



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 24039

Owner Name: LAWRENCE DAVID SCOTT ETAL

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 04/18/2024

Project Location: Camino del Monte 2 SW of Juniper

APN #: 010122005000 **BLOCK/LOT:** 28/11 & 13

Applicant: Samuel Pitnick Architects

Project Description: This approval of Design Study, DS 24039 (Lawrence), authorizes a remodel of an existing two story house. Modifications include: the replacement of the existing asphalt shingle roof with a new clay tile roof, installation of new brown alum. gutters & downspouts, removal of aluminum framed windows & replacement w/ wood framed windows to match existing wood windows, the replacement of board & batt sided elements w/ stucco siding to match the existing, the installation of a new front entry door at main & lower levels, installing new light blue wood shutters, painting the residence and trim elements, replacing exterior lights w/ new, replacing board & batt siding along detached parking pad / storage room w/ new stucco siding to match house. The scope also includes converting existing downstairs guest unit into accessory dwelling unit. The project is location at Camino Del Monte 2 SW Junipero, APN: 010-122-005. The project shall be constructed as depicted in the plans prepared by Samuel Pitnick as approved by Community Planning Building Department on April 18, 2024 unless modified by the conditions of approval contained herein.

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

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

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<p>Authorization. This approval of Design Study, DS 24039 (Lawrence), authorizes a remodel of an existing two story house. Modifications include: the replacement of the existing asphalt shingle roof with a new clay tile roof, installation of new brown alum. gutters & downspouts, removal of aluminum framed windows & replacement w/ wood framed windows to match existing wood windows, the replacement of board & batt sided elements w/ stucco siding to match the existing, the installation of a new front entry door at main & lower levels, installing new light blue wood shutters, painting the residence and trim elements, replacing exterior lights w/ new, replacing board & batt siding along detached parking pad / storage room w/ new stucco siding to match house. The scope also includes converting existing downstairs guest unit into accessory dwelling unit. The project is location at Camino Del Monte 2 SW Junipero, APN: 010-122-005. The project shall be constructed as depicted in the plans prepared by Samuel Pitnick as approved by Community Planning Building Department on April 18, 2024 unless modified by the conditions of approval contained herein.</p>
2.	<p>Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department, or Planning Commission, as deemed appropriate by the Community Planning and Building Director.</p>
3.	<p>Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p>Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District (MPWMD) determine that adequate water is unavailable for this site, this approval will be void and the applicant shall revise the project to comply with the requirements specifics by MPWMD.</p>
5.	<p>Setback and Height Certifications. If requested by the Community Planning and Building Department, a state licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. <p>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.</p>
6.	<p>Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the</p>

	premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	<p>Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

	<p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
13.	<p>Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.</p>
14.	<p>Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.</p>
15.	<p>Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>
16.	<p>Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>
17.	<p>Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.</p>
18.	<p>USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility</p>

	members have positively responded to the dig request. (Visit USANorth811.org for more information)
19.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
20.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
21.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to 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.
22.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is

	endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6”) of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
23.	Drainage Plan. If required by the Building Division, prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
24.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
25.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
26.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgement form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
27.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
28.	Concurrent Preliminary Determination Appeal Period. This approval is subject to the required 10-calendar day appeal period commencing once the approval notice has been posted on-site (CMC 17.58.040.A.3.C). Should the associated Preliminary Determination of Ineligibility (HE 24090) be appealed within the appeal period (beginning on April 16, 2024, and ending at 5:00 p.m. on Friday, April 26, 2024), this Design Study shall approval be void until such time the associated historic determination has been resolved. If the outcome of the historic evaluation changes from the preliminary determination as a result of an appeal, addition Design Review may be required.

Acknowledgment and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

 Applicant's Signature

 Printed Name

 Date

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROPOSED MATERIALS



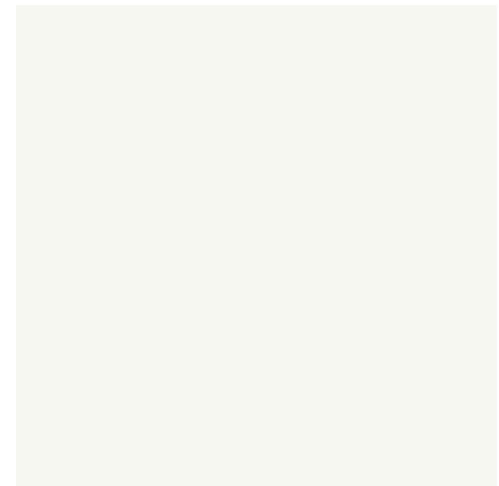
CLAY TILE ROOF - RED, TAN, BROWN, YELLOW



WOOD WINDOWS & DOORS TO MATCH (E)



LIGHT BLUE PAINT:
- WINDOW & DOOR FRAMES
- WINDOW SHUTTERS



CREAM COLOR PAINT:
- EXTERIOR WALLS



COPPER / BROWN COLOR PAINT:
- GUTTERS & FASCIA BOARDS
- PARKING PAD RAILING, FENCE & STEPS

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.
- THE ELECTRICAL SERVICE LATERAL SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.36.020. NOTE: PG&E REPORTS DELAYS OF UP TO 1 YEAR ON THE DESIGN AND INSTALLATION OF UNDERGROUND LATERALS IN CARMEL. CONTRACTOR SHALL APPLY EARLY. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL PERMANENT POWER IS INSTALLED AND APPROVED

EXISTING SITE PHOTOS



STREET VIEW LOOKING WEST & PARKING PAD



FRONT OF HOUSE LOOKING WEST



BACK OF HOUSE LOOKING SOUTH



BACK OF PARKING & STORAGE LOOKING EAST

SHEET INDEX

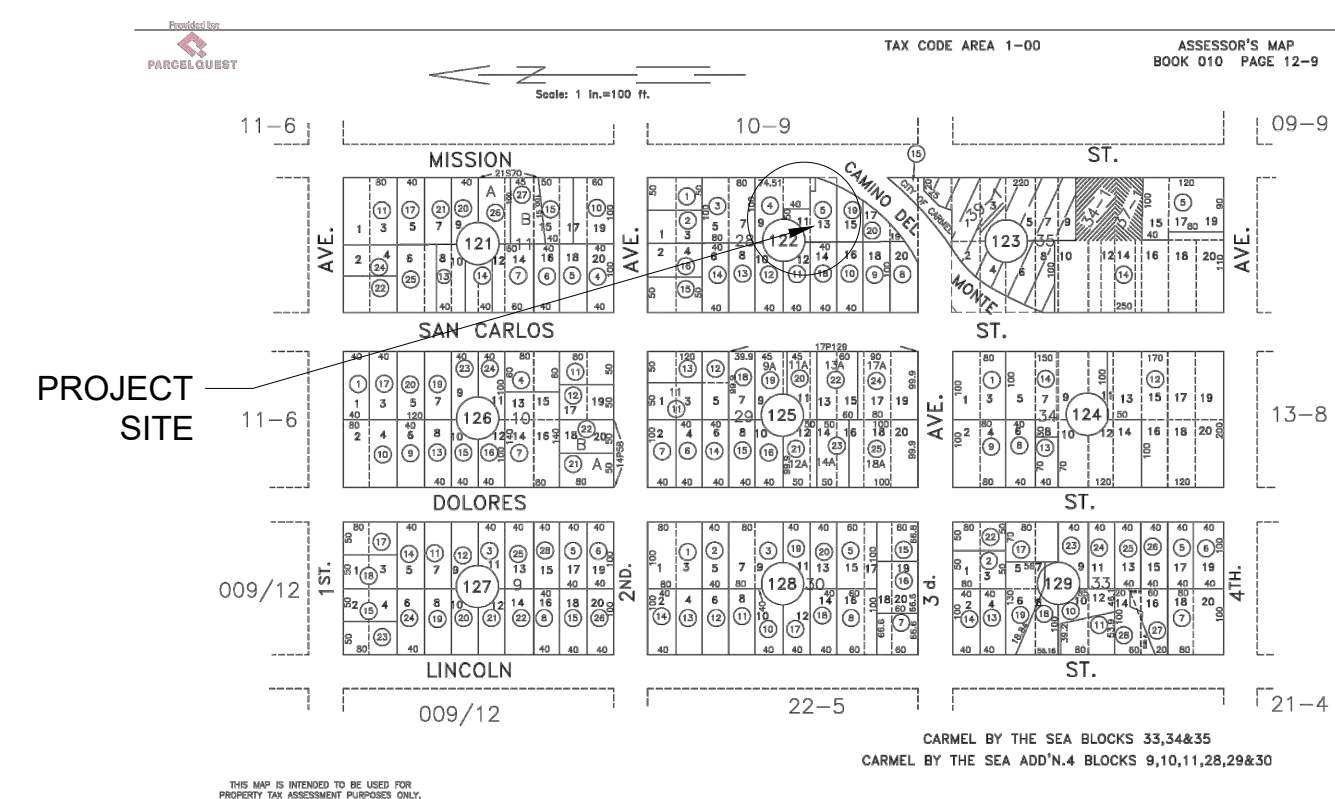
G1.0	PROJECT INFORMATION
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.0	EXISTING LOWER LEVEL FLOOR PLAN
A2.1	EXISTING MAIN LEVEL FLOOR PLAN
A2.2	EXISTING ROOF PLAN
A2.3	EXISTING LOWER LEVEL DEMO PLAN
A2.4	EXISTING MAIN LEVEL DEMO PLAN
A2.5	EXISTING ROOF DEMO PLAN
A2.6	EXISTING PARKING PAD & STORAGE ROOM PLAN
A2.7	PROPOSED LOWER LEVEL FLOOR PLAN
A2.8	PROPOSED MAIN LEVEL FLOOR PLAN
A2.9	PROPOSED ROOF PLAN
A2.10	PROPOSED PARKING PAD & STORAGE ROOM PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	BUILDING ELEVATIONS
A5.0	DOOR & WINDOW SCHEDULES

SCOPE OF WORK

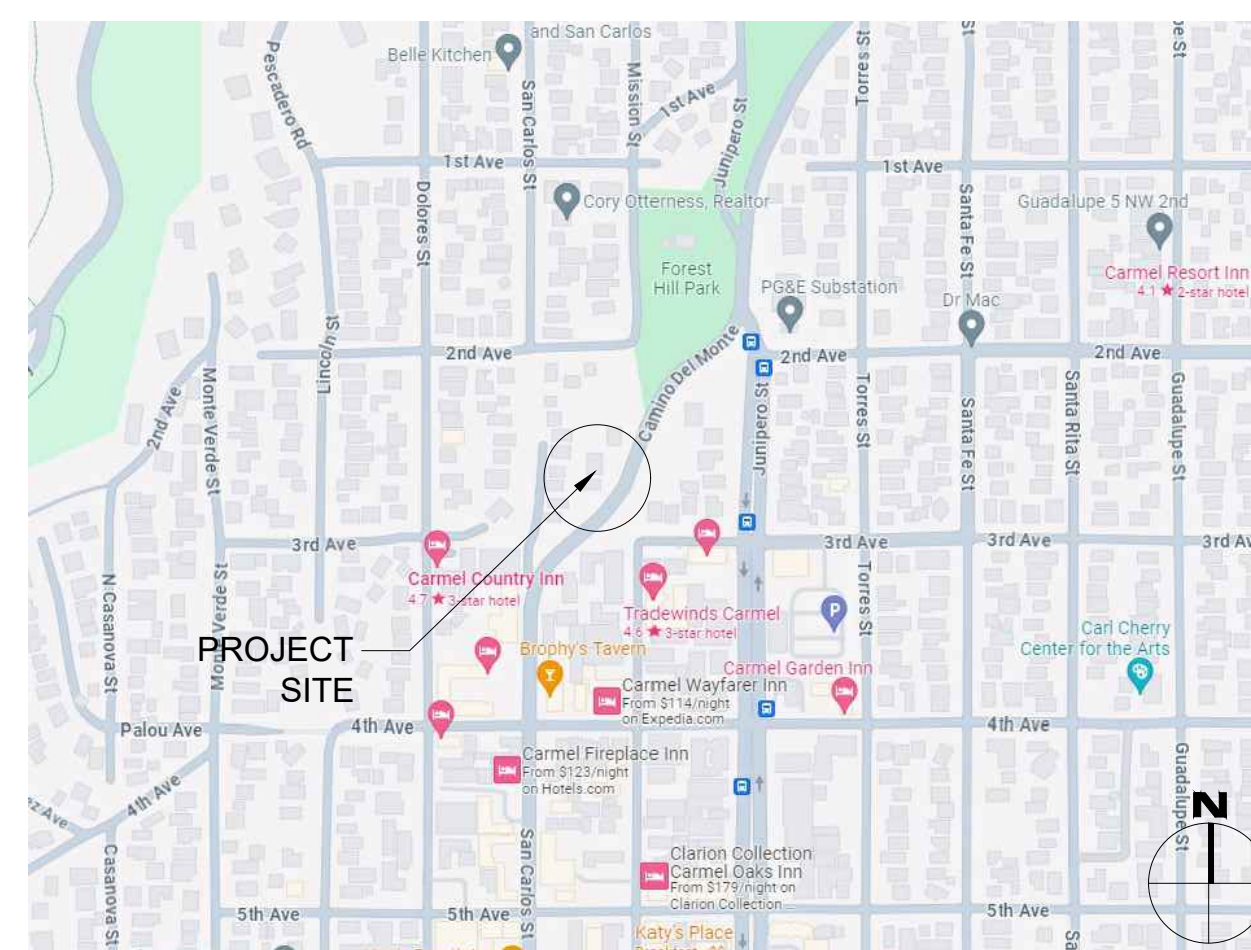
REMODEL OF AN (E) TWO STORY HOUSE. REPLACE (E) ASPHALT SHINGLE ROOF W/ NEW CLAY TILE ROOF. INSTALL NEW BROWN ALUM. GUTTERS & DOWNSPOUTS. REMOVE (E) ALUMINUM FRAMED WINDOWS & REPLACE W/ WOOD FRAMED WINDOWS TO MATCH (E). REPLACE (E) BOARD & BATT SIDING W/ STUCCO SIDING TO MATCH (E). INSTALL NEW FRONT ENTRY DOOR AT MAIN & LOWER LEVELS. INSTALL NEW LIGHT BLUE WOOD SHUTTERS. PAINT (E) STUCCO SIDING W/ NEW CREAM COLOR. PAINT (E) WHITE WINDOW & DOOR FRAMES W/ NEW LIGHT BLUE COLOR. REPLACE (E) EXTERIOR LIGHTS W/ NEW. REPLACE (E) BOARD & BATT SIDING ALONG DETACHED PARKING PAD / STORAGE ROOM W/ NEW STUCCO SIDING TO MATCH HOUSE.

SCOPE ALSO INCLUDES CONVERTING (E) DOWNSTAIRS GUEST UNIT INTO ACCESSORY DWELLING UNIT. INSTALL NEW KITCHENETTE.

PARCEL MAP



VICINITY MAP



PROJECT TEAM

OWNER	DAVID LAWRENCE & KENT JOHNSON 14197 TEN ACRES COURT SARATOGA, CA 95070
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
CONTRACTOR	T.B.D.

PROJECT INFORMATION

PROPERTY ADDRESS	CAMINO DEL MONTE 2 S.W. OF JUNIPERO CARMEL-BY-THE-SEA, CA 93923 BLOCK: 28 LOT: A PORTION OF 11 & 13
APN	010-122-005
ZONING	R-1(AS)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / STORAGE
YEAR BUILT	1939

PROJECT DATA

LOT SIZE	4,600 SF
ALLOWABLE FLOOR AREA	2,014.8 SF
(E) FLOOR AREA:	
(E) MAIN LEVEL	1,458 SF
(E) LOWER LEVEL	457 SF
(E) STORAGE / PARKING	206 SF
TOTAL	2,121 SF (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	1 SPACE (UNCOVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	NO (SEE ALTERATION CALC'S)

EXISTING STRUCTURE ALTERATION CALCULATIONS

EXISTING WALLS = 989.75 LINEAR FEET
NEW WALLS = 132.75 LINEAR FEET
WALLS TO REMOVE = 123.5 LINEAR FEET
 $(132.75' + 123.5') / 989.7' = 38.3\%$ CHANGE = NO FIRE SPRINKLERS REQUIRED

BUILDING CODE INFO

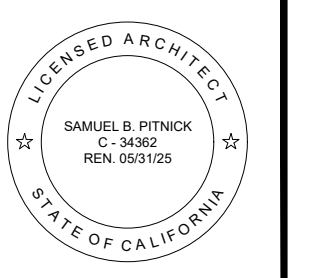
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 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

APPROVED
04/18/2024

City of Carmel-by-the-Sea
Planning & Building Dept.

**LAWRENCE
JOHNSON
RESIDENCE**
CAMINO DEL MONTE
2 S.W. OF JUNIPERO
CARMEL, CA 93923



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

REVISIONS DATE

NO.	DESCRIPTION	DATE

ARCHITECTURAL

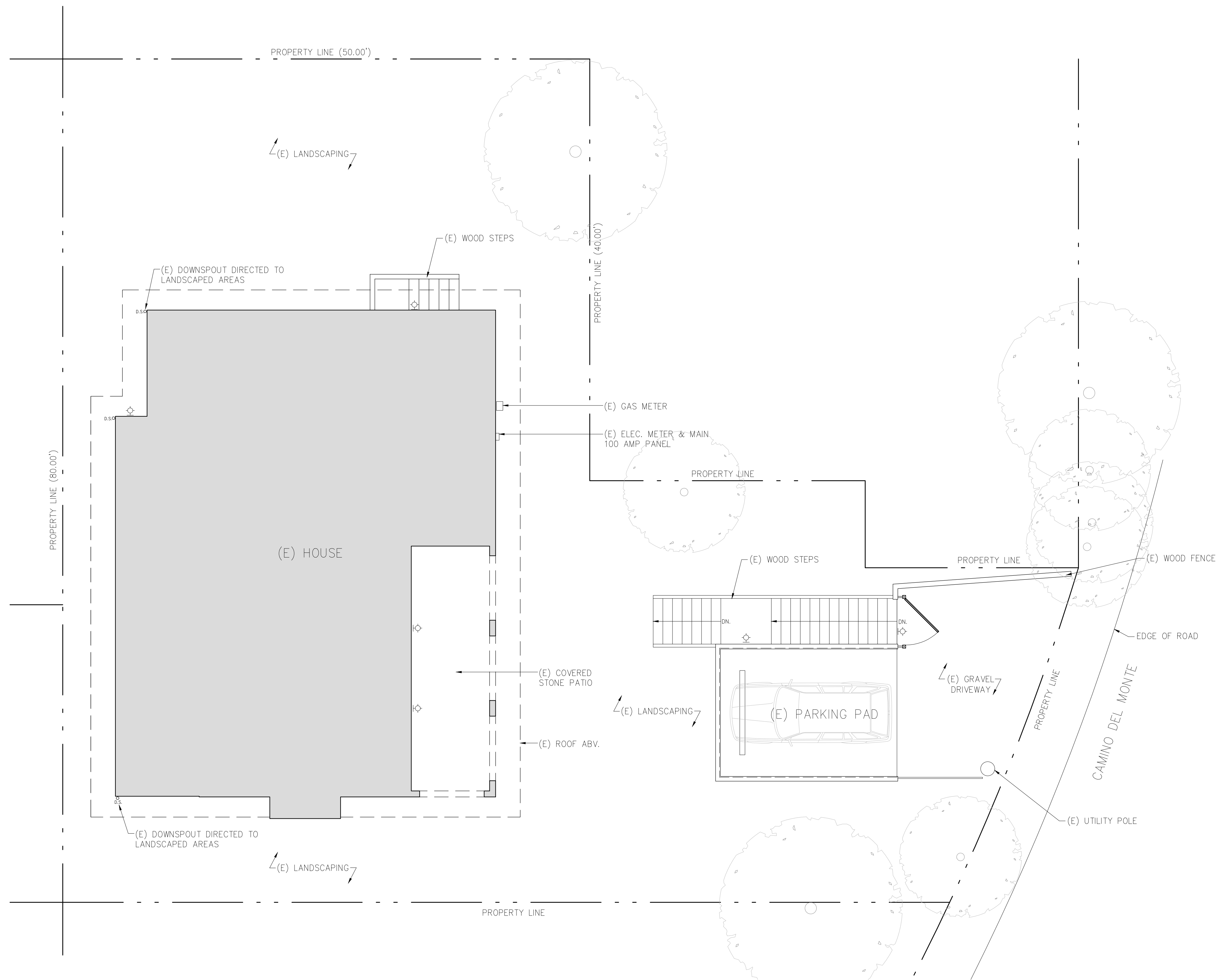
PROJECT INFORMATION

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

G1.0

02/06/2024

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



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

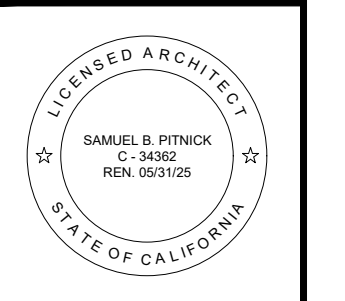
SITE LIGHTING LEGEND
 (E) EXTERIOR DOWNLIGHT

APPROVED

04/18/2024

City of Carmel-by-the-Sea
 Planning & Building Dept.

LAWRENCE JOHNSON RESIDENCE
 CAMINO DEL MONTE
 2 S.W. OF JUNIPERO
 CARMEL, CA 93923



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

REVISIONS	DATE

ARCHITECTURAL
 EXISTING SITE PLAN

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

A1.0
 02/06/2024

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(P) MR16 BULB MOUNTED TO THE TOP INTERIOR OF THE FIXTURE, NOT VISIBLE
 (P) OPAQUE GLASS

Vendor: Greg Culver
 Address: 2034 Sunset Dr
 Phone: Pacific Grove, CA 93950 (831) 655-5500
 Fax: greg@homelighter.com
 Website: http://www.homelighterinc.com
 Contact: Rep Name: Rep Phone: Rep Email:

Source: Address:
 Phone: Pacific Grove, CA 93950 (831) 655-5500
 Fax: greg@homelighter.com
 Website: http://www.homelighterinc.com
 Contact: Rep Name: Rep Phone: Rep Email:

Description: Custom Lantern Sconce
 Detail Description: Dimensions: 8"W, 14.5"H, 8"D
 Bracket: 4.3/16"W, 10.1/8"H
 08 CW GU 10 SOCKET
 MR16 LED GU10 2700K Lamps Must be under 375 Lumens
 Oil-Rubbed Bronze Finish TBD
 Opaque Glass Finish TBD
 *Lightbulbs not included

2 PROPOSED EXTERIOR DOWNLIGHT
 SCALE: N.T.S.

Lightology

Newcastle LED Outdoor Pendant
 ITEM NUMBER ELK447748

BRAND Elk Lighting

DESCRIPTION
 Newcastle LED Outdoor Pendant features Water Glass with Textures Matte Black finish. One 6 watt, 120 volt 2700K LED bulb is included, 360 lumens, 80 CRI. 8 inch width x 16 inch height x 7 inch depth.



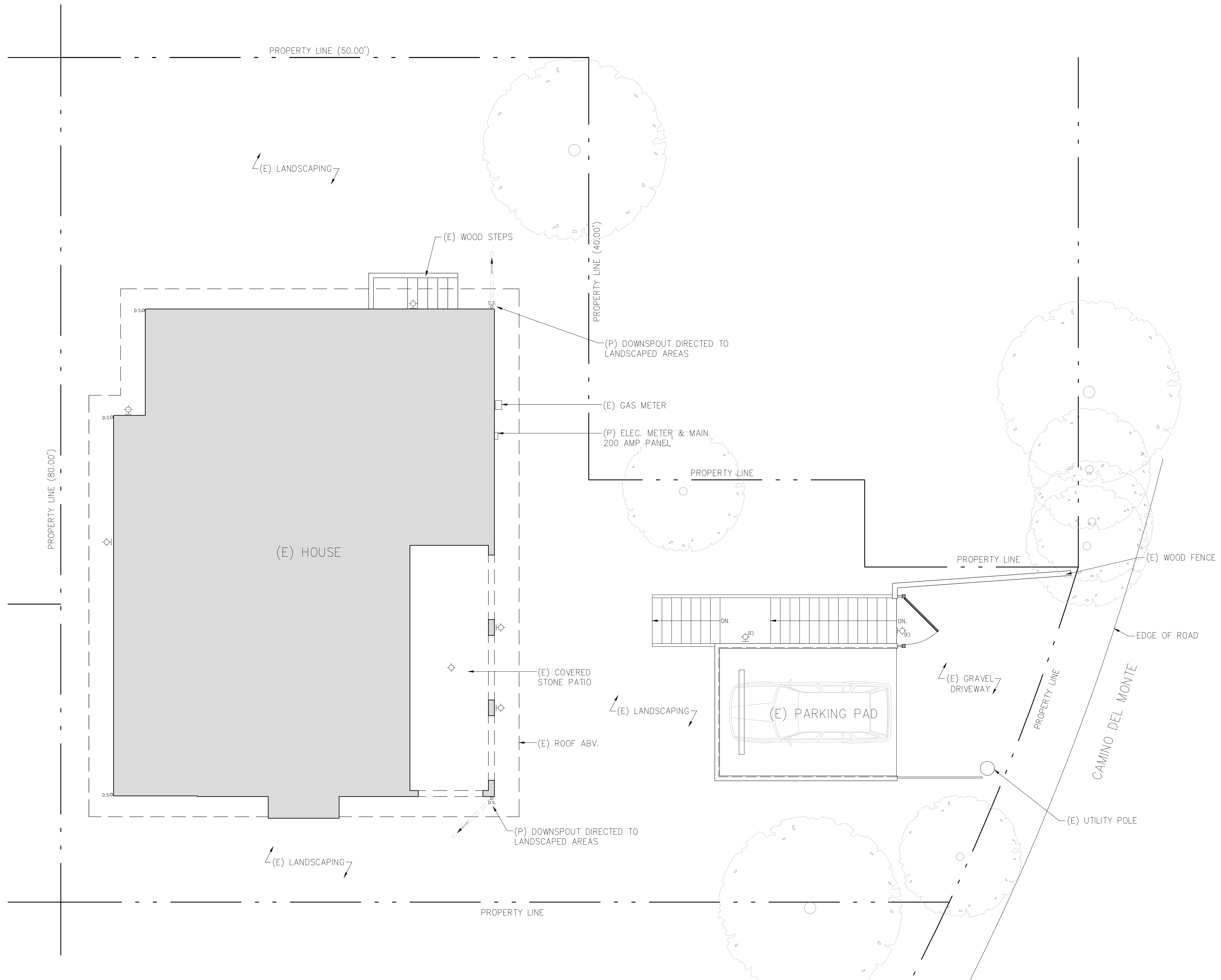
Shown in: Matte Black / White Glass

SHADE COLOR	White Glass
BODY FINISH	Matte Black
WATTAGE	6W
DIMMER	Included
DIMENSIONS	8"W x 16"H x 7"D
LAMP	1 x LED/6W/120V LED

Technical Information	
LUMINOUS FLUX	360 lumens
LUMENS/WATT	60.00
LAMP COLOR	2700 K
COLOR RENDERING	80 CRI

ITEM NUMBER ELK447748

3 PROPOSED EXTERIOR PENDANT LIGHT
 SCALE: N.T.S.



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



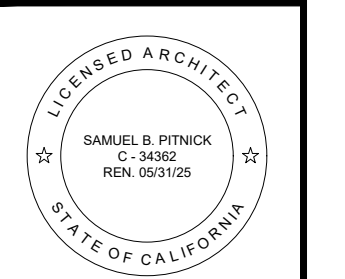
- SITE PLAN NOTES**
- EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
 - LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.
 - PATHWAY LIGHTS SHALL BE SPACE A MIN. OF 10'-0" APART.
 - PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
 - DIRECT ALL SURFACE DRAINAGE INTO LANDSCAPED AREAS.

- SITE LIGHTING LEGEND**
- (P) EXTERIOR DOWNLIGHT
 - (E) EXTERIOR LIGHT TO REMAIN
 - (P) EXTERIOR LED PENDANT/DECORATIVE LIGHT

APPROVED
 04/18/2024

City of Carmel-by-the-Sea
 Planning & Building Dept.

LAWRENCE JOHNSON RESIDENCE
 CAMINO DEL MONTE
 2 S.W. OF JUNIPERO
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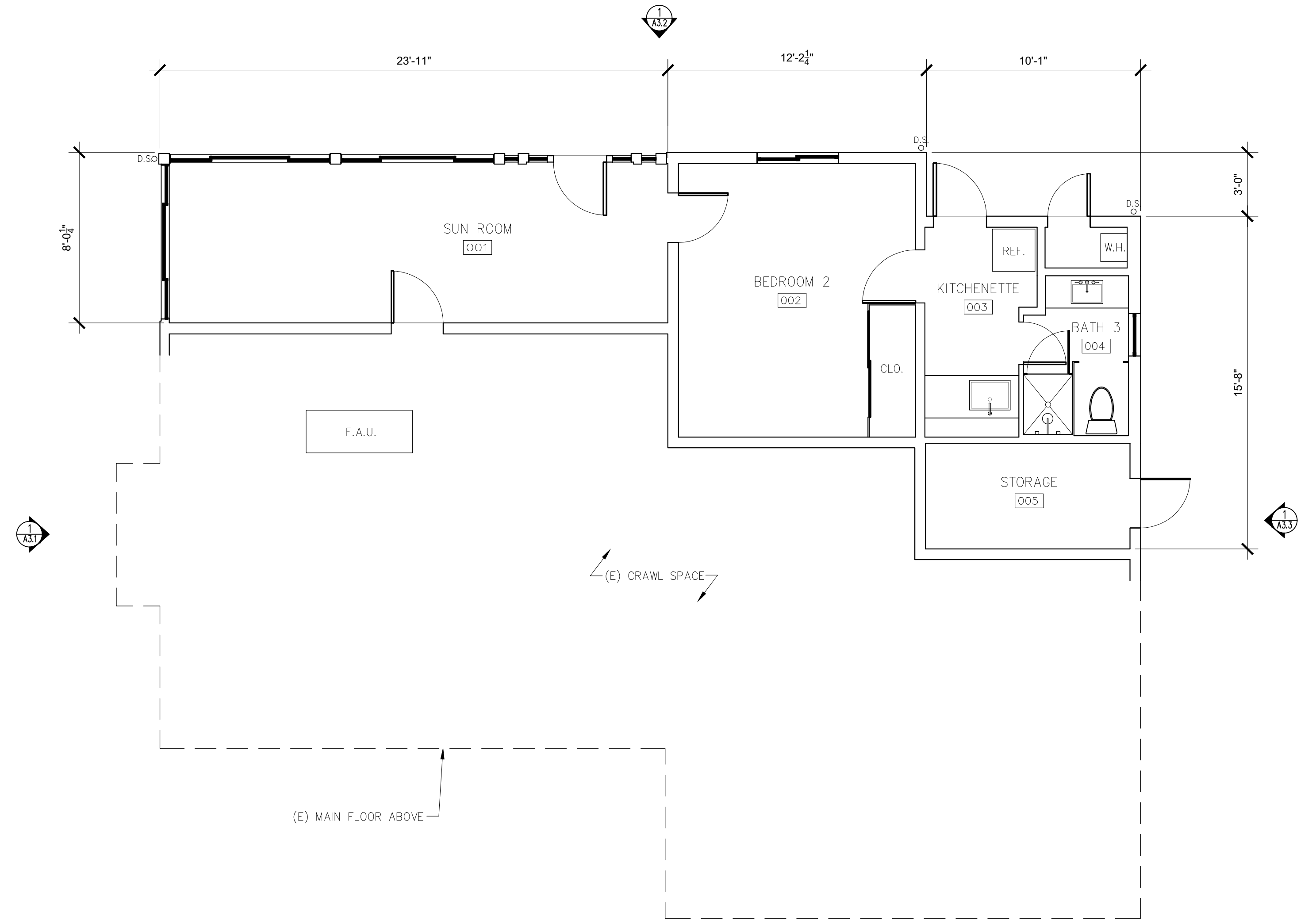
REVISIONS	DATE

ARCHITECTURAL
 PROPOSED SITE PLAN

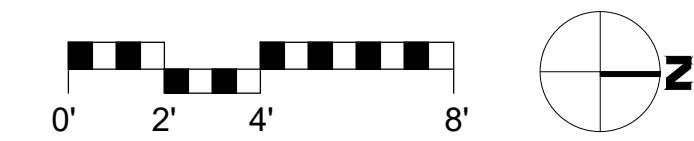
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 Drawn By: SBP
 Job: -

A1.1
 02/06/2024

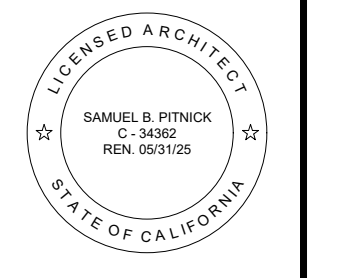
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1 EXISTING LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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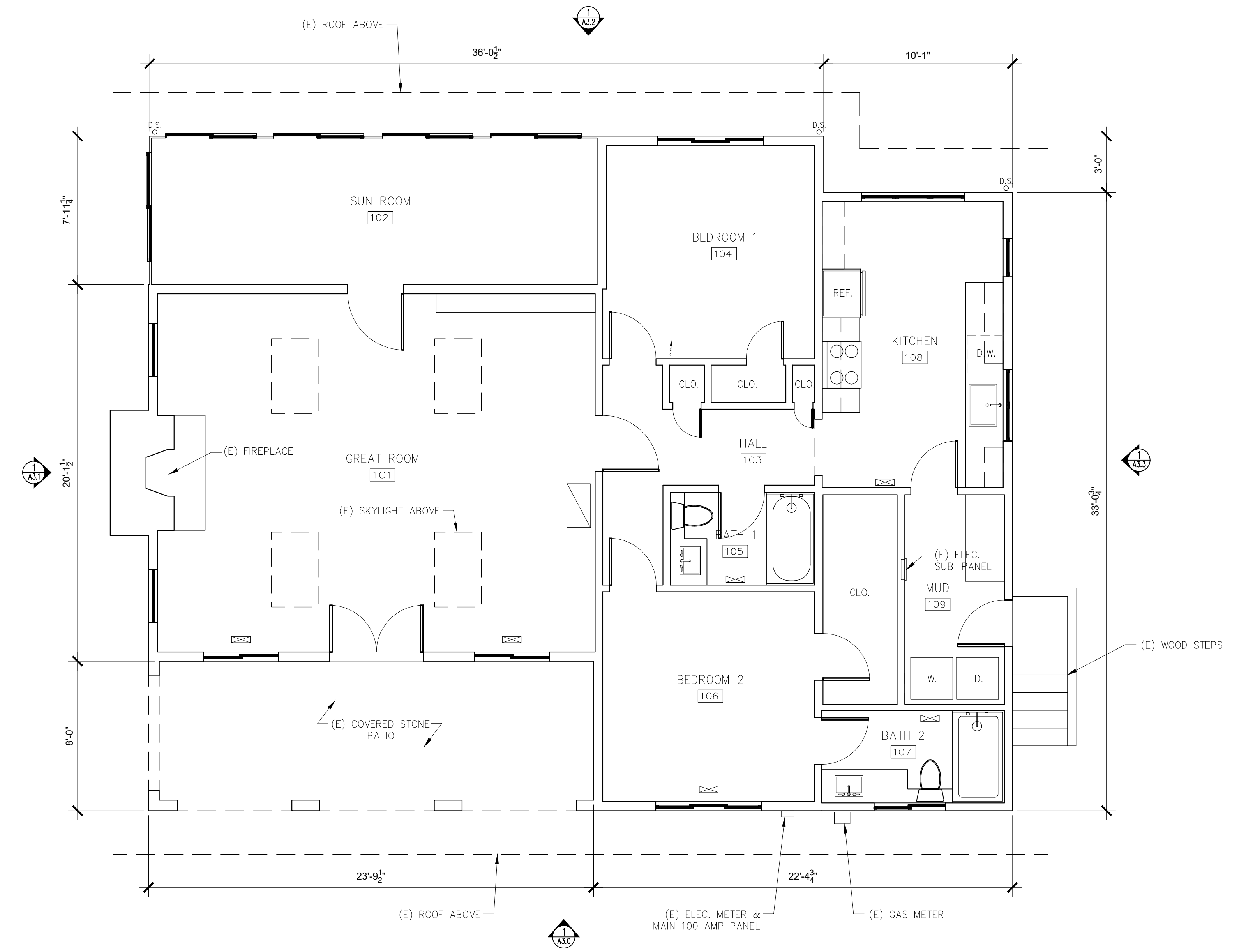
ARCHITECTURAL
EXISTING
LOWER LEVEL
FLOOR PLAN

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Planning & Building Dept.

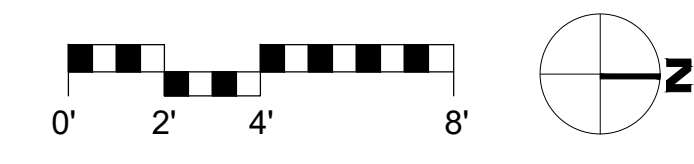
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Drawn By: SBP
Job: -

A2.0

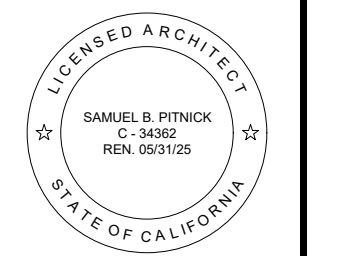
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1 EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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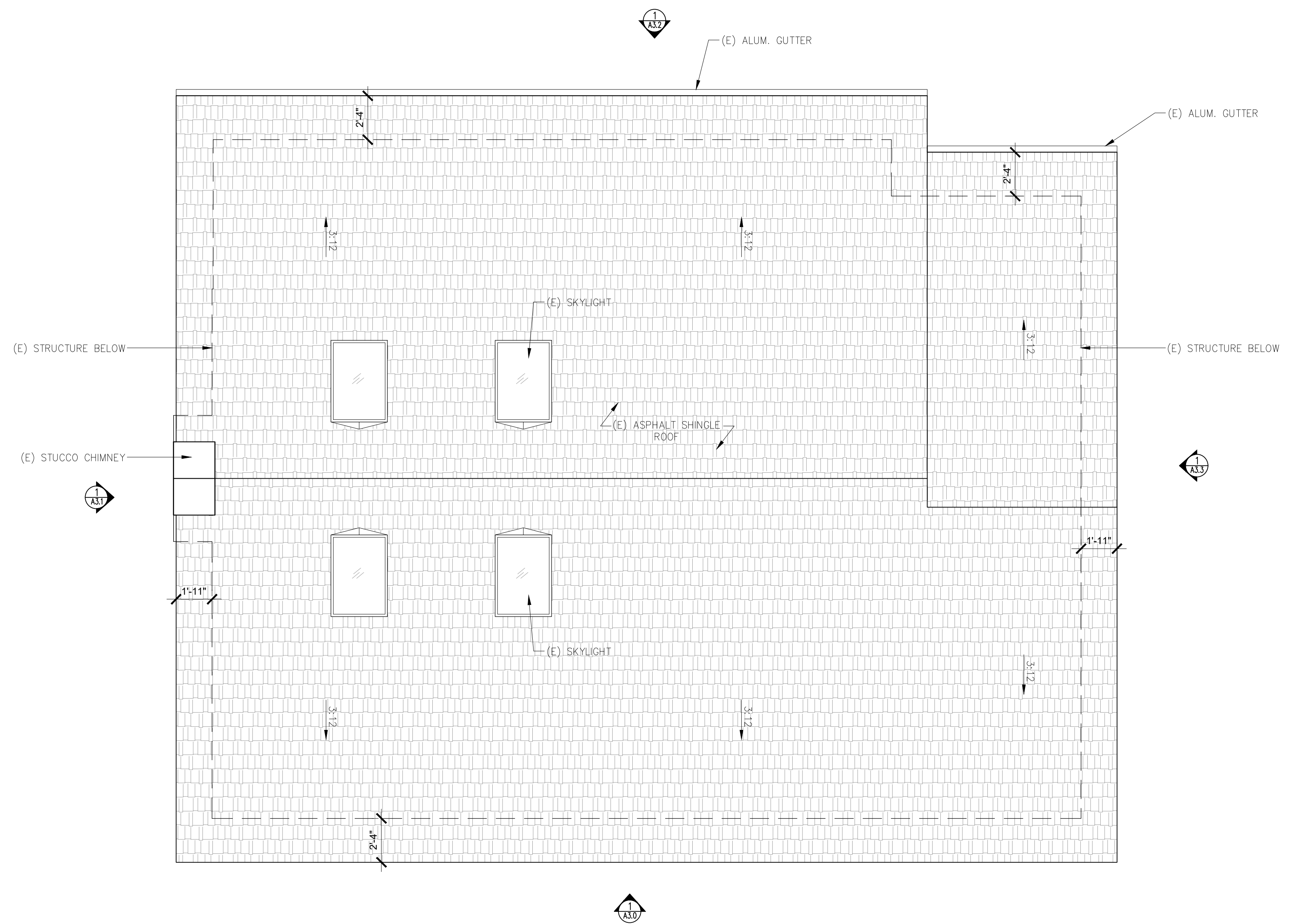
ARCHITECTURAL
EXISTING
MAIN LEVEL
FLOOR PLAN

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

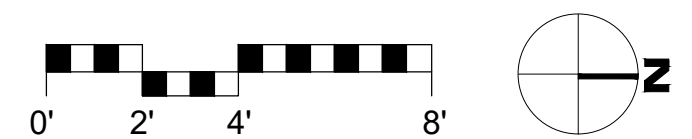
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A2.1
02/06/2024

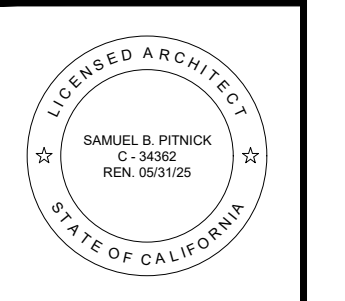
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1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



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REVISIONS	DATE

ARCHITECTURAL

EXISTING
ROOF
PLAN

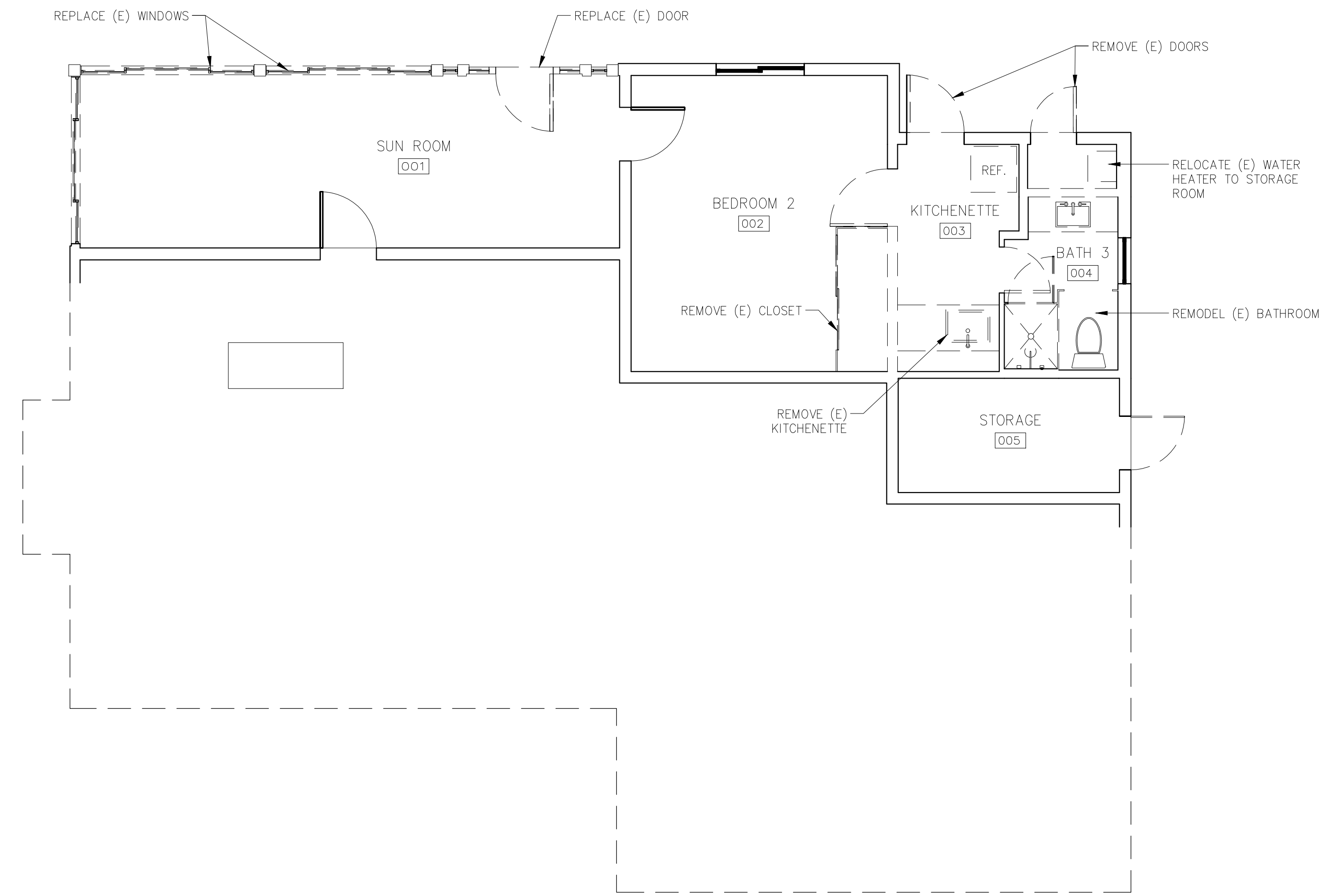
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Drawn By: SBP
Job: -

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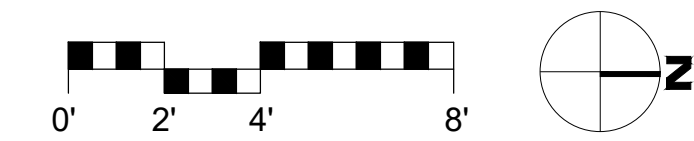
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02/06/2024

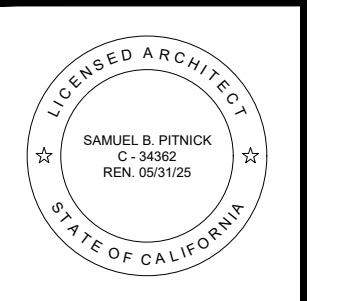
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1 EXISTING LOWER LEVEL DEMO PLAN
SCALE: 1/4"=1'-0"



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EXISTING
LOWER LEVEL
DEMO PLAN

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

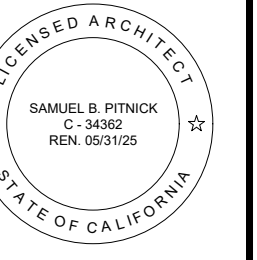
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A2.3

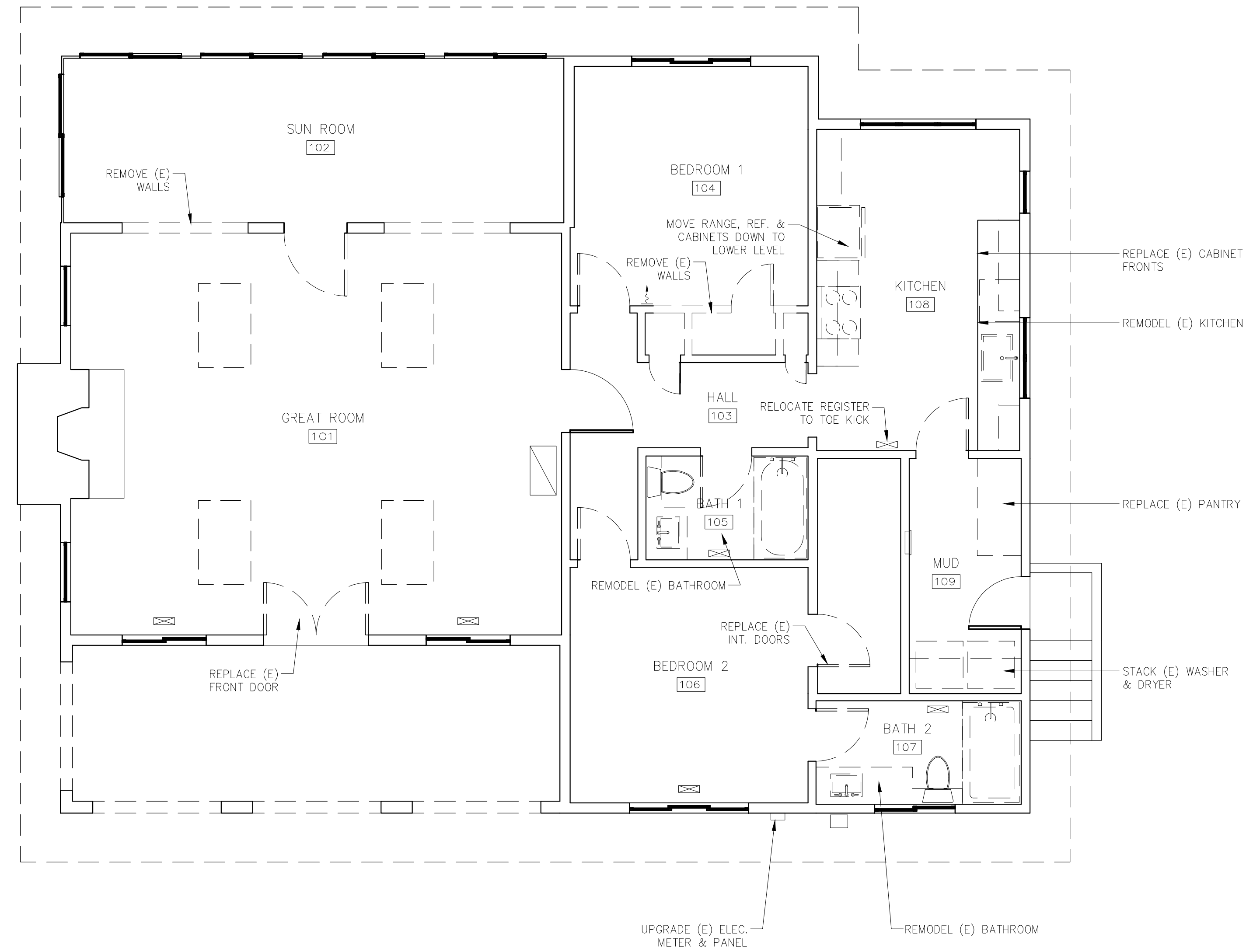
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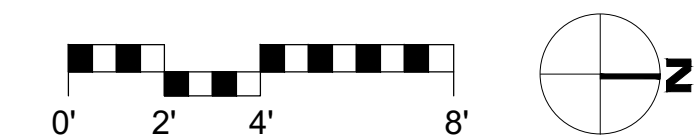
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1 EXISTING MAIN LEVEL DEMO PLAN
SCALE: 1/4"=1'-0"



REVISIONS	DATE

ARCHITECTURAL

EXISTING
MAIN LEVEL
DEMO PLAN

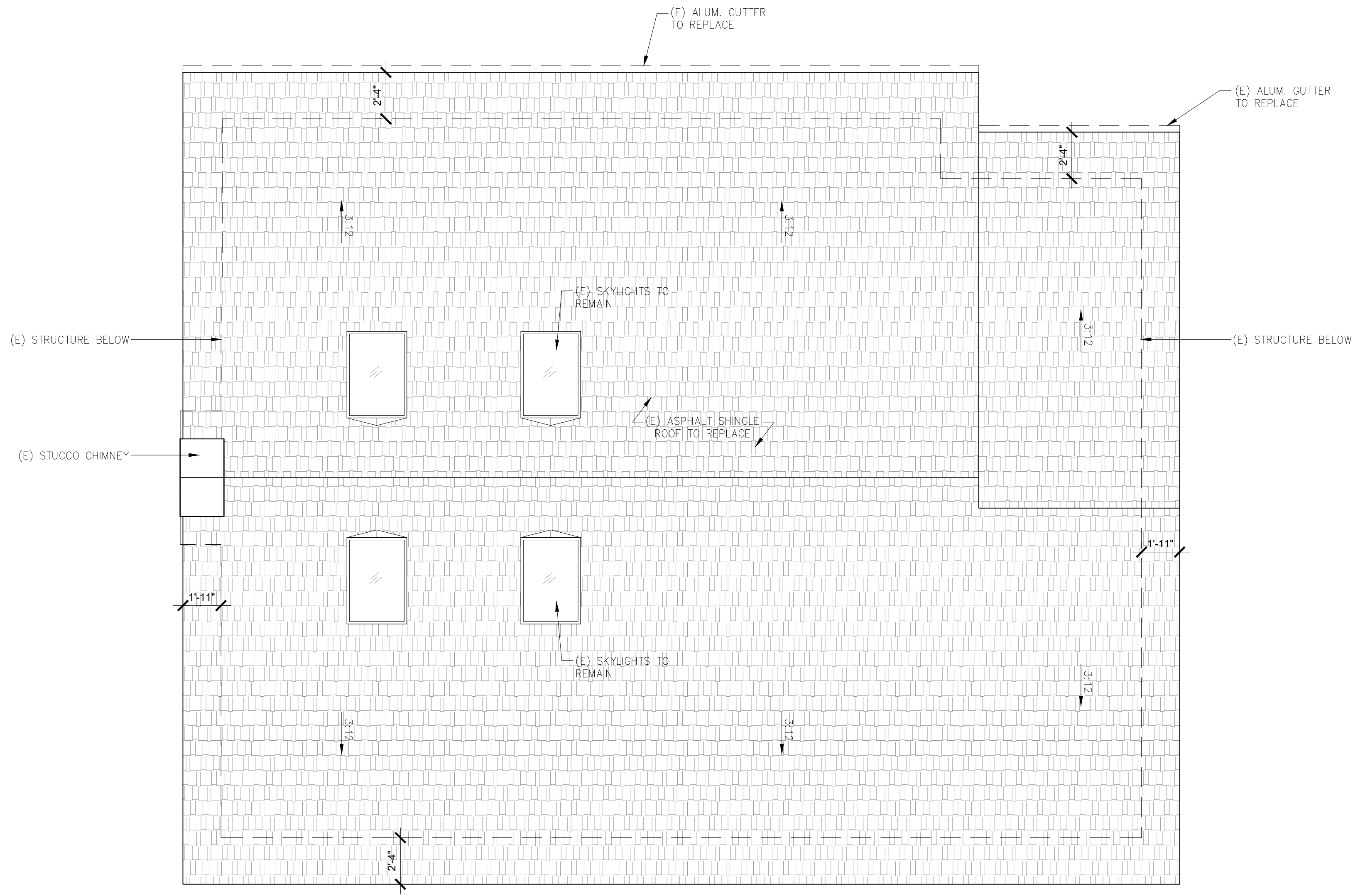
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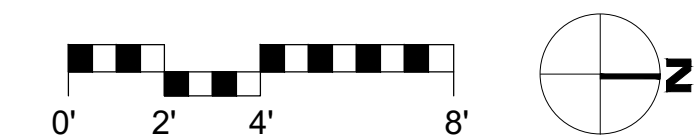
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02/06/2024

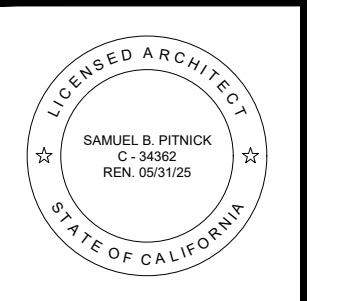
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1 EXISTING ROOF DEMO PLAN
SCALE: 1/4"=1'-0"



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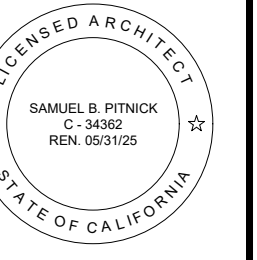
ARCHITECTURAL
EXISTING ROOF DEMO PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

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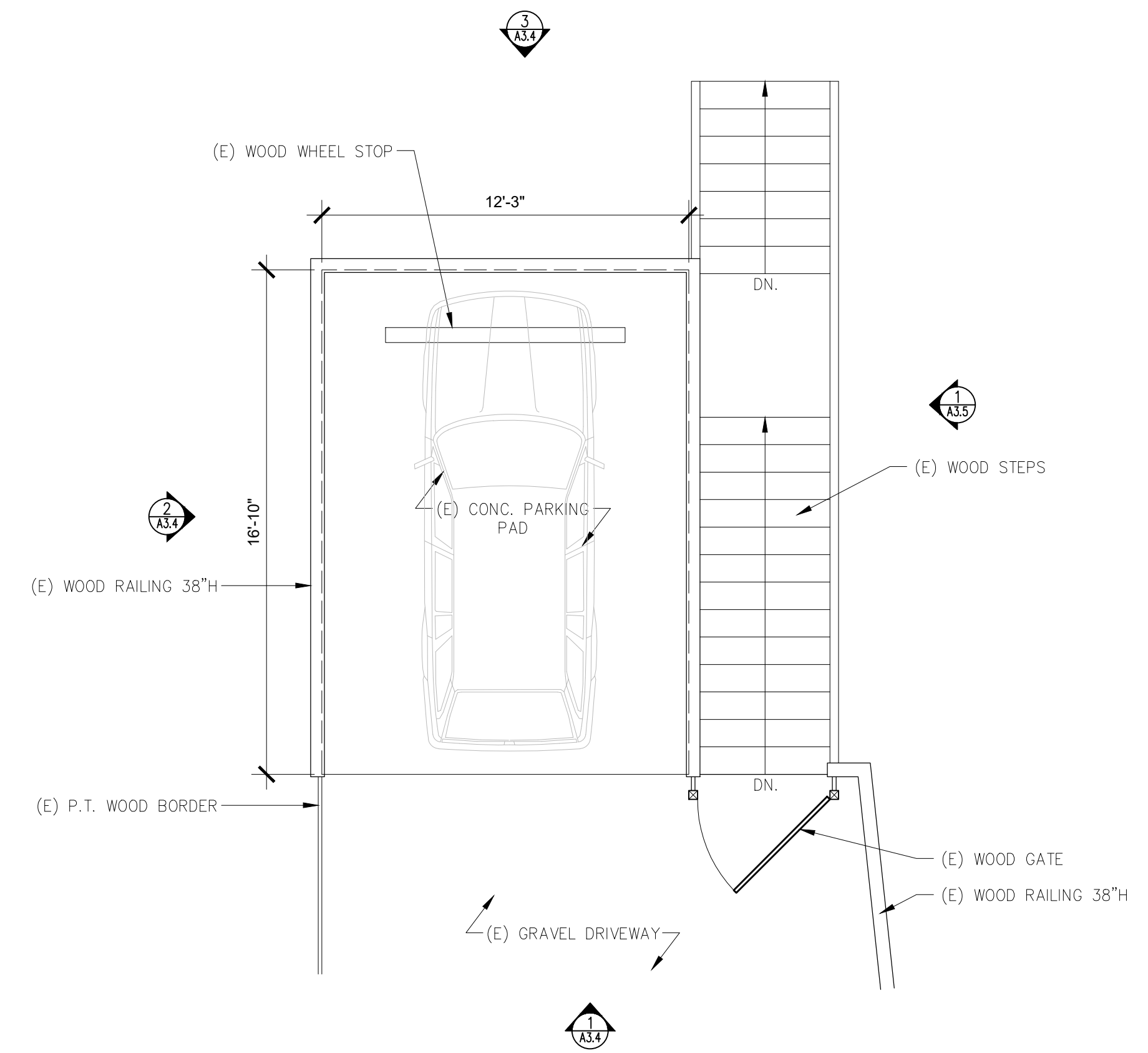
A2.5
02/06/2024

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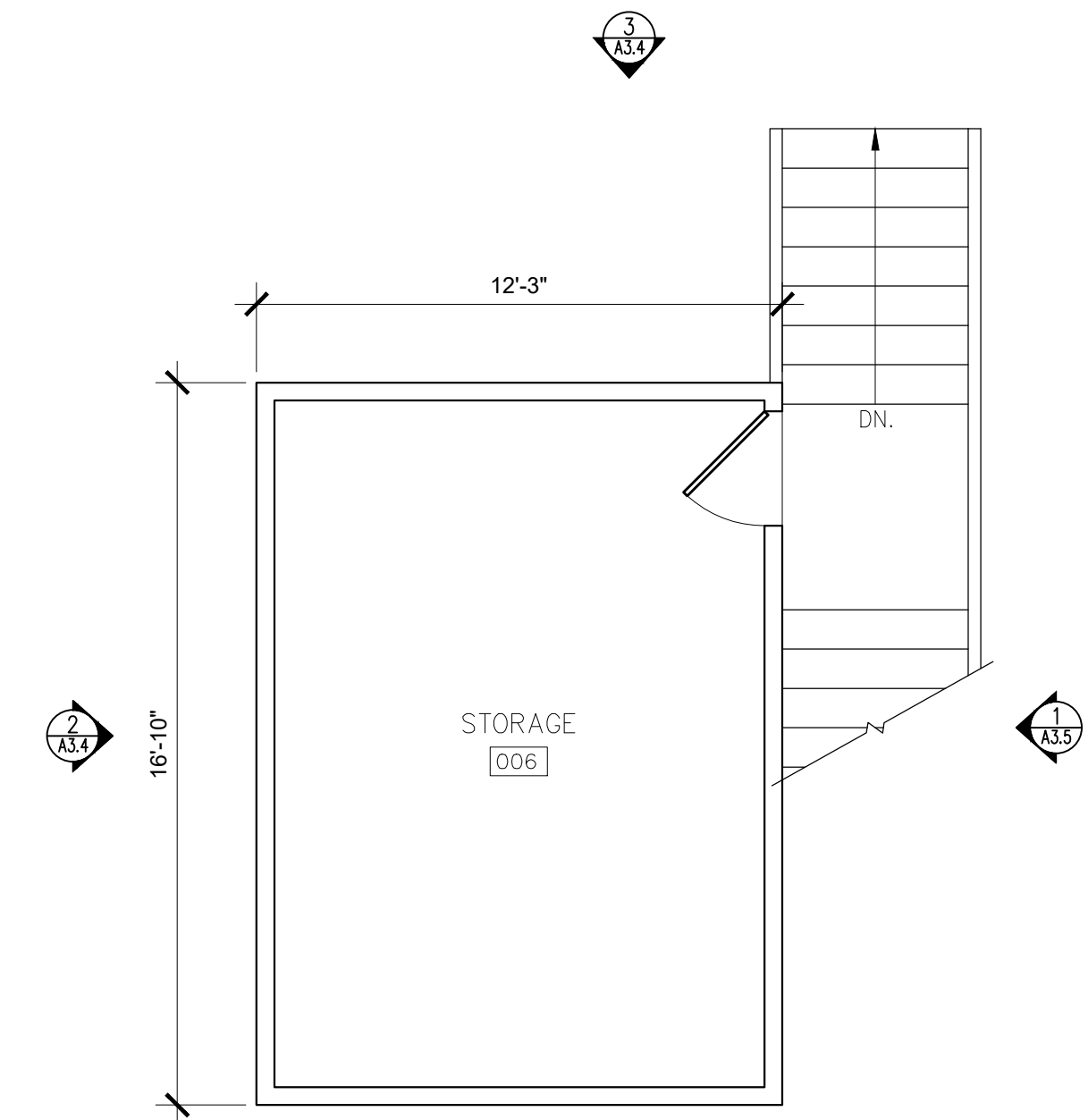
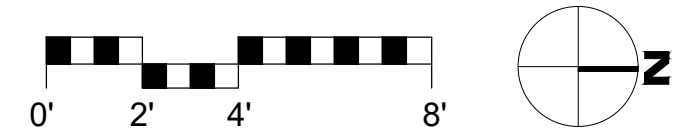
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1 EXISTING PARKING PAD FLOOR PLAN
 SCALE: 1/4"=1'-0"



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



REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

EXISTING PARKING PAD & STORAGE PLAN

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

APPROVED
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A2.6

02/06/2024

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A.D.U. FLOOR PLAN NOTES

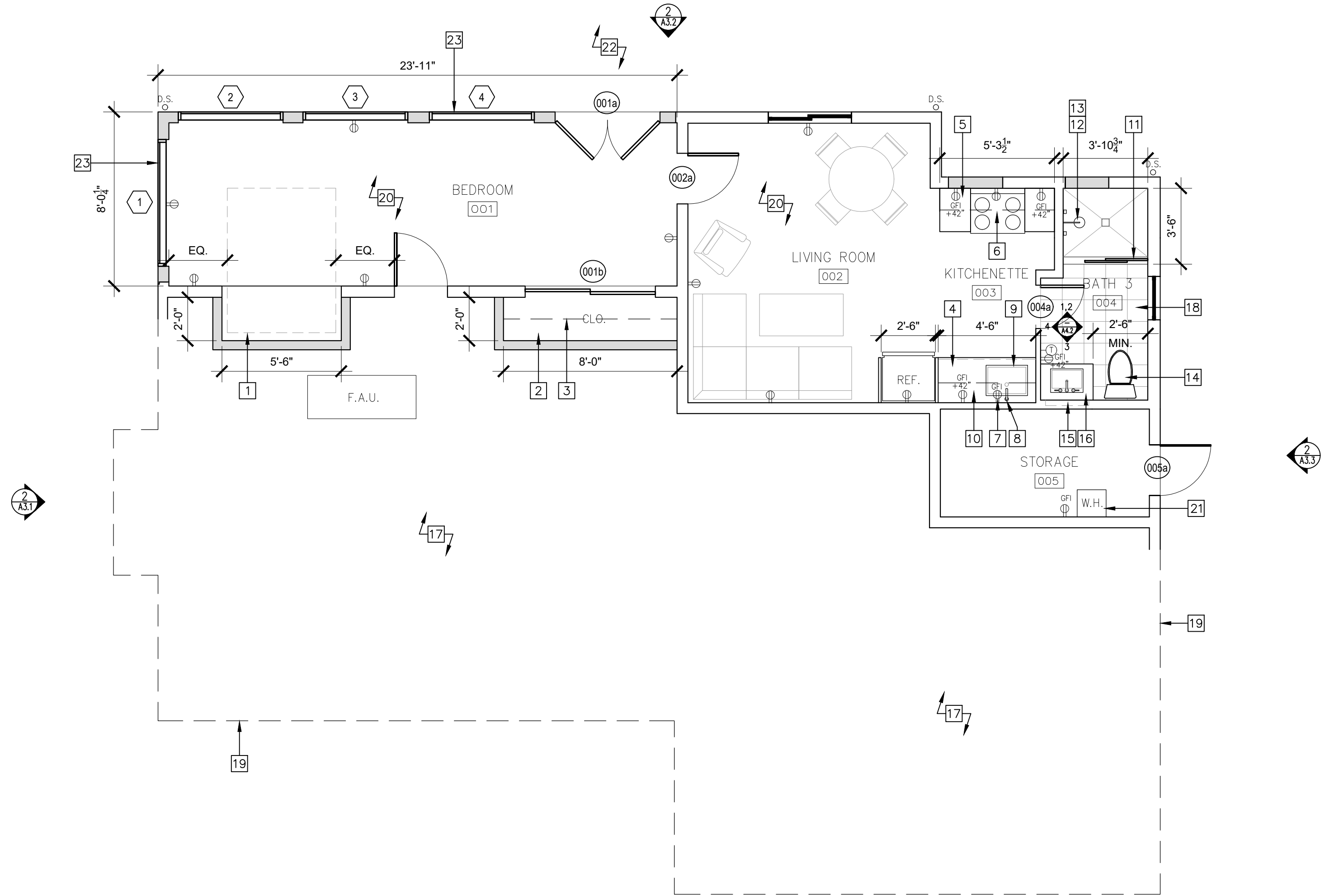
- 1 NEW BUILT-IN QUEEN SIZE MURPHY BED, TO BE ELEVATED MIN. 18" ABV. FLOOR, NO NEW FLOOR AREA ADDED
- 2 NEW CLOSET, TO BE ELEVATED MIN. 18" ABV. FLOOR, NO NEW FLOOR AREA ADDED
- 3 WOOD CLOSET SHELF & CLOTHES ROD, PAINTED
- 4 CUSTOM BUILT-IN CABINETS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 5 EXISTING CABINETS & COUNTER, RELOCATED FROM (E) UPSTAIRS KITCHEN
- 6 RELOCATED 30" GAS RANGE FROM (E) UPSTAIRS KITCHEN W/ NEW MICROWAVE ABOVE FOR EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5" DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
- 7 PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL
- 8 KITCHEN FAUCET, SINGLE-HOLE
- 9 NEW KITCHEN SINK
- 10 NEW QUARTZ COUNTERTOP
- 11 SLIDING SHOWER GLASS DOOR, TEMPERED
- 12 SHOWERHEAD, 1.8 GPM
- 13 PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
- 14 (E) 1.28 GPF TOILET, TO REMAIN
- 15 RECESSED MEDICINE CABINET
- 16 PREFABRICATED BATHROOM VANITY
- 17 (E) CRAWL SPACE
- 18 NEW BATH FLOOR TILE W/ 'NUHEAT' ELECTRIC HEAT MAT BELOW
- 19 MAIN FLOOR ABOVE
- 20 INSTALL NEW VINYL PLANK FLOORING OVER (E) FLOOR
- 21 RELOCATE (E) TANKLESS WATER HEATER TO STORAGE ROOM
- 22 PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- 23 ALIGN NEW WINDOWS WITH EXISTING WINDOWS @ MAIN LEVEL ABOVE

FLOOR PLAN SYMBOLS LEGEND

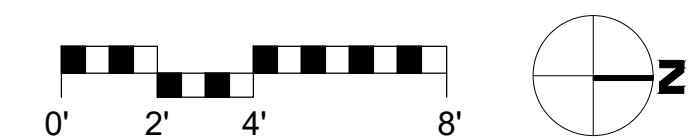
- TAMPER RESISTANT DUPLEX OUTLET W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT TAMPER RESISTANT FLOOR OUTLET
- HOSE BIBB W/ ANTI-SIPHON DEVICE
- THERMOSTATIC CONTROL FOR HEATING SYSTEM, IN BATHROOMS FOR 'NUHEAT' ELECTRIC HEAT MAT
- RETURN AIR REGISTER IN WALL
- SUPPLY AIR REGISTER IN WALL / TOE KICK
- SUPPLY AIR REGISTER IN FLOOR, TO MATCH ADJ. FLOORING

NOTES:

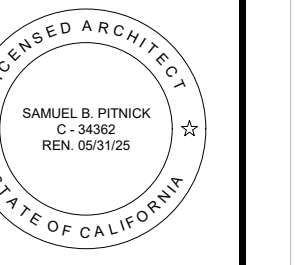
1. ONLY PROPOSED CHANGES TO ELECTRICAL ARE SHOWN. ALL OTHER EXISTING ELECTRICAL TO REMAIN AS IS AND NOT SHOWN FOR CLARITY.
2. CONTRACTOR TO REPLACE ALL (E) KNOB & TUBE ELECTRICAL WIRING.



1 PROPOSED LOWER LEVEL FLOOR PLAN (A.D.U.)
SCALE: 1/4"=1'-0"



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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROPOSED LOWER LEVEL FLOOR PLAN

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04/18/2024

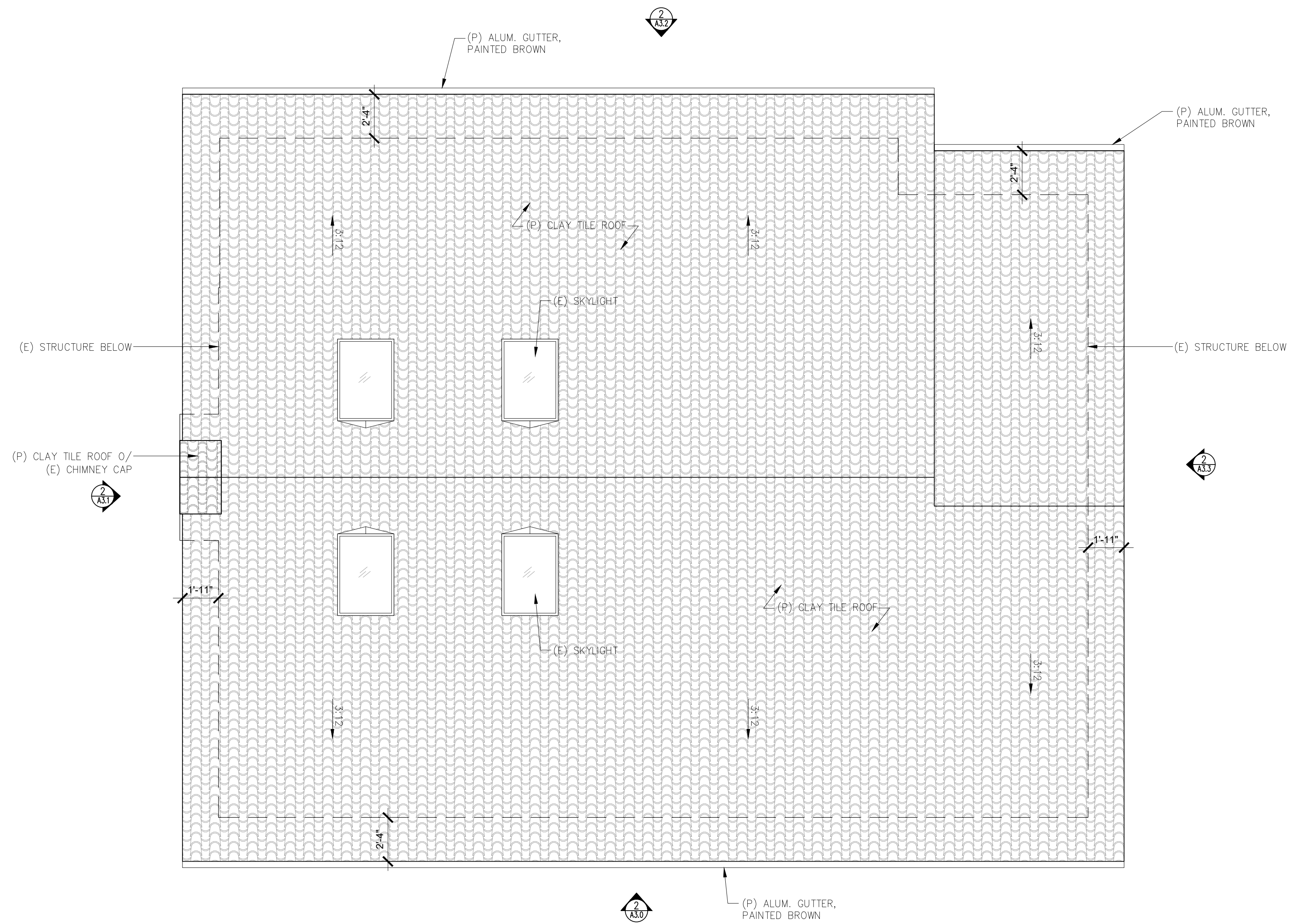
City of Carmel-by-the-Sea
Planning & Building Dept.

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

A2.7

02/06/2024

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



ROOF PLAN NOTES

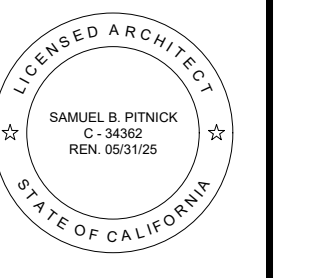
1. VERIFY FINAL ROOF ASSEMBLY DETAILS WITH CONTRACTOR AND ROOFING INSTALLER.
2. RELOCATE ALL VENT PIPES, ROOF TERMINATIONS, ETC. TO BACKSIDE / WEST SIDE OF ROOF TO MINIMIZE VISIBILITY FROM FRONT OF HOUSE.

APPROVED

04/18/2024

City of Carmel-by-the-Sea
Planning & Building Dept.

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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
ROOF
PLAN

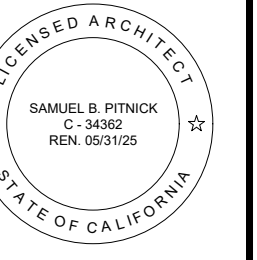
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A2.9

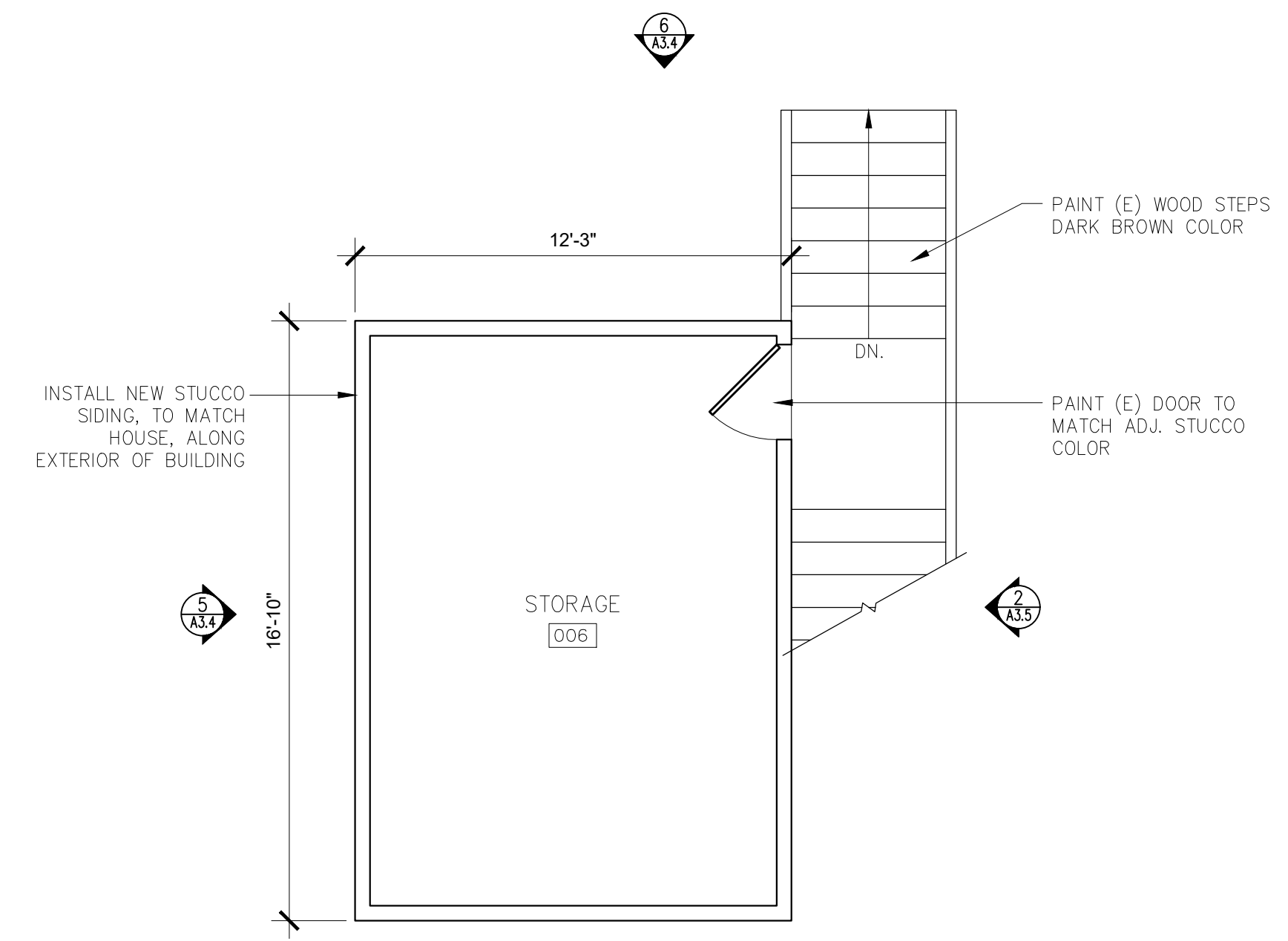
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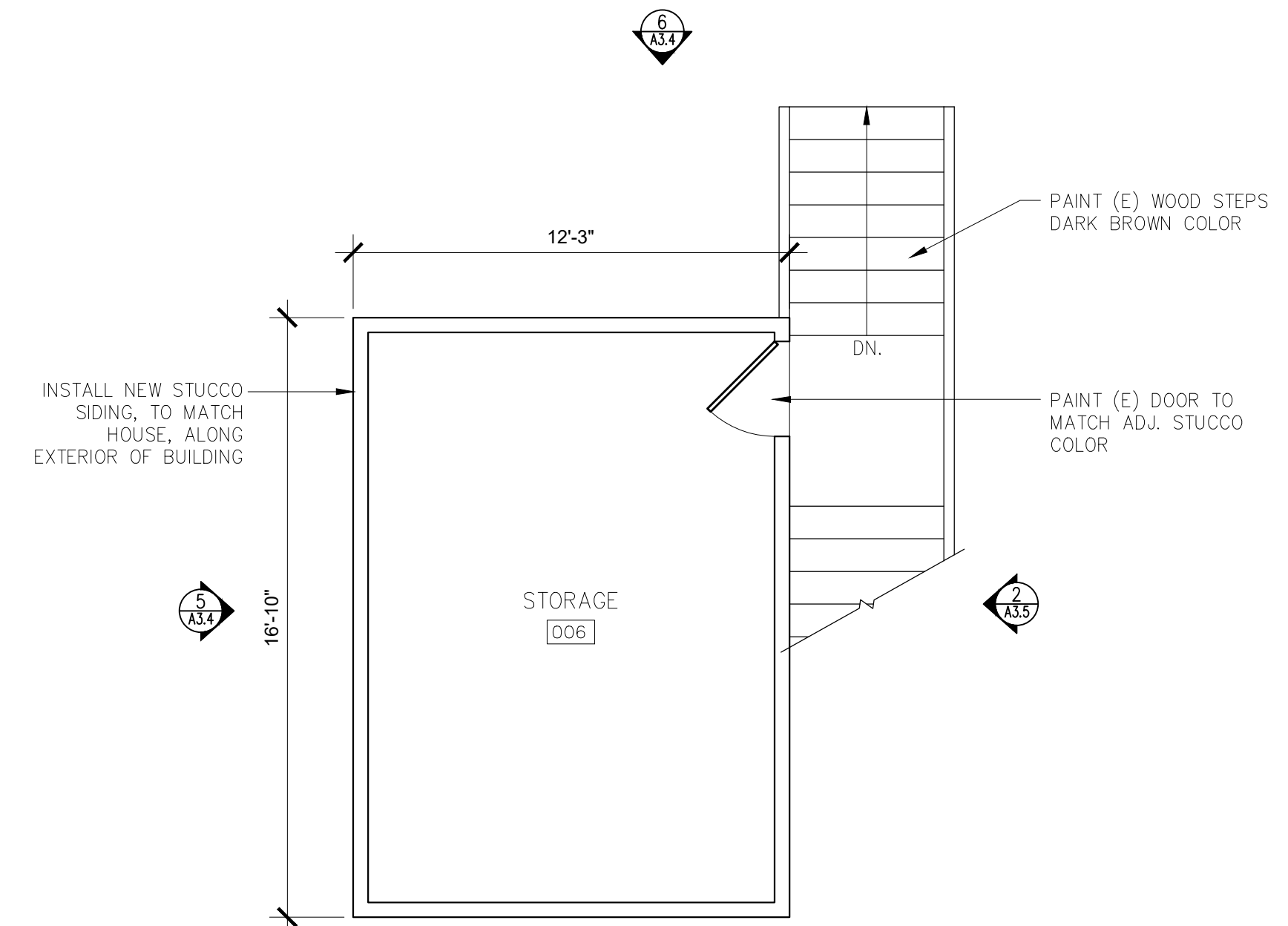
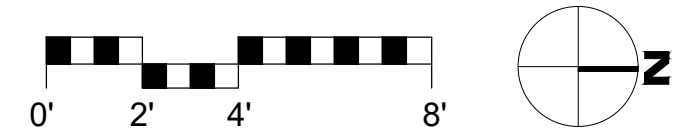
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1 PROPOSED PARKING PAD FLOOR PLAN
 SCALE: 1/4"=1'-0"



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



REVISIONS DATE

REVISIONS	DATE

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PROPOSED PARKING PAD & STORAGE PLAN

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

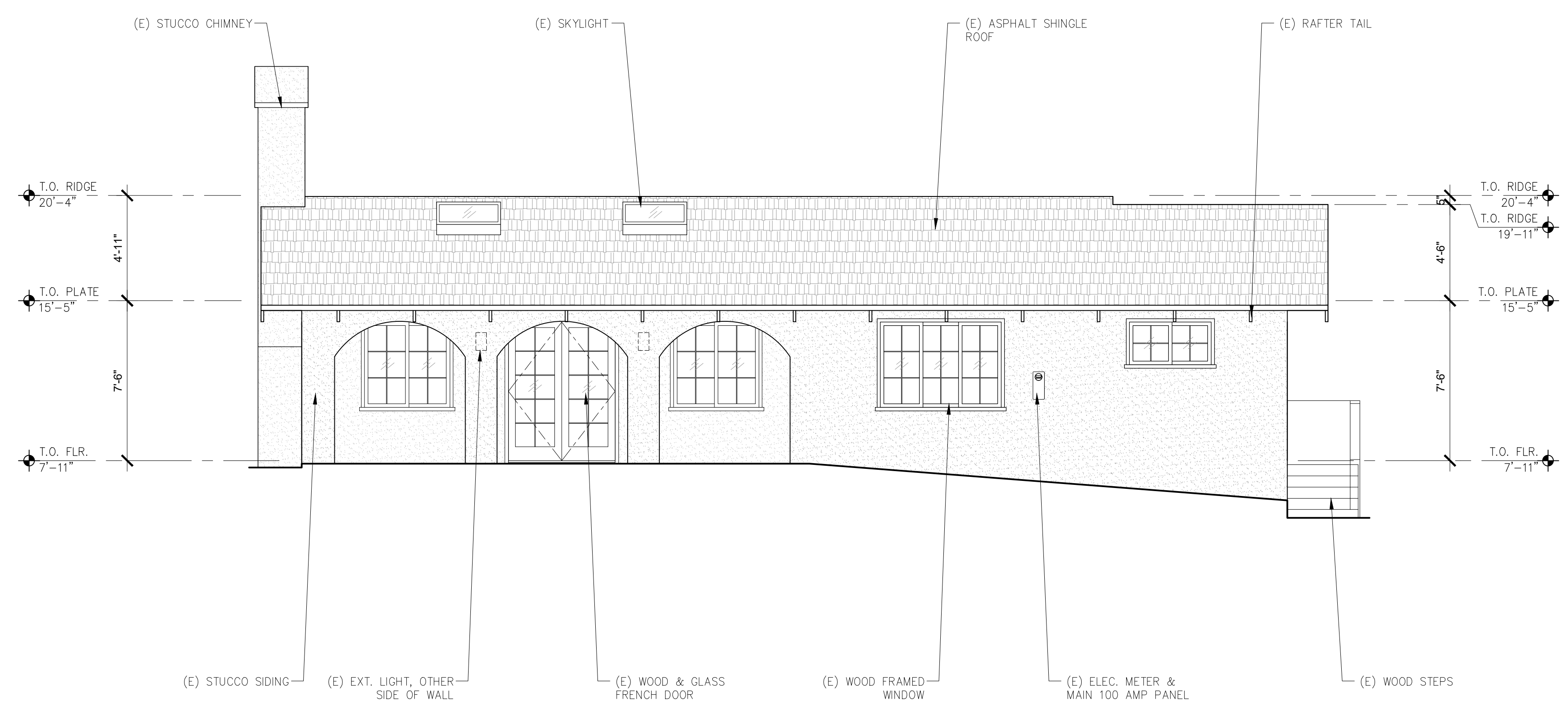
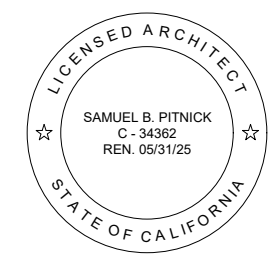
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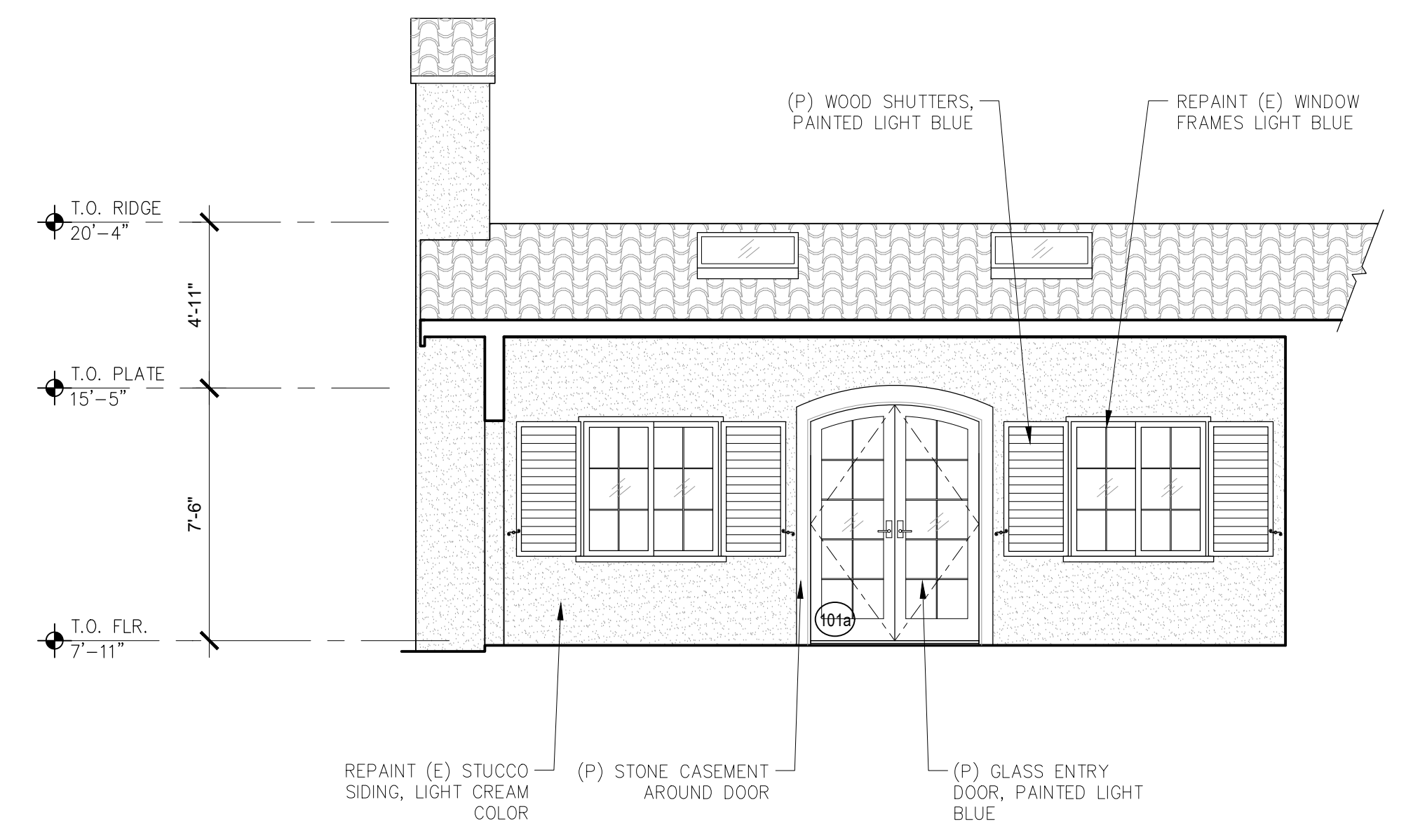
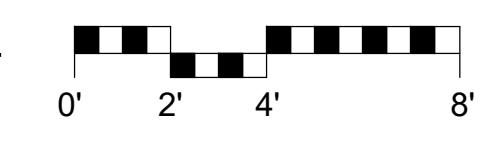
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02/06/2024

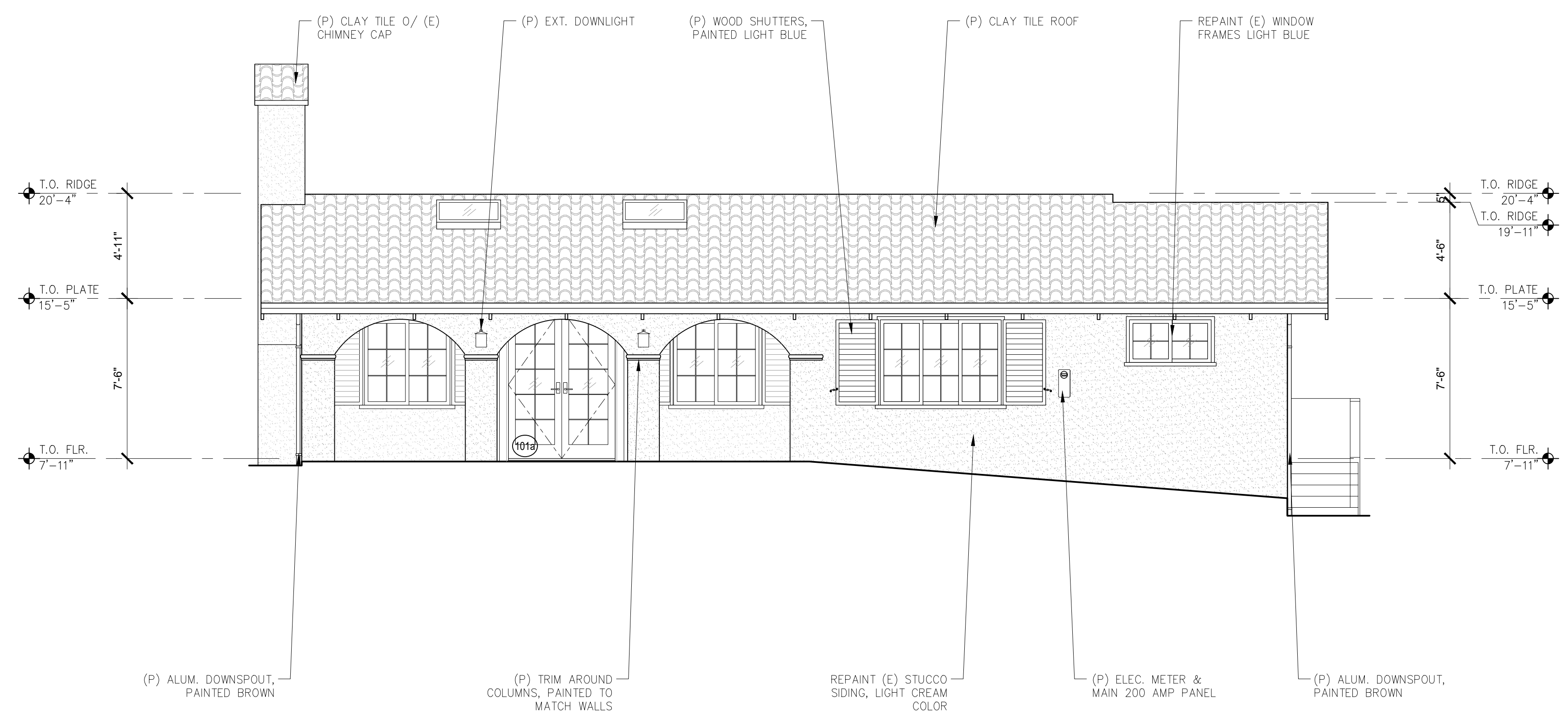
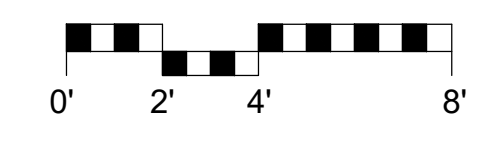
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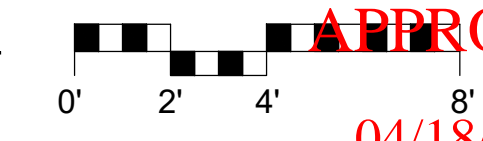
1 EXISTING EAST ELEVATION
 SCALE: 1/4"=1'-0"



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



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



REVISIONS	DATE

ARCHITECTURAL
 BUILDING ELEVATIONS

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

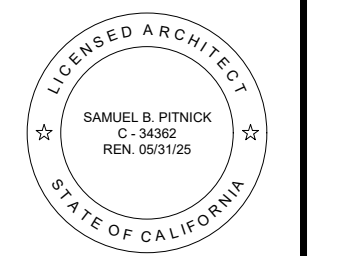
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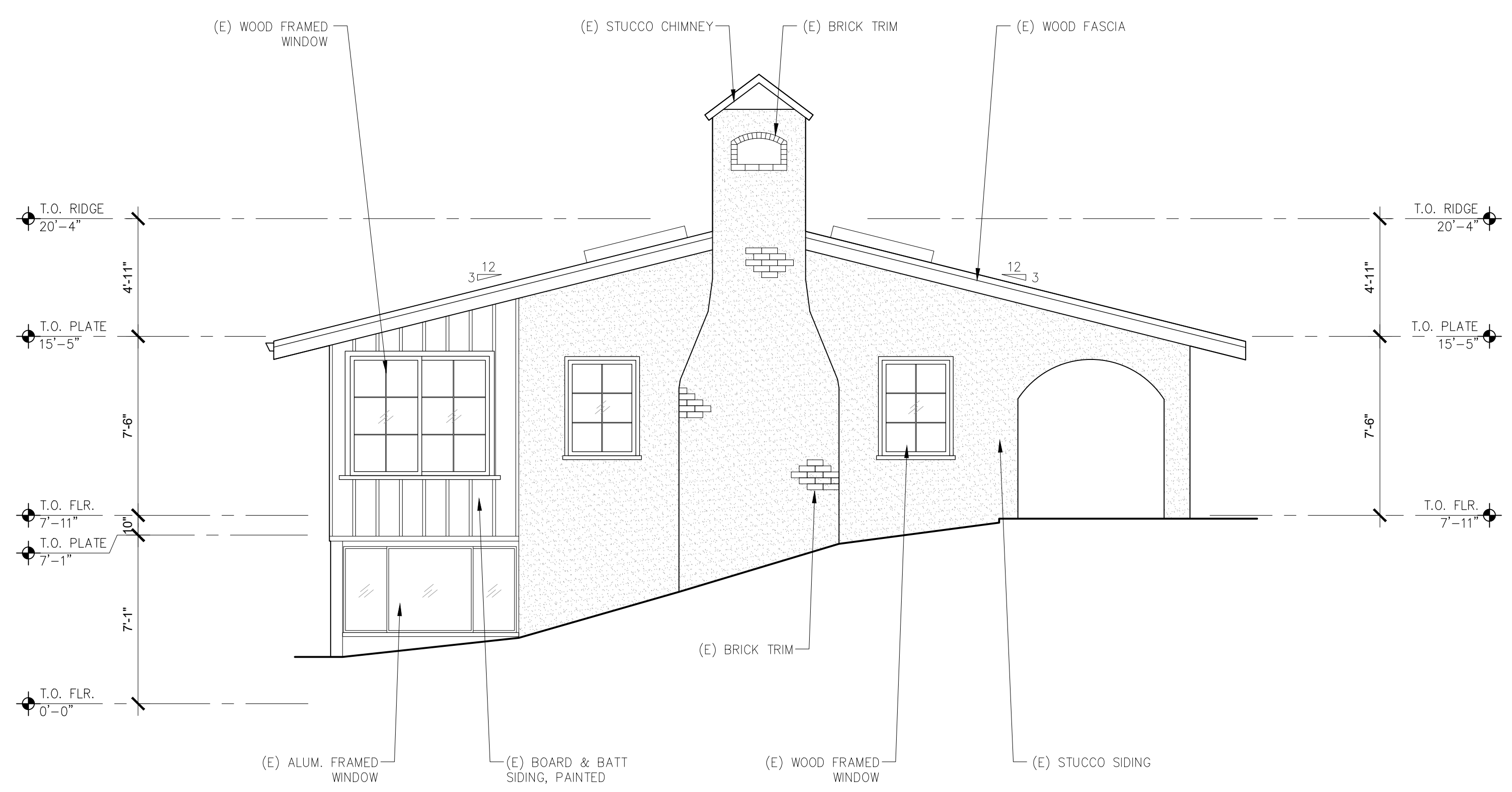
A3.0

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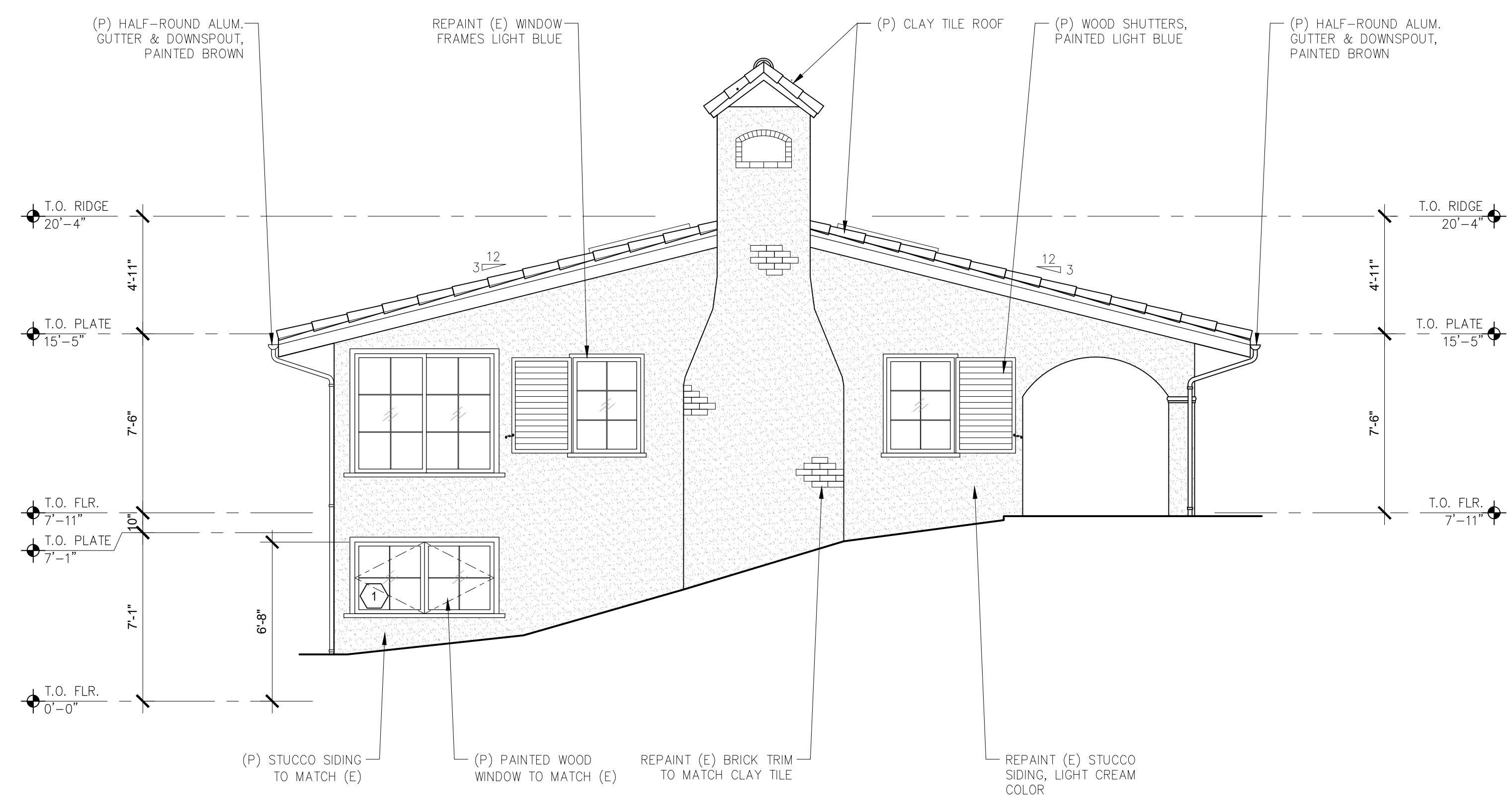
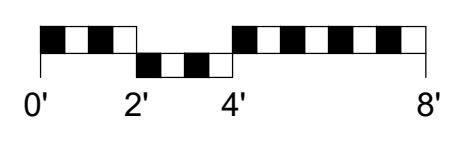
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JOHNSON
RESIDENCE**
CAMINO DEL MONTE
2 S.W. OF JUNIPERO
CARMEL, CA 93923



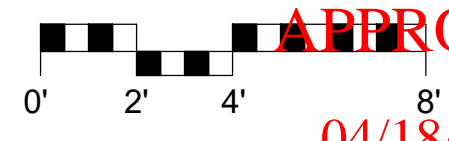
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PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM



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



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



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ARCHITECTURAL
BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
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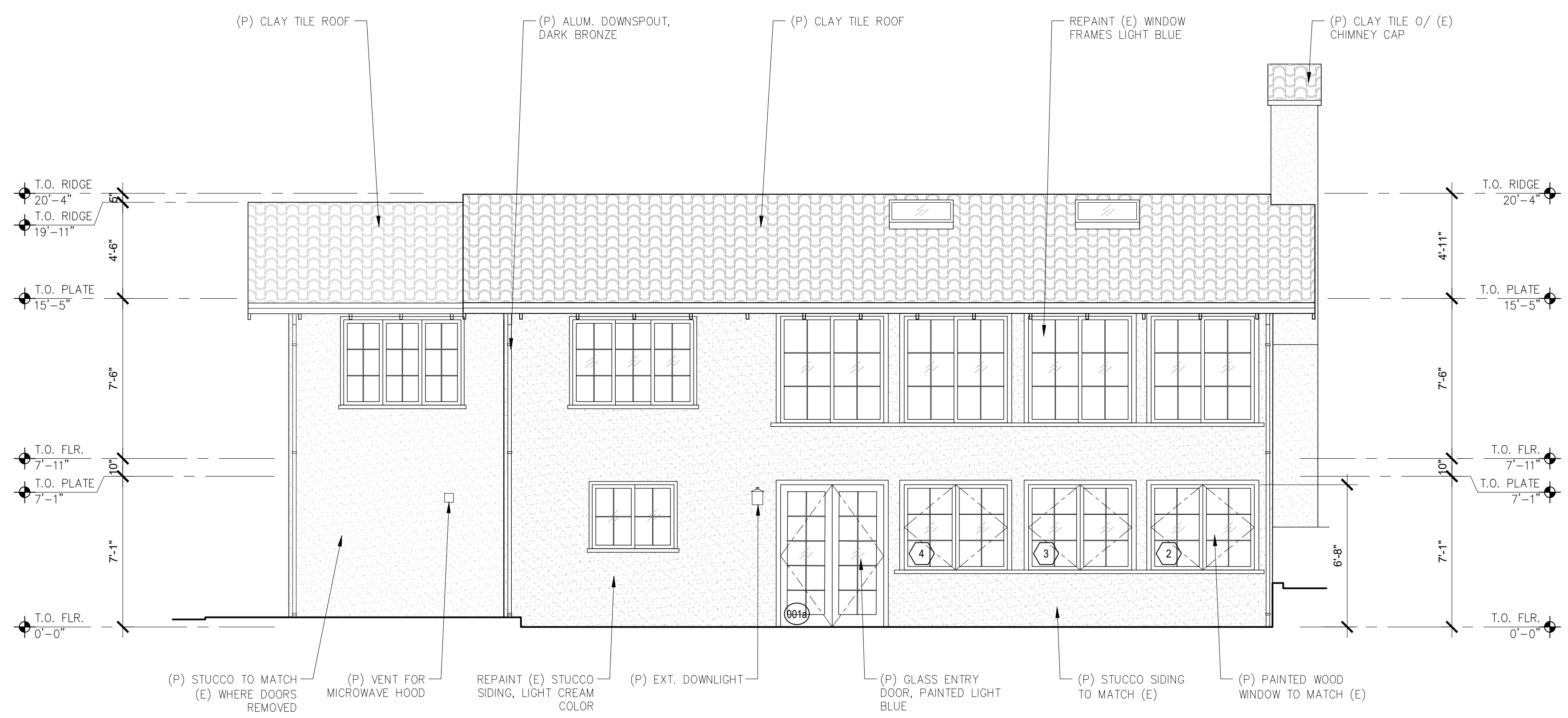
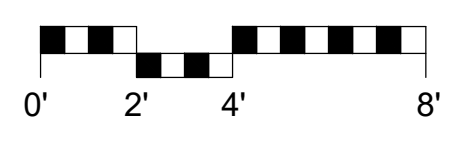
A3.1

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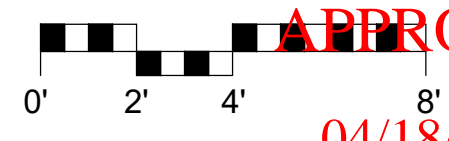
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1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



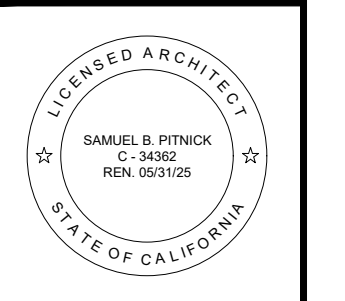
2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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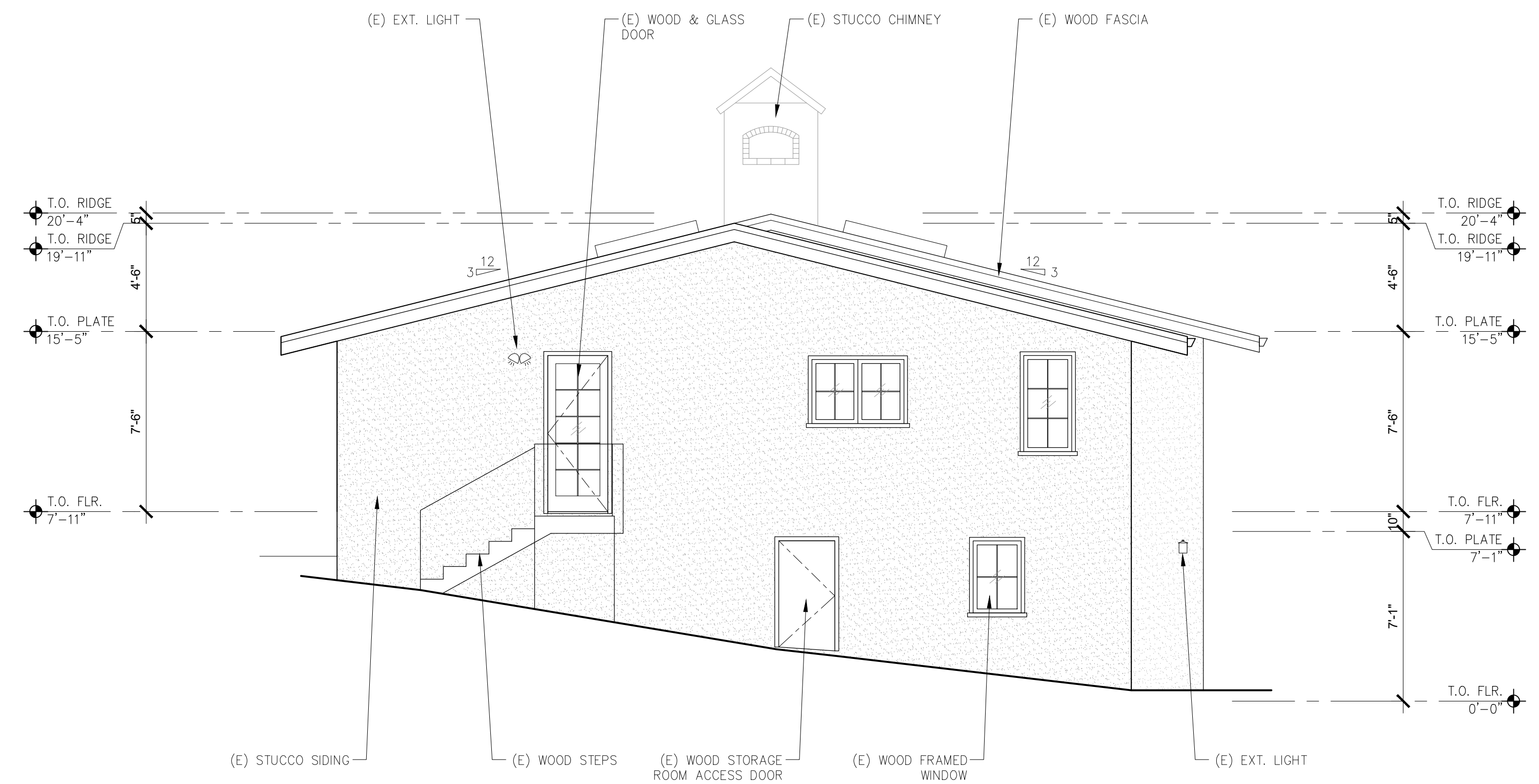
REVISIONS	DATE

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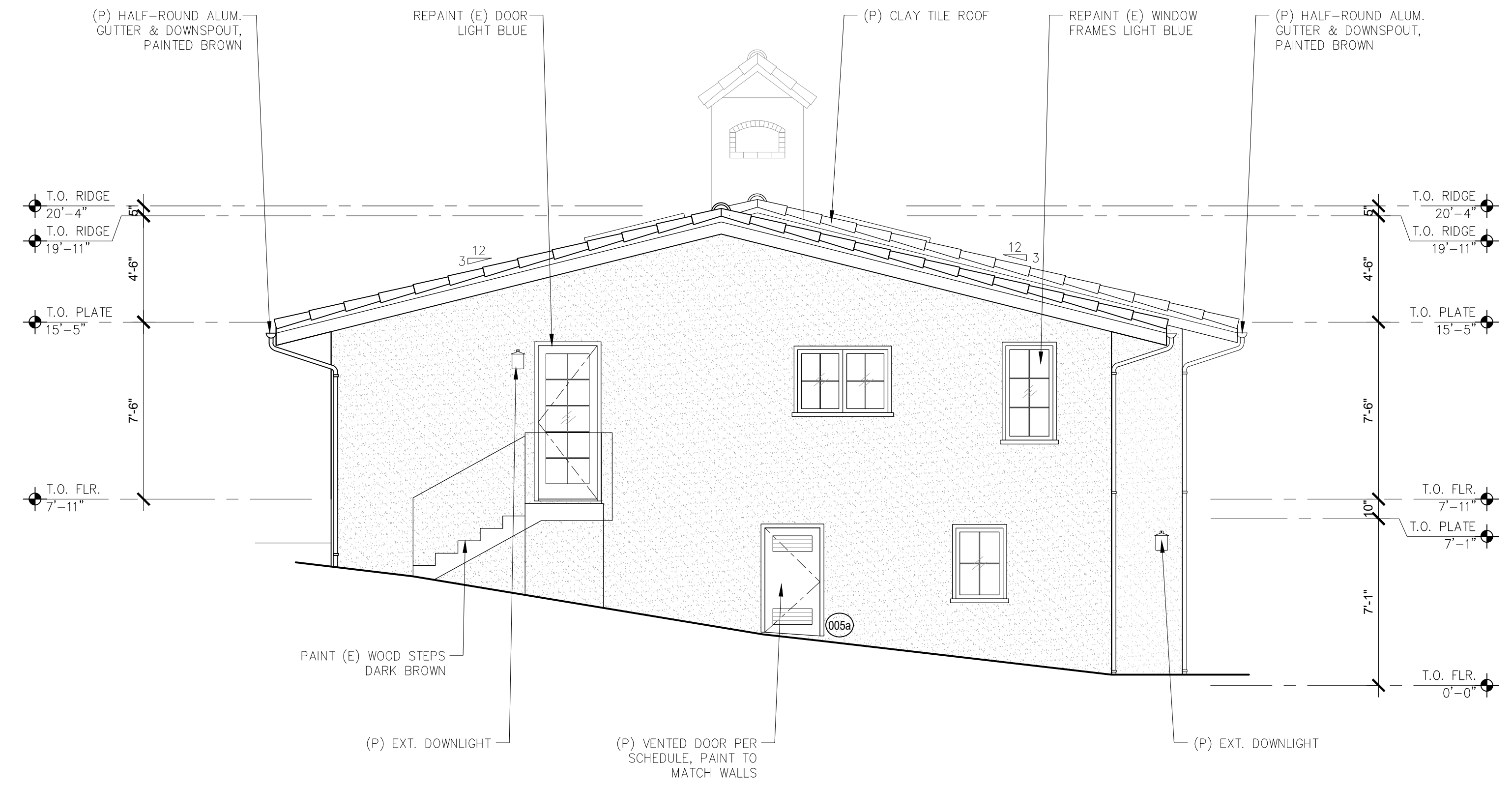
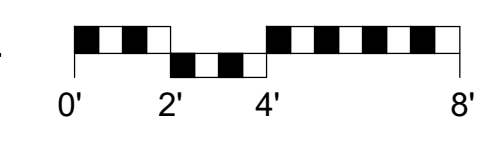
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.2
02/06/2024

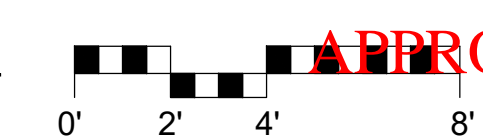
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1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



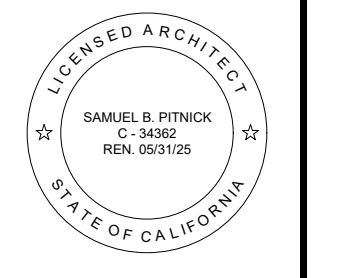
2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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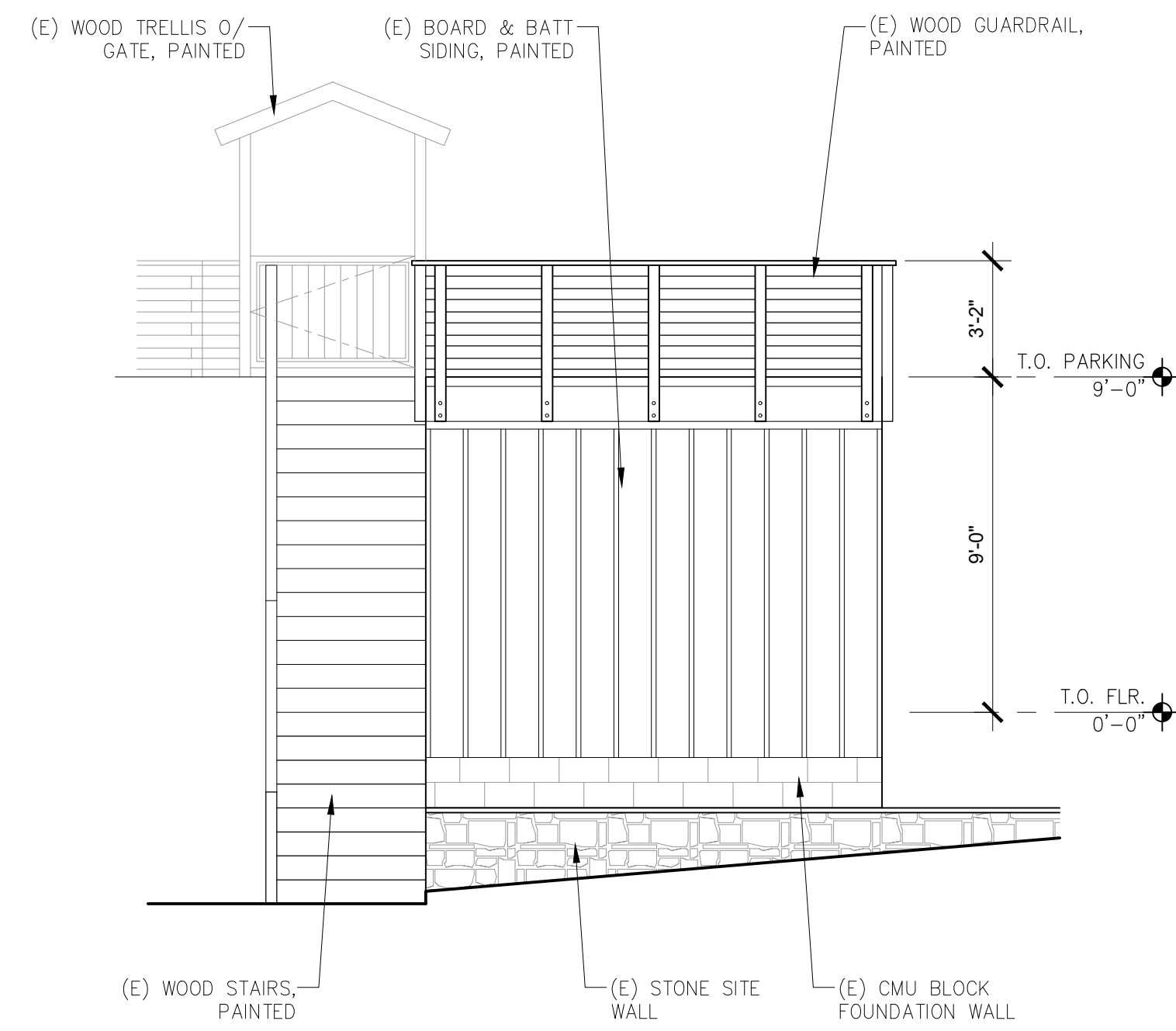
REVISIONS	DATE

ARCHITECTURAL
BUILDING ELEVATIONS

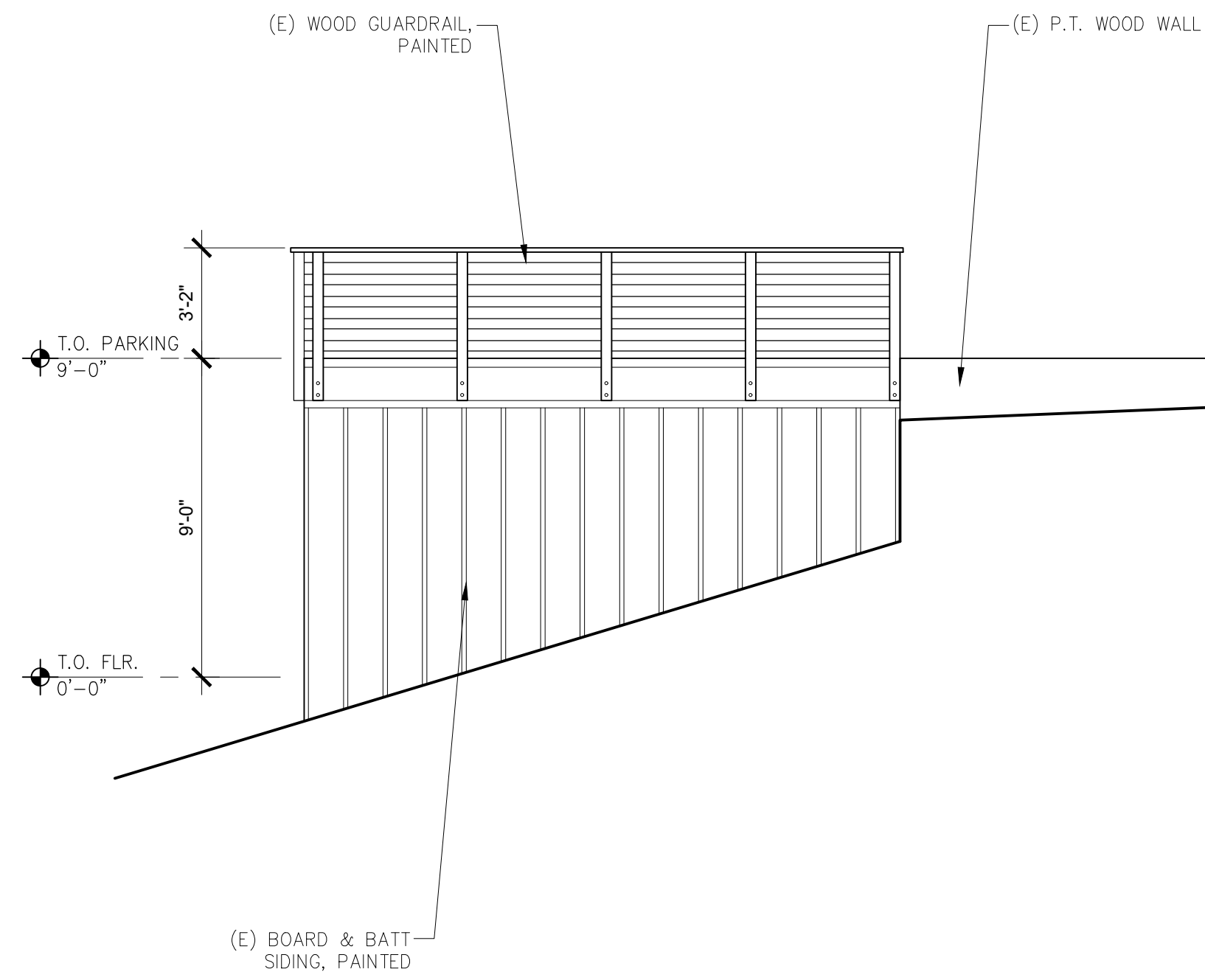
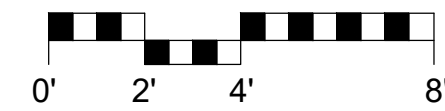
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.3
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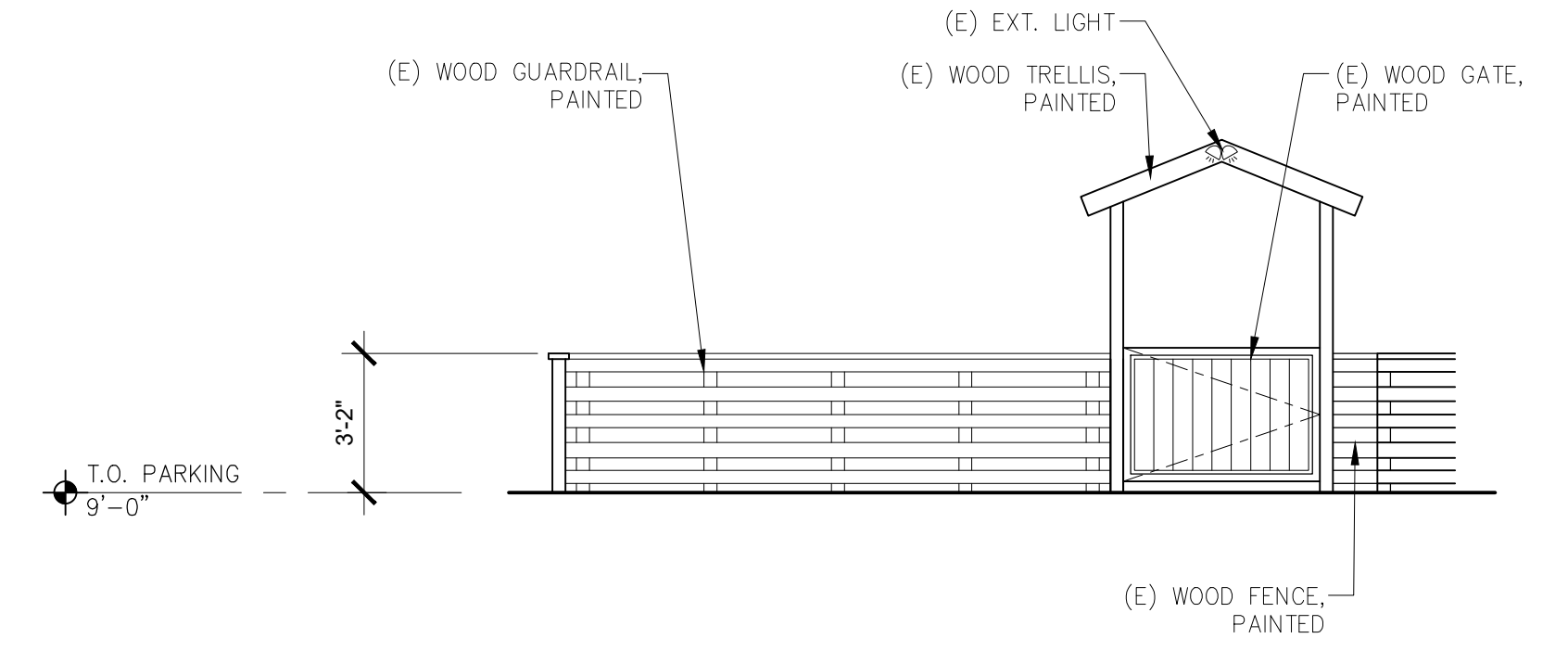
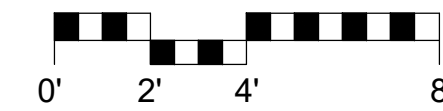
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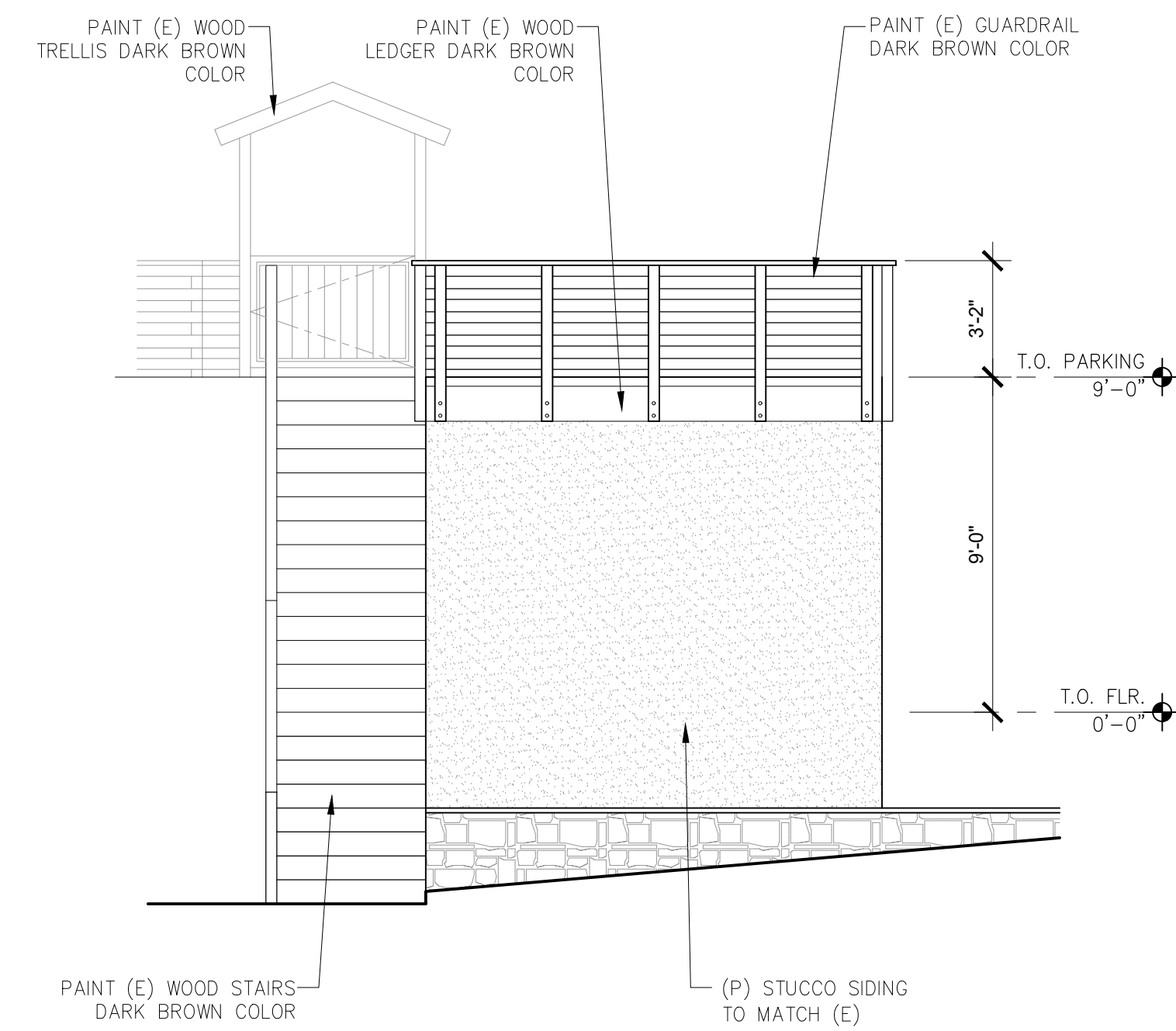
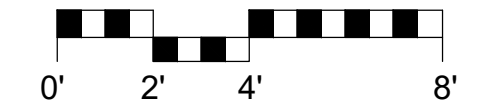
3 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



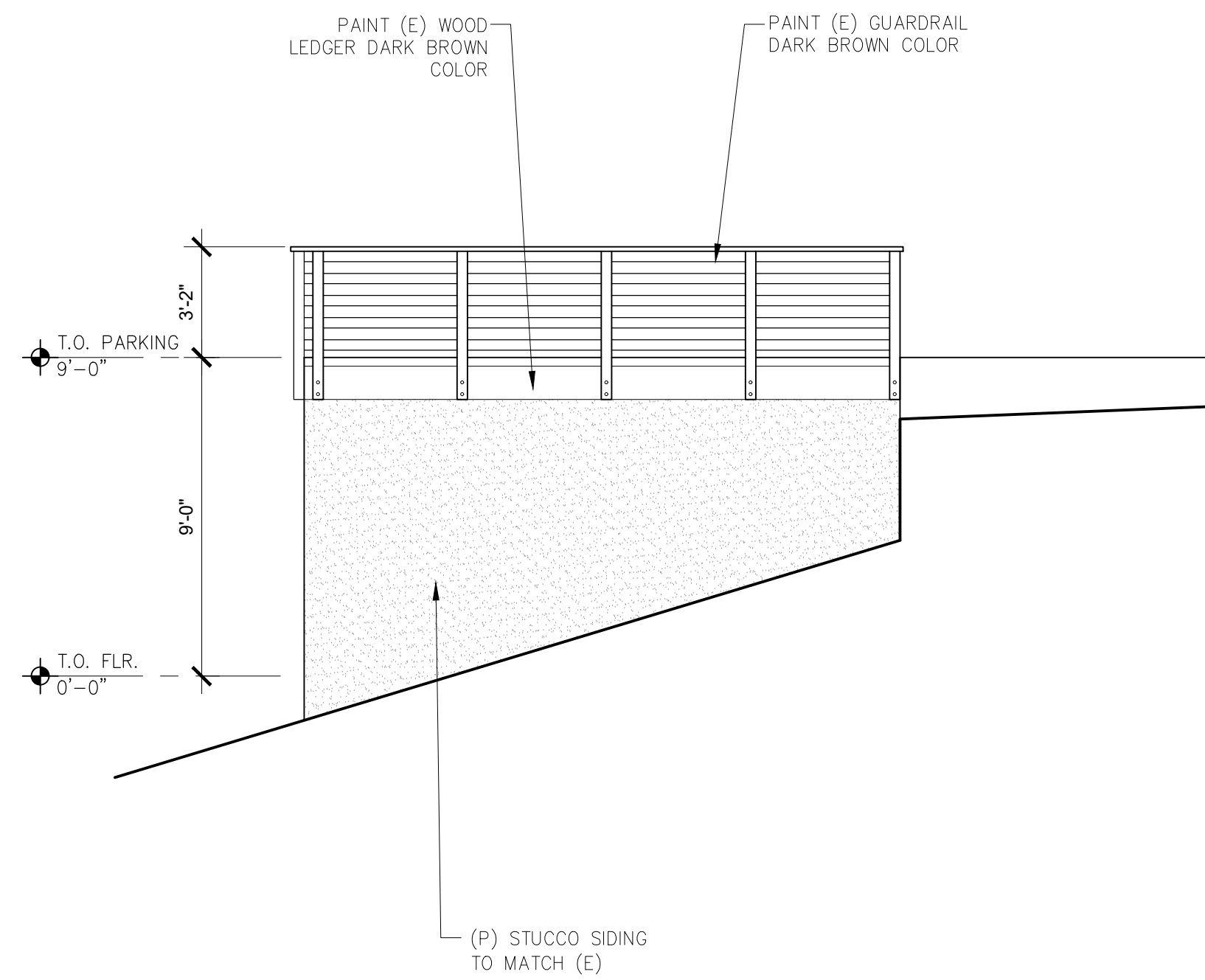
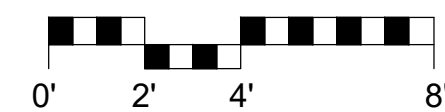
2 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



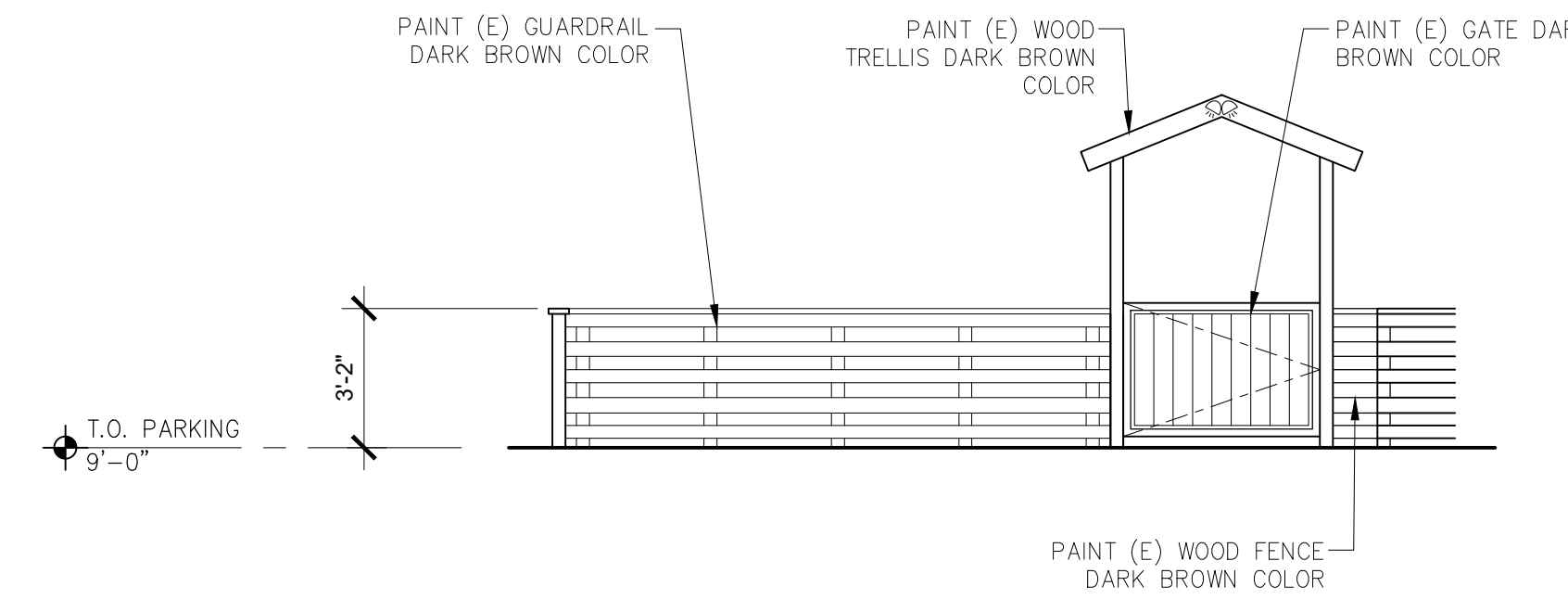
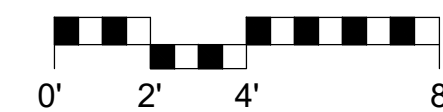
1 EXISTING EAST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"



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



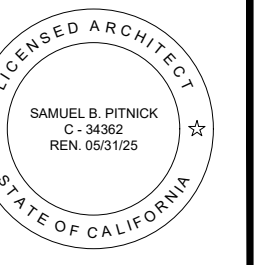
5 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

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ARCHITECTURAL
BUILDING ELEVATIONS

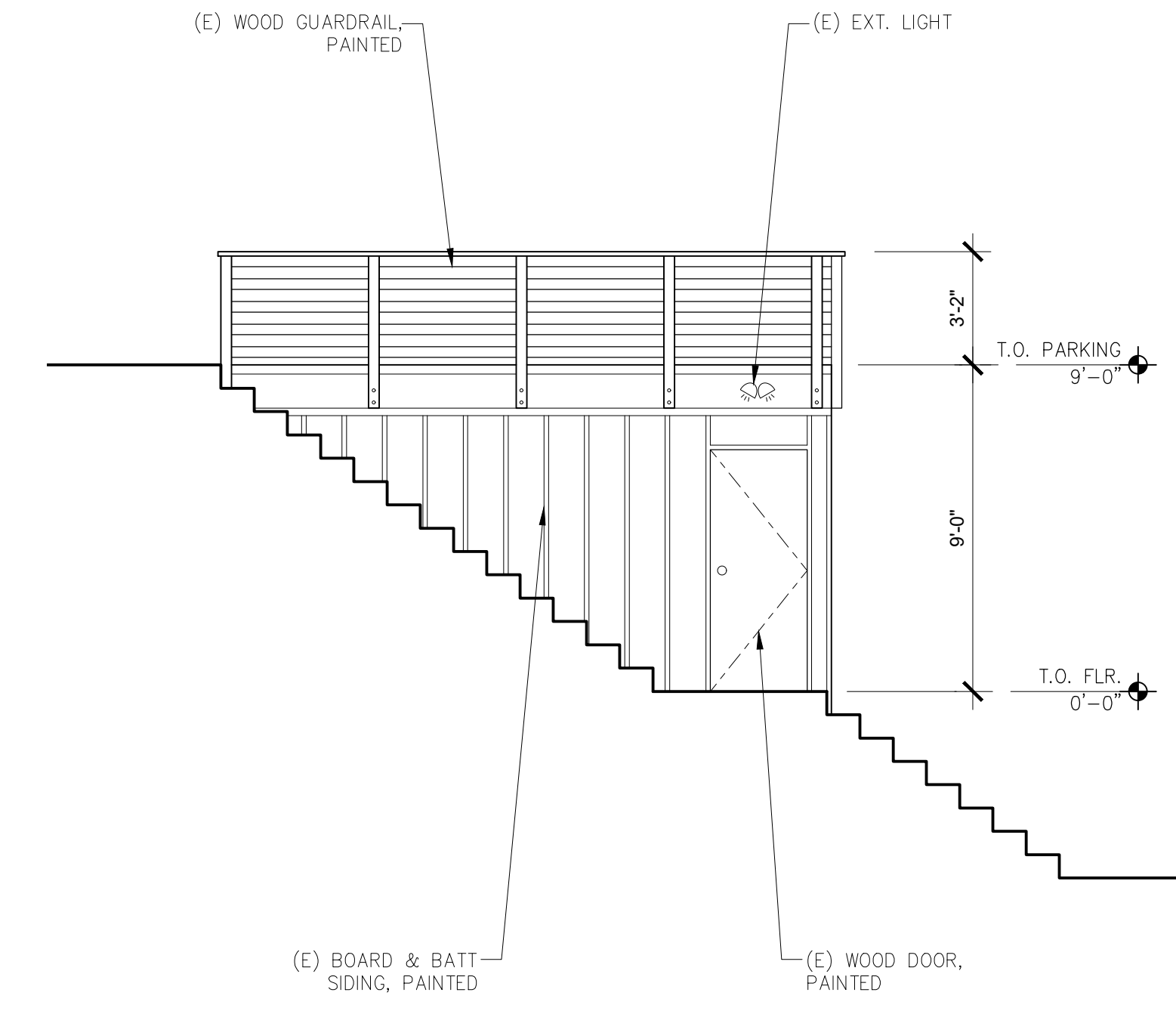
Scale: SEE DWG.
Drawn By: SBP
Job: -

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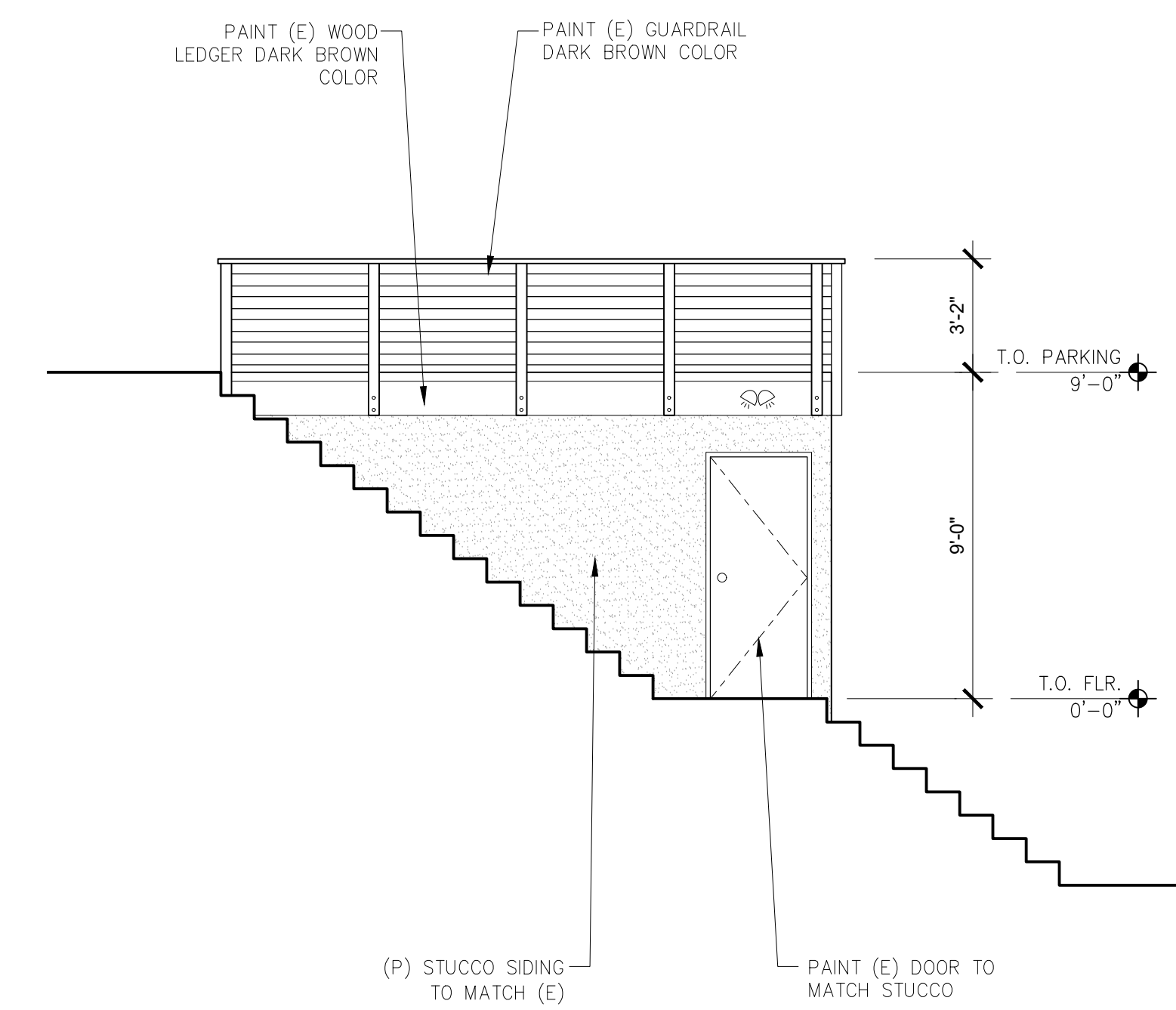
A3.4

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



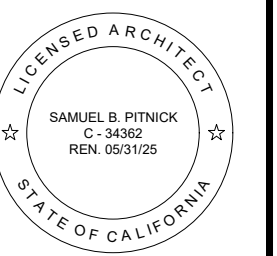
2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

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REVISIONS DATE

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EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001a	5'-0"	6'-8"	-	WOOD/GLASS	WOOD	FRENCH	TEMPERED GLAZING
005a	2'-4"	4'-6"	-	WOOD	WOOD	SWING	LOUVERED FOR VENTILATION
101a	5'-0"	7'-0"	-	WOOD/GLASS	WOOD	FRENCH	ARCHED TOP, TEMPERED GLAZING

INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001b	6'-0"	4'-6"	1.75"	WOOD	WOOD	BI-PASS	
002a	2'-4"	6'-8"	1.75"	WOOD	WOOD	SWING	
004a	2'-0"	6'-8"	1.75"	WOOD	WOOD	SWING	
104a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
104b	6'-0"	6'-8"	1.75"	WOOD	WOOD	BI-PASS	
105a	2'-4"	6'-8"	1.75"	WOOD	WOOD	SWING	
106a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
106b	2'-0"	6'-8"	1.75"	WOOD	WOOD	BARN	
107a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	6'-0"	3'-0"		GLASS	WOOD	CASEMENT	TEMPERED GLAZING
2	5'-0"	4'-0"		GLASS	WOOD	CASEMENT	TEMPERED GLAZING
3	5'-0"	4'-0"		GLASS	WOOD	CASEMENT	TEMPERED GLAZING
4	5'-0"	4'-0"		GLASS	WOOD	CASEMENT	TEMPERED GLAZING

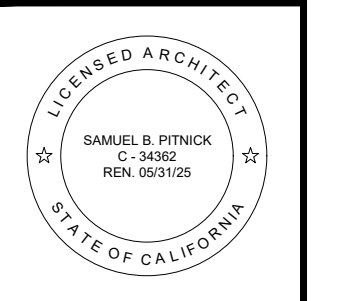
WINDOW & EXTERIOR DOOR NOTES

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

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: -

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04/18/2024

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A5.0