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5. Provide 26 ga. galvanized steel flashing as detailed and required to insure a watertight enclosure. All pieces shall be fabricated in maximum practical lengths, free from warps, buckles, dents, and other defects. Shop prime.

6. Caulk all sill plates. Weatherstrip all exterior doors and windows.

7. Toilets shall have a maximum 1 ⅛ gallons/flush. Showerheads shall not exceed 2 ½ gal./minute @ 40 psi. Maximum building water pressure is 50 psi. Faucets @ 2.2 gal/min.

8. All lumber 4x4 and larger shall be Douglas Fir #1, unless otherwise noted. All lumber is D.F. #2 grade or better. Exposed beams & posts to be Select Structural.

9. All lumber grades shall conform to the latest grading designations and the Western Wood Products Association.

10. All nailing shall conform to the 2016 edition, C.B.C. ~~Table 23-II-B-1~~ nailing schedule.

11. Make all framing, post cap and base connections using "Simpson" fasteners as indicated or equal.

12. Plumbing pipelines may not be used as an electrical ground.

13. No use of solders containing more than 2/10ths of 1% lead in making joints on water supply.

14. Protect trees within 10 feet of grading with wrap of 2x4s @ 8" o.c. Any damaged landscape shall be replaced with like material at Contractor's cost.

15. All faucets more than 10' from the water heater shall have a hot water re-circulating system.

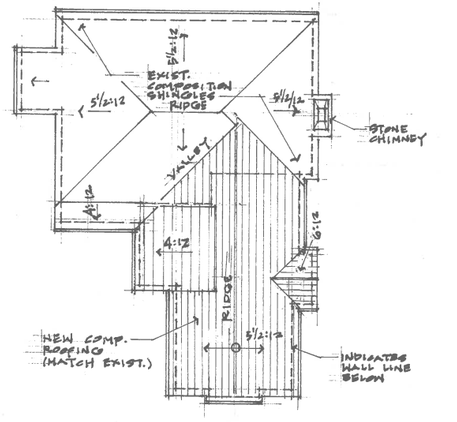
16. One window or door in each sleeping room shall provide a minimum openable area of 5.7 sq. ft., minimum clear opening height of 24", width of 20", maximum sill height of 44" opening directly into a public street, alley, court or yard.

17. Bathroom receptacle outlets shall be supplied by at least one 20-amp circuit. Such circuits shall have no other outlets.

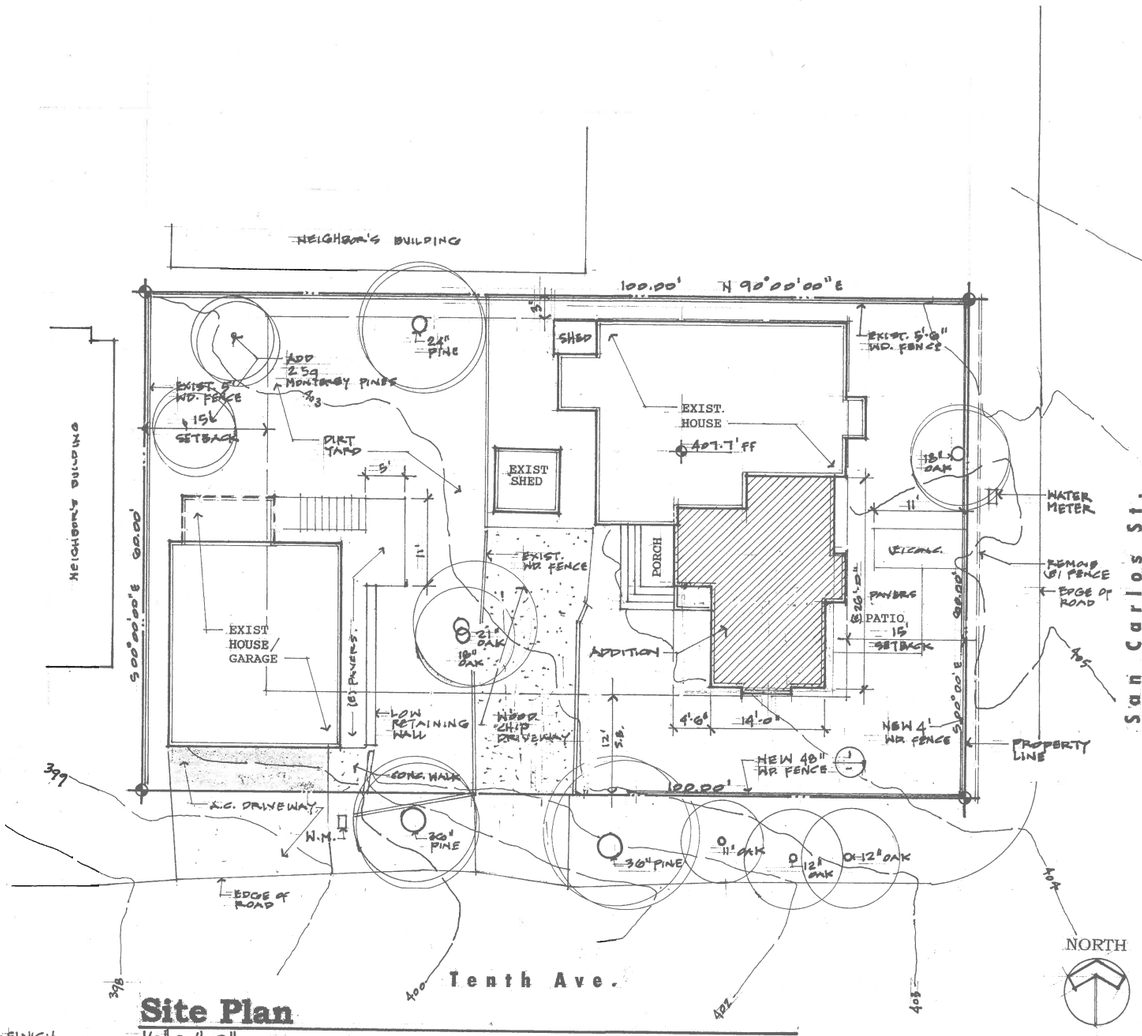
18. Shower thresholds shall be of sufficient width to accomodate a minimum 22" door. Shower doors shall open so as to maintain a 22" unobstructed opening for egress. All shower compartments shall have a minimum finished interior of 1024 sq. in. and be capable of encompassing a 30" diameter circle.

19. Provide pressure valve of thermostatic mixing valve to limit water temperature to 120 degrees F at tubs and showers.

20. "Gas line sizing diagram and pipe specification will be submitted to the Building dept. prior to Rough Plumbing Inspection."

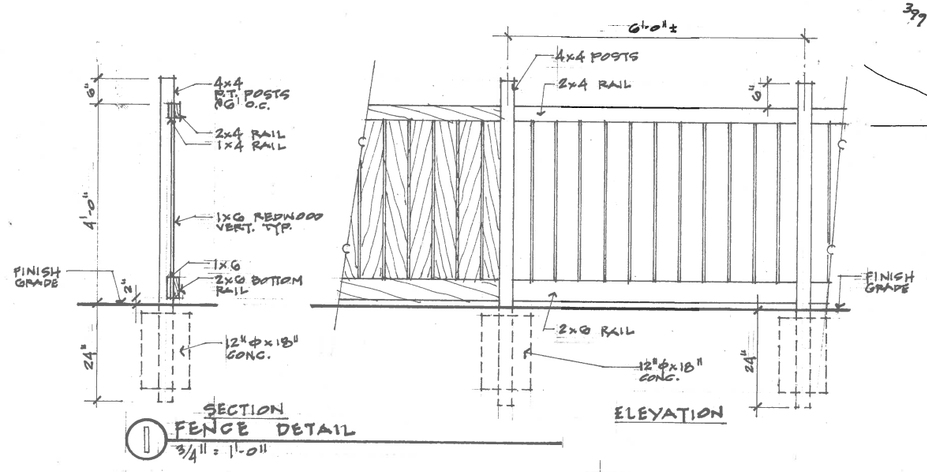


Roof Plan
1/8" = 1'-0"



Site Plan
1/8" = 1'-0"

APN 010-156-017
LOT 19, PORTION OF 17
BLOCK 111



FENCE DETAIL
3/4" = 1'-0"

ABBREVIATIONS

A.B.	ANCHOR BOLT	E.A.E.	EASE ALL EDGES	H.C.	HOLLOW CORE	PLYWD.	PLYWOOD
A.C.	ASPHALTIC CONCRETE	EQ.	EQUAL	HORIS.	HORIZONTAL	PVC	POLYVINYL CHLORIDE
ADJ.	ADJACENT	EX.AG.	EXPOSED AGGREGATE	HDR.	HEADER	RAFT.	RAFTER
A.D.	AREA DRAIN	(E)	EXISTING	HWD.	HARDWOOD	RWD.	REDWOOD
BLKG.	BLOCKING	EXT.	EXTERIOR	HB.	HOSE BIBB	S.C.	SOLID CORE
BLDG.	BUILDING	F.D.	FLOOR DRAIN	INSUL.	INSULATION	SHTG.	SHEATHING
BM.	BEAM	F.F.	FINISHED FLOOR	ID.	INSIDE DIAMETER	STL.	STEEL
C.B.	CATCH BASIN	F.G.	FINISHED GRADE	INT.	INTERIOR	T&G	TONGUE & GROOVE
CLR.	CLEAR	FLASH.	FLASHING	JST.	JOIST	TEL.	TELEPHONE
CNTSNK.	COUNTERSINK	FLR.	FLOOR	LAV.	LAVATORY	TRK.	TRICK
CER.	CERAMIC	FND.	FOUNDATION	LTWT.	LIGHTWEIGHT	TEMP.	TEMPERED
COL.	COLUMN	FTG.	FOOTING	M.B.	MACHINE BOLT	T.V.	TELEVISION
CONC.	CONCRETE	F.O.S.	FACE OF STUDS	M.I.W.	MALLEABLE IRON WASHER	T.O.S.	TOP OF SLAB
D.F.	DOUGLAS FIR	F.O.W.	FACE OF WALL	N.I.C.	NOT IN CONTRACT	T.O.W.	TOP OF WALL
DIA.	DIAMETER	GA.	GAUGE	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
D.S.	DOWNSPOUT	G.I.	GALVANIZED IRON	O/	OVER	U.O.N.	UNLESS OTHERWISE NOTED
DWR.	DRAWER	GL.	GLASS	O.C.	ON CENTER	VERT.	VERTICAL
EA.	EACH	GWB.	GYPSUM WALLBOARD	PL.	PLATE	W/O	WITHOUT
						W.P.	WATERPROOF
						W.W.M.	WELDED WIRE MESH

SITE COVERAGE	
IMPERVIOUS COVERAGE	
EXISTING CONCRETE PATIO -	80 S.F.
EXIST. A.C. DRIVEWAY -	95 S.F.
EXIST. D.G. DRIVEWAY (REMOVE) -	384 S.F.
EXIST. CONC. PATIO/WALKS (REMOVE) -	118 S.F.
CONCRETE PORCH -	70 S.F.
TOTAL IMPERVIOUS COVERAGE -	2455 S.F.
PERVIOUS COVERAGE:	
WOOD CHIP DRIVEWAY -	384 S.F.
EXIST. PAVER PATIO/WALK -	133 S.F.
TOTAL PERVIOUS COVERAGE	133 S.F.

PROJECT DESCRIPTION:
BEDROOM 2+3, BATH 2 ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE

GRADING: AMOUNT OF CUT - 4.3 CY
AMOUNT OF FILL - 0 CY

PROJECT INFORMATION		
EXISTING HOUSE -		708 S.F.
EXISTING HOUSE/GARAGE -		1105 S.F.
EXISTING SHED -		64 S.F.
		1877 S.F.
BEDROOMS, BATH ADDITION -		390 S.F.
TOTAL-FLOOR AREA -		2267 S.F.
SITE AREA - 60'x100'		6000 S.F.
ALLOWABLE FLOOR AREA -		2460 S.F.
IMPERVIOUS PAVING -		255 S.F.
ALLOWABLE SITE COVERAGE -		541 S.F.
ALLOWABLE 1-STORY HEIGHT -	18 FT.	
PROPOSED ADDITION HT. =	15'-6"	

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ISSUED
FEB. 22, 2019
REVISED:

2018-05

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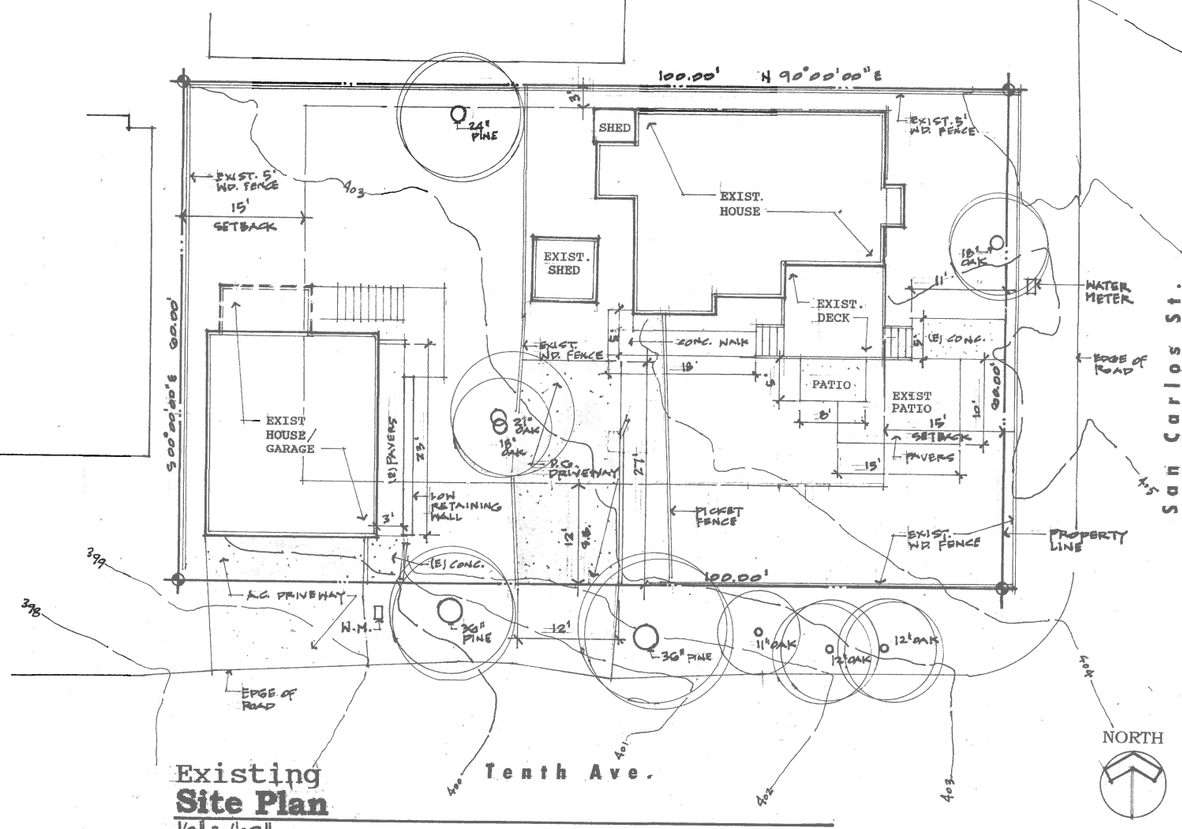

Existing Site Plan

1/8" = 1'-0"

APN 010-130-017
LOT 19. PORTION OF 17
BLOCK 111

ABBREVIATIONS

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A.C.	ASPHALTIC CONCRETE	EQ.	EQUAL	HORIS.	HORIZONTAL	PVC	POLYVINYL CHLORIDE
ADJ.	ADJACENT	EX.AG.	EXPOSED AGGREGATE	HDR.	HEADER	RAFT.	RAFTER
A.D.	AREA DRAIN	(E)	EXISTING	HWD.	HARDWOOD	RWD.	REDWOOD
BLKG.	BLOCKING	EXT.	EXTERIOR	HR.	HOSE BIBB	S.C.	SOLID CORE
BLDG.	BUILDING	F.D.	FLOOR DRAIN	INSUL.	INSULATION	SHTG.	SHEATHING
BM.	BEAM	F.F.	FINISHED FLOOR	ID.	INSIDE DIAMETER	STL.	STEEL
C.B.	CATCH BASIN	F.G.	FINISHED GRADE	INT.	INTERIOR	T&G	TONGUE & GROOVE
CLR.	CLEAR	FLASH.	FLASHING	JST.	JOIST	TEL.	TELEPHONE
CNTSK.	COUNTERSINK	FLR.	FLOOR	LAV.	LAVATORY	THK.	THICK
CER.	CERAMIC	FND.	FOUNDATION	LTWT.	LIGHTWEIGHT	TEMP.	TEMPERED
COL.	COLUMN	FTG.	FOOTING	M.B.	MACHINE BOLT	T.V.	TELEVISION
CONC.	CONCRETE	F.O.S.	FACE OF STUDS	M.I.W.	MALLEABLE IRON WASHER	T.O.S.	TOP OF SLAB
D.F.	DOUGLAS FIR	F.O.W.	FACE OF WALL	N.I.C.	NOT IN CONTRACT	T.O.W.	TOP OF WALL
DIA.	DIAMETER	GA.	GAUGE	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
D.S.	DOWNSPOUT	G.I.	GALVANIZED IRON	O/	OVER	U.O.N.	UNLESS OTHERWISE NOTED
DWR.	DRAWER	GL.	GLASS	O.C.	ON CENTER	VERT.	VERTICAL
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						W.W.M.	WELDED WIRE MESH

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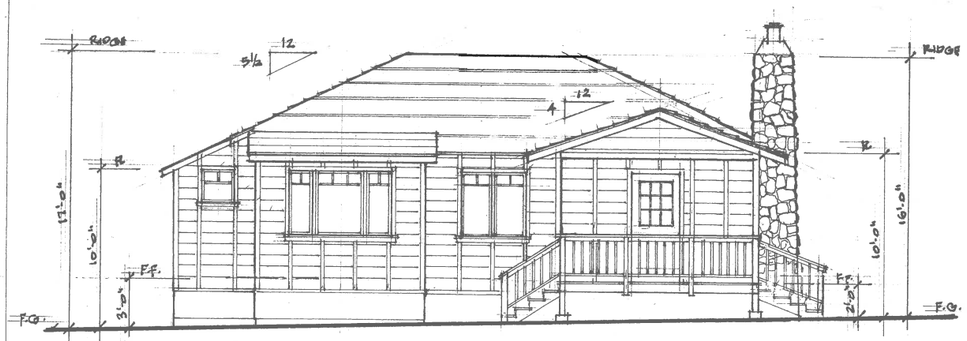
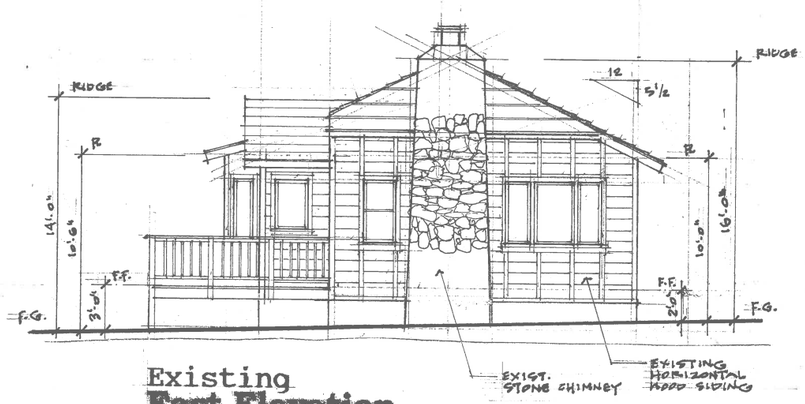
ISSUED
FEB. 22, 2019
REVISED

A1

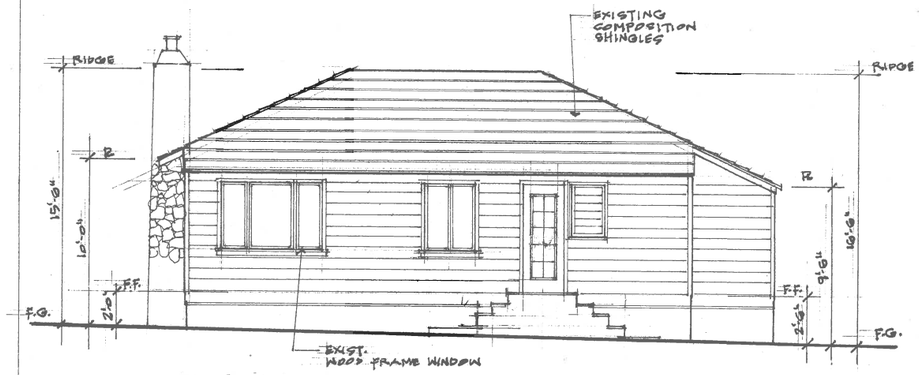
2018-05



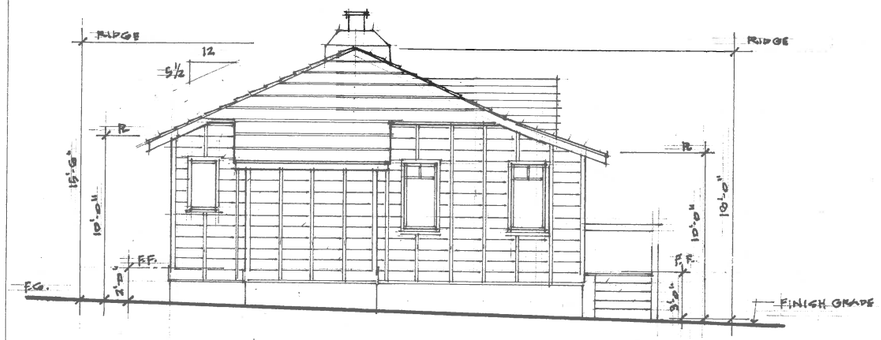
Existing
South Elevation
1/4" = 1'-0"



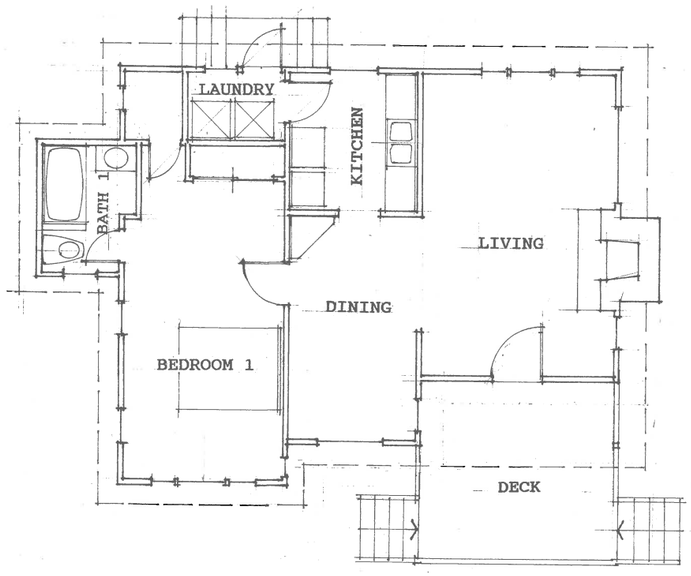
Existing
East Elevation
1/4" = 1'-0"



Existing
North Elevation
1/4" = 1'-0"



Existing
West Elevation
1/4" = 1'-0"



Existing
First Floor Plan
1/4" = 1'-0"

NORTH

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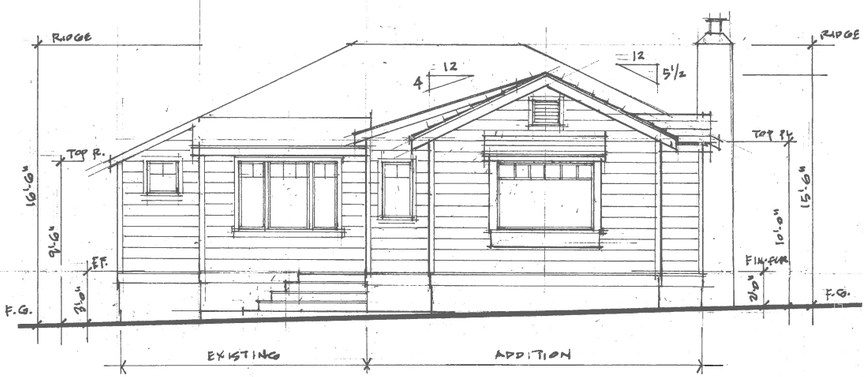
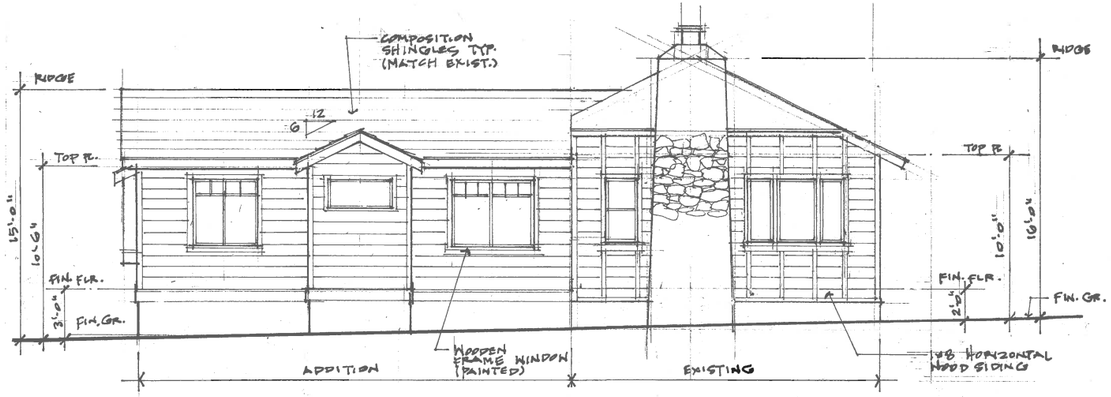
ISSUED
FEB. 22, 2019
REVISED

2

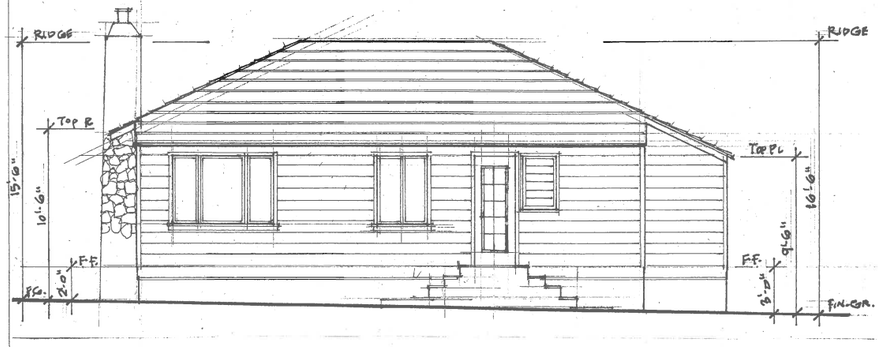
2018-05



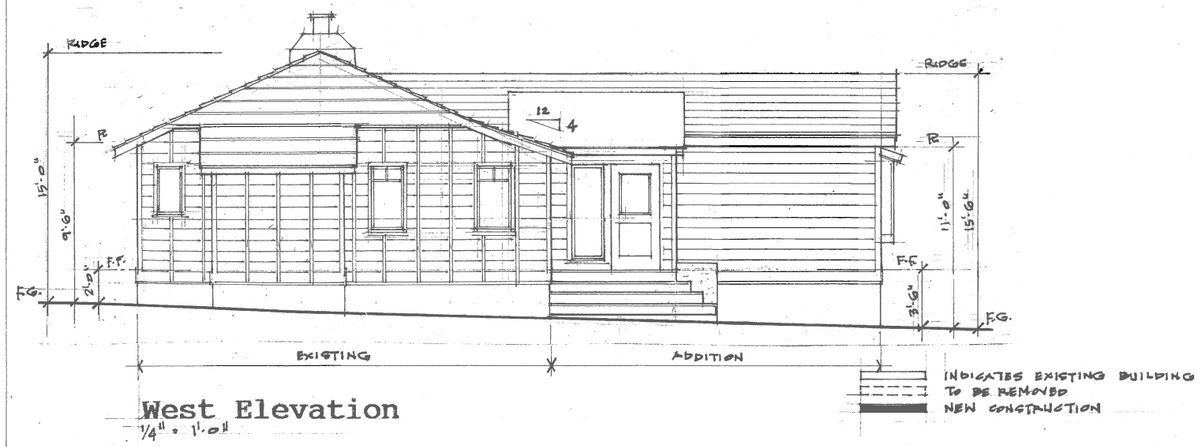
South Elevation
1/4" = 1'-0"
Tenth Ave.



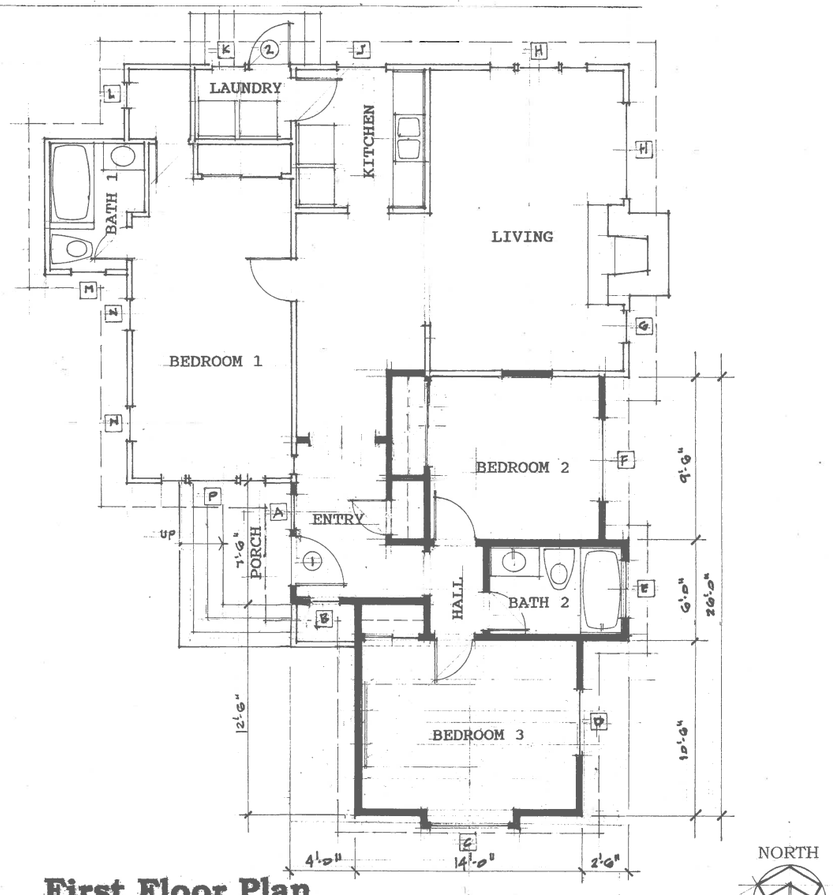
East Elevation
1/4" = 1'-0"
San Carlos St.



North Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



First Floor Plan
1/4" = 1'-0"

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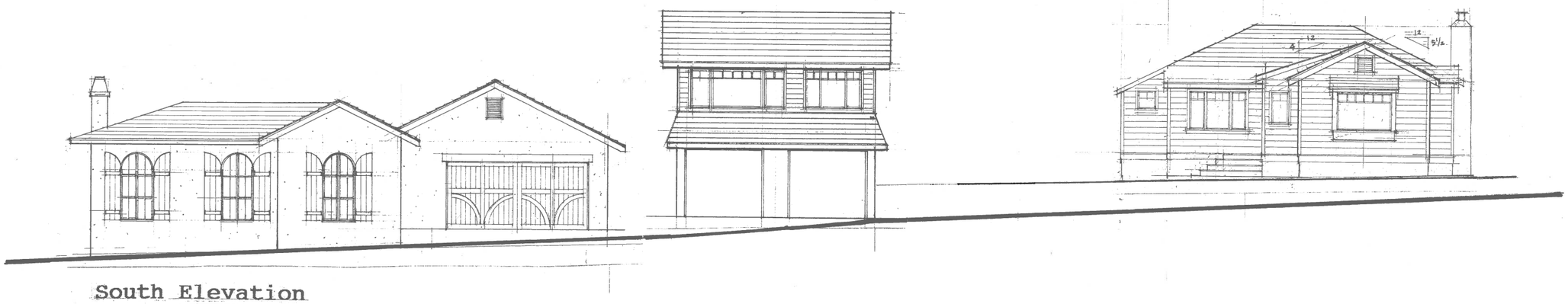


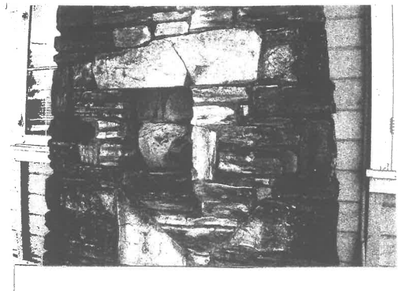
South Elevation

Tenth Ave.

East Elevation

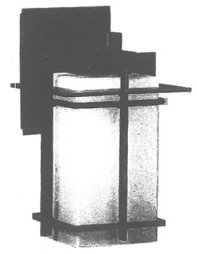
San Carlos St.

COMPOSITION ROOF SHINGLES



STONEWORK

WOOD SIDING/WOOD WINDOW



LIGHT FIXTURE

Hubbardton Forge H30600705H111 "Tourou" Outdoor Entrance Wall Light

Ferguson Item:	H30600705H111 4837510
Finish:	Bronze

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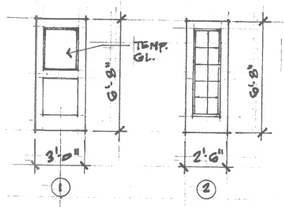
Door Schedule

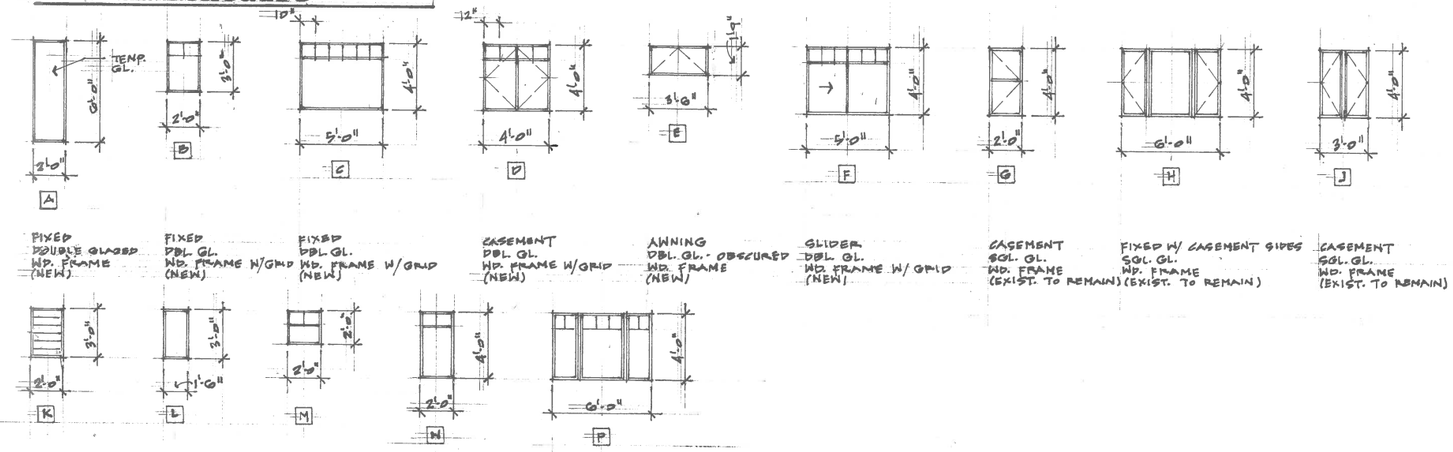


1 — 1¾" THICK S.C. PANEL W/ DBL. GL. TEMP. (NEW)

2 — 1¾" THICK S.C. FRENCH (EXIST. TO REMAIN)

ALL DOOR HARDWARE SHALL BE 613 OIL RUBBED BRONZE. LOCKSETS SHALL BE SCHLAGE, PLYMOUTH OR EQUAL.

Window Schedule



A — FIXED DOUBLE GLAZED WD. FRAME (NEW)

B — FIXED DBL. GL. WD. FRAME W/GRID (NEW)

C — FIXED DBL. GL. WD. FRAME W/ GRID (NEW)

D — CASEMENT DBL. GL. WD. FRAME W/GRID (NEW)

E — AWNING DBL. GL. - OBSCURED WD. FRAME (NEW)

F — GLIDER DBL. GL. WD. FRAME W/ GRID (NEW)

G — CASEMENT SGL. GL. WD. FRAME (EXIST. TO REMAIN)

H — FIXED W/ CASEMENT SIDES SGL. GL. WD. FRAME (EXIST. TO REMAIN)

J — CASEMENT SGL. GL. WD. FRAME (EXIST. TO REMAIN)

K — JALOUSIE SGL. GL. WD. FRAME (EXIST. TO REMAIN)

L — CASEMENT SGL. GL. WD. FRAME (EXIST. TO REMAIN)

M — CASEMENT SGL. GL. WD. FRAME (EXIST. TO REMAIN)

N — CASEMENT SGL. GL. WD. FRAME (EXIST. TO REMAIN)

P — FIXED W/ CASEMENT SIDES SGL. GL. WD. FRAME W/ GRID (EXIST. TO REMAIN)

ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS
EXISTING WINDOWS PAINTED WOOD FRAME.
NEW WINDOWS SHALL BE "MARVIN" WOOD FRAME OR EQUAL.

JOSEPH ROCK
ARCHITECTURE • PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

LICENSED ARCHITECT
JOSEPH R. ROCK
NO. C16360
REN. ——
STATE OF CALIFORNIA

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

MAUREEN CHODOSH
NW Corner San Carlos & 10th
Carmel-by-the-Sea, California
831 625-2827

ISSUED
APR. 15, 2019
REVISED

2018-05

PLANT LIST

botanical	common	quantity	size	CA Native
Trees				
Pinus radiata	Monterey Pine (upper canopy tree)	2	5 Gallon	yes
Shrubs				
Heteromeles arbutifolia	Toyon	1	15 Gallon	yes
Ribes sanguineum glut.	Flowering Currant	6	5 Gallon	yes
Rhamnus californica	Coffeeberry	4	5 Gallon	yes
Groundcovers				
Ceanothus 'Yankee Point'	California Wild Lilac 'Yankee Point'	6	1 Gallon	yes
Ribes viburnifolium	Evergreen Currant	3	1 Gallon	yes
Vines				
Vitis californica 'Roger's Red'	CA Wild Grape 'Roger's Red	2	5 Gallon	yes
Ferns				
Polystichum munitum	Western Sword Fern	8	1 Gallon	yes

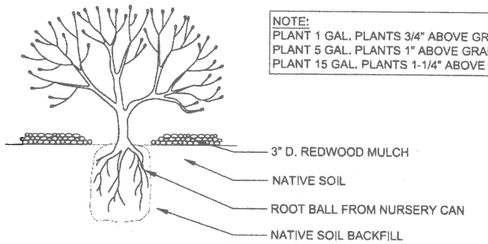
Planting Notes:

1. Grub and clear all non-native species (root structure as well as foliage) from areas to be planted.
2. Mulch all newly planted areas with three-quarter inch redwood mulch, 2.5" deep.
3. See planting detail for planting instructions for native plants. See plant list for native plant designations.
4. Contractor to place plants according to plan for final placement by Landscape Architect.

Hydrozone/Irrigation Information:
1. Hydrozone: all plants, very low water planting. Irrigation: none necessary. Hand-water to establish. After that, water during drought winters only enough to promote healthy plant growth.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the Landscape Design Plan.

_____ Landscape Architect May 12, 2019 - date



NOTE:
PLANT 1 GAL. PLANTS 3/4" ABOVE GRADE
PLANT 5 GAL. PLANTS 1" ABOVE GRADE
PLANT 15 GAL. PLANTS 1-1/4" ABOVE GRADE

INSTRUCTIONS:
1. DIG THE SMALLEST HOLE POSSIBLE TO ACCOMMODATE ROOTBALL.

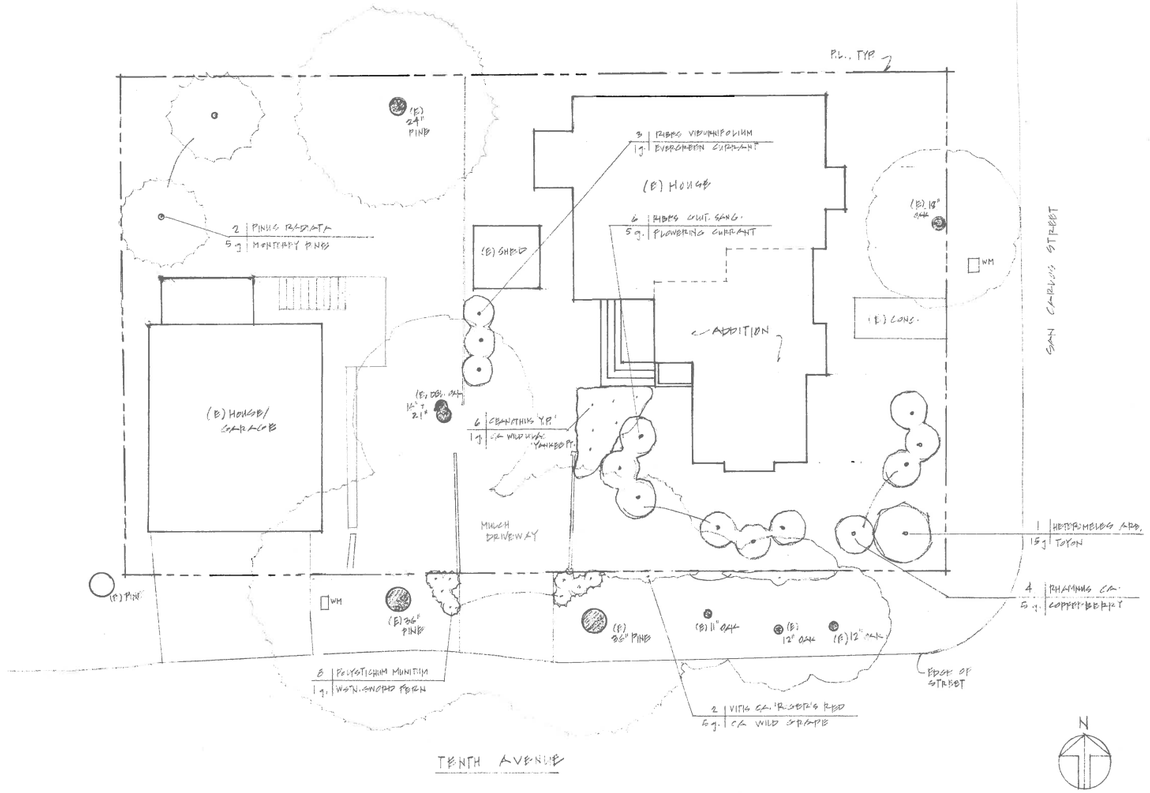
2. REMOVE PLANT FROM CAN. GENTLY, BY HAND, UNCOIL ANY GIRDLING ROOTS.

3. PLACE PLANT IN HOLE. DO NOT ADD FERTILIZER TABLET. BACKFILL WITH NATIVE SOIL, TAMP GENTLY.

4. WATER DEEPLY. SOAK PLANT TO REMOVE OXYGEN POCKETS. MULCH w/ 3" MULCH. CREATE SOIL COLLAR ONLY IF NECESSARY TO AID IN SOAKING. KEEP MULCH AWAY FROM BASE OF PLANT.

NATIVE SPECIES PLANTING INSTRUCTIONS

SCALE: NONE



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LICENSED LANDSCAPE ARCHITECT 4088 ROSEMARY WELLS STATE OF CALIFORNIA

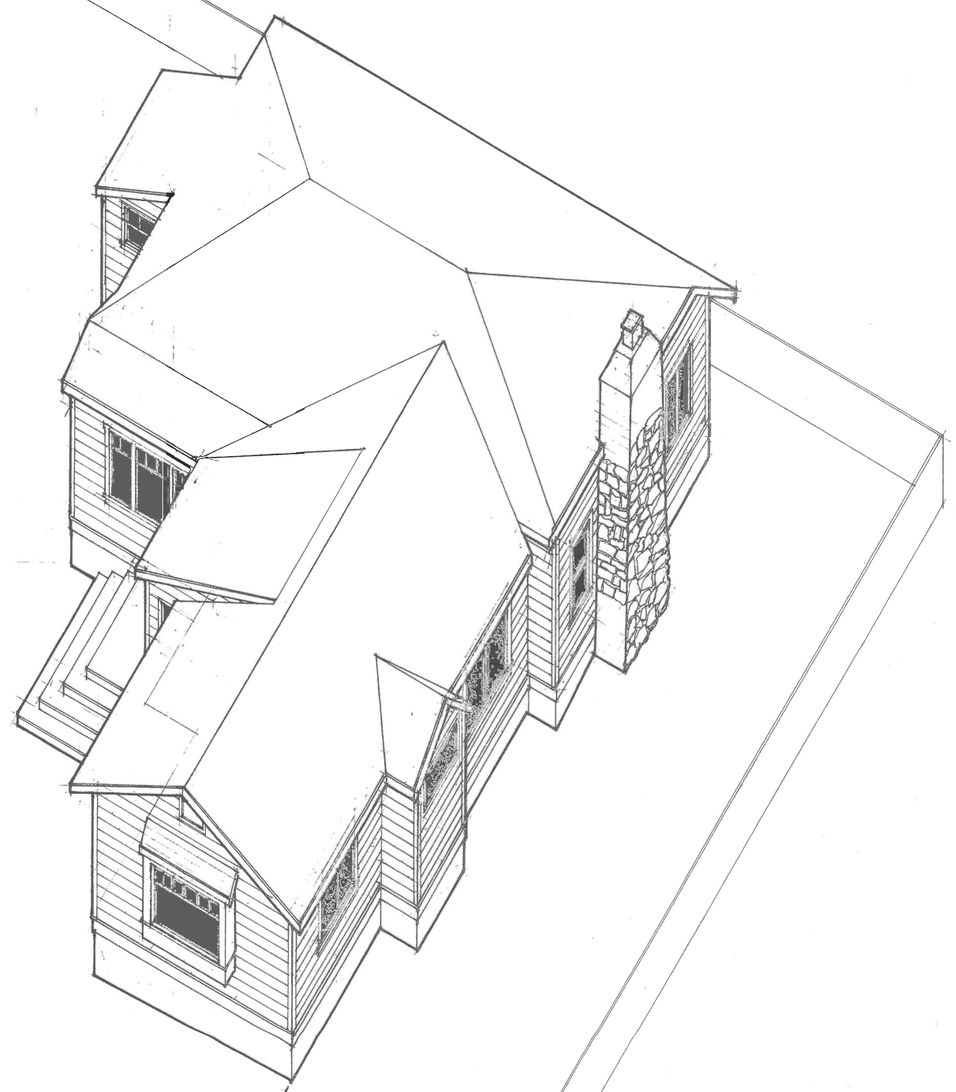
PLANTING PLAN

CHODOSH RESIDENCE
NW CORNER SAN CARLOS & 10TH AVE.
CARMEL-BY-THE-SEA, CA
APN: 010-156-017

DATE:	05.12.19
SCALE:	1/8"=1'-0"
DESIGNED:	RW
DRAWN:	
REVISION:	

L1

RECEIVED
MAY 14 2019
City of Carmel-by-the-Sea
Planning & Building Dept.



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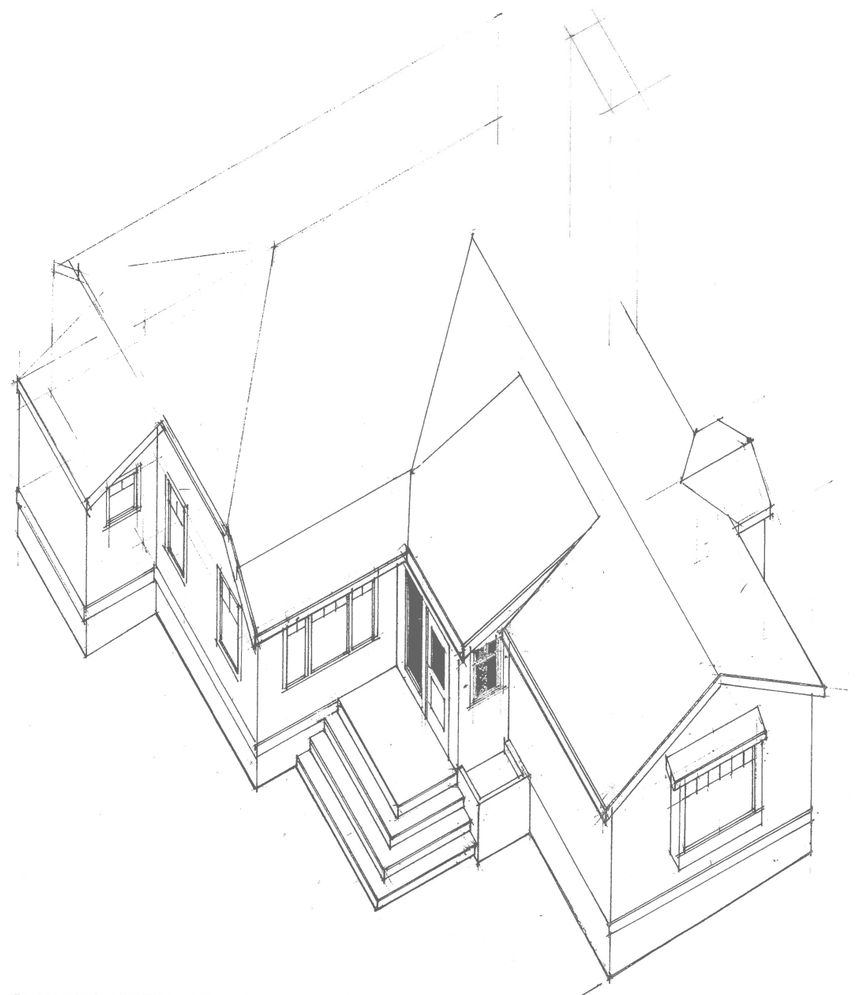

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