

# Penner Residence

carmel, california

issued: 1/13/21  
 revised: -  
 drawn by:  
**JUSTIN PAULY ARCHITECTS**  
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**JUSTIN PAULY ARCHITECTS**

**PLANNING SUBMITTAL**

apn: 010-013-011

**PENNER RESIDENCE**  
 carmel, california

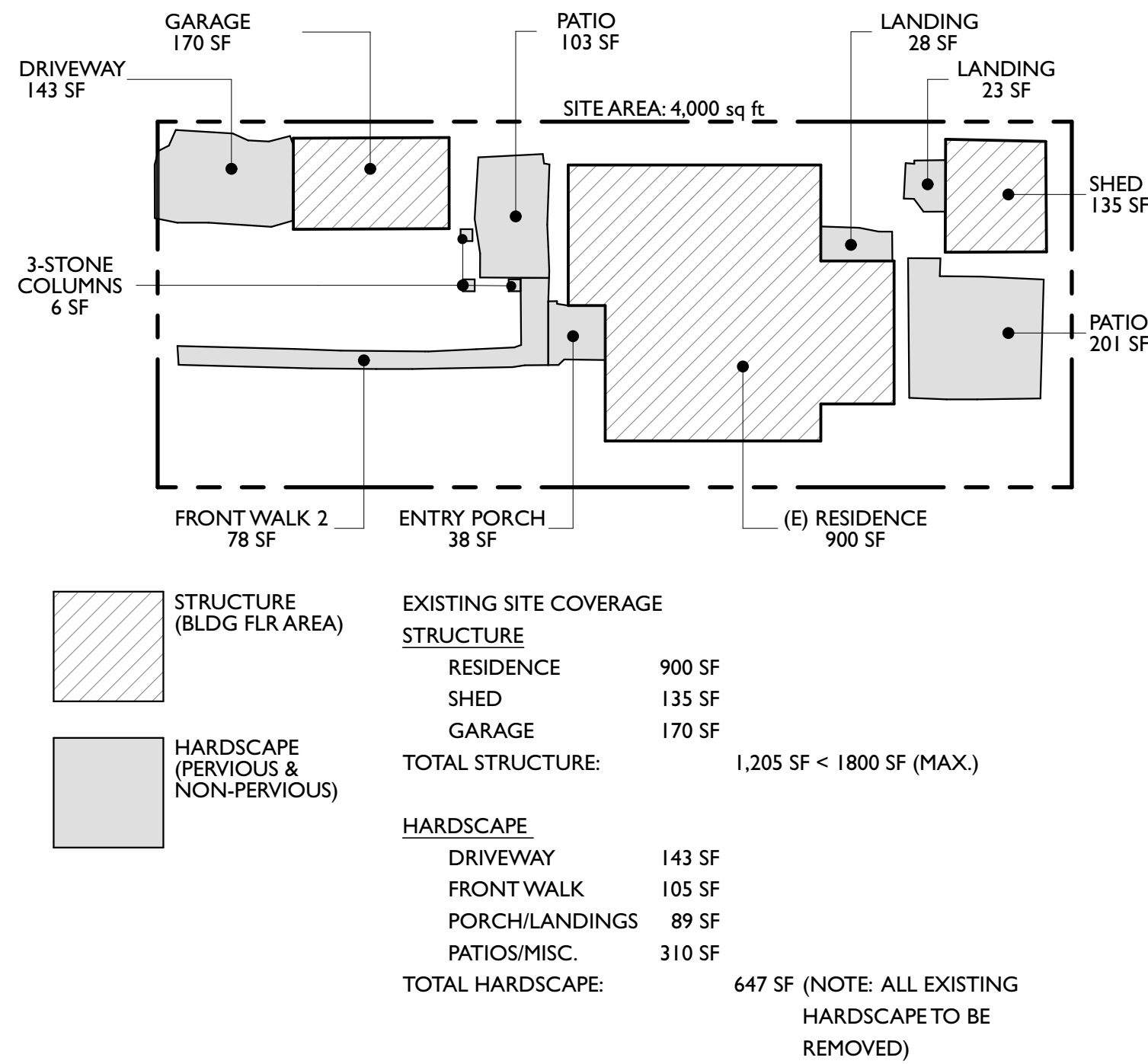
a remodel and addition to the:  
**PENNER RESIDENCE**  
 lobos street: (2) s/e of 3d avenue

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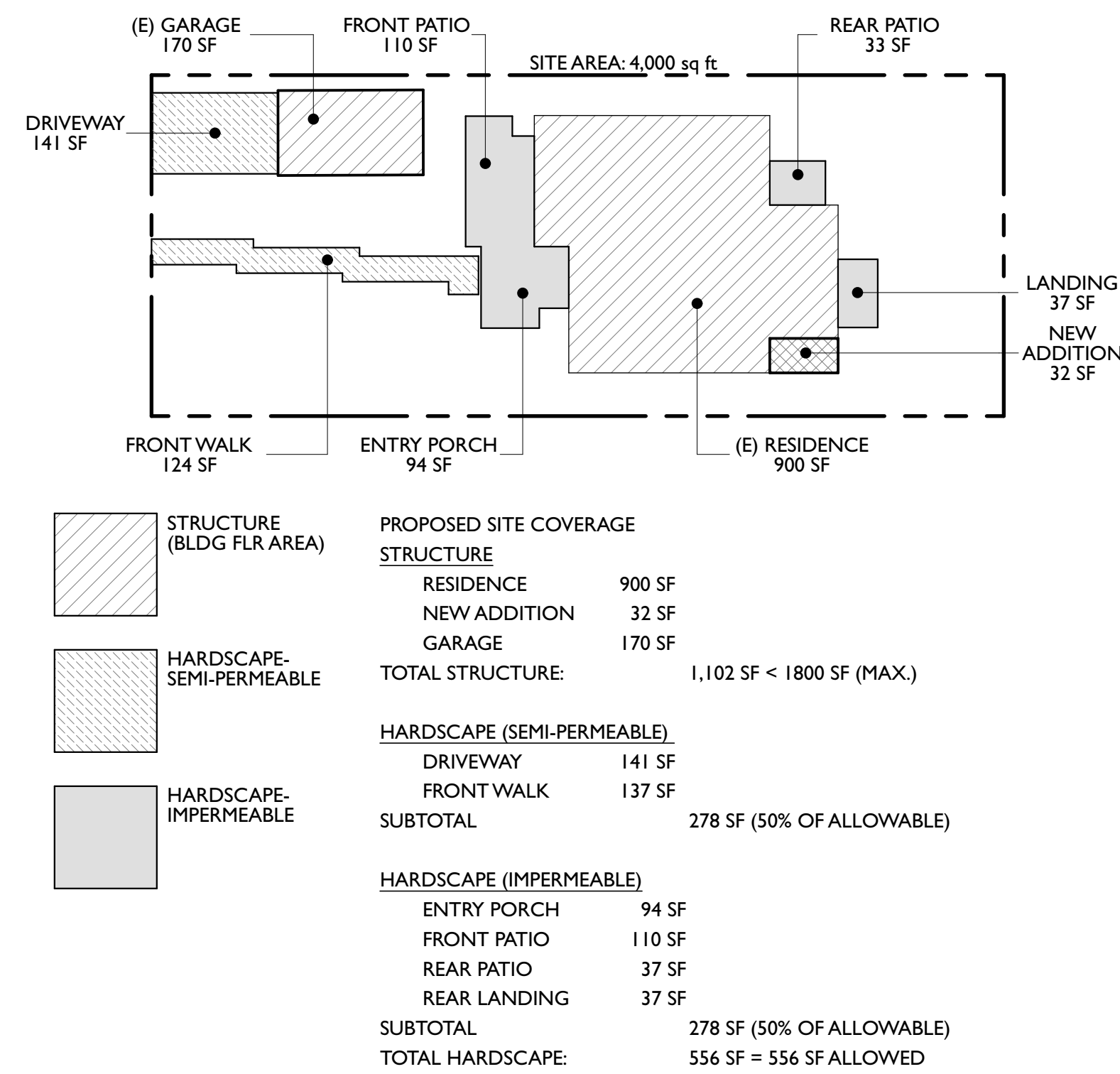
COVER SHEET

sheet 1  
**A.1**  
 of 7 sheets

## EXISTING AREA DIAGRAMS



## PROPOSED AREA DIAGRAMS



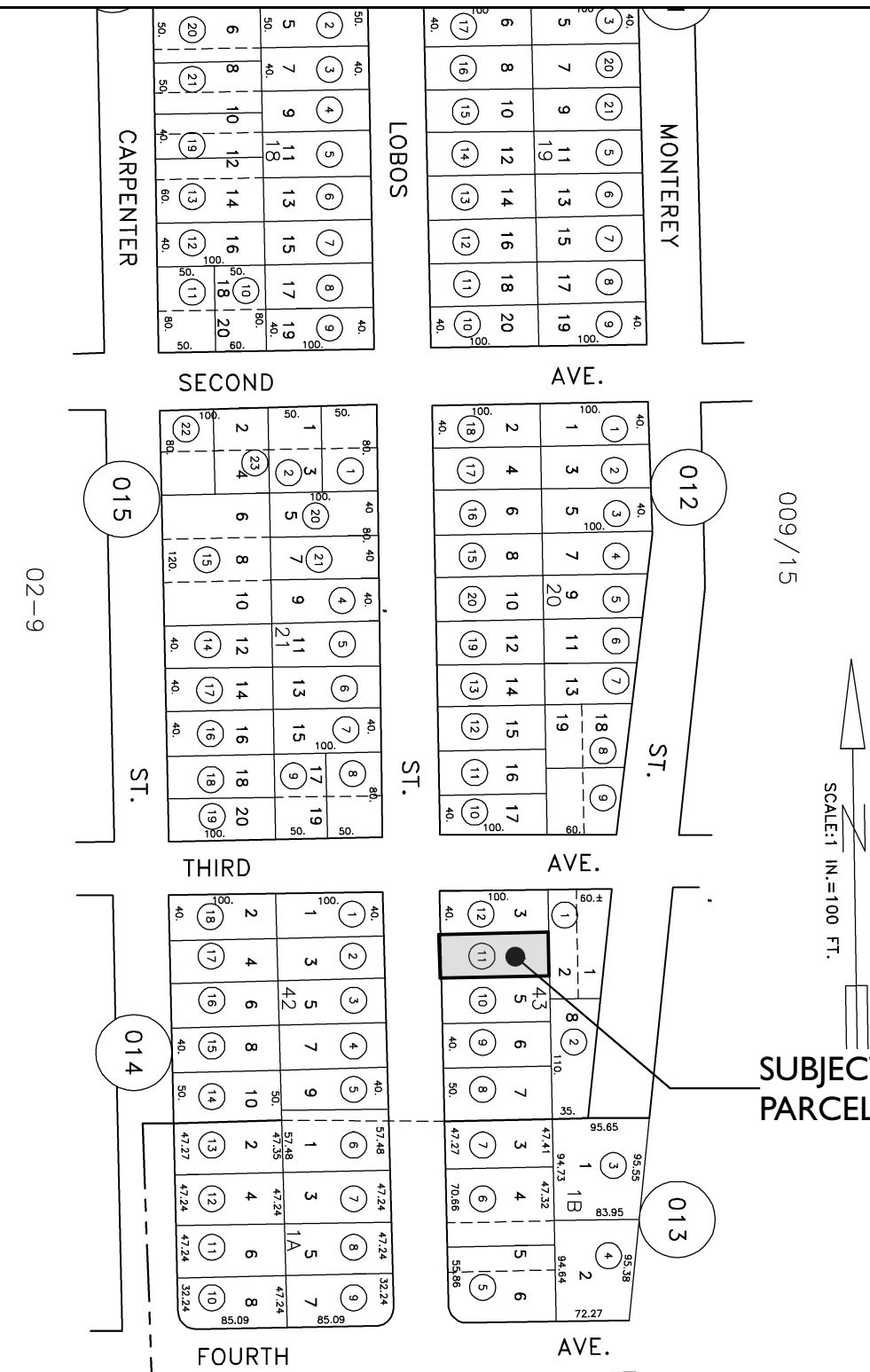
## STREET VIEW OF EXISTING RESIDENCE



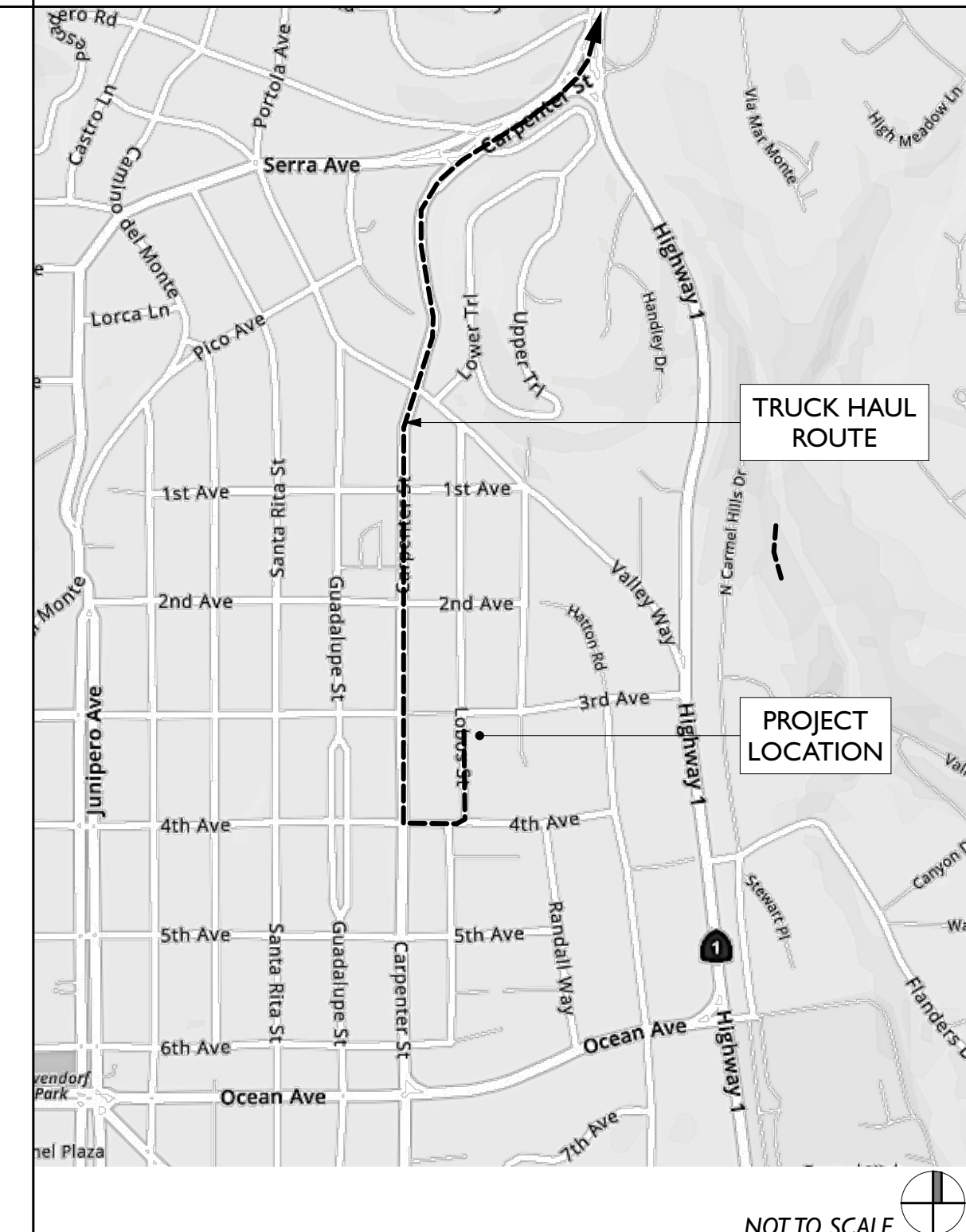
## PROJECT TEAM

ARCHITECT:  
 JUSTIN PAULY  
 JUSTIN PAULY ARCHITECTS  
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## PARCEL MAP



## VICINITY MAP/TRUCK HAUL ROUTE



## PROJECT DATA

<b>OWNER:</b>	INGER PENNER 1354 BERNAL AVENUE BURLINGAME CA 94010						
<b>SITE ADDRESS:</b>	LOBOS STREET, 2SE OF THIRD AVENUE CARMEL CA 93921						
<b>A.P.N.:</b>	#010-013-011						
<b>FIRE DISTRICT:</b>	CITY						
<b>LOT SIZE:</b>	4,000	SQ. FT.					
<b>ZONING:</b>	R-1						
<b>LAND USE:</b>	RESIDENTIAL						
<b>PARKING:</b>	200 SQ. FT. ON-SITE						
<b>BUILDING HEIGHT:</b>	18'-0"	14'-10" (MAX. EXISTING/PROPOSED)					
<b>TREE REMOVAL:</b>	NO SIGNIFICANT TREE REMOVAL						
<b>ALLOWABLE SQUARE FOOTAGE:</b>	1,800	SQ. FT.					
<b>OCCUPANCY:</b>	R-3 (RESIDENCE) U (GARAGE)						
<b>CONSTRUCTION TYPE:</b>	V-B						
<b>FIRE SPRINKLERS:</b>	NO						
<b>WATER SUPPLY:</b>	CAL AM						
<b>SEWER:</b>	CITY						
<b>ELECTRICITY PROVIDER:</b>	PG&E						
<b>PLANNING DATA:</b>	CU. YARDS	BALANCED SITE					
<b>GRADING:</b>							
<b>FLOOR AREAS</b>	EXISTING (SQ. FT.)	FAR	DEMO'D (SQ. FT.)	REMODEL (SQ. FT.)	ADDITION (SQ. FT.)	PROPOSED (SQ. FT.)	FAR
MAIN RESIDENCE	900				32	932	
GARAGE	170					170	
SHED	135		135			0	
<b>TOTAL</b>	<b>1,205</b>	<b>30.1%</b>	<b>135</b>	<b>0</b>	<b>32</b>	<b>1,102</b>	<b>27.6%</b>
<b>IMPERVIOUS SURFACES</b>	<b>SURFACES (SQ. FT.)</b>						
EXISTING (see diagram this sheet)							647
PROPOSED (see diagram this sheet)							568

## SHEET INDEX

ID	NAME
A.1	COVER SHEET
A.2	SURVEY
A.3	DEMOLITION SITE PLAN
A.4	PROPOSED SITE PLAN
A.5	EXISTING FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS
A.6	PROPOSED FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS
A.7	DOOR, WINDOW SCHEDULE

## SCOPE OF WORK

INTERIOR REMODEL AND MINOR ADDITION (32 SQ. FT.) TO EXISTING SINGLE FAMILY DWELLING - INCLUDING ONE ADDED BATHROOM AND A NEW KITCHEN & FAMILY ROOM AREA. EXTERIOR IMPROVEMENTS INCLUDE REPLACING EXISTING STEEL SASH WINDOWS WITH NEW WOOD WINDOWS, RE-ROOFING HOUSE, REMOVAL OF CHIMNEY, PAINTING, REPAIRING AND PATCHING EXISTING SIDING AS REQUIRED AND THE ADDITION OF A NEW SHED DORMER ON THE REAR OF THE HOUSE. SITE IMPROVEMENTS INCLUDE DEMOLITION OF EXISTING SHED, SITE WALLS AND HARDSCAPE, NEW PERIMETER FENCING ON THE THREE SHARED PROPERTY LINES, NEW HARDSCAPE (PER SITE PLAN) AND UPDATED PLANTING PLAN (UNDER SEPARATE SUBMITTAL). NO TREE REMOVAL PROPOSED.

## DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE CITY OF CARMEL THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS TO ENFORCEMENT AGENCY.

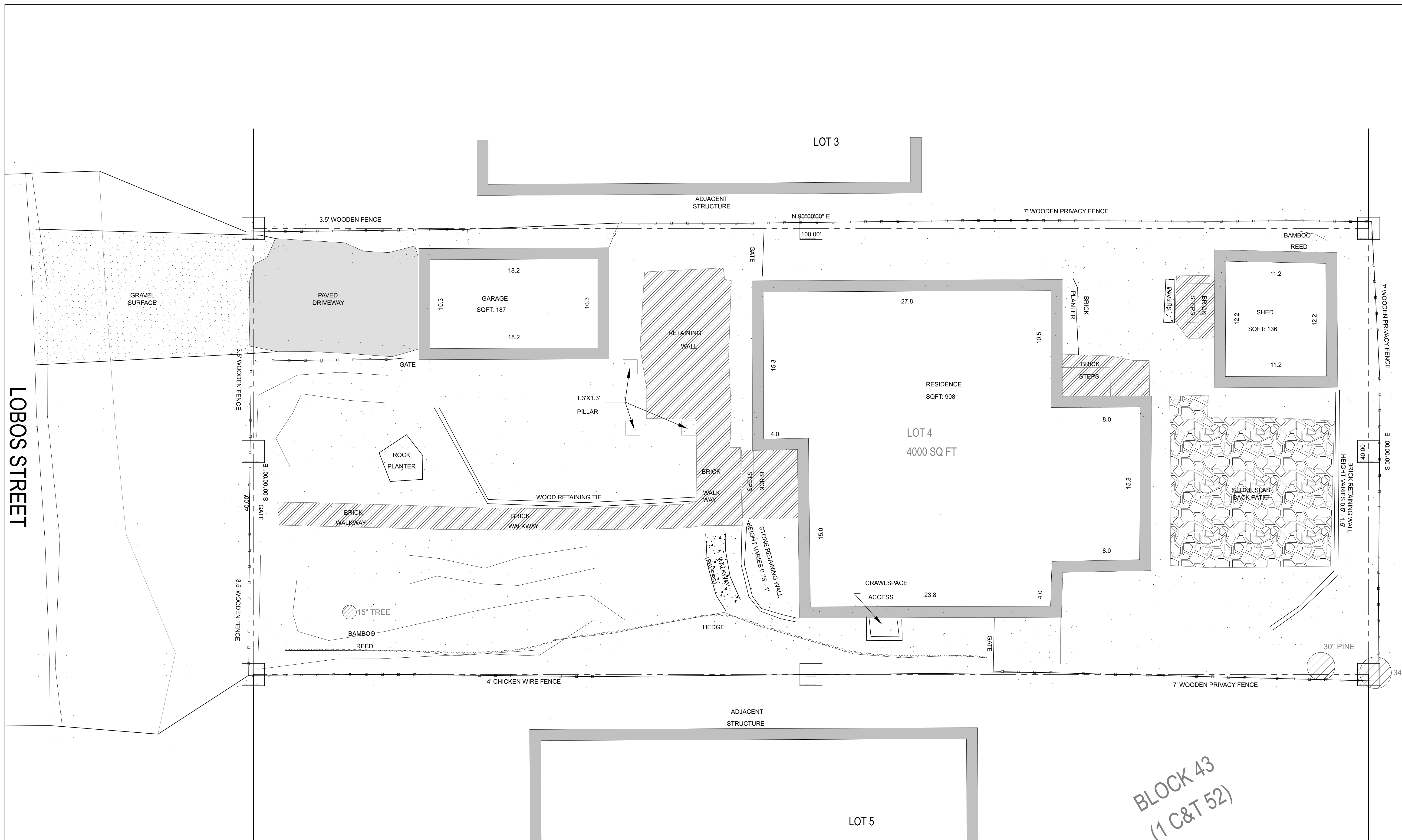
- BACKUP-UP EMERGENCY GENERATOR.
- DESIGN DRAWINGS OF PLANTING PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.

## APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

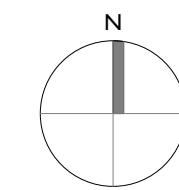
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE





**SITE SURVEY**

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



**BLOCK 43  
(1 C&T 52)**

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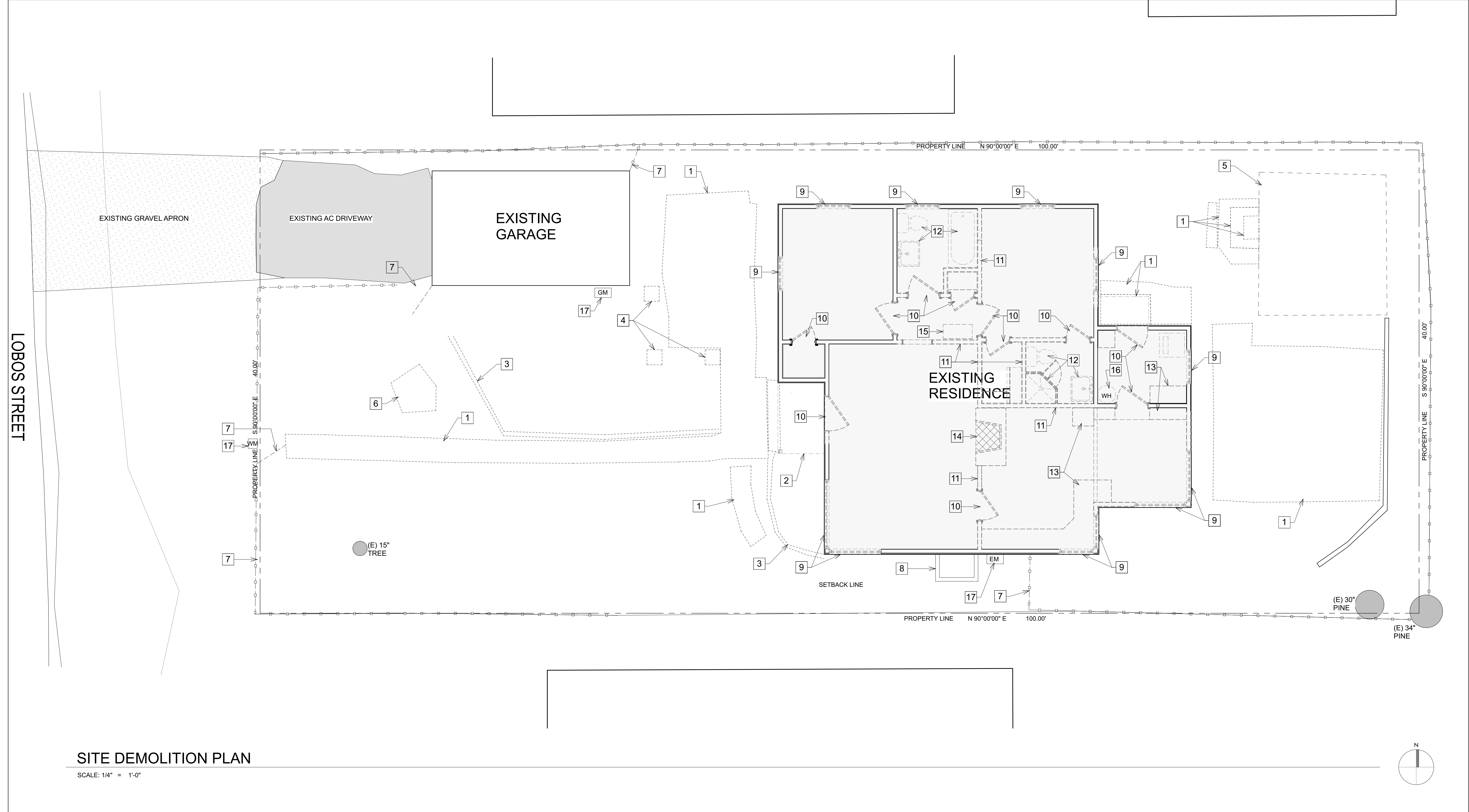
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SURVEY

sheet 2

**A.2**  
of 7  
sheets



**SITE DEMOLITION PLAN**

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

*GENERAL NOTES*

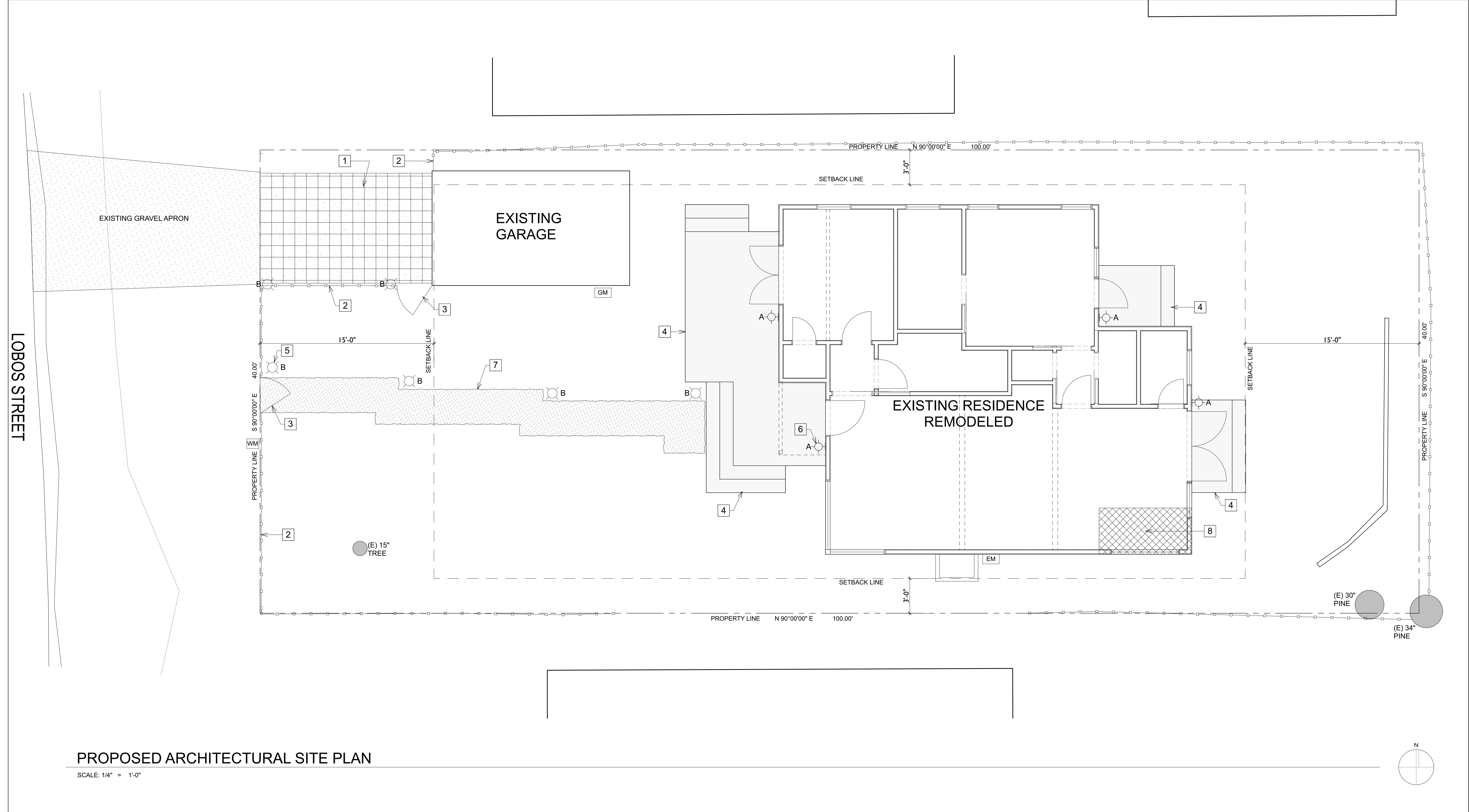
I. PRIOR TO DEMOLITION WALKTHROUGH WITH OWNER TO CATALOG ALL MATERIALS THAT ARE TO BE SALVAGED FOR LATER RE-USE.

*REFERENCE NOTES*

- |  |  |   |
|--|--|---|
| 1 REMOVE EXISTING PAVING                                     | 9 REMOVE EXISTING WINDOW   | 17 PROTECT EXISTING UTILITIES TO REMAIN |
| 2 REMOVE EXISTING BRICK PORCH AND STEPS                      | 10 REMOVE EXISTING DOOR  |   |
| 3 REMOVE EXISTING LOW GARDEN WALL                            | 11 REMOVE EXISTING WALL-VERIFY STRUCTURAL STATUS PRIOR TO DEMOLITION |   |
| 4 REMOVE EXISTING STONE FENCE POSTS                          | 12 REMOVE EXISTING PLUMBING FIXTURES                                 |   |
| 5 REMOVE EXISTING WOOD SHED                                  | 13 REMOVE EXISTING CABINETS  |   |
| 6 REMOVE EXISTING ROCK GARDEN                                | 14 REMOVE EXISTING FIREPLACE AND CHIMNEY                             |   |
| 7 REMOVE EXISTING FENCE AND GATES AT STREET SIDE OF PROPERTY | 15 REMOVE EXISTING FURNACE, BELOW FLOOR                              |   |
| 8 EXISTING UNDERFLOOR ACCESS TO REMAIN                       | 16 REMOVE EXISTING WATER HEATER                                      |   |



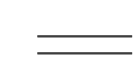

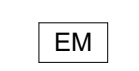


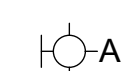
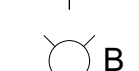
*LEGEND*

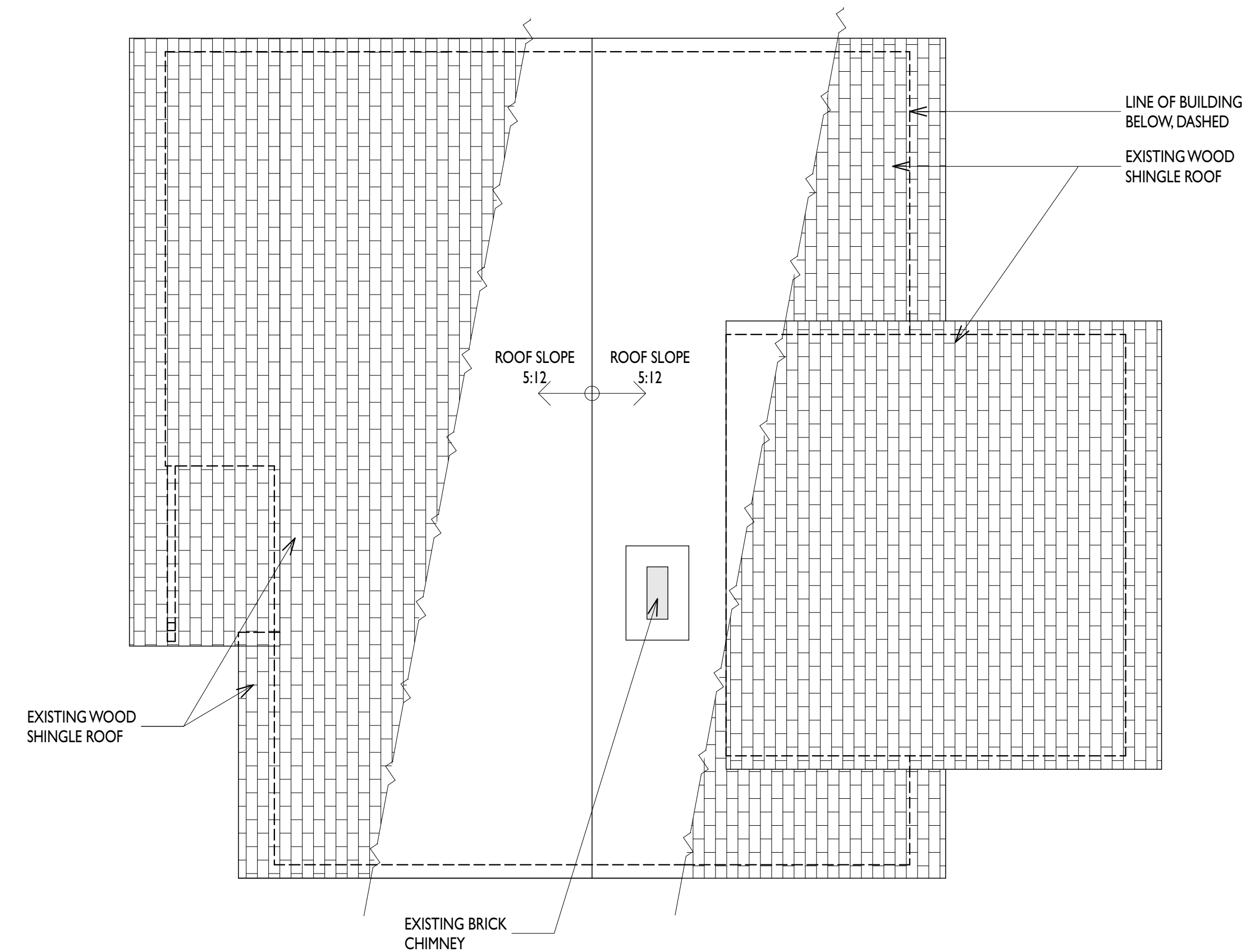
- EXISTING WALL TO BE REMOVED - VERIFY STRUCTURAL STATUS PRIOR TO DEMOLITION
- ===== EXISTING WALL TO REMAIN
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER



**PROPOSED ARCHITECTURAL SITE PLAN**

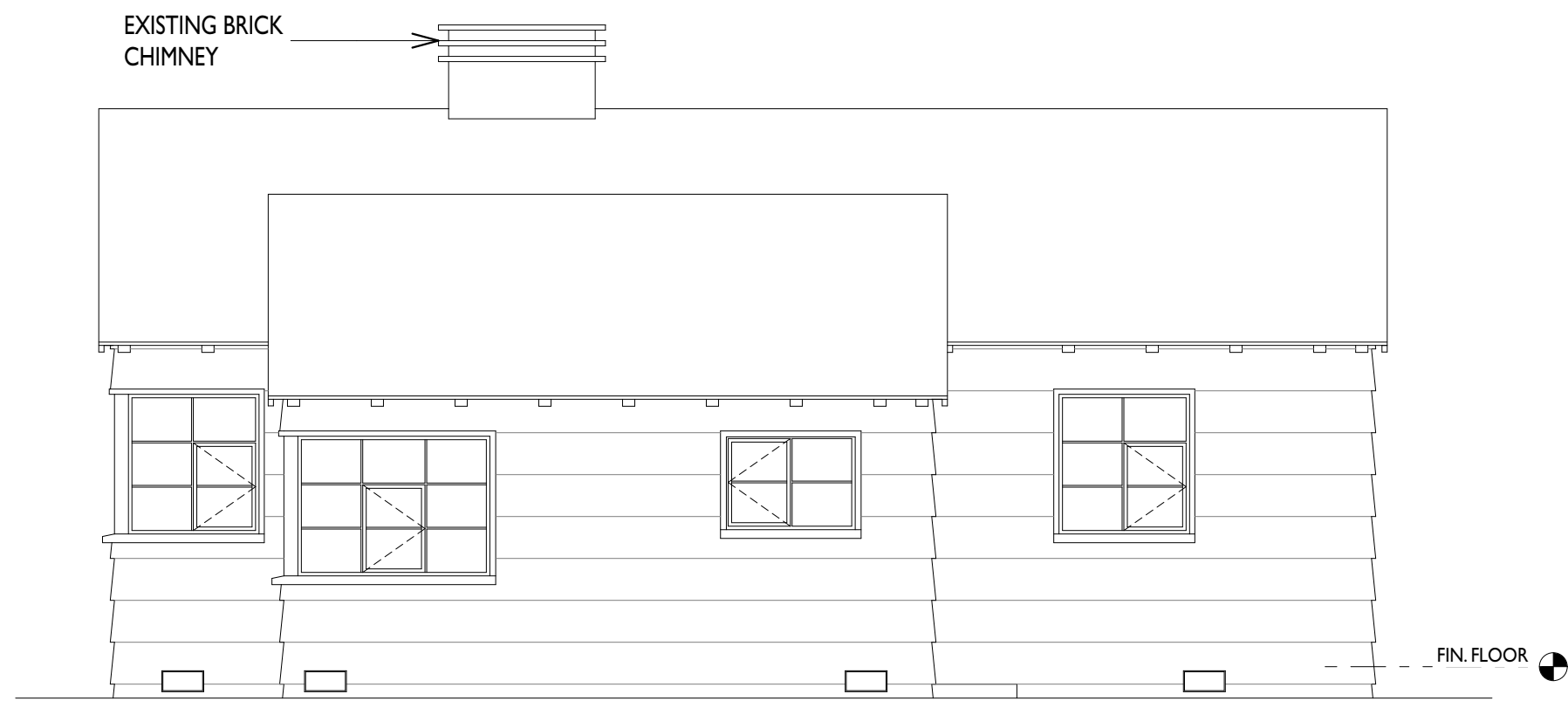
SCALE: 1/4" = 1'-0"

GENERAL NOTES	REFERENCE NOTES	PROPOSED EXTERIOR LIGHTING	LEGEND
<p>I. PRIOR TO DEMOLITION, WALKTHROUGH WITH OWNER TO CATALOG ALL MATERIALS THAT ARE TO BE SALVAGED FOR LATER RE-USE.</p>	<ul style="list-style-type: none"> <li>1 REPLACE EXISTING DRIVEWAY WITH SEMI-PERMEABLE PAVERS</li> <li>2 PROPOSED WOOD FENCE TO REPLACE EXISTING</li> <li>3 PROPOSED WOOD GATES</li> <li>4 PROPOSED CONCRETE STEPS, LANDINGS AND PATIOS</li> <li>5 PROPOSED PATH LIGHTS, TYP.</li> <li>6 PROPOSED WALL DOWNLIGHTS, TYP.</li> <li>7 PROPOSED BARK CHIP PATHWAY</li> <li>8 PROPOSED ADDITION TO EXISTING RESIDENCE</li> </ul>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>A-WALL SCONCE</b>                      FX LUMINAIRE DOWNLIGHT WALL SCONCE-NU-3LED-FB                      TOTAL LUMENS = 202</p> </div> <div style="text-align: center;">  <p><b>B-PATH LIGHT</b>                      FX LUMINAIRE PATH LIGHT-TMLEDTA-FB + A-3LED-12RA-FB                      TOTAL LUMENS = 79</p> </div> </div>	<ul style="list-style-type: none"> <li> EXISTING WALL</li> <li> PROPOSED WALL</li> <li> ELECTRIC METER</li> <li> GAS METER</li> <li> WATER METER</li> <li> EXTERIOR WALL DOWNLIGHT</li> <li> EXTERIOR PATH LIGHT</li> </ul>



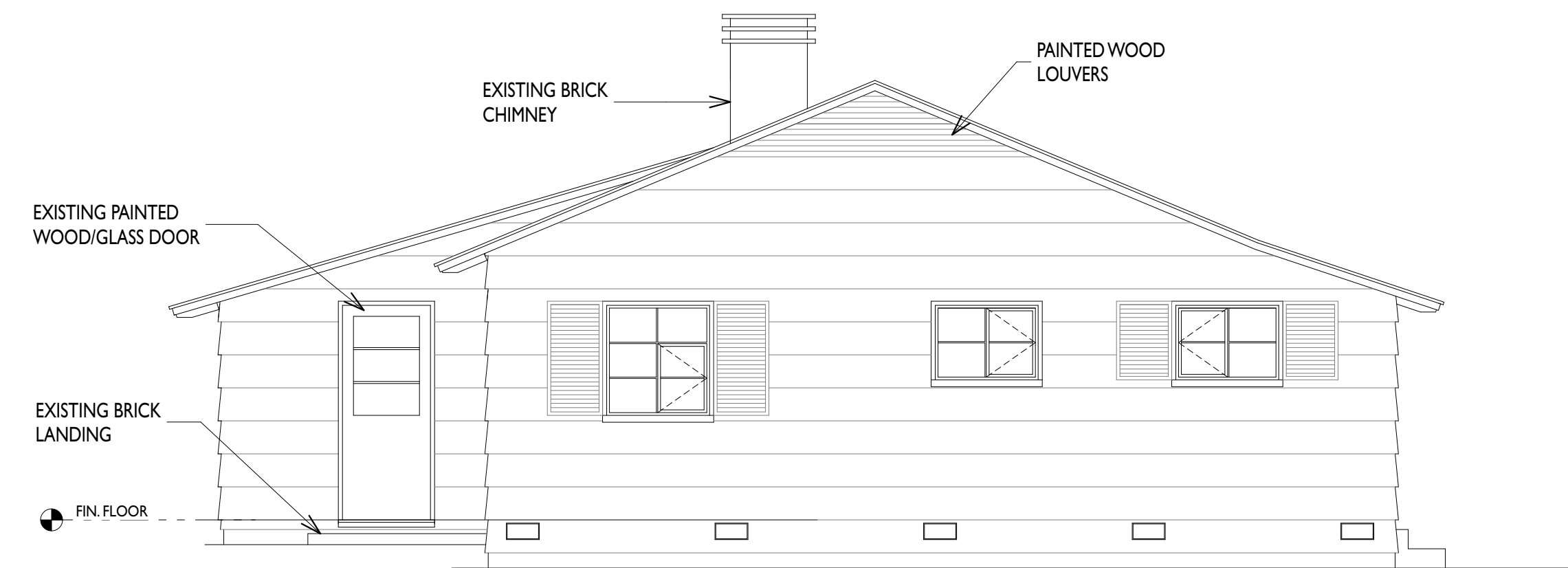
EXISTING ROOF PLAN

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



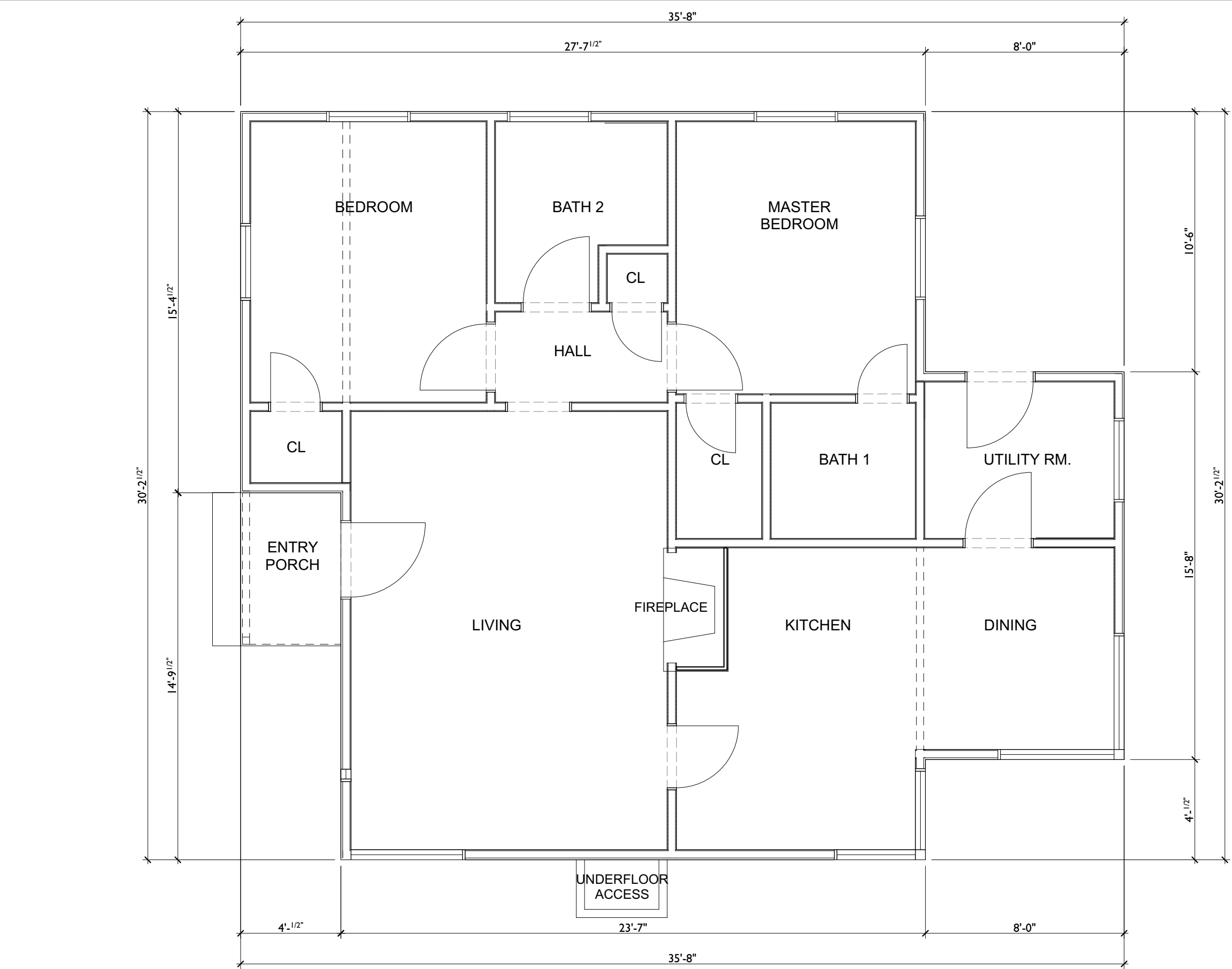
EXISTING EAST EXTERIOR ELEVATION

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



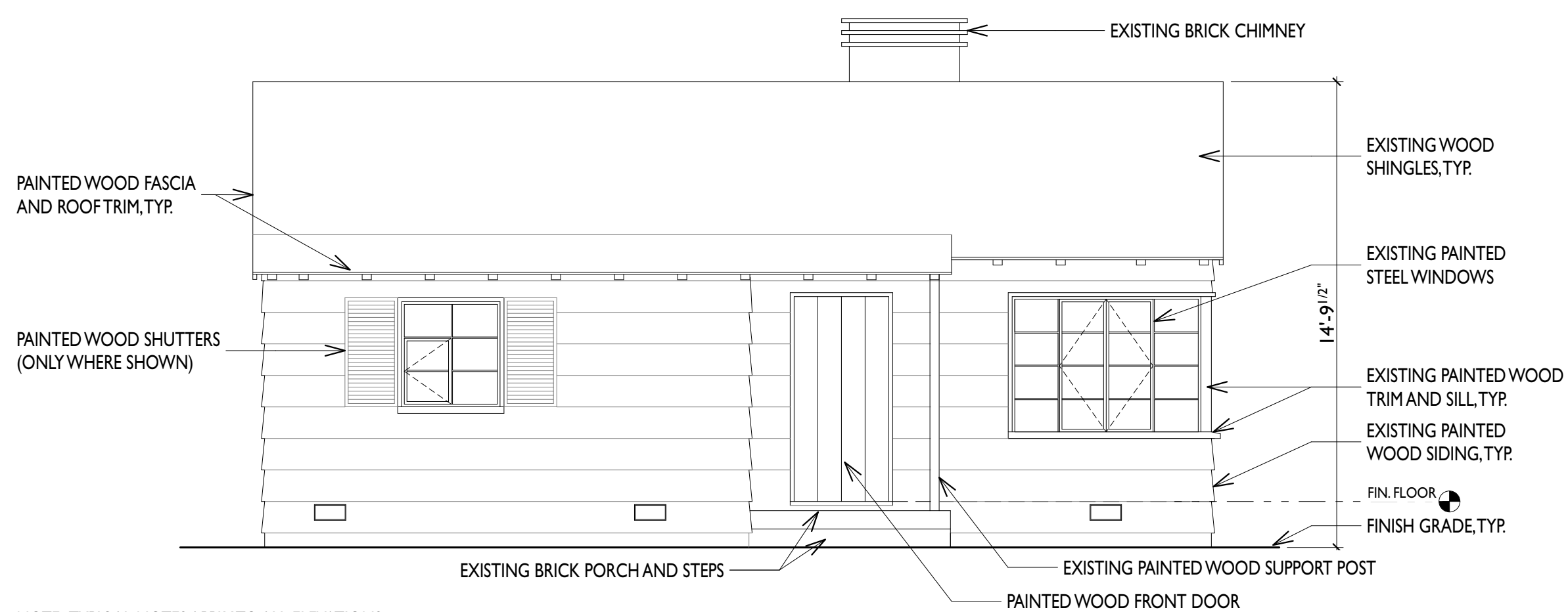
EXISTING WEST (STREET VIEW) EXTERIOR ELEVATION

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



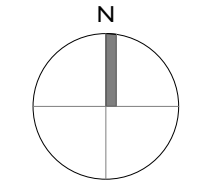
EXISTING FLOOR PLAN

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



EXISTING SOUTH EXTERIOR ELEVATION

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



WALL LEGEND



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EXISTING FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS

sheet 5

**A.5**

of 7 sheets

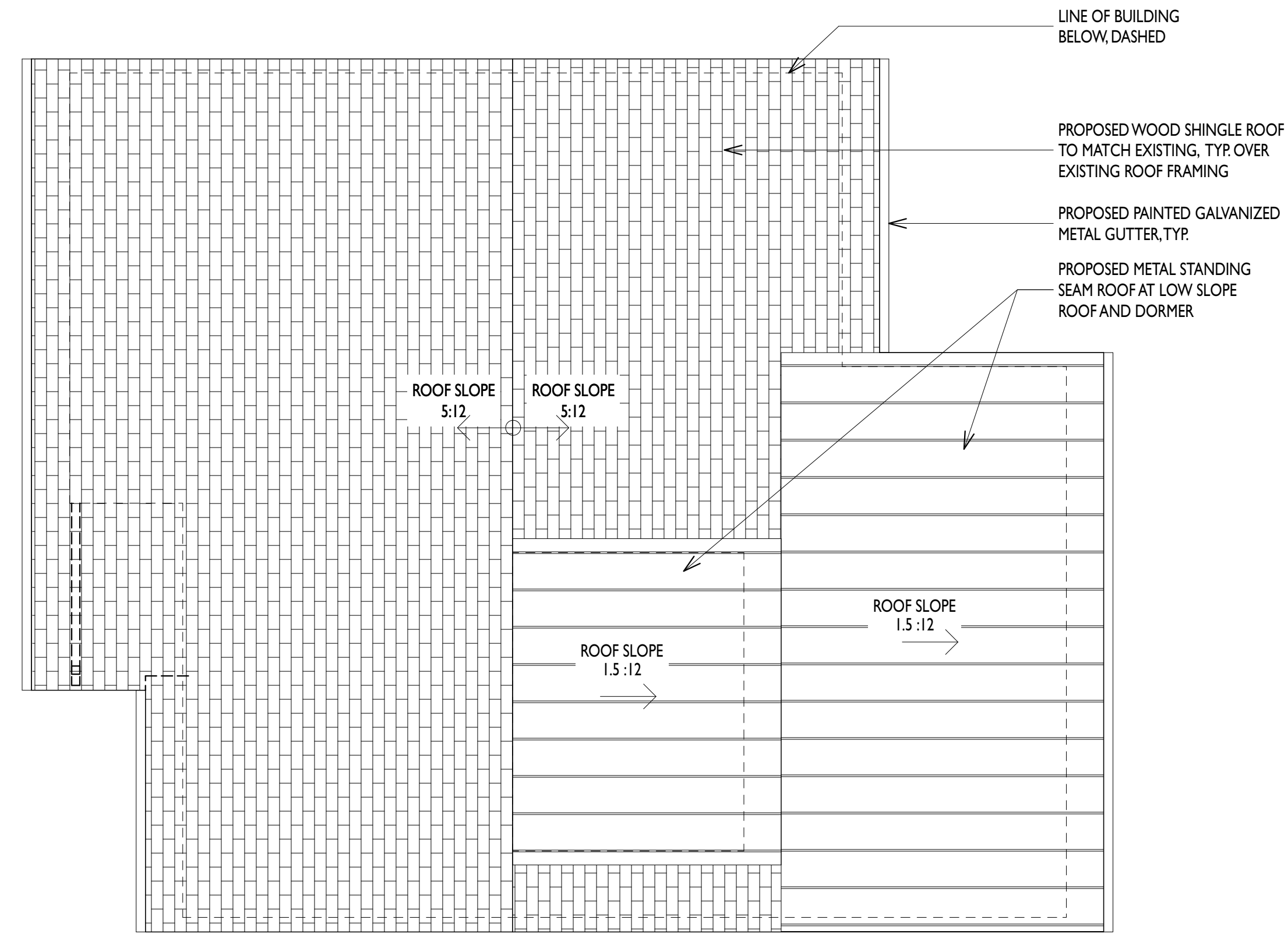
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**PROPOSED FLOOR PLAN, ROOF PLAN, EXTERIOR ELEVATIONS**

sheet 6

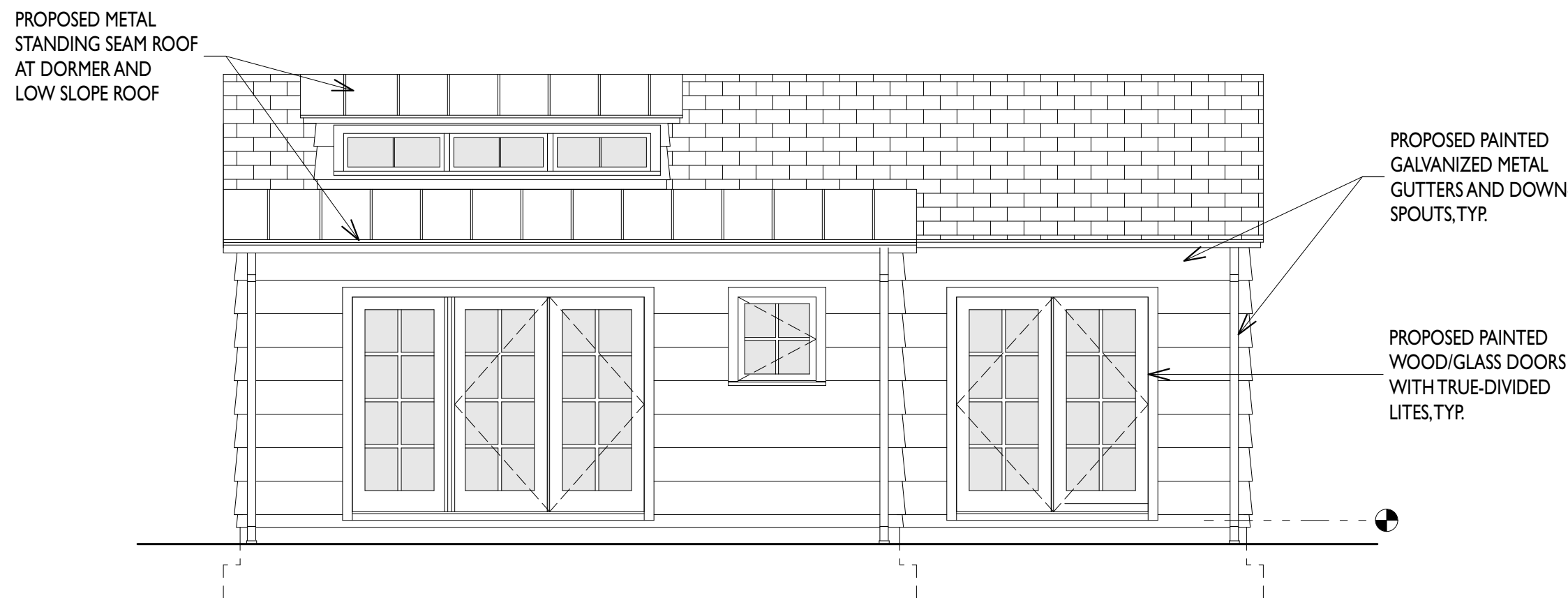
**A.6**

of 7 sheets



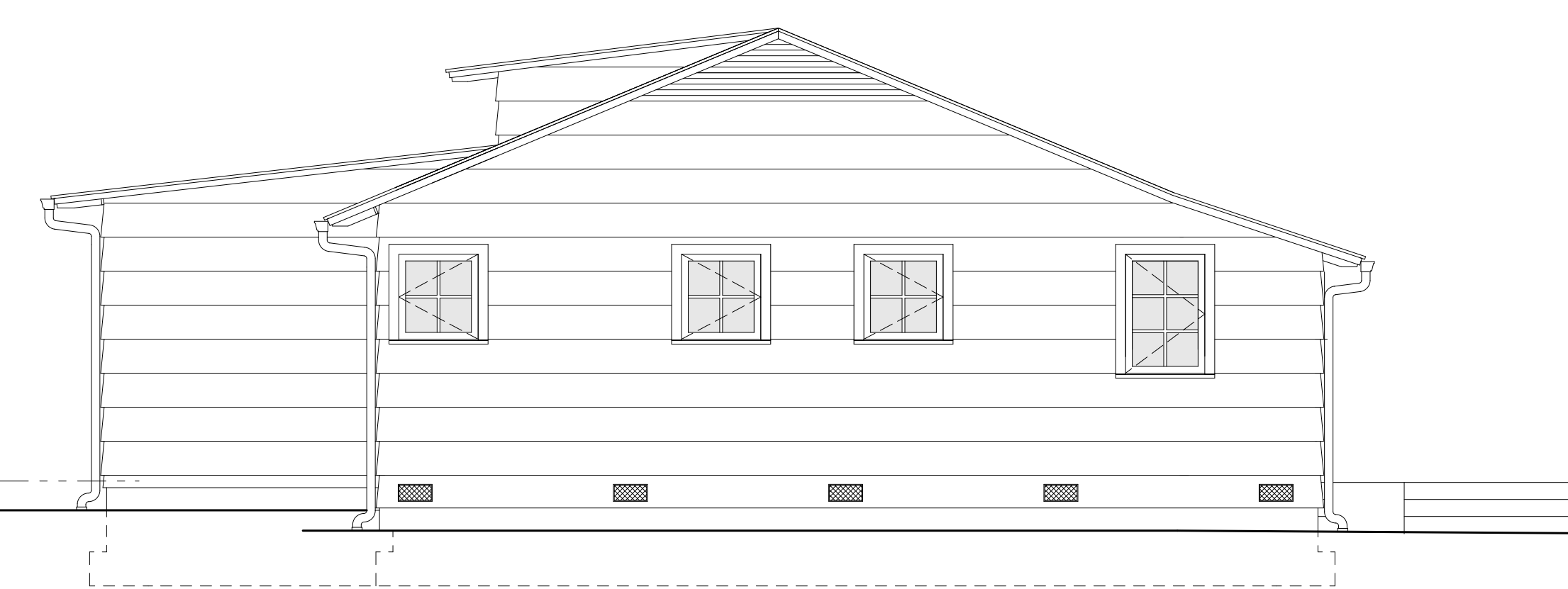
**PROPOSED ROOF PLAN**

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



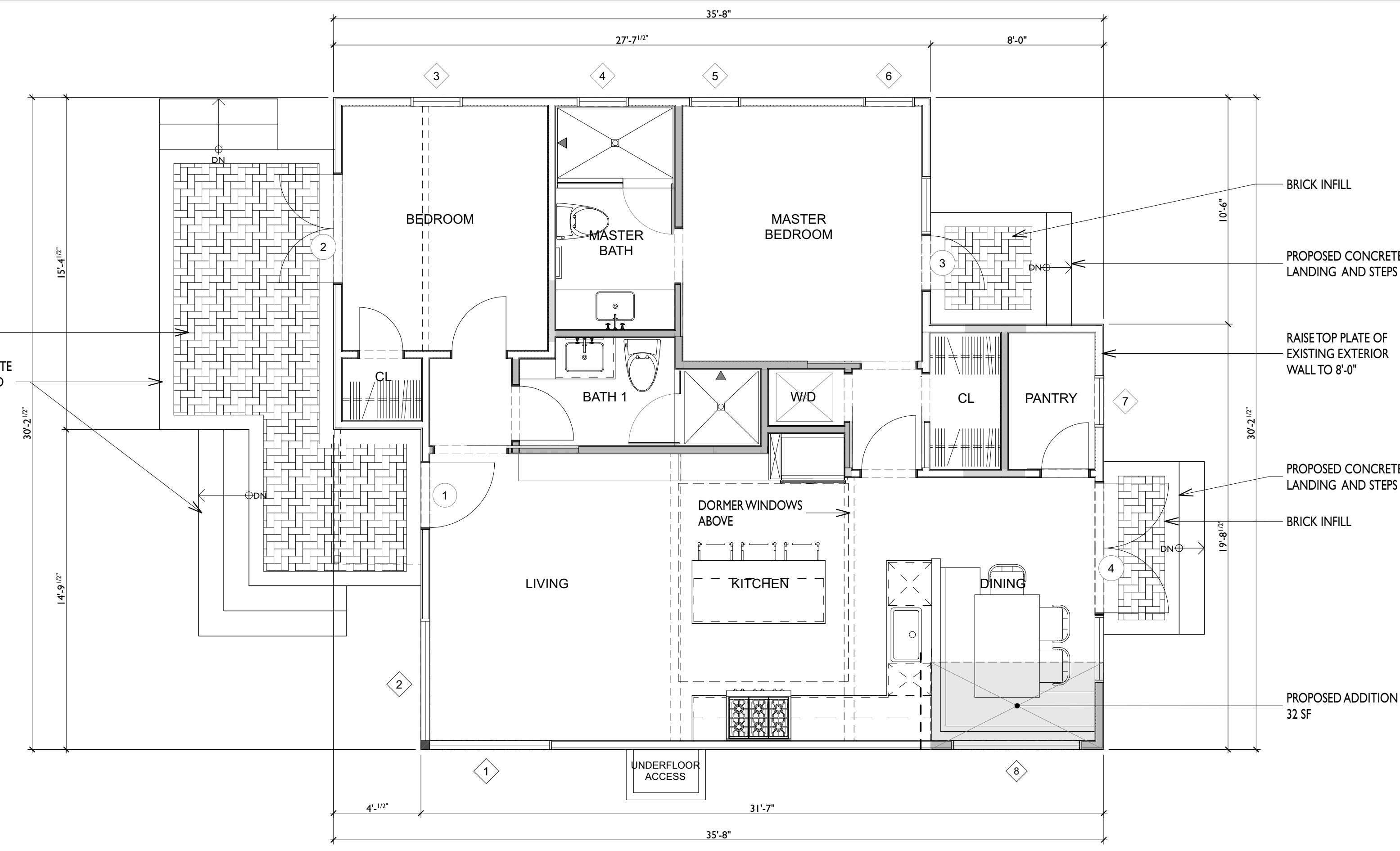
**PROPOSED EAST EXTERIOR ELEVATION**

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



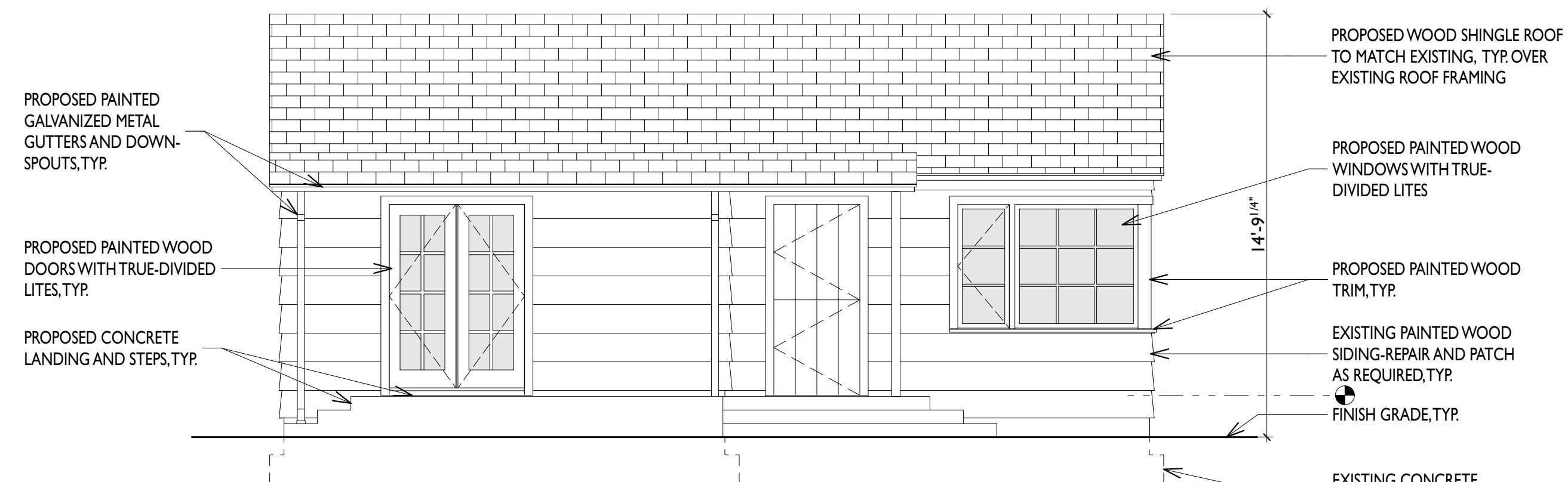
**PROPOSED NORTH EXTERIOR ELEVATION**

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



**PROPOSED FLOOR PLAN**

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



**PROPOSED WEST (STREET VIEW) EXTERIOR ELEVATION**

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



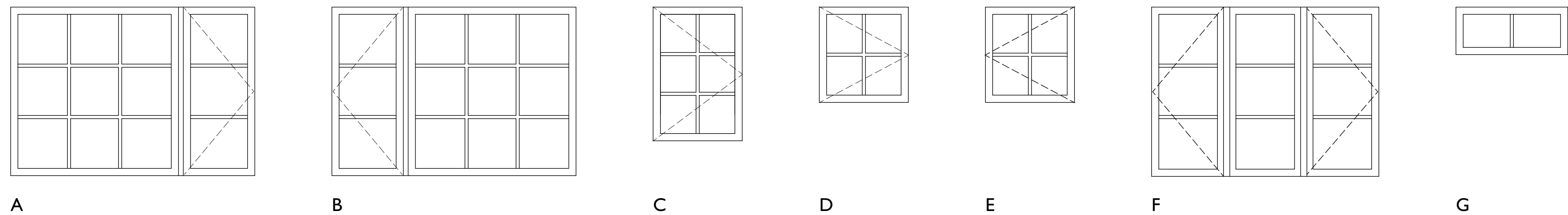
**PROPOSED SOUTH EXTERIOR ELEVATION**

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

**WALL LEGEND**

- EXISTING WALL
- NEW WALL

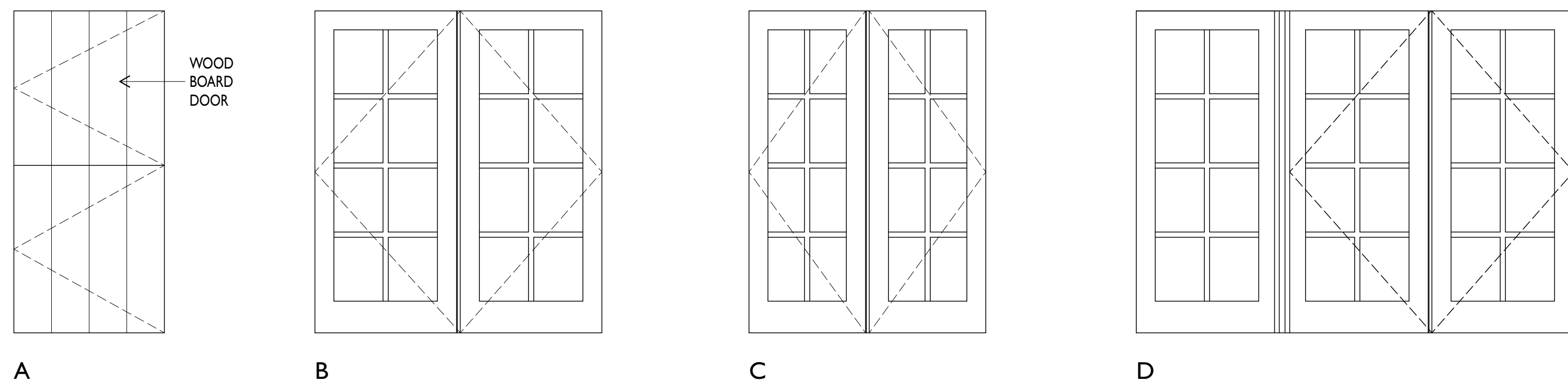
WINDOW TYPES



WINDOW SCHEDULE

MARK	SIZE (R.O.)		TYPE	SCREEN *	SHADE **	DETAILS			NOTES
	WIDTH	HEIGHT				HEAD	JAMB	SILL	
1	6'1/2"	4'-6 1/2"	A						4646P + W146
2	6'1/2"	4'-6 1/2"	B						W146 + 4646P
3	2'-4 1/2"	3'-6 1/2"	C						L136
4	2'-4 1/2"	2'-6 1/2"	D						L126
5	2'-4 1/2"	2'-6 1/2"	D						L126
6	2'-4 1/2"	2'-6 1/2"	E						L126
7	2'-4 1/2"	2'-6 1/2"	D						L126
8	6'1/2"	4'-6 1/2"	F						W346
9	3'1/2"	1'-4 1/2"	G						E114S

DOOR TYPES



DOOR SCHEDULE

ID	DOOR				NOTES
	TYPE	W(R.O.)	HT(R.O.)	THK	
1	A	3'-2"	6'-9"	1 3/4"	CUSTOM WOOD DOOR
2	B	4'-11 1/2"	6'-8"	1 3/4"	SPW41166-MAN
3	C	5'-11 1/2"	6'-8"	1 3/4"	SPW51166-MAN
4	D	8'-11 25/32"	6'-8"	1 3/4"	SPW51166-MAN + SPW3066-MAN

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DOOR, WINDOW SCHEDULE

sheet 7

**A.7**

of 7 sheets