

PINE TREES

7 NW of Ocean Ave. on Casanova St. Carmel, California



CASANOVA STREET COMPOSITE ELEVATION



COMPOSITE WEST ELEVATION

PROJECT INFORMATION

ZONING:	R-1
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R-3
ADDRESS:	7 NW OF OCEAN AVE. ON CASANOVA ST.
APN:	010-251-003 (LOTS 17, 19, 21, 23)
LOT AREA:	15,500

FLOOR AREA & SITE COVERAGE

LOT 1	6,288 S.F.
WIDTH	(60' + 72')/2 = 66'
COMPOSITE	16.5' (10'-6" + 7'-2" COMPLIES)
FLOOR AREA @ 40.04%	2,542 S.F.
LOT MERGER BONUS @ 3% FAR	240 S.F.
FLOOR AREA W/ BONUS	2,782 S.F.
(E) COTTAGE, "THE STUDIO" ADU BONUS	536 S.F.
(E) CARPORT, "THE BOMBSHELTER" (INCLUDED IN HOUSE)	-12 S.F.
UPPER LEVEL NEW HOUSE	1,349 S.F.
LOWER LEVEL NEW HOUSE	909 S.F.
TOTAL	2,764 S.F.

RESIDUAL FLOOR AREA 0 S.F.	
SITE COVERAGE	
MAX FLOOR AREA X .22	620 S.F.
DRIVEWAY BONUS @ .04	113 S.F.
	773 S.F. MAX ALLOWED

RAISED ENTRY WALK & DECK	115 S.F.
UPPER DECK & BOARDWALK BELOW	171 S.F.
LOWER PATIO AREAS NOT UNDER BLDG	144 S.F.
DRIVEWAY	180 S.F.
TOTAL	610 S.F. UNDER BY 123 S.F.

LOT 2	4,991.5 S.F.
WIDTH	(54'+37')/2 = 45.5'
COMPOSITE	11' (6'-6" + 8'-11" COMPLIES)
FLOOR AREA @ 43.07%	2,147 S.F.

(E) COTTAGE, "THE CABIN" (REDUCED, INCLUDED IN HOUSE)	225 S.F.
GARAGE	112 S.F.
UPPER LEVEL NEW HOUSE	1,101 S.F.
LOWER LEVEL NEW HOUSE	818 S.F.
TOTAL	2,144 S.F.

RESIDUAL FLOOR AREA 3 S.F.	
SITE COVERAGE	
MAX FLOOR AREA X .22	482 S.F.
DRIVEWAY BONUS (NO DRIVEWAY)	0 S.F.
	482 S.F. MAX ALLOWED

RAISED ENTRY DECK	112 S.F.
COVERED LOWER PATIO AREA	94 S.F.
OPEN LOWER PATIO AREA	44 S.F.
PAVED AREA OF FRONT WALK	133 S.F.
TOTAL	383 S.F. UNDER BY 99 S.F.

LOT 3	4,220.5 S.F.
WIDTH	(40' + 46')/2 = 43'
COMPOSITE	11' (7'-5" + 3'-7" COMPLIES)
FLOOR AREA @ 44.55%	1,883 S.F.

(E) COTTAGE, "THE HUT" (REDUCED)	412 S.F.
ADU BONUS APPLIED FROM LOT 1	-88 S.F.
GARAGE	246 S.F.
UPPER LEVEL NEW HOUSE	783 S.F.
LOWER LEVEL NEW HOUSE	530 S.F.
TOTAL	1,883 S.F.

RESIDUAL FLOOR AREA 0 S.F.	
SITE COVERAGE	
MAX FLOOR AREA x .22	442 S.F.
DRIVEWAY BONUS .04 OR ACTUAL	43 S.F.
	485 S.F. MAX ALLOWED

RAISED ENTRY WALK	161 S.F.
UPPER LEVEL DECK (ALSO BELOW)	247 S.F.
WALK TO REAR COTTAGE	52 S.F.
DRIVEWAY (SEE BONUS ABOVE)	43 S.F.
TOTAL	485 S.F. RESIDUAL 0 S.F.

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 - A3.4 PROPOSED EAST & NORTH ELEVATIONS
 - A3.5 HISTORIC STRUCTURE RENOVATIONS

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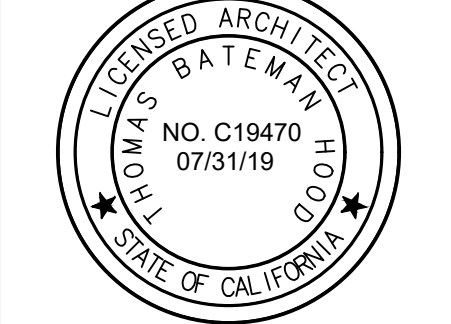
PROJECT:
 ALTERATIONS &
 ADDITION FOR:
 PINE TREES
 7 NW OF OCEAN ON
 CASANOVA ST.
 CARMEL, CA 93921
 APN: 010-251-003

OWNER:
 MCLEOD GROUP, INC.
 112 LAKE ST S. #200
 KIRKLAND WA. 98033
 T: 425-985-0555

- REVISIONS:**
- △
 - △
 - △
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 - △

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS
 The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

DRAWN BY: **ADS**

PRINT DATE: **08-21-19**

DRAWING DATE: **08-21-19**

PAGE TITLE:

TITLE SHEET

SCALE: NTS

SHEET:

A0.0

OF SHEETS

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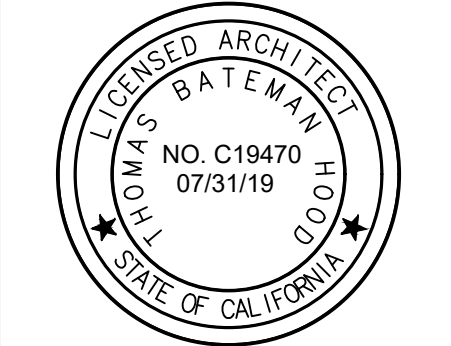
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PAGE TITLE:

PROJECT HISTORY

SCALE: NTS

SHEET:

A0.1

OF SHEETS

"PINE TREES" - HISTORY

BEGINNINGS

THE CABIN

The family compound named "Pine Tree House" began with the construction of a two-bedroom "cabin" just off Casanova Street in 1905 -a year before the San Francisco earthquake brought many to Carmel seeking refuge or a simpler life. Situated on four typical four thousand square foot lots, The Cabin served as a rental unit a short walk from downtown and Carmel Beach. Views to the ocean and Pescadero Point through Monterey Pines completed the idyllic setting.

The property was purchased in the 1920's by the Short family of Berkeley as a getaway in Carmel, which had become known for its unparalleled scenic beauty and thriving cultural scene.



JHS and Grandchildren with "The Studio" in the background, ca. 1989

A FAMILY COMPOUND

With three distinct dwelling units on the property, the Short Family enjoyed use of The Cabin as a vacation spot, while being able to derive rental income from the two detached studios. In later years, the property was used entirely by generations of the Short family.



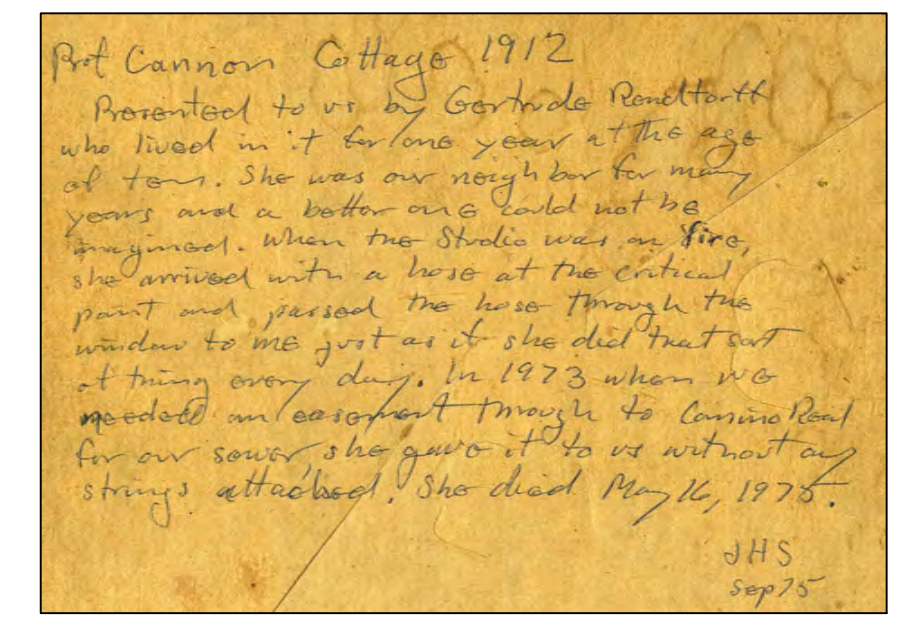
JHS and Grandchildren with "The Hut" in the background, ca. 1989

THE HUT

In 1918, a third cottage was constructed, also with a large north facing "studio" window. It is believed, Dene Denny and Hazel Watrous, founders of the Bach Festival, built the cottage. This diminutive structure located in the Northwest corner of the property bears the mark of these notable Carmelites. Originally constructed as a one-room studio, later additions include a bedroom on the south side and a kitchen and bath on the east side as well as a deck, skylights and aluminum windows.



"The Cabin" view of SE from Casanova St., 1912 (see note on right)



Note from James Harvey Short about picture to the left (JHS)

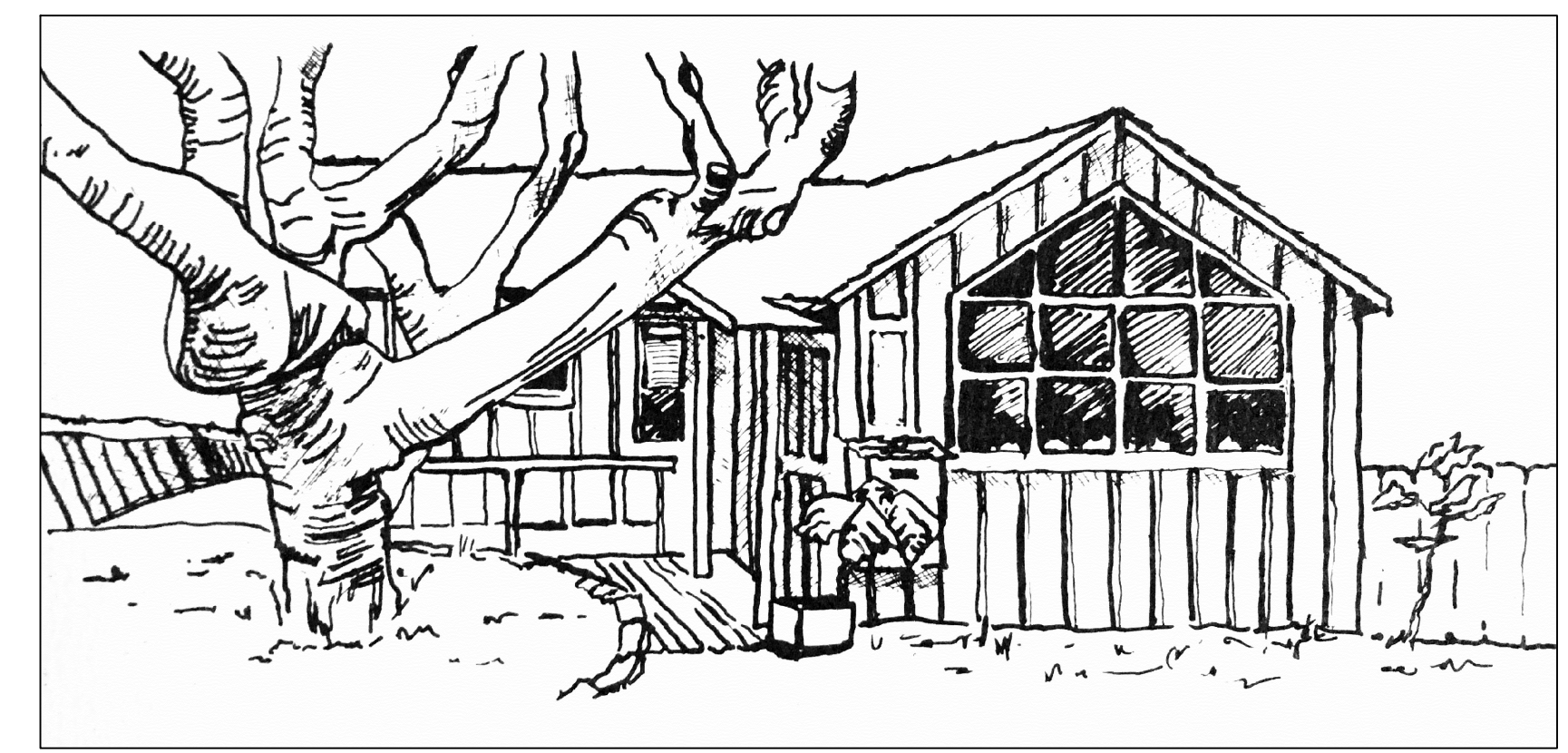


JHS on Carmel Beach with his Aunt Edna Wilson, ca. 1920

THE STUDIO

In response to the need for additional living space and an opportunity for rental income, a second cottage was constructed between 1918 and 1921 on the southwest portion of the property. Architectural features of this second cottage, known as "The Studio," exhibit characteristic elements of the work of M. J. Murphy, who had become Carmel's best known builder/entrepreneur.

Unlike The Cabin, a simple living area with small windows and doors, a small west-facing kitchen and two diminutive bedrooms with ceilings of less than six feet in height, The Studio is a large "great room" oriented on a north/south axis and lit by a large north facing window. Entrance is at the northeast corner. The original kitchen was an alcove and a small bedroom with an oriel window faced east. South-facing windows and doors provided additional light and direct access to a sunny side yard. The Studio's use by artists is noted. Aside from recent interior alterations for an enlarged kitchen and bath, The Studio remains essentially intact for its intended use for artists until present day.



sketch of "The Studio" and north facing window, ca. 1980



"The Cabin" view of original entry from south, ca. 1940



"The Cabin" view from south, present



view west towards "The Studio", present



view north towards "The Hut" w/ "The Cabin" on the near right, present



view south towards "The Studio" with "The Hut" on the near right, present



view west towards "The Hut", present

NEW OWNERSHIP AND VISION

Prior to the sale of Pine Trees in 2018, the Short family engaged the architect to evaluate various potential improvements to this large property of multiple and historic structures, mature trees and zoning nonconformities. Initial sketch designs in 2016 explored various lot configurations of two to four lots created with new structures as allowed under city ordinances. Under the city's adherence to the Secretary of the Interior's Guidelines the three modest cottages could be altered or added onto if not demolished with board approval.

PROJECT GOALS

After careful consideration of various options to "maximize" the development potential of four lots and inventory of structures, trees and adjacent properties, the appropriate plan herein submitted was based on establishment of the following project goals:

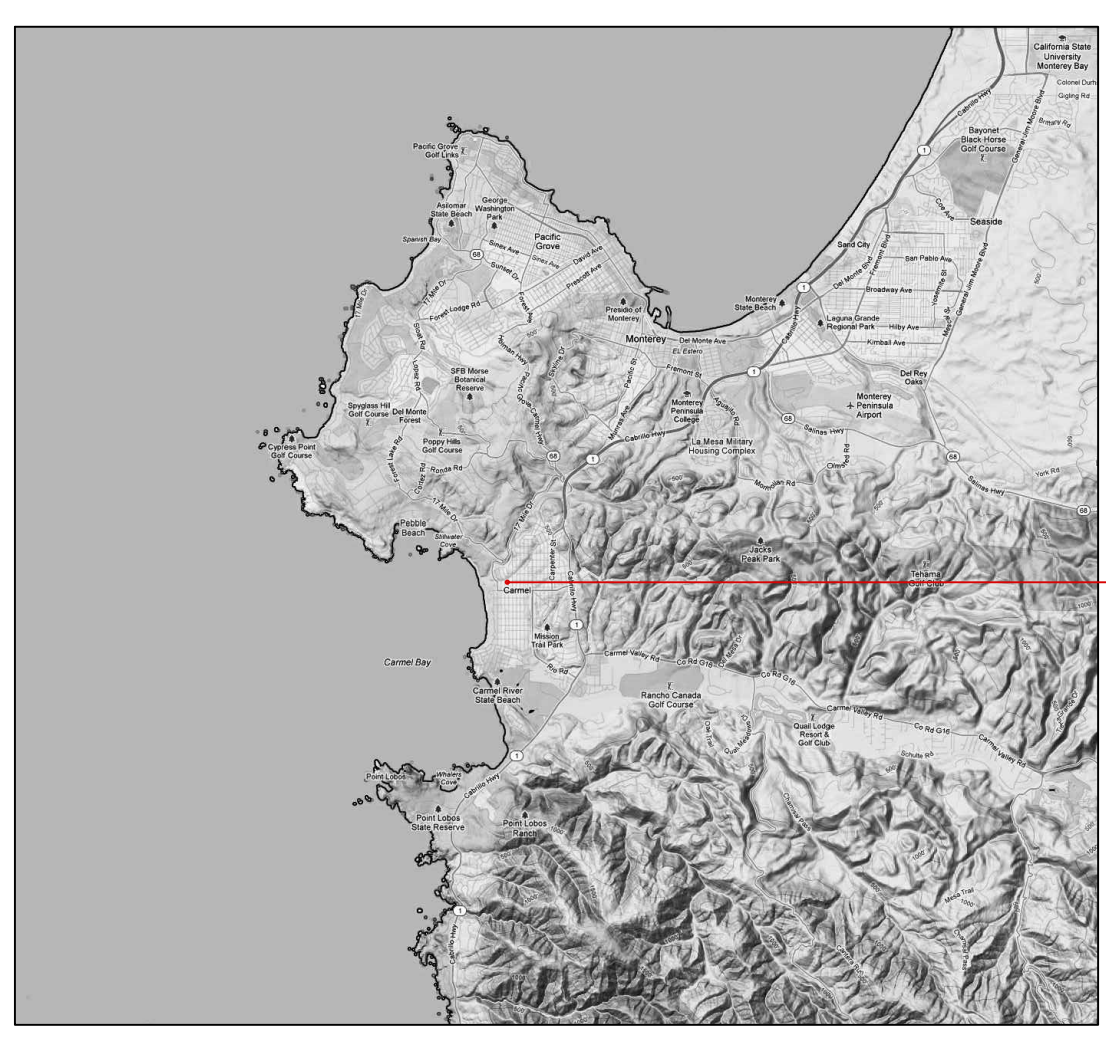
- Maintain the essential character of The Studio and Hut as detached, historic structures.
- Develop a landscape design with the landscape architect and civil engineer to protect the oaks, establish appropriate drainage surface and subsurface drainage and infiltration areas, driveway aprons, guest parking spots on Casanova, raised wood walkways, site walks, semi-pervious paving areas for outdoor living, site lighting, fences, planting areas and irrigation.
- Preservation work for historic structures to include the following:
 - Replacement of aluminum windows with wood windows of appropriate size and type.
 - Remove later, incompatible additions to The Cabin and The Hut.
 - Remove the water heater enclosure at the Southeast corner of The Studio.
 - Repair damaged and rotted sidewalls with compatible wood siding.
 - Replace the existing composition shingle roofs with machine cut 16" Wester Red Cedar shingles w/ max. 6" exposure.
 - Repaint all structures to remain with historically appropriate neutral tones.
 - Underground overhead utility lines.
 - Inspect, alter and/or repair domestic water and sewerage lines onsite and within existing and/or new easements.
 - Site: remove concrete walkways that cross new property lines and/or detract from overall site design by the landscape architect under a separate submittal after conceptual design approval.

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see sheets A1.5, A2.5, and A3.5 for specific renovation notes per lot Historic Buildings

- Utilize the significantly altered Cabin considered historic for its age and use by an early Carmel resident.
- Maintain the single-story appearance of structures along the west side of Casanova Street.
- Respect the sunlight, views and privacy of adjacent properties by means of careful window placement, massing and preservation of property line trees and vegetation.
- Limit the "curb cuts" along Casanova to maintain a rural character.
- Maintain as much space between structures as viewed from Casanova Street, the view of The Studio from the original front entry gate and separation of The Studio and Hut from new structures.
- Preserve the inventory of over 40 trees to the fullest extent possible.
- Preserve the park-like setting of the western portion of the property as physical evidence of how early Carmel was settled.
- Restrict any property line fences between lots to open fence materials and/or landscape plantings.
- Establish architectural compatibility of new structures with historic structures through interpretation of building massing, windows, orientation of ridgelines, materials and building siting in relation to each structure.

In summary, the proposed design meets the intent of the applicable design guidelines and all regulations under the Zoning Ordinance, enhancing the property and respecting neighboring properties and Carmel's historic legacy.



3 VICINITY MAP
NTS

2 PARCEL MAP
NTS

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 551

Other Listings _____
Review Code _____
Reviewer _____
Date _____

Page 1 of 3
Resource Name or #: (Assigned by recorder) "Pine Trees"

P1. Other Identifier:
P2. **Location:** Not for Publication Unrestricted a. County Monterey and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad _____ T _____ R _____ S _____
c. Address: _____ City Carmel-by-the-Sea Zip 93921
d. UTM: (Give more than one for large and/or linear resources) _____
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate) _____
5 SW of 4th, W side Casanova (Bk FF lots 19, 21, 23) Parcel No. 010-251-003

P3. Description (Describe resource and its improvements, including design, materials, condition, alterations, siting, and boundaries)
The property consists of three, one-story wood-framed buildings. Bldg. #1 on Lot 21 was constructed ca. 1905. It is irregular in plan, resting on a concrete foundation. Its exterior wall cladding is vertical board-and-batten. It has a low-pitched cross-gable roof w/ overhanging eaves. The main roof extends toward the east and is slightly pitched, taking a shallow salt-box form. The roof is covered in tar & gravel. M.J. Murphy may have added the brick chimney in the center of the roof plane in 1917 or 1918, as it does not appear in a photo of the building taken in 1912. In 1953 there was some unspecified tire damage repair, and in 1976 a lower projecting bay, at the NW cr. of the building was expanded in a kitchen remodel, and wood decking added. The addition was quite sympathetic to the original vernacular design of the building. A high board-on-board fence now encloses the deck, that runs along the west and a short part of the south side-elevation. Fenestration is irregular and consists of a combination of multi-paned wide, wood sashes, wood casement type and glazed wood French doors. The kitchen addition is on a raised post & pier foundation, as the lot drops off steeply to the west. The residence is sited just off Casanova Street.

P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)
P5b. Description of Photo (View, date, accession #)
Looking NW at side elevation #1, 7/31/02, #2119-6

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both
Bldg. #1, ca. 1905; bldg. #2, ca. 1918; bldg. #3, ca. 1918; current owner, James Short

P7. Owner and Address
James & Margaret Short
2681 Howe St.
Berkeley, CA 94708

P8. Recorded by: (Name, title, and address)
Karl Seaway
Preservation Consultant
31019 House Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 8/19/2002

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Carmel-by-the-Sea Survey 1989-1996

Attachments: NONE Construction Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 551

Page 2 of 3
Resource Name or #: (Assigned by recorder) "Pine Trees"

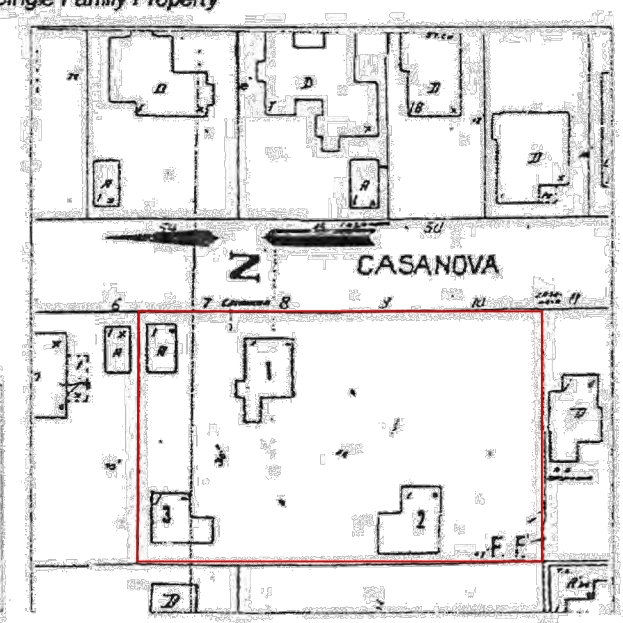
B1. Historic Name: Dr. W.A. Cannon Hse.
B2. Common Name: _____
B3. Original Use: residence/studio **B4. Present Use:** residence
B5. Architectural Style: vernacular
B6. Construction History: (Construction date, alterations, and date of alterations)
Bldg #1, ca. 1905; repair fire damage 1953 (Cp# 2497); minor repairs 1973 (Cp# 73-127); foundation work 1975 (Cp# 75-137); kitchen & porch add 1976 (Cp# 76-109); foundation repair 1980 (Cp# 80-125). Bldg. #2 const./or add 1921 (Cp# 184); foundation repair 1975 (Cp# 75-137. Bldg #3 const. ca. 1918. (Lots not regularly cited in bldg. permits.)
B7. Moved? No Yes Unknown Date: _____ Original Location: _____
B8. Related Features: Shed-roofed, board-and-batten garage, NE cr. of property, ca. 1918; foundation added 1948. (Cp# 1122) Modern carport, SE cr. of property, 1983 (Cp# 65-78)

B9a. Architect: _____ **b. Builder:** M.J. Murphy 1918 (?)
B10. Significance: Theme: Development of Architecture/arts & culture Area: Carmel-by-the-Sea
Period of Significance: 1903-1940 Property Type: single family residences Applicable Criteria: CR-2.3
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity)
"Pine Trees" is significant under California Register criteria 2, for its association with Dr. W.A. Cannon, a marine biologist with the Carnegie Institute in Carmel, and with early Carmel landscape painter Alice R. Corinis, and their contributions to art and culture in Carmel. It is also significant under criteria 3, in the area of architecture for the collection of three early Carmel buildings that remain on the property. The Coastal Laboratory of the Carnegie Institute was founded in 1910 as a section of the Department of Botanical Research of the Institute, which was headquartered in Washington, D.C. The Institute was endowed by Andrew Carnegie for the organized prosecution of scientific work in all fields. It was founded on the assumption that it would not duplicate university work, so it was devoted to the solution of problems that the university could not handle. There were two field laboratories, one in Tucson, AZ, and the Costa Lab. in Carmel. Dr. Cannon was the staff member who initially scouted Carmel as a potential site for the lab. His house may date closer to 1910, as that was the opening date of the Coastal Laboratory, here. Apparently Dr. Cannon was permanent faculty and pursued his research at Carmel. Artist Alice Corinis, a native of Gloucester, Mass., was 57 years of age when she settled in Carmel in 1918, and built her studio/residence on the Lot 19 of the parcel. She exhibited at the San Francisco Art Association that 1918. Later on, she would become an early & active member of the Carmel Art Association. Another artist, named Denny, is credited w/building the studio in the NW cr. of lot 23. All three parcels were purchased by Raymond Wilson, of Berkeley before 1920, and they remain in the Wilson family today. Few changes have occurred over time to alter the original appearance or siting of these early Carmel cottages. The Corinis studio is especially interesting w/its large north window, and lunette in the east facing gable, a rare intact survival of an early artists studio in Carmel.

B11. Additional Resource Attributes: (List attributes and codes) HP2- Single Family Property

B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hala, Sharon, A Tribute to Yesterday, Valley Publishers: Santa Cruz, 1980
Hughes, Milton, Artists in California 1788-1940, Hughes Pub. Co.: San Francisco, 1969, p. 112.
B13. Remarks: Zoning R-1
CHCS (ADAC)

B14. Evaluator: Karl Seaway
Date of Evaluation: 8/19/2002
(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3
Resource Name or #: (Assigned by recorder) "Pine Trees"
Recorded by: Karl Seaway Date 8/19/2002

P3. Bldg. #2, on Lot 19 was constructed between 1918 & 1921. It is ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is vertical board-and-batten. The medium-pitched cross-gable roof is covered in wood shingle and projects slightly over the eaves w/exposed rafter tails. The principal entry, a Dutch-door faced w/battens, is found on the east side of the north leg of the ell. There is a large, multi-paned wood studio window, in the north side elevation of this feature that takes the shape of the gable end. A large multi-paned wood lunette window is found in the gable apex on the east side-elevation. Fenestration is irregular, w/single and multi-paned wood hopper and casement type windows. It appears that there was a bathroom addition at the SE cr. of the building, created by simply carrying the roof pitch down a little to accommodate the facility, and enclosing the space w/board-and-batten siding matching the existing material. The building sits at the rear (west) of Lot 19 on a flat at the foot of a steep grade.
Bldg #3, on Lot 23 may have been constructed in 1918. It too is ell shaped, and rests on a concrete foundation, w/post & pier support to the west. The exterior wall cladding is a medium-width "V" rustic siding. The low-pitched side-gable roof projects as a shed roof over the main body of the ell, toward the east. The roof covering is tar & gravel. There are two large, tall slyights in the shed roof section of the building. The entry in off a wooden deck filling the inside of the ell. There is a tall, wood-framed pergola, or trellis along the south side of the deck, and the main entry in on the south side of the east arm of the ell. Fenestration consists of a series of small, single and paired multi-paned fixed and sliding windows. The building sits at the west end of its lot, overhanging a steep incline. There is a small, shed-roofed one-car board & batten garage associated w/this property, located at the NE cr. of the lot, adjacent to Casanova Street. A modern (1983) hipped-roof carport is found on a raised foundation at the SE cr. of Lot 19. All three properties sit on a single, steeply west sloping parcel, studded w/mature oak trees in a natural landscape setting of native ground cover, and fronted by a flush-board wood fence.

B10. The buildings of "Pine Trees" and their placement on the land evoke a strong sense of time and place, and of feeling and association with the early settlement of the village. They clearly reflect the findings of, and are consistent with the 1997 Carmel Historic Context Statement under the themes of architectural development, and the development of art and culture.



Supplemental Photograph or Drawing
Description Photo (View, date, accession #)
Looking west at the east and north elevations of bldg. #2, on Lot 19. 7/31/02, #2119-15

1 SITE HISTORIC REPORT
NTS

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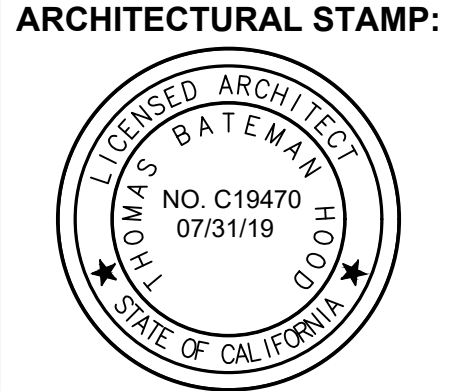
OWNER:

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KIRKLAND WA. 98033
T: 425-985-0555

REVISIONS:

▲
▲
▲
▲
▲

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS
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THOMAS BATEMAN HOOD, AIA
CARMEL, CA
DRAWN BY: **ADS**
PRINT DATE: **08-21-19**
DRAWING DATE: **08-21-19**

PAGE TITLE:
PROJECT SUMMARY & HISTORIC DOCUMENTATION
SCALE: AS SHOWN

SHEET:
A0.2
OF SHEETS

Topographic Survey

West Casanova Street between Ocean Ave. & 4th Ave. /APN: 010-251-003
 Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Stuart McLeod
 Requested By: Thomas Bateman Hood Architecture

July 2018
 Updated October 2018

Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3, Monterey, California 93942 P: 831.375.7240 F:
 831.375.2545

RLS W.O. # 2018-063
 Sheet 1 of 1



DRAWING REVISIONS:
 July 2018 - Original Survey
 October 2018 - Add adjacent footprints within 15 feet of subject parcel boundary.

THOMAS BATEMAN HOOD ARCHITECTURE

THOMAS BATEMAN HOOD
 SW Corner of Lincoln & 4th Ave.
 Carmel, California 93921
 P.O. Box 4916
 831 - 622 - 9912
 tom@hood.com
 www.thomasbatemanhood.com

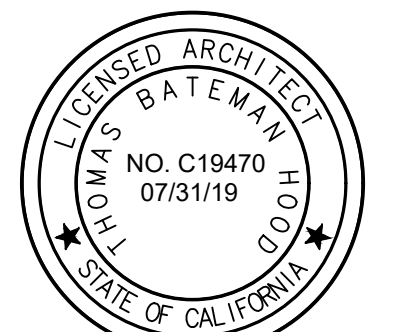
PROJECT:
 ALTERATIONS &
 ADDITION FOR:
 PINE TREES
 7 NW OF OCEAN ON
 CASANOVA ST.
 CARMEL, CA 93921
 APN: 010-251-003

OWNER:
MCLEOD GROUP, INC.
 112 LAKE ST. S. #200
 KIRKLAND WA. 98033
 T: 425-985-0555

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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

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PAGE TITLE:

EXISTING SURVEY

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

SHEET:

A0.3

OF SHEETS



Map Legend:

Basis of Bearings: The bearing of N00°00'00"E between two found 1" iron pipes tagged "LS 5321" per 33-SURV-82.

Horizontal Datum: Assumed.

Vertical Datum: Assumed.
Site Benchmark: Control Point #1 as shown hereon.
Elevation = 1000.00'

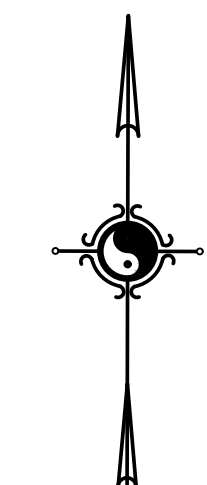
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

Record Map References:

R1 = Map of Addition No. 3 to the town of Carmel-by-the-Sea filed in Volume 2 of Cities & Towns at Page 3, in the Monterey County Recorder's Office, State of California.

R2 = Record of Survey filed in Volume 33 of Surveys at Page 82, in the Monterey County Recorder's Office, State of California.

- | | | | |
|-------------------------------|--------------------------------|---------------------------------|------------------------------|
| AC = ASPHALT CONCRETE SURFACE | ENCL = ENCLOSURE | I.P. = IRON PIPE | STA = STATION(CONTROL POINT) |
| AGS = ABOVE GROUND | EP = EDGE OF PAVEMENT | INT = INTERSECTION | STC = STUCCO |
| AL = AREA LIGHT | EP-C = CONCRETE | IRR = IRRIGATION | STN = STONE |
| AP = ANGLE POINT | EP-EA = EXPOSED AGGREGATE | JP = JOINT UTILITY POLE | STP = STEP |
| BC = BRASS CAP OR BEGIN CURVE | EP-G = GRAVEL | L-T/L&T = LEAD & TAG | ST LT = STREET LIGHT |
| BGS = BELOW GROUND SURFACE | EP-STN = STONE | LDG/LNDG = LANDING | STRP = STRIPE |
| BL = BIKE LANE | FD/FND = FOUND | LIP = EDGE OF CONC GUTTER | SWL = SWALE |
| BLD/BLDG = BUILDING | FEN/FNC = FENCE | LS = LAND SURVEYOR | TBM = TEMPORARY BENCHMARK |
| BLDR(S) = BOULDER(S) | FEN-CL = CHAIN-LINK FENCE | LT = LIGHT | TC = TOP OF CURB |
| BTM/BOT = BOTTOM | FEN-GS = GRAPESTAKE FENCE | M-T/M&T = MAG NAIL & TAG | TCN = TOP OF CONCRETE |
| BW = BACK OF WALK | FEN-WI = WROUGHT IRON FENCE | MAG = MAG NAIL | TEL/TELCO = TELEPHONE |
| CATV = CABLE TV | FEN-WD = WOOD FENCE | MB = MAILBOX | TRG = TOP OF GRATE |
| CF = CURB FACE | FEN-WR = WIRE FENCE | MKD = MARKED | TOP = TOP OF SLOPE |
| CHIM = CHIMNEY | FH = FIRE HYDRANT | MON = MONUMENT | TOE = TOE OF SLOPE |
| CL = CENTERLINE | FF = FINISHED FLOOR | N-T/N&T = NAIL & TAG | TW/TOW = TOP OF WALL |
| CLM = COLUMN | FL = FLOW LINE | NG = NATURAL GRADE | UP = UTILITY POLE |
| COMM = COMMUNICATIONS | FNNTN = FOUNTAIN | OPN = OPEN | UTL = UTILITY |
| CONC = CONCRETE | FOB = FACE OF BUILDING | P = POOL | WL = WATER LINE |
| COR = CORNER | FS = FINISHED SURFACE | PB = PULL BOX | WLK = SIDEWALK |
| CO or C/O = CLEAN OUT | FTG = FOOTING | PLTR = PLANTER | WM = WATER METER |
| CP = CONTROL POINT | FW/FOW = FACE OF WALL | PTH = PATH | WV = WATER VALVE |
| CTL = CONTROL | F.T.C. = FROM TRUE CORNER | PTO = PATIO | |
| DG = DRAIN GRATE | GAR = GARAGE | RCE = REGISTERED CIVIL ENGINEER | |
| DI = DROP INLET | G/GRD/GRND = GROUND ELEV. | RCK = ROCK | |
| DK = DECK | GM = GAS METER | RDG = RIDGE | |
| DW/DWY = DRIVEWAY | GUT = EDGE OF GUTTER | ROW = RIGHT OF WAY | |
| EDD = EDGE OF DIRT DRIVE | GV = GAS VALVE | SCD = SEWER CLEAN OUT | |
| EDR = EDGE OF DIRT ROAD | HC = HANDICAP | SDMH = STORM DRAIN MANHOLE | |
| EM = ELECTRIC METER | HG = HEDGE | SW/GDWK = SIDEWALK MANHOLE | |
| EO = ELECTRIC OUTLET | ICV = IRRIGATION CONTROL VALVE | SSMH = SANITARY SEWER MANHOLE | |
| ENG/ENGR = ENGINEER | | SPK = SPIKE | |



Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol)

- Finished surface elevation shot
- Natural grade elevation shot
- Indicates Monument Found as Noted
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- CONTROL POINT
- ELECTRIC METER
- GAS METER
- MANHOLE
- SEWER CLEAN OUT
- UTILITY POLE
- WATER METER

1 EXISTING SITE SURVEY
 1/8"=1'-0"

Topographic Survey

West Casanova Street between Ocean Ave. & 4th Ave. /APN: 010-251-003
 Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Stuart McLeod
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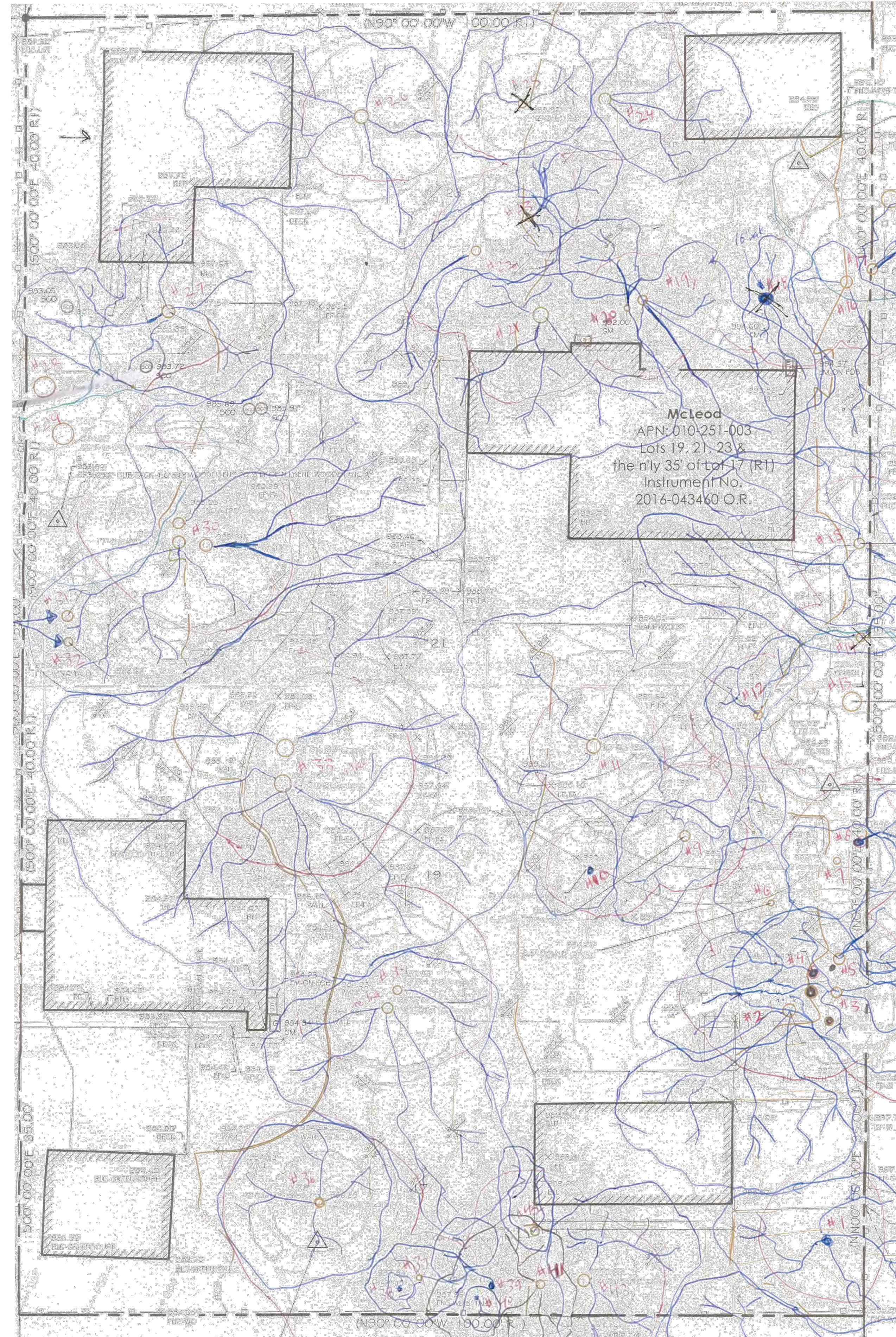
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 Sheet 1 of 1



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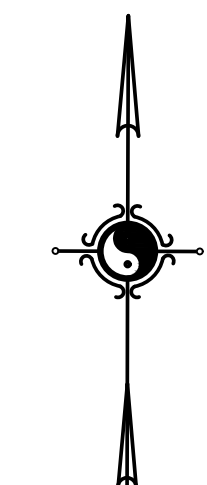
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- MANHOLE
- SEWER CLEAN OUT
- UTILITY POLE
- WATER METER

1 EXISTING TREE SURVEY

1/8"=1'-0"

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (+) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

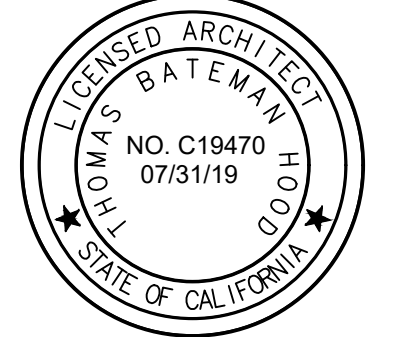
PROJECT:
 ALTERATIONS & ADDITION FOR:
 PINE TREES
 7 NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
 APN: 010-251-003

OWNER:
 McLEOD GROUP, INC.
 112 LAKE ST S. #200
 KIRKLAND WA. 98033
 T: 425-985-0555

REVISIONS:

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ARCHITECTURAL STAMP:



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 CARMEL, CA

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PRINT DATE: **08-21-19**

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 EXISTING TREE SURVEY

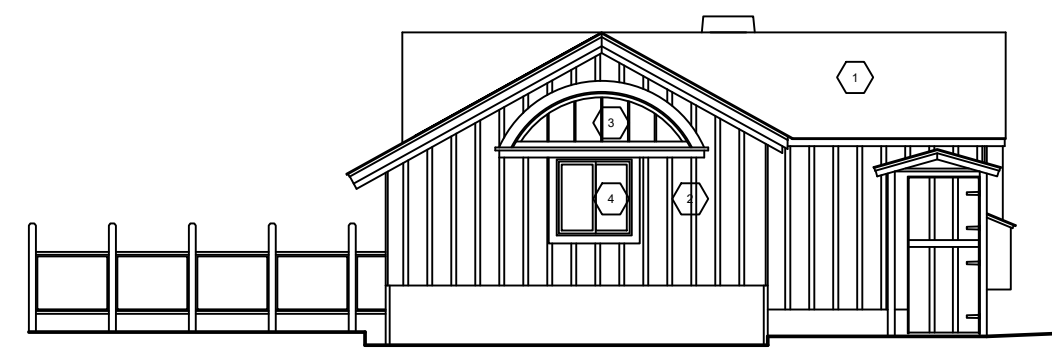
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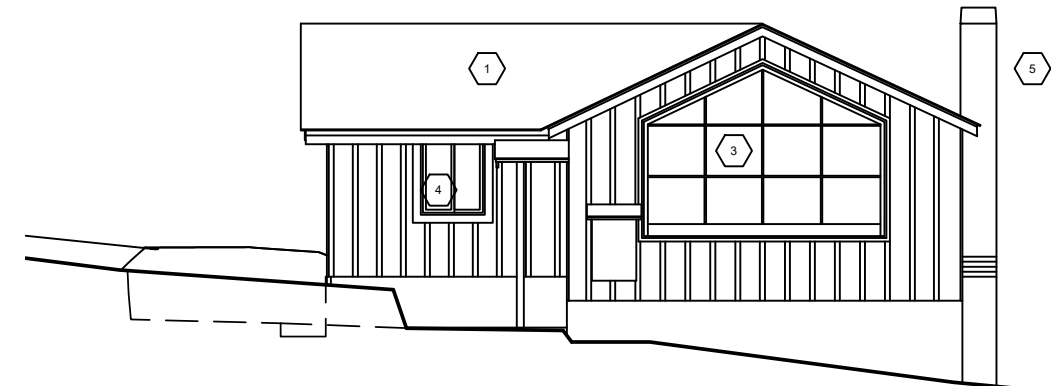
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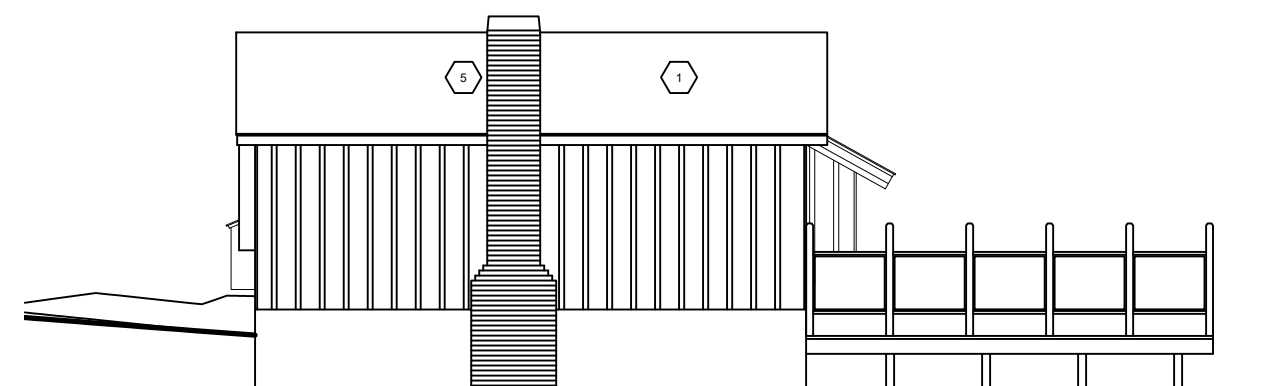
THOMAS BATEMAN HOOD ARCHITECTURE



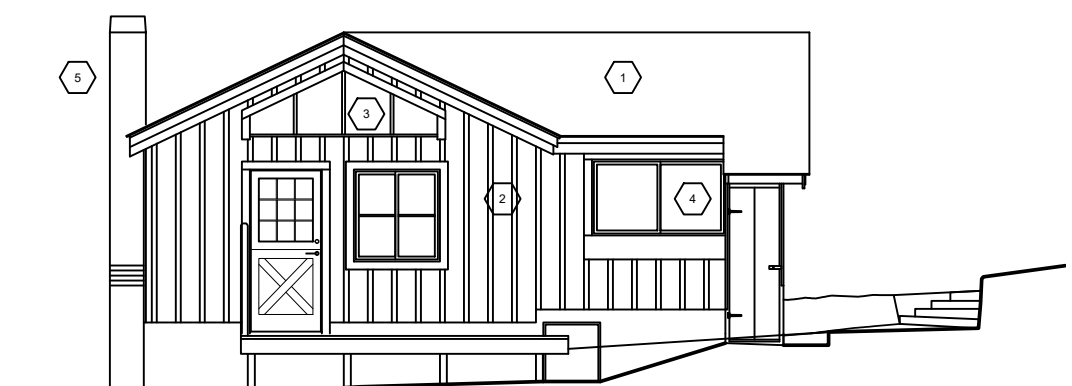
EAST ELEVATION
18"x12"



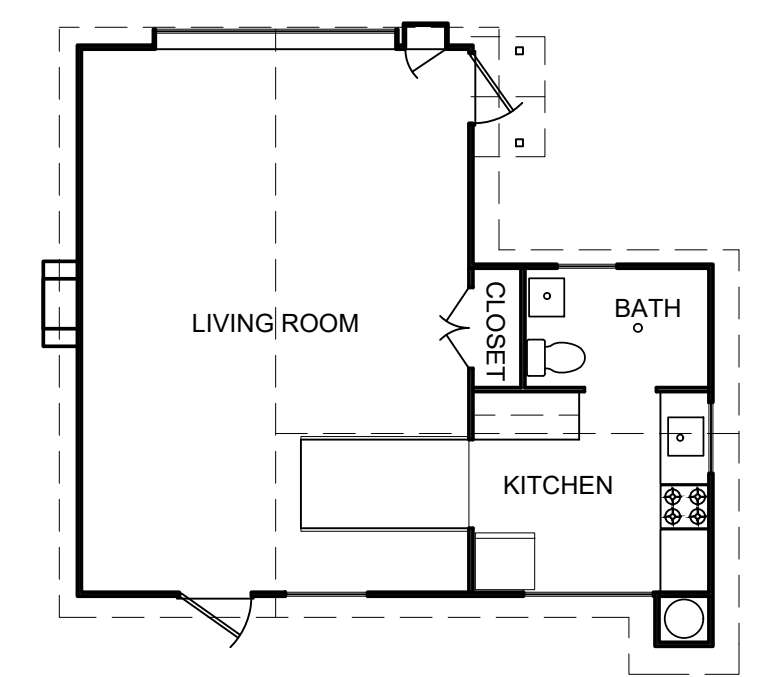
NORTH ELEVATION
18"x12"



WEST ELEVATION
18"x12"



SOUTH ELEVATION
18"x12"



MAIN LEVEL
18"x12" 332 S.F.

- MATERIALS LEGEND**
- ⊙ COMPOSITE SHINGLE ROOF
 - ⊙ BOARD AND BATTEN SIDING
 - ⊙ WOOD WINDOW
 - ⊙ ALUMINUM WINDOW
 - ⊙ BRICK CHIMNEY

"THE STUDIO"
HISTORIC

THOMAS BATEMAN HOOD
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P.O. Box 4916
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tom@hood.com
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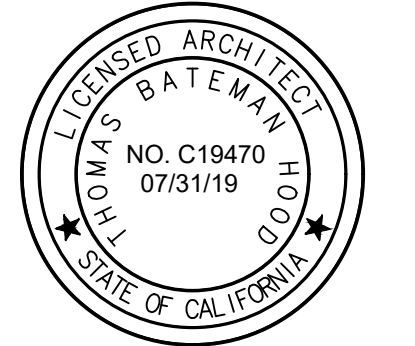
PROJECT:
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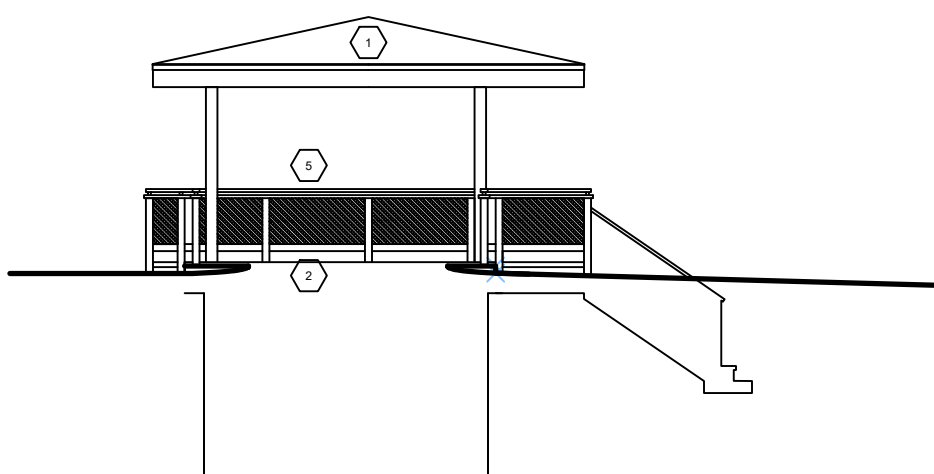
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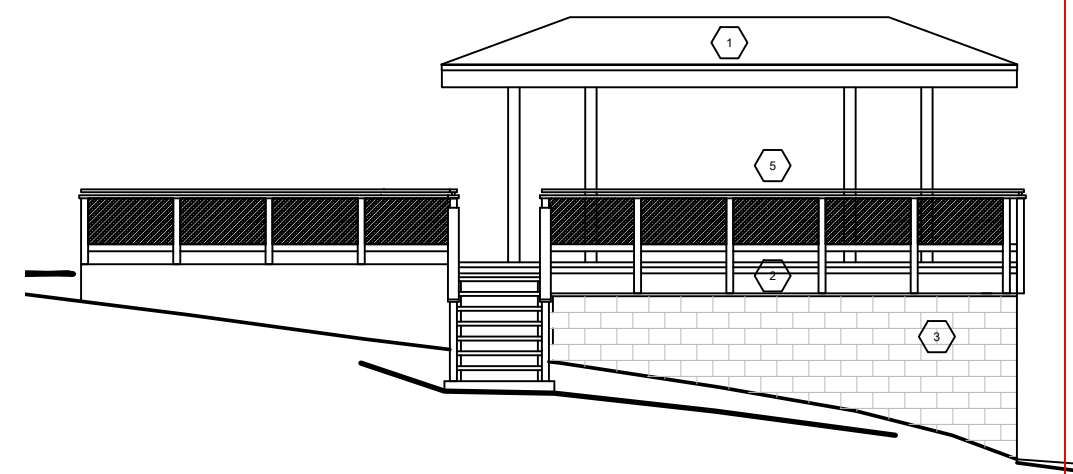
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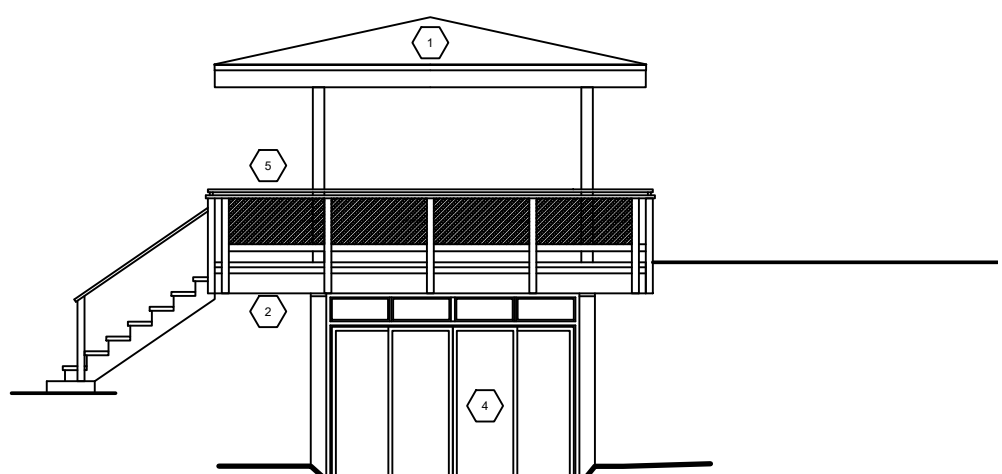
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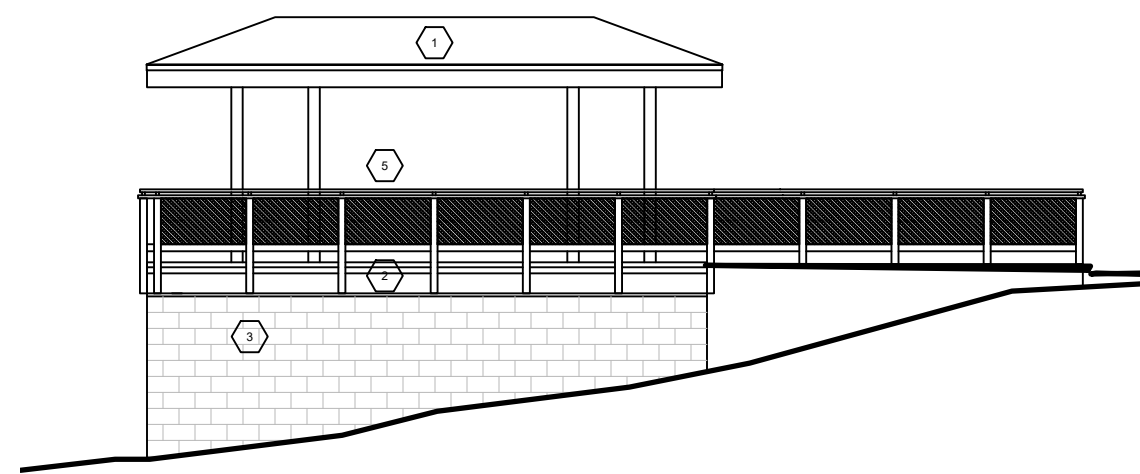
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18"x12"



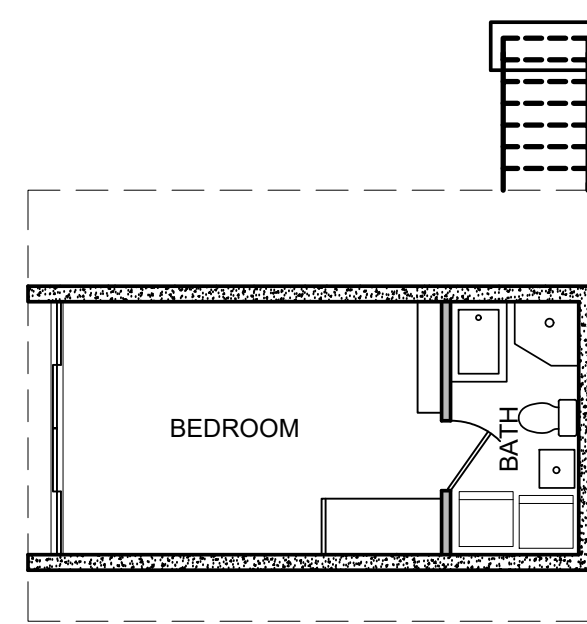
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18"x12"



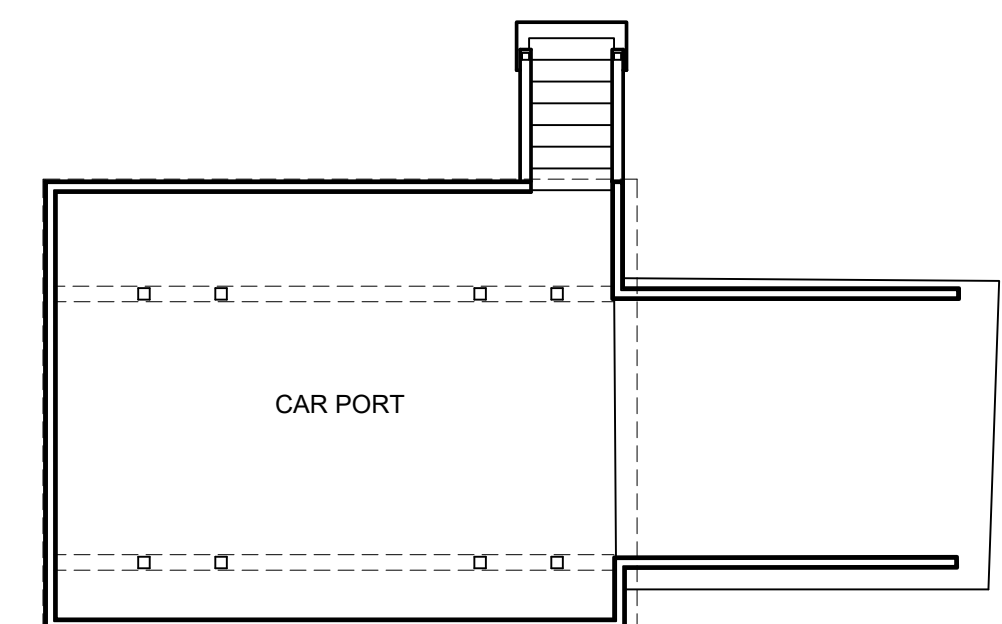
WEST ELEVATION
18"x12"



SOUTH ELEVATION
18"x12"



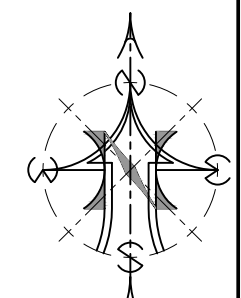
LOWER LEVEL
18"x12" 293 S.F.

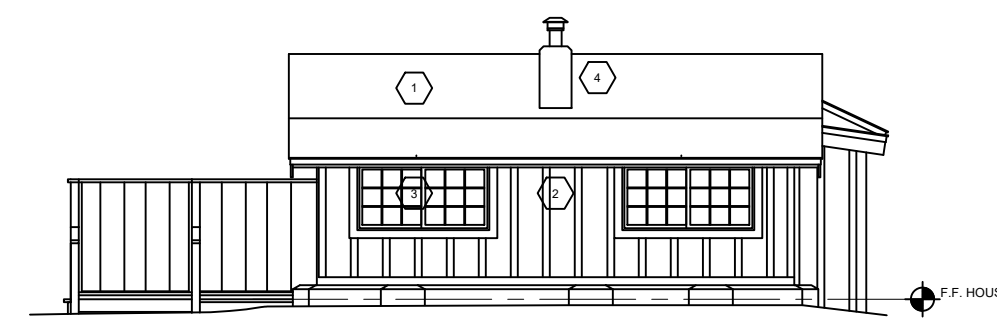


MAIN LEVEL
18"x12" 610 S.F.

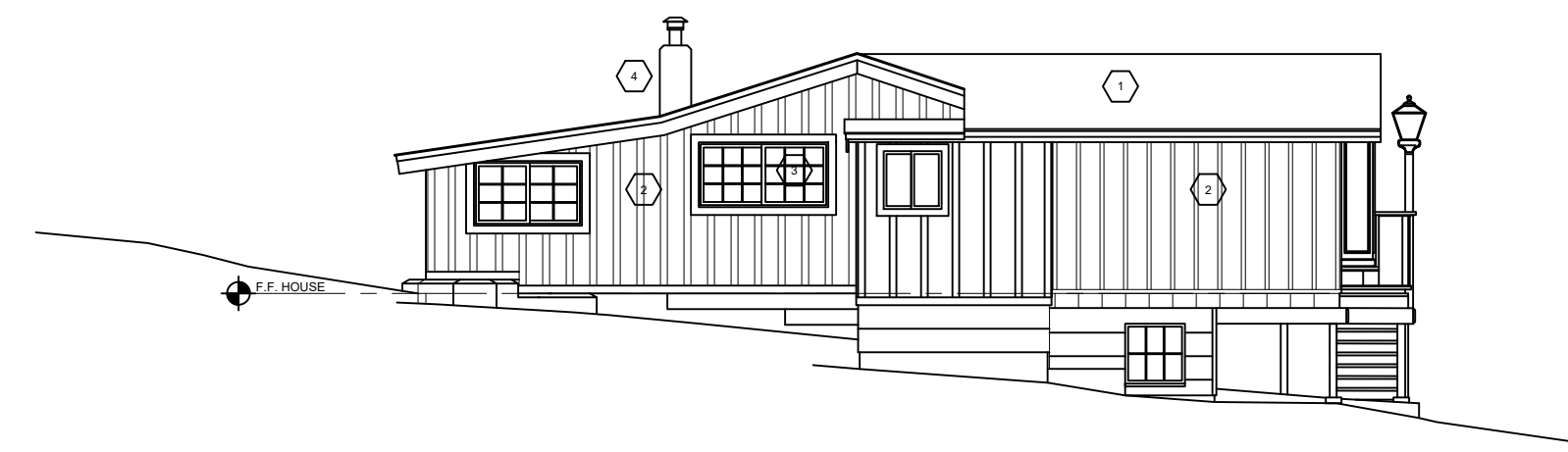
- MATERIALS LEGEND**
- ⊙ TAR AND GRAVEL ROOF
 - ⊙ CONCRETE PAD OVER WOOD STRUCTURE
 - ⊙ CONCRETE BLOCK
 - ⊙ ALUMINUM DOORS
 - ⊙ WOOD RAILING

"THE BOMB SHELTER"
NON-HISTORIC

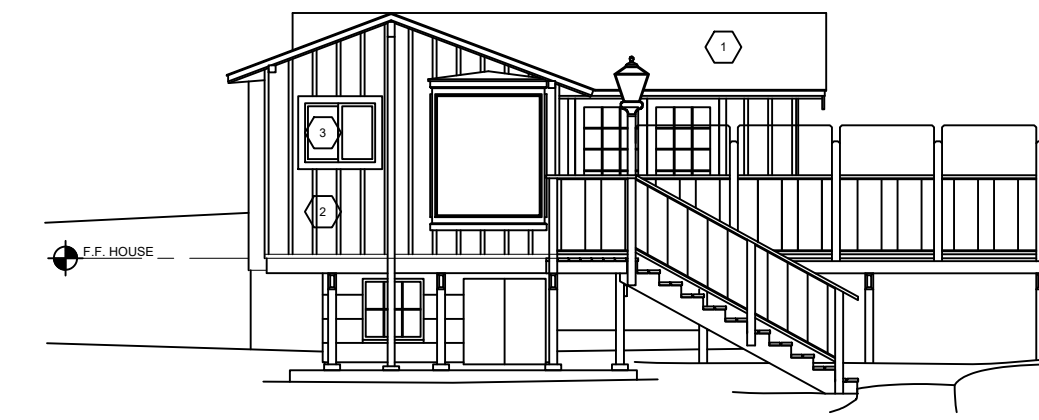




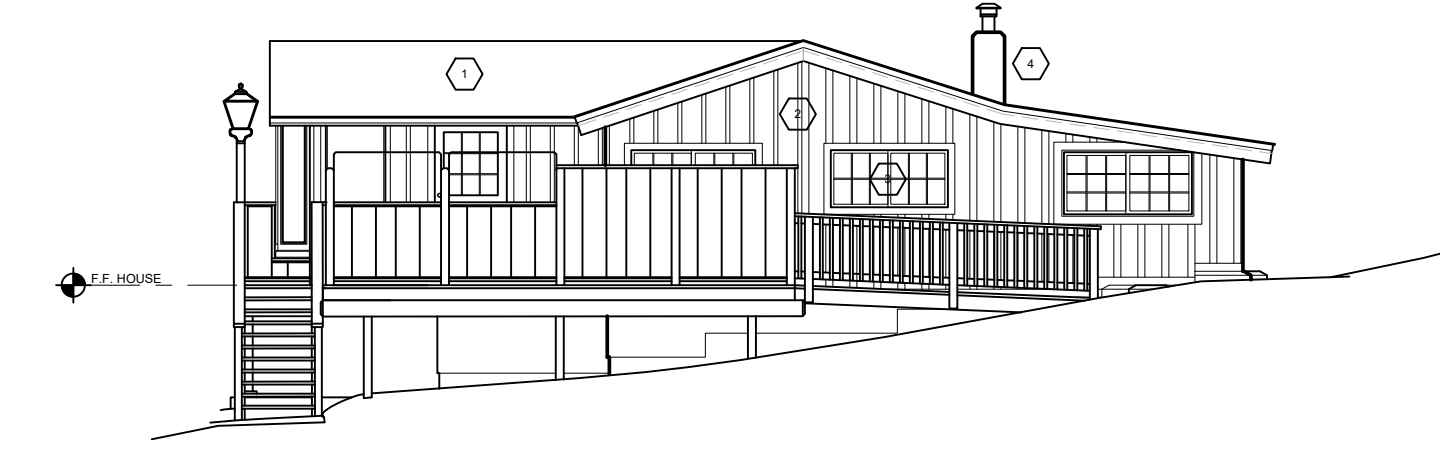
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NORTH ELEVATION



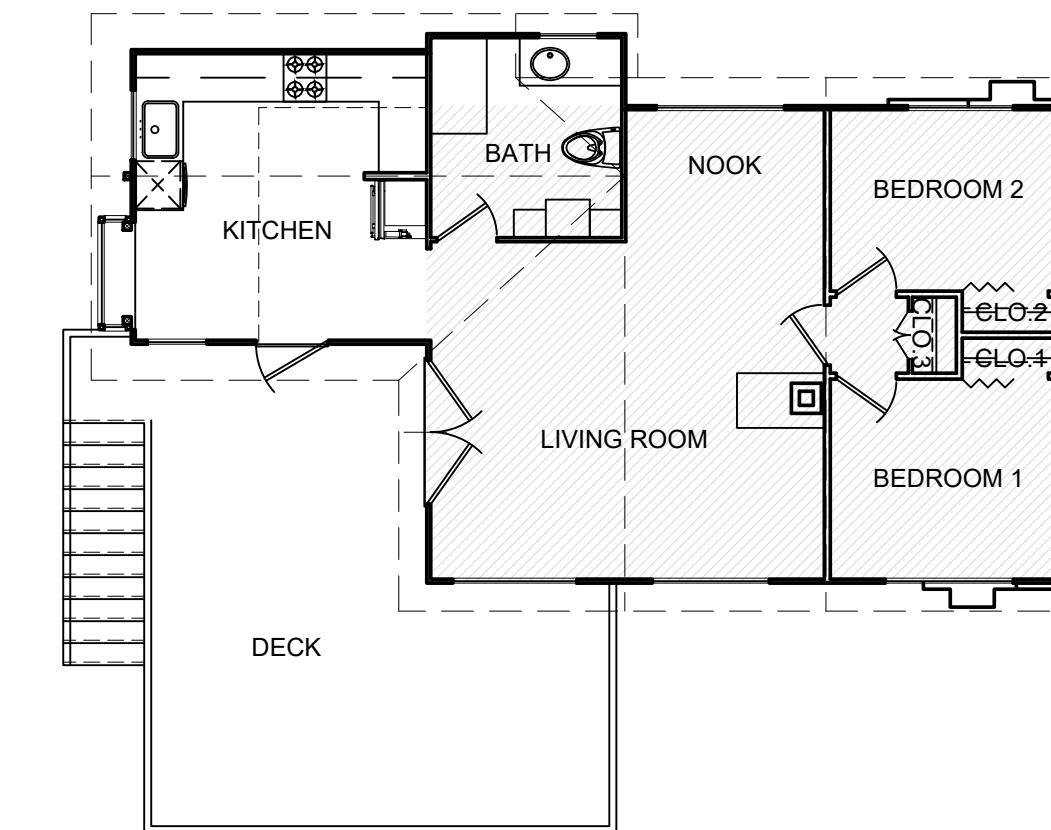
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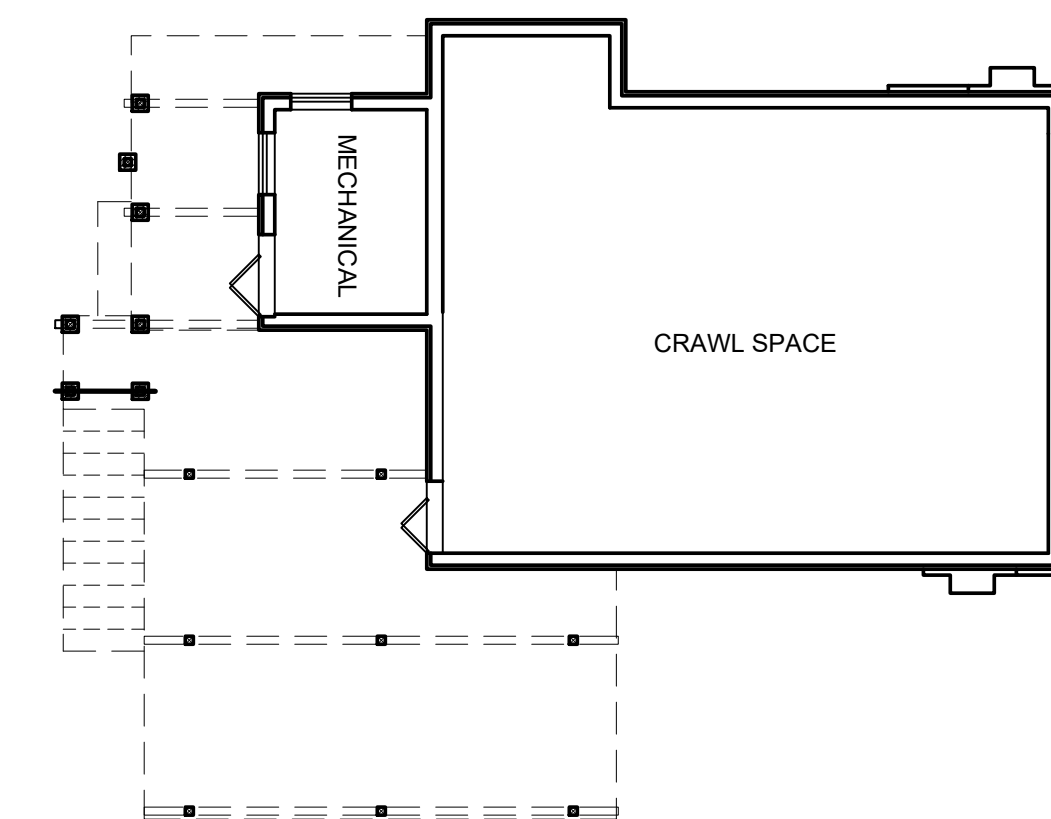
SOUTH ELEVATION

MATERIALS LEGEND

- ⊙ COMPOSITE SHINGLE ROOF
- ⊕ BOARD AND BATTEN SIDING
- ⊖ ALUMINUM WINDOWS
- ⊞ BRICK CHIMNEY



MAIN LEVEL



LOWER LEVEL

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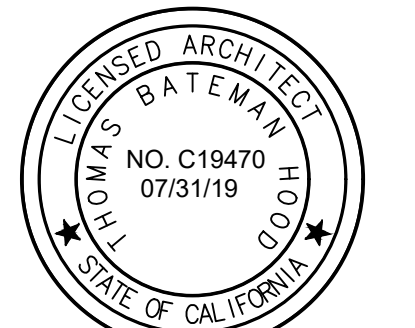
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 CARMEL, CA

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PAGE TITLE:

EXISTING HISTORIC STRUCTURE

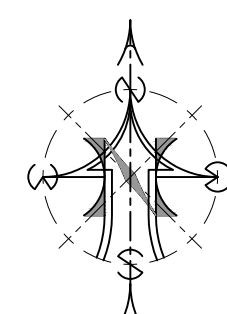
SCALE: 1/8" = 1'-0"

SHEET:

A0.6

OF SHEETS

"THE CABIN"
HISTORIC



HOOD
 THOMAS BATEMAN HOOD
 SW Corner of Lincoln & 4th Ave.
 Carmel, California 93921
 P.O. Box 4916
 831 - 622 - 9912
 tom@hood.com
 www.thomasbatemanhood.com

PROJECT:
 ALTERATIONS &
 ADDITION FOR:
 PINE TREES
 7 NW OF OCEAN ON
 CASANOVA ST.
 CARMEL, CA 93921
 APN: 010-251-003

OWNER:
 McLEOD GROUP, INC.
 112 LAKE ST S. #200
 KIRKLAND WA. 98033
 T: 425-985-0555

REVISIONS:

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 The drawings, specifications and other documents prepared by the architect for this project are instrumentals of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.



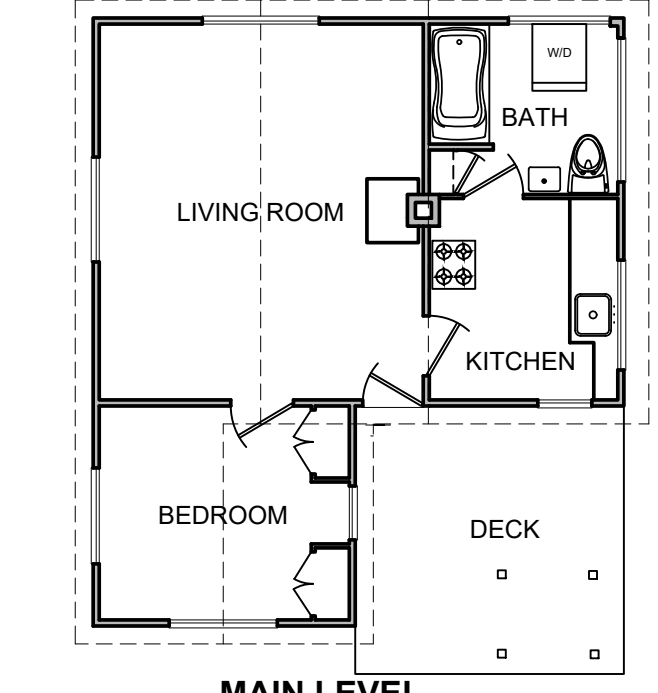
THOMAS BATEMAN HOOD, AIA
 CARMEL, CA
 DRAWN BY: **ADS**
 PRINT DATE: **08-21-19**
 DRAWING DATE: **08-21-19**

PAGE TITLE:
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 HISTORIC
 STRUCTURES
 SCALE: 1/8" = 1'-0"

SHEET:
A0.7
 OF SHEETS



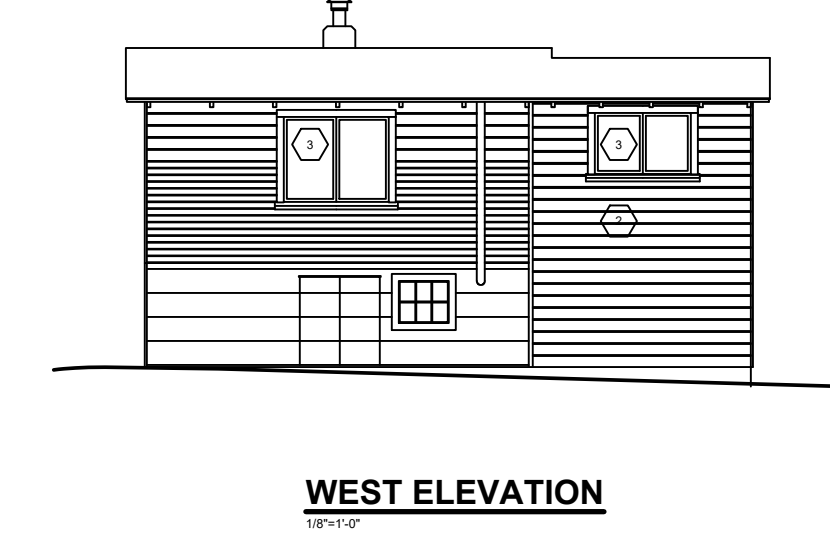
SOUTH ELEVATION



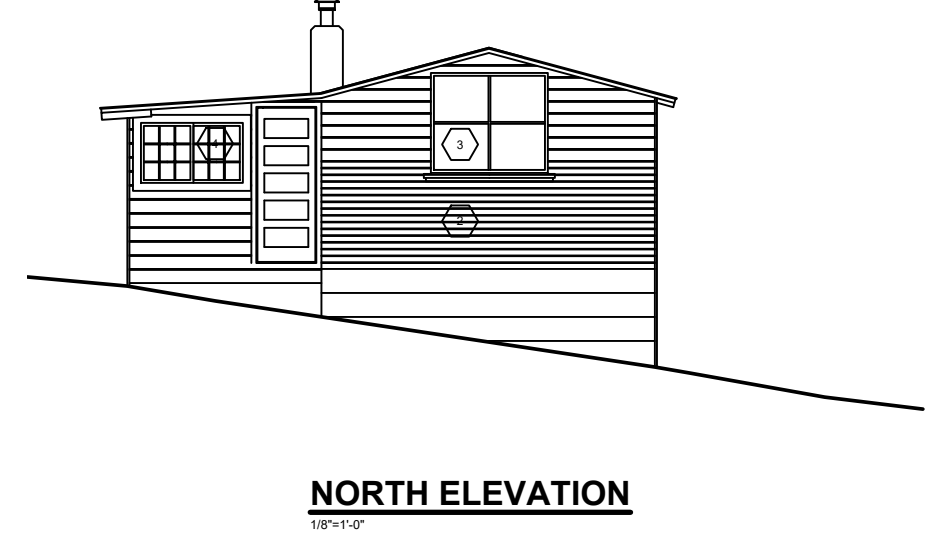
MAIN LEVEL

- MATERIALS LEGEND**
- ⊙ COMPOSITE SHINGLE ROOF
 - ⊙ HORIZONTAL T & G WOOD SIDING
 - ⊙ WOOD WINDOWS
 - ⊙ ALUMINUM WINDOWS
 - ⊙ BRICK CHIMNEY

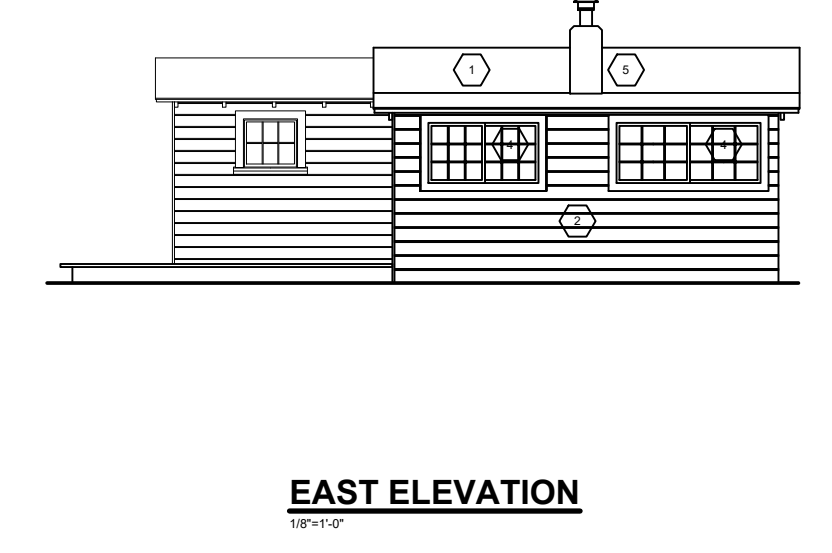
"THE HUT"
HISTORIC



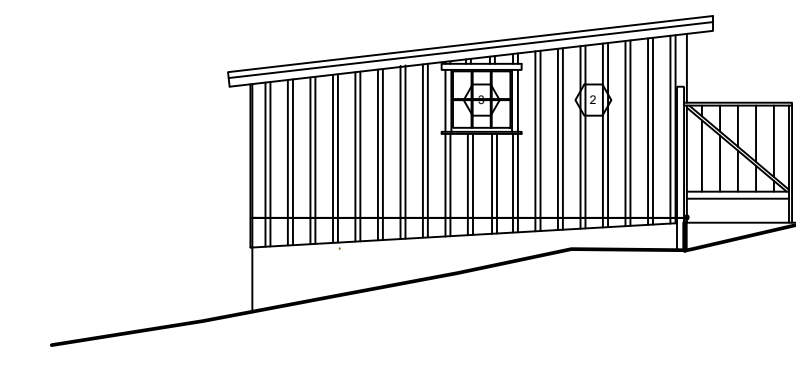
WEST ELEVATION



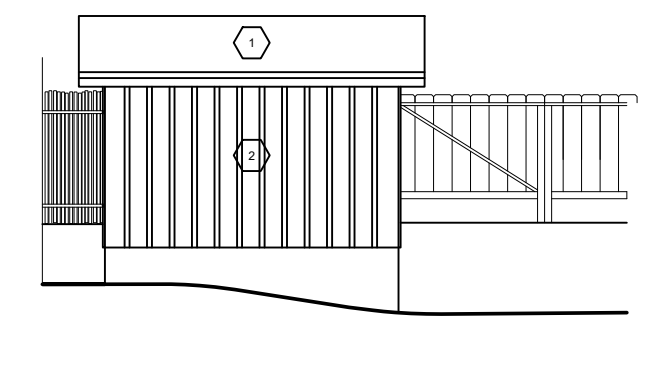
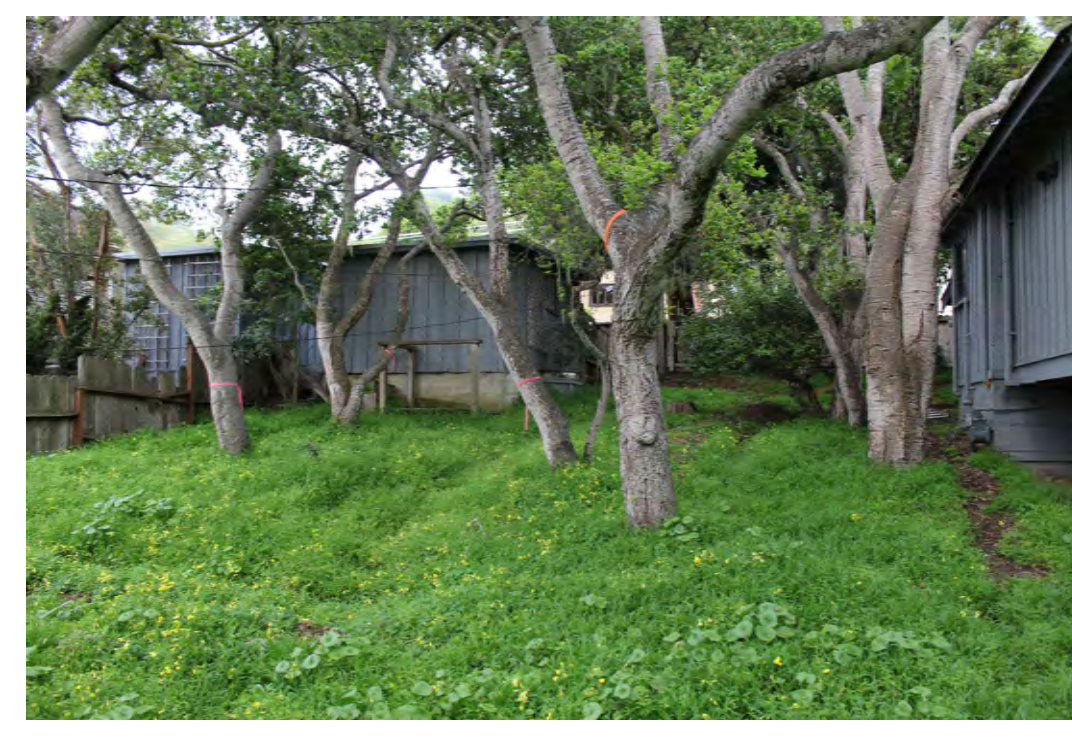
NORTH ELEVATION



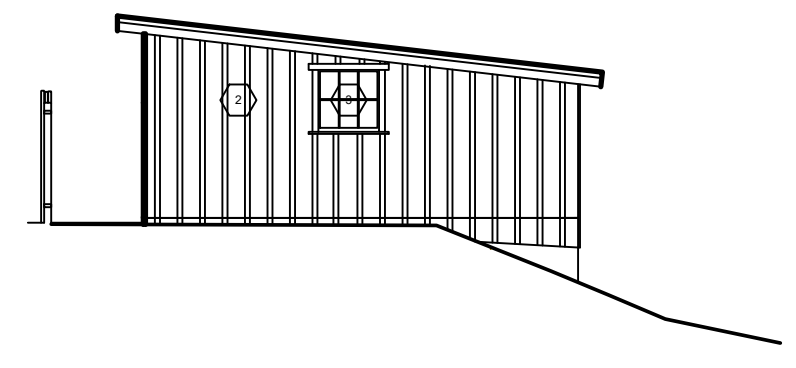
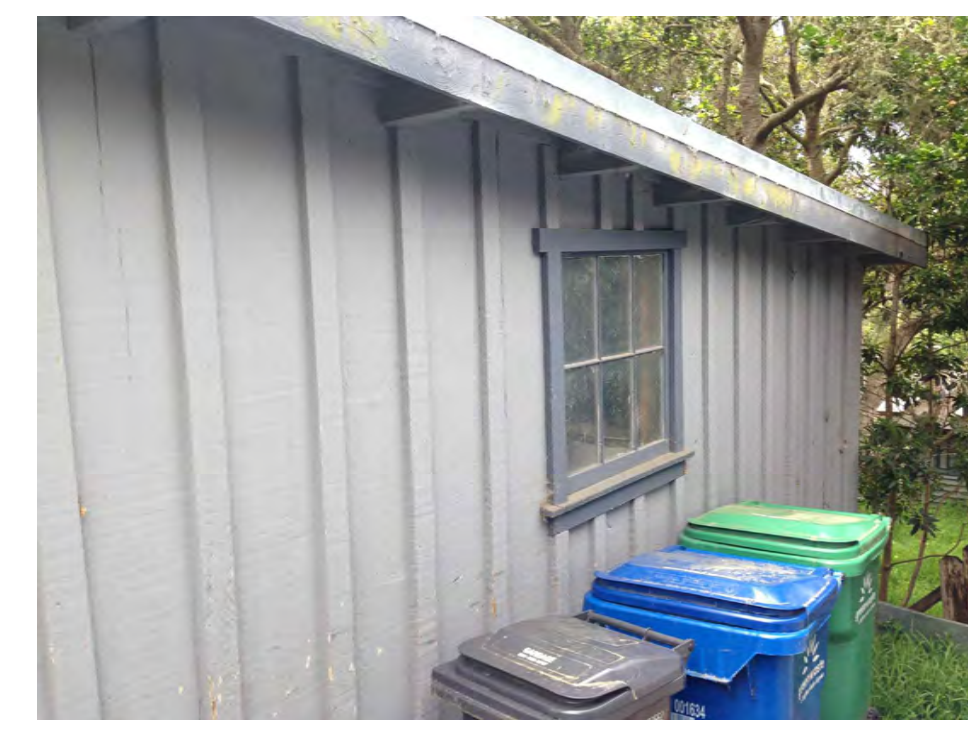
EAST ELEVATION



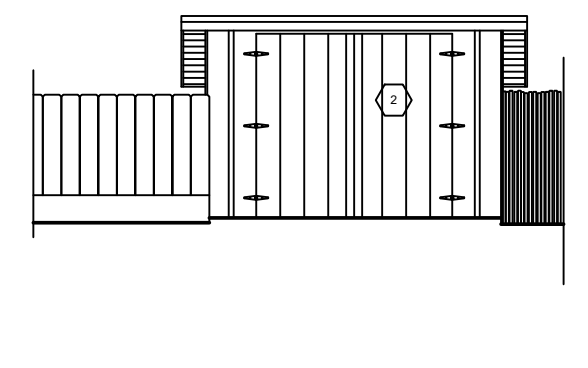
SOUTH ELEVATION



WEST ELEVATION



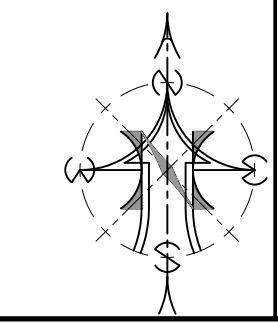
NORTH ELEVATION



EAST ELEVATION

- MATERIALS LEGEND**
- ⊙ COMPOSITE SHINGLE ROOF
 - ⊙ BOARD AND BATTEN SIDING
 - ⊙ WOOD WINDOWS

"THE GARAGE"
NON-HISTORIC



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 APN: 010-251-003

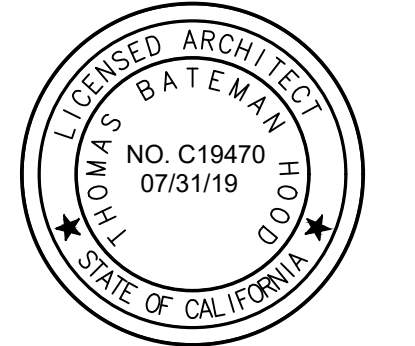
OWNER:
 McLEOD GROUP, INC.
 112 LAKE ST S. #200
 KIRKLAND WA. 98033
 T: 425-985-0555

REVISIONS:

△	
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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

DRAWN BY: **ADS**

PRINT DATE: **08-21-19**

DRAWING DATE: **08-21-19**

PAGE TITLE:

CASANOVA STREET ELEVATIONS

SCALE: NTS

SHEET:

A0.8

OF SHEETS



1.



2.



3.



SUBJECT PROPERTY

4.



SUBJECT PROPERTY

5.



SUBJECT PROPERTY

6.

CASANOVA STREET - WEST SIDE



SUBJECT PROPERTY

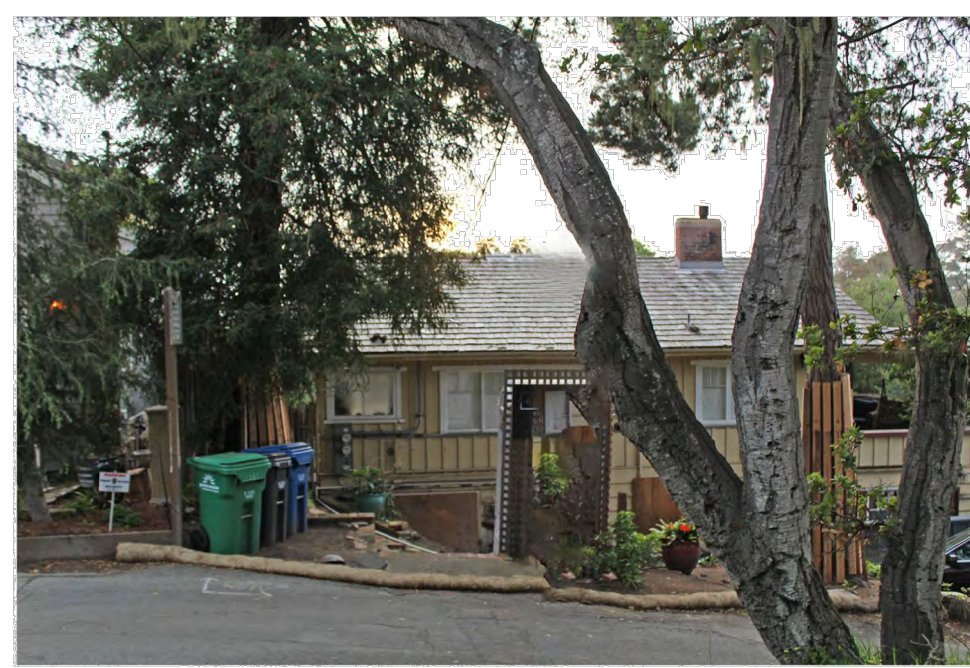
7.



8.



9.



10.



11.

CONTINUED



1.



2.



3.



4.



5.

CASANOVA STREET - EAST SIDE



6.



7.



8.



EXISTING LOT OPEN SPACE



EXISTING GATE

CONTINUED

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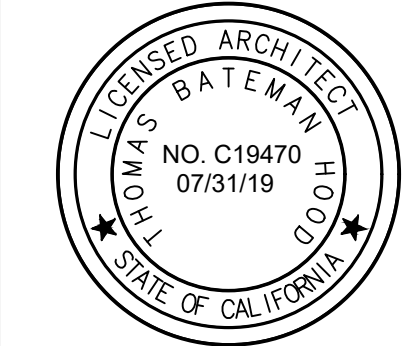
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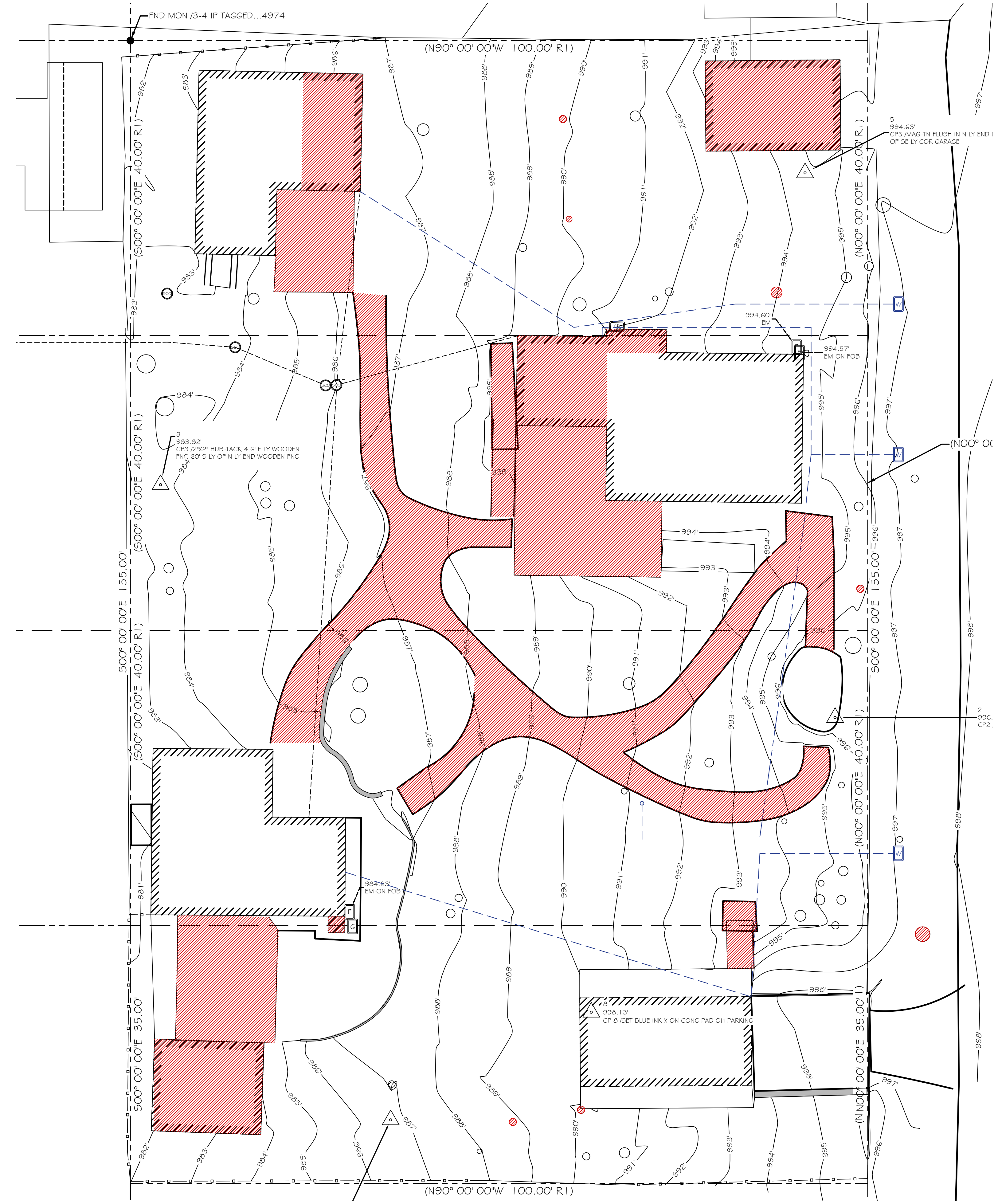
SITE DEMOLITION PLAN

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

SHEET:

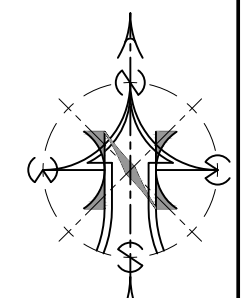
A0.9

OF SHEETS



- DEMO EXISTING
- TREE TO BE REMOVED

1 SITE DEMO PLAN
 1/8"=1'-0"



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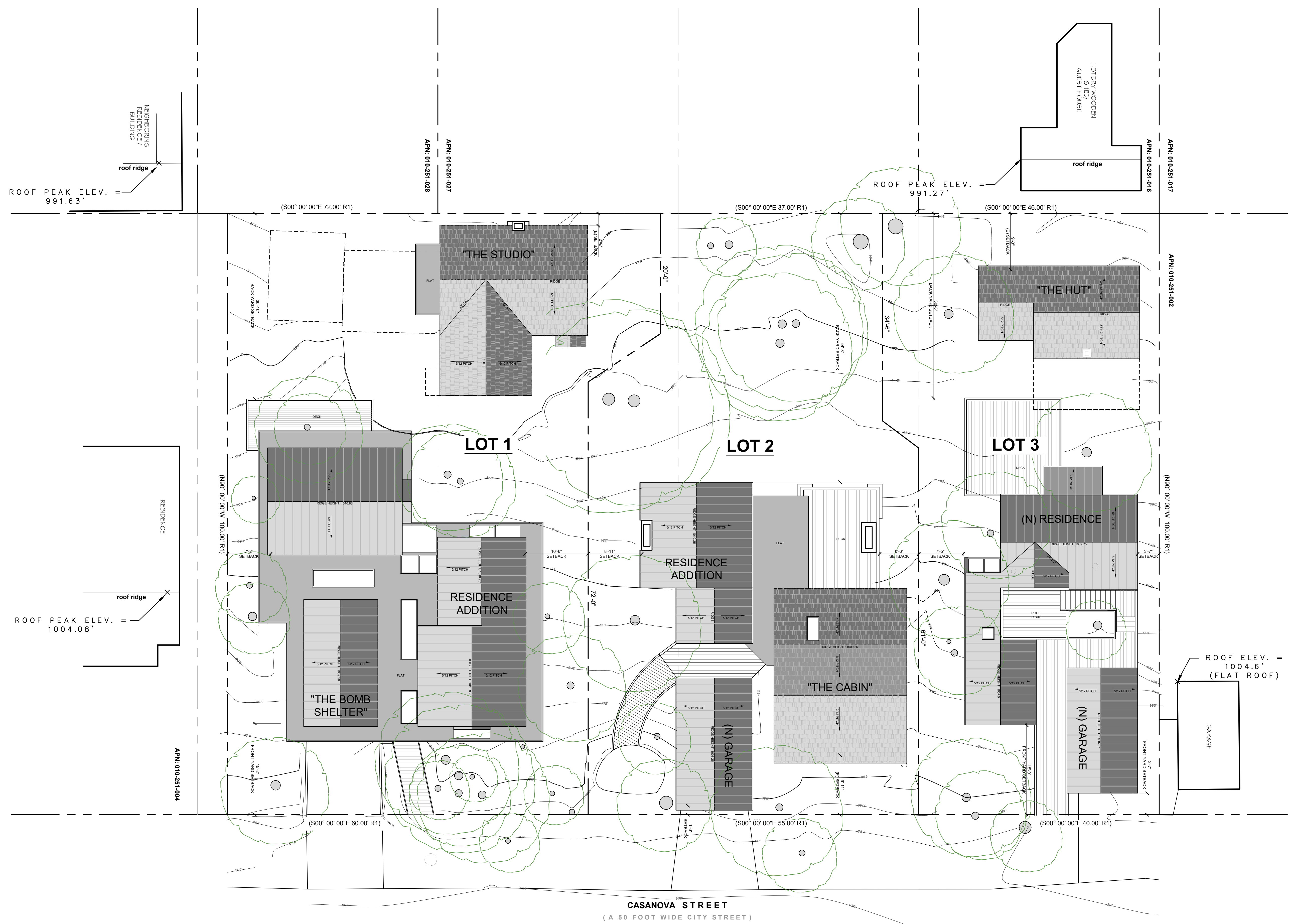
PROPOSED SITE PLAN

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

SHEET:

A0.10

OF SHEETS

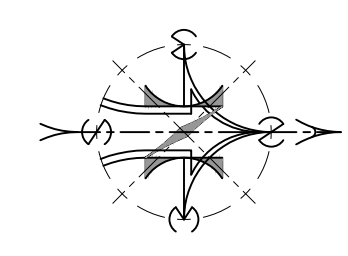


LOT 1	6,288 S.F.
WIDTH	(60' + 72')/2 = 66'
COMPOSITE	16.5' (10'-6" + 7'-2" COMPLIES)
FLOOR AREA @ 40.04%	2,542 S.F.
LOT MERGER BONUS @ 3% FAR	240 S.F.
FLOOR AREA W/ BONUS	2,782 S.F.
(E) COTTAGE, "THE STUDIO"	536 S.F.
ADU BONUS	-12 S.F.
(E) CARPORT, "THE BOMBSHELTER" (INCLUDED IN HOUSE)	-12 S.F.
UPPER LEVEL NEW HOUSE	1,349 S.F.
LOWER LEVEL NEW HOUSE	909 S.F.
TOTAL	2,764 S.F.
RESIDUAL FLOOR AREA 0 S.F.	
SITE COVERAGE	
MAX FLOOR AREA X .22	620 S.F.
DRIVEWAY BONUS @ .04	113 S.F.
	773 S.F. MAX ALLOWED
RAISED ENTRY WALK & DECK	115 S.F.
UPPER DECK & BOARDWALK BELOW	171 S.F.
LOWER PATIO AREAS NOT UNDER BLDG	144 S.F.
DRIVEWAY	180 S.F.
TOTAL	610 S.F. UNDER BY 123 S.F.

LOT 2	4,991.5 S.F.
WIDTH	(54+37)/2 = 45.5'
COMPOSITE	11' (6'-6" + 8'-11" COMPLIES)
FLOOR AREA @ 43.07%	2,147 S.F.
(E) COTTAGE, "THE CABIN" (REDUCED, INCLUDED IN HOUSE)	-
GARAGE	225 S.F.
UPPER LEVEL NEW HOUSE	1,101 S.F.
LOWER LEVEL NEW HOUSE	818 S.F.
TOTAL	2,144 S.F.
RESIDUAL FLOOR AREA 3 S.F.	
SITE COVERAGE	
MAX FLOOR AREA X .22	482 S.F.
DRIVEWAY BONUS (NO DRIVEWAY)	0 S.F.
	482 SF. MAX ALLOWED
RAISED ENTRY DECK	112 S.F.
COVERED LOWER PATIO AREA	94 S.F.
OPEN LOWER PATIO AREA	44 S.F.
PAVED AREA OF FRONT WALK	133 S.F.
TOTAL	383 S.F. UNDER BY 99 S.F.

LOT 3	4,220 S.F.
WIDTH	(40' + 46')/2 = 43'
COMPOSITE	11' (7'-5" + 3'-7" COMPLIES)
FLOOR AREA @ 44.55%	1,883 S.F.
(E) COTTAGE, "THE HUT" (REDUCED)	412 S.F.
ADU BONUS APPLIED FROM LOT 1	-88 S.F.
GARAGE	246 S.F.
UPPER LEVEL NEW HOUSE	783 S.F.
LOWER LEVEL NEW HOUSE	530 S.F.
TOTAL	1,883 S.F.
RESIDUAL FLOOR AREA 0 S.F.	
SITE COVERAGE	
MAX FLOOR AREA X .22	442 S.F.
DRIVEWAY BONUS .04 OR ACTUAL	43 S.F.
	485 S.F. MAX ALLOWED
RAISED ENTRY WALK	161 S.F.
UPPER LEVEL DECK (ALSO BELOW)	247 S.F.
WALK TO REAR COTTAGE	52 S.F.
DRIVEWAY (SEE BONUS ABOVE)	43 S.F.
TOTAL	485 S.F. RESIDUAL 0 S.F.

1 PROPOSED SITE PLAN
 1/8"=1'-0" COMBINED ROOF LEVELS



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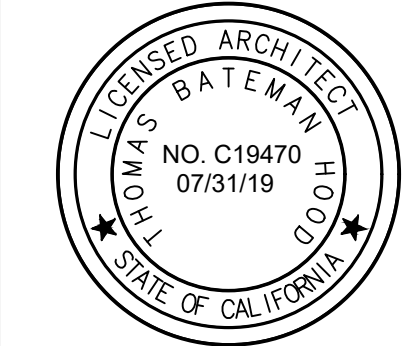
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 CARMEL, CA

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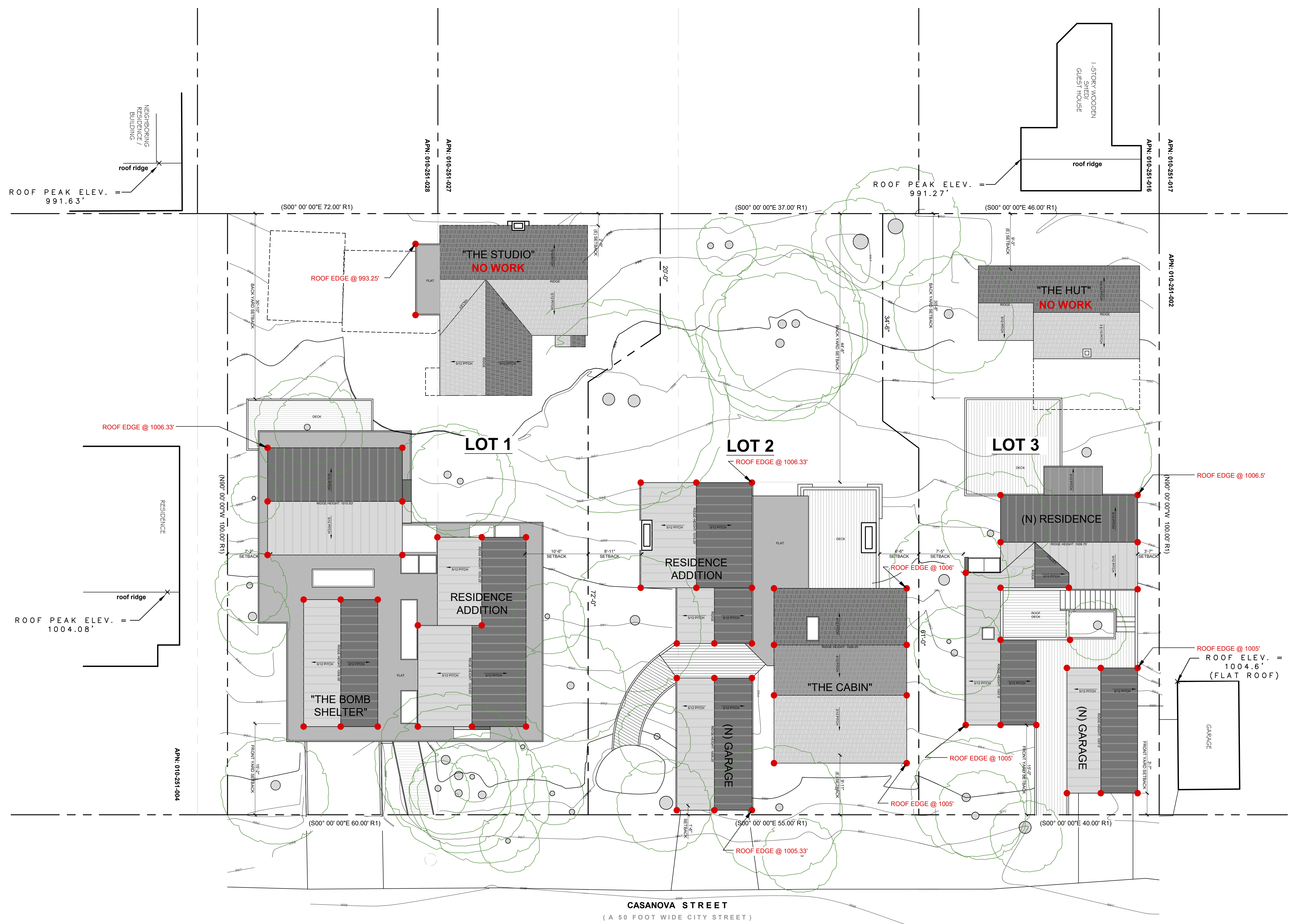
PROPOSED SITE PLAN

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

SHEET:

A0.10b

OF SHEETS



LOT 1

WIDTH	6,288 S.F.
COMPOSITE	(60' + 72')/2 = 66'
FLOOR AREA @ 40.04%	16.5' (10'-6" + 7'-2" COMPLIES)
LOT MERGER BONUS @ 3% FAR	2,542 S.F.
FLOOR AREA W/ BONUS	240 S.F.
TOTAL	2,782 S.F.

(E) COTTAGE, "THE STUDIO" 536 S.F.
 ADU BONUS -12 S.F.
 (E) CARPORT, "THE BOMBSHELTER" (INCLUDED IN HOUSE) 1,349 S.F.
 UPPER LEVEL NEW HOUSE 909 S.F.
 LOWER LEVEL NEW HOUSE 2,764 S.F.
 TOTAL 2,764 S.F.

RESIDUAL FLOOR AREA 0 S.F.

SITE COVERAGE

MAX FLOOR AREA X .22	620 S.F.
DRIVEWAY BONUS @ .04	113 S.F.
TOTAL	773 S.F. MAX ALLOWED

RAISED ENTRY WALK & DECK 115 S.F.
 UPPER DECK & BOARDWALK BELOW 171 S.F.
 LOWER PATIO AREAS NOT UNDER BLDG 144 S.F.
 DRIVEWAY 180 S.F.
 TOTAL 610 S.F. [UNDER BY 123 S.F.]

LOT 2

WIDTH	4,991.5 S.F.
COMPOSITE	(54+37)/2 = 45.5'
FLOOR AREA @ 43.07%	11' (6'-6" + 8'-11" COMPLIES)
TOTAL	2,147 S.F.

(E) COTTAGE, "THE CABIN" (REDUCED, INCLUDED IN HOUSE) 225 S.F.
 GARAGE 1,101 S.F.
 UPPER LEVEL NEW HOUSE 818 S.F.
 LOWER LEVEL NEW HOUSE 2,144 S.F.
 TOTAL 2,144 S.F.

RESIDUAL FLOOR AREA 3 S.F.

SITE COVERAGE

MAX FLOOR AREA X .22	482 S.F.
DRIVEWAY BONUS (NO DRIVEWAY)	0 S.F.
TOTAL	482 SF. MAX ALLOWED

RAISED ENTRY DECK 112 S.F.
 COVERED LOWER PATIO AREA 94 S.F.
 OPEN LOWER PATIO AREA 44 S.F.
 PAVED AREA OF FRONT WALK 133 S.F.
 TOTAL 383 S.F. [UNDER BY 99 S.F.]

LOT 3

WIDTH	4,220 S.F.
COMPOSITE	(40' + 46')/2 = 43'
FLOOR AREA @ 44.55%	11' (7'-5" + 3'-7" COMPLIES)
TOTAL	1,883 S.F.

(E) COTTAGE, "THE HUT" (REDUCED) 412 S.F.
 ADU BONUS APPLIED FROM LOT 1 -88 S.F.
 GARAGE 246 S.F.
 UPPER LEVEL NEW HOUSE 783 S.F.
 LOWER LEVEL NEW HOUSE 530 S.F.
 TOTAL 1,883 S.F.

RESIDUAL FLOOR AREA 0 S.F.

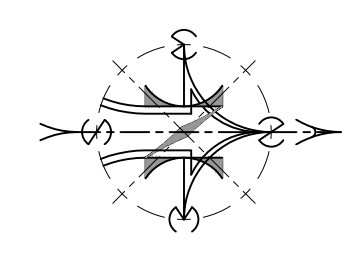
SITE COVERAGE

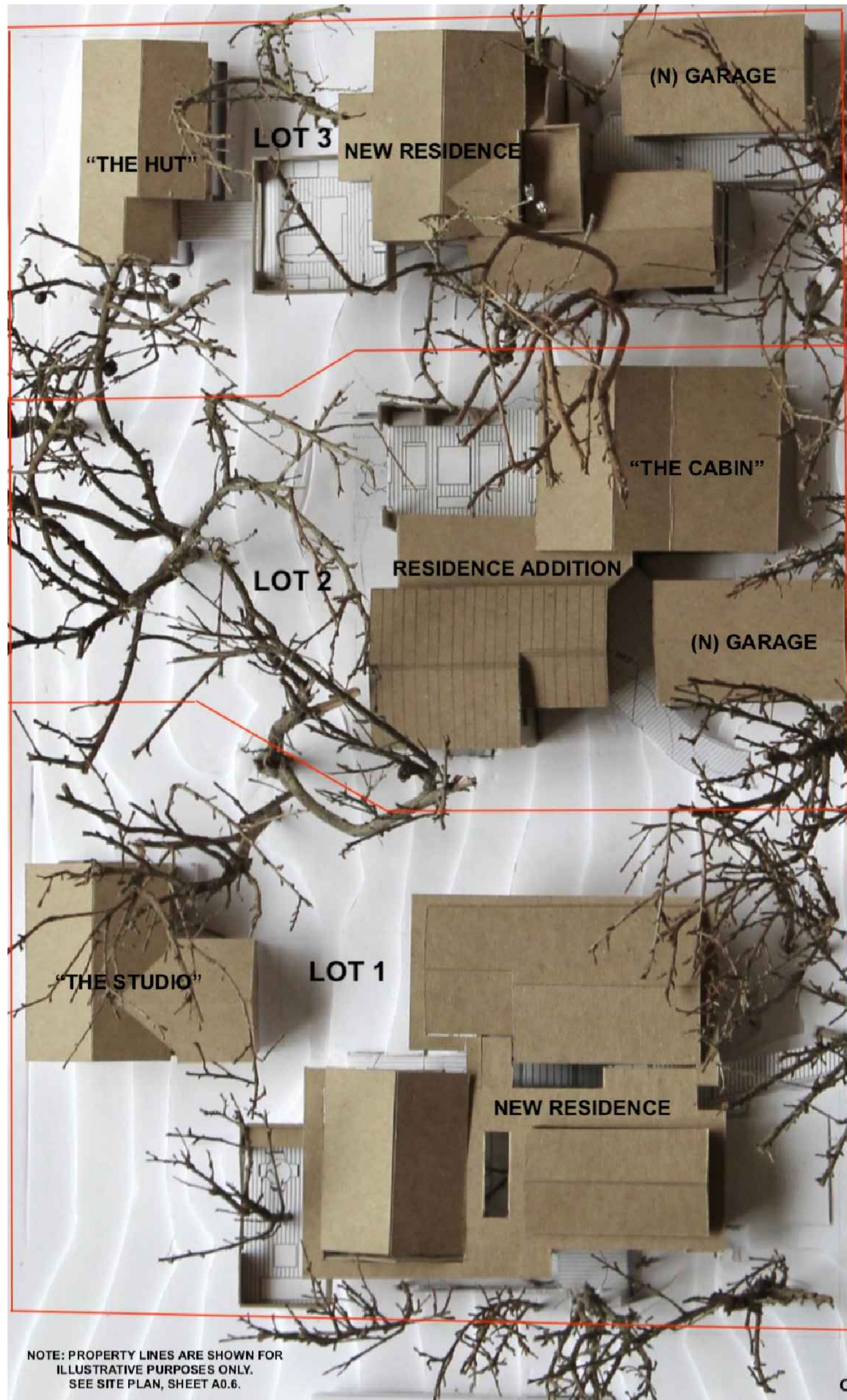
MAX FLOOR AREA X .22	442 S.F.
DRIVEWAY BONUS .04 OR ACTUAL	43 S.F.
TOTAL	485 S.F. MAX ALLOWED

RAISED ENTRY WALK 161 S.F.
 UPPER LEVEL DECK (ALSO BELOW) 247 S.F.
 WALK TO REAR COTTAGE 52 S.F.
 DRIVEWAY (SEE BONUS ABOVE) 43 S.F.
 TOTAL 485 S.F. [RESIDUAL 0 S.F.]

● STORY POLE PLACEMENT

1 PROPOSED STORY POLE PLAN
 1/8"=1'-0"
 COMBINED ROOF LEVELS





AERIAL MODEL IMAGE

LOT 3	4,220.5 S.F.
WIDTH	(40' + 46')/2 = 43'
COMPOSITE	11' (7'-5" + 3'-7" COMPLIES)
FLOOR AREA @ 44.55%	1,883 S.F.
(E) COTTAGE, "THE HUT" (REDUCED)	412 S.F.
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GARAGE	246 S.F.
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RESIDUAL FLOOR AREA 0 S.F.	

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GARAGE	225 S.F.
UPPER LEVEL NEW HOUSE	1,101 S.F.
LOWER LEVEL NEW HOUSE	818 S.F.
TOTAL	2,144 S.F.
RESIDUAL FLOOR AREA 3 S.F.	

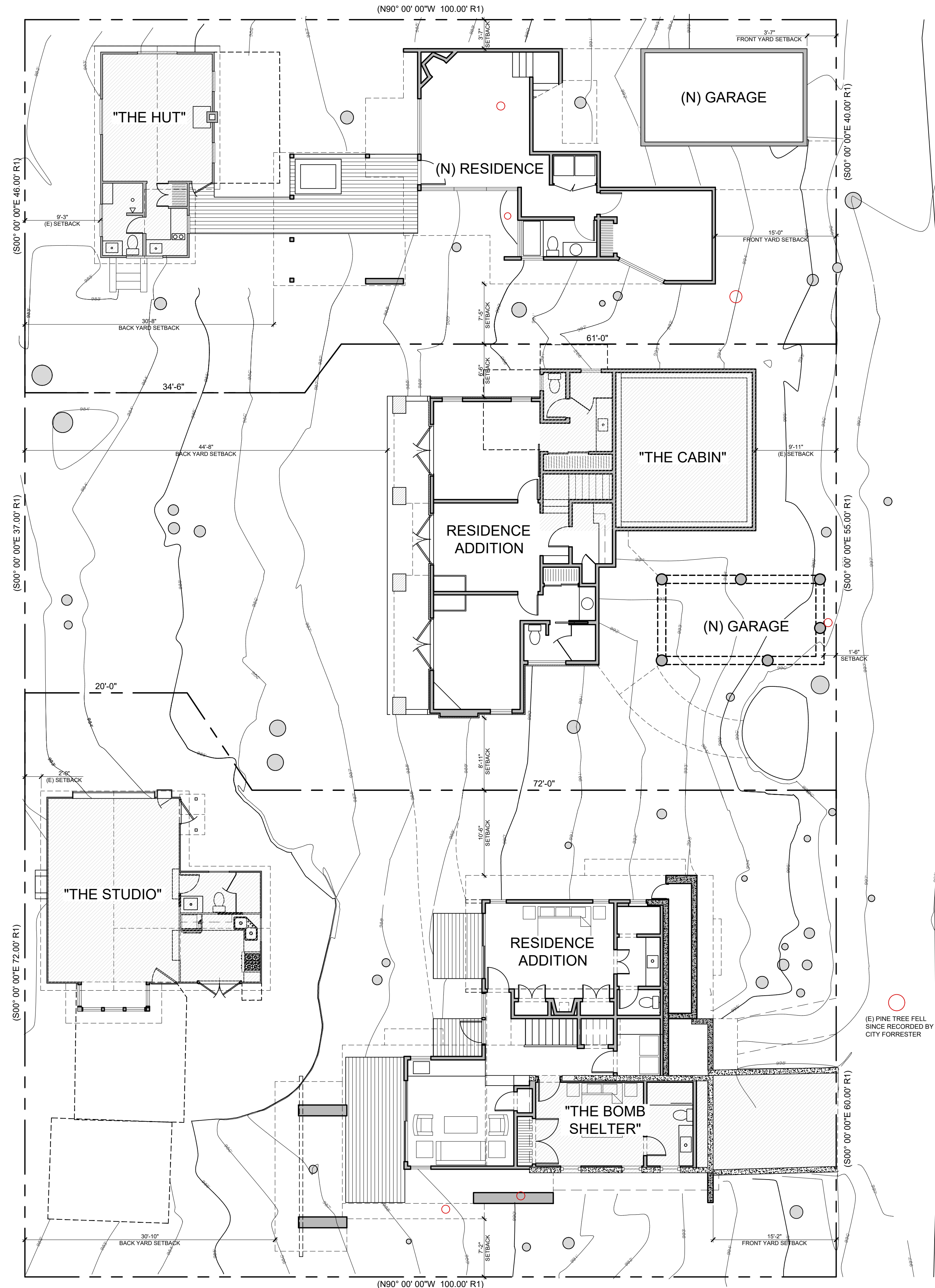
SITE COVERAGE	
MAX FLOOR AREA X .22	482 S.F.
DRIVEWAY BONUS (NO DRIVEWAY)	0 S.F.
	482 SF. MAX ALLOWED

RAISED ENTRY DECK	112 S.F.
COVERED LOWER PATIO AREA	94 S.F.
OPEN LOWER PATIO AREA	44 S.F.
PAVED AREA OF FRONT WALK	133 S.F.
TOTAL	383 S.F. [UNDER BY 99 S.F.]

LOT 1	6,288 S.F.
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COMPOSITE	16.5' (10'-6" + 7'-2" COMPLIES)
FLOOR AREA @ 40.04%	2,542 S.F.
LOT MERGER BONUS @ 3% FAR	240 S.F.
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LOWER LEVEL NEW HOUSE	180 S.F.
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RESIDUAL FLOOR AREA 0 S.F.	

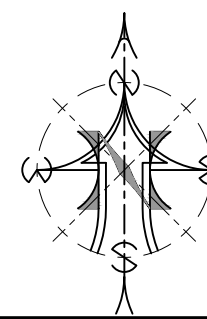
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LOWER PATIO AREAS NOT UNDER BLDG	144 S.F.
DRIVEWAY	180 S.F.
TOTAL	610 S.F. [UNDER BY 123 S.F.]



- EXISTING BUILDING TYP.
- TREE TO BE REMOVED

1 PROPOSED SITE PLAN
1/8"=1'-0" COMBINED LOWER LEVELS



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Carmel, California 93921
P.O. Box 4916
831 - 622 - 9912
tom@hood.com
www.thomasbatemanhood.com

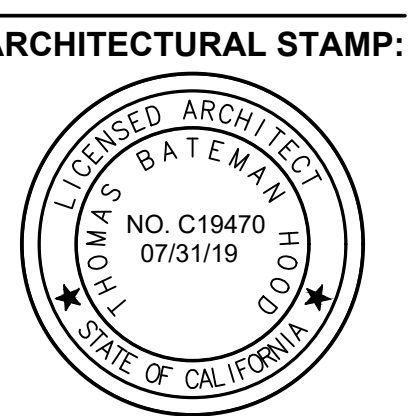
PROJECT:
ALTERATIONS & ADDITION FOR:
PINE TREES
7 NW OF OCEAN ON CASANOVA ST.
CARMEL, CA 93921
APN: 010-251-003

OWNER:
MCLEOD GROUP, INC.
112 LAKE ST S. #200
KIRKLAND WA. 98033
T: 425-985-0555

REVISIONS:

1	
2	
3	
4	

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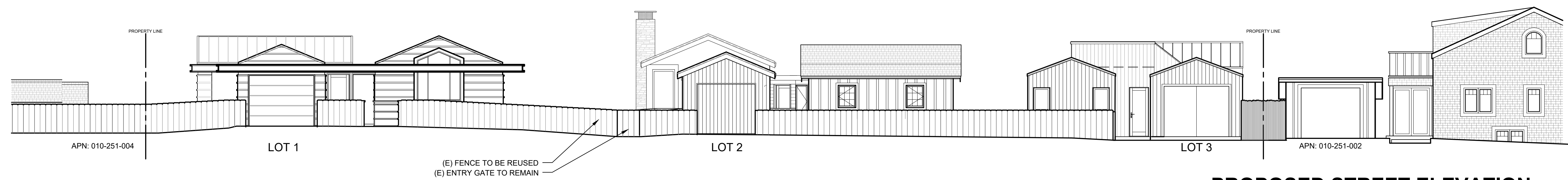


THOMAS BATEMAN HOOD, AIA
CARMEL, CA
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PRINT DATE: **08-21-19**
DRAWING DATE: **08-21-19**

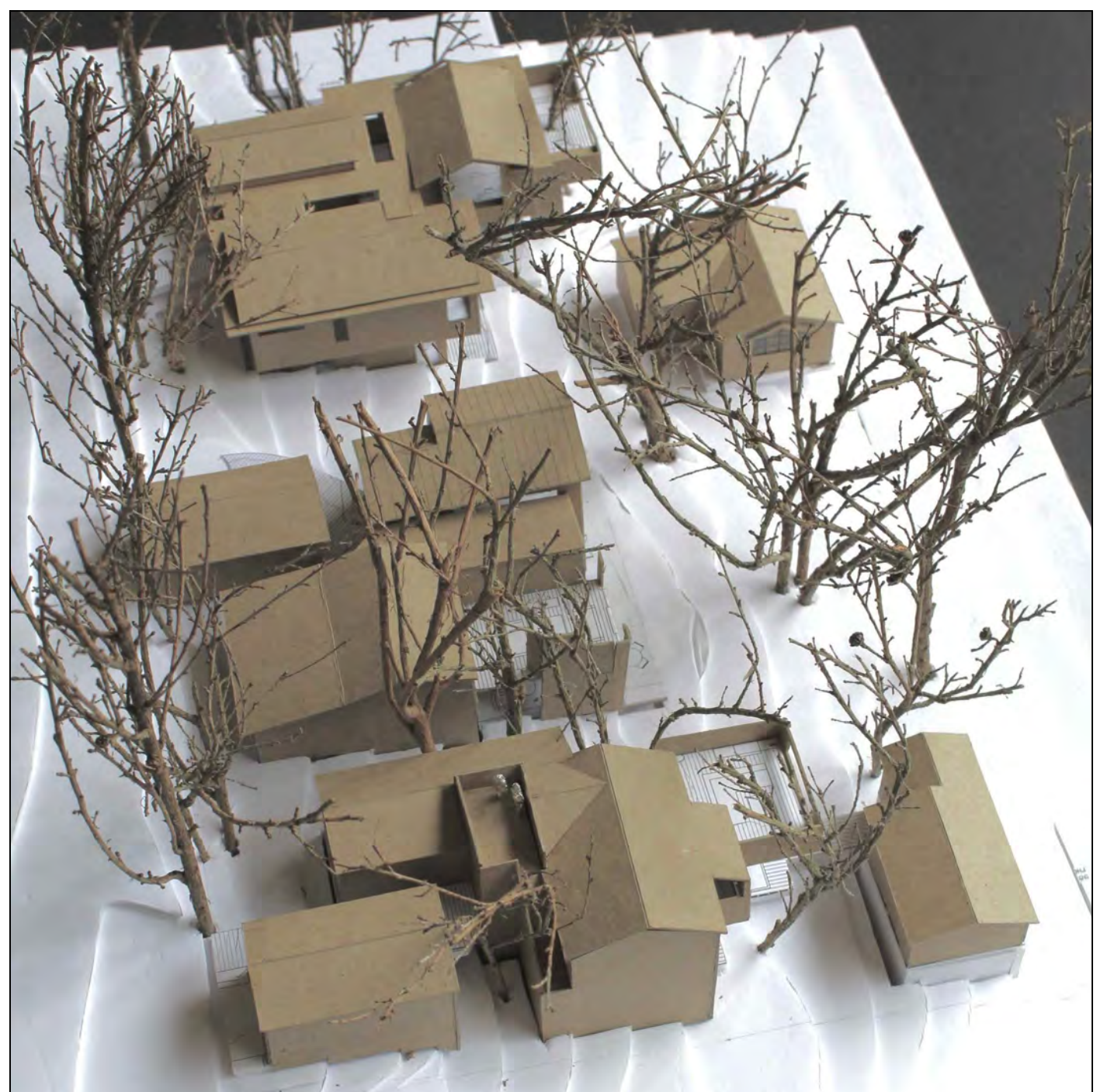
PAGE TITLE:
PROPOSED SITE PLAN

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

A0.11
OF SHEETS



1 PROPOSED STREET ELEVATION
1/8"=1'-0" CASANOVA STREET - WEST



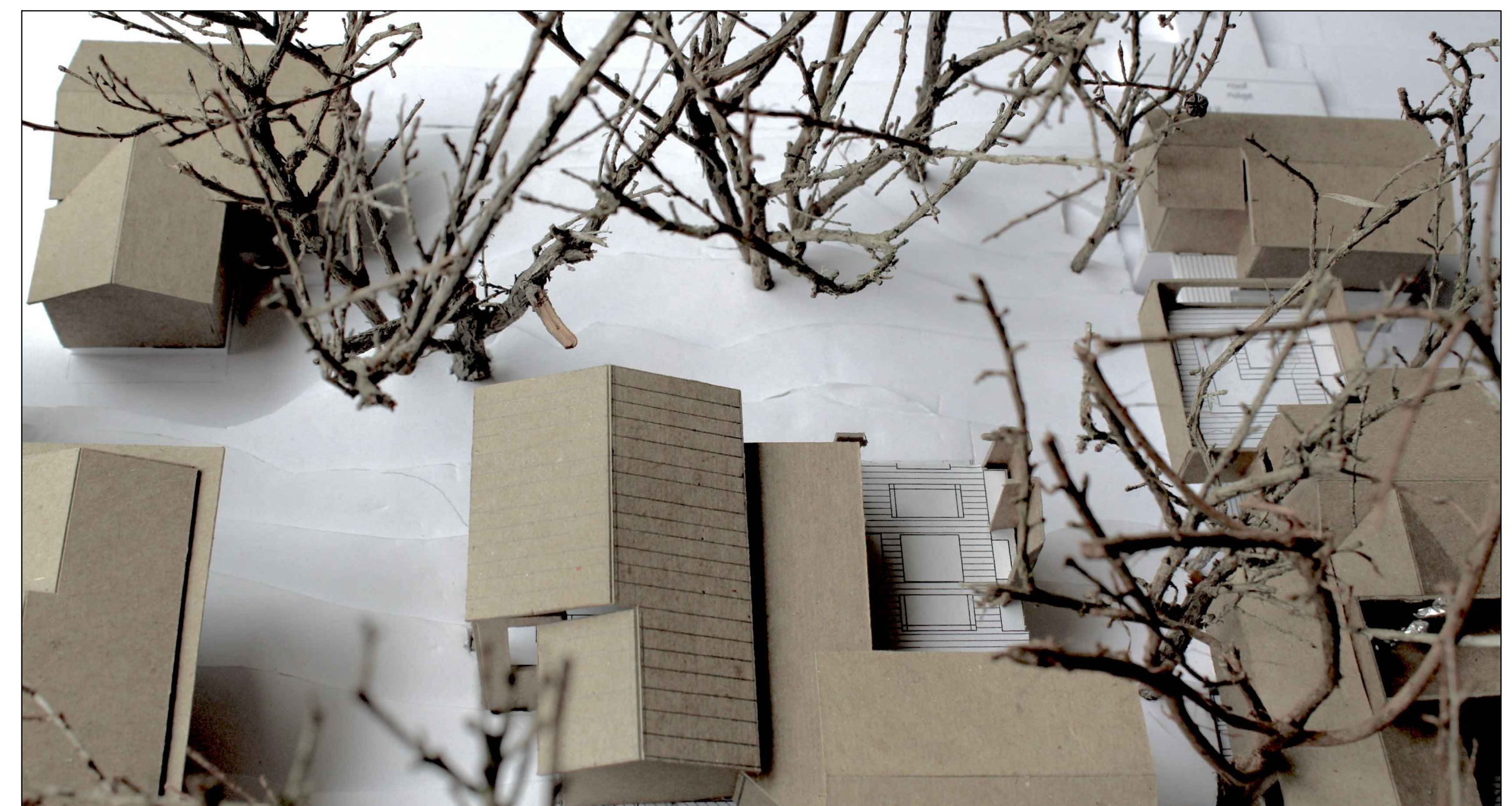
AERIAL SITE VIEW FROM NORTH



AERIAL SITE VIEW FROM WEST



STREET VIEW FROM NORTH



OPEN SPACE VIEW FROM EAST

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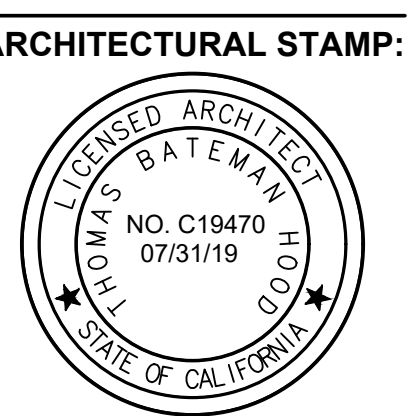
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CARMEL, CA
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PAGE TITLE:
PROPOSED STREET ELEVATION & MODEL PHOTOS
SCALE: AS SHOWN

SHEET:
A0.12
OF SHEETS



1. AERIAL VIEW



2. SOUTH WEST VIEW



3. SOUTH ELEVATION VIEW

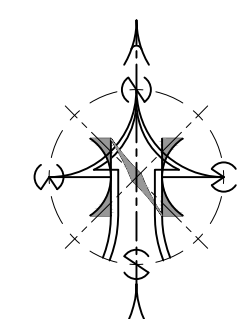
LOT 1	6,288 S.F.
WIDTH	(60' + 72')/2 = 66"
COMPOSITE	16.5' (10'-6" + 7'-2" COMPLIES)
FLOOR AREA @ 40.04%	2,542 S.F.
LOT MERGER BONUS @ 3% FAR	240 S.F.
FLOOR AREA W/ BONUS	2,782 S.F.
(E) COTTAGE, "THE STUDIO"	536 S.F.
ADU BONUS	-12 S.F.
(E) CARPORT, "THE BOMB SHELTER" (INCLUDED IN HOUSE)	1,349 S.F.
UPPER LEVEL NEW HOUSE	909 S.F.
LOWER LEVEL NEW HOUSE	2,764 S.F.
TOTAL	2,764 S.F.
RESIDUAL FLOOR AREA 0 S.F.	
SITE COVERAGE	620 S.F.
MAX FLOOR AREA X .22	113 S.F.
DRIVEWAY BONUS @ .04	773 S.F. MAX ALLOWED
RAISED ENTRY WALK & DECK	115 S.F.
UPPER DECK & BOARDWALK BELOW	171 S.F.
LOWER PATIO AREAS NOT UNDER BLDG	144 S.F.
DRIVEWAY	180 S.F.
TOTAL	610 S.F. UNDER BY 123 S.F.

ROOF PLAN LEGEND

- ① STEEL STANDING SEAM ROOFING, WARM GRAY COLOR, 16" O.C.
- ② SINGLE PLY FLAT ROOF, COLOR COMPATIBLE WITH STEEL ROOF
- ③ 16" MACHINE CUT LOW PROFILE CEDAR SHINGLES
- ④ CURB MOUNT SKYLIGHT WITH OPAQUE SCREEN



1. LOT 1 - SITE PLAN
1/8"=1'-0"



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OWNER:

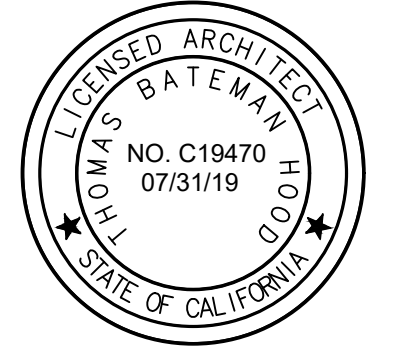
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CARMEL, CA

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DRAWING DATE: **08-21-19**

PAGE TITLE:

**LOT 1-
PROPOSED
SITE PLAN**

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

SHEET:

A1.0

OF SHEETS

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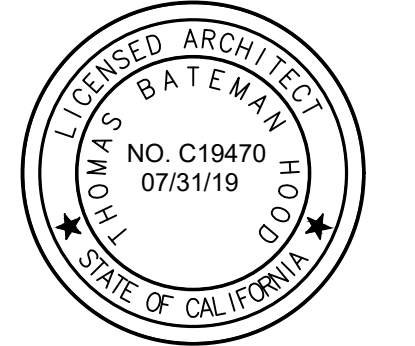
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PRINT DATE: **08-21-19**

DRAWING DATE: **08-21-19**

PAGE TITLE:
**LOT 1 -
 PROPOSED
 LOWER LEVEL
 FLOOR PLAN**

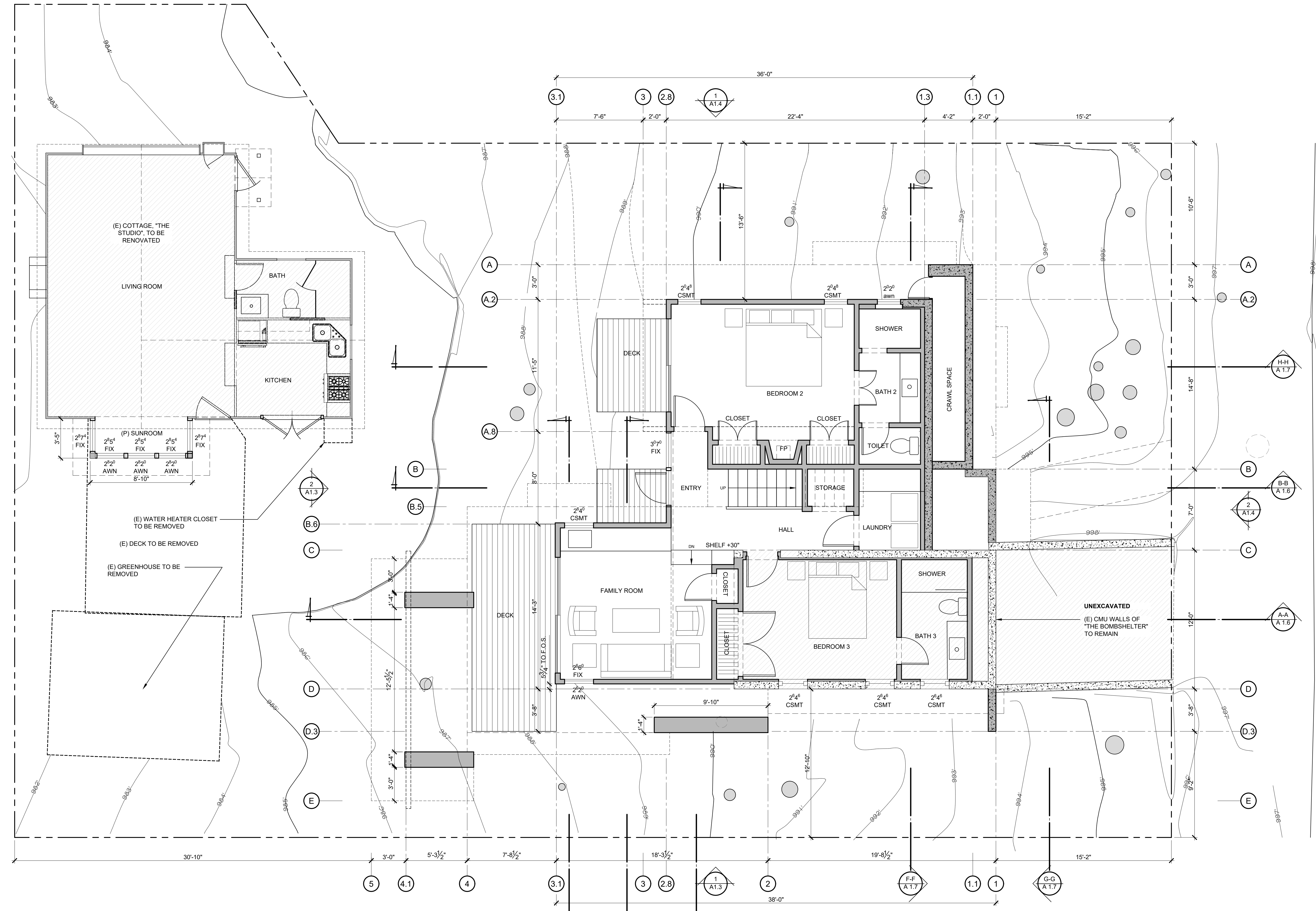
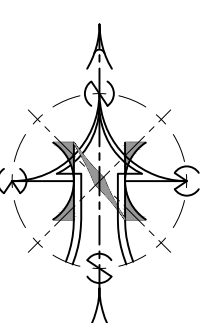
SCALE: 1/4" = 1'-0"

SHEET:

A1.1

OF SHEETS

CASANOVA STREET
 (A 50 FOOT WIDE CITY STREET)



1 LOT 1 - LOWER LEVEL
 1/4"=1'-0"

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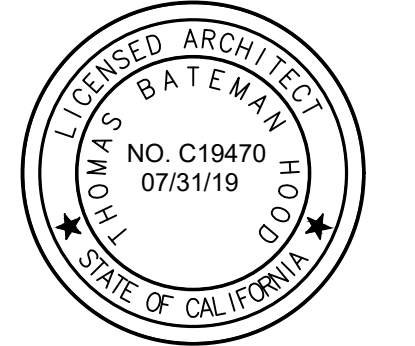
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PAGE TITLE:
**LOT 1-
 PROPOSED MAIN
 LEVEL FLOOR
 PLAN**

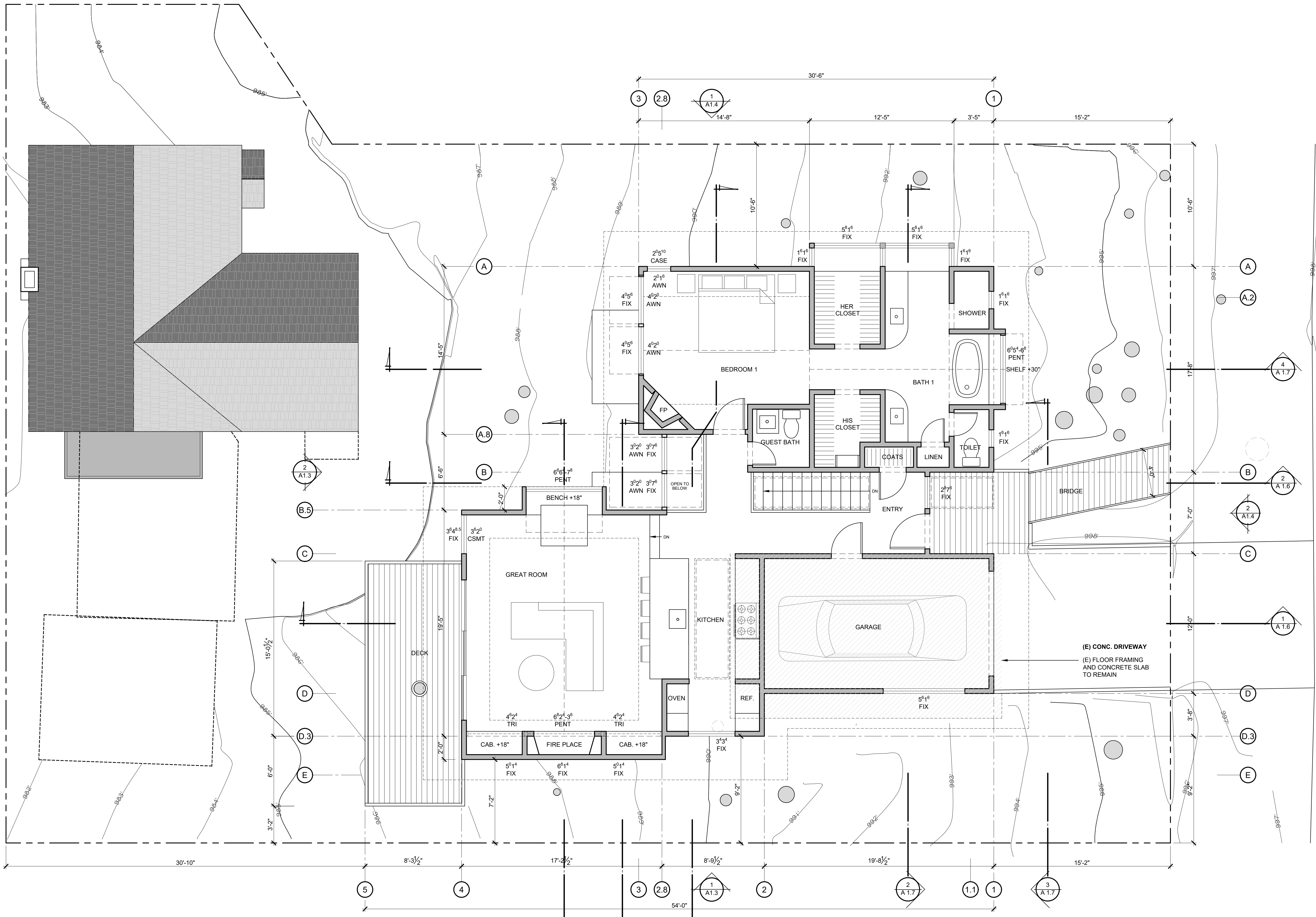
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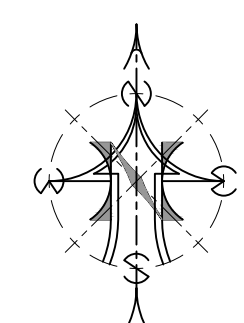
A1.2

OF SHEETS

CASANOVA STREET
 (A 50 FOOT WIDE CITY STREET)



1 LOT 1 - MAIN LEVEL
 1/4"=1'-0"



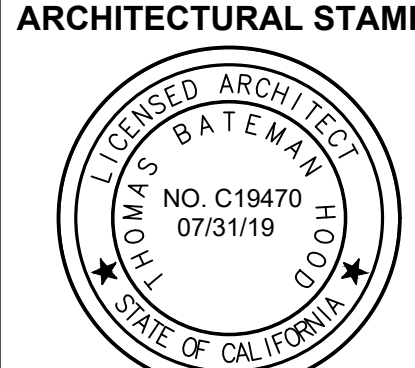
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PAGE TITLE:
PROPOSED WEST & SOUTH ELEVATIONS

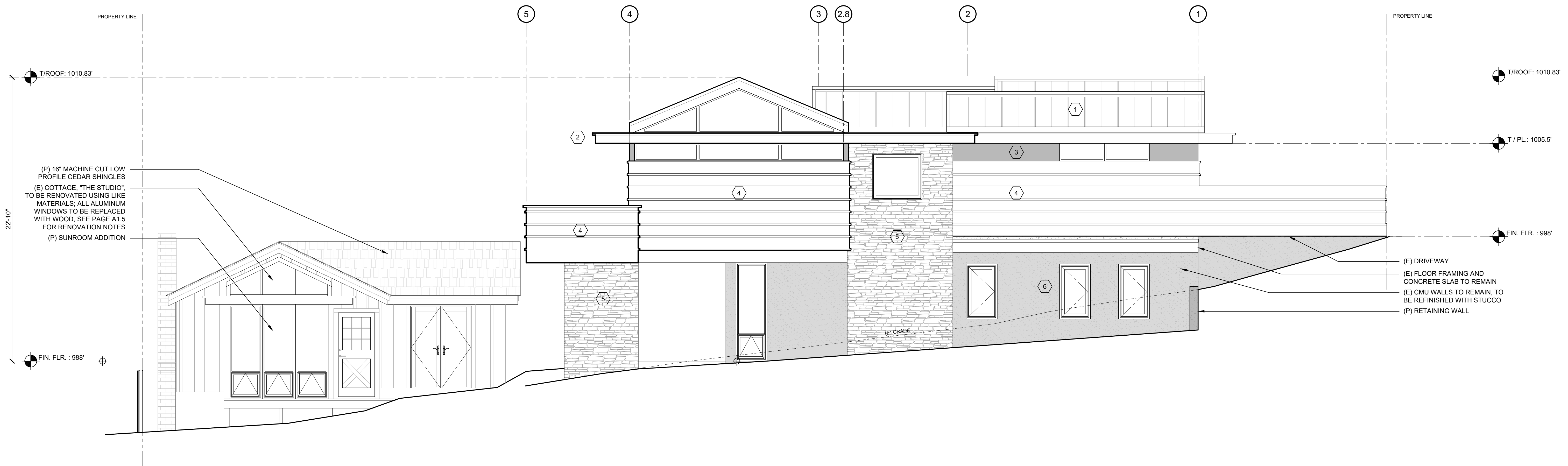
SCALE: 1/4" = 1'-0"
SHEET:

A1.3
 OF SHEETS



2 LOT 1 - WEST ELEVATION
 1/4" = 1'-0"

- MATERIALS LEGEND**
- 1 STEEL STANDING SEAM ROOFING, 16" O.C.
 - 2 STEEL FASCIA
 - 3 WOOD DETAIL
 - 4 HORIZONTAL WOOD SIDING, BOARD AND BATTEN
 - 5 STONE CLADDING
 - 6 STUCCO
 - 7 TEMPERED GLASS



1 LOT 1 - SOUTH ELEVATION
 1/4" = 1'-0"

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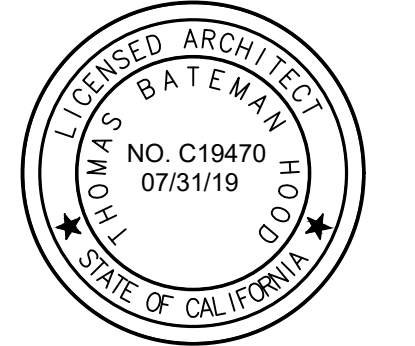
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PAGE TITLE:

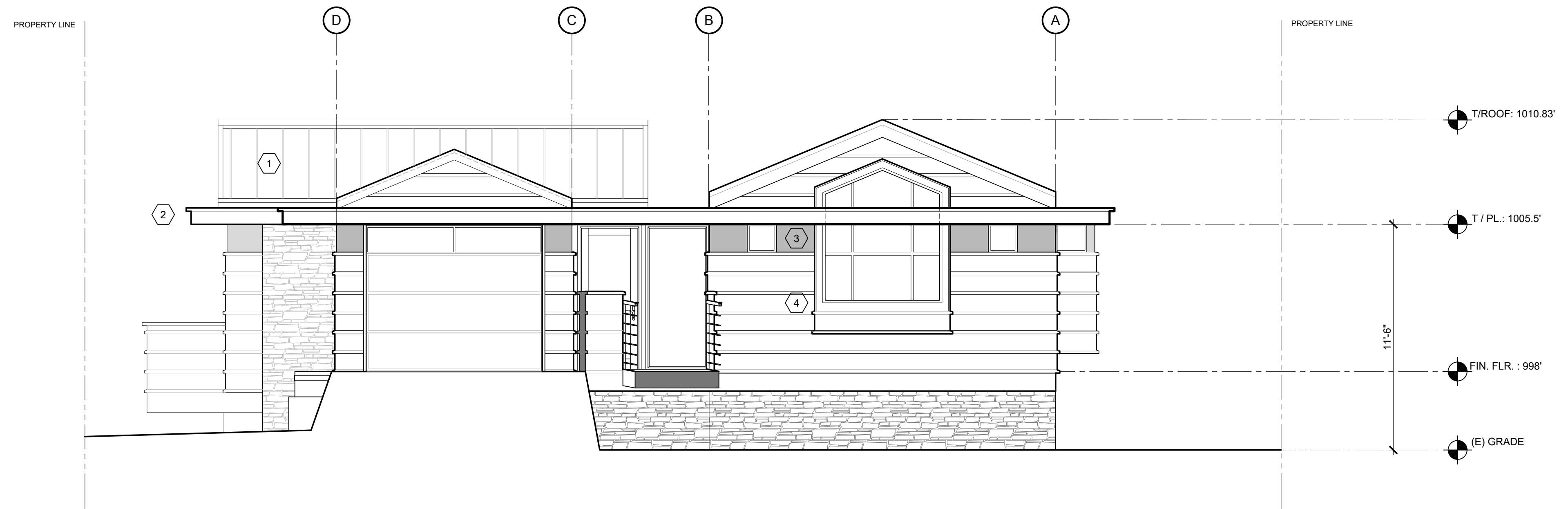
**PROPOSED
 EAST & NORTH
 ELEVATIONS**

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

SHEET:

A1.4

OF SHEETS



2 LOT 1 - EAST ELEVATION
 1/4"=1'-0"

MATERIALS LEGEND

- 1 STEEL STANDING SEAM ROOFING, 16" O.C.
- 2 STEEL FASCIA
- 3 WOOD DETAIL
- 4 HORIZONTAL WOOD SIDING, BOARD AND BATTEN
- 5 STONE CLADDING
- 6 STUCCO
- 7 TEMPERED GLASS



1 LOT 1 - NORTH ELEVATION
 1/4"=1'-0"

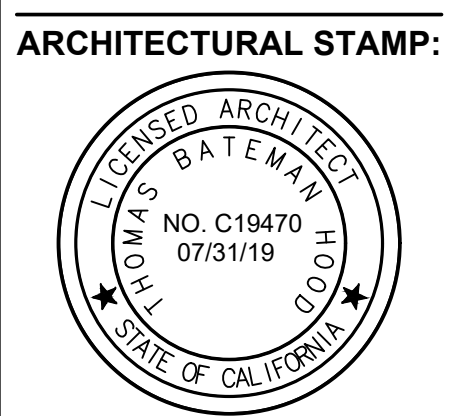
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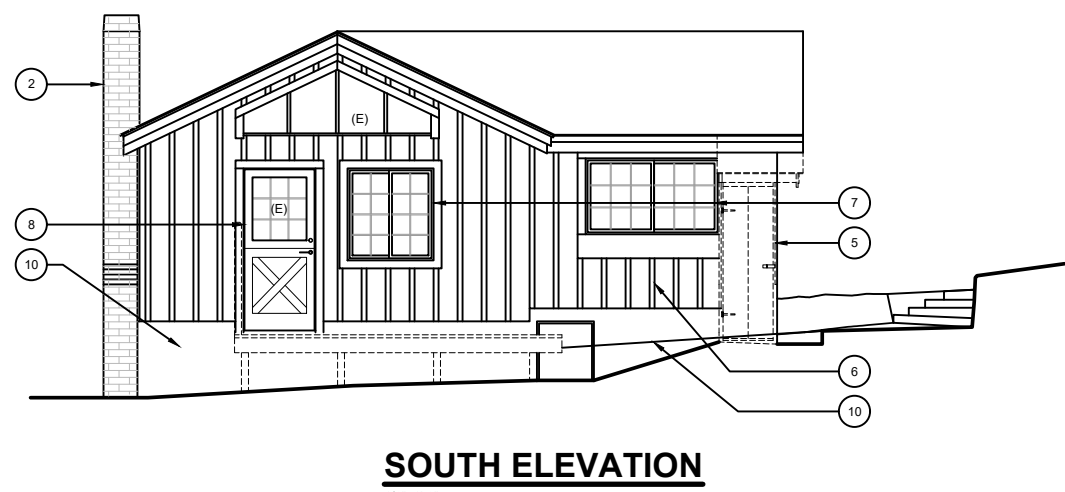
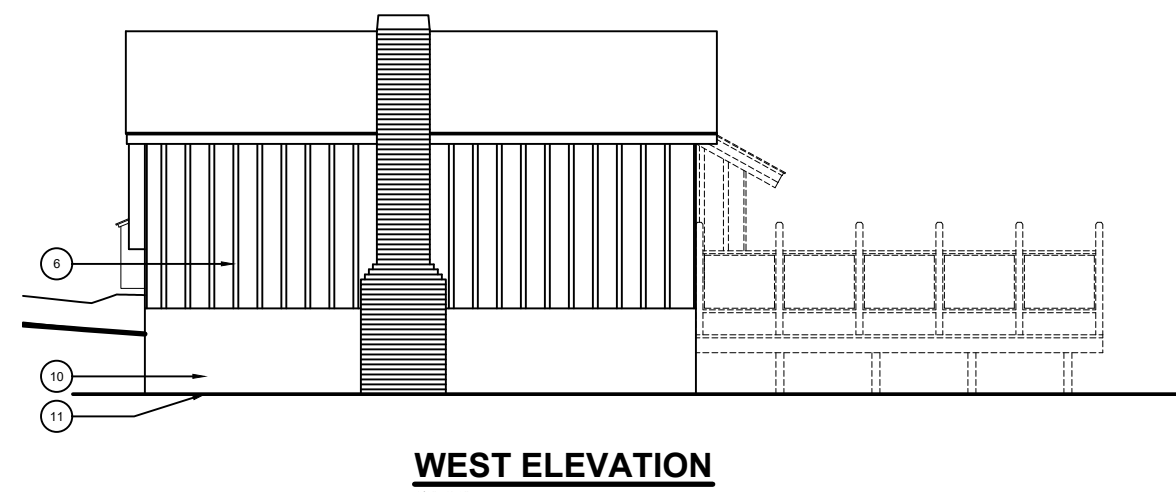
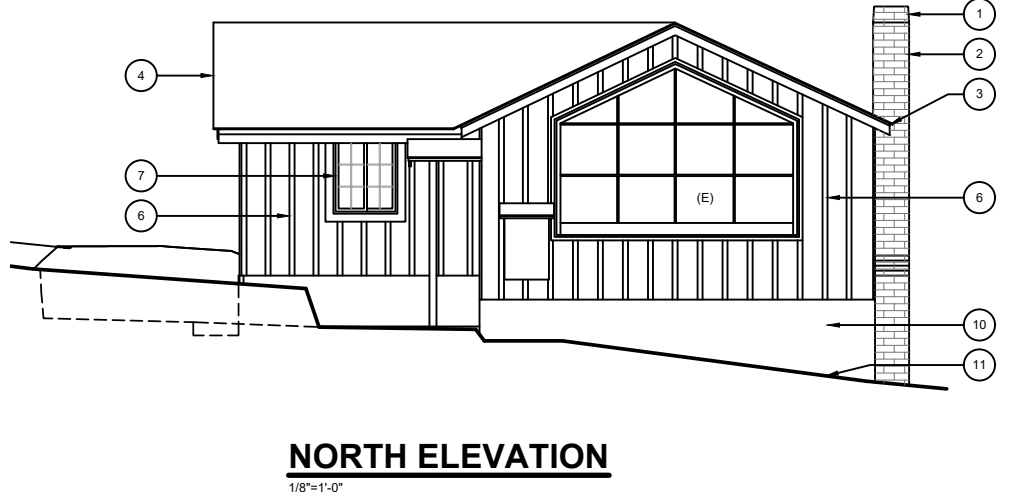
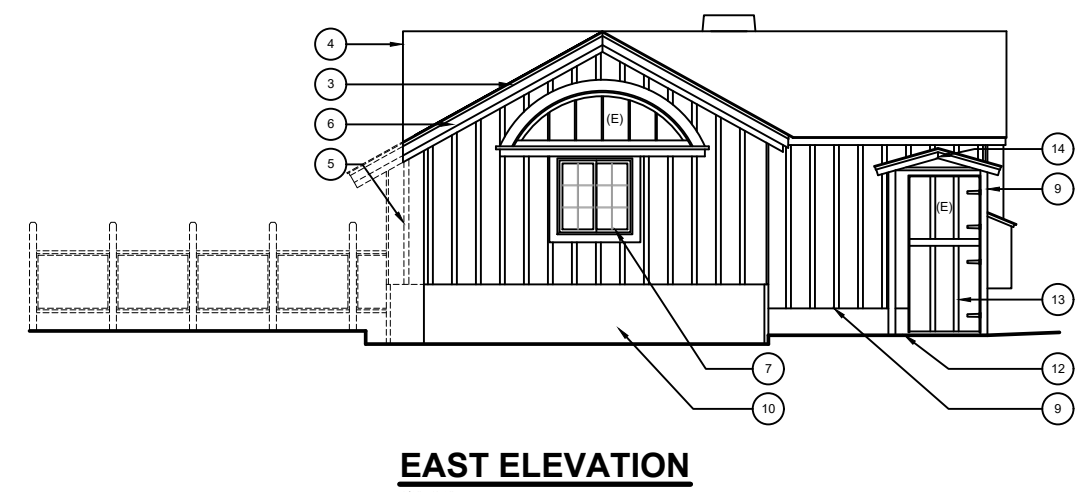
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PAGE TITLE:
HISTORIC STRUCTURE RENOVATIONS
 SCALE: 1/8" = 1'-0"
SHEET:
A1.5
 OF SHEETS



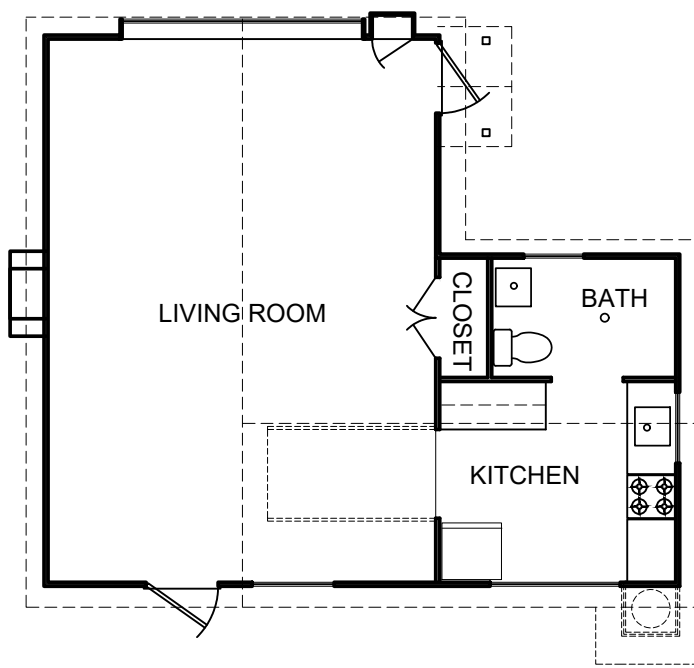
HISTORIC STRUCTURE: "THE STUDIO"
 CONSTRUCTION DATE: 1918-1921 BY M. J. MURPHY (UNCONFIRMED) FOR ALICE COMINS, ARTIST

AS PART OF THE NEWLY CREATED "LOT #1", THE STUDIO WILL BE PRESERVED, WITH EXTERIOR REPAIRS AS DESCRIBED HEREIN. WITH A FULLY FUNCTIONING KITCHEN AND BATH, THE STUDIO WILL BE APPROVED AS AN ACCESSORY DWELLING UNIT FOR USE BY THE NEW OWNERS AS A RENTAL UNIT OR AS A GUEST HOUSE. A NEW PATH FROM PARKING ALONG CASANOVA WILL PROVIDE SEPARATE ACCESS. IT WILL BE METERED SEPARATELY FROM THE HOUSE.

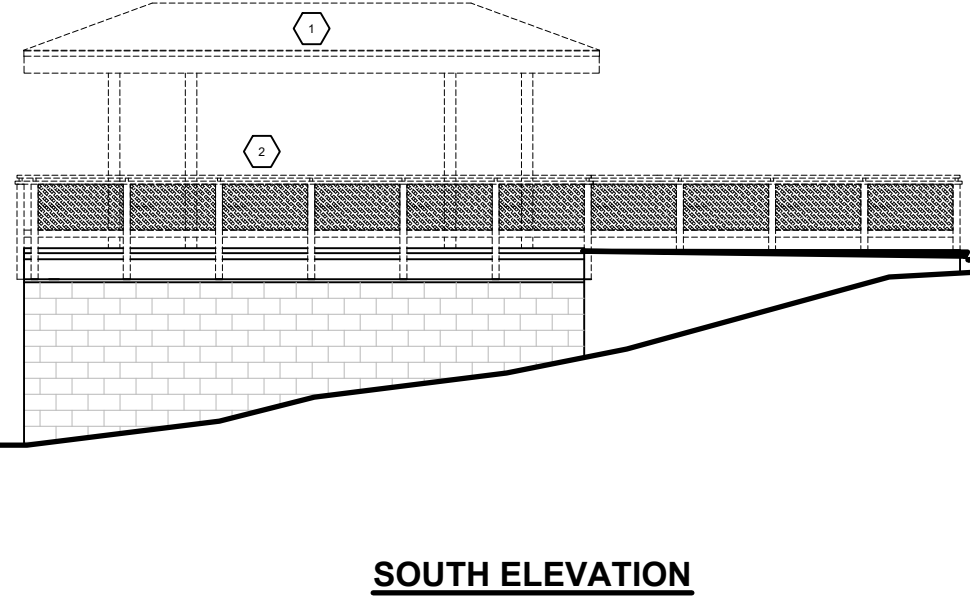
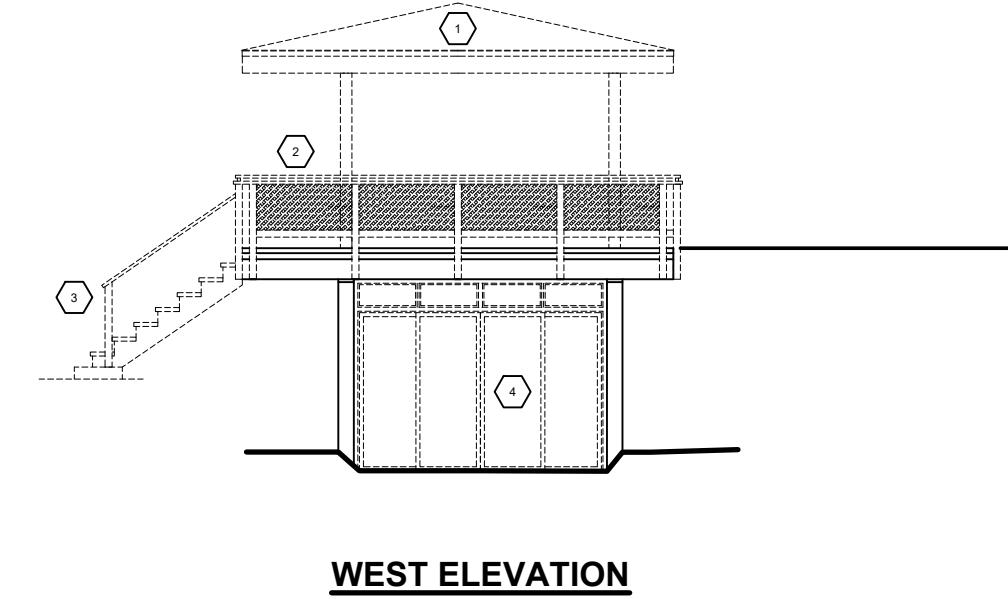
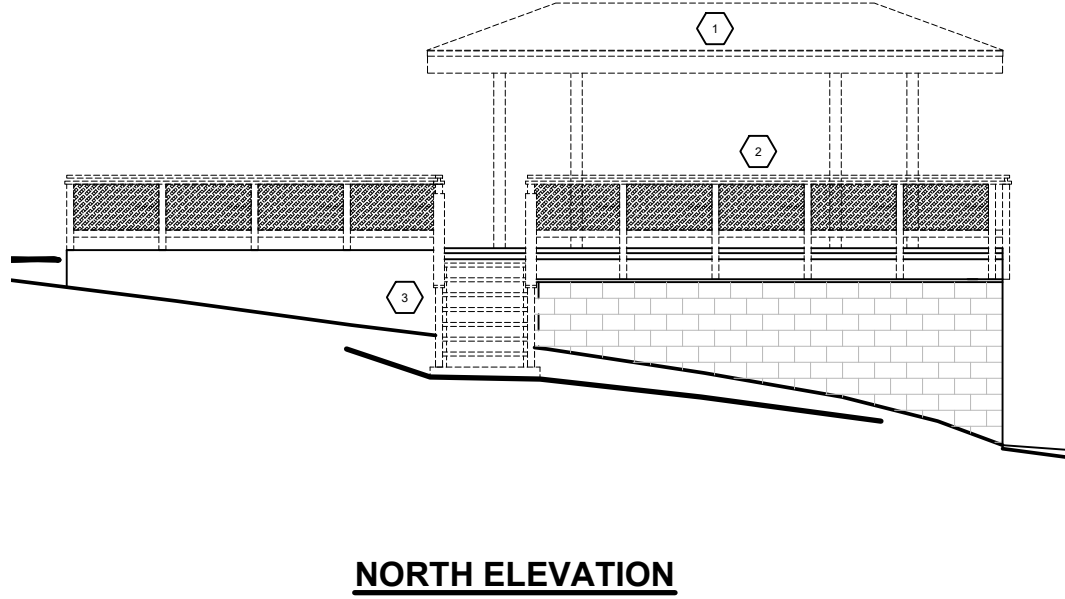
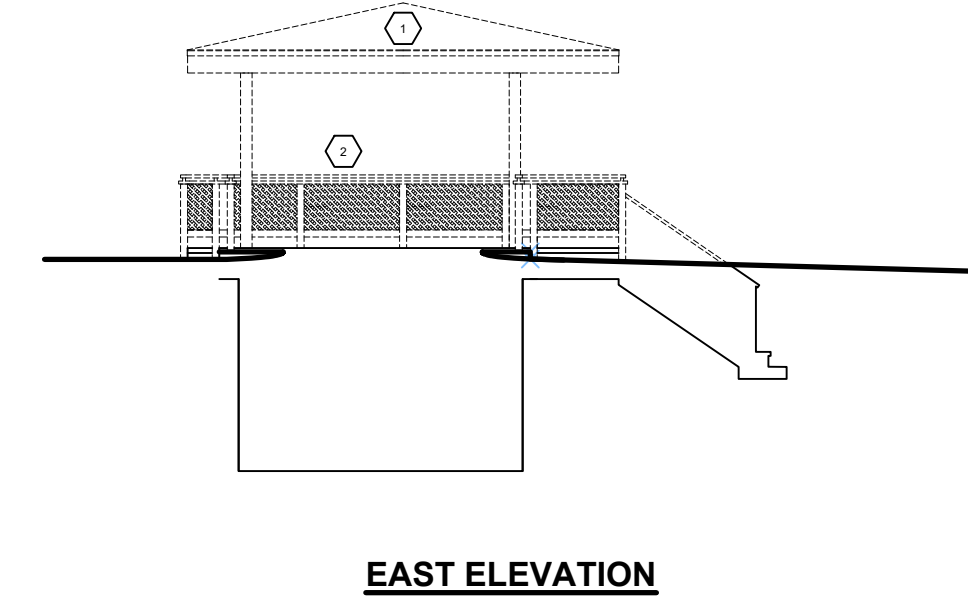
TREATMENT OF REPAIRS TO THE HISTORIC STUDIO BUILDING

1. INSTALL A METAL SPARK ARRESTOR W/ MAX. 1/2" METAL MESH.
2. CLEAN & TUCK POINT THE MASONRY CHIMNEY, MATCHING EXISTING JOINTS.
3. REPLACE DETERIORATED GALVANIZED FLASHINGS WITH COPPER FLASHINGS AT ROOF VALLEYS, ROOF EDGES, MASONRY CHIMNEY AND WINDOW & DOOR HEADS.
4. REPLACE THE EXISTING COMPOSITION SHINGLE ROOF WITH 16" WESTERN RED CEDAR SHINGLES OVER FIRE-RATED UNDERLAYMENT BOARD. INSTALL SHINGLES WITH MAXIMUM 5-1/2" EXPOSURE.
5. DEMOLISH THE WATER HEATER ADDITION AND RESTORE THE ORIGINAL ROOFLINE. INSTALL ON-DEMAND WATER HEATER INSIDE THE STRUCTURE.
6. WOOD SIDING AND TRIM:
 - 6.1. CLEAN EXTERIOR SIDING, TRIM, OVERHANGS AND FASCIAE WITH A MILD, WATER BASED CLEANING SOLUTION. NO SANDBLASTING NOR CHEMICAL TREATMENTS THAT MAY DAMAGE THE STRUCTURE ARE PERMITTED.
 - 6.2. REPAIR DETERIORATED WOOD SIDING AND BATTENS OR REPLACE, MATCHING THE ORIGINAL MATERIAL DESIGN AND TEXTURE. BACKPRIME MATERIAL. DOCUMENT WITH PHOTOGRAPHY.
 - 6.3. REPAINT WOOD SIDING, TRIM, OVERHANGS AND FASCIA WITH APPROVED COLOR(S).
 - 6.4. RE-INSTALL EXISTING WOOD TRIM AT NEW WINDOW UNITS, OR, IF DETERIORATED, REPLACE WITH NEW BACK-PRIMED REDWOOD, MATCHING ORIGINAL DIMENSIONS AND DESIGN EVIDENT AT THE ROUND TOP WINDOW, EAST ELEVATION.

7. REPLACE THE ALUMINUM WINDOWS WITH SINGLE-GLAZED, ALL WOOD UNITS WITH TRUE DIVIDED LITES. PAINT FINISH. RE-INSTALL EXISTING WOOD TRIM. OR IF DETERIORATED, REPLACE WITH NEW BACK-PRIMED REDWOOD, MATCHING ORIGINAL DIMENSION AND DESIGN EVIDENT AT THE ROUND TOP WINDOW, EAST ELEVATION.
8. REPAIR DETERIORATED SOUTH DOOR OR REPLACE WITH A NEW DUTCH DOOR WITH GLASS TOP PANEL. PAINT FINISH. INSTALL BRONZE OR PAINTED IRON HARDWARE.
9. REPAIR THE FRONT PORCH, REPLACING DETERIORATED 4X4 REDWOOD POSTS AND SECURING THE ROOF WITH CONCEALED FASTENERS.
10. REPLACE DETERIORATED BOARDS AT FLOOR LINE WITH NEW WOOD SIDING.
11. CLEAR DEBRIS AND ACCUMULATED SOIL ALONG THE FOUNDATION TO PROVIDE THE CODE REQUIRED 8" CLEARANCE FROM GRADE TO ANY WOOD MATERIAL. INSTALL WOOD SCREENED FOUNDATION VENTS AT THE PERIMETER FOR CODE COMPLAINT VENTING OF CRAWLSPACE.
12. REPAIR THE EXISTING WOOD DECK AT THE EAST ELEVATION ENTRY DOOR.
13. CLEAN THE ORIGINAL FRONT DOOR AT EAST ELEVATION. PREP AND APPLY STAIN OR A PENETRATING OIL FINISH.
14. CLEAN, REWIRE AND RE-INSTALL OLD EXTERIOR LIGHT FIXTURES W/ 25 WATT LED LAMPS.
15. UNDERGROUND ELECTRICAL AND CABLE LINES TO UTILITY POLE AT CASANOVA STREET.



"THE STUDIO"
HISTORIC



NON-HISTORIC STRUCTURE: "THE BOMBSHELTER"
 CONSTRUCTION DATE: 1976 BY JAMES HARVEY SHORT, OWNER

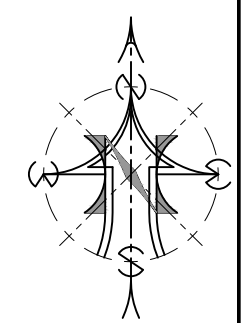
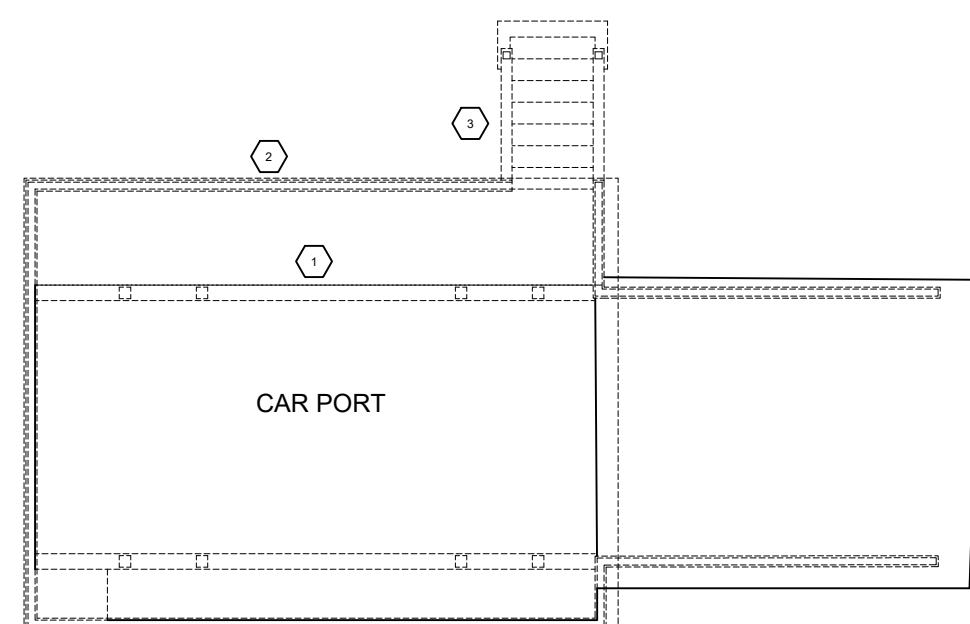
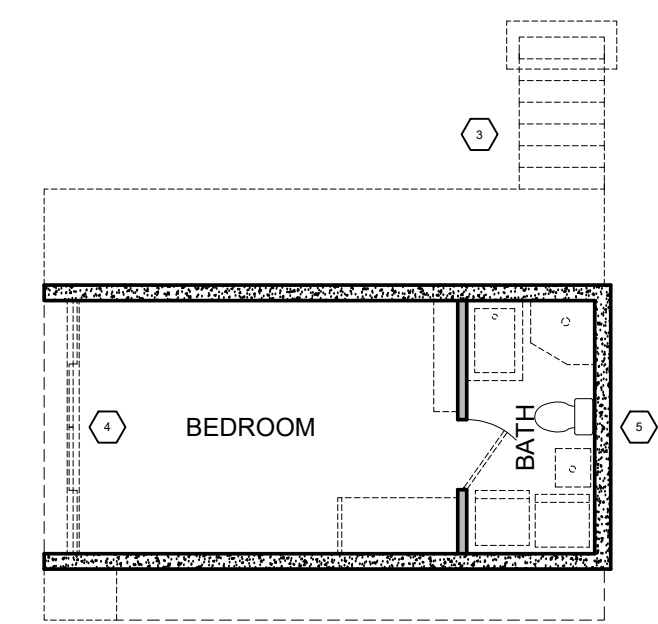
THE BOMBSHELTER IS A TWO-STORY STRUCTURE, CONSTRUCTED IN 1976 IN RESPONSE TO THE DEMAND FOR COVERED PARKING AND LIVING SPACE FOR THE FAMILY AND IS NOT CONSIDERED HISTORIC.

THE PROPOSED "LOT 1" PLAN CALLS FOR DEMOLITION OF THE UPPER LEVEL WOOD CARPORT AND GUARDRAILS, AND RETENTION OF THE LOWER FLOOR LIVING SPACE WITH ITS CONCRETE DECK (ROOF), FOUNDATION AND CONCRETE MASONRY WALLS. AS A RESULT, ADDITIONAL DEMOLITION, HAULING AND SITE DISTURBANCE IS AVOIDED. OPENINGS FOR NEW WOOD WINDOWS AND DOORS WILL BE CUT INTO THE CMU WALLS. THE CMU WALLS WILL BE FINISHED WITH A SAND FINISH APPLICATION OF STUCCO AND PAINTED.

THE CONCRETE DRIVEWAY ON FILL WILL ALSO BE RETAINED, WITH REPLACEMENT OF THE LATTICE GUARDRAIL WITH A WOOD GUARDRAIL OF MATCHING HORIZONTAL SIDING TO MATCH THE NEW UPPER FLOOR OF THE RESIDENCE. CMU WALLS WILL RECEIVE MATCHING SAND FINISH STUCCO AND PAINT FINISH.

DEMOLITION NOTES

- ① ROOF AND STRUCTURE TO BE REMOVED
- ② WOOD RAILING TO BE REMOVED
- ③ STAIRS TO BE REMOVED
- ④ ALUMINUM DOORS AND WINDOWS TO BE REMOVED
- ⑤ PLUMBING FIXTURES AND APPLIANCES TO BE REMOVED



"THE BOMB SHELTER"
NON-HISTORIC

THOMAS BATEMAN HOOD
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 Carmel, California 93921
 P.O. Box 4916
 831 - 622 - 9912
 tom@t-hood.com
 www.thomasbatemanhood.com

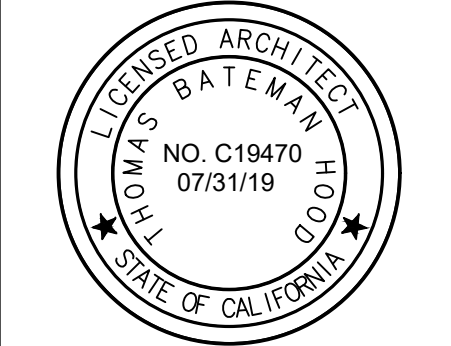
PROJECT:
 ALTERATIONS &
 ADDITION FOR:
 PINE TREES
 7 NW OF OCEAN ON
 CASANOVA ST.
 CARMEL, CA 93921
 APN: 010-251-003

OWNER:
MCLEOD GROUP, INC.
 112 LAKE ST S. #200
 KIRKLAND WA. 98033
 T: 425-985-0555

REVISIONS:

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 The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

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PRINT DATE: **08-21-19**

DRAWING DATE: **08-21-19**

PAGE TITLE:

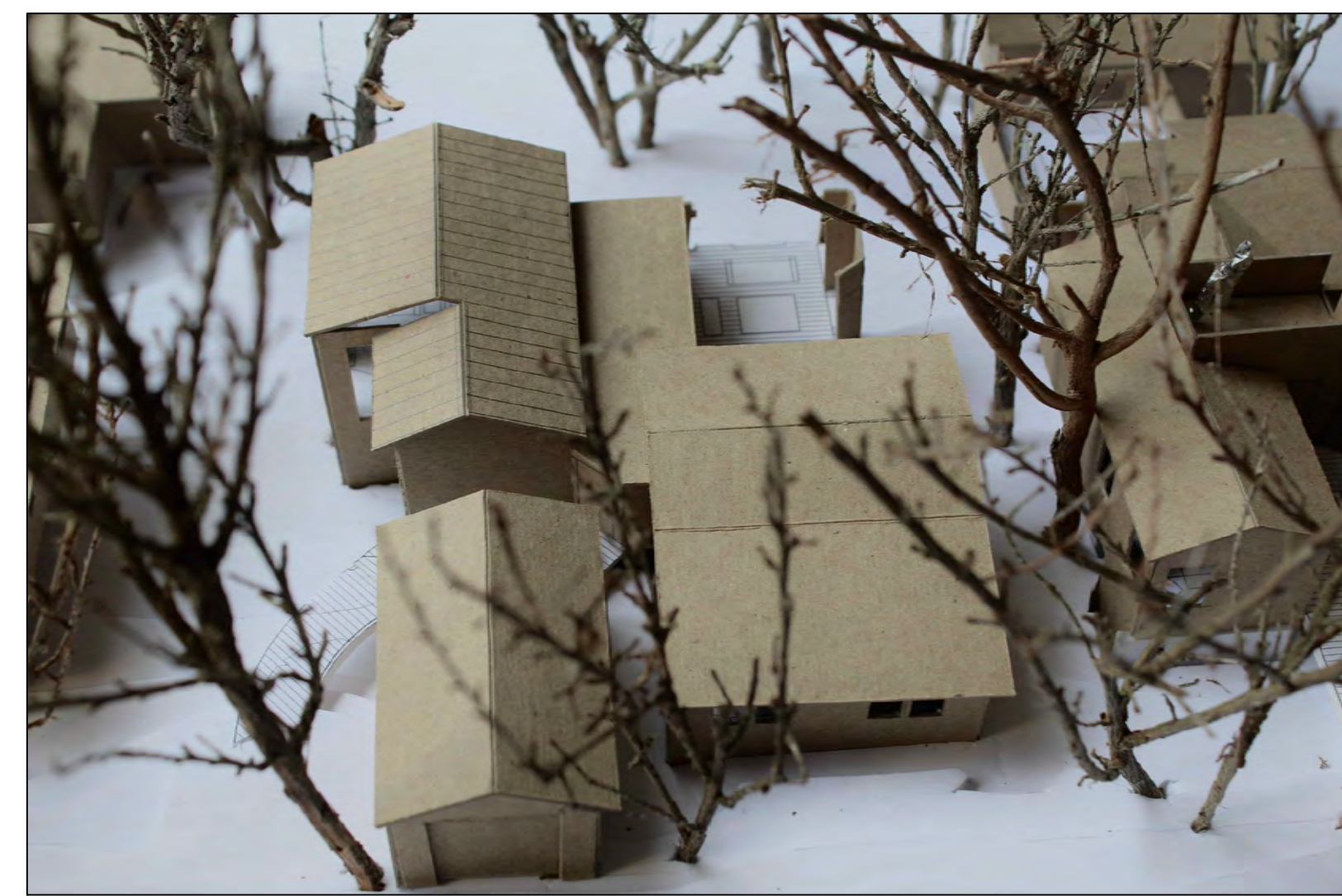
**LOT 2-
 PROPOSED
 SITE PLAN**

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

SHEET:

A2.0

OF SHEETS



1. AERIAL VIEW



2. NORTH EAST VIEW



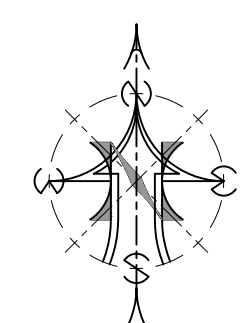
3. WEST ELEVATION

LOT 2	4,991.5 S.F.
WIDTH	(54'+3 7/12" = 45.5')
COMPOSITE	11' (6'-6" + 5'-11" COMPLIES)
FLOOR AREA @ 43.07%	2,147 S.F.
(E) COTTAGE, "THE CABIN" (REDUCED, INCLUDED IN HOUSE)	
GARAGE	225 S.F.
UPPER LEVEL NEW HOUSE	1,101 S.F.
LOWER LEVEL NEW HOUSE	819 S.F.
TOTAL	2,144 S.F.
RESIDUAL FLOOR AREA 3 S.F.	
SITE COVERAGE	
MAX FLOOR AREA X 22	482 S.F.
DRIVEWAY BONUS (NO DRIVEWAY)	0 S.F.
	482 SF. MAX ALLOWED
RAISED ENTRY DECK	
COVERED LOWER PATIO AREA	112 S.F.
OPEN LOWER PATIO AREA	94 S.F.
PAVED AREA OF FRONT WALK	44 S.F.
TOTAL	133 S.F.
	383 S.F. UNDER BY 99 S.F.

- ROOF PLAN LEGEND**
- ① STEEL STANDING SEAM ROOFING, WARM GRAY COLOR, 16" O.C.
 - ② SINGLE PLY FLAT ROOF, COLOR COMPATIBLE WITH STEEL ROOF
 - ③ 16" MACHINE CUT LOW PROFILE CEDAR SHINGLES
 - ④ CURB MOUNT SKYLIGHT WITH OPAQUE SCREEN



1 LOT 2 - SITE PLAN
 1/8"=1'-0"



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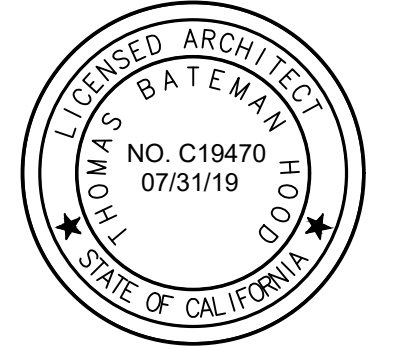
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CARMEL, CA

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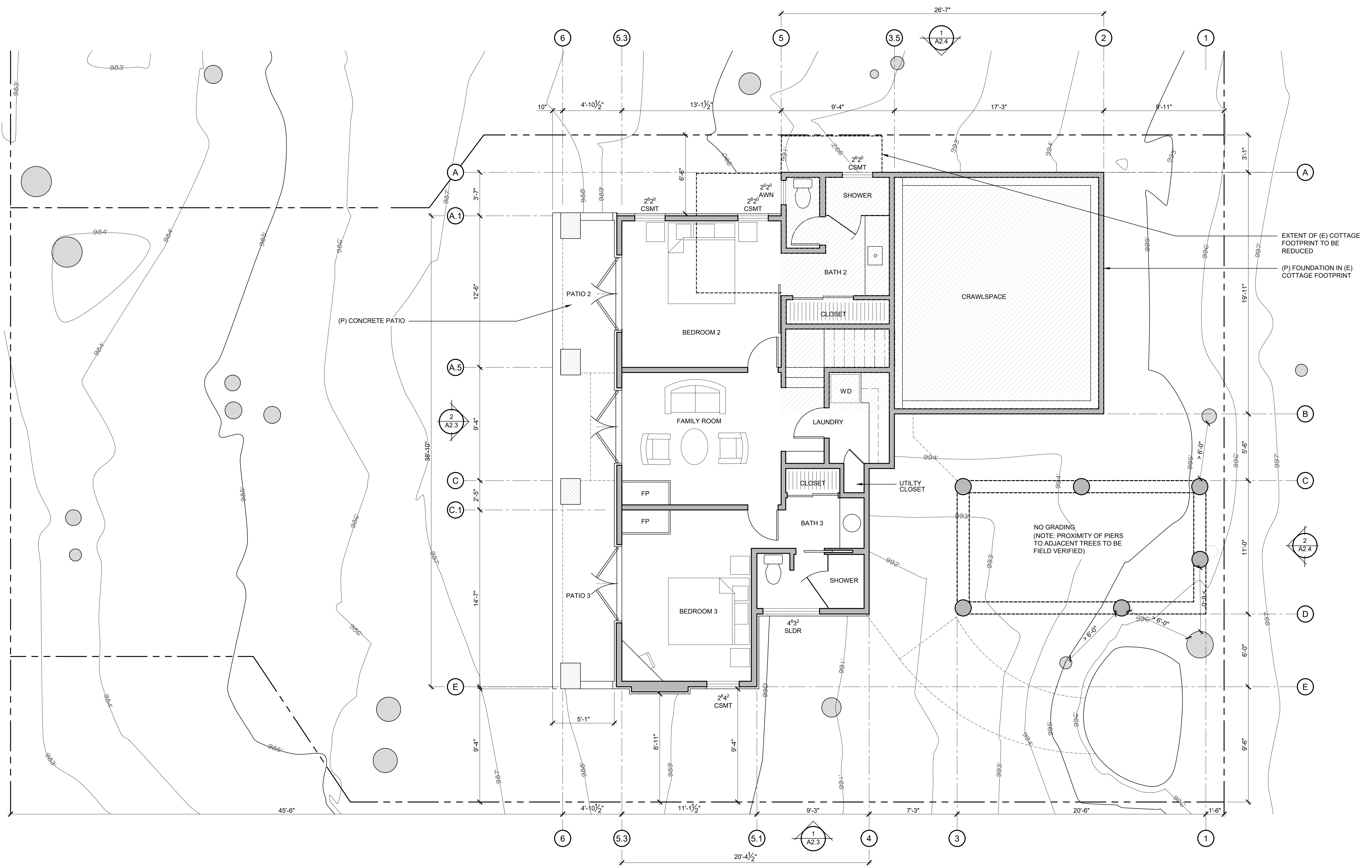
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**LOT 2-
PROPOSED
LOWER LEVEL
FLOOR PLAN**

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

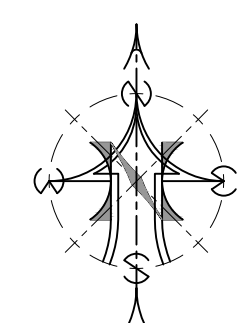
SHEET:

A2.1

OF SHEETS



1 LOT 2 - LOWER LEVEL
1/4"=1'-0"



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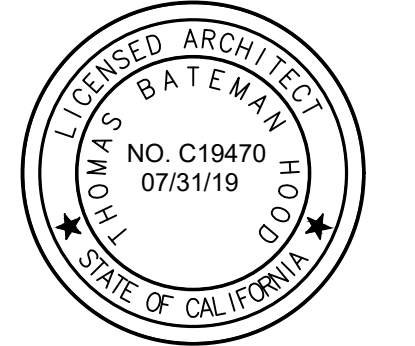
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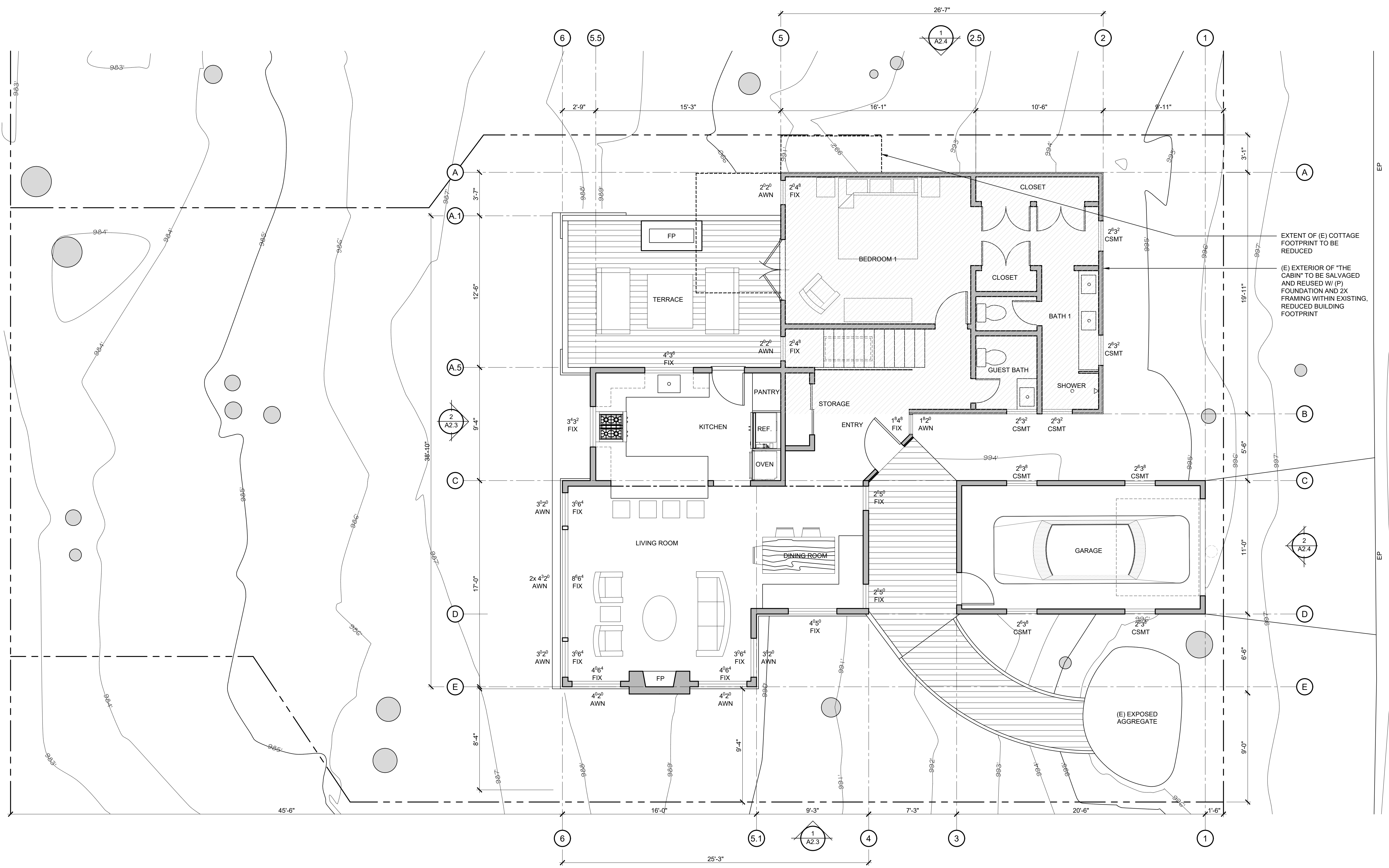
**LOT 2-
 PROPOSED
 MAIN LEVEL
 FLOOR PLAN**

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

SHEET:

A2.2

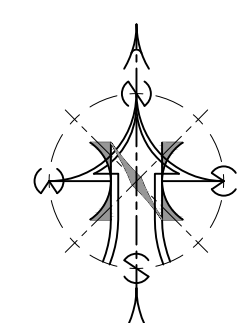
OF SHEETS



EXTENT OF (E) COTTAGE FOOTPRINT TO BE REDUCED
 (E) EXTERIOR OF "THE CABIN" TO BE SALVAGED AND REUSED W/ (P) FOUNDATION AND 2X FRAMING WITHIN EXISTING, REDUCED BUILDING FOOTPRINT

CASANOVA STREET
 (A 50 FOOT WIDE CITY STREET)

1 LOT 2 - MAIN LEVEL
 1/4"=1'-0"



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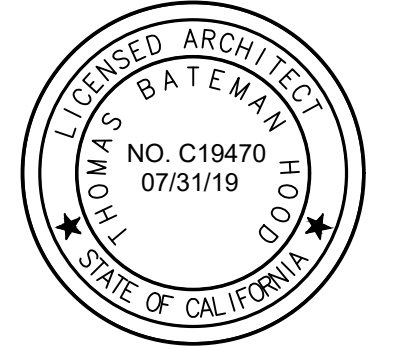
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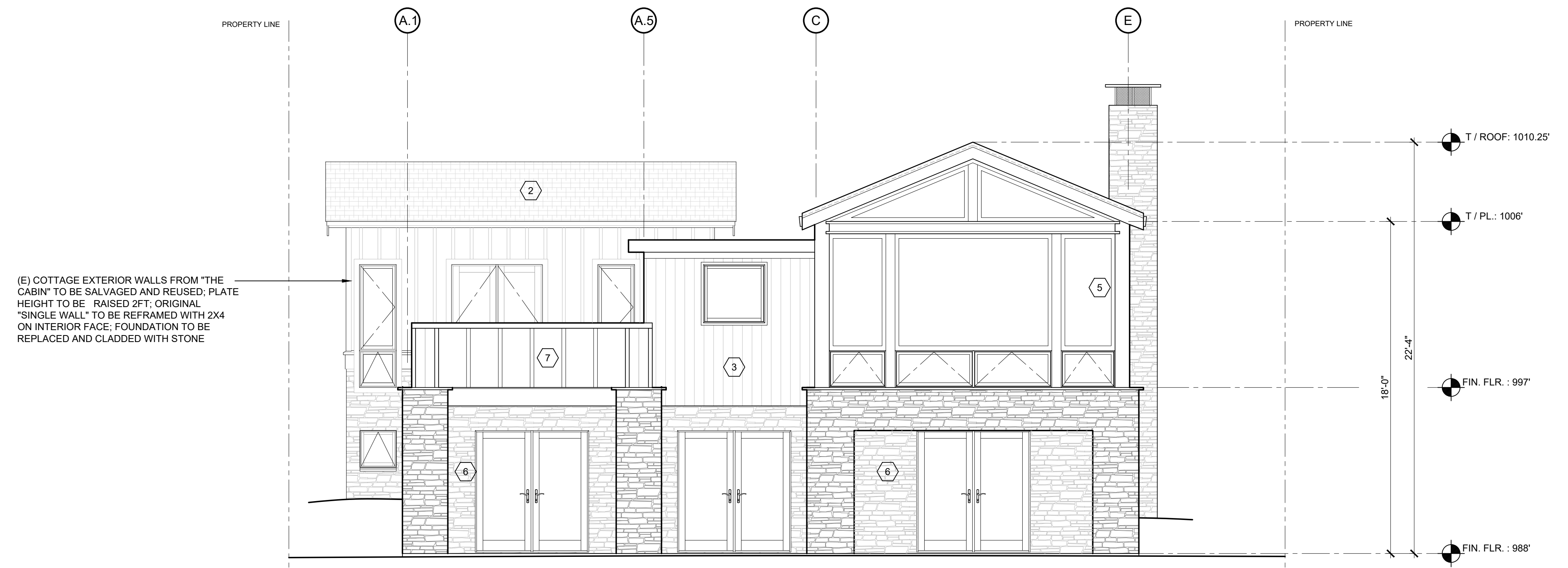
PROPOSED WEST & SOUTH ELEVATIONS

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

SHEET:

A2.3

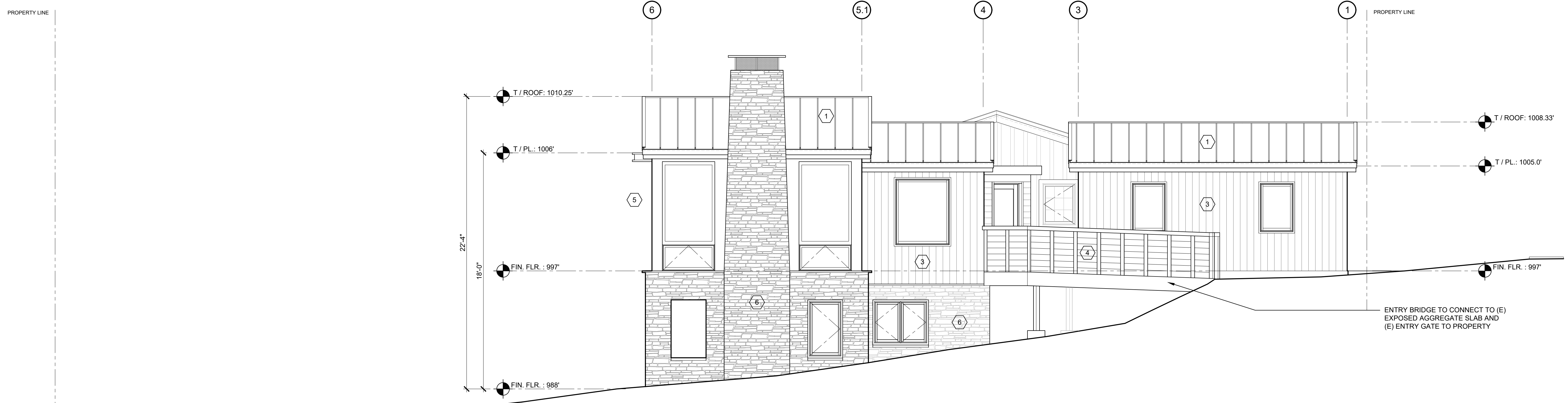
OF SHEETS



2 LOT 2 - WEST ELEVATION
 1/4"=1'-0"

MATERIALS LEGEND

- 1 STEEL STANDING SEAM ROOFING, 16" O.C.
- 2 16" MACHINE CUT LOW PROFILE CEDAR SHINGLES
- 3 VERTICAL, 1x6 SQUARE EDGE CEDAR SIDING W/ SEMI-TRANSPARENT FINISH
- 4 HORIZONTAL, 1x6 SQUARE EDGE CEDAR SIDING W/ 2x BATTENS
- 5 WRAPPED STRUCTURAL STEEL
- 6 STONE CLAD FOUNDATION
- 7 TEMPERED GLASS



1 LOT 2 - SOUTH ELEVATION
 1/4"=1'-0"

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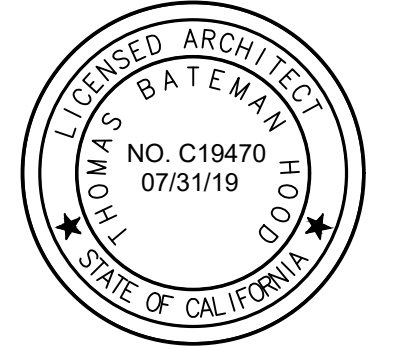
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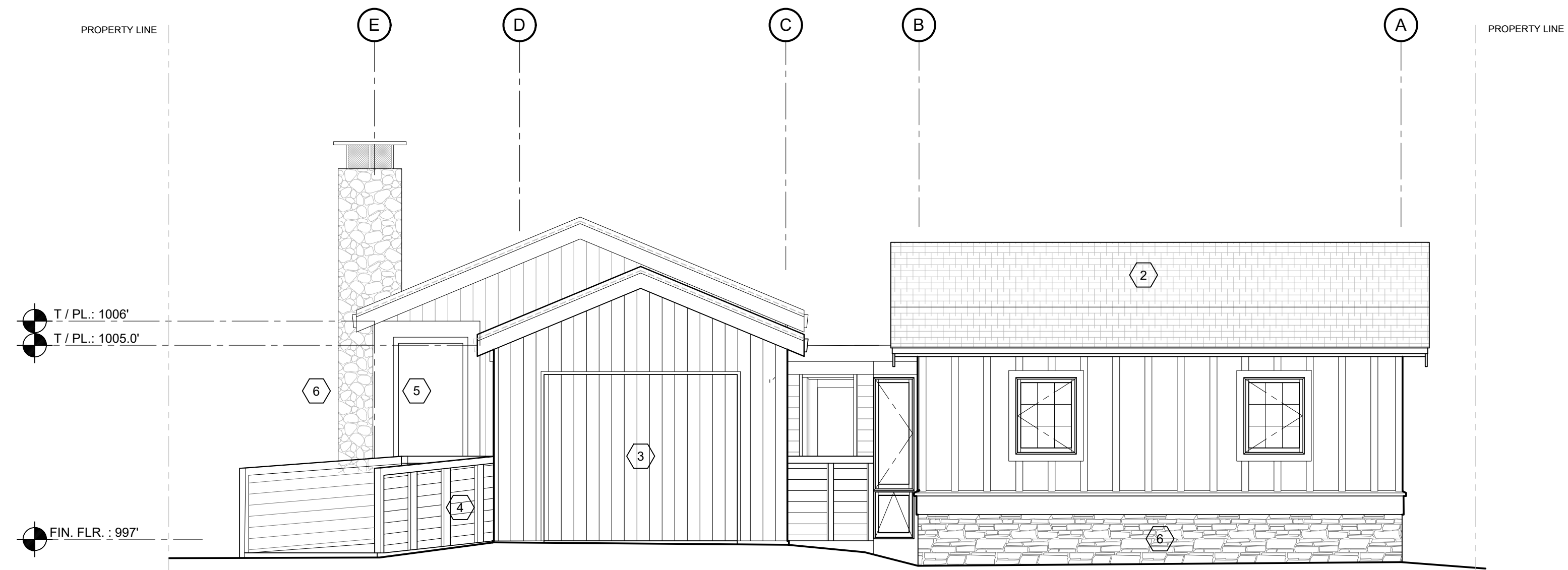
PROPOSED EAST & NORTH ELEVATIONS

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

SHEET:

A2.4

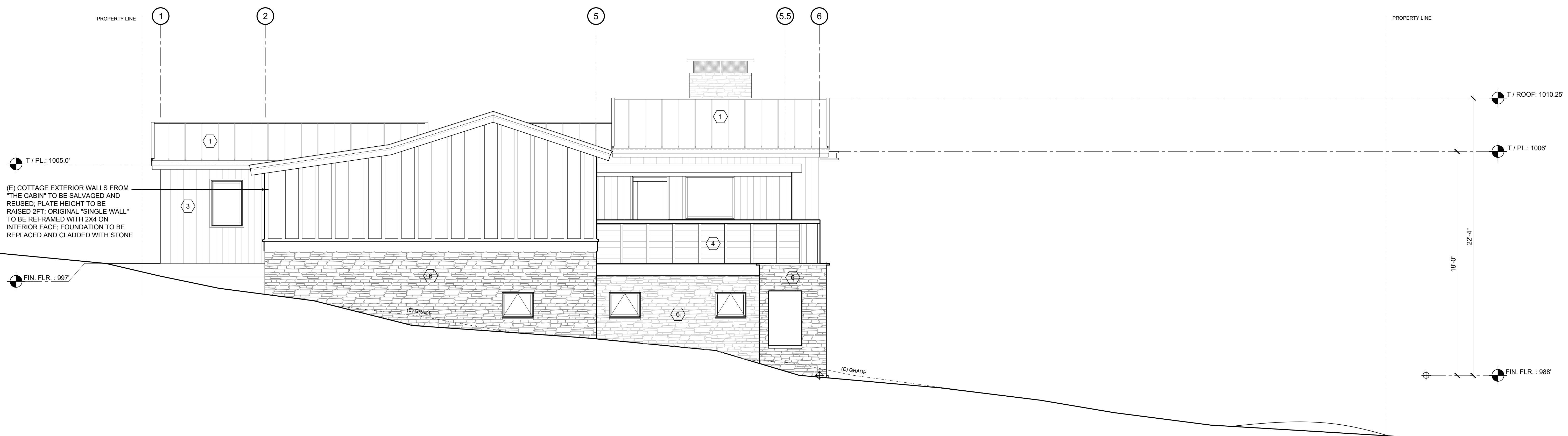
OF SHEETS



2 LOT 2 - EAST ELEVATION
 1/4"=1'-0"

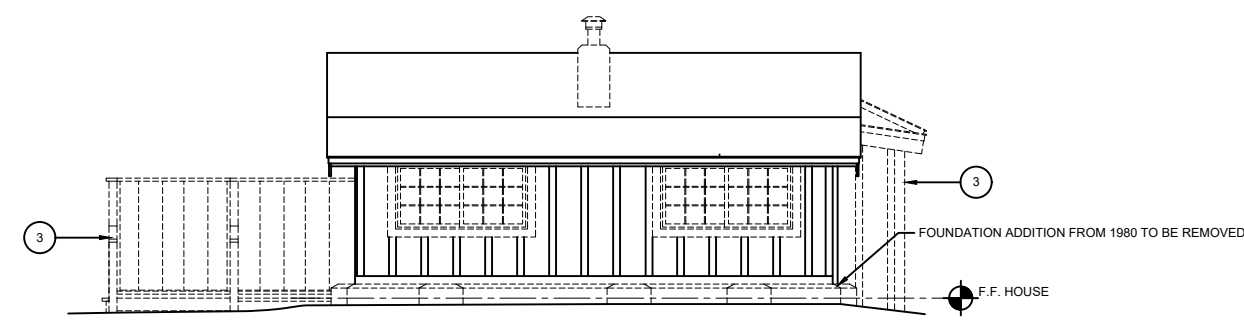
MATERIALS LEGEND

- 1 STEEL STANDING SEAM ROOFING, 16" O.C.
- 2 16" MACHINE CUT LOW PROFILE CEDAR SHINGLES
- 3 VERTICAL, 1x6 SQUARE EDGE CEDAR SIDING W/ SEMI- TRANSPARENT FINISH
- 4 HORIZONTAL, 1x6 SQUARE EDGE CEDAR SIDING W/ 2x BATTENS
- 5 WRAPPED STRUCTURAL STEEL
- 6 STONE CLAD FOUNDATION

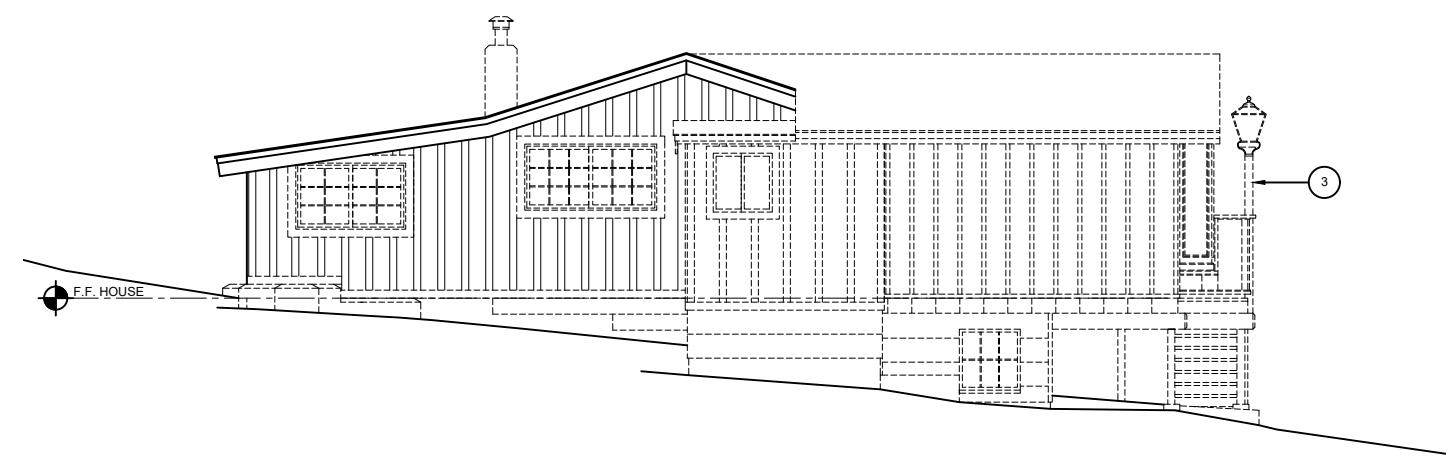


1 LOT 2 - NORTH ELEVATION
 1/4"=1'-0"

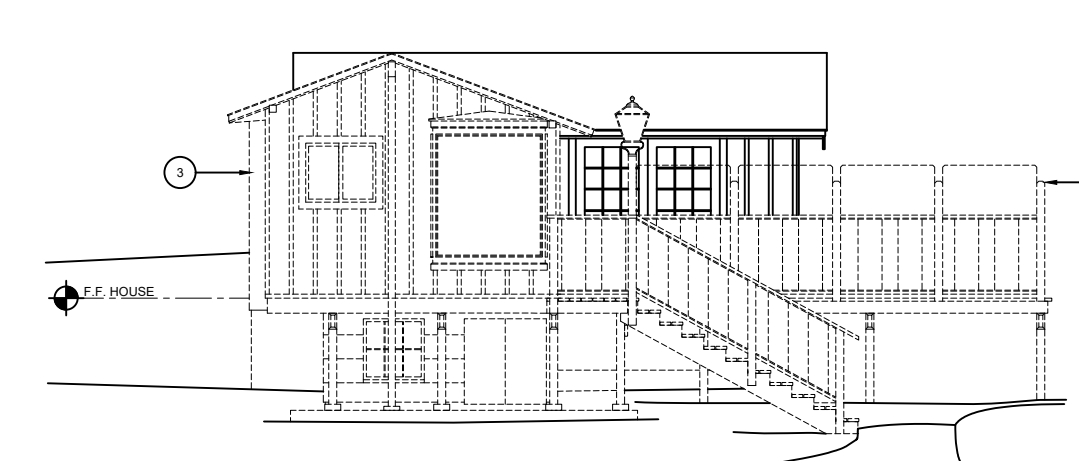
(E) COTTAGE EXTERIOR WALLS FROM "THE CABIN" TO BE SALVAGED AND REUSED; PLATE HEIGHT TO BE RAISED 2FT; ORIGINAL "SINGLE WALL" TO BE REFRAMED WITH 2X4 ON INTERIOR FACE; FOUNDATION TO BE REPLACED AND CLADDED WITH STONE



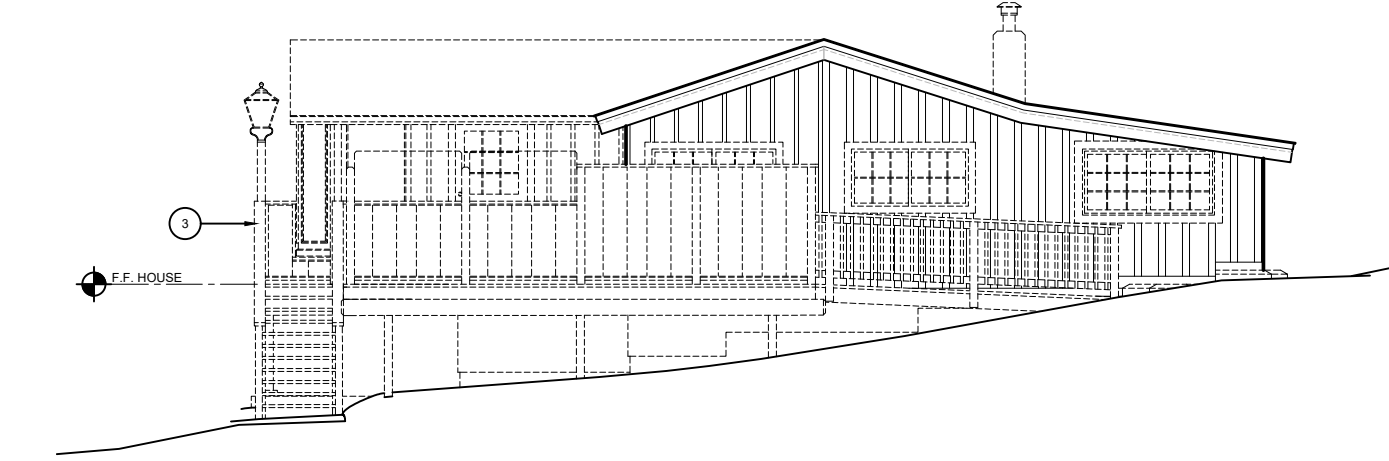
EAST ELEVATION - DEMO



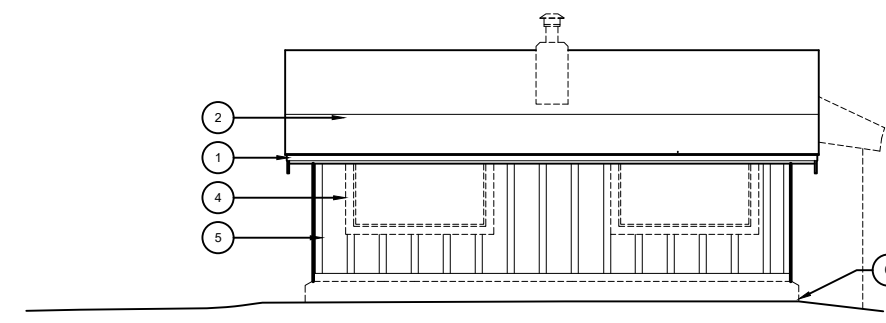
NORTH ELEVATION - DEMO



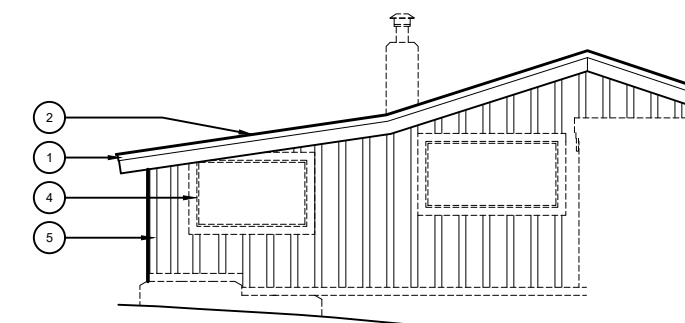
WEST ELEVATION - DEMO



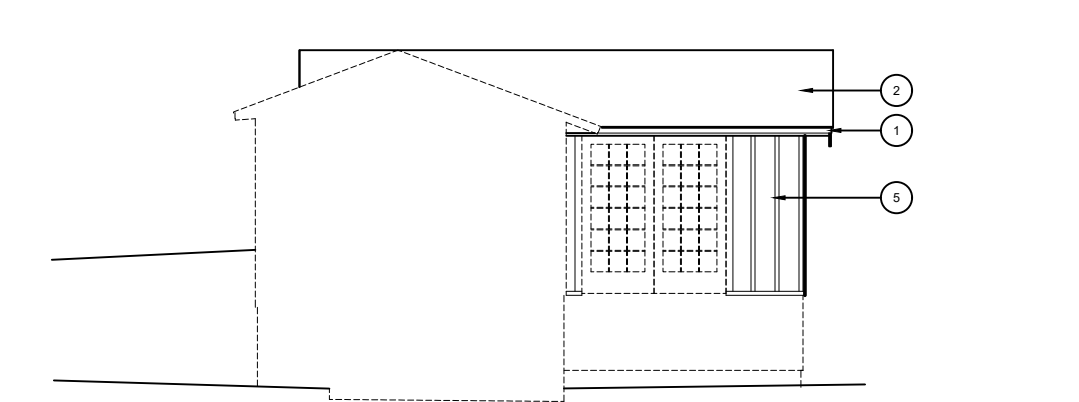
SOUTH ELEVATION - DEMO



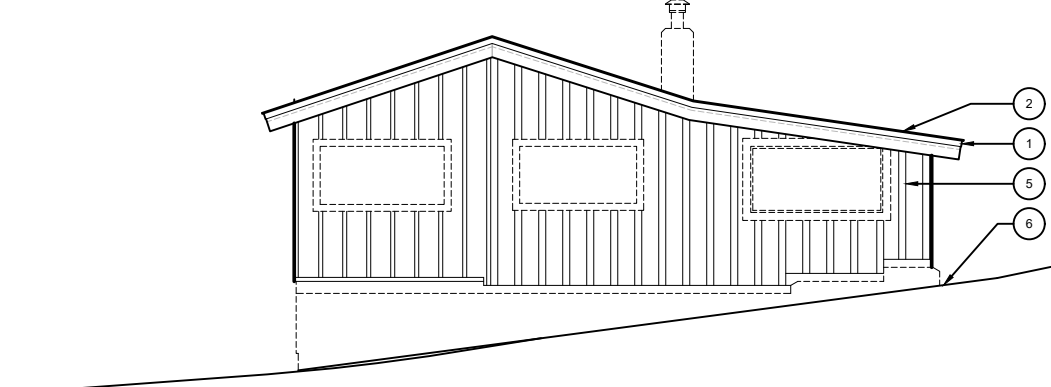
EAST ELEVATION - TO REMAIN



NORTH ELEVATION - TO REMAIN



WEST ELEVATION - TO REMAIN



SOUTH ELEVATION - TO REMAIN

HISTORIC STRUCTURE: "THE CABIN"

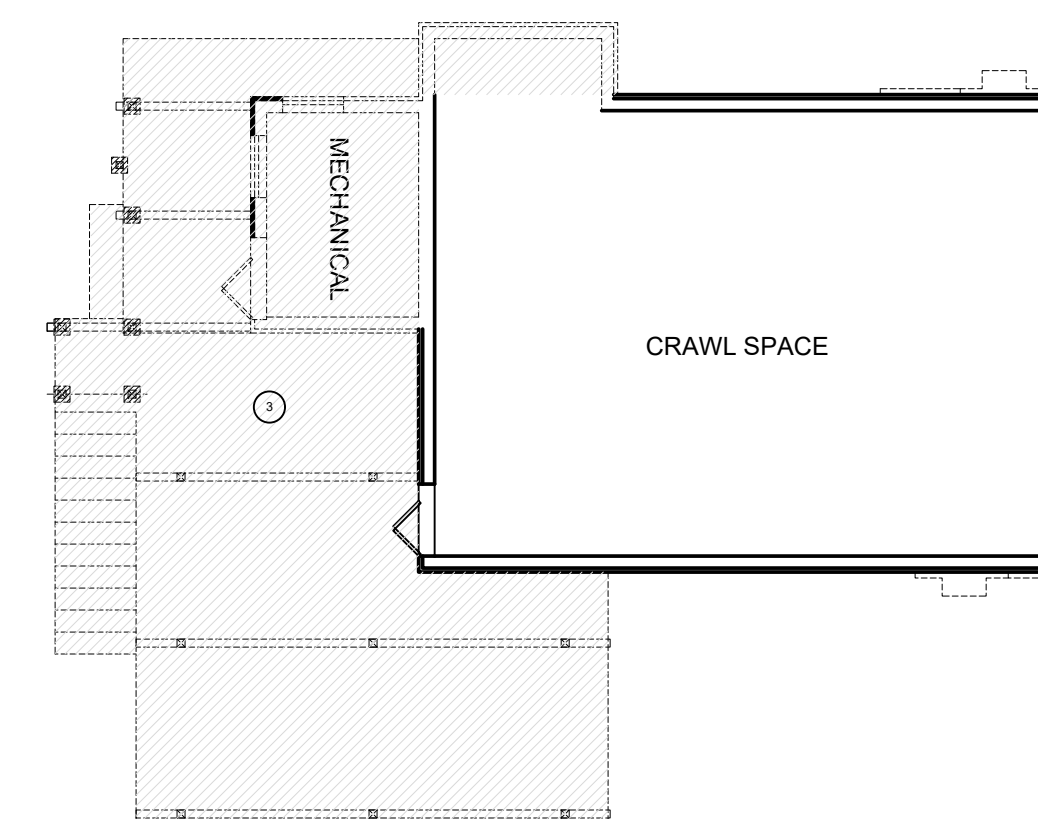
EST. CONSTRUCTION DATE: 1905, WITH TWO ADDITIONS & ALTERATIONS IN 1975-6, 1980 AND 2006.

THE CABIN IS THE OLDEST STRUCTURE ON THE PROPERTY. ACCORDING TO KENT SEAVEY'S REPORT (SHEET AD.2), ITS SIGNIFICANCE IS ATTRIBUTED TO AN EARLY RESIDENT. ALTERATIONS AND ADDITIONS OBSCURE PORTIONS OF THE ORIGINAL STRUCTURE, SIGNIFICANTLY CHANGING THE ORIGINAL STRUCTURE. WOOD WINDOWS AND DOORS HAVE BEEN REPLACED WITH NEW WOOD OR ALUMINUM UNITS OF VARYING SIZES FROM THE ORIGINAL AS WELL. AT THIS TIME, ITS HISTORIC VALUE AS A PIECE OF ARCHITECTURE IS QUESTIONABLE. DEMOLITION OF THE ENTIRE STRUCTURE WAS CONSIDERED BY THE PROJECT TEAM, GIVEN THE ITS CONDITION AND 6'-0" HIGH INTERIOR SPACES (EAST, SHED ROOF PORTION ALONG CASANOVA STREET).

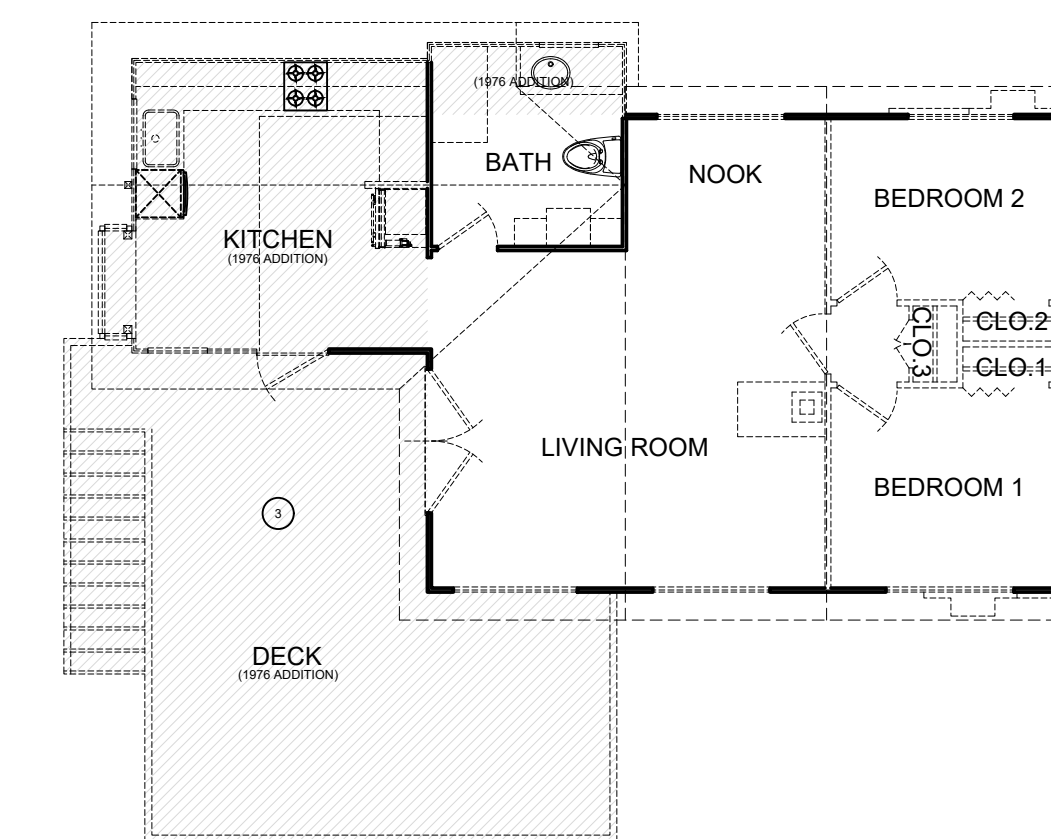
INSTEAD, THE PROPOSED DESIGN RETAINS THE ORIGINAL SINGLE-WALL BUILDING ENVELOPE VISIBLE FROM CASANOVA STREET. NEW WINDOWS AND PROPOSED ADDITIONS TO THE SOUTH AND WEST SIDE UTILIZE THE BASIC MASS TO CREATE A WORKABLE PLAN OF A THREE BEDROOM RESIDENCE. WHEN COMPLETED, THE 1905 CABIN WILL STILL APPEAR AS A DISTINCT ELEMENT VISIBLE FROM THE STREET, WITH ADDITIONS OF COMPATIBLE SCALE AND MATERIALS.

TREATMENT OF REPAIRS TO THE HISTORIC "CABIN"

1. REPLACE DETERIORATED GALVANIZED FLASHINGS WITH COPPER FLASHINGS AT ROOF VALLEYS, ROOF EDGES, MASONRY CHIMNEY AND WINDOW & DOOR HEADS.
2. REPLACE THE EXISTING COMPOSITION SHINGLE ROOF WITH 16" WESTERN RED CEDAR SHINGLES OVER FIRE-RATED UNDERLAYMENT BOARD. INSTALL SHINGLES WITH MAXIMUM 5-1/2" EXPOSURE.
3. DEMOLISH THE KITCHEN AND BATHROOM ADDITIONS AT THE WEST AND NORTH SIDE OF THE STRUCTURE AS WELL AS THE MASONRY CHIMNEY AND DECK ADDITION FROM 1976.
4. REPLACE THE ALUMINUM WINDOWS WITH SINGLE GLAZED WOOD WINDOWS AT THE EAST (STREET) ELEVATION. PAINT FINISH WITH APPROVED COLOR TBD.
5. WOOD SIDING AND TRIM:
 - 5.1. CLEAN EXTERIOR SIDING, TRIM, OVERHANGS AND FASCIAE WITH A MILD, WATER BASED CLEANING SOLUTION. NO SANDBLASTING NOR CHEMICAL TREATMENTS THAT MAY DAMAGE THE STRUCTURE ARE PERMITTED.
 - 5.2. REPAIR DETERIORATED WOOD SIDING AND BATTENS OR REPLACE, MATCHING THE ORIGINAL MATERIAL DESIGN AND TEXTURE. BACKPRIME MATERIAL. DOCUMENT WITH PHOTOGRAPHY.
 - 5.3. REPAINT WOOD SIDING, TRIM, OVERHANGS AND FASCIAE WITH APPROVED COLOR(S).
 - 5.4. RE-INSTALL EXISTING WOOD TRIM AT NEW WINDOW UNITS, OR, IF DETERIORATED, REPLACE WITH NEW BACK-PRIMED REDWOOD, MATCHING ORIGINAL DIMENSIONS AND DESIGN EVIDENT AT THE ROUND TOP WINDOW, EAST ELEVATION.
6. CLEAR DEBRIS AND ACCUMULATED SOIL ALONG THE FOUNDATION TO PROVIDE THE CODE REQUIRED 8" CLEARANCE FROM GRADE TO ANY WOOD MATERIAL. INSTALL WOOD SCREENED FOUNDATION VENTS AT THE PERIMETER FOR CODE COMPLAINT VENTING OF CRAWLSPLACE.
7. REPLACE THE EXISTING EXTERIOR LIGHT FIXTURES W/ 25 WATT LED LAMP DOWNLIGHTS TBD.
8. UNDERGROUND ELECTRICAL AND CABLE LINES TO UTILITY POLE AT CASANOVA STREET.



LOWER LEVEL - DEMO PLAN



MAIN LEVEL - DEMO PLAN

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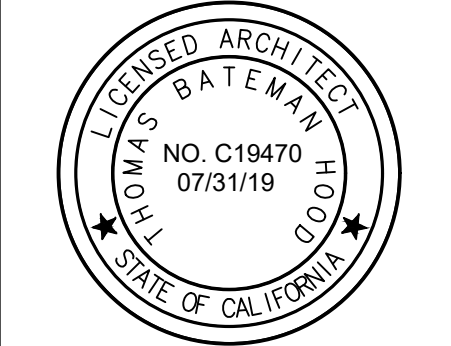
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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

DRAWN BY: **ADS**

PRINT DATE: **08-21-19**

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PAGE TITLE:

HISTORIC STRUCTURE RENOVATIONS

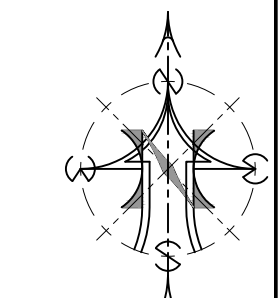
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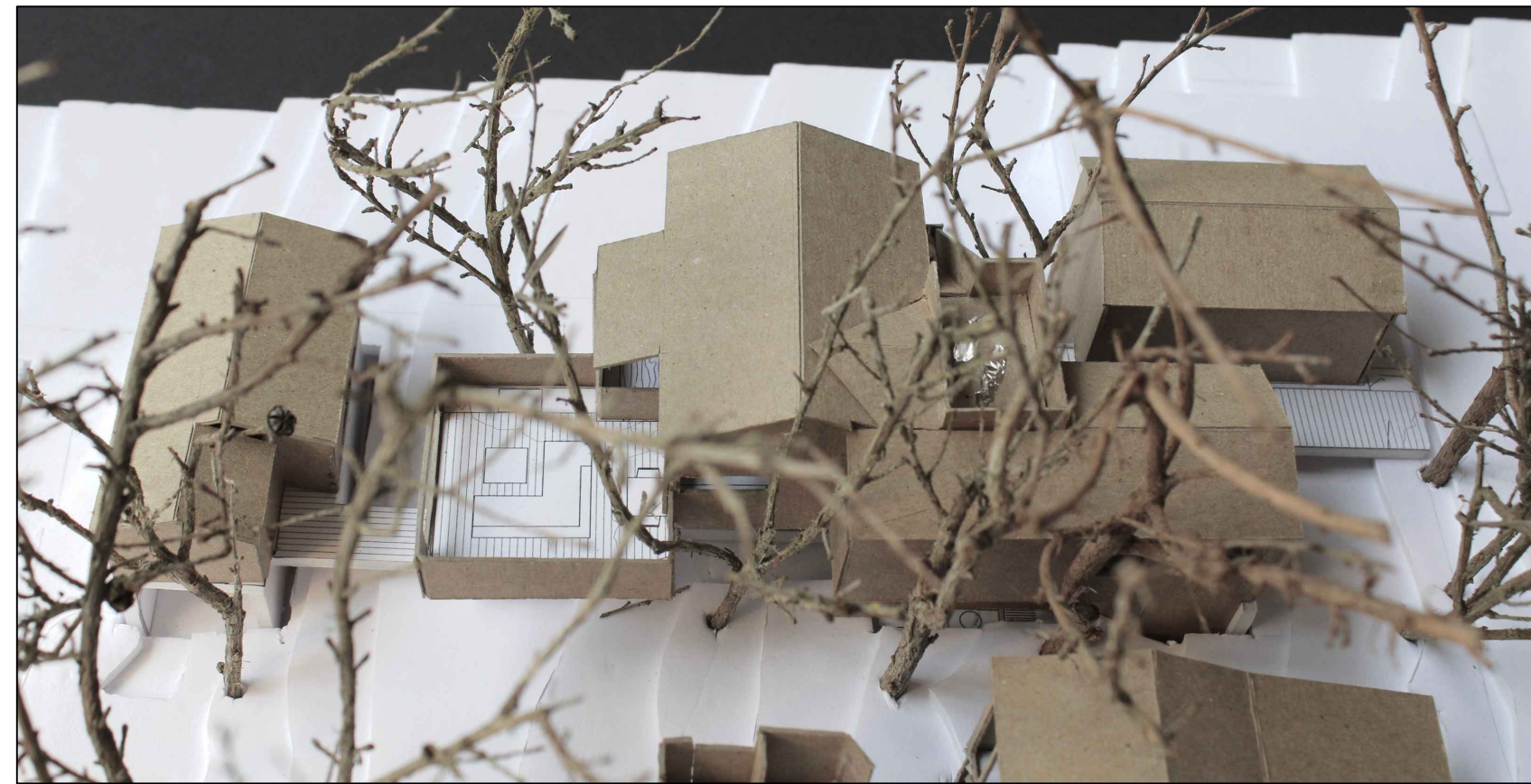
SHEET:

A2.5

- OF - SHEETS

"THE CABIN"
 HISTORIC





1. AERIAL VIEW



2. NORTH WEST VIEW

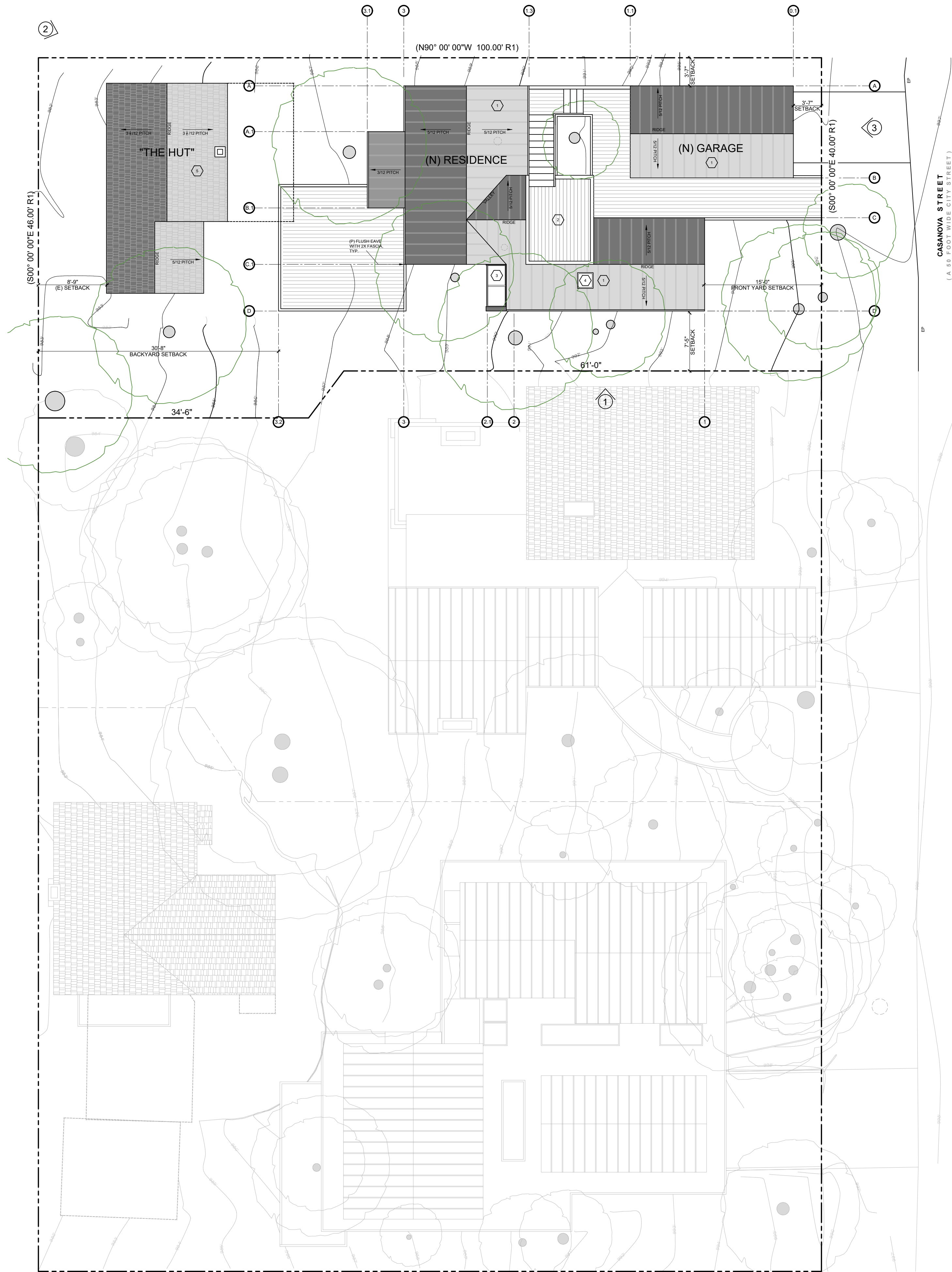


3. EAST ELEVATION

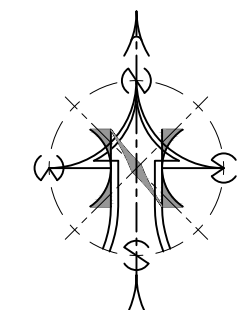
LOT 3	4,220 S.F.
WIDTH	(40' + 40')/2 = 43'
COMPOSITE	11' (7'-5" + 3'-7" COMPLIES)
FLOOR AREA @ 44.55%	1,883 S.F.
(E) COTTAGE, "THE HUT" (REDUCED)	412 S.F.
ADU BONUS APPLIED FROM LOT 1	-88 S.F.
GARAGE	248 S.F.
UPPER LEVEL NEW HOUSE	783 S.F.
LOWER LEVEL NEW HOUSE	530 S.F.
TOTAL	1,883 S.F.
RESIDUAL FLOOR AREA 0 S.F.	
SITE COVERAGE	
MAX FLOOR AREA x .22	442 S.F.
DRIVEWAY BONUS .04 OR ACTUAL	43 S.F.
	485 S.F. MAX ALLOWED
RAISED ENTRY WALK	
UPPER LEVEL DECK (ALSO BELOW)	161 S.F.
WALK TO REAR COTTAGE	247 S.F.
DRIVEWAY (SEE BONUS ABOVE)	52 S.F.
TOTAL	43 S.F.
	485 S.F. RESIDUAL 0 S.F.

ROOF PLAN LEGEND

- ① STEEL STANDING SEAM ROOFING, WARM GRAY COLOR, 16" O.C.
- ② 1X6 IPE WOOD ROOF DECK
- ③ TEMPERED GLASS ROOF WITH OPAQUE SCREEN
- ④ CURB MOUNT SKYLIGHT WITH OPAQUE SCREEN
- ⑤ 16" MACHINE CUT LOW PROFILE CEDAR SHINGLES



① **LOT 3 - SITE PLAN**
1/8"=1'-0"



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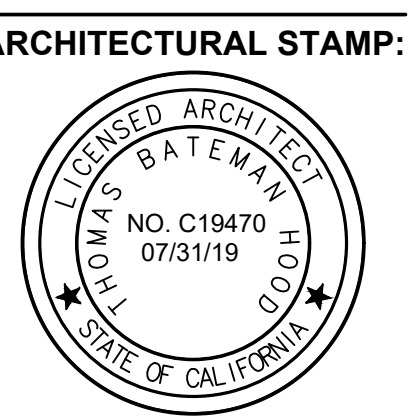
PROJECT:
ALTERATIONS &
ADDITION FOR:
PINE TREES
7 NW OF OCEAN ON
CASANOVA ST.
CARMEL, CA 93921
APN: 010-251-003

OWNER:
MCLEOD GROUP, INC.
112 LAKE ST S. #200
KIRKLAND WA. 98033
T: 425-985-0555

REVISIONS:

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THOMAS BATEMAN HOOD, AIA
CARMEL, CA
DRAWN BY: **ADS**
PRINT DATE: **08-21-19**
DRAWING DATE: **08-21-19**

PAGE TITLE:
**LOT 3-
PROPOSED
SITE PLAN**
SCALE: 1/8" = 1'-0"

SHEET:
A3.0
OF SHEETS

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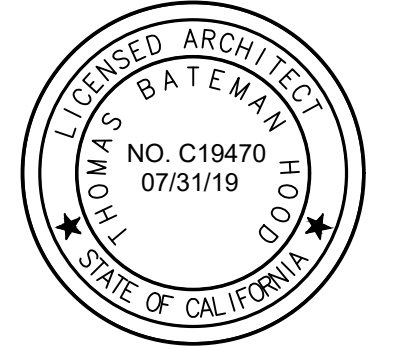
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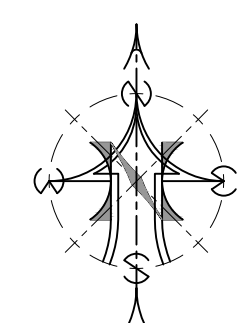
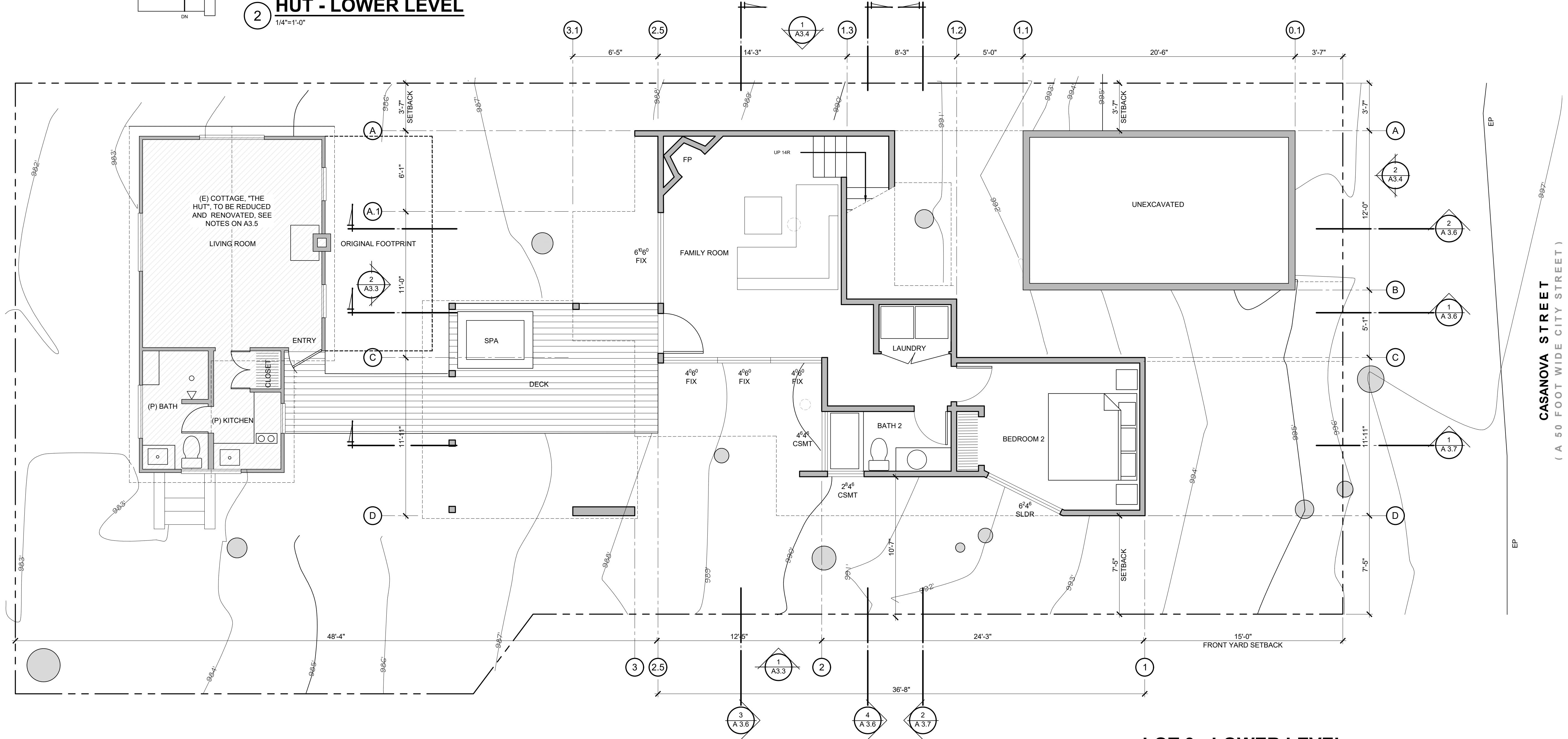
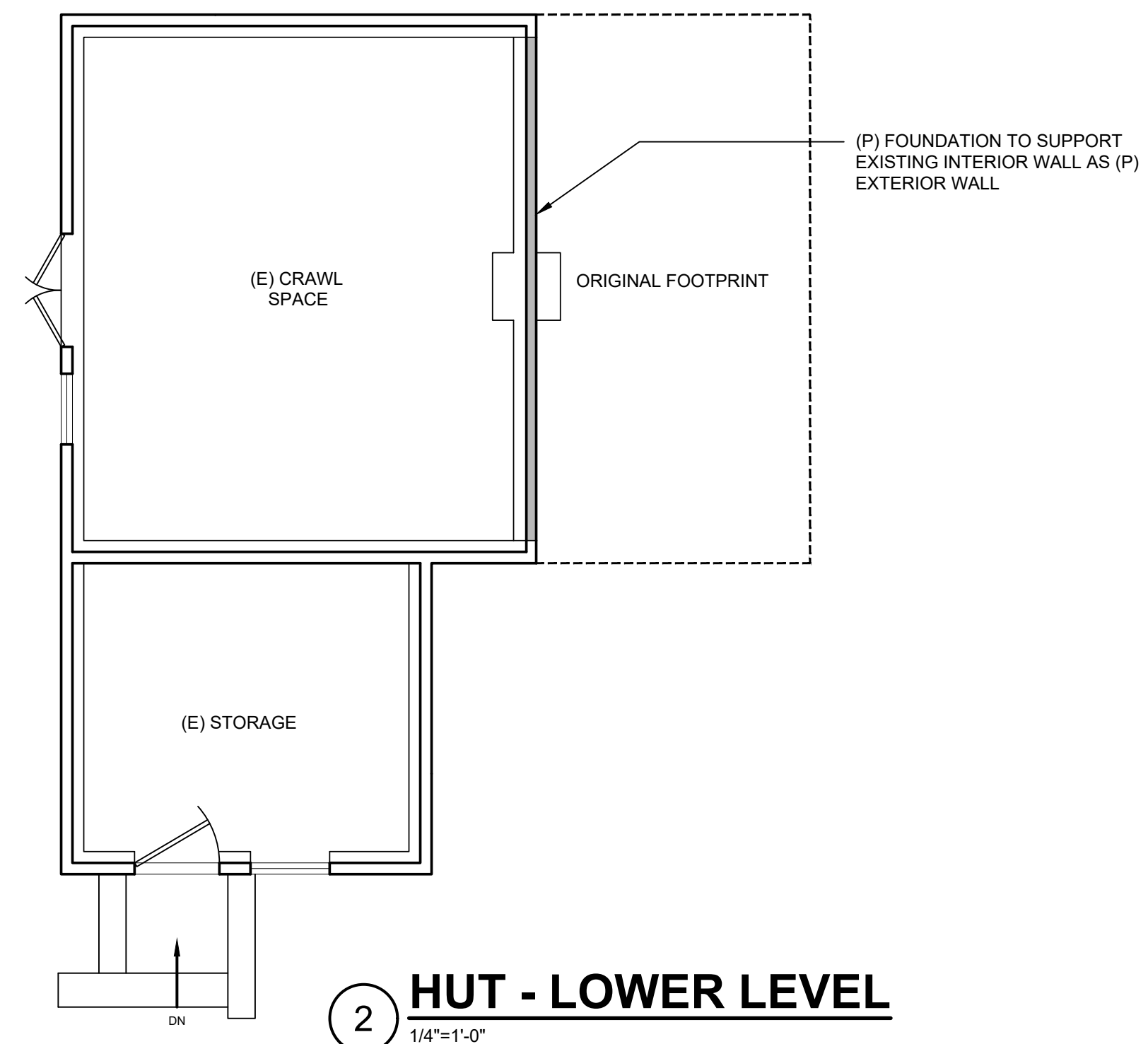
PAGE TITLE:
**LOT 3-
 PROPOSED
 LOWER LEVEL
 FLOOR PLAN**

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

SHEET:

A3.1

OF SHEETS



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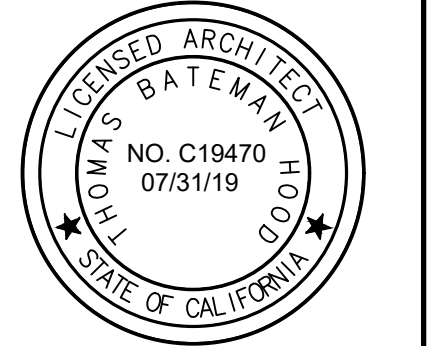
PROJECT:
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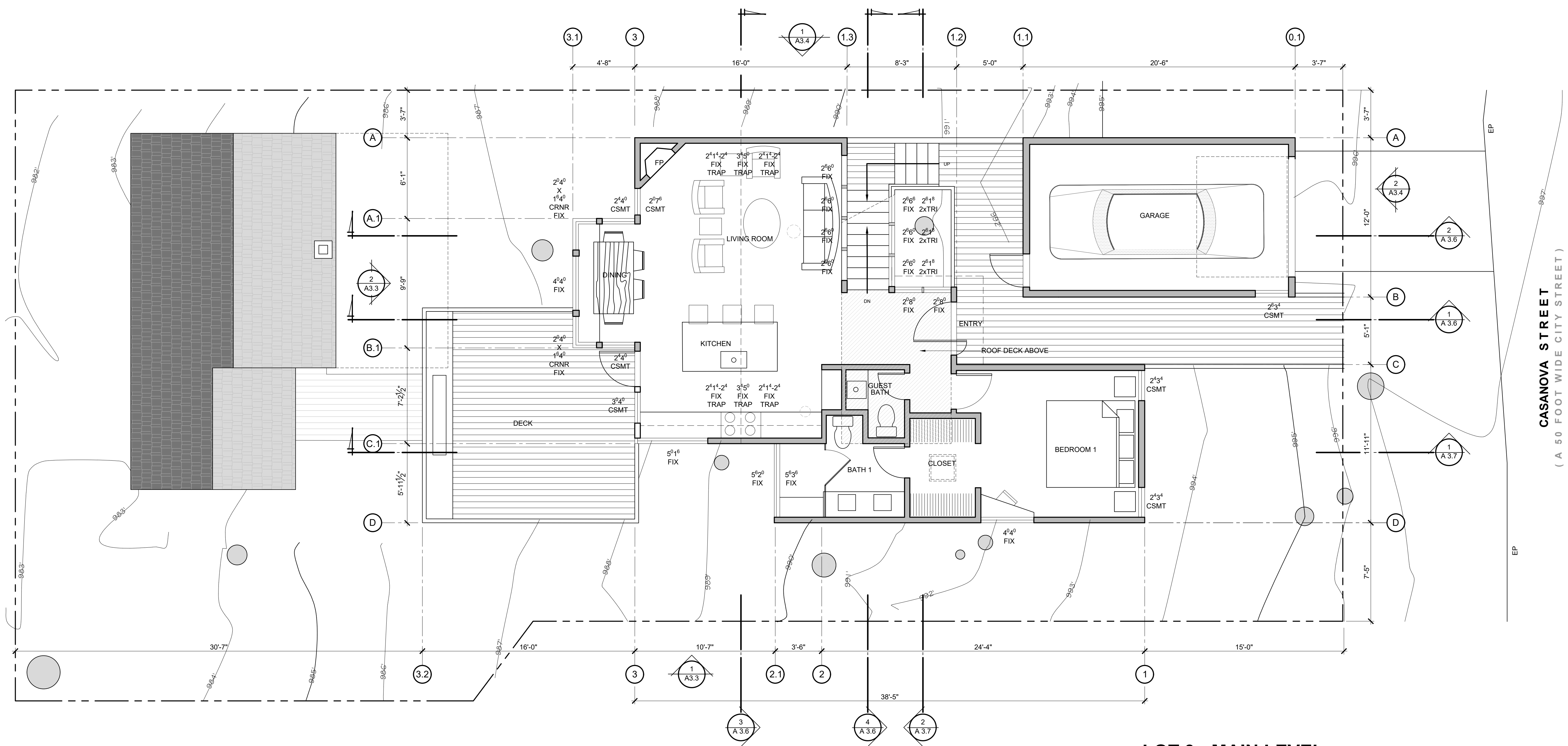
PAGE TITLE:
**LOT 3-
PROPOSED
MAIN LEVEL
FLOOR PLAN**

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

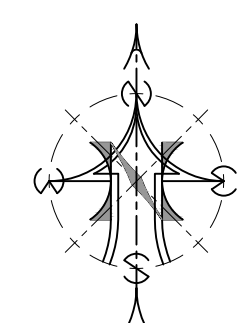
SHEET:

A3.2

OF SHEETS



1 LOT 3 - MAIN LEVEL
1/4"=1'-0"



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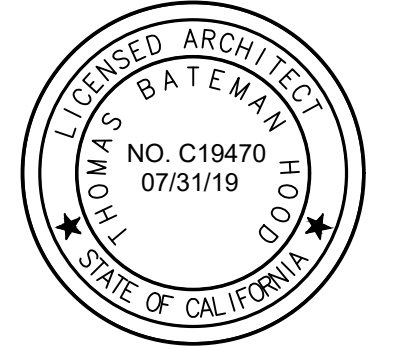
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PAGE TITLE:

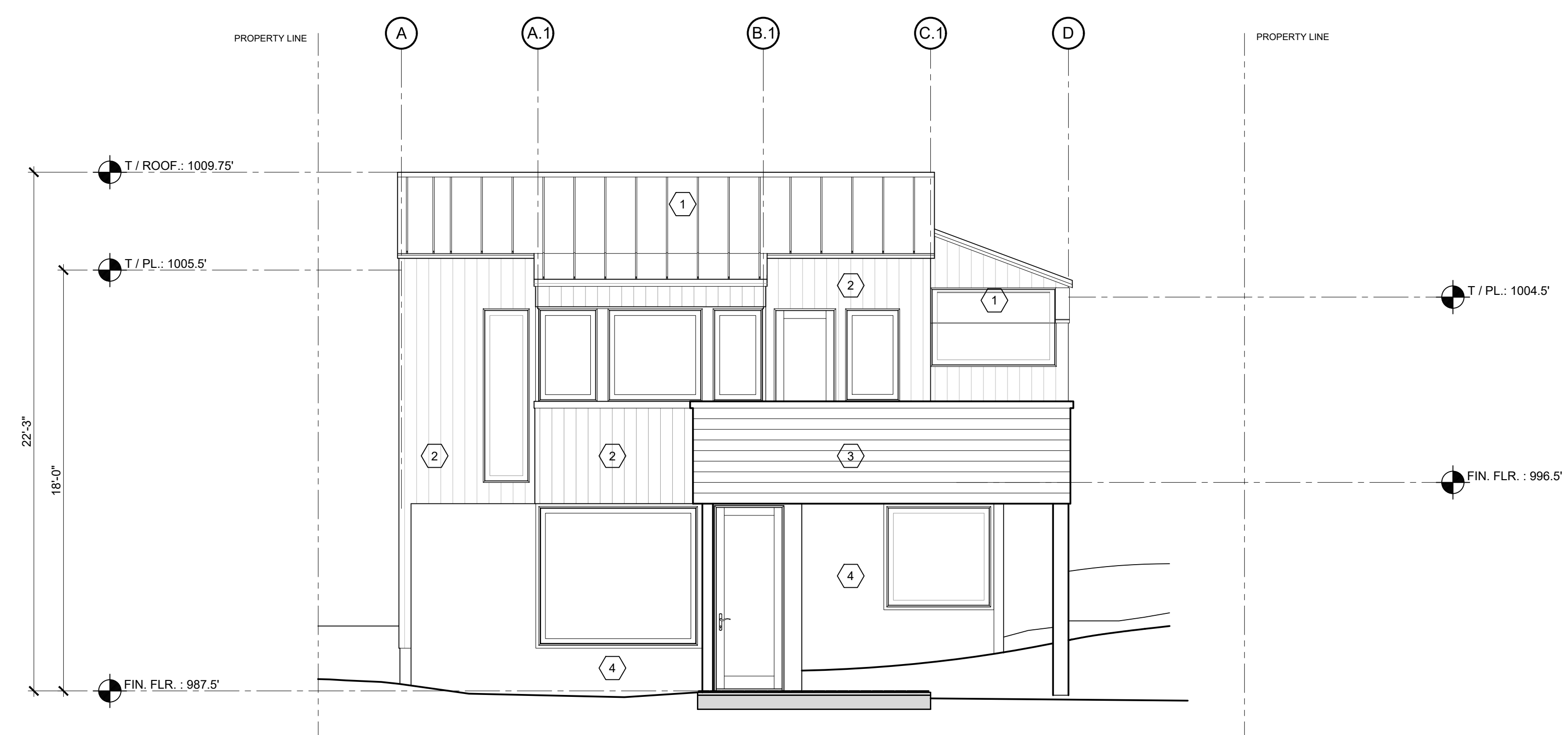
PROPOSED WEST & SOUTH ELEVATIONS

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

SHEET:

A3.3

OF SHEETS



2 LOT 3 - WEST ELEVATION
 1/4"=1'-0"

- MATERIALS LEGEND**
- 1 STEEL STANDING SEAM ROOFING, 16" O.C.
 - 2 VERTICAL, 1x6 SQUARE EDGE CEDAR SIDING W/ SEMI-TRANSPARENT FINISH
 - 3 HORIZONTAL, 1x6 SQUARE EDGE CEDAR SIDING
 - 4 BOARD-FORMED CONCRETE



1 LOT 3 - SOUTH ELEVATION
 1/4"=1'-0"

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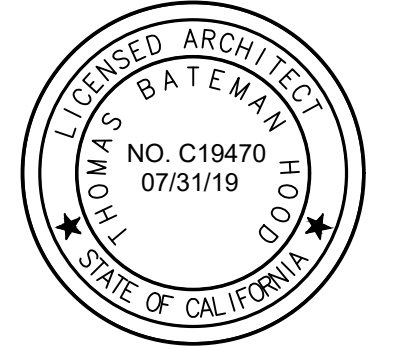
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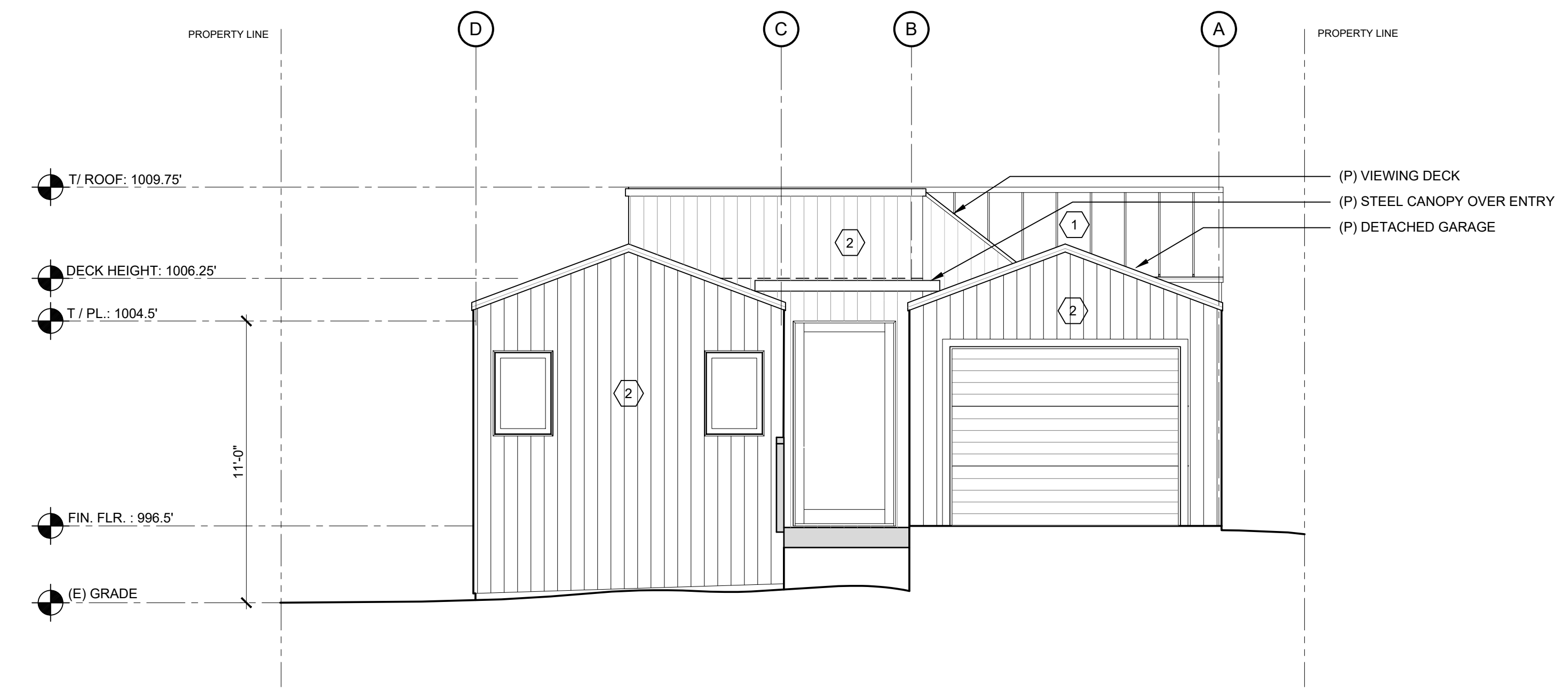
**PROPOSED
 EAST & SOUTH
 ELEVATIONS**

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

SHEET:

A3.4

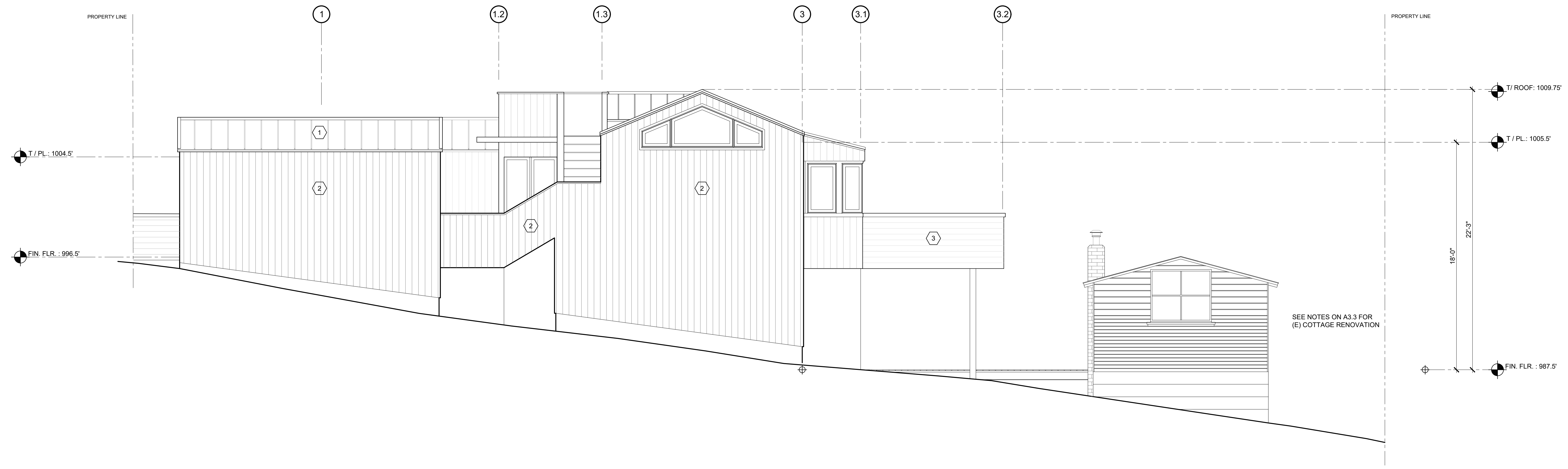
OF SHEETS



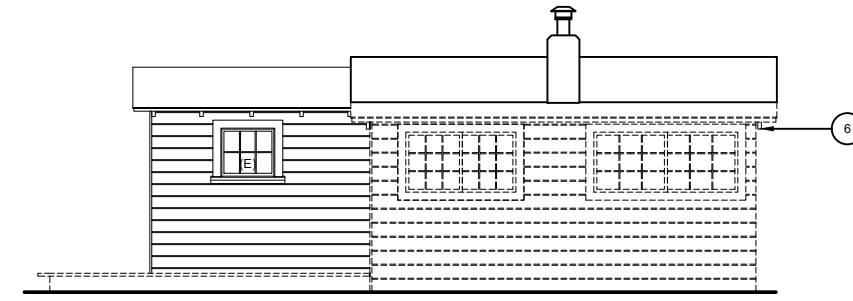
2 LOT 3 - EAST ELEVATION
 1/4" = 1'-0"

MATERIALS LEGEND

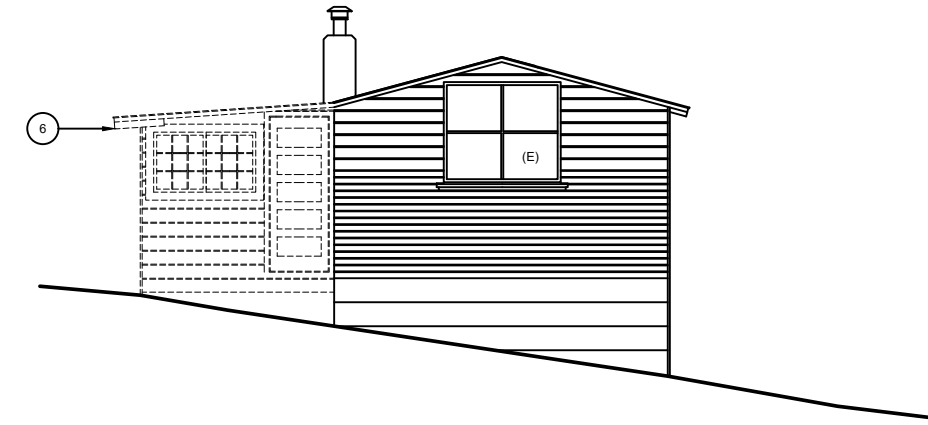
- 1 STEEL STANDING SEAM ROOFING, 16" O.C.
- 2 VERTICAL, 1x6 SQUARE EDGE CEDAR SIDING W/ SEMI-TRANSPARENT FINISH
- 3 HORIZONTAL, 1x6 SQUARE EDGE CEDAR SIDING
- 4 BOARD-FORMED CONCRETE



1 LOT 3 - NORTH ELEVATION
 1/4" = 1'-0"



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

HISTORIC STRUCTURE: "THE HUT"

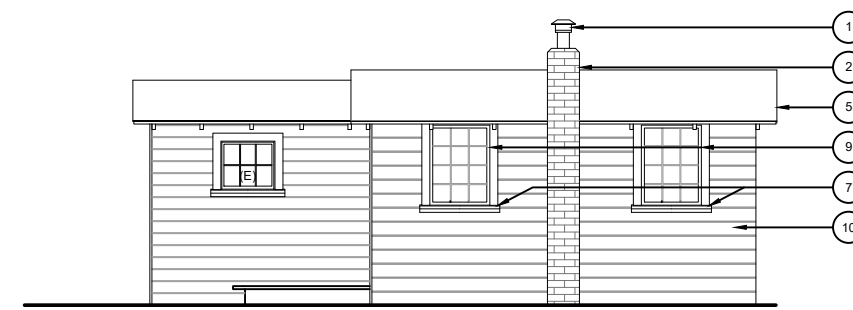
ESTIMATED CONSTRUCTION DATE: 1918 BY DENE DENNY AND HAZEL WALTROUS (UNCONFIRMED) AS A ONE-ROOM ARTIST'S STUDIO, WITH TWO ADDITIONS OF UNKNOWN DATES.

THE HUT, AS IT WAS AFFECTIONATELY CALLED BY THE SHORT FAMILY, RESTS IN THE NORTHWEST CORNER OF THE PROPERTY, WITHIN THE BOUNDARIES OF THE PROPOSED "LOT 3". A ONE-ROOM STUDIO STRUCTURE HAS TWO ADDITIONS OF UNCONFIRMED DATES: A BEDROOM AT THE SOUTH SIDE OF THE MAIN ROOM OF THE STRUCTURE WITH A GABLE ROOF AND A SHED ROOF ADDITION AT THE EAST SIDE. IT IS BELIEVED THE EAST SIDE ADDITION WAS CONSTRUCTED AROUND 1940 AND HAS SINCE BEEN REMODELED WITH ALUMINUM WINDOWS AND PLEXIGLAS SKYLIGHTS. THE SOUTH SIDE BEDROOM ADDITION APPEARS INTACT FROM ITS ORIGINAL CONSTRUCTION. FOR THESE REASONS OF THEIR PRESENT CONDITION AND INTEGRITY, THE PROPOSED PRESERVATION PLAN INCLUDES DEMOLITION OF THE EAST ADDITION AND PRESERVATION OF THE SOUTH ADDITION AND THE ORIGINAL ONE-ROOM STUDIO.

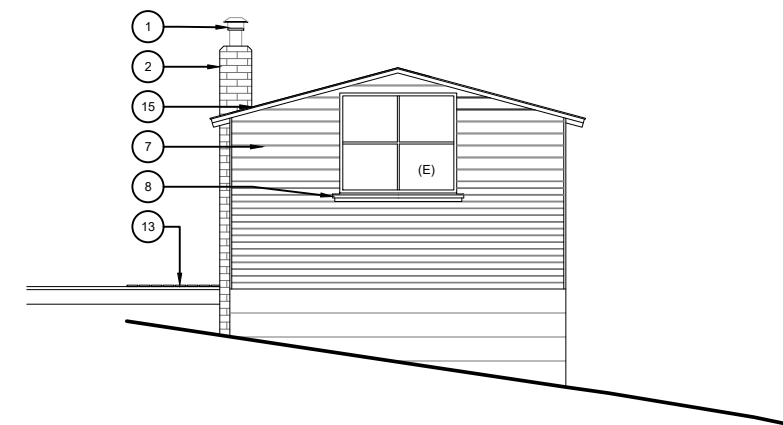
PROPOSED INTERIOR ALTERATIONS INCLUDE A NEW BATH AND SMALL KITCHEN. THE NEWLY EXPOSED EAST WALL OF THE STUDIO (EXPOSED AFTER DEMOLITION OF THE EAST SIDE ADDITION) WILL LIKELY REVEAL EVIDENCE OF WINDOWS FROM 1918. THE PROPOSED EAST WALL RESTORATION MAKES THE ASSUMPTION, WITH TWO COMPATIBLE WOOD CASEMENT WINDOWS FLANKING THE WOOD STOVE.

UPON COMPLETION OF REPAIRS, THIS DIMINUTIVE "HUT" WILL RETAIN ITS HISTORIC INTEGRITY, RECALLING EARLY SETTLEMENT. NEW KITCHEN, SEPARATE METERING AND A PATHWAY FROM CASANOVA STREET WILL ALLOW FOR USE AS AN ACCESSORY DWELLING UNIT OR GUEST HOUSE FOR THE NEW TWO-BEDROOM HOUSE PROPOSED FOR THE UPPER PORTION OF THE PROPERTY.

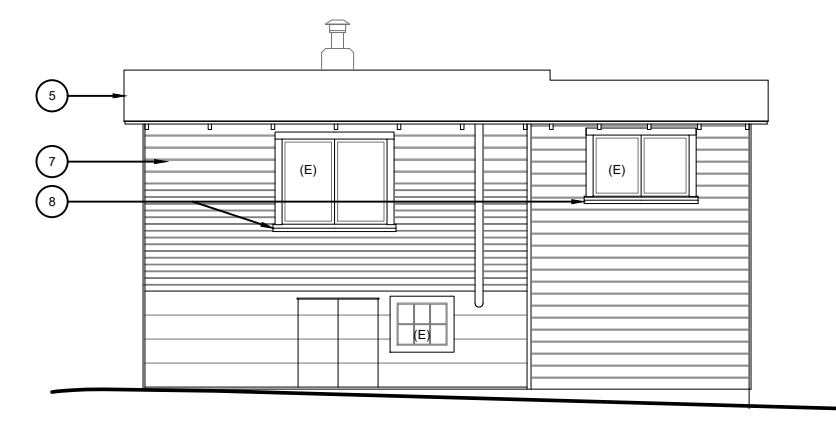
TREATMENT OF REPAIRS TO THE HISTORIC "HUT"



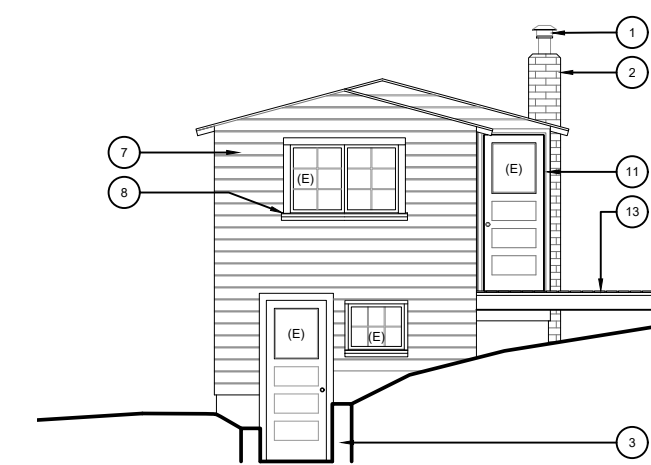
EAST ELEVATION



NORTH ELEVATION

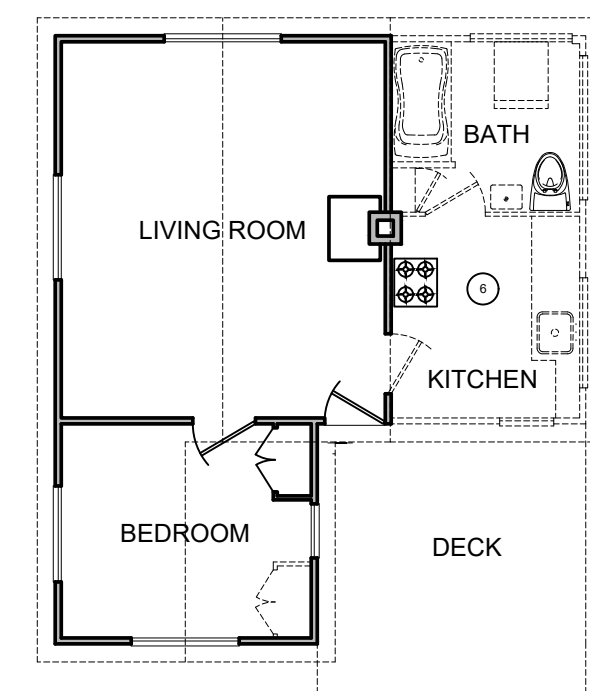


WEST ELEVATION

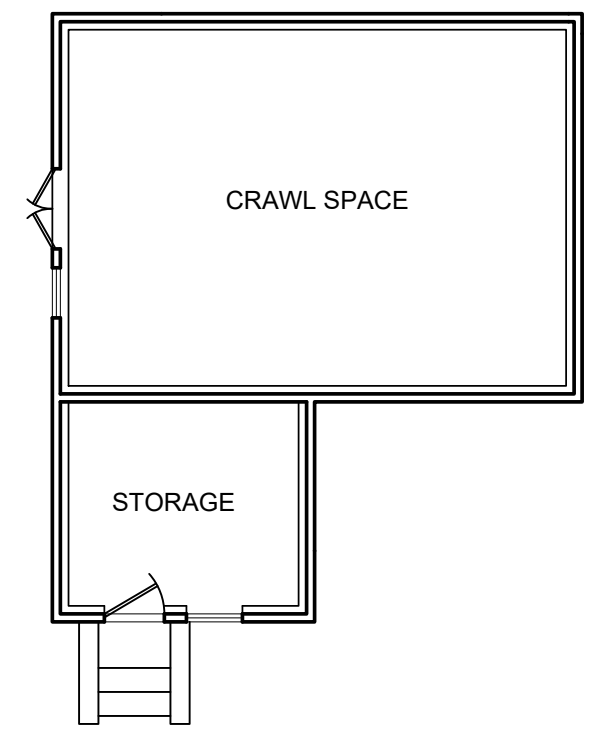


SOUTH ELEVATION

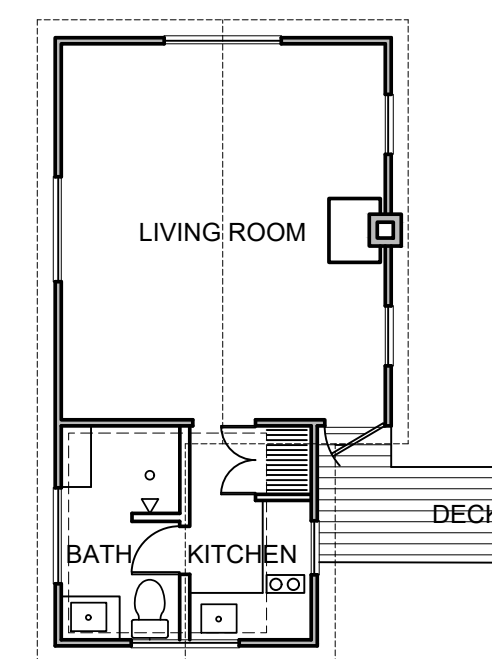
1. INSTALL A METAL SPARK ARRESTOR W/ MAX. 1/2" METAL MESH.
2. CLEAN & TUCK POINT THE MASONRY CHIMNEY, MATCHING EXISTING JOINTS.
3. REPAIR THE STEPS AND BRICK RETAINING WALL AT THE LOWER LEVEL, SOUTH ELEVATION.
4. REPLACE DETERIORATED GALVANIZED FLASHINGS WITH COPPER FLASHINGS AT ROOF VALLEYS, ROOF EDGES, MASONRY CHIMNEY AND WINDOW & DOOR HEADS.
5. REPLACE THE EXISTING COMPOSITION SHINGLE ROOF WITH 16" WESTERN RED CEDAR SHINGLES OVER FIRE-RATED UNDERLAYMENT BOARD. INSTALL SHINGLES WITH MAXIMUM 5-1/2" EXPOSURE.
6. DEMOLISH THE KITCHEN AND BATH ADDITION AT THE EAST SIDE OF THE STRUCTURE. INSTALL ON-DEMAND WATER HEATER INSIDE THE STRUCTURE.
7. WOOD SIDING AND TRIM:
 - 7.1. CLEAN EXTERIOR SIDING, TRIM, OVERHANGS AND FASCIAE WITH A MILD, WATER BASED CLEANING SOLUTION. NO SANDBLASTING NOR CHEMICAL TREATMENTS THAT MAY DAMAGE THE STRUCTURE ARE PERMITTED.
 - 7.2. REPAIR DETERIORATED WOOD SIDING AND BATTENS OR REPLACE, MATCHING THE ORIGINAL MATERIAL DESIGN AND TEXTURE. BACKPRIME MATERIAL. DOCUMENT WITH PHOTOGRAPHY.
 - 7.3. REPAINT WOOD SIDING, TRIM, OVERHANGS AND FASCIA WITH APPROVED COLOR(S).
 - 7.4. RE-INSTALL EXISTING WOOD TRIM AT NEW WINDOW UNITS, OR, IF DETERIORATED, REPLACE WITH NEW BACK-PRIMED REDWOOD, MATCHING ORIGINAL DIMENSIONS AND DESIGN EVIDENT AT THE ROUND TOP WINDOW, EAST ELEVATION.
8. REPLACE DAMAGED WINDOW SASH OR MUNTIN BARS WITH MATCHING PROFILES. REPLACE EXISTING WOOD TRIM AND SIDING IF DETERIORATED, WITH NEW BACK-PRIMED REDWOOD, MATCHING ORIGINAL DIMENSION.
9. INSTALL NEW SINGLE GLAZED WOOD WINDOWS AT THE EAST ELEVATION. PAINT FINISH. INSTALL WOOD TRIM OF COMPATIBLE PROFILE AND DIMENSION TO THE EXISTING SOUTH WINDOW.
10. INSTALL NEW WOOD SIDING COMPATIBLE TO THE EXISTING VARIETY OF PROFILES.
11. REPAIR OR REPLACE IN LIKE KIND THE ENTRY (SOUTH) DOOR. PAINT FINISH. INSTALL BRONZE OR PAINTED IRON HARDWARE.
12. CLEAR DEBRIS AND ACCUMULATED SOIL ALONG THE FOUNDATION TO PROVIDE THE CODE REQUIRED 8" CLEARANCE FROM GRADE TO ANY WOOD MATERIAL. ADD WOOD SCREENED FOUNDATION VENTS FOR CODE COMPLAINT VENTING OF THE CRAWLSPACE.
13. REPAIR AND REDUCE THE EXISTING WOOD DECK AT THE SOUTH ELEVATION ENTRY DOOR.
14. REPLACE THE EXISTING EXTERIOR LIGHT FIXTURE W/ 25 WATT LED LAMP DOWNLIGHT TBD.
15. UNDERGROUND ELECTRICAL AND CABLE LINES TO UTILITY POLE AT CASANOVA STREET.



MAIN LEVEL - DEMO PLAN



LOWER LEVEL - DEMO PLAN



MAIN LEVEL - PROPOSED PLAN

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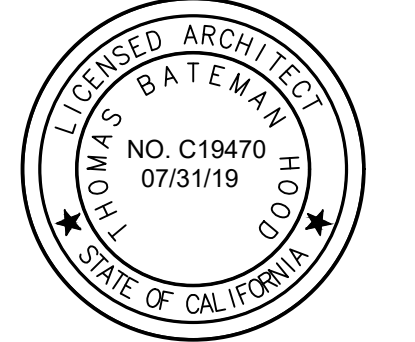
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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

DRAWN BY: **ADS**

PRINT DATE: **08-21-19**

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PAGE TITLE:

HISTORIC STRUCTURE RENOVATIONS

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

SHEET:

A3.5

OF SHEETS

"THE HUT"
 HISTORIC

