



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 23353

Owner Name: LEVINE JOSEPH ROBERT TR ETAL

Case Planner: Marnie R. Waffle, AICP, Principal Planner

Date Posted: _____

Date Approved: 05/16/2024

Project Location: 9TH AVENUE 2 N.W. OF CARMELO ST.

APN #: 010269007000 **BLOCK/LOT:** U/W 1/2 OF 17 AND 19

Applicant: Samuel Pitnick, Architect

Project Description: This approval of Design Study application DS 23-353 (Levine) authorizes the replacement of existing wood windows and doors with new aluminum-clad wood windows and doors; the replacement of five existing skylights with new skylights and the addition of a sixth skylight; the replacement of existing rolled asphalt roofing with new PVC roof membrane with gray gravel surfacing; the replacement of existing walkways and patios; the replacement of an existing front yard fence and gate with a new 4-foot high wood fence and gate; the extension of the existing wood trellis on the west elevation of the east wing to the front entry and along the west side of the carport; the installation of new exterior lighting, landscaping, and a gas fire pit at a single-family residence located on 9th Street 2 northwest of Carmelo Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by Samuel Pitnick Architects stamped approved on May 16, 2024 and on file in the Community Planning & Building Department unless modified by the conditions of approval.

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 23-353 (Levine) authorizes the replacement of existing wood windows and doors with new aluminum-clad wood windows and doors; the replacement of five existing skylights with new skylights and the addition of a sixth skylight; the replacement of existing rolled asphalt roofing with new PVC roof membrane with gray gravel surfacing; the replacement of existing walkways and patios; the replacement of an existing front yard fence and gate with a new 4-foot high wood fence and gate; the extension of the existing wood trellis on the west elevation of the east wing to the front entry and along the west side of the carport; the installation of new exterior lighting, landscaping, and a gas fire pit at a single-family residence located on 9 th Street 2 northwest of Carmelo Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by Samuel Pitnick Architects stamped approved on May 16, 2024 and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional review and subsequent approval by the Community Planning & Building Director.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
6.	Utility Meter Locations. The placement of all utility meters shall be identified in the construction drawings. Changes to the location of any utility meter location shall require

	written approval of the Community Planning and Building Department prior to the change of the location.
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	<p>Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

	<p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
12.	<p>Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.</p>
13.	<p>Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.</p>
14.	<p>Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.</p>
15.	<p>Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.</p>

16.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
17.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
18.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
19.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
21.	<p>Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p> <ul style="list-style-type: none"> 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City’s recommended tree density standards unless otherwise approved by the City based on on-site conditions.

	The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
22.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
23.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
24.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. ● Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to

	<p>make any root cuts or alterations to structures to prevent roots from being damaged.</p> <ul style="list-style-type: none"> • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
25.	<p>Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2”) are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6”) of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p>
<p>Environmental Compliance Conditions</p>	
26.	<p>Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.</p>
27.	<p>BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.</p>
28.	<p>Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.</p>
29.	<p>Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.</p>
30.	<p>Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City’s “List of Compatible Plants Under and Around Native Trees” in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.</p>
<p>Special Conditions</p>	

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.

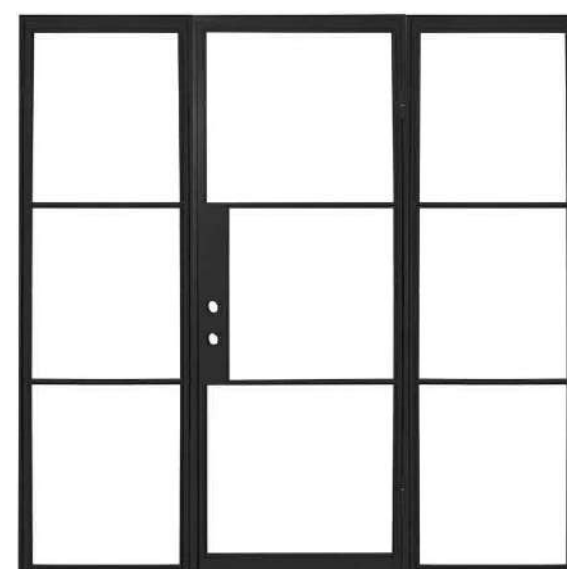
PROPOSED MATERIALS



PVC ROOF MEMBRANE W/ GRAY GRAVEL SURFACING



SAND & RE-STAIN (E) VERTICAL WOOD SIDING



ALUM. CLAD WINDOWS & DOORS, BLACK



SEMI-PERMEABLE PAVER DRIVEWAY & PATIO, LIGHT TAN

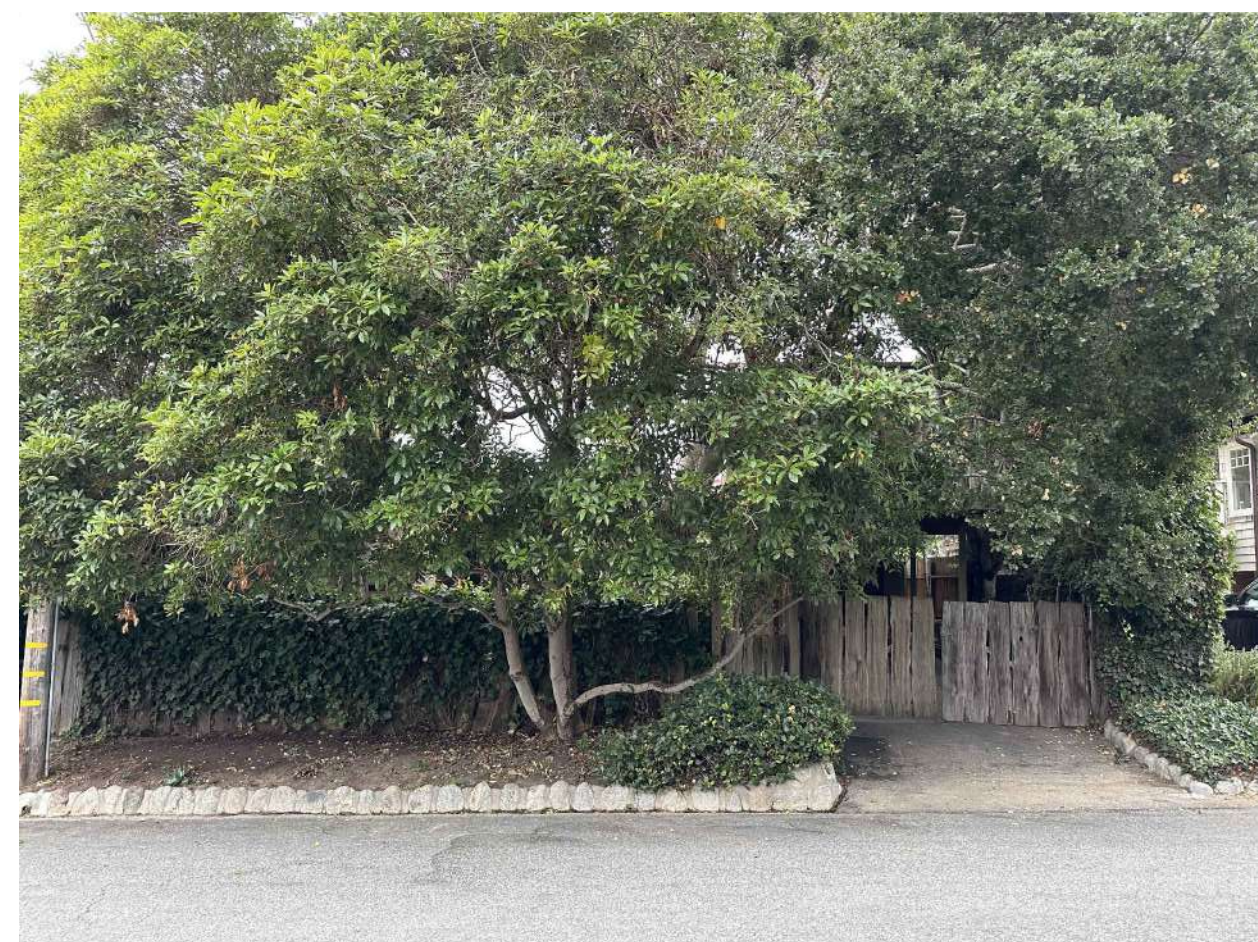


VERTICAL WOOD PICKET FENCE & GATE IN NATURAL FINISH, BOARD FORMED CONCRETE W/ TAN/BROWN PIGMENT

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE 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 THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.
- THE ELECTRICAL SERVICE LATERAL SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.36.020. NOTE: PG&E REPORTS DELAYS OF UP TO 1 YEAR ON THE DESIGN AND INSTALLATION OF UNDERGROUND LATERALS IN CARMEL. CONTRACTOR SHALL APPLY EARLY. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL PERMANENT POWER IS INSTALLED AND APPROVED

EXISTING SITE PHOTOS



STREET VIEW OF (E) HOUSE & PROPERTY



FRONT OF (E) HOUSE & CARPORT



FRONT OF (E) HOUSE

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET INDEX

- G1.0 PROJECT INFORMATION
- G1.1 SURVEY
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A1.2 PROPOSED SITE LIGHTING & FENCE ELEVATION
- A2.0 EXISTING FIRST FLOOR PLAN
- A2.1 EXISTING SECOND FLOOR PLAN
- A2.2 EXISTING ROOF PLAN
- A2.3 FIRST FLOOR DEMOLITION PLAN
- A2.4 SECOND FLOOR DEMOLITION PLAN
- A2.5 ROOF DEMOLITION PLAN
- A2.6 PROPOSED FIRST FLOOR PLAN
- A2.7 PROPOSED SECOND FLOOR PLAN
- A2.8 PROPOSED ROOF PLAN
- A3.0 BUILDING ELEVATIONS
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A3.3 BUILDING ELEVATIONS
- A3.4 BUILDING ELEVATIONS
- A3.5 BUILDING ELEVATIONS
- A4.0 DOOR & WINDOW SCHEDULES

**CARMEL-BY-THE-SEA
 PLANNING DEPARTMENT
 APPROVED**

Permit #: DS 23-353 (Levine)

Date Approved: 05.16.2024

Planner: M. Waffle

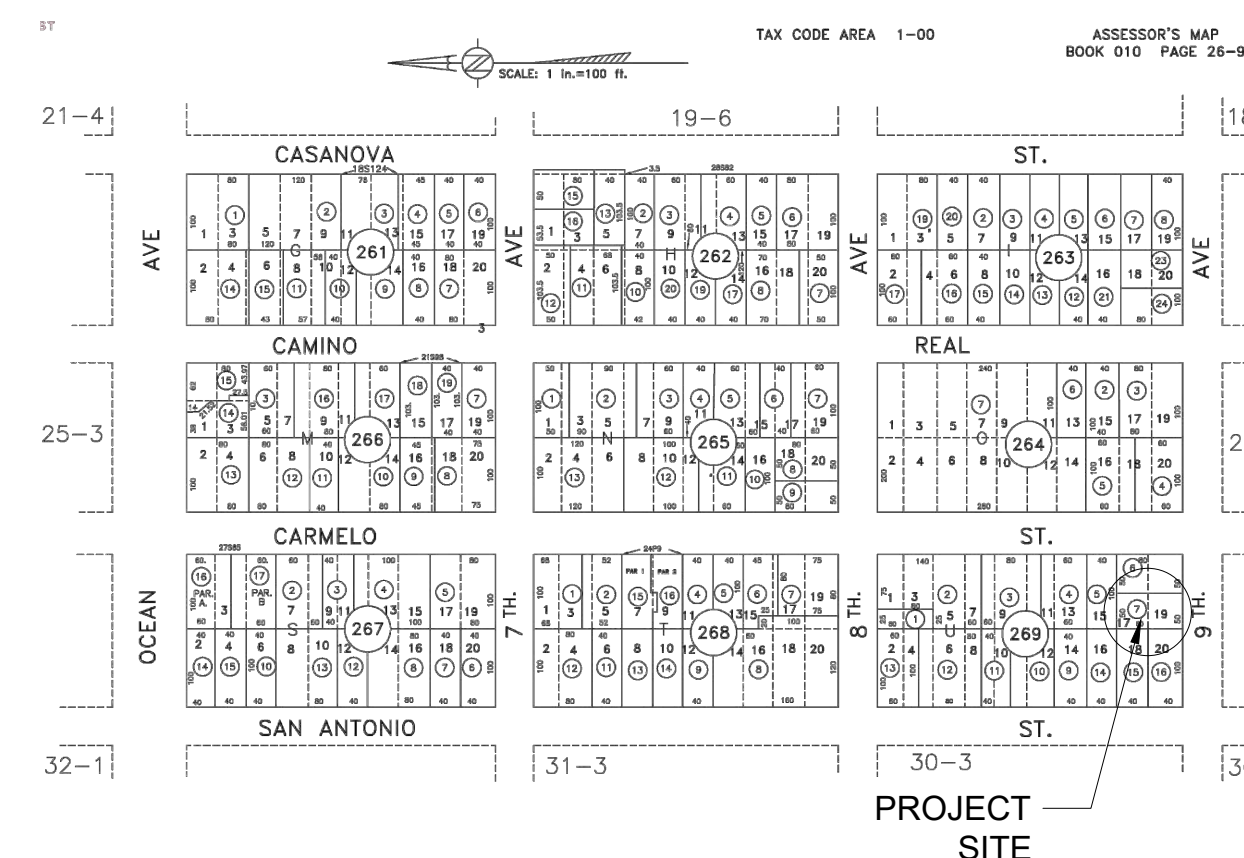
SCOPE OF WORK

REMODEL OF AN (E) TWO STORY HOUSE WITH AN ATTACHED CARPORT. REPLACE (E) EXTERIOR WOOD WINDOWS & DOORS WITH NEW ALUMINUM CLAD WINDOWS & DOORS. REPLACE (E) ASPHALT ROLL ROOFING WITH NEW PVC ROOF MEMBRANE. REPLACE (E) WALKWAYS & PATIOS WITH NEW. REPLACE (E) FRONT YARD FENCE & GATE WITH NEW 4'H WOOD FENCE & GATE. EXTEND (E) WOOD TRELLIS, ON SIDE OF HOUSE, ALONG FRONT ENTRY & CARPORT. INSTALL NEW EXTERIOR LIGHTING, LANDSCAPE & GAS FIRE PIT.

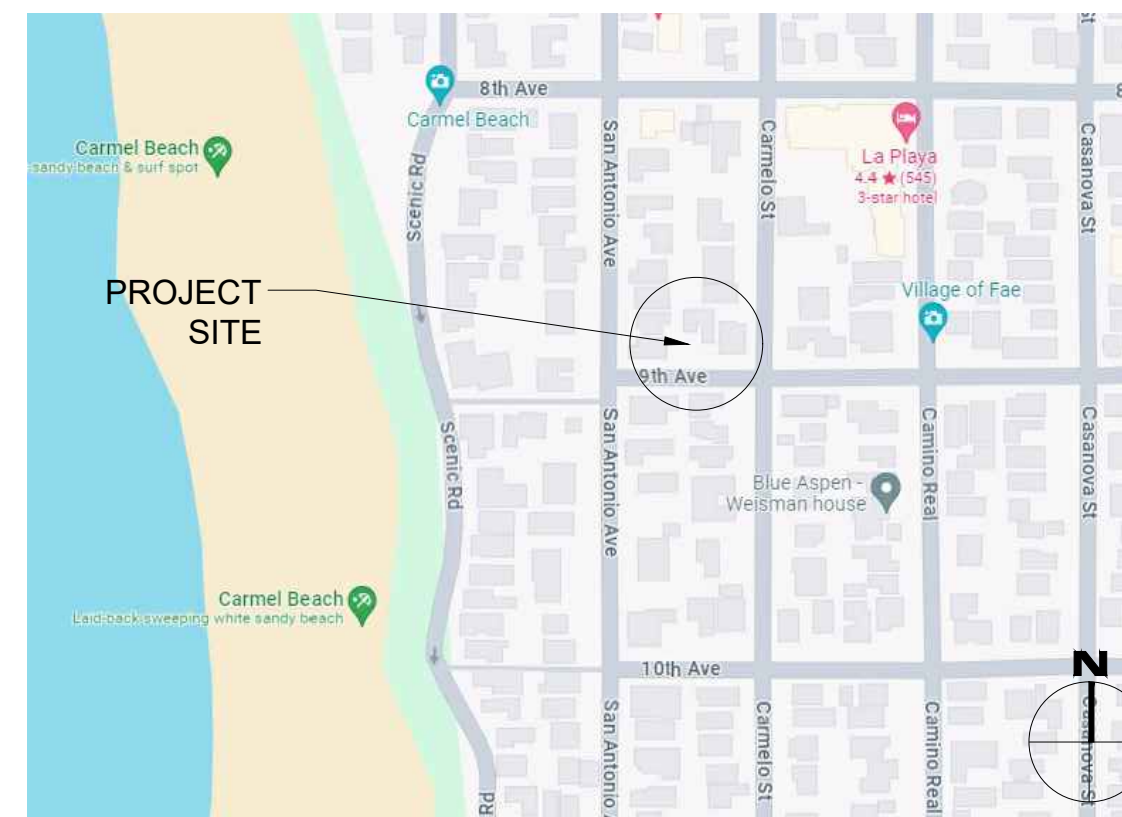
ADDITIONAL SCOPE OF WORK FOR CONTRACTOR:

- REPLACE ALL (E) PLUMBING THROUGHOUT THE HOUSE.
- INSTALL A NEW WATER FILTRATION SYSTEM IN KITCHEN.
- REMOVE & REPLACE ANY KNOB & TUBE ELECTRICAL WIRING.

PARCEL MAP



VICINITY MAP



PROJECT TEAM

OWNER	JOEY LEVINE & DARREN SCHILLACE 452 S SHERBOURNE DRIVE LOS ANGELES, CA 90048
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
SURVEYOR	LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970
CONTRACTOR	T.B.D.

PROJECT INFORMATION

PROPERTY ADDRESS	9TH AVENUE 2 N.W. OF CARMELO ST. CARMEL-BY-THE-SEA, CA 93923 BLOCK: U LOT: A PORTION OF 17 & 19
APN	010-269-007
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1950

PROJECT DATA

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA:	
(E) FIRST FLOOR	1,215 SF
(E) SECOND FLOOR	498 SF
(E) CARPORT	196.5 SF
(E) SHED	28.5 SF
TOTAL	1,938 SF
(P) FLOOR AREA:	
(E) FIRST FLOOR	1,215 SF
(E) SECOND FLOOR	498 SF
(P) CARPORT	187 SF
(P) SHED	38 SF
TOTAL	1,938 SF
ALLOWABLE LOT COVERAGE	396 SF (556 SF W/ BONUS)
(E) LOT COVERAGE	1,156 SF (20.0% PERMEABLE)
(P) LOT COVERAGE	492 SF (90.6% PERMEABLE)
*SEE SITE PLANS FOR MORE INFORMATION ON LOT COVERAGE	
(E) HOUSE SETBACKS:	
(E) FRONT YARD	34'-6"
(E) REAR YARD	5'-6 1/2"
(E) WEST SIDE YARD	3'-5 1/4"
(E) EAST SIDE YARD	3'-4"
(E) CARPORT SETBACKS:	
(E) FRONT YARD	10'-8 1/2"
(E) REAR YARD	45'-3"
(E) WEST SIDE YARD	33'-10 3/4"
(E) EAST SIDE YARD	3'-4"
(E) HEIGHT	20'-6" *NO CHANGES PROPOSED
TREES TO BE REMOVED	NONE

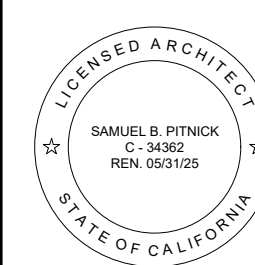
MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
GRADING ESTIMATES	NONE
(E)/(P) PARKING	1 SPACE (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	NO (SEE ALTERATION CALC'S)

EXISTING STRUCTURE ALTERATION CALCULATIONS

EXISTING WALLS = 1,011.25 LINEAR FEET
 NEW WALLS = 104.75 LINEAR FEET
 WALLS TO REMOVE = 80.25 LINEAR FEET
 (104.75' + 80.25') / 1,011.25' = 18.3% CHANGE = NO FIRE SPRINKLERS REQUIRED

**LEVINE
 SCHILLACE
 RESIDENCE**
 9TH AVENUE 2 NW
 OF CARMELO
 CARMEL, CA 93923



SAMUEL PITNICK ARCHITECTS
 P.O. BOX 22412, CARMEL, CA 93922
 PHONE: (831) 241-1895
 EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS DATE

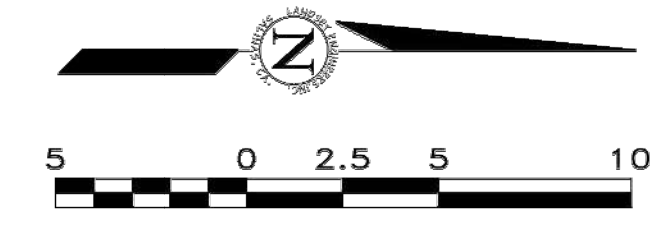
REVISIONS	DATE

ARCHITECTURAL

PROJECT INFORMATION

Scale: SEE DWG.
 Drawn By: SBP
 Job: -

G1.0



APPROVED BY:
 GUY R. GIRARDINO
 P.L.S. No. 8703



A.P.N.: 010-269-007
TOPOGRAPHIC MAP
 OF
THAT CERTAIN PARCEL DESCRIBES IN DOCUMENT NO. 2003067946
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
 FOR
MR. JOEY LEVINE

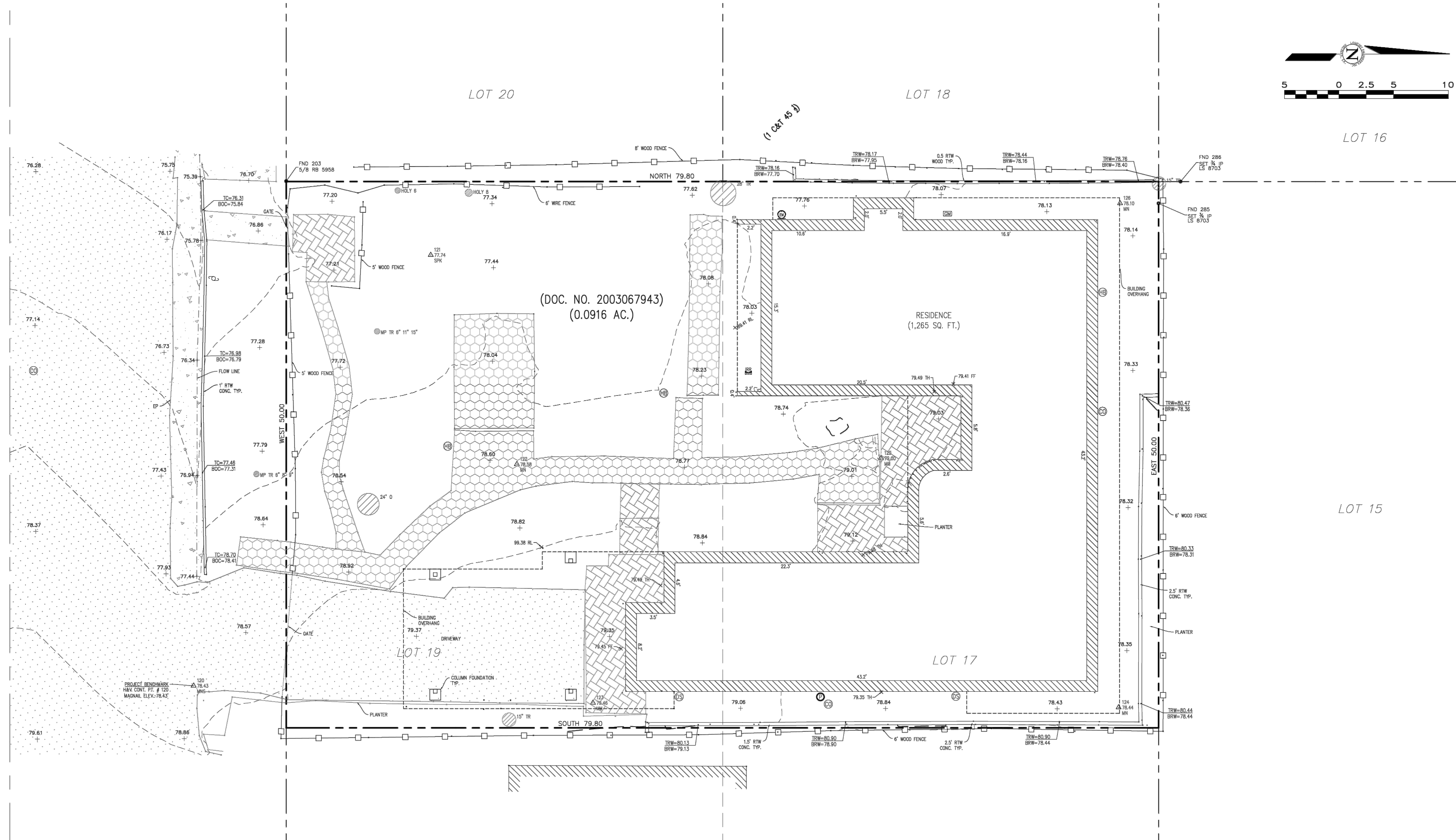
CONTACT INFORMATION:
 CLIENT:
 MR. JOEY LEVINE
 452 S. SHERBOURNE DRIVE
 LOS ANGELES, CA 93906

SITE LOCATION:
 9TH AVENUE 2NW OF CARMELO ST
 CARMEL-BY-THE-SEA, CA 93921

SCALE: 1" = 5'
 DATE: SEP 2023
 JOB NO. 2663-01

SHEET **1**
 OF 1 SHEETS

9TH AVENUE
 (A 50' WIDE CITY STREET)



LEGEND:

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	ORIGINAL PROPERTY BOUNDARY
---	EASEMENT (TYPE AS SHOWN)
---	ROADWAY CENTERLINE
---	MAJOR CONTOUR LINE (5' INTERVAL)
---	MINOR CONTOUR LINE (1' INTERVAL)
---	FENCE

⊙	CONDUIT	⊗	LANDSCAPE LIGHT
⊙	CLEANOUT	⊗	STREETLIGHT
⊙	DOWNSPOUT	⊗	PG&E BOX
⊙	ELECTRICAL HUB	⊗	PG&E GAS MANHOLE
⊙	ELECTRIC METER	⊗	PIPE
⊙	ELECTRICAL OUTLET	⊗	STORM DRAIN MANHOLE
⊙	ELECTRICAL PANEL	⊗	SANITARY SEWER CLEANOUT
⊙	ELECTRIC MANHOLE	⊗	SANITARY SEWER MANHOLE
⊙	FUSEBOX	⊗	TELEPHONE BOX
⊙	GAS LINE	⊗	UNKNOWN UTILITY
⊙	GAS METER	⊗	UTILITY HUB
⊙	GAS VALVE	⊗	UTILITY POLE
⊙	GUY WIRE	⊗	WATER METER
⊙	HOSE BIB	⊗	WATER SERVICE
⊙	FIRE HYDRANT	⊗	WATER VALVE
⊙	IRRIGATION CONTROL VALVE	⊗	WATER VALVE (TYPE NOTED)
⊙	IRRIGATION BOX	⊗	SURVEY H&V CONTROL POINT

ABBREVIATIONS:

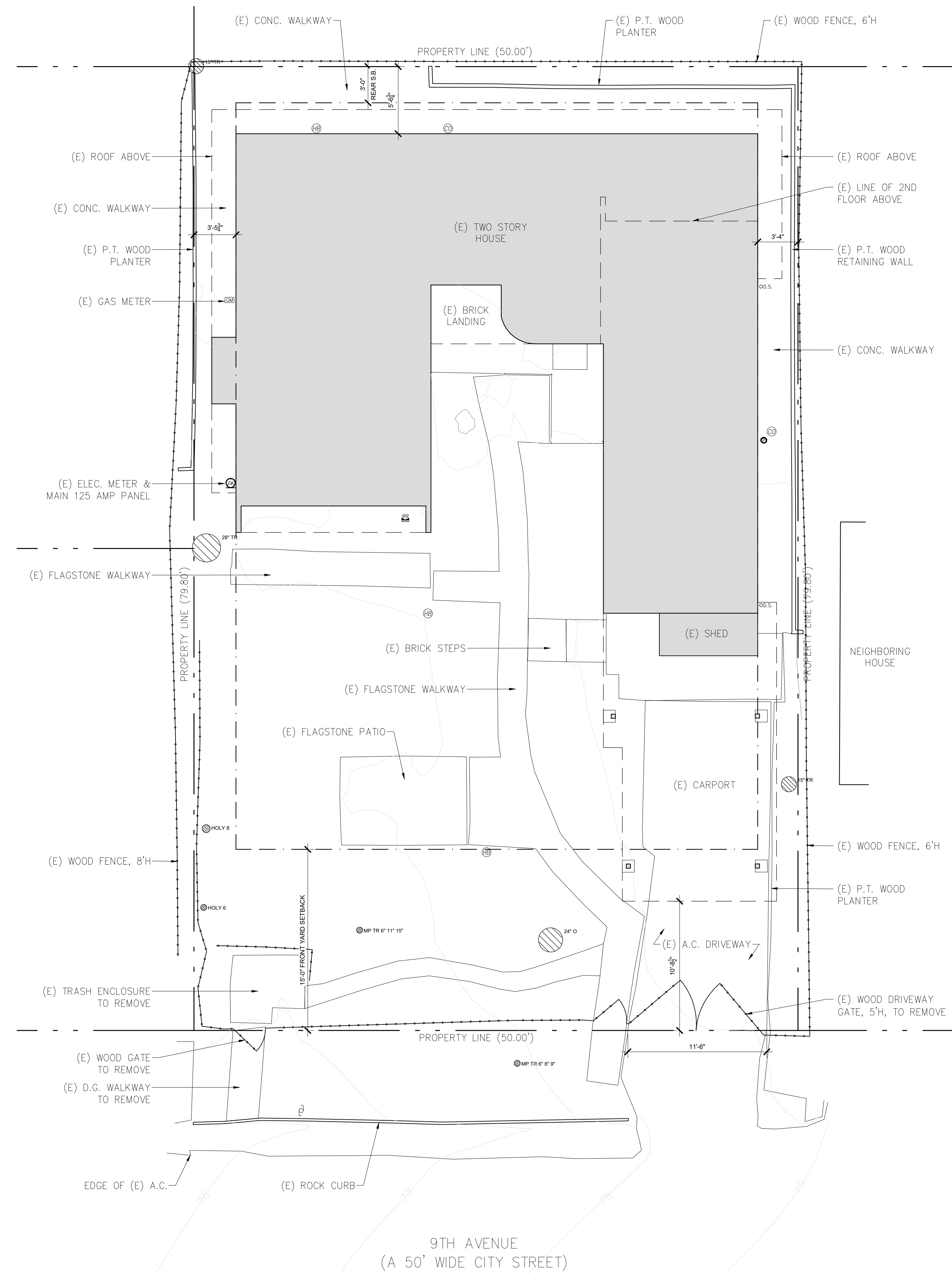
100.00+	SPOT ELEVATION
X100.00 RL	RIDGELINE
X100.00 FF	FINISHED FLOOR
X100.00 TH	THRESHOLD
⊙	TREE (TYPE/SIZE AS MARKED)
⊙	TWO-PRONGED TREE (2P)
⊙	THREE-PRONGED TREE (3P)
⊙	MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FDC	= FIRE DEPARTMENT CONNECTION	STP	= STEP
AD	= AREA DRAIN	FF	= FINISHED FLOOR	SYS	= SYSTEMS
BLDG	= BUILDING	FL	= FLOWLINE	TH	= THRESHOLD
BRK	= BRICK	FNC	= FENCE	TR	= TREE
BRKR	= BREAKER	FND	= FOUND	TYP	= TYPICAL
BSW	= BACK OF SIDEWALK	FTN	= FOUNTAIN	UTIL	= UTILITY
BOC	= BOTTOM OF CURB	GEN	= GENERATOR	VGUT	= V-GUTTER
CB	= CATCH BASIN	GR	= GRATE	WD	= WOOD
CE	= CEDAR	GRND	= GROUND		
CHK VLV	= CHECK VALVE	GT	= GATE		
CHLNK	= CHAINLINK	H	= HOLLY		
CL	= CENTERLINE	MON	= MONUMENT		
CMU	= CONCRETE MASONRY UNIT	MTL	= METAL		
CONC	= CONCRETE	O	= OAK		
CTL	= CONTROL	PA	= PALM		
CW	= COTTON WOOD	PE	= PEPPER		
CYP	= CYPRESS	P	= PINE		
DG	= DECOMPOSED GRANITE	PLST	= PLASTIC		
DK	= TOP OF DECK	R	= REDWOOD		
E	= EUCALYPTUS	RL	= RIDGE LINE		
ELEC	= ELECTRIC	RW	= RETAINING WALL		
EP	= EDGE OF PAVEMENT	SAT	= SATELLITE		
ESMT	= EASEMENT	STN	= STONE		

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #120, A MAGNETIC NAIL LOCATED APPROXIMATELY 9' SOUTHERLY AND 4' WESTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 78.43' 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 (8/17/23) 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 APPROXIMATE AND MAY NOT BE COMPLETE.
 - 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.
 - STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

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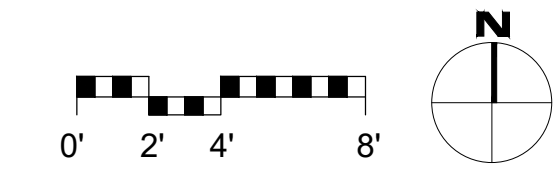


EXISTING LOT COVERAGE
ALLOWABLE LOT COVERAGE = 396 SF (556 SF W/ BONUS)

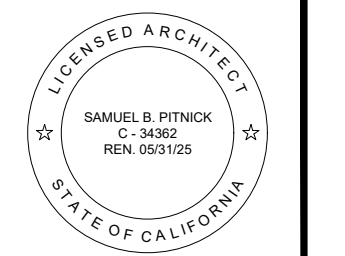
(E) A.C. DRIVEWAY = 113 SF (IMPERMEABLE)
(E) STONE WALKWAYS & PATIOS = 367.5 SF (IMPERMEABLE)
(E) BRICK WALKWAYS & LANDINGS = 236 SF (SEMI-PERMEABLE)
(E) CONC. WALKWAY @ SIDE & REAR YARDS = 439.5 SF (IMPERMEABLE)

TOTAL (E) COVERAGE = 1,156 SF (20.0% PERMEABLE)

1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



LEVINE SCHILLACE RESIDENCE
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923



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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
EXISTING SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0
04/29/2024

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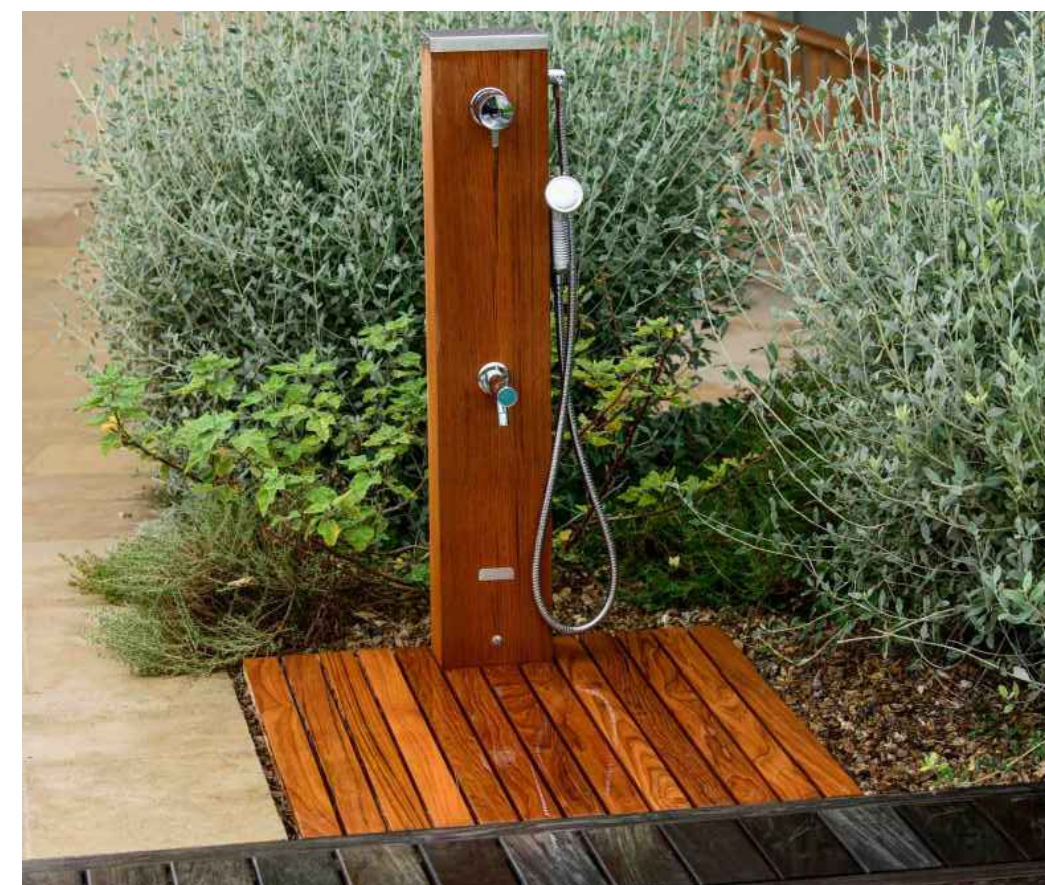
PROPOSED MATERIALS



PROPOSED GAS FIRE PIT - DARK GRAY PLASTER



PROPOSED PAVER WALKWAY W/ MULCH BETWEEN



PROPOSED TEAK RINSE-OFF AREA WITH FOOT WASH

SITE LANDSCAPING LEGEND

- A CAREX DIVULSA - 'BERKELEY SEDGE'
QUANTITY = 51 SIZE = 1 GAL.
- B ANEMONE 'HONORINE JOBERT' - 'JAPANESE ANEMONE'
QUANTITY = 11 SIZE = 15 GAL.

SITE PLAN NOTES

1. EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
2. LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.
3. PATHWAY LIGHTS SHALL BE SPACE A MIN. OF 10'-0" APART.
4. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
5. DIRECT ALL SURFACE DRAINAGE INTO LANDSCAPED AREAS.
6. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
7. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
8. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
9. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.

TREE PROTECTION NOTES

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIFLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. TREE PROTECTION ZONE - TREE PROTECTION ZONE SHALL BE EQUAL TO DRIFLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
6. THE STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
7. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
8. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

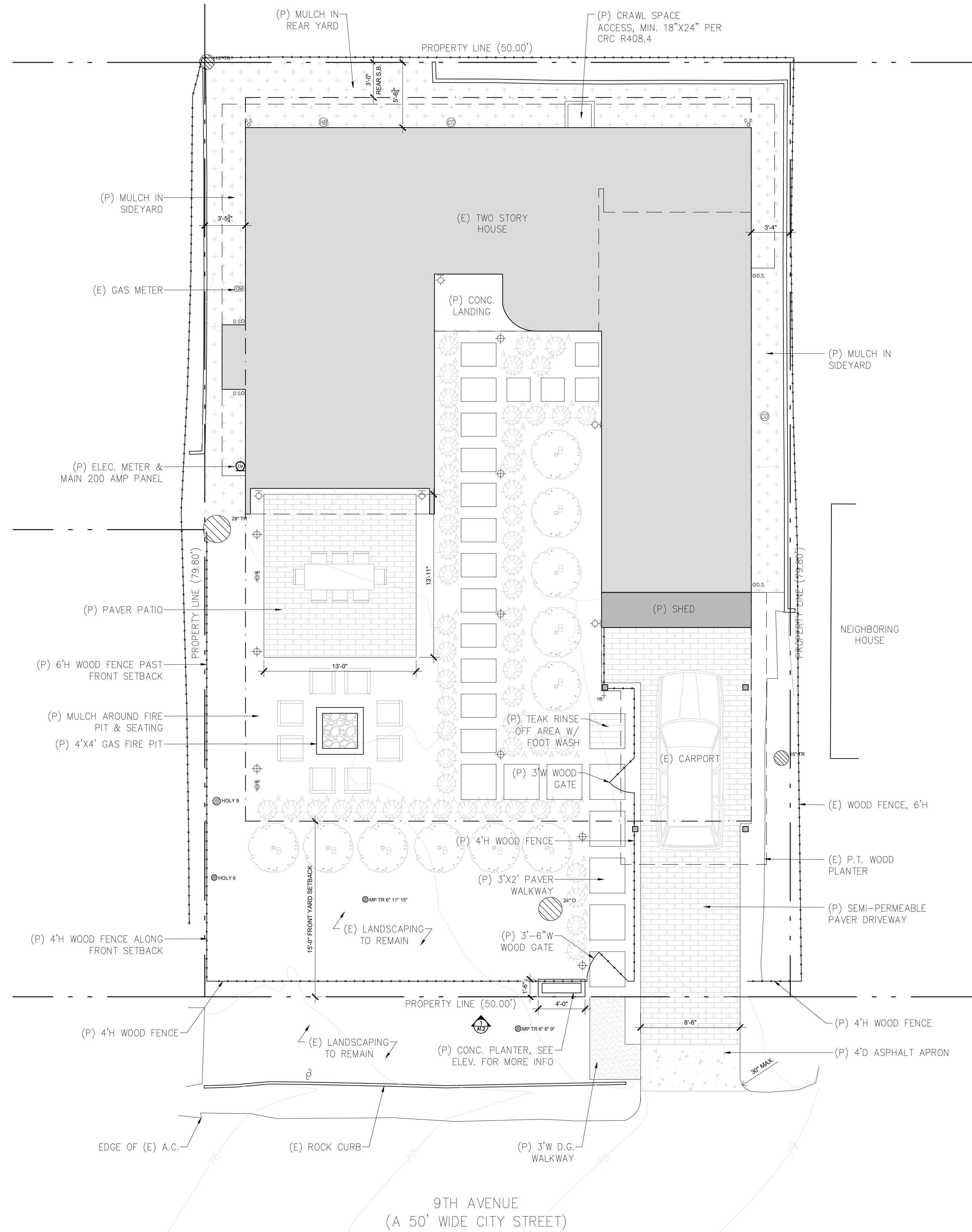
PROPOSED LOT COVERAGE

- ALLOWABLE LOT COVERAGE = 396 SF (556 SF W/ BONUS)
- (P) PAVER WALKWAY = 160 SF (SEMI-PERMEABLE)
- (P) PAVER PATIO = 181 SF (SEMI-PERMEABLE)
- (P) CONC. LANDING = 30 SF (IMPERMEABLE)
- (P) FIRE PIT = 16 SF (IMPERMEABLE)
- (P) TEAK RINSE-OFF AREA = 9 SF (PERMEABLE)
- (P) PAVER DRIVEWAY = 96 SF (SEMI-PERMEABLE)
- TOTAL (E) COVERAGE = 492 SF (90.6% PERMEABLE)

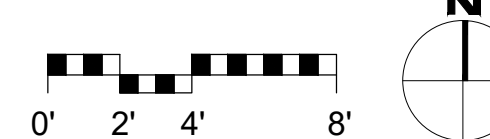
SITE LIGHTING LEGEND

- ⊙ EXTERIOR DOWNLIGHT BY 'KICHLER - CYLINDER INCANDESCENT DOWNLIGHT' IN BLACK
- ⊕ EXTERIOR LED PATHWAY LIGHT, SPACED MIN. 10'-0" APART, BY 'SPJ LIGHTING' IN BLACK

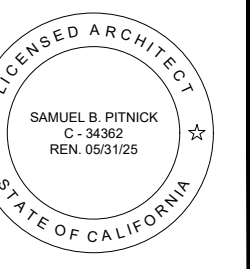
*SEE SHEET A1.2 FOR LIGHT FIXTURE CUT SHEETS



1 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"



LEVINE
SCHILLACE
RESIDENCE
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923



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REVISIONS DATE

ARCHITECTURAL

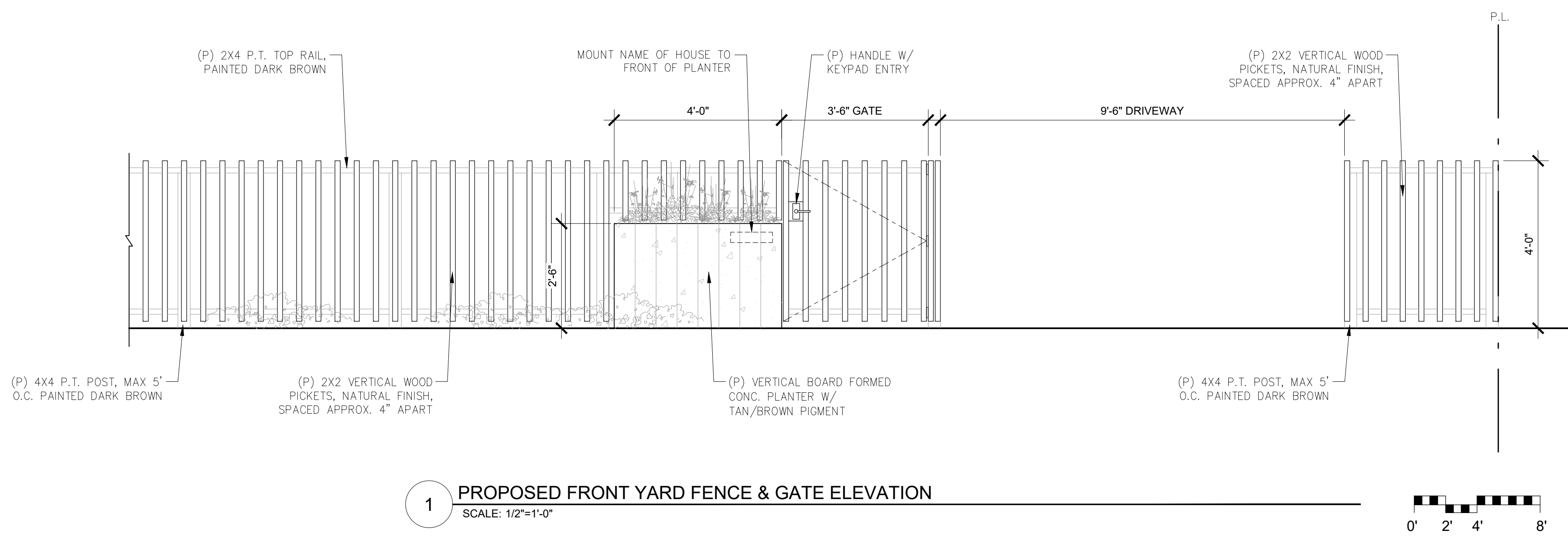
PROPOSED
SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.1

04/29/2024

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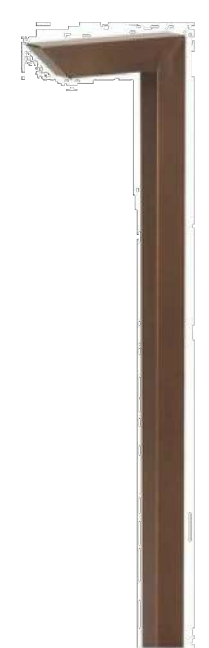


Lightology

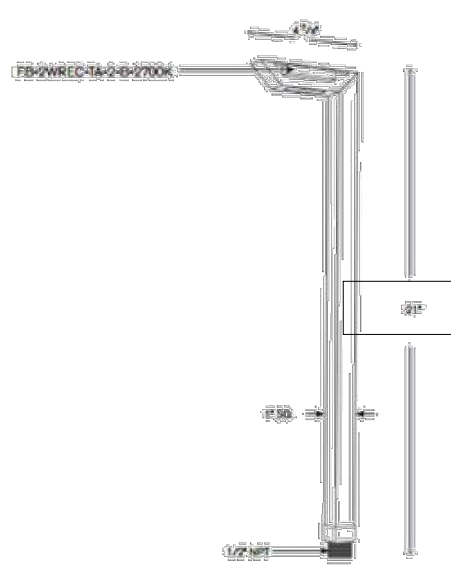
SQ100-1 Outdoor Path Light 12V
ITEM NUMBER: SPJ358091

BRAND SPJ Lighting

DESCRIPTION
 SQ100-1 Outdoor Path Light is made of solid brass with etched finishes in Verde, Rusty, Matte Bronze, Moss, Black, or Aged Brass. Includes one 2 watt, 12 volt Nichia Forever Bright LED, 2700K color temperature, 125 lumens. .5 inch NPT. Dual fin spike included. ETL listed. Suitable for wet locations. Made in USA. 20 year warranty. Dimensions: 4.9 inch width x 21 inch height. Requires magnetic transformer, sold separately.



SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	2W
DIMMER	Low Voltage Magnetic
DIMENSIONS	4.9"W x 21"H
LED MODULE INCLUDED	
LAMP	1x LED/2W/12V LED
Technical Information	
LUMINOUS FLUX	125 lumens
LUMENS/WATT	62.50
LAMP COLOR	2700 K
ITEM NUMBER	SPJ358091



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM RUSHQUOTES@LIGHTOLOGY.COM				Oct 25, 2023 1.866.954.4489

3 PROPOSED PATH LIGHT
SCALE: N.T.S.

Lightology

Cylinder Incandescent Downlight Wall Light
ITEM NUMBER: KHR613598

BRAND Kichler

DESCRIPTION
 The Cylinder Incandescent Downlight Wall Light features an Architectural Bronze, Black, Brushed Aluminum or White finish. Note: Optional wet location accessory for finished look sold separately.

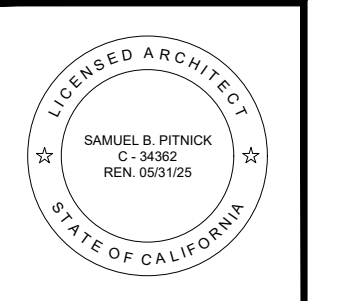


SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	65W
DIMMER	Standard 120V
DIMENSIONS	4.75"W x 7"H x 7"D
BULB NOT INCLUDED	
LAMP	1x BR30/Medium (E26)/65W/120V Incandescent 1x BR30/Medium (E26)/120V LED
ITEM NUMBER	KHR613598

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM RUSHQUOTES@LIGHTOLOGY.COM				Oct 24, 2023 1.866.954.4489

2 PROPOSED WALL SCONCE
SCALE: N.T.S.

LEVINE SCHILLACE RESIDENCE
9TH AVENUE 2 NW
OF CARMELO
CARMELO, CA 93923



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EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

PROPOSED SITE LIGHTING








Scale: SEE DWG.
 Drawn By: SBP
 Job: -

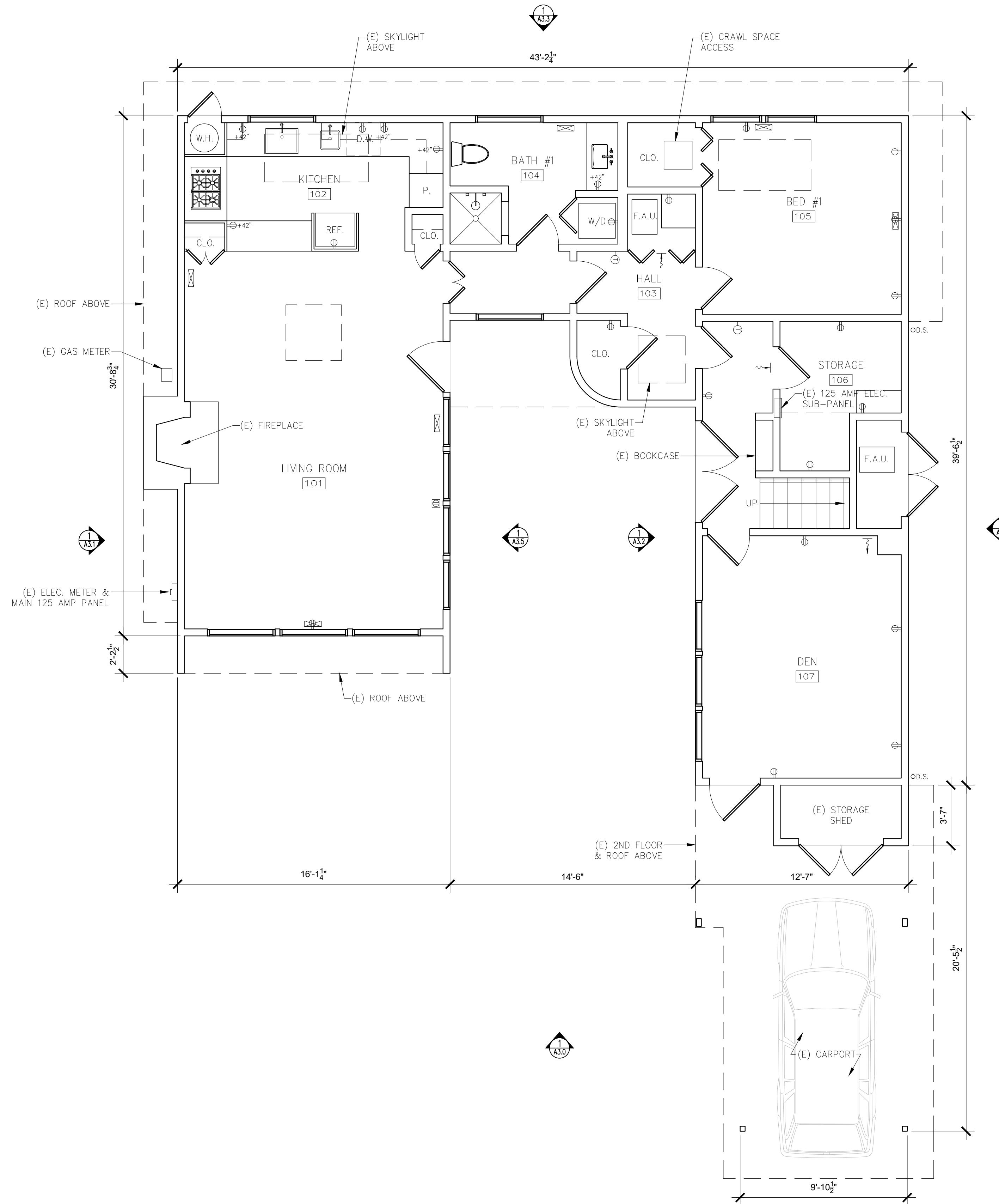
A1.2

04/29/2024

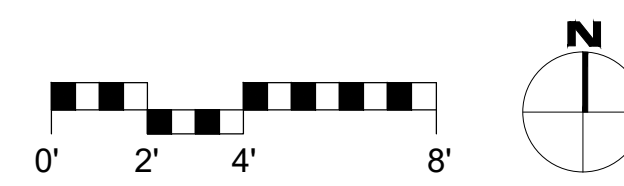
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

FLOOR PLAN SYMBOLS LEGEND

-  (E) THERMOSTATIC CONTROL FOR HEATING SYSTEM
-  (E) RETURN AIR REGISTER IN WALL
-  (E) SUPPLY AIR REGISTER IN WALL / TOE KICK
-  (E) SUPPLY AIR REGISTER IN FLOOR
-  (E) DUPLEX OUTLET
-  (E) GROUND FAULT CIRCUIT INTERRUPT OUTLET
-  (E) FLOOR OUTLET

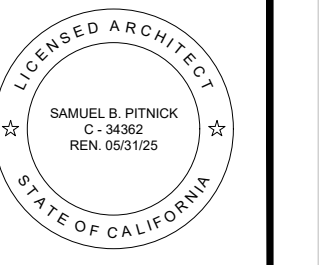


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



- WALL TYPE LEGEND:
-  (E) WALL TO REMAIN
 -  (E) WALL TO REMOVE
 -  (F) WALL

LEVINE
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9TH AVENUE 2 NW
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL
EXISTING
FIRST FLOOR
PLAN

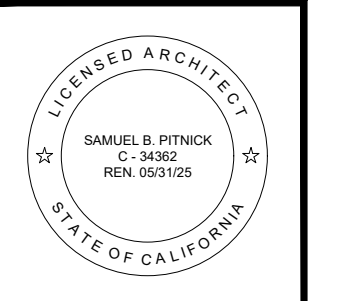
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Drawn By: SBP
Job: -

A2.0

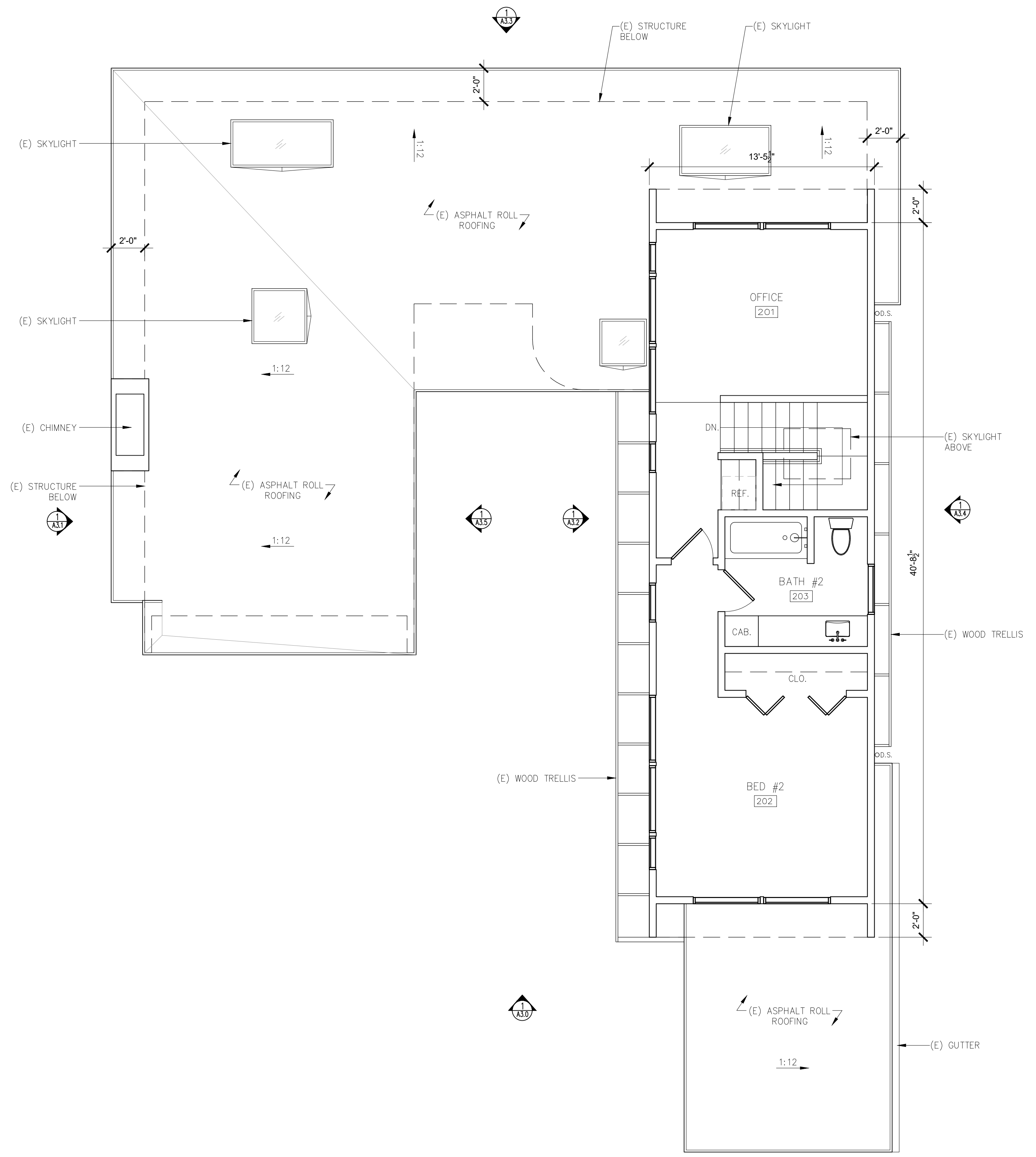
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**LEVINE
SCHILLACE
RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923

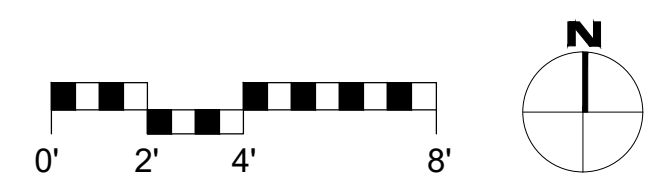


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WALL TYPE LEGEND:
 ——— (E) WALL TO REMAIN
 - - - (E) WALL TO REMOVE
 ——— (F) WALL

1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS	DATE

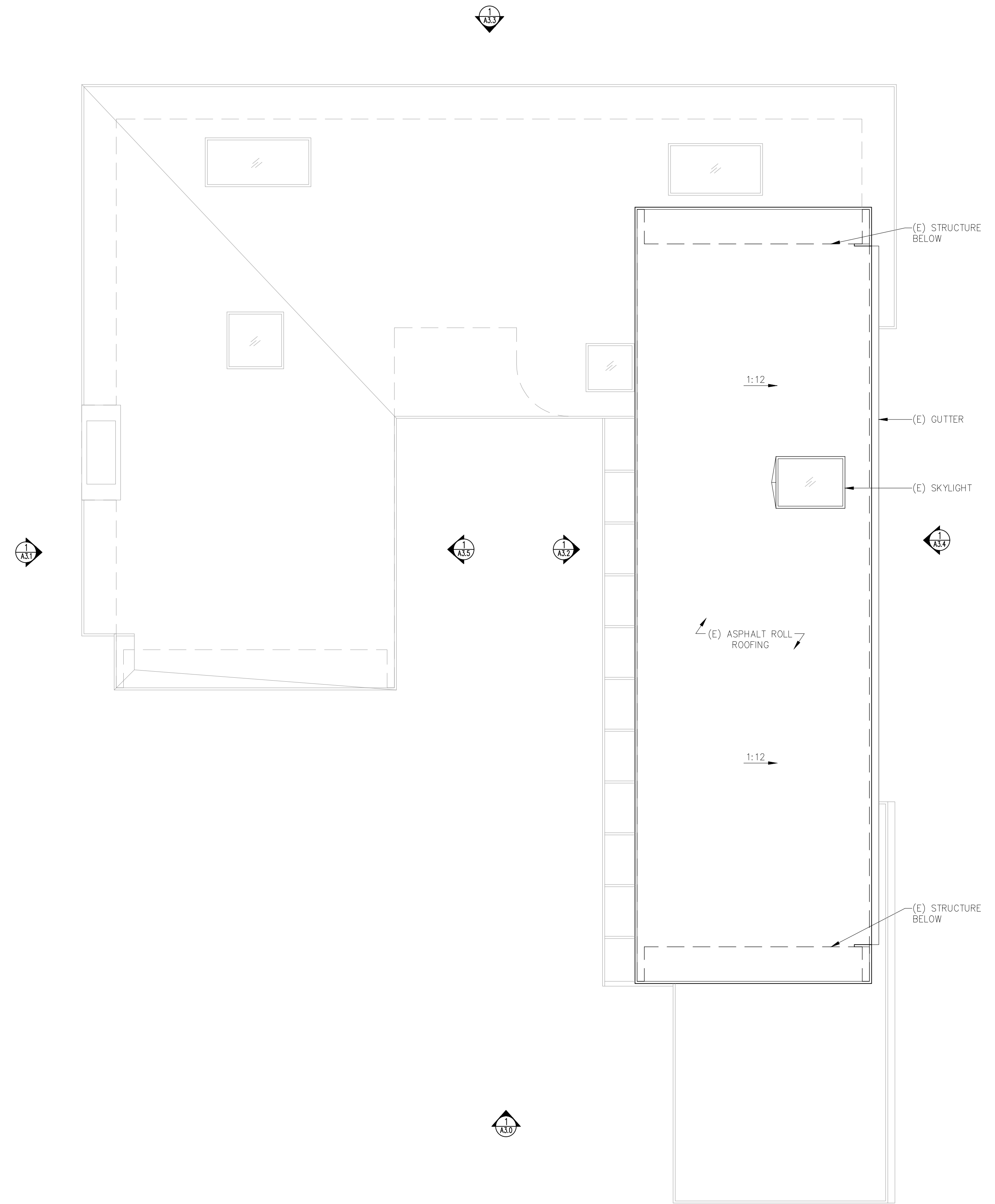
ARCHITECTURAL
EXISTING
SECOND FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

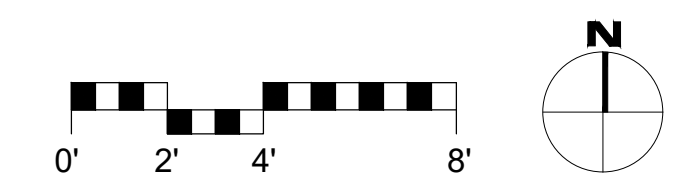
A2.1
11/11/2023

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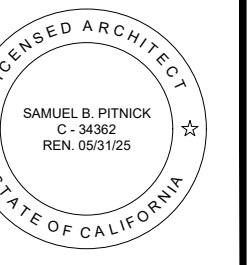
- WALL TYPE LEGEND:
- (E) WALL TO REMAIN
 - (E) WALL TO REMOVE
 - (F) WALL



1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



**LEVINE
SCHILLACE
RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMELO, CA 93923



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REVISIONS	DATE

ARCHITECTURAL

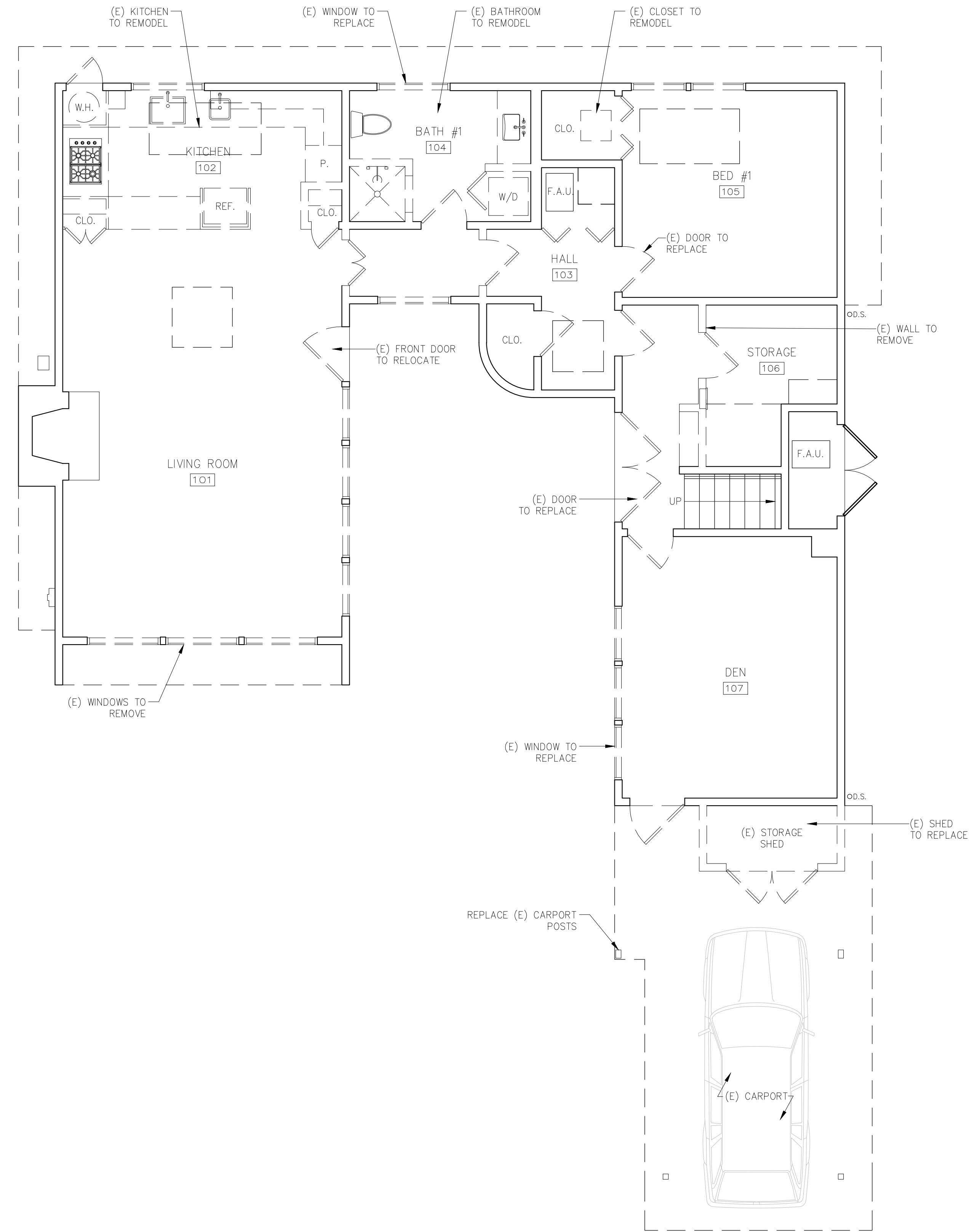
EXISTING
ROOF
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

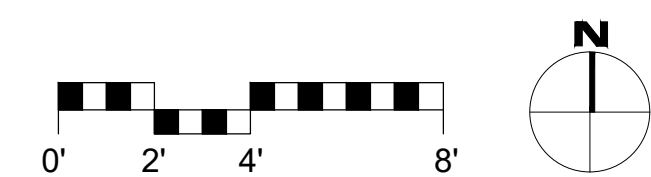
A2.2
11/11/2023

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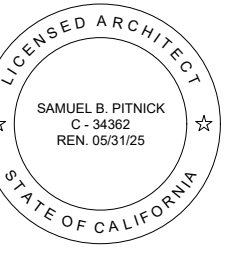
WALL TYPE LEGEND:
 — (E) WALL TO REMAIN
 - - (E) WALL TO REMOVE
 = (F) WALL



1 EXISTING FIRST FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"



**LEVINE
 SCHILLACE
 RESIDENCE**
 9TH AVENUE 2 NW
 OF CARMELO
 CARMELO, CA 93923



SAMUEL PITNICK ARCHITECTS
 P.O. BOX 22412, CARMELO, CA 93922
 PHONE: (831) 241-1885
 EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

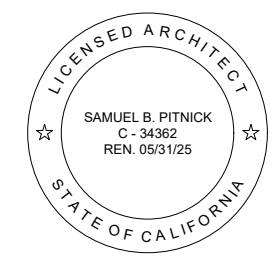
EXISTING
 FIRST FLOOR
 DEMO PLAN

Scale: SEE DWG.
 Drawn By: SBP
 Job: -

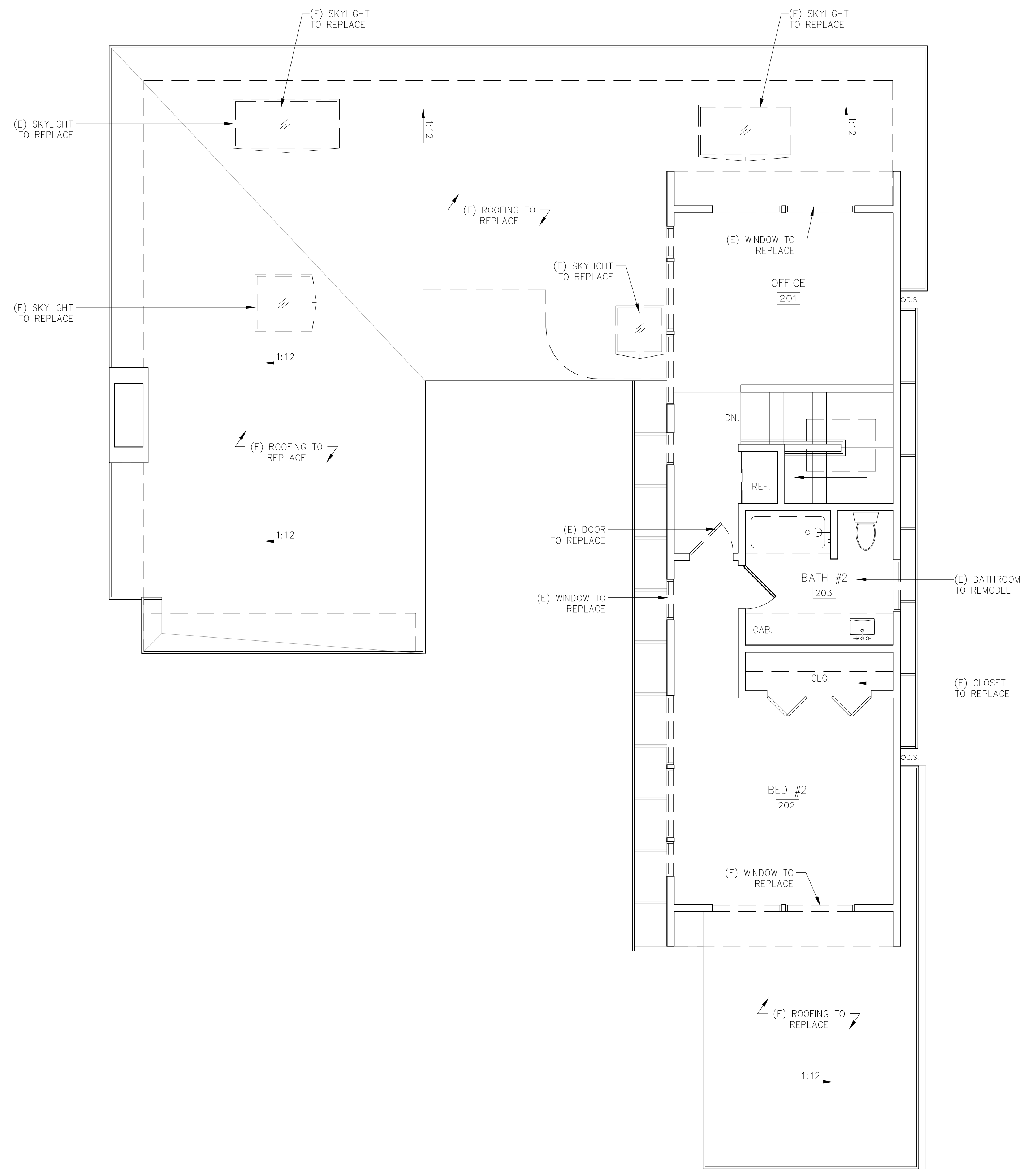
A2.3
 01/16/2024

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RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923

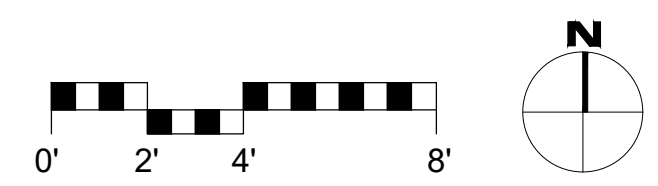


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WALL TYPE LEGEND:
 ——— (E) WALL TO REMAIN
 - - - (E) WALL TO REMOVE
 ——— (F) WALL

1 EXISTING SECOND FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"






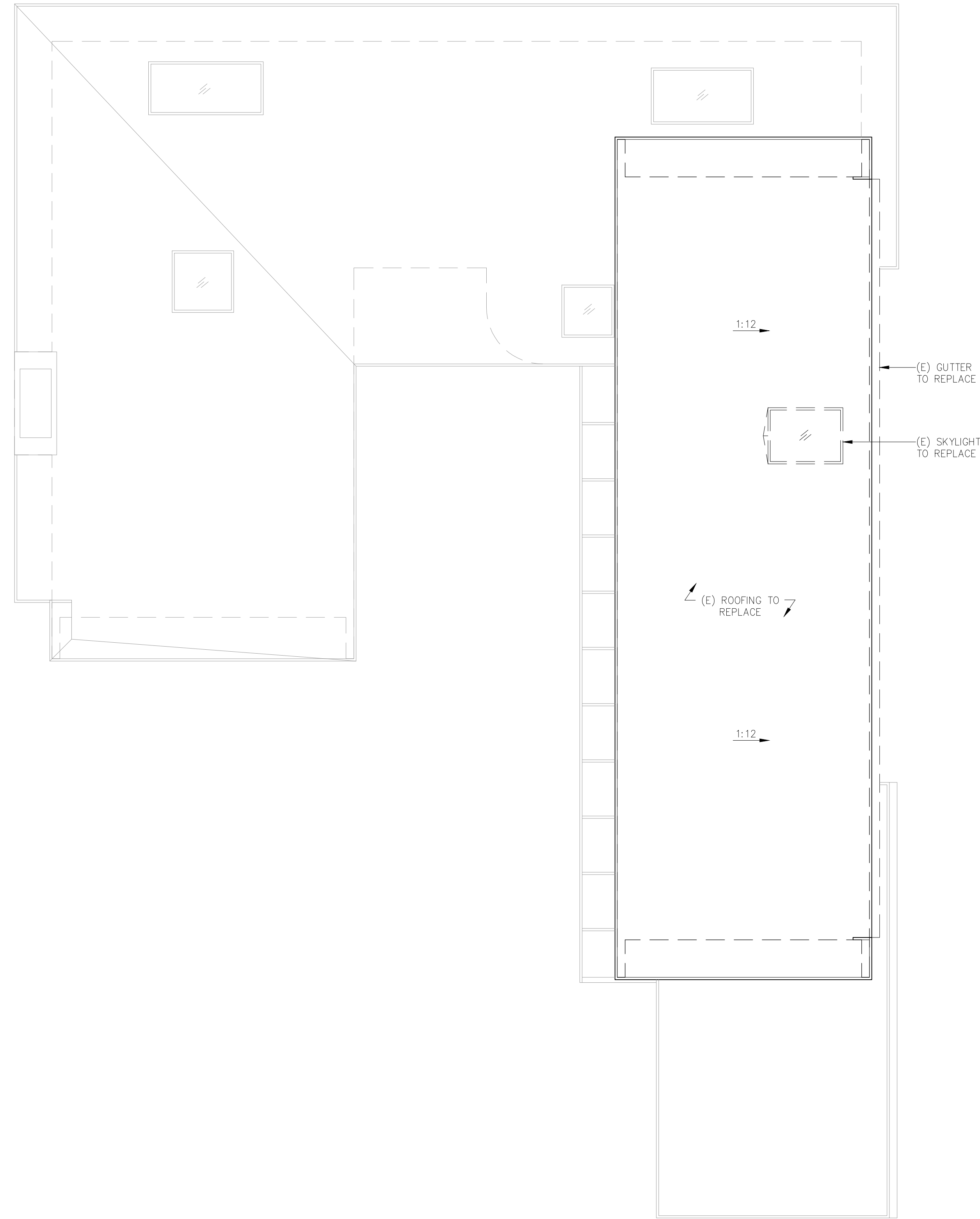
REVISIONS	DATE

ARCHITECTURAL
EXISTING
SECOND FLOOR
DEMO PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

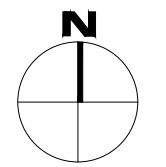
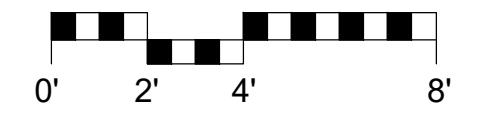
A2.4
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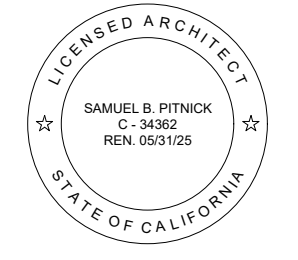
- WALL TYPE LEGEND:
-  (E) WALL TO REMAIN
 -  (E) WALL TO REMOVE
 -  (F) WALL



1 EXISTING ROOF DEMO PLAN
SCALE: 1/4"=1'-0"



**LEVINE
SCHILLACE
RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923



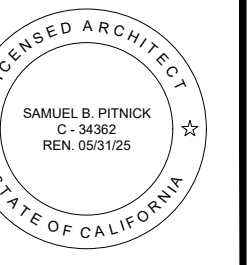
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REVISIONS	DATE

ARCHITECTURAL
EXISTING
ROOF
DEMO PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.5
11/11/2023

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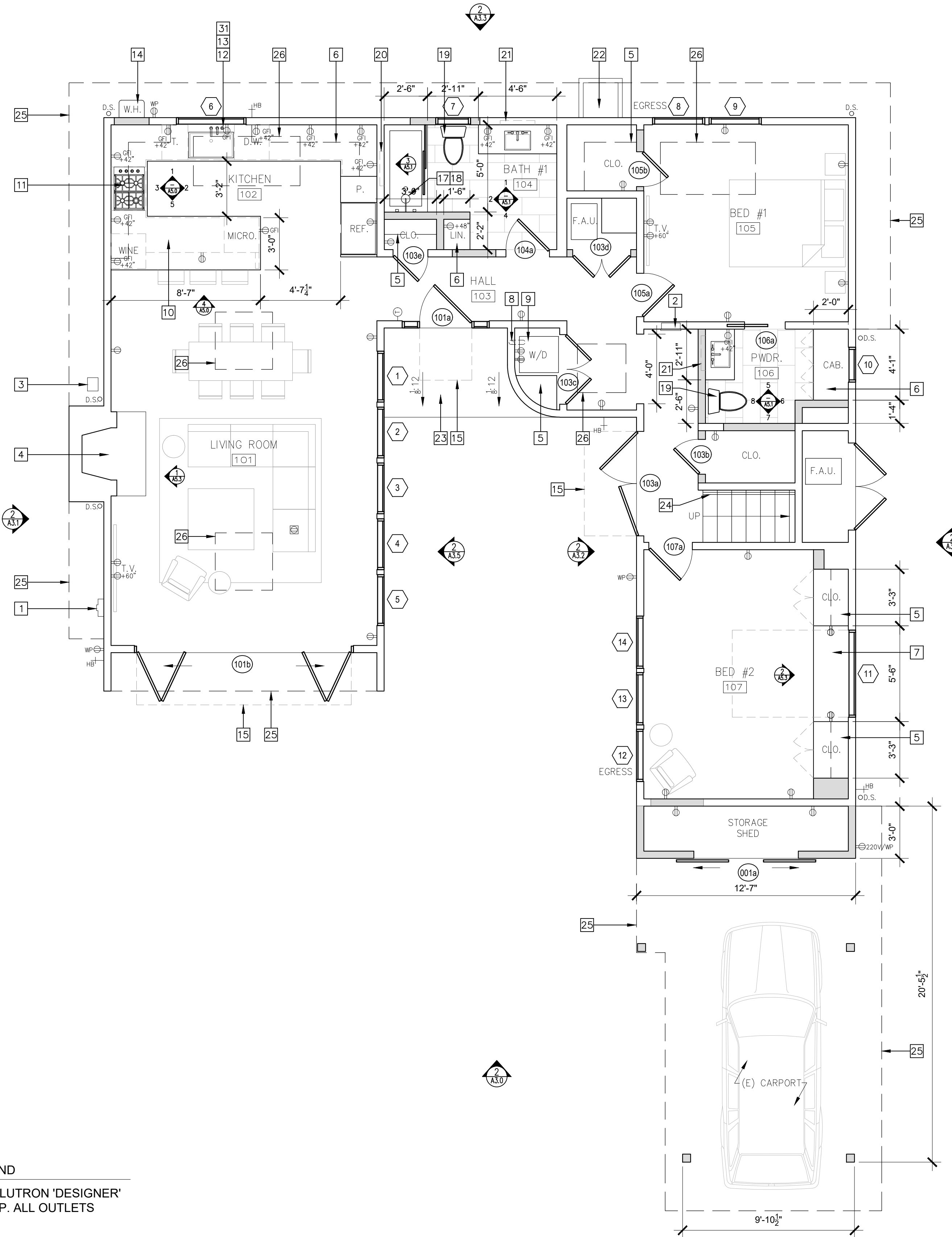


FLOOR PLAN KEYNOTES

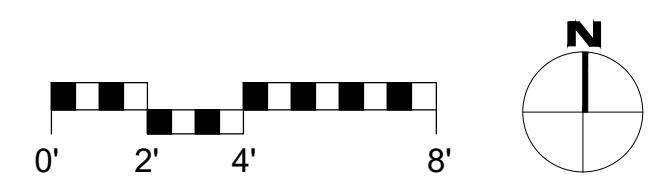
- 1 NEW 200 AMP MAIN ELECTRICAL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 2 NEW 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 3 EXISTING GAS METER
- 4 EXISTING FIREPLACE TO REMAIN, SEE INTERIOR ELEVATIONS FOR NEW SURROUND & MANTLE
- 5 CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 6 CUSTOM BUILT-IN CABINetry, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 7 BUILT-IN MURPHY BED, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 8 DRYER VENT & 4" DIA. METAL DUCT, TERMINATE UP THROUGH ROOF ABOVE. SEE DETAILS SHEET FOR MORE INFORMATION
- 9 PROVIDE GAS HOOKUP & 240V OUTLET AT CLOTHES DRYER
- 10 36"H KITCHEN PENINSULA W/ EAT-IN COUNTER
- 11 30" GAS COOKTOP, OVEN BELOW, W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
- 12 PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
- 13 PROVIDE AIR GAP FOR DISHWASHER
- 14 NEW TANKLESS GAS WATER HEATER, SEE PLUMBING PLANS FOR MORE INFO.
- 15 PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- 16 1/2" TEMPERED SHOWER GLASS
- 17 SHOWERHEAD, 1.8 GPM
- 18 PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
- 19 TOILET, 1.28 GPF
- 20 SHAMPOO NICHE, SEE INT. ELEVATIONS FOR MORE INFO.
- 21 RECESSED MEDICINE CABINET, PROVIDE POWER, SEE INT. ELEVATIONS FOR MORE INFO.
- 22 NEW CRAWL SPACE ACCESS, MIN. 18"x24" PER CRC R408.4
- 23 CONC. PATIO/LANDING, SLOPED TO DRAIN
- 24 NEW HANDRAIL, 36" AFF
- 25 ROOF/STRUCTURE ABOVE
- 26 NEW SKYLIGHT, SEE WINDOW SCHEDULE FOR MORE INFO.
- 27 NEW PVC MEMBRANE ROOF WITH GRAY GRAVEL SURFACING
- 28 NEW ALUMINUM GUTTER, PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- 29 NEW PAINTED WOOD TRELLIS TO MATCH (E)
- 30 REPAINT (E) WOOD TRELLIS, VERIFY FINAL COLOR W/ OWNER
- 31 FILTERED WATER TAP

FLOOR PLAN SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT FLOOR OUTLET
- HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



- WALL TYPE LEGEND:**
- (E) WALL TO REMAIN
 - (E) WALL TO REMOVE
 - (F) WALL

REVISIONS	DATE

ARCHITECTURAL
**PROPOSED
FIRST FLOOR
PLAN**

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.6

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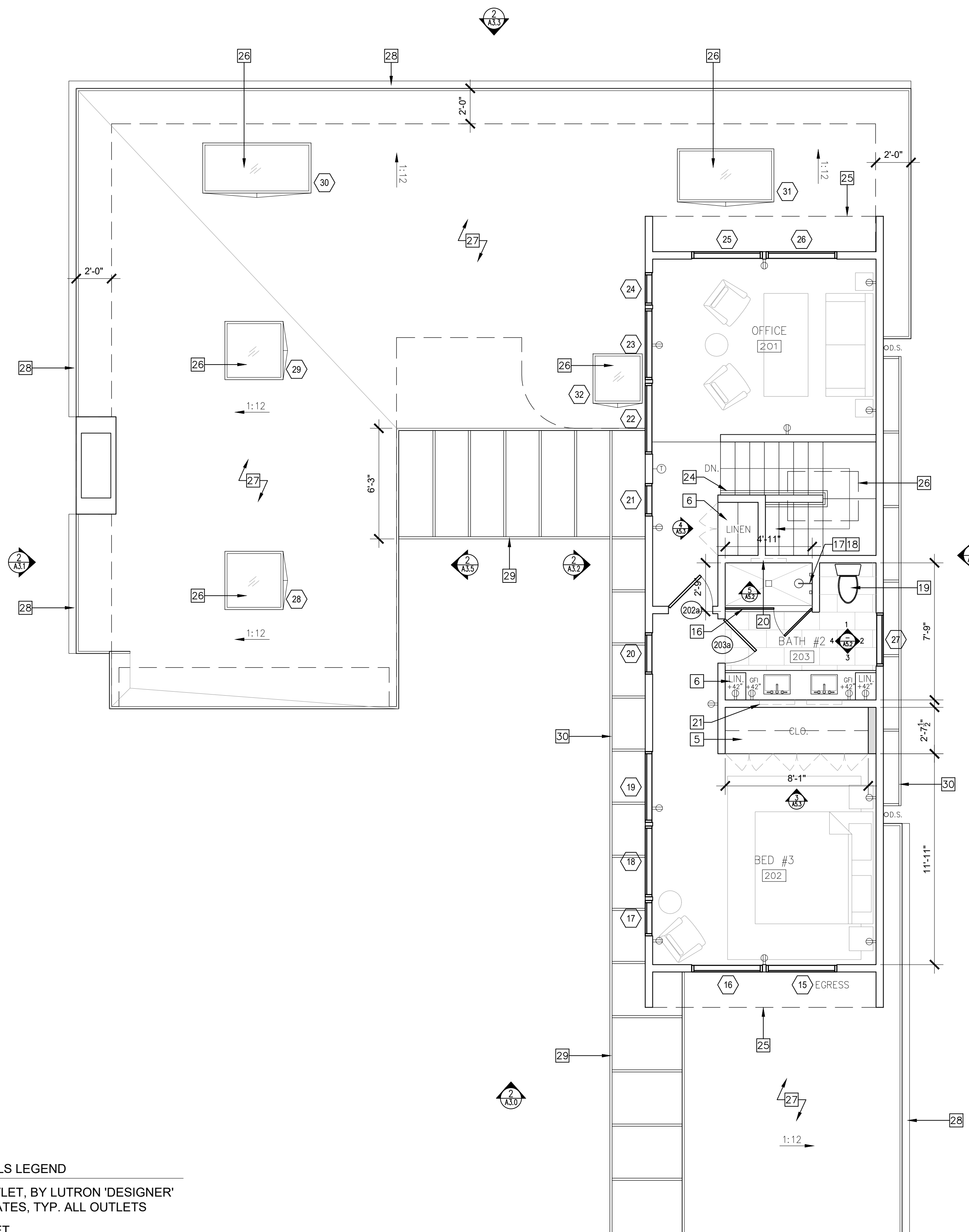
FLOOR PLAN KEYNOTES

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- 2 NEW 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 3 EXISTING GAS METER
- 4 EXISTING FIREPLACE TO REMAIN, SEE INTERIOR ELEVATIONS FOR NEW SURROUND & MANTLE
- 5 CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 6 CUSTOM BUILT-IN CABINETS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 7 BUILT-IN MURPHY BED, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 8 DRYER VENT & 4" DIA. METAL DUCT, TERMINATE UP THROUGH ROOF ABOVE, SEE DETAILS SHEET FOR MORE INFORMATION
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- 11 30" GAS COOKTOP, OVEN BELOW, W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5" DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
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- 20 SHAMPOO NICHE, SEE INT. ELEVATIONS FOR MORE INFO.
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- 30 REPAINT (E) WOOD TRELLIS, VERIFY FINAL COLOR W/ OWNER
- 31 FILTERED WATER TAP

FLOOR PLAN SYMBOLS LEGEND

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- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
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- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT TAMPER RESISTANT FLOOR OUTLET
- HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM

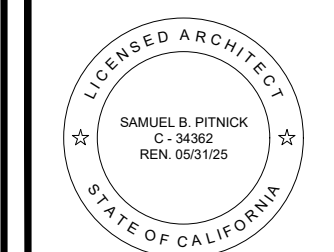
- WALL TYPE LEGEND:
- (E) WALL TO REMAIN
 - (E) WALL TO REMOVE
 - (F) WALL



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



LEVINE
SCHILLACE
RESIDENCE
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923



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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
SECOND FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

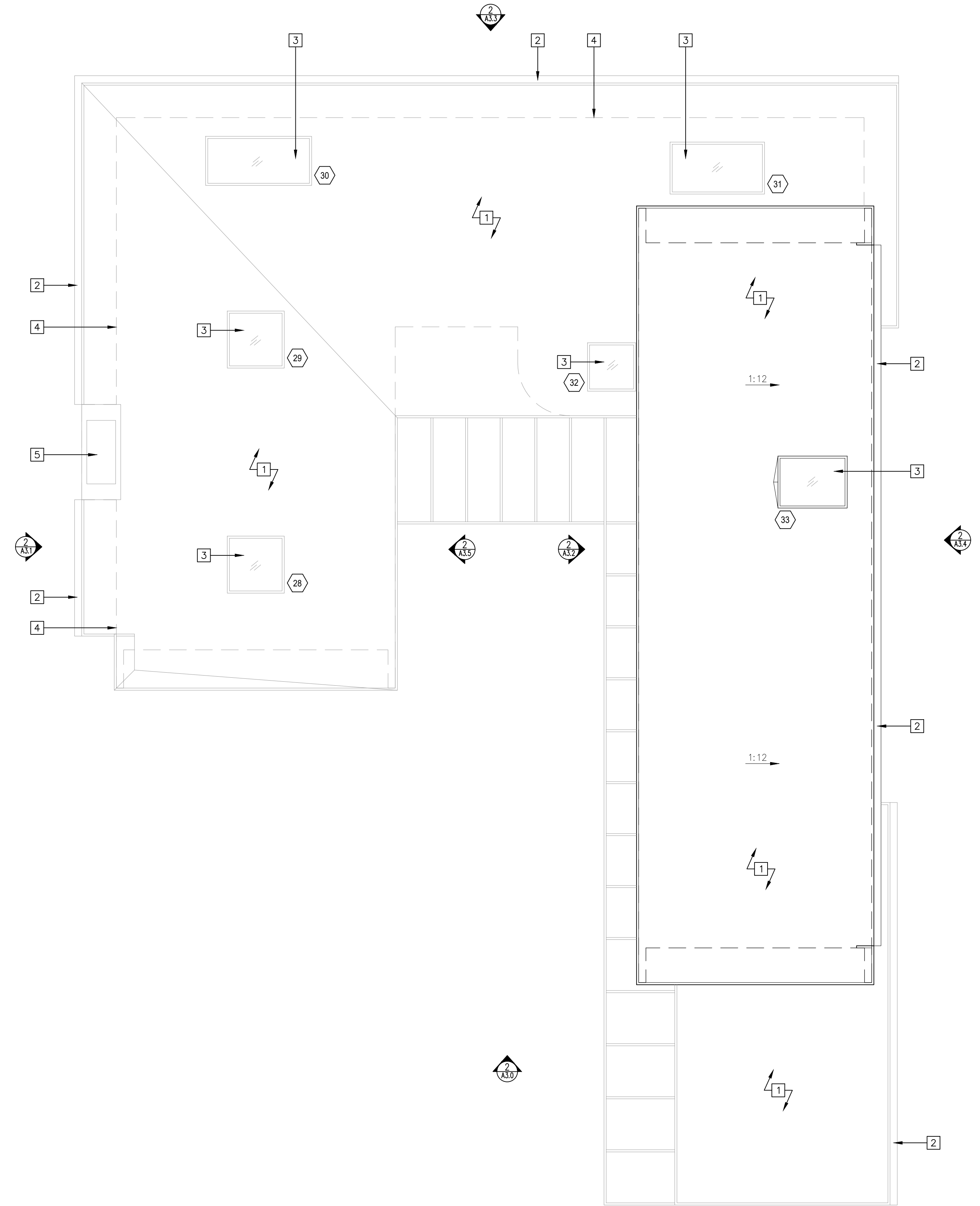
A2.7

11/11/2023

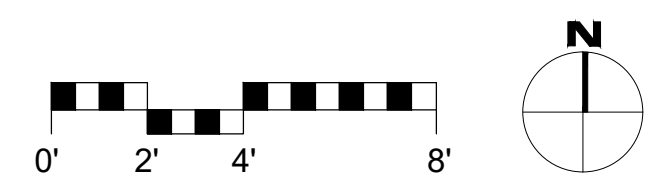
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ROOF PLAN KEYNOTES

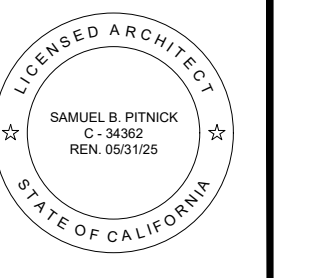
- 1 NEW PVC MEMBRANE ROOF WITH GRAY GRAVEL SURFACING
- 2 NEW ALUMINUM GUTTER, PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- 3 NEW SKYLIGHT, SEE WINDOW SCHEDULE FOR MORE INFO.
- 4 STRUCTURE BELOW
- 5 (E) CHIMNEY & METAL CAP TO REMAIN, REFINISH WOOD SIDING AROUND CHIMNEY



1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



LEVINE
SCHILLACE
RESIDENCE
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923



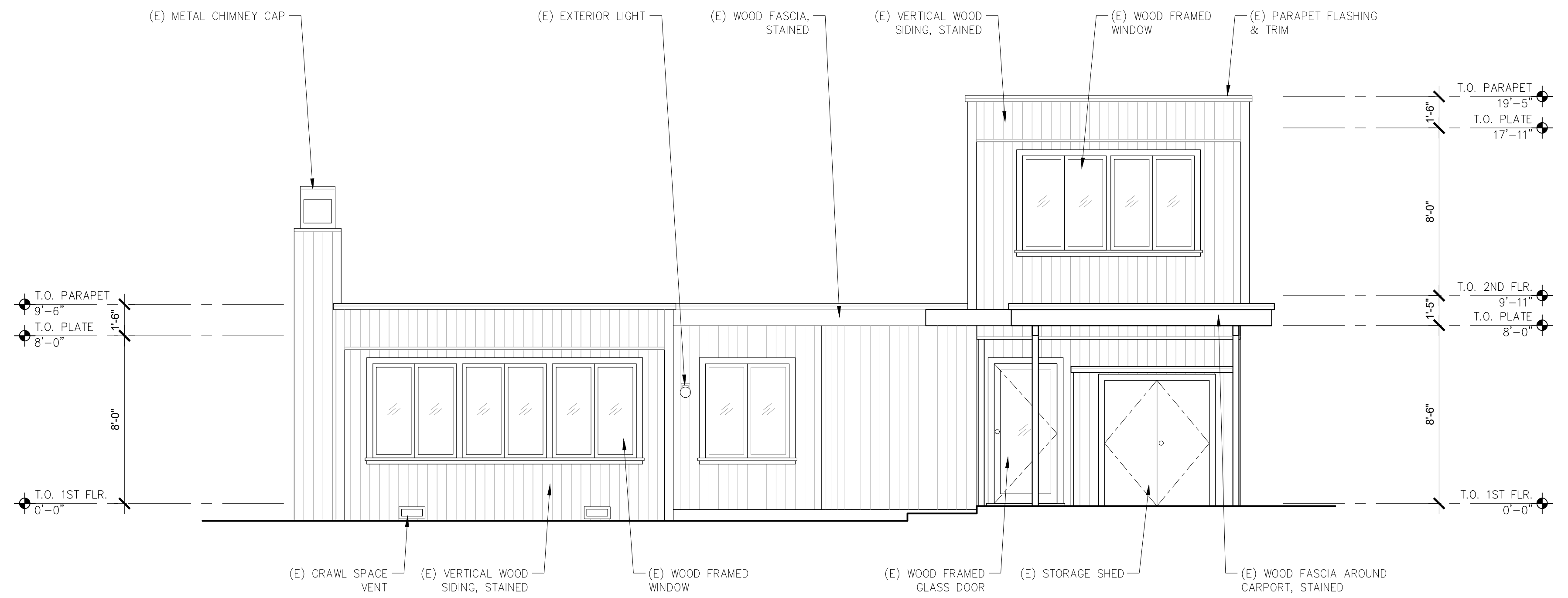
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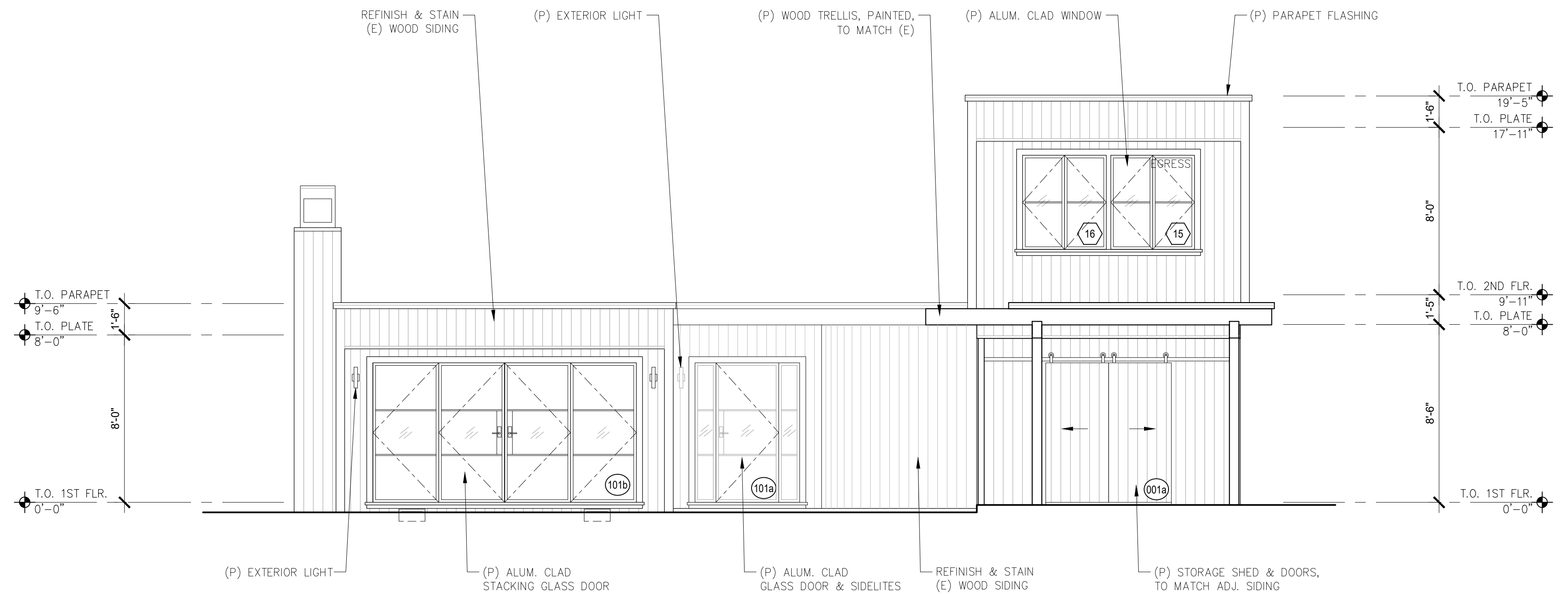
ARCHITECTURAL
PROPOSED
ROOF PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.8
11/1/2023

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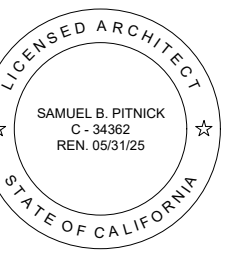


1 EXISTING SOUTH ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"

**LEVINE
SCHILLACE
RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMEL, CA 93923



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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

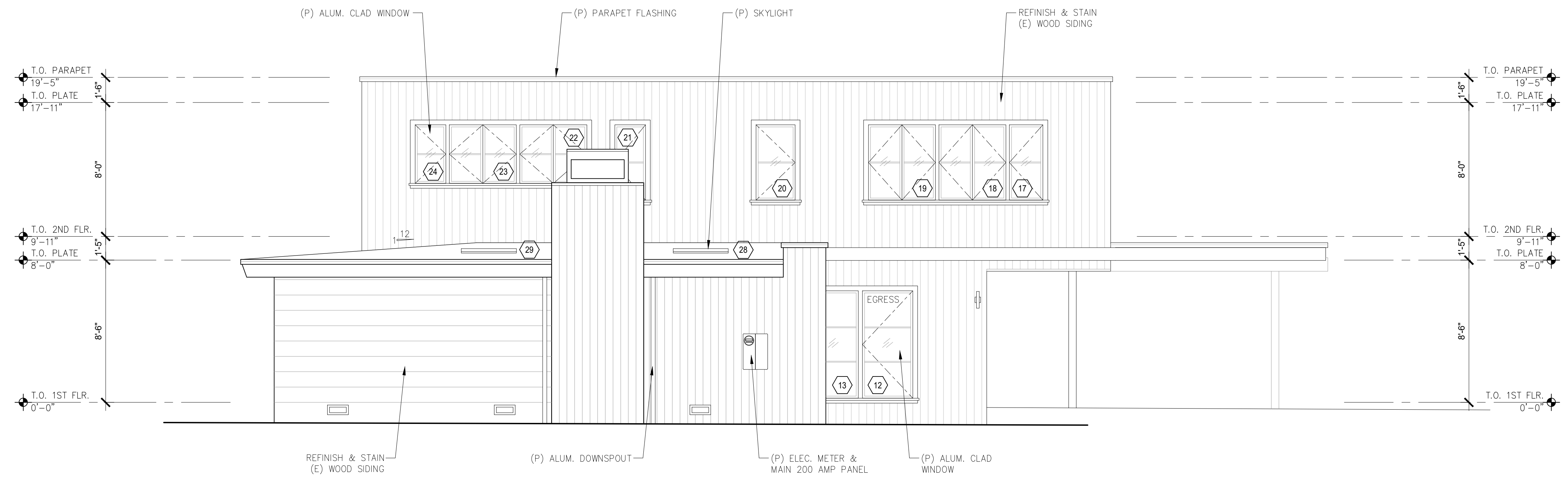
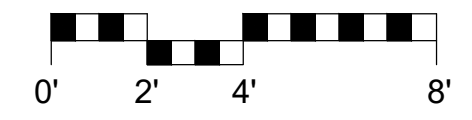
A3.0

11/11/2023

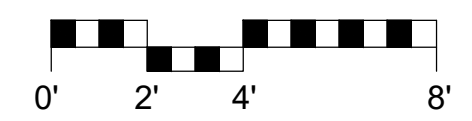
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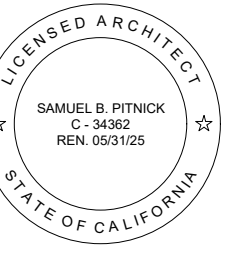
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



**LEVINE
SCHILLACE
RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMELO, CA 93923



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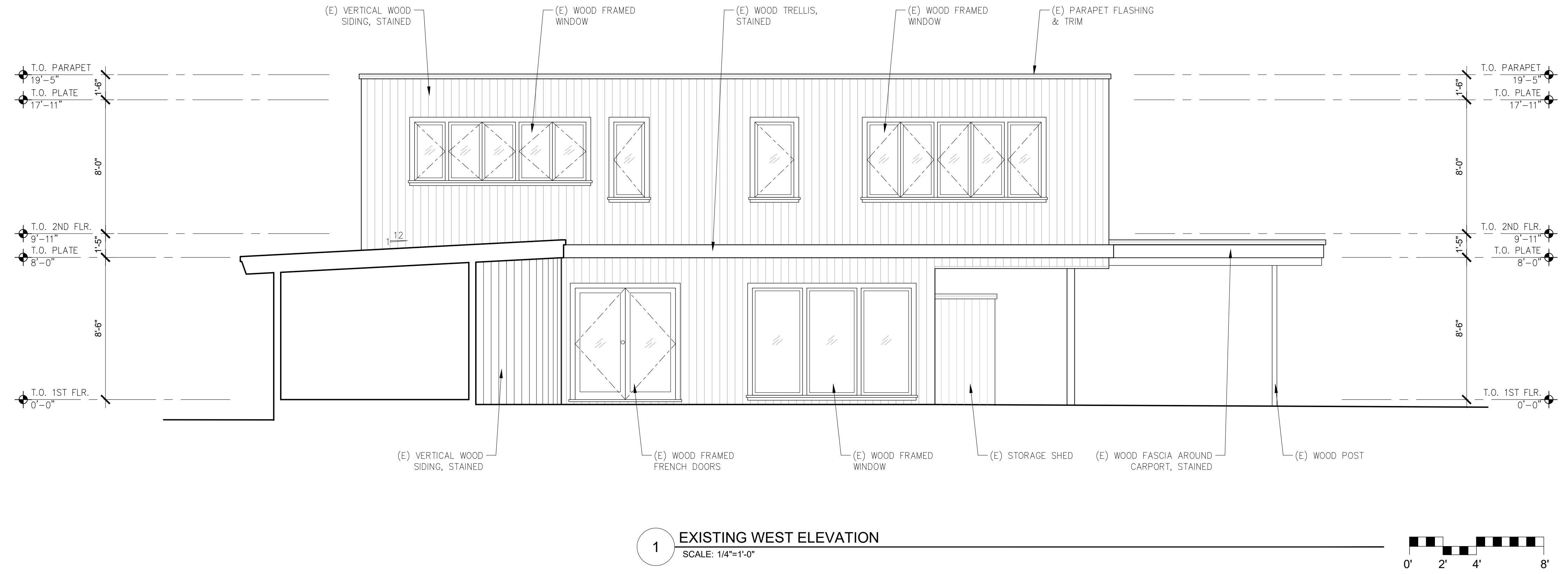
REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

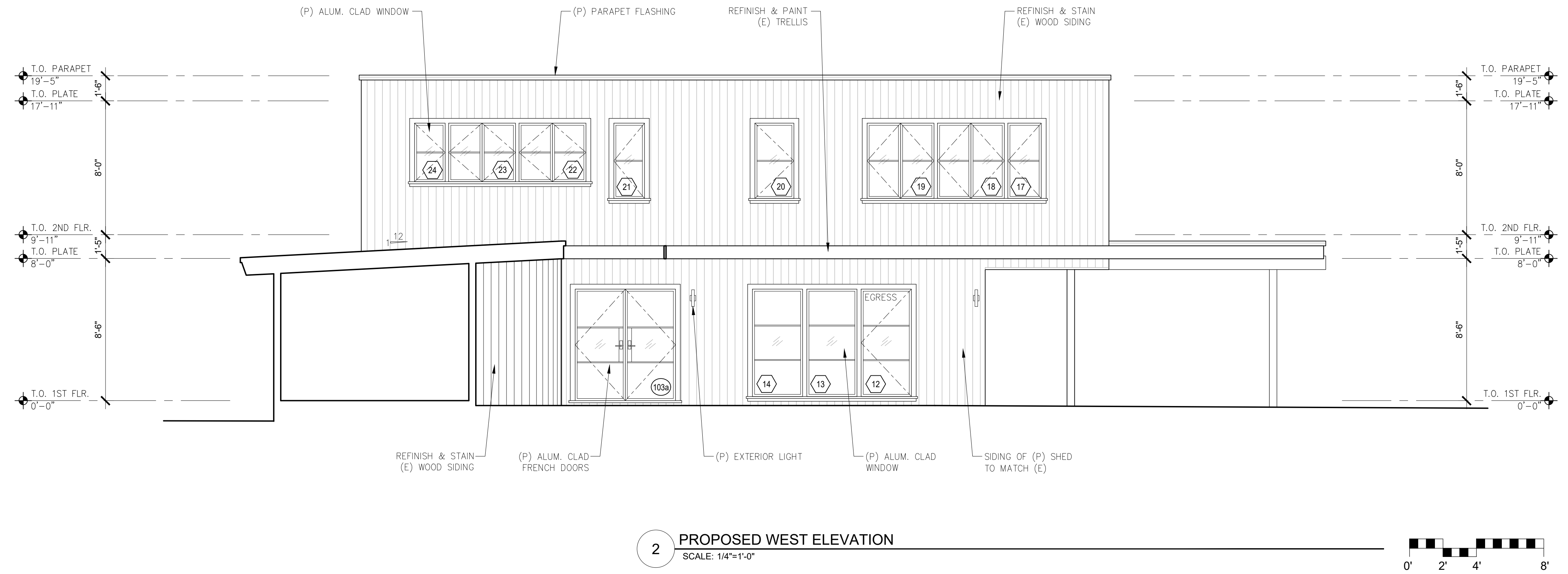
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Drawn By: SBP
Job: -

A3.1
11/11/2023

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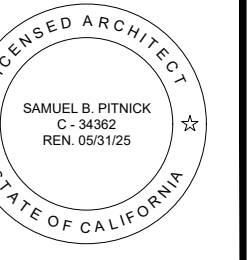


1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

**LEVINE
SCHILLACE
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9TH AVENUE 2 NW
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REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

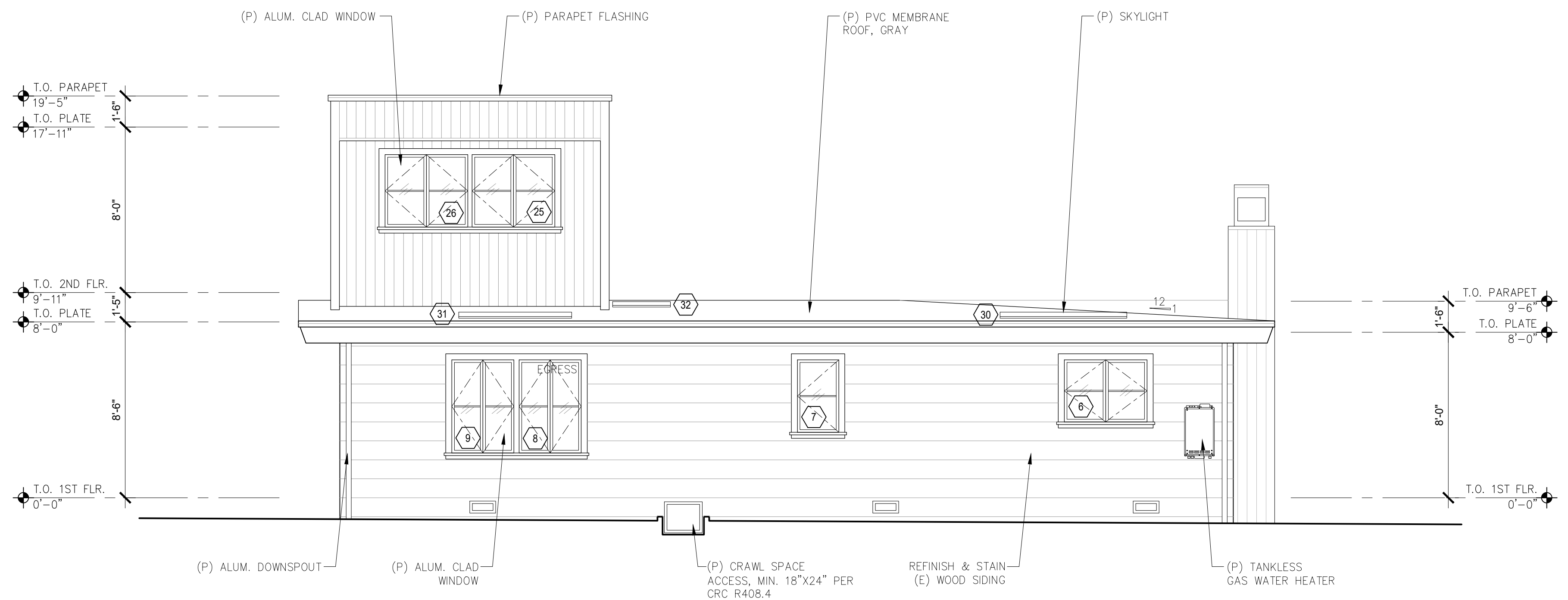
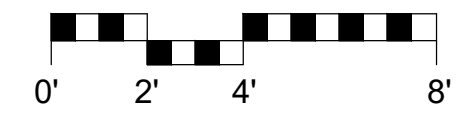
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11/1/2023

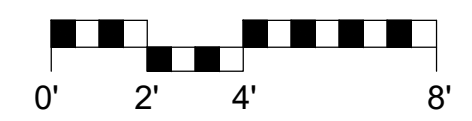
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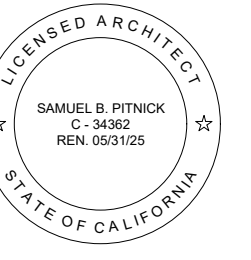
1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



LEVINE SCHILLACE RESIDENCE
9TH AVENUE 2 NW
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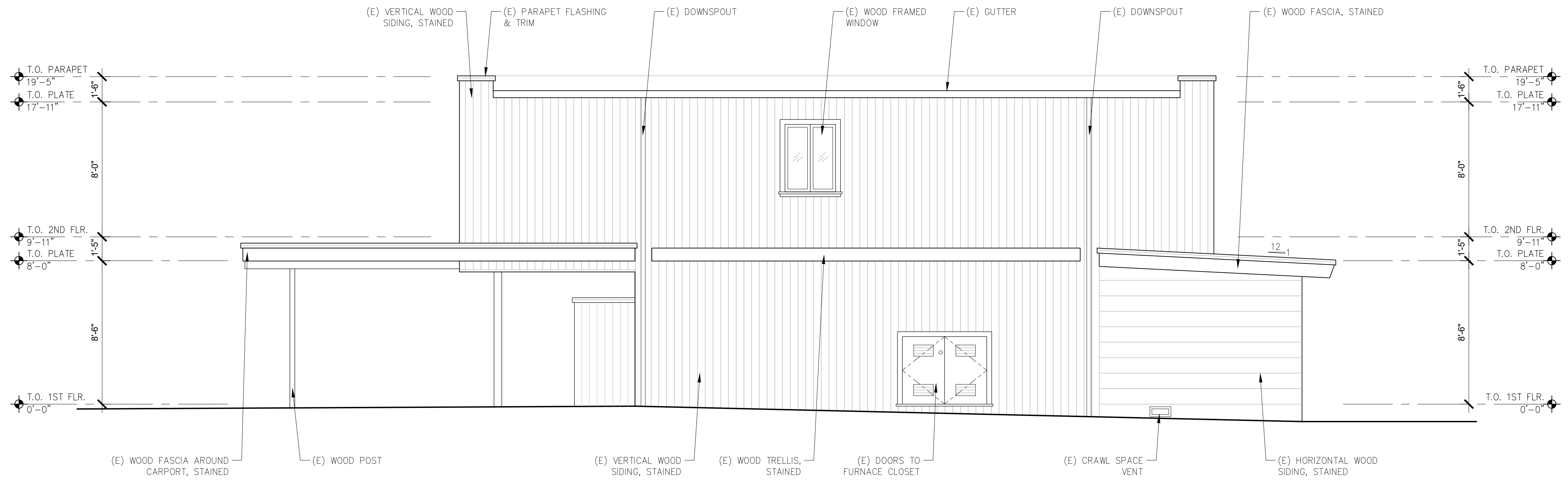
ARCHITECTURAL
BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

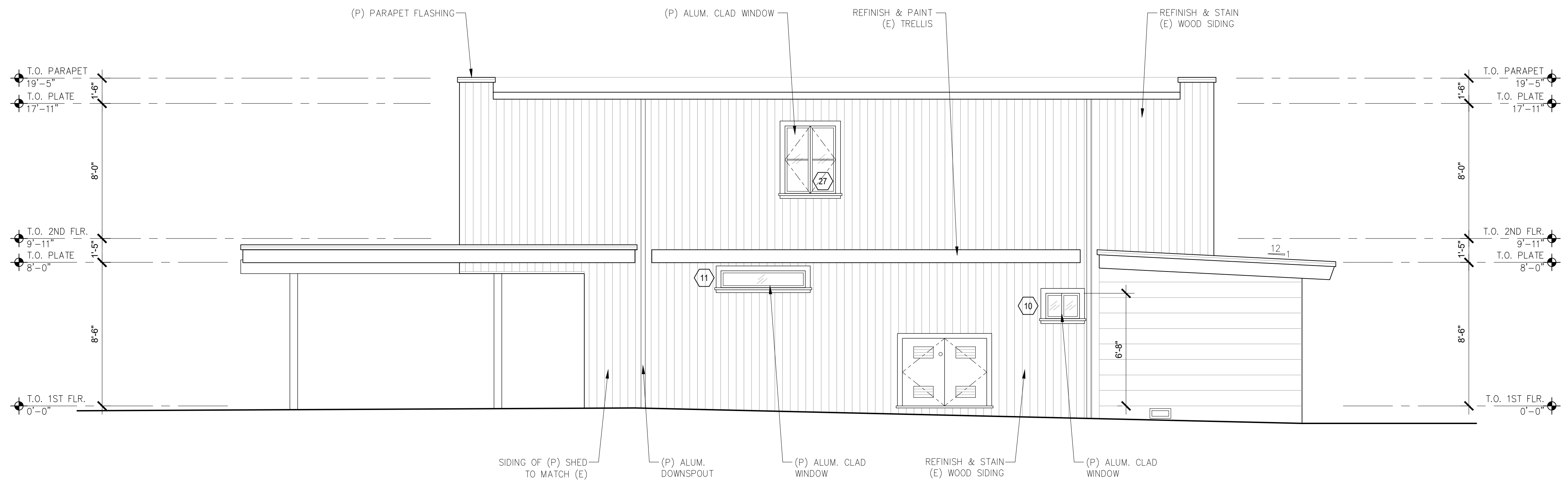
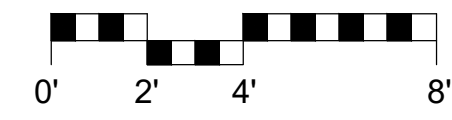
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11/11/2023

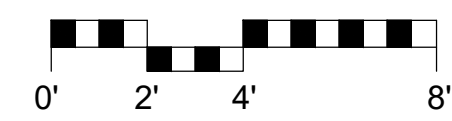
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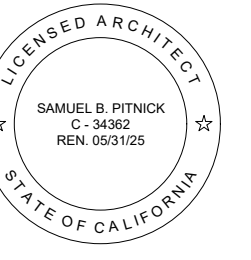
1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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



**LEVINE
SCHILLACE
RESIDENCE**
9TH AVENUE 2 NW
OF CARMELO
CARMELO, CA 93923



SAMUEL PITNICK ARCHITECTS
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REVISIONS	DATE

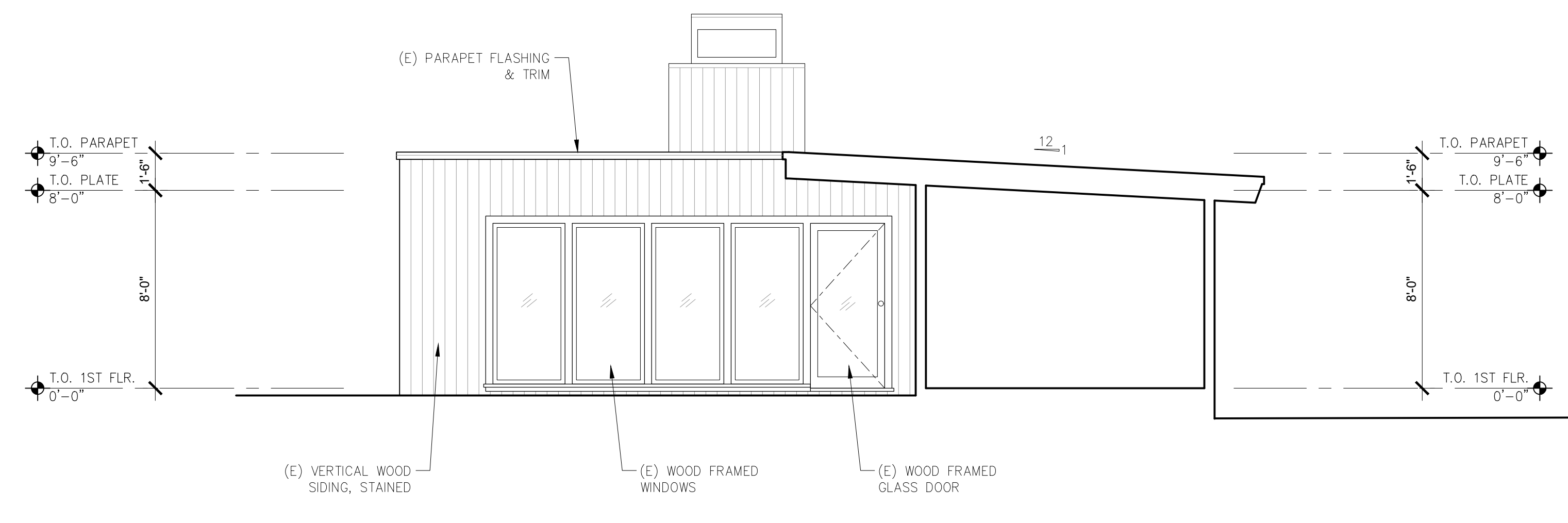
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

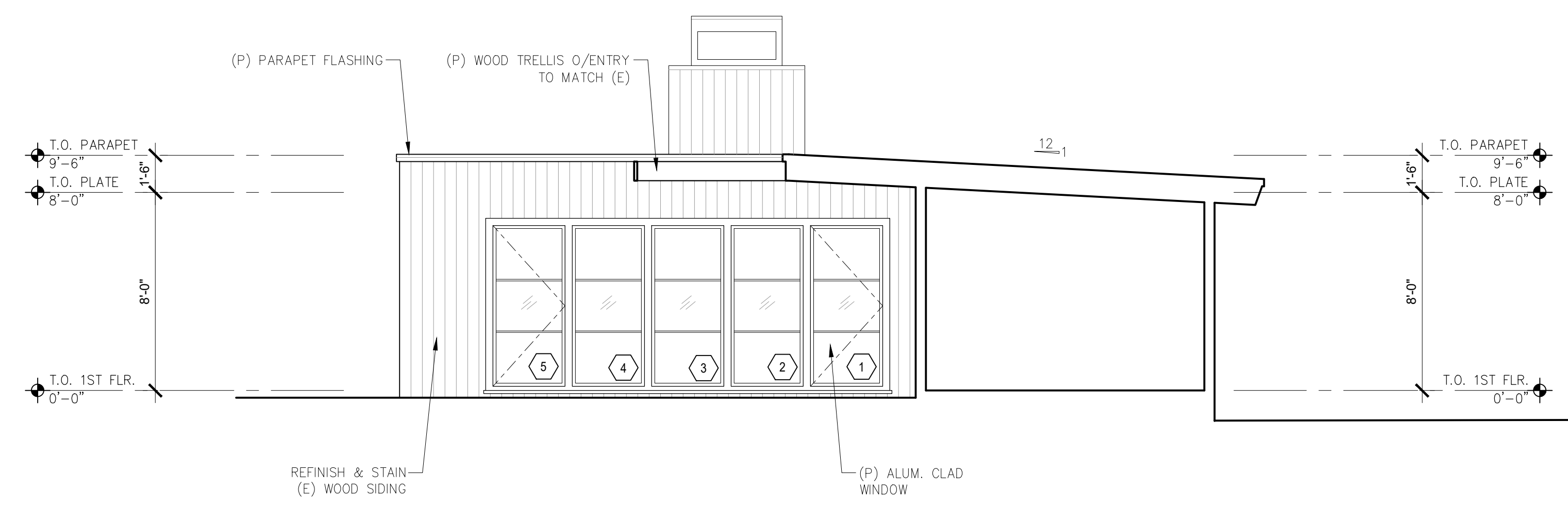
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11/11/2023

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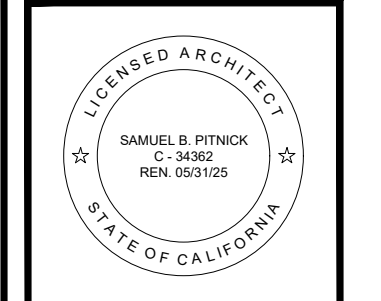


1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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

**LEVINE
SCHILLACE
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A3.5
11/1/2023

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**VELUX INTEGRA® Solar
DSC/DSD/DSH**



1 SOLAR SHADE BLINDS CUT SHEET
SCALE: N.T.S.



**VELUX INTEGRA®
KLI 110**



ENGLISH: Instructions for control keypad
ESPAÑOL: Instrucciones para el teclado de control
FRANÇAIS : Instructions pour le bloc numérique
日本語: リモコンKLI 110の取扱説明書



2 SOLAR SHADE CONTROLS CUT SHEET
SCALE: N.T.S.

EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001a	6'-0"	6'-8"	-	WOOD	WOOD	SLIDING	FINISHED TO MATCH ADJ. SIDING
101a	3'-0"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING W/ 1'-0" SIDELITES
103a	6'-0"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING

INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
103b	2'-2"	6'-8"	1.75"	WOOD	WOOD	SWING	
103c	4'-0"	6'-8"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
103d	3'-4"	6'-8"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
103e	2'-0"	6'-8"	1.75"	WOOD	WOOD	SWING	
104a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
105a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
105b	2'-0"	6'-8"	1.75"	WOOD	WOOD	SWING	
106a	2'-4"	6'-8"	1.75"	WOOD	WOOD	POCKETING	
107a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
202a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
203a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	3'-0"	6'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
2	3'-0"	6'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
3	3'-0"	6'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
4	3'-0"	6'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
5	3'-0"	6'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
6	4'-0"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
7	2'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURE
8	3'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, EGRESS
9	3'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
10	2'-0"	1'-6"		GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING, OBSCURE
11	5'-0"	1'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
12	3'-0"	6'-5"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, EGRESS
13	3'-0"	6'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
14	3'-0"	6'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
15	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
16	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
17	2'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
18	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
19	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
20	2'-4"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
21	2'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
22	4'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
23	4'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
24	2'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
25	4'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
26	4'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
27	3'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURE
28	3'-0"	3'-0"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
29	3'-0"	3'-0"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
30	6'-0"	3'-0"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
31	5'-6"	3'-0"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
32	3'-0"	3'-0"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
33	4'-0"	3'-0"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING



PROPOSED SKYLIGHT BY 'VELUX'

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APP'VD EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. CLAD EXTERIOR - BLACK
PAINT GRADE INTERIOR - WHITE
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
(F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE & SGHC = SEE TITLE 24 REPORT
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

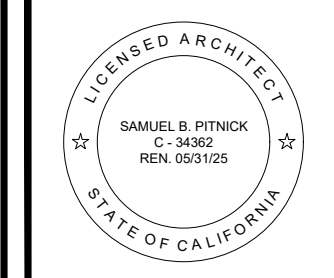
SKYLIGHT NOTES

- SKYLIGHTS ARE BY "VELUX" (OR APP'VD EQUAL)
- SKYLIGHTS SHALL HAVE SOLAR SHADING DEVICES INSTALLED.
- SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.
- SKYLIGHTS SHALL BE FLAT IN PROFILE.
- SKYLIGHT FLASHING SHALL MATCH THE ADJACENT ROOF COLOR.

INTERIOR DOOR NOTES

- INTERIOR DOORS TO BE SOLID WOOD, SHAKER STYLE WITH OGEE STICKING, PAINT GRADE, 1.75" THK., UNLESS NOTED OTHERWISE.
- INTERIOR DOORS TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.

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ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

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