 8'



2 SOUTH ELEVATION - 13TH ST.

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

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ELEVATION NOTES

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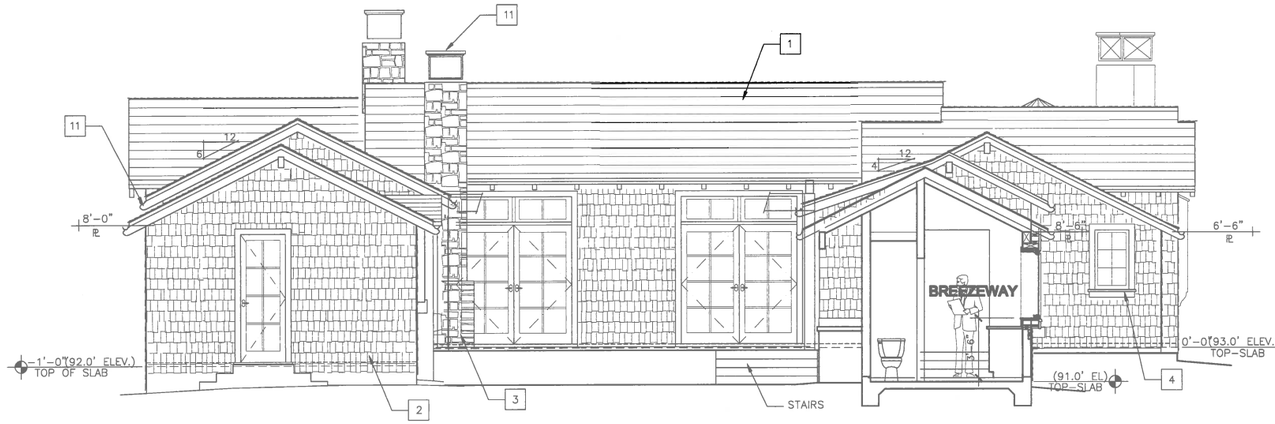
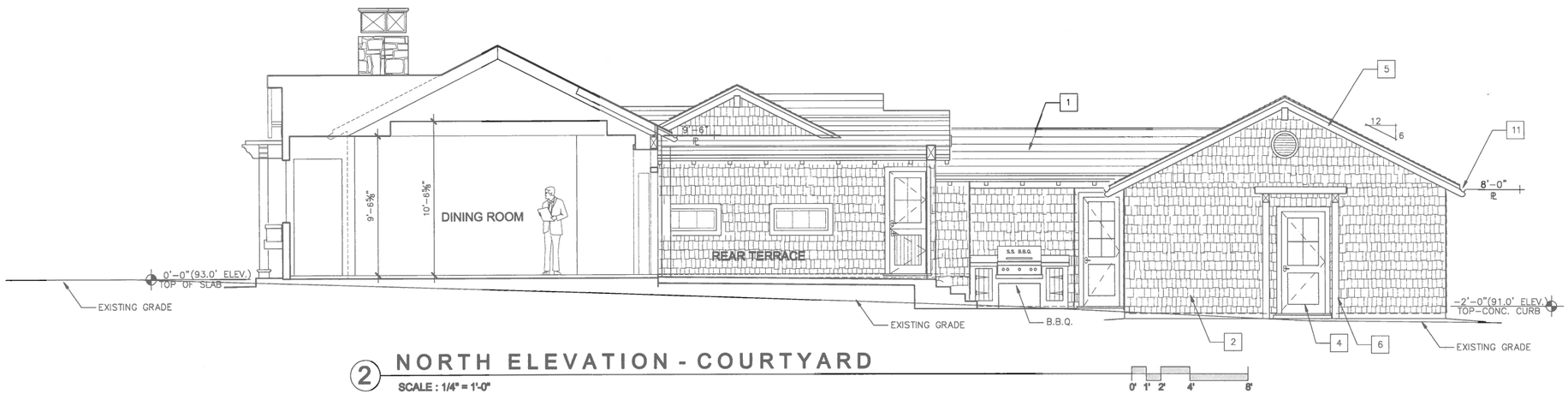


1 WEST ELEVATION - COURTYARD

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

0' 1' 2' 4' 8'



2 NORTH ELEVATION - COURTYARD

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

0' 1' 2' 4' 8'

ELEVATION MATERIALS LEGEND

1	WOOD SHAKE ROOF TREATED TO BE CLASS 'B' WITH A CLASS 'A' ASSEMBLY UNDERLAYMENT.
2	HAND SPLIT, THICK BUTT, HEAVY CEDAR COMBED SHAKES BY JAMES HARDIE OR EQ. COLOR: BEN MOORE SNOW WHITE OC-66
3	EXTERIOR STONE VENEER: BLUEISH-GREY, BEUCHEL "CASTLE ROCK" PATTERN, COLOR: "BARNWOOD BLUE CASTLE ROCK"
4	WOOD EXTERIOR DOORS AND WNDOWS BY BEND RIVER, OR EQUAL. FEATURE DOORS AND WINDOWS COLOR: BEN MOORE MIDNITE 2131-20. REAR AREA D/W COLOR: BEN MOORE SNOW WHITE OC-66
5	FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ, COLOR: BM SNOW WHITE
6	6X AND 8X PAINTED CEDAR WOOD TRELLISES. COLOR: BEN MOORE SNOW WHITE OC-66
7	COPPER STANDING SEAM ROOFING WITH SEAMS AT 12" O.C.
8	WOOD SECTIONAL GARAGE DOOR WITH T.G. GLASS PANELS, COLOR: BEN MOORE MIDNITE 2131-20
9	WOOD SHUTTERS, COLOR: WEATHERED GREEN
10	BOARD AND BATTEN WOOD SIDING WITH 1X4 BATTENS AT 16" O.C. COLOR: PAINTED BEN MOORE GULL WING GREY 2134-50
11	NATURAL UNSEALED COPPER GUTTERS, DOWNSPOUTS, CHIMNEY SHROUDS, EXTERIOR LIGHT HOUSINGS AND FLASHING
12	WOOD FENCE. COLOR: BEN MOORE SNOW WHITE OC-66

ELEVATION NOTES

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PROJECT/CLIENT

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CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-19
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

EXTERIOR ELEVATIONS

○ ISSUE	△ REVISIONS
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2	07-03-18 FOREST & BEACH COMM
3	12-05-18 PLANNING SUBMITTAL
○	
△	
△	
△	

DATE

PROJECT NUMBER

SHEET NUMBER

A6.2

P:\0000-PROJECTS-ACTIVE\1712-HUNTER\24X36 Drawing Package\A6.2-ELEV-HUNTER.dwg, 12/10/2018 10:32:35 AM, DWG To PDF.pc3

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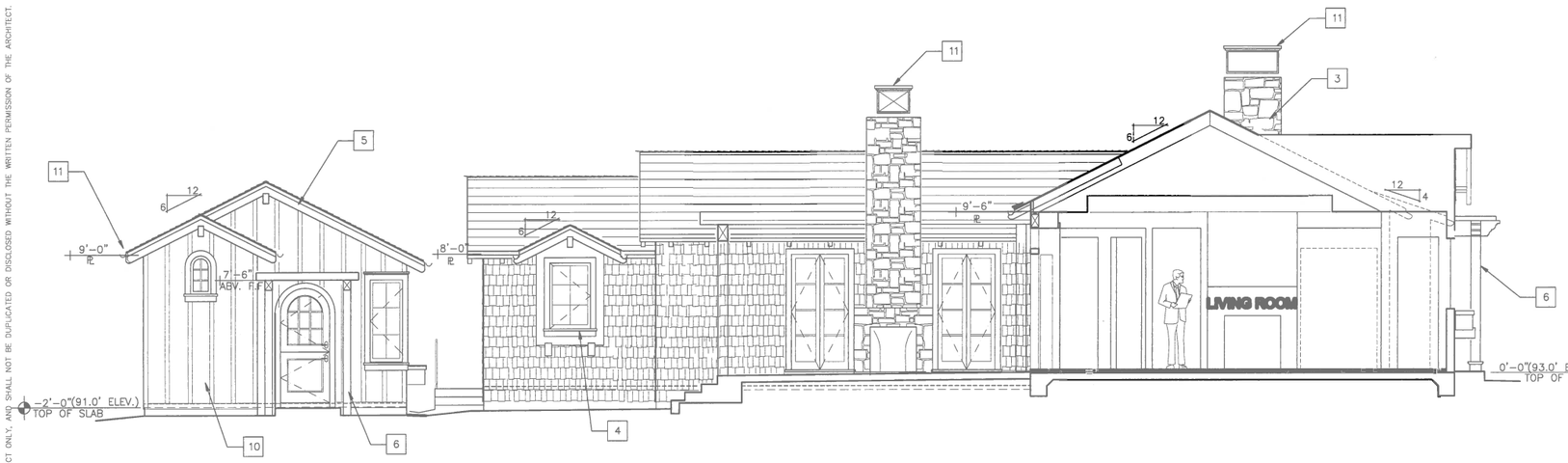
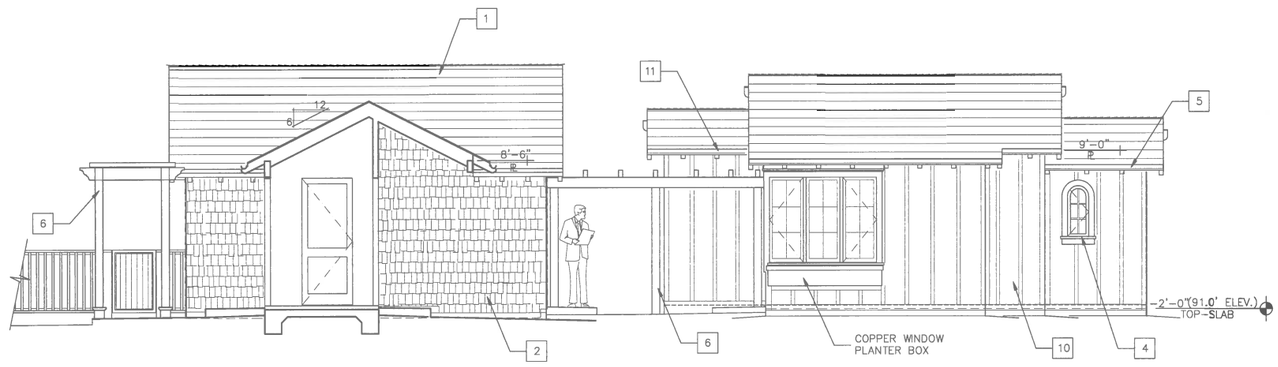


1 SOUTH ELEVATION - COURTYARD

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

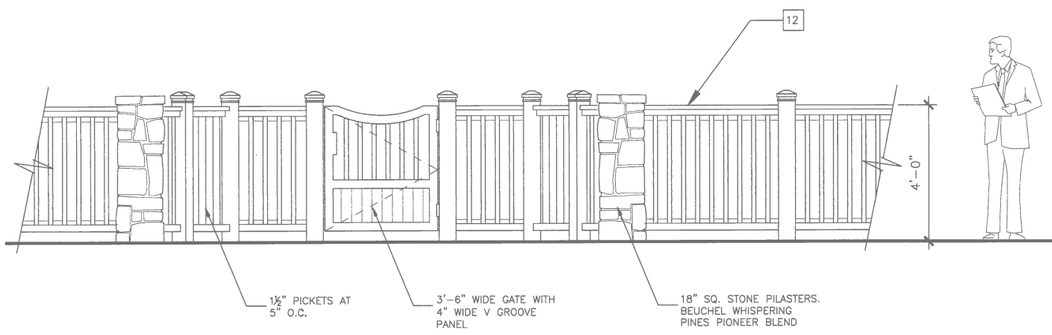
0' 1' 2' 4' 8'



2 SECTION D-EAST ELEVATION - GUEST UNIT

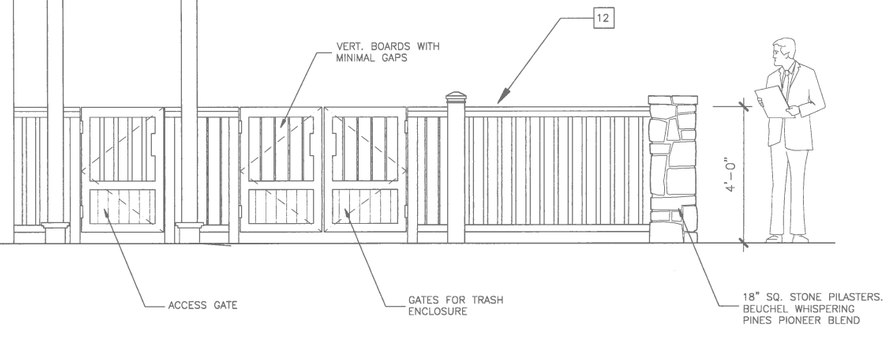
SCALE : 1/4" = 1'-0"

0' 1' 2' 4' 8'



3 FENCE AND ENTRY GATE ELEVATION

SCALE : 1/2" = 1'-0"



4 TRASH ELEVATION GATES ELEVATION

SCALE : 1/2" = 1'-0"

ELEVATION MATERIALS LEGEND

1	WOOD SHAKE ROOF TREATED TO BE CLASS 'B' WITH A CLASS "A" ASSEMBLY UNDERLAYMENT.
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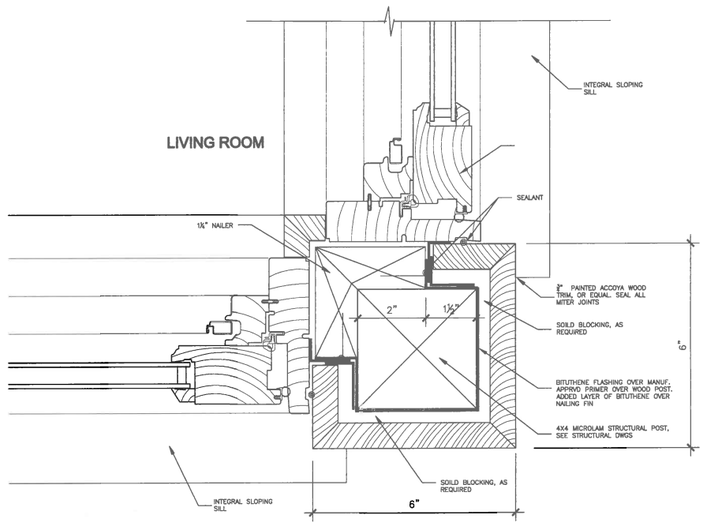
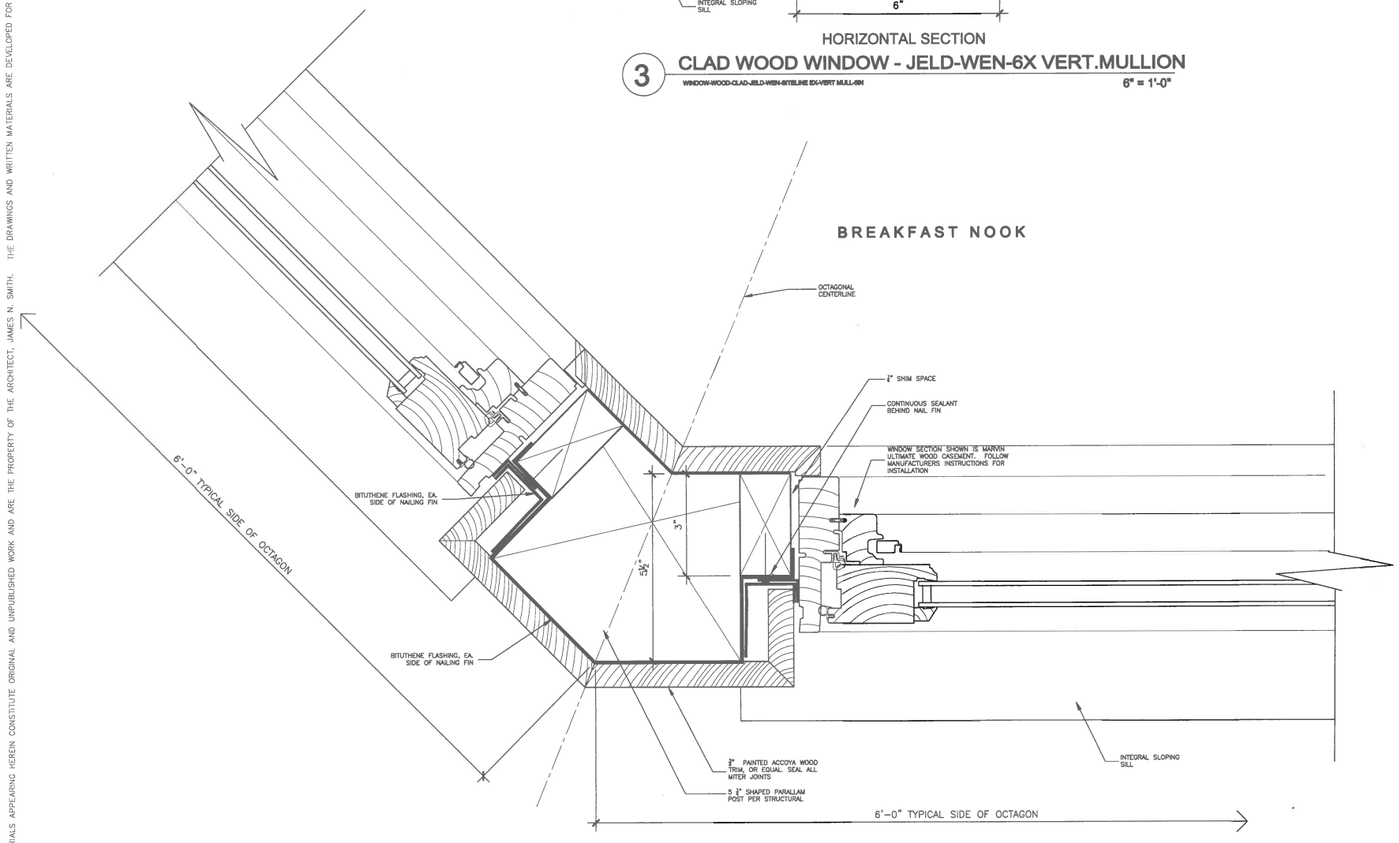


HORIZONTAL SECTION

3 CLAD WOOD WINDOW - JELD-WEN-6X VERT.MULLION

WINDOW-WOOD-CLAD-JELD-WEN-SITELINE EX-VERT MULL-SIN — 6" = 1'-0"



SITELINE EX CLAD CASEMENT PICTURE
HORIZONTAL SECTION

4 CLAD WOOD WINDOWS - BREAKFAST NOOK

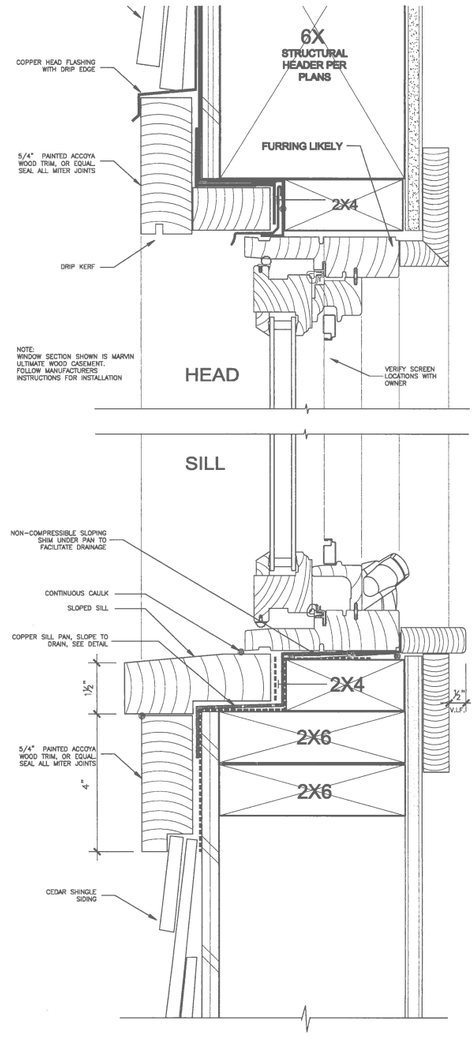
WINDOW-WOOD-CLAD-JELD-WEN-SITELINE EX — 6" = 1'-0"

WINDOW INSTALLATION NOTES:

1. ALL MANUFACTURER INSTALLATION RECOMMENDATIONS FOR SPECIFIC WINDOW MODEL SHALL TO BE FOLLOWED TO THE GREATEST EXTENT APPLICABLE TO THIS INSTALLATION.
2. VERIFY WITH BUILDING INSPECTOR IF "DESIGN PRESSURE REQUIREMENTS" (DPR) IS REQUIRED. IF SO, FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO MAINTAIN FACTORY-TESTED RATINGS.
3. NAILING FIN TO BE SET INTO GENEROUS BED OF APPROVED SEALANT. APPLY FIN DIRECTLY TO PLY SHEATHING IF DPR REQUIREMENTS APPLY. IF NO NAILING FIN COMES STANDARD, ADD MANUFACTURER ACCESSORY OR OTHER SUITABLE 'WATER DAM' TYPE CORROSION-RESISTANT FLASHING KERFED INTO WINDOW FRAME.
4. USE HIGH-QUALITY, EXTERIOR GRADE, NEUTRAL-CURE, CLEAR, PAINTABLE SILICONE SEALANT (COMPATIBLE WITH WINDOW EXTRUSION, WOOD AND EXTERIOR WALL FINISH) UNLESS OTHERWISE SPECIFIED BY MANUFACTURER
5. USE CARLISLE COATINGS & WATERPROOFING ALL WEATHER PRIMER (CCW AWP), OR MANUF. APPROVED EQUAL, AT ALL CRITICAL WOOD TO BITUTHENE CONTACT AREAS FOR PROPER BONDING.

1 ALUMINUM FRAME WINDOW - NOTES

WINDOWS-ALUMINUM FRAMES-SHSWNG — 6" = 1'-0"



2 CASEMNT WOOD WINDOW - SHINGLES

6" = 1'-0"

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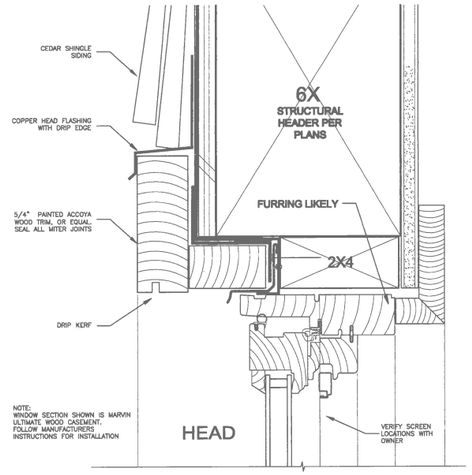
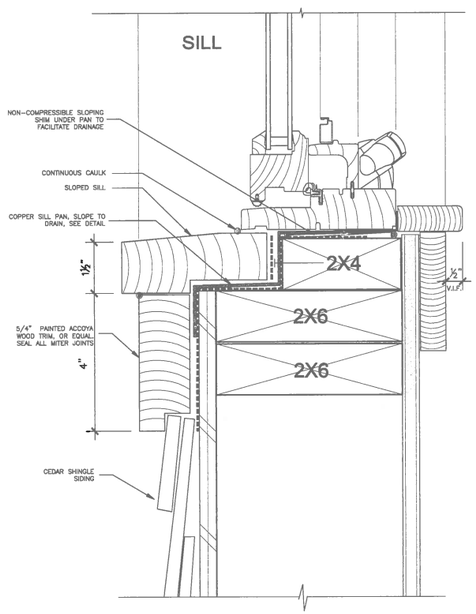
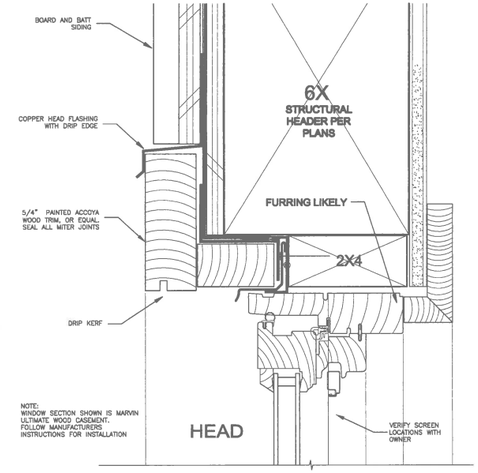
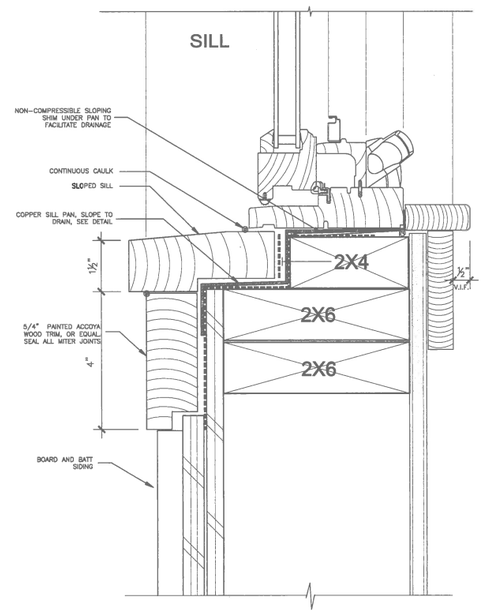




2 CASEMNT WOOD WINDOW - SHINGLES

6" = 1'-0"





1 CASEMNT WOOD WINDOW - BOARD & BATT

6" = 1'-0"

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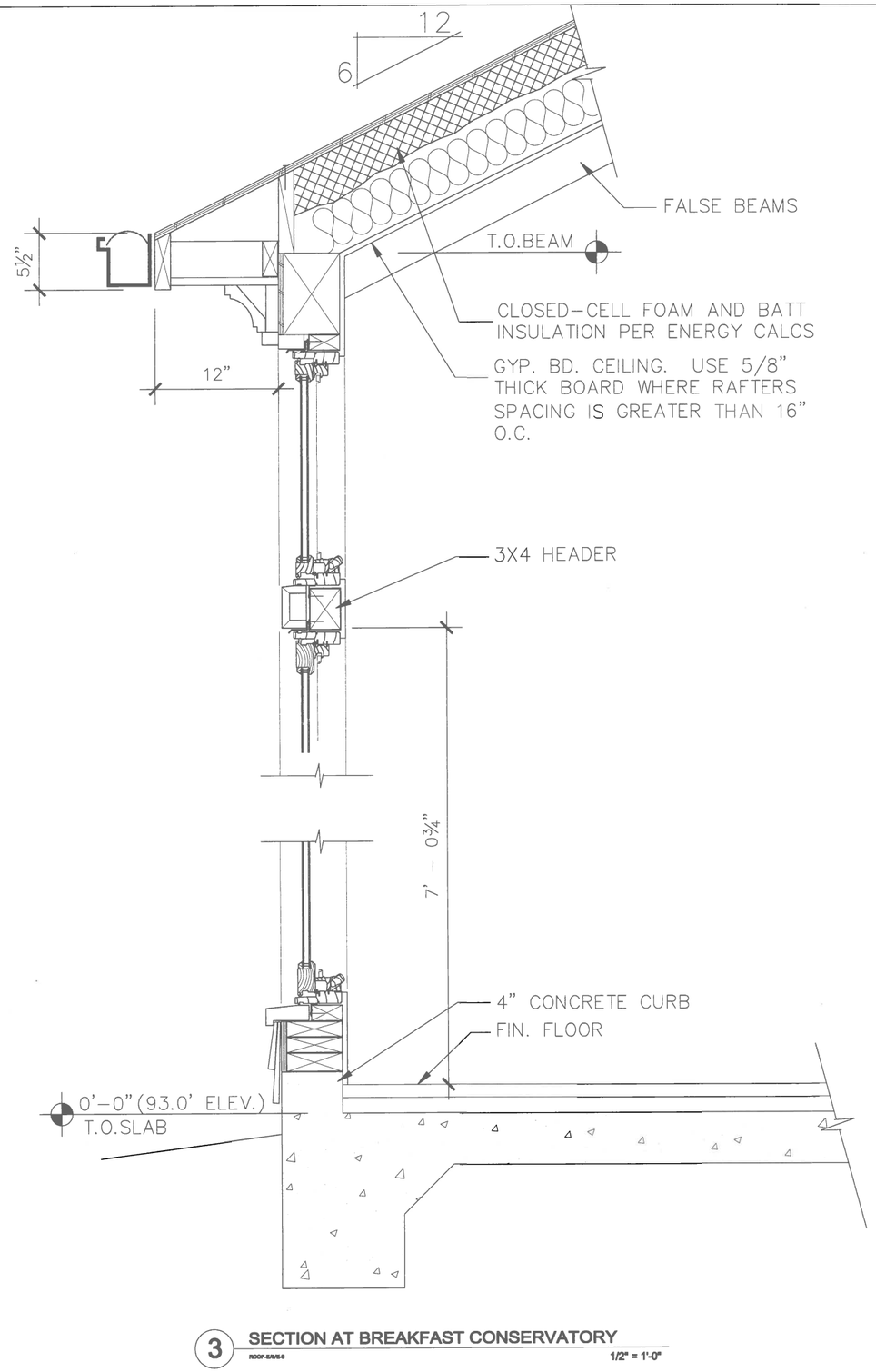
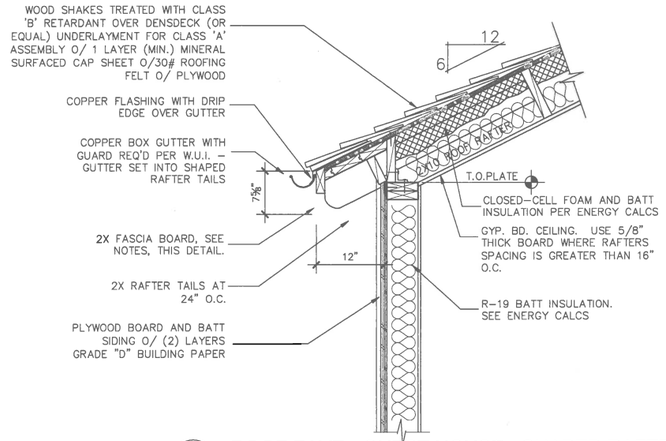


3 SECTION AT BREAKFAST CONSERVATORY
ROOF-EAVE-6
1/2" = 1'-0"



1 ROOF EAVE - GUEST HOUSE - SHAPED RAFTER TAILS
ROOF-EAVE-6
1" = 1'–0"

FASCIA NOTES

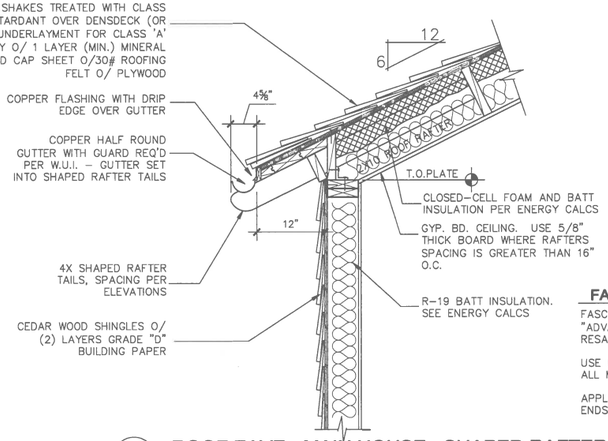
FASCIA BOARD TO BE PRE–PRIMED PINE, LOSP TREATED, "ADVANTAGE PLUS" BY KELLEHER. FASCIA IS S3S WITH RESAWN TEXTURE AT EXPOSED FACE

USE H.D. GALVY OR S.S. NAILS. PRE–DRILL NAIL HOLES AT ALL MITER AND SCARF JOINTS AND NEAR ENDS

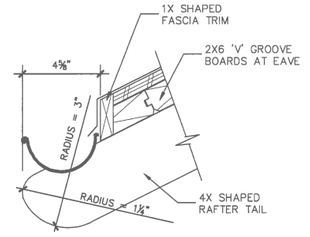
APPLY OIL–BASED, STAIN–BLOCKING SPOT PRIMER FOR ALL ENDS, CUTS, AND NAIL HOLES PER MANUF.

AFTER INSTALLATION, APPLY 2 COATS HIGH–QUALITY ACRYLIC PAINT PRIOR TO EXPOSURE TO HEAVY RAINS

MANUF. RECOMMENDS LIGHTER FINISH COLORS TO REFLECT HEAT AND CONTRIBUTE TO A LONGER LASTING FINISHED PRODUCT. DARK COLORS ABSORB HEAT WHICH MIGHT DRY AND WARP WOOD



2 ROOF EAVE - MAIN HOUSE - SHAPED RAFTER TAILS
ROOF-EAVE-6
1" = 1'–0"



3X ENLARGED RAFTER TAIL

FASCIA NOTES

FASCIA BOARD TO BE PRE–PRIMED PINE, LOSP TREATED, "ADVANTAGE PLUS" BY KELLEHER. FASCIA IS S3S WITH RESAWN TEXTURE AT EXPOSED FACE

USE H.D. GALVY OR S.S. NAILS. PRE–DRILL NAIL HOLES AT ALL MITER AND SCARF JOINTS AND NEAR ENDS

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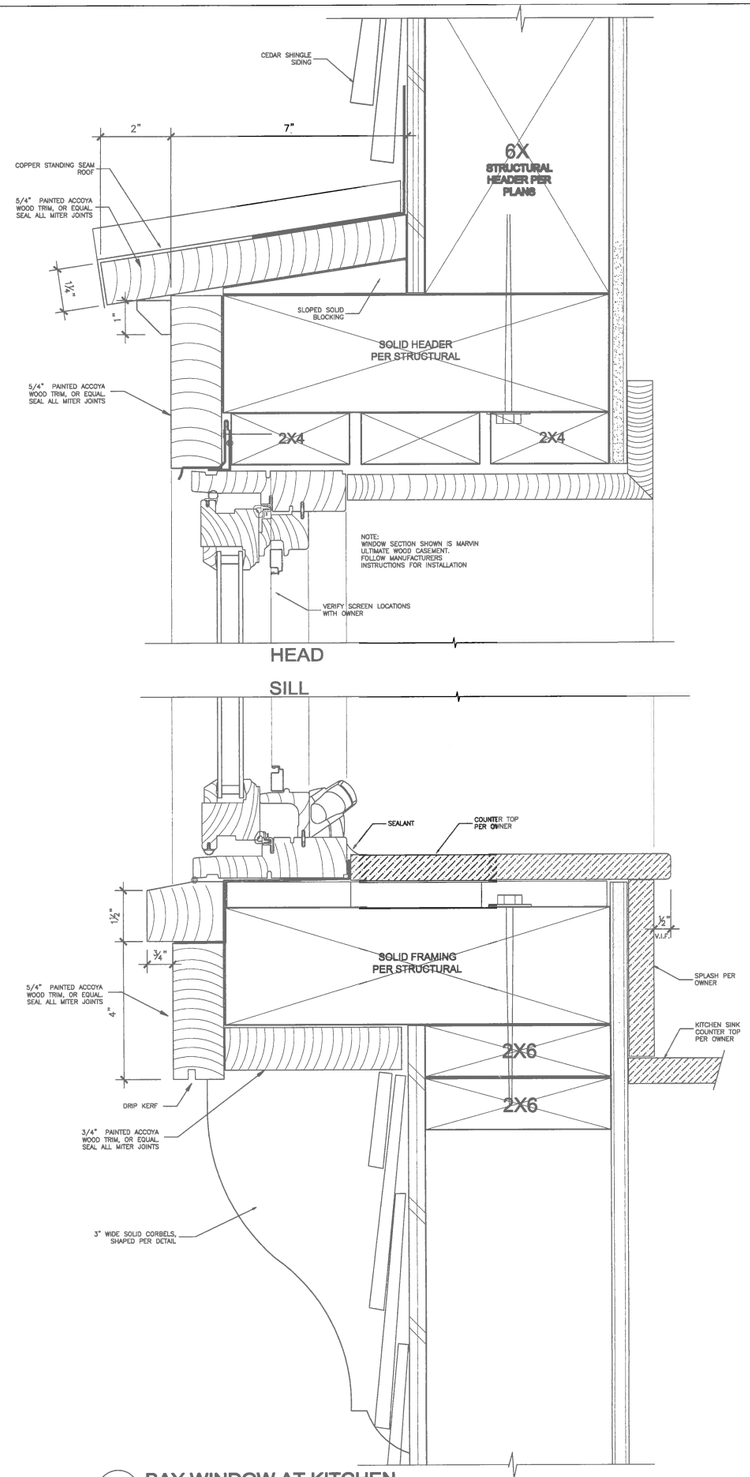
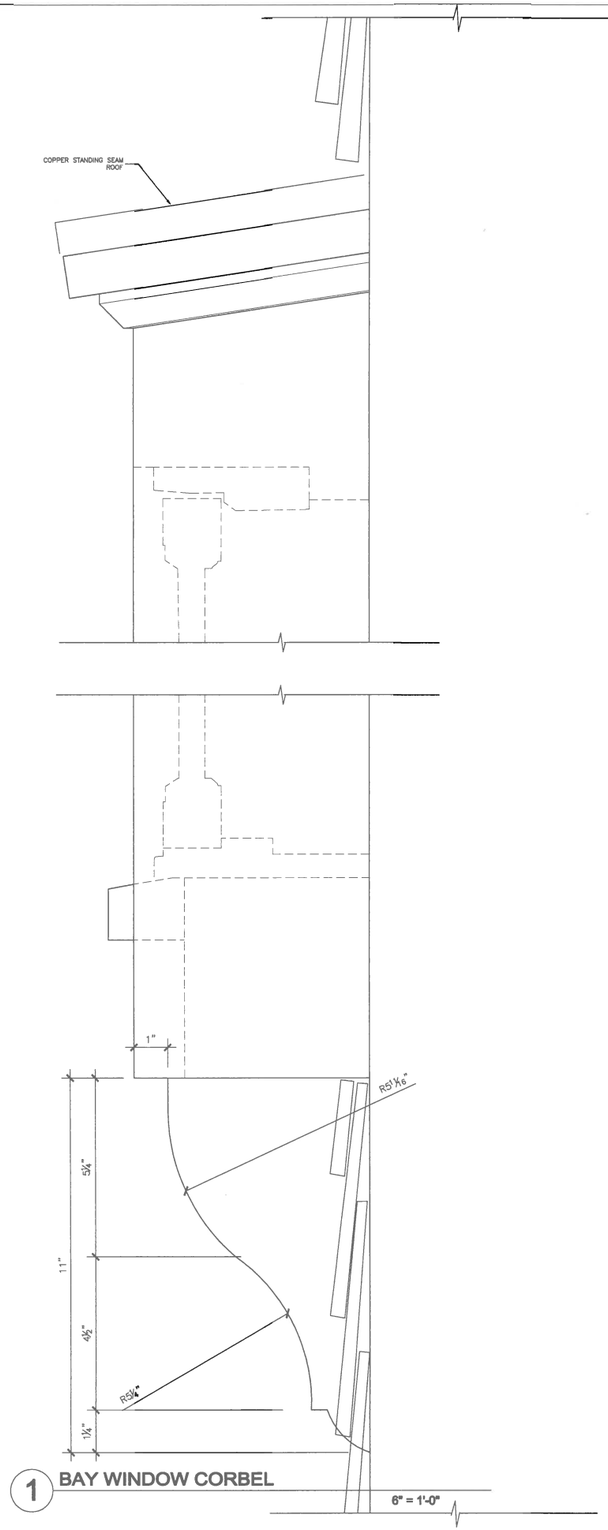


2 BAY WINDOW AT KITCHEN
WINDOW-WOOD-CLAD-JELD-WEN-SITELINE EX-CASEMENT
6" = 1'-0"



1 BAY WINDOW CORBEL
6" = 1'-0"

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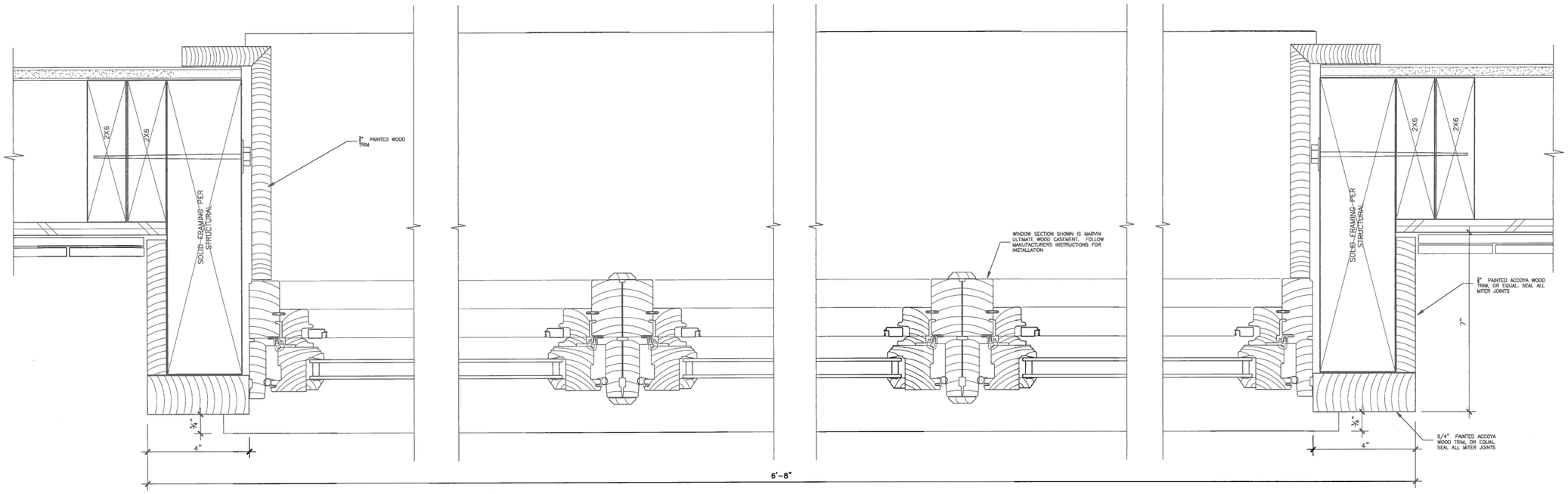

1 PLAN - BAY WINDOW AT KITCHEN

WINDOW-WOOD-CLAD-JELD-WEN-SITELINE EX-CASEMENT — 6" = 1'-0"

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DOOR ELEVATIONS

SCALE: 1" = 1'-0"

DOOR SCHEDULE

DOOR MARK	DOOR SIZE			FINISH MAT'L	CORE	FINISH	ACTION	REMARKS
	WIDTH	HEIGHT	THICK.					
①	3'-0"	6'-0"	1-3/8"	WD	SC	STAINED	SWING	XX
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
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DOOR SCHEDULE NOTES

1. DOOR SCHEDULE PROVIDED ABOVE IS PRELIMINARY IN NATURE. CONTRACTOR AND DOOR SUPPLIER SHALL REVIEW AND COMPILE A COMPLETE AND ACCURATE SCHEDULE BASED UPON FRAMED FIELD CONDITIONS AND OWNER PREFERENCES. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.
2. CONTRACTOR SHALL REVIEW ALL FIELD CONDITIONS TO ENSURE THAT THE PROPOSED DOOR SIZES AND SWINGS WILL FUNCTION PROPERLY. IF THERE ARE ANY DISCREPANCIES OR CONFLICTS THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY THROUGH A REQUEST FOR INFORMATION (R.F.I.)
3. DOOR SIZES SHOWN ARE THE PROPOSED DOOR WIDTH AND HEIGHT DIMENSION, NOT THE ROUGH OPENING SIZE. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR ARCHITECT/OWNER TO REVIEW AND APPROVE.
4. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS. EXCEPTION IS FOR SMALL DECORATIVE GLASS OR PANE SSANDWICHED BETWEEN TEMPERED LAYERS. INSTALLATION IS PER C.B.C.
5. SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.
6. ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, MIN. 20 OZ., 1/2" MAX THRESHOLD, & BRONZE, OR OTHER NON-CORROSIVE METAL, HINGES. OUTSWING DOORS SHALL HAVE A 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR FINISH SURFACE.
7. ALL EXPOSED EDGES OF DOOR(S) INCLUDING TOP TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING. DOORS ARE TO BE STORED VERTICALLY AT JOB SITE AND OUT OF ALL INCLEMENT WEATHER CONDITIONS AND TO BE HUNG AS QUICKLY AS POSSIBLE, ONCE REACHING THE JOB SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE THE AMOUNT OF TIME FOR ON-SITE STORAGE OF DOORS AND WINDOWS PRIOR TO INSTALL.
8. ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS AND THREE WAY CONNECTING HARDWARE TO MAXIMIZE CONTINUOUS SEAL AGAINST WIND/WEATHER.
9. DOORS REQUIRED TO HAVE 20 MINUTE RATING TO BE MIN. 1 3/8" SOLID WOOD AND SHALL BEAR THE U.L. LABEL NO RAISED PANELS OR OTHER FEATURES MAY REDUCE THIS MINIMUM THICKNESS. SHOULD VENEERS BE APPLIED TO PRE-MANUFACTURED 20 MIN. RATED DOORS, CARE IS TO BE TAKEN NOT TO VIOLATE THE RATING DURING APPLICATION.
10. WEATHER-STRIPING OF EXTERIOR DOORS SHALL BE CONTINUOUS ON ALL SIDES OF EACH DOOR AND SHALL BE SIZED, DESIGNED, AND FITTED TO PROVIDE FULL WATER-TIGHTNESS AGAINST WATER AND DRIVING RAIN. CONTRACTOR SHALL WATER TEST A MINIMUM OF ONE DOOR AFTER INSTALLATION ON SIDE OF RESIDENCE WHERE EXPOSURE TO WEATHER IS GREATEST, AND REPORT FINDINGS TO OWNER AND ARCHITECT.
11. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR ALL DWELLING UNITS. THE DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN OPEN TO 90 DEGREES. THE MINIMUM CLEAR HEIGHT SHALL BE 78" WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, PER CRC R311.2.
12. AT ALL STATE RESPONSIBILITY AREAS (SRA) EXTERIOR DOOR ASSEMBLIES SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. (CRC 327 WILDLAND URBAN INTERFACE)

JAMES NEWHALL SMITH
ARCHITECT, Inc

716 LIGHTHOUSE AVE.
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PACIFIC GROVE, CA.
93950

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FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT

HUNTER RESIDENCE

JR & CINDY HUNTER
NW CASANOVA & 13TH
CARMEL, CA.

LICENSED ARCHITECT
JAMES N. SMITH
NO. C-24683
11-30-19
RENEWAL DATE
STATE OF CALIFORNIA

SHEET TITLE

DOOR SCHEDULE

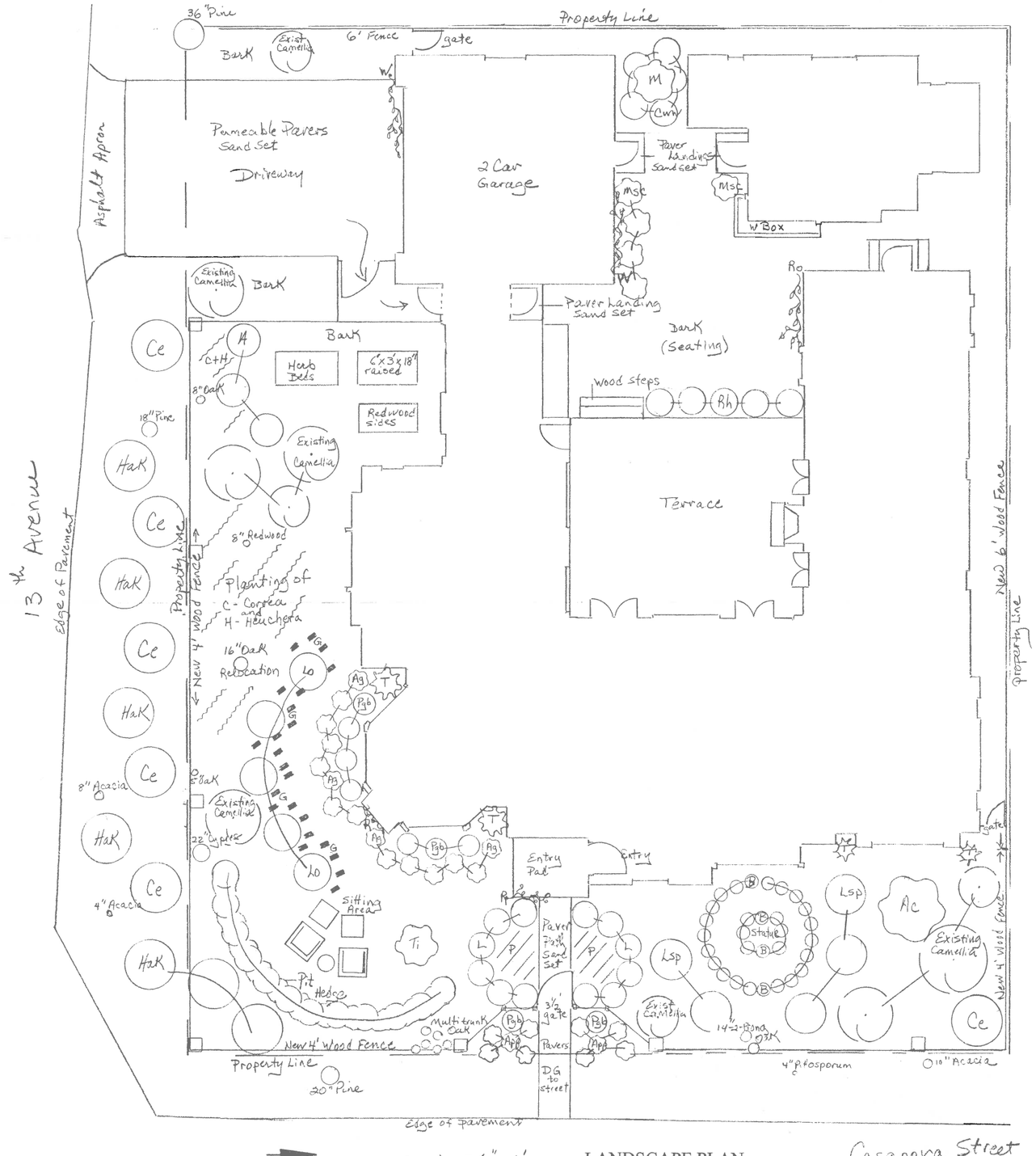
◯ ISSUE	△ REVISIONS
① 06-27-18 PRELIM. REVIEW	
② 07-03-18 FOREST & BEACH COMM	
③ 12-05-18 PLANNING SUBMITTAL	
◯	
△	
△	
△	

DATE

PROJECT NUMBER

SHEET NUMBER

A9.0



North

Scale 3/16" = 1'

LANDSCAPE PLAN

Casanova Street

Site Coverage Calculations:

Lot	8,000
House	3,200
Coverage Allowed	704
Plus Permeable Bonus	320
Total Coverage Possible	**1024**

Proposed:	**Impermeable**	**Permeable**		
Entry Path		51		
Entry Landing		45		
Driveway		340		
Driveway Path to Entry		47		
Back Door to Garden		10		
Courtyard Terrace	438			
Steps from Terrace to Garden		12		
Garage Landing		12		
Guest House Landing		12		
BBQ	23			
Master Bedroom Landing	17			
Proposed Totals	**478**	**529**	=	**1007**

PLANT LIST:

Sym	Botanical Name	Common Name	Size	Quantity	DR
A	Abutilon Hybrid Pink	Chinese Lantern	5 gal	3	
Ac	Acer Palmatum 'Crimson Queen'	Red Japanese Maple	15g-24"	1	
Ag	Agapanthus 'Elaine'	Lily of the Nile	1 gal	15	x
App	Agapanthus 'Peter Pan'	Dwarf Lily of the Nile	1 gal	10	x
B	Buxus sempery 'Suffructicosa'	Dwarf Boxwood	1 gal	30	x
C	Correa	Australian Fuchsia	1 gal	15	x
Ce	Ceanothus 'Snowball'	California wild lilac	15 gal	6	x
Cww	Correa 'Wynn's Wonder'	Variegated A. Fuchsia	1 gal	5	x
G	Geranium bio-kovo	True Geranium	4"	23	x
H	Heuchera maxima	Islands Alum Root	1 gal	17	x
Hak	Hakea suaveolens	Sweet Hakea	15 gal	7	x
L	Lavandula 'Grosso'	French Lavender	1 gal	12	x
Lo	Loropetalum ch. 'Monroz'	Razzleberri Fringe Fl.	5 gal	5	x
Lsp	Loropetalum ch. 'Snow Panda'	Chinese Fringe Flower	5 gal	5	x
M	Mahonia aquifolium	Oregon Grape	5 gal	1	x
Msc	Mahonia 'soft caress'	Oregon Grape	1 gal	4	x
P	Pelargonium xhortorum	Common Geranium	6"	22	x
Pgb	Pittosporum 'golf ball kohuhu'	Pittosporum golf ball	5 gal	9	x
Pit	Pittosporum 'Silver Sheen'	Pittosporum Hedge	15 gal	12	x
R	Rosa climbing Cecil Bruener	Climbing rose	5 gal	2	
Rh	Rhaphiolepis umbellatum	Rhapiolepis	5 gal	5	x
Ro	Rosa Sally Holmes	Climbing Rose	15 gal	1	
T	Taxus stricta	Irish Yew	15 gal	4	x
Ti	Tibouchina urvilleana	Princess Flower	15 gal	1	
W	Wisteria sinensis 'Cook's Special'	Purple Wisteria	15 gal	2	x

xxxxxx 96% Drought Resistant Plants

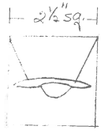
Irrigation Details:
Drip irrigation system to be installed throughout for all trees, shrubs, and plants.

List of Components:
Pressure Regulator - Nelson Irrigation 40 PSI
Filters - Landscape Products
Backflow Prevention Device - Wilkins 975XL
Timer - Hunter PRO-C 400
Rain Sensor - Wireless Rain Click Hunter CLIK
Valves - Rainbird PEB
Emiters - Rainbird XB
Bublers - Landscape Products Spectrum 360
½" polypropene drip tubing
1 1/2" and 1 ½" PVC Schedule 40 Lines – JM Eagle

Landscape Lighting – Low Voltage – Max Lumens 39

FX Luminaire
Fixture PO – LED – SQ – AB

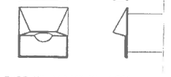
Aged Bronze
Integrated LED



PO Spec Chart

Number of LEDs	1
Halogen Lumen Output Equivalent	10 Watt
Useful LED Life (L70)	50,000 hrs avg
Input Voltage	10 to 15V
VA Total (Use this number to size the transformer)	2.4
Watts Used	2.0
Lumens per Watt (Efficacy)	20
Max Lumens	39
CRI (Ra)	80.2
CCT	
Amber Filter	2700K
Green Filter	4500K
Blue Filter	5200K

PO-SQ 2.5"/6.350cm 0.74"/1.874cm



TUBE: 12"x 1.9"/30.48 x 4.826cm

RECEIVED
DEC 13 2018
City of Carmel-by-the-Sea
Planning & Building Dept

REVISIONS	BY
10-13-18	KC

Kathleen Coss Landscape Design
PO Box 4673, Carmel, CA 93921
Cell: 831-235-7772
kathleencoss@yahoo.com

LANDSCAPE PLAN
Site Coverage, Plants, Irrigation & Lighting
APN: 010-281-010

Hunter Residence
NW Casanova & 13th
Carmel, CA 93921

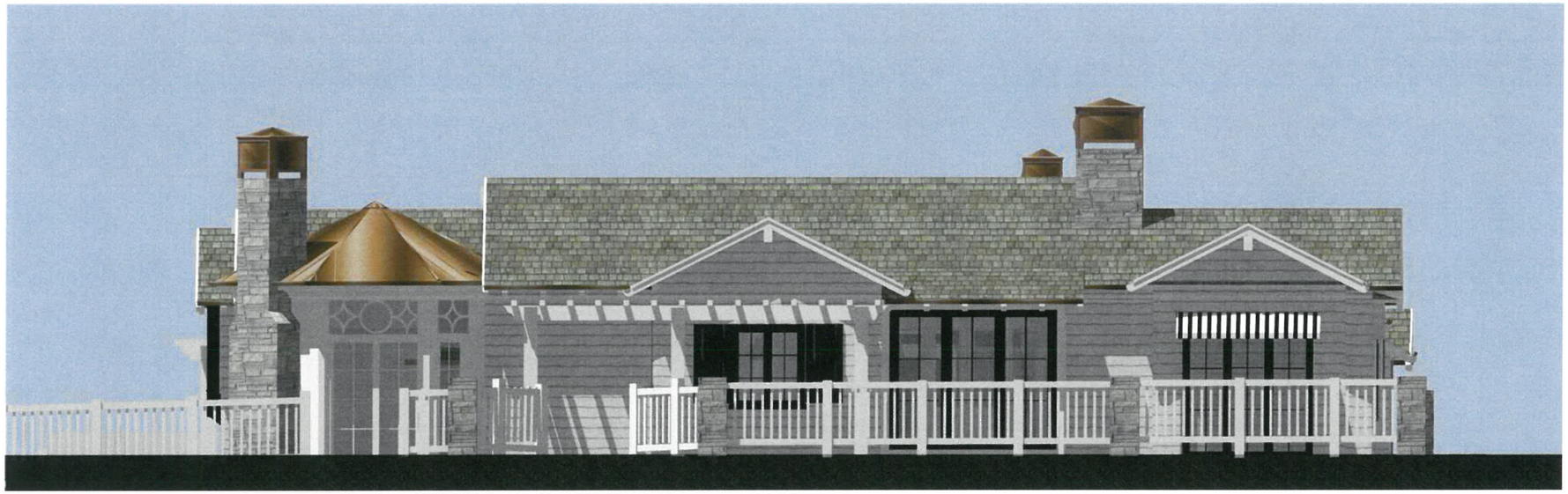
Date 9/20/18
Scale 3/16 = 1'
Drawn KSC
Job Hunter
Sheet 1 Landscape
of 1 Sheets

VIEW FROM 13th AVE

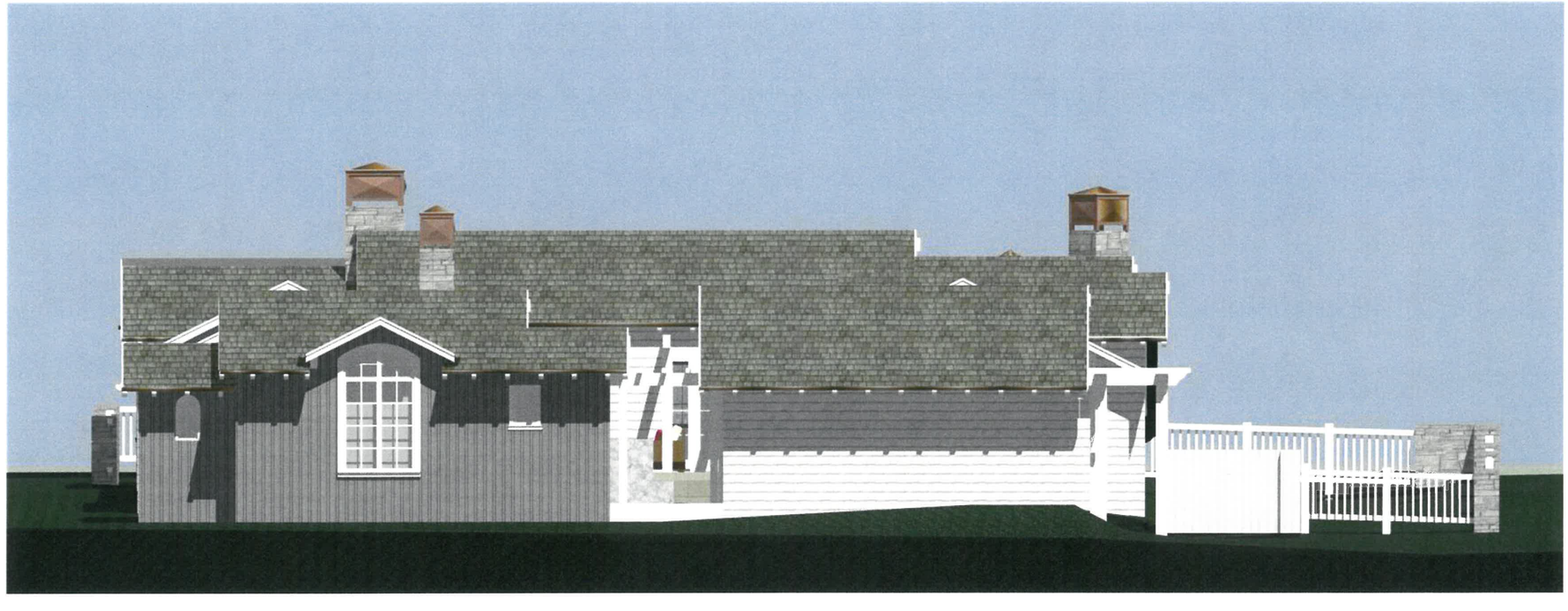
VIEW FROM CASAVOVA

RECEIVED
DEC 13 2018
City of Carmel-by-the-Sea
Planning & Building Dept.

HUNTER RESIDENCE

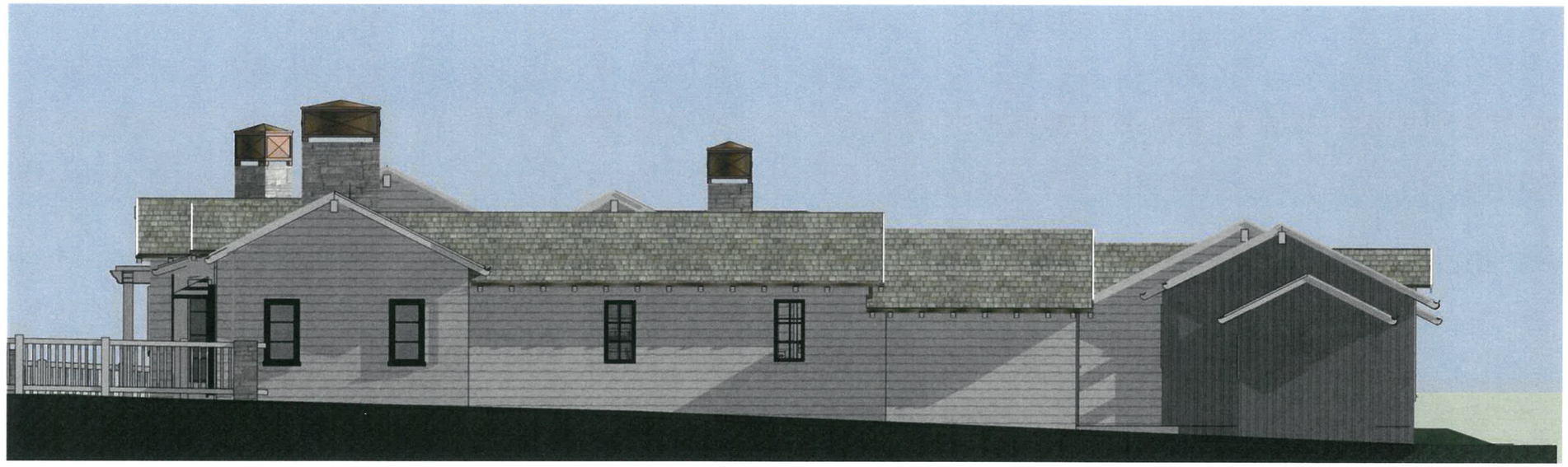


EAST ELEVATION



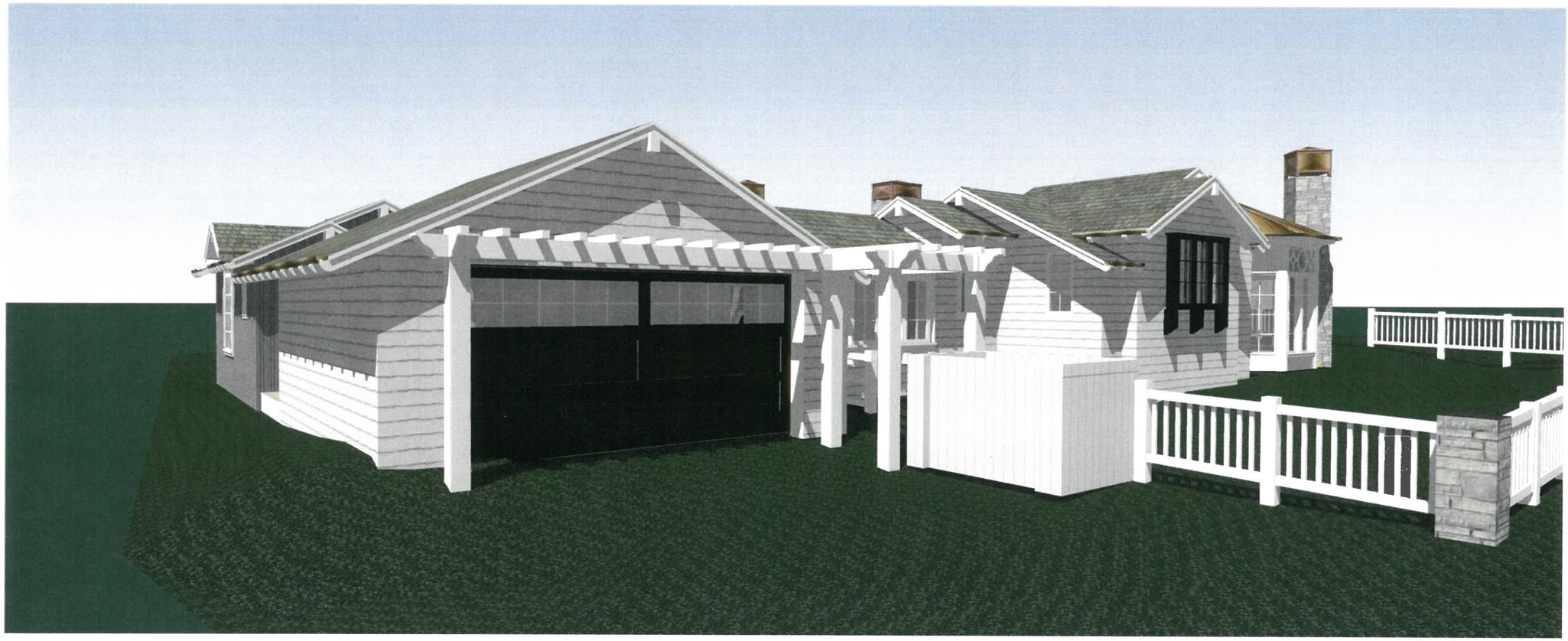
EAST ELEVATION

SOUTH ELEVATION



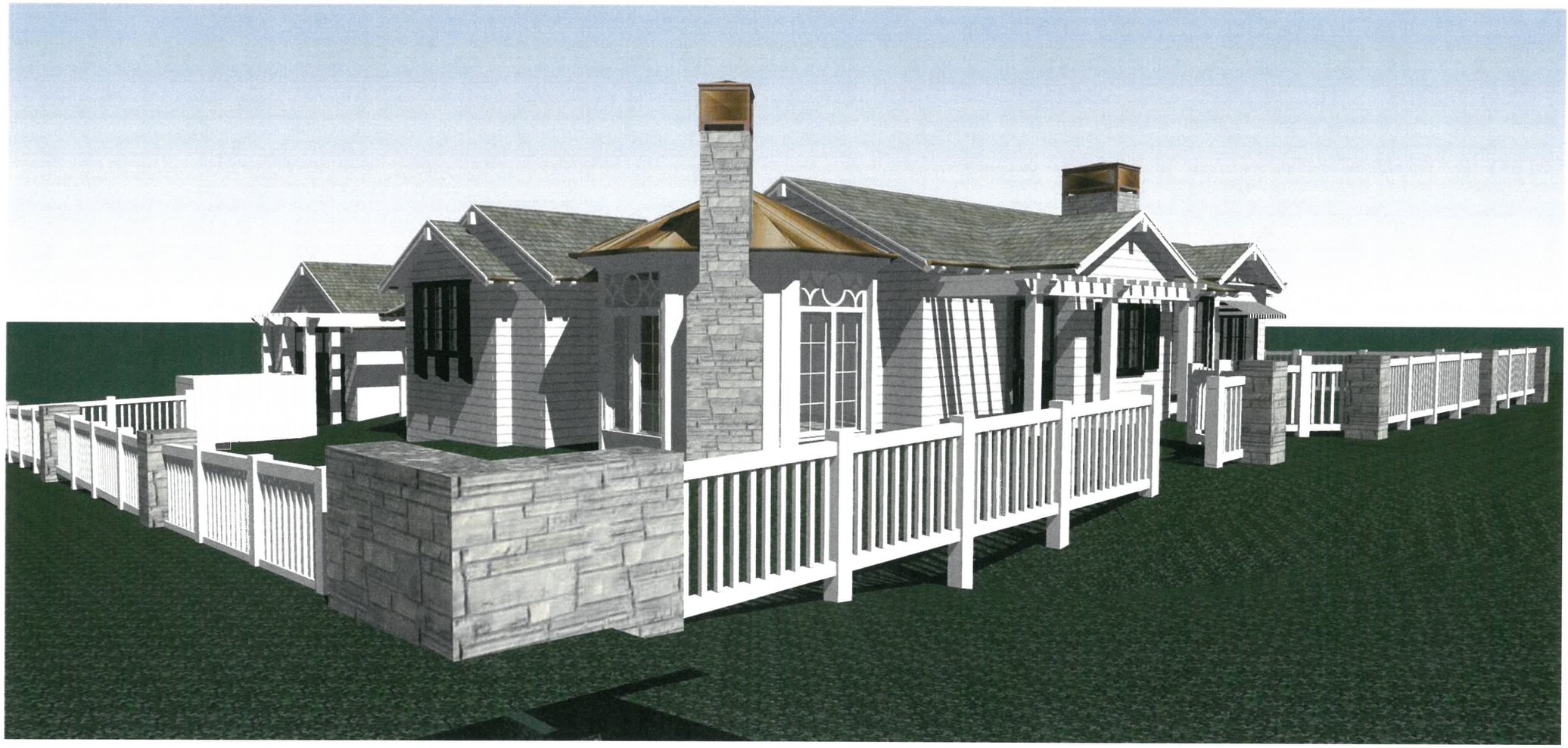
NORTH ELEVATION

HUNTER RESIDENCE



SOUTH WEST

HUNTER RESIDENCE



SOUTH EAST

HUNTER RESIDENCE