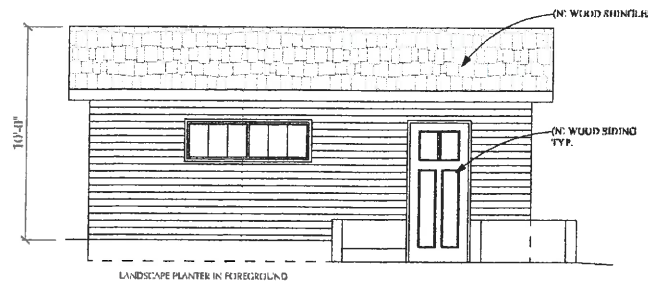
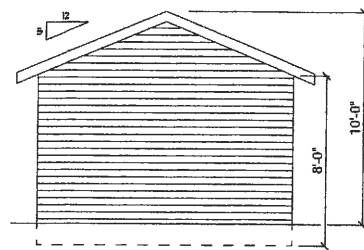


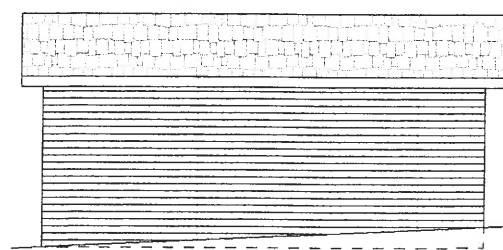
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



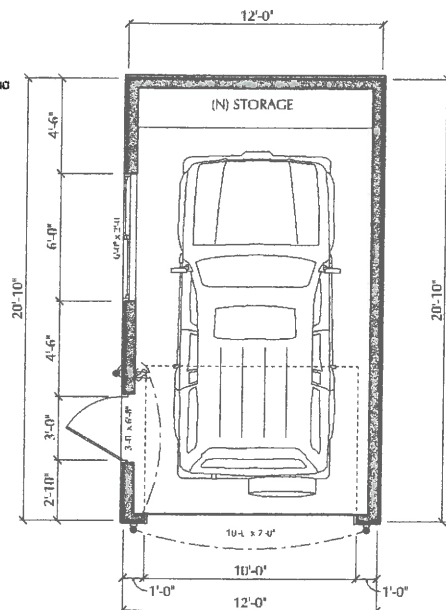
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



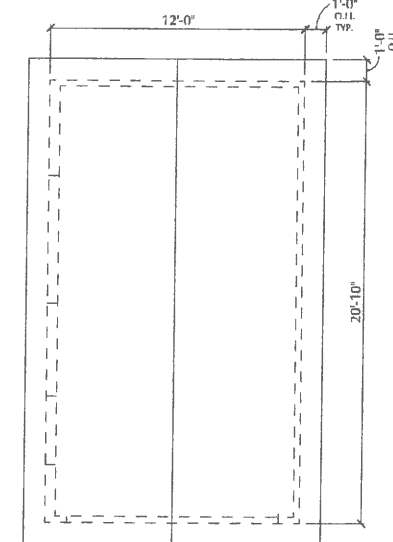
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF SLOPE PLAN
SCALE: 1/4" = 1'-0"

JUL 12 2019
City of Carmel-by-the-Sea
Planning & Building Dept.

PROPOSED GARAGE FOR WANDA VOLLMER 6 SW OF 8TH ON SAN CARLOS ST. CARMEL, CA. 93922 APN: 010-144-021-000 TEL: (831) 915-3148

PROJECT DATA:

ZONING: R-1 SINGLE FAMILY RESIDENTIAL	PROPOSED CUT/FILL: PROPOSED CUT: 3 CU. YDS. PROPOSED FILL: 0 CU. YDS.
CONSTRUCTION TYPE: TYPE V-B	TREE REMOVAL: NONE
OCCUPANCY GROUP: R-3 AND U	SPECIAL INSPECTION: N/A
SCOPE OF WORK: -PROPOSED GARAGE	FIRE SPRINKLERS: NOT REQUIRED
STORIES: RESIDENCE - 1 STORY GARAGE - 1 STORY	DEFERRED SUBMITTALS: NONE
FIRE RET. ROOFING: CLASS "A" 1 HOUR FIRE RATED SHINGLES	WATER & SEPTIC SYSTEM: EXISTING SEWER SYSTEM EXISTING CAL-AM WATER

AREA CALCULATIONS

EXISTING	
BASE FLOOR AREA	
EXISTING RESIDENCE:	1,472 SQ. FT.
	BASE FLOOR AREA ALLOWED: 1,800 SQ. FT.
SITE COVERAGE	
EXISTING DECK AND STAIRS (PERMEABLE):	366 SQ. FT.
EXISTING PARKING PAD (PERMEABLE):	282 SQ. FT.
EXISTING WALKWAY (PERMEABLE):	103 SQ. FT.
EXISTING ENTRYWAY w/ STEPS (PERMEABLE):	37 SQ. FT.
EXISTING RETAINING WALLS (IMPERMEABLE):	36 SQ. FT.
	TOTAL: 824 SQ. FT.
	SITE COVERAGE ALLOWED: 396 SQ. FT.
	SITE COVERAGE w/ BONUS ALLOWED: 556 SQ. FT.

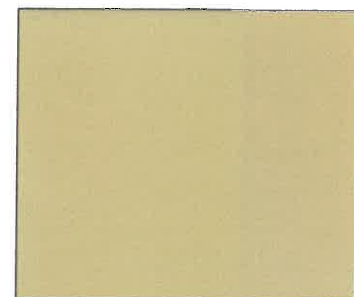
PROPOSED	
BASE FLOOR AREA	
EXISTING RESIDENCE:	1,472 SQ. FT.
PROPOSED GARAGE:	250 SQ. FT.
	TOTAL: 1,722 SQ. FT.
	BASE FLOOR AREA ALLOWED: 1,800 SQ. FT.

SITE COVERAGE	
NEW LANDING AND STEPS (PERMEABLE):	19 SQ. FT.
NEW GARDEN WALLS (IMPERMEABLE):	5 SQ. FT.
EXISTING DECK AND STAIRS (PERMEABLE):	366 SQ. FT.
EXISTING WALKWAY TO REMAIN (PERMEABLE):	81 SQ. FT.
EXISTING ENTRYWAY w/ STEPS (PERMEABLE):	37 SQ. FT.
EXISTING RETAINING WALLS TO REMAIN (IMPERMEABLE):	26 SQ. FT.
	TOTAL: 534 SQ. FT.
	SITE COVERAGE ALLOWED: 396 SQ. FT.
	SITE COVERAGE w/ BONUS ALLOWED: 556 SQ. FT.

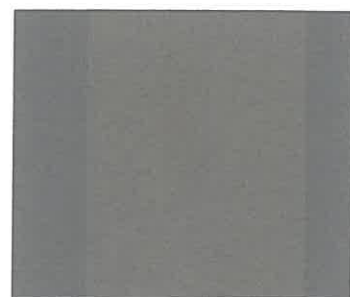
SHEET INDEX

A0.1:	PARCEL MAP, VICINITY MAP, AREA CALCULATIONS, PROJECT DATA, COLORS, MATERIALS, FLOOR PLAN, ROOF SLOPE PLAN, AND ELEVATIONS
A1.0:	EXISTING AND PROPOSED SITE PLAN

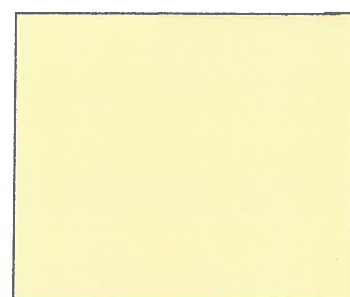
OF 2 SHEETS



SIDING: BENJAMINE MOORE HC-43 TYLER TAUPE (TO MATCH (E) RESIDENCE)



DOOR/WINDOW: BENJAMINE MOORE 1115 MOHAVE DESERT (TO MATCH (E) RESIDENCE)



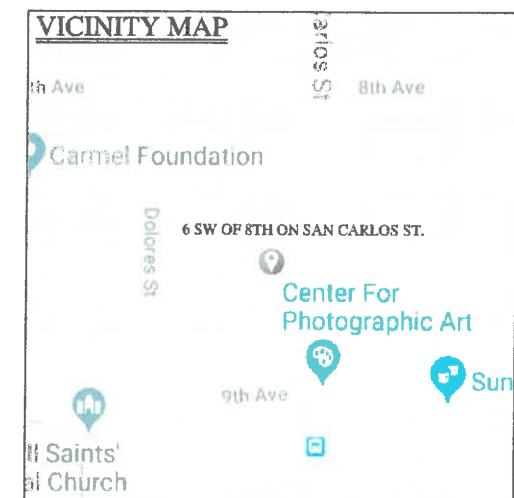
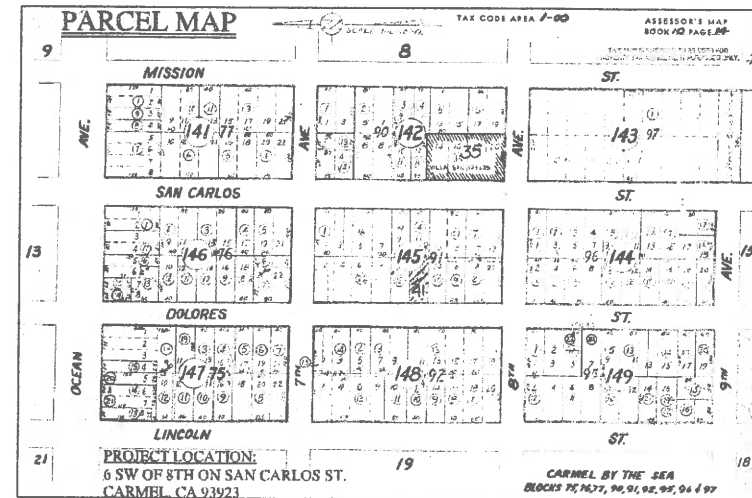
TRIM: BENJAMINE MOORE 1115 MOHAVE DESERT (TO MATCH (E) RESIDENCE)



ROOFING: WOOD SHINGLES (TO MATCH (E) RESIDENCE)



GARDEN WALLS: CARMEL STONE



DATE: 07/09/2019
JOB NO: 2019-11
DRAWN BY: EAG
REVISIONS:

PLANS PREPARED BY:

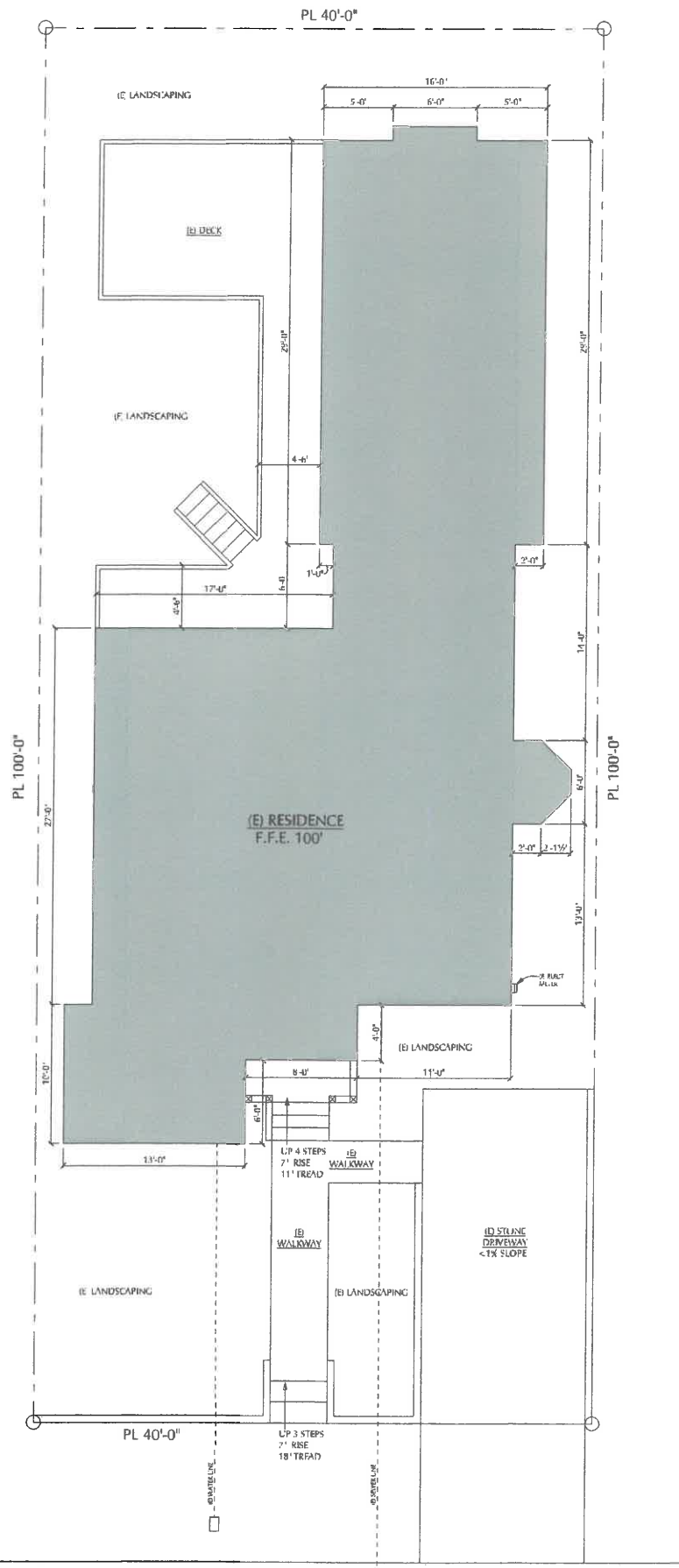
Blackwell
DESIGN CONSULTANTS
13748 CENTER ST. SUITE A2
CARMEL VALLEY, CA. 93924
TEL: 831-238-5266

WANDA VOLLMER
6 SW OF 8TH ON SAN CARLOS ST.
CARMEL, CA. 93922

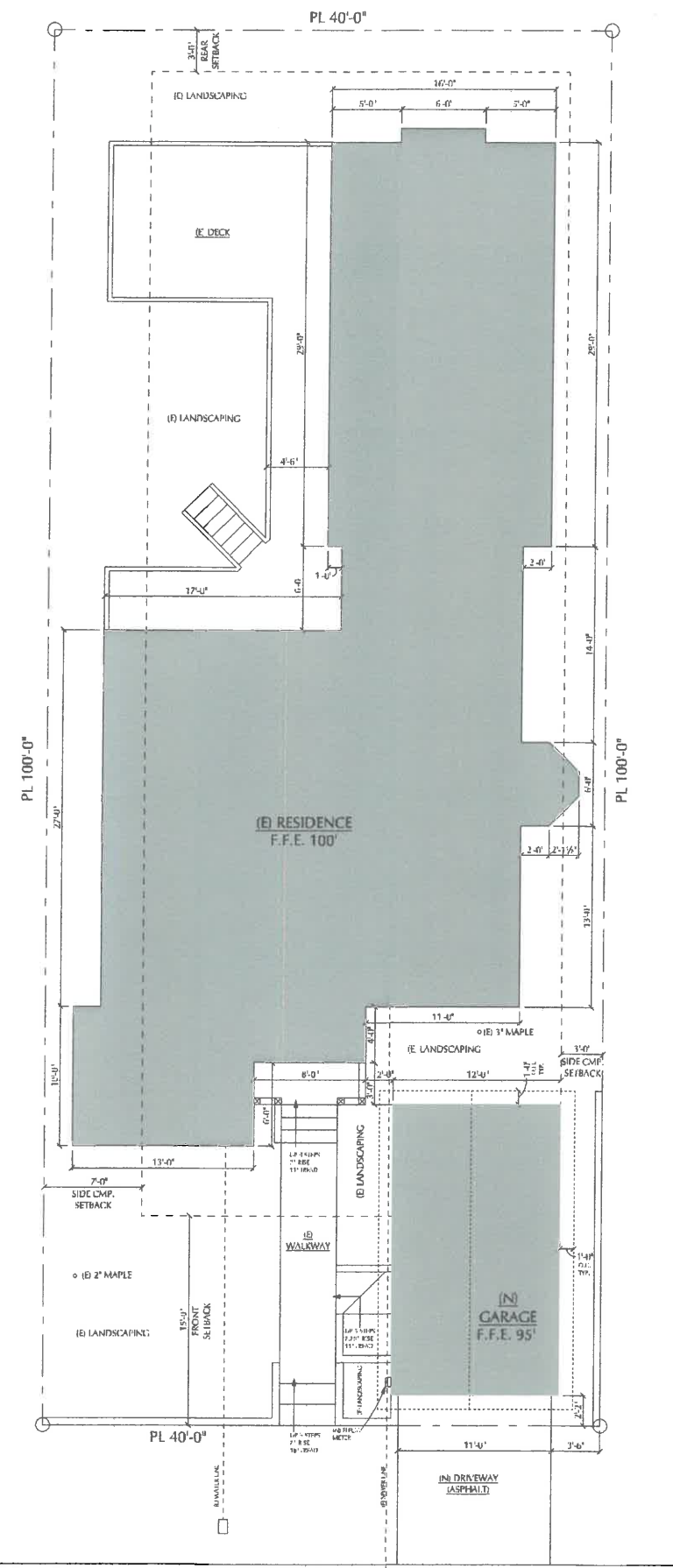
PROPOSED GARAGE FOR:
WANDA VOLLMER
6 SW OF 8TH ON SAN CARLOS ST.
CARMEL, CA. 93922

APN: 010-144-021-000

SHEET:
A0.1
OF 2



SAN CARLOS ST.
EXISTING SITE PLAN
 SCALE: 3/16" = 1'-0"



SAN CARLOS ST.
PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"

DATE: 07/24/2019
JOB NO.: 2019-13
DRAWN BY: EAS
REVISIONS:

PLANS PREPARED BY:



Blackwell
 DESIGN CONSULTANTS
 13748 CENTER ST. SUITE A2
 CARMEL VALLEY, CA 93924
 TEL: 415-238-5266

WANDA VOILMER
 6 SW OF 8TH ON SAN CARLOS ST.
 CARMEL, CA. 93922

PROPOSED GARAGE FOR:
 APN: 010-144-021-000