

BRANDI FAIA PROPERTY IMPROVEMENTS

NE CORNER TORRE & SECOND AVE.
CARMEL, CA 93921



TORRES STREET/MAIN ENTRANCE- WEST VIEW



SOUTH VIEW



EAST VIEW



2ND AVENUE VIEW (SOUTH)



NORTH VIEW FROM APN 010-101-012



VIEW FROM APN 010-101-012 FROM TORRE STREET

PROJECT DATA

PROPERTY OWNER
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license: C 32218

DRAWING LIST

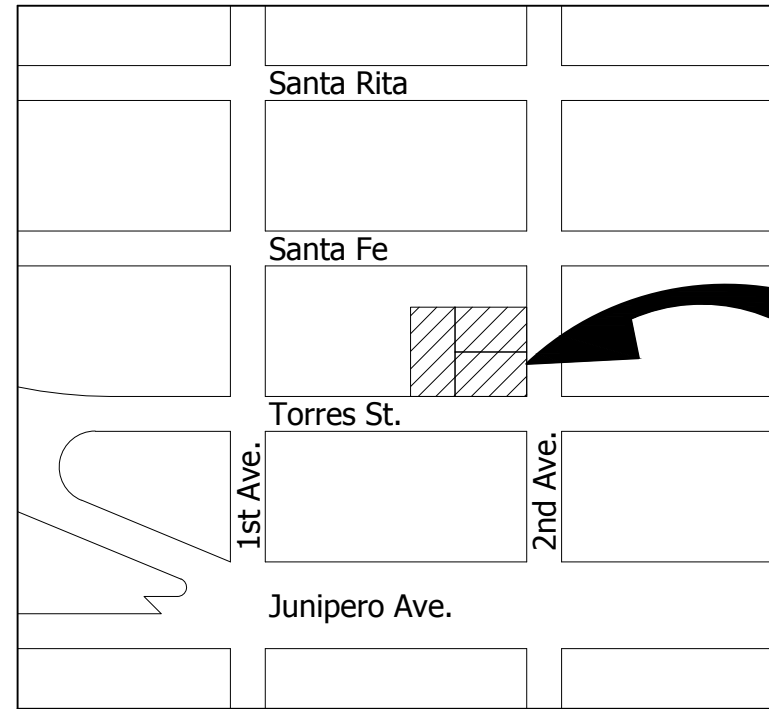
- A0.0 COVER SHEET- PROJECT DATA- PHOTOS OF EXISTING CONDITIONS
A1.0 EXISTING (DEMO) AND PROPOSED SITE PLAN AND FENCE DESIGN
A2.0 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A2.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.0 MATERIALS, FINISHES , EXHIBITS, STAIRS AND RAILING

SCOPE OF WORK

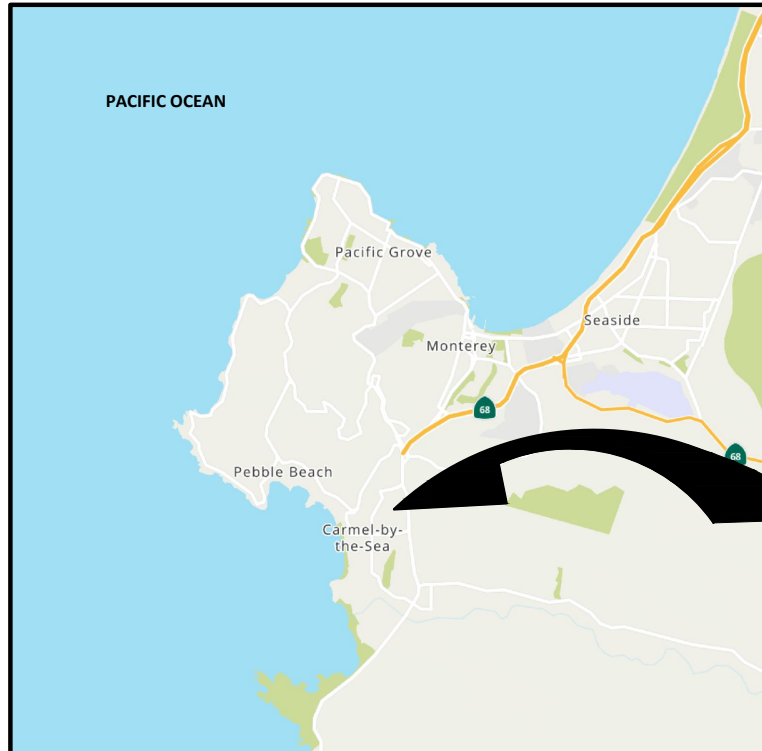
1. 010101021- REPLACE EXISTING WOOD SHAKE ROOF WITH CLASS "A" STANDING SEAM METAL ROOF WITH NEW LEAF GUARD GUTTERS AND DOWNSPOUTS, 18" SEAM SPACING AND 1" SEAM HEIGHT. SEE A3.0
2. 010101021-REPLACE EXISTING STUCCO AT CHIMNEY, SITE WALL AND EXTERIOR ENTRY NICHE WITH CARMEL STONE.
3. 010101021- REPLACE ALL EXISTING WINDOWS AND EXTERIOR DOORS PER WINDOW/DOOR SCHEDULE.
4. 010101021-EXTEND EXISTING 3'-2" WIDTH SITE ENTRY STEPS TO 4'-0" WIDTH WITH RAILING.
5. 010101021- REPAIR AND REPLACE EXISTING 6'-6" TALL FENCE ON STREET FACING CORNER AND REPLACE WITH NEW PAINTED WOOD FENCE TO MATCH HOUSE COLOR. FENCE TO BE 6'-0" TALL PLUS 1'-0" TALL "LATTICE".
6. I010101021-INSTALL NEW 4' TALL WOOD FENCE PAINTED WHITE TO MATCH HOUSE ALONG TORRES STREET SIDE.
7. 010101012- INSTALL NEW PAINTED WOOD FENCE WITH GATE TO MATCH HOUSE COLOR ALONG 2ND AVE FRONT SETBACK LINE. FENCE & GATE TO BE 6'-0" TALL PLUS 1'-0" TALL "LATTICE".
8. 010101020- INSTALL NEW PAINTED WOOD FENCE WITH GATE TO MATCH HOUSE COLOR ALONG 2ND AVE FRONT SETBACK LINE. FENCE & GATE TO BE 6'-0" TALL PLUS 1'-0" TALL "LATTICE". FOR GARBAGE ENCLOSURE, INSTALL NEW 4' TALL WOOD FENCE PAINTED WHITE TO MATCH HOUSE.
9. 010101021-INSTALL CARMEL STONE SITE WALL -36" HIGH ON BOTH SIDES OF DRIVEWAY TO PREVENT EROSION. HEIGHT TO TAPER DOWN TO 8" AT TORRES STREET END.
10. 010101021-REPLACE A/C DRIVEWAY WITH PERVIOUS PAVERS.

11.NO CHANGES TO BUILDING FOOTPRINT OR ROOF HEIGHT OR SHAPE ARE BEING PROPOSED.

VICINITY MAP



PROJECT LOCATION



PROJECT LOCATION



APN	010-101-021 010-101-020 010-101-012
ZONING	R1
OCC. GROUP	R3/U
TYPE OF CONSTRUCTION	V-B
BLOCK	14
LOT	16,18, 20
LOT SIZE	4000 SQ FT (EACH)
EXISTING FLOOR AREA	2246 SQ FT
STORIES	2
WATER SOURCE	CAL AM
FIRE SPRINKLERS	NOT REQUIRED
SEWER SYSTEM	CAWD
TREES TO BE REMOVED	ZERO
TOTAL GRADING	0

HOUSE AREA (NO CHANGES)

(E) GARAGE	LEVEL 0	344	SQ FT
(E) STORAGE & 1/2 BATH	LEVEL 0	257	SQ FT
(E) HOUSE	LEVEL 1	1057	SQ FT
(E) HOUSE	LEVEL 2	577	SQ FT.
(E) TOTAL		2235	SQ FT

SITE COVERAGE

SEE A1.0

SITE WALLS < 36" TALL

35-LINEAR FEET (24'-OF WHICH ENCROACH)
31-LINEAR FEET (31'-OF WHICH ENCROACH)



PO BOX 223386
CARMEL, CA 93922
831-624-2165

FAIA
RESIDENCE

N/E CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

submittals	date
PLANNING SUBMITTAL	08-16-24
PLANNING SUBMITTAL	11-21-24

sheet title

SITE PLAN

AS NOTED
sheet number

A0.0

date printed: 11-21-2024

BRANDI FAIA PROPERTY IMPROVEMENTS

NE CORNER TORRES & SECOND AVE.
CARMEL, CA 93921



PO BOX 223386
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FAIA RESIDENCE

1/4E CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

submittals	date
PLANNING SUBMITTAL	08-16-24
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sheet title

SITE PLAN

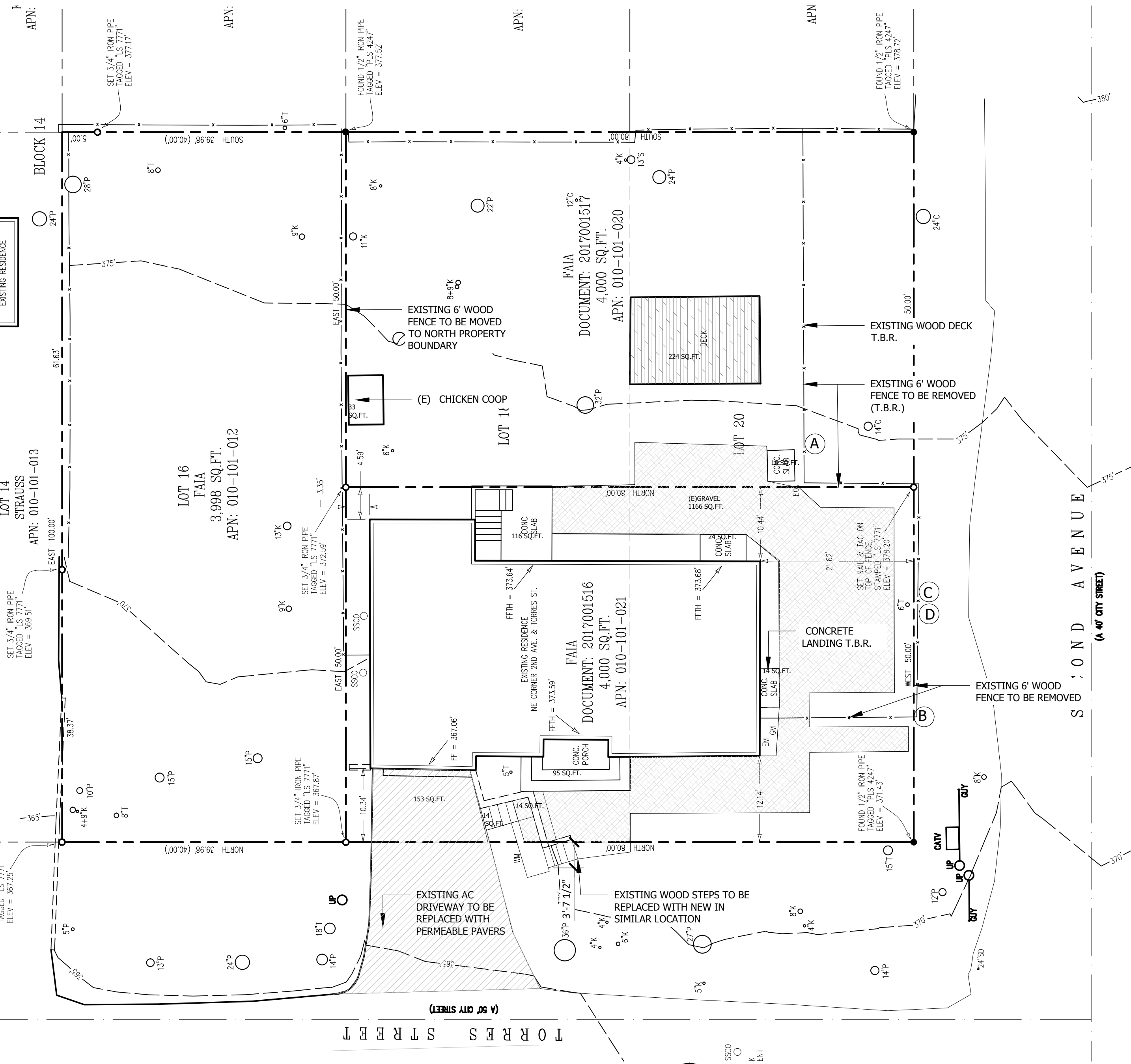
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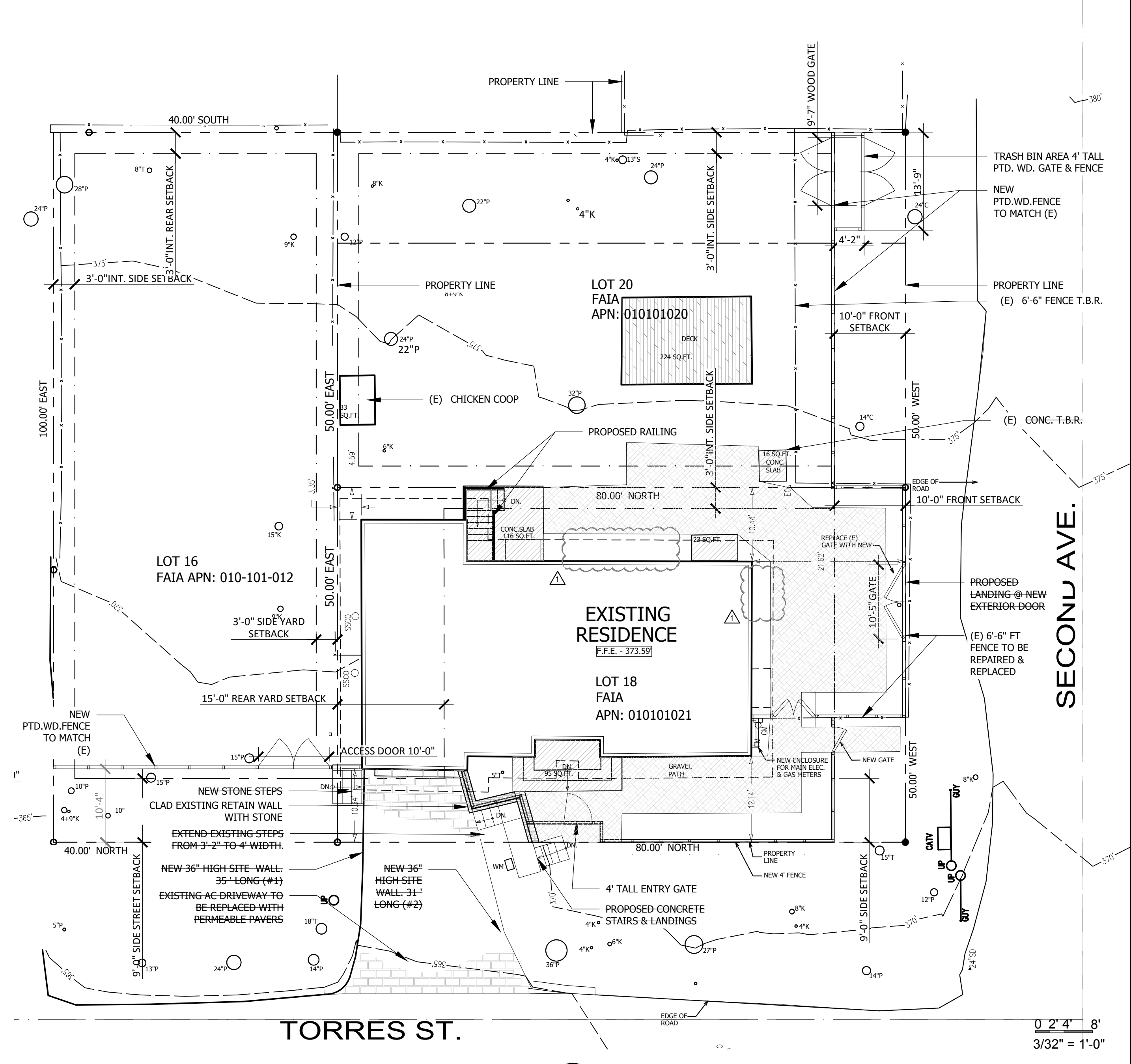
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1 (E) & DEMO SITE PLAN
3/32"=1'-0"



2 PROPOSED SITE PLAN
3/32"=1'-0"

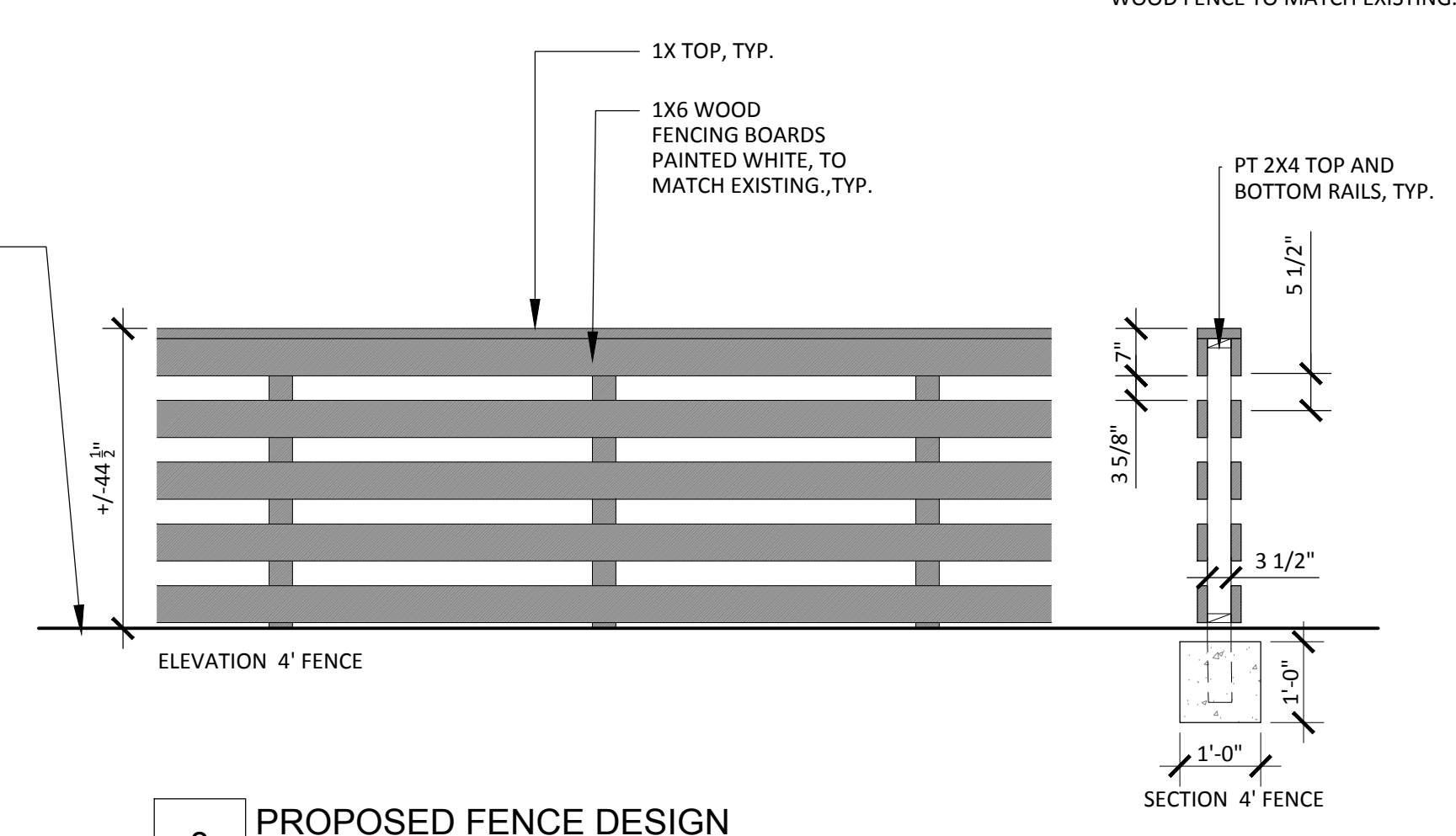
- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - EXISTING STRUCTURES
 - EXISTING CONC. WALL
 - EXISTING IMPERVIOUS SURFACE
 - PROPOSED IMPERVIOUS SURFACE
 - PLANTED AREA
 - EXISTING DECK
 - GRAVEL
 - DOUBLE SIDED WOOD FENCE
 - GRAPE STAKE FENCE
 - (E) TREE
 - PHOTO EXHIBIT ON SHEET A3.0

NOTES

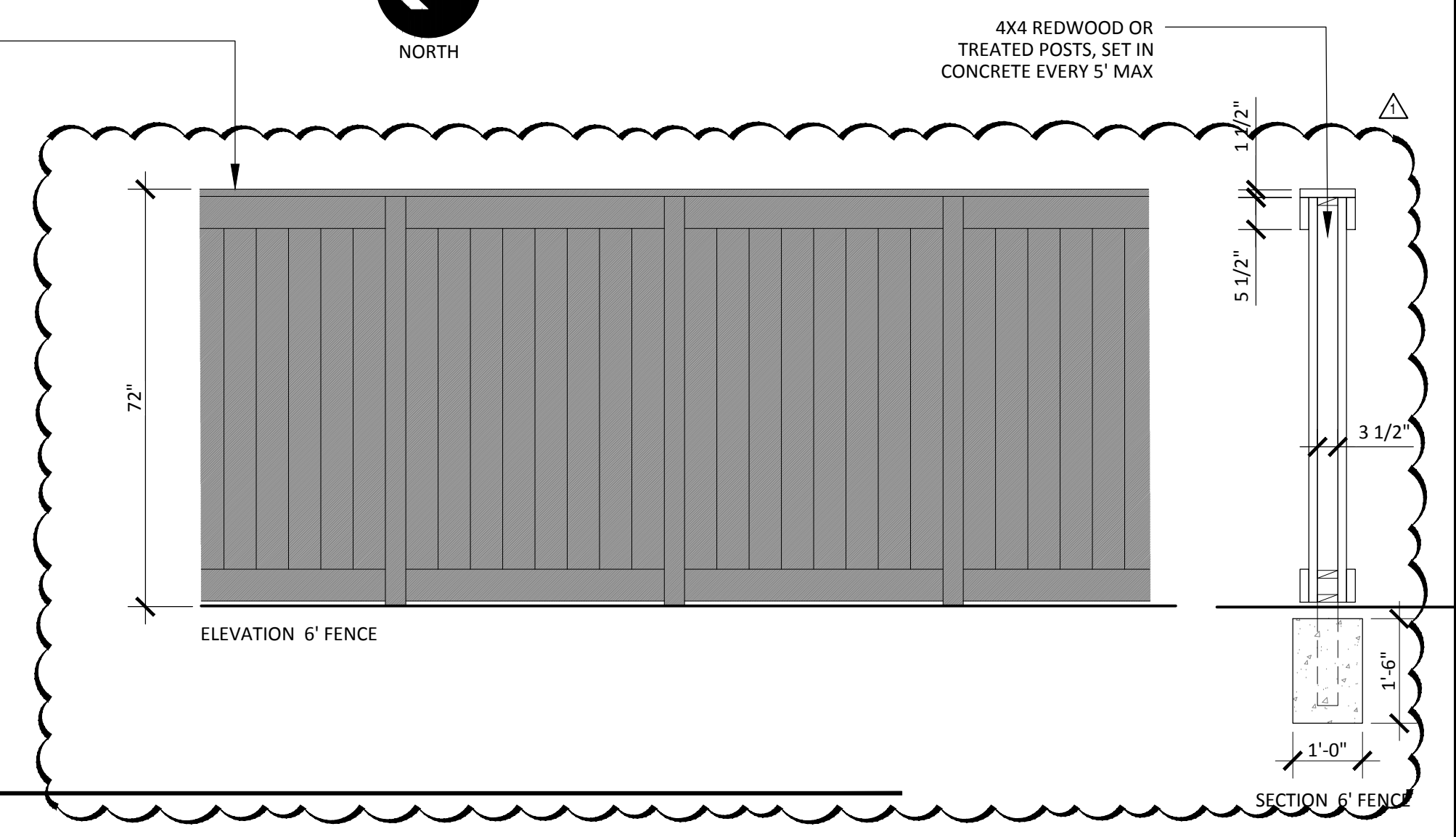
1. (E) SITE PLAN BASED ON SURVEY FROM MONTEREY BAY ENGINEERS, INC. - FEB 2024

SITE COVERAGE DATA TABLE

NO CHANGES TO SITE COVERAGE

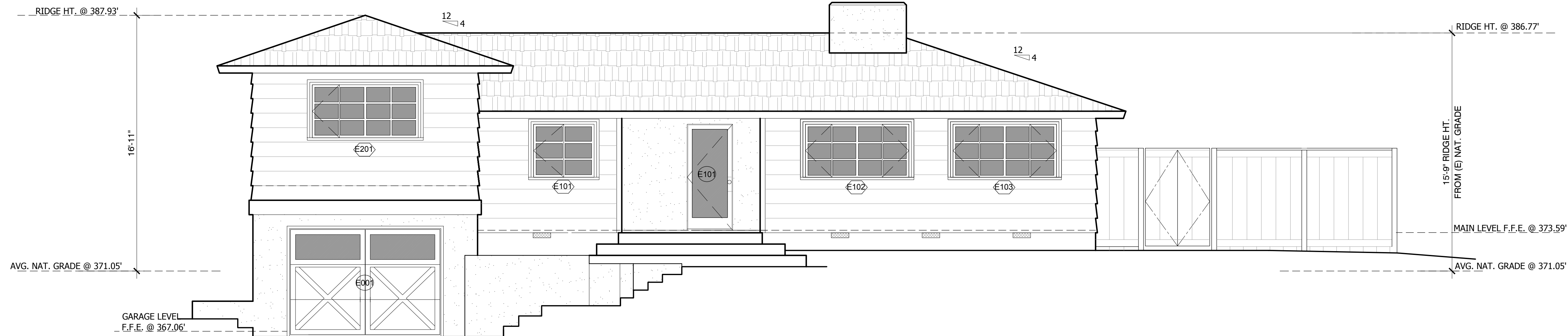


3 PROPOSED FENCE DESIGN
1/2"=1'-0"



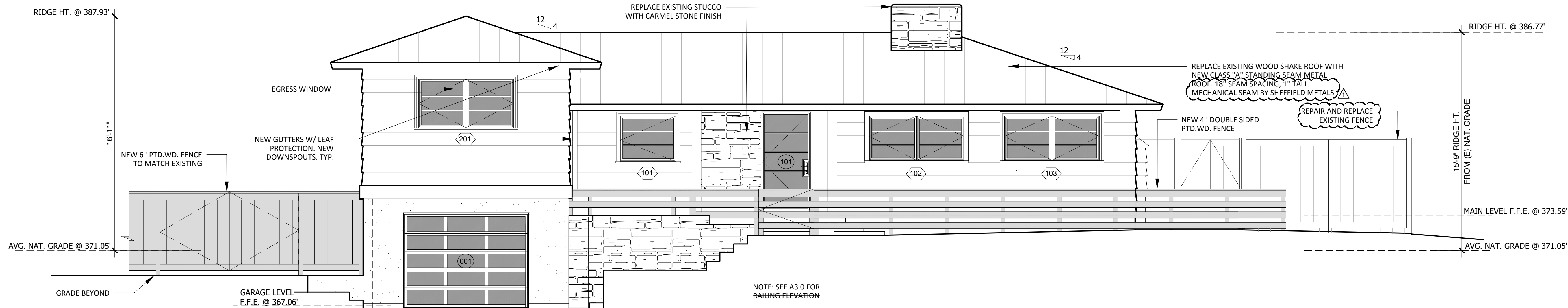
PROPOSED FENCE DESIGN
1/2"=1'-0"

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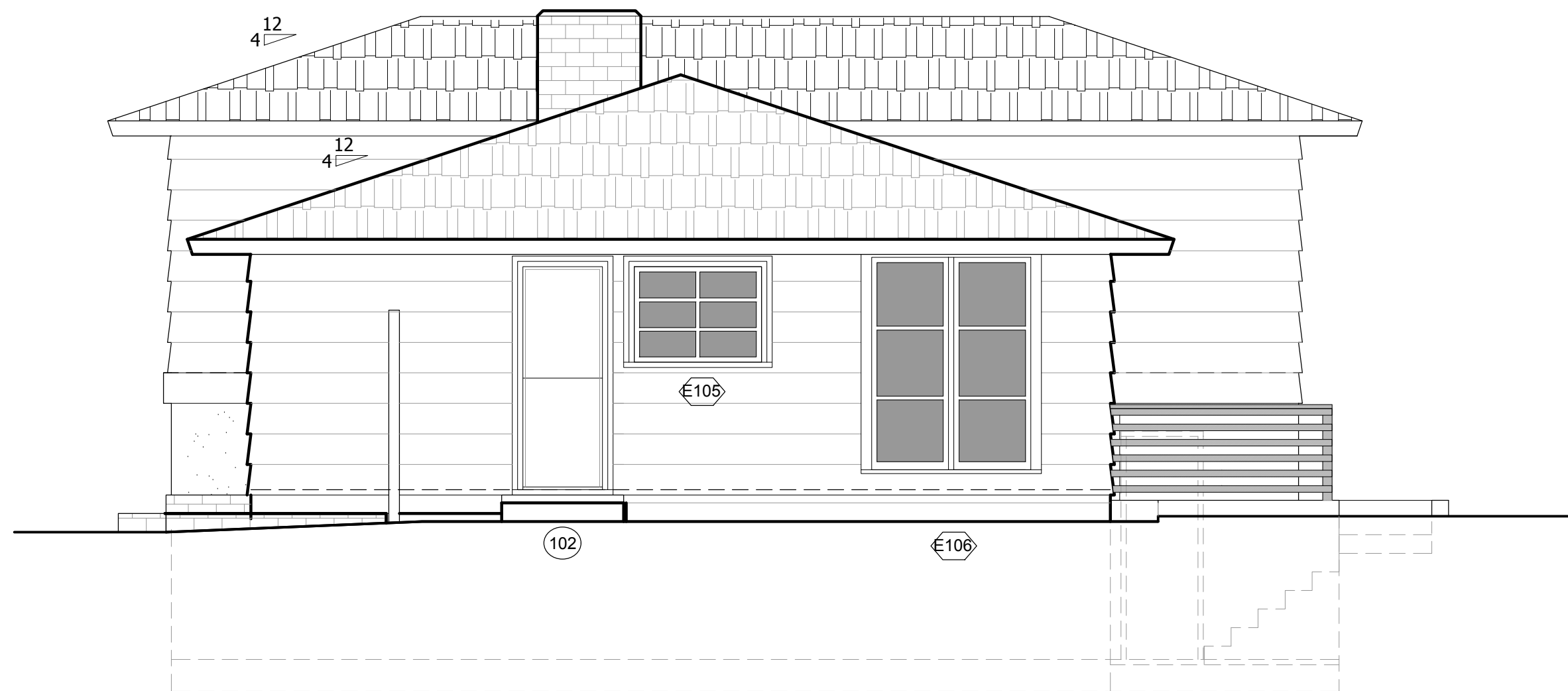
1 EXISTING WEST ELEVATION (TORRES STREET)

1/4"=1'-0"



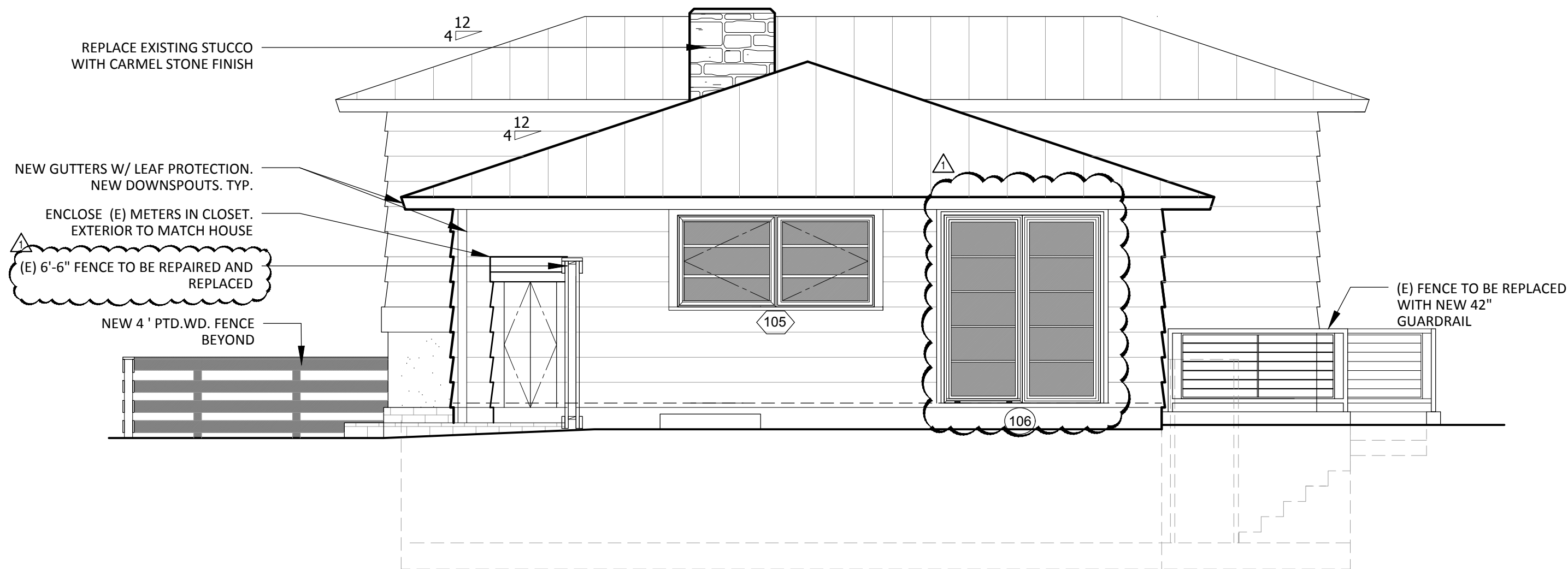
2 PROPOSED WEST ELEVATION (TORRES STREET)

1/4"=1'-0"



3 EXISTING SOUTH ELEVATION (2ND AVE)

1/4"=1'-0"



4 PROPOSED SOUTH ELEVATION (2ND AVE)

1/4"=1'-0"

0 2' 4' 8'
1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

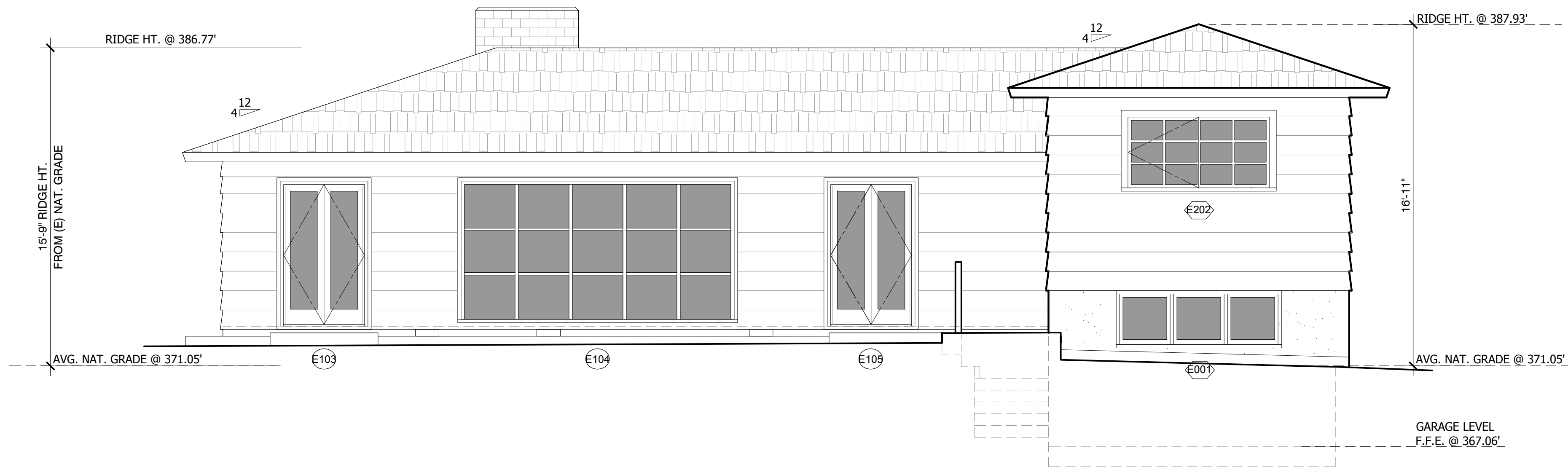
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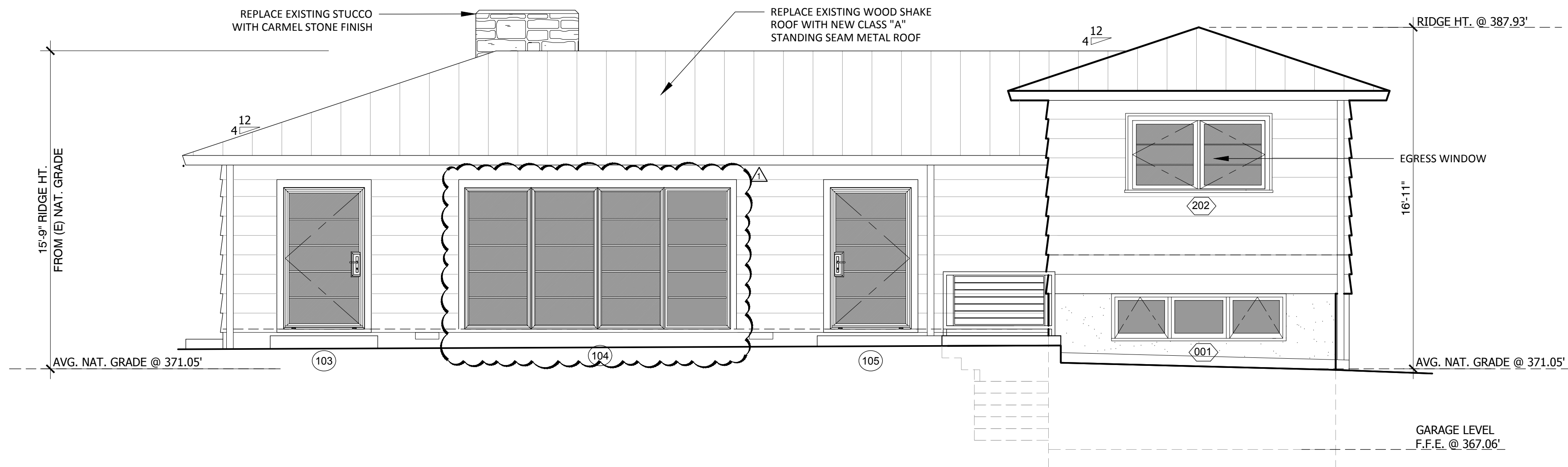
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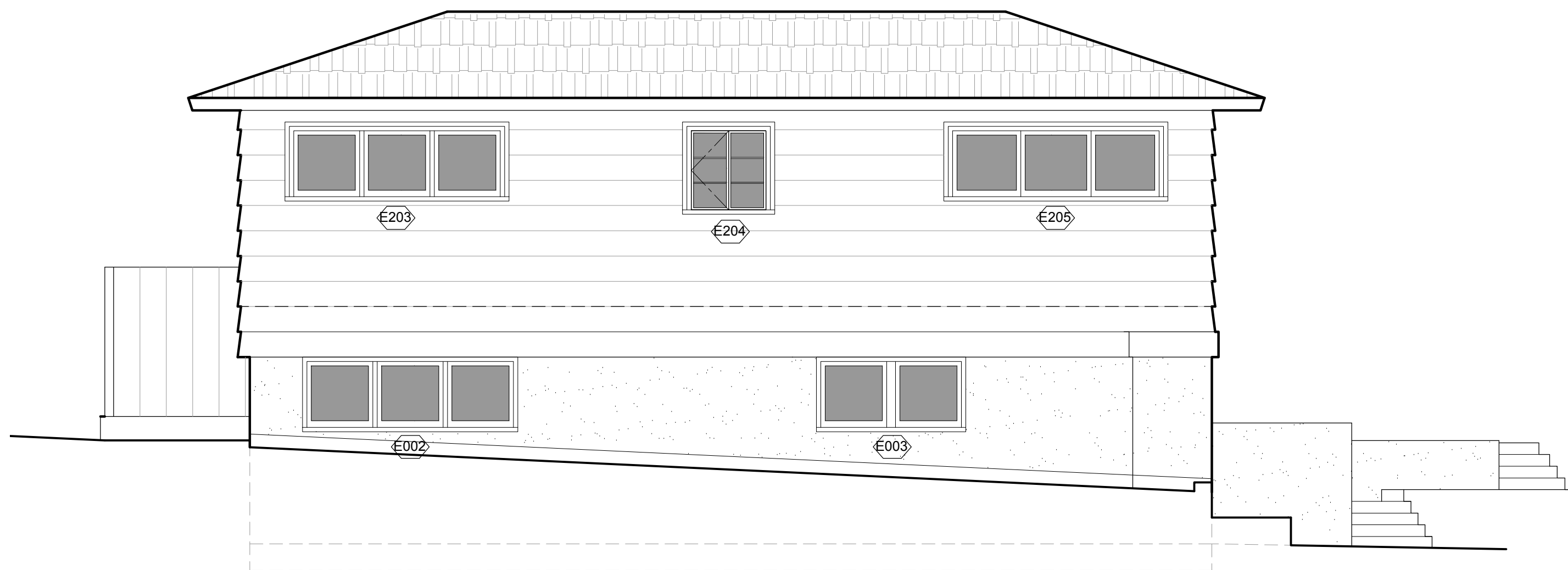
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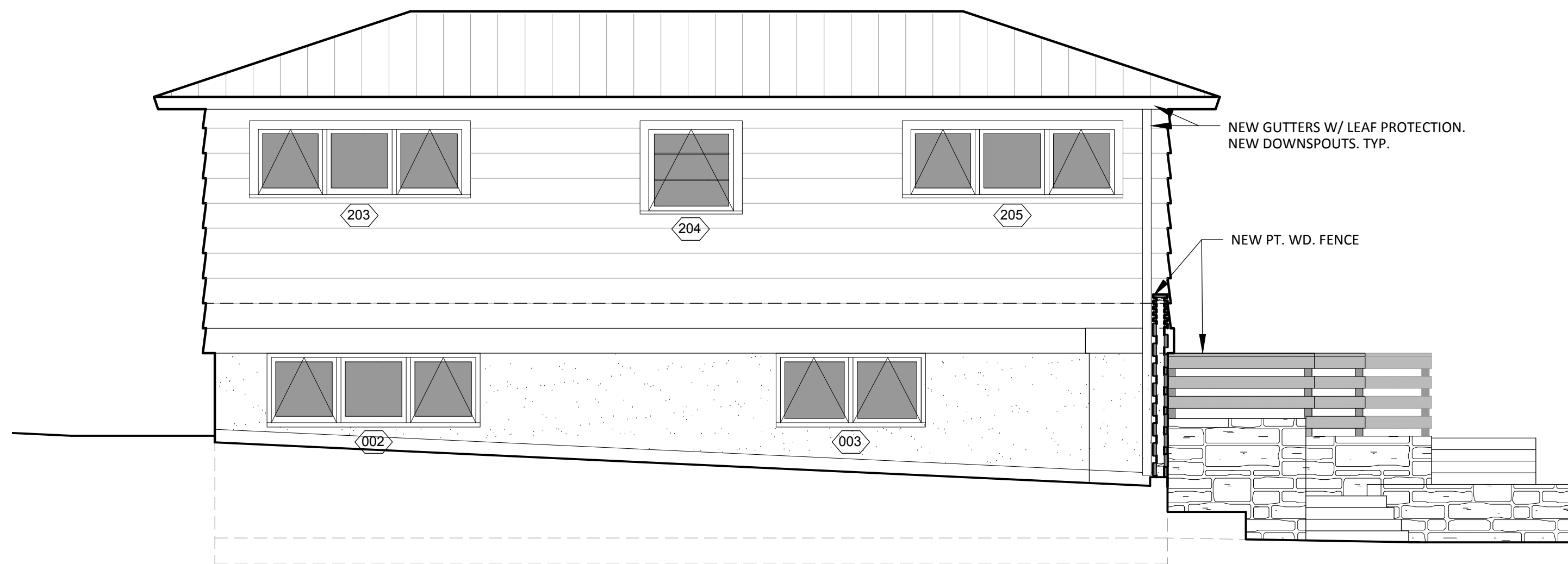
1 EXISTING EAST ELEVATION
1/4"=1'-0"



2 PROPOSED EAST ELEVATION
1/4"=1'-0"



3 EXISTING NORTH ELEVATION
1/4"=1'-0"



4 PROPOSED NORTH ELEVATION
1/4"=1'-0"

0 2' 4' 8'
1/4" = 1'-0"

EXISTING WINDOW SCHEDULE						
UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
E001	101" X 24"	FIXED	OFFICE	UNKNOWN	UNKNOWN	
E002	94" X 30"	FIXED	OFFICE	UNKNOWN	UNKNOWN	
E003	64" X 24"	FIXED	GARAGE	UNKNOWN	UNKNOWN	
E101	47" X 38 1/2"	FRENCH CASEMENT	BATHROOM 1	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E102	86" X 38 1/2"	CASEMENT/FIXED LH CASEMENT	KITCHEN	UNKNOWN	UNKNOWN	
E103	86" X 38 1/2"	CASEMENT/FIXED RH CASEMENT	KITCHEN	UNKNOWN	UNKNOWN	
E104	157 3/4" X 81 1/2"	FIXED	LIVING	UNKNOWN	UNKNOWN	
E105	48" X 38 1/2"	FRENCH CASEMENT	KITCHEN	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E106	71 1/2" X 81 1/2"	FRENCH FIXED	DINING	UNKNOWN	UNKNOWN	
E201	79 3/4" X 38 1/2"	FRENCH CASEMENT	FRONT BEDROOM	UNKNOWN	UNKNOWN	
E202	78 1/2" X 41"	FRENCH CASEMENT	BACK BEDROOM	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E203	93 1/2" X 24"	FIXED	BACK BEDROOM	UNKNOWN	UNKNOWN	
E204	39" X 37 1/2"	FRENCH CASEMENT	BATH 2	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E205	93 1/2" X 24"	FIXED	FRONT BEDROOM	UNKNOWN	UNKNOWN	

EXISTING DOOR SCHEDULE						
UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
001	109 1/2" X 83 1/2"	5 SECTION 4 PANEL	GARAGE	UNKNOWN	UNKNOWN	
002	30" X 79"	FRENCH LH	OFFICE	UNKNOWN	UNKNOWN	
101	36" X 79"	FRENCH LH	ENTRY	UNKNOWN	UNKNOWN	
102	36" X 84"	FRENCH PAIR	DINING	UNKNOWN	UNKNOWN	
103	48 1/2" X 81 1/2"	FRENCH PAIR	DINING	UNKNOWN	UNKNOWN	
104	48 1/2" X 81 1/2"	FRENCH PAIR	DINING	UNKNOWN	UNKNOWN	
105	48 1/2" X 79"	FRENCH PAIR	BEDROOM 1	UNKNOWN	UNKNOWN	

PROPOSED WINDOW SCHEDULE						
UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
001	101" X 24"	AWNING LHPICTURE/SH	OFFICE	QUARTZ	EDGE LINE	MULLED
002	94" X 30"	AWNING LHPICTURE/SH	OFFICE	QUARTZ	EDGE LINE	MULLED
003	64" X 24"	AWNING/ AWNING	GARAGE	QUARTZ	EDGE LINE	MULLED
101	47" X 38 1/2"	FRENCH CASEMENT	BATHROOM 1	QUARTZ	EDGE LINE	
102	86" X 38 1/2"	FRENCH CASEMENT	KITCHEN	QUARTZ	EDGE LINE	
103	86" X 38 1/2"	FRENCH CASEMENT	KITCHEN	QUARTZ	EDGE LINE	
104	NOT USED					
105	86" X 38 1/2"	FRENCH CASEMENT	KITCHEN	QUARTZ	EDGE LINE	
201	79 3/4" X 38 1/2"	FRENCH CASEMENT	FRONT BEDROOM	QUARTZ	EDGE LINE	EGRESS
202	78 1/2" X 41"	FRENCH CASEMENT	BACK BEDROOM	QUARTZ	EDGE LINE	EGRESS
203	93 1/2" X 24"	AWNING/PICTURE /AWNING	BACK BEDROOM	QUARTZ	EDGE LINE	
204	39" X 37 1/2"	AWNING	BATH 2	QUARTZ	EDGE LINE	
205	93 1/2" X 24"	AWNING/PICTURE /AWNING	FRONT BEDROOM	QUARTZ	EDGE LINE	

PROPOSED DOOR SCHEDULE						
UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
001	109 1/2" X 83 1/2"	5 SECTION 4 PANEL	GARAGE	OVERHEAD DOOR	9910	FROSTED GLASS
002	30" X 79"	FRENCH LH	OFFICE	QUARTZ	EDGE LINE	
101	44" X 79"	FRENCH LH	ENTRY	QUARTZ	EDGE LINE	
102	71 1/2" X 81 1/2"	FRENCH PAIR PICTURE	DINING	QUARTZ	EDGE LINE	
103	48 1/2" X 81 1/2"	FRENCH LH	DINING	QUARTZ	EDGE LINE	
104	157 3/4" X 81 1/2"	PICTURE/PICTURE	LIVING	QUARTZ	EDGE LINE	MULLED
105	48 1/2" X 79"	FRENCH LH	BEDROOM 1	QUARTZ	EDGE LINE	

DOOR & WINDOW NOTES

- COORDINATE DOOR AND WINDOW SIZES WITH EXISTING WALL FRAMING/OPENING. THE ONLY CHANGES TO R.O. SIZES ARE DOOR 101 AND WINDOW 105
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILES NOT LESS THAN 1 3/8" THICK.
- ALL GLAZING TO BE DUAL GLAZED (SOLARBAN 60 OR EQUAL)
- EXTERIOR WINDOWS AND DOORS SHALL BE MULTIPANED WITH A MINIMUM OF ONE TEMPERED PANE, AND HAVE A FIRE RESISTANCE RATING OF 20 MINUTES IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2.
- EXISTING WINDOWS TO BE REPLACED ARE ARE STEEL, SINGLE PANE, EXCEPT FOR GARAGE LEVEL WINDOWS, WINDOW 104 AND ALL DOORS, WHICH ARE WOOD

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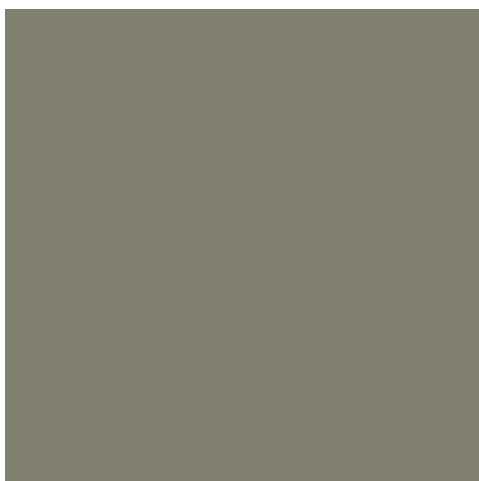
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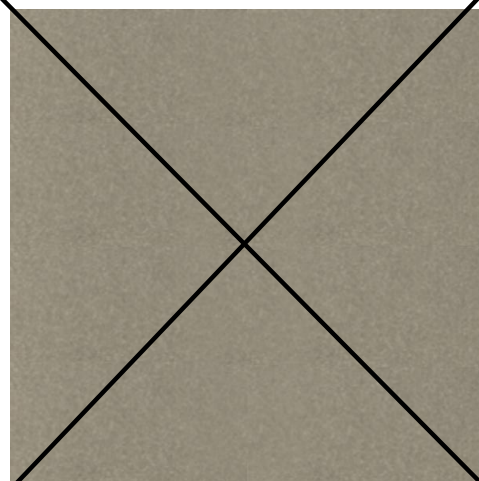
CARMEL STONE @
ENTRY AND CHIMNEY



GARAGE DOOR
COLOR: RAL 7030



QUARTZ LUXURY
ALUMINUM WINDOWS
COLOR: "CHAMPAGNE"
LIGHT RANGE"



SHEFFIELD METALS
ROOF
COLOR: "CHAMPAGNE"
Cool-IR



SHEFFIELD METALS ROOF
COLOR: "VINTAGE" SRI 22

1 PROPOSED FINISHES

N.T.S.



EXHIBIT "A"



EXHIBIT "B"



EXHIBIT "C"



EXHIBIT "D"

2 EXISTING HEIGHT & CONDITION OF FENCE

N.T.S.



3 PROPOSED NEW FENCE TO MATCH EXISTING & PAINTED TO MATCH EXISTING

N.T.S.

VINTAGE®

AN AGED METALLIC LOOK...WITHOUT THE WAIT

Vintage®

Vintage is an innovative prepainted metal product which provides warmth and character. A proprietary coating 'pre-ages' SteelScape's TruZinc® metallic coated steel surface producing a beautiful and durable finish that is also graffiti resistant.

The combination of pigmentation and gloss is what gives our Vintage coated metal a dynamic and aged appearance and has become a top choice for architects and designers. Vintage coated metal is ideal for roofing and siding applications, as well as unique interior applications.

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Representation of color may vary due to printing limitations. Actual metal samples are available upon request.

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VINTAGE®

PERFORMANCE QUALITIES

Substrate: (ASTM A653)	G90 TruZinc® (HDG) Coated Steel
Finish:	Proprietary "aged" look using fluorocarbon prepaint technology
Surface Appearance:	Smooth and free of blistering and other surface imperfections
Film Thickness: (ASTM D5796)	Top System Finish: 0.55 - 0.65 mil Bottom System Finish: Primer = 0.15 - 0.25 mil Backer = 0.30 - 0.40 mil
Specular Gloss: (ASTM D523)	60 Degree Specular Gloss = 20% - 40%
Hardness: (ASTM D3363)	2H - 4H
Cure Test: (ASTM D5402)	100 Double MEK Rubs Minimum
Abrasion, Falling Sand: (ASTM D968)	65 - 85 liters/mil
Cross Hatch Adhesion: (ASTM D3359)	No Tape Off
Reverse Impact: (ASTM D2794)	No Tape Off, 80 inch-pounds of force
T-Bend Flexibility: (ASTM D4145)	2T No Tape Off
Humidity Resistance: (ASTM D2247)	1,000 Hours - Passes (100% RH @ 100 degrees F)
Salt Spray Resistance: (ASTM B117)	1,000 Hours - Passes (5% Salt Spray @ 95 degrees F)

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METAL ROOFING SYSTEMS

SMI 1.0" Mechanical Seam Standing Seam

Panel Information:

Panel Type:	Standing Seam Mechanical
Panel Width:	17"
Seam Height:	1.0"
Panel Material:	22 GA - 24 GA Min
Panel Surface:	Smooth / Embossed Optional
Minimum Slope:	3/12

Panel Testing:

Uplift Resistance:	UL 580, UL 1897, UL 90
Hail Rating:	Class 4 Impact UL 2218
Fire Rating:	UL Class A
FBC Non-HVHZ Approval:	FL18316

Panel Notes:

- Maximum coil width for engineered systems is 20."
- This panel uses 3" of material to form the panel.
- Divide the coil width by the panel width to determine your roof multiplier. Take the square footage of the roof and multiply that by the roof multiplier to determine the amount of coil needed to manufacture the panels. This does not include estimated waste.
- Suitable for zinc and copper.



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LA MIRADA: 562.383.9800
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