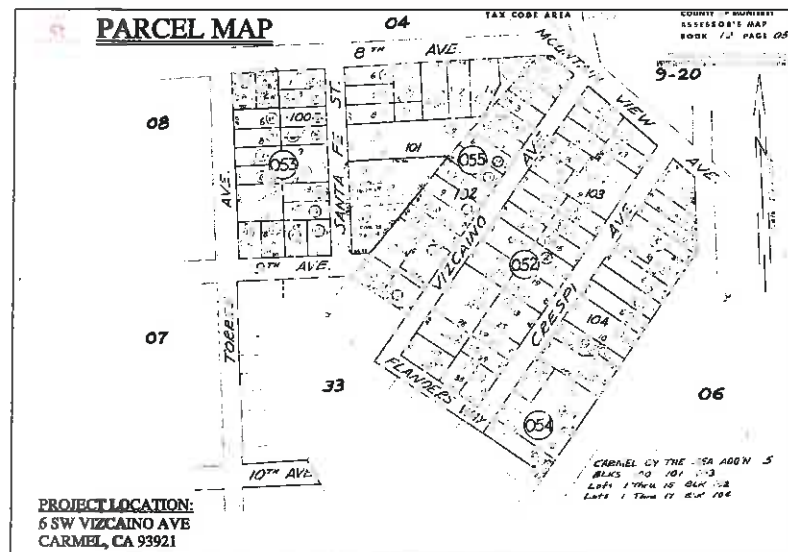




**PROPOSED INTERIOR
REMODEL & ADDITION
FOR
DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
APN: 010-055-027-000
TEL: (650) 326-7976**



PROJECT DATA:

ZONING:

R-1 SINGLE FAMILY
RESIDENTIAL

CONSTRUCTION TYPE:

TYPE V-B

OCCUPANCY GROUP:

R-3 AND U

DEFERRED SUBMITTALS

N/A

TREE REMOVAL

(2) TREES TO BE REMOVED

FIRE RET. ROOFING

CLASS "A" 1 HOUR FIRE RATED
SHINGLES

WATER & SEPTIC SYSTEM

EXISTING SEWER SYSTEM

EXISTING CAL-AM WATER

SPECIAL INSPECTION:

N/A

STORIES:

1 STORIES

PROPOSED CUT/FILL

PROPOSED CUT: 3 CU. YDS.

PROPOSED FILL: 3 CU. YDS.

SCOPE OF WORK:

-PROPOSED GARAGE

-PROPOSED ADDITION

-CONVERT EXISTING

GARAGE TO HABITABLE

-INTERIOR REMODEL

-NEW DECK

-NEW ENTRY STEPS

-PROPOSED LANDSCAPING



AREA CALCULATIONS

BASE FLOOR AREA

EXISTING BASE FLOOR AREA

EXISTING MAIN RESIDENCE: 1,314 SQ. FT.

EXISTING CARPORT: 240 SQ. FT.

TOTAL EXISTING BASE FLOOR AREA: 1,554 SQ. FT.

PROPOSED BASE FLOOR AREA

EXISTING MAIN RESIDENCE TO REMAIN: 1,297 SQ. FT.

EXISTING CARPORT CONVERTED TO HABITABLE: 240 SQ. FT.

PROPOSED ADDITION: 317 SQ. FT.

PROPOSED GARAGE: 220 SQ. FT.

TOTAL PROPOSED BASE FLOOR AREA: 2,074 SQ. FT.

TOTAL BASE FLOOR AREA ALLOWED: 2,080 SQ. FT.

SITE COVERAGE

EXISTING SITE COVERAGE

EXISTING DECKS (PERMEABLE): 368 SQ. FT.

EXISTING BREEZEWAY (IMPERVIOUS): 92 SQ. FT.

EXISTING BRICK WALKWAYS (PERMEABLE): 226 SQ. FT.

EXISTING DRIVEWAY (IMPERVIOUS): 444 SQ. FT.

EXISTING GARDEN WALL AND STEPS (IMPERVIOUS): 29 SQ. FT.

TOTAL EXISTING SITE COVERAGE: 1,159 SQ. FT.

PROPOSED SITE COVERAGE

PROPOSED DECKS (PERMEABLE): 419 SQ. FT.

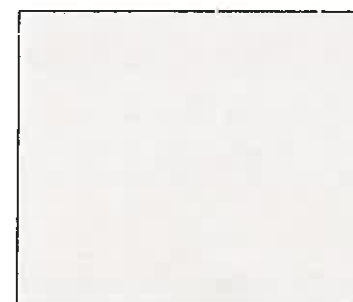
PROPOSED DRIVEWAY (PERMEABLE): 37 SQ. FT.

PROPOSED ENTRY STEPS (IMPERVIOUS): 16 SQ. FT.

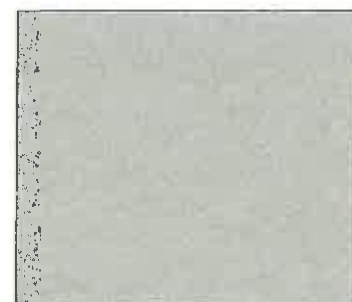
TOTAL PROPOSED SITE COVERAGE: 472 SQ. FT.

TOTAL SITE COVERAGE ALLOWED: 476 SQ. FT.

TOTAL LOT SIZE: (.110 ACRES) 4,792 SQ. FT.



TRIM: BEHR PALE PALOMINO - HDC-CT-05



STUCCO: PPG CHIMAYO SAGE - WN63



ROOFING: LANDMARK PRO - WEATHERED



DRIVEWAY: BELGARD - BELLA

SHEET INDEX

A0.1: PARCEL MAP, VICINITY MAP, AREA CALCULATIONS, PROJECT DATA

3D RENDERING, AND MATERIALS

T1.0: EXISTING TOPOGRAPHICAL PLAN

A1.0: EXISTING AND PROPOSED SITE PLANS w/ LANDSCAPING

A1.1: EXISTING FLOOR PLAN

A1.2: EXISTING ELEVATIONS

A2.0: PROPOSED FLOOR PLAN w/ EXTERIOR ELECTRICAL PLAN, ELECTRICAL SPECS,

AND PROPOSED WALL FRAMING DETAIL

A2.1: PROPOSED ELEVATIONS

A3.0: EXISTING AND PROPOSED ROOF SLOPE PLANS

RECEIVED
OF 8 SHEETS

DEC 12 2018

City of Carmel-by-the-Sea
Planning & Building Dept.

DATE: 12/12/2018
JOB NO: 2018-01
DRAWN BY: EAS
REVISIONS:

CONTRACTOR:
PERRANTE/BLANCH
CUSTOM BUILDERS, INC.
P.O. BOX 143
CARMEL VALLEY, CA 93924
TEL: 831-627-3220

STRUCTURAL ENGINEER:

PLANS PREPARED BY:

Blackwell
DESIGN CONSULTANTS
P.O. BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-238-2344

DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:

SHEET:

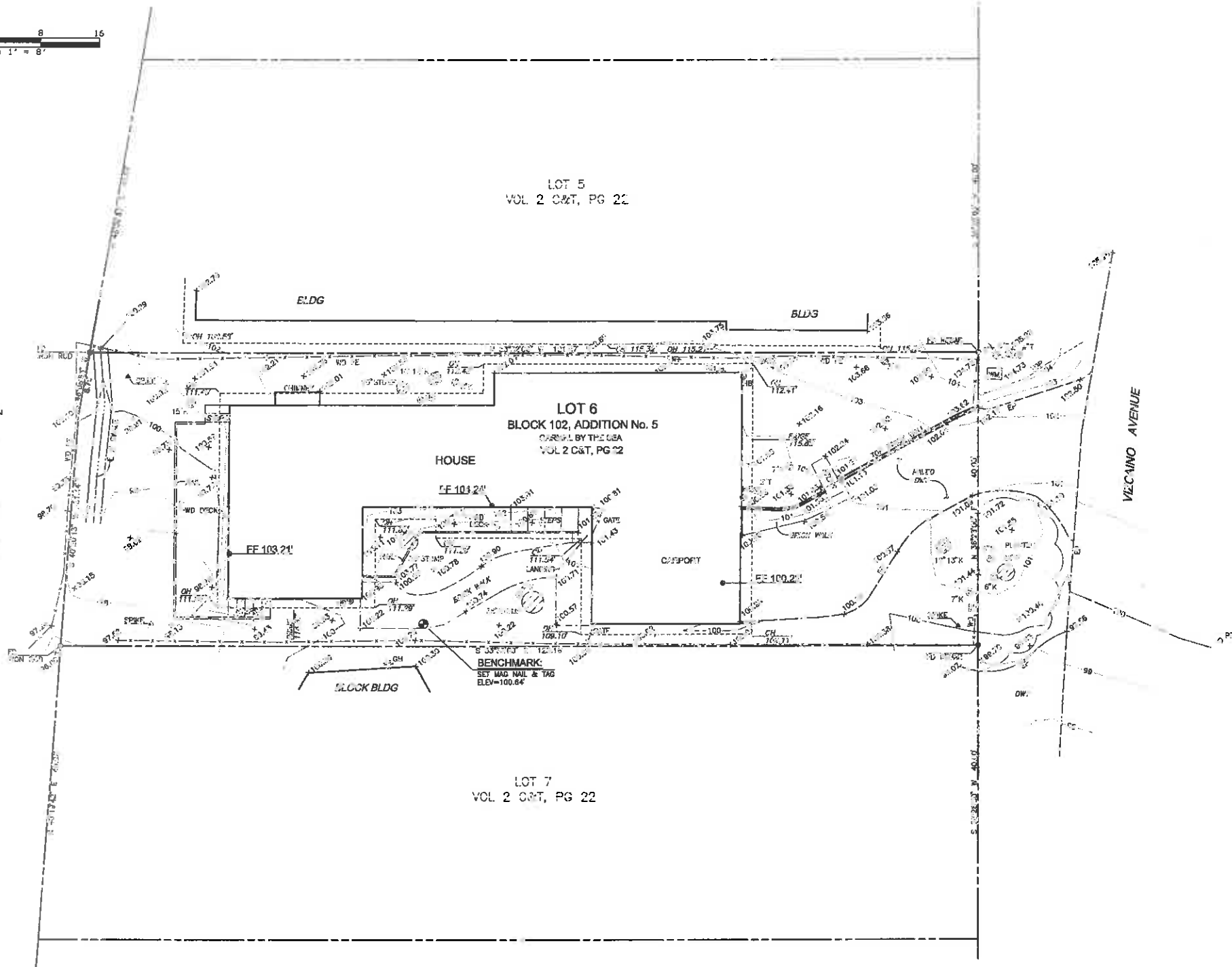
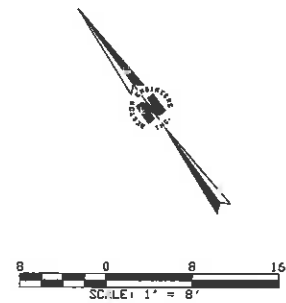
A0.1

OF
8

APN: 010-055-027-000

L:\17120\Draws\Parish\17-01.DWG - sldat - JUL 30, 2018 - 17:39:15

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER.



NOTES

- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
- THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.

BASIS OF BEARINGS

THE BEARING S 36°28'00" W FOR SOUTHEASTERLY FRONT 2 CORNERS OF LOT 9 AS SHOWN ON THAT SUBDIVISION MAP, FILED IN VOLUME 2 CITIES & TOWNS AT PAGE 22, MONTEREY COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

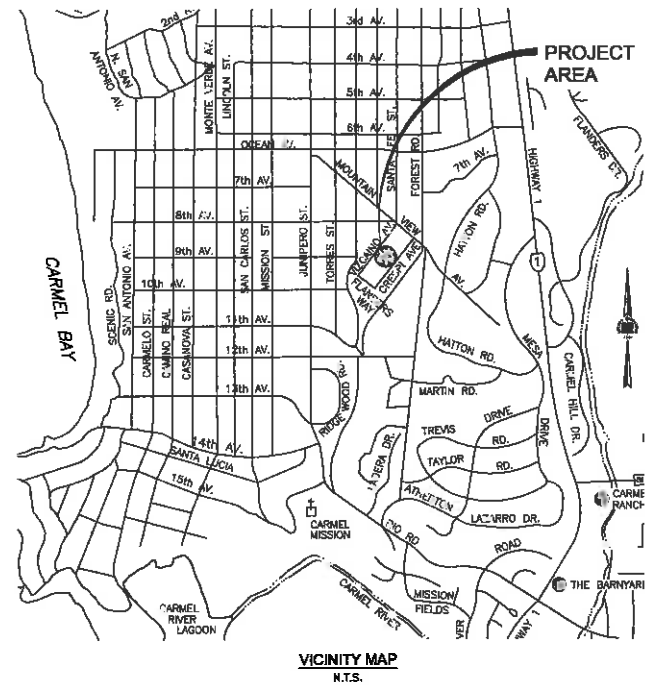
A BENCHMARK ELEVATION OF 100.64' FOR A MAG NAIL & TAG HEREON IS THE BENCHMARK FOR THIS PROJECT.

LEGEND

SYMBOL	ACCESSORS PARCEL NUMBER
BLDG	BUILDING
DRW	DRIVEWAY
EP	EDGE OF PAVEMENT
FO	FOUND
FE	FENCE
FF	FIRST FLOOR
E	ELEVATION
GM	GAS METER
HB	HOSE BOX
IS	OVERWING
PP	POWER POLE
TOP	TOP OF SLOPE
WO	WOOD
WM	WATER METER
FF	FIRST FLOOR
56	EXISTING SPOT ELEVATION
10	EXISTING CONTOUR

TREE LEGEND

SYMBOL	EXISTING TREE & TYPE
H	OAK
P	PINE
T	TREE (TYPE)



PREPARED FOR: FERRANTE

TOPOGRAPHIC MAP

BROWN RESIDENCE
APN 010-055-027
CARMEL BY THE SEA

CALIFORNIA

COUNTY OF MONTEREY



BESTOR ENGINEERS, INC.
SURVEYING - LAND PLANNING
CIVIL ENGINEERING - LAND PLANNING
8701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940
PH 831.373.2841 F 831.849.4118 www.bestor.com

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: PRELIMINARY

ENGINEER

DRAWN BY

DESIGNED BY

REVISIONS

7/20/00

1 of 1

SHEET:

DATE: JULY, 2018

SCALE: 1"= 8'

STRUCTURAL ENGINEER

PLANS PREPARED BY:

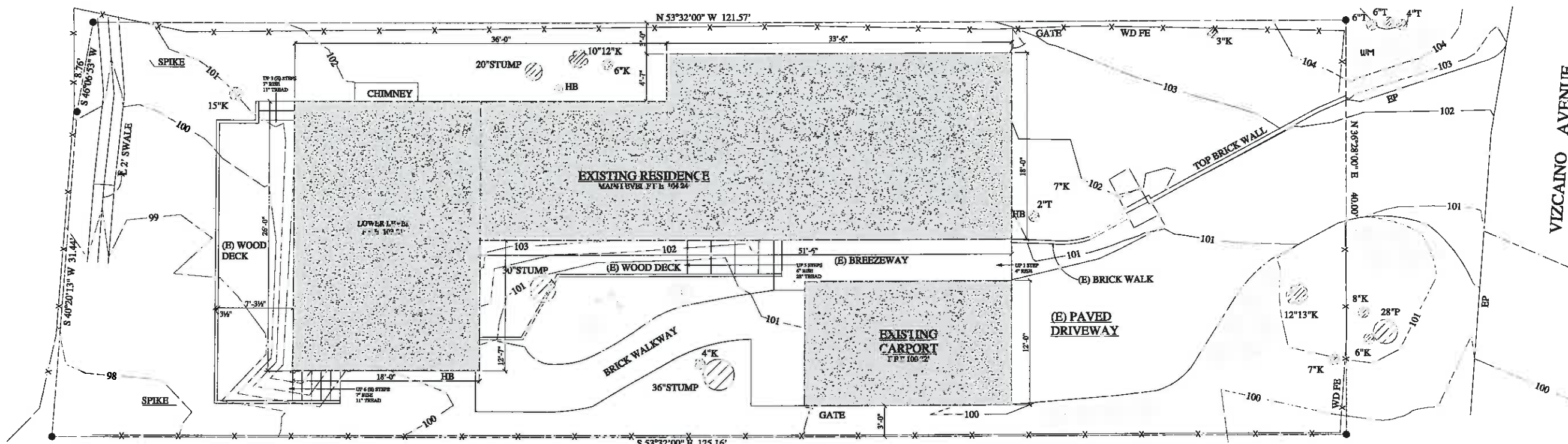
Blackwell
DESIGN CONSULTANTS
PO BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-336-5266

DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:

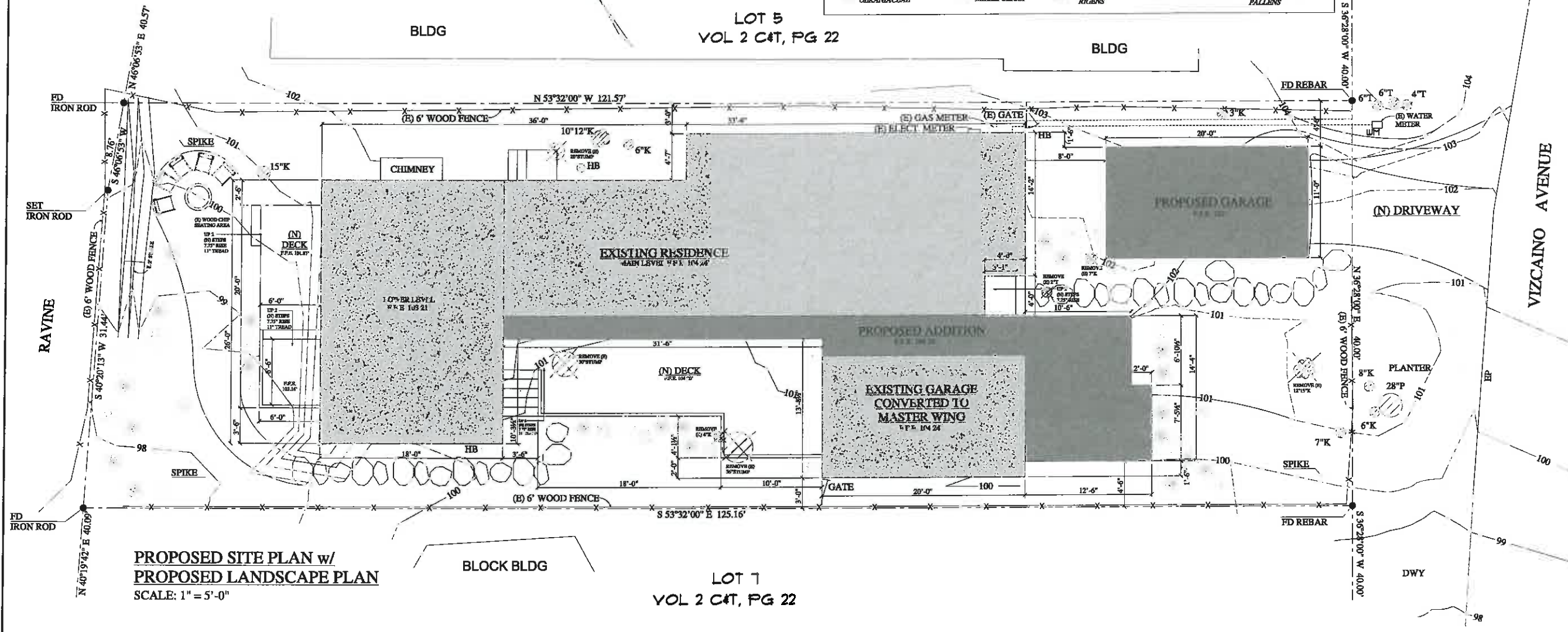
APN: 010-055-027-000

SHEET:
A1.0
OF
8



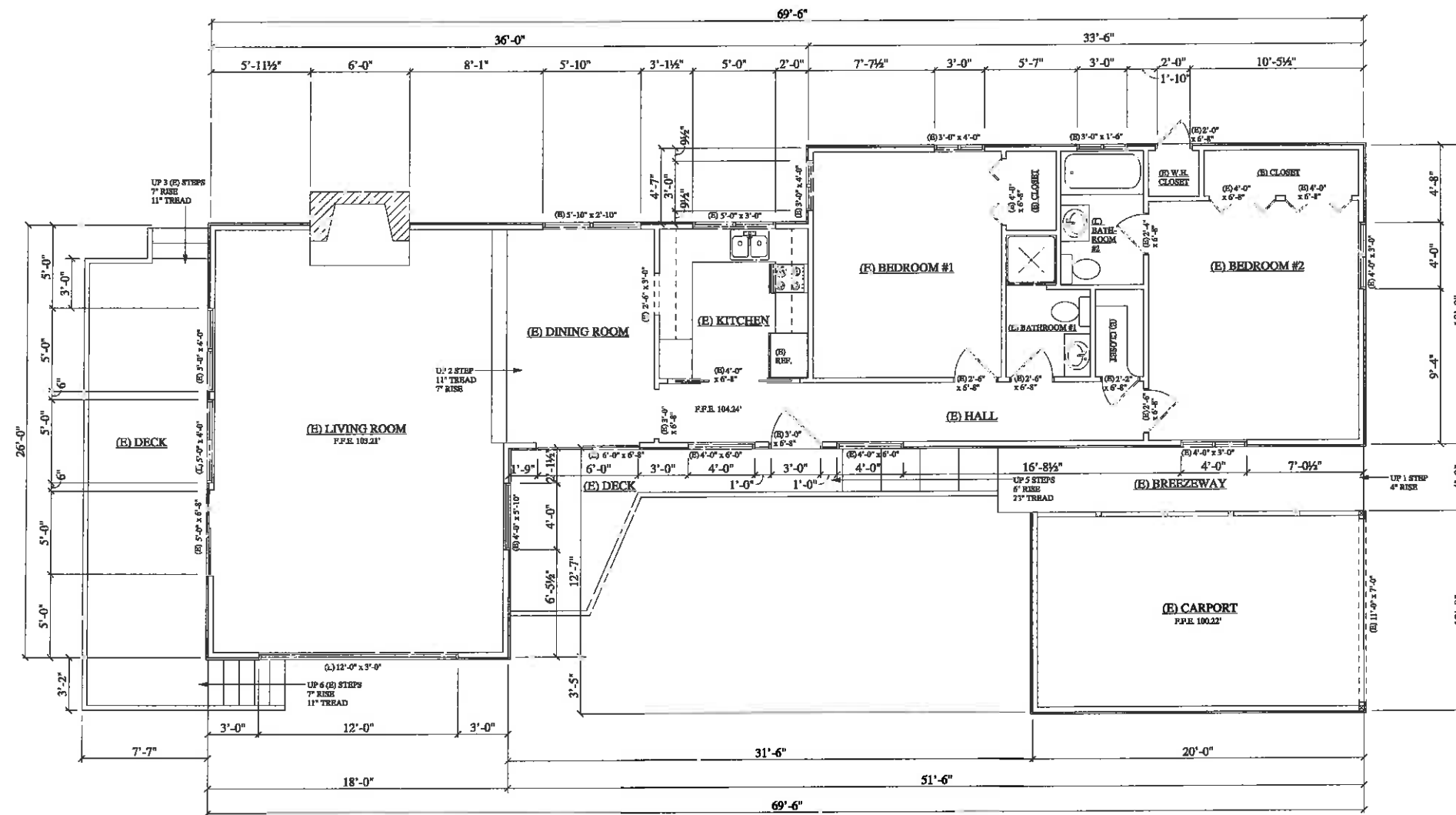
**EXISTING SITE PLAN w/
EXISTING LANDSCAPE PLAN**
SCALE: 1/4" = 1'-0"

PLANT LEGEND			
NOTE: CONSTRUCTION RELATED LAND DISTURBANCE WILL BE RE-SEED WITH NAUSELLA PULCHRA			
AGAPANTHUS AMARYLLIDACEAE	LAVANDULA ANGUSTIFOLIA	CEANOTHUS VERRUCCOSUS	BROGONUM ARBORESCENS
GERANIUM GERANIACEAE	ACHILLEA MILLEFOLIUM	MULLEBERRERIA RIGENS	ACER PALMATUM
			NOTE: ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RE-SEED WITH AGROSTIS PALLENS



**PROPOSED SITE PLAN w/
PROPOSED LANDSCAPE PLAN**
SCALE: 1" = 5'-0"

LOT 7
VOL 2 CAT, PG 22



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

DATE: 12/15/2014
JOB NO: 2014-06
DRAWN BY: K25
REVISIONS:

CONTRACTOR
PERRANTE/BENLICH
CUSTOM BUILDERS, INC.
P.O. BOX 145
CARMEL VALLEY, CA 93924
TEL: 651-659-8220

STRUCTURAL ENGINEER

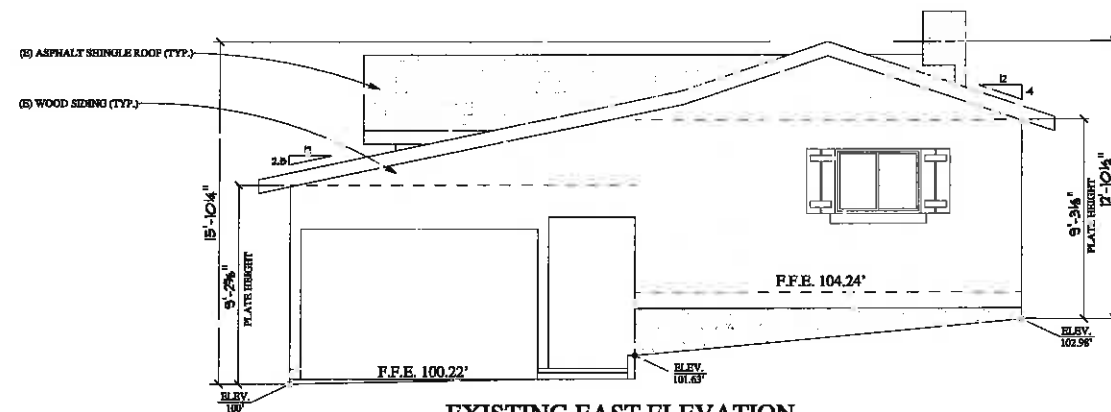
PLANS PREPARED BY:

Blackwell
DESIGN CONSULTANTS
PO BOX 61
CARMEL VALLEY, CA 93924
TEL: 651-423-5266

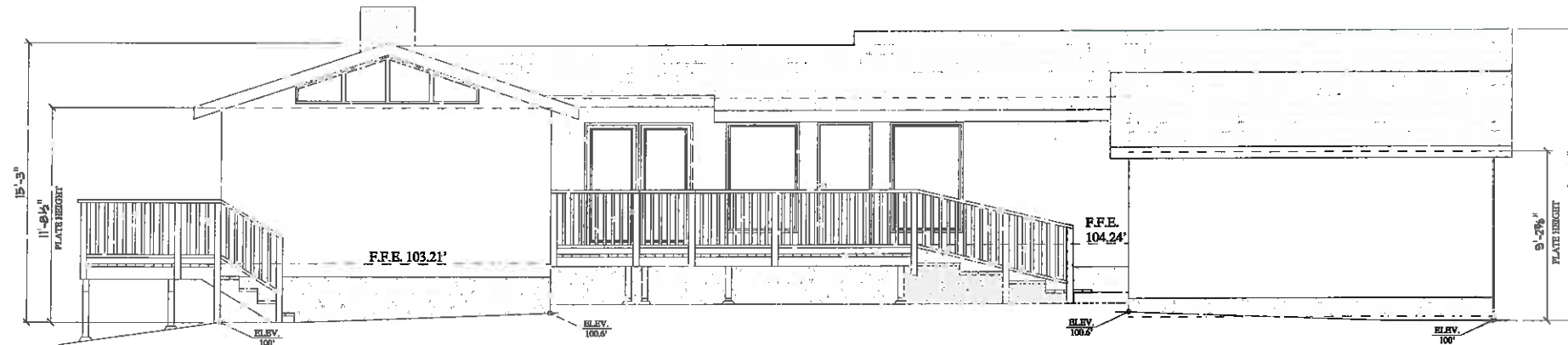
DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:
APN: 010-055-027-000

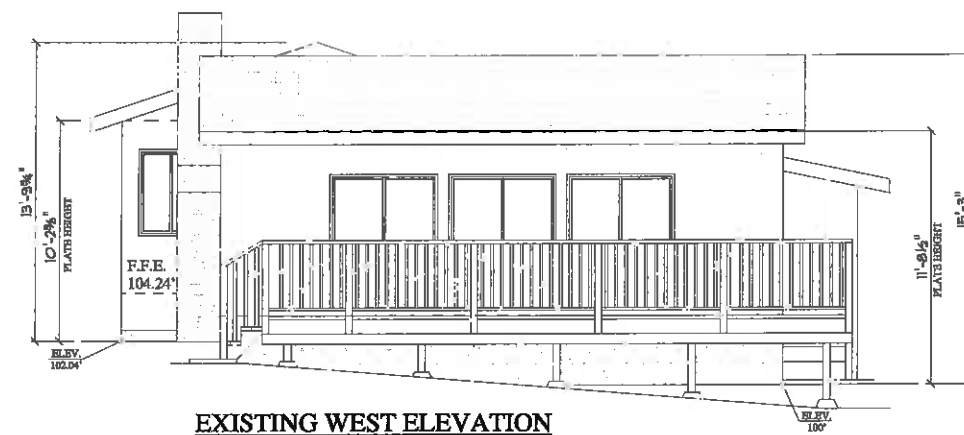
SHEET:
A1.1
OF
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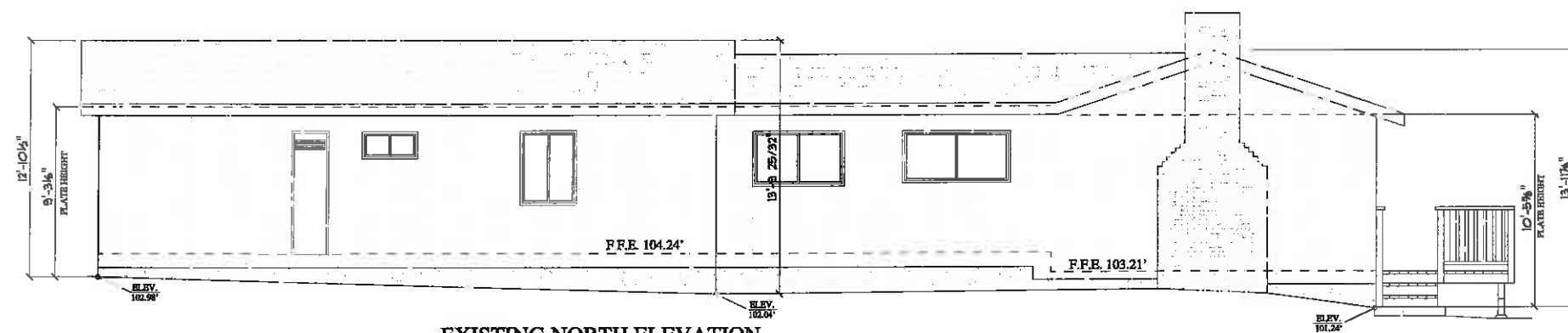
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE: 12/12/2018
JOB NO: 2018-08
DRAWN BY: KAS
REVISIONS:

CONTRACTOR
FERRANTE/RENECH
CUSTOM BUILDERS, INC.
P.O. BOX 143
CARMEL VALLEY, CA 93924
TEL: 831-459-3220

STRUCTURAL ENGINEER

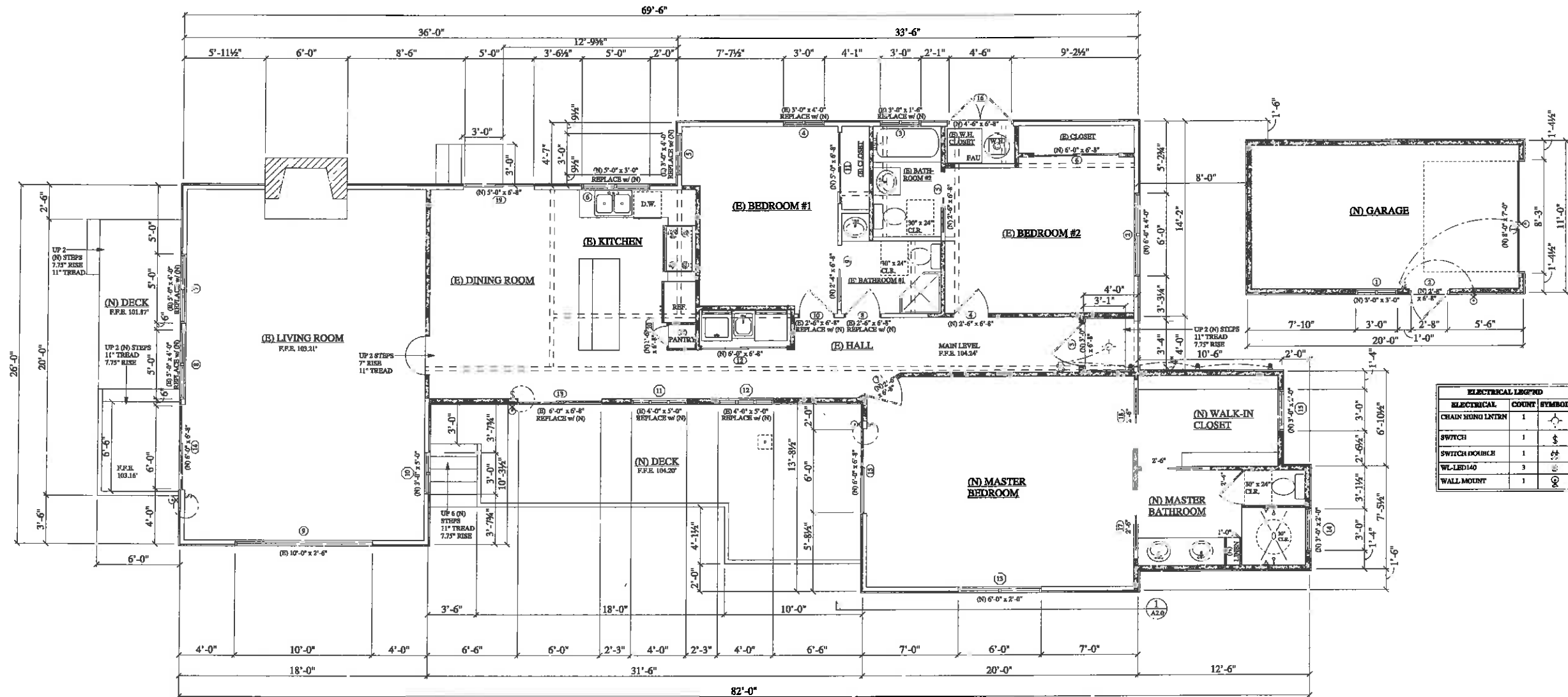
PLANS PREPARED BY:

Blackwell
DESIGN CONSULTANTS
PO BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-236-5266

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:
DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

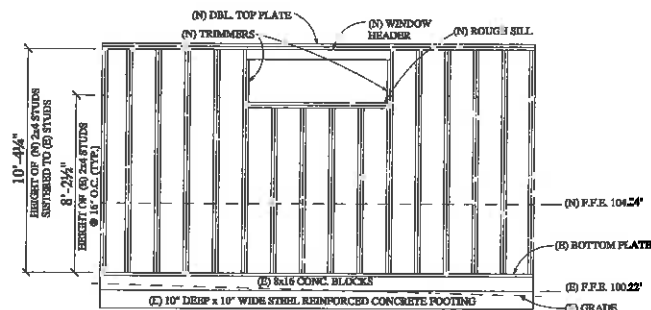
APN: 010-055-027-000

SHEET:
A1.2
OF
8

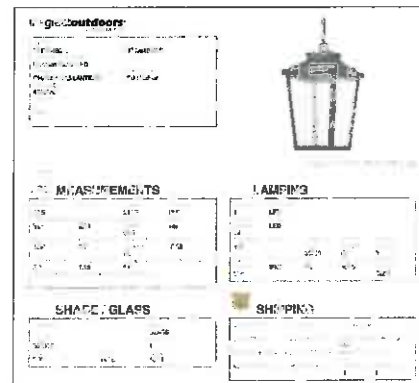
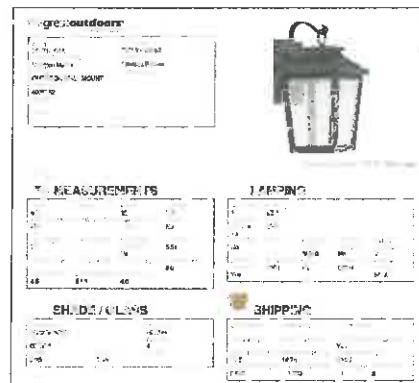


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CHAIN HUNG LITEN	1	⬆
SWITCH	1	⚡
SWITCH DOUBLE	1	⚡
WL-LED140	3	⚡
WALL MOUNT	1	⚡

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



1 PROPOSED WALL FRAMING DETAIL
SCALE: 1/4" = 1'-0"



WINDOW OPENING SCHEDULE					
ID	STYLE	SIZE	HINGE DIRECTION	COUNT	TYPE
1	WOOD CASEMENT	(0) 3'-0" x 3'-0"	LR	1	WINDOW
2	WOOD CASEMENT	(0) 6'-0" x 4'-0"	LR	1	BORSS
3	WOOD CASEMENT	(0) 3'-0" x 1'-0"	LR	1	WINDOW
4	WOOD CASEMENT	(0) 3'-0" x 4'-0"	LR	1	BORSS
5	WOOD CASEMENT	(0) 3'-0" x 4'-0"	LR	1	WINDOW
6	WOOD CASEMENT	(0) 3'-0" x 3'-0"	LR	1	WINDOW
7	WOOD CASEMENT	(0) 5'-0" x 3'-0"	LR	1	WINDOW
8	WOOD CASEMENT	(0) 5'-0" x 4'-0"	N	1	WINDOW
9	WOOD CASEMENT	(0) 5'-0" x 4'-0"	LR	1	WINDOW
10	WOOD CASEMENT	(0) 5'-0" x 5'-0"	LR	1	WINDOW
11	WOOD CASEMENT	(0) 4'-0" x 5'-0"	LNR	1	LOW-B WINDOW
12	WOOD CASEMENT	(0) 4'-0" x 5'-0"	LNR	1	LOW-B WINDOW
13	WOOD CASEMENT	(0) 4'-0" x 5'-0"	LR	1	LOW-B WINDOW
14	WOOD CASEMENT	(0) 3'-0" x 2'-0"	L	1	LOW-B WINDOW
15	WOOD CASEMENT	(0) 3'-0" x 2'-0"	R	1	LOW-B WINDOW

DOOR OPENING SCHEDULE					
ID	STYLE	SIZE	HINGE DIRECTION	COUNT	TYPE
1	EXT. SECTIONAL GARAGE DOOR	(0) 8'-0" x 7'-0"	U	1	GARAGE
2	EXT. FRENCH DOOR	(0) 3'-0" x 6'-0"	R	1	DOOR
3	EXT. FRENCH DOOR	(0) 3'-0" x 6'-0"	R	1	DOOR
4	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	L	1	DOOR
5	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	N	1	POCKET
6	INT. SHAKER STYLE ALDER	(0) 6'-0" x 6'-0"	NN	2	BI-PASS
7	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	R	1	DOOR
8	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	L	1	DOOR
9	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	N	1	POCKET
10	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	R	1	DOOR
11	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	NN	2	BI-PASS
12	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	NN	2	BI-PASS
13	EXT. SLIDING GLASS DOOR	(0) 6'-0" x 6'-0"	NN	1	LOW-B
14	EXT. SLIDING GLASS DOOR	(0) 6'-0" x 6'-0"	NN	1	LOW-B
15	EXT. SLIDING GLASS DOOR	(0) 6'-0" x 6'-0"	NN	1	LOW-B
16	EXT. UTILITY DOOR	(0) 2'-0" x 6'-0"	LR	2	DOOR
17	INT. SHAKER STYLE / LDR	(0) 2'-0" x 6'-0"	N	1	POCKET
18	INT. SHAKER STYLE ALDER	(0) 2'-0" x 6'-0"	N	1	POCKET
19	EXT. SLIDING GLASS DOOR	(0) 3'-0" x 6'-0"	N	1	LOW-B
20	INT. PANTRY BUILT-IN	(0) 1'-0" x 6'-0"	L	1	DOOR

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:

DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

APN: 010-055-027-000

SHEET:

A2.0

OF

CONTRACTOR
FRANKLIN/BRINCH
CUSTOM BUILDERS, INC.
P.O. BOX 148
CARMEL VALLEY, CA 93924
TEL: 831-659-8328

STRUCTURAL ENGINEER

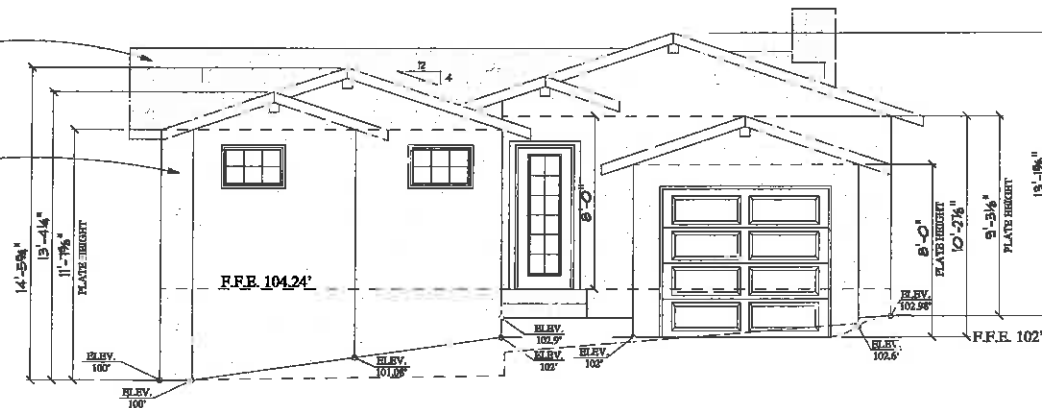
PLANS PREPARED BY:

Blackwell
DESIGN CONSULTANTS
PO BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-659-8328

DATE: 12/12/2018
JOB NO: 2018-06
DRAWN BY: KAS
REVISIONS:

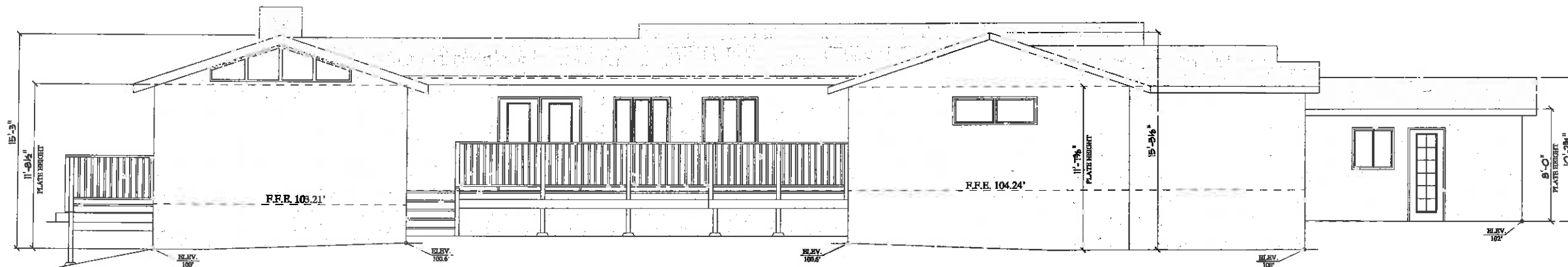
(N) ASPHALT SHINGLE
ROOFING (TYP.)

(N) STUCCO SIDING (TYP.)



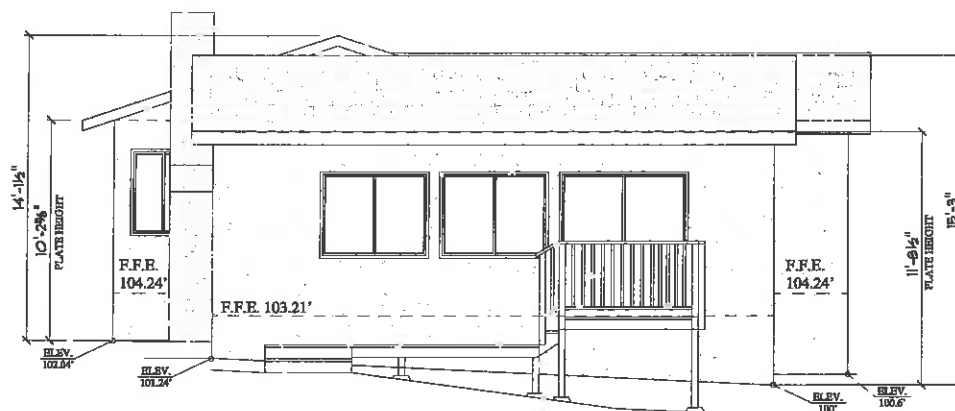
PROPOSED EAST ELEVATION

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



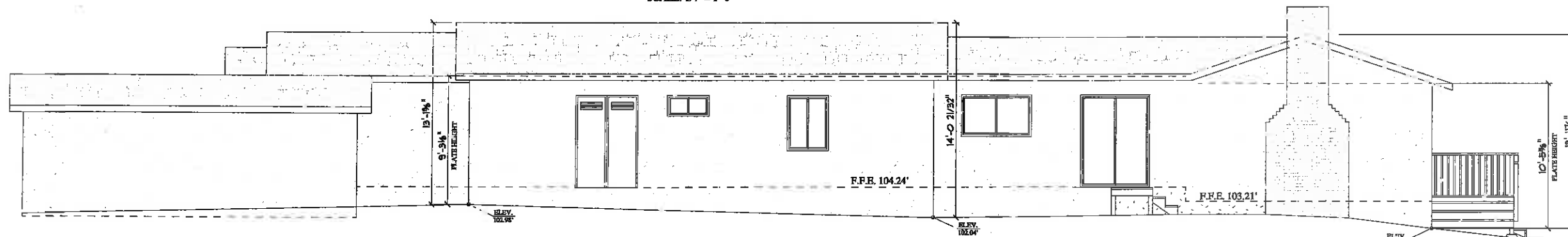
PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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

DATE: 12/12/2017

JOB NO: 2018-05

DRAWN BY: KAS

REVISIONS:

CONTRACTOR:

FERRANTE/RENECH

CUSTOM BUILDERS, INC.

P.O. BOX 143

CARMEL VALLEY, CA 93924

TEL: 831-429-3220

STRUCTURAL ENGINEER

PLANS PREPARED BY:

Blackwell

DESIGN CONSULTANTS

PO BOX 81

CARMEL VALLEY, CA 93924

TEL: 831-238-5265

DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:

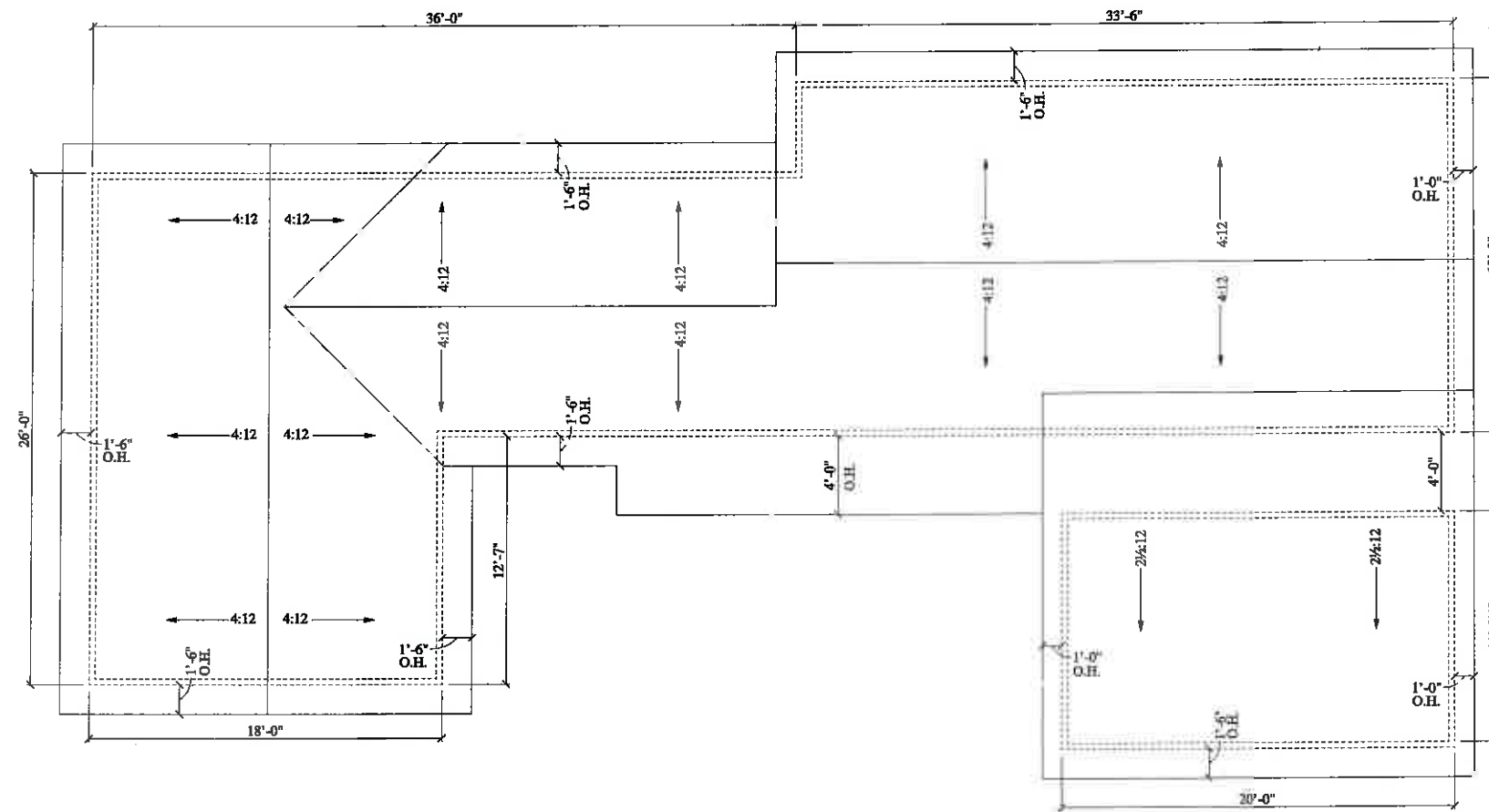
SHEET:

A2.1

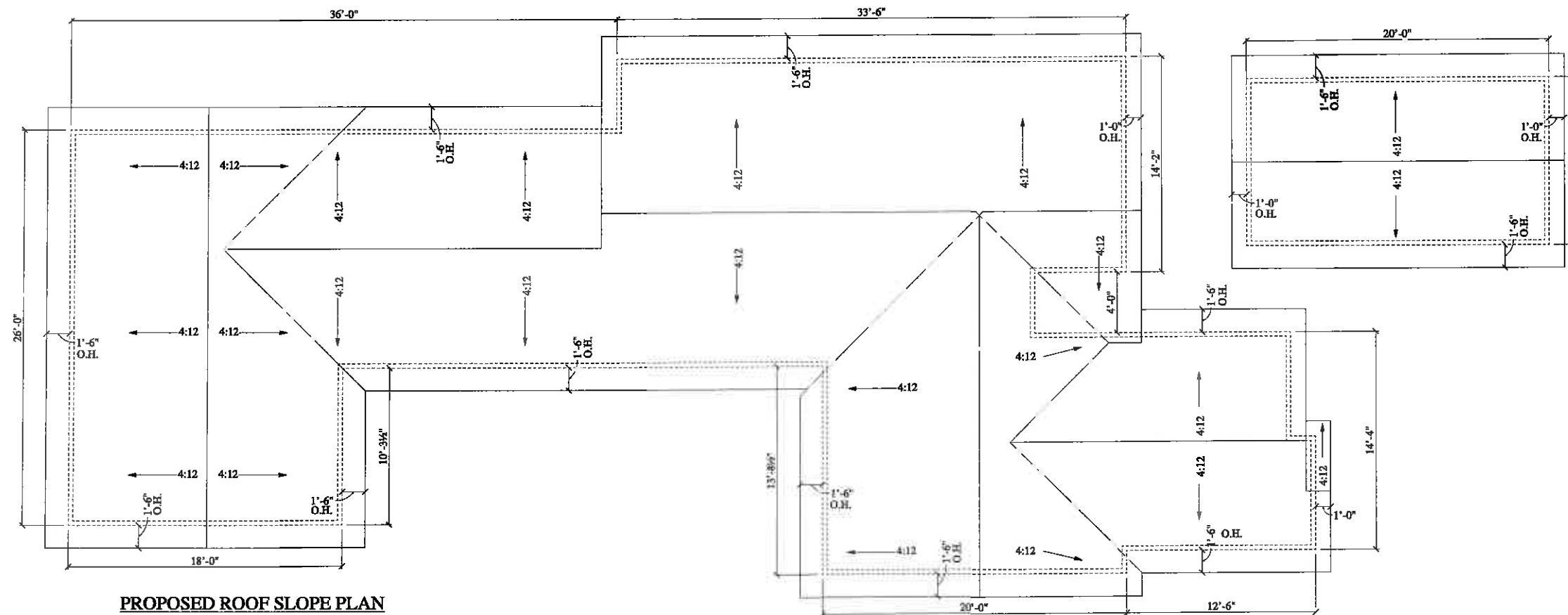
OF

8

APN: 010-055-027-000



EXISTING ROOF SLOPE PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF SLOPE PLAN
SCALE: 1/4" = 1'-0"

DATE: 12/12/2018
JOB NO: 1018-08
DRAWN BY: KAS
REVISIONS:

CONTRACTOR
PERMITTEE/BENCH
CUSTOM BUILDERS, INC.
P.O. BOX 143
CARMEL VALLEY, CA 93924
TEL: 831-659-3220

STRUCTURAL ENGINEER

PLANS PREPARED BY:

Blackwell
DESIGN CONSULTANTS
PO BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-238-5268

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:
DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

APN: 010-055-027-000

SHEET:
A3.0
OF
8