

BROWN RESIDENCE

SCENIC ROAD 3 SE OF 12TH AVENUE
CARMEL-BY-THE-SEA, CA 93921



REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MONTEREY, CA 93940

PROJECT DATA

LOT DATA :
LOT AREA : 5,762 SQ. FT.
A.P.N. : 010-292-011-000
ZONING : R-1

ZONING	R-1
MAX. FLOOR AREA ALLOWED :	2,390 SQ. FT.
MAX. SITE COV. ALLOWED :	526 SQ. FT.
526 SQ. FT. + 230 SF = 756 SF (50% PERMEABLE)	

FLOOR AREA CALCULATION:	
BUILDING SITE AREA x 0.45 - (SQ. FT. OVER 4,000 X 0.02)	1,000
5,764 x (0.45 - (1,764 X 0.02))	1,000
5,764 x .33472 = 2,390 SQ. FT.	

EXISTING FLOOR AREA:	
BASEMENT / LEVEL 1 = LIVING SPACE	1015 S.F.
GARAGE	488 S.F.
MECHANICAL	145 S.F.
LEVEL 2 = LIVING SPACE	2,050 S.F.

EXISTING FLOOR AREA:	3,693 S.F. TO REMAIN
----------------------	----------------------

EXISTING SITE COVERAGE:	
IMPERVIOUS:	
DRIVEWAY	944 S.F.
PATIOS	421 S.F.
WALKWAYS & STAIRS	836 S.F.
LIGHT WELL	17 S.F.
PLANTER WALLS	13 S.F.
TOTAL EXISTING SITE COVERAGE:	2,236 S.F. 39%

PROPOSED SITE COVERAGE:	
IMPERVIOUS:	
LIGHT WELL	17 S.F.
STAIRS & LANDINGS	173 S.F.
TOTAL IMPERVIOUS SITE COVERAGE:	190 S.F. 3%

PERVIOUS:	
STRIP DRIVEWAY	167 S.F.
WALKWAYS	199 S.F.
VIEW DECK - 2ND LEVEL	461 S.F.
TOTAL PERVIOUS SITE COVERAGE:	827 S.F. 14%

VARIANCE REQUEST = 1,017 SF - 756 SF = 261 SF VARIANCE

TOTAL PROPOSED SITE COVERAGE:	1,017 S.F. 17.7%
SITE COVERAGE REDUCTION:	1,219 S.F. 21.2%

SETBACKS			
R-1	MINIMUM	EXISTING TO REMAIN (NON-CONFORMING)	PROPOSED
FRONT	15'-0"	47'-2"	31'-6"
NORTH SIDE	3'-0"	5'-1"	
SOUTH SIDE	3'-0"	2'-10"	
COMPOSITE SIDE	25% OF LOT WIDTH (9' 5" MIN)	NORTH: 5'-4" SOUTH: 2'-10"	
COMPOSITE SIDE	25% OF LOT WIDTH (10' 6" MIN)	NORTH: 5'-4" SOUTH: 6'-0"	
COMPOSITE SIDE	25% OF LOT WIDTH (10' 10" MIN)	NORTH: 6'-8" SOUTH: 6'-0"	
REAR	3'-0"	1'-7"	

BUILDING HEIGHT			
	MAXIMUM	EXISTING TO REMAIN (NON-CONFORMING)	
ONE STORY PLATE HT.	12'-0"	9'-0"	
2ND STORY PLATE HT.	18'-0"	19'-0"	
MAX ROOF HT.	18'-0"	24'-6"	

TREE REMOVAL:
NO TREES ARE TO BE REMOVED

EXISTING WALLS TO BE RECONSTRUCTED
56 L.F. / 455 L.F. = 12%

PROJECT INFORMATION

OWNER: STEVEN BROWN
3526 88TH AVENUE NE
CIRCLE PINES, MN 55014
PH: 612-554-3523

PROJECT ADDRESS: SCENIC ROAD 3 SE OF 12TH AVENUE
CARMEL-BY-THE-SEA, CA 93923

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410

PROJECT DESCRIPTION:
EXTERIOR REMODEL OF A 2-STORY RESIDENTIAL SINGLE FAMILY RESIDENCE. NEW ELEMENTS INCLUDE A VIEW DECK, NEW EXTERIOR MATERIALS, AND NEW WINDOWS AND DOORS. SITE IMPROVEMENTS CONSIST OF REDUCING SITE COVERAGE AND REPLACING DAMAGED SITE WALLS.

NOTE:
THE EXISTING STRUCTURE IS NON-CONFORMING. THE REMOVAL OF ANY NON-CONFORMITY SHALL REQUIRE THE CORRECTION OF THE NON-CONFORMITY AND THAT SPECIFIC NON-CONFORMITY MAY NOT BE REBUILT IN THE SAME LOCATION OR ELSEWHERE ON SITE. (CMG 17.36.040.D, CMG 17.36.040.E; CMG 17.10.020 - DEMOLITION)

SHEET INDEX

ARCHITECTURAL	
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY
3a	EXISTING SITE PLAN
3b	PROPOSED SITE PLAN
4a	LANDSCAPE & DRAINAGE PLAN
4b	CONSTRUCTION BEST MANAGEMENT PRACTICES
4c	CONSTRUCTION MANAGEMENT PLAN
5a	EXISTING UPPER & LOWER FLOOR PLANS
5b	PROPOSED UPPER & LOWER FLOOR PLANS
5c	WINDOW & DOOR SCHEDULE
6	EXISTING & PROPOSED FRONT AND REAR ELEVATIONS
7a	EXISTING & PROPOSED SIDE ELEVATIONS
7b	EXISTING & PROPOSED SIDE ELEVATIONS
8	EXISTING & PROPOSED STREETScape ELEVATIONS
9	EXISTING & PROPOSED ROOF PLAN
10a	EXISTING FENCE / GATE ELEVATION
10b	PROPOSED LANDSCAPE & LIGHTING PLAN
11	FINISH MATERIALS
12	RENDERINGS

TITLE SHEET

JOB NAME: BROWN REMODEL
Scenic 3 SE of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

SCALE: N.T.S.

DRAWN: KJL

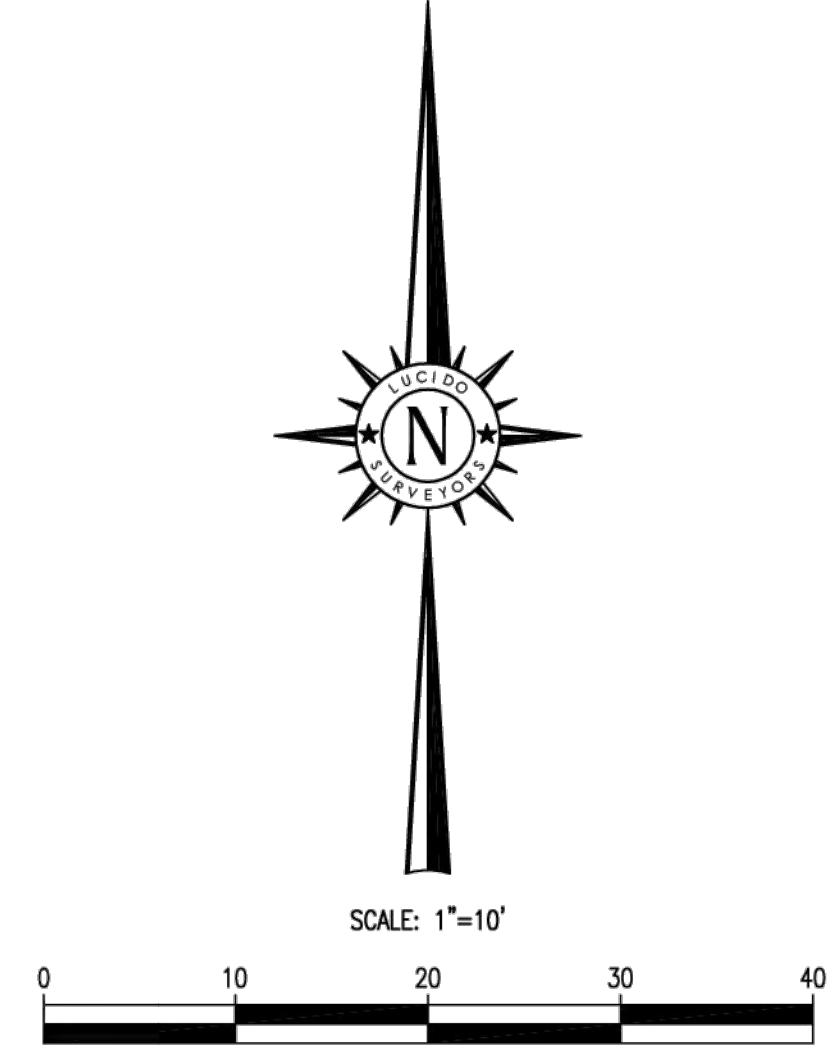
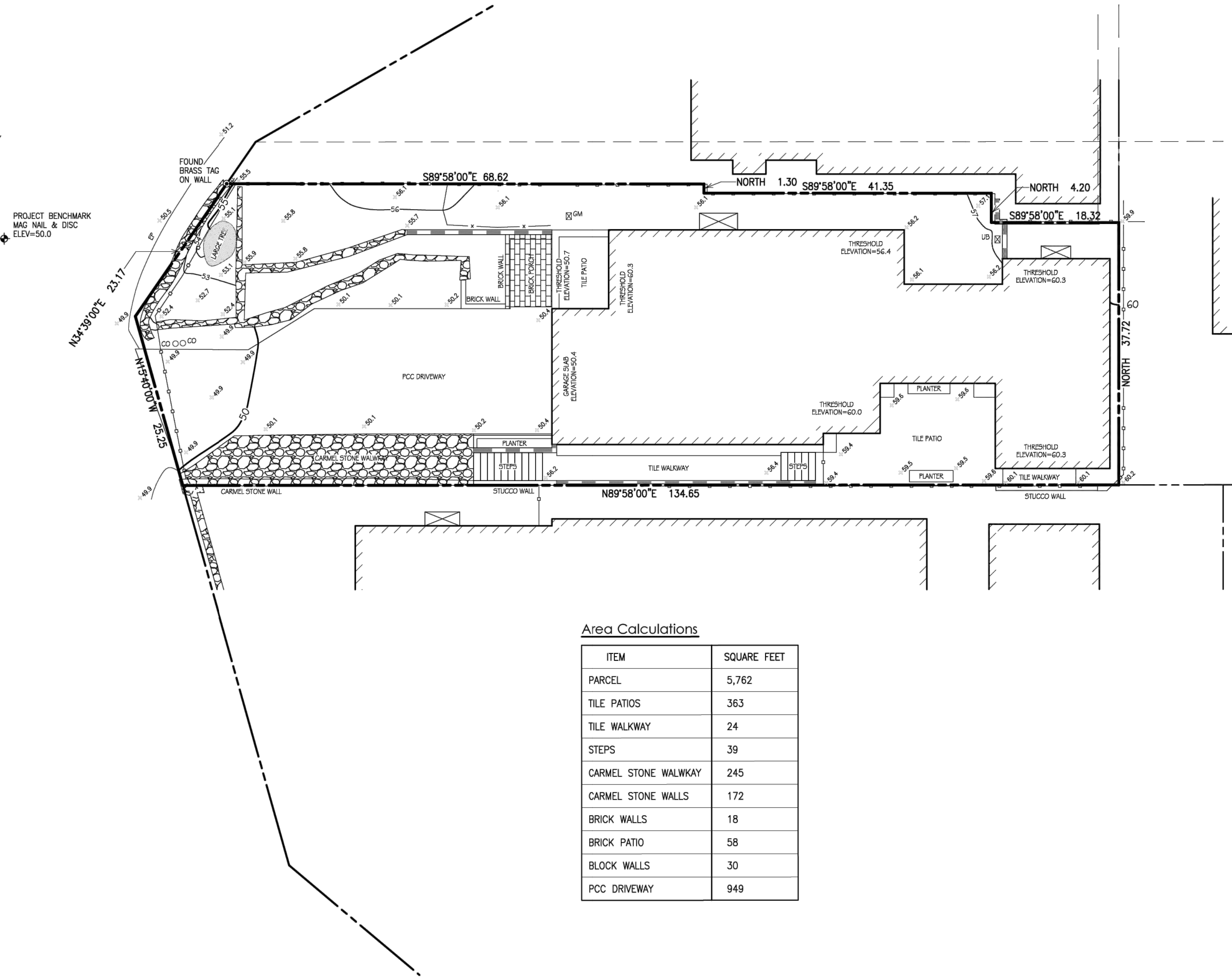
JOB N 2403

1
SHEET OF

LEGEND:

- RECORD BOUNDARY
--- RECORD RIGHT OF WAY
--- RECORD LOT LINE
--- RECORD CENTERLINE
--- RECORD EASEMENT LINE
--- RECORD SETBACK
--- OLD RECORD LINE
+ PROJECT BENCHMARK
50 CONTOUR (MAJOR)
40 CONTOUR (MINOR)
GB GRADEBREAK
EP EDGE OF PAVEMENT
--- LIP OF GUTTER
--- FACE OF CURB
--- CURB AND GUTTER
--- BACK OF CURB
--- SIDEWALK
--- BACK OF SIDEWALK
--- DRIVEWAY
--- EDGE OF DRIVEWAY
--- FLOWLINE
--- BUILDING
--- APPROXIMATE BUILDING OUTLINE
--- CHIMNEY
--- APPROXIMATE FLOOR ELEVATION
--- DECK
--- CONC PAD
--- STEP
--- PLANTER
--- W --- WATER LINE
+MV WATER VALVE
+WM WATER METER
+FH FIRE HYDRANT
+HB HOSE BIB
+ICV IRRIGATION CONTROL VALVE
--- SS --- SANITARY SEWER LINE
--- MH --- SANITARY SEWER MANHOLE
--- CO --- SANITARY SEWER CLEAN-OUT
--- SD --- STORM DRAIN
--- MH --- STORM DRAIN MANHOLE
--- AD --- AREA DRAIN
--- CB --- STORM DRAIN CATCH BASIN
--- E --- ELECTRIC LINE
+UP UTILITY POLE
--- GW --- GUY WIRE
--- EV --- ELECTRIC VAULT
--- UV --- UTILITY VAULT
--- UB --- UTILITY BOX
+EM ELECTRIC METER
+LP LAMP POST
--- G --- GAS LINE
+GM GAS METER
--- T --- TELEPHONE LINE
+TS TELEPHONE STANDARD
--- TV --- CABLE TELEVISION LINE
+TVB CABLE TELEVISION BOX

- WOOD FENCE
--- WIRE FENCE
--- CHAIN LINK FENCE
+STB STREET SIGN
+SP SIGN POST
+MB MAIL BOX
+B BOLLARD
+P PILLAR
--- BLOCK WALL
--- ROCK RETAINING WALL
--- ROCK RETAINING WALL
--- STACKED BLOCK WALL
--- BRICK WALKWAY/PATIO
--- CARMEL STONE WALL OR WALKWAY
--- PCC WALKWAY/PATIO
AC ASPHALT CONCRETE
CS CARMEL STONE
CMP CORRUGATED METAL PIPE
CONC CONCRETE SLAB
DG DECOMPOSED GRANITE
EX AGG EXPOSED AGGREGATE
HDPE HIGH DENSITY POLY ETHYLENE
PCC PORTLAND CEMENT CONCRETE
PS PAVER STONE
PVC POLY VINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
TE TRASH ENCLOSURE
--- EDGE OF FOLIAGE
+12" T TREE WITH SIZE AND TYPE
A ACACIA
C CYPRESS
K OAK
P PINE
R REDWOOD
T TREE
+89.9 SPOT ELEVATION



BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2022.

TOPOGRAPHIC SITE SURVEY
OF
APN 010-292-011-000
ON
SCENIC ROAD IN CARMEL
Records of Monterey County
PREPARED FOR
Steve Brown

BY
LUCIDO SURVEYORS
Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

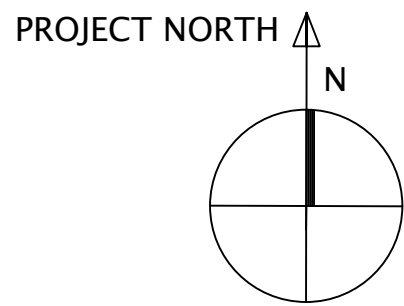
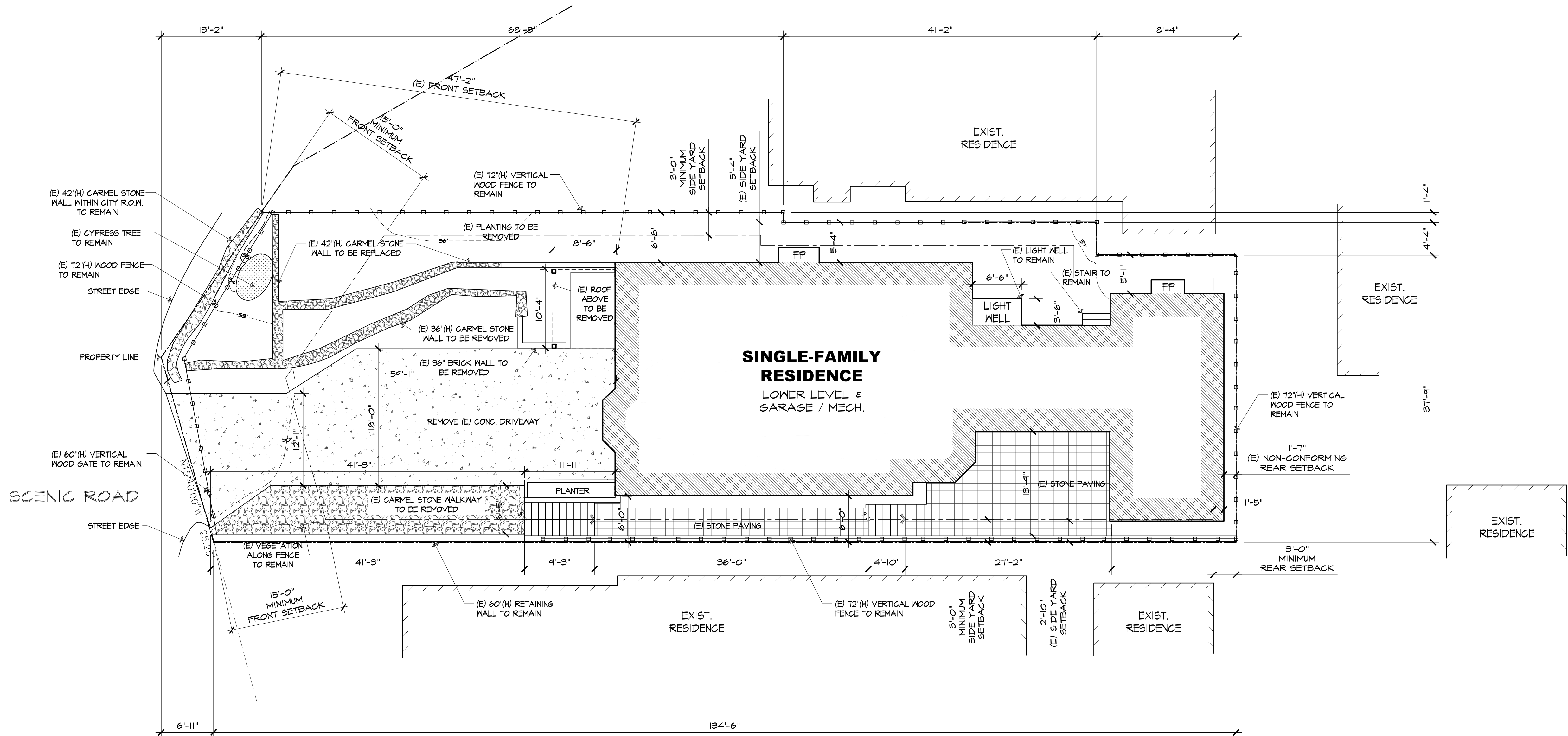
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940
info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10' PROJECT No. 2909 MARCH 2022
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

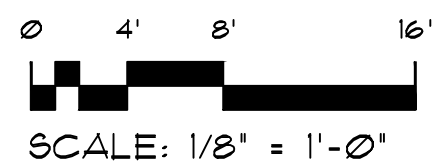
SHEET NO.
2



THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY MANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONSULT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FASE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



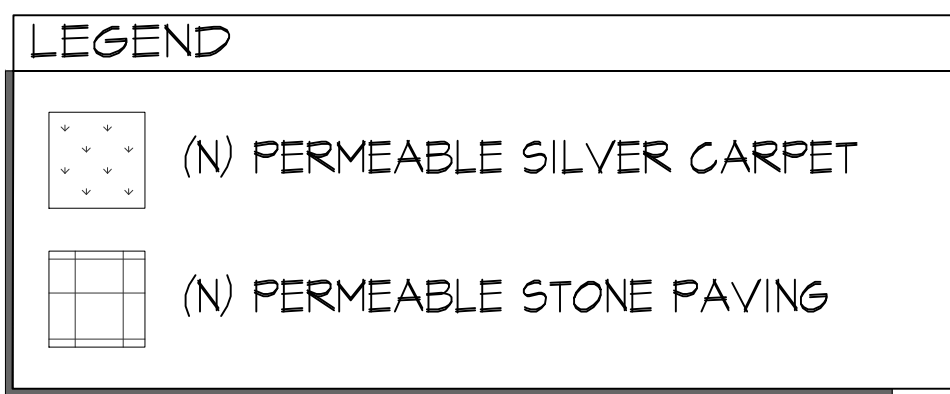
EXISTING SITE PLAN



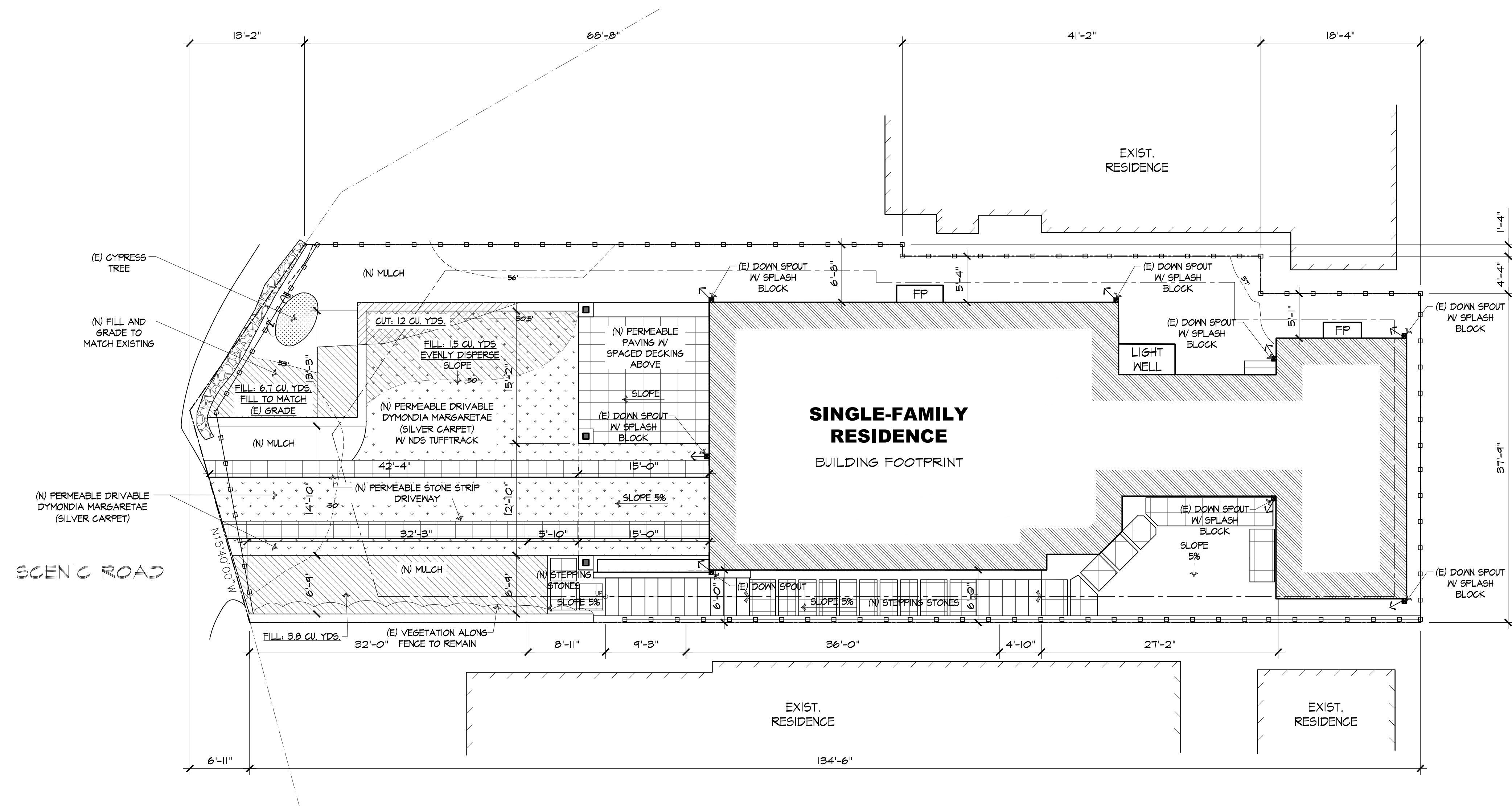
LEGEND	
	(E) PERMEABLE PAVERS
	(E) CONCRETE DRIVEWAY
	(E) STONE PAVING

(E) SITE COVERAGE CALCULATIONS	
DRIVEWAY.....	949 SF
WALKWAYS & STAIRS.....	836 SF
PATIOS.....	421 SF
LIGHTWELL.....	17 SF
PLANTER WALLS.....	13 SF
TOTAL SITE COVERAGE: 2,236 SF	

REVISION		No.		
CONSULTANT:				
ARCHITECT				
ERIC MILLER ARCHITECTS, INC.				
211 HOFFMAN AVENUE MONTEREY, CA 93940				
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com				
EXISTING SITE PLAN				
JOB NAME:	BROWN REMODEL			
	Scenic 3 SE of 12th Avenue			
	Carmel-By-The-Sea, CA 93942			
	A.P.N. 010-292-011-000			
DATE:	JAN. 6, 2025			
SCALE:	1/8" = 1'-0"			
DRAWN:	K.J.L			
JOB N	2403			
3a				
SHEET OF				



(N) SITE COVERAGE CALCULATIONS	
STRIP DRIVEWAY.....	167 SF
WALKWAYS.....	199 SF
VIEW DECK - 2ND LEVEL.....	461 SF
SIDE STAIRS & LANDINGS.....	173 SF
LIGHTWELL.....	17 SF
TOTAL SITE COVERAGE: 1,017 SF	



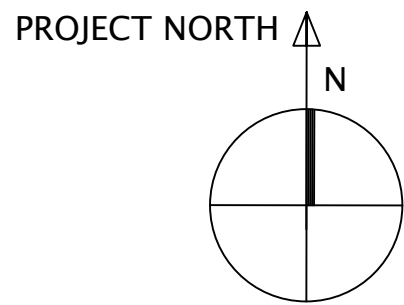
GENERAL NOTES:

1. LANDSCAPING SHALL BE LIMITED TO USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES W/ LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.
2. CONSTRUCTION SITE DOCUMENTS, EACH CONSTRUCTION PLAN SHALL PROVIDE THAT COPIES OF EACH SIGNED CDP AND THE APPROVED CONSTRUCTION PLAN BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITES AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR PUBLIC REVIEW ON REQUEST.
3. ALL PATIOS TO BE CONSTRUCTED WITH PERMEABLE MATERIALS.
4. CUT AND FILL ARE TO BE USED ON SITE FOR (N) DRIVEABLE AND PLANTING AREAS.
5. ALL STORMWATER DRAINAGE TO REMAIN ON SITE.

LEGEND	
	CUT = 12 CUBIC YARDS
	FILL = 12 CUBIC YARDS

PLANTS

DYMONDIA MARGARETAE
(SILVER CARPET)

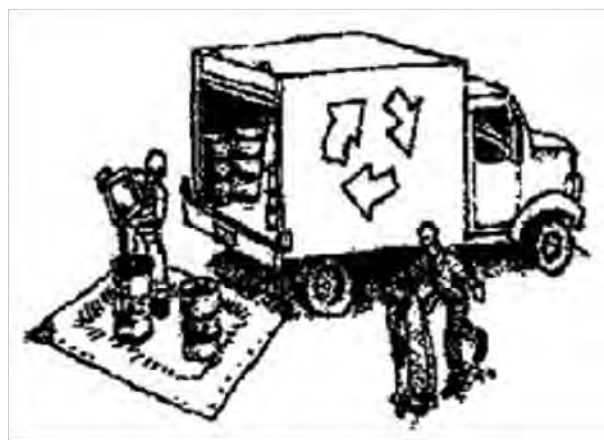
[illegible]

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. USUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

Maintenance and Parking

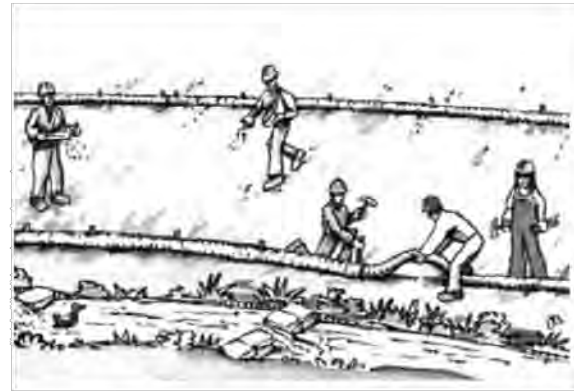
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



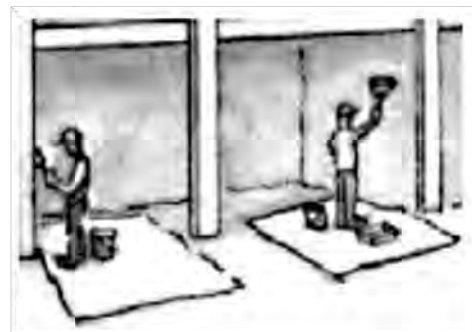
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

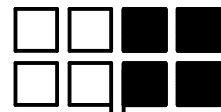
1. RUNOFF: SILT FENCES, STRAW BATTLES, OR EQUIVALENT APPARATUS SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITES TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM DISCHARGING FROM THE CONSTRUCTION AREA, AND/OR ENTERING INTO STORM DRAINS, DRAINAGES OR OTHERWISE OFFSITE. SPECIAL ATTENTION SHALL BE GIVEN TO APPROPRIATE FILTERING AND TREATING OF ALL RUNOFF, AND ALL DRAINAGE POINTS, INCLUDING STORM DRAINS, SHALL BE EQUIPPED WITH APPROPRIATE CONSTRUCTION-RELATED CONTAMINANT EQUIPMENT AND FILTRATION/TREATMENT MATERIALS. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY.
2. EQUIPMENT: EQUIPMENT WASHING, REFUELING, AND/OR SERVICING SHALL TAKE PLACE AT AN APPROPRIATE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS MATERIALS AND PREFERABLY ON AN EXISTING HARD SURFACE AREA (E.G., A ROAD OR DRIVEWAY) AND IN AN AREA WHERE APPROPRIATE COLLECTION OF POTENTIALLY PROBLEMATIC WASHING, REFUELING, AND/OR SERVICING MATERIALS IS FACILITATED. ALL CONSTRUCTION EQUIPMENT SHALL BE INSPECTED AND MAINTAINED AT AN OFF-SITE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS MATERIALS AT THE PROJECT SITE.
3. BEST PRACTICES: THE CONSTRUCTION SITES SHALL MAINTAIN GOOD CONSTRUCTION HOUSEKEEPING CONTROLS AND PROCEDURES, INCLUDING TO CLEAN UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER; AND TO REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITES.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

REVISION	No.

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

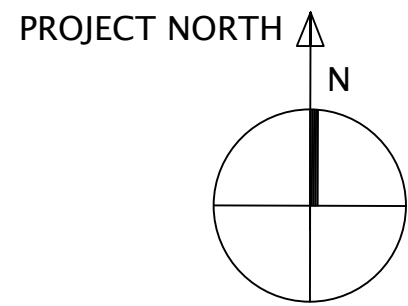
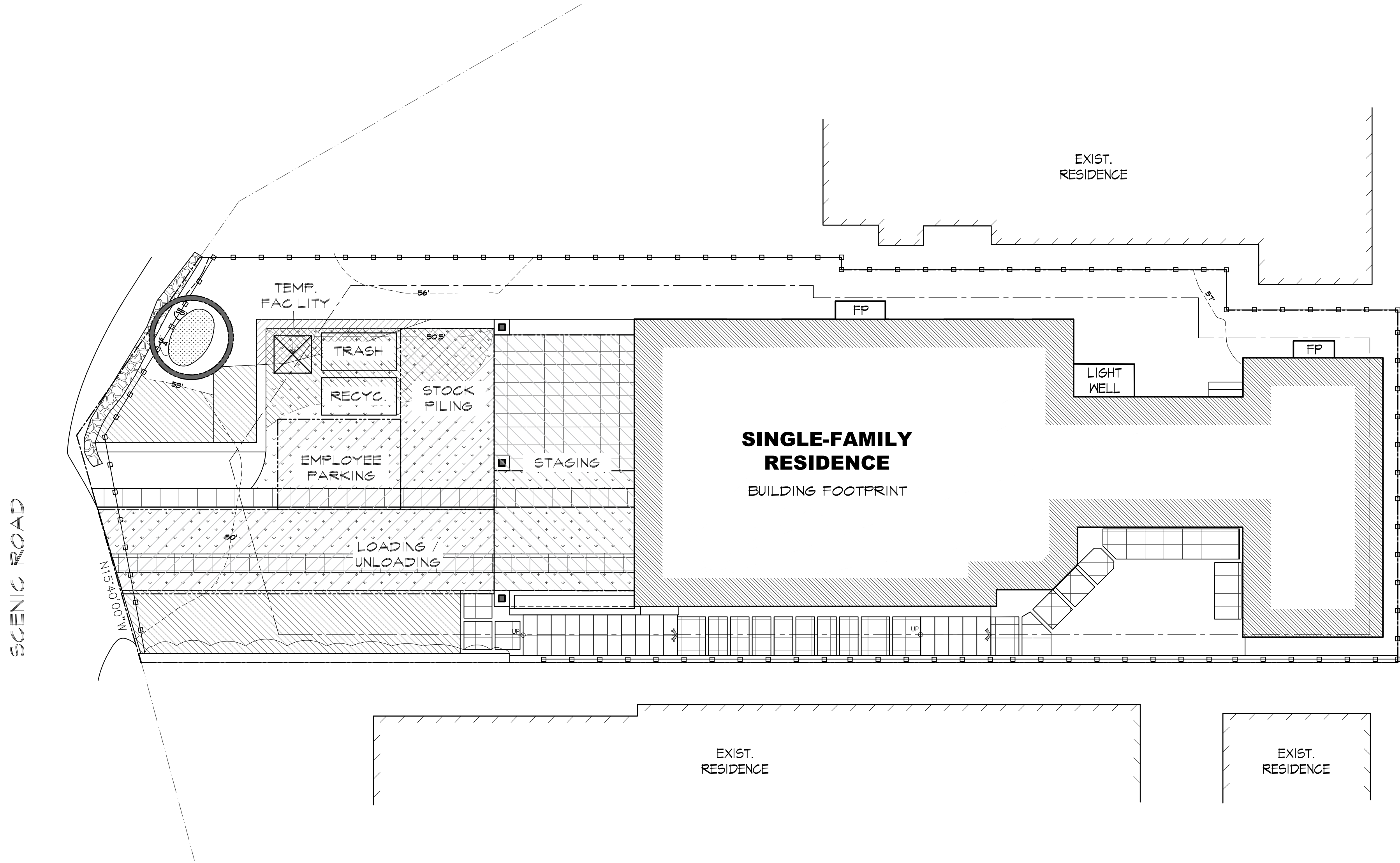
ARCHITECT

BMP

JOB NAME: **BROWN REMODEL**
Scenic 3 SE of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-292-011-000

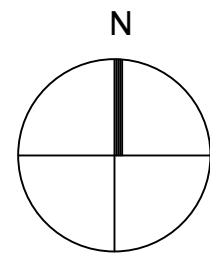
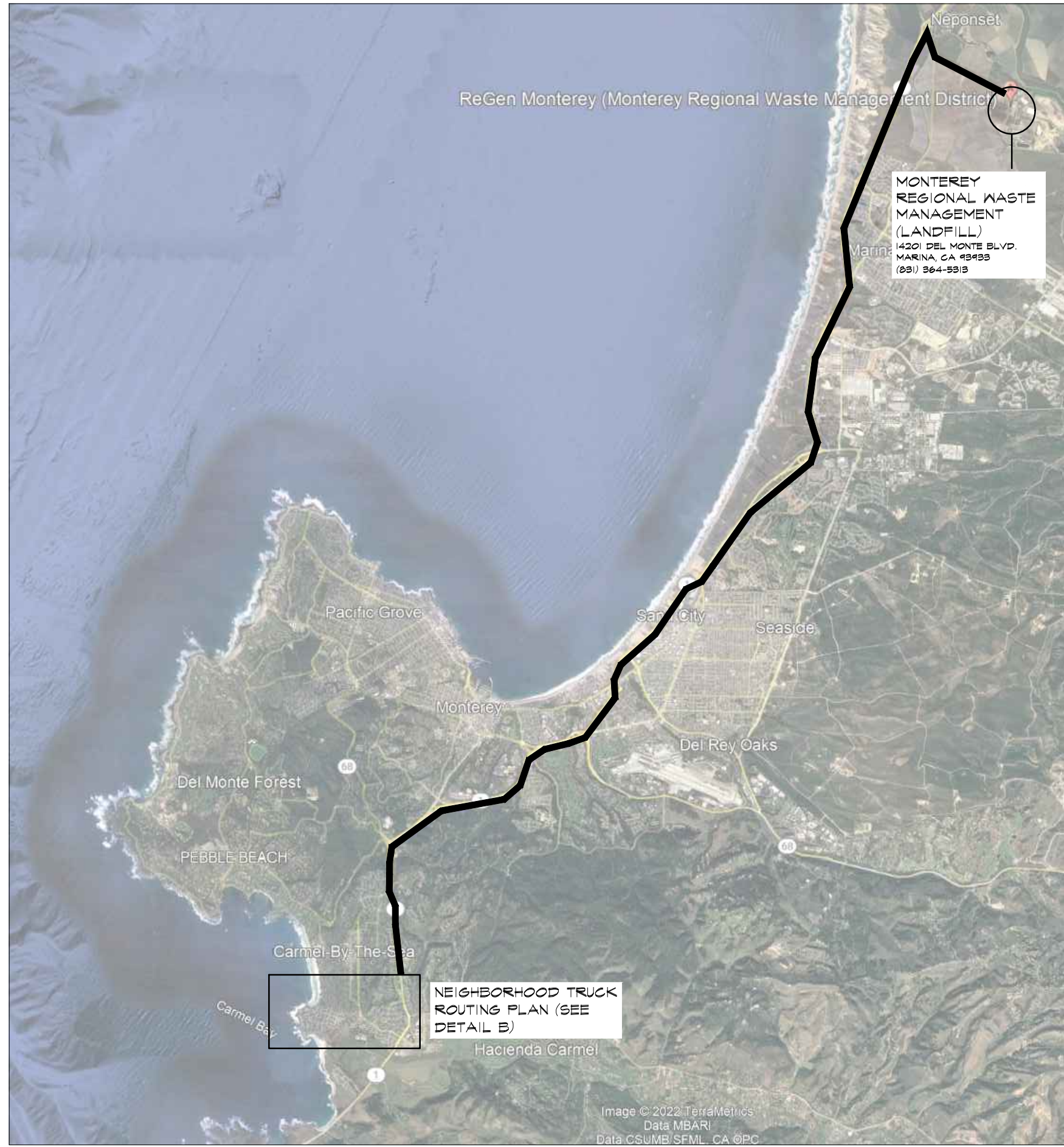
DATE:	JAN. 6, 2025
SCALE:	AS NOTED
DRAWN:	K.J.L
JOB N	2403

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONSULT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FASEE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

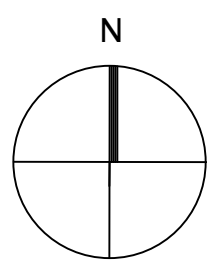


CONSTRUCTION STAGING PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION MANAGEMENT SUMMARY				
CONSTRUCTION DATES	FEBRUARY 2025 - AUGUST 2025			
HOURS OF OPERATION	7:30 AM TO 4:00 PM NOTE: ALL WORK MAY ONLY TAKE PLACE DURING DAYLIGHT HOURS (I.E. FROM ONE-HOUR BEFORE SUNRISE TO ONE-HOUR AFTER SUNSET) EXCEPT FOR INTERIOR WORK. NIGHTTIME WORK (OTHER THAN INTERIOR WORK) AND LIGHTING OF THE EXTERIOR WORK AREA ARE PROHIBITED.	ROUTES FOR VEHICLES (SEE MAPS)	FROM DRIVEWAY, CONTINUE ON SCENIC RD., TURN EAST ONTO 13TH AVE., TURN NORTH ONTO MONTE VERDE ST., TURN EAST ONTO 12TH AVE., TURN NORTH ONTO JUNIPERO ST. TO HIGHWAY 1	
VEHICLES	GRADING: 1 DAY	CONSTRUCTION METHODS	KEEP CONSTRUCTION AREAS CONTAINED ON SITE AND INCLUDE VERIFICATION THAT EQUIPMENT OPERATION & EQPT. / MATERIAL STORAGE WILL NOT SIGNIFICANTLY DEGRADE ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.	
FULL TIME ONSITE EMPLOYEES	2-3 AVERAGE		ALL SUCH AREAS WITHIN WHICH CONSTRUCTION ACTIVITIES AND/OR STAGING ARE TO TAKE PLACE SHALL BE MINIMIZED TO THE FULLEST EXTENT FEASIBLE IN ORDER TO HAVE THE LEAST IMPACT ON ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES, INCLUDING BY USING STREET AREAS AND PREVIOUSLY DISTURBED AREAS FOR STAGING AND STORING CONSTRUCTION EQUIPMENT AND MATERIALS AS FEASIBLE.	
INDIVIDUAL TREE PROTECTION	TREE TO BE PROTECTED. TREES IN CONSTRUCTION AREA TO REMAIN, WRAP TRUNKS, FENCING, AT DRIP LINE.	TREE PROTECTION FENCE		

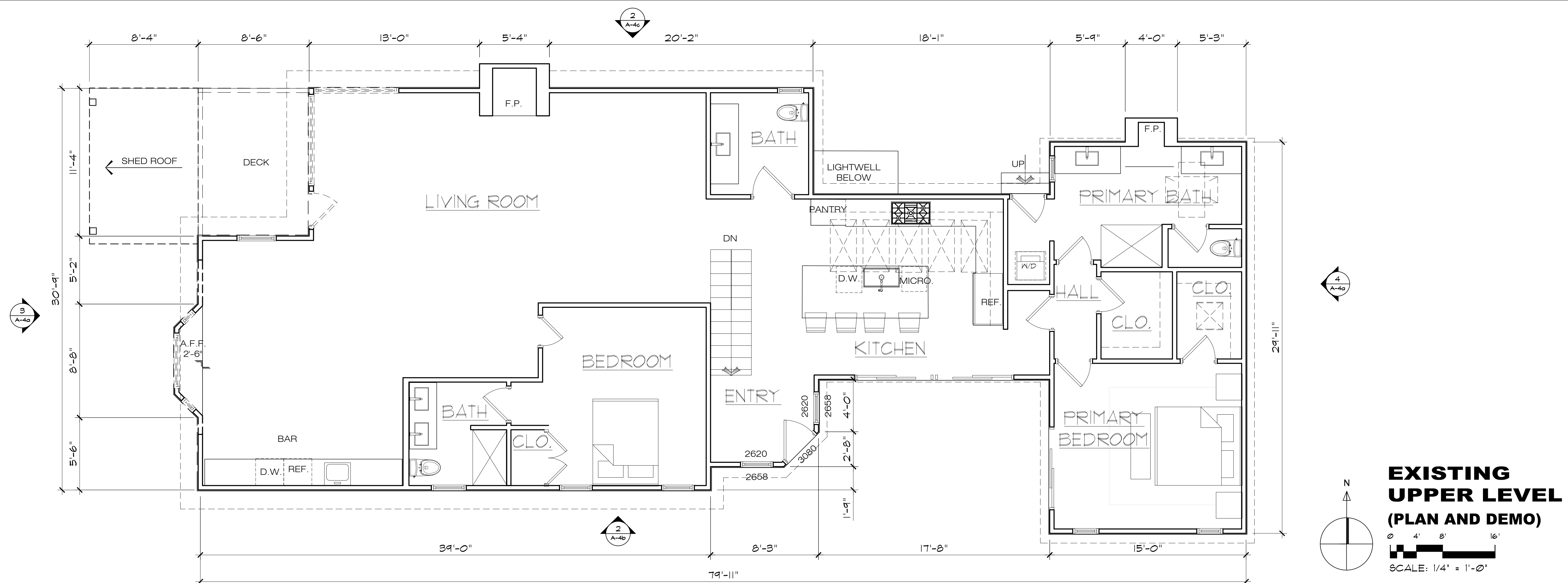


OVERALL TRUCK ROUTING PLAN
N.T.S.

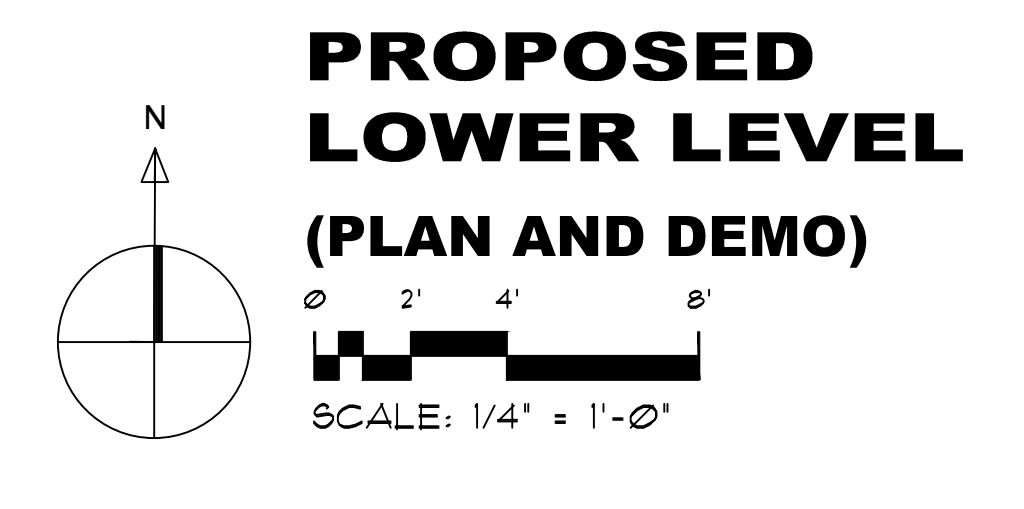
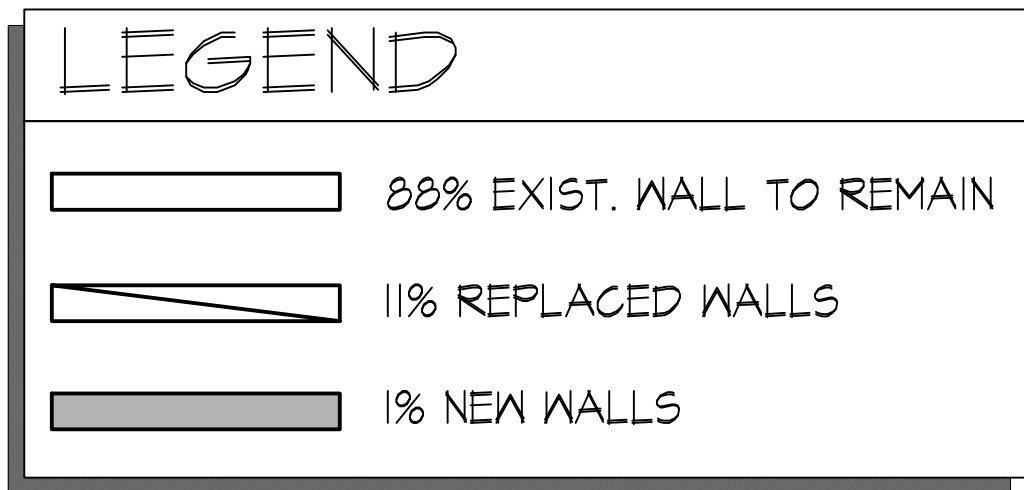
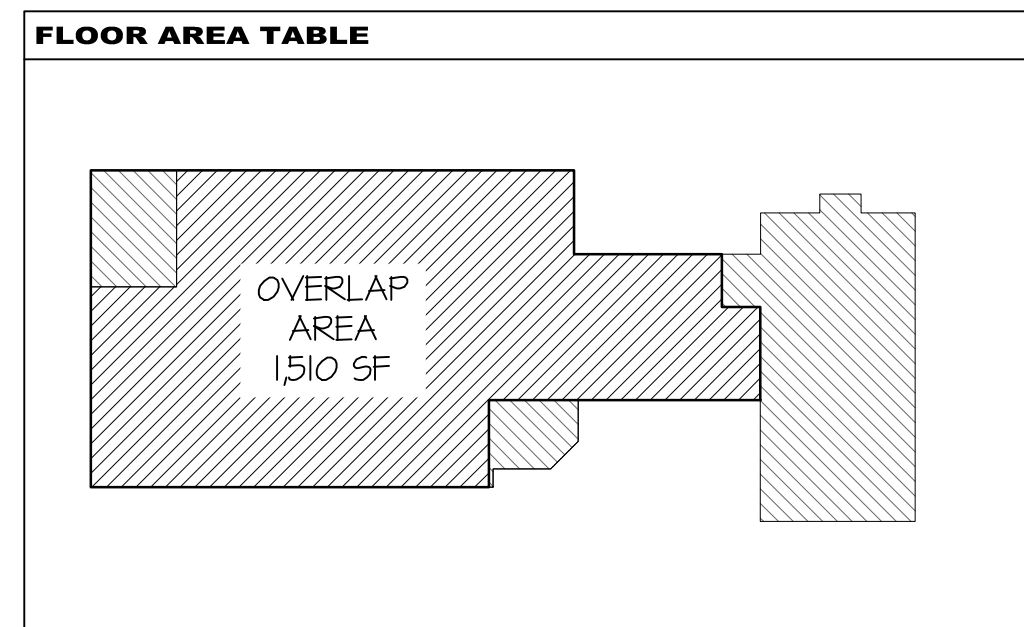
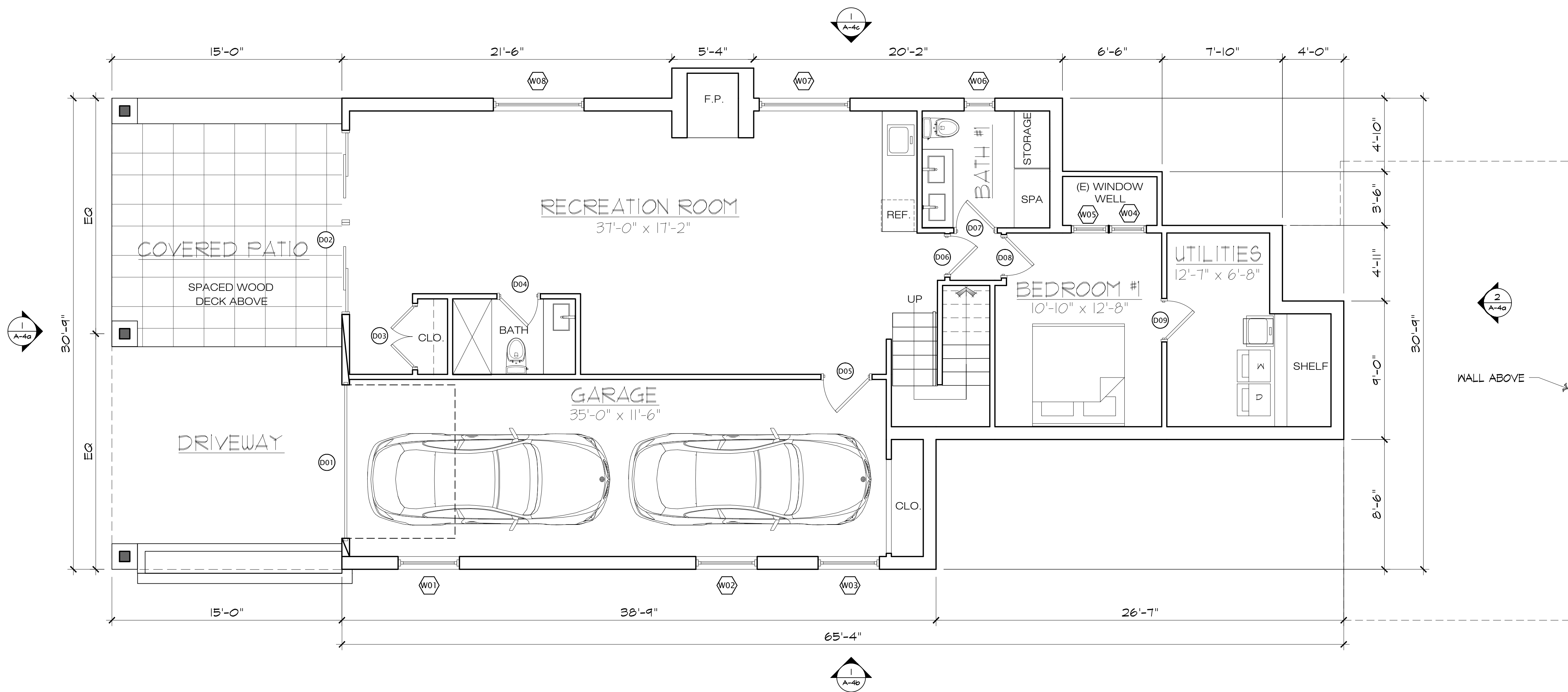
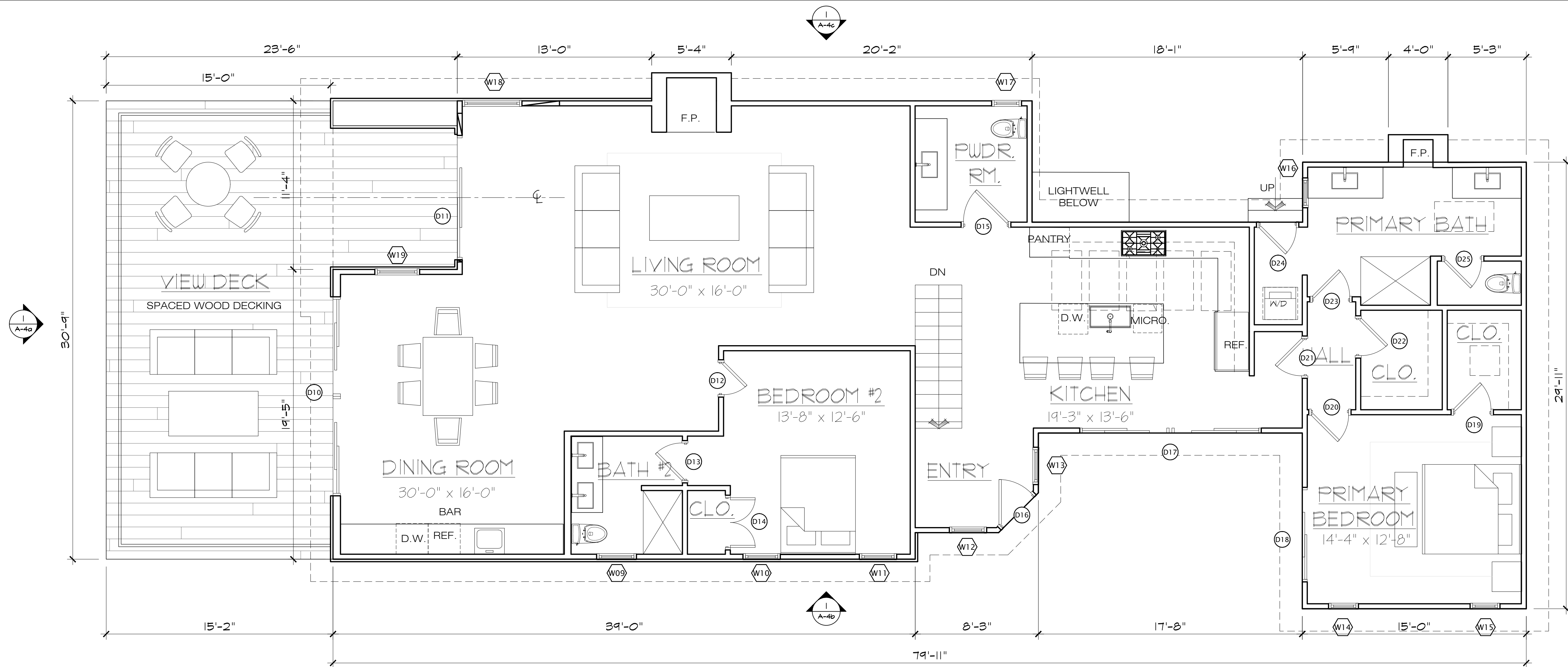


NEIGHBORHOOD TRUCK ROUTING PLAN (B)
N.T.S.

REVISION	No.
CONSULTANT:	
ARCHITECT	
CONSTRUCTION MANAGEMENT PLAN	
DATE:	JAN. 6, 2025
SCALE:	1/8" = 1'-0"
DRAWN:	K.J.L
JOB N	2403
JOB NAME: BROWN REMODEL Scenic 3 SE of 12th Avenue Carmel-by-the-Sea, CA 93921 A.P.N. 010-292-011-000	
ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com MONTEREY, CA 93940	
4c SHEET OF	



THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION OR REPRODUCTION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



REVISION		No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED ROOF PLAN

JOB NAME: **BROWN REMODEL**
Scenic 3 SE of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

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

DRAWN: K.J.L.

JOB N. 2403

5b

SHEET OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. SOCIAL CONSENT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

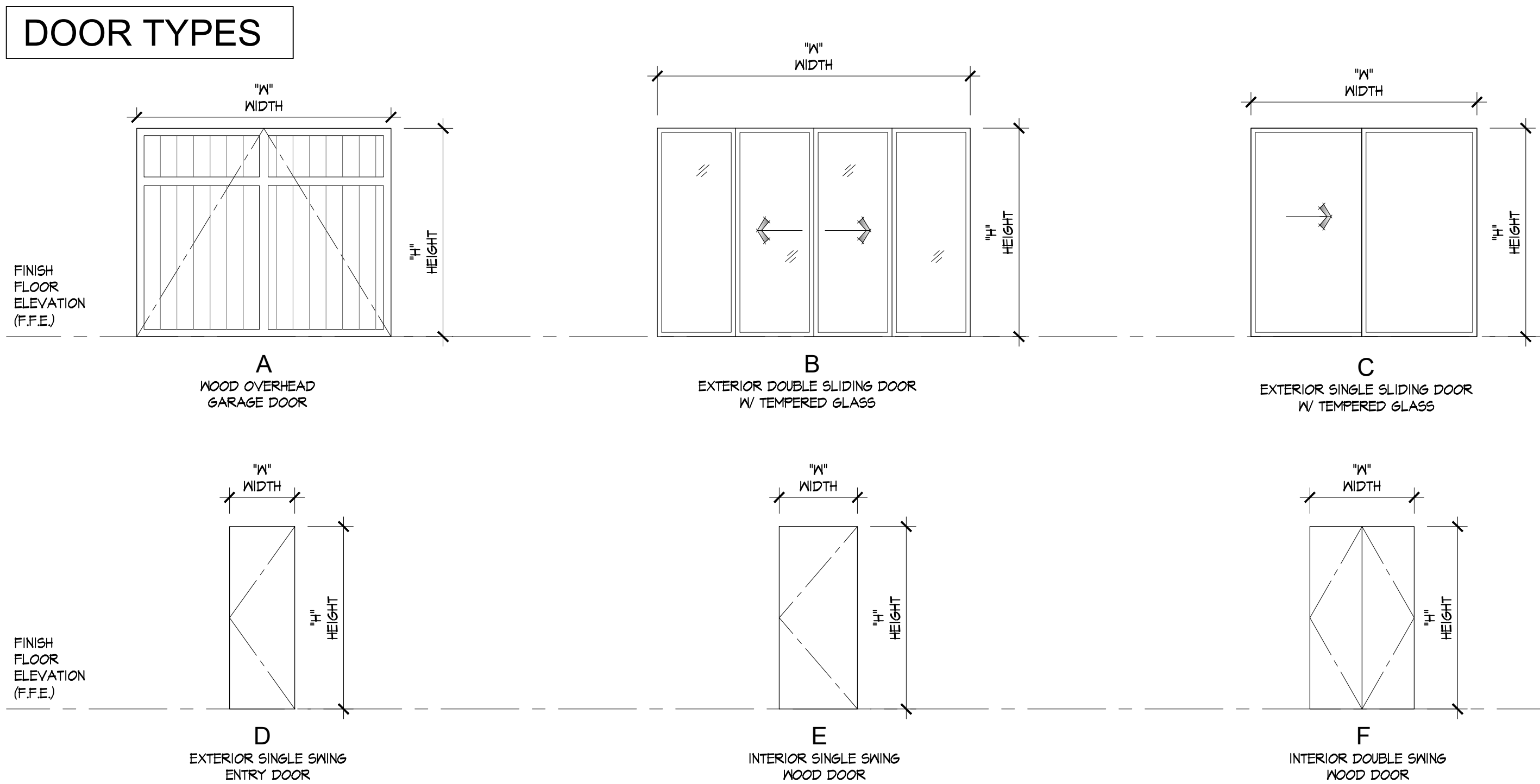
DOOR SCHEDULE												
DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION	DOOR MAT'L.	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	THRSHD DETAIL	REMARKS	
First Floor	(D1)	A	10'-0"	8'-0"	2-1/4"	GARAGE	METAL	METAL	--	--	--	NEW GARAGE DOOR REPLACING EXISTING GARAGE DOOR. MANUFACTURER: CARRIAGE HOUSE - MODEL 3020; WOOD
	(D2)	B	12'-0"	8'-0"	1-3/4"	COVERED PATIO	METAL	METAL	--	--	--	NEW DOUBLE SLIDER TO REPLACE EXISTING SINGLE SWING DOOR # WINDOW. MANUFACTURER: AWAKE - SERIES 905
	(D3)	F	4'-0"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D4)	E	2'-6"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D5)	E	3'-0"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D6)	E	2'-6"	6'-8"	1-3/4"	RECREATION ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D7)	E	2'-6"	6'-8"	1-3/4"	BATH #1	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D8)	E	2'-6"	6'-8"	1-3/4"	BEDROOM #1	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D9)	E	2'-6"	6'-8"	1-3/4"	BEDROOM #1	METAL	METAL	--	--	--	EXISTING TO REMAIN
Second Floor	(D10)	B	14'-0"	8'-0"	1-3/4"	DINING ROOM	METAL	METAL	--	--	--	NEW DOUBLE SLIDER TO REPLACE EXISTING BAY WINDOWS MANUFACTURER: AWAKE - SERIES 905
	(D11)	C	8'-0"	8'-0"	1-3/4"	LIVING ROOM	METAL	METAL	--	--	--	NEW SINGLE SLIDER TO REPLACE EXISTING SINGLE SWING DOOR # WINDOW. MANUFACTURER: AWAKE - SERIES 905
	(D12)	D	2'-6"	6'-8"	1-3/4"	BEDROOM #2	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D13)	D	2'-6"	6'-8"	1-3/4"	BEDROOM #2	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D14)	F	4'-0"	8'-0"	1-3/4"	BEDROOM #2	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D15)	E	3'-0"	6'-8"	1-3/4"	POWDER ROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D16)	F	3'-0"	8'-0"	1-3/4"	ENTRY	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D17)	F	12'-0"	7'-6"	1-3/4"	KITCHEN	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D18)	B	6'-0"	6'-8"	1-3/4"	PRIMARY BEDROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D19)	E	2'-10"	6'-8"	1-3/4"	PRIMARY BEDROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D20)	H	2'-10"	6'-8"	1-3/4"	PRIMARY BEDROOM	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D21)	E	2'-10"	6'-8"	1-3/4"	HALL	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D22)	B	2'-10"	6'-8"	1-3/4"	HALLWAY CLOSET	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D23)	E	2'-10"	6'-8"	1-3/4"	PRIMARY BATH	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D24)	E	2'-10"	6'-8"	1-3/4"	PRIMARY BATH	METAL	METAL	--	--	--	EXISTING TO REMAIN
	(D25)	E	2'-10"	6'-8"	1-3/4"	PRIMARY BATH	METAL	METAL	--	--	--	EXISTING TO REMAIN

WINDOW SCHEDULE															
	WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
First Floor	(W1)	A	4'-0"	3'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	GARAGE	EXISTING TO REMAIN
	(W2)	A	4'-0"	3'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	GARAGE	EXISTING TO REMAIN
	(W3)	A	4'-0"	3'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	GARAGE	EXISTING TO REMAIN
	(W4)	A	2'-5"	5'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #1	EXISTING TO REMAIN
	(W5)	A	2'-5"	5'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #1	EXISTING TO REMAIN
	(W6)	A	2'-0"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BATH #1	EXISTING TO REMAIN
	(W7)	A	5'-11"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	RECREATION ROOM	EXISTING TO REMAIN
	(W8)	A	5'-11"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	RECREATION ROOM	EXISTING TO REMAIN
Second Floor	(W9)	A	2'-8"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BATH #2	EXISTING TO REMAIN
	(W10)	A	2'-6"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #2	EXISTING TO REMAIN
	(W11)	A	2'-6"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	BEDROOM #2	EXISTING TO REMAIN
	(W12)	A	2'-6"	5'-8"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	ENTRY	EXISTING TO REMAIN
	(W13)	A	2'-6"	5'-8"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	ENTRY	EXISTING TO REMAIN
	(W14)	A	2'-0"	2'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	PRIMARY BEDROOM	EXISTING TO REMAIN
	(W15)	A	2'-0"	2'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	PRIMARY BEDROOM	EXISTING TO REMAIN
	(W16)	A	2'-0"	4'-8"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	PRIMARY BATH	EXISTING TO REMAIN
	(W17)	A	2'-0"	2'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	POWDER ROOM	EXISTING TO REMAIN
	(W18)	A	6'-6"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	LIVING ROOM	NEW WINDOW IN EXIST. OPENING (V.I.F.) MANUFACTURER: AWAKE WINDOW & DOOR CO.
	(W19)	A	3'-0"	4'-0"	EXIST. (V.I.F.)	DOUBLE	--	CASEMENT	METAL	--	--	--	--	DINING ROOM	EXISTING TO REMAIN

WINDOW NOTES												
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):												
1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.												
2. WOOD CLAD WINDOWS WITH STAIN GRADE INTERIORS - COLORS TO BE SELECTED BY OWNER.												
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.												
4. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.												
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.												
6. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.												
7. TEMPERED SAFETY GLAZING: a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE). b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18' ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED). c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE). d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE. e) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]												
9. ALL DOORS AND WINDOWS SHALL BE WARRANTED FOR USE IN A COASTAL ENVIRONMENT WITHIN ONE MILE OF THE COAST.												
10. SEE PLANS, ELEVATIONS AND WINDOW DETAILS FOR ADDITIONAL INFORMATION.												

DOOR NOTES												
ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):												
1. SHALL BE 2'-0" X 6'-8" MINIMUM.												
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.												
3. EXTERIOR THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.												
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.												
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.												
6. ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED.												
7. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.												
8. ALL WOOD DOORS SHALL BE SOLID CORE.												
9. ALL DOOR GLAZING TO BE TEMPERED.												
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.												
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.												
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.												

MANUFACTURER												
- DOOR MANUFACTURER SHALL BE AWAKE - SERIES 905.												
- GARAGE DOOR MANUFACTURER SHALL BE CARRIAGE HOUSE - MODEL 3020; WOOD												

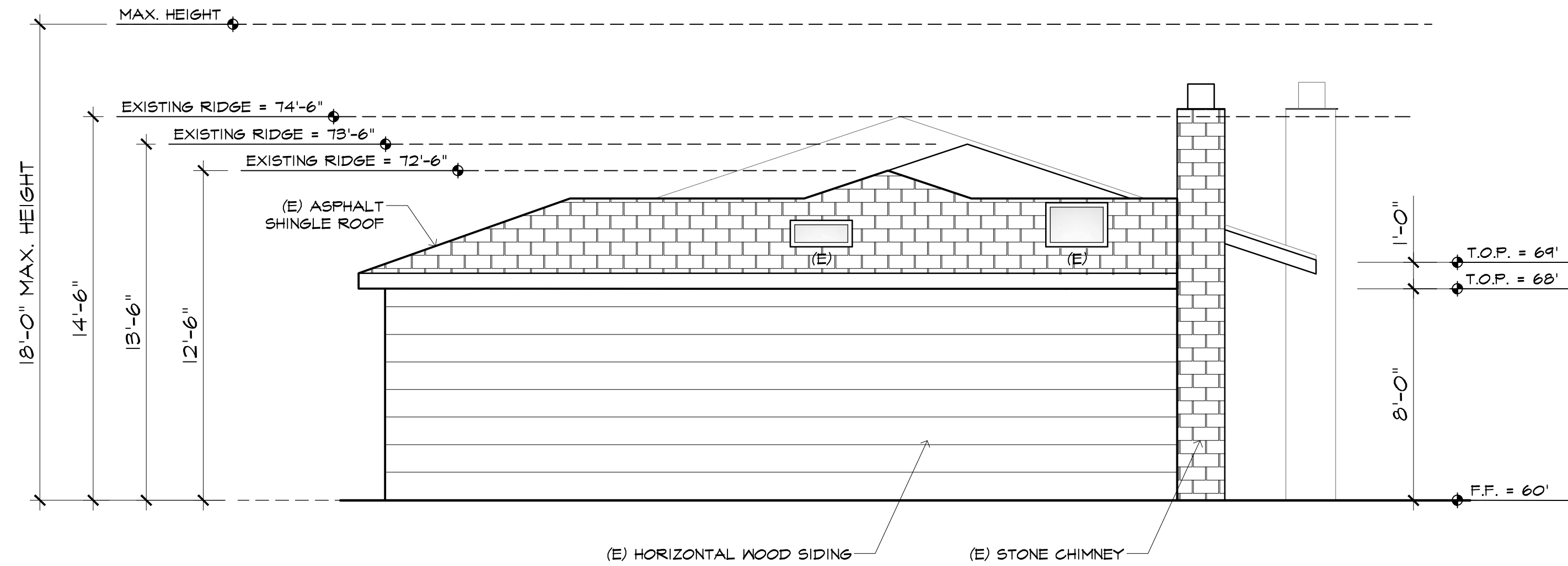


MANUFACTURER												
1. WINDOW MANUFACTURER SHALL BE AWAKE WINDOW AND DOOR CO.												

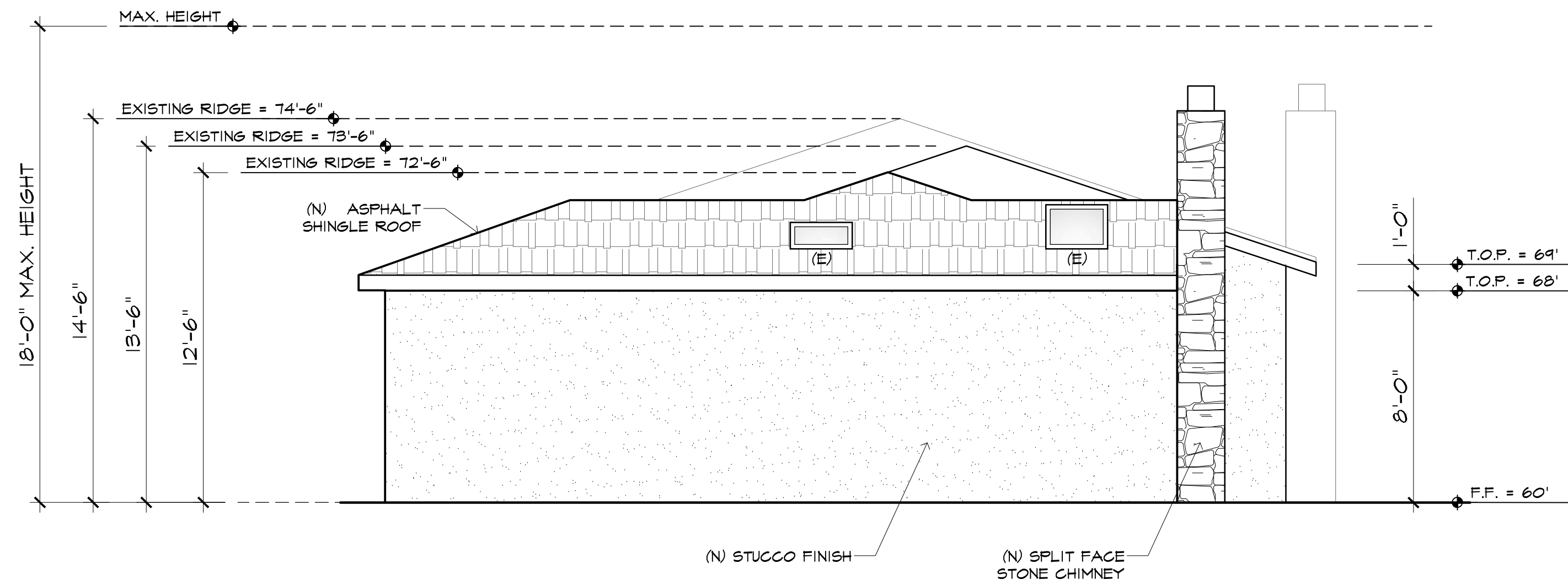
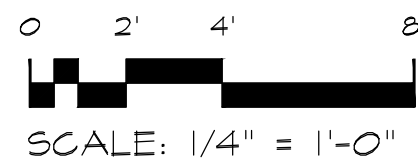
REVISION	No.
CONSULTANT:	
ARCHITECT	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
MONTEREY, CA 93940	
A.P.N. 010-242-011-000	
DOOR & WINDOW SCHEDULES	JOB NAME: BROWN REMODEL Scenic 3 SE of 12th Avenue Carmel-By-The-Sea, CA 93921
DATE:	JAN. 6, 2025
SCALE:	1/4" = 1'-0"
DRAWN:	KJL
JOB N	2403
5c SHEET OF	

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. PUBLICATION OR REPRODUCTION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

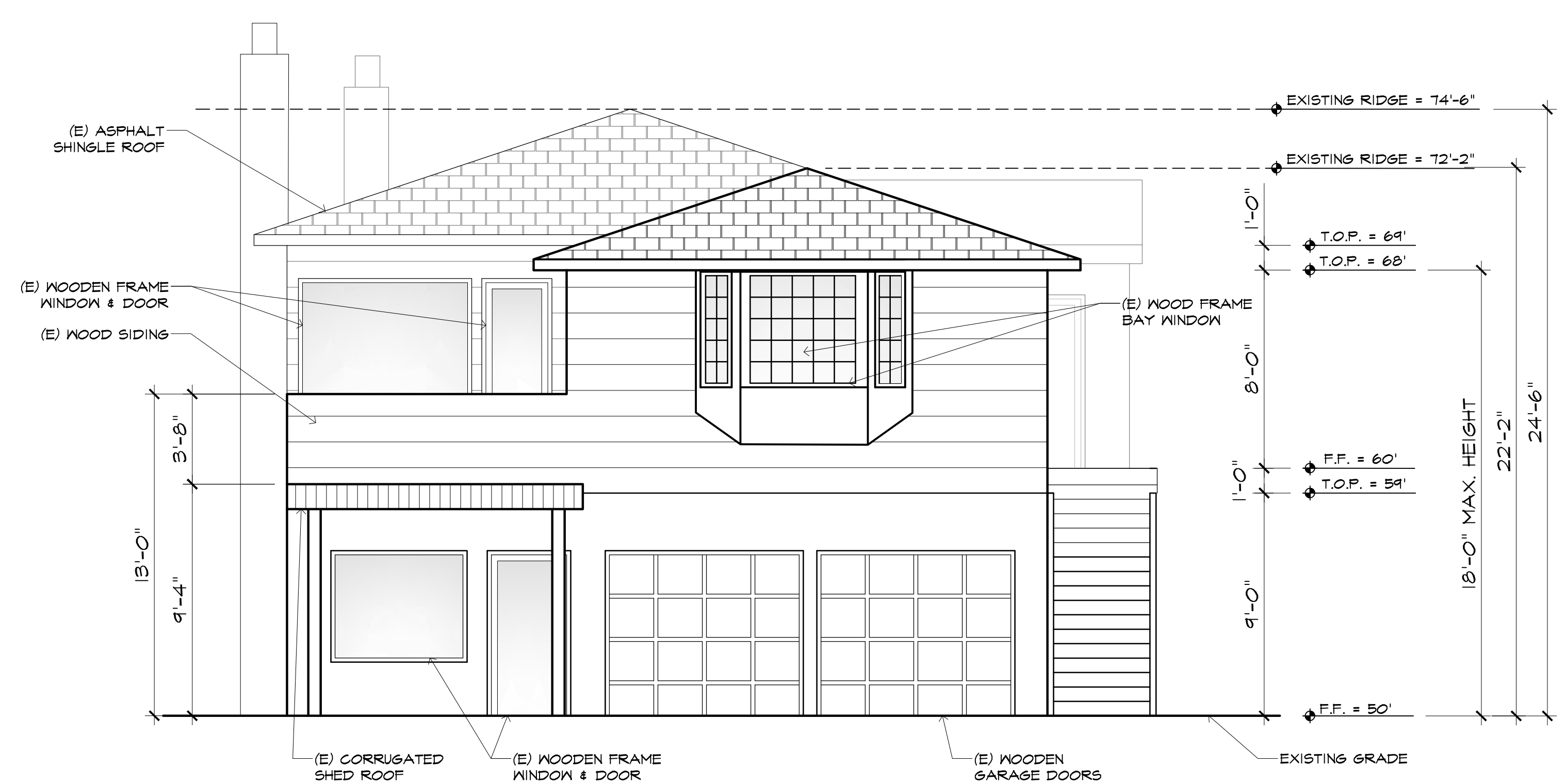
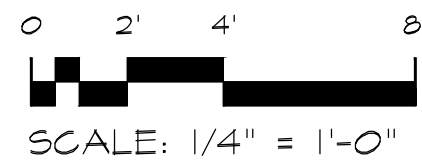
CD



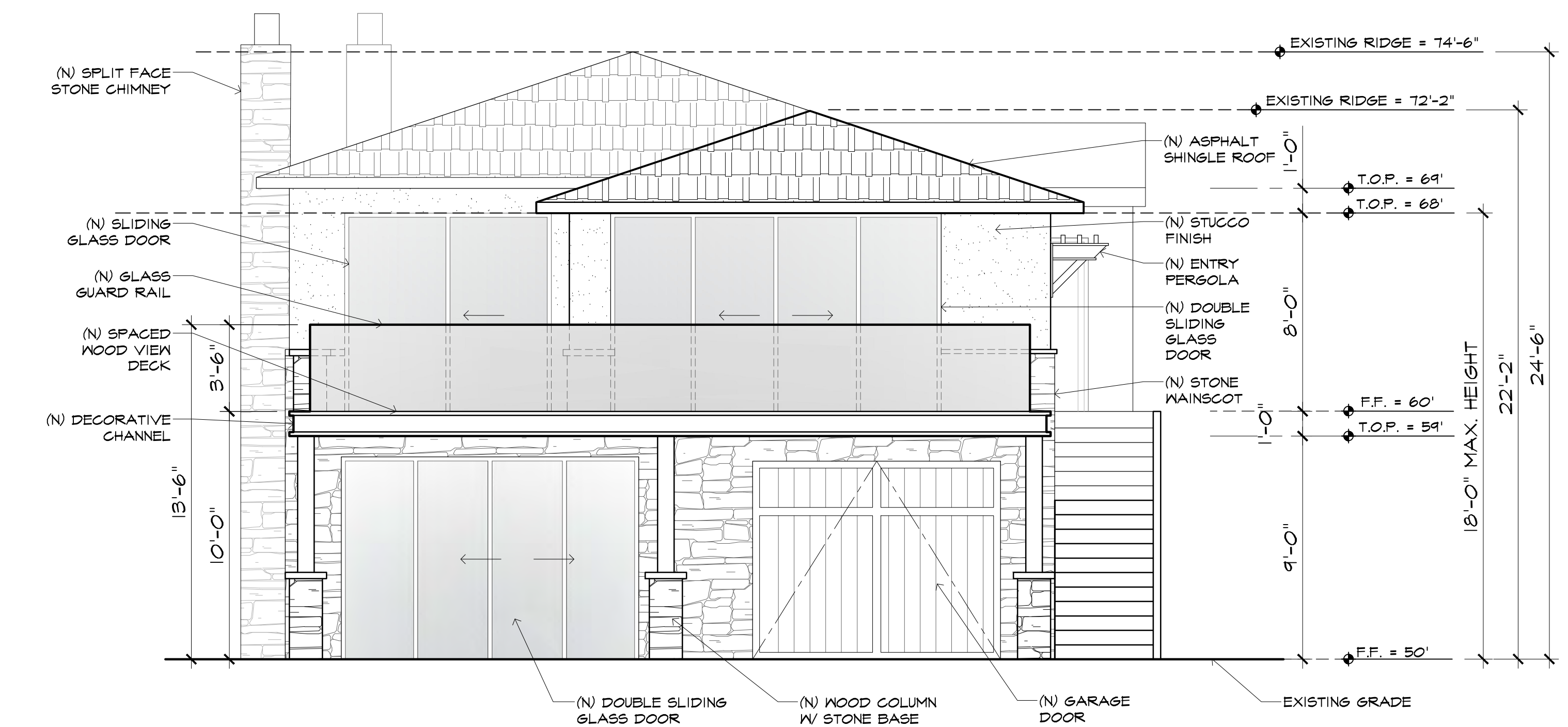
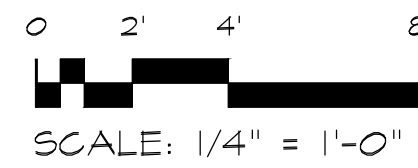
4 EXISTING EAST ELEVATION



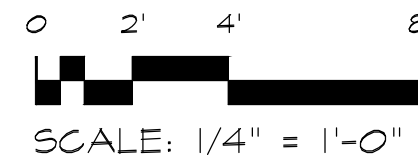
2 PROPOSED EAST ELEVATION



3 EXISTING WEST ELEVATION

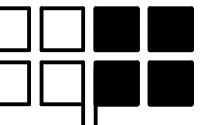


1 PROPOSED WEST ELEVATION



REVISION	No.

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

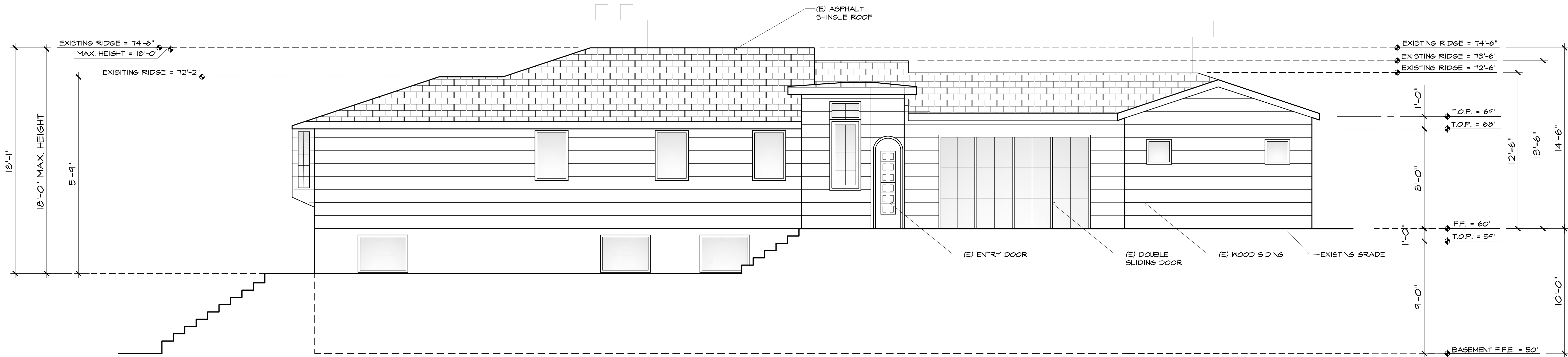
ARCHITECT

EXTERIOR ELEVATIONS

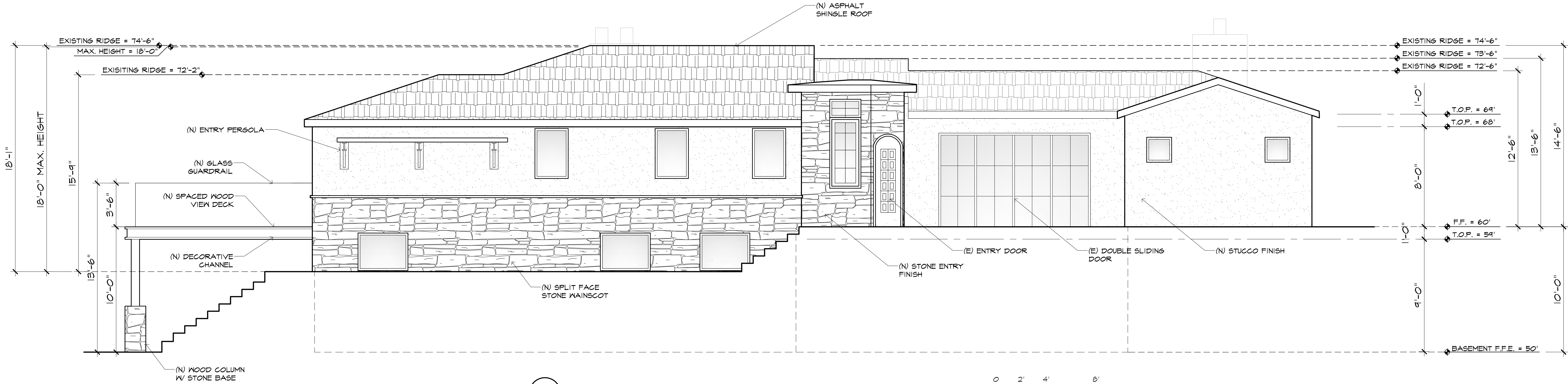
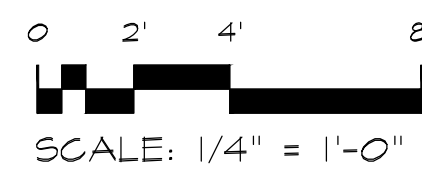
JOB NAME: **BROWN REMODEL**
Scenic 3 SE of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-292-011-000

DATE: JAN. 6, 2025
SCALE: 1/4" = 1'-0"
DRAWN: MMO, K.L.
JOB N 2403

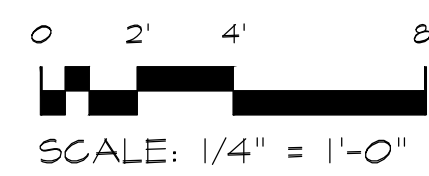
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



2 EXISTING SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION



NOTE: EXISTING DOORS & WINDOWS TO REMAIN.

REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

EXTERIOR ELEVATIONS

JOB NAME: **BROWN REMODEL**
Scenic S.E. of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-292-011-000

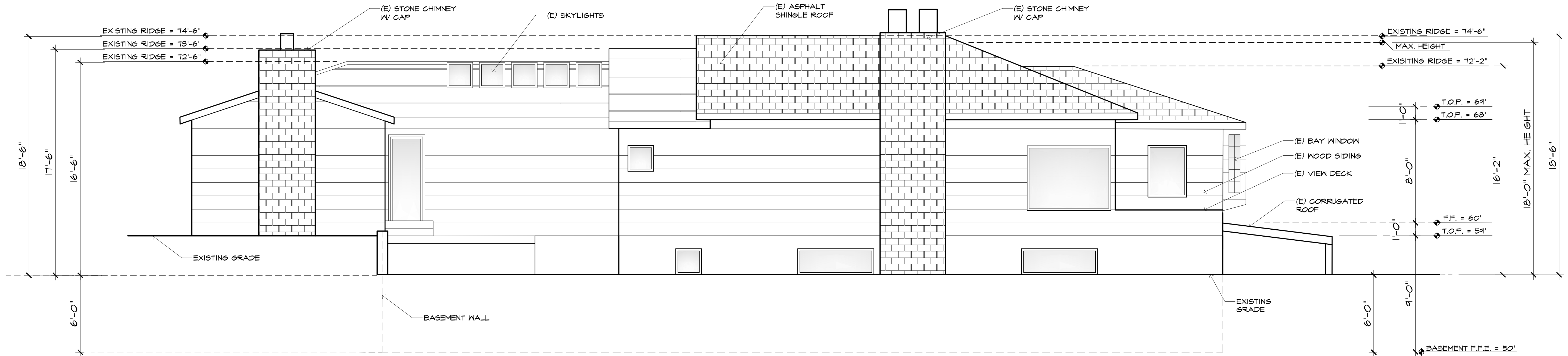
DATE: JAN. 6, 2025

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

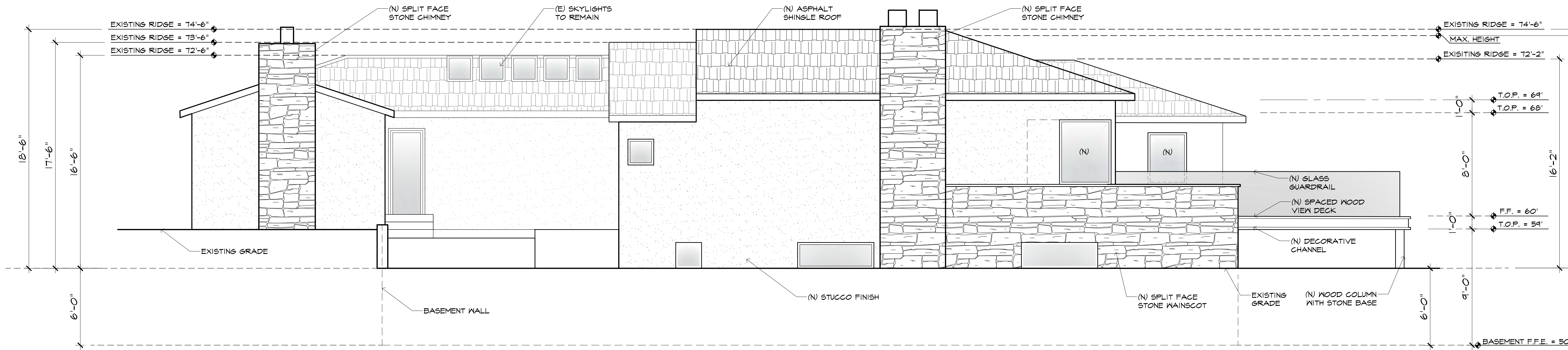
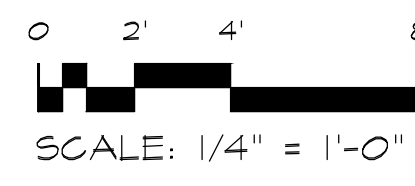
DRAWN: MMO, K.J.L.

JOB N 2403

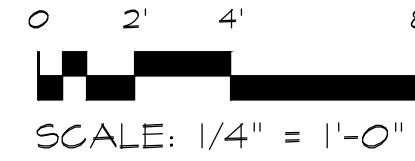
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



2 EXISTING NORTH ELEVATION

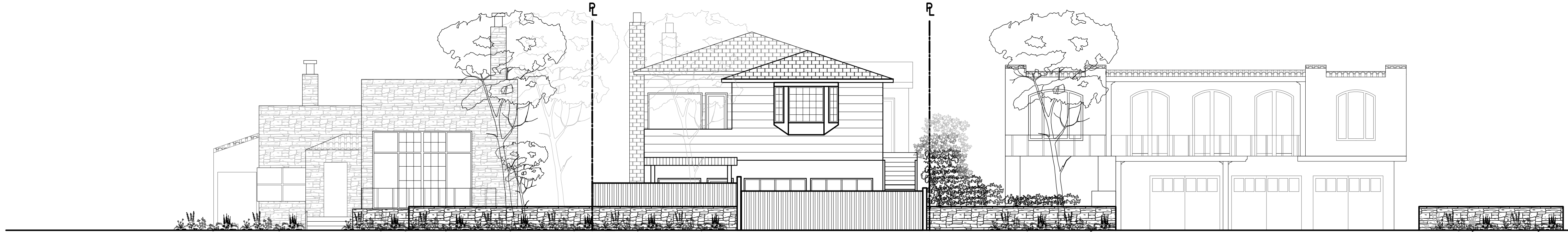


1 PROPOSED NORTH ELEVATION

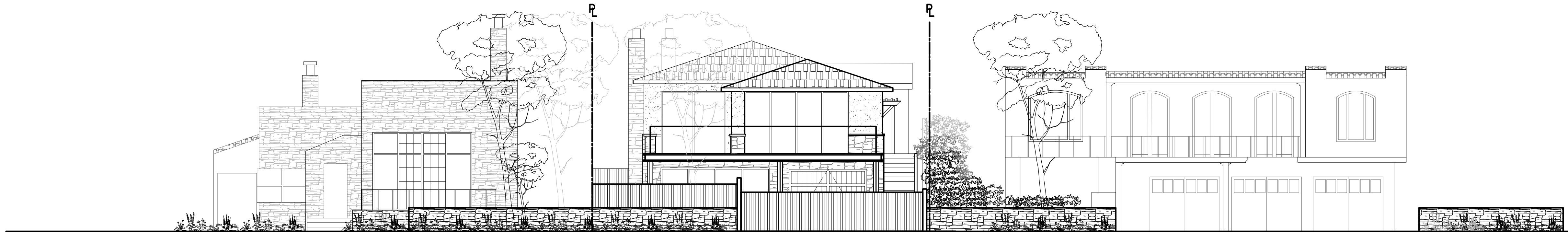
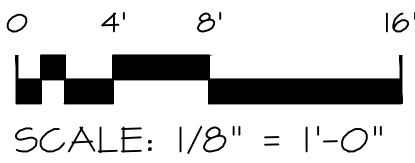


NOTE: EXISTING DOORS & WINDOWS
TO REMAIN UNLESS OTHERWISE NOTED.

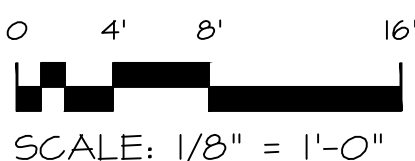
REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
EXTERIOR ELEVATIONS		
JOB NAME:	BROWN REMODEL Scenic S.E. of 12th Avenue Carmel-By-The-Sea, CA 93921 A.P.N. 010-292-011-000	
DATE:	JAN. 6, 2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	MMO, K.J.L.	
JOB N	2403	
7b SHEET OF		



2 EXISTING STREET ELEVATION

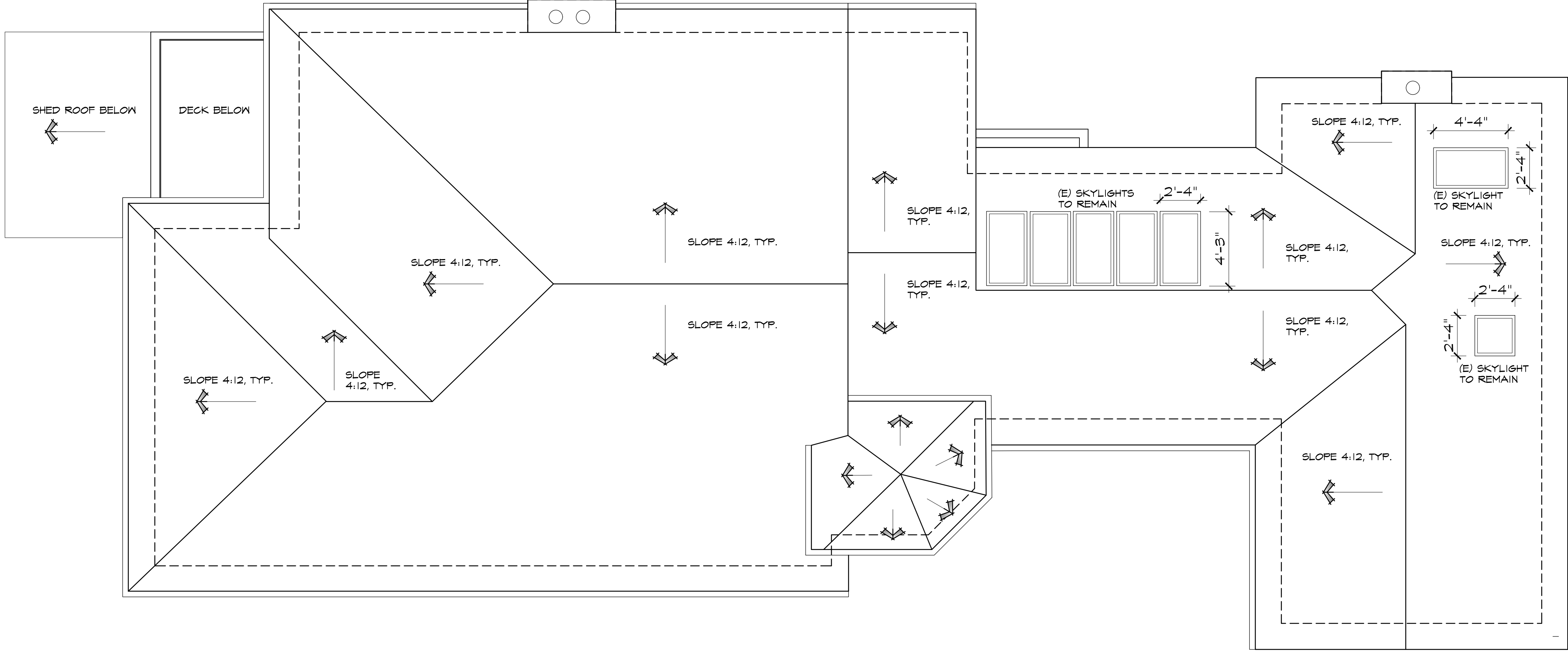
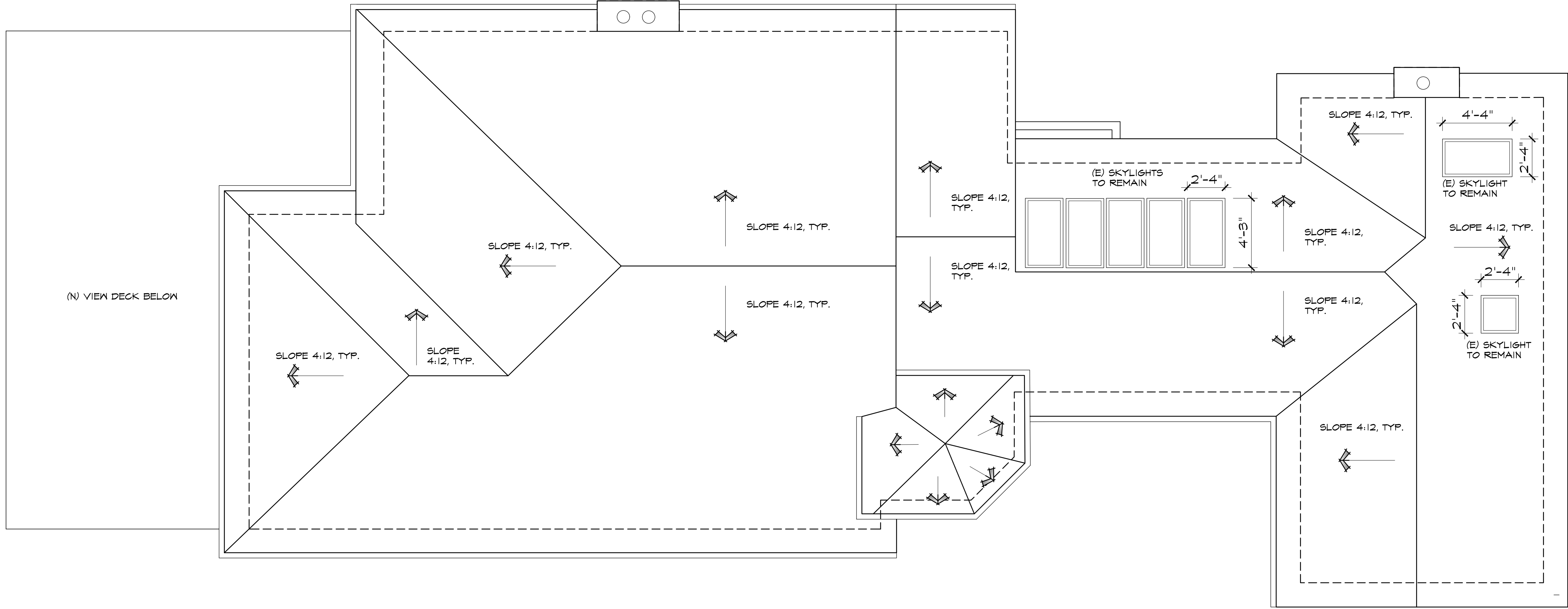


1 PROPOSED STREET ELEVATION



REVISION		No.
CONSULTANT:		
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com MONTEREY, CA 93940		
STREET ELEVATIONS		
JOB NAME: BROWN REMODEL Scenic @ SE of 12th Avenue Carmel-By-The-Sea, CA 93921 A.P.N. 010-292-011-000		
DATE:		JAN. 6, 2025
SCALE:		1/8"=1'-0"
DRAWN:		MMO, KLL
JOB N		2403
8 SHEET OF		

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION OR REPRODUCTION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



PROPOSED ROOF PLAN

JOB NAME:

BROWN REMODEL
Scenic S SE of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-292-011-000

DATE: JAN. 6, 2025

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

DRAWN: K.J.L.

JOB N 2403

9

SHEET OF

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

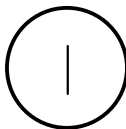
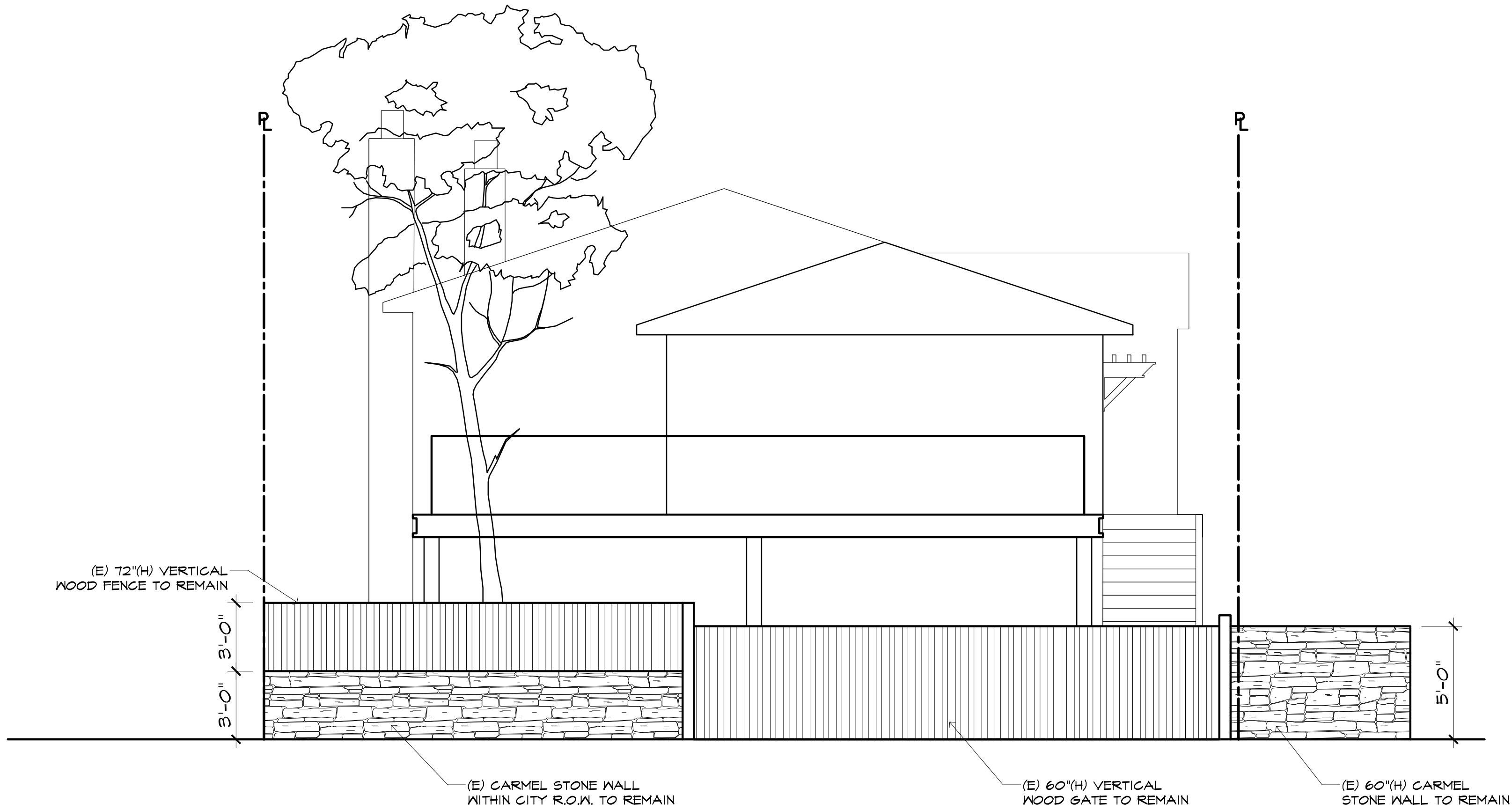
211 HOFFMAN AVENUE
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MONTEREY, CA 93940

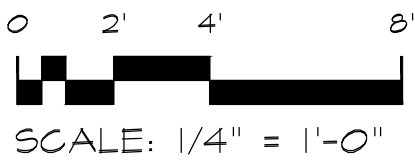
CONSULTANT:

REVISION	No.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION OR REPRODUCTION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



EXISTING FENCE / GATE ELEVATION



REVISION		No.
CONSULTANT:		
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com MONTEREY, CA 93940		
FENCE / GATE ELEVATION JOB NAME: BROWN REMODEL Scenic S SE of 12th Avenue Carmel-By-The-Sea, CA 93921 A.P.N. 010-292-011-000		
DATE:		JAN. 6, 2025
SCALE:		1/4" = 1'-0"
DRAWN:		MMO, K.J.L
JOB N		2403
10a SHEET OF		

CD _CD
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. SOUL CONCEPT SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



FINISH : FOGGY WHARF
MANUFACTURER : TRESPA



FINISH : GLASS
MANUFACTURER : CUSTOM



COLOR: BRONZE
MANUFACTURER : AWAKE 905 SERIES



COLOR: CHARCOAL BLACK
STYLE: PRESIDENTIAL SHAKE
MANUFACTURER: CERTAINTED ROOFING

11 SPACED DECKING



TYPE: SILVER CARPET; DYMONDIA MARGARETAE
W/ GRASS ROAD PAYER
MANUFACTURER : NDS TUFFTRACK GRASS PAYER



MODEL : TWO IF BY SEA
LAMP: 3.5 LED
MANUFACTURER : MODERN FORMS
TITLE 24 & DARK SKY COMPLIANT



MODEL: 3020
MATERIAL: WOOD
MANUFACTURER : CARRIAGE HOUSE DOOR COMPANY



COLOR: VERONA
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

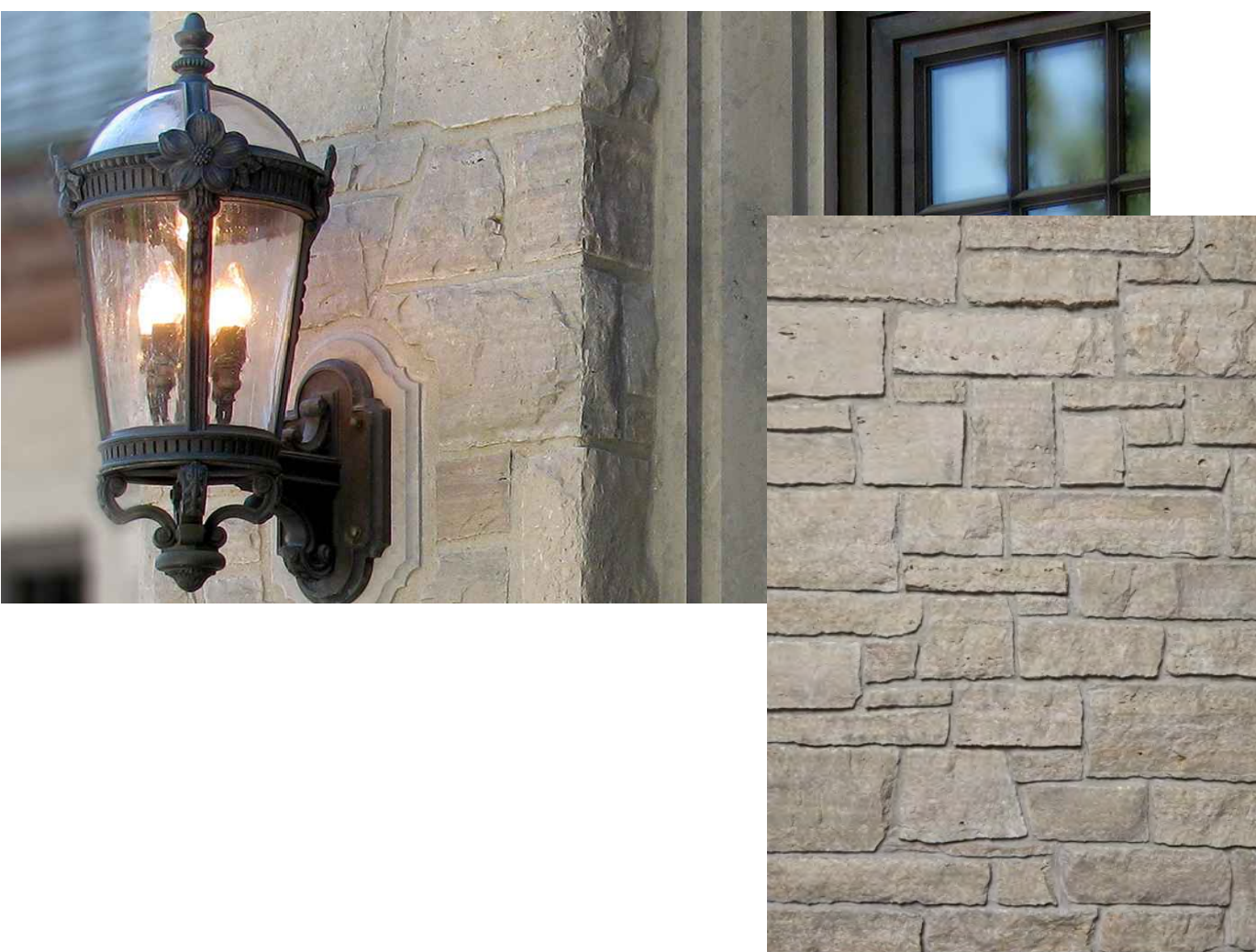
12 DRIVABLE DYMONDIA



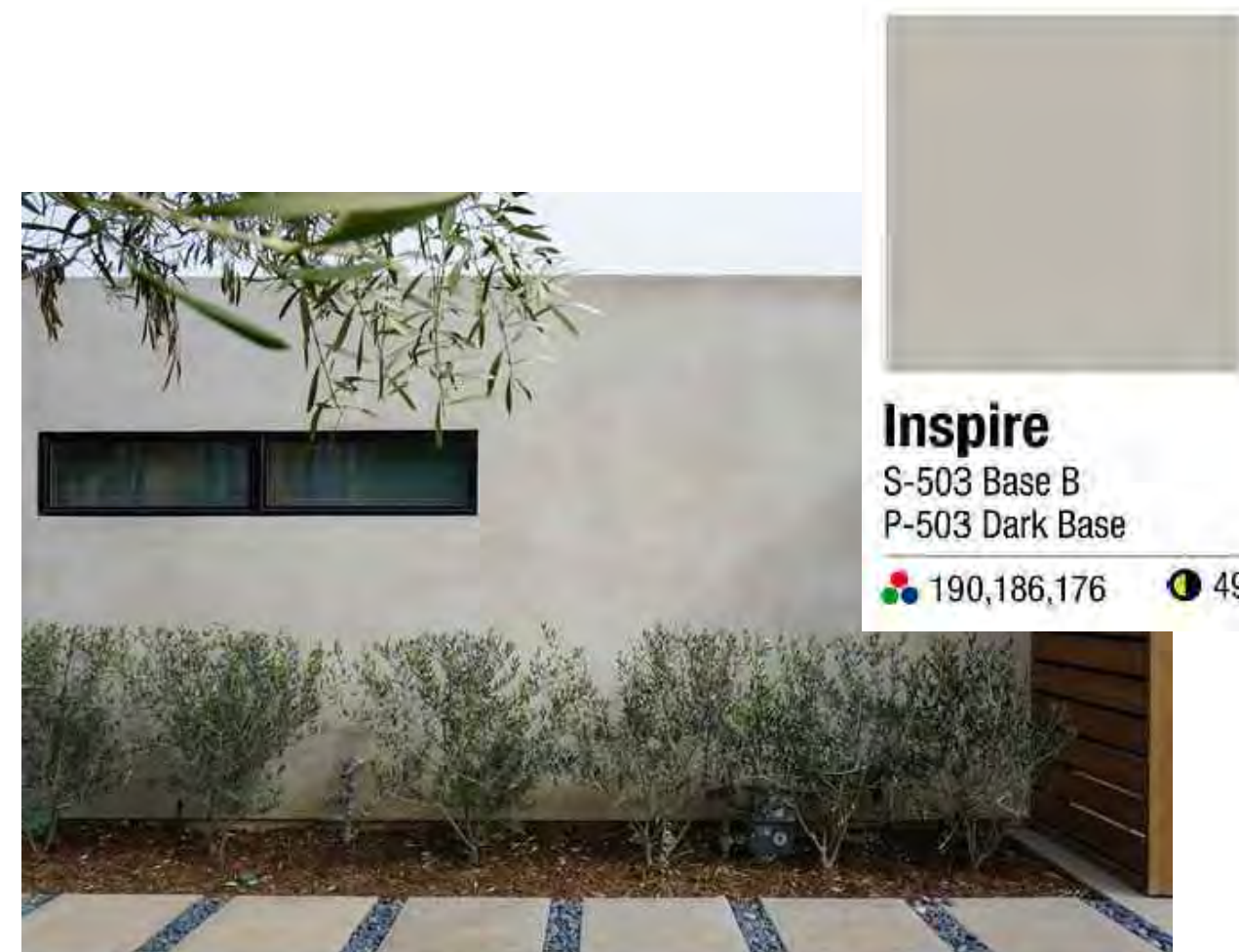
18" MAX. HT.
15 WATT MAX. @ 10'
MIN O.C.
MANUFACTURER : FX LUMINAIRE



ELM
ARCHITECTURAL
LED STEP LIGHT
MANUFACTURER : ALCON



FOND DU LAC: COUNTRY SQUIRE, OVER GROUT W/ SMEAR



MANUFACTURER: WESTERN BLENDED PRODUCTS
COLOR: INSPIRE
FINISH: SMOOTH

10 SITE LIGHT

7 STONE WALL

4 STUCCO

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com
MONTEREY, CA 93940

MATERIAL SAMPLE

JOB NAME: BROWN REMODEL
Scenic @ SE of 12th Avenue
Carmel-By-The-Sea, CA 93921
A.P.N. 010-242-011-000

DATE: JAN. 6, 2025

SCALE: N.T.S.

DRAWN: KJJ

JOB N 2403

11
SHEET OF

