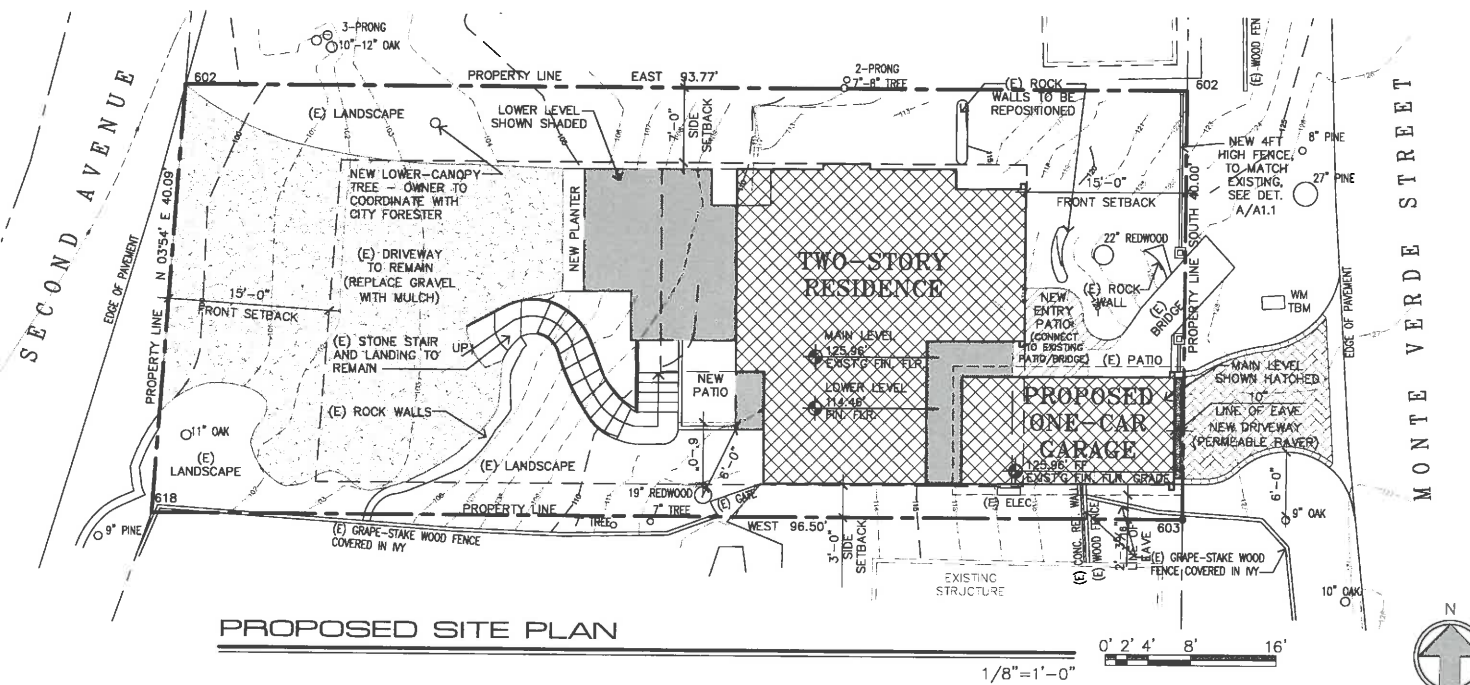
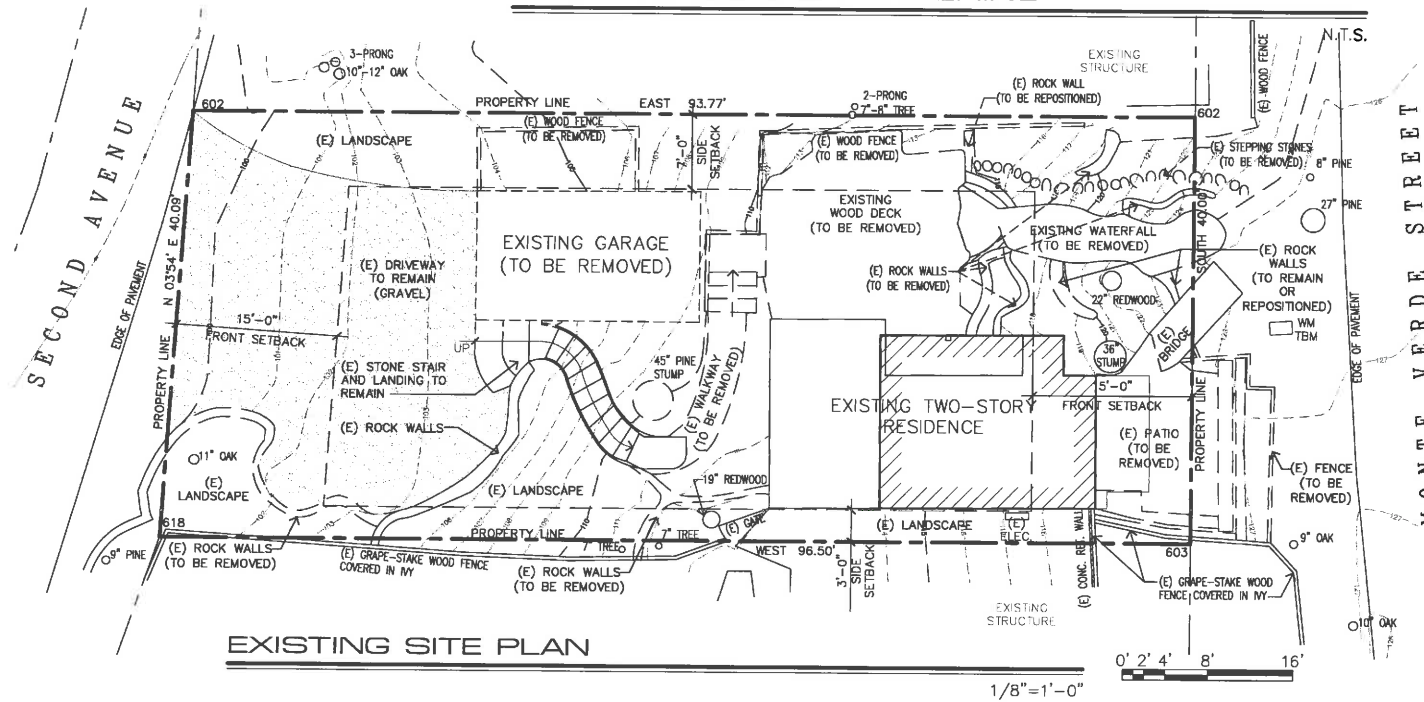




2ND AVENUE 3-D RENDERING



PLANNING INFO.

- PROPERTY OWNER:
ZHIRUO CAO AND OLIVER WANG
902 MCBRIDE LOOP
SAN JOSE, CA. 95125
PH. (408) 674-7448
- PROJECT ADDRESS:
MONTE VERDE, 2SW OF 2ND AVE
CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:
PARTIAL DEMOLITION, REBUILD AND ADDITION TO EXISTING TWO-STORY SINGLE FAMILY RESIDENCE.
DEMOLISH EXISTING GARAGE AT 2ND AVENUE AND BUILD NEW GARAGE AT MONTE VERDE STREET.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-223-034
- LEGAL DESC.: LOT: 39 BLOCK: II
- ZONE: R-1, SINGLE FAMILY RESIDENTIAL
- STORIES: TWO
- MAX BLDG. HT: 24 FT
- GRADING: X CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE
- LOT AREA: 3,805 S.F. (0.087 Ac.)
- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	
DRIVEWAYS	817	-817	8	8	PER.
PATIO/BRIDGE	163	-114	97	146	IMP.
WOOD DECK/STAIRS	348	-348	0	0	PER.
STONE STAIRS	143	-56	27	114	IMP.
STEPPING STONES	15	-15	0	0	IMP.
RETAINING WALL	2	0	0	2	IMP.
ROCK WALLS	103	-65	0	38	IMP.
FENCE	28	-24	6	10	IMP.
WATERFALL	102	-102	0	0	PER.
TOTAL	1,721	-1,541	138	318	

NOTE: IMPERVIOUS = IMP. PERMEABLE = PER.

- SITE COVERAGE ALLOWED: 376.64 SF (22% OF BASE FLOOR AREA)
- SITE COVERAGE EXISTING: 1,721 SF
- SITE COVERAGE PROPOSED: 318 SF

F.A.R. CALCULATIONS

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	508	-158	521	871
LOWER FLOOR	304	-196	530	638
MAIN FLOOR	255	-255	200	200
GARAGE	1,067	-609	1,251	1,709

- F.A.R. ALLOWED: 1,712 SF (45%)
- F.A.R. PROPOSED: 1,709 SF (44.9%)

VICINITY MAP

PROJECT LOCATION

JUN A. SILLANO, AIA



721 LIGHHOUSE AVE
PACIFIC GROVE CA.
93950

PH: (831) 646-1261
FAX: (831) 646-1260
EMAIL: idg@idg-inc.net
WEB: idg-inc.net

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STAMPS:
RECEIVED

FEB 25 2020

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

PROJECT/CLIENT:

O MONTE VERDE
RESIDENCE

PROJECT ADDRESS:

O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921

APN: 010-223-034

DATE: AUGUST 14, 2019
PLANNING DEPT. SUB.

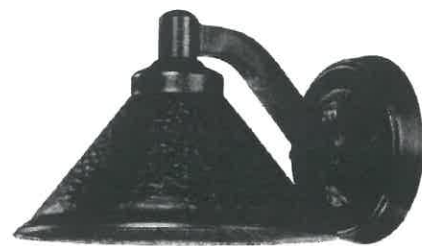
REVISIONS:

- OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- DECEMBER 9, 2019
CLARIFICATION SUB.
- JANUARY 21, 2019
PLANNING REVISION SUB.

SITE
PLAN

SHEET NO.

A1.0

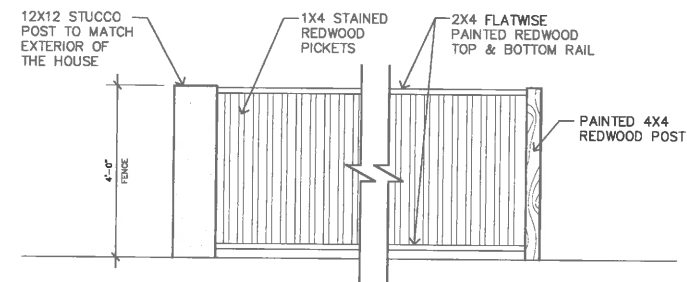


LEGEND

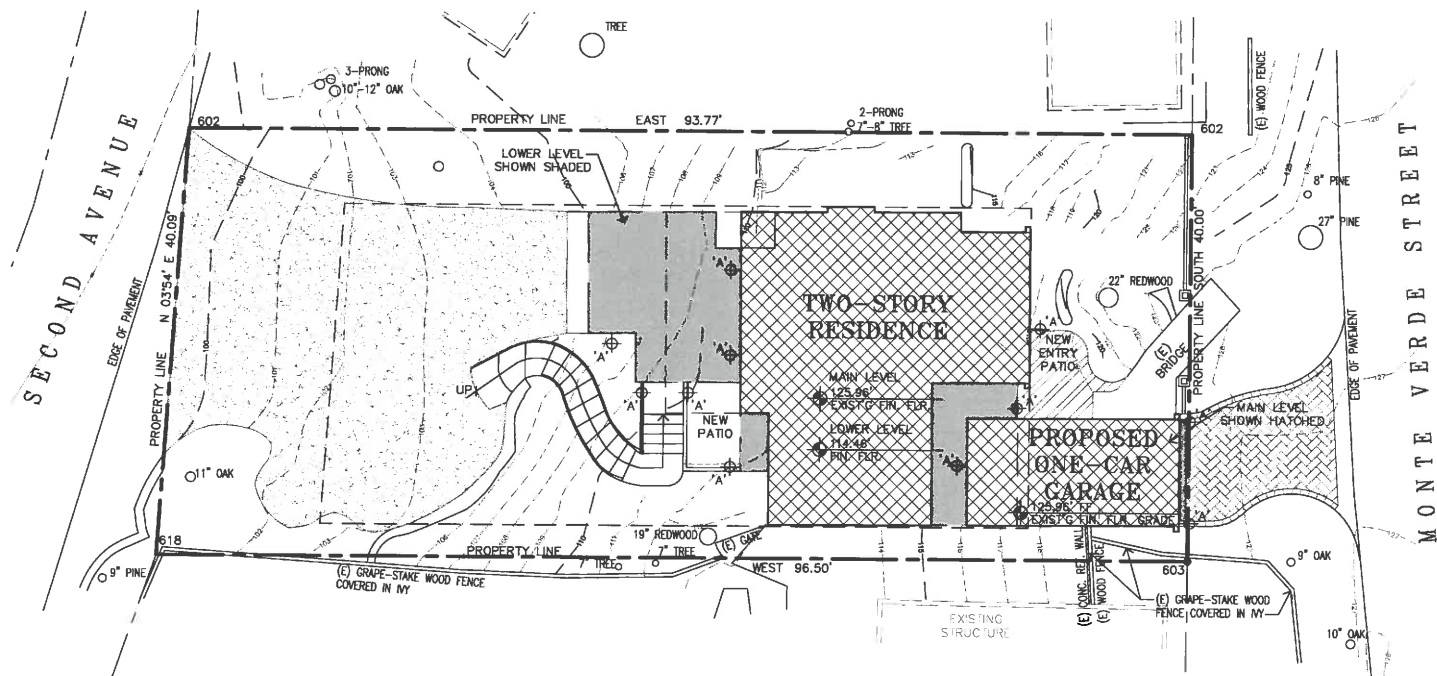
⊕ = WALL MOUNTED
DOWNLIGHT
LIGHT FIXTURE
10 WATTS

1-25 WATTS MAX. (LED=375 LUMEN) WITH
PHOTO SENSOR
MINKA-LAVERY KIRKHAM OUTDOOR
FIXTURES

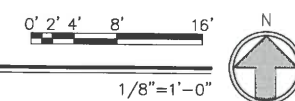
**'A' EXT. WALL MOUNT
LIGHT FIXTURE**



FENCE ELEVATION
1/2"=1'-0"



EXTERIOR LIGHTING PLAN



JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
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STAMPS:

PROJECT/CLIENT:

**O MONTE VERDE
RESIDENCE**

PROJECT ADDRESS:

**O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921**

APN: 010-223-034

DATE: AUGUST 14, 2019

PLANNING DEPT. SUB.

REVISIONS:

- 1 OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- 2 NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- 3 DECEMBER 5, 2019
CLARIFICATION SUB.
- 4 JANUARY 21, 2019
PLANNING REVISION SUB.

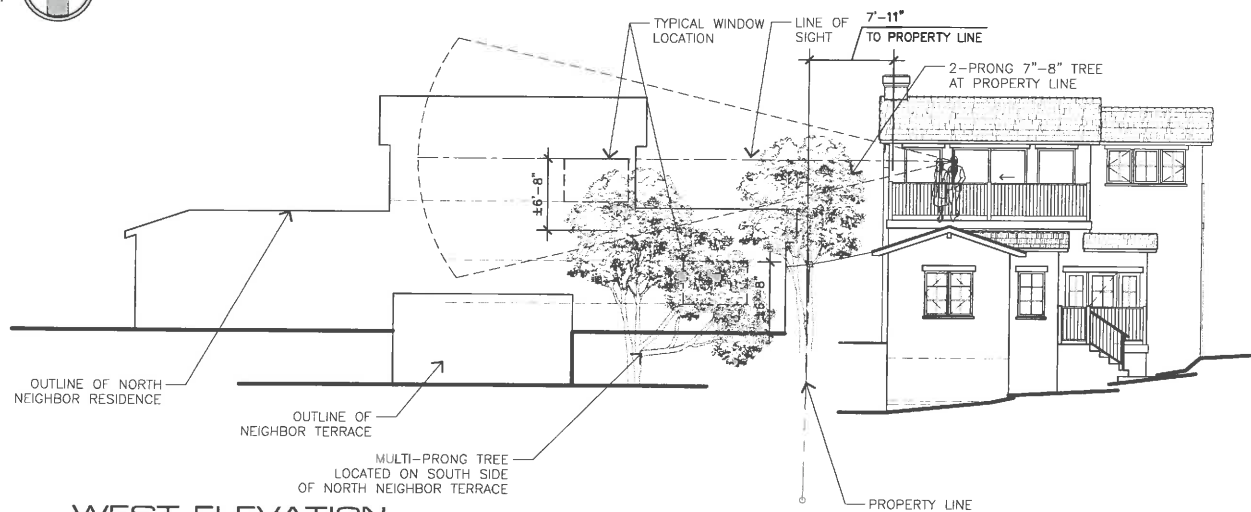
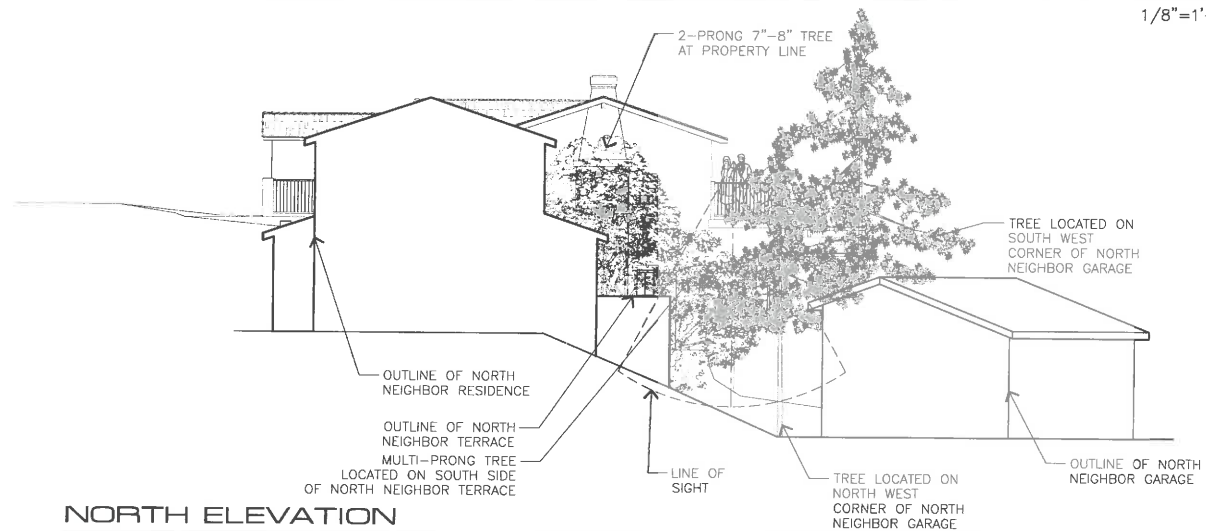
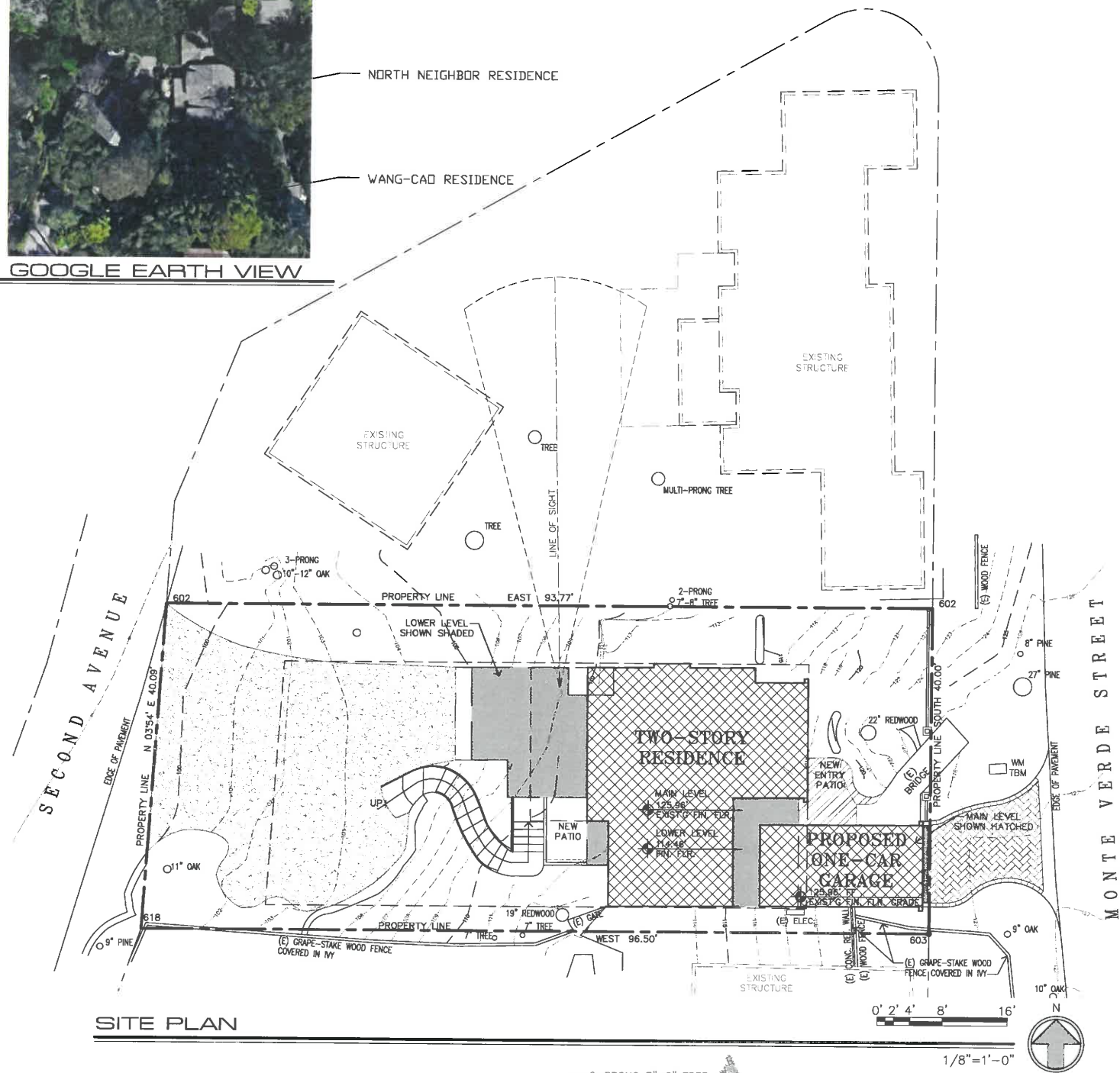
**EXTERIOR
LIGHTING PLAN**

SHEET NO.

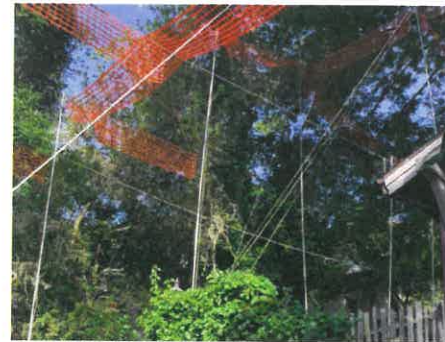
A1.1



GOOGLE EARTH VIEW



SITE PHOTOS



VIEW OF TREE AND VEGETATION COVERAGE BETWEEN PROPERTIES



VIEW OF TREE AND VEGETATION COVERAGE BETWEEN PROPERTIES



IVY COVERED FENCE BETWEEN PROPERTIES



TREES AND VEGETATION ON NORTH NEIGHBOR PROPERTY



VEGETATION ALONG PROPERTY LINE



MULTI-PRONG TREE ON NORTH NEIGHBOR PROPERTY

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

**O MONTE VERDE
RESIDENCE**

PROJECT ADDRESS:

**O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921**

APN: C10-223-034

DATE: AUGUST 14, 2019
PLANNING DEPT. SUB.

REVISIONS:

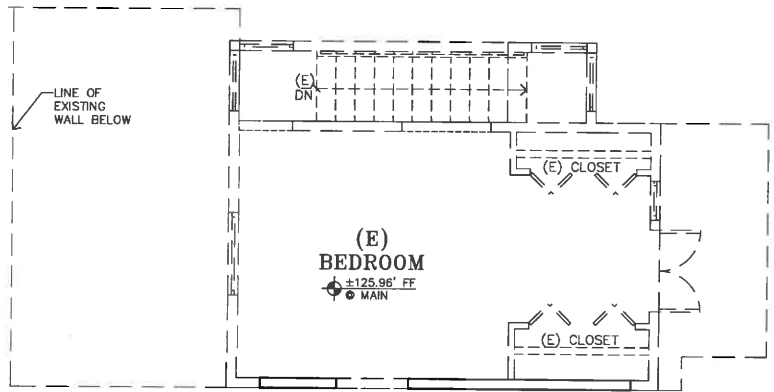
- △ OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- △ NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- △ DECEMBER 9, 2019
CLARIFICATION SUB.
- △ JANUARY 21, 2019
PLANNING REVISION SUB.

**SIGHT LINE
EVALUATION**

SHEET NO.

A1.2

WINDOW SCHEDULE										
Wdw. No.	Window Size (Finished)			Type	Material	Glass		Finish		Remarks
	Width	Height	Head Height			Type	Tempered	Interior	Exterior	
MAIN LEVEL										
1	2'-6"	5'-0"	6'-8"	FIXED	WD	DBL-PANE	YES	STAINED	METAL-CLAD	MULLED UNIT
2	4'-0"	5'-0"	6'-8"	FIXED	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
3	2'-6"	4'-6"	6'-8"	CASEMENT	WD	DBL-PANE	YES	STAINED	METAL-CLAD	
4	4'-0"	4'-6"	6'-8"	DBL-CASEMENT	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
5	4'-0"	4'-6"	6'-8"	DBL-CASEMENT	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
6	2'-0"	2'-0"	7'-6"	AWNING	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
7	2'-0"	2'-0"	7'-6"	AWNING	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
8	2'-4"	3'-2"	6'-8"	CASEMENT	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
9	2'-4"	3'-2"	6'-8"	FIXED	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
10	2'-4"	3'-2"	6'-8"	CASEMENT	WD	DBL-PANE	NO	STAINED	METAL-CLAD	
11	3'-6"	6'-8"	6'-8"	FIXED	WD	DBL-PANE	YES	STAINED	METAL-CLAD	
12	3'-6"	6'-8"	6'-8"	FIXED	WD	DBL-PANE	YES	STAINED	METAL-CLAD	

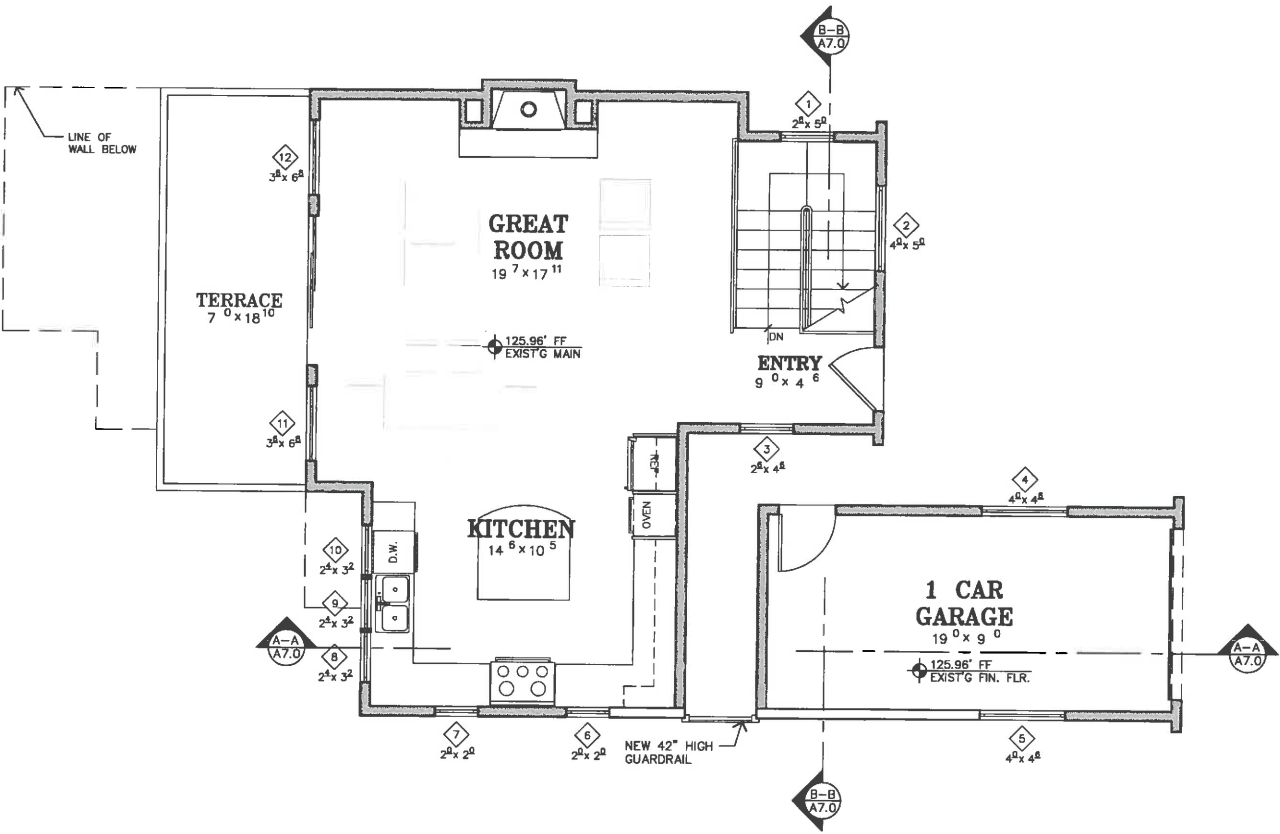


EXISTING/ DEMOLITION MAIN LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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PACIFIC GROVE CA
93950

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STAMPS:

PROJECT/CLIENT:

O MONTE VERDE
RESIDENCE

PROJECT ADDRESS:

O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921

APN: 010-223-034

DATE: AUGUST 14, 2019

PLANNING DEPT. SUB.

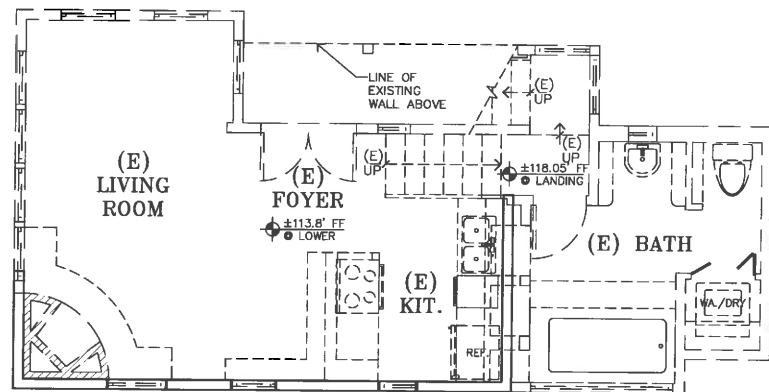
REVISIONS:

- 1 OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- 2 NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- 3 DECEMBER 9, 2019
CLARIFICATION SUB.
- 4 JANUARY 21, 2020
PLANNING REVISION SUB.
- 5 FEBRUARY 21, 2020
PLANNING DEPT. REQ.

MAIN
LEVEL PLAN

SHEET NO.

A2.0

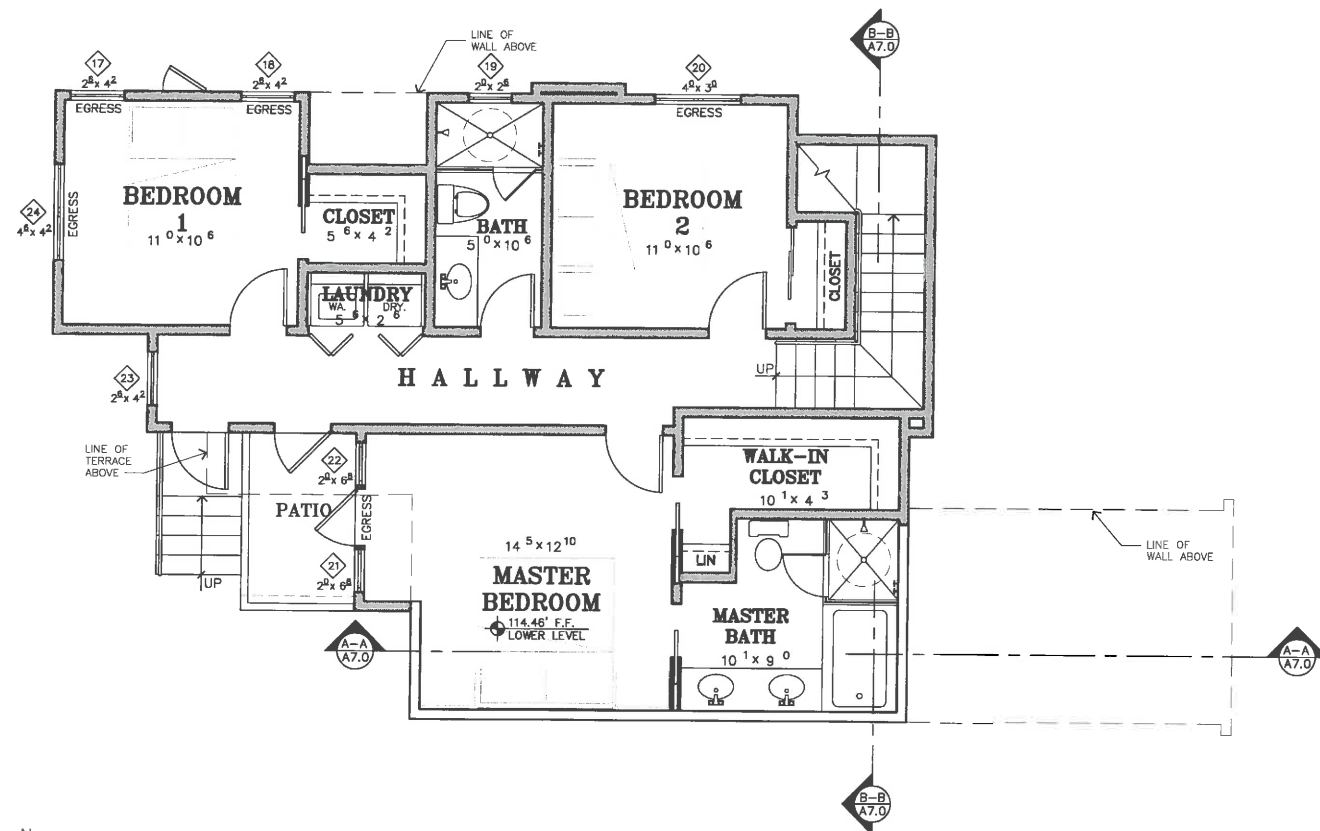
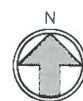


EXISTING/ DEMOLITION LOWER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



PROPOSED LOWER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

WINDOW SCHEDULE										
Wdw. No.	Window Size (Finished)			Type	Material	Glass		Finish		Remarks
	Width	Haight	Head Height			Type	Tempered	Interior	Exterior	
LOWER LEVEL										
17	2'-6"	4'-2"	6'-8"	CASEMENT	WD	DBL.-PANE	NO	STAINED	METAL-CLAD	EGRESS
18	2'-6"	4'-2"	6'-8"	CASEMENT	WD	DBL.-PANE	NO	STAINED	METAL-CLAD	EGRESS
19	2'-0"	2'-6"	6'-8"	CASEMENT	WD	DBL.-PANE	YES	STAINED	METAL-CLAD	
20	4'-0"	3'-0"	6'-8"	DBL-CASEMENT	WD	DBL.-PANE	NO	STAINED	METAL-CLAD	EGRESS
21	2'-0"	6'-8"	6'-8"	FIXED	WD	DBL.-PANE	YES	STAINED	METAL-CLAD	
22	2'-0"	6'-8"	6'-8"	FIXED	WD	DBL.-PANE	YES	STAINED	METAL-CLAD	MULLED WITH DOOR 12
23	2'-6"	4'-2"	6'-8"	FIXED	WD	DBL.-PANE	YES	STAINED	METAL-CLAD	
24	4'-6"	4'-2"	6'-8"	DBL-CASEMENT	WD	DBL.-PANE	NO	STAINED	METAL-CLAD	EGRESS

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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PACIFIC GROVE CA
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STAMPS:

PROJECT/CLIENT:

O MONTE VERDE
RESIDENCE

PROJECT ADDRESS:

O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921

APN: 010-223-034

DATE: AUGUST 14, 2019

PLANNING DEPT. SUB.

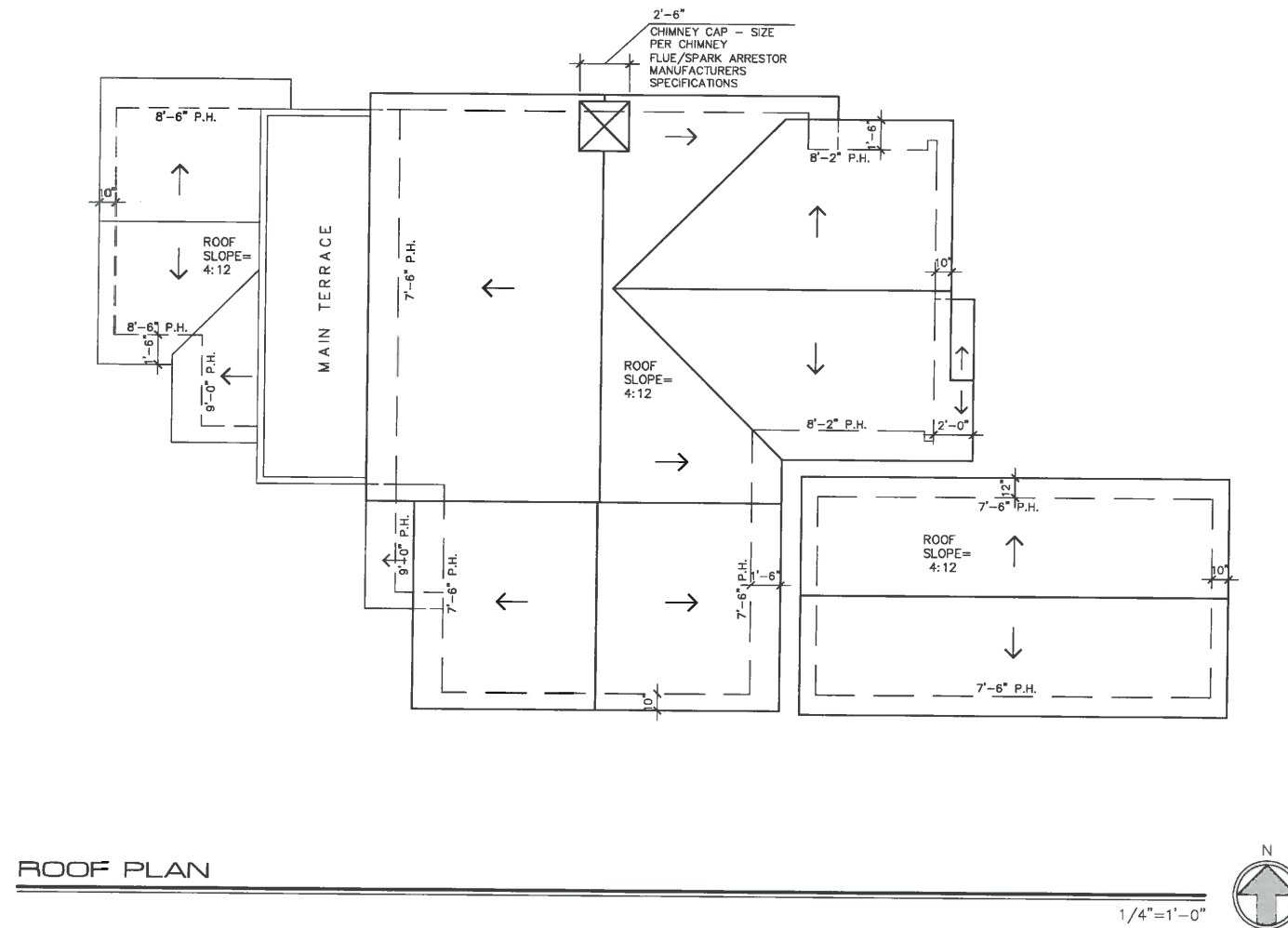
REVISIONS:

- 1 OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- 2 NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- 3 DECEMBER 6, 2019
CLARIFICATION SUB.
- 4 JANUARY 21, 2020
PLANNING REVISION SUB.
- 5 FEBRUARY 21, 2020
PLANNING DEPT. REQ.

LOWER
LEVEL PLAN

SHEET NO.

A3.0



ROOF PLAN

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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STAMPS:

PROJECT/CLIENT:

O MONTE VERDE
RESIDENCE

PROJECT ADDRESS:

O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921

APN: 010-223-034

DATE: AUGUST 14, 2019
PLANNING DEPT. SUB.

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- △ OCTOBER 15, 2019
- △ PLANNING CLARIFICATION SUB.
- △ NOVEMBER 04, 2019
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- △ DECEMBER 9, 2019
- △ CLARIFICATION SUB.
- △ JANUARY 21, 2019
- △ PLANNING REVISION SUB.
- △
- △

ROOF
PLAN

SHEET NO.

A5.0

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PROJECT/CLIENT:

**O MONTE VERDE
RESIDENCE**

PROJECT ADDRESS:

**O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921**

APN: C10-223-C34

DATE: AUGUST 14, 2019

PLANNING DEPT. SUB.

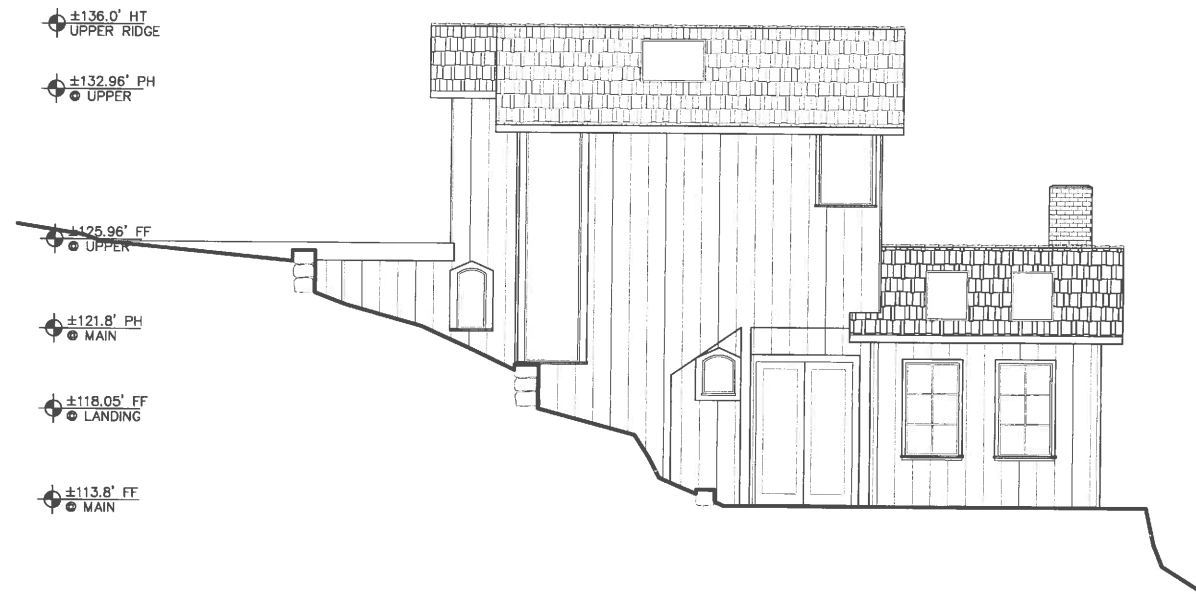
REVISIONS:

- 1 OCTOBER 15, 2019 PLANNING CLARIFICATION SUB.
- 2 NOVEMBER 04, 2019 REV. PLNG. CLARIFICATION SUB.
- 3 DECEMBER 9, 2019 CLARIFICATION SUB.
- 4 JANUARY 21, 2019 PLANNING REVISION SUB.
- 5
- 6

ELEVATIONS

SHEET NO.

A6.0

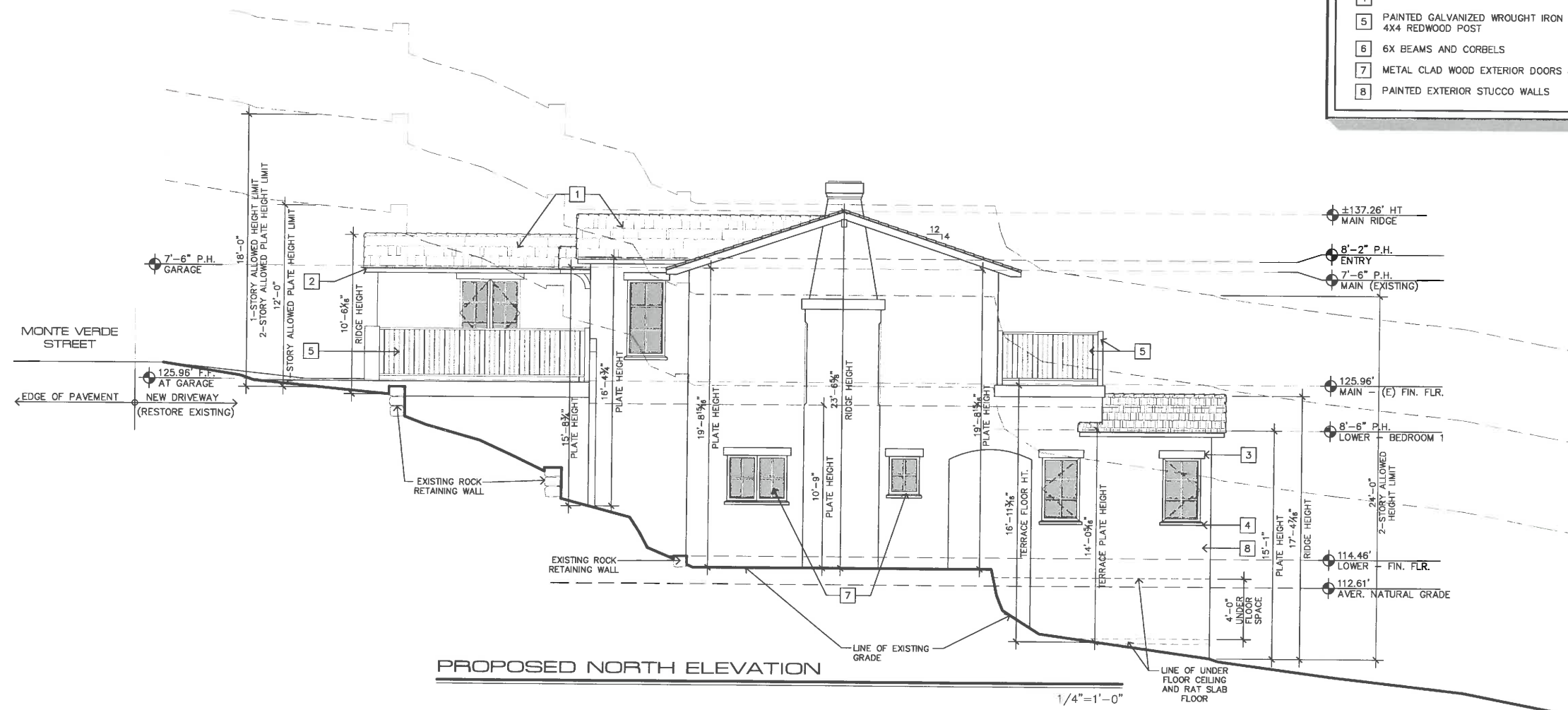


EXISTING NORTH ELEVATION

1/4"=1'-0"

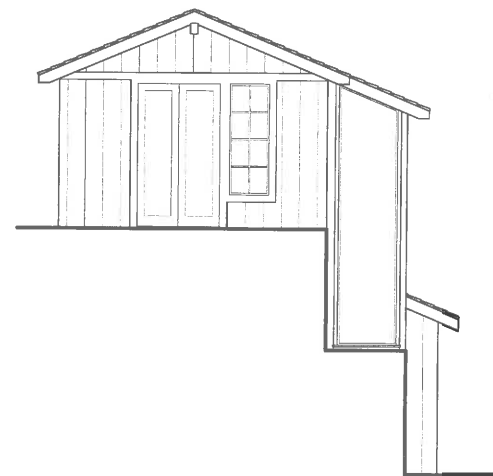
EXTERIOR FINISH LEGEND

- 1 CLASS A WOOD SHAKE ROOF
- 2 COPPER GUTTER AND DOWNSPOUT
- 3 2X8 REDWOOD HEADER
- 4 2X4 REDWOOD SILL
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING W/ 4X4 REDWOOD POST
- 6 6X BEAMS AND CORBELS
- 7 METAL CLAD WOOD EXTERIOR DOORS & WINDOWS
- 8 PAINTED EXTERIOR STUCCO WALLS



PROPOSED NORTH ELEVATION

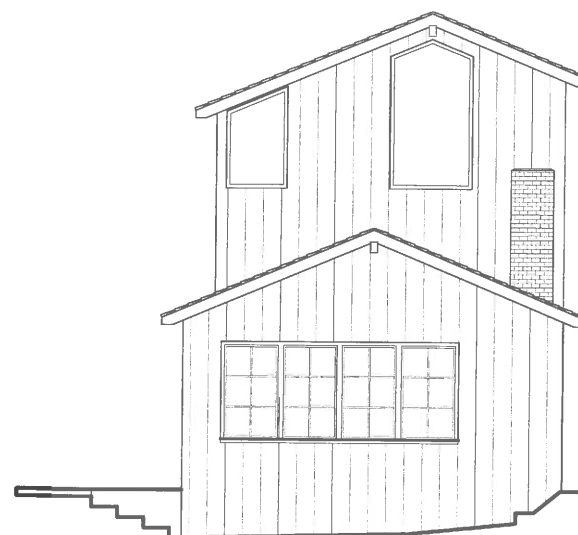
1/4"=1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"

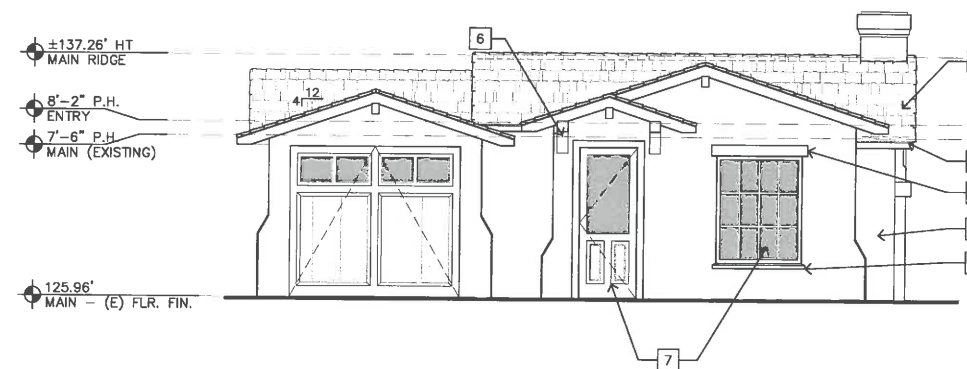
- ±136.0' HT
UPPER RIDGE
- ±132.96' PH
UPPER
- ±125.96' FF
UPPER
- ±121.8' PH
MAIN
- ±118.05' FF
LANDING
- ±113.8' FF
MAIN



EXISTING WEST ELEVATION

1/4"=1'-0"

- ±136.0' HT
UPPER RIDGE
- ±132.96' PH
UPPER
- ±125.96' FF
UPPER
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- ±113.8' FF
MAIN



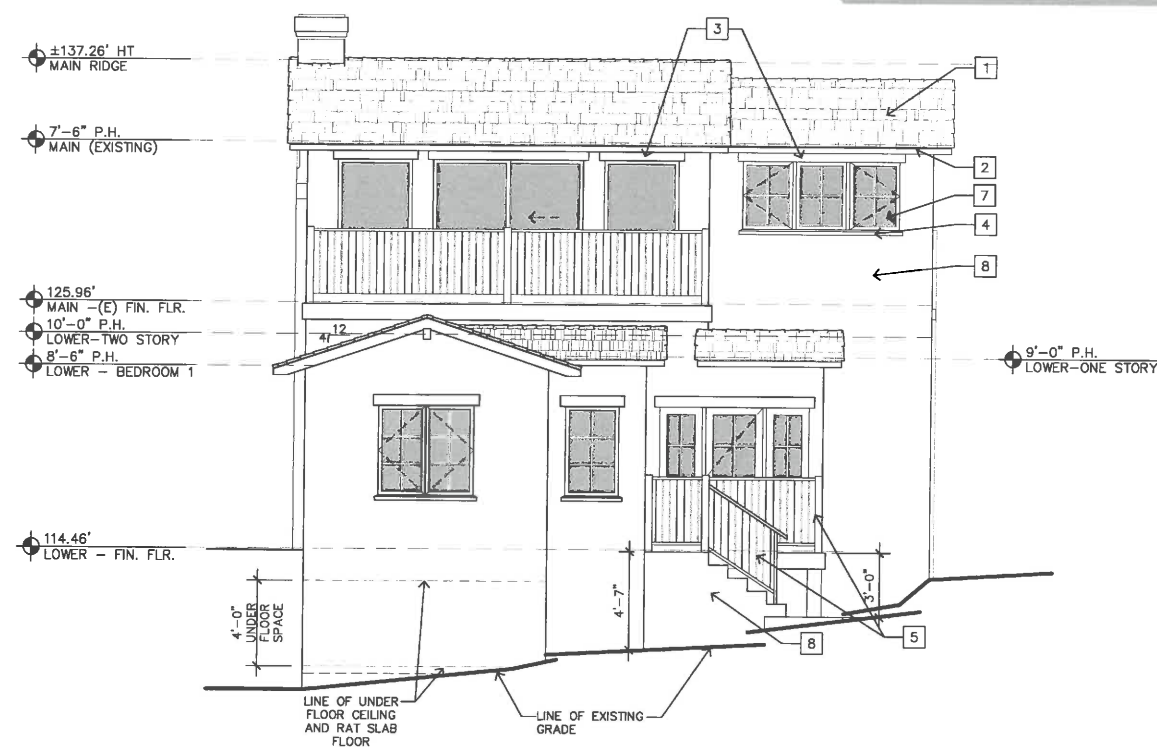
PROPOSED EAST ELEVATION

1/4"=1'-0"

- ±137.26' HT
MAIN RIDGE
- 8'-2" P.H.
ENTRY
- 7'-6" P.H.
MAIN (EXISTING)
- 125.96'
MAIN - (E) FLR. FIN.

EXTERIOR FINISH LEGEND

- 1 CLASS A WOOD SHAKE ROOF
- 2 COPPER GUTTER AND DOWNSPOUT
- 3 2X8 REDWOOD HEADER
- 4 2X4 REDWOOD SILL
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING W/
4X4 REDWOOD POST
- 6 6X BEAMS AND CORBELS
- 7 METAL CLAD WOOD EXTERIOR DOORS & WINDOWS
- 8 PAINTED EXTERIOR STUCCO WALLS



PROPOSED WEST ELEVATION

1/4"=1'-0"

- ±137.26' HT
MAIN RIDGE
- 7'-6" P.H.
MAIN (EXISTING)
- 125.96'
MAIN - (E) FIN. FLR.
- 10'-0" P.H.
LOWER-TWO STORY
- 8'-6" P.H.
LOWER - BEDROOM 1
- 114.46'
LOWER - FIN. FLR.

- 9'-0" P.H.
LOWER-ONE STORY

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
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93950

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STAMPS:

PROJECT/CLIENT:

O MONTE VERDE
RESIDENCE

PROJECT ADDRESS:

O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921

APN: 010-223-034

DATE: AUGUST 14, 2019
PLANNING DEPT. SUB.

REVISIONS:

- △ OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- △ NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- △ DECEMBER 9, 2019
CLARIFICATION SUB.
- △ JANUARY 21, 2019
PLANNING REVISION SUB.

ELEVATIONS

SHEET NO.

A6.1

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**O MONTE VERDE
RESIDENCE**

PROJECT ADDRESS:

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2SW OF 2ND AVE.
CARMEL, CA
93921**

APN: 010-223-034

DATE: AUGUST 14, 2019
PLANNING DEPT. SUB.

REVISIONS:

- 1 OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- 2 NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
- 3 DECEMBER 9, 2019
CLARIFICATION SUB.
- 4 JANUARY 21, 2019
PLANNING REVISION SUB.
- 5 FEBRUARY 21, 2020
PLANNING DEPT. REQ.
- 6

ELEVATIONS

SHEET NO.

A6.2

±136.0' HT
UPPER RIDGE

±132.96' PH
UPPER

±125.96' FF
UPPER

±121.8' PH
MAIN

±118.05' FF
LANDING

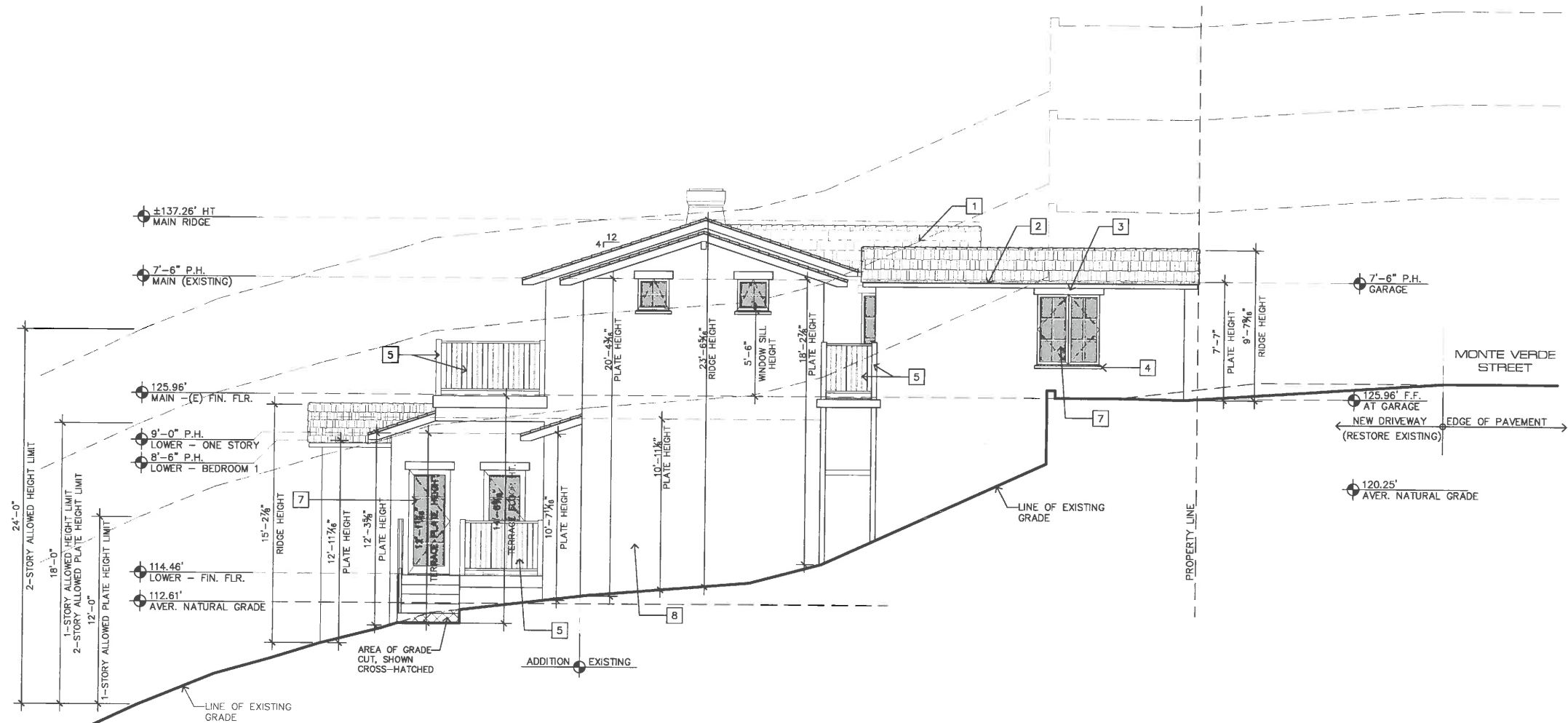
±113.8' FF
MAIN

EXISTING SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS A WOOD SHAKE ROOF
- 2 COPPER GUTTER AND DOWNSPOUT
- 3 2X8 REDWOOD HEADER
- 4 2X4 REDWOOD SILL
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING W/
4X4 REDWOOD POST
- 6 6X BEAMS AND CORBELS
- 7 METAL CLAD WOOD EXTERIOR DOORS & WINDOWS
- 8 PAINTED EXTERIOR STUCCO WALLS



PROPOSED SOUTH ELEVATION

1/4"=1'-0"

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**O MONTE VERDE
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PROJECT ADDRESS:

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2SW OF 2ND AVE.
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93921**

APN: 010-223-034

DATE: AUGUST 14, 2019
PLANNING DEPT. SUB.

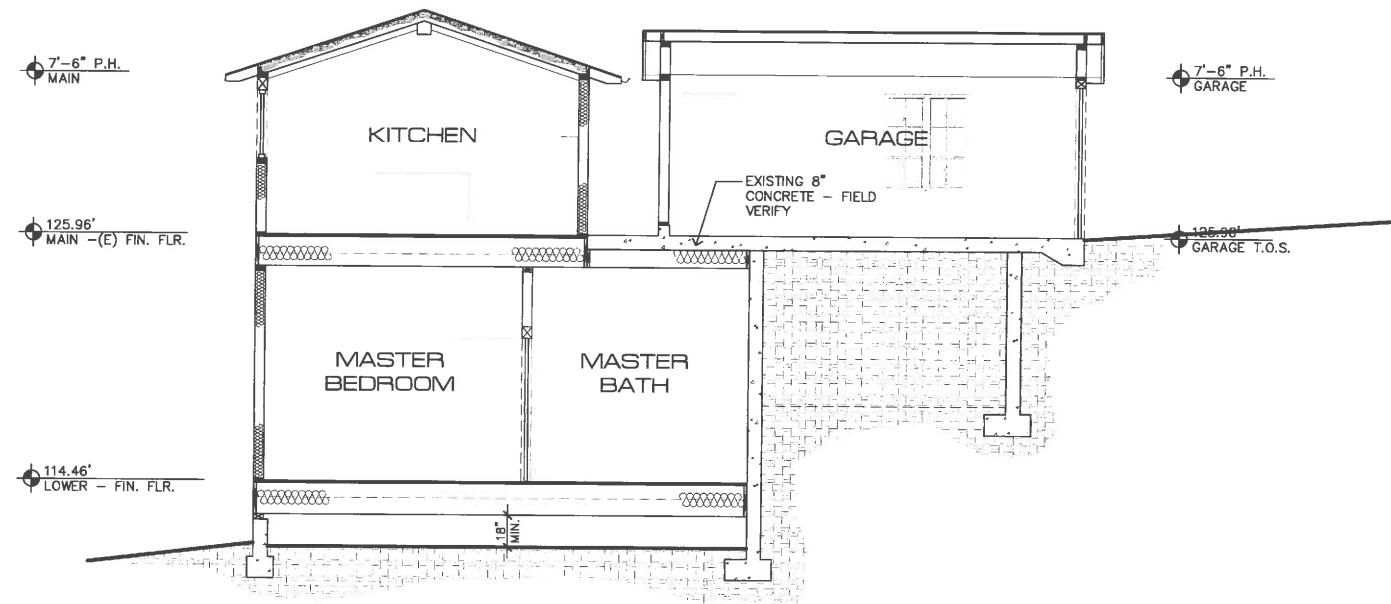
REVISIONS:

△ OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
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PLANNING REVISION SUB.
△
△

SECTIONS

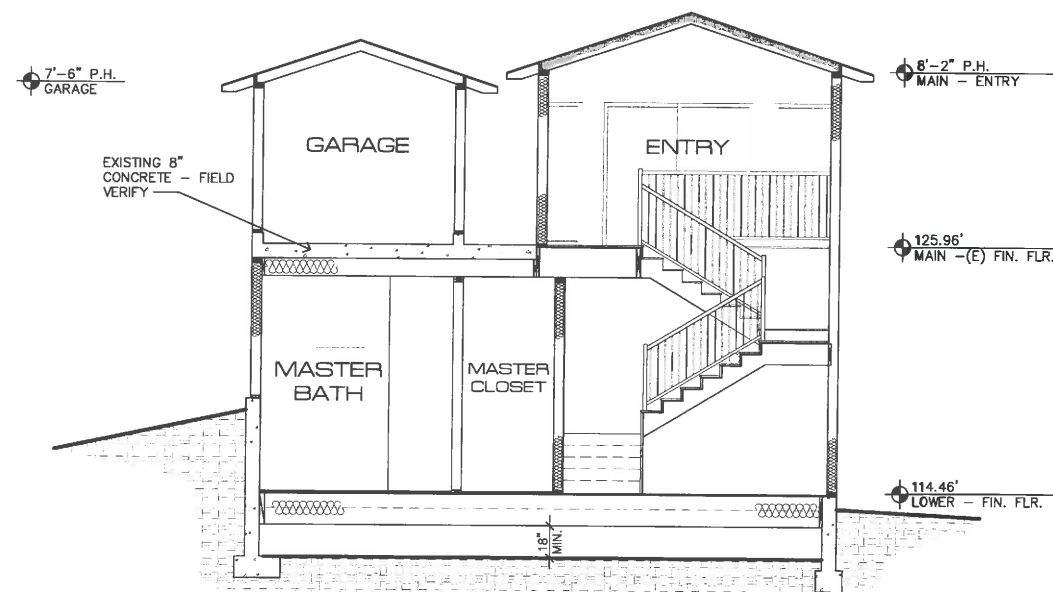
SHEET NO.

A7.0



SECTION A-A

1/4"=1'-0"



SECTION B-B

1/4"=1'-0"

3. EXTERIOR VOLUME

B. VOLUME OPTION FOR ADDITIONS. IT IS RECOGNIZED THAT EXISTING HOMES BUILT PRIOR TO 2003 MAY NOT HAVE BEEN DESIGNED TO COMPLY WITH VOLUME STANDARDS. FOR THESE HOMES THE FOLLOWING OPTION IS AVAILABLE: ADDITIONS OF FLOOR AREA, WHETHER ATTACHED OR DETACHED, MAY BE APPROVED THROUGH DESIGN REVIEW WITHOUT DETERMINING COMPLIANCE WITH THE EXTERIOR VOLUME STANDARD FOR THE ENTIRE SITE. INSTEAD, THE ADDITION(S) SHALL COMPLY WITH THE APPLICABLE VOLUME FACTOR (FROM THE TABLE ABOVE), ONLY FOR THE SPECIFIC FLOOR AREA CONTAINED IN THE ADDITION(S). THIS OPTION APPLIES ONLY TO THE SPECIFIC LOCATION OF THE ADDITION. NO ALTERATION AFFECTING OTHER PARTS OF THE BUILDING SHALL BE APPROVED THROUGH THIS OPTION. PROJECTS FOR WHICH APPLICANTS HAVE NOT CHOSEN THIS OPTION SHALL BE REVIEWED USING VOLUME LIMITS FOR THE ENTIRE SITE.

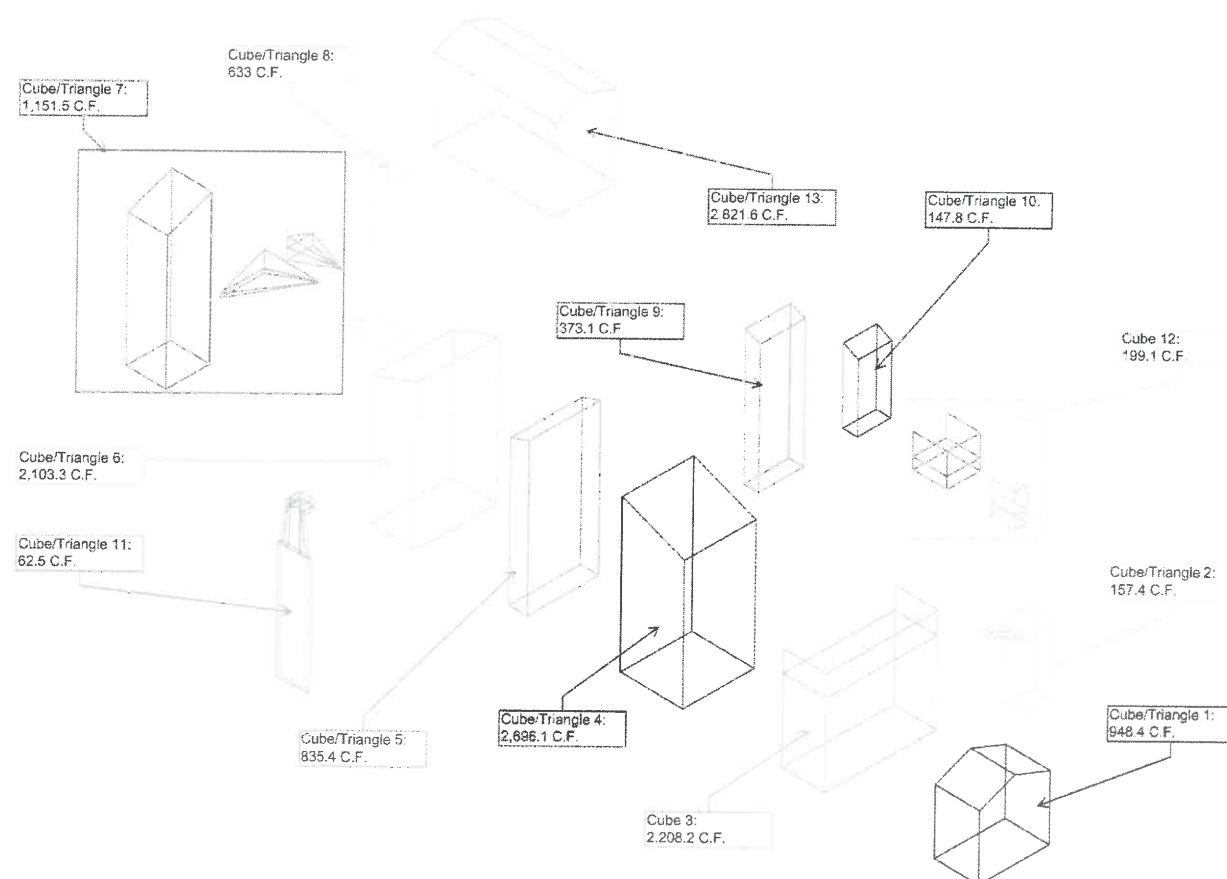
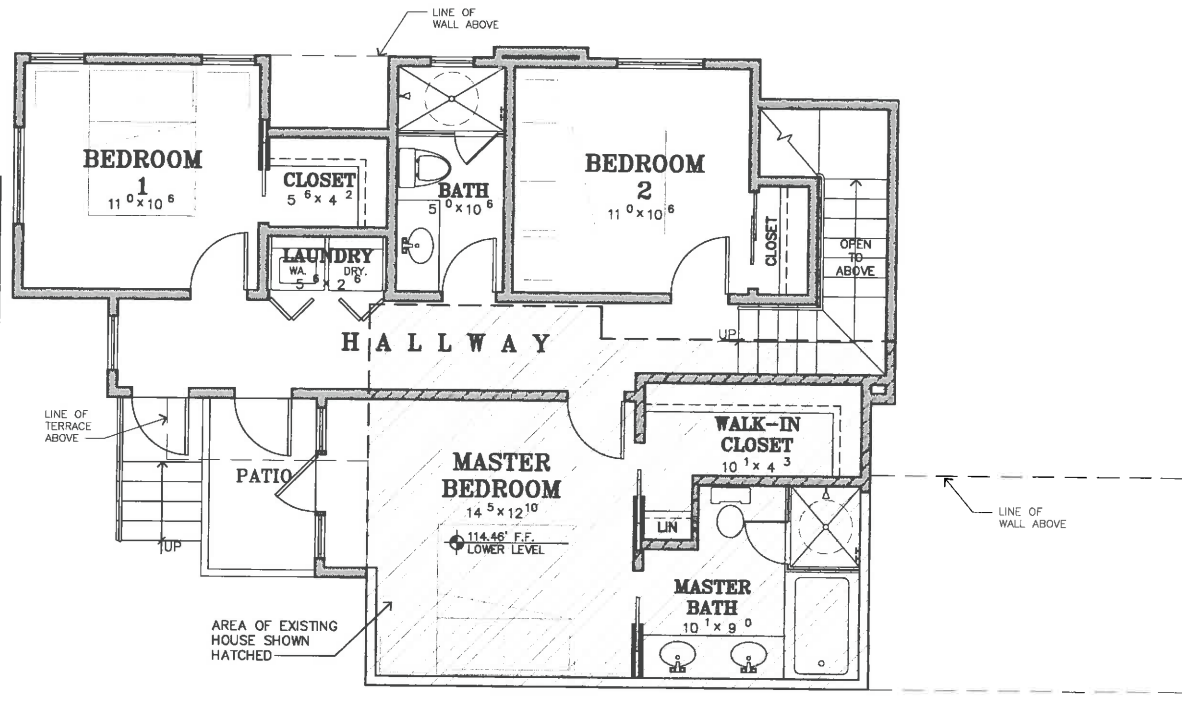
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



PROPOSED LOWER LEVEL PLAN

1/4" = 1'-0"



Volumetrics Analysis

Allowed Volume: 19,140
Proposed Volume: 14,337.4

MAIN HOUSE:
FORMS CALCULATION (H x W x L) TOTAL C.F.

CUBE 1	10'-4" x 11'-5" x 7'-3"	855.3
TRIANGLE 1	2'-3" x 11'-5" x 7'-3" ÷ 2	93.1
CUBE 2	10'-10" x 2'-10" x 4'-7"	140.7
TRIANGLE 2a	1'-6" x 2'-10" x 4'-5.5" ÷ 2	9.5
TRIANGLE 2b	1'-6" x 2'-10" x 5'-1" ÷ 4	5.4
TRIANGLE 2c	6" x 2'-10" x 5'-1" ÷ 4	1.8
CUBE 3	16'-9" x 7'-0" x 18'-10"	2,208.2
CUBE 4	20'-10" x 10'-3" x 11'-7"	2,473.5
TRIANGLE 4	3'-9" x 10'-3" x 11'-7" ÷ 2	222.6
CUBE 5	23'-6" x 3'-0" x 11'-7"	816.6
TRIANGLE 5	1'-1" x 3'-0" x 11'-7" ÷ 2	18.8
CUBE 6	20'-10" x 7'-3" x 13'-1"	1,976.1
TRIANGLE 6	2'-8" x 7'-3.5" x 13'-1" ÷ 2	127.2
CUBE 7	21'-6" x 6'-6" x 7'-1"	985.9
TRIANGLE 7a	2'-8" x 6'-6" x 7'-1" ÷ 2	61.4
TRIANGLE 7b	2'-8" x 9'-1" x 7'-1" ÷ 4	42.9
TRIANGLE 7c	8" x 9'-1" x 7'-1" ÷ 4	10.7
TRIANGLE 7d	1'-7" x 9'-1" x 4'-2" ÷ 2	30
TRIANGLE 7e	1'-9" x 9'-1" x 4'-2" ÷ 4	16.6
CUBE 8	22'-7" x 6'-6" x 4'-2"	611.6
TRIANGLE 8	1'-7" x 6'-6" x 4'-2" ÷ 2	21.4
CUBE 9	20'-10" x 2'-5" x 7'-3"	365.0
TRIANGLE 9	11" x 2'-5" x 7'-3.5" ÷ 2	8.1
CUBE 10	10'-10" x 2'-5" x 5'-5"	141.8
TRIANGLE 10	11" x 2'-5" x 5'-5" ÷ 2	6
CUBE 11a	18'-10" x 6" x 5'-0"	47.1
CUBE 11b	6'-8" x 6" x 2'-2"	7.2
CUBE 11c	11" x 1'-8" x 2'-2"	3.3
TRIANGLE 11a	6'-8" x 6" x 1'-1" ÷ 2 x 2	3.6
TRIANGLE 11b	11" x 2" x 1'-8" ÷ 2 x 2	.3
TRIANGLE 11c	6" x 1'-3" x 1'-8" ÷ 2 x 2	1
CUBE 12a	5'-4" x 5'-6" x 5'-4"	156.4
CUBE 12b	5'-4" x 2'-0" x 4'-0"	42.7
Sub-total		11,515.8

GARAGE		
CUBE 13	13'-2" x 19'-11" x 10'-0"	2,622.4
TRIANGLE 13	2'-0" x 19'-11" x 10'-0" ÷ 2	199.2
TOTAL		14,337.4

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

O MONTE VERDE
RESIDENCE

PROJECT ADDRESS:

O MONTE VERDE
2SW OF 2ND AVE.
CARMEL, CA
93921

APN: 010-223-034

DATE: AUGUST 14, 2019

PLANNING DEPT. SUB.

REVISIONS:

- △ OCTOBER 15, 2019
PLANNING CLARIFICATION SUB.
- △ NOVEMBER 04, 2019
REV. PLNG. CLARIFICATION SUB.
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CLARIFICATION SUB.
- △ JANUARY 21, 2019
PLANNING REVISION SUB.

VOLUMETRICS ANALYSIS

SHEET NO.

V1.0

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ARC EME	<i>Arctostaphylos</i> 'Emerald Carpet'	Emerald Carpet Manzanita	14	5 gal	Low
ARC HOW	<i>Arctostaphylos</i> 'Howard McMinn'	Howard McMinn Manzanita	10	5 gal	Low
CEA CON	<i>Ceanothus</i> 'Concha'	Concha Ceanothus	6	5 gal	Low
CON MAU	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	18	1 gal	Low
HEU CAN	<i>Heuchera</i> 'Canyon Dust'	Canyon Dust Coral Bells	19	1 gal	Med
QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	1	15 gal	Low
ROS TUS	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary	9	1 gal	Low
SAL LEU	<i>Salvia leucantha</i>	Mexican Bush Sage	18	1 gal	Low
SAL SON	<i>Salvia sonomensis</i>	Creeping Sage	18	1 gal	Low
WOO FIM	<i>Woodwardia limbiata</i>	Giant Chain Fern	16	5 gal	Low

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING: STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING: SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS

COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING: WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

SCOPE OF WORK:

THIS IS RESTORATION OF AN EXISTING LANDSCAPE. IRRIGATION TO BE CONNECTED TO EXISTING SYSTEM AND EXPANDED WITH DRIP IRRIGATION FOR NEW PLANTINGS LANDSCAPE DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

PROJECT INFORMATION:

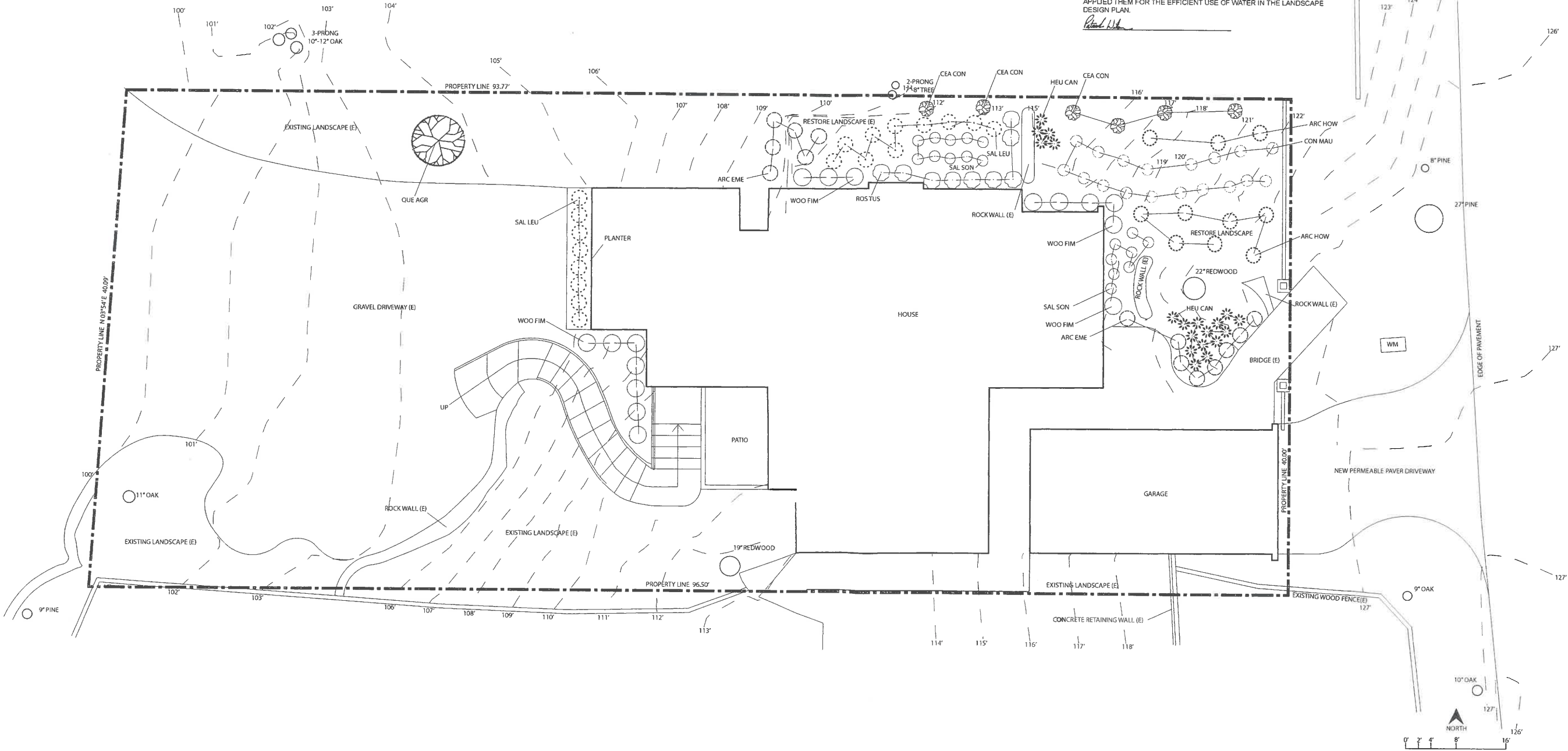
OWNER	ZHIRUO CAU AND OLIVER WANG
SITE	MONTE VERDE, 2SW OF 2ND AVE. CARMEL-BY-THE-SEA, CA 93921
APN	010-223-034
TOPOGRAPHY	SLOPING
TREE REMOVAL	TREE REPLACEMENT PLAN TO MEET MONTEREY COUNTY REQUIREMENTS
GRADING	SOILS REPORT SEE SOILS REPORT

LANDSCAPING STATEMENT:

I, PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Patrick Wilson



IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPING STATEMENT:

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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Patrick Wilson

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION SCHEDULE:

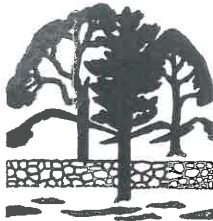
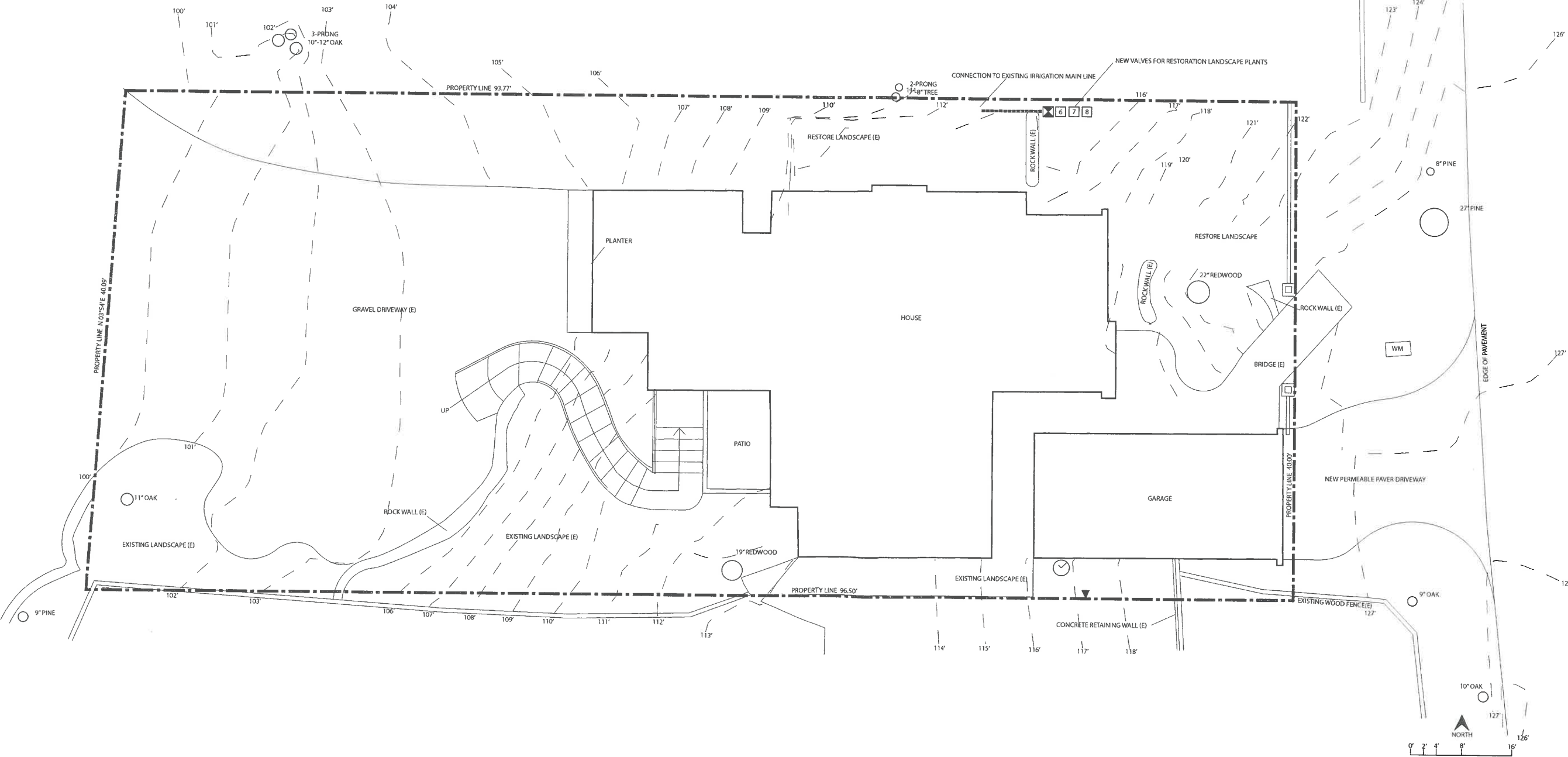
FOR ESTABLISHMENT PERIOD - ONE YEAR
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS
1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

IRRIGATION LEGEND:

- 1 1/2" DIA SCH. 40 PVC MAIN SUPPLY LINE
- FEBCO BACKFLOW PREVENTION DEVICE
- MAINLINE MASTER VALVE
- VALVE BOX
- RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- RAINBIRD ESP RAIN SENSOR
- GATE VALVE
- 4" SCH 40 PVC CHASE PIPE



MISSION
LANDSCAPING

P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

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missionlandscaping@me.com
Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CALic #5806

Project:

Wang Residence
Monte Verde, 2SW of
2nd Ave.
Carmel-by-the-Sea,
CA 93921.

APN: 010-23-034
Revisions:



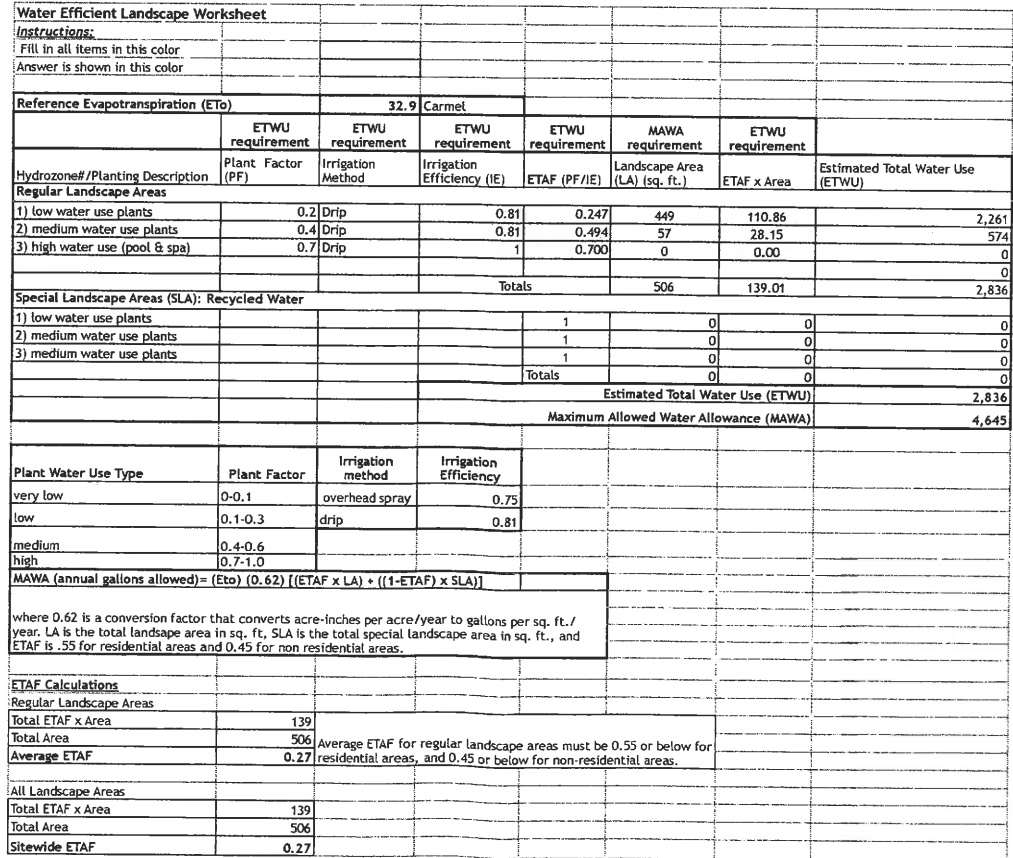
Drawing Title:

Irrigation Plan

Date: 11/13/19
Scale: 1/8" = 1' 0"
Drawn By: DW & PW
Page Number:

L2.0

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**COLOR AND MATERIAL SAMPLES FOR
WANG-CAO PROJECT
MONTE VERDE 2SW OF 2ND AVE., CARMEL-BY-THE-SEA, CA
APN: 010-223-034**

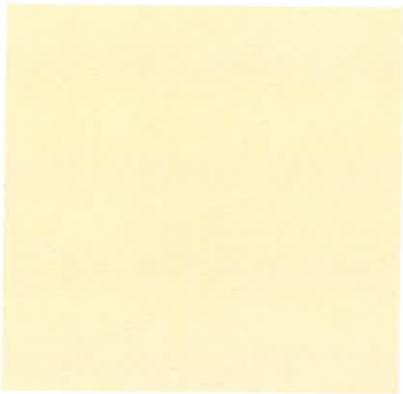
**CLASS 'A' SIMULATED WOOD
SHAKE ROOF**



**CEDUR ROOFING SHAKES
WALDEN**



EXTERIOR STUCCO WALLS



**MAIN COLOR:
KELLY MOORE:
DOESKIN (202)**

**HEADERS, SILLS, CORBELS AND
BEAMS**

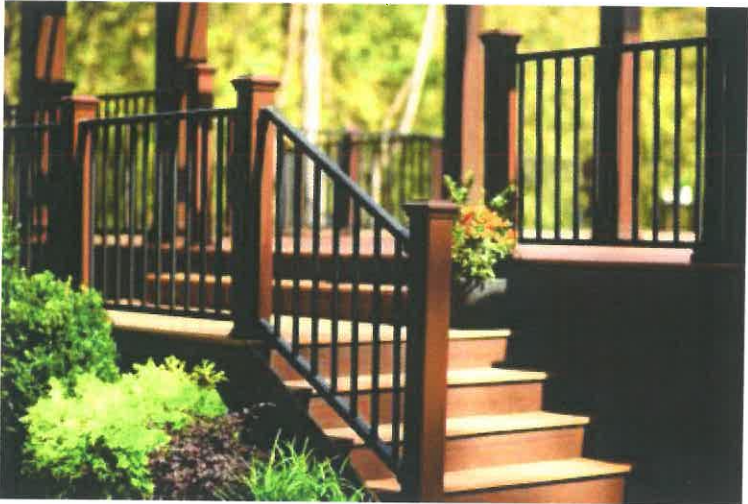


**SEMI-TRANSPARENT STAIN
CABOT:
MISSION BROWN**

**HALF-ROUND COPPER
GUTTERS & DOWNSPOUTS**



**PAINTED GALVANIZED W.I. RAILING
WITH REDWOOD POSTS**



**EXTERIOR TERRACE/PATIO
FLOOR TILE**



**PORCELAIN TILE
LIGHT GREY**

**METAL CLAD WOOD
EXTERIOR DOORS & WINDOWS**



**COLOR:
REGAL BROWN**

RECEIVED

FEB 25 2020

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

RECONFIRGURED ROCK WALLS



REUSE EXISTING ROCK