

GENERAL NOTES

CARMEL - THE SEA MUNICIPAL CODE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) C
() CALIFORNIA MECHANICAL CODE (CMC) CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA FIRE CODE (CFC) CALIFORNIA ENERGY CODE (CENC)
CALIFORNIA GREEN BUILDING CODE (CALGREEN)

THESE DRAWINGS ARE PREPARED OR SE A PROPERLY LICENSED ONDED CERTIFIED CONTRACTOR

ALL OR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH IN THE PERMITTING GOVERNING ORD

ALL WRITTEN DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO ORDERING MATERIALS

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE PROJECT IN AN ACTIVE STATUS THROUGHOUT THE PROJECT. THE PROJECT SHALL BE AVAILABLE FOR INSPECTION ON SITE

SETBACK HEIGHT CERTIFICATIONS
A STATE LICENSED SURVEYOR OR SHALL SURVEY AND CERTIFY THE FOLLOWING IN WRITING

- THE SETTING LOCATIONS OR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO SETTING / FOUNDATION INSPECTION

- THE ROOF HEIGHT OR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION

- WRITTEN CERTIFICATIONS PREPARED, SEALED, SIGNED BY THE SURVEYOR OR SHALL BE PROVIDED TO THE BUILDING INSPECTIONS AT THE TIME OF SPECIFIED INSPECTIONS



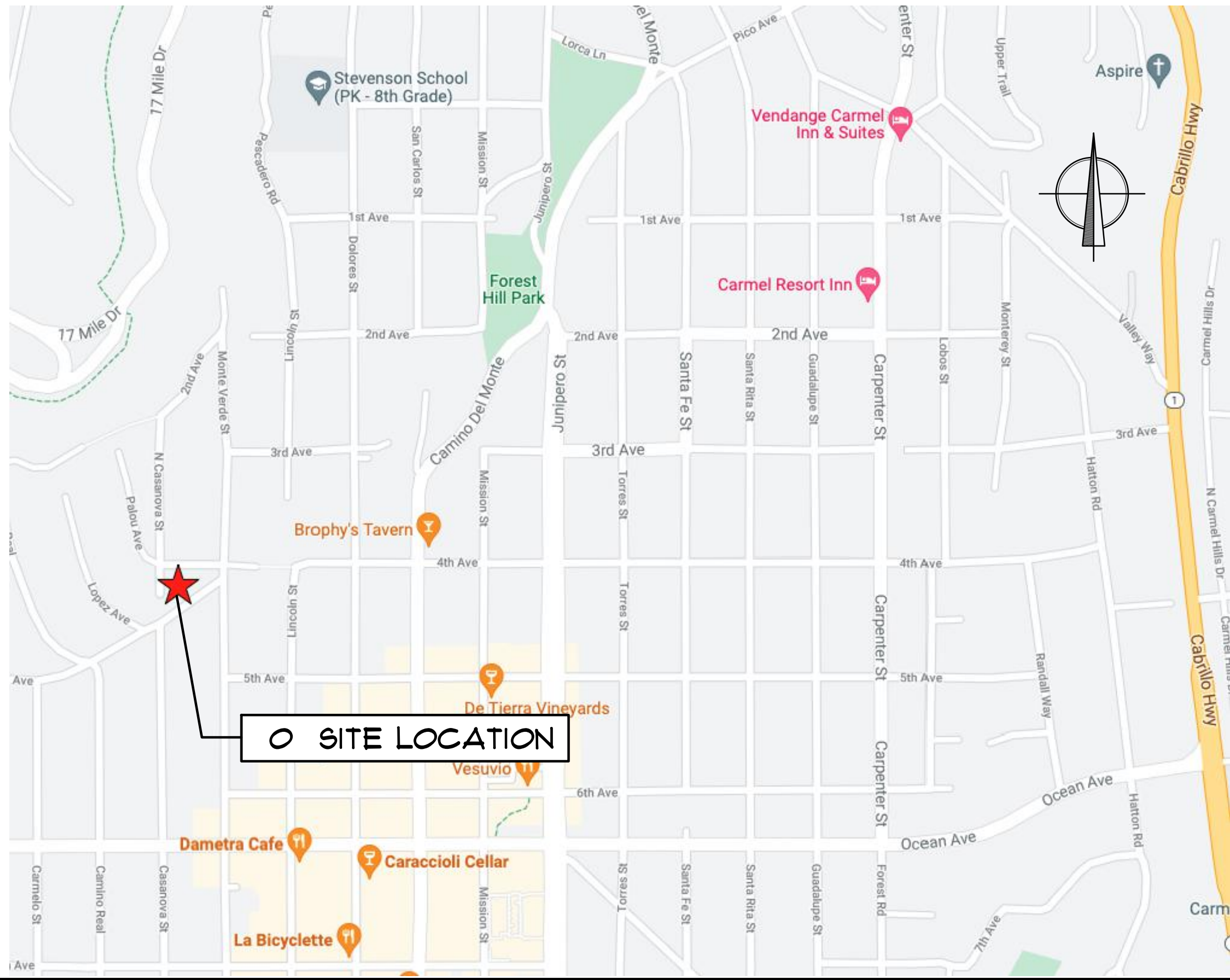
SYMBOL KEY



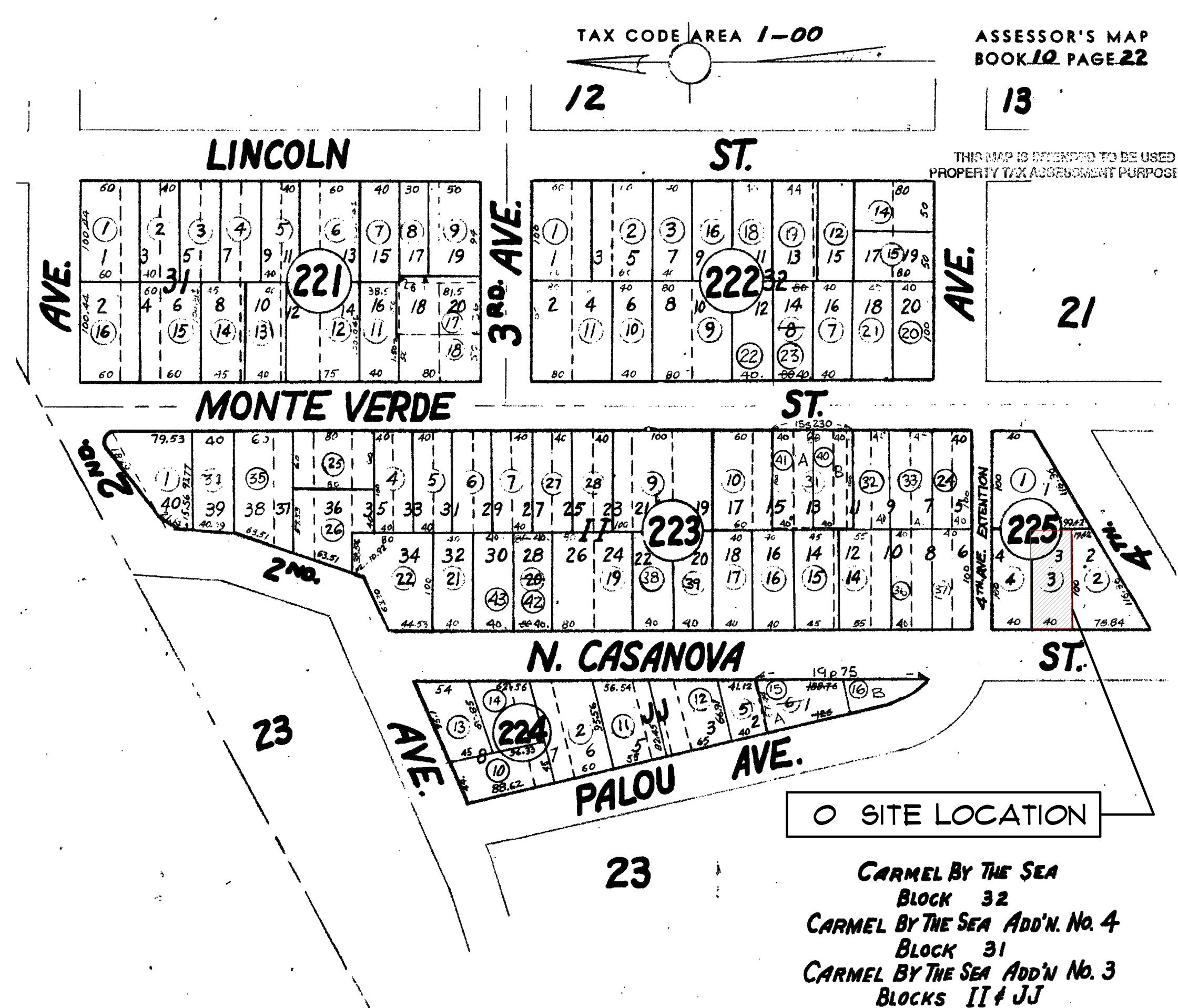
ABBREVIATIONS

A.B.	ANCHOR BOLT	O.C.	ACE OF CONCRETE	O.S.	OUTSIDE ACE OF STUD	U.N.O.	UNLESS NOTED OTHER USE
A.C.	ASPHALTIC CONCRETE	O.S.	ACE OF STUD	OPP.	OPPOSITE	VERT.	VERTICAL
A.C.	AIR CONDITIONING	R.D.R.	REINFORCED DOOR	O.A.	OUTSIDE DIAMETER		
ALUM.	ALUMINUM	TG.	TOOTHING				
APPROX.	APPROXIMATE						
ARCH.	ARCHITECTURAL						
ANOD.	ANODIZED	P.L.	PLASTER	AINS	WITH		
ASPH.	ASPHALT	GAIV.	GAUVAH ED	C	AINSCOT		
BD.	BOARD	G.I.	GAUVAH ED IRON	D	ATER CLOSET		
BLDG.	BUILDING	G.L.	GROUND LUT INTERRUPTER	O	OOD		
BLKG.	BLOCKING	GL.	GLASS	D	OOD		
BM.	BEAM	GND.	GROUND	O	OOD		
BOTT.	BOTTOM	GYP. BD.	GYPSUM BOARD	P	PAIR		
				P	PAIR		
CAB.	CABINET	H.C.	HOLLOW CORE	R.A.	RETURN AIR		
CEM.	CEMENT	H.D.	HOLD DOWN	RD.	ROUND		
C.T.	CERAMIC TILE	HDR.	HEADER	REC.	RECESSED		
C.I.	CAST IRON	HD. D.	HARDWOOD	RE.	RE RIGATOR		
C.R.	CLEAR	HORI.	HORIZONTAL	REN.	REINFORCED		
CLST.	CLOSET	HR.	HOUR	RES.	RESILIENT		
COMP.	COMPOSITION	H.B.	HOSE BIBB	RM.	ROOM		
CONC.	CONCRETE	HT.	HEIGHT	R.O.C.	ROUGH OPENING		
CLG.	CEILING	HC	HANDICAP	RE.	RE USED		
C.M.U.	CONCRETE MASONRY UNIT	HVAC	HEATING VENTILATION	R.	RIGHT OF WAY		
C.O.	CLEAN OUT	H	AIR CONDITIONING	R. D.	REDWOOD		
COL.	COLUMN		HOT WATER	R. L.	RAIN, WATER LEADER		
CONN.	CONNECTION	I.D.	INSIDE DIAMETER	SCHED.	SCHEDULE		
CONST.	CONSTRUCTION	INS.	INSULATION	S.C.	SOLID CORE		
CSMT.	CASEMENT	INT.	INTERIOR	SECT.	SECTION		
C.	COLD WATER			S.	S UARE FOOT EET		
		B.	UNION BOX	SH	SINGLE HUNG		
DBL.	DOUBLE	ST.	OST	SHT.	SHEET		
DET.	DETAIL			SIM.	SIMILAR		
D.P.	DOUGLAS IR	KIT.	KITCHEN	SIM.	SIMILAR		
DIA. OR	DIAMETER	KP	KICKER POST	SID.	SLIDER		
DIM.	DIMENSION	KS	KING STUD	SID. GL. DR.	SLIDING GLASS DOOR		
D.S.	DO INSPOUT			SPEC.	SPECIFICATIONS		
DRY	DRYER	LAV	LAVATORIES	S	S UARE		
D	DISH ASHER	UN.	UNDER	S	S UARE EET		
D G	DRAINING	LT.	LIGHT	STD.	STANDARD		
				STL.	STEEL		
EA.	EACH	MAT.	MATERIAL	STOR.	STORAGE		
ELEC.	ELECTRICAL	MAX.	MAXIMUM	STRUCT.	STRUCTURAL		
ELEV.	ELEVATION	M.B.	MACHINE BOLT	SS	STAINLESS STEEL		
ENCL.	ENCLOSURE	M.SCH.	MECHANICAL	SYM.	SYMMETRICAL		
E	E VAL	M.A.	MEDICINE CABINET				
EXH.	EXHAUST	M.R.	MARU ACTURE				
EXP.	EXPANSION	MIN.	MINIMUM	TEL.	TELEPHONE		
EXIST. OR	EXISTING	MISC.	MISCELLANEOUS	TEMP.	TEMPERED		
EXT.	EXTERIOR	MNTD.	MOUNTED	THRS.	THRESHOLD		
				T.G.	TONGUE GROOVE		
BRGL.	BERGLASS	N.	NE	T.O.	TOP OF		
D	DOOR DRAIN	N.C.	NOT IN CONTRACT	T.O.	TOP OF		
ND.	FOUNDATION	NO. OR	NUMBER	T.O.P.	TOP OF PLATE		
	INISH LOOR	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF SLAB		
G.	GRASS			T.O.	TOP OF ALL		
LR.	LOOR	O	OVER	TP	TOILET PAPER		
L.	LOORESCENT	O.C.	ON CENTER	TP.	TYPICAL		

VICINITY MAP



APN MAP



PROJECT CONTACTS

OWNER:
M. L. L.
N. C. 2 SE P
C. - - S, CA 93923
0 -390-0 5

SURVEYOR:
C. S.
L. SE
2 0 G, R, S G, I.
M, CA 939 0
31- 55-2 23

RESIDENTIAL DESIGNER:
A. P. C. A. S.
H. T. O. S. 201
M, CA 939 0
31- 20-0920 0

ARCHAEOLOGIST:
K. R. RPA
EMCP G
01A S
M, CA 939 0
31- 9-1 99 21

DRAWING INDEX

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SCOPE OF WORK

D. C.
1. L.

PROJECT DATA TABLE

LOT DATA:	BUILDING CODE DATA:
P. A. : N. C. 2 SE P	O. : R-3 U
C. -B-T-S, CA	C. T. : VB
APN: 010-225-003-000	S. : Y D S
R-1	

AREAS

L A : 0.0 00 ACRES ,000

Existing Floor Area (Demo)

L A : S

G A : 205 S

B A : 1,053 S

B : 1,0 9 S

Proposed Floor Area

E L A : 1,031 S

U L A : S

G M A : 2 S

B A : 1, 93 S

A : 1, 00 S

B : 1,319 S

SITE COVERAGES

Existing Site Coverage Totals (Demo)

P C : 1,209 S

I C : 9 S

Proposed Site Coverage

mpervious

C : 121 S

B : 5 S

Total mpervious 178 SF

Permeable

D : 3 S

D : 152 S

Total Permeable 215 SF

Total Site Coverage 3 3 SF (Allowed 3 6 SF)

SETBACKS

Allowed

R : 15 S : 10 C

R : 15 25 , .3

Existing

R : 1 -2 N S : 13, 2-9, -

R : - S S : 1 -2, 15- , -11

P : 31-3 N S : -5, -10

R : 15-2 S S : - , 10-2

HEIGHT

1 S R : 1 1 S P : 12

2 S R : 2 2 S P : 1

Existing

1 S R : 11-10 1 S P : - , -9 -

2 S R : N A 2 S P : N A

P :

1 S R : 12- 1 S P : -1, 9-1

2 S R : 20- 2 S P : -

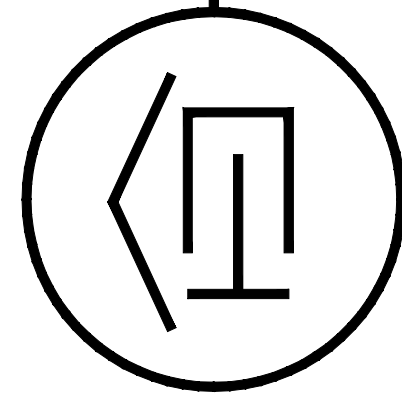
TREE REMOVAL

ne (1) Tree to be Removed
T 1 T S R U

Revision/Issue	Date
PSA 22-056 (LHM)	4/20/22
DS 22-057 (LHM)	10/24/22
DS 22-057 (LHM)	1/12/23
DS 22-057 (LHM)	8/14/24

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Drawing Title: TITLE SHEET

Job Title: LIM RESIDENCE

Project Address & APN: N. CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923

APN: 010-225-003-000 | LOT 3

Project: HC21007

Date: 9/1/2024

Drawn By: AAP

Scale: NTS

T1

TREE ASSESSMENT SURVEY

Significant Tree Evaluation Worksheet

APN: 010-225-003-000
Street Location: Casanova 2 SE of Palou
Planner: Evan Fort
City Forester: Sara Davis
Property Owner: Lim
Recommended Tree Density: 3 upper and 1 lower

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MP	CR	CO	CO	CO	CO	CO	CO	CO	MP	CO	maple	?		
YES	X	X	X	X	X	X	X	X	X	X	X	X	X		
NO														X	X

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak
CI-Catalina ironwood CS-California sycamore BL-big leaf maple OT-other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	40					8	8	8	8	8	8	36	18	6	20
NO		X													

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak - single trunk tree: 6" DBH

Coast live oak - multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

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

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

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

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

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

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) it can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

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

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

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

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

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air, or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air, and excellent soils for root development.

Part Three: Final Assessment

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score	6		7	7	7	7	7	7	7	7	6	7	7	6	

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

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

B. Are there any other factors that would disqualify a tree from a determination of significance?

(Explain any 'yes' answer)

Yes _____

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

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

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

Items to note: The pruning of neighbors' trees is not permitted without the property owners permission. Eradicate all trees. Stop pruning the trees into two pieces. Remove high stumps in the public right of way.

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	20	0	6	6	6	6	6	6	6	6	6	18	9	3	10

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	60	0	18	18	18	18	18	18	18	18	54	27	9	30	

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

• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

• Excavation within 6 feet of a tree trunk is not permitted.

• No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

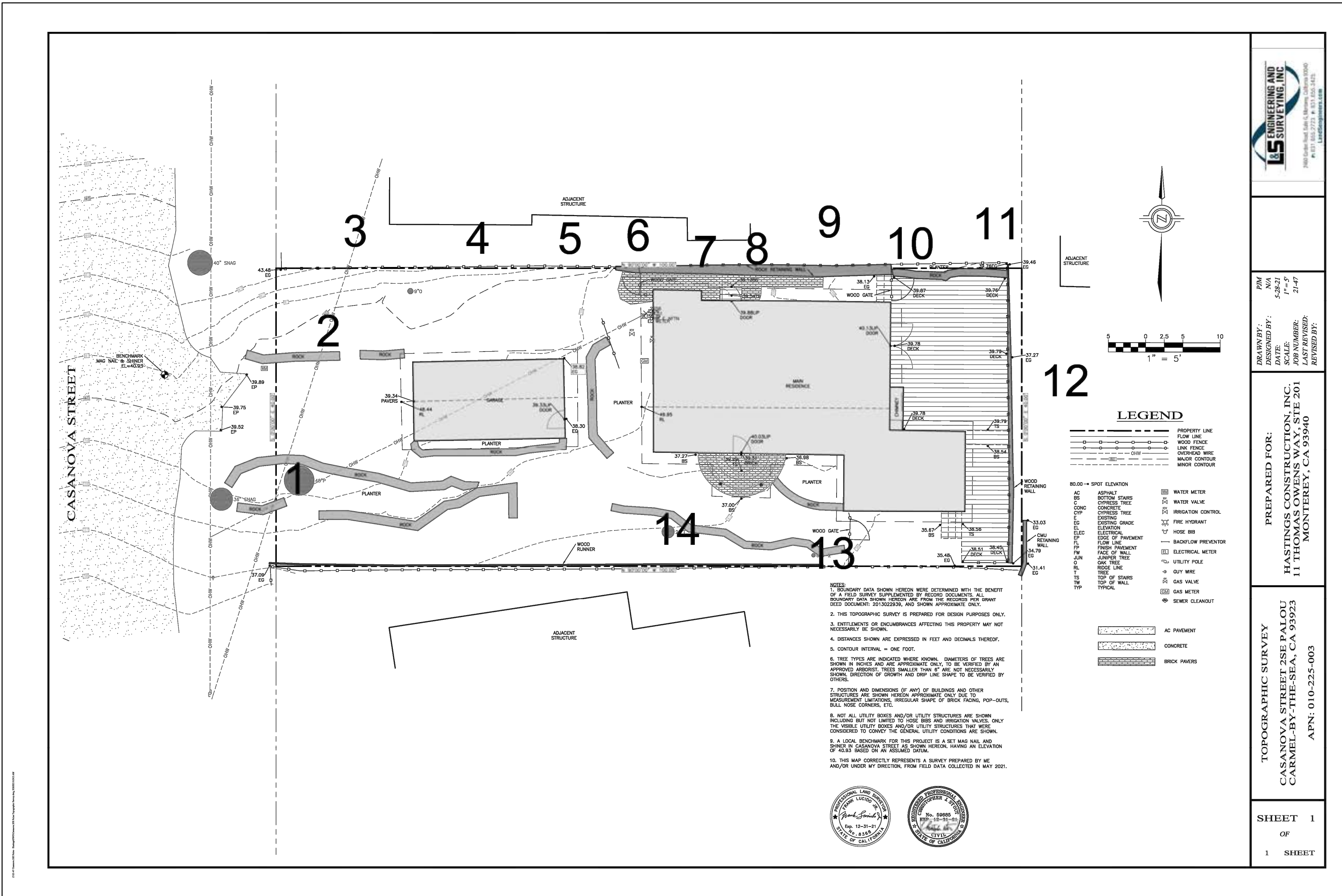
• Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

• Tree Protection Zone - The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

• The Structural Root Zone - Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.



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Revision/Issue	Date
Δ D8 22-0951 (LHM) HEARING	7/12/23
Δ D8 22-0951 (LHM) HEARING	8/14/24

HASTINGS CONSTRUCTION, INC.

THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title:
TREE SITE PLAN

Job Title:
LIM RESIDENCE

Project Address & APN:
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3**

Project:
HC210001

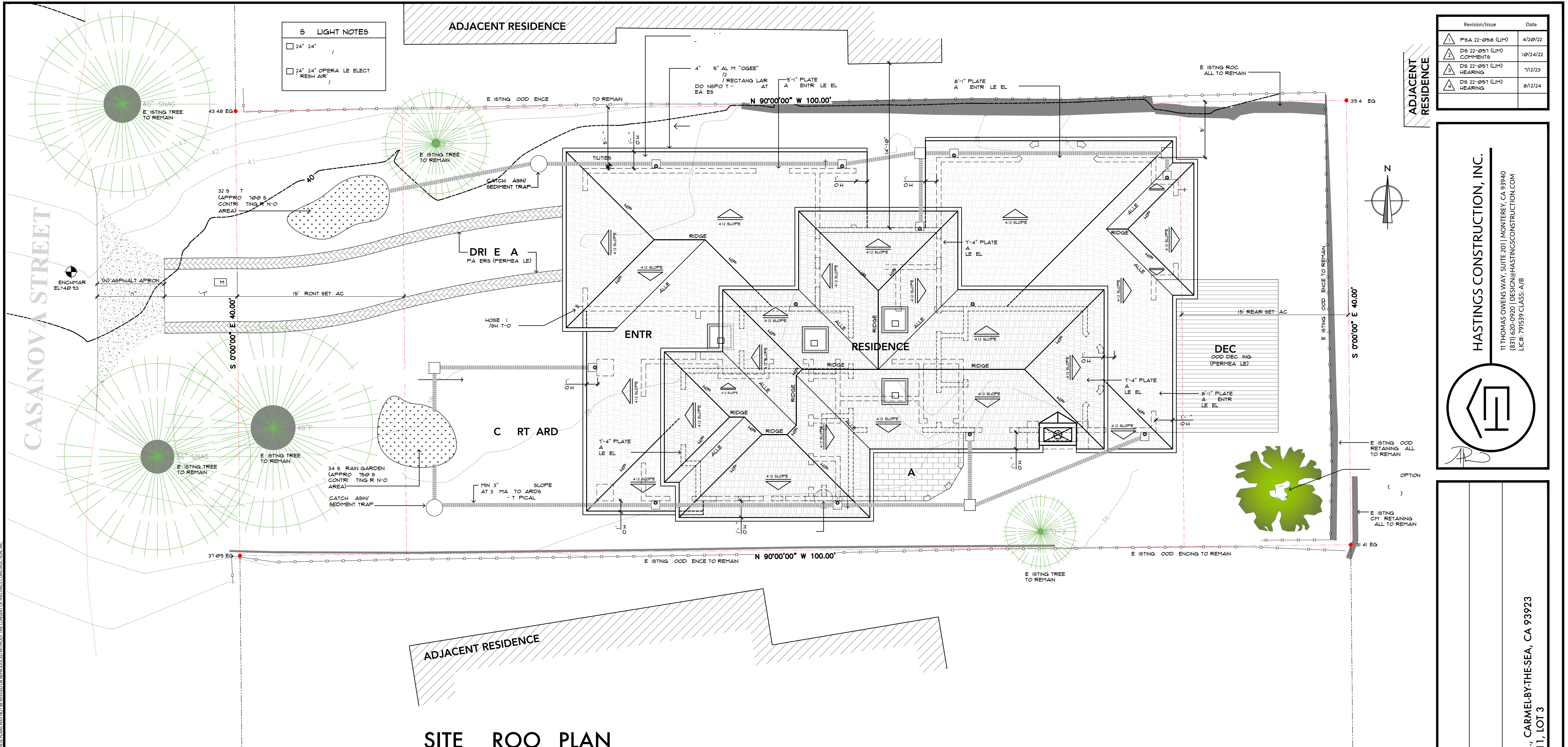
Date:
9/11/2024

Drawn By:
AAP

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

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SITE ROO PLAN

ROO PLAN NOTES

ROO SLOPE IS 4:12 N O ARRO S INDICATE DIRECTION O
ROO SLOPE

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INSTALLED PER MAN ACT RER'S SPECS

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Revision/Issue	Date
D6 22-057 (LHM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title:
EXISTING LOOR PLAN

Job Title:
LIM RESIDENCE

Project Address & APN:
**CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK II, LOT 3**

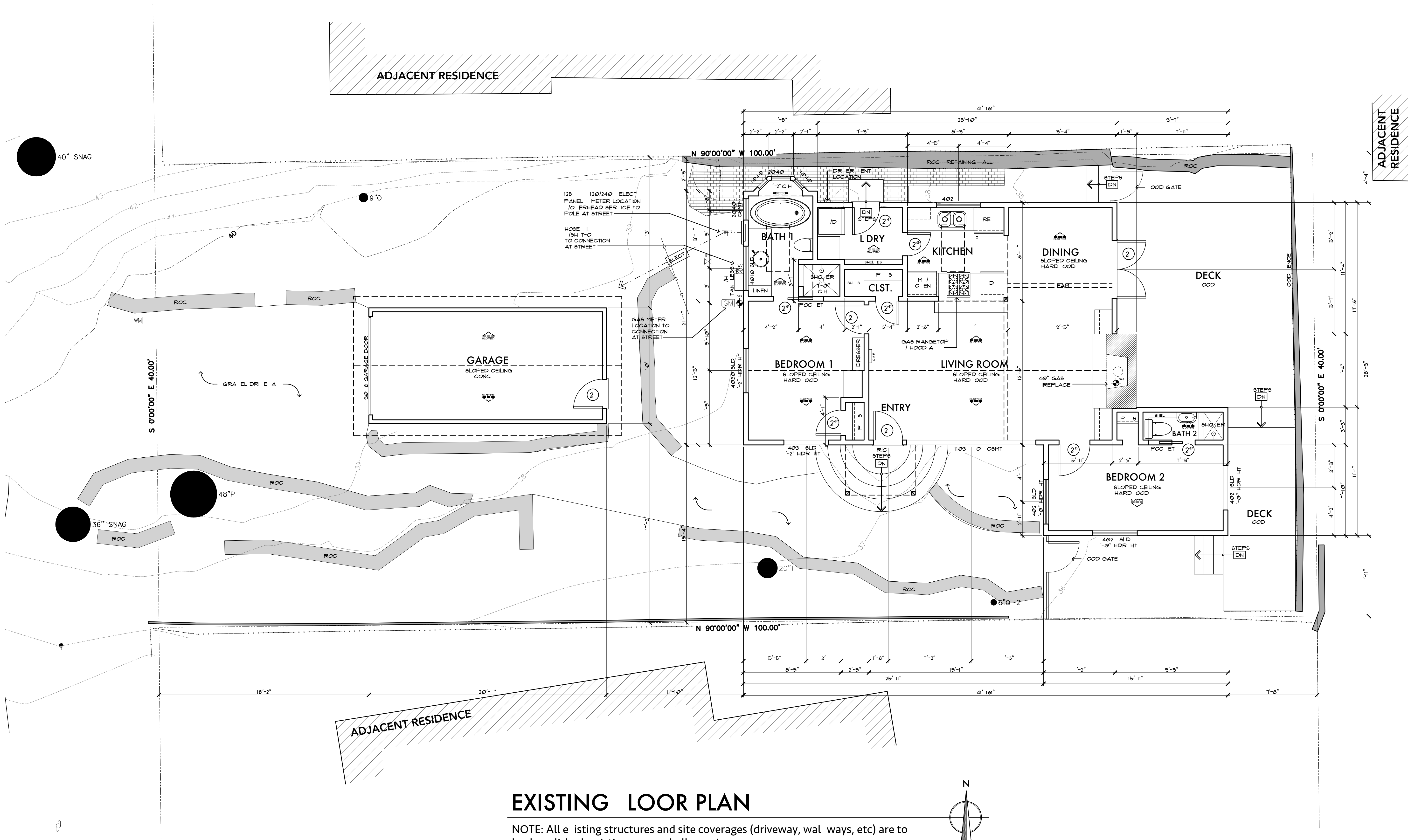
Project:
HC21001

Date:
9/11/2024

Drawn By:
AAP

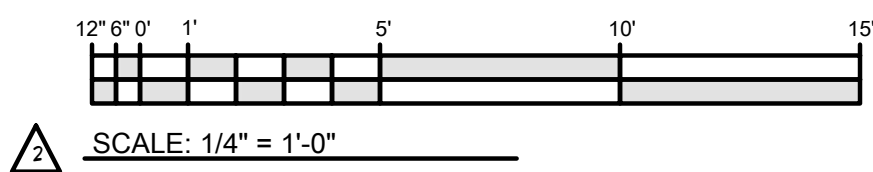
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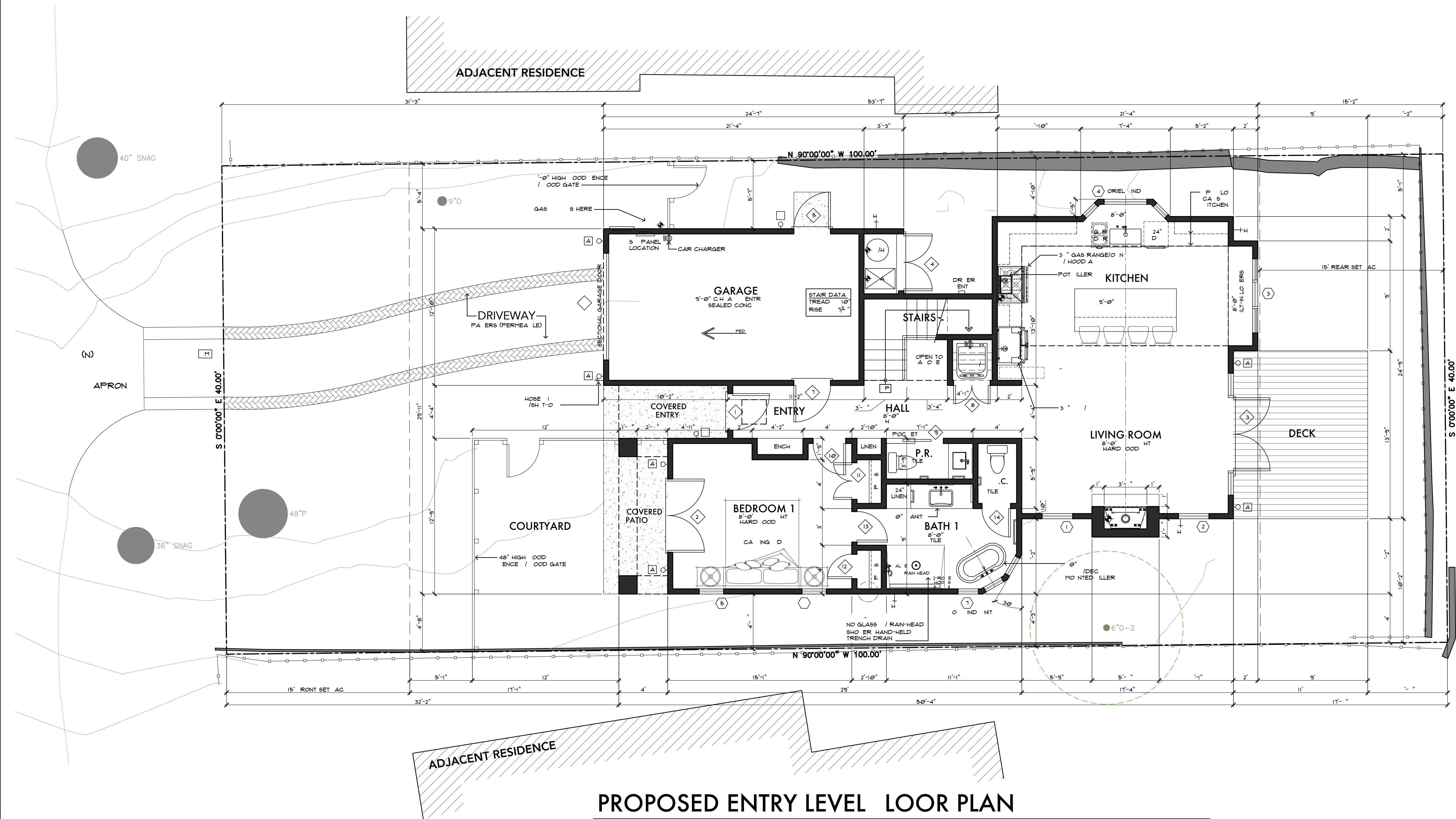
EXISTING LOOR PLAN

NOTE: All existing structures and site coverages (driveway, walls, etc) are to be demolished. Existing fences shall remain.



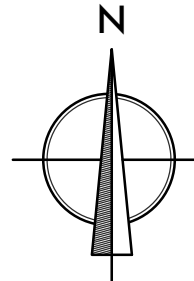
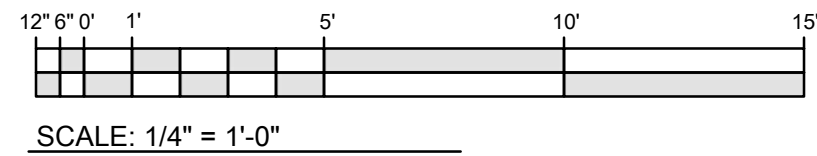
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PROPOSED ENTRY LEVEL LOOR PLAN

- NE ALL
- EXISTING ALL TO REMAIN (N/A)
- EXISTING ALL ELEMENT TO BE REMOVED



ADJACENT RESIDENCE

Revision/Issue	Date
PSA 22-056 (LIM)	4/20/22
DS 22-057 (LIM) COMMENTS	10/24/22
DS 22-057 (LIM) HEARING	1/12/23
DS 22-057 (LIM) HEARING	8/14/24

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title:
PROPOSED ENTRY LEVEL LOOR PLAN

Job Title:
LIM RESIDENCE

Project Address & APN:
CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:
HC21001

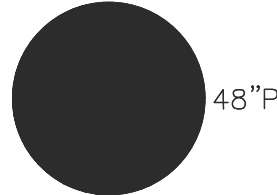
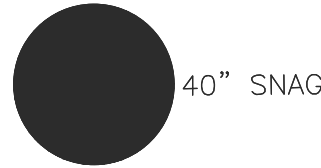
Date:
9/11/2024

Drawn By:
AAP

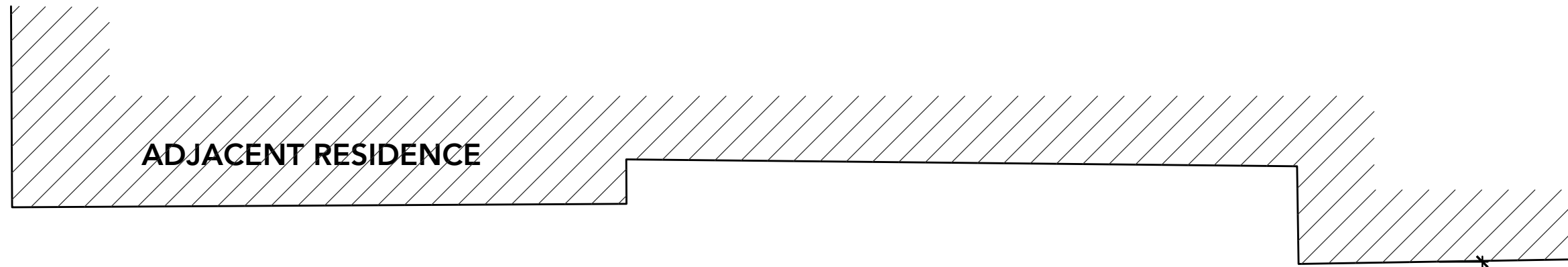
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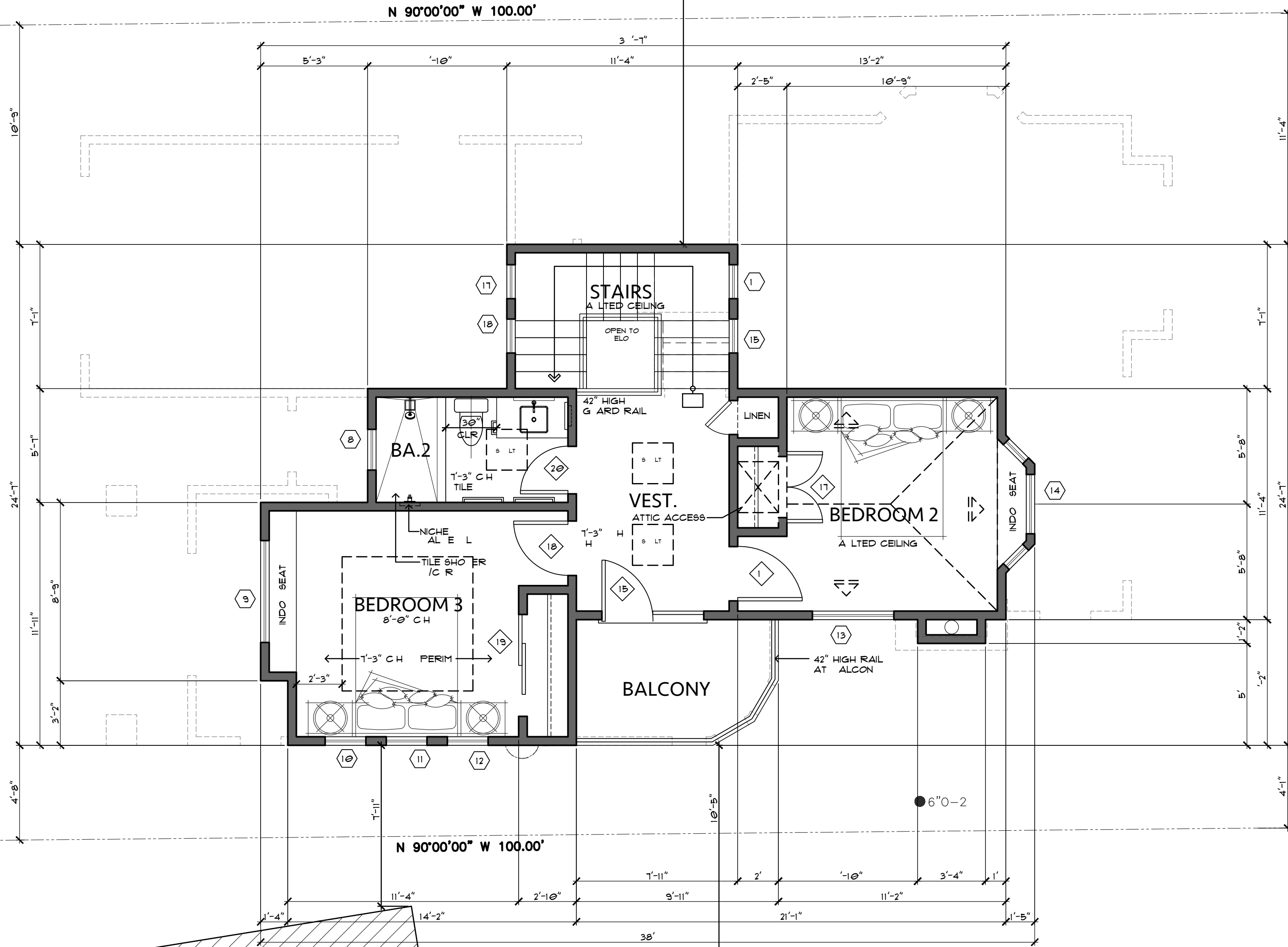
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S 0°00'00" E 40.00'



ADJACENT RESIDENCE

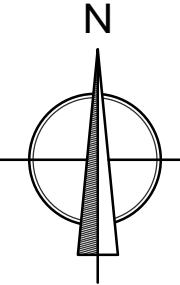
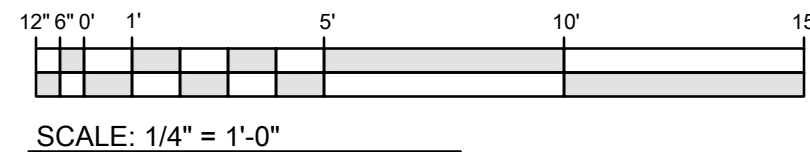


N 90°00'00" W 100.00'

N 90°00'00" W 100.00'

S 0°00'00" E 40.00'

PROPOSED UPPER LEVEL FLOOR PLAN

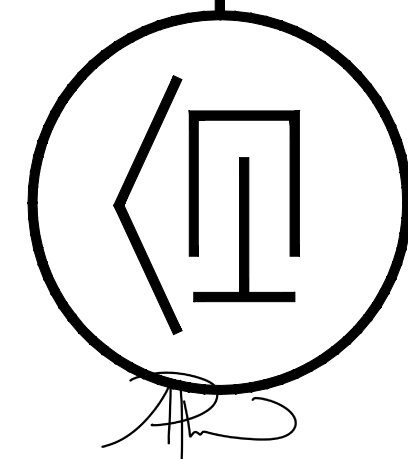


ADJACENT RESIDENCE

Revision/Issue	Date
△ P&A 22-056 (LHM)	4/20/22
△ DS 22-057 (LHM) COMMENTS	10/24/22
△ DS 22-057 (LHM) HEARING	1/12/23
△ DS 22-057 (LHM) HEARING	8/14/24

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Drawing Title:
PROPOSED UPPER LEVEL FLOOR PLAN

Job Title:
LIM RESIDENCE
Project Address & APN:

CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOC 11, LOT 3

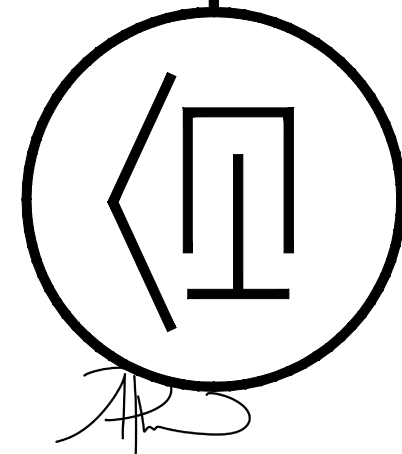
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Date:	
9/11/2024	
Drawn By:	
AAP	
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1/4" = 1'-0"	

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Revision/Issue	Date
2 D6 22-057 (LHM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Drawing Title:
EXISTING EXTERIOR ELEVATIONS

Job Title:

LIM RESIDENCE

Project Address & APN:

CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

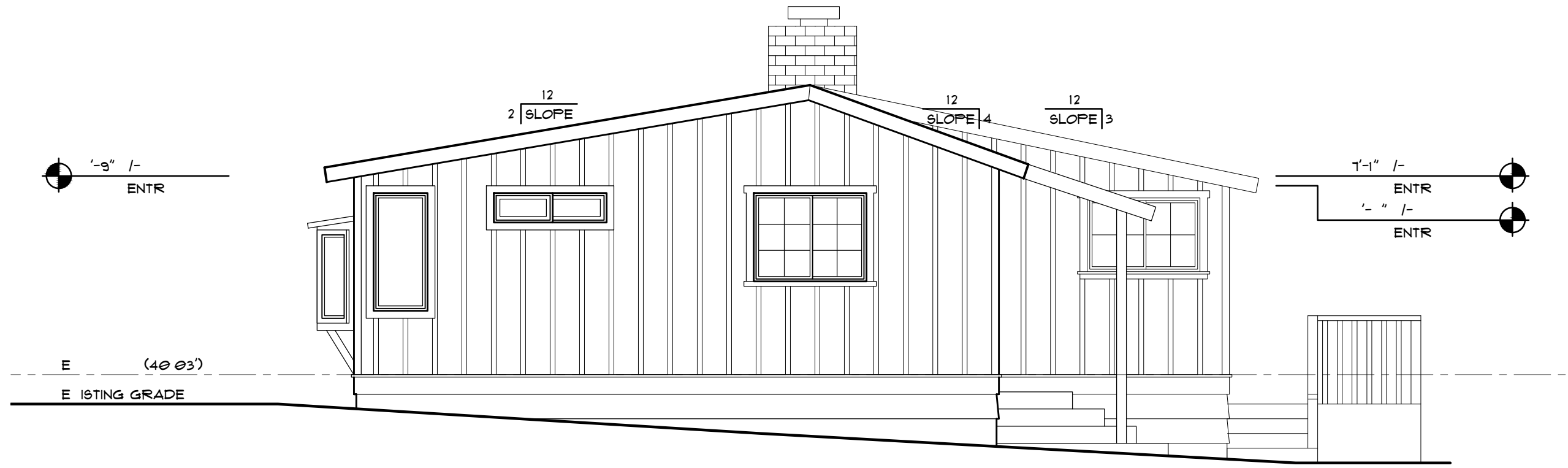
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Date:
9/11/2024
Drawn By:
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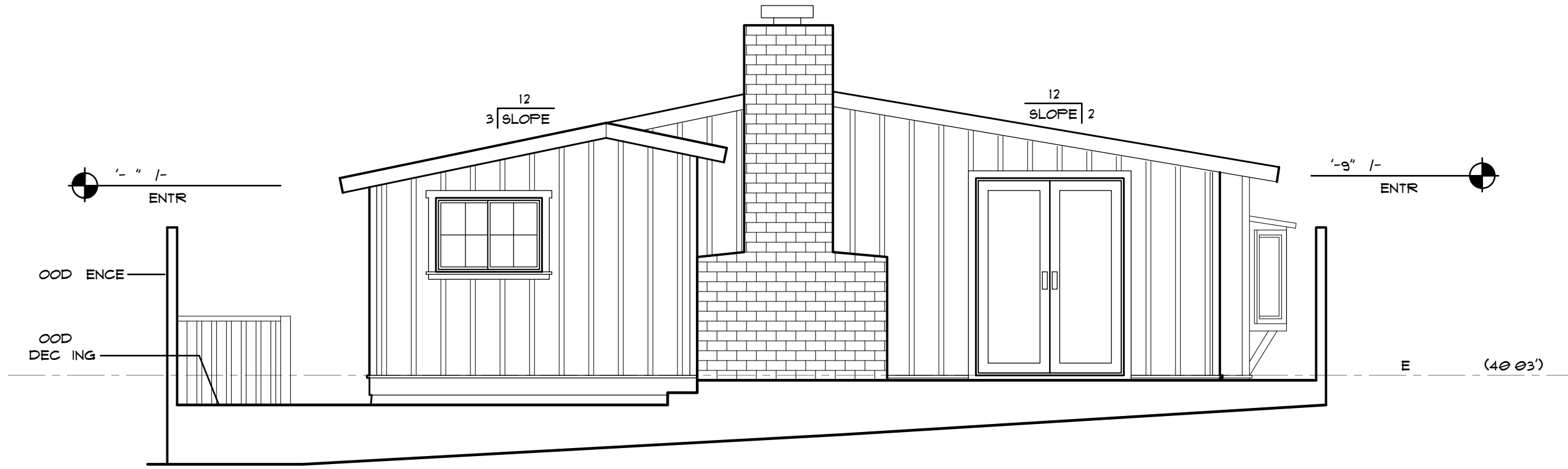
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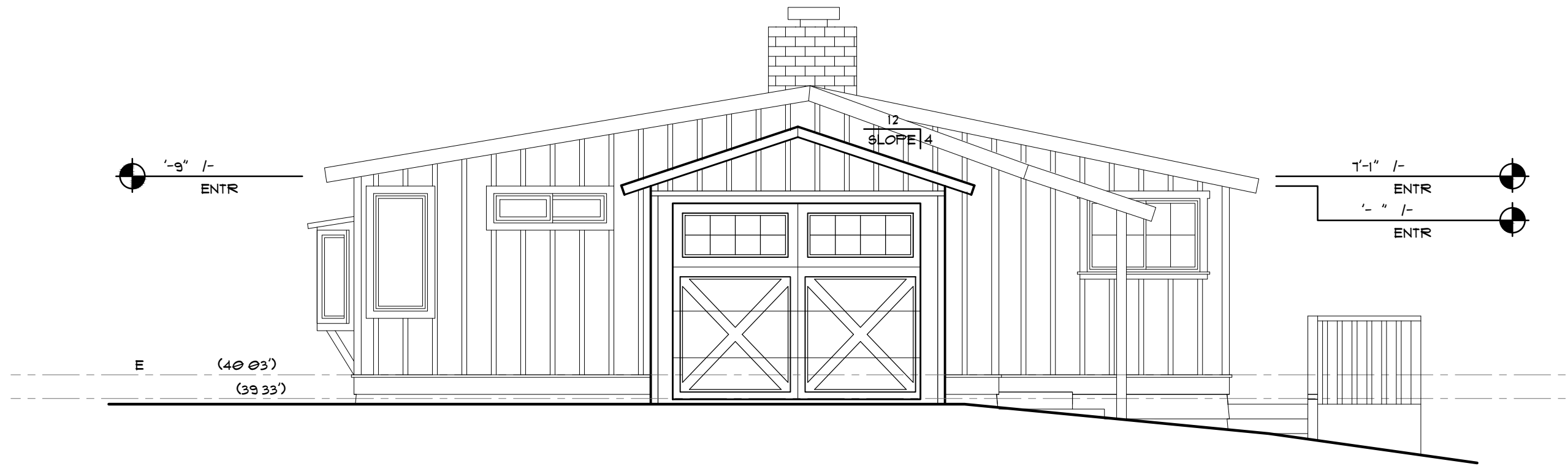
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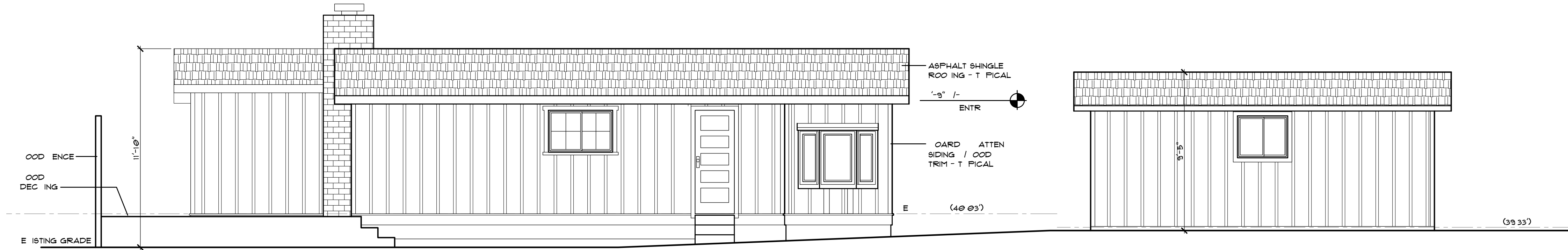
EXISTING EAST FRONT ELEVATION



EXISTING EAST ELEVATION



EXISTING EAST FRONT ELEVATION - ROM STREET



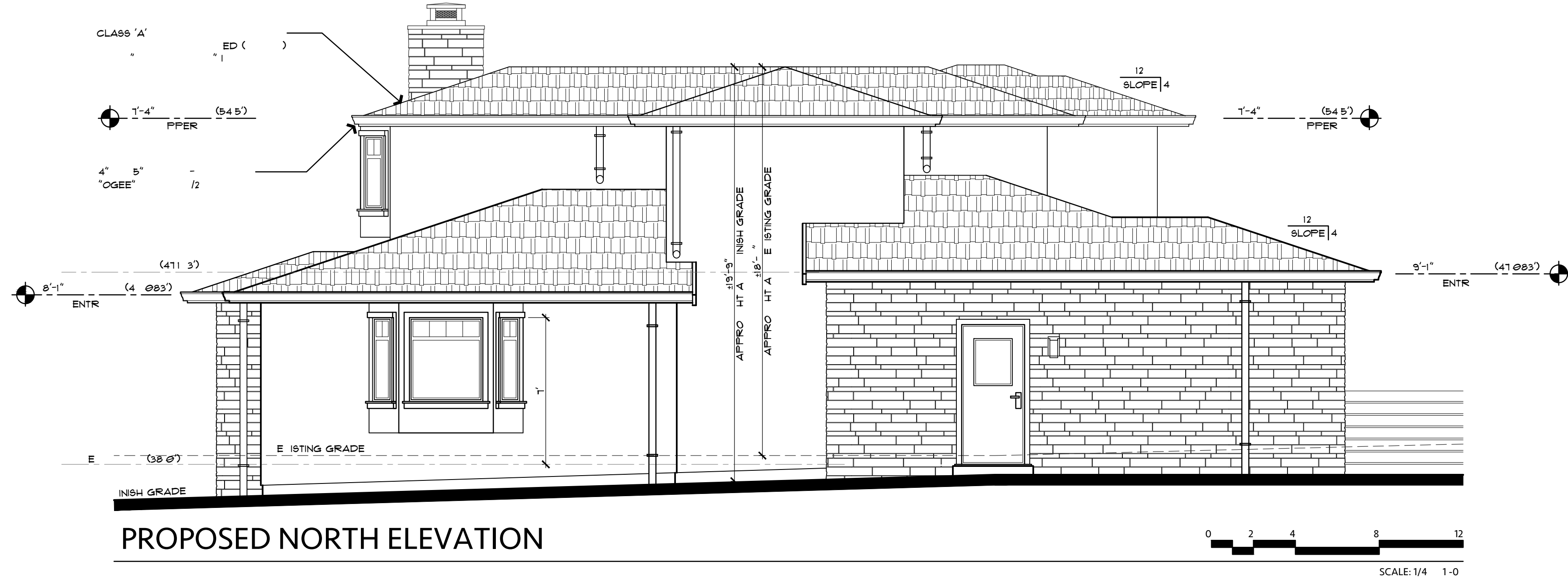
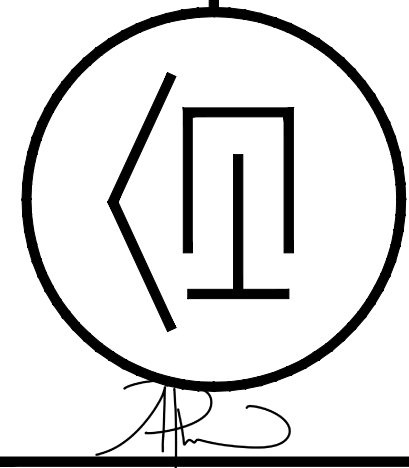
EXISTING NORTH ELEVATION

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Revision/Issue	Date
△ P&A 22-058 (LHM)	4/20/22
△ D8 22-057 (LHM) COMMENTS	10/24/22
△ D8 22-057 (LHM) HEARING	7/2/23
△ D8 22-057 (LHM) HEARING	8/14/24

HASTINGS CONSTRUCTION, INC.

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



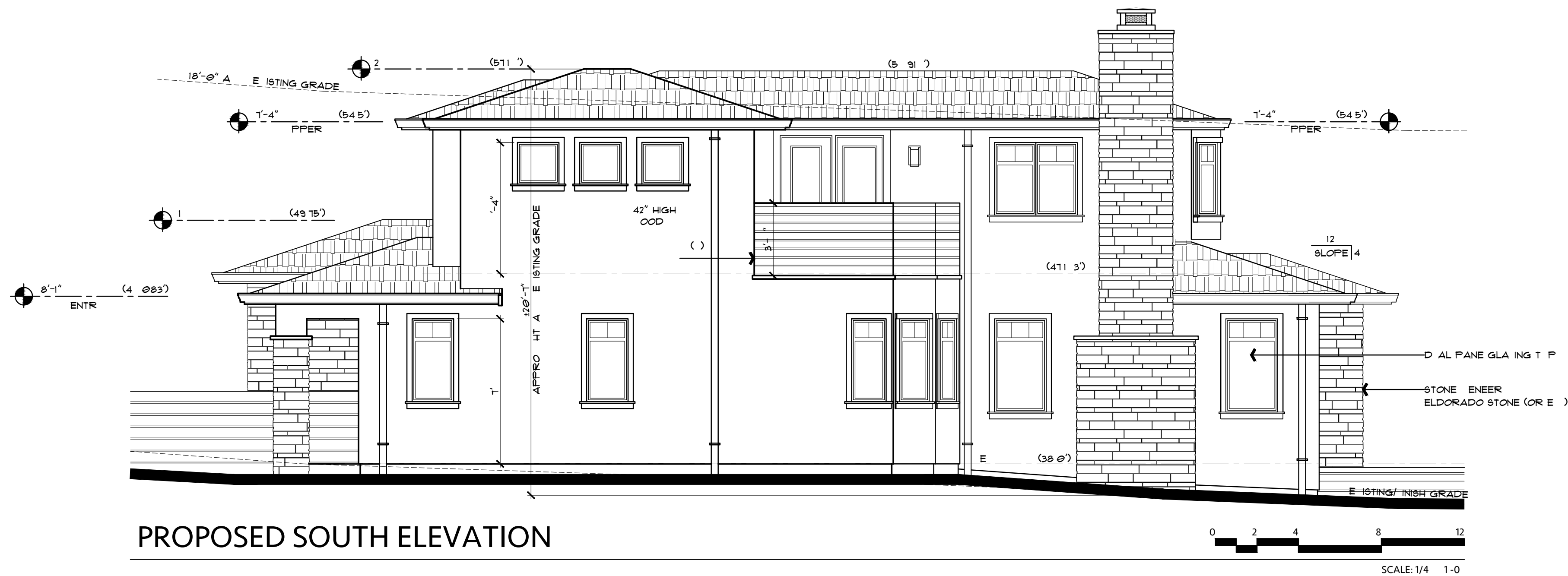
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION
ALTERNATE



PROPOSED WEST (FRONT) ELEVATION



PROPOSED SOUTH ELEVATION

Project Title:
ALTERNATE PROPOSED EXTERIOR ELEVATIONS

Job Title:
LIM RESIDENCE

Project Address & APN:
CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:
HC21007
Date:
9/17/2024
Drawn By:
AAP
Scale:
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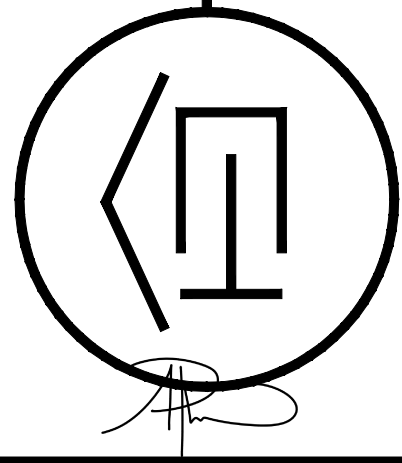
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Revision/Issue	Date
△ F&A 22-0958 (LHM)	4/20/22
△ D&S 22-0957 (LHM)	1/12/23

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Drawing Title:
ARCHITECTURAL DETAILS

Job Title:

LIM RESIDENCE

Project Address & APN:

CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:

HC21001

Date:

9/1/2024

Drawn By:

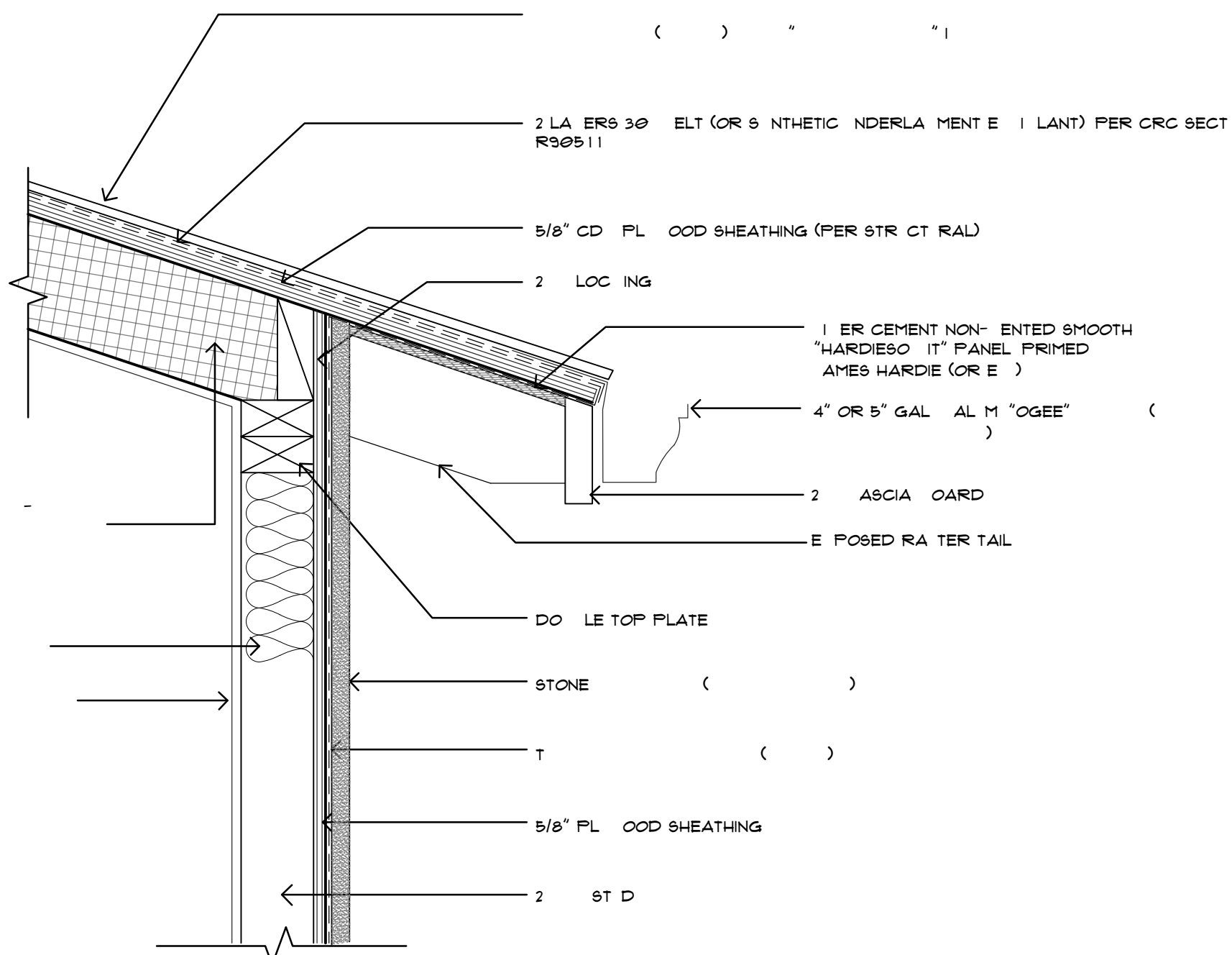
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TYPICAL EAVE DETAIL

NTS



PRESIDENTIAL SHAKE

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

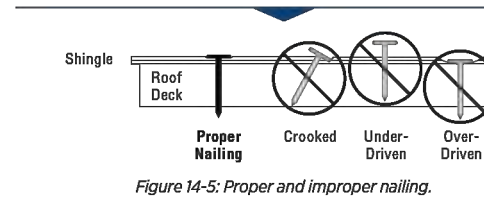
Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance:
- Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

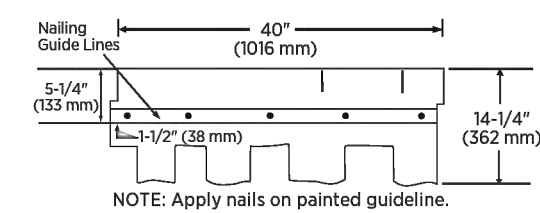
- ICC-ES-ESR-1389 & ESR-3537

FASTENING



IMPORTANT: For decks 3/4" (19 mm) thick or thicker, nails must go at least 3/4" (19 mm) into the deck. On thinner decks, nails must go at least 1/8" (3.2 mm) through the deck.
Nails must be 11- or 12-gauge roofing nails, corrosion-resistant, with at least 3/8" (9.5 mm) heads, and at least 1-1/4" (31 mm) long.
NOTE: Nails are required for Presidential TL and Presidential; staples are not an acceptable fastener.

LOW AND STANDARD SLOPE:
For low and standard slopes, use five nails for each full Presidential shingle as shown below.



NOTE: Apply nails on painted guideline.

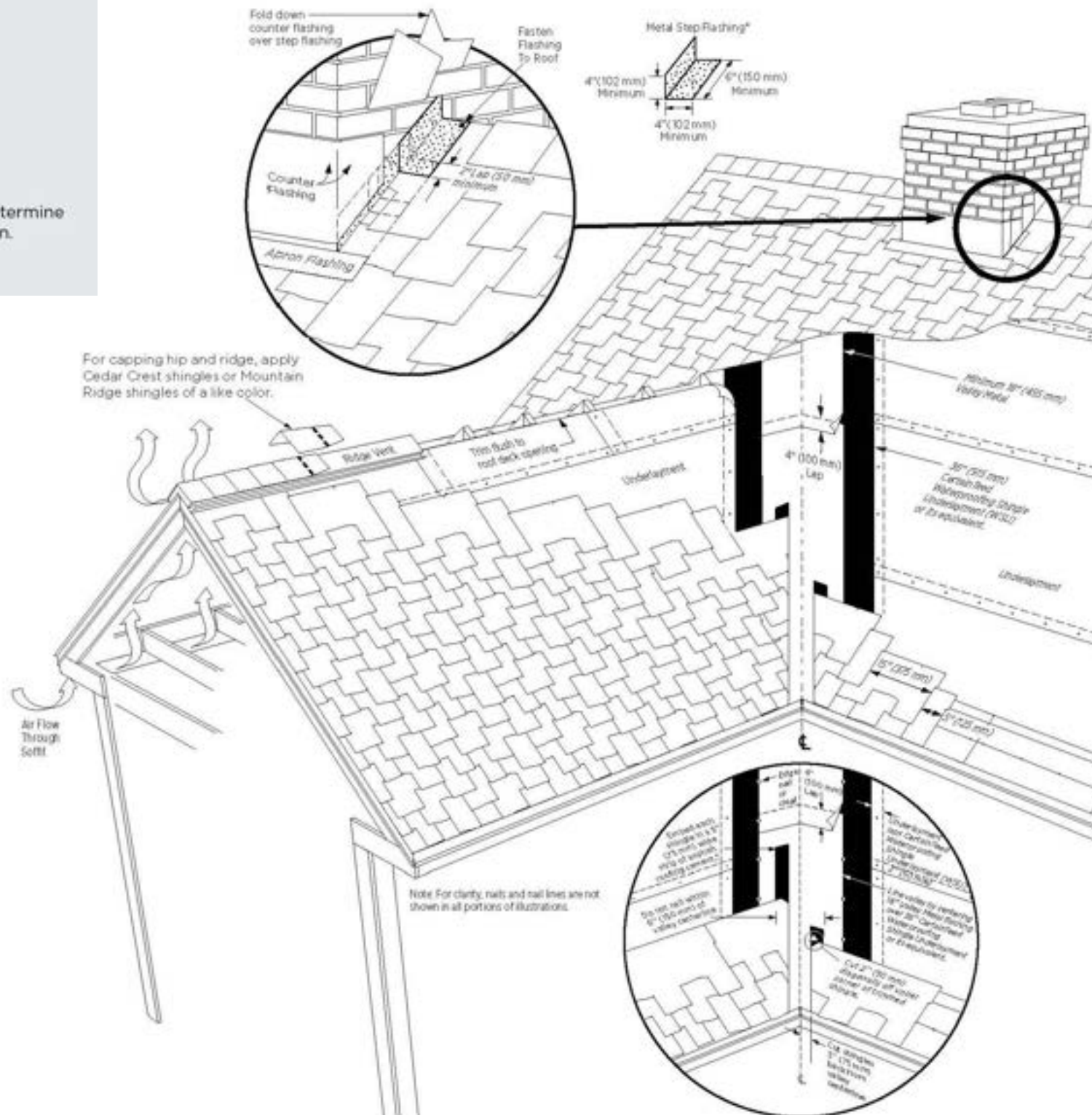
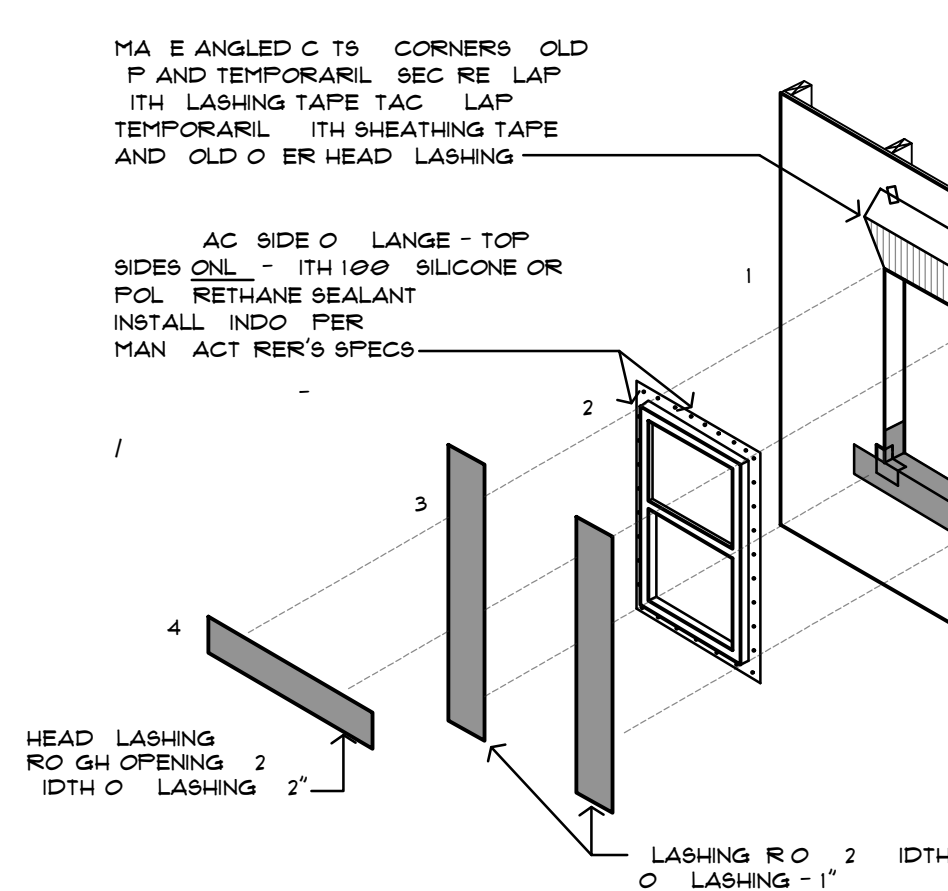
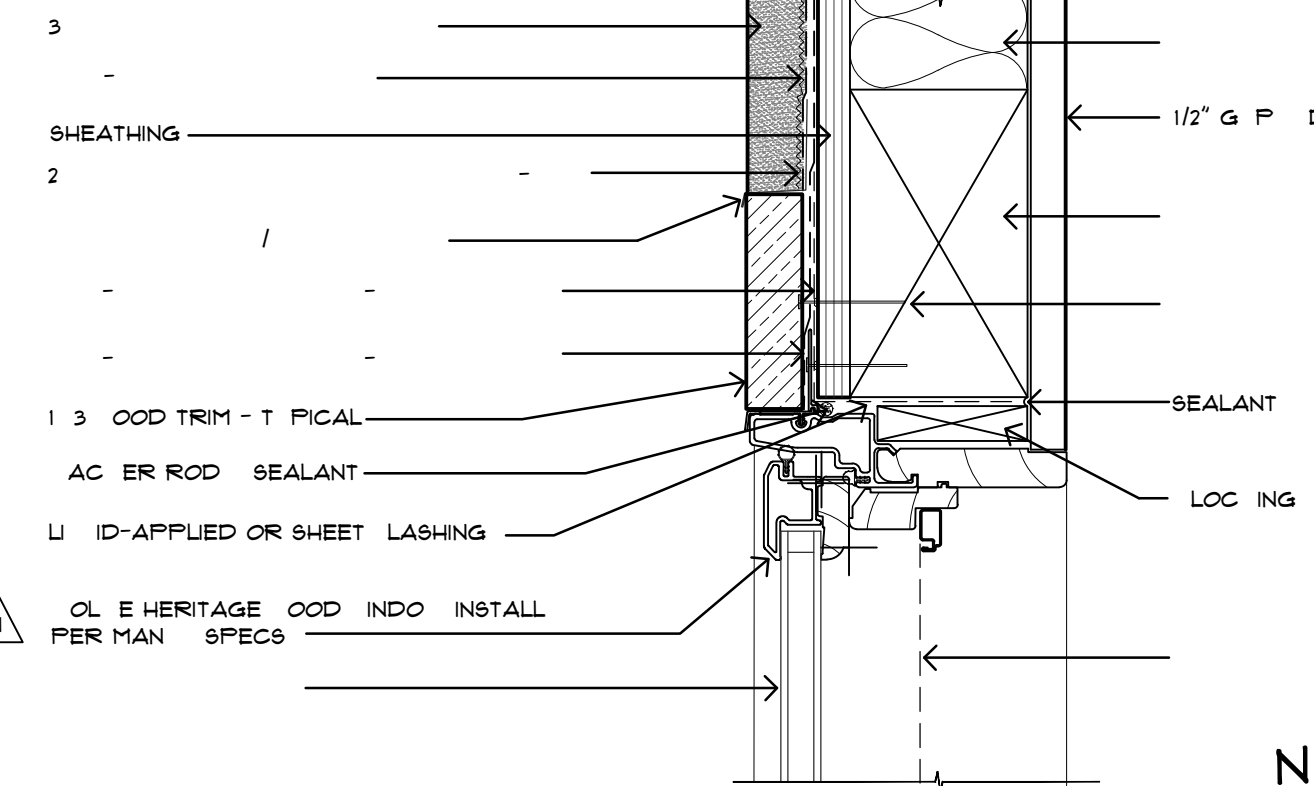


Figure 14-16: Highlight of open valley and chimney flashing details.



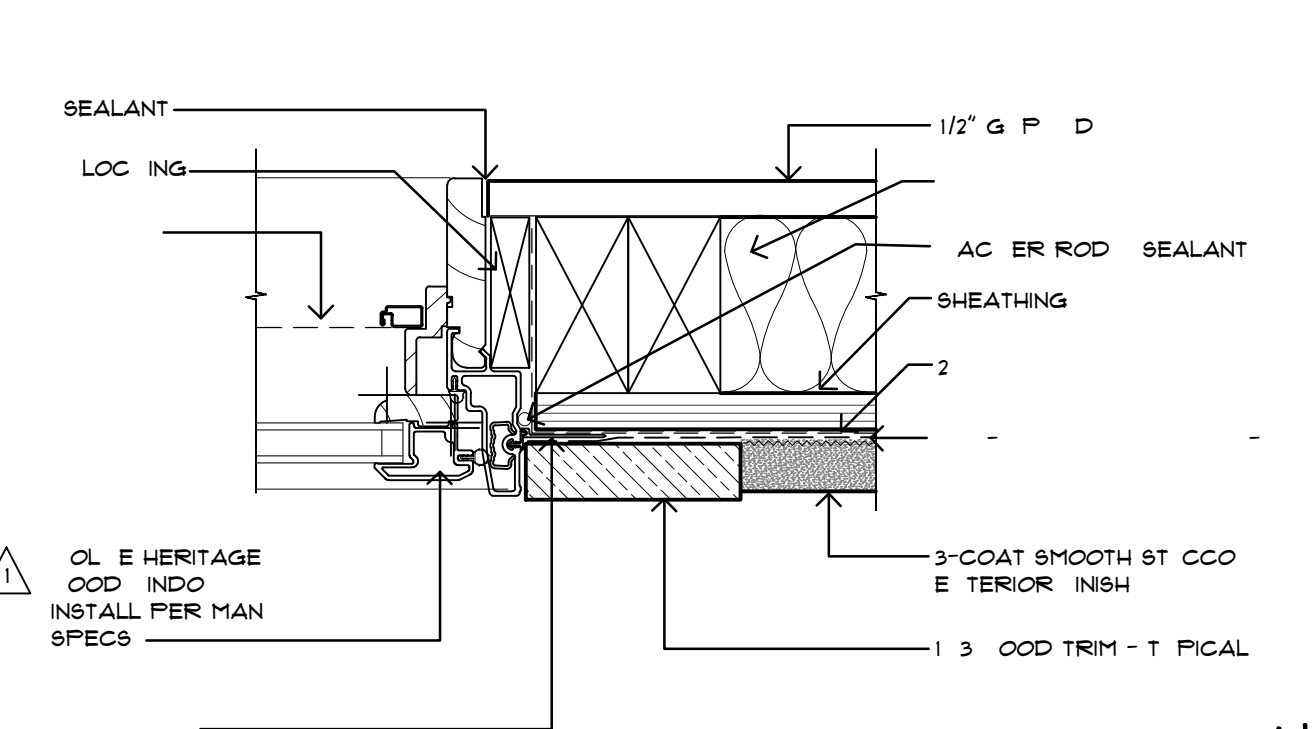
TYPICAL INDOOR LASHING DETAIL

NTS



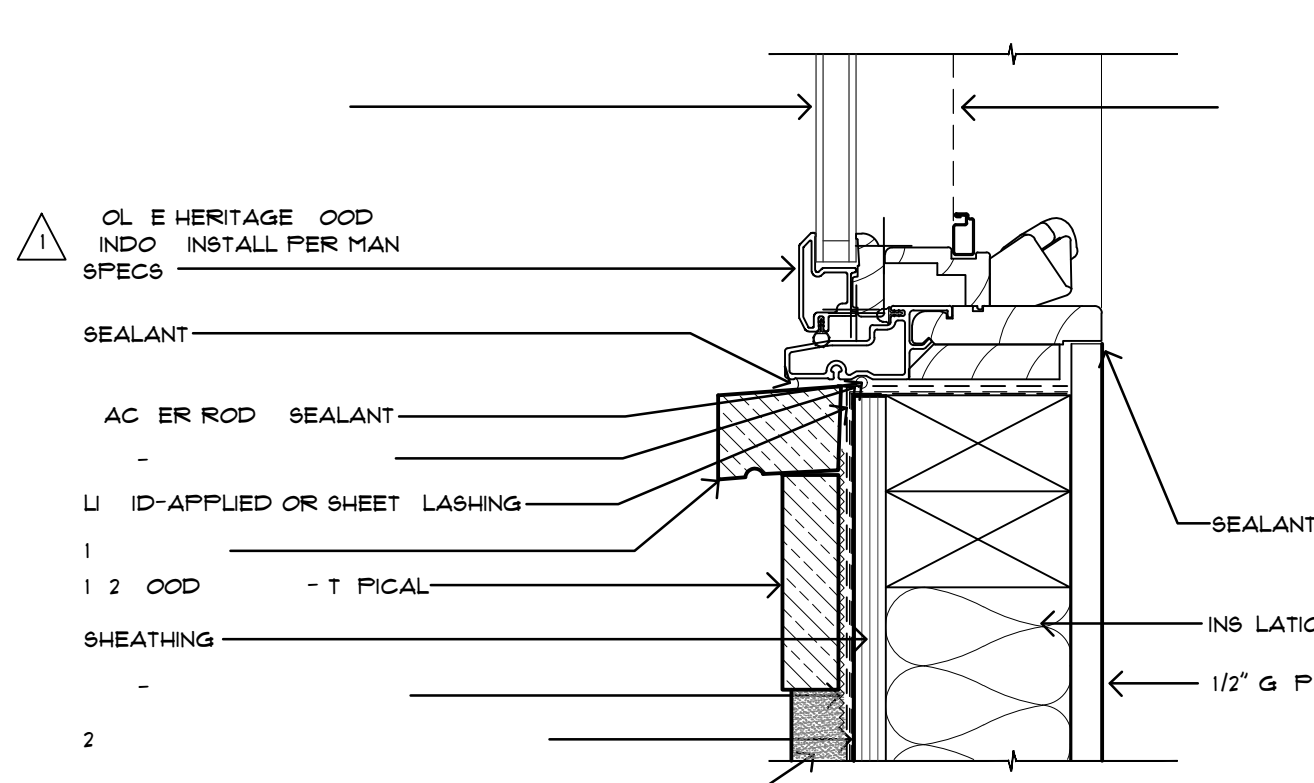
NTS

INDOOR HEAD DETAIL



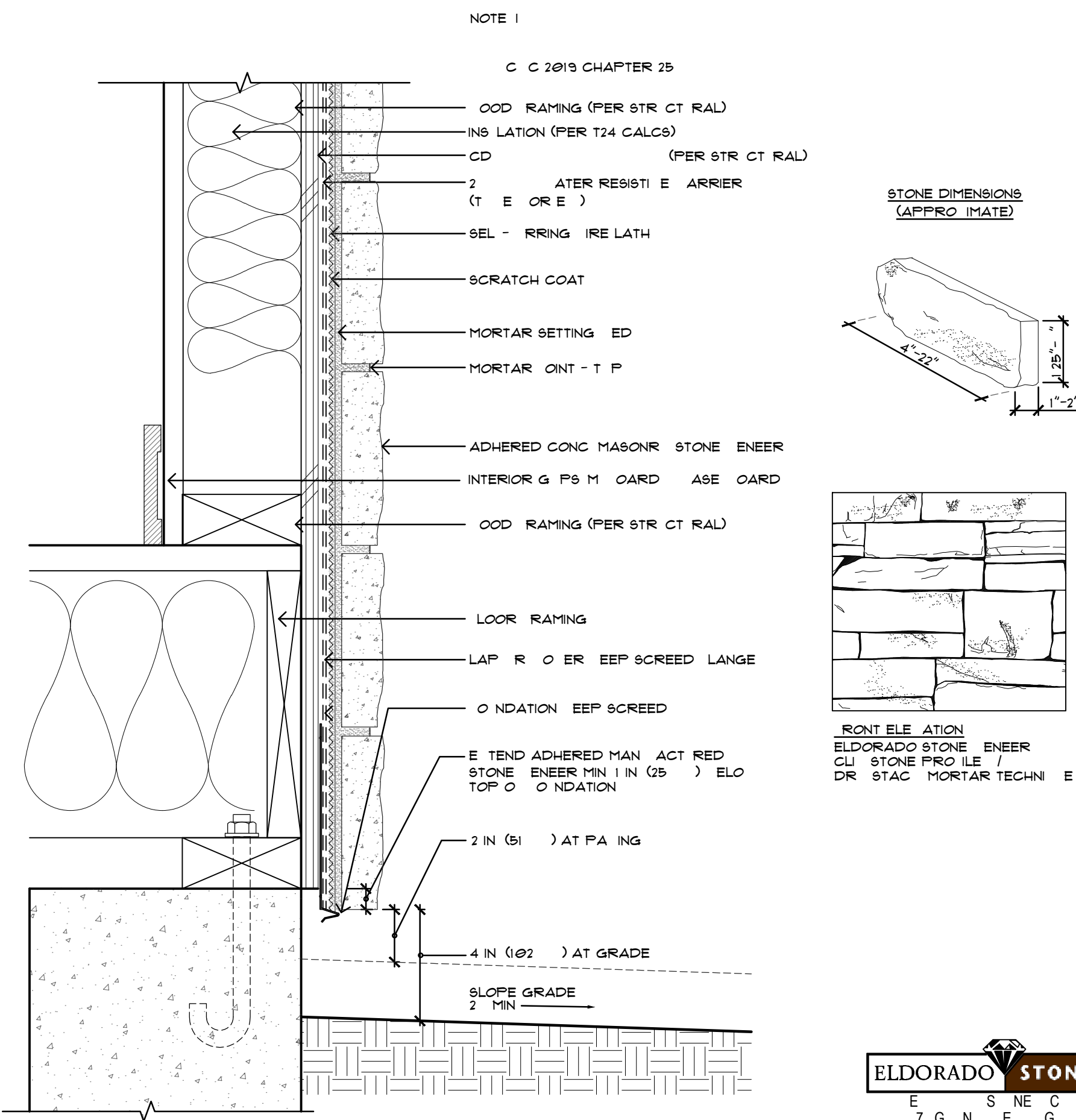
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INDOOR TRIM DETAIL



NTS

INDOOR SILL DETAIL

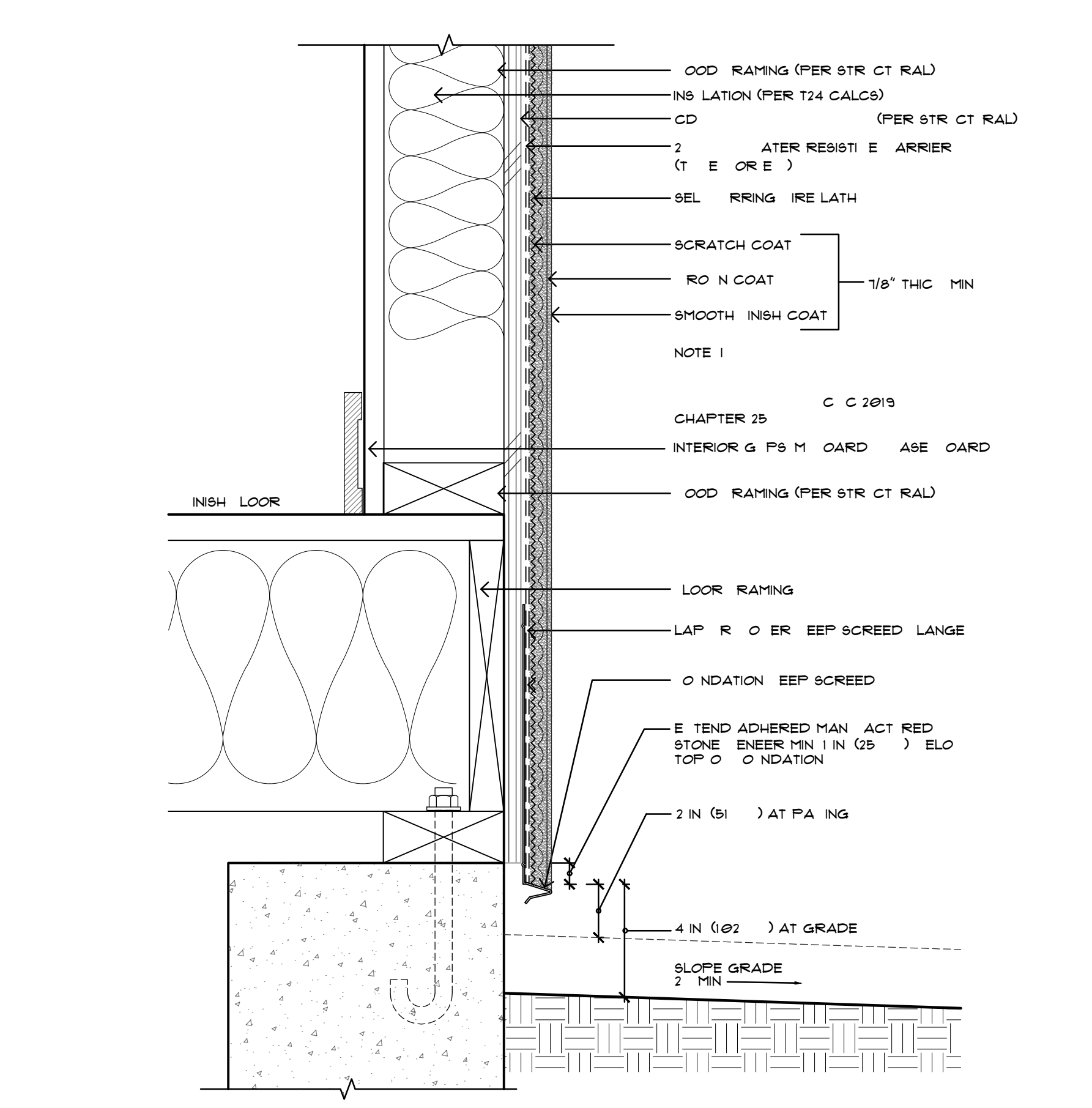


ELDORADO STONE

ESTABLISHED 1976
761-761-761
P.O. BOX 761
CARMEL, CA 93923
www.eldoradostone.com

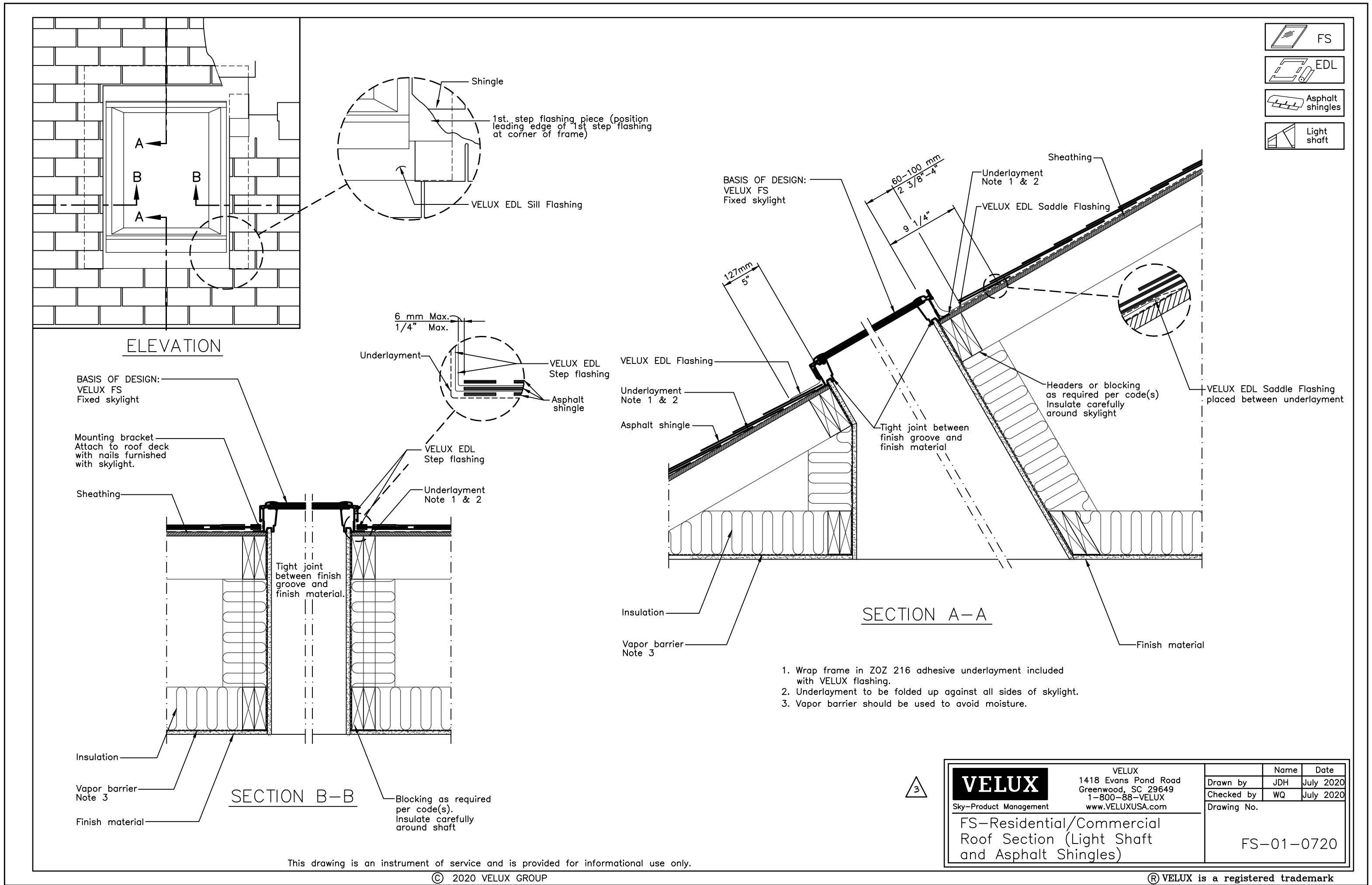
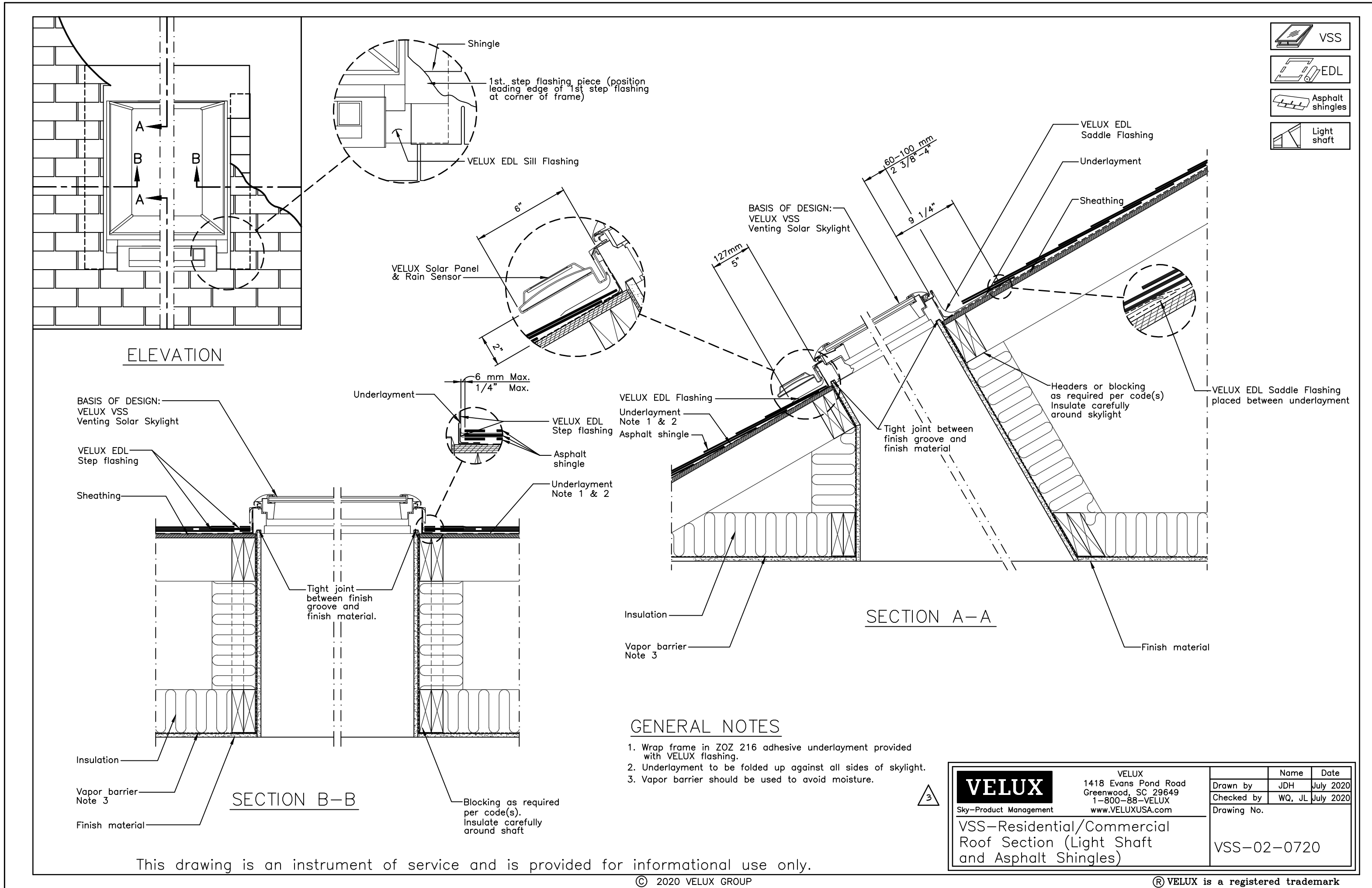
1 ADHERED APPLICATION EEP SCREED DETAIL

NTS



2 STCCO APPLICATION EEP SCREED DETAIL

NTS



General Notes: (Cont.)

4. Exterior finish shall be non-reflective
5. Provide required electrical per manufacturers specs for mechanical operation and power operated shades
6. Interior finish to be white
7. Elec. Shade shall be installed

Revision/Issue	Date
3 D8 22-091 (LH) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

AR

Drawing Title:
SKYLIGHT DETAILS

Job Title:
LIM RESIDENCE

Project Address & APN:
CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:
HC21001

Date:
9/17/2024

Drawn By:
AAP

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

Sheet
A9

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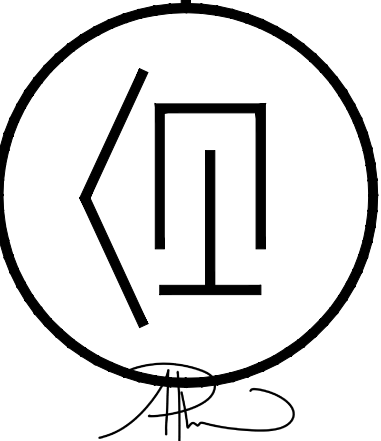
INDO SCHEDULE						
INDO N M ER	INDO S I ES (APPRO)			GLA ING NOTES	REMAR S	
	IDTH	HEIGHT	HEIGHT			
1	2'- "	5'- "	8'-0"	CASEMENT		
2	2'- "	5'- "	8'-0"	CASEMENT		
3	1'-0"	5'-0"	8'- "	RENCH CASEMENT	TEMPERED	
4	1'-4"	5'-0"	8'- "	45 DEG A INDO		(2) CASEMENT NTS 1450 (1) PICT RE NT 3 50 (SEE E TERIOR ELE ATIONS)
5	2'-0"	4'-0"	1'-0"	CASEMENT		
	2'-0"	4'-0"	1'-0"	CASEMENT		
7	5'-10"	4'-0"	1'-0"	30 DEG A INDO	TEMPERED	(3) CASEMENT NTS 1850
8	2'-0"	1'-8"	1'-4"		TEMPERED O SC RED	
9	5'-0"	3'- "	1'-4"	RENCH CASEMENT		EGRESS
10	2'-0"	2'-0"	1'-4"	A NING		
11	2'-0"	2'-0"	1'-4"	A NING		
12	2'-0"	2'-0"	1'-4"	A NING		
13	4'-0"	3'- "	1'-4"	RENCH CASEMENT	TEMPERED	EGRESS
14	1'-0"	3'- "	1'-4"	45 DEG A INDO	TEMPERED	(2) CASEMENT NTS 143 (1) CASEMENT NT 303
15	1'-8"	1'- "	1'-4"		TEMPERED	
1	1'-8"	1'- "	1'-4"		TEMPERED	
17	1'-8"	1'- "	1'-4"		TEMPERED	
18	1'-8"	1'- "	1'-4"		TEMPERED	

DOOR SCHEDULE									
DOOR N M ER	S I E			INSH		HARD ARE	GLA ING	REMAR S	
	IDTH	HEIGHT	THIC	INTERIOR	E TERIOR				
1	3'-0"	1'-0"	1-3/4"	OOD IR INSH	OOD IR INSH	THRESHOLD LOC SET / DEAD OLT	"SEED ARO E"	ENTR DOOR T M CO 4 32 LAT PANEL / IR INSH AND "SEED ARO E" GLA ING HARD ARE I ISET "A ALON" IN OIL-R ED RON E INSH /SMART E (OR E AL) LH S ING	
2	3'-0" FR	1'-0"	1-3/4"	PRIMED	PAINTED TO MATCH TRIM	-	TEMPERED	OL E HERITAGE O TS ING RENCH DOOR PAIR /OIL-R ED RON E HARD ARE (OR E AL)	
3	3'-0" FR	1'-0"	1-3/4"	PRIMED	PAINTED TO MATCH TRIM	-	TEMPERED	OL E HERITAGE O TS ING RENCH DOOR PAIR /24" SIDELIGHTS AND 12" TRANSOM A O E /OIL-R ED RON E HARD ARE (OR E AL)	
4	3'-0" FR	1'-8"	1-3/4"	OOD PRIMED	OOD	THRESHOLD E ED NO	N/A	O TS ING / RON E HARD ARE (OR E AL)	/OIL-R ED
5	3'-0"	1'-8"	1-3/4"	OOD PRIMED	OOD IR INSH	THRESHOLD LOC SET / DEAD OLT	O SC RED TEMPERED	GARAGE MAN-DOOR T CO LAT PANEL / IR INSH AND O SC RED GLA ING HARD ARE I ISET "ALSO" NO IN OIL-R ED RON E INSH (OR E AL - INSH TO MATCH ENTR DOOR) RH S ING	
	8'-0"	8'-0"	FER MAN	OOD	OOD	N/A	CLEAR D8 /8M DI LT	SECTIONAL GARAGE DOOR CLOFLA "RESER E OOD LIMITED EDITION" COLLECTION DESIGN 2 ITH REG14 INDO S (OR E AL - INSH TO MATCH ENTR DOOR)	
7	3'-0"	1'-0"	T D	OOD PRIMED		THRESHOLD E ED NO	N/A	INTERIOR GARAGE DOOR RH S ING	
8	1'- " FR	1'-0"	T D	OOD PRIMED		D MM /LATCH	N/A	- LO ERED	
9	2'-4"	1'-0"	T D	OOD PRIMED		F LL-PRI AC	N/A		
10	2'-8"	1'-0"	T D	OOD PRIMED		PRI AC	N/A	H S ING	
11	1'- " FR	1'-0"	T D	OOD PRIMED		D MM /LATCH	N/A		
12	2'-0"	1'-0"	T D	OOD PRIMED		D MM /LATCH	N/A	RRH S ING	
13	2'- "	1'-0"	T D	OOD PRIMED		PRI AC	N/A	RH S ING	
14	2'-4"	1'-0"	T D	OOD PRIMED		PRI AC	N/A	RRH S ING	
15	2'- " FR	1'-8"	FER MAN	PRIMED	PAINTED TO MATCH TRIM	-	TEMPERED	OL E HERITAGE INS ING RENCH DOORS /OIL-R ED RON E HARD ARE (OR E AL) LH S ING	
1	2'-8"	1'-8"	T D	OOD PRIMED		PRI AC	N/A	RH S ING	
17	1'- " FR	1'-8"	T D	OOD PRIMED		D MM /LATCH	N/A		
18	2'-8"	1'-8"	T D	OOD PRIMED		PRI AC	N/A	RH S ING	
19	5'-0"	1'-8"	T D	OOD PRIMED		L SH P LL	N/A	(2) PASS D	
20	2'-4"	1'-8"	T D	OOD PRIMED		PRI AC	N/A	LH S ING	

Revision/Issue	Date
1 P&A 22-050 (LIM)	4/20/22
2 D8 22-051 (LIM) HEARING	1/1/23
3 D8 22-051 (LIM) HEARING	8/14/24

HASTINGS CONSTRUCTION, INC.

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TYPICAL DOORS

INDO S

KOLBE HERITAGE SERIES



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LIMITED EDITION SERIES



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TRUE DIVIDED LITE

GARAGE MAN-DOOR

TYCO

S A K

Large venting double
hung sash makes
for one of the finest
units on the market.
Available in both
1-3/8" and 1-3/4"
thick and a variety of
widths.



TYCO FIB FLAT PANEL COMBO
DOUGLAS FIR

ENTRY DOOR

T.M. COBB



T.M.COBB
DOORS • WINDOWS • MILLWORK



Seedy Baroque
Clear glass with a scattered
look, baroque wash and
asymmetrical curves.



Fir

4632 (Low-E IG) 
Fir shown in Flat Panel

Drawing Title:

INDO

DOOR SCHEDULES

Job Title:

LIM RESIDENCE

Project Address & APN:

CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:

HC21001

Date:

9/11/2024

Drawn By:

AAP

Scale:

1/4"=1'-0"

Sheet

A10



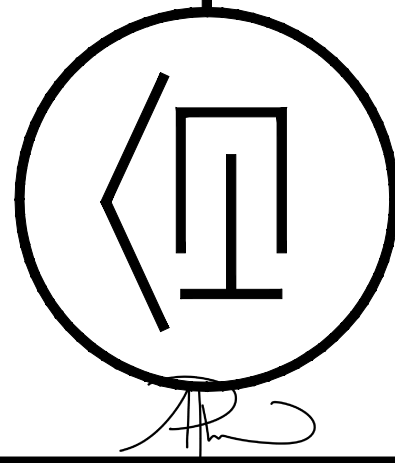
△ FRONT ELEVATION - VIEW FROM CASANOVA ACING EAST



△ REAR ELEVATION - VIEW ACING EAST

Revision/Issue	Date
△ D8 22-051 (LHM) COMMENTS	10/24/22
△ D8 22-051 (LHM) HEARING	1/12/23
△ D8 22-051 (LHM) HEARING	8/14/24

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Drawing Title:
PROPOSED FRONT ELEVATION - 3D RENDERING

Job Title:
LIM RESIDENCE
Project Address & APN:

CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC210001	A11
Date: 9/18/2024	
Drawn By: AAP	
Scale: N T S	

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STREETSCAPE - PROPOSED

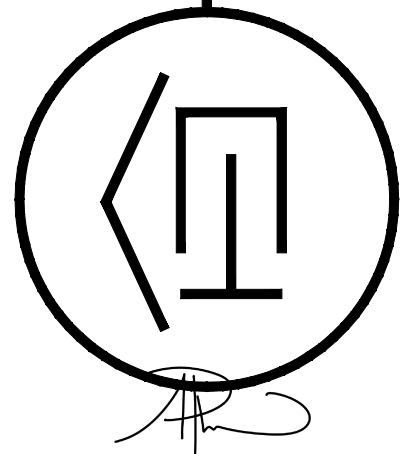


STREETSCAPE - EXISTING

Revision/Issue	Date
△ P&A 22-056 (LIM)	4/20/22
△ D5 22-057 (LIM) COMMENTS	10/24/22
△ D5 22-057 (LIM) HEARING	7/2/23
△ D5 22-057 (LIM) HEARING	8/14/24

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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B



Drawing Title:
STREETSCAPE ELEVATIONS

Job Title:
LIM RESIDENCE
Project Address & APN:

CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC21001	A12
Date: 9/17/2024	
Drawn By: AAP	
Scale: 1/8" = 1' - 0"	