

# Exhibit A

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MATERIAL & LIGHT FIXTURE SAMPLES

NOTE: FINAL REVIEW OF ACTUAL PAINT/STAIN ON STRUCTURE TO BE STAFF APPROVED.



GRANITE ROCK WALL



PRE-WEATHERED ZINC STANDING SEAM ROOF



BRONZE WINDOWS & DOORS,  
PATINA FINISH



HONED GRANITE



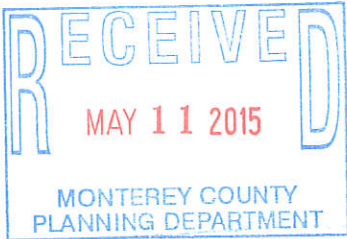
WALL SCONCES AT EXTERIOR DOORS ON MAIN LEVEL,  
APPROX. 35 WATTS EA.



RECESSED LED ROPE WALL WASHERS AT EXT. WALKWAYS,  
APPROX. 12 WATTS EA.



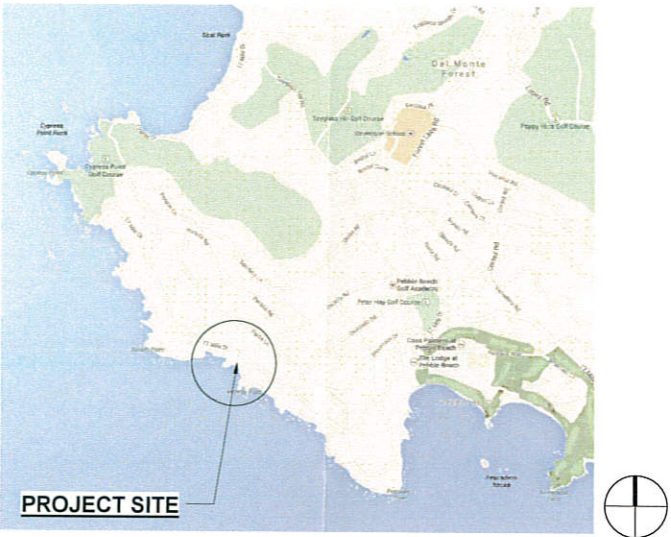
4" LED RECESSED LIGHT FIXTURE BELOW EAVES AND  
BALCONIES, SALT RESISTANT, APPROX. 9.5 WATTS EA.



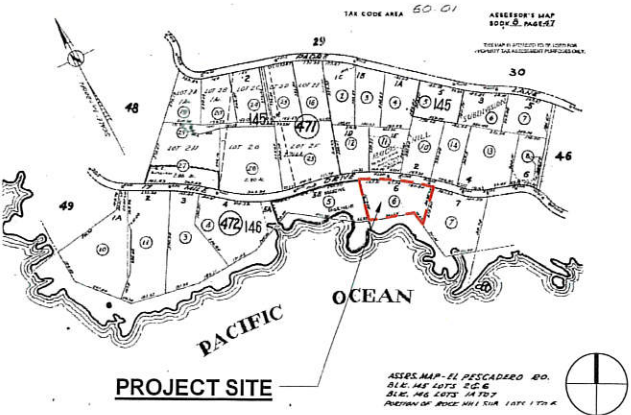
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VICINITY MAP



PARCEL MAP



SCOPE OF WORK

AMENDMENT OF COMBINED COASTAL DEVELOPMENT PERMIT PLN110114 TO INCLUDE DEMOLITION OF AN EXISTING 2,083 SF SINGLE FAMILY HOME TO CONSTRUCT A NEW 8,886 SF SINGLE FAMILY HOME.

PROJECT TEAM

OWNER	RICHARD LUNDQUIST 1809 Paseo del Sol Palos Verdes Estates, CA 90274 Phone: 310-640-1520
ARCHITECT	STUDIO CARVER ARCHITECTS, INC. P.O. Box 2684, Carmel, CA 93921 Phone: 831-622-7837 Fax: 831-624-0364 E-mail: Robert@StudioCarver.com Contact: Robert Carver, AIA, LEED AP
SURVEYOR	JON D. HAGEMEYER 25170 Randall Way Carmel, CA 93923 Phone: 831-624-6888 Contact: Jon D. Hagemeyer

PROJECT INFORMATION

PROPERTY ADDRESS	3224 Seventeen Mile Drive Pebble Beach, CA 93953
LEGAL DESCRIPTION	Lot 6, Block 146 of Assessor's Map, Book 6, Page 47
APN	008-472-006-000
ZONING	LDR/2-D(CZ)
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
LOT SIZE	73,230 SQ. FT. (1.68 ACRES)
MAX. HEIGHT ALLOWED ABOVE AVG. NATURAL GRADE	30'-0"
(P) MAX. HEIGHT ABOVE AVG. NATURAL GRADE	27'-8"

BUILDING AREA & SITE COVERAGE

EXISTING DEVELOPMENT AS APPV'D PURSUANT TO PLN110114:

(E) HOUSE FLOOR AREA	2,083 SQ. FT.
(E) CARPORT AREA	249 SQ. FT.
(E) GARAGE AREA (APPROVED)	1,106 SQ. FT.
(E) DECK AREA	740 SQ. FT.

PROPOSED DEVELOPMENT:

(P) HOUSE FLOOR AREA:	
LOWER LEVEL	3,399 SQ. FT.
MAIN LEVEL	3,138 SQ. FT.
UPPER LEVEL	2,349 SQ. FT.
TOTAL AREA	8,886 SQ. FT.

(P) BALCONY AREA:	
MAIN LEVEL	571 SQ. FT.
UPPER LEVEL	725 SQ. FT.
TOTAL AREA	1,296 SQ. FT.

FLOOR AREA RATIO ALLOWED = 17.50%  
(E) FLOOR AREA RATIO  
(2,083 SQ. FT. HOUSE + 249 SQ. FT. CARPORT + 553 SQ. FT. 1/2 GARAGE)  
2,885 SQ. FT./73,230 SQ. FT. = 0.0394 OR 3.94%

(P) FLOOR AREA RATIO  
(8,886 SQ. FT. HOUSE + 553 SQ. FT. 1/2 GARAGE)  
9,439 SQ. FT./73,230 SQ. FT. = 0.1288 OR 12.88%

TOTAL LOT COVERAGE ALLOWED = 15%  
(E) TOTAL LOT COVERAGE  
(2,382 SQ. FT. HOUSE + 740 SQ. FT. DECK + 249 SQ. FT. CARPORT + 553 SQ. FT. 1/2 GARAGE)  
3,924 SQ. FT./73,230 SQ. FT. = 0.0535 OR 5.35%

(P) TOTAL LOT COVERAGE  
(3,523 SQ. FT. HOUSE + 571 SQ. FT. BALCONY + 553 SQ. FT. 1/2 GARAGE)  
4,647 SQ. FT./73,230 SQ. FT. = 0.0634 OR 6.34%

MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	26 CU. YDS. - FILL 1,367 CU. YDS. - CUT 1,341 CU. YDS. - NET CUT
REQUIRED PARKING	2 SPACES/UNIT
PROPOSED PARKING	4 SPACES

NOT FOR CONSTRUCTION

LUNDQUIST  
RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

P.O. BOX 2684  
CARMEL, CA 93921 U.S.A.  
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REVISION #

ARCHITECTURAL  
COVER SHEET

Scale: @ 24x36  
Drawn By: SBP  
Job: 1026

G1.0

04/27/2015

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PROJECT DATA SUMMARY

APN	008-472-006-000
ZONING	LDR/2-D(CZ)
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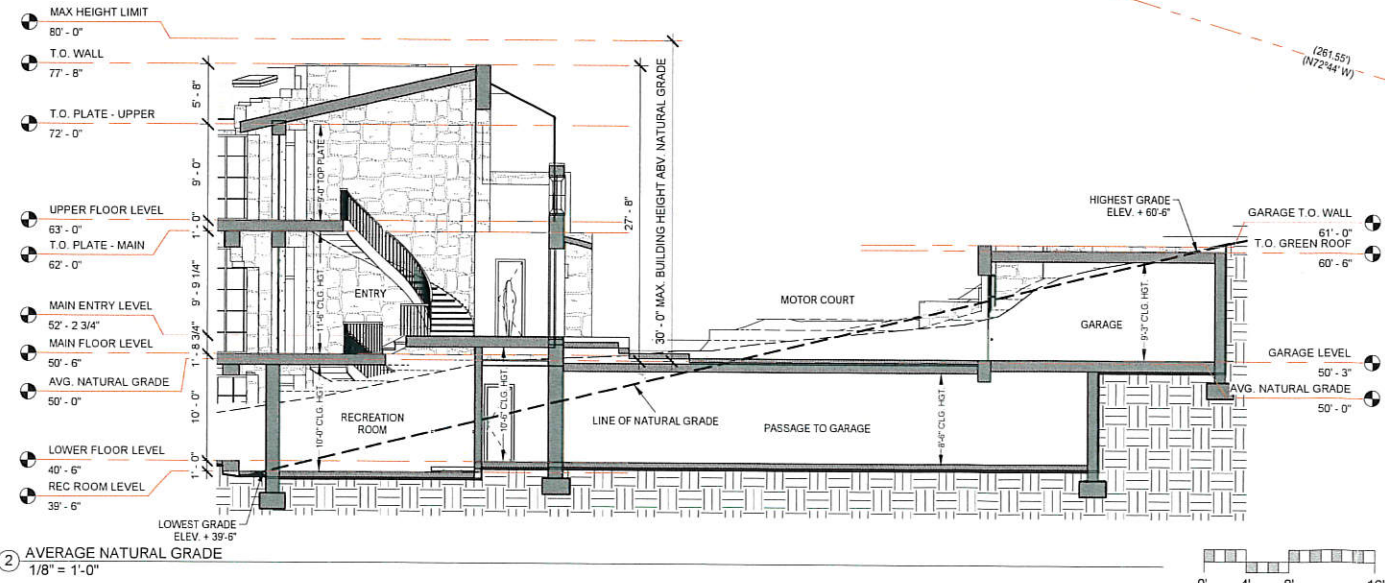
(P) IMPERVIOUS COVERAGE

1) STRUCTURES:	
(P) HOUSE	3,523 SQ. FT.
(P) BALCONY	571 SQ. FT.
(E) GARAGE, 1/2 (APPROVED)	553 SQ. FT.
TOTAL	4,647 SQ. FT.
2) SURFACES:	
(P) ENTRY STEPS	40 SQ. FT.
(P) SITE WALLS & ENTRY COLUMNS	581 SQ. FT.
TOTAL	621 SQ. FT.

TREES TO BE REMOVED NONE

GRADING ESTIMATES  
26 CU. YDS. - FILL  
1,367 CU. YDS. - CUT  
1,341 CU. YDS. - NET CUT

REQUIRED PARKING 2 SPACES/UNIT  
PROPOSED PARKING 4 SPACES



LANDSCAPE NOTES:

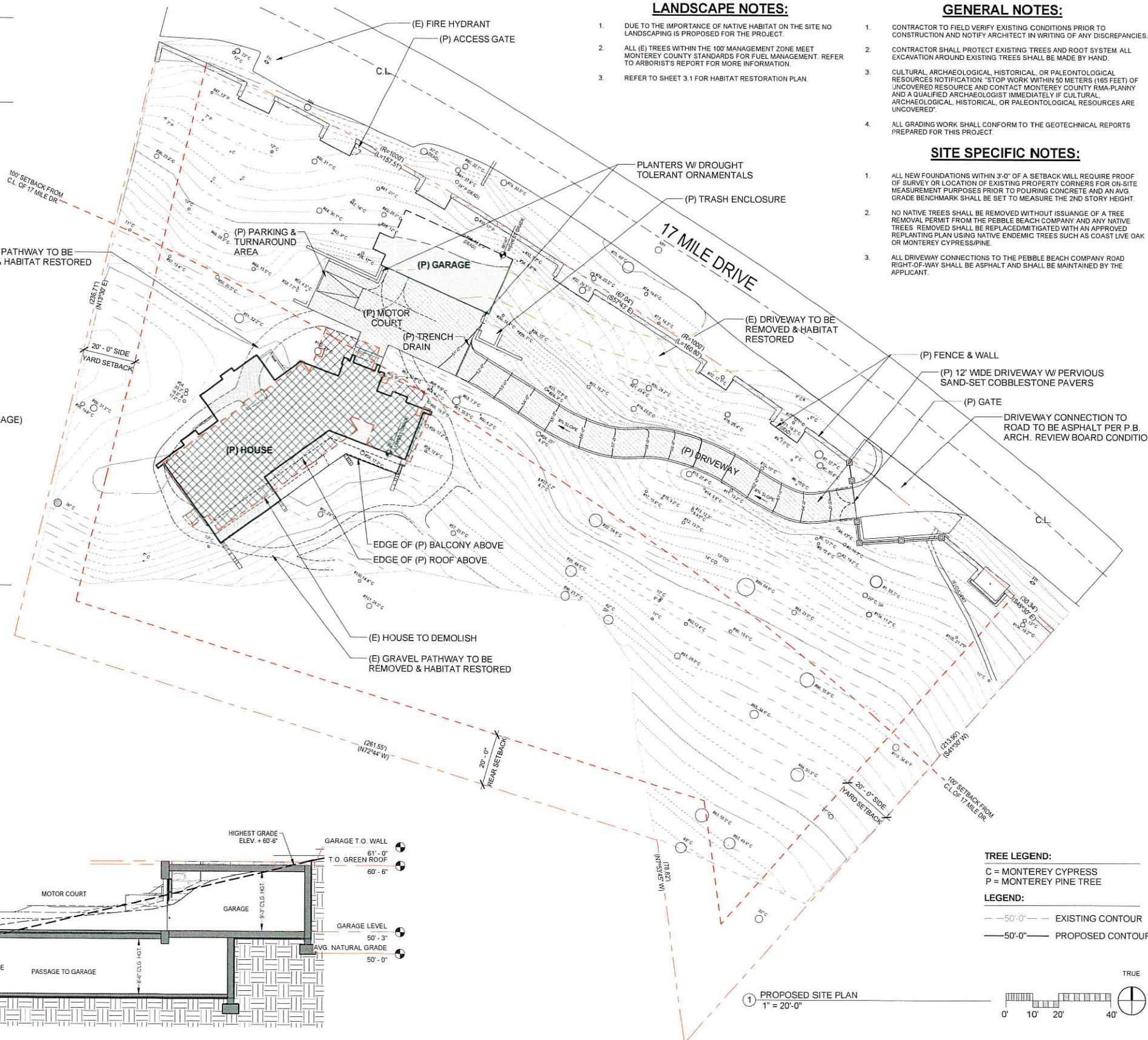
- DUE TO THE IMPORTANCE OF NATIVE HABITAT ON THE SITE NO LANDSCAPING IS PROPOSED FOR THE PROJECT.
- ALL (E) TREES WITHIN THE 100' MANAGEMENT ZONE MEET MONTEREY COUNTY STANDARDS FOR FUEL MANAGEMENT. REFER TO ARBORIST'S REPORT FOR MORE INFORMATION.
- REFER TO SHEET 3.1 FOR HABITAT RESTORATION PLAN.

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNY AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
- ALL GRADING WORK SHALL CONFORM TO THE GEOTECHNICAL REPORTS PREPARED FOR THIS PROJECT.

SITE SPECIFIC NOTES:

- ALL NEW FOUNDATIONS WITHIN 3'-0" OF A SETBACK WILL REQUIRE PROOF OF SURVEY OR LOCATION OF EXISTING PROPERTY CORNERS FOR ON-SITE MEASUREMENT PURPOSES PRIOR TO POURING CONCRETE AND AN AVG GRADE BENCHMARK SHALL BE SET TO MEASURE THE 2ND STORY HEIGHT.
- NO NATIVE TREES SHALL BE REMOVED WITHOUT ISSUANCE OF A TREE REMOVAL PERMIT FROM THE PEBBLE BEACH COMPANY AND ANY NATIVE TREES REMOVED SHALL BE REPLACED/MITIGATED WITH AN APPROVED REPLANTING PLAN USING NATIVE ENDEMIC TREES SUCH AS COAST LIVE OAK OR MONTEREY CYPRESS/PINE.
- ALL DRIVEWAY CONNECTIONS TO THE PEBBLE BEACH COMPANY ROAD RIGHT-OF-WAY SHALL BE ASPHALT AND SHALL BE MAINTAINED BY THE APPLICANT.



TREE LEGEND:

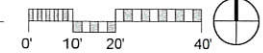
C = MONTEREY CYPRESS  
P = MONTEREY PINE TREE

LEGEND:

— 50'-0" — EXISTING CONTOUR  
— 50'-0" — PROPOSED CONTOUR

TRUE

1 PROPOSED SITE PLAN  
1" = 20'-0"



NOT FOR CONSTRUCTION

LUNDQUIST  
RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

PG. 004, 2084  
CARPENTER, CA 95037, U.S.A.  
C. 19179  
WWW.STUDIOCARVER.COM

STUDIO CARVER  
ARCHITECTURE + PLANNING + INTERIOR DESIGN



REVISION #

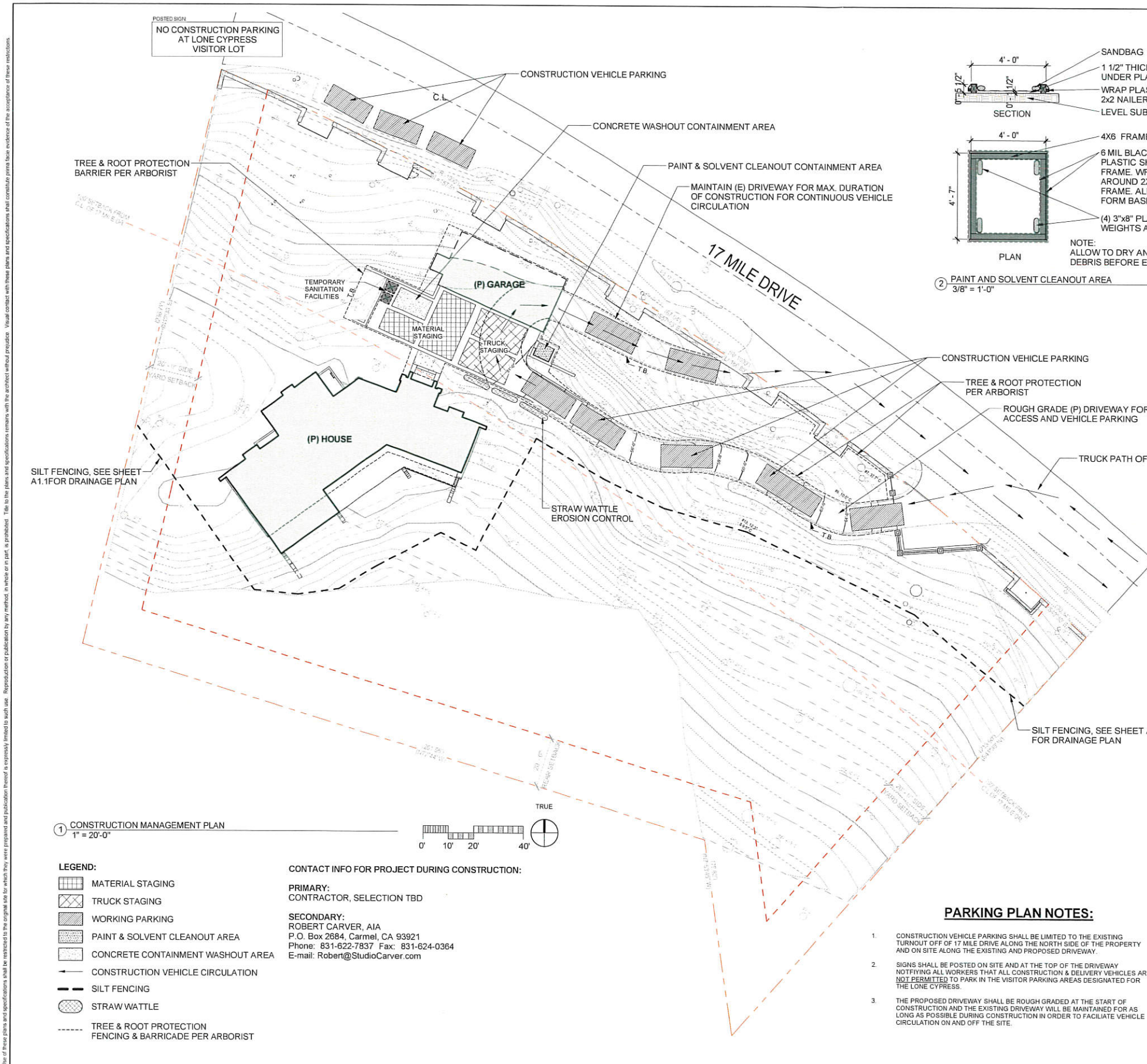
ARCHITECTURAL  
PROPOSED SITE  
PLAN

Scale: As indicated  
@ 24x36  
Drawn By: SBP  
Job: 1026

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1 CONSTRUCTION MANAGEMENT PLAN  
1" = 20'-0"

- LEGEND:**
- MATERIAL STAGING
  - TRUCK STAGING
  - WORKING PARKING
  - PAINT & SOLVENT CLEANOUT AREA
  - CONCRETE CONTAINMENT WASHOUT AREA
  - CONSTRUCTION VEHICLE CIRCULATION
  - SILT FENCING
  - STRAW WATTLE
  - TREE & ROOT PROTECTION FENCING & BARRICADE PER ARBORIST

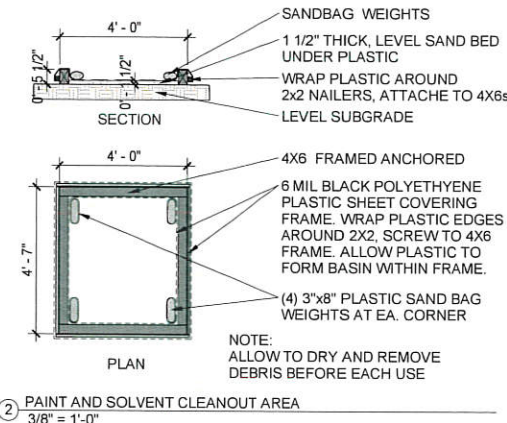
CONTACT INFO FOR PROJECT DURING CONSTRUCTION:

**PRIMARY:**  
CONTRACTOR, SELECTION TBD

**SECONDARY:**  
ROBERT CARVER, AIA  
P.O. Box 2684, Carmel, CA 93921  
Phone: 831-622-7837 Fax: 831-624-0364  
E-mail: Robert@StudioCarver.com

**PARKING PLAN NOTES:**

- CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO THE EXISTING TURNOUT OFF OF 17 MILE DRIVE ALONG THE NORTH SIDE OF THE PROPERTY AND ON SITE ALONG THE EXISTING AND PROPOSED DRIVEWAY.
- SIGNS SHALL BE POSTED ON SITE AND AT THE TOP OF THE DRIVEWAY NOTIFYING ALL WORKERS THAT ALL CONSTRUCTION & DELIVERY VEHICLES ARE NOT PERMITTED TO PARK IN THE VISITOR PARKING AREAS DESIGNATED FOR THE LONE CYPRESS.
- THE PROPOSED DRIVEWAY SHALL BE ROUGH GRADED AT THE START OF CONSTRUCTION AND THE EXISTING DRIVEWAY WILL BE MAINTAINED FOR AS LONG AS POSSIBLE DURING CONSTRUCTION IN ORDER TO FACILITATE VEHICLE CIRCULATION ON AND OFF THE SITE.

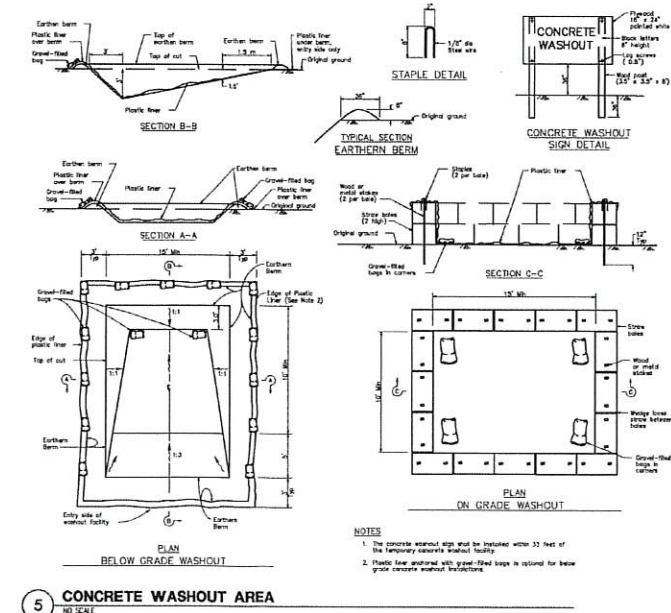


**PROPOSED ROUTE FOR HAULING**



**CONSTRUCTION MANAGEMENT NOTES:**

- DURATION OF CONSTRUCTION IS APPROX. 18 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7 AM AND 6 PM. WORK PERFORMED BEFORE 8 AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- AN ESTIMATED 168 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.  
1,367 CU YD. CUT - 26 CU YD. FILL = 1,341 CU YD.  
1,341 CU. YD. / 8 CU YD. PER TRUCK = 168 TRUCK TRIPS
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING 17 MILE DR. VIA THE HIGHWAY 1 ENTRANCE.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ON SITE WILL RANGE FROM 2 TO 12.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
- STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
- ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
- CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
- DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
- THE PROPOSED AMOUNT OF GRADING PER DAY WILL BE SIGNIFICANTLY LESS THAN THE POTENTIAL THRESHOLD FOR SIGNIFICANT IMPACTS OF 2.2 ACRES/DAY. CEQA TABLE 5-2.

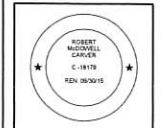


5 CONCRETE WASHOUT AREA  
NO SCALE

NOT FOR CONSTRUCTION

LUNDQUIST RESIDENCE

3224 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA



SCHEMATIC DESIGN

ROBERT CARVER, AIA  
ARCHITECTURE + PLANNING + INTERIOR DESIGN  
STUDIO CARVER  
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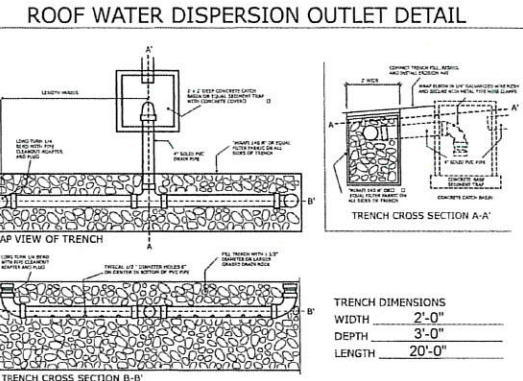
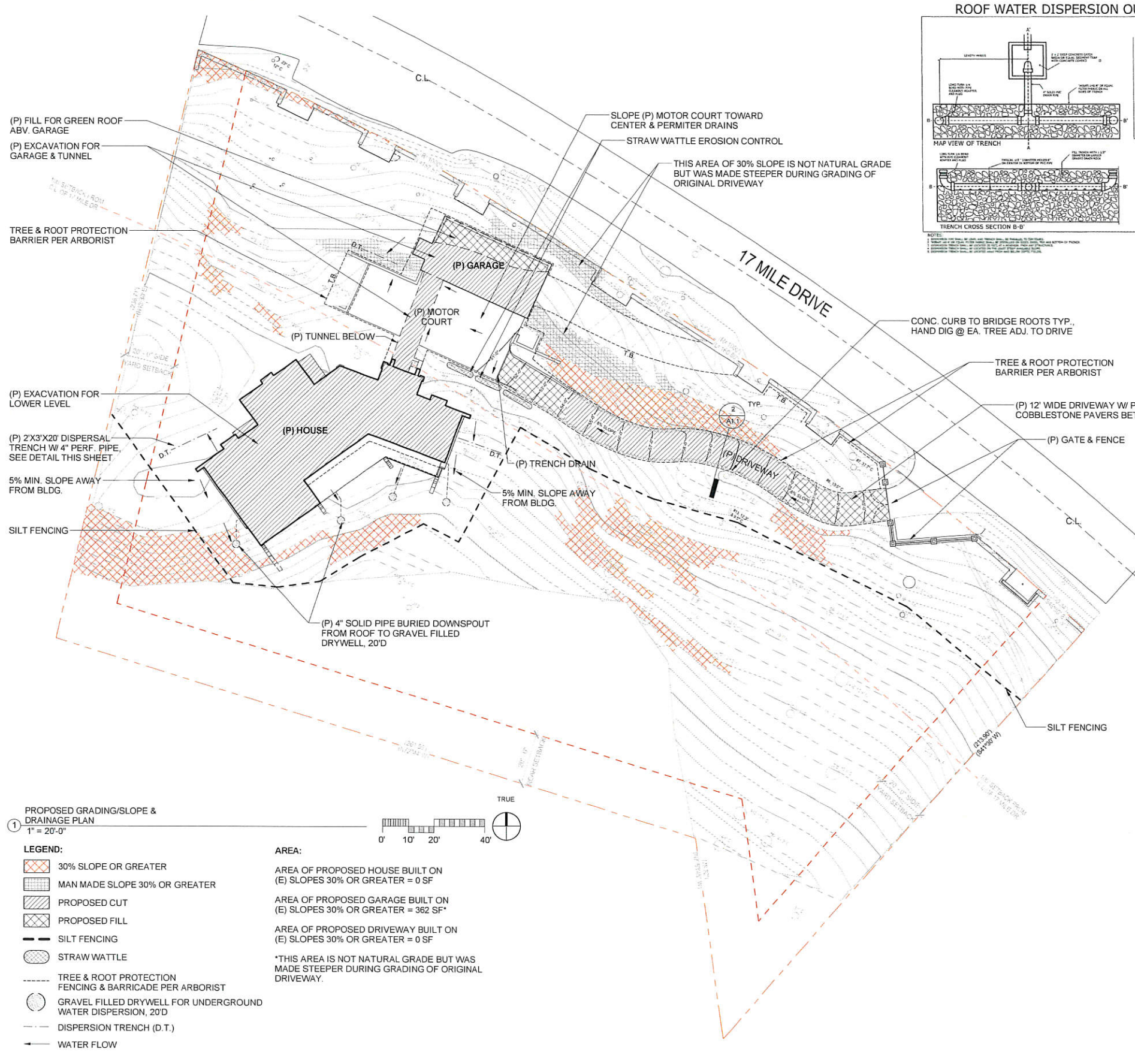
ARCHITECTURAL  
CONSTRUCTION  
MANAGEMENT  
PLAN

Scale: As indicated  
@ 24x36  
Drawn By: SBP  
Job: 1026

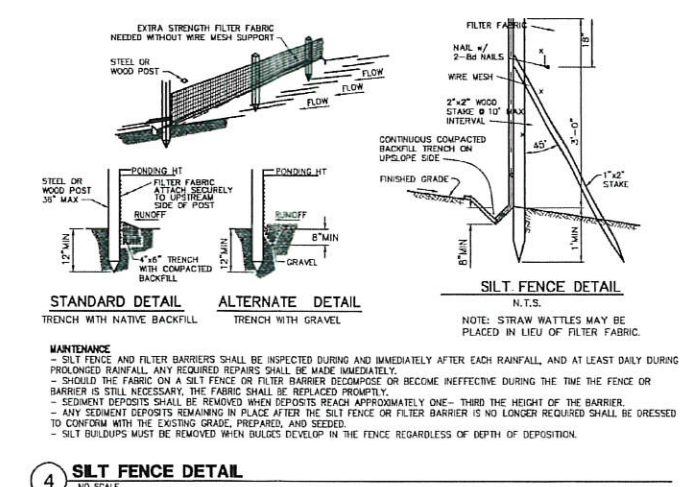
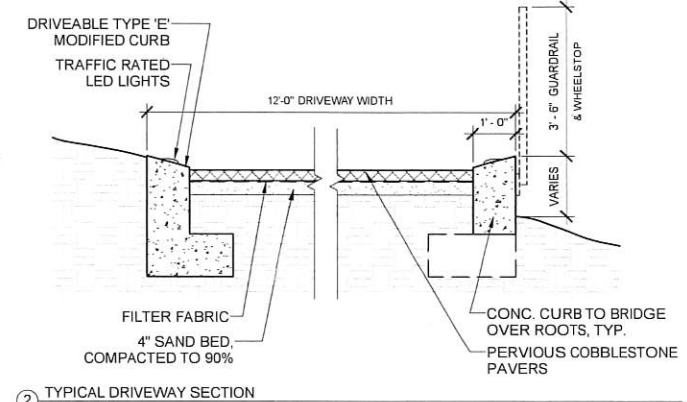
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- GENERAL NOTES:**
- ALL DRAINAGE SHALL BE CONTAINED ON-SITE AND ANY DRAINAGE WHICH ADVERSELY AFFECTS NEIGHBORING PROPERTIES OR THE PEBBLE BEACH COMPANY ROAD RIGHT-OF-WAY SHALL BE ADDRESSED AND REMEDIED BY THE CONTRACTOR.
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  - ALL GRADING WORK SHALL CONFORM TO THE GEOTECHNICAL REPORTS PREPARED BY BEACON GEOTECHNICAL AND BY HARO KASUNICH & ASSOCIATES, INC.



- PROPOSED GRADING/SLOPE & DRAINAGE PLAN**  
1" = 20'-0"
- LEGEND:**
- 30% SLOPE OR GREATER
  - MAN MADE SLOPE 30% OR GREATER
  - PROPOSED CUT
  - PROPOSED FILL
  - SILT FENCING
  - STRAW WATTLE
  - TREE & ROOT PROTECTION FENCING & BARRICADE PER ARBORIST
  - GRAVEL FILLED DRYWELL FOR UNDERGROUND WATER DISPERSION, 20'D
  - DISPERSION TRENCH (D.T.)
  - WATER FLOW
- AREA:**
- AREA OF PROPOSED HOUSE BUILT ON (E) SLOPES 30% OR GREATER = 0 SF
  - AREA OF PROPOSED GARAGE BUILT ON (E) SLOPES 30% OR GREATER = 362 SF\*
  - AREA OF PROPOSED DRIVEWAY BUILT ON (E) SLOPES 30% OR GREATER = 0 SF
- \*THIS AREA IS NOT NATURAL GRADE BUT WAS MADE STEEPER DURING GRADING OF ORIGINAL DRIVEWAY.

**LUNDQUIST RESIDENCE**

3224 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA

SCHEMATIC DESIGN

STUDIO CARVER ARCHITECTURE + PLANNING • INTERIOR DESIGN

ARCHITECTURAL ROUGH GRADING / SLOPE & CONSTRUCTION DRAINAGE PLAN

Scale: As indicated @ 24x36

Drawn By: SBP

Job: 1026

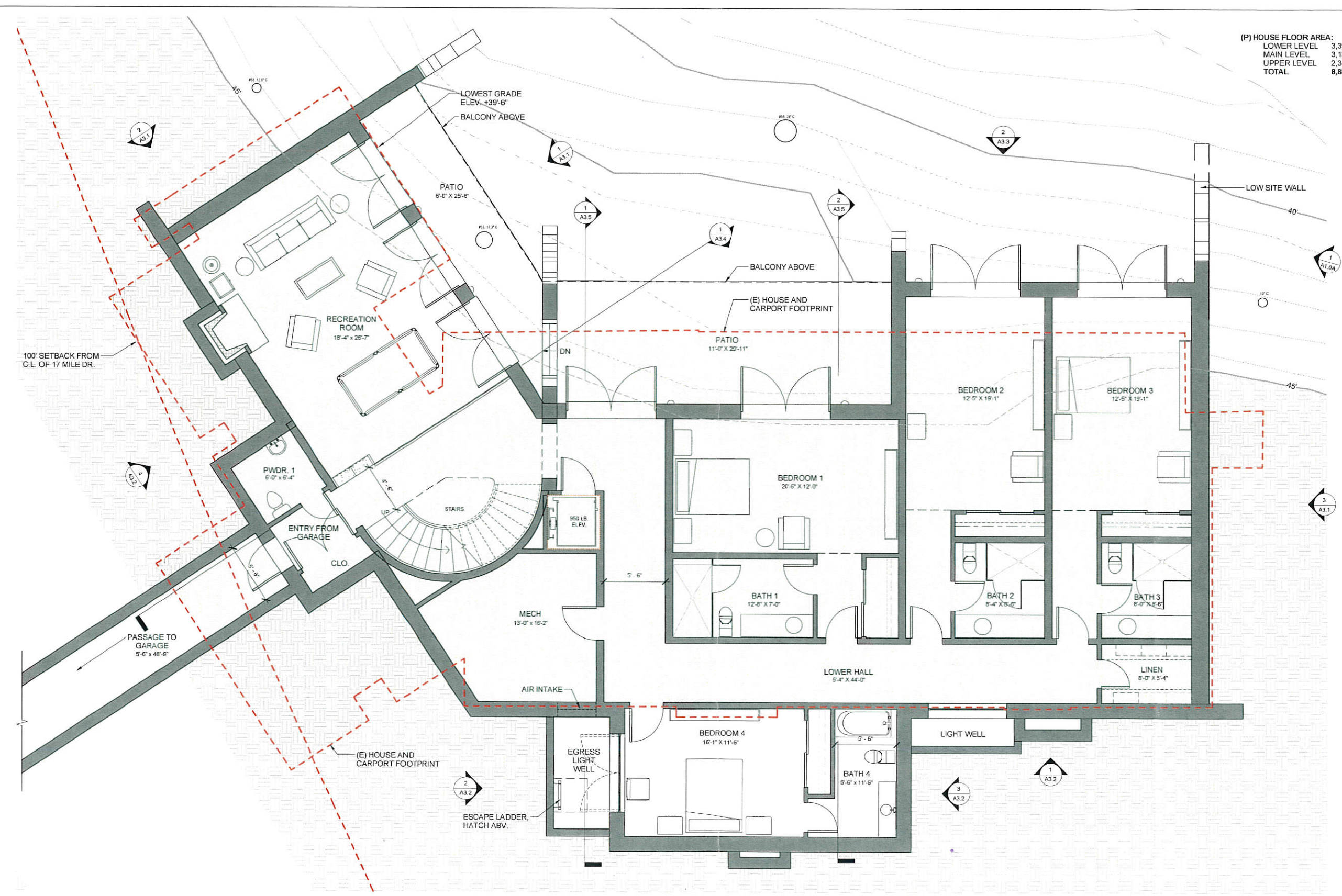
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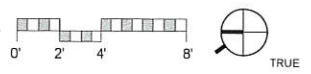
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1 LOWER FLOOR LEVEL  
1/4" = 1'-0"

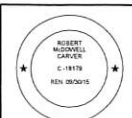


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LUNDQUIST RESIDENCE

3224 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA



SCHEMATIC DESIGN

ROBERT MCDOWELL CARVER  
ARCHITECT, P.C.  
3224 17 MILE DRIVE, PEBBLE BEACH, CA 93955  
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STUDIO CARVER  
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REVISION #

ARCHITECTURAL  
LOWER FLOOR LEVEL

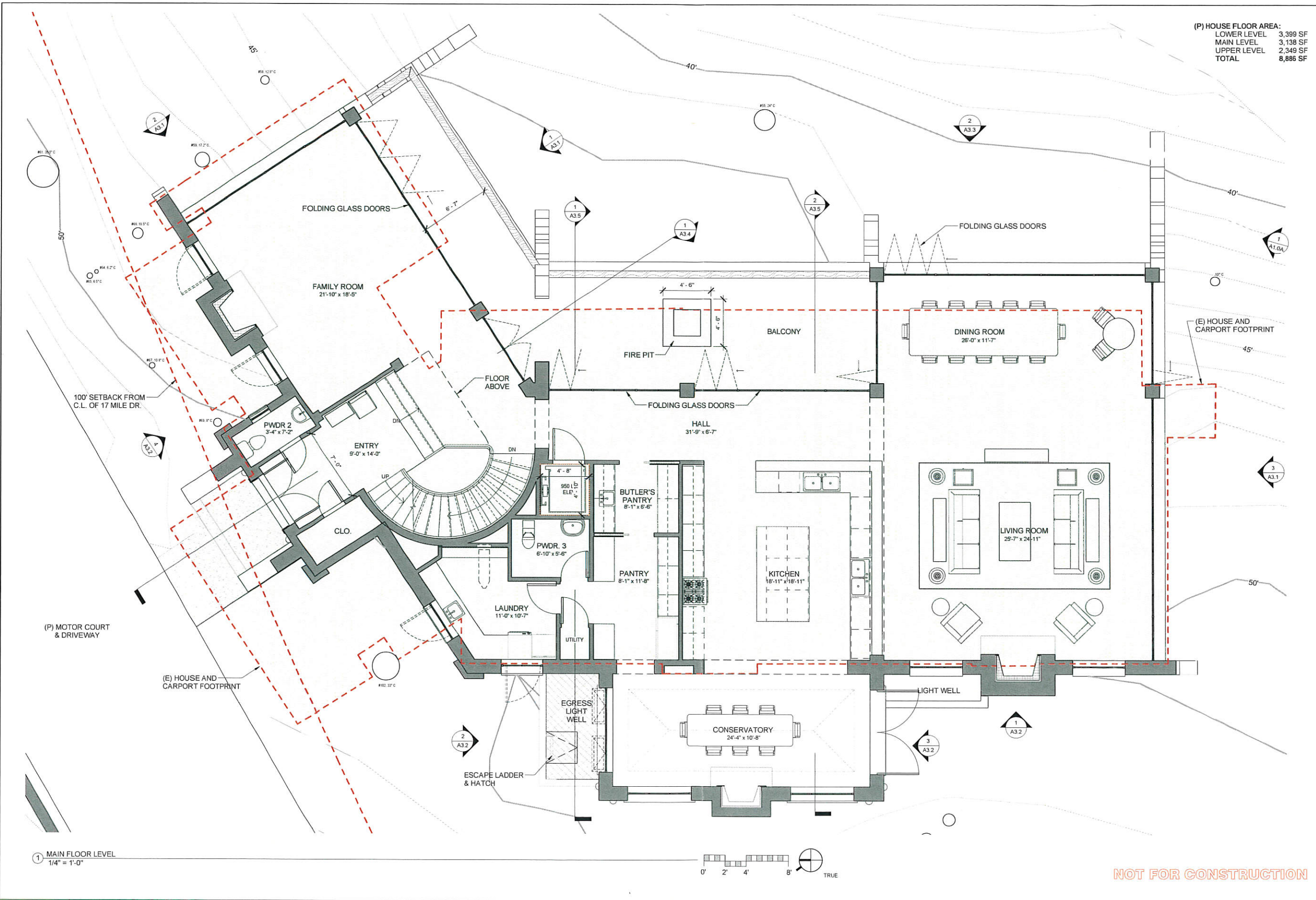
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A2.1  
04.27.2015

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# LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

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CARROLL, CA 95521 USA  
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REVISION #

ARCHITECTURAL  
MAIN FLOOR  
LEVEL

Scale: 1/4" = 1'-0"  
@ 24x36  
Drawn By: SBP  
Job: 1026

A2.2

04/27/2015



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1 UPPER FLOOR LEVEL  
1/4" = 1'-0"

100' SETBACK FROM  
C.L. OF 17 MILE DR.

(E) CARPORT FOOTPRINT

EXERCISE  
ROOM  
9'-5" x 18'-5"

LIBRARY  
11'-5" x 18'-5"

OPEN TO  
BELOW

SKYLIGHT ABOVE

2  
A3.2

OPERABLE AWNING  
WINDOWS

1  
A3.1

1  
A3.5

1  
A3.4

2  
A3.5

2  
A3.3

1  
A1.0A

3  
A3.1

3  
A3.2

1  
A3.2

BALCONY

MASTER BEDROOM HALL  
6'-7" x 20'-0"

FOLDING GLASS DOORS

MASTER  
BEDROOM  
24'-4" x 25'-5"

CLO.

MASTER  
BATH 1  
8'-2" x 14'-6"

MASTER  
BATH 2  
8'-3" x 13'-3"

WALK IN  
CLOSET  
15'-0" x 18'-6"

950 LB.  
ELEV.

0' 2' 4' 8' TRUE

(P) HOUSE FLOOR AREA:  
LOWER LEVEL 3,399 SF  
MAIN LEVEL 3,138 SF  
UPPER LEVEL 2,349 SF  
TOTAL 8,886 SF

## LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

PO BOX 2486  
CARPES, CA 93021 U.S.A.  
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△ REVISION #

ARCHITECTURAL  
UPPER FLOOR  
LEVEL

Scale: 1/4" = 1'-0"  
@ 24x36  
Drawn By: SBP  
Job: 1026

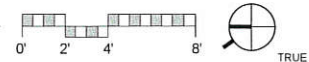
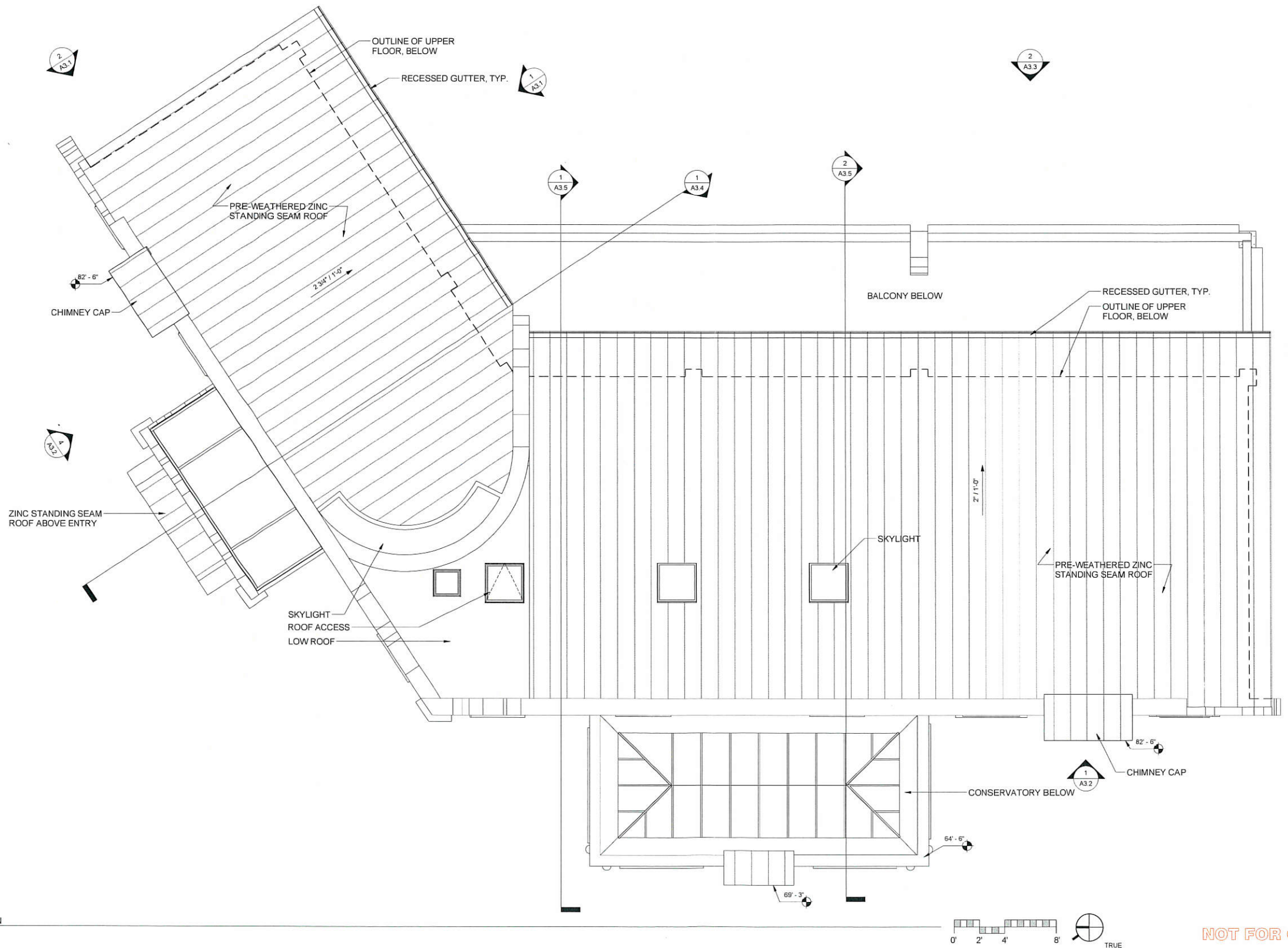
A2.3

04.27.2015

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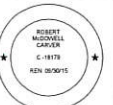
1 ROOF PLAN  
1/4" = 1'-0"



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# LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

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△ REVISION #

ARCHITECTURAL  
ROOF PLAN

Scale: 1/4" = 1'-0"  
@ 24x36  
Drawn By: SBP  
Job: 1026

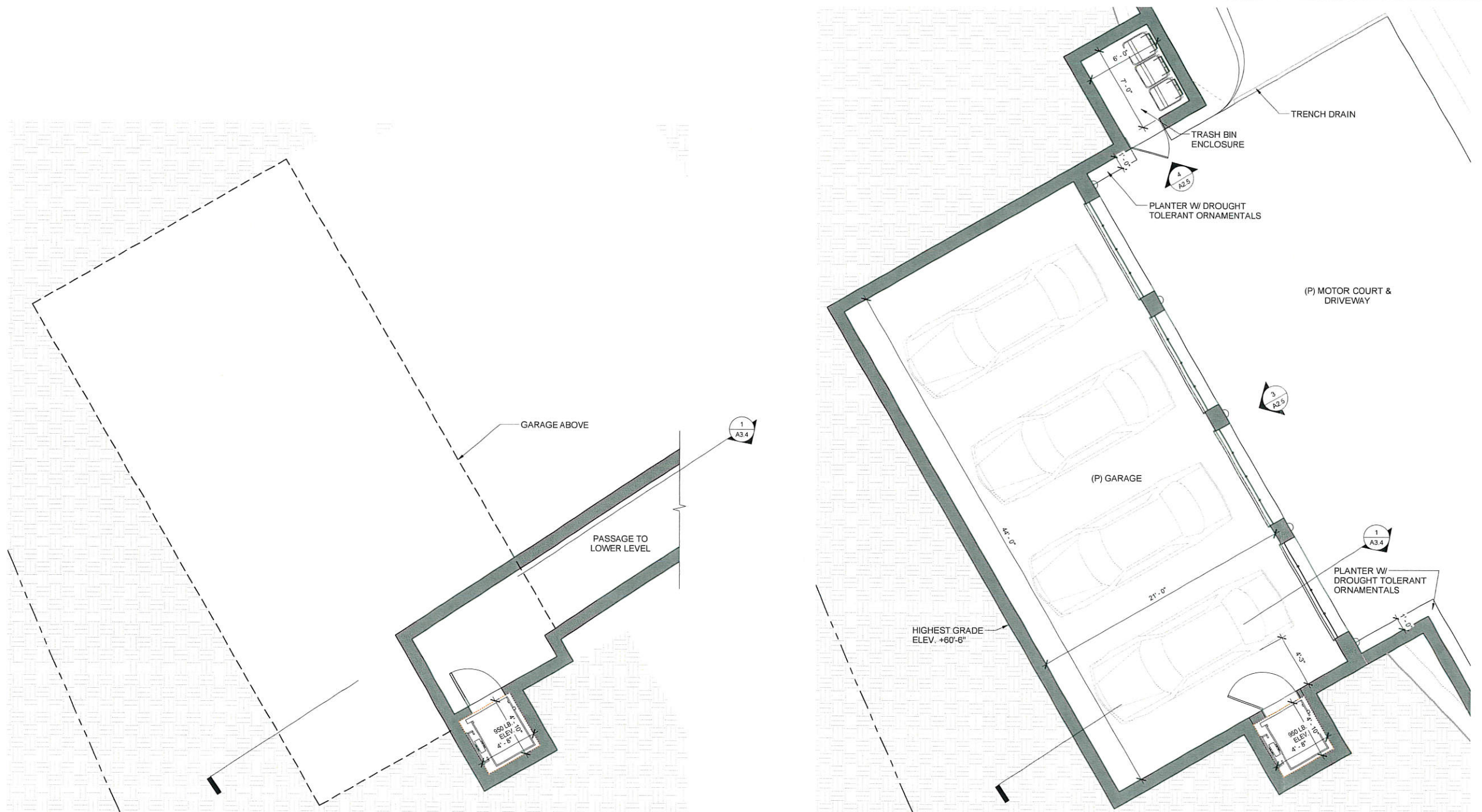
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04.27.2015

4-27-2015 9:12 AM

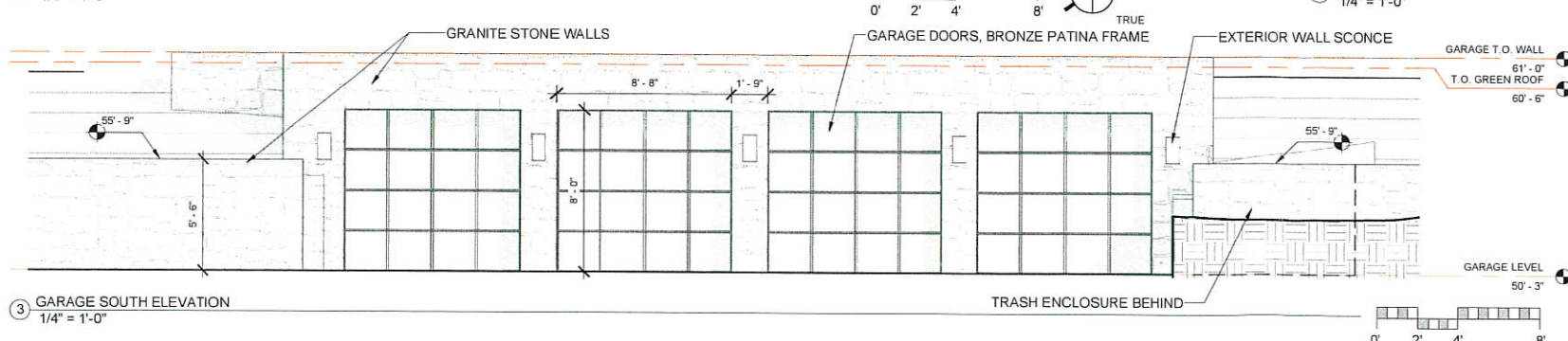


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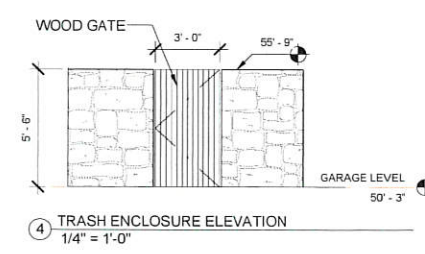


1 LOWER FLOOR GARAGE  
1/4" = 1'-0"

2 MAIN FLOOR GARAGE  
1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION  
1/4" = 1'-0"



4 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"

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**LUNDQUIST RESIDENCE**

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA

ROBERT  
MICHAEL  
CARVER  
C-18178  
REV. 06/2015

SCHEMATIC  
DESIGN

FIG. 001, 2015  
CARPENT, CA 95021 U.S.A.  
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REVISION #

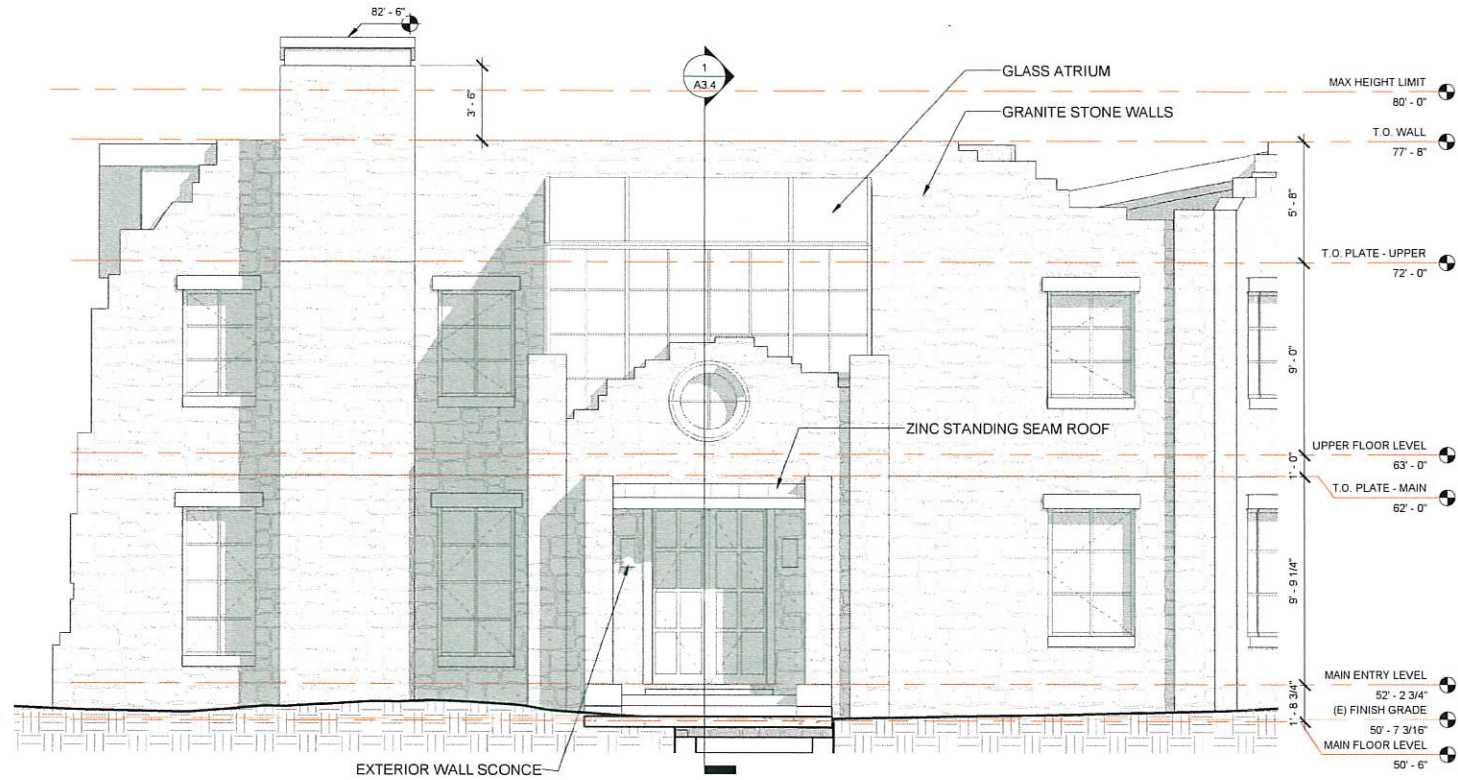
ARCHITECTURAL  
GARAGE FLOOR  
PLAN

Scale: 1/4" = 1'-0"  
@ 24x36  
Drawn By: SBP  
Job: 1026

A2.5  
04.27.2015



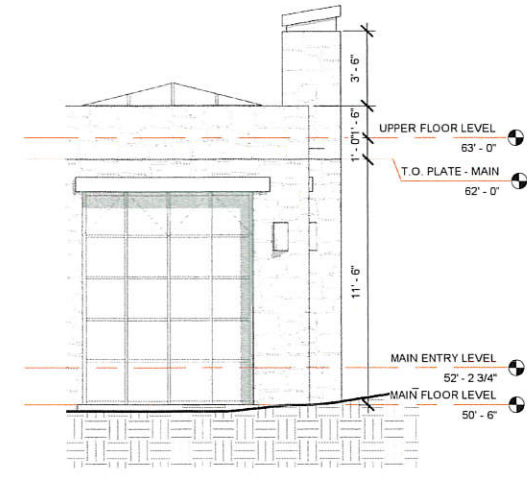
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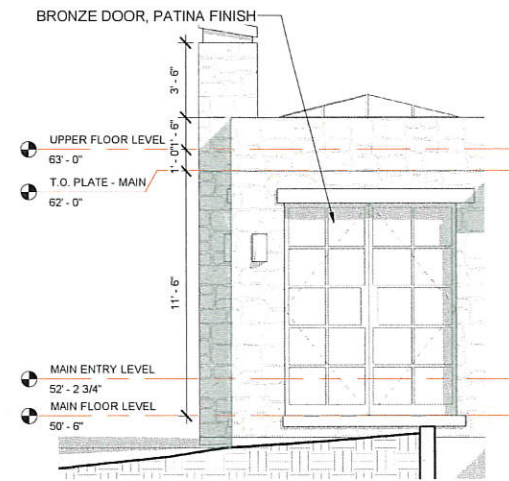
④ MAIN ENTRY ELEVATION  
1/4" = 1'-0"



① WEST ELEVATION  
1/4" = 1'-0"



② CONSERVATORY - NORTH ELEVATION  
1/4" = 1'-0"

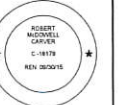


③ CONSERVATORY - SOUTH ELEVATION  
1/4" = 1'-0"

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## LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA

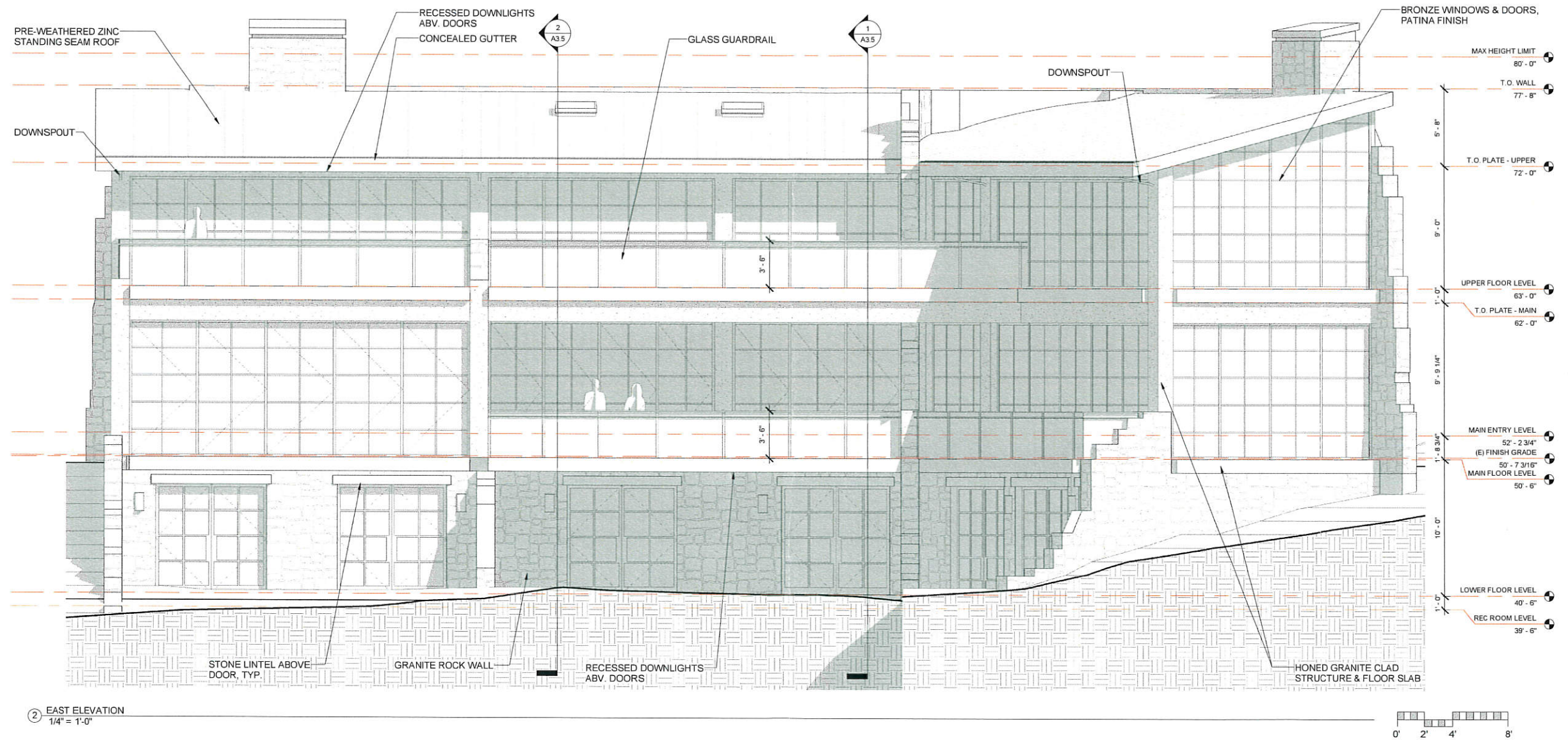


SCHEMATIC  
DESIGN

PG. 004, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 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3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877,



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NOT FOR CONSTRUCTION

# LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



## SCHEMATIC DESIGN

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CARPENTERSVILLE, CA 95327  
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REVISION #

## ARCHITECTURAL EXTERIOR ELEVATIONS

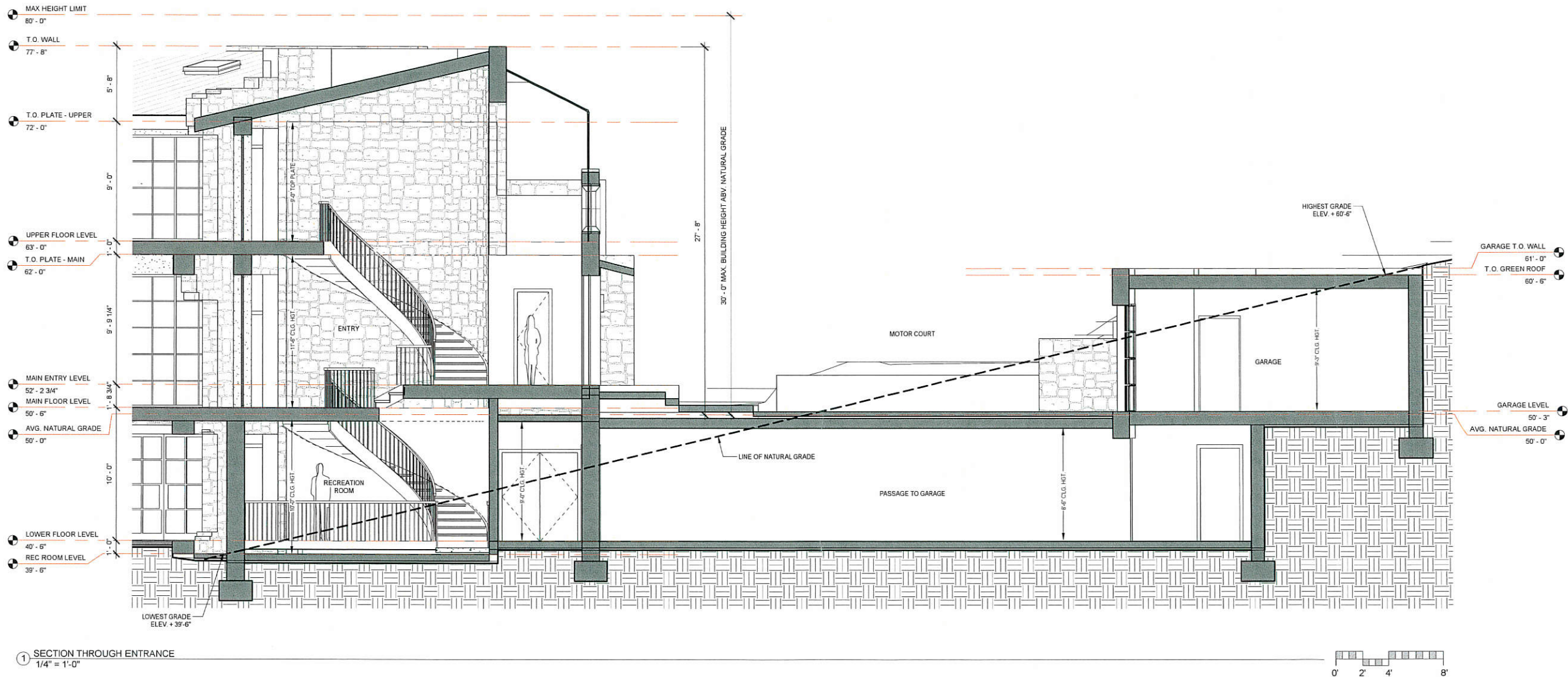
Scale: 1/4" = 1'-0"  
@ 24x36  
Drawn By: SBP  
Job: 1026

A3.3

04/27/2015



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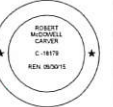


1 SECTION THROUGH ENTRANCE  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

# LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

PRO. REG. NO. 2084  
CARVER, C.A. 03/22/15  
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ARCHITECTURE + PLANNING + INTERIOR DESIGN



△ REVISION #

ARCHITECTURAL  
BUILDING  
SECTIONS

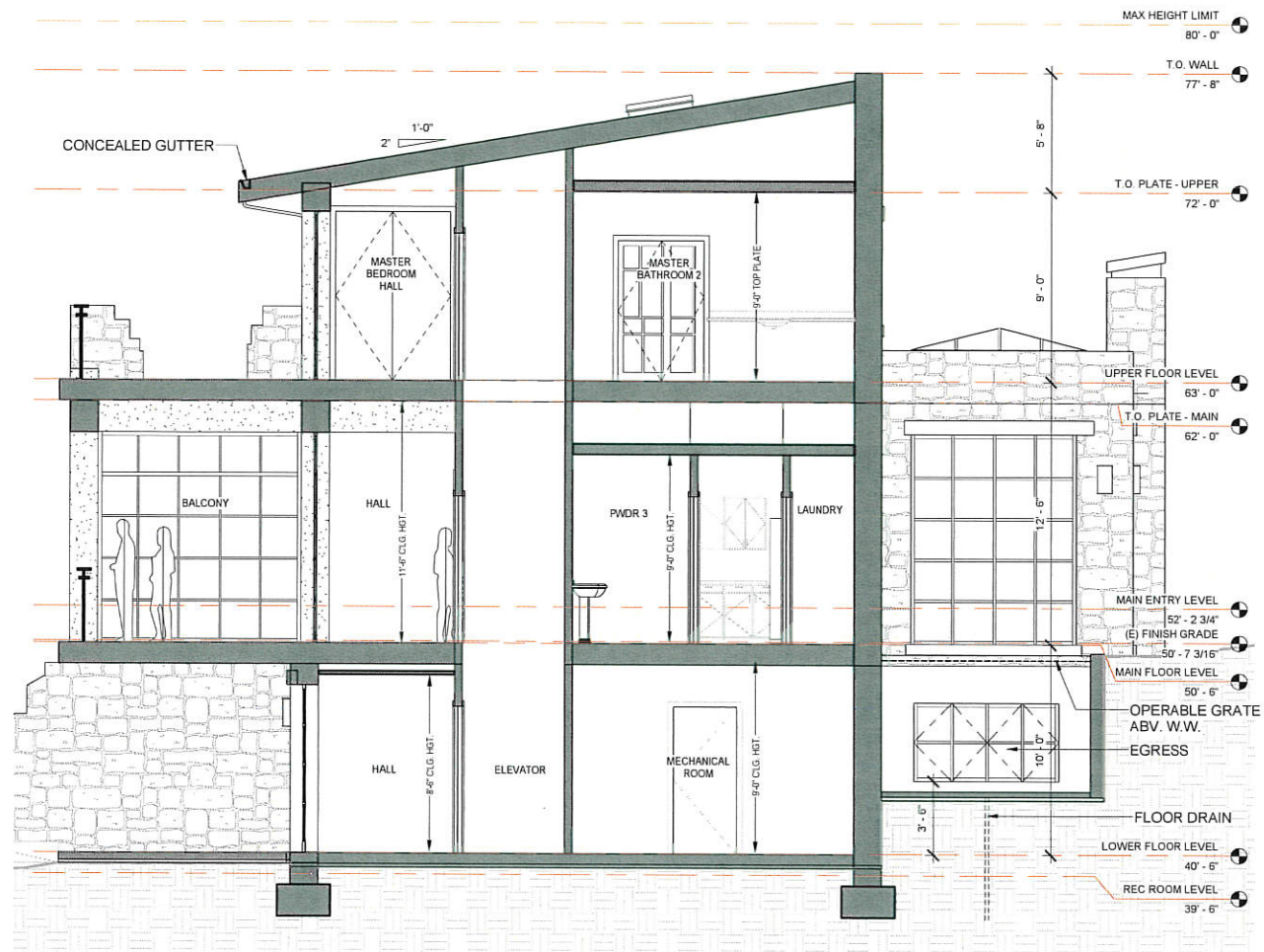
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@ 24x36  
Drawn By: SBP  
Job: 1026

A3.4

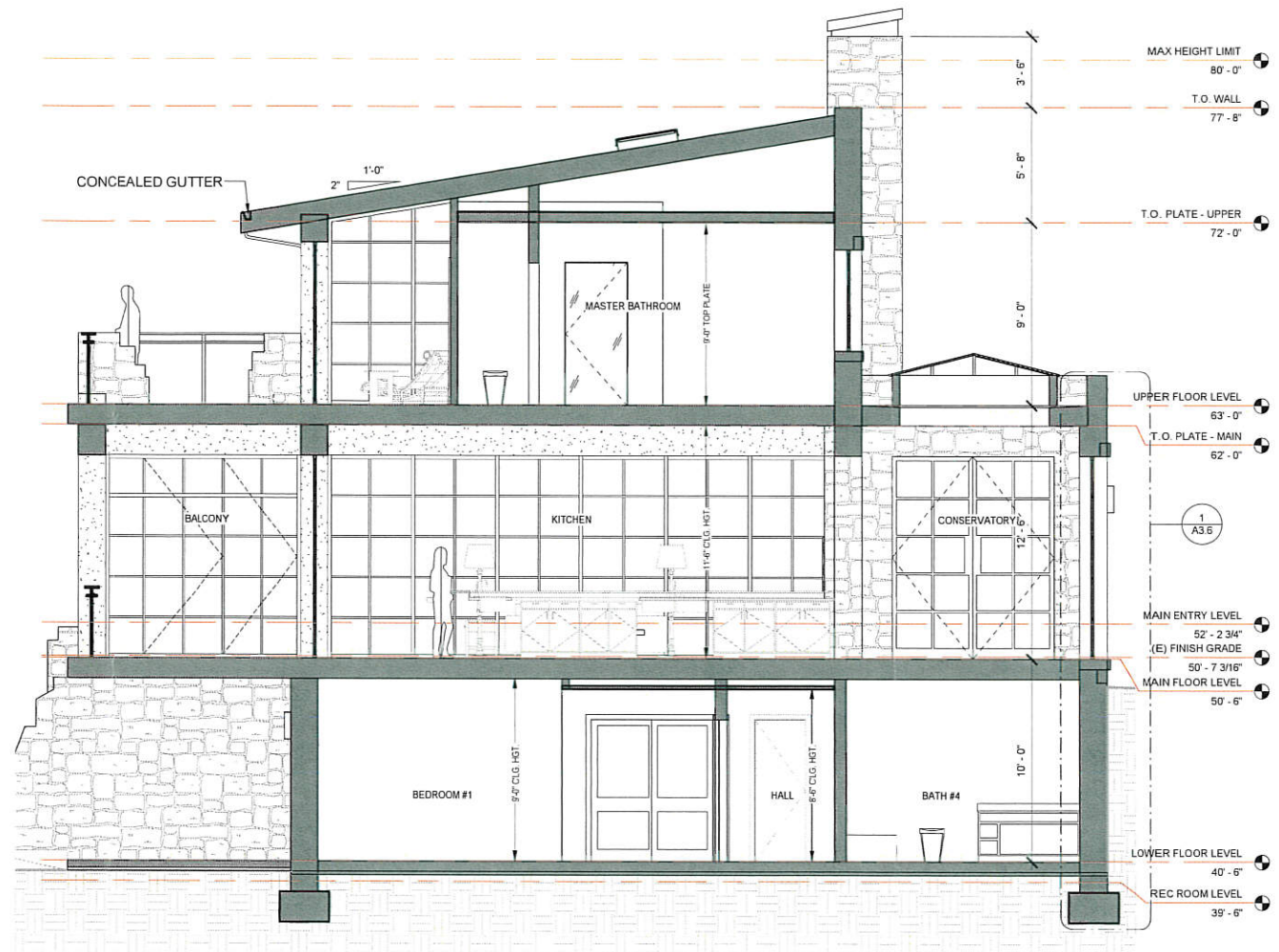
04.27.2015



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1 CROSS SECTION  
1/4" = 1'-0"



2 SECTION THROUGH LIVING AREA  
1/4" = 1'-0"

NOT FOR CONSTRUCTION

# LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



SCHEMATIC  
DESIGN

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REVISION #

ARCHITECTURAL  
BUILDING  
SECTIONS

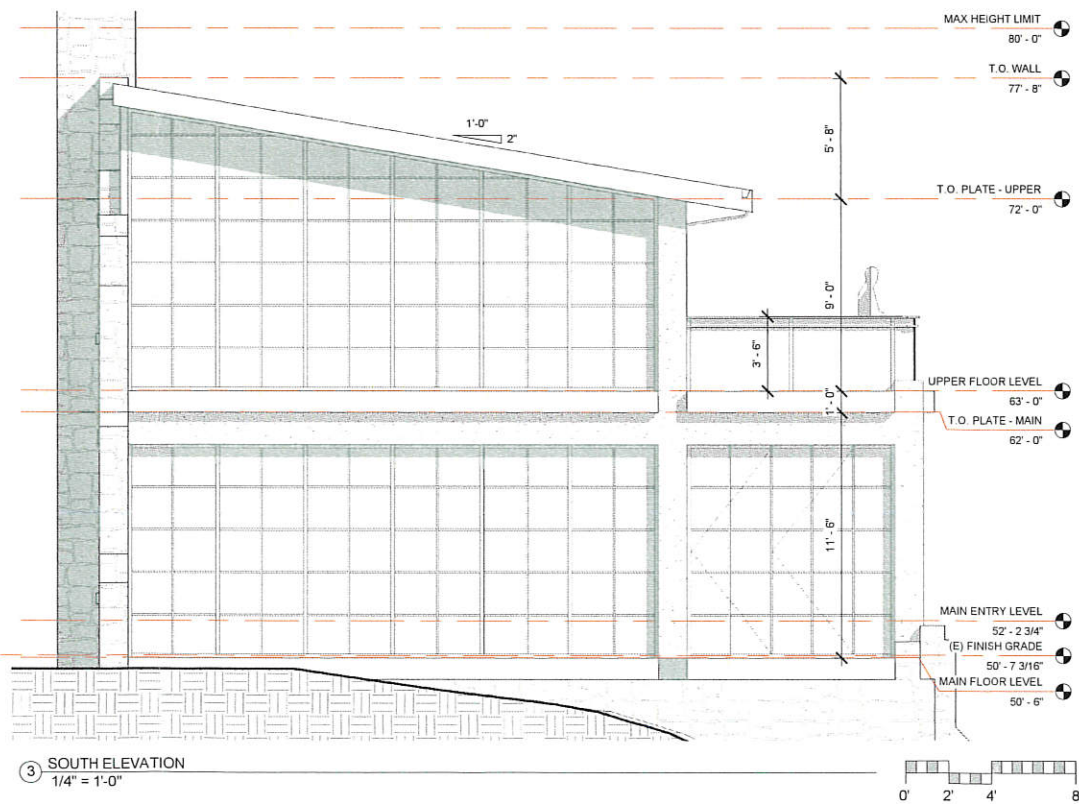
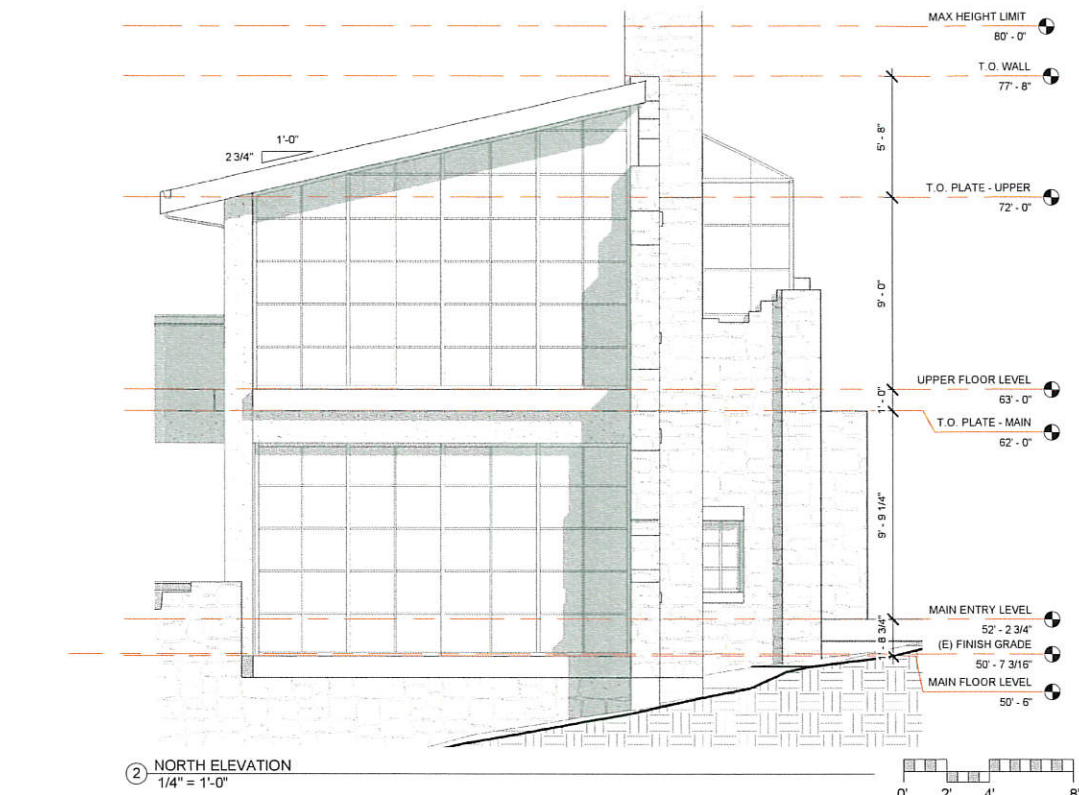
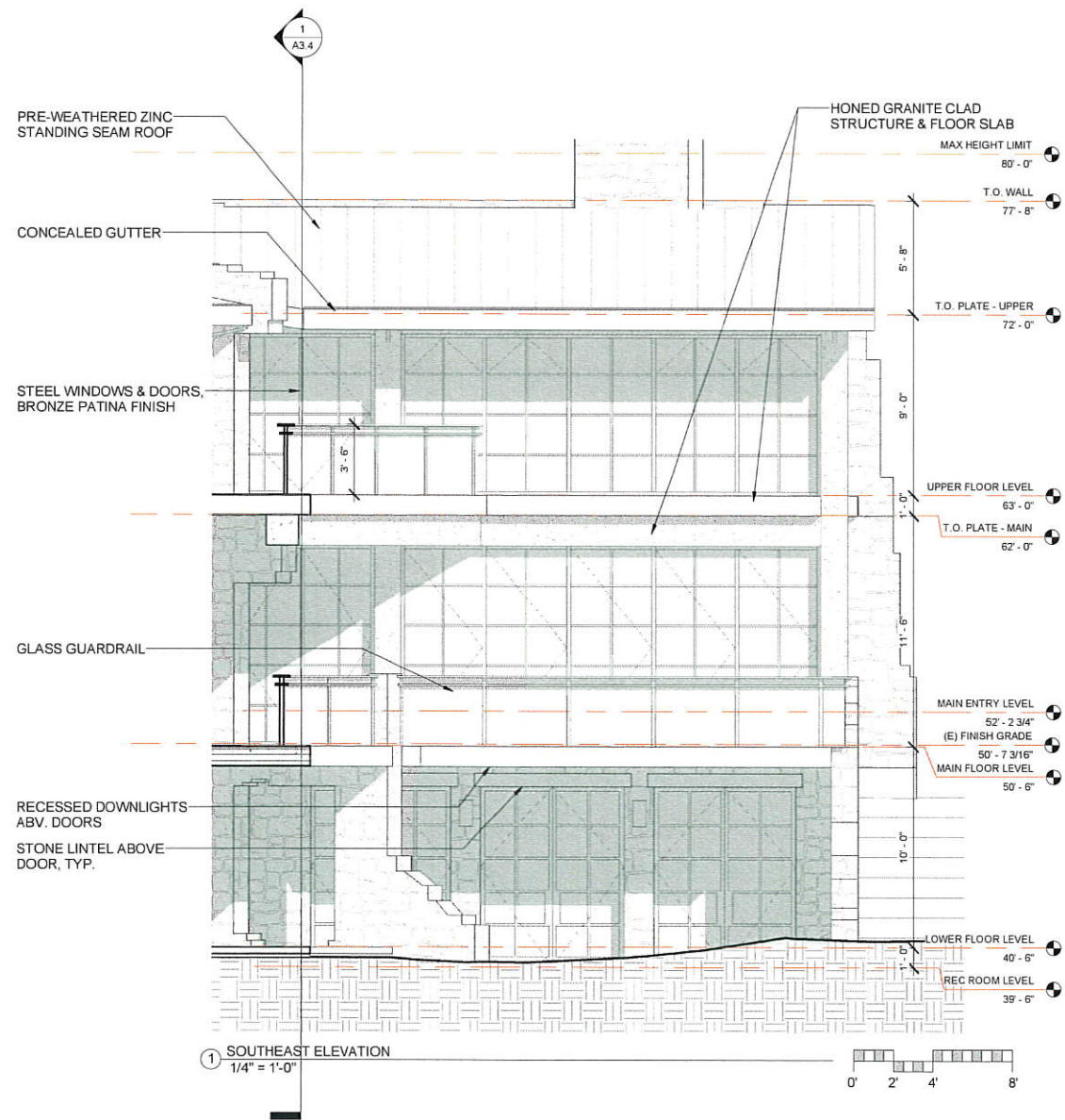
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@ 24x36  
Drawn By: SBP  
Job: 1025

A3.5

04/27/2015



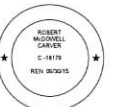
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# LUNDQUIST RESIDENCE

3224 17 MILE  
DRIVE PEBBLE  
BEACH,  
CALIFORNIA



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△ REVISION #

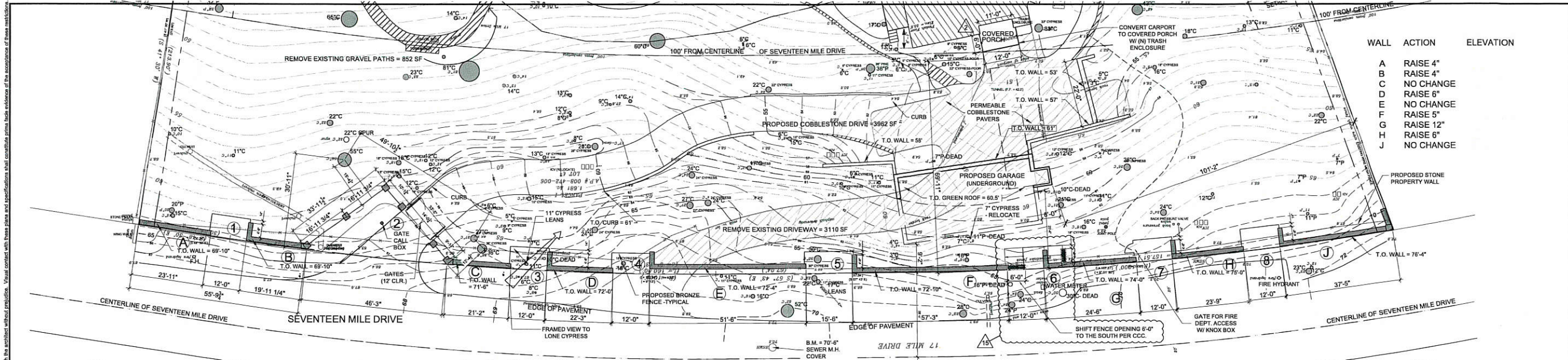
ARCHITECTURAL  
EXTERIOR  
ELEVATIONS

Scale: 1/4" = 1'-0"  
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Drawn By: SBP  
Job: 1026

A3.1

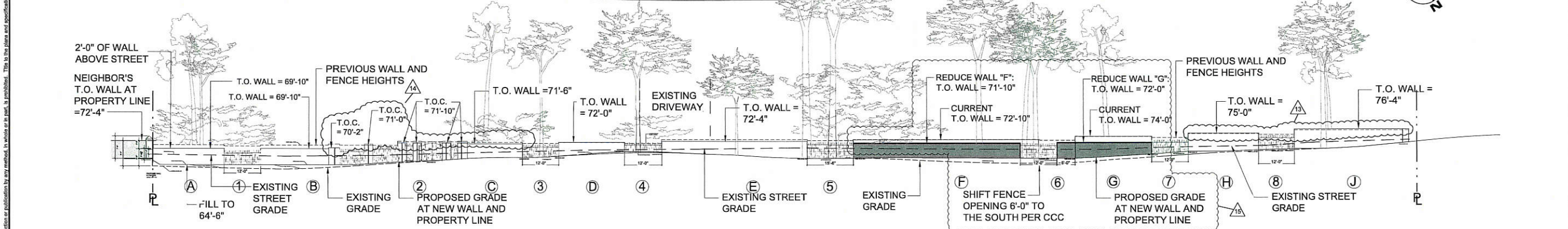
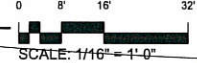
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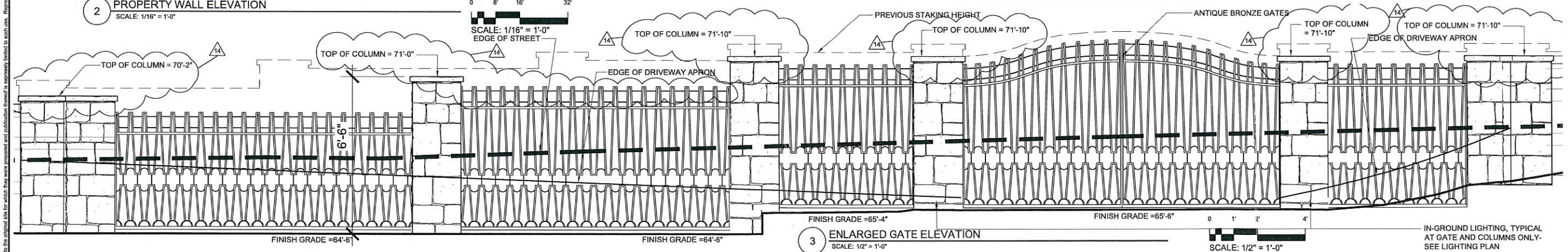
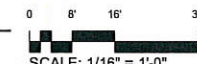


WALL	ACTION	ELEVATION
A	RAISE 4"	
B	RAISE 4"	
C	NO CHANGE	
D	RAISE 6"	
E	NO CHANGE	
F	RAISE 5"	
G	RAISE 12"	
H	RAISE 6"	
J	NO CHANGE	

1 PROPERTY WALL PLAN  
SCALE: 1/16" = 1'-0"



2 PROPERTY WALL ELEVATION  
SCALE: 1/16" = 1'-0"



3 ENLARGED GATE ELEVATION  
SCALE: 1/2" = 1'-0"

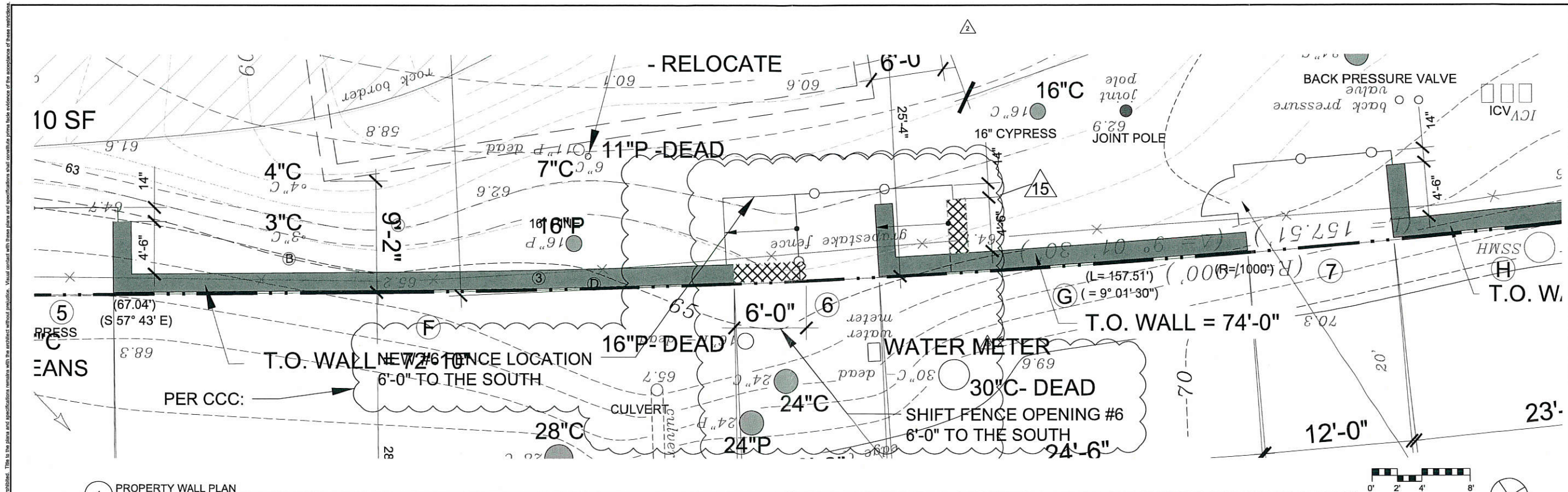


IN-GROUND LIGHTING, TYPICAL  
AT GATE AND COLUMNS ONLY.  
SEE LIGHTING PLAN

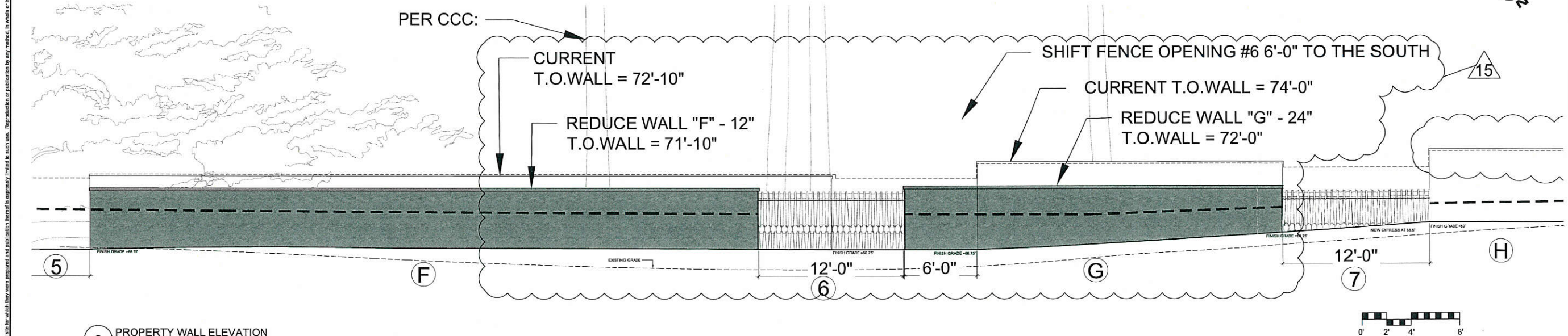
<p>ORIGINAL SUBMITTAL: 1 JUNE 2011</p> <p>REVISIONS: #1 - 9.10.12; #2 - 9.19.12; #3 - 9.25.12; #4 - 10.15.12; #5 - 10.19.12; #6 - 11.8.12; #7 - Consolidated as "Street Wall and Fencing Plans and Elevations 3.0a"; 6.11.14; #8 - 6.12.14; #9 - 8.25.14; #10 - 8.26.14; #11 - 6.27.14; #12 - 7.7.14; #13 - 7.29.14; Rev. Elevs of Walls #14 - 7.31; Entry Col. and Wall Hgts. #15 - 10.16; Move Opening #6 6'-0" to the south; Reduce Wall "F" by 12"; Wall "G" by 24"</p>	<p>DATE JUNE 10, 2014</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY AJK/BMP</p> <p>JOB NUMBER 1026</p>	<p>TITLE STREET WALL AND FENCING PLANS AND ELEVATIONS</p> <p>REVISION #15: REDUCE HEIGHTS OF WALLS "F" AND "G" AND SHIFT FENCE OPENING #6.</p> <p><b>LUNDQUIST</b></p> <p>SEVENTEEN MILE DRIVE • PEBBLE BEACH, CALIFORNIA</p>	<p>STUDIO CARVER</p> <p>ARCHITECTURE • PLANNING • INTERIOR DESIGN</p> <p>P.O. BOX 2684 CARMEL, CA 93921 - USA T 831.622.7837 F 831.624.0364 WWW.STUDIOCARVER.COM</p> <p>SHEET <b>3.0a</b></p>
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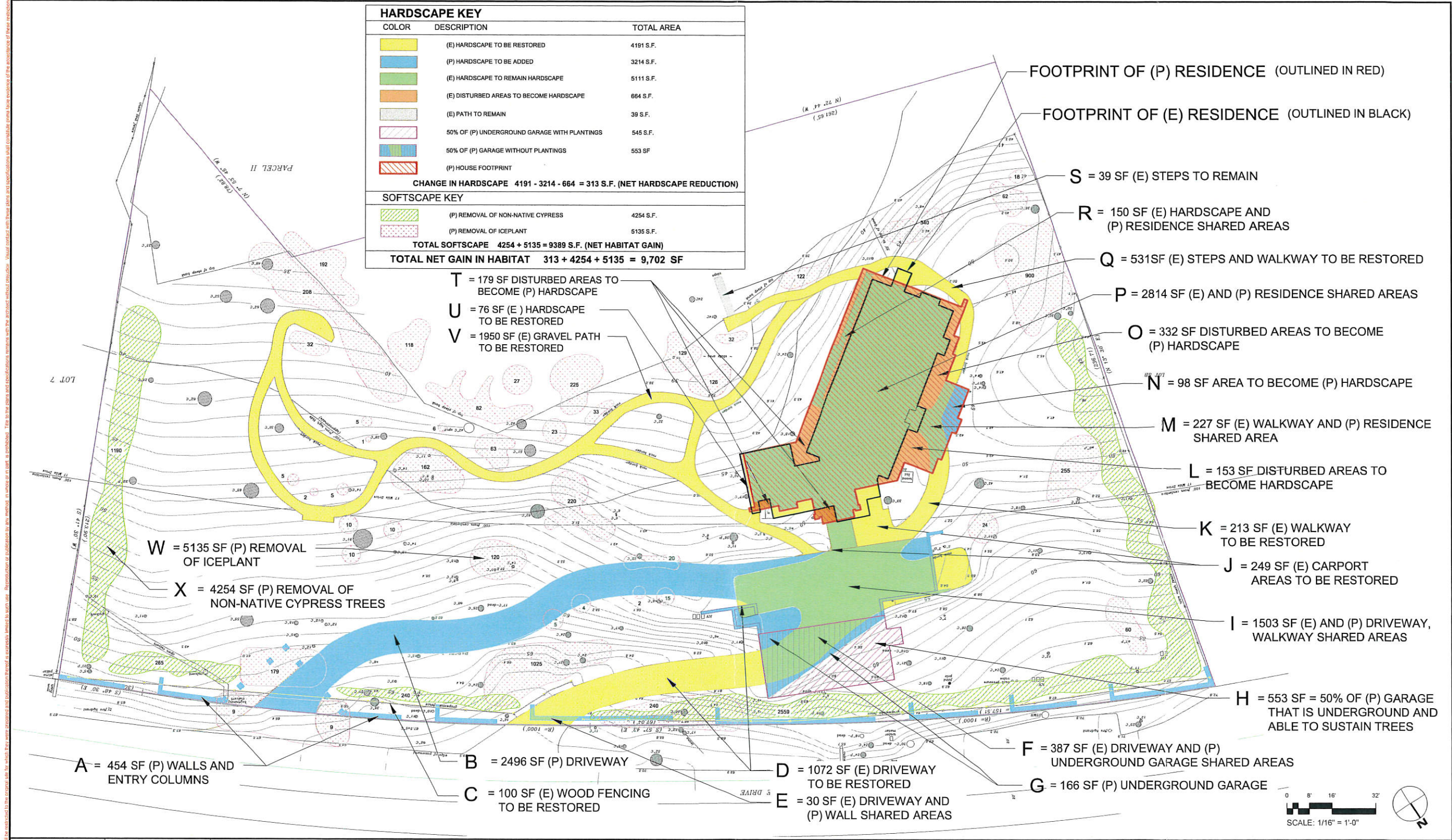
1 PROPERTY WALL PLAN  
SCALE: 1/16" = 1'-0"



2 PROPERTY WALL ELEVATION  
SCALE: 1/16" = 1'-0"

<p>ORIGINAL SUBMITTAL: 1 JUNE 2011</p> <p>REVISIONS: #1 - 9.10.12; #2 - 9.19.12; #3 - 9.25.12; #4 - 10.15.12; #5 - 10.19.12; #6 - 11.8.12; #7 - Consolidated as "Street Wall and Fencing Plans and Elevations 3.0a"; #8 - 6.11.14; #9 - 6.25.14; #10 - 6.26.14; #11 - 6.27.14; #12 - 7.7.14; #13 - 7.29.14; Rev. Elev. of Walls #14 - 7.31; Entry Col. and Wall Hgts. #15 - 10.16; Move Opening #6 6'-0" to the south; Reduce Wall "F" by 12"; Wall "G" by 24"</p>	<p>DATE JUNE 10, 2014</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY AJ/KBMP</p> <p>JOB NUMBER 1026</p>	<p>TITLE STREET WALL AND FENCING DETAIL - WALLS "F" AND "G"</p> <p>REVISION #15: REDUCE HEIGHTS OF WALLS "F" AND "G" AND SHIFT FENCE OPENING #6.</p> <p><b>LUNDQUIST</b> SEVENTEEN MILE DRIVE • PEBBLE BEACH, CALIFORNIA</p>	<div data-bbox="1569 1703 1802 1784"> </div> <div data-bbox="1818 1703 2346 1784"> <p><b>STUDIO CARVER</b> ARCHITECTURE • PLANNING • INTERIOR DESIGN</p> </div> <div data-bbox="2362 1703 2657 1784"> <p>PO BOX 2684 CARMEL CA 93921 USA 1 831 622 7837 F 831 624 0364 www.STUDIOCARVER.COM</p> </div>	<p>SHEET</p> <p><b>3.0b</b></p>
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HARDSCAPE KEY		
COLOR	DESCRIPTION	TOTAL AREA
	(E) HARDSCAPE TO BE RESTORED	4191 S.F.
	(P) HARDSCAPE TO BE ADDED	3214 S.F.
	(E) HARDSCAPE TO REMAIN HARDSCAPE	5111 S.F.
	(E) DISTURBED AREAS TO BECOME HARDSCAPE	664 S.F.
	(E) PATH TO REMAIN	39 S.F.
	50% OF (P) UNDERGROUND GARAGE WITH PLANTINGS	545 S.F.
	50% OF (P) GARAGE WITHOUT PLANTINGS	553 SF
	(P) HOUSE FOOTPRINT	
CHANGE IN HARDSCAPE 4191 - 3214 - 664 = 313 S.F. (NET HARDSCAPE REDUCTION)		
SOFTSCAPE KEY		
	(P) REMOVAL OF NON-NATIVE CYPRESS	4254 S.F.
	(P) REMOVAL OF ICEPLANT	5135 S.F.
TOTAL SOFTSCAPE 4254 + 5135 = 9389 S.F. (NET HABITAT GAIN)		
TOTAL NET GAIN IN HABITAT 313 + 4254 + 5135 = 9,702 SF		

- FOOTPRINT OF (P) RESIDENCE (OUTLINED IN RED)
- FOOTPRINT OF (E) RESIDENCE (OUTLINED IN BLACK)
- S = 39 SF (E) STEPS TO REMAIN
- R = 150 SF (E) HARDSCAPE AND (P) RESIDENCE SHARED AREAS
- Q = 531SF (E) STEPS AND WALKWAY TO BE RESTORED
- P = 2814 SF (E) AND (P) RESIDENCE SHARED AREAS
- O = 332 SF DISTURBED AREAS TO BECOME (P) HARDSCAPE
- N = 98 SF AREA TO BECOME (P) HARDSCAPE
- M = 227 SF (E) WALKWAY AND (P) RESIDENCE SHARED AREA
- L = 153 SF DISTURBED AREAS TO BECOME HARDSCAPE
- K = 213 SF (E) WALKWAY TO BE RESTORED
- J = 249 SF (E) CARPORT AREAS TO BE RESTORED
- I = 1503 SF (E) AND (P) DRIVEWAY, WALKWAY SHARED AREAS
- H = 553 SF = 50% OF (P) GARAGE THAT IS UNDERGROUND AND ABLE TO SUSTAIN TREES
- F = 387 SF (E) DRIVEWAY AND (P) UNDERGROUND GARAGE SHARED AREAS
- G = 166 SF (P) UNDERGROUND GARAGE
- E = 30 SF (E) DRIVEWAY AND (P) WALL SHARED AREAS
- D = 1072 SF (E) DRIVEWAY TO BE RESTORED
- C = 100 SF (E) WOOD FENCING TO BE RESTORED
- B = 2496 SF (P) DRIVEWAY
- A = 454 SF (P) WALLS AND ENTRY COLUMNS
- W = 5135 SF (P) REMOVAL OF ICEPLANT
- X = 4254 SF (P) REMOVAL OF NON-NATIVE CYPRESS TREES
- T = 179 SF DISTURBED AREAS TO BECOME (P) HARDSCAPE
- U = 76 SF (E) HARDSCAPE TO BE RESTORED
- V = 1950 SF (E) GRAVEL PATH TO BE RESTORED



