

# LEATHERBERRY RESIDENCE

## VICINITY MAP



## GENERAL NOTES

- CONTRACTOR LICENSE:**  
THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE:**  
THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL:**  
IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY:**  
THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS:**  
UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE:**  
THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
- RESPONSIBILITY:**  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
- INSURANCE:**  
LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION:**  
THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEYS FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP:**  
THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.**
- PROTECT ALL TREES DURING CONSTRUCTION.**
- BUILDING CODES:**  
ALL CONSTRUCTION SHALL COMPLY WITH AND MEET THE REQUIREMENTS OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA ENERGY CODE.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.**
- CHANGE ORDERS:**  
NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
- CONSTRUCTION, BRACING & SHORING:**  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- SIMILAR CONDITIONS:**  
CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
- DISCREPANCIES:**  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- SUBSEQUENT CHANGES:**  
ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE CITY OF CARMEL-BY-THE-SEA COMMUNITY PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECT TO REMOVAL OR ALTERATION AS REQUIRED.
- CONTRACTOR SHALL PROVIDE EMERGENCY ACCESS DURING THE CONSTRUCTION.**
- CONTRACTOR SHALL OBTAIN AN 811/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.**
- A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.**

## FIRE DEPARTMENT NOTES

- FIRE 022 - FIRE SPRINKLER SYSTEM**  
THE RESIDENCE AND DETACHED ACCESSORY DWELLING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS. RESPONSIBLE LAND USE DEPARTMENT: CARMEL-BY-THE-SEA FIRE DEPARTMENT.
- FIRE 024 - FIRE ALARM SYSTEM**  
THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. RESPONSIBLE LAND USE DEPARTMENT: CARMEL-BY-THE-SEA FIRE DEPARTMENT.
- FIRE 025 - SMOKE ALARMS**  
WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE CALIFORNIA BUILDING CODE OR CALIFORNIA RESIDENTIAL CODE, THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. RESPONSIBLE LAND USE DEPARTMENT: CARMEL-BY-THE-SEA FIRE DEPARTMENT.
- FIRE 027 - ROOF CONSTRUCTION**  
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION (IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.08.120). RESPONSIBLE LAND USE DEPARTMENT: CITY OF MONTEREY FIRE DEPARTMENT.
- CBC CHAPTER 7A - MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE**  
NEW BUILDINGS FOR WHICH AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED ON OR AFTER JULY 1, 2008 LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR WILDLAND INTERFACE FIRE AREA SHALL COMPLY WITH ALL SECTIONS AND PROVISIONS OF CBC CHAPTER 7A.

## OWNERSHIP NOTES

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN+LIETZKE DESIGN HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

## PROJECT TEAM

- OWNER:**  
WILLIAM J. LEATHERBERRY  
24393 PORTOLA AVENUE CARMEL, CA 93923  
TEL: (831) 915-4242
- ARCHITECT:**  
CRAIG HOLDREN  
HOLDREN + LIETZKE ARCHITECTURE  
225 CANNERY ROW SUITE A, MONTEREY, CA. 93940.  
TEL: (831) 649-6001
- STRUCTURAL ENGINEER:**  
YUTAKA UYEDA  
UYEDA AND ASSOCIATES STRUCTURAL ENGINEERS  
2600 GARDEN ROAD, SUITE 305, MONTEREY CA. 93940  
TEL: (831) 373-3181
- MECHANICAL ENGINEER:**  
DAVID KNIGHT  
MONTEREY ENERGY GROUP  
26465 RANCHO CARMEL BLVD., SUITE 8, CARMEL CA. 93923  
TEL: (831) 372-8328
- SURVEYOR:**  
GORDON HUMENIK  
RASMUSSEN LAND SURVEYING, INC.  
2150 GARDEN ROAD, STE. A-3, MONTEREY, CA 93940  
TEL: (831) 375-7240

## PROJECT DATA

- PROJECT OWNER:**  
WILLIAM J. LEATHERBERRY  
24393 PORTOLA AVENUE CARMEL, CA 93923  
TEL: (831) 915-4242
- PROJECT DESCRIPTION:**  
REMODEL OF EXISTING TWO STORY 3,744 SQ.FT., 3 BEDROOMS, 3 FULL BATHROOMS, 3 HALF BATHS SINGLE FAMILY RESIDENCE WITH ATTACHED 897 SQ.FT. 3-CAR GARAGE.  
INTERIOR REMODEL - RECONFIGURATION OF (E) BEDROOMS, (E) BATHROOMS, (E) LAUNDRY ROOM, (E) KITCHEN, (E) LIVING/DINING AND (E) LOWER LEVEL LAYOUT. MAIN LEVEL ADDITION OF - 245 SQ.FT. NEW BEDROOM AND BATHROOM, 189 SQ.FT. NEW WORK-OUT ROOM AND 28 SQ.FT. TO EXISTING MASTER BEDROOM (TOTAL FLOOR AREA ADDITION OF 462 SQ.FT.).  
EXTERIOR ENLARGEMENT OF EXISTING PATIO DECK AT MASTER BEDROOM, LIVING AND FAMILY ROOMS AT MAIN LEVEL. REPLACEMENT OF EXISTING WINDOWS AND DOORS AND INSTALLATION OF NEW PROPERTY GATE AT EXISTING ASPHALT DRIVEWAY.
- PROJECT ADDRESS:**  
26162 LADERA DRIVE, CARMEL, CA. 93923
- ASSESSOR PARCEL NUMBER:**  
009-331-019
- LOT/BLOCK:**  
LOT 2 & 4/BLOCK MA
- ZONING:**  
R-1-C-20 (SINGLE FAMILY)
- CURRENT USE:**  
SINGLE FAMILY RESIDENCE
- TYPE OF CONSTRUCTION:**  
V-B

**NUMBER OF STORIES:**  
TWO (EXISTING)

**LOT SIZE:**  
28,667 SQ.FT.

**IMPERMEABLE SITE COVERAGE:**  
MAXIMUM ALLOWED: 22% OF BASE FLOOR AREA  
ADDITIONAL 4% OF SITE AREA: 1,147 SQ.FT.  
BASE FLOOR AREA = 6,000 SQ.FT.  
SITE COVERAGE = (0.22 x 6,000) + 1,147 = 2,467 SQ.FT.

EXISTING CONCRETE DRIVEWAY:	1,595 SQ.FT.
EXISTING CONCRETE WALKWAY:	452 SQ.FT.
EXISTING CONCRETE PATIO:	195 SQ.FT.
EXISTING CONCRETE PAD:	188 SQ.FT.
EXISTING STUCCO WALLS:	249 SQ.FT.
EXISTING PAVERS PATIO:	544 SQ.FT.
EXISTING PAVERS & RR-TIES STEPS:	179 SQ.FT.
EXISTING PAVERS PAD:	86 SQ.FT.
EXISTING WOOD DECK:	433 SQ.FT.
EXISTING STONE WALKWAY:	193 SQ.FT.
EXISTING STONE PATIO:	191 SQ.FT.
EXISTING STONE PORCH:	102 SQ.FT.
TOTAL EXISTING IMPERMEABLE SITE COVERAGE:	4,407 SQ.FT.
EXISTING CONCRETE DRIVEWAY:	1,595 SQ.FT.
EXISTING STUCCO WALLS:	249 SQ.FT.
PROPOSED CONCRETE WALKWAYS:	288 SQ.FT.
PROPOSED CONCRETE PAD:	107 SQ.FT.
PROPOSED CONCRETE PATIOS:	197 SQ.FT.
PROPOSED CONCRETE LANDINGS:	35 SQ.FT.
TOTAL PROPOSED IMPERMEABLE SITE COVERAGE:	2,471 SQ.FT.
PROPOSED WOOD DECK:	452 SQ.FT.
PROPOSED WOOD BALCONIES:	247 SQ.FT.
TOTAL NEW SEMI-PERMEABLE SITE COVERAGE:	699 SQ.FT.
TOTAL NEW SITE COVERAGE:	3,170 SQ.FT.

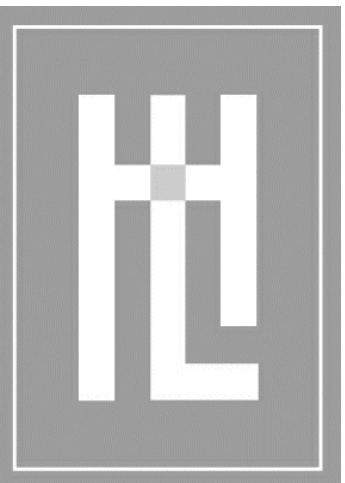
**BASE FLOOR AREA:**  
MAXIMUM ALLOWED: 6,000 SQ.FT.

EXISTING GARAGE:	897 SQ.FT.
EXISTING MAIN LEVEL:	3,054 SQ.FT.
EXISTING LOWER LEVEL:	690 SQ.FT.
TOTAL EXISTING:	4,641 SQ.FT.
PROPOSED GARAGE:	810 SQ.FT.
PROPOSED MAIN LEVEL:	3,632 SQ.FT.
PROPOSED LOWER LEVEL:	661 SQ.FT.
TOTAL PROPOSED:	5,103 SQ.FT.

**BUILDING HEIGHT:**  
MAXIMUM ALLOWED: 24'-0"  
EXISTING: 22'-11"  
PROPOSED: 22'-11"

## SHEET INDEX

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<b>ARCHITECTURAL</b>	
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**HOLDREN + LIETZKE  
ARCHITECTURE**

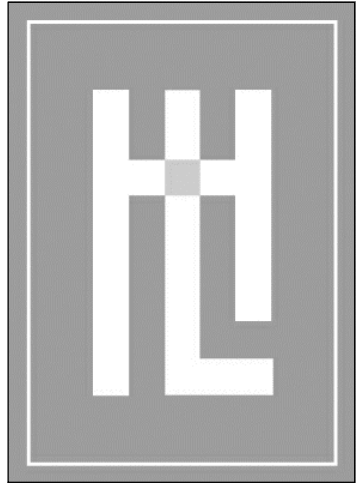
225 CANNERY ROW - SUITE A  
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www.hl-arc.com

DATE:	11/18/2019
SCALE:	N.T.S.
DRAWN:	A.P.
JOB NUMBER:	19.17
REVISION	
△	DESIGN STUDY REVISIONS 12/30/2019

DATE:	11/18/2019
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△	DESIGN STUDY REVISIONS 12/30/2019

**COVER SHEET**  
**LEATHERBERRY RESIDENCE**  
 26162 LADERA DR.  
 CARMEL CA. 93923  
 A.P.N. 009-331-019

**A0.1**



**HOLDREN + LIETZKE  
ARCHITECTURE**

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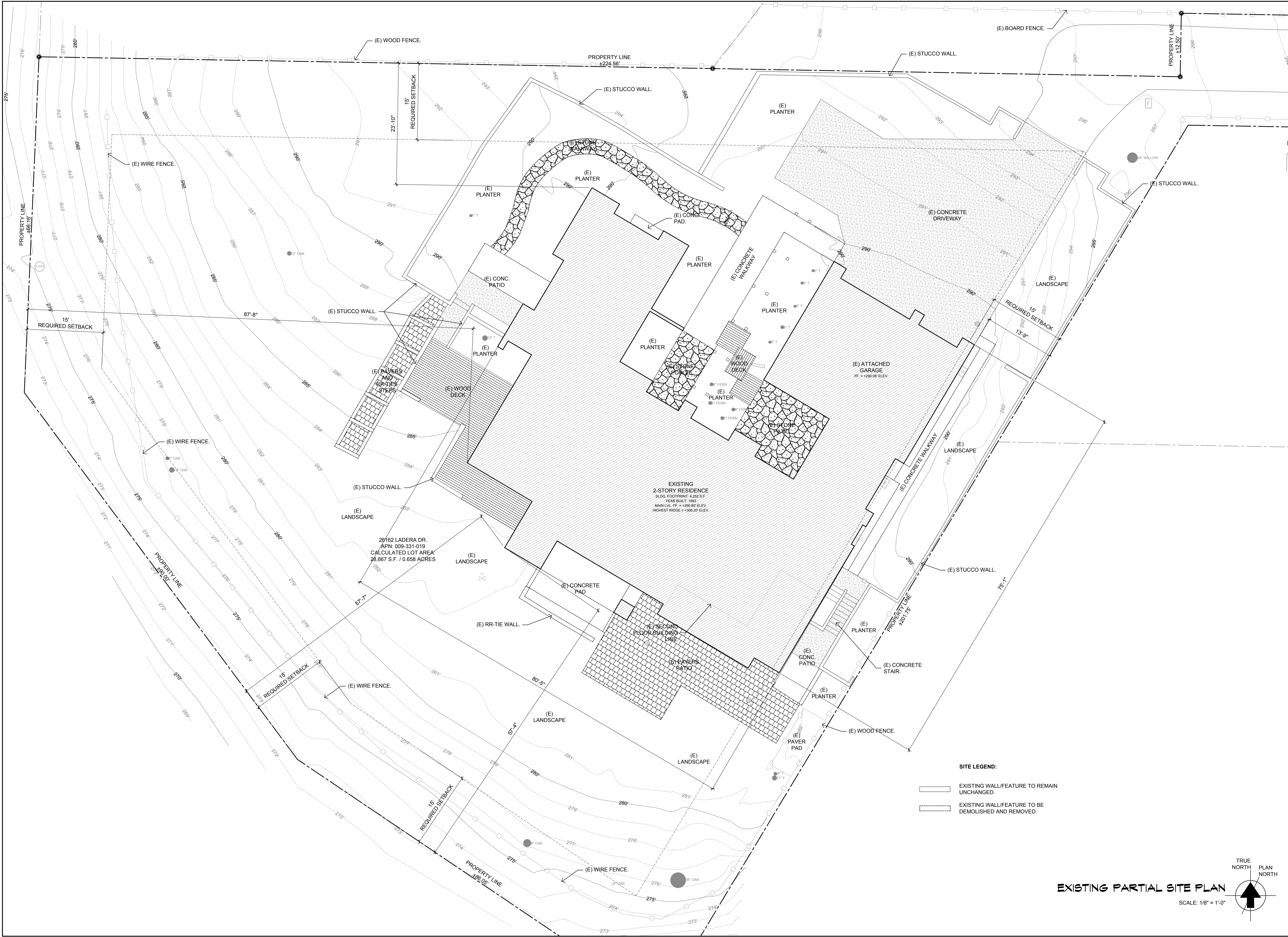
DATE: 11/20/2019

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

DRAWN: A.P.

JOB NUMBER: 19.17

REVISION



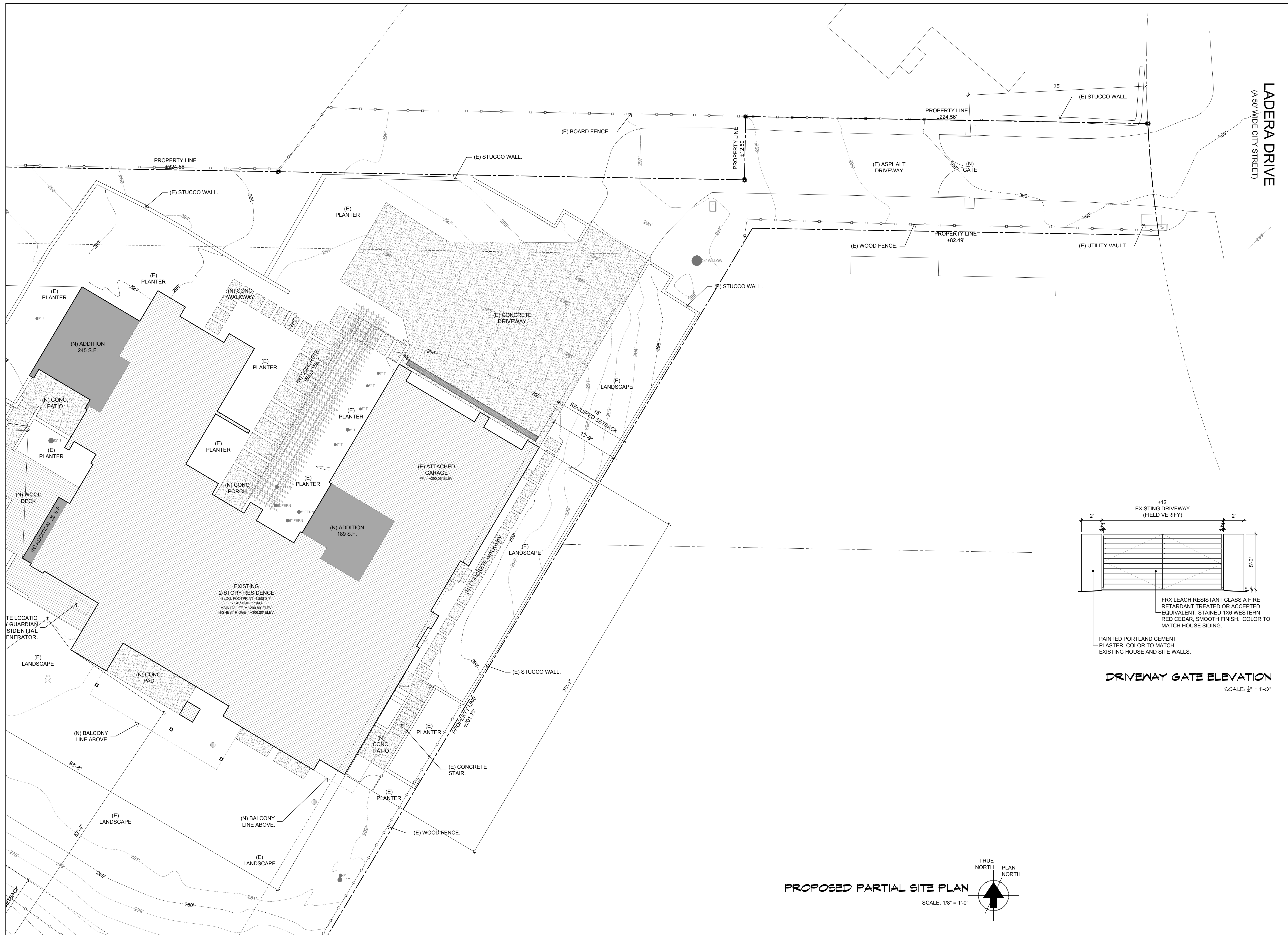
**SITE LEGEND:**  
— EXISTING WALL/FEATURE TO REMAIN UNCHANGED.  
- - - EXISTING WALL/FEATURE TO BE DEMOLISHED AND REMOVED.

**EXISTING PARTIAL SITE PLAN**  
SCALE: 1/8" = 1'-0"  
TRUE NORTH  
PLAN NORTH

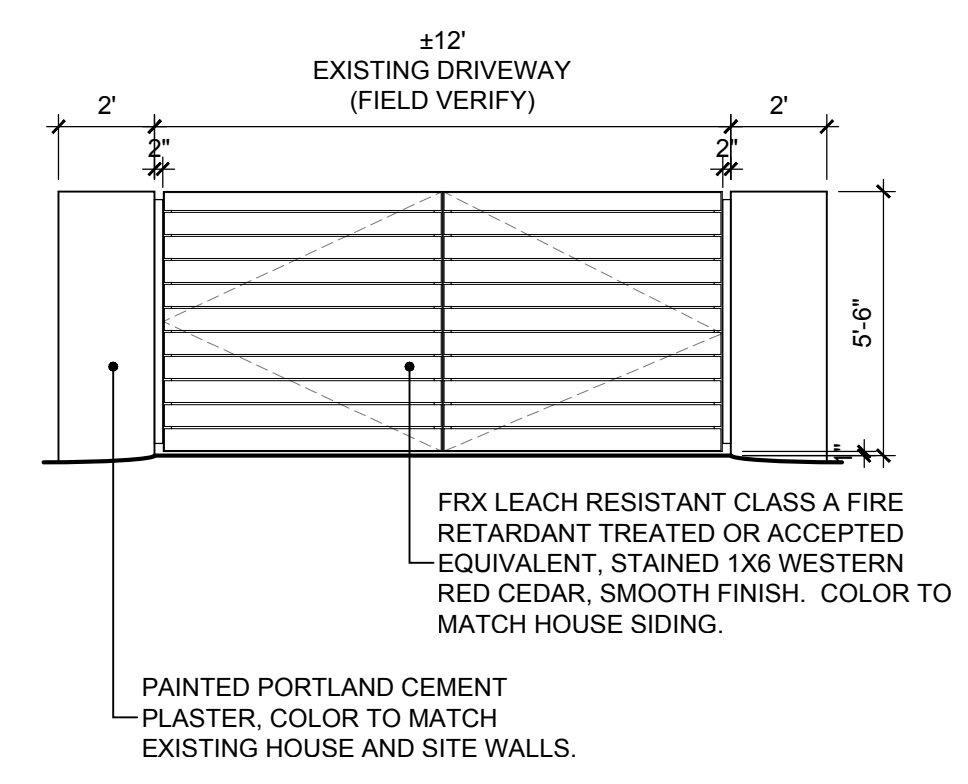
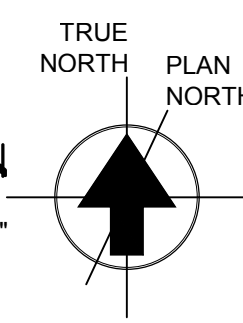
**EXISTING PARTIAL SITE PLAN**  
**LEATHERBERRY RESIDENCE**  
26162 LADERA DR.  
CARMEL CA. 93923  
A.P.N. 009-331-019

**A1.1**

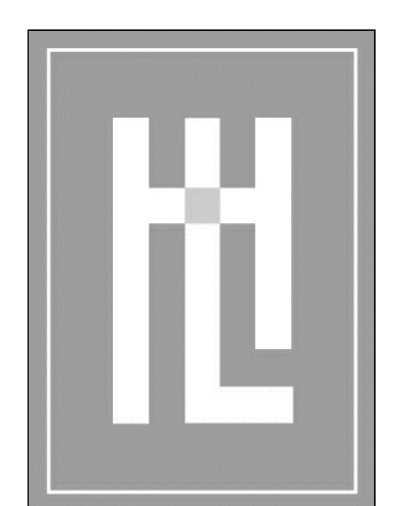




**PROPOSED PARTIAL SITE PLAN**  
SCALE: 1/8" = 1'-0"



**DRIVEWAY GATE ELEVATION**  
SCALE: 1/4" = 1'-0"



**HOLDREN + LIETZKE  
ARCHITECTURE**

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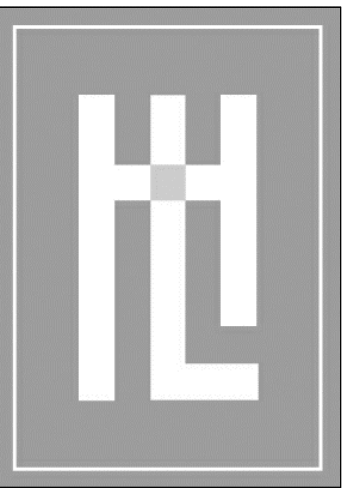
DATE:	12/20/2019
SCALE:	1/8"=1'-0"
DRAWN:	A.P.
JOB NUMBER:	19.17
REVISION	
△ DESIGN STUDY REVISIONS	12/30/2019

NEW PARTIAL SITE PLAN & DRIVEWAY GATE ELEVATION

**LEATHERBERRY RESIDENCE**

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**A1.6**



HOLDREN + LIETZKE  
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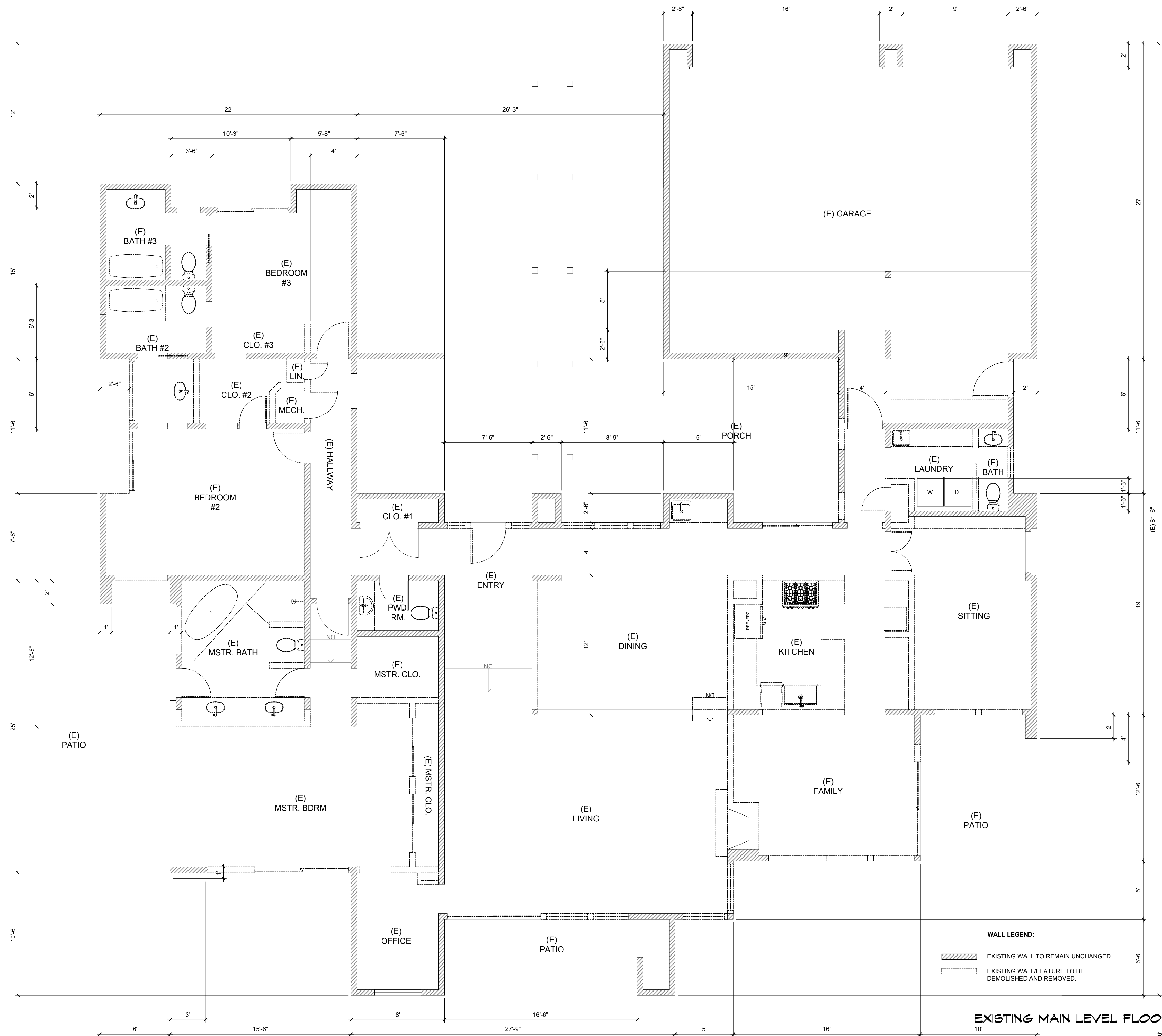
DATE: 12/20/2019

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

DRAWN: A.P.

JOB NUMBER: 19.17

REVISION



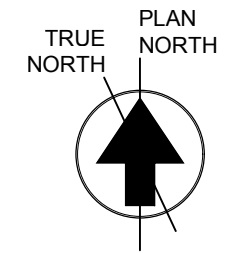
**WALL LEGEND:**

— EXISTING WALL TO REMAIN UNCHANGED.

- - - EXISTING WALL/FEATURE TO BE DEMOLISHED AND REMOVED.

EXISTING MAIN LEVEL FLOOR PLAN

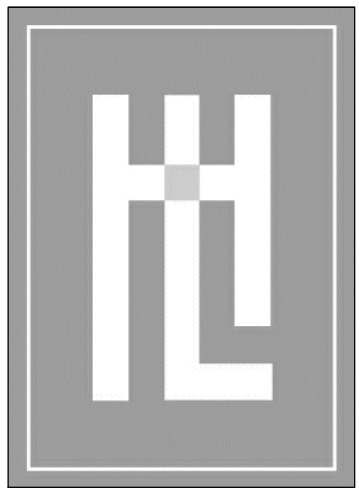
SCALE: 1/4" = 1'-0"



EXISTING MAIN LEVEL FLOOR PLAN

LEATHERBERRY RESIDENCE

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DATE: 12/20/2019

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

DRAWN: A.P.

JOB NUMBER: 19.17

REVISION

DESIGN STUDY REVISIONS  
12/30/2019

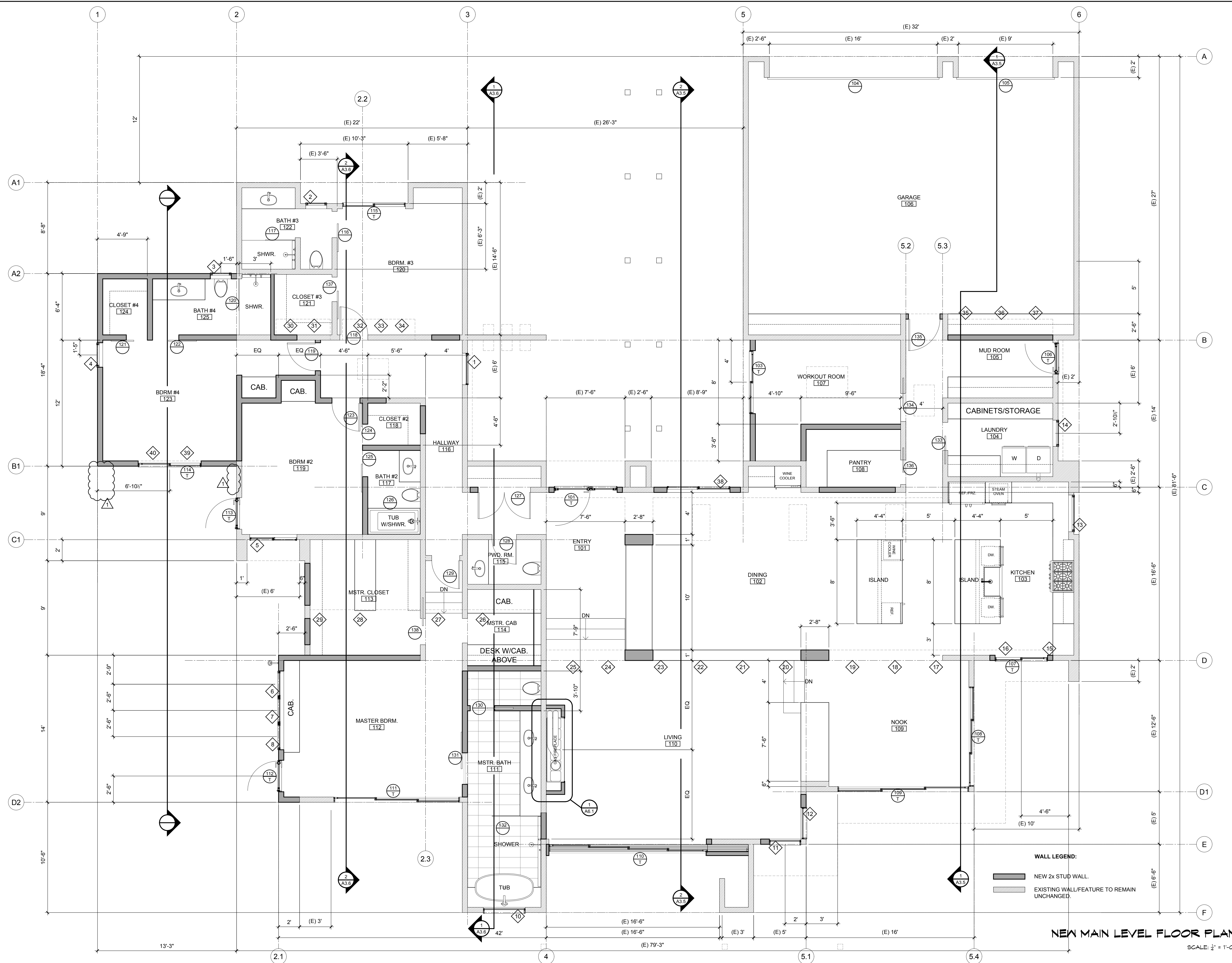
PROPOSED MAIN LEVEL FLOOR PLAN

LEATHERBERRY RESIDENCE

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A.P.N. 009-331-019

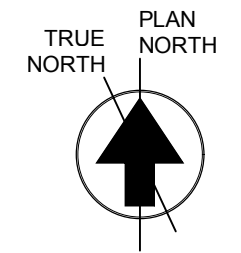
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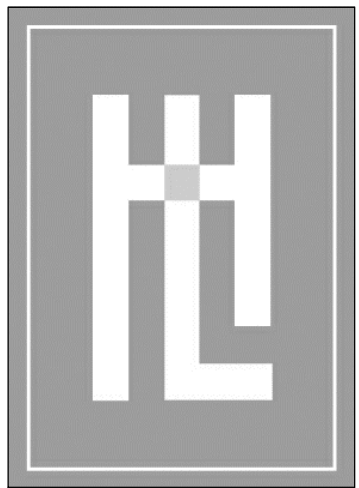


WALL LEGEND:  
NEW 2x STUD WALL  
EXISTING WALL/FEATURE TO REMAIN UNCHANGED

NEW MAIN LEVEL FLOOR PLAN

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





HOLDREN + LIETZKE  
ARCHITECTURE

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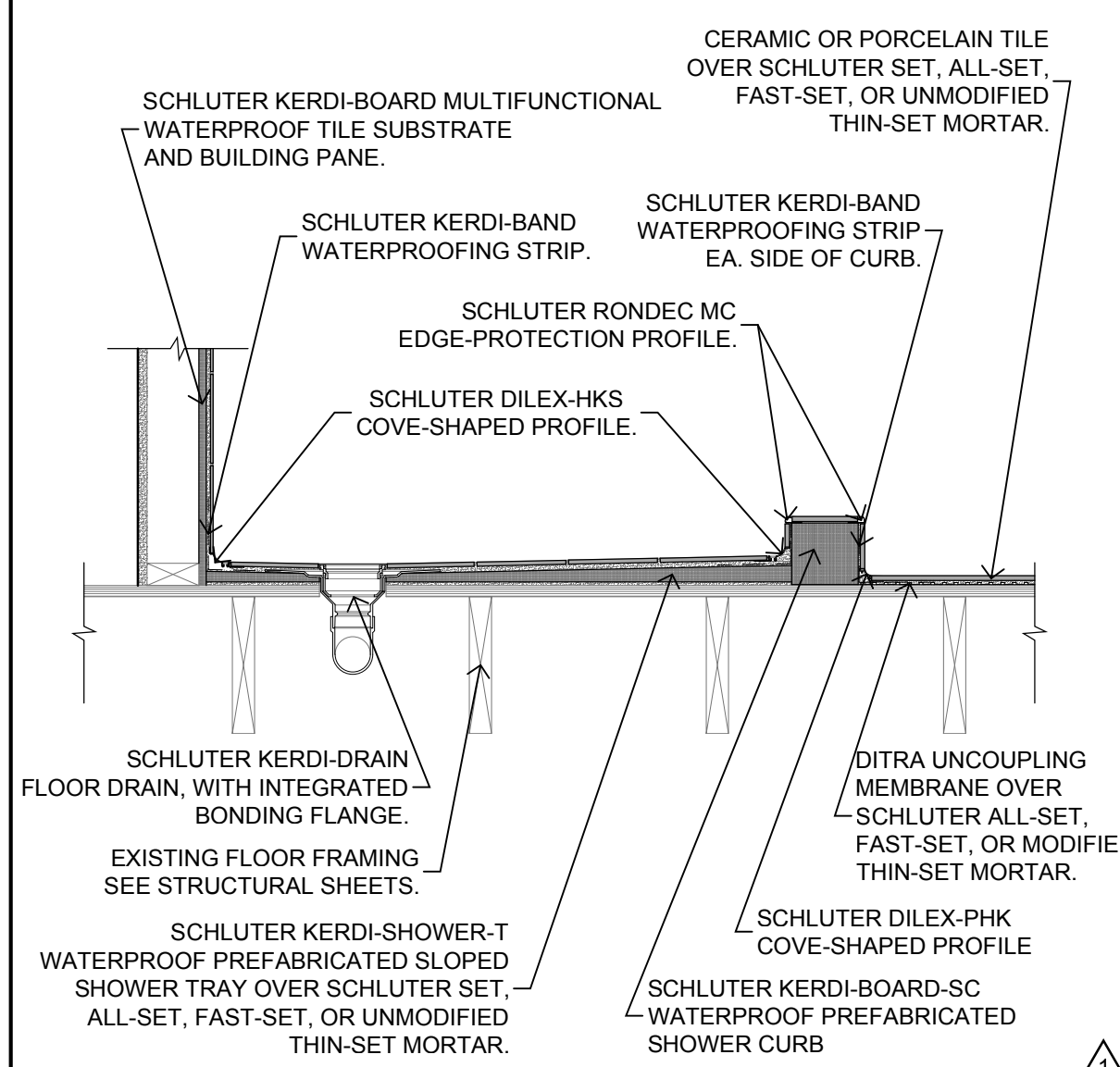
REVISION

RFI #1

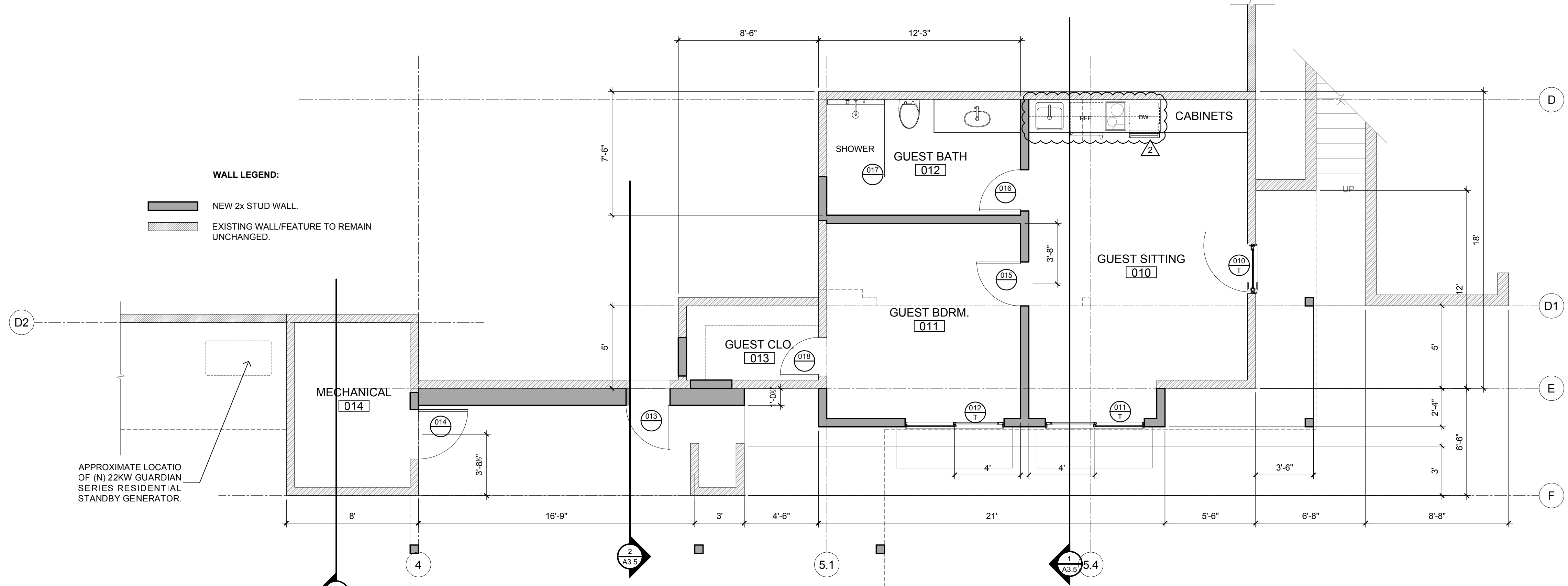
01/13/2020

DESIGN STUDY REVISIONS

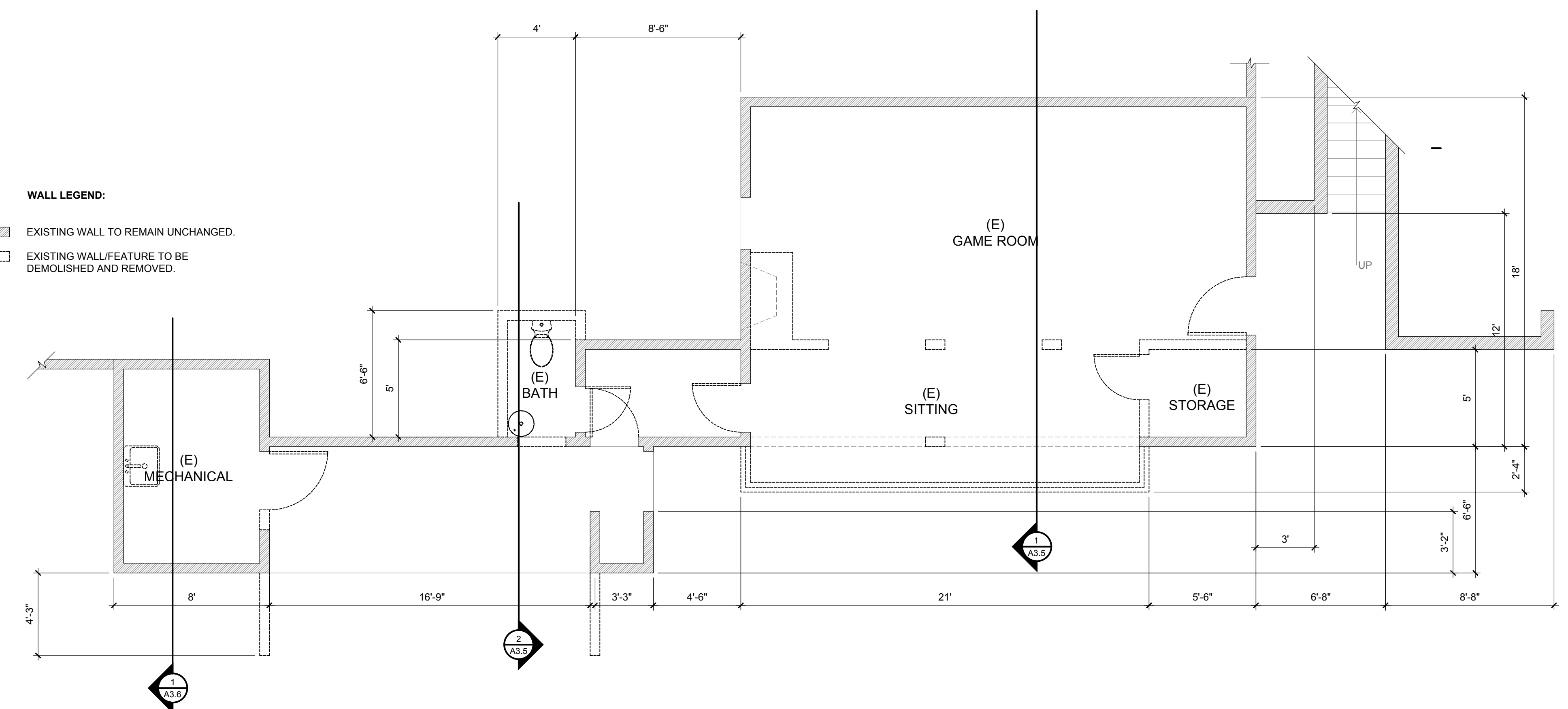
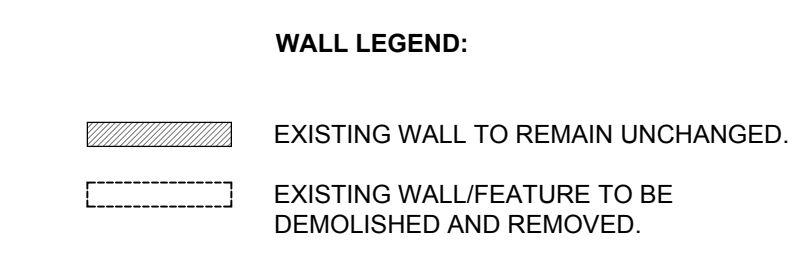
12/30/2019



**SHOWER PAN AND RECEPTOR**  
SCALE: 1" = 1'-0"



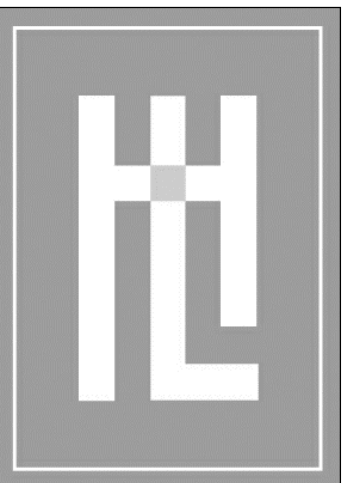
**NEW LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXISTING LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LOWER LEVEL FLOOR PLANS  
**LEATHERBERRY RESIDENCE**  
26162 LADERA DR.  
CARMEL CA. 93923  
A.P.N. 009-331-019

**A2.3**



HOLDREN + LIETZKE  
ARCHITECTURE

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.hl-arc.com

DATE: 11/08/2019

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

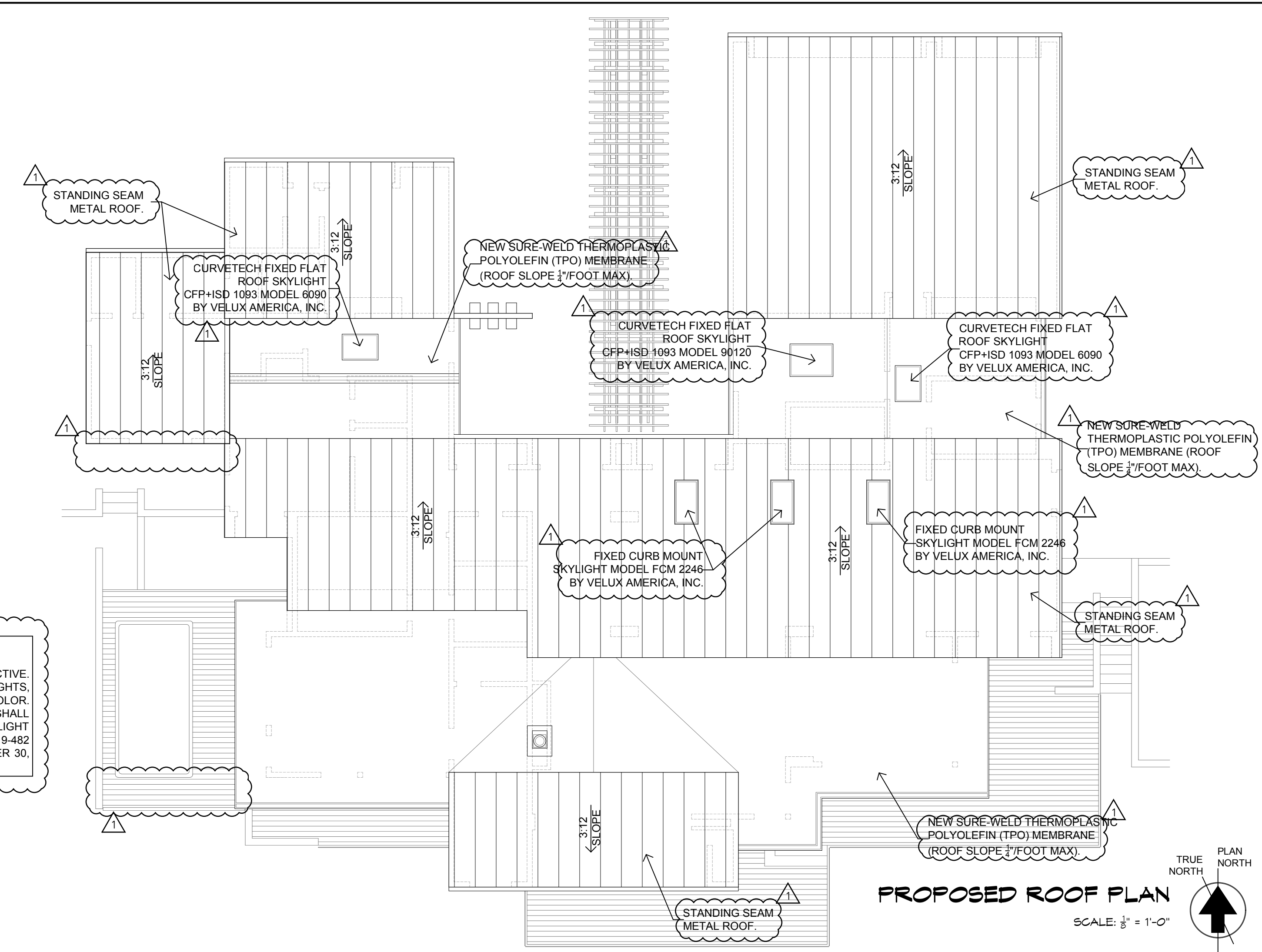
DRAWN: A.P.

JOB NUMBER: 19.17

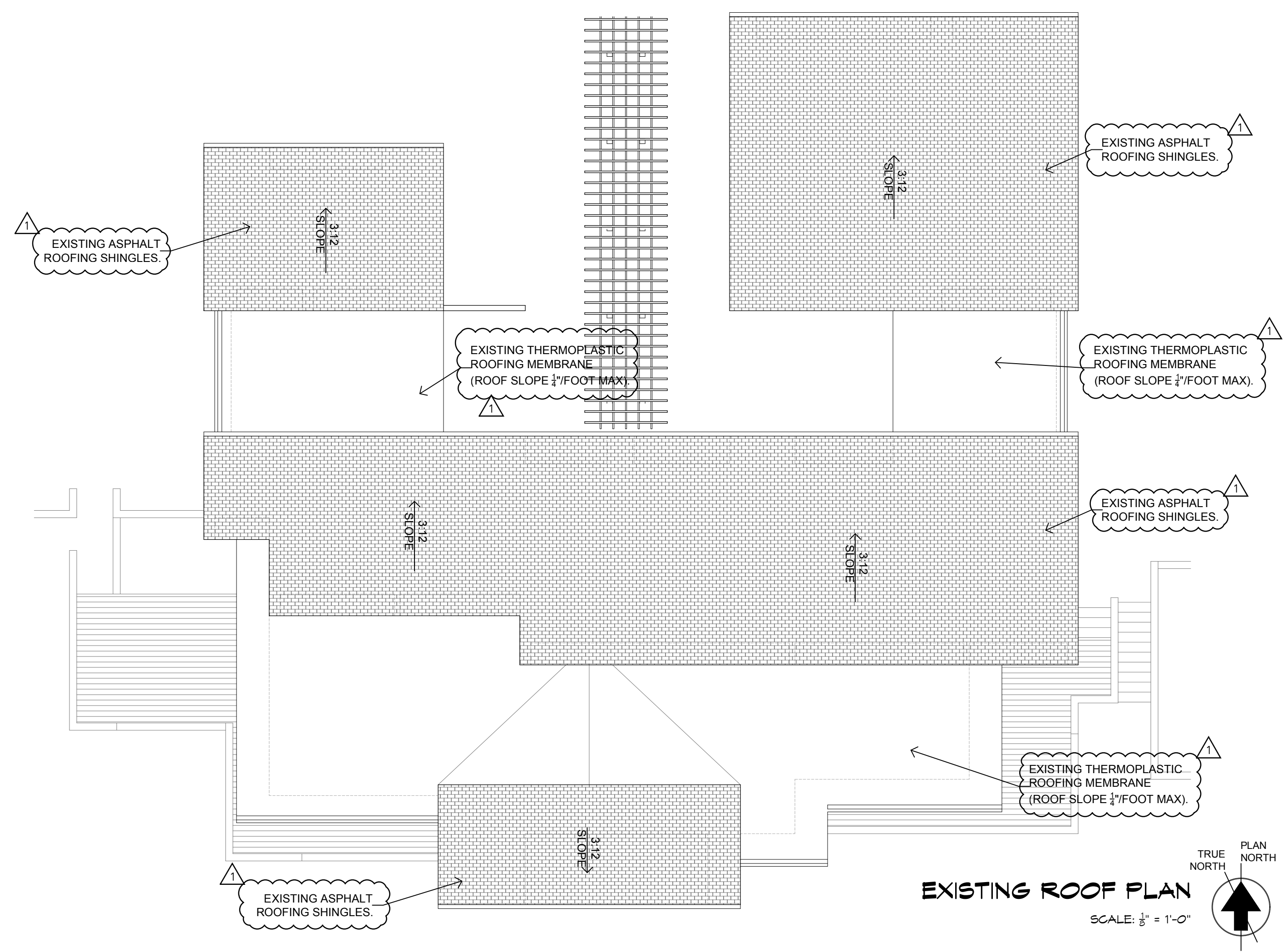
REVISION

DESIGN STUDY REVISIONS  
12/30/2019

**SKYLIGHTS NOTE:**  
ALL SKYLIGHTS SHALL USE NON-MIRRORED AND NON-REFLECTIVE. PER THE STANDARD CONDITIONS OF APPROVAL FOR SKYLIGHTS, THE SKYLIGHT FLASHING SHALL MATCH THE ROOF COLOR. INCLUDE A NOTE ON THE PLANS THAT SKYLIGHT SHADES SHALL BE INSTALLED IN EACH SKYLIGHT TO REDUCE VISIBLE LIGHT TRANSMISSION DURING THE HOURS OF DARKNESS. (DS 19-482 (LEATHERBERRY COMPLETENESS REVIEW LETTER DECEMBER 30, 2019))



**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
TRUE NORTH  
PLAN NORTH

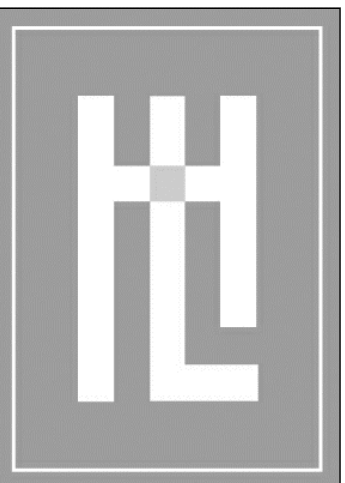


**EXISTING ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
TRUE NORTH  
PLAN NORTH

ROOF PLANS  
**LEATHERBERRY RESIDENCE**  
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**A2.4**





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DATE: 12/20/2019

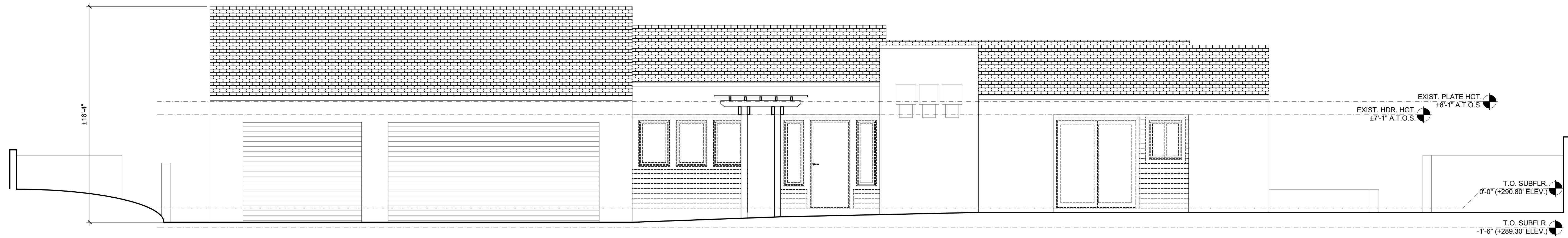
SCALE: 1/4"=1'-0"

DRAWN: A.P.

JOB NUMBER: 19.17

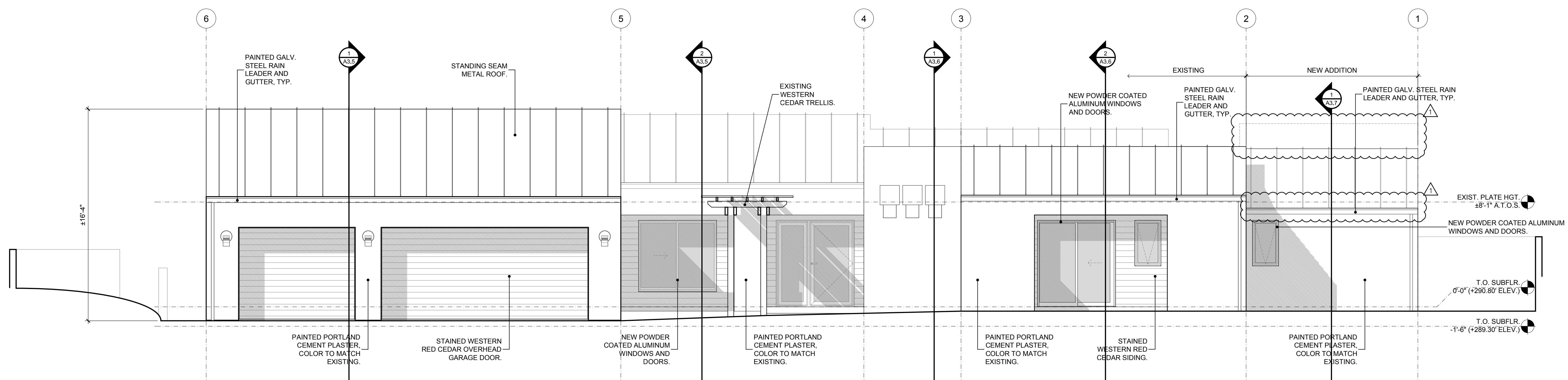
REVISION

DESIGN STUDY REVISIONS  
12/30/2019



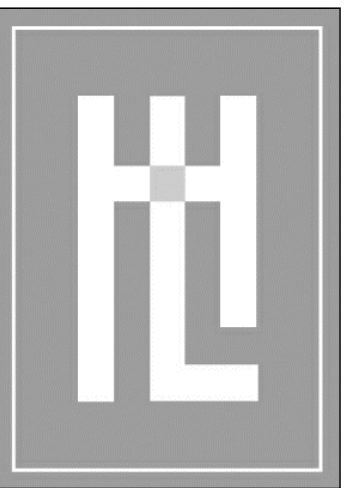
- LEGEND:**
- EXISTING WALL/FEATURE TO REMAIN UNCHANGED.
  - EXISTING WALL/FEATURE TO BE DEMOLISHED AND REMOVED.

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



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

EXTERIOR ELEVATIONS  
**LEATHERBERRY RESIDENCE**  
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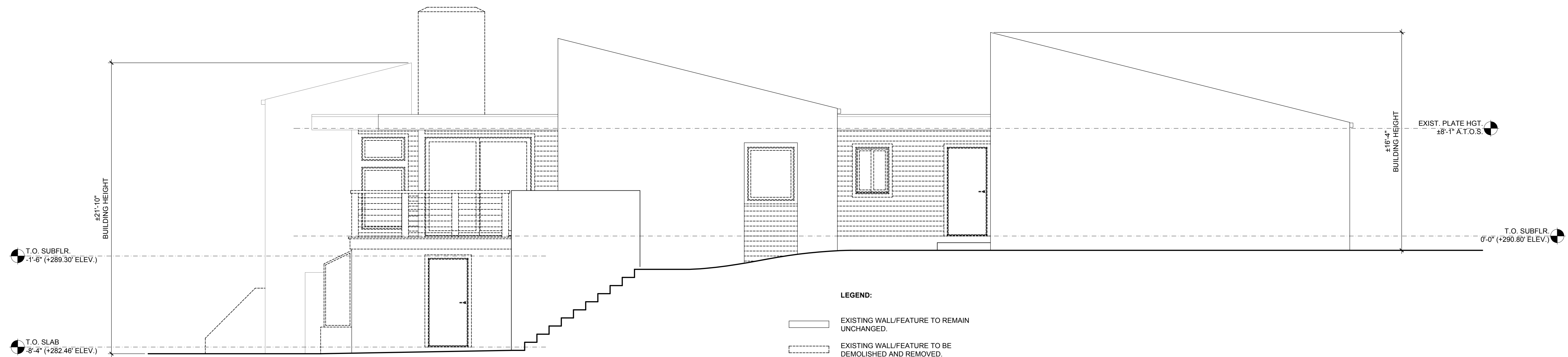
SCALE: 1/4"=1'-0"

DRAWN: A.P.

JOB NUMBER: 19.17

REVISION

DESIGN STUDY REVISIONS  
12/30/2019

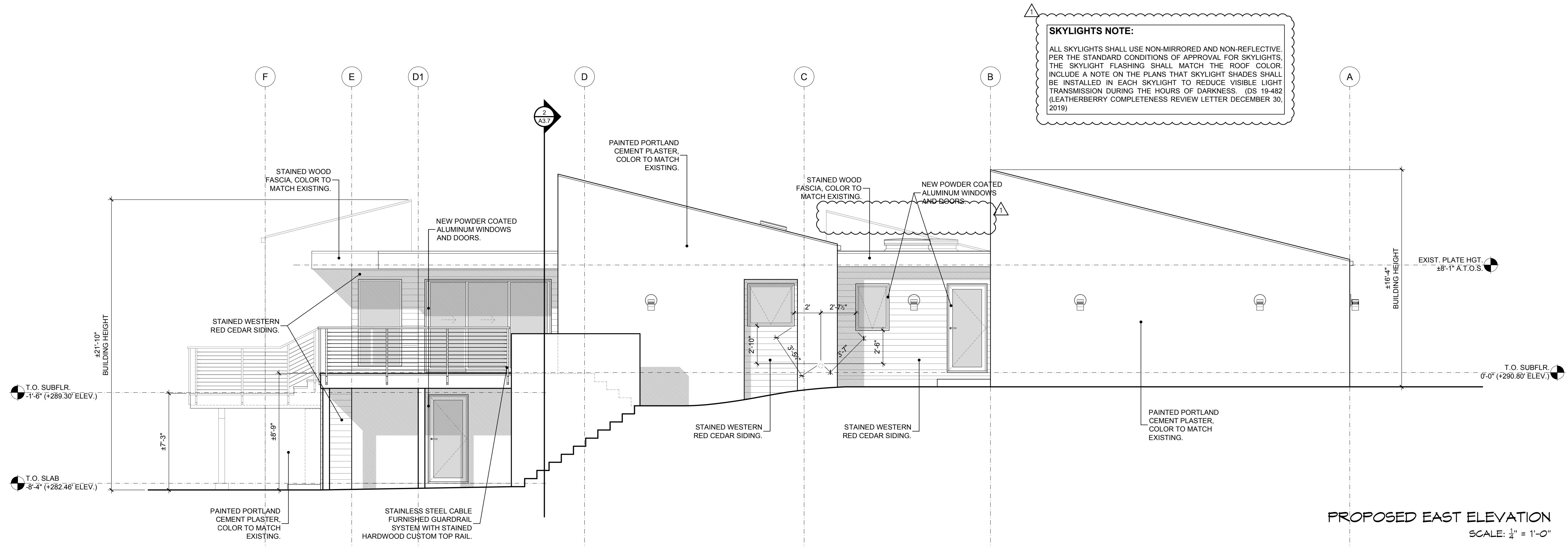


LEGEND:

- EXISTING WALL/FEATURE TO REMAIN UNCHANGED.
- EXISTING WALL/FEATURE TO BE DEMOLISHED AND REMOVED.

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

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

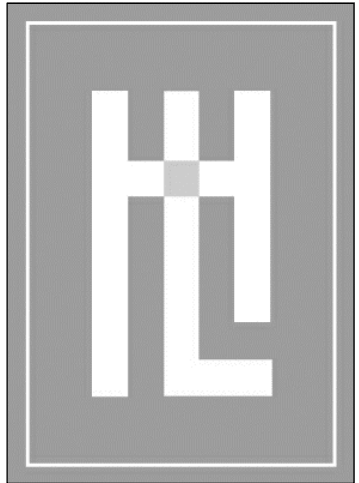
EXTERIOR ELEVATIONS

LEATHERBERRY RESIDENCE

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A3.2



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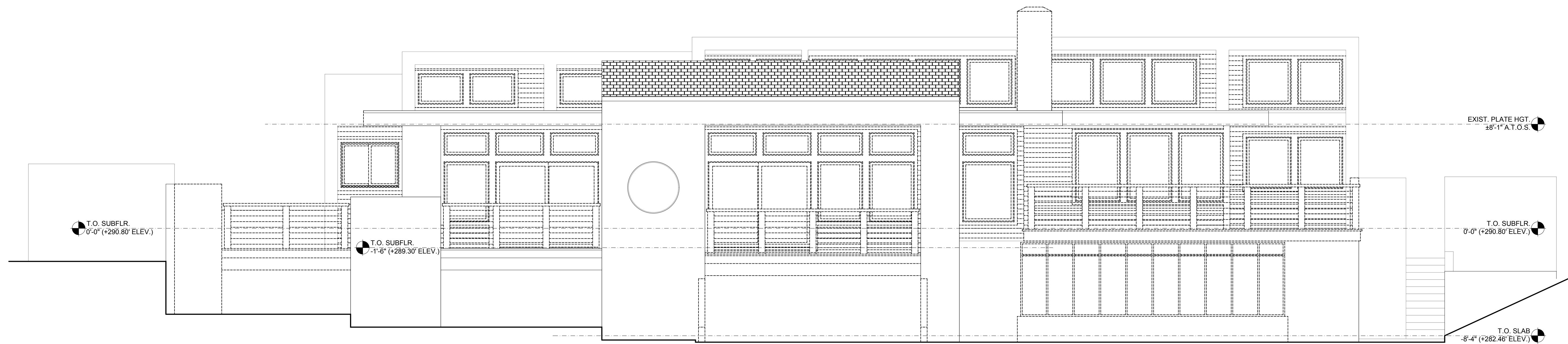
SCALE: 1/4"=1'-0"

DRAWN: A.P.

JOB NUMBER: 19.17

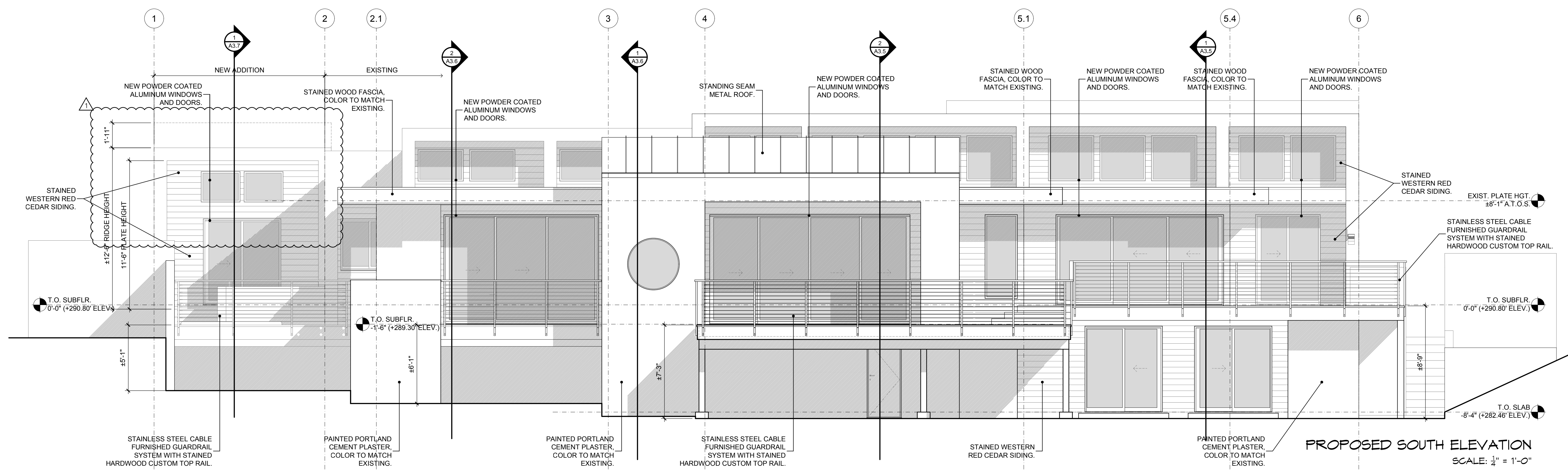
REVISION

DESIGN STUDY REVISIONS  
12/30/2019



**LEGEND:**  
— EXISTING WALL/FEATURE TO REMAIN UNCHANGED.  
- - - EXISTING WALL/FEATURE TO BE DEMOLISHED AND REMOVED.

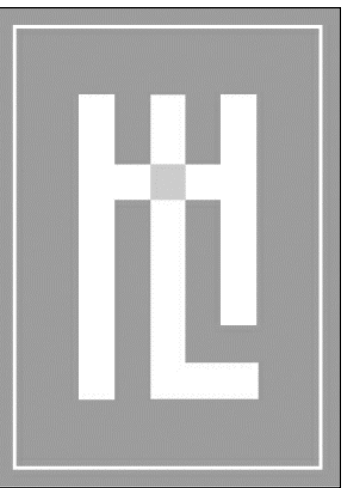
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

EXTERIOR ELEVATIONS  
**LEATHERBERRY RESIDENCE**  
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A3.3



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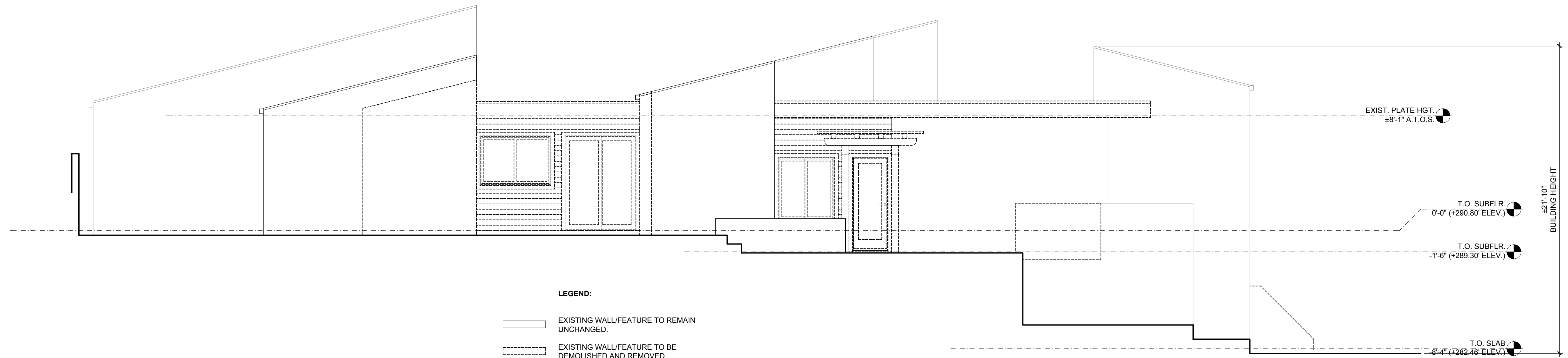
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DRAWN: A.P.

JOB NUMBER: 19.17

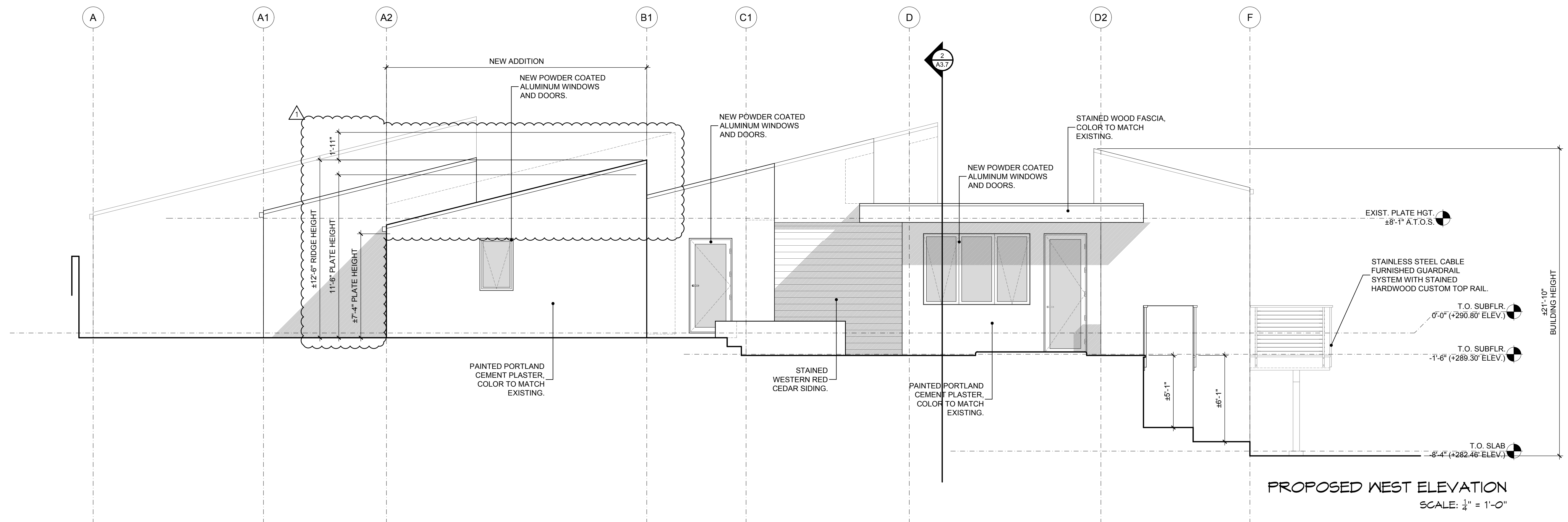
REVISION

DESIGN STUDY REVISIONS  
12/30/2019



- LEGEND:**
- EXISTING WALL/FEATURE TO REMAIN UNCHANGED.
  - EXISTING WALL/FEATURE TO BE DEMOLISHED AND REMOVED.

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



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

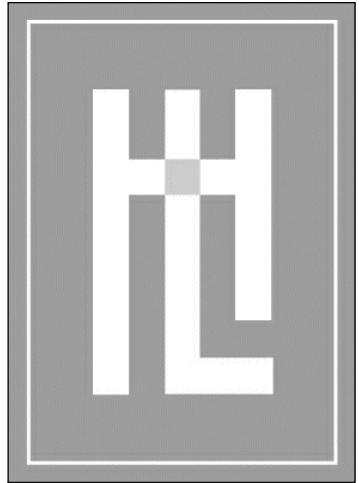
EXTERIOR ELEVATIONS

LEATHERBERRY RESIDENCE

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A3.4



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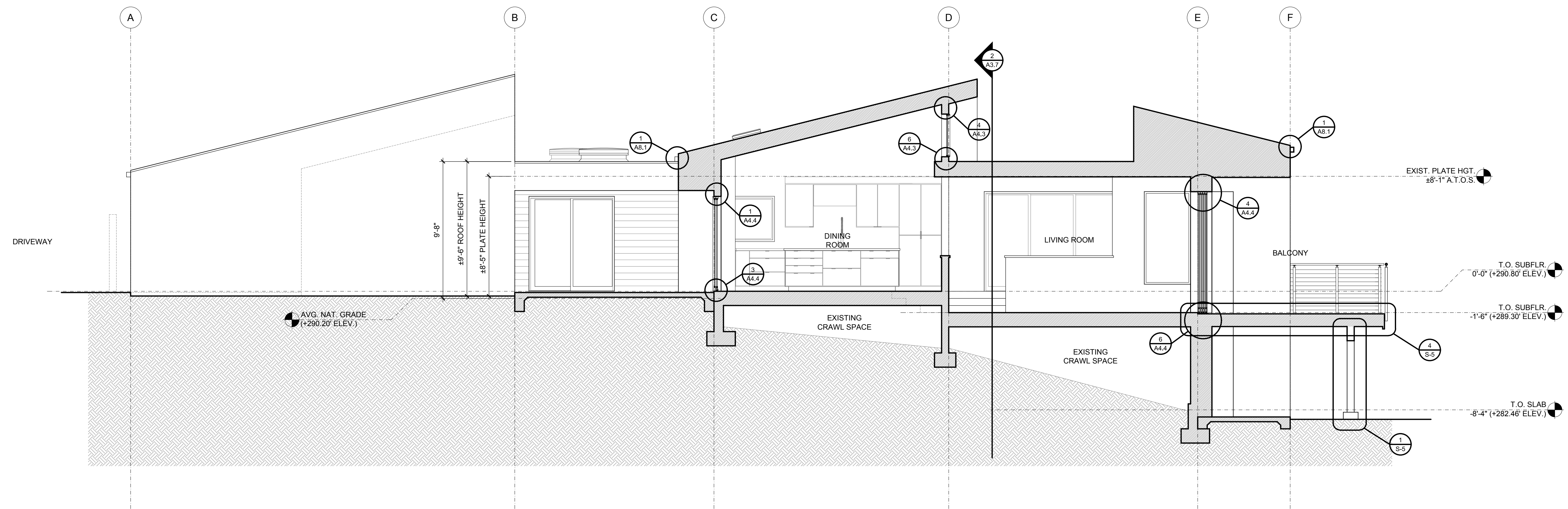
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DRAWN: A.P.

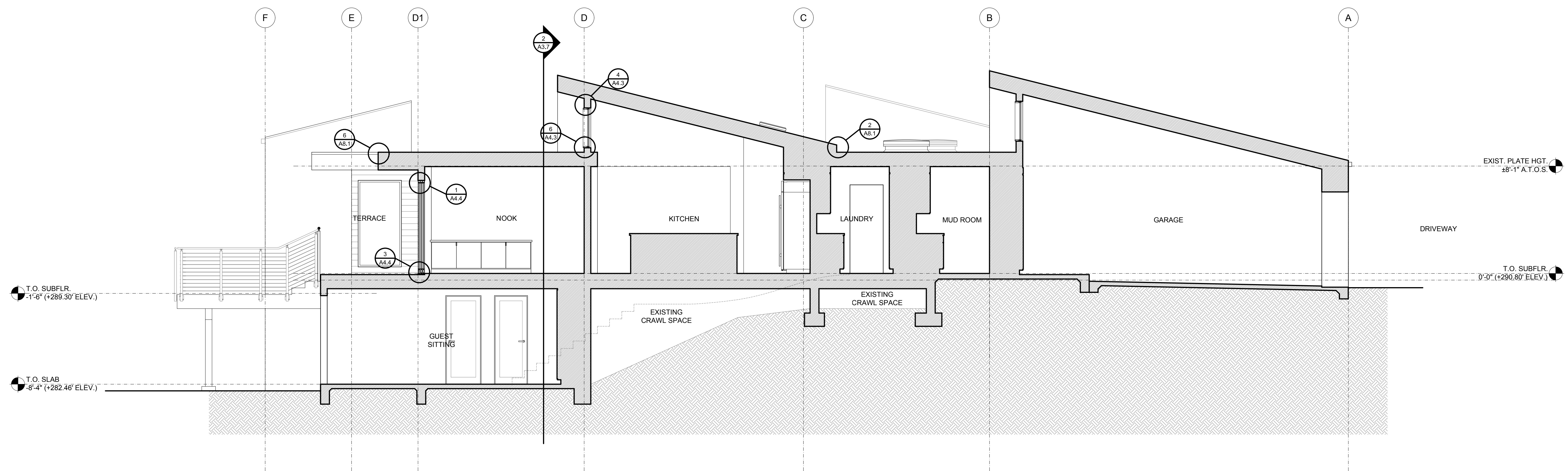
JOB NUMBER: 19.17

REVISION

DESIGN STUDY REVISIONS  
12/30/2019



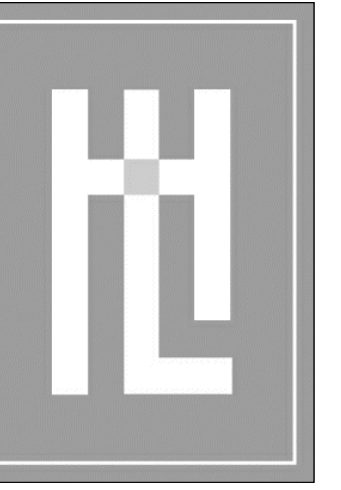
SECTION BETWEEN LINES 2 & 3  
SCALE: 1/4" = 1'-0" 2



SECTION BETWEEN LINES 1.1 & 1.2  
SCALE: 1/4" = 1'-0" 1

BUILDING SECTIONS  
LEATHERBERRY RESIDENCE  
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A3.5



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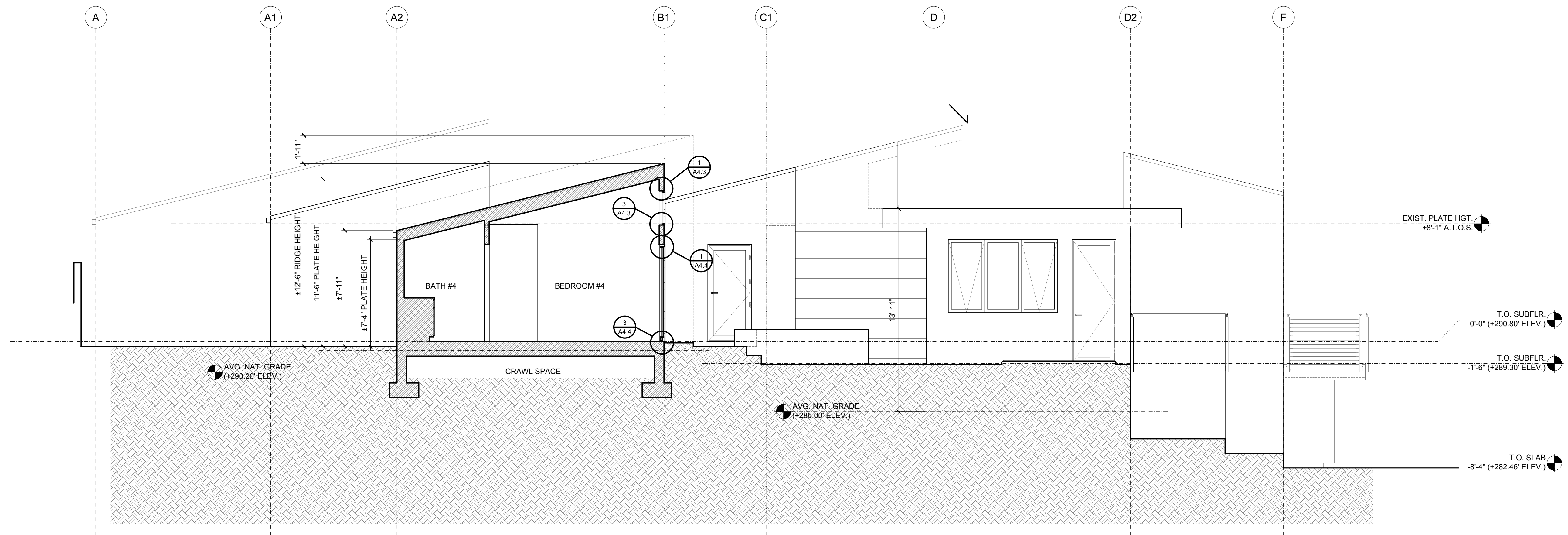
SCALE: 1/4"=1'-0"

DRAWN: A.P.

JOB NUMBER: 19.17

REVISION

△ DESIGN STUDY REVISIONS  
12/30/2019



SECTION BETWEEN LINES 1 & 2

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

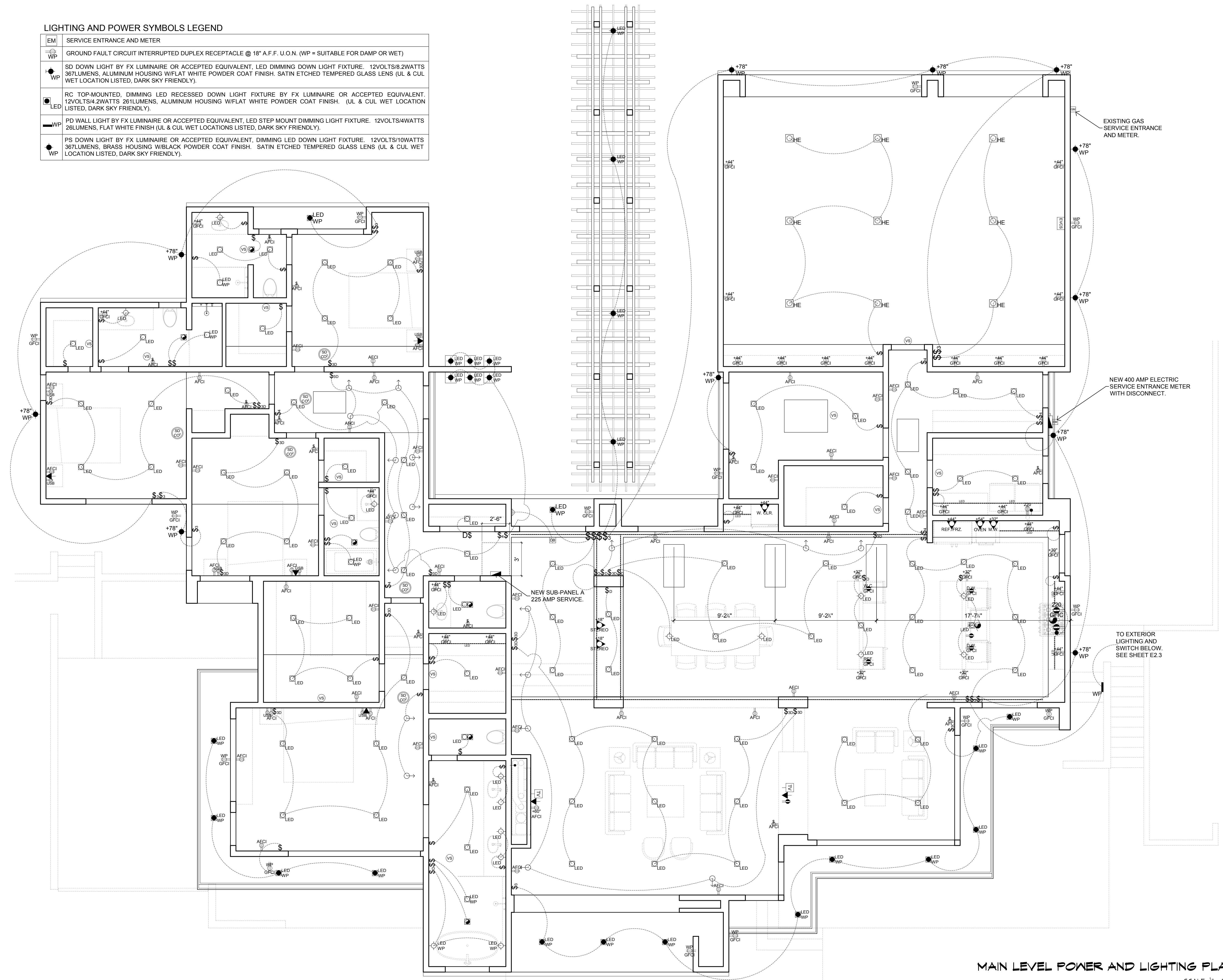
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BUILDING SECTIONS  
**LEATHERBERRY RESIDENCE**  
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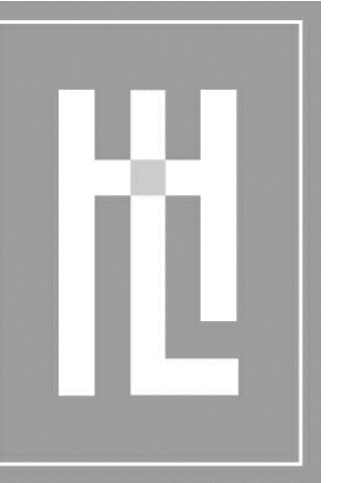
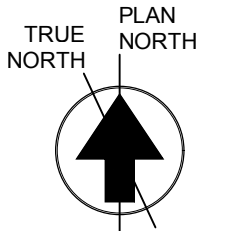
A3.7

LIGHTING AND POWER SYMBOLS LEGEND

EM	SERVICE ENTRANCE AND METER
WP	GROUND FAULT CIRCUIT INTERRUPTED DUPLEX RECEPTACLE @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET)
LED WP	SD DOWN LIGHT BY FX LUMINAIRE OR ACCEPTED EQUIVALENT. LED DIMMING DOWN LIGHT FIXTURE. 12VOLTS/8.2WATTS 367LUMENS, ALUMINUM HOUSING W/FLAT WHITE POWDER COAT FINISH. SATIN ETCHED TEMPERED GLASS LENS (UL & CUL WET LOCATION LISTED, DARK SKY FRIENDLY).
LED	RC TOP-MOUNTED, DIMMING LED RECESSED DOWN LIGHT FIXTURE BY FX LUMINAIRE OR ACCEPTED EQUIVALENT. 12VOLTS/4.2WATTS 261LUMENS, ALUMINUM HOUSING W/FLAT WHITE POWDER COAT FINISH. (UL & CUL WET LOCATION LISTED, DARK SKY FRIENDLY).
WP	PD WALL LIGHT BY FX LUMINAIRE OR ACCEPTED EQUIVALENT, LED STEP MOUNT DIMMING LIGHT FIXTURE. 12VOLTS/4WATTS 26LUMENS, FLAT WHITE FINISH (UL & CUL WET LOCATIONS LISTED, DARK SKY FRIENDLY).
LED WP	PS DOWN LIGHT BY FX LUMINAIRE OR ACCEPTED EQUIVALENT, DIMMING LED DOWN LIGHT FIXTURE. 12VOLTS/10WATTS 367LUMENS, BRASS HOUSING W/BLACK POWDER COAT FINISH. SATIN ETCHED TEMPERED GLASS LENS (UL & CUL WET LOCATION LISTED, DARK SKY FRIENDLY).



MAIN LEVEL POWER AND LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



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

DRAWN: A.P.

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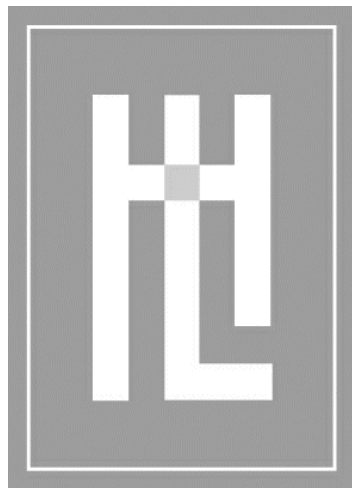
DESIGN STUDY REVISIONS  
12/30/2019

MAIN LEVEL POWER & LIGHTING PLAN

LEATHERBERRY RESIDENCE

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

DRAWN: A.P.

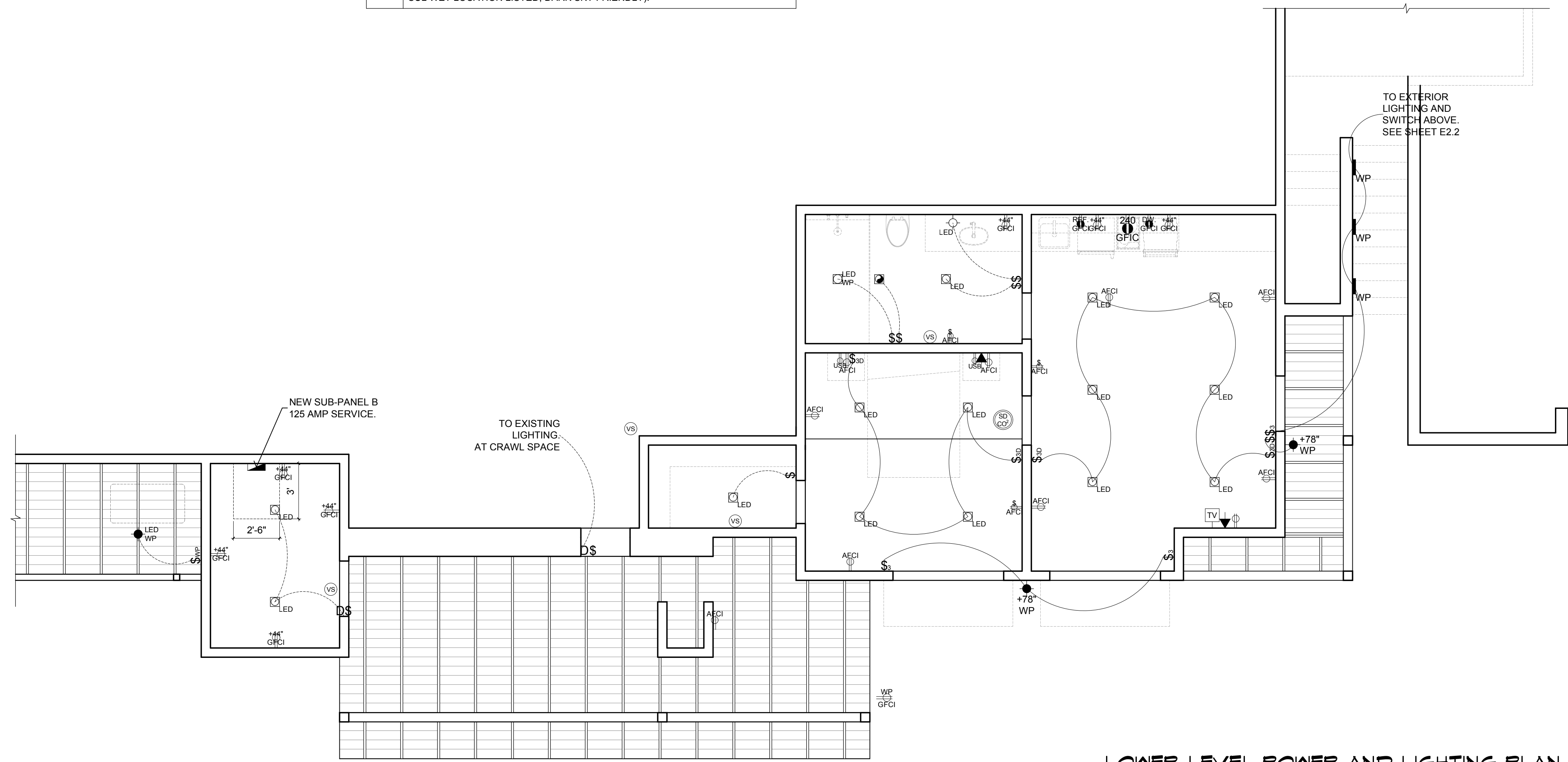
JOB NUMBER: 19.17

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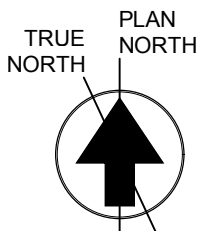
LIGHTING AND POWER SYMBOLS LEGEND

EM	SERVICE ENTRANCE AND METER
WP	GROUND FAULT CIRCUIT INTERRUPTED DUPLEX RECEPTACLE @ 18" A.F.F. U.O.N. (WP = SUITABLE FOR DAMP OR WET)
SD WP	SD DOWN LIGHT BY FX LUMINAIRE OR ACCEPTED EQUIVALENT, LED DIMMING DOWN LIGHT FIXTURE. 12VOLTS/8.2WATTS 367LUMENS, ALUMINUM HOUSING W/FLAT WHITE POWDER COAT FINISH. SATIN ETCHED TEMPERED GLASS LENS (UL & CUL WET LOCATION LISTED, DARK SKY FRIENDLY).
RC LED	RC TOP-MOUNTED, DIMMING LED RECESSED DOWN LIGHT FIXTURE BY FX LUMINAIRE OR ACCEPTED EQUIVALENT. 12VOLTS/4.2WATTS 261LUMENS, ALUMINUM HOUSING W/FLAT WHITE POWDER COAT FINISH. (UL & CUL WET LOCATION LISTED, DARK SKY FRIENDLY).
PD WP	PD WALL LIGHT BY FX LUMINAIRE OR ACCEPTED EQUIVALENT, LED STEP MOUNT DIMMING LIGHT FIXTURE. 12VOLTS/4WATTS 26LUMENS, FLAT WHITE FINISH (UL & CUL WET LOCATIONS LISTED, DARK SKY FRIENDLY).
PS WP	PS DOWN LIGHT BY FX LUMINAIRE OR ACCEPTED EQUIVALENT, DIMMING LED DOWN LIGHT FIXTURE. 12VOLTS/10WATTS 367LUMENS, BRASS HOUSING W/BLACK POWDER COAT FINISH. SATIN ETCHED TEMPERED GLASS LENS (UL & CUL WET LOCATION LISTED, DARK SKY FRIENDLY).



LOWER LEVEL POWER AND LIGHTING PLAN

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



LOWER LEVEL POWER & LIGHTING PLAN

LEATHERBERRY RESIDENCE

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E2.3