



CONCEPT PLAN 3.2

NUTE RESIDENCE

0 NW FOURTH & CARPENTER, CARMEL-BY-THE-SEA

Map Legend:

Basis of Bearings: The bearing of North as shown on the Map of Carmel City (1-C&T-52) and as found monumented in Block 41 is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.
Site Benchmark: Center of storm drain manhole lid (point # 7109) in 4th Avenue as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend

- A.G.S. - above ground surface
- A.S.O. - as shown on
- AP - angle point
- BC - brass cap or begin curve
- BFP - backflow preventer
- B.G.S. - below ground surface
- BOC - back of curb
- COR - corner
- CP - control point
- CTL - CONTROL
- DOC - document
- ENG/ENGR - engineer
- FD/FND - found
- F.T.C. - from true corner
- I.P. - iron pipe
- L&T - lead & tag
- LS - land surveyor
- M-T - MAG NAIL & tag
- MAG - MAG NAIL
- MKD - marked
- MON - monument
- N.T. - nail & tag
- N.R.F. - no reference found
- N.S.F. - not searched for
- O.R. - Official Records, Monterey County
- O.U. - origin unknown
- POL - point on line
- RCE - registered civil engineer
- ROW - right of way
- S.F.N.F. - searched for, not found
- SPK - spike
- STA - station/control point
- TBM - temporary benchmark

Topography Legend

- AC - asphalt concrete
- AD - area drain
- AL - area light
- BLD/BLDG - building
- BDR(S) - boulder(s)
- BOC - back of curb
- BRK - brick
- BTM/BOT - bottom
- BW - back of sidewalk
- CF - curb face
- CHIM - chimney
- CL - centerline
- CLM - column
- CONC - concrete
- D - dirt
- DG - decomposed granite
- DK - deck
- DW - driveway
- EA - exposed aggregate concrete
- ENCL - enclosure

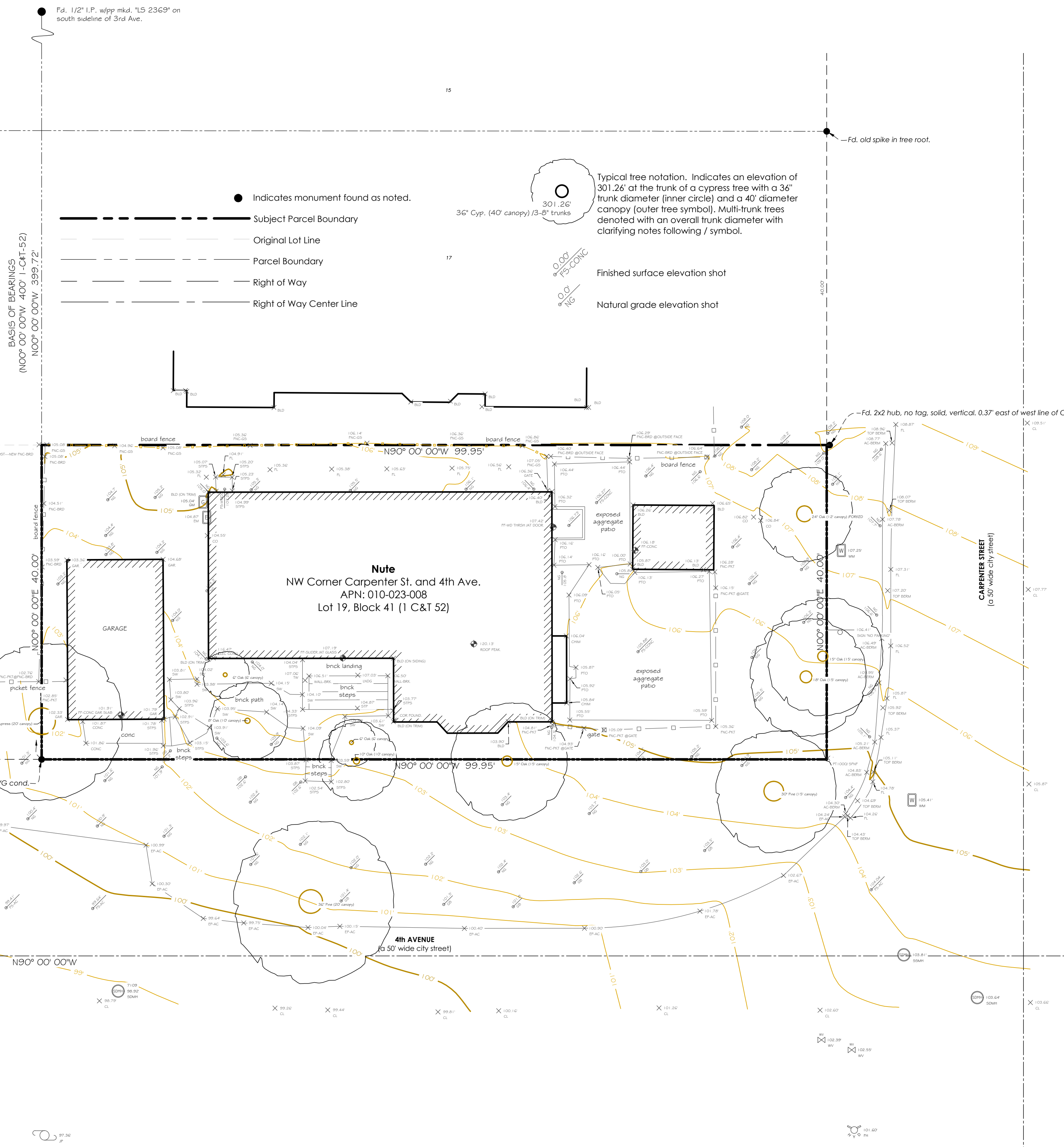
Utility Legend

- EP - edge of paving
- FF - finished floor
- FF-THRESH - finished floor threshold
- FH - fire hydrant
- FL - flow line
- FL-NG - flow line natural grade
- FNC - fence
- FNC-BRD - board fence
- FNC-BW - barbed wire fence
- FNC-CL - chain-link fence
- FNC-GS - grapestake fence
- FNC-HW - hogwire fence
- FNC-I - iron fence
- FNC-LAT - lattice fence
- FNC-PR - post & rail fence
- FNC-WD - wood fence
- FNC-WI - wrought iron fence
- FNC-WR - wire fence
- FOB - face of building
- FOW - face of wall
- FS - finished surface
- FTG - footing
- FW - front of sidewalk
- GA - garage
- GB - grade break
- GUT - edge of gutter
- GUYA - guy anchor
- GUYP - guy pole
- GVL - gravel
- HC - handicap
- HGD - hedge
- HRAIL - hand rail
- INT - intersection
- LNDG - landing
- LIP - edge of conc gutter
- MB - mailbox
- MTL - metal
- NG - natural grade
- P - pool
- PLTR - planter
- PTO - patio
- PVR - paver
- RD - road
- RDG - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TOE - toe of slope
- TW/TOW - top of wall
- WALL-AB - Alien Block wall

WALL Legend

- WALL-CMU - concrete masonry unit wall
- WALL-CRML - Carmel stone wall
- WALL-DSTN - dry stack stone wall
- WALL-RR - rrie wall
- WALL-STC - stucco wall
- WLK - sidewalk
- VLT-GTE - GTE vault
- VLT-PB - PacBell vault
- VLT-PGE - PG&E vault
- VLT-TELCOM - telecommunications vault
- VLT-? - unmarked vault
- VLT-VRZ - Verizon vault
- WD-wood
- WL - water line
- WM - water meter
- WV - water valve

- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.



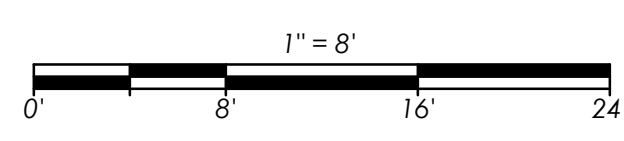
Topographic Survey

NW Corner Carpenter St. and 4th Ave., APN: 010-023-008
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

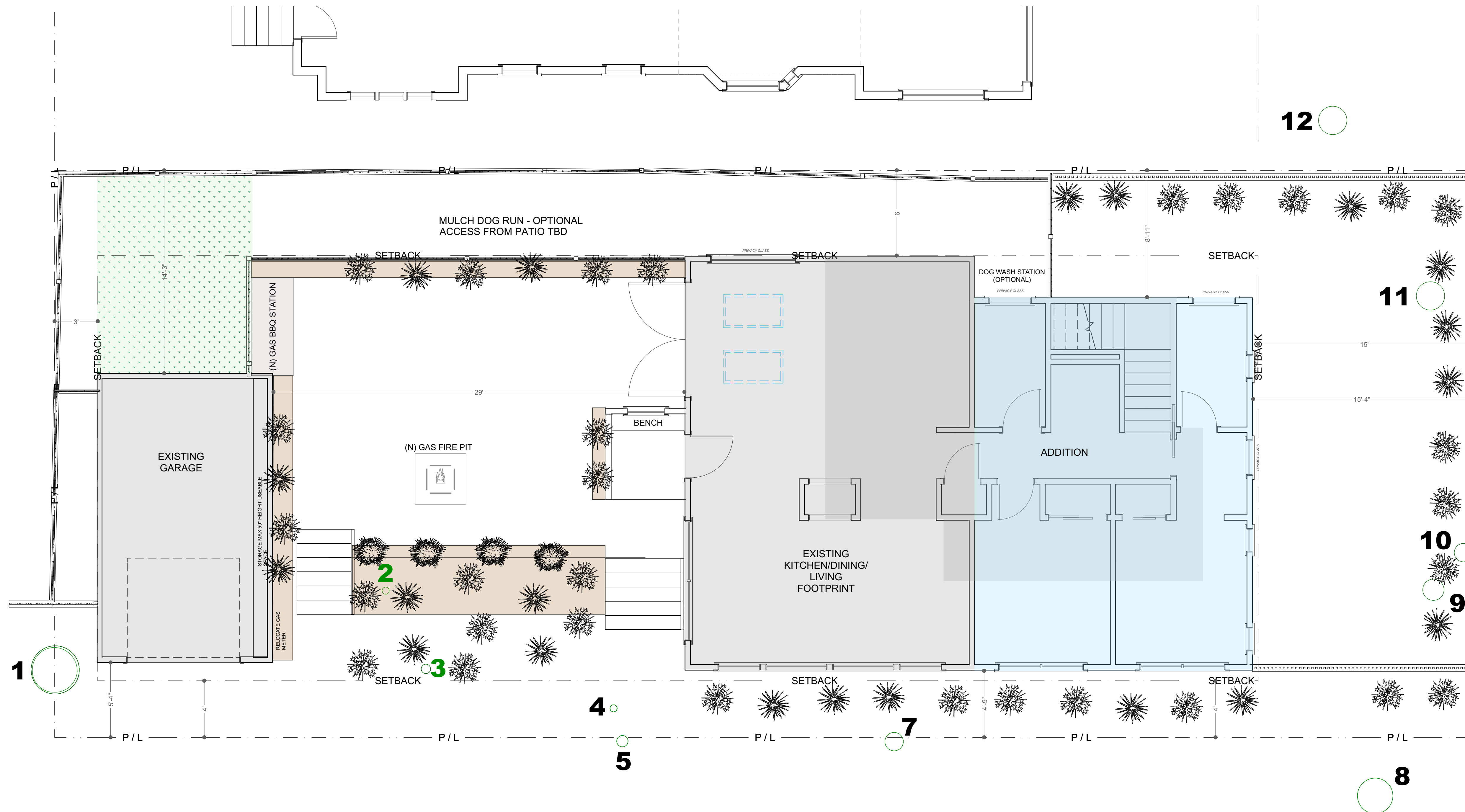
Prepared For: Torrie and Antonette Nute, Requested By: Lewis Builders

February 2022

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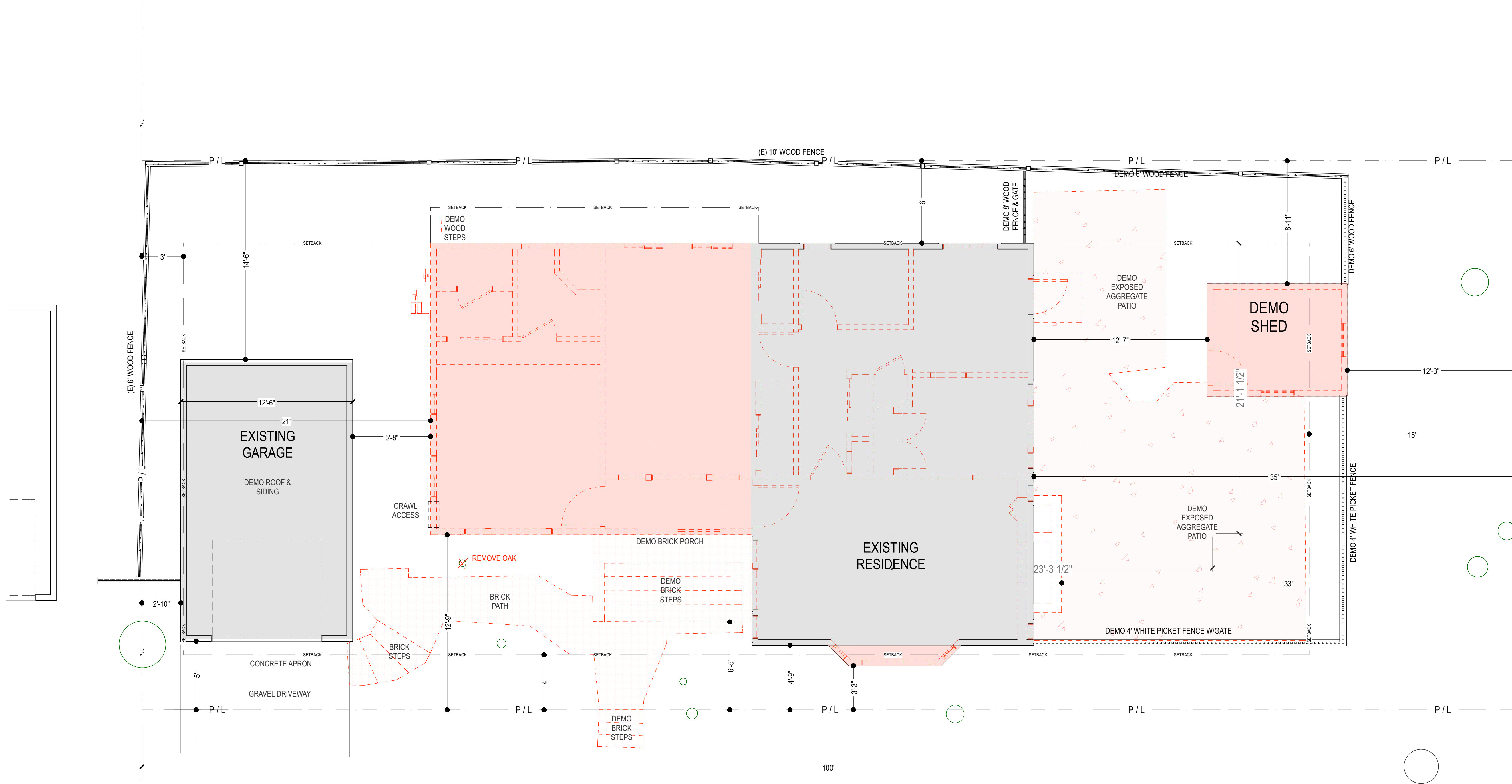
C-1 CONCEPT 3.2 PROPOSED SITE PLAN



CONCEPT 3.2 SITE PLAN & GENERAL INFORMATION

- VERSION 3.2 HAS THE SAME BEDROOM COUNT, BATHROOM COUNT AND AMENITIES AS PREVIOUS CONCEPTS
- ALL ADDITION FOOTAGE IS TO THE FAR EAST OF THE LOT
- SECOND STORY ADDITION CONCEPT IS INSIDE CURRENT FLAGGING APPROVED BY NEIGHBOR
- GARAGE TO BE REBUILT AT EXISTING LOCATION, REDUCE WIDTH USING INFILL STORAGE UNDER 59" HIGH TO MEET LOT SF LIMIT OF 1800 SF
- RE-USE AND INFILL EXISTING WESTERN FOUNDATION WALLS TO CREATE A WALK OUT PATIO SPACE FROM DINING ROOM
- NEW COVERED ENTRY PORCH IS AT THE SAME LOCATION AS EXISTING ENTRY
- FIREPLACE PROVIDES STRUCTURAL SUPPORT FOR SECOND STORY
- KITCHEN AND DINING ROOM ARE ROTATED TO ACCOMODATE FIREPLACE LOCATION AND ACCESS TO REAR PATIO
- SITE COVERAGE TO BE DETERMINED.
- OPTION TO GABLE VAULT THE LIVING ROOM AND PRIMARY SUITE, INCLUDES TRANSOM WINDOWS
- OPTION TO SHED VAULT THE DINING ROOM CEILING (KITCHEN HAS FLAT CEILING)
- OPTIONAL SKYLIGHT IN DINING ROOM, PER PLANNING APPROVAL
- OPTIONAL DOG RUN WITH MULCH AND TURF ALONG NORTH PROPERTY LINE

C-2 CONCEPT 3.2 EXISTING/DEMO SITE PLAN



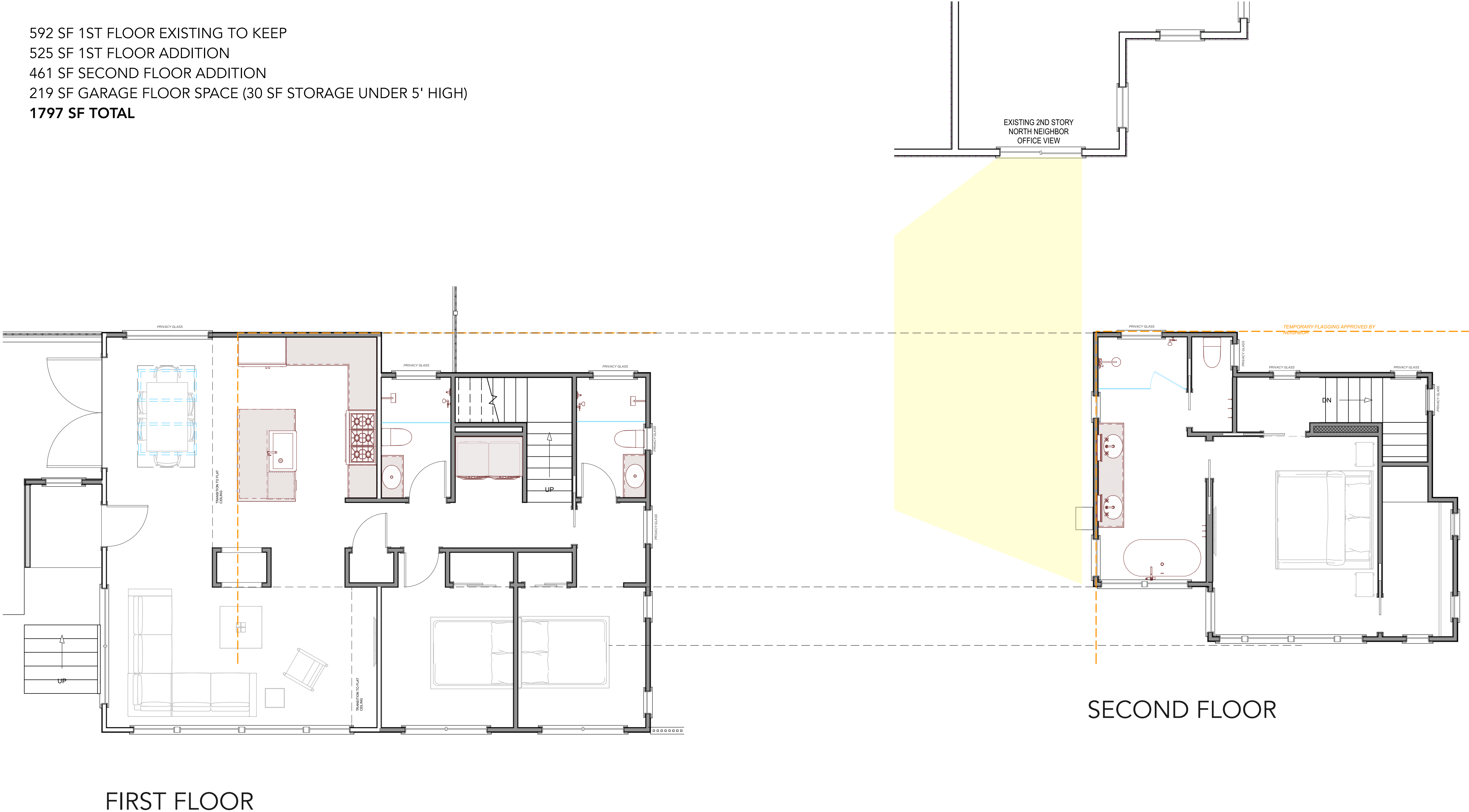
RETAIN ALL FOUNDATION STEM WALLS OF WEST WING OF RESIDENCE. RETAIN FOUNDATION, FLOOR AND WALLS OF EAST WING OF RESIDENCE.

C-3 CONCEPT 3.2 PROPOSED FLOOR PLAN

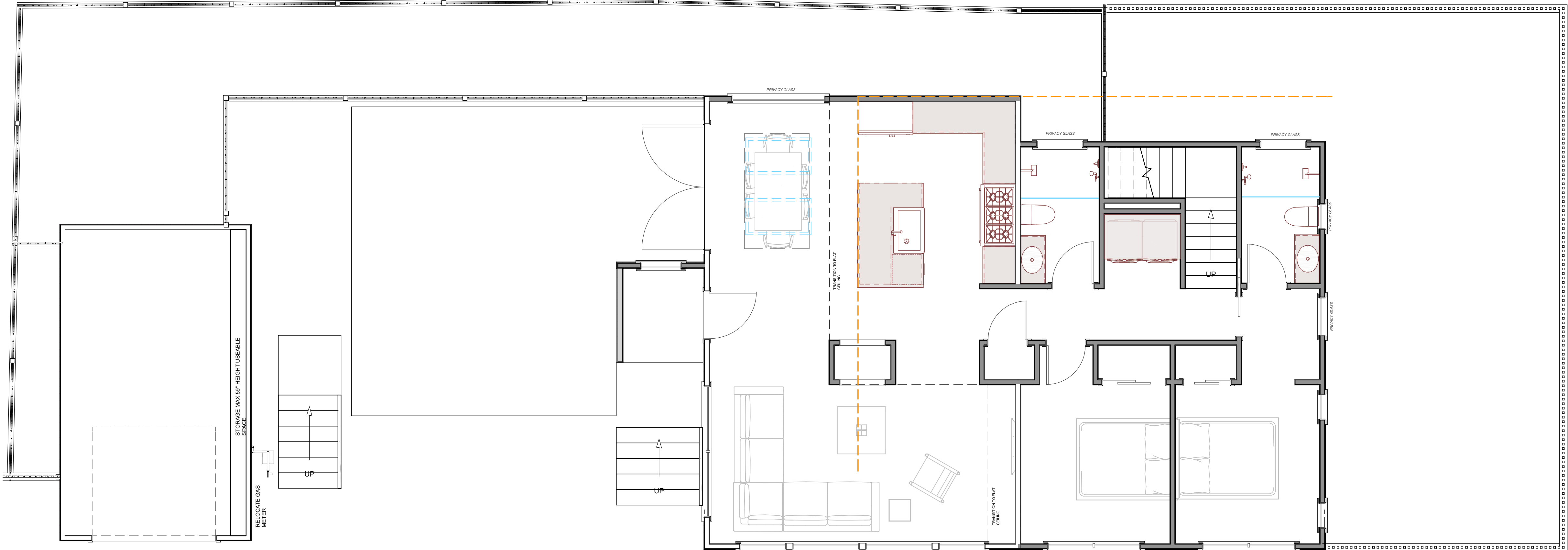
SUMMARY OF CONCEPT 3.2

- TV / ENTERTAINMENT IS ON EAST WALL OF LIVING ROOM
- PRIMARY BED LOCATED EAST OF PRIMARY BATHROOM, FACING WEST
- PRIMARY CLOSET AND STAIRWELL REDUCE ROAD NOISE FROM CARPENTER
- OPTIONAL FULL WALL STORAGE W/ CHARGING & COFFEE BAR AT TOP OF STAIRS
- POCKET DOOR INTO PRIMARY SUITE
- POCKET DOOR INTO PRIMARY BATH & WATER CLOSET

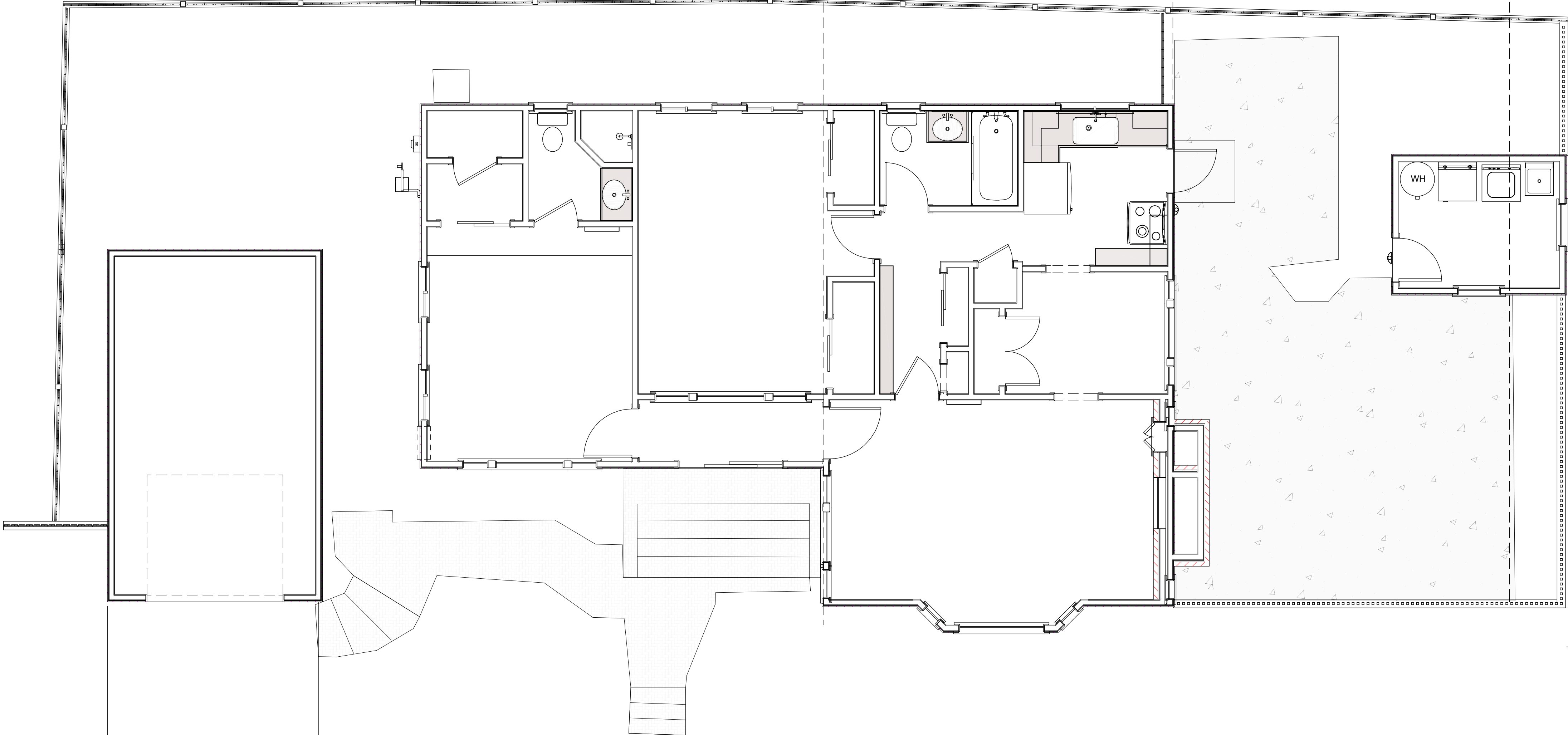
592 SF 1ST FLOOR EXISTING TO KEEP
525 SF 1ST FLOOR ADDITION
461 SF SECOND FLOOR ADDITION
219 SF GARAGE FLOOR SPACE (30 SF STORAGE UNDER 5' HIGH)
1797 SF TOTAL



C-4 CONCEPT 3.2 EXISTING VS PROPOSED FIRST FLOOR



PROPOSED



EXISTING

C-5 CONCEPT 3.2 SOUTH ELEVATIONS (4TH STREET)



PROPOSED

EXISTING

C-6 CONCEPT 3.2 WEST ELEVATIONS (CARPENTER)

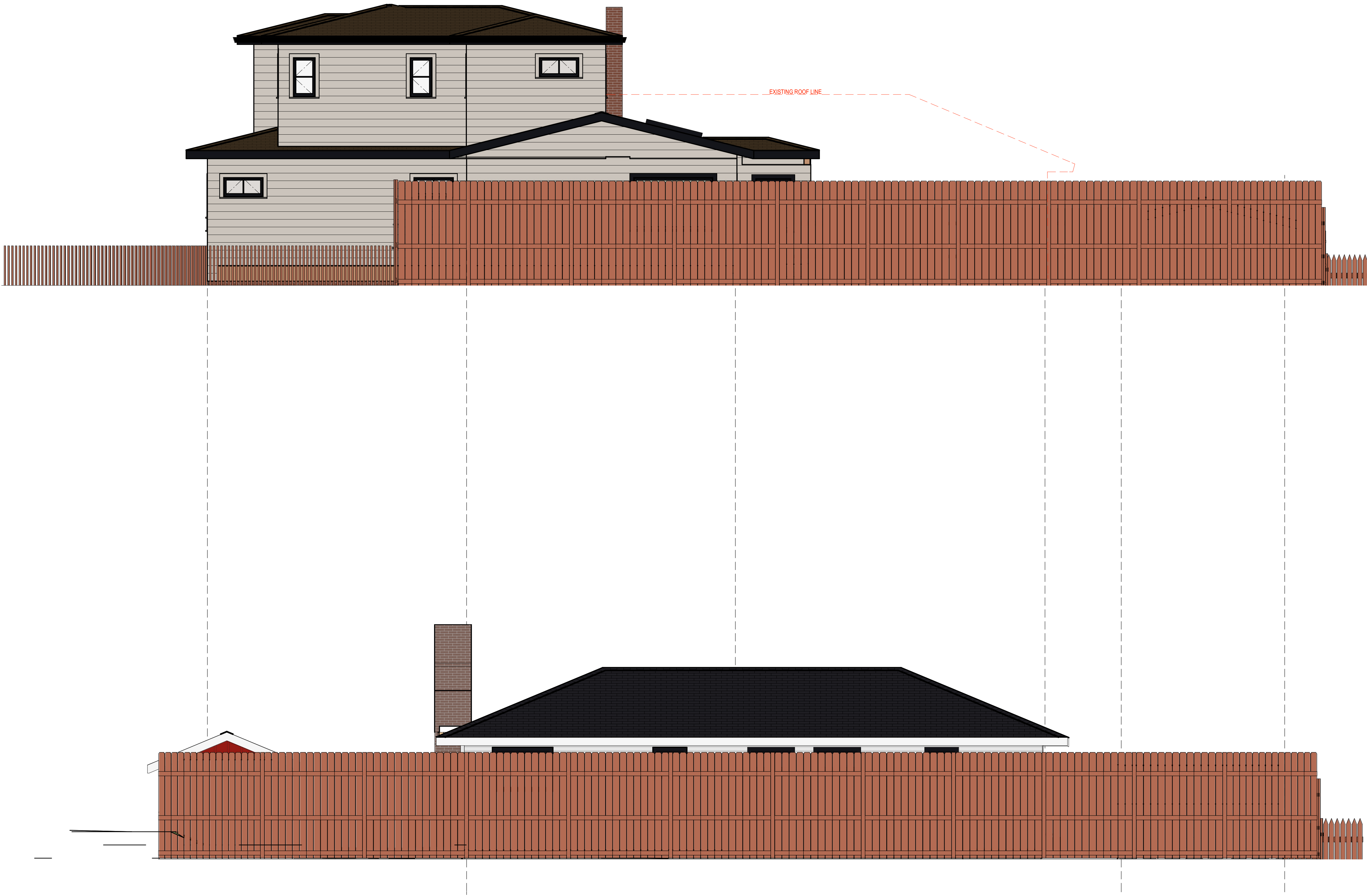


PROPOSED



EXISTING

C-7 CONCEPT 3.2 NORTH ELEVATIONS (NEIGHBOR)

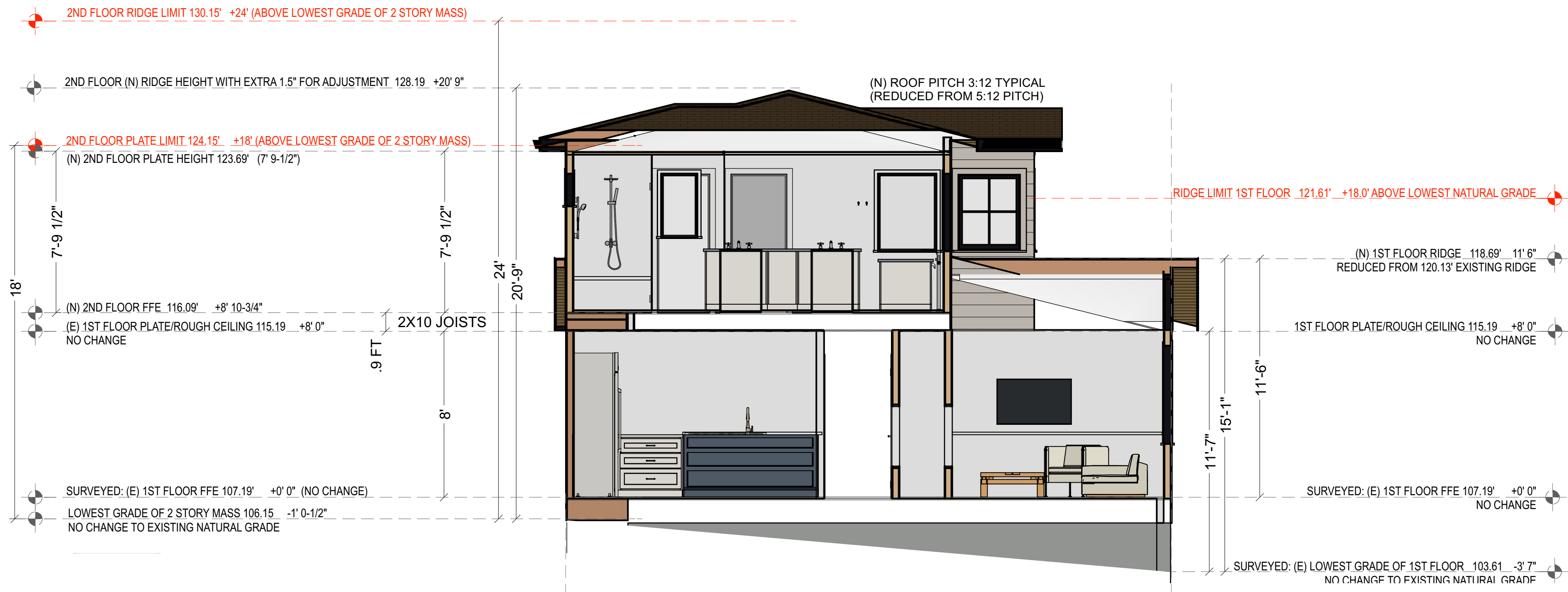


PROPOSED

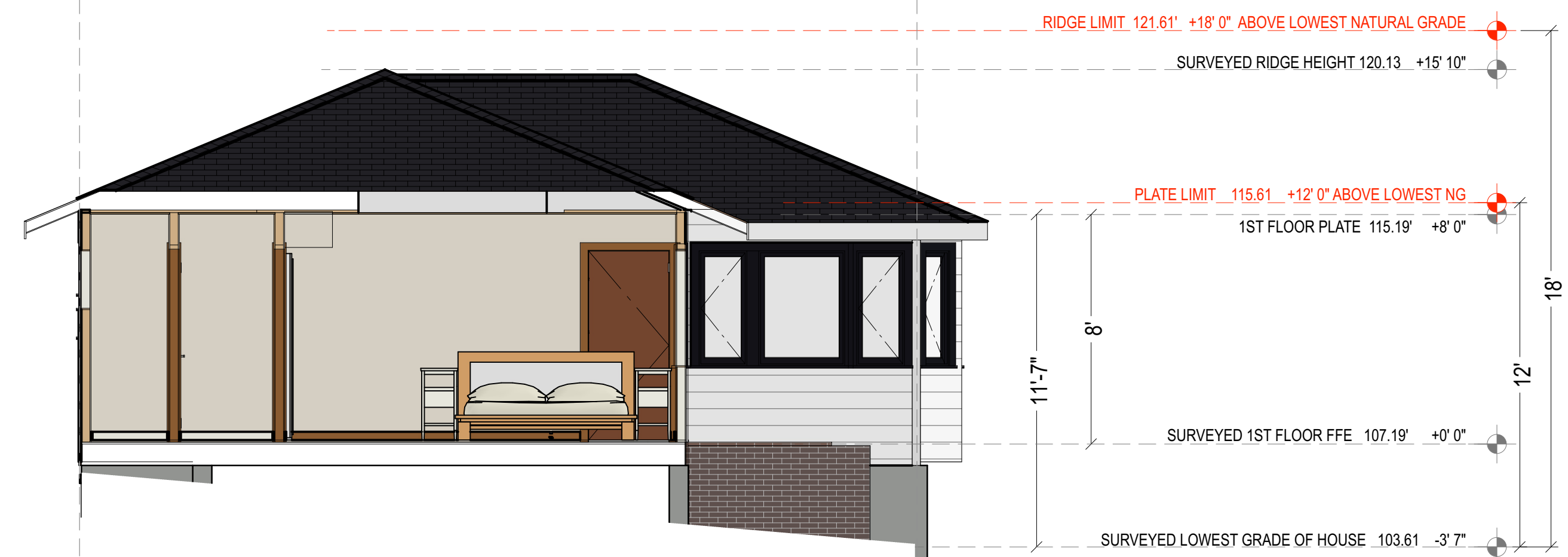
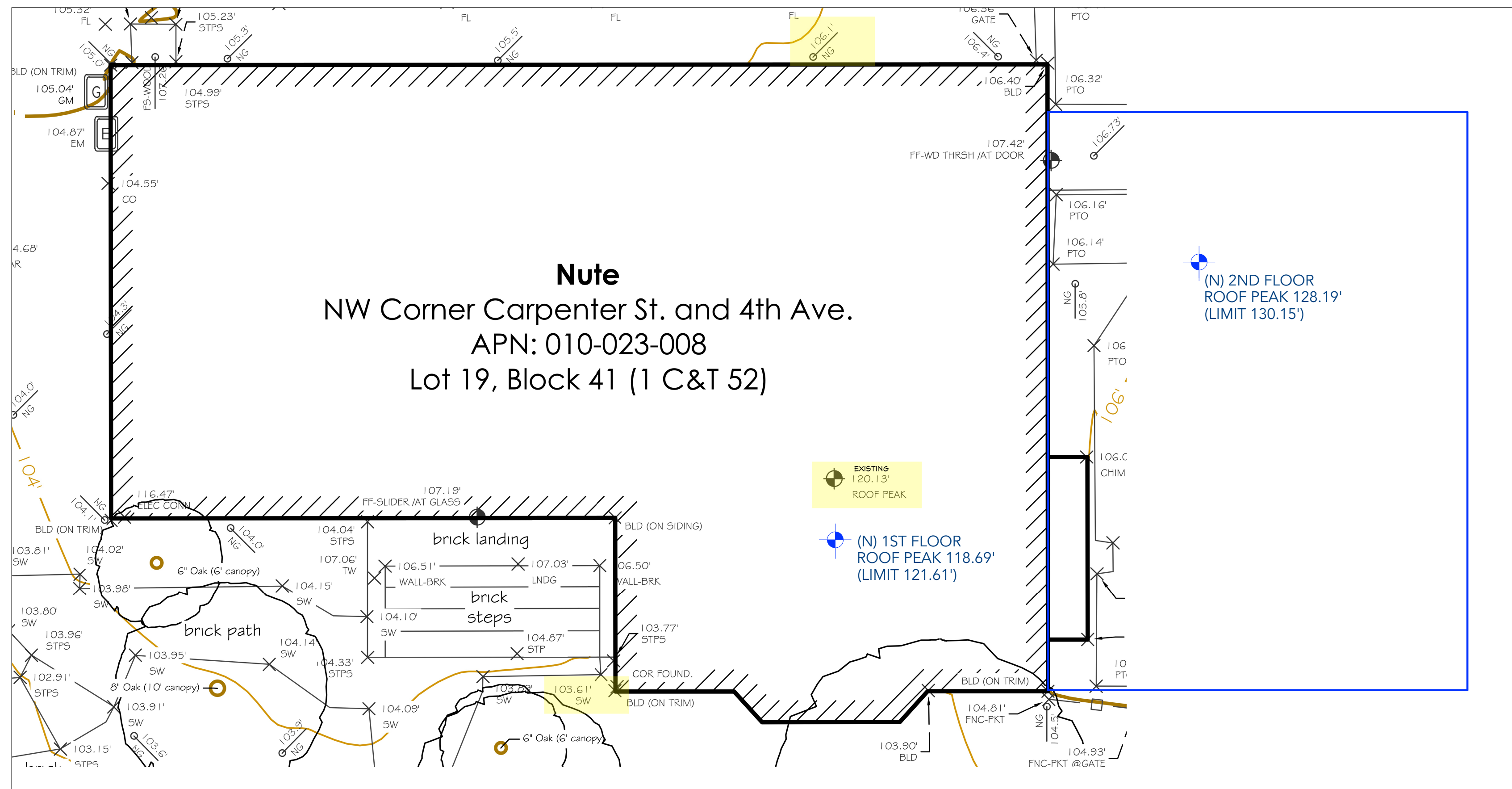
EXISTING

C-8 CONCEPT 3.2 STORY POLE SECTIONS

proposed	absolute elev	delta decimal feet	delta ft inch	
(E) 1ST FL lowest natural grade	103.61	-3.58	negative 3 feet 7 inch	surveyed
(E) 1ST FFE	107.19	0		surveyed
(E) 1ST plate	115.19	8.0		
1st fl plate limit	115.61	8.42	12' above lowest natural grade	
(e) 1st fl ridge	120.13	12.94		surveyed
(N) 1ST fl ridge	118.69	11.5	11 feet 6 inch	lowered by 1.44' or 17.25"
1st fl ridge limit	121.61	14.42	18' above lowest natural grade	
2ND FL LOWEST NATURAL GRADE	106.15	1.04	1 ft 0.5 inch	
(N) 2nd FL FFE (w/ 2x10 joists)	116.09	0.9	0.9' = 11" = 2x10 (9.25") + 3/4" subfloor + 1" tile max	
2nd fl PLATE	123.88	7.79	7 feet 9.5 inch = 7.79'	
2ND PLATE LIMIT	124.15	8.06	18' above 2 story mass lowest natural grade	
(N) 2ND fl ridge	124.36			
2ND RIDGE LIMIT	127.61	11.52	24' above 2 story mass lowest natural grade	



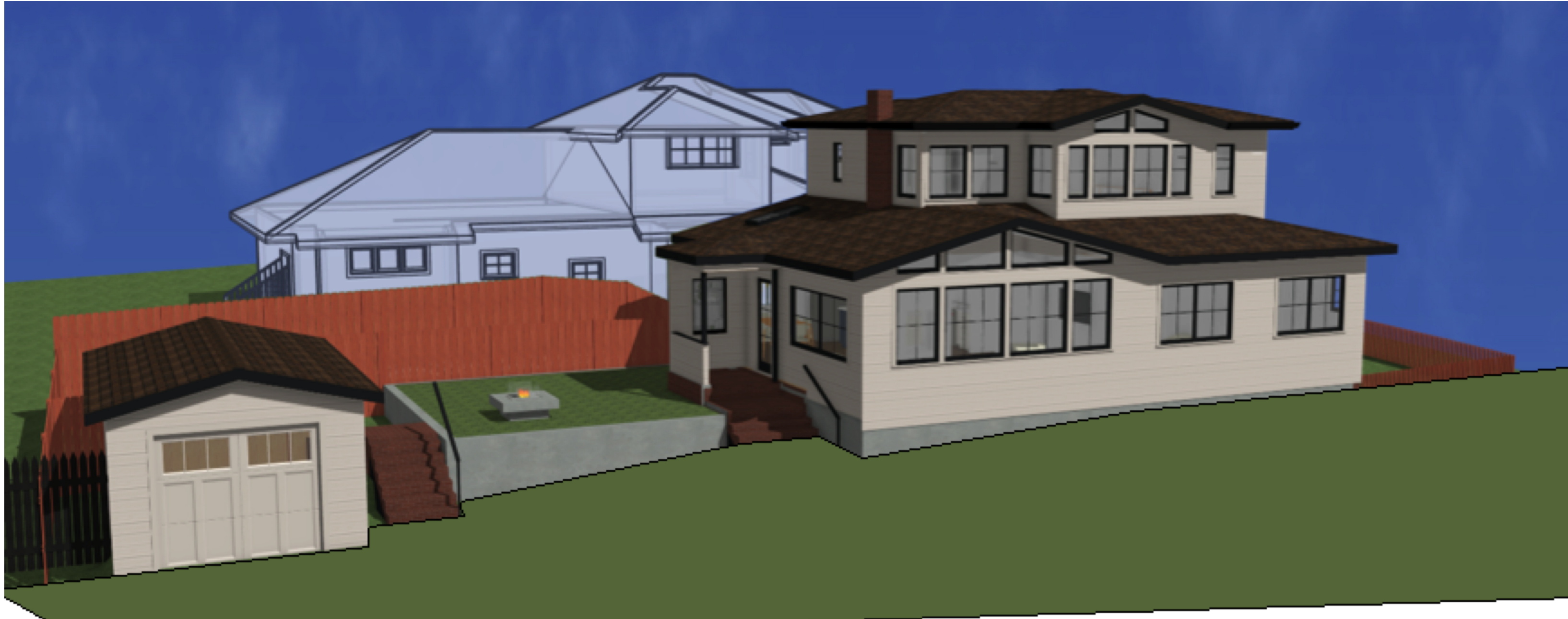
PROPOSED



EXISTING



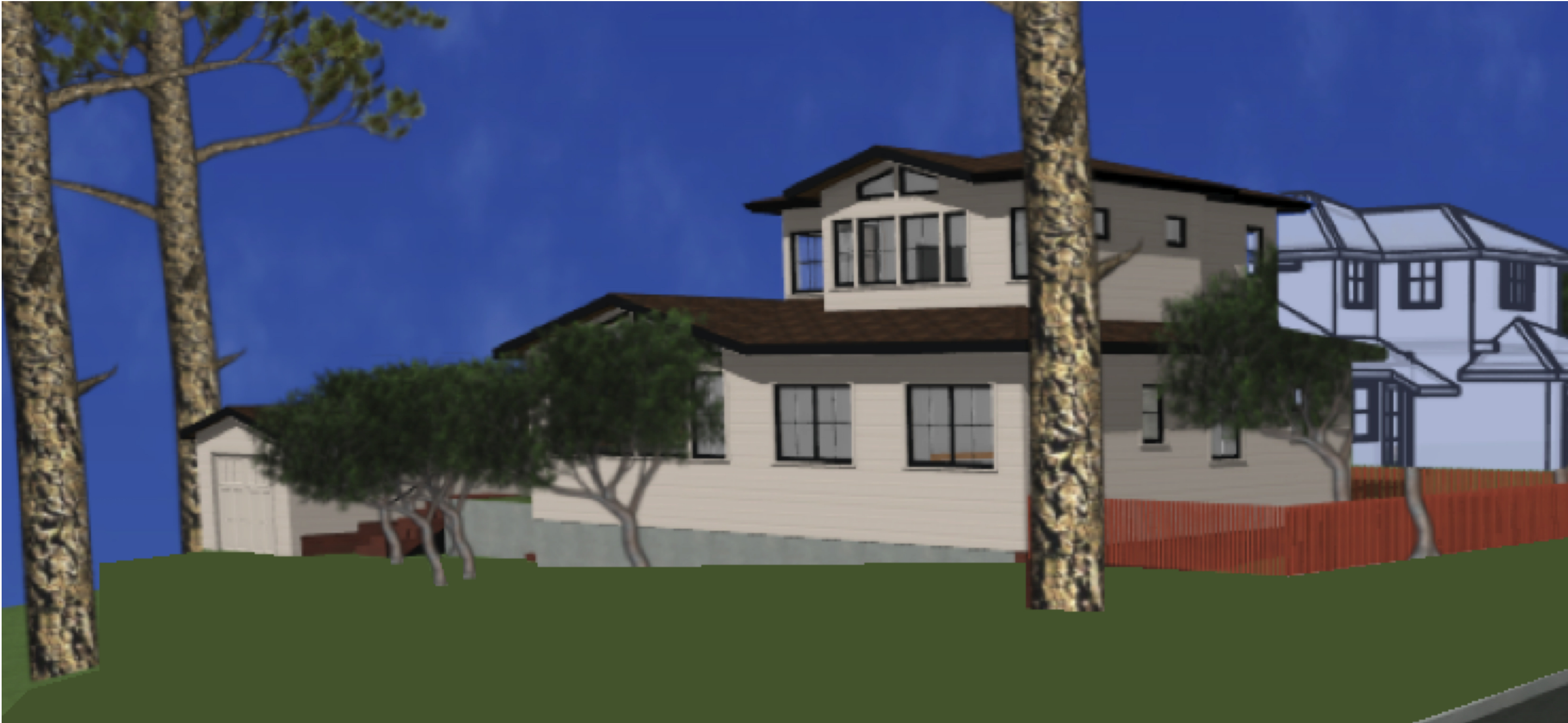
C-9 CONCEPT 3.2 PRELIMINARY RENDERINGS



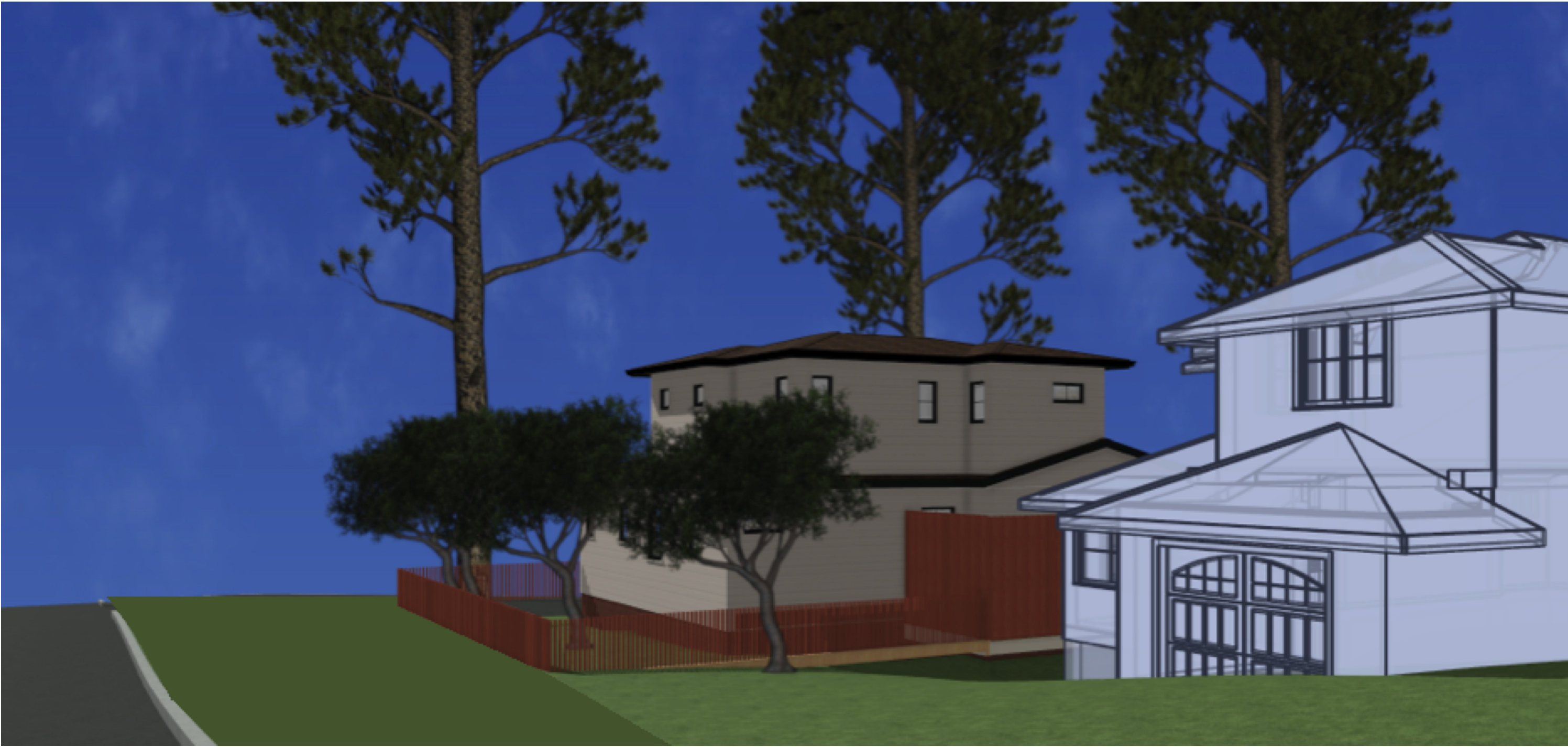
DRONE VIEW SHOWING SOUTH (4th STREET) FACADES & NORTH NEIGHBOR (glass house style) IN BACKGROUND - TREES NOT SHOWN



STREET VIEW SHOWING SOUTH (4th STREET) FACADES & NORTH NEIGHBOR (glass house style) IN BACKGROUND



STREET VIEW NORTHBOUND ON CARPENTER AT CORNER OF 4TH. NORTH NEIGHBOR (glass house style) IN BACKGROUND



STREET VIEW SOUTHBOUND ON CARPENTER & NORTH NEIGHBOR (glass house style) IN FOREGROUND

Renderings are for approximate visual representations only.

