

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.
9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.
10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

SHEET INDEX

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EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING SIDE PATIO

PROJECT DATA

|  |  |
|--|--|
| SCOPE OF WORK:<br>EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW ATTACHED GARAGE. NEW ROOF. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOM, NEW BEDROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS. |  |
| CONSTRUCTION TYPE:   | V-B                                    |
| OCCUPANCY:   | R-3 / U                                |
| FIRE SPRINKLERS:   | ---                                    |
| WATER:   | CAL AM                                 |
| SEWER:   | CARMEL AREA WASTEWATER DISTRICT        |
|  |  |
| TREE REMOVAL:  | NONE/ 2 OAK TREES ADDED                |
| GRADING:   | 0 CUBIC YARDS CUT / 0 CUBIC YARDS FILL |

SITE COVERAGE CALCULATIONS:

|                              |                   |
|------------------------------|-------------------|
| LOT SIZE                     | 4,000 SF          |
| MAX. ALLOWABLE FLOOR AREA    | = 1,800 SF        |
| MAX. ALLOWABLE SITE COVERAGE | = 396 SF / 556 SF |

FLOOR AREA CALCULATIONS:

|                                |          |
|--------------------------------|----------|
| EXISTING                       |          |
| (E) HOUSE AND GARAGE           | 1,597 SF |
| TOTAL, (E)                     | 1,597 SF |
| (39.92% OUT OF TOTAL LOT AREA) |          |
|                                |          |
| PROPOSED                       |          |
| (E) HOUSE AND GARAGE           | 1,571 SF |
| (P) ADDITION                   | 219 SF   |
| TOTAL, (P)                     | 1,790 SF |
| (44.75% OUT OF TOTAL LOT AREA) |          |

SITE COVERAGE CALCULATIONS:

|                              |        |             |
|------------------------------|--------|-------------|
| EXISTING                     |        |             |
| (E) CONCRETE PAVERS DRIVEWAY | 425 SF | PERMEABLE   |
| (E) CONCRETE WALKWAY         | 244 SF | IMPERMEABLE |
| (E) TILE PATIO               | 278 SF | IMPERMEABLE |
| (E) TILE STEPS               | 11 SF  | IMPERMEABLE |
| (E) TILE STEPS               | 20 SF  | IMPERMEABLE |
| TOTAL, (E)                   | 978 SF |             |
|                              |        |             |
| PROPOSED                     |        |             |
| (P) STONE TILE PORCH         | 65 SF  | IMPERMEABLE |
| (P) FRONT PORCH STONE POSTS  | 3 SF   | IMPERMEABLE |
| (P) FRONT FENCE STONE POSTS  | 15 SF  | IMPERMEABLE |
| (P) CONCRETE PAVERS DRIVEWAY | 77 SF  | PERMEABLE   |
| (P) STONE PAVERS PATIO       | 310 SF | PERMEABLE   |
| (E) TILE STEPS               | 20 SF  | IMPERMEABLE |
| (P) OUTDOOR SHOWER           | 21 SF  | IMPERMEABLE |
| TOTAL, (P)                   | 511 SF |             |

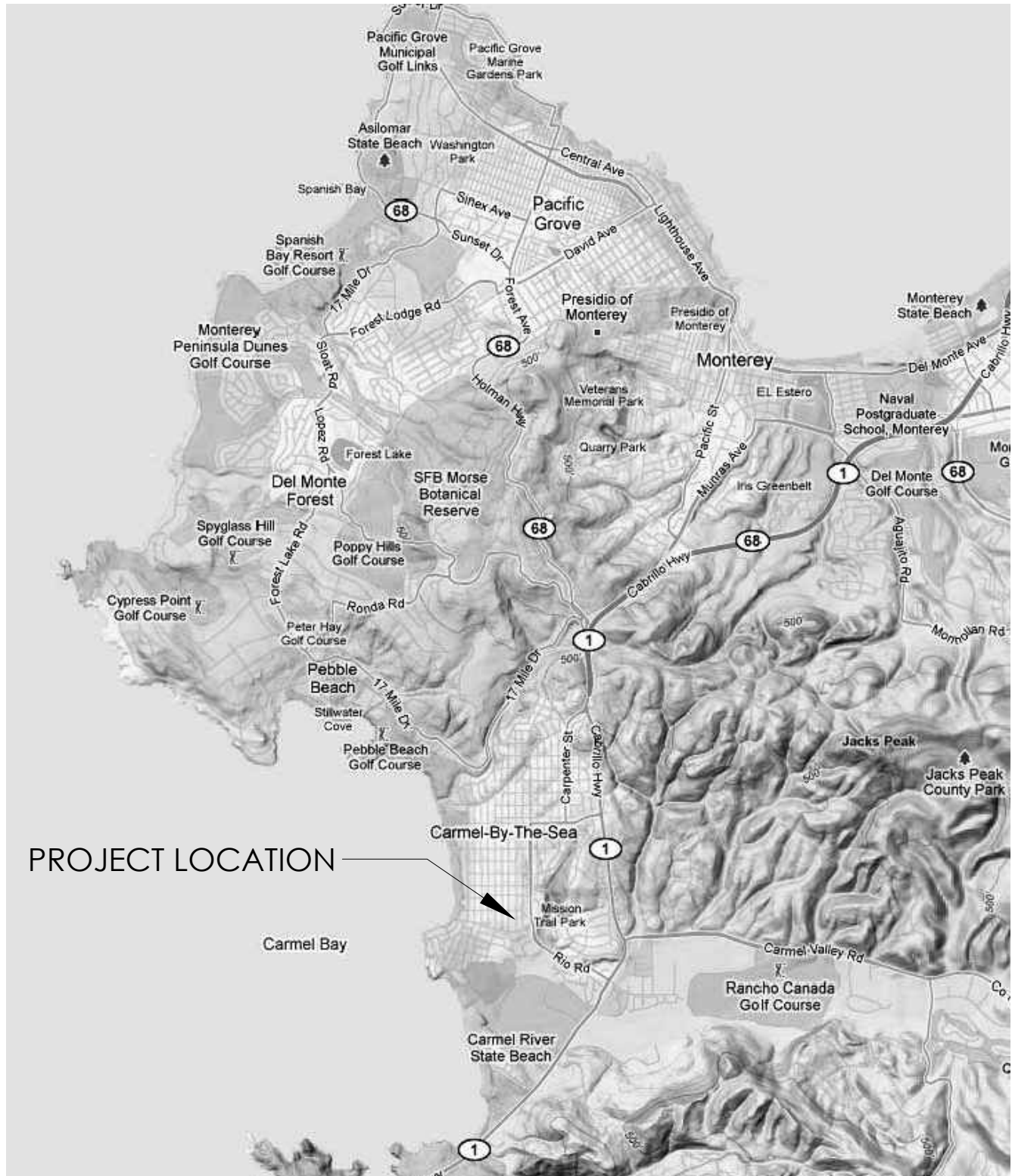
PROJECT DATA

|            |  |
|------------|--|
| ADDRESS:   | SAN CARLOS STREET 5 S/W 13TH AVENUE<br>CARMEL-BY-THE-SEA, CALIFORNIA 93921   |
| A.P.N.     | 010-165-021  |
| ZONING:    | R-1  |
| OWNER:     | JILL LAYMAN<br>300 FERN HILL<br>DORSET, VT 05251   |
| ARCHITECT: | ADAM JESELNICK ARCHITECT<br>SAN CARLOS STREET 2 N/W 8TH AVENUE<br>SUITE 200<br>CARMEL-BY-THE-SEA, CA 93921<br>PHONE: (831) 620.5164 m<br>CONTACT: ADAM JESELNICK AIA<br>EMAIL: aejarch@gmail.com |
| SURVEYOR:  | LANDSET ENGINEERS, INC.<br>520-B CRAZY HORSE CANYON ROAD<br>SALINAS , CA 93907<br>PHONE: 831-443-6970<br>WWW.LANDSETENG.COM  |

SETBACKS

|              |                                      |                                      |                |
|--------------|--------------------------------------|--------------------------------------|----------------|
| LOCATION     | EXISTING                             | PROPOSED                             | REQUIRED       |
| FRONT - EAST | 18'-8"                               | 15'-1"                               | 15'-0"         |
| SIDE - NORTH | 3'-3 <sup>3</sup> / <sub>16</sub> "  | 3'-3 <sup>3</sup> / <sub>16</sub> "  | 3'-0"          |
| BACK- WEST   | 10'-1 <sup>3</sup> / <sub>16</sub> " | 10'-1 <sup>3</sup> / <sub>16</sub> " | 15'-0" / 3'-0" |
| SIDE - SOUTH | 5'-4 <sup>5</sup> / <sub>16</sub> "  | 5'-4 <sup>5</sup> / <sub>16</sub> "  | 3'-0"          |

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT  
MIN. COMPOSITE SETBACK: 10'-6" (26.25% OF 40'-0")



1 VICINITY MAP  
SCALE: N.T.S



LAYMAN RESIDENCE  
SAN CARLOS STREET 5 S/W 13TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

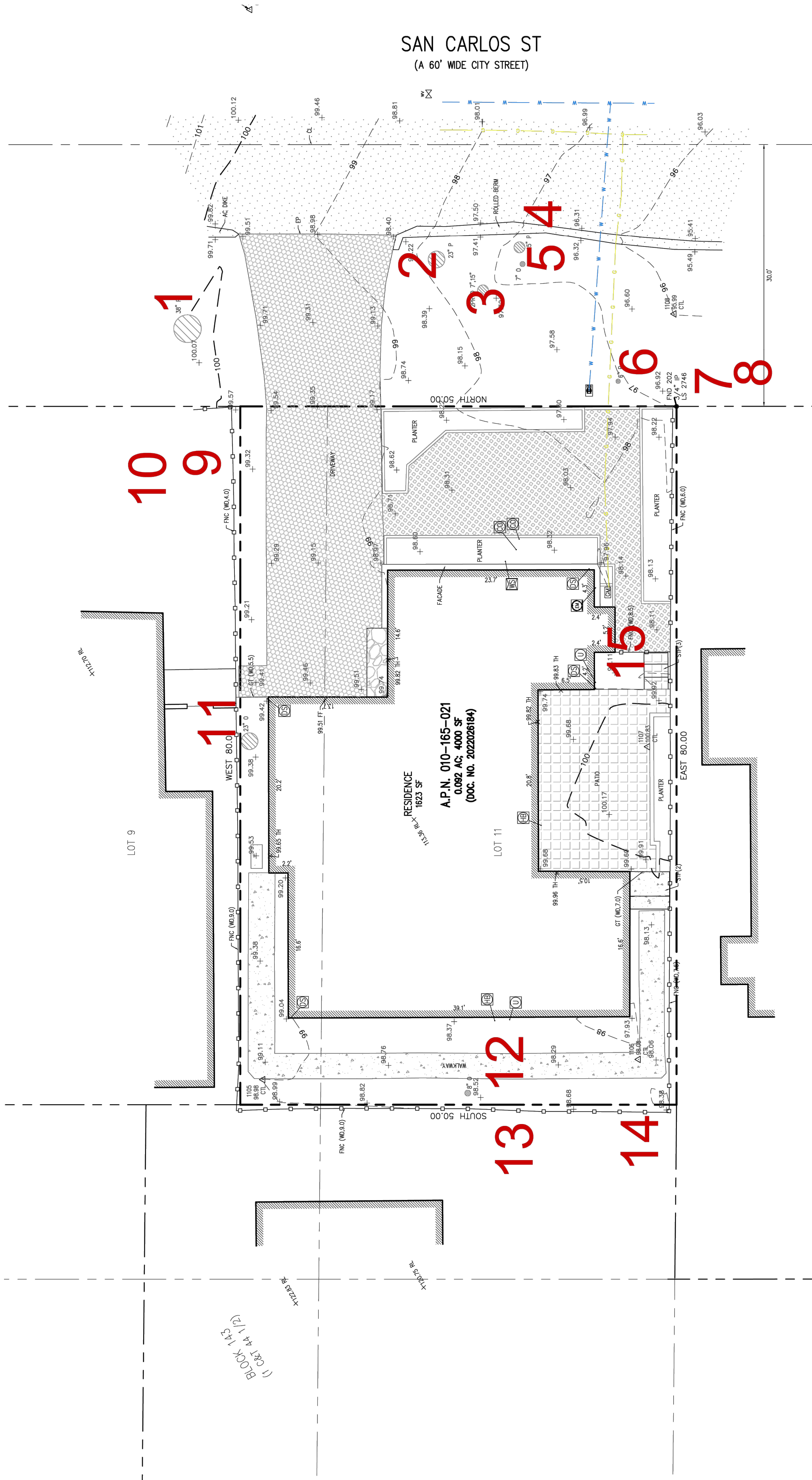
TITLE SHEET

9/21/2023

N.T.S.

A0





1 EXISTING SITE SURVEY  
SCALE: N.T.S.

#### Significant Tree Evaluation Worksheet

APN: 010-165-021-000  
Street Location: San Carlos  
Planner: Waffle  
City Forester: Justin Ono (Contract Arborist)  
Property Owner: Layman  
Recommended Tree Density: 3 Upper, 1 Lower

**Part One: Initial Screening:**  
**Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.**

**A. Does the tree pose an above-normal potential risk to life and property?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| YES    |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |
| NO     | x | x | x | x | x | x | x | x | x | x  | x  | x  | x  | x  | x  |

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

**B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?**

| Tree #  | 1  | 2  | 3  | 4  | 5  | 6   | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15  |
|---------|----|----|----|----|----|-----|----|----|----|----|----|----|----|----|-----|
| Species | MP | MP | CO | MP | CO | CIP | CO | CO | CO | CO | CO | CO | CO | JM | Mag |
| YES     | x  | x  | x  | x  | x  |     | x  | x  | x  | x  | x  | x  | x  |    |     |
| NO      |    |    |    |    |    | x   |    |    |    |    |    |    |    | x  | x   |

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak  
CI - Catalina ironwood CS - California sycamore BL - big leaf maple OT - other CIP - Canary Island Pine JM -  
Jaanesse Maple JM - Japanese Maple  
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species.  
Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

**C. Does the tree meet the minimum size criteria for significance?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| YES    | x | x | x | x | x |   |   |   |   | x  | x  | x  | x  |    |    |
| NO     |   |   |   |   |   | x |   |   |   |    |    |    |    | x  | x  |

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH  
Coast live oak - single trunk tree: 6" DBH  
Coast live oak - multi-trunk tree measured per industry standard: 6" DBH  
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH  
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

**G. Are environmental conditions favorable to the tree?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| score  | 2 | 1 | 2 | 1 | 2 |   | 2 | 2 | 2 | 2  | 2  | 2  | 2  |    |    |

|           |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 0 points: | The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1 point:  | The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2 points: | The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

#### Part Three: Final Assessment

Record the total points scored on D - G for each tree.

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| score  | 4 | 3 | 8 | 2 | 8 |   | 8 | 8 | 8 | 8  | 6  | 8  | 8  |    |    |

**A. Did all assessment categories in Part Two achieve a minimum score of 1-point?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| YES    |   |   | x |   | x |   | x | x | x | x  | x  | x  | x  |    |    |
| NO     | x | x |   | x |   | x |   |   |   |    |    |    |    | x  | x  |

**B. Are there any other factors that would disqualify a tree from a determination of significance?**  
(Explain any 'yes' answer)

Yes \_\_\_\_\_

#### Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

| Tree #     | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| SIGNIF     |   |   | x |   | x |   | x | x | x | x  | x  | x  | x  |    |    |
| MOD SIGNIF | x |   |   |   |   |   |   |   |   |    |    |    |    |    |    |
| NOT SIGNIF |   | x |   | x |   | x |   |   |   |    |    |    |    | x  | x  |

#### Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

**D. What is the health and condition of the tree?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| score  | 1 | 1 | 2 | 1 | 2 |   | 2 | 2 | 2 | 2  | 1  | 2  | 2  |    |    |

|           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 0 points: | The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1 point:  | The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2 points: | The tree appears healthy and in good condition.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3 points: | The tree shows excellent health, is free of pests and disease and is in very strong condition.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**E. What is the overall form and structure of the tree?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| score  | 0 | 0 | 2 | 0 | 2 |   | 2 | 2 | 2 | 2  | 2  | 2  | 2  |    |    |

|           |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 0 points: | Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1 point:  | The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2 points: | The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3 points: | The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**F. What is the age and vigor of the tree?**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| score  | 1 | 1 | 2 | 0 | 2 |   | 2 | 2 | 2 | 2  | 1  | 2  | 2  |    |    |

|           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 0 points: | The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1 point:  | The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2 points: | The tree is young to middle age and shows normal vigor.  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3 points: | The tree is young to middle age and shows exceptional vigor.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Items to note:

#### Required Structural Root Zone

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| Feet   | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6  | 6  | 6  | 6  | 6  | 6  |

#### Required Tree Protection Zone

| Tree # | 1  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9  | 10 | 11 | 12 | 13 | 14 | 15 |
|--------|----|---|---|---|---|---|---|---|----|----|----|----|----|----|----|
| YES    | 10 | 8 | 6 | 6 | 6 | 6 | 8 | 8 | 10 | 10 | 6  | 8  | 10 | 8  | 6  |

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone - The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone - Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

ADAM JESELNICK  
ARCHITECT



**LAYMAN RESIDENCE**  
SAN CARLOS STREET 5 S/W 13TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SURVEY AND TREE  
REPORT

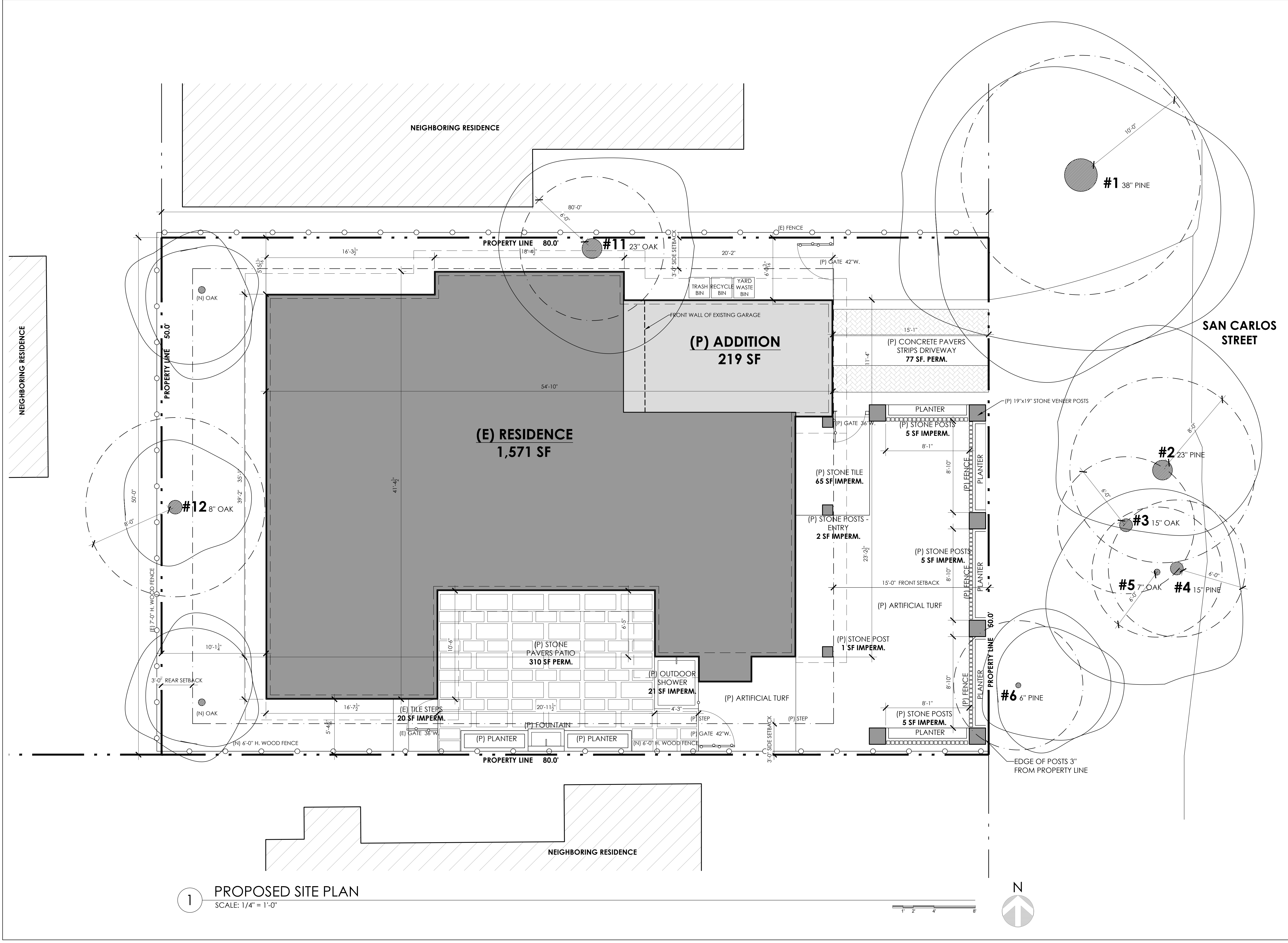
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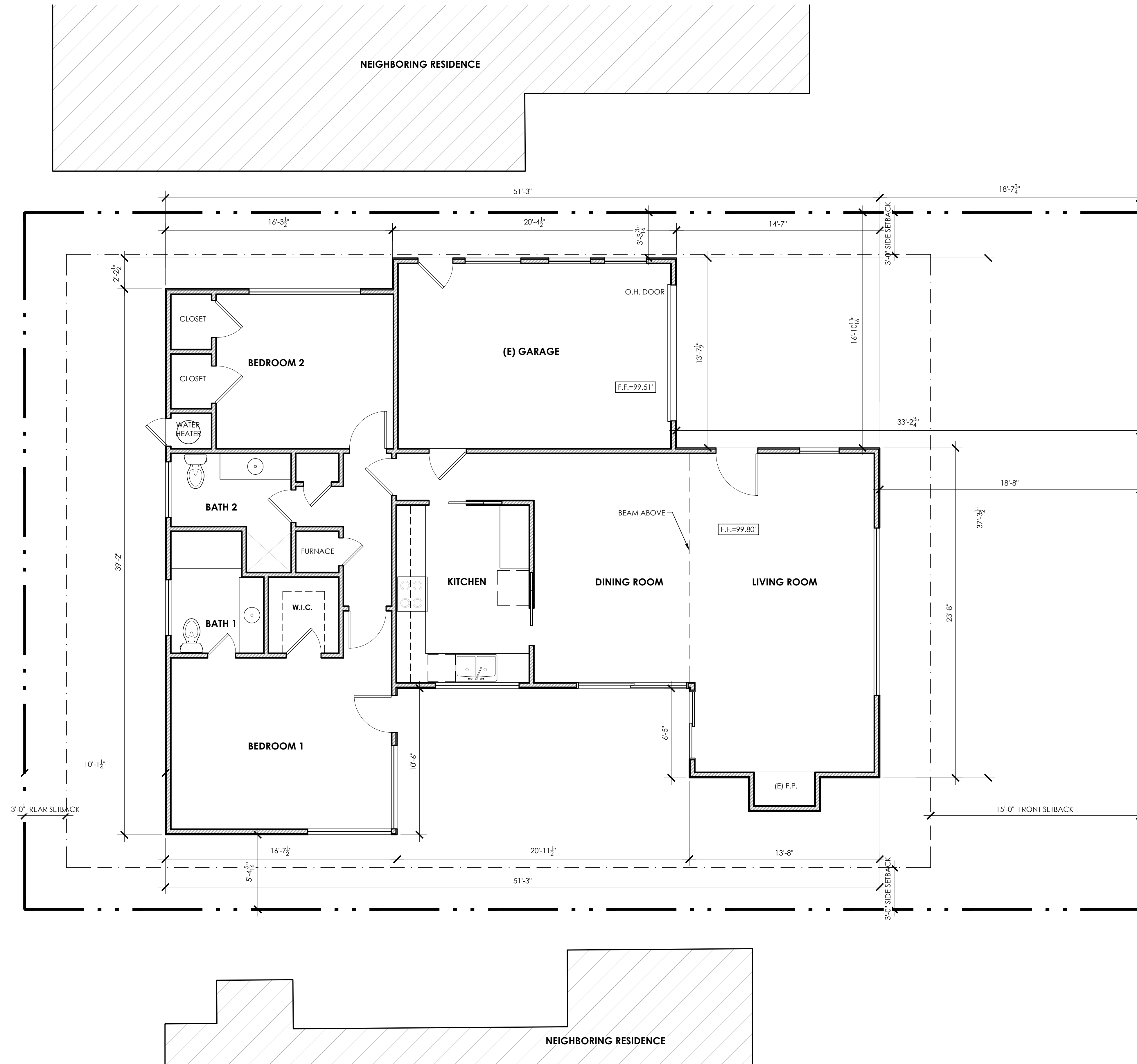




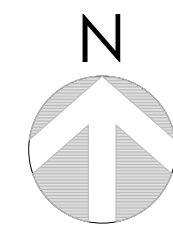
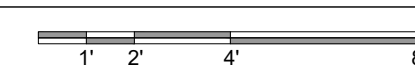


1 PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"

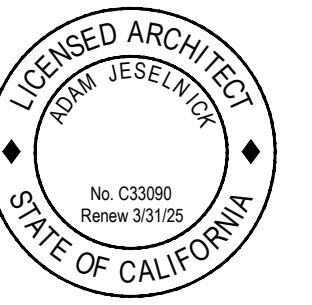




1 EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



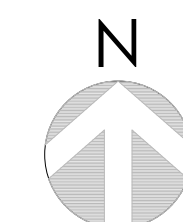
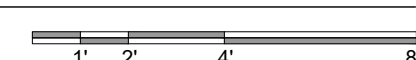




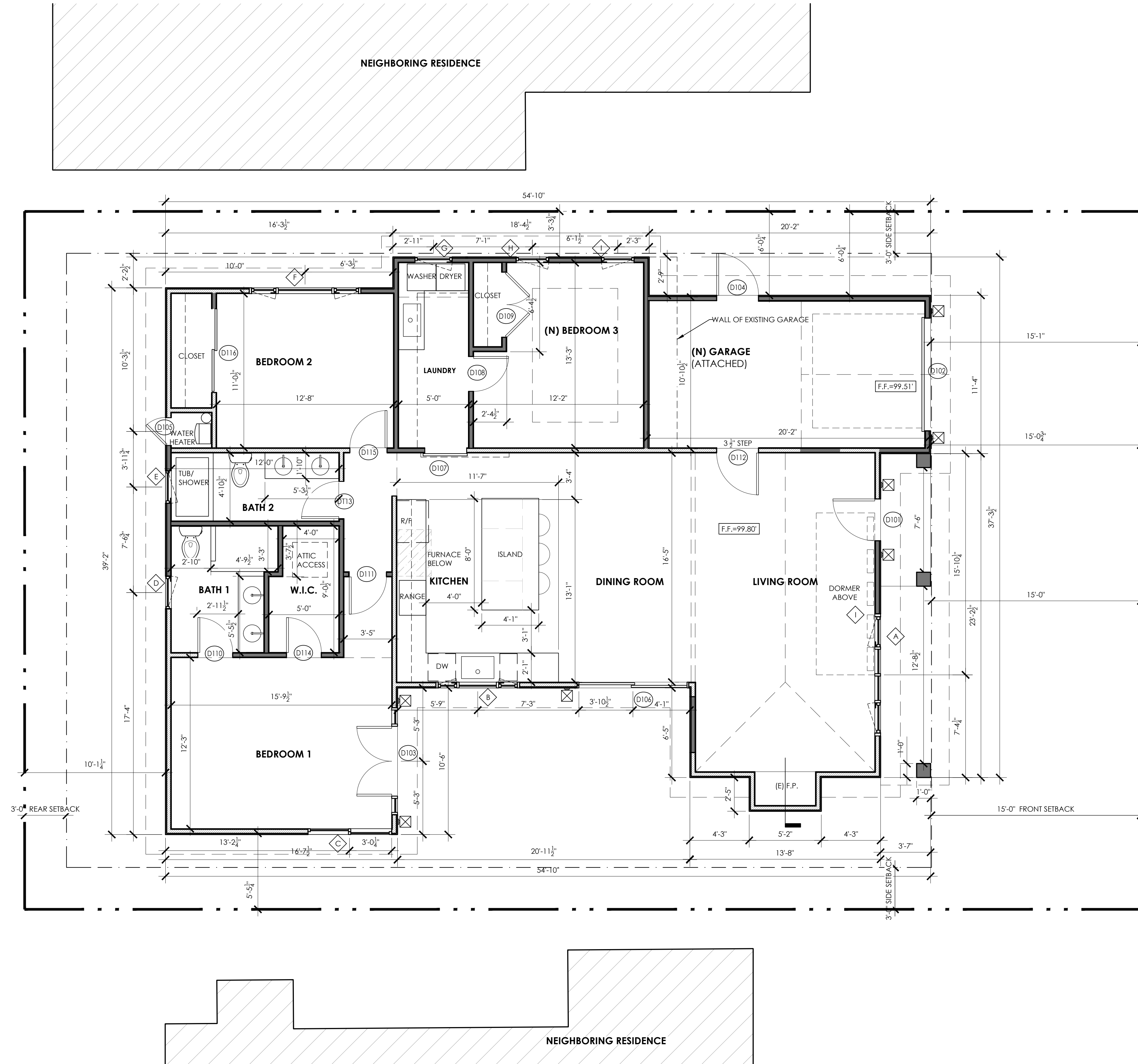
**LAYMAN RESIDENCE**  
SAN CARLOS STREET 5 S/W 13TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

$$1/4'' = 1'-0''$$

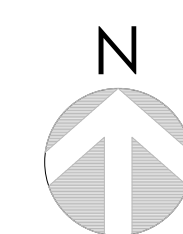
A4



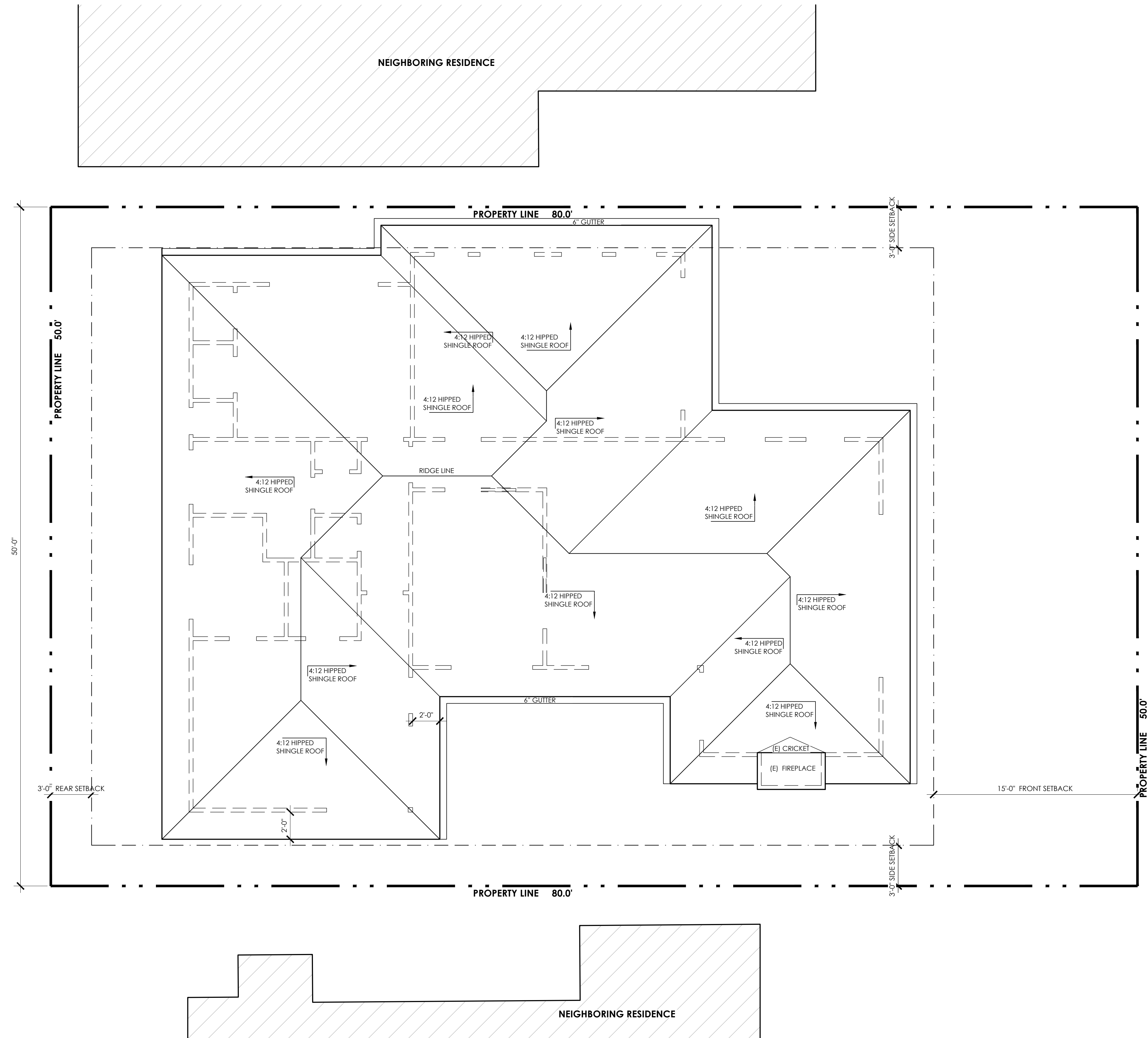




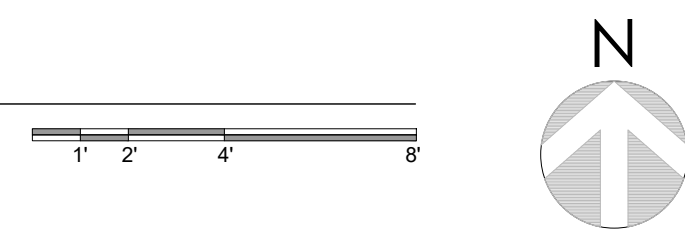
1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



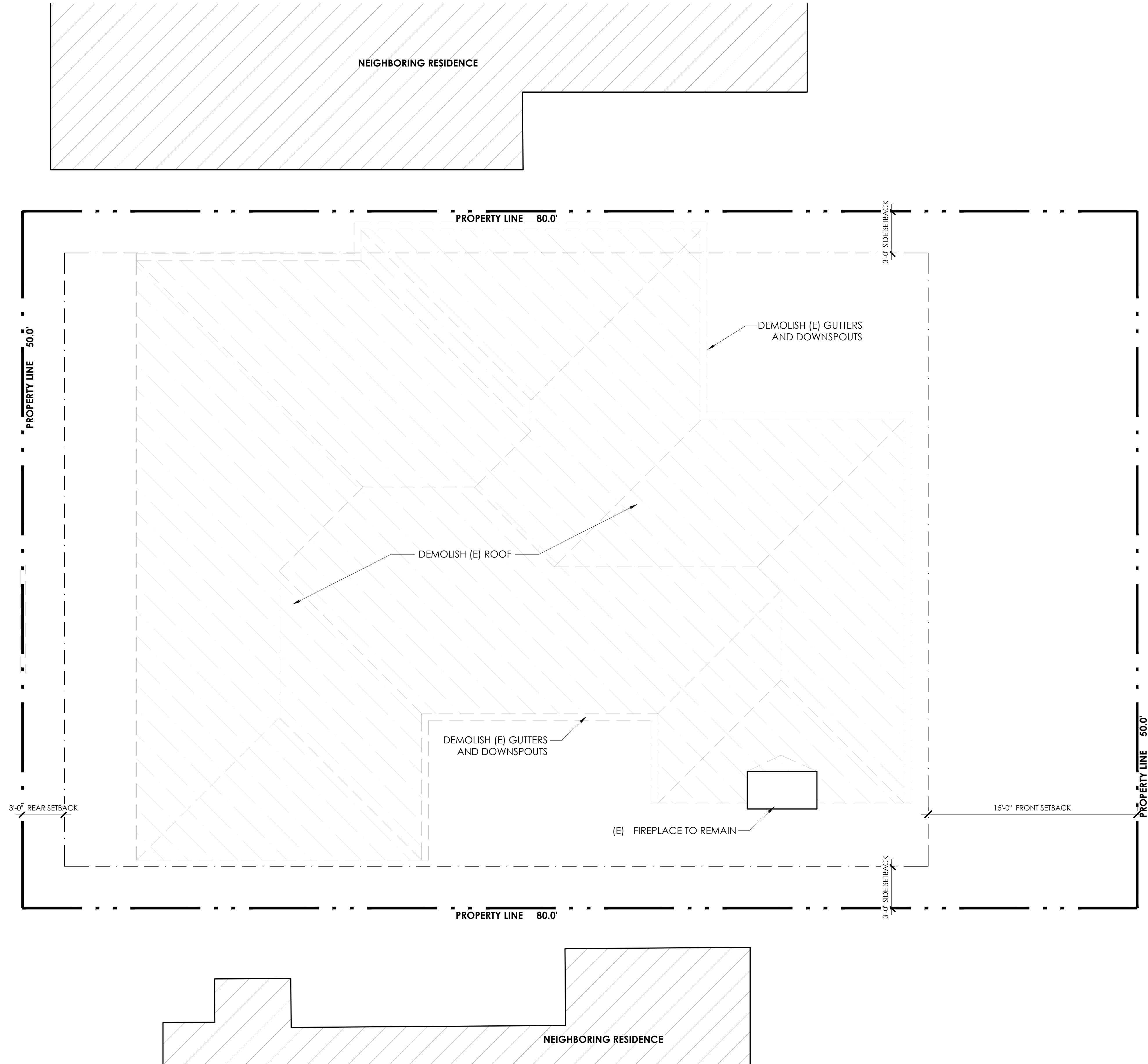




1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

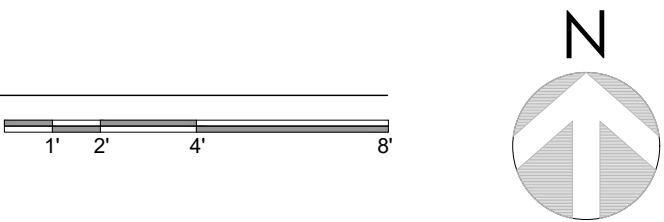




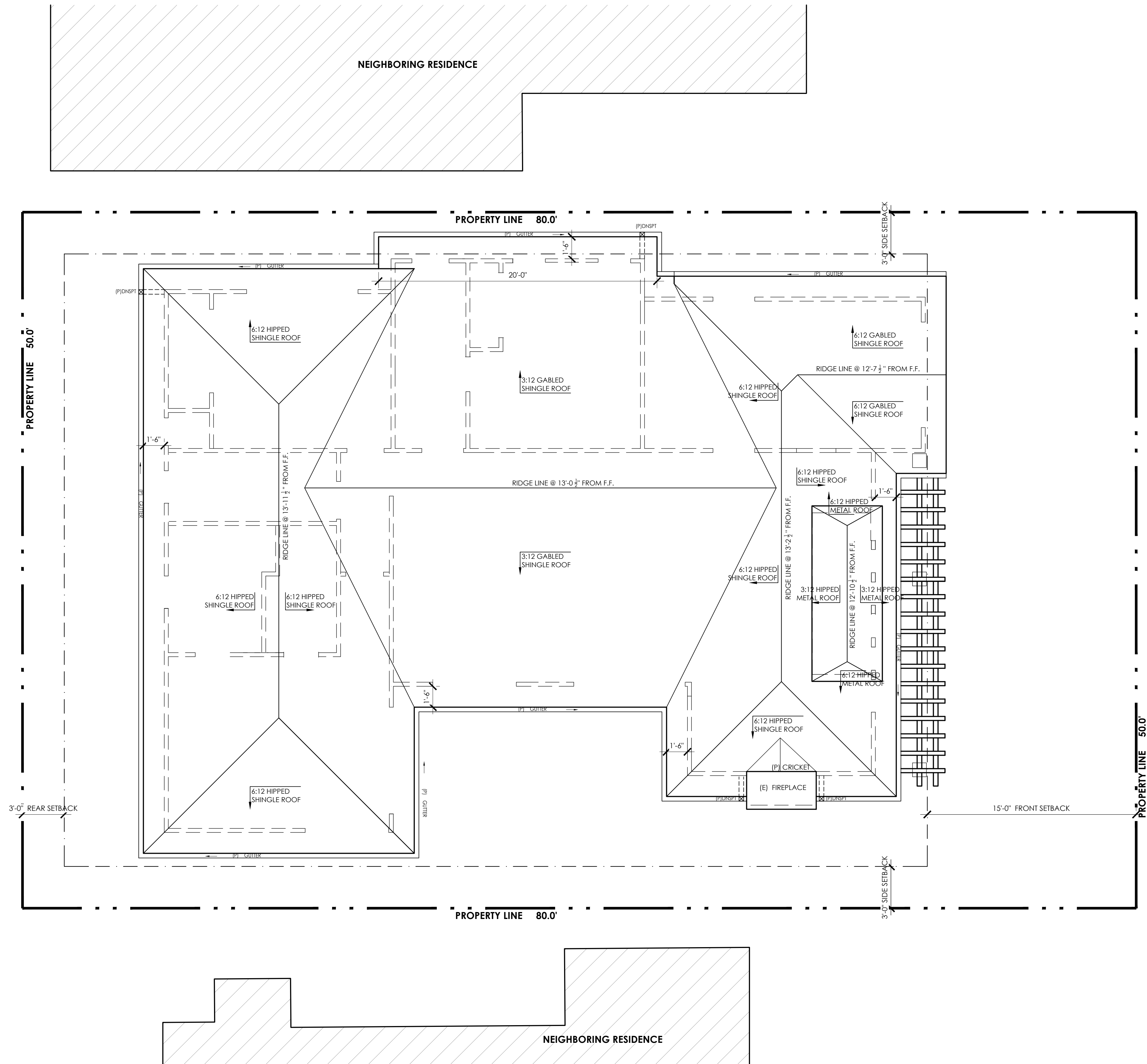


NOTE: SEE PLAN FOR ADDITIONAL DEMOLITION INFORMATION

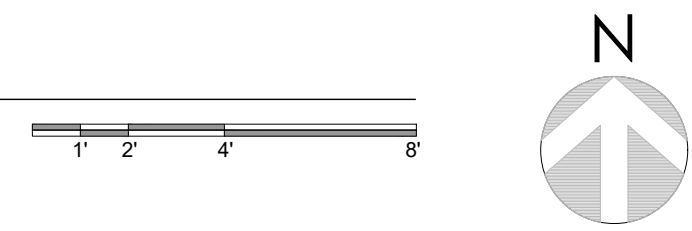
1 DEMOLITION ROOF PLAN  
SCALE: 1/4" = 1'-0"



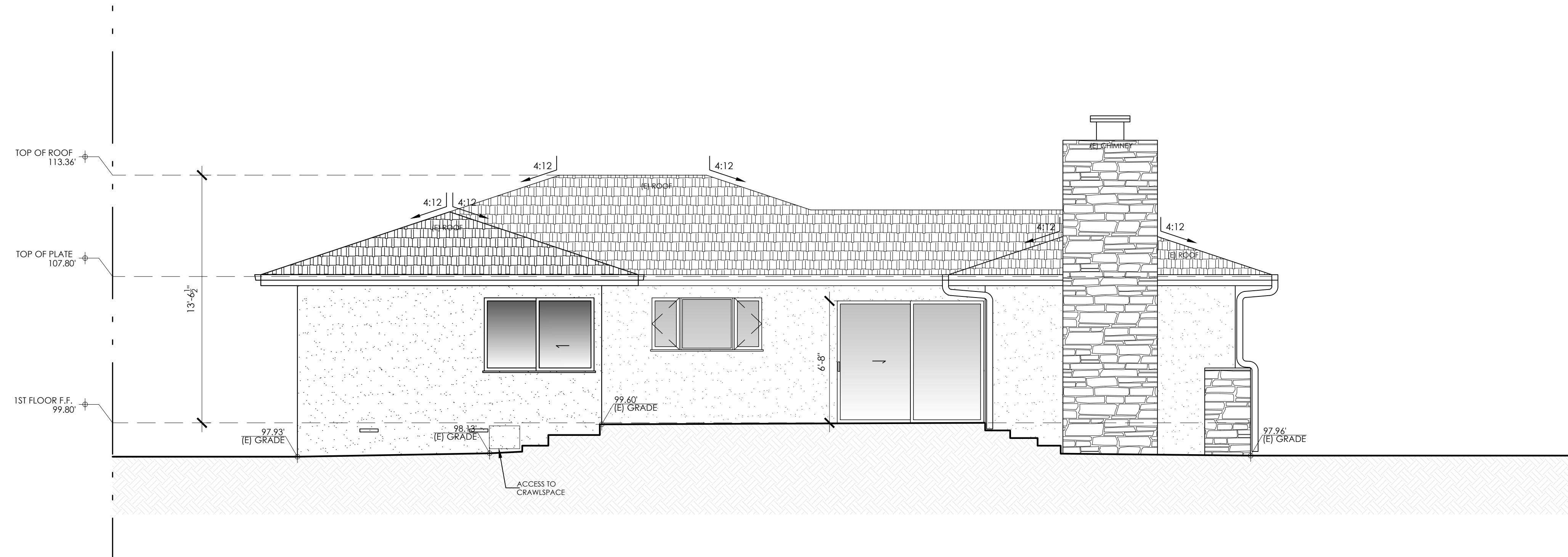




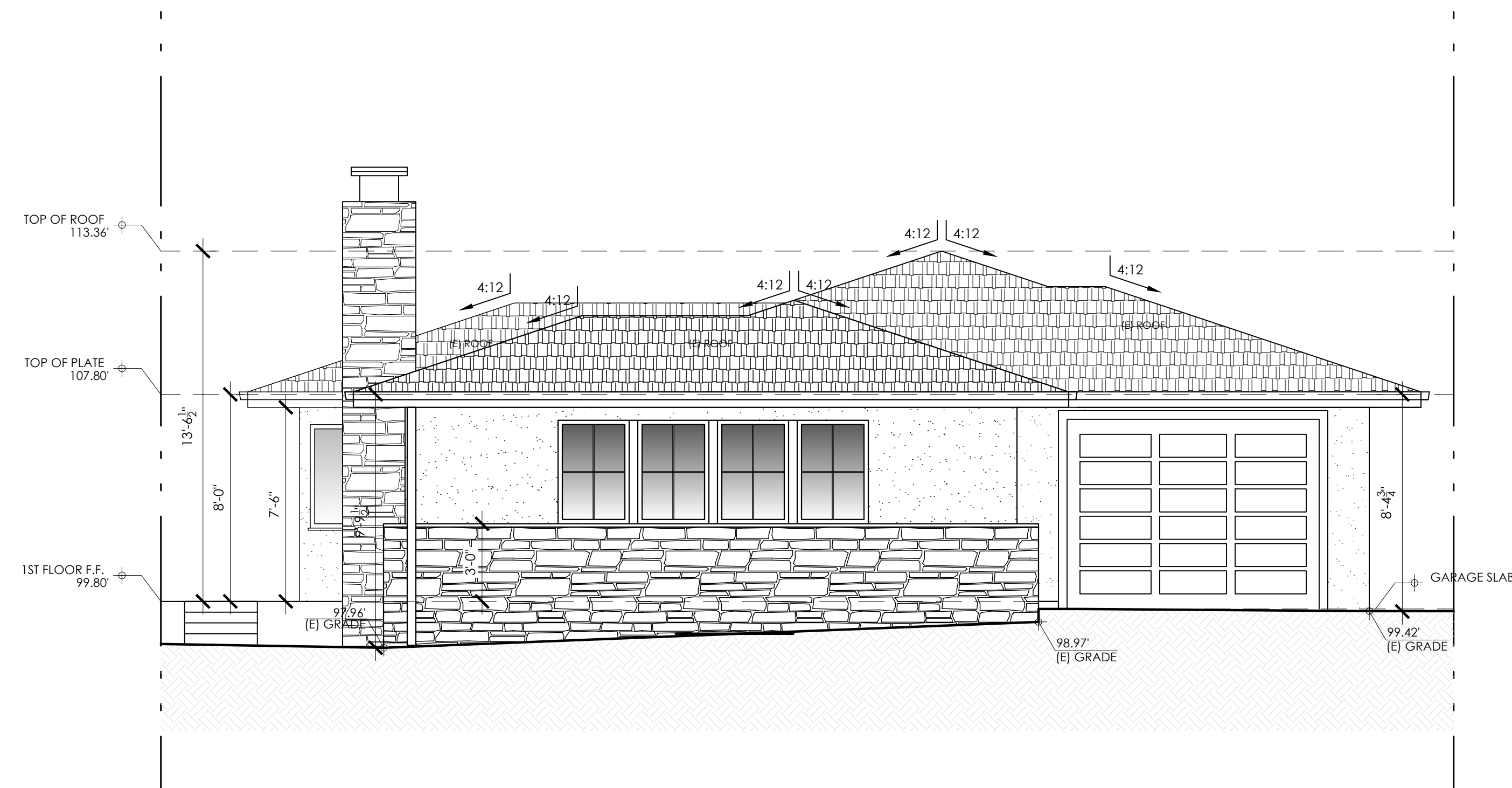
1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"





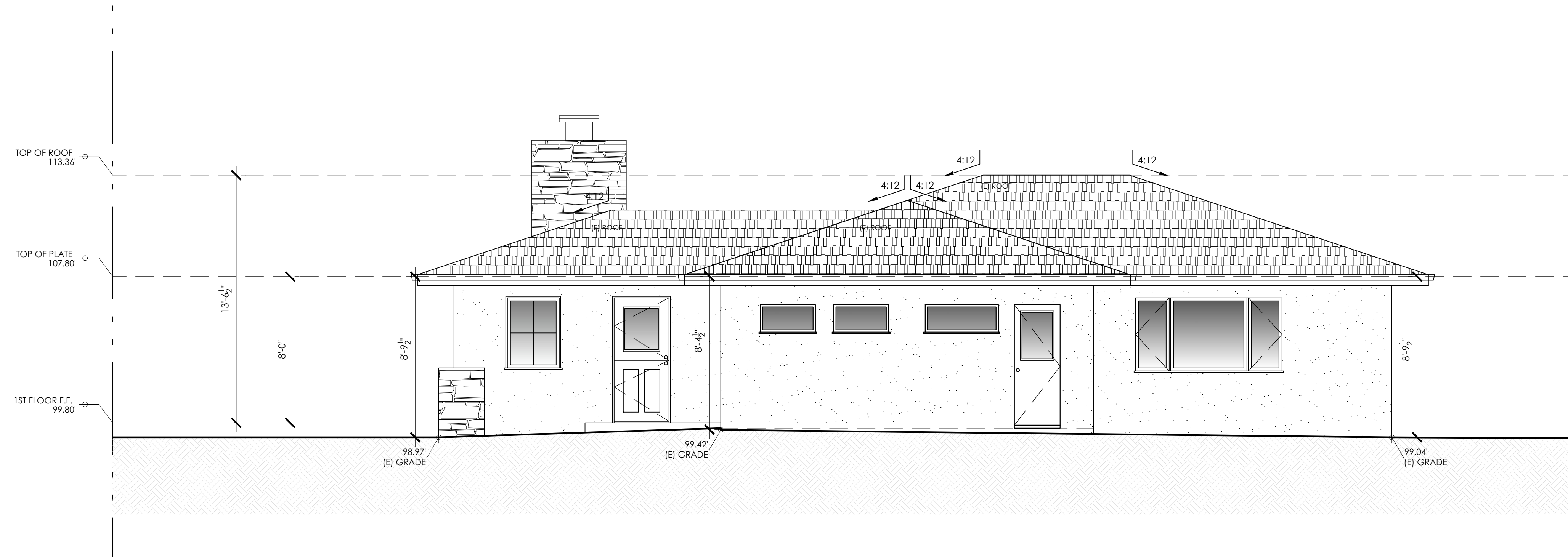


1 EXISTING SOUTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

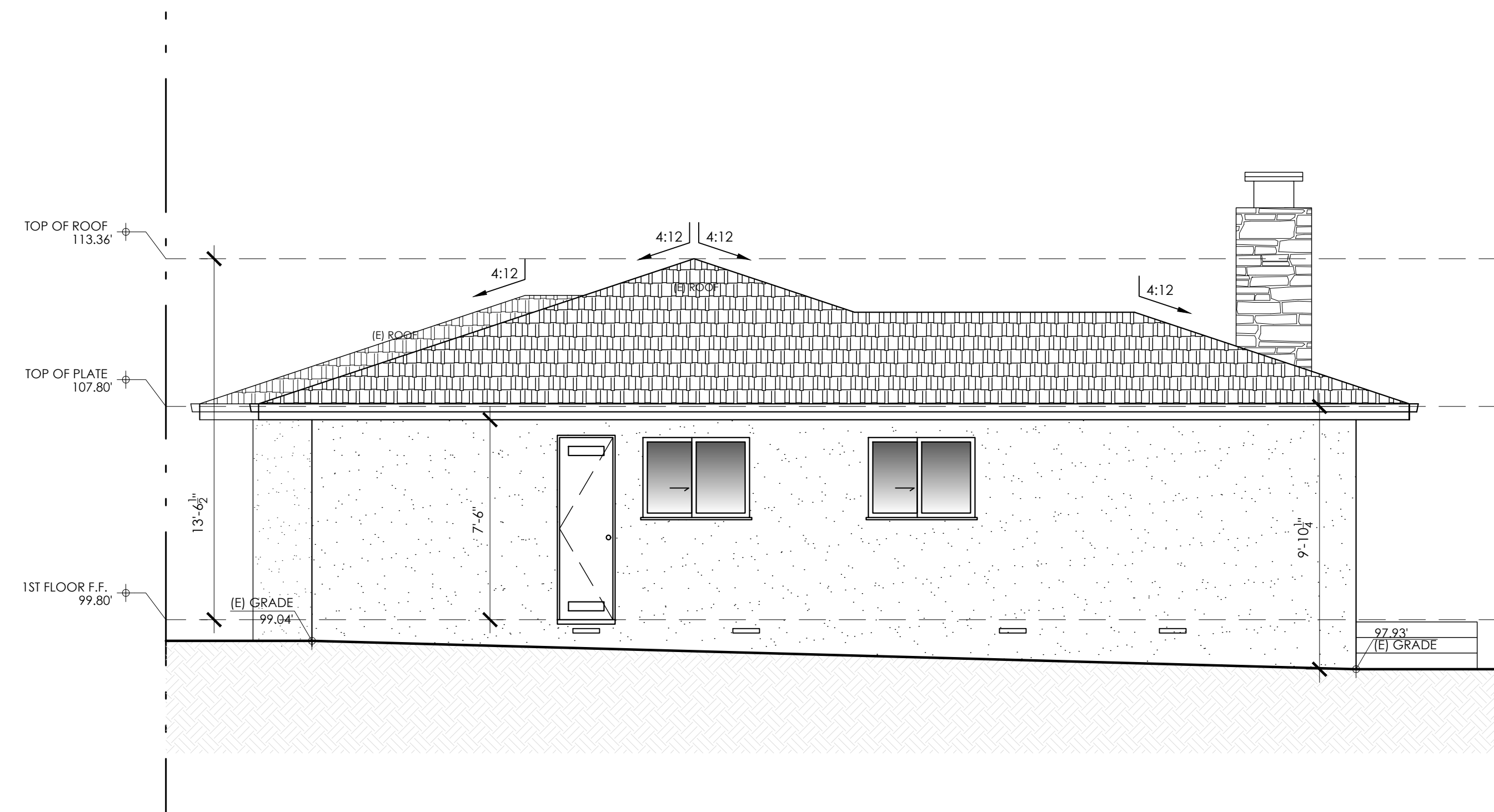


2 EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



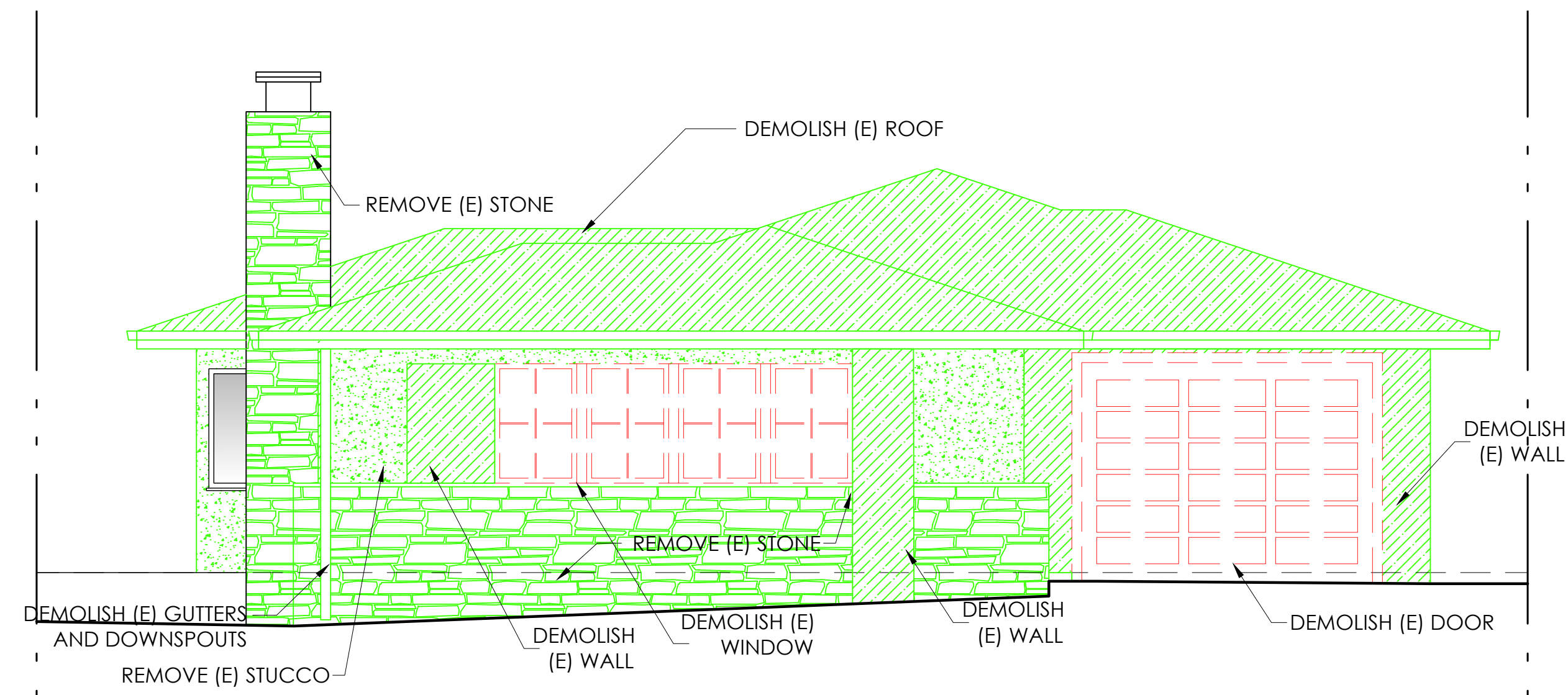


1 EXISTING NORTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

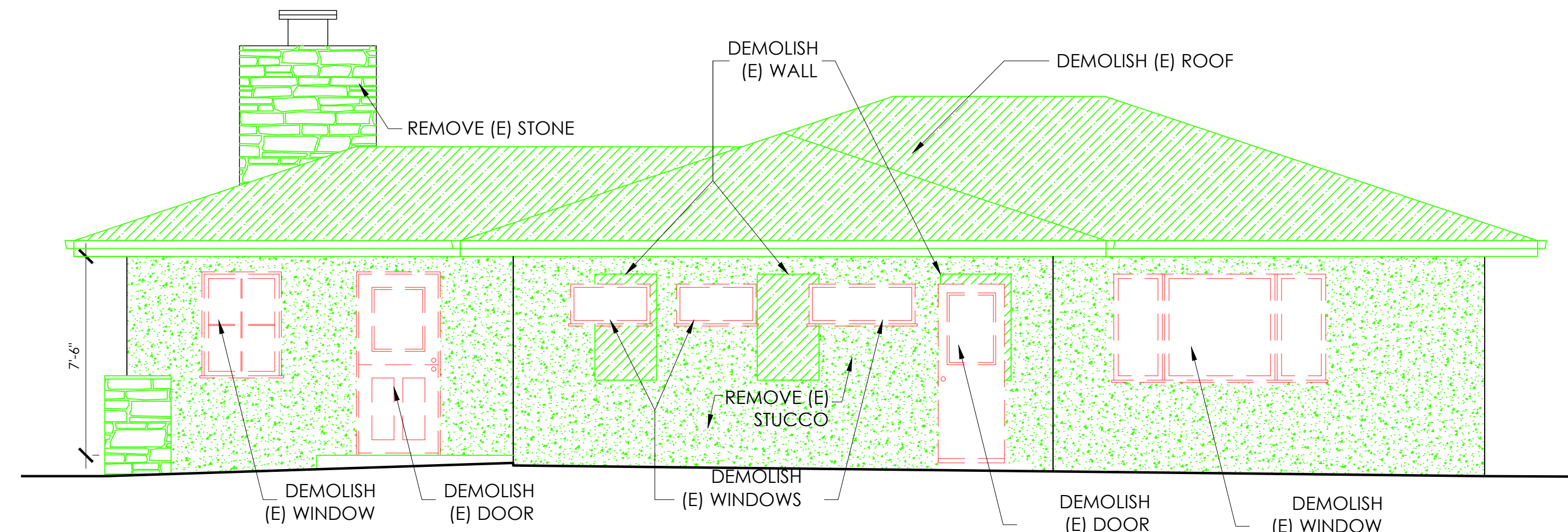


2 EXISTING WEST (BACK) ELEVATION  
SCALE: 1/4" = 1'-0"

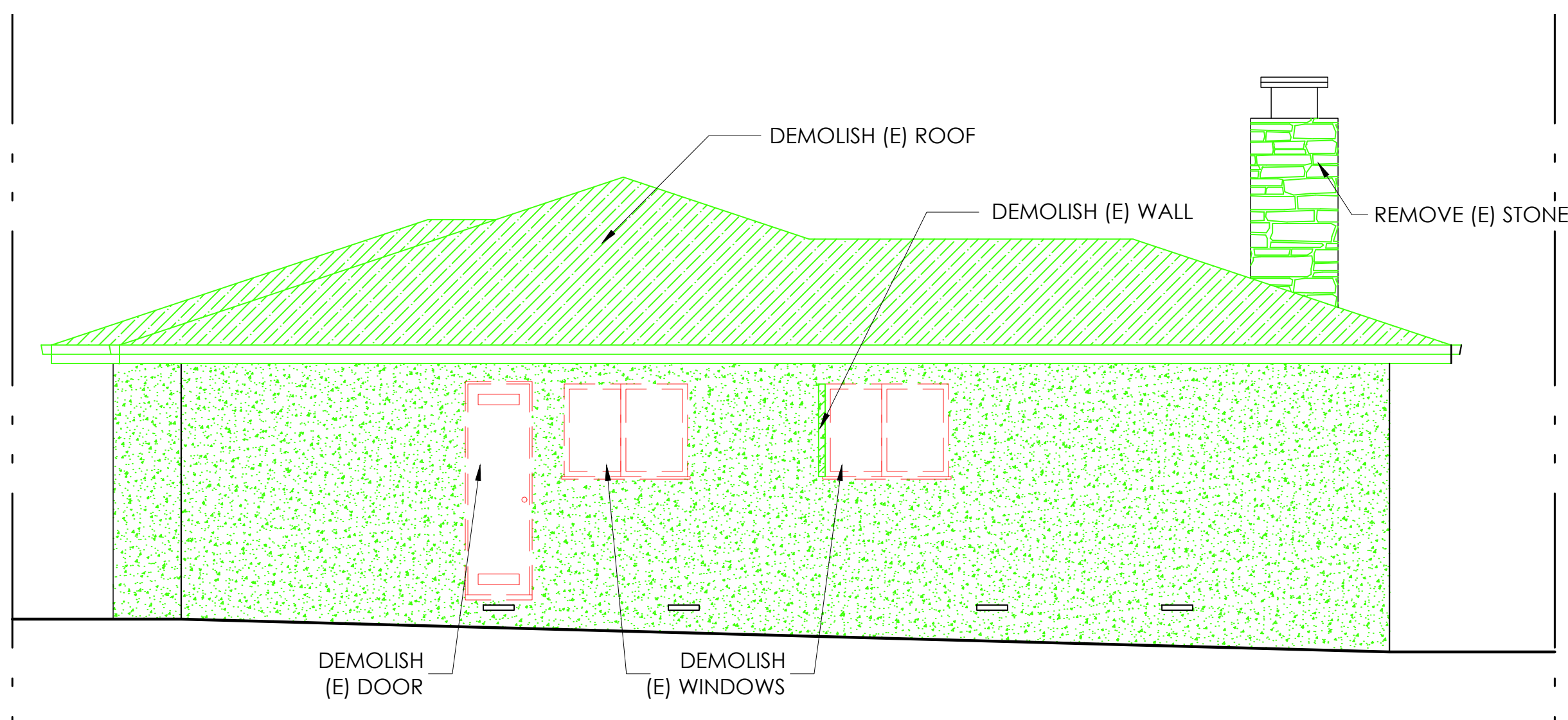




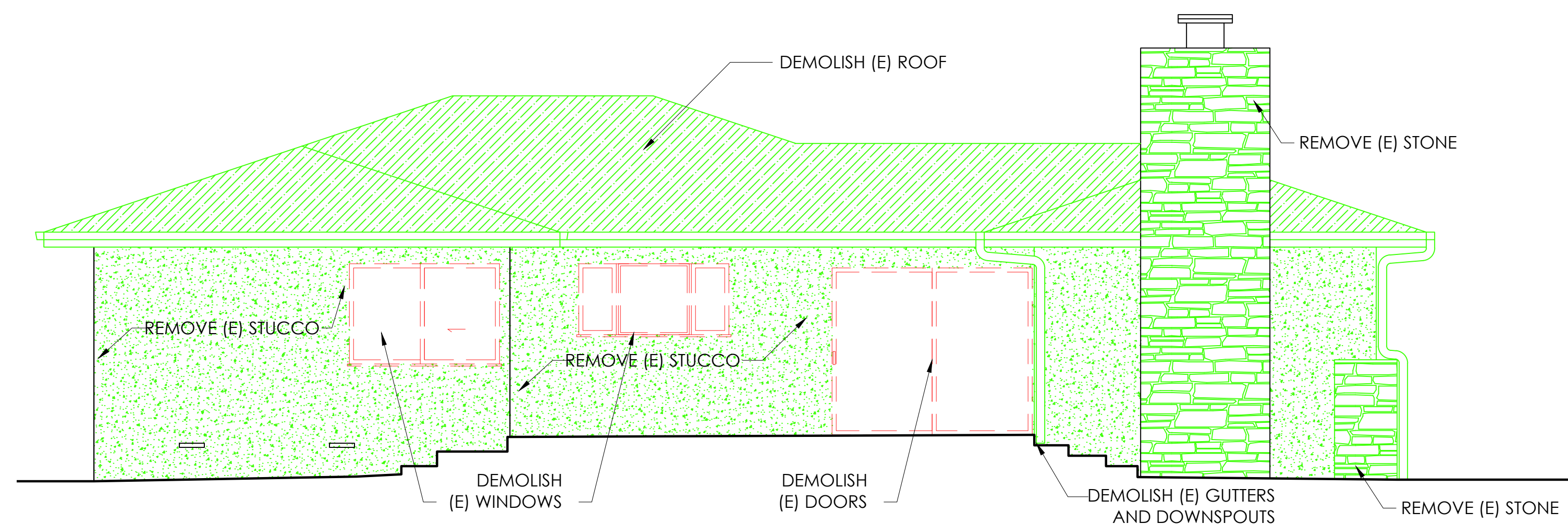
1 DEMOLITION EAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



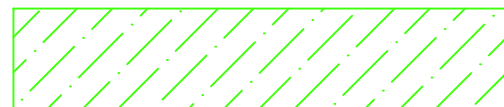
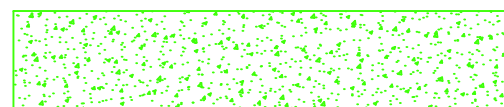

2 DEMOLITION NORTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"



3 DEMOLITION NORTH (BACK) ELEVATION  
SCALE: 1/4" = 1'-0"

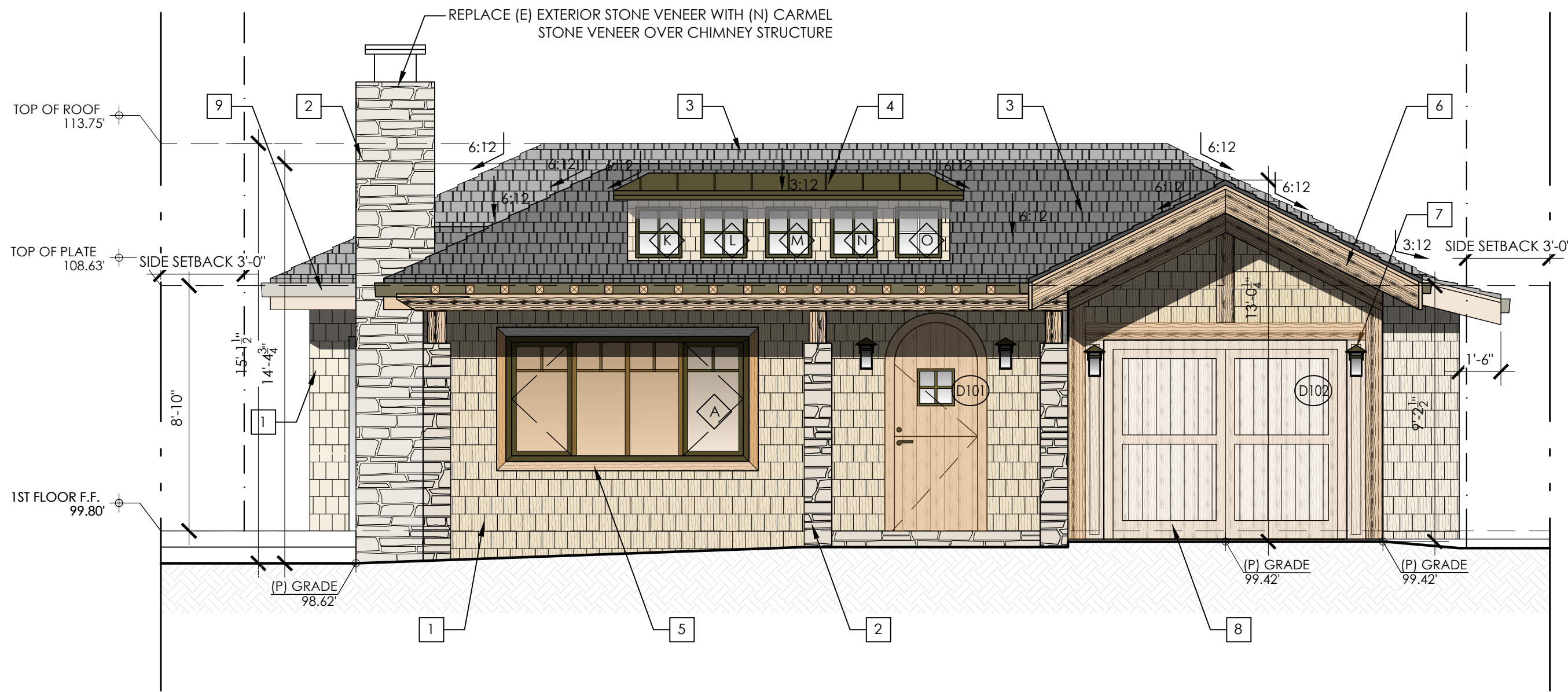


4 DEMOLITION SOUTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

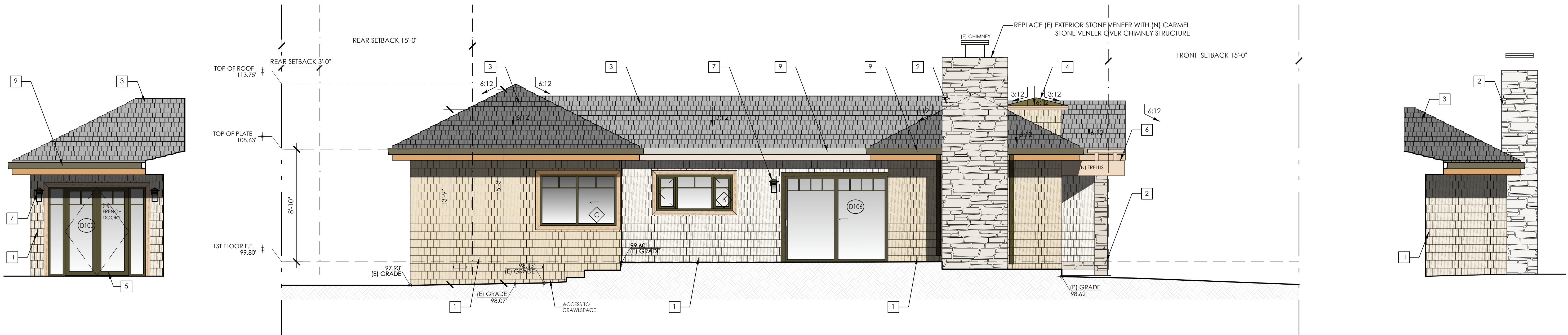
-  EXTERIOR WALL TO BE DEMOLISHED
-  EXTERIOR MATERIAL TO BE REMOVED
-  WINDOW/DOOR TO BE DEMOLISHED



| KEYNOTES |  |
|----------|--|
| 1        | CEDAR SHINGLE SIDING, EASTERN WHITE 1 6" TALL<br>COLOR: SEMI-TRANSPARENT STAIN MP SILVERSTONE                              |
| 2        | LIMESTONE, BUECHEL, MILL CREEK SIENA, FIELD LEDGE - HONEY,<br>REPLACE (E) STONE VENEER WITH (N) OVER (E) CHIMNEY STRUCTURE |
| 3        | SYNTHETIC SLATE TILE ROOF, BRAVA ROOF TILE,<br>COLOR: WASHINGTON   |
| 4        | STANDING SEAM METAL ROOF, WESTERN STATES METAL ROOFING,<br>COLOR: MATTE BURNISHED SLATE                                    |
| 5        | ALUMINUM-CLAD WOOD DOORS AND WINDOWS, MARVIN,<br>COLOR: BRONZE   |
| 6        | PAINTED WOOD TRIM.   |
| 7        | EXTERIOR LIGHT FIXTURE, WALL-MOUNTED SCONCE,<br>HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE                         |
| 8        | WOOD GARAGE DOOR.  |
| 9        | ALUMINUM GUTTERS AND DOWNSPOUTS<br>COLOR: EMINENT BRONZE SW6412  |



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

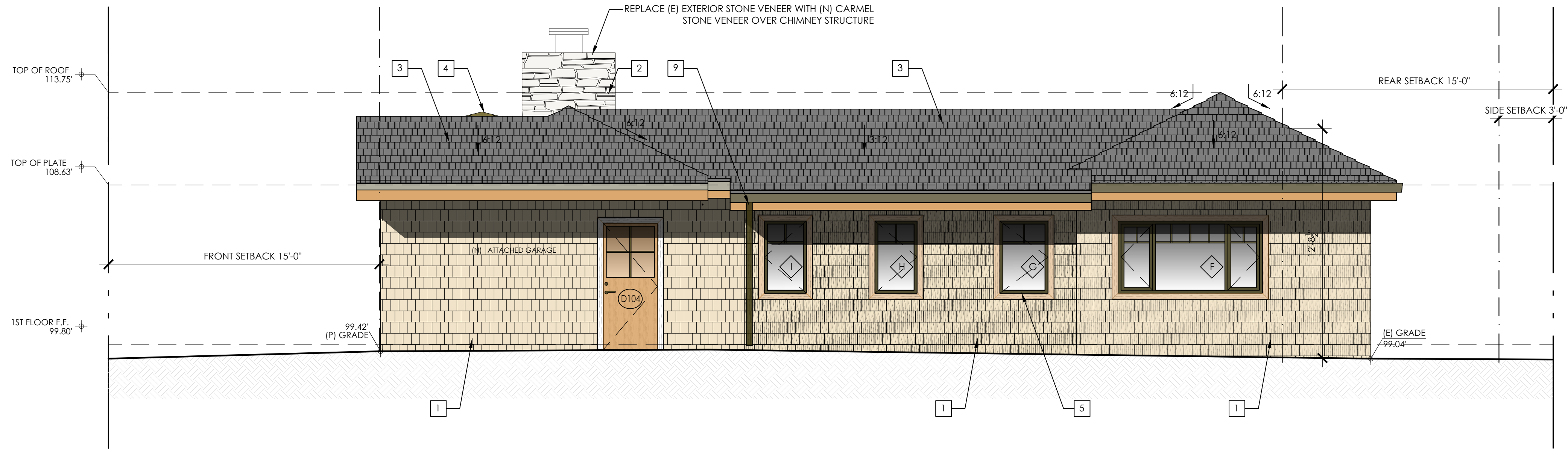


2 PROPOSED PATIO ELEVATION  
SCALE: 1/4" = 1'-0"

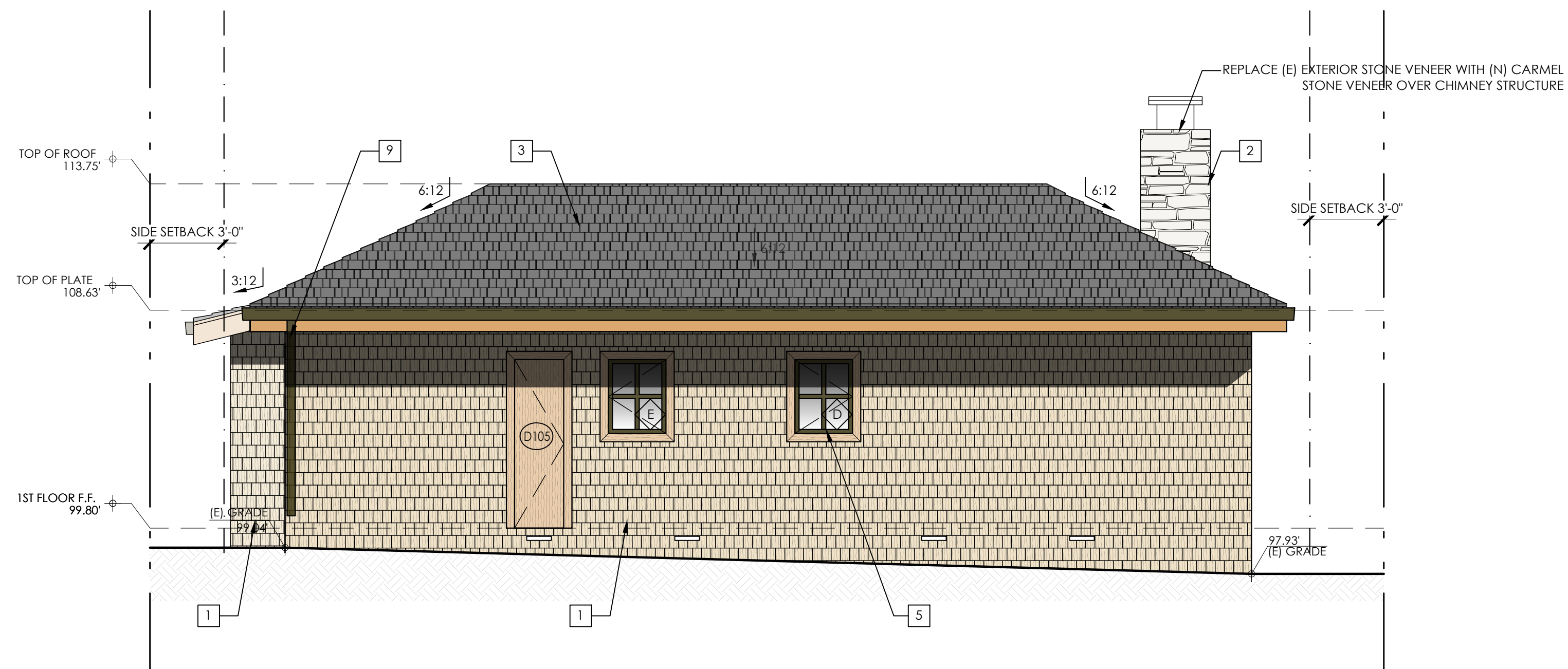
3 PROPOSED SOUTH (SIDE) ELEVATION  
SCALE: 1/4" = 1'-0"

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





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



2 PROPOSED WEST (BACK) ELEVATION  
SCALE: 1/4" = 1'-0"

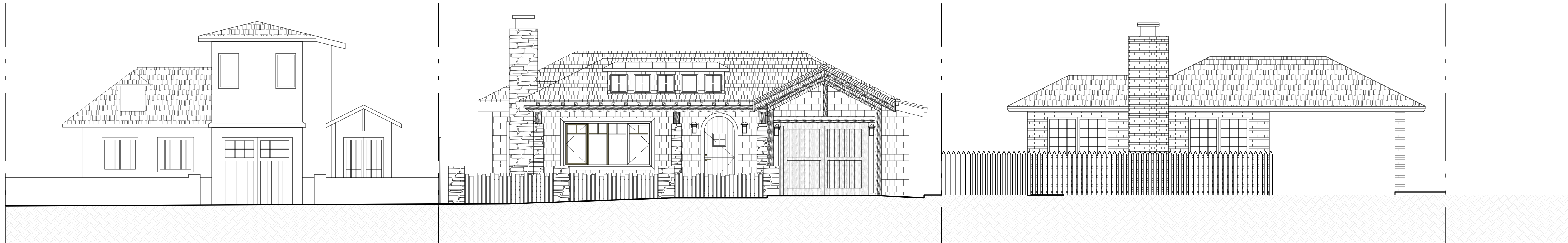
## KEYNOTES

|   |  |
|---|--|
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| 3 | SYNTHETIC SLATE TILE ROOF, BRAVA ROOF TILE,<br>COLOR: WASHINGTON   |
| 4 | STANDING SEAM METAL ROOF, WESTERN STATES METAL ROOFING,<br>COLOR: MATTE BURNISHED SLATE                                    |
| 5 | ALUMINUM-CLAD WOOD DOORS AND WINDOWS, MARVIN,<br>COLOR: BRONZE   |
| 6 | PAINTED WOOD TRIM,   |
| 7 | EXTERIOR LIGHT FIXTURE, WALL-MOUNTED SCONCE,<br>HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE                         |
| 8 | WOOD GARAGE DOOR,  |
| 9 | ALUMINUM GUTTERS AND DOWNSPOUTS<br>COLOR: EMINENT BRONZE SW6412  |





1 EXISTING STREETScape ELEVATION  
SCALE: 3/8" = 1'-0"



2 PROPOSED STREETScape ELEVATION  
SCALE: 3/8" = 1'-0"



| LAYMAN RESIDENCE - DOOR SCHEDULE |                  |  |           |           |       |                                       |
|----------------------------------|------------------|--|-----------|-----------|-------|---------------------------------------|
|                                  |                  |  | DOOR TYPE | THICKNESS | HAND  | H.W. TYPE                             |
| EXTERIOR                         |                  |  |           |           |       |                                       |
|                                  |                  |  |           |           |       |                                       |
|                                  | 101              | 3'-0" X 7'-6"                                      | 1         | 2"        | RH    | ARCHED ENTRY DOOR                     |
|                                  | 102              | 8'-1" X 6'-10"                                     | 10        | 2"        | RH-LH | GARAGE DOOR                           |
|                                  | 103              | 5'-0" X 7'-0" + 2 (1'-4" X 7'-0") SIDE LITE        | 4         | 2"        | RHLH  | FRENCH DOORS                          |
|                                  | 104              | 3'-0" X 7'-0"                                      | 1         | 2"        | LH    | ENTRY DOOR                            |
|                                  | 105              | 2'-0" X 6'-10"                                     | 6         | 2"        | LH    | EXTERIOR CLOSET DOOR                  |
|                                  | 106              | 8'-0" X 6'-8"                                      | 3         | 2"        | RH-LH | EXTERIOR SLIDING DOORS                |
| INTERIOR                         |                  |  |           |           |       |                                       |
|                                  | 107              | 3'-0" X 6'-8"                                      | 9         | 2"        | RH    | BARN DOOR - LAUNDRY                   |
|                                  | 108              | 2'-6" X 6'-8"                                      | 6         | 1 3/4"    | LH    | INTERIOR WOOD DOOR - BEDROOM 3        |
|                                  | 109              | 4'-8" X 6'-8" (DOUBLE)                             | 6         | 1 3/4"    | LHRH  | CLOSET WOOD HINGED DOORS - BEDROOM 3  |
|                                  | 110              | 2'-6" X 6'-8"                                      | 6         | 1 3/4"    | LH    | INTERIOR WOOD DOOR - BATH 1           |
|                                  | 111              | 2'-8" X 6'-8"                                      | 6         | 1 3/4"    | RH    | INTERIOR WOOD DOOR - BEDROOM 1        |
|                                  | 112              | 3'-0" X 7'-0"                                      | 6         | 1 3/4"    | LH    | INTERIOR WOOD DOOR - GARAGE           |
|                                  | 113              | 2'-8" X 7'-0"                                      | 6         | 1 3/4"    | LH    | INTERIOR WOOD DOOR - BATH 2           |
|                                  | 114              | 2'-6" X 7'-0"                                      | 6         | 1 3/4"    | LH    | INTERIOR WOOD DOOR - W.I.C.           |
|                                  | 115              | 2'-8" X 7'-0"                                      | 6         | 1 3/4"    | RH    | INTERIOR WOOD DOOR - BEDROOM 2        |
|                                  | 116              | 6'-0" X 6'-8" (DOUBLE)                             | 6         | 1 3/4"    | LHRH  | CLOSET WOOD SLIDING DOORS - BEDROOM 2 |
|                                  |                  |  |           |           |       |                                       |
|                                  | DOOR TYPE LEGEND |  |           |           |       | HARDWARE TYPE LEGEND                  |
|                                  | TYPE 1           | ENTRY DOOR. 1/2 LITE WOOD WOOD                     |           |           |       | TYPE 1: --.                           |
|                                  | TYPE 2           | ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD               |           |           |       |                                       |
|                                  | TYPE 3           | EXTERIOR SLIDING DOORS.WOOD.                       |           |           |       | TYPE 2: --.                           |
|                                  | TYPE 4           | FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD. |           |           |       | TYPE 3: --.                           |
|                                  | TYPE 5           | FRENCH DOORS. FULL LITE GLASS. WOOD.               |           |           |       |                                       |
|                                  | TYPE 6           | INTERIOR HINGED MDF DOOR, PRIMED                   |           |           |       |                                       |
|                                  | TYPE 7           | POCKET DOOR, MDF, PRIMED                           |           |           |       |                                       |
|                                  | TYPE 8           | GLASS INTERIOR DOOR                                |           |           |       |                                       |
|                                  | TYPE 9           | INTERIOR BARN DOOR                                 |           |           |       |                                       |
|                                  | TYPE 10          | GARAGE DOOR  |           |           |       |                                       |
|                                  | TYPE 11          | INTERIOR SLIDING DOORS                             |           |           |       |                                       |
|                                  |                  |  |           |           |       | ADDITIONAL NOTES:                     |

1

PROPOSED DOOR SCHEDULE

N.T.S.

| LAYMAN RESIDENCE - WINDOW SCHEDULE |               |                       |      |                    |                 |                          |
|------------------------------------|---------------|-----------------------|------|--------------------|-----------------|--------------------------|
| REVISION                           | TYPE / LETTER | SIZE [WIDTH x HEIGHT] | R.O. | MATERIAL           | TYPE            | NUMBERED NOTES / REMARKS |
|                                    |               |                       |      |                    |                 |                          |
|                                    |               |                       |      |                    |                 |                          |
|                                    | A             | 8'-9" x 4'-6"         |      | ALUMINUM-CLAD WOOD | CSMT/FIXED/CSMT | DUAL GLAZED              |
|                                    | B             | 6'-0" x 2'-10"        |      | ALUMINUM-CLAD WOOD | CSMT/FIXED/CSMT | DUAL GLAZED              |
|                                    | C             | 6'-0" x 4'-0"         |      | ALUMINUM-CLAD WOOD | SLIDING         | DUAL GLAZED              |
|                                    | D             | 2'-4" x 3'-0"         |      | ALUMINUM-CLAD WOOD | CSMT            | DUAL GLAZED              |
|                                    | E             | 2'-4" x 3'-0"         |      | ALUMINUM-CLAD WOOD | CSMT            | DUAL GLAZED              |
|                                    | F             | 8'-0" x 4'-0"         |      | ALUMINUM-CLAD WOOD | CSMT/FIXED/CSMT | DUAL GLAZED              |
|                                    | G             | 2'-8" x 4'-0"         |      | ALUMINUM-CLAD WOOD | CSMT            | DUAL GLAZED              |
|                                    | H             | 2'-4" x 4'-0"         |      | ALUMINUM-CLAD WOOD | CSMT            | DUAL GLAZED              |
|                                    | I             | 2'-4" x 4'-0"         |      | ALUMINUM-CLAD WOOD | CSMT            | DUAL GLAZED              |
|                                    | J             | NOT USED              |      | ALUMINUM-CLAD WOOD |                 |                          |
|                                    | K             | 1'-8" x 1'-10"        |      | ALUMINUM-CLAD WOOD | FIXED           | DUAL GLAZED - DORMER     |
|                                    | L             | 1'-8" x 1'-10"        |      | ALUMINUM-CLAD WOOD | FIXED           | DUAL GLAZED - DORMER     |
|                                    | M             | 1'-8" x 1'-10"        |      | ALUMINUM-CLAD WOOD | FIXED           | DUAL GLAZED - DORMER     |
|                                    | N             | 1'-8" x 1'-10"        |      | ALUMINUM-CLAD WOOD | FIXED           | DUAL GLAZED - DORMER     |
|                                    | O             | 1'-8" x 1'-10"        |      | ALUMINUM-CLAD WOOD | FIXED           | DUAL GLAZED - DORMER     |

2

PROPOSED WINDOW SCHEDULE

N.T.S.





1 Limestone  
BUECHEL, MILL CREEK SIENA - FIELDLEDGE - HONEY,  
EXTERIOR VENEER FOR EXISTING FIREPLACE AND NEW STONE FENCE COLUMNS



2 CEDAR SIDING  
MP SILVERSTONE



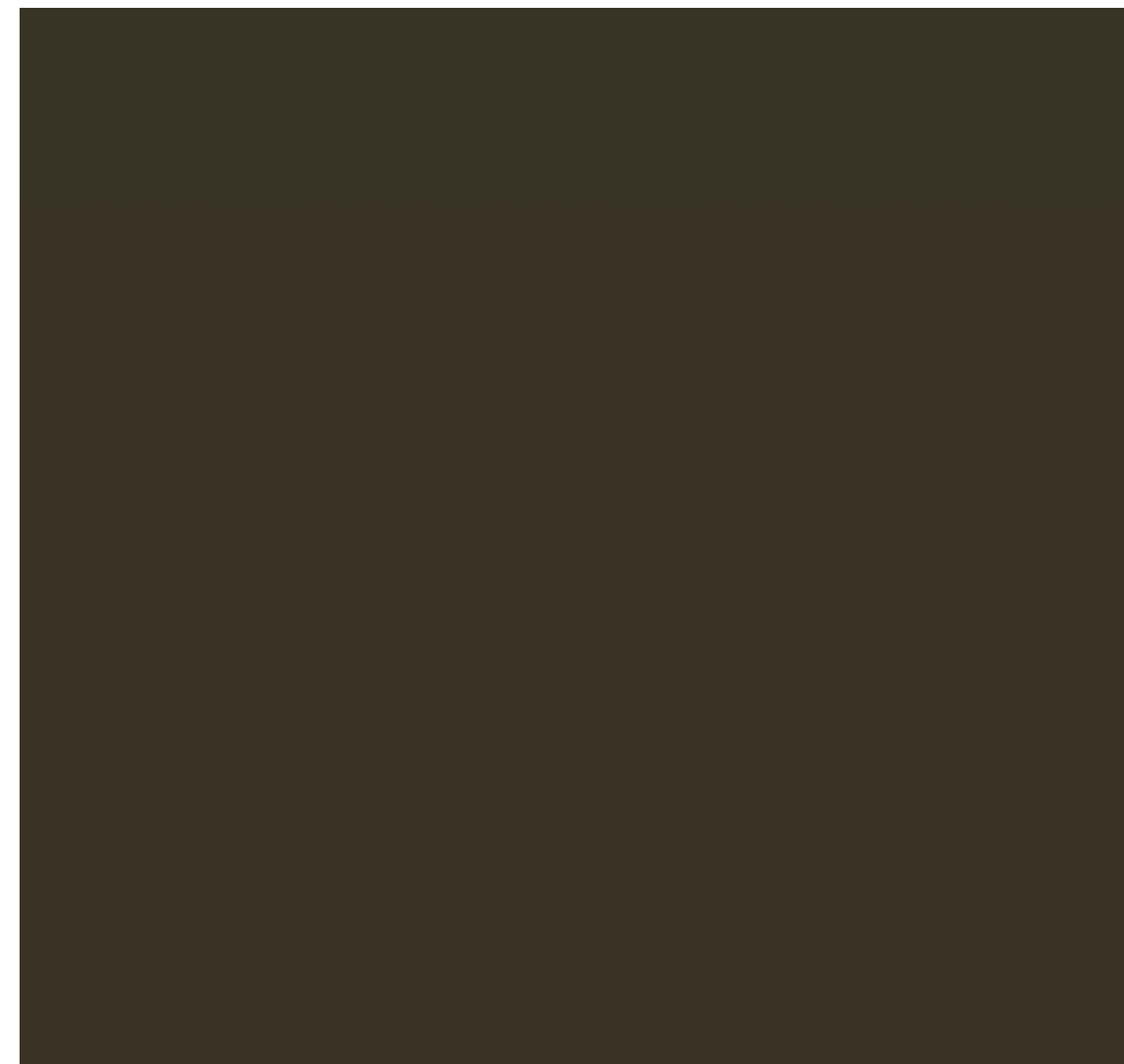
3 SYNTHETIC SLATE TILE ROOF  
BRAVA ROOF TILE, COLOR WASHINGTON



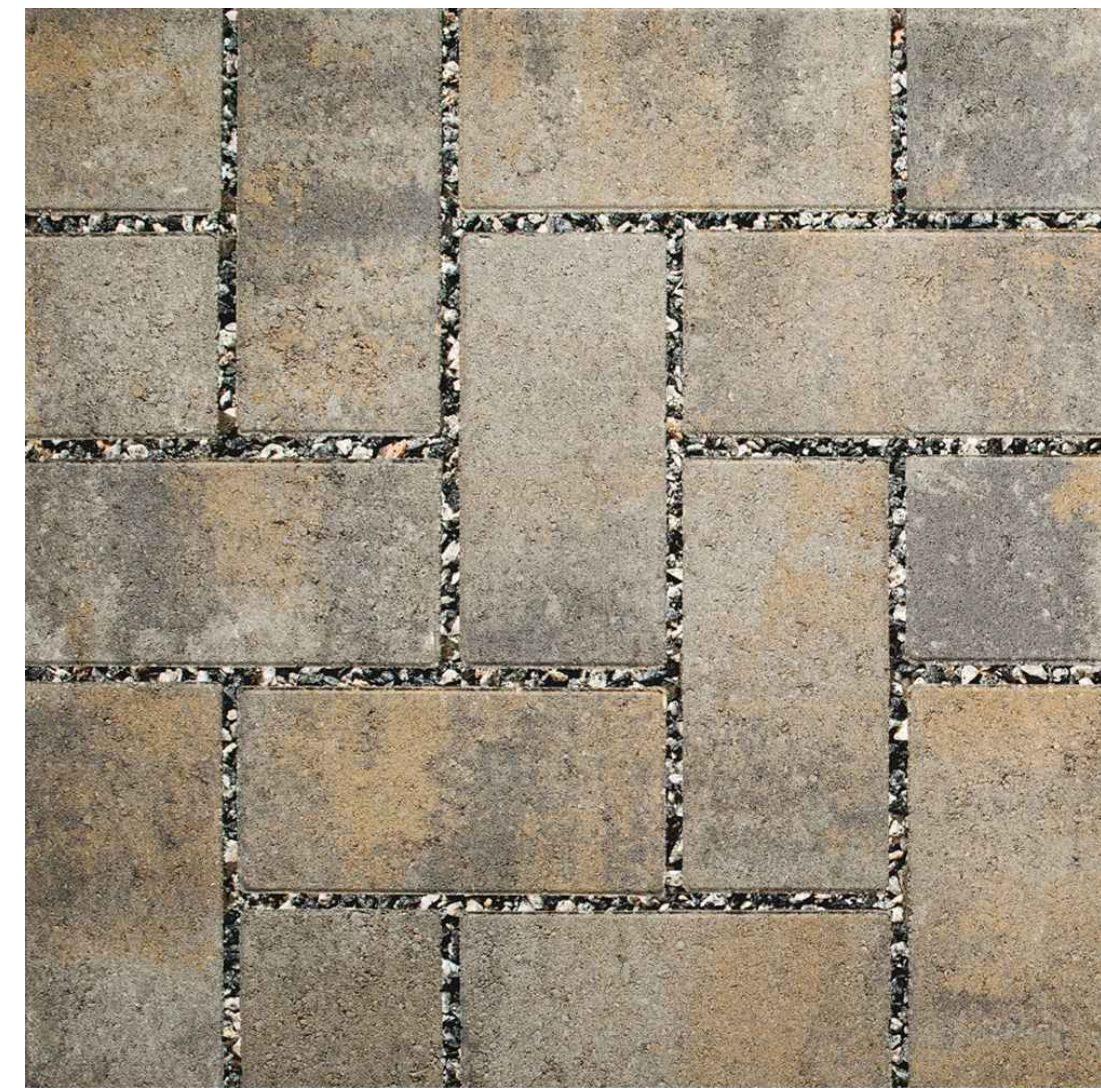
4 LIGHTING FIXTURE  
HINKLEY - ESTATE SERIES HARBOR LED  
14"ANCHOR BRONZE OUTDOOR WALL MOUNT



5 DOORS AND WINDOWS  
ENERGY-EFFICIENT SIMULATED DIVIDED LITE WINDOWS



6 METAL ROOF  
BURNISHED SLATE



7 DRIVEWAY CONCRETE PAVERS  
BELGARD AQUALINE SERIES COLOR VICTORIAN





1 SOUTHEAST VIEW



2 NORTHEAST VIEW



3 NORTHWEST VIEW



4 SOUTHWEST VIEW



5 FRONT VIEW



6 TOP VIEW

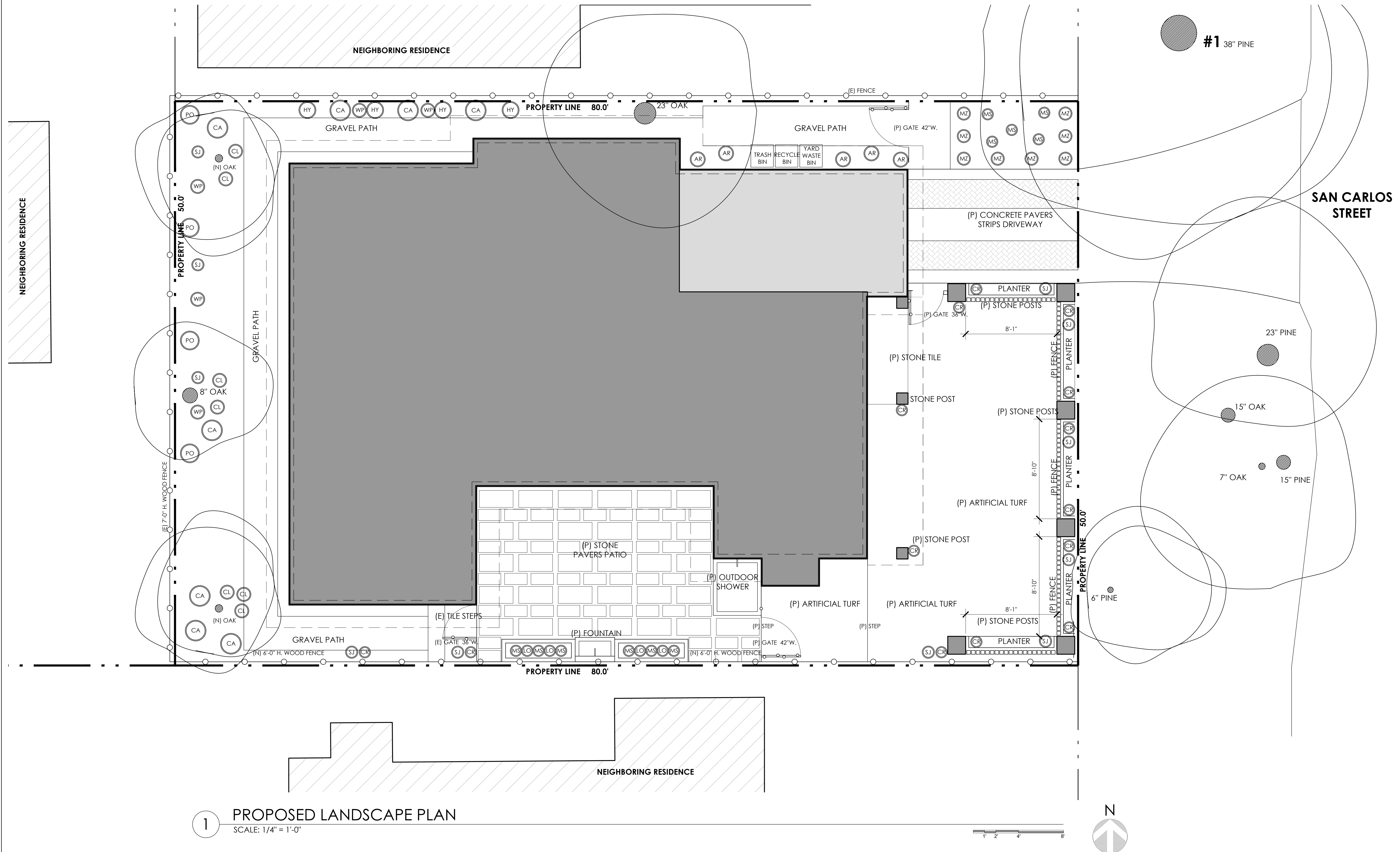


1. ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE. IRRIGATION SYSTEM WILL HAVE 4 STATIONS.
2. WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

1. ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
2. ALL PLANTS WILL HAVE CUSTOM DRIP IRRIGATION.
3. ALL PLANTS EITHER CA NATIVE OR DROUGHT TOLERANT.
4. TOP DRESSING OF SMALL REDWOOD BARK IS RECOMMENDED.

|           |    |  |
|-----------|----|--|
| <b>MZ</b> | 1. | MANZANILLA EMERALD CARPET - x 7,1 GALLON     |
| <b>LO</b> | 2. | LOMANDRA BREEZE x 4,5 GALLON                 |
| <b>MS</b> | 3. | SALVIA LEUCANTHA "MEXIGAN SAGE" x 4,5 GALLON |
| <b>WP</b> | 4. | LINGUSTRUM "WAXLEAF PRIVET" x 8,15 GALLON    |
| <b>AR</b> | 5. | ARMERIA "SEA THRIFT" x 13,1 GALLON           |

- |    |    |  |
|----|----|--|
| CA | 6. | CAMPANULA PORSCH - x 14,1 GALLON         |
| HY | 7. | HYDRANGEA "BLUSHING BRIDE" x 12,5 GALLON |
| SJ | 8. | STAR JASMINE x 6,5 GALLON                |
| CR | 9. | CLIMBING ROSE                            |



**LAYMAN RESIDENCE**  
SAN CARLOS STREET 5 S/W 13TH AVENUE  
CARMEL-BY-THE-SEA, CALIFORNIA 93921

## PROPOSED LANDSCAPE PLAN

/21/2023

$$/4'' = 1'-0''$$

1