

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROPOSED BUILDING MATERIALS



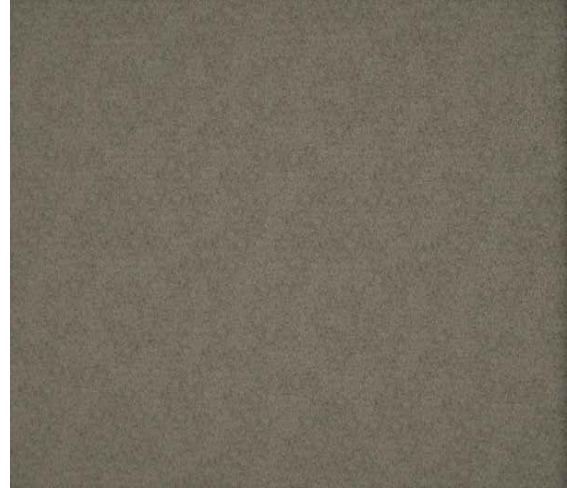
VERTICAL & HORIZONTAL WOOD SIDING: WESTERN RED CEDAR



STONE VENEER: GRAY/BROWN MIX



LIGHT TAN STUCCO - STEEL TROWEL FINISH



BROWN STUCCO - STEEL TROWEL FINISH



ALUMIN. CLAD WINDOWS & DOORS: BRONZE/BROWN FINISH



TAN/GRAY GRAVEL BALLAST TO BE USED ON TOP OF TAN COLORED METACRYLIC ROOF

PROPOSED HARDSCAPING & SITE MATERIALS



WOOD DECKING & STEPS - 'GARAPA' WOOD



DRIVEWAY - STAGGERED CONC. PAVERS W/ PLANTING BETWEEN



FRONT YARD SPACED WOOD FENCING



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

EXISTING SITE PHOTOS



FRONT OF HOUSE AS SEEN FROM CAMINO REAL



VIEW DOWN DRIVEWAY LOOKING WEST



VIEW OF REAR YARD LOOKING NORTHWEST



VIEW OF REAR YARD LOOKING SOUTH

SHEET INDEX

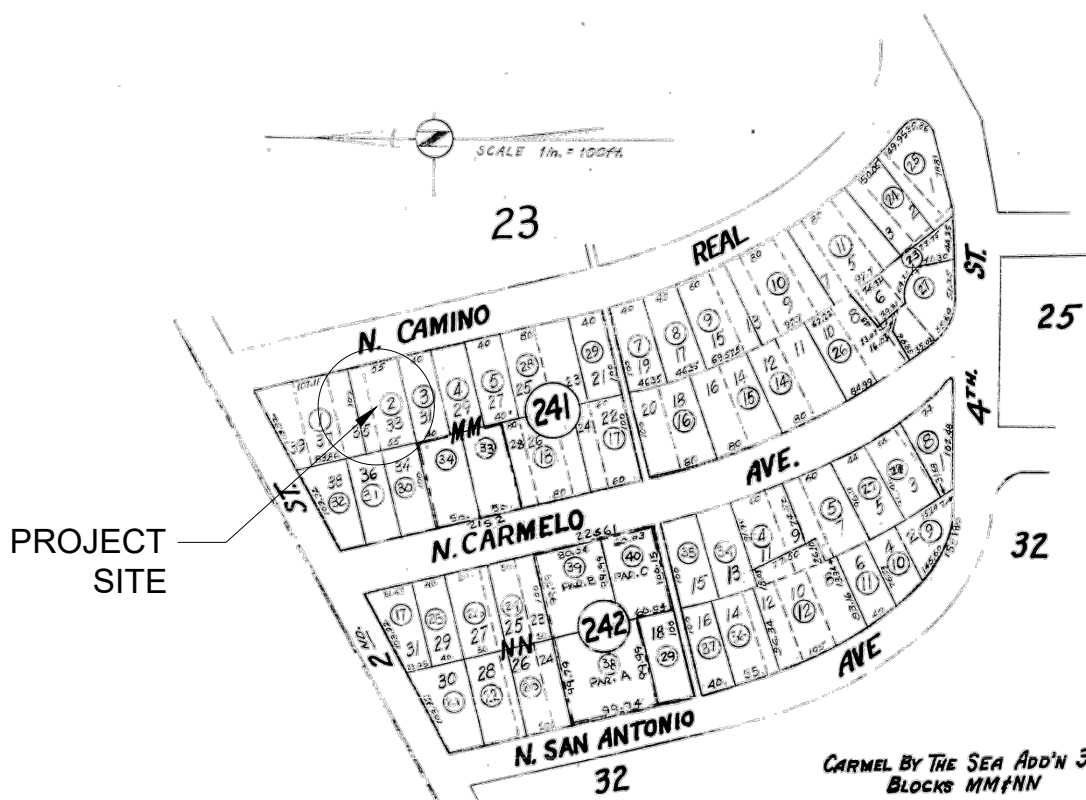
G1.0	PROJECT INFORMATION
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A1.1	PROPOSED SITE PLAN
A1.2	LOT COVERAGE CALCULATIONS
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A2.1	PROPOSED UPPER LEVEL FLOOR & ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	STREET VIEW ELEVATIONS
A4.0	BUILDING SECTION
L1	PLANTING PLAN
L2	LANDSCAPE LIGHTING & IRRIGATION

BUILDING CODE INFO

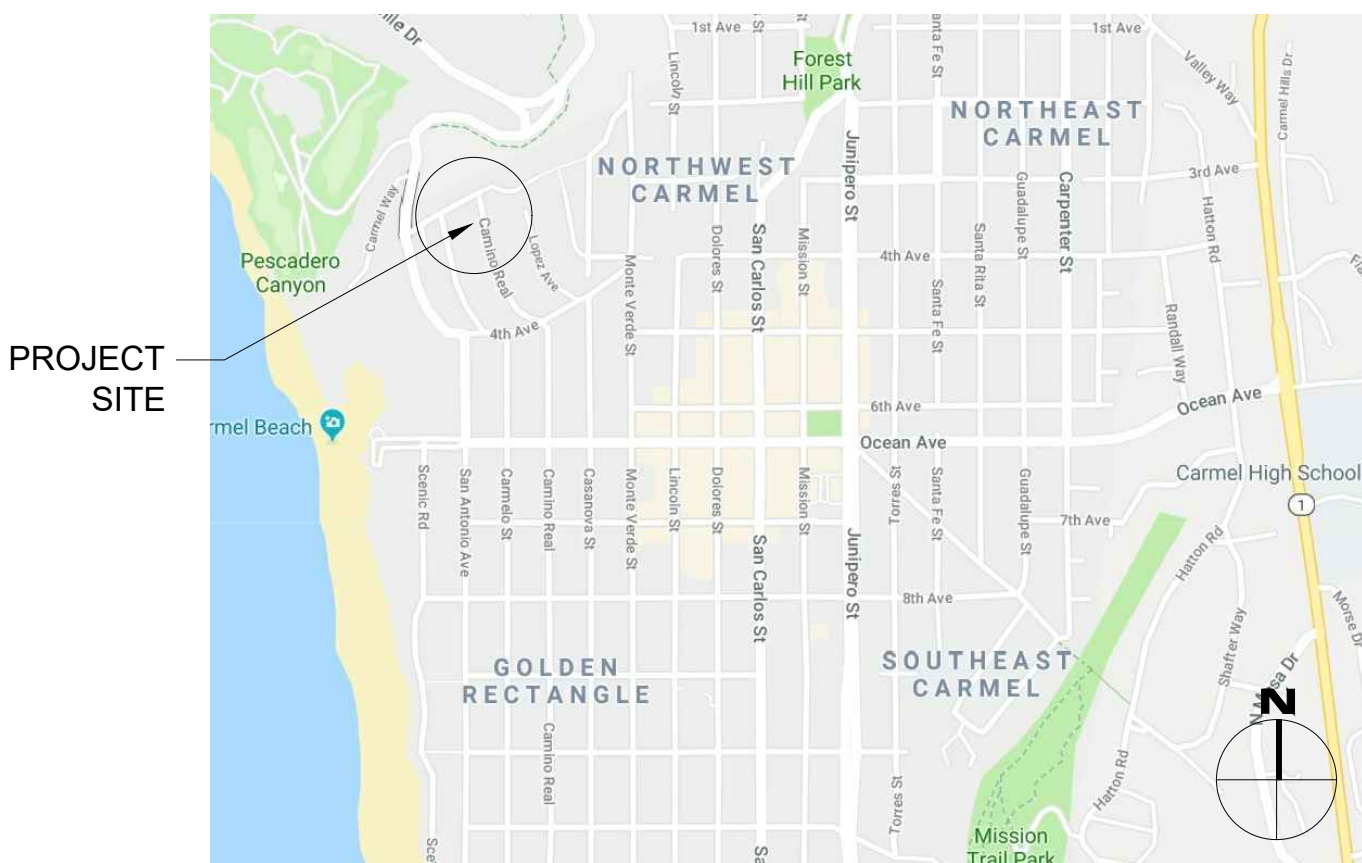
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

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

PARCEL MAP



VICINITY MAP



SCOPE OF WORK

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

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

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

DEFERRED SUBMITTALS

FIRE SPRINKLERS

PROJECT TEAM

OWNER	KASEY & CARRIE LI 1900 UNIVERSITY AVE. SUITE # 105 2ND AVENUE EAST PALO ALTO, CA 94303 PHONE: (650) 906-2214
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK.COM
LANDSCAPE	ROBERT SHULER DESIGN CARMEL-BY-THE-SEA, CA 93923 PHONE: (831) 624-4079
SURVEYOR	RASMUSSEN LAND SURVEYING INC. 2150 GARDEN RD #A3 MONTEREY, CA 93940 PHONE: (831) 375-7240
ARCHAEOLOGIST	SUSAN MORLEY M.A. 3059 BOSTICK AVE., MARINA, CA 93955 PHONE: (831) 645-9162

PROJECT INFORMATION

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

BUILDING INFORMATION & LOT COVERAGE

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

MISCELLANEOUS

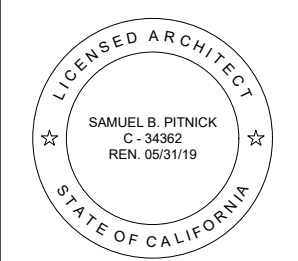
WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
TREES TO BE REMOVED	(1) 12" HOLLY TREE
GRADING ESTIMATES	
(P) GRADING CUT	52.0 CU.YDS.
(P) GRADING FILL	49.7 CU.YDS.
(E) PARKING	1 SPACE (COVERED)
(P) PARKING	1 SPACE (COVERED)

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

LI  
RESIDENCE

CAMINO REAL, 2 S.W. OF  
2ND AVENUE  
EAST PALO ALTO, CA 94303  
CARMEL-BY-THE-SEA  
CALIFORNIA 93923



SAMUEL PITNICK ARCHITECTS

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

REVISIONS	DATE

ARCHITECTURAL

PROJECT  
INFORMATION

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

G1.0

01/07/2019

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PAINTING AND PAINT REMOVAL

PAINTING CLEANUP:

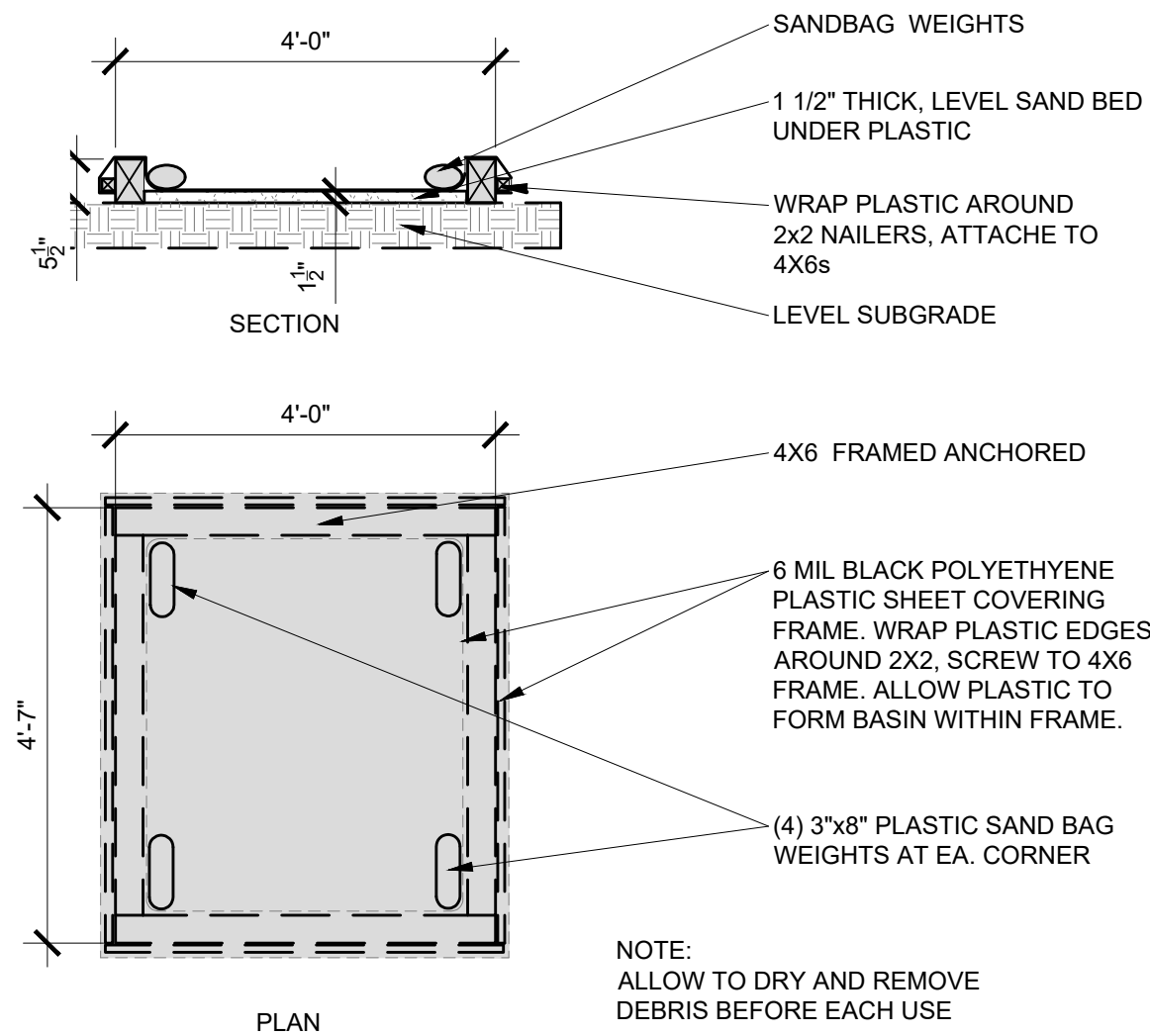
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY. NEVER POUR PAINT DOWN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

PAINT REMOVAL:

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

LANDSCAPE MATERIALS

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



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

EARTHWORK AND CONTAMINATED SOILS

EROSION CONTROL:

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

SEDIMENT CONTROL:

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

CONTAMINATED SOILS:

8. IF ANY OF THE FOLLOWING CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD:
  - UNUSUAL SOIL CONDITIONS, DISCOLORATION, OR ODOR
  - ABANDONED WELLS
  - BURRIED BARRELS, DEBRIS OR TRASH

PAVING AND ASPHALT WORK

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

SAW-CUTTING & ASPHALT / CONCRETE REMOVAL:

5. COMPLETELY COVER OR BARRICADE STORM DRAIN INLETS WHEN SAW CUTTING. USE FILTER FABRIC, CATCH BASIN INLET FILTERS, OR GRAVEL BAGS TO KEEP SLURRY OUT OF THE STORM DRAIN SYSTEM.
6. SHOVEL, ABSORB, OR VACUUM SAW-CUT SLURRY AND SIPOSE OF ALL WASTE AS SOON AS FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER).
7. IF SAW-CUT SLURRY ENTERS A CATCH BASIN, CLEAN UP IMMEDIATELY.

CONCRETE, GROUT AND MORTAR APPLICATION

1. STORE CONCRETE, GROUT AND MORTAR UNDER COVER, ON PALLETS AND AWAY FROM DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
2. WASH OUT CONCRETE EQUIPMENT / TRUCKS OFFSITE OR IN A CONTAINED AREA, SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL OR ONTO SURROUNDING AREAS. LET CONCRETE HARDEN AND DISPOSE OF AS GARBAGE.
3. COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.

DE-WATERING

1. EFFECTIVELY MANAGE ALL RUN-ON. ALL RUNOFF WITHIN THE SITE, AND ALL RUNOFF THAT DISCHARGES FROM THE SITE. DIVERT RUN-ON WATER FROM OFFSITE AWAY FROM ALL DISTURBED AREAS OR OTHERWISE ENSURE COMPLIANCE.
2. PRIOR TO DEWATERING, NOTIFY AND OBTAIN APPROVAL FROM THE CITY'S ENVIRONMENTAL COMPLIANCE MANAGER BEFORE DISCHARGING WATER TO A STREET, GUTTER OR STORM DRAIN.
3. IN AREAS OF KNOWN CONTAMINATION, TESTING IS REQUIRED PRIOR TO THE REUSE OR DISCHARGE OF GROUNDWATER. CONSULT WITH THE ENGINEER TO DETERMINE WHETHER TESTING IS REQUIRED AND HOW TO INTERPRET RESULTS. CONTAMINATED GROUNDWATER MUST BE TREATED OR HAULED OFF-SITE FOR PROPER DISPOSAL.

MATERIALS & WASTE MANAGEMENT

NON-HAZARDOUS MATERIALS:

1. BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARPS WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITHIN 14 DAYS.
2. USE (BUT DON'T OVERUSE) RECLAIMED WATER FOR DUST CONTROL.

HAZARDOUS MATERIALS:

3. LABEL ALL HAZARDOUS MATERIALS AND HAZARDOUS WASTES (SUCH AS PESTICIDES, PAINTS, THINNERS, SOLVENTS, FUEL, OIL AND ANTIFREEZE) IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
4. STORE HAZARDOUS MATERIALS AND WASTES IN WATER TIGHT CONTAINERS, STORE IN APPROPRIATE SECONDARY CONTAINMENT, AND COVER THEM AT THE END OF EVERY WORK DAY OR DURING WET WEATHER OR WHEN RAIN IS FORECAST.
5. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS FOR HAZARDOUS MATERIALS AND BE CAREFUL NOT TO USE MORE THAN NECESSARY. DO NOT APPLY CHEMICALS OUTDOORS WHEN RAIN IS FORECAST WITHIN 24 HOURS.
6. ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.

WASTE MANAGEMENT:

7. COVER WASTE DISPOSAL CONTAINERS SECURELY WITH TARPS AT THE END OF EVERY WORK DAY AND DURING WET WEATHER.
8. CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
9. CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
10. DISPOSE OF ALL WASTES AND DEBRIS PROPERLY. RECYCLE MATERIALS AND WASTES THAT CAN BE RECYCLED (SUCH AS ASPHALT, CONCRETE, AGGREGATE BASE MATERIALS, WOOD, GYP BOARD, PIPE, ETC)
11. DISPOSE OF ALL LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES, AND CLEANING FLUIDS AS HAZARDOUS WASTE.

CONSTRUCTION ENTRANCES AND PERIMETER:

12. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES RFOM SITE AND TRACKING OFF SITE.
13. SWEEP OR VACUUM ANY STREET TRACKING IMMEDIATELY AND SECURE SEDIMENT SOURCE TO PREVENT FURTHER TRACKING. NEVER HOSE DOWN STREETS TO CLEAN UP TRACKING.

EQUIPMENT MANAGEMENT & SPILL CONTROL

MAINTENANCE AND PARKING:

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

SPILL PREVENTION AND CONTROL:

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

LI  
RESIDENCE

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



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

REVISIONS	DATE

ARCHITECTURAL

BEST  
MANAGEMENT  
PRACTICES

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

G1.2

01/07/2019

NOT FOR CONSTRUCTION



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

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

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

Distances are expressed in feet and decimals thereof.

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

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

## Map Legend:

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

Horizontal Datum: Assumed.

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

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

## Record Map References:

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

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

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

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

INDICATES MONUMENT FOUND AS NOTED

PARCEL BOUNDARY

ADJOINING PARCEL BOUNDARY

RIGHT OF WAY

PARCEL OR LOT LINE

CONTROL POINT

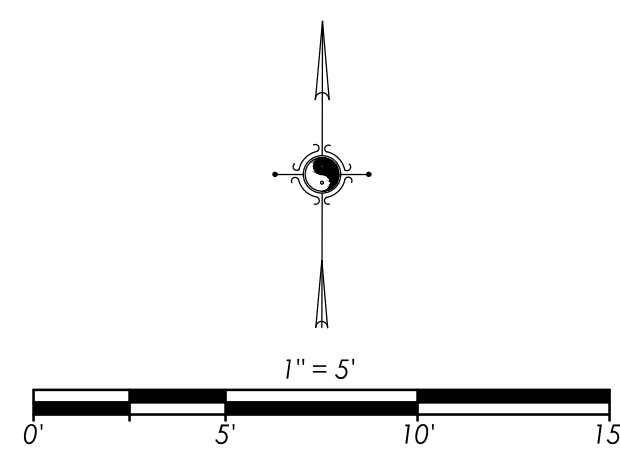
ELECTRIC METER

GAS METER

UTILITY POLE

WATER METER

APN: 010-241-003  
Lot 31 (2-C&T-5)



DRAWING REVISIONS:  
November 2017 - ORIGINAL SURVEY



## Topographic Survey

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

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

November 2017

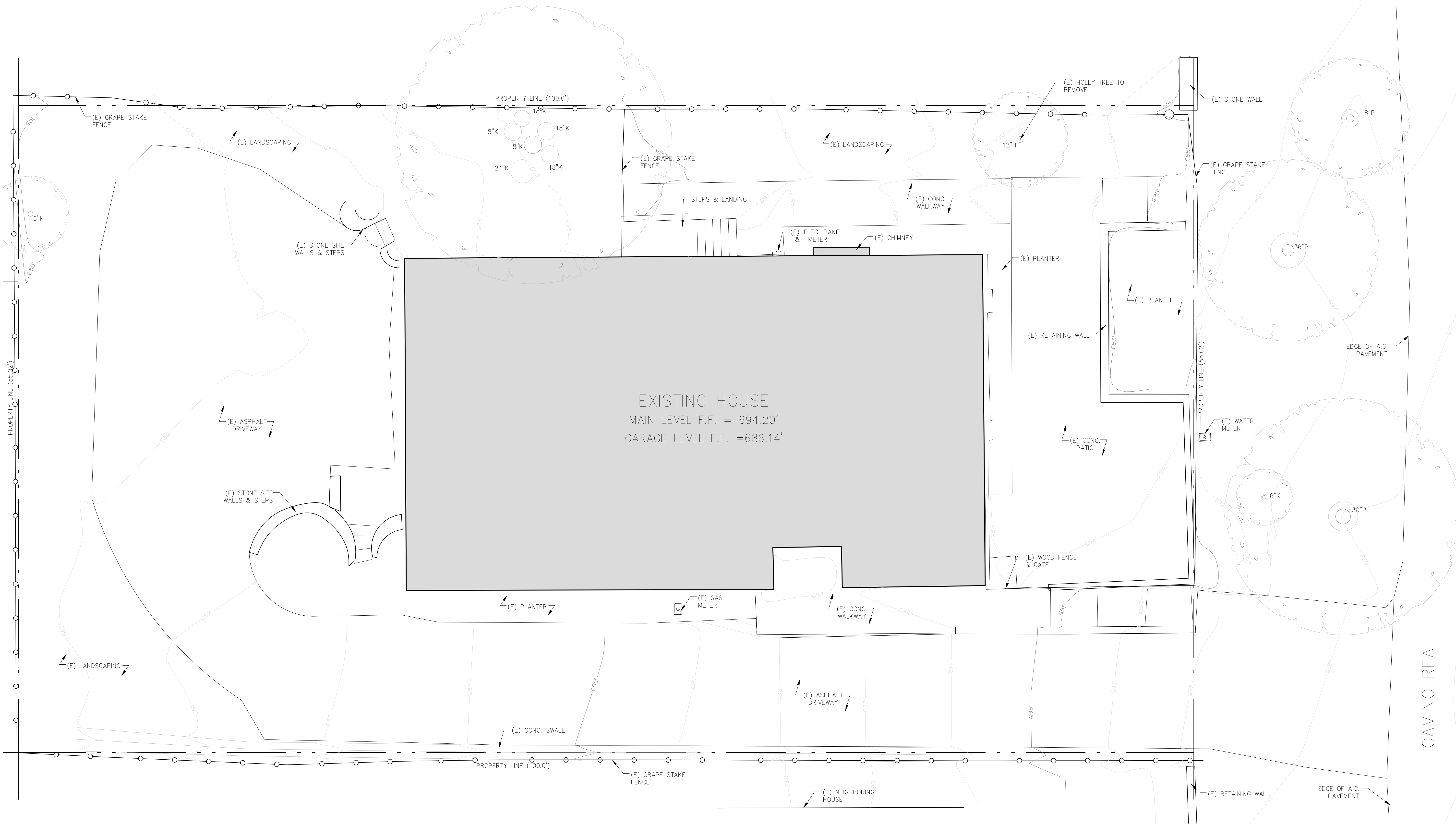
Rasmussen Land Surveying, Inc.  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2017-110

Sheet 1 of 1

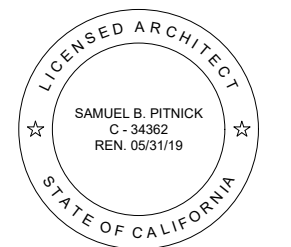


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REVISIONS      DATE


ARCHITECTURAL

EXISTING  
SITE PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

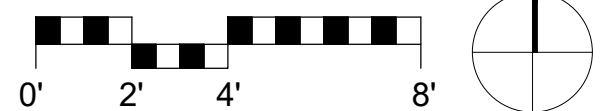
A1.0

01/07/2019





[illegible]PROPOSED  
SITE PLAN

01/07/2019



- | SITE PLAN NOTES |   | SITE LIGHTING NOTES |  |
|-----------------|---|---------------------|--|
| 1.              | FINAL PLACEMENT OF HELICAL PIERS SUPPORTING NEW WOOD DECK & STEPS SHALL BE COORDINATED IN THE FIELD BY THE CONTRACTOR & STRUCTURAL ENGINEER AND LOCATED AS TO AVOID ANY EXISTING ROOTS FROM ADJ. TREES. | 1.                  | EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND. |
|                 |   | 2.                  | LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.     |
|                 |   | 3.                  | ALSO REFER TO LANDSCAPE PLANS FOR ADDITIONAL SITE LIGHTING INFORMATION.  |

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

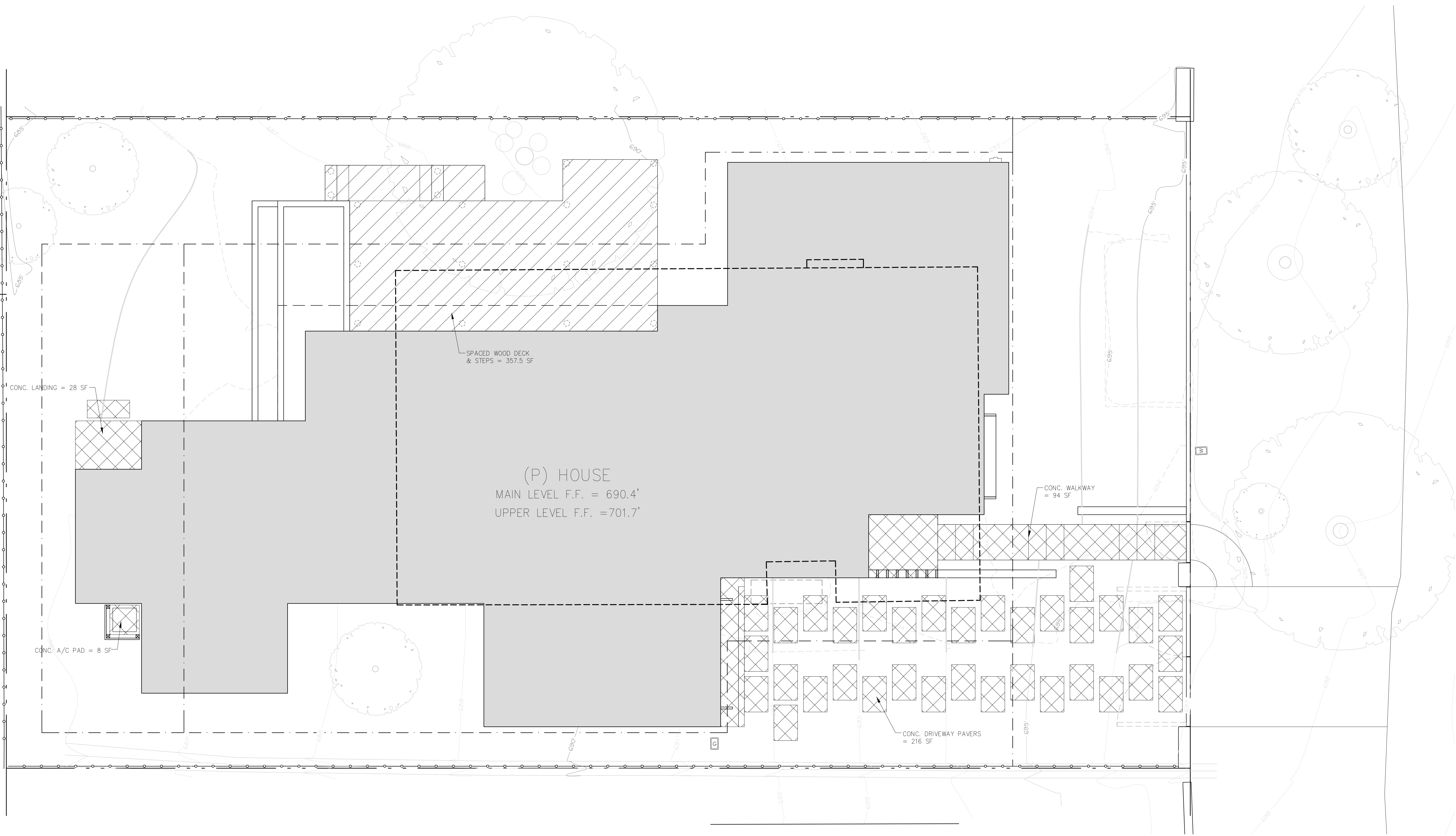
- | SITE PLAN CONTOUR LEGEND |  |
|--------------------------|--|
| —100'—                   | EXISTING CONTOUR INTERVAL - MINOR        |
| —100'—                   | EXISTING CONTOUR INTERVAL - MAJOR        |
| --100'--                 | EXISTING CONTOUR INTERVAL TO BE RESTORED |
| —100'—                   | PROPOSED CONTOUR INTERVAL                |

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

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

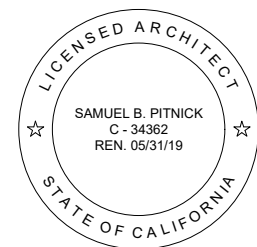
PROPOSED LOT COVERAGE	
(P) CONC. DRIVEWAY PAVERS = 216 SF (IMPERMEABLE)	
(P) CONC. WALKWAY & ENTRY = 94 SF (IMPERMEABLE)	
(P) CONC. LANDING = 28 SF (IMPERMEABLE)	
(P) CONC. A/C PAD = 8 SF (IMPERMEABLE)	
(P) WOOD DECK & STEPS = 357.5 SF (SEMI-PERMEABLE)	
TOTAL (P) COVERAGE = 700.5 SF (51% PERMEABLE)	
ALLOWABLE LOT COVERAGE (W/ BONUS) = 728.3 SF	

LOT COVERAGE LEGEND	
	IMPERMEABLE SURFACES
	SEMI-PERMEABLE SURFACES
	FULLY PERMEABLE SURFACES



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CARMEL-BY-THE-SEA  
CALIFORNIA 93923



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

REVISIONS	DATE

ARCHITECTURAL

LOT  
COVERAGE  
CALCULATIONS

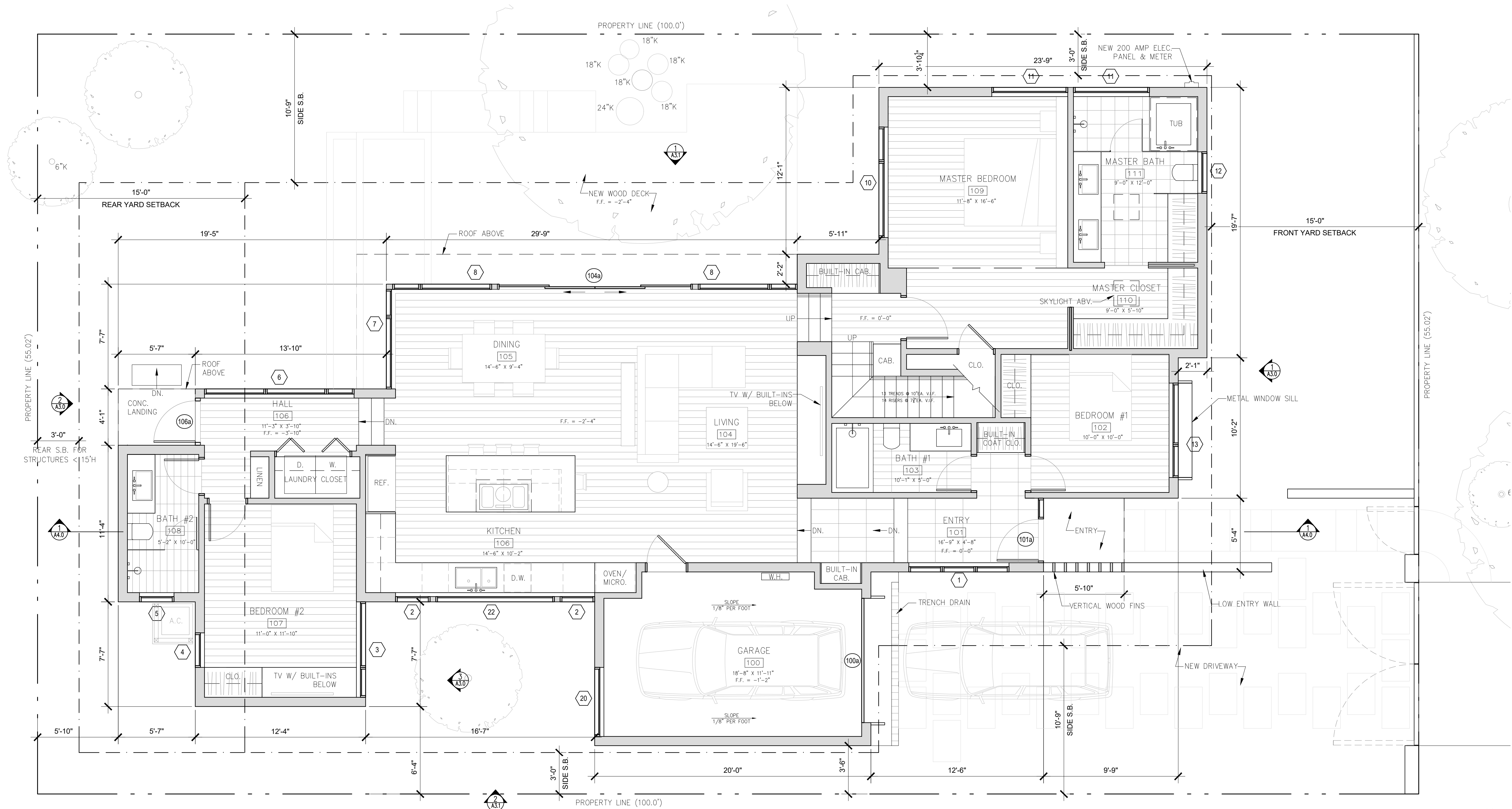
Scale: SEE DWG.  
Drawn By: SBP  
Job: -

A1.2

01/07/2019



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

WINDOW & DOOR NOTES

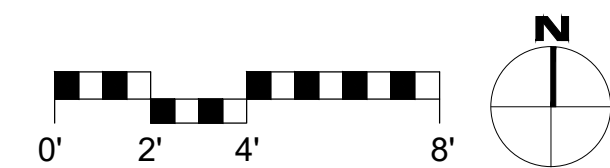
- WINDOWS & DOORS ARE BY "KOLBE" (OR APPROVED EQUAL) GLAZING: DUAL GLAZING, ARGON GAS, LOWE2 MTL: ALUMINUM CLAD EXTERIOR - 'DARK BRONZE' STAIN GRADE INTERIOR - COLOR T.B.D.
- SKYLIGHTS ARE BY "VELUX" (OR APPROVED EQUAL) AND SHALL HAVE SOLAR SHADING DEVICES INSTALLED.
- ALL NEW SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.
- ALL WINDOWS ON THE UPPER-FLOOR LOFT SHALL HAVE NON-REFLECTIVE GLASS.
- ALL WINDOWS AND DOORS SHALL HAVE A SINGLE LITE UNLESS OTHERWISE NOTED. NO DIVIDED LITES.
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE = 0.50 / MIN. SGHC = 0.30

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	7'-3"	5'-0"		GLASS	ALUM. CLAD	FIXED	
2	2'-6"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	
3	6'-11"	5'-6"		GLASS	ALUM. CLAD	FIXED/CASEMENT	
4	2'-6"	6'-0"		GLASS	ALUM. CLAD	FIXED	
5	2'-6"	2'-6"		GLASS	ALUM. CLAD	CASEMENT	OBSCURE GLAZING
6	10'-10"	9'-6"		GLASS	ALUM. CLAD	FIXED/AWNING	
7	7'-2"	10'-4"		GLASS	ALUM. CLAD	FIXED/AWNING	
8	7'-2"	10'-4"		GLASS	ALUM. CLAD	FIXED	
9	14'-4"	2'-0"		GLASS	ALUM. CLAD	FIXED	
10	8'-0"	9'-6"		GLASS	ALUM. CLAD	FIXED/CASEMENT	
11	5'-6"	2'-4"		GLASS	ALUM. CLAD	FIXED	
12	3'-0"	7'-0"		GLASS	ALUM. CLAD	FIXED	OBSCURE GLAZING
13	6'-10"	5'-10"		GLASS	ALUM. CLAD	FIXED/CASEMENT	
14	5'-4" & 3'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	CORNER UNIT, NON-REFLECTIVE GLASS
15	8'-11"	5'-2"		GLASS	ALUM. CLAD	FIXED	NON-REFLECTIVE GLASS
16	3'-11"	5'-2"		GLASS	ALUM. CLAD	FIXED	NON-REFLECTIVE GLASS
17	2'-6"	2'-0"		GLASS	ALUM. CLAD	FIXED	
18	3'-10"	3'-10"		GLASS	ALUMINUM	SKYLIGHT	W/ SOLAR SHADING
19	1'-10"	1'-10"		GLASS	ALUMINUM	SKYLIGHT	W/ SOLAR SHADING
20	5'-0"	3'-4"		GLASS	ALUMINUM	FIXED	
21							
22	8'-7"	3'-6"		GLASS	ALUMINUM	FIXED	NOT USED
22	8'-7"	2'-0"		GLASS	ALUMINUM	FIXED	

DOOR SCHEDULE

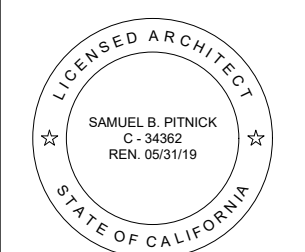
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	9'-0"	8'-2"	-	WOOD	WOOD	GARAGE - SECTIONAL	
101a	3'-0"	8'-0"	1.75"	WOOD	ALUM. CLAD	SWING	W/ SIDELITE
104a	14'-4"	8'-0"	1.75"	ALUM. CLAD/ GLASS	ALUM. CLAD	SLIDER	TEMPERED GLAZING
106a	3'-0"	9'-6"	1.75"	ALUM. CLAD/ GLASS	ALUM. CLAD	SWING	TEMPERED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



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REVISIONS DATE

ARCHITECTURAL

PROPOSED  
MAIN LEVEL  
PLAN

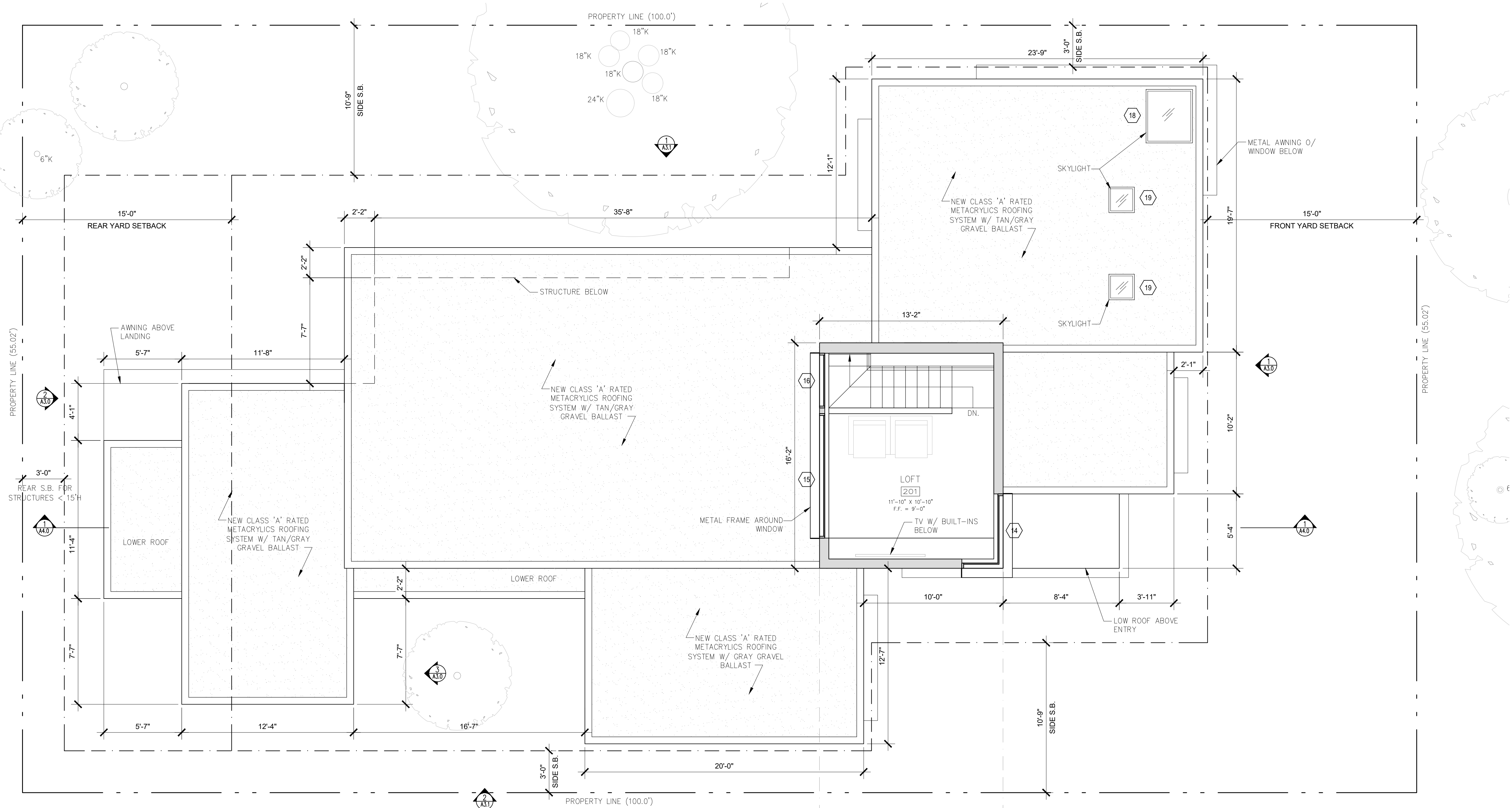
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Job: -

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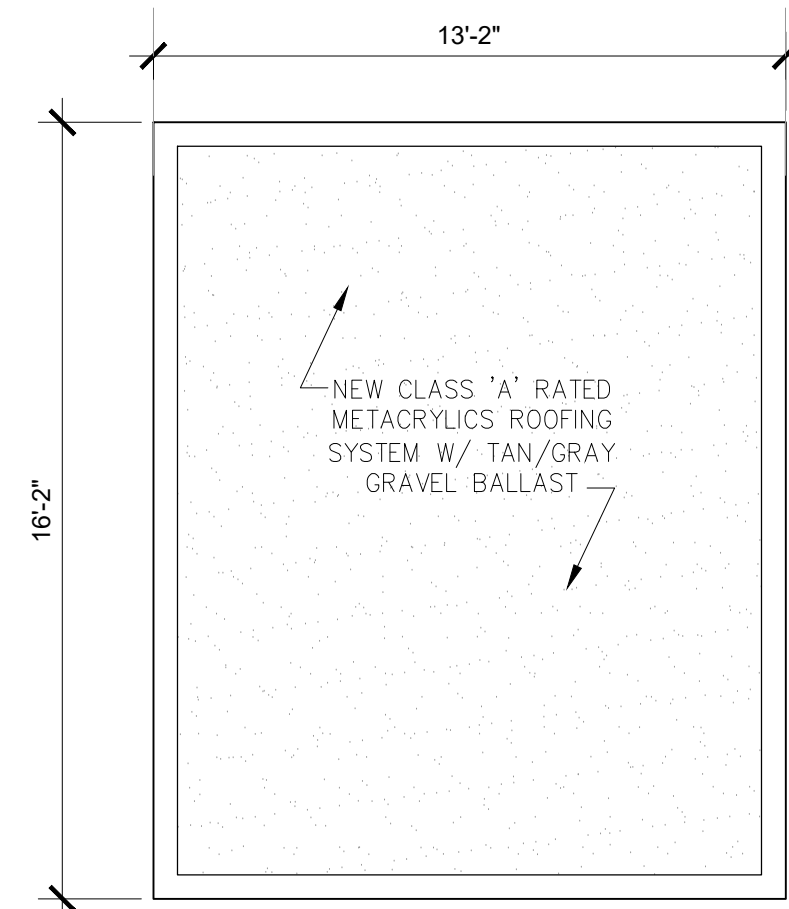
01/07/2019



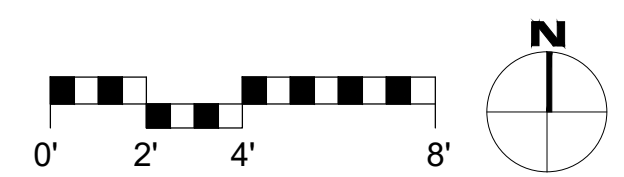
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1 PROPOSED UPPER LEVEL PLAN & ROOF PLAN  
SCALE: 1/4"=1'-0"



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



#### ROOFING NOTES

1. THE PROPOSED METACRYLIC'S ROOF WILL BE TAN IN COLOR, NOT WHITE, TO PREVENT LIGHT REFLECTION.

#### SKYLIGHT NOTES

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

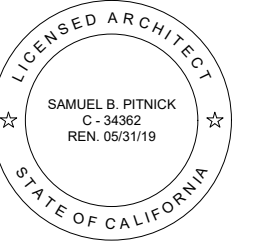
FLOOR AREA TABLE FOR EXTERIOR VOLUME CALC'S	
FLOOR AREA THAT DOES NOT OVERLAP	1,943.4 SF
FLOOR AREA THAT DOES OVERLAP	212.8 SF



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REVISIONS	DATE

#### ARCHITECTURAL

PROPOSED  
UPPER LEVEL &  
ROOF PLAN

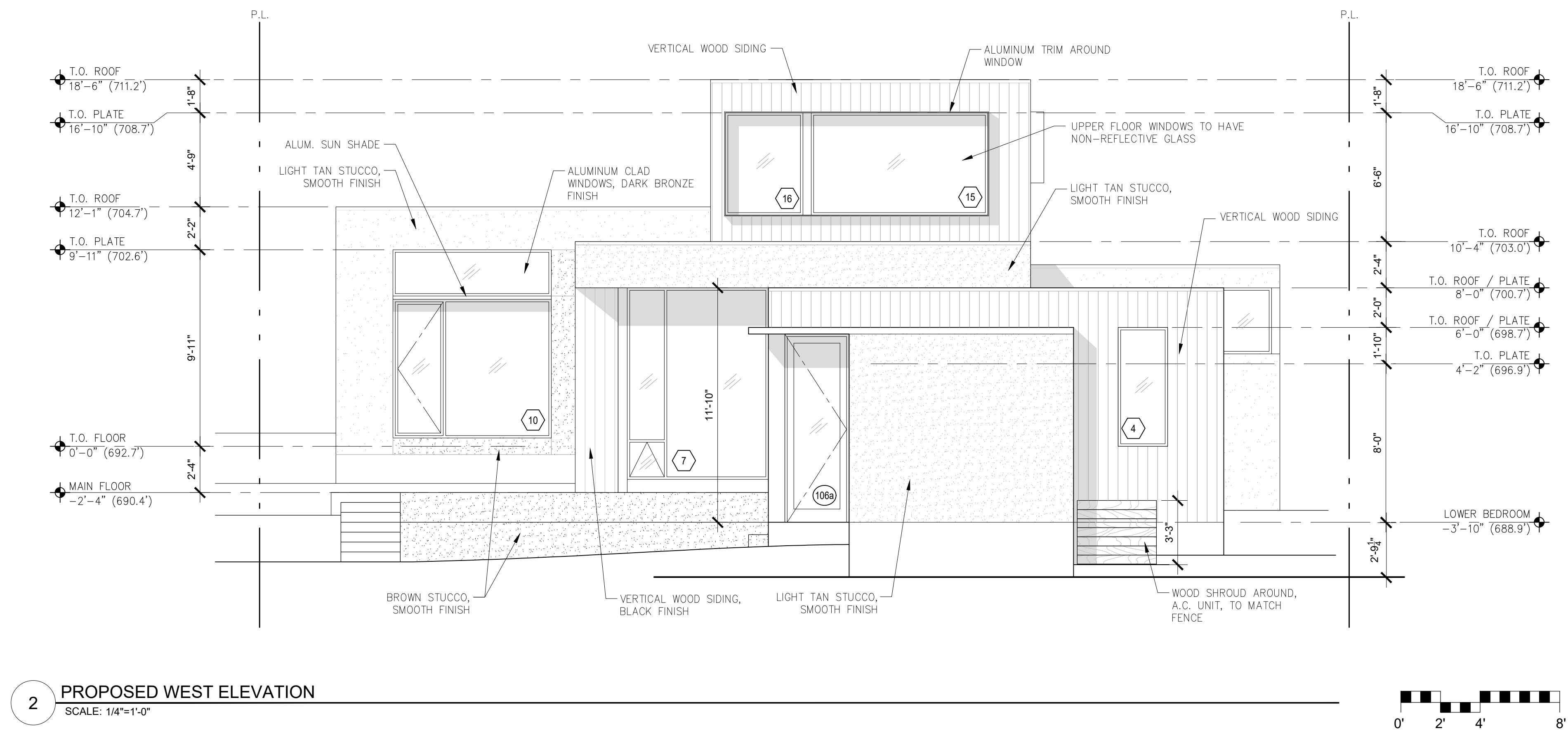
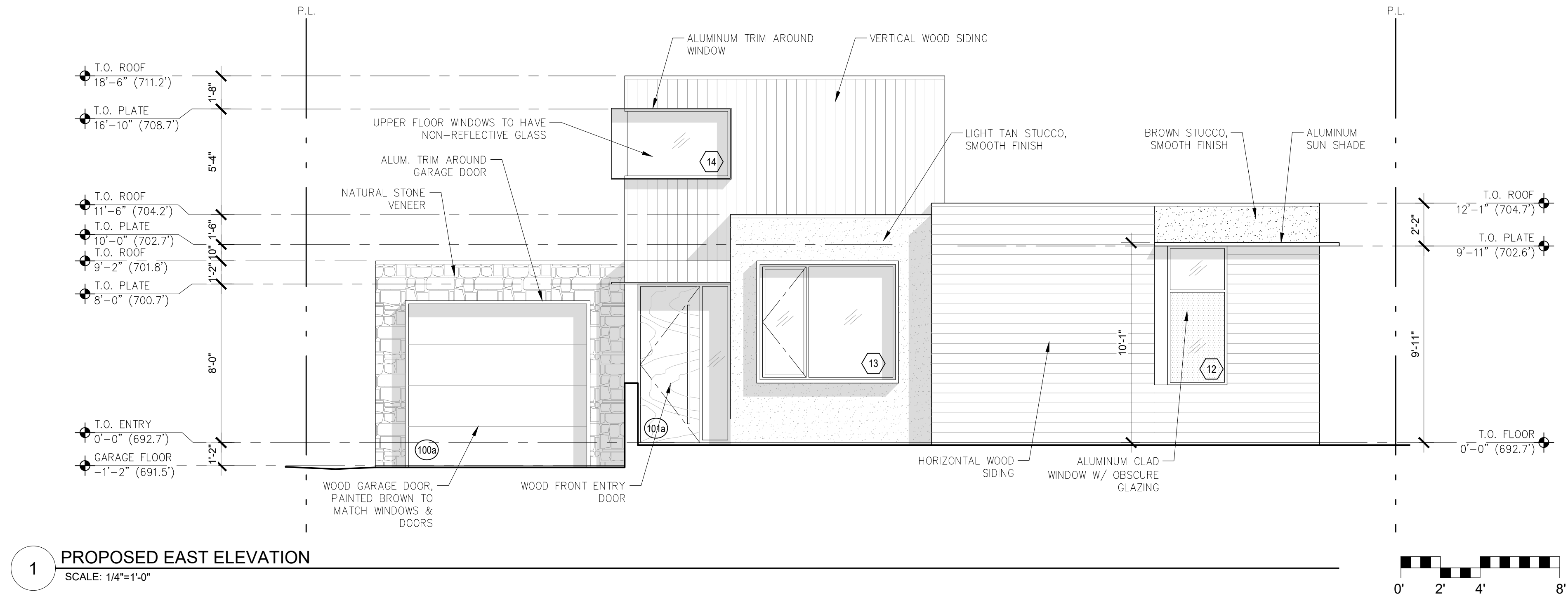
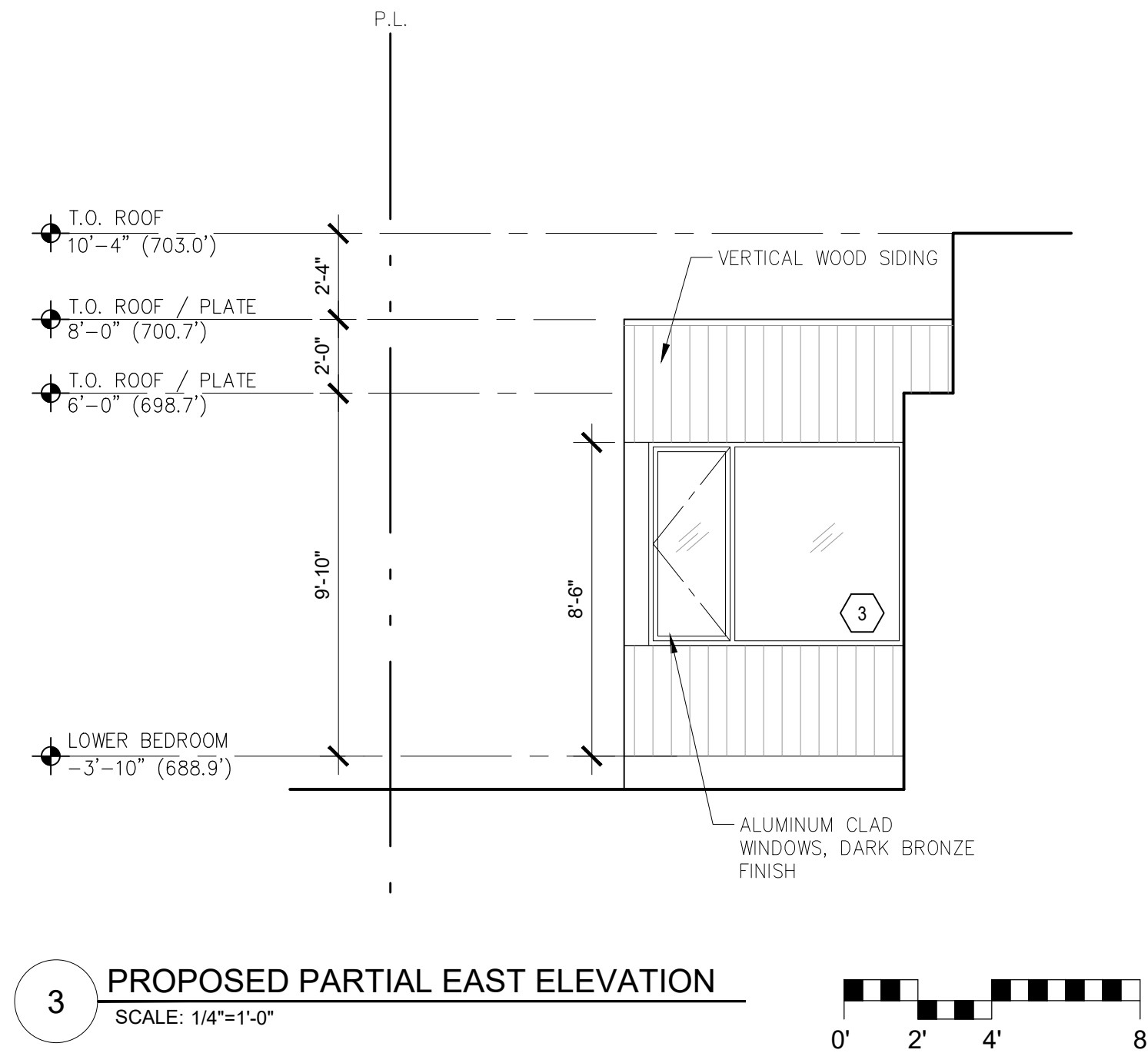
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Drawn By: SBP  
Job: -

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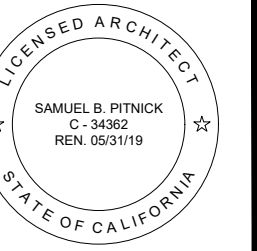
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REVISIONS	DATE

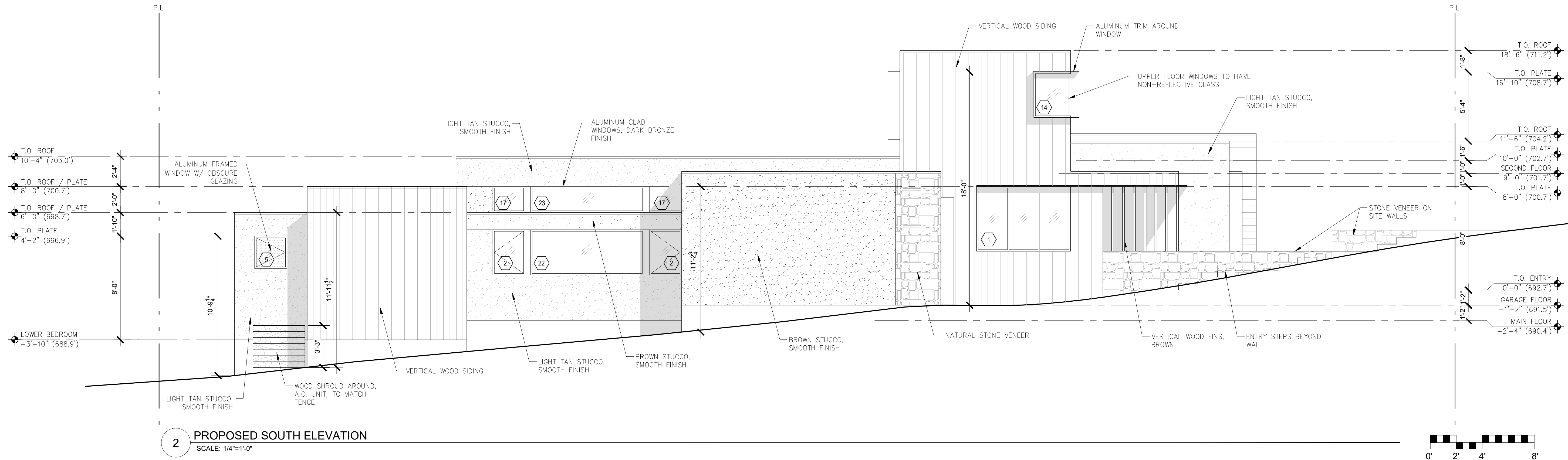
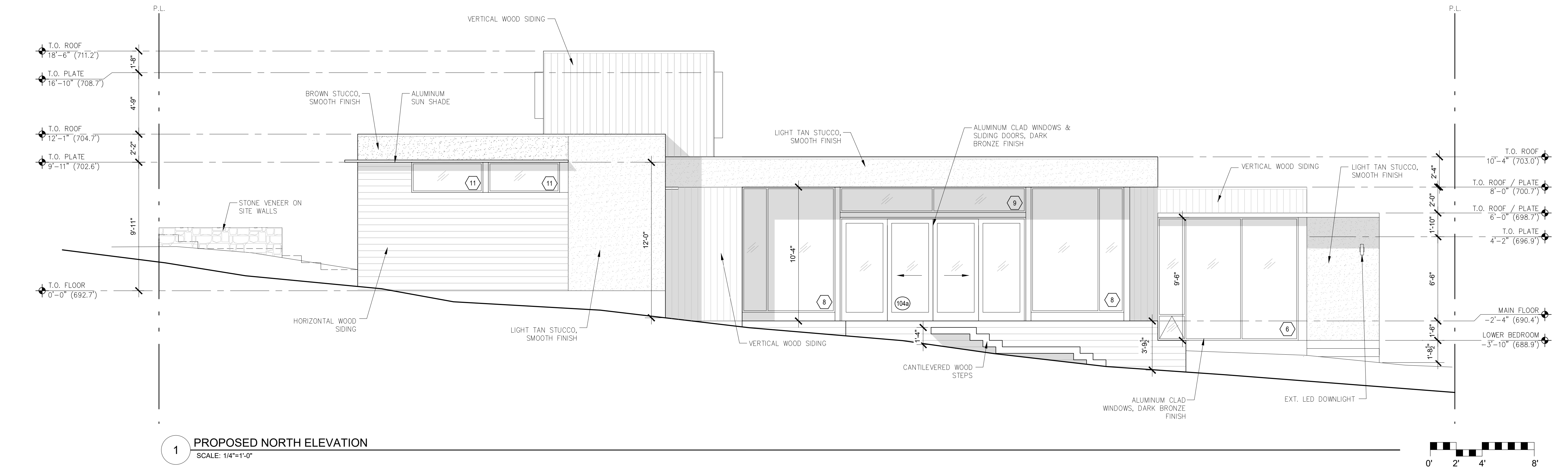
ARCHITECTURAL  
BUILDING  
ELEVATIONS  
Scale: SEE DWG.  
Drawn By: SBP  
Job: -

A3.0  
01/07/2019

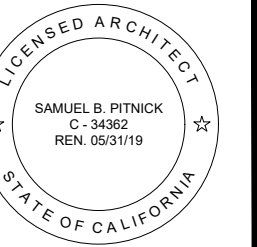
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REVISIONS	DATE

ARCHITECTURAL  
BUILDING  
ELEVATIONS

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

A3.1

01/07/2019

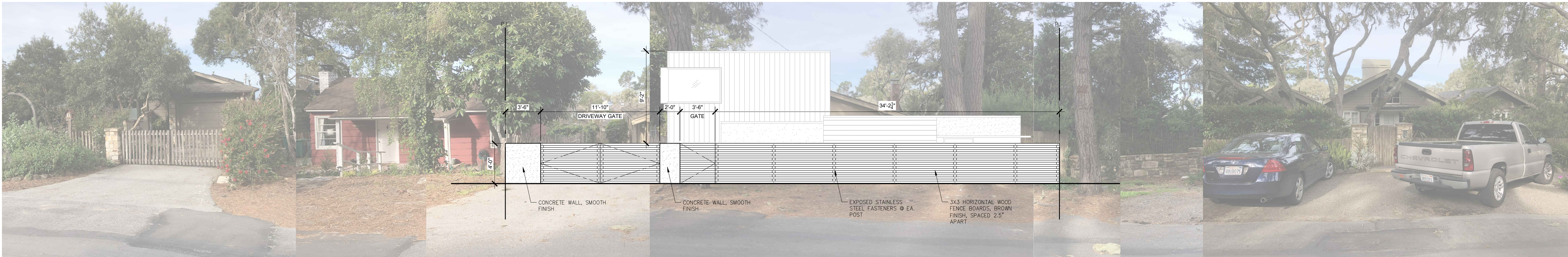
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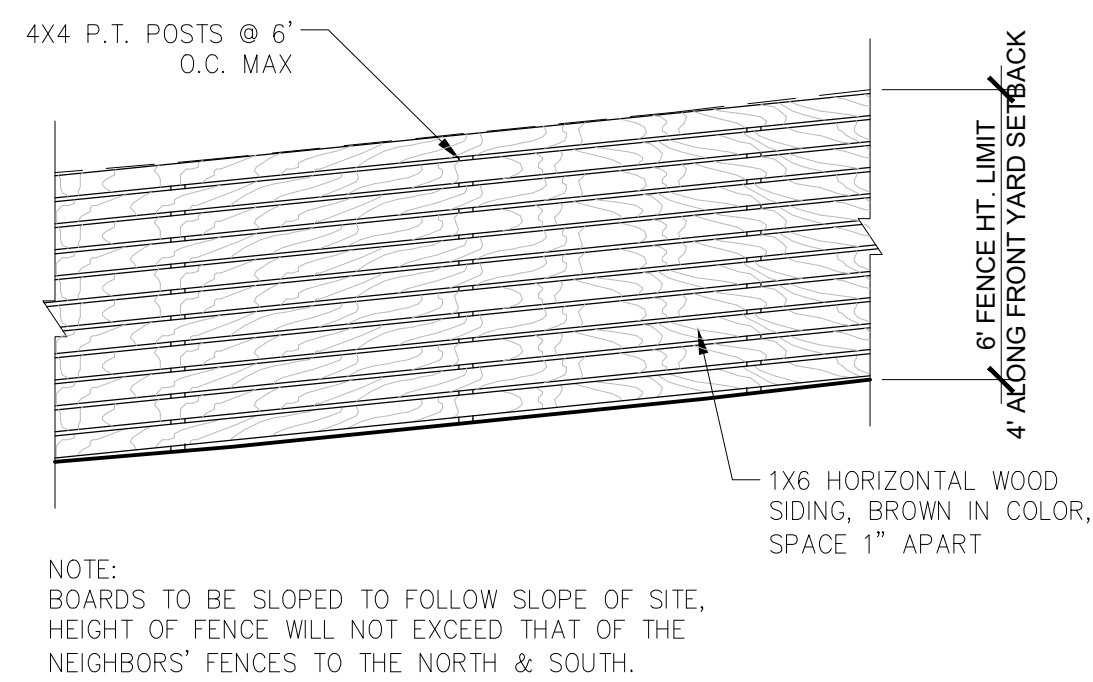
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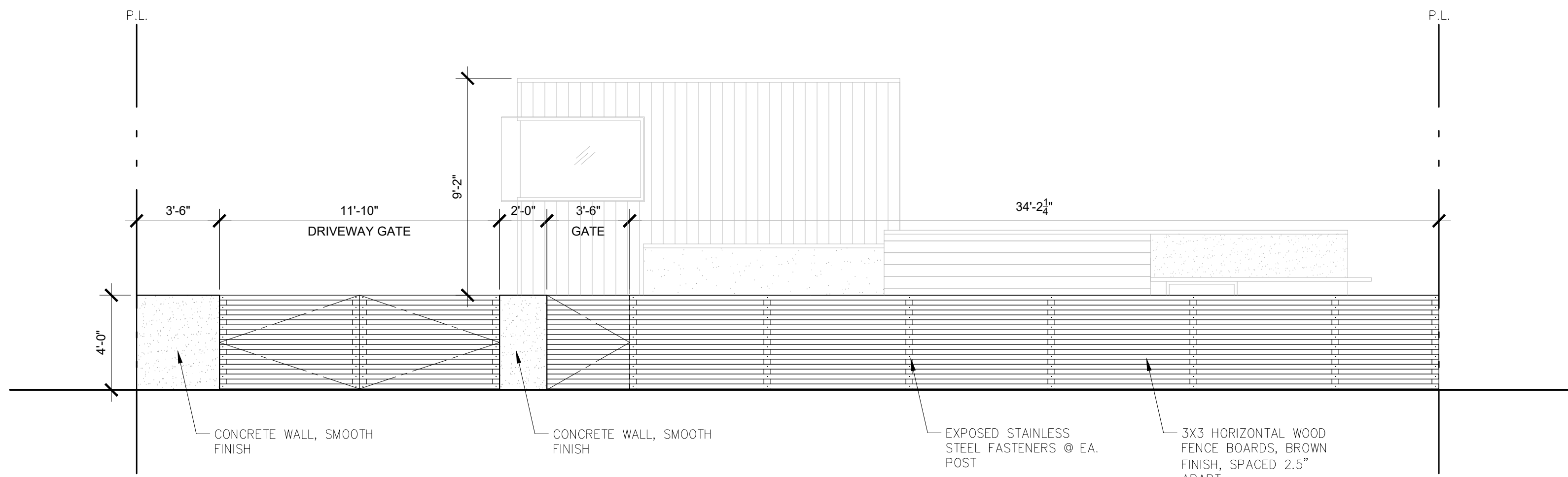
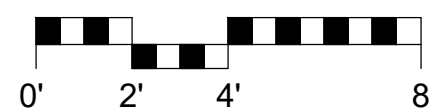
1 EXISTING STREET VIEW ELEVATION  
SCALE: N.T.S.



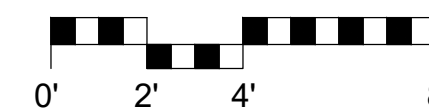
2 PROPOSED STREET VIEW ELEVATION  
SCALE: N.T.S.



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

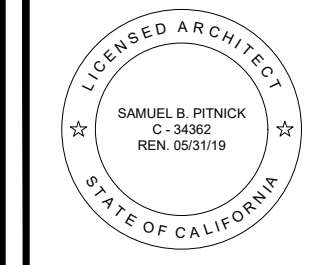


3 PROPOSED STREET VIEW ELEVATION  
SCALE: 1/4"=1'-0"



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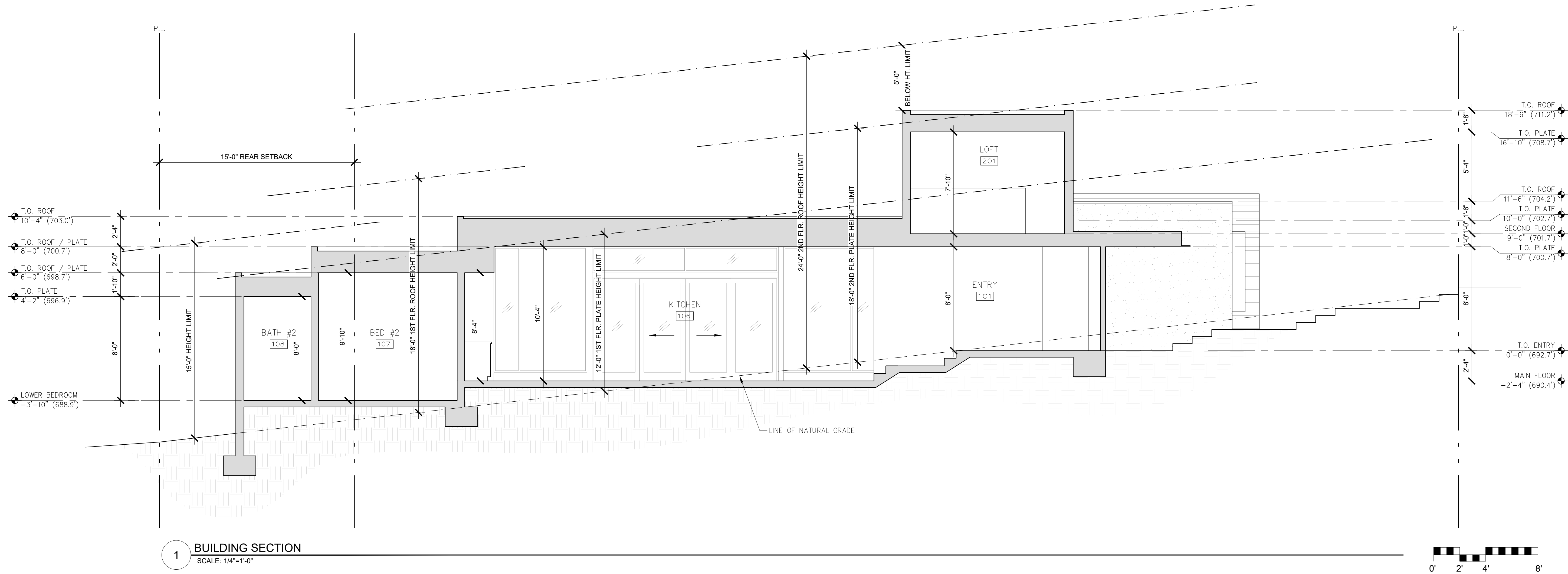
REVISIONS	DATE

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

A3.2  
01/07/2019



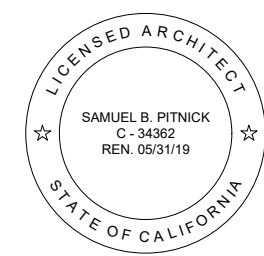
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1 BUILDING SECTION  
SCALE: 1/4"=1'-0"

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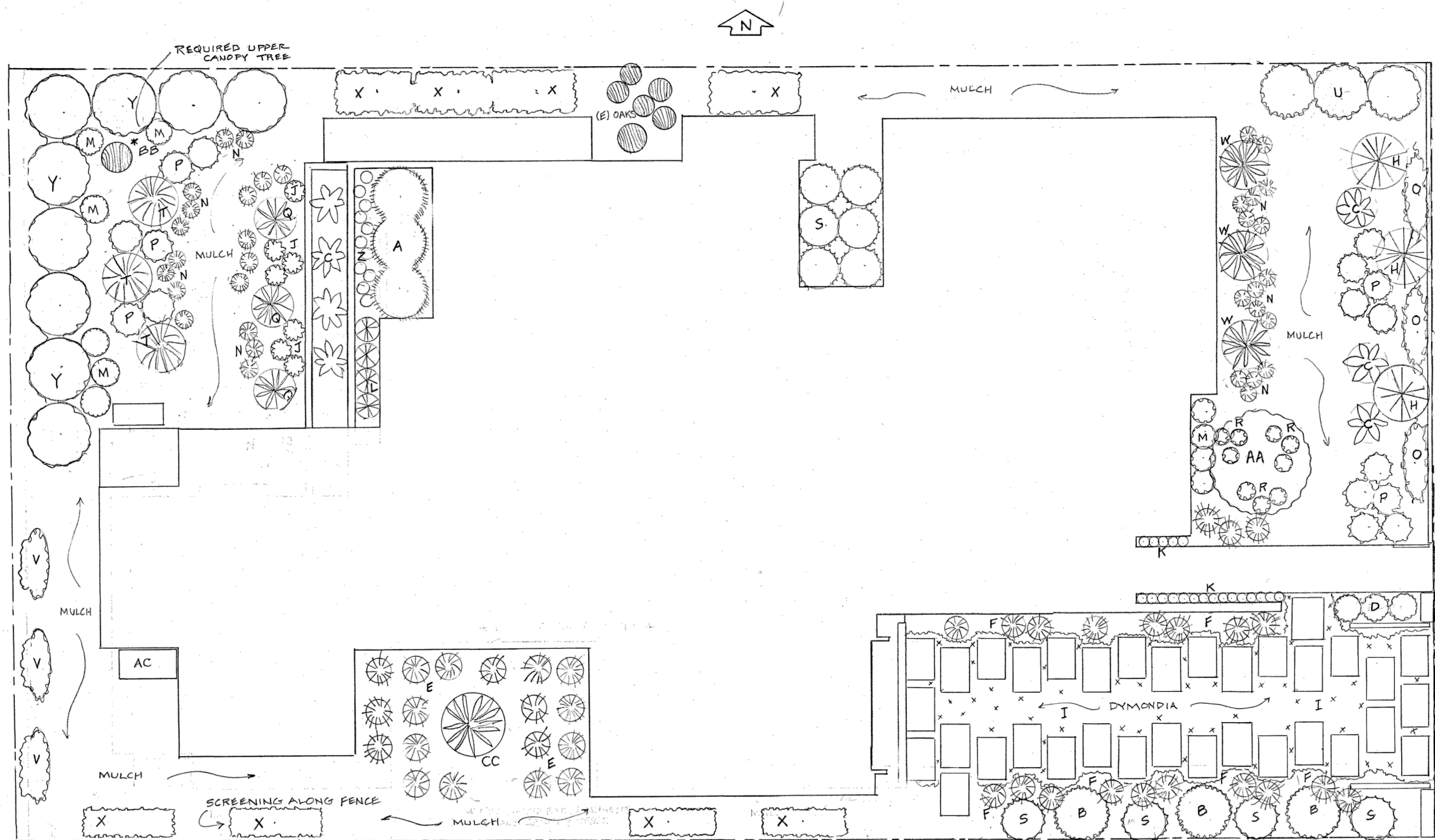
REVISIONS	DATE

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

A4.0

01/07/2019





PLANTING PLAN

SCALE: 1/4" = 1'0"

PLANT LIST

Code	Qty	Size	Botanical Name	Common Name
A	3	5 gal	Acacia 'Cousin Itt'	Dwarf River Wattle
B	4	5 gal	Adenadenanthus sericea	Wooley Bush
C	7	5 gal	Agave 'Kara's Stripe'	Yellow Stripe Agave
D	3	1 Gal	Bulbine 'Hallmark'	Orange Bulbine
E	18	1 gal	Calamagrostis foliosa	Pacific Reed Grass
F	21	1 gal	Carex divulsa	Berkeley Sedge
G	1	5 gal	Ceanothus 'Dark Star'	Espaliered Wild Lilac
H	3	1 gal	Chondropetalum tectorum	Cape Rush
I	12	flats	Dymondia margaritae	Silver Carpet
J	10	1 gal	Echeveria 'Blue Krinkles'	Echeveria
K	20	4 inch	Echeveria pulidonis	Echeveria
L	4	1 gal	Equisetum hyemale	Horsetail
M	10	1 gal	Euphorbia 'Bruce's Dwarf'	Euphorbia
N	34	1 gal	Festuca glauca	Blue Fescue
O	3	5 gal	Hardenbergia violacea 'Alb'	White Pea Vine
P	15	1 gal	Helianthemum 'Wisely Pin'	Sunrose
Q	3	5 gal	Hesperaloe parvillo	Red Yucca
R	9	1 gal	Heuchera maxima	Island Alum Root
S	11	5 gal	Mahonia 'Soft Caress'	Yellow Flower Mahonia
T	3	5 gal	Miscanthus s. 'Morning Light'	Silver Maiden Grass
U	3	5 gal	Myrica africans	African Boxwood
V	3	5 gal	Pandorea pandorana	Wonga Wonga Vine
W	3	5 gal	Phormium 'Mauri Queen'	Flax
X	8	15 gal	Podocarpus gracillior	Trellised Podocarpus
Y	9	15 gal	Prunus 'Carolinia' Standar	Carolina Laurel
Z	11	1 gal	Senecio mandraliscae	Blue Fingers

TREES

AA	1	15 gal	Cercis occidentalis 'Forest Pansy'	Western Redbud
BB	1	15 gal	Cupressus macrocarpa	Monterey Cypress
CC	1	15 gal	Yucca rigida	Blue Tree Yucca

\* Required Upper Canopy Tree

REVISIONS	BY
10/24/2018	RS

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

PLANTING PLAN  
APN 010-241-002

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

Date 6/2/2018

Scale 1/4" = 1'0"

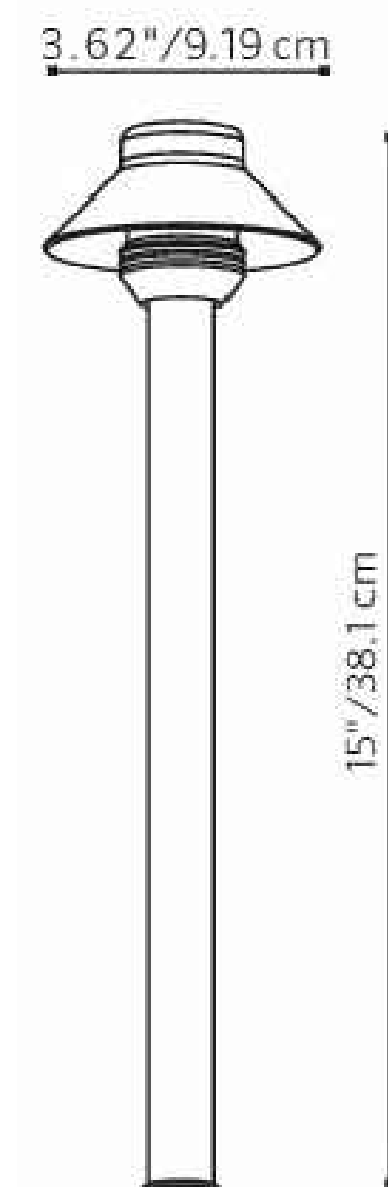
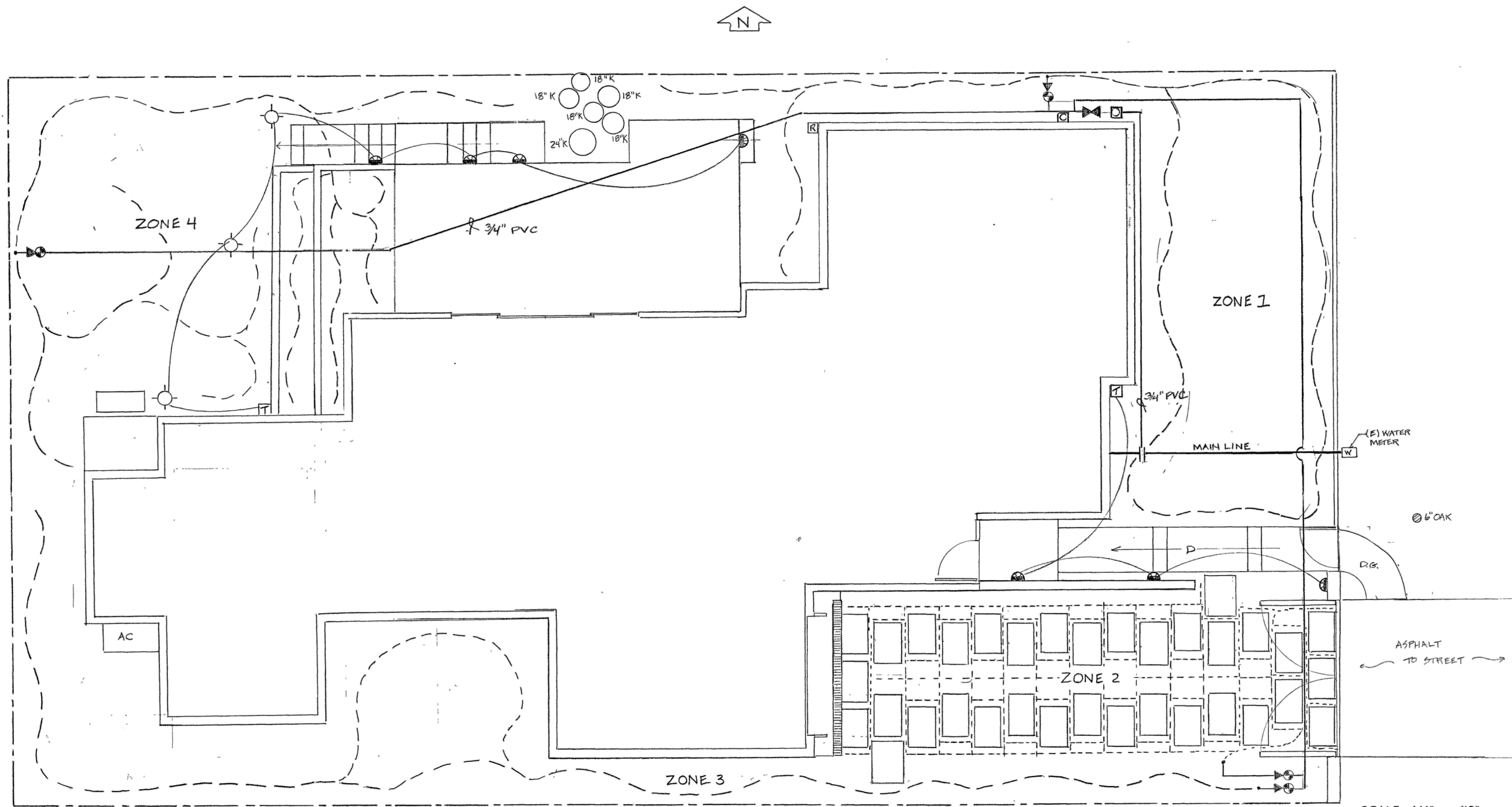
Drawn RSS

Job K. LI

Sheet 1

Of 2 Sheets





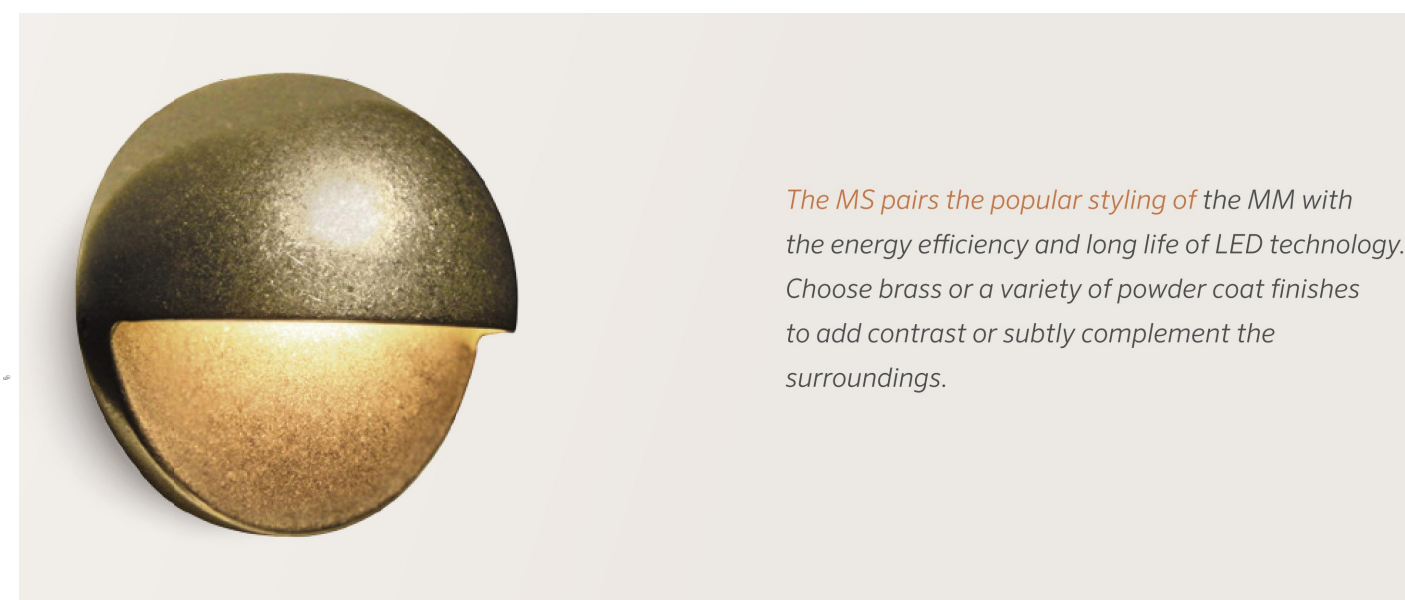
2 PROPOSED PATHWAY LIGHT  
SCALE: N.T.S.

### GENERAL IRRIGATION NOTES:

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

### IRRIGATION LEGEND:

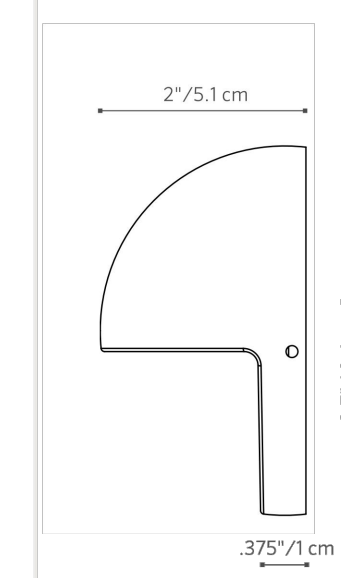
- Point of connection from mainline
- Gate shut off valve
- Backflow Prevention Assembly
- 3/4" pvc Schedule 40 to valves
- Control Valve to Drip - Hunter PGV 3/4" globe valve with 30 PSI pressure regulator and filter
- Drip Zone Riser from PVC to 1/2" tubing
- Lateral tubing to emitters 1/2" Polyethylene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



MS: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	25
MAX LUMENS:	52
CCT (Ra)	78.5

The MS pairs the popular styling of the MM with the energy efficiency and long life of LED technology. Choose brass or a variety of powder coat finishes to add contrast or subtly complement the surroundings.



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

### GENERAL LIGHTING NOTES:

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

### LIGHTING LEGEND

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

ZONES 1-4 All Mediterranean climate drought tolerant plant material

REVISIONS	BY
11/23/2018	RL

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

IRRIGATION AND LIGHTING PLAN  
APN 010-241-002

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

Date	6/2/2018
Scale	1/4" = 1'0"
Drawn	RS
Job	K.L.I
Sheet	L2
Of	2 Sheets



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

NOT FOR CONSTRUCTION

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

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

REVISIONS	DATE

ARCHITECTURAL  
PROJECT  
RENDERINGS

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



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1

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

NOT FOR CONSTRUCTION

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RESIDENCE

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2ND AVENUE  
CARMEL-BY-THE-SEA  
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REVISIONS	DATE

ARCHITECTURAL

PROJECT  
RENDERINGS

Scale: SEE DWG.

Drawn By: SBP

Job: -



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

LI  
RESIDENCE

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

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

REVISIONS	DATE

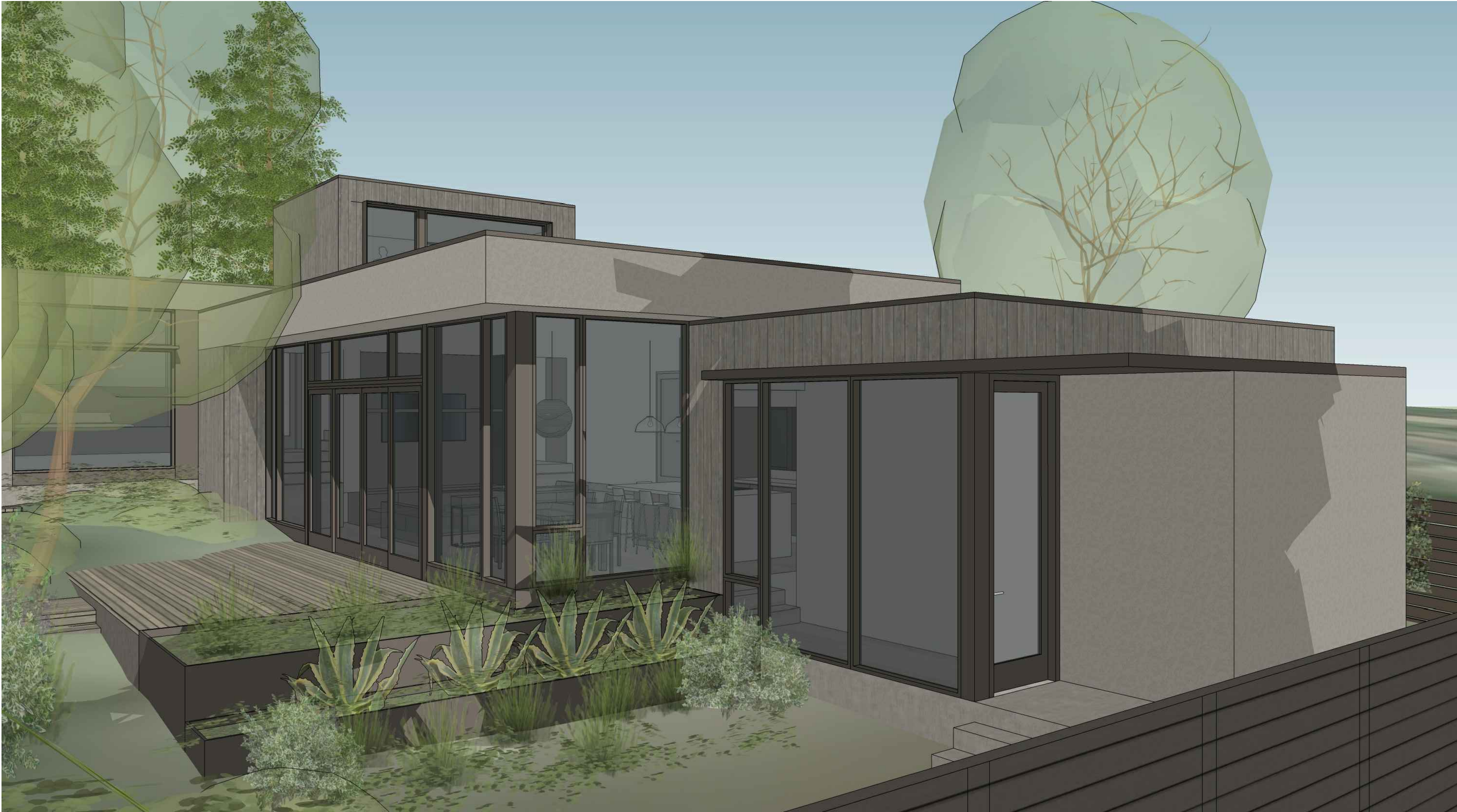
ARCHITECTURAL

PROJECT  
RENDERINGS

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



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

LI  
RESIDENCE

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

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REVISIONS	DATE

ARCHITECTURAL

PROJECT  
RENDERINGS

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



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

NOT FOR CONSTRUCTION

LI  
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REVISIONS	DATE

ARCHITECTURAL  
PROJECT  
RENDERINGS

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



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

NOT FOR CONSTRUCTION

LI  
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REVISIONS	DATE

ARCHITECTURAL  
PROJECT  
RENDERINGS

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