

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

CUMMINGS RESIDENCE

Monte Verde St. 3sw of 11th Ave,
 Carmel, California



THOMAS BATEMAN HOOD, AIA © 2019

PROJECT INFORMATION

ZONING: R1
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: R-3
 ADDRESS: Monte Verde St. 3SE of 11th Ave
 APN: 010-183-010
 LOT AREA: 4000 sf

PROJECT:
 ALTERATIONS &
 ADDITION TO THE
 CUMMINGS RESIDENCE
 MONTE VERDE ST.
 3 SE OF 11TH
 CARMEL, CA 93921
 APN: 010-183-010

OWNER:
 ELAINE & BURT CUMMINGS
 1360 GARDEN DRIVE
 MENLO PARK, CA, 94025

FLOOR AREA & SITE COVERAGE

FLOOR AREA CALCULATIONS

EXISTING STRUCTURE: LOWER FLOOR 601 sf
 UPPER FLOOR 231 sf
BUILDING ADDITIONS: LOWER FLOOR 662 sf
 UPPER FLOOR 76 sf
 GARAGE 200 sf
TOTAL 1770 sf

SITE COVERAGE CALCULATIONS

EXISTING TILE PATIO (LOWER) 226 sf
 TILE PATIO (UPPER) 316 sf
 BRICK WALKWAY 62 sf
TOTAL 603 sf
PROPOSED
IMPERMEABLE EAVES 95.5 sf
 WATER FEATURE 23.5 sf
 BBQ 19.0 sf
TOTAL 138.0 sf
PERMEABLE MASTER PATIO 166.0 sf
 DRIVEWAY/SIDE YARD/
 FRONT STEPS 247.7 sf
TOTAL 413.7 sf
TOTAL SITE COVERAGE 551.7 sf

(MORE THAN 50% OF MATERIALS USED ARE PERMEABLE SO 4% COVERAGE BONUS HAS BEEN APPLIED.)

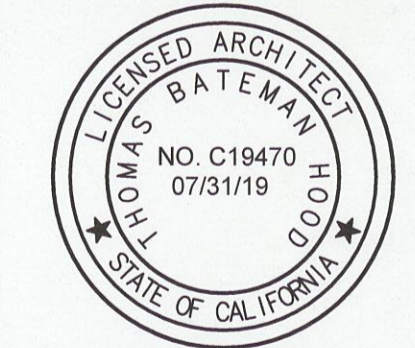
MAX SITE COVERAGE @ 566 sf)

REVISIONS:

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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

DRAWN BY: ADS

PRINT DATE: 11-22-19

DRAWING DATE: 11-22-19

PAGE TITLE:

**TITLE SHEET,
 PROJECT
 DESCRIPTION**

SCALE: NTS

SHEET:

A1.0

OF SHEETS

SHEET INDEX

- A1.0 TITLE SHEET, PROJECT INFORMATION, SITE INDEX, RENDER
- A1.1 SITE PHOTOS
- A1.2 3D MODEL VIEWS
- A1.3 EXISTING SITE SURVEY
- A1.4 EXISTING FLOOR AND DEMO PLANS
- A2.0 PROPOSED LOWER LEVEL FLOOR PLAN
- A2.1 PROPOSED UPPER LEVEL FLOOR PLAN
- A2.10 STORY POLE PLAN
- A3.0 EXISTING ELEVATIONS
- A3.1 PROPOSED ELEVATIONS AND SECTIONS
- A3.2 PROPOSED ELEVATIONS
- A3.3 PROPOSED ELEVATIONS AND SECTIONS

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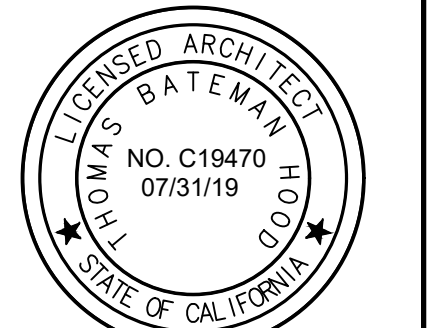
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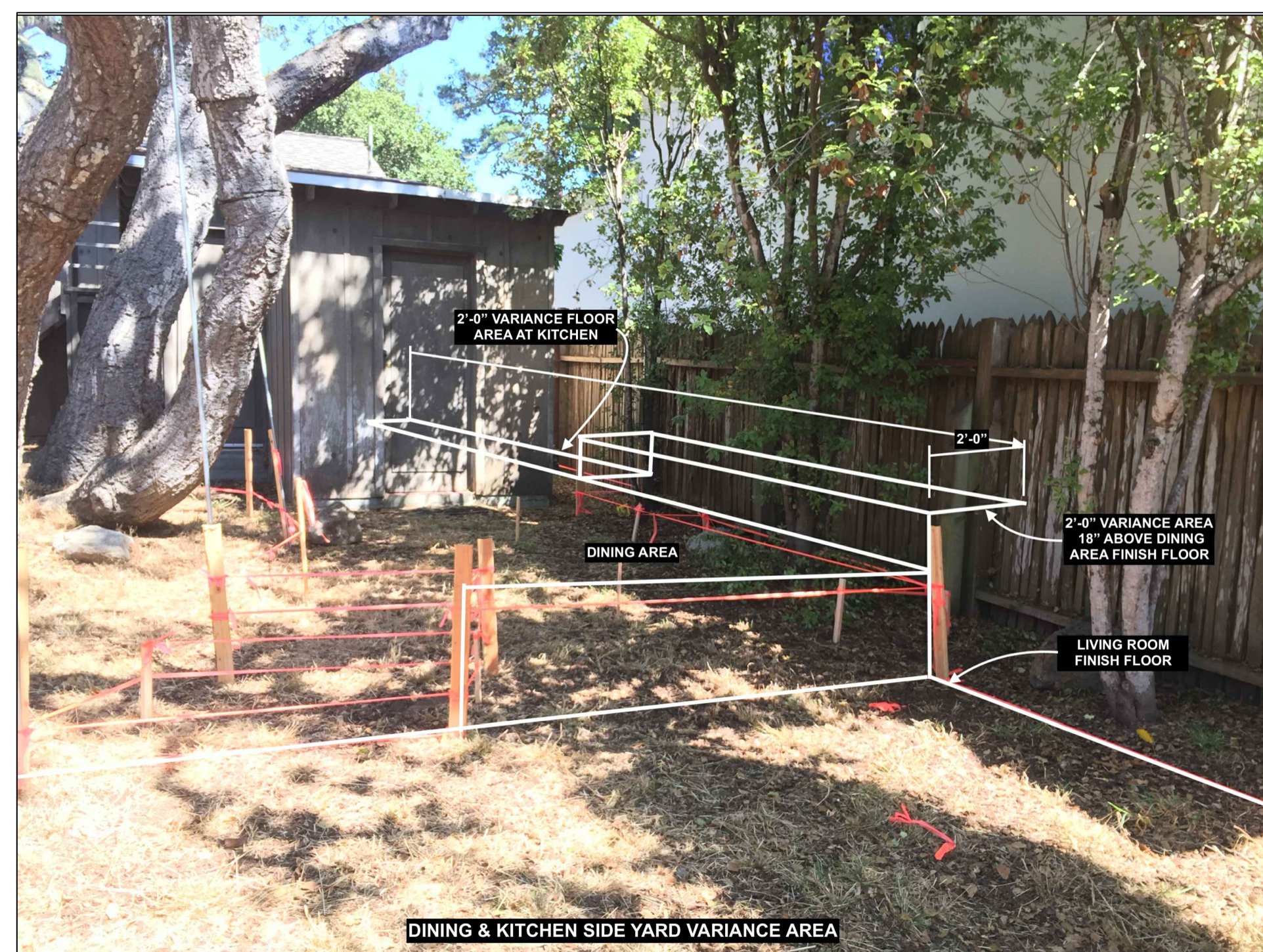
SITE PHOTOS

SCALE: NTS

SHEET:

A1.1

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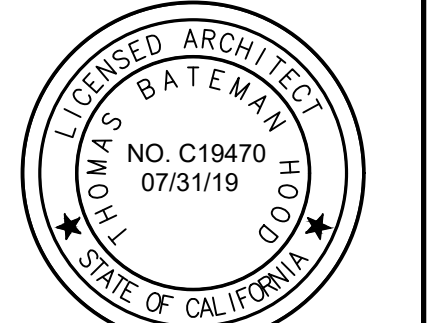
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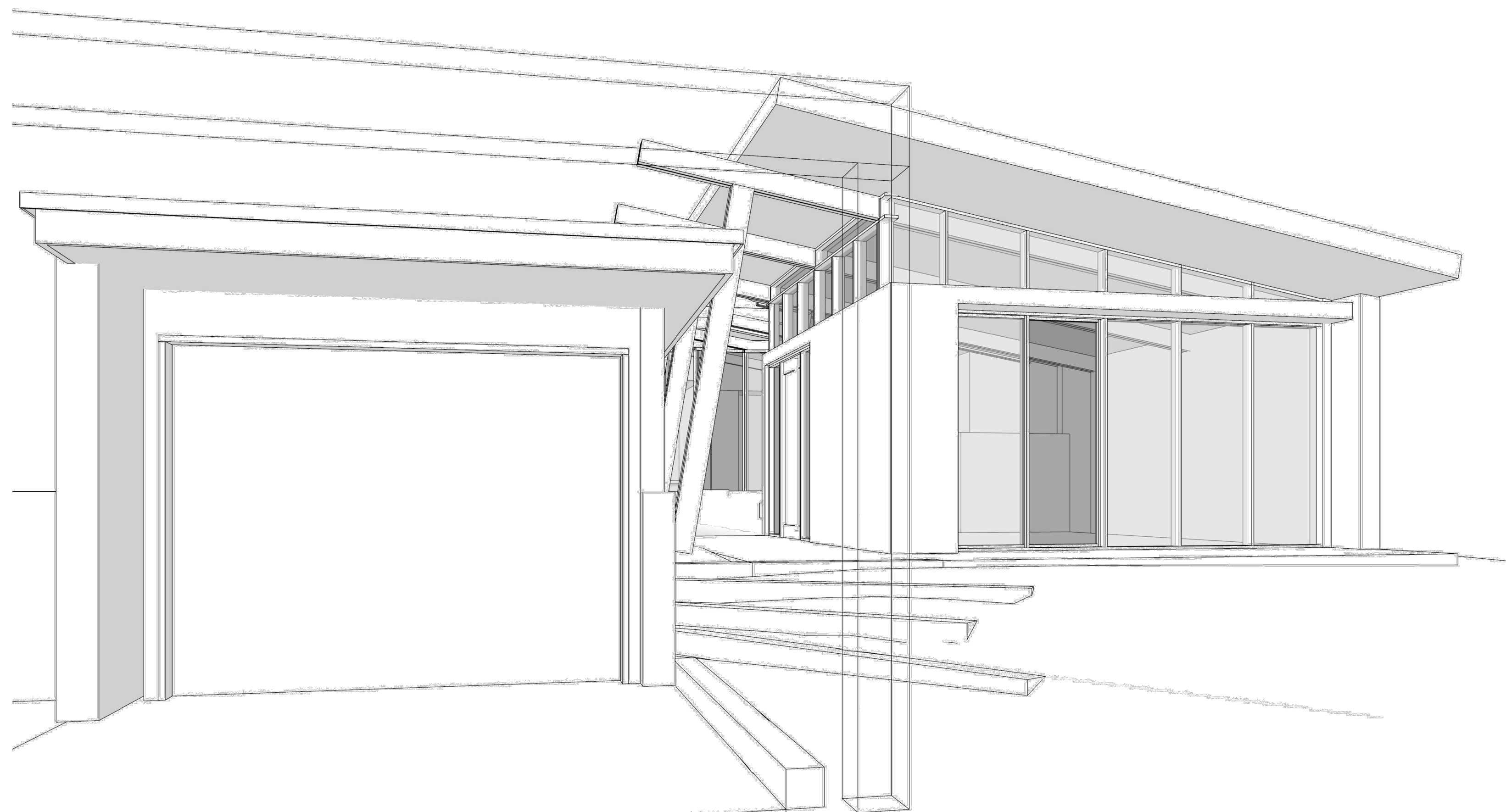
3D MODEL VIEWS

SCALE: NTS

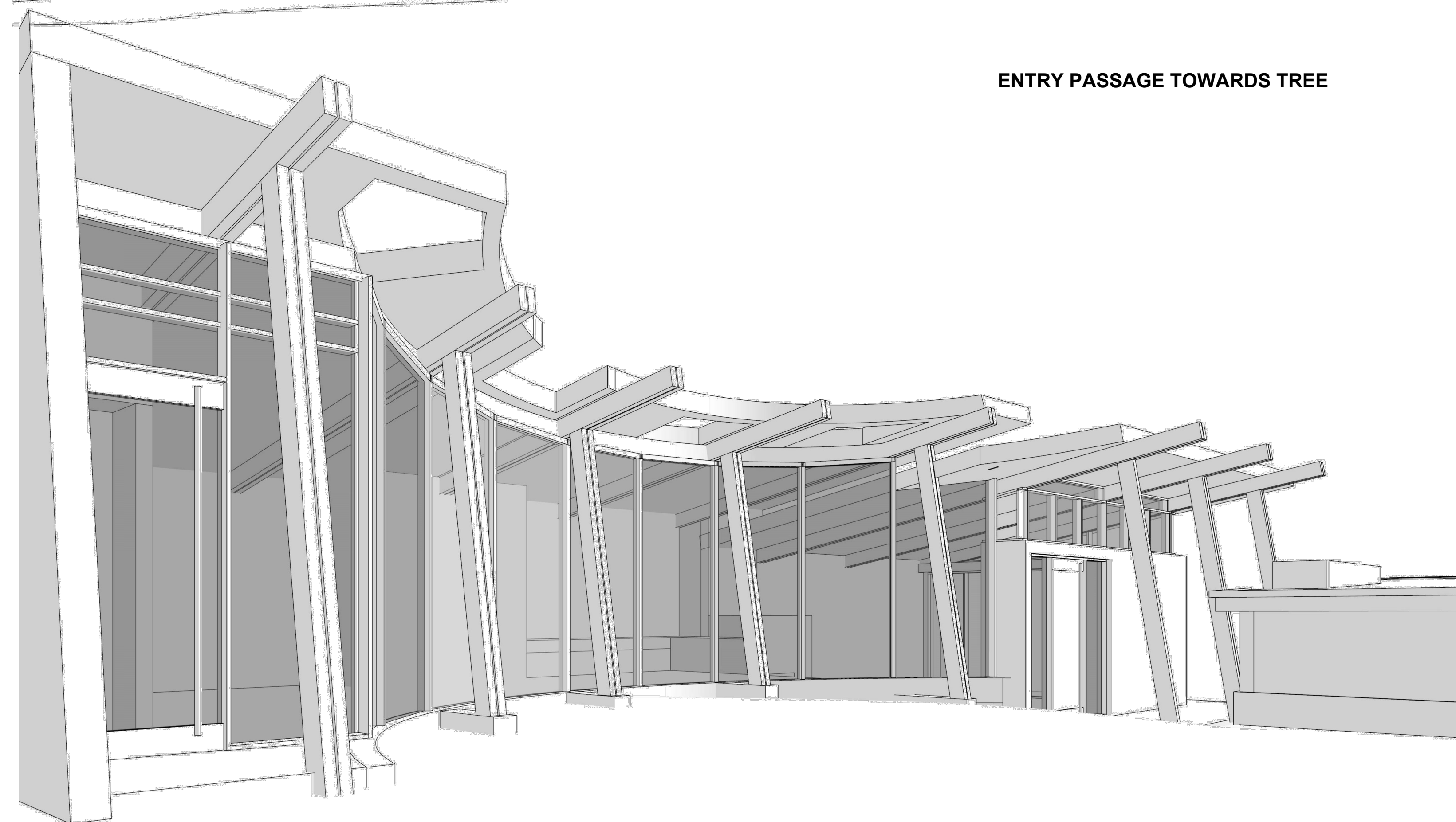
SHEET:

A1.2

OF SHEETS



ENTRY PASSAGE TOWARDS TREE



PATIO LOOKING WEST

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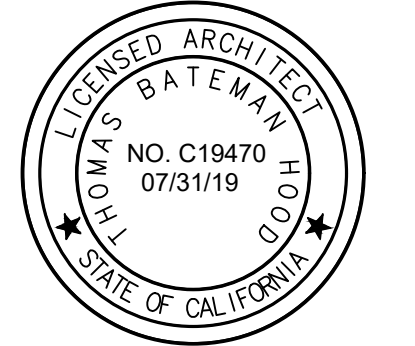
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EXISTING SURVEY

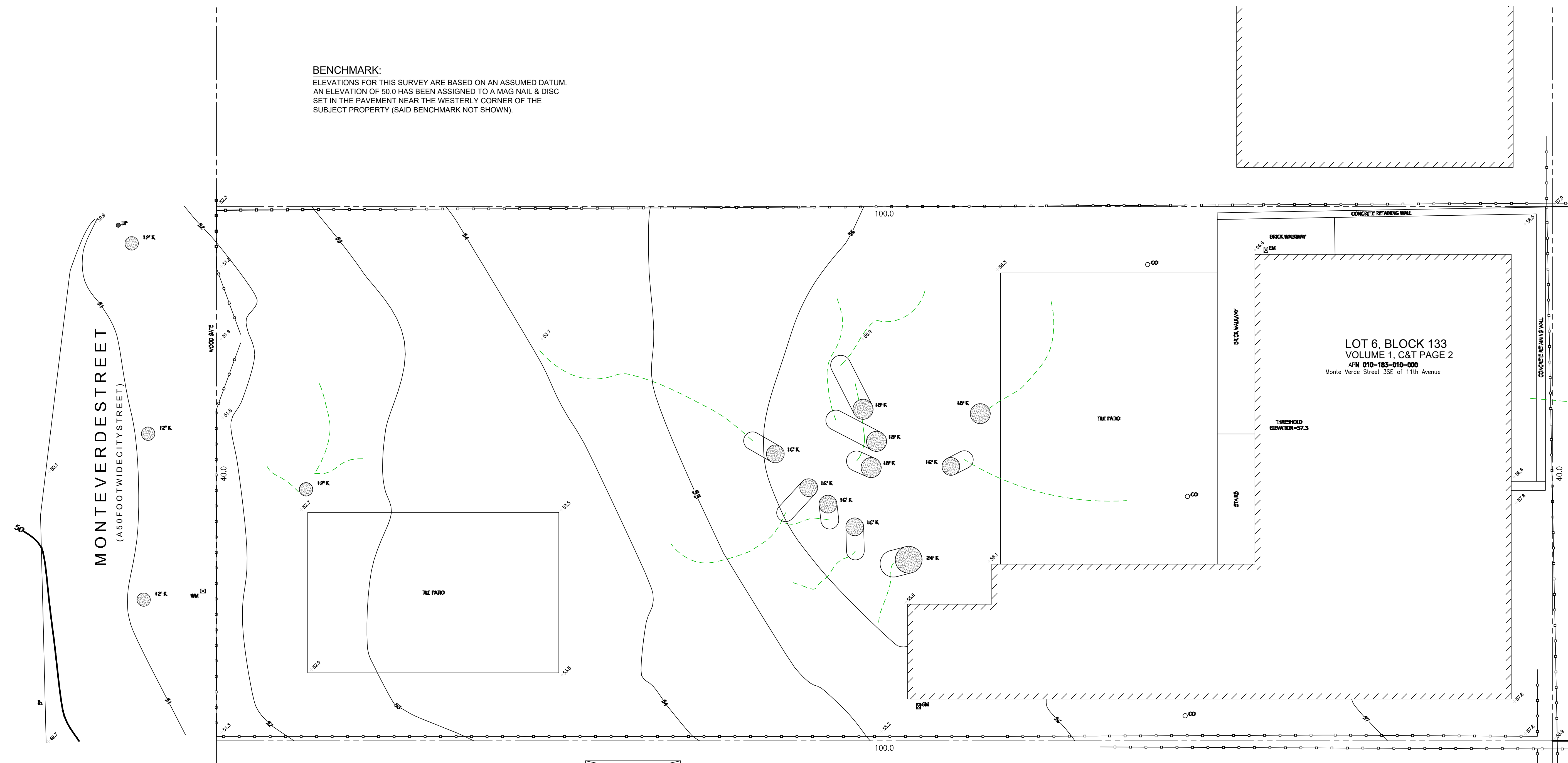
SCALE: 1/4" = 1'-0"

SHEET:

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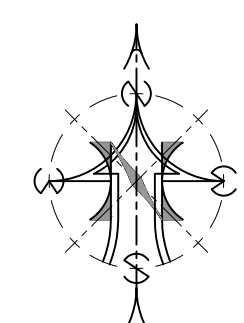
OF SHEETS

BENCHMARK:
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
 AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC
 SET IN THE PAVEMENT NEAR THE WESTERLY CORNER OF THE
 SUBJECT PROPERTY (SAID BENCHMARK NOT SHOWN).



- LEGEND:**
- RECORD BOUNDARY
 - RECORD RIGHT OF WAY
 - RECORD LOT LINE
 - EDGE OF PAVEMENT
 - UP UTILITY POLE
 - WOOD FENCE
 - BUILDING OUTLINE
 - ⊠ CHIMNEY
 - ⊠ GAS METER
 - ⊠ ELECTRIC METER
 - CLEAN-OUT
 - T TREE WITH SIZE AND TYPE
 - DIRECTION OF MAJOR LIMB
 - K OAK
 - 50.0 SPOT ELEVATION

1 EXISTING SURVEY
 1/4"=1'-0"



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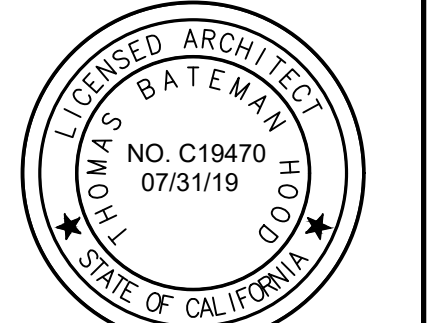
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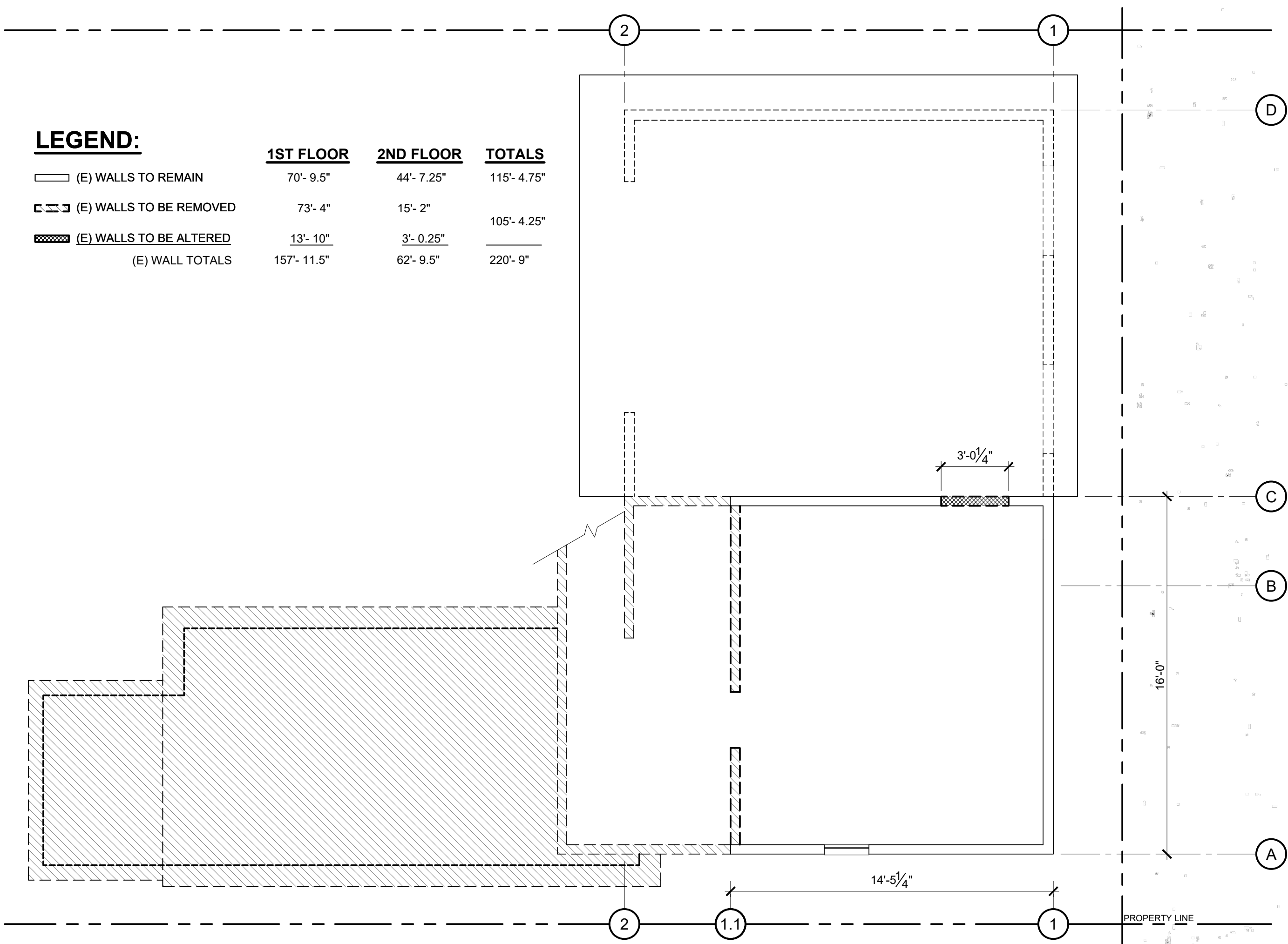
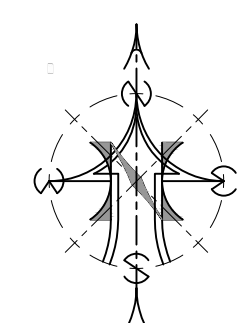
EXISTING FLOOR AND DEMO PLANS

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

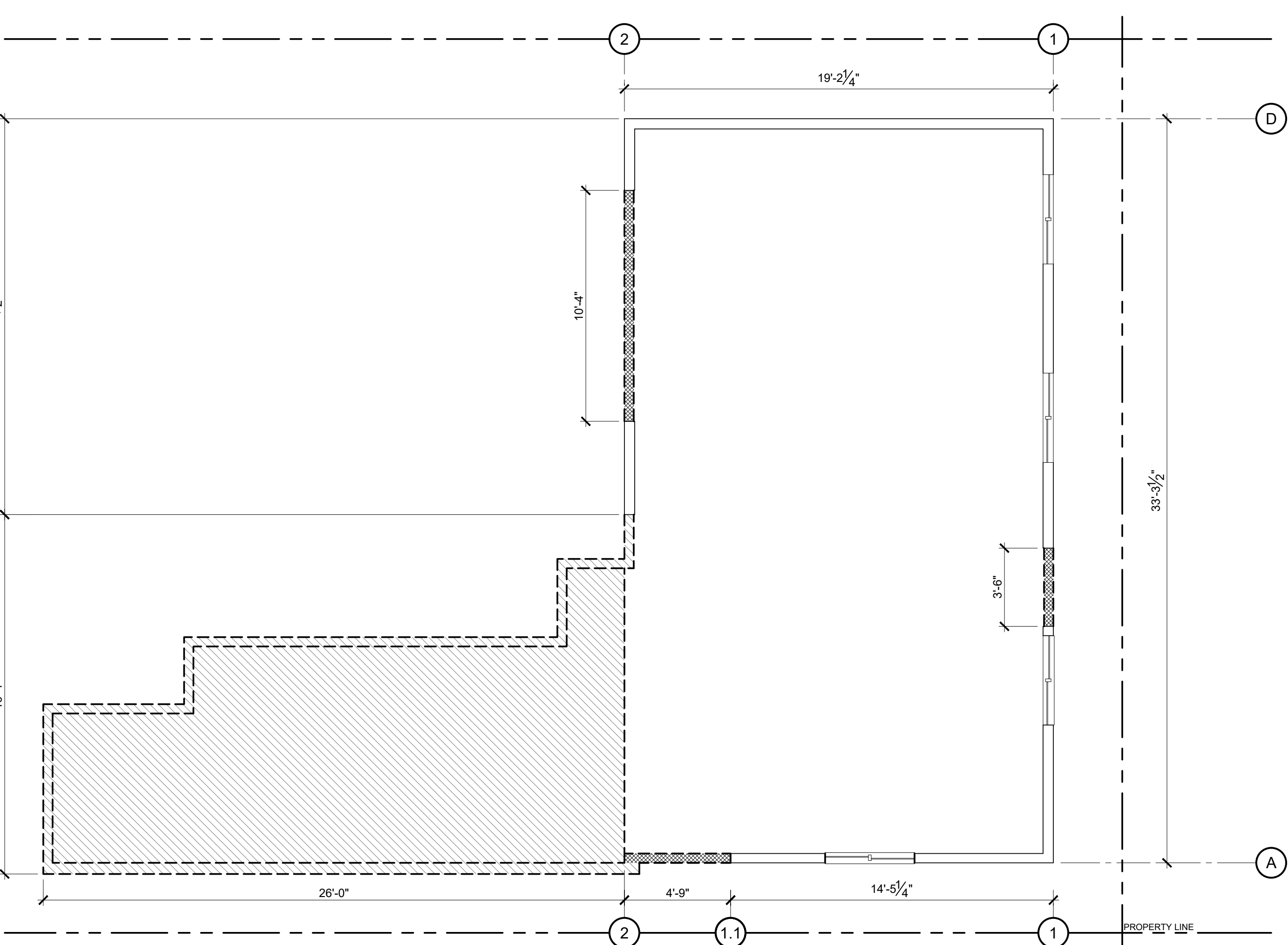
SHEET:

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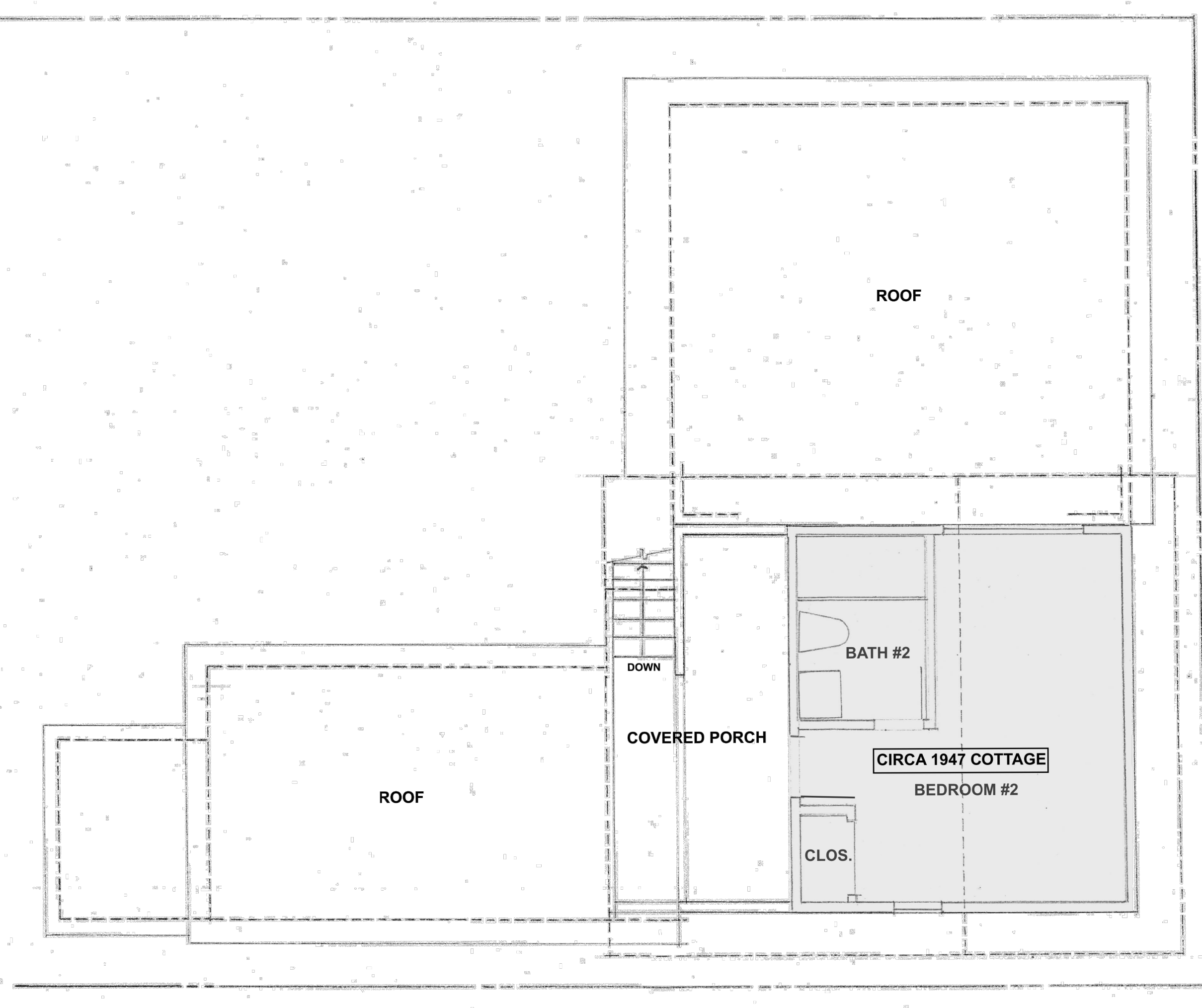
OF SHEETS



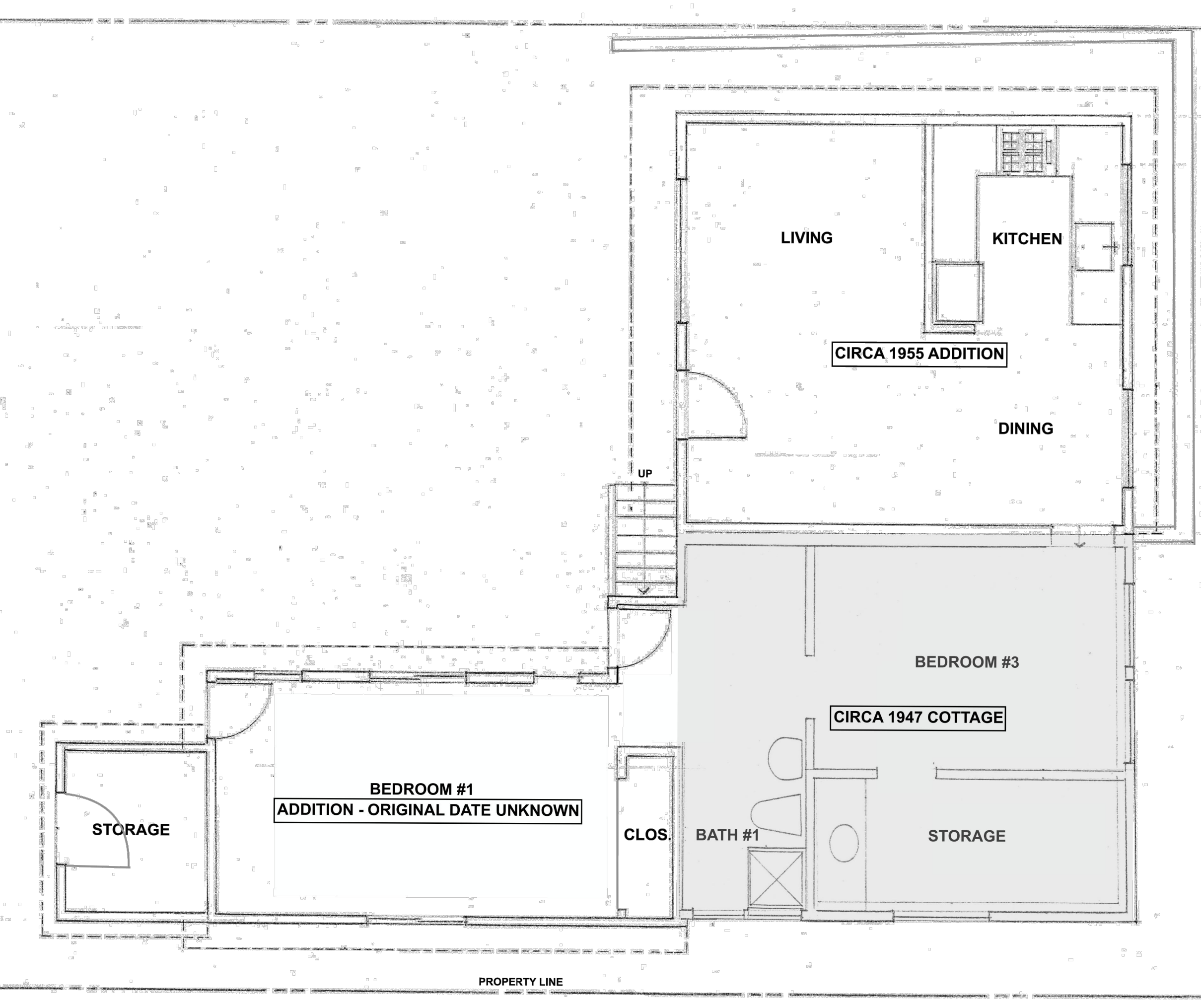
4 UPPER LEVEL DEMO PLAN
 1/4"=1'-0"



3 LOWER LEVEL DEMO PLAN
 1/4"=1'-0"



2 EXISTING UPPER LEVEL PLAN
 1/4"=1'-0"



1 EXISTING LOWER LEVEL PLAN
 1/4"=1'-0"

LEGEND:

| | 1ST FLOOR | 2ND FLOOR | TOTALS |
|-------------------------|------------|-----------|------------|
| (E) WALLS TO REMAIN | 70'-9.5" | 44'-7.25" | 115'-4.75" |
| (E) WALLS TO BE REMOVED | 73'-4" | 15'-2" | 105'-4.25" |
| (E) WALLS TO BE ALTERED | 13'-10" | 3'-0.25" | 16'-10.25" |
| (E) WALL TOTALS | 157'-11.5" | 62'-9.5" | 220'-9" |

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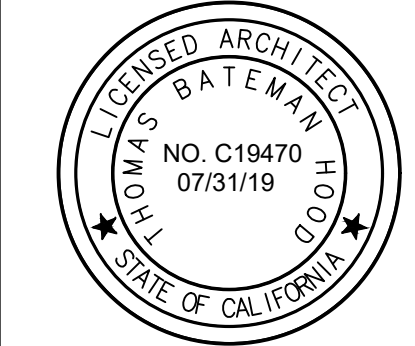
OWNER:
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PROPOSED LOWER LEVEL FLOOR PLAN

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

SHEET:

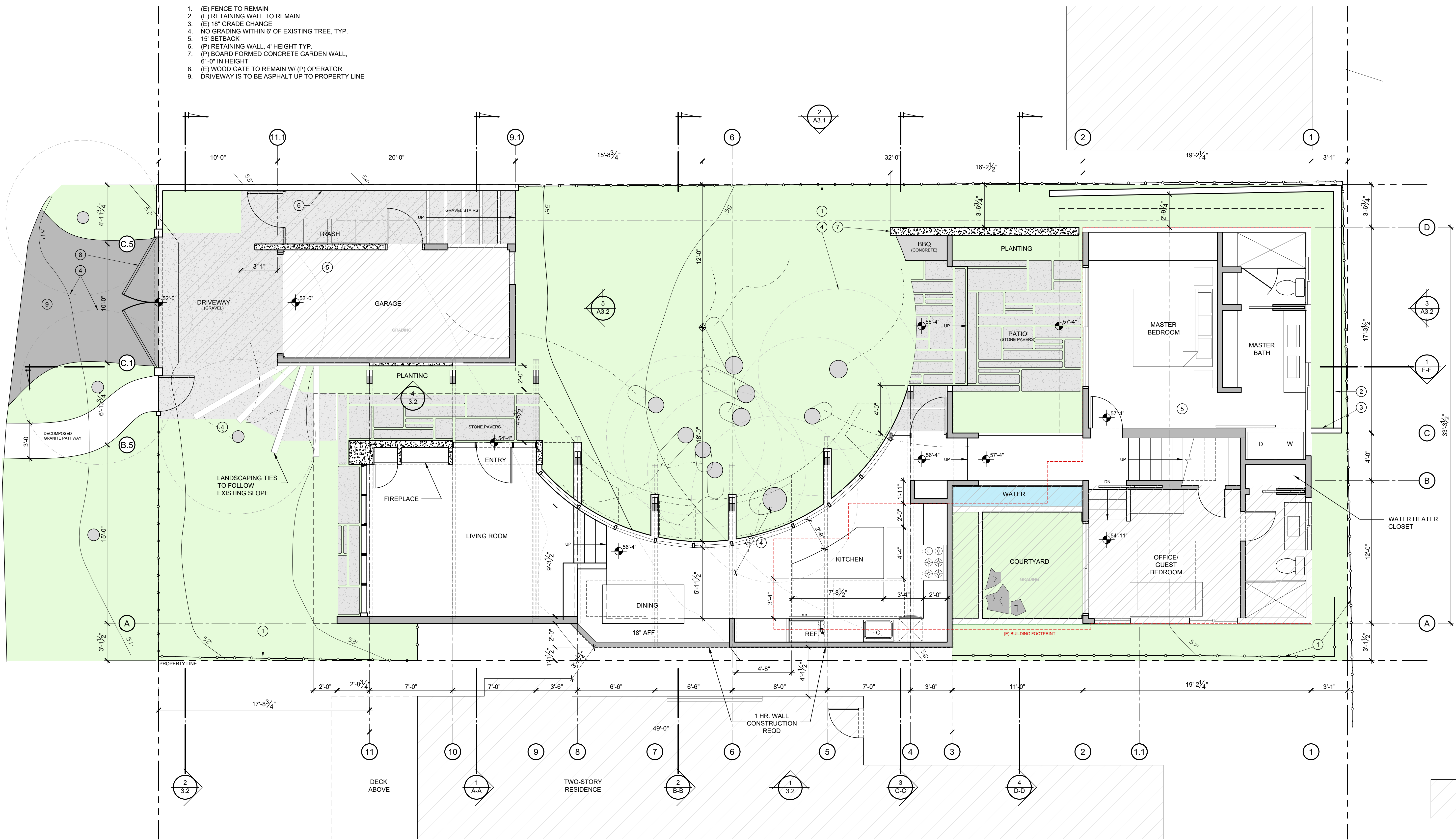
A2.0

OF SHEETS

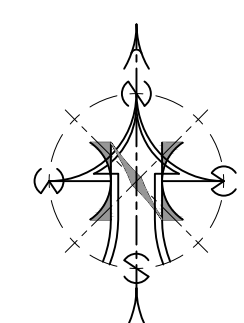
KEY NOTES:

- (E) FENCE TO REMAIN
- (E) RETAINING WALL TO REMAIN
- (E) 18" GRADE CHANGE
- NO GRADING WITHIN 6' OF EXISTING TREE, TYP.
- 15' SETBACK
- (P) RETAINING WALL, 4' HEIGHT TYP.
- (P) BOARD FORMED CONCRETE GARDEN WALL, 6'-0" IN HEIGHT
- (E) WOOD GATE TO REMAIN W/ (P) OPERATOR
- DRIVEWAY IS TO BE ASPHALT UP TO PROPERTY LINE

MONTE VERDE STREET
 (A 50 FOOT WIDE CITY STREET)



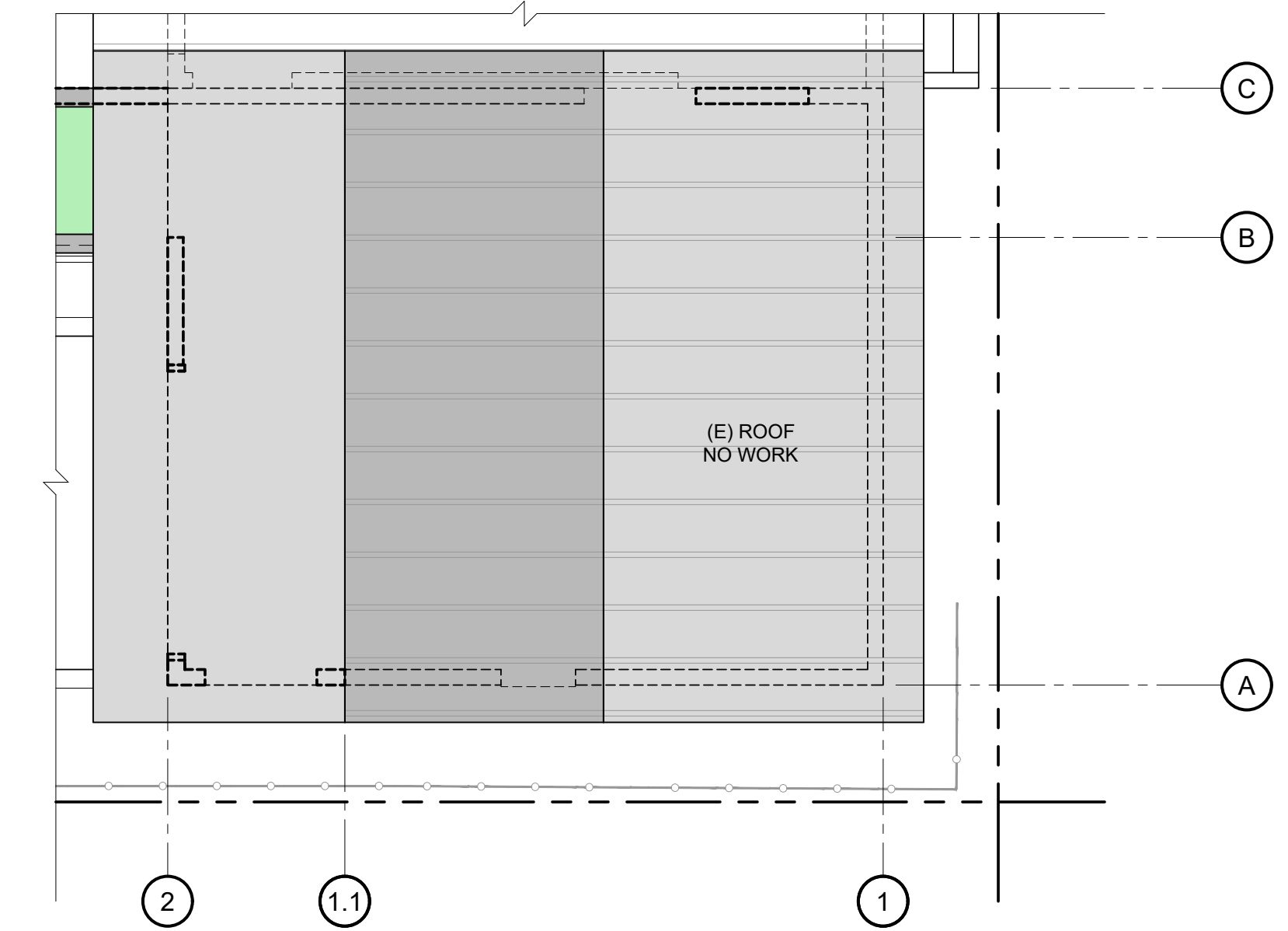
1 LOWER LEVEL FLOOR PLAN
 1/4" = 1'-0"



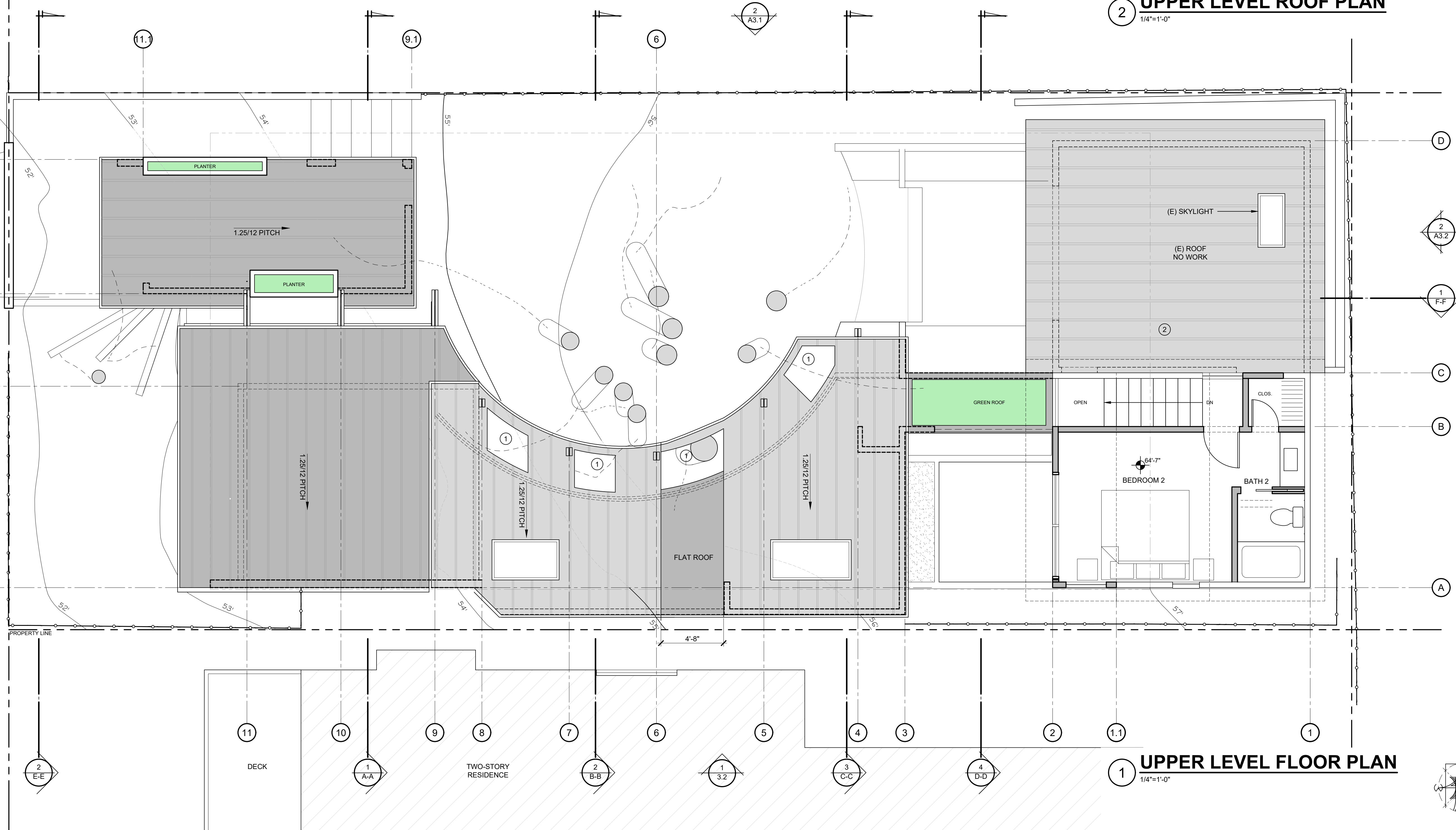
MONTE VERDE STREET
(A 50 FOOT WIDE CITY STREET)

KEY NOTES:

1. (P) CUTOUTS IN ROOF OVERHANG TO PROVIDE 12" OF CLEARANCE FOR TREE LIMBS
2. 15' SETBACK



2 UPPER LEVEL ROOF PLAN
1/4"=1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"

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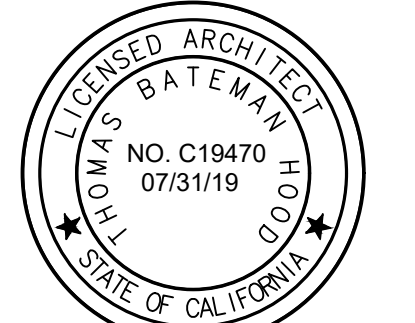
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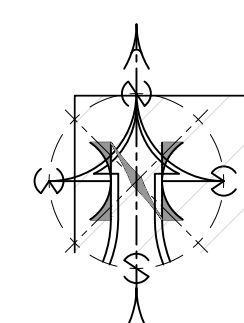
**PROPOSED
UPPER LEVEL
FLOOR PLAN**

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

SHEET:

A2.1

OF SHEETS



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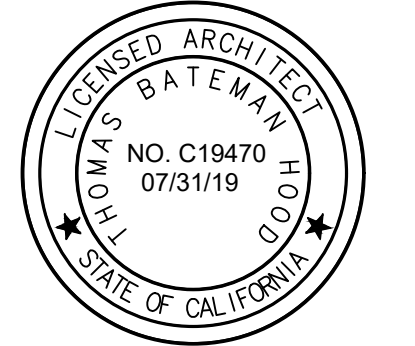
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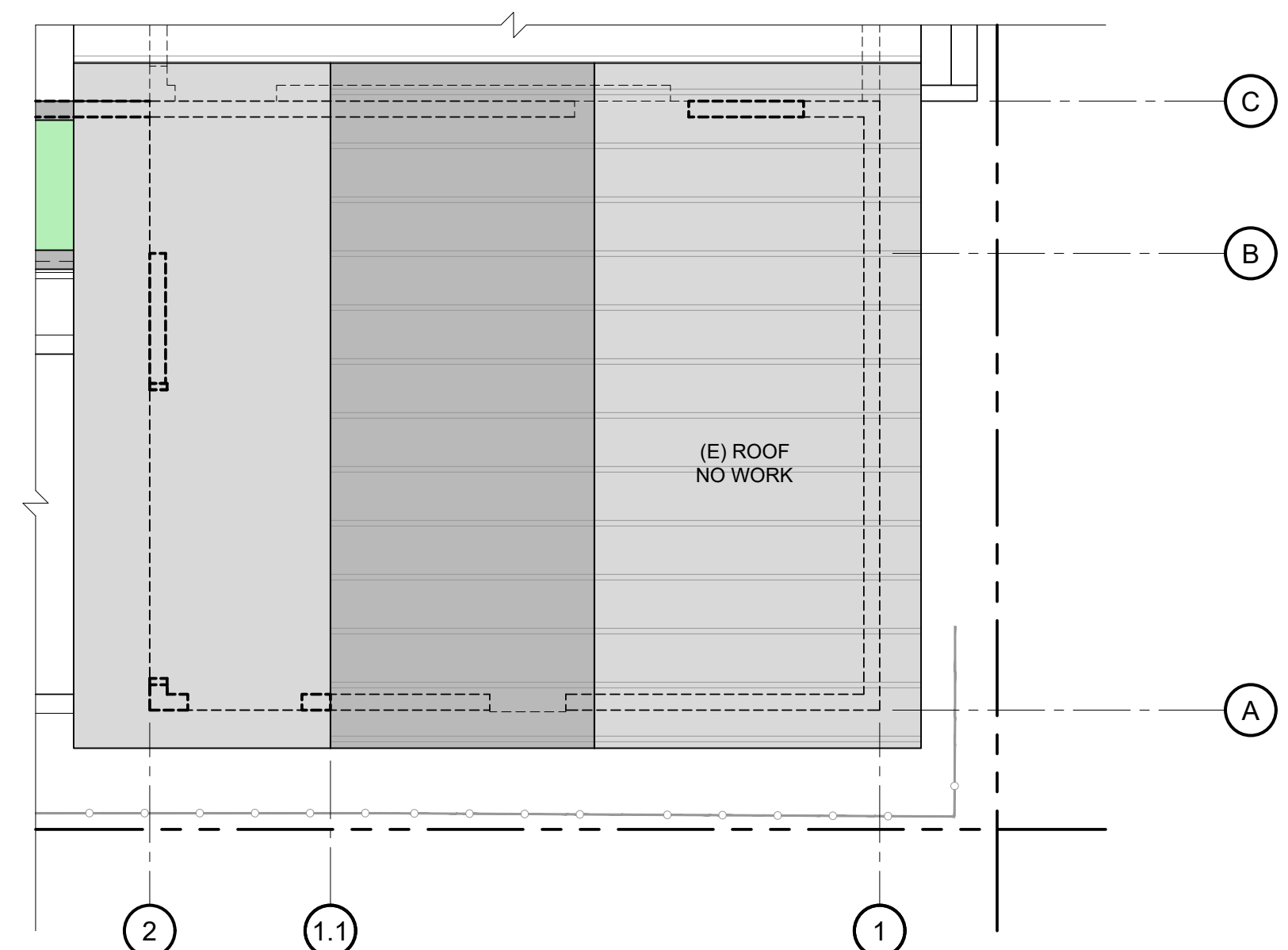
PROPOSED STORY POLE PLAN

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

SHEET:

A2.10

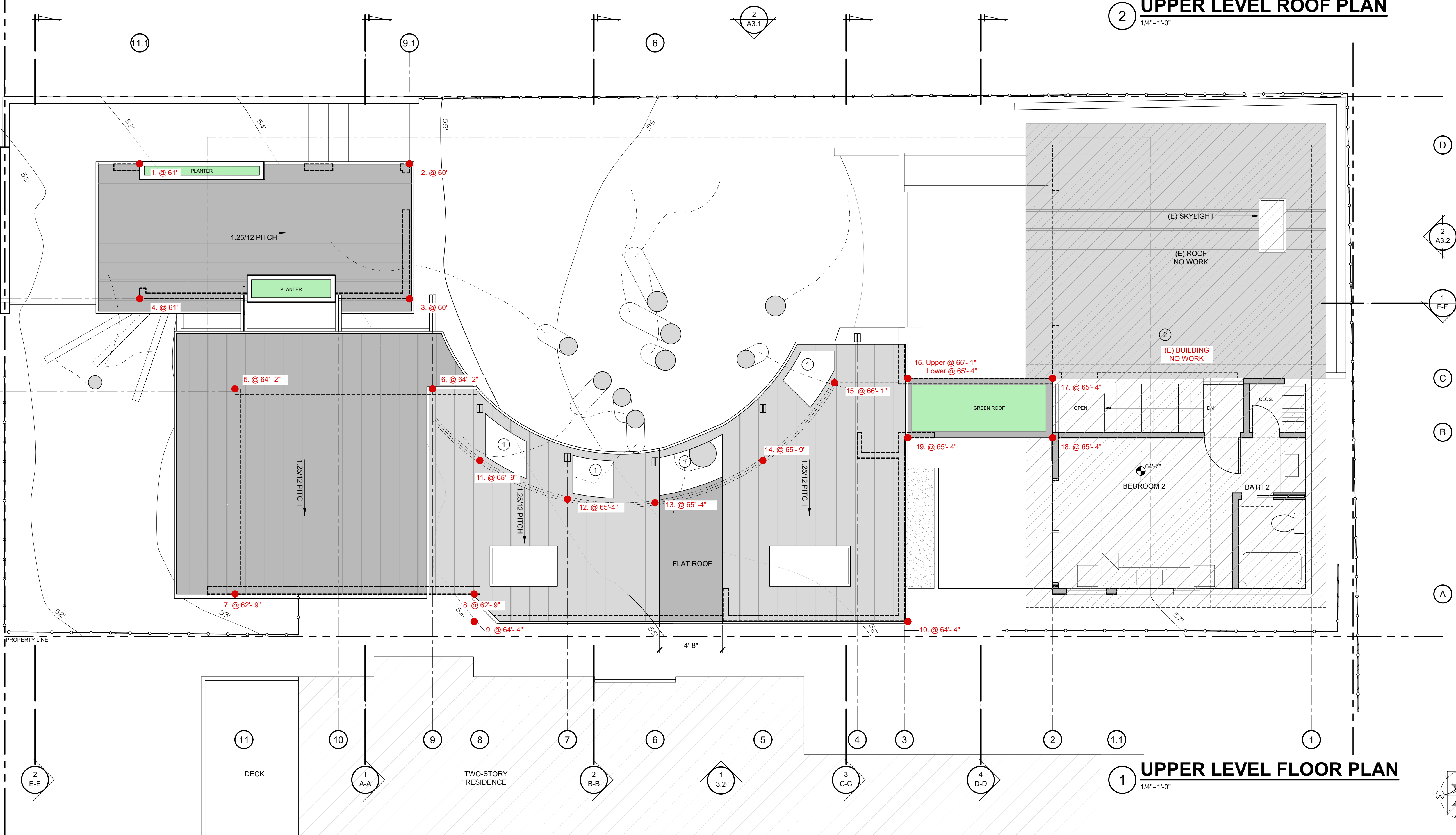
OF SHEETS



2 UPPER LEVEL ROOF PLAN
 1/4"=1'-0"

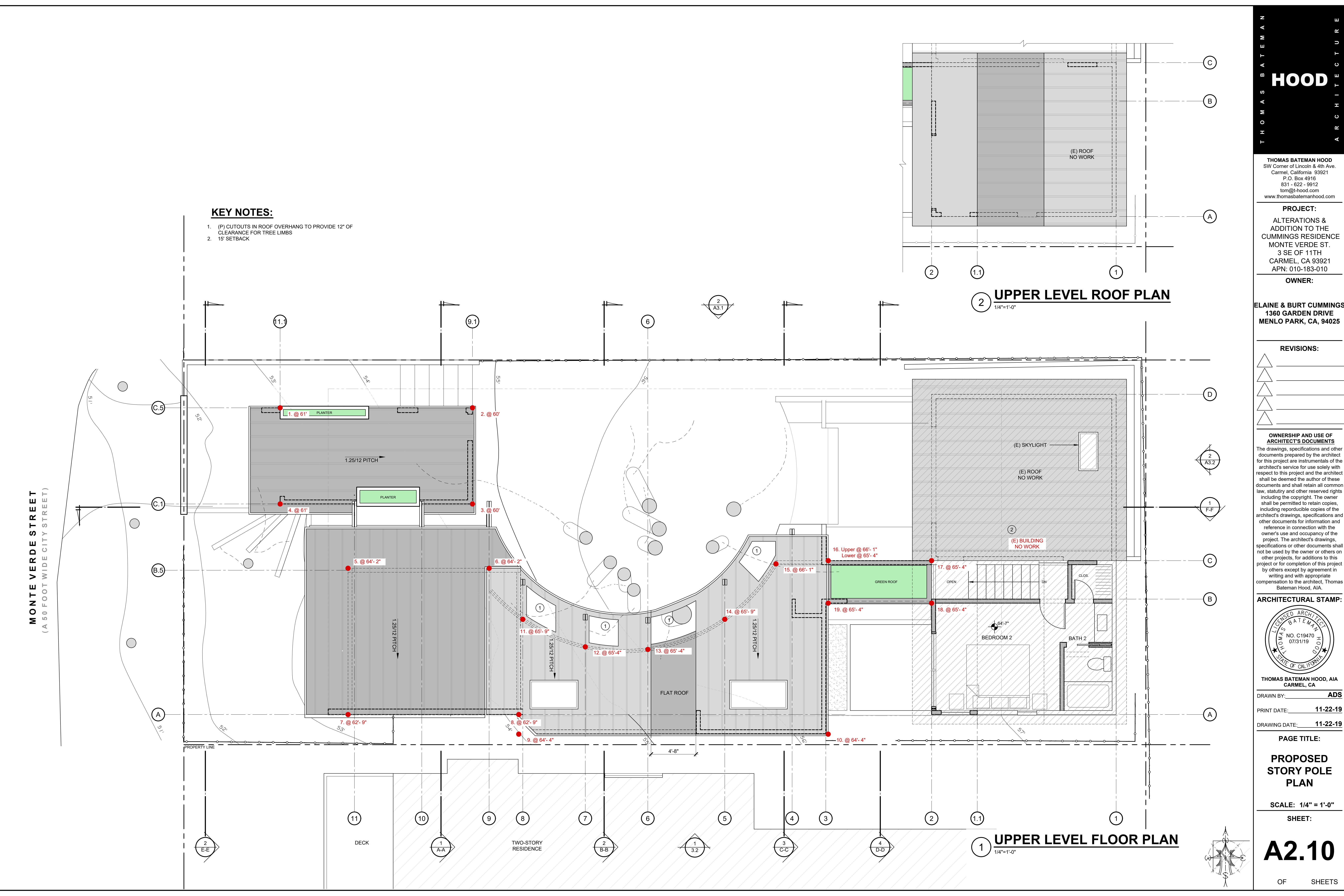
KEY NOTES:

- (P) CUTOUTS IN ROOF OVERHANG TO PROVIDE 12" OF CLEARANCE FOR TREE LIMBS
- 15' SETBACK



1 UPPER LEVEL FLOOR PLAN
 1/4"=1'-0"

MONTE VERDE STREET
 (A 50 FOOT WIDE CITY STREET)



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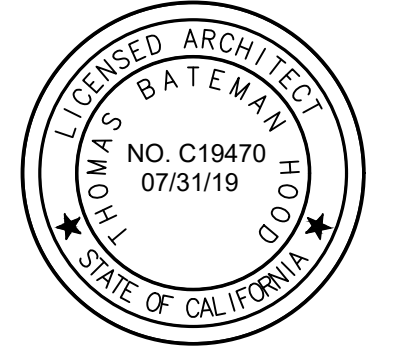
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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
 CARMEL, CA

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PAGE TITLE:

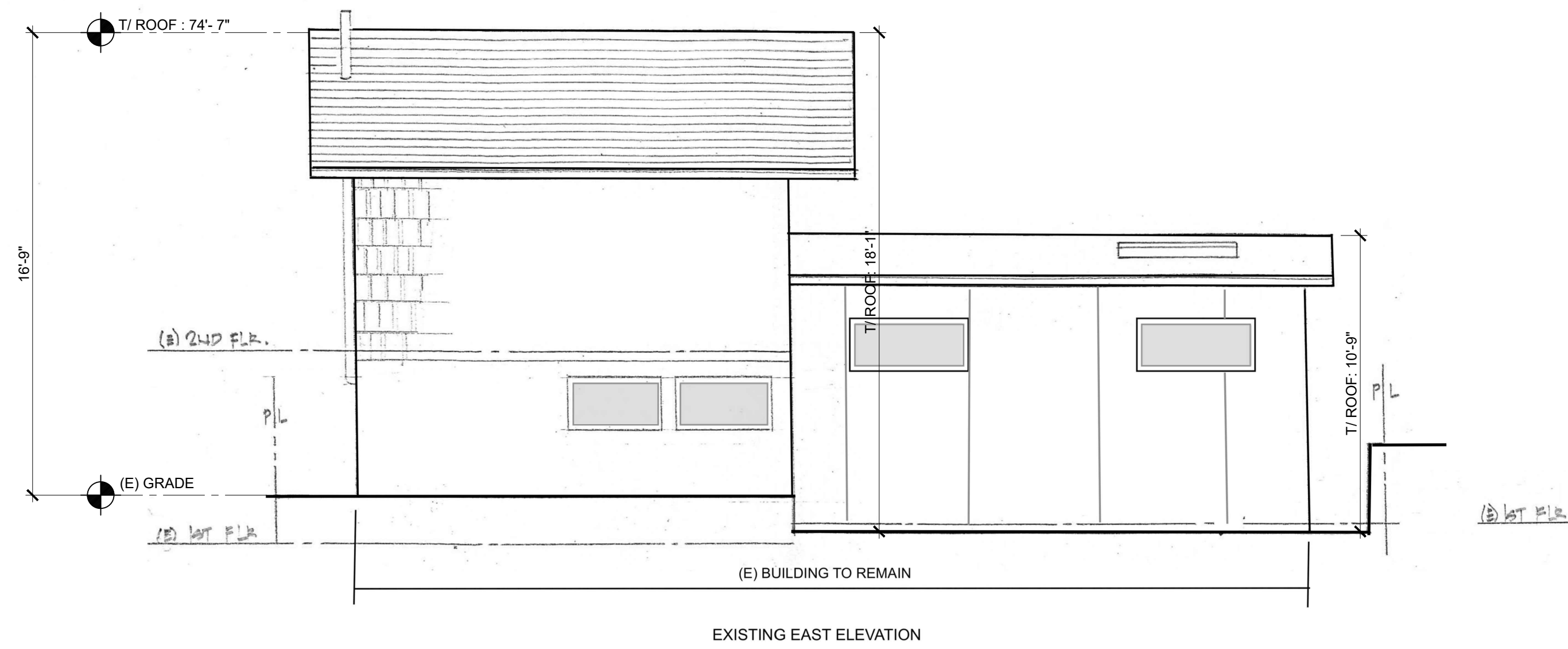
EXISTING EXTERIOR ELEVATIONS

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

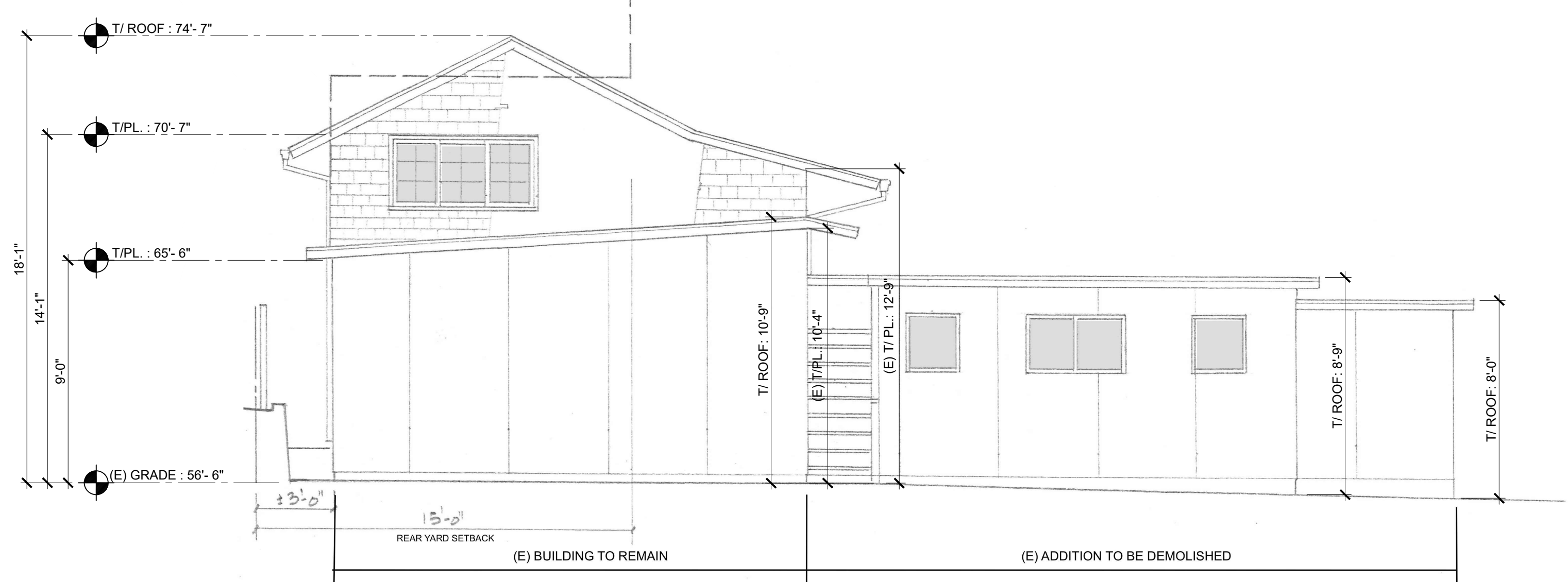
SHEET:

A3.0

OF SHEETS



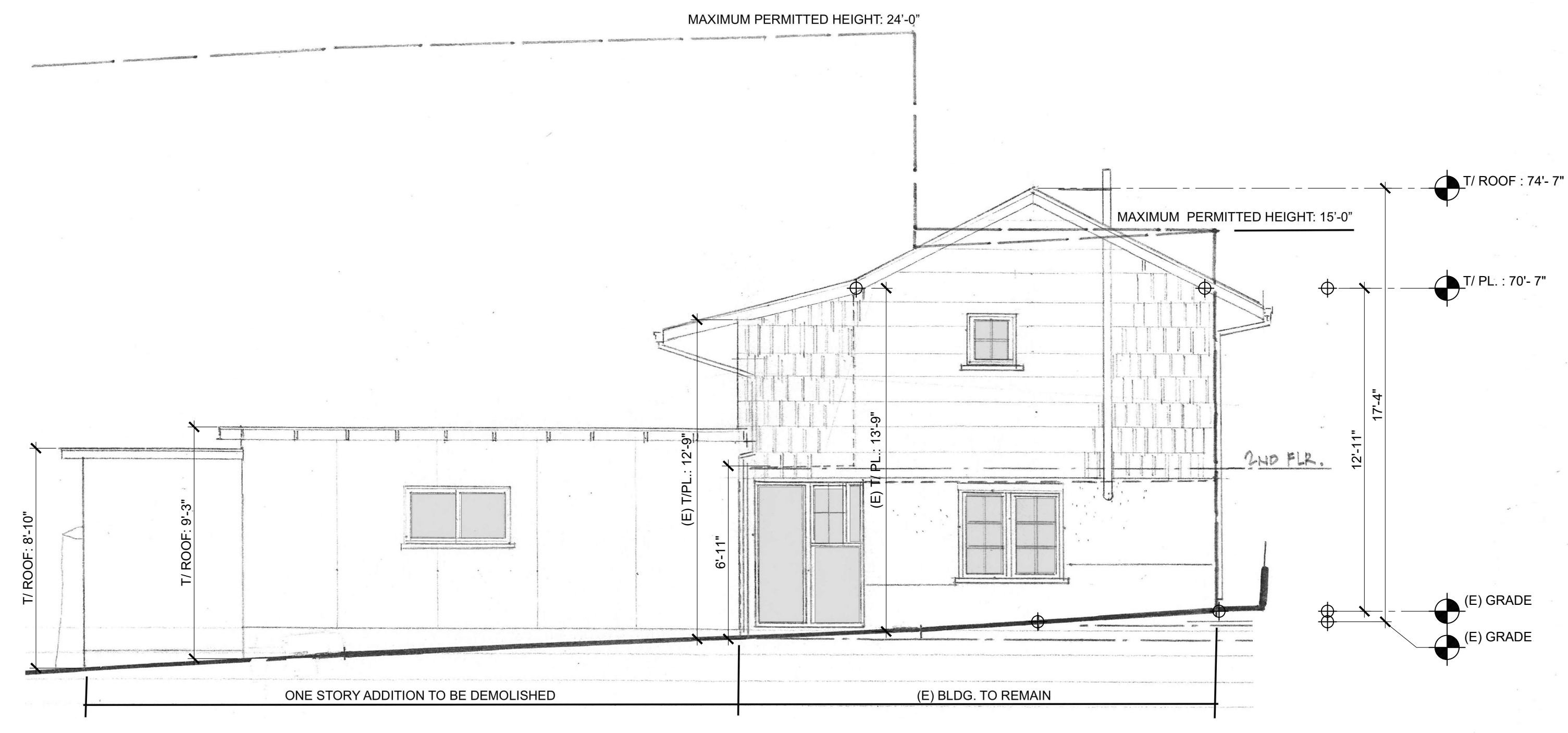
4 EXISTING EAST ELEVATION
 1/4"=1'-0"



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



3 EXISTING WEST ELEVATION
 1/4"=1'-0"



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

THOMAS BATEMAN HOOD
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 tom@t-hood.com
 www.thomasbatemanhood.com

PROJECT:
 ALTERATIONS &
 ADDITION TO THE
 CUMMINGS RESIDENCE
 MONTE VERDE ST.
 3 SE OF 11TH
 CARMEL, CA 93921
 APN: 010-183-010

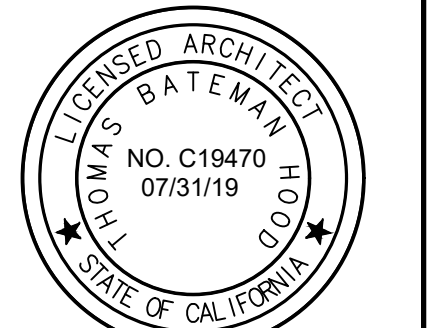
OWNER:
 ELAINE & BURT CUMMINGS
 1360 GARDEN DRIVE
 MENLO PARK, CA, 94025

REVISIONS:

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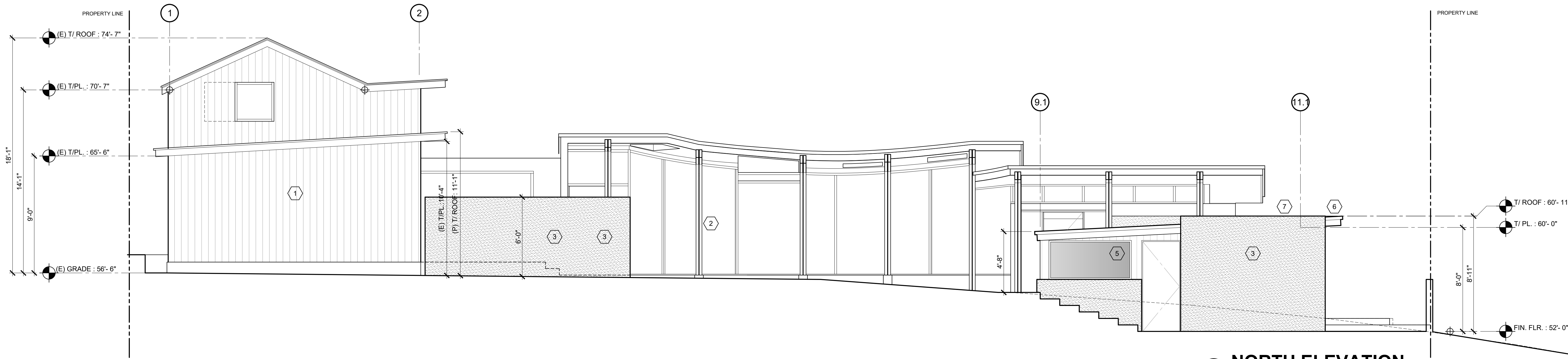
PROPOSED EXTERIOR ELEVATIONS

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

SHEET:

A3.1

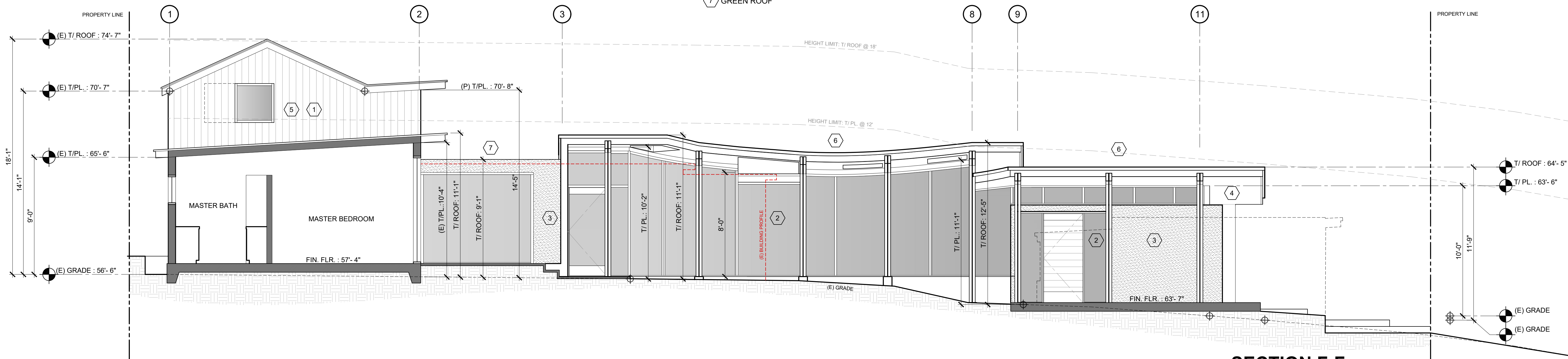
OF SHEETS



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

MATERIALS LEGEND

- 1 WOOD CEDAR SIDING
- 2 WOOD TIMBERS
- 3 TEXTURED CONCRETE
- 4 TEXTURED STUCCO
- 5 WOOD WINDOWS AND DOORS
- 6 STEEL STANDING SEAM ROOFING, 16" O.C.
- 7 GREEN ROOF



1 SECTION F-F
 1/4"=1'-0"

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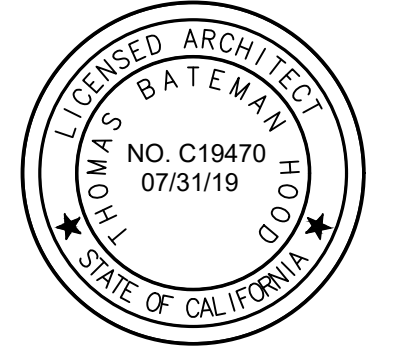
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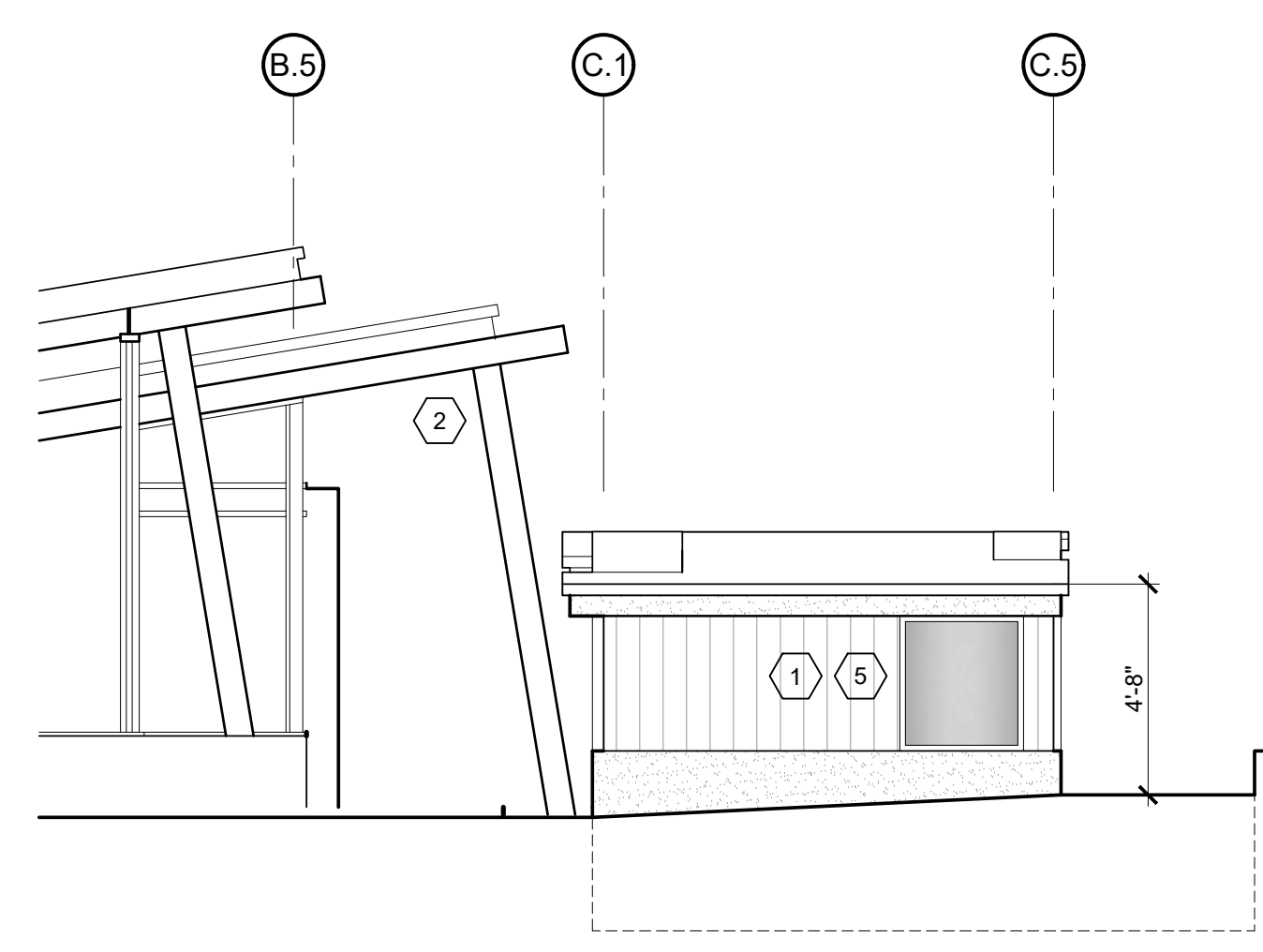
PROPOSED EXTERIOR ELEVATIONS

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

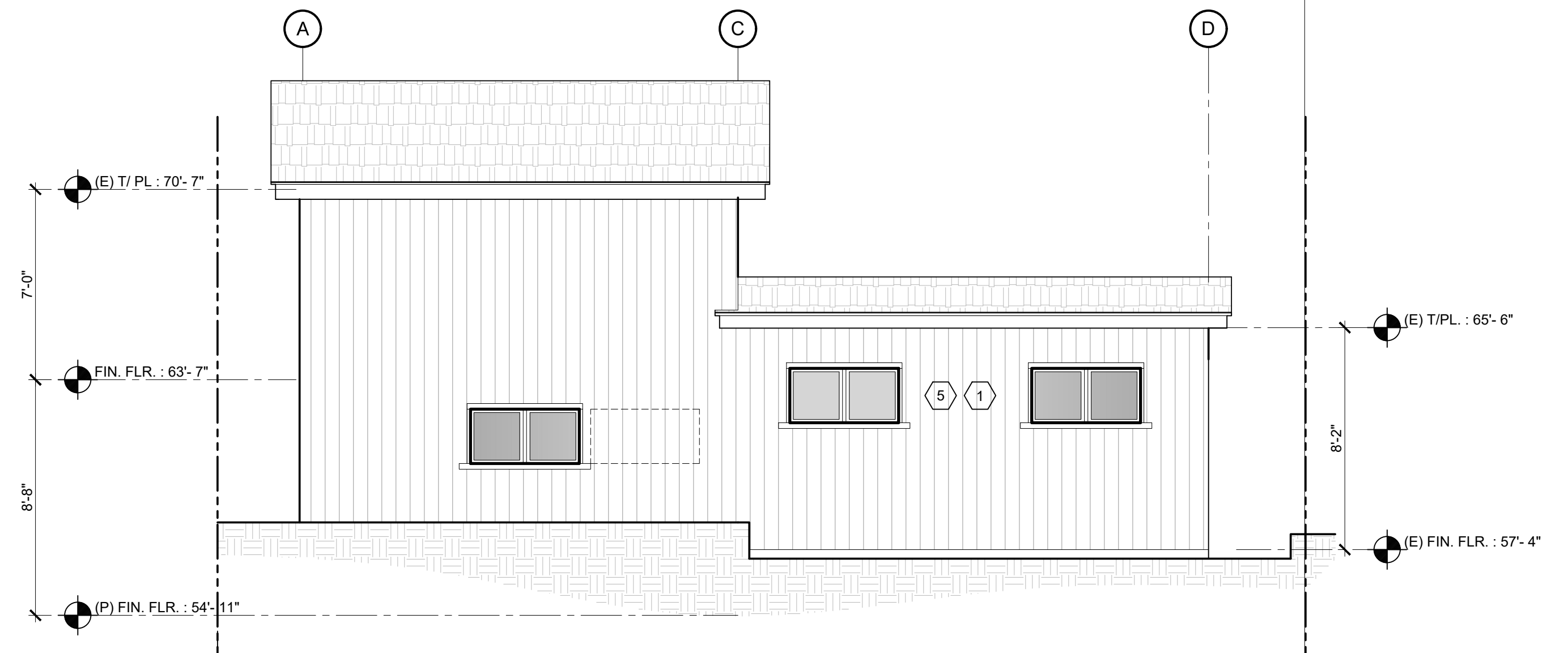
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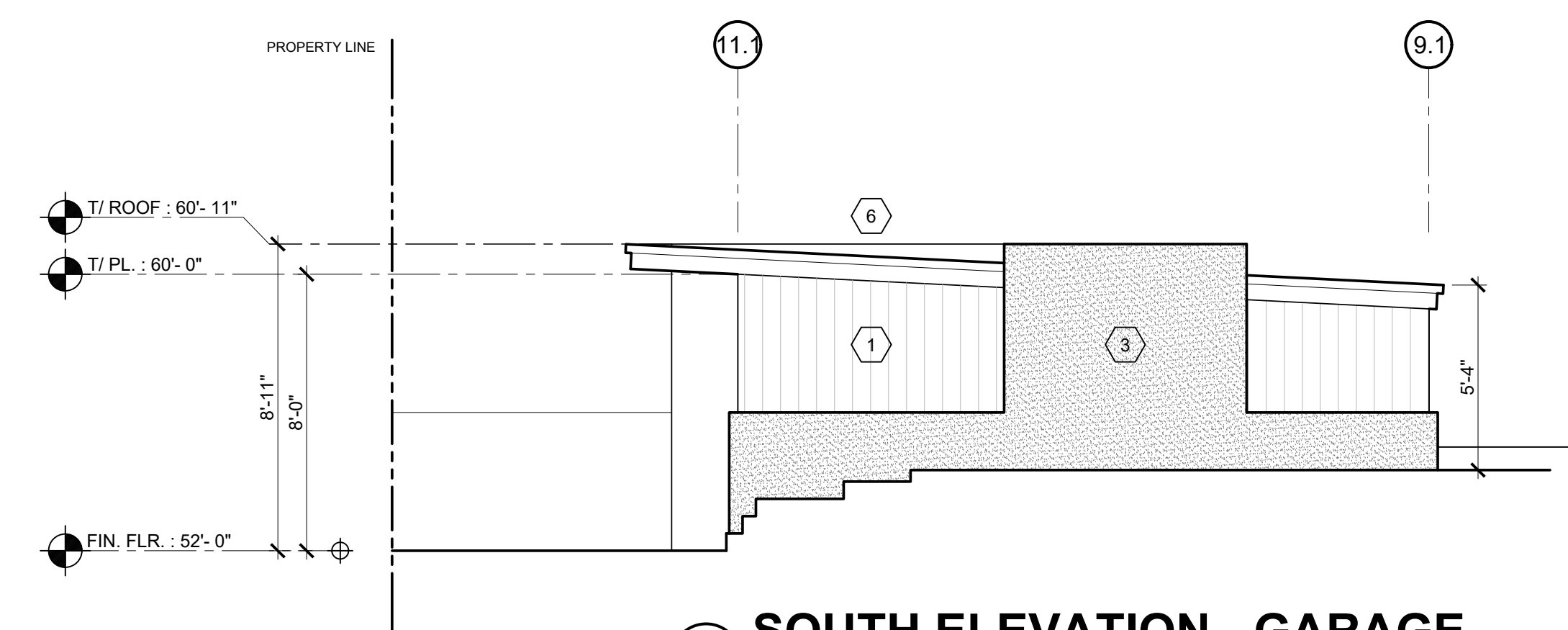
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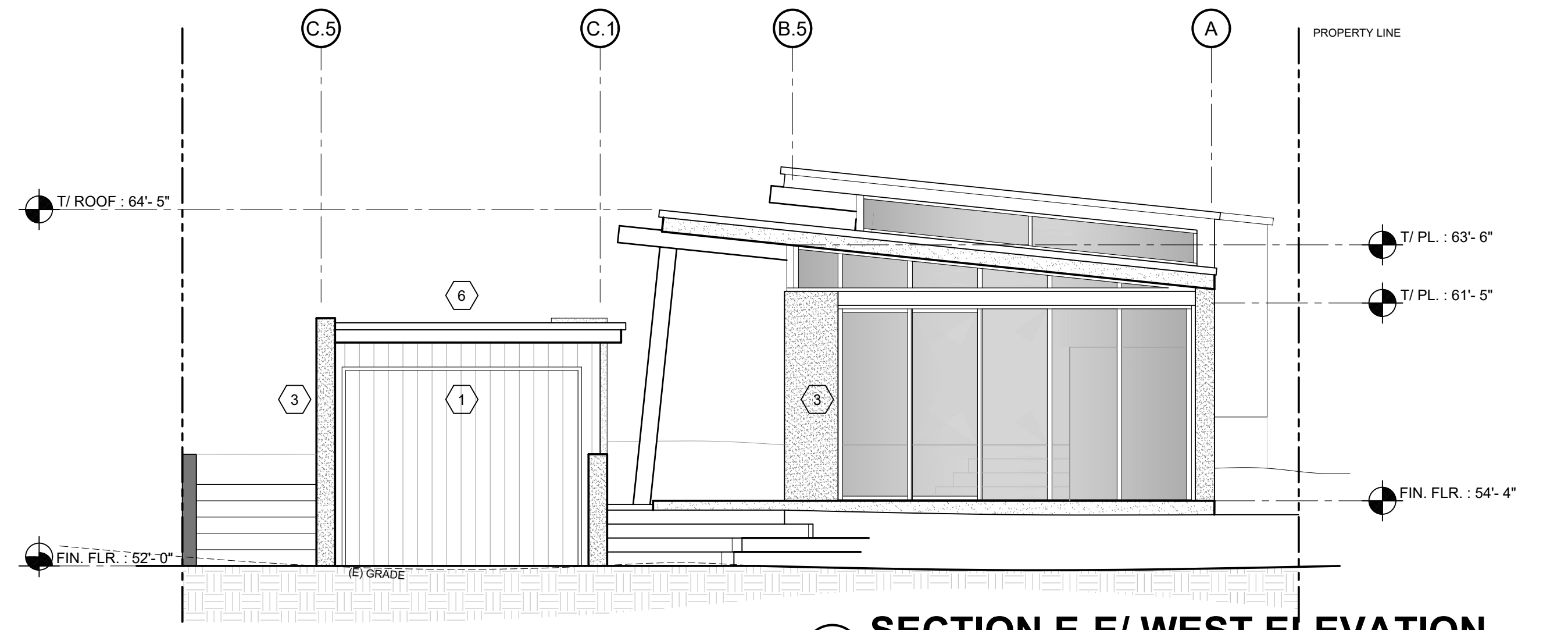
5 EAST ELEVATION - GARAGE
 1/4"=1'-0"



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



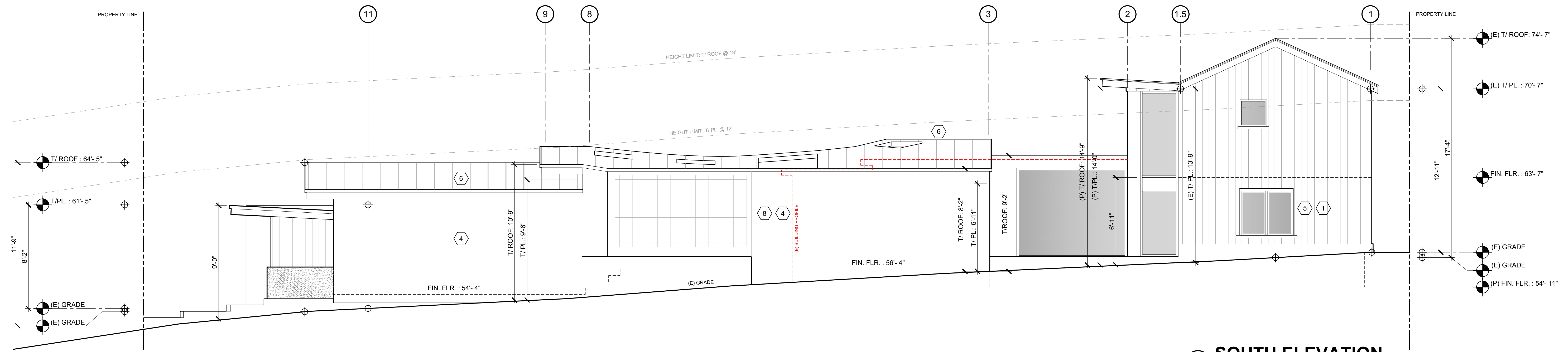
4 SOUTH ELEVATION - GARAGE
 1/4"=1'-0"



2 SECTION E-E/ WEST ELEVATION
 1/4"=1'-0"

MATERIALS LEGEND

- 1 WOOD CEDAR SIDING
- 2 WOOD TIMBERS
- 3 TEXTURED CONCRETE
- 4 TEXTURED STUCCO
- 5 WOOD WINDOWS AND DOORS
- 6 STEEL STANDING SEAM ROOFING, 16" O.C.
- 7 GREEN ROOF
- 8 STAINLESS STEEL PLANT ARMATURE



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

HOOD
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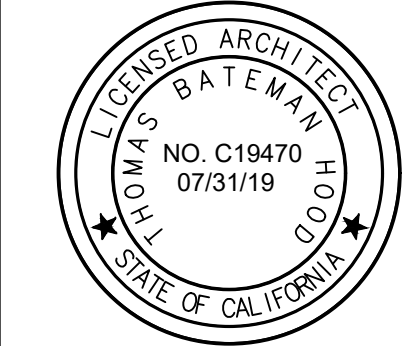
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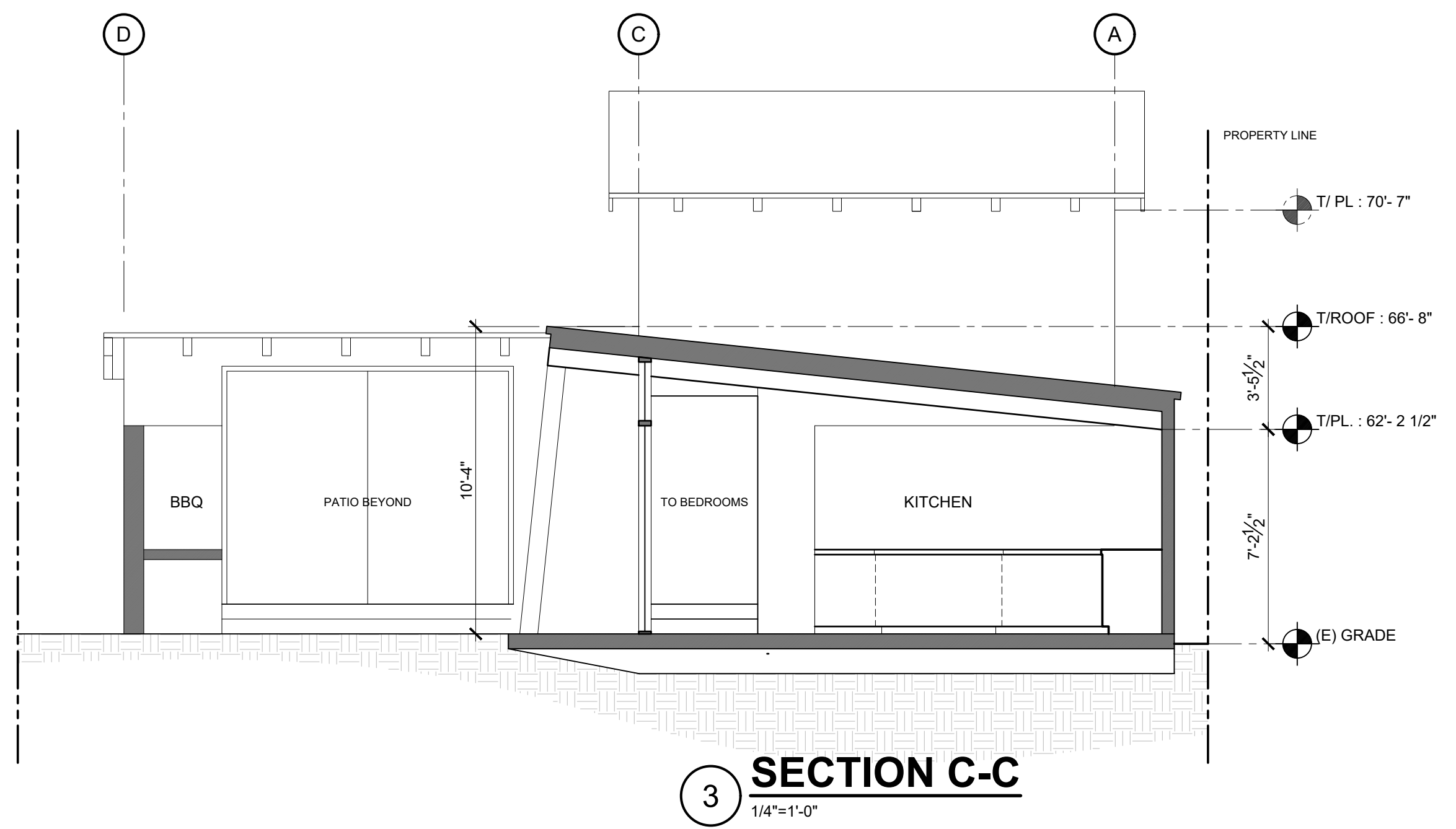
PROPOSED SECTIONS

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

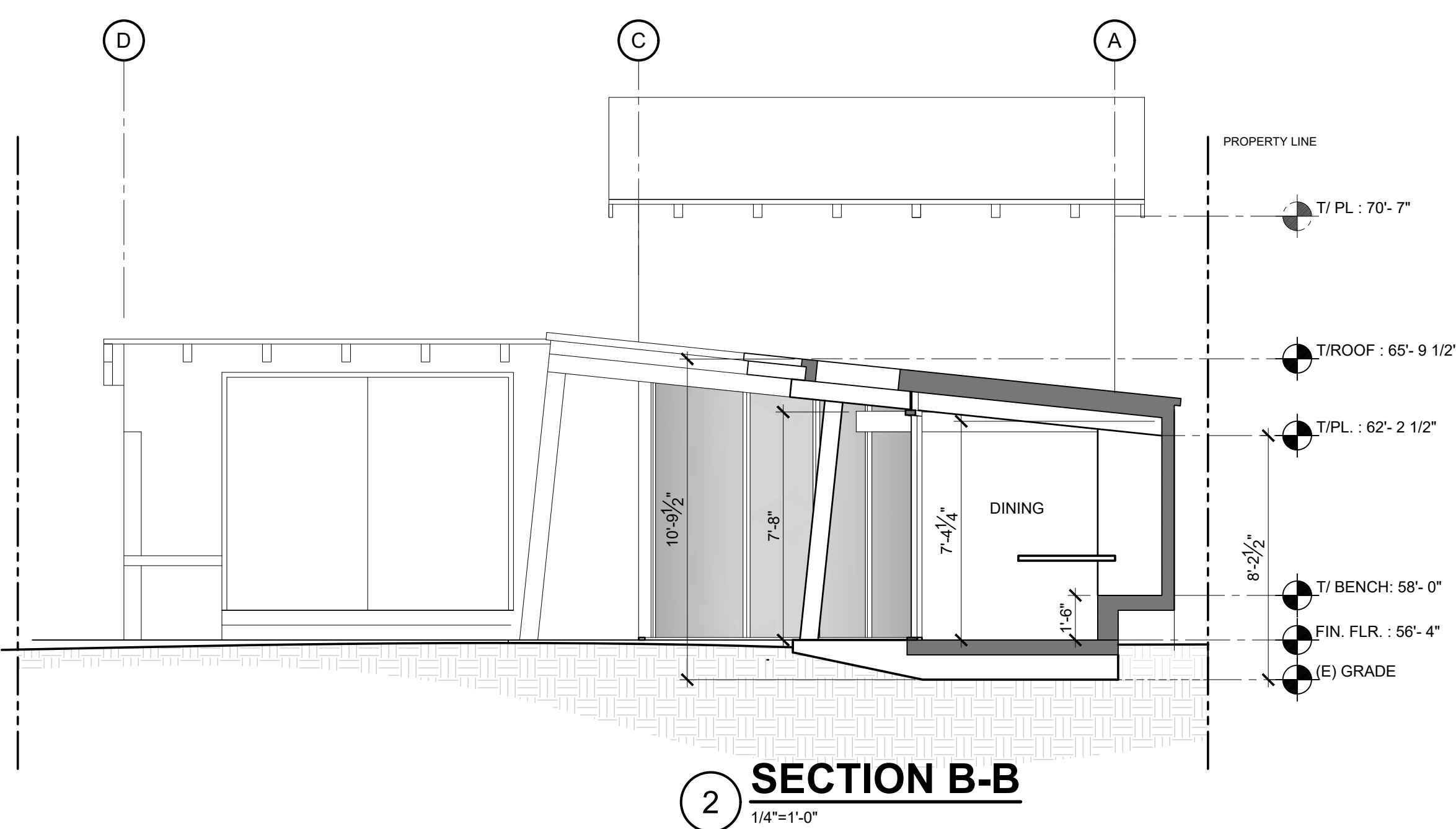
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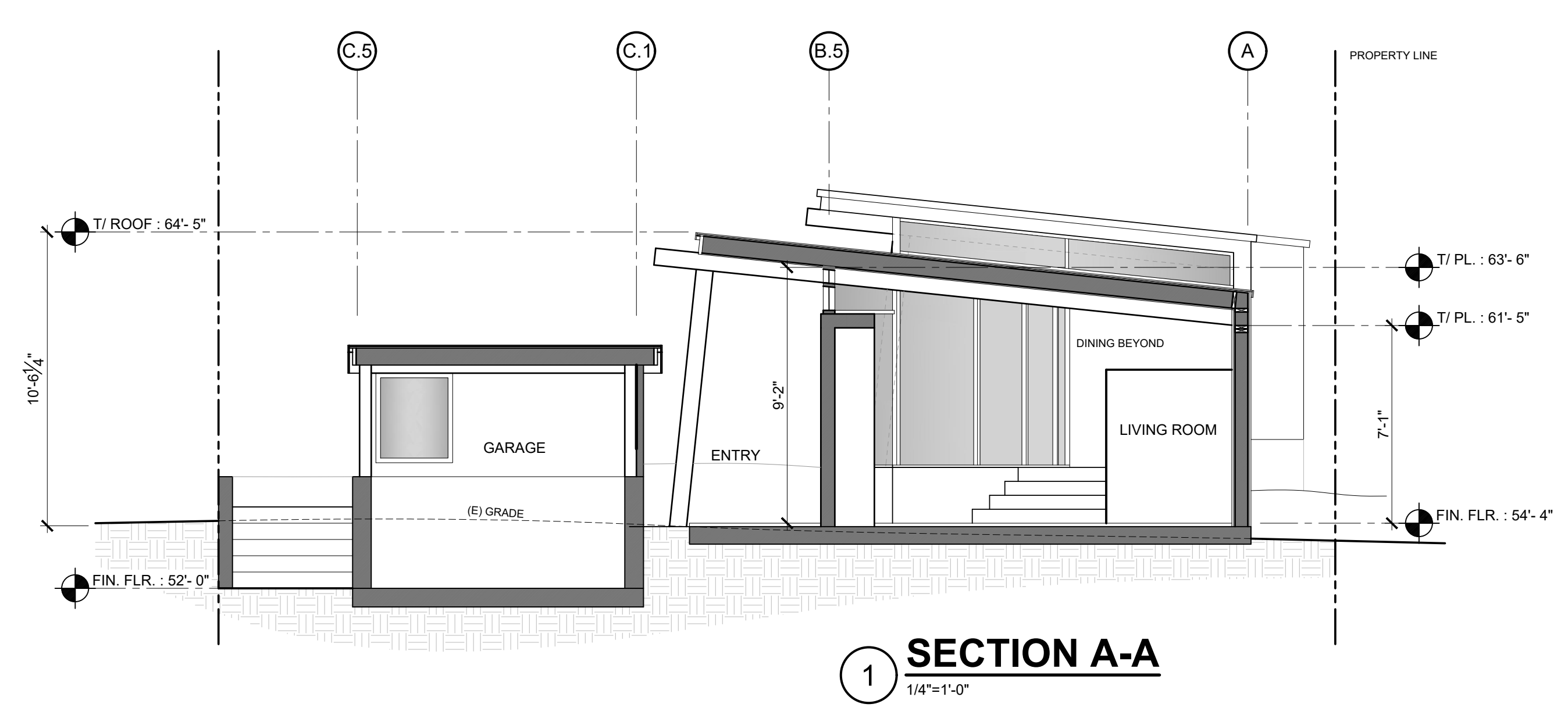
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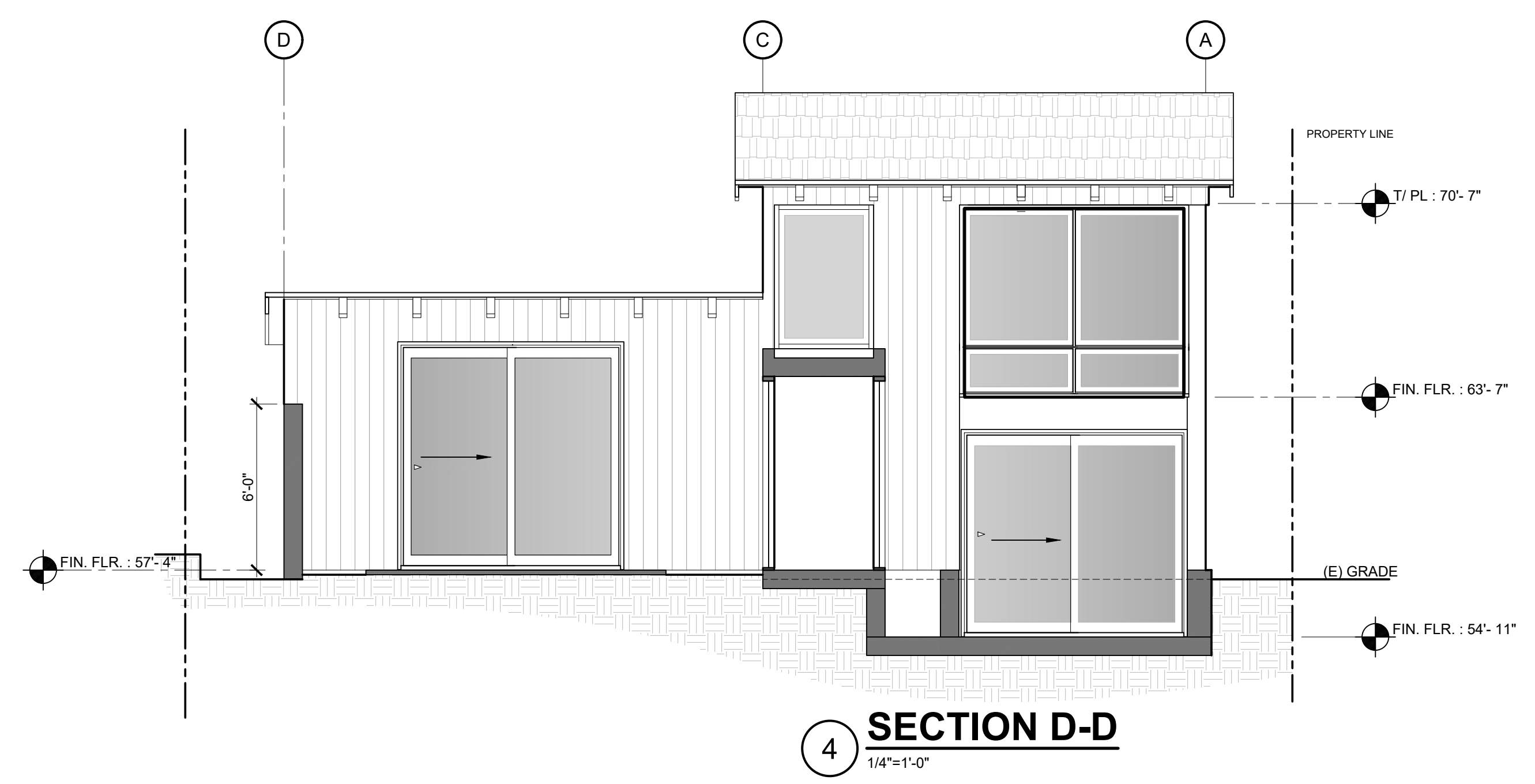
3 SECTION C-C
 1/4"=1'-0"



2 SECTION B-B
 1/4"=1'-0"



1 SECTION A-A
 1/4"=1'-0"



4 SECTION D-D
 1/4"=1'-0"