

Exhibit B

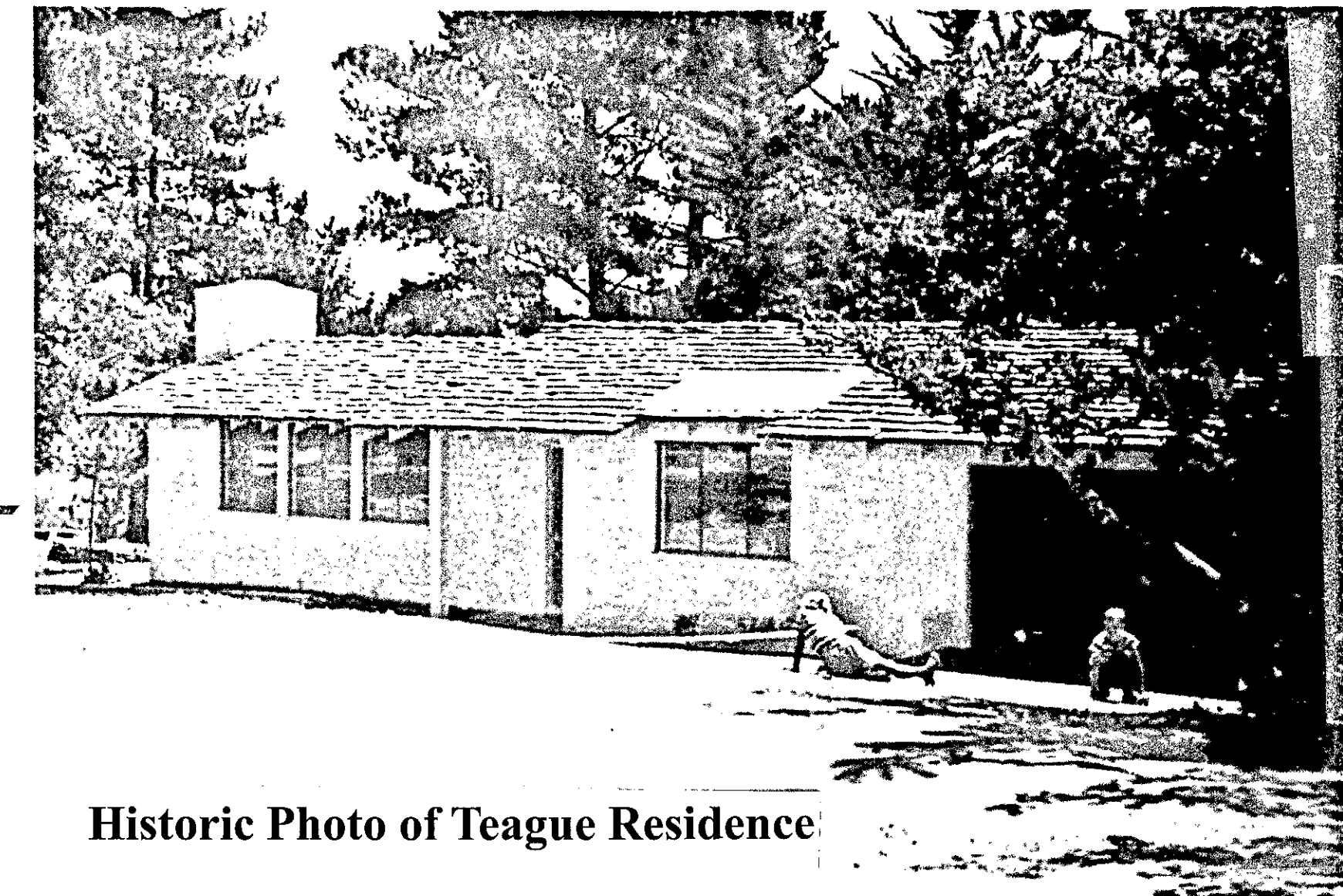
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Scott Gale & Nina Nygard Family Trust

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 1953. 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 second story bedroom suite above and remodel the studio to a ADU. Please see Planning Statistics for the size

Planning Statistics:

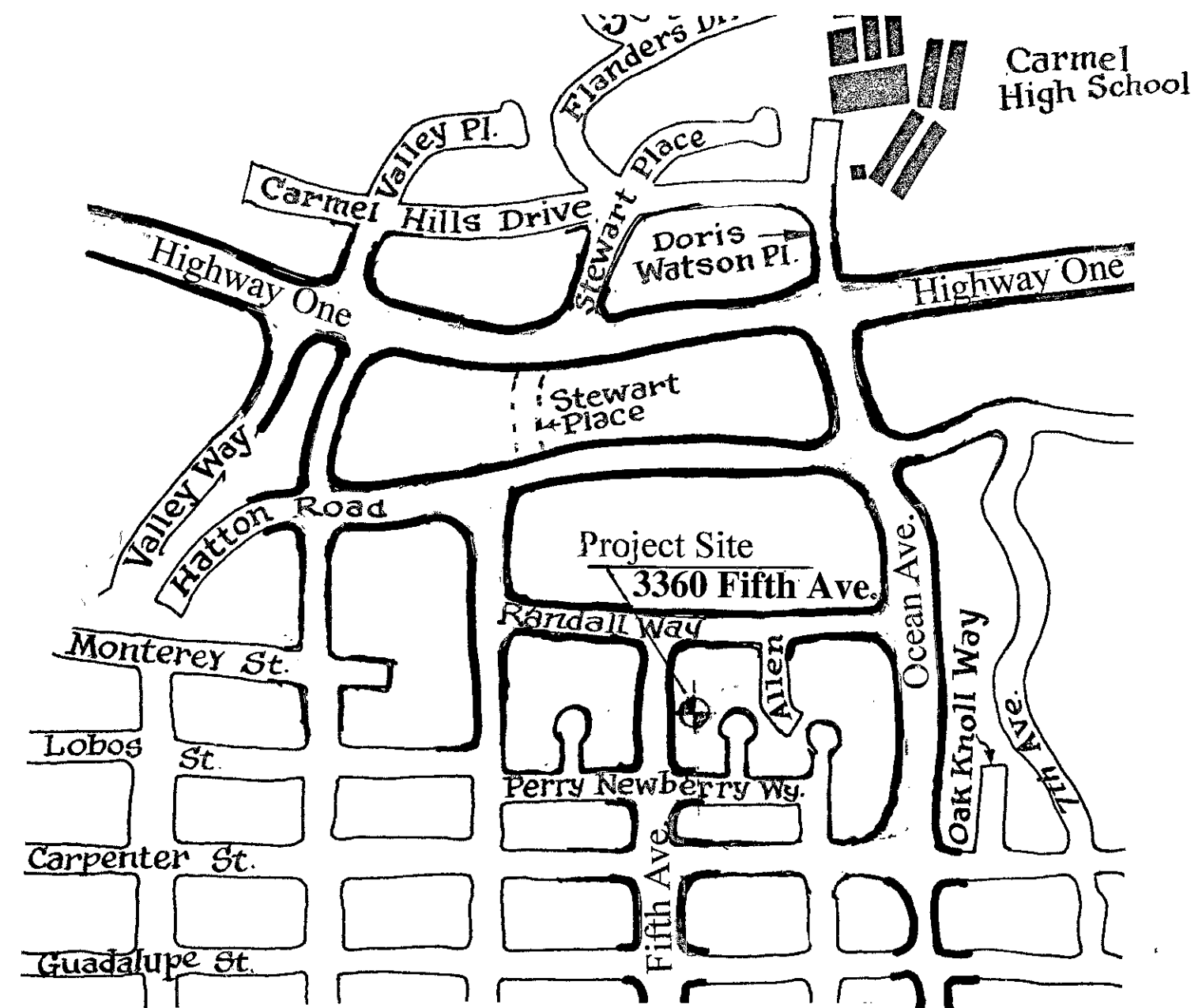
Lot size: 11,394 sq.ft. or .26 acres
 Existing Residence: 2,545 sq.ft.
 Existing Studio & Garage: 580 sq.ft.
 Proposed Res: 1st floor @ 2,589.25 sq.ft.
 Proposed Res. Addition: 2nd floor @ 523.75 sq.ft.
 Remodel Area: 1st floor @ 1,740 sq.ft.
 Total Proposed Residence: 3,113 sq.ft.
 Proposed Balcony: 2nd floor @ 48.33 sq.ft.
 Existing Studio: 356.75 sq.ft. with garage @ 222.25 sq.ft.
 Total Studio conversion to ADU: 580 sq.ft.
 Total Building Coverage: 3,169.25 sq.ft. ... 27.8 %

Abbreviations

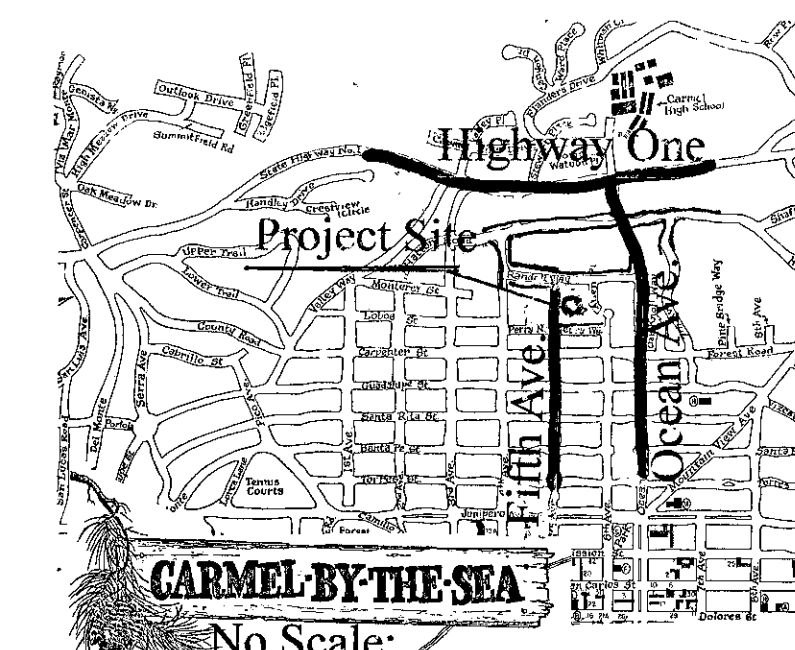
Acous.	Acoustical	F.F.	Finnish Floor	Pt.	Point
Adj.	Adjustable	Flash	Flashing	#	Pound or Number
Agg.	Aggregate	Flou	Fluorescent	PTDF	Pressure Treated Douglas Fir
AB	Anchor Bolt	Fl.	Foot or Feet	Rad.	Radius
Approx.	Approximately	Ftg.	Footing	Rwd.	Redwood
Arch.	Architectural	FAU	Forced Air Unit	Ref.	Reference 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	Sh.	Sheet
Ce.	Ceiling	Gnd.	Ground Fault Interrupter	Sim.	Similar
Cem.	Cement	Gyp.	Gypsum	S.B.	Solid Blocking
Ctr.	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	Str.	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	Min.	Minimum	TOW	Top of Wall
Dwg.	Drawing	Misc.	Miscellaneous	T&G	Tongue 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
Elec.	Electrical	NIC	Not in Contract	W.H.	Water Heater
Elev.	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	With	Wth	Within
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
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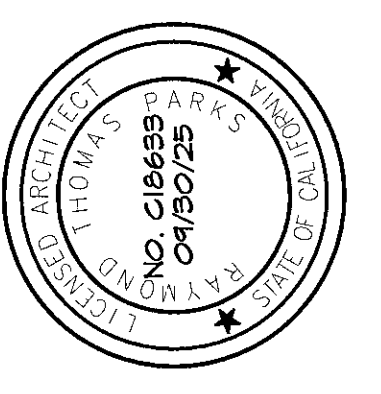


Vicinity Map
 No Scale:

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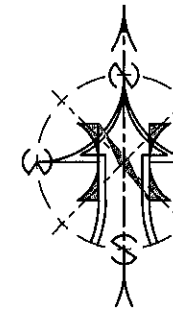
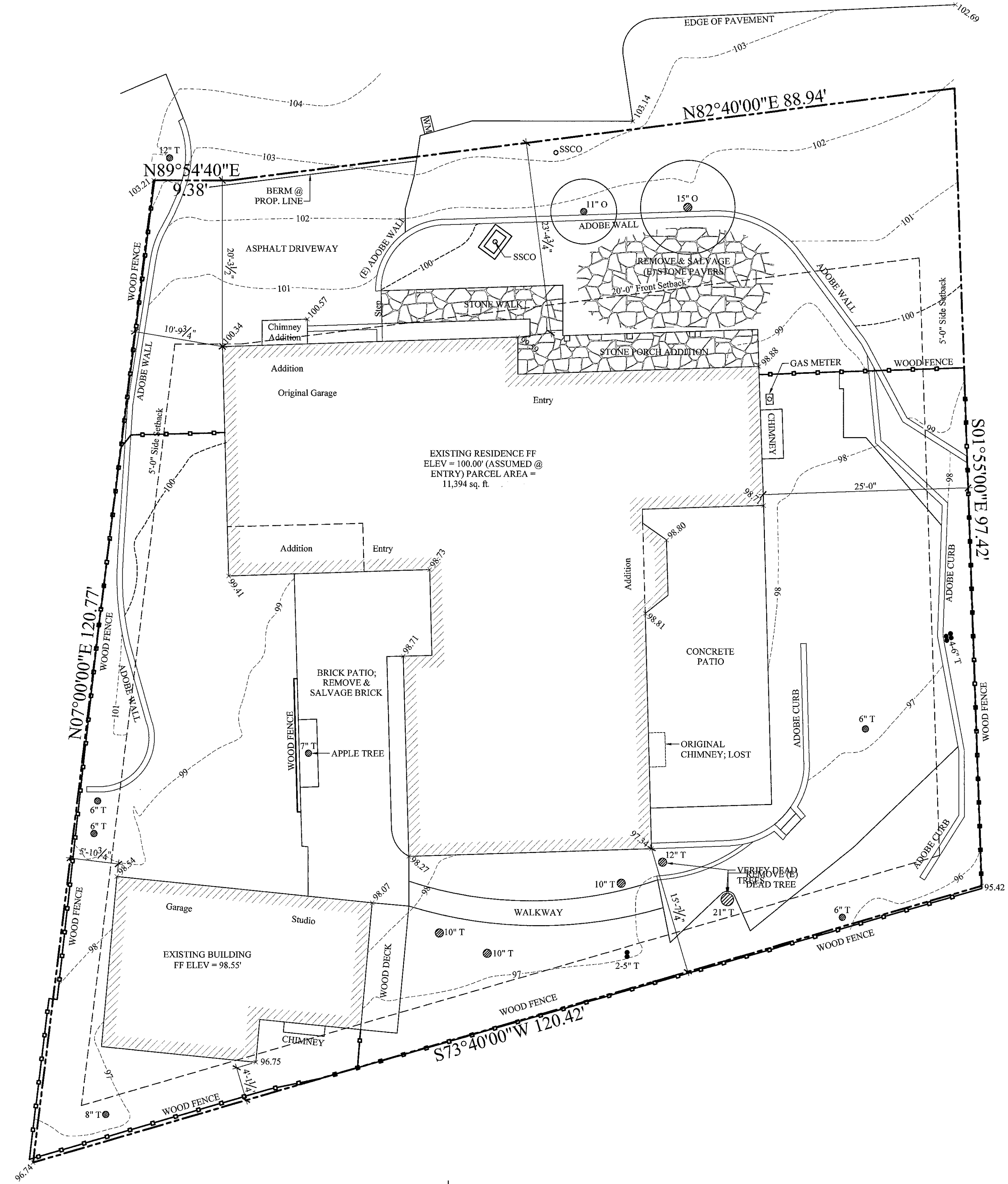


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Cover
 Scott Gale & Nina Nygard Family Trust
 Historic Donald Teague House & Studio
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 APN: 009-162-029

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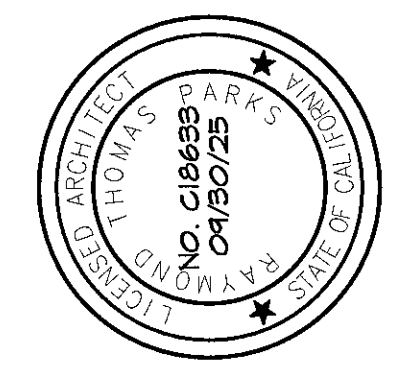
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Existing Site Plan
1"=8'

5th Avenue

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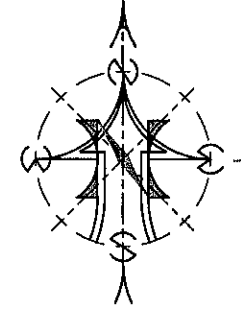
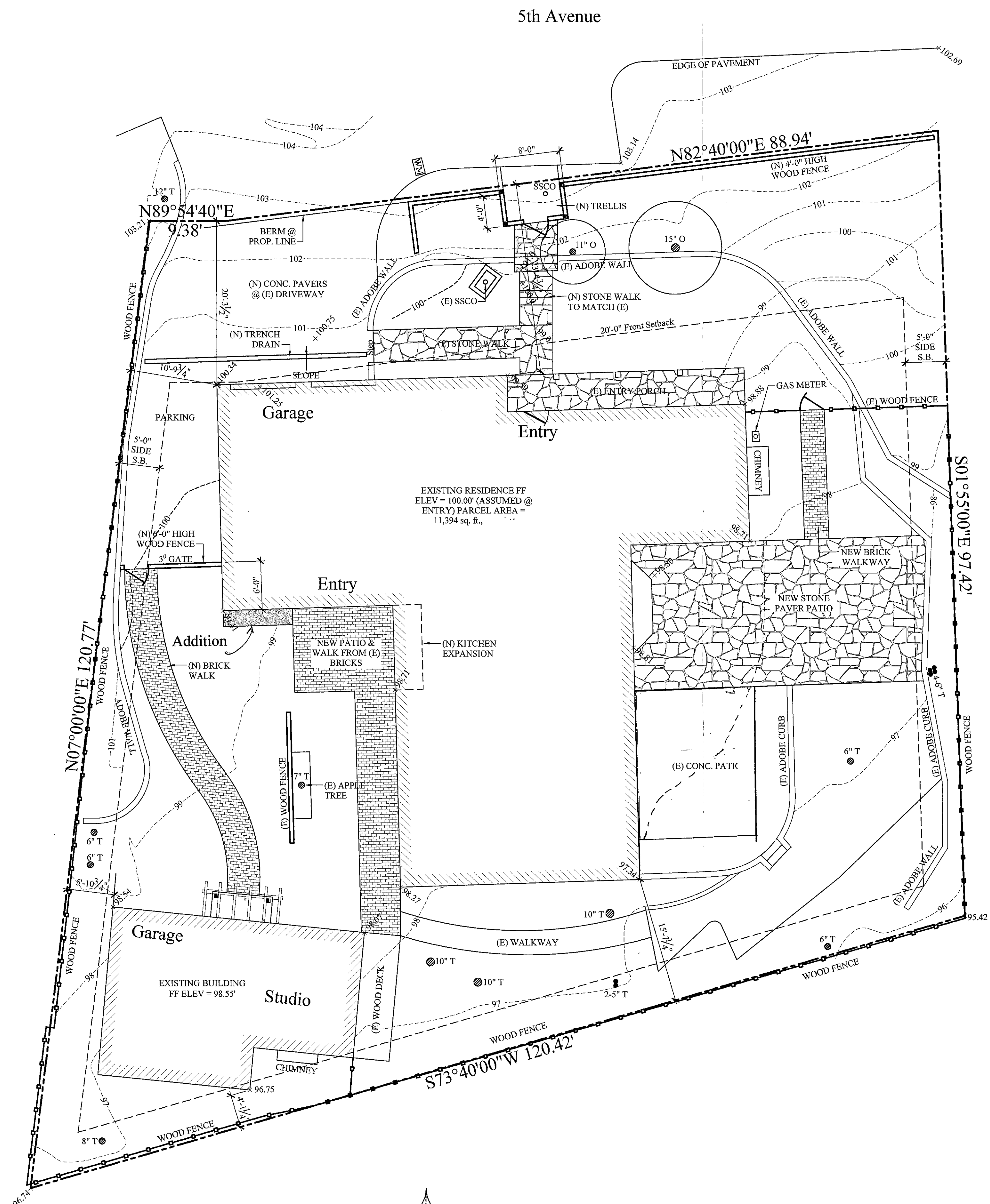
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Existing Site Plan

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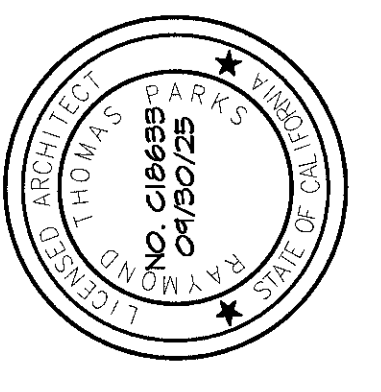
A1.1



Proposed Site Plan
1"=8'

5th Avenue

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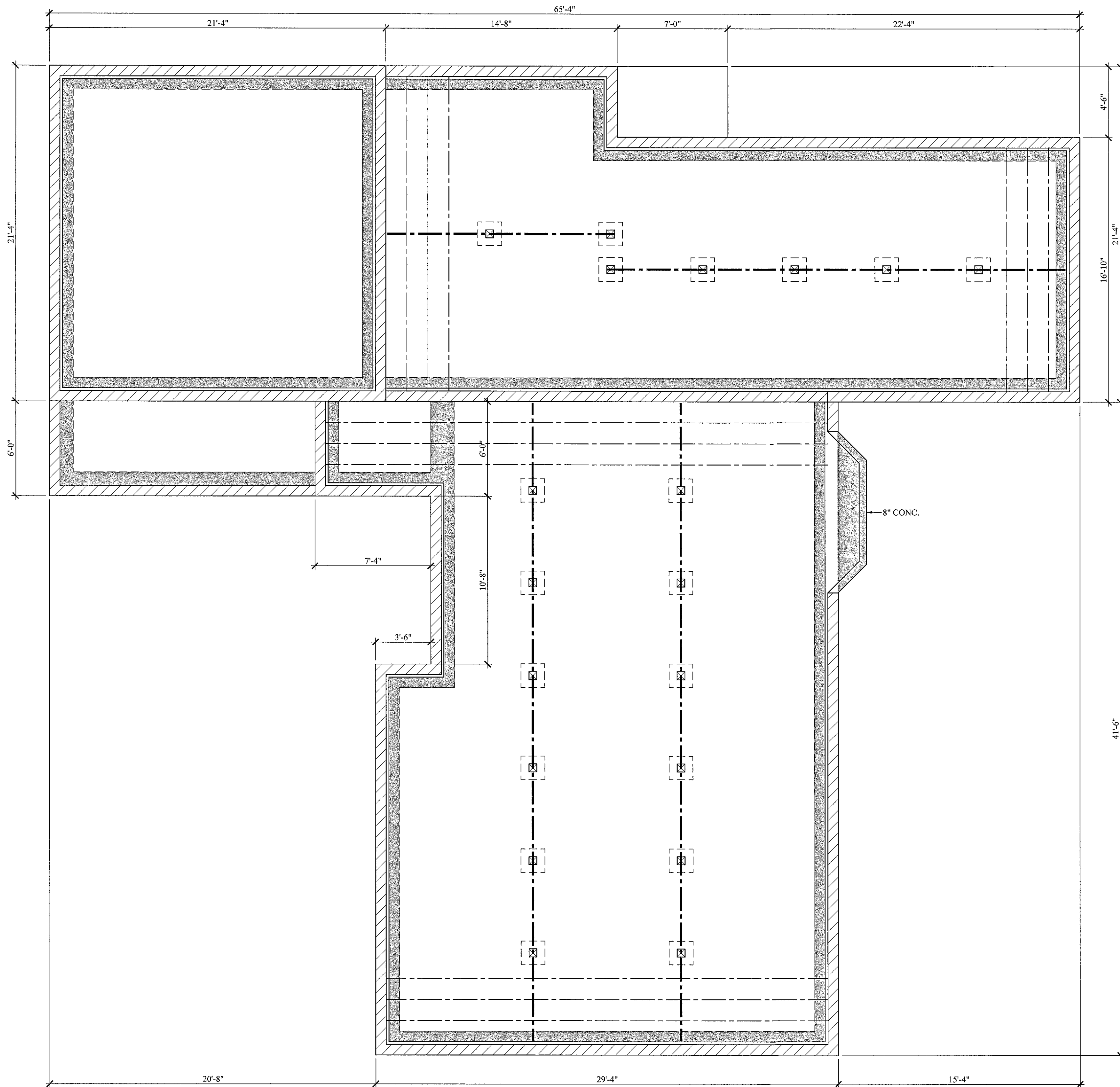
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Proposed Site Plan

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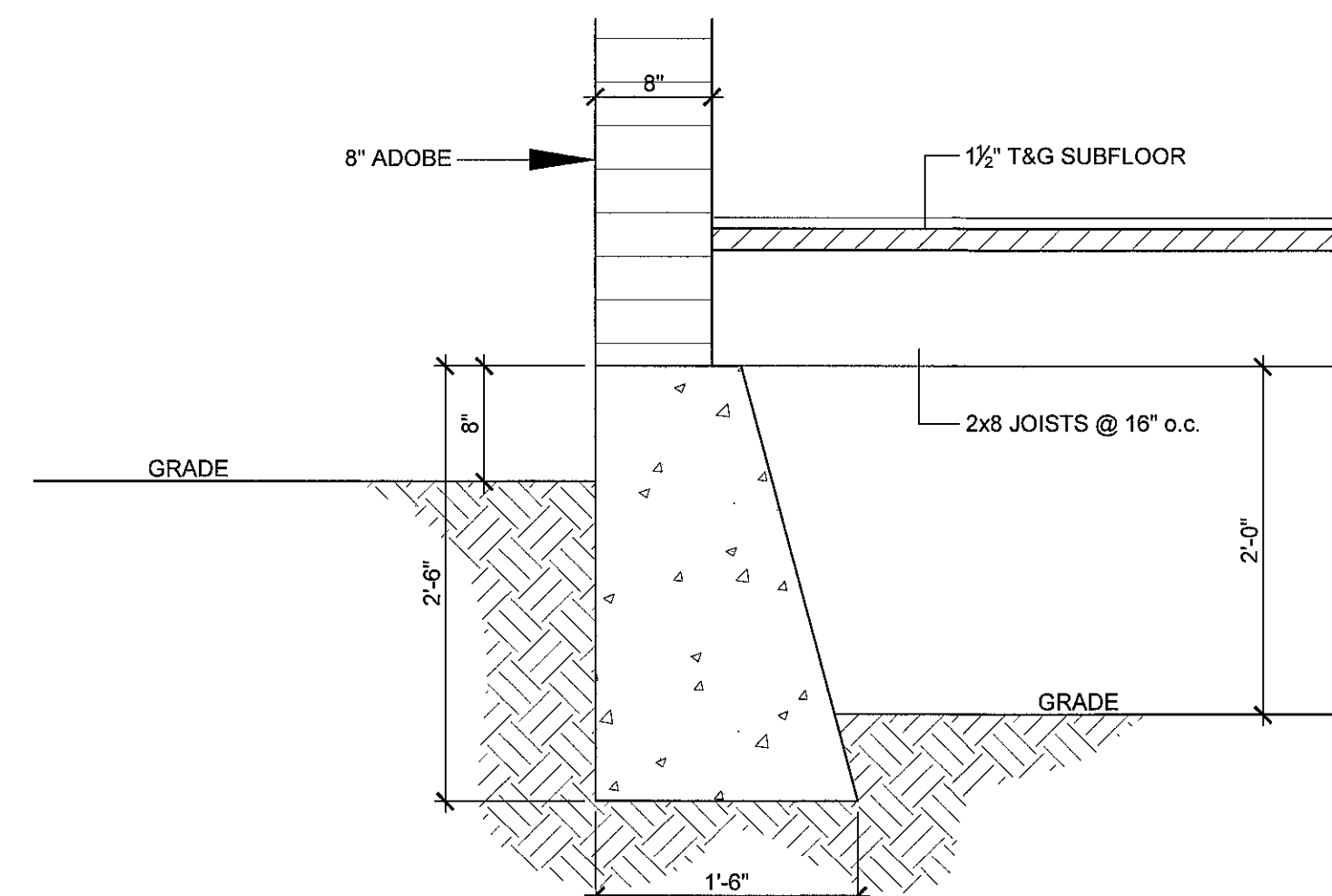
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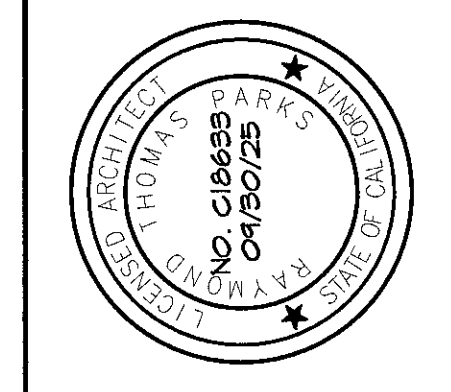


Existing Foundation Plan

1/4" = 1'-0"



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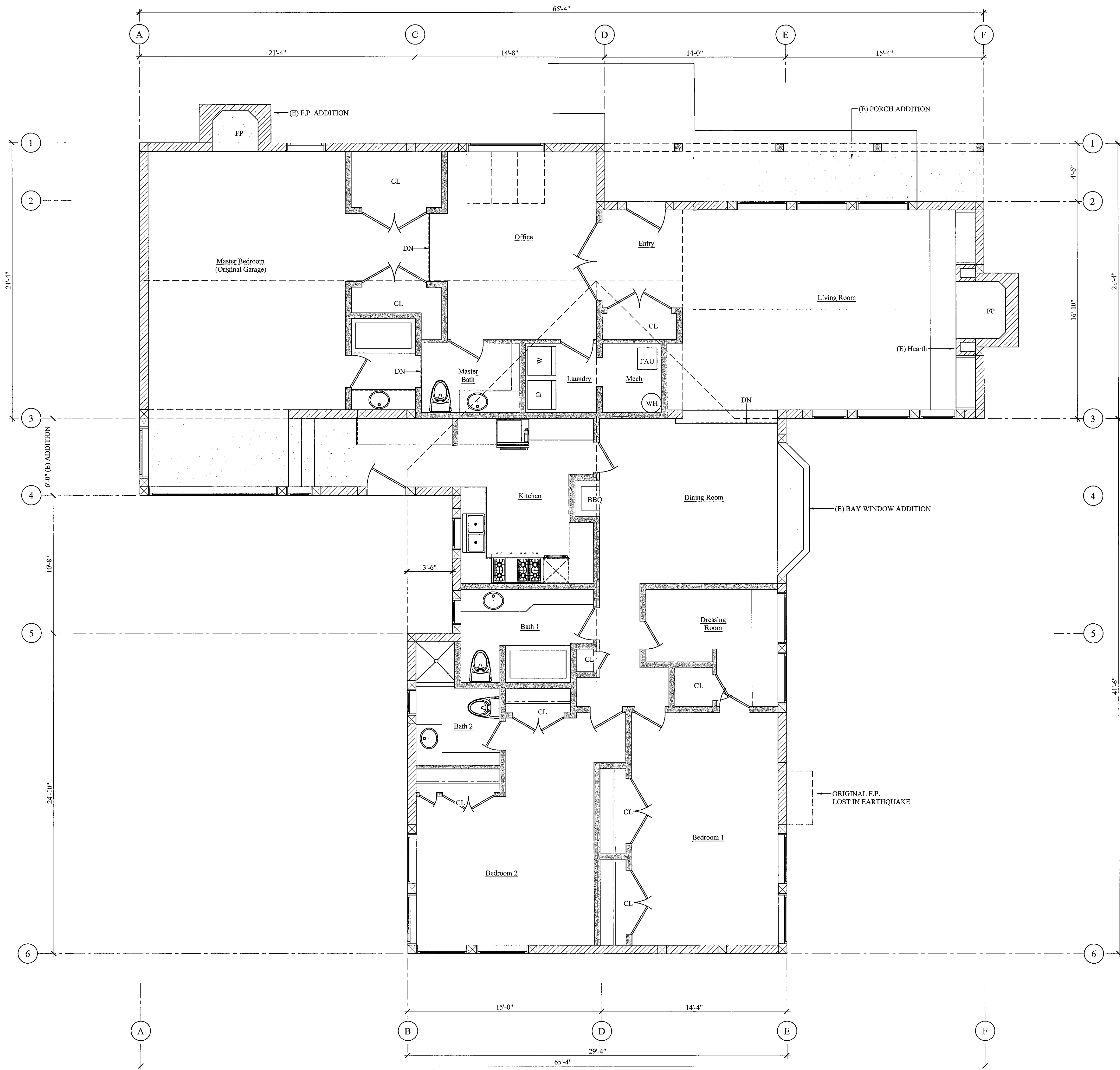


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Existing Foundation Plan
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 Historic Donald Teague House & Studio
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 APN: 009-162-029

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A2.0



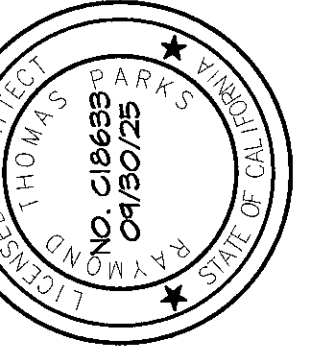
LEGEND:

- (E) 2x6 FRAMING
- (E) 8" ADOBE BRICK WALLS & 8x8 POSTS
- (E) ADDITIONS TO ORIGINAL HISTORIC HOME

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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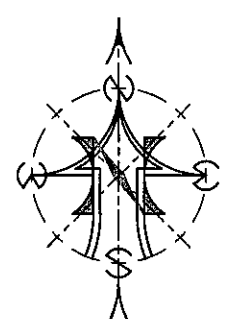


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Existing Floor Plan

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 APN: 009-162-029

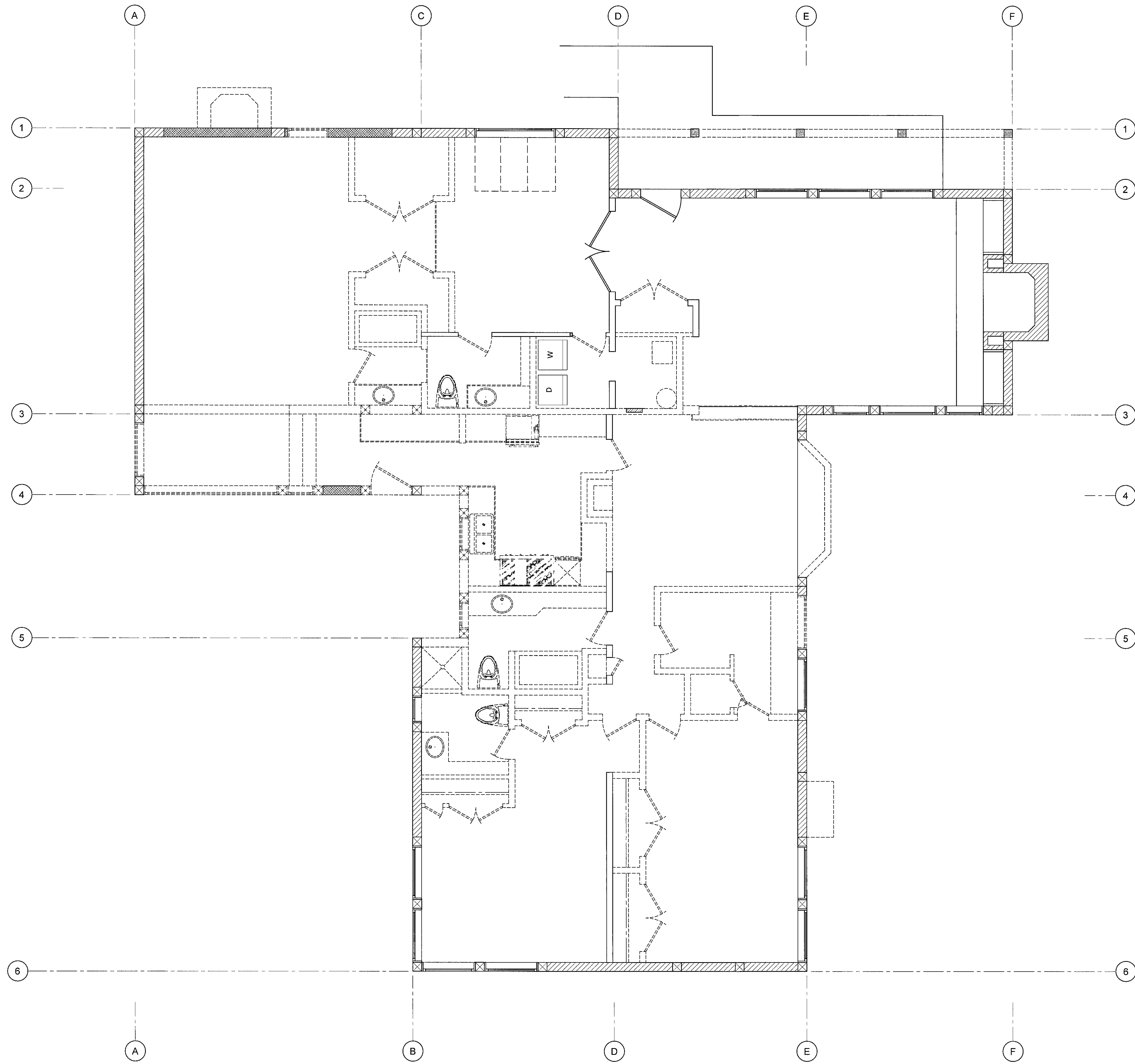
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Existing Floor Plan

1/4" = 1'-0"

A2.1



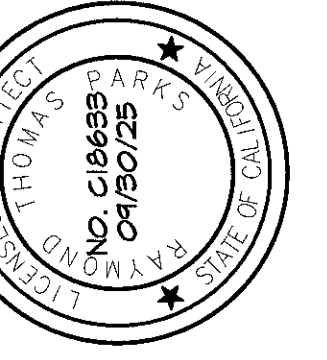
LEGEND:

- (E) 2x6 FRAMING
- ▨ (E) 8" ADOBE BRICK WALLS & 8x8 POSTS
- ▩ (E) WALLS TO BE ALTERED
- (E) WALLS TO BE REMOVED

NOTE:

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- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
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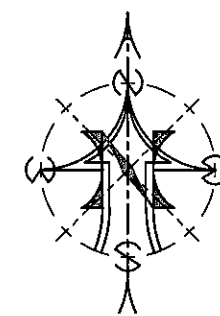
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Demolition Plan
 Scott Gale & Nina Nygard Family Trust
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 APN: 009-162-029

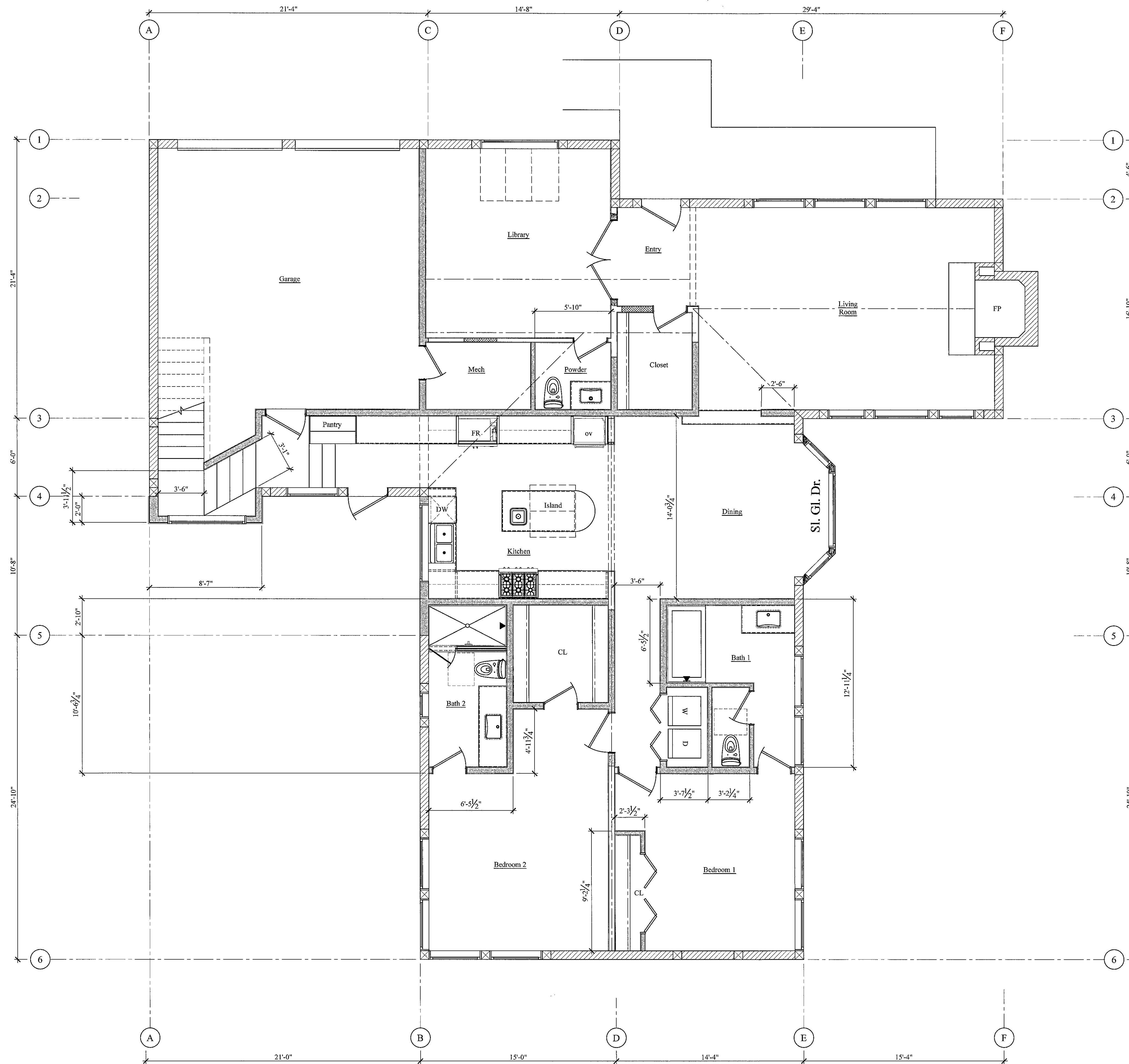
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Demolition Plan

1/4" = 1'-0"

A2.2



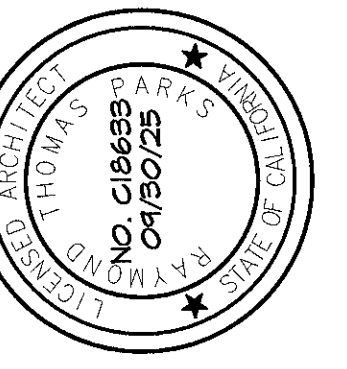
LEGEND:

- (N) 2x6, 2x8 & 2x4 WALL FRAMING
- (E) WALLS TO BE ALTERED
- (E) 8" ADOBE BLOCK WALLS & 8x8 POSTS
- (E) WOOD FRAMED WALLS

NOTE:

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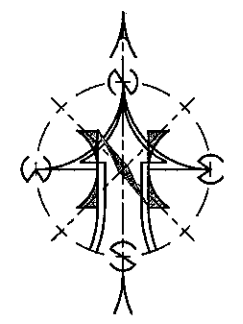


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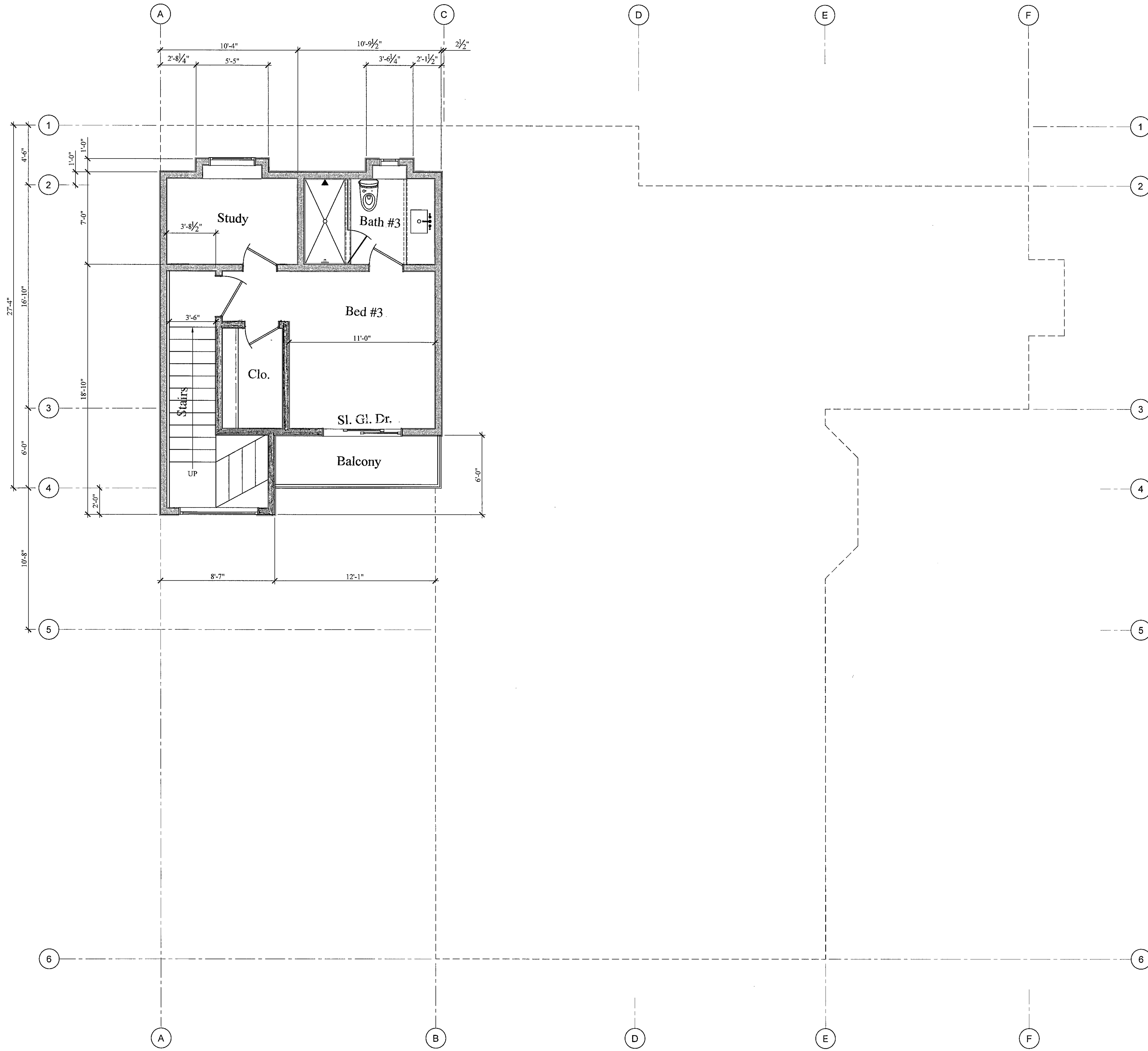
Proposed Floor Plan

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

Drawing Date: 08-13-24
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Proposed First Floor Plan
 1/4" = 1'-0"



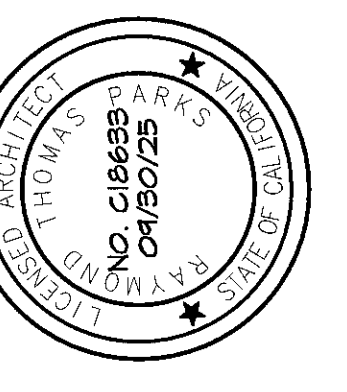
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- (N) 2x4 FRAMING
- (E) 2x4 FRAMING

NOTE:

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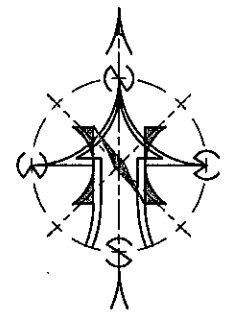
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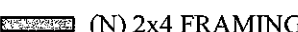



Proposed Upper Floor Plan
 Scott Gale & Nina Nygard Family Trust
 Historic Donald Teague House & Studio
 3360 Fifth Ave. Carmel, Ca 93923
 APN: 009-162-029

Drawing Date: 08-13-24
 Revision:
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Proposed Second Floor Plan
 Scale: 1/4"=1'-0"

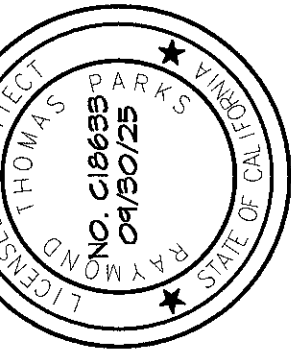
LEGEND:

-  (N) 2x4 FRAMING
-  (E) 2x4 FRAMING
-  (E) 2x4 FRAMING TO BE ALTERED
-  (E) 2x4 FRAMING TO BE REMOVED

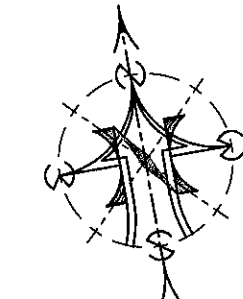
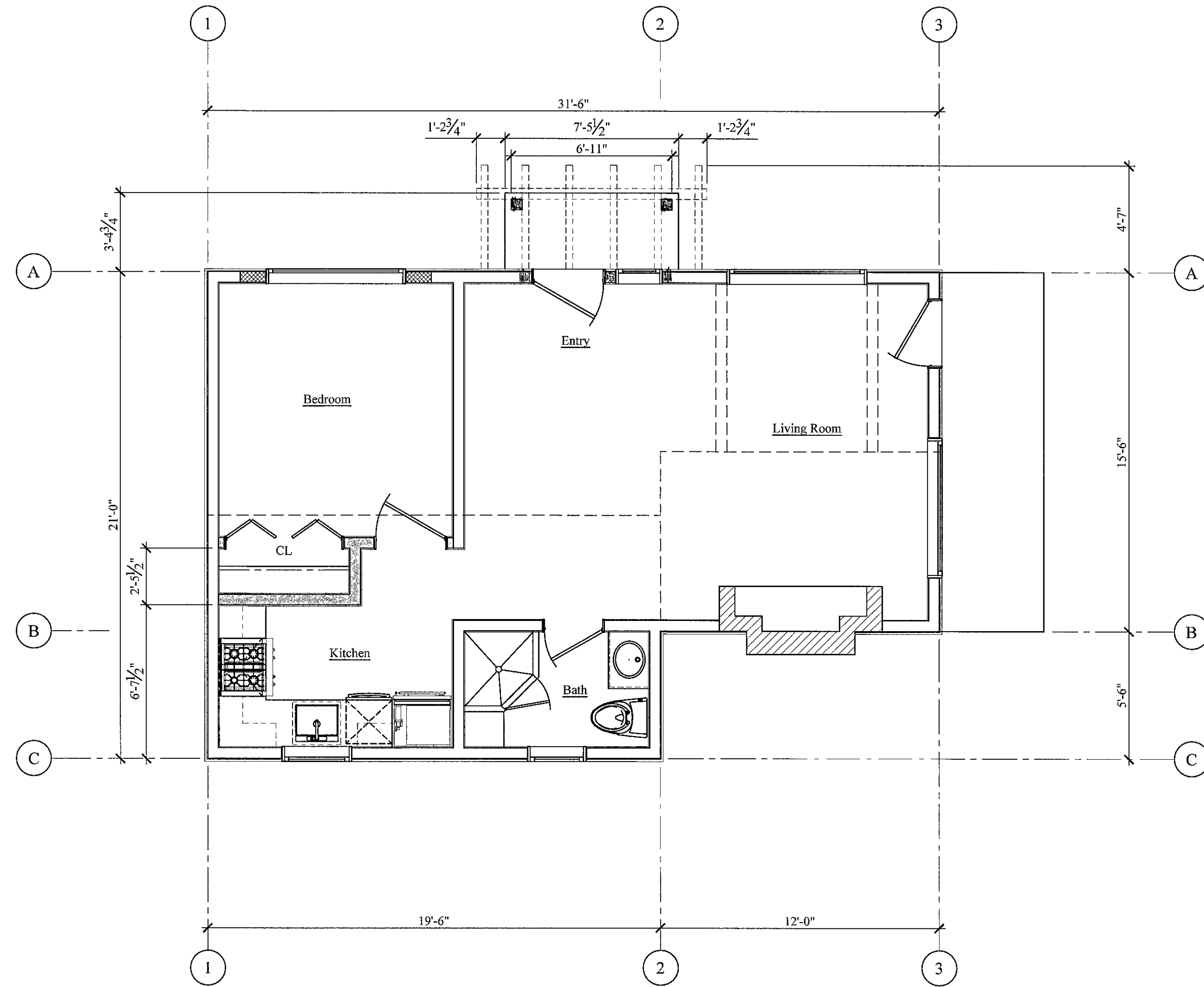
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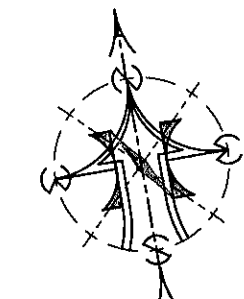
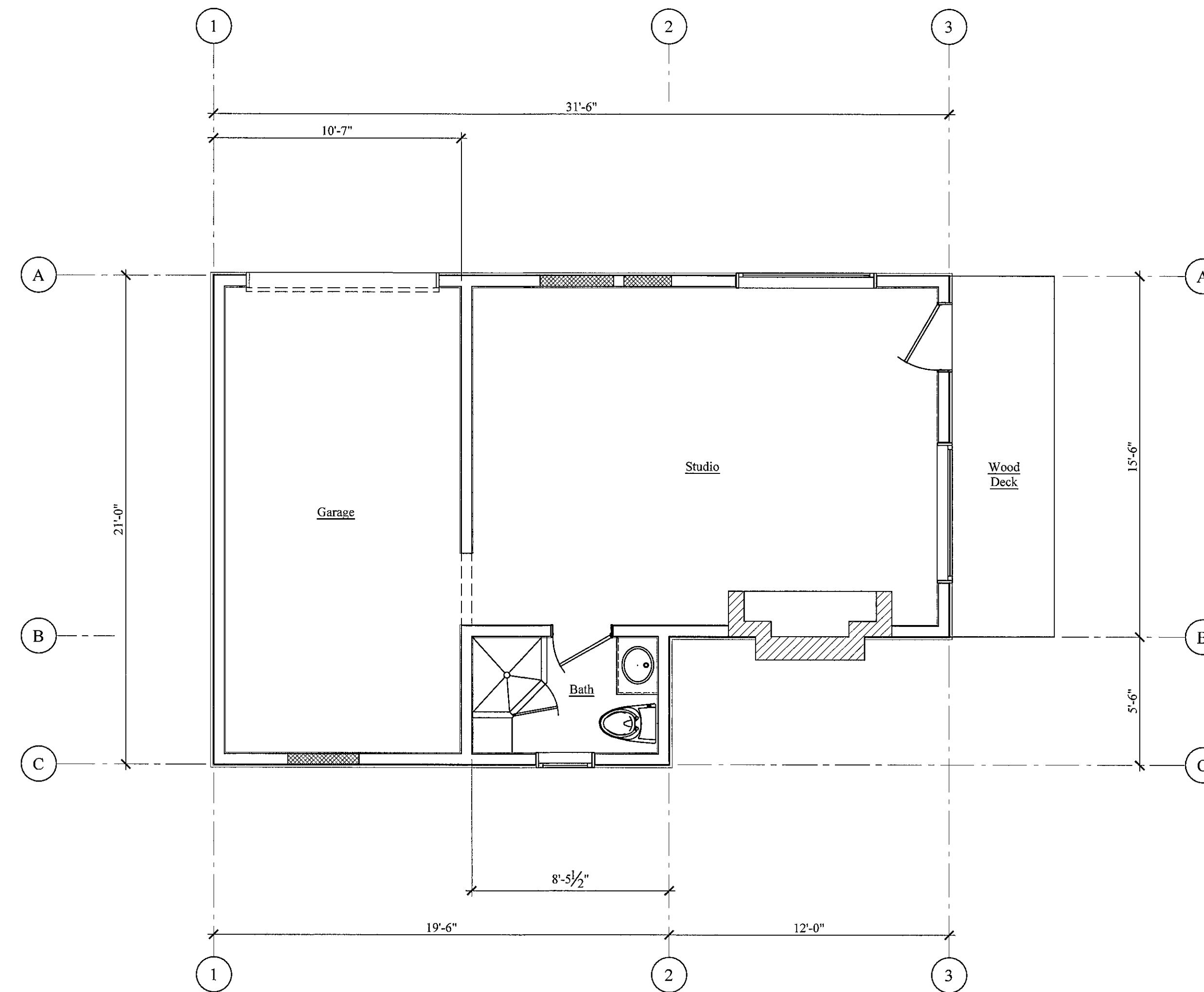


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Proposed Studio Floor Plan (ADU)

1/4" = 1'-0"



Existing Studio Floor Plan

1/4" = 1'-0"

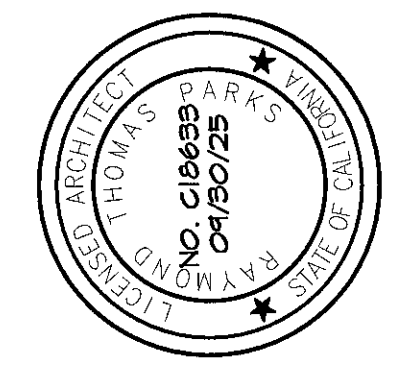
Studio Floor Plans (ADU)

Scott Gale & Nina Nygard Family Trust
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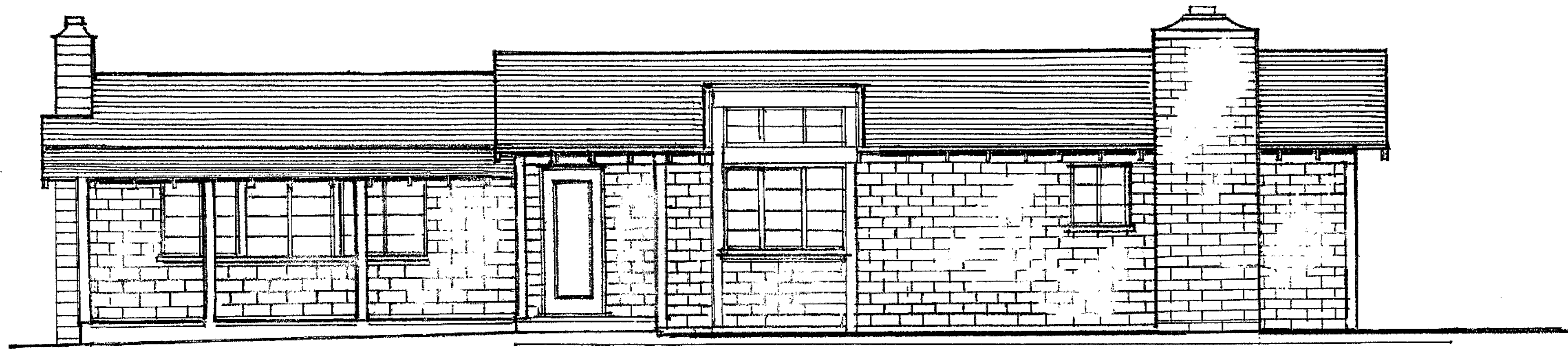


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Original Elevations
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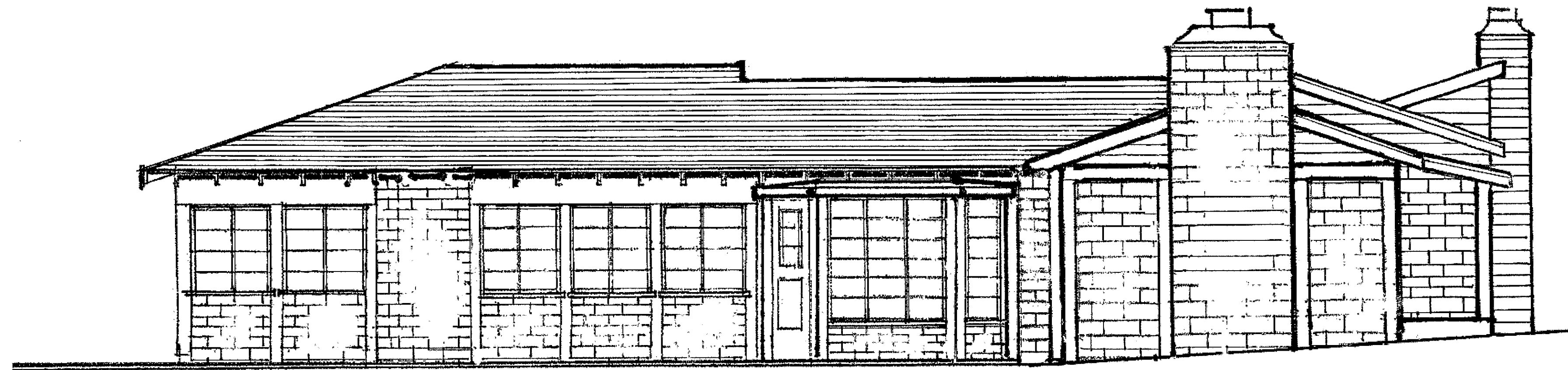
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A3.0



North Elevation

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



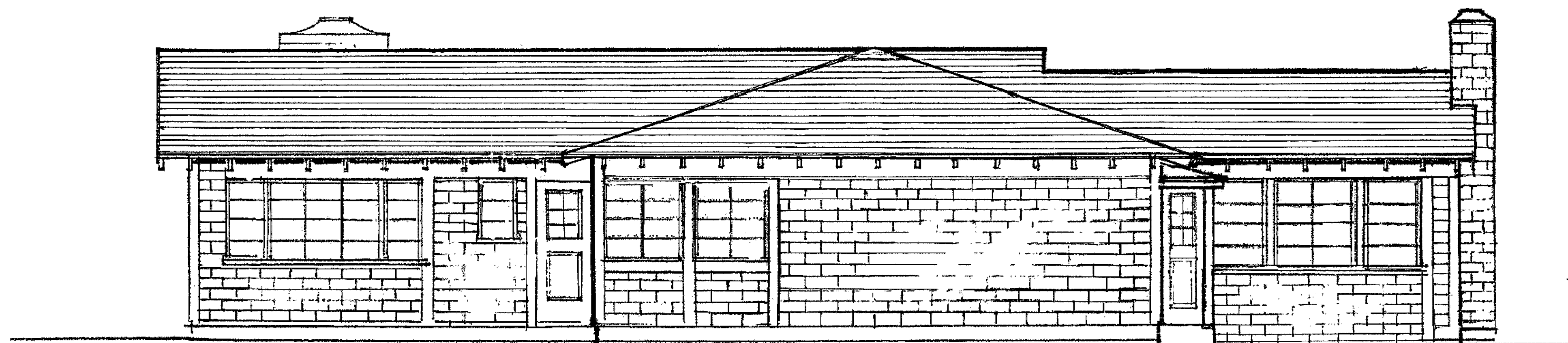
East Elevation

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



West Elevation

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



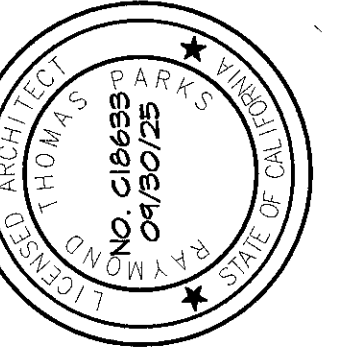
South Elevation

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

Existing Exterior Materials

Redwood Post & Adobe construction
 Windows metal frame & mullions
 Wood wood doors
 Cedar Shingle Roof

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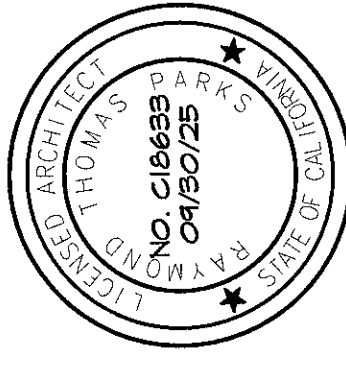
Existing Elevations

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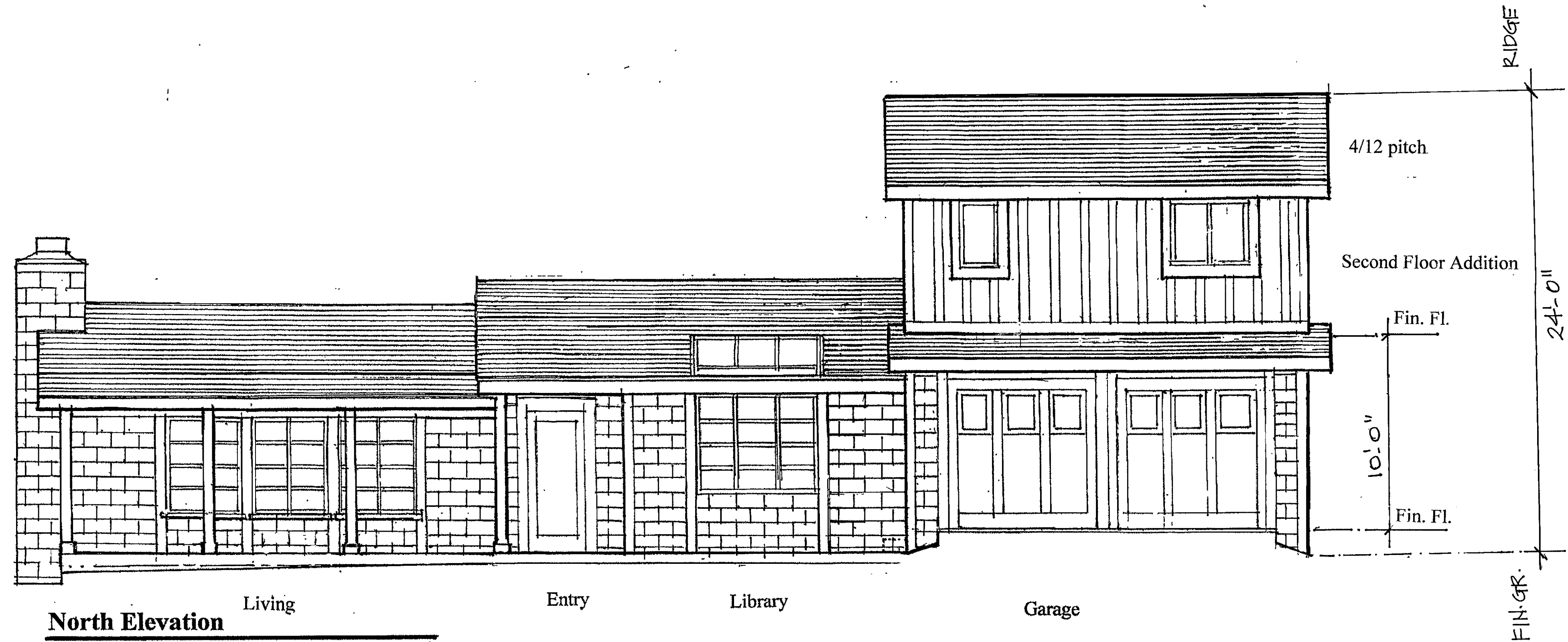
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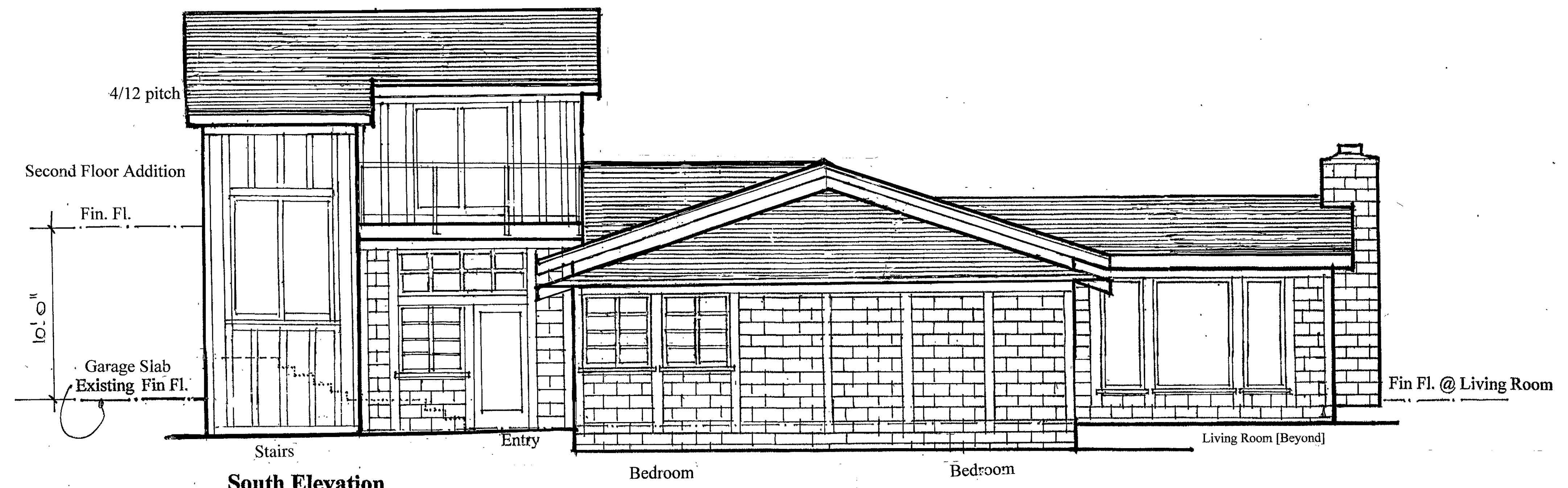
Ray Parks & Associates
Planning & Architecture
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 Phone: 831-624-1647 ray@rayparks.com



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

Existing Exterior Materials
 Redwood Post & Adobe construction
 Windows metal frame & mullions
 Wood wood doors
 Cedar Shingle Roof

Proposed Exterior Materials
 Cedar Board & Batten siding @ new addition
 New custom wood garage doors with Glass windows
 New wood clad windows
 New glass railing @ balcony
 New cedar shingles to match



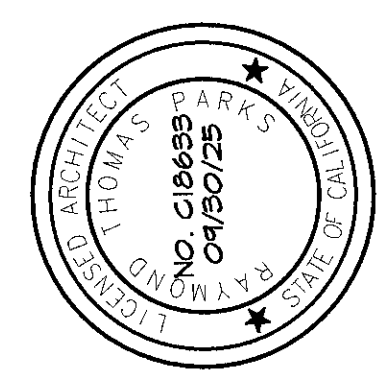
South Elevation
 Scale: 1/4"=1'-0"

Proposed Elevations

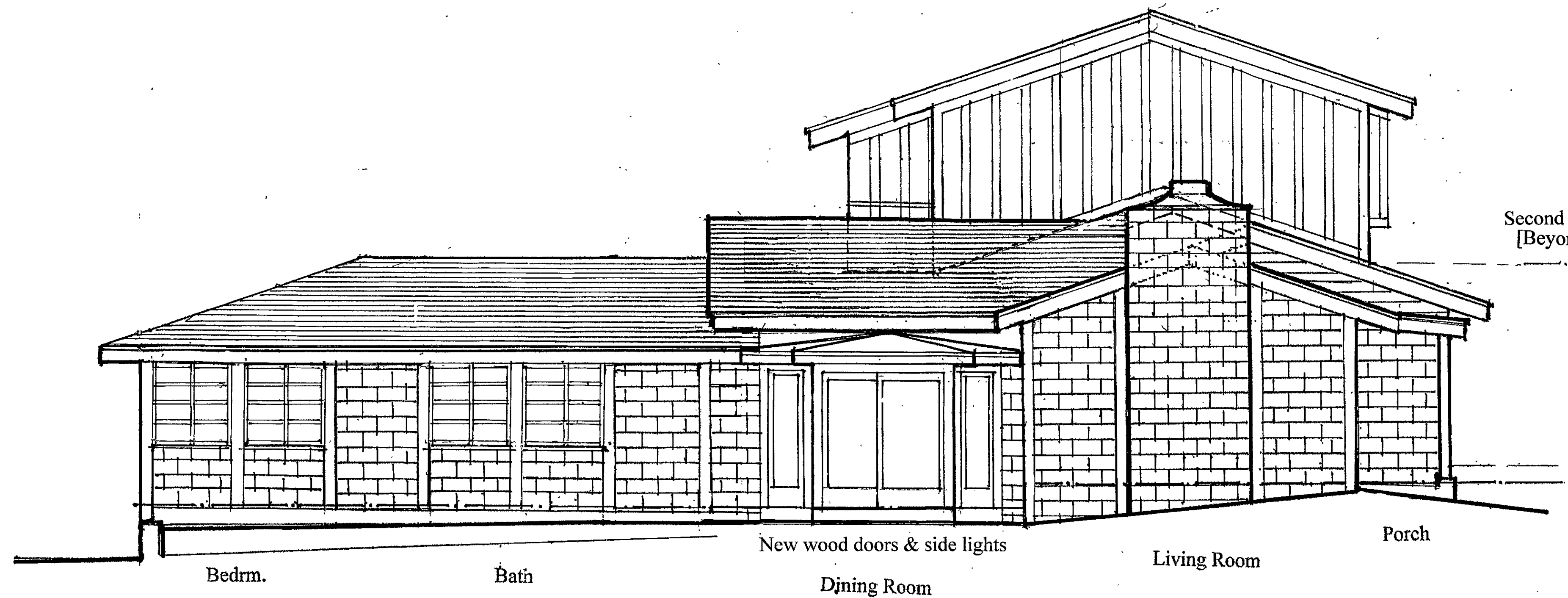
Scott Gale & Nina Nygard Family Trust
 Historic Donald Teague House & Studio
 3360 Fifth Ave. Carmel, Ca 93923
 APN: 009-162-029

Drawing Date: 08-13-24
 Revision:
 Revision:
 Revision:

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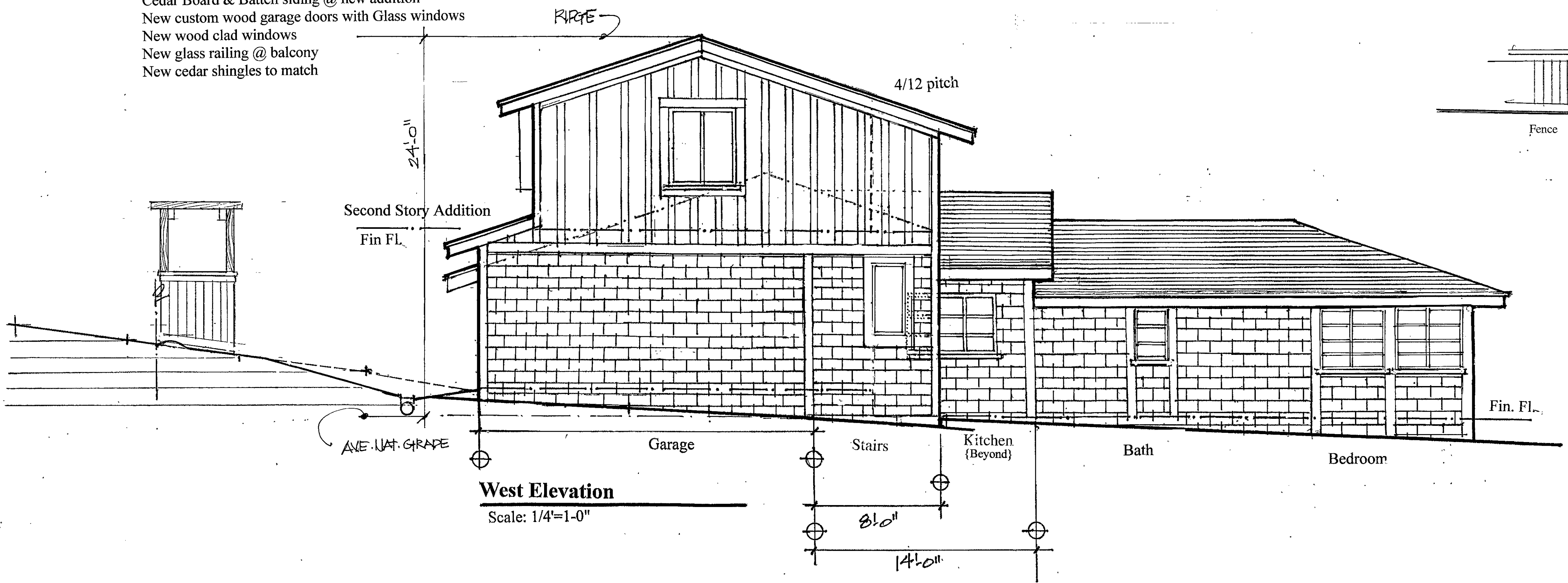
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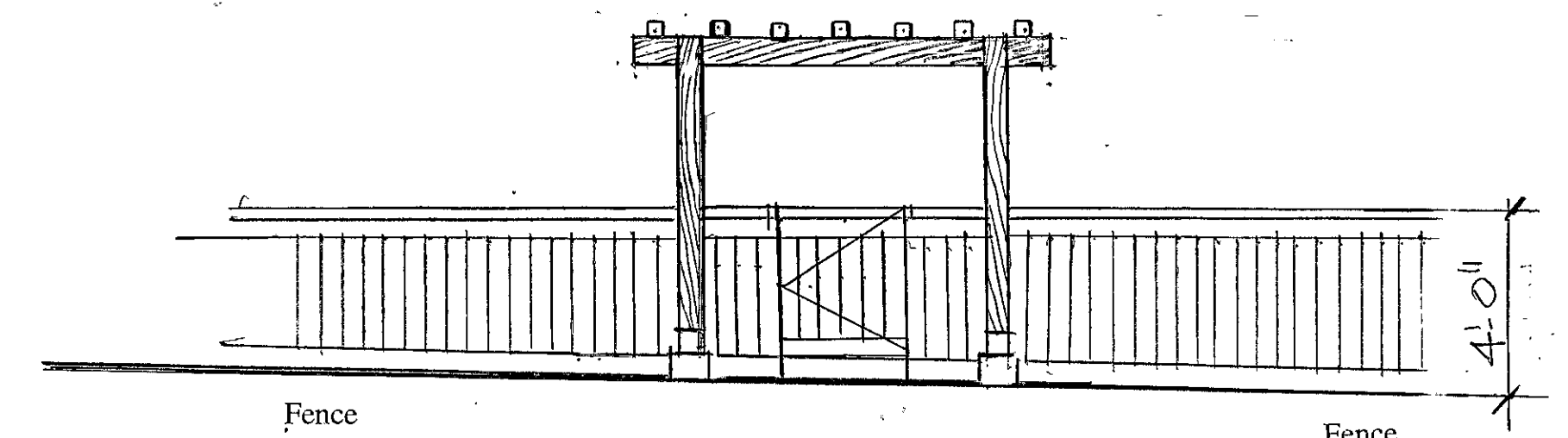
East Elevation
 Scale: 1/4"=1-0"

Existing Exterior Materials
 Redwood Post & Adobe construction
 Windows metal frame & mullions
 Wood wood doors
 Cedar Shingle Roof

Proposed Exterior Materials
 Cedar Board & Batten siding @ new addition
 New custom wood garage doors with Glass windows
 New wood clad windows
 New glass railing @ balcony
 New cedar shingles to match



West Elevation
 Scale: 1/4"=1-0"

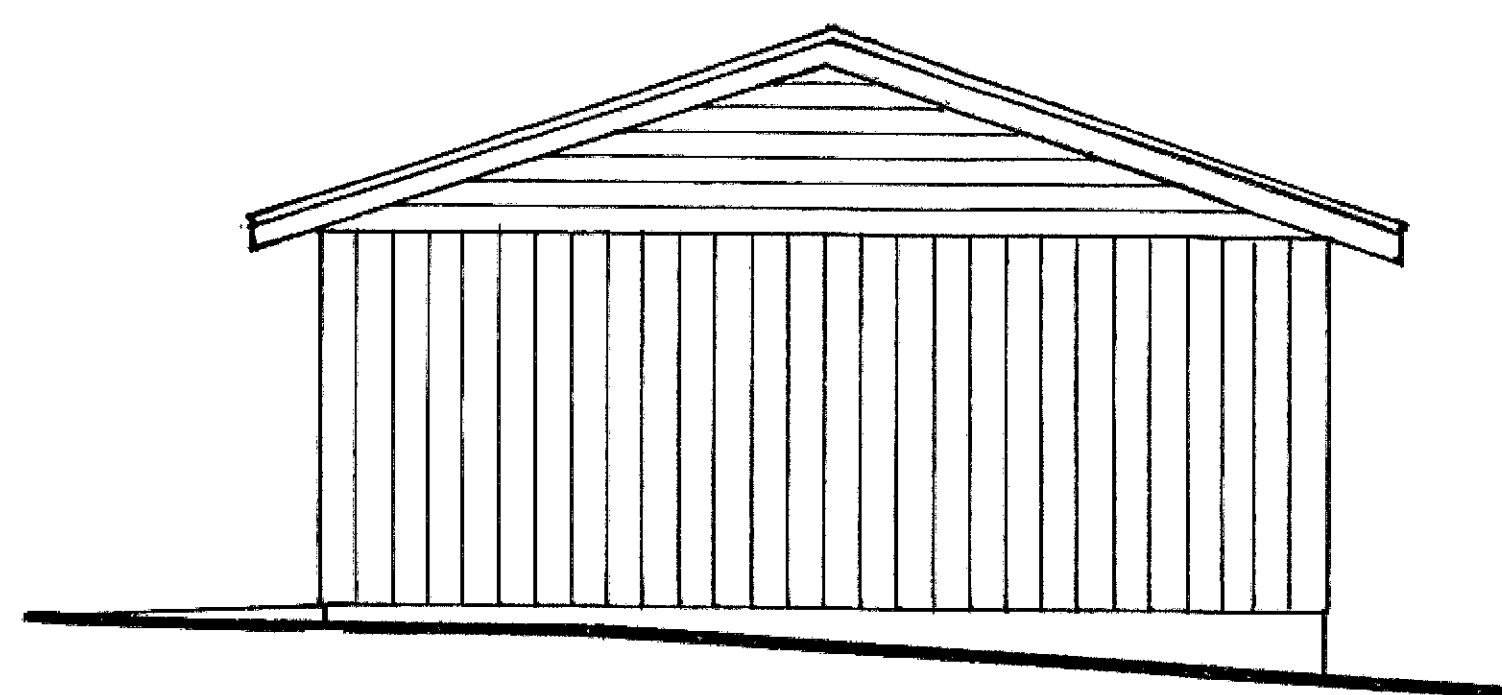


New Entry Redwood Trellis
 Scale: 1/4"=1-0"

Proposed Elevations

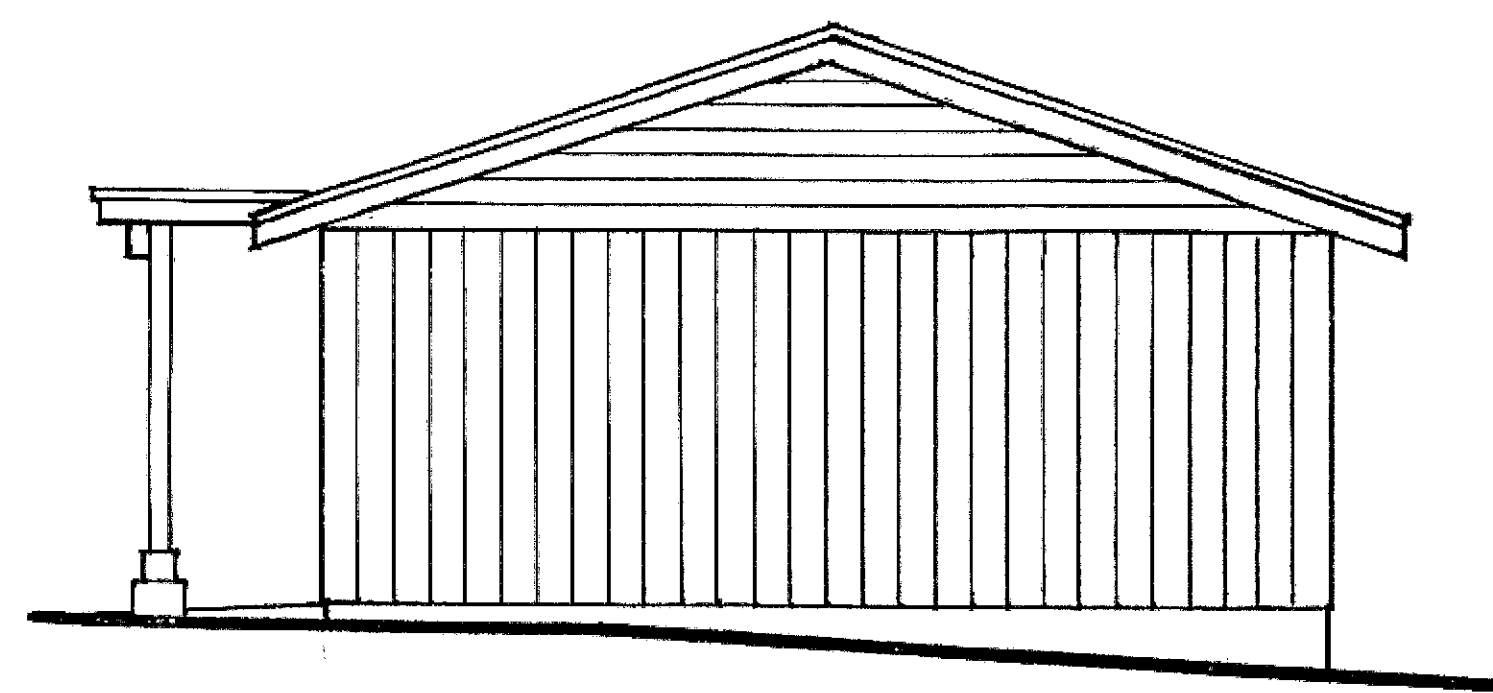
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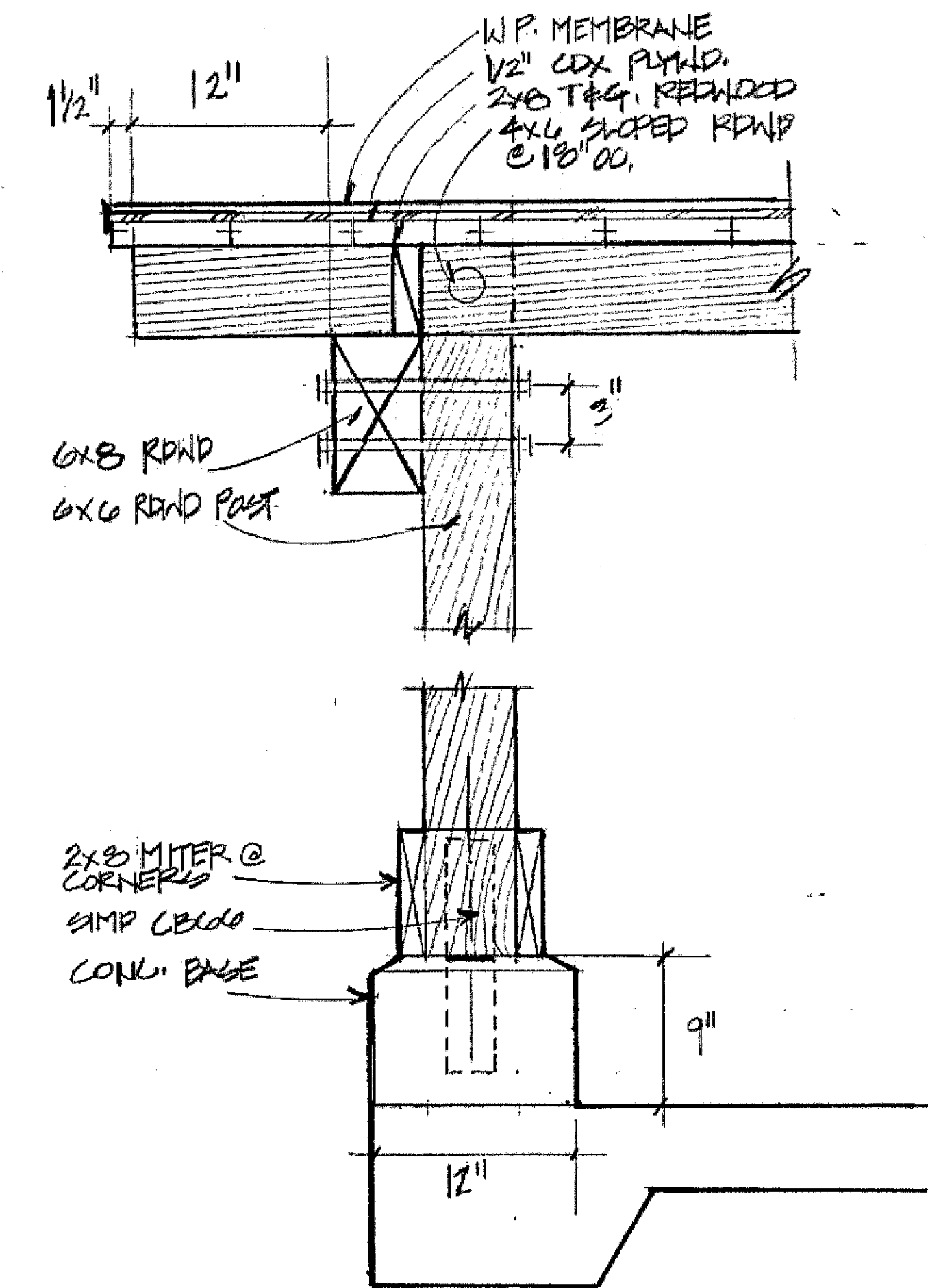
Existing West Elevation

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



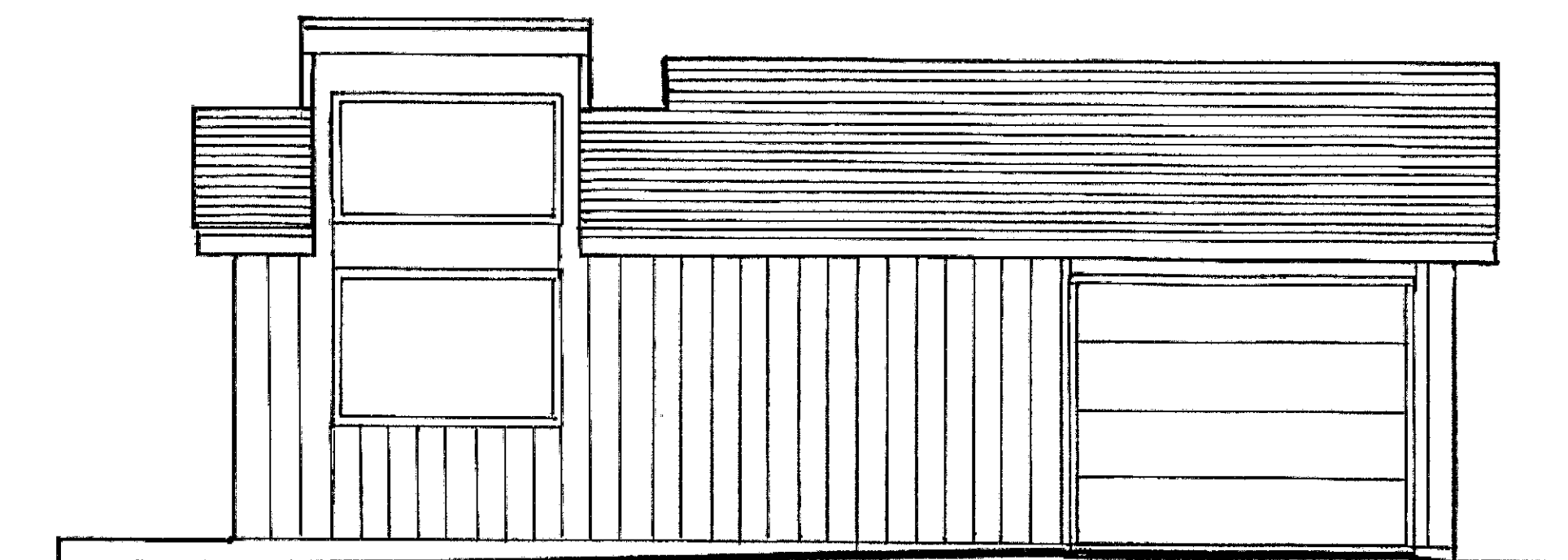
Proposed West Elevation

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



Trellis Detail

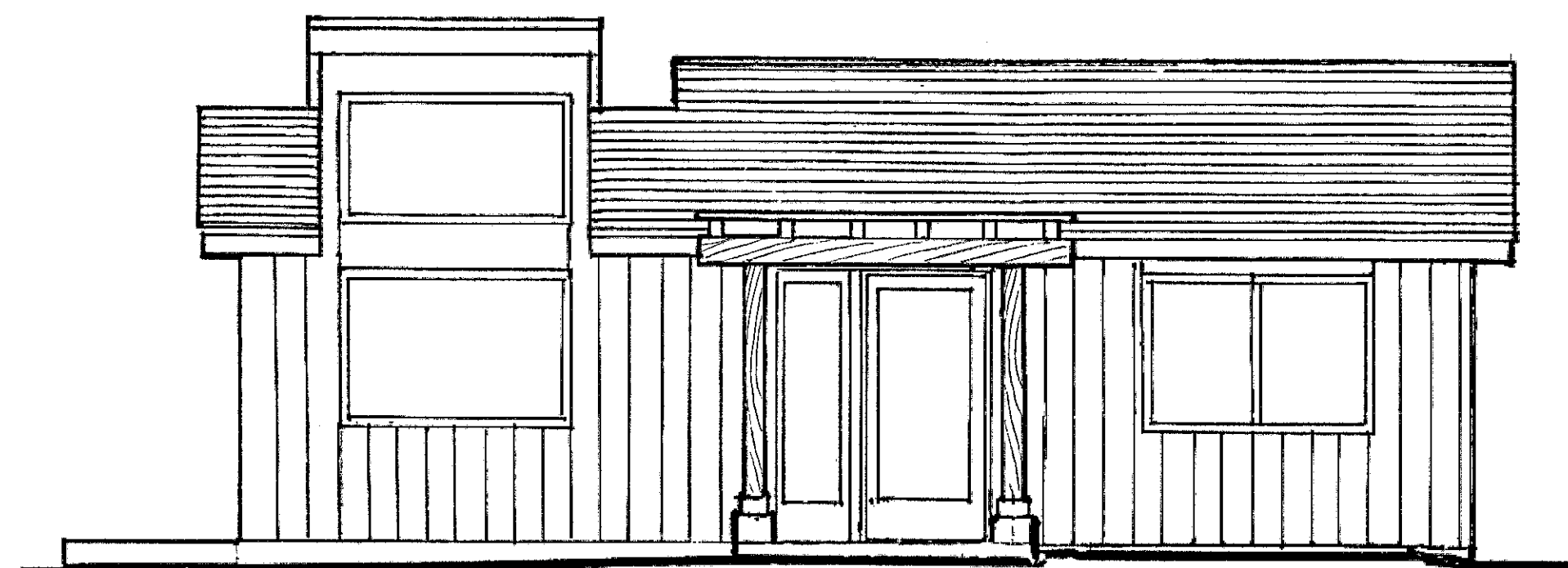
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Remove metal garge door.

Existing North Elevation

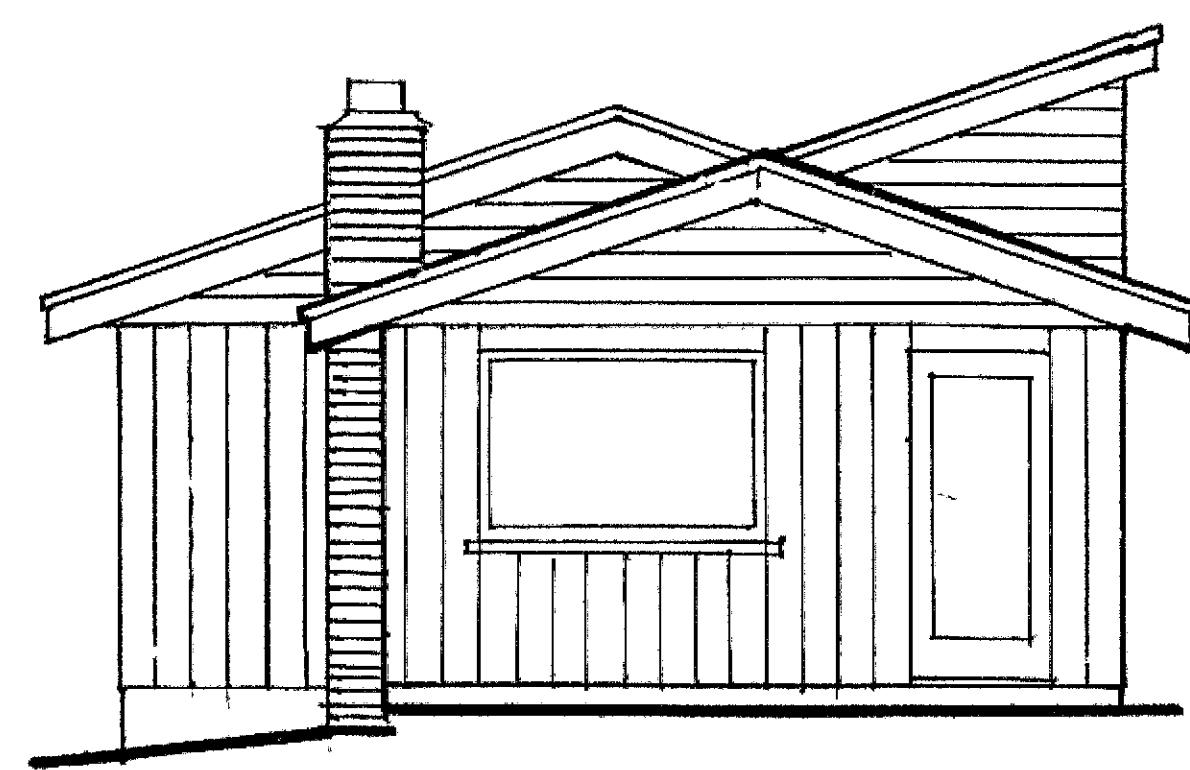
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New Wood Entry Door
New Redwood Trellis
See Detail

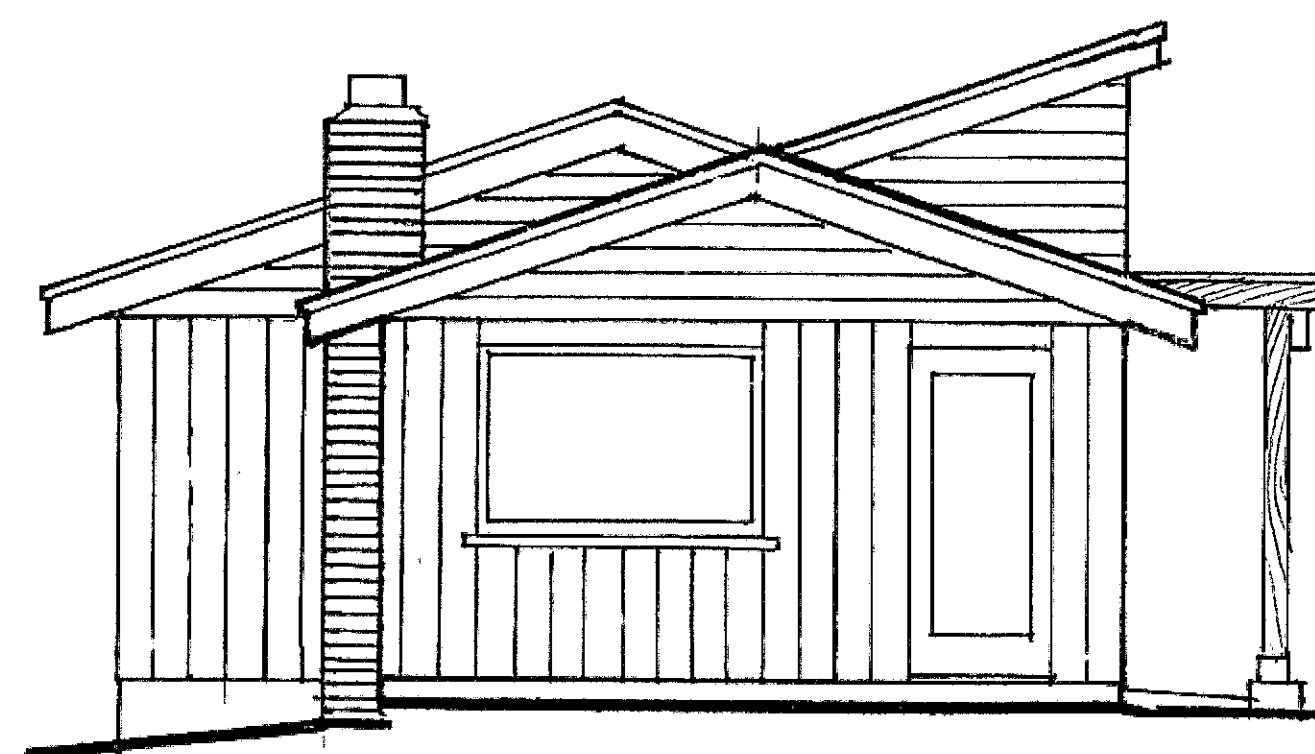
Proposed North Elevation

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



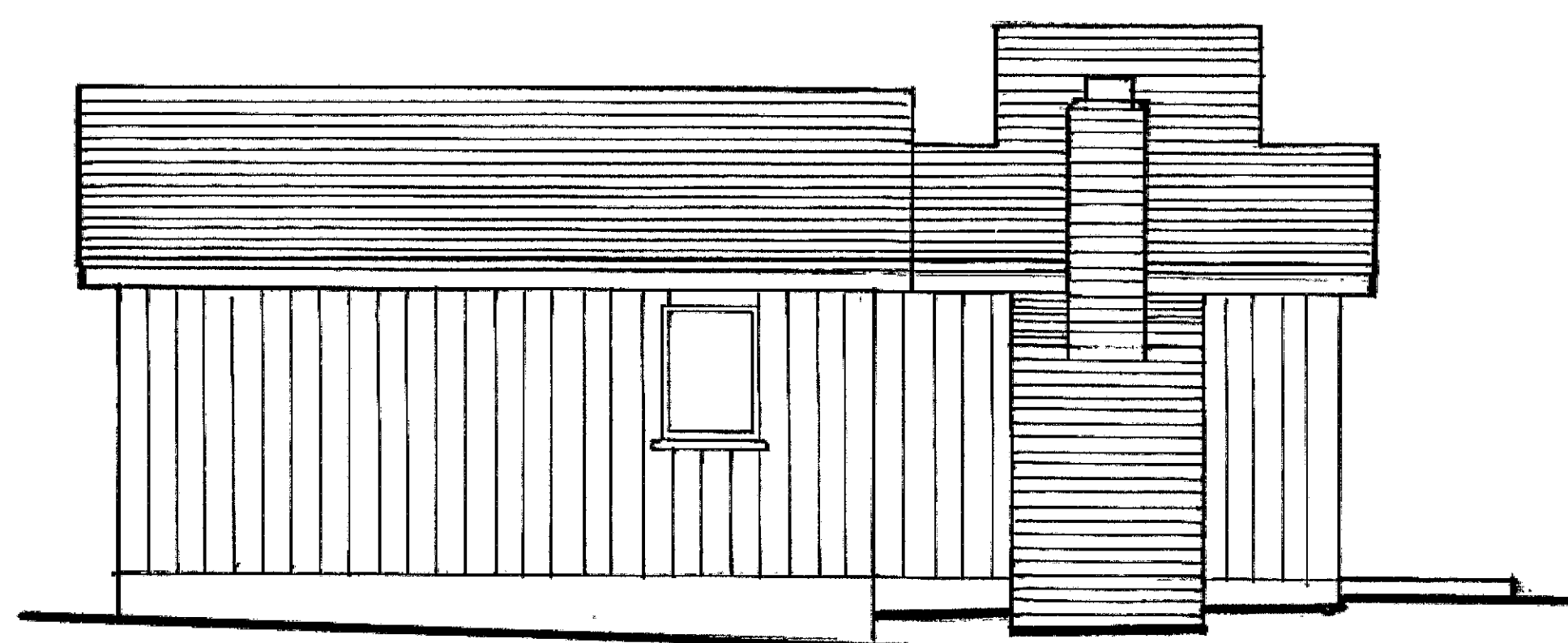
Existing East Elevation

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



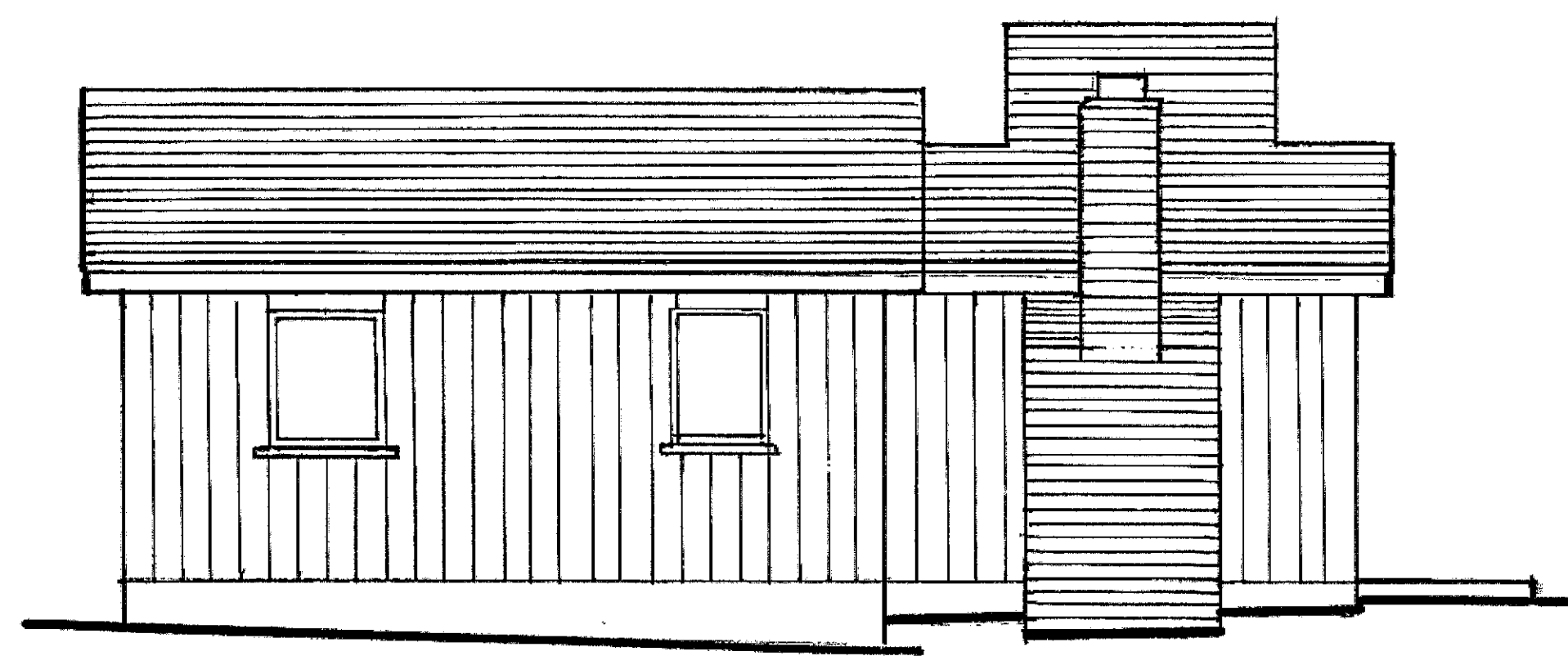
Proposed East Elevation

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



Existing South Elevation

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



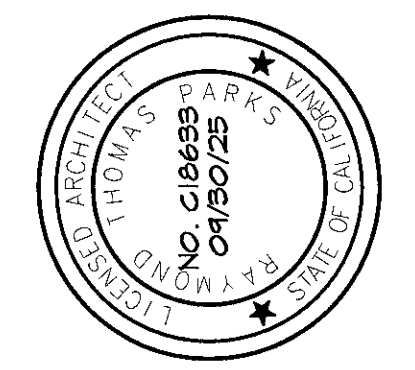
Proposed South Elevation

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

Existing & Proposed Exterior Materials

- 2 x 10 redwood verticle siding
- Horizontal wood siding at gables
- Brick Fireplace & Chimney
- Wood clad windows and doors; to match
- Existing Cedar shingle roof

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Studio Elevations

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