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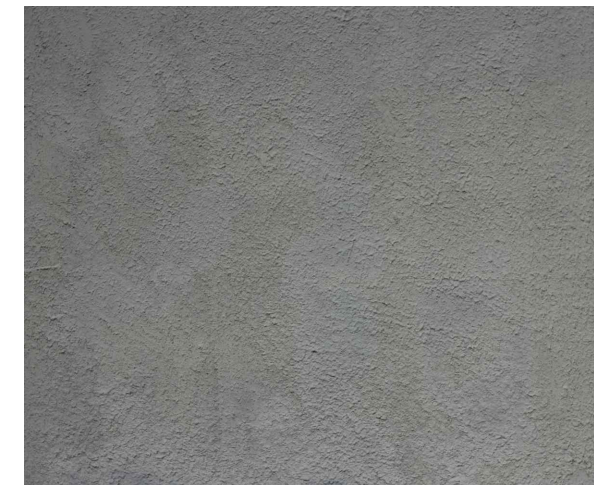
PROPOSED BUILDING MATERIALS



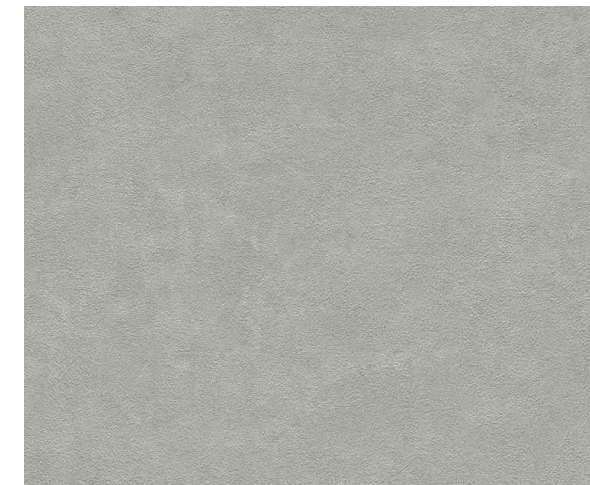
VERTICAL WOOD SIDING:
DARK GRAY / BLACK



HORIZONTAL WOOD SIDING:
LIGHT GRAY / BROWN



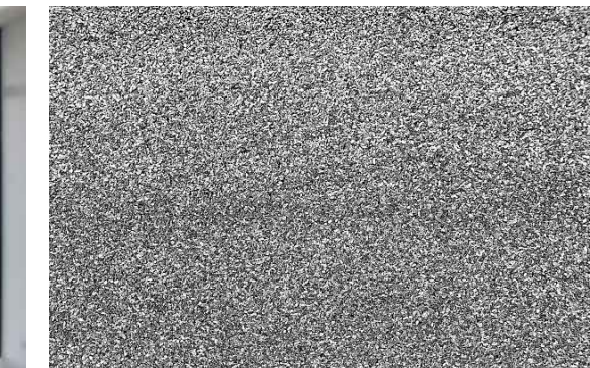
DARK GRAY STUCCO -
STEEL TROWEL FINISH



LIGHT GRAY STUCCO -
STEEL TROWEL FINISH



ALUMIN. CLAD WINDOWS & DOORS -
DARK BRONZE FINISH

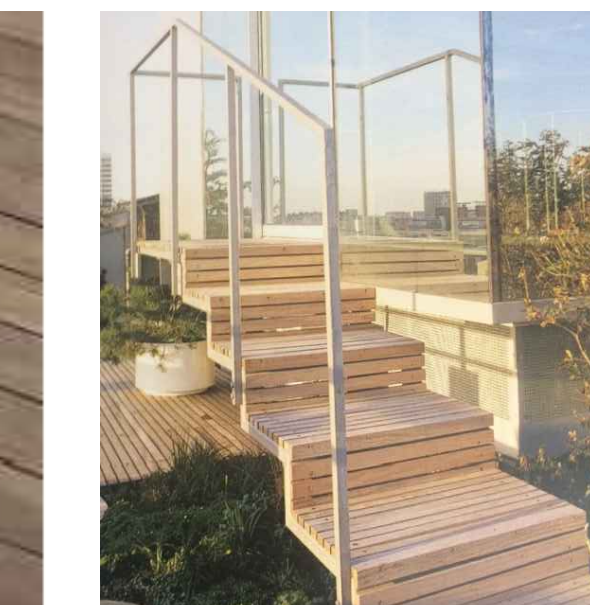


GRAY GRAVEL BALLAST TO BE USED
ON TOP OF METACRYLICS ROOF

PROPOSED HARDSCAPING & SITE MATERIALS



WOOD DECKING & STEPS - 'GARAPA' WOOD



DRIVEWAY - STAGGERED CONC. PAVERS W/ PLANTING BETWEEN



FRONT YARD SPACED WOOD FENCING
& BOARD FORMED CONC. WALLS



SIDE YARD FENCE - SPACED HORIZONTAL
WOOD BOARDS, FENCE WILL SLOPE
TO MATCH SITE SLOPE

EXISTING SITE PHOTOS



FRONT OF HOUSE AS SEEN FROM CAMINO REAL



VIEW DOWN DRIVEWAY LOOKING WEST



VIEW OF REAR YARD LOOKING NORTHWEST



VIEW OF REAR YARD LOOKING SOUTH

SHEET INDEX

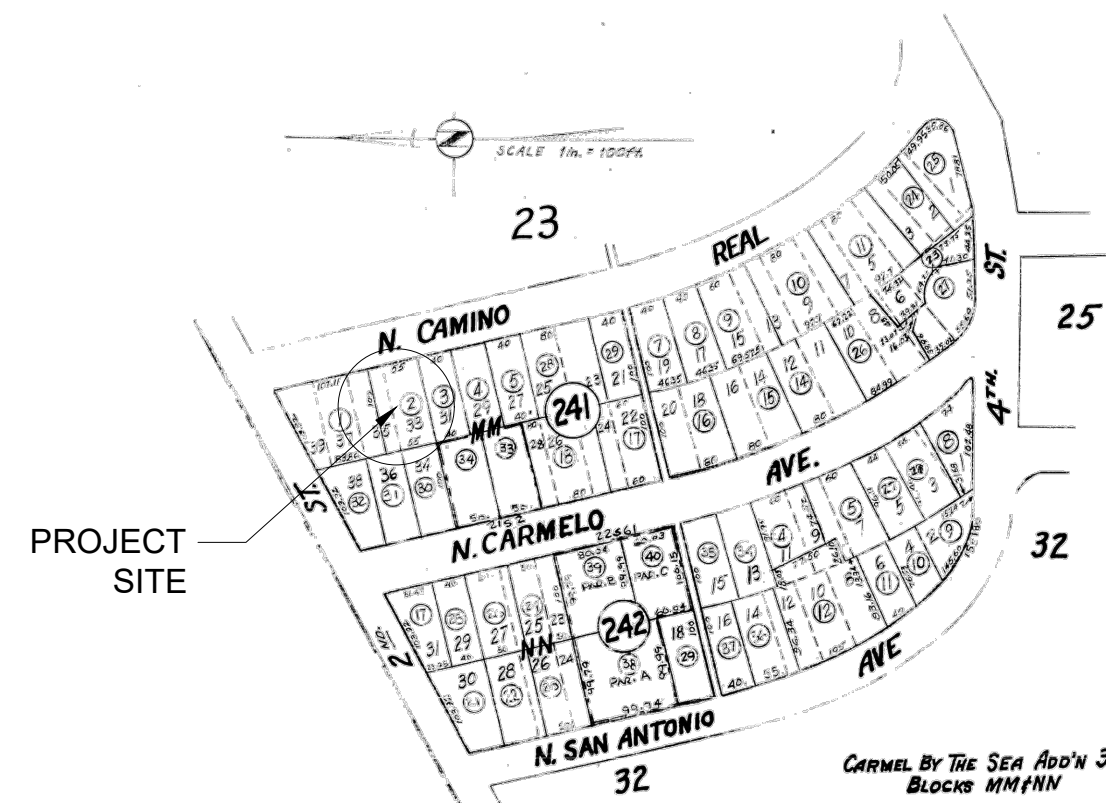
G1.0	PROJECT INFORMATION
G1.1	GRADING & CONSTRUCTION MANAGEMENT PLAN
G1.2	BEST MANAGEMENT PRACTICES
G1.3	SURVEY
A1.0	EXISTING SITE PLAN
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A1.2	LOT COVERAGE CALCULATIONS
A2.0	PROPOSED MAIN LEVEL FLOOR PLAN
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A3.0	BUILDING ELEVATIONS
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BUILDING CODE INFO

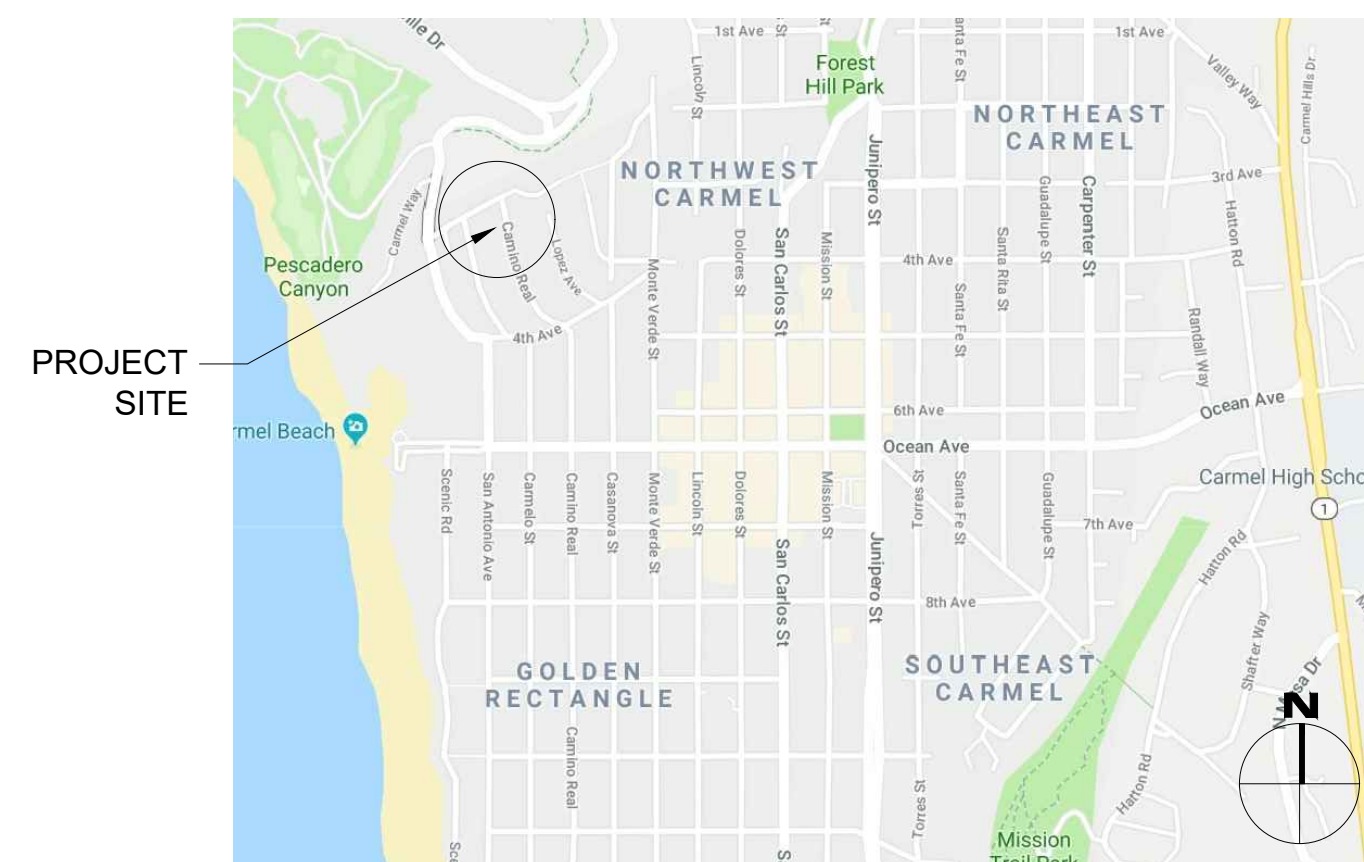
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

PARCEL MAP



VICINITY MAP



SCOPE OF WORK

DEMOLITION OF AN (E) 1,467 SF TWO STORY SINGLE FAMILY HOME AND CONSTRUCTION OF A NEW 2,066.4 SF TWO STORY SINGLE FAMILY HOME AND A 240 SF (1) CAR GARAGE.

AN (E) ASPHALT DRIVEWAY WILL BE REMOVED AND A NEW CONCRETE PAVER & SEDGE GRASS DRIVEWAY WILL BE BUILT. THE ASPHALT APRON CONNECTING THE DRIVEWAY TO CAMINO REAL WILL ALSO BE RE-BUILT.

REMOVAL OF ALL (E) HARDSCAPE, BUILD NEW FRONT YARD FENCE AND SIDE YARD FENCES. THE (E) SIDEYARD FENCES WILL REMAIN AND NEW FENCES WILL BE BUILT ALONGSIDE. NEW WOOD DECKS & WALKWAYS. NEW DROUGHT TOLERANT LANDSCAPING IS ALSO BEING PROPOSED.

DEFERRED SUBMITTALS

FIRE SPRINKLERS

PROJECT TEAM

OWNER	KASEY & CARRIE LI 1900 UNIVERSITY AVE. SUITE # 105 EAST PALO ALTO, CA 94303 PHONE: (650) 906-2214
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK.COM
LANDSCAPE	ROBERT SHULER DESIGN CARMEL-BY-THE-SEA, CA 93923 PHONE: (831) 624-4079
SURVEYOR	RASMUSSEN LAND SURVEYING INC. 2150 GARDEN RD #A3 MONTEREY, CA 93940 PHONE: (831) 375-7240
ARCHAEOLOGIST	SUSAN MORLEY M.A. 3059 BOSTICK AVE., MARINA, CA 93955 PHONE: (831) 645-9162

PROJECT INFORMATION

PROPERTY ADDRESS	CAMINO REAL, 2 S.W. OF 2ND AVE. CARMEL-BY-THE-SEA, CA 93923 BLOCK: MM LOT: 02
APN	010-241-002
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1935

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	5,502 SF
ALLOWABLE BASE FLOOR AREA	2,310.6 SF
(E) FLOOR AREA:	1,467 SF
(P) FLOOR AREA:	
(P) MAIN LEVEL	1,915 SF
(P) UPPER LEVEL	151.4 SF
(P) GARAGE	240 SF
TOTAL	2,306.4 SF
ALLOWABLE LOT COVERAGE	508.3 SF
ALLOWABLE COVERAGE W/ BONUS	728.3 SF
(P) LOT COVERAGE:	700.5 SF (51% PERMEABLE) (SEE SHEET A1.2 FOR MORE INFO)
ALLOWABLE HEIGHT LIMIT	24'-0"
MAXIMUM (P) HEIGHT	19'-0"

MISCELLANEOUS

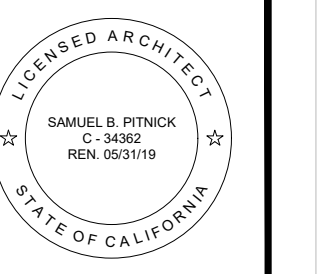
WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
TREES TO BE REMOVED	(1) 12" HOLLY TREE
GRADING ESTIMATES	
(P) GRADING CUT	52.0 CU.YDS.
(P) GRADING FILL	49.7 CU.YDS.
(E) PARKING	1 SPACE (COVERED)
(P) PARKING	1 SPACE (COVERED)

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 MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

LI RESIDENCE

CAMINO REAL, 2 S.W. OF
2ND AVENUE
CARMEL-BY-THE-SEA
CALIFORNIA 93923



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

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT INFORMATION

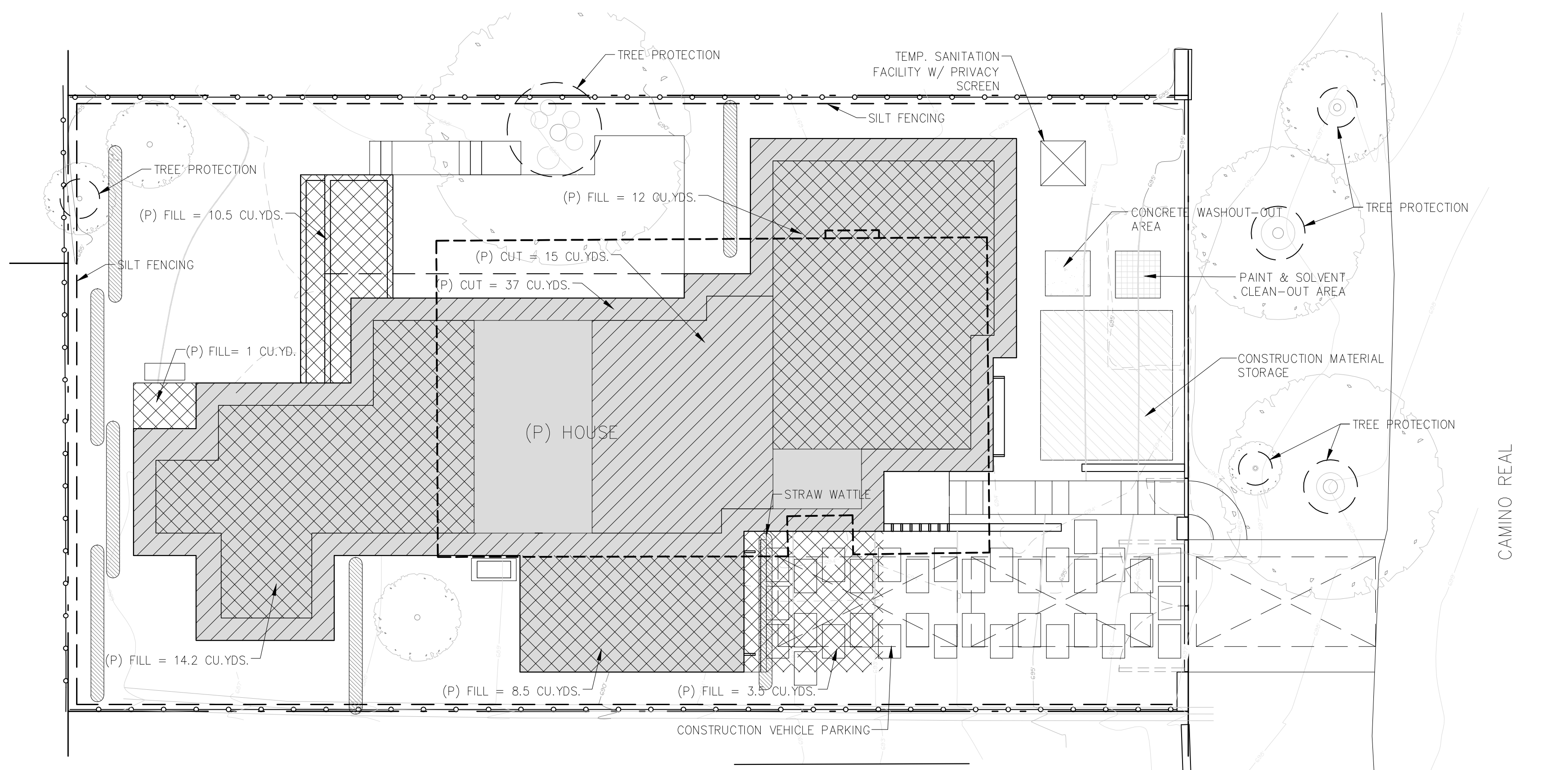
Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

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10/26/2018

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1 CONSTRUCTION MANAGEMENT & GRADING PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION MANAGEMENT NOTES

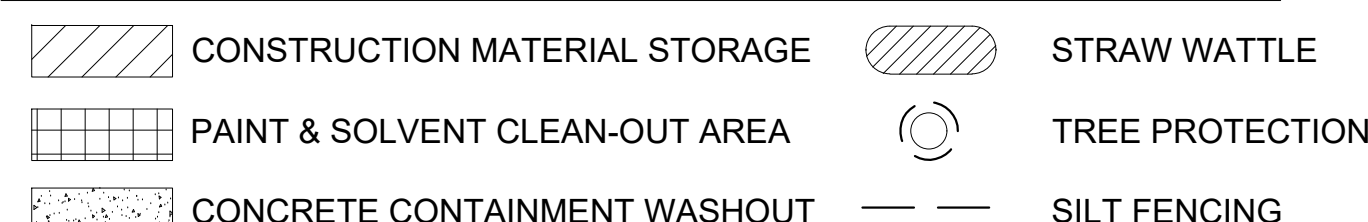
- TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
- ALSO SEE BEST MANAGEMENT PRACTICES NOTES ON SHEET G1.2

GRADING LEGEND:



GRADING ESTIMATES:
(P) CUT = 52.0 CU.YDS.
(P) FILL = 49.7 CU.YDS.
(P) NET CUT = 2.3 CU.YDS.

CONSTRUCTION MANAGEMENT LEGEND:



EROSION CONTROL NOTES

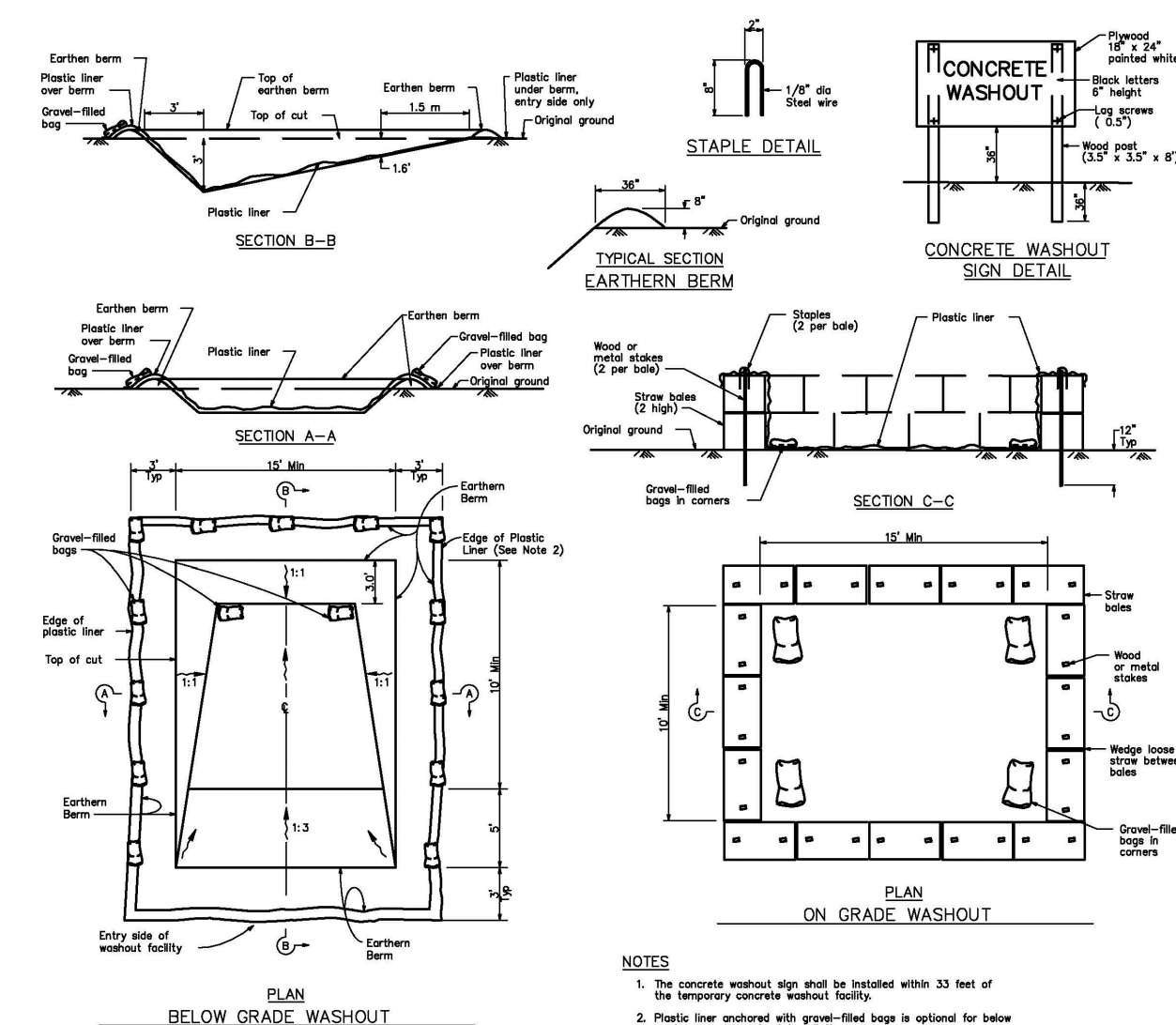
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO PREVENT MOVEMENT DURING WATER FLOW.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - A DISTURBED SURFACE NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - IF THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY SLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

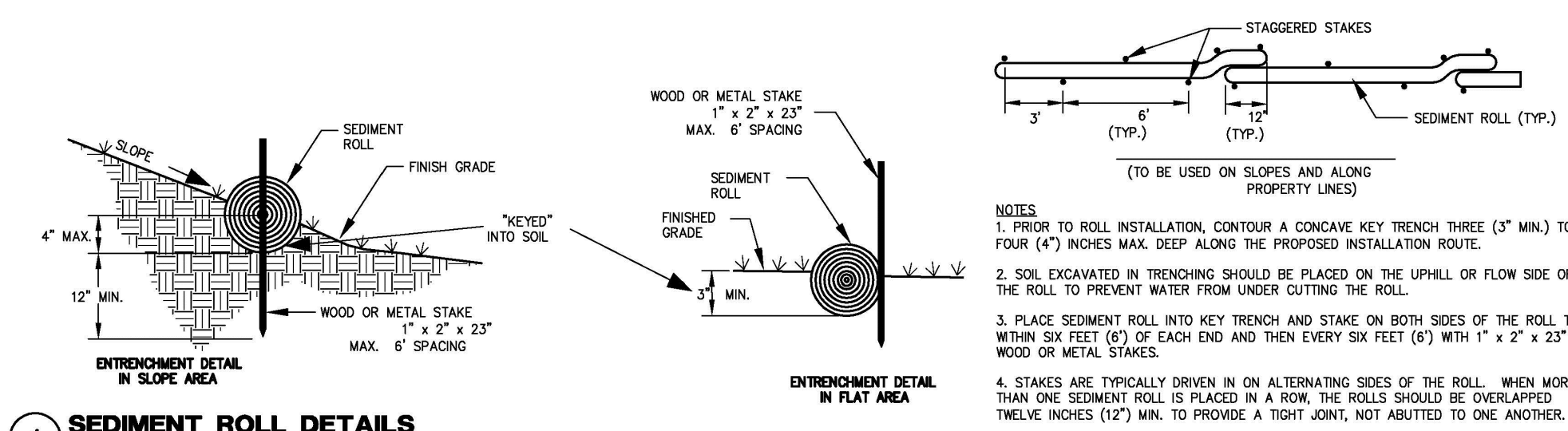
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
 - RILLS AND GULLIES MUST BE REPAIRED.
- STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

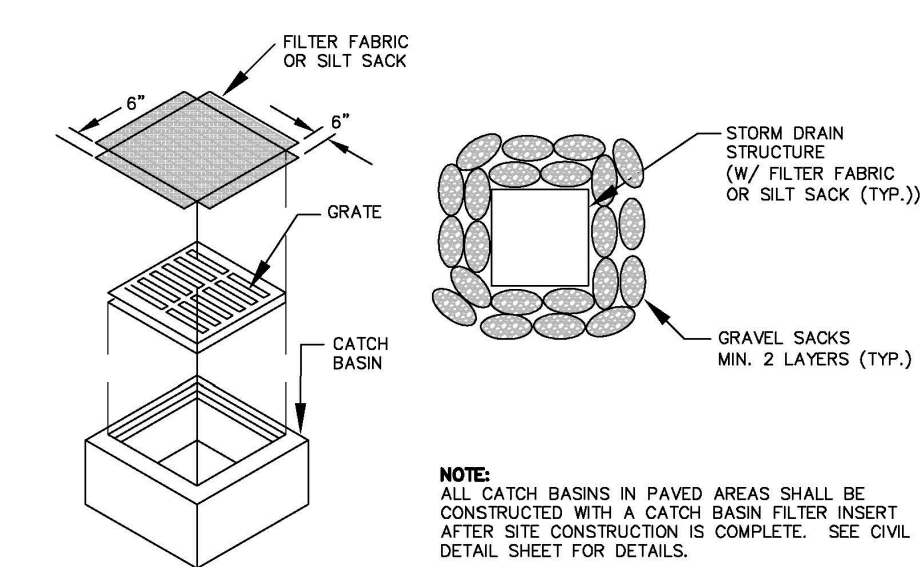
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF THE YEAR OF GRADING. DURING THE RAINY SEASON, WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PAVED STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.



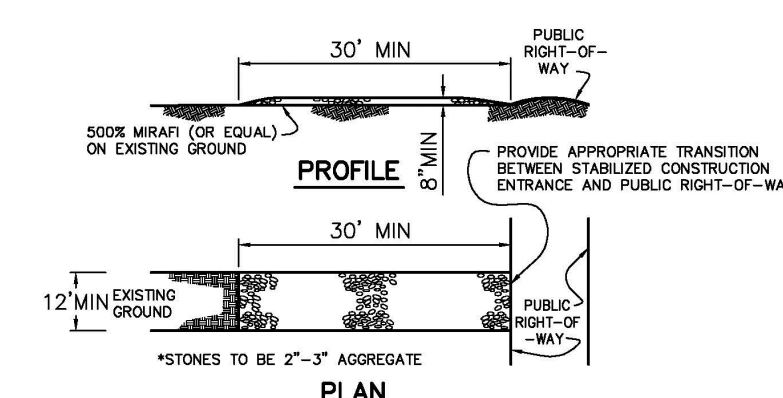
5 CONCRETE WASHOUT AREA
NO SCALE



1 SEDIMENT ROLL DETAILS
NO SCALE

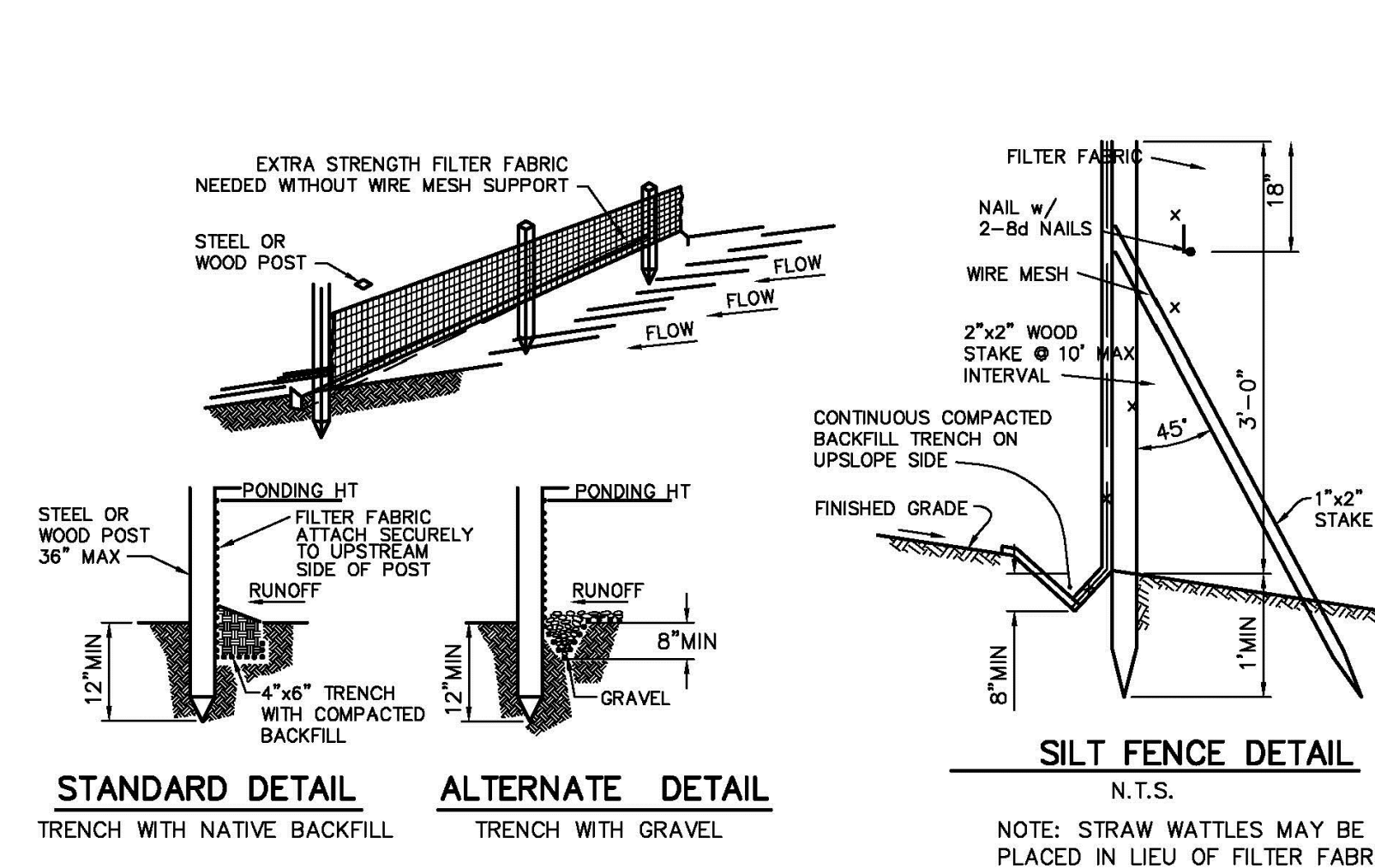


2 FABRIC INLET PROTECTION
NO SCALE



MAINTENANCE
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIRS AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

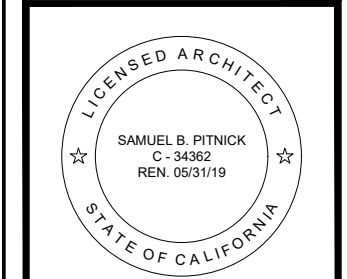
3 CONSTRUCTION ENTRANCE
NO SCALE



4 SILT FENCE DETAIL
NO SCALE

MAINTENANCE
- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEED.
- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

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REVISIONS	DATE

ARCHITECTURAL

GRADING & CONSTRUCTION MANAGEMENT

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

G1.1

10/26/2018

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PAINTING AND PAINT REMOVAL

PAINTING CLEANUP:

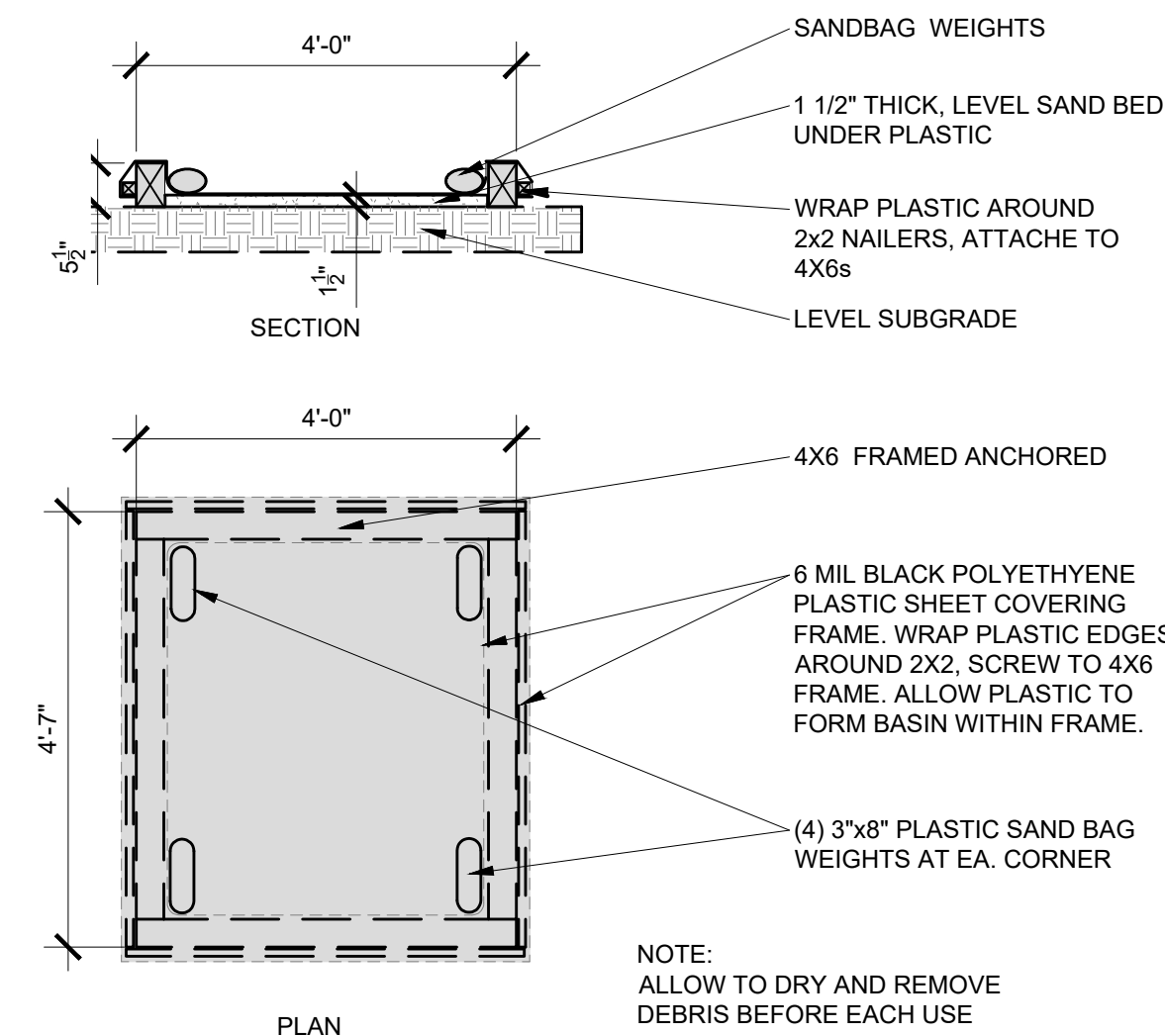
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY. NEVER POUR PAINT DOWN A DRAIN.
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND CLEAN WITH THINNER OR SOLVENT IN PROPER CONTAINER. FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF RESIDUE AND UNUSABLE THINNER / SOLVENTS AS HAZARDOUS WASTE.

PAINT REMOVAL:

4. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS HAZARDOUS WASTE.
5. PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED LANDSCAPING MATERIALS BY STORING THEM UNDER TARPS WHEN THEY ARE NOT ACTIVELY BEING USED.
2. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS. COVER OR STORE THESE MATERIAL WHEN THEY ARE NOT ACTIVELY BEING USED OR APPLIED.
3. DISCONTINUE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING WET WEATHER.



1 PAINT & SOLVENT CLEAN OUT
SCALE: 1/2"=1'-0"

EARTHWORK AND CONTAMINATED SOILS

EROSION CONTROL:

1. SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY.
2. STABILIZE ALL DENUED AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER MATRIX) UNTIL VEGETATION IS ESTABLISHED.
3. SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.

SEDIMENT CONTROL:

4. PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES, AND DRAINAGE COURSES WITH APPROPRIATE BMP'S, SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS, ETC.
5. PREVENT SEDIMENT FROM MIGRATING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS, SUCH AS FIBER ROLLS, SILT FENCES, OR SEDIMENT BASINS.
6. KEEP EXCAVATED SOIL ON SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
7. TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE, NOT IN THE STREET.

CONTAMINATED SOILS:

8. 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 WELLS
 - BURRIED BARRELS, DEBRIS OR TRASH

PAVING AND ASPHALT WORK

1. AVOID PAVING AND SEAL COATING IN WET WEATHER, OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
2. COVER STORM DRAIN INLETS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.
3. COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND. DO NOT SWEEP OR WASH IT INTO THE GUTTERS.
4. DO NOT USE WATER TO WASH DOWN FRESH ASPHALT CONCRETE PAVEMENT.

SAW-CUTTING & ASPHALT / CONCRETE REMOVAL:

5. 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.
6. SHOVEL, ABSORB, OR VACUUM SAW-CUT SLURRY AND SIPOSE OF ALL WASTE AS SOON AS FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER).
7. IF SAW-CUT SLURRY ENTERS A CATCH BASIN, CLEAN UP IMMEDIATELY.

CONCRETE, GROUT AND MORTAR APPLICATION

1. STORE CONCRETE, GROUT AND MORTAR UNDER COVER, ON PALLETS AND AWAY FROM DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
2. 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.
3. COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.

DE-WATERING

1. 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.
2. PRIOR TO DEWATERING, NOTIFY AND OBTAIN APPROVAL FROM THE CITY'S ENVIRONMENTAL COMPLIANCE MANAGER BEFORE DISCHARGING WATER TO A STREET, GUTTER OR STORM DRAIN.
3. IN AREAS OF KNOWN CONTAMINATION, TESTING IS REQUIRED PRIOR TO THE 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.

MATERIALS & WASTE MANAGEMENT

NON-HAZARDOUS MATERIALS:

1. 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.
2. USE (BUT DON'T OVERUSE) RECLAIMED WATER FOR DUST CONTROL.

HAZARDOUS MATERIALS:

3. 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.
4. 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.
5. 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.
6. ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.

WASTE MANAGEMENT:

7. COVER WASTE DISPOSAL CONTAINERS SECURELY WITH TARPS AT THE END OF EVERY WORK DAY AND DURING WET WEATHER.
8. CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
9. CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
10. 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)
11. DISPOSE OF ALL LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES, AND CLEANING FLUIDS AS HAZARDOUS WASTE.

CONSTRUCTION ENTRANCES AND PERIMETER:

12. 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.
13. 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:

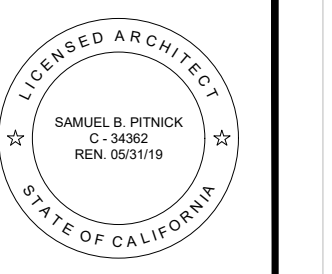
1. DESIGNATE AN AREA, FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
2. PERFORM MAJOR MAINTENANCE, REPAIR JOBS, AND VEHICLE AND EQUIPMENT WASHING OFF SITE.
3. IF REFUELING OR VEHICLE MAINTENANCE MUST BE DONE ONSITE, WORK IN A BERMED AREA AWAY FROM STORM DRAINS AND OVER A DRIP PAN BIG ENOUGH TO COLLECT FLUIDS. RECYCLE OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
4. 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.
5. DO NOT CLEAN VEHICLE OR EQUIPMENT ONSITE USING SOAPS, SOLVENTS, DEGREASERS, STEAM CLEANING EQUIPMENT, ETC.

SPILL PREVENTION AND CONTROL:

6. KEEP SPILL CLEANUP MATERIALS (RAGS, ABSORBENTS, ETC) AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
7. INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
8. CLEAN UP SPILLS OR LEAKS IMMEDIATELY AND DISPOSE OF CLEANUP MATERIALS PROPERLY.
9. DO NOT HOSE DOWN SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (ABSORBENT MATERIALS, CAT LITTER, AND OR RAGS)
10. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. DO NOT TRY TO WASH THEM AWAY WITH WATER, OR BURY THEM.
11. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
12. REPORT SIGNIFICANT SPILLS IMMEDIATELY. CONTRACTOR IS REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS, INCLUDING OIL.

LI RESIDENCE

CAMINO REAL, 2 S.W. OF 2ND AVENUE CARMEL-BY-THE-SEA CALIFORNIA 93923



SAMUEL PITNICK ARCHITECTS
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PHONE: (831) 241-1895
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REVISIONS DATE

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BEST MANAGEMENT PRACTICES

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

G1.2

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10/26/2018

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This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

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

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

Distances are expressed in feet and decimals thereof.

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

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

APN: 010-241-031
Lots 36 (2-C&T-5)

APN: 010-241-001
Lots 37, 39 and a portion
of Lot 35 (2-C&T-5)

APN: 010-241-030
Lots 34 (2-C&T-5)

Camino Real, LI
southwest of 2nd Ave.
APN: 010-241-002
Lot 33 & a portion of Lot 35 (2-C&T-5)

Map Legend:

Basis of Bearings: A measured line between found monuments at the northwest corner of Lot 34, Block MM and at the southwest corner of Lot 22, Block MM per R2. N13°24'W 280.18 M. (N13°24'W 280.43 R1). Boundaries were established by pro-ration of the measured distance in accordance with the data shown on R2 & R3.

Horizontal Datum: Assumed.

Vertical Datum: Assumed. Elevation of 700.00' assigned to Control Point #1, shown hereon.

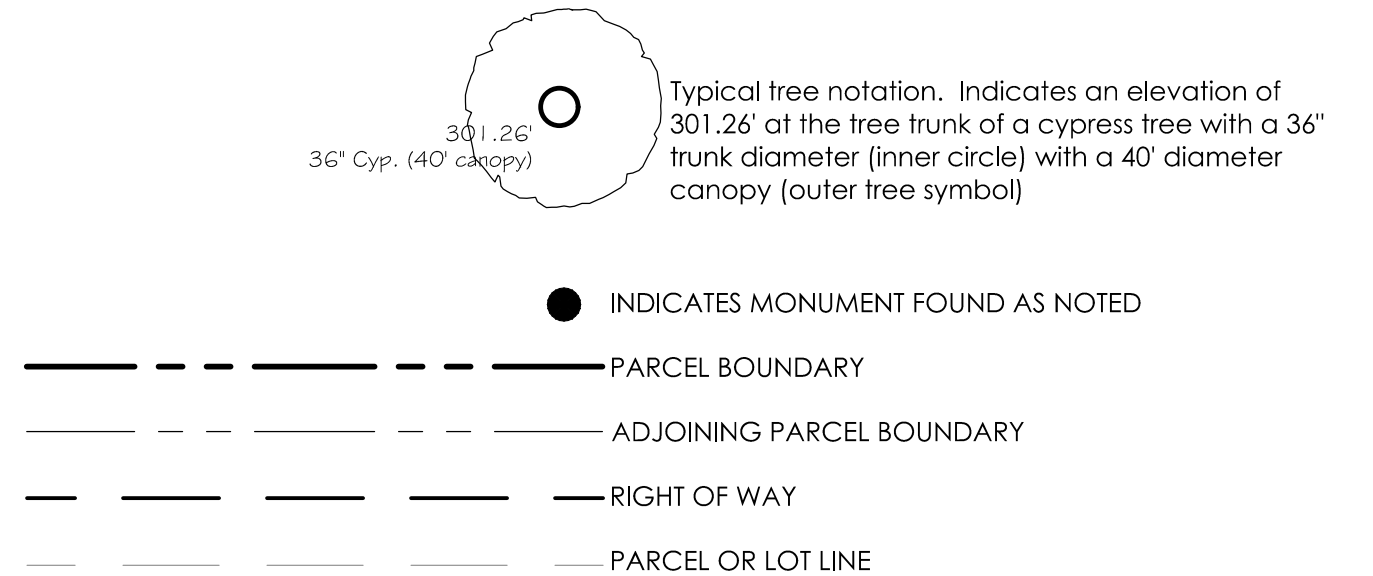
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

Record Map References:

R1 = Grant Deed to LI recorded September 9, 2017 as Document No. 2017047793 of Official Official Records of Monterey County, State of California.

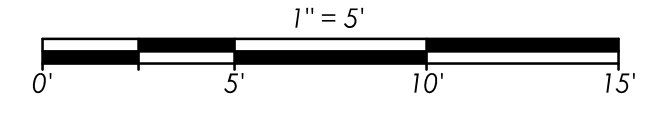
R2 = Record of Survey recorded in Volume 21 of Surveys, Page 2, filed in the Monterey County Recorder's Office, State of California.

R3 = Map of Addition No. 3 Carmel-by-the-Sea recorded in Volume 2, of Maps at Page 5 and filed in the Monterey County Recorder's Office, State of California.



- CONTROL POINT
ELECTRIC METER
GAS METER
UTILITY POLE
WATER METER

- AC = ASPHALT CONCRETE
A.G.S. = ABOVE GROUND SURFACE
AP = ANGLE POINT
BC = BRASS CAP OR BEGIN CURVE
B.G.S. = BELOW GROUND SURFACE
BL = BIKE LANE
BLD = BUILDING
BLDR(S) = BOULDER(S)
BM = BENCHMARK
BL = BOUNDARY LINE
BTM/BOT = BOTTOM
BW = BACK OF WALK
C = CENTERLINE
CATV = CABLE TV
CF = CURB FACE
CL = CENTERLINE
CLM = COLUMN
COMM = COMMUNICATIONS
CONC. = CONCRETE
COR = CORNER
C/O = CLEAN OUT
CP = CONTROL POINT
CTL = CONTROL
DG = DECOMPOSED GRANITE
DI = DROP INLET
DL = DRIP LINE (TREE)
DWY = DRIVEWAY
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
ENG/ENGR = ENGINEER
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FP/ND = FOUND
FEN = FENCE
FEN-CL = CHAINLINK FENCE
FEN-GS = GRAPESTAKE FENCE
FEN-WI = WROUGHT IRON FENCE
FEN-WD = WOOD FENCE
FEN-WI = WIRE FENCE
FH = FIRE HYDRANT
FF = FINISHED FLOOR
FL = FLOW LINE
FNTN = FOUNTAIN
FOB = FACE OF BUILDING
FOUND = FOUNDATION
FS = FINISHED SURFACE
FTG = FOOTING
FW/FOW = FACE OF WALL
F.T.C. = FROM TRUE CORNER
GAR = GARAGE
G/GRO = GROUND ELEV.
GB = GRADE BREAK
GM = GAS METER
GV = GAS VALVE
HCG = HANDICAP
HDG = HEDGE
ICV = IRRIGATION CONTROL VALVE
IP = IRON PIPE
INT = INTERSECTION
IRR = IRRIGATION
LTL/L&T = LEAD & TAG
LDX/L&DS = LANDING
LIP = EDGE OF CONC. GUTTER
LS = LAND SURVEYOR
LT = LIGHT
M-TAG/M&T = MAG NAIL & TAG
MAG = MAG NAIL
MKD = MARKED
MON = MONUMENT
N-TAG/N&T = NAIL & TAG
NG = NATURAL GRADE
OPN = OPEN
P = POOL
PB = PULL BOX
PLTR = PLANTER
PP = POWER/UTILITY POLE
PTH = PATH
PTO = PATIO
RCE = REGISTERED CIVIL ENGINEER
RCK = ROCK
RDG = RIDGE
ROW = RIGHT OF WAY
RSCO = SEWER CLEAN OUT
SDMH = STORM DRAIN MANHOLE
SDWK = SIDEWALK
SMH = SEWER MANHOLE
SPK = SPIKE
STC = STUCCO
STN = STONE
STP = STEP
ST LI = STREET LIGHT
STRP = STRIPE
SWL = SWALE
TBM = TEMPORARY BENCHMARK
TC = TOP OF CURB
TCN = TOP OF CONCRETE
TEL/TELCO = TELEPHONE
TG = TOP OF GRATE
TOP = TOP OF SLOPE
TOE = TOE OF SLOPE
TW/TOW = TOP OF WALL
UTL = UTILITY
WL = WATER LINE
WLK = SIDEWALK
WM = WATER METER
WV = WATER VALVE



DRAWING REVISIONS:
November 2017 - ORIGINAL SURVEY



Topographic Survey

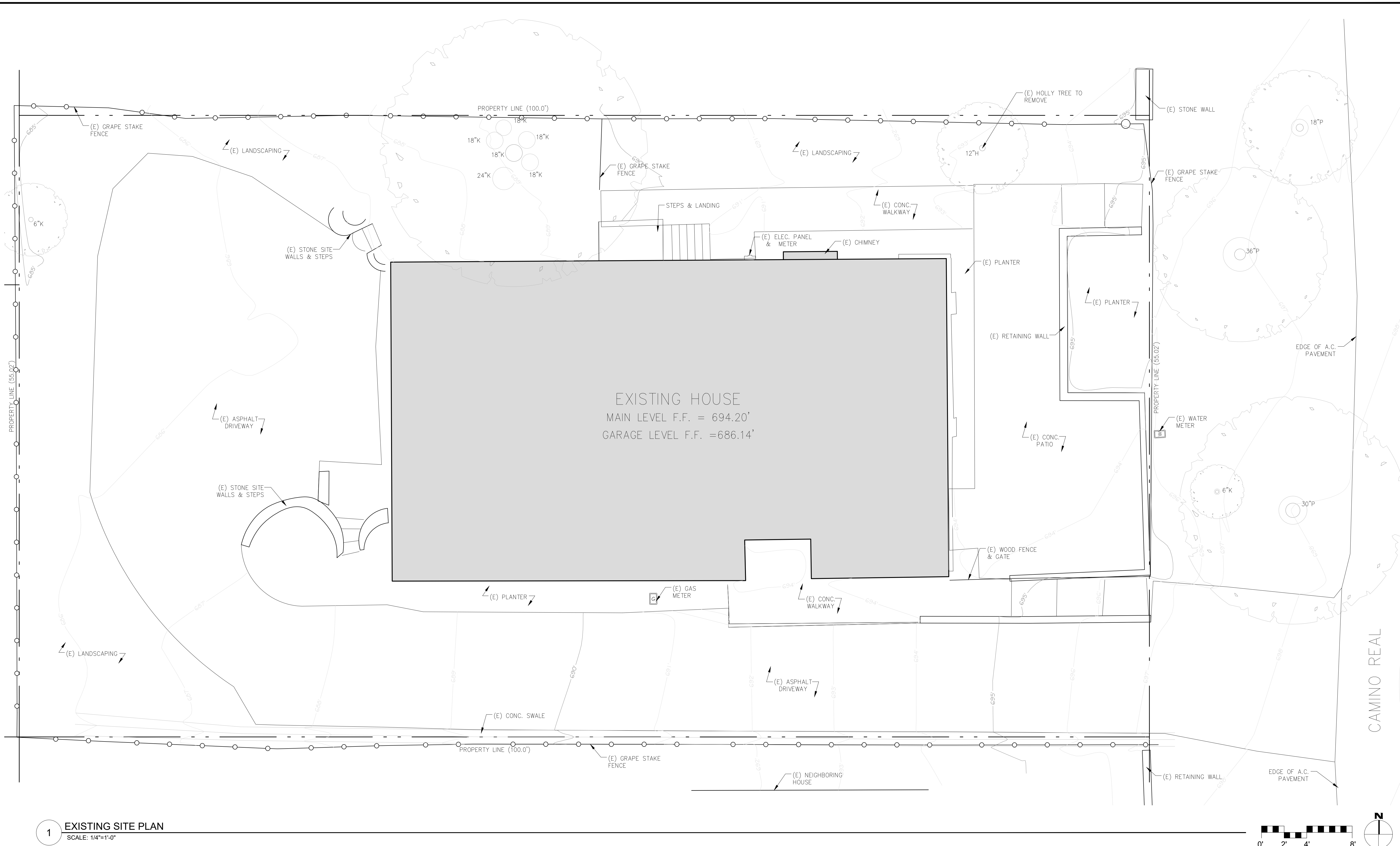
Camino Real, 2 southwest of 2nd Ave., APN: 010-241-002
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Kasey Li
Requested By: Samuel Pitnick, Architect

November 2017

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

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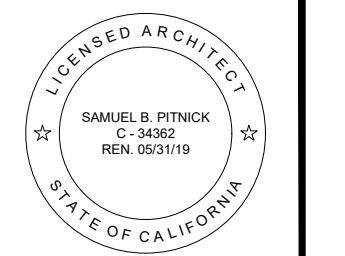
1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"

- EXISTING SITE PLAN NOTES**
- (E) ENCROACHING BOULDERS IN THE CITY RIGHT-OF-WAY SHALL BE REMOVED AS PART OF THE DEVELOPMENT OF THIS PROJECT.

- SITE PLAN TREE LEGEND**
- H = HOLLY TREE
 - P = PINE TREE
 - K = OAK TREE

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LI RESIDENCE
CAMINO REAL, 2 S.W. OF
2ND AVENUE
CARMEL-BY-THE-SEA
CALIFORNIA 93923



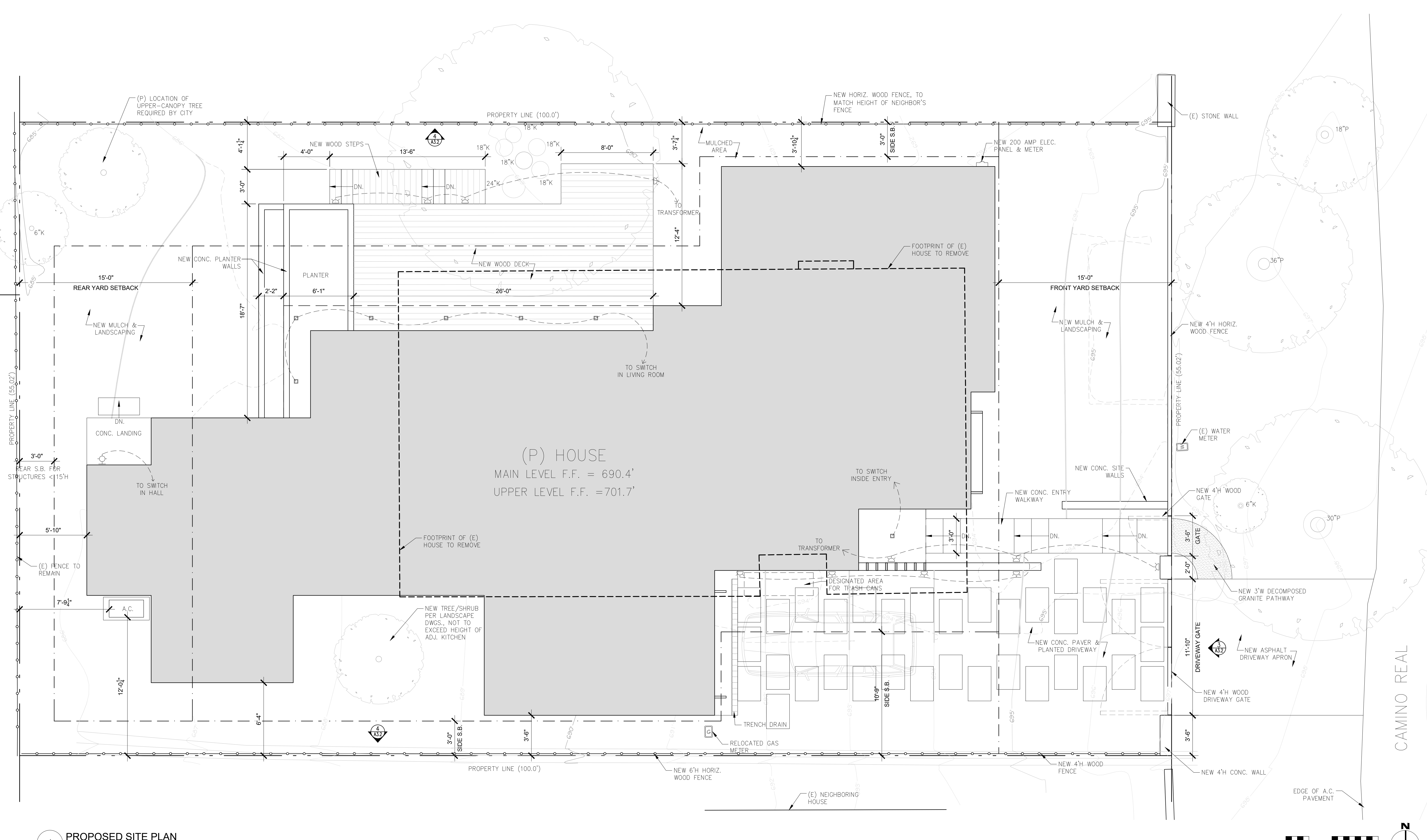
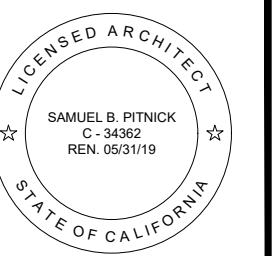
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PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

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

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10/26/2018

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



- SITE LIGHTING 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.
 - ALSO REFER TO LANDSCAPE PLANS FOR ADDITIONAL SITE LIGHTING INFORMATION.

- SITE LIGHTING LEGEND**
- 4" SQUARE LED LIGHT FIXTURE RECESSED IN ROOF OVERHANG, "IC" LISTED FOR ZERO CLEARANCE AND WET LOCATIONS, WITH DIMMING CAPABILITY.
 - LED RECESSED STEP / LOW WALL LIGHTING
 - EXTERIOR LED DOWNLIGHT

- SITE PLAN CONTOUR LEGEND**
- EXISTING CONTOUR INTERVAL - MINOR
 - EXISTING CONTOUR INTERVAL - MAJOR
 - EXISTING CONTOUR INTERVAL TO BE RESTORED
 - PROPOSED CONTOUR INTERVAL

- SITE PLAN TREE LEGEND**
- H = HOLLY TREE
 - P = PINE TREE
 - K = OAK TREE

REVISIONS	DATE

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PROPOSED SITE PLAN

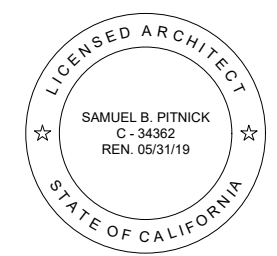
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Job: -

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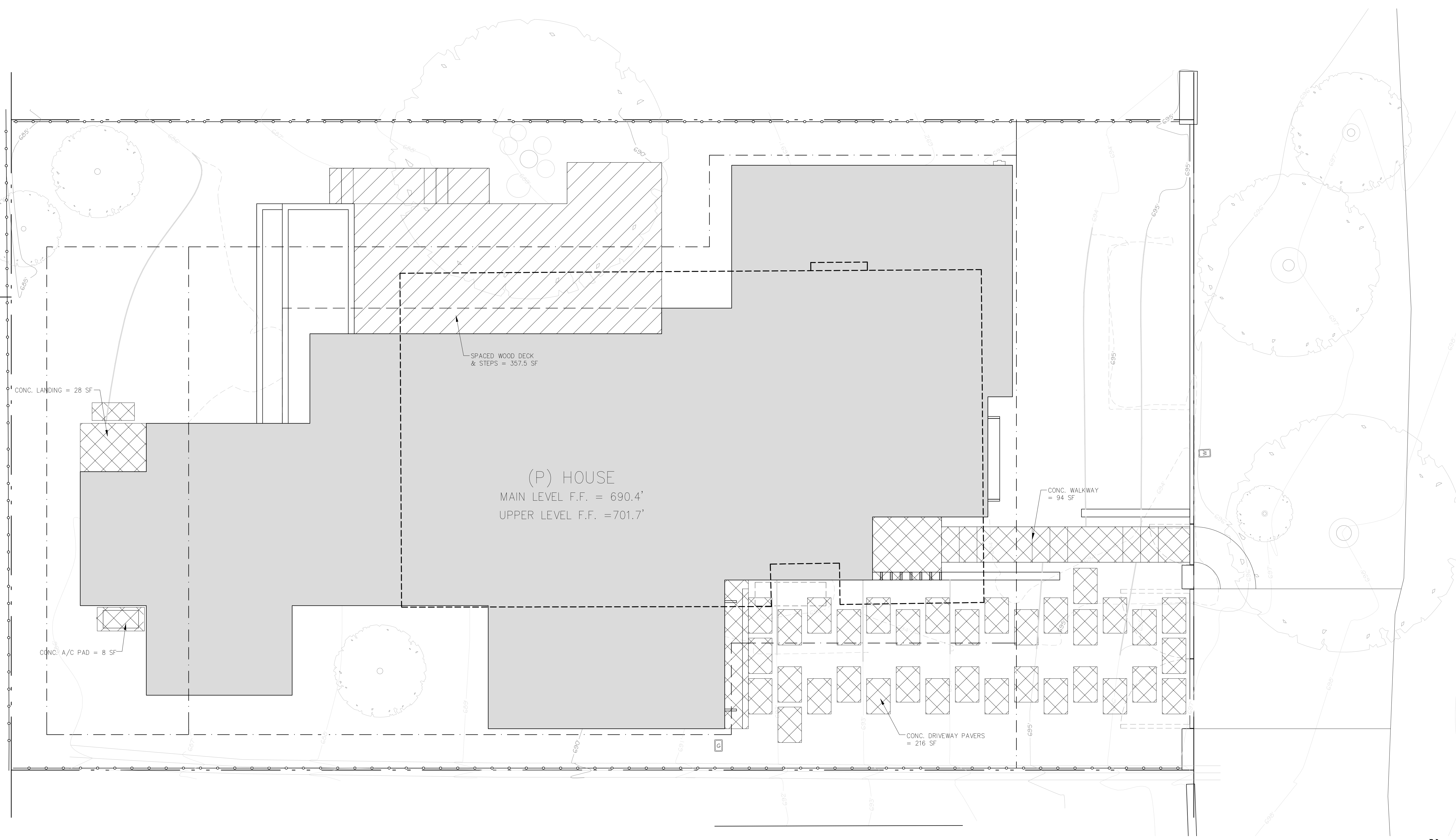
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(P) HOUSE
MAIN LEVEL F.F. = 690.4'
UPPER LEVEL F.F. = 701.7'

CONC. LANDING = 28 SF

SPACED WOOD DECK
& STEPS = 357.5 SF

CONC. WALKWAY
= 94 SF

CONC. A/C PAD = 8 SF

CONC. DRIVEWAY PAVERS
= 216 SF

1 PROPOSED LOT COVERAGE CALCULATIONS
SCALE: 1/4"=1'-0"

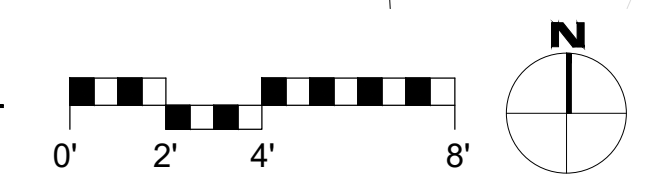
PROPOSED LOT COVERAGE

- (P) CONC. DRIVEWAY PAVERS = 216 SF (IMPERMEABLE)
- (P) CONC. WALKWAY & ENTRY = 94 SF (IMPERMEABLE)
- (P) CONC. LANDING = 28 SF (IMPERMEABLE)
- (P) CONC. A/C PAD = 8 SF (IMPERMEABLE)
- (P) WOOD DECK & STEPS = 357.5 SF (SEMI-PERMEABLE)

TOTAL (P) COVERAGE = 700.5 SF (51% PERMEABLE)
ALLOWABLE LOT COVERAGE (W/ BONUS) = 728.3 SF

LOT COVERAGE LEGEND

- IMPERMEABLE SURFACES
- SEMI-PERMEABLE SURFACES
- FULLY PERMEABLE SURFACES



REVISIONS	DATE

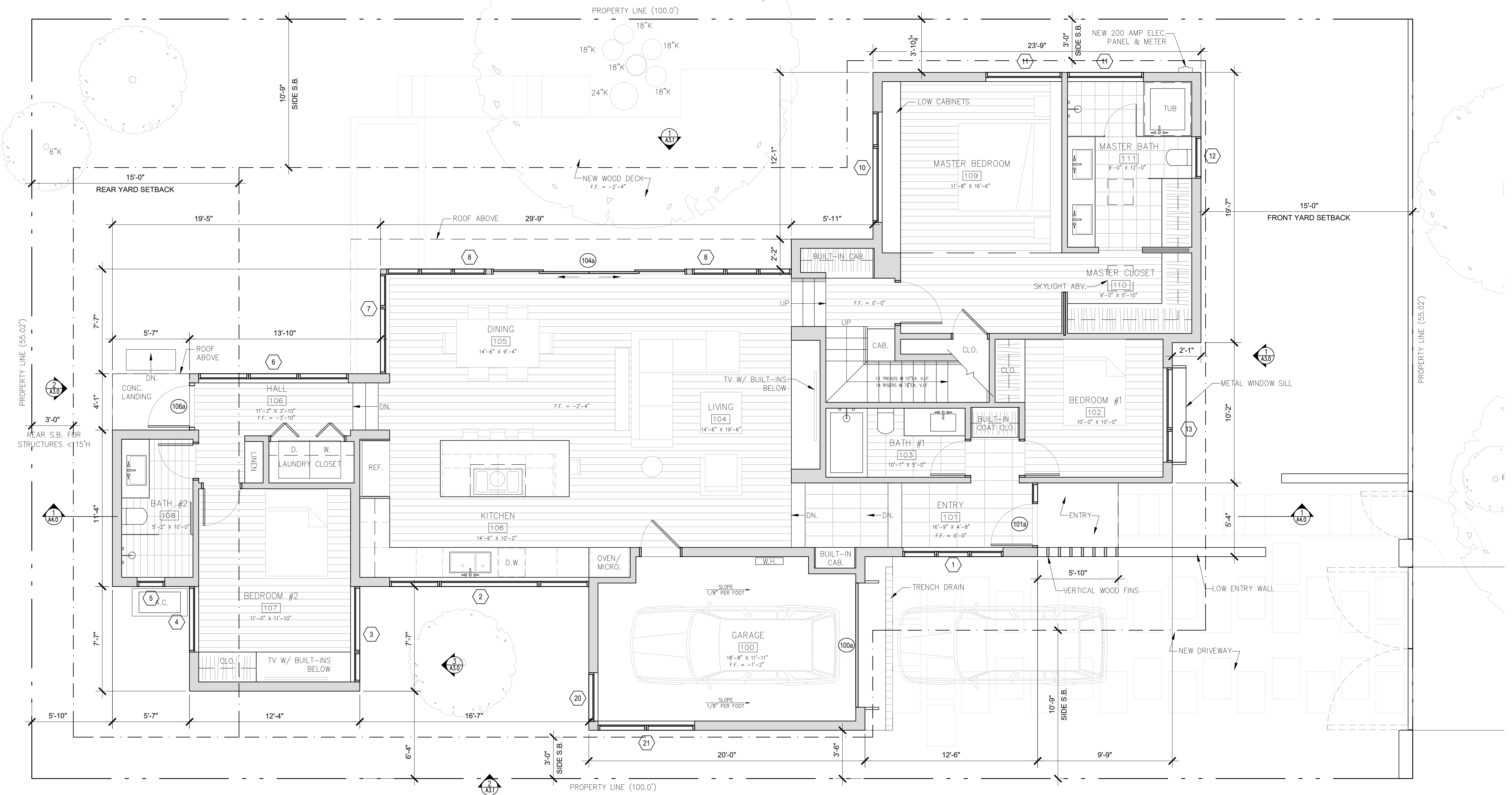
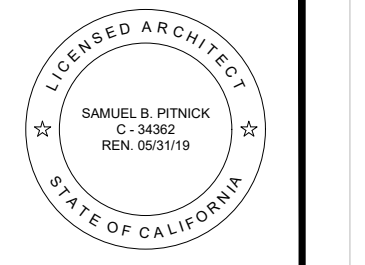
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LOT
COVERAGE
CALCULATIONS

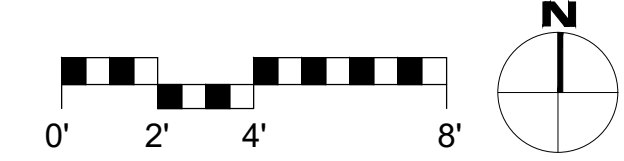
Scale: SEE DWG.
Drawn By: SBP
Job: -

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



WINDOW & DOOR NOTES

- WINDOWS & DOORS ARE BY "KOLBE" (OR APPROVED EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUMINUM CLAD EXTERIOR - 'DARK BRONZE'
STAIN GRADE INTERIOR - COLOR T.B.D.
- SKYLIGHTS ARE BY "VELUX" (OR APPROVED EQUAL) AND SHALL
HAVE SOLAR SHADING DEVICES INSTALLED.
- ALL NEW SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO
MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM
ADJOINING PROPERTIES.
- ALL WINDOWS AND DOORS SHALL HAVE A SINGLE LITE UNLESS
OTHERWISE NOTED. NO DIVIDED LITES.
- 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.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL
SPACER
- MIN. U-VALUE = 0.50 / MIN. SGHC = 0.30

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	7'-3"	5'-0"		GLASS	ALUM. CLAD	FIXED	
2	14'-5"	3'-6"		GLASS	ALUM. CLAD	FIXED	
3	6'-11"	5'-6"		GLASS	ALUM. CLAD	FIXED/CASEMENT	
4	4'-9"	9'-10"		GLASS	ALUM. CLAD	FIXED	
5	2'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	OBSCURE GLAZING
6	10'-10"	9'-6"		GLASS	ALUM. CLAD	FIXED/AWNING	
7	7'-2"	10'-4"		GLASS	ALUM. CLAD	FIXED	
8	7'-2"	10'-4"		GLASS	ALUM. CLAD	FIXED	
9	14'-4"	2'-0"		GLASS	ALUM. CLAD	FIXED	
10	8'-0"	7'-10"		GLASS	ALUM. CLAD	FIXED/CASEMENT	
11	5'-6"	2'-4"		GLASS	ALUM. CLAD	FIXED	
12	3'-0"	7'-0"		GLASS	ALUM. CLAD	FIXED	OBSCURE GLAZING
13	6'-10"	5'-10"		GLASS	ALUM. CLAD	FIXED/CASEMENT	
14	5'-4" & 3'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	CORNER UNIT
15	8'-11"	5'-2"		GLASS	ALUM. CLAD	FIXED	
16	3'-11"	5'-2"		GLASS	ALUM. CLAD	FIXED	
17	14'-5"	2'-0"		GLASS	ALUM. CLAD	FIXED	
18	3'-10"	3'-10"		GLASS	ALUMINUM	SKYLIGHT	W/ SOLAR SHADING
19	1'-10"	1'-10"		GLASS	ALUMINUM	SKYLIGHT	W/ SOLAR SHADING
20	3'-6"	2'-0"		GLASS	ALUMINUM	FIXED	
21	7'-0"	2'-0"		GLASS	ALUMINUM	FIXED	

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	9'-0"	8'-2"	-	ALUM.	ALUM.	GARAGE - SECTIONAL	
101a	3'-0"	8'-0"	1.75"	WOOD	ALUM. CLAD	SWING	W/ SIDELITE
104a	14'-4"	8'-0"	1.75"	ALUM. CLAD/ GLASS	ALUM. CLAD	SLIDER	TEMPERED GLAZING
106a	3'-0"	9'-6"	1.75"	ALUM. CLAD/ GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING

REVISIONS	DATE

ARCHITECTURAL

PROPOSED
MAIN LEVEL
PLAN

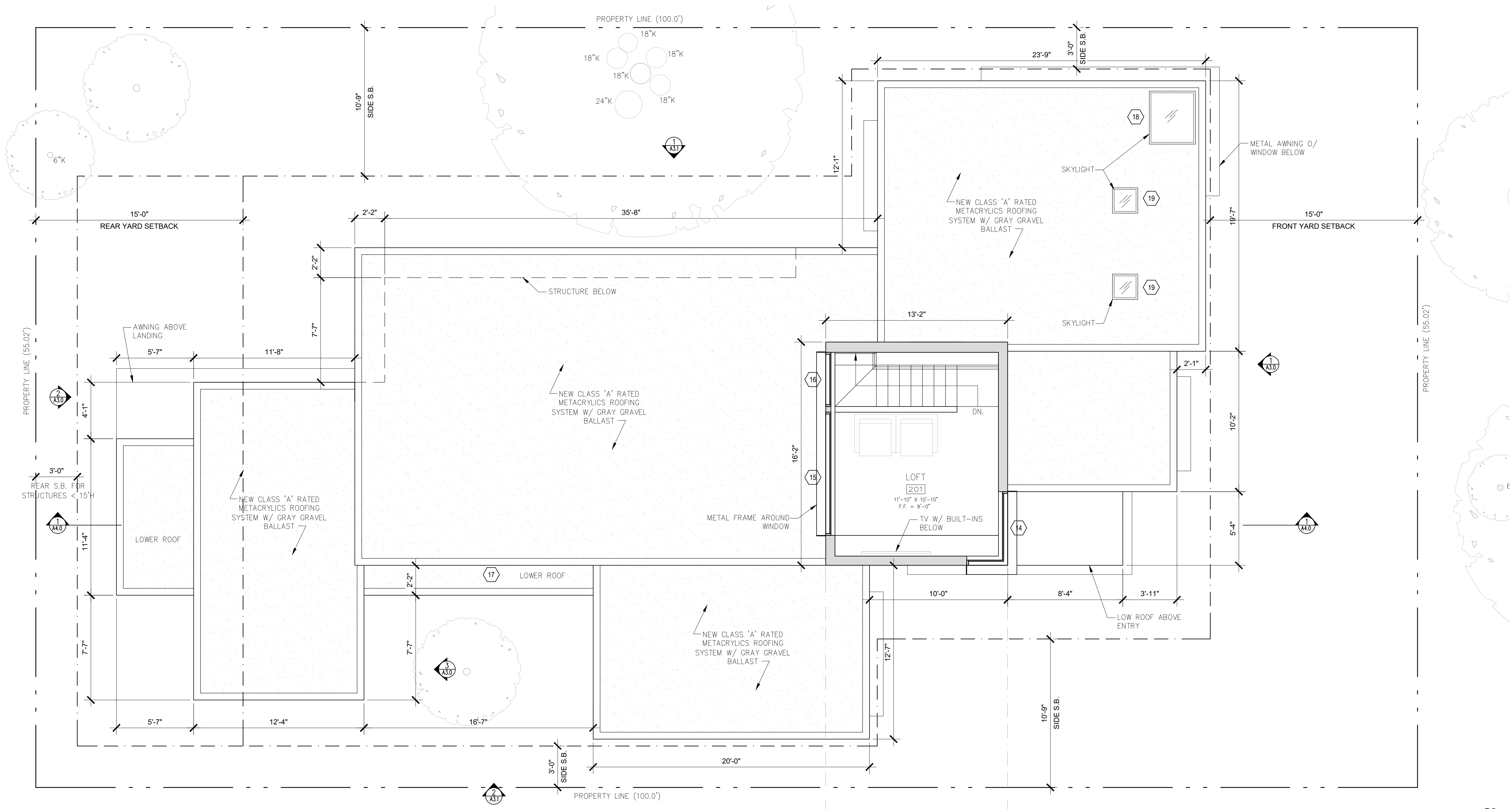
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Job: -

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10/26/2018

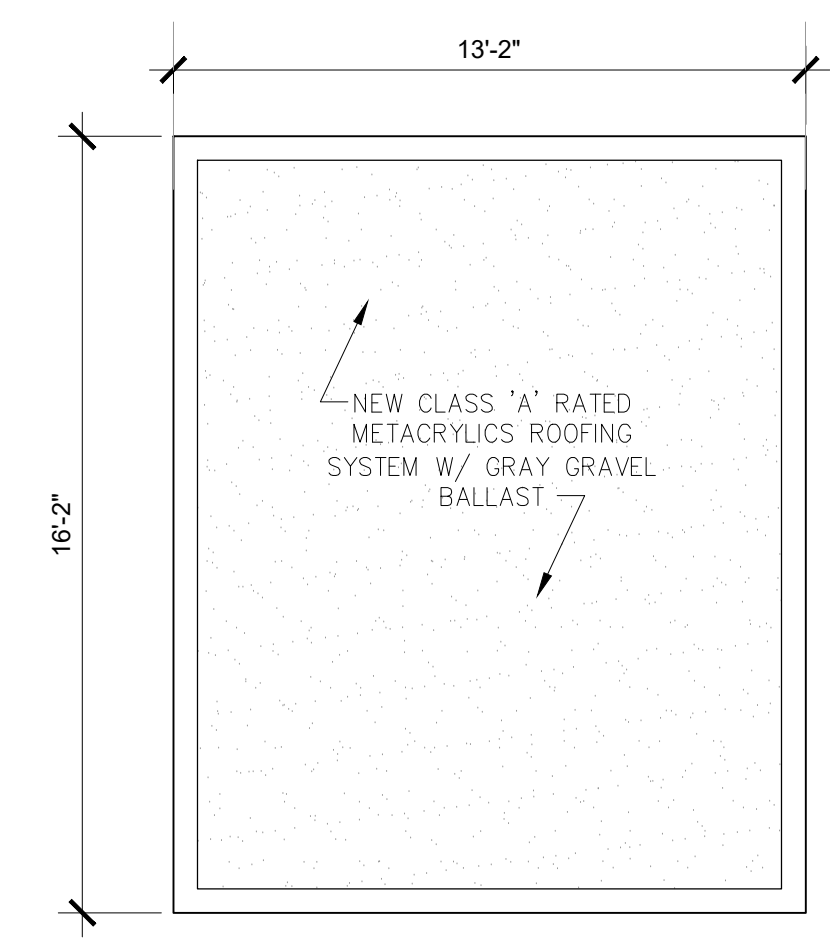
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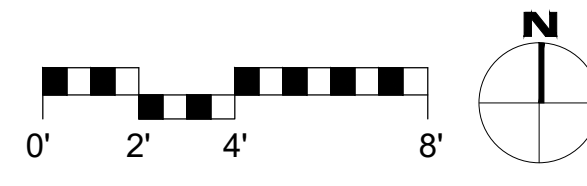
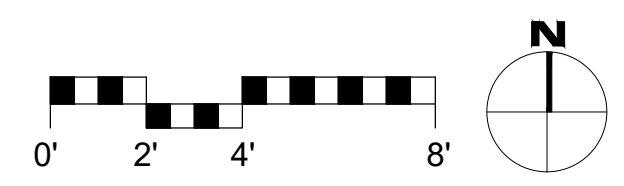
1 PROPOSED UPPER LEVEL PLAN & ROOF PLAN
SCALE: 1/4"=1'-0"



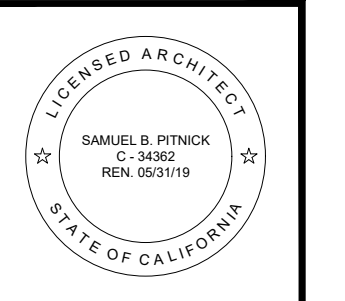
2 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

- SKYLIGHT NOTES**
1. ALL NEW SKYLIGHTS SHALL HAVE SOLAR SHADING DEVICES INSTALLED.
 2. ALL NEW SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.

FLOOR AREA TABLE FOR EXTERIOR VOLUME CALC'S	
FLOOR AREA THAT DOES NOT OVERLAP	1,943.4 SF
FLOOR AREA THAT DOES OVERLAP	212.8 SF



LI RESIDENCE
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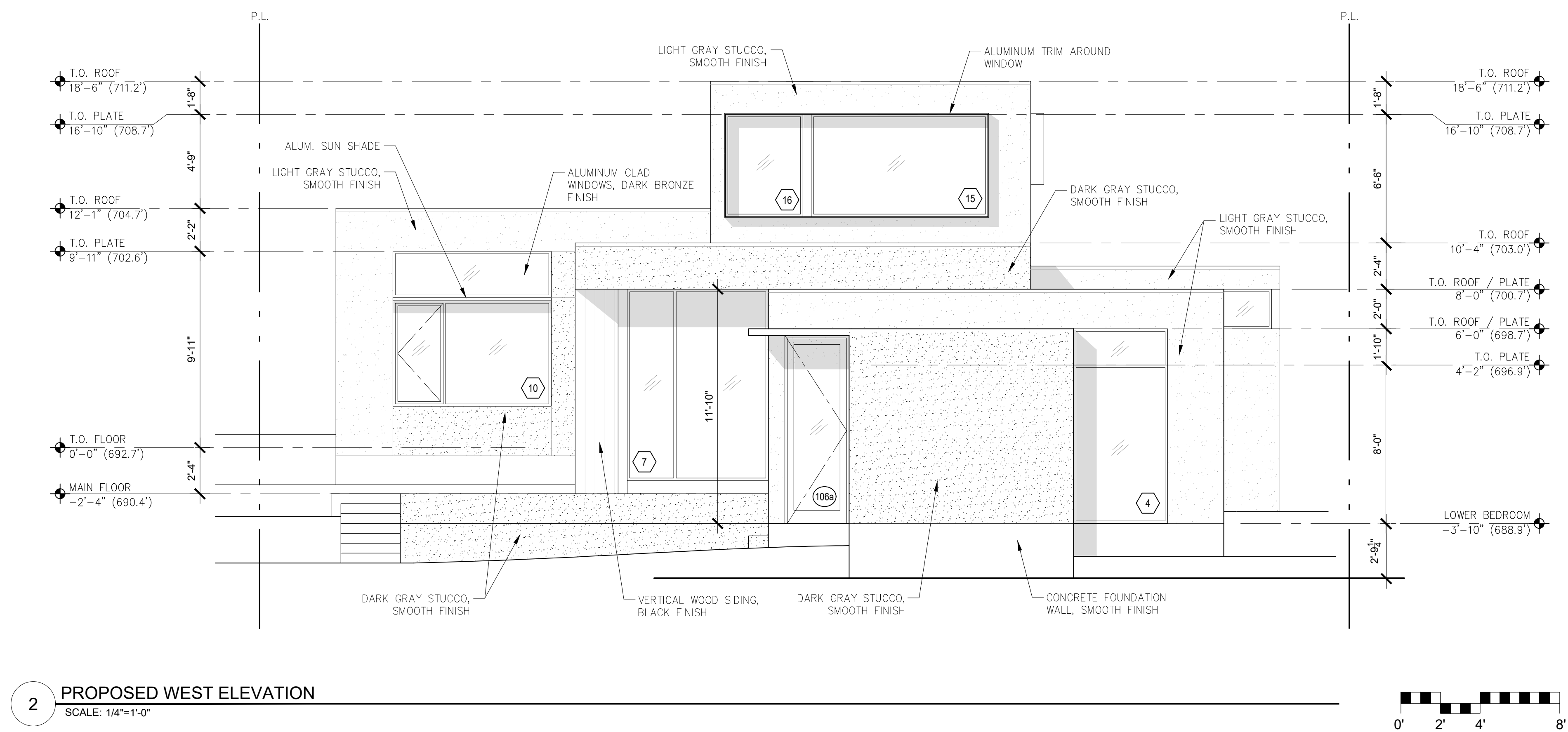
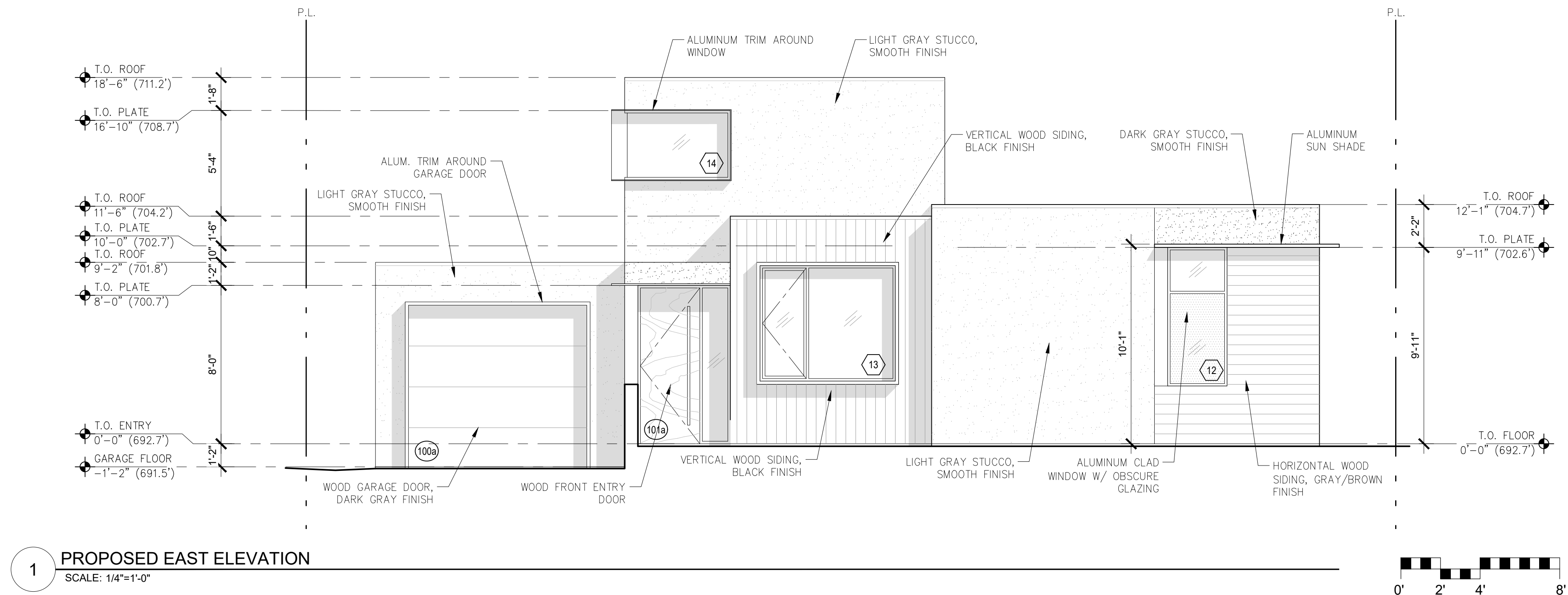
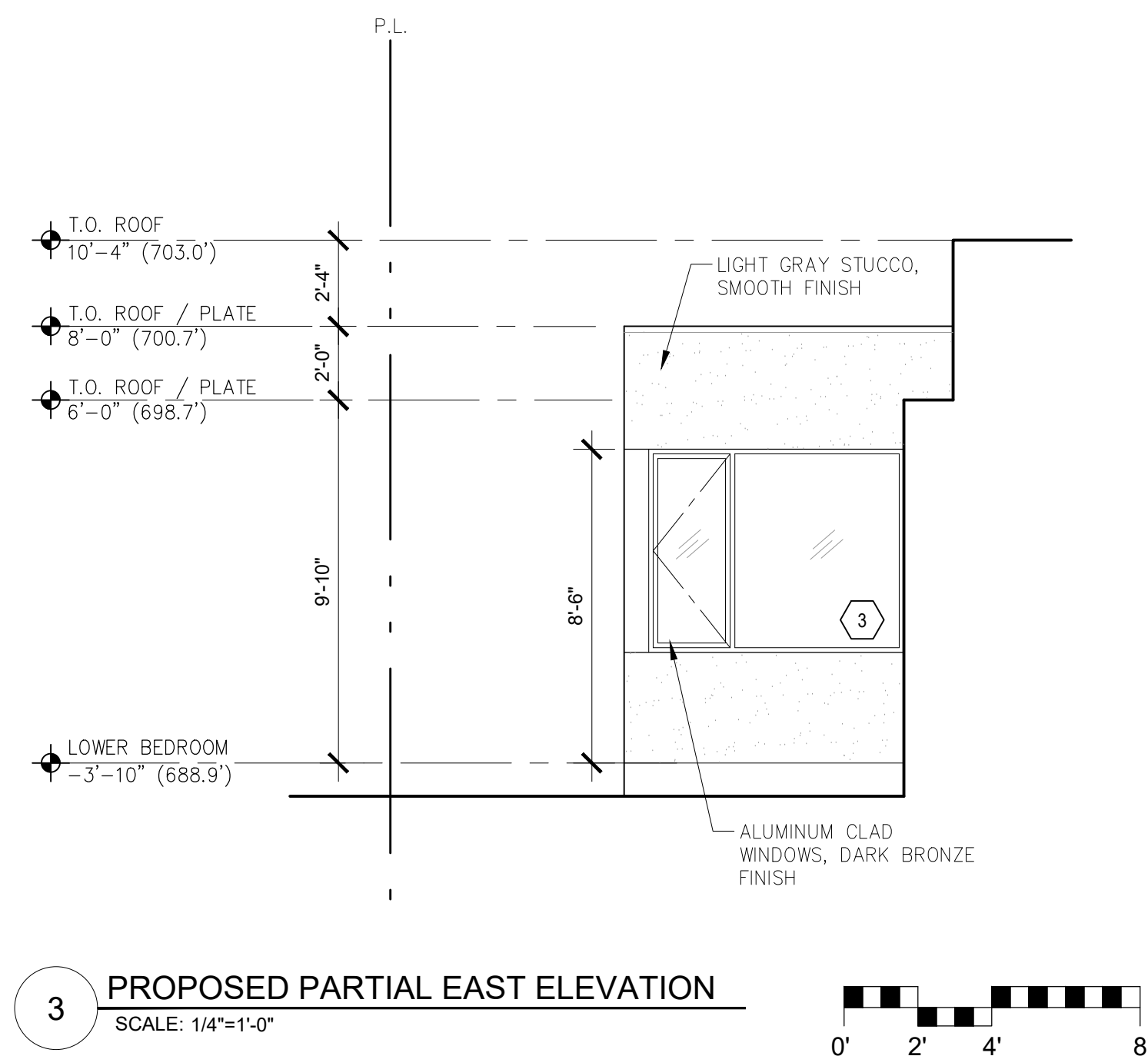
PROPOSED UPPER LEVEL & ROOF PLAN

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

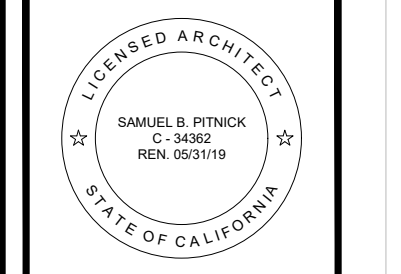
A2.1
10/26/2018

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RESIDENCE
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2ND AVENUE
CARMEL-BY-THE-SEA
CALIFORNIA 93923



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EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

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

A3.0
10/26/2018

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REVISIONS	DATE

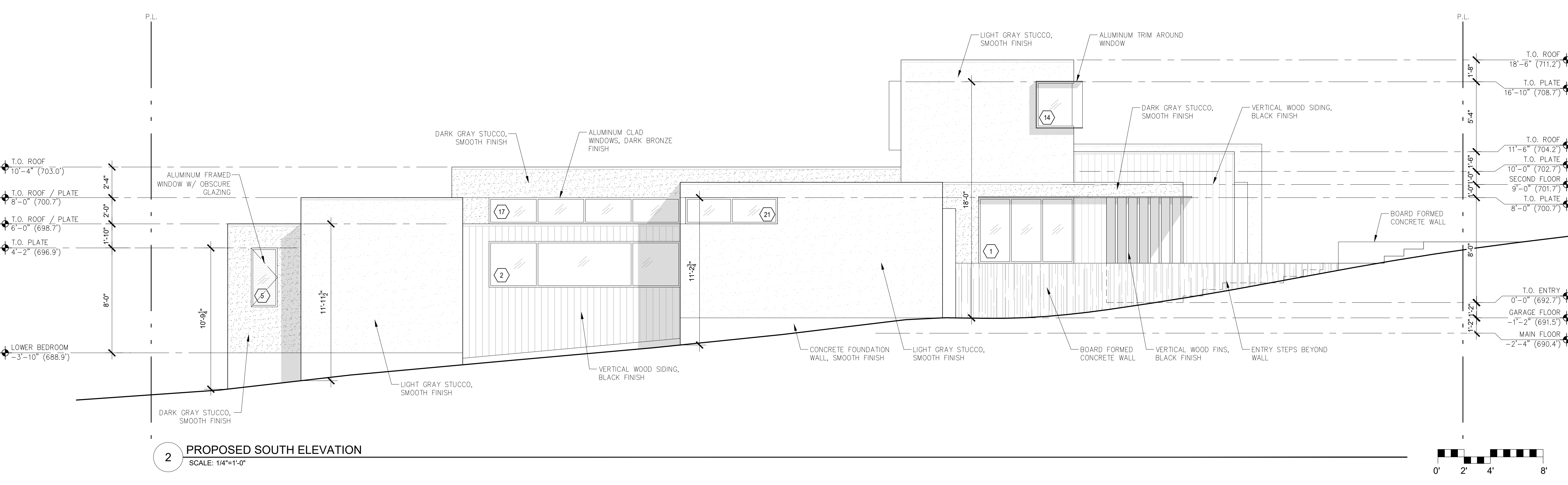
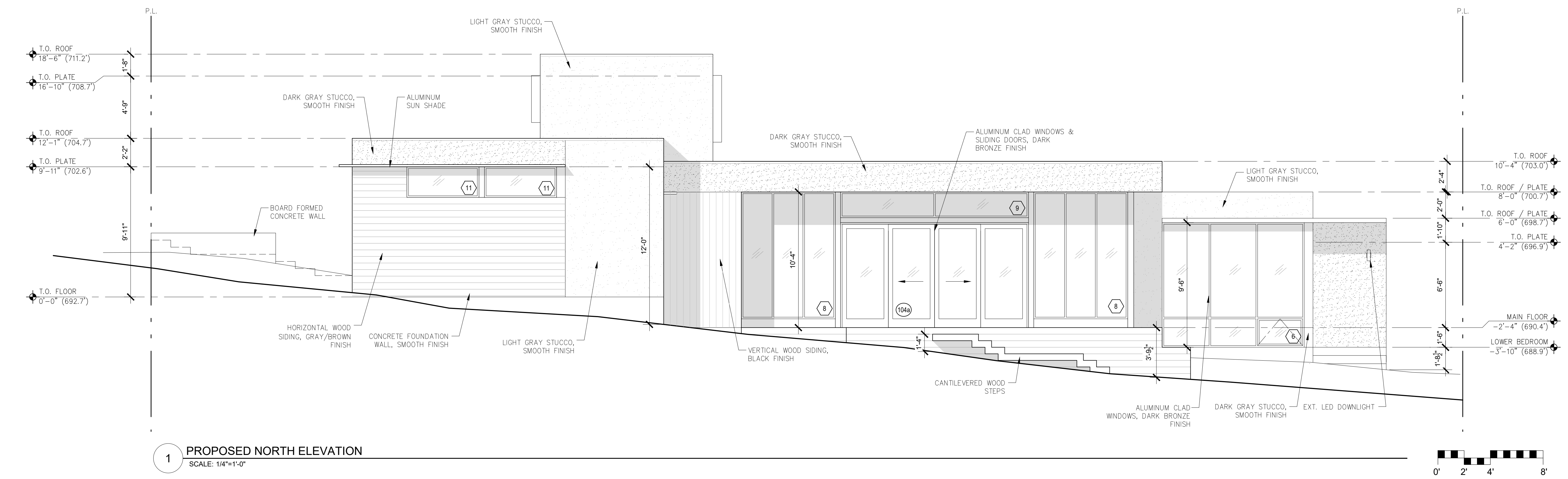
ARCHITECTURAL

BUILDING ELEVATIONS

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

A3.1

10/26/2018

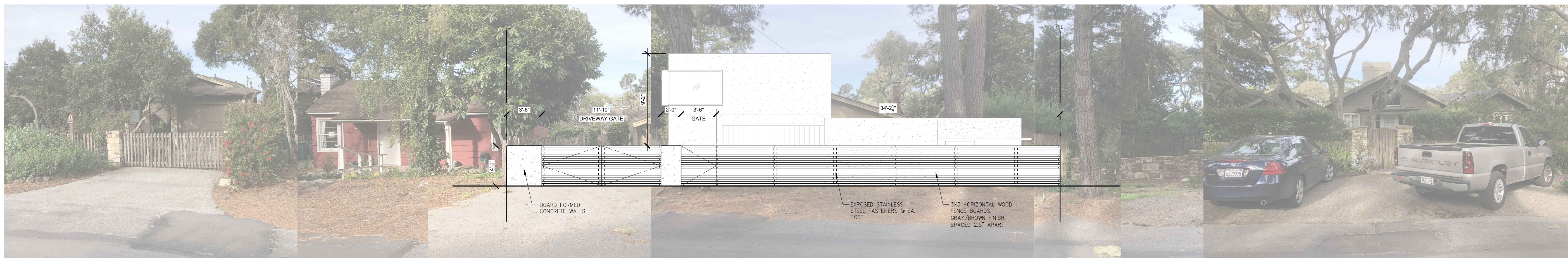


NOT FOR CONSTRUCTION

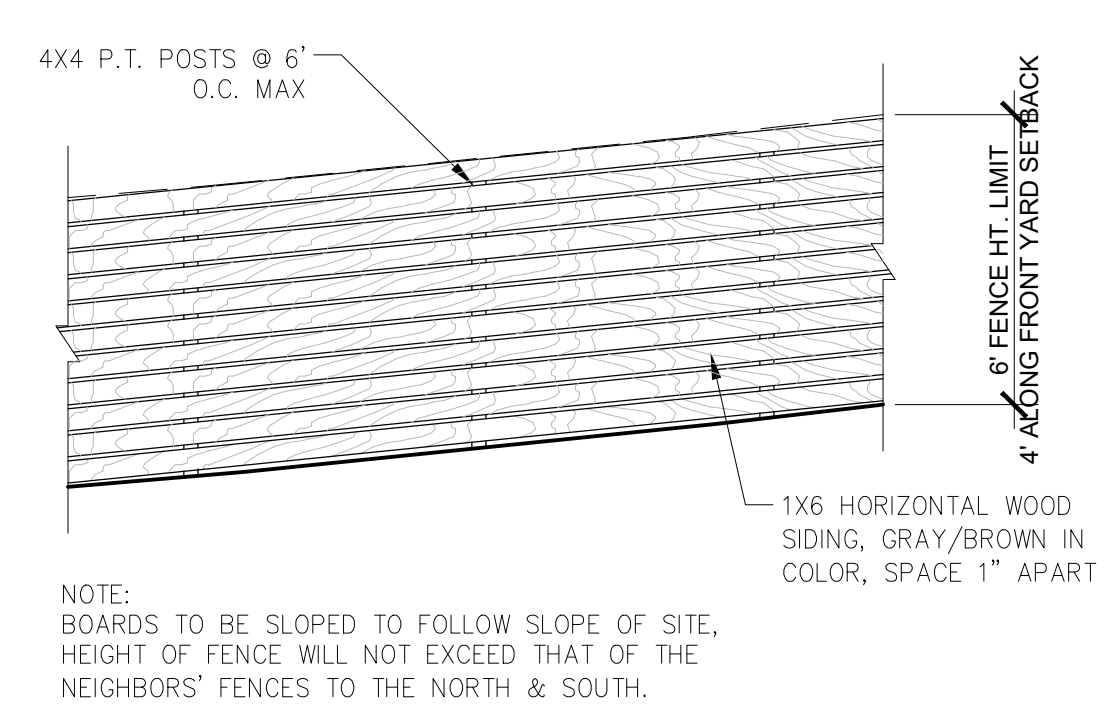
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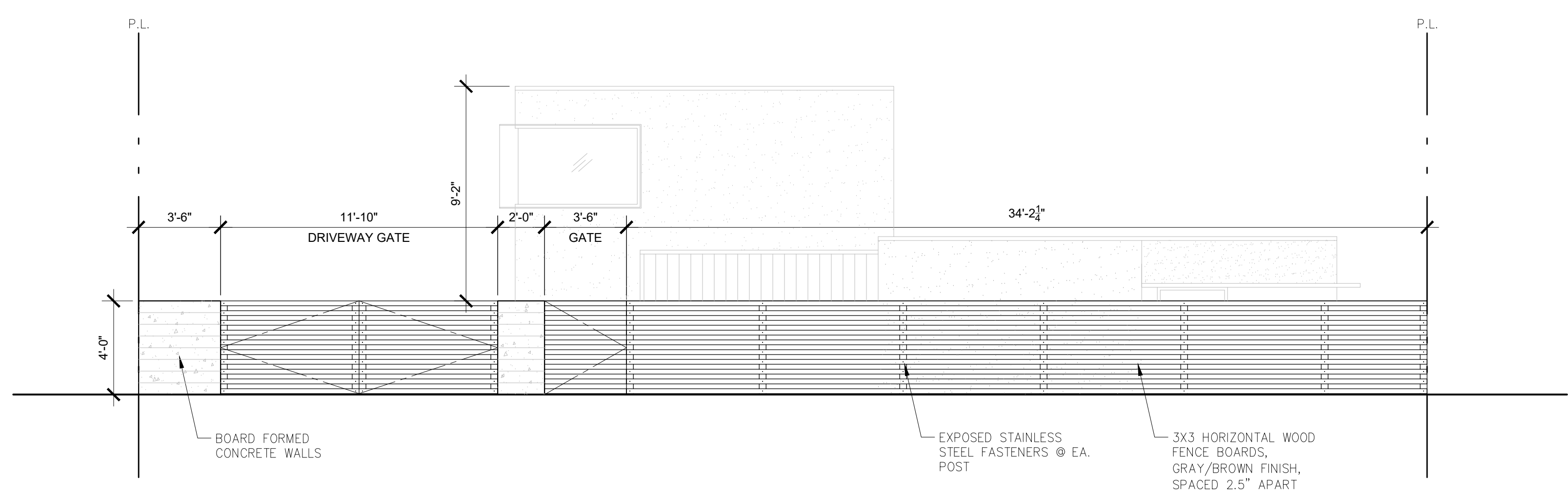
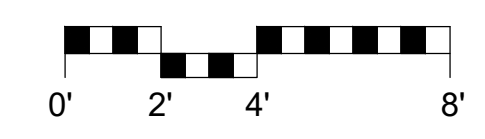
1 EXISTING STREET VIEW ELEVATION
SCALE: N.T.S.



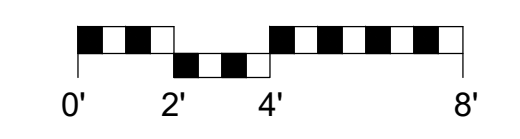
2 PROPOSED STREET VIEW ELEVATION
SCALE: N.T.S.



4 PROPOSED SIDEYARD FENCE
SCALE: 1/4"=1'-0"

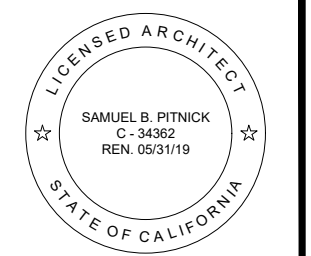


3 PROPOSED STREET VIEW ELEVATION
SCALE: 1/4"=1'-0"



NOT FOR CONSTRUCTION

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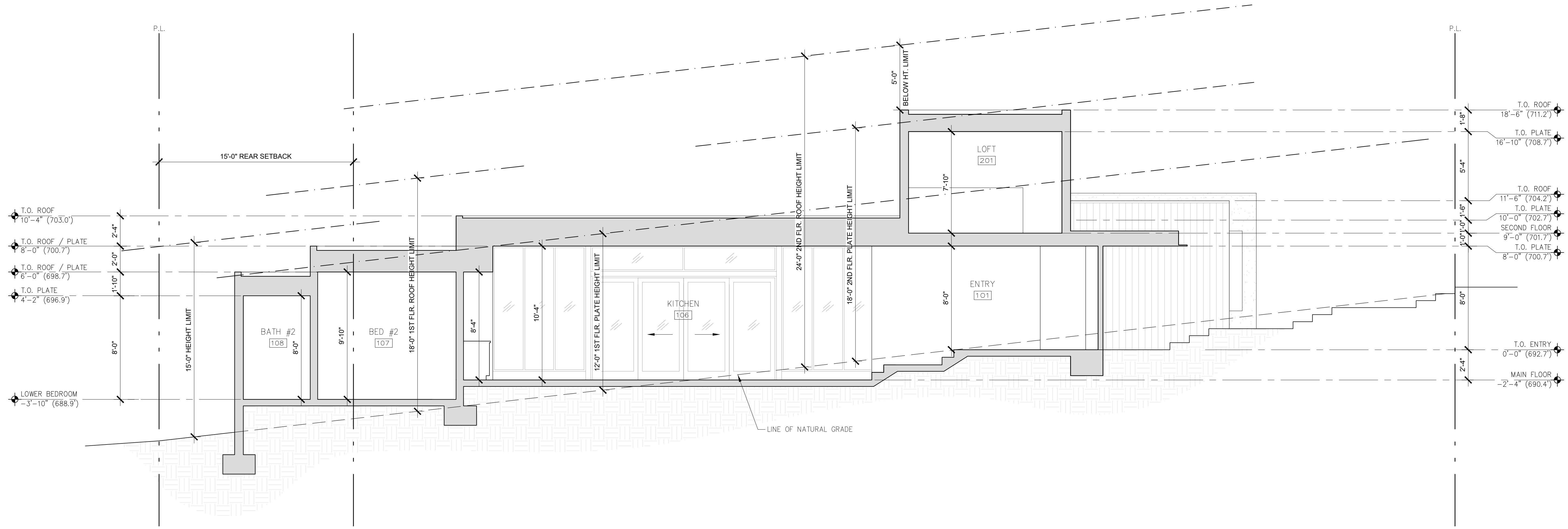
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REVISIONS	DATE

ARCHITECTURAL
STREET VIEW ELEVATIONS
Scale: SEE DWG.
Drawn By: SBP
Job: -

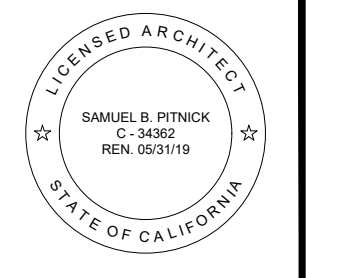
A3.2
10/26/2018

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

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CALIFORNIA 93923



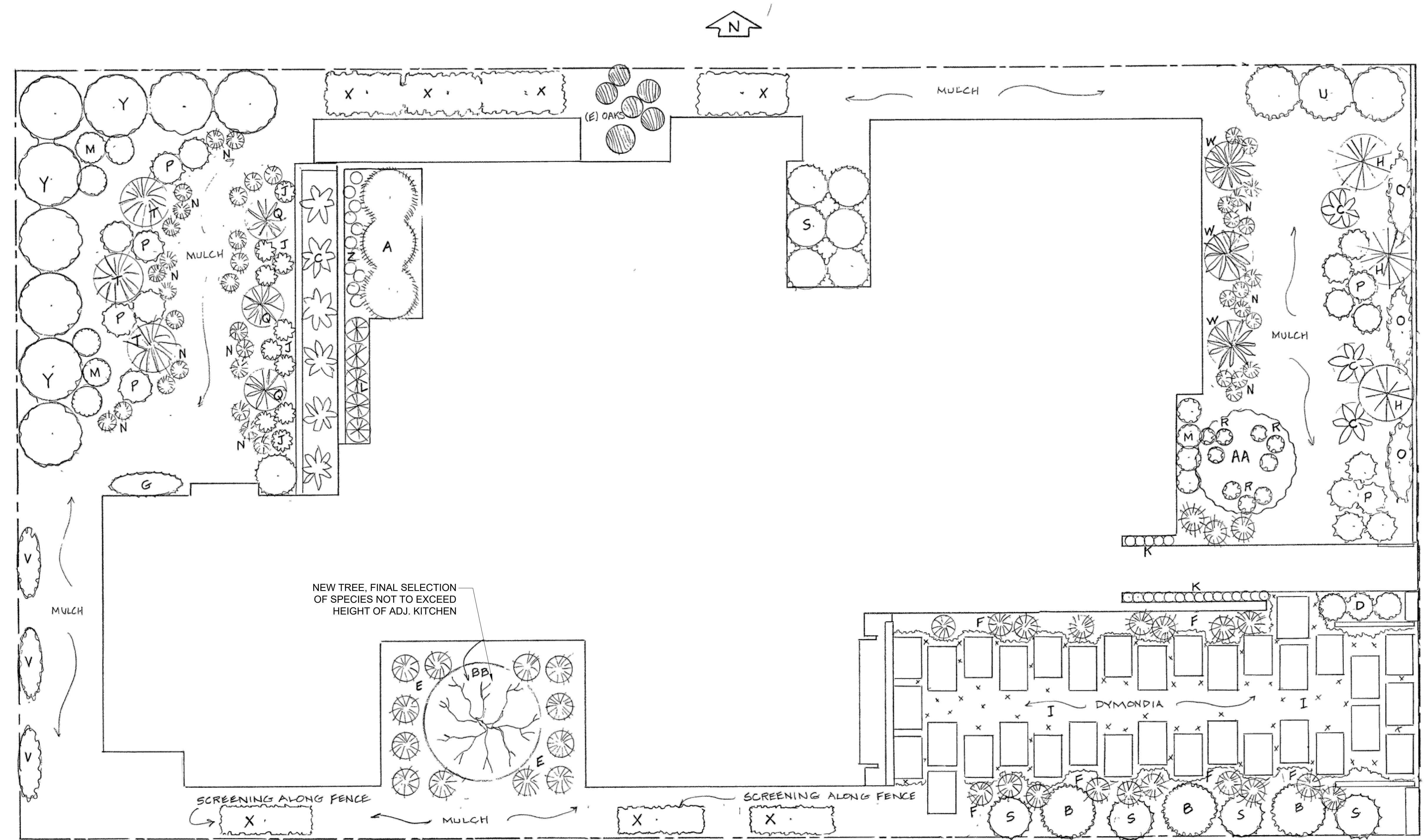
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REVISIONS	DATE

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

A4.0
10/26/2018

NOT FOR CONSTRUCTION



PLANTING PLAN

SCALE: 1/4" = 1'0"

PLANT LIST

Code	Qty	Size	Botanical Name	Common Name
A	3	5 gal	Acacia 'Cousin It'	Little River Wattle
B	4	5 gal	Adenadenanthus senecia	Woolly Bush
C	9	5 gal	Agave 'Kara's Stripe'	Yellow Stripe Agave
D	3	1 gal	Bulbine 'Hallmark'	Orange Stalked Bulbine
E	12	1 gal	Calamagrostis foliosa	Pacific Reed Grass
F	21	1 gal	Carex divulsa	Berkeley Sedge
G	1	5 gal	Ceanothus 'Dark Star'	Espaliered Wild Lilac
H	3	1 gal	Chondropetalum tectorum	Cape Rush
I	12	Flats	Dymondia margaritae	Silver Carpet
J	10	1 gal	Echeveria 'Blue Kninkles'	Echeveria
K	20	4 inch	Echeveria pulidonis	Echeveria
L	5	1 gal	Equisetum hyemale	Horse Tail
M	10	1 gal	Euphorbia 'Bruce's Dwarf'	Bruce Dwarf Euphorbia
N	40	1 gal	Festuca glauca	Blue Fescue
O	3	5 gal	Hardenbergia violacea 'Alba'	White Pea Vine
P	17	1 gal	Helianthemum 'Wisley Pink'	Sunrose
Q	3	5 gal	Hesperaloe parviflora	Red Yucca
R	9	1 gal	Heuchera Maxima	Island Alum Root
S	11	5 gal	Mahonia 'Soft Caress'	Yellow Flower Mahonia
T	3	5 gal	Miscanthus s 'Morning Light'	Silver Maiden Grass
U	3	5 gal	Myrica africans	African Boxwood
V	3	5 gal	Pandorea pandorana	Wonga Wonga Vine
W	3	5 gal	Phormium 'Maui Queen'	Flax
X	7	15 gal	Podocarpus gracilior	Espalliard Podocarpus
Y	9	15 gal	Prunus 'Carolina' Standard	Carolina Laurel
Z	11	1 gal	Senecio mandraliscae	Blue Finger

TREES

- AA 1 15 GAL Cercis occidentalis 'Forest Pansy' Western Redbud
- * BB 1 24" box T.B.D. - NOT TO EXCEED HEIGHT OF ADJ. KITCHEN

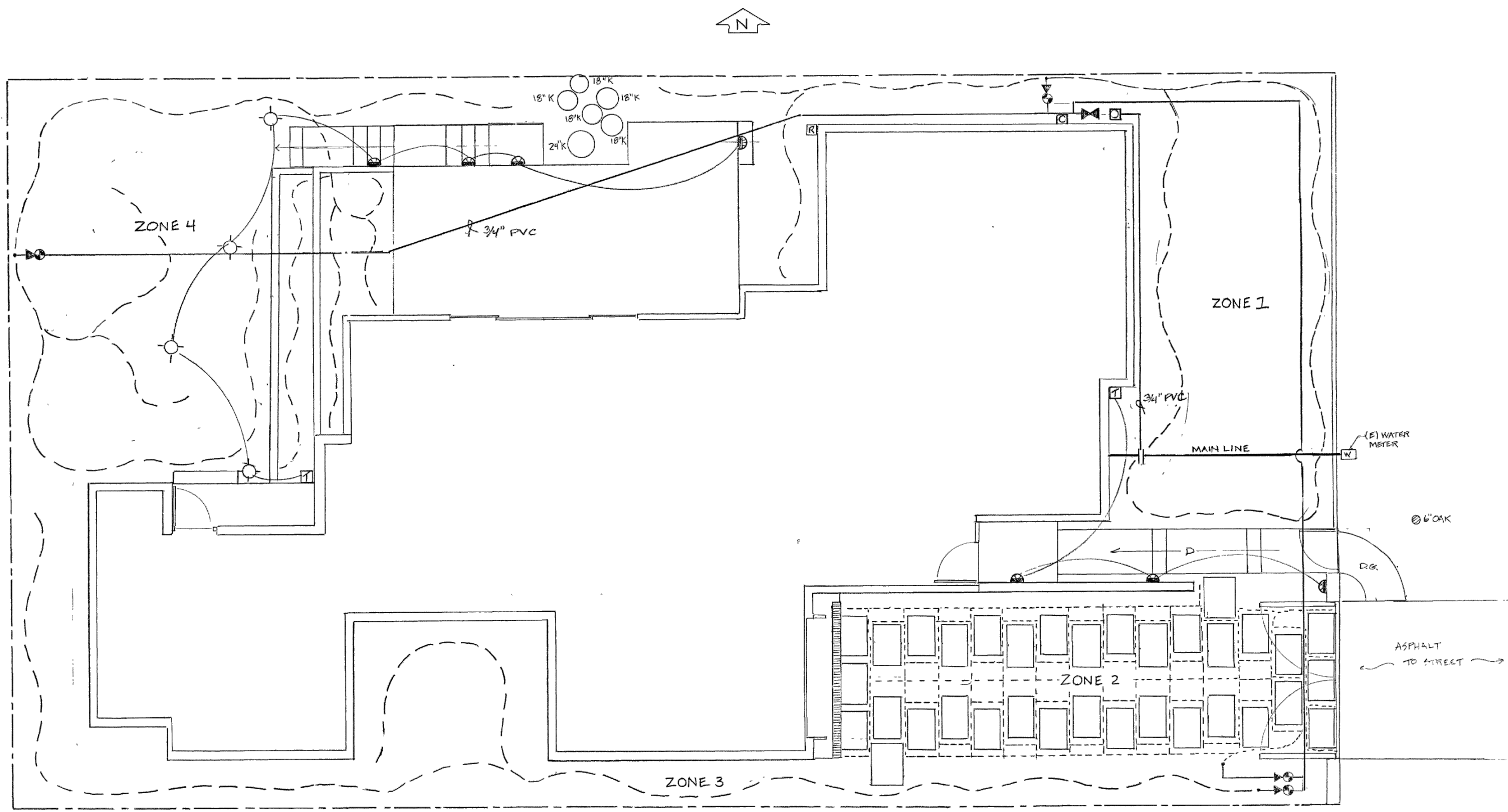
REVISIONS	BY

ROBERT SHULER DESIGN
 PO BOX 2152 RStoweS3@ATT.Net
 Carmel, CA 93921 831 214-2487

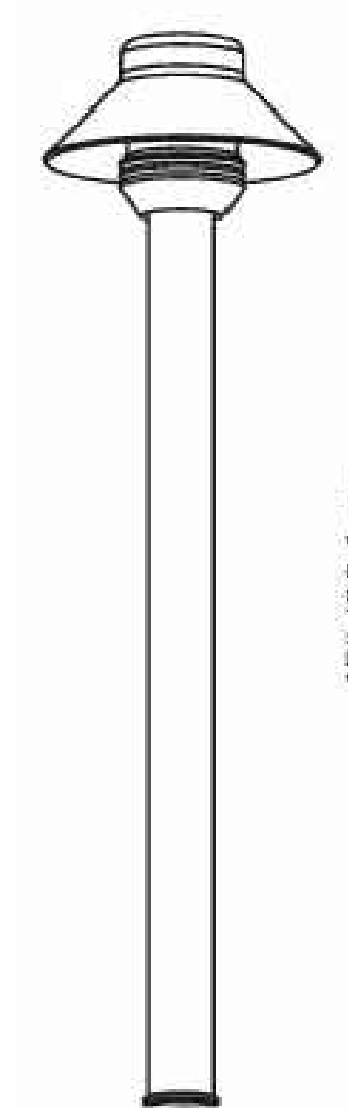
IRRIGATION AND LIGHTING PLAN
 APN 010-241-002

LI RESIDENCE
 Camino Real 2 S/W of 2nd Avenue
 Carmel-by-the-Sea, CA 93921

Date	6/2/2018
Scale	1/4" = 1'-0"
Drawn	RSS
Job	K. LI
Sheet	L2
Of	2 Sheets



3.62"/9.19 cm



2 PROPOSED PATHWAY LIGHT
 SCALE: N.T.S.

GENERAL IRRIGATION NOTES:

- 1 Irrigation to be run off separate mainline extension with isolation shut off valve
- 2 All drip lines to have in-line filter
- 3 Pressure for regulator for drip irrigation to be regulated to 25-35 PSI
- 4 All valves to be sub-grade within a weatherproof valve box, gravel base and lined with gopher wire
- 5 Contractor shall demonstrate the operation system to the owner and provide copy of operating manual and warranty

IRRIGATION LEGEND:

- |— Point of connection from mainline
- ⊞ Gate shut off valve
- ⊘ Backflow Prevention Assembly
- |— 3/4" pvc Schedule 40 to valves
- ⊘ Control Valve to Drip - Hunter PGV 3/4" globe valve with 30 PSI pressure regulator and filter
- |— Drip Zone Riser from PVC to 1/2" tubing
- |— Lateral tubing to emitters 1/2" Polyethylene
- Netafim subsurface drip tubing
- ⊞ Controller - Hunter Pro C
- ⊞ Rain Sensor - Hunter Rain Klik

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

ZONES 1-4 All Mediterranean climate drought tolerant plant material



1 PROPOSED STEP & LOW WALL LIGHT
 SCALE: N.T.S.

GENERAL LIGHTING NOTES:

- 1 All lighting shall comply with the requirements of the CA Energy Code, Title 24
- 2 Installing contractor shall verify all dimensions and areas before start of job
- 3 All direct burial 12 gauge low volt wiring shall be 6" below grade and adjacent to hardscape where possible
- 4 All materials shall be new and in perfect condition
- 5 Contractor shall demonstrate the operation system to the owner and provide copy of operating manual and warranty

LIGHTING LEGEND

- ⊞ FX Luminaire 150 Watt LX Transformer Watts - Stainless Steel Finish
- ⊞ FX Luminaire HC Path Light
- ⊞ FX Luminaire MS Wall Light
- |— 12 gauge direct burial low voltage wiring

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1 RENDERING 1 - STREET VIEW LOOKING NORTHWEST
SCALE: N.T.S.

LI
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
RENDERINGS

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

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1 RENDERING 2 - STREETVIEW LOOKING SOUTHWEST
SCALE: N.T.S.

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PROJECT
RENDERINGS

Scale: SEE DWG.

Drawn By: SBP

Job: -

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1 RENDERING 3 - FRONT OF HOUSE LOOKING NORTHWEST
SCALE: N.T.S.

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ARCHITECTURAL

PROJECT
RENDERINGS

Scale: SEE DWG.

Drawn By: SBP

Job: -

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1 RENDERING 4 - REAR OF HOUSE LOOKING EAST
SCALE: N.T.S.

LI
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
RENDERINGS

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

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1 RENDERING 5 - REAR OF HOUSE LOOKING SOUTHEAST
SCALE: N.T.S.

LI
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
RENDERINGS

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

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1 RENDERING 6 - SIDE OF HOUSE LOOKING NORTH
SCALE: N.T.S.

LI
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
RENDERINGS

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