

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR

- OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

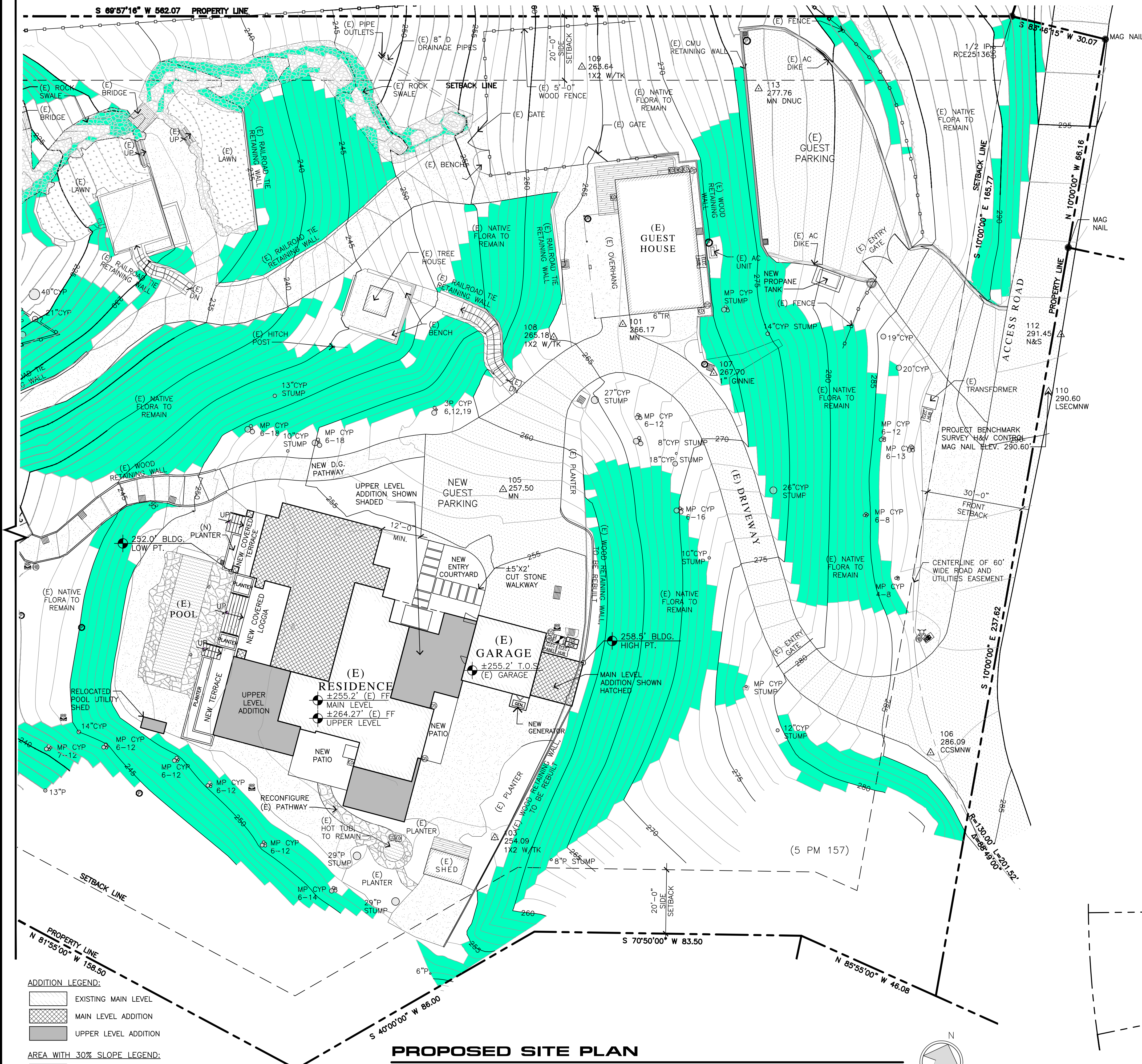
MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM HIGHWAY 1.



PROPOSED SITE PLAN

1/16"=1'-0"

PLANNING INFO.

PROPERTY OWNER:
JEFF & DONNA TEDFORD
2272 E. KYNZLEE AVENUE
FRESNO, CA 93730

PROJECT ADDRESS:
31525 HIGHWAY 1
CARMEL, CA 93923

- PROJECT SCOPE:
 - 4,426 S.F. ADDITION TO & REMODEL OF EXISTING 2,645 S.F. SINGLE FAMILY RESIDENCE.
 - NEW 189 S.F. STORAGE AT EXISTING GARAGE.
 - NEW EXTERIOR DOORS AND WINDOWS.
 - NEW 298 S.F. COVERED TERRACE, NEW 385 S.F. COVERED LOGGIA, AND NEW 283 S.F. OUTDOOR STEPS AND TERRACE.
 - RELOCATE EXISTING POOL UTILITY SHED.
 - EXISTING MOTOR COURT TO BE RECONFIGURED, AND NEW GUEST PARKING.

NOTE: ALL PROPOSED SECOND STORY ADDITIONS TO MATCH EXISTING BUILDING HEIGHTS.

- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 243-221-030
- ZONE: WSC/40-D(CZ)
- STORIES: TWO
- MAX BLDG. HT: 24 FT
- GRADING: 130 CY CUT | 105 CY FILL (25 CY NET CUT), SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE: 2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE

LOT AREA: 216,190.52 SF (4.963 Ac.)

LOT COVERAGE CALCULATIONS:

| | EXISTING | PROPOSED REMOVAL | PROPOSED ADDITION | PROPOSED TOTAL |
|----------------------|----------|------------------|-------------------|----------------|
| MAIN RESIDENCE | 1520 | -88 | 2688 | 4120 |
| GARAGE | 462 | 0 | 0 | 462 |
| GUESTHOUSE | 999 | 0 | 0 | 999 |
| SHEDS | 234 | -114 | 0 | 120 |
| TREE HOUSE | 61 | 0 | 0 | 61 |
| COVERED LOGGIAS | 289 | -289 | 385 | 385 |
| COVERED TERRACE | 0 | 0 | 298 | 298 |
| COVERED ENTRY | 239 | -239 | 112 | 112 |
| MECH./STORAGE | 36 | -36 | 189 | 189 |
| UTILITY SHEDS | 37 | -37 | 0 | 0 |
| OUTDOOR STEP/TERRACE | 0 | 0 | 283 | 283 |
| TOTAL | 3877 | -803 | 3955 | 7029 |

LOT COVERAGE ALLOWED: 21,619 SF (10%)

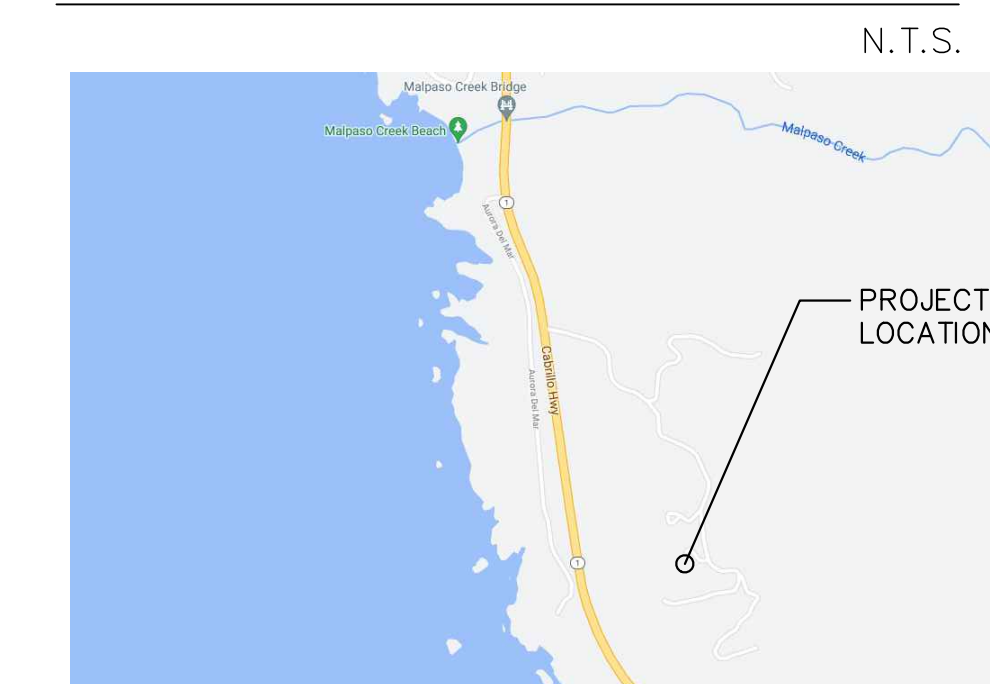
LOT COVERAGE PROPOSED: 7,029 SF (3.25%)

F.A.R. CALCULATIONS:

| | EXISTING | PROPOSED REMOVAL | PROPOSED ADDITION | PROPOSED TOTAL |
|---------------|----------|------------------|-------------------|----------------|
| MAIN BUILDING | | | | |
| MAIN FLOOR | 1520 | -88 | 2688 | 4120 |
| UPPER FLOOR | 1125 | -35 | 1861 | 2951 |
| GARAGE | 462 | 0 | 0 | 462 |
| GUESTHOUSE | 999 | 0 | 0 | 999 |
| TOTAL | 4106 | -123 | 4549 | 8532 |

F.A.R. PROPOSED: 8,532 SF (3.95%)

VICINITY MAP



PLOT PLAN

N.T.S.

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

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STAMPS:

PROJECT/CLIENT:

**TEDFORD
RESIDENCE**

PROJECT ADDRESS:

31525 HIGHWAY 1
CARMEL, CA
93923

APN: 243-221-030

DATE: NOVEMBER 12, 2024

APPLICATION REQUEST

REVISIONS:

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**SITE
PLAN**

SHEET NO.

A1.0

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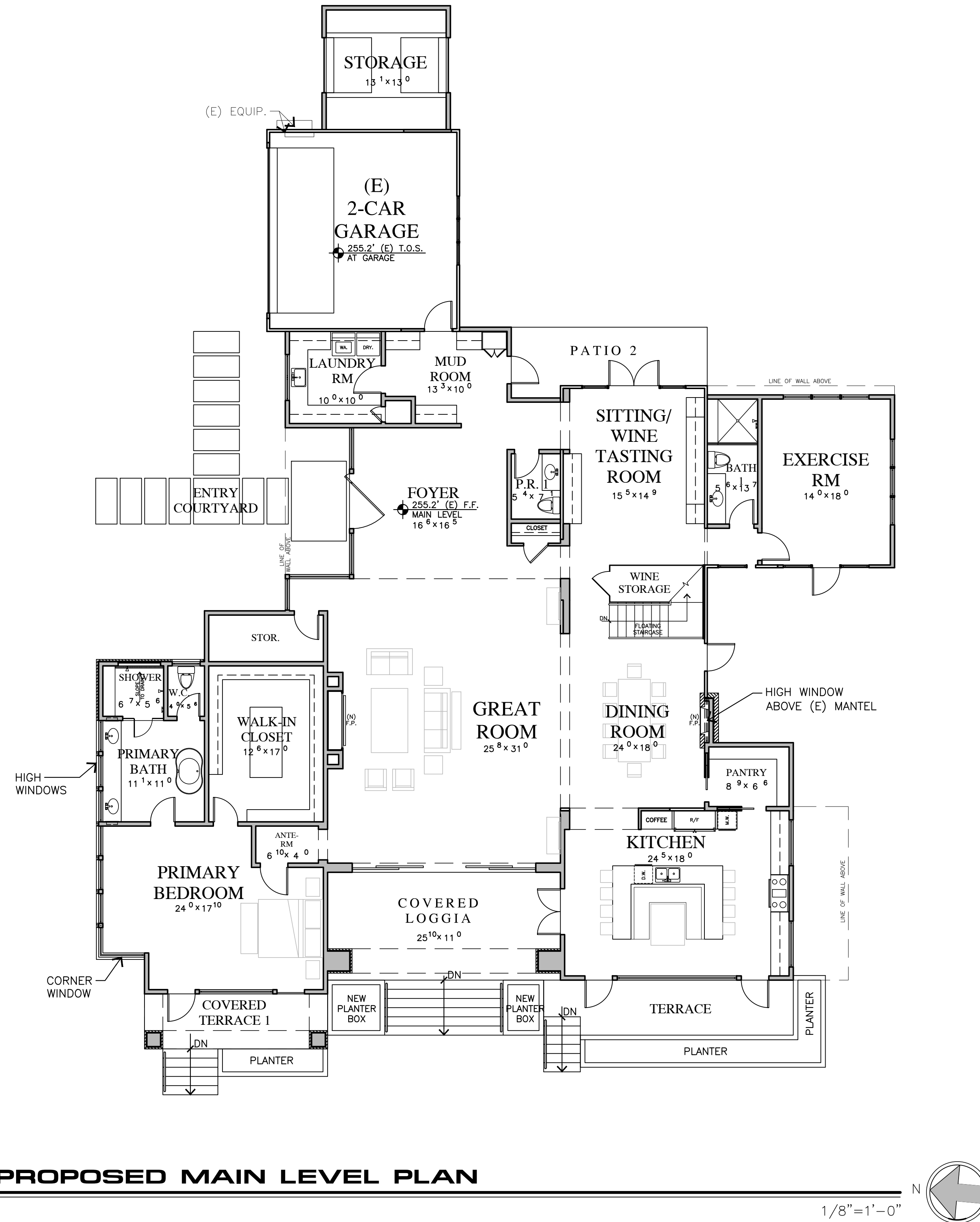
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MAIN
LEVEL PLAN

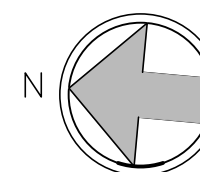
SHEET NO.

A2.0



PROPOSED MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

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

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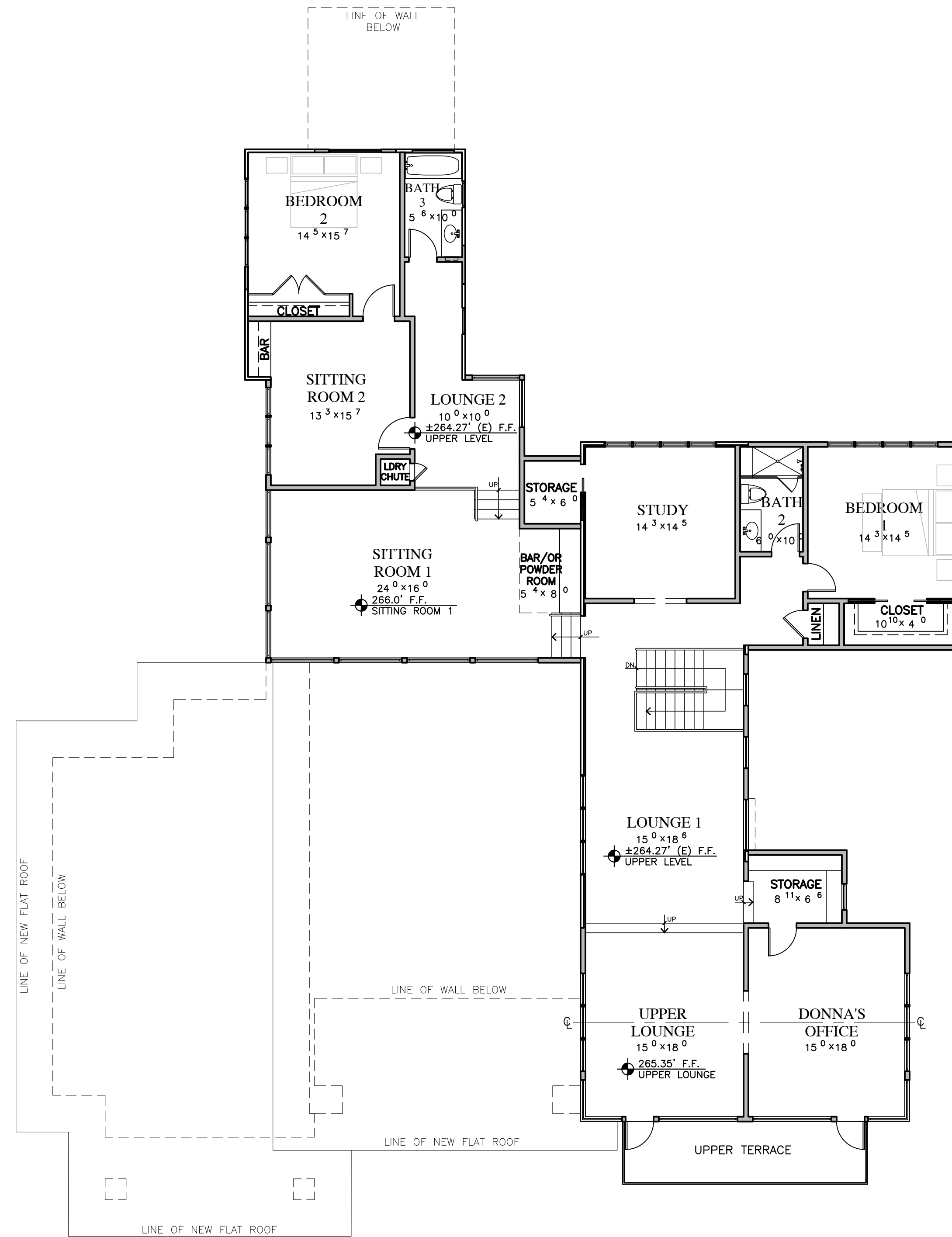
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**PROPOSED UPPER
LEVEL PLAN**

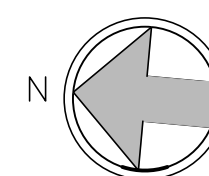
SHEET NO.

A3.0



PROPOSED UPPER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

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

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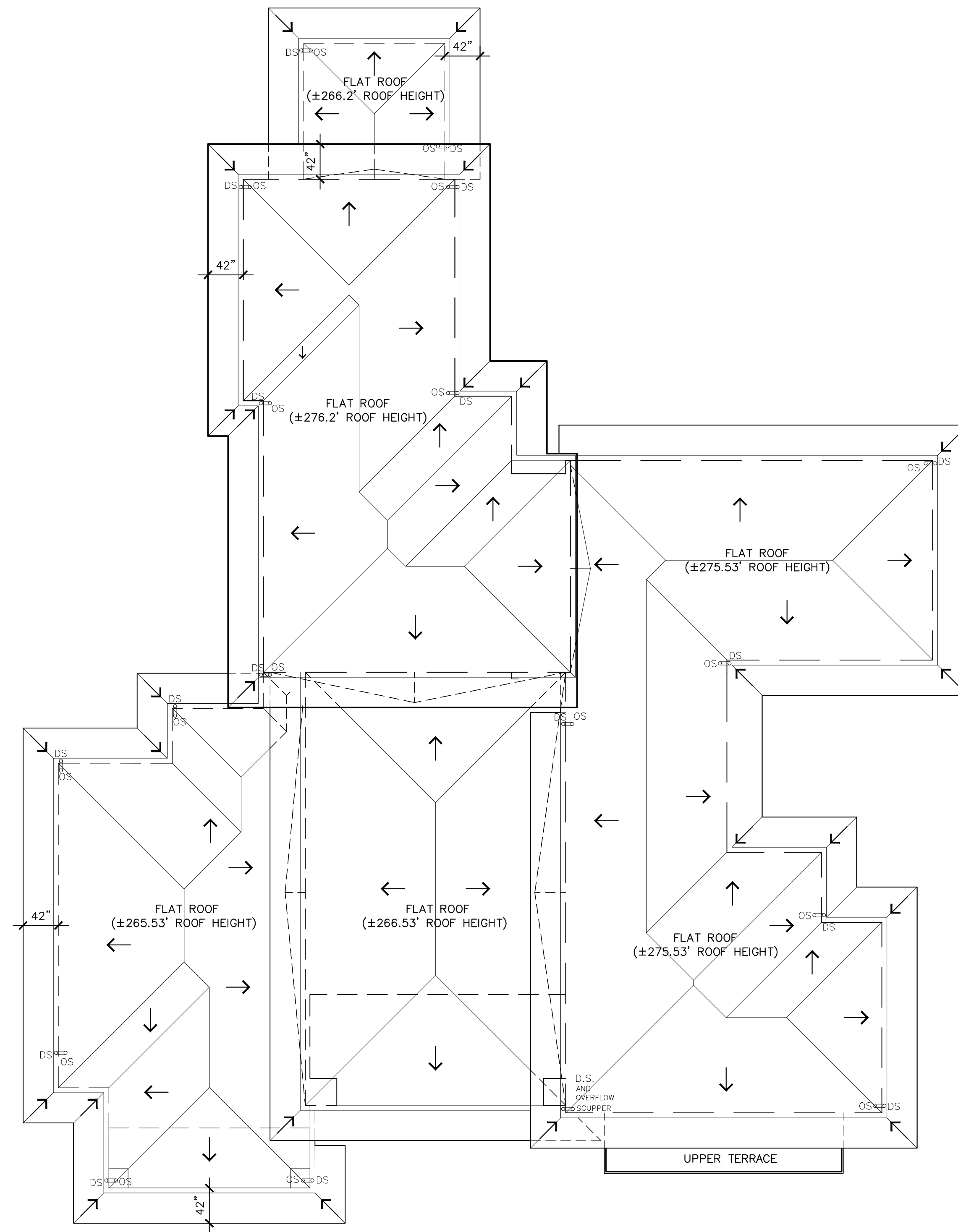
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- △ _____

PROPOSED
ROOF PLAN

SHEET NO.

A5.0

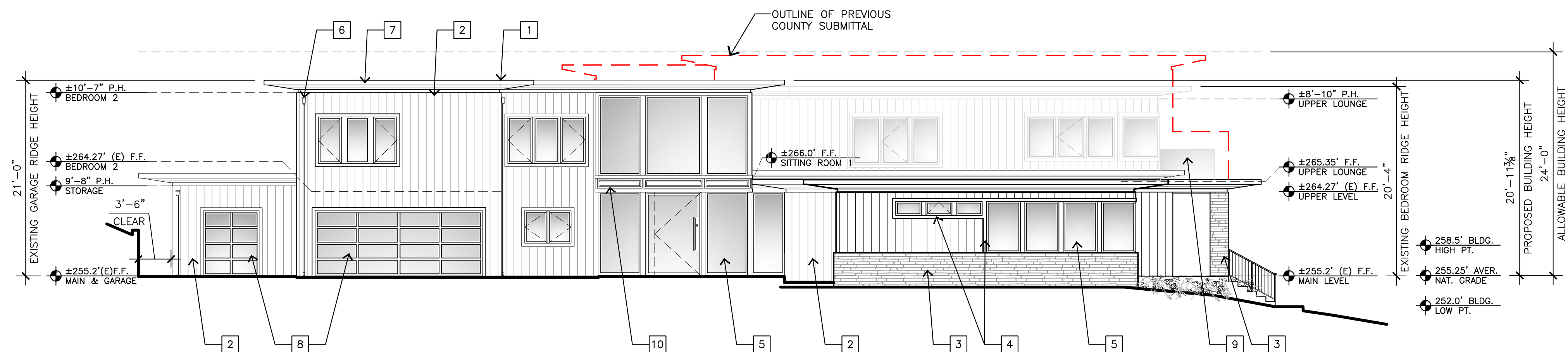


PROPOSED ROOF PLAN

1/8" = 1'-0"

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STAMPS:



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 FLAT ROOF - SLOPE 1/2" PER FOOT
- 2 PAINTED JAMES HARDIE SMOOTH PANEL EXTERIOR SIDING, 10" WIDTH VERTICAL PANEL
- 3 RANDOM LINEAR STONE VENEER
- 4 PAINTED 2X CEDAR TRIM, SURROUNDS, AND SILLS
- 5 ALUMINUM EXTERIOR DOORS & WINDOWS, ARCADIA CUSTOMS OR EQUAL
- 6 5" RECESSED ALUMINUM GUTTERS & 2X3 ALUMINUM DOWNSPOUTS
- 7 2X8 CEDAR FASCIA WITH 2X6 CEDAR DECKING EAVE
- 8 PRE-FINISHED ALUMINUM ROLL-UP OVERHEAD GARAGE DOOR, CLOPAY OR EQUAL
- 9 1/2" THICK GLASS GUARDRAILS
- 10 PAINTED 2X CEDAR PANEL

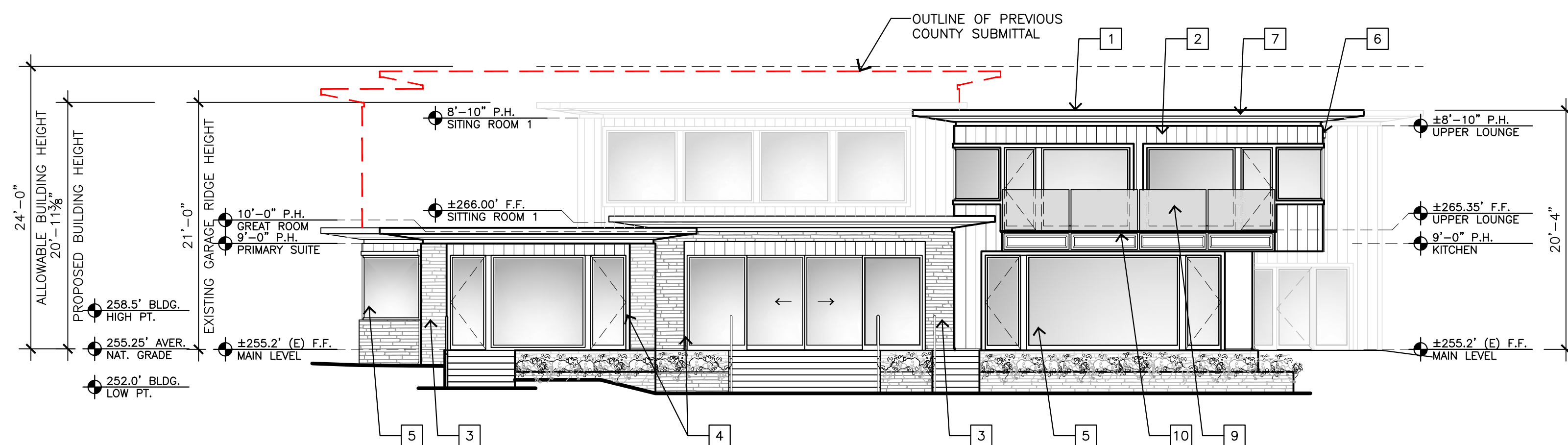
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93923

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WEST ELEVATION

1/8"=1'-0"

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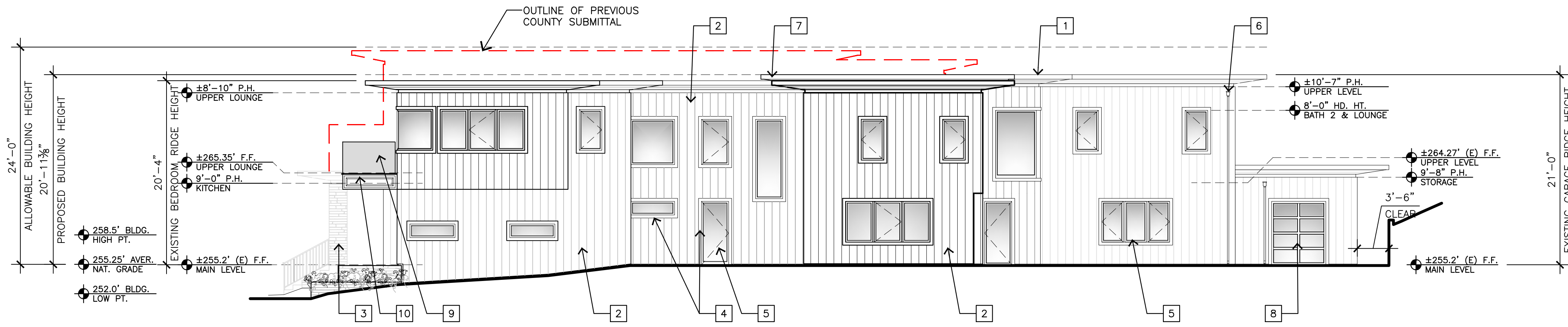
ELEVATIONS

SHEET NO.

A6.0

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STAMPS:



SOUTH ELEVATION

1/8"=1'-0"

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- 2 PAINTED JAMES HARDIE SMOOTH PANEL EXTERIOR SIDING, 10" WIDTH VERTICAL PANEL
- 3 RANDOM LINEAR STONE VENEER
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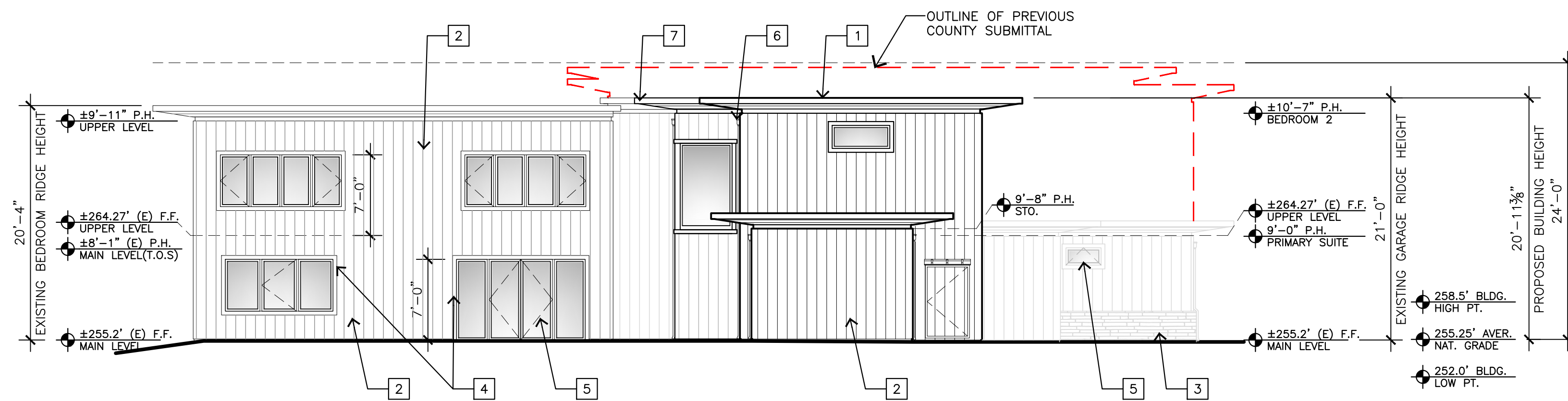
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EAST ELEVATION

1/8"=1'-0"

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ELEVATIONS

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A6.1

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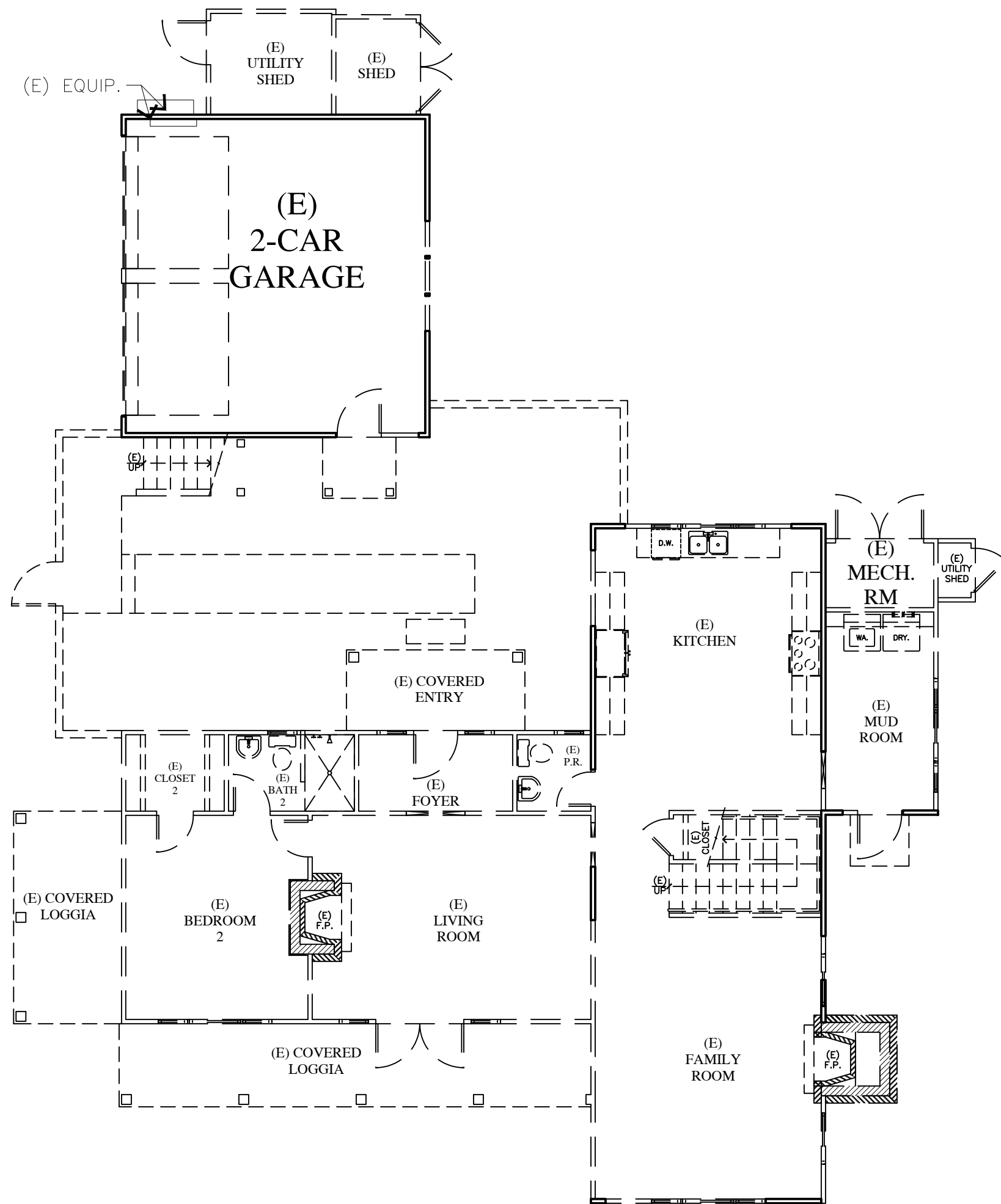
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MAIN & UPPER
LEVEL DEMO PLANS

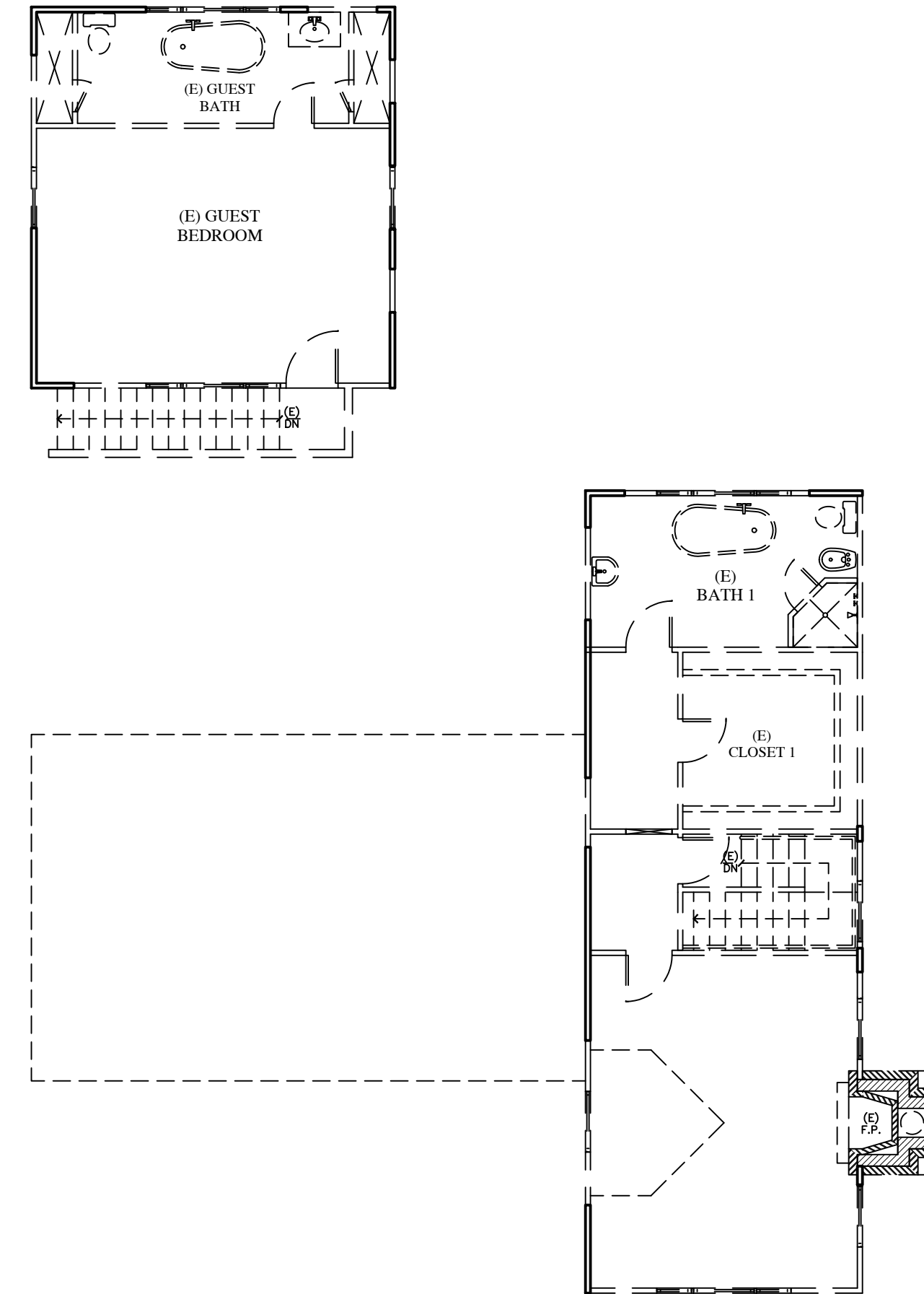
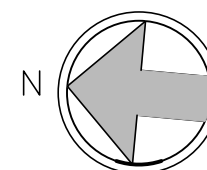
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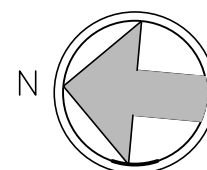
MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"



WALL LEGEND

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

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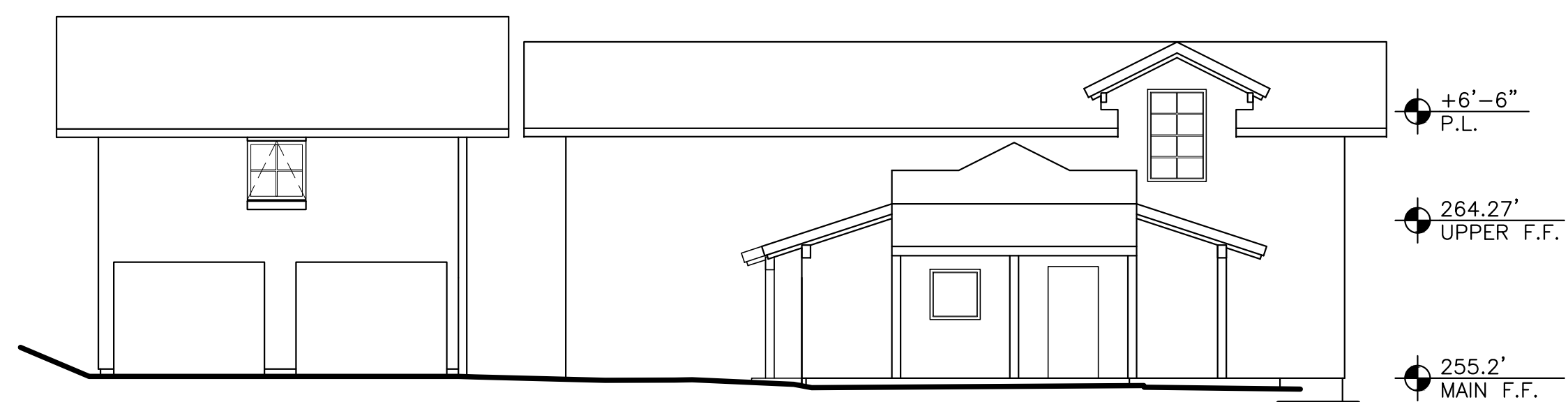
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EXISTING
ELEVATIONS

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D2.0



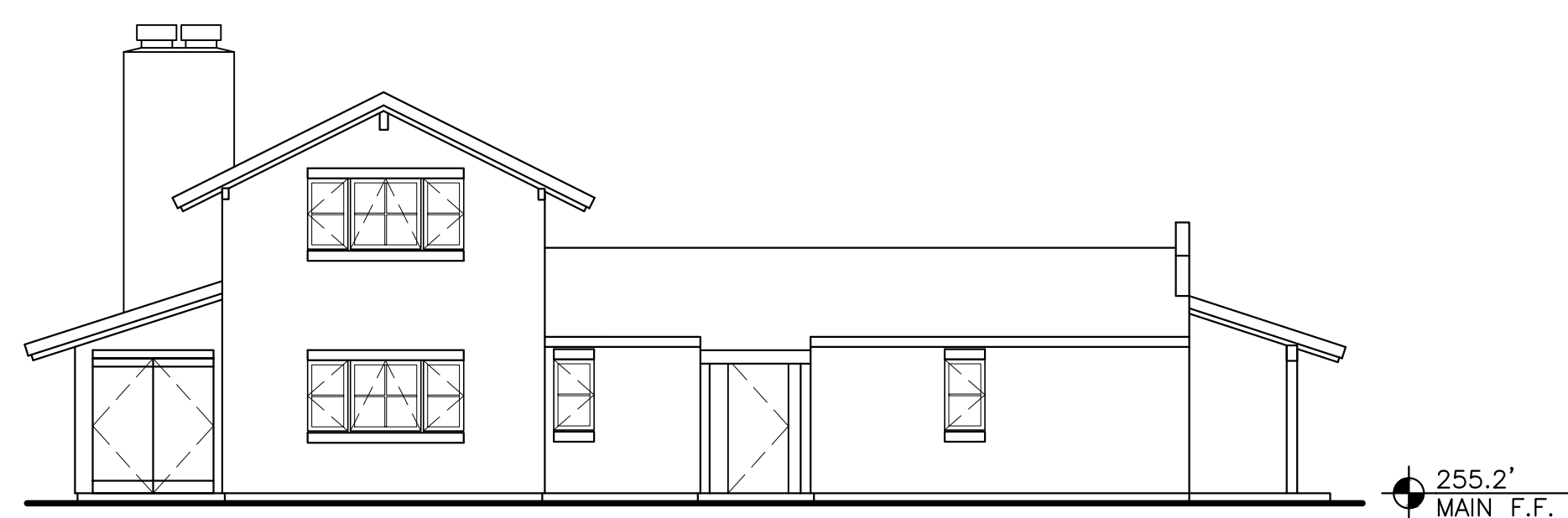
NORTH ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION 1

1/8"=1'-0"



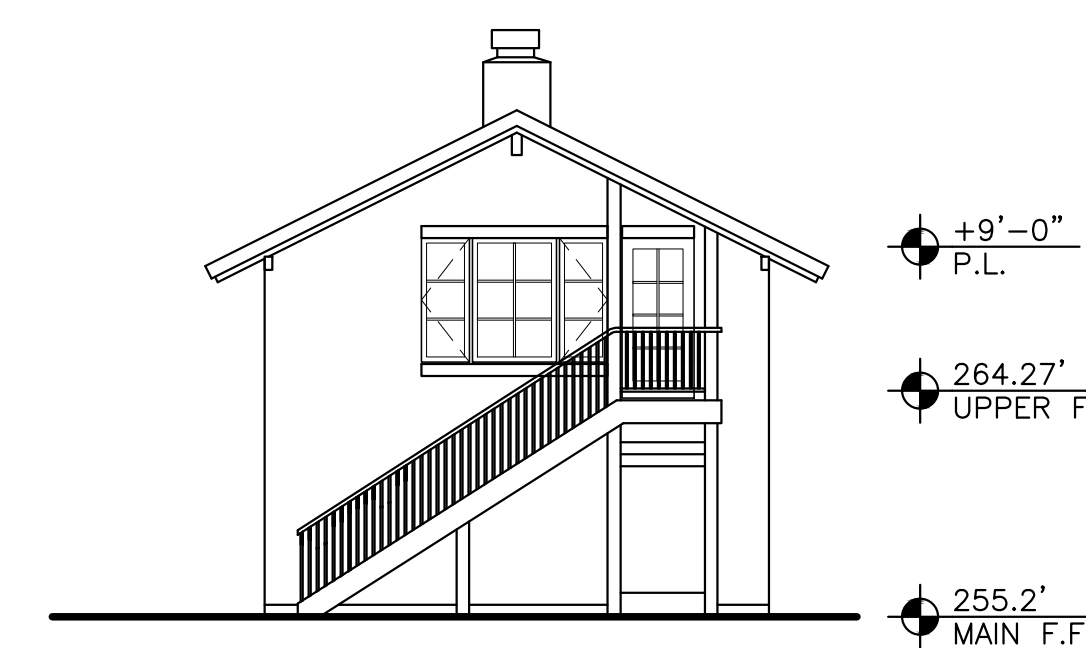
WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION 2

1/8"=1'-0"



GARAGE WEST ELEVATION

1/8"=1'-0"