

# SCHMIDT RESIDENCE

**96 OAK WAY  
CARMEL HIGHLANDS, CA 93923**

de sola.barnes  
architects  
PO BOX 223386  
CARMEL, CA 93922  
831-624-2165

## PHOTOS-EXISTING CONDITIONS



VIEW FROM STREET (WEST ELEVATION)



VIEW FROM NORTH EAST CORNER OF PROPERTY



MAIN ENTRY (WEST ELEVATION)



VIEW FROM BACK OF PROPERTY (EAST ELEVATION)



SECONDARY ENTRANCE. SOUTH -WEST ELEVATIONS



VIEW FROM SOUTH EAST CORNER OF PROPERTY

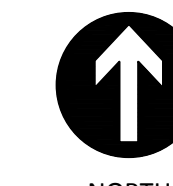
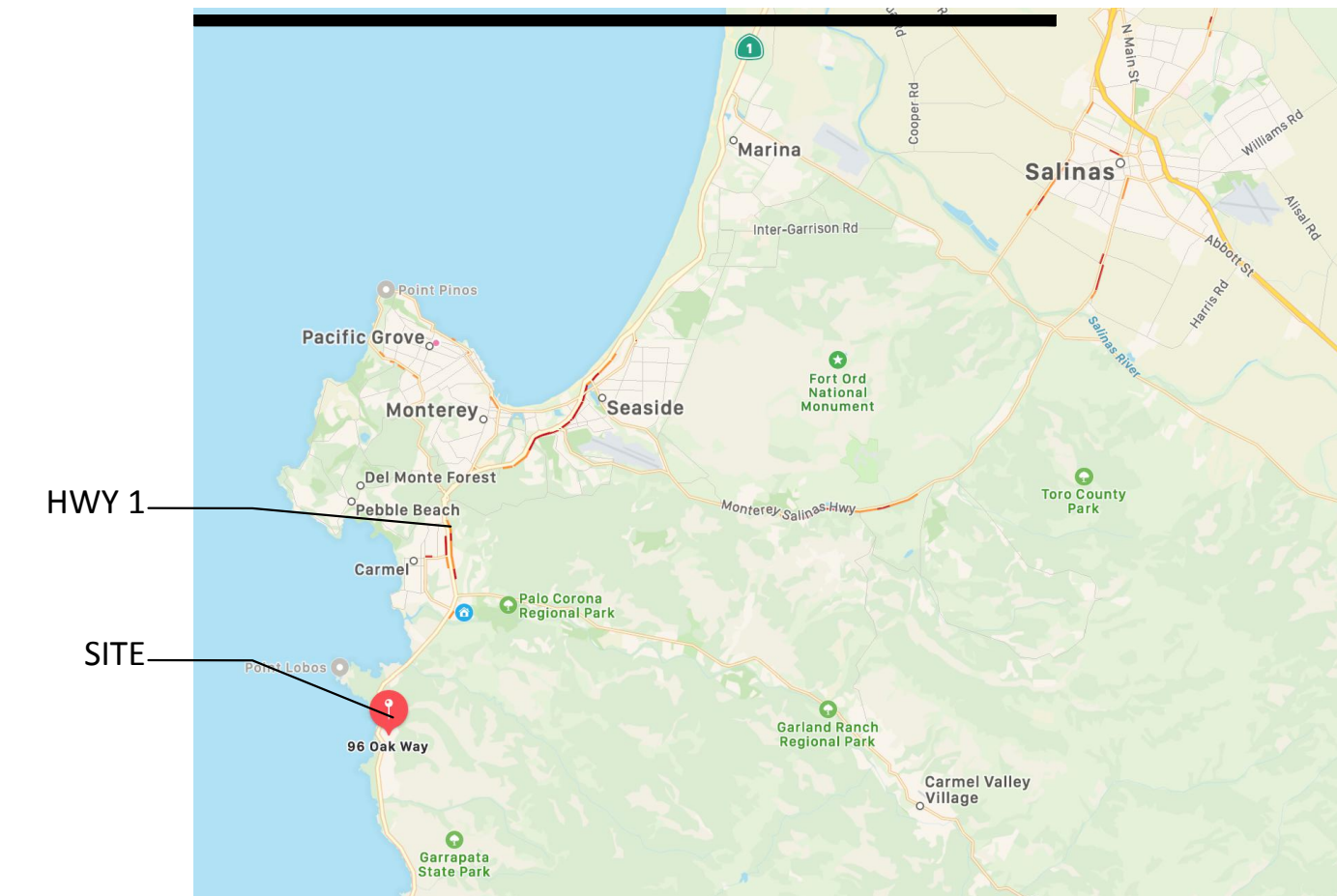
## DRAWING LIST

- A0.0 PROJECT DATA
- A1.0 SITE PLAN
- A2.0 EXISTING & PROPOSED - 1ST FLOOR PLAN
- A2.1 EXISTING & PROPOSED - 2ND FLOOR PLAN
- A2.2 EXISTING & PROPOSED - ROOF PLAN
- A3.0 EXISTING & PROPOSED -EXTERIOR ELEVATIONS
- A3.1 EXISTING & PROPOSED -EXTERIOR ELEVATIONS

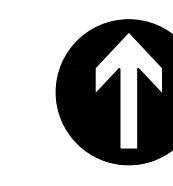
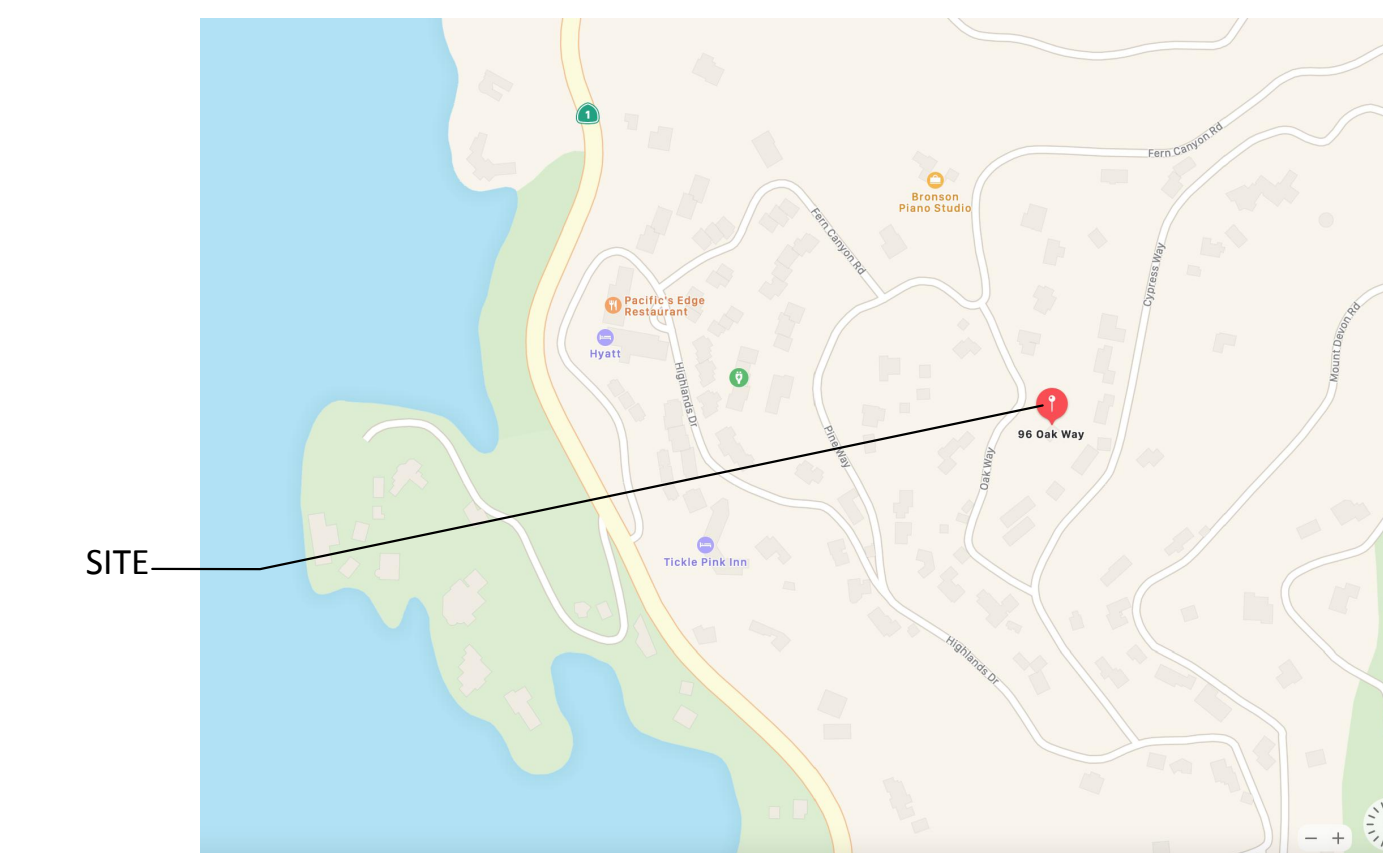
## SCOPE OF WORK

1. ADD 413 SF MAIN BEDROOM AND BATH TO EXISTING SECOND STORY DIRECTLY OVER EXISTING GARAGE. EXTERIOR WALL FINISH AND WINDOWS TO MATCH EXISTING. NEW ROOF TO BE CLASS "A" COMPOSITE SHINGLE BY ENVIROSHAKE. COLOR: WEATHERED AGED-CEDAR
2. ADD 41 SQ. FT. BALCONY @ PROPOSED MAIN BEDROOM.
3. DEMOLISH ROOF OF EXISTING GARAGE.
4. REPLACE BATHTUB WITH WALK-IN SHOWER @ EXISTING BATHROOM IN 1ST FLOOR.
5. REPLACE EXISTING ROOF W/ SAME AS WHAT IS LISTED ON ITEM 1.
6. NO INCREASE IN BUILDING FOOTPRINT/LOT COVERAGE.
7. 10.8 CU. YARDS OF GRADING CUT FOR GARAGE FOUNDATION UNDERPINNING

## VICINITY MAPS



NORTH



NORTH

## PROJECT DATA

<b>OWNER</b>	<b>Richard and Angella Schmidt</b> 28 Campbell Place Danville CA 94526 Phone: 925-785-6032 email: schmidtr276@gmail.com
<b>ARCHITECT</b>	<b>de sola.barnes LLP</b> P.O. Box 223386, Carmel, CA 93922 Phone: 831-238-2310 Contact: Daniela de Sola email: dani@desolabarnes.com
<b>PROPERTY ADDRESS</b>	96 OAK WAY CARMEL HIGHLANDS CA 93023
<b>APN</b>	241-131-017
<b>ZONING</b>	LDR/1-D(CZ)
<b>TYPE OF CONSTRUCTION</b>	TYPE VB
<b>OCCUPANCY TYPE</b>	SINGLE FAMILY RESIDENCE
<b>LOT SIZE</b>	0.197 AC NET- 8581 SQ. FT.

<b>EXISTING LOT COVERAGE:</b>	
HOUSE+ATTACHED GARAGE	1379 SF
<b>TOTAL</b>	<b>1379 SF</b>
<b>PROPOSED LOT COVERAGE: (15% ALLOWED)</b>	
8567 SQ. FT. X .15=	1285 SF
<b>ACTUAL</b>	<b>1379 SF</b>

<b>EXISTING GROSS FLOOR AREA:</b>	
LEVEL 1 + (GARAGE)	1379 SF
LEVEL 2	916 SF
<b>TOTAL</b>	<b>2295 SF</b>
<b>PROPOSED GROSS FLOOR AREA:</b>	
LEVEL 1 + (GARAGE)	1379 SF
LEVEL 2	916 SF
LEVEL 2 ADDITION	411 SF
<b>TOTAL</b>	<b>2706 SF</b>

<b>IMPERVIOUS AREAS AREA</b>	NO CHANGES TO IMPERVIOUS AREA
<b>NEW SITE WALLS</b>	NONE
<b>WATER SOURCE</b>	CALIFORNIA AMERICAN WATER
<b>SEWER SYSTEM</b>	(E) 1500 GALLON SEPTIC TANK AND LEACH FIELD
<b>TREES TO BE REMOVED</b>	0
<b>GRADING ESTIMATES</b>	10.8 CUBIC YARDS CUT
<b>FRONT YARD SETBACK</b>	30'
<b>SIDE YARD SETBACK</b>	20'
<b>REAR YARD SETBACK</b>	20'
<b>HEIGHT LIMIT</b>	30' ABOVE AV. NAT. GRADE

## SCHMIDT RESIDENCE

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202  
drawn by: DDS

submittals date

APPLICATION REQUEST 05-14-25

APPLICATION REVISION 08-11-25

sheet title

PROJECT DATA  
& VICINITY MAPS

scale AS NOTED  
sheet number

**A0.0**

08-11-2025

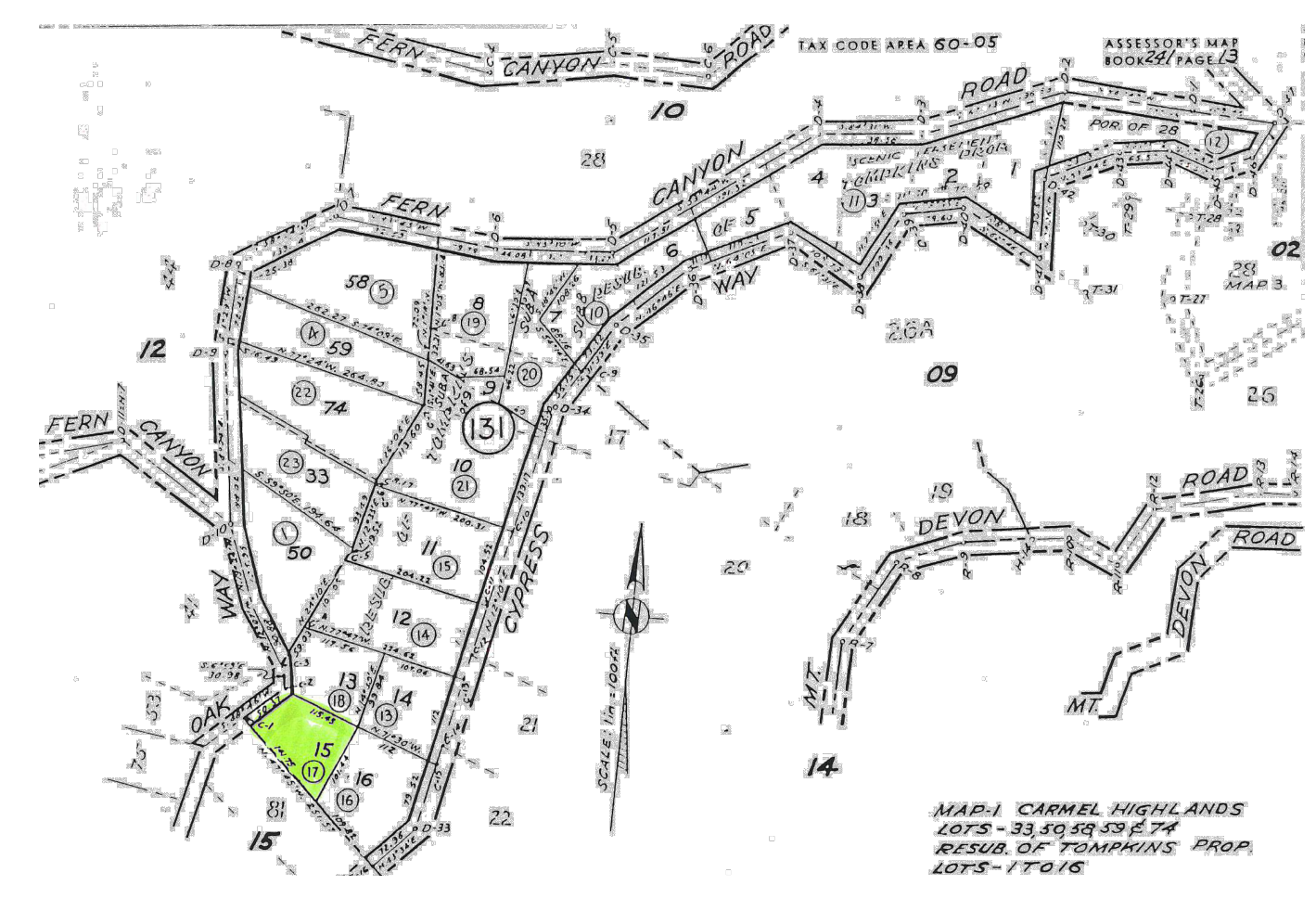
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

**LEGEND**

	PROPERTY BOUNDARY		CONDUIT		GAS LINE		GAS METER		FOUND MONUMENT - TYPE NOTED
	ADJACENT PROPERTY BOUNDARY		PIPE		TELEPHONE SERVICE		WATER METER		SURVEY H&V CONTROL POINT
	ORIGINAL PROPERTY BOUNDARY		CLEANOUT		UNKNOWN UTILITY		PGE BOX		SPOT ELEVATION
	EASEMENT (TYPE AS SHOWN)		DOWNSPOUT		FUSE BOX		UTILITY HUB		X100.00 RL RIGDELINE
	ROADWAY CENTERLINE		HOSEBIB		ELECTRICAL OUTLET		TELEPHONE BOX		X100.00 FF FINISHED FLOOR
	MAJOR CONTOUR LINE (5' INTERVAL)		WATER SERVICE		UTILITY POLE		ELECTRICAL HUB		X100.00 TH THRESHOLD
	MINOR CONTOUR LINE (1' INTERVAL)		IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL		TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
	FENCE (TYPE AS MARKED)		IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER		TWO-PRONGED TREE (2P)
	EXISTING STRUCTURES		WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE		THREE-PRONGED TREE (3P)
	ASPHALT CONCRETE		DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE		MULTIPRONGED TREE (MP)
	PORTLAND CEMENT CONCRETE		STREET LIGHT		SIGN				
	BRICK								
	STONE								
	NATURAL GROUND SURFACE/LANDSCAPED AREA								
	GREATER THAN 30% SLOPE								

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 28' NORTHEASTERLY OF THE NORTHERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 2020050144 (STA. C-2), ELEVATION = 291.78' AS SHOWN.
  - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
  - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
  - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/23/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
  - BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
  - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- CE = CEDAR PA = PALM  
 CW = COTTON WOOD PE = PEPPER  
 CYP = CYPRESS P = PINE  
 E = EUCALYPTUS R = REDWOOD  
 H = HOLLY TR = TREE  
 O = OAK W = WILLOW

2 FEMA MAP  
N.T.S.

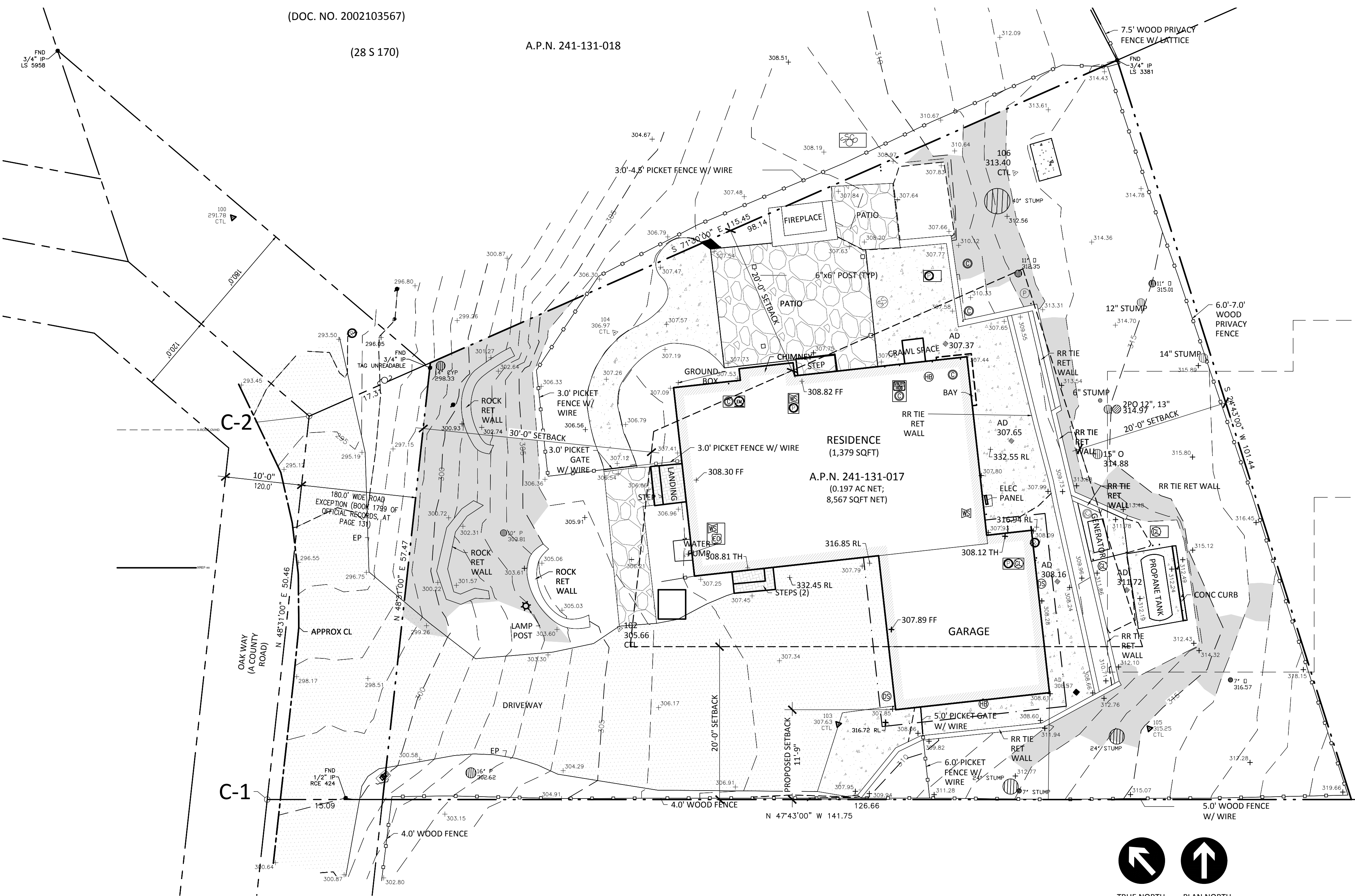


3 PARCEL MAP  
N.T.S.



**NOTES**

- SITE PLAN SHOWS FOOTPRINT OF STRUCTURES
- CONTOURS AT 1' INTERVALS, U.O.N.
- SITE PLAN BASED ON SURVEY LANDSET ENGINEERS DATED 12.01.2020



1 EXISTING SITE PLAN  
1/8"=1'-0"

**SCHMIDT RESIDENCE**

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923  
APN: 241-131-017

proj. no: 2202	date
drawn by: DDS	
submittals	
APPLICATION REQUEST	05-14-25
APPLICATION REVISION	08-11-25

sheet title

SITE PLAN

scale AS NOTED  
sheet number

A1.0

**CMP PROJECT DATA**

<b>ADDRESS</b>	96 OAK WAY CARMEL HIGHLANDS, CA 93923
<b>SITE CONTACT</b>	STEVE VADEN PHONE: +1 (831) 917-7016 EMAIL: VADENFORGE@GMAIL.COM
<b>PROJECTED START DATE</b>	2025
<b>PROJECTED END DATE</b>	2026
<b>HOURS OF OPERATION</b>	8AM TO 5PM MONDAY - FRIDAY
<b>AMOUNT OF GRADING</b>	20 CUBIC YARDS MAX PER DAY
<b>CONSTRUCTION VEHICLE TYPE</b>	DUMP TRUCK
<b>NUMBER OF TRUCK TRIPS GENERATED</b>	2 MAX. PER DAY
<b>NUMBER OF CONSTRUCTION WORKERS</b>	8 MAX AT ANY TIME

**DEMOLITION & DECONSTRUCTION NOTES:**

- SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING AS NECESSARY DURING ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS.
- DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD, LAY DOWN ROOF AND WALLS (MARKED AT TBR) SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
- COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN THE PEAK WIND SPEED EXCEEDS 15 MILES PER HOUR. ALL AIR DISTRICT STANDARDS SHALL BE ENFORCED BY THE AIR DISTRICT.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.

**CONSTRUCTION STAGING NOTES:**

- IF JOB TRAILER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
- IF STORAGE UNIT OR DUMPSTER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
- CONSTRUCTION FENCING WILL ONLY BE UTILIZED FOR TREE PROTECTION.
- THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00 AM. FAILURE TO COMPLY WITH CONSTRUCTION HOURS MAY RESULT IN A STOP WORK NOTICE.
- AT NOT TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

**HAUL ROUTE NOTE:**

HAUL TRUCKS SHALL ENTER THE SITE BY BACKING UP INTO DRIVEWAY FROM RIGHT OF WAY. HAUL TRUCKS SHALL EXIT SITE IN THE SAME PATH. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAIL 2 ON THIS SHEET FOR TRUCK ROUTING PLANS.

**WORKER PARKING NOTE:**

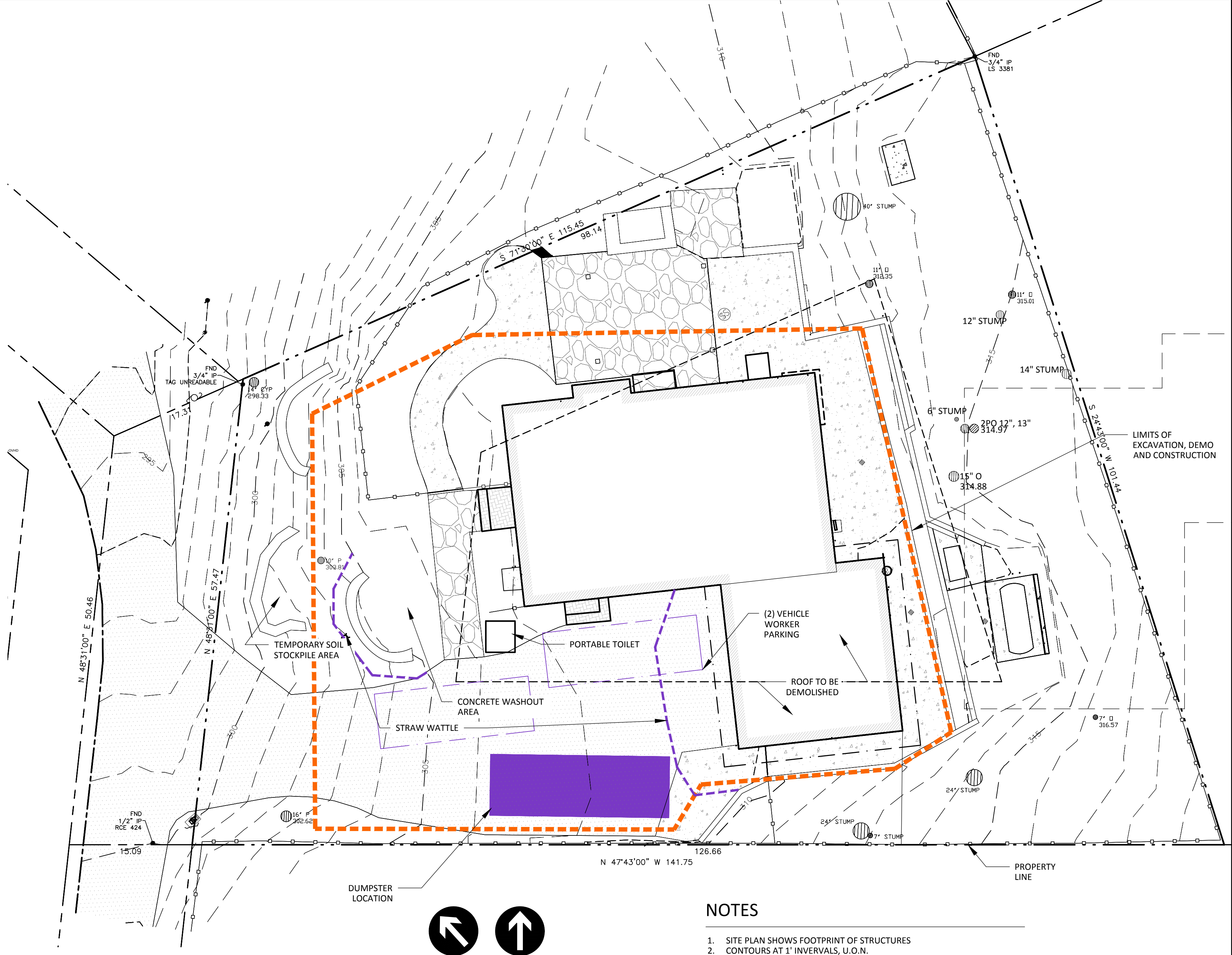
IF ONSITE PARKING FOR WORKERS IS LIMITED, WORKERS SHALL PARK IN THE PUBLIC RIGHT OF WAY ALONG OAK WAY AS NECESSARY. OBEY ALL PARKING LAWS. ON-STREET VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF STREET. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:**

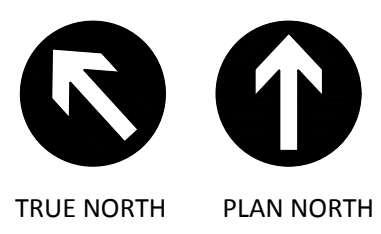
ALL CONSTRUCTION SHALL STAY WITHIN THE BOUNDARY SHOWN. PROTECT TREES AND VEGETATION THAT ARE TO REMAIN.

**DEMOLITION STAGING:**

DEMOLISH ROOF OF EXISTING GARAGE. USE OPEN PARKING SPACE FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

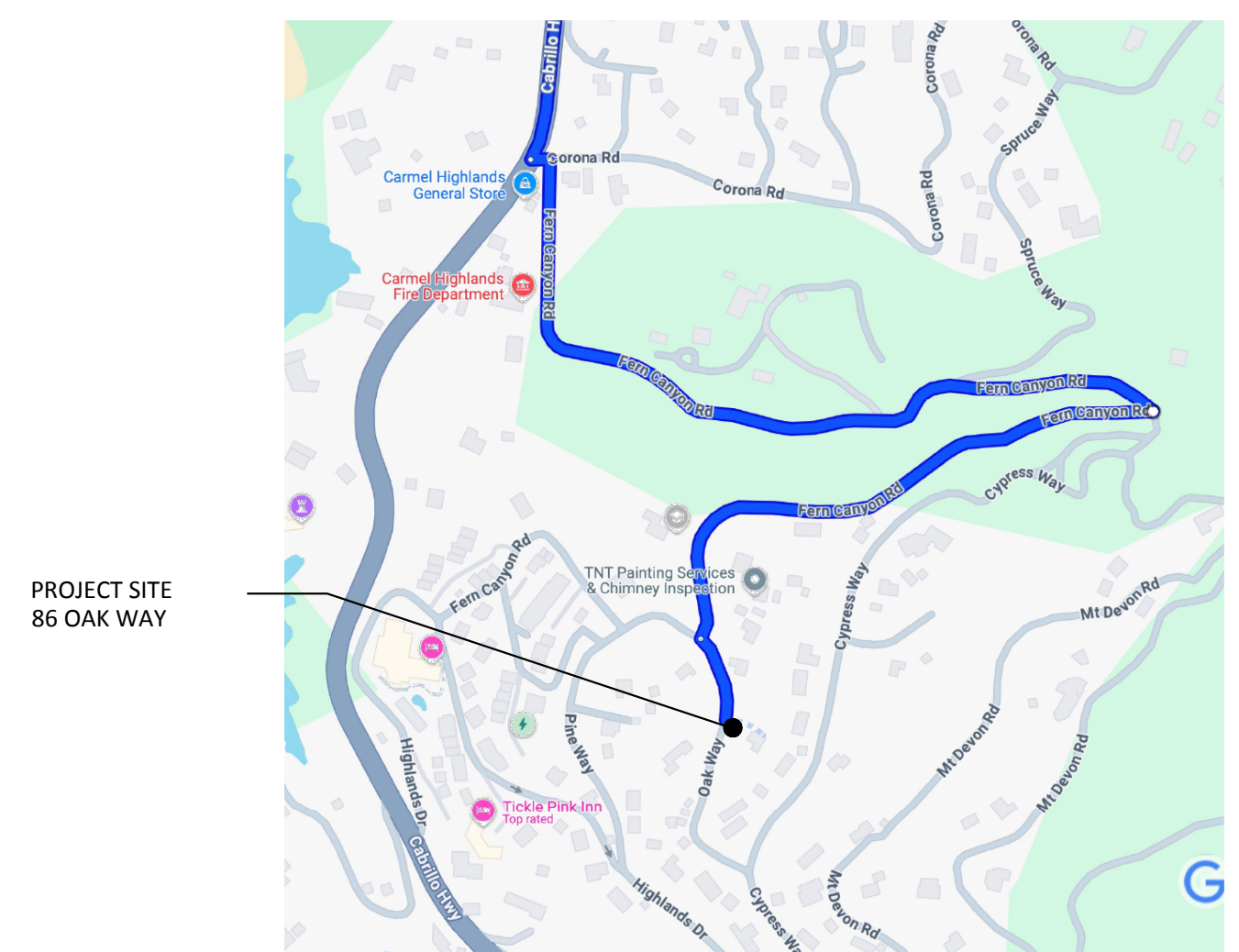


**1 CONSTRUCTION MANAGEMENT PLAN**  
1/8"=1'-0"

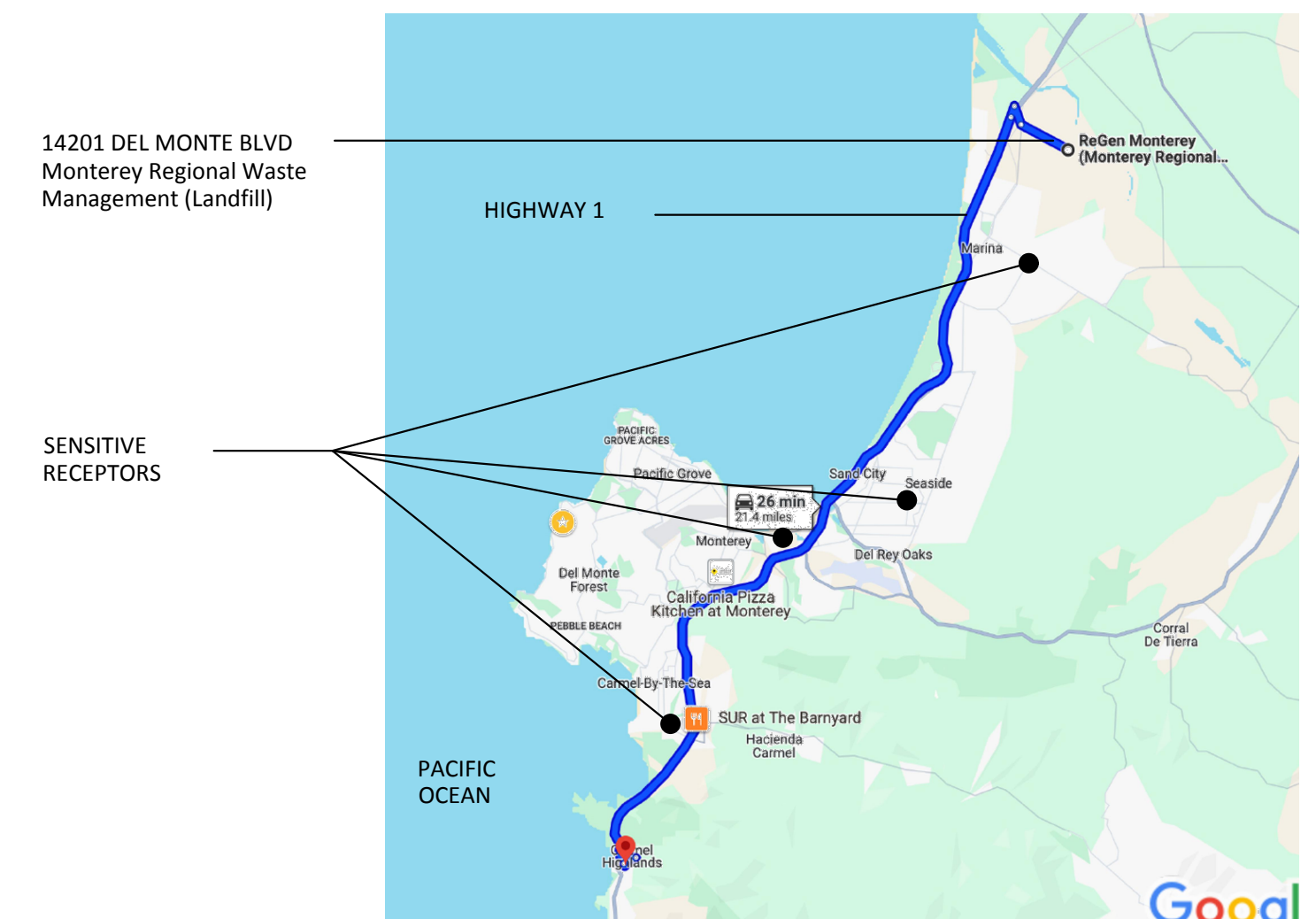


**NOTES**

- SITE PLAN SHOWS FOOTPRINT OF STRUCTURES
- CONTOURS AT 1' INTERVALS, U.O.N.
- SITE PLAN BASED ON SURVEY LANDSET ENGINEERS DATED 12.01.2020



**3 LOCAL ROUTE TRUCK PLAN**  
N.T.S.



**2 OVERALL ROUTE TRUCK PLAN**  
N.T.S.



**SCHMIDT RESIDENCE**

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923  
APN: 241-131-017

proj. no: 2202	drawn by: DDS
submittals	date
APPLICATION REQUEST	05-14-25
APPLICATION REVISION	08-11-25

**CONSTRUCTION MANAGEMENT PLAN**

scale AS NOTED  
sheet number

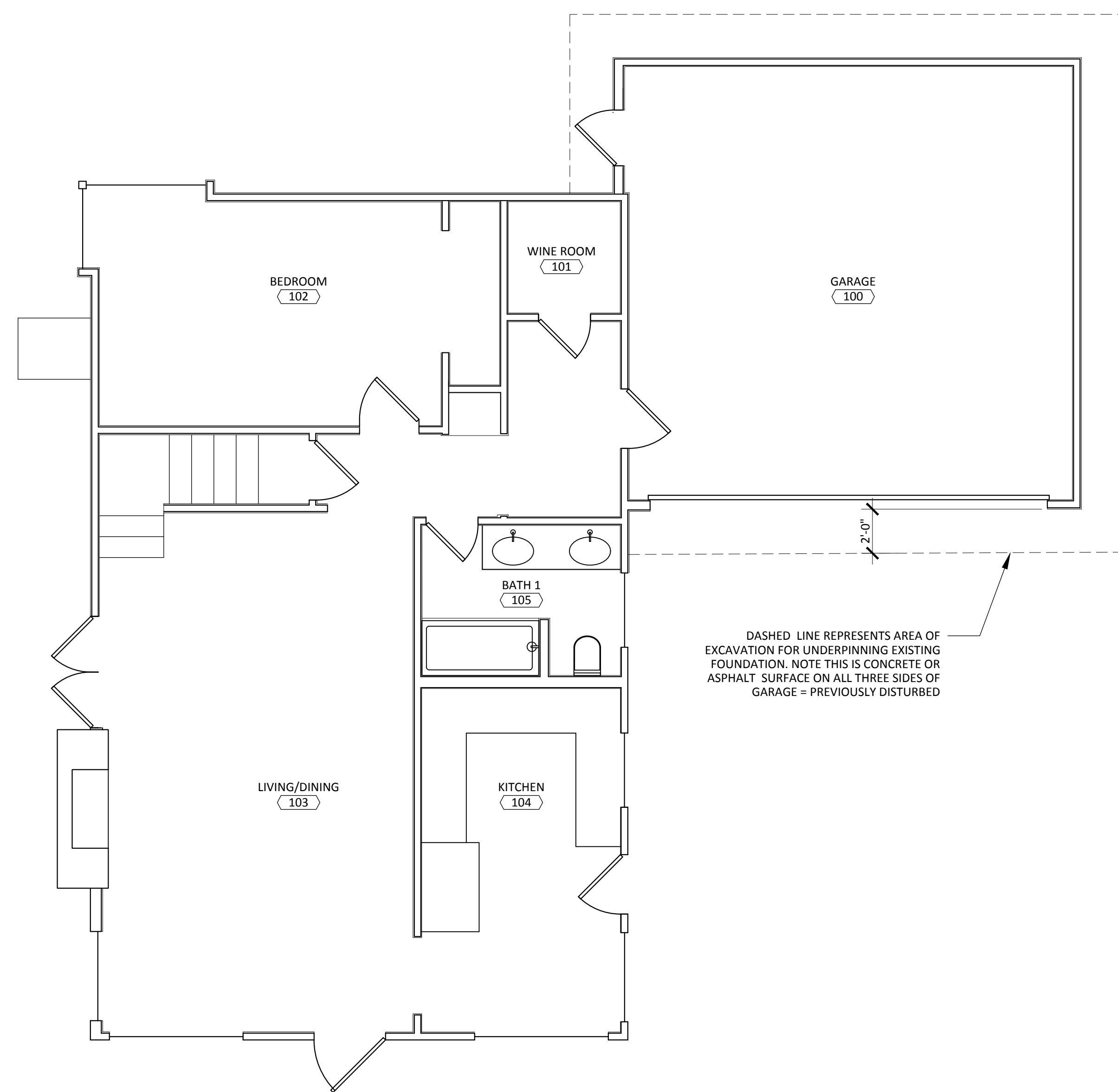
**A1.1**

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

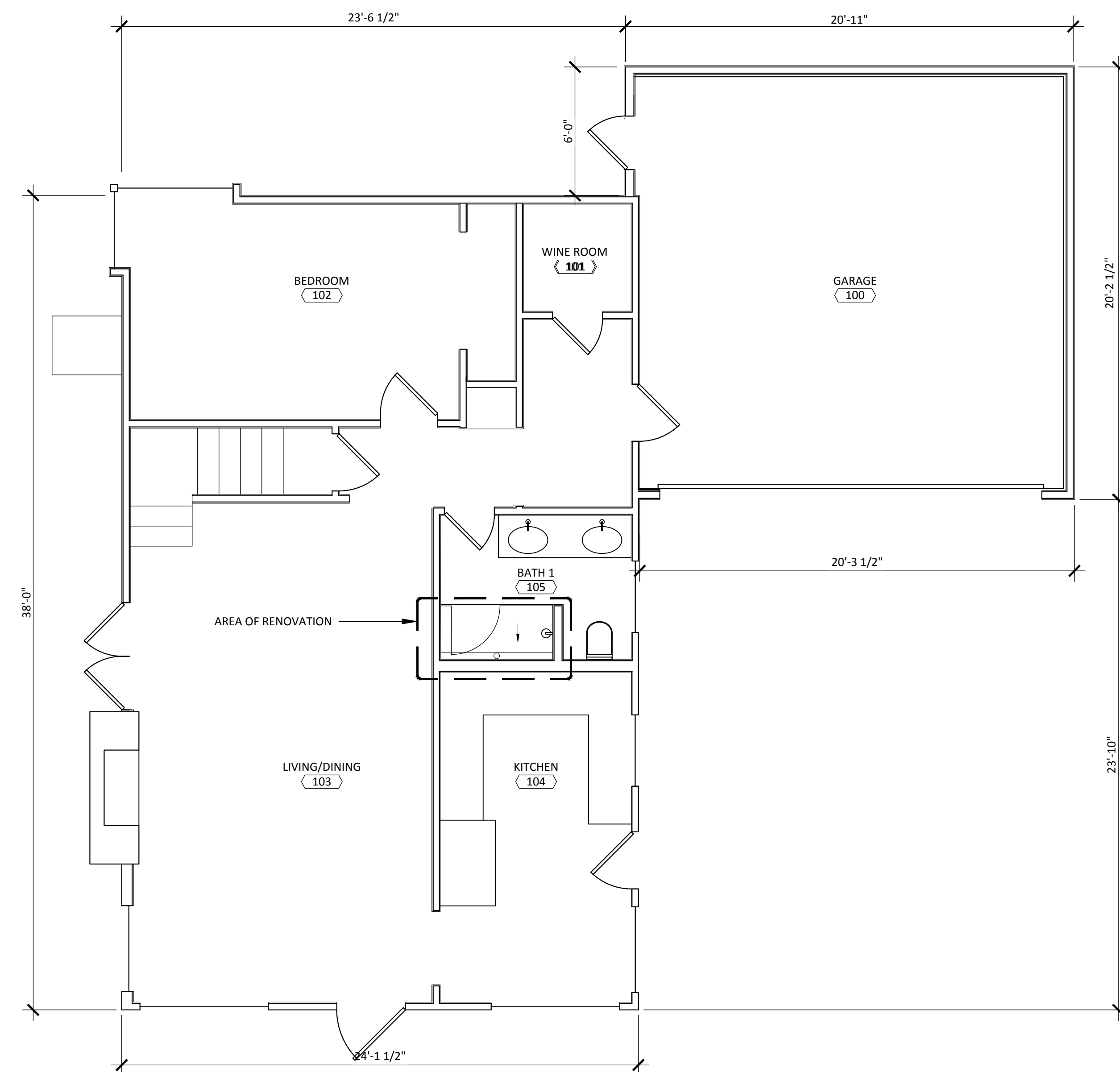
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

**LEGEND**

- EXISTING 2 X FRAMING CONSTRUCTION
- NEW 2 X FRAMING CONSTRUCTION
- CEILING OR ROOF ARTICULATION, TYP.
- TO BE REMOVED



**1** 1ST FLOOR- EXISTING PLAN  
1/4"=1'-0"



**2** 1ST FLOOR- PROPOSED PLAN  
1/4"=1'-0"



**de sola.barnes**  
architects  
PO BOX 223386  
CARMEL, CA 93922  
831-624-2165

**SCHMIDT RESIDENCE**

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923  
APN: 241-131-017

proj. no: 2202  
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25

sheet title

EXISTING & PROPOSED  
1ST FLOOR PLANS

scale AS NOTED  
sheet number

**A2.0**

05-15-2025

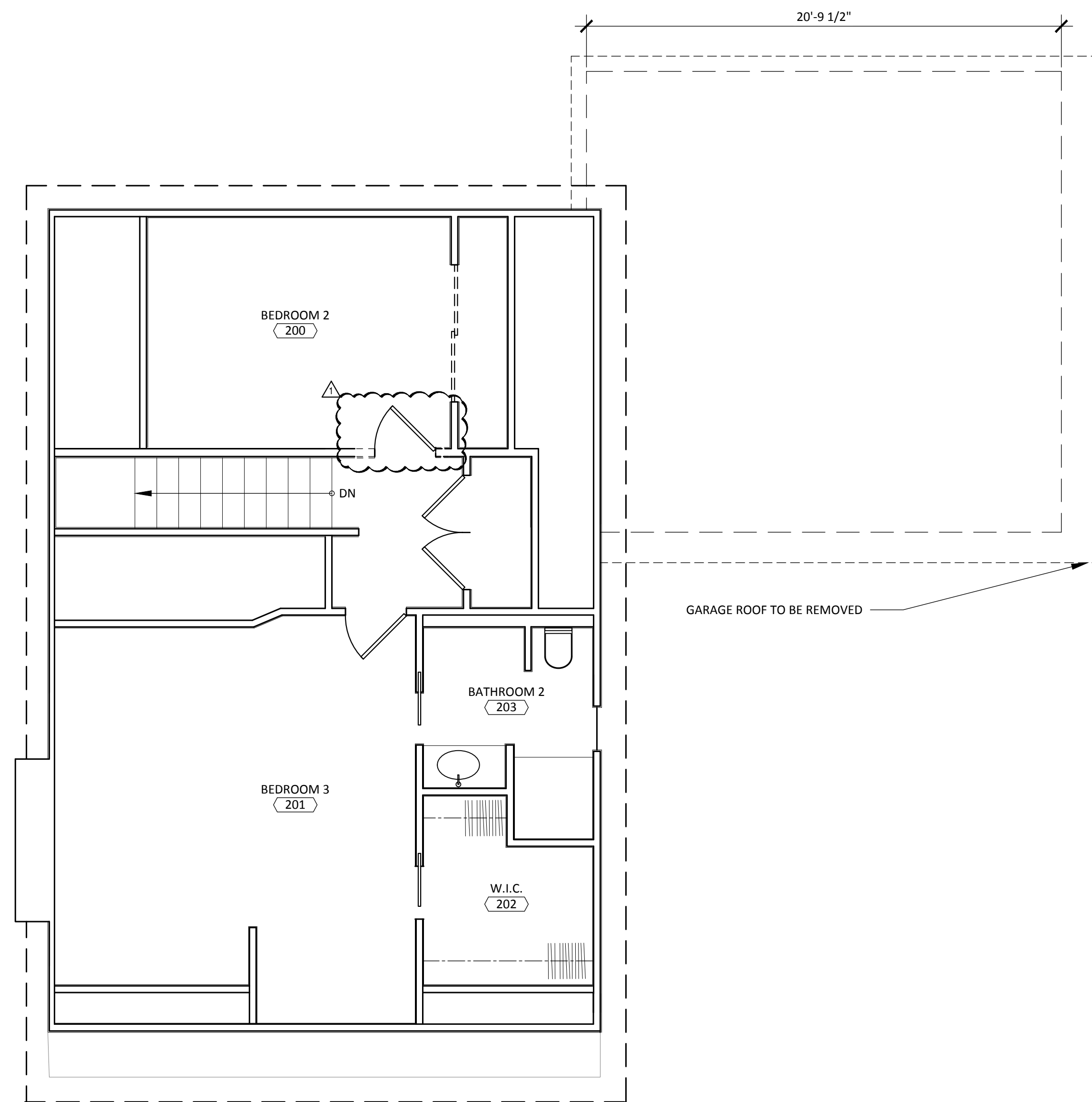
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



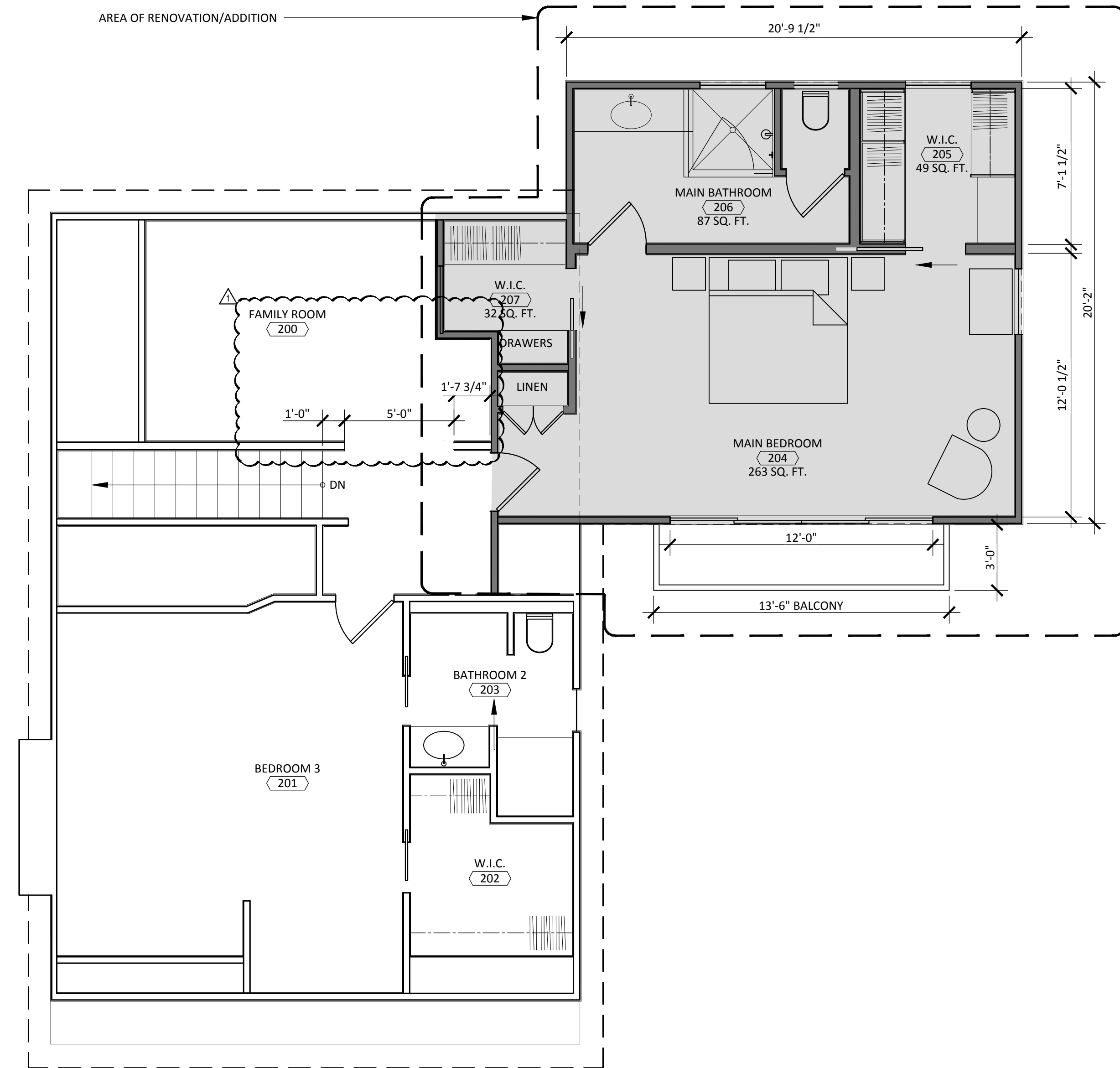
PO BOX 223386  
CARMEL, CA 93922  
831-624-2165

**LEGEND**

- EXISTING 2 X FRAMING CONSTRUCTION
- NEW 2 X FRAMING CONSTRUCTION
- AREA OF NEW CONSTRUCTION
- CEILING OR ROOF ARTICULATION, TYP.
- TO BE REMOVED



**1** 2ND FLOOR- EXISTING PLAN  
1/4"=1'-0"



**2** 2ND FLOOR- PROPOSED PLAN  
1/4"=1'-0"



**SCHMIDT RESIDENCE**

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923

APN: 241-131-017

proj. no: 2202  
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25
APPLICATION REVISION	08-11-25

sheet title

EXISTING &  
PROPOSED  
2ND FLOOR PLANS

scale AS NOTED  
sheet number

**A2.1**

08-11-2025

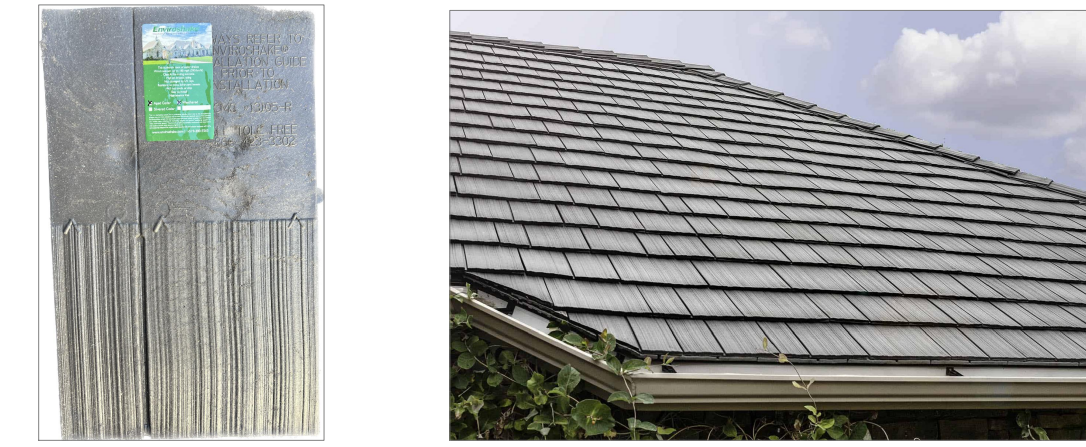
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



PO BOX 223386  
CARMEL, CA 93922  
831-624-2165



**SIDING AND WINDOW STYLE**  
MATERIAL, COLORS AND STYLE TO MATCH EXISTING



**CLASS "A" COMPOSITE SHINGLE BY ENVIROSHAKE**  
COLOR: AGED CEDAR, WEATHERED



**3 EXISTING ELEVATION- WEST**  
1/4"=1'-0"



**1 EXISTING ELEVATION- EAST**  
1/4"=1'-0"



**4 PROPOSED ELEVATION-WEST**  
1/4"=1'-0"



**2 PROPOSED ELEVATION- EAST**  
1/4"=1'-0"

**SCHMIDT RESIDENCE**

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923  
APN: 241-131-017

proj. no: 2202	date
drawn by: DDS	
submittals	
APPLICATION REQUEST	05-15-25
APPLICATION REVISION	08-11-25

sheet title

**EXISTING & PROPOSED ELEVATIONS**

scale AS NOTED  
sheet number

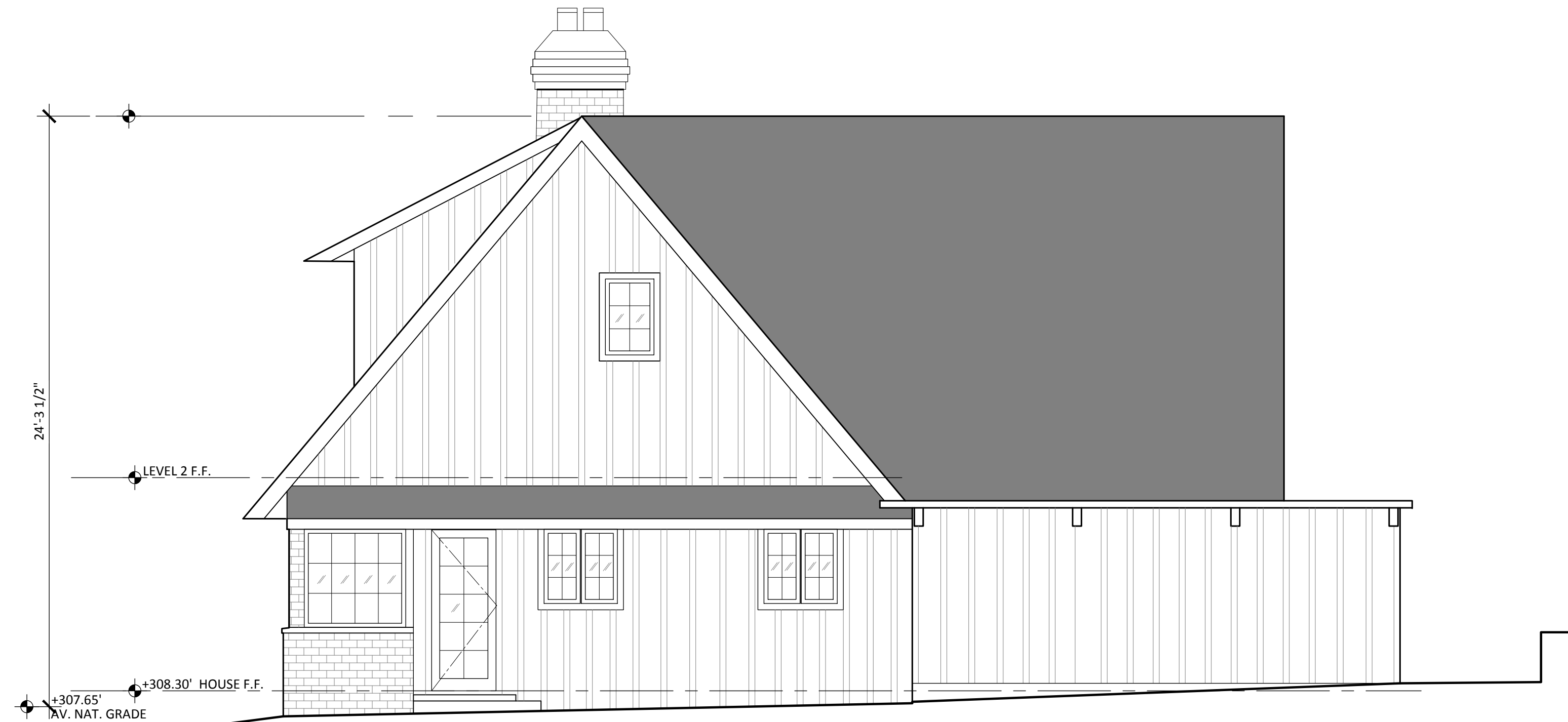
**A3.0**

08-11-2025

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



**3** EXISTING ELEVATION- NORTH  
1/4"=1'-0"



**1** EXISTING ELEVATION- SOUTH  
1/4"=1'-0"



**4** PROPOSED ELEVATION-NORTH  
1/4"=1'-0"



**2** PROPOSED ELEVATION- SOUTH  
1/4"=1'-0"



de sola.barnes  
architects  
PO BOX 223386  
CARMEL, CA 93922  
831-624-2165

**SCHMIDT  
RESIDENCE**

96 OAK WAY  
CARMEL HIGHLANDS  
CALIFORNIA 93923  
APN: 241-131-017

proj. no: 2202  
drawn by: DDS

submittals	date
APPLICATION REQUEST	05-15-25
APPLICATION REVISION	08-11-25

sheet title

EXISTING &  
PROPOSED  
ELEVATIONS

scale AS NOTED  
sheet number

**A3.1**

08-11-2025