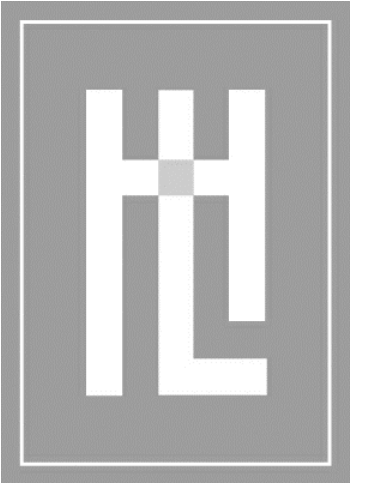


MEYROSE - COMEAU Residence



HOLDREN+LIETZKE
ARCHITECTURE

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

DATE: 03.25.2024

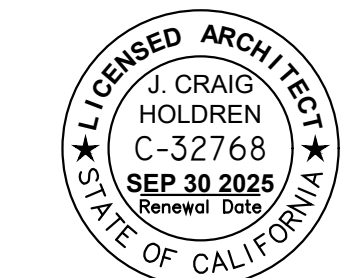
SCALE: N.T.S.

DRAWN: KK

JOB NUMBER: 23.14

REVISION

06.24.2024



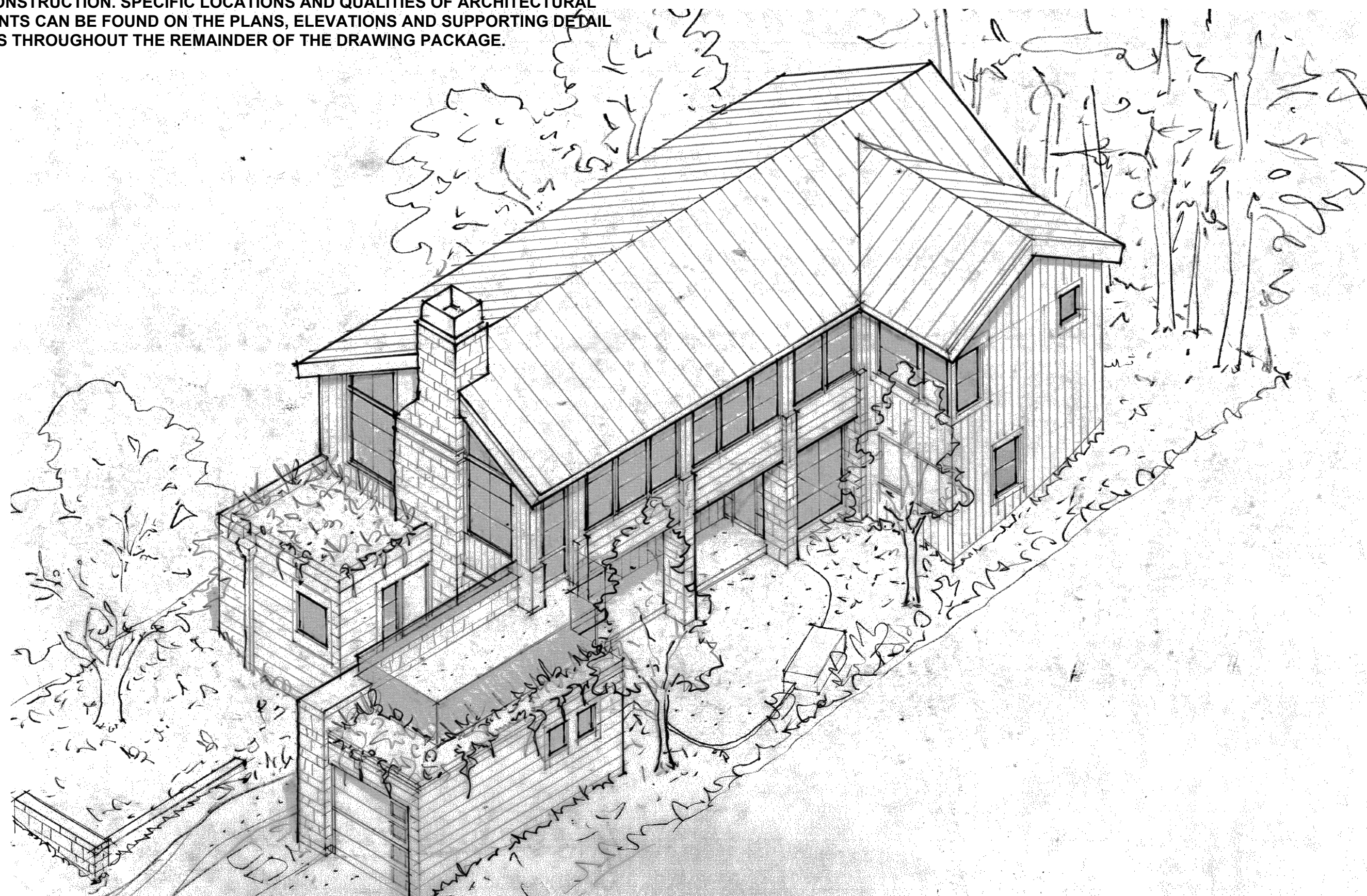
COVER SHEET
MEYROSE/COMEAU RESIDENCE
 SANTA FE ST. 3 NE OF 5TH AVE
 CARMEL-BY-THE-SEA, CA
 A.P.N. 010-037-008

A0.0

CONCEPTUAL RENDERING



NOTE:
THESE ARE CONCEPTUAL RENDERINGS, AND SHOULD NOT BE USED AS A REFERENCE FOR CONSTRUCTION. SPECIFIC LOCATIONS AND QUALITIES OF ARCHITECTURAL ELEMENTS CAN BE FOUND ON THE PLANS, ELEVATIONS AND SUPPORTING DETAIL SHEETS THROUGHOUT THE REMAINDER OF THE DRAWING PACKAGE.



SITE ANALYSIS

BASE FLOOR AREA AND SITE COVERAGE (ALLOWABLE):	SQ. FT.
EXISTING LOT SIZE	4000
BASE FLOOR AREA	1800
SITE COVERAGE	396
SITE COVERAGE WITH BONUS	556
FLOOR AREAS: RESIDENCE	PROPOSED SQ. FT.
LOT AREA	4000
UPPER FLOOR	1058
LOWER FLOOR	632
BASEMENT LEVEL	100
GARAGE	225
ADJUSTMENTS	
ELEVATOR	-25
STAIR	-90
BASEMENT (BONUS FLOOR AREA)	-100
TOTAL FLOOR AREA	1800
ADU	360

LOT COVERAGE ALLOWED:	396 SQ. FT.
ALLOWED:	556 SQ. FT.

LOT COVERAGE PROPOSED:

SITE COVERAGE:	PROP. SQ. FT.
SEMI-PERMEABLE	
NEW PAVR DRIVEWAY	114
GRAVEL PATH W/ STONE BOARDER	92
E. PAVR DRIVEWAY	21
GRAVEL PATIO	36
GRAVEL LANDING	15
SOLDIER COURSE	5
TOTAL	283
IMPERMEABLE	
FRONT ENTRY WALKWAY	136
STONE PATIO	58
CONCRETE RETAINING WALL	10
STAIRS	27
TOTAL	231
PERMEABLE SITE COVERAGE	283
IMPERMEABLE SITE COVERAGE	231
TOTAL	556

NOTE: SEE SITE DIAGRAM FOR NUMBERED LOCATIONS

SHEET INDEX

ARCHITECTURAL SHEETS:		LANDSCAPE SHEETS:	
A0.0	COVER SHEET	L0.00	LANDSCAPE SITE PLAN
A0.1	STREET VIEW RENDERINGS	L1.20	ELEVATIONS
A0.2	EXISTING EXTERIOR ELEVATIONS	L3.10	PLANTING PLAN
1 OF 1	SURVEY	L4.00	IRRIGATION ZONE PLAN
A1.0	SITE DIAGRAM / DEMO PLAN	L5.00	LIGHTING PLAN
A2.0	BASEMENT/LOWER FLOOR PLANS	E1.0	EXTERIOR LIGHTING PLAN
A2.1	UPPER AND ROOF PLANS		
A3.0	EXTERIOR ELEVATIONS		
A3.1	EXTERIOR ELEVATIONS		
MAT	MATERIAL REFERENCE		

PROJECT DATA

SCOPE OF WORK:

REBUILD (E) SINGLE FAMILY RESIDENCE. REBUILD INCLUDES (N) TWO STORY RESIDENCE WITH DETACHED GARAGE AND AN ADU.

SITE DESCRIPTION:
LOT 16 IN BLOCK 46 LOCATED IN THE CITY OF CARMEL-BY-THE-SEA, MONTEREY COUNTY, STATE OF CALIFORNIA

TREE INFORMATION:
NO TREES TO BE REMOVED

PROJECT ADDRESS: SANTA FE, 3 SE OF 5TH CARMEL-BY-THE-SEA, CA 93921

A.P.N.: 010-037-009

ZONING: R-1

LOT SIZE: 4000 S.F. (0.09 AC)

OCCUPANCY GROUP: R-3/U

SPRINKLERS: YES

FLOOD ZONE: MINIMAL

TREES TO BE REMOVED: 0

CUT / FILL: +/- 2 CU. FT. CUT
+/- 2 CU. FT. FILL

A.N.G.: 106'

HEIGHT: PROPOSED ROOF HT.: 128.5'

WATER SUPPLIER: CAL-AM

SEWER SYSTEM: CAWD

SETBACKS	REQUIRED	PROPOSED
FRONT (WEST)	15'-0"	15'-0"
SIDES (NORTH & SOUTH)	MIN. 3'-0" or 25% comp. width of site	5'-0"
REAR (EAST)	15'-0"	15'-0"

PROJECT TEAM

OWNER:
MICHELLE COMEAU AND GROVER MEYROSE
SANTA FE, 3 SE OF 5TH
CARMEL-BY-THE-SEA, CA 93921
P.831.594.0880

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
P. 831.649.6001
CONTACT: CRAIG HOLDREN

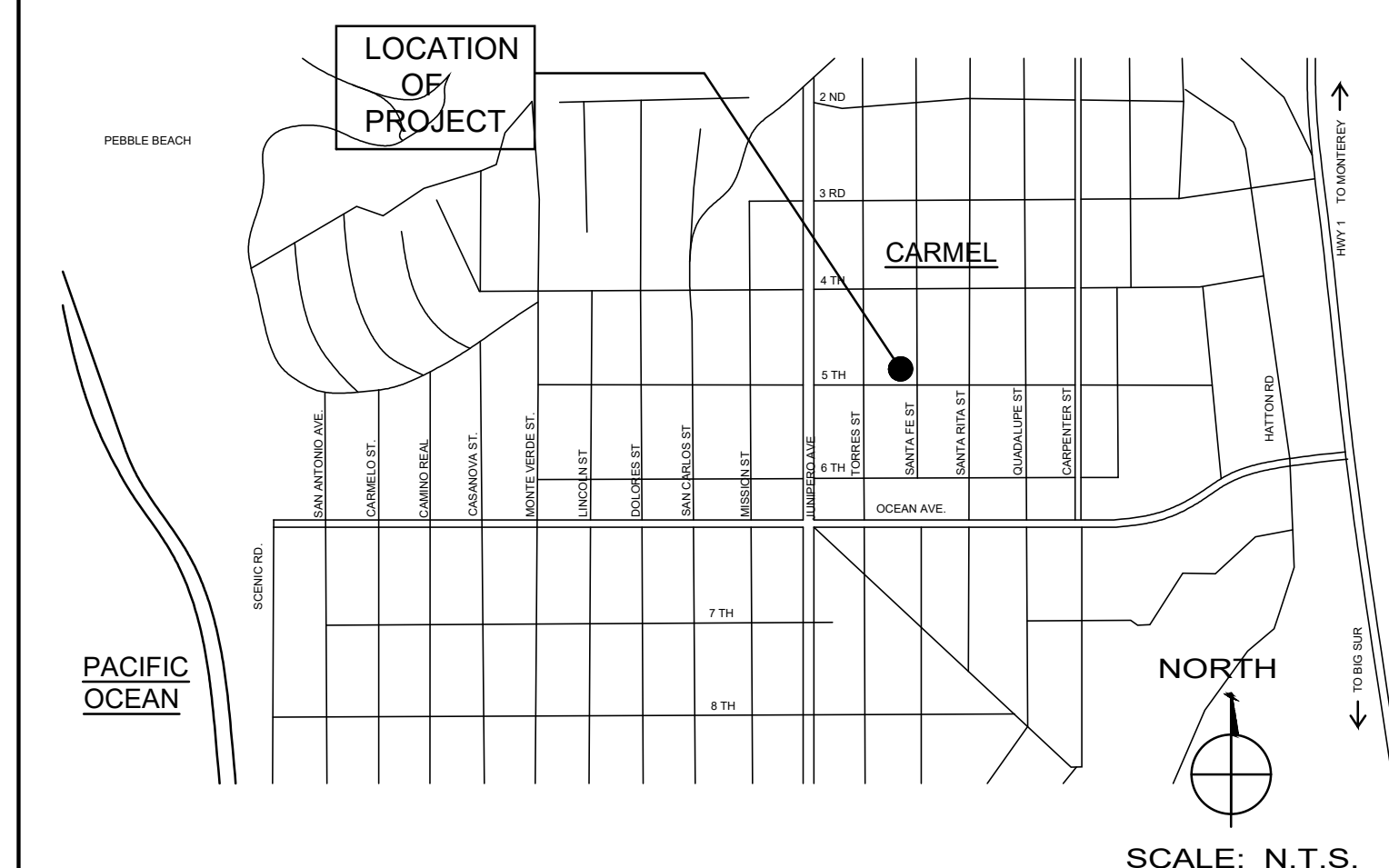
LANDSCAPE ARCHITECT:
MICHELLE COMEAU
SANTA FE, 3 SE OF 5TH
CARMEL-BY-THE-SEA, CA 93921

P.831.620.0111
CONTACT: MICHELLE COMEAU

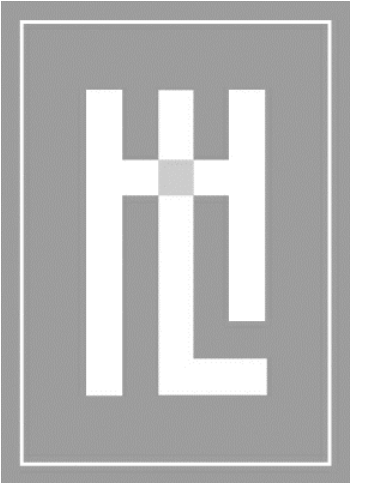
GEOTECHNICAL ENGINEER:

SURVEYOR:
RASMUSSEN LAND SURVEYING, INC.
2150 GARDEN ROAD, SUITE A-3
MONTEREY, CALIFORNIA 93942
P.831.375.7240
CONTACT: ROGER PETERSON

VICINITY MAP



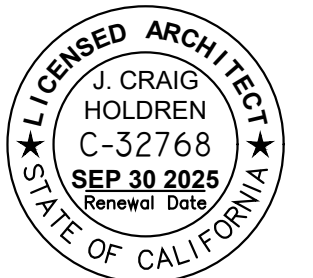
SCALE: N.T.S.



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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Ph: 831.649.6001
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www.hl-arc.com

DATE:	03.25.2024
SCALE:	N.T.S.
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024



SITE SURVEY
MEYROSE/COMEAU RESIDENCE
 SANTA FE ST. 3 NE OF 5TH AVE
 CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

1-1

Map Information:

Basis of Bearings: The bearing of N 90° 00' 00"E for the north lines of Lots 15 & 16 in Block 46 as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

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.

A.S.O. - as shown on
 B.G.S. - below ground surface
 ELEV - elevation
 ENG/ENGR - engineer
 FDI/FND - found
 FF - finished floor
 I.P. - iron pipe
 L&T - lead & tag
 LS - land surveyor
 MKD - marked
 N.R.F. - no reference found
 N.S.F. - not searched for
 O.R. - Official Records, Monterey County
 O.U. - origin unknown
 PP - plastic plug
 S.F.N.F. - searched for, not found

Santa Fe St. 4 NE 5th Ave.
APN: 010-037-008

13

APN: 010-037-003

BLOCK 46

15

APN: 010-037-004

APN: 010-037-006

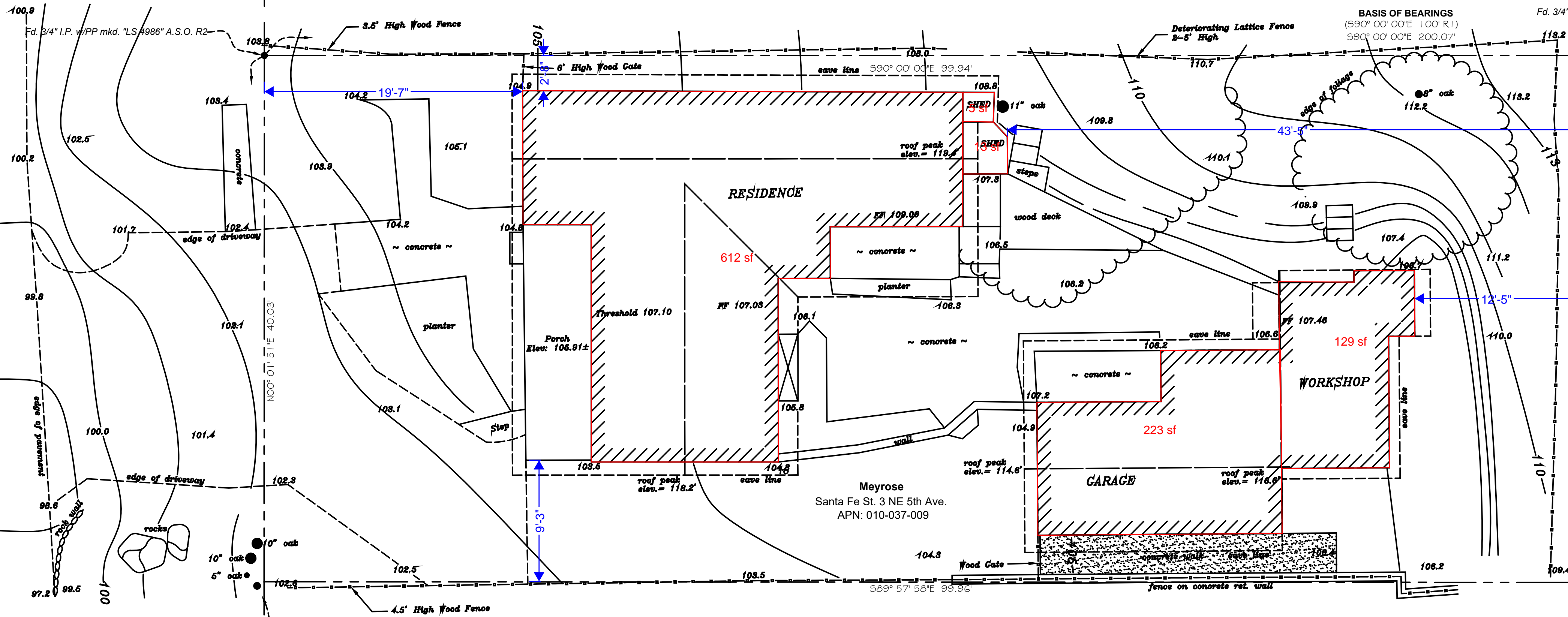
17

500° 01' 51" W 120.10'

500° 00' 00" E 120.25'

100.0
100.8
100.6
100.2
100.5
100.1
100.4
100.3
100.0
98.8
98.9
98.6
98.5
100
98.2
98.5
100

SANTA FE ST. (a 50' wide City street)



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.

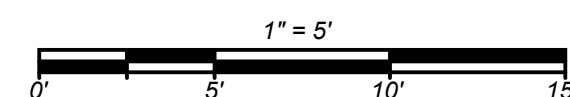
Distances are expressed in feet and decimals thereof.

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.

- Indicates monument found as noted.
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- Right of Way Center Line

DRAWING REVISIONS:
October 2023 - Original Survey



Santa Fe St. 2 NE 5th Ave.
APN: 010-037-008

N89° 53' 53" W 100.00' (N89° 53' 23" W 100.03' R2/R3)

SANTA FE ST. (a 50' wide City street)

Fd. 3/4" I.P. w/PP mkd. "LS 3381" A.S.O. R2/R3

Topographic Survey

Lot 16 in Block 46
Commonly known as Santa Fe St. 3 NE 5th Ave., APN: 010-037-008
Located in the City of Carmel-by-the-Sea, Monterey County,
State of California

Prepared For & Requested By: Grover Meyrose

October 2023

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-078 Meyrose

Sheet 1 of 1

Record Map References:

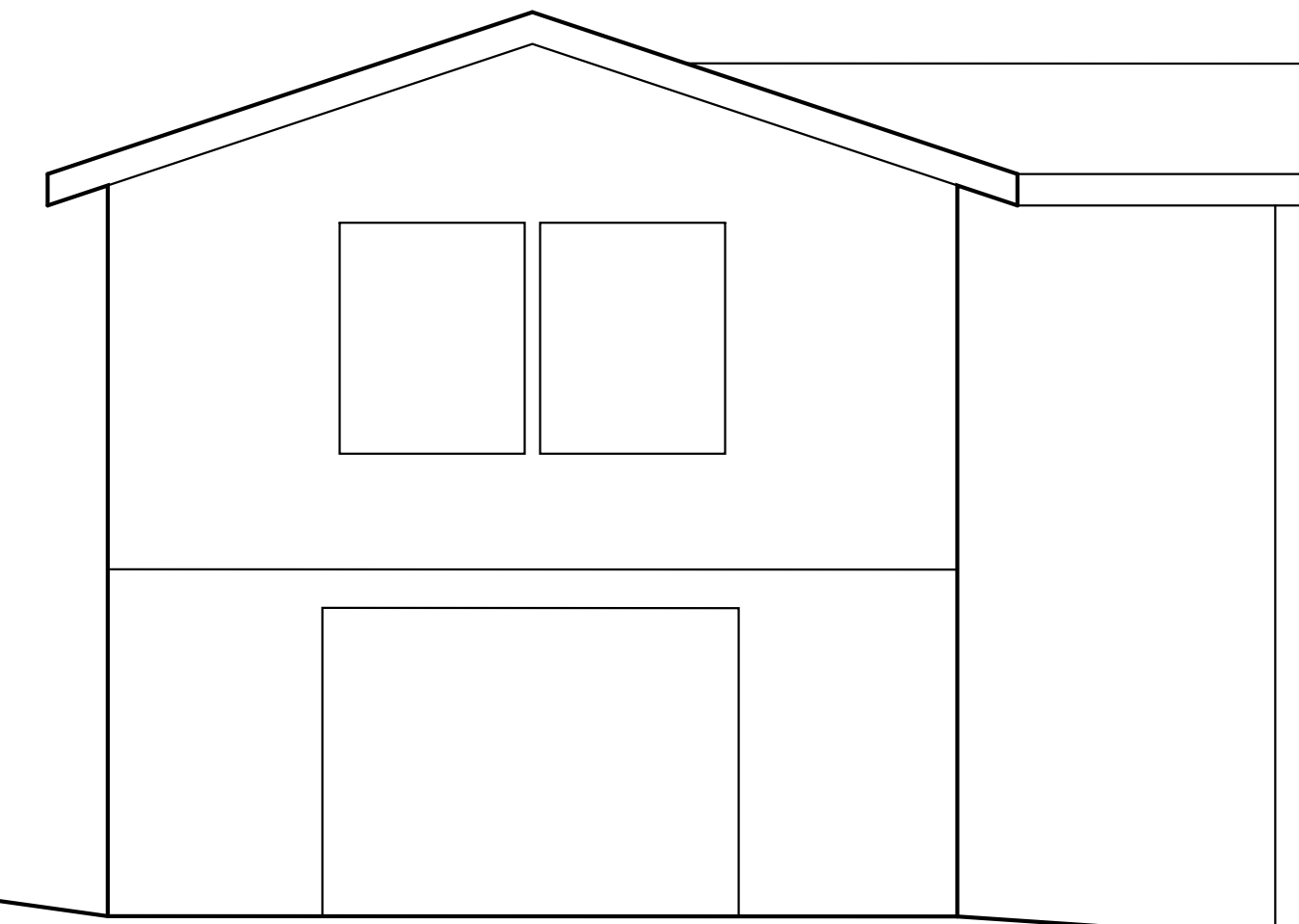
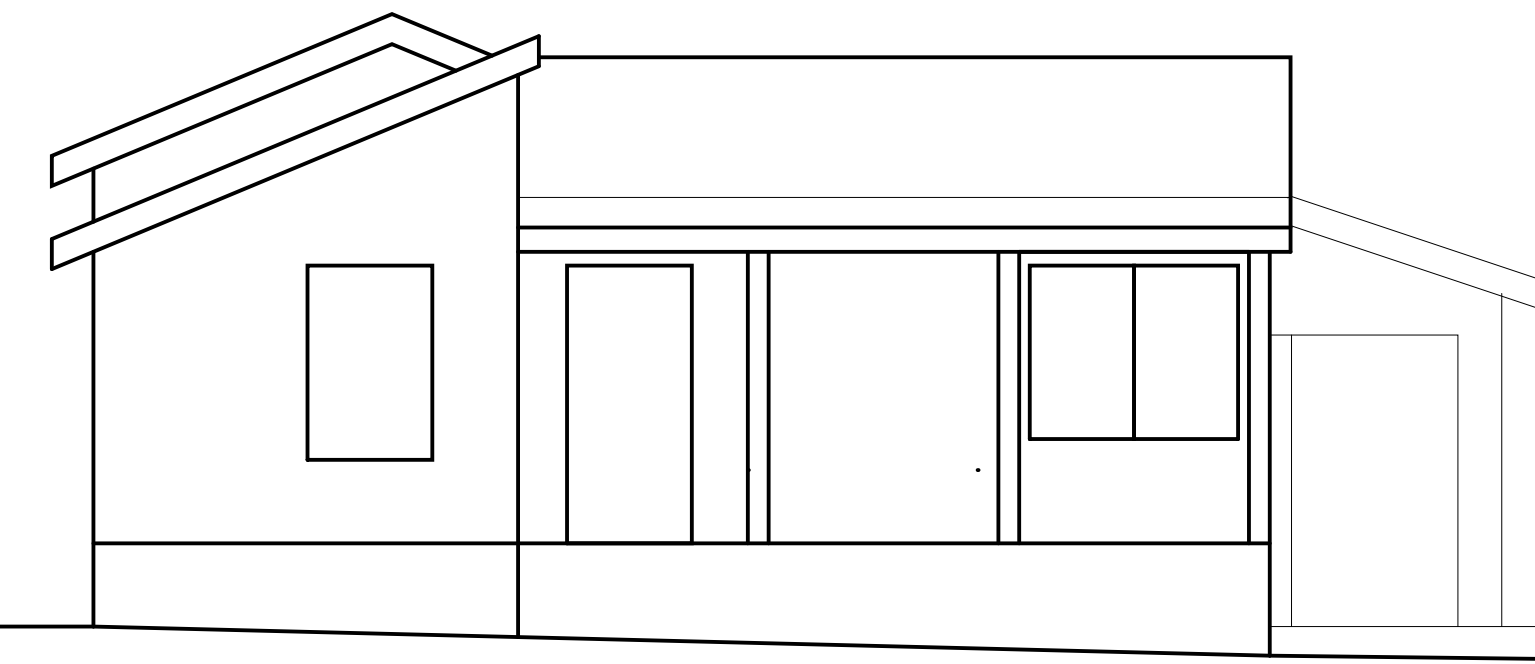
R1: Map of Carmel filed in Volume 1 of Cities & Towns at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Record of Survey filed in Volume 36 of Surveys at Page 41, in the Monterey County Recorder's Office, State of California.

R3: Corner Record #612 filed in the Monterey County Surveyor's Office, State of California.

Fd. 3/4" I.P. w/PP mkd. "LS 3381" A.S.O. R2/R3

EMPTY LOT

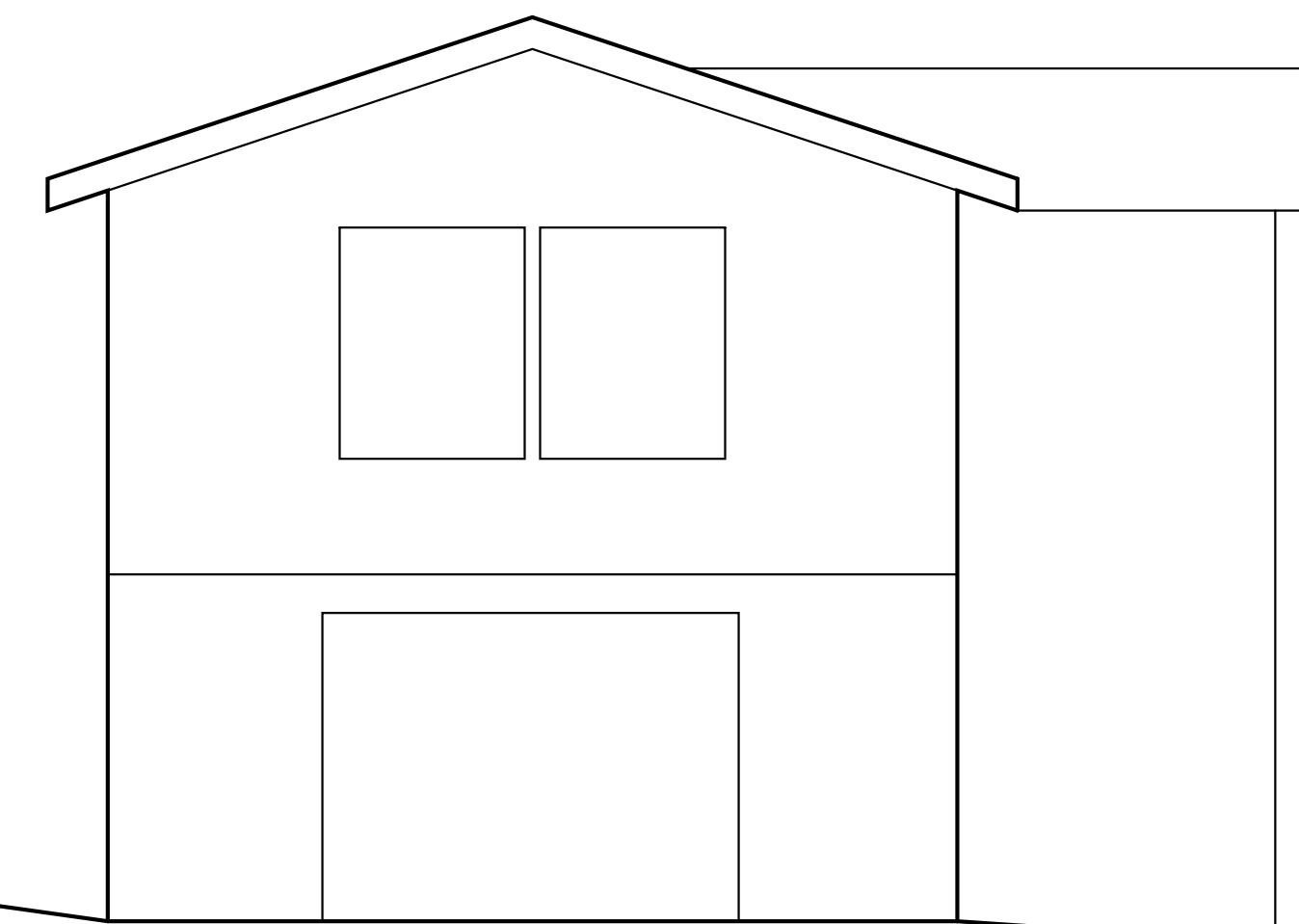
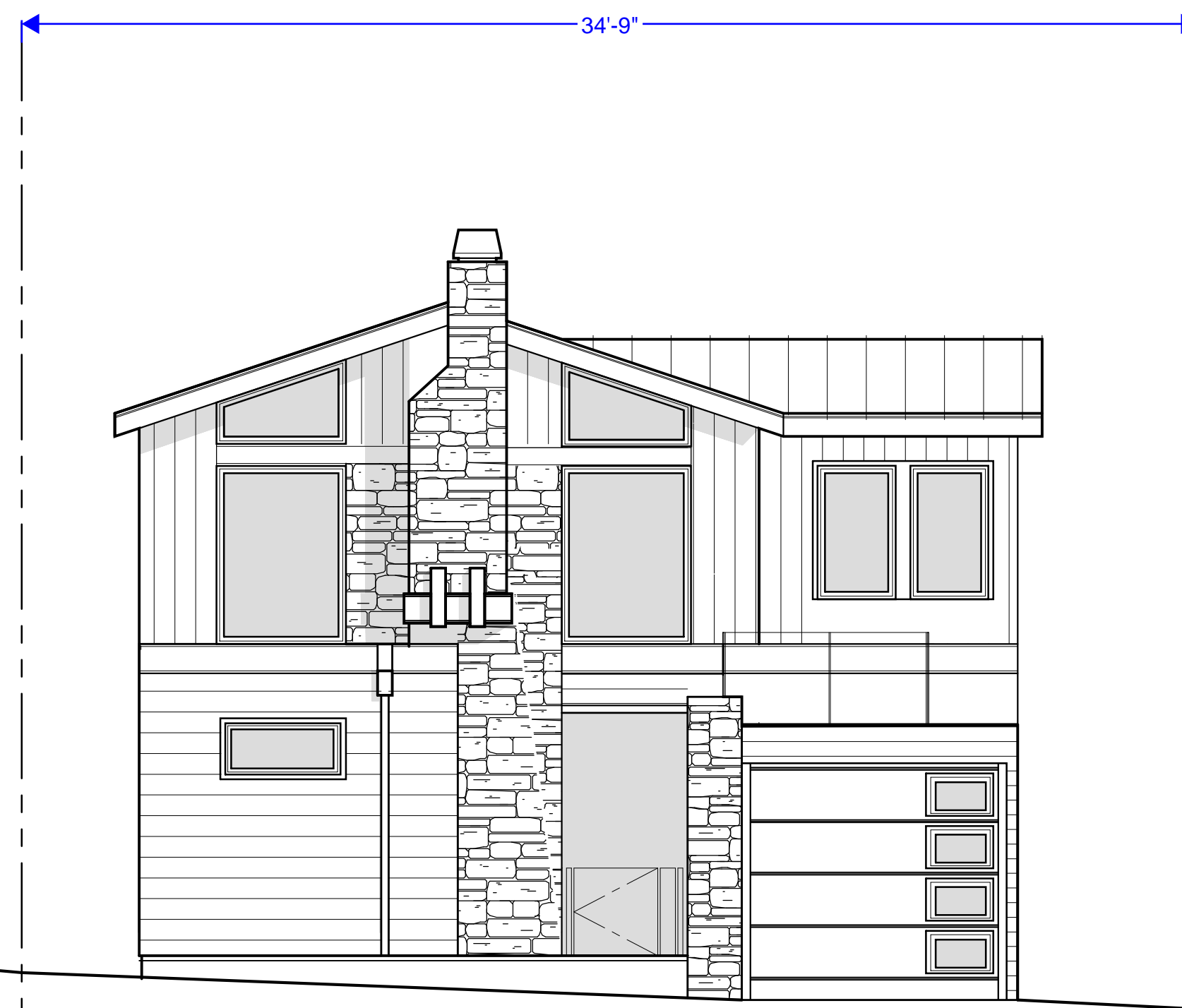


EXISTING SANTA FE ROAD ELEVATION



2

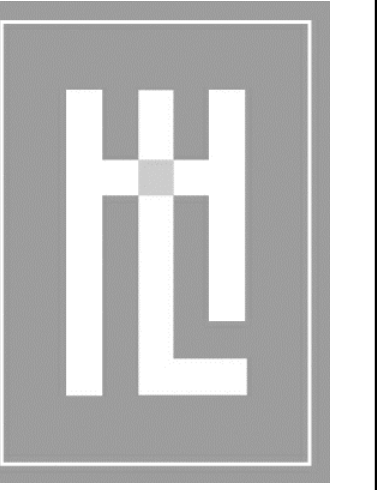
EMPTY LOT



PROPOSED SANTA FE ROAD ELEVATION



1



HOLDREN+LIETZKE
ARCHITECTURE

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

DATE: 03.25.2024

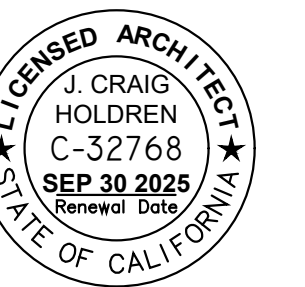
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DRAWN: KK

JOB NUMBER: 23.14

REVISION

06.24.2024



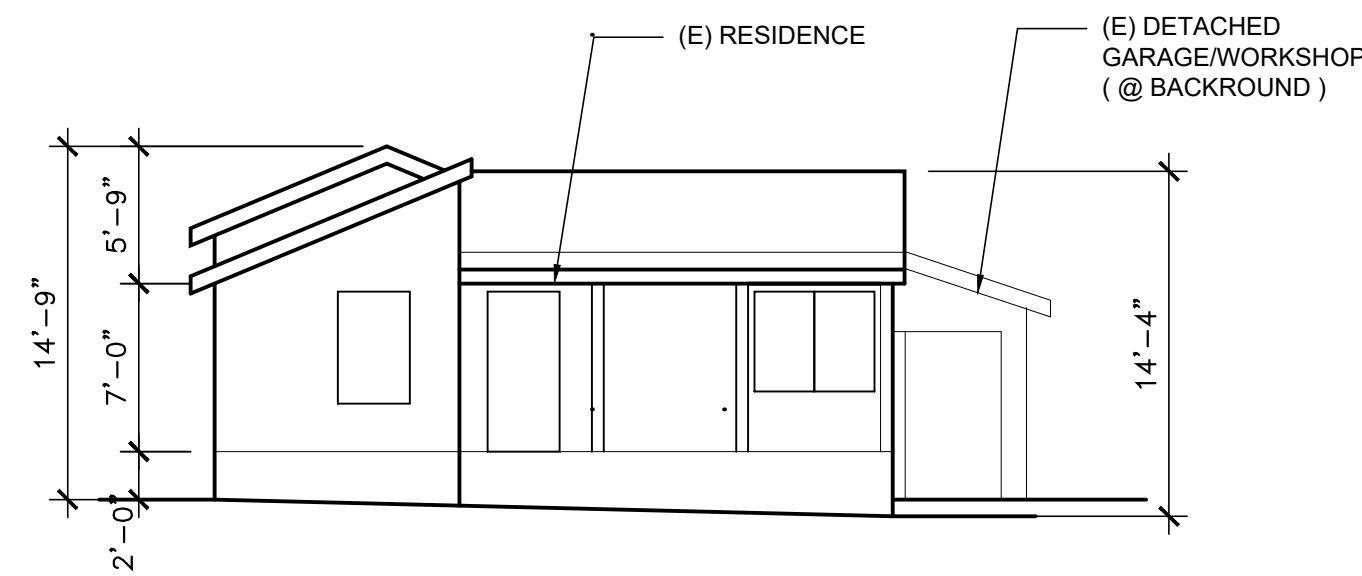
STREET VIEW RENDERINGS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA

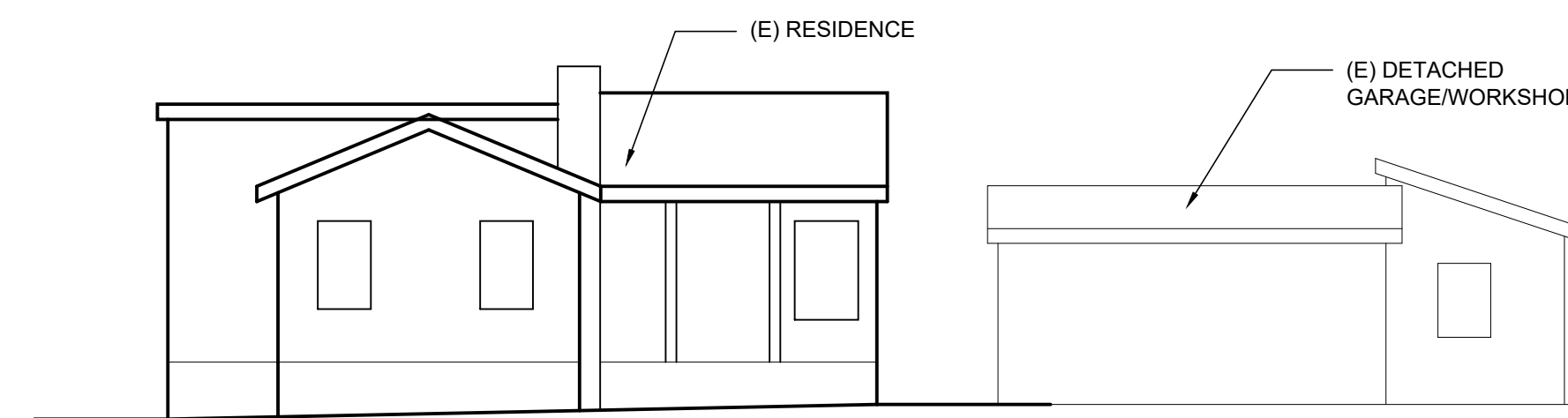
A.P.N. 010-037-008

A0.1



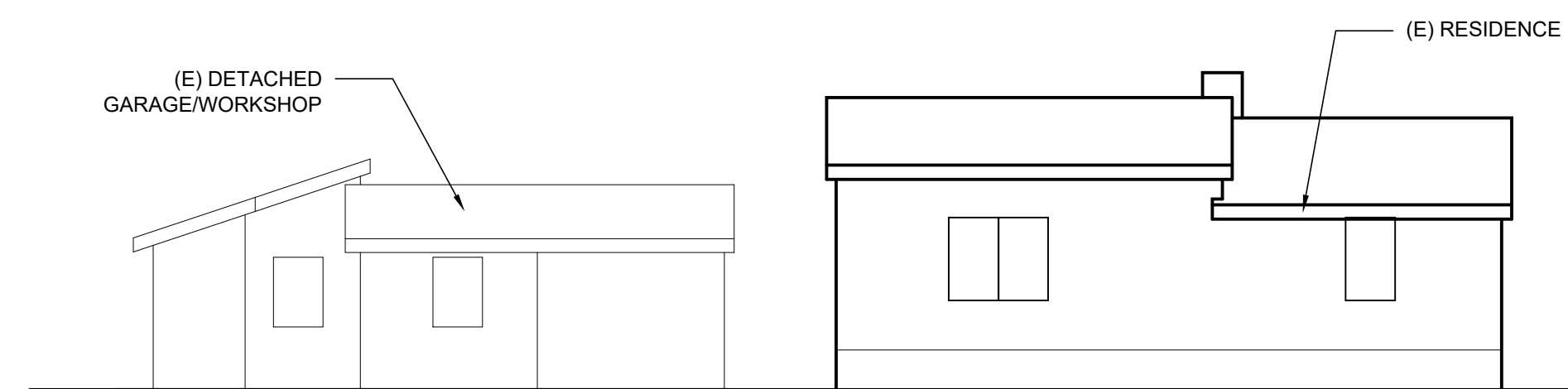
(E) WEST ELEVATION

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



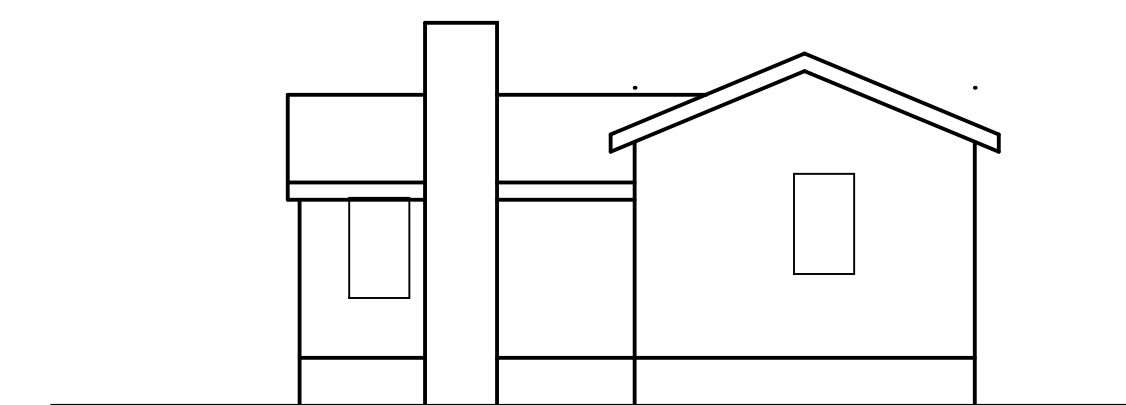
(E) SOUTH ELEVATION

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



(E) NORTH ELEVATION

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

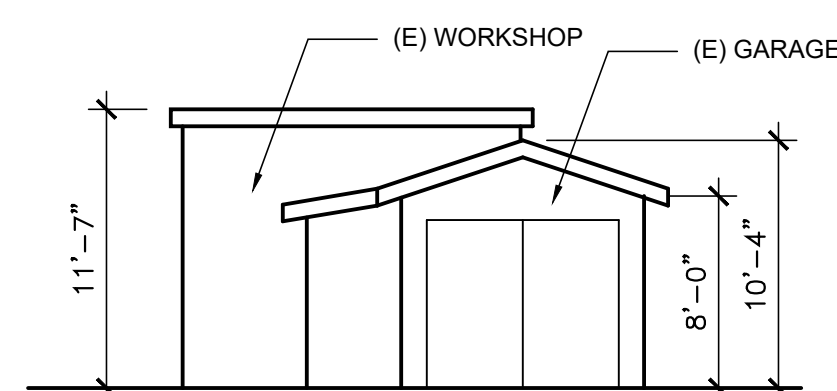


(E) EAST ELEVATION

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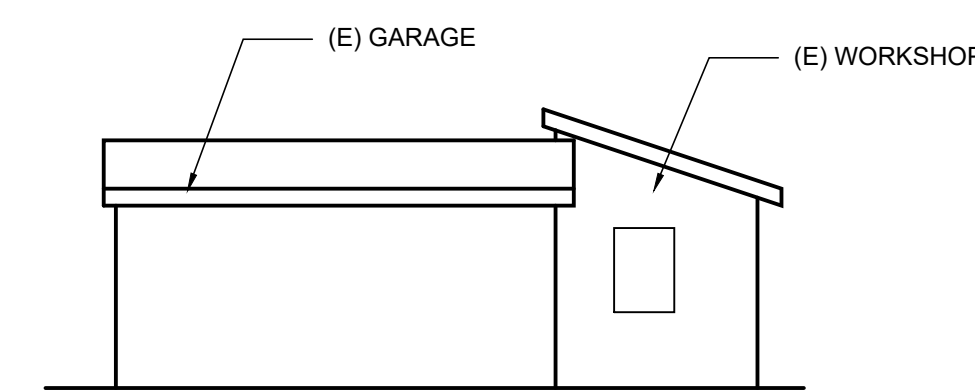


EXISTING MAIN RESIDENCE ELEVATIONS ②



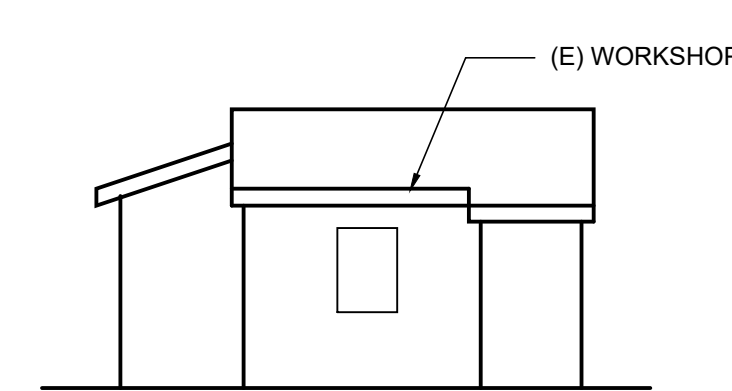
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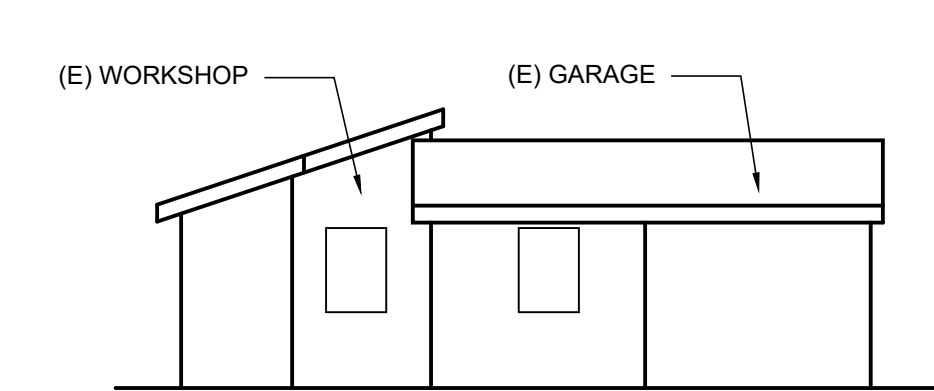
(E) SOUTH ELEVATION

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



(E) EAST ELEVATION

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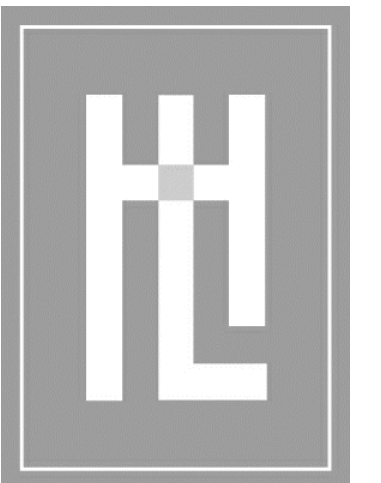


(E) NORTH ELEVATION

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



EXISTING DETACHED GARAGE / WORKSHOP ELEVATIONS ①



**HOLDREN+LIETZKE
ARCHITECTURE**

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

DATE:	06.27.2024
SCALE:	1/8"=1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

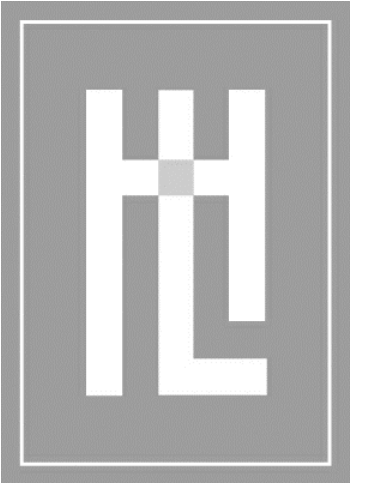


EXISTING EXTERIOR ELEVATIONS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

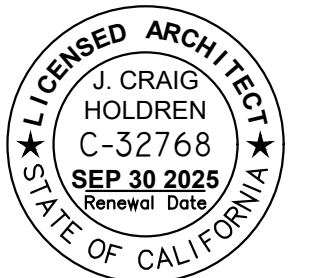
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HOLDREN+LIETZKE
ARCHITECTURE

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

DATE:	03.25.2024
SCALE:	1/4" = 1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024

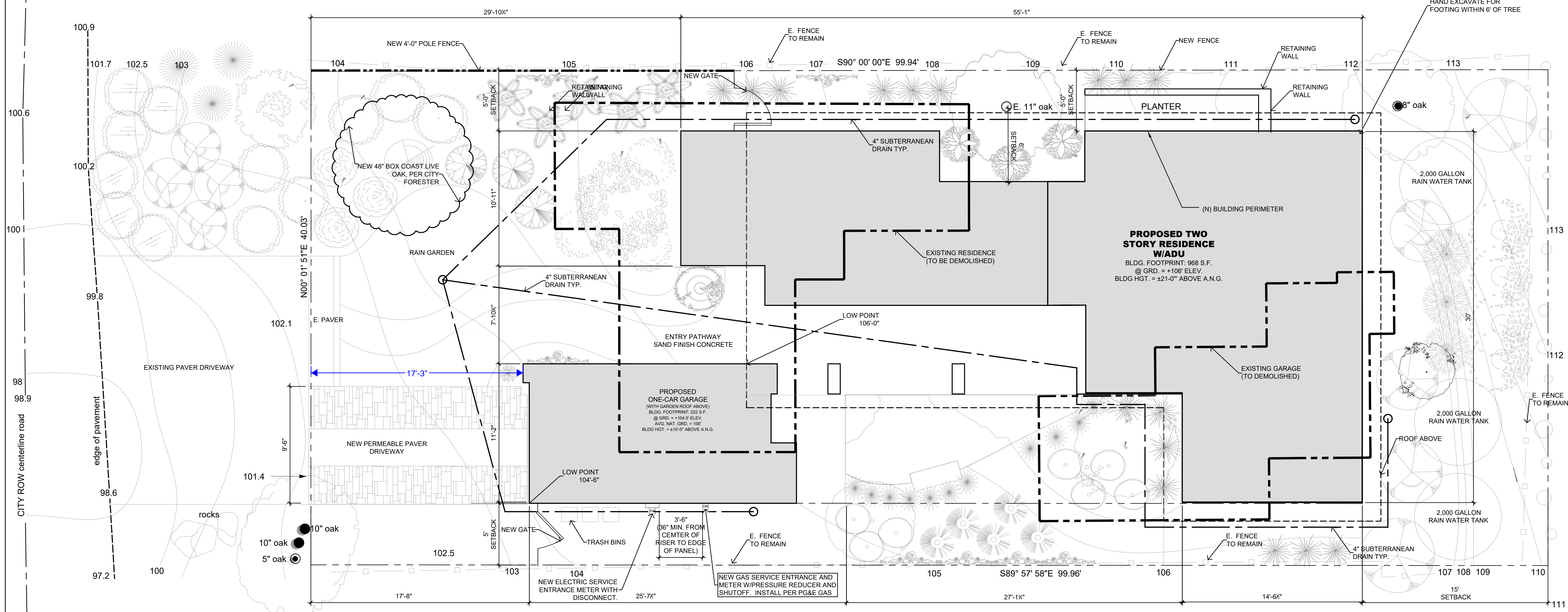


SITE PLAN
MEYROSE/COMEAU RESIDENCE
 SANTA FE ST. 3 NE OF 5TH AVE
 CARMEL-BY-THE-SEA, CA
 A.P.N. 010-037-008

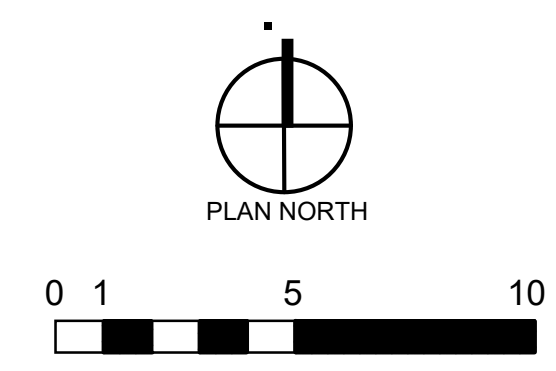
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PLANNING DEPARTMENT NOTE:
 IF, DURING THE COURSE OF CONSTRUCTION, POTENTIAL CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES), WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST, PALEONTOLOGIST, OR HISTORIAN CAN EVALUATE THE FIND. MONTEREY COUNTY HCD - PLANNING AND THE APPROPRIATE QUALIFIED PROFESSIONAL(S) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ONSITE.

APN: 010-037-008
SANTA FE ST. 3 NE OF 5TH AVE.



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

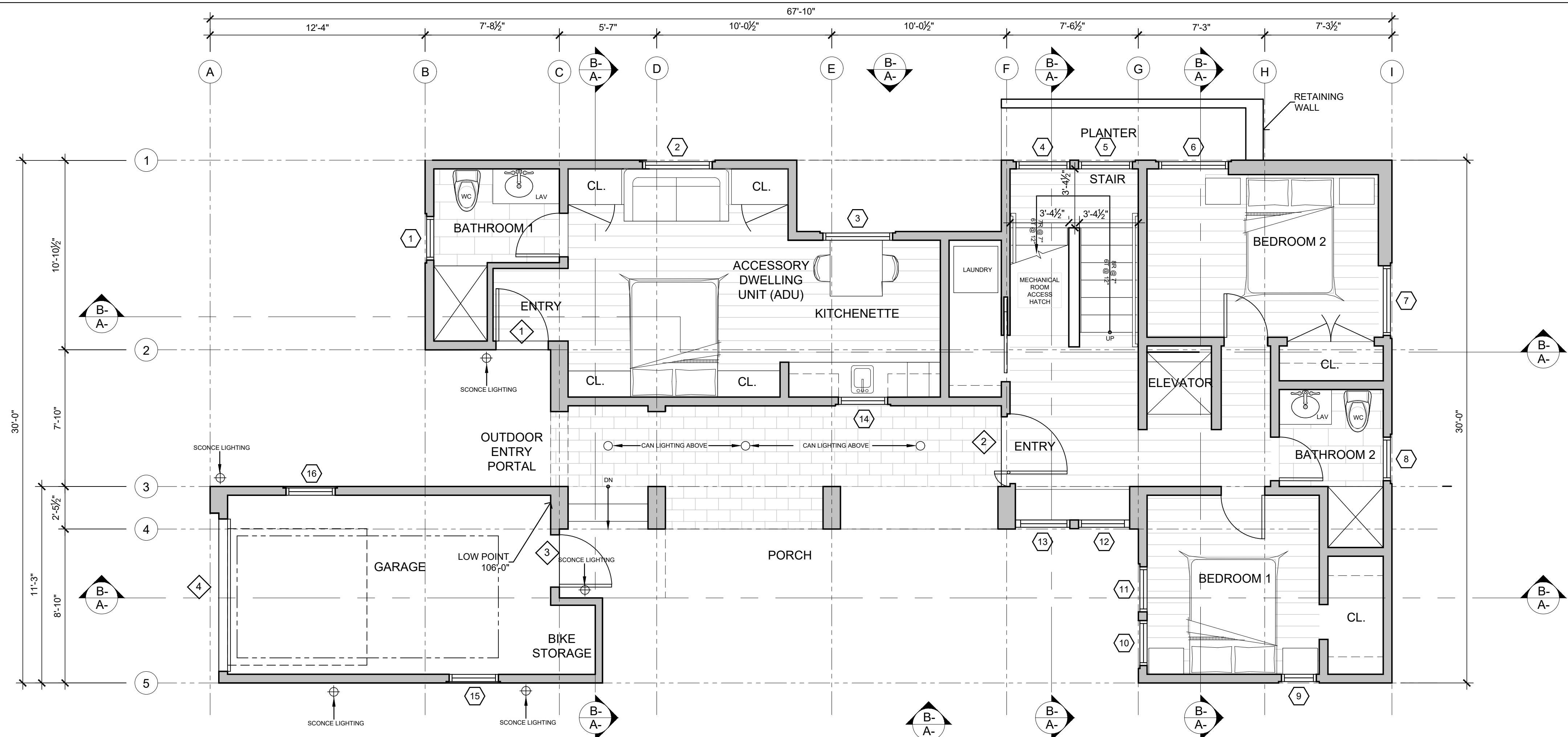


WINDOW SCHEDULE

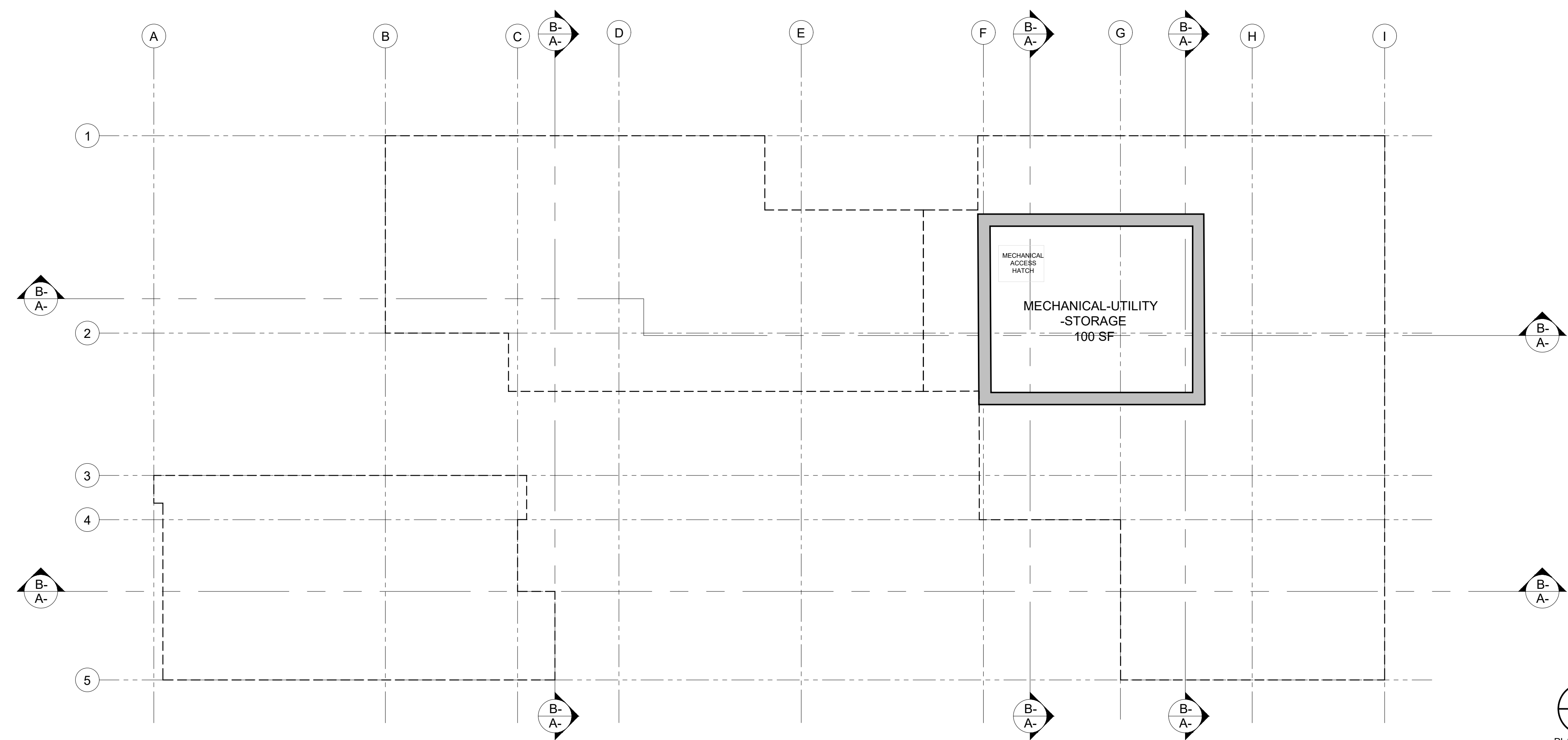
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		WIDTH	HEIGHT			
1	CASEMENT	4'-0"	1'-9"		ALUM/WOOD	DOUBLE INSULATED
2	CASEMENT	3'-6"	3'-9"		ALUM/WOOD	DOUBLE INSULATED
3	CASEMENT	4'-0"	7'-0"		ALUM/WOOD	DOUBLE INSULATED
4	FIXED	3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
5	FIXED	3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
6	FIXED	4'-6"	4'-0"		ALUM/WOOD	DOUBLE INSULATED
7	CASEMENT	4'-6"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
8	CASEMENT	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
9	CASEMENT	2'-8"	5'-0"		ALUM/WOOD	DOUBLE INSULATED
10	CASEMENT	2'-8"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
11	CASEMENT	2'-8"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
12	FIXED	3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
13	FIXED	3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
14	CASEMENT	3'-0"	1'-9"		ALUM/WOOD	DOUBLE INSULATED
15	CASEMENT	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
16	CASEMENT	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
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22	CASEMENT	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
23	CASEMENT	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
24	FIXED	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
25	FIXED	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
26	FIXED	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
27	FIXED	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
28	FIXED	4'-6"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
29	CASEMENT	3'-0"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
30	CASEMENT	3'-0"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
31	CASEMENT	2'-8"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
32	CASEMENT	2'-8"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
33	CASEMENT	(3) 3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
34	CASEMENT	(3) 3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
35	CASEMENT	(3) 3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED

EXTERIOR DOOR SCHEDULE

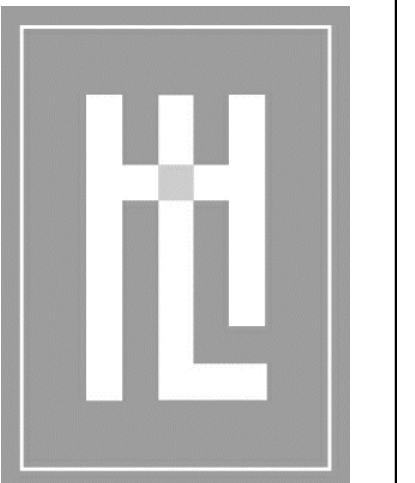
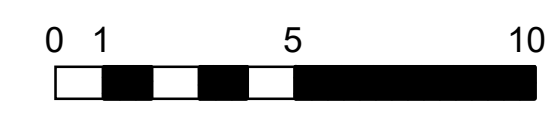
MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS
2	SWING IN	3'-0"	7'-0"	WOOD	
3	SWING IN	9'-0"	7'-0"	WOOD	
4	SLIDE UP	9'-0"	7'-0"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
5	SWING OUT	2'-8"	7'-0"	WOOD	



LOWER FLOOR PLAN ②
SCALE: 1/4" = 1'-0"

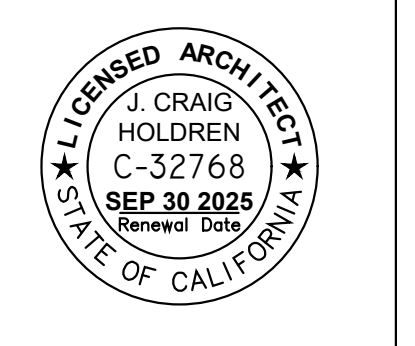


BASEMENT FLOOR PLAN ①
SCALE: 1/4" = 1'-0"



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

DATE: 03.25.2024
SCALE: 1/4"=1'-0"
DRAWN: KK
JOB NUMBER: 23.14
REVISION: 06.24.2024



FLOOR PLANS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

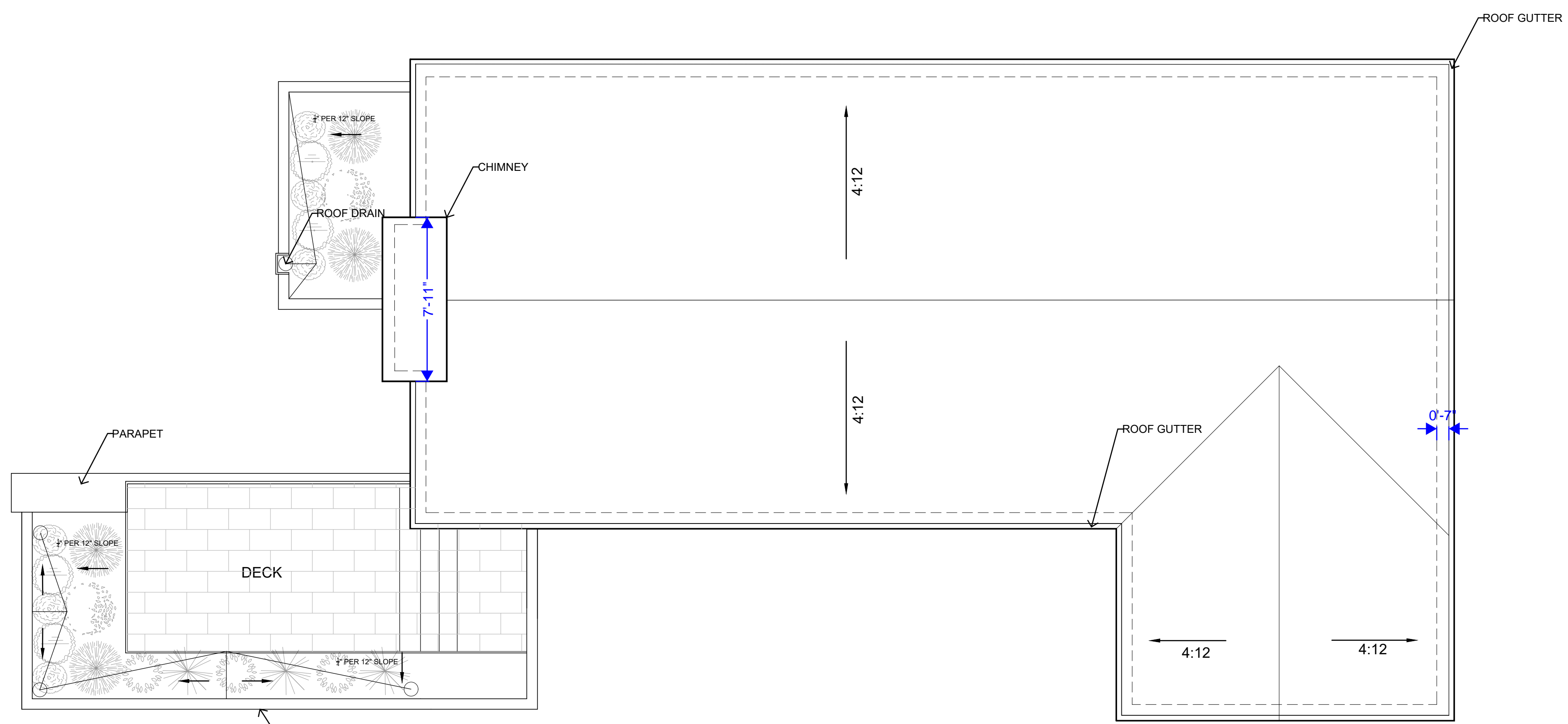
A2.0

WINDOW SCHEDULE

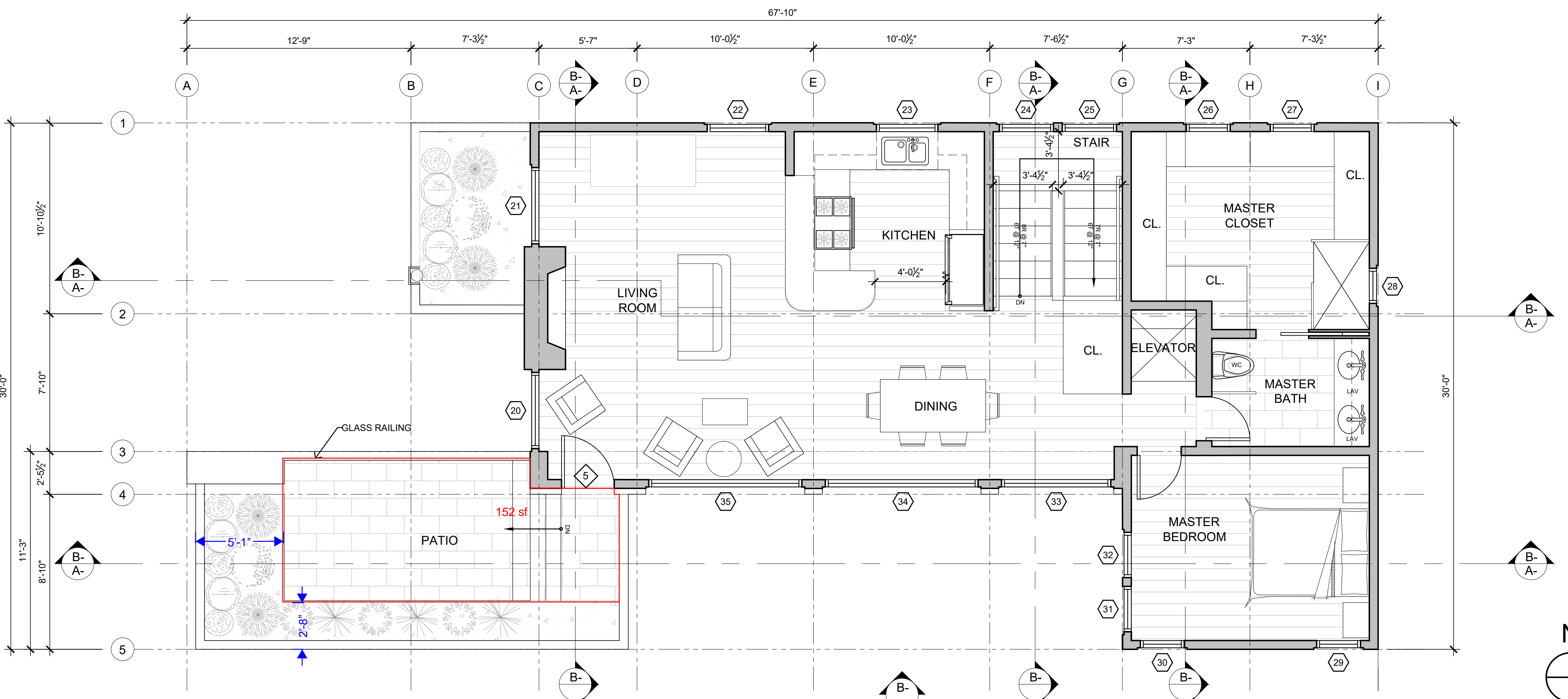
MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
		WIDTH	HEIGHT			
1	CASEMENT	4'-0"	1'-9"	7'-3"	ALUM/WOOD	DOUBLE INSULATED
2	CASEMENT	3'-6"	3'-9"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
3	CASEMENT	4'-0"	7'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
4	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
5	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
6	FIXED	4'-6"	4'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
7	CASEMENT	4'-6"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
8	CASEMENT	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
9	CASEMENT	2'-8"	5'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
10	CASEMENT	2'-8"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
11	CASEMENT	2'-8"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
12	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
13	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
14	CASEMENT	3'-0"	1'-9"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
15	CASEMENT	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
16	CASEMENT	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
20	CASEMENT	4'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
21	CASEMENT	4'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
22	CASEMENT	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
23	CASEMENT	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
24	FIXED	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
25	FIXED	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
26	FIXED	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
27	FIXED	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
28	FIXED	4'-6"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
29	CASEMENT	3'-0"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
30	CASEMENT	3'-0"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
31	CASEMENT	2'-8"	4'-8"	-	ALUM/WOOD	DOUBLE INSULATED
32	CASEMENT	2'-8"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
33	CASEMENT	(3) 3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
34	CASEMENT	(3) 3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
35	CASEMENT	(3) 3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED

EXTERIOR DOOR SCHEDULE

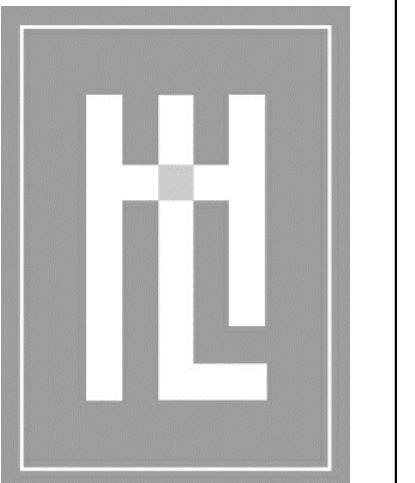
MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS
1	SWING IN	3'-0"	7'-0"	WOOD	
2	SWING IN	3'-0"	7'-0"	WOOD	
3	SWING IN	9'-0"	7'-0"	WOOD	
4	SLIDE UP	9'-0"	7'-0"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
5	SWING OUT	2'-8"	7'-0"	WOOD	



ROOF PLAN
SCALE: 1/4" = 1'-0" **2**



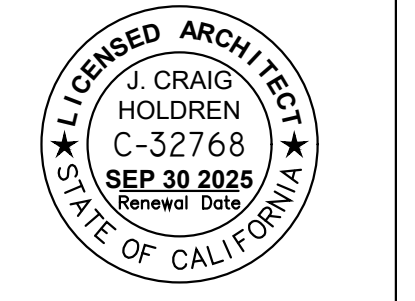
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0" **1**



HOLDREN+LIETZKE
ARCHITECTURE

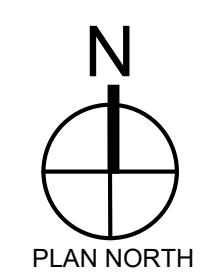
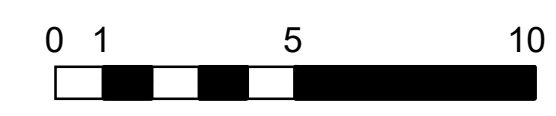
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

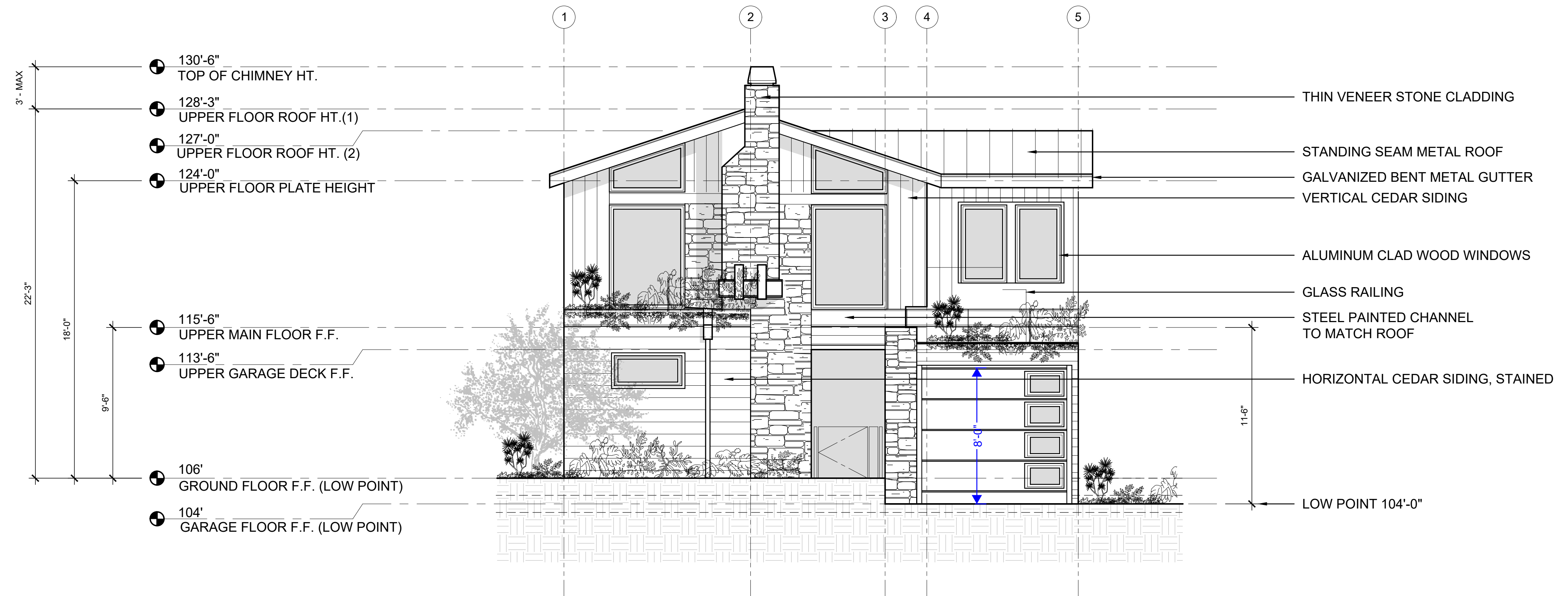
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SCALE:	1/4"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024



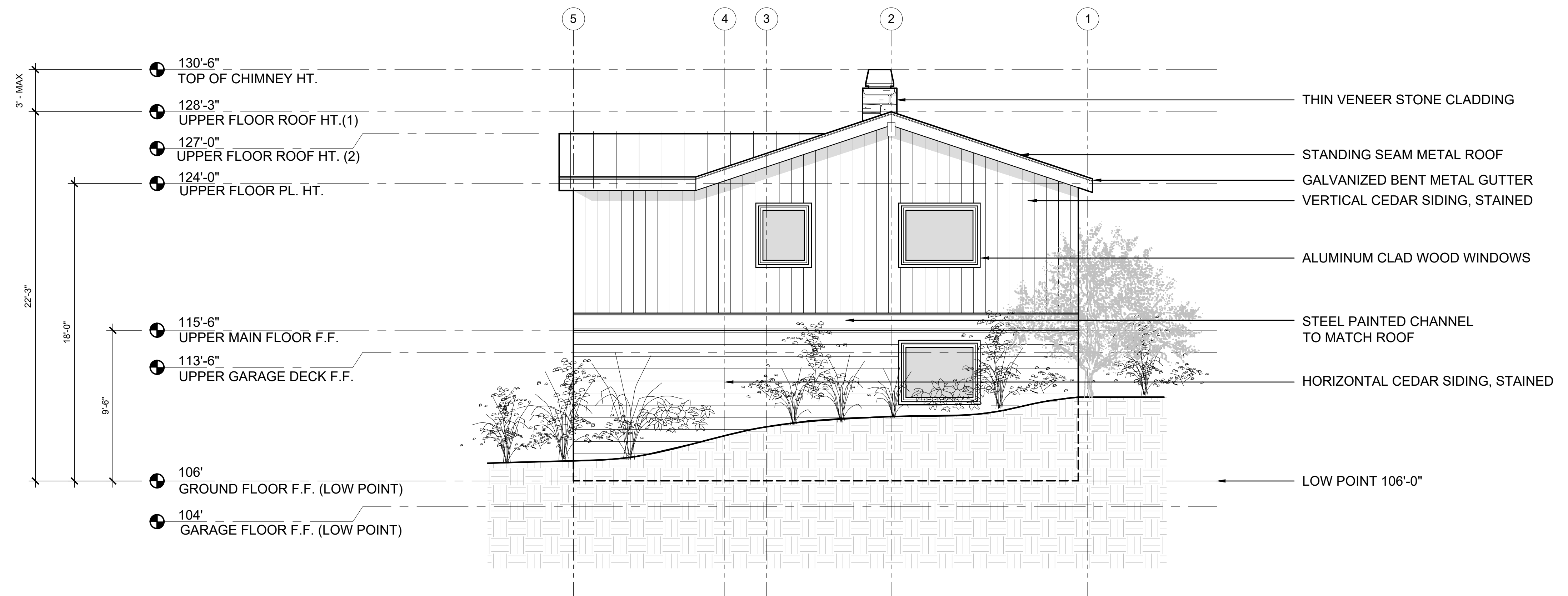
FLOOR PLANS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A2.1

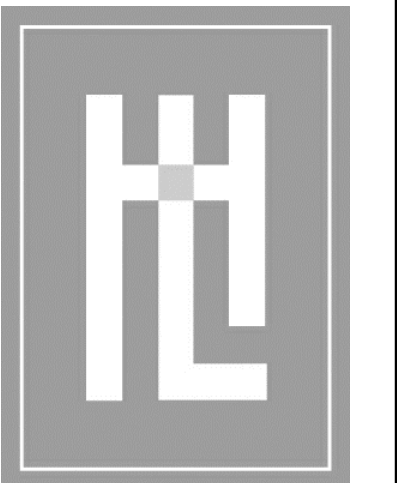
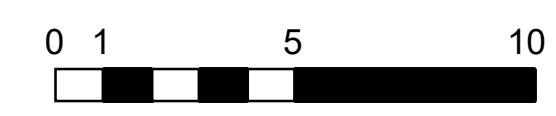




WEST ELEVATION ②
SCALE: 1/4" = 1'-0"

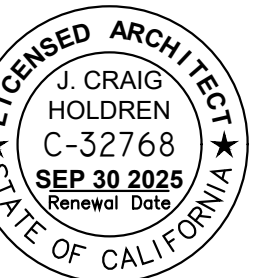


EAST ELEVATION ①
SCALE: 1/4" = 1'-0"



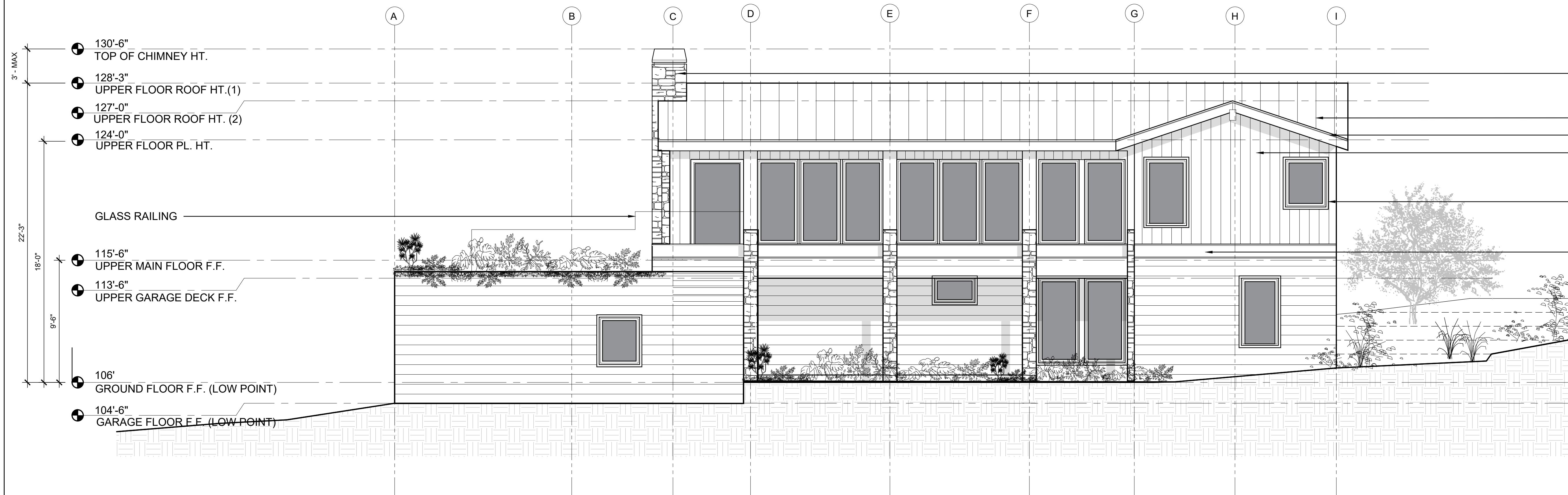
HOLDREN+LIETZKE
ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	03.25.2024
SCALE:	1/4"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024

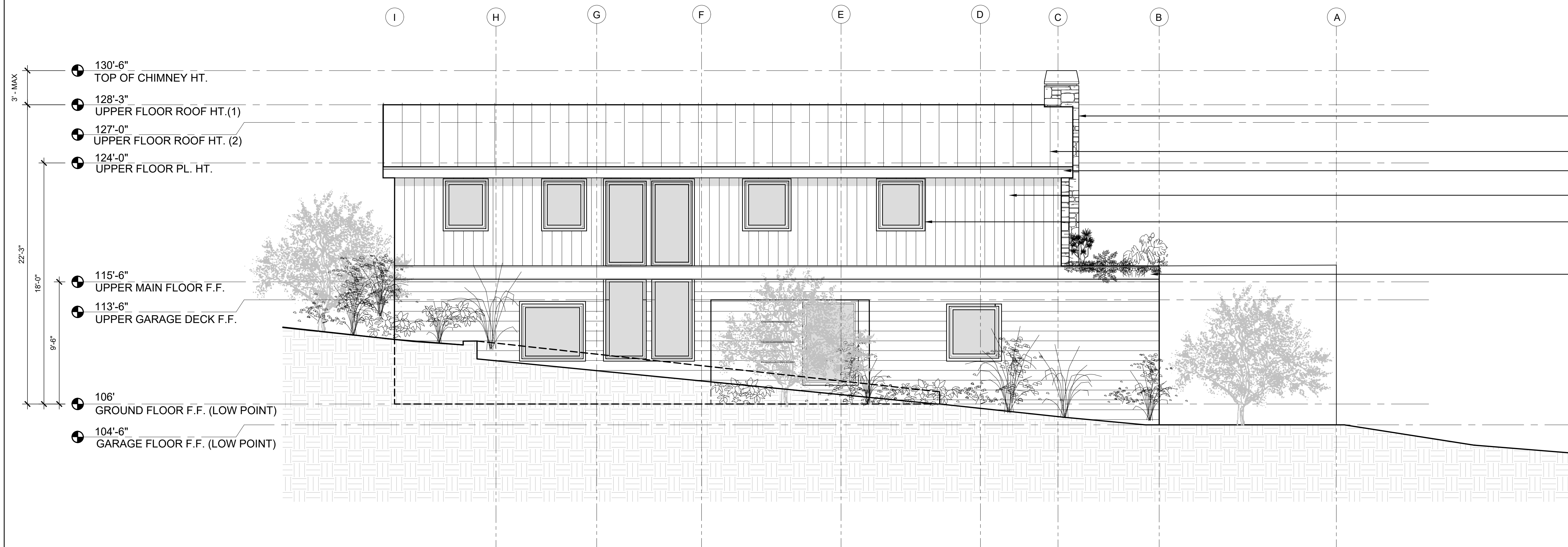


EXTERIOR ELEVATIONS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A3.1



SOUTH ELEVATION ②
SCALE: 1/4" = 1'-0"



NORTH ELEVATION ①
SCALE: 1/4" = 1'-0"

THIN VENEER STONE CLADDING
STANDING SEAM METAL ROOF
GALVANIZED BENT METAL GUTTER
VERTICAL CEDAR SIDING, STAINED

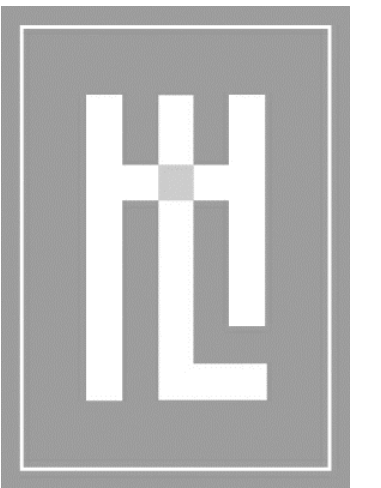
ALUMINUM CLAD WOOD WINDOWS
STEEL PAINTED CHANNEL TO MATCH ROOF

LOW POINT 106'-0"

THIN VENEER STONE CLADDING
STANDING SEAM METAL ROOF
GALVANIZED BENT METAL GUTTER
VERTICAL CEDAR SIDING, STAINED
ALUMINUM CLAD WOOD WINDOWS

STEEL PAINTED CHANNEL TO MATCH ROOF

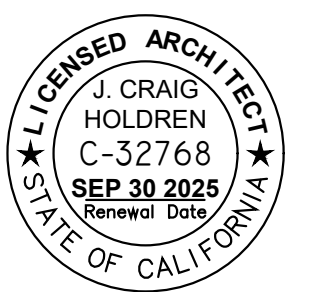
LOW POINT 106'-0"



HOLDREN+LIETZKE
ARCHITECTURE

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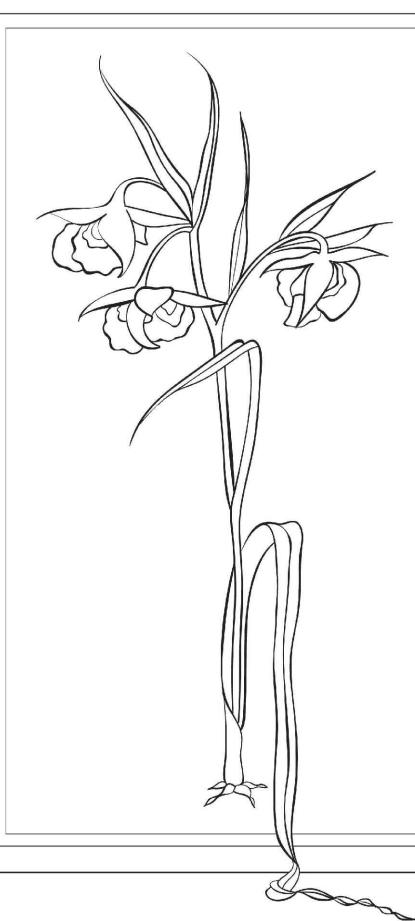
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SCALE:	1/4" = 1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024



EXTERIOR ELEVATIONS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008



A3.2



Michelle Comeau
Landscape Design
&
Installation
P.O. Box 6327
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F: 831-620-0105
michelle@comeau.design.com

Landscape Plan Prepared For:
Comeau - Mcgrose
Sante Fe 3 NE of 5th Ave.
Carmel By The Sea, Ca. 95921
APN: 010-037-009

Sheet Title:
Irrigation & Lighting Plan

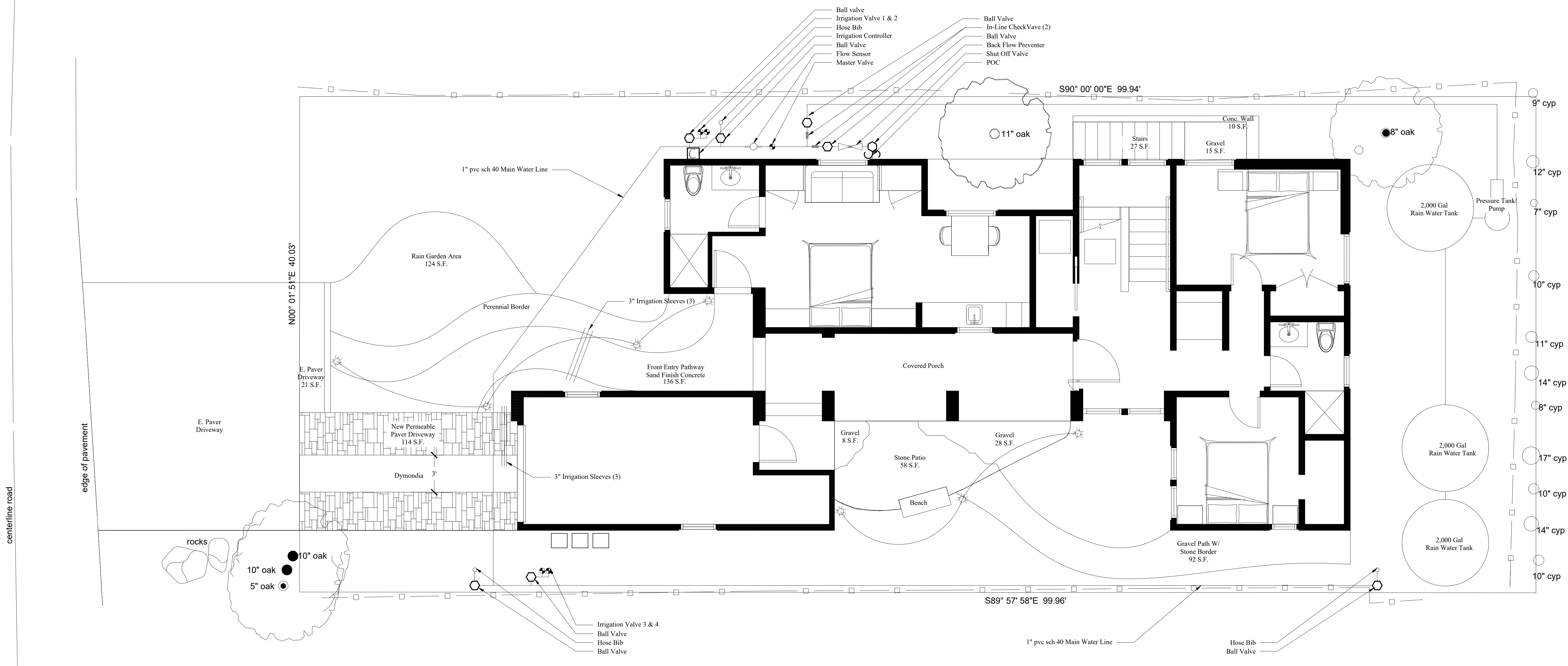
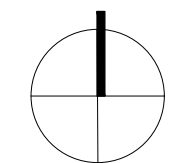
Date: 3/13/24

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

Drawn By: GM

Revised:

Sheet: L-2
of: L-3



centerline road

edge of pavement

1" pvc sch 40 Main Water Line

Ball valve
Irrigation Valve 1 & 2
Hose Bib
Irrigation Controller
Ball Valve
Flow Sensor
Master Valve

Ball Valve
In-Line Check Valve (2)
Ball Valve
Back Flow Preventer
Shut Off Valve
POC

8" oak

11" oak

9" cyp

12" cyp

7" cyp

2,000 Gal Rain Water Tank

Pressure Tank Pump

10" cyp

11" cyp

14" cyp

8" cyp

17" cyp

10" cyp

14" cyp

10" cyp

1" pvc sch 40 Main Water Line

Hose Bib
Ball Valve

Stairs 27 S.F.

Conc. Wall 10 S.F.

Gravel 15 S.F.

8" oak

2,000 Gal Rain Water Tank

2,000 Gal Rain Water Tank

10" oak

5" oak

rocks

10" oak

5" oak

3" Irrigation Sleeves (3)

3" Irrigation Sleeves (3)

3" Irrigation Sleeves (3)

Irrigation Valve 3 & 4
Ball Valve
Hose Bib
Ball Valve

Perennial Border

Rain Garden Area 124 S.F.

Front Entry Pathway Sand Finish Concrete 136 S.F.

Covered Porch

Gravel 8 S.F.

Stone Patio 58 S.F.

Bench

Gravel 28 S.F.

Gravel Path W/ Stone Border 92 S.F.

E. Paver Driveway 21 S.F.

New Permeable Paver Driveway 114 S.F.

Dymondia 3'

N00° 01' 51" E 40.03'

S90° 00' 00" E 99.94'

S89° 57' 58" E 99.96'

MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION
P.O. BOX 6327 • CARMEL, CA 93921
813.620.0111 • FAX 813.620.0105
www.comeau-design.com
LICENSE NO. 582326

Comeau Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
Trees:			
1	24"	Acer Bloodgood	Japanese Maple
1	17.5'	Cercis Canadensis Forest Pansy	Forest Pansy Redbud
1	17.5'	Cornus kousa	Kousa Dogwood
4	12'G	Laurus nobilis	Dwarf Laurel
4	7.5'	Podocarpus nagecephalus	Yew Plant Pine
1	17.5'	Quercus agrifolia	Coveau Live Oak
Shrubs:			
2	7.5'	Aconium Zwartkop	Zwartkop Aconium
2	7.5'	Acrostaphylos Carmel Star	Carmel Star Manzanita
2	7.5'	Argemone Spp.	Kangaroo Paw
2	7.5'	Acrostaphylos Howard McMen	Howard McMen Manzanita
2	7.5'	Acrostaphylos Pacific Mist	Pacific Mist Manzanita
2	7.5'	Calamagrostis Kalf Forest	Feather Reed Grass
1	7.5'	Camellia sassaparilla	Sassafras Camellia
2	7.5'	Ceanothus Anchor Bay	Anchor Bay Ceanothus
2	7.5'	Ceanothus Dark Star	Dark Star Ceanothus
1	7.5'	Ceanothus Ray Hartman	Ray Hartman Ceanothus
1	7.5'	Ceanothus thyrsiflora	Snowflary Ceanothus
1	7.5'	Clematis armandi	Armand Clematis
16	1.5'	Dietes vegeta	Fortnight Lily
1	7.5'	Euphorbia Spp.	Euphorbia
tbl	1.5'	Festuca Tija Blue	Blue Fescue
2	1.5'	Francoa ramosa	Bridal Wreath
10	1.5'	Helleborus argutifolius	White Laced Hellebore
2	7.5'	Lycopodium obscurum	Dwarf Fern Tree
15	1.5'	Lomandra Platium Beauty	Platium Beauty Lomandra
11	1.5'	Lomandra Shorty	Shorty Matt Rush
1	7.5'	Pandorea panicoides Lady Dr	White Flower Vine
2	7.5'	Pennisetum rubrum	Purple Fountain Grass
4	7.5'	Rhamnus Leatherleaf	Catalpa Currant
2	1.5'	Ribes viburnifolium	Catalpa Currant
1	1.5'	Roussaria Bivide	Bivide Rosemary
4	7.5'	Trachelospermum panicoides	Star Jasmine
2	7.5'	Woodwardia fibrata	Giant Chain Fern
tbl	tbl	Perennial Border - Lomandra, Nepeta, Achillea, Iris, Digitalis, Ceranium, Thyme, Oregano	

Irrigation Materials

- Irrigation Controller
 - Rainbird E.S.P.-ME3, Rain Bird, Rain Bird Ultrasonic Flow Sensor
- Master Valve
 - 1" Weathermatic BlackBullet Max Inline Valve w/ Flow Control
- Irrigation Control Valves
 - 1" Weathermatic BlackBullet Max Inline Valve w/ Flow Control
- Backflow Preventer
 - 1" # 975 XL Wilkins Reduced Pressure w/ Y Strainer
- Nelson Plastic Valve Box Covers
- 1" sch 80 Ball Valve Ball
- 1" Main Line, SCH 80, 18" Deep
- 3/4" B-401 Champion Bent Nose Garden Valve

VALVE DETAIL

STATION #	TYPE	LOCATION
1	Drip	Plants in Front of House
2	Drip	Extra
3	Extra	Plants in Back of House

IRRIGATION TIMETABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T, F 30 MIN

SUMMER
VALVES 1, 2, 3 T, F 30 MIN

FALL
VALVES 1, 2, 3 T, F 30 MIN

WINTER (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T, F 30 MIN

Lighting Legend

SYM	Qty	MODEL DESCRIPTION
T	2	FX Luminaire FX Transformer 100W
☀	7	FX Luminaire JS-1 LEDS- 10 Watts- Front Yard Lights

TRANSFORMER SCHEDULE

Model	Watt Capacity	Watt's Used	Area	Switch Code
T1 FX-Transformer	100w	40w	Front Yard	SW1
T2 FX-Transformer	100w	30w	Back yard	SW2

TRANSFORMER DETAIL

TRANS	Line	QTY	Fixture
T1	Line 1	4	FX- Luminaire JS
T2	Line 1	3	FX- Luminaire HC

NOTE: Transformer shall have photocell and motion control options

Lighting Fixtures



SPJ-CC34

PLANTING NOTES:

- Plant quantities are for contractor convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.
- Contractor to notify landscape designer in the event of plant unavailability immediately.
- Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.
- All plant material shall match specification per species and comply with ANZSI Z601 "Standard for Nursery Stock", and shall be inspected by landscape designer.
- Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.
- Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.
- Contractor shall provide an allowance of \$2,000 for additional material.
- Top dress all planter areas with 2" of 1/2" redwood or fir bark dressing free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.
- Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.
- All trees to be staked with two lodgepole stakes 10' x 2" a batter board and cinch ties, or with guy wires as necessary.
- All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.
- All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.
- No plant substitutions unless approved by designer.
- All irrigation lines to be SCH 40 PVC main lines.
- All valve wires to be sleeved with 3/4" electrical conduit, SCH 40.
- All direct burial low voltage wires to be sleeved with 3/4" electrical conduit, SCH 40 PVC.
- All Stepping stones to be set on individual pads of concrete, 2" thick, trowelled to the exact size of the stepping stones.

WILKINS a **FLUOR** company

Model 975XL
Reduced Pressure Principle Assembly

SPECIFICATION SUBMITTAL SHEET

APPLICATION
Designed for installation on potable water lines to protect against both back-siphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

FEATURES
Sizes: 3/4" 1" 1 1/2" 2"

Maximum working water pressure 175 PSI
Maximum working water temperature 180°F
Hydrostatic test pressure 350 PSI
End connections Threaded ANSI B1.20.1

OPTIONS
(Suffixes can be combined)

- with full port QT ball valves (standard)
- L - less ball valves
- U - with union ball valves
- MS - with integral relief valve monitor switch
- P - for reclaimed water systems
- S - with bronze "Y" type strainer
- BMS - with battery operated monitor switch
- FDC - with fire hydrant connection; 2" only
- TCJ - with test cocks up
- V - with union swivel elbows
- SE - with street elbows
- FT - with integral male 45° flare SAE test fitting

STANDARDS COMPLIANCE

- ASSE® Listed 1013
- IAPMO® Listed
- UL® Classified (less shut-off valves or with OS&Y valves)
- C-UL® Classified
- CSA® Certified
- AWWA Compliant C511
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California

MATERIALS

Main valve body Cast Bronze ASTM B 584
Access covers Cast Bronze ASTM B 584
Fasteners Stainless Steel, 300 Series
Elastomers Silicone (FDA Approved)
Buna Nitrile (FDA Approved)
Polymers Noryl™, NSF Listed
Springs Stainless steel, 300 series

ACCESSORIES

- Air gap (Model AG)
- Repair kit (rubber only)
- Thermal expansion tank (Model W/TF)
- Soft seated check valve (Model 40)
- Shock arrester (Model 1250)
- QT-SET Quick Test Fitting Set
- Ball valve handle locks

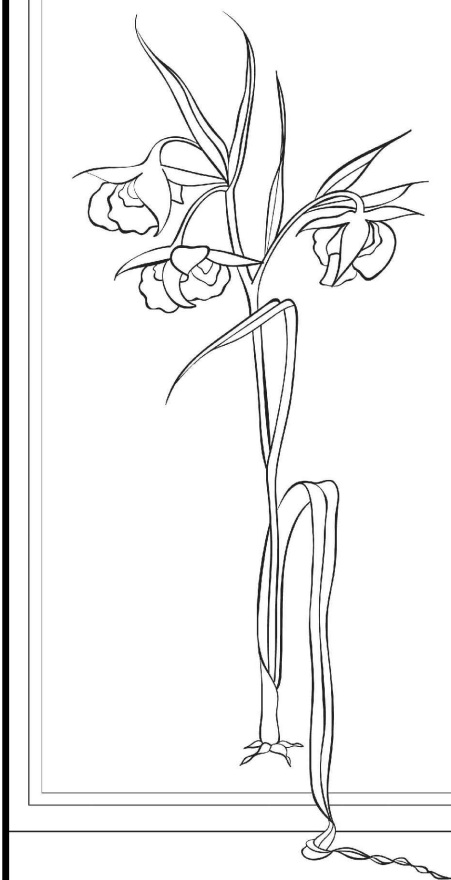
Relief Valve discharge port:
3/4" - 1" - 0.85 sq. in.
1 1/4" - 2" - 1.19 sq. in.

DIMENSIONS & WEIGHTS (do not include pkg.)

MODEL SIZE	DIMENSIONS (approximate)												WEIGHT									
	A UNION BALL VALVES		B LESS BALL VALVES		C		D		E		F		G		LESS BALL VALVES	WITH BALL VALVES						
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lb.	kg.							
3/4	20	12	305	14	356	7.3/8	197	2.1/8	54	3	75	3.1/2	89	E	127	15.3/4	460	12	4.5	12	4.5	
1	25	13	320	14	352	7.3/8	197	2.1/8	54	3	75	3.1/2	89	E	127	17.3/4	491	10	4.5	14	4.4	
1 1/2	32	17	420	15	453	10.15/16	272	2.3/8	75	3.1/2	89	3	75	F	137	18.3/4	511	22	7.9	28	12.1	
1 1/2	40	17	38	44	20	508	10.15/16	272	2.3/8	75	3.1/2	89	3	75	F	137	18.3/4	511	22	7.9	28	12.1
2	50	18	22	459	21	530	1.15/16	305	2.3/8	75	3.1/2	89	3	75	F	137	18.3/4	511	22	7.9	28	12.1

OC2000112P 11/94
RF-975XL (01)

Page 1 of 2



Michelle Comeau
Landscape Design
&
Installation
P.O. Box 6327
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michelle@comeau-design.com

Landscape Plan Prepared For:
Comeau - Meyrose
Sante Fe 3 NE of 5th Ave.
Carmel By The Sea, Ca. 93921
APN: 010-037-009

Sheet Title:
Notes
Date: 3/13/24
Scale: 1/4" = 1'-0"
Drawn By: GM
Revised:
Sheet: L-3
of: L-3



ALUMINUM CLAD WOOD WINDOWS/DOORS



THIN VENEER STONE CLADDING



VERTICAL / HORIZONTAL WESTERN RED CEDAR SIDING



STANDING SEAM METAL ROOF



GLASS RAILING



STEEL PAINTED CHANNEL



GALVANIZED BENT METAL GUTTER



**HOLDREN+LIETZKE
ARCHITECTURE**

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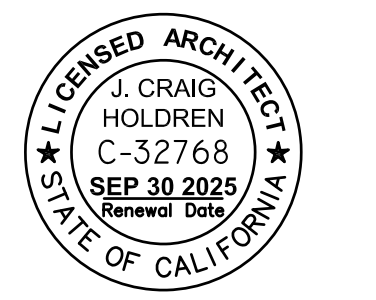
DATE: 03.23.2024

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DRAWN: KK

JOB NUMBER: 23.14

REVISION



EXTERIOR ELEVATIONS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008


MATERIAL EXAMPLES

"A"

JUNO

Project: _____
 Fixture Type: _____
 Location: _____
 Contact/Phone: _____

**MD1LG2 (RD) RECESSED HOUSING AND TRIM
 LOW VOLTAGE**



PRODUCT DESCRIPTION
 The round MD1LG2 Mini LED recessed downlight is IC rated for insulated or non-insulated applications. Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps. Ideal for both residential and commercial limited space applications including niches, bookshelves, displays and cabinets. Remote mount Class 2, 120V to 12V AC, electronic or magnetic transformer required. Designed to provide 50,000 hours of life. 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 3W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency. 2700K, 3000K, 3500K or 4000K color temperatures available. 80 or 90 CRI minimum.

Optical System Features are offered with a choice of spot, narrow flood or flood beam patterns. LED source concealed with lensed optic is deeply recessed into an internal reflector to produce a low glare system. Reflectors finished to match trim ring color for uniform appearance. Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC, electronic or magnetic transformer for operation. Juno 1L60ZE electronic transformer and MAGXFMB magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with 1L60ZE and MAGXFMB - see transformer specifications for compatible dimmers. Color temperature remains constant over dimming range. Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for indoor damp locations and daisy chaining. Union made. UL and cUL listed. RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Specifications subject to change without notice.

HOUSING FEATURES

- Designed for use in IC (insulated ceiling) or non-IC construction
- Die cast aluminum housing.
- Wiring Compartment** Provided with removable access plate. Four pole terminal block allows for quick, secure connection. UL /cUL listed for daisy chaining. Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.
- Mounting** Tempered spring steel torsion clips are provided fully assembled to housing. Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material. 2" Cutout dimension corresponds to common hole saw size.

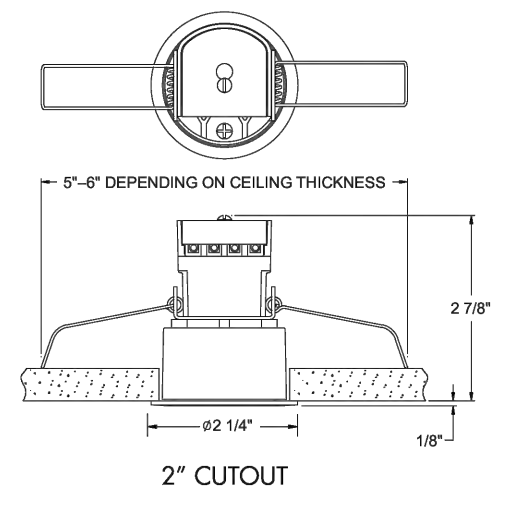
TRANSFORMERS

Catalog Number	Finish	Description
TL40ZE 10W 120 12AC WB	White	10W 12V AC Electronic Transformer
TL40ZE 25W 120 12AC WB	White	25W 12V AC Electronic Transformer
TL40ZE 60W 120 12AC WB	White	60W 12V AC Electronic Transformer
MAGXFMB 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer
MAGXFMB 1C 25W 120 12AC BL	Black	25W 12V AC Magnetic Transformer
MAGXFMB 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer

ELECTRICAL DATA

Input Voltage	12VAC
Input Power	4.5W
Input Current	0.42A
Frequency	Varies with transformer


2" CUTOUT



"B"

Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____

AVAILABLE FINISHES:



Mako
 WS-W18122

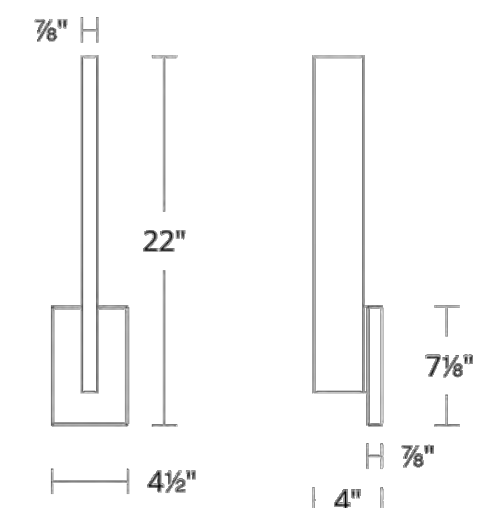
PRODUCT DESCRIPTION
 Sleek and striking. Modern lighting designed at just the right angle. This low profile wall sconce projects a blade of light on the wall behind to feature its own silhouette and second blade cast downward to light the path below. Defined by an angular upright, Mako enhances both interior and exterior locations as a wet listed, ADA Compliant architectural luminaire. Customize your color temperature from three choices.

FEATURES

- Driver concealed within the canopy
- Down and indirect illumination
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,ADA,Wet Location Listed
Input	120/277V,50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K,3500K,4000K
CRI	90
Construction	Extruded aluminum body with white silk screen glass




WS-W18122

"C"

Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____

AVAILABLE FINISHES:



Step Light
 SL-LED100

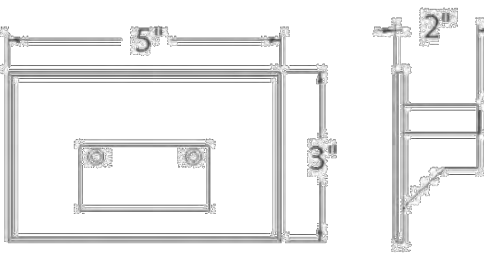
PRODUCT DESCRIPTION
 Elevate your design and step up to a minimalist aesthetic that highlights a low profile style that flush mounts for a clean look. Ideal lighting for safety and security. A frosted lens delivers beautiful balanced illumination that is shadow free with little glare. Wet listed for both interior and exterior application on stairs and walls.

FEATURES

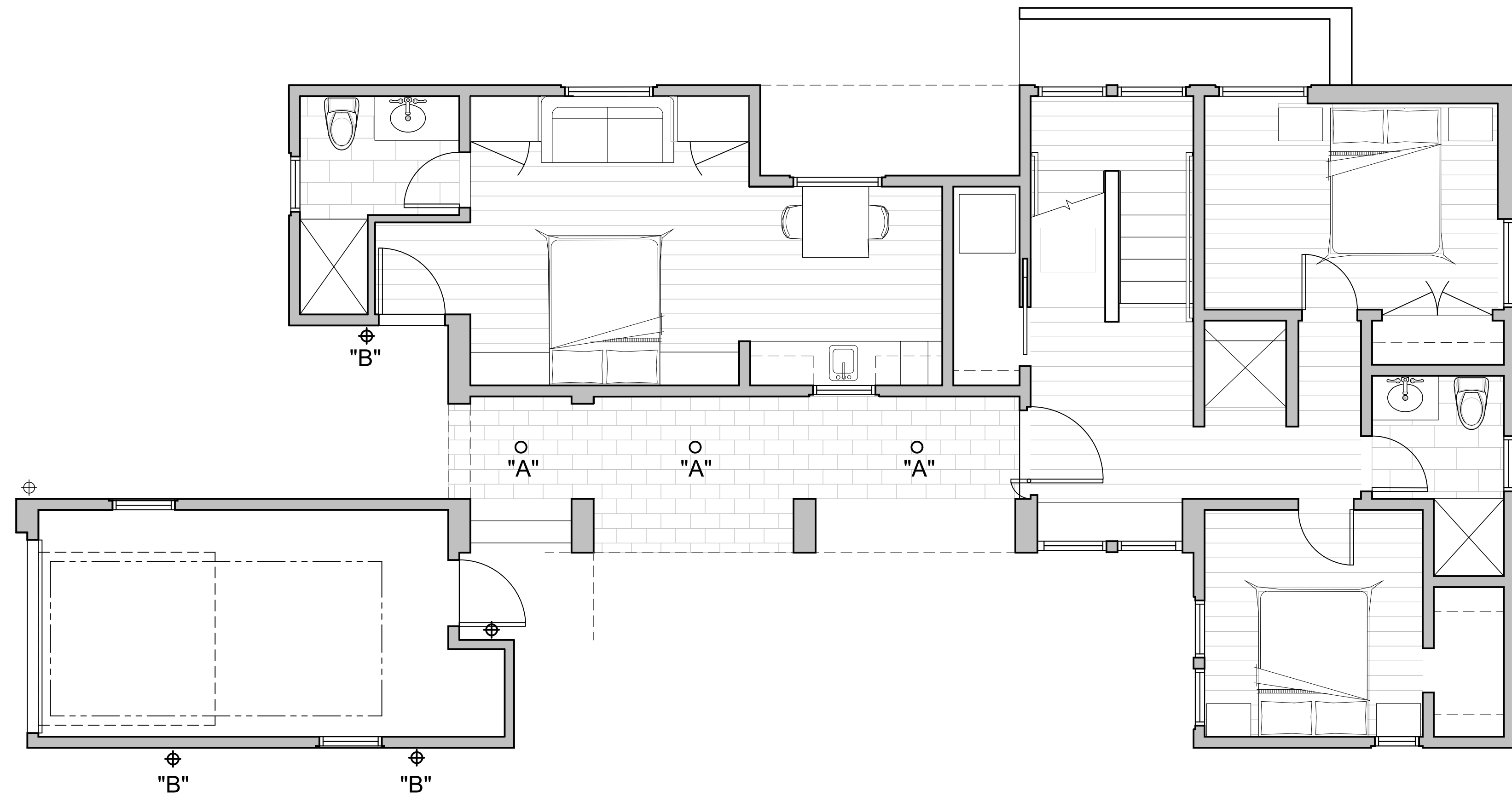
- ACLED driverless technology
- Low profile, flush to wall aesthetics with no visible hardware
- Frosted lens
- Fits into 2" x 4" J-Box with minimum inside dimensions of 3" L x 2" W x 2" H. Includes bracket for J-Box mount.
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LDS065M01DAFE-L01)

SPECIFICATIONS

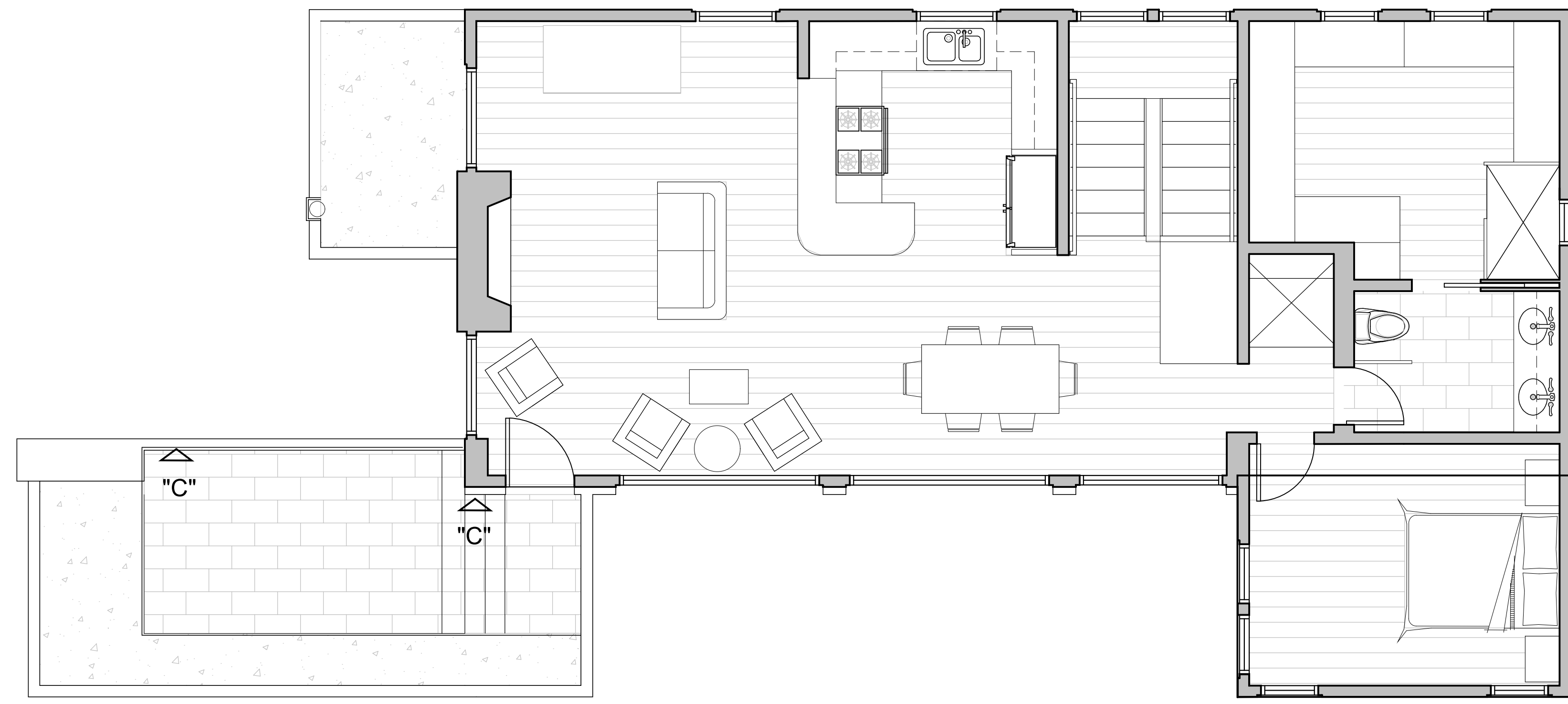
Rated Life	54000 Hours
Standards	ETL, cETL, Wet Location Listed, IP66, Title 24 JAB: 2019 Compliant, ADP
Input	120 VAC, 50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall in all orientations
Color Temp	3000K
CRI	90
Construction	Die cast aluminum, 316 Marine grade stainless steel



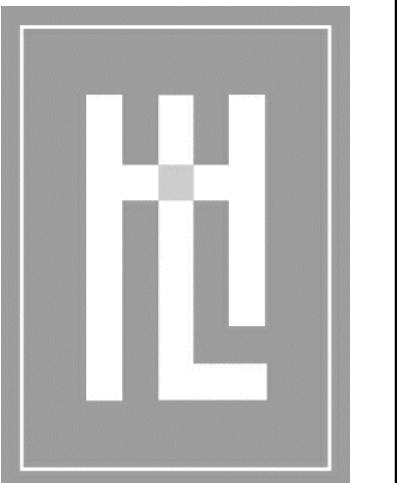
SL-LED100



LOWER FLOOR EXTERIOR LIGHTING PLAN
 SCALE: 1/4" = 1'-0"



UPPER FLOOR EXTERIOR LIGHTING PLAN
 SCALE: 1/4" = 1'-0"

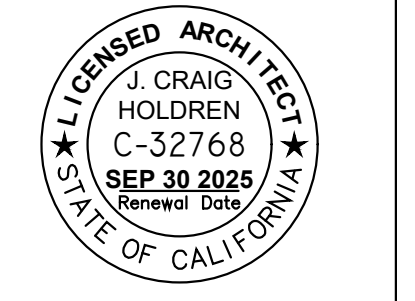


**HOLDREN+LIETZKE
 ARCHITECTURE**

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 MONTEREY, CA 93940

Ph: 831.649.6001
 Fax: 831.649.6003
 www.hl-arc.com

DATE:	01.15.2024
SCALE:	1/4" = 1'-0"
DRAWN:	KK
JOB NUMBER:	KK
REVISION:	21.25



EXTERIOR LIGHTING PLAN

MEYROSE / COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
 CARMEL-BY-THE-SEA, CA
 A.P.N. 010-037-008

E1.0