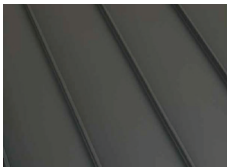


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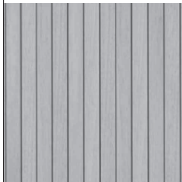
#### PROPOSED MATERIALS



METAL STANDING SEAM ROOF - 'MATTE DARK BRONZE-GRAY' BY WESTERN SLATE METAL ROOFING



ALUM. CLAD WINDOWS & DOORS - WHITE



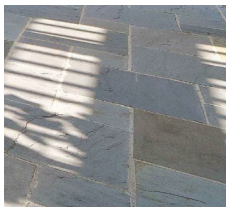
VERTICAL WOOD SIDING, PAINTED GRAY



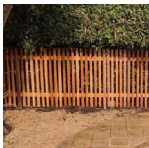
WHITE WASHED BRICK VENEER



WOOD & GLASS DUTCH DOOR, LIGHT BLUE



BLUE/GRAY/TAN STONE PATIOS & WALKWAYS, SAND-SET & SEMI-PERMEABLE



SPACED GRAPE STAKE FENCE ALONG FRONT YARD



VERTICAL BOARD FENCE ALONG SIDE & REAR YARD

SEE LANDSCAPE DRAWINGS FOR ADDITIONAL MATERIALS

#### EXISTING SITE PHOTOS



FRONT OF PROPERTY LOOKING WEST



FRONT OF PROPERTY LOOKING WEST

#### 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

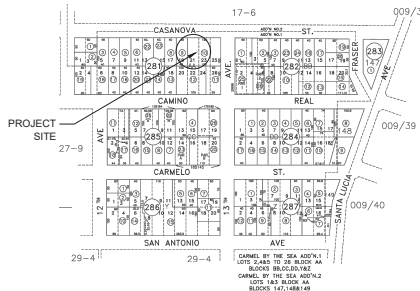
#### SHEET INDEX

G1.0	PROJECT INFORMATION
G1.1	STREET VIEWS & RENDERINGS
G1.2	CITY FORESTER TREE SURVEY
G1.3	SURVEY
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE LIGHTING
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A4.0	DOOR & WINDOW SCHEDULES
L1.0	LANDSCAPE PLAN

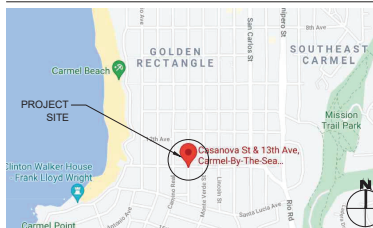
#### SCOPE OF WORK

CONSTRUCTION OF A NEW 1,800 SF ONE STORY HOUSE & DETACHED 200 SF GARAGE ON A 4,000 SF VACANT LOT. CONSTRUCT NEW 4TH GRAPE STAKE FENCE & GATE ACROSS FRONT OF PROPERTY. CONSTRUCT NEW 4TH TO 6TH VERTICAL BOARD FENCES ALONG NORTH SIDE YARD & REAR YARD. CONSTRUCT NEW STONE PATIO, STONE WALKWAY, & OUTDOOR GAS FIRE PIT. NEW LANDSCAPING PER SHEET L1.0.

#### PARCEL MAP



#### VICINITY MAP



#### 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

#### PROJECT TEAM

OWNER	CINDY & J.R. HUNTER PO BOX 4064 CARMEL, CA 93921
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
LANDSCAPE	KATHLEEN COSS LANDSCAPE DESIGN CARMEL, CA 93923 PHONE: (831) 235-7772
SURVEYOR	CENTRAL COAST SURVEYORS 5 HARRIS COURT #N11 MONTEREY, CA 93940 PHONE: (831) 394-4930
GEOTECHNICAL ENGINEER	LANDSET ENGINEERS INC 20 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970

#### PROJECT INFORMATION

PROPERTY ADDRESS	CASANOVA ST. 2 N.W. OF 13TH AVE. CARMEL-BY-THE-SEA, CA 93923 BLOCK: AA LOT: 21
APN	010-281-025
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	N.A. - VACANT LOT

#### PROJECT DATA

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA	0 SF
(P) FLOOR AREA:	
(P) HOUSE	1,600 SF
(P) GARAGE	200 SF
TOTAL	1,800 SF
ALLOWABLE LOT COVERAGE	396 SF (556 SF W/ BONUS)
(E) LOT COVERAGE	0 SF (100% PERMEABLE)
(P) LOT COVERAGE	396 SF (29.3% PERMEABLE)
*SEE LANDSCAPE PLANS FOR MORE INFORMATION ON LOT COVERAGE	
(P) HOUSE SETBACKS:	
(P) FRONT YARD	23'-4"
(P) REAR YARD	3'-0"
(P) NORTH SIDE YARD	4'-8"
(P) SOUTH SIDE YARD	3'-6"
(P) GARAGE SETBACKS:	
(P) FRONT YARD	8'-0"
(P) REAR YARD	72'-0"
(P) NORTH SIDE YARD	3'-6"
(P) SOUTH SIDE YARD	26'-6"
(E) HEIGHT	0'-0"
(P) HEIGHT:	
(P) 1ST FLR. MAX. PLATE HT.	11'-8"
(P) 1ST FLR. MAX. RIDGE HT.	17'-9"
TREES TO BE REMOVED	(1) 30" PINE

#### MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
GRADING ESTIMATES	NONE
(P) PARKING	1 SPACE (COVERED)
(P) BUILDING SPRINKLERED	YES

HUNTER  
RESIDENCE  
CASANOVA STREET  
7 N.W. OF 13TH AVENUE  
CARMEL, CA 93923



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ARCHITECTURAL

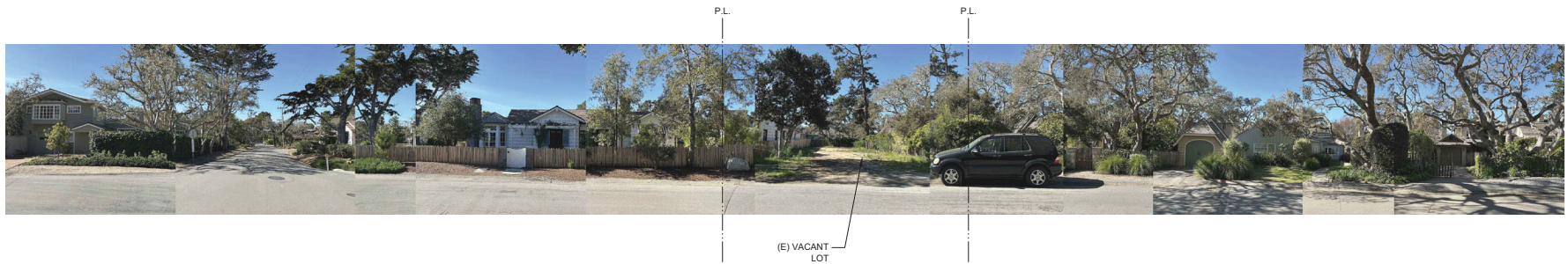
PROJECT  
INFORMATION

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

G1.0

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1 EXISTING STREET VIEW  
SCALE: N.T.S.



2 PROPOSED STREET VIEW  
SCALE: N.T.S.



4 PROPOSED RENDERING - ENTRY & NORTH SIDYARD  
SCALE: N.T.S.



3 PROPOSED RENDERING - FRONT OF HOUSE & GARAGE LOOKING WEST  
SCALE: N.T.S.

HUNTER  
RESIDENCE  
CASANOVA STREET  
2 N.W. OF 15TH AVENUE  
CARMEL, CA 93923



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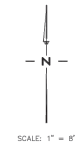
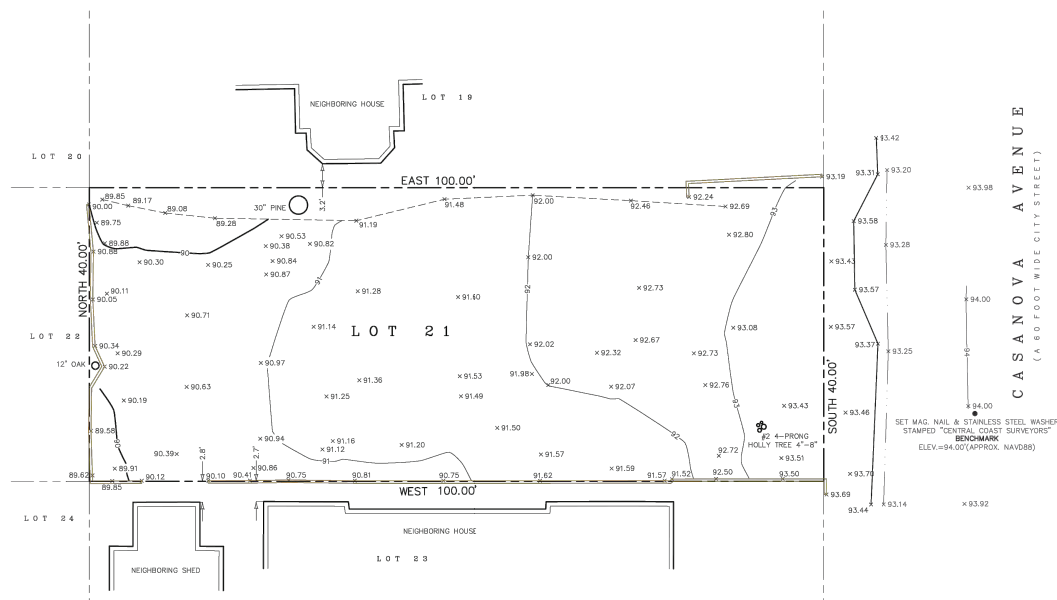
ARCHITECTURAL  
STREET  
VIEWS &  
RENDERINGS

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

G1.1

11/14/2023

09/08/2023



#### NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN  
ELEVATION = 94.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JULY 22, 2021.

#### LEGEND

- WOOD FENCE
- FLOW LINE
- EDGE OF PAVEMENT
- APPROXIMATE EDGE OF TEMPORARY CONSTRUCTION FENCE



TOPOGRAPHIC MAP  
OF  
LOT 21, IN BLOCK AA  
AS SHOWN ON THE MAP OF "ADDITION NUMBER  
ONE TO CARMEL BY THE SEA" IN  
VOL. 1, "CITIES & TOWNS" PG. 45 1/2  
OFFICIAL RECORDS OF MONTEREY COUNTY  
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

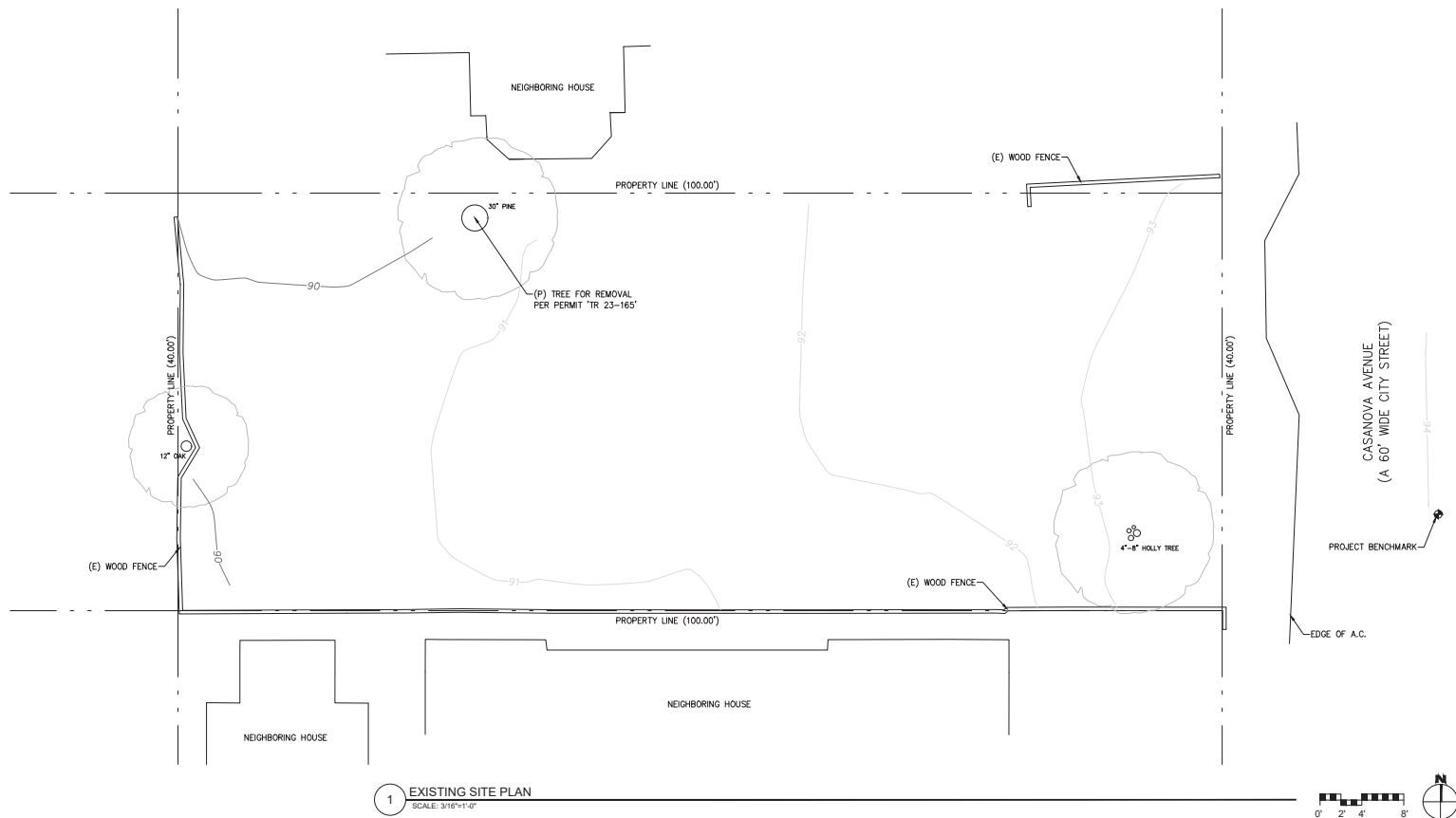
PREPARED FOR  
Cindy & J.R. Hunter

BY  
CENTRAL COAST SURVEYORS  
5 HARRIS COURT, SUITE 10-11 MONTEREY, CALIFORNIA 93940  
Phone: (831) 394-4930  
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 21-89 JULY 2021

PREPARED BY  
APN 010-281-025

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

EXISTING LOT COVERAGE  
ALLOWABLE LOT COVERAGE = 396 SF (556 SF W/ BONUS)  
TOTAL (E) COVERAGE = 0 SF (100% PERMEABLE)

HUNTER  
RESIDENCE  
CASANOVA STREET  
2 N.W. OF 15TH AVENUE  
CARMEL, CA 93923



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EMAIL: SAMUEL@PITNICKARCH.COM

REVISIONS	DATE

ARCHITECTURAL  
EXISTING  
SITE PLAN



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

A1.0

11/14/2023



### SITE LIGHTING LEGEND

-  EXTERIOR DOWNLIGHT BY "BETSY WALL LIGHT" BY BREAKWATER BAY  
 IN MATTE BLACK  
 EXTERIOR LED PATHWAY LIGHT, SPACED MIN. 10'-0" APART, BY  
 'FX LUMINAIRE HCLDTA-CU-P-1LED'  
 \*SEE SHEET A.1.2 & LANDSCAPE DWGS. FOR LIGHT FIXTURE  
 CUT SHEETS

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

\*SEE LANDSCAPE DWGS. FOR MORE INFO ON LOT COVERAGE

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'BETSY WALL LIGHT' BY BREAKWATER BAY



Lighting Type	Outdoor Barn Light
Power Source	Hardwired
Dry, Damp or Wet Location Listed	Damp
What is Dry, Damp or Wet Location Listed?	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Fixture Finish	Matte Black
Voltage	120 Volt
Light Fixture Shape	Bell
Integrated LED	No
Bulb Not Included But Required	Yes
Recommended Bulb Shape	Standard
Recommended Bulb Shape Code	A19
Bulb Base	E26/Medium (Standard)
Number of Bulbs	1
Fixture Material	Metal
Dimmable	No
Motion Sensor	No
Dusk to Dawn	No
Light Direction	Down

CONTRACTOR TO PROVIDE MAX. 25 WATT BULB

1 PROPOSED EXTERIOR WALL SCONCE  
SCALE: N.T.S.

HUNTER  
RESIDENCE  
CASANOVA STREET  
2 N.W. OF 15TH AVENUE  
CARMEL, CA 93923



SAMUEL PINICK ARCHITECTS  
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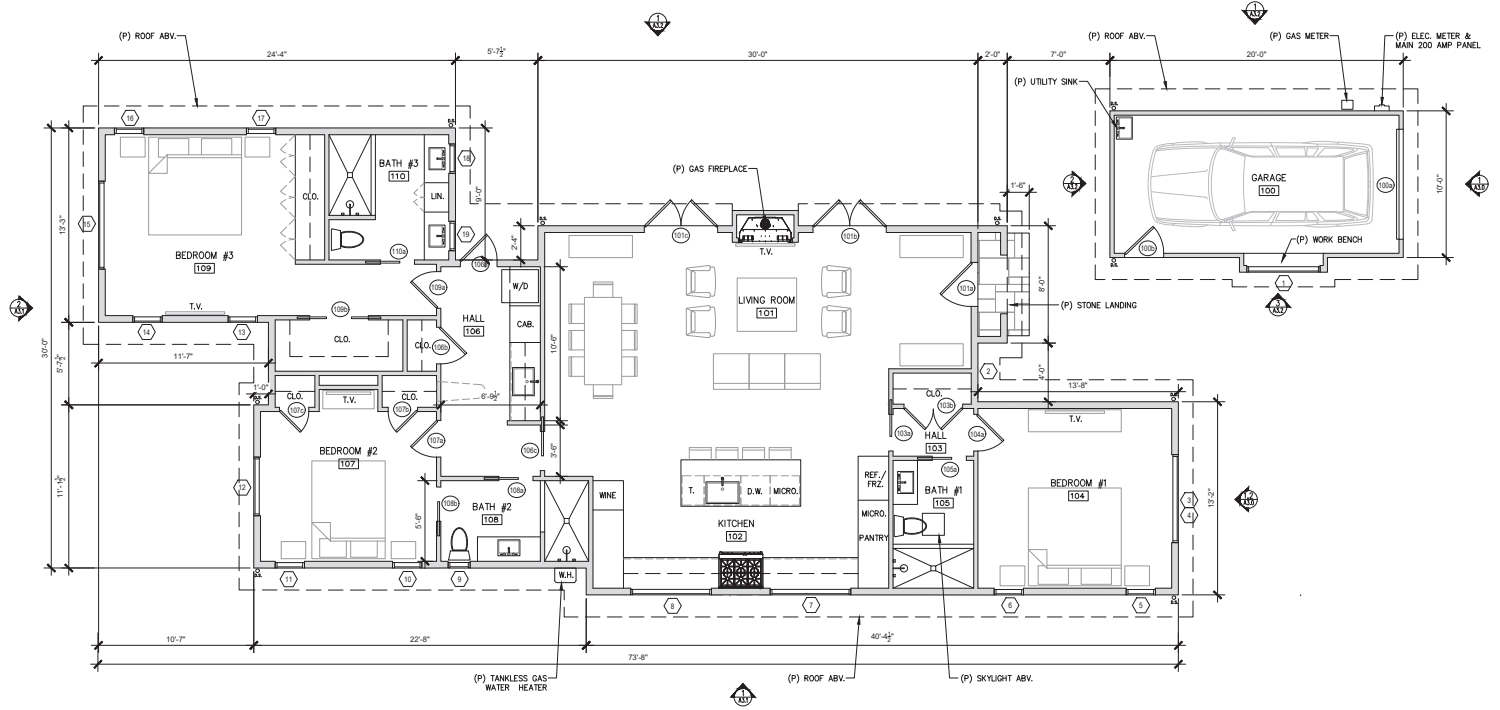
PROPOSED  
SITE  
LIGHTING

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

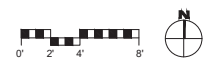
A1.2

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1 PROPOSED FLOOR PLAN  
SCALE: 1/8"=1'-0"



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CARMEL, CA 93923

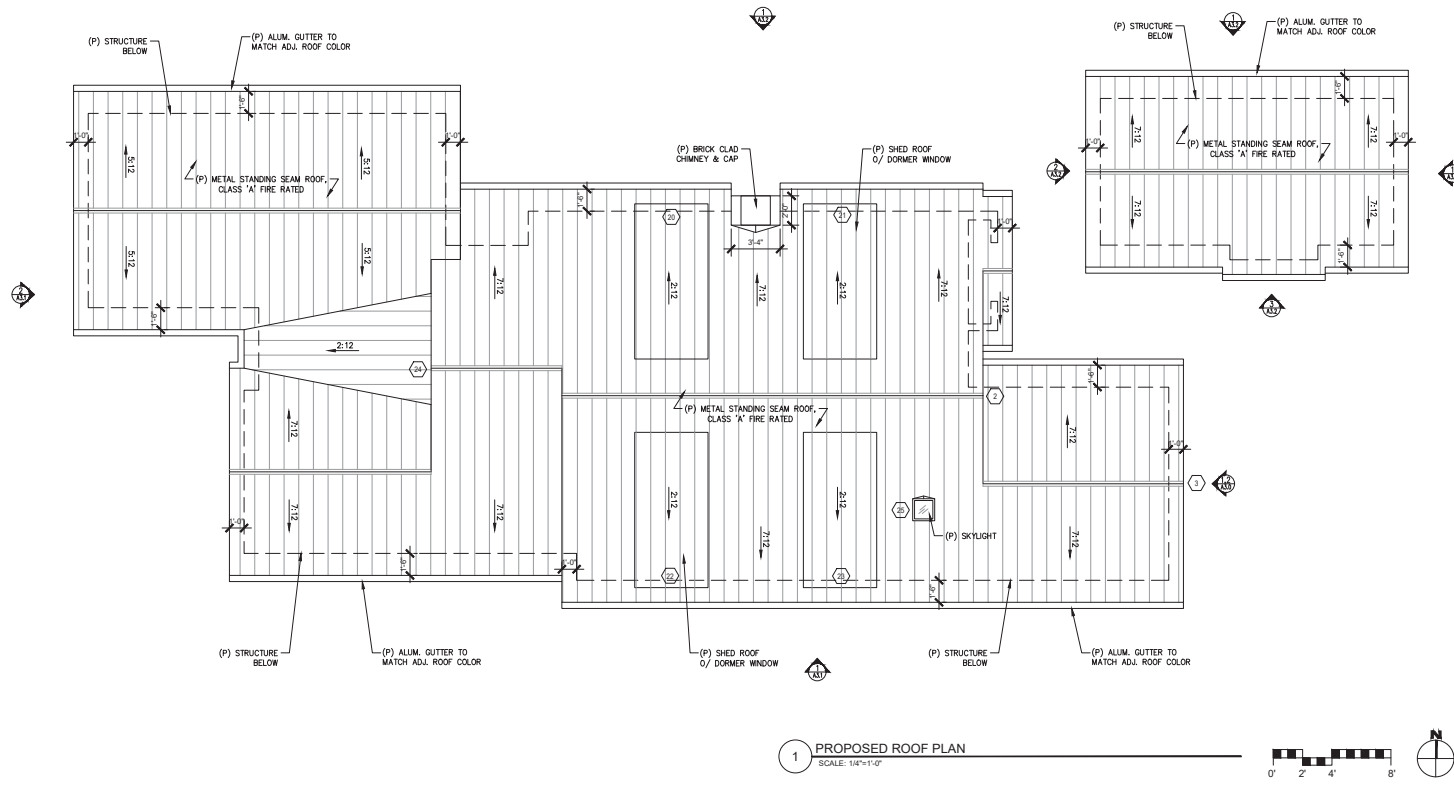
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REVISIONS	DATE

**ARCHITECTURAL**  
**PROPOSED FLOOR PLAN**  
Scale: SEE DWG.  
Drawn by: SBP  
Job: -

**A2.0**  
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CARMEL, CA 93923

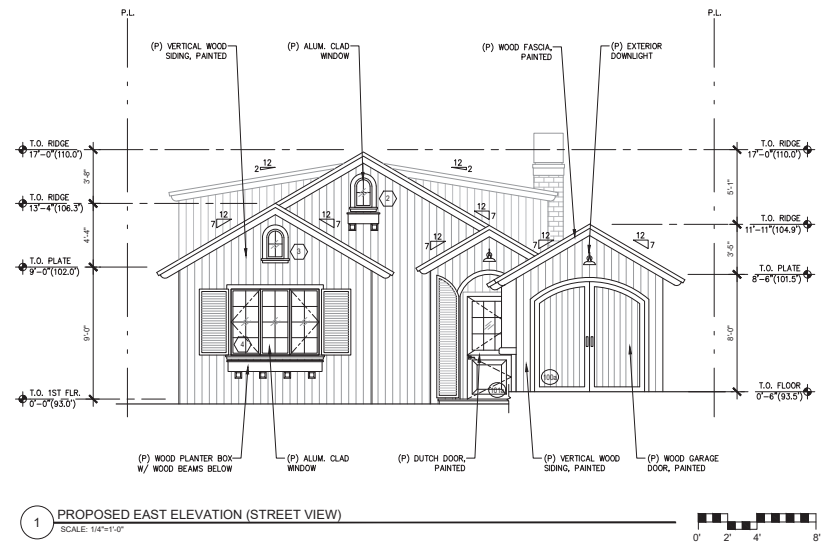
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REVISIONS	DATE

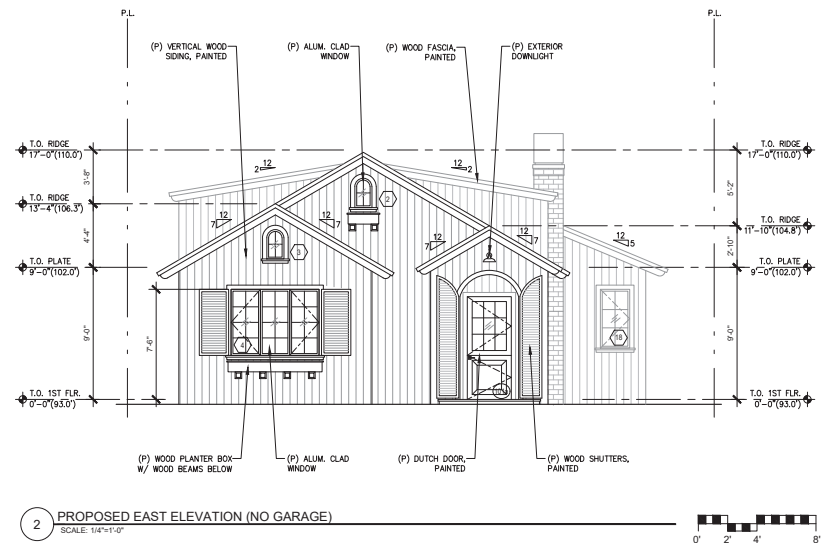
**ARCHITECTURAL**  
**PROPOSED ROOF PLAN**  
Scale: SEE DWG.  
Drawn By: SBP  
Job: -

**A2.1**  
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1 PROPOSED EAST ELEVATION (STREET VIEW)  
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION (NO GARAGE)  
SCALE: 1/4"=1'-0"

HUNTER  
RESIDENCE  
CASANOVA STREET  
2 N.W. OF 15TH AVENUE  
CARMEL, CA 93923



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10118  
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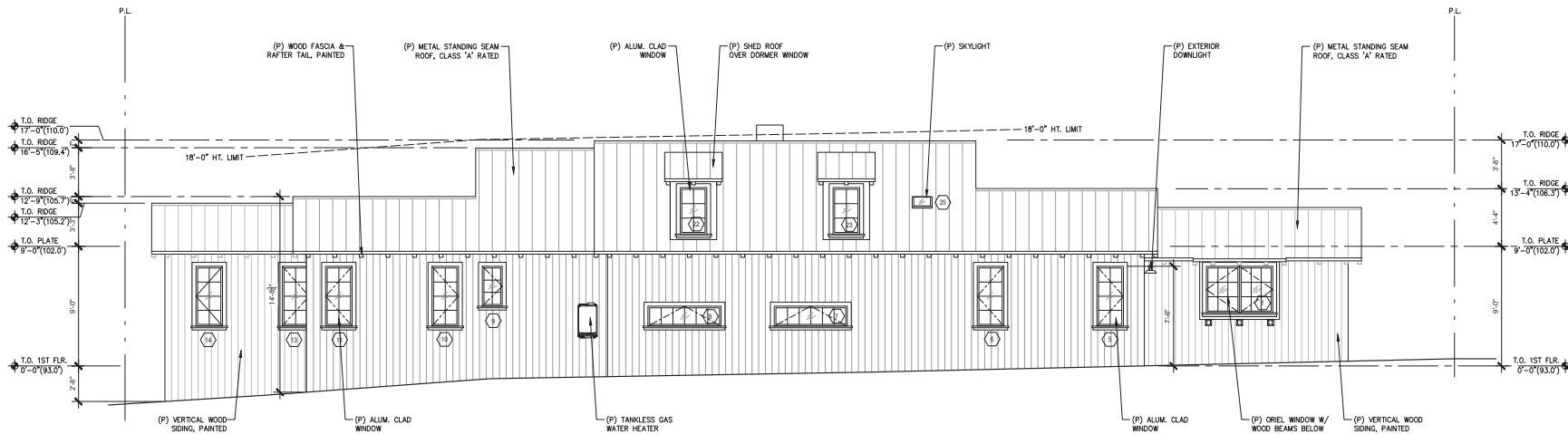

ARCHITECTURAL  
BUILDING  
ELEVATIONS

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

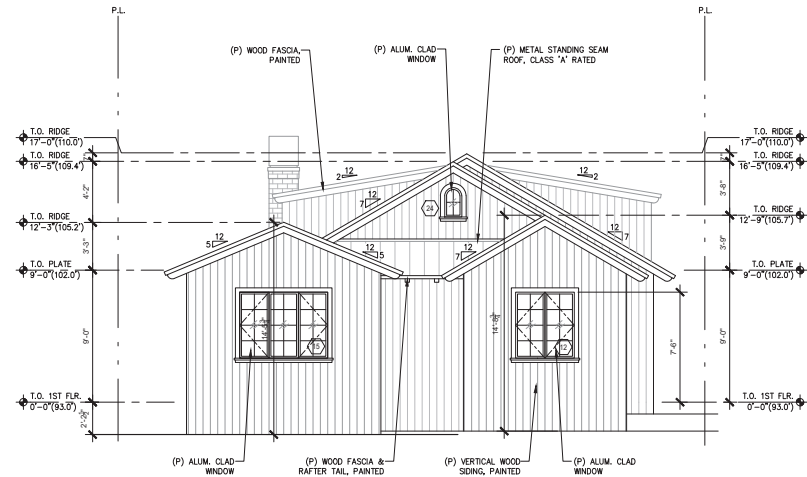
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1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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

HUNTER  
RESIDENCE  
CASANOVA STREET  
741 W. OF 15TH AVENUE  
CARMEL, CA 93923



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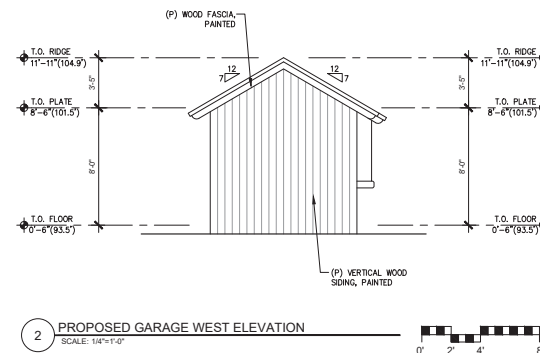
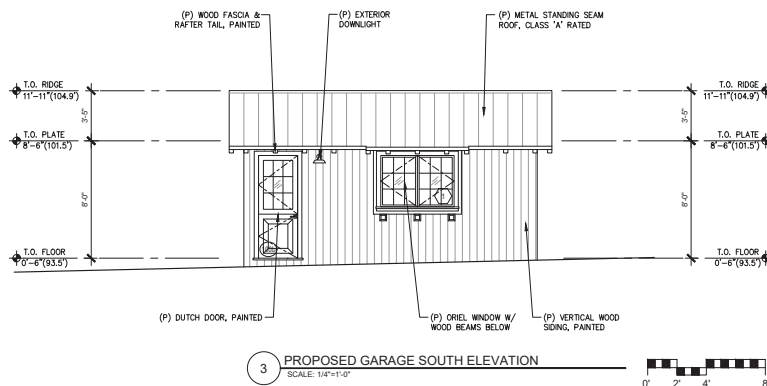
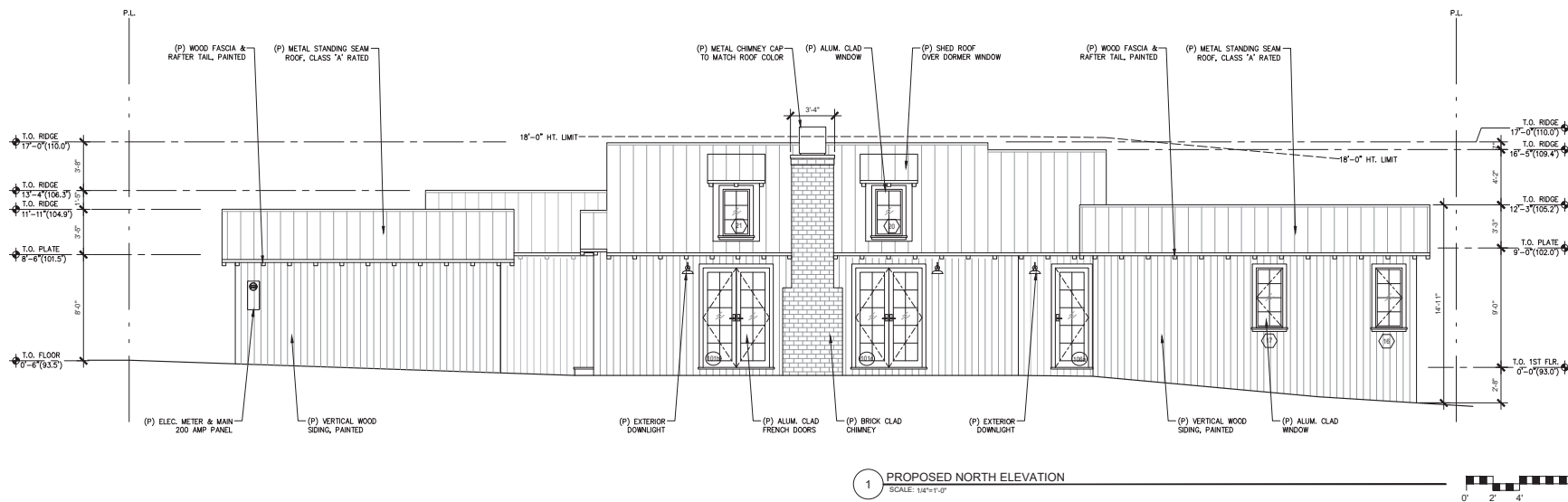

ARCHITECTURAL  
BUILDING ELEVATIONS

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

A3.1

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RESIDENCE



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REVISIONS	DATE

ARCHITECTURAL  
BUILDING  
ELEVATIONS

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

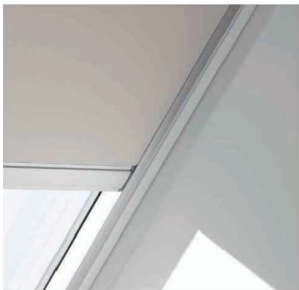
A3.2

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VELUX

VELUX INTEGRA® Solar  
DSC/DSD/DSH



UL US LISTED  
Accessory Electric Blinds



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

VELUX

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
100a	7'-6"	7'-6"	-	WOOD	WOOD	GARAGE, SECTIONAL
100b	2'-8"	7'-6"	-	WOOD/GLASS	WOOD	DUTCH
101a	3'-0"	7'-6"	-	WOOD/GLASS	WOOD	DUTCH
101b	5'-0"	7'-6"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH
101c	5'-0"	7'-6"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH
105a	2'-6"	7'-6"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING

INTERIOR DOOR SCHEDULE						
TAG	WIDTH	HEIGHT	THICK	DOOR MTL	FRAME MTL	TYPE
103a	2'-6"	7'-6"	1.75"	WOOD	WOOD	POCKETING
103b	4'-0"	7'-6"	1.75"	WOOD	WOOD	FRENCH, CLOSET
104a	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING
105a	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING
106b	2'-8"	7'-6"	1.75"	WOOD	WOOD	POCKETING
106c	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING
107a	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING
107b	2'-0"	7'-6"	1.75"	WOOD	WOOD	SWING
107c	2'-0"	7'-6"	1.75"	WOOD	WOOD	SWING
108a	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING
108b	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING
109a	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING
109b	4'-0"	7'-6"	1.75"	WOOD	WOOD	DBL. POCKETING
110a	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING

WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL	FRAME MTL	TYPE
1	5'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT
2	1'-2"	2'-0"		GLASS	ALUM. CLAD	FIXED
3	1'-2"	2'-0"		GLASS	ALUM. CLAD	FIXED
4	6'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X
5	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
6	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
7	5'-6"	1'-6"		GLASS	ALUM. CLAD	AWNING
8	5'-6"	1'-6"		GLASS	ALUM. CLAD	AWNING
9	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT
10	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
11	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
12	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
13	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
14	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
15	6'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X
16	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
17	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT
18	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT
19	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT
20	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED
21	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED
22	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED
23	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED
24	1'-2"	2'-0"		GLASS	ALUM. CLAD	FIXED
25	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT



PROPOSED SKYLIGHT BY VELUX

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'SIERRA PACIFIC' (OR APPV'D EQUAL)  
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2  
MTL: ALUM. CLAD EXTERIOR - WHITE  
PAINT GRADE INTERIOR
- 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 APPV'D 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 PANEL, PAINT GRADE, 1.75" THK.,  
UNLESS NOTED OTHERWISE.
- INTERIOR DOORS TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.
- VERIFY INTERIOR DOOR PROFILE WITH OWNER.

HUNTER  
RESIDENCE  
CASADIVA STREET  
2 N.W. OF 15TH AVENUE  
CARMEL, CA 93923



SAMUEL PITNICK ARCHITECTS  
SAMUEL PITNICK, ARCHITECT  
PHONE: (408) 241-1988  
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE


ARCHITECTURAL

DOOR &  
WINDOW  
SCHEDULES

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

A4.0

11/14/2023

# **Path Lights - Coded (L) on Plan**

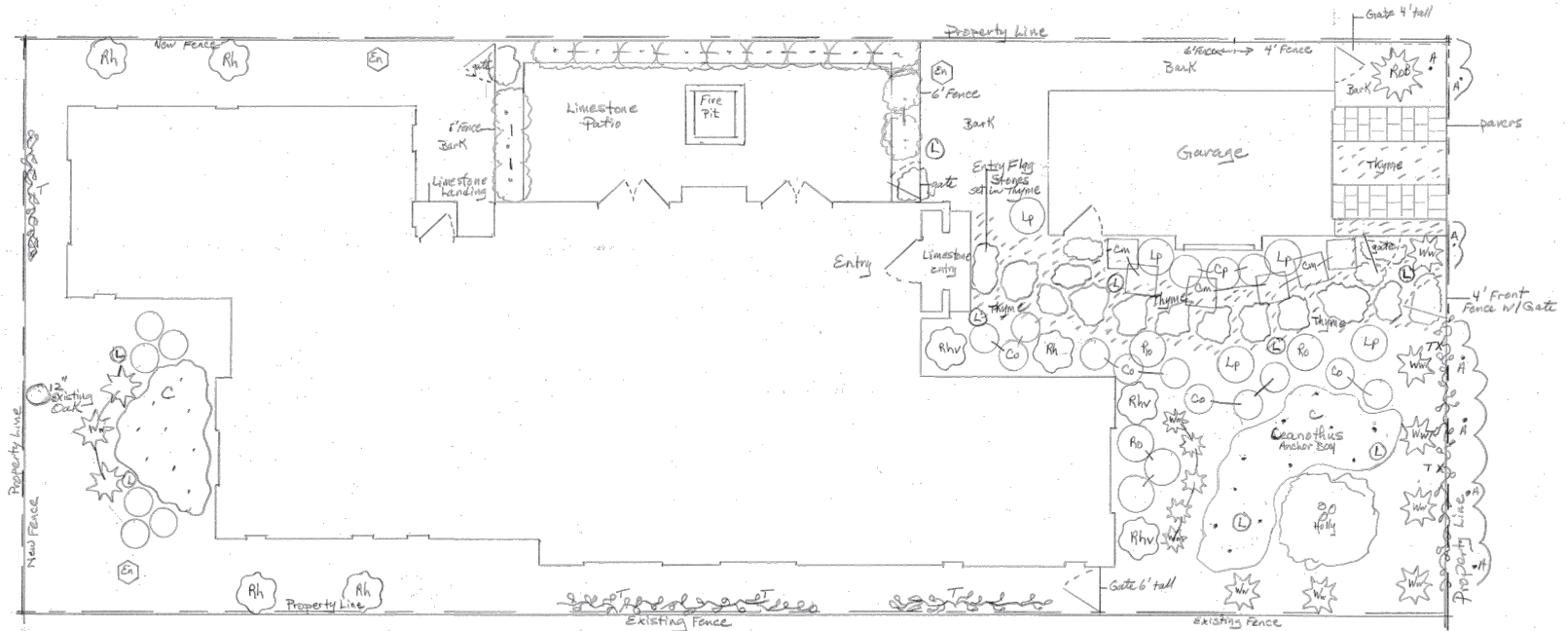
FXLuminaire HCLDTA-CU-P-ILED

Number of LEDs in each fixture 1  
Watts Used 22  
Max Lumens 39



# **Irrigation Details - Drip Throughout**

Pressure Regulator - Rey PRF100RBY  
Filters - Rey  
Backflow Prevention Device - Zurn Wilkins 975XL  
Timer - Hunter 12 Zone PRO-HC  
Predictive Watering Technology  
Rain Sensor - Wireless Rain Click Hunter CLIK  
Valves - Rain Bird 100 PEB  
Emitters - Rainbird XB  
1/2" polypropylene drip tubing  
1 1/2" and 1 1/4" PVC Schedule 40 Lines - JM Eagle

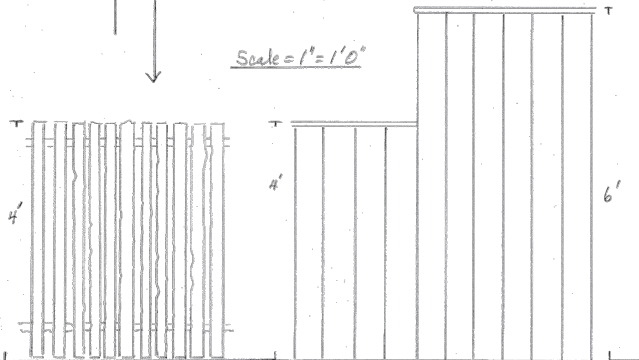


# **Fencing Details**

**Street Front Fence and Entry Gate:**  
2"x2" grape stake 4' tall with 1'-2" spacing  
3' wide x 4' tall gate flush with fence.

**Side Yard Fences:**  
South side fencing is existing. North side will match design.  
6"x1" wood board 4' tall, for first 15' (tight fit boards).  
4' tall gate at north east of garage.  
At 15' set back 6"x1" wood board 6' tall, (tight fit boards)

Scale = 1" = 1' 0"



Code	Botanical Name	Common Name	Size	Quantity	Drought T.
A	Arctostaphylos 'Emerald Carpet'	Manzanita	1 gal	7	x
C	Ceanothus Anchor Bay	California Lilac ground cover	1 gal	20	x
Co	Correa 'carmine bells'	Australian fuchsia	1 gal	16	x
Cm	Convolvulus mauritanicus	Ground Morning Glory	1 gal	6	x
Cp	Correa 'Pink Eyes'	Australian fuchsia	5 gal	3	x
En	Eucalyptus nicholii-UpperCanopy	Narrow leaved peppermint	15 gal	3	x
Holly	Holly Tree	Holly Existing		1	x
L	Lomandra Platinum Beauty	Variegated Lomandra	5 gal	5	x
O	Oak Tree	Oak Existing		1	x
Pc	Prunus caroliniana 'Compacta'	Laurel Cherry	15 gal	14	x
Rhv	Rhamnus alaternus	Italian Buckthorn	15 gal	4	x
Rhv	Rhamnus alaternus variegata	Variegated Italian Buckthorn	15 gal	4	x
Rb	Rosemarinus Blue Spines	Rosemary tall	5 gal	1	x
Ro	Rosemarinus 'Tuscan Blue'	Rosemary	5 gal	5	x
T	Trachelospermum jasminoides	Star Jasmine Vine	5 gal	6	x
Thyme	Thymus effin	Ellin Thyme	mud flat	12 (20)	x
W	Westringia 'mudflat'	Low Coast Rosemary	5 gal	5	x
Ww	Westringia wynabae gem	Coast Rosemary	5 gal	10	x

**93% Drought Tolerant Plantings** Note: 3 Upper Canopy Trees and 2 Lower Canopy Trees included

Landscape Plan  
Scale 1/4" = 1' 0"



<b>Coverage:</b>		
Lot	4,000	
House	1,800	
<b><u>Landscape Coverage Allowed: 396 square feet</u></b>		
<b><u>Proposed</u></b>	<b><u>Impermeable</u></b>	<b><u>Permeable</u></b>
Driveway	40	pavers
Entry Path	76	random flag stone
Front Door Entry	24.5	set limestone
Patio	247	set limestone
Laundry Room landing	7.5	set limestone
<b><u>Proposed Totals</u></b>	<b><u>278</u></b>	<b><u>118 = 396 square feet</u></b>

# **Proposed Landscape for Hunter Residence**

SCALE: 1/4" = 1' KSC  
DATE: 10/12/23 3

Casanova Street, 2 NW of 13th Ave, Carmel, CA

Designed by Kathleen Coss 831-235-7772