

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

GLASS TIMOTHY JOHN & CONSTANCE (PLN230288)

RESOLUTION NO. 24---

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a three-story 3,469 square foot single-family dwelling with an attached 1,029 square foot three-car garage, attached 346 square foot carport and associated site improvements;
 - b. Coastal Administrative Permit for the development within 750 feet of known archaeological resources; and
 - c. Coastal Development Permit for the removal of eight Monterey pine and one Coast live oak trees.

[PLN230288 GLASS TIMOTHY JOHN AND CONSTANCE, 124 FERN CYN ROAD, CARMEL, CARMEL AREA LAND USE PLAN, COASTAL ZONE (APN: 241-131-024-000)]

The GLASS TIMOTHY JOHN & CONSTANCE application (PLN230288) came on for a public hearing before the Planning Commission on August 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission 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;
 - Carmel Area Land Use Plan;
 - Carmel Area Coastal Implementation Plan (CIP), Part 4; 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) The project involves the construction of a three-story 3,469 square foot single-family dwelling with an attached 1,029 square foot three-car garage and attached 346 square foot carport on an undeveloped lot in Carmel Highlands. Site improvements include the removal of eight Monterey pine trees and one Coast live oak trees, installation of a septic system, relocating an existing water tank, and a new driveway and motor court resulting in 403 cubic yards of cut and 313 cubic yards of fill (90 cubic yards of net export).
- c) Allowed Use. The property is located at 124 Fern Canyon Rd, Carmel, within the Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned as Low Density Residential, one acre per unit, with a Design Control overlay zoning district within the Coastal Zone [LDR/1-D(CZ)], which allows the first single-family dwelling per legal lot of record, subject to approval of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site. Consistent with sections 20.146.060, 20.146.090, of the Carmel Area CIP, additional Coastal Development Permits have been applied to this project to address the proposed tree removal and the development's proximity to a known archaeological resource.
- d) Lot Legality. The property is shown in its present size and configuration as Adjusted Lot 2 in the map recorded in Volume 31 Record of Survey Page 20 as the final Lot Line Adjustment map (Monterey County HCD-Planning Project File PLN090109). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for the LDR zoning district are identified in Title 20 section 20.14.060.C.1. Pursuant to Title 20 section 20.62.040.K, accessory structures that are structurally attached to the main structure shall be subject to the same setback requirements as the main structure. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). As proposed, the main structure and attached garage meet all of these setbacks. The maximum allowed height for main structures is 30 feet above average natural grade. The proposed residence is 29 feet 10-3/4 inches above average natural grade and shall be controlled by the County's standard condition for height verification. The property is 27,007 square feet (0.62 acres), and the maximum allowable building site coverage is 15% (4,051 square feet) while the proposed coverage is 13% (3,589 square feet).
- f) Design. The subject parcel and surrounding area are designated as a Design Control overlay zoning district ("D" zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration,

materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of Carmel Highlands is a mixture of various massing and architectural styles. There are several residential homes of similar size or bigger with three stories mixed in with one-story and two-story homes. The Carmel Highlands Land Use Advisory Committee (LUAC) voted unanimously to recommend the project for approval to the Planning Commission (see Finding 1, Evidence “i”). In accordance with the Carmel Area CIP section 20.146.030.C.1.c, the colors and materials give the general appearance of natural materials and include aluminum clad dark bronze windows and doors, a matte brown standing seam metal roof, natural stone veneer and tan stucco siding for the lower half of the exterior walls and brown horizontal wood siding for the top half of the exterior walls. Associated site improvements include a new driveway and paver motor court with natural stone veneer retaining walls to match the single-family dwelling, and a new metal picket fence to surround the property. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway. The proposed tree removal will not negatively impact visual resources.

- g) Biological Resources. A Biological Assessment was prepared by Thompson Wildlife Management (LIB240040 – see Finding 2, Evidence “b”) to identify the presence of or absence of environmentally sensitive habitats and biological resources. A site survey yielded the presence of Monterey pine, Coast live oak and the occasional Monterey Cypress (see Finding 5 and supportive evidence), however, the site is lacking the presence of protected species, sensitive habitat, and/or actively nesting birds at the time of the assessment. There was one small Eastwood’s manzanita shrub noted within the development footprint. Eastwood’s manzanita is not a special status species and although the presence of one single shrub does not constitute an established habitat, it is recommended to relocate the native-growing shrub to another suitable area of the property to contribute to the pine and oak woodland habitat. The proposed development will not adversely impact or affect the environment and recommendations were made to minimize impacts to habitat and biological resources as well as protecting and preserving the ecological values, diversity, and character of the woodland parcel. The following recommendation will be implemented through the County’s standard condition for a notice of report: the installation of resource protection measures, exclusionary fencing along the outer perimeter and around trees that will be retained and protected and silt fencing, control and eradication measures for invasive species, installation of plantings that are native to pine and oak woodland habitat, a pre-construction nesting survey, and the replanting of 14 Monterey pine and Coast live oak trees. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of the County’s standard condition.
- h) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP section 20.146.090.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I

Archaeological Report (LIB090434 – see Finding 2, Evidence “b”) was prepared by Archaeological Consulting in February of 2004. The assessment included a records search that identified several known resources within 750-feet of the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Archaeological Consulting’s pedestrian survey of the Project Area produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource. No further archeological investigation was recommended. The County reviewed the report and agreed with its conclusions. However, due to the site’s high archaeological sensitivity and the proximity of known resources, a standard condition of approval has been incorporated, Condition No. 3, which requires the applicant to stop work if any cultural resources or human remains are identified during grading and construction.

- i) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Staff received and forwarded two public comment letters to the LUAC prior to the public meeting. The letters addressed concerns of the height and massing of the proposed project, noting that many homes within the neighborhood are not three-story homes. The LUAC reviewed the project at a duly noticed public meeting on May 20, 2024. The LUAC took the public comments into consideration and discussed other homes within the area that reflected similar size and massing as well as three-story homes within the neighborhood and found the proposed design of the home is within the character of the Carmel Highlands and the LUAC voted 7-0 to support the project as proposed.
- j) Public Comment. A public comment was received on July 30, 2024, expressing concerns that the massing of the proposed single-family dwelling is out of proportion with the neighborhood character. Staff took the comment into consideration and compared the massing of the proposed dwelling to other homes within the neighborhood and throughout Carmel Highlands and found that there are other dwellings within the 10,000-12,000 square foot range. There is an eclectic mix of homes throughout Carmel Highlands that range from single-story to three-story. The proposed dwelling was presented to the LUAC (see Finding 1, Evidence “i” and “f”) and was unanimously voted in support of the project.
- k) The project planner conducted a site inspection on November 14, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230288.

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 Fire Protection District. 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:
 - “Archaeological Report” (LIB090434) prepared by Archaeological Consulting, Salinas, CA, February 12, 2004.
 - “Biological Assessment” (LIB240040) prepared by Thompson Wildland Management, Monterey, CA, January 14, 2024.
 - “Geotechnical and Percolation Report” (LIB240041) prepared by Soil Surveys Group, Inc., Salinas, CA, January 17, 2024.
 - Includes previous report dated November 15, 2023.
 - “Tree Impact Assessment” (LIB240039) prepared by Thompson Wildland Management, Monterey, CA, October 3, 2023.
 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 November 14, 2023 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 PLN230288.

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 (EHB), and Carmel Highlands Fire Protection District. 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) Environmental Health Bureau (EHB) staff reviewed the project application and did not require any conditions. The site is served by an existing well located on the parcel. The well was converted to a permanent domestic water well with two meters through a previous permit (see HCD-Planning File No. PLN170624) and has met both EHB and State Water testing requirements.
 - c) The project proposes a septic system and leach pits to service the proposed single-family dwelling. EHB has reviewed the preliminary

onsite wastewater treatment system (OWTS) plans and the Geotechnical and Percolation Report (see Finding 2, Evidence “b”) prepared by Soil Surveys Group and found them appropriate. EHB confirmed that the setbacks are met between the proposed OWTS and the well location.

- d) Staff conducted a site inspection on November 14, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230288.

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 November 14, 2023 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 PLN230288.

5. FINDING: **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Area Land Use Plan (CARLUP) and the associated Carmel Area Coastal Implementation Plan (CIP), Part 4.

- EVIDENCE:**
- a) The project includes application for the removal of 9 trees (8 Monterey pines and 1 Coast live oaks), 5 of the Monterey pine trees are 24 inches in diameter or more at breast height and considered landmark trees with two landmark trees in poor health. In accordance with CARLUP Policy 2.2.3.7, 2.5.3.2 and 2.5.3.8, and Title 20 section 20.70.025, a Coastal Development Permit is required.
 - b) Pursuant to CIP section 20.146.060.D, the proposed location of the single-family dwelling is limited due to the size and topography of the parcel. Placement of the dwelling was taken into consideration to minimize impacts to trees; however, removing trees is unavoidable in this case because of the size and configuration of the parcel. In accordance with the CIP section 20.146.060.D.1, the removal of a landmark tree may be granted by the decision-making body, in this case the Planning Commission, since the landmark trees have no visual or historical significance, and no other alternatives are feasible. Pursuant to Title 20 section 20.14.060, the maximum allowable building site coverage is 15% (4,051 square feet) (see Finding 1, Evidence “e”), while the proposed coverage is 13% (3,589 square feet). There are slopes in excess of 30% at the front (north) portion of the parcel, therefore limiting the location towards the back portion of the parcel. The proposed dwelling unit cannot move towards the south, east or southwest, as it currently meets the side and rear minimum setbacks of 20 feet (see Finding 1, Evidence “e”, and moving the unit to the west

would not avoid tree removal. A Tree Impact Assessment was conducted to analyze the trees (LIB240039 – see Finding 2, Evidence “b”) and 9 trees were identified as being within the footprint of the proposed development or the roots of trees directly adjacent to the proposed development will be impacted and pose a risk. The parcel is not within the public viewshed and is not visible from Highway 1. The removal of the trees will not impact visual resources. Of the 9 trees, 6 have been identified as being in poor condition. The Tree Impact Assessment recommends a 2 to 1 replacement for landmark trees, and a 1 to 1 replacement for the remaining trees. The subject parcel is not overly crowded and there is evidence of saplings growing throughout the parcel. It is the intent to maintain the pine and oak woodland habitat on the parcel. Therefore, the Tree Impact Assessment has recommended to replace 14 trees on the parcel and shall be implemented through the County’s standard conditions for notice of report, tree and root protection measures, and tree removal.

- c) After noticing of this project, Staff continued to work with the Applicants to further reduce the number of trees proposed for removal from 13 to 9 trees in total. The trees numbered from no. 1 through 8 in the Tree Impact Assessment are directly impacted by the proposed development and recommended for removal. Tree no. 9 has been identified as a landmark Monterey pine tree that is in poor condition and would pose a hazard to life or property and is therefore recommended for removal. Trees identified as no. 10 through 13 shall remain as is.
- d) Staff conducted a site inspection on November 14, 2023 and researched County records to assess if any violation exists on the subject property.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230288.

6. 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 15303(a), categorically exempts the construction of small structures including single-family residence in a residential zone.
 - b) The project consists of constructing a single-family residence on an undeveloped residentially zoned property, fitting with the intent of this exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, or development that would result in cumulative impact. Although the project allows the development of a single-family dwelling (Title 20 section 20.14.040.A), there are no other construction projects within the vicinity of the subject parcel. There is an undeveloped lot within proximity to the subject parcel and there are no active permits with the County for proposed development on the undeveloped lot. The temporary status of construction for the project and the implementation of a Construction Management Plan, as conditioned, will minimize impacts to the

neighborhood and would not result in a cumulative impact. The proposed development does not impact environmentally sensitive habitats or sensitive resources (see Finding 2, Evidence “b”), therefore it wouldn’t contribute to any cumulative environmental effects. There are no unusual circumstances associated with undertaking the project that would create the reasonable possibility that the project would have a significant effect on the environment (see Findings 1, 2, 3 and supporting evidence).

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 14, 2023.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230288.

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. Title 20 section 20.86.030 allows an appeal to 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) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A.3, the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to the Carmel Area CIP section 20.146.090.A (development within 750 feet of a known archaeological resource) and section 20.146.060.A (removal of trees), and is therefore conditionally allowable under the base zoning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions to the exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve the Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 3,469 square foot three-story single-family dwelling with an attached 1,029 square foot three-car garage and attached 346 square foot carport and associated site improvements;
 - b. Coastal Administrative Permit for the development within 750 square feet of known archaeological resources; and
 - c. Coastal Development Permit for the removal of eight Monterey pine and one Oak Coast live oak trees.

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 14th day of August, 2024.

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

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

PLN230288

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230288) allows the construction of a three-story 3,469 square foot single-family dwelling with an attached 1,029 square foot garage, an attached 346 square foot carport, and associated site improvements. The property is located at 124 Fern Cyn Rd, Carmel (Assessor's Parcel Number 241-131-024-000), Carmel Area Land Use Plan, Coastal Zone. 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 241-131-024-000 on August 14, 2024. The permit was granted subject to 14 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 Monitoring Measure: 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever comes first and as applicable.

Owner/Applicant/Agent shall submit signed and notarized Indemnification Agreement to HCD-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD-Planning.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Applicant/Owner/Agent shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

7. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Assessment report has been prepared for this parcel by Thompson Wildlife Management, dated January 14, 2024, and is on record in Monterey County HCD-Planning, Library No. LIB240040. All development shall be in accordance with this report." (HCD-Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit signed and notarized document to HCD=Planning for review and signature by the County prior to issuance of grading or building permits.

Owner/Applicant/Agent shall submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval prior to Occupancy.

8. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Tree Impact Assessment report has been prepared for this parcel by Thompson Wildlife Management, dated October 3, 2023, and is on record in Monterey County HCD-Planning, Library No. LIB240039." (HCD-Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit signed and notarized document to HCD=Planning for review and signature by the County prior to issuance of grading or building permits.

Owner/Applicant/Agent shall submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval prior to Occupancy.

9. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located closed to proposed development and/or construction shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Contractor shall submit photos of trees on the property to HCD-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

Photos and documentation to be submitted to HCD-Planning prior to the issuance of building and/or grading permits.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD-Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD-Planning a nest survey prepared by a County qualified biologist to determine if an active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Fern Canyon Road. The design and construction is 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.

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

13. 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.

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.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

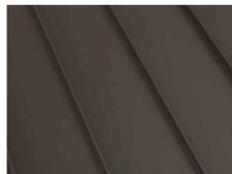
Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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PROPOSED MATERIALS



BROWN METAL STANDING SEAM ROOF



DARK BRONZE ALUM. CLAD WINDOWS & DOORS



NATURAL STONE VENEER - TAN, GRAY, BROWN



SMOOTH STUCCO SIDING - TAN



HORIZONTAL WOOD SIDING - BROWN STAIN



METAL PICKET FENCE & STONE PILLARS

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 SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE 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
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

EXISTING SITE PHOTOS



FRONT OF PROPERTY & (E) DRIVEWAY



LOCATION OF (P) HOUSE LOOKING SOUTH



LOCATION OF (P) HOUSE LOOKING WEST

SHEET INDEX

- G1.0 PROJECT INFORMATION
- G1.1 EROSION CONTROL & CONSTRUCTION MANAGEMENT
- G1.2 GRADING PLAN
- G1.3 BEST MANAGEMENT PRACTICES
- G1.4 FUEL MANAGEMENT PLAN
- G1.5 SURVEY

- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A1.2 PROPOSED SITE LIGHTING
- A2.0 PROPOSED FIRST FLOOR PLAN
- A2.1 PROPOSED SECOND FLOOR PLAN
- A2.2 PROPOSED THIRD FLOOR PLAN
- A2.3 PROPOSED ROOF PLAN
- A3.0 BUILDING ELEVATIONS
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A4.0 DOOR & WINDOW SCHEDULES
- A5.0 PROJECT RENDERINGS

SCOPE OF WORK

CONSTRUCTION OF A NEW 4,119 SF THREE STORY SINGLE FAMILY HOUSE WITH AN ATTACHED 1,029 SF THREE CAR GARAGE AND AN ATTACHED 346 SF CARPORT. REPLACE (E) ASPHALT DRIVEWAY WITH NEW 12'W ASPHALT DRIVEWAY APPROX. 72' LONG. CONSTRUCT A NEW 12'W DECOMPOSED GRANITE DRIVEWAY TO ART STUDIO APPROX. 120' LONG. CONSTRUCT A NEW PERMEABLE PAVER MOTOR COURT 1,262 SF IN SIZE. CONSTRUCT A NEW 6'H METAL PICKET FENCE W/ STONE PILLARS ALONG THE FRONT YARD, APPROX. 150' LONG.

AVERAGE NATURAL GRADE CALCULATIONS

PROPOSED HOUSE:
 HIGHEST ELEVATION = 130.3'
 LOWEST ELEVATION = 119.0'

 $(130.3+119.0)/2 = 124.65'$ AVERAGE NATURAL GRADE (A.N.G.)

 ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 154.65'
 PROPOSED HEIGHT ABV. A.N.G. = 29'-10 $\frac{1}{2}$ " OR 154.54'

PROJECT TEAM

OWNER	TIM & CONNIE GLASS 124 FERN CANYON ROAD, 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
SURVEYOR	LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B, SALINAS, CA 93907 PHONE: (831) 443-6970
GEOTECHNICAL ENGINEER & SEPTIC	SOIL SURVEYS GROUP, INC. 103 CHURCH STREET, SALINAS, CA 93901 PHONE: (831) 757-2172
ARBORIST	THOMPSON WILDLAND MANAGEMENT 57 VIA DEL REY MONTEREY, CA. 93940 PHONE: (831) 372-3796

PROJECT INFORMATION

PROPERTY ADDRESS	124 FERN CANYON ROAD, CARMEL, CA 93923
APN	241-131-024-000
ZONING	LDR/1-D(CZ)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE

BUILDING INFORMATION & LOT COVERAGE

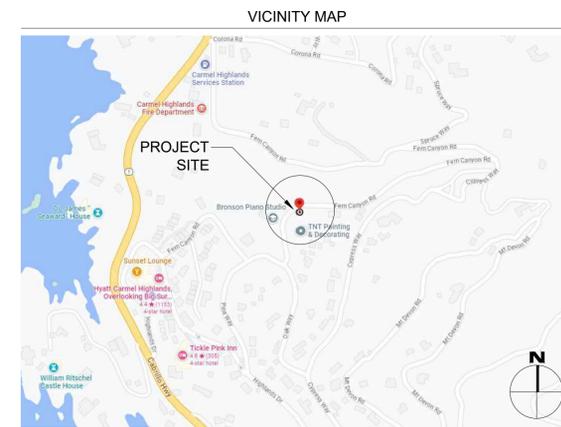
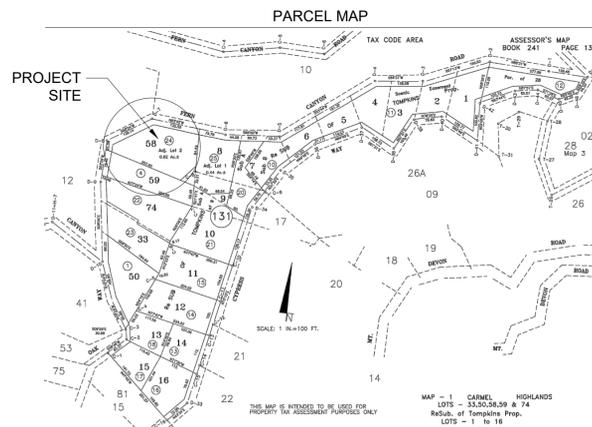
LOT SIZE	27,007 SF (0.620 ACRES)
ALLOWABLE SITE COVERAGE	15% OR 4,051 SF
(P) SITE COVERAGE:	
(P) STRUCTURES	3,247 SF
(P) EAVES > 30"	70.5 SF
(P) DECKS/PATIOS > 24"	271 SF
TOTAL	3,588.5 SF OR 13.2%
(P) FLOOR AREA:	
(P) FIRST FLOOR	1,872 SF
(P) SECOND FLOOR	1,967 SF
(P) THIRD FLOOR	280 SF
(P) GARAGE	1,029 SF
(P) TOTAL	5,148 SF
(P) CARPORT	346 SF

MISCELLANEOUS

WATER SOURCE FOR HOUSE	PRIVATE WELL
WASTE DISPOSAL SYSTEM	PRIVATE SEPTIC
TREES TO BE REMOVED	(13) - SEE SHEET A1.0 & ARBORIST REPORT FOR MORE INFO
GRADING ESTIMATES:	
(P) CUT	402.5 CU.YDS.
(P) FILL	312.5 CU.YDS.
(P) NET CUT	90 CU.YDS.
(P) PARKING	4 SPACES (COVERED) 1 SPACE (UNCOVERED)
(P) BUILDING SPRINKLERED	YES

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM DRAWINGS & DETAILS
- PHOTOVOLTAIC SYSTEM DRAWINGS & DETAILS



GLASS RESIDENCE
124 FERN CANYON ROAD, CARMEL, CALIFORNIA 93923



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PHONE: (831) 241-1895
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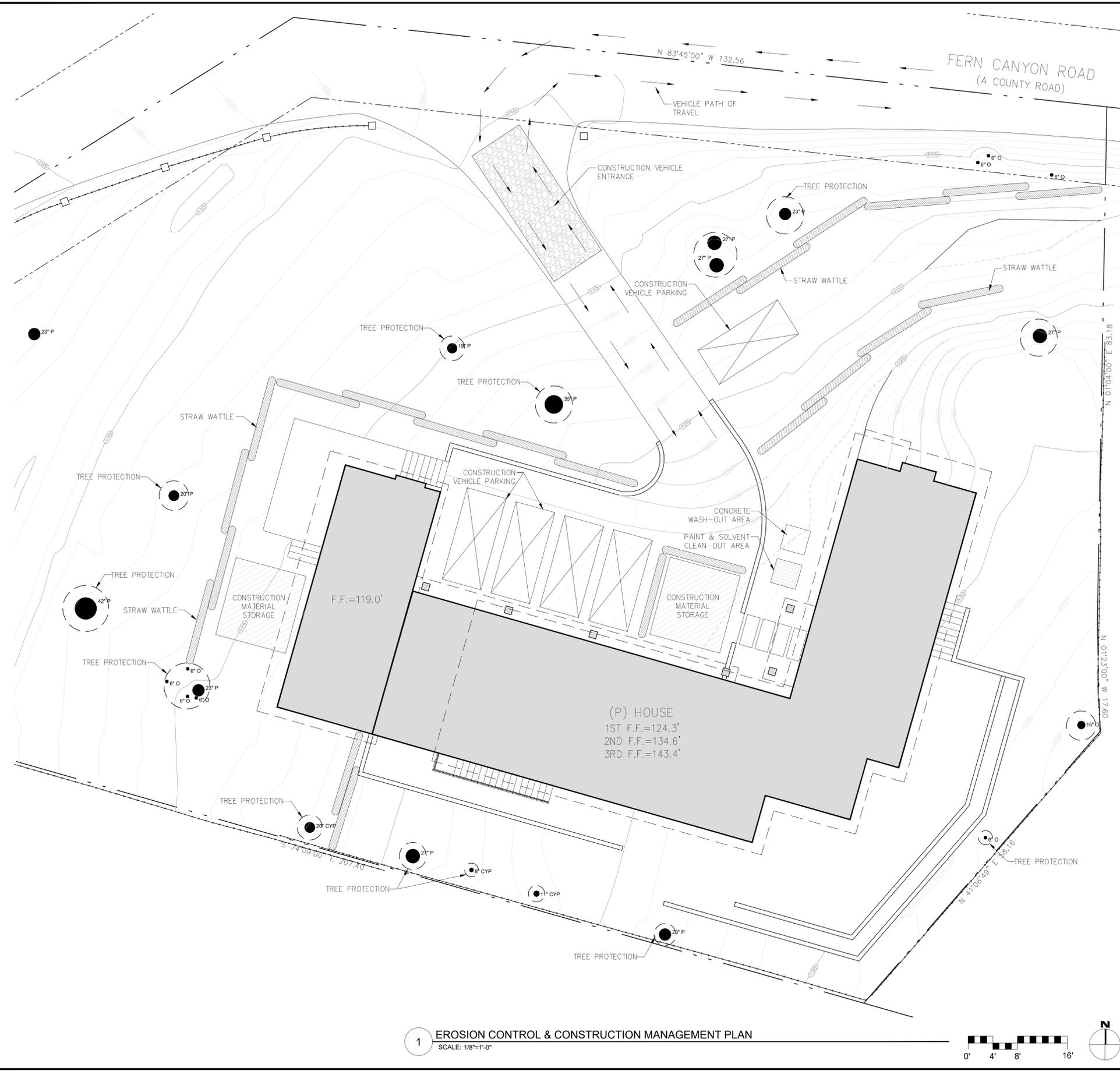
REVISIONS	DATE

ARCHITECTURAL PROJECT INFORMATION

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

G1.0
3/20/2024

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CONSTRUCTION MANAGEMENT NOTES

- DURATION OF CONSTRUCTION IS APPROX. 12-18 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 8 AM AND 5 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE FERN CANYON 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.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
- STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
- ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
- CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
- 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.
- 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.
- TRUCK STAGING - ALL TRUCK STAGING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE STAGED ON PRIVATE PROPERTY.

GENERAL NOTES

- TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED. REFER TO REPORTS PREPARED BY ARBORIST & BIOLOGIST FOR ADDITIONAL INFO. ON REQUIRED TREE PROTECTION.
- ALSO SEE BEST MANAGEMENT PRACTICES NOTES SHEET.
- 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 LEGEND

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

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



GLASS RESIDENCE
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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
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REVISIONS	DATE

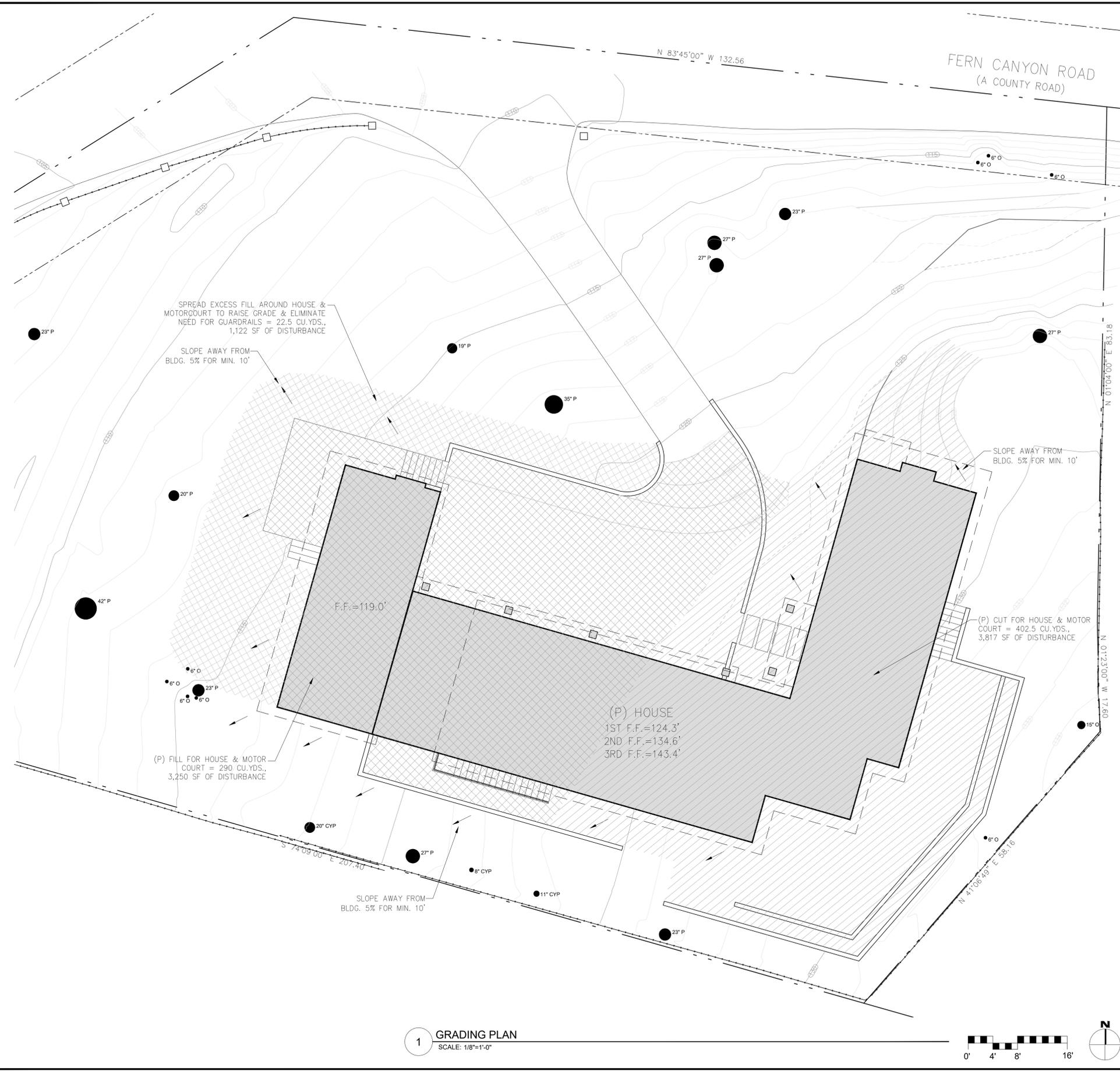
ARCHITECTURAL

CONSTRUCTION MANAGEMENT PLAN

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

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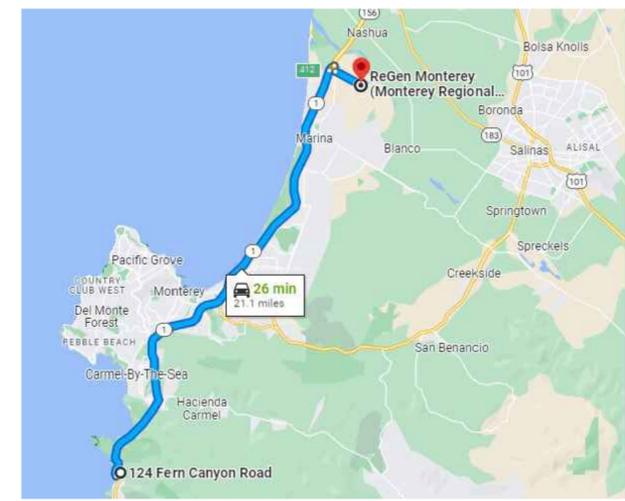
GRADING NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL GRADING & EROSION CONTROL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY SOIL SURVEYS GROUP.
2. PRIOR TO FINAL INSPECTION THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM SOIL SURVEYS GROUP THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GRADING LEGEND

	CUT MATERIAL	GRADING ESTIMATES: (P) CUT = 402.5 CU.YDS. (P) FILL = 312.5 CU.YDS. (P) NET CUT = 90 CU.YDS. AREA OF DISTURBANCE = 8,189 SF
	FILL MATERIAL	
—100'—	EXISTING CONTOUR INTERVAL - MINOR	
—100'—	EXISTING CONTOUR INTERVAL - MAJOR	
---400'---	EXISTING CONTOUR INTERVAL TO BE REMOVED	
—100'—	PROPOSED CONTOUR INTERVAL	

TRUCK ROUTING FROM SITE TO DUMP



Inspection item:	When the inspection is to be completed:	Who will conduct the inspection:	Inspection completed by:	Date completed:
Site stripping and clearing	Beginning of project	SOIL SURVEYS GROUP		
Overexcavation	Prior to placement of structural fill	SOIL SURVEYS GROUP		
Subexcavation, fill placement, and compaction	Throughout grading operations	SOIL SURVEYS GROUP		
Foundation excavations	Prior to placement of formwork and reinforcing steel	SOIL SURVEYS GROUP		
Surface and subsurface drainage improvements	Prior to trench backfill	SOIL SURVEYS GROUP		
Utility trench compaction	During backfill operations	SOIL SURVEYS GROUP		

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

REVISIONS DATE

ARCHITECTURAL
CONSTRUCTION MANAGEMENT PLAN

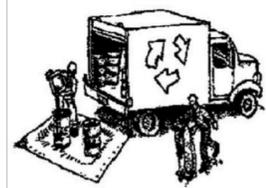
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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
- Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
 - Use (but don't overuse) reclaimed water for dust control.

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

- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

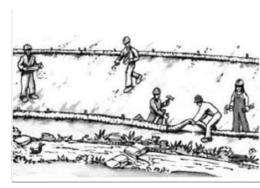
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.
- Waste Management**
- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
 - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
 - Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



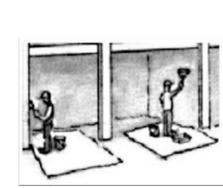
CONCRETE, GROUT & MORTAR APPLICATION

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



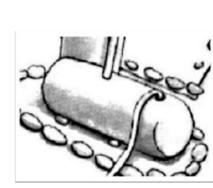
LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

- Painting cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal**
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

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

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

GLASS RESIDENCE
124 FERN CANYON ROAD, CARMEL, CALIFORNIA 93923



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

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

BEST MANAGEMENT PRACTICES

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

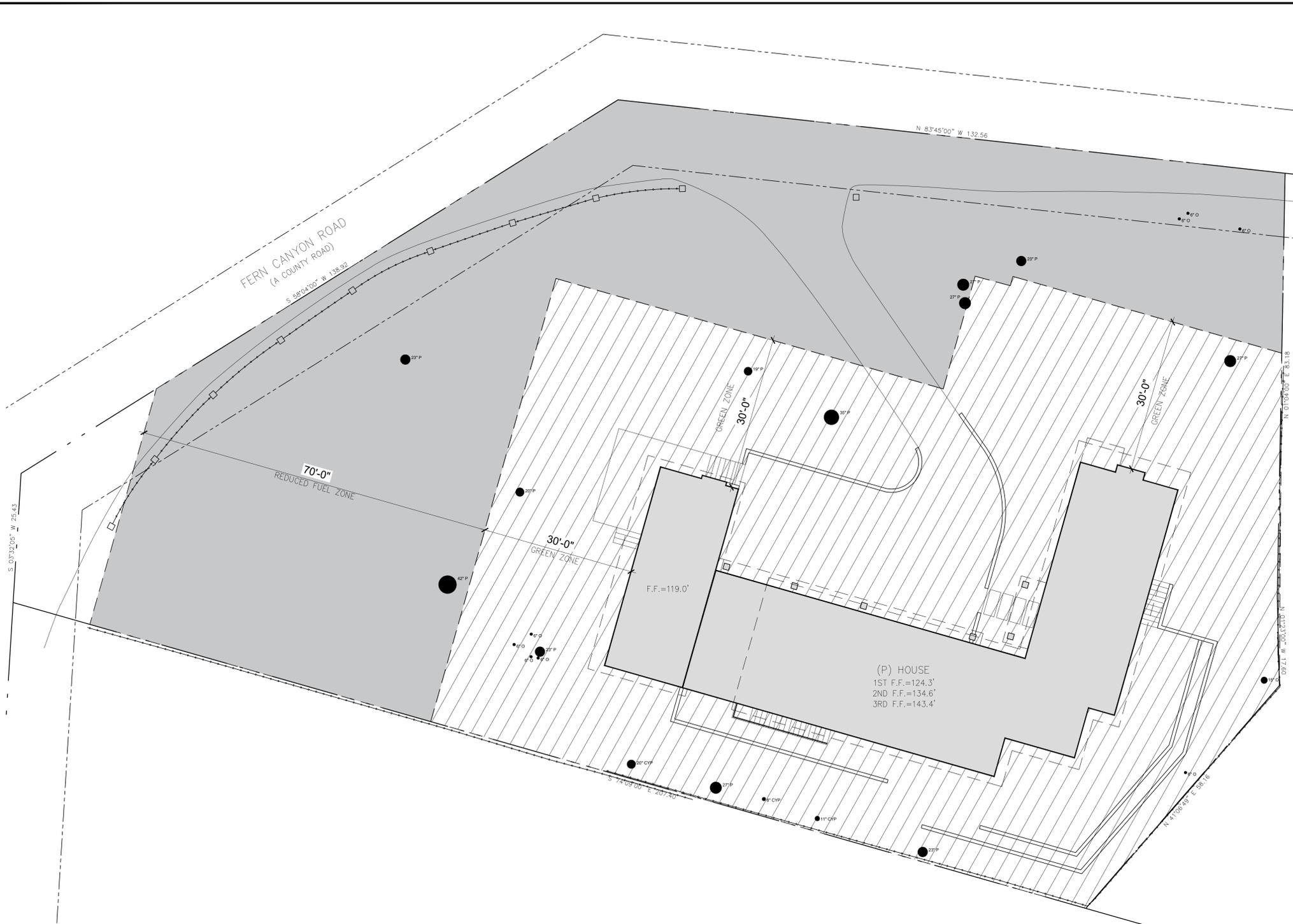
G1.3

3/20/2024

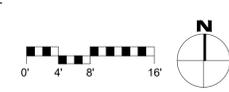
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* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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1 FUEL MANAGEMENT PLAN
SCALE: 3/32"=1'-0"



FUEL MANAGEMENT NOTES

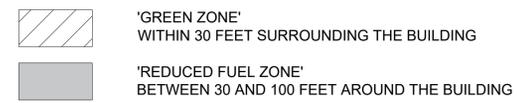
'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

1. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - 1.1. CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - 1.2. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
 - 1.3. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
 - 1.4. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
 - 1.5. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
 - 1.6. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
 - 1.7. REMOVE ALL CUT MATERIAL FROM THE AREA.
2. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
3. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
4. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

1. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
2. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
3. CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
4. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
5. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

FUEL MANAGEMENT LEGEND



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

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ARCHITECTURAL

FUEL MANAGEMENT PLAN

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

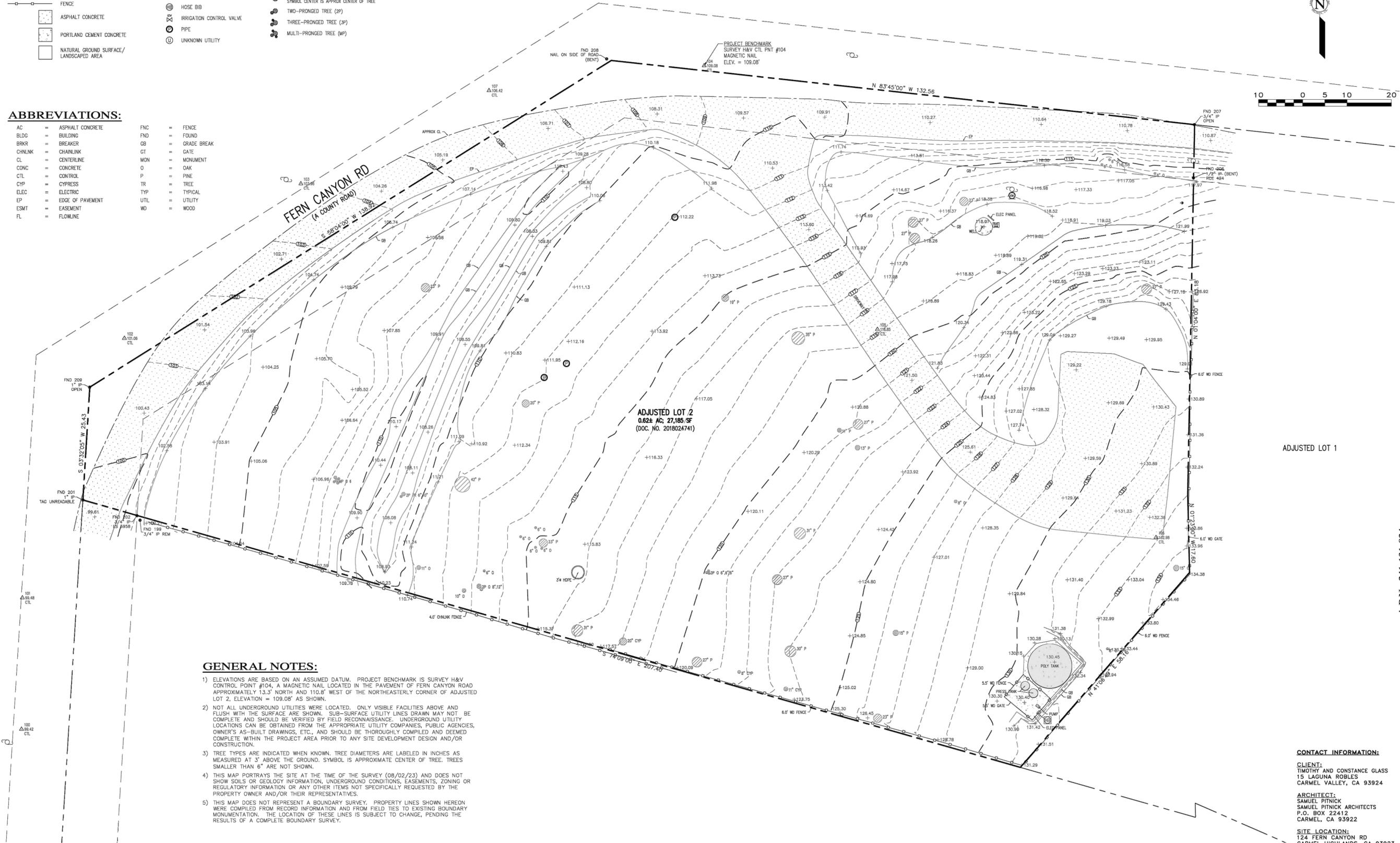
G1.4
3/20/2024

LEGEND:

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 --- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- NATURAL GROUND SURFACE/
LANDSCAPED AREA
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL PANEL
- GAS METER
- GUY WIRE
- HOSE BIB
- IRRIGATION CONTROL VALVE
- PIPE
- UNKNOWN UTILITY
- UTILITY POLE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION
- TREE (TYPE/SIZE AS MARKED)
SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

- AC = ASPHALT CONCRETE
- BLDG = BUILDING
- BRKR = BREAKER
- CHNLNK = CHANLINK
- CL = CENTERLINE
- CONC = CONCRETE
- CTL = CONTROL
- CYP = CYPRESS
- ELEC = ELECTRIC
- EP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FL = FLOWLINE
- FNC = FENCE
- GB = GRADE BREAK
- GT = GATE
- MON = MONUMENT
- O = OAK
- P = PINE
- TR = TREE
- TYP = TYPICAL
- UTIL = UTILITY
- WD = WOOD



GENERAL NOTES:

- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #104, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF FERN CANYON ROAD APPROXIMATELY 13.3' NORTH AND 110.8' WEST OF THE NORTHEASTERLY CORNER OF ADJUSTED LOT 2, ELEVATION = 109.08' AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- 4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/02/23) 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 AND/OR THEIR REPRESENTATIVES.
- 5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
TIMOTHY AND CONSTANCE GLASS
15 LAGUNA ROBLES
CARMEL VALLEY, CA 93924

ARCHITECT:
SAMUEL PITNICK
SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412
CARMEL, CA 93922

SITE LOCATION:
124 FERN CANYON RD
CARMEL HIGHLANDS, CA 93923

A.P.N.: 241-131-024

TOPOGRAPHIC MAP
OF
ADJUSTED LOT 2
VOLUME 31 OF SURVEYS AT PAGE 20
CARMEL HIGHLANDS, CALIFORNIA

FOR
TIMOTHY AND CONSTANCE GLASS

SCALE: 1" = 10'
DATE: AUG 2023
JOB NO. 2653-01

No.	DATE	BY	REVISION

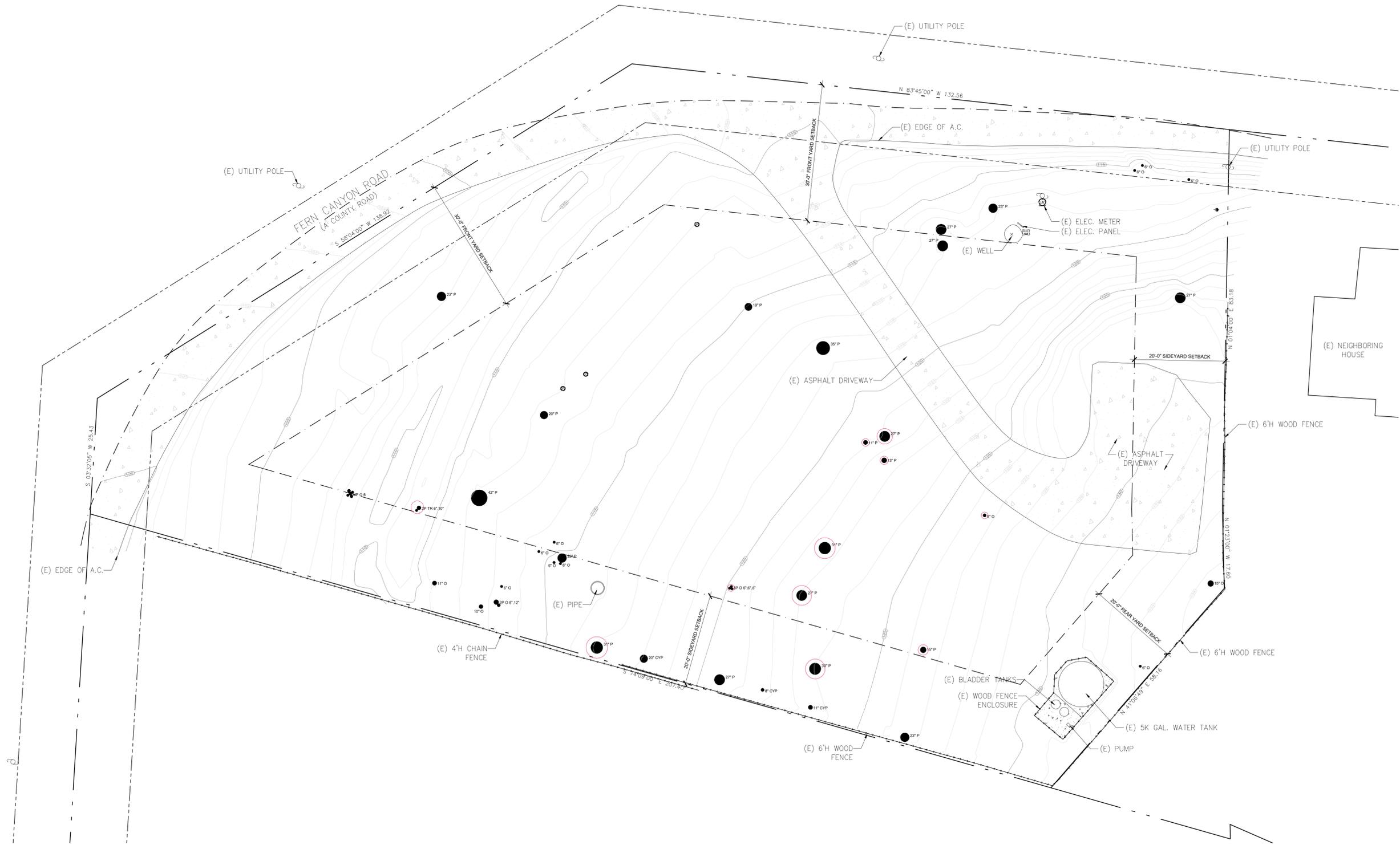
SHEET **1**
OF 1 SHEETS

APPROVED BY:

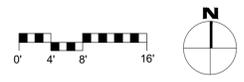
GUY R. GIRARDO
P.L.S. No. 8703

LANDSET
ENGINEERS, INC.
5350 Colton Ave, Suite 100
Carmel, California 93907
Office: (831) 443-9970 Fax: (831) 443-3901
www.landseteng.com

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1 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"



SITE PLAN LEGEND

- TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.

GLASS RESIDENCE
124 FERN CANYON ROAD, CARMEL, CALIFORNIA 93923



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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
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REVISIONS	DATE

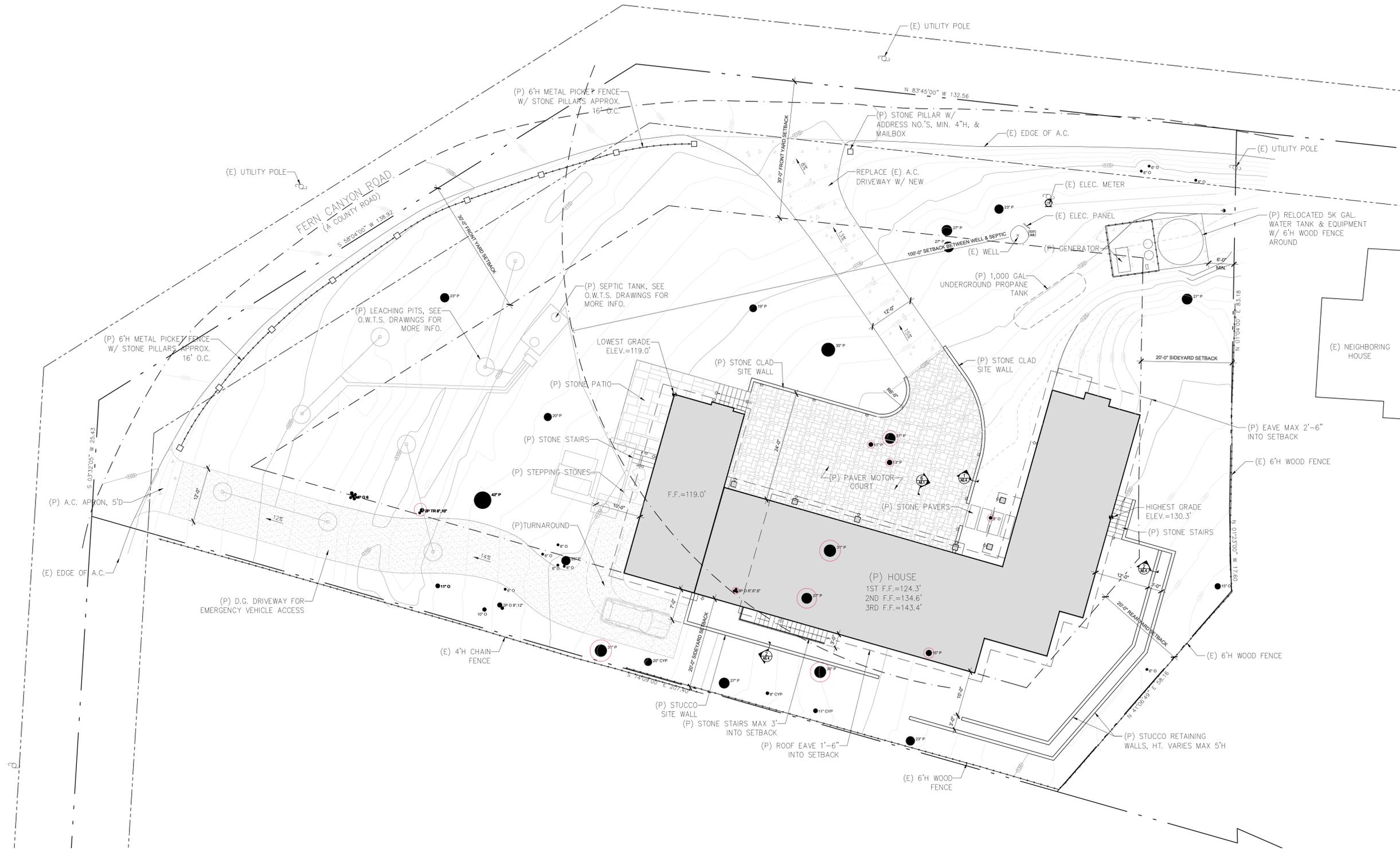
ARCHITECTURAL

EXISTING SITE PLAN

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

A1.0
08/06/2024

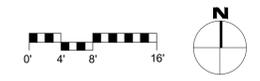
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- SITE PLAN LEGEND**
- TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
 - 100'- EXISTING CONTOUR INTERVAL - MINOR
 - 100'- EXISTING CONTOUR INTERVAL - MAJOR
 - 100'- EXISTING CONTOUR INTERVAL TO BE REMOVED
 - 100'- PROPOSED CONTOUR INTERVAL

1 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

- SITE LIGHTING LEGEND**
- ⊙ EXTERIOR LED DOWNLIGHT - BY 'MODERN FORMS - TWO IF BY SEA'
 - ⌞ LED RECESSED LOW WALL / STEP LIGHT - BY 'HINKLEY LIGHTING - LUNA'
- *SEE SHEET A1.2 FOR LIGHT FIXTURE CUT SHEETS



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

REVISIONS	DATE

ARCHITECTURAL
PROPOSED SITE PLAN

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

A1.1

08/06/2024

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Lightology

12V Luna Horizontal Step Light
ITEM NUMBER HIN360681

BRAND Hinkley Lighting

DESCRIPTION
Hinkley's 12V Luna Horizontal Step Light features a Bronze, Satin Black, Matte Bronze, Satin White, or Titanium finish. Made from die cast zinc aluminum alloy. Fits in standard junction box. Accessories included: Wiring kit. One 3.8 watt 12 volt LED module is included. 4.5 inch width x 3 inch height x 1.5 inch depth. UL listed for wet locations.



Shown in: Matte Bronze

SHADE COLOR	N/A
BODY FINISH	Matte Bronze
WATTAGE	3.8W
DIMMER	Low Voltage Magnetic
DIMENSIONS	4.5"W x 3"H x 1.5"D
LAMP	1 x LED3.8W/12V LED
Technical Information	
LUMINOUS FLUX	200 lumens
LUMENS/WATT	52.63
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI
ITEM NUMBER	HIN360681

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM QUOTES@LIGHTOLOGY.COM				Apr 14, 2021 1.866.954.4489

2 PROPOSED EXTERIOR LOW WALL / STEP LIGHT
SCALE: N.T.S.

Lightology

Two If By Sea Outdoor Wall Sconce
ITEM NUMBER MFR833767

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.

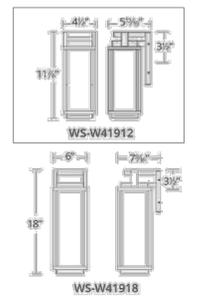


Shown in: Black / Clear

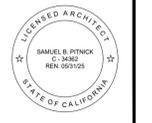
SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	15W
DIMMER	Low Voltage Electronic
DIMENSIONS	5.81"W x 18.88"H x 4.5"D
LAMP	1 x LED15W/120V LED
Technical Information	
LUMINOUS FLUX	870 lumens
LUMENS/WATT	58.00
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI
ITEM NUMBER	MFR833767

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.



GLASS RESIDENCE
124 FERN CANYON ROAD, CARMEL, CALIFORNIA 93923



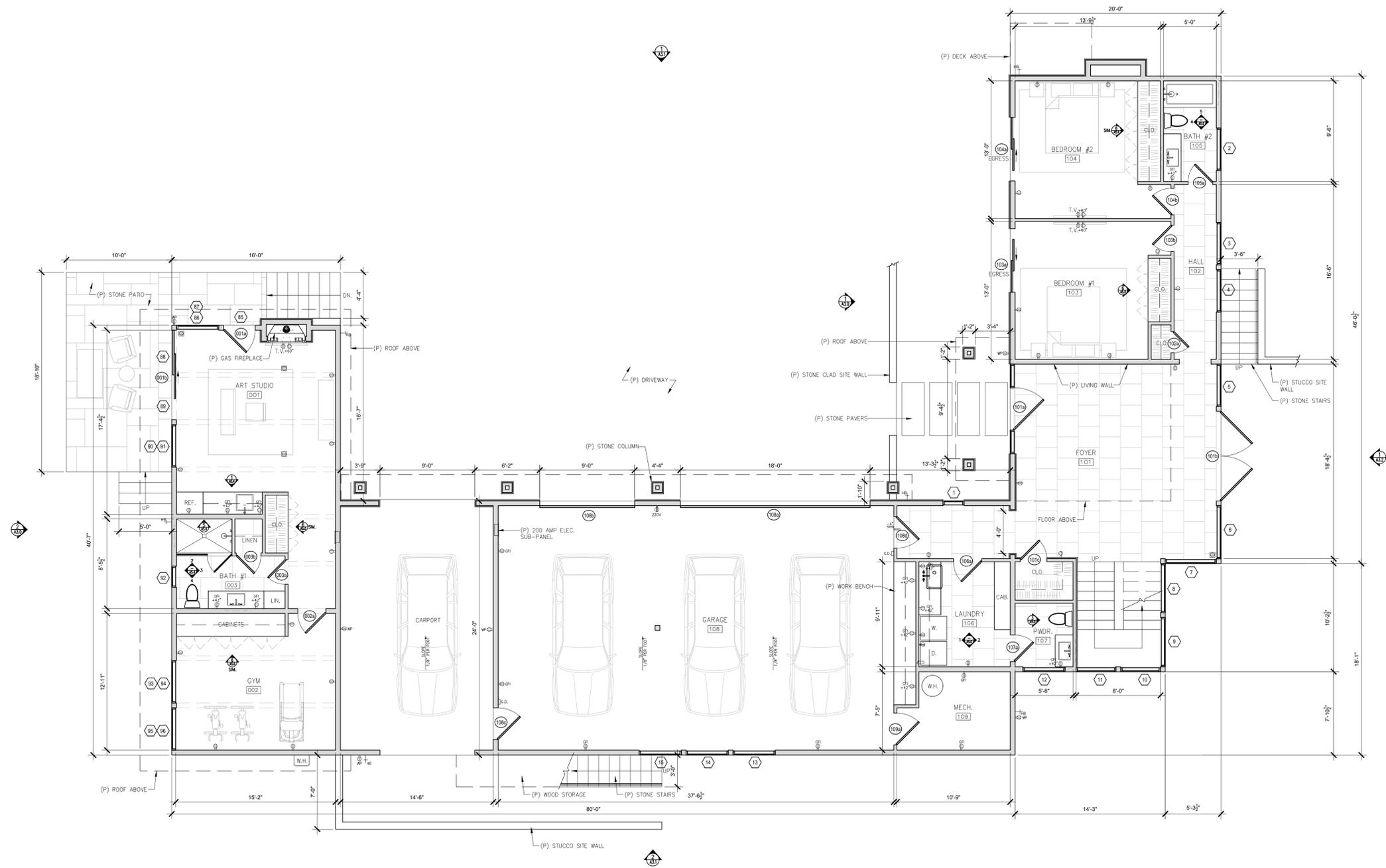
SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

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

A1.2
3/20/2024

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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 QUAD OUTLET
-  220V TAMPER RESISTANT DUPLEX OUTLET
-  TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
-  GROUND FAULT CIRCUIT INTERRUPT OUTLET
-  WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
-  TAMPER RESISTANT FLOOR OUTLET
-  GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
-  HOSE BIBB W/ ANTI-SIPHON DEVICE
-  THERMOSTATIC CONTROL FOR HEATING SYSTEM

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



GLASS RESIDENCE
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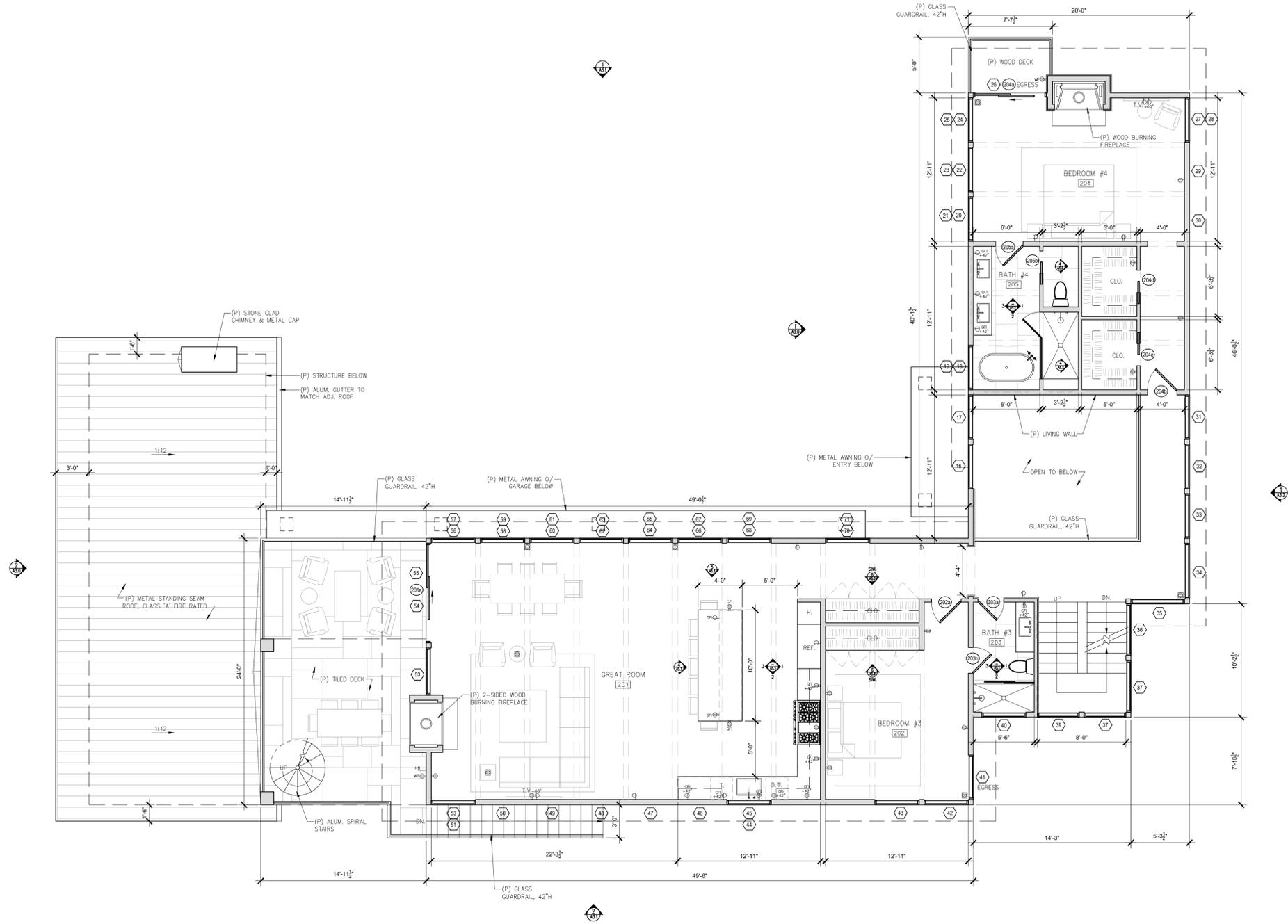
ARCHITECTURAL

PROPOSED FIRST FLOOR PLAN

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

A2.0
3/20/2024

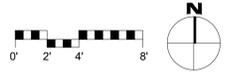
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-  TAMPER RESISTANT QUAD OUTLET
-  220V TAMPER RESISTANT DUPLEX OUTLET
-  TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
-  GROUND FAULT CIRCUIT INTERRUPT OUTLET
-  WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
-  TAMPER RESISTANT FLOOR OUTLET
-  GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
-  HOSE BIBB W/ ANTI-SIPHON DEVICE
-  THERMOSTATIC CONTROL FOR HEATING SYSTEM

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



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

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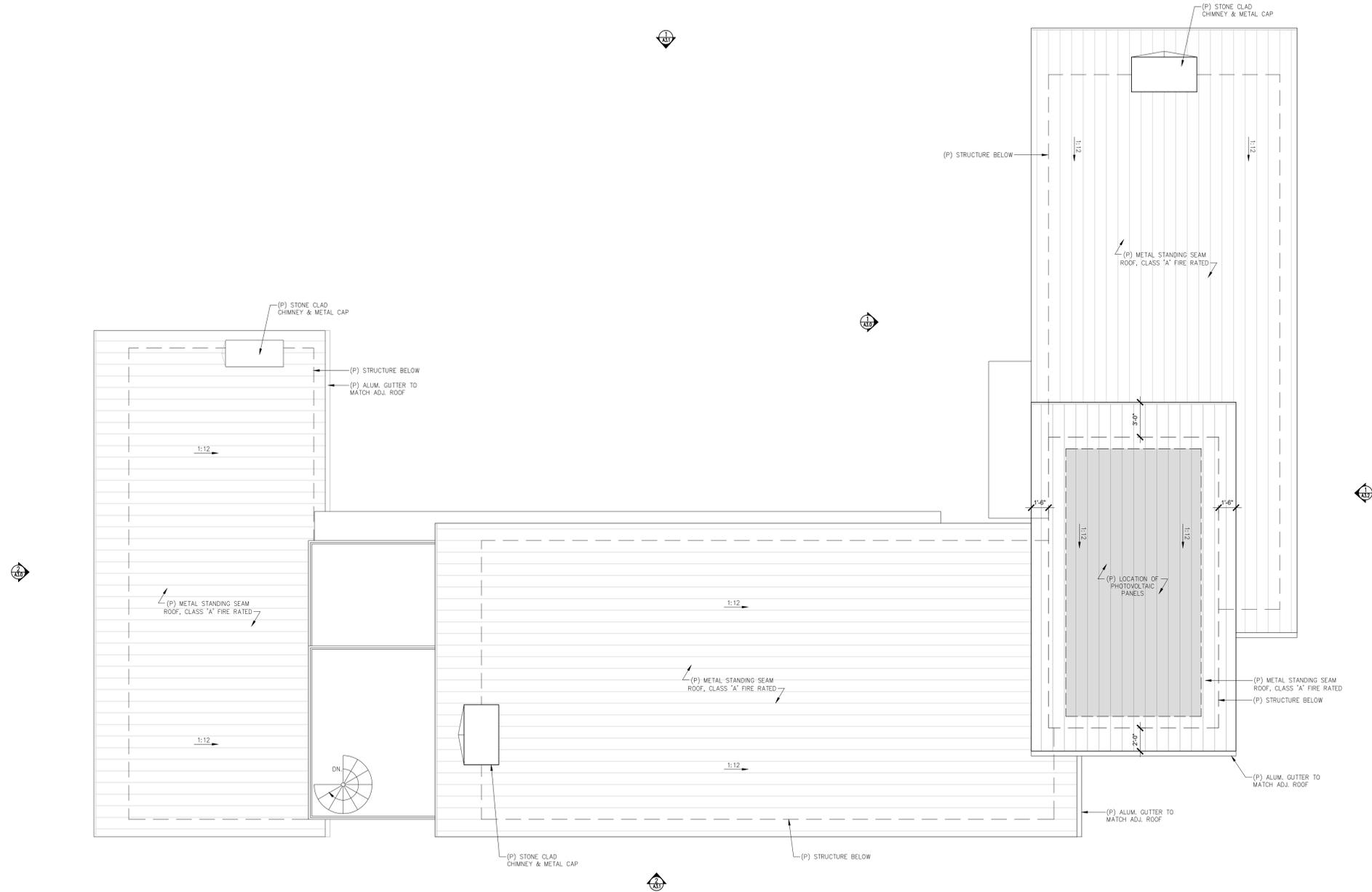
ARCHITECTURAL

PROPOSED SECOND FLOOR PLAN

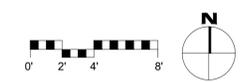
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Job: -

A2.1
3/20/2024

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



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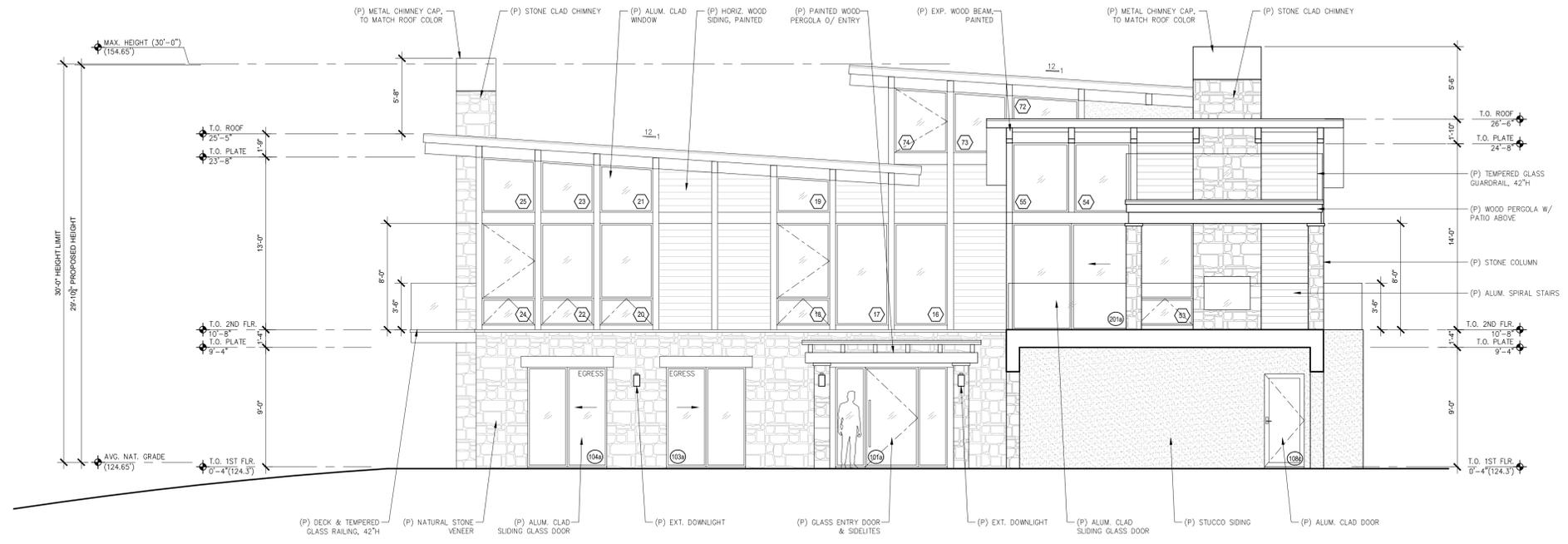
ARCHITECTURAL

PROPOSED ROOF PLAN

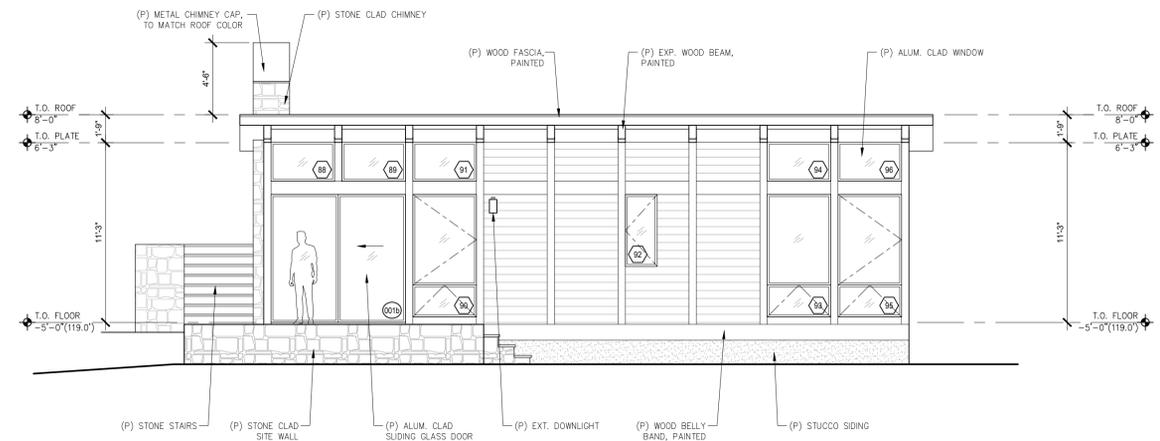
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Job: -

A2.3
3/20/2024

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1 WEST ELEVATION
SCALE: 3/16"=1'-0"



2 WEST ELEVATION
SCALE: 3/16"=1'-0"



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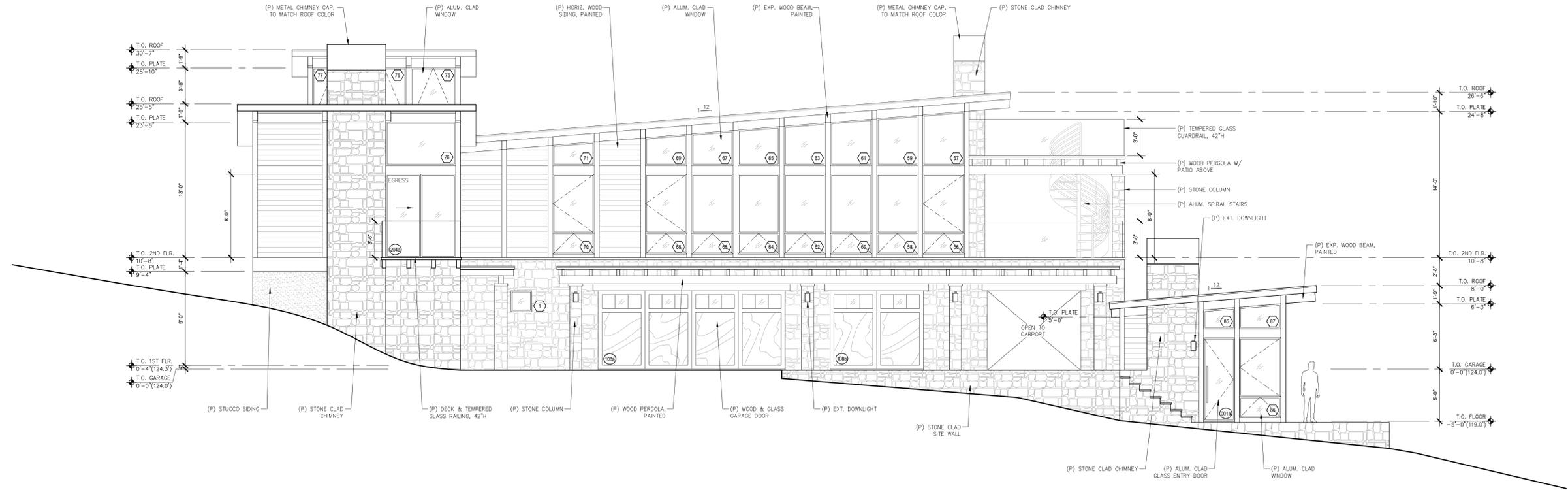
ARCHITECTURAL
BUILDING ELEVATIONS

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

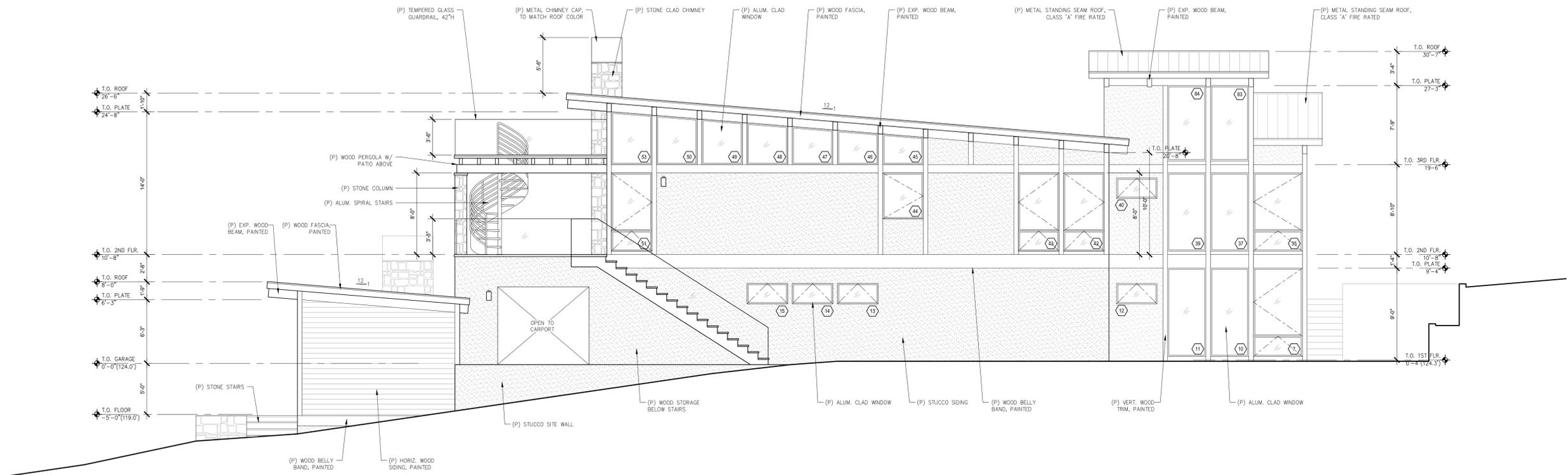
A3.0

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1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



GLASS RESIDENCE
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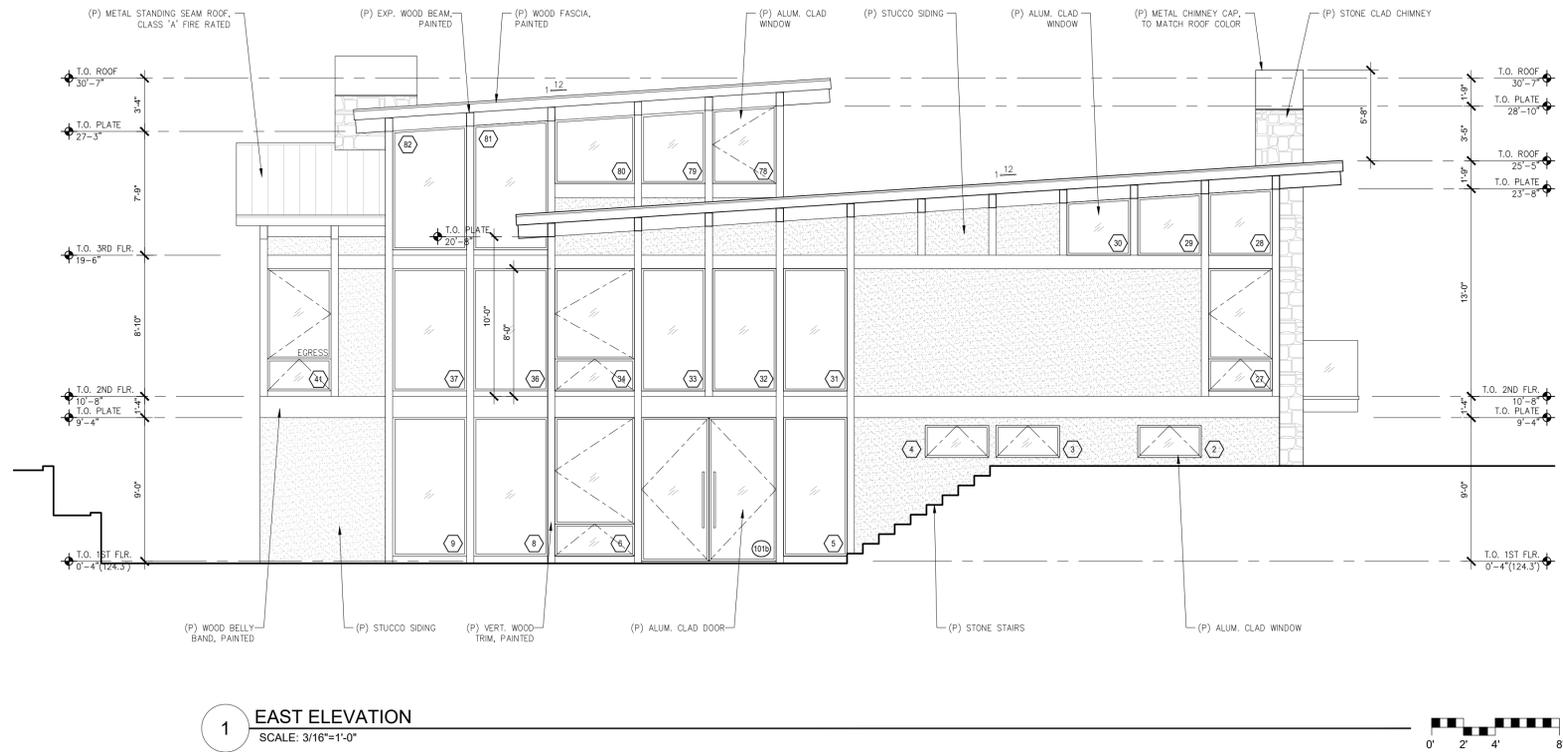
ARCHITECTURAL
BUILDING ELEVATIONS

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

A3.1

3/20/2024

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1 EAST ELEVATION
SCALE: 3/16"=1'-0"

GLASS
RESIDENCE
124 FERN CANYON
ROAD, CARMEL,
CALIFORNIA 93923



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

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL
BUILDING
ELEVATIONS

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

A3.2

3/20/2024

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WINDOW SCHEDULE (CONTINUED)							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
85	3'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
86	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
87	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
88	4'-0"	2'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
89	4'-0"	2'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
90	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
91	4'-0"	2'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
92	2'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
93	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
94	4'-0"	2'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
95	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
96	4'-0"	2'-5"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING

EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001a	3'-0"	8'-0"	-	ALUM./GLASS	ALUM.	SWING	TEMPERED GLAZING
001b	8'-6"	8'-0"	-	ALUM./GLASS	ALUM.	SLIDING	TEMPERED GLAZING
101a	4'-0"	7'-6"	-	ALUM./GLASS	ALUM.	SWING	TEMPERED GLAZING
101b	8'-5"	9'-0"	-	ALUM./GLASS	ALUM.	FRENCH	TEMPERED GLAZING
103a	6'-0"	7'-6"	-	ALUM./GLASS	ALUM.	SLIDING	TEMPERED GLAZING
104a	6'-0"	7'-6"	-	ALUM./GLASS	ALUM.	SLIDING	TEMPERED GLAZING
108a	18'-0"	7'-6"	-	WOOD/GLASS	WOOD	GARAGE, SECTIONAL	TEMPERED GLAZING
108b	9'-0"	7'-6"	-	WOOD/GLASS	WOOD	GARAGE, SECTIONAL	TEMPERED GLAZING
108c	3'-0"	7'-0"	-	ALUM.	ALUM.	SWING	TEMPERED GLAZING
201a	9'-0"	8'-0"	-	ALUM./GLASS	ALUM.	SLIDING	TEMPERED GLAZING
204a	6'-8"	8'-0"	-	ALUM./GLASS	ALUM.	SLIDING	TEMPERED GLAZING

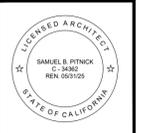
INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
002a	2'-8"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
003a	2'-4"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
003b	2'-4"	7'-0"	2-1/4"	WOOD	WOOD	SWING	LOUVERED FOR VENTILATION
101c	2'-6"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
102a	2'-0"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
103b	2'-6"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
104b	2'-6"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
105a	2'-4"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
106a	2'-8"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
107a	2'-6"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
108d	3'-0"	7'-0"	2-1/4"	WOOD	WOOD	SWING	20-MIN. FIRE RATED, W/ SELF-CLOSING & SELF-LATCHING HARDWARE
109a	3'-0"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
202a	2'-8"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
203a	2'-4"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
203b	2'-4"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
204b	2'-8"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
204c	2'-0"	7'-0"	2-1/4"	WOOD	WOOD	POCKETING	
204d	2'-0"	7'-0"	2-1/4"	WOOD	WOOD	POCKETING	
205a	2'-6"	7'-0"	2-1/4"	WOOD	WOOD	SWING	
205b	2'-4"	7'-0"	2-1/4"	WOOD	WOOD	POCKETING	

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	2'-0"	2'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
2	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
3	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
4	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
5	4'-0"	8'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
6	5'-0"	8'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
7	4'-10"	8'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
8	4'-7"	8'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
9	4'-7"	8'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
10	3'-9"	8'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
11	3'-9"	8'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
12	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
13	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
14	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
15	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
16	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
17	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
18	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
19	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
20	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
21	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
22	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
23	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
24	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
25	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
26	6'-8"	4'-2"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
27	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
28	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
29	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
30	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
31	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
32	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
33	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
34	5'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
35	4'-10"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
36	4'-7"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
37	4'-7"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
38	3'-9"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
39	3'-9"	7'-8"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
40	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
41	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING, EGRESS
42	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
43	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
44	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
45	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
46	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
47	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
48	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
49	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
50	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
51	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
52	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
53	4'-3"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
54	4'-3"	5'-2"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
55	4'-3"	5'-2"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
56	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
57	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
58	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
59	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
60	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
61	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
62	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
63	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
64	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
65	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
66	4'-0"	7'-8"		GLASS	ALUM. CLAD	FIXED/AWNING	TEMPERED GLAZING
67	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
68	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
69	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
70	4'-0"	7'-8"		GLASS	ALUM. CLAD	CASEMENT/AWNING	TEMPERED GLAZING
71	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
72	5'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
73	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
74	4'-0"	VARIES		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
75	3'-9"	4'-10"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
76	5'-4"	4'-10"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
77	3'-9"	4'-10"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
78	4'-0"	VARIES		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
79	4'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
80	5'-0"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
81	4'-7"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
82	4'-7"	VARIES		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
83	3'-9"	7'-4"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
84	3'-9"	7'-4"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APPV'D EQUAL) GLAZING: DUAL GLAZING, ARGON GAS, LOWE2 MTL: ALUM. EXTERIOR - DARK BRONZE STAIN GRADE WOOD 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 = 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. [SR327.8.2.1]
- 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. [SR327.8.3]

GLASS RESIDENCE
124 FERN CANYON ROAD, CARMEL, CALIFORNIA 93923



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

REVISIONS	DATE

ARCHITECTURAL
DOOR & WINDOW SCHEDULES

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

A4.0
3/20/2024

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1 FRONT OF HOUSE LOOKING SOUTHEAST
SCALE: N.T.S.



2 FRONT OF HOUSE & GARAGE LOOKING SOUTH
SCALE: N.T.S.

GLASS
RESIDENCE
124 FERN CANYON
ROAD, CARMEL,
CALIFORNIA 93923



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

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
RENDERINGS

Scale: SEE DWG.

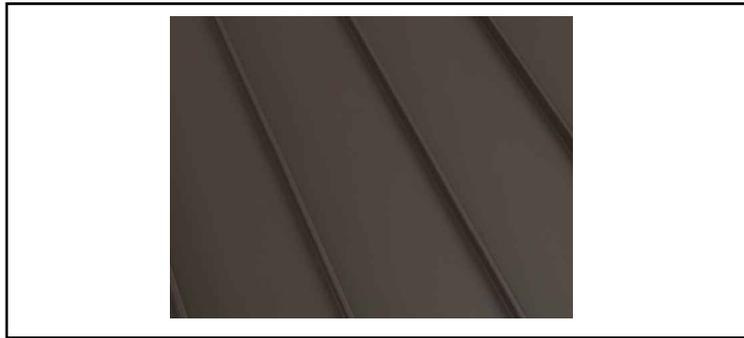
Drawn By: SBP

Job: -

A5.0

3/20/2024

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: Aluminum Colors: Dark Brown
Description: Aluminum standing seam roof

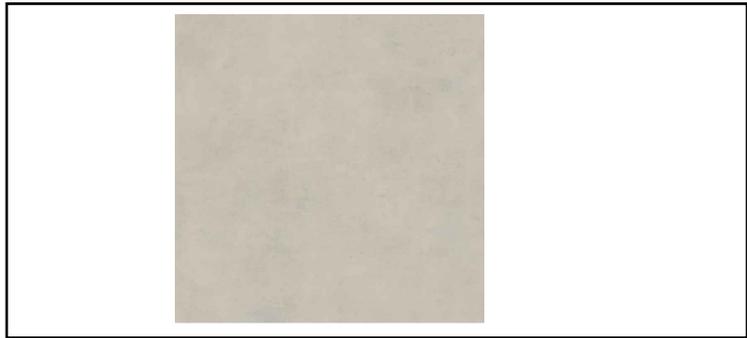


Materials: Aluminum clad Colors: Bronze
Description: Aluminum clad windows & doors



Materials: Natural stone Colors: Tan, brown, gray
Description: Natural stone veneer

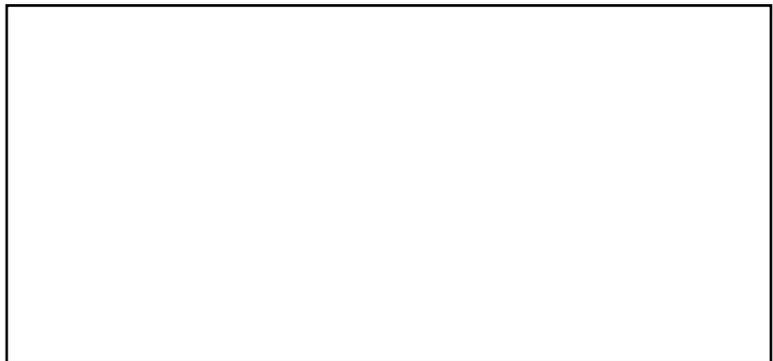
COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: Stucco Colors: Tan
Description: Stucco siding



Materials: Wood Colors: Brown
Description: Horizontal wood siding



Materials: _____ Colors: _____
Description: _____