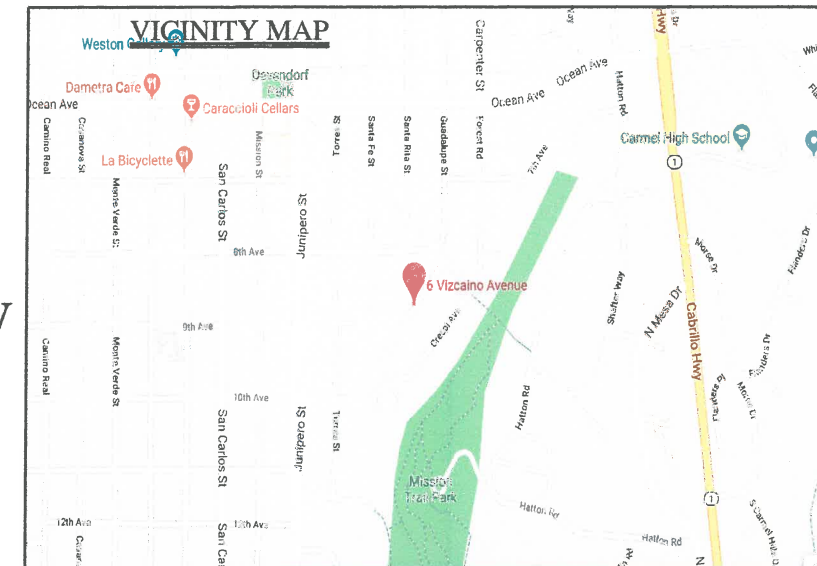


JAN 22 2019

**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**



CONTRACTOR
FERRANTE/BENECH
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

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

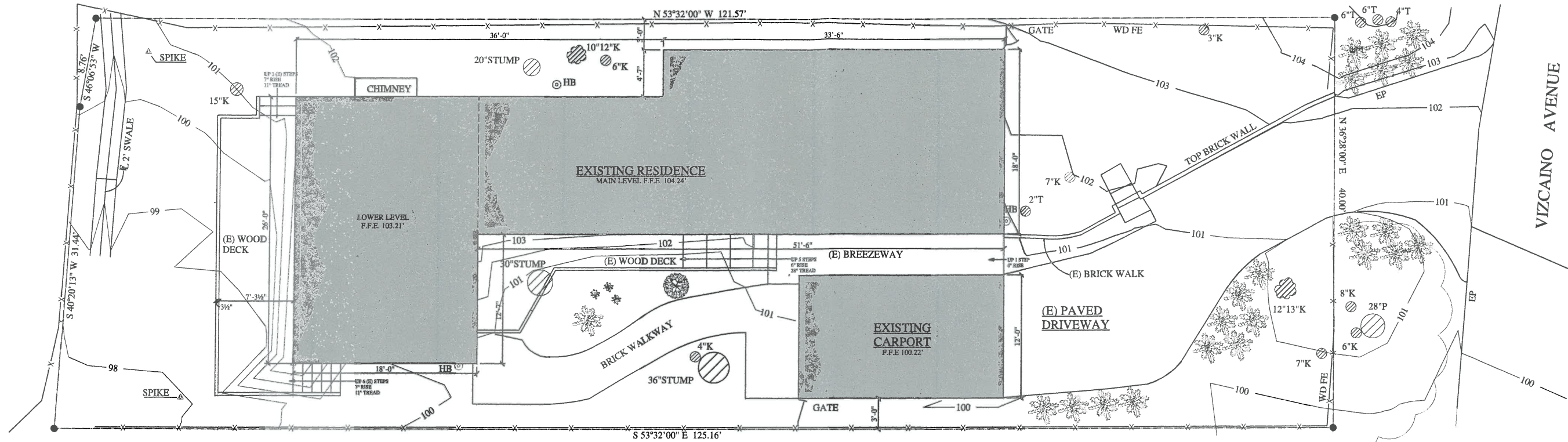
PROPOSED INTERIOR REMODEL AND ADDITION FOR:

APN: 010-055-027-000

SHEET:

A0.1

OF
8

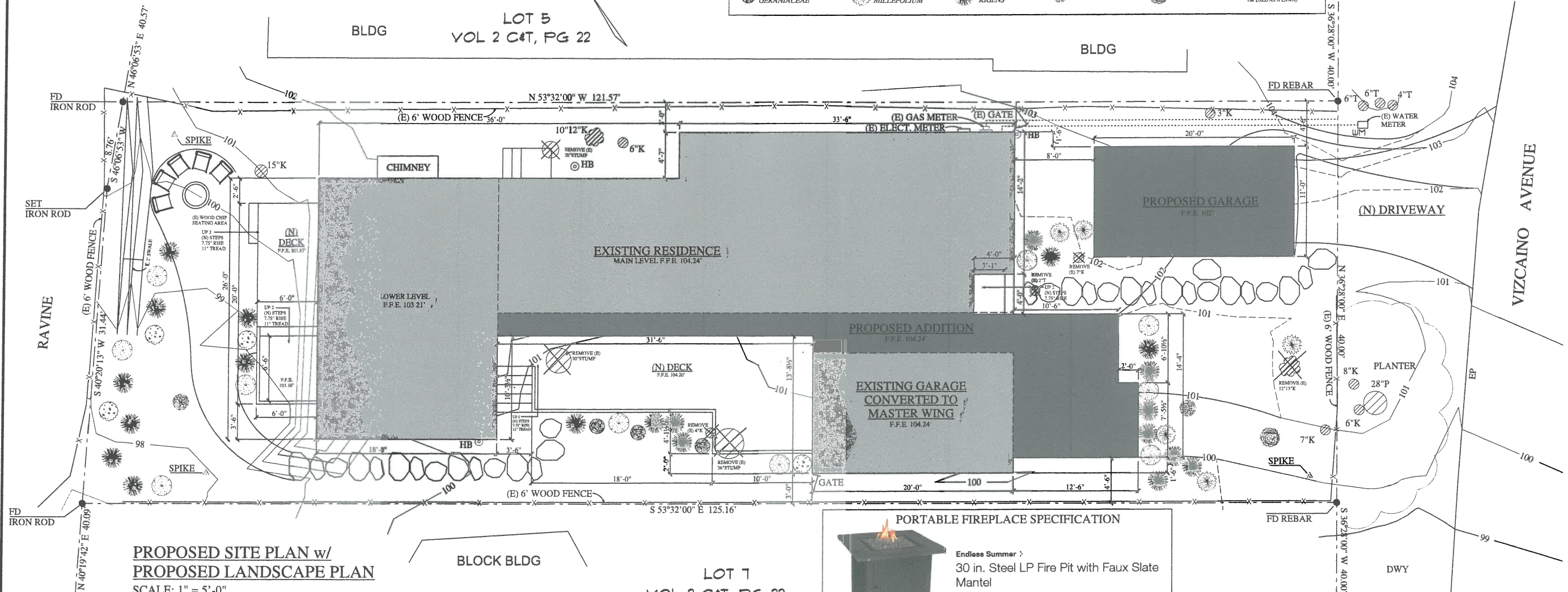


**EXISTING SITE PLAN w/
EXISTING LANDSCAPE PLAN**
SCALE: 1/4" = 1'-0"

PLANT LEGEND

- | | | | | |
|------------------------------|---------------------------|-------------------------|--------------------------|----------------------|
| AGAPANTHUS
AMARYLLIDACEAE | LAVANDULA
ANGUSTIFOLIA | CEANOTHUS
VERRUCOSUS | ERIOGONUM
ARBORESCENS | QUERCUS
AGRIFOLIO |
| GERANIUM
GERANIACEAE | ACHILLEA
MILLEFOLIUM | MUHLENBERGIA
RIGENS | ACER PALMATUM | PINUS RADITA |

NOTE:
ALL AREAS DISTURBED
BY CONSTRUCTION
WILL BE RESEED
WITH CARE
SEASONAL
(A TALL NATIVE GRASS,
NOT TO BE MOVED
OR USED AS A LAWN)



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

PORTABLE FIREPLACE SPECIFICATION



Endless Summer
30 in. Steel LP Fire Pit with Faux Slate
Mantel

DATE: 01/22/2019
JOB NO: 2018-08
DRAWN BY: KAS
REVISIONS:

CONTRACTOR
FERRANTE/BENECH
CUSTOM BUILDERS, INC.
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CARMEL VALLEY, CA 93924
TEL: 831-659-3220

STRUCTURAL ENGINEER

PLANS PREPARED BY:

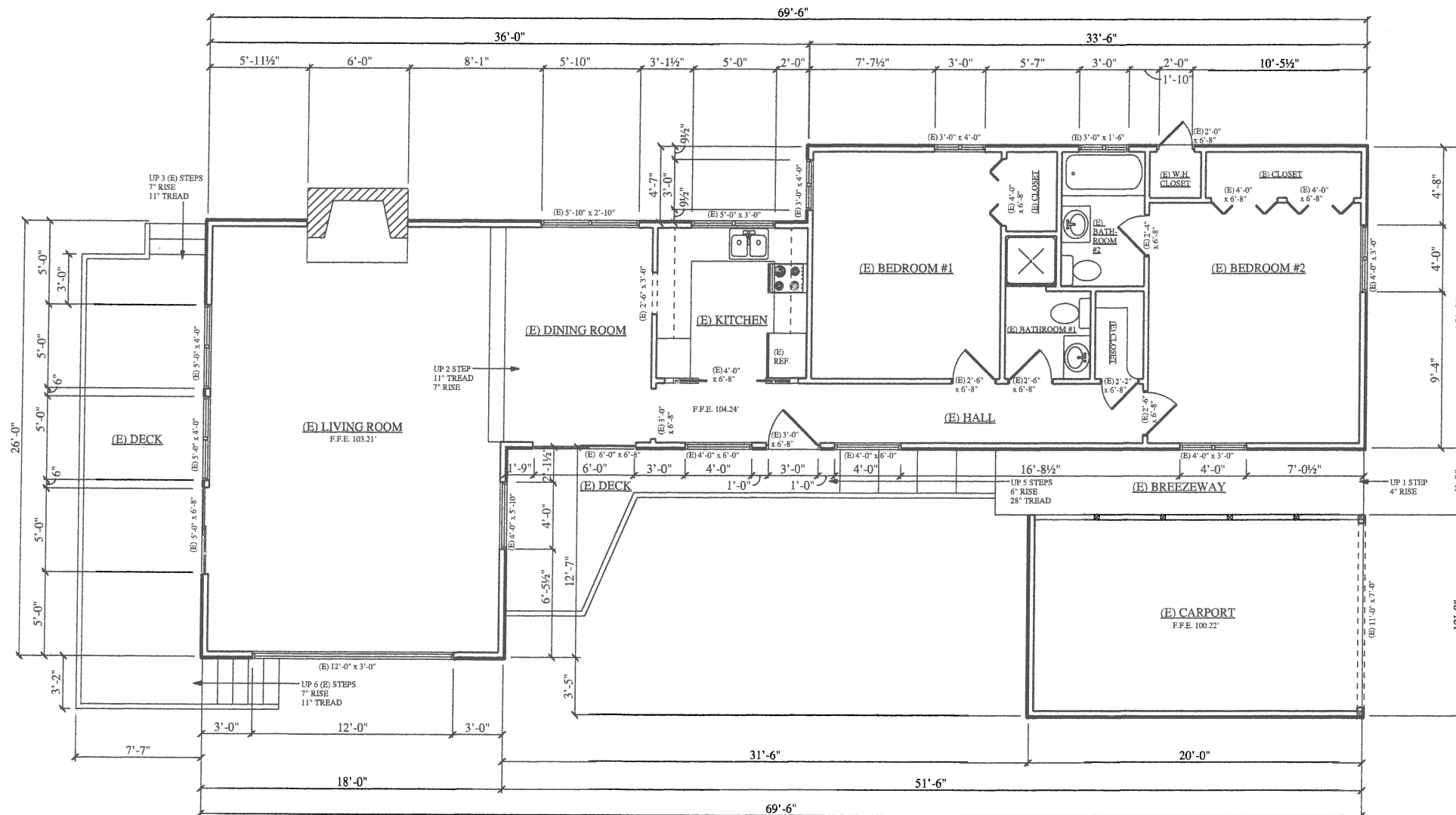
Blackwell
DESIGN CONSULTANTS
P.O. BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-238-6866

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



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

DATE: 01/22/2019
JOB NO: 2018-08
DRAWN BY: KAS
REVISIONS:

CONTRACTOR
FERRANTE/BENECH
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: 831-226-7266

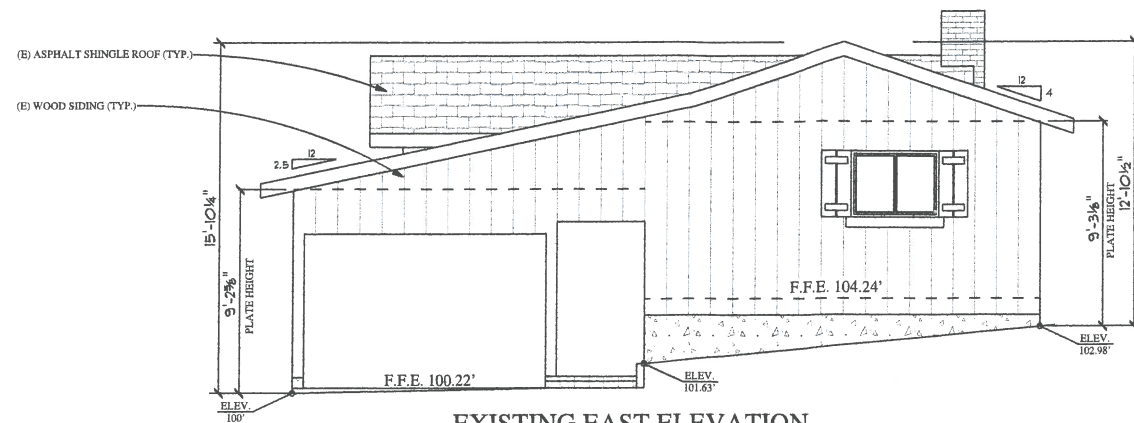
DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

PROPOSED INTERIOR REMODEL
AND ADDITION FOR:

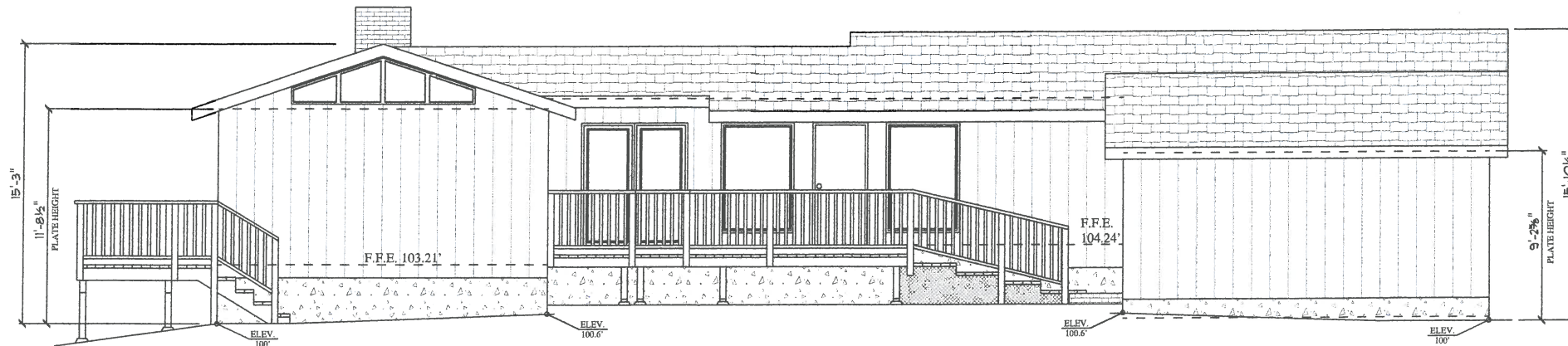
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SHEET:

A1.1



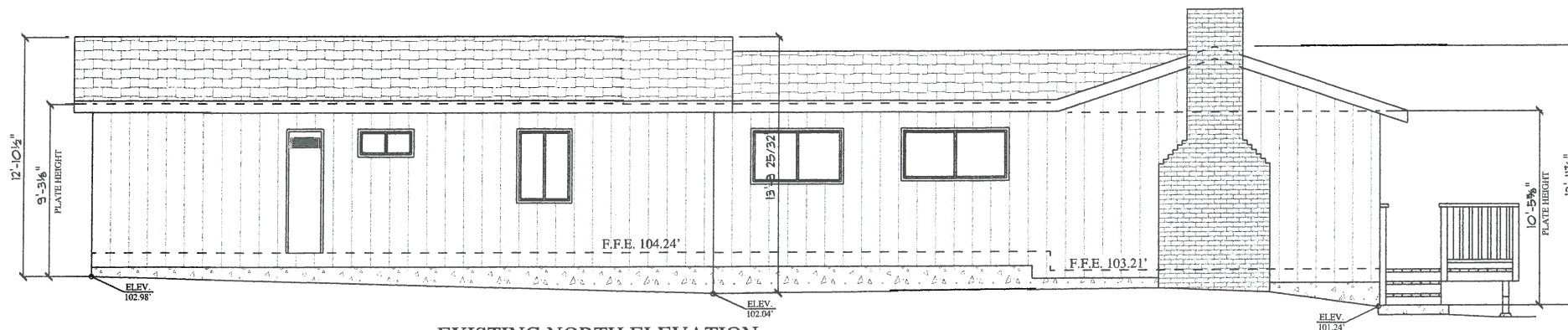
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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: 01/22/2019
JOB NO: 2018-08
DRAWN BY: KAS
REVISIONS:

CONTRACTOR
FERRANTE/BENECH
CUSTOM BUILDERS, INC.
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STRUCTURAL ENGINEER

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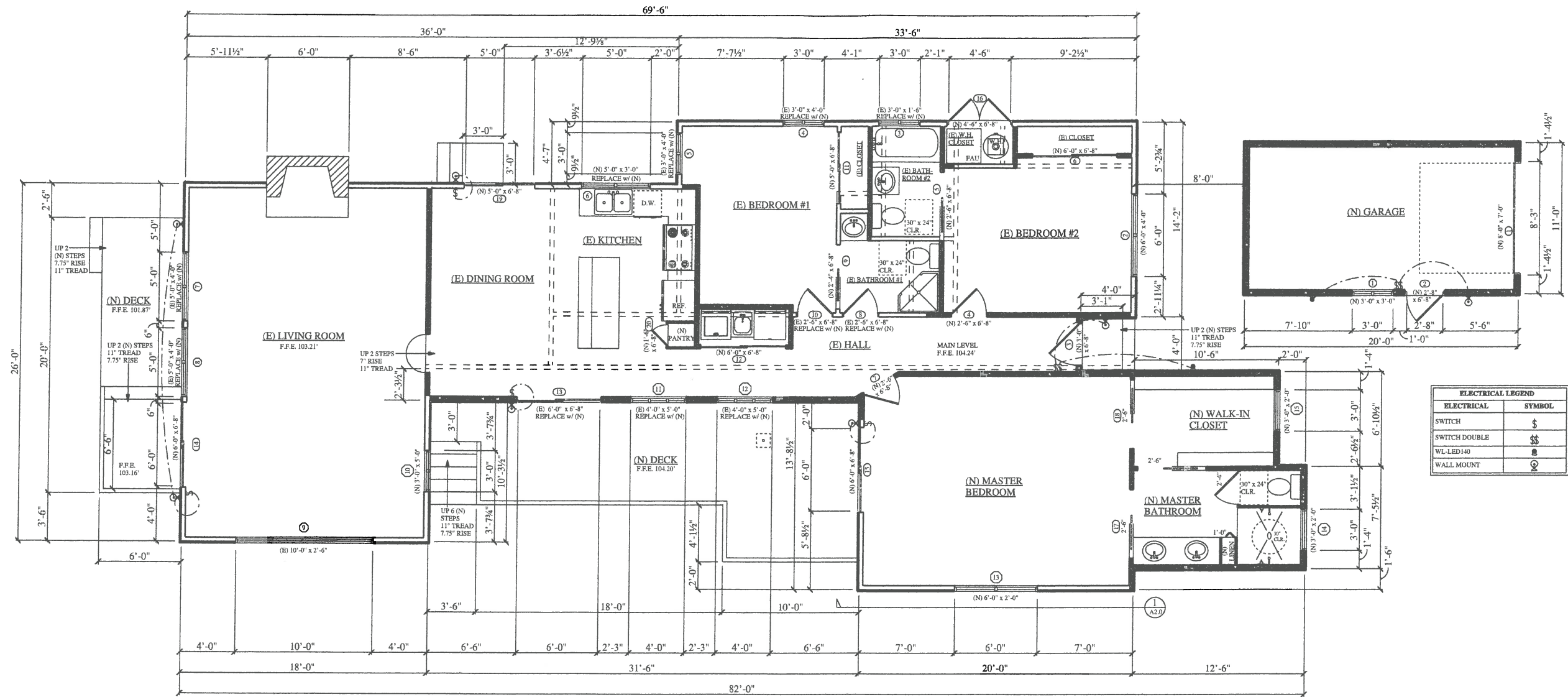
PROPOSED INTERIOR REMODEL
AND ADDITION FOR:

APN: 010-055-027-000

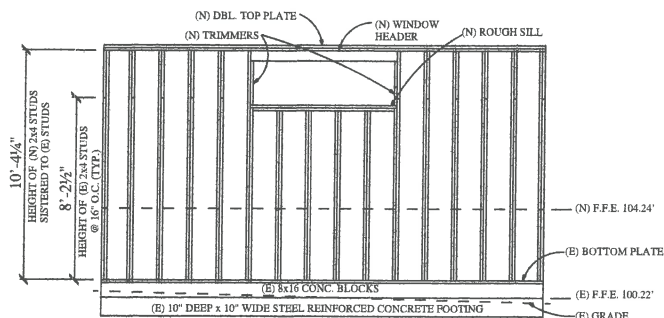
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A1.2

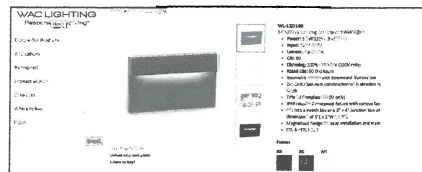
OF
8



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



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



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

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

DATE: 01/22/2019
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CARMEL VALLEY, CA 93924
TEL: 831-659-3220

STRUCTURAL ENGINEER

PLANS PREPARED BY:

Blackwell
DESIGN CONSULTANTS
PO BOX 81
CARMEL VALLEY, CA 93924
TEL: 831-238-5266

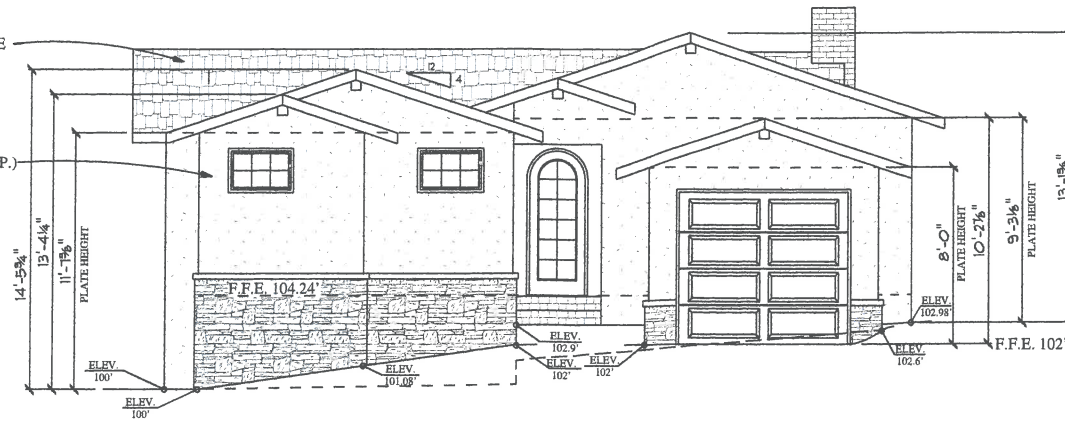
DON AND ALICE BROWN
VIZCAINO, 6 SW OF MOUNTAIN VIEW
CARMEL, CA 93921
TEL: 650-326-7976

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

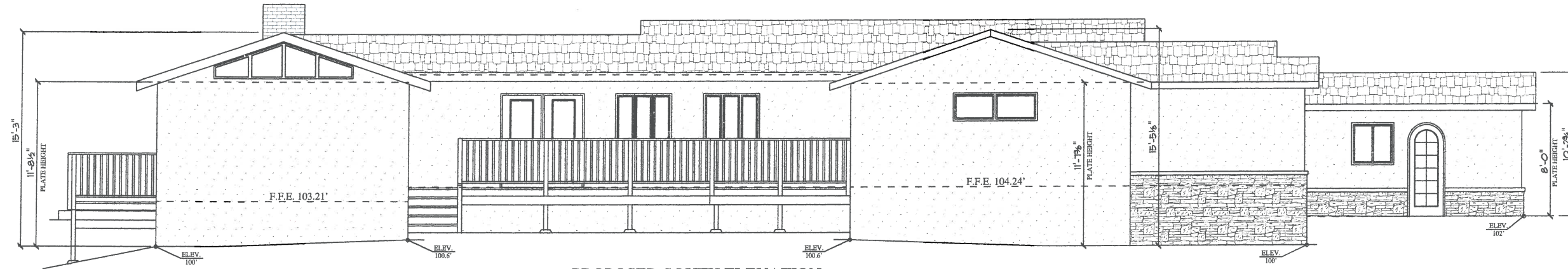
SHEET:
A2.0
OF
8

(N) ASPHALT SHINGLE
ROOFING (TYP.)

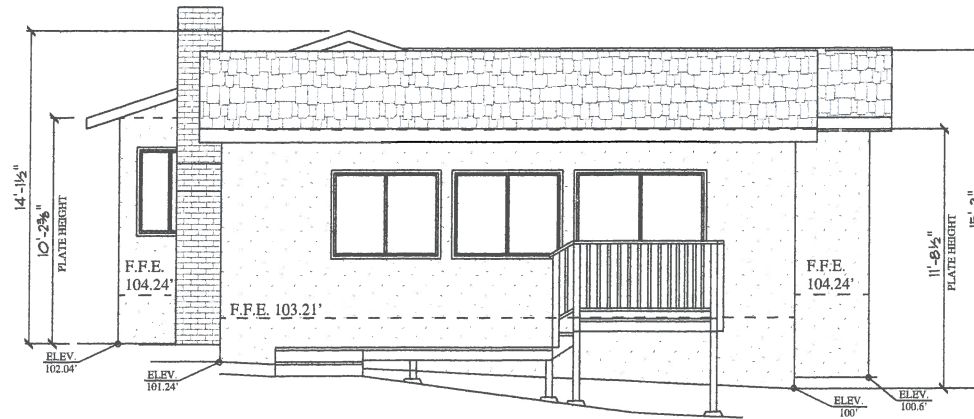
(N) STUCCO SIDING (TYP.)



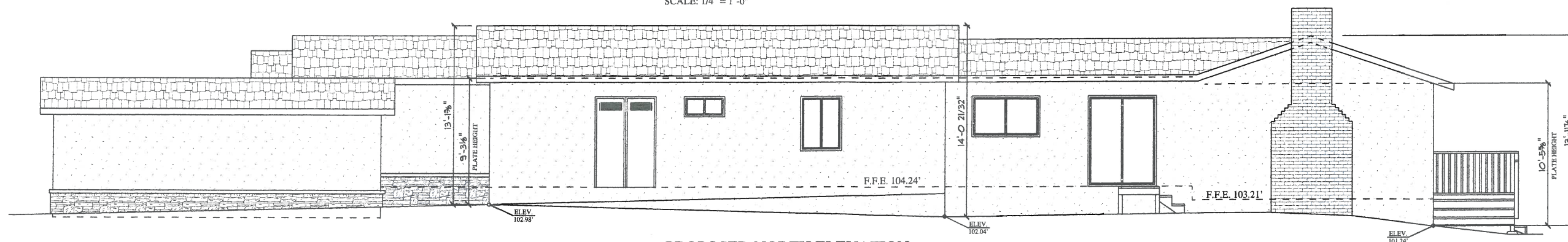
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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: 01/22/2019
JOB NO: 2018-08
DRAWN BY: KAS
REVISIONS:

CONTRACTOR
FERRANTE/BENECH
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P.O. BOX 143
CARMEL VALLEY, CA 93924
TEL: 831-659-5220

STRUCTURAL ENGINEER

PLANS PREPARED BY:

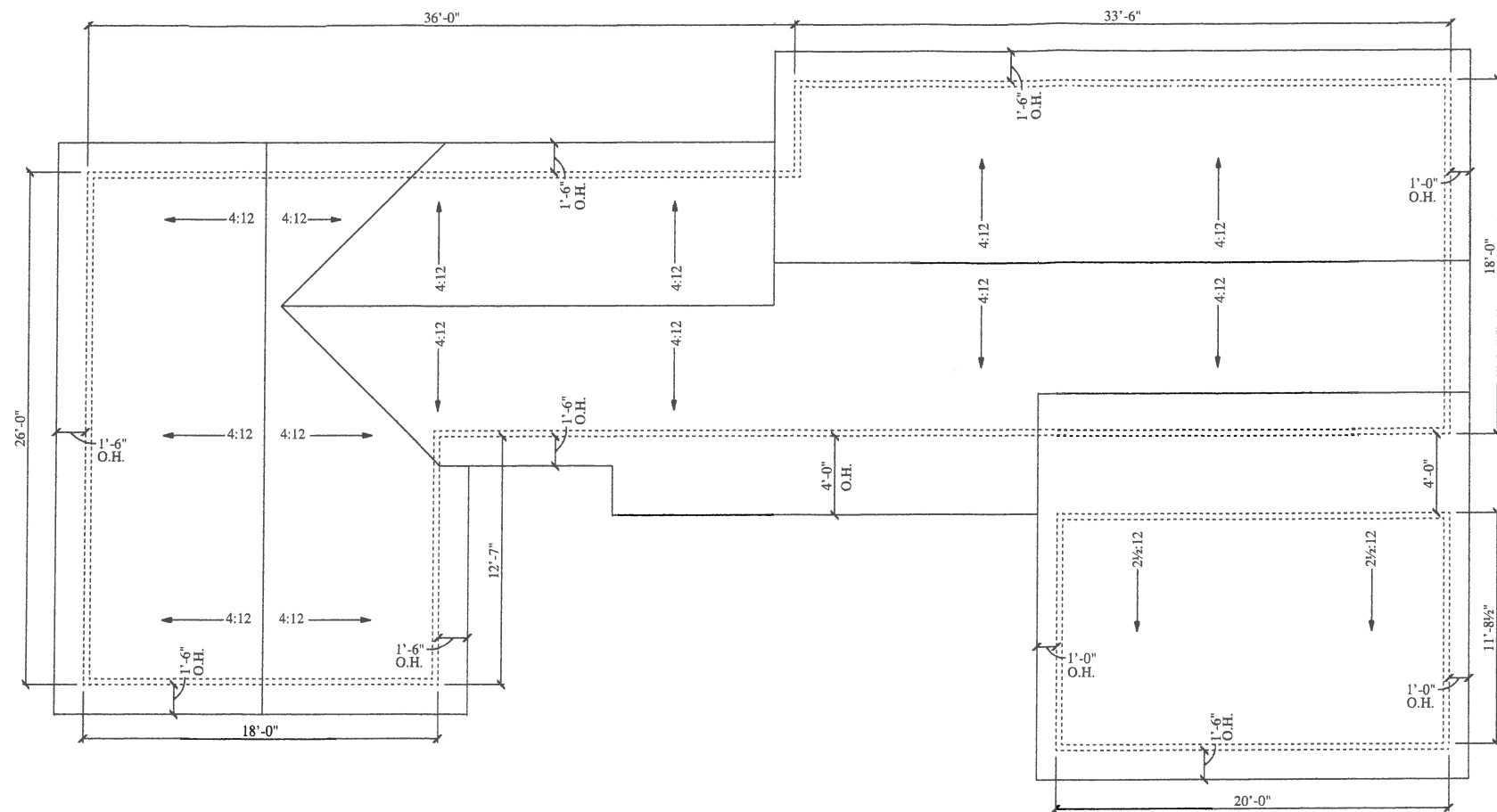


DON AND ALICE BROWN
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CARMEL, CA 93921
TEL: 650-326-7976

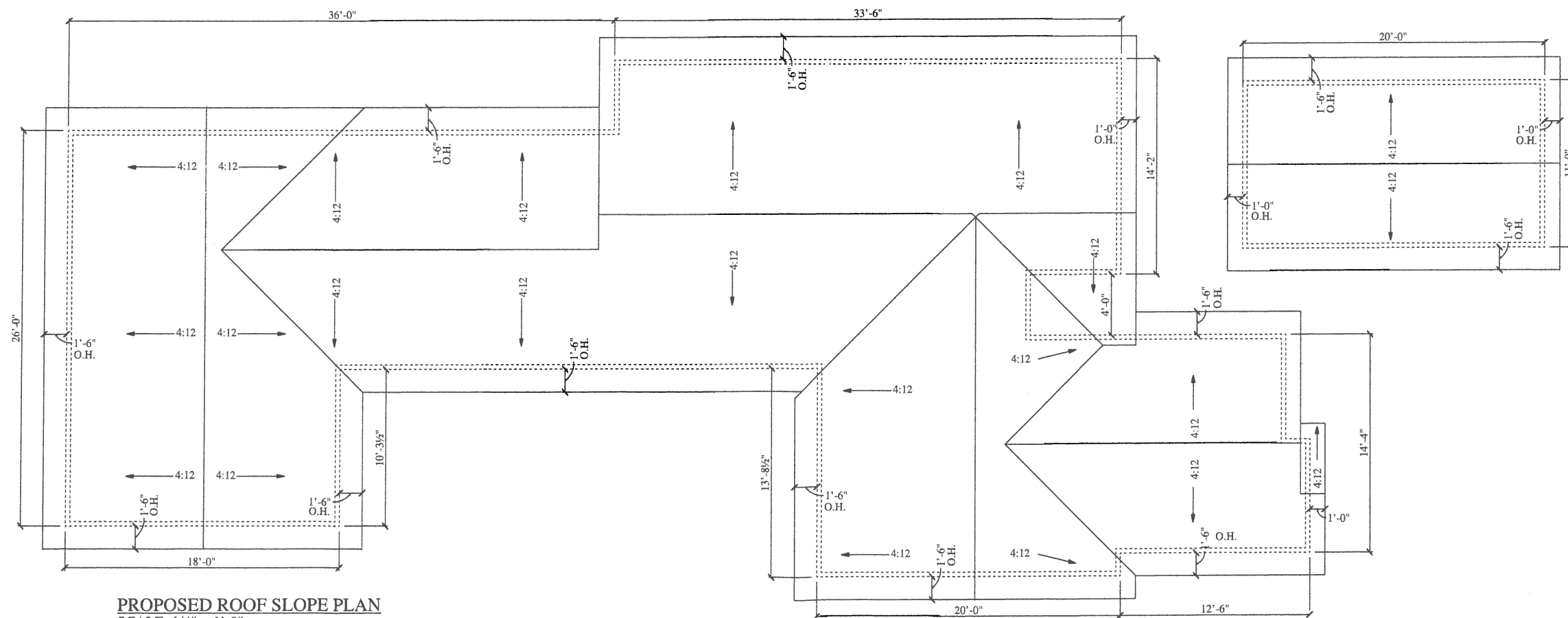
PROPOSED INTERIOR REMODEL
AND ADDITION FOR:
APN: 010-055-027-000

SHEET:

A2.1



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



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

DATE: 01/22/2019
JOB NO: 2018-08
DRAWN BY: KAS
REVISIONS:

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

SHEET:

A3.0