

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

PROPOSED MATERIALS



VERTICAL 1X6 WOOD SIDING - WESTERN RED CEDAR OR SIM.



(E) RED BRICK SIDING TO REMAIN



BEIGE STUCCO SIDING - SMOOTH FINISH



GRAY TAR & GRAVEL ROOF



ALUM. CLAD WINDOWS & DOORS - DARK GRAY @ NEW WALLS



ALUM. CLAD WINDOWS & DOORS - DARK RED @ (E) BRICK WALLS



PLANTED PAVER DRIVEWAY



ALUM. CABLE RAILING



STONE PAVERS & PATIO - GRAY



SIDE & REAR YARD FENCE - SPACED HORIZ. WOOD BOARDS TO MATCH WOOD SIDING ON HOUSE, FENCE WILL SLOPE TO MATCH SITE SLOPE

EXISTING SITE PHOTOS



STREET VIEW OF (E) HOUSE LOOKING EAST



FRONT OF (E) HOUSE LOOKING EAST



BACKYARD OF (E) HOUSE LOOKING SOUTHWEST, SHED TO REMOVE

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. 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.
5. 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 CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
6. 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 | STREET VIEW & PROJECT RENDERINGS |
| G1.2 | SURVEY |
| A1.0 | EXISTING SITE PLAN |
| A1.1 | PROPOSED SITE PLAN |
| A2.0 | EXISTING FLOOR & ROOF PLANS |
| A2.1 | PROPOSED FLOOR & ROOF PLANS |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A3.2 | BUILDING ELEVATIONS |

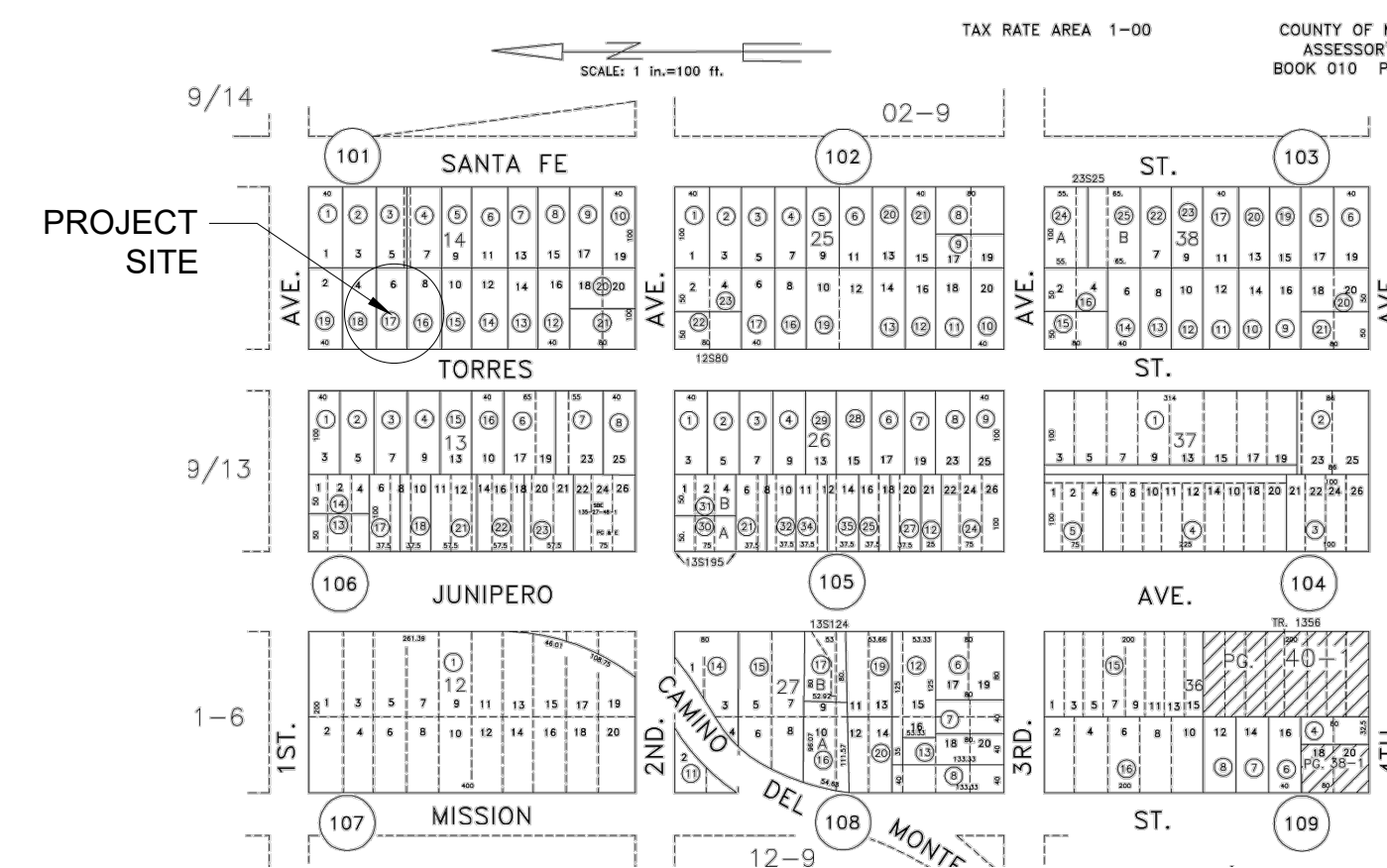
SCOPE OF WORK

REMODEL & ADDITION TO AN (E) 962 SF ONE STORY SINGLE FAMILY HOUSE. CONSTRUCT A NEW 481 SF SINGLE STORY ADDITION, WITH 113 SF ROOF DECK, TO THE REAR OF THE (E) HOUSE. REMOVE AN (E) 207 SF CARPORT AND CONSTRUCT A NEW 220 SF ONE CAR GARAGE. REMOVE AN (E) 160.5 SF SHED AT THE REAR OF THE PROPERTY.

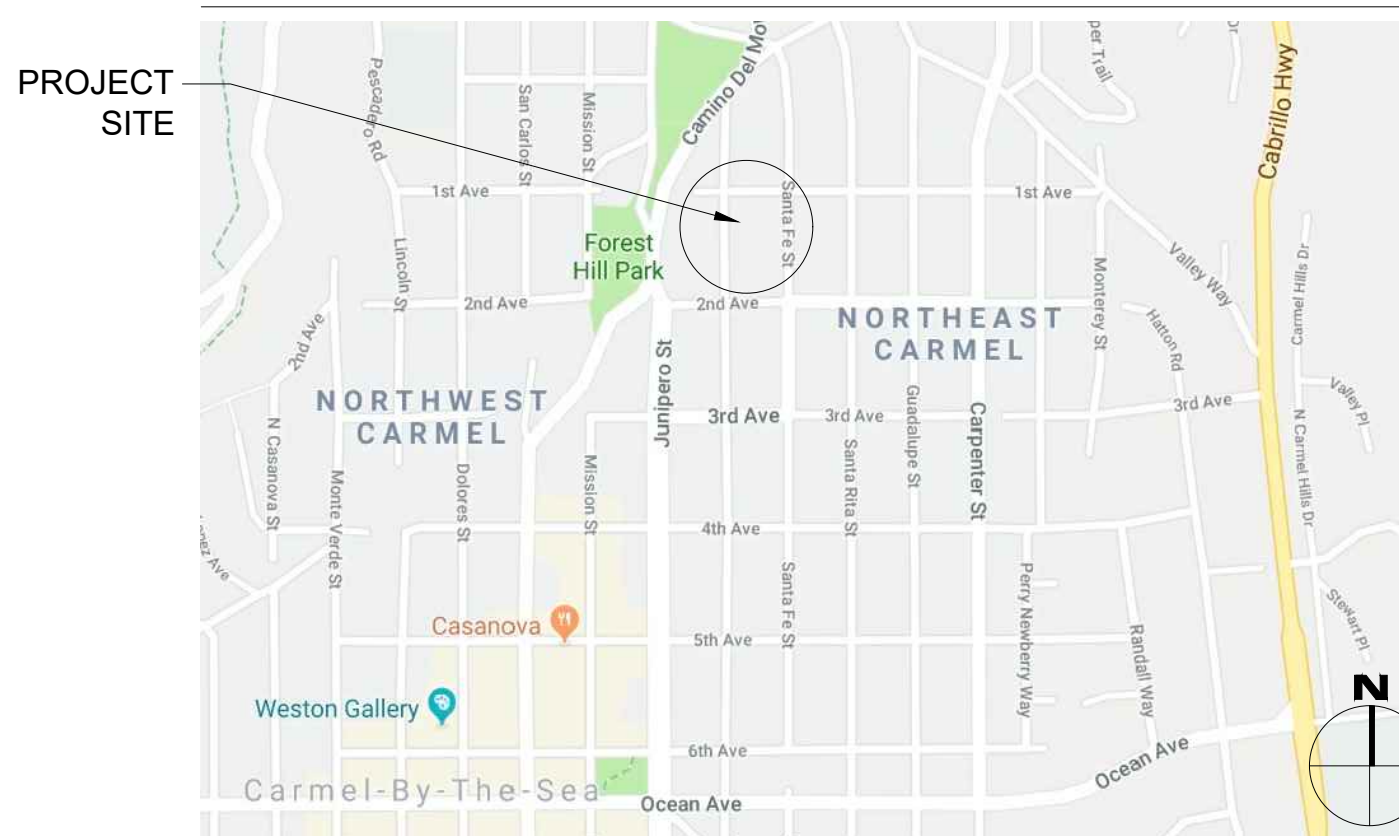
NEW WINDOWS & DOORS AT ADDITION TO BE ALUM. CLAD. INSTALL NEW VERTICAL WOOD SIDING AROUND EXTERIOR OF PROPOSED ADDITION.

INSTALL NEW SITE WALLS, STEPS, WALKWAYS, AND PATIOS PER SITE PLAN ON A1.1.

PARCEL MAP



VICINITY MAP



PROJECT TEAM

OWNER	H&R INVESTMENT GROUP LLC 8125 N. SAM HOUSTON PKWY W, UNIT C HOUSTON, TEXAS 77064
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK.COM
SURVEYOR	RASMUSSEN LAND SURVEYING, INC. 2150 GARDEN ROAD, SUITE A-3, MONTEREY, CA 93942 PHONE: (831) 375-7240

PROJECT INFORMATION

PROPERTY ADDRESS	TORRES 3 S.E. OF 1ST AVENUE CARMEL-BY-THE-SEA, CA 93921 BLOCK: 14 LOT: 6
APN	010-101-017
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / CARPORT
YEAR BUILT	1948

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA:	
(E) HOUSE	962 SF
(E) CARPORT	207 SF
(E) SHED	160.5 SF
TOTAL	1,329.5 SF
(P) FLOOR AREA:	
(E) HOUSE	962 SF
(P) ADDITION	481 SF
(P) GARAGE	220 SF
TOTAL	1,663 SF
(P) ROOF DECK	113 SF
ALLOWABLE LOT COVERAGE	396 SF (556 SF WITH BONUS)
(E) LOT COVERAGE	1,390 SF (0% PERMEABLE)
(P) LOT COVERAGE	555.25 SF (58% PERMEABLE)
*SEE SITE PLANS FOR MORE INFORMATION ON LOT COVERAGE	

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
TREES TO BE REMOVED	(3) 12" TREES (2) 8" HOLLY TREES
GRADING ESTIMATES	NONE
(E) PARKING	1 SPACE (COVERED)
(P) PARKING	1 SPACE (COVERED)
(E) BUILDING SPRINKLERED	NO

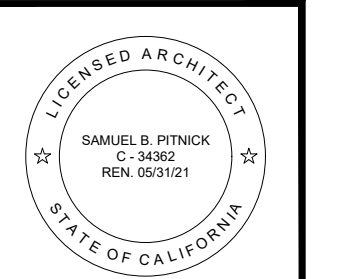
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2019 CBC, AND CHAPTER 3, SECTION 337R OF THE 2019 CRC.

**TORRES
RESIDENCE
ADDITION**
TORRES 3 S.E. OF 1ST
AVENUE
CARMEL, CA 93921



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

05/13/2020

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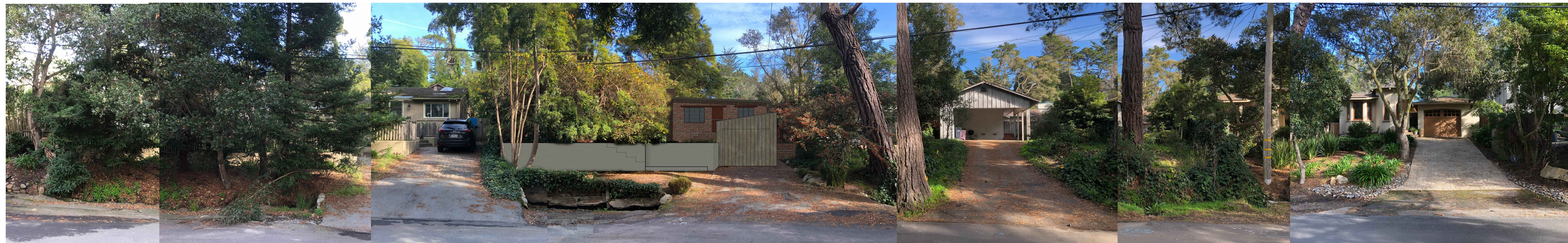
2 PROPOSED SOUTH ELEVATION
SCALE: N.T.S.



1 PROPOSED WEST ELEVATION
SCALE: N.T.S.

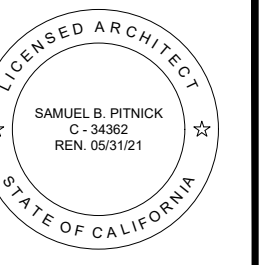


3 EXISTING STREET VIEW
SCALE: N.T.S.



4 PROPOSED STREET VIEW
SCALE: N.T.S.

**TORRES
RESIDENCE
ADDITION**
TORRES 3 S.E. OF 1ST
AVENUE
CARMEL, CA 93921



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REVISIONS	DATE

ARCHITECTURAL

STREET VIEW &
PROJECT
RENDERINGS

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

G1.1

05/13/2020

Map Legend:

Basis of Bearings: A calculated line between two 1/2" I.P.s. marked "LS 4247 on the northwesterly and southwesterly corners of Block 14, as partially shown hereon. No record found for northwesterly block corner. Southwesterly block corner shown on Corner Record No. 2047.

Horizontal Datum: Assumed.

Vertical Datum: Assumed

Site Benchmark: Control Point 2 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

● Indicates monument found as noted.

- Subject Parcel Boundary
- - - Parcel Boundary
- Right of Way

- ⊕ catch basin-drain
- △ control point
- E electric meter or pull box
- ⊕ fire hydrant
- G gas meter or pull box
- GV gas valve
- ⊕ guy anchor
- ⊕ irrigation pull box
- ⊕ irrigation control valve
- ⊕ light standard
- ⊕ manhole
- point on line
- ⊕ sewer clean out
- ⊕ sign(pole)
- ⊕ storm drain manhole
- ⊕ sewer manhole
- ⊕ telephone manhole
- ⊕ telephone pull box
- ⊕ traffic signal box
- ⊕ cable television pull box
- ⊕ unmarked pull box
- ⊕ utility pole
- ⊕ water meter
- ⊕ water valve
- ⊕ well

Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

- /○/○ Finished surface elevation shot
- /○/○ Natural grade elevation shot

- Boundary Legend**
- A.S.D. - as shown on
 - AP - angle point
 - BC - brass cap or begin curve
 - BFP - backflow preventer
 - B.G.S. - below ground surface
 - B.O.C. - back of curb
 - COR - corner
 - CP - control point
 - CTL - CONTROL
 - DOC - document
 - ENG/ENGR - engineer
 - FD/FND - found
 - F.T.C. - from true corner
 - IP - iron pipe
 - L-T/L&T - lead & tag
 - LS - land surveyor
 - M-T - MAG NAIL & tag
 - MAG - MAG NAIL
 - MKD - marked
 - MON - monument
 - N-T - nail & tag
 - N.R.F. - no reference found
 - O.R. - Official Records, Monterey County
 - Q.U. - origin unknown
 - PER - map or corner record when monument was set
 - POL - point on line

- Topography Legend**
- AC - asphalt concrete
 - AD - area drain
 - AL - area light
 - BLD/BLDG - building
 - BLDR(S) - boulder(s)
 - BOC - back of curb
 - BRK - brick
 - BTM/BOT - bottom
 - BW - back of sidewalk
 - CF - curb face
 - CHIM - chimney
 - CL - centerline
 - CLM - column
 - CONC - concrete
 - D - dirt
 - DG - decomposed granite
 - DK - deck
 - DW - driveway
 - EA - exposed aggregate concrete
 - ENCL - enclosure
 - EP - edge of paving
 - FF - finished floor

- RCE - registered civil engineer
- ROW - right of way
- S.F.N.F. - searched for, not found
- SPK - spike
- STA - station(control point)
- TBM - temporary benchmark
- FF-THRESH - finished floor threshold
- FH - fire hydrant
- FL-NG - flow line natural grade
- FNC - fence
- FNC-BRD - board fence
- FNC-BW - barbed wire fence
- FNC-CL - chain-link fence
- FNC-GS - grapestake fence
- FNC-HW - hogwire fence
- FNC-I - iron fence
- FNC-LAT - lattice fence
- FNC-PR - post & rail fence
- FNC-WD - wood fence
- FNC-WI - wrought iron fence
- FNC-WR - wire fence
- FOB - face of building
- FOW - face of wall
- FS - finished surface
- FTG - footing
- FW - front of sidewalk
- GAR - garage
- GB - grade break
- GUT - edge of gutter
- GUYA - guy anchor
- GUYF - guy pole
- CVL - gravel
- HC - handicap
- HDG - hedge
- HRAIL - hand rail

- INT - intersection
- LNDG - landing
- LIP - edge of conc gutter
- MB - mailbox
- MTL - metal
- NG - natural grade
- P - pool
- PLTR - planter
- PTO - patio
- PVR - paver
- RD - road
- DG - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TOE - toe of slope
- TW/TOW - top of wall
- WALL-AB - Allen Block wall
- WALL-CMU - concrete masonry unit wall
- WALL-CRML - Camel stone wall
- WALL-DSTN - dry stack stone wall
- WALL-RR - rrfie wall
- WALL-STC - stucco wall

- Utility Legend**
- CATV - cable tv
 - COMM - communications
 - CO or C/O - clean out
 - DDCV - double detector check valve
 - ELEC - electric
 - EM - electric meter
 - EO - electric outlet
 - GM - gas meter
 - GV - gas valve
 - HB - hose bib
 - ICV - irrigation control valve
 - IR - irrigation
 - JP - joint utility pole
 - LT - light
 - LT-STD - light standard/pole
 - PB - utility pull box
 - PB-# - unmarked pull box
 - PF-PIN FLAG
 - PF-B - blue pin flag
 - PF-P - pink pin flag
 - PF-PL - purple pin flag
 - PF-R - red pin flag
 - PF-W - white pin flag
 - PF-Y - yellow pin flag
 - PM - paint mark

- PM-B - blue PM (water)
- PM-G - green PM (sewer)
- PM-O - orange PM (cable/comm)
- PM-P - pink PM (unknown facilities)
- PM-PL - purple PM (reclaimed water/ir)
- PM-R - red PM (elec)
- PM-W - white paint mark
- PM-Y - yellow PM (gas)
- PP - power pole
- PVR - paver
- SCO - sewer clean out
- SDMH - storm drain manhole
- SSMH - sanitary sewer manhole
- ST LT - street light
- STM - stone
- TELECO - telephone
- TG - top of drain grate
- UP - utility pole
- UTIL - utility
- VLT - vault
- VLT-GTE - GTE vault
- VLT-PB - PacBell vault
- VLT-PGE - PG&E vault
- VLT-TELCOM - telecommunications vault
- VLT-# - unmarked vault
- VLT-VZ - Verizon vault
- WD - wood
- WL - water line
- WM - water meter
- WV - water valve

Surveyor's Notes:

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.

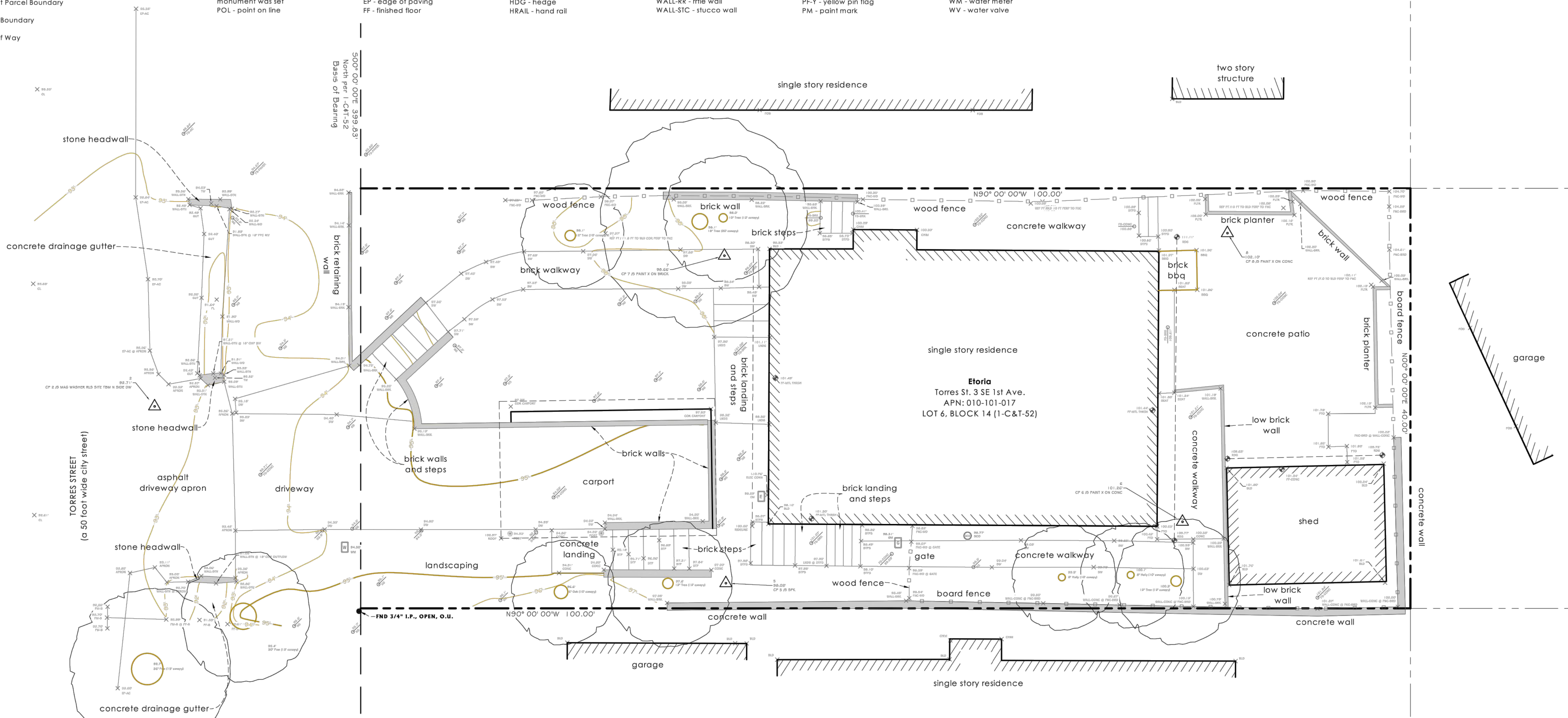
Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

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 (x) 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.



Topographic Survey

Torres St. 3 SE 1st Ave., APN: 010-101-017
 Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For and Requested By: Simeon Etoría

January 2020

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

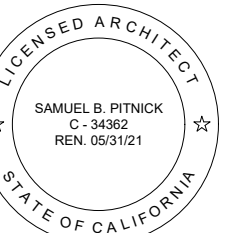


DRAWING REVISIONS:
 January 2020 - Original Survey

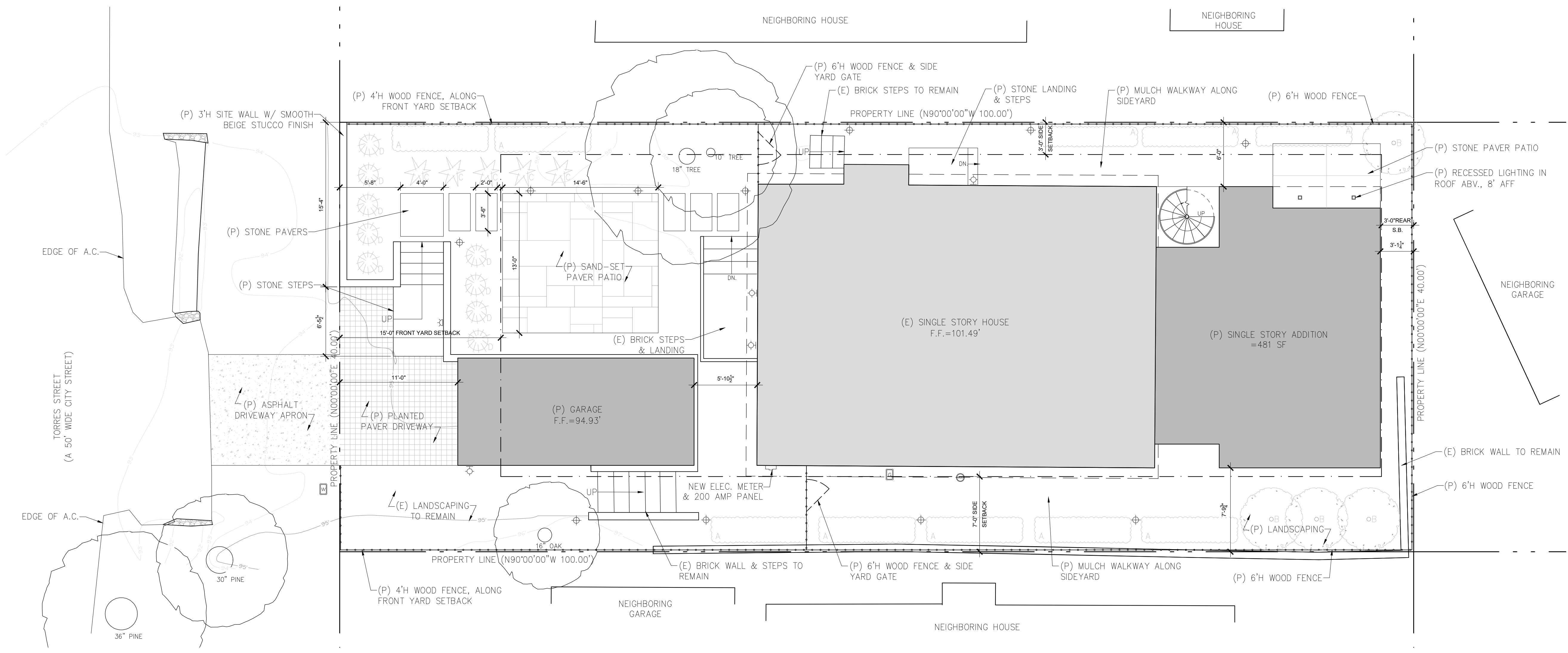
Plotted On: 1/19/2020 10:44 AM

RLS W.O. # 2019-174

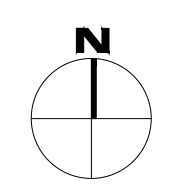
Sheet 1 of 1



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



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



Canopy LED Path Light
 By WAC Lighting



Product Options
 Finish: Black on Aluminum, Bronze on Aluminum, Bronze on Brass
 Color Temperature: 2700, 3000

Details

- Protected against powerful water jets
- Factory sealed water tight fixtures
- Solid brass or corrosion resistant aluminum alloy
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts included
- Recommended spacing for installation: Residential: 7 to 9ft. Commercial: 5 to 7ft.
- Rated for 60,000 hours of life
- May be used with existing low-voltage landscape systems
- Designed in 2017
- ADA compliant
- UL Listed Wet
- Warranty: 5 Years Functional, 2 Years Finish
- Made in China

Dimensions
 Fixture: Height 22.84", Diameter 8.47"

Lighting

- 2700K Option: 6.5 Watt (225 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 2700K
- 3000K Option: 6.5 Watt (225 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details
 Product URL: <https://www.lumens.com/canopy-led-path-light-b-wac-lighting-WACP160009.html>
 Rating: UL Listed Wet



EMBED LIGHT INTO GROUND FOR MAX 18" HT.

Notes:

4 PROPOSED PATH LIGHT
 SCALE: N.T.S.

Cylinder Outdoor LED Wall Sconce
 By Kichler



Product Options
 Size: Small, Medium

Details

- May be used outdoors
- Designed in 2018
- Finish: Textured Black
- Material: UV Resistant Composite Material
- Dimmable When Used With an Electronic low voltage (ELV) Dimmer (Not Included)
- ETL Listed Wet
- Warranty: Limited 1 Year
- Made in China

Dimensions
 Small Option Backplate: Width 5", Height 5"
 Small Option Fixture: Height 7", Diameter 6.5", Weight 2.5lbs
 Medium Option Backplate: Width 5", Height 5"
 Medium Option Fixture: Height 12.25", Diameter 6.5", Weight 2.63lbs

Lighting

- Small Option: 10 Watt (450 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- Medium Option: 20 Watt (925 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details
 Product URL: <https://www.lumens.com/cylinder-outdoor-led-wall-sconce-by-kichler-KCHP269138.html>
 Rating: ETL Listed Wet



Notes:

3 PROPOSED WALL SCONCE
 SCALE: N.T.S.

Landscape Lighting LED Horizontal Step Light
 By WAC Lighting



Product Options
 Finish: Black on Aluminum, Bronze on Aluminum, Bronze on Brass, Cast Stainless Steel, White on Aluminum
 Light Options: Amber, Warm White, White

Details

- Protected against high-pressure water jets
- Rated Hours: 60,000 hours
- 10%-100% dimming
- 50" beam spread
- Features frosted glass diffuser
- Solid die-cast brass, corrosion resistant aluminum alloy or cast stainless steel construction
- Designed in 2016
- Shade Material: Glass
- ADA compliant
- UL Listed Wet
- Warranty: 10 Years Functional / 5 Years Functional for Black Finish
- Made in China

Dimensions
 Fixture: Length 5", Height 3", Depth 1.93"

Lighting

- 2 Watt (68 Lumens) 12 Volt Integrated LED: CRI: 90 Lifespan: 60000 hours

Additional Details
 Product URL: <https://www.lumens.com/landscape-lighting-led-horizontal-step-light-by-wac-lighting-WACP138098.html>
 Rating: UL Listed Wet



Notes:

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

PROPOSED LOT COVERAGE

(P) PLANTED PAVER DRIVEWAY = 74 SF (SEMI-PERMEABLE)
(P) STONE STEPS & LANDING @ FRONT = 47 SF (IMPERMEABLE)
(P) STONE STEPS & LANDING @ NORTH YARD = 22.5 SF (IMPERMEABLE)
(P) STONE PAVERS = 51 SF (IMPERMEABLE)
(P) STONE PAVER PATIO @ REAR YARD = 60 SF (SEMI-PERMEABLE)
(P) CONC. BELOW SPIRAL STAIRS = 33.25 SF (IMPERMEABLE)
(P) SAND-SET PAVER PATIO = 188.5 SF (SEMI-PERMEABLE)
(E) BRICK STEPS & LANDINGS TO REMAIN = 79 SF (IMPERMEABLE)
TOTAL (P) COVERAGE = 555.25 SF (58% PERMEABLE)

- SITE LIGHTING NOTES**
- EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
 - LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.

- SITE LIGHTING LEGEND**
- ⊕ EXTERIOR LED PATHWAY LIGHT, SPACED MIN. 10'-0" APART
 - ⊖ LED RECESSED STEP / LOW WALL LIGHTING - 'HORIZONTAL STEP LIGHT' BY WAC LIGHTING
 - ⊖ EXTERIOR LED DOWNLIGHT - 'CYLINDER WALL SCONCE' BY KICHLER
 - ⊖ 4" SQUARE LED LIGHT FIXTURE RECESSED IN ROOF OVERHANG, 8'-0" ABOVE GRADE

- SITE LANDSCAPING LEGEND**
- A *PODOCARPUS GRACILIOR* - 'TRELIS PODOCARPUS' QUANTITY = 10 SIZE = 15 GAL.
 - B *PRUNUS 'CAROLINIA' STANDAR* - 'CAROLINA LAUREL' QUANTITY = 4 SIZE = 15 GAL.
 - C *AGAVE 'KARA'S STRIPE'* - 'YELLOW STRIPE AGAVE' QUANTITY = 5 SIZE = 5 GAL.
 - D *CALAMAGROSTIS FOLIOSA* - 'PACIFIC REED GRASS' QUANTITY = 9 SIZE = 1 GAL.

REVISIONS	DATE

ARCHITECTURAL
 PROPOSED SITE PLAN

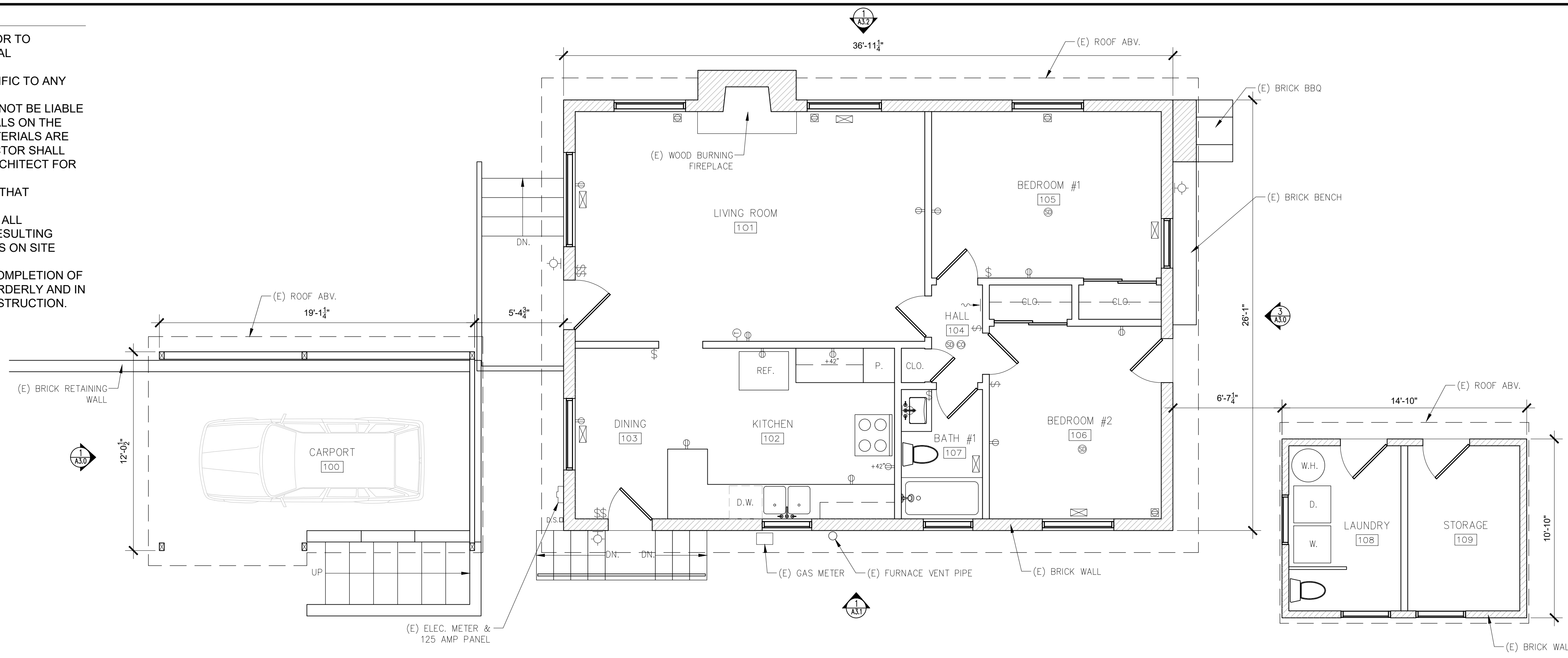
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 Drawn By: SBP
 Job: -

A1.1
 05/13/2020

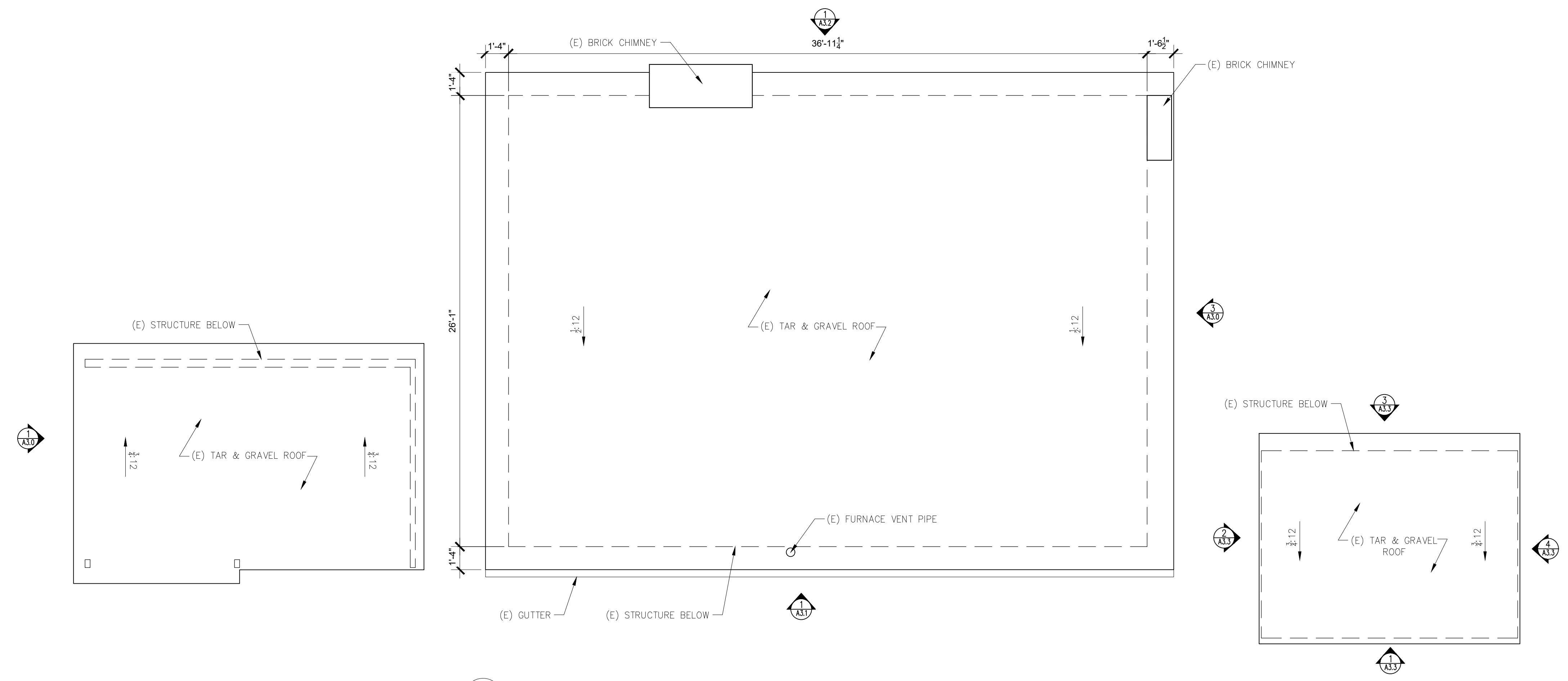
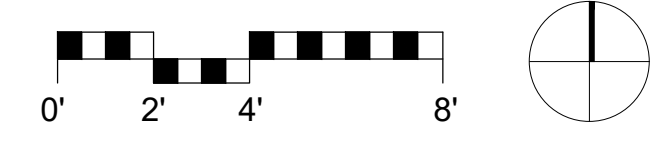
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DEMOLITION NOTES

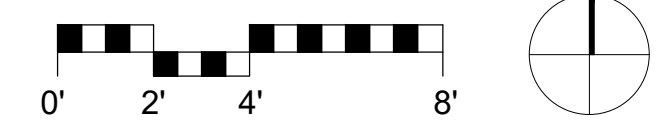
1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.



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



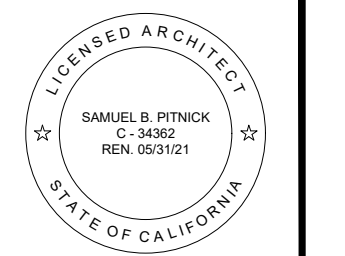
2 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



- WALL TYPE LEGEND:
- (E) 2X WOOD STUD WALL
 - (E) BRICK WALL
 - (E) WALL TO REMOVE

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TORRES RESIDENCE ADDITION
TORRES 3 S.E. OF 1ST AVENUE
CARMEL, CA 93921

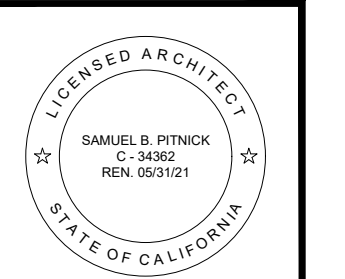


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REVISIONS	DATE

ARCHITECTURAL
EXISTING FLOOR & ROOF PLANS
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0
05/13/2020



REVISIONS	DATE

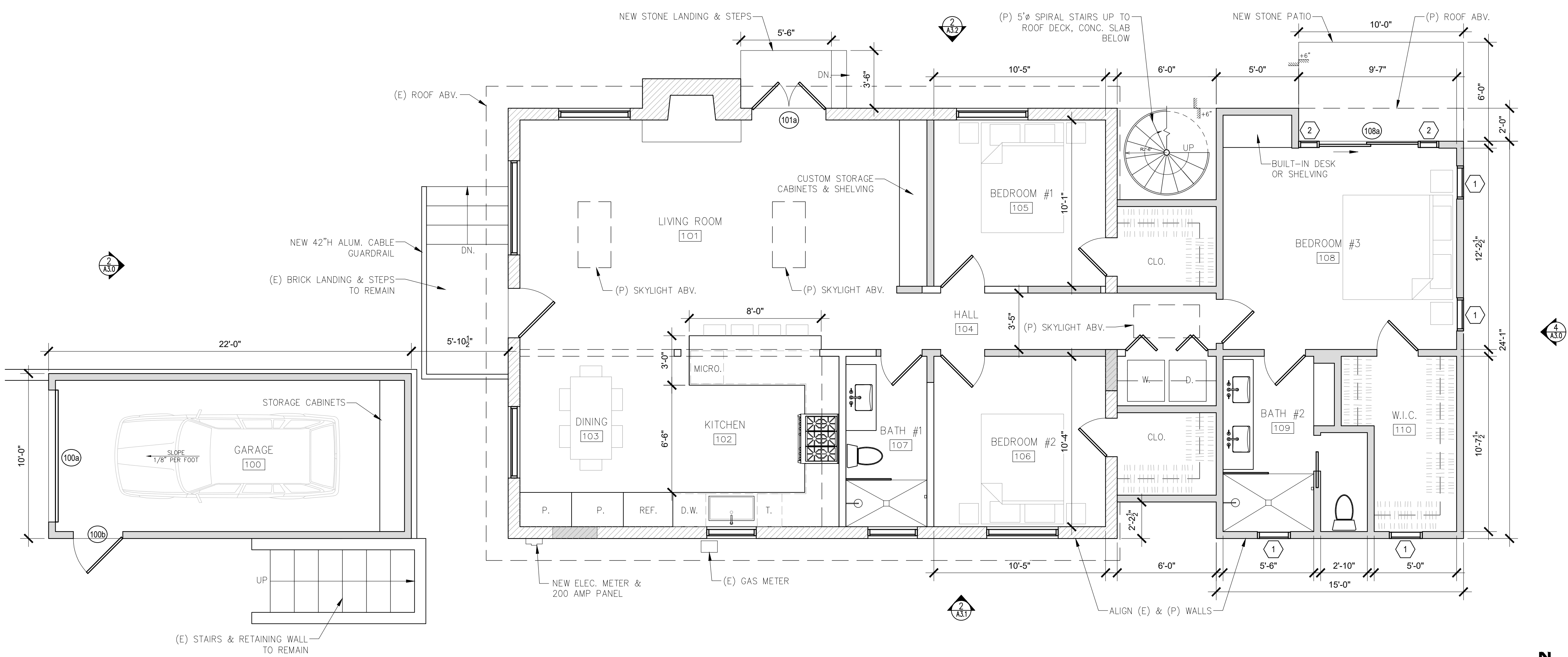
ARCHITECTURAL

PROPOSED FLOOR & ROOF PLANS

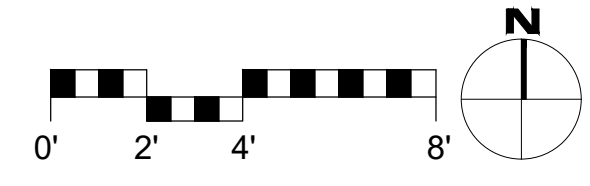
Scale: SEE DWG.
 Drawn By: SBP
 Job: -

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APPV'D EQUAL)
 GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
 MTL: ALUM. CLAD - DARK RED @ ALL EXT. BRICK WALLS
 ALUM. CLAD - DARK GRAY @ ALL OTHER EXT. WALLS
 PAINT GRADE INTERIOR
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
 (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
 (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
 (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
 (E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 (F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
- MIN. U-VALUE = 0.50 / MIN. SGHC = 0.30
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]



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

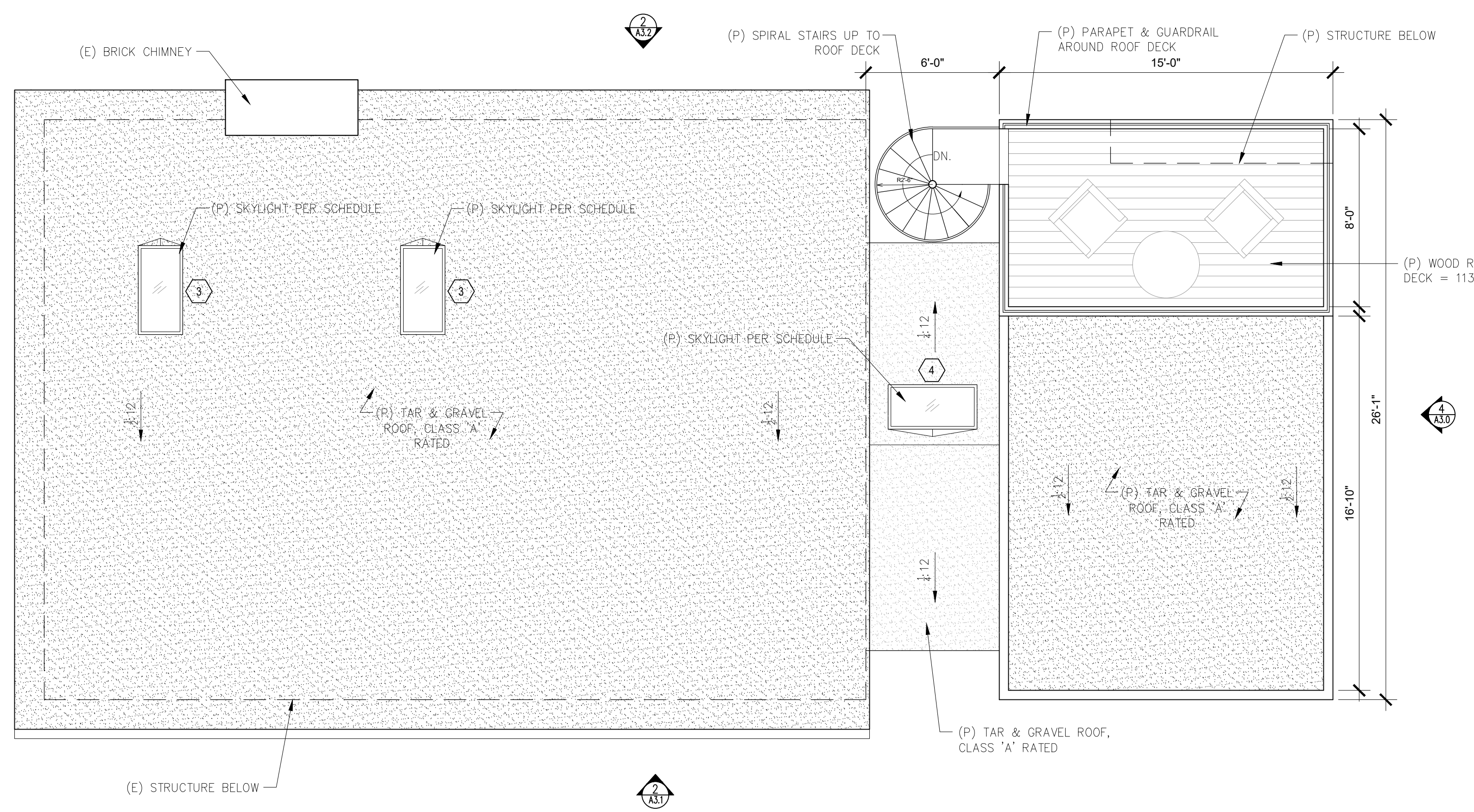
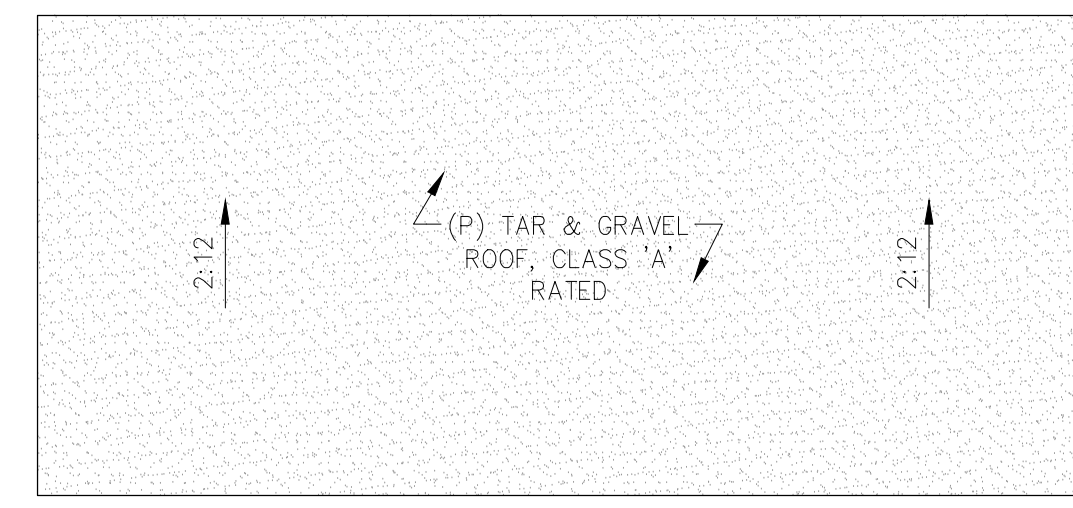


DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	8'-0"	6'-8"	-	WOOD	WOOD	GARAGE - OVERHEAD	
100b	3'-0"	6'-8"	-	ALUM. CLAD/ GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING
101a	4'-6"	6'-8"	-	ALUM. CLAD/ GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING
108a	6'-0"	8'-0"	-	ALUM. CLAD/ GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING

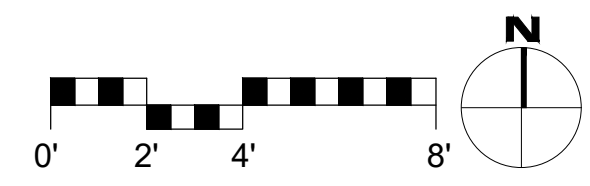
WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	2'-0"	6'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
2	1'-3"	8'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
3	2'-0"	4'-0"		GLASS	ALUM.	SKYLIGHT	NON-REFLECTIVE GLASS W/ SOLAR SHADING, TEMPERED
4	4'-0"	2'-0"		GLASS	ALUM.	SKYLIGHT	NON-REFLECTIVE GLASS W/ SOLAR SHADING, TEMPERED

SKYLIGHT NOTES

- SKYLIGHTS ARE BY "VELUX" (OR APPV'D EQUAL)
- ALL NEW SKYLIGHTS 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.



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

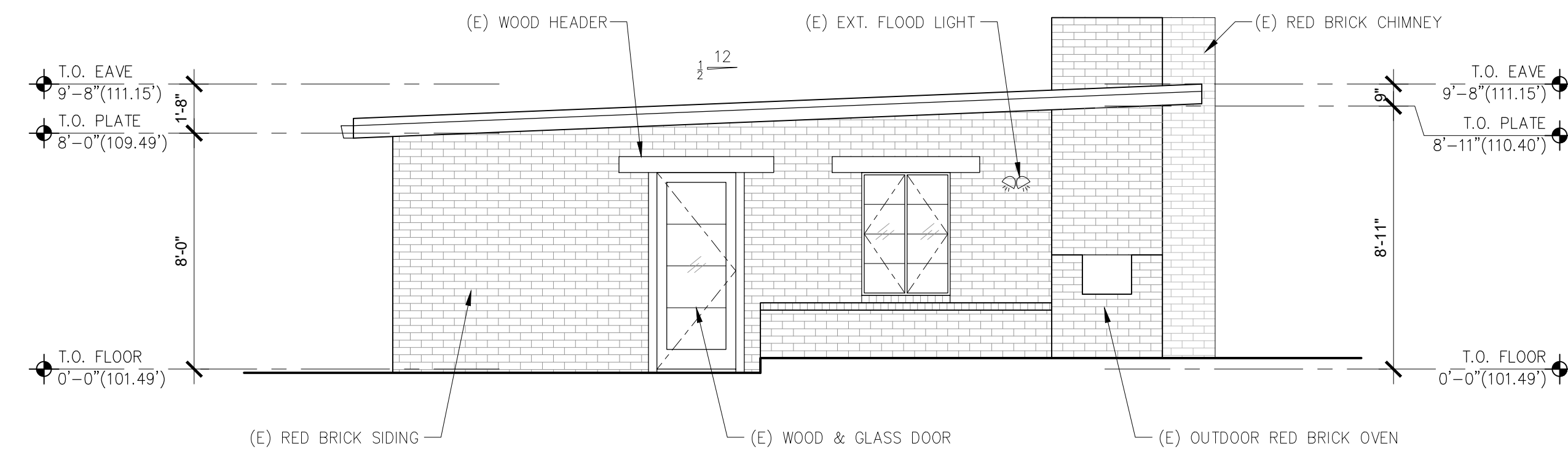


WALL TYPE LEGEND:

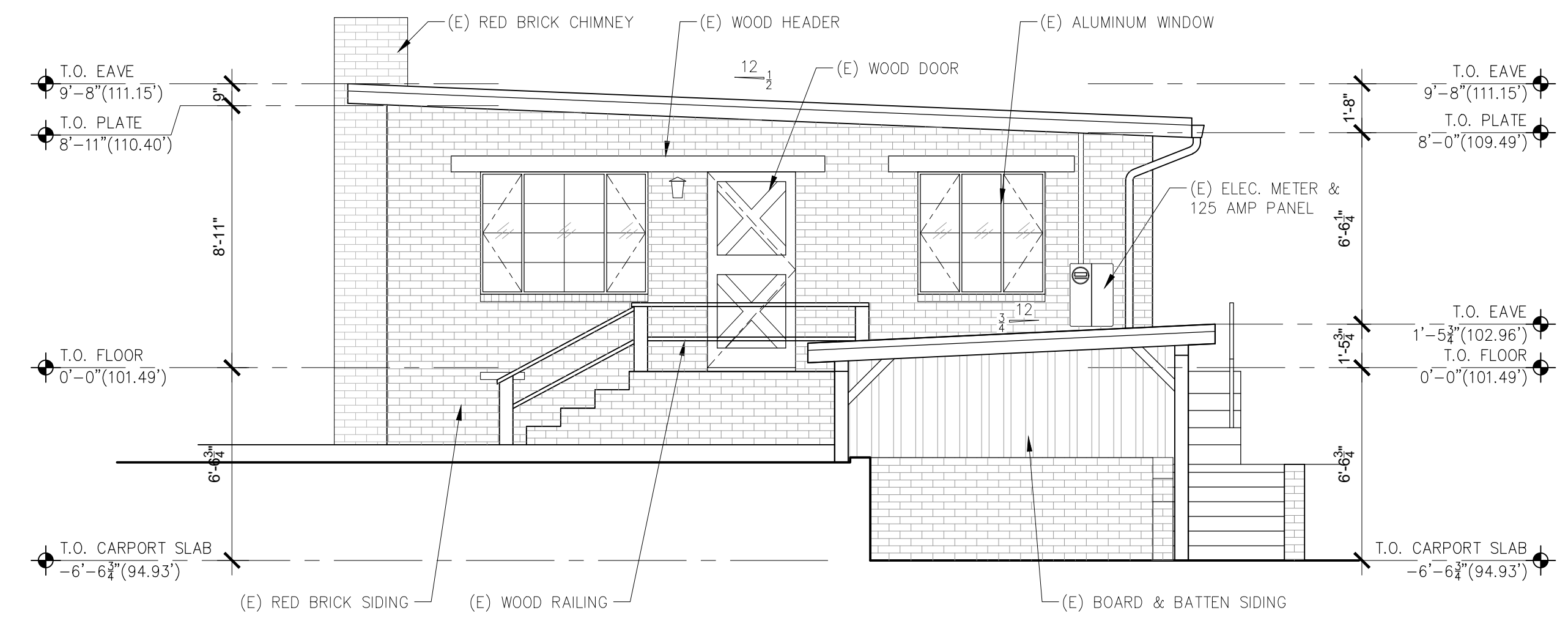
	(E) 2X WOOD STUD WALL
	(E) BRICK WALL
	(P) 2X WOOD STUD WALL
	(P) BRICK VENEER WALL

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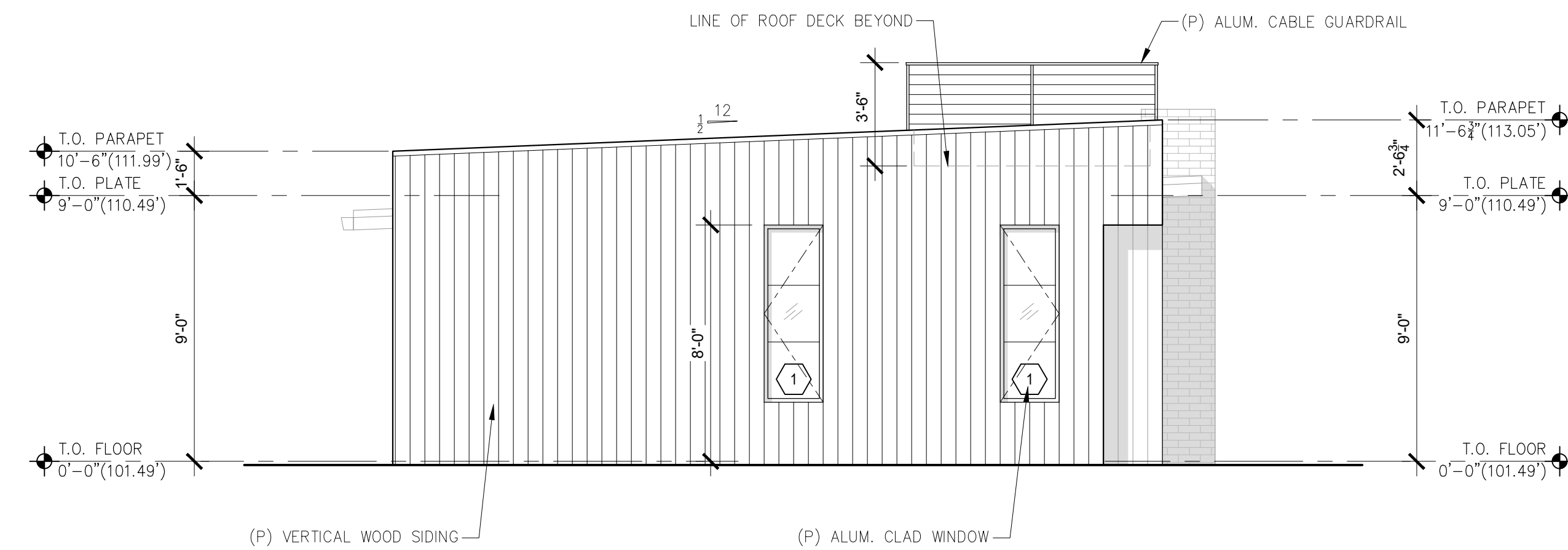
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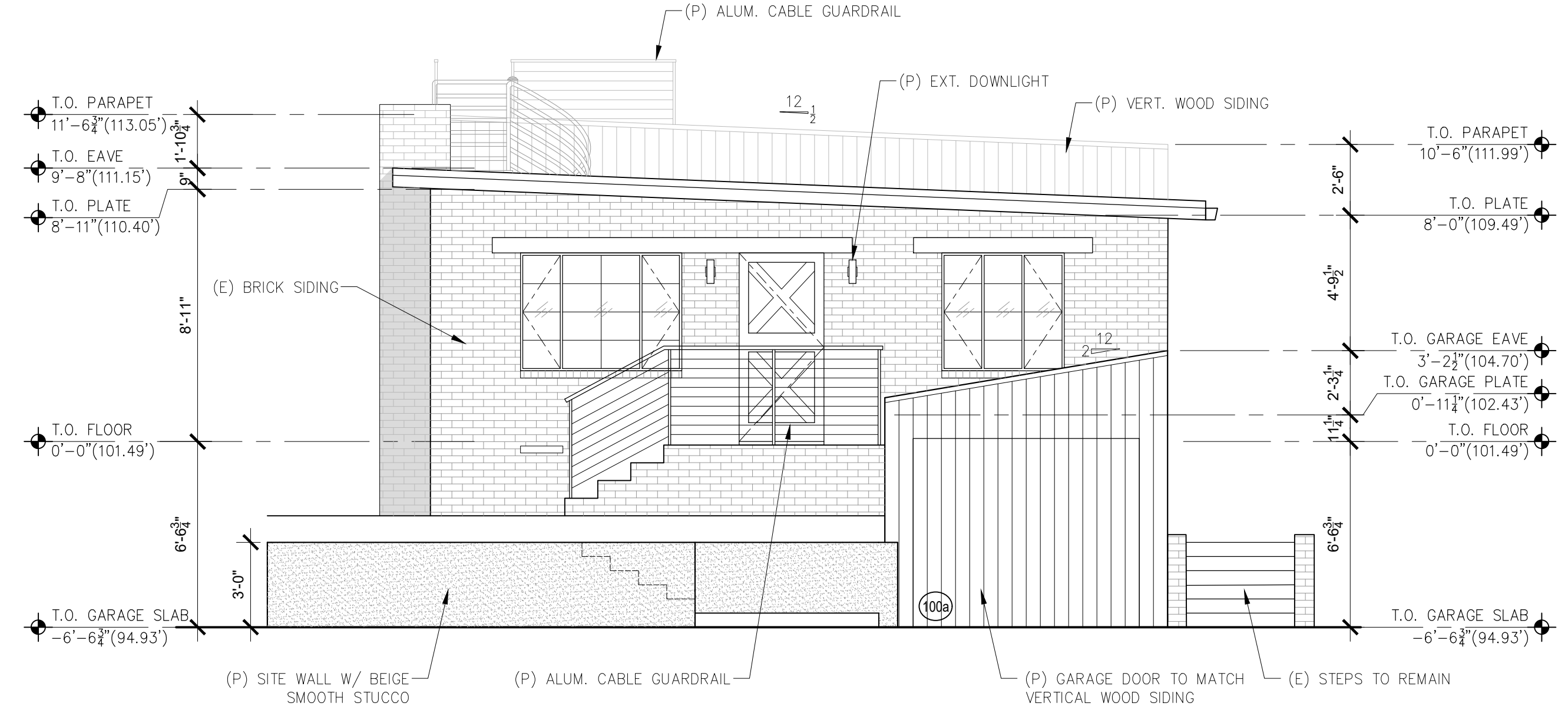
3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EXISTING WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"

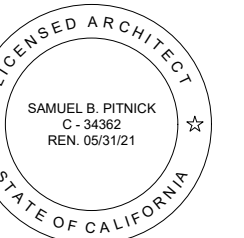


4 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"

TORRES RESIDENCE ADDITION
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

BUILDING ELEVATIONS

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

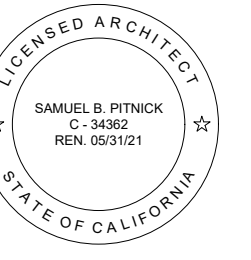
HISTORIC EVALUATION NOTES

1. THE CONTRACTOR SHALL SURVEY ALL EXISTING WINDOWS, PRIOR TO CONSTRUCTION, TO DETERMINE WHICH WINDOWS CAN BE REPAIRED AND WHICH SHOULD BE REPLACED.

A3.0

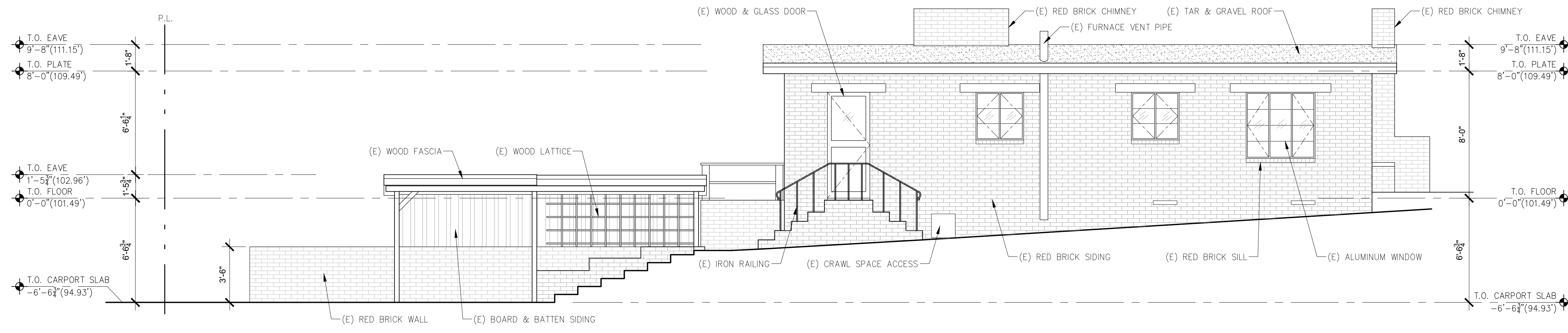
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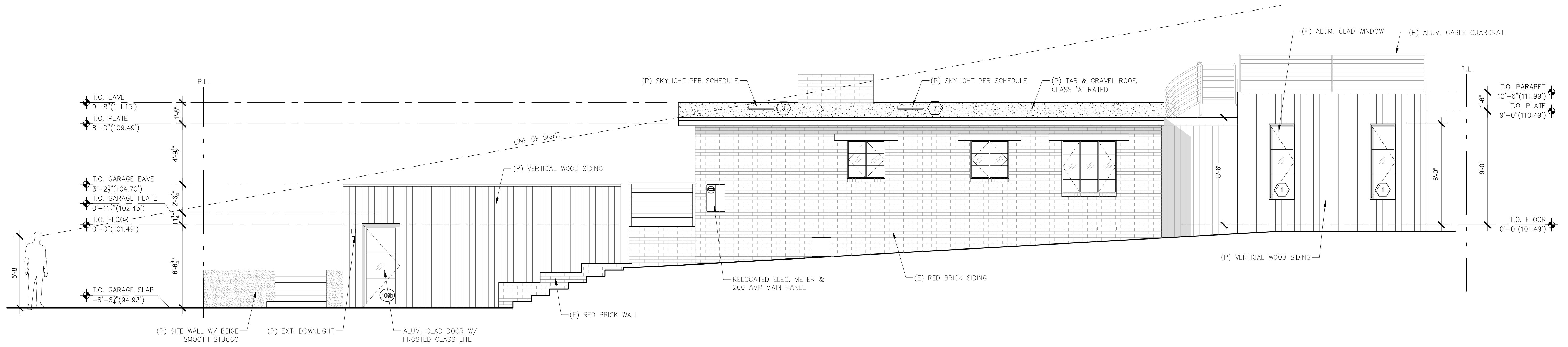
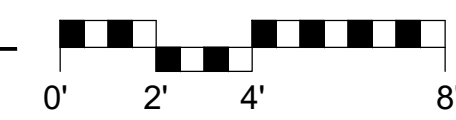


REVISIONS	DATE

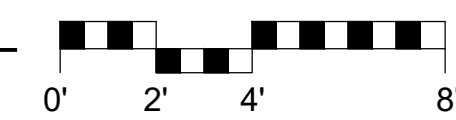
ARCHITECTURAL
BUILDING
ELEVATIONS
Scale: SEE DWG.
Drawn By: SBP
Job: -



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



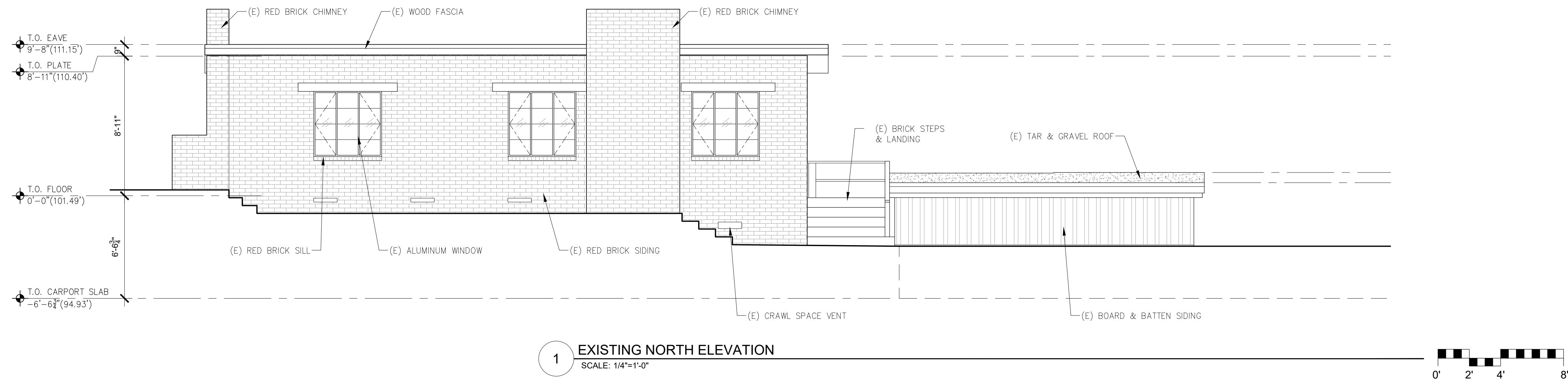
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



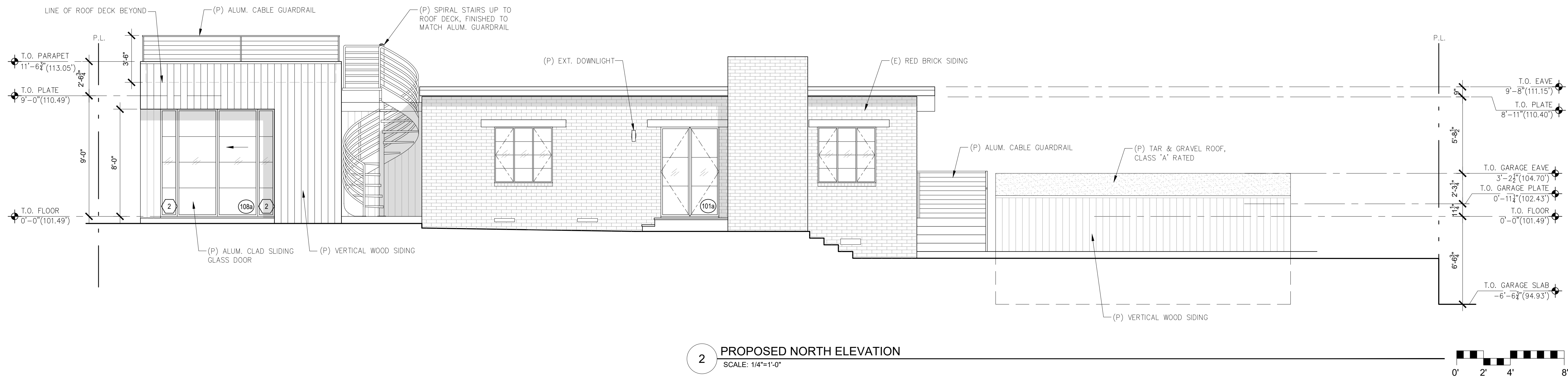
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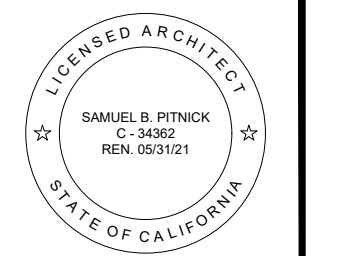


1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

TORRES
RESIDENCE
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TORRES 3 S.E. OF 1ST
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REVISIONS	DATE

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

HISTORIC EVALUATION NOTES

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A3.2

05/13/2020