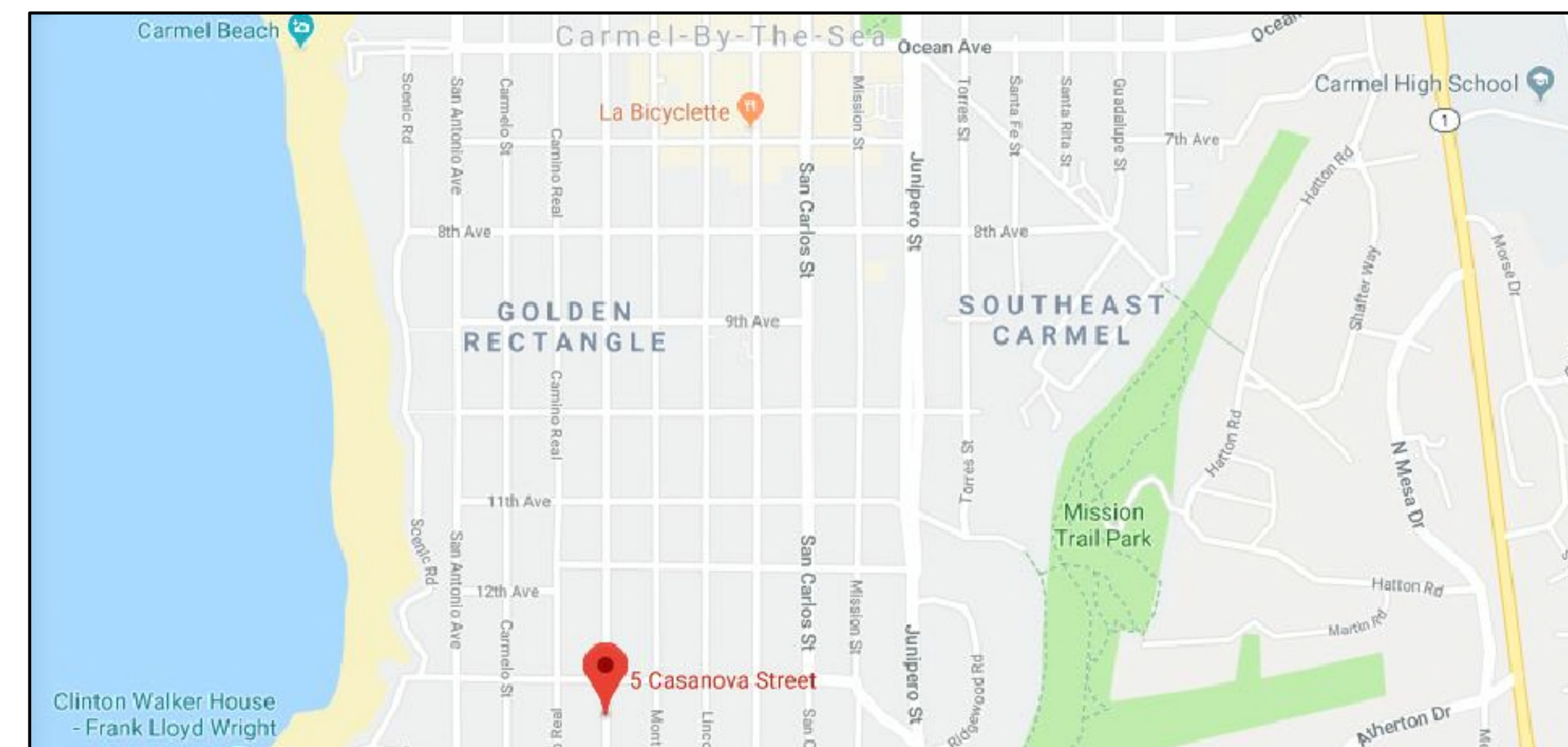


# POT D'OR LLC RESIDENCE w/ ACCESSORY DWELLING UNIT

## CASANOVA 5 S/E OF 12th STREET CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROJECT INFORMATION		SHEET INDEX	
<b>ADDRESS:</b> CASANOVA 5 S/E OF 12TH STREET		<b>ARCHITECTURAL</b>	
<b>PROJECT DESCRIPTION:</b> DEMOLISH A EXISTING SINGLE STORY MAIN RESIDENCE & 2 STORY DETACHED GARAGE WITH GUESTHOUSE ABOVE AND PROPOSE A TWO STORY MAIN RESIDENCE WITH ATTACHED 2-CAR GARAGE AND A DETACHED A.D. UNIT. 2 OAKS 12" & 14" ARE TO BE REMOVED		A.0.0 TITLE SHEET A.1.0 SITE PLAN A.1.1 PRELIMINARY SITE ASSESSMENT A.1.2 DEMOLITION SITE PLAN A.1.3 FLOOR LEVEL & AVERAGE GRADE PLAN A.2.0 PROPOSED 1ST FLOOR PLANS A.2.1 PROPOSED 2ND FLOOR PLAN A.2.2 PROPOSED ROOF PLANS A.3.0 PROPOSED ELEVATIONS A.3.1 PROPOSED ELEVATIONS A.3.2 PROPOSED ELEVATIONS A.3.3 STREETScape ELEVATIONS A.3.4 EXISTING ELEVATIONS A.3.5 EXISTING ELEVATIONS A.4.0 WINDOW & DOOR SCHEDULE L.1.0 PROPOSED LANDSCAPE PLAN	
<b>LOT SIZE:</b> 8,000.00 S.F. <b>ZONING:</b> R-1 <b>A.P.N.:</b> 010-175-016 <b>OCCUPANCY GROUP:</b> (RS) <b>TYPE OF CONSTRUCTION:</b> VB			
<b>FLOOR AREA</b>			
ALLOWED	40.0%	3,200.00 S.F.	
1ST FLOOR		2,103.00 S.F.	
2ND FLOOR		644.00 S.F.	
GUEST HOUSE		305.00 S.F.	
TOTAL:	59.15%	3,152.00 S.F.	
<b>SITE COVERAGE</b>			
ALLOWED (WITH BONUSES)		995.0 S.F.	
PERVIOUS / SEMI-PERVIOUS			
DRIVEWAY		524.00 S.F.	
SOUTH DECK		280.00 S.F.	
IMPERVIOUS			
A.D.U. STOOP		27.00 S.F.	
ENTRY WALK & STOOP		84.00 S.F.	
NORTH PATIO		75.00 S.F.	
TOTAL:		995.00 S.F.	
HEIGHT LIMIT:		24'-0"	
TREE REMOVAL:		(2) OAKS - 12" & 14"	
OWNER:	Pot D'or LLC P.O. BOX 4915 CARMEL, CA 93921		
DESIGNER:	CHARLES MANDURRAGO MANDURRAGO & ASSOCIATES P.O. BOX 1504 CARMEL, CA 93921		
<b>PARCEL MAP</b>			

VICINITY MAP:



Received

Mar. 2, 2020

Community Planning &  
Building Department

MANDURRAGO  
&  
ASSOCIATES

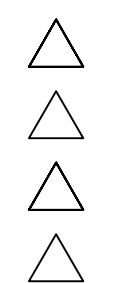


P.O. BOX 1504 CARMEL, CA 93921  
PHONE: 831 935-0709  
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 2-25-20

REVISIONS:



PROJECT:

Pot D'or LLC  
RESIDENCE w/ A.D. UNIT  
CASANOVA ST.  
5 S/E OF 12TH  
CARMEL, CA. 93921  
APN: 010-175-016

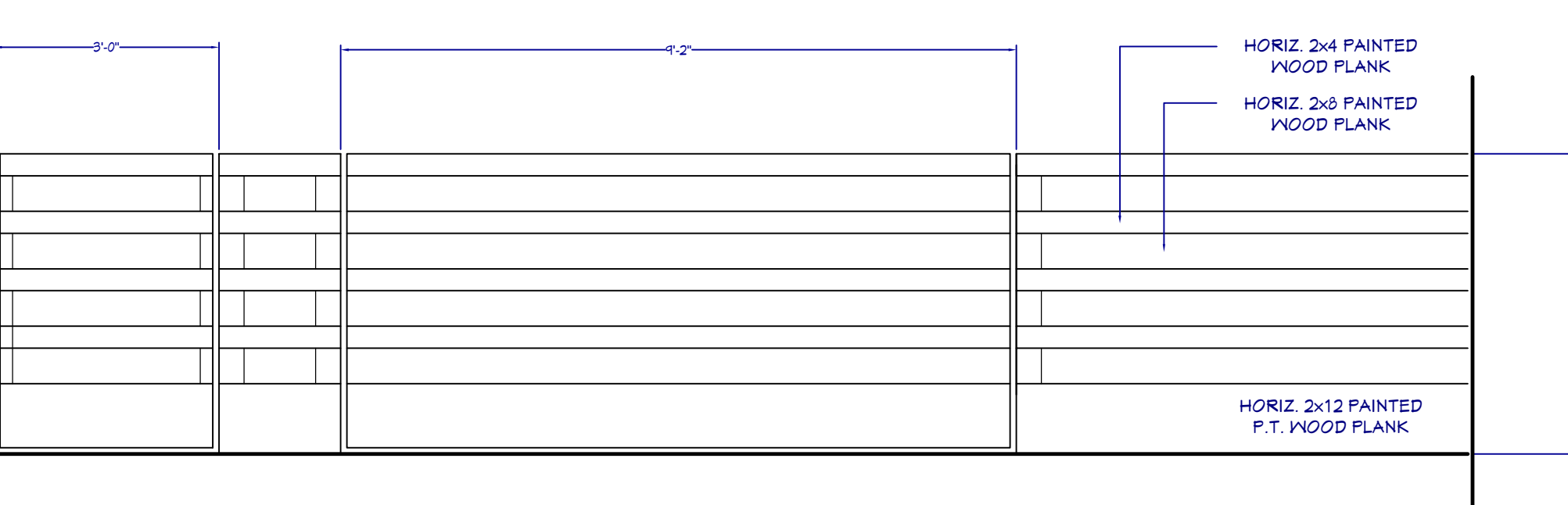
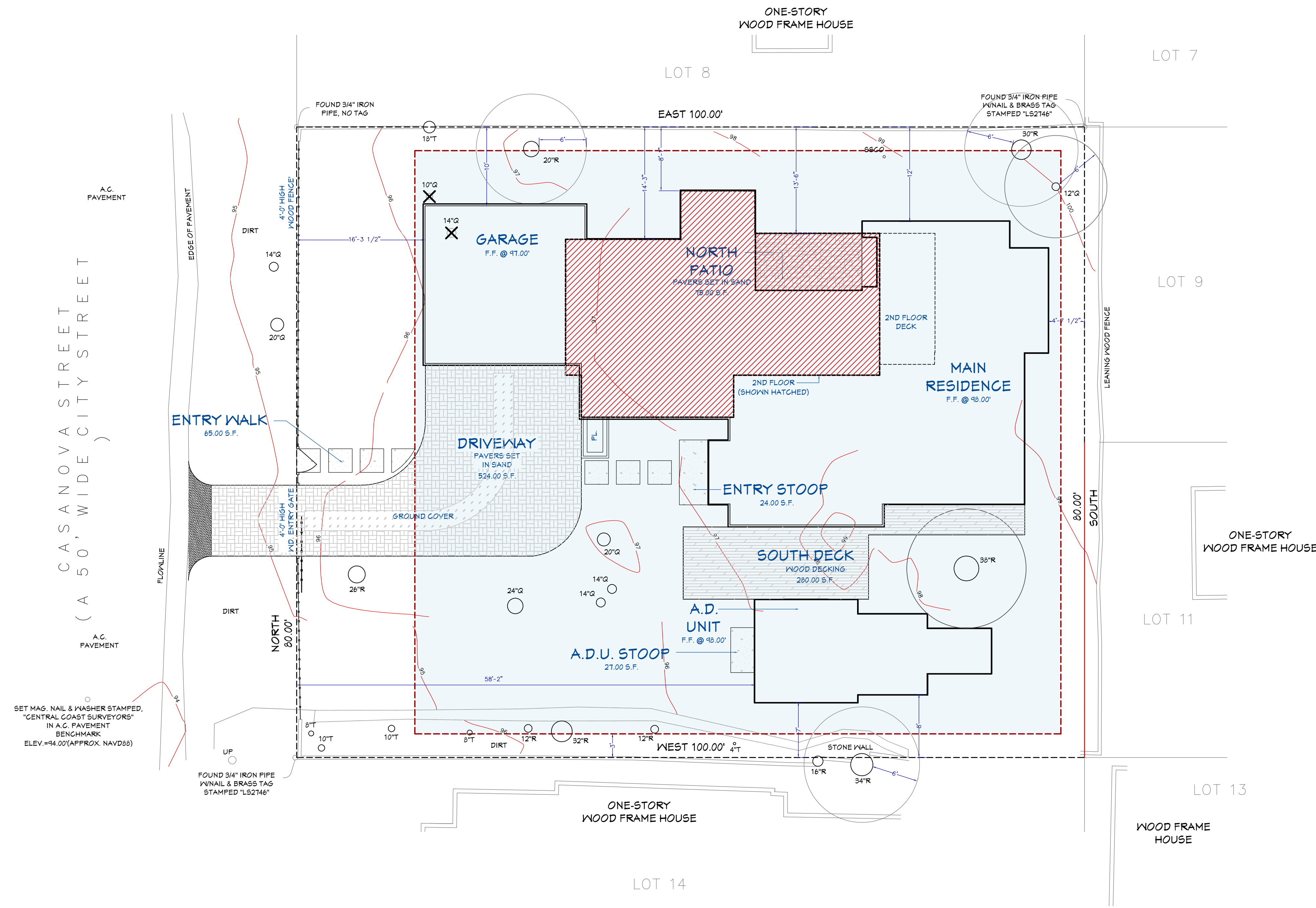
OWNER:

Pot D'or LLC  
P.O. BOX 4915  
CARMEL, CA. 93921

SHEET NUMBER:

A0.0





**PROPOSED DRIVEWAY / ENTRY GATES**



**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"  
 0' 2' 4' 8' 12'

**MANDURRAGO & ASSOCIATES**



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DRAWN BY: MANDURRAGO  
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- △
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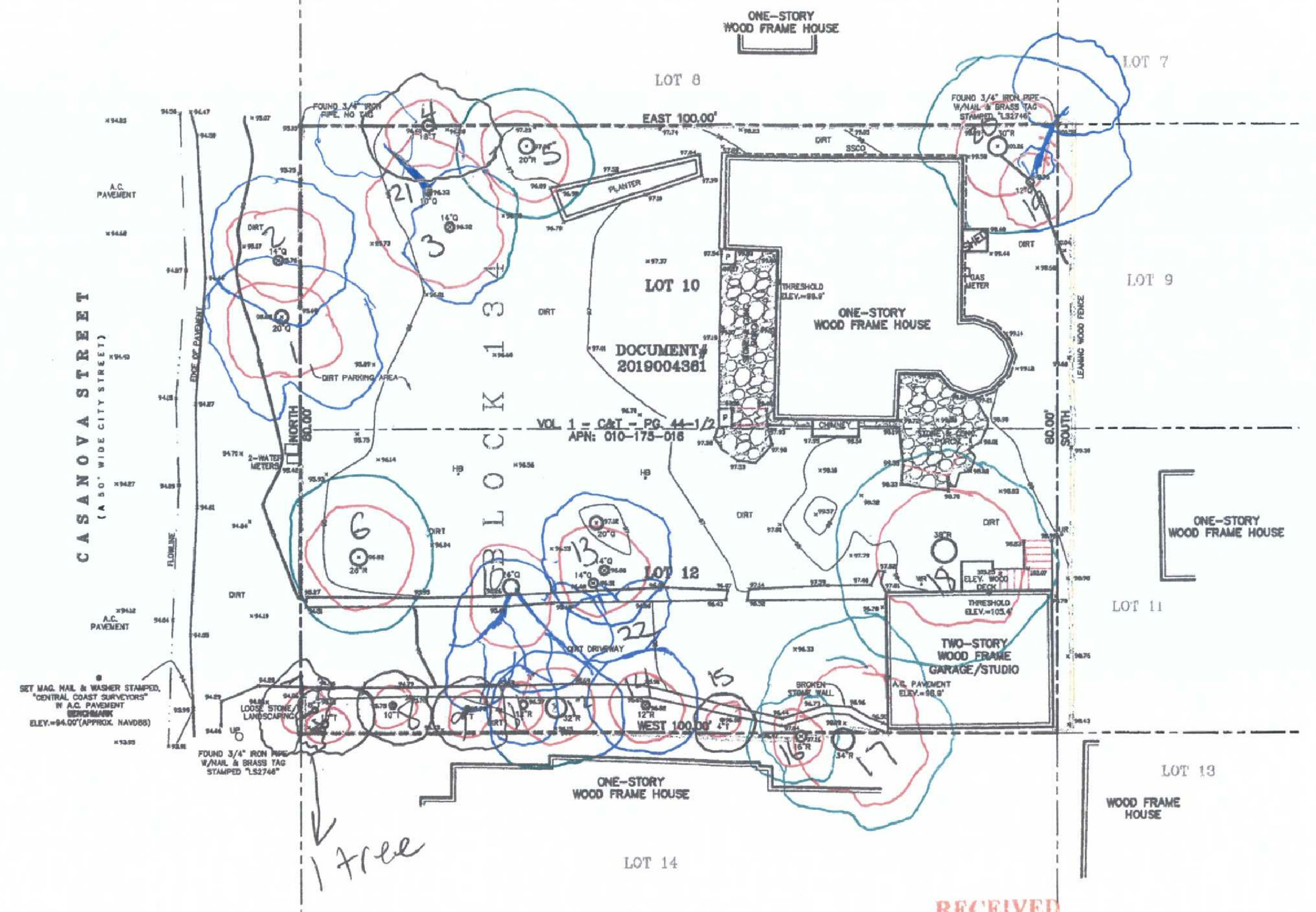
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 CARMEL, CA. 93921

SHEET NUMBER:

**A1.0**





- LEGEND:**
- HB HOSEBIB
  - P PILLAR
  - UP UTILITY POLE
  - WR WATER RESER
  - DENOTES A 12" DIA. TREE (TYP.)
  - DENOTES A 12" DIA. OAK TREE (TYP.)
  - DENOTES A 12" DIA. REDWOOD TREE (TYP.)
  - DENOTES A STEP
  - DENOTES A WOOD FENCE
  - DENOTES A STONE & CONCRETE WALL DASHED IS APPROX.

SET MAG. NAIL & WASHER STAMPED, "CENTRAL COAST SURVEYORS" BY A.C. PAVEMENT BENCHMARK ELEV.=84.00'(APPROX. NAVD83)

- NOTES:**
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
  3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN ELEVATION = 84.00 FEET (APPROX. NAV88)
  4. CONTOUR INTERVAL = ONE FOOT.
  5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 8" ARE NOT SHOWN.

**TOPOGRAPHIC MAP**  
 OF  
 THE PARCEL DESCRIBED IN  
 DOCUMENT# 201904361  
 BEING LOTS 10 & 12 IN BLOCK 134  
 AS SHOWN ON THE  
 "MAP OF ADDITION NUMBER TWO..."  
 FILED IN, VOL. 1 - C&T - PG. 44-1/2  
 OFFICIAL RECORDS OF MONTEREY COUNTY  
 CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
**Chris Tescher**  
 BY  
**CENTRAL COAST SURVEYORS**  
 5 HARRIS COURT, SUITE 10-11 MONTEREY, CALIFORNIA 93940  
 Phone: (831) 384-4930  
 Fax: (831) 384-4931  
 SCALE: 1" = 8" JOB No. 19-28 APRIL 2019  
 PREPARED BY: LLS  
 APN: 010-175-016

RECEIVED  
 APR 08 2019  
 City of Carmel-by-the-Sea  
 Planning & Building Dept



4/6/19

**MANDURRAGO & ASSOCIATES**



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 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO  
 DRAWING DATE: 2-25-20

- REVISIONS:
- △
  - △
  - △
  - △

PROJECT:  
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 5 S/E OF 12TH  
 CARMEL, CA. 93921  
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 CARMEL, CA. 93921

SHEET NUMBER:

**A1.1**

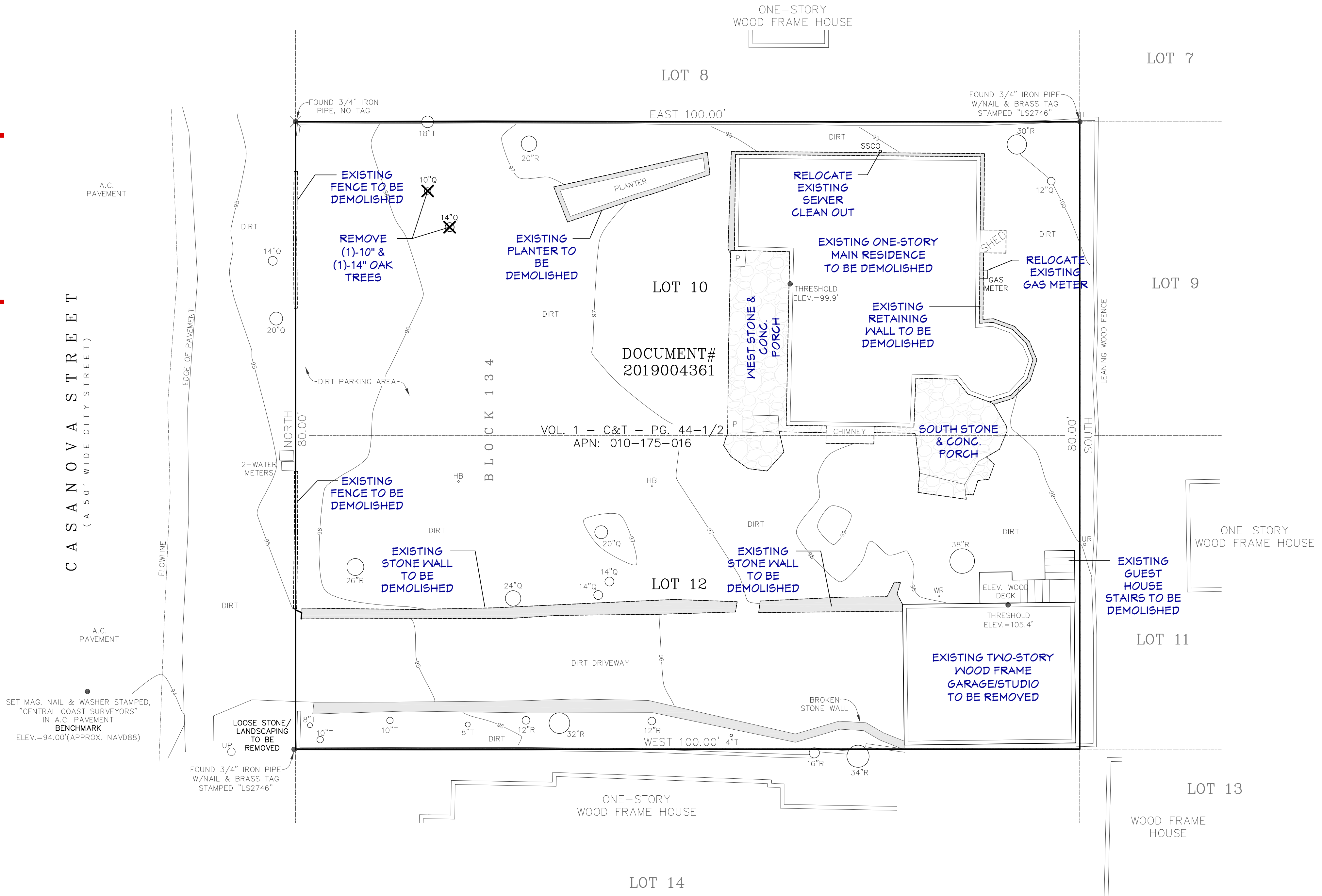


**EXISTING FLOOR AREA:**

MAIN RESIDENCE	
EXISTING MAIN RESIDENCE	950.00 S.F.
DETACHED GARAGE w/ GUEST HOUSE ABOVE	
GARAGE	342.00 S.F.
GUEST HOUSE	342.00 S.F.
<hr/>	
EXISTING TOTAL	1,734.00 S.F.

**EXISTING SITE COVERAGE:**

IMPERVIOUS	
WEST STONE & CONC. PORCH (IMPERV.)	207.00 S.F.
SOUTH STONE & CONC. PORCH (IMPERV.)	141.00 S.F.
PERVIOUS	
WEST STONE & CONC. PORCH (PERV.)	54.00 S.F.
<hr/>	
EXISTING TOTAL	402.00 S.F.



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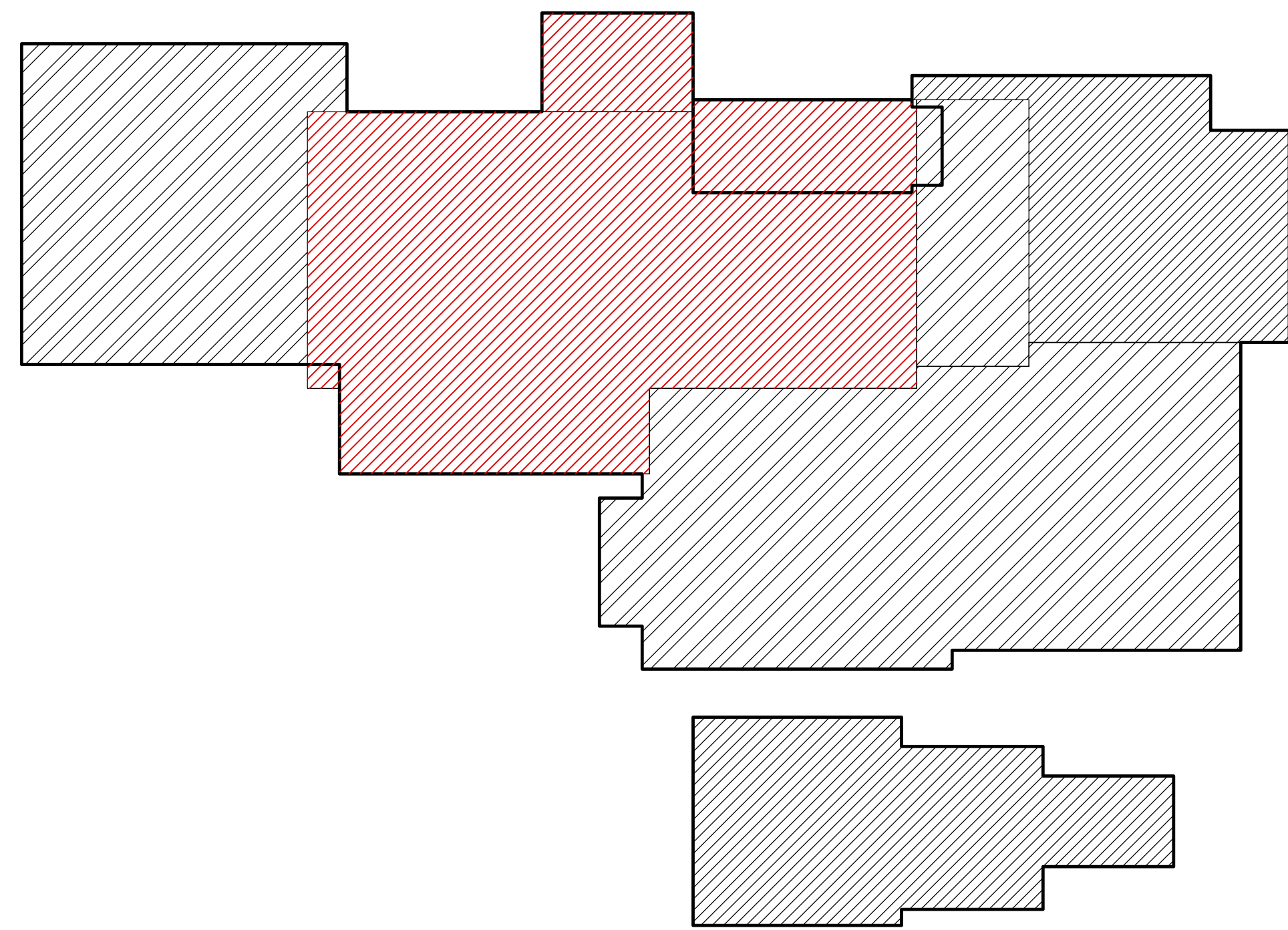
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OWNER:

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 P.O. BOX 4915  
 CARMEL, CA. 93921

SHEET NUMBER:

**A1.2**



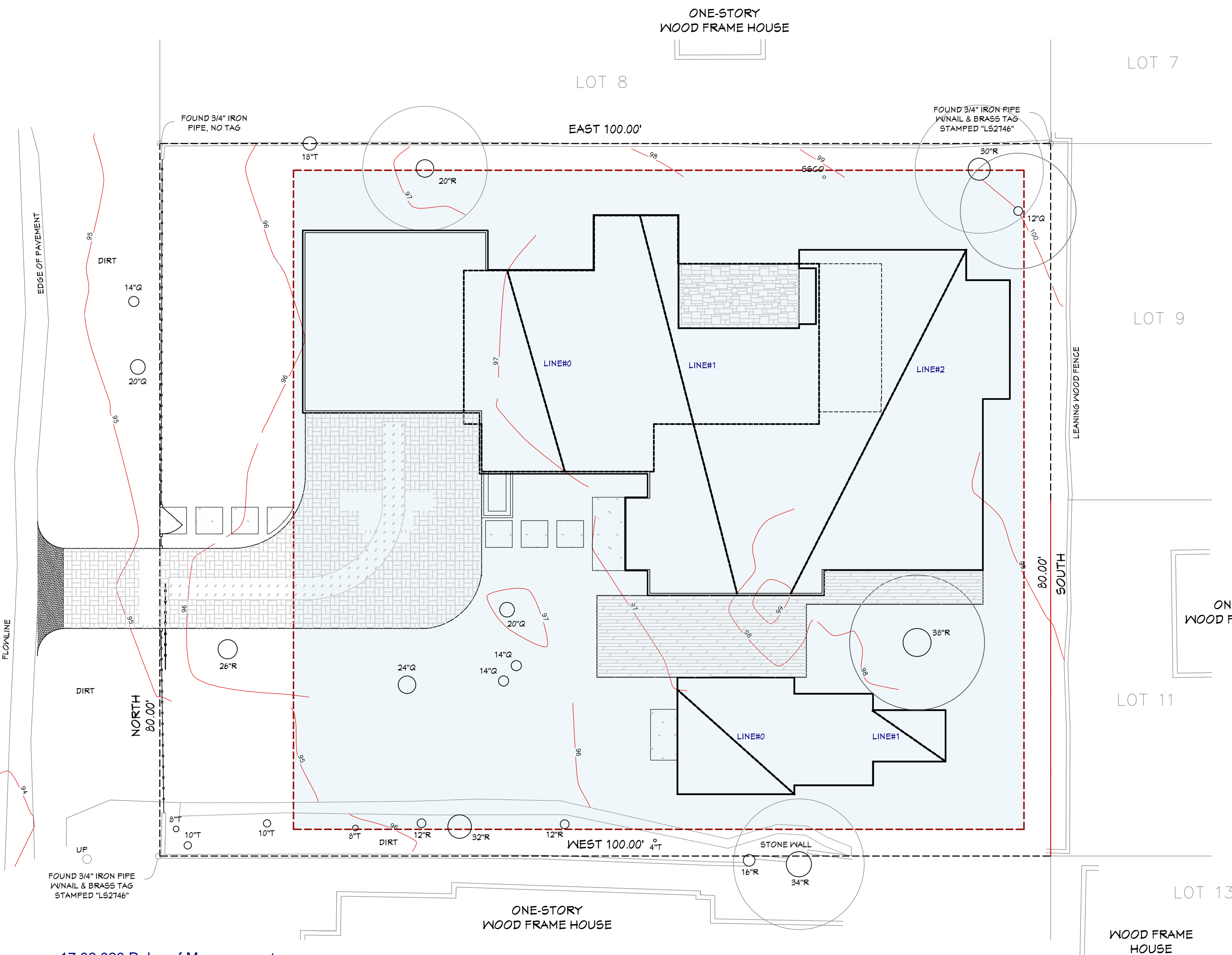
**FLOOR LEVEL PLAN**



SCALE: 1/8" = 1'-0"  
0 2' 4' 8' 12'

**FLOOR LEVEL LEGEND**

- LOCATED UNDER A PITCHED OR SLOPING ROOF GREATER THAN 3:12 PITCH
  - 1ST STORY MULTIPLY BY 12
  - 2ND STORY MULTIPLY BY 11
- LOCATED UNDER A FLAT ROOFED AREA OF THE BUILDING 3:12 OR LESS PITCH
  - 1ST STORY MULTIPLY BY 11
  - 2ND STORY MULTIPLY BY 10
- 1ST FLOOR GREAT THAN 3:12 591.0 S.F.X12 = 6,708.0 CU.FT
- 2ND FLOOR GREAT THAN 3:12 826.2 S.F.X11 = 9,090.4 CU.FT
- 1ST FLOOR LESS THAN 3:12 1,429.4 S.F.X11 = 15,723.4 CU.FT
- 2ND FLOOR LESS THAN 3:12 -- S.F.X10 = -- CU.FT.
- ALLOWED = 31,021.8 CU.FT.
- 3% bonus = 86,80 CU.FT.
- PROPOSED = 33,515.4 CU.FT.



**17.06.020 Rules of Measurement.**

"AVERAGE GRADE" IS A HORIZONTAL LINE APPROXIMATING THE GROUND ELEVATION THROUGH EACH BUILDING ON A SITE, USED FOR CALCULATING THE EXTERIOR VOLUMES OF BUILDINGS. AVERAGE GRADE IS CALCULATED SEPARATELY FOR EACH BUILDING. AVERAGE GRADE IS CALCULATED IN FOUR STEPS:

1. PLOT THE GROUND LEVEL PERIMETER OF THE BUILDING ON A TOPOGRAPHIC MAP OF THE SITE USING ONE-FOOT CONTOUR INTERVALS. ASSIGN AN ELEVATION OF "ZERO" FOR THE LOWEST CONTOUR LINE THAT PASSES THROUGH THE BUILDING PERIMETER.
2. FOR EACH CONTOUR LINE THAT INTERSECTS THE BUILDING PERIMETER, DRAW A STRAIGHT LINE THROUGH THE BUILDING THAT CONNECTS THE POINT OF INTERSECTION TO WHERE THE SAME CONTOUR LINE EMERGES FROM THE BUILDING PERIMETER (SEE FIGURE 14, BELOW).
3. FOR EACH LINE DRAWN IN STEP 2, MULTIPLY ITS LENGTH BY ITS ELEVATION (ABOVE THE "ZERO" CONTOUR LINE) AND THEN SUM ALL RESULTS.
4. DIVIDE THE SUM FROM STEP 3 BY THE SUM OF THE LENGTHS OF ALL LINES DRAWN. THE RESULTING ELEVATION ABOVE THE "ZERO" CONTOUR LINE IS EXTENDED AS A HORIZONTAL LINE THROUGH THE BUILDING AS AVERAGE GRADE.

6. EXTERIOR VOLUME. THE MAXIMUM ALLOWABLE EXTERIOR VOLUME IS CALCULATED BY MULTIPLYING A VOLUME FACTOR IN G.M.C. 11.10.03(C) BY THE ALLOWED BASE FLOOR AREA, SUBJECT TO THE FOLLOWING:

1. EXTERIOR VOLUME IS EXPRESSED IN CUBIC FEET AND IS MEASURED FROM THE EXTERIOR WALL AND ROOF SURFACES OF EACH BUILDING. THE EXTERIOR VOLUME OF THE BUILDING SHALL BE BASED ON THE HEIGHT OF THE EXTERIOR WALLS ABOVE BOTH THE AVERAGE EXISTING GRADE AND THE AVERAGE FINAL GRADE. WHERE THE AVERAGE GRADE LINE LIES BELOW A BUILDING, THE EXTERIOR WALLS OF THE BUILDING ARE PROJECTED DOWN TO AVERAGE GRADE TO CALCULATE ITS VOLUME. PORTIONS OF A BUILDING LOCATED BELOW AVERAGE GRADE ARE EXCLUDED FROM EXTERIOR VOLUME.
2. EXTERIOR VOLUME INCLUDES ALL DWELLINGS, GUESTHOUSES, SUBORDINATE UNITS, GARAGES, CARPORTS, CHIMNEYS, STORAGE SHEDS, PROJECTING WINDOWS AND COVERED PORCHES.
3. EXTERIOR VOLUME ALSO INCLUDES THE VOLUMES IN AND UNDER ANY ATTACHED OR FREESTANDING ARBOR OR TRELLIS AND UNDER THAT PORTION OF ANY ROOF EAVE EXTENDING MORE THAN 18 INCHES FROM THE FACE OF ANY BUILDING.
4. DECKS OR BALCONIES WITH A WALKING SURFACE MORE THAN THREE FEET ABOVE FINAL GRADE SHALL COUNT AS EXTERIOR VOLUME AS MEASURED FROM THE DECK SURFACE TO THE TOP OF ANY RAIL OR ENCLOSING WALL. ANY DECK OR BALCONY WITH A FLOOR LEVEL LESS THAN THREE FEET ABOVE FINAL GRADE WILL BE EXCLUDED FROM THE VOLUME TOTAL.

**LOT 14**

MAIN RESIDENCE	
ELEVATION	STEPS
97=0	21.20' x 0 = 0'
98=1	44.50' x 1 = 44.50'
99=2	43.60' x 2 = 87.20'
SUMLENGTH	131.10 / 104.90' = 1.22'
ELEV. of 0	1.20' + 97 = 98.20'
AVG. GRADE	98.20'

GUEST HOUSE	
ELEVATION	STEPS
97=0	17.60' x 0 = 0
98=1	10.00' x 1 = 10.00
SUMLENGTH	10.00' / 17.60"
ELEV. of 0	56' + 97 = 97.56'
AVG. GRADE	97.56'

**AVERAGE GRADE PLAN**



SCALE: 1/8" = 1'-0"  
0 2' 4' 8' 12'

**MANDURRAGO & ASSOCIATES**



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EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO  
DRAWING DATE: 2-25-20

- REVISIONS:
- △
  - △
  - △
  - △

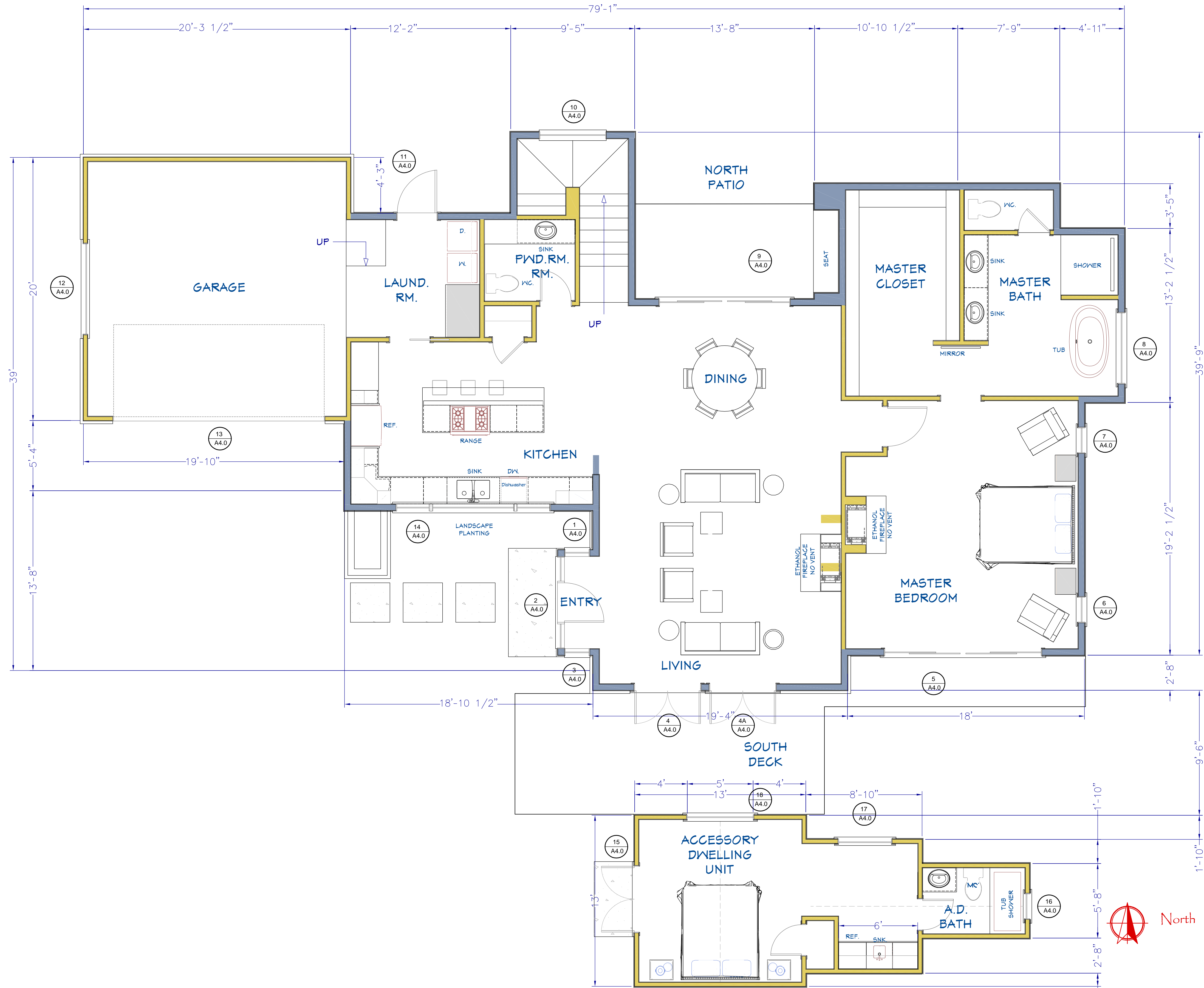
PROJECT:  
Pot D'or LLC  
RESIDENCE w/ A.D. UNT  
CASNОВА ST.  
5 S/E OF 12TH  
CARMEL, CA. 93921  
APN: 010-175-016

OWNER:  
Pot D'or LLC  
P.O. BOX 4915  
CARMEL, CA. 93921

SHEET NUMBER:

**A1.3**





**WALL LEGEND**

- EXISTING WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW HALF WALLS
- WALLS TO BE REMOVED

**PROPOSED 1ST FLOOR PLANS**

SCALE: 1/4" = 1'-0"  
 0 2' 4' 8' 12'



**MANDURRAGO & ASSOCIATES**



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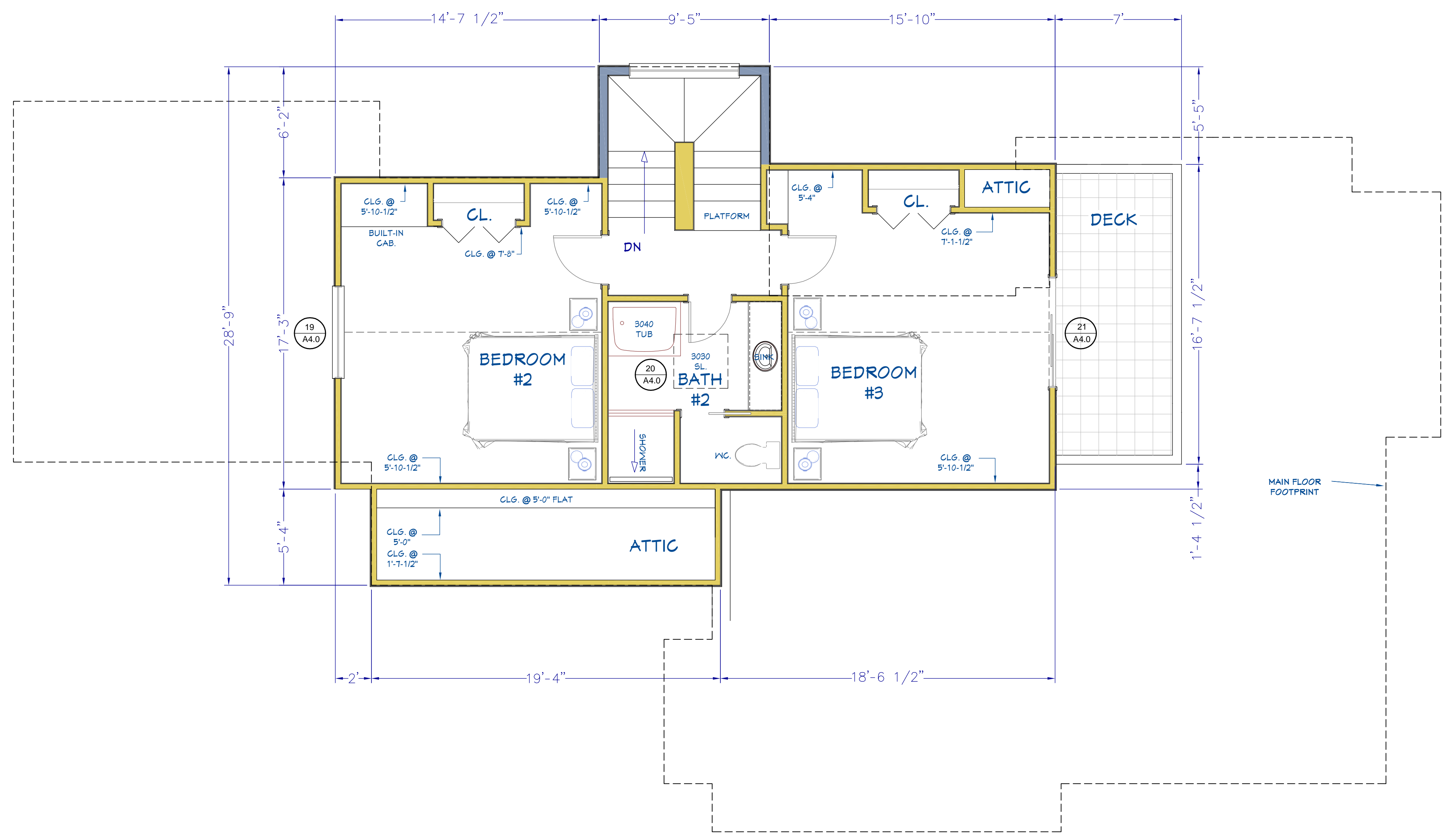
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 Pot D'or LLC  
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 CARMEL, CA. 93921

SHEET NUMBER:

**A2.0**



**PROPOSED 2ND FLOOR PLAN**

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

0 2' 4' 8' 12'

**WALL LEGEND**

	EXISTING WALLS
	NEW 2x4 WALLS
	NEW 2x6 WALLS
	NEW HALF WALLS
	WALLS TO BE REMOVED

**MANDURRAGO & ASSOCIATES**



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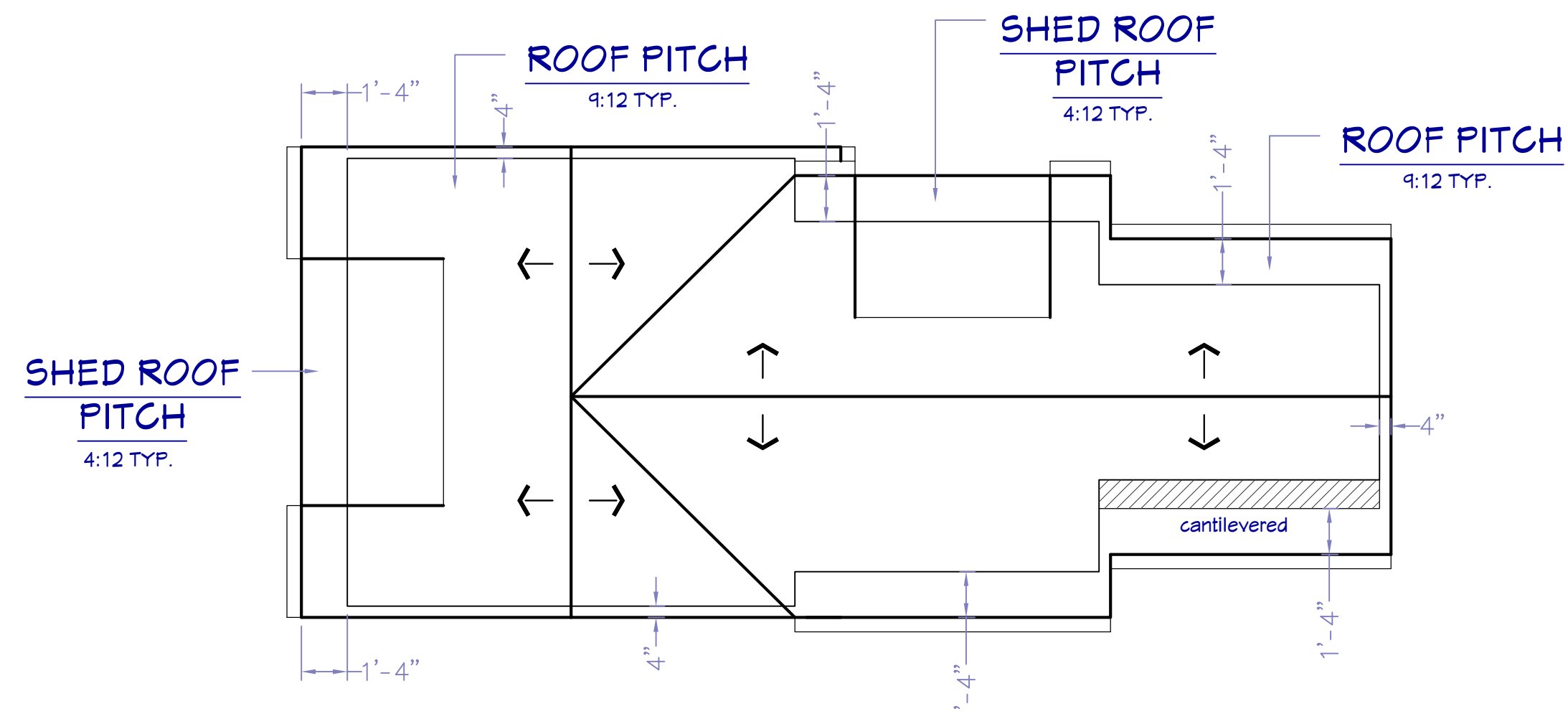
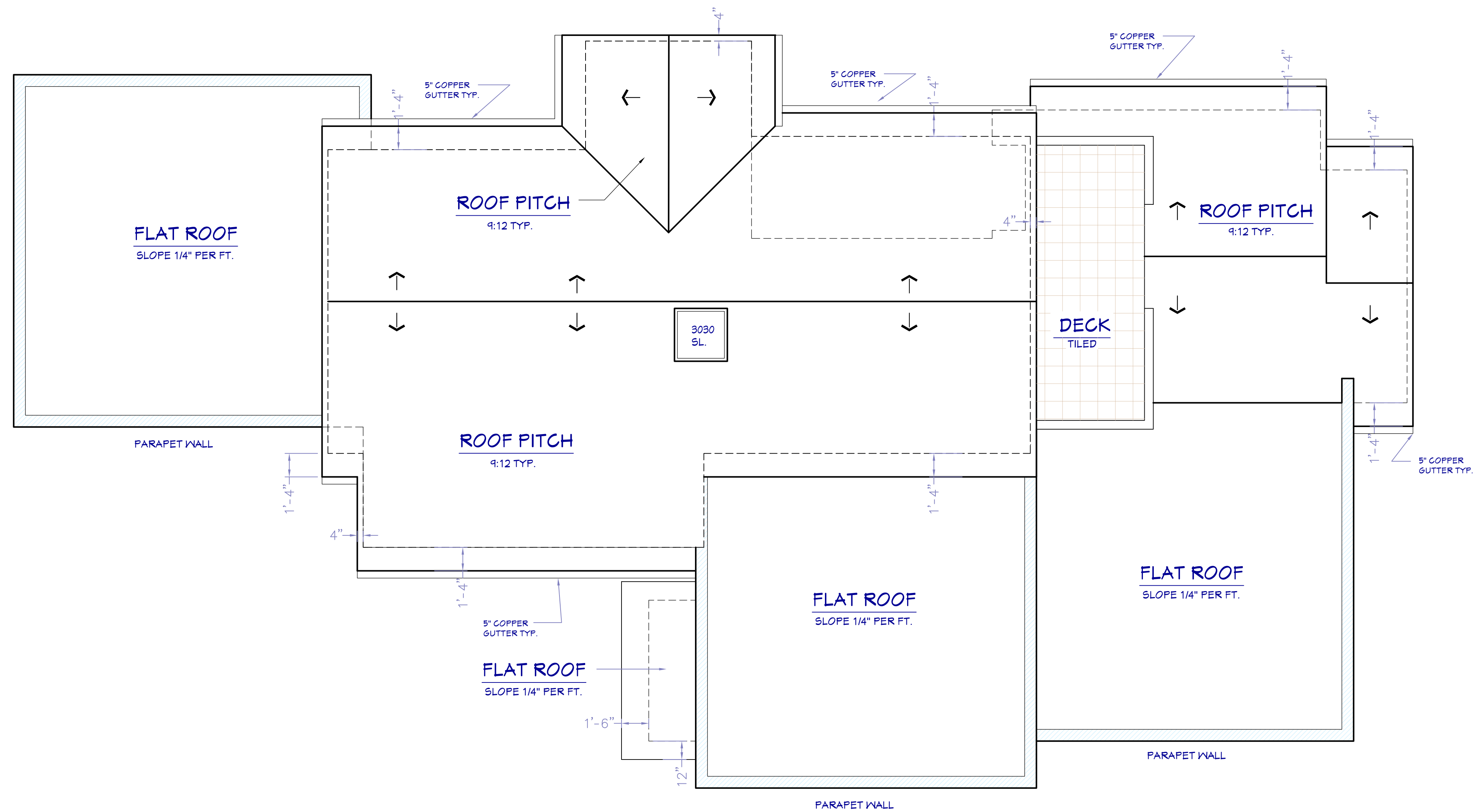
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OWNER:  
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 P.O. BOX 4915  
 CARMEL, CA. 93921

SHEET NUMBER:

**A2.1**



North

**PROPOSED  
ROOF PLANS**

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



**MANDURRAGO  
&  
ASSOCIATES**



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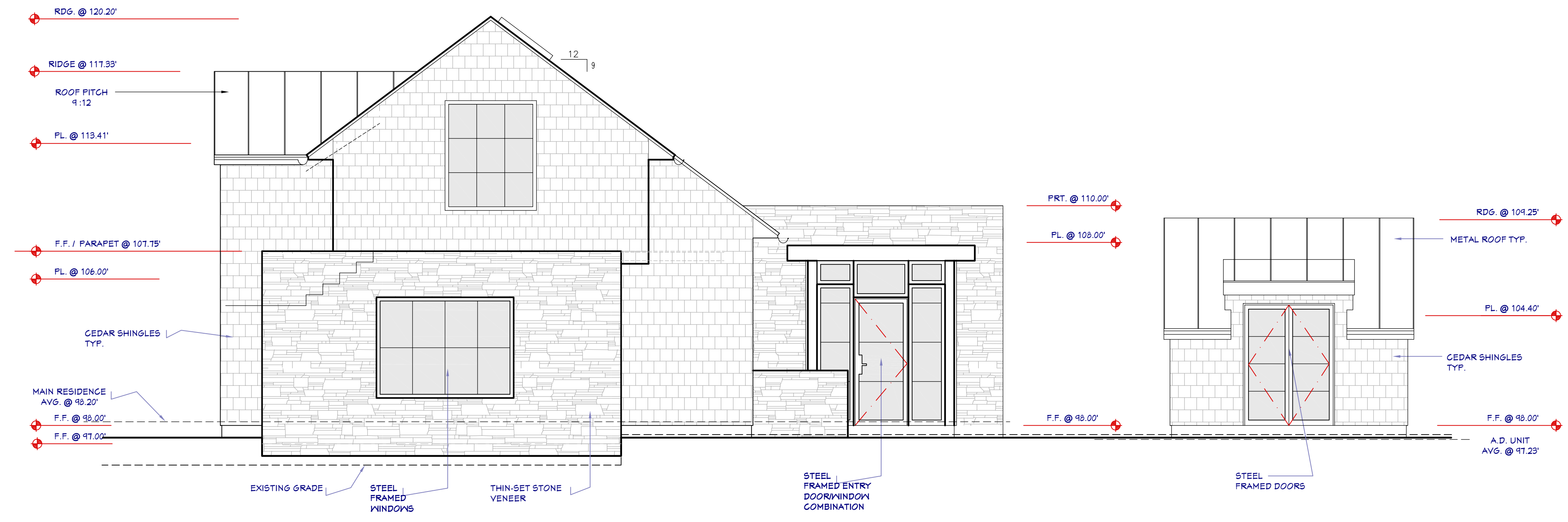
OWNER:

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P.O. BOX 4915  
CARMEL, CA 93921

SHEET NUMBER:

**A2.2**





**PROPOSED WEST ELEVATION**



**PROPOSED SOUTH ELEVATION**

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

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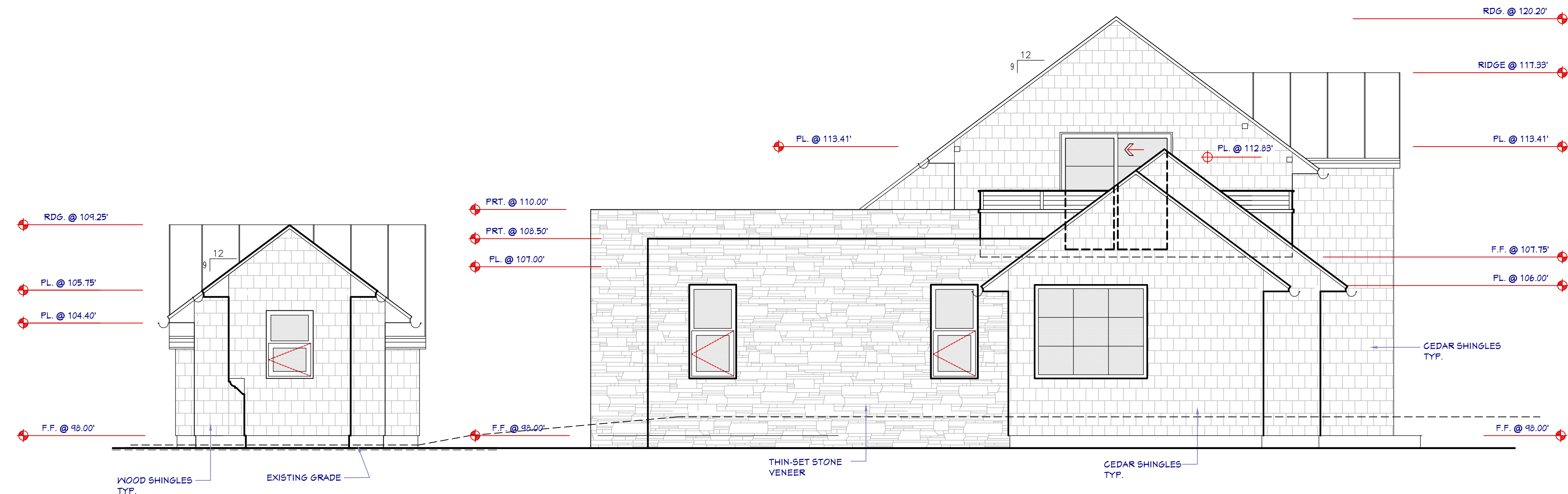
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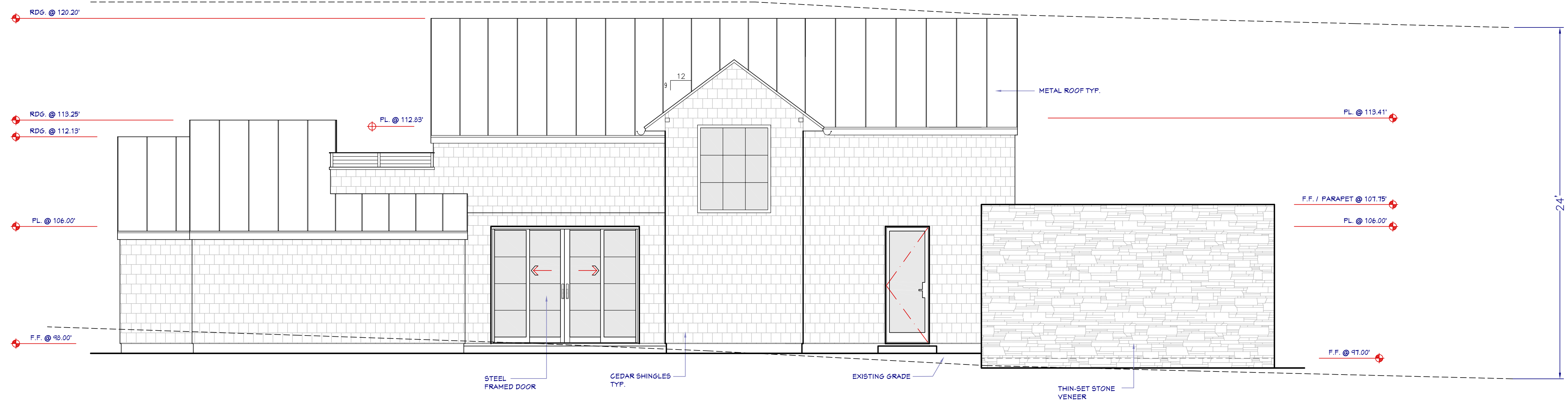
**A3.0**





**PROPOSED  
EAST ELEVATION**

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



**PROPOSED  
NORTH ELEVATION**

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



**MANDURRAGO  
&  
ASSOCIATES**

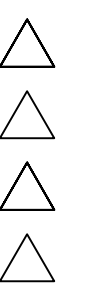


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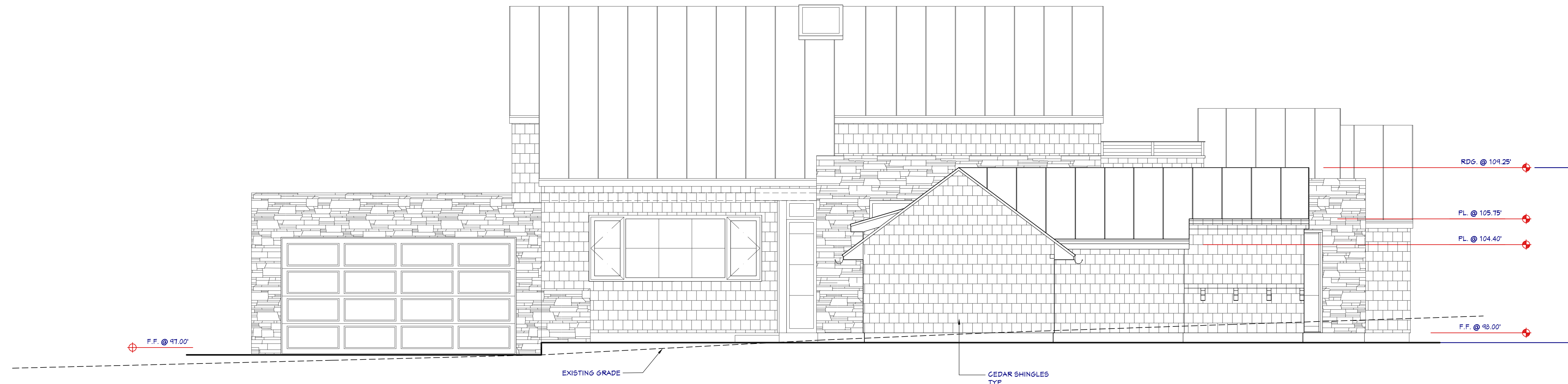
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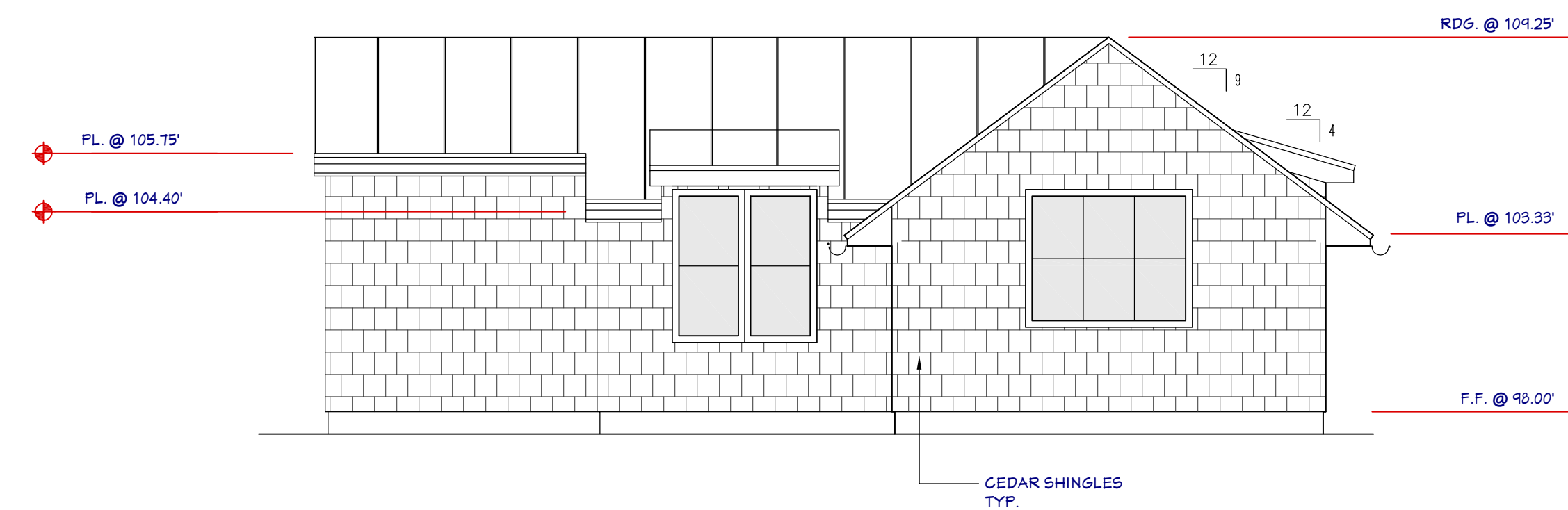
**A3.1**





**PROPOSED  
G.H. SOUTH ELEVATION**

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



**PROPOSED  
G.H. NORTH ELEVATION**

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



**MANDURRAGO  
&  
ASSOCIATES**

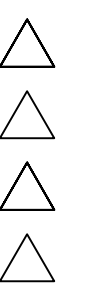


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**A3.2**

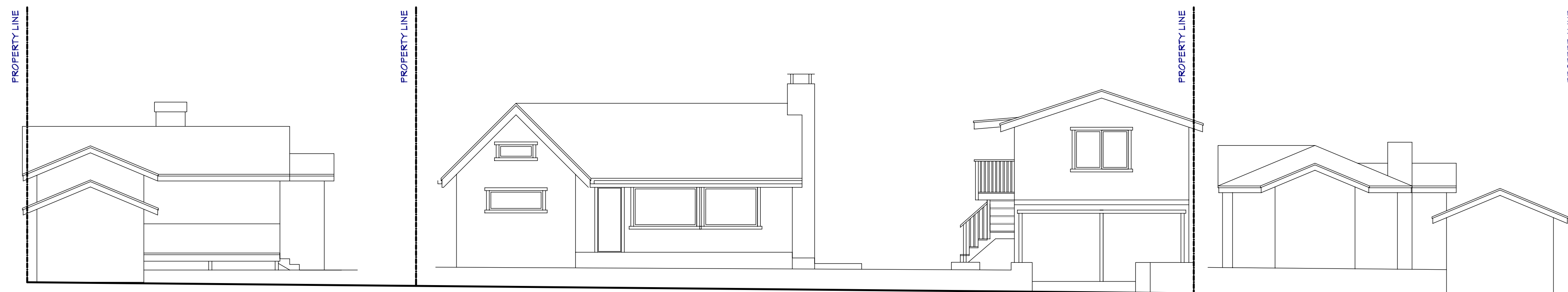




STREET ELEVATION

**EXISTING  
STREETSCAPE**

SCALE: 1/8" = 1'-0"  
 0 2' 4' 8' 12'



STREET ELEVATION

**EXISTING  
STREETSCAPE**

SCALE: 1/8" = 1'-0"  
 0 2' 4' 8' 12'

**MANDURRAGO  
&  
ASSOCIATES**

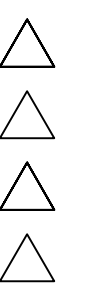


P.O. BOX 1504 CARMEL, CA 93921  
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 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 2-25-20

REVISIONS:



PROJECT:

Pot D'or LLC  
 RESIDENCE w/ A.D. UNIT  
 CASANOVA ST.  
 5 S/E OF 12TH  
 CARMEL, CA. 93921  
 APN: 010-175-016

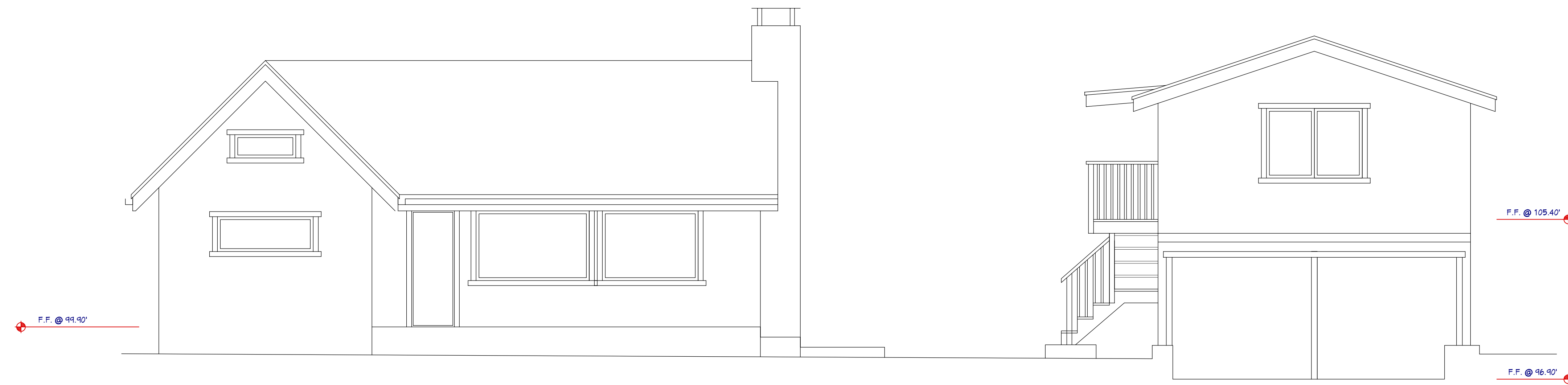
OWNER:

Pot D'or LLC  
 P.O. BOX 4915  
 CARMEL, CA. 93921

SHEET NUMBER:

**A3.3**





**EXISTING  
WEST ELEVATION**

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



**EXISTING G.H. / GARAGE  
SOUTH ELEVATION**

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



**EXISTING  
SOUTH ELEVATION**

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



**MANDURRAGO  
&  
ASSOCIATES**

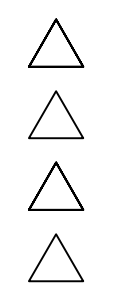


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DRAWING DATE: 2-25-20

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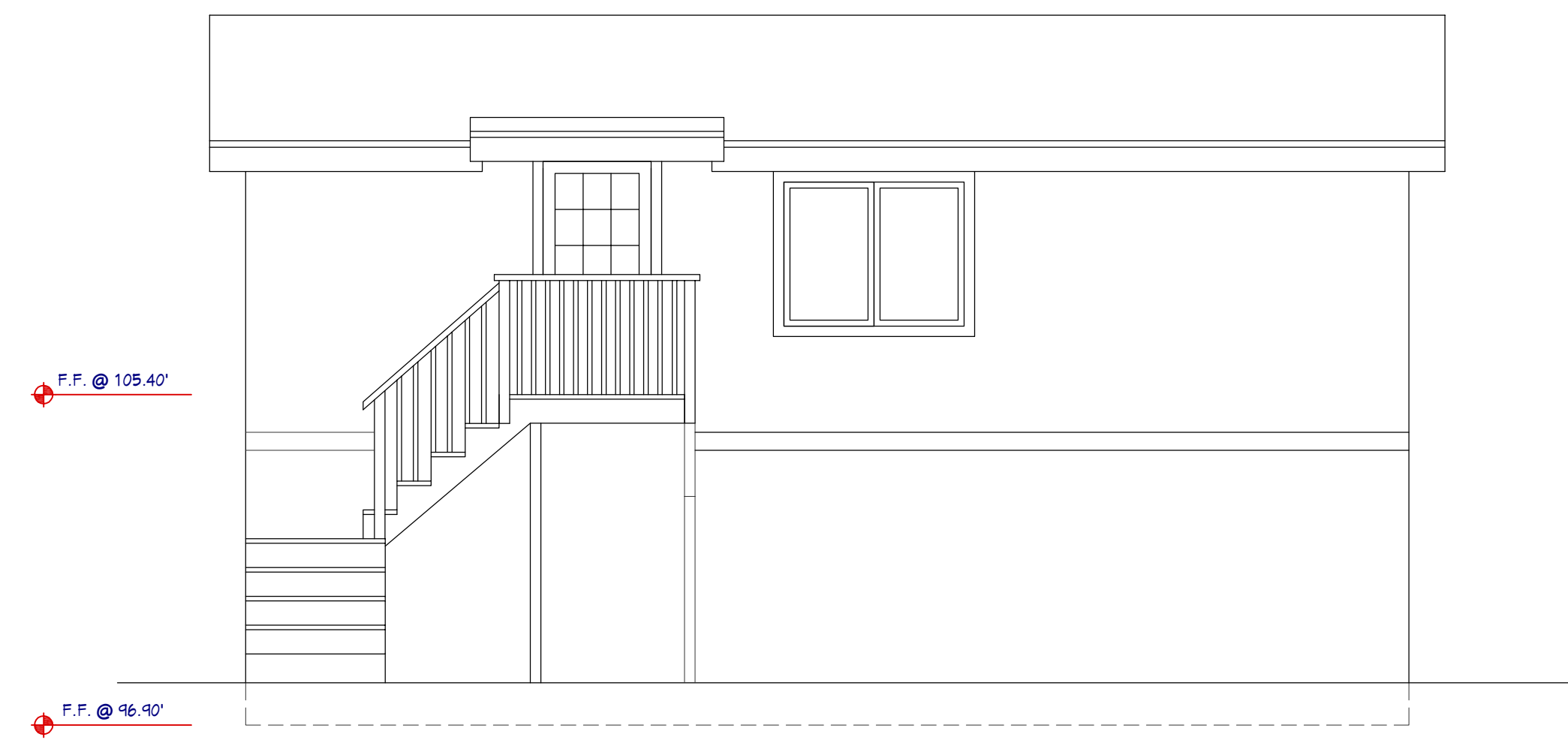
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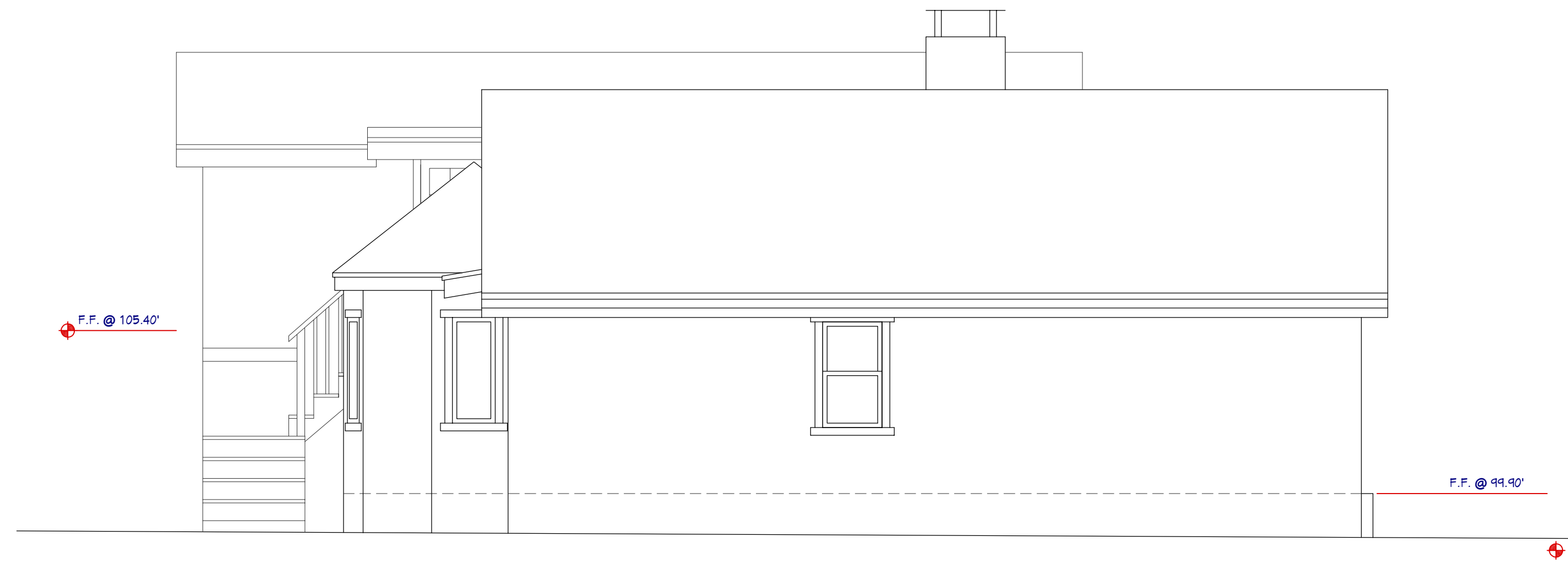
**EXISTING  
EAST ELEVATION**

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



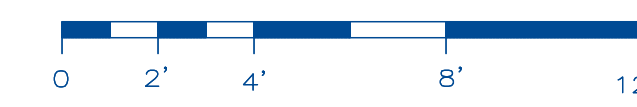
**EXISTING G.H. / GARAGE  
NORTH ELEVATION**

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



**EXISTING  
NORTH ELEVATION**

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



**MANDURRAGO  
&  
ASSOCIATES**



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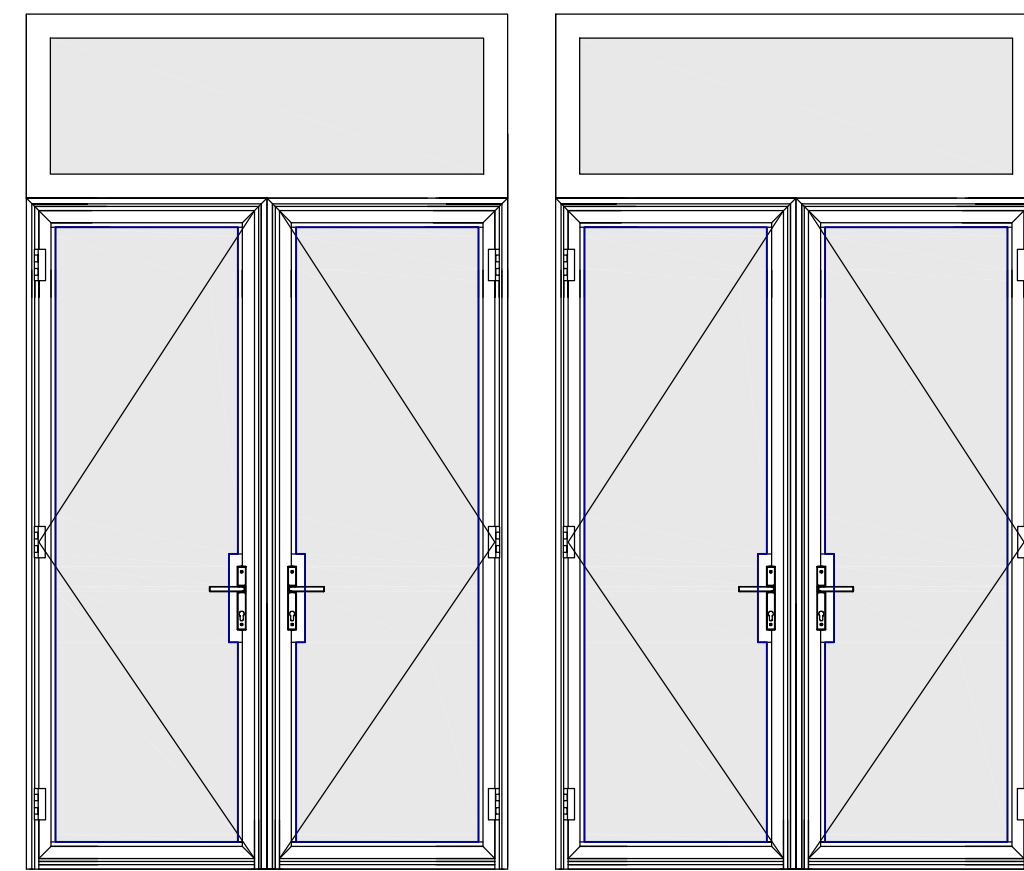
OWNER:

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CARMEL, CA. 93921

SHEET NUMBER:

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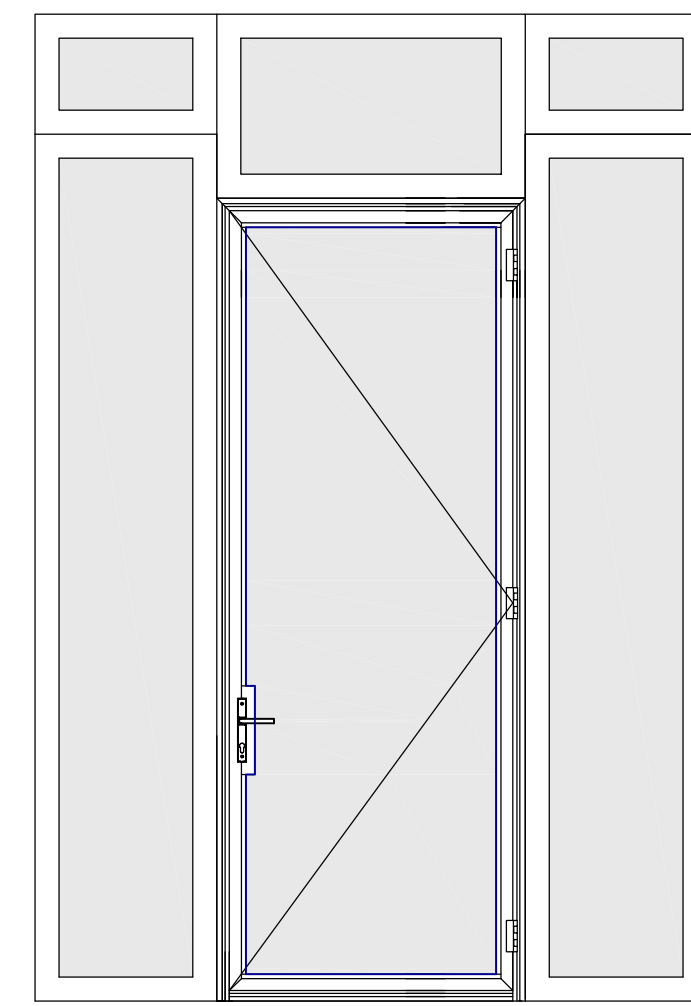




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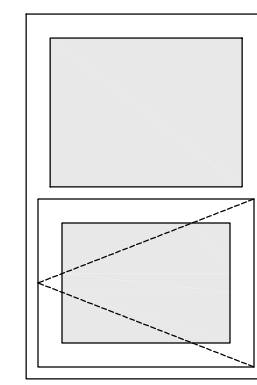
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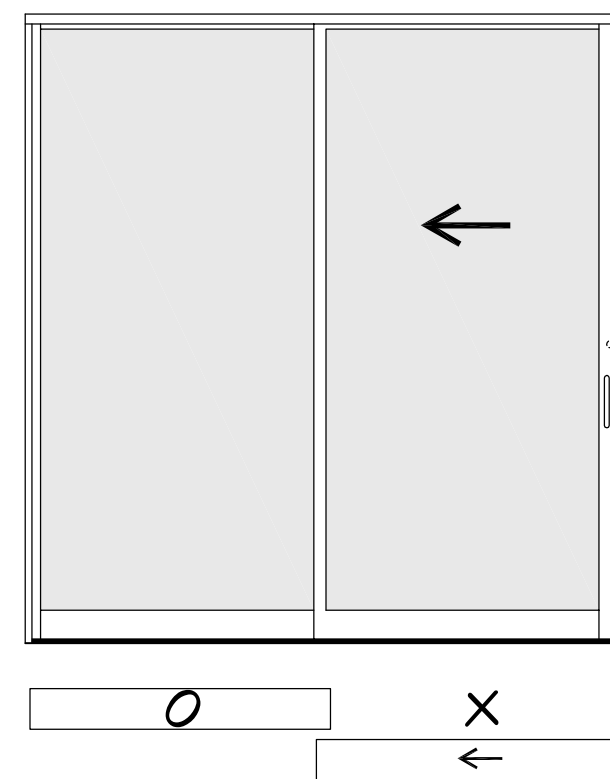
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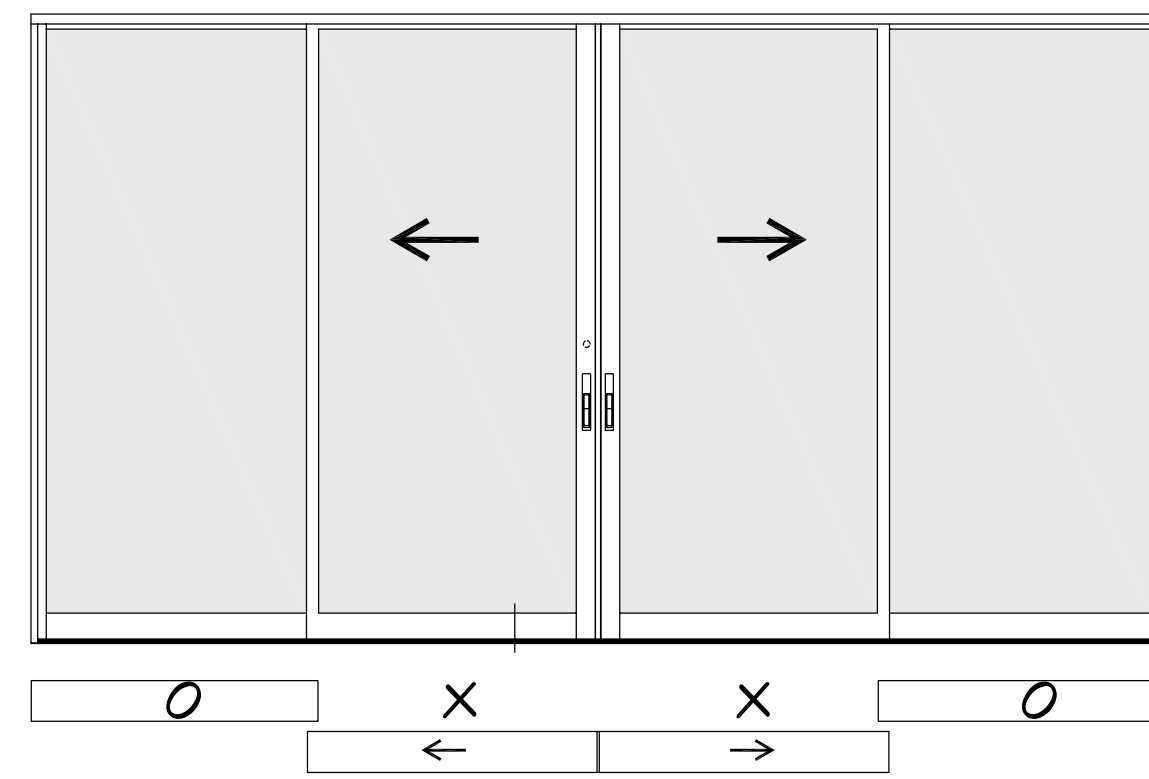
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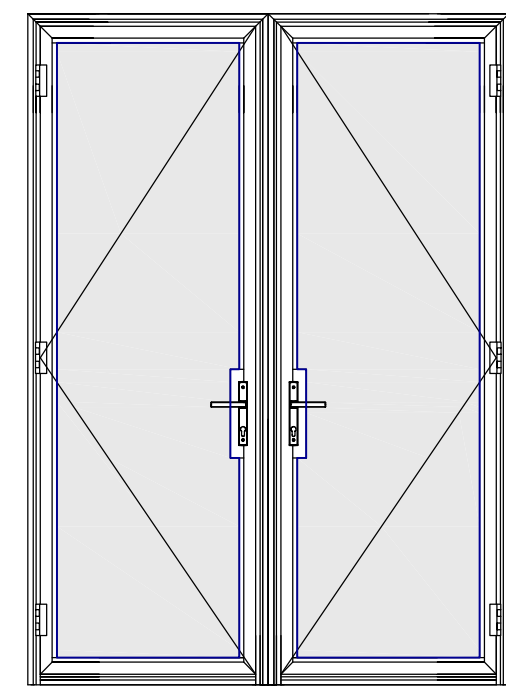
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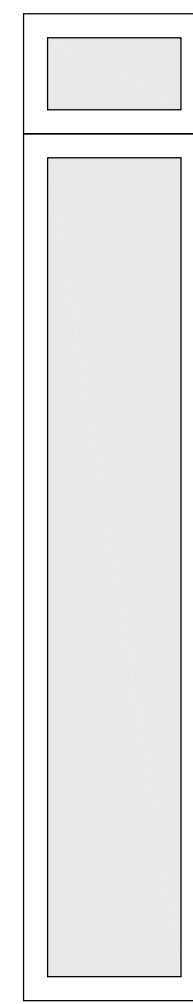
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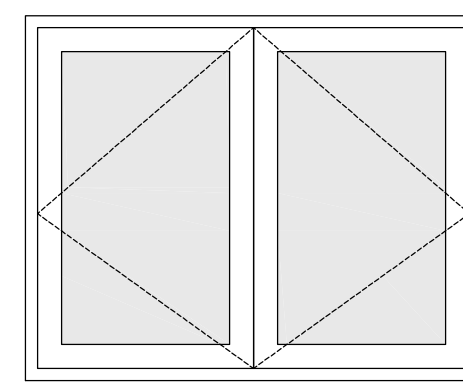
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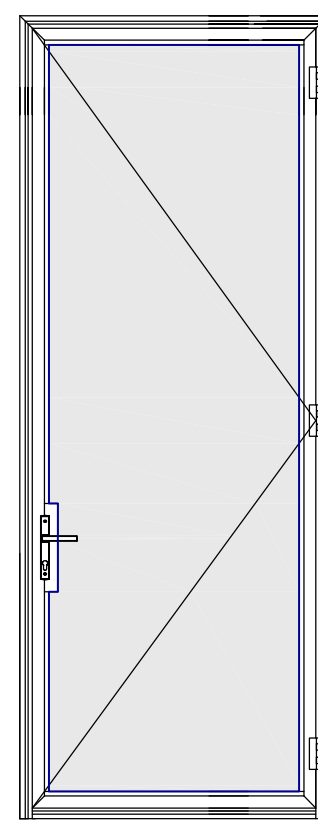
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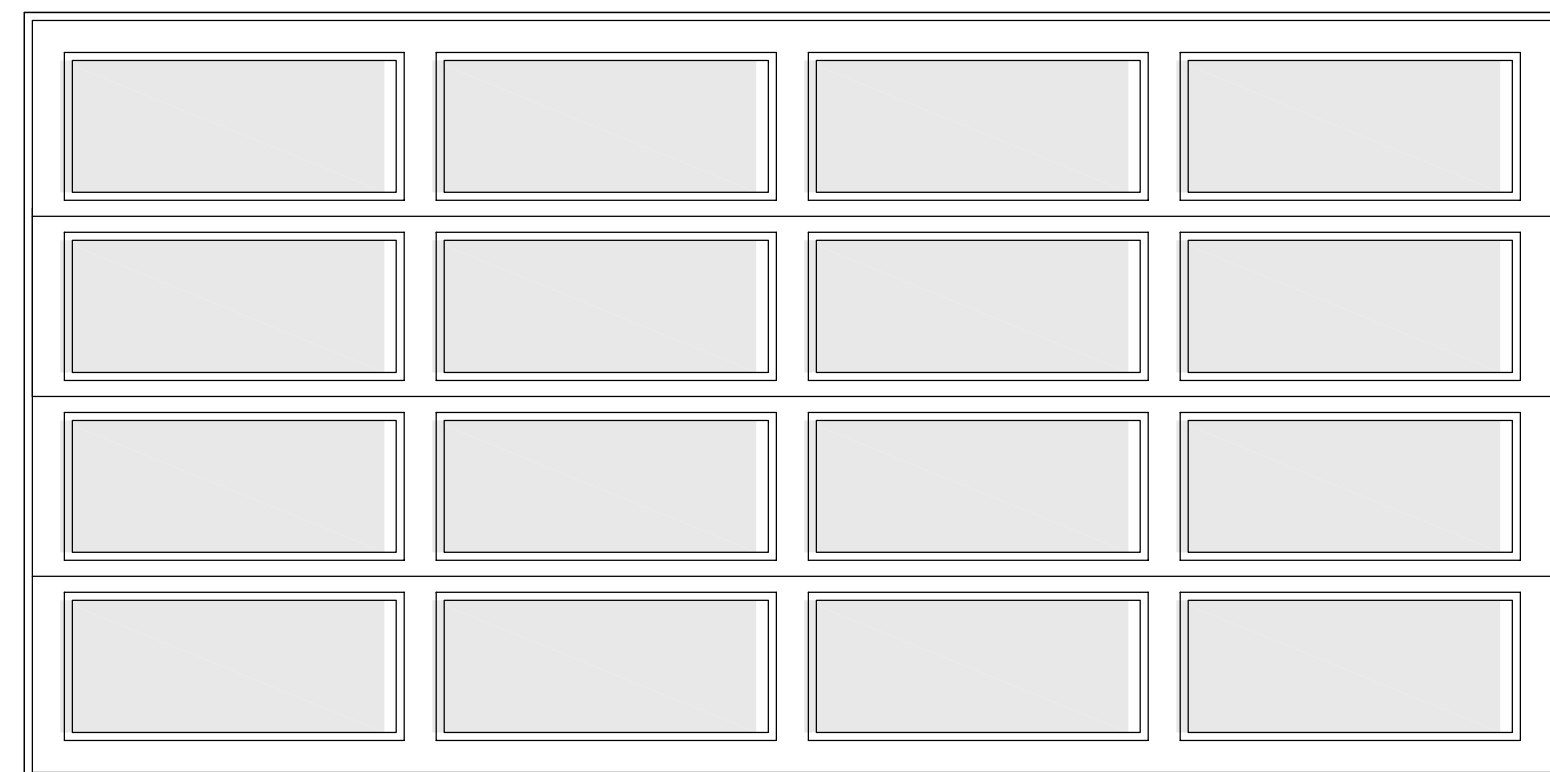
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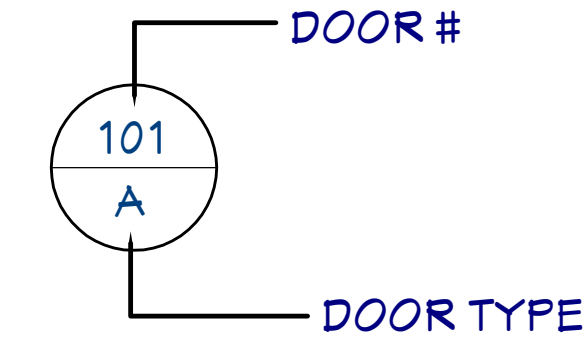
TYPE "J"



TYPE "H"

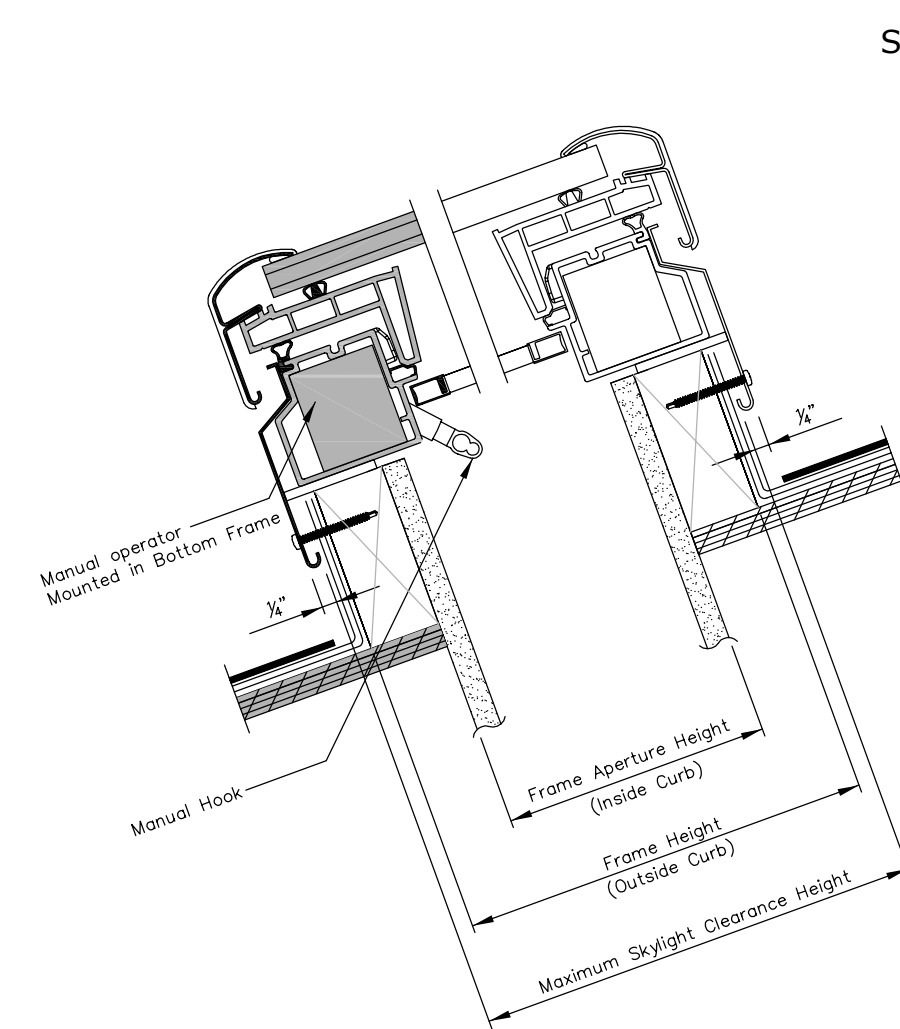


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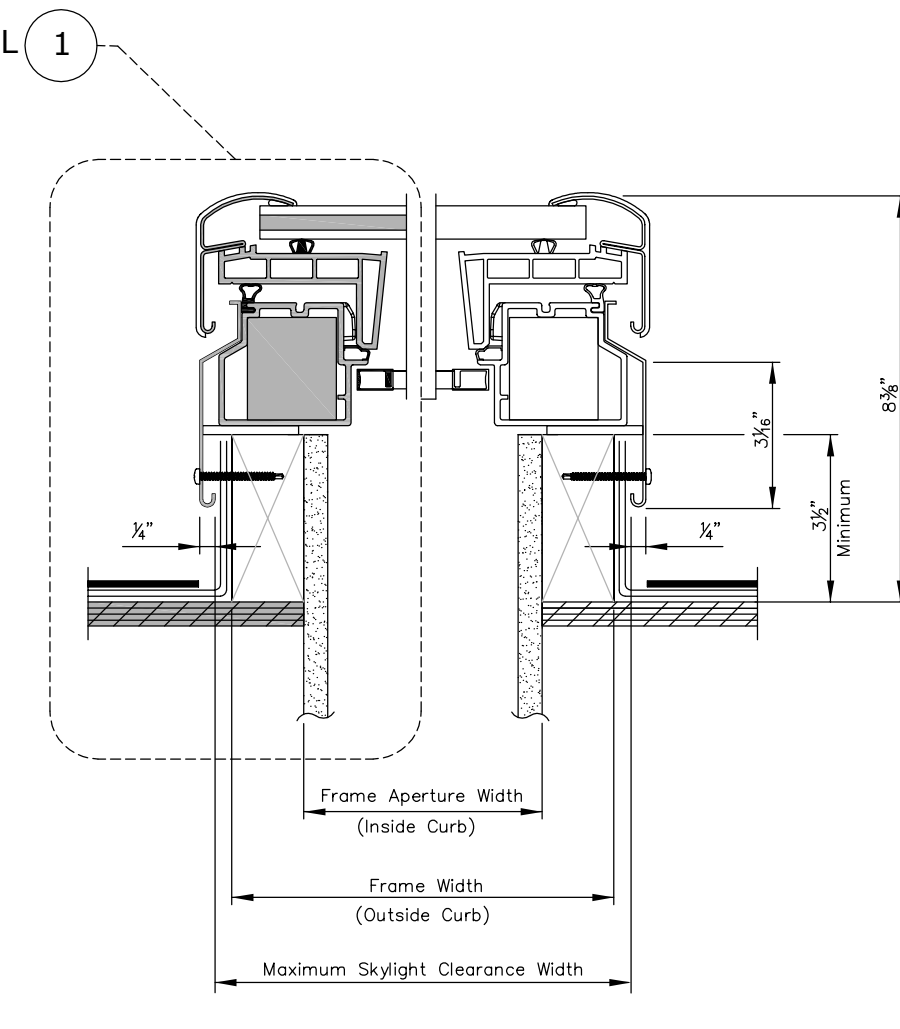


EXTERIOR WINDOW & DOOR SCHEDULE								
TYPE	#	WIDTH	SIZE (FT/IN)	HEIGHT	QUANTITY	GLASS TYPE	LOCATION	NOTES
K	1	2'-0"	9'-0"		1	TEMP.	ENTRY	
A	2	7'-0"	9'-0"		1	TEMP.	ENTRY	
K	3	2'-0"	9'-0"		1	TEMP.	ENTRY	
C	4	5'-0"	9'-0"		1	TEMP.	LIVING	TRANSOM ABOVE
C	4A	5'-0"	9'-0"		1	TEMP.	LIVING	TRANSOM ABOVE
D	5	12'-0"	7'-0"		1	TEMP.	MASTER BEDROOM	
F	6	2'-6"	5'-0"		1	N/A	MASTER BEDROOM	
F	7	2'-6"	5'-0"		1	N/A	MASTER BEDROOM	
G	8	5'-4"	5'-0"		1	TEMP.	BATH	
E	9	10'-0"	8'-0"		1	TEMP.	DINING	
G	10	5'-0"	6'-0"		1	TEMP.	STAIR	
H	11	3'-0"	8'-0"		1	TEMP.	LAUNDRY	
G	12	7'-0"	5'-6"		1	N/A	GARAGE	
L	13	16'-0"	7'-0"		1	N/A	GARAGE	
B	14	11'-6"	4'-6"		1	N/A	KITCHEN	
M	15	5'-0"	6'-8"		1	N/A	A.D.U.	
F	16	2'-0"	3'-6"		1	N/A	BATH	
J	17	4'-0"	4'-6"		1	N/A	A.D.U.	
G	18	5'-0"	4'-0"		1	N/A	A.D.U.	
J	19	5'-0"	6'-0"		1	N/A	BEDROOM #2	
M	20	3'-0"	3'-0"		1	N/A	BATH #2	
E	21	6'-0"	6'-8"		1	TEMP.	BEDROOM #2	

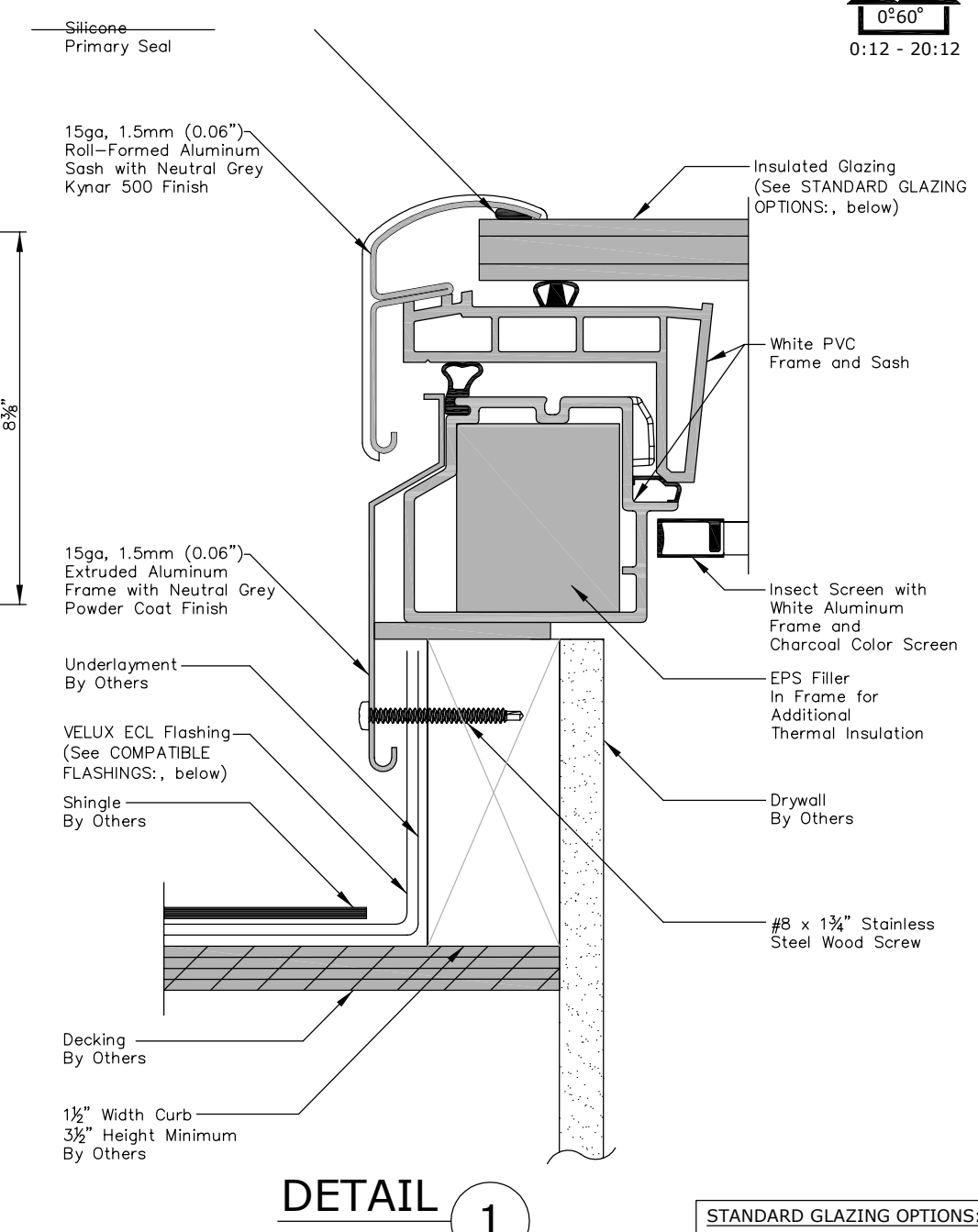
NOTE:  
WESTERN WINDOWS & DOORS



VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



DETAIL 1

- STANDARD GLAZING OPTIONS:
- Laminated LowE3 (04)
  - Tempered LowE3 (05)
  - Impact (06)
  - Snowload (10)

- COMPATIBLE FLASHINGS:
- EDL Step flashing
  - EKL/EKX Combi flashing
  - EDW Tile flashing
  - EKW/EKX Combi tile flashing
  - EDM Metal roof flashing
  - ECB Counter flashing for curbs

NOTE:  
VELUX VCM SERIES SKYLIGHT ICC# ER0199

- NOTES:
- The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.
  - Max sash opening is 11" by stainless steel chain.

**VELUX**  
Sky-Global Product Management

1418 Evans Pond Road  
Greenville, SC 29649  
1-800-88-VELUX  
www.VELUXUSA.com

VCM - Manual Venting Skylight

MANDURRAGO & ASSOCIATES



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REVISIONS:

- △ PC REV. 8-9-19

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SHEET NUMBER:

A4.0





**HARDY ISLAND LG. CLASSIC 24" PATH LIGHT**  
 LARGE CLASSIC PATH LIGHT  
 16011M2

**HINKLEY**

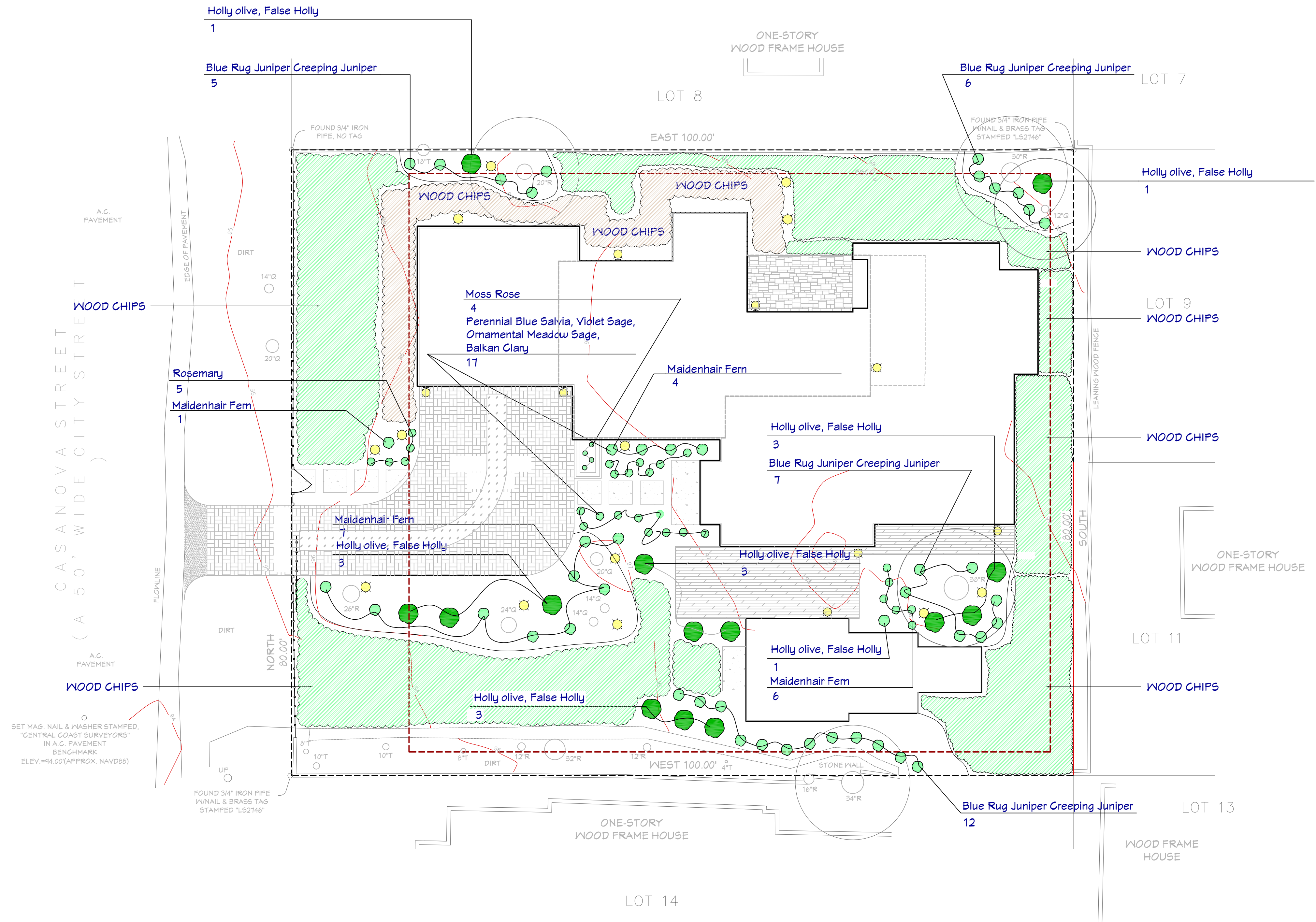
**PATH LIGHT**



**LUNA**  
 MEDIUM WALL MOUNT LANTERN  
 16082Z-LED

**HINKLEY**

**WALL LIGHT**



Plant Schedule			
Number	Qty	Common Names	Scientific Name
P01	30	Blue Rug Juniper Creeping Juniper	Juniperus horizontalis 'Blue Mat'
P02	18	Maidenhair Fern	Adiantum
P03	17	Perennial Blue Salvia, Violet Sage, Ornamental Meadow Sage, Balkan Clary	Salvia x superba, Salvia x sylvestris, Salvia nemorosa
P04	4	Moss Rose	Portulaca grandiflora
P05	5	Rosemary	Rosmarinus officinalis
P06	15	Holly olive, False Holly	Osmanthus heterophyllus

**LIGHT LEGEND**

- WEATHERPROOF EXTERIOR WALL LIGHT 25 watt max.
- WEATHERPROOF EXTERIOR PATH LIGHT 15 watt max.



North

**PROPOSED LANDSCAPE PLAN**

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



**MANDURRAGO & ASSOCIATES**



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SHEET NUMBER:

**L1.0**