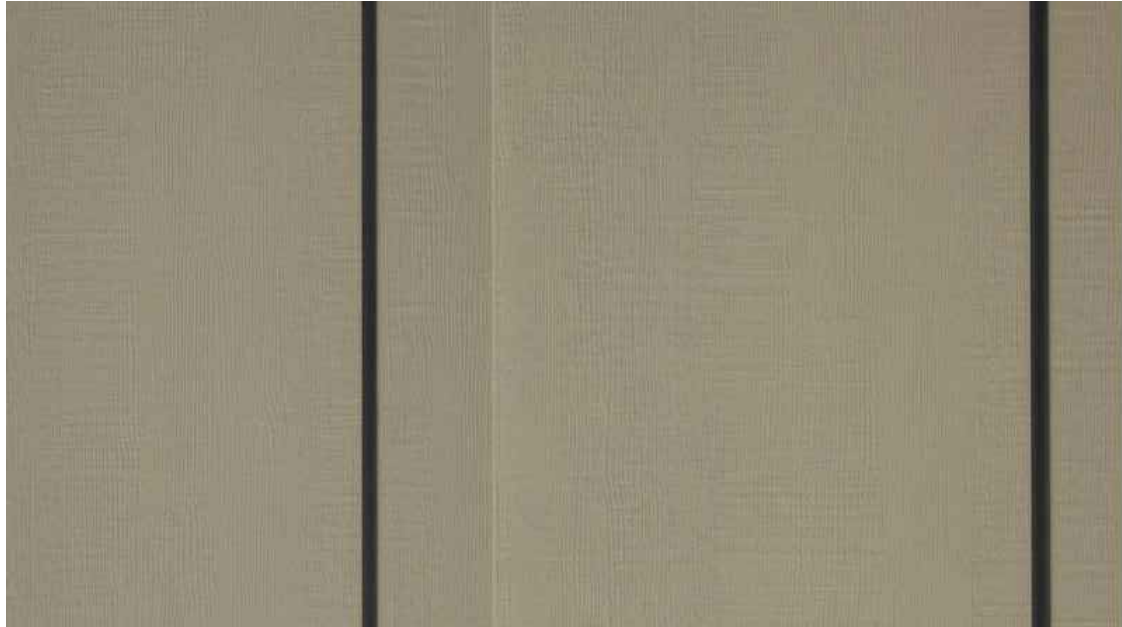


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PROPOSED MATERIALS



ASPHALT SHINGLE ROOF BY CERTAINTEED - PRESIDENTIAL TL SOLARIS IN 'AUTUMN BLEND'



BOARD & BATT WOOD SIDING - PAINTED TAUPE/GREEN COLOR



NATURAL STONE SIDING



DRIVEWAY PAVERS BY CALSTONE - ANTIQUED COBBLE IN 'BROWN, BEIGE, CHARCOAL'



ALUM. CLAD WINDOWS & DOORS - GRAY FINISH



STAINED WOOD & GLASS GARAGE & ENTRY DOOR



SIDE & REAR YARD FENCE - VERTICAL WOOD BOARDS, DARK BROWN STAIN

EXISTING SITE PHOTOS

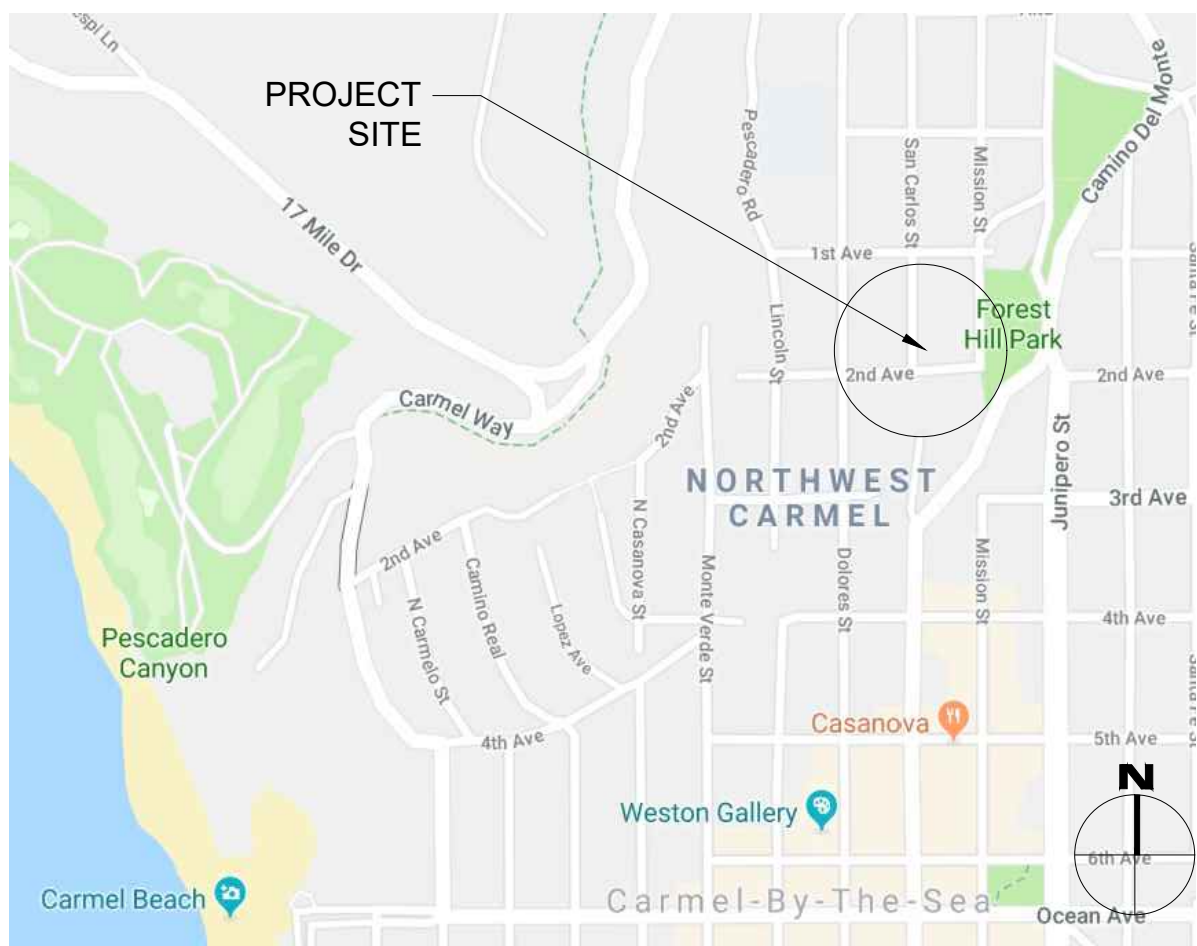


FRONT OF (E) HOUSE LOOKING EAST

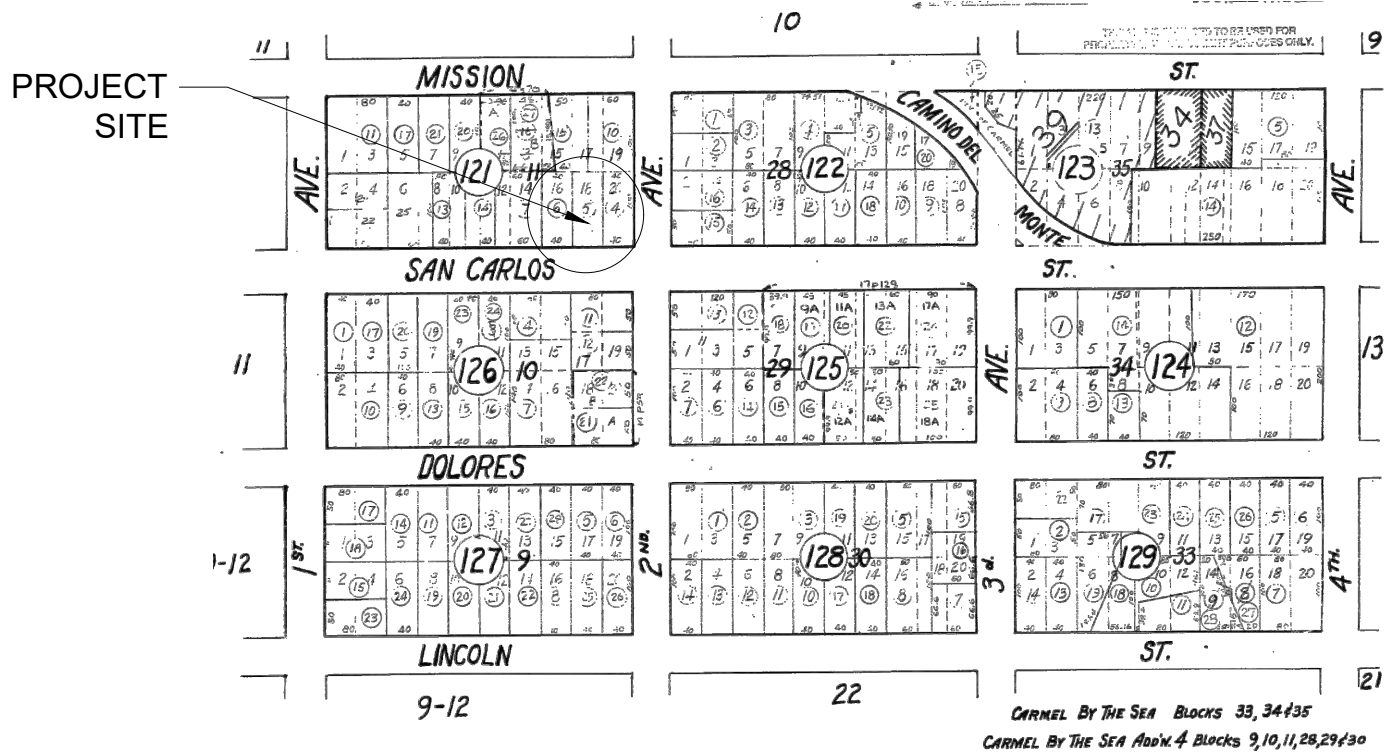


BACK OF (E) HOUSE & (P) AREA FOR A.D.U.

VICINITY MAP



PARCEL MAP



PROJECT DATA

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA:	
(E) HOUSE	1,205 SF
(E) LOWER LEVEL STORAGE	115 SF
TOTAL	1,320 SF
(P) FLOOR AREA:	
(P) GARAGE	200 SF
(P) HOUSE	1,283 SF
(P) LOWER LEVEL OFFICE	178 SF
SUB-TOTAL	1,661 SF
(P) A.D.U.	394 SF
TOTAL	2,055 SF

ALLOWABLE LOT COVERAGE 396 SF (556 SF WITH BONUS)

(E) LOT COVERAGE 582 SF (78.1% PERMEABLE)
(P) LOT COVERAGE 395 SF (51.2% PERMEABLE)
*SEE SITE PLANS FOR MORE INFORMATION ON LOT COVERAGE

(E) HOUSE SETBACKS:
(E) FRONT YARD 13'-0"
(E) REAR YARD 23'-4"
(E) NORTH SIDE YARD 6'-10"
(E) SOUTH SIDE YARD 8'-6"

(P) HOUSE SETBACKS:
(P) FRONT YARD 15'-0"
(P) REAR YARD 3'-7"
(P) NORTH SIDE YARD 6'-10"
(P) SOUTH SIDE YARD 4'-2"

(P) GARAGE SETBACKS:
(P) FRONT YARD 0'-6"
(P) REAR YARD 79'-6"
(P) NORTH SIDE YARD 3'-0"
(P) SOUTH SIDE YARD 27'-0"

(E) HEIGHT:
(E) MAX. PLATE HT. 15'-6 $\frac{1}{2}$ "
(E) MAX RIDGE HT. 16'-7"

(P) HEIGHT:
(P) MAX. PLATE HT. @ 1 STORY PORTION 14'-0" (E) CONDITION
(P) MAX PLATE HT. @ 2 STORY PORTION 17'-1 $\frac{1}{2}$ "
(P) MAX RIDGE HT. @ 1 STORY PORTION 15'-3 $\frac{3}{8}$ "
(P) MAX RIDGE HT. @ 2 STORY PORTION 22'-11"

WATER SOURCE CAL AM

WASTE DISPOSAL SYSTEM SEWER - C.A.W.D.

TREES TO BE REMOVED (1) 8" PITTOSPORUM
(1) 8" ACACIA

TREES TO BE PLANTED (3) MONTEREY PINE TREES

GRADING ESTIMATES (P) CUT = 29.1 CU.YDS.
(P) FILL = 6.5 CU.YDS.
(P) NET CUT = 22.6 CU.YDS.

(E) PARKING 1 SPACE (UNCOVERED)
(P) PARKING 1 SPACE (COVERED)

(E) BUILDING SPRINKLERED NO
(P) BUILDING SPRINKLERED YES (SEE CALC'S BELOW)

EXISTING STRUCTURE ALTERATION CALCULATIONS

EXISTING WALLS = 644.25 LINEAR FEET
NEW WALLS = 612.25 LINEAR FEET
WALLS TO REMOVE = 328.0 LINEAR FEET
(612.25' + 328.0') / 644.25' = 188% CHANGE = FIRE SPRINKLERS REQUIRED

PROJECT TEAM

OWNER	NINA HARRISON SAN CARLOS, 2 N.E. OF 2ND AVE. CARMEL-BY-THE-SEA, CA 93923
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK@GMAIL.COM
SURVEYOR	RASMUSSEN LAND SURVEYING, INC. 2150 GARDEN ROAD, SUITE A-3 MONTEREY, CA 93942 PHONE: (831) 375-7240
ARCHAEOLOGIST	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVE., MARINA, CA 93955 PHONE: (831) 262-2300

PROJECT INFORMATION

PROPERTY ADDRESS	SAN CARLOS, 2 N.E. OF 2ND AVE. CARMEL-BY-THE-SEA, CA 93923 BLOCK: 11 LOT: 18
APN	010-121-005
ZONING	R-1-AS (SINGLE FAMILY RESIDENTIAL - ARCHAEOLOGICAL SIGNIFICANCE)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1951 (REMODELED 2019)

SHEET INDEX

G1.0	PROJECT INFORMATION
G1.1	STREET VIEWS & RENDERING
G1.2	CITY FORESTER TREE SURVEY
G1.3	SURVEY

A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	GRADING, CONSTRUCTION MANAGEMENT PLAN ¹
A1.3	SITE LIGHTING & DETAILS
A2.0	EXISTING FLOOR PLANS
A2.1	EXISTING ROOF PLAN
A2.2	DEMOLITION FLOOR PLANS
A2.3	DEMOLITION ROOF PLAN
A2.4	PROPOSED FLOOR PLANS
A2.5	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A4.0	DOOR & WINDOW SCHEDULES

SCOPE OF WORK

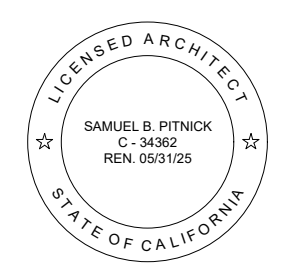
REMODEL & ADDITION TO AN (E) 1,320 SF SINGLE FAMILY HOUSE.
ADD 78 SF TO (E) MAIN FLOOR OF HOUSE. ADD 63 SF TO (E) LOWER
LEVEL STORAGE ROOM & CHANGE TO NEW HOME OFFICE.
CONSTRUCT NEW DETACHED 200 SF ONE CAR GARAGE. CONSTRUCT
NEW 394 SF A.D.U., ATTACHED TO REAR OF (E) HOUSE. INSTALL NEW
BOARD & BATTEN WOOD SIDING, STONE SIDING, NEW ALUMINUM
CLAD WINDOWS & DOORS, NEW ASPHALT SHINGLE ROOF. REPLACE
(E) WOOD DECK WITH NEW. INSTALL NEW GRAPE STAKE & VERTICAL
WOOD FENCING, NEW FLAGSTONE WALKWAY & PATIOS, NEW
LANDSCAPING.

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

HARRISON
RESIDENCE
REMODEL
SAN CARLOS, 2 N.E. OF
2ND AVENUE
CARMEL, CA 93923



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

REVISIONS DATE

PLANNING REVISION 1/11/24

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.0

01/11/2024

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

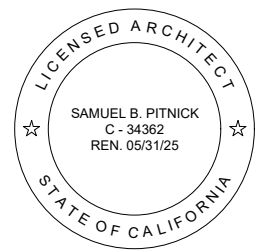


2 PROPOSED STREET VIEW
SCALE: N.T.S.



3 RENDERING OF FRONT ELEVATION
SCALE: N.T.S.

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SAN CARLOS, 2 N.E. OF
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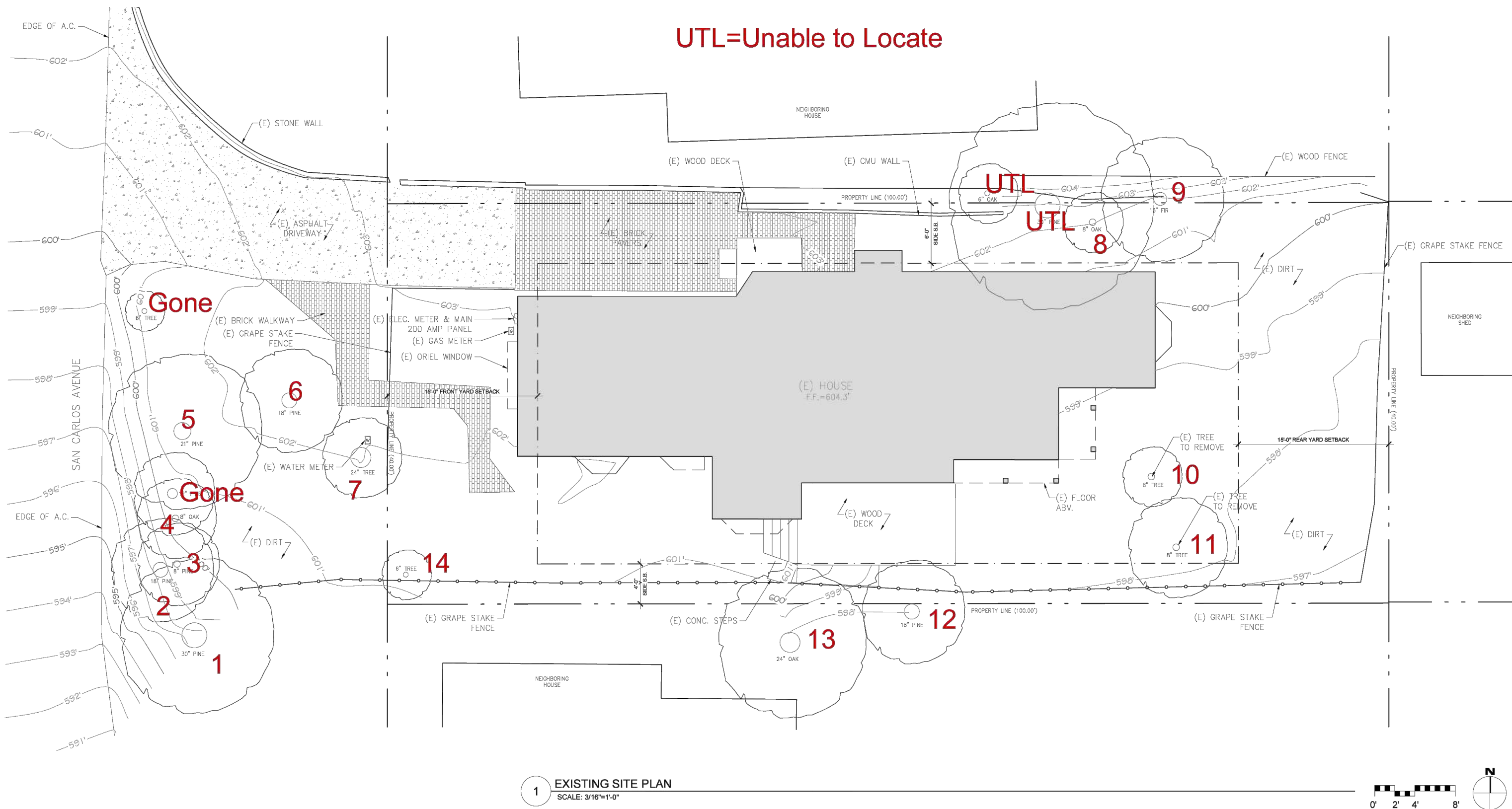
STREET
VIEWS &
RENDERING

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

G1.1

01/11/2024

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G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	1	1	1	2	1	2	2	2	1	2	2	

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D – G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	5	2	5	7	6	6	8	7	8	8	8	2	8	8	

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x		x	x	x	x	x	x	x	x	x		x	x	
NO		x										x			

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF				x	x	x	x	x	x	x	x		x	x	
MOD SIGNIF	x		x												
NOT SIGNIF		x										x			

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	6	6	6	6	6	6	6	6	6	6	6	

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	12	10	6	6	10	12	10	6	10	6	8	8	10	6	

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- 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 to include 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. 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 installed be 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.
- The Structural Root Zone -- Structural Root Zone shall by 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 pneumatic excavator, hydrovac at low pressure, or other 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 make any root cuts or alterations to structures to prevent roots from being damaged.
- 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.

Significant Tree Evaluation Worksheet

APN: 010-121-005-000
Street Location: San Carlos 2 NE 2nd
Planner: Kort
City Forester: Ono
Property Owner: Harrison
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MP	MP	MP	CO	MP	MP	Toy	Pitt	DF	Pitt	Ac	MP	CO	Toy	
YES	x	x	x	x	x	x						x	x		
NO							x	x	x	x	x			x	

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak
CI - Catalina ironwood CS -- California sycamore BL -- big leaf maple Pod -- Podocarpus OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak – single trunk tree: 6" DBH

Coast live oak – multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	0	1	2	2	2	2	2	2	2	2	0	2	2	

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	1	2	2	2	2	2	2	2	2	2	1	2	2	

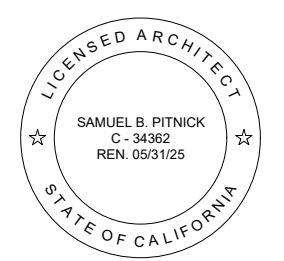
0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	0	1	2	1	1	2	2	2	2	2	0	2	2	

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

HARRISON
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P.O. BOX 22412, CARMEL, CA 93922
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EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL
CITY FORESTER
TREE SURVEY

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

G1.2

05/23/2023

Map Legend:

Basis of Bearings: As shown or noted hereon.

Horizontal Datum: Assumed.

Vertical Datum: Assumed.
Site Benchmark: Control Point #5 (Mag nail & RLS Control washer).
Elevation = 599.94'. As shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend
A.G.S. - above ground surface
AP - angle point
BC - brass cap or begin curve
B.G.S. - below ground surface
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L-T/L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no record found
O.R. - Official Records, Monterey County
POL - point on line
RCE - registered civil engineer
ROW - right of way
SPK - spike
STA - station (control point)
TBM - temporary benchmark

PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Alien Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrie wall
WALL-STC - stucco wall
WLK - sidewalk

Topography Legend
AC - asphalt concrete
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of walk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - natural grade
FNC - fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOS - face of building
FOW - face of wall
FS - finished surface
FTG - footing
GAR - garage
GB - grade break
GUT - edge of gutter
GUY - guy anchor
GRVL - gravel
HC - handicap
HDG - hedge
INT - intersection
LNDG - landing
LUP - edge of conc gutter
MB - mailbox
NG - natural grade
P - pool
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LTSTD - light standard
PB - utility pull box
PB-Ø - unmarked pull box
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/ir)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power/utility pole
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-Ø - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

catch basin-drain
control point
electric meter
fire hydrant
gas meter
gas valve
guy anchor
irrigation pull box
irrigation control valve
light standard
manhole
point on line
sewer clean out
sign(pole)
storm drain manhole
sewer manhole
telephone manhole
telephone pull box
traffic signal box
television pull box
unmarked pull box
utility pole
water meter
water valve
well

Record Map References:

R1 = Record of Survey filed in Volume 21 of
Surveys at Page 70, in the Monterey County
Recorder's Office, State of California.

Typical tree notation. Indicates an elevation of 301.26' of the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

Finished surface elevation shot

Natural grade elevation shot

Indicates Monument Found as Noted

Subject Parcel Boundary

Lot Line

Parcel Boundary

Right of Way

catch basin-drain

control point

electric meter

fire hydrant

gas meter

gas valve

guy anchor

irrigation pull box

irrigation control valve

light standard

manhole

point on line

sewer clean out

sign(pole)

storm drain manhole

sewer manhole

telephone manhole

telephone pull box

traffic signal box

television pull box

unmarked pull box

utility pole

water meter

water valve

well

Surveyor's Notes:

This map portrays the site at the time of the survey 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. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

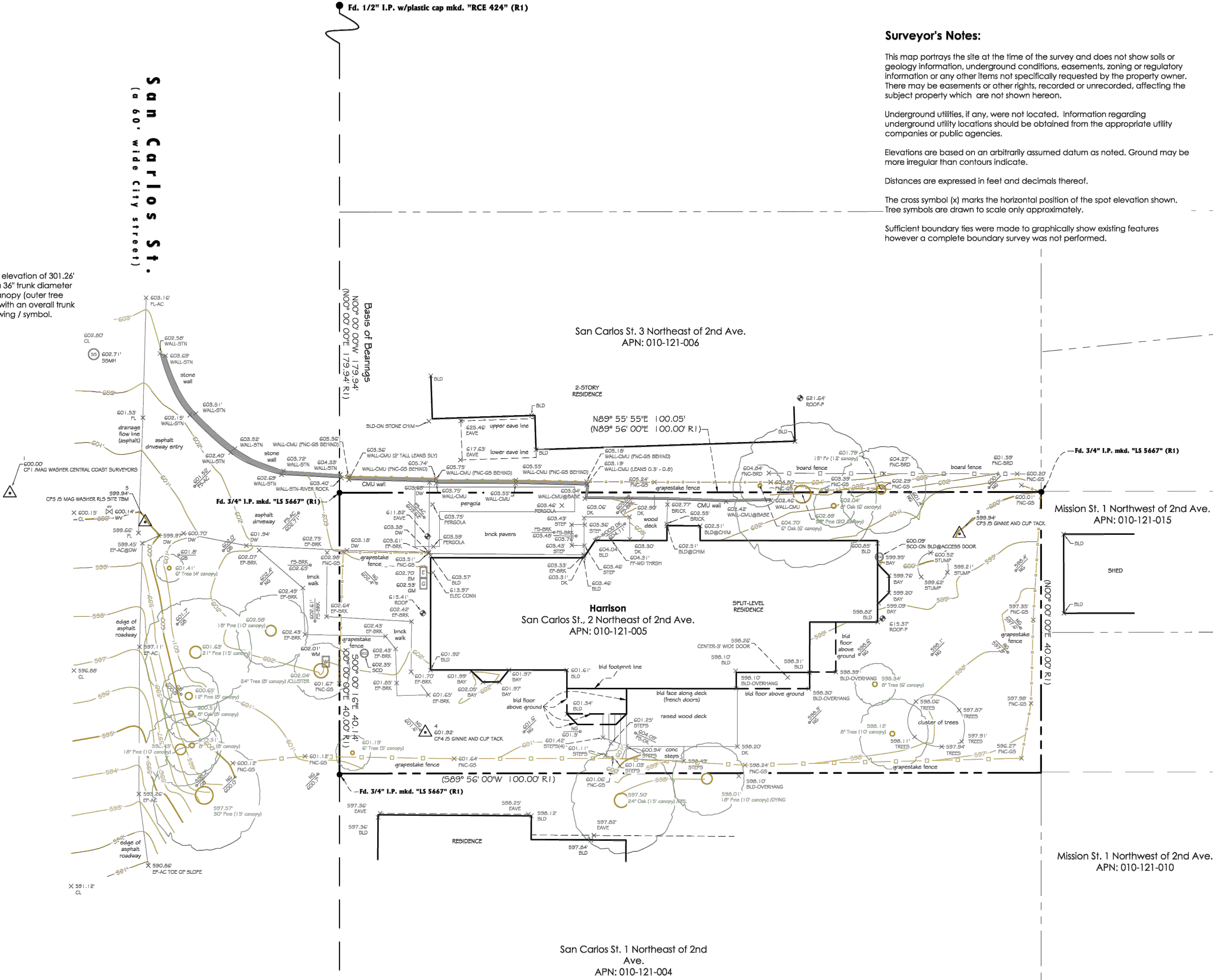
Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.



Topographic Survey

San Carlos St., 2 Northeast of 2nd Ave., APN: 010-121-005
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Nina Harrison
Requested By: Samuel Pitnick Architects

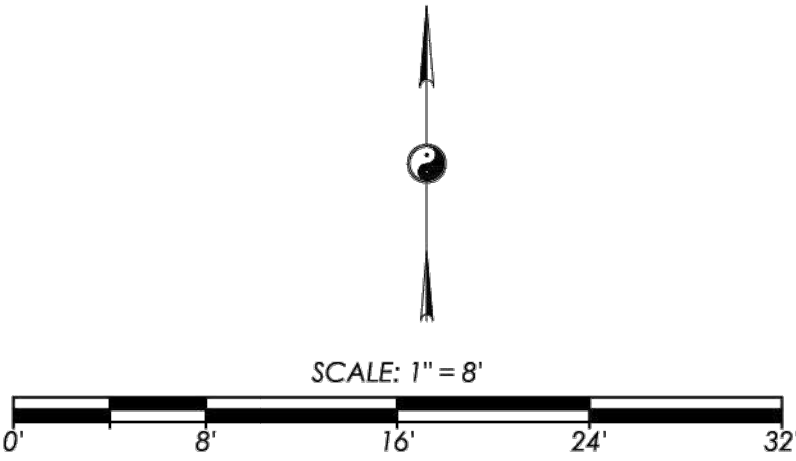
February 2019

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

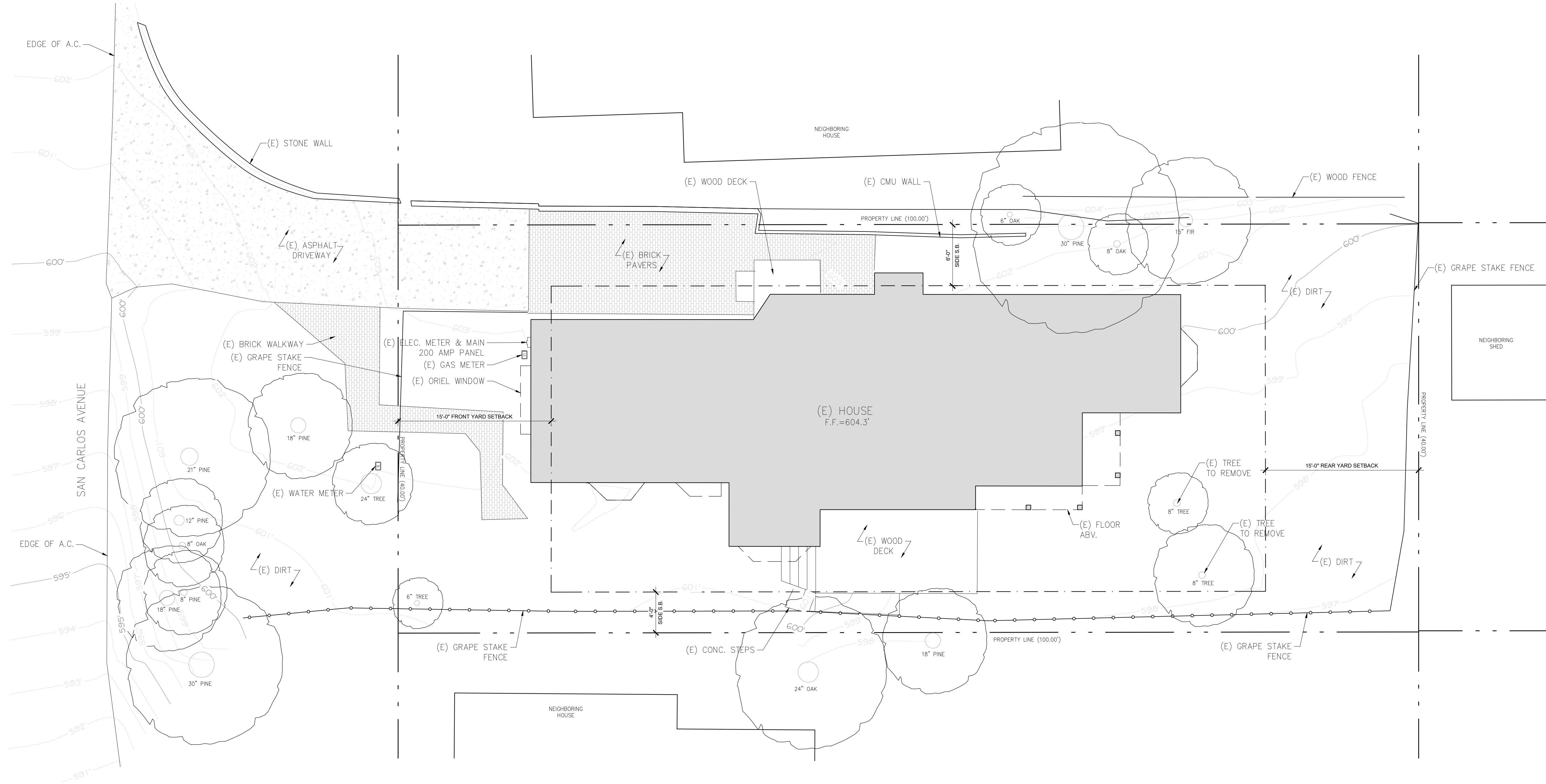


2nd Avenue
(a 50' wide City street)

DRAWING REVISIONS:
February 2019 - Original Survey



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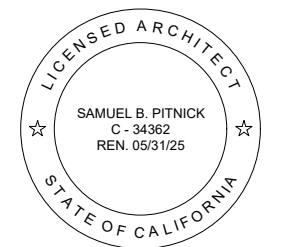


1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



EXISTING LOT COVERAGE	
ALLOWABLE LOT COVERAGE = 396 SF (556 SF WITH BONUS)	
(E) A.C. DRIVEWAY = 106 SF (IMPERMEABLE)	
(E) BRICK PAVERS & WALKWAY = 284 SF (SEMI-PERMEABLE)	
(E) WOOD DECKS & STEPS = 170.5 SF (PERMEABLE)	
(E) CONC. STEPS = 21.5 SF (IMPERMEABLE)	
TOTAL (E) COVERAGE = 582 SF (78.1% PERMEABLE)	

HARRISON
RESIDENCE
REMODEL
SAN CARLOS, 2 N.E. OF
2ND AVENUE
CARMEL, CA 93923



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

REVISIONS	DATE

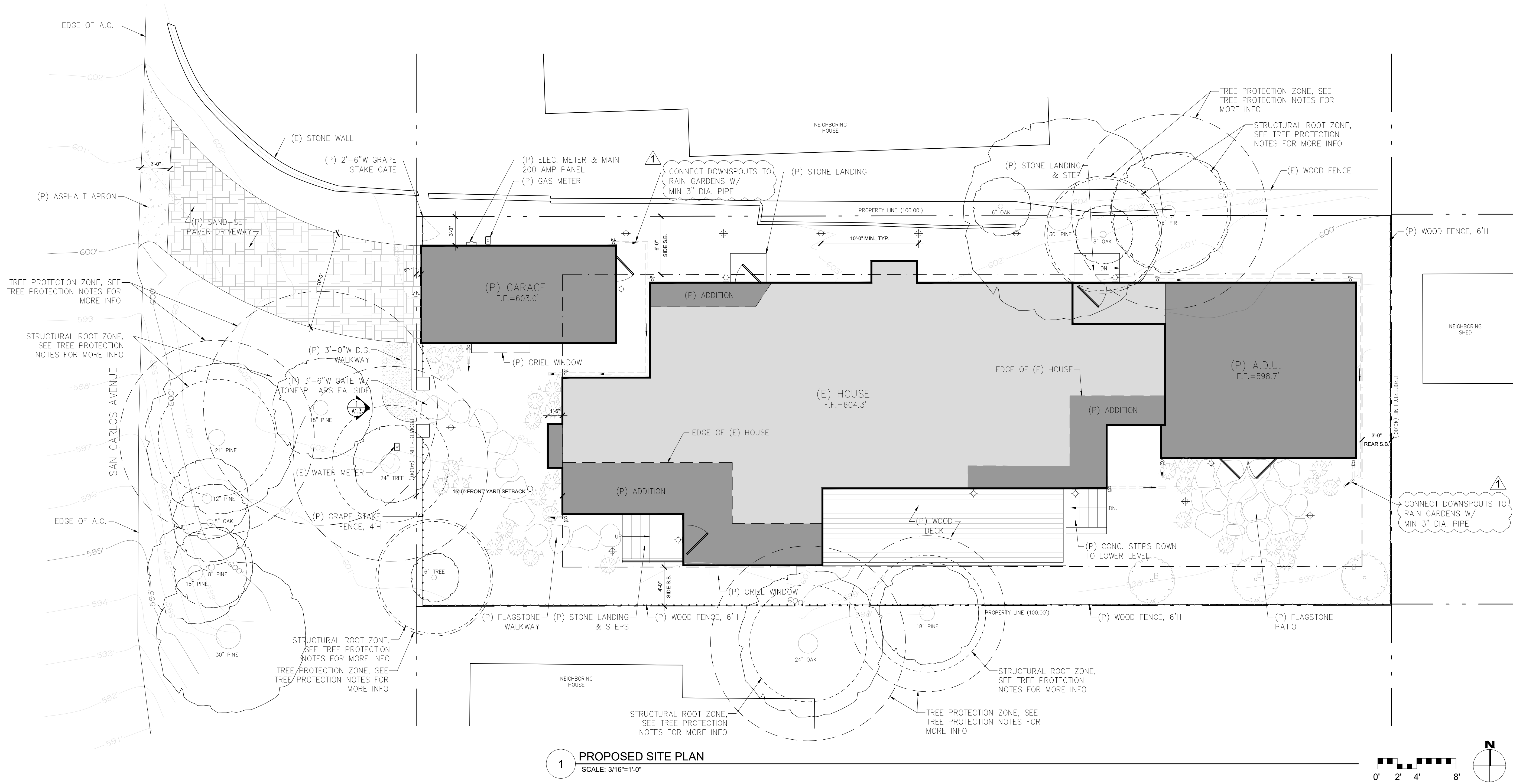
ARCHITECTURAL
EXISTING
SITE PLAN

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

A1.0

05/23/2023

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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 DRIPLINE 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 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. 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.

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.

PROPOSED LOT COVERAGE

ALLOWABLE LOT COVERAGE = 396 SF (556 SF WITH BONUS)

(P) SAND-SET PAVER DRIVEWAY = 5 SF (SEMI-IMPERMEABLE)
(P) FLAGSTONE WALKWAY = 51.5 SF (IMPERMEABLE)
(P) FLAGSTONE PATIO = 65.5 SF (IMPERMEABLE)
(P) STONE STEPS & LANDINGS = 56.3 SF (IMPERMEABLE)
(P) CONC. STEPS = 19.3 SF (IMPERMEABLE)
(P) WOOD DECK = 197.4 SF (PERMEABLE)

TOTAL (P) COVERAGE = 395 SF (51.2% PERMEABLE)

SITE LIGHTING LEGEND

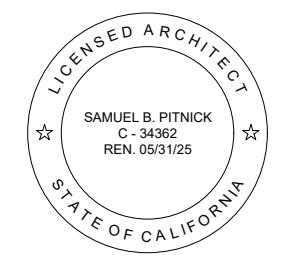
- ⊙ EXTERIOR DOWNLIGHT BY 'VISUAL COMFORT MODERN - ASH OUTDOOR SCONCE' IN BRONZE
- ⊕ EXTERIOR LED PATHWAY LIGHT, SPACED MIN. 10'-0" APART, BY 'KICHLER - 12V DOME 6IN PATH LIGHT - TEXTURED BLACK'

*SEE SHEET A1.3 FOR LIGHT FIXTURE CUT SHEETS

SITE LANDSCAPING LEGEND

- A *WESTRINGIA FRUTICOSA* - 'GREY BOX COAST ROSEMARY'
QUANTITY = 29 SIZE = 1 GAL.
- B *PINUS RADITA* - 'MONTEREY PINE TREE'
QUANTITY = 3 SIZE = 15 GAL.

**HARRISON
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EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE
1. PLANNING REVISION	1/11/24

ARCHITECTURAL

PROPOSED SITE PLAN

Scale: SEE DWG.

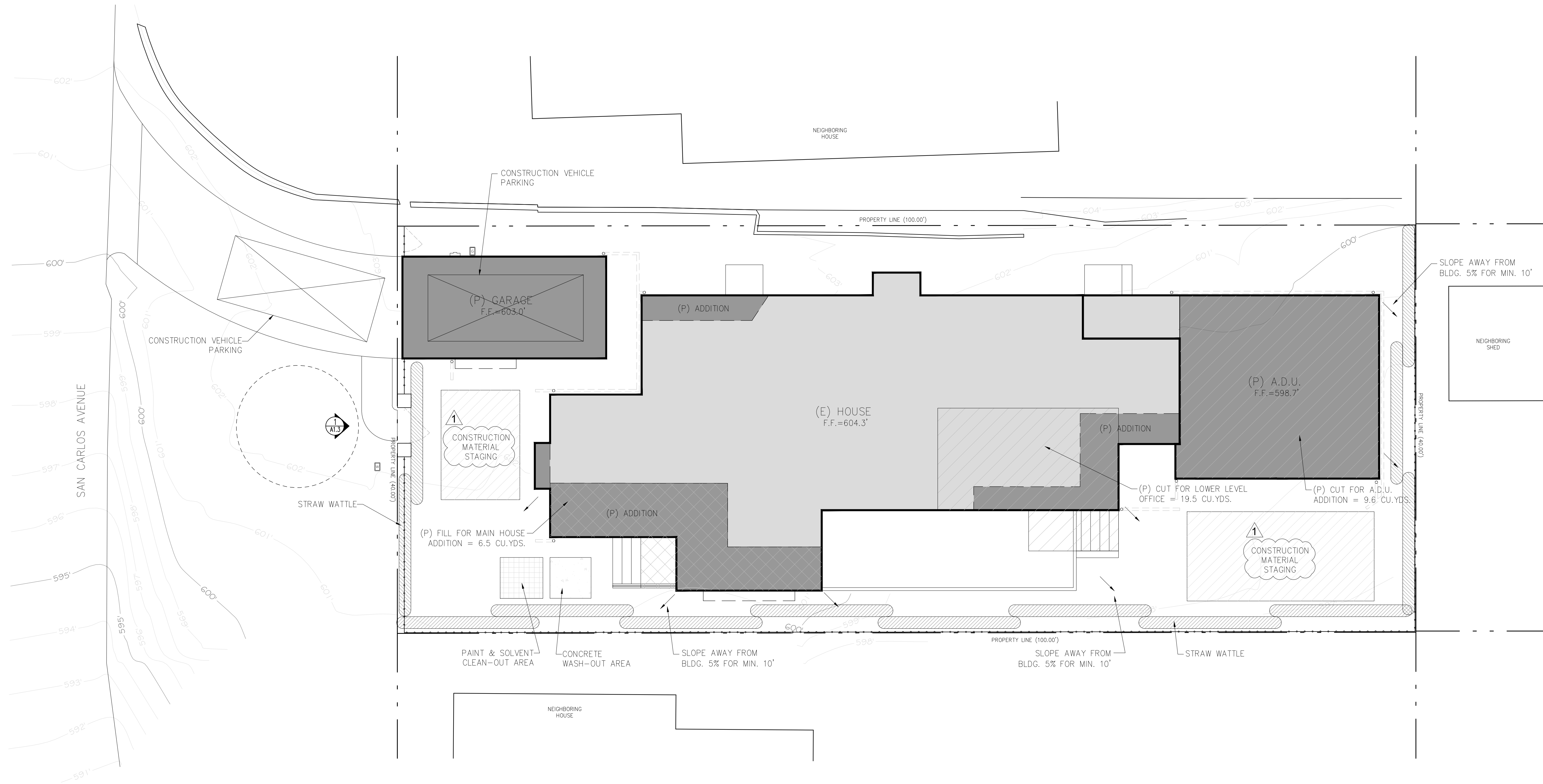
Drawn By: SBP

Job: -

A1.1

01/11/2024

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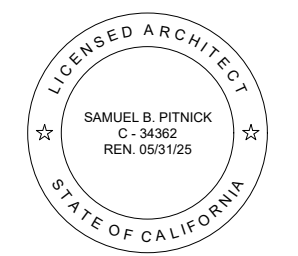
1 GRADING, CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN
SCALE: 3/16"=1'-0"

GRADING LEGEND	
	CUT MATERIAL
	FILL MATERIAL
GRADING ESTIMATES: (P) CUT = 29.1 CU.YDS. (P) FILL = 6.5 CU.YDS. (P) NET CUT = 22.6 CU.YDS.	

CONSTRUCTION MANAGEMENT LEGEND	
	CONSTRUCTION MATERIAL STORAGE
	PAINT & SOLVENT CLEAN-OUT AREA
	CONCRETE CONTAINMENT WASHOUT
	STRAW WATTLE
	TREE PROTECTION
	SILT FENCING

- GRADING PLAN NOTES
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH THE CITY OF CARMEL REGULATIONS.
 - CONTRACTOR SHALL HAUL OFF 22.6 CU.YDS. OF EXCESS CUT MATERIAL FROM SITE & TAKE TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT, OR APPROVED FACILITY.
 - TWO (2) TRUCK TRIPS ARE ESTIMATED TO BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.

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REVISIONS	DATE
1 PLANNING REVISION	1/11/24

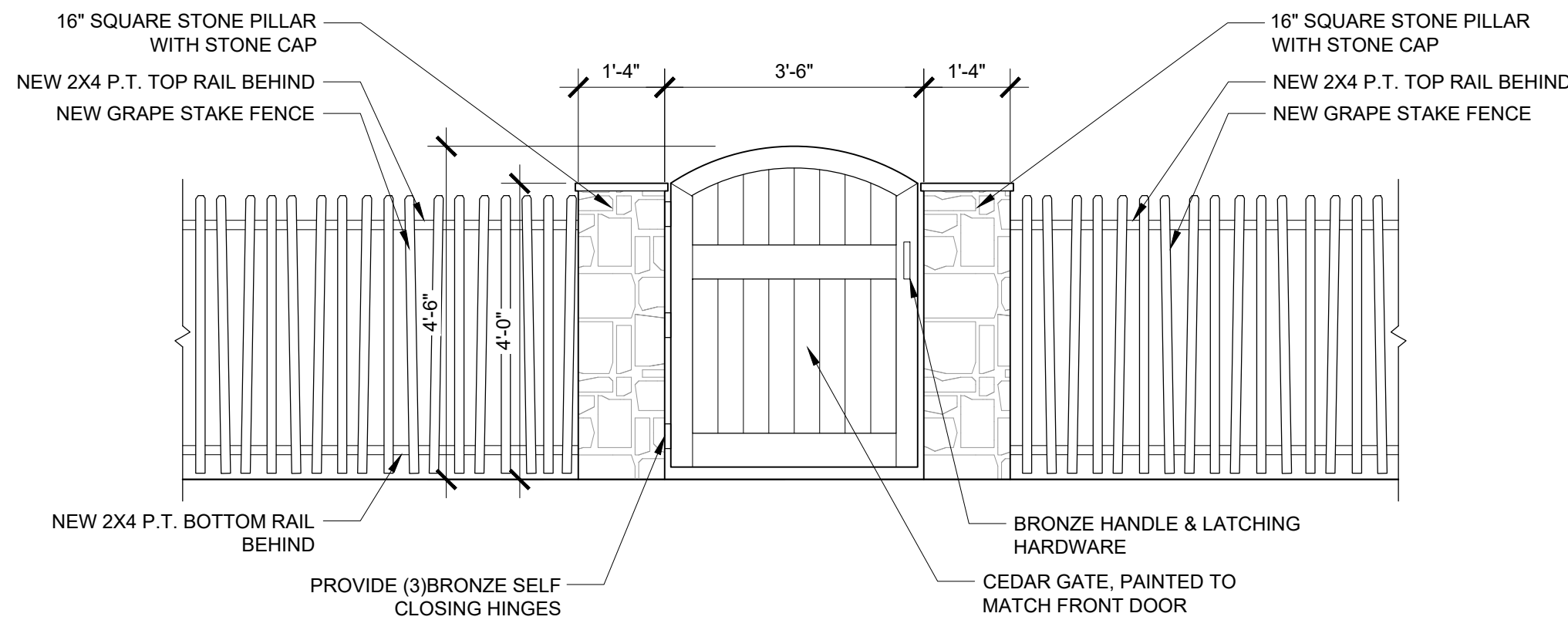
ARCHITECTURAL

PROPOSED
GRADING PLAN

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

A1.2
01/11/2024

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1 FRONT YARD GATE & FENCE ELEVATION
SCALE: 1/2"=1'-0"

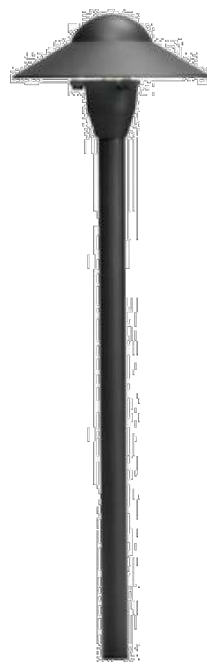
Lightology

BRAND Kichler

DESCRIPTION
15470 Dome Path Light is made of cast brass in Bronzed Brass finish or cast aluminum in Textured Black, Textured Architectural Bronze, or Centennial Brass finishes. One 12 volt, T5 wedge base LED bulb up to 2 watts is required, but not included. Includes 8 inch ground stake, cable connector and 24 inch lead wires. UL listed. Suitable for wet locations. Not for use with electronic transformers. Requires low voltage magnetic transformer, sold separately.

12V Dome 6IN Path Light
ITEM NUMBER

KHR241653

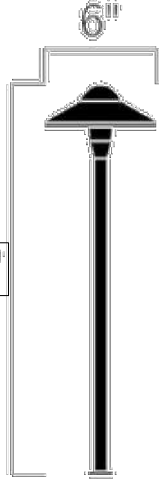


Shown in: Textured Black

SHADE COLOR	N/A
BODY FINISH	Textured Black
WATTAGE	N/A
DIMMER	Not Dimmable
DIMENSIONS	6"W x 2"H
LAMP	N/A

SET LIGHT INTO
GROUND SO MAX.
HEIGHT = 18"

21.25"



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM QUOTES@LIGHTOLOGY.COM				Apr 05, 2021 1.866.954.4489

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

Lightology

DESIGNER Sean Lavin
BRAND Visual Comfort Modern

DESCRIPTION
The Ash Outdoor Wall Sconce with Clear Lens is a modern take on the classic industrial style light fixture. It features a sleek metal shade and clear dome diffuser, ideal for spreading clean ambient light. Its die-cast aluminum construction, powder coat finish, and impact-resistant UV-stabilized acrylic lensing ensure durability against harsh outdoor elements. The light is an energy-efficient integrated LED module, and a universal 120-277V driver with integrated transient 2.5 kV surge protection is included. Dimmable with an ELV or 1-10V dimmer. Four option selections are available: button photocontrol, surge protection, both the photocontrol and surge protection, or no options.

Ash Outdoor Wall Sconce with Clear Lens
ITEM NUMBER

TLG604330

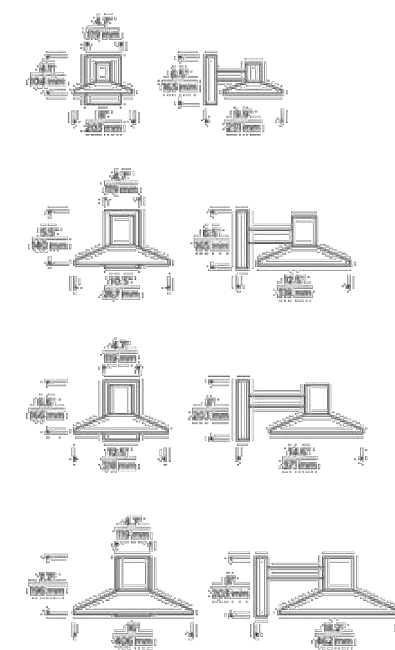


Shown in: Bronze / Clear

SHADE COLOR	Clear
BODY FINISH	Bronze
WATTAGE	8W
DIMMER	Low Voltage Electronic
DIMENSIONS	8"W x 6.5"H x 9.5"D
LED MODULE INCLUDED	
LAMP	1 x LED(8W)/120-277V LED

Technical Information
LUMINOUS FLUX 300 lumens
LUMENS/WATT 37.50
LAMP COLOR 2700 K
COLOR RENDERING 90 CRI

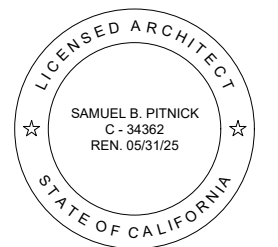
ITEM NUMBER TLG604330



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM QUOTES@LIGHTOLOGY.COM				May 15, 2023 1.866.954.4489

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

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REVISIONS	DATE

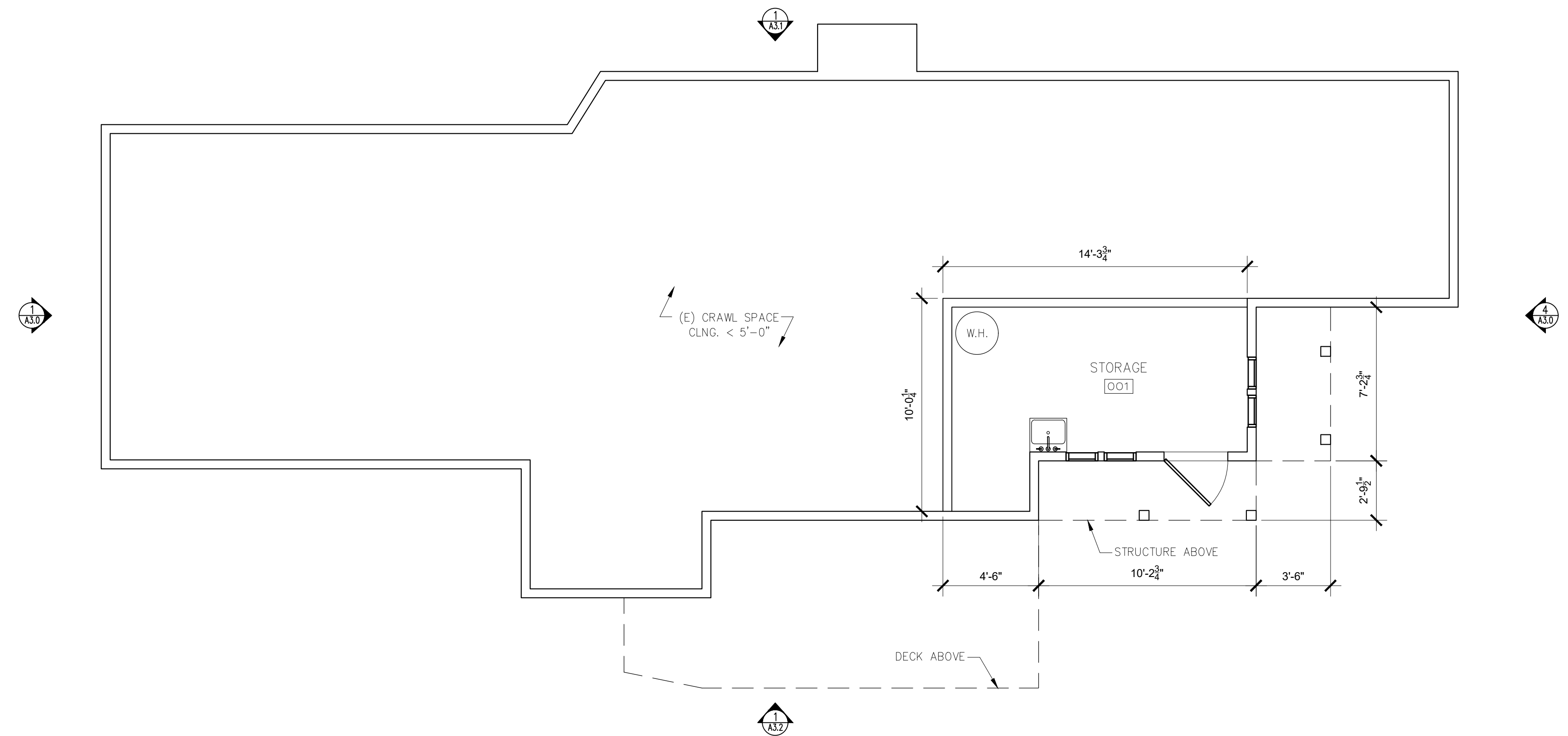
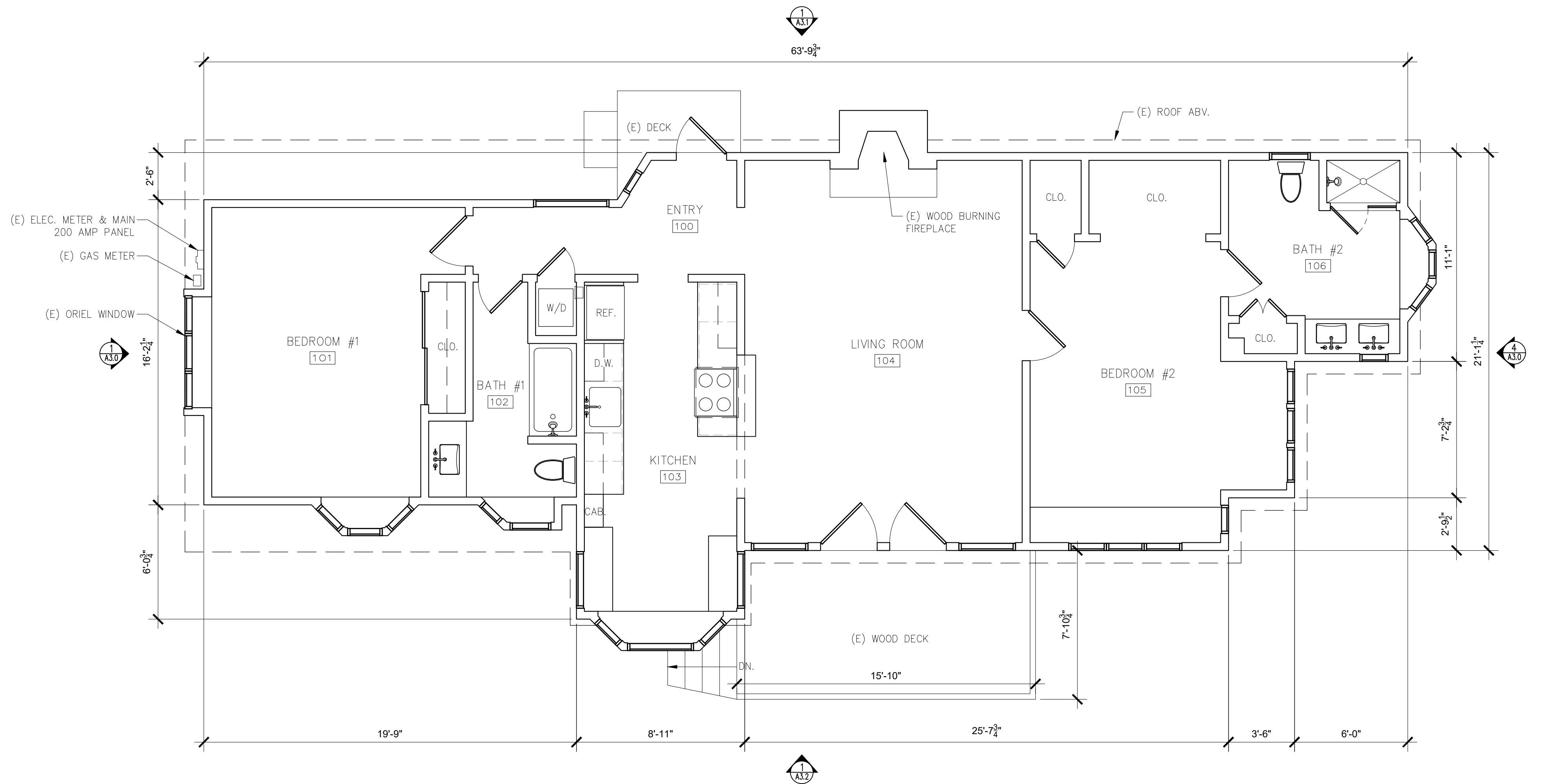
ARCHITECTURAL
PROPOSED
SITE LIGHTING
& DETAILS

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

A1.3

05/23/2023

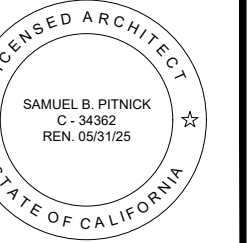
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WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

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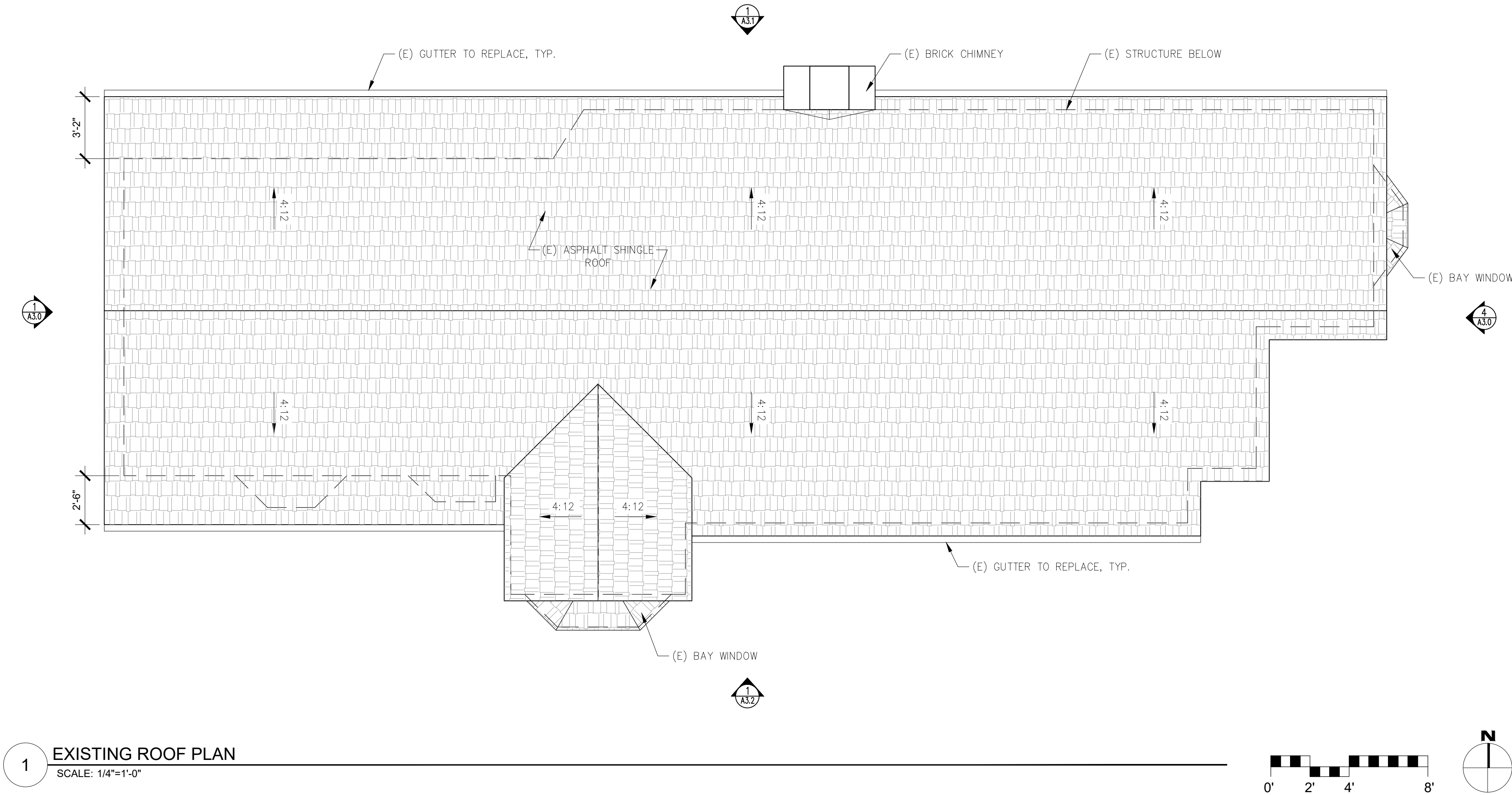
REVISIONS	DATE

ARCHITECTURAL
EXISTING
FLOOR PLANS

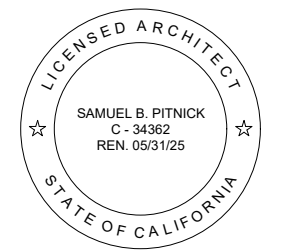
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0
05/23/2023

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REVISIONS	DATE

ARCHITECTURAL
EXISTING
ROOF PLAN

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

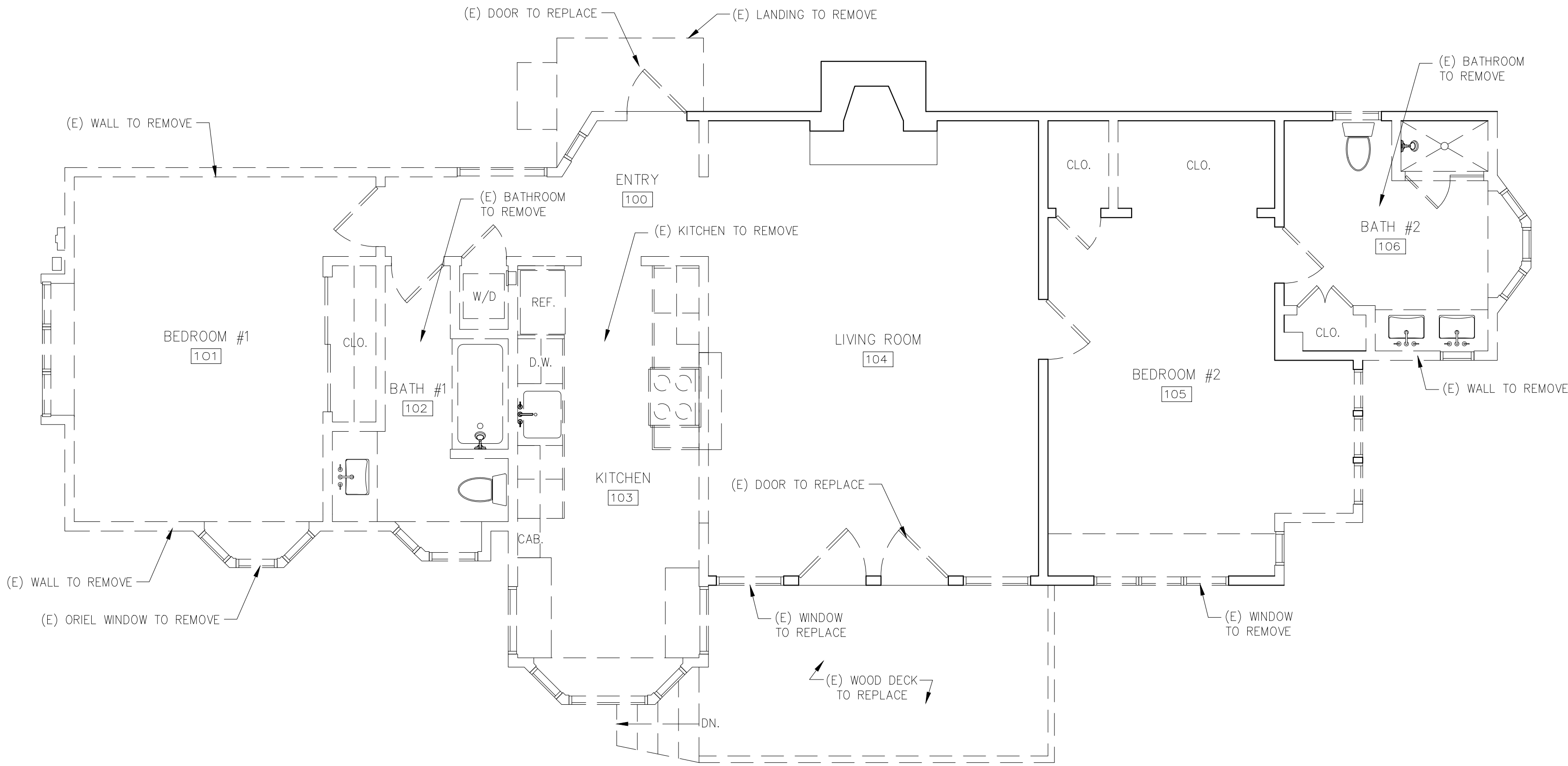
A2.1

05/23/2023

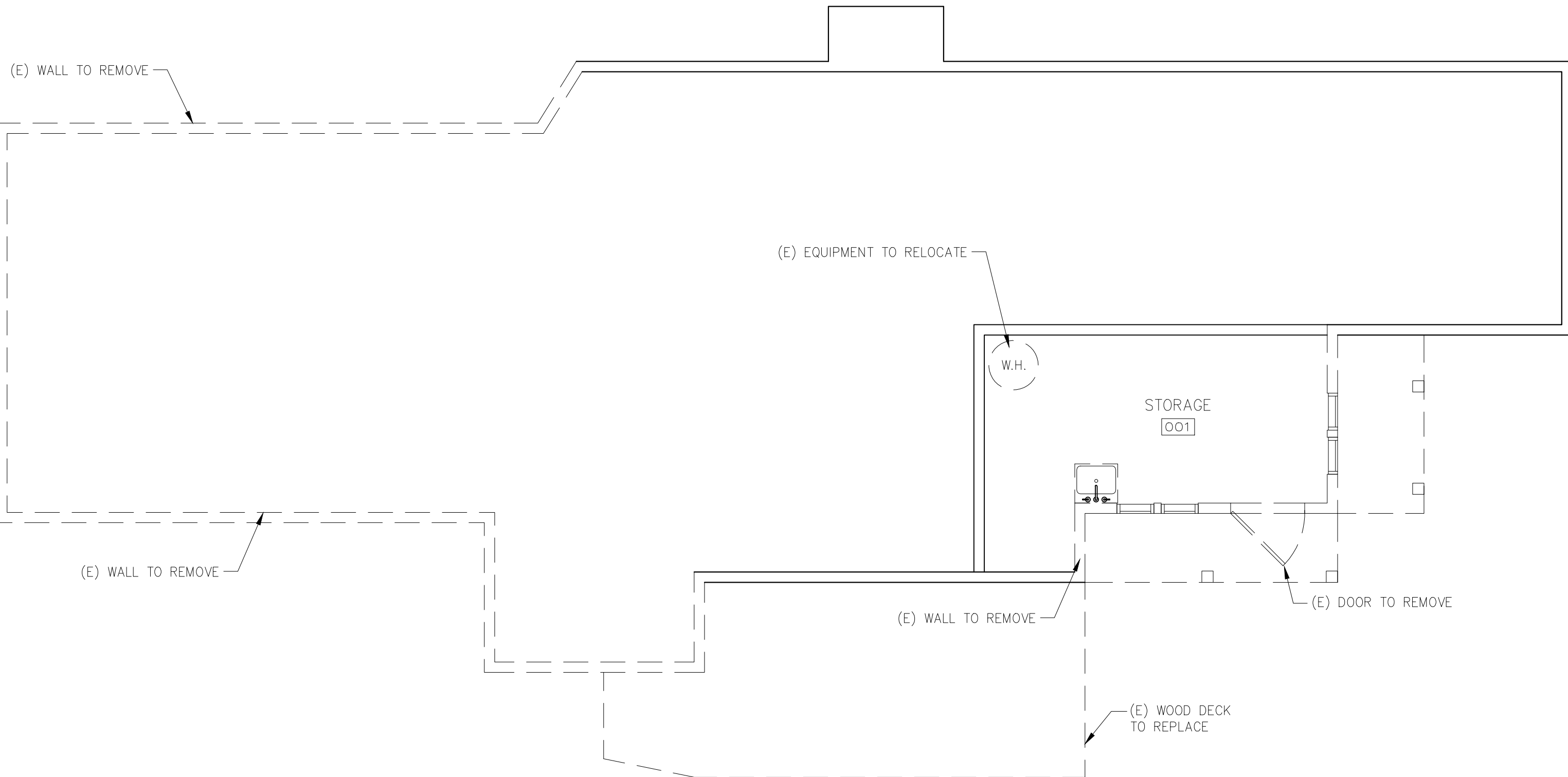
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DEMOLITION NOTES

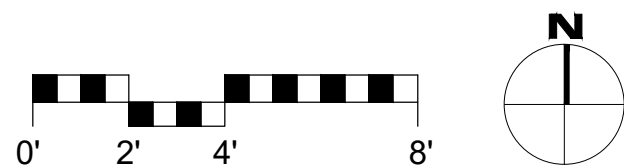
1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.



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



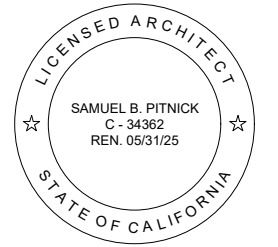
2 DEMOLITION LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

HARRISON
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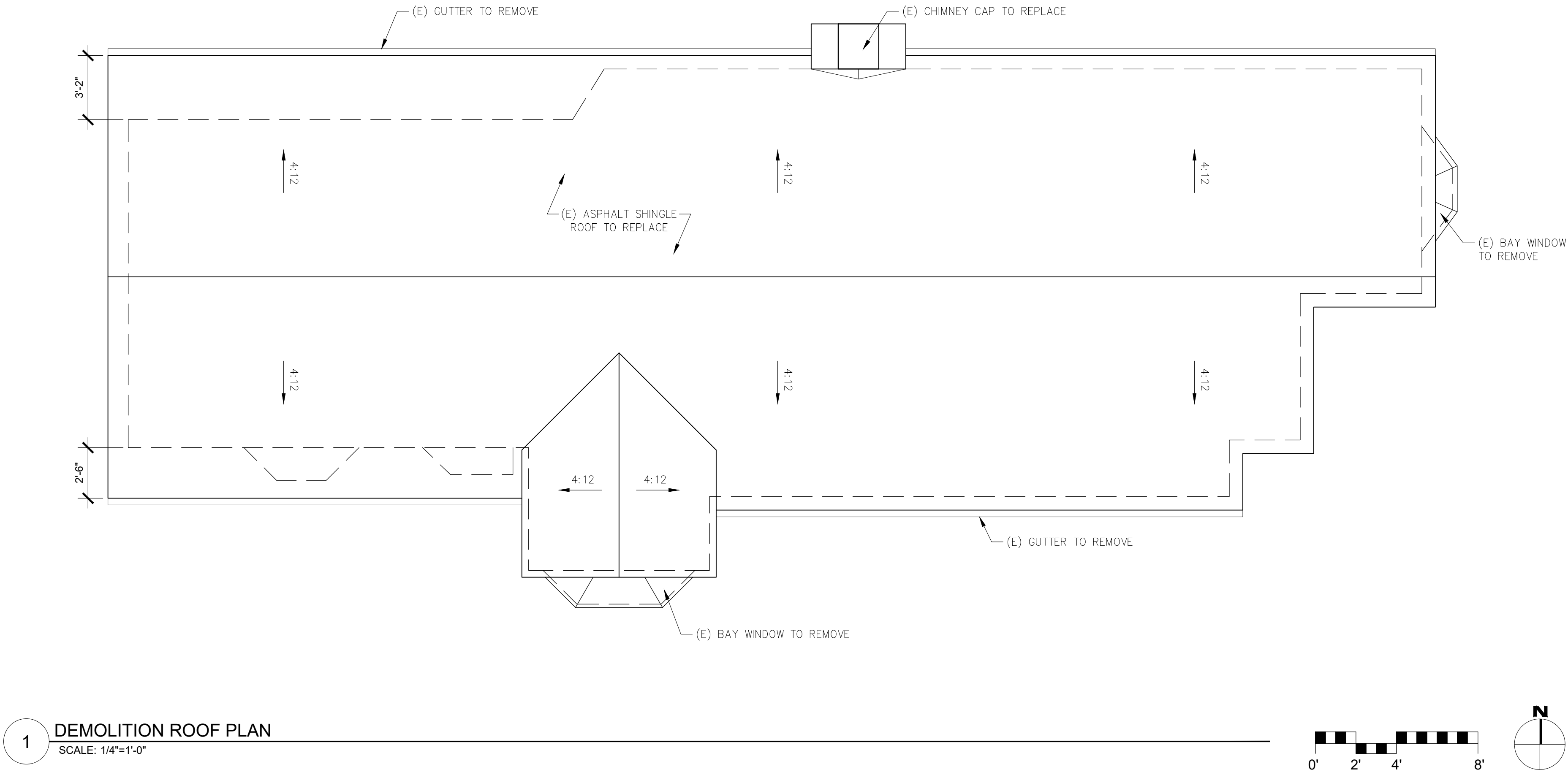
ARCHITECTURAL
DEMOLITION
FLOOR PLANS

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

A2.2

05/23/2023

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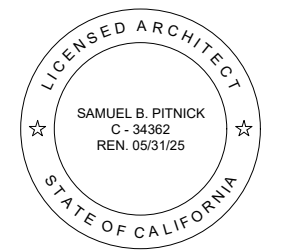


1 DEMOLITION ROOF PLAN
SCALE: 1/4"=1'-0"

DEMOLITION NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

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REVISIONS	DATE

ARCHITECTURAL

DEMOLITION
ROOF PLAN

Scale: SEE DWG.

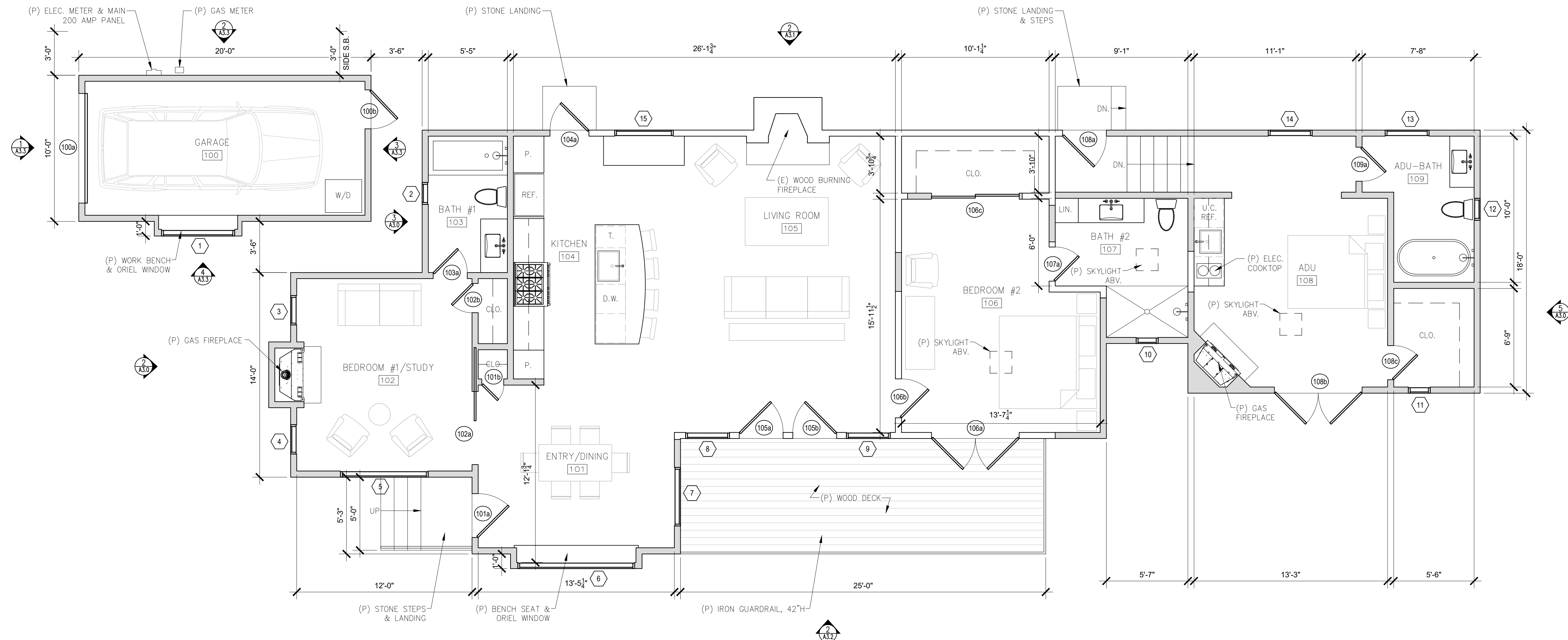
Drawn By: SBP

Job: -

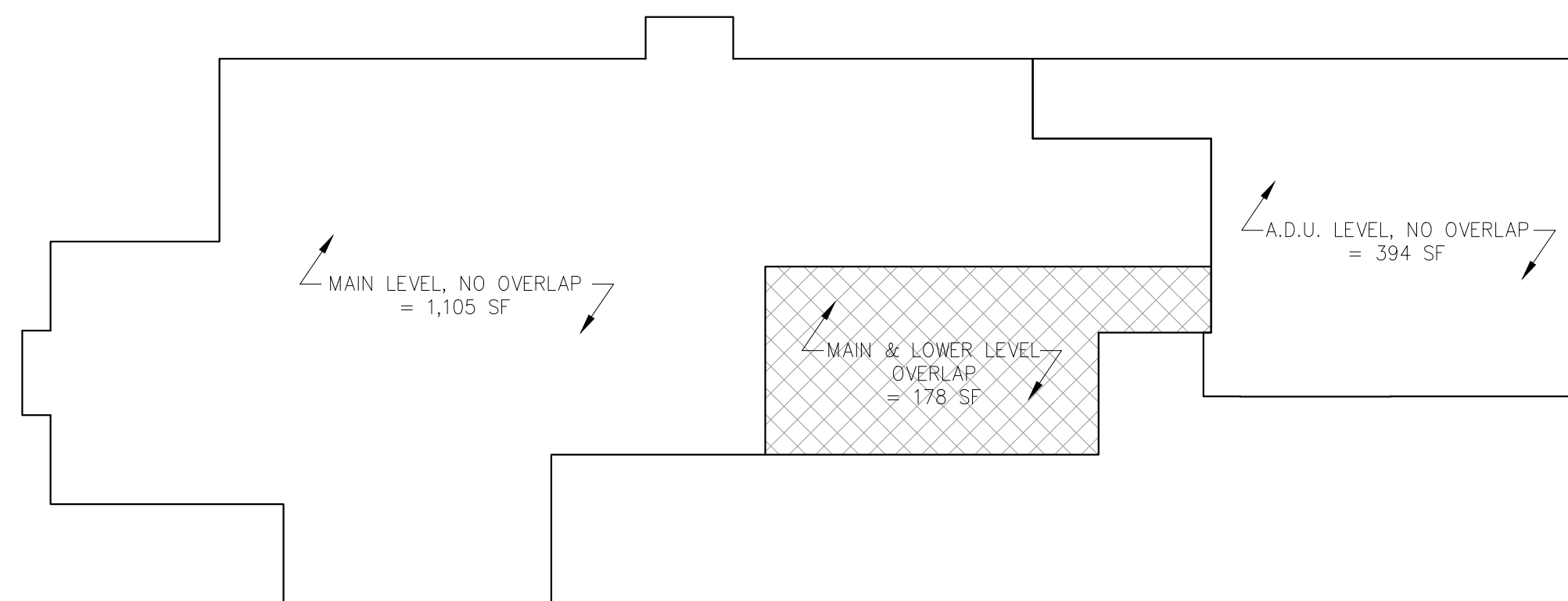
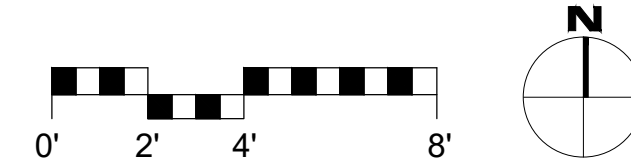
A2.3

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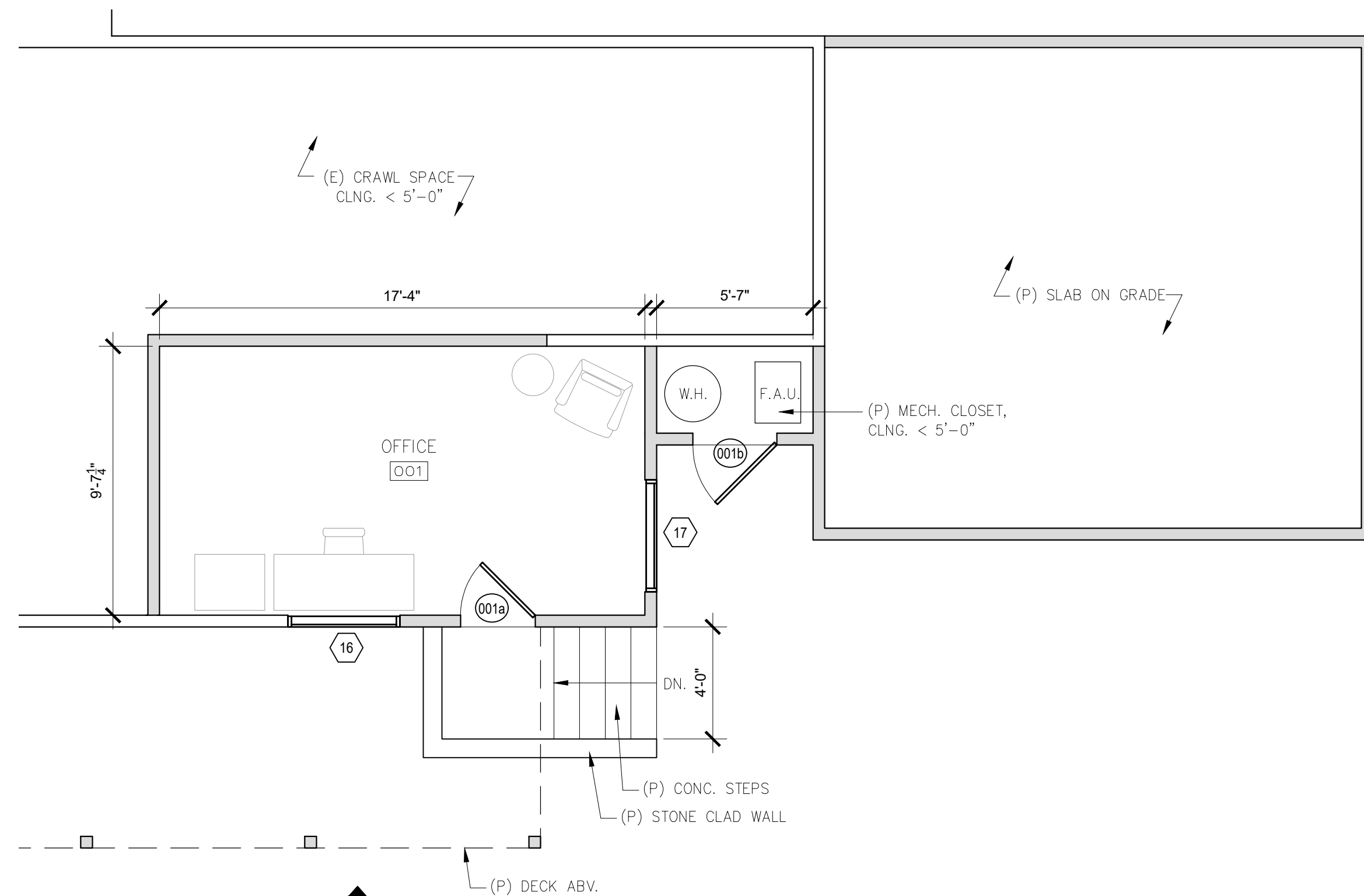


1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

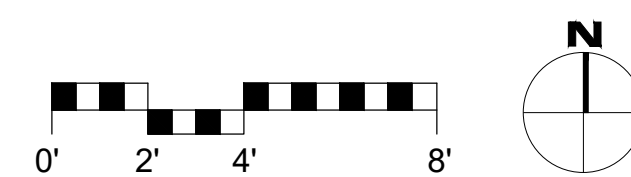


3 OVERLAPPING FLOOR DIAGRAM
SCALE: 1/8"=1'-0"

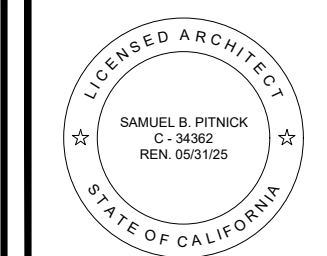
WALL TYPE LEGEND:
— (E) WALL TO REMAIN
- - - (E) WALL TO REMOVE
= (P) WALL



2 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



HARRISON
RESIDENCE
REMODEL
SAN CARLOS, 2 N.E. OF
2ND AVENUE
CARMEL, CA 93923



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

REVISIONS	DATE

ARCHITECTURAL
PROPOSED
FLOOR PLAN

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

A2.4

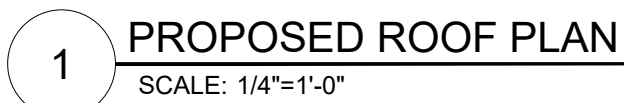
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WALL TYPE LEGEND:

_____ (E) WALL TO REMAIN

____ _ (E) WALL TO REMOVE

===== (P) WALL



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

REVISIONS	DATE

PROPOSED
ROOF PLAN

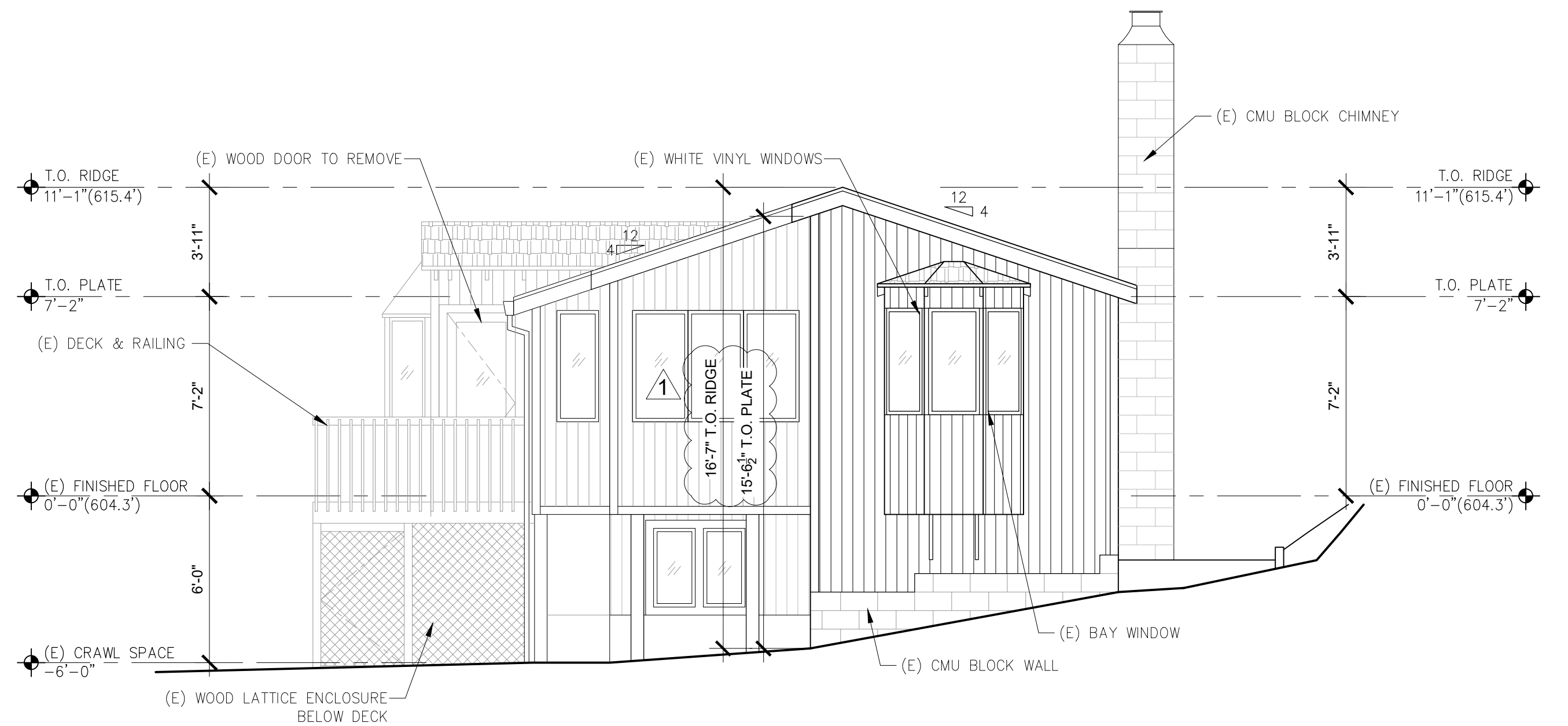
Scale: SEE DWG.

Drawn By: SBP

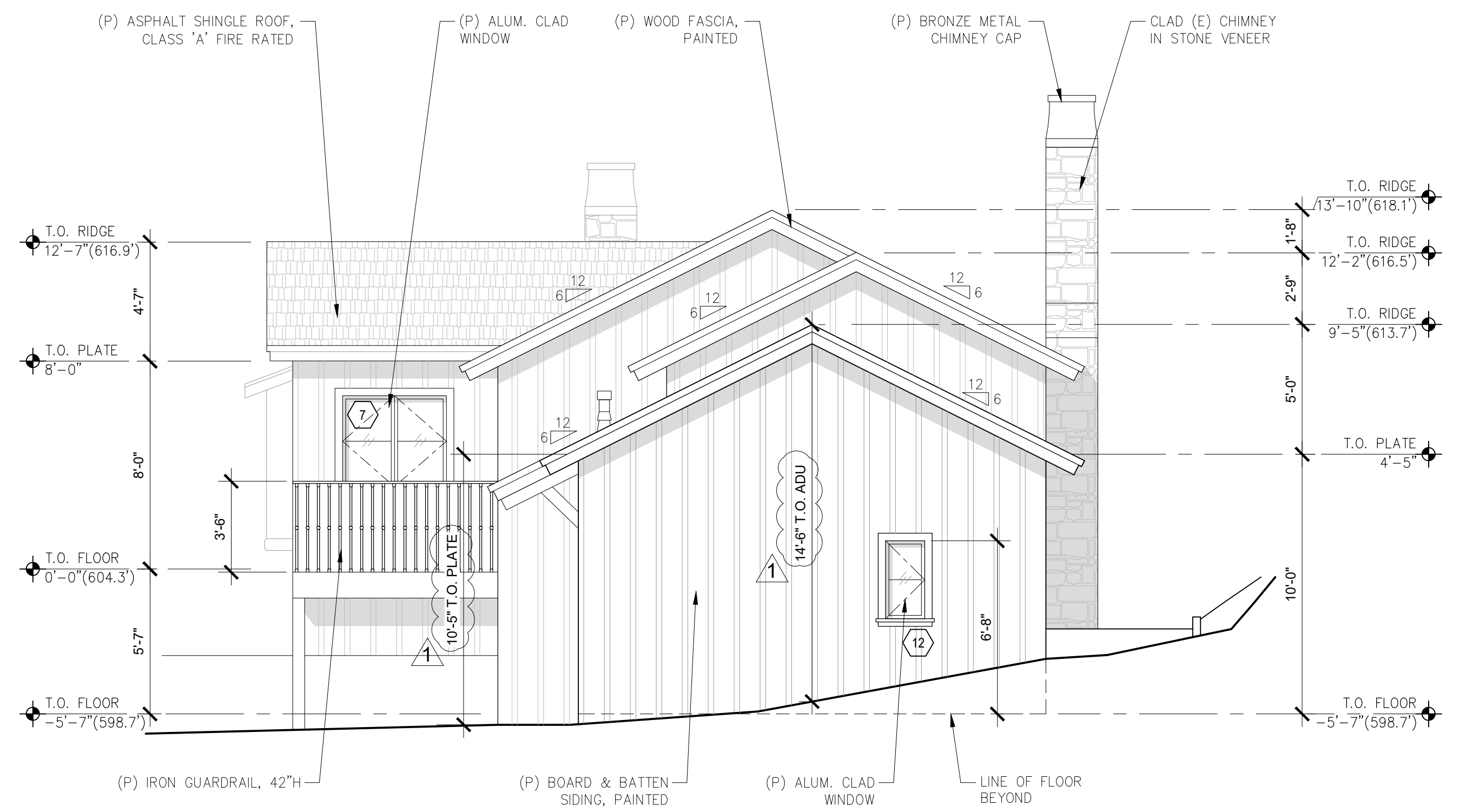
Job: -

5/23/2023

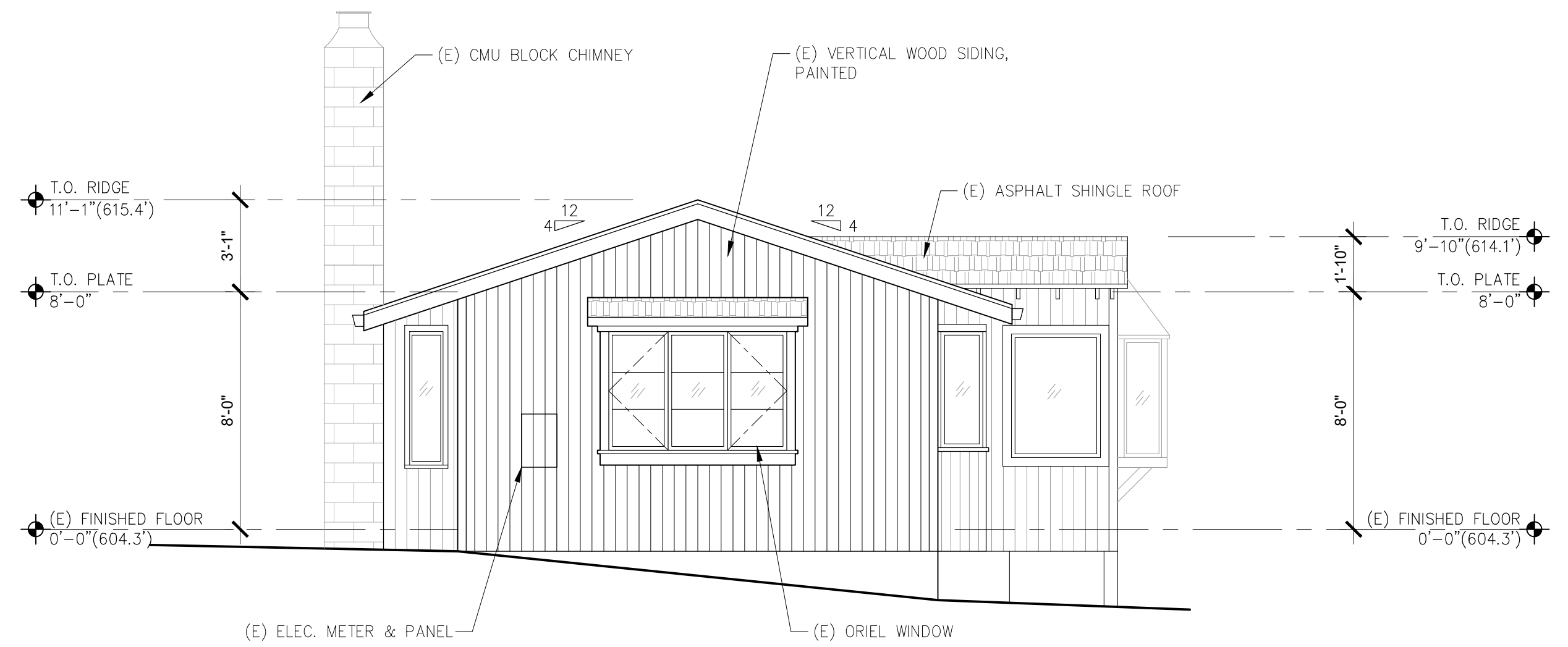
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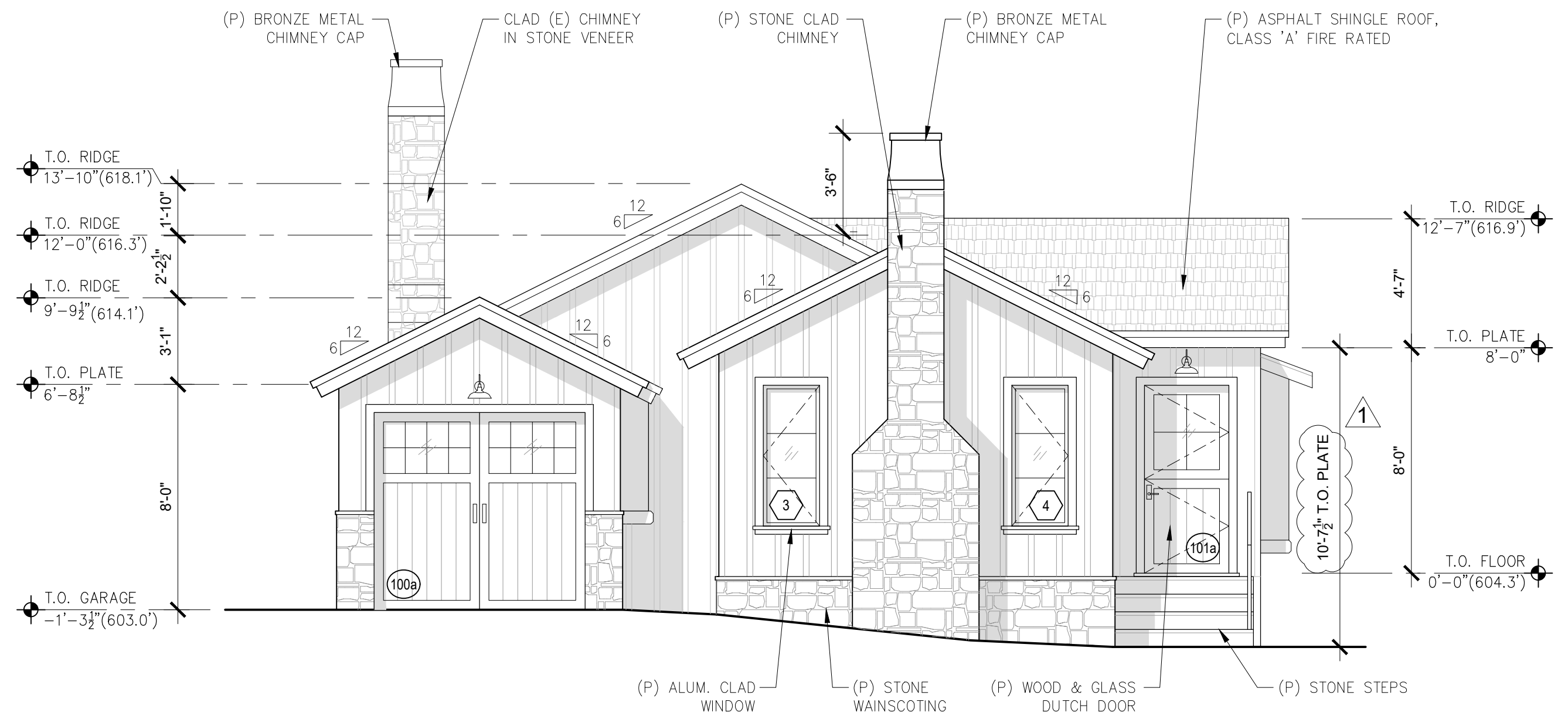
4 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



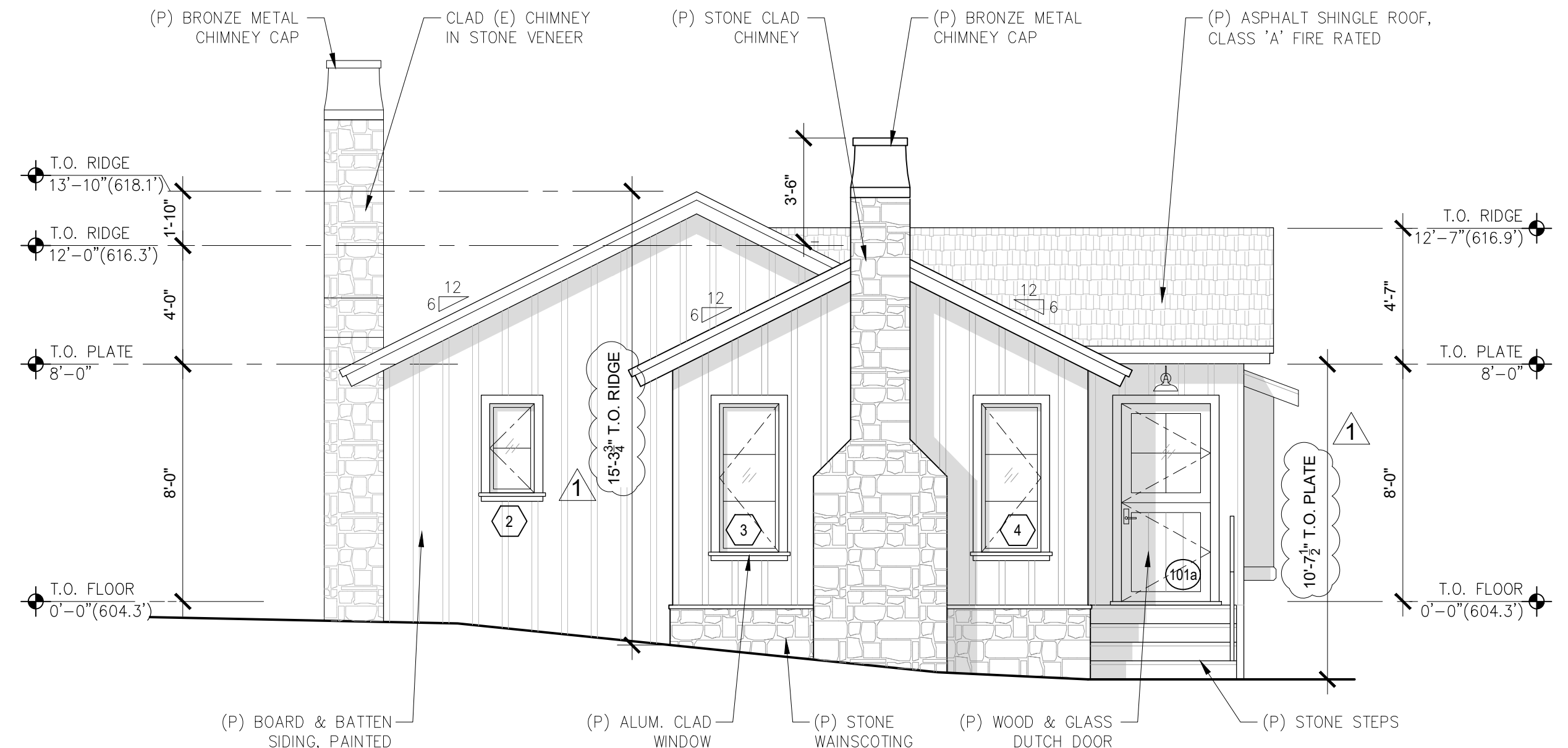
5 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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

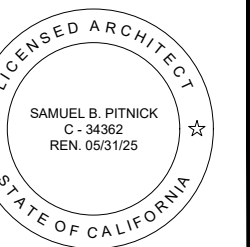


2 PROPOSED WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"



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

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RESIDENCE
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SAN CARLOS, 2 N.E. OF
2ND AVENUE
CARMEL, CA 93923



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

REVISIONS	DATE
1 PLANNING REVISION	1/11/24

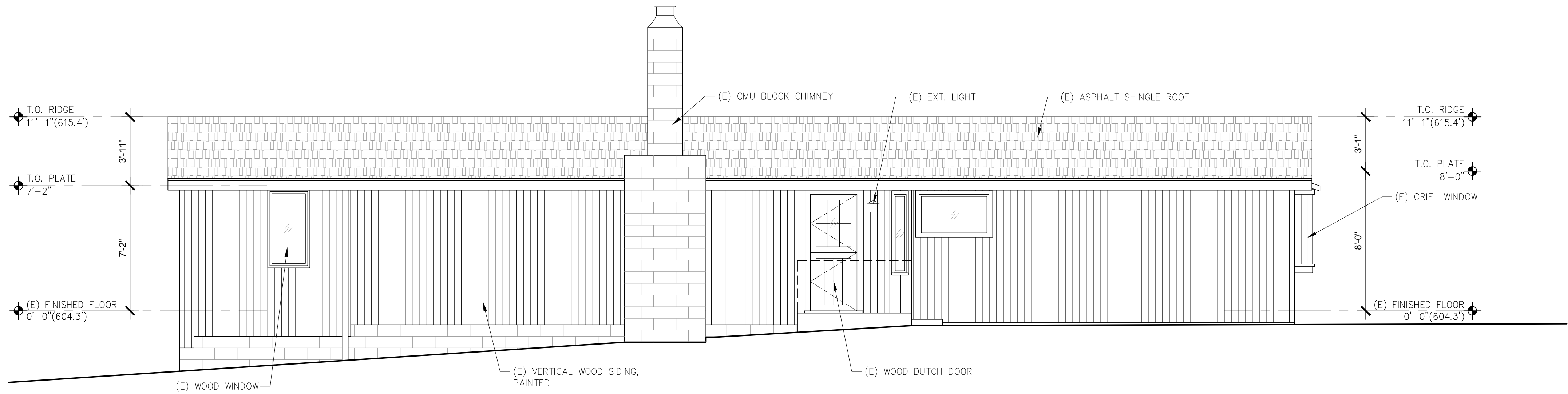
ARCHITECTURAL
BUILDING
ELEVATIONS

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

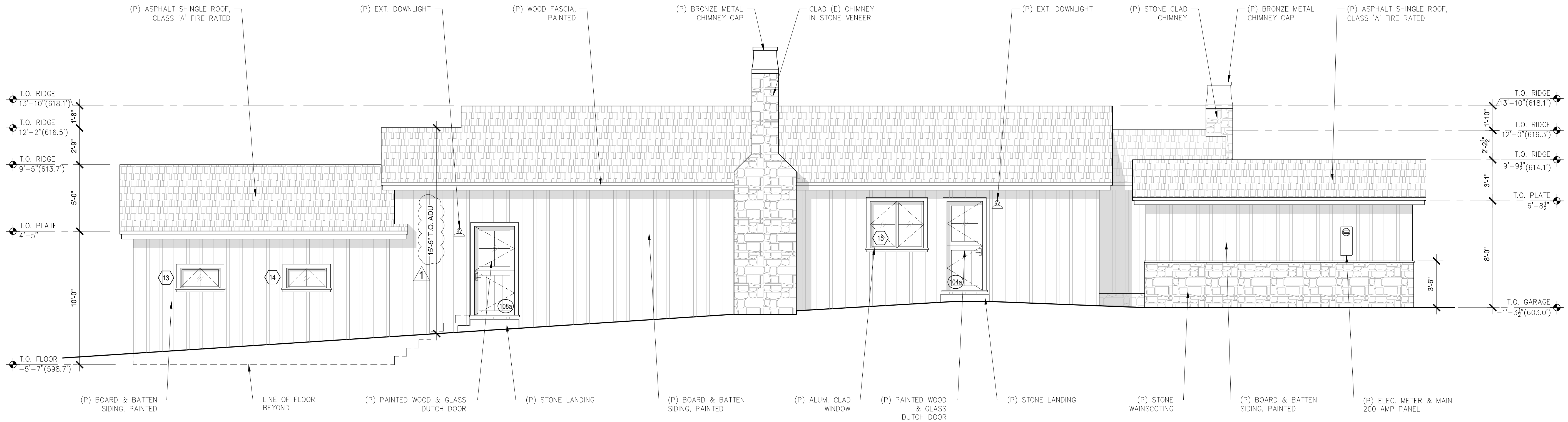
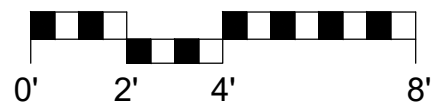
A3.0

01/11/2024

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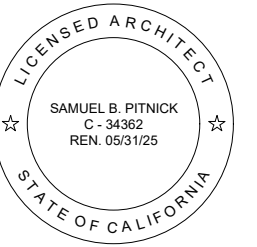
1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
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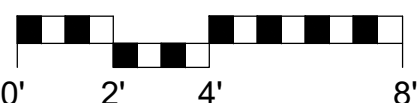
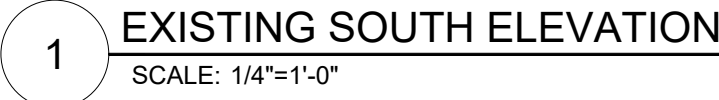
REVISIONS	DATE
1. PLANNING REVISION	1/11/24

ARCHITECTURAL
BUILDING
ELEVATIONS

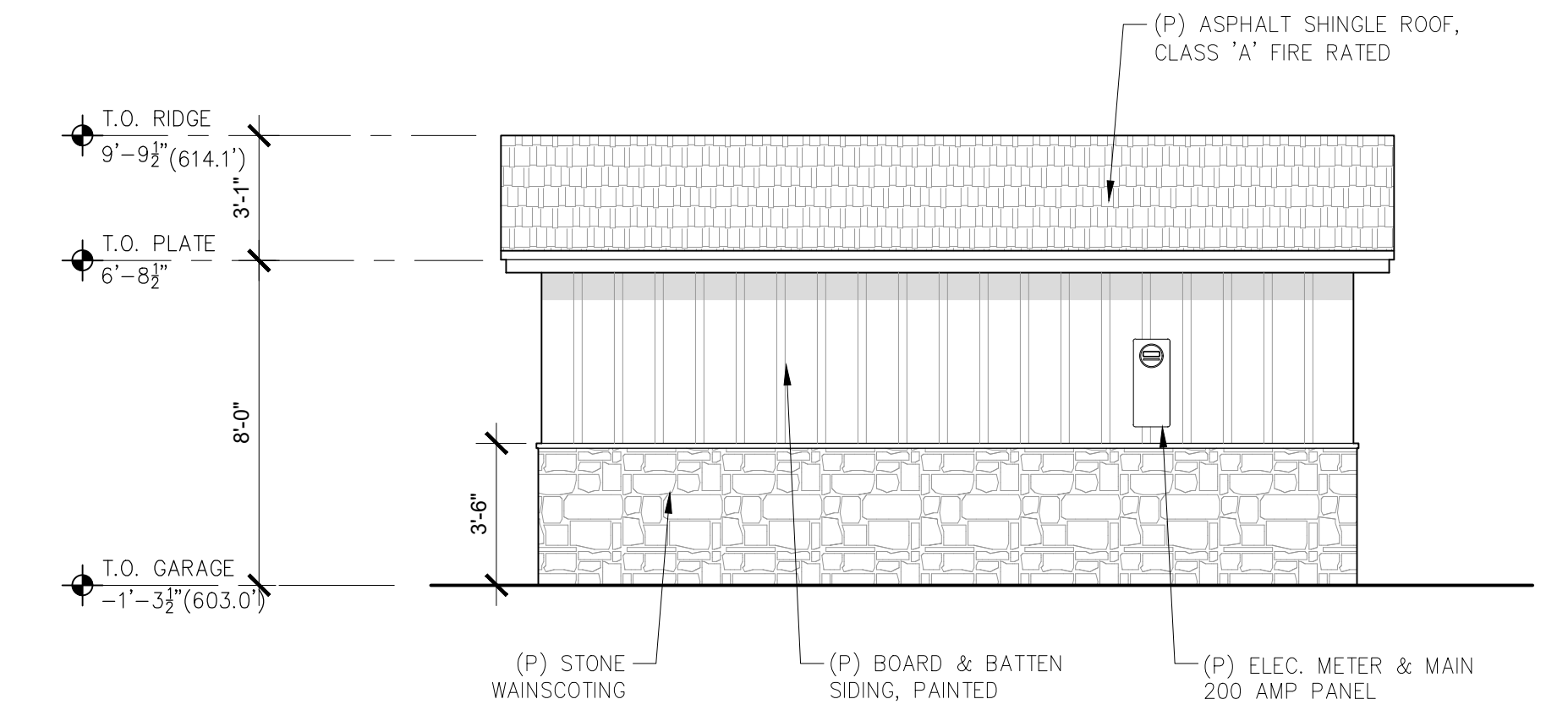
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Drawn By: SBP
Job: -

A3.1
01/11/2024

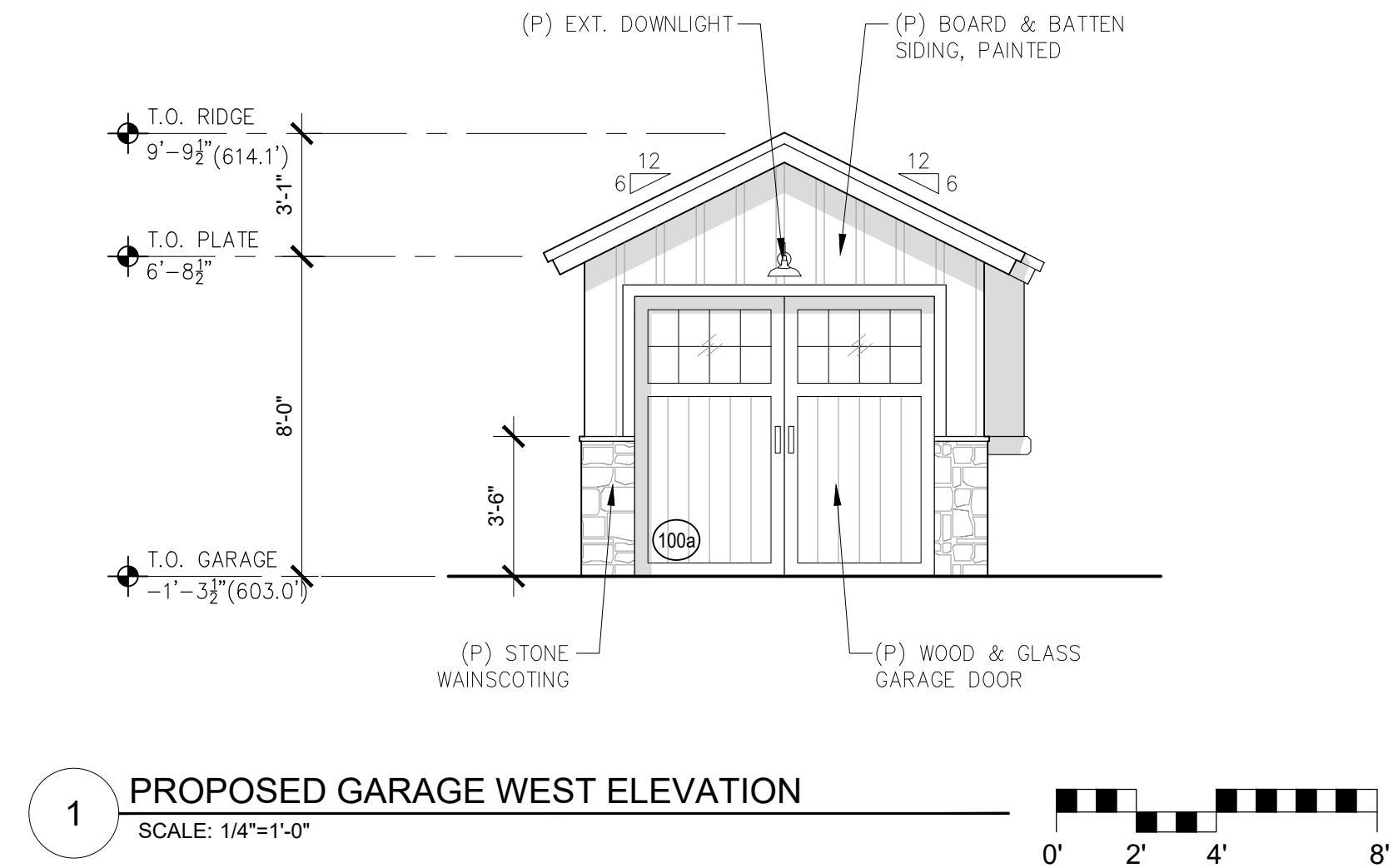
REGISTERED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN. 06/31/25
STATE OF CALIFORNIA



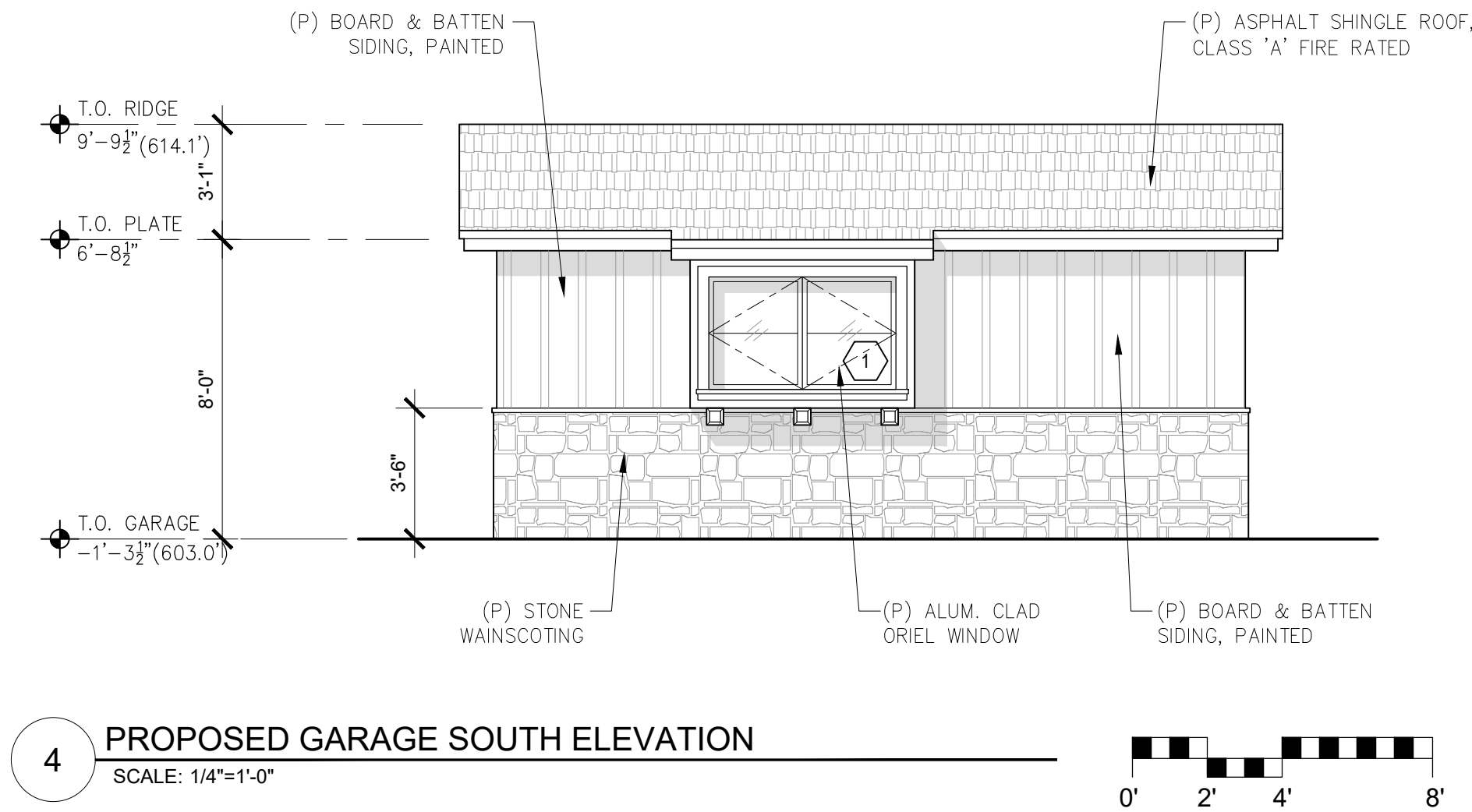
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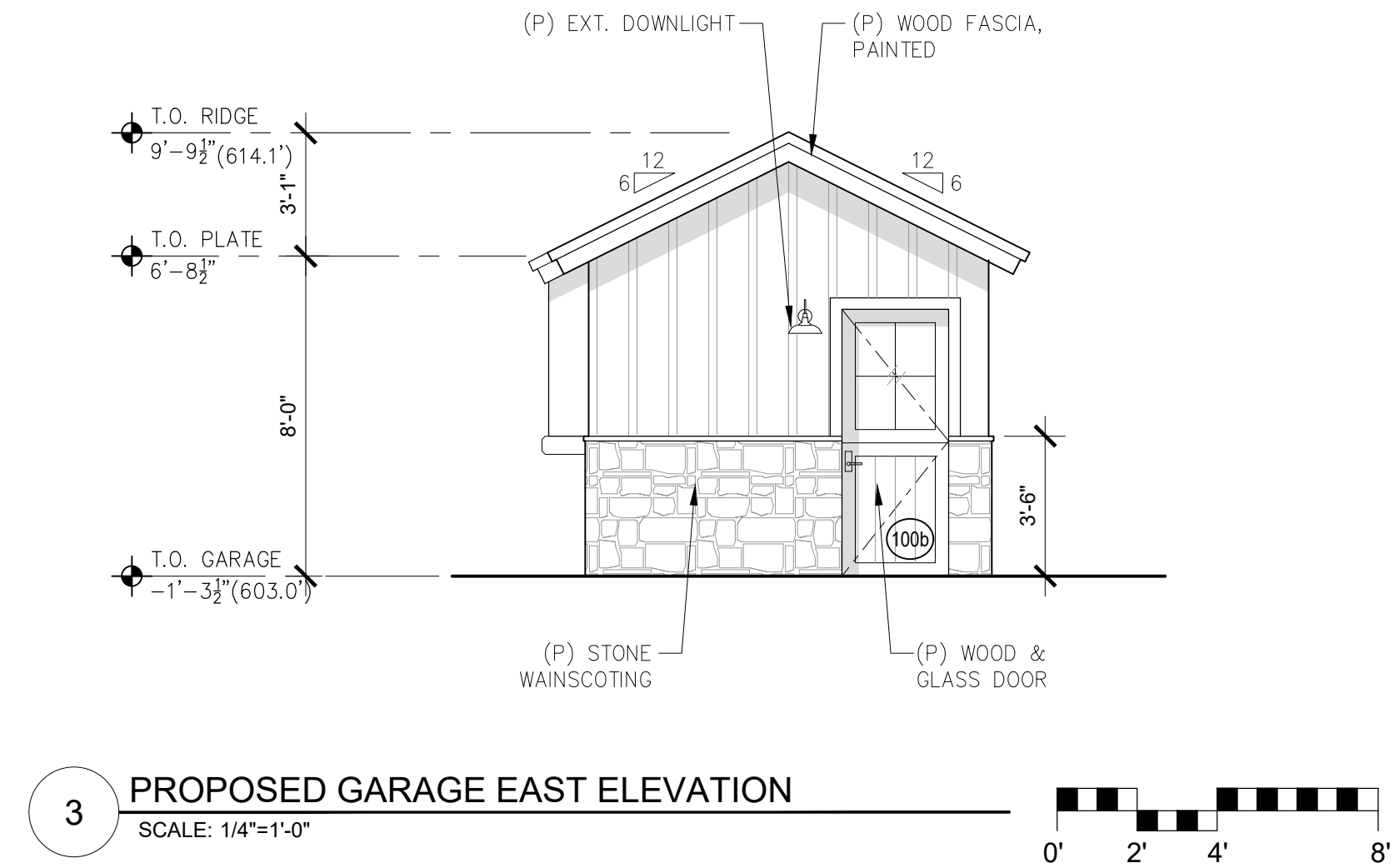
2 PROPOSED GARAGE NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

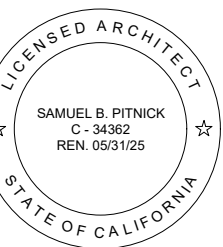


4 PROPOSED GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

HARRISON
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REMODEL
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CARMEL, CA 93923



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

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

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

A3.3

05/23/2023

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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	2'-8"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING
001b	3'-0"	4'-6"	-	WOOD	WOOD	SWING	TO MATCH SIDING
100a	7'-6"	7'-0"	-	WOOD/GLASS	WOOD	GARAGE, SECTIONAL	STAINED WOOD, TEMPERED GLAZING
100b	2'-8"	6'-8"	-	WOOD/GLASS	WOOD	SWING	TEMPERED GLAZING
101a	3'-0"	6'-8"	-	WOOD/GLASS	WOOD	DUTCH	STAINED WOOD, TEMPERED GLAZING
104a	2'-8"	6'-8"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
105a	3'-0"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING
105b	3'-0"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING
106a	6'-0"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING
108a	3'-0"	6'-8"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
108b	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
101b	1'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
102a	5'-0"	6'-8"	1.75"	WOOD	WOOD	POCKETING	
102b	2'-0"	6'-8"	1.75"	WOOD	WOOD	SWING	
103a	2'-4"	6'-8"	1.75"	WOOD	WOOD	SWING	
106b	2'-8"	6'-8"	1.75"	WOOD	WOOD	SWING	
106c	6'-0"	6'-8"	1.75"	WOOD	WOOD	BI-PASS	
107a	2'-4"	6'-8"	1.75"	WOOD	WOOD	SWING	
108c	2'-4"	6'-8"	1.75"	WOOD	WOOD	SWING	
109a	2'-4"	6'-8"	1.75"	WOOD	WOOD	SWING	

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	5'-0"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
2	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
3	2'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
4	2'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
5	6'-0"	4'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING, REUSE EXISTING
6	8'-0"	5'-0"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
7	4'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
8	3'-0"	6'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
9	3'-0"	6'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
10	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
11	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
12	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
13	3'-0"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
14	3'-0"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
15	4'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
16	3'-0"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
17	3'-0"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
18	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
19	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING
20	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING



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 - GRAY
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.

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REVISIONS	DATE

ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

Scale: SEE DWG.

Drawn By: SBP

Job: -

A4.0

05/23/2023