

SITE PLAN

1/8"=1'-0"



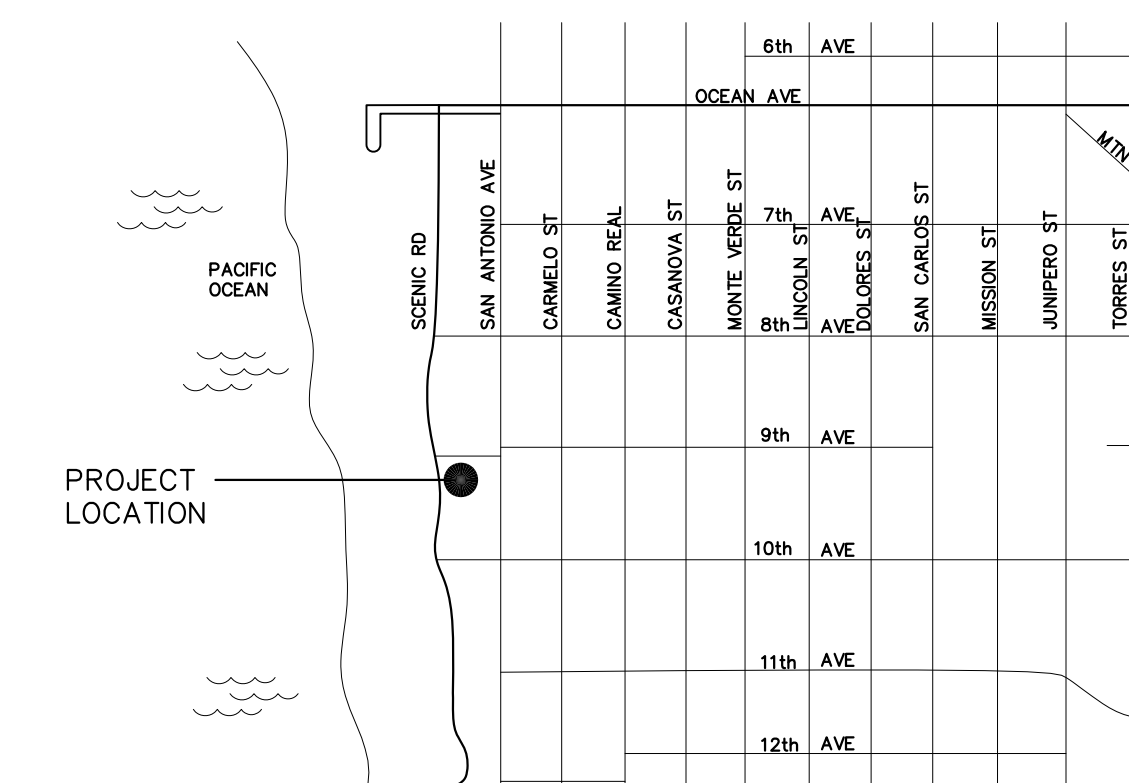
PLANNING INFO.

- PROPERTY OWNER:  
ESPERANZA CARMEL, LLC  
C/O JONATHAN M FELDMAN ESQ  
MAGASINN & FELDMAN  
4640 ADMIRALTY WAY, SUITE 402  
MARINA DEL REY, CA 90292
- PROJECT ADDRESS:  
SCENIC ROAD 3 SE OF 9TH AVENUE,  
CARMEL-BY-THE-SEA, CA
- PROJECT SCOPE:  
REPLACE ONE EXISTING TWO-STORY 1,802 SF SINGLE FAMILY RESIDENCE WITH A NEW TWO-STORY 2,263 SF SINGLE FAMILY RESIDENCE.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. / LEGAL DESC.: 010-302-011 / LOT 6 BLOCK A2
- ZONE: R-1 / PARK OVERLAY
- STORIES: 2
- MAX BLDG. HT: 18 FT
- GRADING: X CY [TBD]
- TREE REMOVAL: 4
- TOPOGRAPHY: LOW SLOPE
- PROJECT CODE COMPLIANCE:  
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,  
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE
- LOT AREA: LOT 6 4,000 SF (0.09 Ac.)
- MAX. FLOOR AREA ALLOWED: BASE FLOOR AREA + BONUS FLOOR AREA
- BASE FLOOR AREA ALLOWED:  
4,000 SF LOT [45% X BUILDING SITE] 1,800 SF  
BASEMENT BONUS #1 [INCENTIVE] 100 SF  
BASEMENT BONUS #2 [17.10-D]\* 600 SF  
TOTAL FLOOR AREA ALLOWED 2,500 SF
- \*BONUS #2 IS REQUIRED IN THE BASEMENT
- MIN. PARKING AREA REQUIRED: 200 SF
- PARKING AREA PROVIDED: 210 SF
- SITE COVERAGE ALLOWED: 22% X BFA  
22% X BFA = 22% X 2,500 = 550 SF  
4% X BFA IF 50% OF COVERAGE IS  
SEMI-PERMEABLE = 4% X 2,500 = 100 SF  
TOTAL SITE COV. ALLOWED 650 SF  
SEMI-PERMEABLE: 50% X 650 = 325 SF
- SITE COVERAGE CALCULATIONS:  

	ALLOWED
HARDSCAPE	325 SF
SEMI/PERMEABLE	325 SF
TOTAL	650 SF
- SITE COVERAGE ALLOWED: 650 SF
- SITE COVERAGE PROPOSED: 650 SF
- F.A.R. CALCULATIONS  

MAIN FLOOR	1,359 SF	BASEMENT = 910 SF
LOWER FLOOR	710 SF	
GARAGE PARKING	200 SF	
TOTAL F.A.R.	2,269 SF	
- F.A.R. ALLOWED: 2,500 SF
- F.A.R. PROPOSED: 2,269 SF

VICINITY MAP



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
PACIFIC GROVE CA  
93950

PH (831) 646-1261  
FAX (831) 646-1290  
EMAIL idg@idg-inc.net  
WEB idg-inc.net

DISCLAIMER:

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CARMEL-BY-THE-SEA  
SCENIC ROAD  
3 SE 9TH

APN: 010-302-011

DATE: JANUARY 23, 2020  
PLANNING SUBMITTAL

REVISIONS:

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SITE PLAN

SHEET NO.

A1.0

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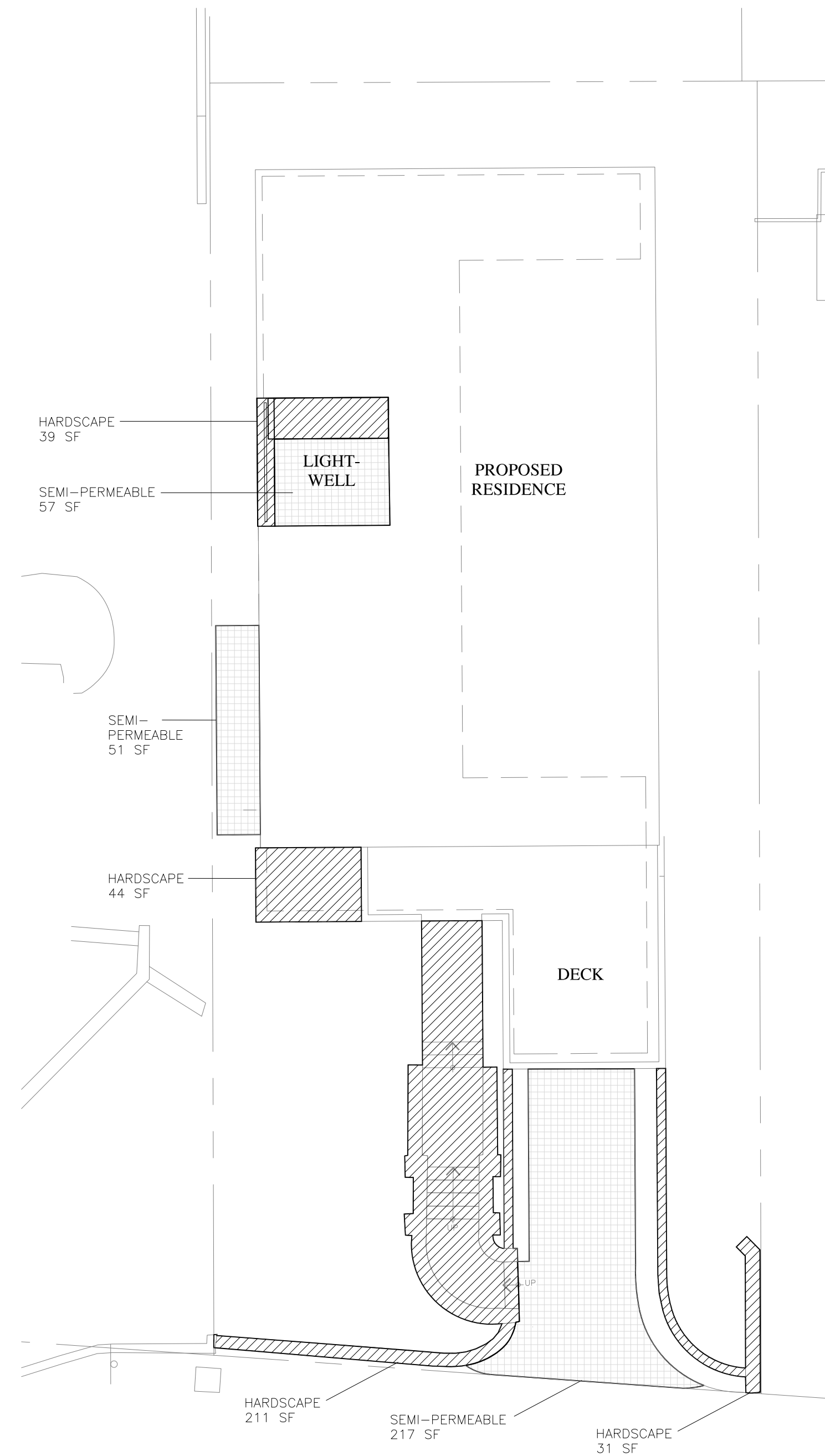
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AREA  
WORKSHEET

SHEET NO.

A1.1

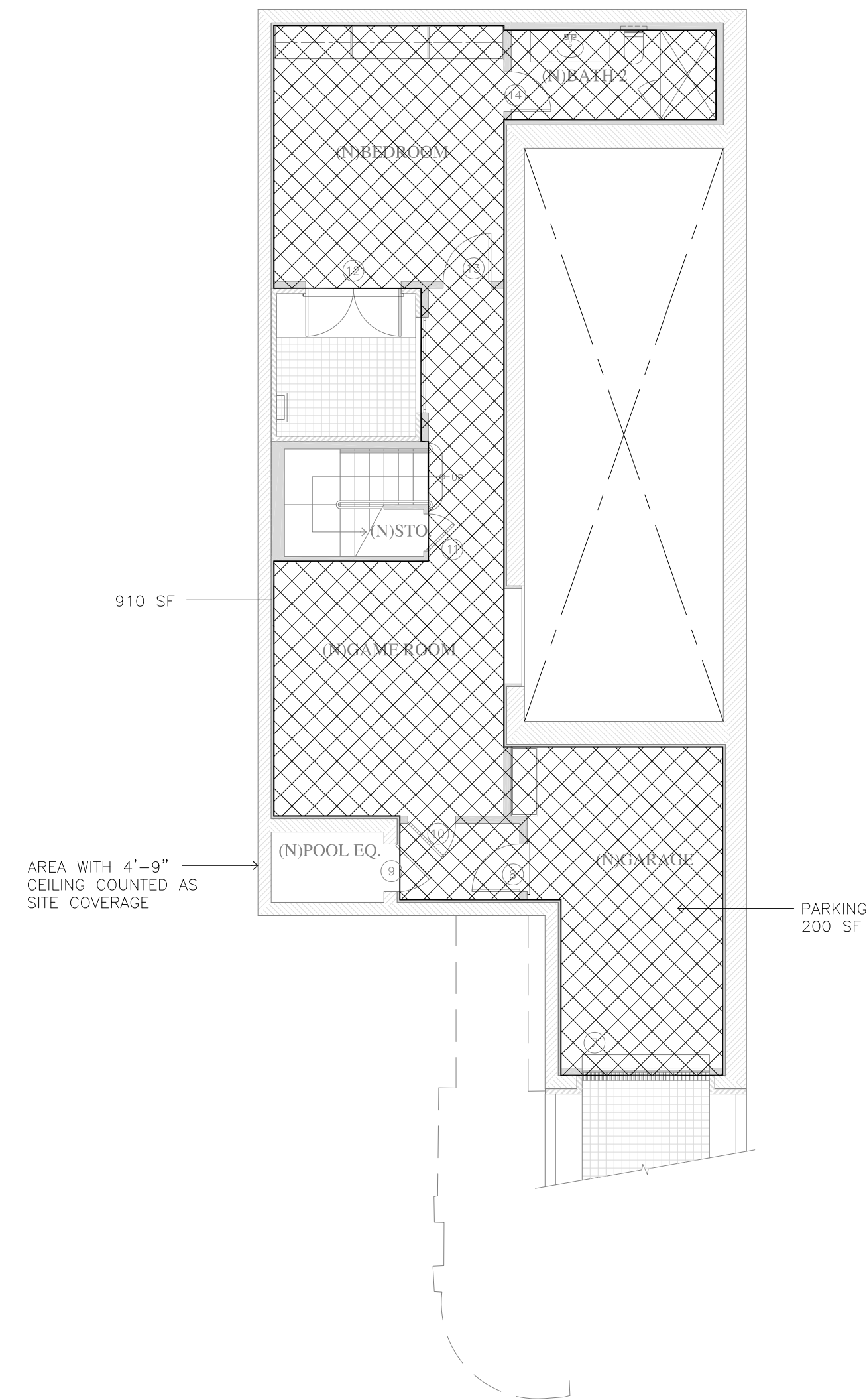


SITE PLAN

SITE COVERAGE

1/8"=1'-0"

HARDSCAPE	325 SF
SEMI/PERMEABLE	325 SF
<b>TOTAL</b>	<b>650 SF</b>

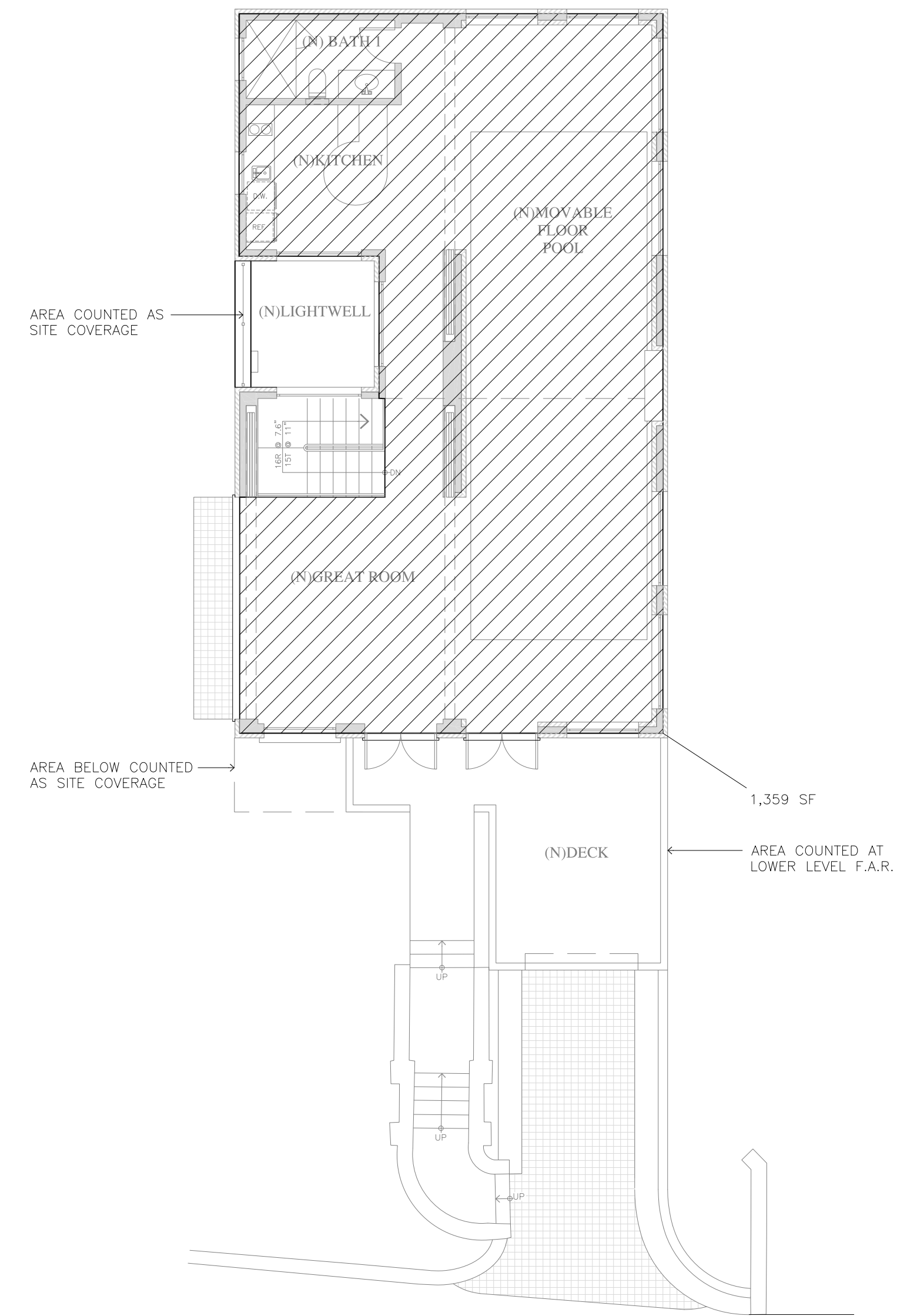


LOWER LEVEL

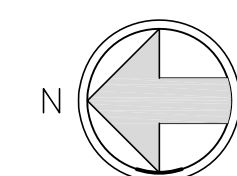
FLOOR AREA RATIO

1/8"=1'-0"

MAIN FLOOR	1,359 SF	} BASEMENT = 910 SF
LOWER FLOOR	710 SF	
GARAGE PARKING	200 SF	
<b>TOTAL F.A.R.</b>	<b>2,269 SF</b>	



MAIN LEVEL



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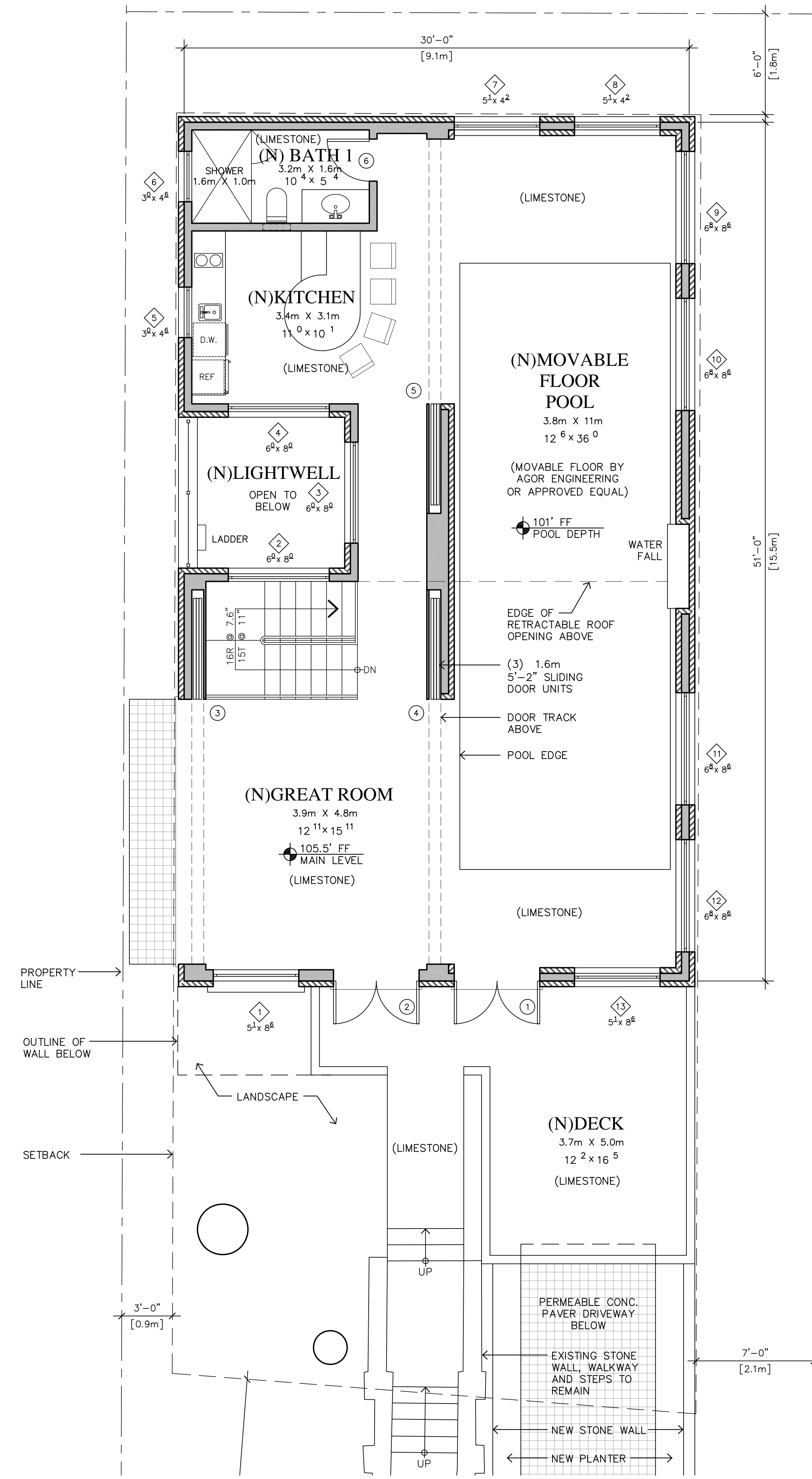
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MAIN LEVEL

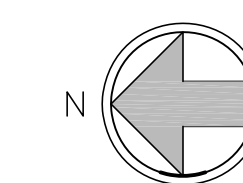
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A2.0



MAIN LEVEL PLAN

1/4" = 1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER

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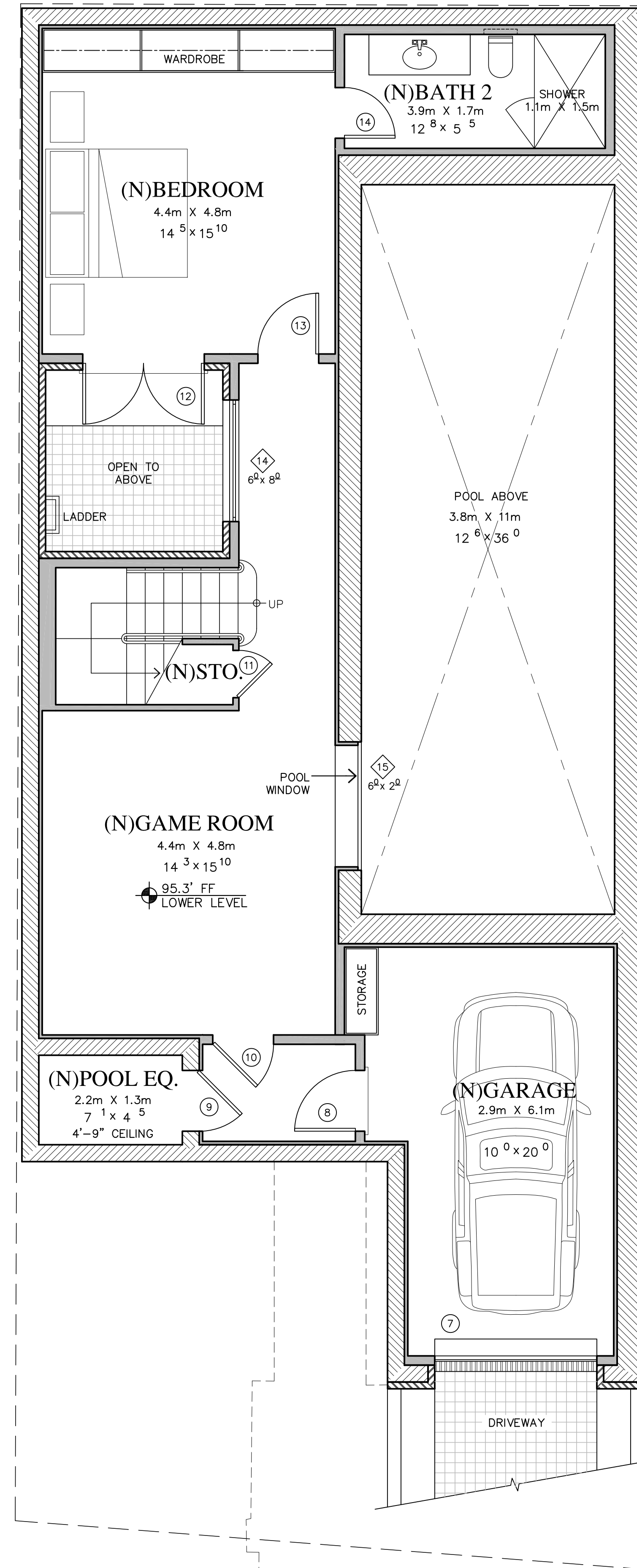
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LOWER LEVEL  
PLAN - OPTION

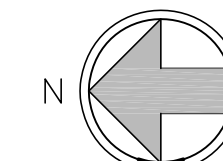
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LOWER LEVEL PLAN

1/4" = 1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- CMU WALL - SEE STRUCTURAL DWG'S

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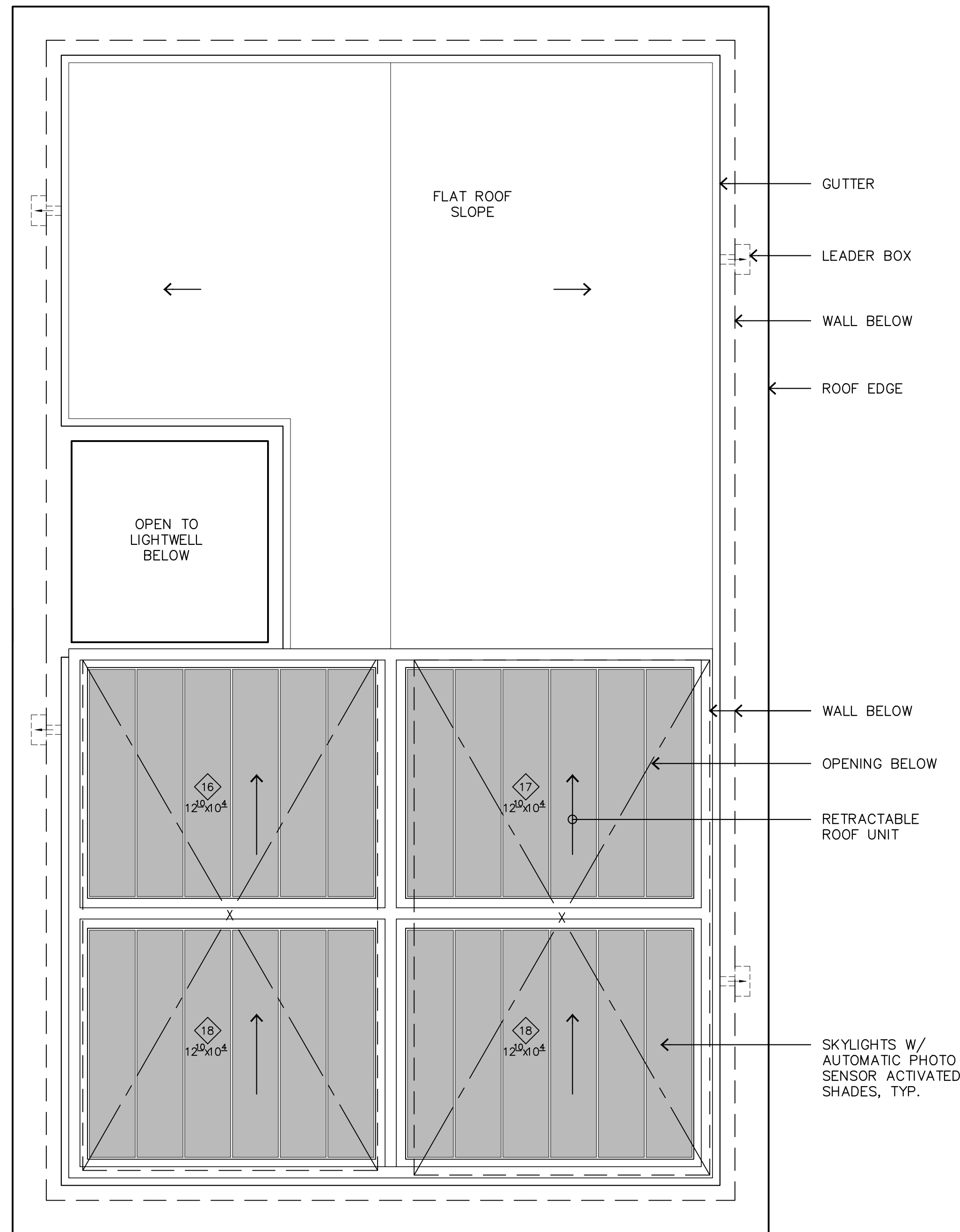
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**ROOF PLAN**

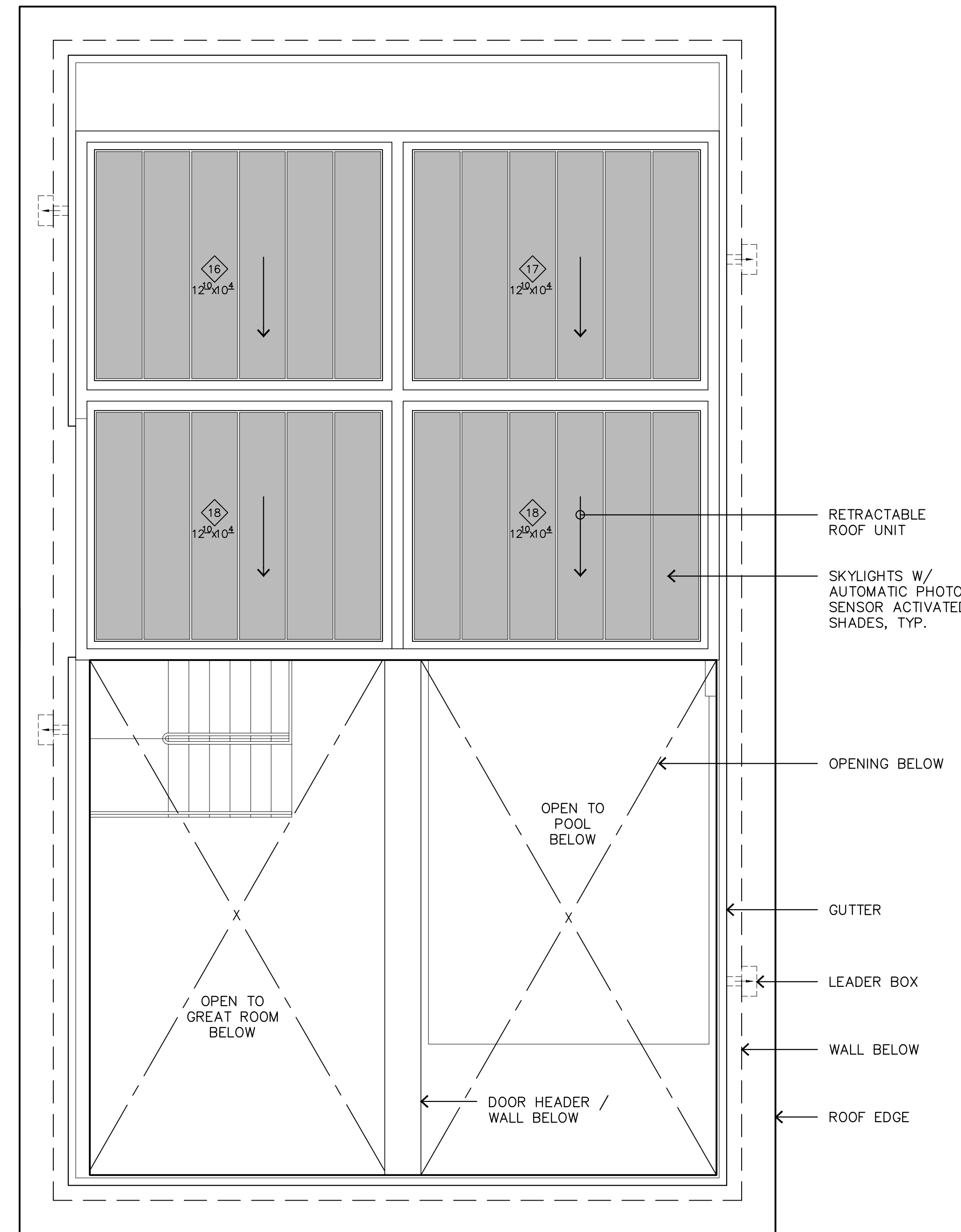
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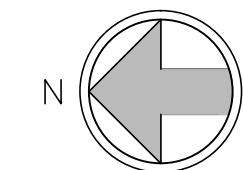
**ROOF PLAN - CLOSED POSITION**

1/4" = 1'-0"



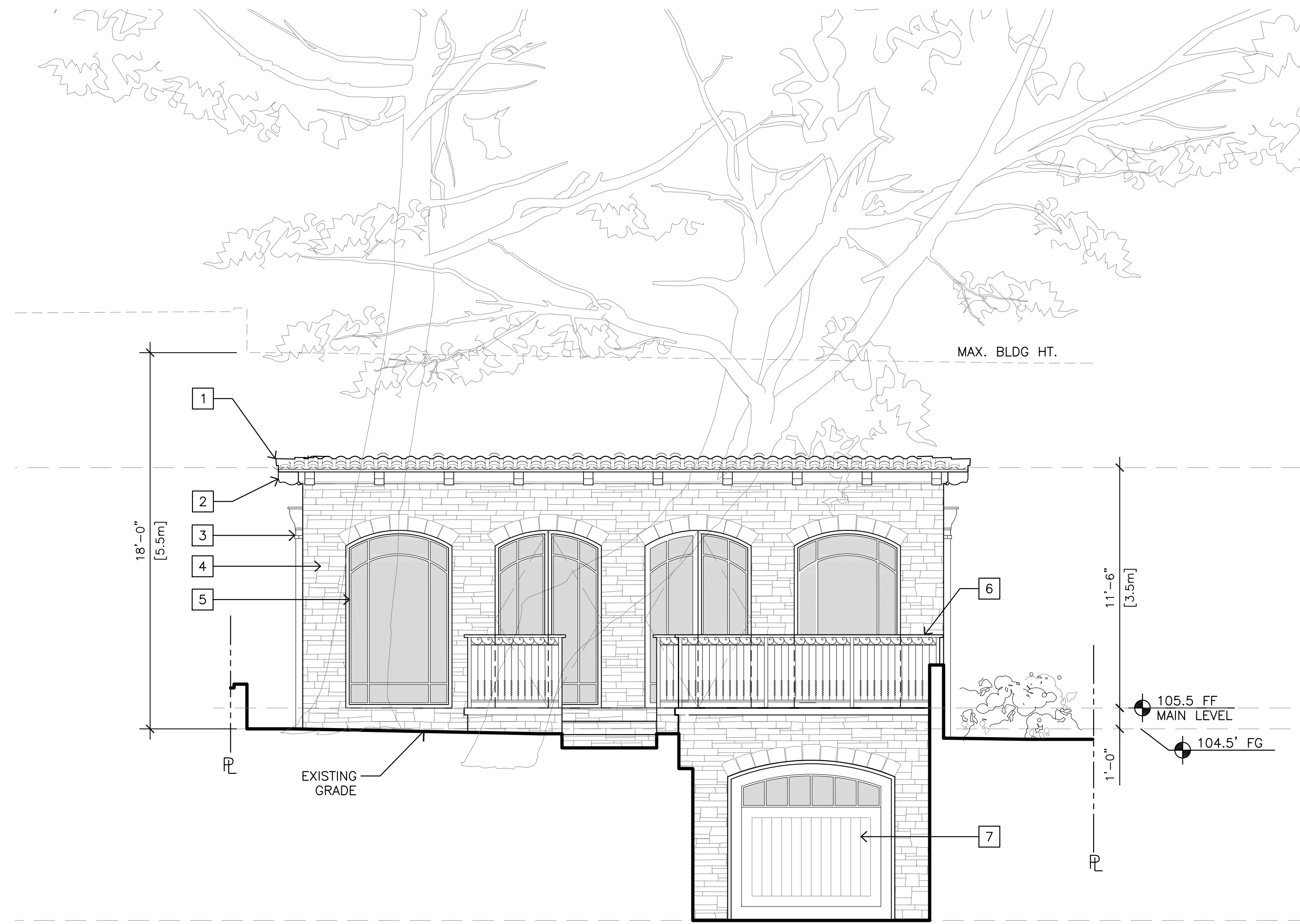
**ROOF PLAN - OPEN POSITION**

1/4" = 1'-0"



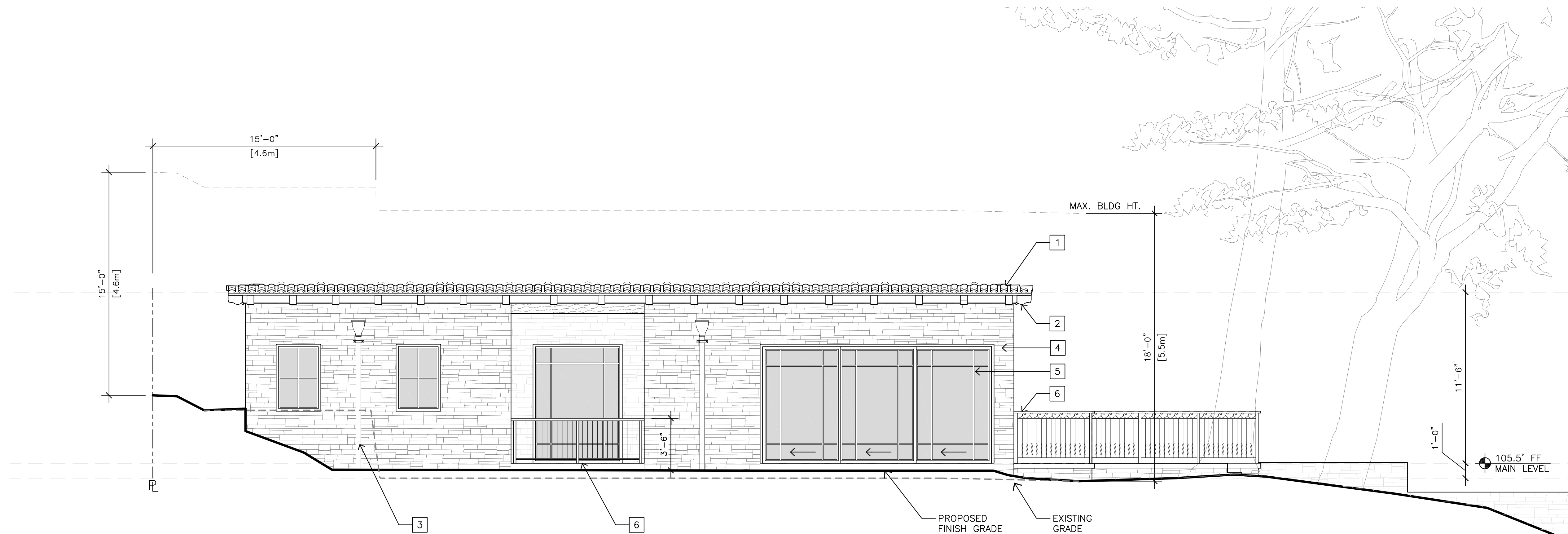
### EXTERIOR FINISH LEGEND

- 1 CLAY TILE ROOF
- 2 STAINED CEDAR CORBEL & FASCIA
- 3 COPPER LEADER BOX & DOWNSPOUT
- 4 RANDOM EXTERIOR STONE
- 5 BRONZE DOORS / WINDOWS
- 6 BRONZE RAILING AND BALUSTRADES TO 42" ABOVE WALKING SURFACE
- 7 STAINED CEDAR GARAGE DOOR



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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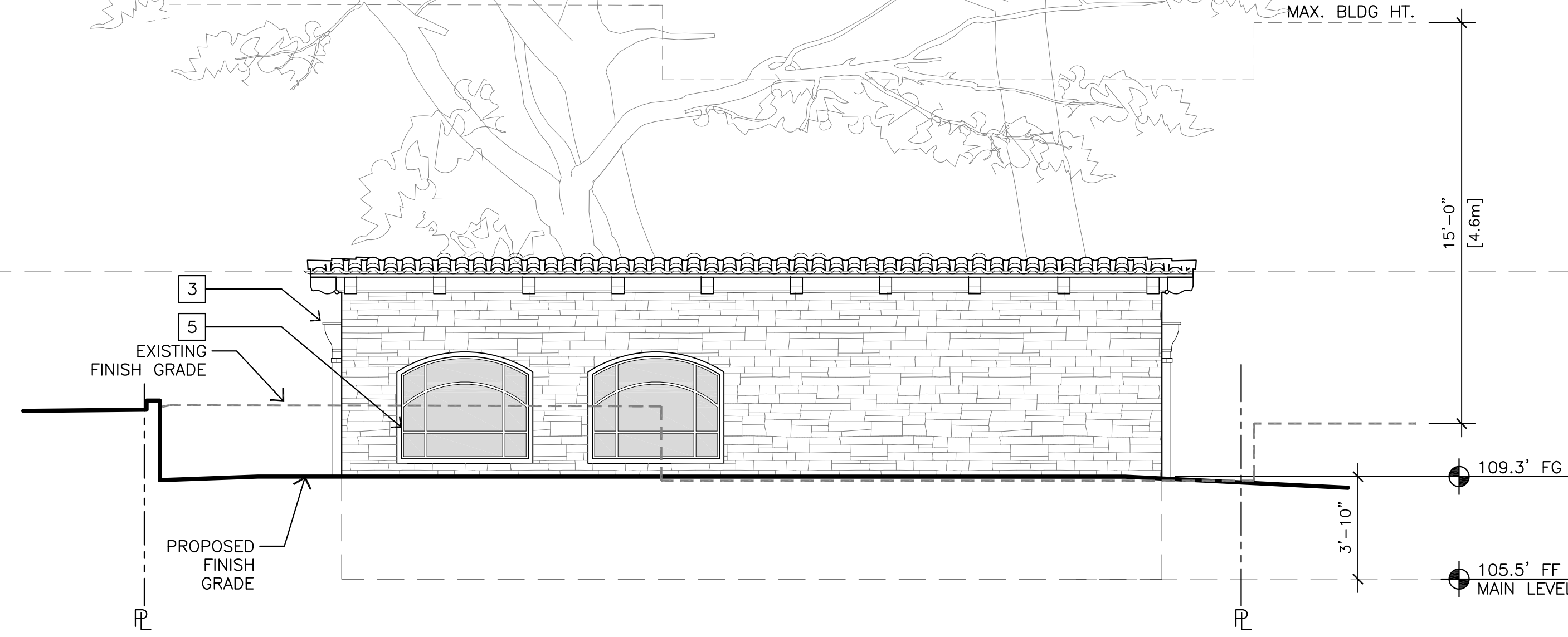
ELEVATIONS

SHEET NO.

A6.0

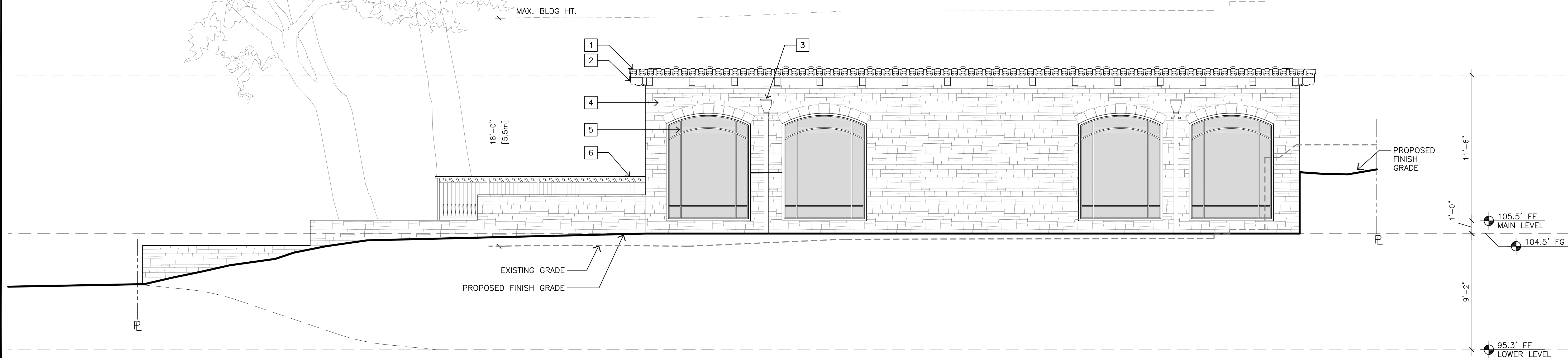
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**EAST ELEVATION**

1/4"=1'-0"



**SOUTH ELEVATION**

1/4"=1'-0"

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**ELEVATIONS  
STREETSCAPE**

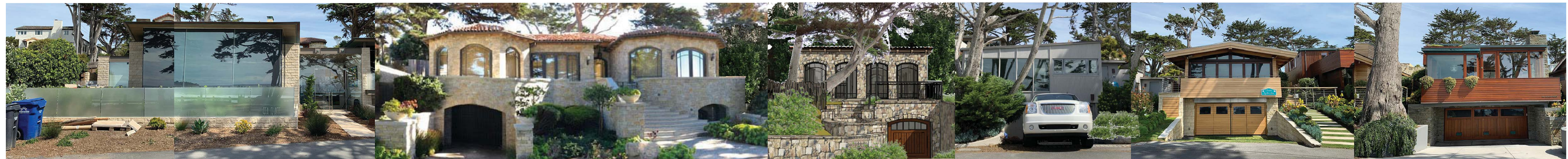
SHEET NO.

**A6.2**



EXISTING SCENIC ROAD STREETSCAPE

N.T.S.



PROPOSED SCENIC ROAD STREETSCAPE

N.T.S.





NORTH-WEST



SOUTH-WEST



WEST

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3D MODEL  
VIEWS

SHEET NO.

A6.3

DOOR SCHEDULE										
Door No.	Door Size (Finished)			Material	Core	Tempered Glass	Finish	Action	Type	Remarks
	Width	Height	Thick							
<b>MAIN LEVEL</b>										
1	PR2'-6 1/2"	8'-6"	2-1/4"	BRONZE	SOLID	YES	BRONZE	SWING	A	
2	PR2'-6 1/2"	8'-6"	2-1/4"	BRONZE	SOLID	YES	BRONZE	SWING	A	
3	(3)5'-2"	8'-4"	1-3/4"	BRONZE	SOLID	YES	BRONZE	SLIDING	B	
<b>INTERIOR</b>										
4	(3)5'-2"	8'-4"	1-3/4"	BRONZE	SOLID	YES	BRONZE	SLIDING	B	
5	(3)5'-2"	8'-4"	1-3/4"	BRONZE	SOLID	YES	BRONZE	SLIDING	B	
6	2'-6"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SLIDING	D	

<b>LOWER LEVEL</b>										
7	8'-0"	7'-6"	1-3/4"	STAINED CEDAR	SOLID	NO	STAINED CEDAR	ROLL-UP	C	
<b>INTERIOR</b>										
8	3'-0"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SWING	D	
9	3'-0"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SWING	D	
10	3'-0"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SWING	D	
11	2'-4"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SWING	D	
12	PR3'-0"	7'-6"	1-3/4"		SOLID	YES	BRONZE	SWING	D	
13	3'-0"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SWING	D	
14	2'-6"	7'-6"	1-3/4"		SOLID	NO	BRONZE	SWING	D	

**DOOR NOTES:**

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED DOOR LEAF SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

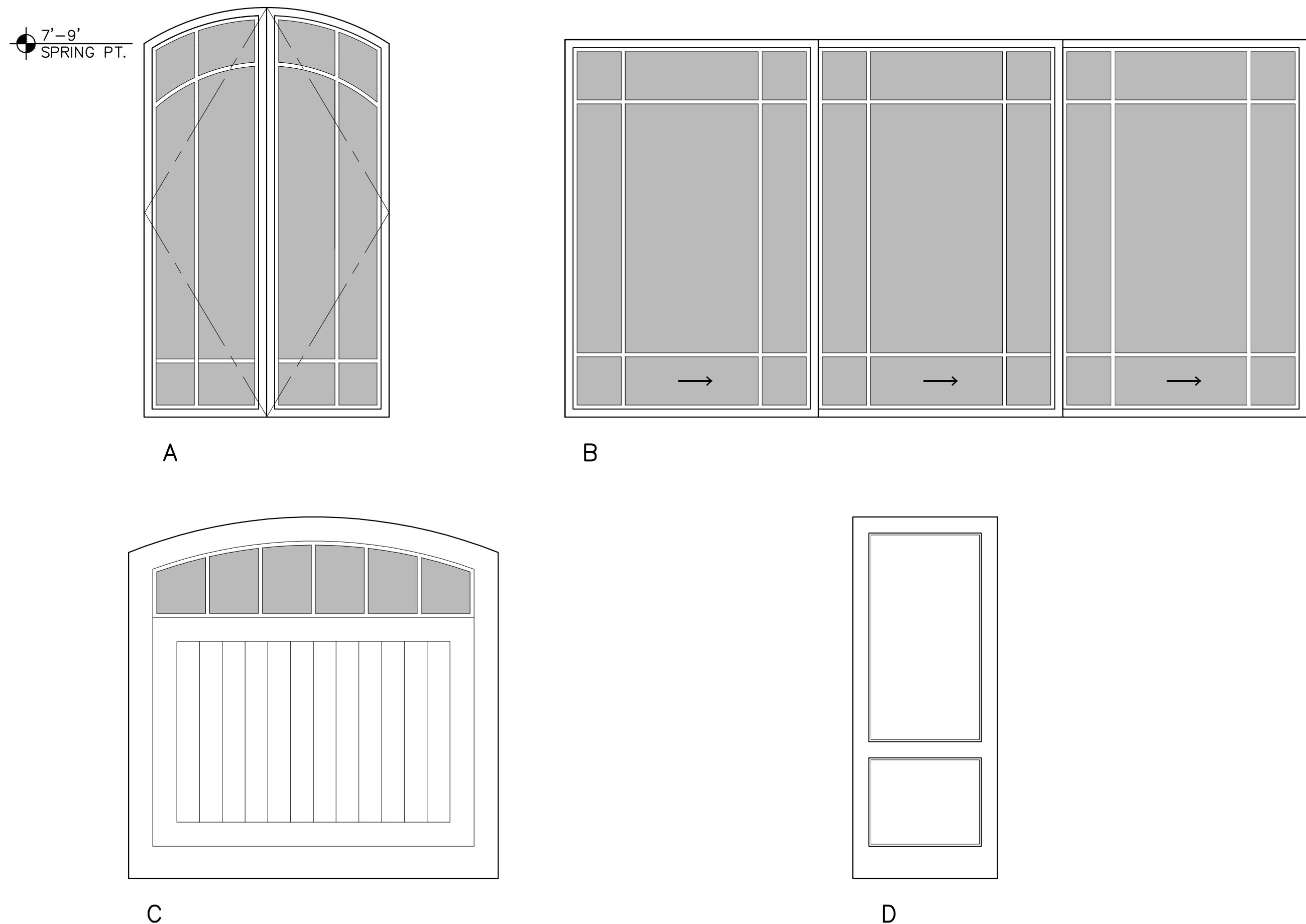
ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1-1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING

**DOOR TYPE:**



WINDOW SCHEDULE									
Window No.	Window Size (Finished)			Operation Type	Material	Tempered Glass	Finish	Type	Remarks
	Width	Height	Head Height						
<b>MAIN LEVEL</b>									
1	5'-1"	8'-6"	8'-6"	FIXED	BRONZE	YES	BRONZE	A	
2	6'-0"	8'-0"	8'-0"	FIXED	BRONZE	YES	BRONZE	B	
3	6'-0"	8'-0"	8'-0"	FIXED	BRONZE	YES	BRONZE	B	
4	6'-0"	8'-0"	8'-0"	FIXED	BRONZE	YES	BRONZE	B	
5	3'-0"	4'-6"	8'-0"	CASEMENT	BRONZE	NO	BRONZE	C	
6	3'-0"	4'-6"	8'-0"	CASEMENT	BRONZE	YES	BRONZE	C	
7	5'-1"	4'-2"	8'-6"	FIXED	BRONZE	YES	BRONZE	D	
8	5'-1"	4'-2"	8'-6"	FIXED	BRONZE	YES	BRONZE	D	
9	6'-8"	8'-6"	8'-6"	FIXED	BRONZE	YES	BRONZE	A	
10	X'-X"	8'-6"	8'-6"	FIXED	BRONZE	YES	BRONZE	A	
11	X'-X"	8'-6"	8'-6"	FIXED	BRONZE	YES	BRONZE	A	
12	X'-X"	8'-6"	8'-6"	FIXED	BRONZE	YES	BRONZE	A	
13	5'-1"	8'-6"	8'-6"	FIXED	BRONZE	YES	BRONZE	A	

<b>LOWER LEVEL</b>									
14	6'-0"	8'-0"	8'-0"	FIXED	BRONZE	YES	BRONZE	B	
15	6'-0"	2'-0"	8'-0"	FIXED	BRONZE	YES	BRONZE	E	POOL WINDOW

<b>SKYLIGHTS</b>									
16	12'-10"	10'-4"	-	FIXED	BRONZE	YES	BRONZE	F	FIXED SKYLIGHTS ROOF ASSEMBLY WITH AUTOMATIC PHOTO SENSOR ACTIVATED SHADES, TYP.
17	12'-10"	10'-4"	-	FIXED	BRONZE	YES	BRONZE	F	
18	12'-10"	10'-4"	-	FIXED	BRONZE	YES	BRONZE	F	
19	12'-10"	10'-4"	-	FIXED	BRONZE	YES	BRONZE	F	

**WINDOW NOTES:**

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED.

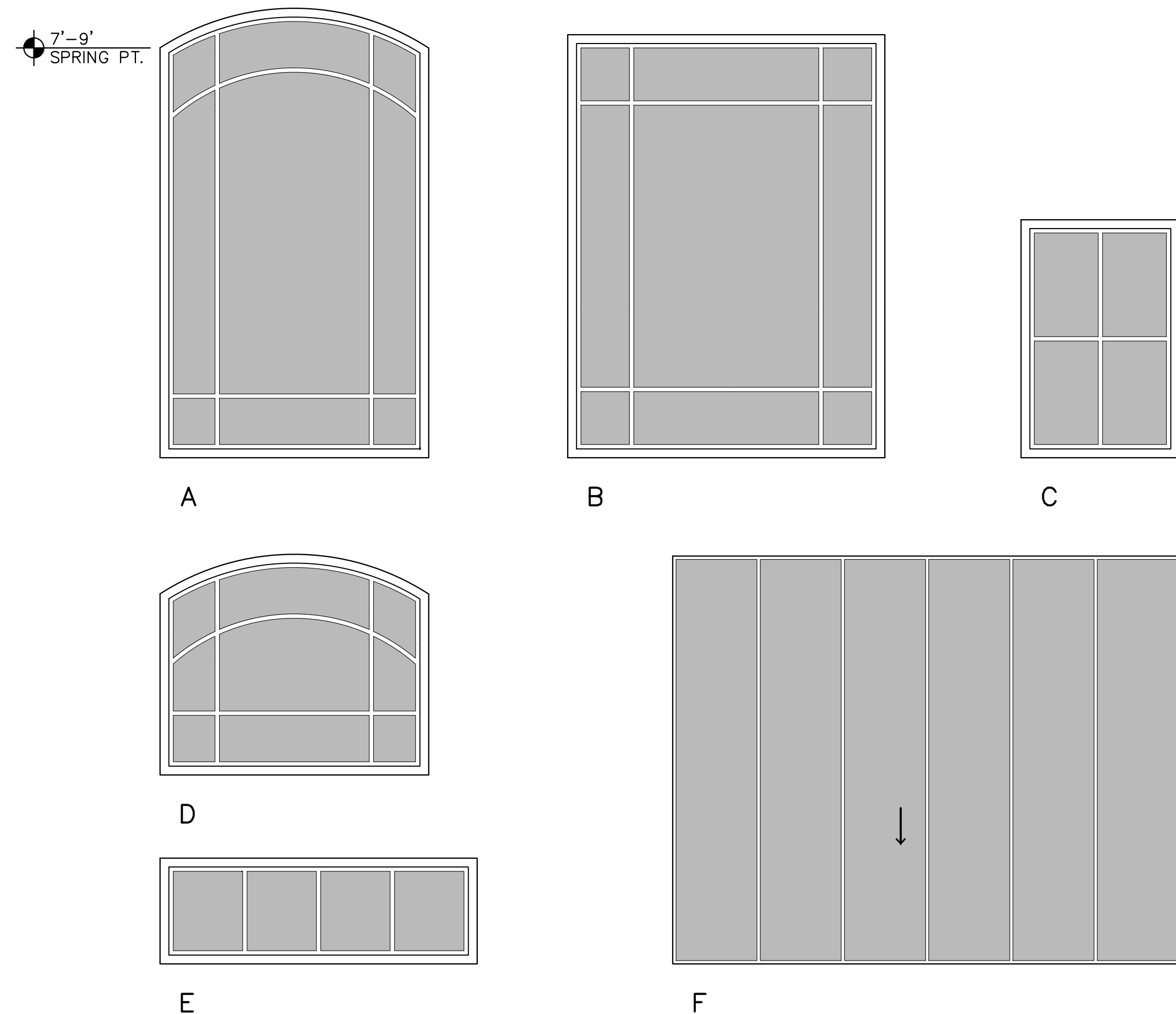
OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406.3)

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS (CBC 2406.3).

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:  
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.  
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.  
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.  
 - SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

**WINDOW TYPE:**



**JUN A. SILLANO, AIA**  
**IDG**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
 PACIFIC GROVE CA.  
 93950

PH (831) 646-1261  
 FAX (831) 646-1290  
 EMAIL idg@idg-inc.net  
 WEB idg-inc.net

**DISCLAIMER:**  
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**STAMPS:**

PROJECT/CLIENT:  
**ESPERANZA CARMEL, LLC**

PROJECT ADDRESS:  
**CARMEL-BY-THE-SEA SCENIC ROAD 3 SE 9TH**  
 APN: 010-302-011

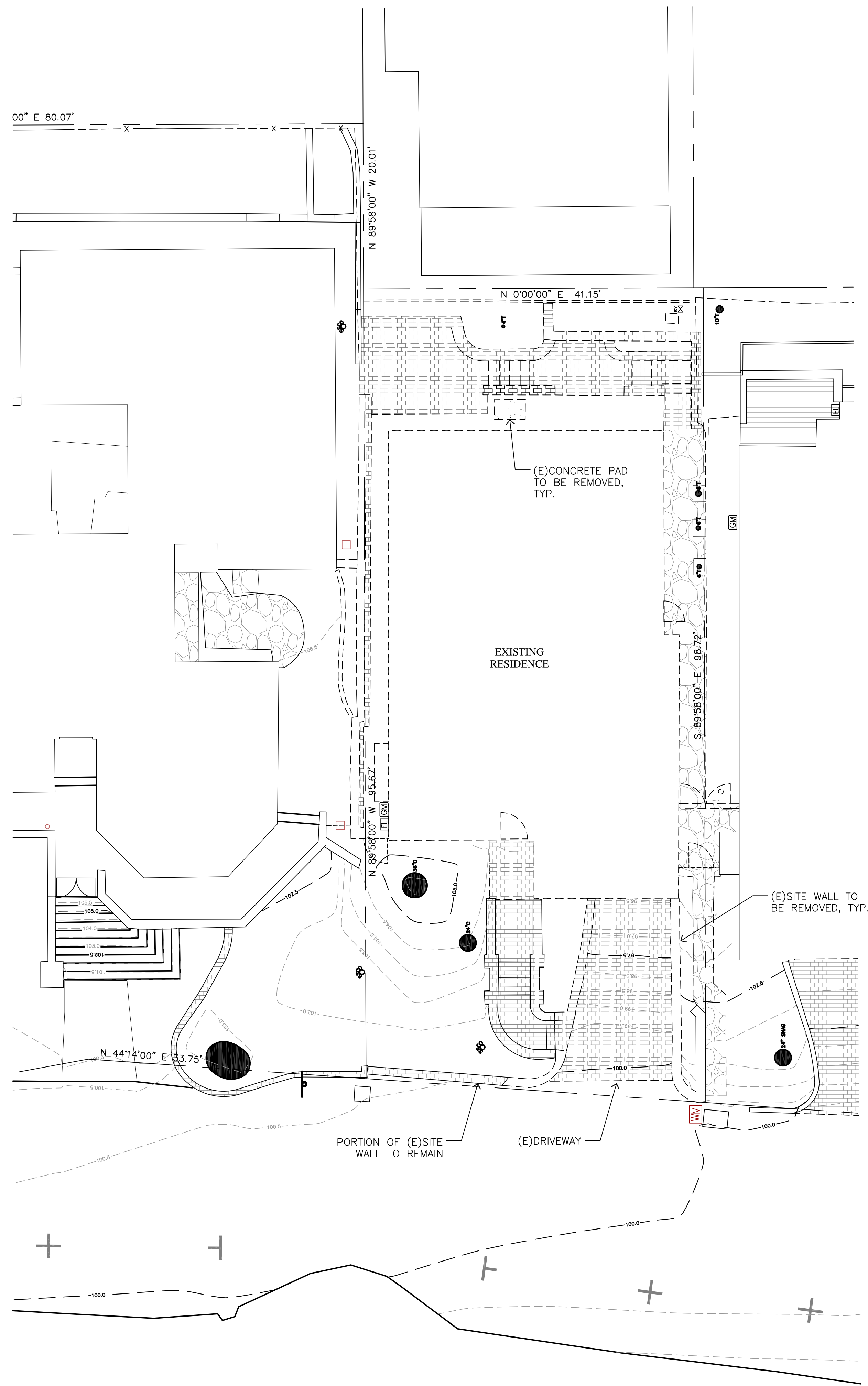
DATE: JANUARY 18, 2020  
 OWNER REVIEW

**REVISIONS:**

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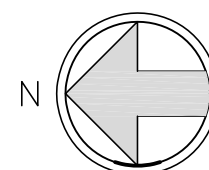
**WIN. -DR. SCHEDULES**

SHEET NO. **A9.0**



SITE PLAN - DEMOLITION

1/8"=1'-0"



**DEMOLITION LEGEND**

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING STONE PAVING TO BE REMOVED
- EXISTING STONE PAVING TO REMAIN
- EXISTING STONE PAVERS TO BE REMOVED



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PACIFIC GROVE CA  
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**STAMPS:**

**PROJECT/CLIENT:**

ESPERANZA  
CARMEL, LLC

**PROJECT ADDRESS:**

CARMEL-  
BY-THE-SEA  
SCENIC ROAD  
3 SE 9TH

APN: 010-302-011

DATE: JANUARY 23, 2020

PLANNING SUBMITTAL

**REVISIONS:**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**SITE PLAN  
DEMOLITION**

SHEET NO.

**D1.0**

DISCLAIMER:  
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PROJECT/CLIENT:

ESPERANZA  
CARMEL, LLC

PROJECT ADDRESS:

CARMEL-  
BY-THE-SEA  
SCENIC ROAD  
3 SE 9TH

APN: 010-302-011

DATE: JANUARY 23, 2020  
PLANNING SUBMITTAL

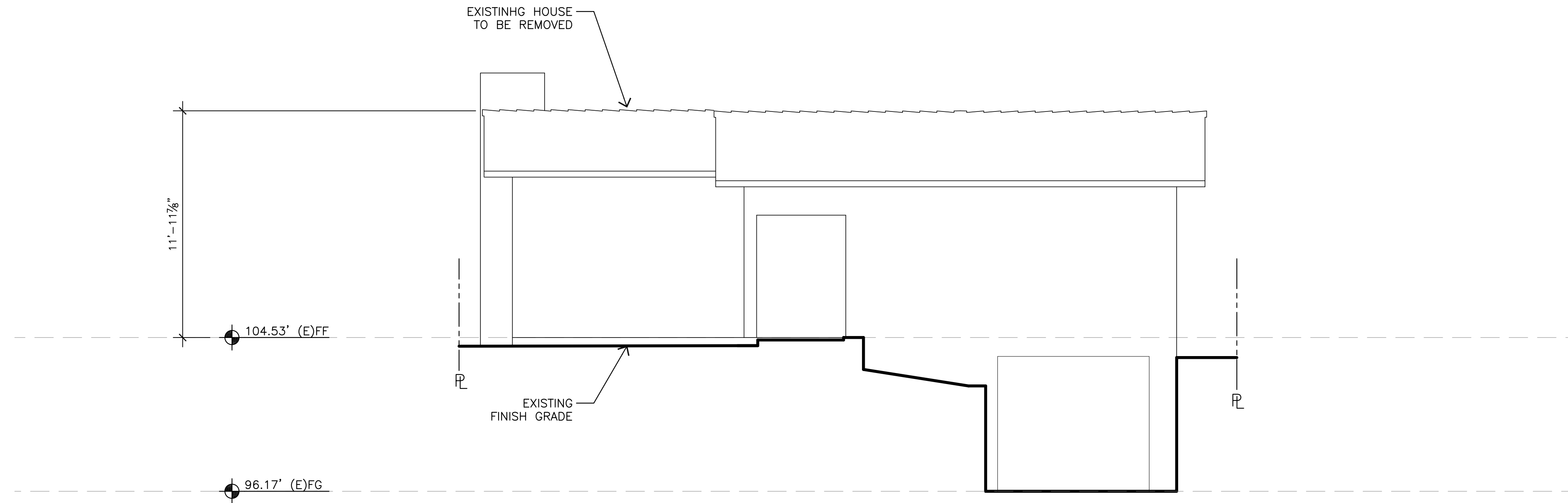
REVISIONS:

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ELEVATIONS  
EXISTING

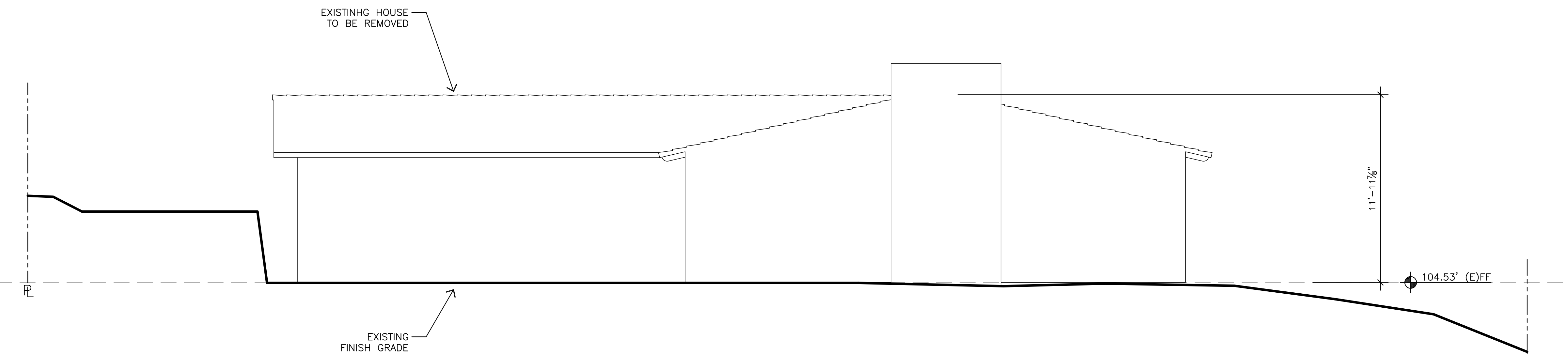
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D6.0



WEST ELEVATION - EXISTING

1/4" = 1'-0"



NORTH ELEVATION - EXISTING

1/4" = 1'-0"

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STAMPS:

PROJECT/CLIENT:

ESPERANZA  
CARMEL, LLC

PROJECT ADDRESS:

CARMEL-  
BY-THE-SEA  
SCENIC ROAD  
3 SE 9TH

APN: 010-302-011

DATE: JANUARY 23, 2020  
PLANNING SUBMITTAL

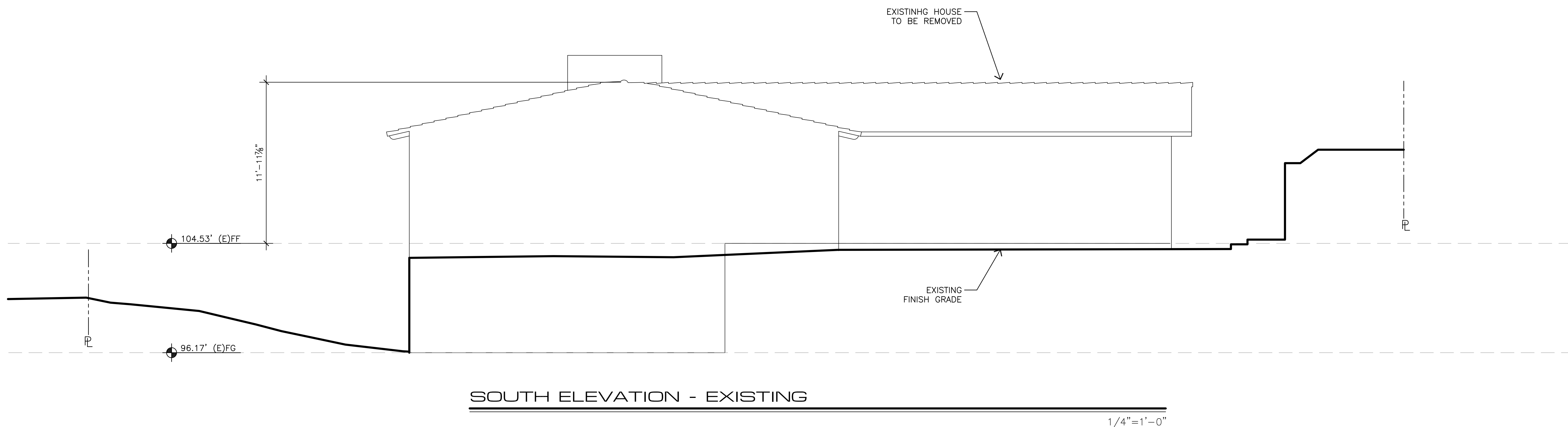
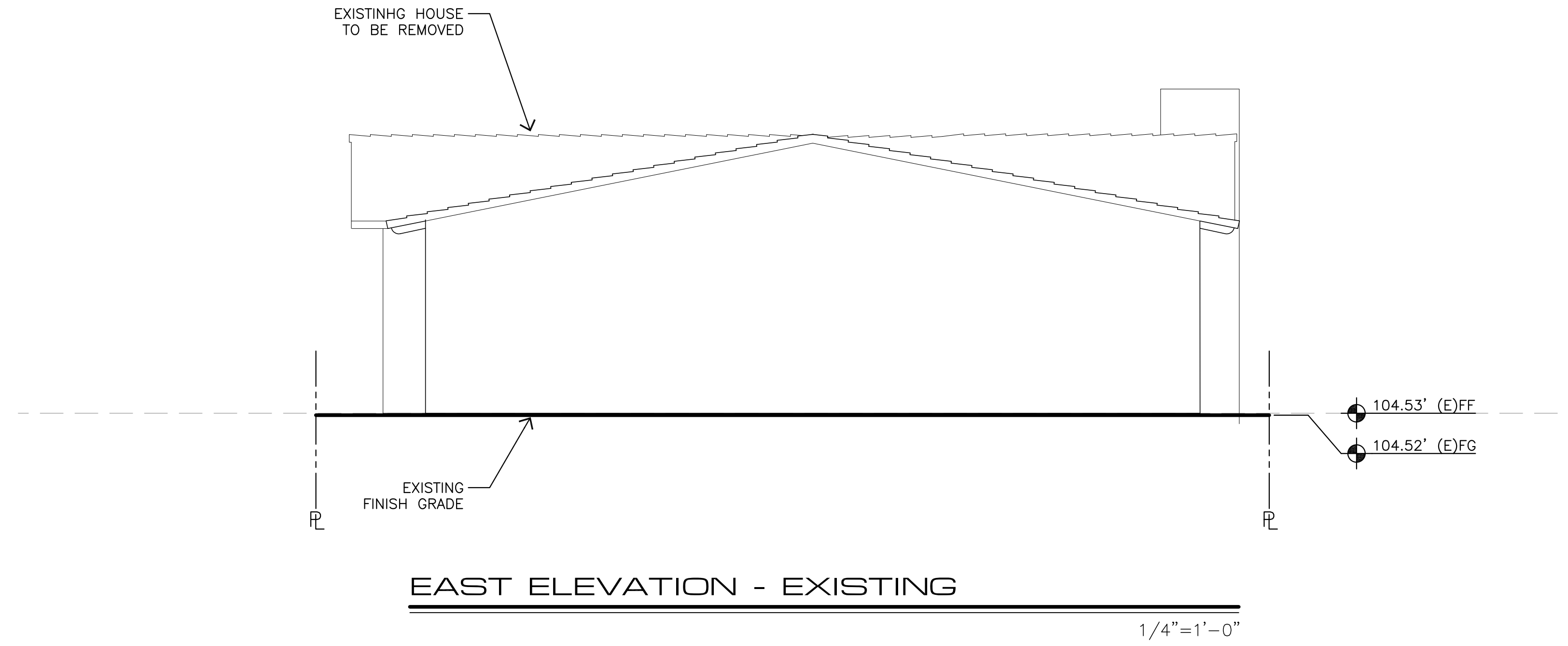
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ELEVATIONS  
EXISTING

SHEET NO.

D6.1

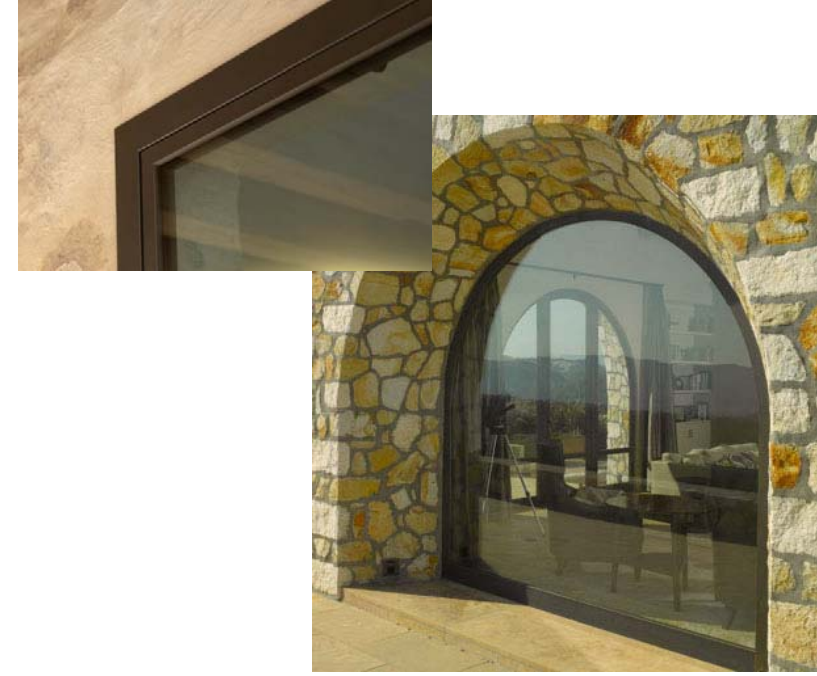


**COLOR AND MATERIAL SAMPLES FOR  
ESPERANZA CARMEL, LLC RESIDENCE  
SCENIC ROAD 3 SE 9<sup>TH</sup>  
CARMEL-BY-THE-SEA  
APN: 010-302-011**

**HALF ROUND COPPER GUTTERS  
AND DOWNSPOUTS  
NATURAL PATINA**



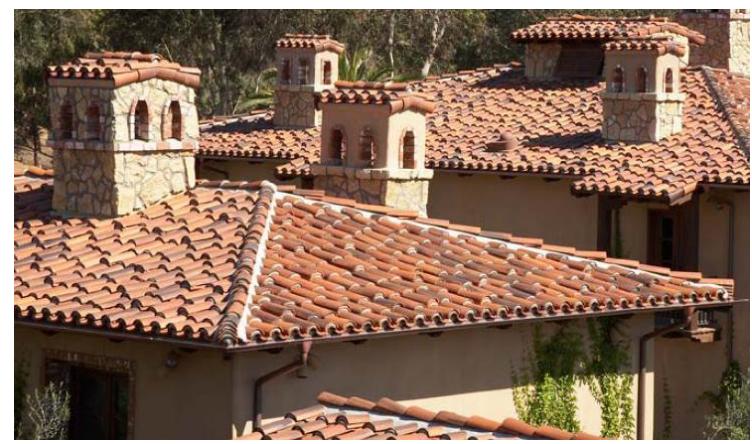
**EXTERIOR  
DOORS AND WINDOWS  
BRONZE**



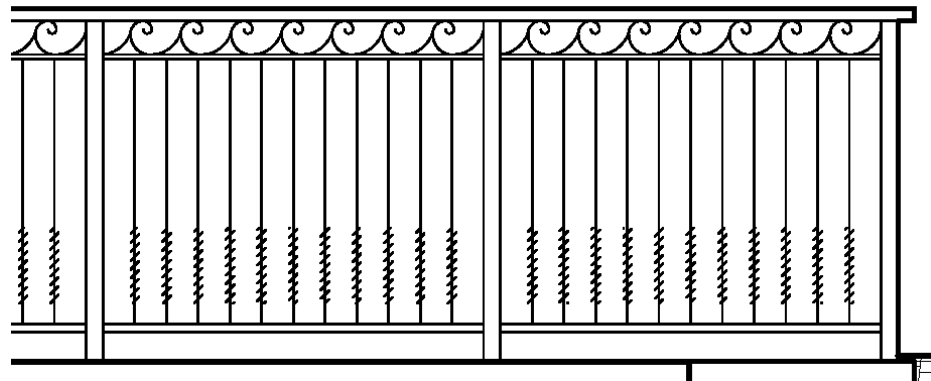
**CEDAR RAFTER TAILS &  
GARAGE DOOR  
STAINED**



**CLAY 2-PIECE MISSION  
ROOF TILE  
REDLANDS OR EQUAL**



**METAL GUARDRAIL  
BRONZE**



**GRAPESTAKE FENCE  
RANDOM HEIGHT TO 4 FT**



**STONE EXTERIOR WALLS  
DRYSTACK**

