# 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 20092

**Owner Name:** JMG CARMEL LLC

**Case Planner:** Catherine Tarone, Assistant Planner

**Date Posted:** _____

**Date Approved:** 5/6/2020

**Project Location:** NEC Scenic & 8th

**APN #:** 010311014000 **BLOCK/LOT:** C1/W 100' OF LOT 11

**Applicant:** Samuel Pitnick

**Project Description:** 1) The installation of three new steel and glass French Doors with arched tops on the rear east elevation of the residence. 2) The replacement of the existing wood bay window on the front west elevation, immediately south of the entry, with a new unclad wood window in the same footprint. 3) The addition of a new steel and glass casement window at the south portion of the interior courtyard. 4) Remove an original south-facing door at the kitchen and center the new window on the wall. 6) Re-location of existing sconce light fixtures to the street-facing side of the residence and the installation of new shielded, down-facing FX Luminaire light fixtures at the rear and interior sides of the residence (12 fixtures total), per the revised, approved electrical plan.

**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.*

**AUTHORIZATION**:

This approval authorizes: 1) The installation of three new steel and glass French Doors with arched tops on the rear east elevation of the residence. 2) The replacement of the existing wood bay window on the front west elevation, immediately south of the entry, with a new unclad wood window in the same footprint. 3) The addition of a new steel and glass casement window at the south portion of the interior courtyard. 4) Remove an original south-facing door at the kitchen and center the new window on the wall. 6) Re-location of existing sconce light fixtures to the street-facing side of the residence and the installation of new shielded, down-facing FX Luminaire light fixtures at the rear and interior sides of the residence (12 fixtures total), per the revised, approved electrical plan. All work shall be consistent with the revised plan set submitted on April 21, 2020 on file with the city. Any modifications to, or additional work beyond this scope of work requires additional review and approval by the City of Carmel Planning and Building Department.

**SPECIAL CONDITIONS:**

1. A Building Permit Revision to your existing Building Permit (BP 19-254) must first be submitted and approved by the Building Department before construction may begin on any portion of the scope of these new revisions.

2. These conditions of approval shall be printed in the building plan set.

3. Per the historic consultant's Phase II Historic Report and the approved revised plans, the garage doors shall be maintained as they are character-defining features. Character-defining features should be repaired when they fall into disrepair unless they are in such a state of disrepair that replacement is needed. If replacement is needed, the garage doors must be replaced in-kind, replicating the original materials and design.

4. Per the historic consultant's Phase II Historic Report, holes in the exterior stucco walls of the residence should be repaired using a stucco mix and application method that matches the existing textured stucco wall finish.

5. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.

6. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.

7. 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).

8. The applicant agrees, at the applicant's 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 proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall 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 the resolution of all such actions by the parties hereto.

*Acknowledgement and acceptance of conditions of approval.

| Property Owner Signature | Printed Name | Date |
|---|---|---|

***Once signed, please return the original to the project Planner at the Community Planning and Building Department.***

PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

April 20, 2020

Catherine Tarone, Assistant Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: Focused Historic Assessment, Scenic Drive, NE Corner of 8th Ave., Carmel, CA
APN 010-311-014; DS 20-092 (JMG Partners)

Dear Ms. Tarone:

This letter evaluates the proposed alterations to the property located at Scenic Drive, NE Corner of 8th Avenue, in Carmel-by-the-Sea, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on April 13, 2020 to view the property's existing conditions and to evaluate project drawings for alterations to the residential building on the subject property.

The subject property (Block C1, Lot 11) contains the George E. Butler house, a two-story, stucco-clad residential building constructed circa-1933 in the Spanish Eclectic style. Originally constructed by Carmel contractor Ernest Bixler, the house is historically significant under California Register Criterion 3 and is a Carmel-by-the-Sea historic resource for its association with master contractor Ernest Bixler and as an example of one of his Spanish Eclectic-style designs.

The property owner proposes the replacement of existing windows and doors, the addition to exterior lighting and interior alterations to the existing building. A 2019 Design Study for window alterations was approved administratively because the original windows had been replaced previously with non-compatible windows. This historic assessment report evaluates the proposed alterations as presented on design drawings by Samuel Pitnick, Architects dated March 2, 2020.

The following Historic Assessment Report provides a methodology, a property description, a chronology of the changes made to the building on the subject property and an evaluation of the proposed alterations to the property's historic buildings for conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

## Project Methodology

PAST reviewed all relevant project files located at the City of Carmel-by-the-Sea planning and building departments as part of the project. A site visit was conducted on April 13, 2020 to assess the building's existing conditions and to understand the developmental context of the site. PAST reviewed the existing DPR523 forms prepared by Kent L. Seavey on July 31, 2002, as well as relevant historical information in the Historic Context Statement.

## Property Description

The subject property is located on the northeast corner of Scenic Drive and 8th Avenue. The property contains the George E. Butler House (circa-1933). The building is a two-story, Spanish Eclectic-style house with an irregular plan consisting of intersecting gable-roofed wings finished with clay barrel tiles. The original entrance is at the southwest side of the building, beneath a shed-roofed verandah. The center gable wing features a bay window. The projecting north garage wing has been altered with an addition over a two-car garage (**Figures 1 and 2**).

**Figures 1 and 2.** Left image shows the front (west) elevation. Right image details the west elevation at the entrance verandah, which contains an arched door. The upper-story windows have been replaced as part of the approved 2019 design study.

## Construction Chronology

The following lists the building chronology, based on the permit record in the files of the Carmel-by-the-Sea Planning and Building Departments:

- Permit #2549, 1933: Construct house for George E. Butler.
- Permit #2595, 1934: Construct rear garden outbuilding.
- Permit #354, 1938: Enclose upper balcony.
- Permit #1075, 1944: Construct porch addition over garage.
- Permit #4202, 1964: Add window opening for kitchen remodel.
- Permit #4219, 1964: Repair foundation at garage.

- Permit #74-222, 1974: Repair retaining wall.
- Permit #04-139, 2004: Install new underlayment beneath clay-tile roofs.
- Permit #18-585, 2018: Repair garage concrete slab.

## Proposed Project Amendment

**Figures 3 and 4.** Left image shows the rear elevation and the location of the proposed French doors. Right image shows the garage with existing wood doors and Carmel stone cladding on the west elevation.

The proposed project amendment includes:

- Install 3 sets of French doors on rear elevation.
- Replace existing garage doors with new steel and glass doors.
- Install fixed-sash, wood-clad window in front elevation's bay window opening.
- Install new steel window at interior courtyard, rear elevation.
- Install FX Luminaire Down Lights to building exterior.

## Evaluation of Proposed Alterations

### The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made

> prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.[1]

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[1] *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via http://www.nps.gov/hps/tps/standguide/).

## Evaluation of Proposed Alterations

The following lists the ten *Standards* for rehabilitation in italics, with an evaluation given below each *Standard*.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.

The proposed alterations are primarily on the rear elevation and allow the property to maintain its residential use in keeping with this *Standard*. The replacement of the garage doors is not recommended, as they appear to be part of the original design. It should be noted that the drawings indicate that the existing garage doors will remain (Sheets A2.1 and A3.0); however, the Project Description listed on Page 1 of the application proposes their replacement.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

On the front (west) elevation, the proposed garage door replacement is not recommended as they appear to be original to the house's design. The proposed fixed sash in the front elevation's bay window meets the *Standards* because the original window was removed during a subsequent remodeling campaign.

The proposed rear elevation's enlarged openings for French doors are appropriate according to the *Standards* because they are on the rear and non-primary elevation.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.

The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property and satisfies this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.

This *Standard* does not apply as no building changes have attained historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.

The existing garage doors should remain, as they are a distinctive feature of the original design, in keeping with this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Deteriorated stucco around window and door openings observed during our site visit and the patching of previous holes in the exterior walls should be repaired using a stucco mix and application method that matches the existing textured stucco wall finish.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

If necessary, cleaning of stucco wall finishes should be undertaken with methods that don't damage the original stucco wall cladding.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed openings to the rear elevation are larger than proposed previously. However, their location on the rear and non-primary elevation is in keeping with this *Standard*.

The proposed installation of exterior Down Lights onto the building are modern in design and will differentiate them from the original features of the building. For this reason, installation of the proposed exterior lights meets this *Standard*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed exterior lighting additions could be removed in the future and the surrounding stucco repaired in-kind, in keeping with this *Standard*.

**Conclusion**

In conclusion, the proposed design alterations to the building located at the northeast corner of Scenic Drive and 8th Avenue, Carmel-by-the-Sea, California (known as the George E. Butler House) meets the *Secretary of the Interior's Standards for Rehabilitation*, with the exception of the proposed replacement of the garage doors on the west elevation. It is recommended that these doors remain in place, as they are character-defining features of the original design.

Please contact me if you have any questions about this evaluation.

Sincerely,

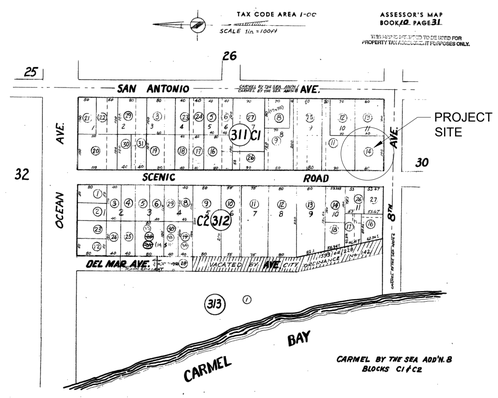
Seth Bergstein

Seth A. Bergstein, Principal

## SHEET INDEX



## PARCEL MAP




## VICINITY MAP


## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. 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 SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. 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
6. 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.

## PROJECT TEAM

| | |
|---|---|
| OWNER | 1 JMG LLC<br>C/O MICHAEL GEARON |
| ARCHITECT | SAMUEL PITNICK ARCHITECTS, INC.<br>LICENSE # C-34362<br>PO BOX 22412, CARMEL, CA 93922<br>PHONE: (831) 241-1895<br>SAMUELPITNICK@GMAIL.COM |
| CONTRACTOR | EMERSON DEVELOPMENT GROUP<br>LICENSE #904525<br>PO BOX 5837, CARMEL 93921<br>PHONE: (831) 238-9655 |

## SCOPE OF WORK

AMEND PREVIOUSLY APPROVED PERMIT TO ALLOW THE FOLLOWING CHANGES: NEW EXTERIOR WINDOWS & DOORS, ADDED BATHROOM AT BASEMENT LEVEL, RELOCATED LAUNDRY ROOM AT BASEMENT LEVEL, CHANGES TO KITCHEN & BATHROOMS AT MAIN LEVEL, CHANGES TO BATHROOM @ UPPER LEVEL. UPDATES TO ELECTRICAL & LIGHTING LAYOUTS ASSOCIATED WITH FLOOR PLAN CHANGES.

NO CHANGES TO FLOOR AREA OR LOT COVERAGE PROPOSED.

## PROJECT INFORMATION

| | |
|---|---|
| PROPERTY ADDRESS | N.E. CORNER OF SCENIC & 8TH AVE.<br>CARMEL-BY-THE-SEA, CA 93923<br>BLOCK: C1 LOT: 11 |
| APN | 010-311-014 |
| ZONING | R-1 (BEACH OVERLAY DISTRICT) |
| TYPE OF CONSTRUCTION | TYPE V-B |
| OCCUPANCY GROUP | R-3 / SINGLE FAMILY RESIDENCE<br>U / GARAGE |
| YEAR BUILT | 1938 |

## BUILDING INFORMATION & LOT COVERAGE

| | |
|---|---|
| LOT SIZE | 8,000 SF |
| (E) FLOOR AREA: | |
| (E) MAIN FLOOR | 2,179 SF |
| (E) SECOND FLOOR | 336 SF |
| (E) LOWER FLOOR | 441 SF |
| (E) GARAGE | 442 SF |
| TOTAL | 3,398 SF<br>(NO CHANGES PROPOSED) |

## MISCELLANEOUS

| | |
|---|---|
| WATER SOURCE | CAL AM |
| WASTE DISPOSAL SYSTEM | SEWER - C.A.W.D. |
| TREES TO BE REMOVED | NONE |
| GRADING ESTIMATES | NONE |
| (E) PARKING | 2 SPACES (COVERED) |
| (E) BUILDING SPRINKLERED | NO |
| (P) BUILDING SPRINKLERED | YES |

## DEFERRED SUBMITTALS

FIRE SPRINKLERS

## BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2019 CBC, AND CHAPTER 3, SECTION 337R OF THE 2019 CRC.

# BEACH HOUSE REMODEL

N.E. CORNER OF SCENIC & 8TH AVE.
CARMEL-BY-THE-SEA
CA 93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
EXP. 05/31/21
STATE OF CALIFORNIA

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

| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

PROJECT INFORMATION

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

G1.0

04/01/2020

# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

## MATERIALS & WASTE MANAGEMENT

**Non-Hazardous Materials**

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials**

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

**Construction Entrances and Perimeter**

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## EQUIPMENT MANAGEMENT & SPILL CONTROL

**Maintenance and Parking**

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## EARTHWORK & CONTAMINATED SOILS

**Erosion Control**

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

**Sediment Control**

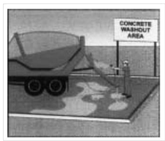
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

## PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

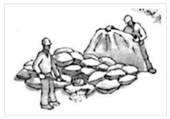
**Sawcutting & Asphalt/Concrete Removal**

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



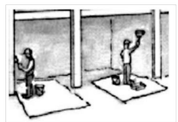

## CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



## LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



## PAINTING & PAINT REMOVAL

**Painting cleanup**

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

**Paint Removal**

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

## DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

**STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!**



BEACH HOUSE REMODEL
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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

BEST MANAGEMENT PRACTICES

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

G1.1

03/25/2020

## BATHROOM MECHANICAL NOTES

1. BATH AND TOILET ROOMS SHALL HAVE AN EXHAUST RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. [CMC TABLE 403.7]
2. EACH BATHROOM, OR ROOM CONTAINING A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. [CMC 402.5, CALGREEN 4.506]
3. BATH AND TOILET ROOM WINDOWS SHALL NOT BE LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. [CRC R303.3]
4. A BATH EXHAUST FAN, WITH BACK DRAFT DAMPER AND HUMIDITY CONTROL, IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW (ROOM CONTAINING A BATHTUB, SHOWER, SPA OR OTHER SIMILAR SOURCE OF MOISTURE). [CRC R303.3]
5. EXHAUST MUST VENT TO OUTDOOR IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FEET FROM AN OPENING OR PROPERTY LINE. [CMC 504.5]
6. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY PLUMBING VENTS AND SUCH OPENING SHALL BE LOCATED A MINIMUM OF 3 FEET BELOW THE CONTAMINANT SOURCE. [CRC R303.5]
7. SHOW FAN/DUCT/VENT TERMINATION LOCATIONS. INDICATE THAT FAN AND DUCT OPENINGS (ENVIRONMENTAL AIR DUCTS) SHALL TERMINATE AT LEAST THREE (3) FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING WITH BACK DRAFT DAMPER. PLUMBING VENTS WITHIN TEN (10) FEET OF OPERABLE SKYLIGHTS SHALL EXTEND A MINIMUM OF THREE (3) FEET ABOVE SUCH OPENINGS. [CMC 504.1, 504.5, CPC 906.2]

## LAUNDRY ROOM NOTES

1. LAUNDRY - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

## POLLUTANT CONTROL MEASURES

IN ACCORDANCE WITH SECTION 4.504, THE FOLLOWING POLLUTANT CONTROL MEASURES SHALL BE IMPLEMENTED.

1.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

1.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

1.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

1.4. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

1.5. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. RESPONSE

## BATHROOM PLUMBING NOTES

1. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7 FEET EXCEPT AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES AND AT SHOWERS THE CEILING HEIGHT MAY BE 6 FEET 8 INCHES. [CRC R305.1 AND R305.1 EXCEPTION 2]
2. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING TUBS/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. [CRC R308.4.5]
3. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. [R702.3.8, R307.2]
5. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
6. A MINIMUM 12"X12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE & OVERFLOW IS PROVIDED. [CPC 402.11]
7. SITE BUILT SHOWER STALLS SHALL BE WATER TESTED BEFORE CLOSEIN. [CPC 408.0].
8. WHEN ADDITIONAL WATER CLOSETS (TOILETS) ARE INSTALLED, A MAXIMUM OF 3 WATER CLOSETS ARE ALLOWED ON A 3" WASTE LINE.[CPC TABLE 703.2]
9. THE HOT WATER CONTROL SHALL BE INSTALLED ON THE LEFT SIDE OF LAVATORY FAUCET. [CPC 417.5]
10. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER (AT BASEMENT), SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE PER [CPC 710.1]
11. DRAINAGE PIPING SERVING FIXTURES THAT ARE LOCATED BELOW THE CROWN LEVEL OF THE MAIN SEWER (AT BASEMENT) SHALL DISCHARGE INTO AN APPROVED WATER-TIGHT SUMP OR RECEIVING TANK, SO LOCATED AS TO RECEIVE THE SEWAGE OR WASTES BY GRAVITY. [CPC 710.2]

## BATHROOM ELECTRICAL NOTES

1. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION. [CEC 210.52(D), 210.11(C)(3) & 210.8(A)(1)]
2. ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. [CEC 406.12]
3. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
4. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
6. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
7. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C]
8. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]

## KITCHEN PLUMBING NOTES

1. FAUCETS AT KITCHENS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.8 GPM AT 60 PSI.
2. GAS TEST DURATION SHALL BE NOT LESS THAN ONE-HALF (½) HOUR FOR EACH FIVE-HUNDRED (500) CUBIC FEET OF PIPE VOLUME OF FRACTION THEREOF. WHEN TESTING A SYSTEM HAVING A VOLUME LESS THAN TEN (10) CUBIC FEET OR A SYSTEM IN A SINGLE-FAMILY DWELLING, THE TEST DURATION SHALL BE NOT LESS THAN TEN (10) MINUTES. THE DURATION OF THE TEST SHALL NOT BE REQUIRED TO EXCEED TWENTY FOUR (24) HOURS. [NFPA 54:8.1.4.3, CPC 1214.3.3]
3. GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. [CPC 1211.1.6]
4. AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NONDISPLACEABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET INSTALLED WITHIN SIX (6) FEET OF THE APPLIANCE IT SERVES. WHERE A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. [CPC 1211.5]
5. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. [CPC 807.4]

## KITCHEN MECHANICAL NOTES

1. KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO 3 SONE, AND WITH A MIN. AIRFLOW AS SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING APPLIANCE-RANGE HOODS MUST BE 100 CFM, WHILE ALL OTHER HOOD TYPES INCLUDING DOWNDRAFT MUST BE 300 CFM [CEnC 150.0(O)2B].
2. A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.2]
3. UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 916.1.2]

## PLUMBING NOTES

1. ALL PLUMBING FIXTURES ARE REQUIRED TO BE LISTED BY AN ACCEPTABLE NATIONALLY RECOGNIZED TESTING LABORATORY.
2. PER CPC 2019, MAXIMUM PLUMBING FIXTURE FLOW RATES SHALL BE:

| | |
|---|---|
| WATER CLOSET | 1.28 GPF |
| KITCHEN FAUCET | 1.8 GPM @ 60 PSI |
| LAVATORY FAUCET | 1.2 GPM @ 60 PSI |
| SHOWER HEAD | 1.8 GPM @ 80 PSI |
| DISHWASHER | 2.0 GPM |
| CLOTHES WASHER | 2.0 GPM |

3. THIS IS A PARTIAL LIST OF PRIMARY PLUMBING FIXTURES, AND IS NOT INTENDED AS A COMPREHENSIVE LIST OF ALL PLUMBING FIXTURES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE ALL FIXTURES, SUPPLIES, PARTS, AND EQUIPMENT TO ENSURE PROPER FUNCTIONING OF ALL FIXTURES.
4. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. [4.303.2 CGBSC]
5. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303 OF CGBSC.
6. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE, SHOWERS, AND SINKS.
7. EXTERIOR HOSE BIBS: PROVIDE ANTI-SIPHON DEVICE AT ALL HOSE BIBS, ALL HOSE BIBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACKFLOW PREVENTER OR WITH A LISTED ATMOSPHERIC VACUUM BREAKER.
8. SHOWER/TUB SHOWER CONTROL VALVES: SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [408.0 CPC]
9. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

## KITCHEN ELECTRICAL NOTES

1. ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED. [CEC 210.8(A) (6)]
2. ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLE. [CEC 406.12]
3. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS. [CEC 210.12(A)]
4. WALL COUNTER SPACE; A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE. [CEC 210.52 (C) (1)]
5. ISLAND COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C) (2)]
6. PENINSULAR COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTER TOP IS MEASURED FROM THE CONNECTING EDGE. [CEC 210.52(C) (3)]
7. SEPARATE SPACES: COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES IN APPLYING THE REQUIREMENTS OF CEC 210.52 (C) (1) (2) (3). [CEC 210.52(C) (4)]
8. COUNTER TOP RECEPTACLE OUTLET LOCATION: RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN 210.52(C)(1), EXCEPTION, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. [CEC 210.52 (B) (5)]
9. TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. [CEC 210.52 (B)(1), (2)]
10. INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. [CEC 210.11(C) (1) & 422.10 (A)]
11. GARBAGE DISPOSAL CORD AND PLUG CONNECTED WITH A FLEXIBLE CORD 18" TO 36" LONG. [CEC 422.16 (B)(1)]
12. DISHWASHER CORD 36" TO 48" LONG. [CEC 422.16(B)(2)]
13. MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. [CEC 210.23(A)]
14. PROVIDE DEDICATED CIRCUIT FOR KITCHEN HOOD. [CEC 210.52 (B) (2)]
15. IF USING A SPLIT OUTLET (TWO CIRCUITS ON THE SAME YOKE) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE TWO CIRCUIT BREAKERS AT THE PANEL. [CEC 210.7]
16. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG CONNECT WHEN THE CORD IS TERMINATED WITH GROUNDING TYPE, NOT LESS THAN 18 INCHES AND NOT OVER 36", THE RECEPTACLE IS ACCESSIBLE AND SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. [CEC 422.16 (B) (4)]
17. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED.
18. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING:
    - 18.1. THE LUMINAIRES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
    - 18.2. THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
    - 18.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E
19. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C]
20. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CENC 150.0(K)1C. A JA8-2016-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES.
21. EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CENC 150.0(K)2B]
22. BLANK ELECTRICAL BOXES. ALL UNUSED ELECTRICAL BOXES MOUNTED ABOVE 5 FEET FROM THE FINISHED FLOOR SHALL BE NO MORE THAN THE NUMBER OF BEDROOMS AND SHALL BE SERVED BY DIMMER OR VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.[CENC 150.0(K)1B
23. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

# BEACH HOUSE REMODEL

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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

CONSTRUCTION NOTES

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

G1.2

03/25/2020

## FLOOR PLAN NOTES

1. ONLY PROPOSED CHANGES TO ELECTRICAL SHOWN. ALL OTHER PREVIOUSLY APPROVED ELECTRICAL TO REMAIN AS IS AND NOT SHOWN FOR CLARITY.

## WINDOW & EXTERIOR DOORS NOTES

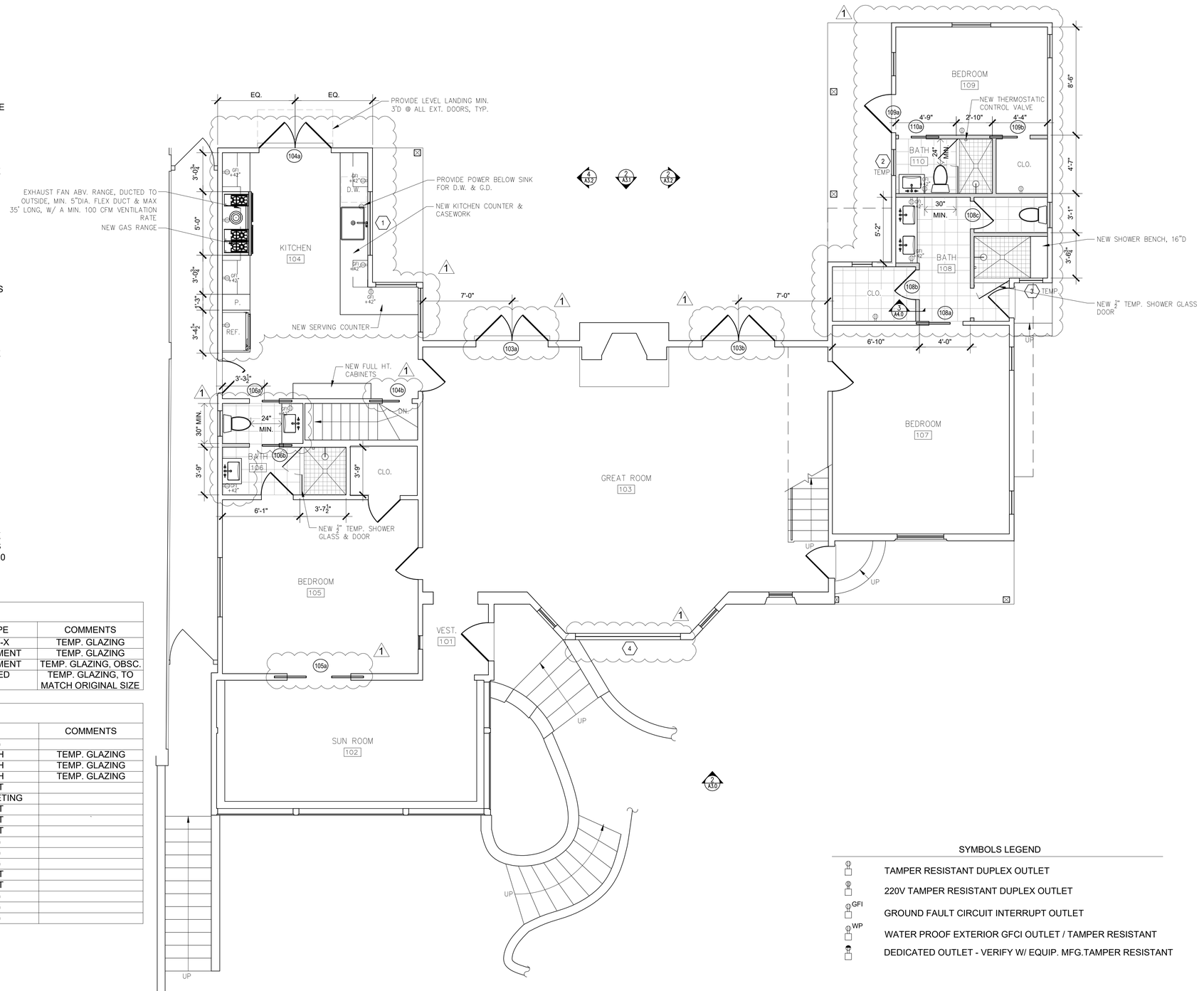
1. ALL NEW WINDOWS & DOORS TO MATCH PREVIOUSLY APPROVED WINDOWS & DOORS.
2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
4. ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
5. REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
6. 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.
7. 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.
8. CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
9. ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
10. MIN. U-VALUE = 0.50 / MIN. SGHC = 0.30
11. 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]
12. 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]

### WINDOW SCHEDULE

| TAG | WIDTH | HEIGHT | THICK | WINDOW MTL. | FRAME MTL. | TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 1 | 5'-0" | 3'-4" | | GLASS | STEEL | X-O-X | TEMP. GLAZING |
| 2 | 2'-0" | 3'-4" | | GLASS | STEEL | CASEMENT | TEMP. GLAZING |
| 3 | 1'-6" | 2'-6" | | GLASS | STEEL | CASEMENT | TEMP. GLAZING, OBSC. |
| 4 | 8'-3" | 4'-3 1/2" | | GLASS | WOOD | FIXED | TEMP. GLAZING, TO MATCH ORIGINAL SIZE |

### DOOR SCHEDULE

| TAG | WIDTH | HEIGHT | THICK | DOOR MTL. | FRAME MTL. | TYPE | COMMENTS |
|---|---|---|---|---|---|---|---|
| 004a | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 103a | 5'-8" | 7'-8" | - | GLASS / STEEL | STEEL | FRENCH | TEMP. GLAZING |
| 103b | 5'-8" | 7'-8" | - | GLASS / STEEL | STEEL | FRENCH | TEMP. GLAZING |
| 104a | 5'-8" | 7'-8" | - | GLASS / STEEL | STEEL | FRENCH | TEMP. GLAZING |
| 104b | 2'-4" | 6'-8" | 1.75" | WOOD | WOOD | POCKET | |
| 105a | 5'-0" | 6'-8" | 1.75" | WOOD | WOOD | DBL. POCKETING | |
| 106a | 2'-4" | 6'-8" | 1.75" | WOOD | WOOD | POCKET | |
| 106b | 2'-4" | 6'-8" | 1.75" | WOOD | WOOD | POCKET | |
| 108a | 2'-8" | 6'-8" | 1.75" | WOOD | WOOD | POCKET | |
| 108b | 2'-4" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 108c | 2'-2" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 109a | 3'-0" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 109b | 2'-2" | 6'-8" | 1.75" | WOOD | WOOD | POCKET | |
| 110a | 2'-2" | 6'-8" | 1.75" | WOOD | WOOD | POCKET | |
| 202a | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 202b | 2'-6" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |
| 202c | 2'-2" | 6'-8" | 1.75" | WOOD | WOOD | SWING | |




### SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- GFCI — GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP — WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG.TAMPER RESISTANT

WALL TYPE LEGEND:

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

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

0' 2' 4' 8'

# BEACH HOUSE REMODEL

N.E. CORNER OF SCENIC & 8TH AVE.
CARMEL-BY-THE-SEA
CA 93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

PROPOSED MAIN LEVEL FLOOR PLAN

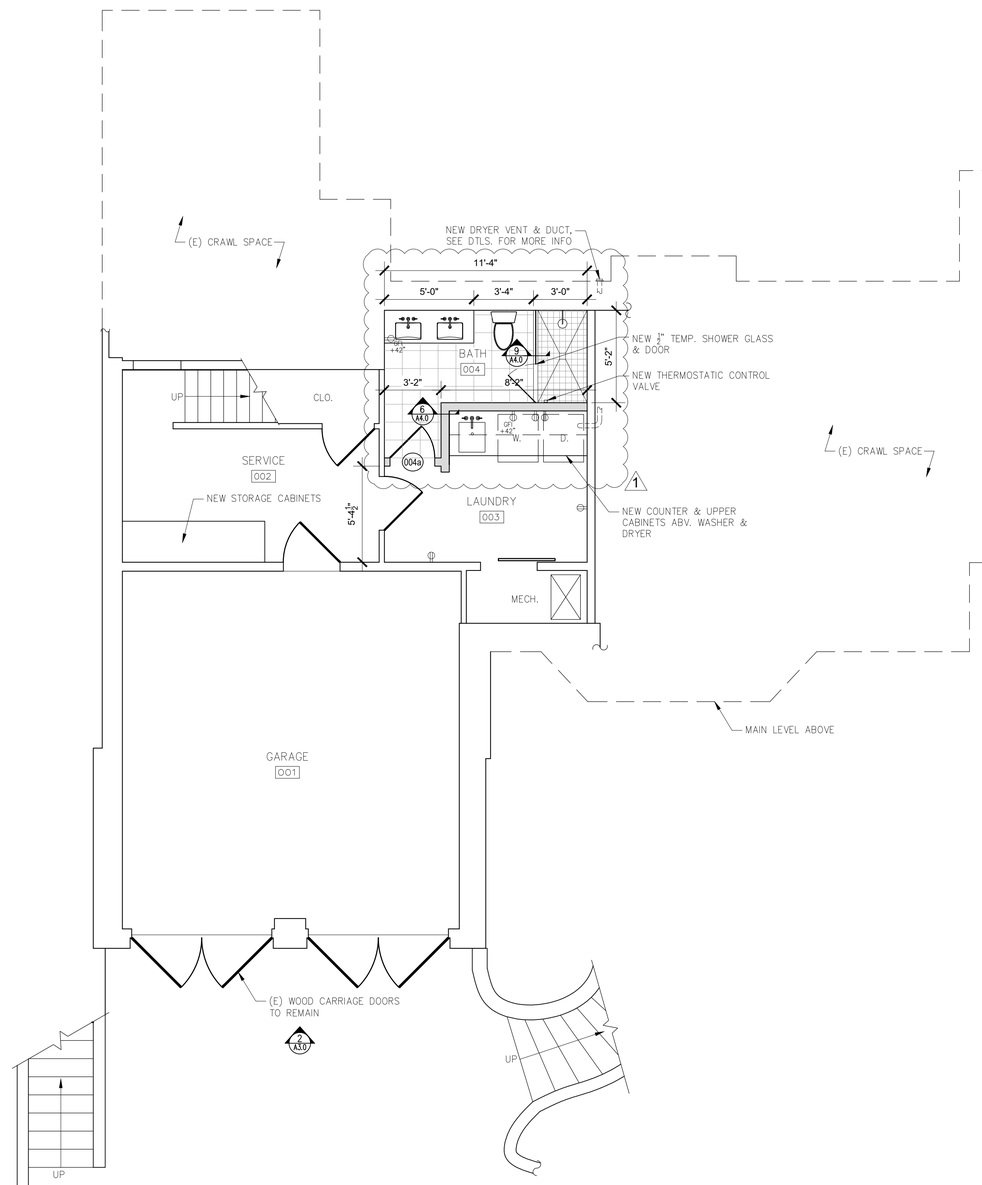
Scale: SEE DWG.
Drawn By: SBP
Job: -

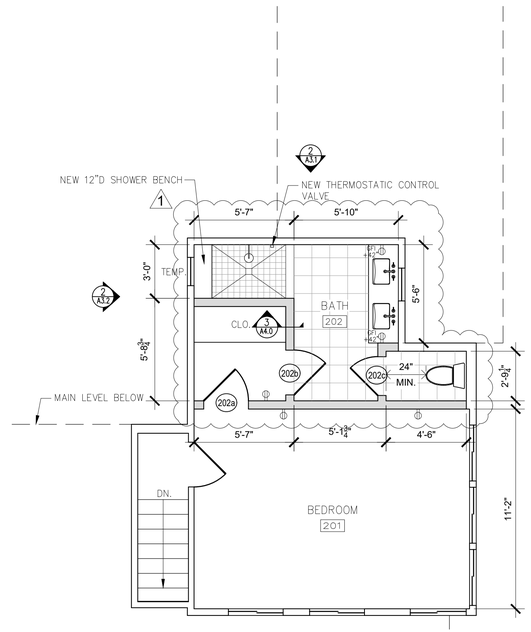
A2.0

04/01/2020

## FLOOR PLAN NOTES

1. ONLY PROPOSED CHANGES TO ELECTRICAL SHOWN. ALL OTHER PREVIOUSLY APPROVED ELECTRICAL TO REMAIN AS IS AND NOT SHOWN FOR CLARITY.




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

0' 2' 4' 8'

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

0' 2' 4' 8'

### SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- GFI — GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WP — WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG.TAMPER RESISTANT

WALL TYPE LEGEND:

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



# BEACH HOUSE REMODEL

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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

PROPOSED LOWER & UPPER FLOOR PLAN

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

A2.1

04/01/2020

## CEILING PLAN NOTES

1. ONLY PROPOSED CHANGES TO LIGHTING SHOWN. ALL OTHER PREVIOUSLY APPROVED LIGHTING TO REMAIN AS IS AND NOT SHOWN FOR CLARITY.

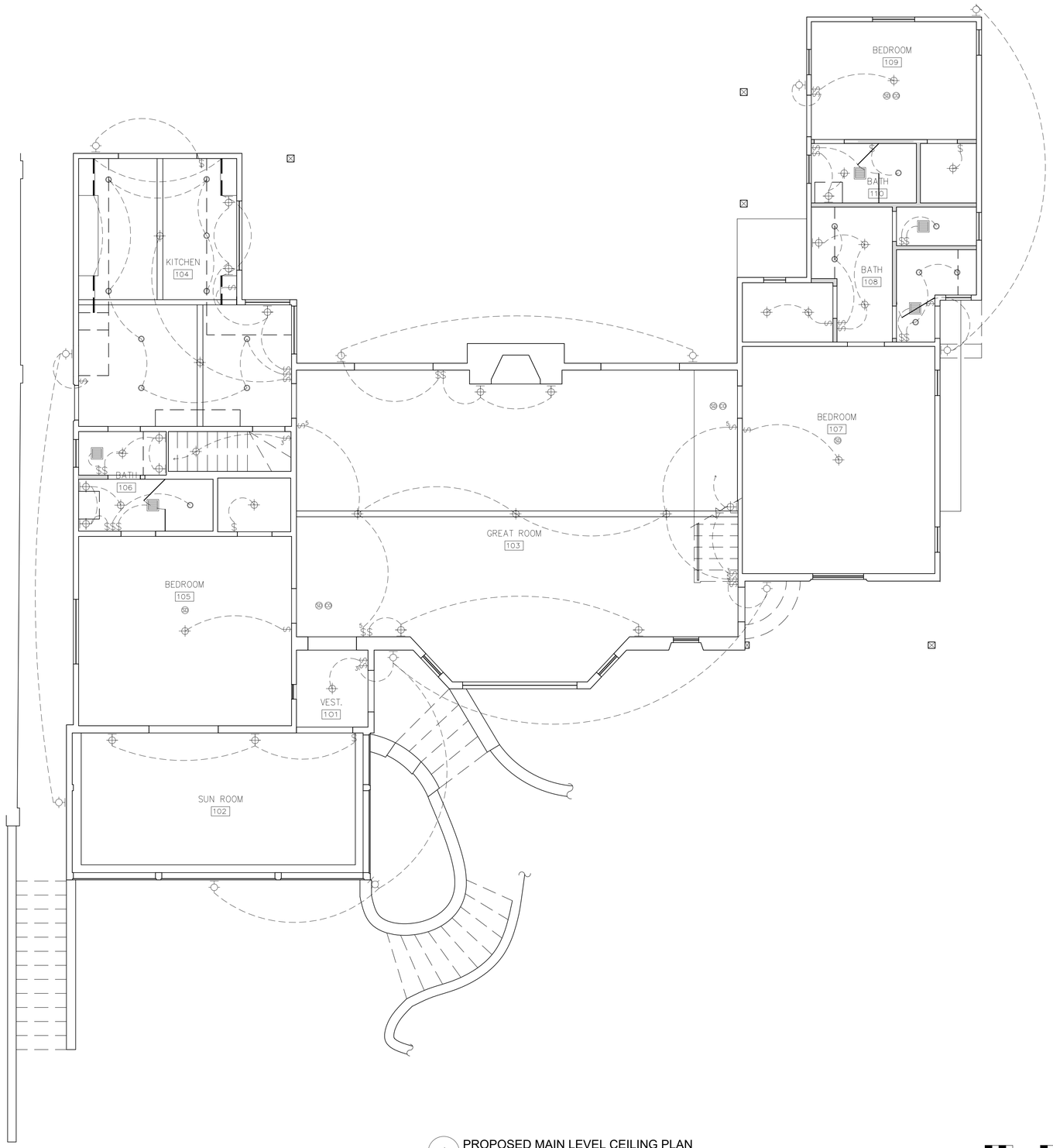
## SYMBOLS LEGEND

- 4" LED RECESSED LIGHT FIXTURE BY 'HALO' OR APPV'D EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
- INTERIOR LED WALL SCONCE
- EXTERIOR LED DOWNLIGHT
- INTERIOR LED PENDANT/DECORATIVE LIGHT
- INTERIOR LED FLUSHMOUNT LIGHT
- $ SINGLE SWITCH, WITH DIMMER U.N.O.
- $3 3-WAY SWITCH, WITH DIMMER U.N.O.
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN "PANASONIC" ULTRA SILENT 80 CFM -NO LIGHT- APPROVED FOR WET LOCATION ON GFI CIRCUIT, ENERGY STAR COMPLIANT. EXHAUST FAN SHALL HAVE HUMIDITY CONTROL, BACKDRAFT PROTECTION & SHALL TERMINATE NO CLOSER THAN 3' FROM BUILDING OPENINGS OR PROPERTY LINES.
- UNDER-CABINET LED STRIP LIGHT, SWITCHED & ON PHOTOCELL

## LIGHTING NOTES

1. ALL INTERIOR LIGHTS SHALL BE DIMMABLE UNLESS OTHERWISE NOTED.
2. ALL BATHROOM FANS SHALL HAVE TIMER OPTIONS.
3. ALL BATHROOM LIGHTS SHALL HAVE OCCUPANCY SENSORS.
4. OUTLET BOXES INSTALLED FOR LUMINARIES OR LIGHTING SHALL BE PERMITTED TO SUPPORT 50 POUNDS OR LESS. LUMINARIES WEIGHING MORE THAN 50 POUNDS MUST BE LISTED AND MARKED FOR THE MAXIMUM WEIGHT.
5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED LABELED.
6. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING:
   - 6.1. SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND
   - 6.2. SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE JOINT APPENDIX JA8; AND
   - 6.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019-E.
7. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED ZERO-CLEARANCE INSULATION COVER TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C].
8. LUMINARIES INSTALLED IN CLOSETS SHALL BE 12" FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED. SURFACE MOUNTED OR RECESSED FLUORESCENT, RECESSED INCANDESCENT OR LED, 6".
9. SURFACE MOUNTED FLUORESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE.
10. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.
11. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.

1




1 PROPOSED MAIN LEVEL CEILING PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

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

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| REVISIONS | DATE |
|---|---|
| 2 DESIGN CHANGES | 3/2/20 |
| 1 PLAN CHECK | 3/31/20 |

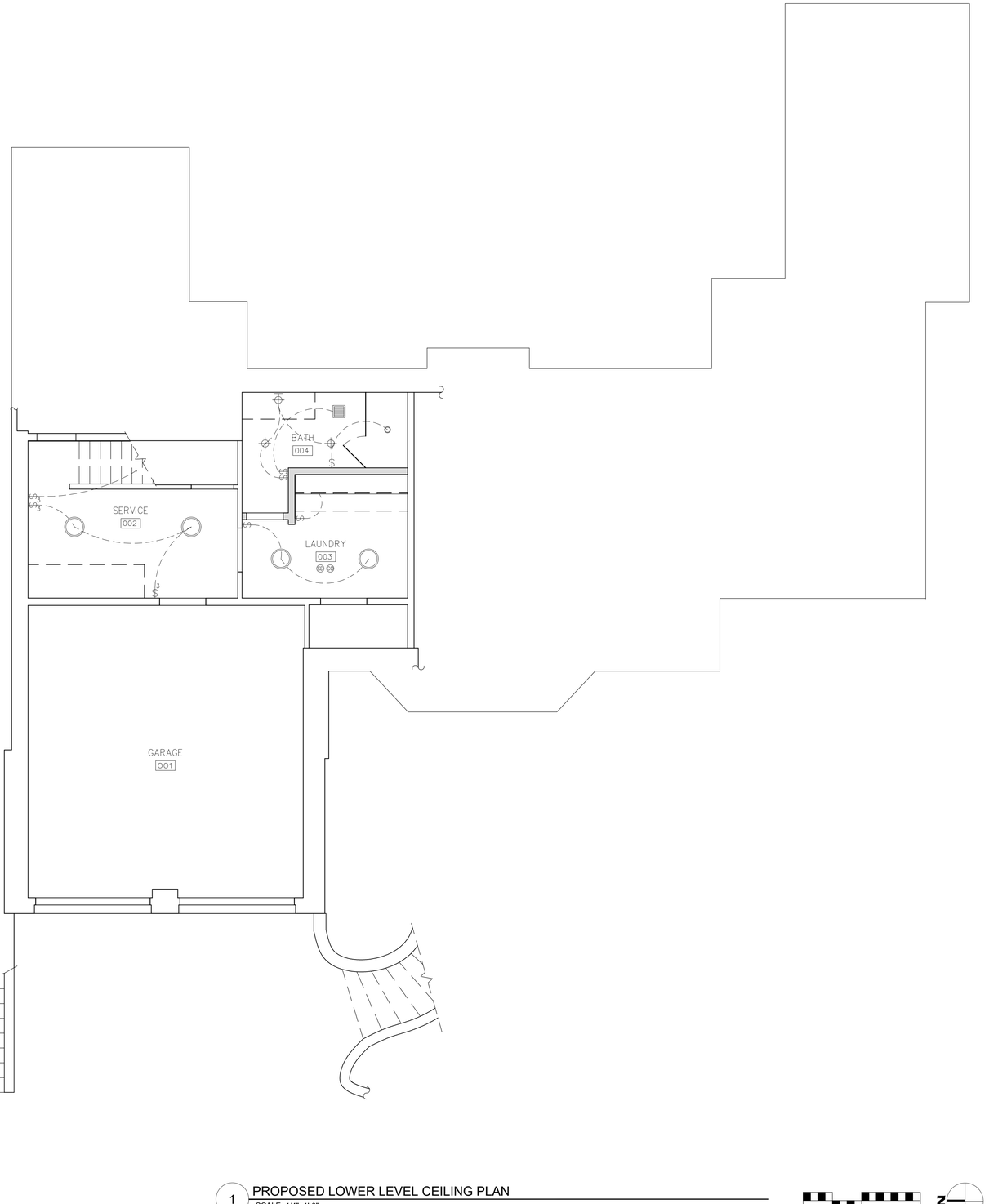
ARCHITECTURAL

PROPOSED MAIN LEVEL CEILING PLAN

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

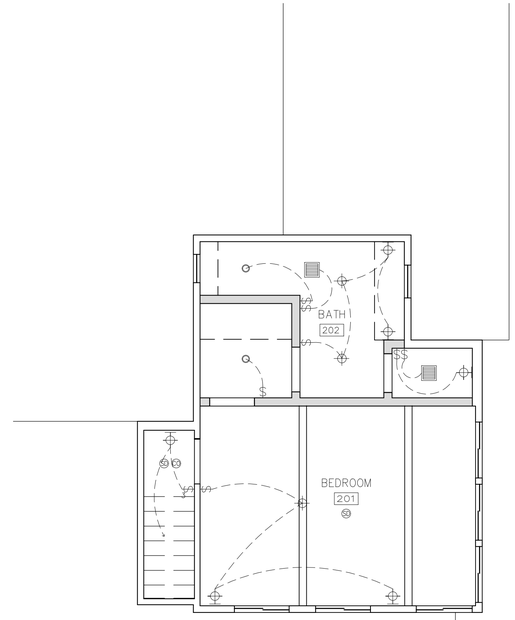
A2.2

04/21/2020




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

0' 2' 4' 8'




2 PROPOSED UPPER LEVEL CEILING PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

WALL TYPE LEGEND:

(E) WALL TO REMAIN

(E) WALL TO REMOVE

(P) WALL

CEILING PLAN NOTES

1. ONLY PROPOSED CHANGES TO LIGHTING SHOWN. ALL OTHER PREVIOUSLY APPROVED LIGHTING TO REMAIN AS IS AND NOT SHOWN FOR CLARITY.

SYMBOLS LEGEND

- 4" LED RECESSED LIGHT FIXTURE BY 'HALO' OR APPV'D EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
- INTERIOR LED WALL SCONCE
- EXTERIOR LED DOWNLIGHT
- INTERIOR LED PENDANT/DECORATIVE LIGHT
- INTERIOR LED FLUSHMOUNT LIGHT
- $ SINGLE SWITCH, WITH DIMMER U.N.O.
- $3 3-WAY SWITCH, WITH DIMMER U.N.O.
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
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- UNDER-CABINET LED STRIP LIGHT, SWITCHED & ON PHOTOCELL

BEACH HOUSE REMODEL
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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

PROPOSED LOWER & UPPER CEILING PLAN

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

A2.3

03/25/2020


1 EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

0' 2' 4' 8'


2 PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

0' 2' 4' 8'

BEACH HOUSE REMODEL

N.E. CORNER OF SCENIC & 8TH AVE. CARMEL-BY-THE-SEA CA 93923

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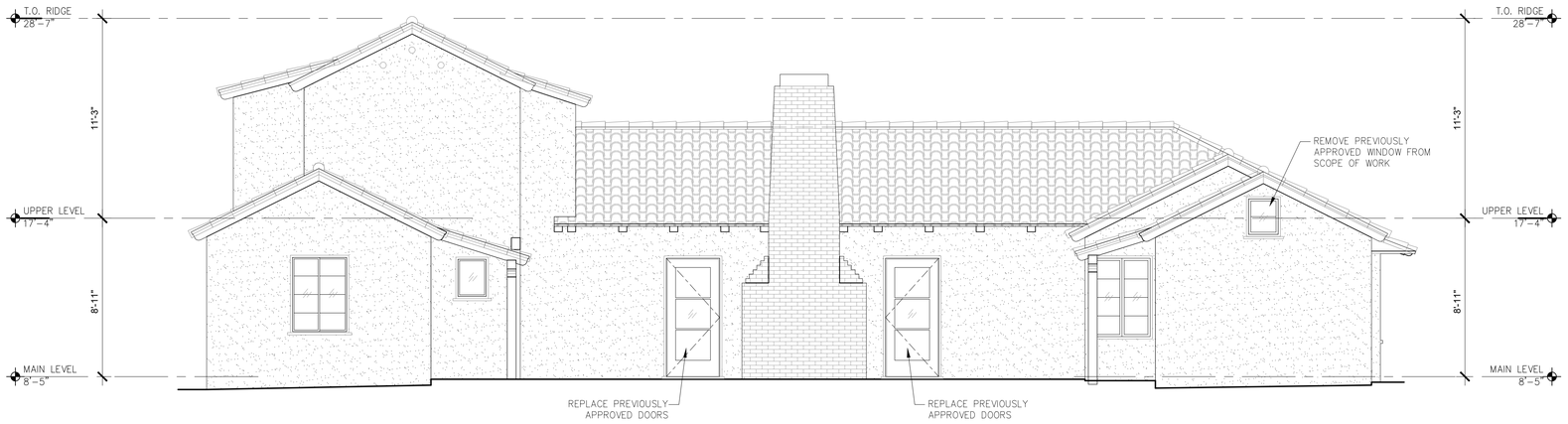
ARCHITECTURAL

BUILDING ELEVATIONS

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

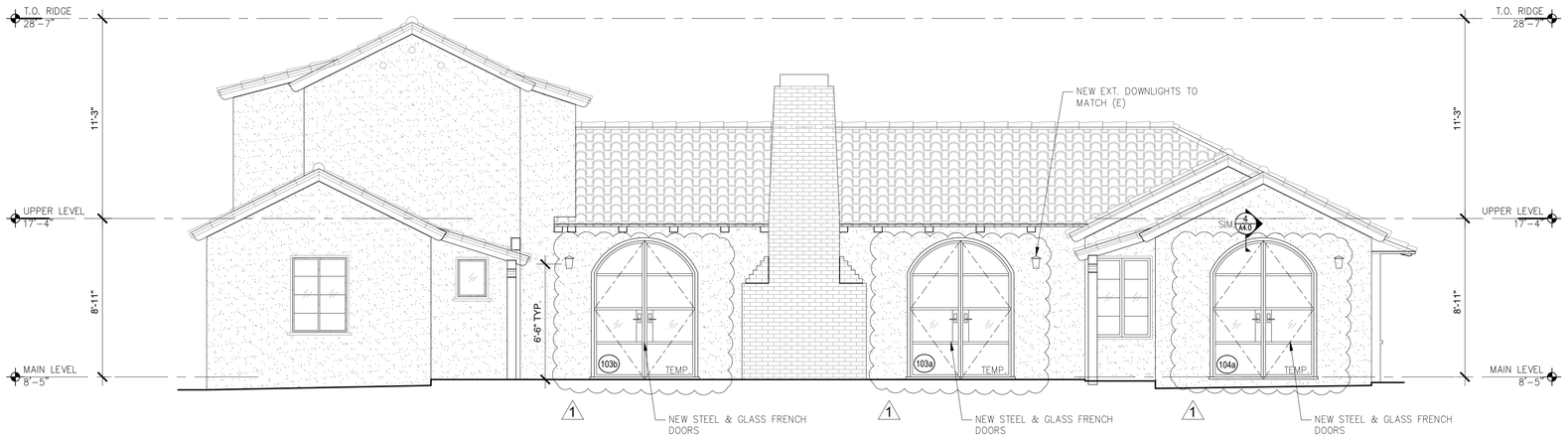
A3.0

04/01/2020




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

0' 2' 4' 8'




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

0' 2' 4' 8'



# BEACH HOUSE REMODEL

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|---|---|
| 1 DESIGN CHANGES | 3/2/20 |
| 1 PLAN CHECK | 3/31/20 |

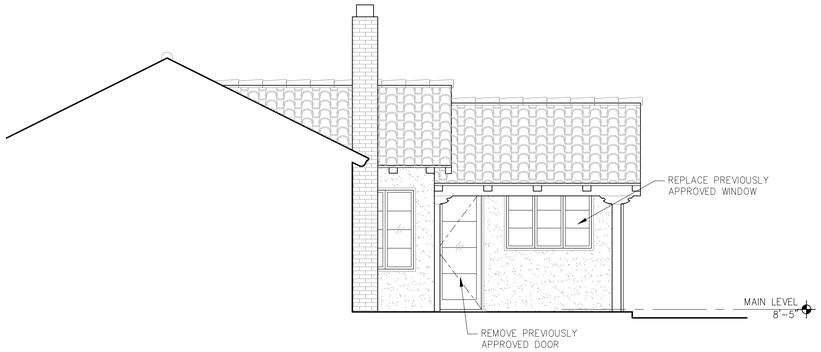
ARCHITECTURAL

BUILDING ELEVATIONS

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

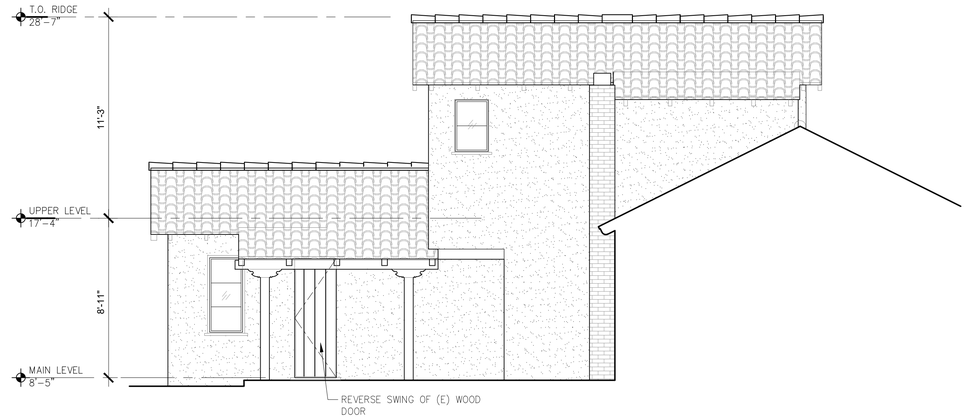
A3.1

04/21/2020



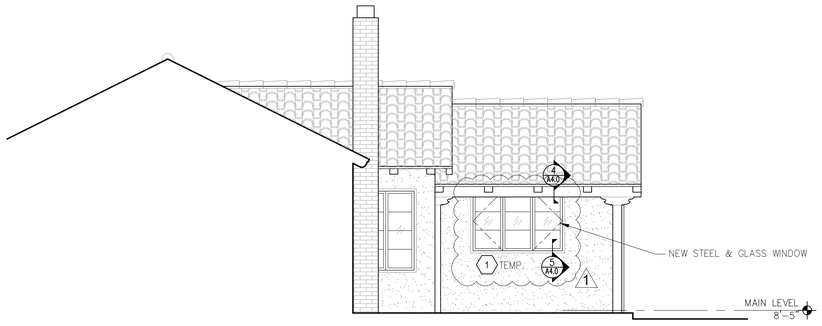

3 EXISTING NORTH COURTYARD
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



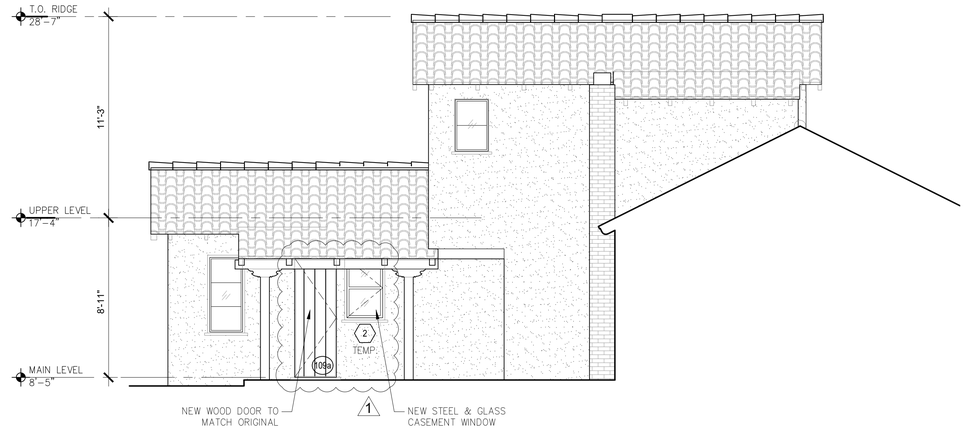

1 EXISTING SOUTH COURTYARD
SCALE: 1/4"=1'-0"

0' 2' 4' 8'




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

0' 2' 4' 8'




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

0' 2' 4' 8'

BEACH HOUSE REMODEL
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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

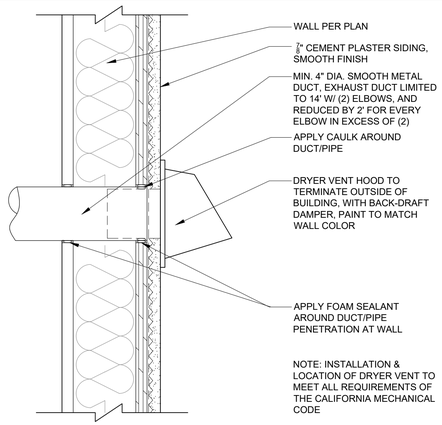
ARCHITECTURAL

BUILDING ELEVATIONS

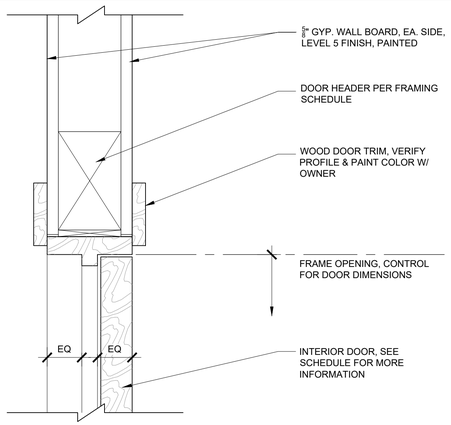
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.2

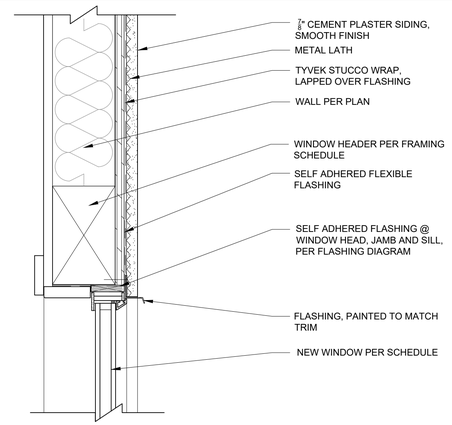
03/25/2020



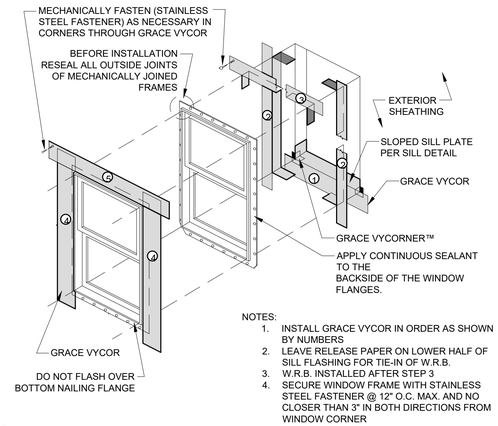

10 DRYER VENT PENETRATION DETAIL
SCALE: 3"=1'-0"




7 TYPICAL INTERIOR DOOR HEAD (JAMB SIM.)
SCALE: 3"=1'-0"




4 TYPICAL STEEL WINDOW HEAD (JAMB SIM.)
SCALE: 3"=1'-0"




NOTES:
1. INSTALL GRACE VYCOR IN ORDER AS SHOWN BY NUMBERS
2. LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING FOR TIE-IN OF W.R.B.
3. W.R.B. INSTALLED AFTER STEP 3
4. SECURE WINDOW FRAME WITH STAINLESS STEEL FASTENER @ 12" O.C. MAX. AND NO CLOSER THAN 3" IN BOTH DIRECTIONS FROM WINDOW CORNER

1 WINDOW FLASHING DIAGRAM
SCALE: N.T.S.




11 ROOF PENETRATION DETAIL
SCALE: 3"=1'-0"




8 TYPICAL INTERIOR POCKETING DOOR HEAD (JAMB SIM.)
SCALE: 3"=1'-0"

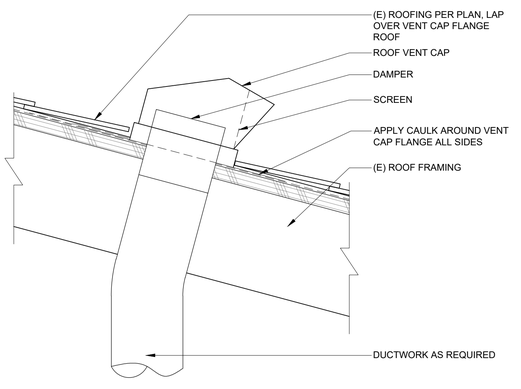



5 TYPICAL STEEL WINDOW SILL
SCALE: 3"=1'-0"

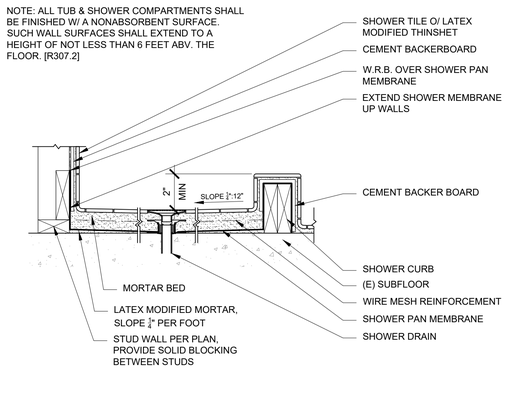



NOTES:
1. INSTALL GRACE VYCOR PLUS AROUND REMAINING WINDOW UNIT PER WINDOW DIAGRAM

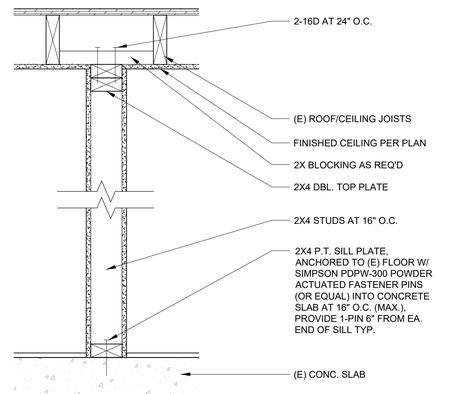
2 SILL FLASHING DIAGRAM
SCALE: N.T.S.



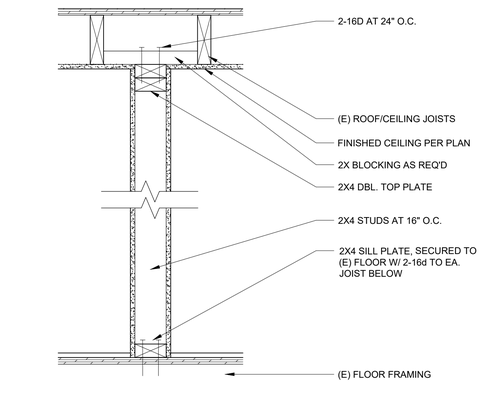

12 EXHAUST FAN ROOF PENETRATION
SCALE: 3"=1'-0"




9 SHOWER DETAIL
SCALE: 1 1/2"=1'-0"




6 TYP. INTERIOR PARTITION DETAIL
SCALE: 1 1/2"=1'-0"




3 TYP. INTERIOR PARTITION DETAIL
SCALE: 1 1/2"=1'-0"

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| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

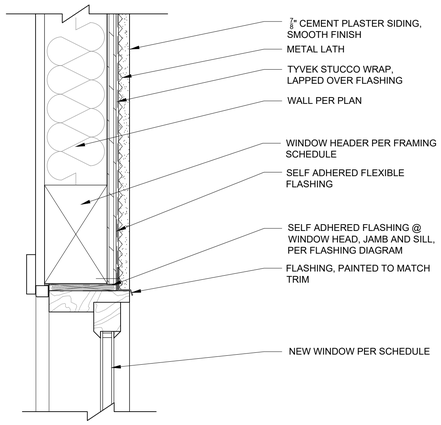
ARCHITECTURAL

CONSTRUCTION DETAILS

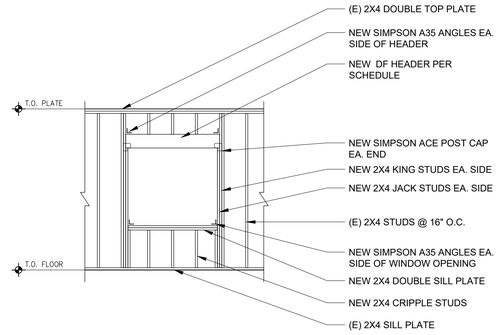
Scale: SEE DWG.
Drawn By: SBP
Job: -

A4.0

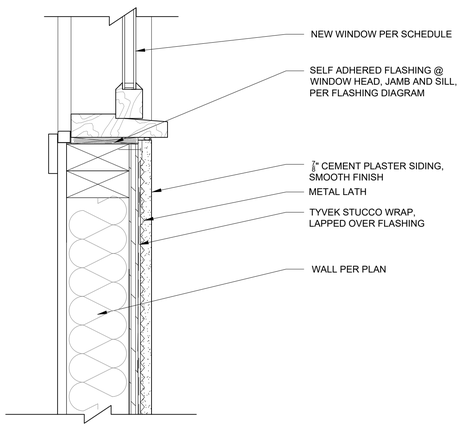
03/30/2020



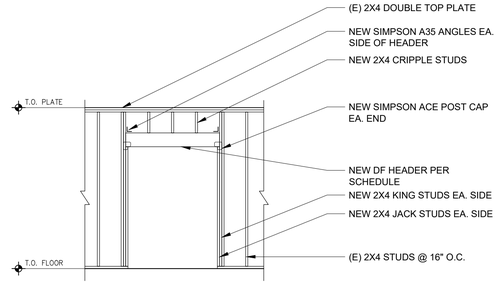

3 TYPICAL WOOD WINDOW HEAD (JAMB SIM.)
SCALE: 3"=1'-0"




1 TYP. WINDOW FRAMING DETAIL
SCALE: 1/4"=1'-0"




4 TYPICAL WOOD WINDOW SILL
SCALE: 3"=1'-0"




2 TYP. DOOR FRAMING DETAIL
SCALE: 1/4"=1'-0"

| | | | 2x4 STUDS | | | | 2x6 STUDS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| OPENING WIDTH | MIN HDR SIZE: 4x by NOMINAL DEPTH | MIN HDR SIZE: 6x by NOMINAL DEPTH | CONDITIONS AT WINDOWS TRIMMERS | CONDITIONS AT WINDOWS KING STUD(S) | CONDITIONS AT DOORS TRIMMERS | CONDITIONS AT DOORS KING STUD(S) | CONDITIONS AT WINDOWS TRIMMERS | CONDITIONS AT WINDOWS KING STUD(S) | CONDITIONS AT DOORS TRIMMERS | CONDITIONS AT DOORS KING STUD(S) | KING STUD(S) CONNECTOR TO DBL TOP PLATES | KING STUD(S) CONNECTOR TO SOLE/SILL PLATES | ACE CAP | HDR STRAP | END NAILING |
| *3'-0"* | *'D' = 4"* | *'D' = 4"* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *NOT REQ'D* | *YES* | *4-16d* |
| *3'-6"* | *'D' = 4"* | *'D' = 4"* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *NOT REQ'D* | *YES* | *4-16d* |
| *4'-0"* | *'D' = 6"* | *'D' = 4"* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *NOT REQ'D* | *YES* | *4-16d* |
| *4'-6"* | *'D' = 6"* | *'D' = 6"* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *NOT REQ'D* | *YES* | *6-16d* |
| *5'-0"* | *'D' = 6"* | *'D' = 6"* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *NOT REQ'D* | *YES* | *6-16d* |
| *5'-6"* | *'D' = 6"* | *'D' = 6"* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *NOT REQ'D* | *YES* | *6-16d* |
| *6'-0"* | *'D' = 8"* | *'D' = 6"* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *YES* | *YES* | *8-16d* |
| *6'-6"* | *'D' = 8"* | *'D' = 8"* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *YES* | *YES* | *8-16d* |
| *7'-0"* | *'D' = 8"* | *'D' = 8"* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *YES* | *YES* | *8-16d* |
| *7'-6"* | *'D' = 8"* | *'D' = 8"* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *1 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *YES* | *YES* | *8-16d* |
| *8'-0"* | *'D' = 10"* | *'D' = 10"* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *1 - 2x* | *1 - 2x* | *3-16d TOE NAIL PER STUD* | *3-16d TOE NAIL PER STUD* | *YES* | *YES* | *10-16d* |
| *8'-6"* | *'D' = 10"* | *'D' = 10"* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *2 - 2x* | *BC or A34 EACH SIDE STUD* | *BC or A34 EACH SIDE STUD* | *YES* | *YES* | *10-16d* |
| *9'-0"* | *'D' = 10"* | *'D' = 10"* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *2 - 2x* | *BC or A34 EACH SIDE STUD* | *BC or A34 EACH SIDE STUD* | *YES* | *YES* | *10-16d* |
| *9'-6"* | *'D' = 12"* | *'D' = 12"* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *2 - 2x* | *BC or A34 EACH SIDE STUD* | *BC or A34 EACH SIDE STUD* | *YES* | *YES* | *10-16d* |
| *10'-0"* | *'D' = 12"* | *'D' = 12"* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *3 - 2x* | *2 - 2x* | *2 - 2x* | *BC or A34 EACH SIDE STUD* | *BC or A34 EACH SIDE STUD* | *YES* | *YES* | *10-16d* |
| *OVER 10'-0"* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | *PER PLAN* | |

5 HEADER FRAMING SCHEDULE
SCALE: N.T.S.

BEACH HOUSE REMODEL
N.E. CORNER OF SCENIC & 8TH AVE.
CARMEL-BY-THE-SEA
CA 93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
EXP. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
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EMAIL: SAMUELPITNICK@GMAIL.COM

| REVISIONS | DATE |
|---|---|
| 1 DESIGN CHANGES | 3/2/20 |

ARCHITECTURAL

CONSTRUCTION DETAILS

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

A4.1

03/30/2020