



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 24370

Owner Name: LAWRENCE DAVID SCOTT ETAL

Case Planner: Evan Kort, Senior Planner

Date Posted: _____

Date Approved: 01/27/2025

Project Location: Camino Del Monte 2 SW of Junipero

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

Applicant: Samuel Pitnick

Project Description: Approval of this Design Study (DS 24370) authorizes an amendment to a previously approved design study (DS 24039) for alterations at an existing single-family residence with an active building permit (BP 240184) located on Camino Del Monte 2 SW Junipero in the Single Family Residential (R-1) District. Modifications approved under this Design Study include: 1. Replacement of existing wood stairs & deck on north side of house (29 sf) with a new composite wood deck and stairs (97 sf); and 2. Addition a new generator and enclosure in the south yard. Alterations not expressly listed in this authorization are not permitted. The project shall be constructed consistent with the plans application materials dated approved by Community Planning & Building Department on January 27, 2025 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	
1.	<p>Authorization. Approval of this Design Study (DS 24370) authorizes an amendment to a previously approved design study (DS 24039) for alterations at an existing single-family residence with an active building permit (BP 240184) located on Camino Del Monte 2 SW Junipero in the Single Family Residential (R-1) District. Modifications approved under this Design Study include:</p> <ol style="list-style-type: none"> 1. Replacement of existing wood stairs & deck on north side of house (29 sf) with a new composite wood deck and stairs (97 sf); and 2. Addition a new generator and enclosure in the south yard. <p>Alterations not expressly listed in this authorization are not permitted.</p> <p>The project shall be constructed consistent with the plans application materials dated approved by Community Planning & Building Department on January 27, 2025 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.</p>
3.	<p>Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.</p>
4.	<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 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.</p>
5.	<p>Conditions of Approval. These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.</p>
6.	<p>Building Permit Revision. A revision to BP 240184 is required prior to commencement of work.</p>
7.	<p>Prior Conditions of Approval. All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.</p>
8.	<p>Noise from Electrical and Mechanical Equipment. The fixed installation of any electrical or mechanical equipment, such as generators, shall be located, shrouded, muffled or otherwise treated to control noise to protect the use and enjoyment of neighboring properties and the public. All such installations shall be limited to a noise emission standard of 60 db or three db above ambient whichever is greater, as measured at the property boundary. Use of electrical power generators shall be limited to periods when electrical power from the utility is not available. During such periods generators should be run intermittently to the extent practical to minimize the disturbance of neighbors. Excessive noise from such installations shall be treated as a Class D noise per Chapter 8.56 CMC. (CMC 17.28.020)</p> <p>Modifications to the approved mechanical enclosure necessary to achieve compliance with the standard above shall require review and approval by the Community Planning and Building Department, as appropriate.</p>

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature
Printed Name
Date

Once signed, please email to ekort@ci.carmel.ca.us.

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PROPOSED MATERIALS



CLAY TILE ROOF - RED, TAN, BROWN, YELLOW



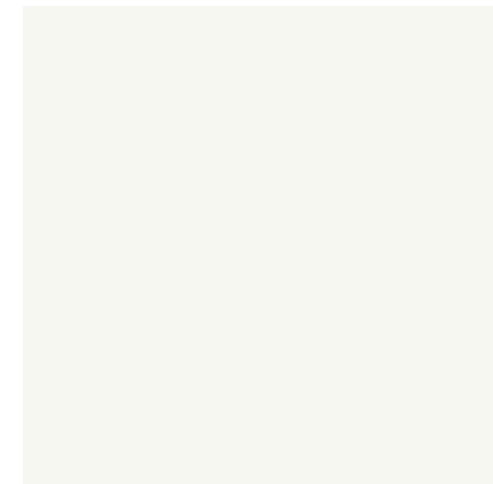
WOOD WINDOWS & DOORS TO MATCH (E)



GUARDRAIL & COMPOSITE WOOD DECK



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 SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.
- 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



(E) STAIRS & DECK TO REPLACE



BACK OF PARKING & STORAGE LOOKING EAST

SHEET INDEX

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A1.1	PROPOSED SITE PLAN
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A3.0	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS
A6.2	CONSTRUCTION DETAILS

SCOPE OF WORK

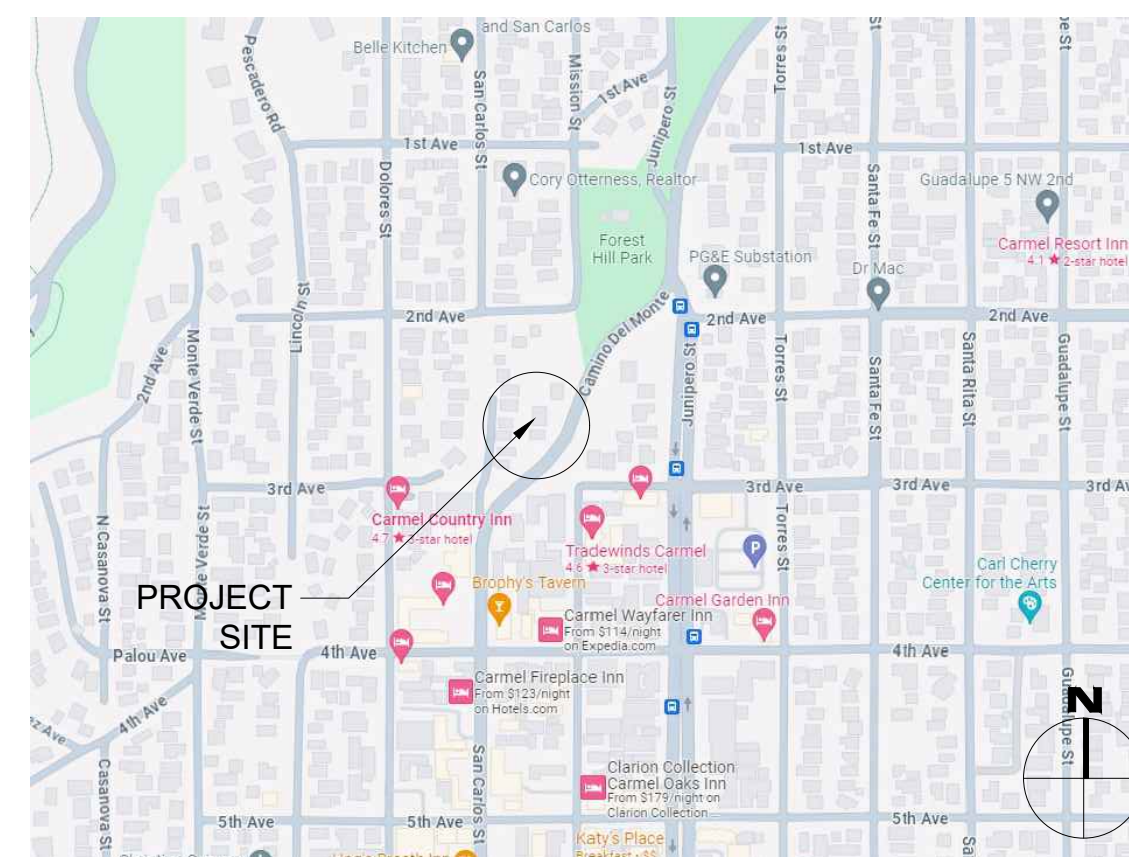
REMODEL OF AN (E) TWO STORY HOUSE. REPLACE (E) ASPHALT SHINGLE ROOF W/ NEW CLAY TILE ROOF. INSTALL NEW BROWN ALUM. GUTTERS & DOWNSPOUTS. REMOVE (E) ALUMINUM FRAMED WINDOWS & REPLACE W/ WOOD FRAMED WINDOWS TO MATCH (E). REPLACE (E) BOARD & BATT SIDING W/ STUCCO SIDING TO MATCH (E). INSTALL NEW FRONT ENTRY 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.

BP 240184 - REVISION #1 SCOPE OF WORK - INCREASE SIZE OF A.D.U. FROM 457 SF TO 489 SF BY RELOCATING INTERIOR WALL FURTHER INTO CRAWLSPACE.

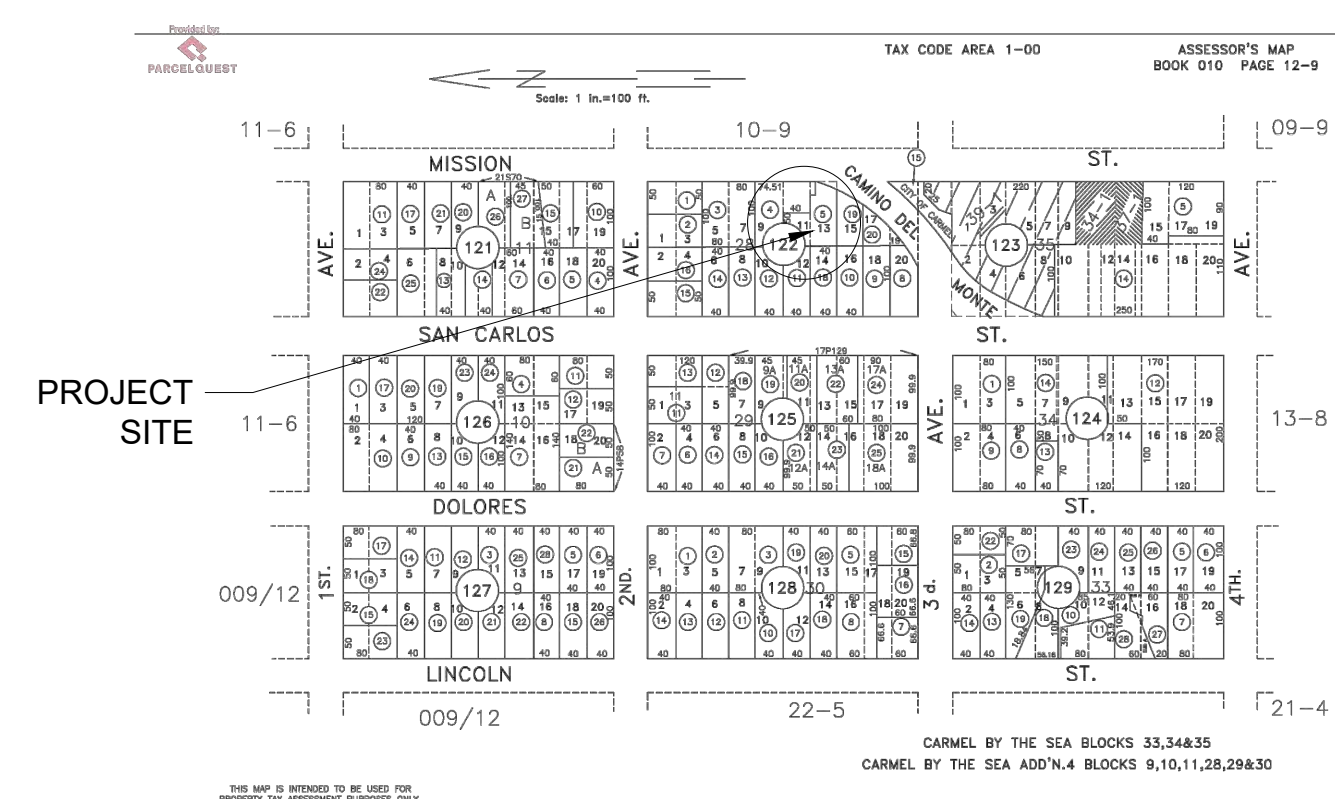
BP 240184 - REVISION #2 SCOPE OF WORK - REPLACE (E) WOOD STAIRS & DECK ON NORTH SIDE OF HOUSE (29 SF) WITH A NEW COMPOSITE WOOD DECK & STAIRS (97 SF). ADD A NEW GENERATOR & ENCLOSURE IN SOUTH YARD. OVER (E) GRAVEL PATIO. NO CHANGES TO LOT COVERAGE PROPOSED.

NOTE: PROPOSED MAIN HOUSE REMODEL, ADU REMODEL & STORAGE BUILDING REMODEL ARE UNDER SEPARATE PERMITS:
BP 240180 - MAIN HOUSE
BP 240183 - STORAGE BUILDING
BP 240184 - ACCESSORY DWELLING UNIT (ADU)

VICINITY MAP



PARCEL 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
STRUCTURAL ENGINEER	UYEDA & ASSOCIATES 1010 CASS ST D-9, MONTEREY, CA 93940 PHONE: (831) 373-3181
CONTRACTOR	GOURLEY CONSTRUCTION INC. 32447 RIVER RD., SOLEDAD, CA 93960 PHONE: (831) 594-8565

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
(P) FLOOR AREA:	
(E) MAIN LEVEL	1,458 SF
(P) LOWER LEVEL A.D.U.	489 SF
(E) STORAGE / PARKING	206 SF
TOTAL	2,153 SF

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)

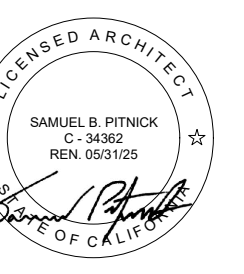
EXISTING STRUCTURE ALTERATION CALCULATIONS

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

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
PLAN CHECK	5/10/24
DESIGN CHANGES	6/28/24
DESIGN CHANGES	12/11/24

ARCHITECTURAL

PROJECT INFORMATION

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

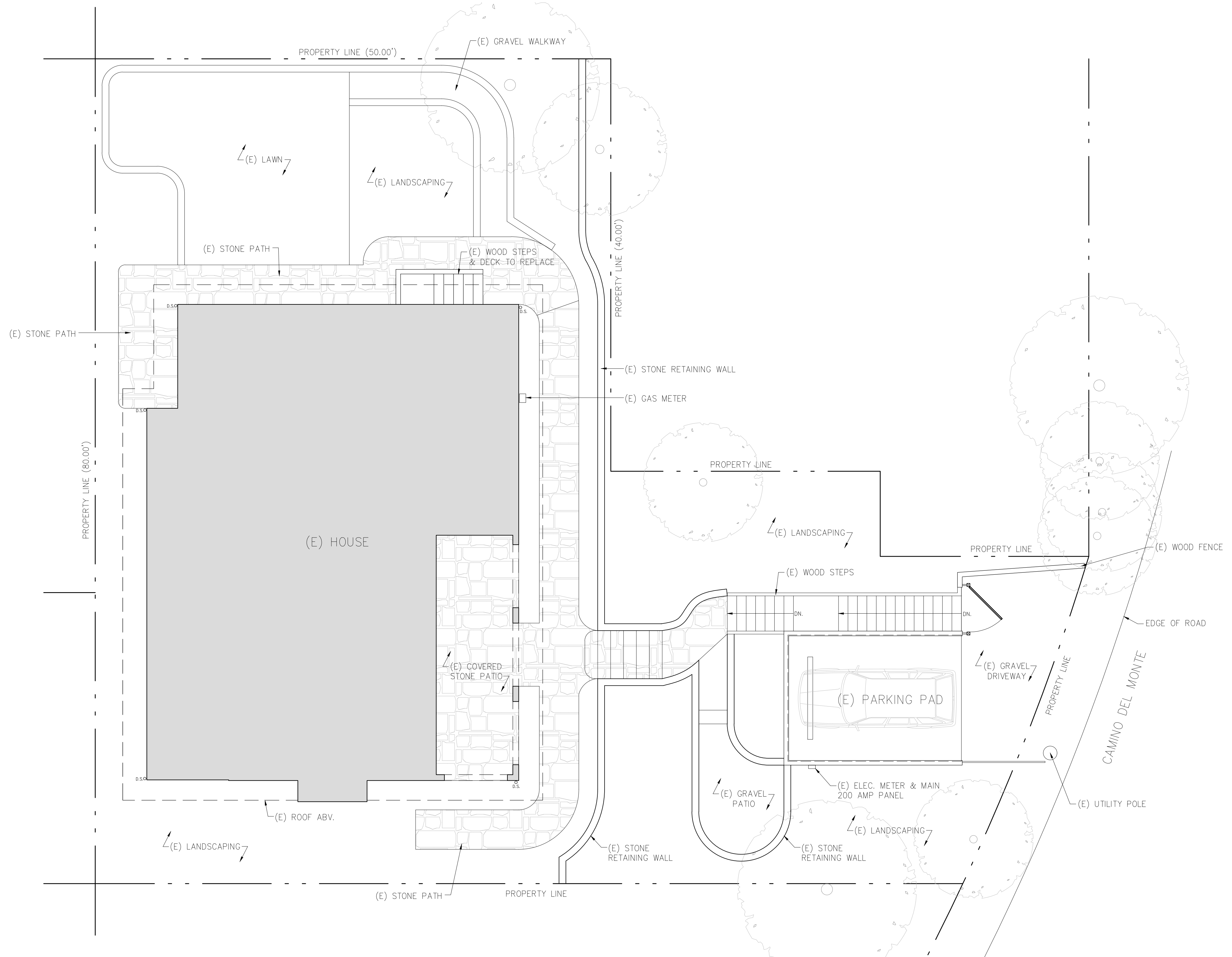
APPROVED
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 COMMUNITY PLANNING AND BUILDING

G1.0

Approved by: *Evan Korf*, Senior Planner

01/22/2025

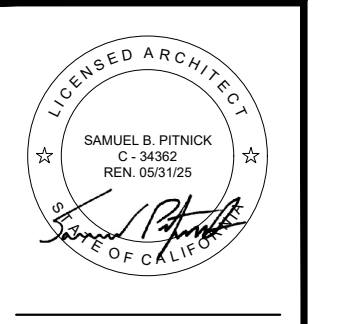
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1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



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ARCHITECTURAL

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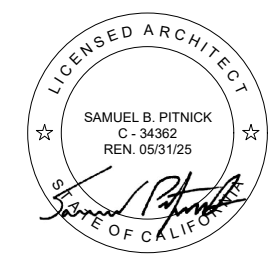
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A1.0

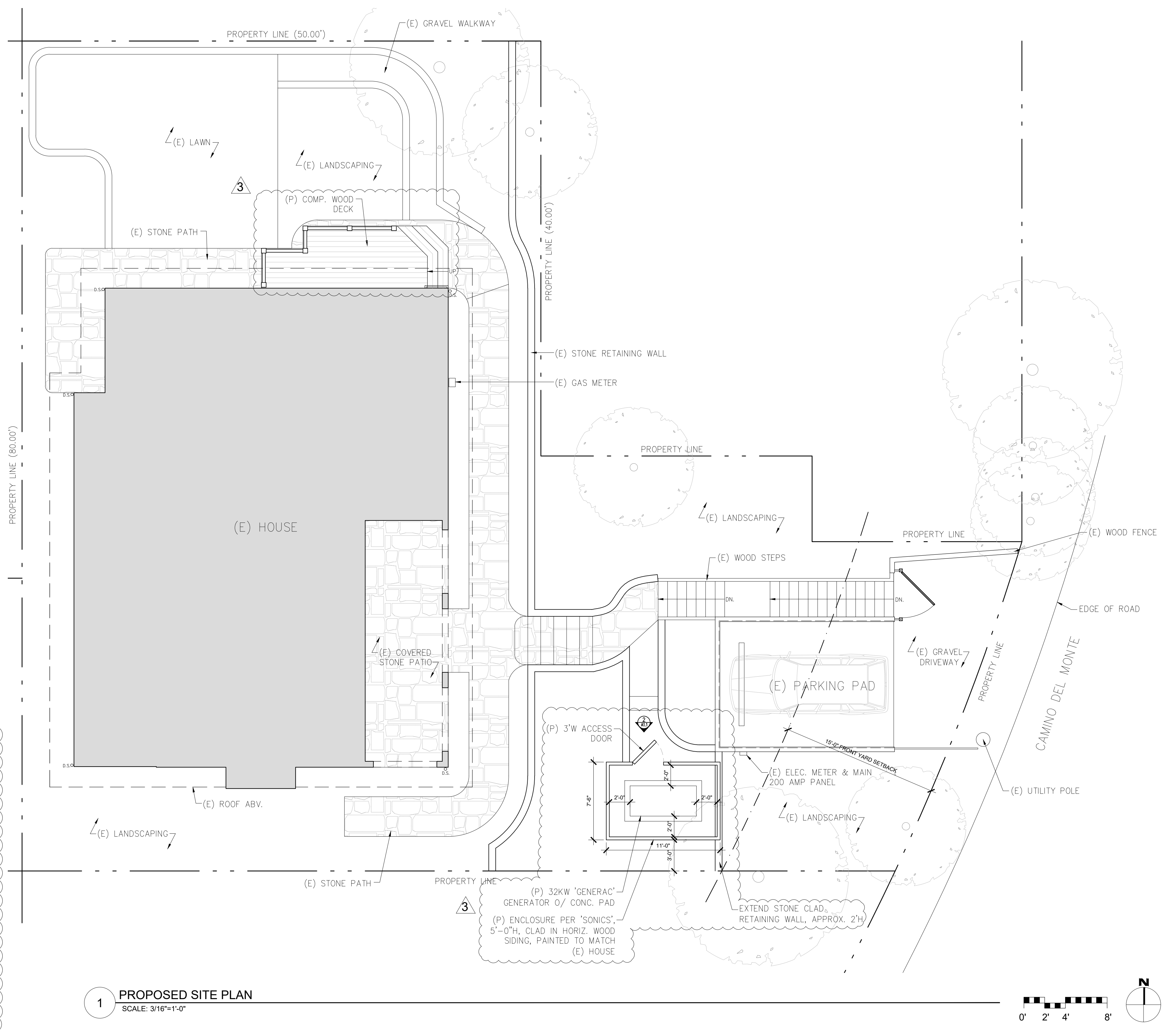
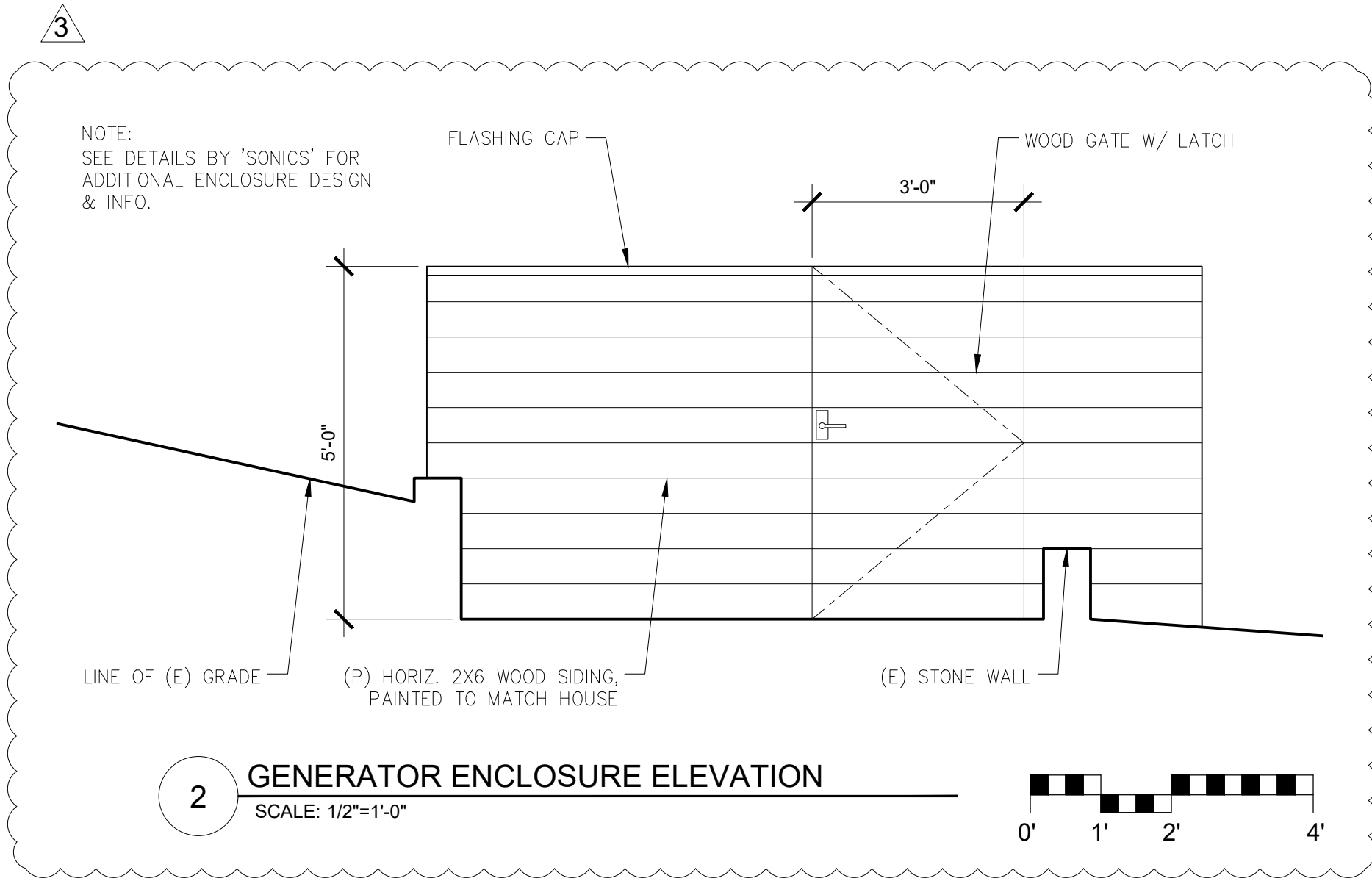
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- SITE PLAN NOTES**
- EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
 - LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT 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.
 - 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

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

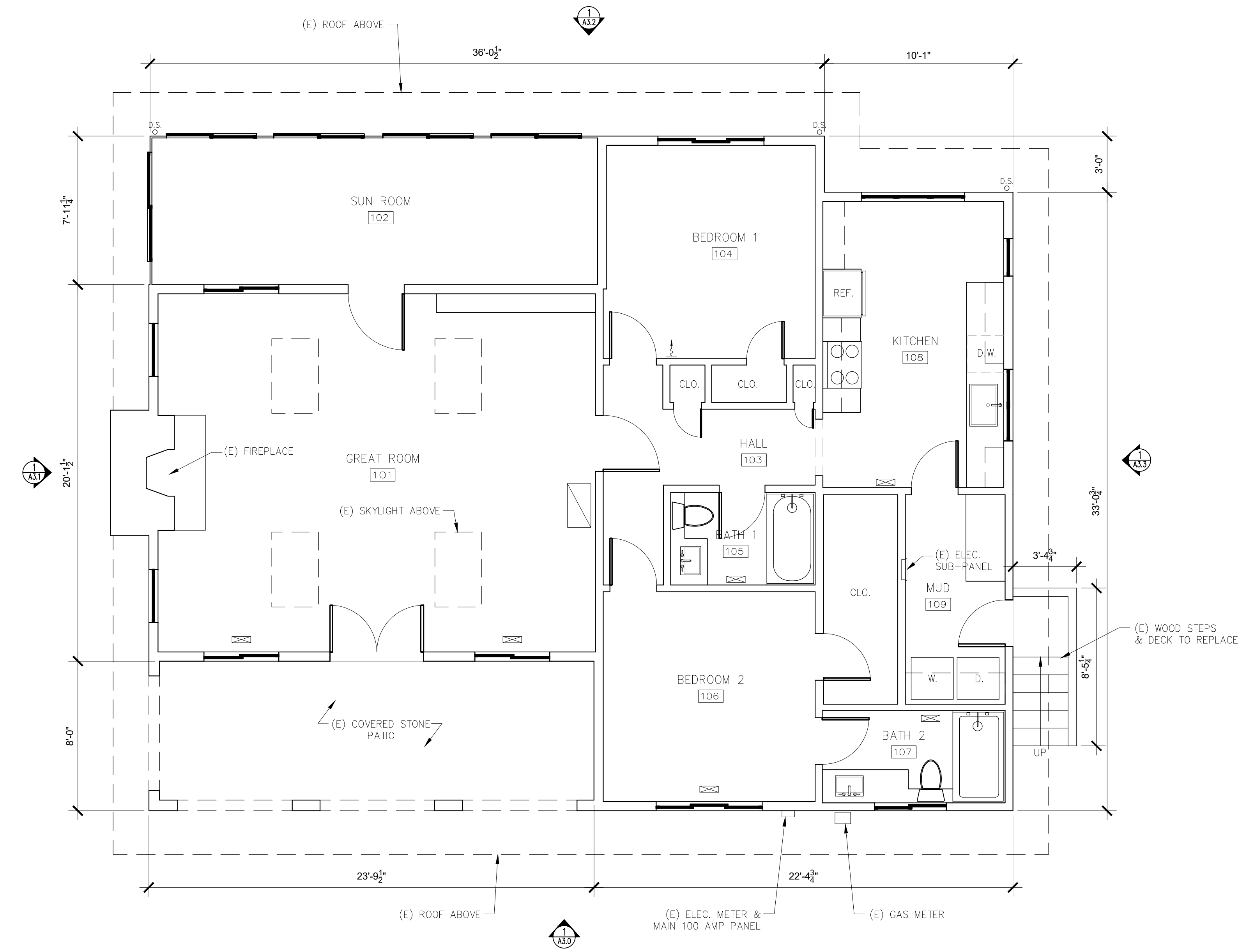
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ARCHITECTURAL
 PROPOSED SITE PLAN
 Scale: SEE DWG.
 Drawn By: SBP
 Job: -

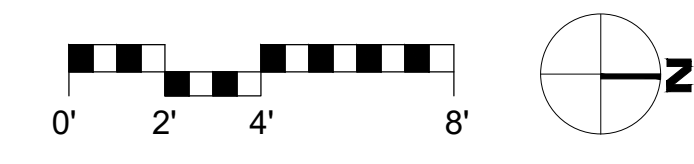
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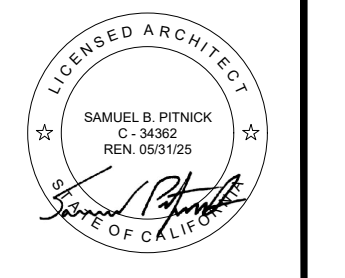
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1 EXISTING MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"



LAWRENCE JOHNSON RESIDENCE
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 CARMEL, CA 93923



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 Scale: SEE DWG.
 Drawn By: SBP
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APPROVED
 01/27/2025
 COMMUNITY PLANNING AND BUILDING

Approved by: *Evan Kort*, Senior Planner

A2.1
 12/11/2024

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FLOOR PLAN NOTES

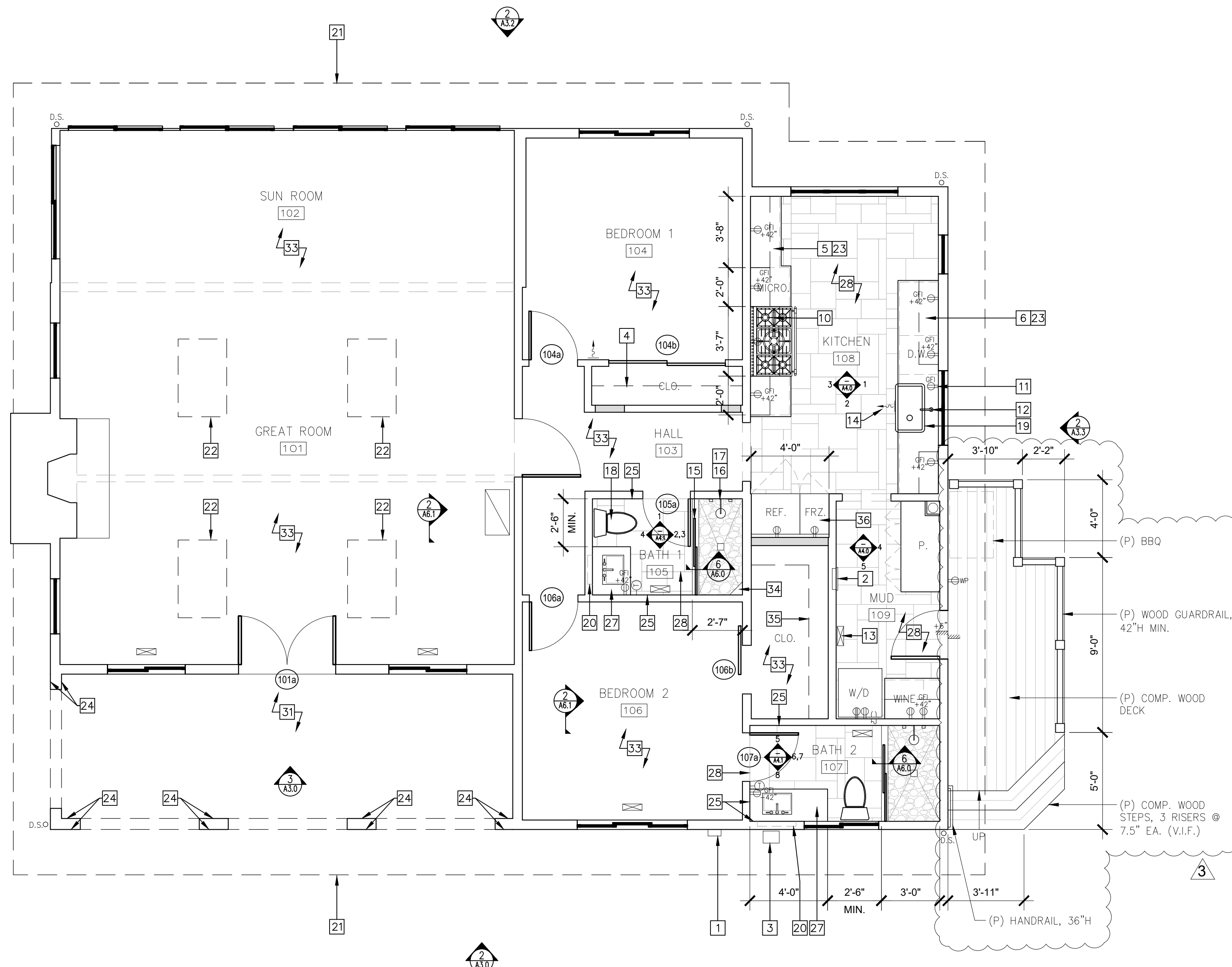
- 1 UPGRADE (E) ELECTRICAL MAIN PANEL TO 200 AMPS
- 2 UPGRADE (E) SUB-PANEL TO 200 AMPS, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 3 (E) GAS METER
- 4 WOOD CLOSET SHELF & CLOTHES ROD, PAINTED
- 5 CUSTOM BUILT-IN CABINETS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 6 EXISTING CABINETS TO REMAIN, INSTALL NEW DOOR FRONTS & HARDWARE, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 7 STACK (E) WASHER & DRYER, CONNECT TO EXISTING POWER & DRYER VENT
- 8 INSTALL NEW CASEMENT AROUND OPENING, TO MATCH ADJACENT OPENING BETWEEN KITCHEN & HALL
- 9 NEW ARCHED OPENING IN WALL, TO MATCH NEW ARCHED ENTRY DOOR
- 10 43" GAS RANGE W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
- 11 PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
- 12 KITCHEN FAUCET, SINGLE-HOLE
- 13 NEW FLOOR REGISTER, TO MATCH ADJ. FLOORING
- 14 NEW TOE KICK REGISTER IN (E) BASE CABINET, RELOCATED FROM FLOOR
- 15 SLIDING SHOWER GLASS DOOR, TEMPERED
- 16 SHOWERHEAD, 1.8 GPM
- 17 PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
- 18 (E) 1.28 GPF TOILET, TO REMAIN
- 19 NEW KITCHEN APRON SINK
- 20 RECESSED MEDICINE CABINET
- 21 ROOF ABOVE
- 22 SKYLIGHT ABOVE
- 23 NEW QUARTZ COUNTERTOP
- 24 INSTALL NEW EXTERIOR TRIM AROUND WALLS AT COVERED PORCH, SEE ELEVATIONS AND DETAILS FOR MORE INFO.
- 25 REMOVE (E) WALLPAPER, RE-TEXTURE & PAINT WALLS
- 26 INSTALL NEW VINYL PLANK FLOORING OVER (E) FLOOR
- 27 PREFABRICATED BATHROOM VANITY
- 28 NEW FLOOR TILE, IN BATHROOMS W/ 'NUHEAT' ELECTRIC HEAT MAT BELOW
- 29 BUILT-IN NICHE, SEE INT. ELEVATIONS FOR MORE INFO.
- 31 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]
- 32 PROVIDE CHASE IN NEW PANTRY CABINETS FOR WATER HEATER VENT PIPE IN STORAGE ROOM BELOW
- 33 INSTALL NEW ENGINEERED WHITE OAK FLOORING W/ SOUND DAMPENING UNDERLAYMENT WHEN ABOVE A.D.U.
- 34 NEW QUARTZ LEDGE IN CORNER OF SHOWER
- 35 CUSTOM CLOSET BUILT-INS
- 36 PROVIDE WATER LINE FOR NEW ICE MAKER IN FREEZER

FLOOR PLAN SYMBOLS LEGEND

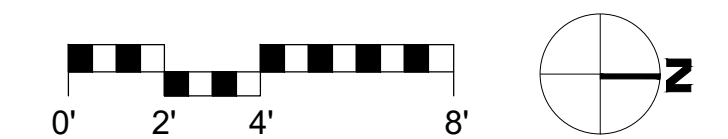
- TAMPER RESISTANT DUPLEX OUTLET W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- TAMPER RESISTANT 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:

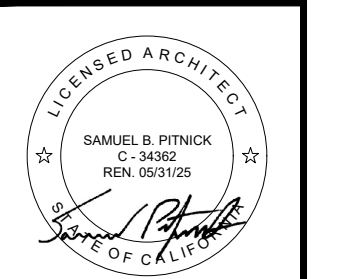
- 1. ONLY PROPOSED CHANGES TO ELECTRICAL ARE SHOWN. ALL OTHER EXISTING ELECTRICAL TO REMAIN AS IS AND NOT SHOWN FOR CLARITY.
- 2. CONTRACTOR TO REPLACE ALL (E) KNOB & TUBE ELECTRICAL WIRING.



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



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▲ PLAN CHECK	5/10/24
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▲ DESIGN CHANGES	12/11/24

ARCHITECTURAL

PROPOSED MAIN LEVEL FLOOR PLAN

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

APPROVED
 01/27/2025
 COMMUNITY PLANNING AND BUILDING

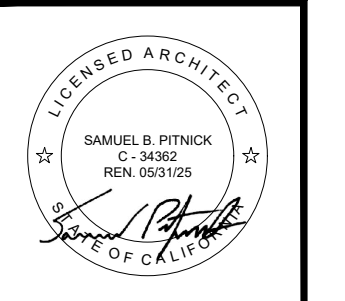
Approved by: *Evan Korf*, Senior Planner

A2.8

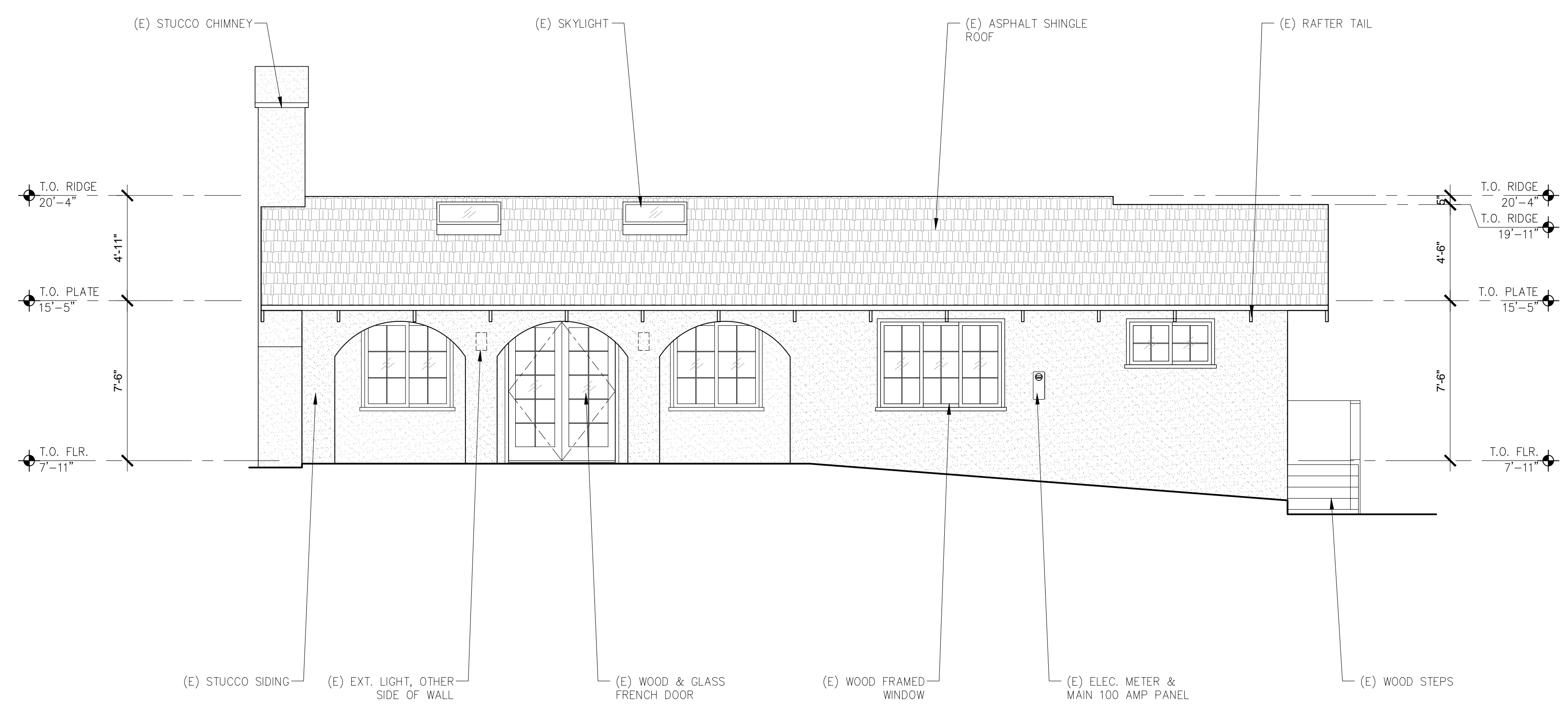
12/11/2024

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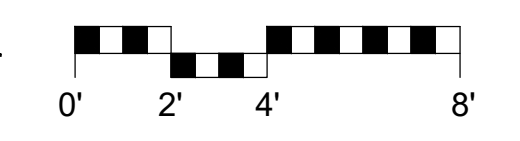
LAWRENCE JOHNSON RESIDENCE
 CAMINO DEL MONTE
 2 S.W. OF JUNIPERO
 CARMEL, CA 93923



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

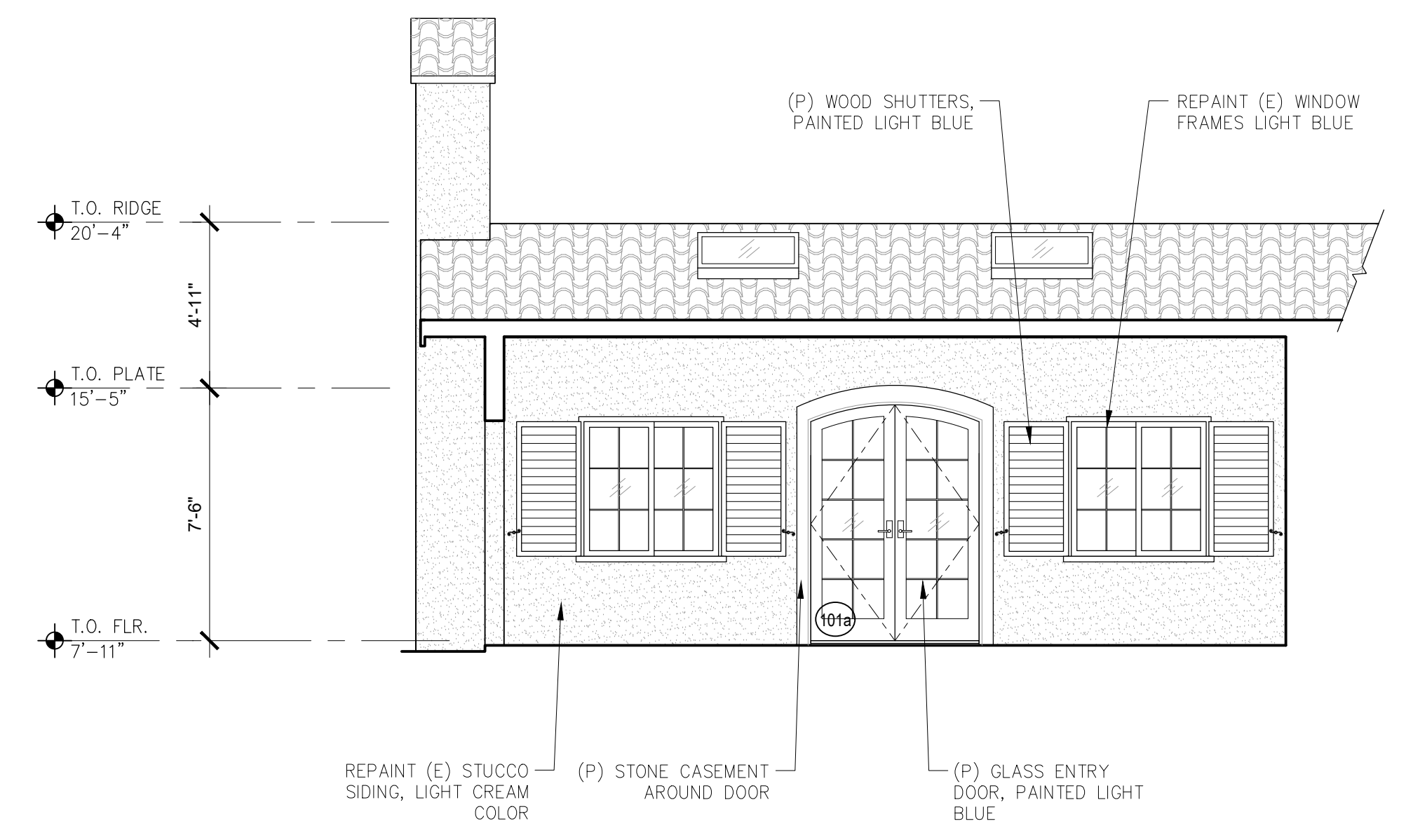


1 EXISTING EAST ELEVATION
 SCALE: 1/4"=1'-0"

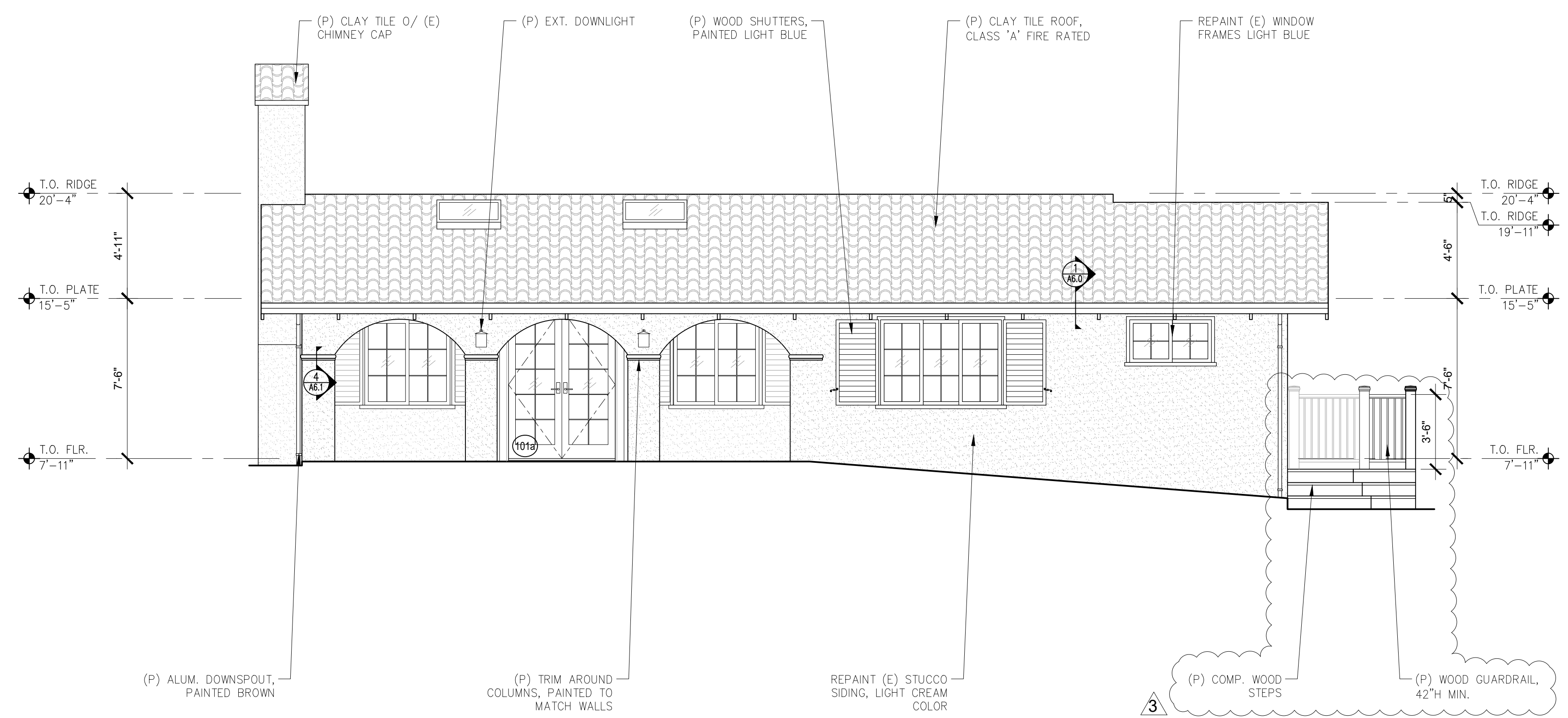
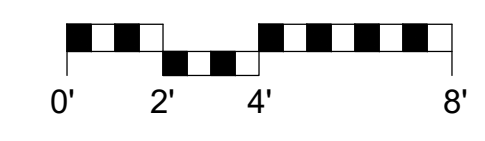


ELEVATION NOTES

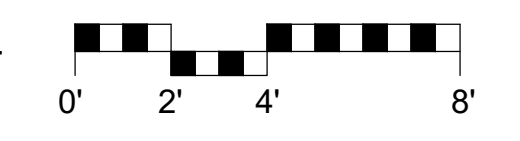
- CONTRACTOR TO MOVE ALL EXPOSED WALL MOUNTED CONDUITS, VENT PIPES, ETC. TO THE INSIDE OF THE EXISTING WALLS. ANY EXTRANEIOUS AND UNUSED CONDUITS, PIPES, ETC. SHALL BE REMOVED.
- CONTRACTOR SHALL RELOCATE ALL ROOF VENT PIPES, PENETRATIONS, ETC. TO BACKSIDE OF ROOF TO MINIMIZE VISIBILITY FROM FRONT OF HOUSE.



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



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



REVISIONS	DATE
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ARCHITECTURAL

BUILDING ELEVATIONS

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

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A3.0

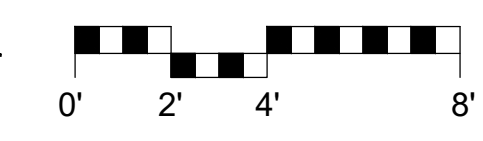
Approved by: *Evan Kort*, Senior Planner

12/11/2024

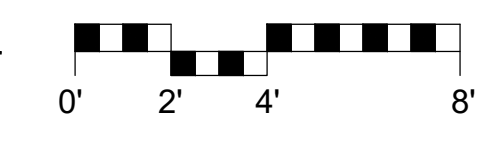
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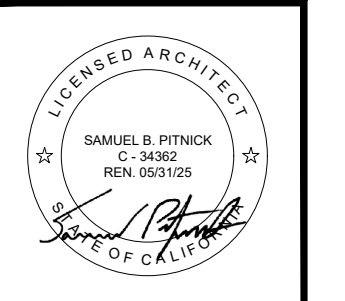
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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ARCHITECTURAL
BUILDING ELEVATIONS

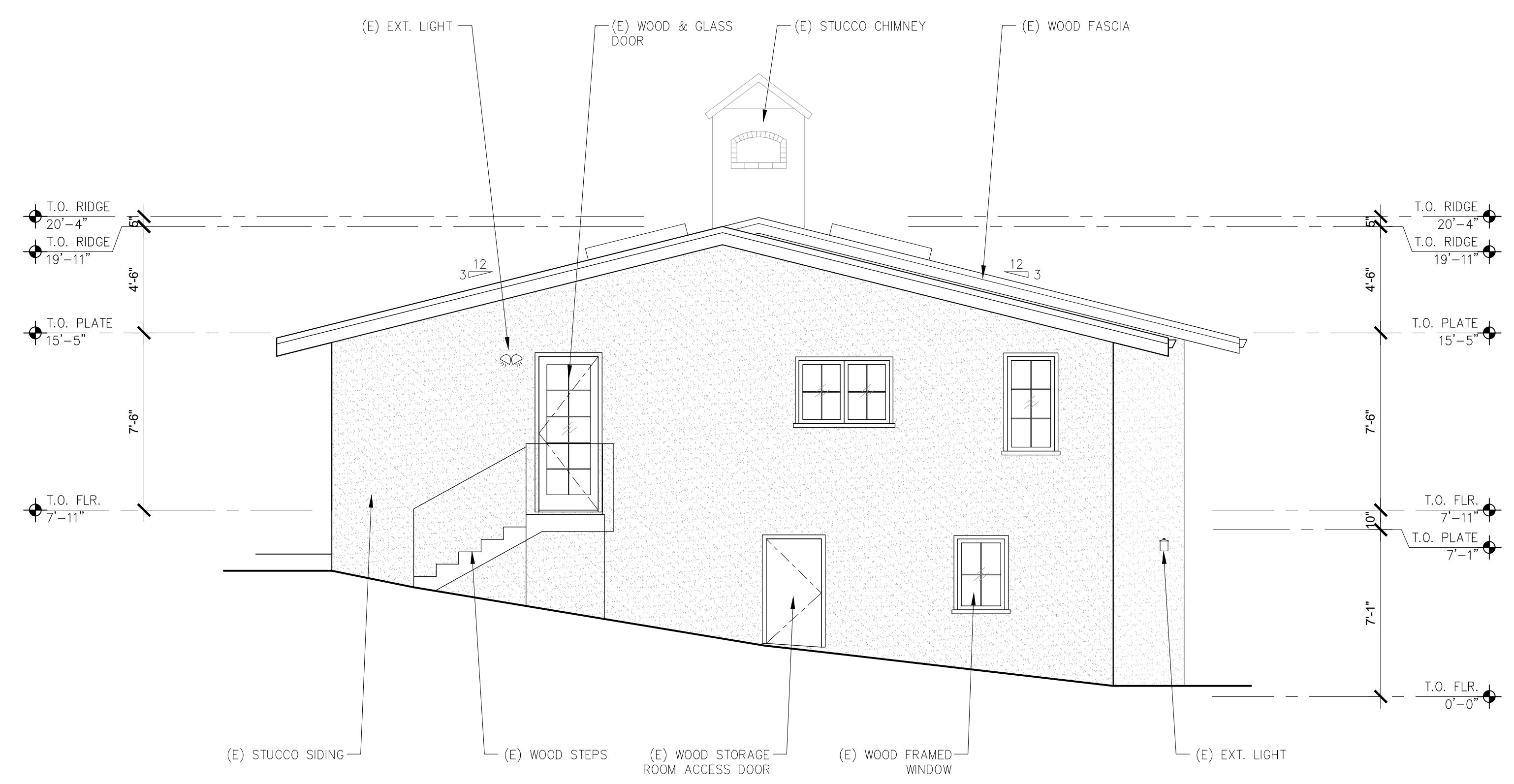
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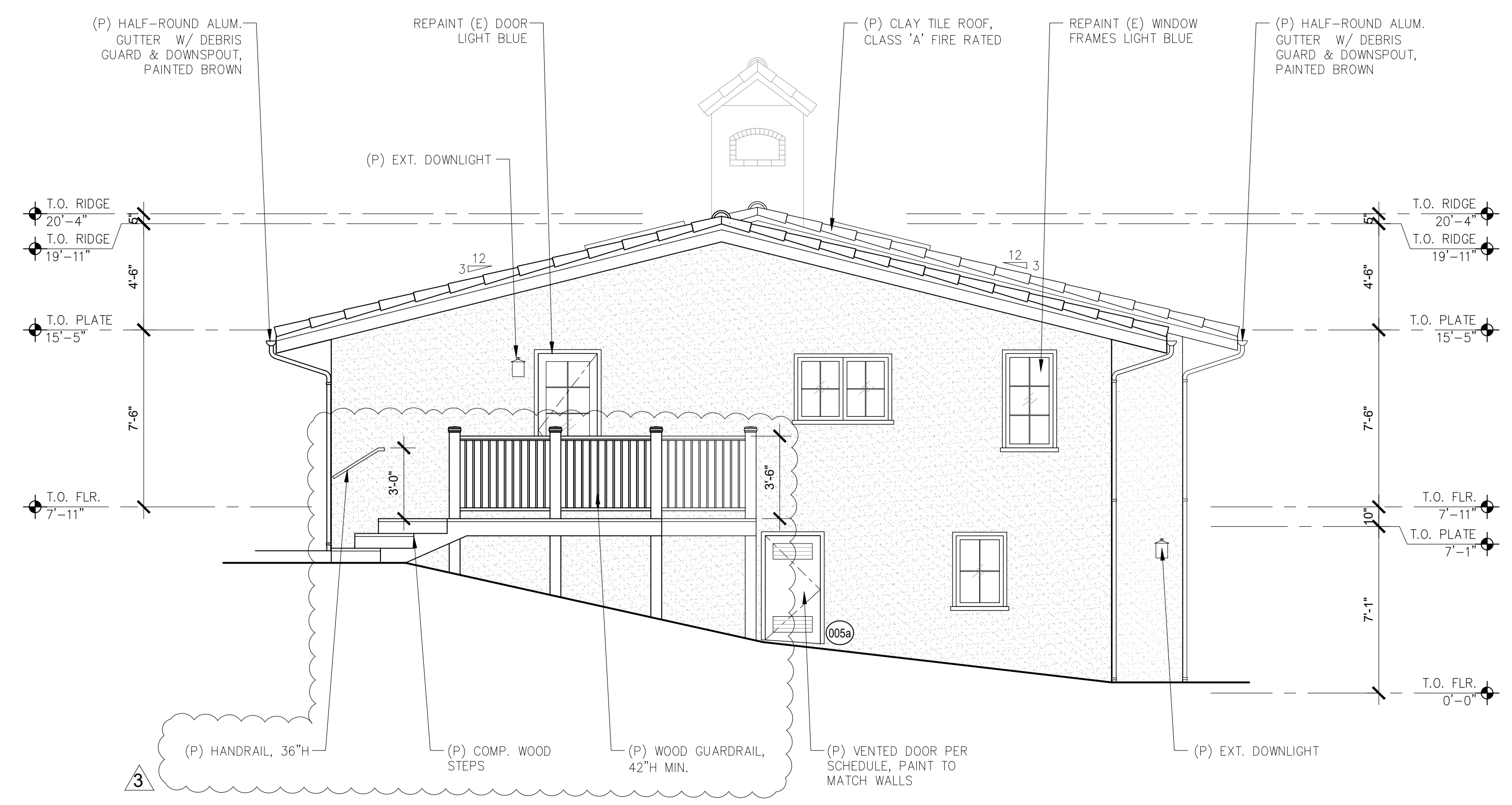
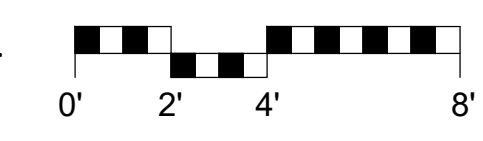
A3.2
12/11/2024

Approved by: *Evan Kort*, Senior Planner

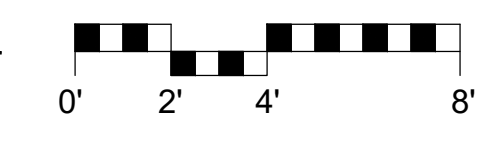
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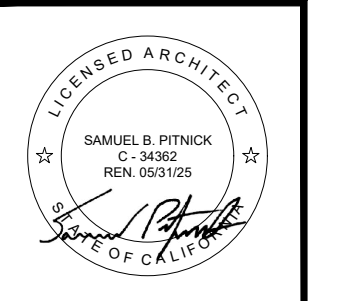
1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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REVISIONS	DATE
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DESIGN CHANGES	6/28/24
DESIGN CHANGES	12/11/24

ARCHITECTURAL

BUILDING ELEVATIONS

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

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01/27/2025
COMMUNITY PLANNING AND BUILDING

A3.3
12/11/2024

Approved by: *Evan Kort*, Senior Planner

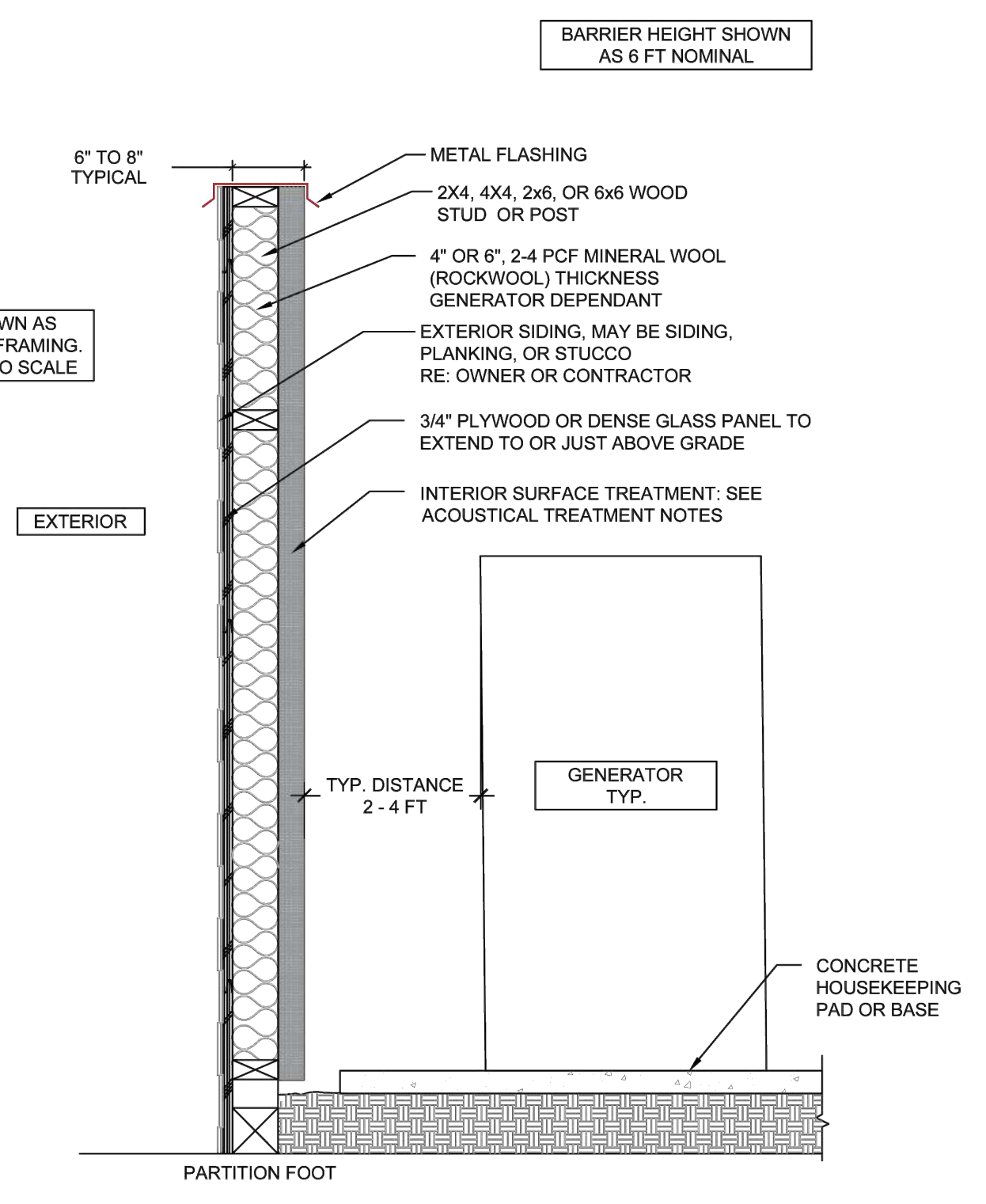
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P:_jstph\p024.GENERATOR ENCLOSURE DETAIL.dwg - 1/27/2025, 12:19:51 PM

- GENERAL NOTES:**
1. INTERIOR ACOUSTICAL TREATMENT RETAINED MECHANICALLY. DO NOT COMPRESS. SPECIFIED THICKNESS MUST BE MAINTAINED.
 2. RIGID INSULATION, POLYSTYRENE IS THERMAL INSULATION AND NOT ACOUSTICAL INSULATION. MUST NOT BE USED OR SUBSTITUTED FOR SPECIFIED TREATMENT.
 3. TECTUM AND PET MANUFACTURES TYPICAL REQUIRE LARGE ORDERS FOR TECTUM. SMALL QUANTITY PET ORDERS (48" X 96" PANELS) AVAILABLE THROUGH SONICS ESD BY AGREEMENT.
 4. TYPICALLY, ENCLOSURE BARRIER REQUIRED ON ALL FOUR SIDES. GENERATOR DEPENDANT.
 5. SOUND BARRIER HEIGHT (ENCLOSURE WALL) MUST EXTEND ABOVE GENERATOR BY A MINIMUM OF 24 INCHES.
 6. STOCK EXHAUST SILENCER (MUFFLER) MAY NOT BE ADEQUATE AND MAY REQUIRE ADDITIONAL MITIGATION.

- ACOUSTICAL TREATMENT NOTES:**
1. ACOUSTICAL INTERIOR TREATMENT: THE INTERSTITIAL SPACE (4" OR 6") IS TO BE FILLED WITH 2-4 PCF MINERAL WOOL (ROCKWOOL). COVERAGE MUST BE 100%. THE GENERATOR SIDE SURFACE TREATMENT IS 2" OF THE FOLLOWING MATERIALS. ALL ARE SUITABLE, THEIR DIFFERENCES ARE AS FOLLOWS:
 2. TWO-INCH (2") TECTUM® WHICH IS A WOOD FIBER MATERIAL IN A CEMENTITIOUS BINDER. TECTUM IS TYPICALLY USED AS AN INTERIOR ROOFING AND FINISH MATERIAL. SUPPLIED IN AN OFF-WHITE COLOR. TECTUM IS FIRE-RESISTANT, PAINTABLE AND EXTREMELY HARD BECAUSE OF THE CEMENTITIOUS BINDER AND MUST BE SECURED MECHANICALLY. THIS IS A STANDARD BUILDING MATERIAL AVAILABLE THROUGH DISTRIBUTORS. HOWEVER, MINIMUM QUANTITY PURCHASES SOMETIMES ARE PROBLEMATIC.
 3. TWO-INCH (2") PET (POLYPROPYLENE) IS A 5.5 PCF FIBROUS RECYCLED MATERIAL MADE FROM PLASTIC BOTTLES. IT IS MECHANICALLY SUBSTANTIAL, ECOLOGICALLY SUPPORTIVE, FIRE-RESISTANT, ELEMENT, MOLD, BACTERIAL AND INSECT RESISTANT. IT IS AVAILABLE IN SEVERAL COLORS; HOWEVER, BLACK AND WHITE ARE THE MOST COMMON. THIS IS ONLY AVAILABLE FROM A FEW MANUFACTURING SOURCES. SONICS ESD HAS A PROGRAM WITH A MANUFACTURER IN LOS ANGELES TO ALLOW SMALL QUANTITY PURCHASES THROUGH US. THE MATERIAL IS SUPPLIED IN 48" X 96" SHEETS BUT MAY BE WATER JET CUT TO ANY SIZE FOR A SMALL CHARGE. WHILE THIS MATERIAL IS NOT INEXPENSIVE, IT IS BY FAR THE MOST INERT, MOUNTABLE AND BEST CHOICE SURFACE TREATMENT OVERALL. SAMPLES OF THIS MATERIAL ARE AVAILABLE FROM SONICS ESD.
 4. THE TWO INCH (2") BLACK FIBERGLASS DUCT LINER OR UNFACED DUCT BOARD IS THE FINAL CHOICE. THIS IS A STANDARD DUCT LINER PRODUCT USED TO ACOUSTICAL LINE HVAC DUCTS AND AC EQUIPMENT. IT IS THE LEAST MECHANICALLY ROBUST AND CAN BE DAMAGED EASILY. HOWEVER, IT IS TYPICALLY THE LEAST EXPENSIVE AND AVAILABLE FROM INSULATION DISTRIBUTORS, HOWEVER, MINIMUM QUANTITIES SOMETIMES APPLY. WHILE IT IS FIRE-RESISTANT, IT IS VERY SOFT (1.5 TO 2.0 PCF), NOT WATERPROOF LIKE THE ABOVE TREATMENTS BUT IS ACOUSTICALLY SUITABLE IF NOT COMPRESSED WHICH IS A CRITICAL REQUIREMENT.

DISCLAIMER:
 THE FOLLOWING DESIGN IS FOR REFERENCE ONLY AND HIGHLY DEPENDANT ON GENERATOR TYPE AND NOISE RADIATION VALUES. THIS DETAIL IS NOT AN ENGINEERED SOLUTION AND CANNOT GUARANTEE COMPLIANCE WITH COMMUNITY NOISE STANDARDS



CONSTRUCTION - ONE SIDE SHOWN, TYPICALLY FOUR SIDES WITH GATE REQUIRED

FOR REFERENCE ONLY

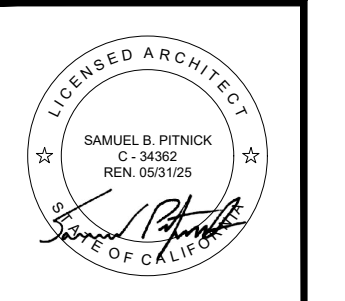
NO.	DATE	DESCRIPTION

DATE: 01/27/2025	SCALE: SK-10	DATE: 01/27/2025
DESIGNED BY: SBP	CHECKED BY: SBP	APPROVED BY: SBP

SONICS ESD
 40 PRUSSALE DRIVE, SUITE 100, MONTEREY CA 93940
 PHONE (831)848-9711 FAX (831)848-9780

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 01/22/2025