

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

NOLAN KERMIT TR (PLN240183)

RESOLUTION NO. 25-003

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,533 square foot single family dwelling with an attached 425 square foot garage and the construction of a 3,228 square foot single family dwelling with an attached 594 square foot garage, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN240183, Nolan and Marie Kermit, 2852 Cuesta Way, Carmel, Carmel Area Land Use Plan (APN: 243-042-001-000)]

The NOLAN KERMIT TR application (PLN240183) came on for an administrative decision before the Monterey County HCD Chief of Planning on January 15, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
 - Monterey County Coastal Implementation Plan, Part 4 (Carmel Area CIP)
 - Carmel Area Land Use Plan (CARLUP); and
 - Monterey County Zoning Ordinance (Title 20).
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 2852 Cuesta Way, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number [APN]: 243-042-001-000). The parcel is zoned Medium Density Residential, with a density of 2 units per acre, a Design Control overlay, and a structure height limit of 18 feet in the Coastal Zone, or "MDR/2-D(18)(CZ)" which allows for the establishment of the first single-family dwelling as a principal use, subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the demolition of an existing 2,533 square foot single family dwelling with an attached 425 square foot garage and the construction of a 3,228 square foot single family dwelling with an attached 594 square foot garage. The project also involves development within 750 feet of known archaeological resources and thus requires the granting of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (11,057 square feet), APN: 243-042-001-000, is identified in its current configuration as Lot 1 of Block 3 on a Final Map entitled "Tract No 225, Carmel Meadows, Unit No 2", recorded on January 13, 1953 (Volume 5, Cities & Towns, Page 102). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood, Community Character, and Visual Resources. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The proposed development includes colors and materials consisting of light tan stucco siding, natural stone veneer, a brown metal standing seam roof, and dark bronze windows and doors. The proposed colors and materials are compatible with the surrounding environment and are consistent with the surrounding neighborhood character. Per Map A of the Carmel Area Land Use Plan, the subject property is not visible within the general viewshed as seen from Highway 1, Point Lobos Reserve, Carmel State Beach or any other public viewing area. Staff conducted a site visit on December 5, 2024, and determined that the replacement development is not visible from common public viewing areas and therefore will have no impact on the public viewshed due to distance, topography, and existing vegetation to be retained.
- e) Development Standards. Development standards for the MDR zoning district are identified in Title 20 section 20.12.060. Required setbacks for main structures in the MDR zoning district are 20 feet (front), 5 feet (side), and 10 feet (rear). The proposed replacement residence will have a front setback of 20 feet, side setbacks of approximately 6 feet, and a rear setback of 10 feet. The allowed height for main structures is 30 feet, however this is superseded by a structure height limit of 18 feet, as noted on the subject Sectional District Map. The proposed structure has a height of 16 feet 9 inches from average natural grade, roughly 3 feet higher than the existing residence. The allowed maximum site coverage

and floor area ratio (FAR) is 35% and 45%, respectively. The subject property is 11,057 square feet, allowing a site coverage and FAR of 3,869.95 square feet and 4,975.65 square feet, respectively. The proposed development will result in site coverage of 3,822 square feet or 34.5%, and FAR of 3,822 square feet or 34.5%. Therefore, the proposed project meets the required site development standards.

- f) Cultural Resources. Pursuant to Carmel Coastal Implementation Plan (Part 4) section 20.146.090.B.1.a, an archaeological report was prepared because the site is identified in County of Monterey GIS as having a high archaeological sensitivity. The prepared archaeological report (County of Monterey Library No. LIB240217) determined that although a resource does exist within 750 feet of the project site, no resources exist on site. Therefore, a Coastal Administrative Permit is required. The project site is currently developed with a single-family dwelling and has undergone moderate amounts of ground disturbance since approximately 1956 when the residence was constructed. The replacement dwelling is situated on previously graded and improved areas (structural and ornamental improvements). The Project Archaeologist observed no site indicators of precontact cultural activity and found that disturbance of subsurface deposits is unlikely. There is no evidence that any cultural resources would be disturbed as part of this project, and the potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- g) Historical Resources. Due to the age of the existing residence (constructed in 1956), a Phase I Historic Assessment (County of Monterey Library No. LIB240340) was prepared to determine whether the residence retained any historical significance. The report determined that the circa 1956 residence does not retain any historical significance as the property has no historic associations and the existing residence is not an outstanding example of a type, construction period or architectural design.
- h) Public Access. As proposed, the development is consistent with applicable public access policies of the Camel Area Land Use Plan. See Finding No. 6 and supporting evidence.
- i) Land Use Advisory Committee (LUAC) Review. Although not meeting the LUAC referral requirements, the project was referred to the Carmel Highlands UAC on December 2, 2024. The LUAC members voted unanimously to support the project as proposed, with the suggestion that the applicant work with neighbors to address concerns relating to private views. To address private viewshed concerns, the applicant reduced the height of one section of the replacement residence by 3 feet. The attached plans incorporate this change.
- j) The project planner conducted a site inspection on December 5, 2024 to verify that the project on the subject parcel conforms to the plans listed above.

- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240183.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following reports have been prepared:
 - “Geotechnical Report” (LIB240206) prepared by Grice Engineering, Inc., Salinas, CA, February 2024.
 - “Phase I Archaeological Assessment” (LIB240217) prepared by Susan Morley and Brenna Wheelis, Marina, CA, April 2024.
 - “Phase One Historic Assessment” (LIB240340) prepared by Seth Bergstein, Pacific Grove, CA, September 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on December 5, 2024, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240183.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands FPD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities are currently available to the subject property. California American Water (Cal-Am) provides potable water, and sewer service is currently provided by the Carmel Area Wastewater District (CAWD). Both sewer service and potable water will continue to be provided to the subject property.

- c) Staff conducted a site inspection on December 5, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240183.

- 4. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

EVIDENCE:

 - a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on December 5, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240183.

- 5. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

 - a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) As proposed, the project involves the replacement of an existing 2,533 square foot single family dwelling and attached 425 square foot garage with a new 3,228 square foot single family dwelling with an attached 594 square foot garage. The replacement structure will have the same residential purpose and capacity of the original structure. The replacement structure will be on substantially the same footprint as the existing residence, and will be located on the same site. Therefore, the proposed project meets the Class 2 Categorical Exemption requirements.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The prepared historical report concluded that the existing main residence has no historical significance or integrity. Further, the prepared Phase I archaeological report concluded that archaeological resources would not be impacted

with implementation of the project. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on December 5, 2024.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240183.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.030 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) Per Figure 3 of the Carmel Area Land Use Plan, the areas west and south of the subject property are identified as Public Land with existing lateral and vertical shoreline access. The proposed development will have no impact on the existing shoreline access trails.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Map A, Visual Resources, and Figure 3, Major Public Access and Recreational Facilities, in the Carmel Area Land Use Plan). No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. As described in the preceding evidence, the proposed development will not impede existing public access. Additionally, the redevelopment of the site will not affect the processes of the shoreline.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240183.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1) and involves development within 750 of known archaeological resources.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,533 square foot single family dwelling with an attached 425 square foot garage and the construction of a 3,228 square foot single family dwelling with an attached 594 square foot garage, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of January 2025.

DocuSigned by:

Melanie Beretti

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Melanie Beretti, AICP
HCD, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON JANUARY 22, 2025.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEBRUARY 3, 2024.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240183

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: These Coastal Administrative Permits and Design Approval (PLN240183) allows demolition of an existing 2,533 square foot single family dwelling with an attached 425 square foot garage, construction of a 3,228 square foot single family dwelling with an attached 594 square foot garage, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 2852 Cuesta Way, Carmel (Assessor's Parcel Number 243-042-001-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "Two Coastal Administrative Permits and a Design Approval (Resolution Number 25-003) were approved by the Chief of Planning for Assessor's Parcel Number 243-042-001-000 on January 15, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

5. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct a concrete driveway connection to Cuesta Way. The design and construction are subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances

6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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



BROWN METAL STANDING SEAM ROOF



DECORATIVE WOOD EAVE DETAIL



LIGHT TAN STUCCO SIDING



NATURAL STONE VENEER



DARK BRONZE WINDOWS & DOORS

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".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- 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 COUNTY, 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.

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
2022CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

EXISTING SITE PHOTOS



FRONT OF (E) HOUSE & GARAGE, SEEN FROM CUESTA WAY

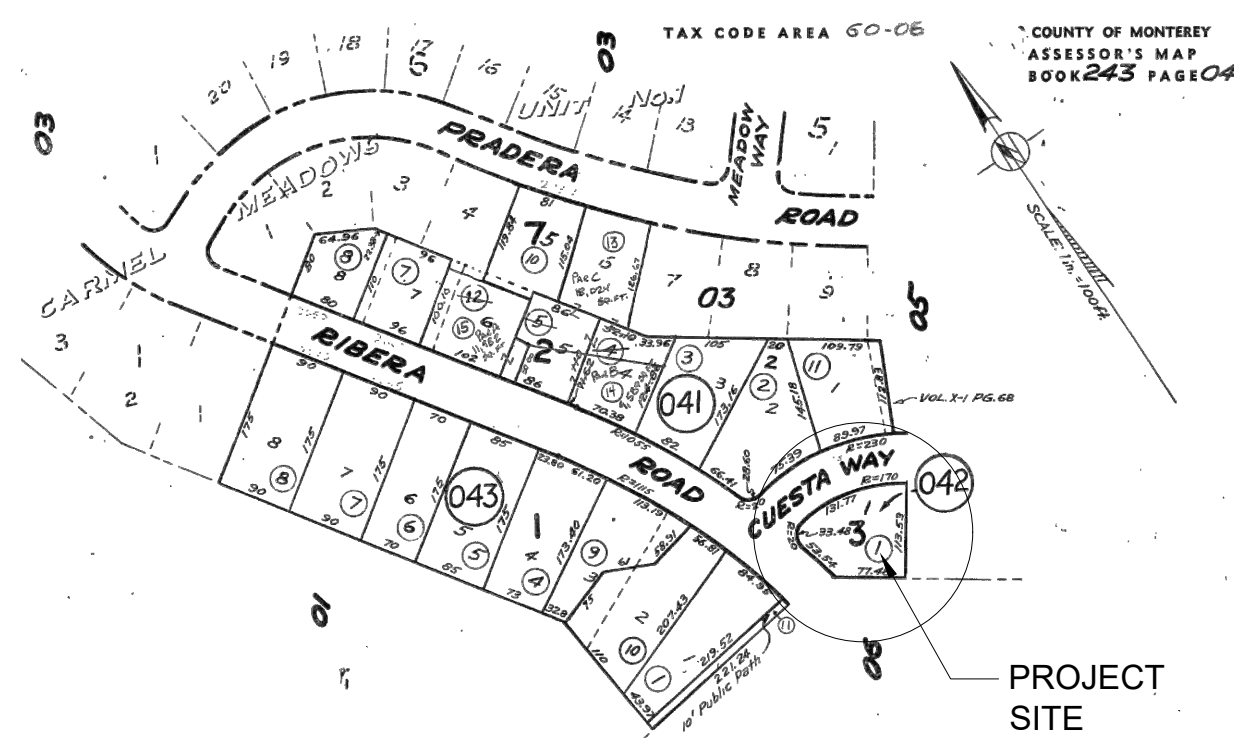


FRONT OF (E) HOUSE, SEEN FROM RIBERA ROAD



BACK OF (E) HOUSE, LOOKING NORTH

PARCEL MAP



SHEET INDEX

G1.0	PROJECT INFORMATION
G1.1	PROJECT RENDERINGS
G1.2	CONSTRUCTION MANAGEMENT & EROSION CONTROL
G1.3	SURVEY
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A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE LIGHTING
A2.0	PROPOSED FLOOR PLAN
A2.2	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
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A4.0	DOOR & WINDOW SCHEDULES
L-1	LANDSCAPE/HARDSCAPE PLAN

SCOPE OF WORK

DEMOLITION OF AN (E) ONE STORY 2,533 SF SINGLE FAMILY HOUSE WITH ATTACHED 425 SF GARAGE. CONSTRUCTION OF A NEW ONE STORY 3,228 SF SINGLE FAMILY HOUSE WITH AN ATTACHED 594 SF GARAGE. REPLACE (E) DRIVEWAY & CONSTRUCT NEW WALKWAYS & PATIOS AROUND HOUSE.

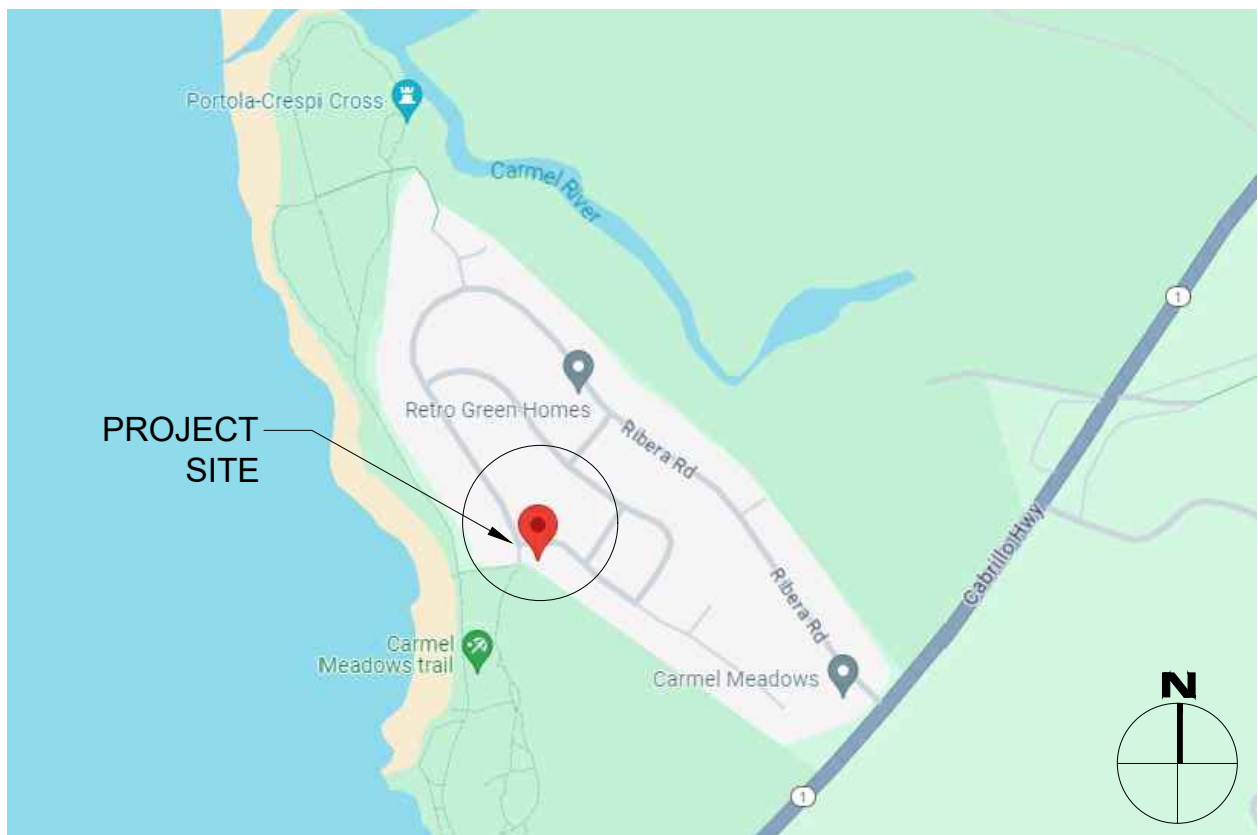
AVERAGE NATURAL GRADE CALCULATIONS

PROPOSED HOUSE:
HIGHEST ELEVATION = 95.6'
LOWEST ELEVATION = 95.6'

$(95.6+95.6)/2 = 95.6'$ AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 18'-0" OR 113.6'
PROPOSED HEIGHT ABV. A.N.G. = 16'-7" OR 112.2'

VICINITY MAP



PROJECT TEAM

OWNER	KERMIT & MARIE NOLAN 2852 CUESTA WAY CARMEL, CA 93923
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
LANDSCAPE DESIGN	TAMURA DESIGNS 1028 LINCOLN AVE, SAN JOSE, CA 95125 PHONE: (408) 279-0236
SURVEYOR	L&S ENGINEERING AND SURVEYING 2460 GARDEN ROAD, SUITE G MONTEREY, CA 93940 PHONE: (831) 655-2723
GEOTECHNICAL ENGINEER	BUTANO GEOTECHNICAL ENGINEERING 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 PHONE: (831) 724-2612
ARCHAEOLOGIST	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVENUE MARINA, CA 93933 PHONE: (831) 277-9071

PROJECT INFORMATION

PROPERTY ADDRESS	2852 CUESTA WAY CARMEL, CA 93923
APN	243-042-001-000
ZONING	MDR/2-D(18)(CZ)
TYPE OF CONSTRUCTION	TYPE V-B
YEAR BUILT	1956
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE

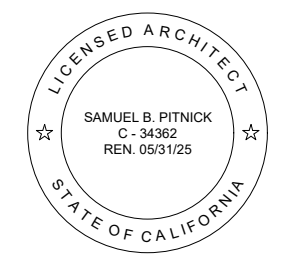
BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	11,057 SF
ALLOWABLE SITE COVERAGE	35% OR 3,869.95 SF
(E) SITE COVERAGE:	
(E) STRUCTURES	2,958 SF
(E) EAVES > 30"	603 SF
(E) DECKS/PATIOS > 24"	0 SF
TOTAL	3,561 SF OR 32.3%
(P) SITE COVERAGE:	
(P) STRUCTURES	3,822 SF
(P) EAVES > 30"	0 SF
(P) DECKS/PATIOS > 24"	0 SF
TOTAL	3,822 SF OR 34.5%
ALLOWABLE FLOOR AREA	45% OR 4,975.65 SF
(E) FLOOR AREA:	
(E) HOUSE	2,533 SF
(E) GARAGE	425 SF
TOTAL	2,958 SF
(P) FLOOR AREA:	
(P) HOUSE	3,228 SF
(P) GARAGE	594 SF
TOTAL	3,822 SF

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
TREES TO BE REMOVED	(1) 8" DECORATIVE DWARF PINE TREE
GRADING ESTIMATES	NONE
(E) PARKING	2 SPACES (COVERED)
(P) PARKING	2 SPACES (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	YES

**NOLAN
RESIDENCE**
2852 CUESTA WAY
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93923



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

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.0

08/19/2024

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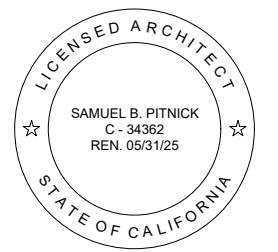


1 FRONT OF PROPOSED HOUSE & GARAGE
SCALE: N.T.S.



2 BACK OF PROPOSED HOUSE
SCALE: N.T.S.

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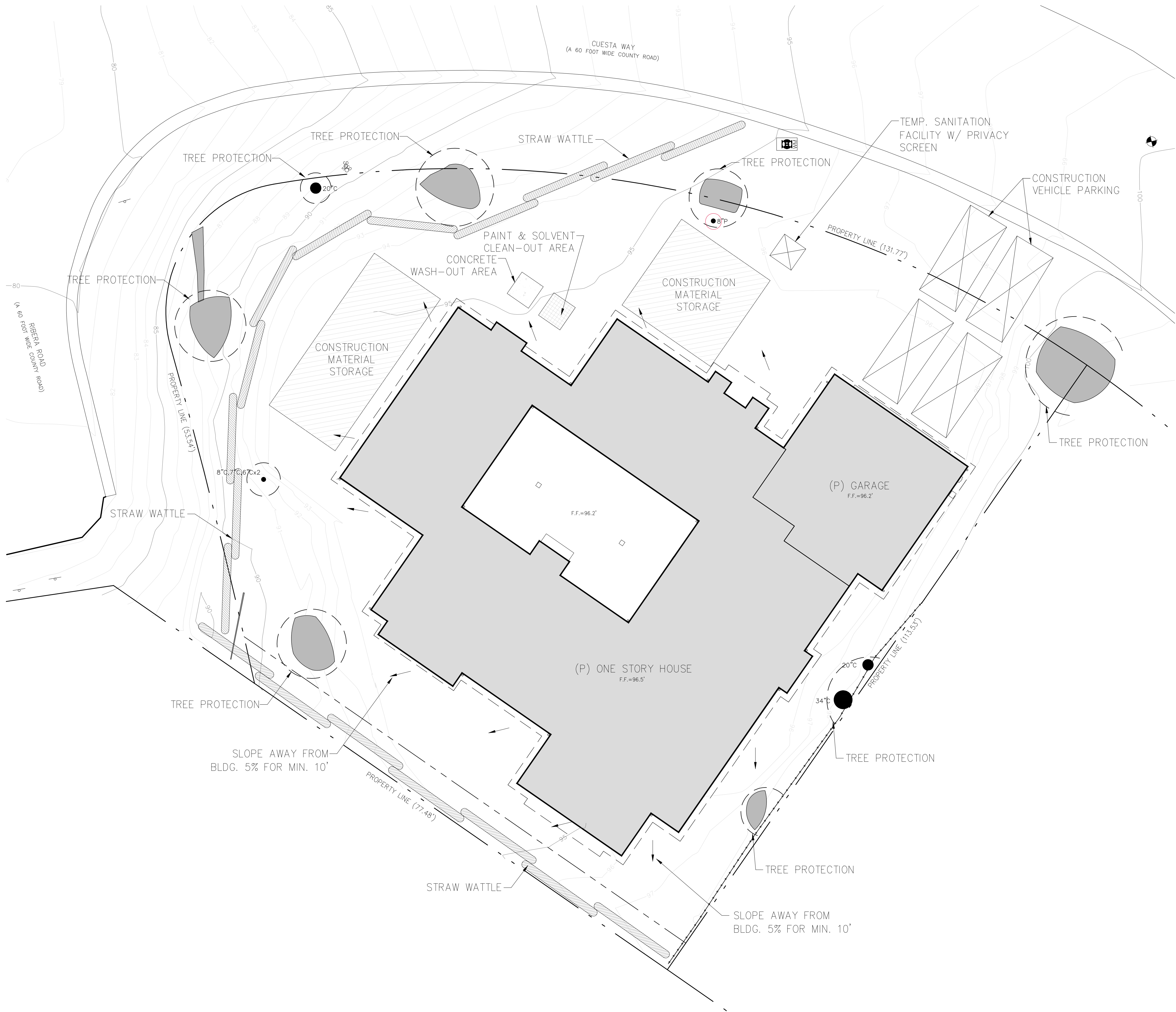
PROJECT
RENDERINGS

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

G1.1

08/19/2024

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1 CONSTRUCTION MANAGEMENT, DRAINAGE & EROSION CONTROL PLAN
SCALE: 1/8" = 1'-0"

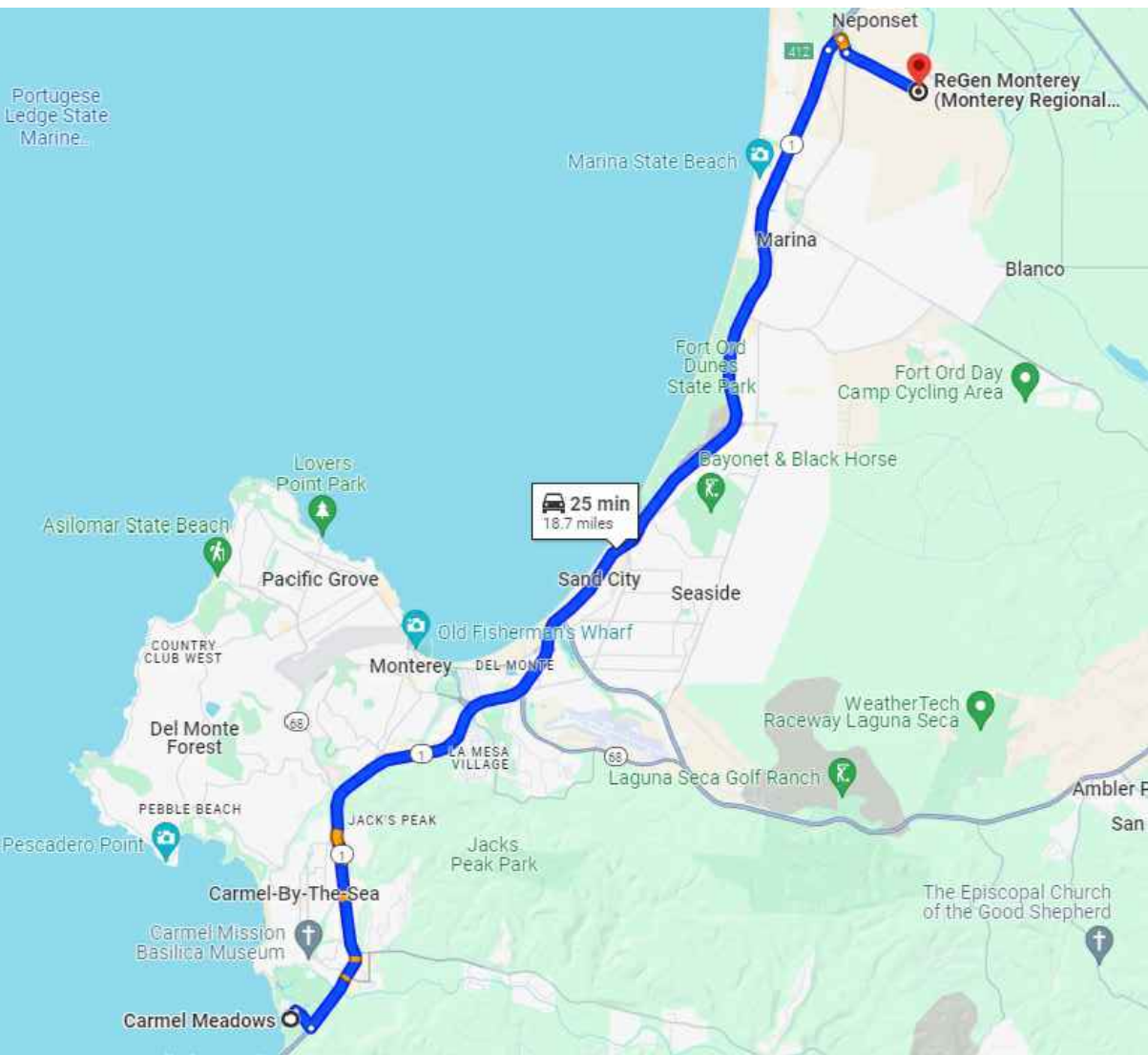
GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES SHEET.
3. 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".

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS APPROX. 12-14 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8 AM AND 5 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
3. TRUCKS WILL BE ROUTED TO AND FROM THE RIBERA ROAD EXIT OFF OF HIGHWAY ONE. TRUCKS WILL TAKE HIGHWAY ONE NORTH AND EXIT DEL MONTE BLVD. TO TRANSPORT WASTE AND DEBRIS TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT. REFER TO MAP ON THIS SHEET.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
6. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
7. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
8. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
9. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
10. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
11. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
12. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
13. TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

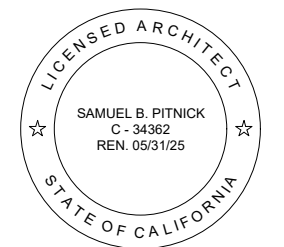
TRUCK ROUTING FROM SITE TO DUMP



CONSTRUCTION MANAGEMENT LEGEND

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

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REVISIONS DATE

REVISIONS	DATE

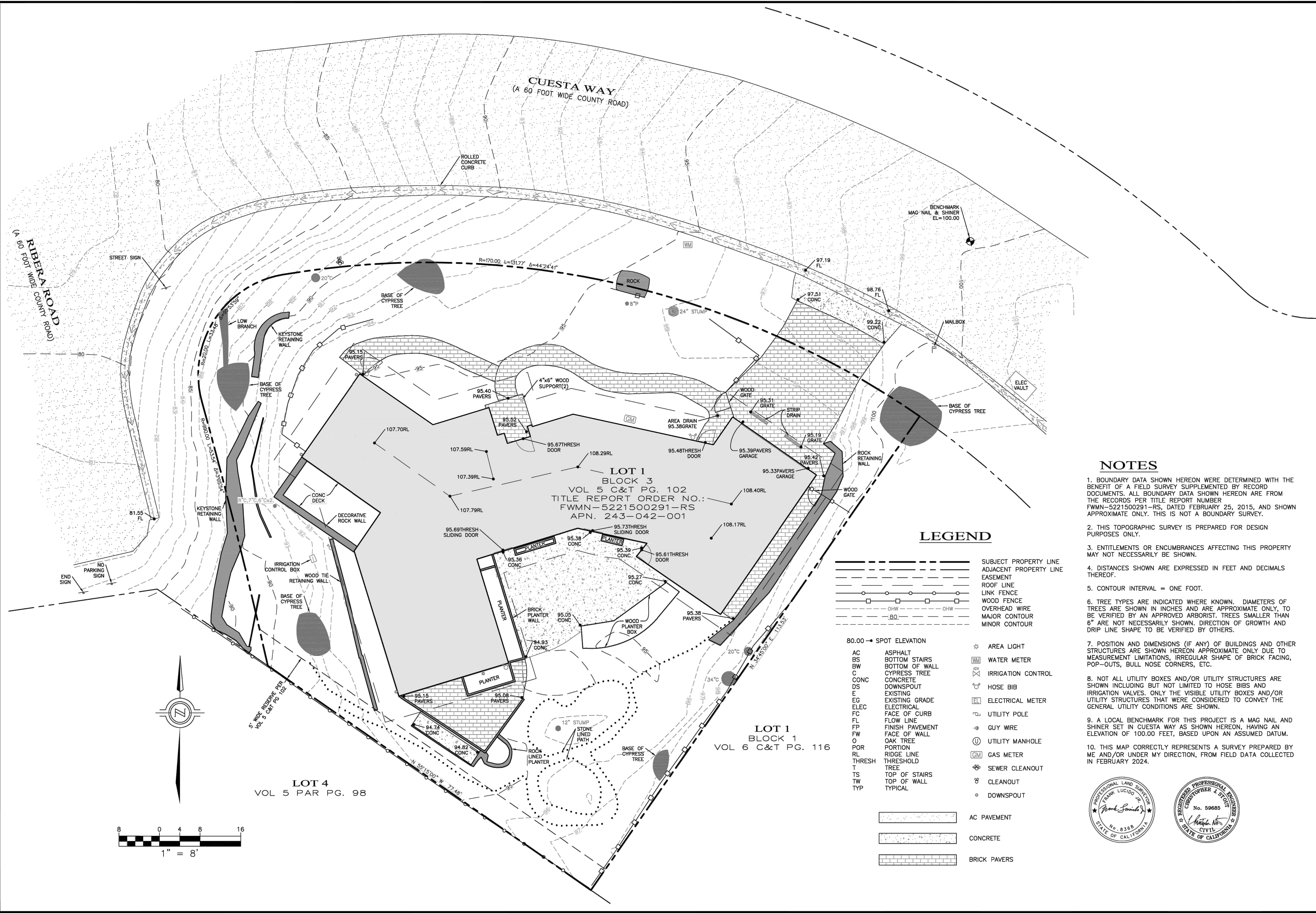
ARCHITECTURAL

CONSTRUCTION
MANAGEMENT
& DRAINAGE

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

G1.2

08/19/2024



NOTES

- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER TITLE REPORT NUMBER FWMN-5221500291-RS, DATED FEBRUARY 25, 2015, AND SHOWN APPROXIMATE ONLY. THIS IS NOT A BOUNDARY SURVEY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL AND SHINER SET IN CUESTA WAY AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 FEET, BASED UPON AN ASSUMED DATUM.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY 2024.

LEGEND

---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT
---	ROOF LINE
---	LINK FENCE
---	WOOD FENCE
---	OVERHEAD WIRE
---	MAJOR CONTOUR
---	MINOR CONTOUR

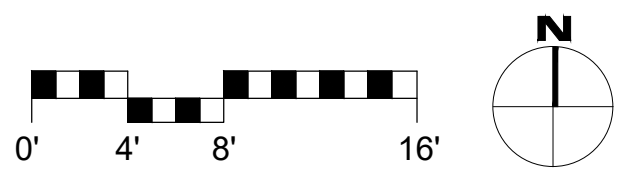
80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
BW	BOTTOM OF WALL
C	CYPRESS TREE
CONC	CONCRETE
DS	DOWNSPOUT
E	EXISTING GRADE
EG	ELECTRICAL
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
POR	PORTION
RL	RIDGE LINE
THRESH	THRESHOLD
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL

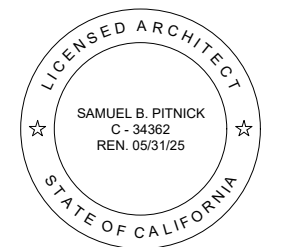
☆	AREA LIGHT
WM	WATER METER
✕	IRRIGATION CONTROL
⌘	HOSE BIB
⌚	ELECTRICAL METER
⌚	UTILITY POLE
⌚	UTILITY MANHOLE
GM	GAS METER
⌚	SEWER CLEANOUT
⌚	CLEANOUT
⌚	DOWNSPOUT

---	AC PAVEMENT
---	CONCRETE
---	BRICK PAVERS

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REVISIONS DATE

ARCHITECTURAL

EXISTING
SITE PLAN

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

A1.0

08/19/2024

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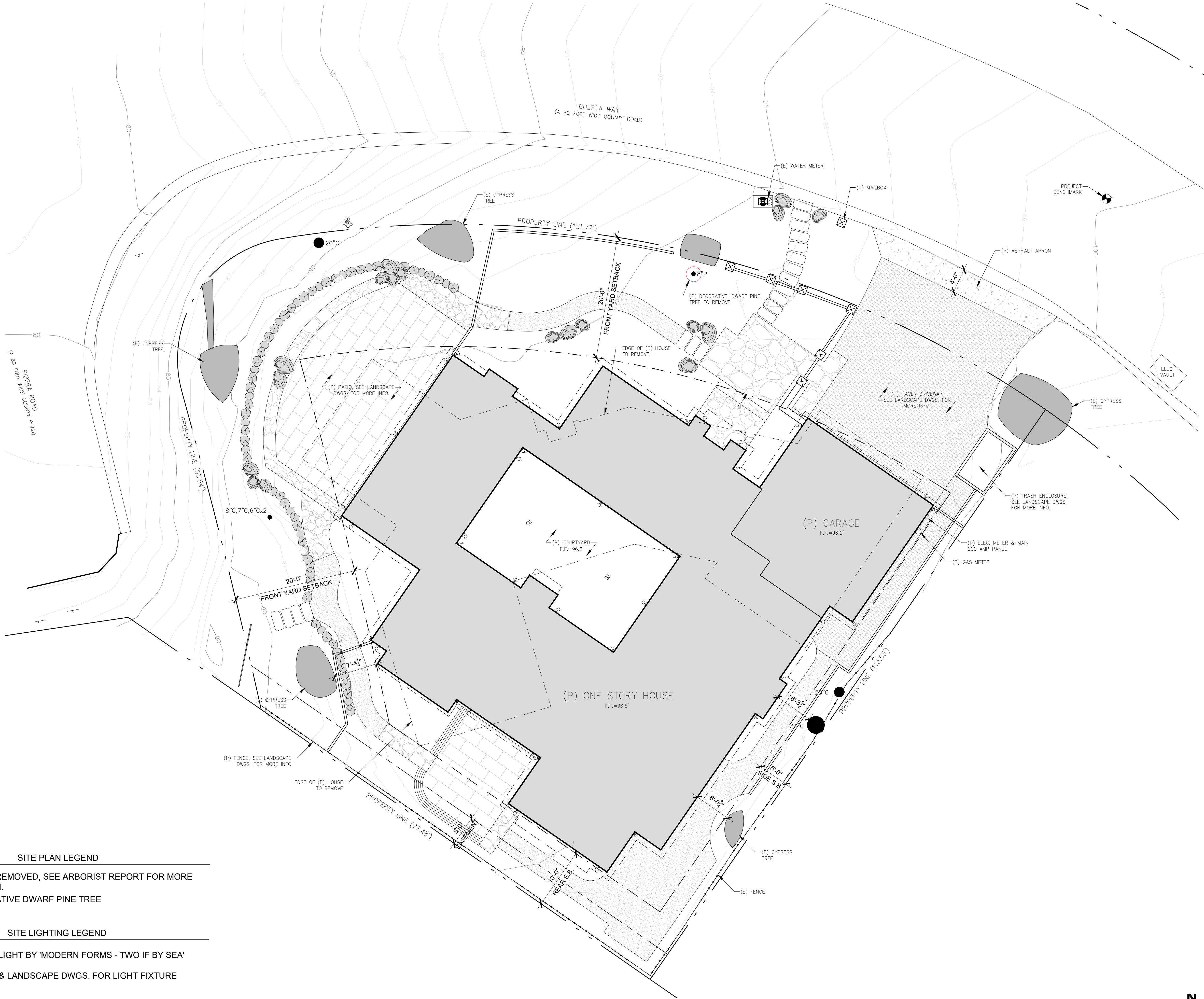
SITE PLAN LEGEND

TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
(1) 8" DECORATIVE DWARF PINE TREE

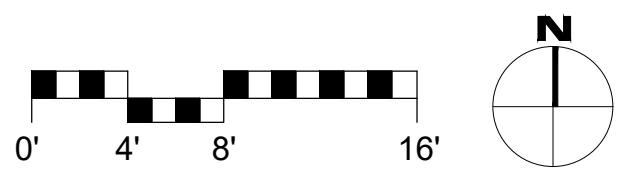
SITE LIGHTING LEGEND

EXTERIOR DOWNLIGHT BY 'MODERN FORMS - TWO IF BY SEA'

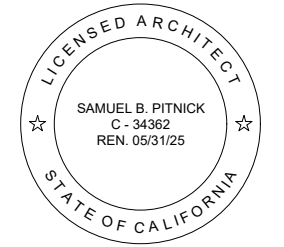
*SEE SHEET A1.2 & LANDSCAPE DWGS. FOR LIGHT FIXTURE CUT SHEETS



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



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ARCHITECTURAL
PROPOSED
SITE PLAN

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

A1.1

08/19/2024

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Lightology

Two If By Sea Outdoor Wall Sconce
ITEM NUMBER

MFR833767
JAB
TITLE BLOCK



BRAND

Modern Forms

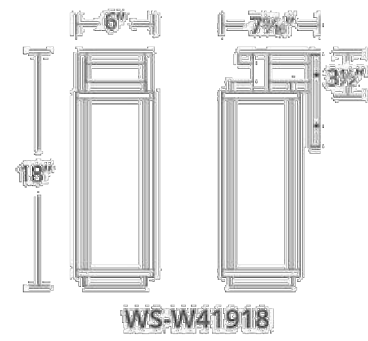
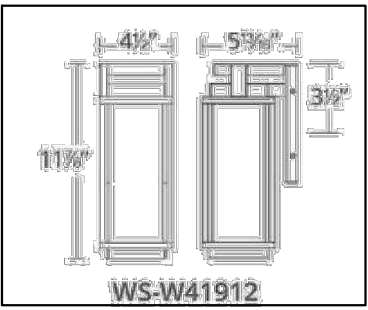
DESCRIPTION

The Two If By Sea Outdoor Wall Light features aluminum hardware with clear hammered seeded glass for a soft glow on all sides of this geometric wall sconce. Down light illumination.



Shown in: Black / Clear

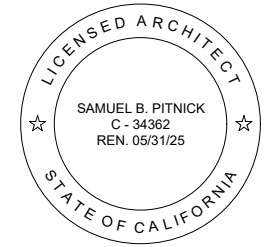
SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	15W
DIMMER	Low Voltage Electronic
DIMENSIONS	5.8" W x 11.88" H x 4.5" D
LAMP	1 x LED / 15W / 120V LED
Technical Information	
LUMINOUS FLUX	870 lumens
LUMENS/WATT	58.00
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI
ITEM NUMBER	MFR833767



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

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

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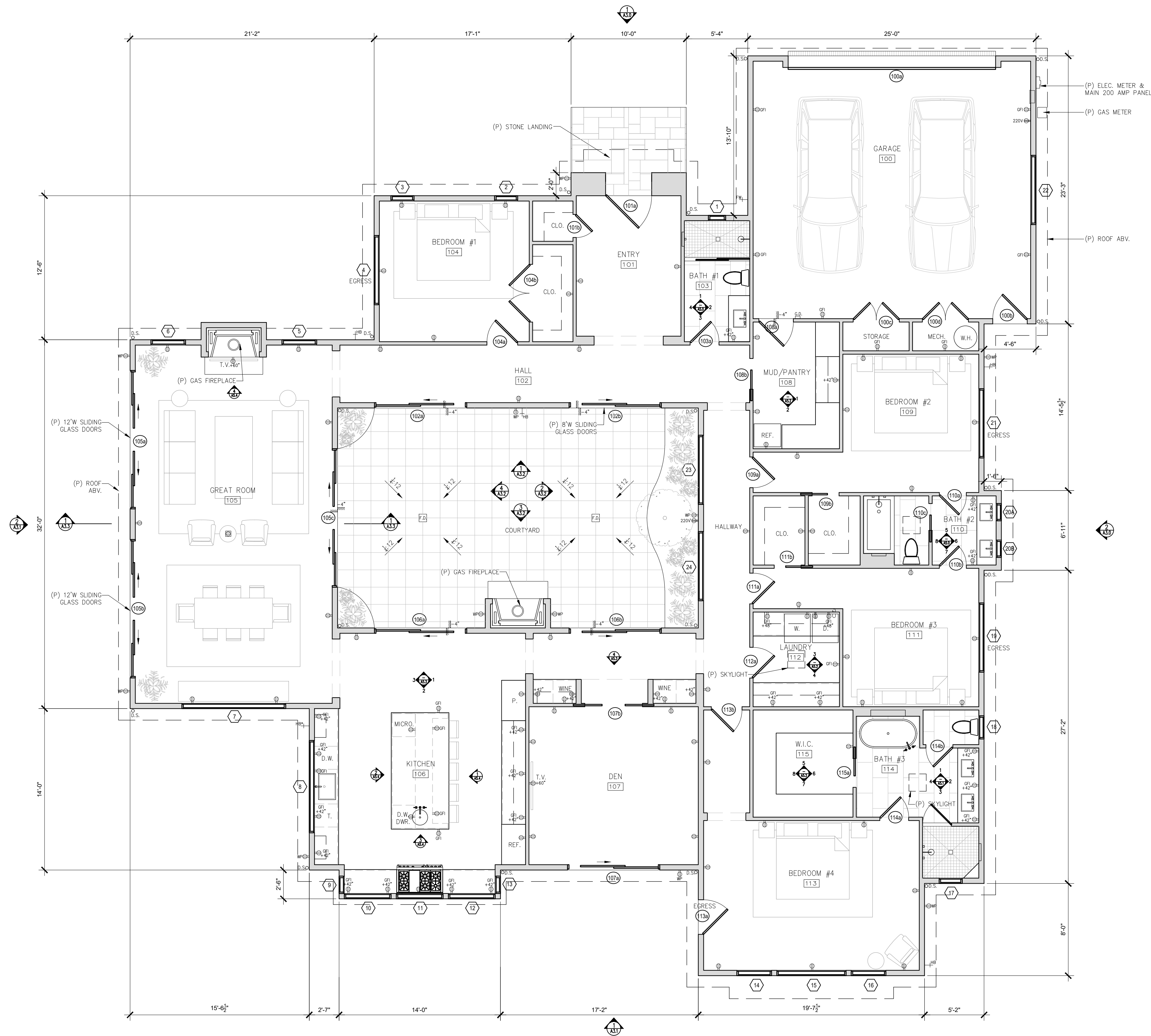
PROPOSED
SITE
LIGHTING

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

A1.2

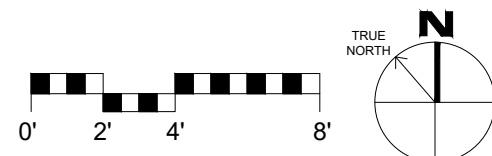
08/19/2024

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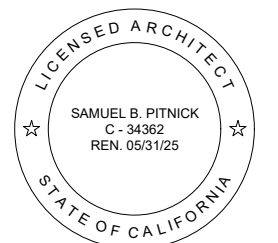


FLOOR PLAN SYMBOLS LEGEND	
	TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
	TAMPER RESISTANT SWITCHED DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. U.N.O.
	TAMPER RESISTANT QUAD OUTLET
	220V TAMPER RESISTANT DUPLEX OUTLET
	TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARRING
	GROUND FAULT CIRCUIT INTERRUPT OUTLET
	WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT, RECESSED INTO WALL
	TAMPER RESISTANT FLOOR OUTLET
	TAMPER RESISTANT SWITCHED FLOOR OUTLET
	GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
	THERMOSTATIC CONTROL FOR HEATING SYSTEM
	HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL
	HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL, PROVIDE HOT WATER CONNECTION
	FOOT WASH WITH HANDHELD SHOWERHEAD, PROVIDE HOT WATER CONNECTION

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



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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
FLOOR PLAN

Scale: SEE DWG.

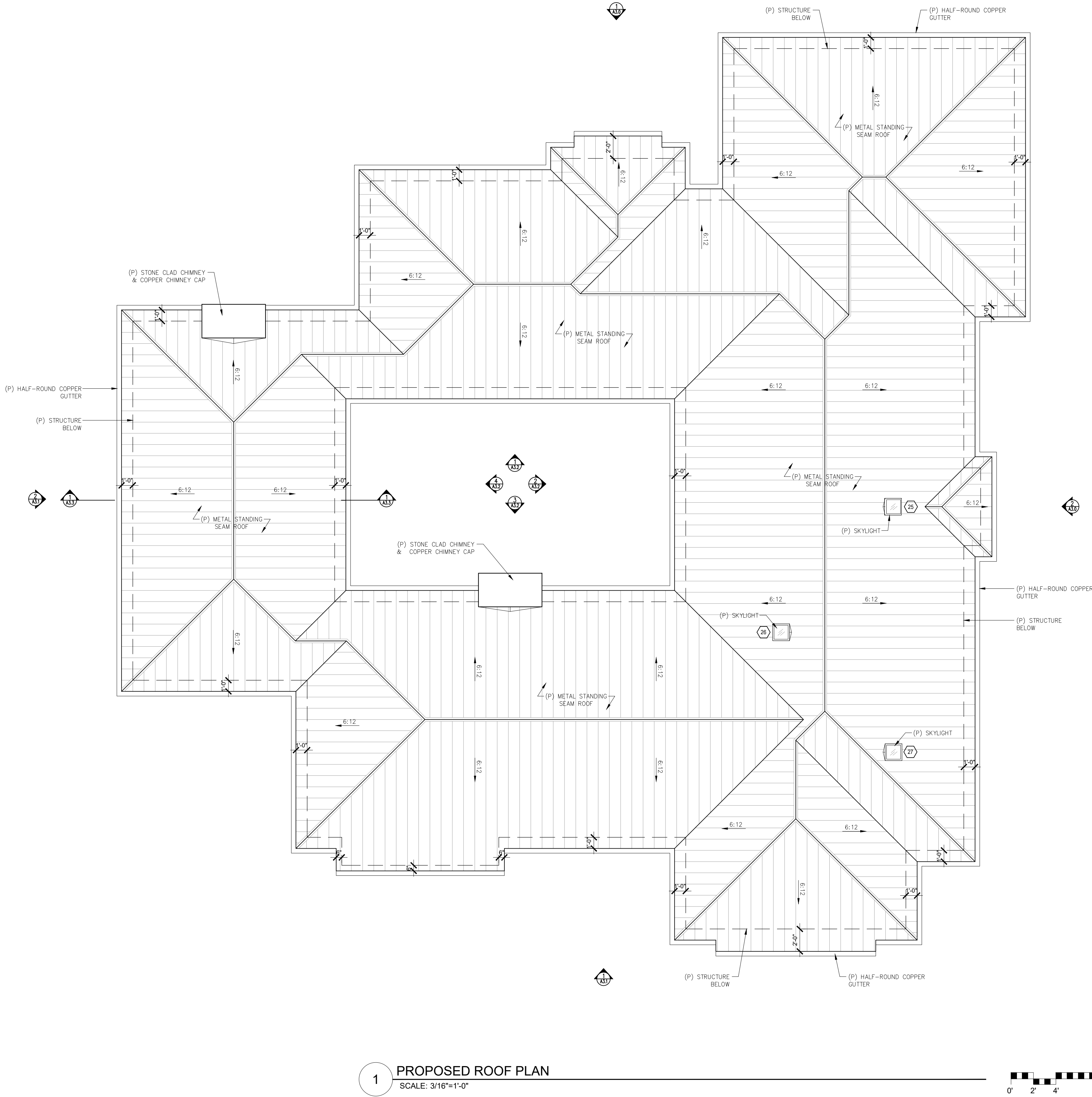
Drawn By: SBP

Job: -

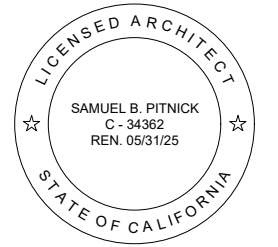
A2.0

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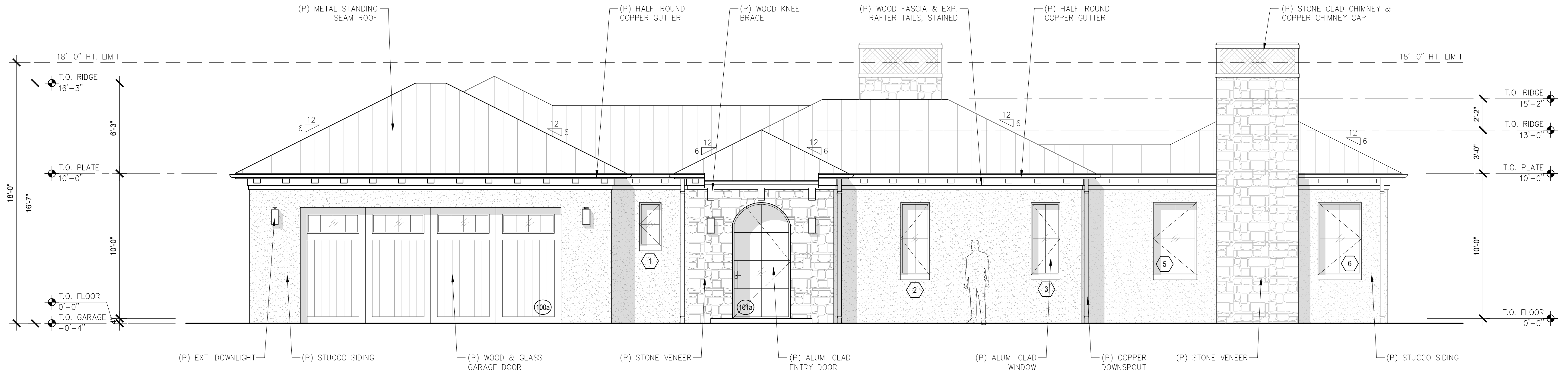
ARCHITECTURAL
PROPOSED
ROOF PLAN

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

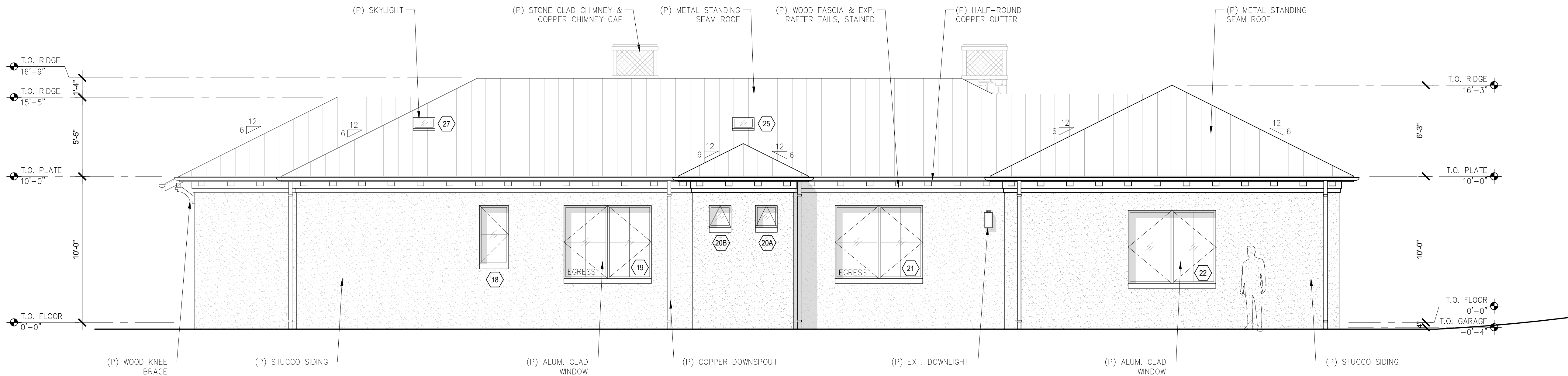
A2.2

08/19/2024

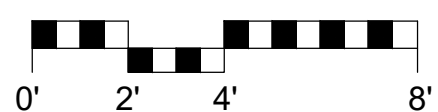
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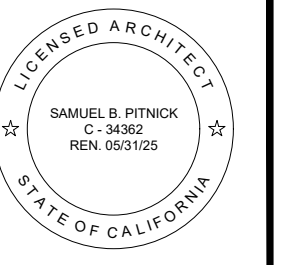
1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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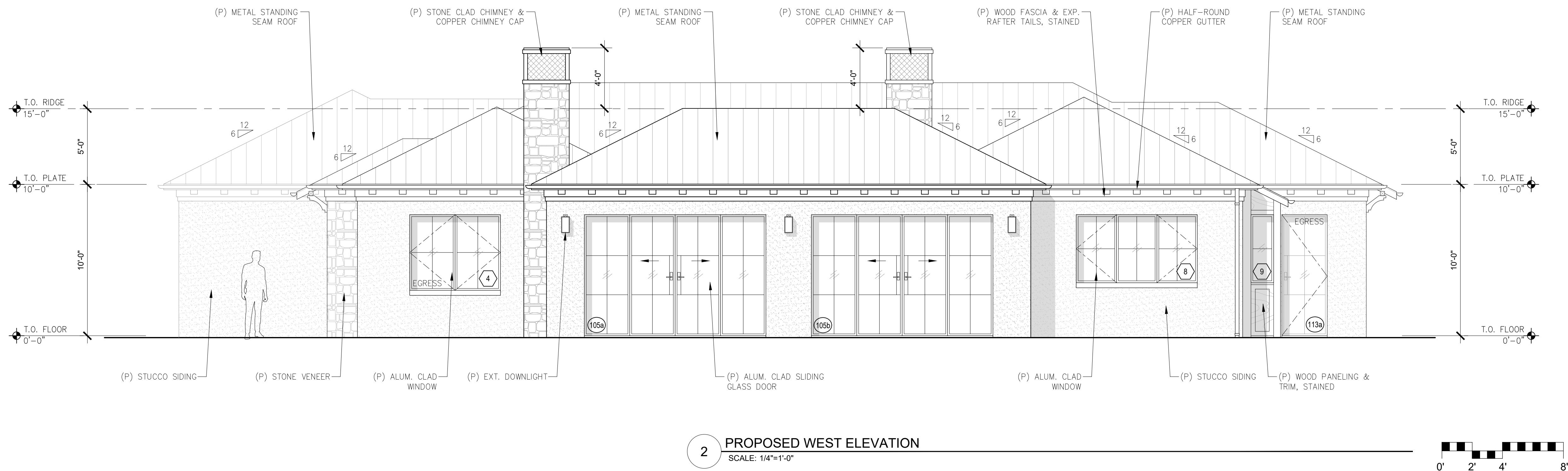
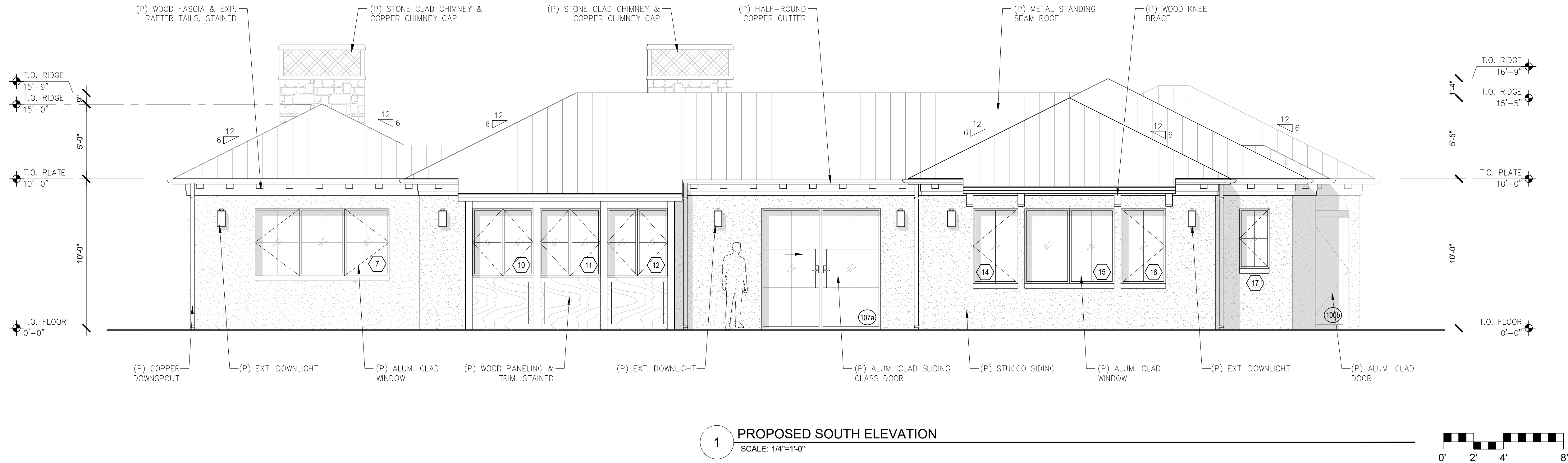
ARCHITECTURAL
BUILDING
ELEVATIONS

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

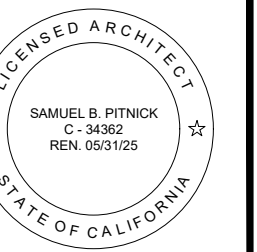
A3.0

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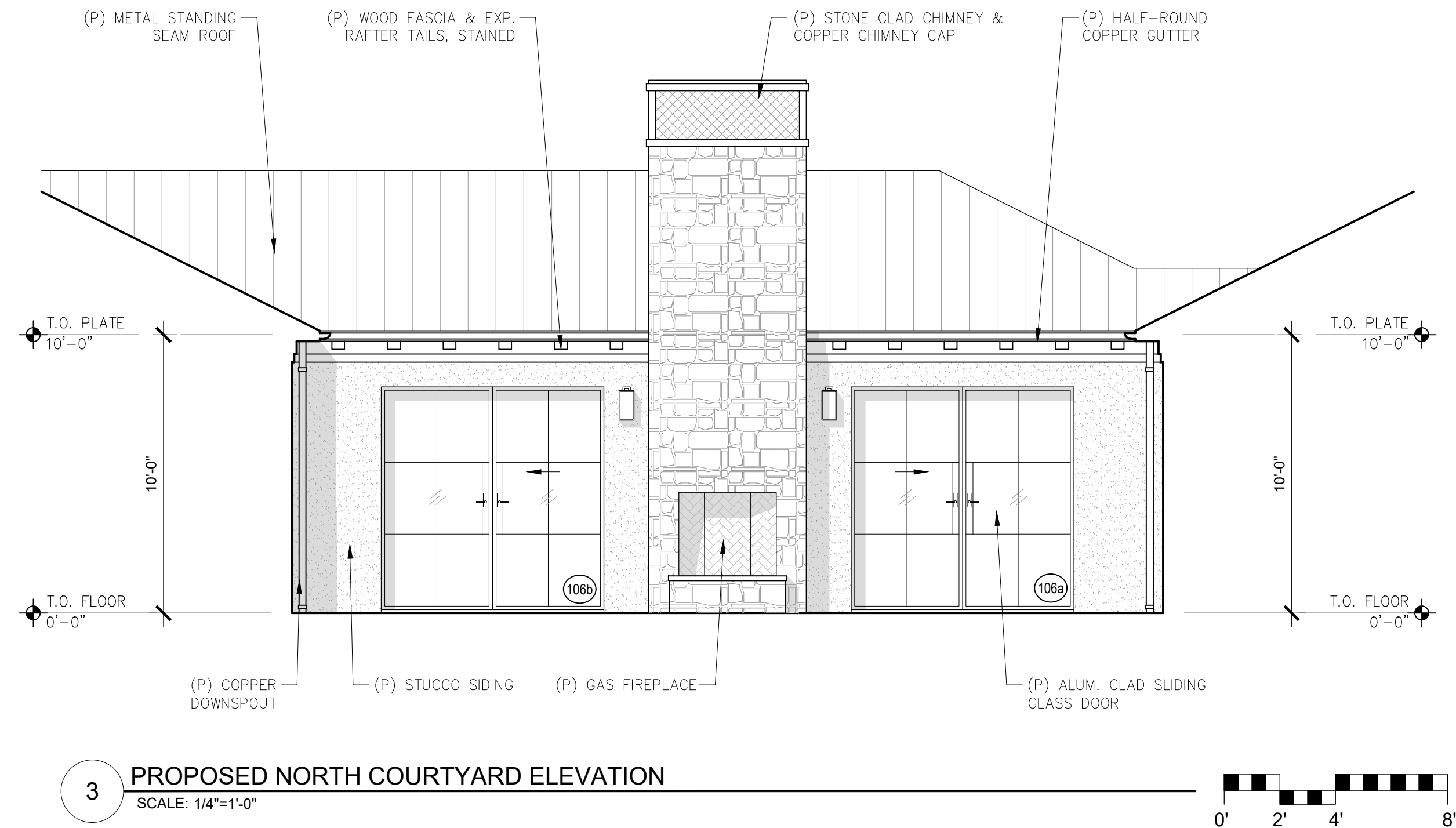
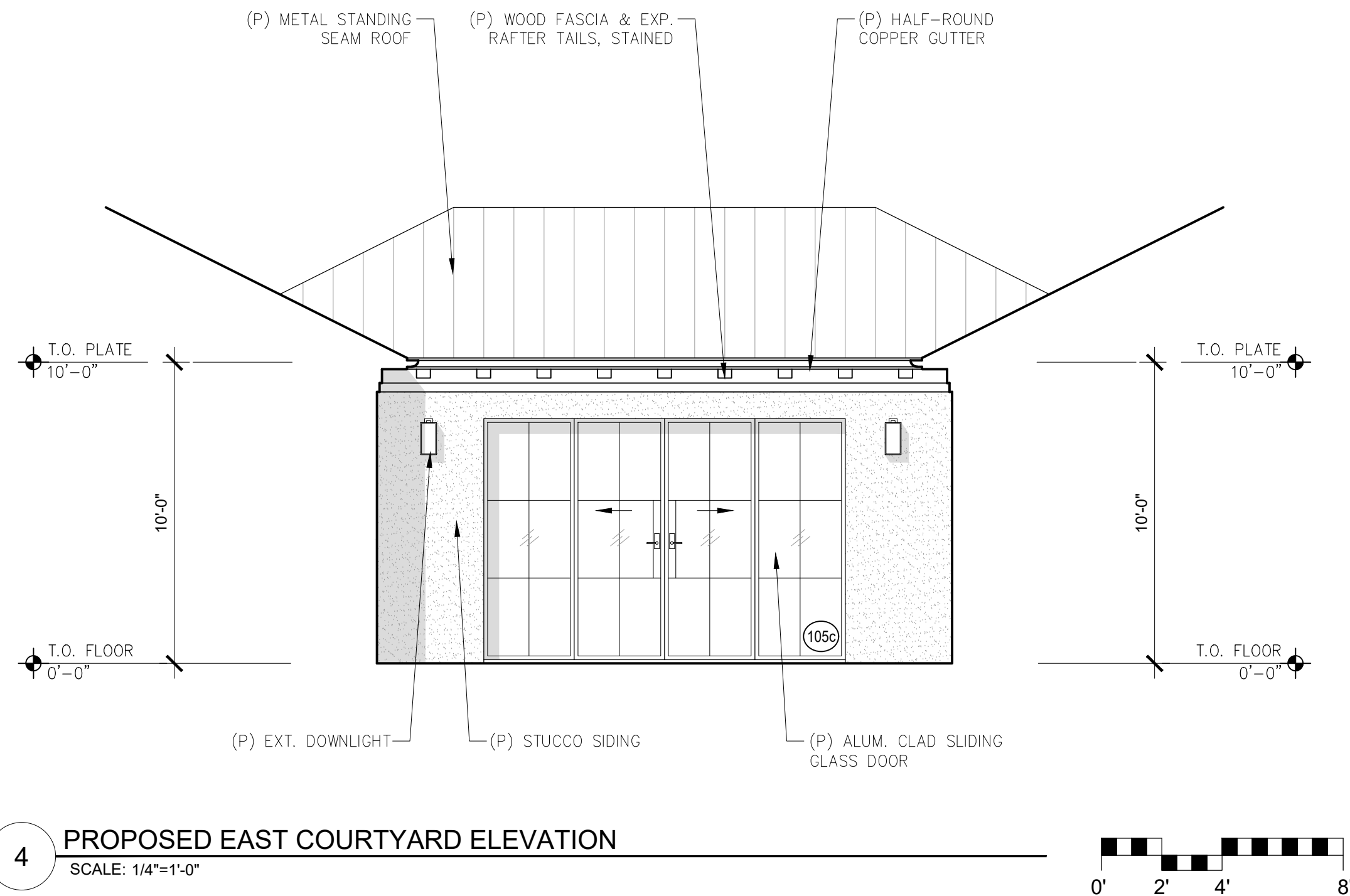
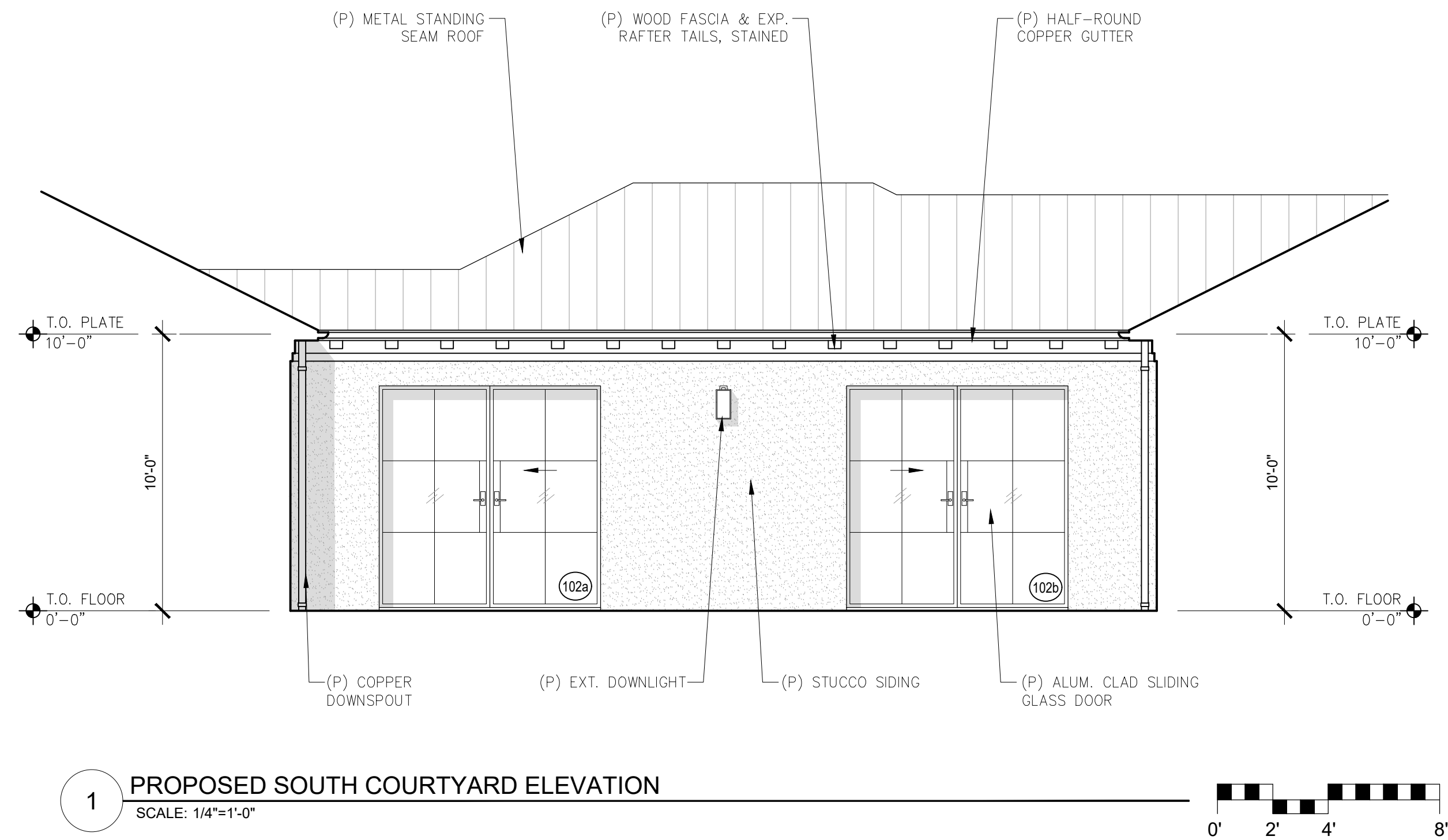
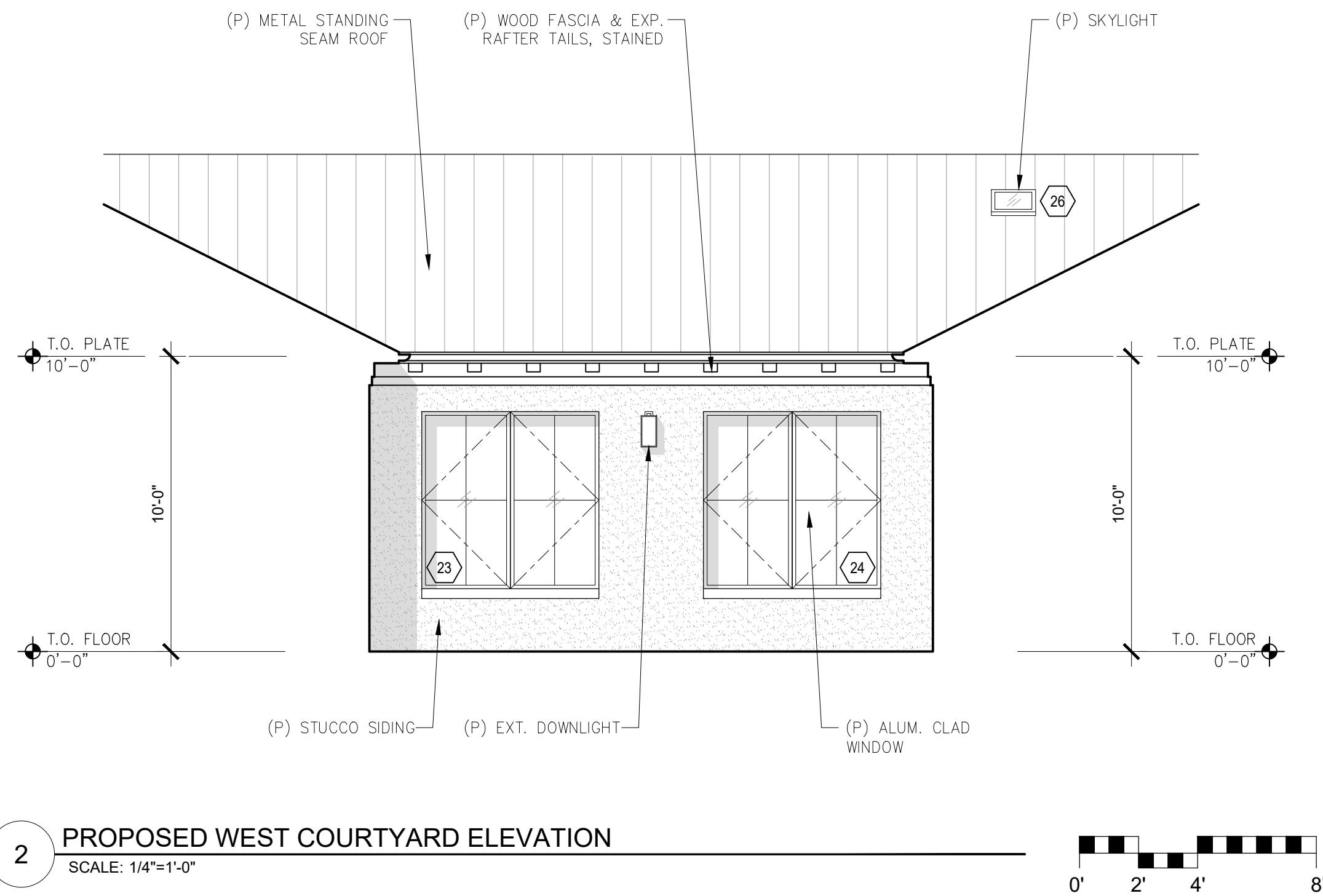
ARCHITECTURAL
BUILDING
ELEVATIONS

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

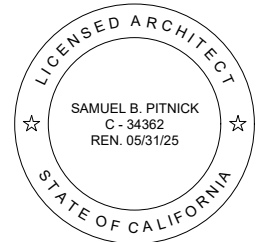
A3.1

08/19/2024

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.



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REVISIONS	DATE

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Scale: SEE DWG.
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Job: -

A3.2

08/19/2024

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APPLIANCE SCHEDULE						
TAG	MANUF.	MODEL	DESCRIPTION	FINISH	QTY.	COMMENTS
A1	T.B.D.	T.B.D.	24" DISHWASHER	PANEL-READY	1	
A2	T.B.D.	T.B.D.	24" DISHWASHER DRAWERS	PANEL-READY	1	
A3	T.B.D.	T.B.D.	42" REFRIGERATOR / FREEZER	PANEL-READY	1	PROVIDE WATER LINE FOR ICE MAKER
A4	T.B.D.	T.B.D.	30" REFRIGERATOR / FREEZER	T.B.D.	1	PROVIDE WATER LINE FOR ICE MAKER
A5	T.B.D.	T.B.D.	24" MICROWAVE DRAWER	T.B.D.	1	
A6	T.B.D.	T.B.D.	48" RANGE	T.B.D.	1	
A7	T.B.D.	T.B.D.	48" RANGE HOOD	T.B.D.	1	
A8	T.B.D.	T.B.D.	24" WINE REFRIGERATOR	T.B.D.	2	
A9	T.B.D.	T.B.D.	CLOTHES WASHER	T.B.D.	1	
A10	T.B.D.	T.B.D.	CLOTHES DRYER	T.B.D.	1	

PLUMBING FIXTURE SCHEDULE						
TAG	MANUF.	MODEL	DESCRIPTION	FINISH	QTY.	COMMENTS
BATHROOM #1						
P1	T.B.D.	T.B.D.	SINK	T.B.D.	1	
P2	T.B.D.	T.B.D.	FAUCET	T.B.D.	1	
P3	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P4	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P5	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P6	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	
BATHROOM #2						
P7	T.B.D.	T.B.D.	SINK	T.B.D.	2	
P8	T.B.D.	T.B.D.	FAUCET	T.B.D.	2	
P9	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P10	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P11	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P12	T.B.D.	T.B.D.	BATH TUB DRAIN	T.B.D.	1	
P13	T.B.D.	T.B.D.	BATH TUB	T.B.D.	1	
P14	T.B.D.	T.B.D.	BATH TUB FILLER	T.B.D.	1	
BATHROOM #3						
P15	T.B.D.	T.B.D.	SINK	T.B.D.	2	
P16	T.B.D.	T.B.D.	FAUCET	T.B.D.	2	
P17	T.B.D.	T.B.D.	1.28 GPF TOILET, ONE-PIECE	T.B.D.	1	
P18	T.B.D.	T.B.D.	SHOWERHEAD	T.B.D.	1	
P19	T.B.D.	T.B.D.	THERMOSTATIC CONTROL VALVE	T.B.D.	1	
P20	T.B.D.	T.B.D.	SHOWER DRAIN	T.B.D.	1	
P21	T.B.D.	T.B.D.	BATH TUB	T.B.D.	1	
P22	T.B.D.	T.B.D.	BATH TUB FILLER	T.B.D.	1	
KITCHEN						
P23	T.B.D.	T.B.D.	KITCHEN SINK	T.B.D.	1	
P24	T.B.D.	T.B.D.	KITCHEN FAUCET	T.B.D.	1	
P25	T.B.D.	T.B.D.	GARBAGE DISPOSAL	T.B.D.	1	
P26	T.B.D.	T.B.D.	VEGETABLE SINK	T.B.D.	1	
P27	T.B.D.	T.B.D.	VEGETABLE SINK FAUCET	T.B.D.	1	
OUTDOOR FIXTURES						
P28	T.B.D.	T.B.D.	FOOTWASH & HANDHELD SHOWERHEAD	T.B.D.	1	PROVIDE HOT WATER CONNECTION

EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	18'-0"	8'-0"	-	WOOD/GLASS	WOOD	GARAGE, SECTIONAL	TEMPERED GLAZING
100b	3'-0"	8'-0"	-	ALUM. CLAD	ALUM. CLAD	SWING	TEMPERED GLAZING
101a	4'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING
102a	8'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
102b	8'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
105a	12'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
105b	12'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
105c	12'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
106a	8'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
106b	8'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
107a	8'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING
113a	3'-0"	8'-0"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING

INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100c	5'-0"	8'-0"	1.75"	WOOD	WOOD	FRENCH, CLOSET	VENTED
100d	5'-0"	8'-0"	1.75"	WOOD	WOOD	FRENCH, CLOSET	VENTED
101b	2'-0"	8'-0"	1.75"	WOOD	WOOD	SWING	
103a	2'-6"	8'-0"	1.75"	WOOD	WOOD	SWING	
104a	2'-8"	8'-0"	1.75"	WOOD	WOOD	SWING	
104b	5'-0"	8'-0"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
107b	5'-0"	8'-0"	1.75"	WOOD	WOOD	DBL. POCKETING	
108a	3'-0"	8'-0"	1.75"	WOOD	WOOD	SWING	20-MIN. FIRE RATED, SELF-CLOSING, SELF-LATCHING
108b	2'-8"	8'-0"	1.75"	WOOD/GLASS	WOOD	POCKETING	TEMPERED GLAZING, OBSCURE
109a	2'-8"	8'-0"	1.75"	WOOD	WOOD	SWING	
109b	2'-4"	8'-0"	1.75"	WOOD	WOOD	POCKETING	
110a	2'-6"	8'-0"	1.75"	WOOD	WOOD	SWING	
110b	2'-6"	8'-0"	1.75"	WOOD	WOOD	SWING	
110c	2'-6"	8'-0"	1.75"	WOOD	WOOD	POCKETING	
111a	2'-8"	8'-0"	1.75"	WOOD	WOOD	SWING	
111b	2'-4"	8'-0"	1.75"	WOOD	WOOD	POCKETING	
112a	2'-8"	8'-0"	1.75"	WOOD/GLASS	WOOD	SWING	TEMPERED GLAZING, OBSCURE
113b	2'-8"	8'-0"	1.75"	WOOD	WOOD	SWING	
114a	2'-6"	8'-0"	1.75"	WOOD/GLASS	WOOD	SWING	TEMPERED GLAZING, OBSCURE
114b	2'-4"	8'-0"	1.75"	WOOD	WOOD	SWING	
115a	2'-6"	8'-0"	1.75"	WOOD/GLASS	WOOD	POCKETING	TEMPERED GLAZING, OBSCURE

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURED
2	2'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
3	2'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
4	6'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, EGRESS
5	3'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
6	3'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
7	9'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
8	8'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
9	1'-6"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
10	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
11	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
12	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
13	1'-6"	4'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
14	3'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
15	6'-0"	5'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
16	3'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
17	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, OBSCURED
18	2'-0"	4'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
19	6'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, EGRESS
20A	1'-6"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING, OBSCURED
20B	1'-6"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING, OBSCURED
21	6'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING, EGRESS
22	6'-0"	5'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
23	6'-0"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
24	6'-0"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
25	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING, FROSTED
26	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING, FROSTED
27	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING, FROSTED

WINDOW & EXTERIOR DOOR NOTES

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

SKYLIGHT NOTES

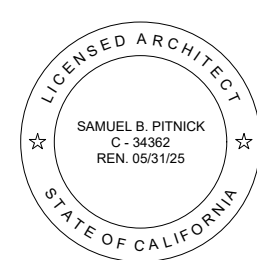
- SKYLIGHTS ARE BY "VELUX" (OR APPV'D EQUAL)
- SKYLIGHTS SHALL HAVE SOLAR SHADING DEVICES INSTALLED.
- SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE
AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.
- SKYLIGHTS SHALL BE FLAT IN PROFILE.
- SKYLIGHT FLASHING SHALL MATCH THE ADJACENT ROOF COLOR.

INTERIOR DOOR NOTES

- INTERIOR DOORS TO BE PAINTED, SHAKER STYLE, 1.75" THK., UNLESS
NOTED OTHERWISE.

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ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

Scale: SEE DWG.

Drawn By: SBP

Job: -

A4.0

08/19/2024

