

YONEKURA RESIDENCE

CARMELO 3 SW OF 7TH - LOT 9

JAMES
NEWHALL
SMITH
ARCHITECT, Inc.

716 LIGHTHOUSE AVE
PACIFIC GROVE, CA.
93950

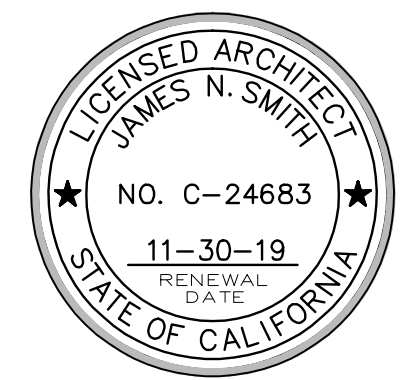
TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA



SHEET TITLE

COVER SHEET

ISSUE REVISIONS

10-18-16 SUBMITTAL-MINOR DEMO PERMIT

12-12-17 SUBMITTAL-PLANNING PERMIT

01-31-18 ADDITION AND LOT SPLIT

06-29-18 PLANNING RESUBMITTAL

09-20-18 PLANNING RESUBMITTAL-3

DATE

PROJECT NUMBER

SHEET NUMBER

A0.0

GENERAL NOTES

- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT, JAMES N. SMITH, AND GLEN YONEKURA, WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, CERTIFICATES, AND FEES. HE SHALL ALSO BE RESPONSIBLE FOR FILING OF APPLICATION FOR PERMIT AND PLAN CHECK APPROVAL AS NECESSARY. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.)
- CONTRACTOR SHALL PROTECT OWNER'S PROPERTY AND IMPROVEMENTS, NEW AND/OR EXISTING MATERIALS, AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH OWNER PRIOR TO COMMENCEMENT OF WORK AS NECESSARY.
- MATERIALS THAT ARE SPECIFIED BY THEIR BRAND NAMES ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL. ALL NON-SPECIFIED PRODUCTS SHALL CONFORM TO REQUIREMENTS SET FORTH BY CODE COMPLIANCE OR INDUSTRY STANDARDS AND CONTRACTOR SHALL SUBMIT A LIST OF PRODUCTS AND MANUFACTURERS BEING USED FOR REVIEW BY THE ARCHITECT PRIOR TO PURCHASE OR INSTALLATION.
- ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC. AS MAY BE REQUIRED, SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITION(S) OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE CITY OF CARMELO AND MONTEREY COUNTY. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.
- DIMENSIONS ON CONSTRUCTIONS DRAWINGS ARE TO FACE OF FINISH (F.O.F.), FACE OF STUD (F.O.S.), OR FACE OF COLUMN (F.O.C.), UNLESS OTHERWISE NOTED TO BE THE CENTER LINE OF MULLION, PARTITION, OR COLUMN, ETC.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO ANY START OF WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK THAT IS CONTINUED, COVERED UP OR COMPLETED WITHOUT SAID CLARIFICATION SHALL BE AT GENERAL OR SUB-CONTRACTOR'S RISK OF REPAIR, REPLACEMENT OR REWORKING AT HIS OWN EXPENSE.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED AND BE A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATED ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR BY THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION AND/OR INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS, INCLUDING PERMITTED "JOB COPY" SET(S) AND A COPY OF THE SOILS REPORT BY _____ DATED _____ ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS WITH THE LETTER IN WHICH THEY WERE DRAWN.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF WORK, BUT WHICH MAY NOT BE SPECIFICALLY IN THE PLANS, SHALL BE PERFORMED BY CONTRACTOR AND INCLUDED IN HIS BID.
- ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
- CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.
- TREES ADJACENT TO STRUCTURES AND OVER DRIVEWAYS SHALL BE TRIMMED TO CLEAR STRUCTURES AND PROVIDE 15' CLEARANCE OVER DRIVES. PROTECT OTHER TREES DURING CONSTRUCTION (SEE FOREST MGT. PLAN). TREES TO BE REMOVED SHALL INCLUDE REMOVAL OF ALL ROOT STRUCTURES AND CONTRACTOR SHALL COORDINATE WITH OWNER FOR POSSIBLE STACKING OF CUT WOOD FOR FUTURE FIREPLACE WOOD.

ABBREVIATIONS

EXIST'G	EXISTING	G.W.B.	GYP-SUM WALLBOARD
(E)	EXISTING	N.I.C.	NOT IN CONTRACT
A.B.	ANCHOR BOLT	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BLK.	BLOCK	PLYWD.	PLYWOOD
CAB.	CABINET	R.O.	ROUGH OPENING
CLR.	CLEAR	SIM.	SIMILAR
CONC.	CONCRETE	S.S.D.	SEE STRUCTURAL DRAWINGS
CONT.	CONTINUOUS	T&G	TONGUE AND GROOVE
D.S.	DOWNSPOUT	T.O.P.	TOP OF PLATE
F.O.C.	FACE OF CONCRETE	TYP.	TYPICAL
F.O.S.	FACE OF STUDS	U.N.O.	UNLESS OTHERWISE NOTED
F.O.F.	FACE OF FINISH	V.I.F.	VERIFY IN FIELD (PROJECT OR WORK SITE)
GALV.	GALVANIZED	V.W.O.	VERIFY WITH OWNER
G.I.	GALVANIZED IRON	W/O	WITHOUT
GYP.	GYP-SUM	WP.	WATERPROOF

SPECIAL INSPECTIONS

- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE BUILDING PADS AND FOUNDATION EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING BARS, AND SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF FOOTING.
-

BUILDING DEPARTMENT NOTES

- NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE SHUT-OFF, WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- THE USE OF SOLDER CONTAINING MORE THAN 2/10ths OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED (SB 164).
- PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.
- THE BUILDER/CONTRACTOR SHALL PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CP-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
- GRADING PERMIT, IF REQUIRED, IS BY SEPARATE PERMIT.
- SPRINKLER SYSTEM, IF REQUIRED, TO BE PER SEPARATE PERMIT.
- RETAINING WALLS UNCONNECTED TO THE STRUCTURE(S), IF REQUIRED, ARE PER SEPARATE PERMIT.

DEFERRED SUBMITTALS

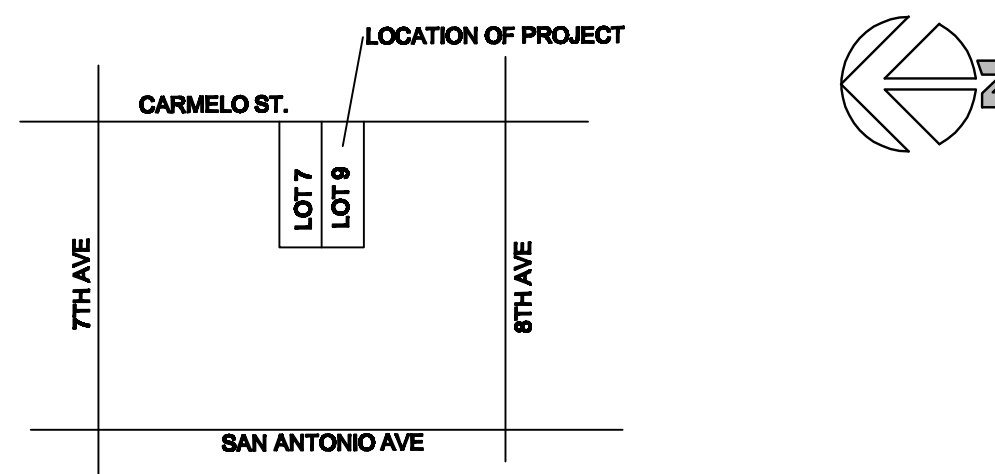
- CONTRACTOR TO SUBMIT GAS LINE SIZING FOR COUNTY & UTILITY APPROVAL BEFORE INSPECTION.
- TRUSS CALCS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY TRUSS INSPECTIONS. CALCS BY MANUFACTURER SHALL INCLUDE TRUSS PROFILES AND LAYOUT PLANS.
- THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED (INDICATED BY LETTER OR STAMP, SIGNATURE AND DATE) BY THE ENGINEER OF RECORD FOR DESIGN COMPATIBILITY. A CERTIFICATION LETTER FROM THE ENGINEER SHALL BE SENT TO THE BUILDING DEPARTMENT STATING THIS APPROVAL.
- THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE BUILDING DEPARTMENT.
- GLU-LAM CERTIFICATES SHALL BE COPIED TO THE BUILDING DEPARTMENT.
- NEW SITE RETAINING WALLS HAVE NOT BEEN REVIEWED UNDER THIS PERMIT. A SEPERATE PERMIT APPLICATION IS REQUIRED FOR ALL NEW RETAINING WALLS.

DRAWING INDEX

SHEET NO.	DESCRIPTION
□	ARCHITECTURAL
A0.0	COVER SHEET
A1.0	SITE PLAN
A2.0F	EXISTING FLOOR PLAN
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED 2ND FLOOR PLAN
A5.0	ROOF PLAN
A6.0	EXTERIOR ELEVATIONS
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS
A6.3	EXTERIOR ELEVATIONS

VICINITY MAP

N.T.S.



PROJECT DIRECTORY

- PROPERTY OWNERS:
NEXUS CAPITAL GROUP, LLC
5150 EL CAMINO REAL, STE. A30
LOS ALTOS, CA. 94022
CONTACT: GLEN YONEKURA
(650) 386-6403
- ARCHITECT:
JAMES N. SMITH, ARCHITECT, INC.
716 LIGHTHOUSE AVE, STE. C
PACIFIC GROVE, CA. 93950
CONTACT PERSON: JAMES SMITH
TEL (831) 372-7251
FAX (831) 372-7252
EMAIL: JAMES@UNSAIA.COM
- STRUCTURAL / CIVIL ENGINEER:
JERRY TAYLOR
JR.TCE, INC.
P.O. BOX 51697
PACIFIC GROVE, CA. 93950
CONTACT PERSON: JERRY TAYLOR
TEL (831) 372-5890
FAX (831) 372-5890
EMAIL: JR.TCE@ATT.NET
- CIVIL / SURVEYOR:
RASMUSSEN LAND SURVEYORS
2400 GARDEN ROAD, SUITE A
P.O. BOX 3135
MONTEREY, CA. 93942
CONTACT PERSON: ROGER RASMUSSEN
TEL (831) 375-7240
FAX (831) 375-2545
ROGER@RASMUSSEN.LAND.COM
- SOILS ENGINEER:
GRICE ENGINEERING
561A BRUNKEN AVE.
SALINAS, CA. 93901
CONTACT PERSON: SAM GRICE
TEL (831) 422-9619
FAX (831) 422-1896
SAM'S CELL (831) 594-7699
SAM'S EMAIL: SAM@EBS&CO.GLOBAL.NET
JEFF OLMS (831) 594-4664 (FIELD TECH)
- TITLE 24 / MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
227 FOREST AVENUE, SUITE #5
PACIFIC GROVE, CA. 93950
TEL (831) 372-8328
FAX (831) 372-4613
EMAIL: DAVE@MEG4.COM

PROJECT INFORMATION

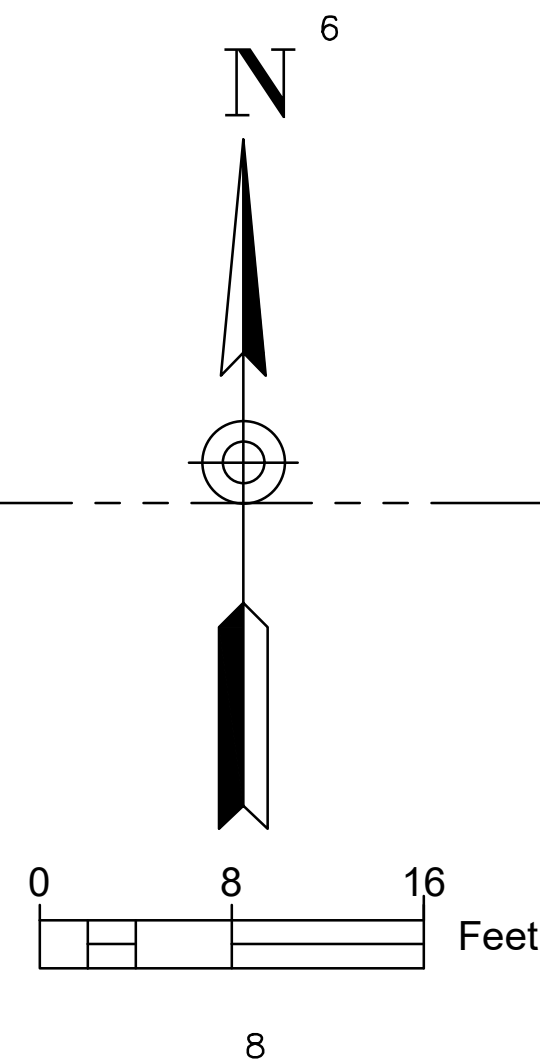
- PROJECT DESCRIPTION:
ADDITIONS AND UPPER FLOOR ADDED TO A NON HISTORIC ONE STORY S.F.F., LOT SPLIT OF LOTS 7 & 9, TWO PREVIOUSLY SEPARATE LOTS
- PROJECT ADDRESS:
LOT 9
MISSION 3 SW OF 7TH
CARMELO, CA. 93921
- PROJECT OWNER:
NEXUS CAPITAL GROUP LLC
5150 EL CAMINO REAL, SUITE A30
LOS ALTOS, CA. 94022
(650) 386-6403

PLANNING INFORMATION

- A.P.N. 010-268-003
- LEGAL DESCRIPTION: LOT 7 & 9 BLOCK T
- CITY OF CARMELO ZONING: R1
- MAX. ALLOWABLE BUILDING HEIGHTS:
FIRST FLOOR ROOF HT.: 18' FIRST FLOOR PLATE HT.: 12'
SECOND FLOOR ROOF HT.: 24' SECOND FLOOR PLATE HT.: 18'
- TREE REMOVAL: NONE
- APPROX. GRADING: NONE
- PARKING REQUIRED: NONE
- PARKING PROVIDED:
COVERED: 1 COVERED: 1
UNCOVERED: 1 UNCOVERED: 1

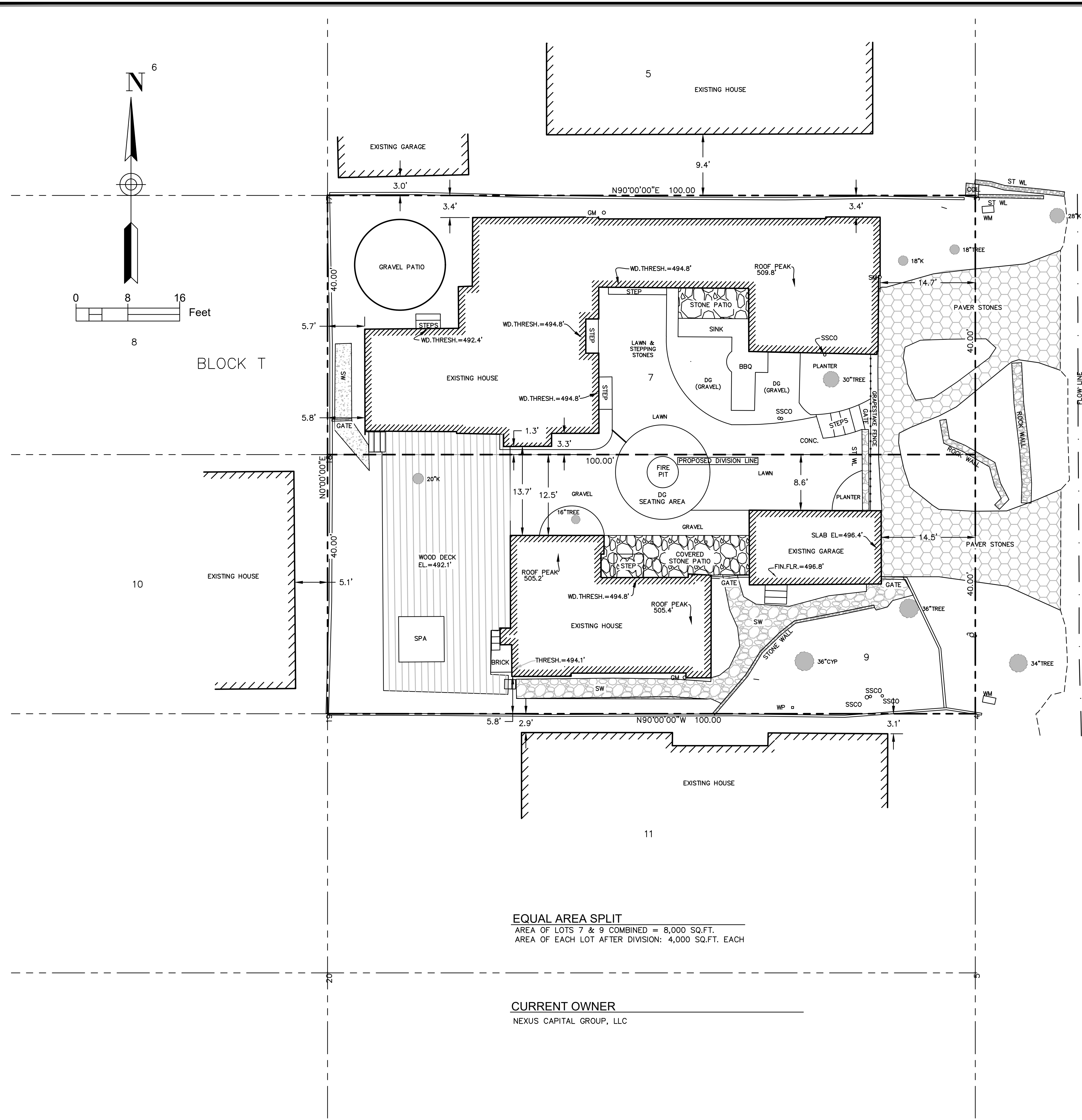
PROJECT SQUARE FOOTAGE INFORMATION

LOT 9		
BASE FLOOR AREA ALLOWED	= 1,800 S.F.	
PROJECT SQUARE FOOTAGE		
EXISTING LIVING	567 S.F.	
(E) GARAGE	188 S.F. (MIN 200 S.F. GARAGE COUNTED-LIVING AREA)	
TOTAL (E) SQUARE FOOTAGE	765 S.F.	
ADDITIONAL FLOOR AREA = 1,035 S.F.		
ALLOWED		
MAIN FLOOR ADDITION		
MAIN FLOOR ADDITION	= 433 S.F.	NEW ENTRY = 19 S.F.
SECOND FLOOR ADDITION	= 321 S.F.	NEW BED #1/KIT = 414 S.F.
PROPOSED SQ. FT.	= 754 S.F.	
TOTAL PROPOSED SQ. FT.	= 1,519 S.F.	
ALLOWED SITE COVERAGE = 396 S.F. (22% OF BFA)		
BONUS COVERAGE = 160 S.F. (SEMI-PERMEABLE PAVERS AT DRIVEWAY)		
TOTAL ALLOWED COVERAGE = 556 S.F.		
EXISTING SITE COVERAGE - LOT 9		
(E) DRIVEWAY PAVERS	= 195 S.F.	
(E) WALK-SOUTH-STONE	= 147 S.F.	
(E) GARAGE STEPS-WOOD	= 10 S.F.	
(E) REAR WOOD DECK	= 707 S.F.	
(E) REAR LANDING-BRICK	= 16 S.F.	
(E) COVERED PORCH	= 144 S.F.	
(E) FIREPT-STONE	= 18 S.F.	
TOTAL EXISTING SITE COVERAGE	= 1,237 S.F.	
ALLOWABLE SITE COVERAGE = 556 S.F.		
REQUIRES 50% SEMI-PERMEABLE COVERAGE		
PROPOSED SITE COVERAGE - LOT 9		
(E) PAVES DRIVEWAY	= 195 S.F.	SEMI-PERMEABLE/PERM. 195 S.F.
(E) WALK-SOUTH-STONE	= 104 S.F.	NON-PERMEABLE 104 S.F.
(E) GARAGE STEPS-WOOD	= 10 S.F.	
(E) BRICK PATIO	= 144 S.F.	10 S.F.
(N) REAR RETAINING WALL	= 33 S.F.	34 S.F.
(N) REAR DOOR LANDS	= 9 S.F.	9 S.F.
(N) REAR PAVING STONES	= 39 S.F.	39 S.F.
26 X 1.5 S.F.		
TOTAL PROPOSED SITE COVERAGE	= 534 S.F.	289 S.F. (GREATER THAN 50%), 235 S.F.
SITE COVERAGE TO BE REMOVED = 703 S.F.		
LOT 7		
PROJECT SQUARE FOOTAGE		
EXISTING LIVING	1,357 S.F.	
(E) GARAGE	203 S.F. (MIN 200 S.F. GARAGE COUNTED-LIVING AREA)	
TOTAL (E) SQUARE FOOTAGE	1,560 S.F.	
REMOVED BAY WINDOW	= -18 S.F.	
ADDED BATH #3	= 87 S.F.	
TOTAL PROPOSED AREA	= 1,629 S.F.	
EXISTING SITE COVERAGE - LOT 7		
(E) PAVES DRIVEWAY	= 153 S.F.	SEMI-PERMEABLE/PERM. 141 S.F.
(E) PAVES FRONT WALK	= 104 S.F.	NON-PERMEABLE 104 S.F.
(E) WALL #1-STONE	= 17 S.F.	17 S.F.
(E) FRONT STEPS-STONE	= 34 S.F.	34 S.F.
(E) PIZZA-STONE	= 63 S.F.	63 S.F.
(E) PIZZA TERR-STONE	= 83 S.F.	83 S.F.
(E) ENTRY STEP-STONE	= 10 S.F.	10 S.F.
(E) STEP #2-STONE	= 11 S.F.	11 S.F.
(E) REAR WOOD DECK	= 75 S.F.	
(E) PAVES STONES	= 45 S.F.	45 S.F.
30X1.5 S.F.		
TOTAL EXISTING SITE COVERAGE	= 595 S.F.	328 S.F. (GREATER THAN 50%), 180 S.F.
REMOVED-AT DRIVEWAY = -12 S.F.		
REMOVED-REAR DECK = -75 S.F.		
TOTAL = 508 S.F.		
ALLOWABLE SITE COVERAGE = 556 S.F.		
REQUIRES 50% SEMI-PERMEABLE COVERAGE		



BLOCK T

10



EQUAL AREA SPLIT
 AREA OF LOTS 7 & 9 COMBINED = 8,000 SQ.FT.
 AREA OF EACH LOT AFTER DIVISION: 4,000 SQ.FT. EACH

CURRENT OWNER
 NEXUS CAPITAL GROUP, LLC

CARMELO STREET
 (A 50' CITY STREET)

NOTES:

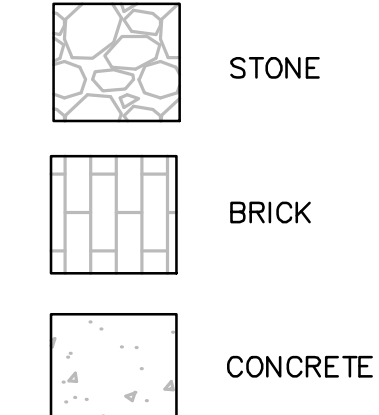
THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

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.

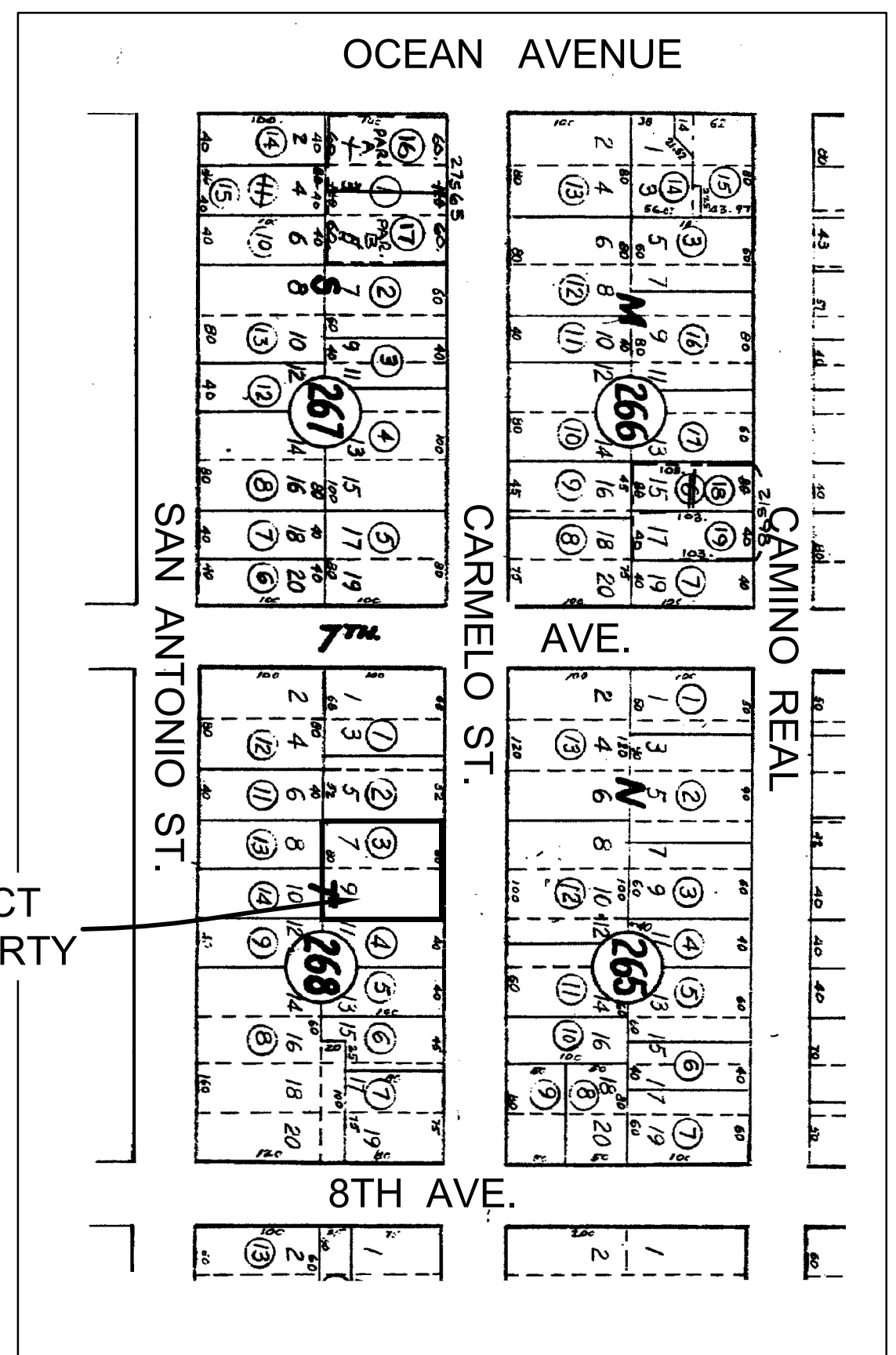
DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY. SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOW EXISTING FEATURES; A COMPLETE BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.



- WP = WOOD POSTS FOR TRELLIS
- SW = SIDE WALK
- GM = GAS METER
- WM = WATER METER
- SSCO = SANITARY SEWER CLEAN-OUT
- BK WALL = BRICK WALL

VICINITY MAP
 (NOT TO SCALE)



SUBJECT PROPERTY

DATE OF SURVEY: 02/25/2016
 DRAWING SCALE: 1"=8'
 DRAWN BY: RP IFR
 REVISED: 9/20/2018

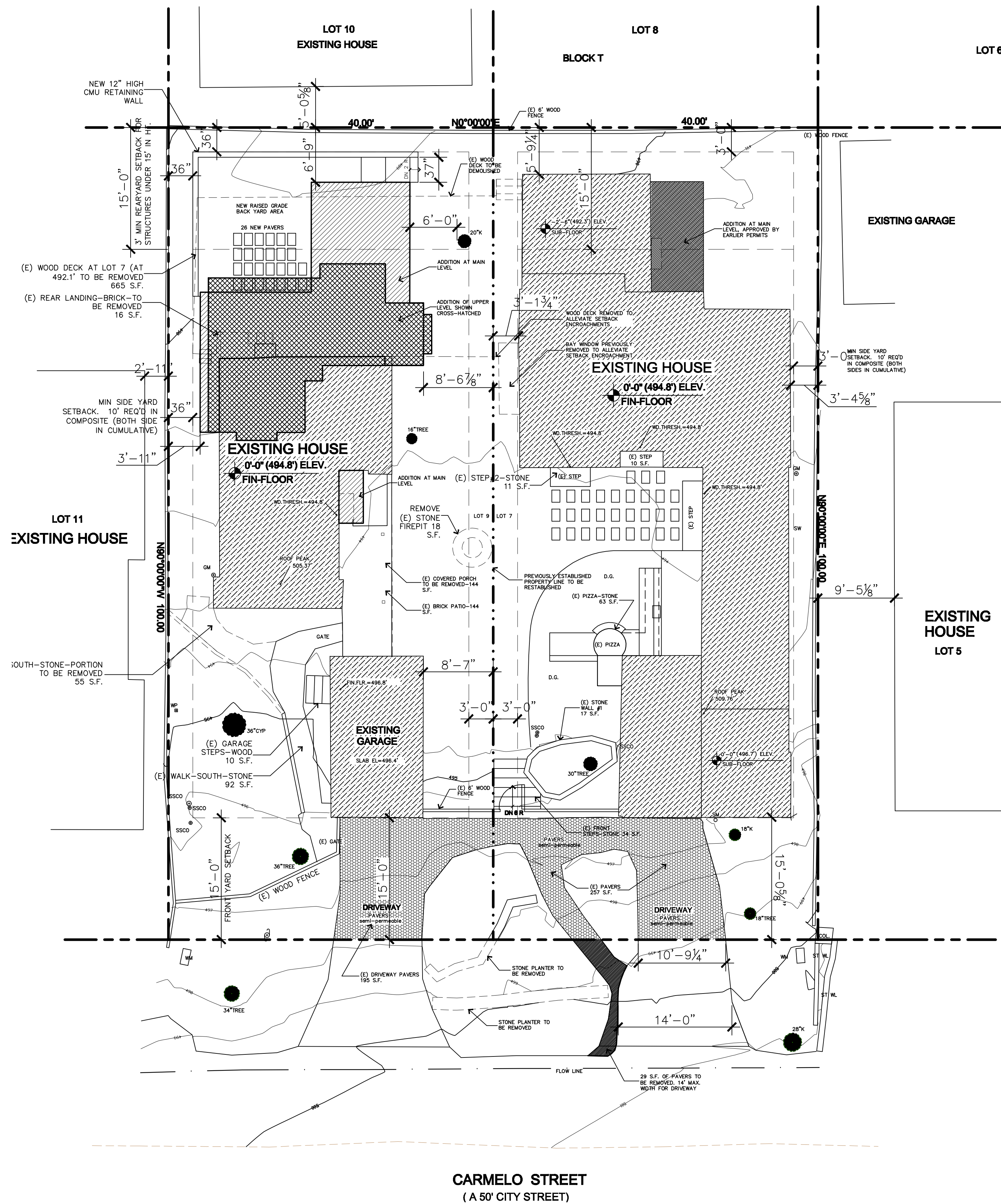
RASMUSSEN LAND SURVEYING, INC.
 P.O. BOX 3135
 MONTEREY, CALIFORNIA 93942
 (831)375-7240 (831)375-2545 FAX



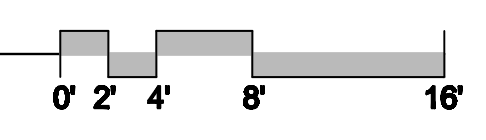
TENTATIVE MAP
 A DIVISION TO RE-ESTABLISH LOT 7 AND LOT 9 IN BLOCK 1, ADDITION NO.1
 TO CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

PROJECT NO.
 16013PAR

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

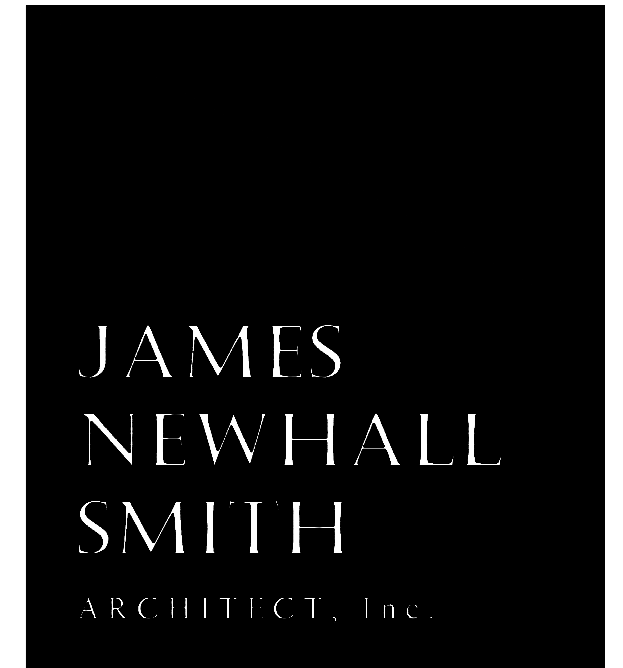


SITE PLAN
SCALE: 1/8"=1'-0"



GENERAL SITE PLAN NOTES

1. CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS WITH UTILITY COMPANIES AND BUILDING DEPARTMENT(S).
2. CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUBSTANDARD SERVICES SHALL BE REPLACED/UPGRADED AS NECESSARY TO COMPLY WITH CURRENT CODES AND ORDINANCES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT RELATIVE TO SETBACKS BY LICENSED SURVEYOR PRIOR TO BUILDING FORMWORK OR POURING CONCRETE. CONTRACTOR SHALL COORDINATE WITH MONTEREY COUNTY.
4. RETAINING WALLS REQUIRING A BUILDING PERMIT ARE BY SEPARATE PERMIT, UNLESS NOTED OTHERWISE.
5. THE LOCATION, TYPE AND SIZE OF ALL ANTENNAS, SATELLITE DISHES OR TOWERS, AND SIMILAR APPURTENANCES SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
6. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OR CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.
7. TOPOGRAPHICAL (EXISTING) AND OTHER SURVEY INFORMATION REPRESENTED HEREIN IS AS PROVIDED BY RASMUSSEN LAND SURVEYING ON 02-25-2016, JOB #13032.
8. REFER TO GEOTECHNICAL REPORT FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS. IF REQUIRED, GEOTECHNICAL ENGINEER SHALL INSPECT GRADING AND TRENCHING FOR FOOTINGS PRIOR TO PLACEMENT OF FORMWORK OR CONCRETE.



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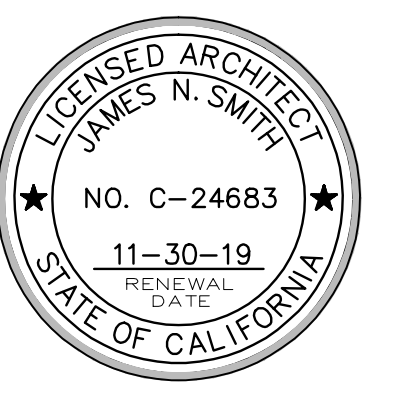
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CEL: 831.915-9518

PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA



SHEET TITLE

SITE PLAN

- ISSUE △ REVISIONS
- ① 10-18-16 SUBMITTAL-MINOR DEMO PERMIT
- ② 12-12-17 SUBMITTAL-PLANNING PERMIT
- ③ 01-31-18 ADDITION AND LOT SPLIT
- ④ 06-29-18 PLANNING RESUBMITTAL
- ⑤ 09-20-18 PLANNING RESUBMITTAL-3

DATE

PROJECT NUMBER

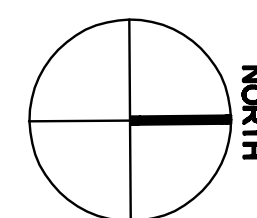
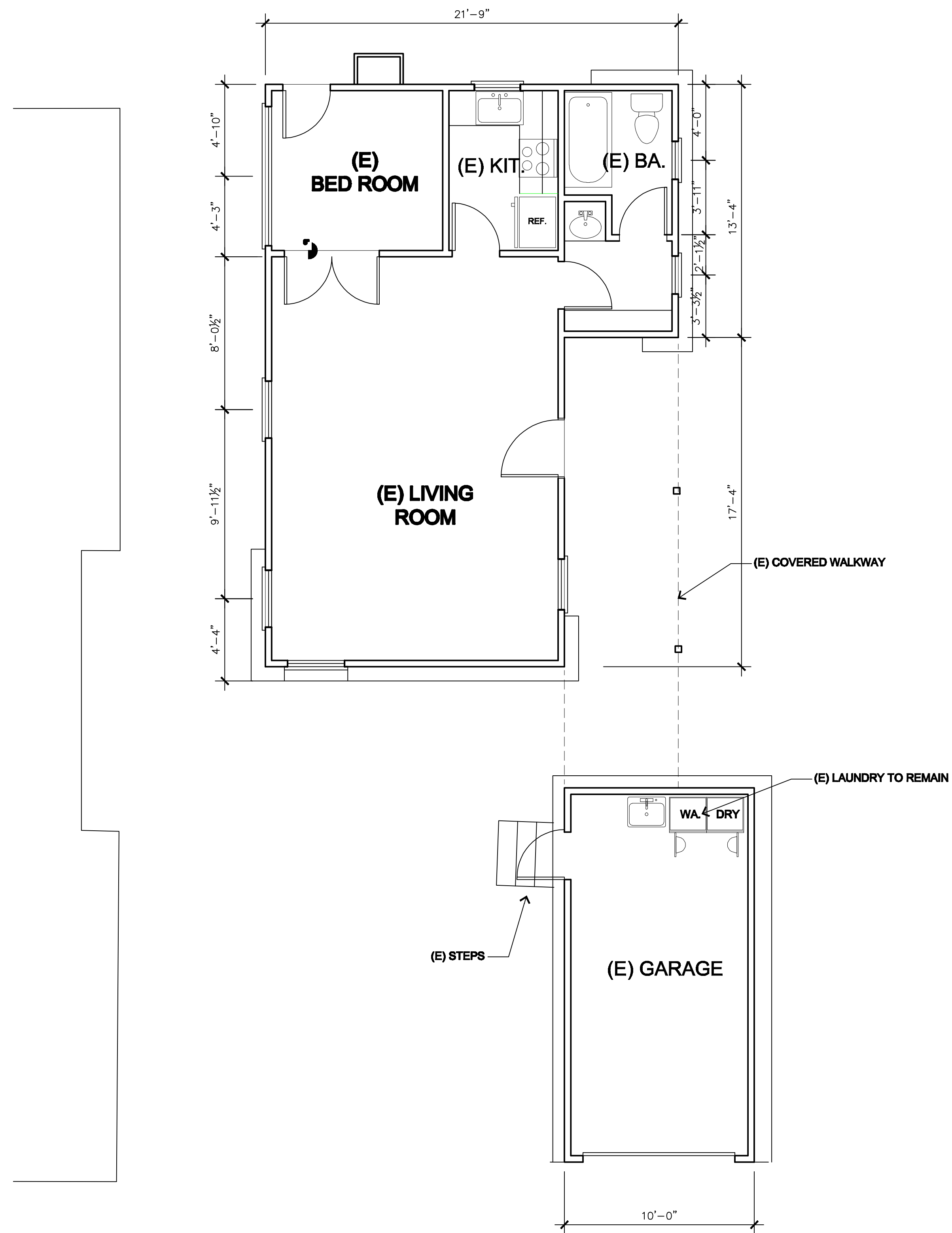
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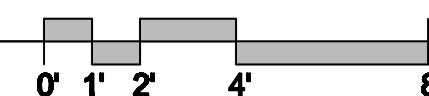
DAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG

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EXISTING FLOOR PLAN - LOT 9

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



**JAMIS
NEWHALL
SMITH**
ARCHITECT, Inc.

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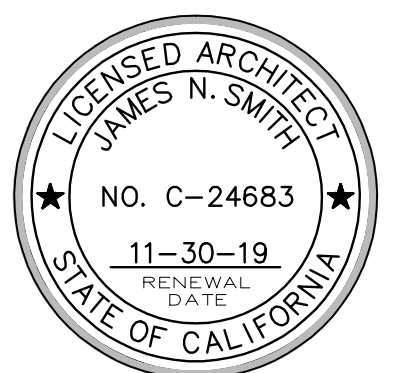
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PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA.



SHEET TITLE

**(E) FLOOR
PLAN**

ISSUE	REVISIONS
① 10-18-16 SUBMITTAL-MINOR DEMO PERMIT	
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⑤ 09-14-18 PLANNING RESUBMITTAL-3	

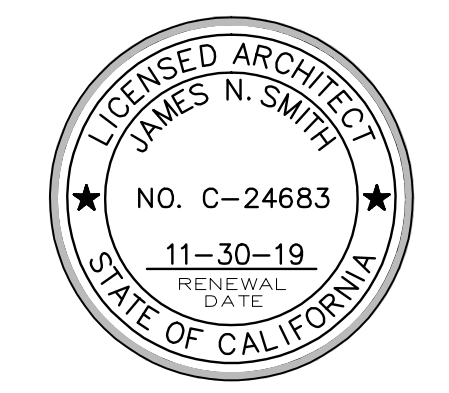
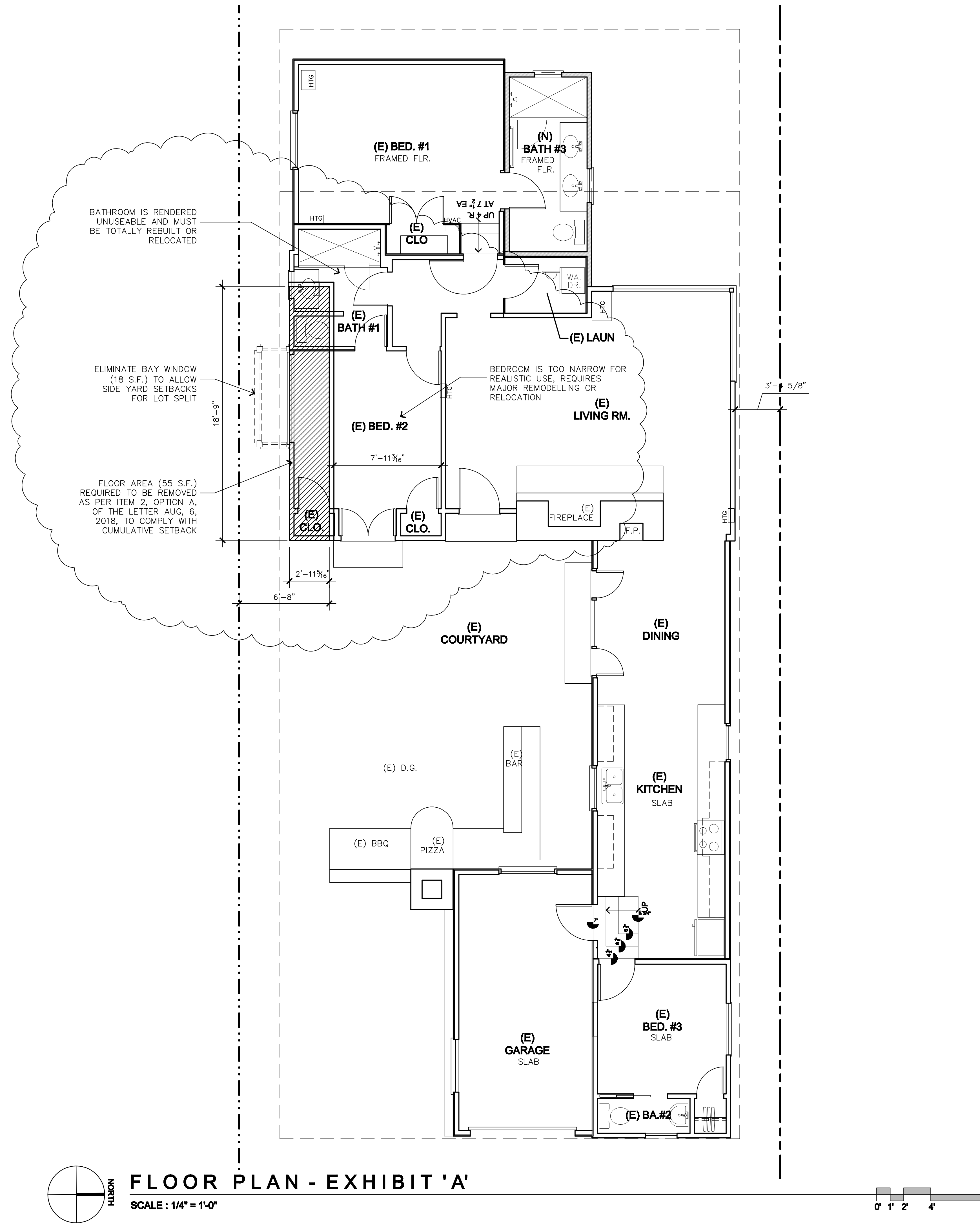
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SHEET TITLE
**FLOOR
PLAN
EXHIBIT 'A'**

ISSUE	REVISIONS
① 07-01-16 SUBMITTAL	
② 10-06-17 PLANNING SUBMITTAL	
③ 12-06-17 BUILDING SUBMITTAL	
△ 02-14-18 PLAN CHECK #1	

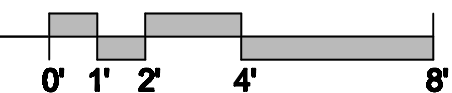
DATE

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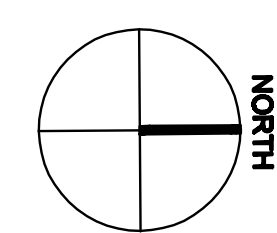
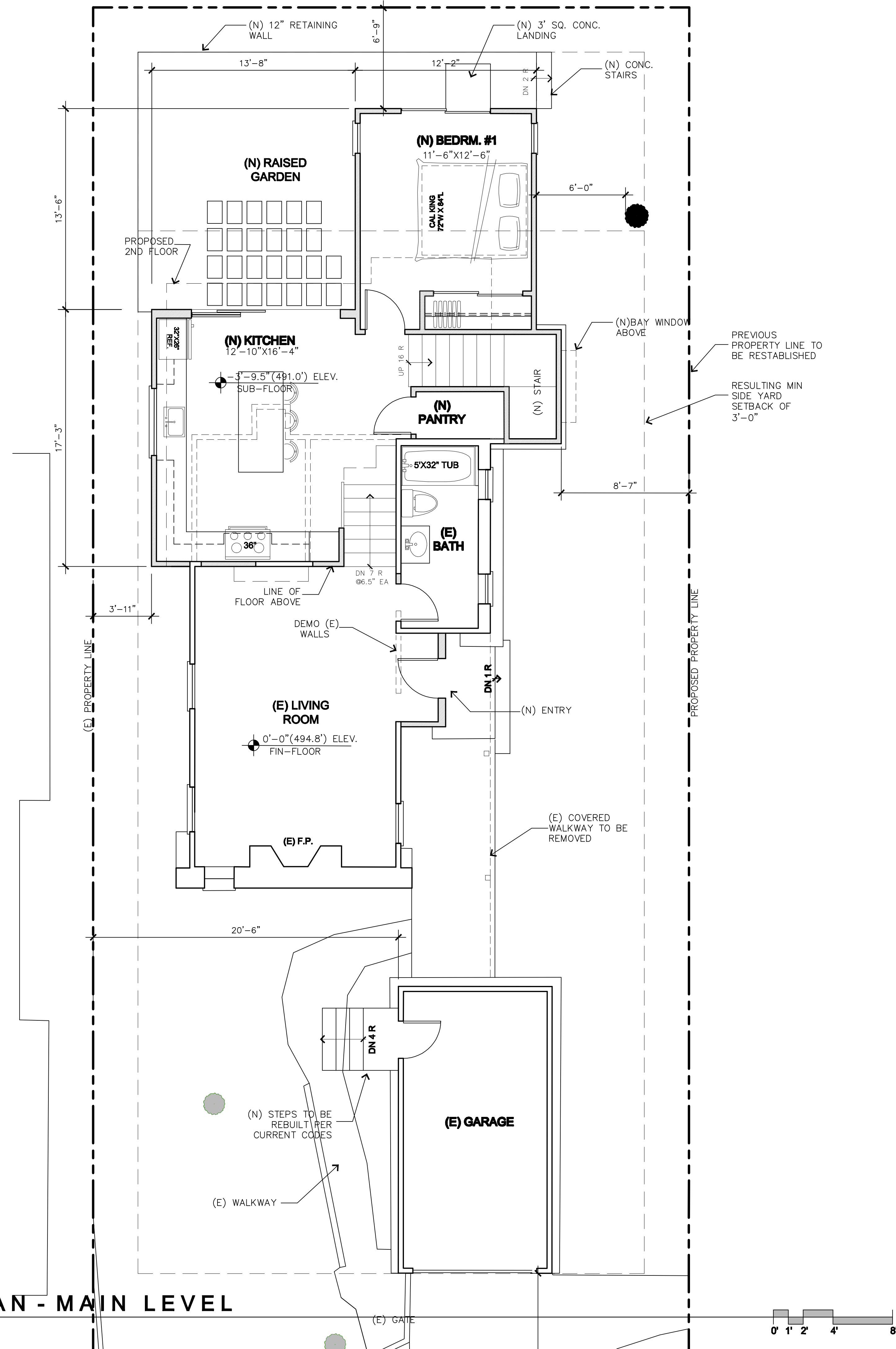
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FLOOR PLAN - EXHIBIT 'A'
SCALE: 1/4" = 1'-0"



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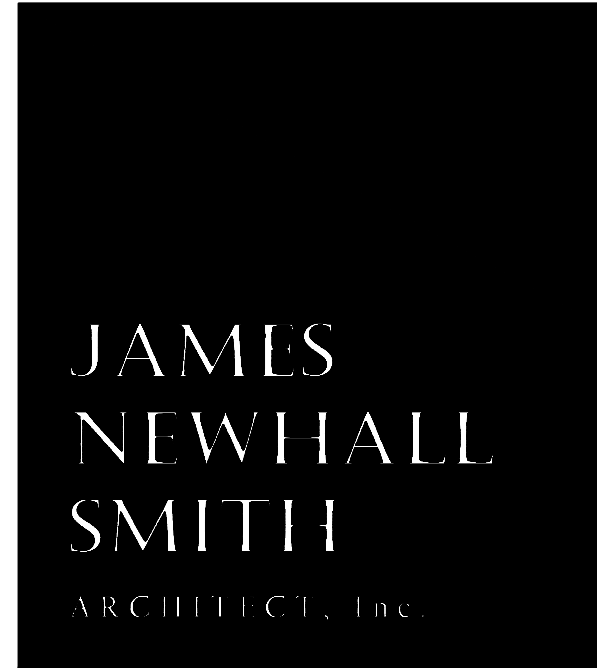
FLOOR PLAN - MAIN LEVEL

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

FLOOR PLAN NOTES

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- NEW 2X STUD FRAMED WALL
- STONE WALL / VENEER
- CMU WALL-SEE STRUCTURAL DWG'S



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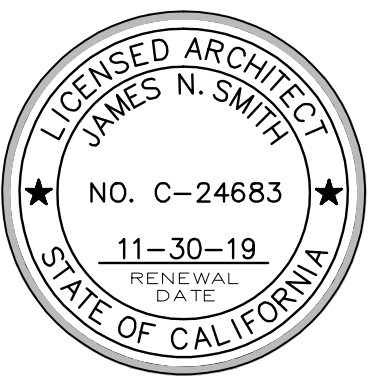
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PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
 CARMELO 3 SW OF 7TH
 CARMEL BY THE SEA CA.



SHEET TITLE

MAIN LEVEL FLOOR PLAN

- ISSUE △ REVISIONS
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- ⑤ 09-14-18 PLANNING RESUBMITTAL-3

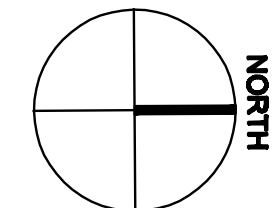
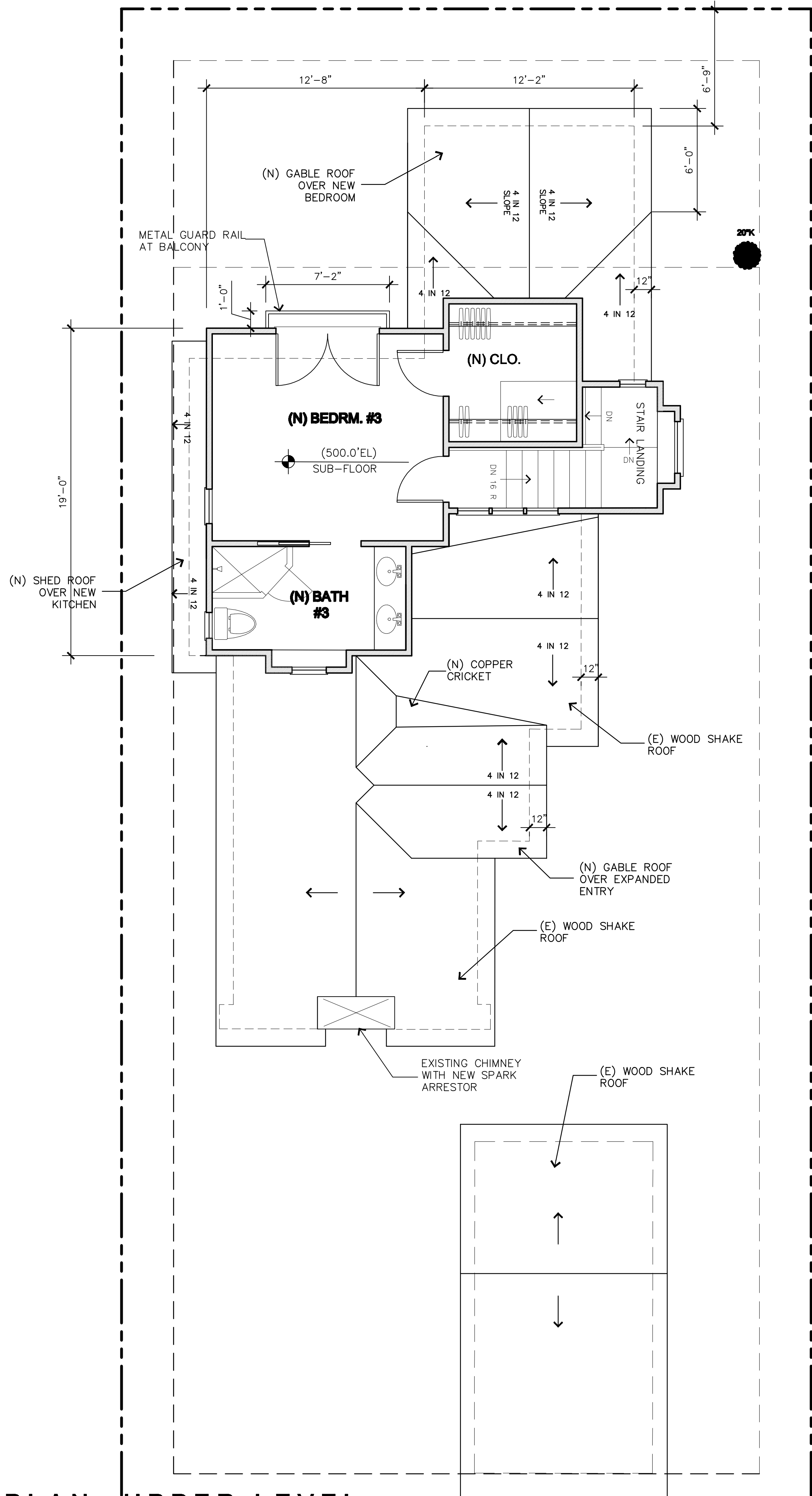
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PROJECT NUMBER

SHEET NUMBER

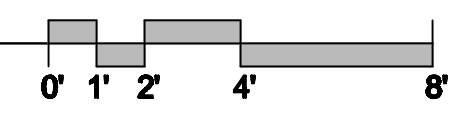
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FLOOR PLAN - UPPER LEVEL

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



ELECTRICAL PLAN NOTES

WALL LEGEND

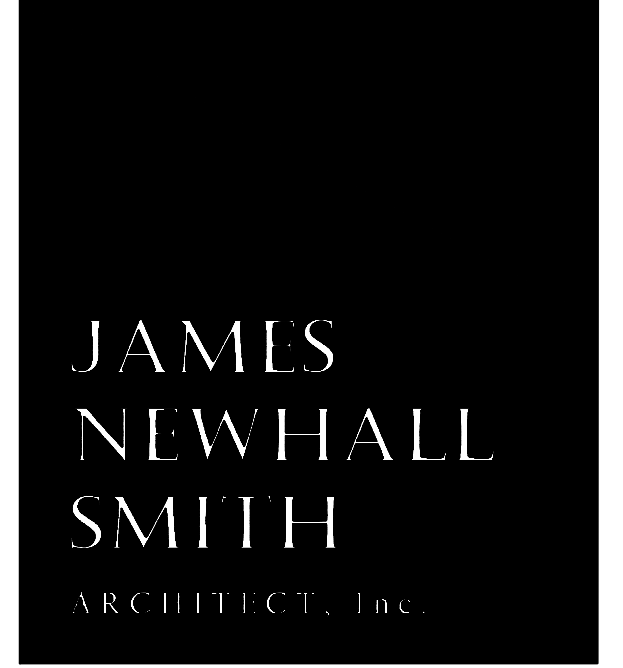
- 2X EXISTING WALL TO REMAIN
- NEW 2X STUD FRAMED WALL
- STONE WALL / VENEER
- CMU WALL-SEE STRUCTURAL DWG'S

ELECTRICAL SYMBOLS LEGEND

- DUPLEX OUTLET
- DUPLEX OUTLET RECESSED INTO WALL
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 amps)
- 220 VOLT OUTLET
- 4 PLEX OUTLET
- GROUND FAULT INTERRUPT
- WATERPROOF OUTLET (EXTERIOR)
- RECESSED FLOOR MOUNTED OUTLET, BRASS, BY HUBBELL, UL 854A, OR EQ.
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- RECESSED FLOOR MOUNTED TELEPHONE JACK, BRASS
- THERMOSTAT CONTROL
- TELEVISION CABLE
- DOORBELL
- CENTRAL VACUUM OUTLET
- GAS OUTLET
- GAS KEY VALVE, VERIFY MOUNT LOCATION WITH OWNER
- HOSE BIB VALVE (WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE, CPC 803.4.7, TYP.)
- WALL MOUNTED AIR SUPPLY REGISTER
- RETURN AIR REGISTER
- FLOOR MOUNTED SUPPLY AIR REGISTER
- ELECTRICAL MAIN PANEL-SEE PLAN FOR LOCATION AND SIZE
- ELECTRICAL SUB-PANEL-SEE PLAN FOR LOCATION(S) AND SIZE(S)

ELECTRICAL LEGEND NOTES

1. NOT ALL OF THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS PROJECT.
2. THE ELECTRICIAN IS REQUIRED TO CONDUCT AN ON-SITE WALK THROUGH WITH THE OWNERS TO DETERMINE FINAL LOCATIONS AND HEIGHTS FOR ALL RECEPTACLES, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC. PRIOR TO ROUGH-IN.
3. POLESWITCH AND SWITCHPLATE STYLE AND COLOUR TO BE DETERMINED BY OWNER.
4. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS" (CEC ARTICLE 410-4(a)).
5. FOR JACUZZI-TYPE TUBS SEE DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS AND CODE RESTRICTIONS.
6. PERMANENTLY LABEL EACH DISCONNECT (CIRCUIT BREAKER) ON THE MAIN AND ALL SUB ELECTRICAL PANEL(S) WITH THE APPLIANCE OR ROOM(S) SERVED BY THE CIRCUIT.
- 7.



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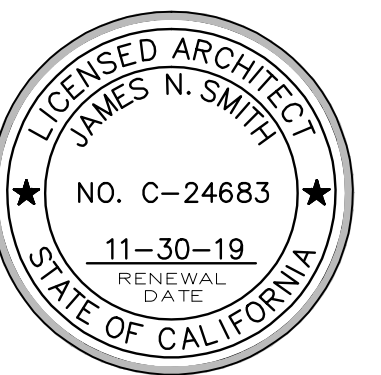
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PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA.



SHEET TITLE

UPPER LEVEL FLOOR PLAN

ISSUE REVISIONS

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DATE

PROJECT NUMBER

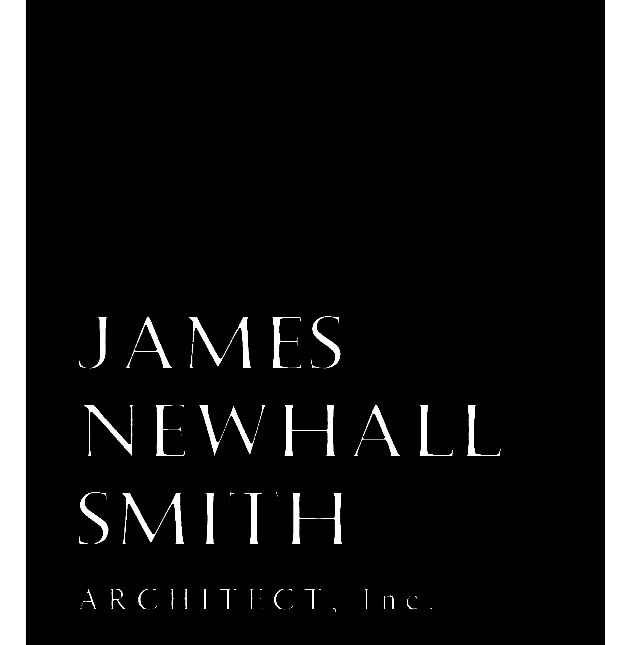
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ELEVATION MATERIALS LEGEND

- WOOD SHAKE ROOF TREATED TO BE CLASS 'B' WITH A CLASS 'A' ASSEMBLY UNDERLAYMENT
- BOARD AND BATTEN SIDING WITH 1X4 BATTENS AT 16" O.C. COLOR: PAINTED OFF-WHITE
- EXISTING EXTERIOR STONE WALL/VENEER
- EXTERIOR THREE COAT PLASTER. SMOOTH FINISH. COLOR: BEIGE
- WOOD EXTERIOR DOORS AND WINDOWS BY MARVIN, OR EQUAL. COLOR: WHITE
- 2X FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ. COLOR: OFF WHITE
- 6X PAINTED CEDAR WOOD CORBELS. COLOR: WHITE
- WOOD SHUTTERS, COLOR: OFF-WHITE
- NATURAL UNSEALED COPPER GUTTERS, DOWNSPOUTS, EXTERIOR LIGHT HOUSINGS AND FLASHING



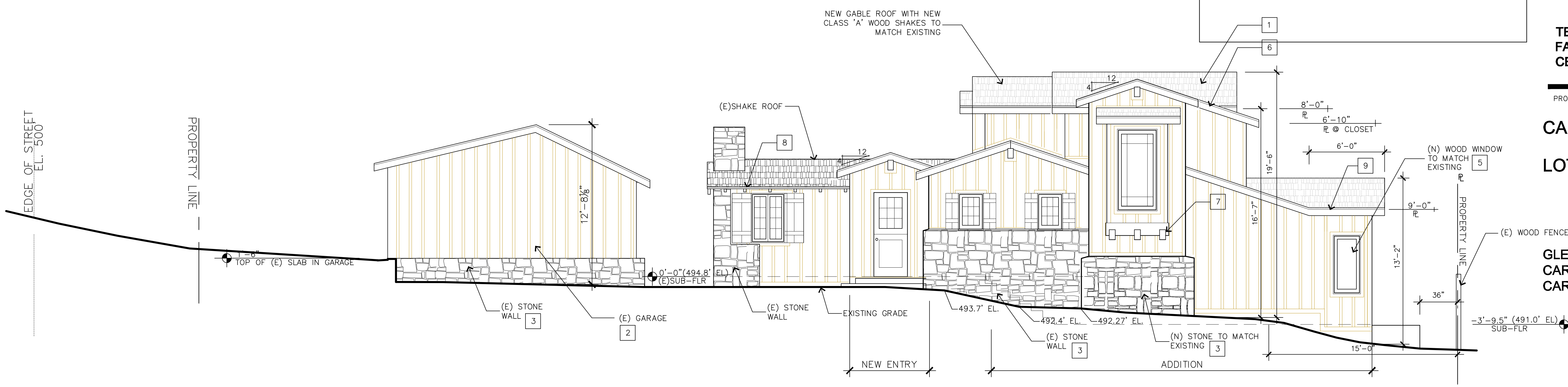
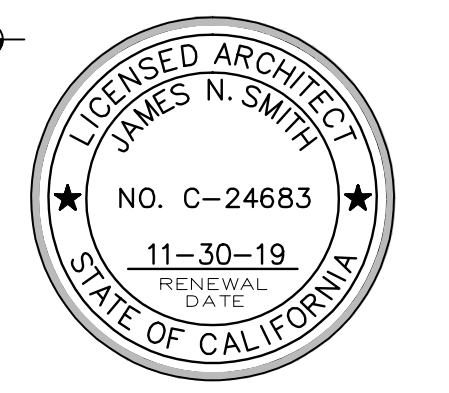
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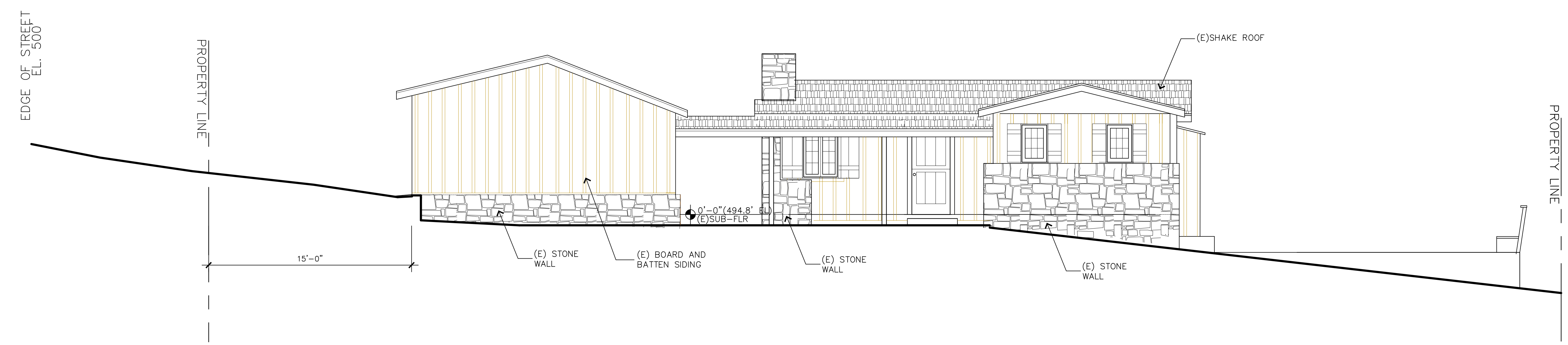
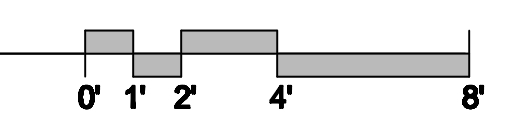
PROJECT/CLIENT

**CARMELO
LOT 9**

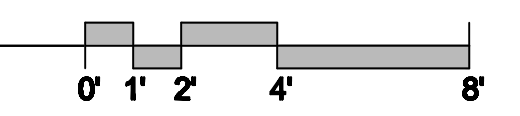
**GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA**



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



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



SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE	REVISIONS
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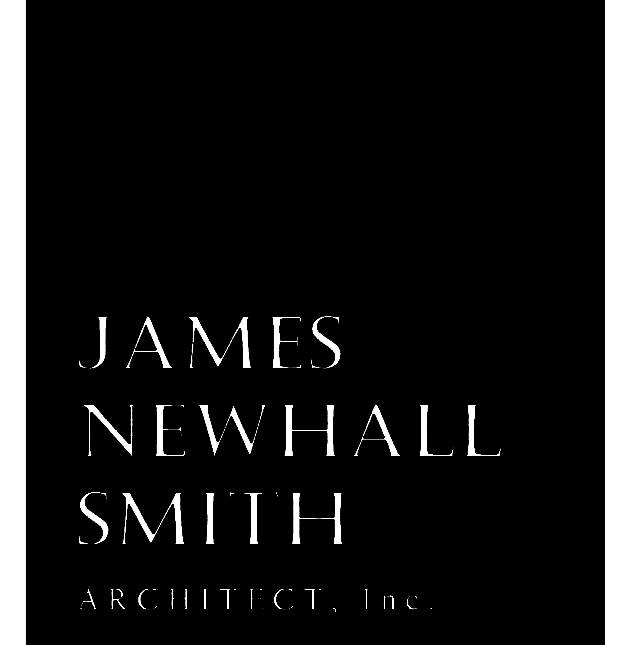
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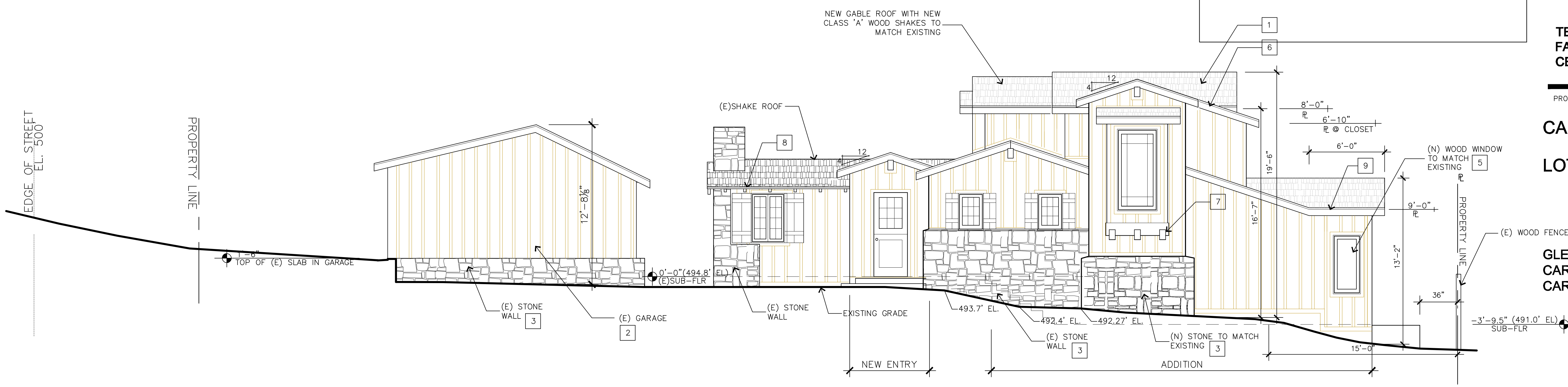
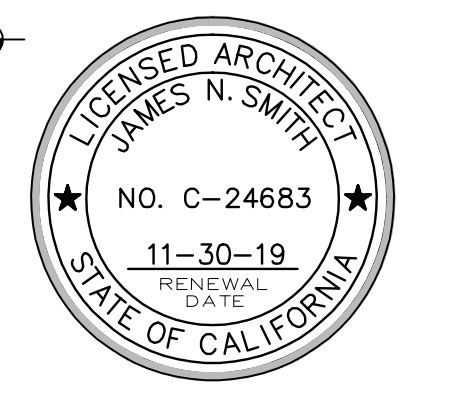
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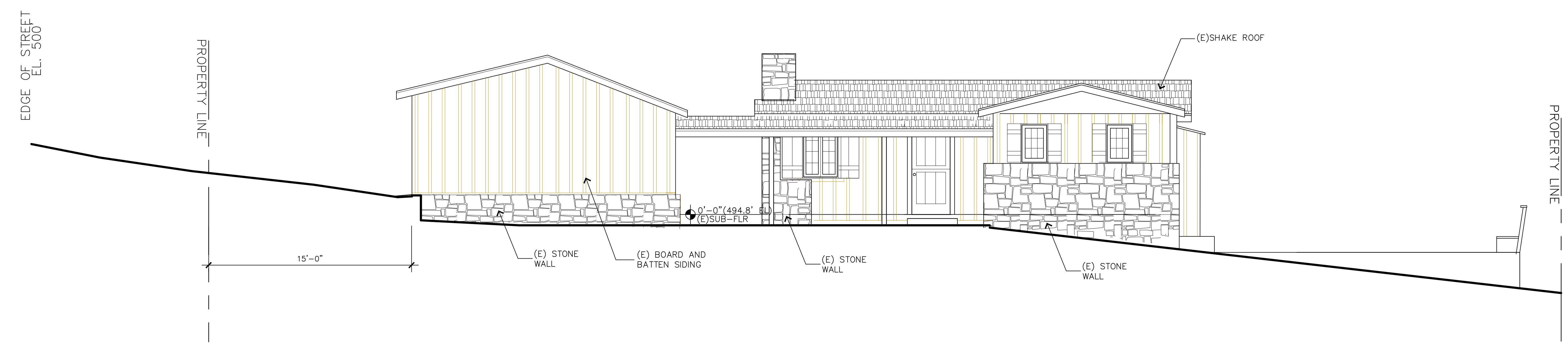
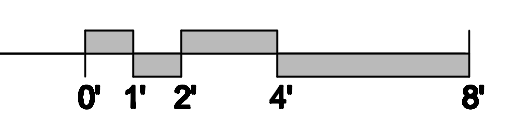
PROJECT/CLIENT

CARMELO
LOT 9

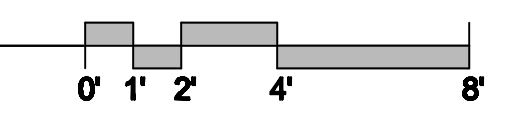
GLEN YONEKURA
CARMELO 3 SW OF 7TH
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1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



SHEET TITLE

EXTERIOR ELEVATIONS

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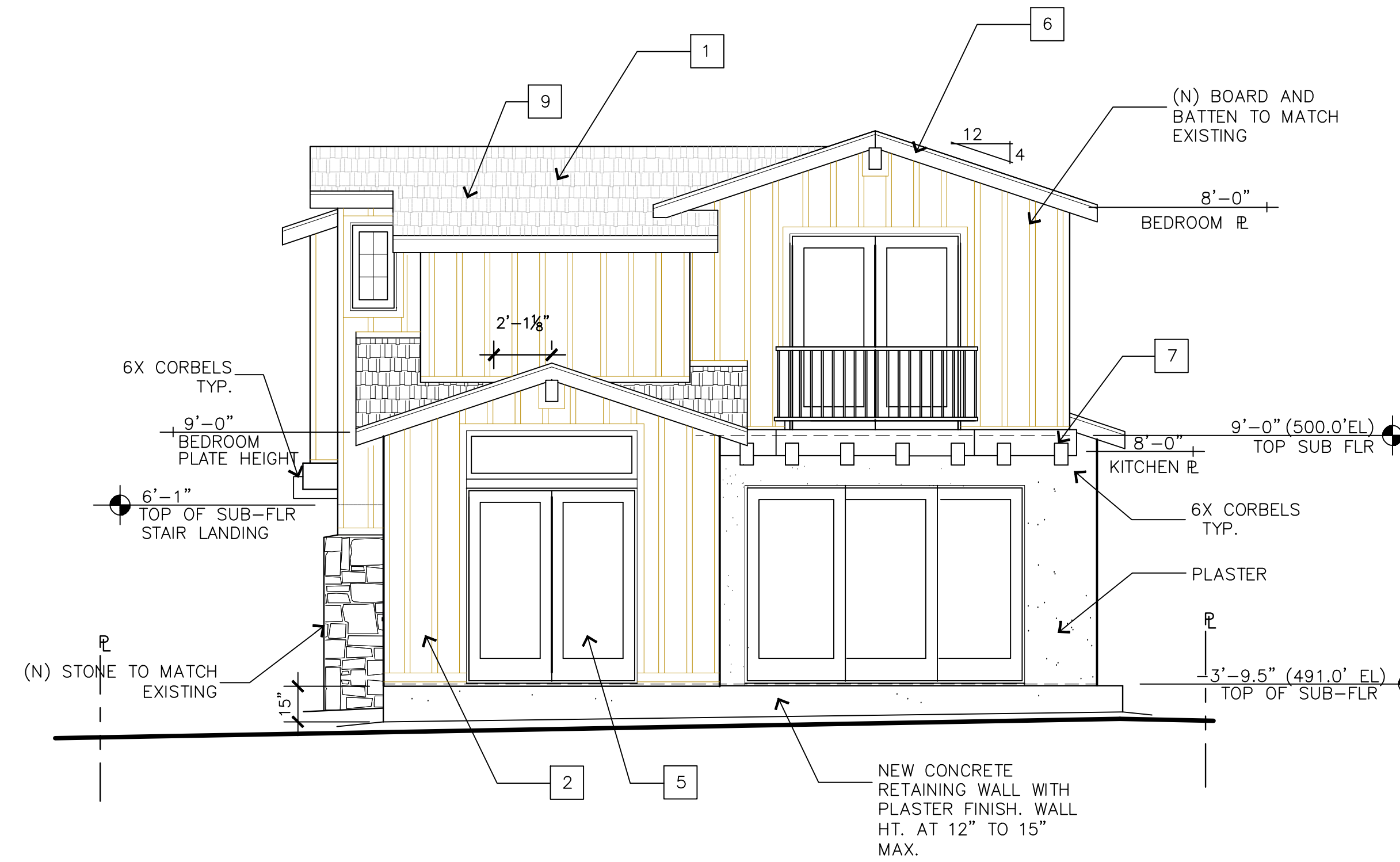
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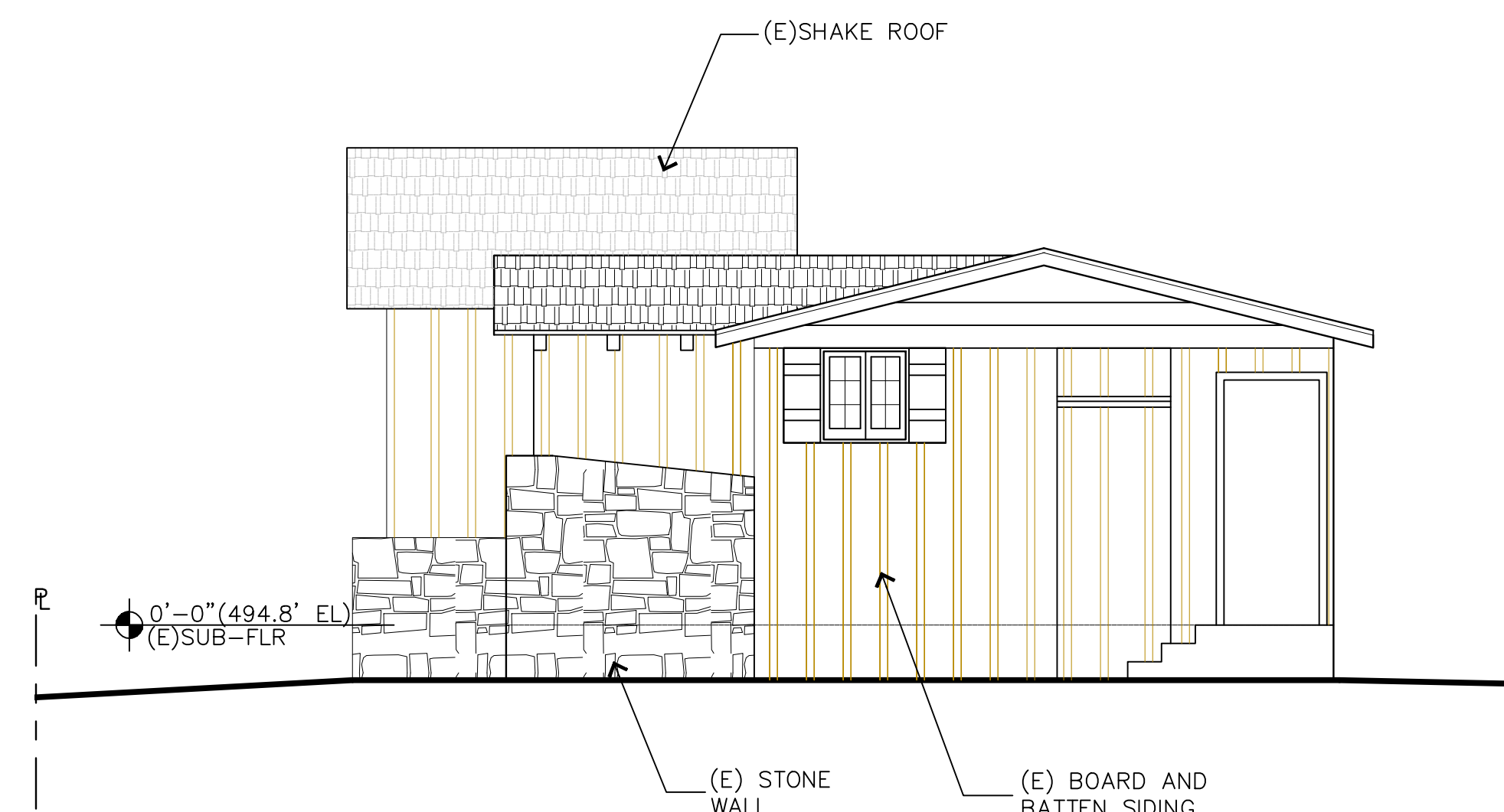
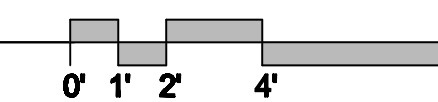
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ELEVATION MATERIALS LEGEND

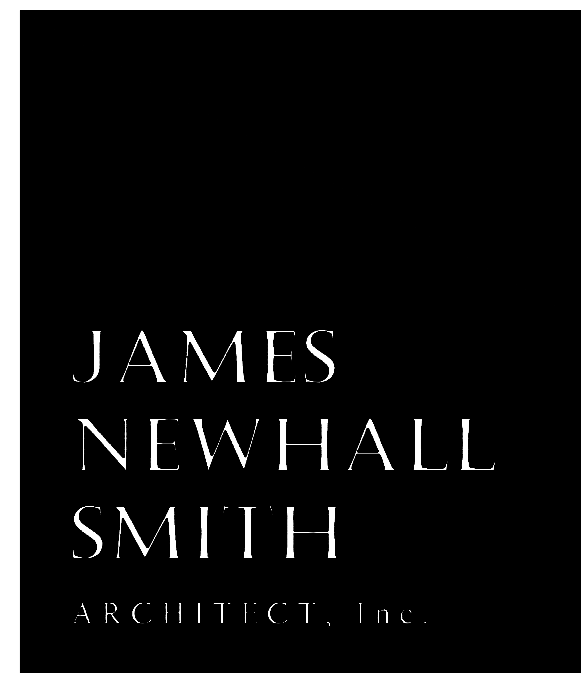
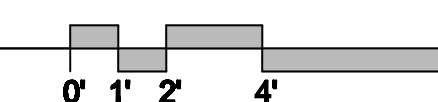
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1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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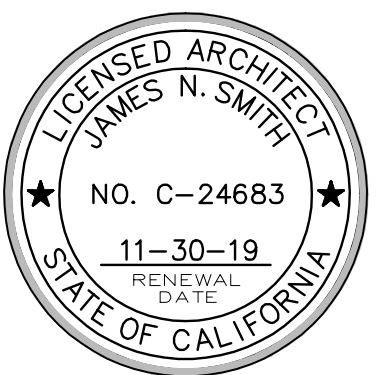
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PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA



SHEET TITLE

EXTERIOR ELEVATIONS

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△

DATE

PROJECT NUMBER

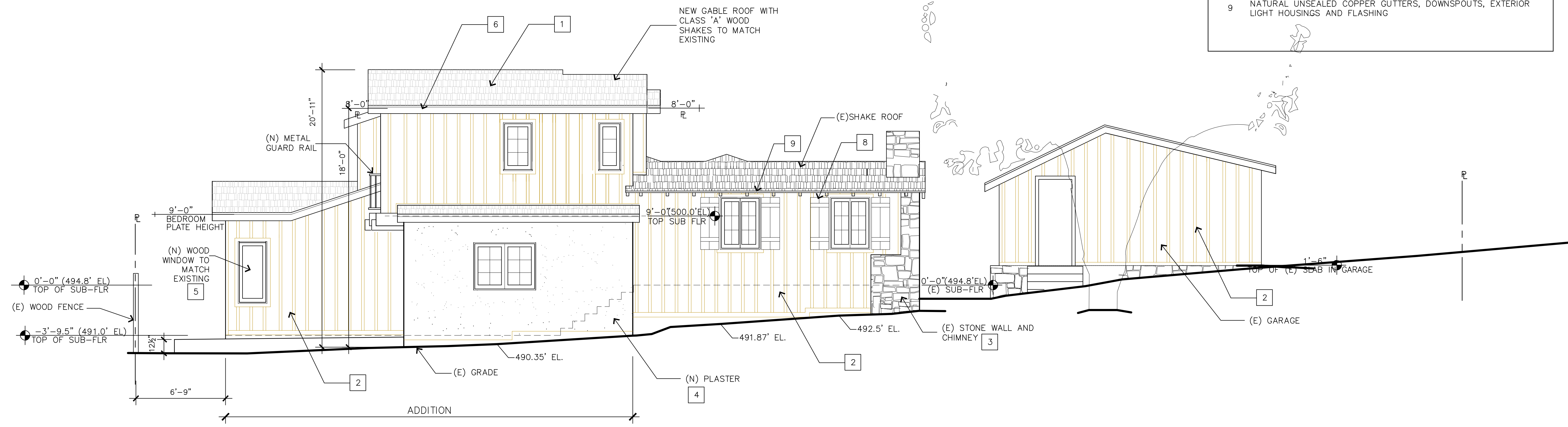
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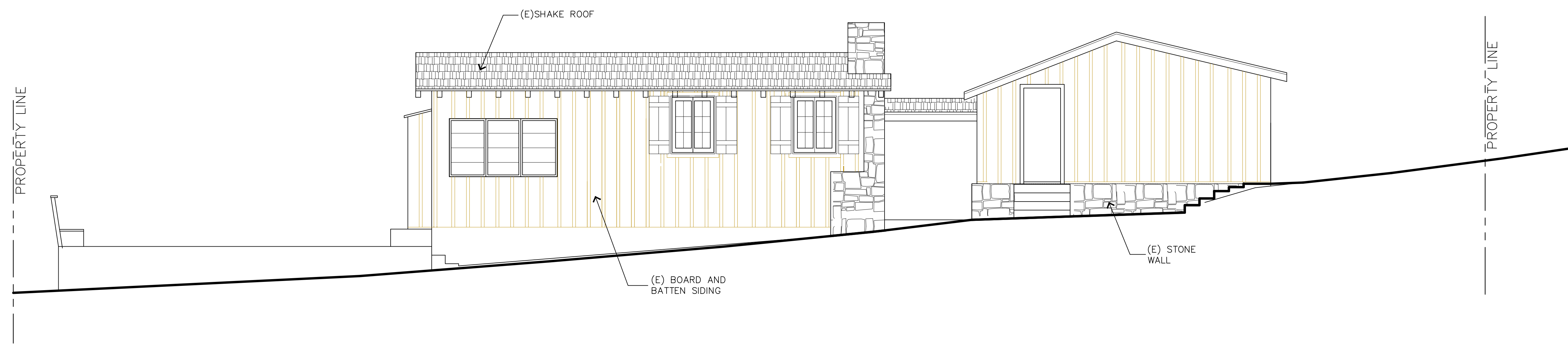
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ELEVATION MATERIALS LEGEND

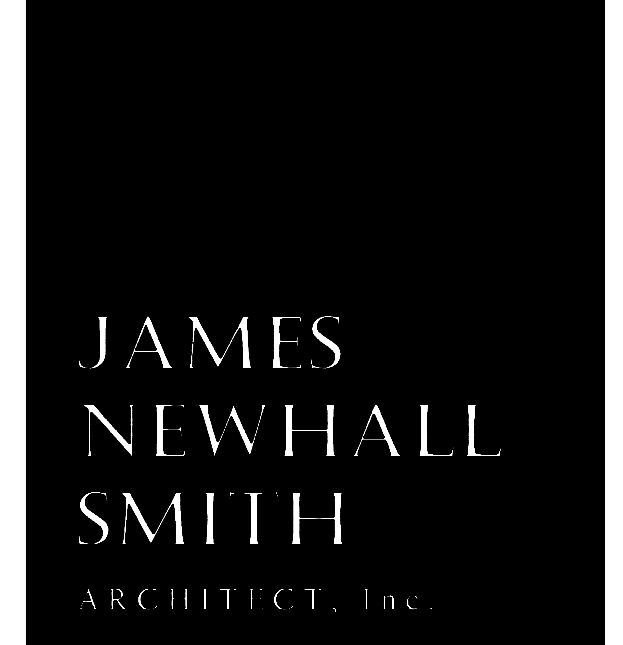
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6	2X FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ. COLOR: OFF WHITE
7	6X PAINTED CEDAR WOOD CORBELS. COLOR: WHITE
8	WOOD SHUTTERS, COLOR: OFF-WHITE
9	NATURAL UNSEALED COPPER GUTTERS, DOWNSPOUTS, EXTERIOR LIGHT HOUSINGS AND FLASHING



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



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



716 LIGHTHOUSE AVE
PACIFIC GROVE, CA.
93950

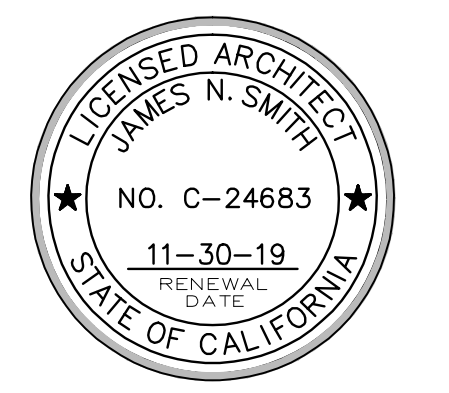
TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT

CARMELO

LOT 9

GLEN YONEKURA
CARMELO 3 SW OF 7TH
CARMELO BY THE SEA CA



SHEET TITLE

EXTERIOR ELEVATIONS

ISSUE REVISIONS

- ① 10-18-16 SUBMITTAL-MINOR DEMO PERMIT
- ② 12-12-17 SUBMITTAL-PLANNING PERMIT
- ③ 01-31-18 ADDITION AND LOT SPLIT
- ④ 06-29-18 PLANNING RESUBMITTAL
- ⑤ 09-14-18 PLANNING RESUBMITTAL-3

DATE

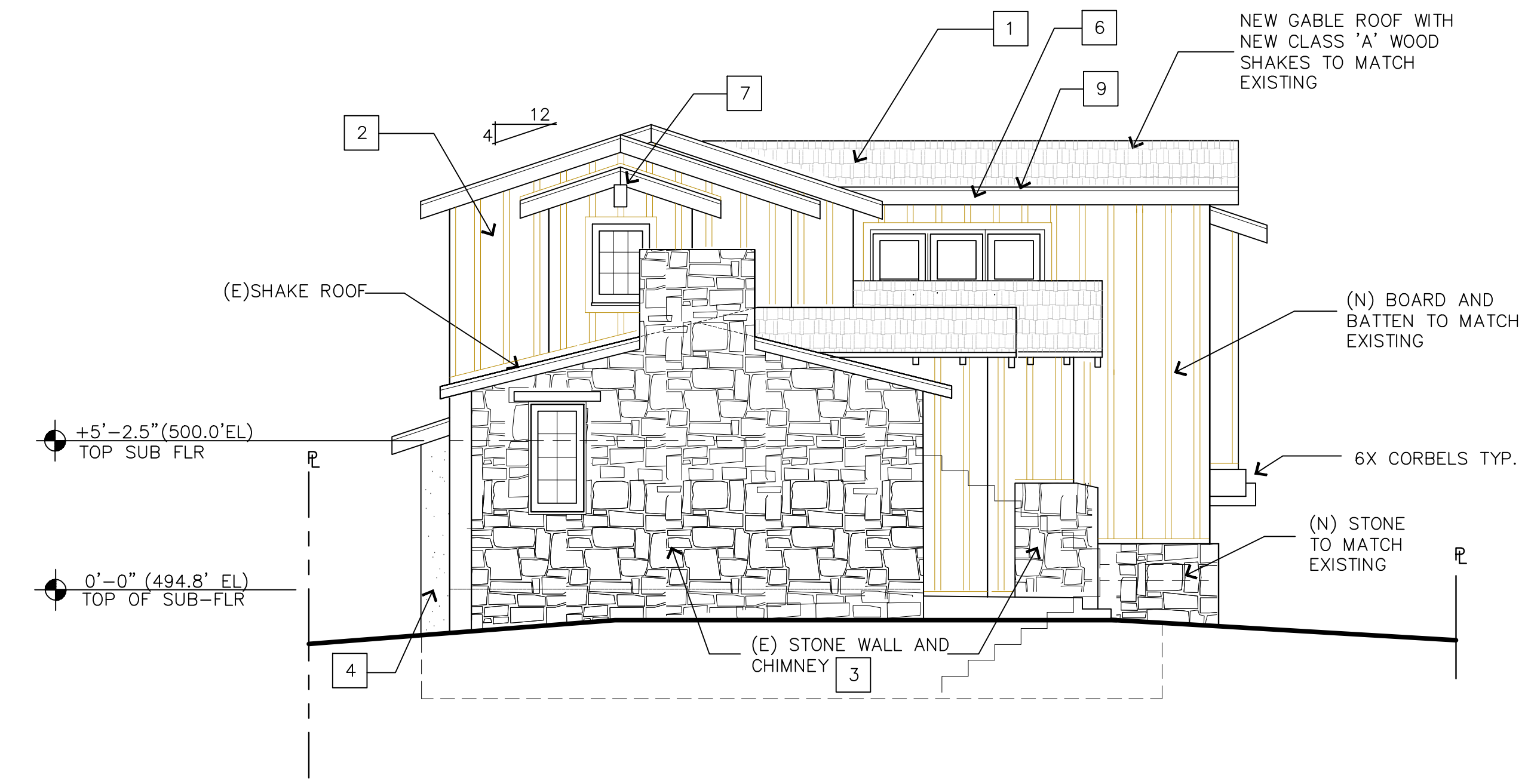
PROJECT NUMBER

SHEET NUMBER

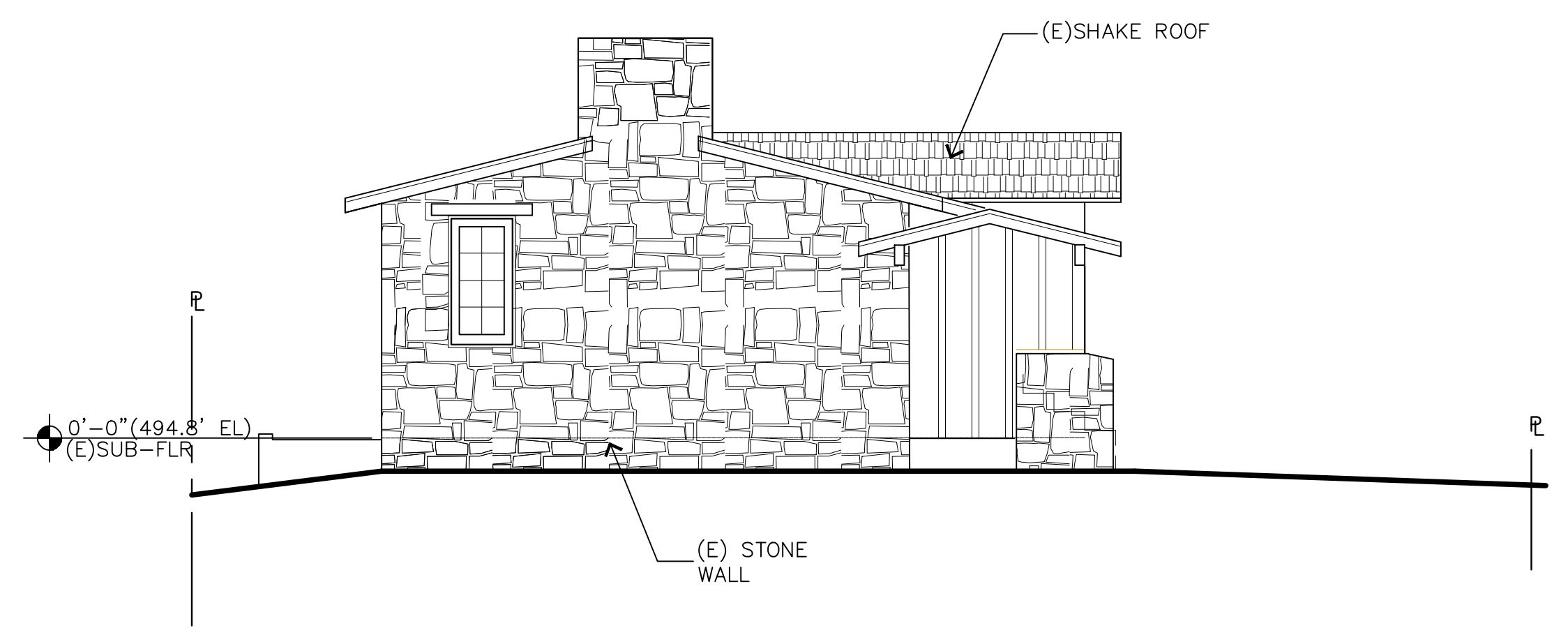
A6.2

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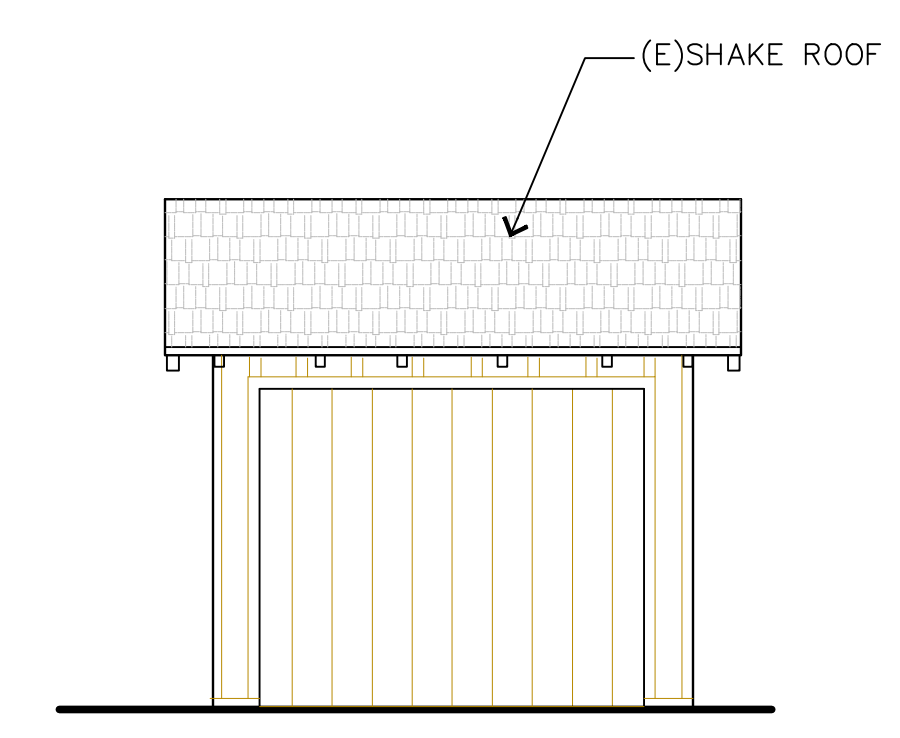
ELEVATION MATERIALS LEGEND	
1	WOOD SHAKE ROOF TREATED TO BE CLASS 'B' WITH A CLASS 'A' ASSEMBLY UNDERLAYMENT
2	BOARD AND BATTEN SIDING WITH 1X4 BATTENS AT 16" O.C. COLOR: PAINTED OFF-WHITE
3	EXISTING EXTERIOR STONE WALL/VENEER
4	EXTERIOR THREE COAT PLASTER. SMOOTH FINISH. COLOR: BEIGE
5	WOOD EXTERIOR DOORS AND WINDOWS BY MARVIN, OR EQUAL. COLOR: WHITE
6	2X FASCIA BOARD PRE-PRIMED RADIATA PINE "ADVANTAGE PLUS" BY KELLEHER, OR EQ, COLOR: OFF WHITE
7	6X PAINTED CEDAR WOOD CORBELS. COLOR: WHITE
8	WOOD SHUTTERS, COLOR: OFF-WHITE
9	NATURAL UNSEALED COPPER GUTTERS, DOWNSPOUTS, EXTERIOR LIGHT HOUSINGS AND FLASHING



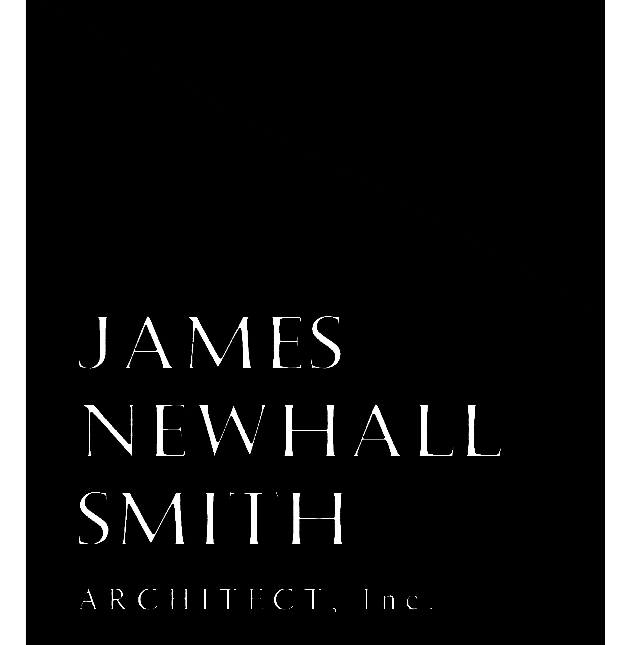
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



**716 LIGHTHOUSE AVE
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93950**

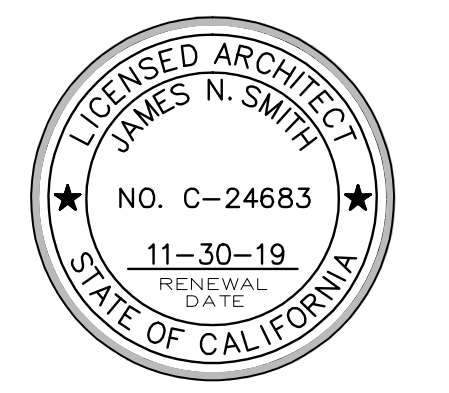
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△	

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A6.3