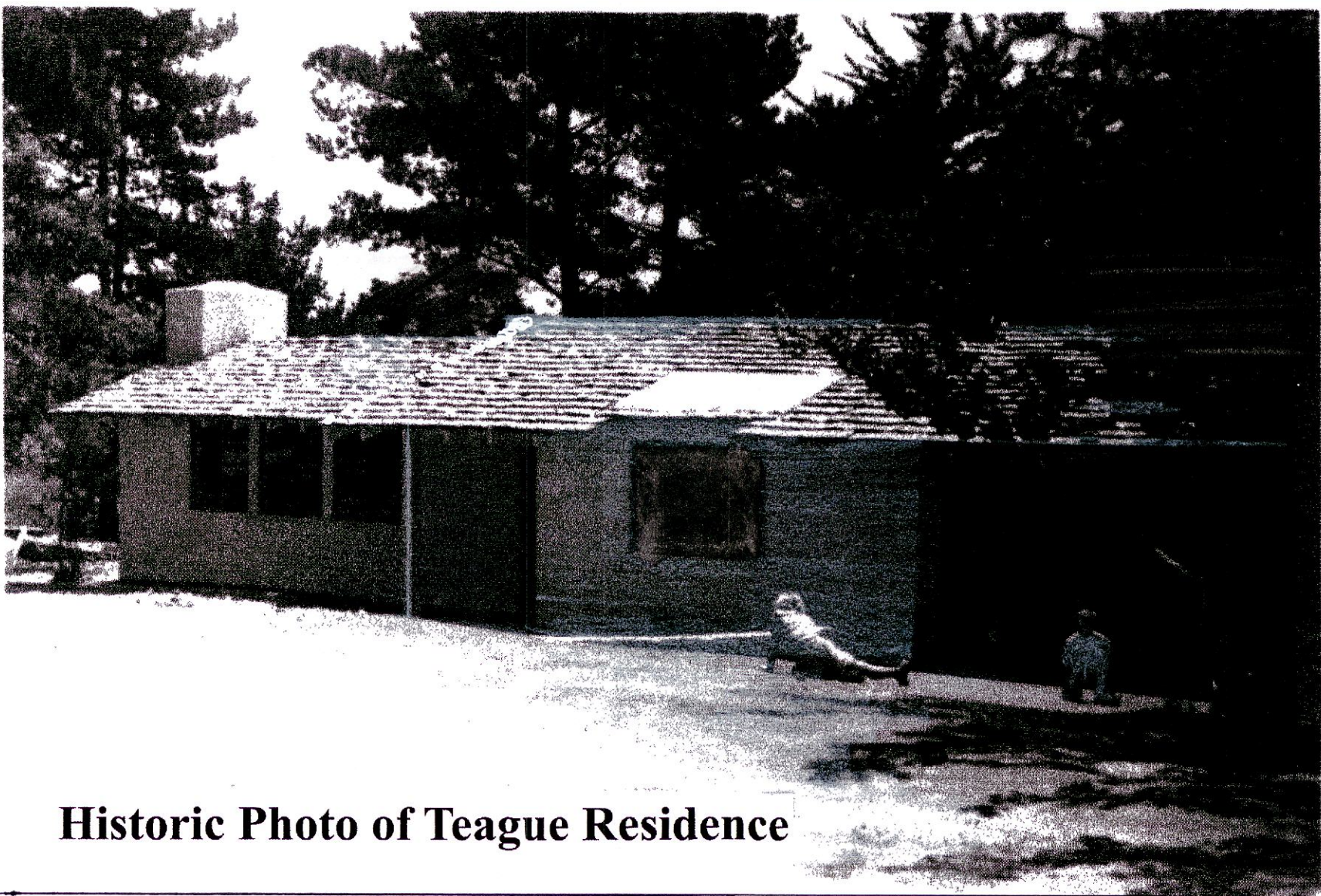


Exhibit B

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Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923
APN: 009-162-029



Historic Photo of Teague Residence

Project Description:

The existing Post- Adobe residence was built for a noted American artist Donald Teague in 1951 and a separate artist studio built in 1955. There have been remodels and additions to the residence since the initial construction and both structures are considered to be significantly historic. This proposal is to maintain the historic elements of the two structures, reinstate the original 2 car garage, add a new single story bedroom and expand kitchen and remodel existing bathrooms. Remodel the artist studio and convert to an ADU.

Planning Statistics:

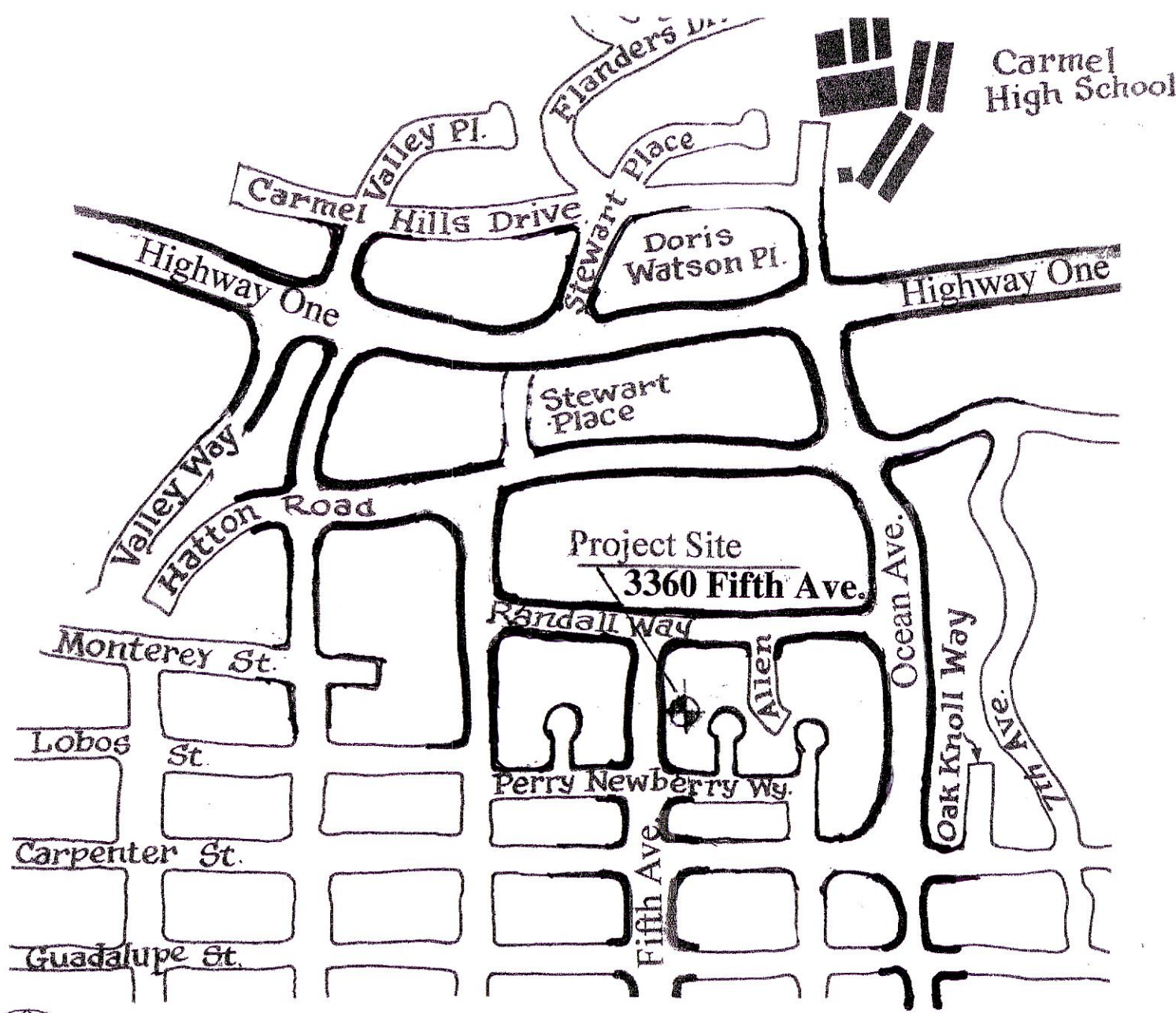
Lot size: 11,394 sq.ft. or .26 acres
Existing Residence: 2,545 sq.ft.
Existing Studio & Garage: 580 sq.ft.
Proposed Bedroom Addition 506 sq.ft.
Proposed Porch Addition 40 sq.ft.
Proposed Kitchen Addition 38 sq.ft.
Total Addition 584 sq.ft.
Total Residence 3,129 sq.ft.
Total building coverage 3,709 sq.ft. @ 32.5 %

Abbreviations

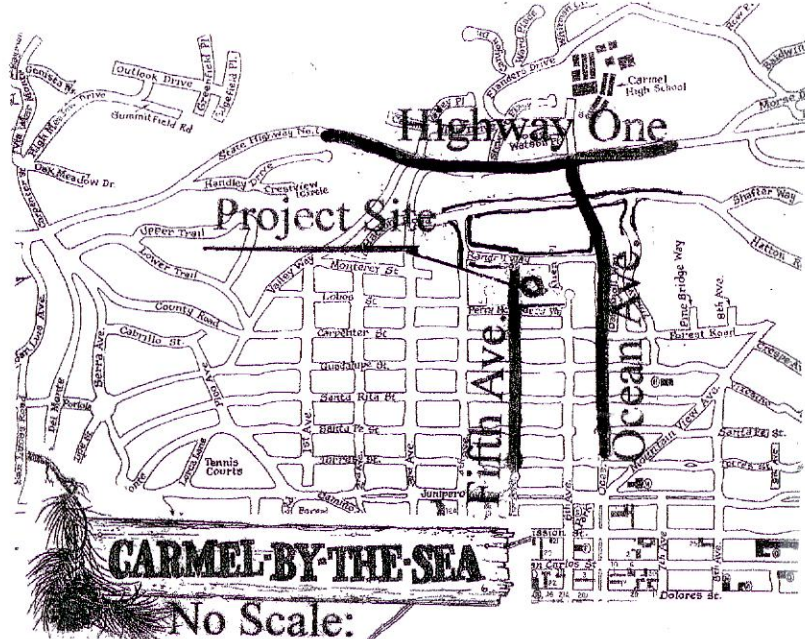
Acous.	Acoustical	F.F.	Finnish Floor	Pt.	Point
Adj.	Adjustable	Flash	Flashing	#	Pound or Number
Agg.	Aggregate	Fluor.	Fluorescent	PTDF	Pressure Treated Douglas Fir
AB	Anchor Bolt	Ft.	Foot or Feet	Rad.	Radius
Approx.	Approximately	Fig.	Footing	Rwd.	Redwood
Arch.	Architectural	FAU	Forced Air Unit	Ref.	Reference or Refrigerator
AC	Asphalt Concrete	Fdn.	Foundation	Reinf.	Reinforced
AS	Asphalt Surface	Furr.	Furring	Req.	Required
@	At	Galv.	Galvanized	Resil.	Resilient
ANG	Average Natural Grade	Ga.	Gauge	Ret.	Retaining
Bm	Beam	GL	Glass	Rm.	Room
Blk.	Block	GLB	Glue Laminated Beam	R.O.	Rough Opening
Blocks	Blocking	G.B.	Grab Bar	Sched.	Schedule
BD	Board	Gr.	Grade	Sect.	Section
Bldg.	Building	GFI	Ground Fault Interrupter	Sht.	Sheet
Clg.	Ceiling	Gnd.	Ground Fault Interrupter	Sim.	Similar
Cem.	Cement	Gyp.	Gypsum	S.B.	Solid Blocking
Chr.	Center	H.C.	Handicap	S.C.	Solid Core
C.O.	Clean Out	Hdr.	Header	S	South
Clr.	Clear	Htr.	Heater	Spec.	Specification
Cl.	Closet	Ht.	Height	Sq.	Square
Col.	Column	H.C.	Hollow Core	Std.	Standard
Conc.	Concrete	H.M.	Hollow Metal	Stl.	Steel
Det.	Detail	Horiz.	Horizontal	Stor.	Storage
Dia.	Diameter	H.B.	Hose Bib	Strl.	Structural
Dim.	Dimension	Insul.	Insulation	Susp.	Suspended
Dr.	Door	Int.	Interior	TOC	Top of Concrete
Dbl.	Double	J.H.	Joist Hanger	TOF	Top of Footing
D.F.	Douglas Fir	Max.	Maximum	TOP	Top of Pavement
Dn.	Down	Mln.	Minimum	TOW	Top of Wall
Dwg.	Drawing	Misc.	Miscellaneous	T&G	Tounge and Groove
D	Dryer	Mtd.	Mounted	Typ.	Typical
Ea.	Each	Nat.	Natural	UON	Unless Otherwise Noted
E	East	(N)	New	Vert.	Vertical
E.N.	Edge Nailing	N	North	W.C.	Water Closet
Ele.	Electrical	NIC	Not in Contract	W.H.	Water Heater
Ele.	Elevation	NTS	Not to Scale	WP	Water Proof
Eq.	Equal	O.C.	On Center	Wt.	Weight
Eqpt.	Equipment	Opp.	Opposite	WWM	Welded Wire Mesh
(E)	Existing	O'	Over	W	West or Washing Machine
Ext.	Exterior	Pr.	Pair	Wdw.	Window
FOC	Face of Concrete	d	Denny	W/	With
FOF	Face of Framing	Plas.	Plaster	W/in	Within
FOF	Face of Framing	PL	Plate	W/O	Without
F.G.	Finnish Grade	Plywd.	Plywood	Wd.	Wood

Archaeological Note:

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface of subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation required for recovery.



Location Map
No Scale:

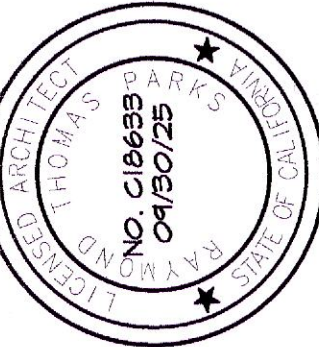


Vicinity Map
No Scale:

Sheet Index

No.	Title
A1.0	Cover
A1.1	Existing Site Plan
A1.2	Proposed Site Plan & Trellis
A2.0	Existing Res. Floor Plan
A2.1	Proposed Res. Floor Plan
A2.2	Studio Exist. & Proposed Floor Plans
A3.0	Res. North & East Elevations
A3.1	Res. South & West Elevations
A3.2	Studio Elevations

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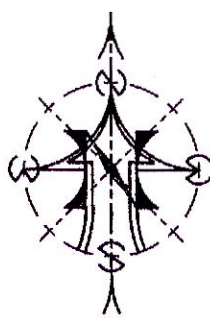
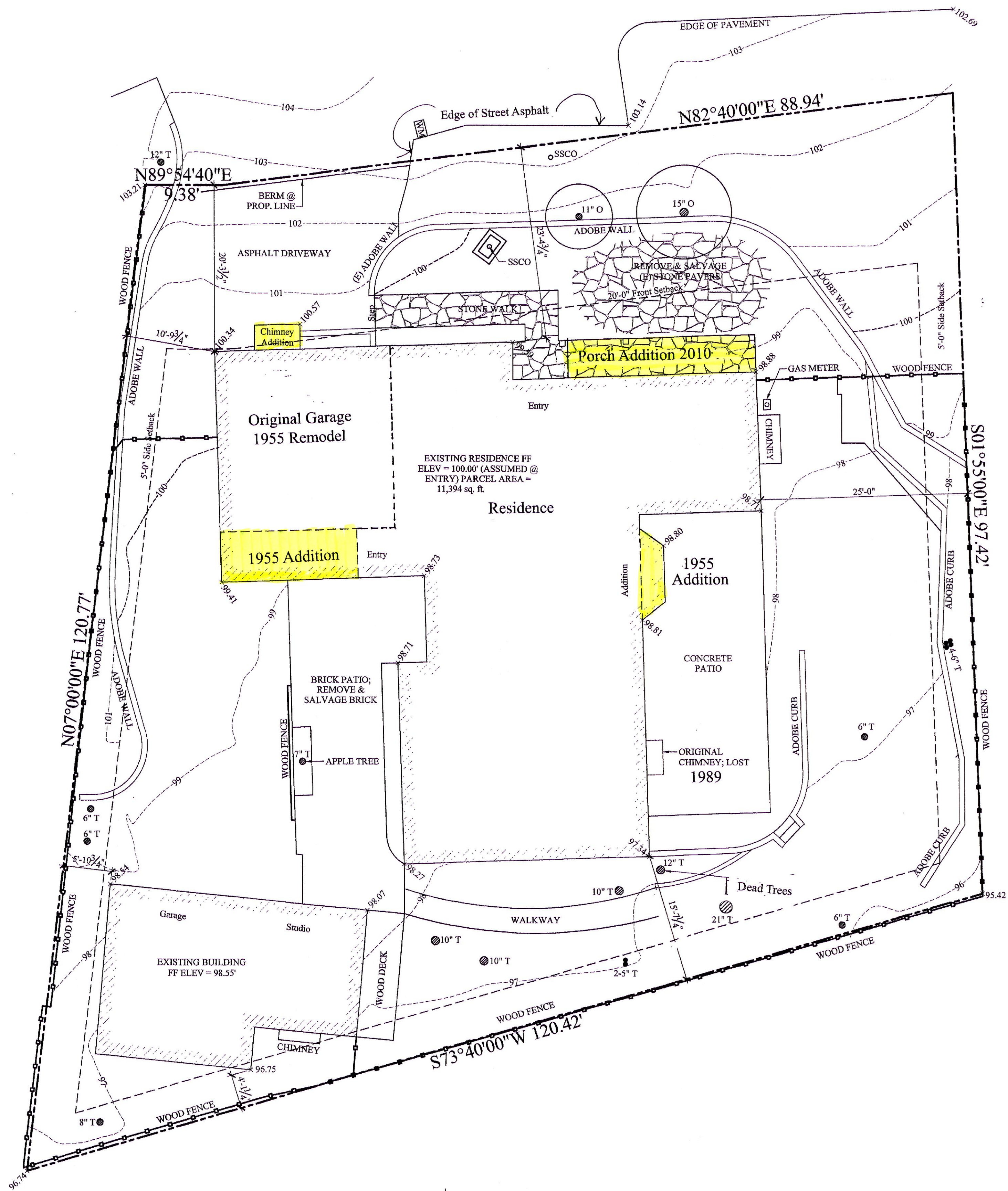
Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
3360 Fifth Ave. Carmel, Ca 93923

APN: 009-162-029

Cover

Drawing Date:	08-13-24
Revision:	2-18-25
Revision:	
Revision:	

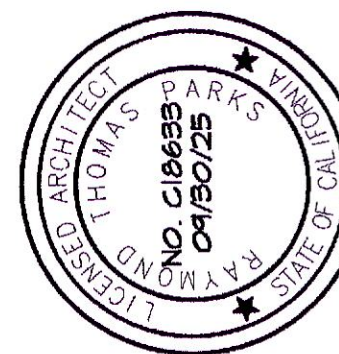
5th Avenue



Existing Site Plan

Scale: 1/8"=1'-0"

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Existing Site Plan

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APN: 009-162-029

Drawing Date: 08-13-24
Revision: 2-18-25
Revision:
Revision:

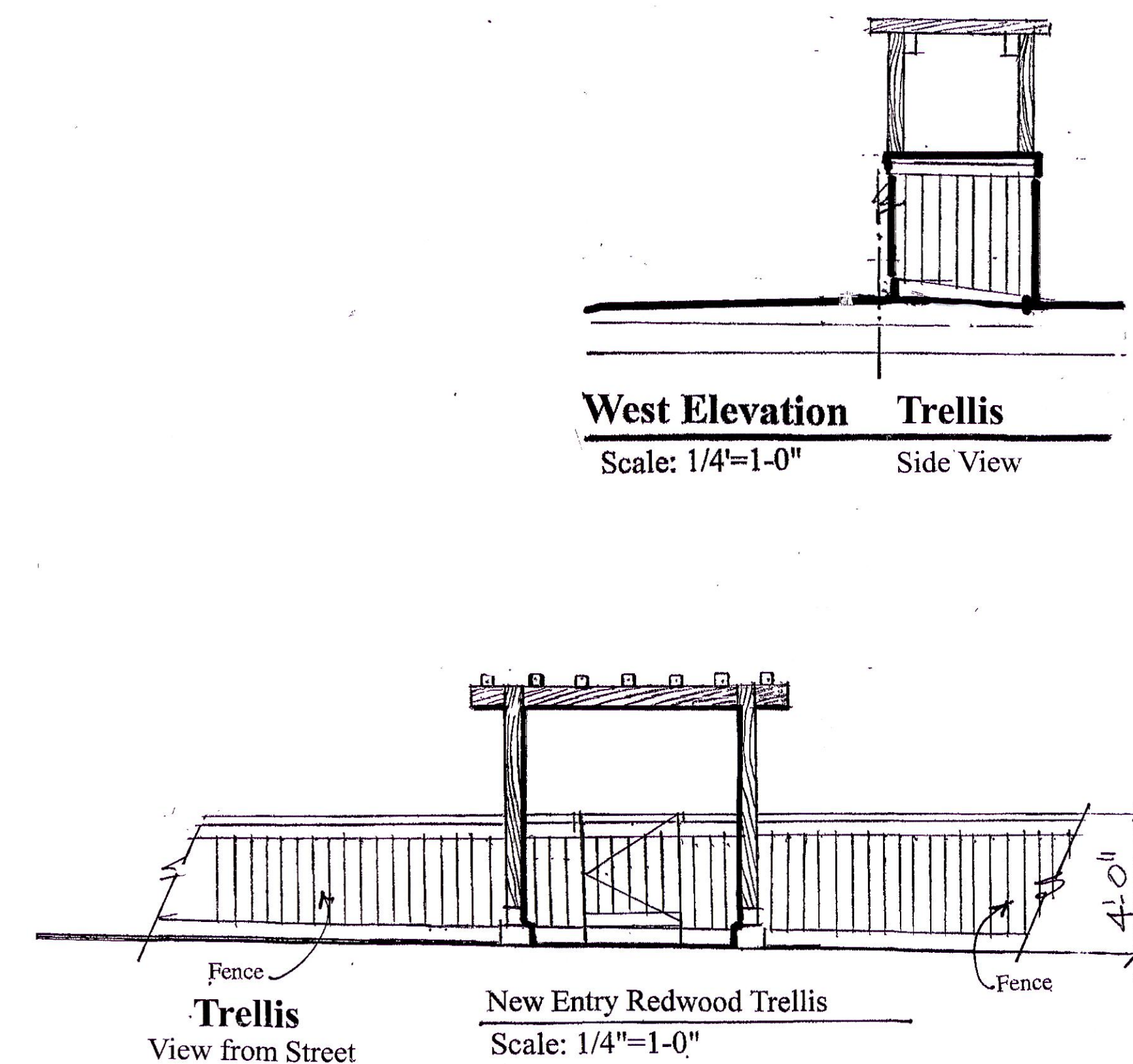
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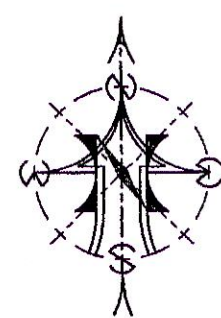
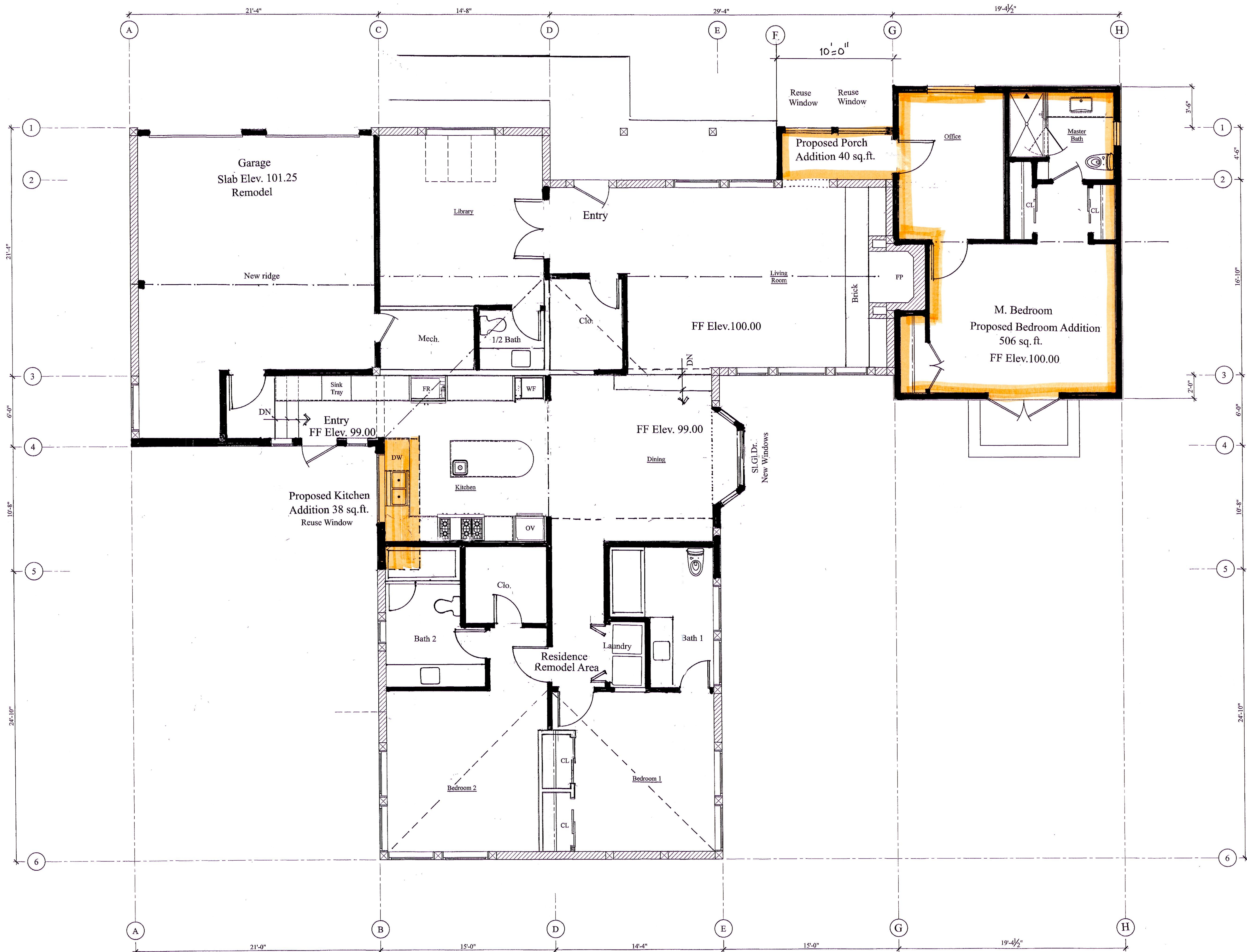
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Revision:	
Revision:	

A1.2





Proposed Floor Plan
Scale: 1/4"=1'-0"

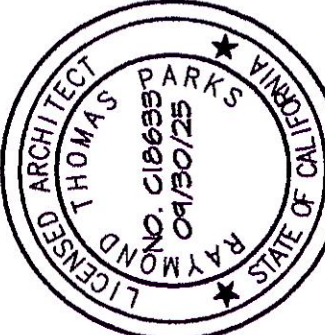
LEGEND:

- (N) 2x6 WALL FRAMING
- (N) 2x4 WALL FRAMING
- (E) 8" ADOBE BLOCK WALLS
- (E) WOOD FRAMED WALLS TO REMAIN

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.

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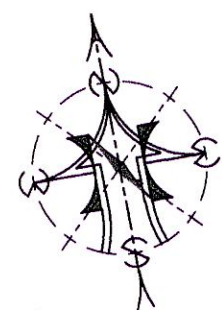
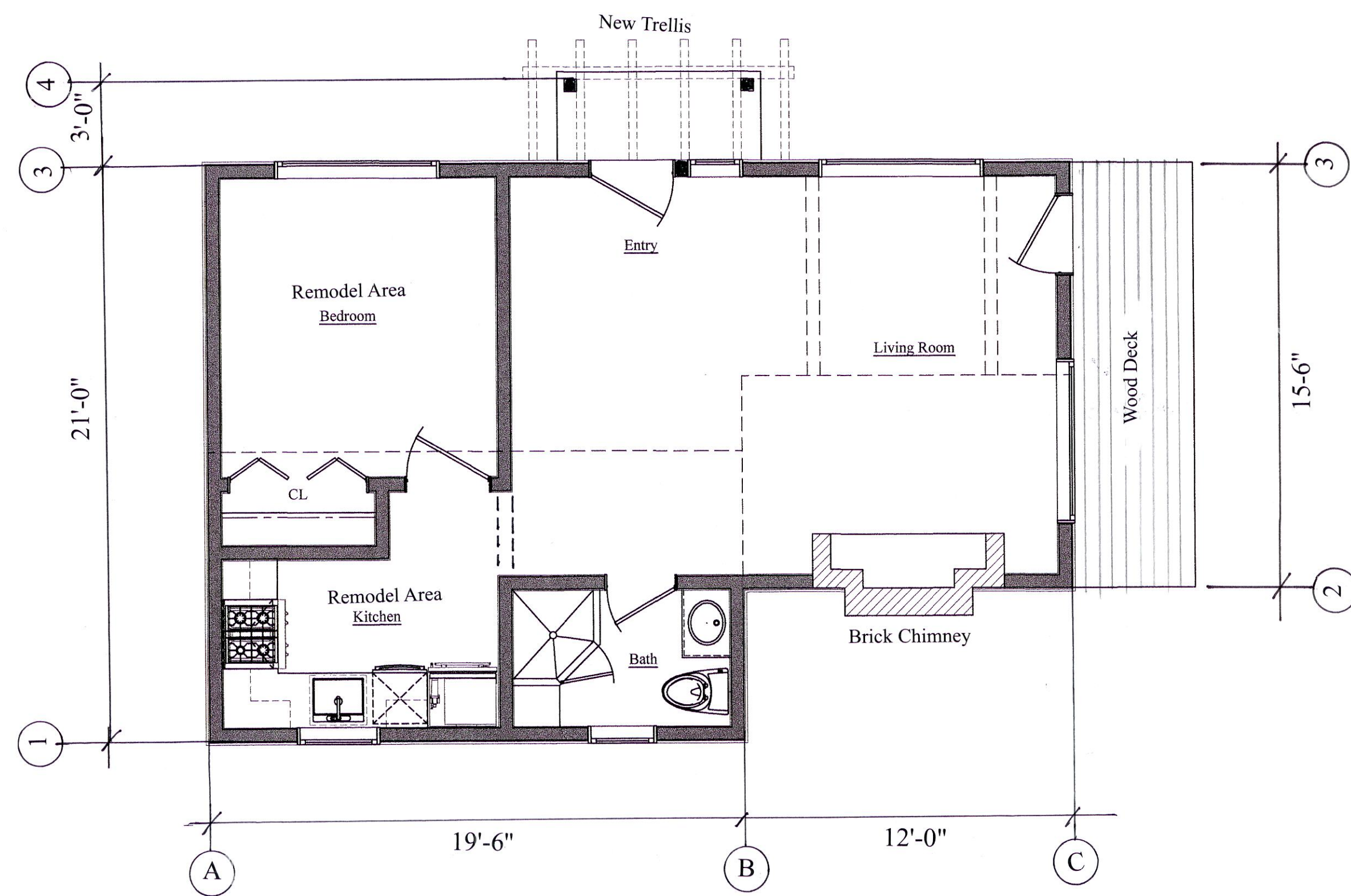
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Proposed Floor Plan

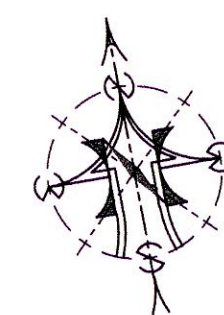
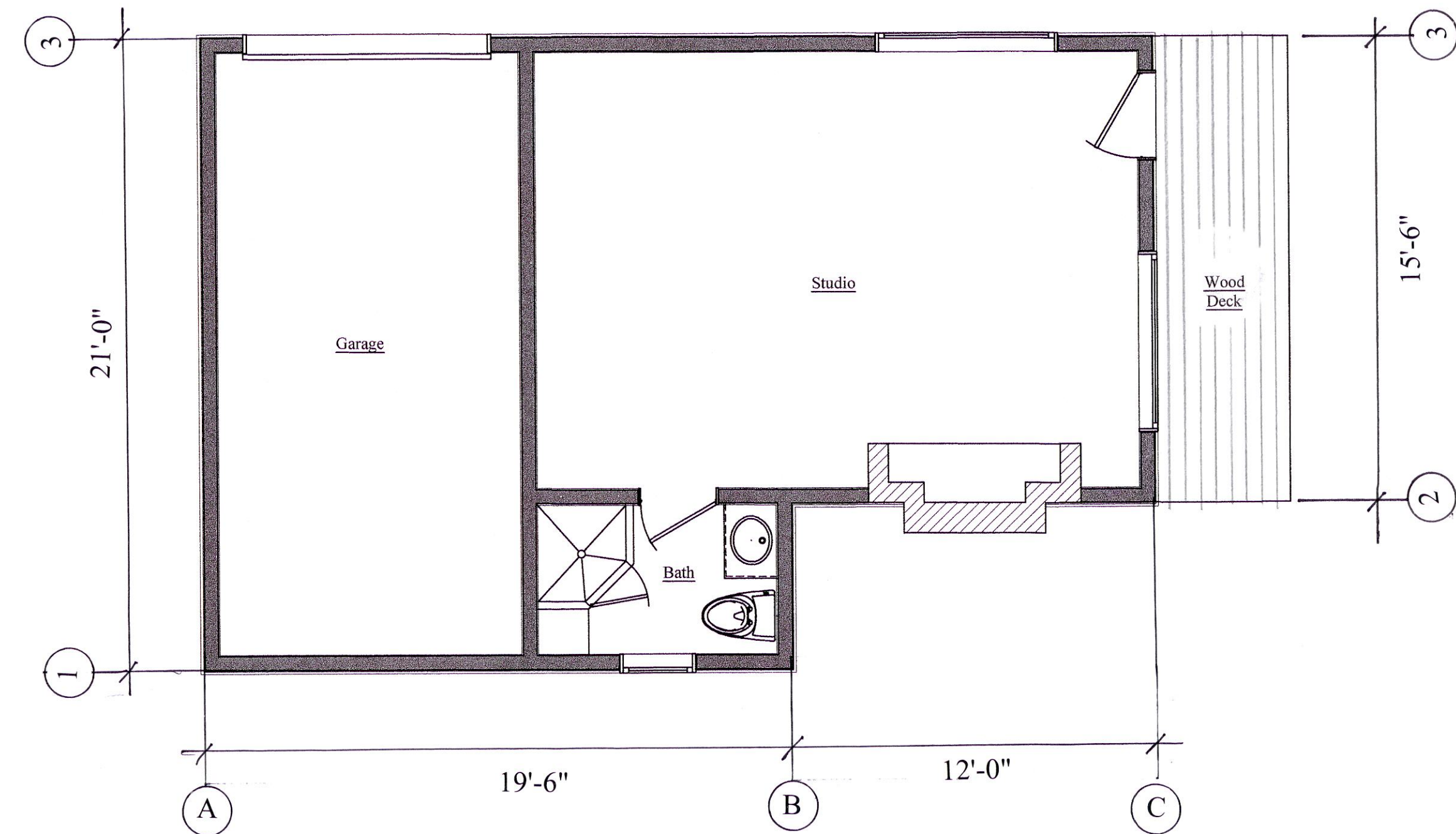
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Revision:
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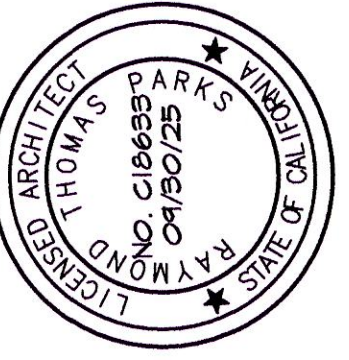


Proposed Studio Floor Plan (ADU)
Scale: 1/4"=1'-0"



Existing Studio Floor Plan
Scale: 1/4"=1'-0" 1955 Addition

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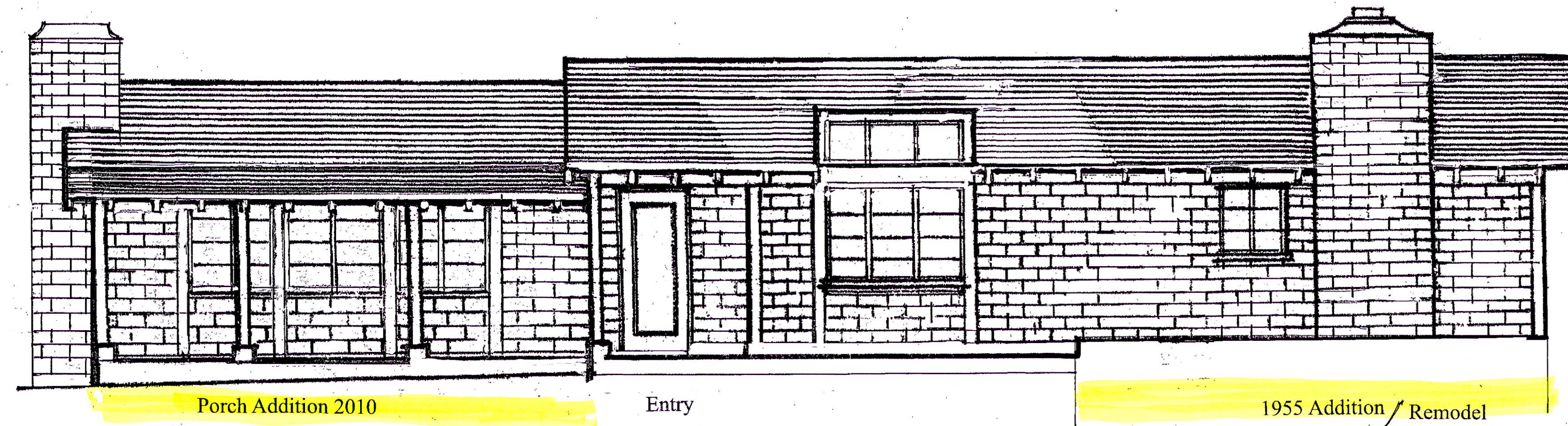


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Studio Floor Plans (ADU)

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APN: 009-162-029

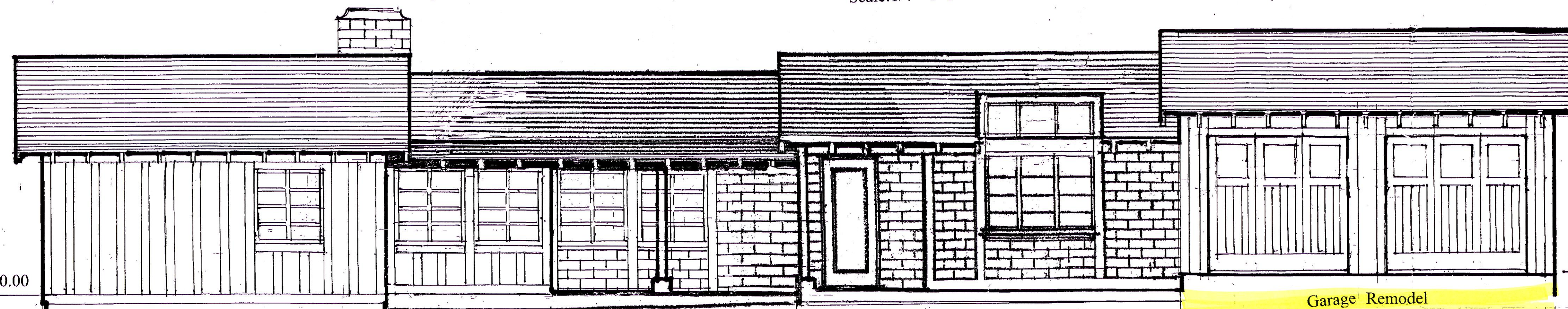
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Revision: 2-18-25
Revision:
Revision:



Entry

Existing North Elevation

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



FF Elev. 100.00

Slab Elev. 101.25

Entry

Proposed North Elevation

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

Exterior Materials: match existing materials and colors

- Existing & New Adobe; Beige color
- Existing & New Redwood Posts; Light Beige color
- Existing & Proposed Wood Trim; Light Beige color
- Existing & Proposed Metal Windows; Dark Green color
- Salvage Existing Windows; when feasible
- Existing & Proposed Roof Cedar Shingles; Natural
- New Board & Batt Siding; Beige color to match Adobe
- New Custom Garage Wood Doors; Beige to match Adobe



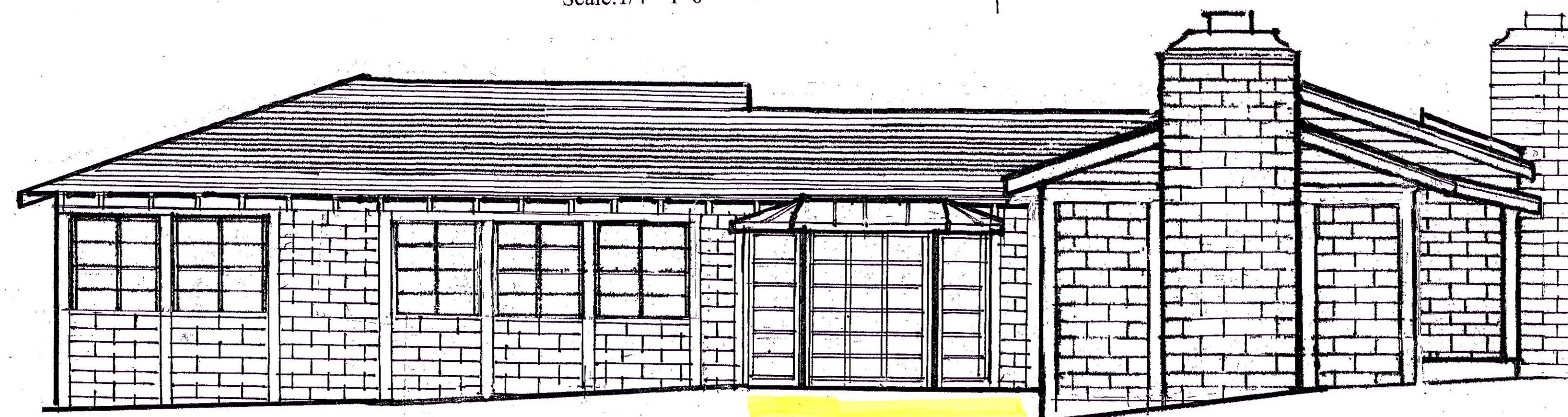
FF Elev. 99.00

FF Elev. 100.00

Proposed East Elevation

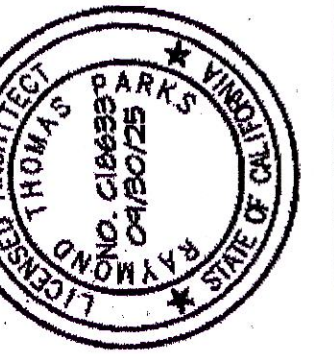
Scale: 1/4"=1'-0"

M. Bedroom Addition



Existing East Elevation

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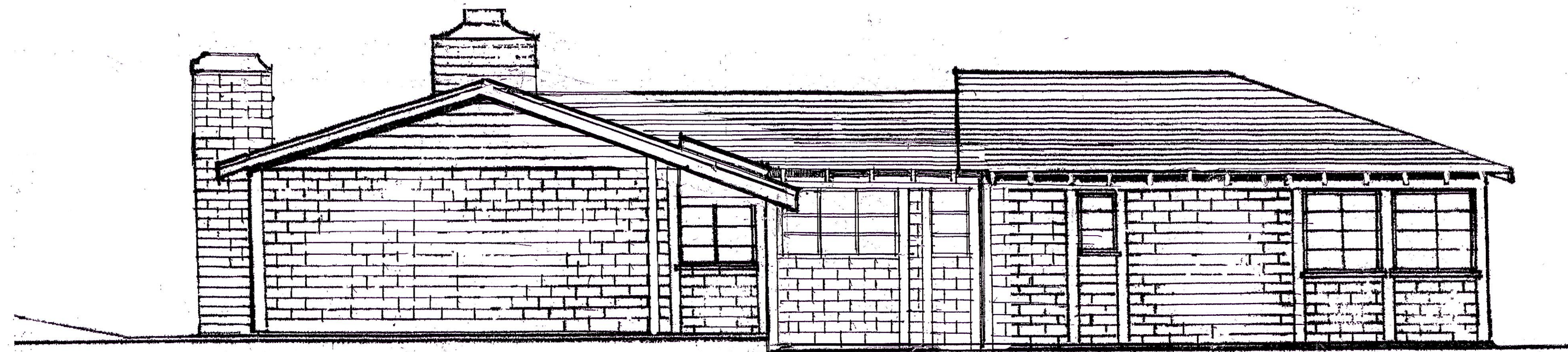
Exterior Elevations

Scott Gale & Nina Nygard Family Trust
Historic Donald Teague House & Studio
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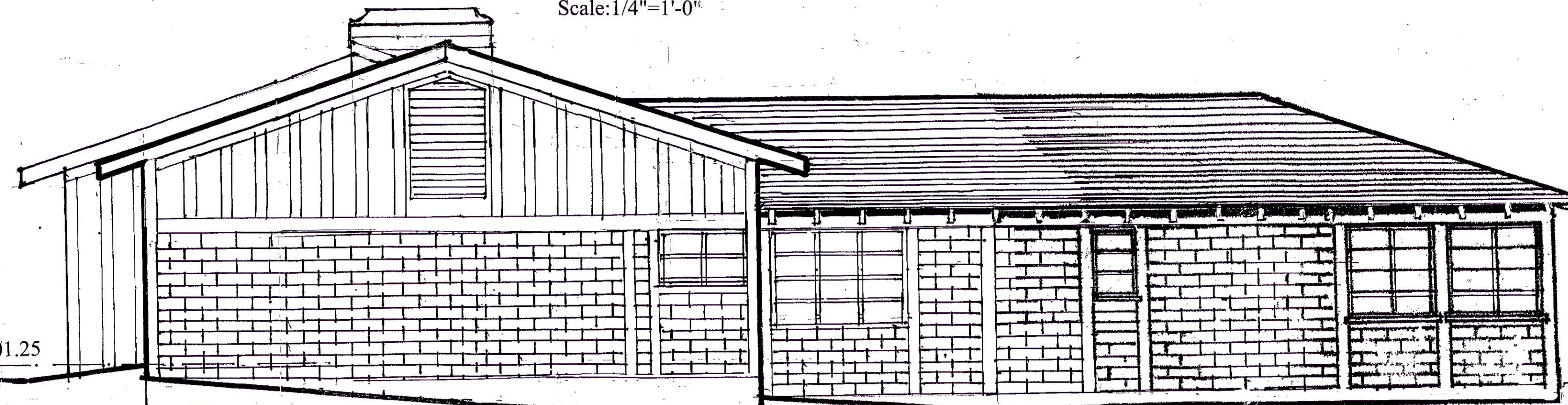
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Revision:
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A3.0



Existing West Elevation

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



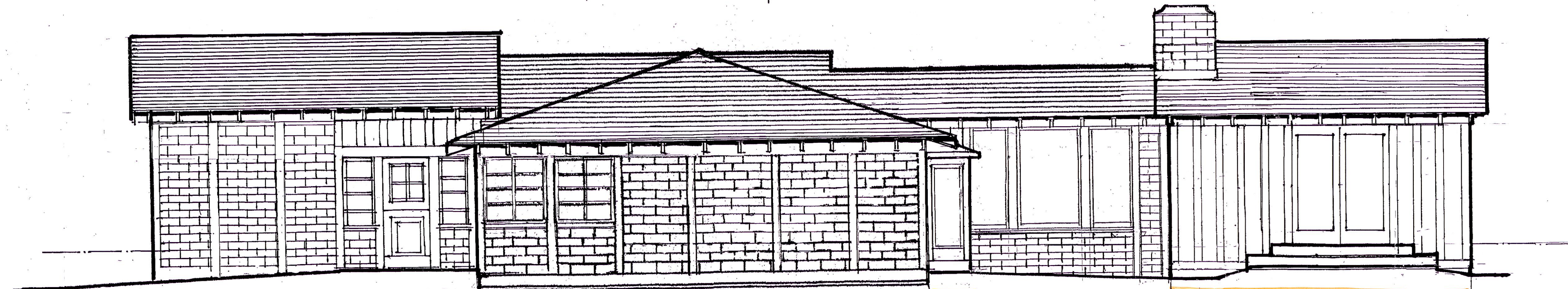
Remodel

Addition

Proposed West Elevation

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

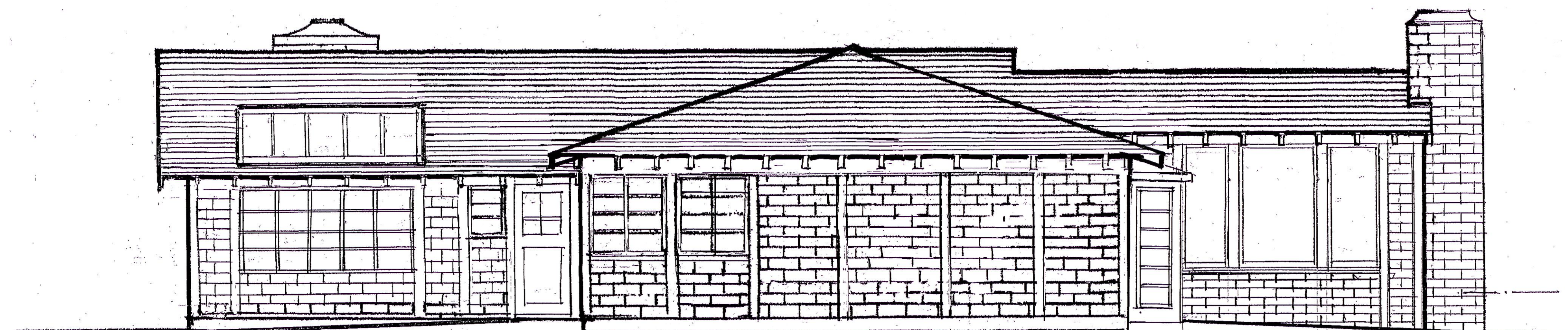
Exterior Materials: match existing materials and colors
 Existing & New Adobe; Beige color
 Existing & New Redwood Posts; Light Beige color
 Existing & Proposed Wood Trim; Light Beige color
 Existing & Proposed Metal Windows; Dark Green color
 Salvage Existing Windows; when feasible
 Existing & Proposed Roof Cedar Shingles; Natural
 New Board & Batt Siding; Beige color to match Adobe
 New Custom Garage Wood Doors; Beige to match Adobe



M. Bedroom Addition

Proposed South Elevation

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



1955 Remodel

Existing South Elevation

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

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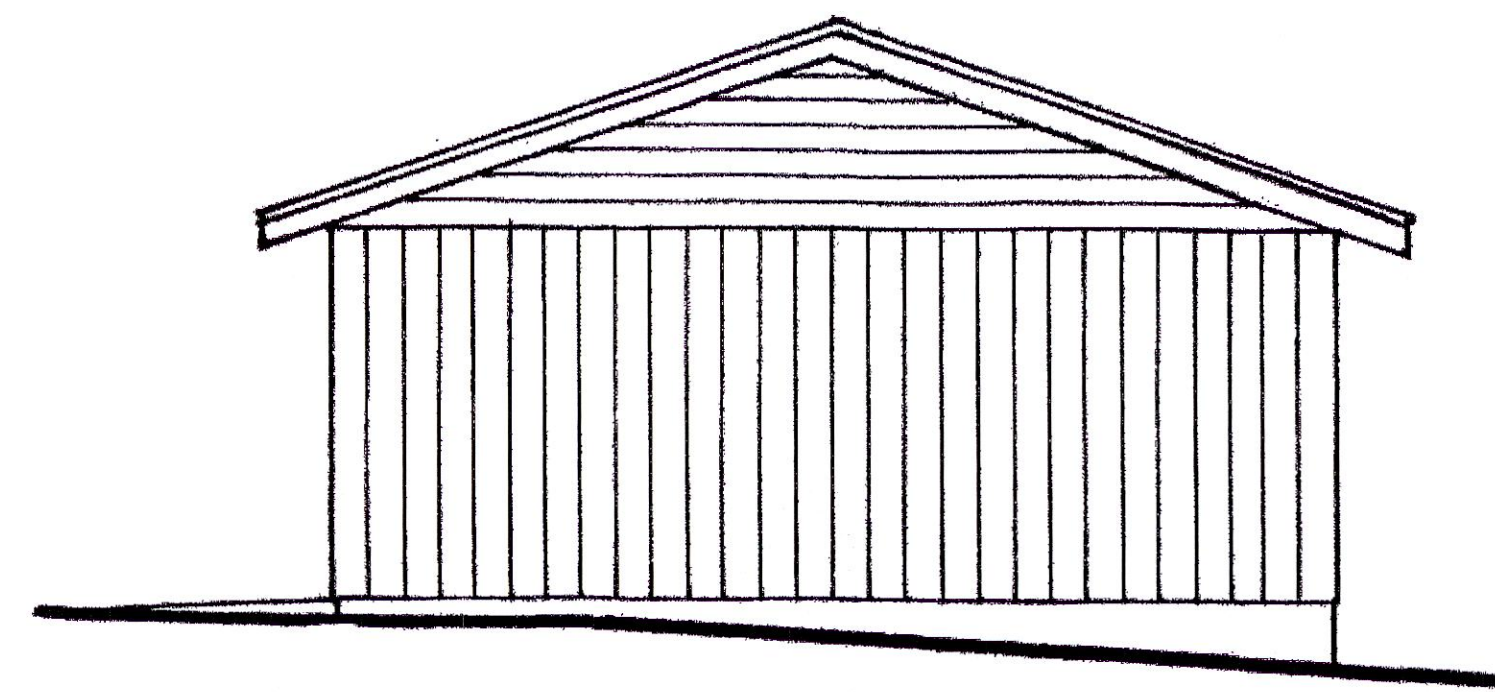
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Exterior Elevations
 Scott Gale & Nina Nygard Family Trust
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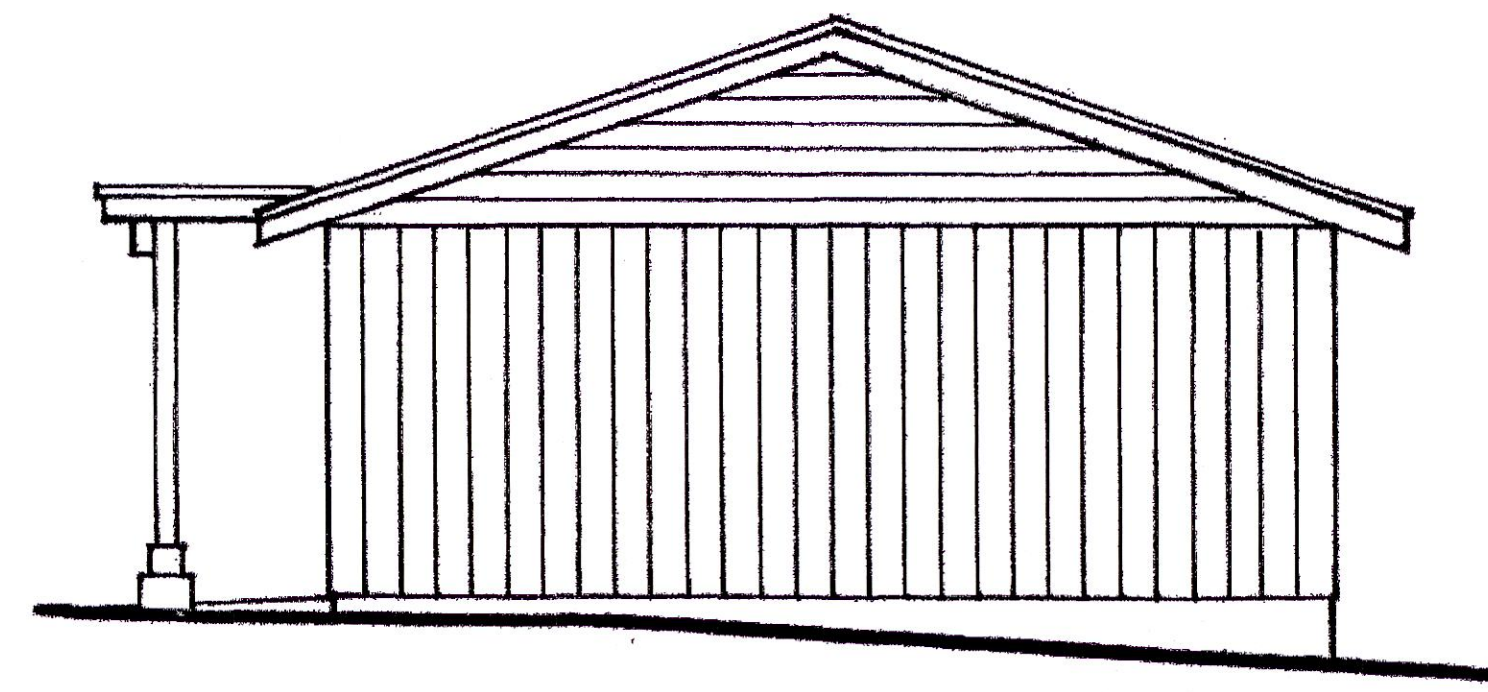
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 Revision: 2-18-25
 Revision:
 Revision:

A3.1



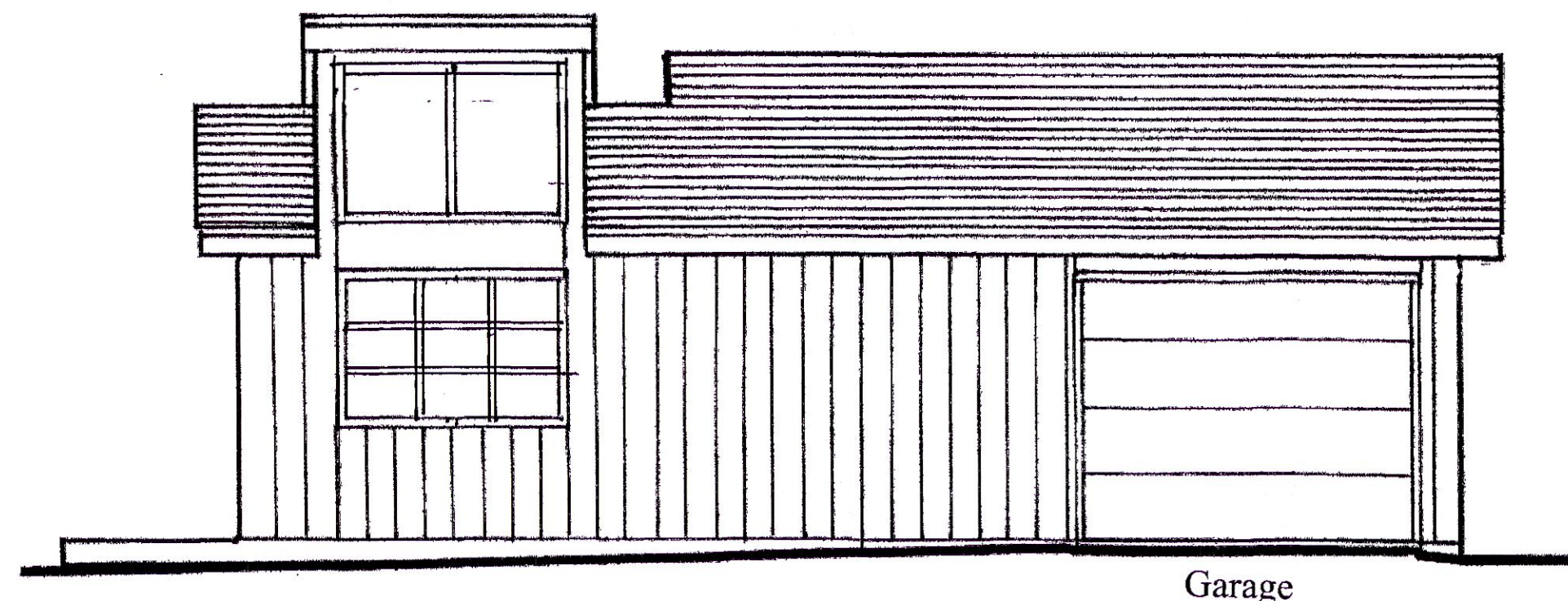
Existing West Elevation

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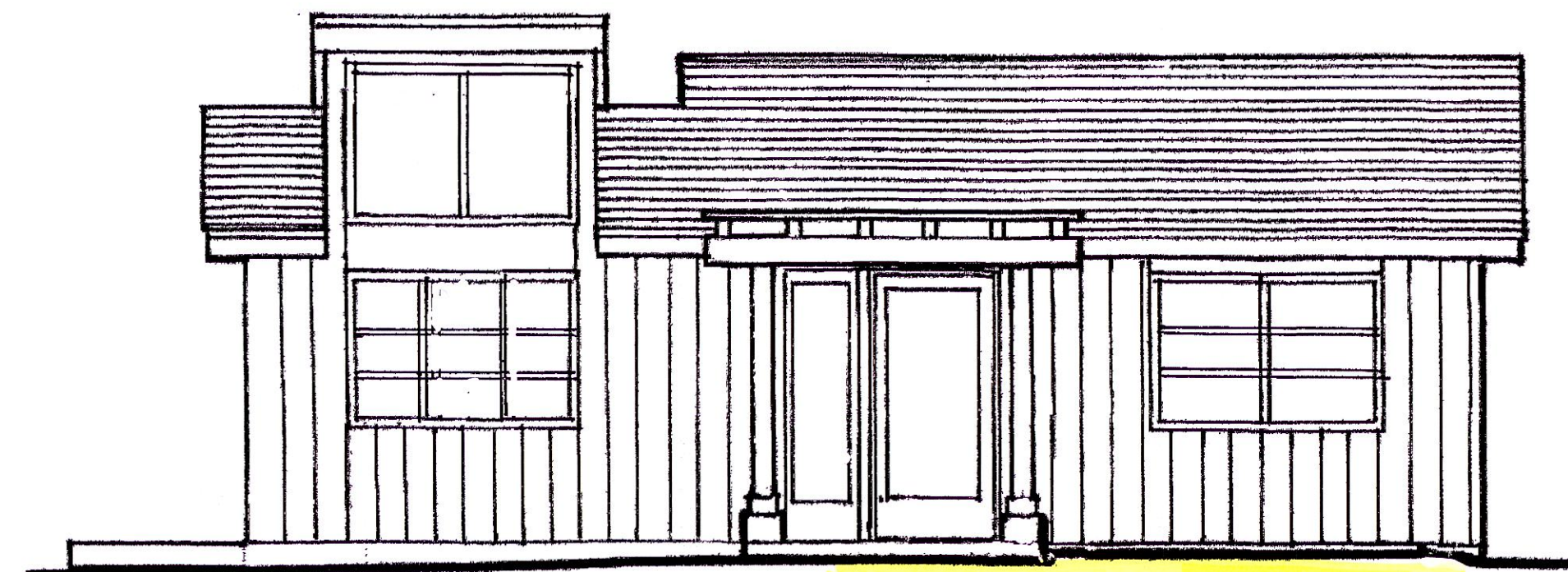
Proposed West Elevation

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



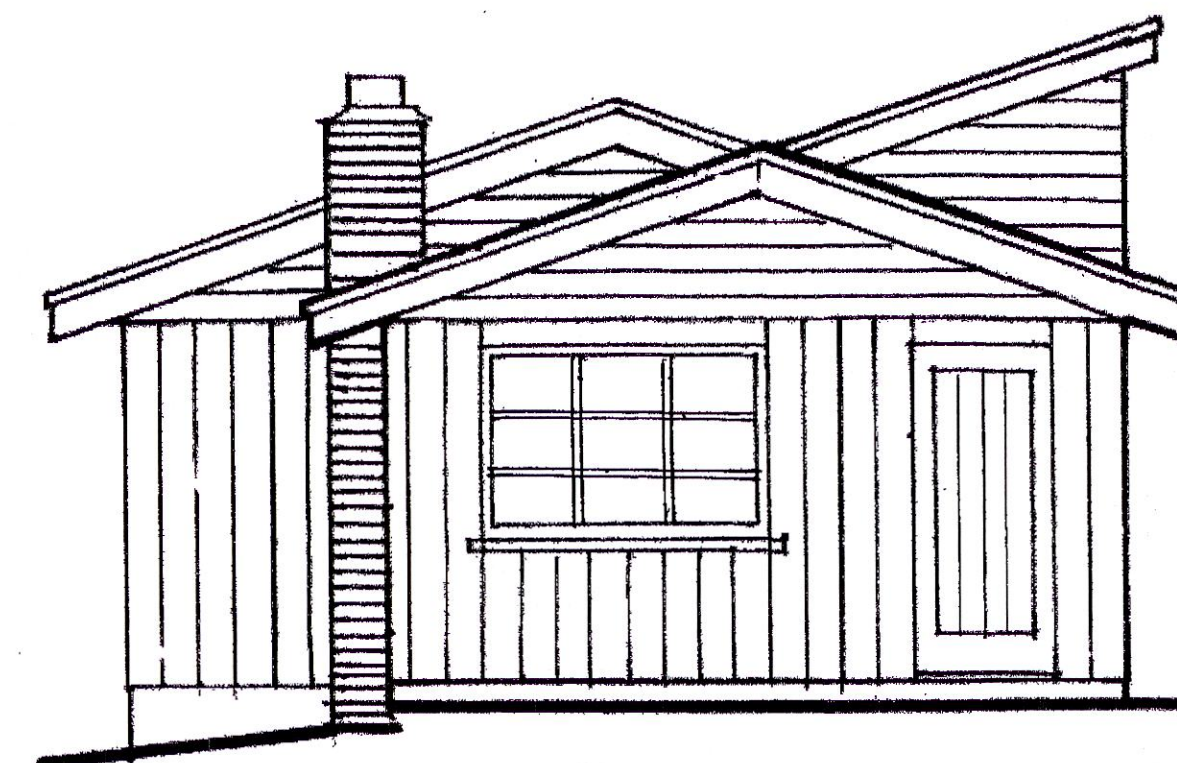
Existing North Elevation

Scale: 1/4"=1'-0" 1955 Addition



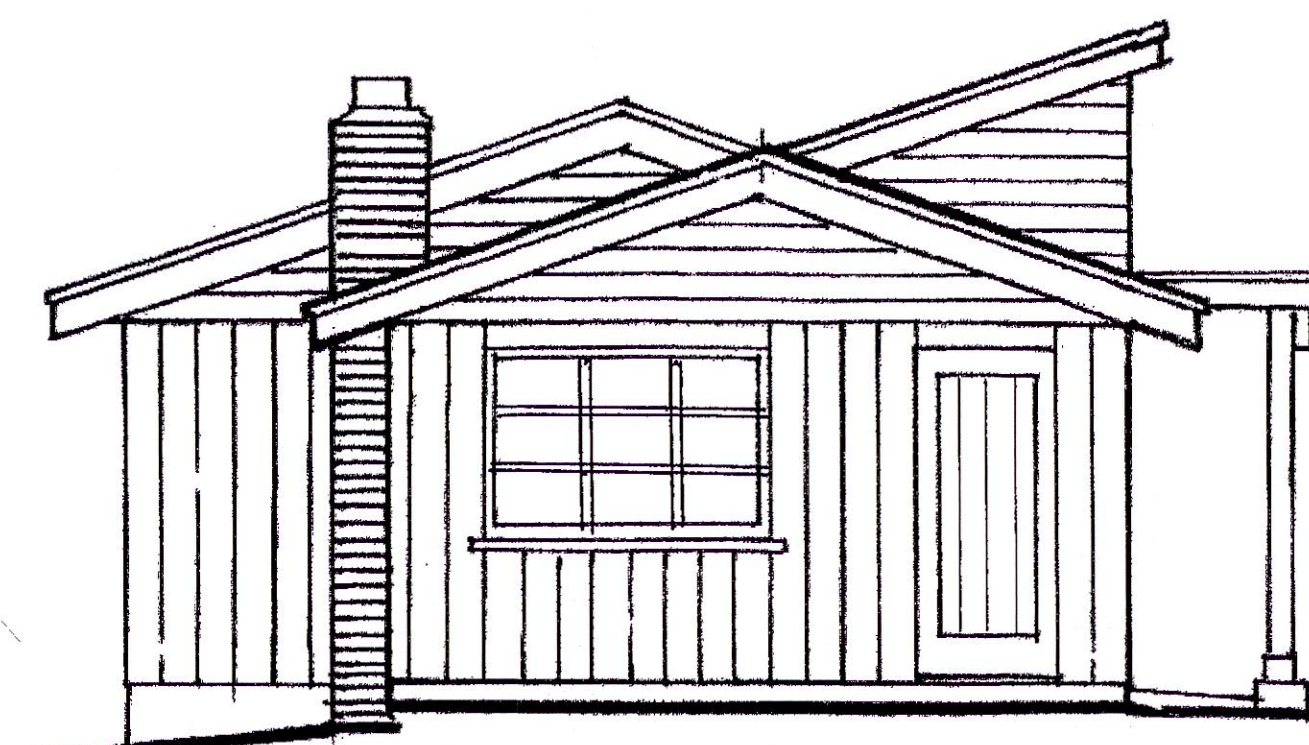
Proposed North Elevation

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



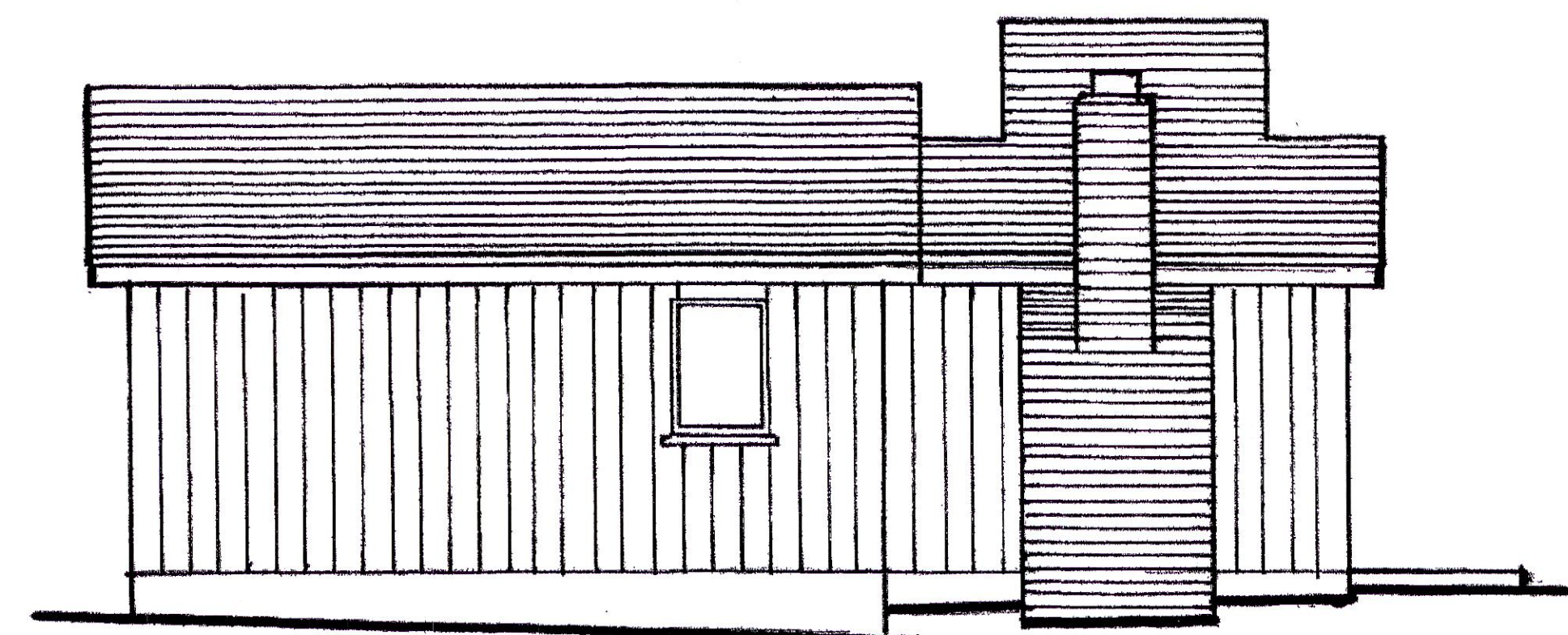
Existing East Elevation

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



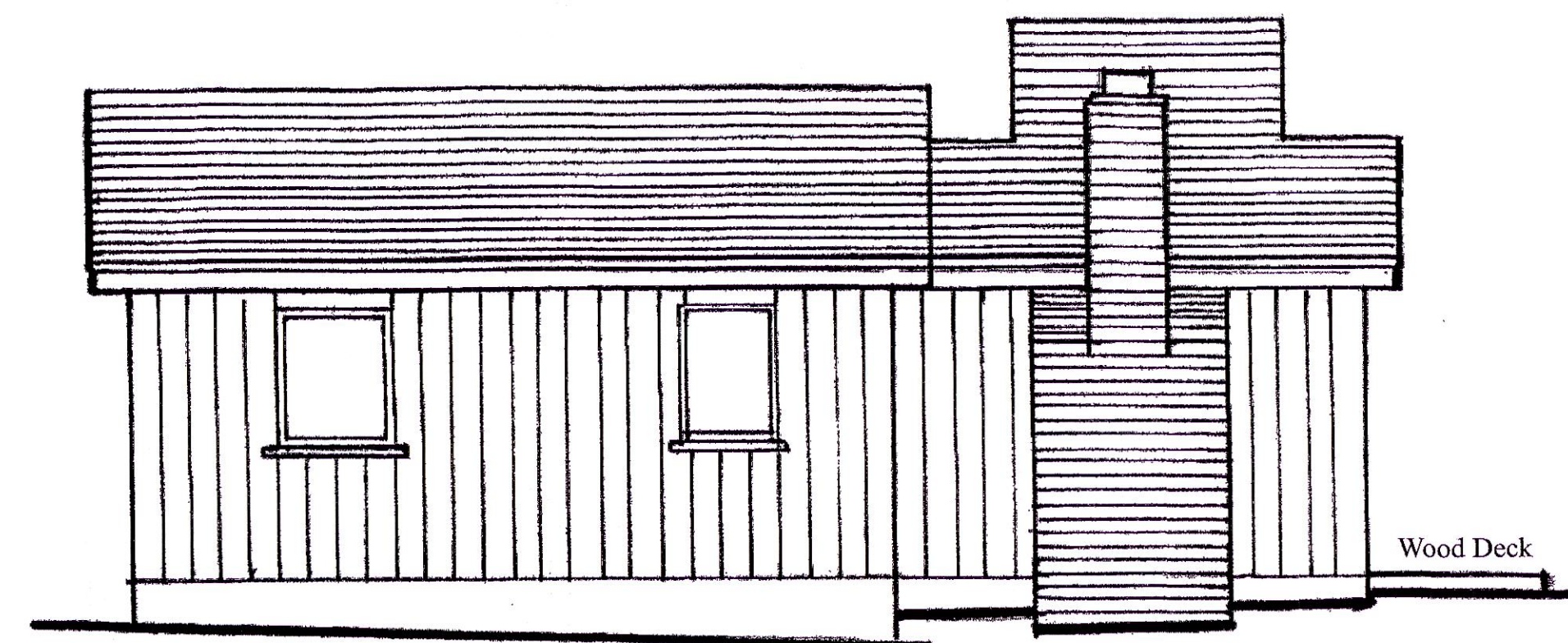
Proposed East Elevation

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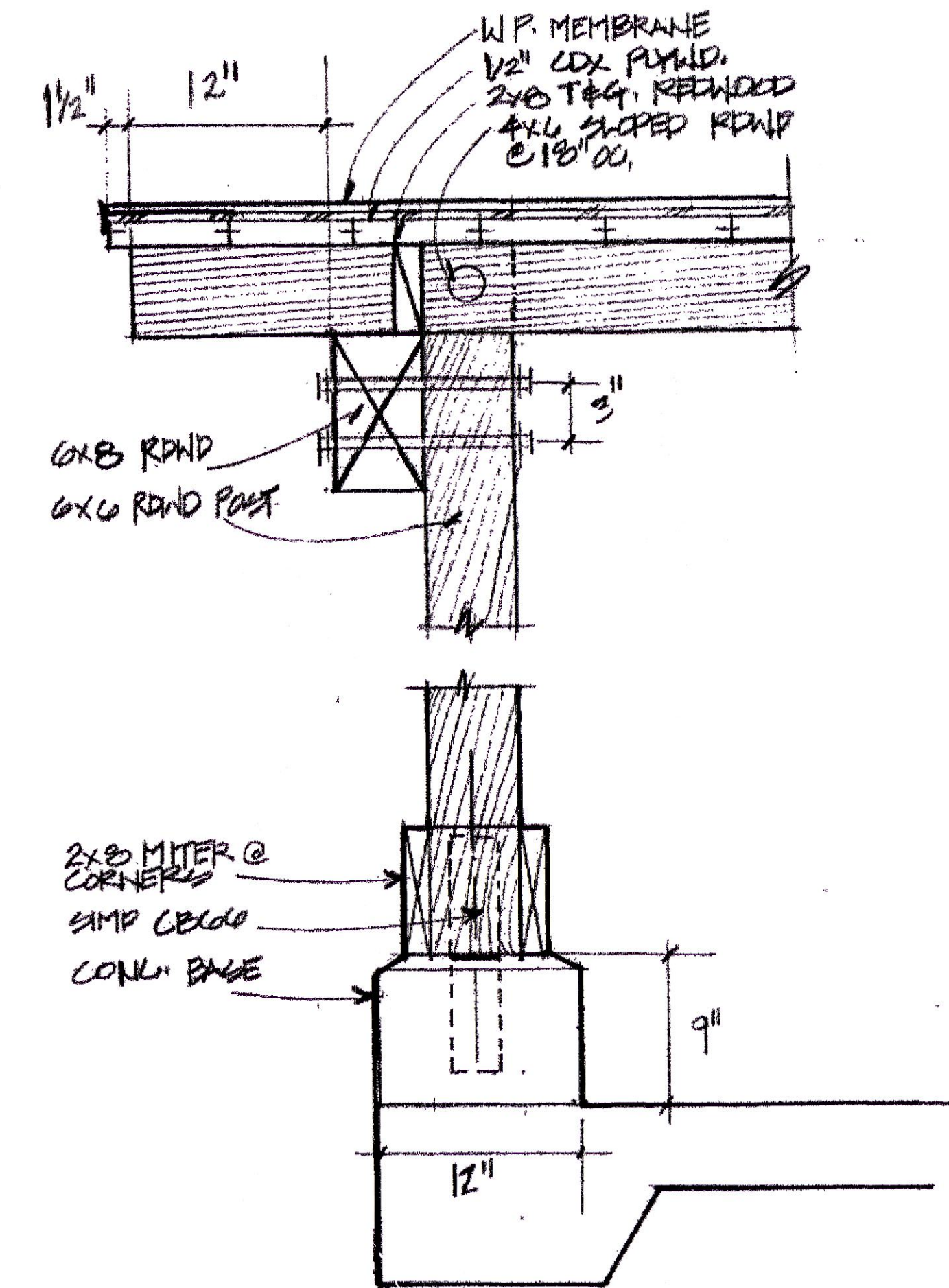
Existing South Elevation

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



Proposed South Elevation

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

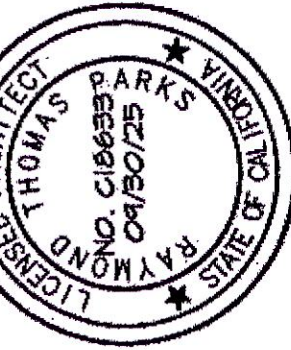


Trellis Detail

Scale: 1 1/2"=1'-0"

Existing Materials; new to match existing
1x8 Vertical Siding; beige
Wood trim; light beige
Typ. Metal Windows; dark green
Cedar Shingles; natural
Brick Chimney; natural

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Studio Elevations [ADU]
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Drawing Date: 12-12-23
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Revision:
Revision:

A3.2