

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:

GOLDEN GAATE ASSETS (PLN240128)

RESOLUTION NO. 24--

Resolution by the County of Monterey Planning
Commission:

- 1) Finding that the project qualifies as a Class 2 and Class 5 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and 15305, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit Consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,507 square foot single family home and construction of a 2,306 square foot single family home with an attached 318 square foot garage, and an attached 790 square foot non-habitable office/game room; and
 - b. A Coastal Development Permit to allow for the removal of one protected Coast live oak tree; and
 - c. A Coastal Development Permit to allow a merger of two legal lots of record consisting of Parcel A (0.099 acres) and Parcel B (0.099 acres), resulting in one parcel containing 0.198 acres (Adjusted Parcel)

[PLN240128, Golden Gate Assets, 24656 Guadalupe Street, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-082-004-000)]

The GOLDEN GATE ASSETS LIMITED PARTNERSHIP application (PLN240128) came on for public hearing before the Monterey County Planning Commission on December 11, 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 and/or use, as conditioned, is consistent with the policies of the 1982 Monterey County General Plan, Carmel Area Land Use Plan, and Carmel Area Coastal Implementation Plan (Part 4); the requirements of the applicable subdivision and zoning ordinances (Titles 19 and 20); and other County health, safety, and welfare ordinances related to land use development.
- EVIDENCE:**
- a) 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 a merger of two legal lots of record: Parcel A (0.099 acres) and Parcel B (0.099). After the merger, there will be one lot of record containing 0.198 acres (Adjusted Parcel). The existing lots have been historically sold together and the existing single-family dwelling is developed over both lots. The applicant proposes to demolish the majority of the existing 2,507 square foot single-family dwelling and construct a replacement 2,306 square foot single-family dwelling with an attached 318 square foot garage. The 790 square foot portion of the existing residence that is not slated for demolition will be converted from habitable space into an attached non-habitable office/game room. However, pursuant to Title 18 section 18.11.030, the project is described as a demolition and rebuild because the project involves the removal of more than 50% of the exterior walls. The purpose of the lot line merger is to avoid the proposed development from straddling or encroaching across any legal parcels. The proposed project also involves the removal of one protected Coast live oak tree and the removal of 12 other non-protected trees.
 - c) Allowed Use. The property is located at 24656 Guadalupe Street, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor’s Parcel Number: 009-082-004-000). The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control Overlay (Coastal Zone) [MDR/2-D(CZ)], which allows for the establishment of the first single-family dwelling as a principal use, subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the demolition of an existing single-family dwelling, and the construction of a replacement single-family dwelling. Additionally, the project involves the removal of one protected tree and a merger of two legal lots of record, which are allowed uses subject to the granting of a Coastal Development Permit in each case. Therefore, the project is an allowed land use for this site.
 - d) HCD-Planning staff conducted a site inspection on October 7, 2024 to verify that the proposed project conforms to the applicable plans and Monterey County Code (MCC).
 - e) Lot Legality. The subject properties, Parcel A (0.099 acres) and Parcel B (0.099 acres), are identified in their current configuration as Lots 14 and 16 of Block 157 on a Final Map entitled “First Addition to Carmel Woods”, recorded in February of 1923 (Volume 3, Cities & Towns,

Page 22). Therefore, the County recognizes the subject properties as legal lots of record.

- f) Review of Development Standards – Setbacks and Height. The project meets all required development standards for Medium Density Residential or “MDR” zoning, which are identified in Title 20 section 20.14.060. The required minimum setbacks for main structures are 20 feet (front), 5 feet (side), and 10 feet (rear), and the allowed maximum height for main structures is 30 feet. Pursuant to Title 20 sections 20.62.030.D and 20.62.040.K, any accessory structure structurally attached to the main structure shall be allowed to be the same height and meet the same setback requirements as the main structure. The proposed project involves the construction of a single-family dwelling with setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), and a height of 15 feet 11 inches. Additionally, the proposed project involves remodeling a retained portion of the existing residence into an accessory office/game room. This non-habitable structure will be attached to the replacement main residence via a wooden pergola and is therefore subject to the same setback and height requirements as the main structure. The proposed accessory structure will maintain its existing height (18 feet 10 inches) and setbacks, which comply with the required height and setbacks for main structures.
- g) Review of Development Standards – Minimum Lot Size. The development standard for minimum lot size in the MDR zoning district is identified in Title 20 section 20.14.060.A, which identifies a minimum building site of 6,000 square feet unless otherwise approved as part of a similar clustered residential subdivision. Both Parcel A and Parcel B contain 0.099 acres, or 4,312 square feet, as approved with the creation of the Carmel Woods Subdivision (see preceding Evidence “e”). After the proposed merger, the resulting lot will have a building site of 0.198 acres, or 8,624 square feet, and is therefore consistent with the required minimum lot size.
- h) Review of Development Standards – Density. Pursuant to MCC section 20.12.060.B, the maximum development density shall not exceed the units/acre as shown for the specific “MDR” district as shown on the zoning map. The subject parcels are zoned MDR/2, which has a maximum gross density of two units per acre. Although the existing lots are only 0.099 acres each, both lots could be developed with one single-family dwelling as a principally allowed use (legally created undersized parcels can be developed with the first single-family dwelling but would be restricted from constructing additional units). At this time, a dwelling unit covers both Parcel A and Parcel B. As a result of the proposed merger, the existing development potential will be reduced from two units to one unit as only one legal lot will remain, and it will be less than one acre. Construction of the proposed residence will comply with the allowed density of the Adjusted Parcel (one unit). Therefore, the proposed project conforms to the maximum development density requirement.
- i) Review of Development Standards -Structural Coverage and Floor Area. Pursuant to Title 20 sections 20.12.060.E and F, the maximum

site coverage and floor area ratio in this MDR district is 35 percent and 45 percent, respectively. The proposed project will have a site coverage and floor area ratio of 35 percent and 35 percent, respectively. Therefore, the proposed project is consistent with the maximum allowed site coverage and floor area ratio.

- j) Design. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project proposes colors and materials that are consistent with the surrounding neighborhood, including a dark brown shingle roof, cream colored stucco siding, and tan colored wood siding. With an acreage almost double the average lot within this block, the existing 2,507 square-foot two-story single-family dwelling is larger than the surrounding residential development, which ranges between 1,400 and 1,700 square feet. However, the existing residence’s size is similar to the residences built on the other two parcels that contain multiple lots (APNs: 009-082-015-000 and 009-082-012-000). Although the subject properties have been historically considered and developed as one lot, the proposed project seeks to formalize this by merging the lots. The proposed replacement single-family dwelling will only be one story and approximately 2,306 square feet. Accordingly, the proposed bulk and mass will be comparable to the surrounding neighborhood, which consists of primarily single-story residences and a limited number of two-story residences. Though the proposed size of the residence will be slightly larger than the average residence within this block, the additional square footage is appropriate given the property’s unique circumstance of containing multiple lots. Further, the additional size will not result in a bulk or mass that is incompatible with the neighbor character.
- k) Historical Resources. A Phase 1 Historical Assessment (LIB240186) was prepared by Meg Clovis on July 23, 2024, and determined that the existing single-family dwelling, built in 1934, does not retain any historical significance. There is no evidence that the existing home is associated with important historical events or made any contributions to the broad patterns of history, or that any of the previous residents are historically notable. Additionally, there is no known architect or master builder associated with the building, nor does it possess high artistic value. Therefore, demolition of the existing single-family residence would not impact any historical resources.
- l) Tree Removal. The proposed project involves the removal of 13 trees, including one protected Coast live oak tree. However, as detailed in Finding No.7 and supporting evidence, the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.
- m) Land Use Advisory Committee. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based

on the LUAC Procedure guidelines adopted by the County of Monterey Board of Supervisors, this application warranted referral to the LUAC because the project involves a public hearing Design Approval and a lot line adjustment in the Coastal Zone. The LUAC voted 5-0 in support of the project as proposed. The LUAC members brought up concerns relating to the glare-causing potential of solar panels, insufficient room for turning around in the driveway, and fire-proofing of the proposed materials.

- n) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA (merger) is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See Finding No. 6 and supporting evidence.
- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240128.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- 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 Cypress 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) Staff identified potential impacts to Historical Resources, Geological Resources (Soils), and Forest Resources. The following reports have been prepared:
 - “Geotechnical Investigation” (County of Monterey Library No. LIB240174) prepared by Butano Geotechnical Engineering, INC., Watsonville, CA, June 20, 2024.
 - “Historical Evaluation” (County of Monterey Library No. LIB240186) prepared by Meg Clovis, Salinas, CA, July 23, 2024.
 - “Pre-construction Tree Impact Assessment and Removal” (County of Monterey Library No. LIB240175) prepared by Rob Thompson, Monterey, CA, May 27, 2024.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on October 7, 2024 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240128.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress 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) Potable water is provided to the parcel by the California American Water Company (Cal Am) and sewage disposal is provided by the Carmel Wastewater District (CAWD). All necessary public facilities will continue to be provided to the proposed (replacement) single-family dwelling.
 - c) Staff conducted a site inspection on October 7, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240128.
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 County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 7, 2024, and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240128.
5. **FINDING:** **CEQA:** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. CEQA Guidelines section 15305 categorically exempts minor lot line adjustments not resulting in the creation of any new parcel.
 - b) The proposed project involves the demolition of an existing 2,507 square foot single-family dwelling and construct a replacement 2,306 square foot single-family dwelling with an attached 318 square foot

garage. The 790 square foot portion of the existing residence that is not slated for demolition will be converted from habitable space into an attached non-habitable office/game room. However, pursuant to Title 18 section 18.11.030, the project is described as a demolition and rebuild because the project involves the removal of more than 50% of the exterior walls. The replacement single-family dwelling will have the same purpose and capacity as the existing single-family dwelling. Therefore, this portion of the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15302.

Additionally, the project includes a merger between two legal lots of record consisting of Parcel A (0.099 acres) and Parcel B (0.099 acres), resulting in one parcel containing 0.198 acres (Adjusted Parcel). No new lots will be created by the merger and therefore this portion of the project is consistent with CEQA Guidelines section 15305 and Title 19 section 19.09.005.C.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7, 2024.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of 1 protected tree and 12 non-protected trees will not result in an adverse environmental impact or significant long-term impacts. The proposed project will also not be visible from any scenic vista or corridor. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240128.

6. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;

The parcel resulting from the proposed lot line adjustment (merger) conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcels are zoned Medium Density Residential, 2 units per acre, with a Design Control overlay (Coastal Zone) [MDR/2-D(CZ)].
 - b) The lot line adjustment (merger) is between four (or fewer) existing adjoining parcels. The two existing legal lots of record will be merged into one legal lot containing .198 acres (Adjusted Lot).

- c) The lot line adjustment (merger) will not create a greater number of parcels than originally existed. Two contiguous separate legal lots of record will be merged, and one contiguous separate legal parcel of record will result. No new parcels will be created.
- d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property and that no violations exist on the property.
- e) The subject properties are zoned for residential purposes. Currently, both lots are developed with one single-family dwelling, which straddles both lots and will be demolished. A replacement single family dwelling will be constructed on the Adjusted Lot. No changes in use are proposed. None of the property area is under a Williamson Act contract or used for agricultural purposes.
- f) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment (merger). In order to appropriately document the boundary changes, a Certificate of Compliance for the resulting lot is required per a standard condition of approval (Condition No. 9)
- g) The project planner conducted a site inspection on October 7, 2024 to verify that the project would not conflict with zoning or building ordinances.
- h) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240128.

7. FINDING: **TREE REMOVAL** – The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

- a) The project includes application for the removal of 13 trees, including four Coast live oaks. However, only one Coast live oak tree is protected and requires the granting of a Coastal Development Permit. In accordance with the applicable policies of the Carmel Area Land Use Plan, associated Coastal Implementation Plan (Carmel CIP), and Title 20 (Coastal Zoning Ordinance), a Coastal Development Permit is required and the criteria to grant said permit have been met.
- b) Pursuant to the Carmel CIP section 20.146.060.A.1, a Coastal Development Permit is required for the removal of native trees, which is defined as Monterey pines, Coast live oaks, or Coast Redwoods that are greater than 12 inches in diameter. Carmel CIP section 20.146.060.D.1 prohibits the removal of any landmark tree, which is defined as a native tree 24 inches or more in diameter when measured at breast height. There are three trees on the property that meet the native tree definition (over 12 inches in diameter and either a Monterey pine, Coast live oak, or Coast redwood). As proposed, the project involves the removal of four Coast live oak trees and eight non-native trees that were identified in the Arborist report (LIB240175) to be in good to poor conditions and located within the proposed structural and landscape footprint. No trees will be removed outside of the project footprint. None of the trees proposed for removal are over 24 inches in diameter and only one tree

meets the criteria of being considered native. Removal of the 16-inch Coast live oak requires the granting of a Coastal Development Permit and on-site replanting. The other 12 trees are either not native species and/or are less than 12 inches in diameter and therefore are not protected and do not require the granting of a Coastal Development Permit. As proposed, the siting and design of the project and associated landscaping avoid the removal of the other two protected trees, including a 31-inch landmark Coast live oak. The landmark Coast live oak will be protected and retained by the re-siting of the driveway access south of the existing location. Protection and retention of the landmark Oak better meet the forest resource policies of the Carmel Area CIP, which prohibits the removal of landmark trees unless specific findings are made. Additionally, as proposed, the siting and design of the replacement residence also avoids the removal of other undersized native trees on-site. Therefore, with the removal of one protected native Coast live oak, the proposed tree removal is limited to that which is necessary for the proposed development.

- c) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.
- d) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term.
- e) Staff conducted a site inspection on October 7, 2024 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- f) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240128.

8. **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. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) 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) Coastal Commission. Pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (removal of protected trees and a lot line adjustment [merger]).

DECISION

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

1. Find that the project qualifies as a Class 2 and Class 5 Categorical Exemption pursuant to CEQA Guidelines sections 15302 and 15305, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,507 square foot single family home and construction of a 2,306 square foot single family home with an attached 318 square foot garage, and an attached 790 square foot non-habitable office/game room; 2) a Coastal Development Permit to allow for the removal of one protected Coast live oak tree; and 3) a Coastal Development Permit to allow a merger of two legal lots of record consisting of Parcel A (0.099 acres) and Parcel B (0.099 acres), resulting in one parcel containing 0.198 acres (Adjusted Parcel).

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of December, 2024 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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 County of Monterey 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.

County of Monterey HCD Planning

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

PLN240128

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN240128) allows the demolition of an existing 2,507 square foot single family home and construction of a 2,306 square foot single family home with an attached 318 square foot garage, and an attached 790 square foot non-habitable office/game room, a lot line merger between two legal lots of record resulting in one lot, and the removal of 1 protected tree. The property is located at 24656 Guadalupe Street, Carmel (Assessor's Parcel Number 009-082-004-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the County of Monterey Planning Commission for Assessor's Parcel Number 009-082-004-000 on December 11, 2024. The permit was granted subject to 9 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

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

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. 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: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

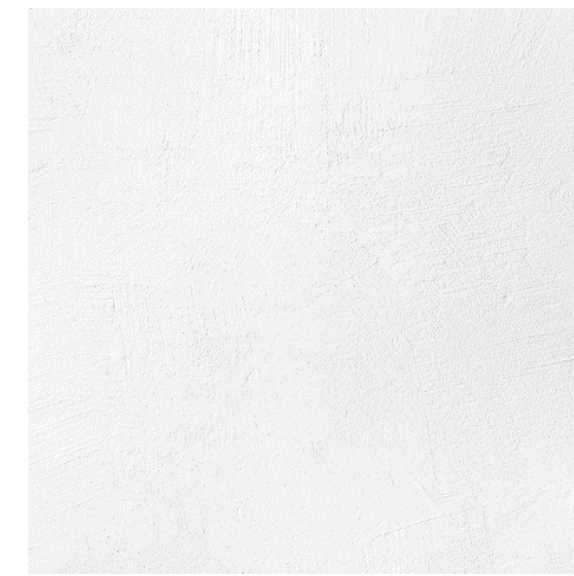
Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

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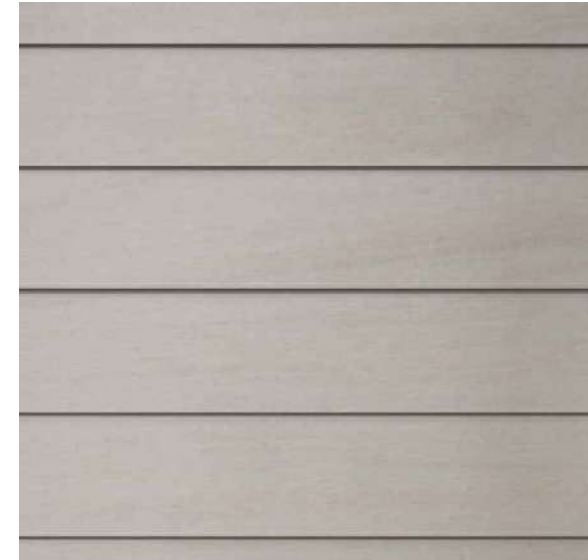
PROPOSED MATERIALS



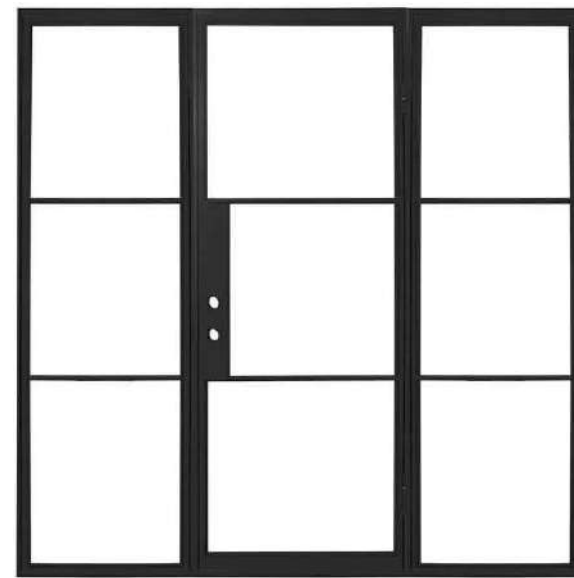
ASPHALT SHINGLE ROOF - DARK BROWN



STUCCO SIDING - IVORY/CREAM



WOOD SIDING - LIGHT TAN



ALUM. FRAMED WINDOWS & DOORS - DARK BRONZE



WOOD & GLASS GARAGE DOOR - DARK GRAY



WOOD FENCE - DARK GRAY



DRIVEWAY PAVERS - LIGHT GRAY



CONCRETE PAVERS - LIGHT GRAY



GRAVEL PATIO



WOOD PERGOLA WALKWAY - PAINTED DARK GRAY

EXISTING SITE PHOTOS



FRONT OF PROPERTY LOOKING WEST



FRONT OF HOUSE LOOKING WEST



BACK OF HOUSE & GUEST HOUSE LOOKING SOUTH

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.

SHEET INDEX

- G1.0 PROJECT INFORMATION
- G1.1 EROSION CONTROL & CONSTRUCTION MANAGEMENT
- G1.2 GRADING PLAN
- G1.3 BEST MANAGEMENT PRACTICES
- G1.4 SURVEY
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A1.2 PROPOSED SITE LIGHTING & FRONT FENCE ELEVATION
- A2.0 EXISTING FLOOR & ROOF PLANS
- A2.1 PROPOSED FIRST FLOOR PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED ROOF PLAN
- A3.0 BUILDING ELEVATIONS
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A3.3 BUILDING ELEVATIONS
- A3.4 BUILDING ELEVATIONS
- A4.0 DOOR & WINDOW SCHEDULES

SCOPE OF WORK

REMODEL & ADDITION TO AN (E) TWO STORY SINGLE FAMILY HOUSE 2,507 SF IN SIZE. REMOVE THE (E) ONE STORY PORTION OF HOUSE 1,579 SF IN SIZE AND REPLACE WITH A NEW ONE STORY HOUSE 2,168 SF IN SIZE WITH AN ATTACHED 318 SF GARAGE. TOTAL NET GAIN OF FLOOR AREA IS 907 SF.

REMODEL THE (E) TWO STORY PORTION OF HOUSE. INSTALL NEW STUCCO & WOOD SIDING, ALUM. FRAMED WINDOWS & DOORS, AND A NEW ASPHALT SHINGLE ROOF. CONSTRUCT A NEW PAVER DRIVEWAY, FRONT YARD FENCE & GATE, AND A NEW GRAVEL TERRACE IN THE REAR YARD. CONSTRUCT A NEW WOOD PERGOLA WALKWAY BETWEEN THE (E) AND (P) STRUCTURES.

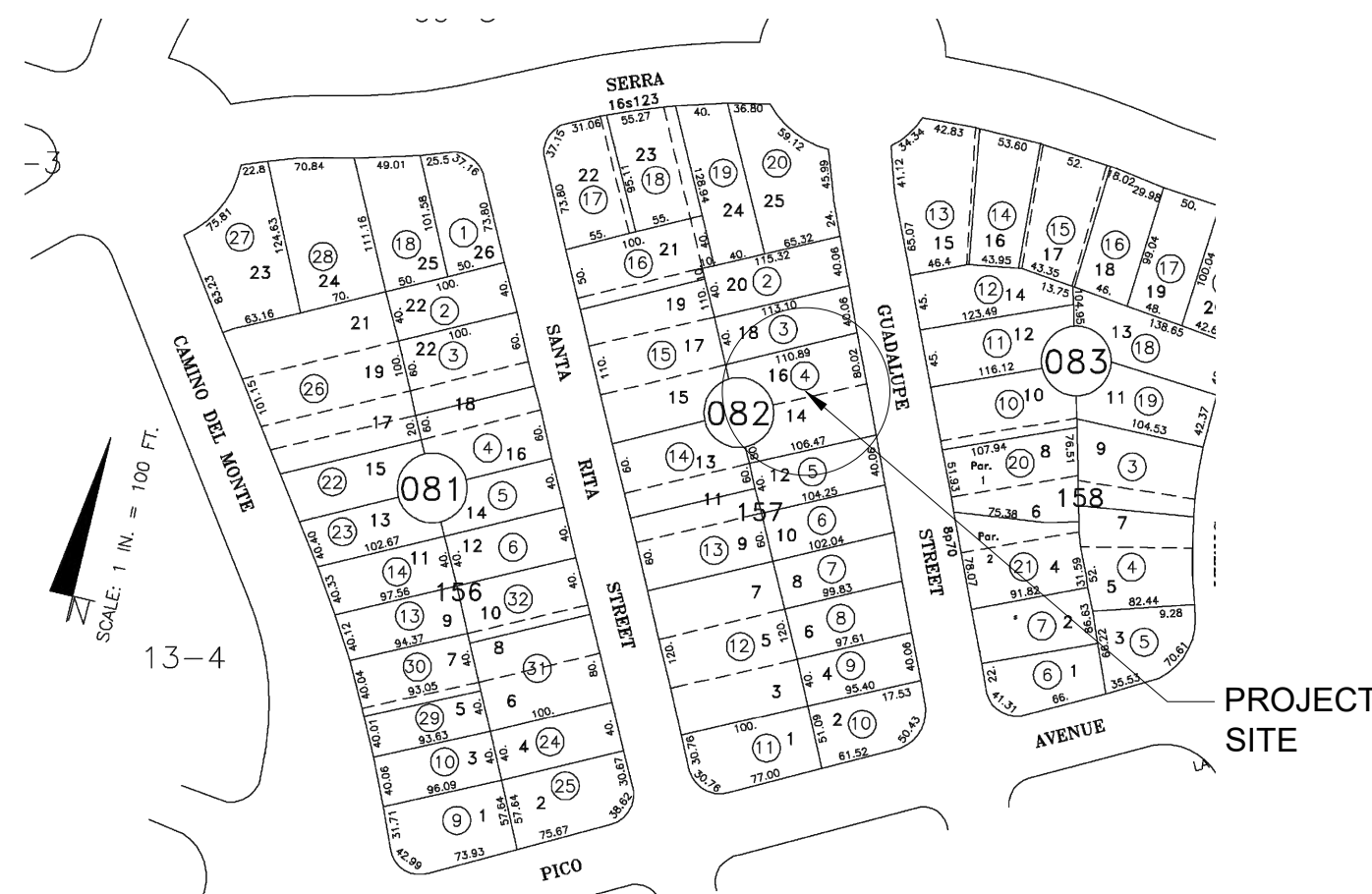
AVERAGE NATURAL GRADE CALCULATIONS

PROPOSED HOUSE:
 HIGHEST ELEVATION = 105.33'
 LOWEST ELEVATION = 101.58'

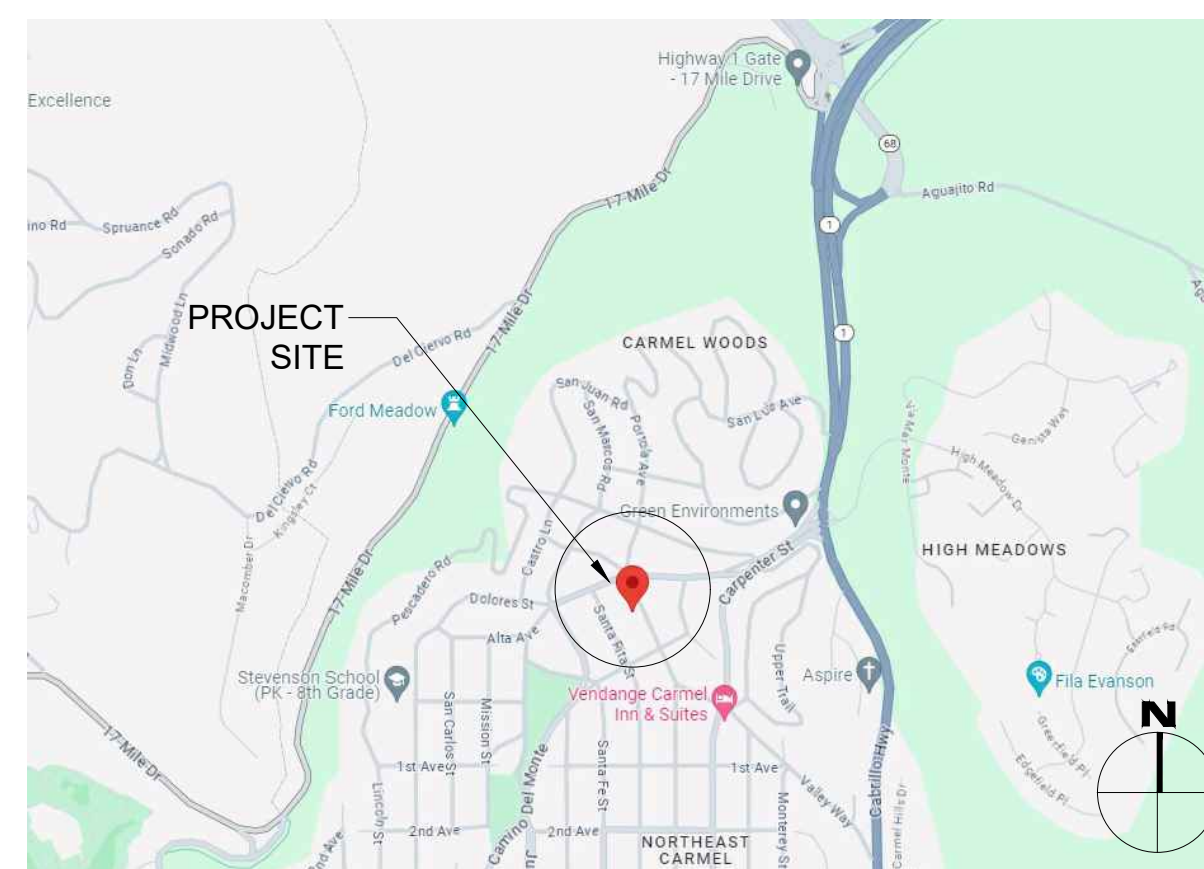
$(105.33+101.58)/2 = 103.45'$ AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 133.45'
 PROPOSED HEIGHT ABV. A.N.G. = 20'-4 1/2" OR 123.82'

PARCEL MAP



VICINITY MAP



PROJECT TEAM

| | |
|-----------------------|---|
| OWNER | GOLDEN GATE ASSETS LP 24656 GUADALUPE STREET CARMEL, CA 93923 |
| ARCHITECT | SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK.COM |
| SURVEYOR | LANDSET ENGINEERS INC. 520 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970 |
| GEOTECHNICAL ENGINEER | BUTANO GEOTECHNICAL ENGINEERING 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 PHONE: (831) 724-2612 |
| ARBORIST | THOMPSON WILDLAND MANAGEMENT 57 VIA DEL REY, MONTEREY, CA. 93940 PHONE: (831) 277-1419 |

PROJECT INFORMATION

| | |
|----------------------|---|
| PROPERTY ADDRESS | 24656 GUADALUPE STREET CARMEL, CA 93923 |
| APN | 009-082-004-000 |
| ZONING | MDR/2-D(CZ) |
| TYPE OF CONSTRUCTION | TYPE V-B |
| YEAR BUILT | 1934 (REMODEL/ADDITION CIR. 2000) |
| OCCUPANCY GROUP | R-3 / SINGLE FAMILY RESIDENCE U / GARAGE |

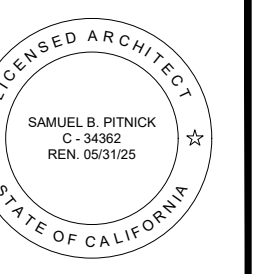
BUILDING INFORMATION & LOT COVERAGE

| | |
|-------------------------|------------------------|
| LOT SIZE | 8,640 SF (0.198 ACRES) |
| ALLOWABLE SITE COVERAGE | 35% OR 3,024 SF |
| (E) SITE COVERAGE: | |
| (E) STRUCTURES | 2,117 SF |
| (E) EAVES > 30" | 0 SF |
| (E) DECKS/PATIOS > 24" | 110 SF |
| TOTAL | 2,227 SF OR 25.7% |
| (P) SITE COVERAGE: | |
| (P) STRUCTURES | 3,024 SF |
| (P) EAVES > 30" | 0 SF |
| (P) DECKS/PATIOS > 24" | 0 SF |
| TOTAL | 3,024 SF OR 35% |
| ALLOWABLE FLOOR AREA | 45% OR 3,888 SF |
| (E) FLOOR AREA: | |
| (E) FIRST FLOOR | 2,117 SF |
| (E) SECOND FLOOR | 390 SF |
| TOTAL | 2,507 SF |
| (P) FLOOR AREA: | |
| (P) FIRST FLOOR | 2,706 SF |
| (P) SECOND FLOOR | 390 SF |
| (P) GARAGE | 318 SF |
| TOTAL | 3,414 SF |

MISCELLANEOUS

| | |
|--------------------------|---|
| WATER SOURCE | CAL AM |
| WASTE DISPOSAL SYSTEM | SEWER - C.A.W.D. |
| TREES TO BE REMOVED | (13) - SEE SHEET A1.1 & ARBORIST REPORT FOR MORE INFO |
| GRADING ESTIMATES: | |
| (P) CUT | 87 CU.YDS. |
| (P) FILL | 87 CU.YDS. |
| (P) NET CUT/FILL | 0.YDS. |
| (E) PARKING | 1 SPACE (UNCOVERED) |
| (P) PARKING | 1 SPACE (UNCOVERED) & 1 SPACE (COVERED) |
| (E) BUILDING SPRINKLERED | NO |
| (P) BUILDING SPRINKLERED | YES |

GUADALUPE RESIDENCE
 24656 GUADALUPE ST.
 CARMEL, CALIFORNIA
 93923



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

REVISIONS DATE

| NO. | DATE | DESCRIPTION |
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ARCHITECTURAL

PROJECT INFORMATION

Scale: SEE DWG.

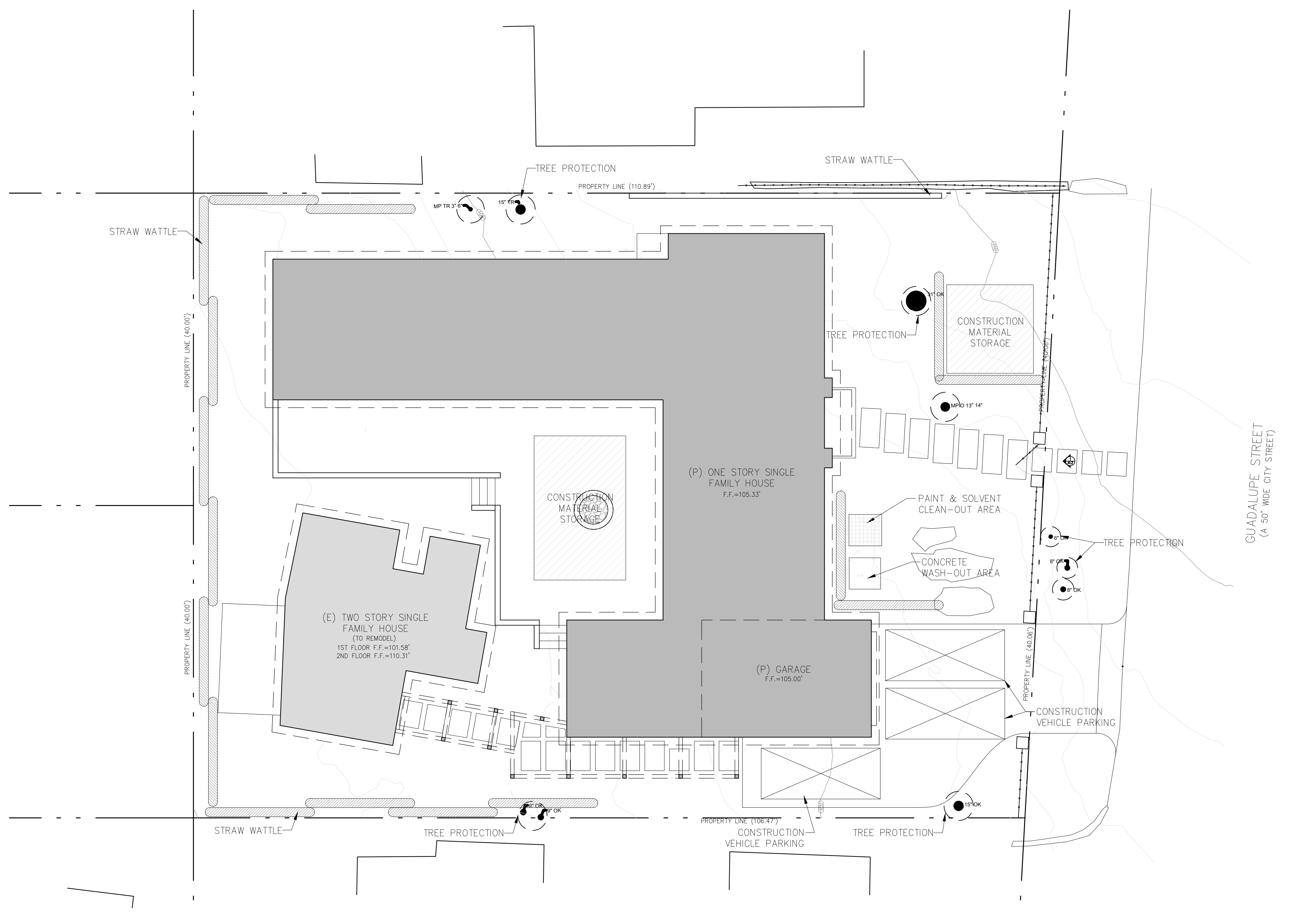
Drawn By: SBP

Job: -

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06/12/2024

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

CONSTRUCTION MANAGEMENT NOTES

- DURATION OF CONSTRUCTION IS APPROX. 10-14 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 CARPENTER 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.

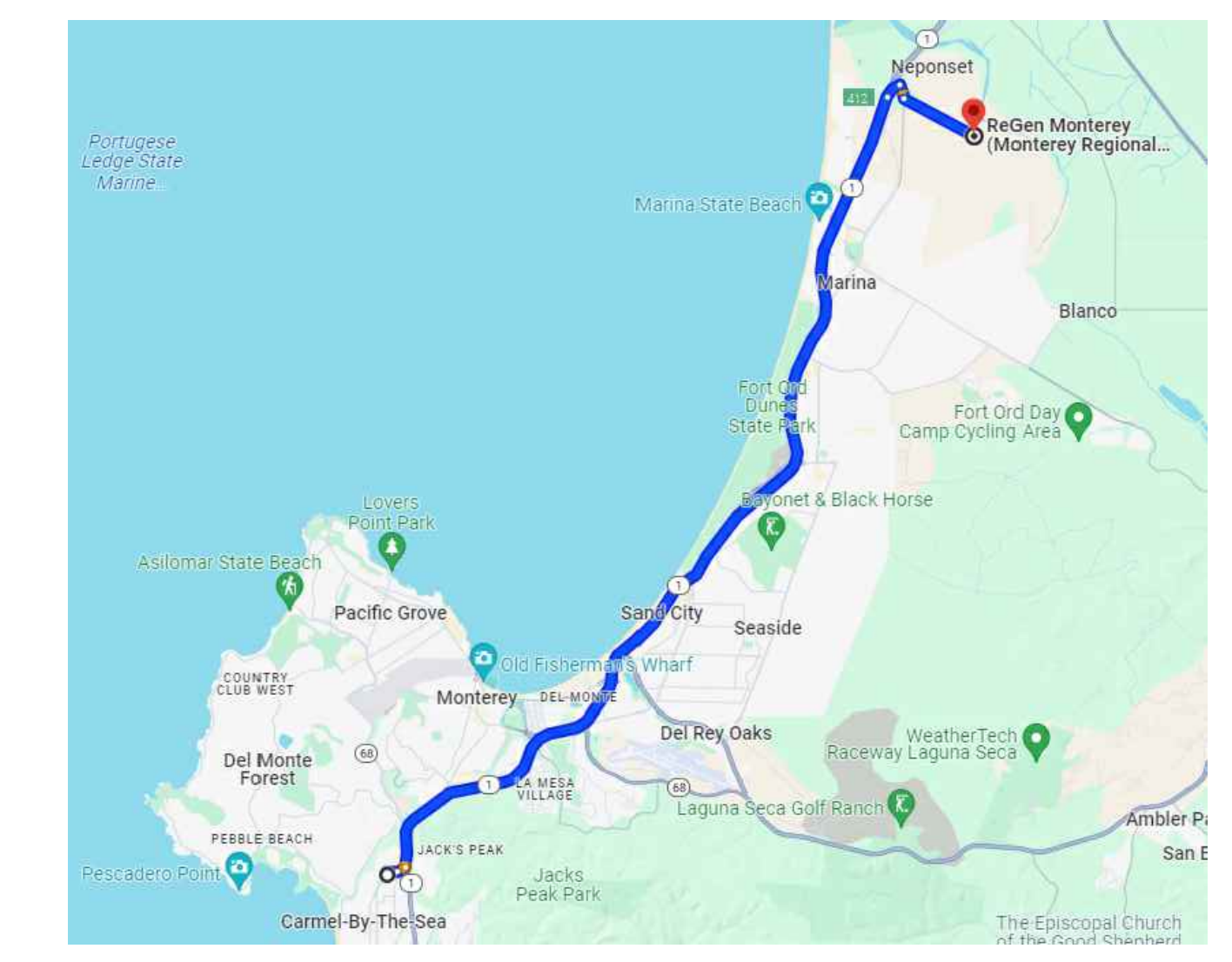
GENERAL NOTES

- 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".

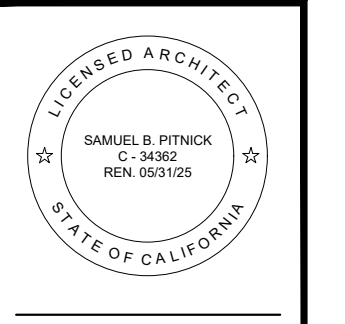
CONSTRUCTION MANAGEMENT LEGEND

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

TRUCK ROUTING FROM SITE TO DUMP



GUADALUPE RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



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

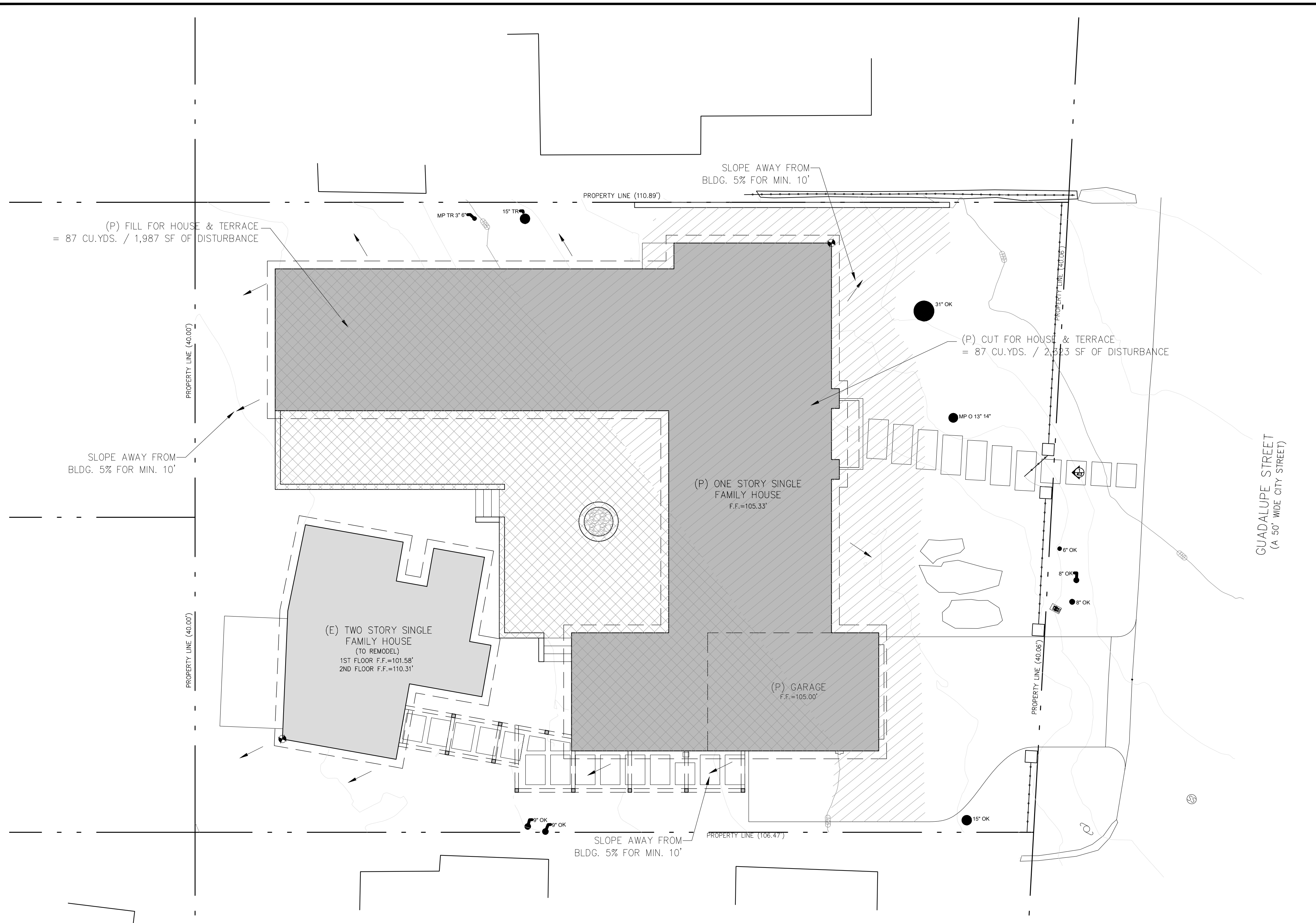
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ARCHITECTURAL
CONSTRUCTION MANAGEMENT PLAN

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

G1.1
04/02/2024

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

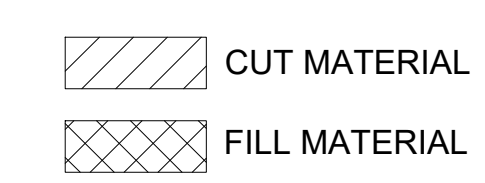
GENERAL NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES NOTES SHEET.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

GRADING NOTES

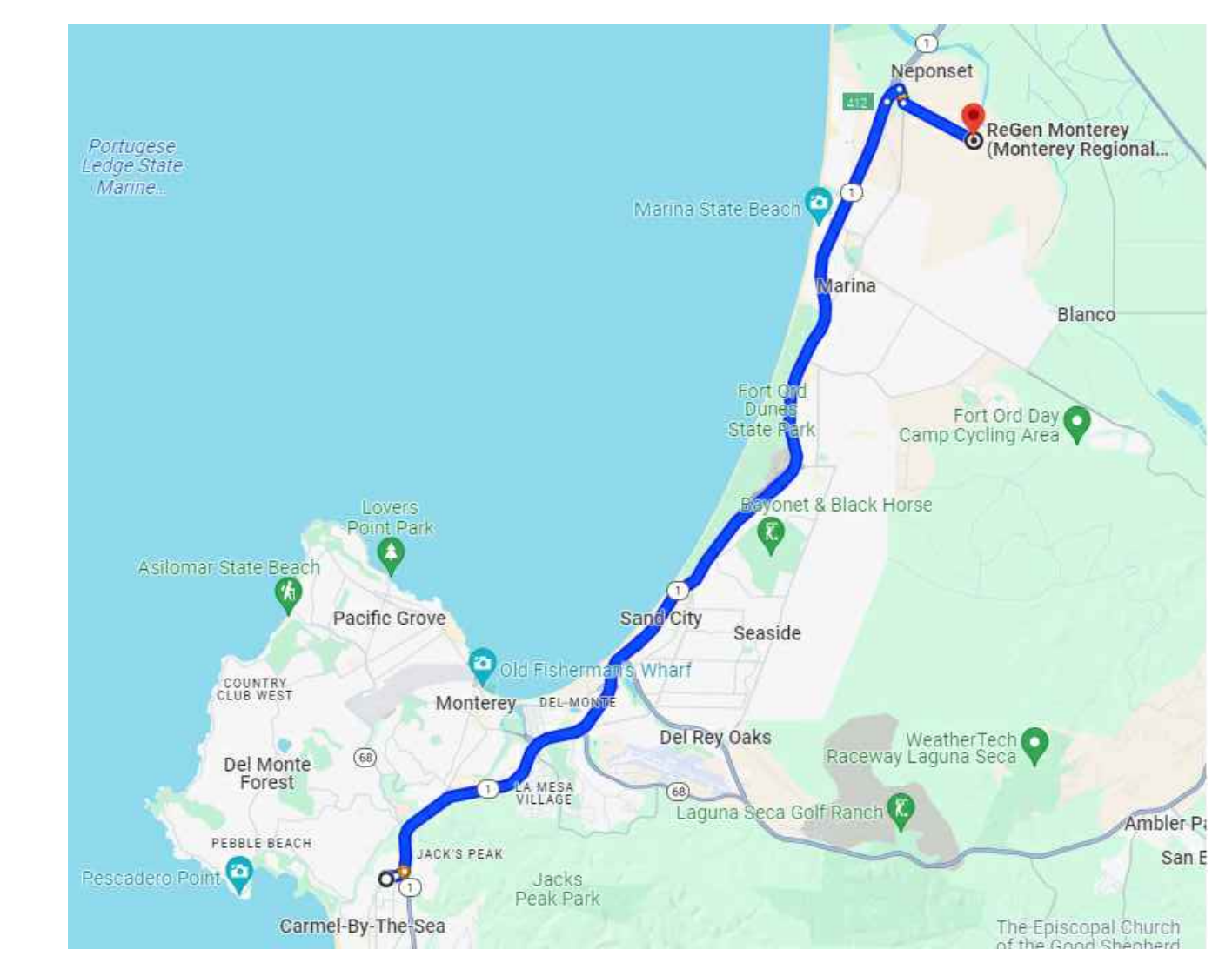
1. THE CONTRACTOR SHALL FOLLOW ALL GRADING & EROSION CONTROL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERING.
2. PRIOR TO FINAL INSPECTION THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM BUTANO GEOTECHNICAL ENGINEERING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN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

GRADING LEGEND



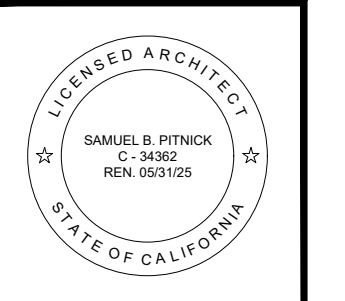
GRADING ESTIMATES:
(P) CUT = 87 CU.YDS.
(P) FILL = 87 CU.YDS.
(P) NET CUT/FILL = 0 CU.YDS.
AREA OF DISTURBANCE = 4,310 SF

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 | BUTANO ENGINEERING | | |
| Overexcavation | Prior to placement of structural fill | BUTANO ENGINEERING | | |
| Subexcavation, fill placement, and compaction | Throughout grading operations | BUTANO ENGINEERING | | |
| Foundation excavations | Prior to placement of formwork and reinforcing steel | BUTANO ENGINEERING | | |
| Surface and subsurface drainage improvements | Prior to trench backfill | BUTANO ENGINEERING | | |
| Utility trench compaction | During backfill operations | BUTANO ENGINEERING | | |

GUADALUPE RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA 93923



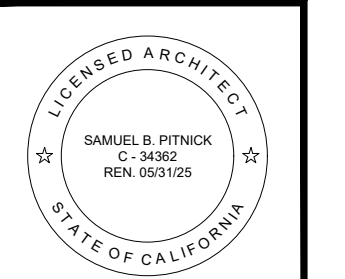
SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL
CONSTRUCTION MANAGEMENT PLAN

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

G1.2
04/02/2024



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



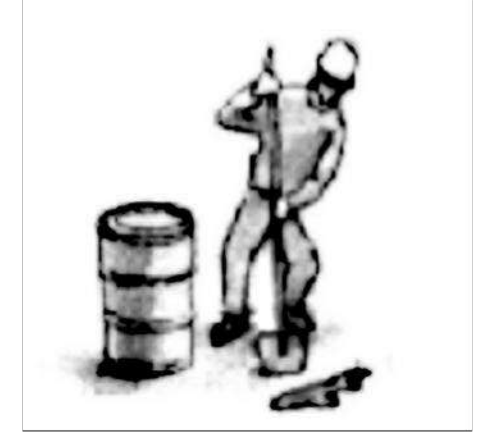
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



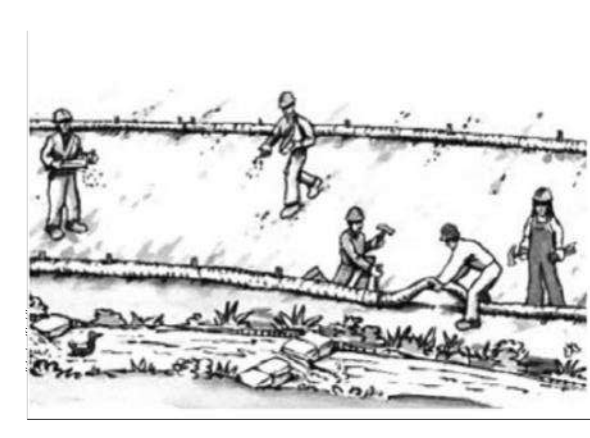
MATERIALS & WASTE MANAGEMENT

- 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.
- 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).



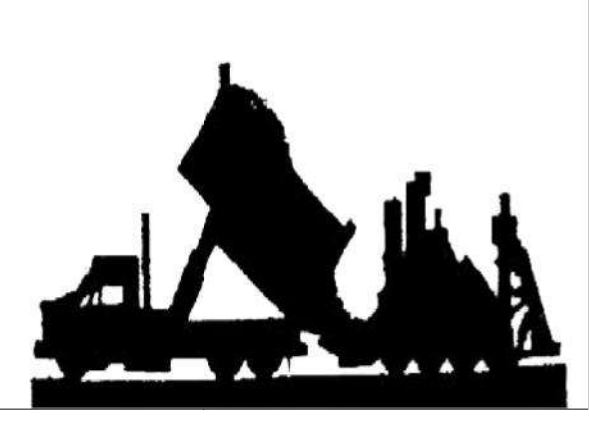
EQUIPMENT MANAGEMENT & SPILL CONTROL

- 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.



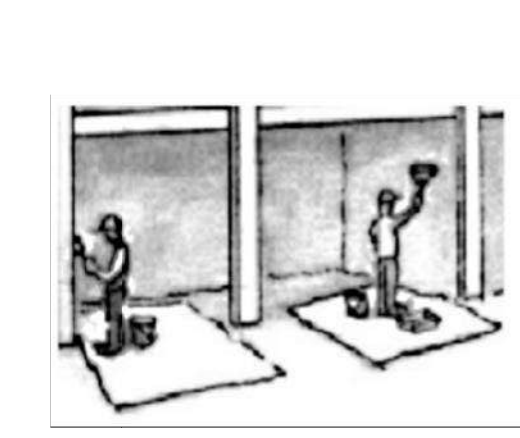
PAVING/ASPHALT WORK

- ❑ 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.



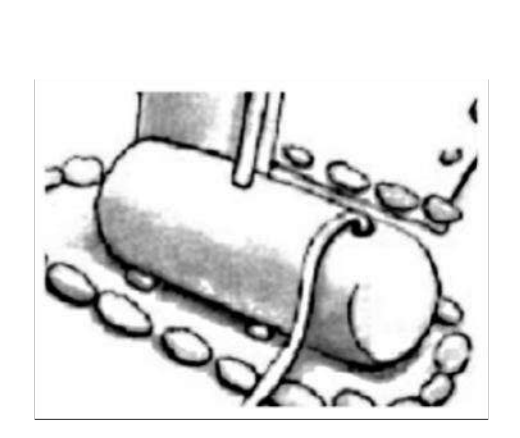
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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.



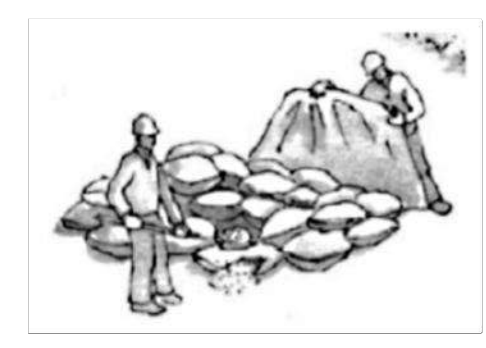
PAINTING & PAINT REMOVAL

- 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.



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.

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

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

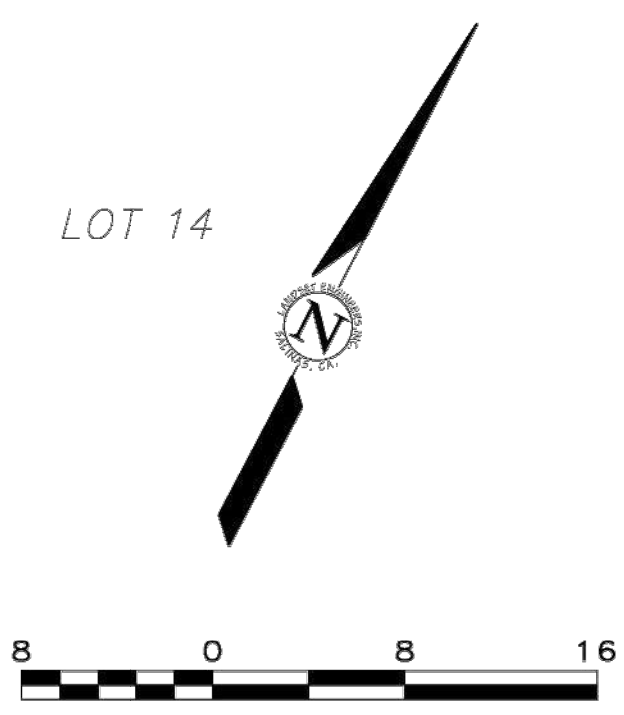
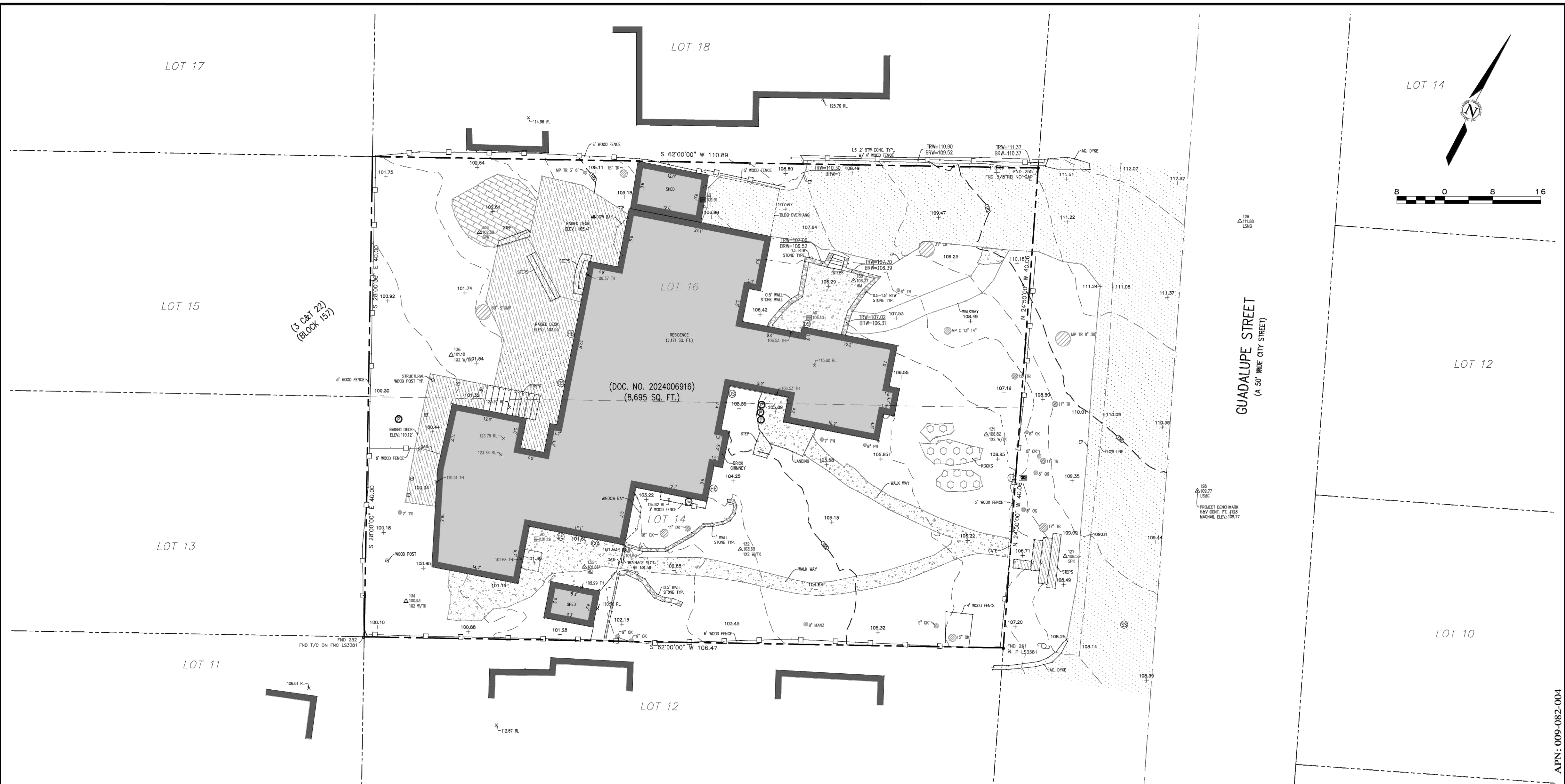
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ARCHITECTURAL

BEST MANAGEMENT PRACTICES

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

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LEGEND:

| | | | | | | | |
|--|--|--|--------------------------|--|-----------------------------|--|--|
| | PROPERTY BOUNDARY | | CONDUIT | | LANDSCAPE LIGHT | | SPOT ELEVATION |
| | ADJACENT PROPERTY BOUNDARY | | CLEANOUT | | STREETLIGHT | | 100.00 |
| | ORIGINAL PROPERTY BOUNDARY | | DOWNSPOUT | | PG&E BOX | | X100.00 RL |
| | EASEMENT (TYPE AS SHOWN) | | ELECTRICAL HUB | | PG&E GAS MANHOLE | | X100.00 FF |
| | ROADWAY CENTERLINE | | ELECTRIC METER | | PIPE | | X100.00 TH |
| | MAJOR CONTOUR LINE (5' INTERVAL) | | ELECTRICAL OUTLET | | STORM DRAIN MANHOLE | | THRESHOLD |
| | MINOR CONTOUR LINE (1" INTERVAL) | | FENCE | | SANITARY SEWER CLEANOUT | | TREE (TYPE/SIZE AS MARKED) |
| | BUILDING | | ELECTRICAL PANEL | | SANITARY SEWER MANHOLE | | SYMBL. CENTER IS APPROX. CENTER OF TREE. |
| | ASPHALT CONCRETE | | FUSEBOX | | TELEPHONE BOX | | |
| | BRICK | | GAS LINE | | UNKNOWN UTILITY | | |
| | PORTLAND CEMENT CONCRETE | | GAS METER | | UTILITY HUB | | |
| | ROCKS | | GAS VALVE | | UTILITY POLE | | |
| | STONE | | GUY WIRE | | WATER METER | | |
| | WOOD | | HOSE BIB | | WATER SERVICE | | |
| | NATURAL GROUND SURFACE/ LANDSCAPED AREA | | FIRE HYDRANT | | WATER VALVE | | |
| | | | IRRIGATION CONTROL VALVE | | FOUND MONUMENT (TYPE NOTED) | | |
| | | | IRRIGATION BOX | | SURVEY H&V CONTROL POINT | | |

ABBREVIATIONS:

| | |
|--------------------------------|-----------------------------|
| AC = ASPHALT CONCRETE | FL = FLOWLINE |
| AD = AREA DRAIN | FND = FOUND |
| BLDG = BUILDING | GR = GRATE |
| BRK = BRICK | MON = MONUMENT |
| BRKR = BREAKER | MTL = METAL |
| BRW = BOTTOM OF RETAINING WALL | OK = OAK |
| BSW = BACK OF SIDEWALK | PN = PINE |
| CB = CATCH BASIN | RL = RIDGE LINE |
| CL = CENTERLINE | RW = RETAINING WALL |
| CMU = CONCRETE MASONRY UNIT | RWD = REDWOOD |
| CONC = CONCRETE | STN = STONE |
| CTL = CONTROL | TH = THRESHOLD |
| CYP = CYPRESS | TRW = TOP OF RETAINING WALL |
| DG = DECOMPOSED GRANITE | TR = TREE |
| ELEC = ELECTRIC | TYP = TYPICAL |
| EP = EDGE OF PAVEMENT | UTIL = UTILITY |
| ESMT = EASEMENT | WD = WOOD |
| FF = FINISHED FLOOR | |

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #128. A MAGNETIC NAIL LOCATED 38' NORTHERLY AND 15' EASTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 109.77' AS SHOWN.
 - 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.
 - 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.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (3/13/24) 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.
 - BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
 - 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.
 - STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:
 CLIENT:
 GOLDEN GATE ASSETS LIMITED PARTNERSHIP
 24656 GUADALUPE STREET
 CARMEL, CA 93923
 SITE LOCATION:
 24656 GUADALUPE STREET
 CARMEL, CA 93923

TOPOGRAPHIC MAP
 OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024006916
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL, CALIFORNIA
 FOR
 GOLDEN GATE ASSETS LIMITED PARTNERSHIP

APN: 009-082-004

SCALE: 1" = 8'
 DATE: MAR 2024
 JOB NO. 2766-01

SHEET **1**
 OF 1 SHEETS

APPROVED BY: GUY R. GIRARDO
 P.L.S. No. 8703

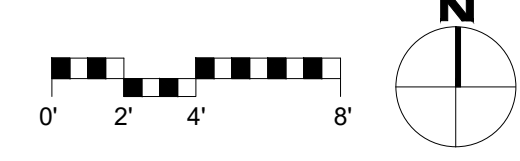
LANDSET ENGINEERS, INC.
 15300 Colton Avenue, Suite 100
 San Jose, California 95131
 Office: (408) 443-6970 Fax: (408) 443-3801
 www.landseteng.com

PROFESSIONAL LAND SURVEYOR * VERMONT CA
 GUY R. GIRARDO
 EXP. 12-31-25

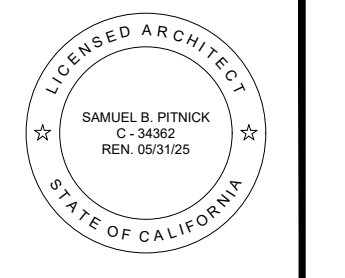
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1 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



GUADALUPE RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



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

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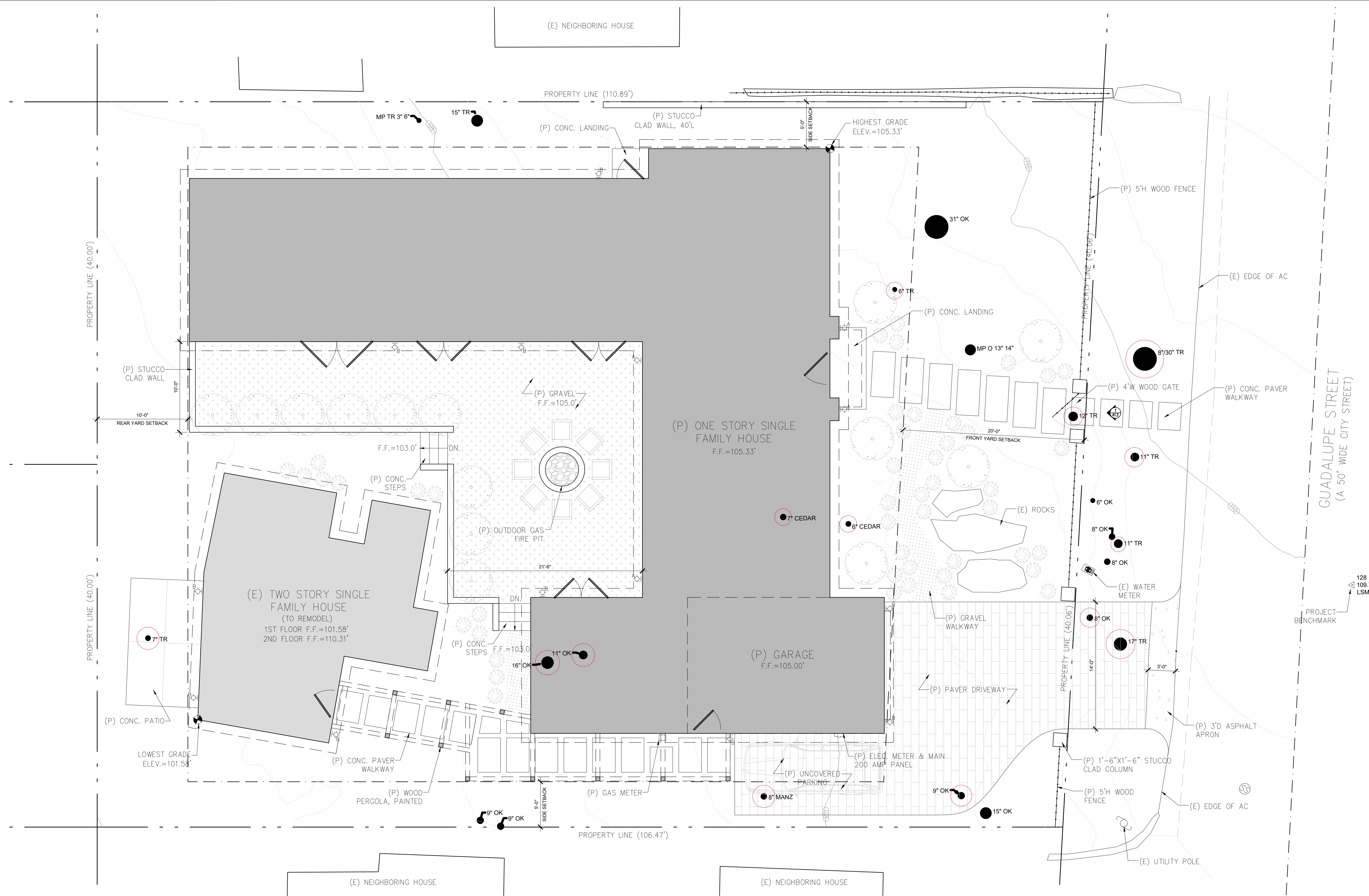
EXISTING SITE PLAN

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

A1.0

06/12/2024

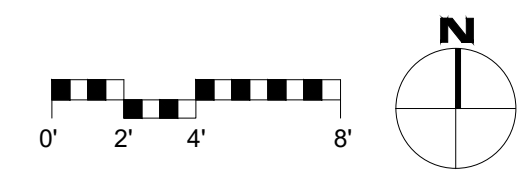
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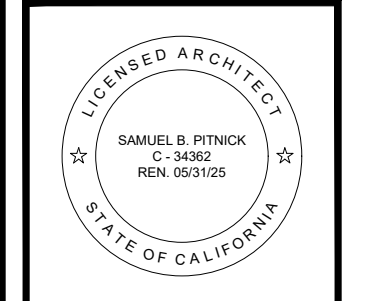
- SITE LIGHTING LEGEND**
- EXTERIOR LED DOWNLIGHT - BY 'ALUMILUX LINE - 51 IN.' IN BLACK
 - EXTERIOR LED DOWNLIGHT - BY 'ALUMILUX LINE - 24 IN.' IN BLACK
- *SEE SHEET A1.2 FOR LIGHT FIXTURE CUT SHEETS

- SITE PLAN LEGEND**
- TREE TO BE REMOVED, SEE ARBORIST REPORT FOR MORE INFORMATION.
 - (1) 6" TREE
 - (2) 11" TREE
 - (1) 12" TREE
 - (1) 17" TREE
 - (1) 8"/30" TREE
 - (1) 6" CEDAR
 - (1) 7" CEDAR
 - (1) 8" MANZANITA
 - (1) 8" OAK
 - (1) 9" OAK
 - (1) 11" OAK
 - (1) 16" OAK
 - (13) TREES TOTAL

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



GUADALUPE RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



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

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ARCHITECTURAL

PROPOSED SITE PLAN

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

A1.1

06/12/2024

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Alumilux Line LED Outdoor Wall Sconce
By ET2 Lighting



Alumilux Line LED Outdoor Wall Sconce
By ET2 Lighting

Product Options

Finish: Black,
Size: 24 Inch

Details

Dimmable with an ELY dimmer (not included)
Multi-directional mounting

Dimensions

24 Inch Option Backplate: Width 4.5", Height 4.5"
24 Inch Option Fixture: Width 4.5", Height 51", Depth 2.25", Weight 4.18Lbs

Lighting

24 Inch

| Lamp Type | LED Built-in |
|---|-------------------|
| Total Lumens | 2100 |
| Total Watts | 15.00 |
| Volts | 120 |
| Color Temp | 3000 (Soft White) |
| Average Lifespan (Hours) | 40,000 |
| CRI | 90 |
| Equivalent Halogen, CFL or LED Bulb Can Be Used | No |

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:
<https://www.lumens.com/alumilux-line-led-outdoor-wall-sconce-by-et2-lighting-ET22176418.html>
Rating: ETL Listed Wet

ITEM#: ET22176418



Created March 1st, 2024

3 PROPOSED EXTERIOR WALL SCONCE - TYPE B
SCALE: N.T.S.

Alumilux Line LED Outdoor Wall Sconce
By ET2 Lighting



Alumilux Line LED Outdoor Wall Sconce
By ET2 Lighting

Product Options

Finish: Black,
Size: 51 Inch

Details

Dimmable with an ELY dimmer (not included)
Multi-directional mounting

Dimensions

51 Inch Option Backplate: Width 4.5", Height 4.5"
51 Inch Option Fixture: Width 4.5", Height 24", Depth 2.25", Weight 2.42Lbs

Lighting

51 Inch

| Lamp Type | LED Built-in |
|---|-------------------|
| Total Lumens | 1040 |
| Total Watts | 13.00 |
| Volts | 120 |
| Color Temp | 3000 (Soft White) |
| Average Lifespan (Hours) | 40,000 |
| CRI | 90 |
| Equivalent Halogen, CFL or LED Bulb Can Be Used | No |

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

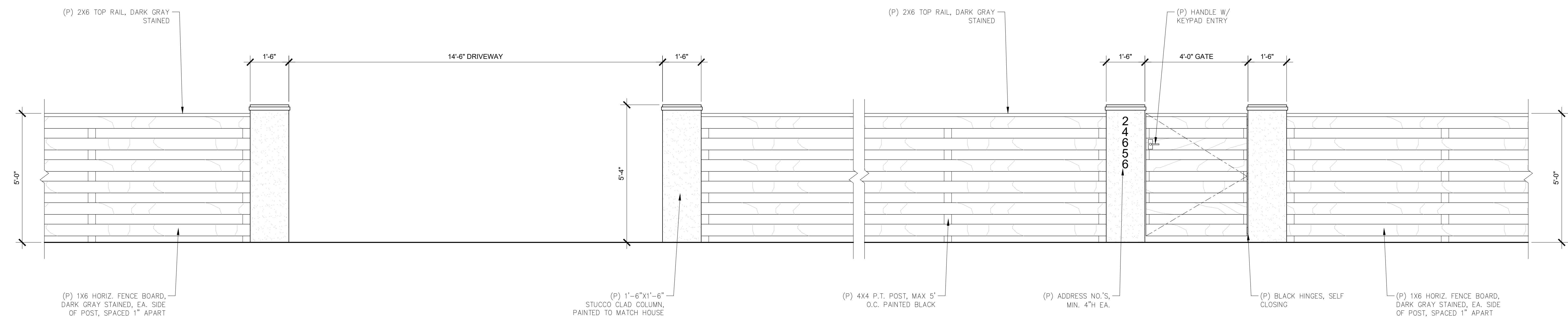
Product URL:
<https://www.lumens.com/alumilux-line-led-outdoor-wall-sconce-by-et2-lighting-ET22176417.html>
Rating: ETL Listed Wet

ITEM#: ET22176417

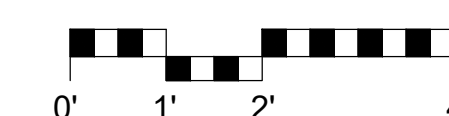


Created March 1st, 2024

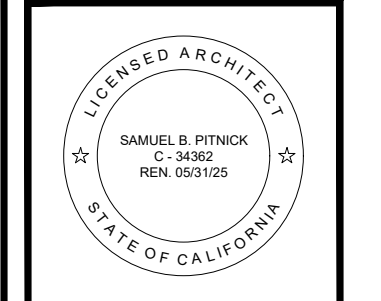
2 PROPOSED EXTERIOR WALL SCONCE - TYPE A
SCALE: N.T.S.



1 PROPOSED FRONT FENCE & GATE ELEVATION
SCALE: 1/2"=1'-0"



GUADALUPE RESIDENCE
2466 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



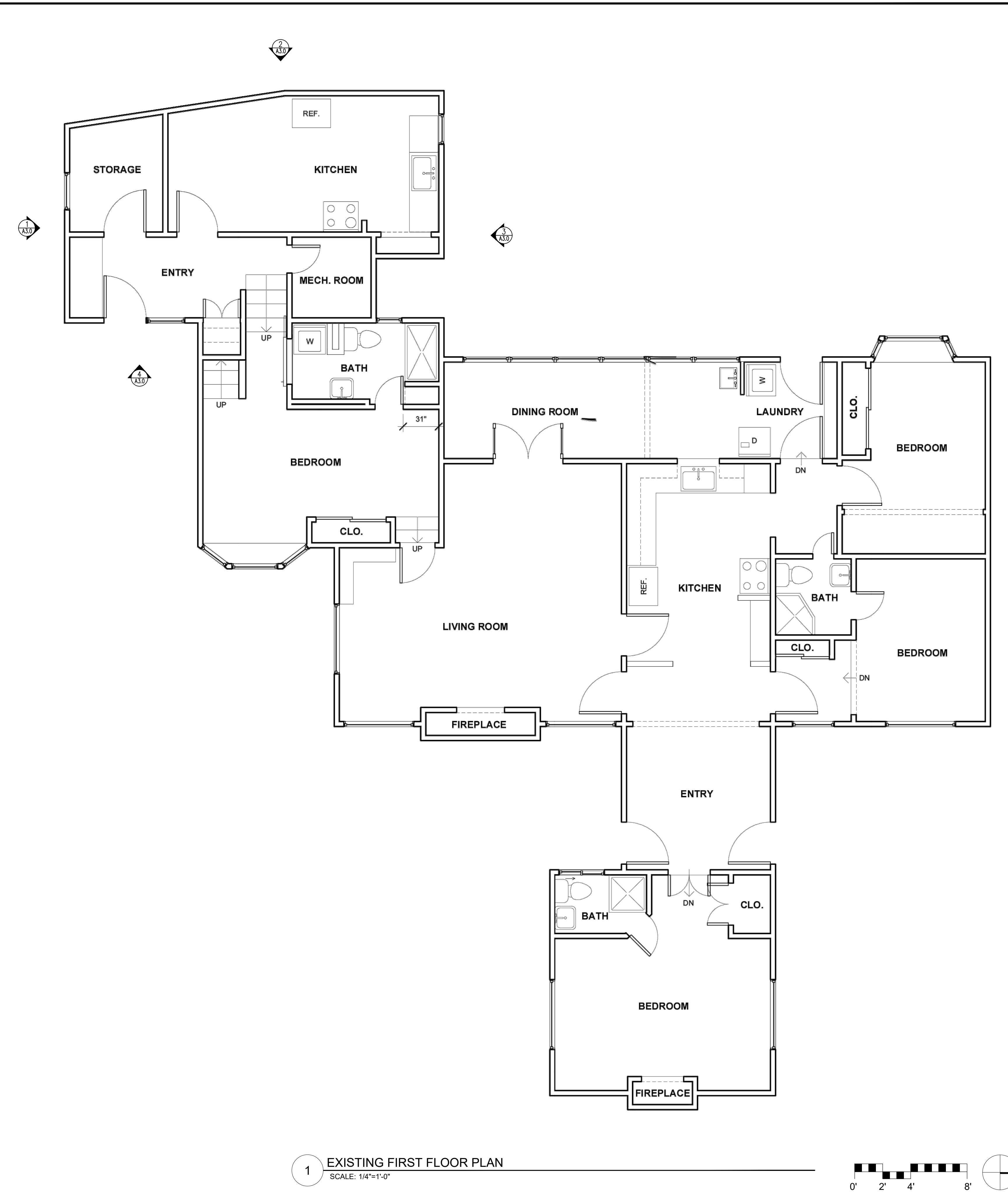
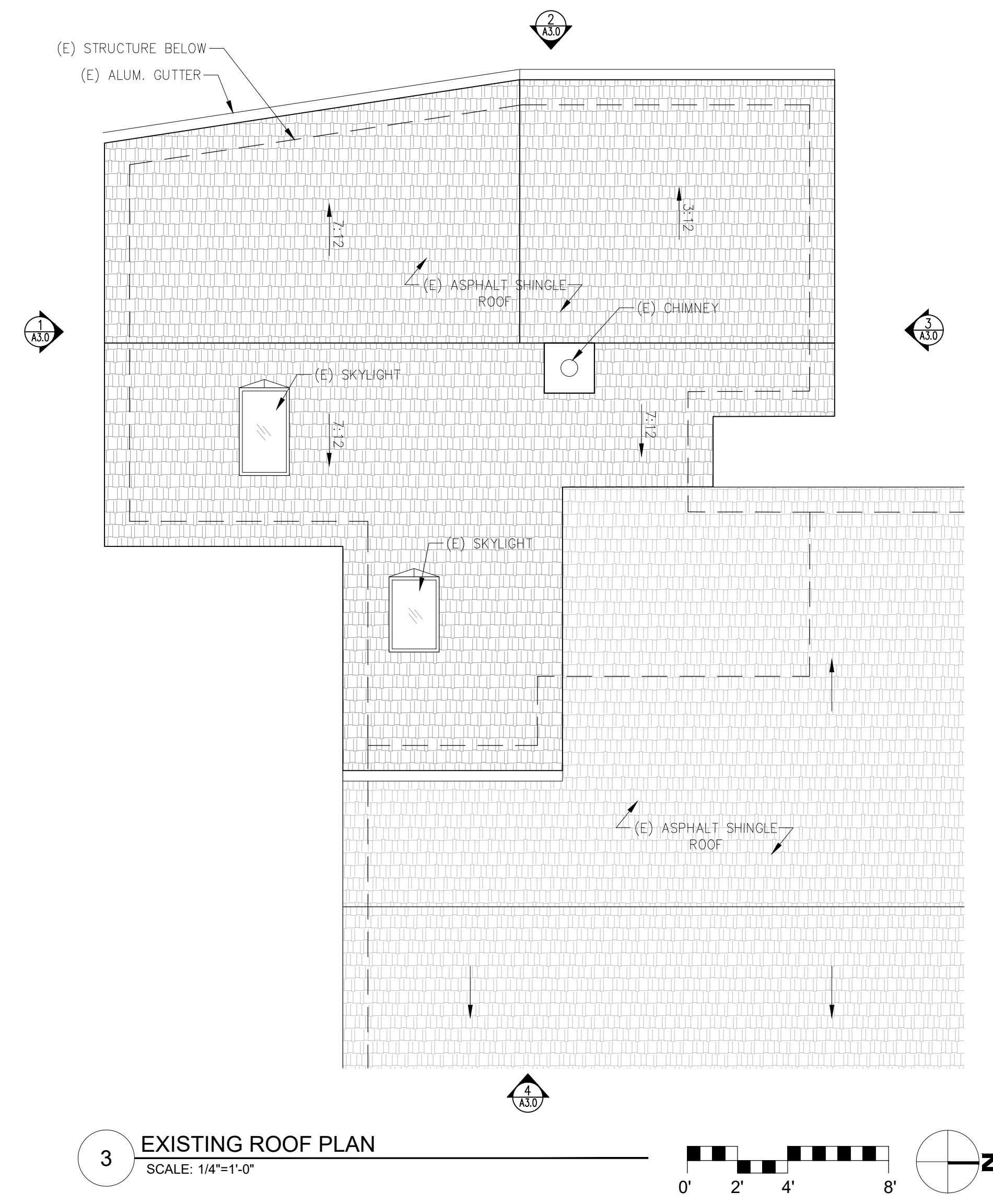
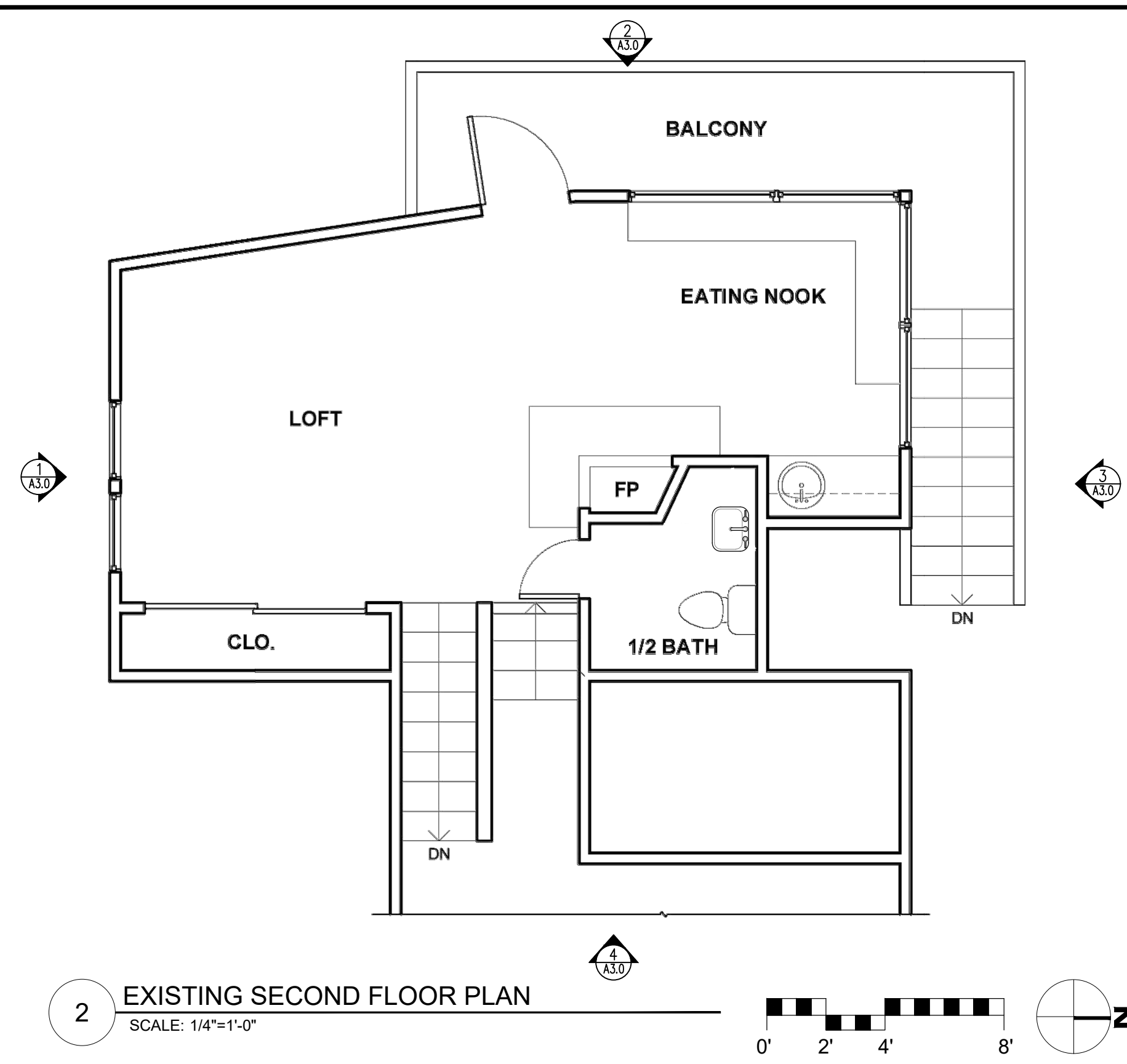
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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

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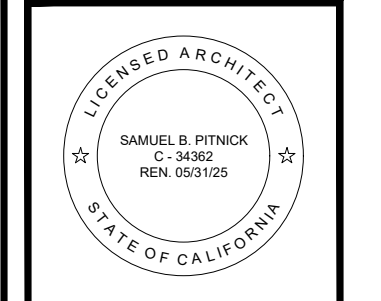
ARCHITECTURAL
PROPOSED SITE LIGHTING
Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.2
04/02/2024

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CARMEL, CALIFORNIA
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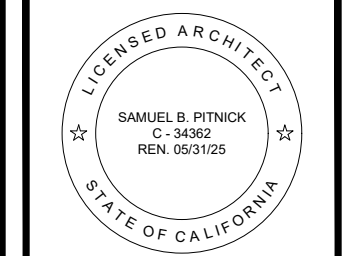
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ARCHITECTURAL
EXISTING FLOOR PLANS
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0
04/02/2024

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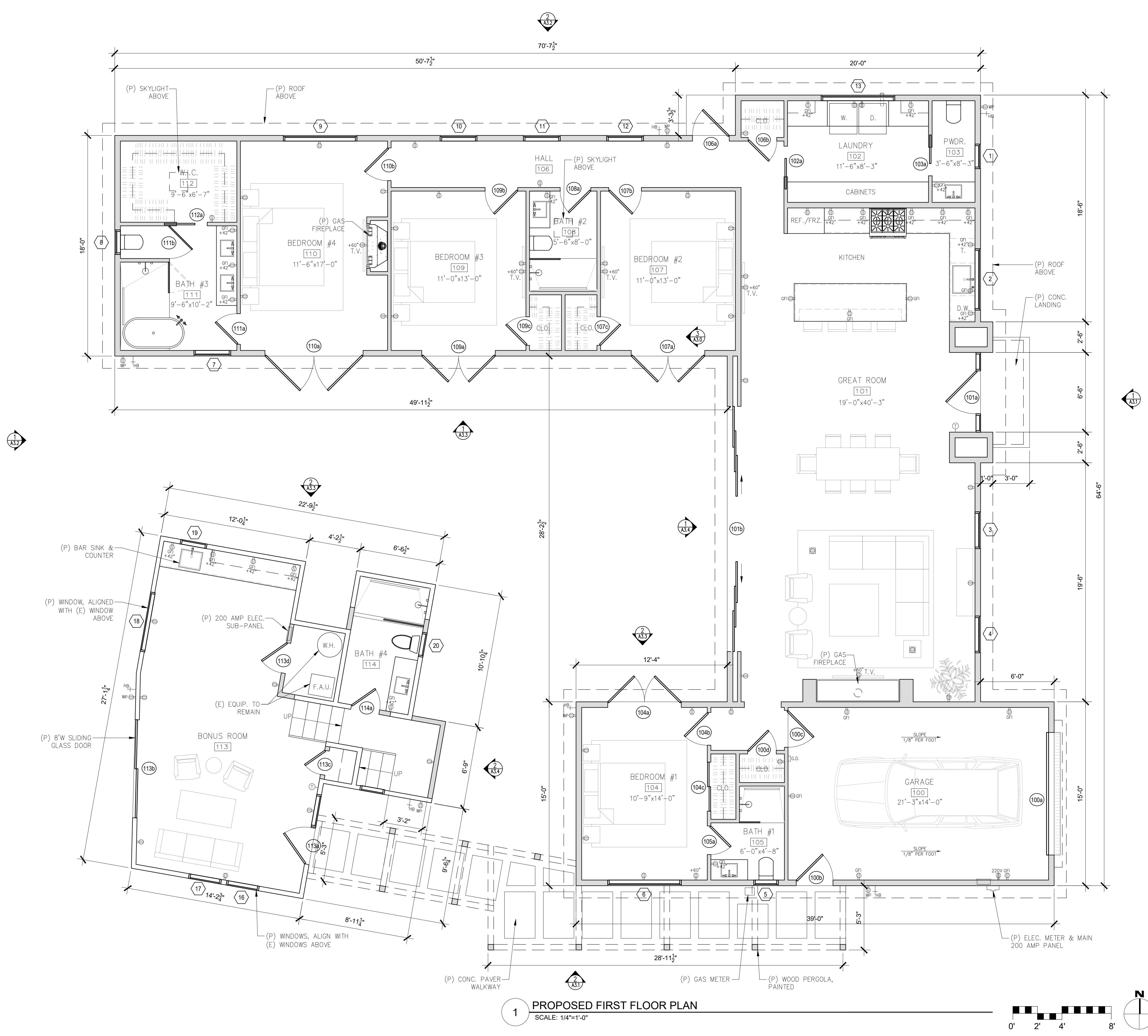
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ARCHITECTURAL

PROPOSED FIRST FLOOR PLAN

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

A2.1

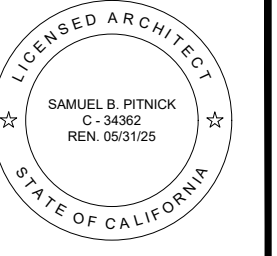


1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

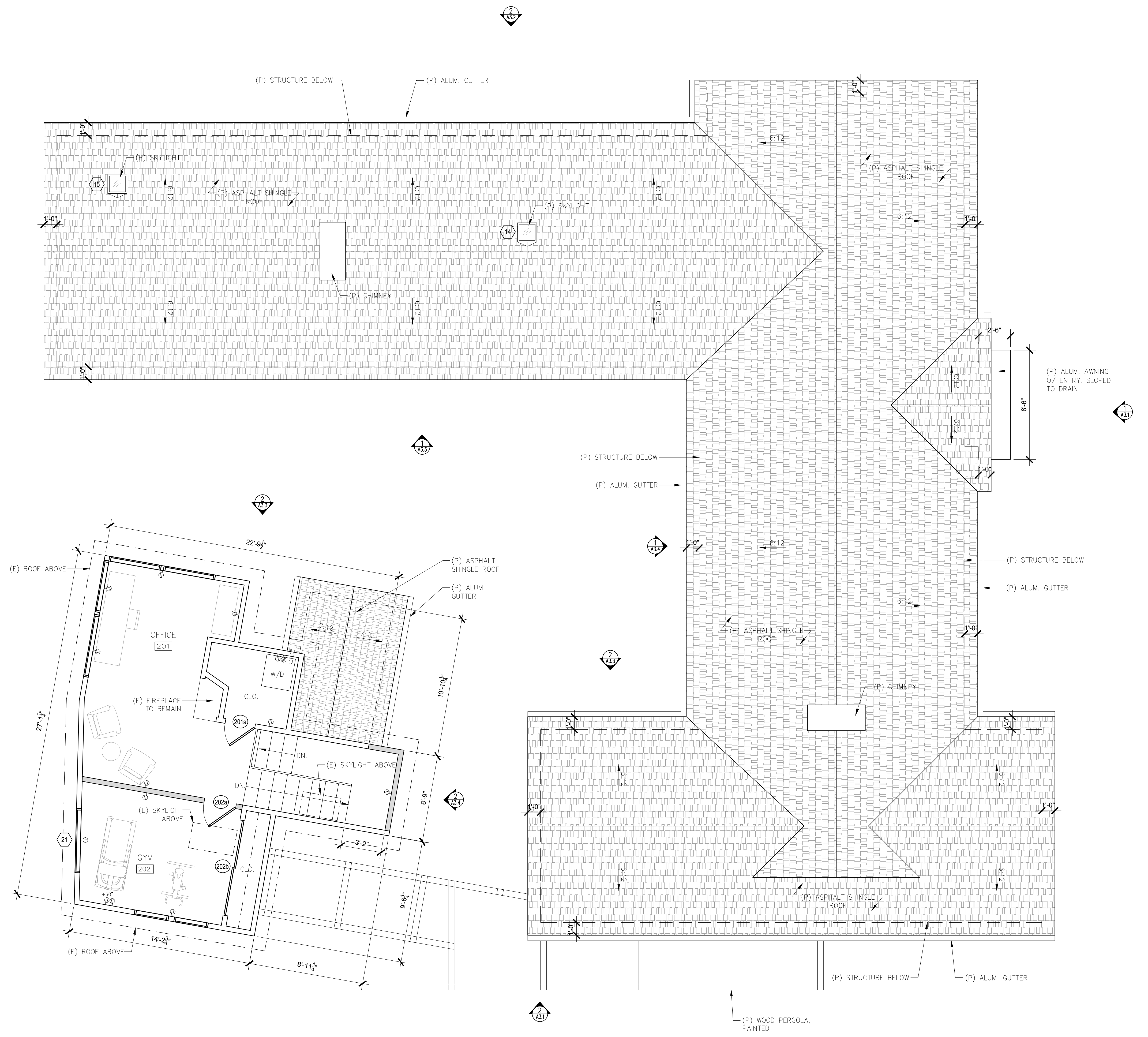
FLOOR PLAN SYMBOLS LEGEND

- 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

- WALL TYPE LEGEND:**
- (E) WALL TO REMAIN
 - (E) WALL TO REMOVE
 - (P) WALL



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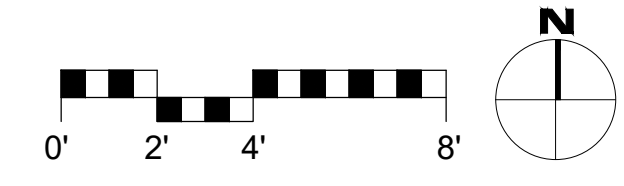
FLOOR PLAN SYMBOLS LEGEND

| | |
|--|--|
| | 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 |

WALL TYPE LEGEND:

| | |
|--|--------------------|
| | (E) WALL TO REMAIN |
| | (E) WALL TO REMOVE |
| | (P) WALL |

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



REVISIONS DATE

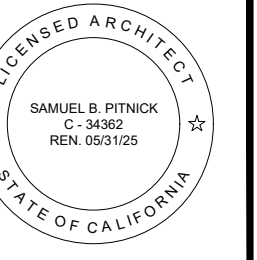
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ARCHITECTURAL
 PROPOSED SECOND FLOOR PLAN

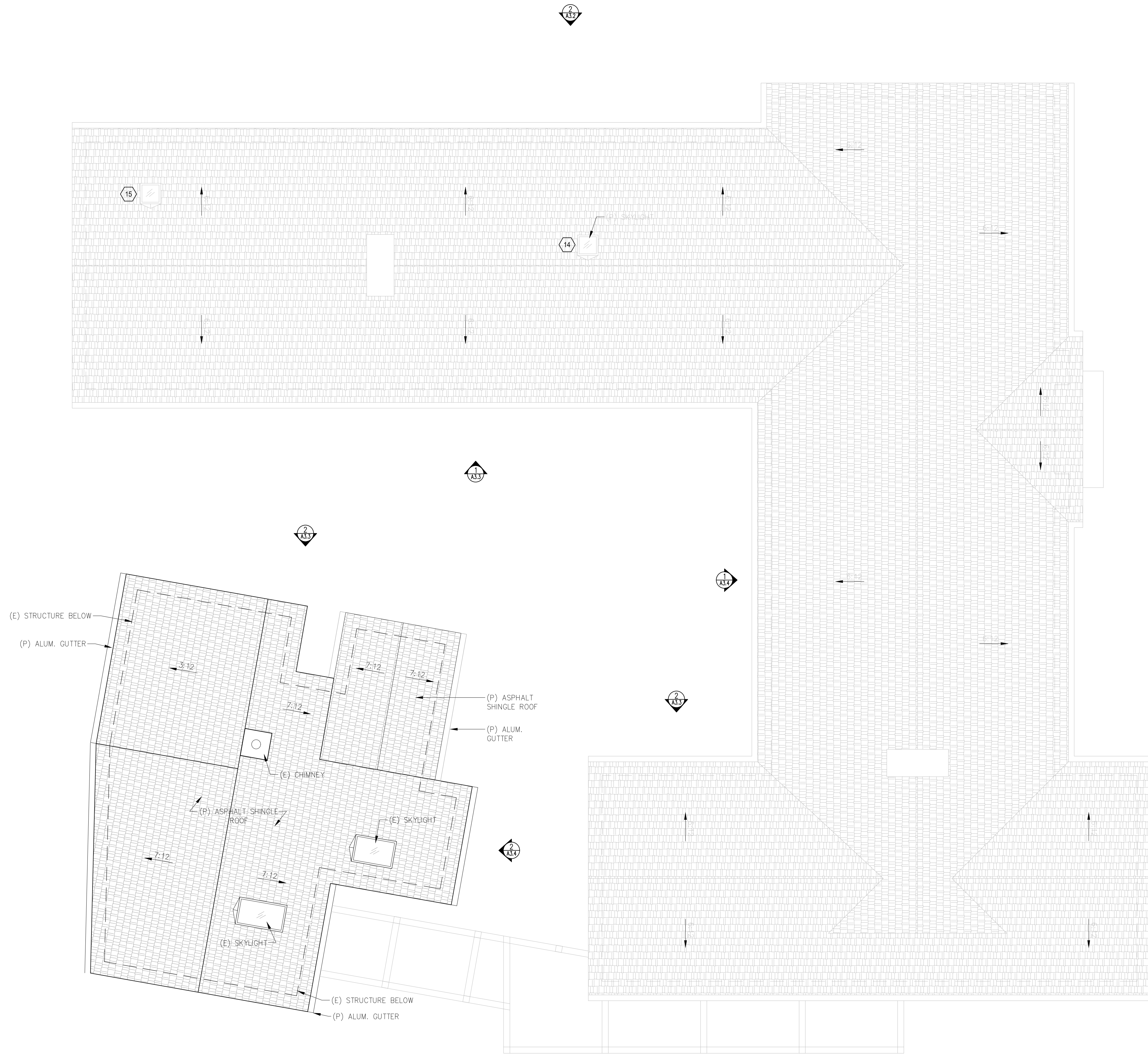
Scale: SEE DWG.
 Drawn By: SBP
 Job: -

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GUADALUPE
RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



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



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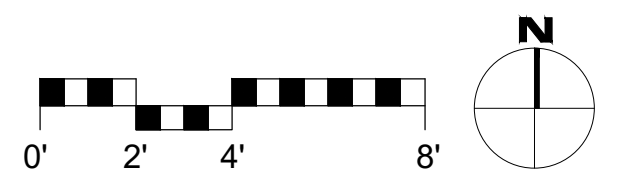
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ARCHITECTURAL

PROPOSED
ROOF
PLAN

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

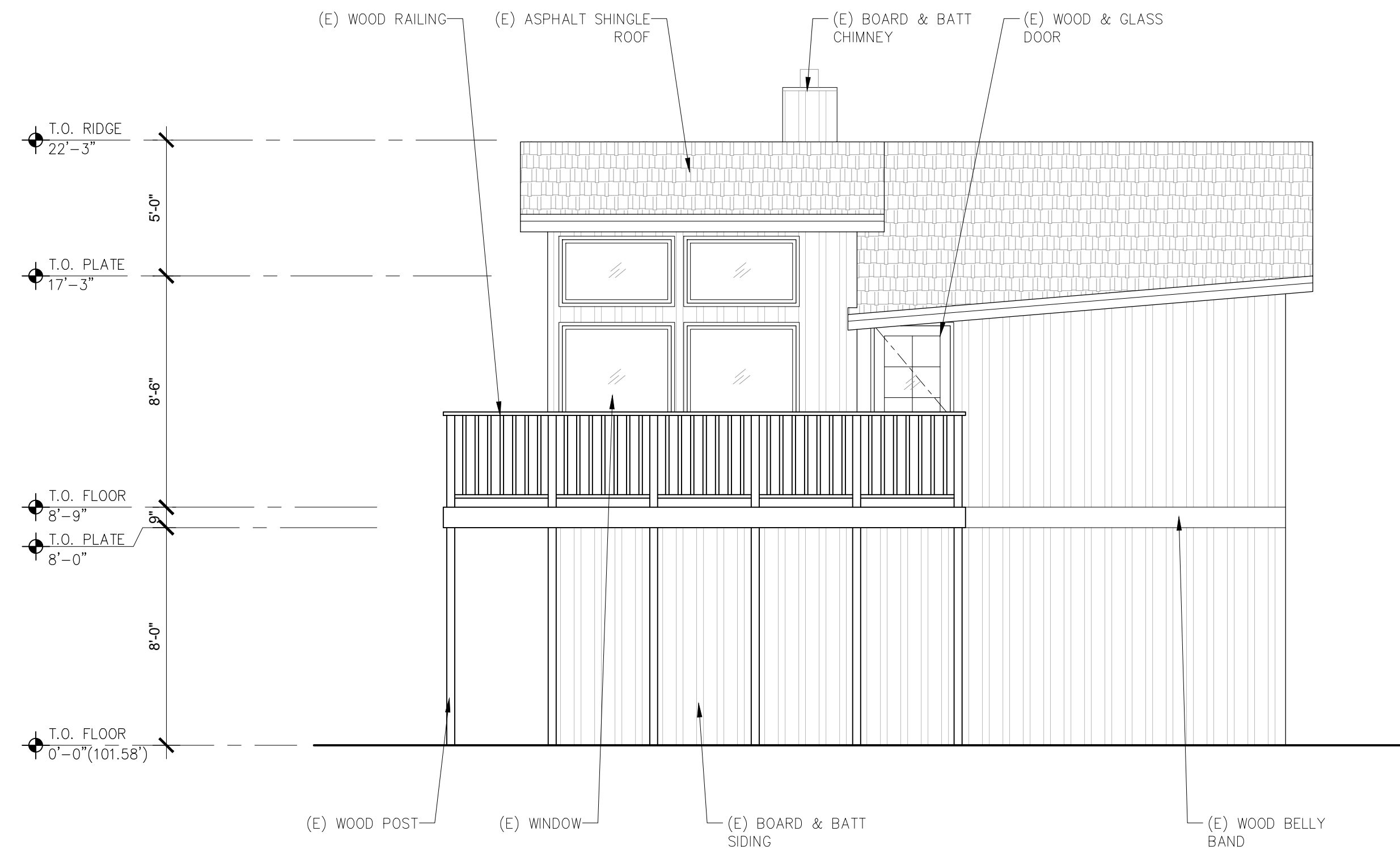
1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



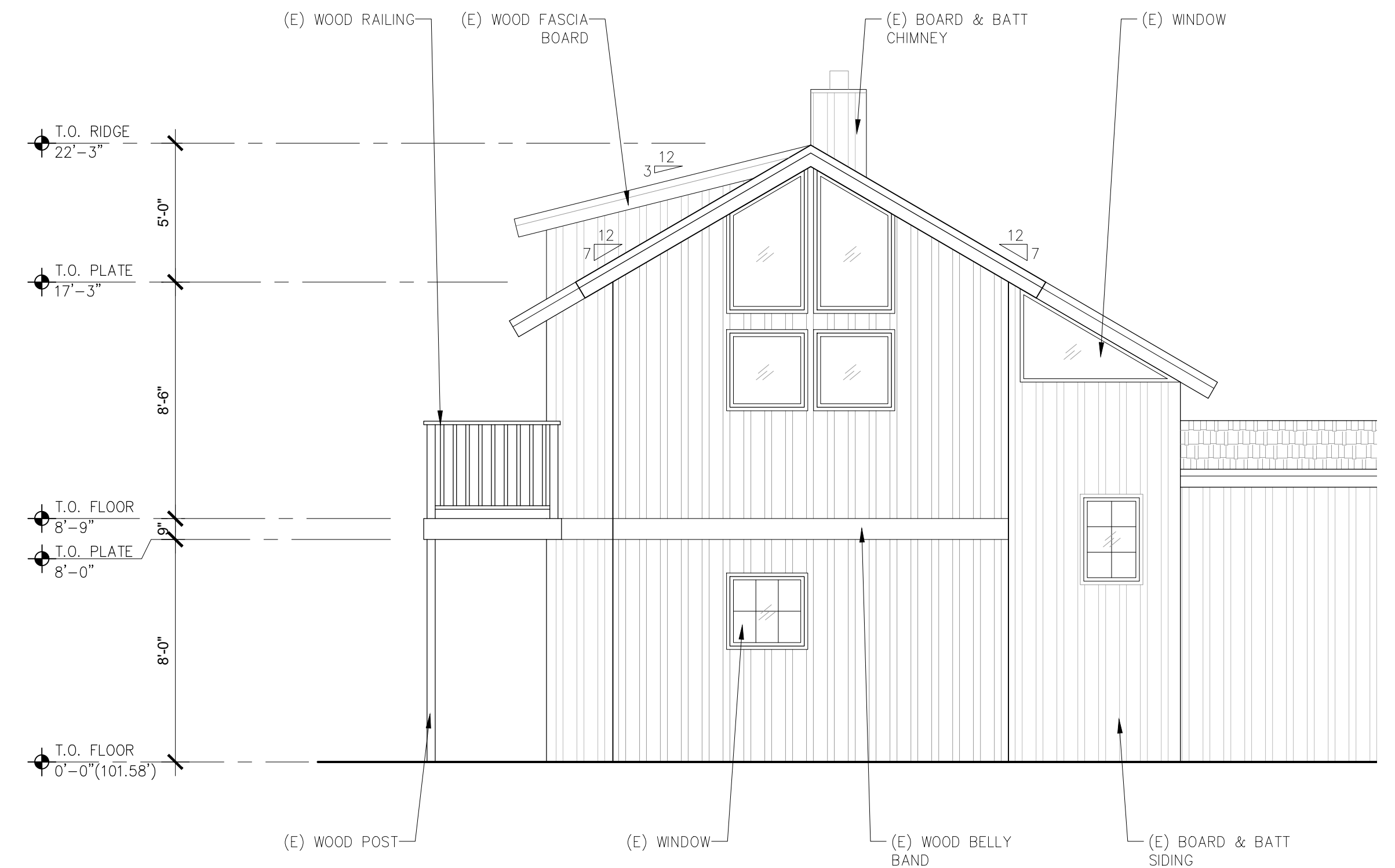
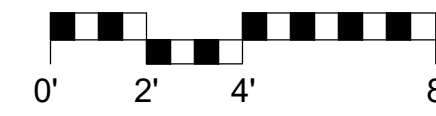
A2.3

04/02/2024

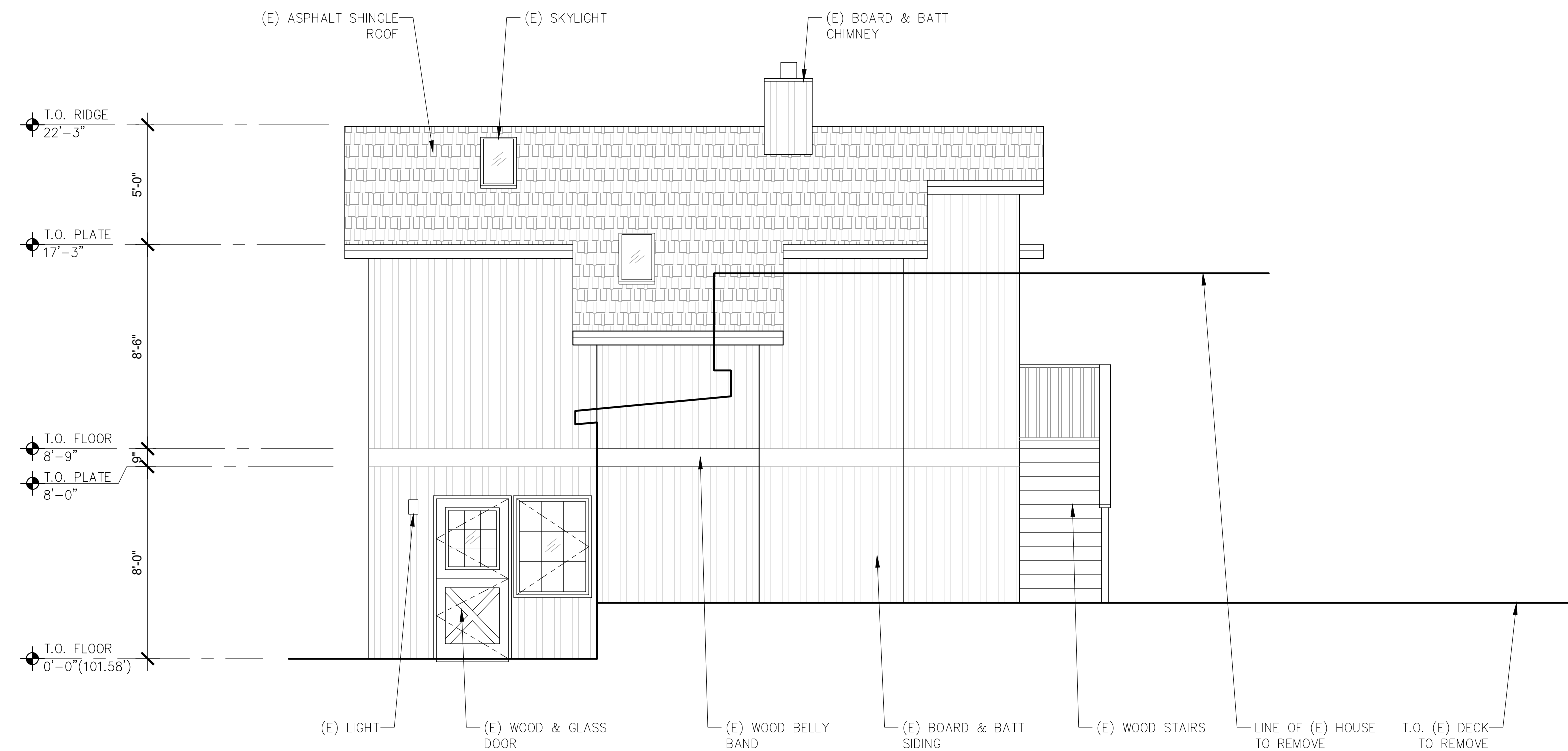
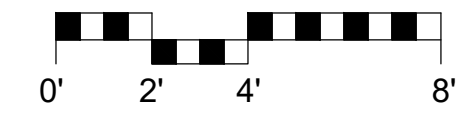
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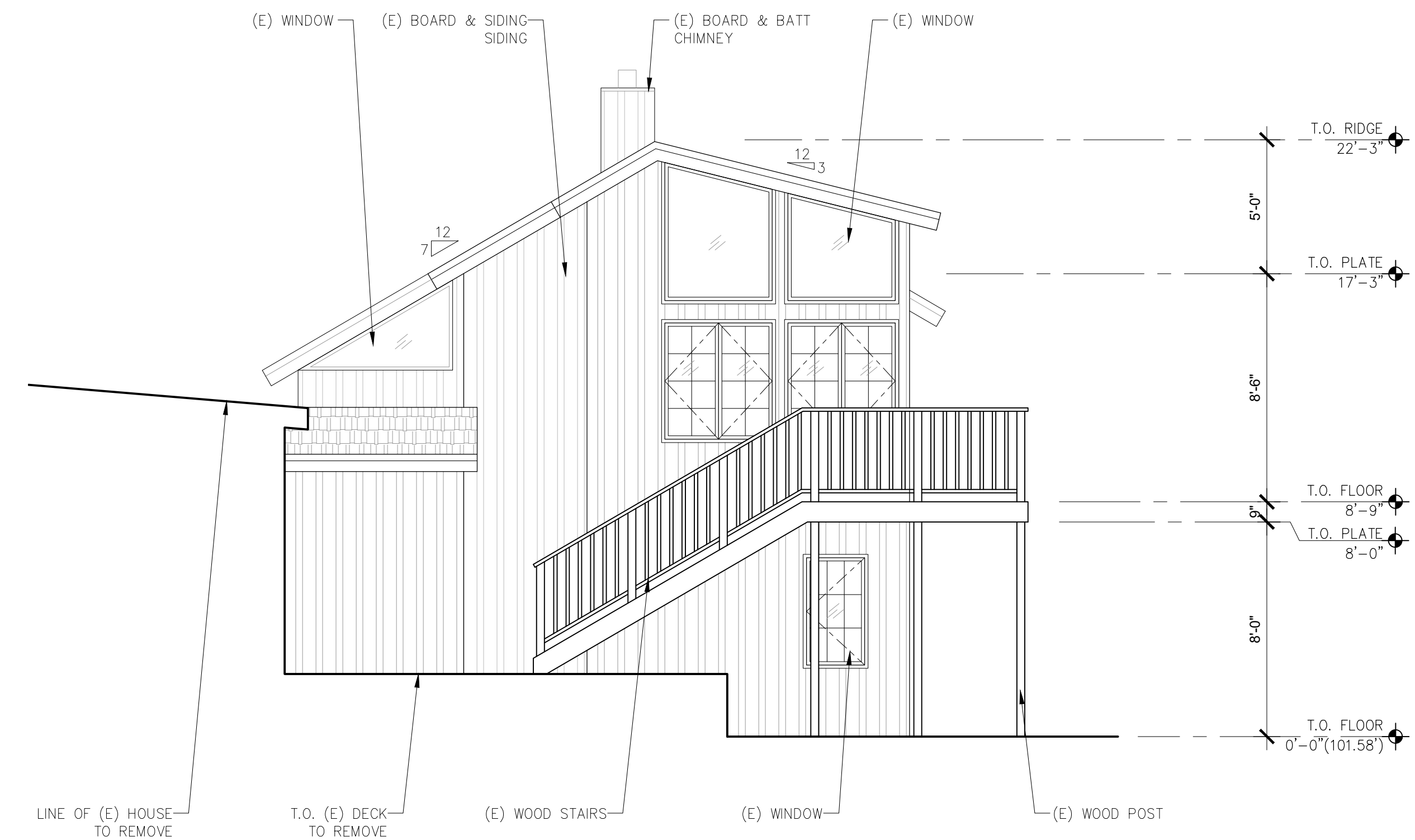
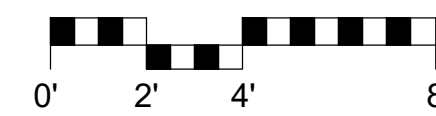
2 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



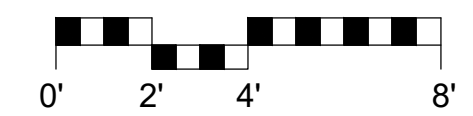
1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



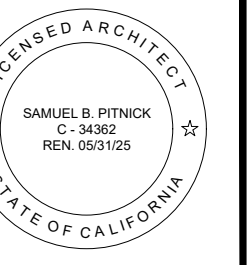
4 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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



GUADALUPE RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



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

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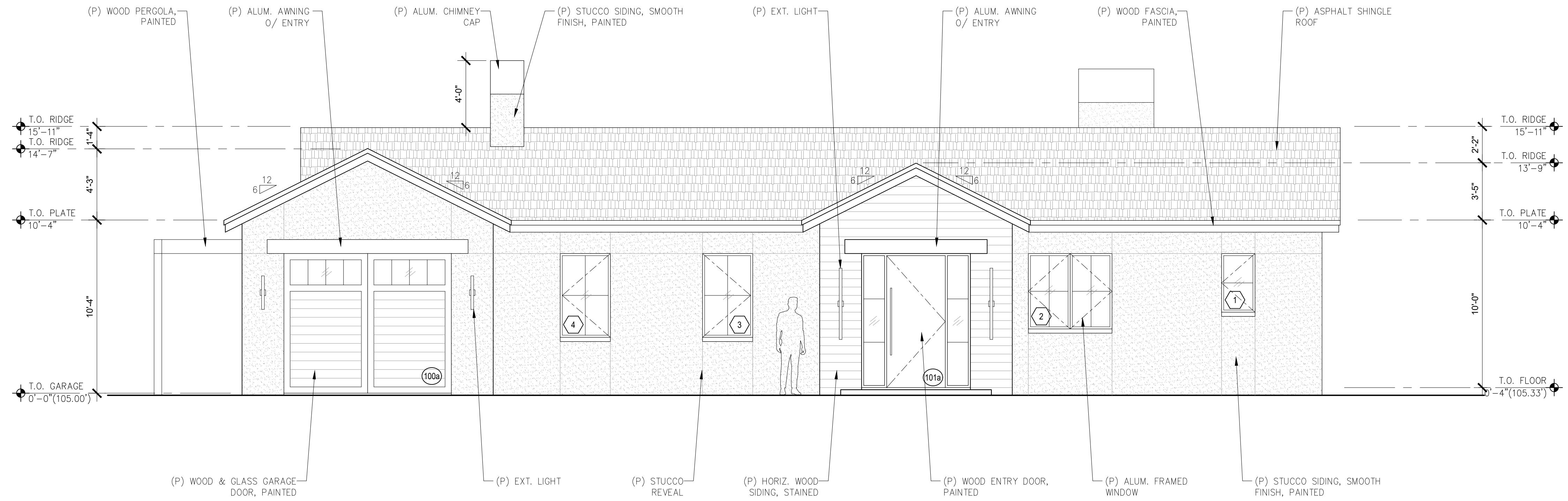
ARCHITECTURAL
BUILDING ELEVATIONS

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

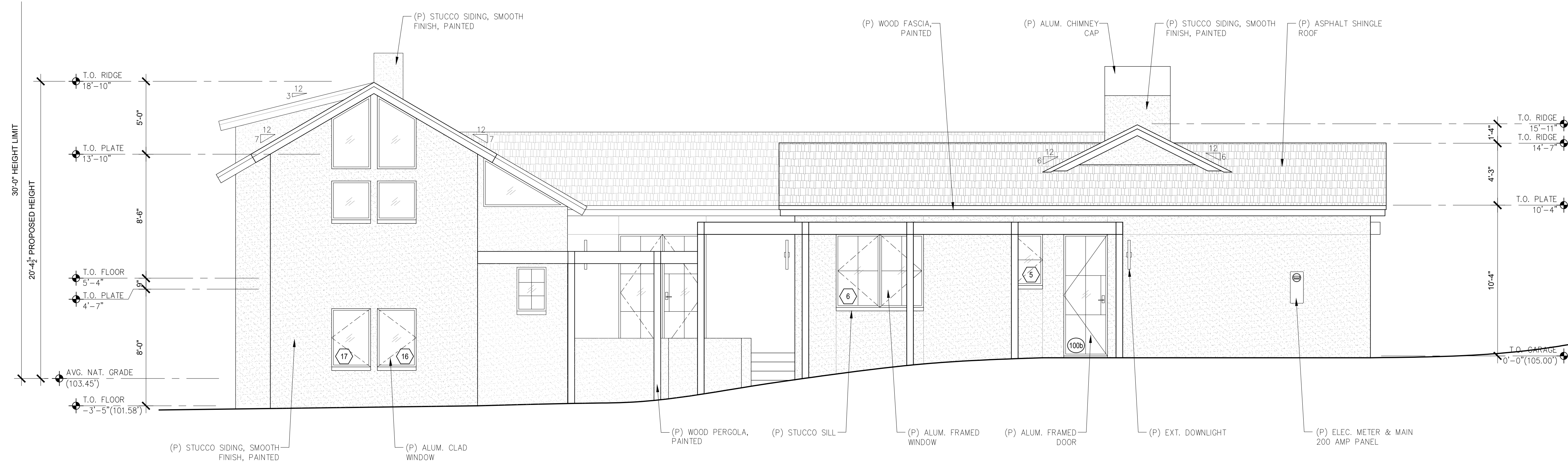
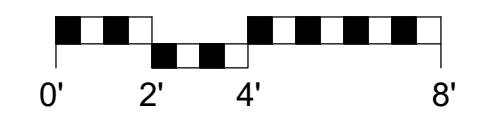
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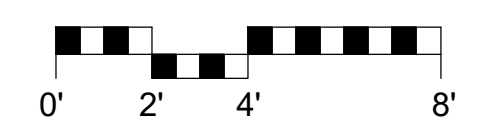
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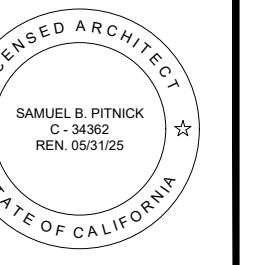
1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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CARMEL, CALIFORNIA
93923



SAMUEL PITNICK ARCHITECTS
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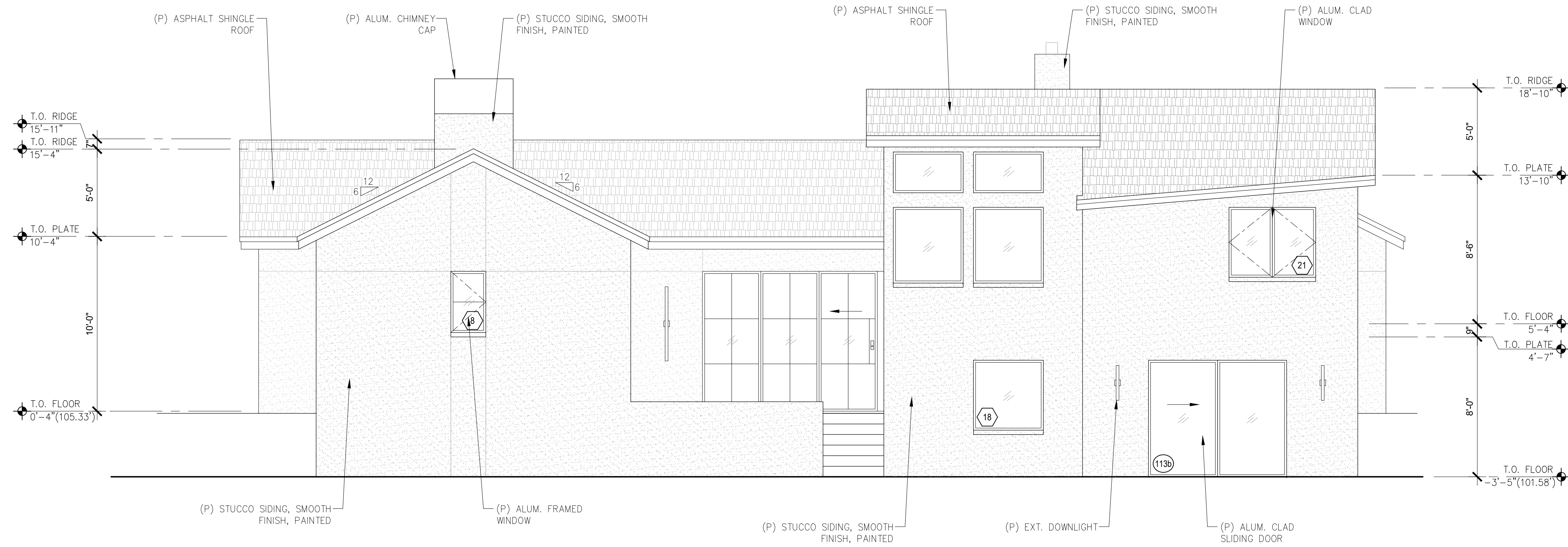
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BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
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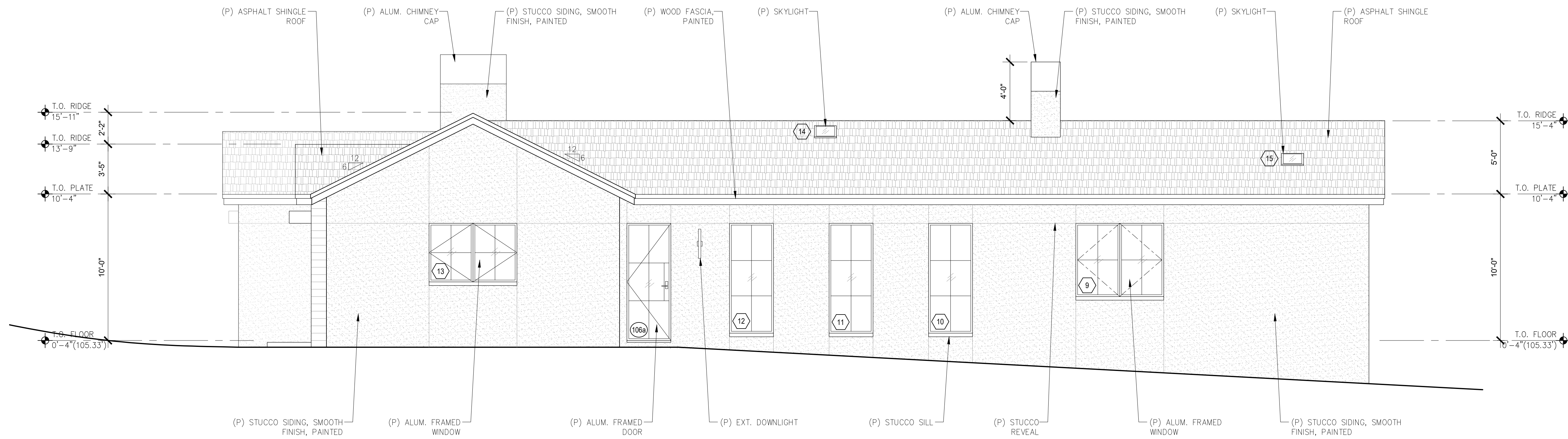
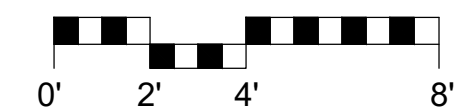
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04/02/2024

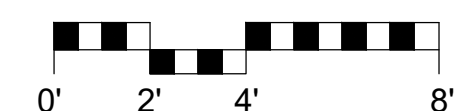
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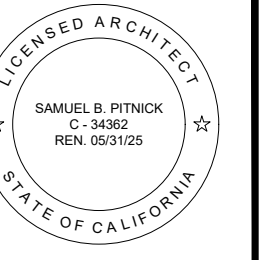
1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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



GUADALUPE RESIDENCE
24656 GUADALUPE ST.
CARMEL, CALIFORNIA
93923



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

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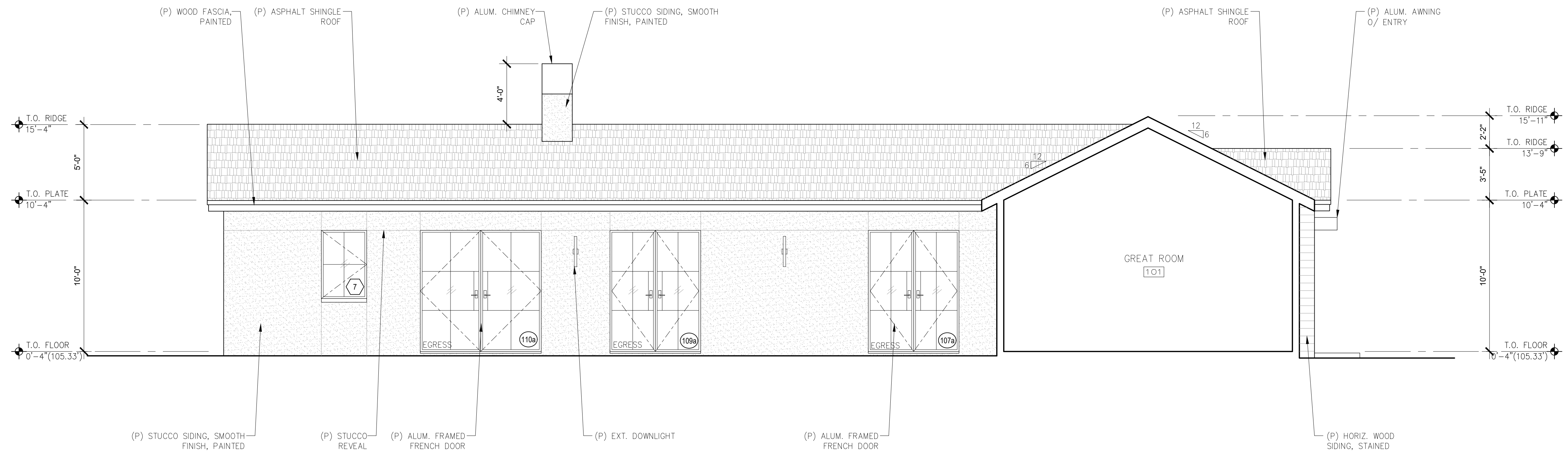
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BUILDING ELEVATIONS

Scale: SEE DWG.
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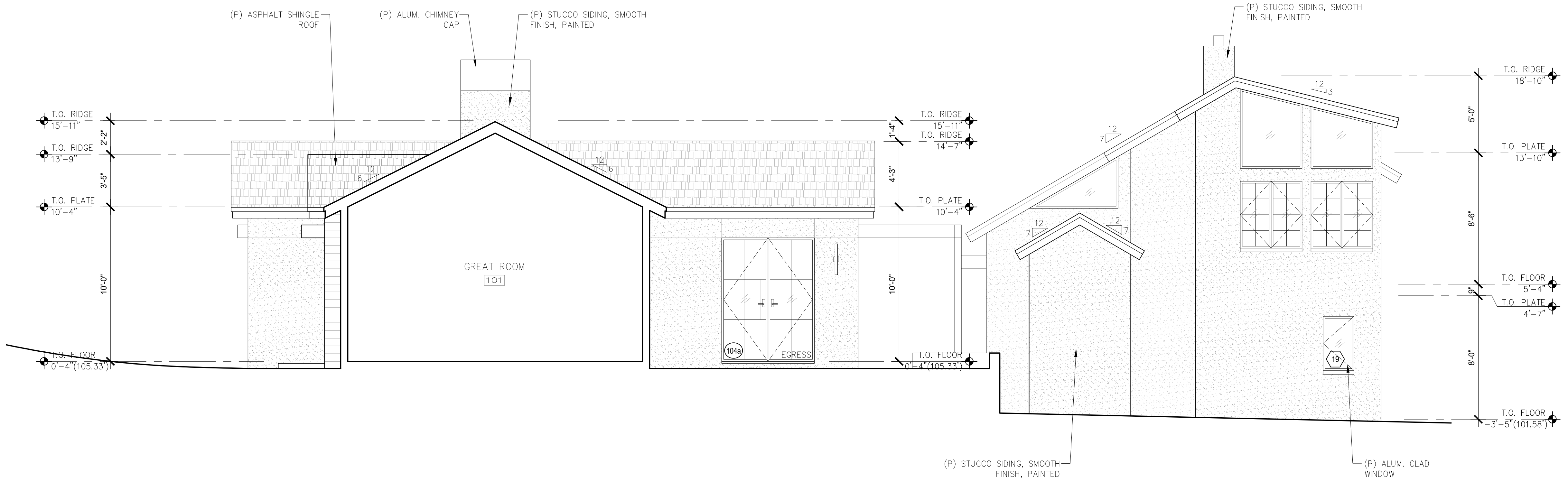
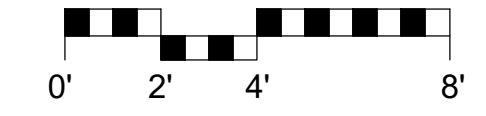
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06/12/2024

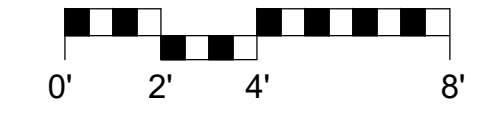
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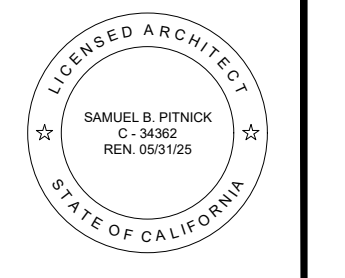
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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93923



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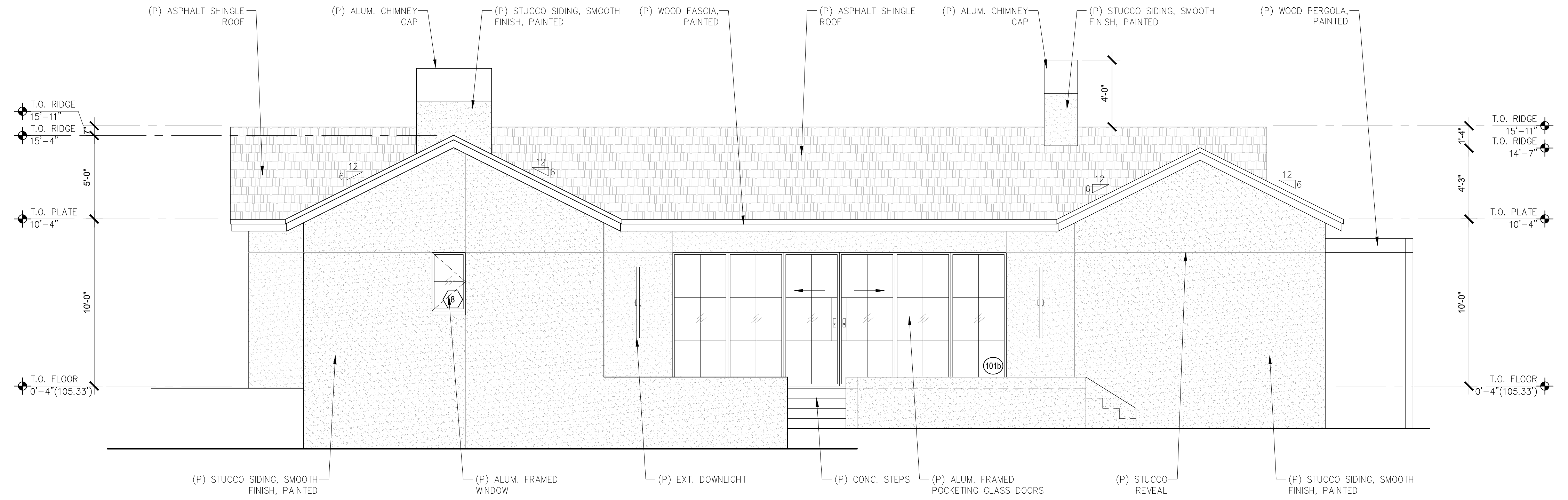
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ARCHITECTURAL
BUILDING ELEVATIONS

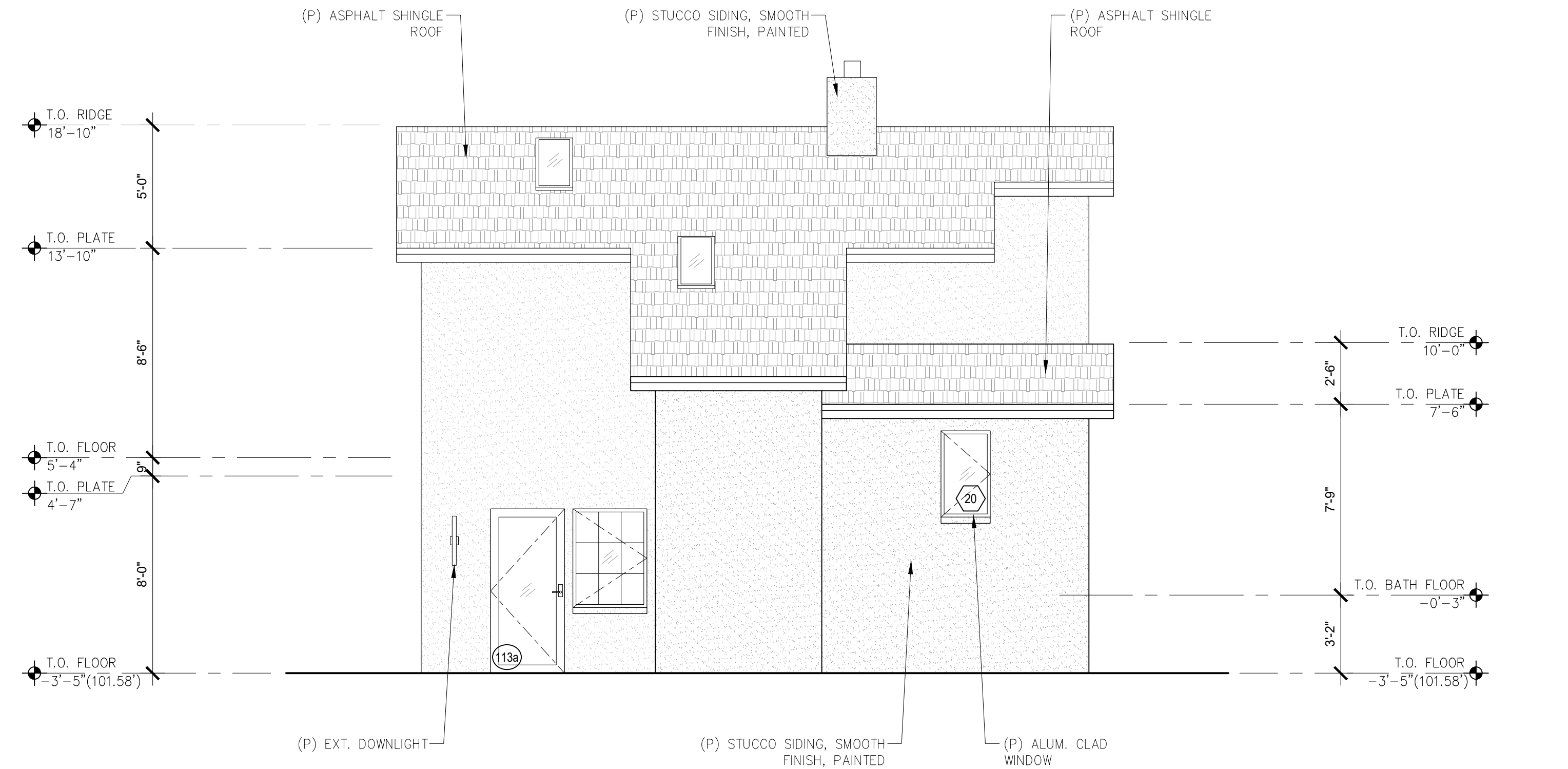
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.3
04/02/2024

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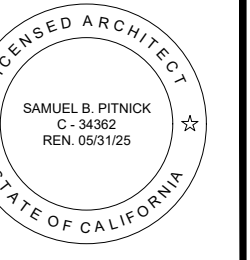


1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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

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93923



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ARCHITECTURAL
BUILDING ELEVATIONS

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Job: -

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04/02/2024

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| EXTERIOR DOOR SCHEDULE | | | | | | | |
|------------------------|--------|--------|-------|------------------|------------|-------------------|--------------------------------------|
| TAG | WIDTH | HEIGHT | THICK | DOOR MTL. | FRAME MTL. | TYPE | COMMENTS |
| 100a | 10'-0" | 8'-4" | - | WOOD/GLASS | WOOD | GARAGE, SECTIONAL | TEMPERED GLAZING |
| 100b | 3'-0" | 8'-4" | - | ALUM./GLASS | ALUM. | SWING | TEMPERED GLAZING |
| 101a | 3'-6" | 8'-0" | - | ALUM./GLASS | ALUM. | SWING | W/ 1'-6" SIDELITES, TEMPERED GLAZING |
| 101b | 20'-0" | 8'-0" | - | ALUM./GLASS | ALUM. | SLIDING | TEMPERED GLAZING |
| 104a | 6'-0" | 8'-0" | - | ALUM./GLASS | ALUM. | FRENCH | EGRESS, TEMPERED GLAZING |
| 106a | 3'-0" | 8'-0" | - | ALUM./GLASS | ALUM. | SWING | TEMPERED GLAZING |
| 107a | 6'-0" | 8'-0" | - | ALUM./GLASS | ALUM. | FRENCH | EGRESS, TEMPERED GLAZING |
| 109a | 6'-0" | 8'-0" | - | ALUM./GLASS | ALUM. | FRENCH | EGRESS, TEMPERED GLAZING |
| 110a | 8'-0" | 8'-0" | - | ALUM./GLASS | ALUM. | FRENCH | EGRESS, TEMPERED GLAZING |
| 113a | 3'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SWING | TEMPERED GLAZING |
| 113b | 8'-0" | 6'-8" | - | ALUM. CLAD/GLASS | ALUM. CLAD | SLIDING | TEMPERED GLAZING |

| INTERIOR DOOR SCHEDULE | | | | | | | |
|------------------------|-------|--------|--------|-----------|------------|-----------|--|
| TAG | WIDTH | HEIGHT | THICK | DOOR MTL. | FRAME MTL. | TYPE | COMMENTS |
| 100c | 3'-0" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | 20-MIN. FIRE RATED, W/ SELF-CLOSING & SELF-LATCHING HARDWARE |
| 100d | 2'-4" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 102a | 2'-6" | 8'-0" | 2-1/4" | WOOD | WOOD | POCKETING | |
| 103a | 2'-6" | 8'-0" | 2-1/4" | WOOD | WOOD | POCKETING | |
| 104b | 2'-8" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 104c | 4'-0" | 8'-0" | 2-1/4" | WOOD | WOOD | BI-PASS | |
| 105a | 2'-4" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 106b | 2'-4" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 107b | 2'-8" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 107c | 2'-4" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 108a | 2'-6" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 109b | 2'-8" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 109c | 2'-4" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 110b | 2'-8" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 111a | 2'-6" | 8'-0" | 2-1/4" | WOOD | WOOD | SWING | |
| 111b | 2'-8" | 8'-0" | 1/2" | GLASS | - | SWING | FROSTED, TEMPERED GLAZING |
| 112a | 2'-6" | 8'-0" | 2-1/4" | WOOD | WOOD | POCKETING | |
| 113c | 2'-0" | 6'-8" | 2-1/4" | WOOD | WOOD | SWING | |
| 113d | 2'-6" | 6'-8" | 2-1/4" | WOOD | WOOD | SWING | |
| 114a | 2'-4" | 6'-8" | 2-1/4" | WOOD | WOOD | SWING | |
| 201a | 2'-4" | 6'-8" | 2-1/4" | WOOD | WOOD | SWING | |
| 202a | 2'-6" | 6'-8" | 2-1/4" | WOOD | WOOD | SWING | |
| 202b | 7'-6" | 6'-8" | 2-1/4" | WOOD | WOOD | BI-PASS | |

| WINDOW SCHEDULE | | | | | | | |
|-----------------|-------|--------|-------|-------------|------------|----------|---------------------------|
| TAG | WIDTH | HEIGHT | THICK | WINDOW MTL. | FRAME MTL. | TYPE | COMMENTS |
| 1 | 2'-0" | 3'-6" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 2 | 5'-0" | 4'-6" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 3 | 3'-0" | 5'-0" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 4 | 3'-0" | 5'-0" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 5 | 2'-0" | 3'-6" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 6 | 6'-0" | 5'-0" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 7 | 3'-0" | 4'-6" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 8 | 2'-0" | 3'-6" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 9 | 6'-0" | 5'-0" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 10 | 3'-0" | 7'-6" | | GLASS | ALUM. | FIXED | TEMPERED GLAZING |
| 11 | 3'-0" | 7'-6" | | GLASS | ALUM. | FIXED | TEMPERED GLAZING |
| 12 | 3'-0" | 7'-6" | | GLASS | ALUM. | FIXED | TEMPERED GLAZING |
| 13 | 6'-0" | 4'-0" | | GLASS | ALUM. | CASEMENT | TEMPERED GLAZING |
| 14 | 1'-6" | 1'-6" | | GLASS | ALUM. | SKYLIGHT | TEMPERED GLAZING |
| 15 | 1'-6" | 1'-6" | | GLASS | ALUM. | SKYLIGHT | TEMPERED GLAZING |
| 16 | 2'-8" | 4'-0" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 17 | 2'-8" | 4'-0" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 18 | 4'-0" | 4'-0" | | GLASS | ALUM. CLAD | FIXED | TEMPERED GLAZING |
| 19 | 2'-0" | 3'-6" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |
| 20 | 2'-0" | 3'-6" | | GLASS | ALUM. CLAD | CASEMENT | OBSCURE, TEMPERED GLAZING |
| 21 | 5'-0" | 4'-0" | | GLASS | ALUM. CLAD | CASEMENT | TEMPERED GLAZING |

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS @ NEW HOUSE ARE BY 'ARCADIA' (OR APP'V'D EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. EXTERIOR - DARK BRONZE
- WINDOWS & DOORS @ REMODELED HOUSE ARE BY 'KOLBE' (OR APP'V'D EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. EXTERIOR - DARK BRONZE
WOOD INTERIOR - STAINED TO MATCH (E)
- 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.

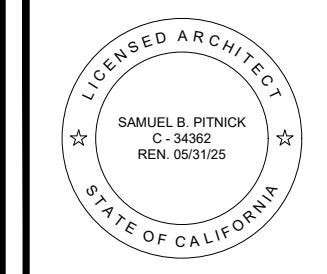
INTERIOR DOOR NOTES

- INTERIOR DOORS TO BE PAINT GRADE, 2-1/4" THK., UNLESS NOTED OTHERWISE.
- VERIFY DOOR PROFILE W/ OWNER.

SKYLIGHT NOTES

- SKYLIGHTS ARE BY "VELUX" (OR APP'V'D EQUAL)
- SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.

GUADALUPE RESIDENCE
24556 GUADALUPE ST.
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
06/12/2024