



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 21039

Owner Name: LIU HONGXIA

Case Planner: Catherine Tarone, Assistant Planner

Date Posted: _____

Date Approved: 04/15/2021

Project Location: San Carlos 2 SE of 1st

APN #: 010121025000 **BLOCK/LOT:** /

Applicant: Samuel Pitnick

Project Description: 1) The construction of a new 136-square-foot single-story office addition at the rear of the residence with a 13'-8" roof height (lower than the roof height of the residence) located 19' from the rear east property line. 2) Three new 4' x 4' aluminum sliding windows on the office addition (two on the rear and one on the south elevation). 3) The 4' extension of the roof over the side entry stairs. 4) The replacement of the 2nd story deck's vertical deck railing with horizontal metal cable railing with a wood top rail. 5) A new stone veneer on the existing front brick garden wall. 6) Two new shielded, down-facing wall sconces limited to 375 lumens in brightness. 7) A new Dutch door on the rear east elevation of Bedroom #2 and a new landing and two stair steps accessing the rear door. 8) The removal of a walkway on the north side of the residence to remove 272 square feet of nonconforming site coverage.

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	<p>Authorization. This approval of Design Study (DS 21-039) authorizes: 1) The construction of a new 136-square-foot single-story office addition at the rear of the residence with a 13'-8" roof height (lower than the roof height of the residence) located 19' from the rear east property line. 2) Three new 4' x 4' aluminum sliding windows on the office addition (two on the rear and one on the south elevation). 3) The 4' extension of the roof over the side entry stairs. 4) The replacement of the 2nd story deck's vertical deck railing with horizontal metal cable railing with a wood top rail. 5) A new stone veneer on the existing front brick garden wall. 6) Two new shielded, down-facing wall sconces limited to 375 lumens in brightness. 7) A new Dutch door on the rear east elevation of Bedroom #2 and a new landing and two stair steps accessing the rear door. 8) The removal of a walkway on the north side of the residence to remove 272 square feet of nonconforming site coverage.</p> <p>This project scope is proposed for a residence located on San Carlos, 2 SE of 1st Avenue in the R-1 Single Family Residential Zoning District as depicted in the plans prepared by Samuel Pitnick, Architect and dated received by Community Planning & Building on February 5, 2021 unless modified by the conditions of approval contained herein.</p>	✓
2.	<p>Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>	✓
3.	<p>Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.</p>	✓
4.	<p>Landscape Plan. All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester <u>prior to the issuance of a building permit</u>. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will</p>	✓

	be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	
5.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
8.	Modifications. The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
10.	Fire Sprinklers - Residential. Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
11.	Exterior Lighting. 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 not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	
12.	Windows. The applicant is permitted to install black aluminum frame windows matching the existing residence. The manufacturer's specifications and material of the windows shall be included in the construction drawings submitted with the building permit application. Vinyl and fiberglass windows are not permitted. The window material and product information for the windows shall be provided with the Building permit submittal and on the Building Plans.	✓
13.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
15.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓

16.	USA North 811. Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
17.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
ENVIRONMENTAL COMPLIANCE CONDITIONS		
18.	Drainage Plan. Provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
19.	BMP Tracking Form. A completed BMP Tracking form will need to be submitted with the Building Permit Application.	✓
20.	Semi-Permeable Surfaces. Provide cross-section details for semi-permeable surfaces.	✓
21.	Erosion and Sediment Control Plan. Provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access with Building Permit application.	✓

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

Once signed, please return the original to the project Planner at the Community Planning and Building Department.







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PROPOSED MATERIALS



WOOD SHAKE ROOF TO MATCH (E)



BLACK ALUM. FRAMED WINDOWS TO MATCH (E)



GOLDEN GRANITE STONE VENEER TO MATCH (E)



REPAIRED GUARDRAIL & DECK - KEEP (E) 4X4 POSTS, NEW 2X4 WOOD TOP RAIL & HORIZ. ALUM. CABLE RAILING



RED WOOD & GLASS DUTCH DOOR TO MATCH (E)



VERTICAL WOOD SIDING TO MATCH (E)

11250 LED Outdoor Wall Sconce
By Kichler



Product Options

Finish: Textured Architectural Bronze, Textured Black

Details

- Designed in 2015
- Material: Metal
- Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Made in China

Dimensions

Fixture: Width 5", Height 7", Depth 6.5", Weight 2.29Lbs

Lighting

- 11 Watt (374 Lumens) 120 Volt/277 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 40000 hours

Additional Details

Product URL: <https://www.lumens.com/11250-led-outdoor-wall-sconce-by-kichler-us30320.html>
Rating: ETL Listed Wet



Notes:

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

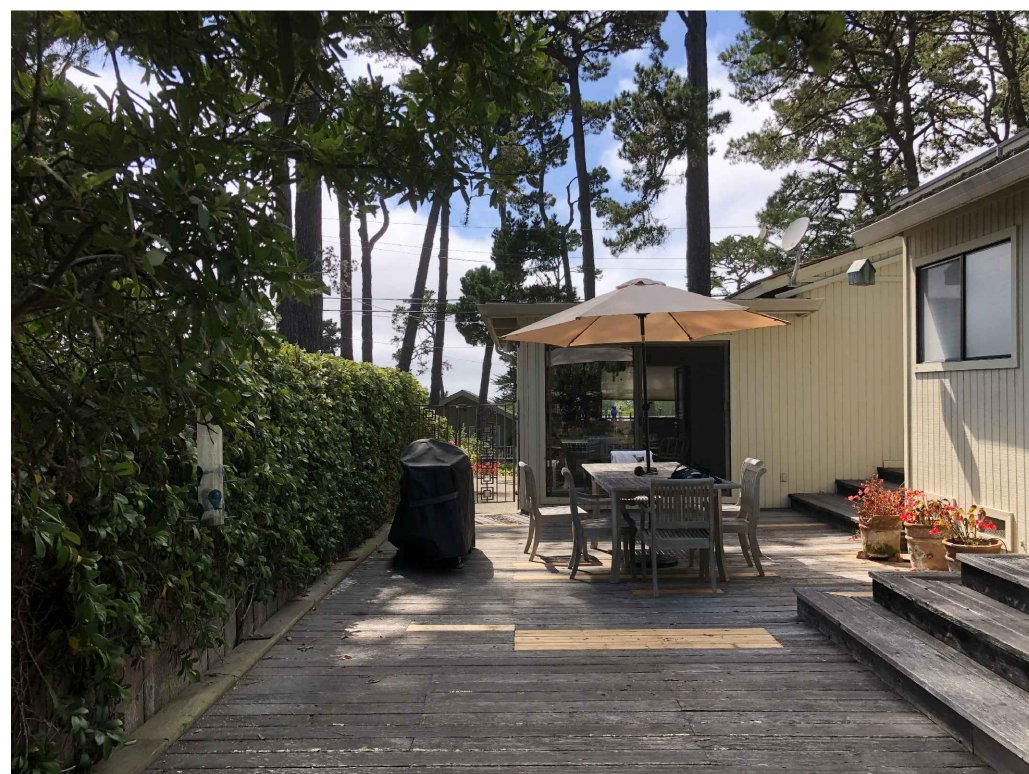
EXISTING SITE PHOTOS



STREET VIEW OF (E) HOUSE LOOKING EAST - (E) DECK & RAILING TO REPAIR



FRONT OF (E) HOUSE LOOKING SOUTHEAST - (E) DECK & RAILING TO REPAIR, (E) SITE WALL TO CLAD IN STONE



SIDE OF (E) HOUSE LOOKING WEST - EXTEND (E) ROOF OVER STEPS UP TO FRONT ENTRANCE



REAR OF (E) HOUSE LOOKING SOUTH - REMOVE (E) SHED & BUILD NEW 136 SF 'STUDY' ADDITION

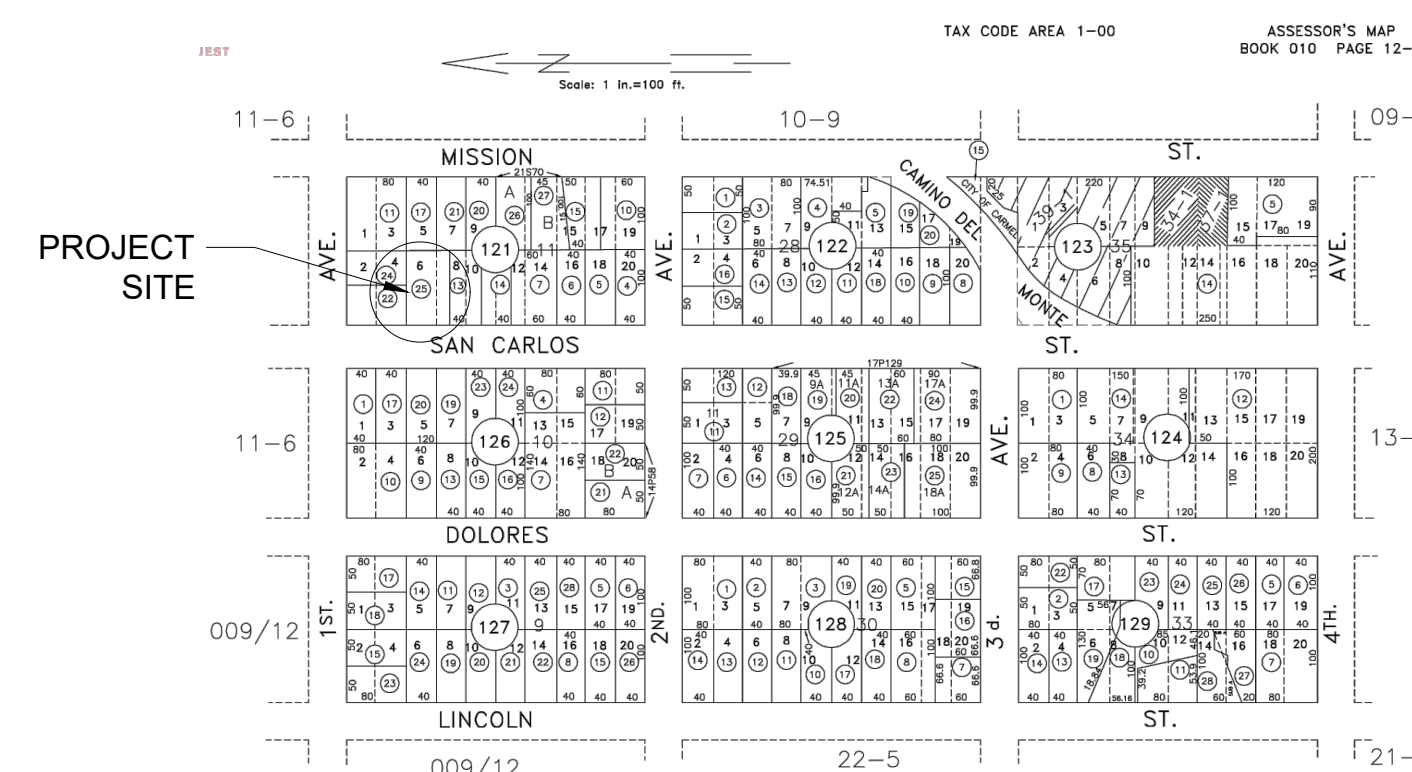
SHEET INDEX

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A1.1	PROPOSED SITE PLAN
A2.0	EXISTING FLOOR PLAN
A2.1	EXISTING ROOF PLAN
A2.2	PROPOSED FLOOR PLAN
A2.4	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
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A3.3	BUILDING ELEVATIONS
A4.0	BUILDING SECTION & RENDERING

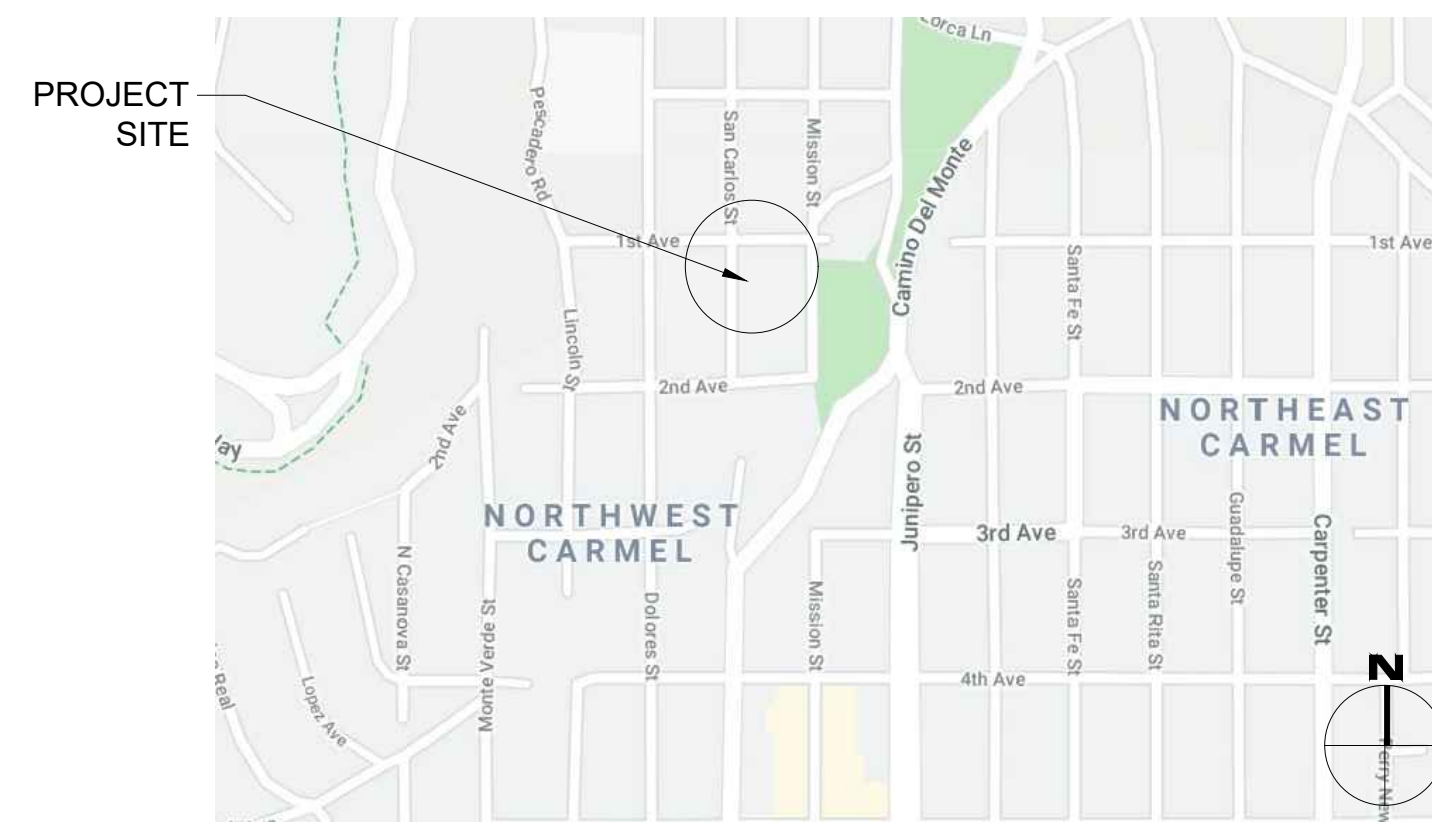
SCOPE OF WORK

REMODEL & ADDITION TO AN (E) SINGLE FAMILY RESIDENCE. REPAIR ROTTED & DAMAGED (E) GUARDRAIL & DECK ALONG FRONT OF HOUSE. EXTEND (E) ROOF OVER FRONT ENTRANCE W/ NEW WOOD SHAKE TO MATCH (E). REPLACE (E) ROOF OVER KITCHEN FOR IMPROVED DRAINAGE. REMOVE (E) STORAGE SHED AT BACK OF HOUSE & BUILD NEW 136 SF 'STUDY' ATTACHED TO (E) MASTER BEDROOM. INSTALL NEW EXTERIOR DOOR FROM GUEST BEDROOM #2 TO REAR YARD. INSTALL NEW STONE VENEER OVER EXISTING SITE WALL IN FRONT YARD, TO MATCH (E) GOLDEN GRANITE ROCK ON SITE.

PARCEL MAP



VICINITY MAP



PROJECT TEAM

OWNER	HONGXIA LIU SAN CARLOS 2 S.E. OF 1ST AVE. CARMEL-BY-THE-SEA, CA 93923
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL@PITNICK.COM
STRUCTURAL ENGINEER	T.B.D.
CONTRACTOR	T.B.D.

PROJECT INFORMATION

PROPERTY ADDRESS	SAN CARLOS 2 S.E. OF 1ST AVE. CARMEL-BY-THE-SEA, CA 93923 BLOCK: 11 LOT: 6
APN	010-121-025
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1974

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	6,000 SF
ALLOWABLE FLOOR AREA	2,460 SF
(E) FLOOR AREA:	
(E) HOUSE	1,640 SF
(E) GARAGE	484 SF
(E) SHED	42.5 SF
TOTAL	2,166.5 SF
(P) FLOOR AREA:	
(E) HOUSE	1,640 SF
(E) GARAGE	484 SF
(P) ADDITION	136 SF
TOTAL	2,260 SF
ALLOWABLE LOT COVERAGE	541.2 SF (781.2 SF W/ BONUS)
(E) LOT COVERAGE	1,966 SF (46% PERMEABLE)
(P) LOT COVERAGE	1,693.5 SF (39% 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	NONE
GRADING ESTIMATES	NONE
(E) PARKING	2 SPACES (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	NO (SEE CALCULATIONS)

EXISTING STRUCTURE ALTERATION CALCULATIONS

EXISTING WALLS = 904.25 LINEAR FEET
NEW WALLS = 69.25 LINEAR FEET
WALLS TO REMOVE = 91.5 LINEAR FEET
(69.25' + 91.5') / 904.25' = 17.7% CHANGE = NO FIRE SPRINKLERS REQUIRED

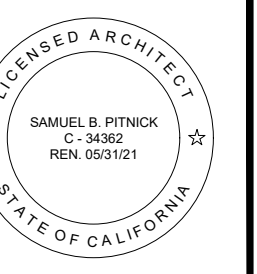
BUILDING CODE INFO

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.

'MIDDLE SEA' RESIDENCE
SAN CARLOS 2 S.E. OF 1ST AVENUE
CARMEL, CA 93923



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

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT INFORMATION

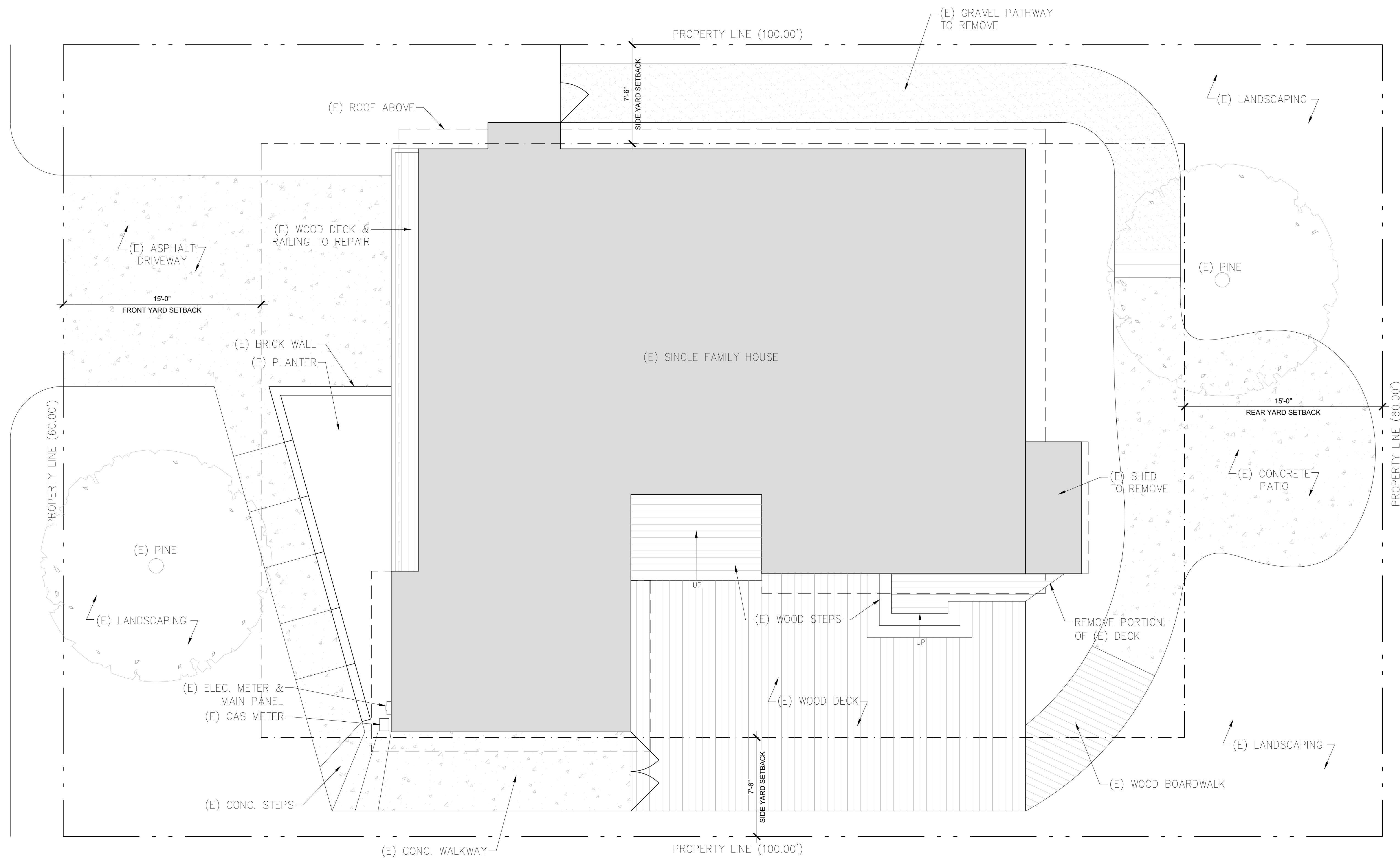
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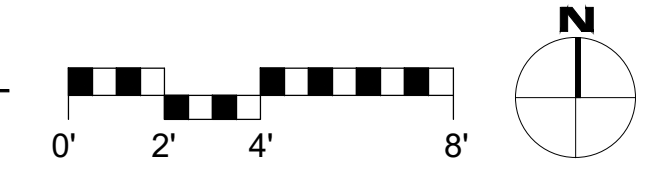
02/03/2021

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SAN CARLOS STREET

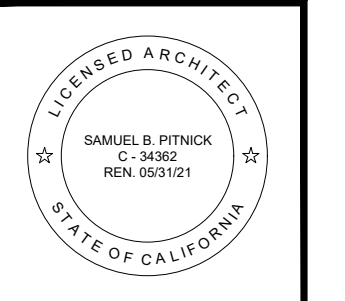


1 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"



EXISTING LOT COVERAGE
 ALLOWABLE LOT COVERAGE = 541.2 SF (781.2 SF W/ BONUS)
 (E) CONCRETE DRIVEWAY = 431 SF (IMPERMEABLE)
 (E) CONC. STEPS & WALKWAYS = 250 SF (IMPERMEABLE)
 (E) CONC. PATIO @ REAR YARD = 360 SF (IMPERMEABLE)
 (E) WOOD DECK, STEPS, & LANDING = 650 SF (SEMI-PERMEABLE)
 (E) GRAVEL WALKWAY = 257 SF (PERMEABLE)
 TOTAL (E) COVERAGE = 1,966 SF (46% PERMEABLE)

'MIDDLE SEA' RESIDENCE
 SAN CARLOS 2 S.E. OF 1ST AVENUE CARMEL, CA 93923



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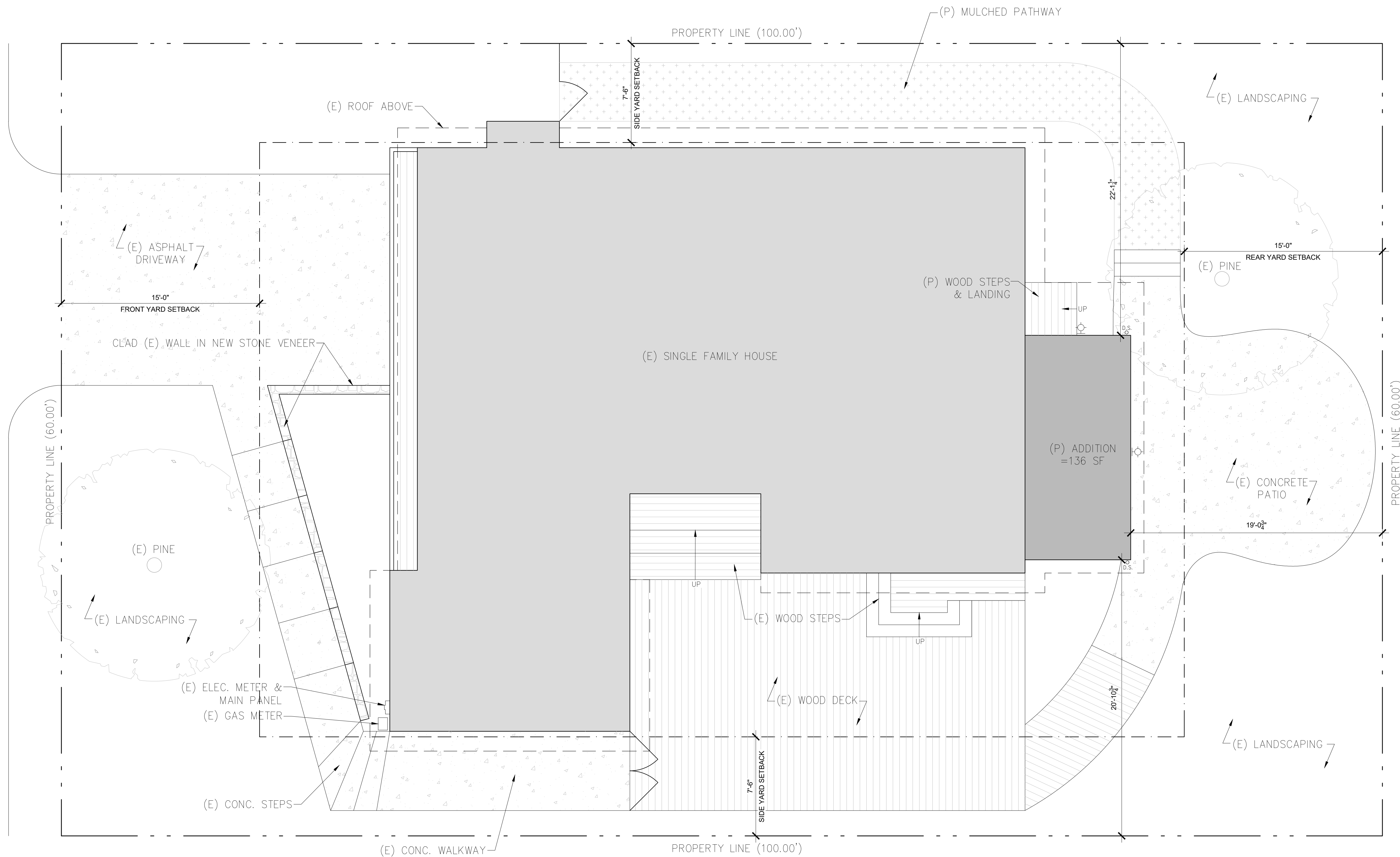
ARCHITECTURAL
 EXISTING SITE PLAN

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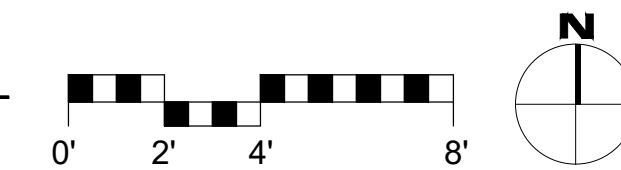
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SAN CARLOS STREET



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



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 DOWNLIGHT - 'CYLINDER WALL SCONCE' BY KICHLER, SEE SHEET G1.0 FOR MORE INFO

PROPOSED LOT COVERAGE

ALLOWABLE LOT COVERAGE = 541.2 SF (781.2 SF W/ BONUS)

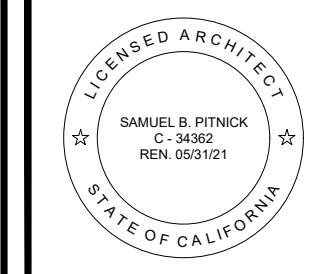
*REDUCE LOT COVERAGE AT A RATE OF 2:1

**ADDING 93.5 SF OF FLOOR AREA = 187 SF REDUCTION IN COVERAGE

- (E) CONCRETE DRIVEWAY = 431 SF (IMPERMEABLE)
- (E) CONC. STEPS & WALKWAYS = 250 SF (IMPERMEABLE)
- (E) CONC. PATIO @ REAR YARD = 350 SF (IMPERMEABLE)
- (E) WOOD DECK, STEPS, & LANDING = 647 SF (SEMI-PERMEABLE)
- (P) WOOD STEPS & LANDINGS = 15.5 SF (SEMI-PERMEABLE)

TOTAL (P) COVERAGE = 1,693.5 SF (39% PERMEABLE, 272.5 SF REDUCTION)

'MIDDLE SEA' RESIDENCE
SAN CARLOS 2 S.E. OF 1ST AVENUE CARMEL, CA 93923



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ARCHITECTURAL

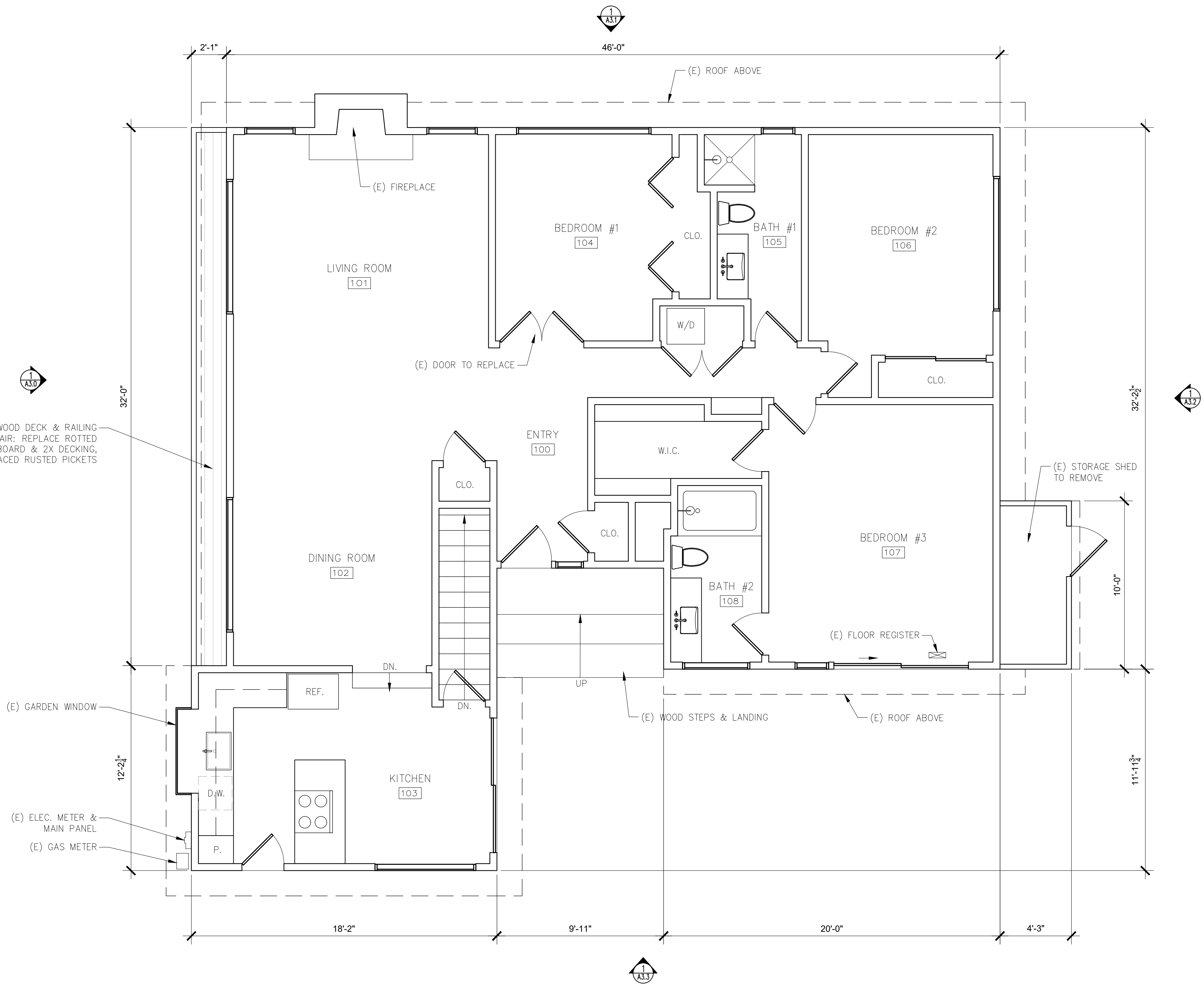
PROPOSED SITE PLAN

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Job: -

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02/03/2021

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.

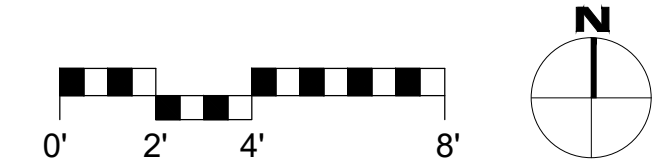


(E) WOOD DECK & RAILING TO REPAIR: REPLACE ROTTED FASCIA BOARD & 2X DECKING, REPLACED RUSTED PICKETS

(E) GARDEN WINDOW

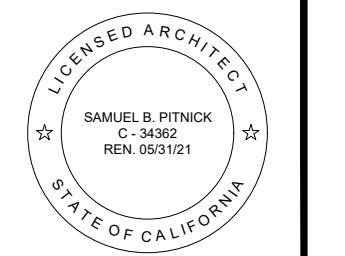
(E) ELEC. METER & MAIN PANEL
(E) GAS METER

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



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

'MIDDLE SEA' RESIDENCE
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 EXISTING FLOOR PLAN

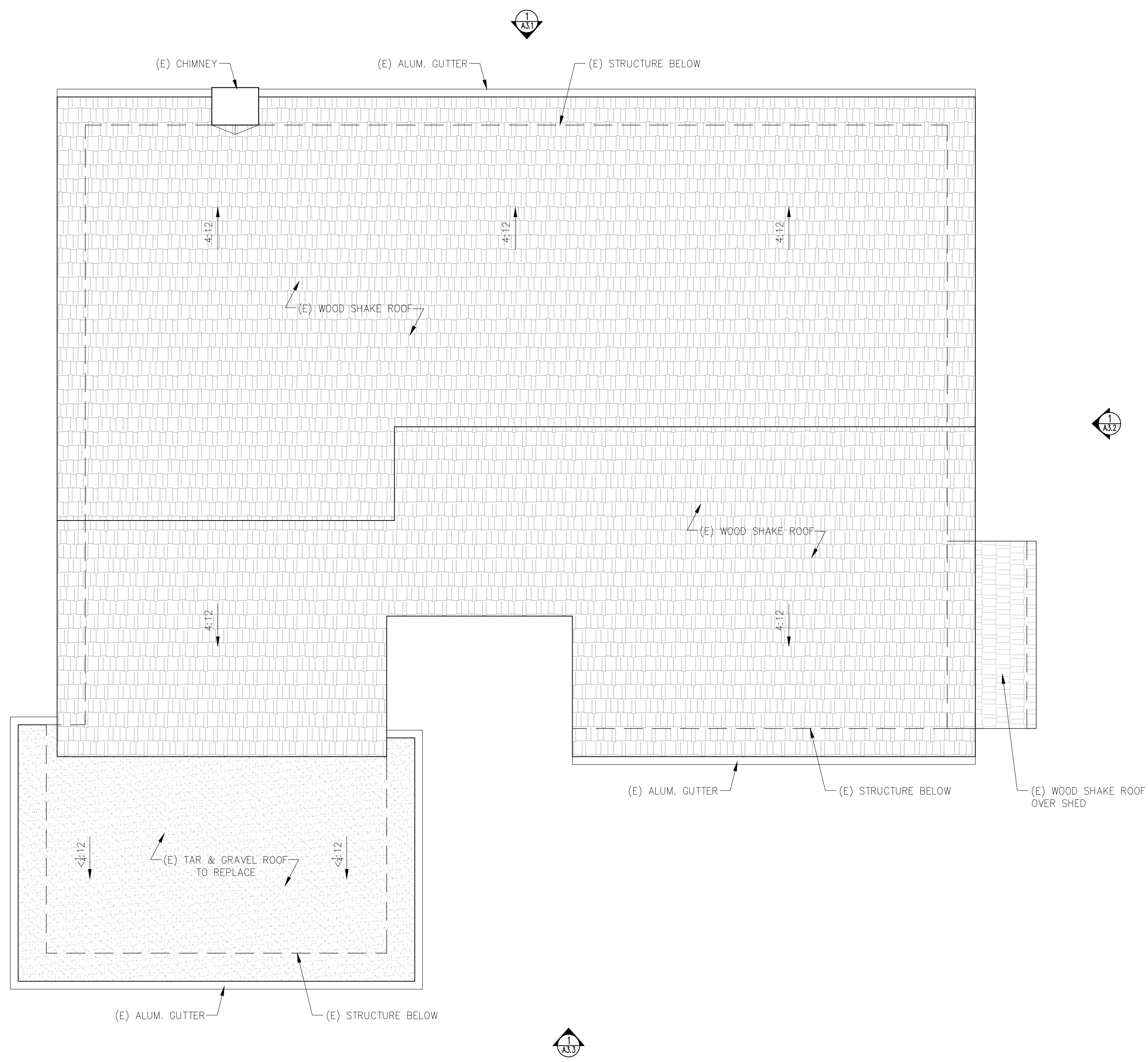
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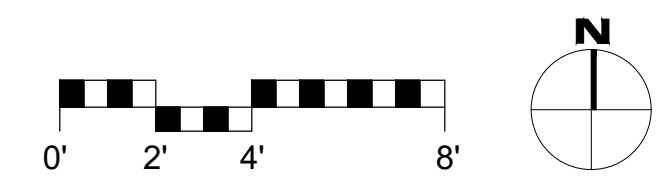
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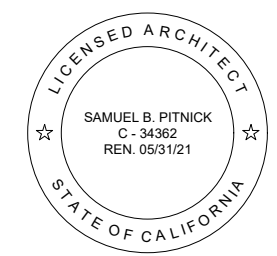
WALL TYPE LEGEND:
 — (E) WALL TO REMAIN
 - - - (E) WALL TO REMOVE
 = = = (P) WALL



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



'MIDDLE SEA' RESIDENCE
 SAN CARLOS 2 S.E. OF 1ST AVENUE
 CARMEL, CA 93923



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 EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL
 EXISTING ROOF PLAN
 Scale: SEE DWG.
 Drawn By: SBP
 Job: -

A2.1
 02/03/2021

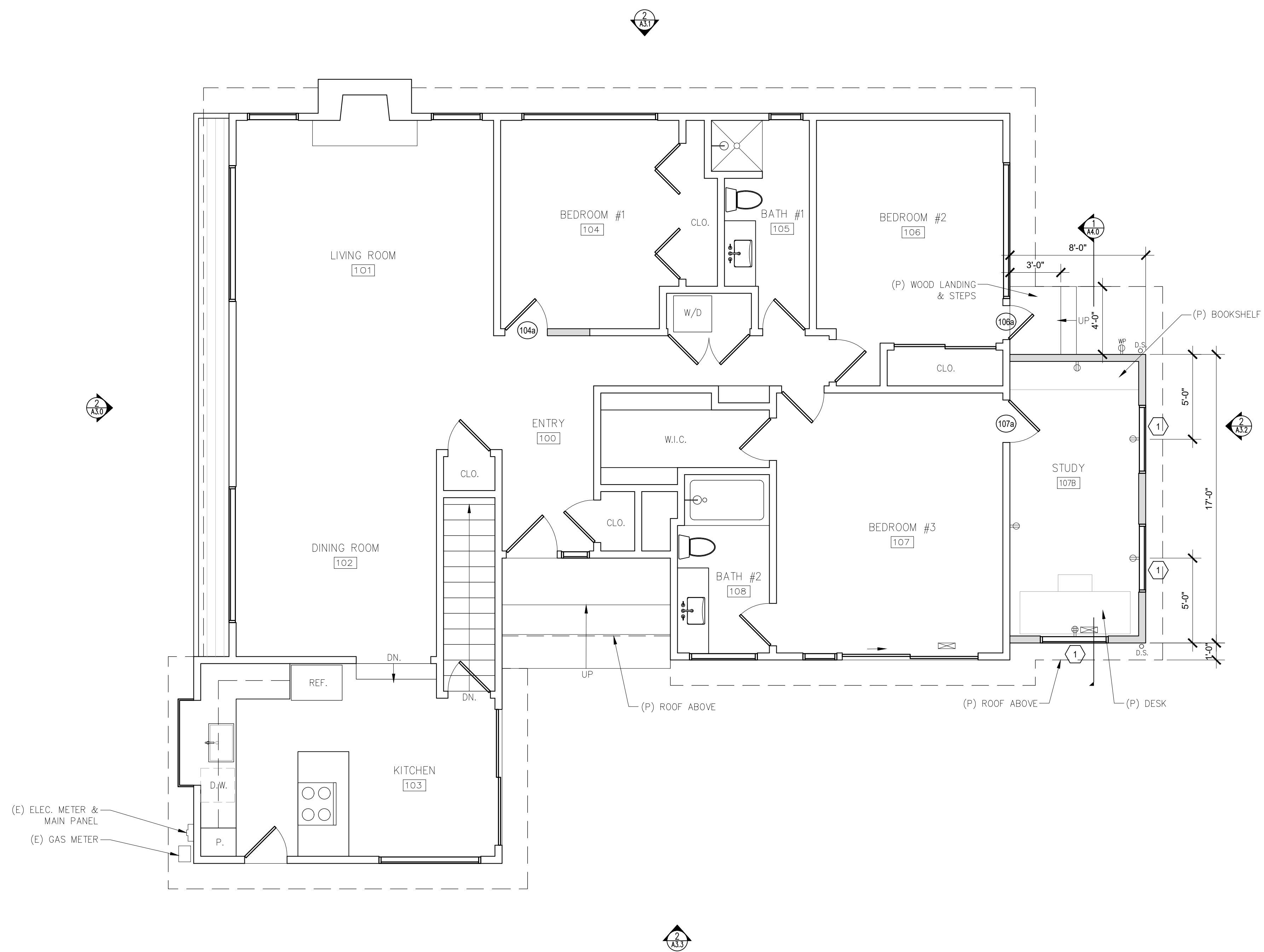
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WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'KOLBE - VISTALUX' (OR APP'VD EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUMINUM CLAD - DARK BRONZE 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 = 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]

INTERIOR DOOR NOTES

- ALL NEW INTERIOR DOORS TO MATCH (E), UNLESS NOTED OTHERWISE.



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

DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
104a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	
106a	2'-0"	6'-8"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING, MATCH FRONT DOOR
107a	2'-6"	6'-8"	1.75"	WOOD	WOOD	SWING	

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	4'-0"	4'-0"		GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING

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

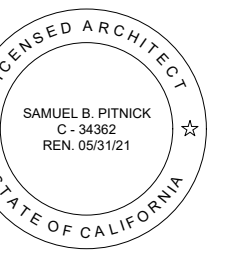
ELECTRICAL NOTES

- ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)].
- DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL. [210-52 (A)]

SYMBOLS LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT QUAD OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
- (E)/(P) FLOOR REGISTER

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REVISIONS DATE

NO.	DESCRIPTION	DATE

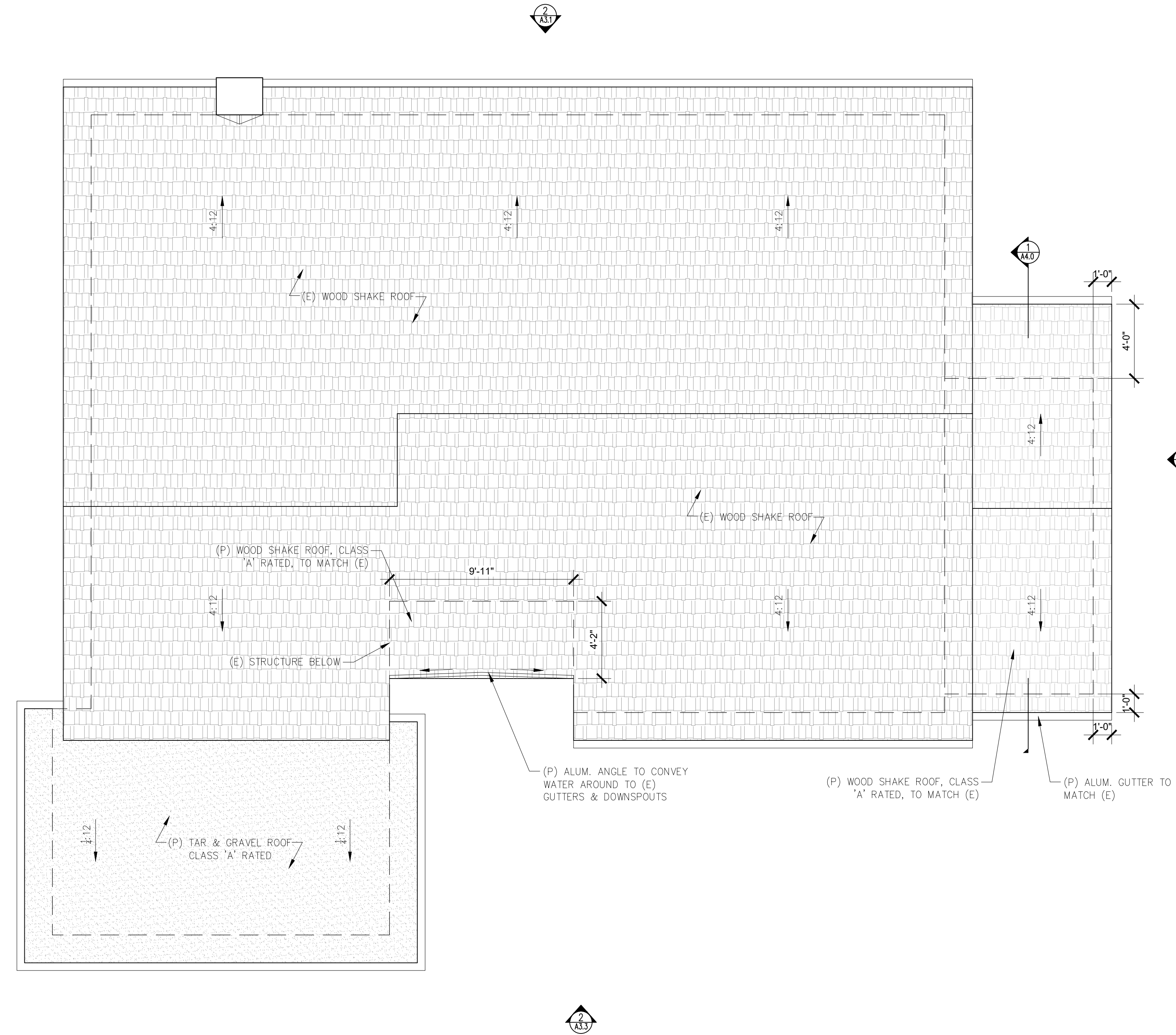
ARCHITECTURAL
PROPOSED FLOOR PLAN

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

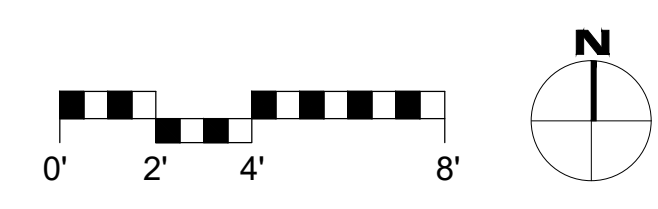
A2.2

02/03/2021

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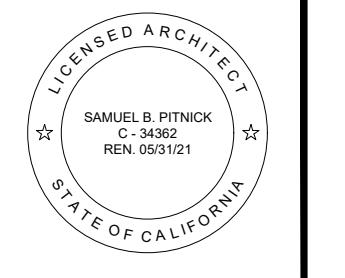


1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



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

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 SAN CARLOS 2 S.E. OF 1ST AVENUE
 CARMEL, CA 93923



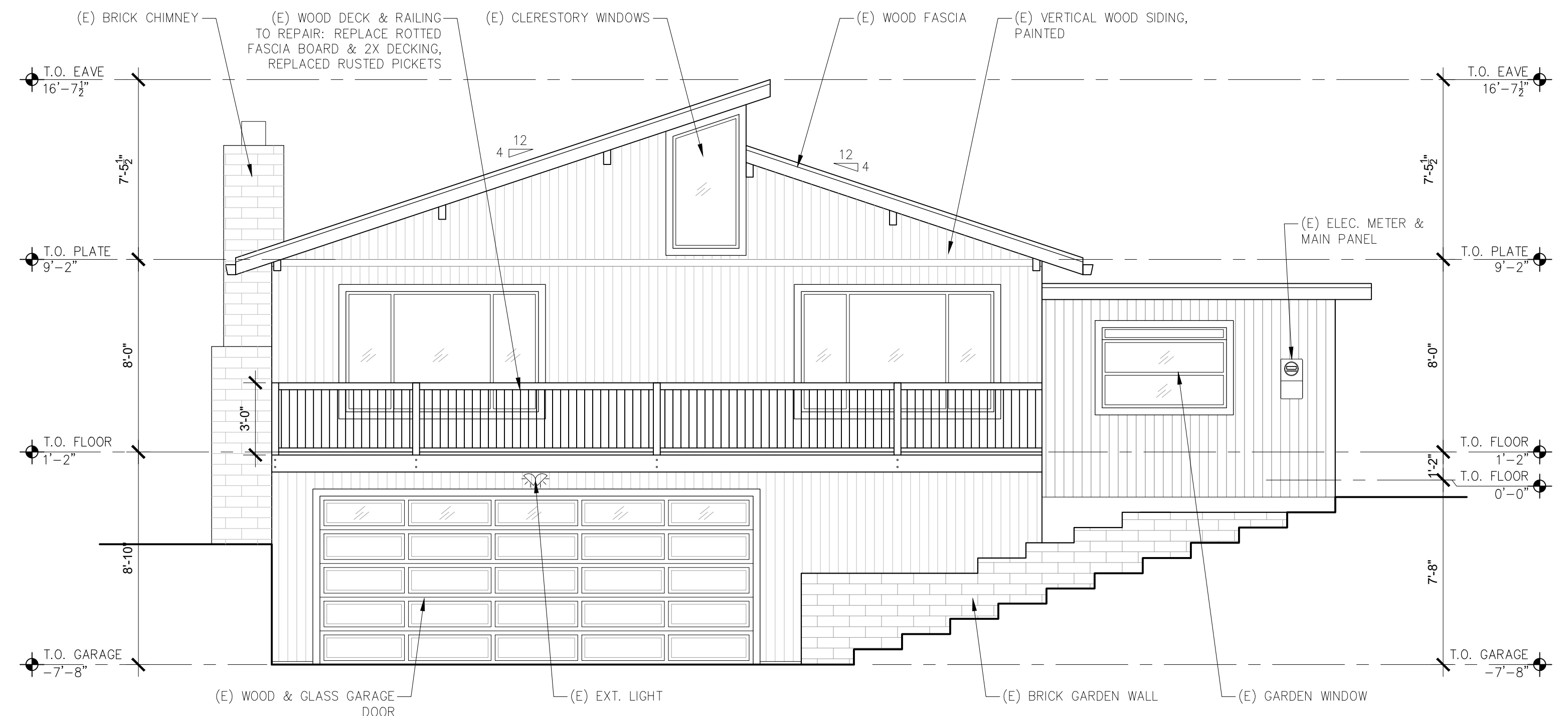
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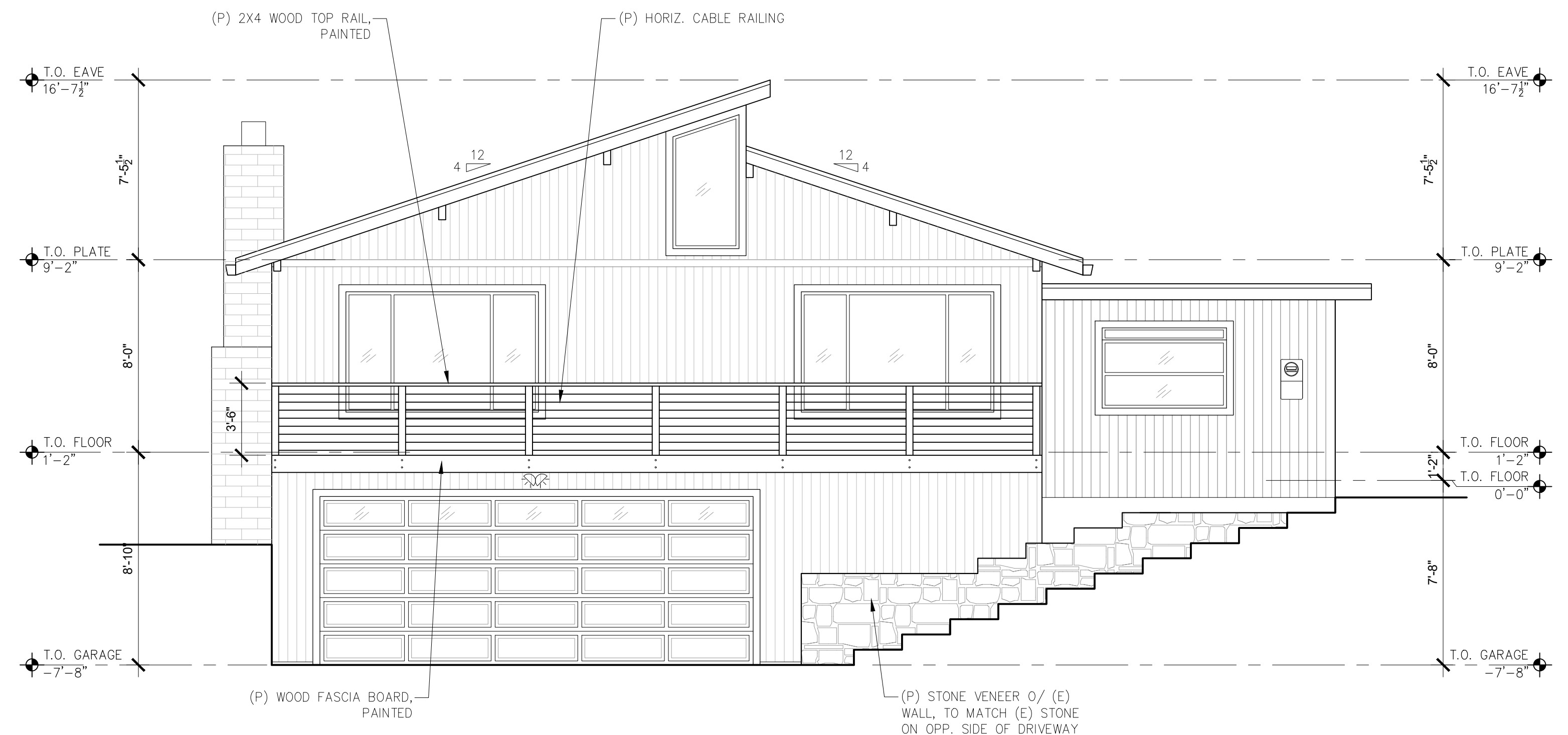
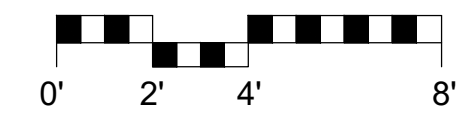
ARCHITECTURAL
 PROPOSED ROOF PLAN
 Scale: SEE DWG.
 Drawn By: SBP
 Job: -

A2.4
 02/03/2021

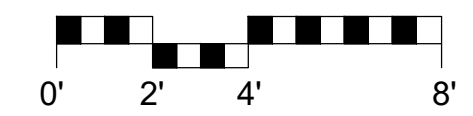
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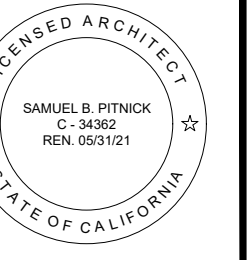
1 EXISTING WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"



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



'MIDDLE SEA' RESIDENCE
SAN CARLOS 2 S.E. OF
1ST AVENUE
CARMEL, CA 93923



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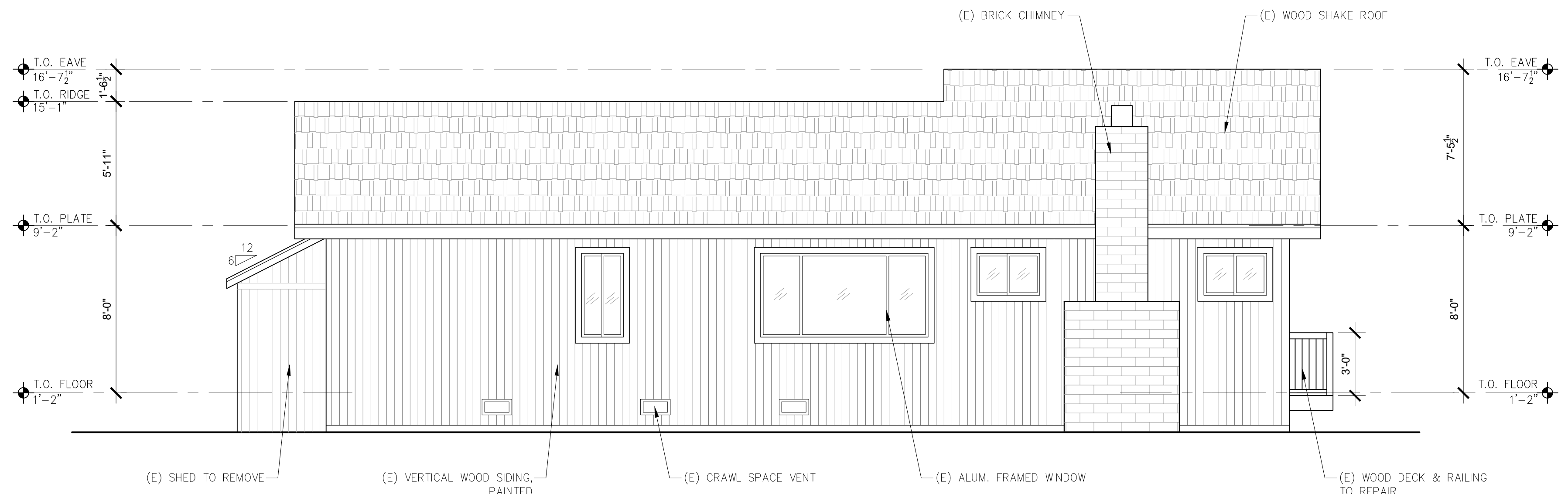
ARCHITECTURAL
BUILDING ELEVATIONS

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

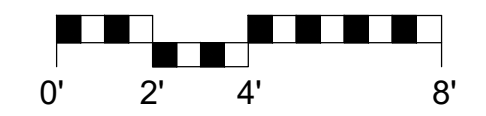
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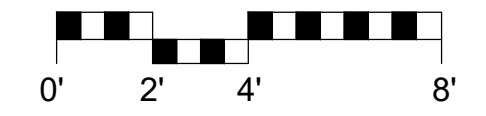
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1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



UNDER FLOOR VENTILATION CALCULATIONS

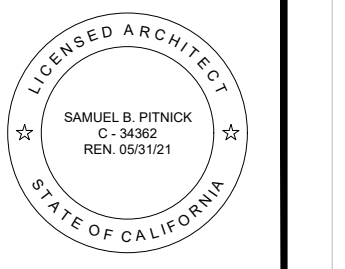
MIN. NET AREA OF VENTILATION REQUIRED = 1 SF PER 150 SF OF UNDER FLOOR AREA

PROPOSED UNDER FLOOR AREA = 136 SF
 TOTAL UNDER FLOOR AREA = 136 SF / 150 SF = 0.90 SF NET AREA VENTILATION REQ'D.

(3) FOUNDATION VENTS PROPOSED, 6"x14" W/ NET AREA OF 0.50 SF

0.50 SF X 3 TOTAL VENTS = 1.5 SF NET AREA > 0.90 SF REQUIRED

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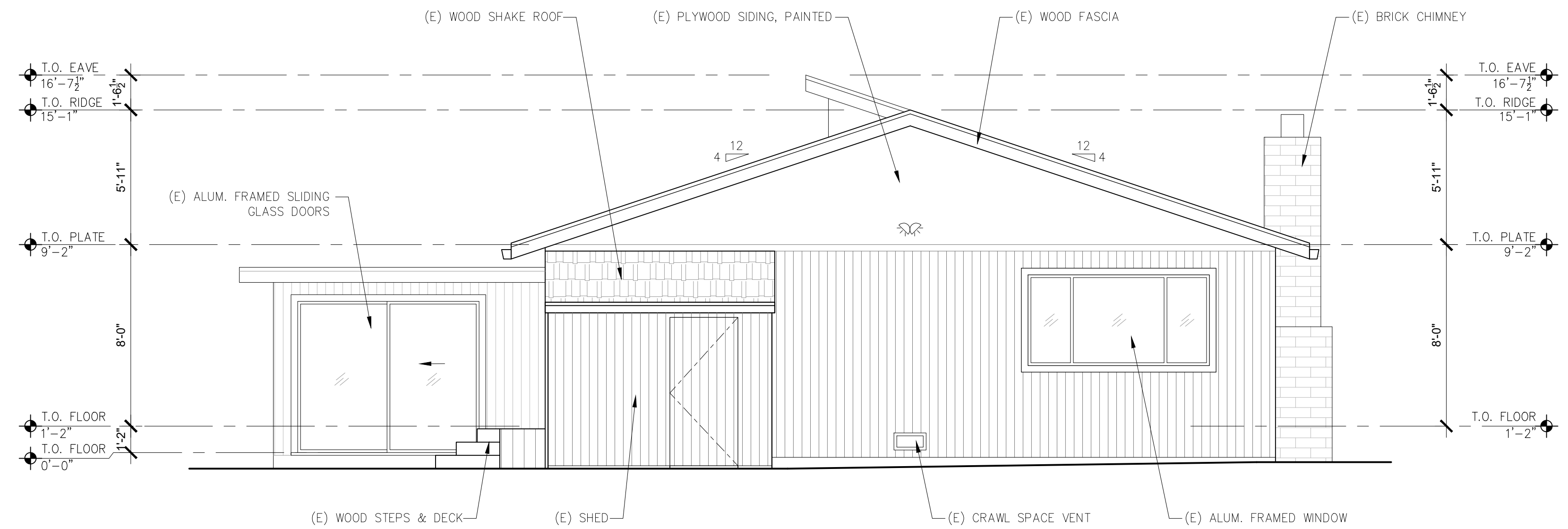
ARCHITECTURAL
BUILDING ELEVATIONS

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

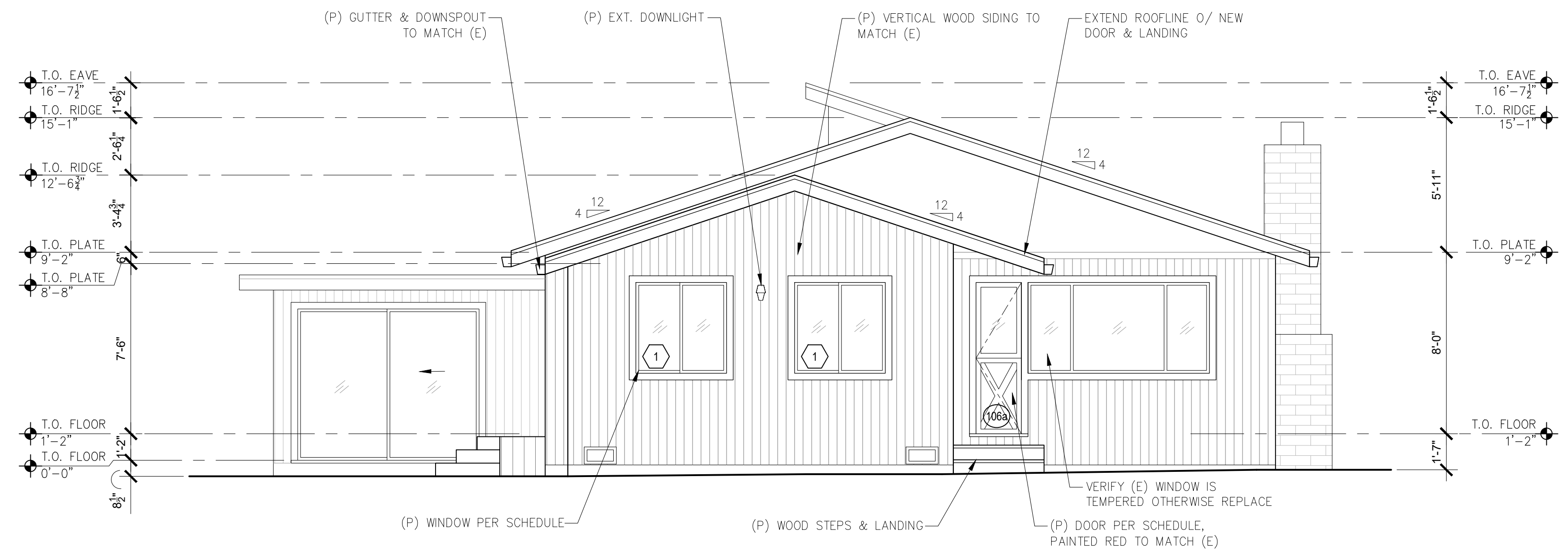
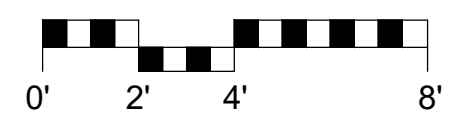
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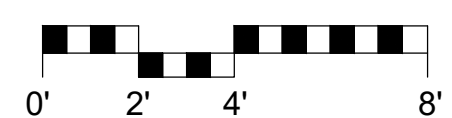
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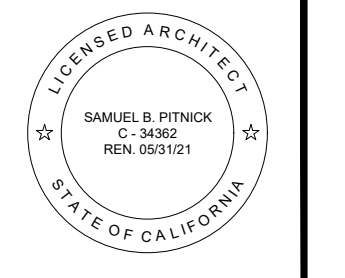
1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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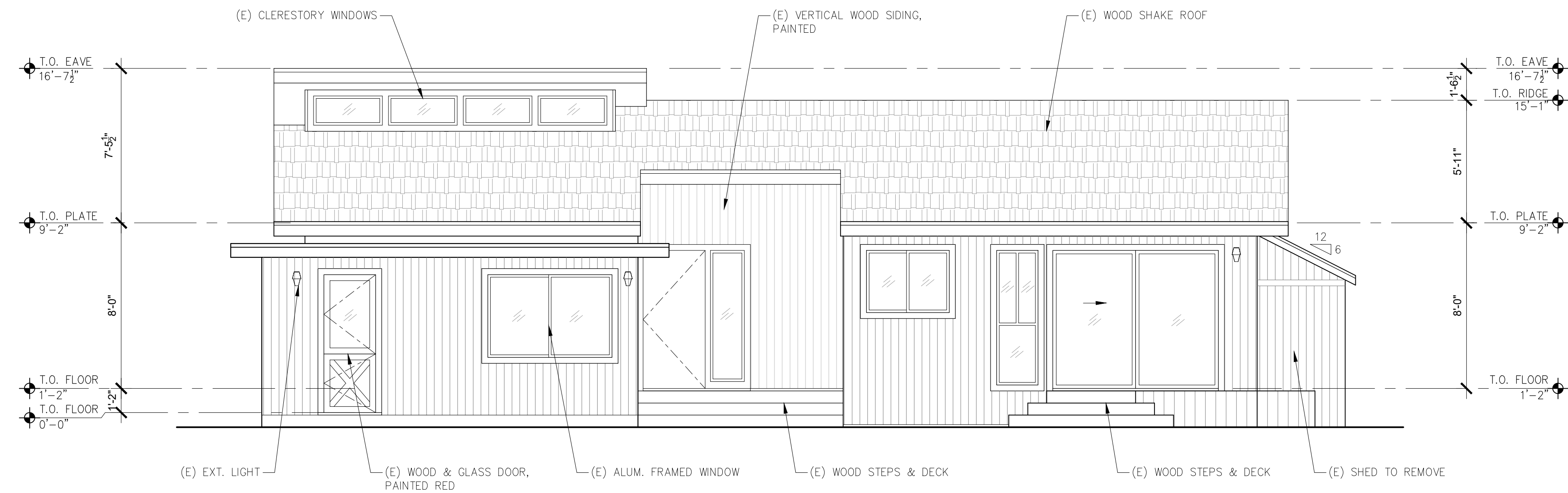
REVISIONS	DATE

ARCHITECTURAL
BUILDING ELEVATIONS

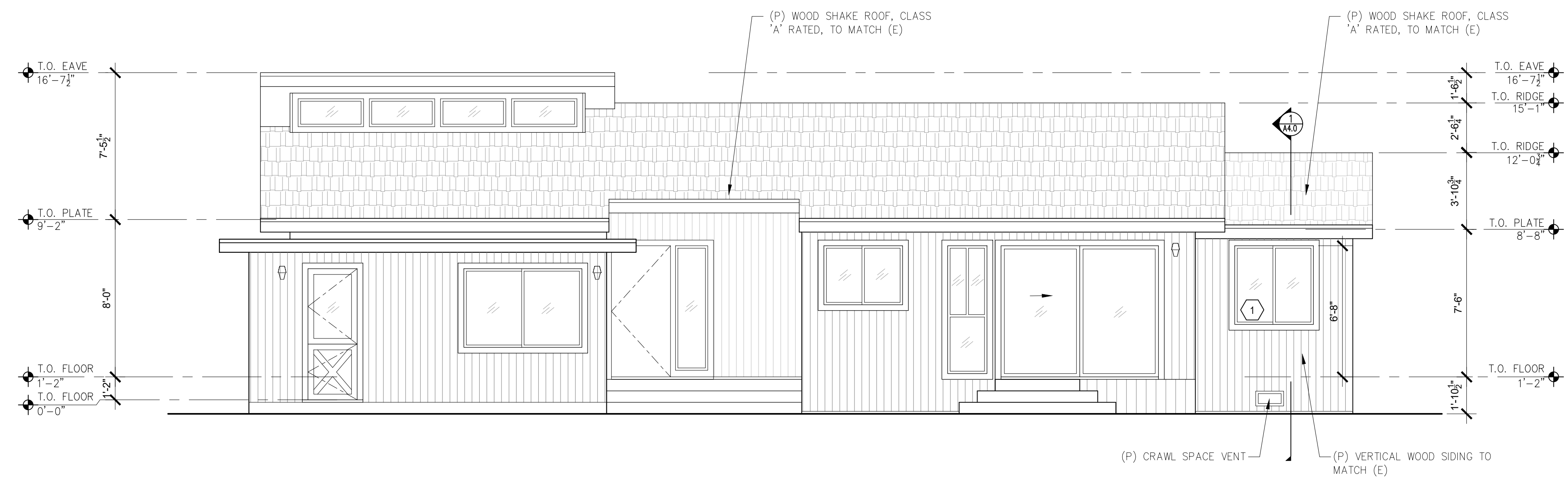
Scale: SEE DWG.
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A3.2
02/03/2021

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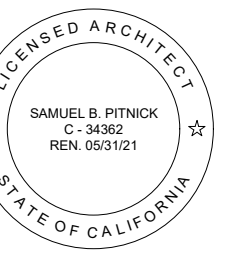


1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

'MIDDLE SEA' RESIDENCE
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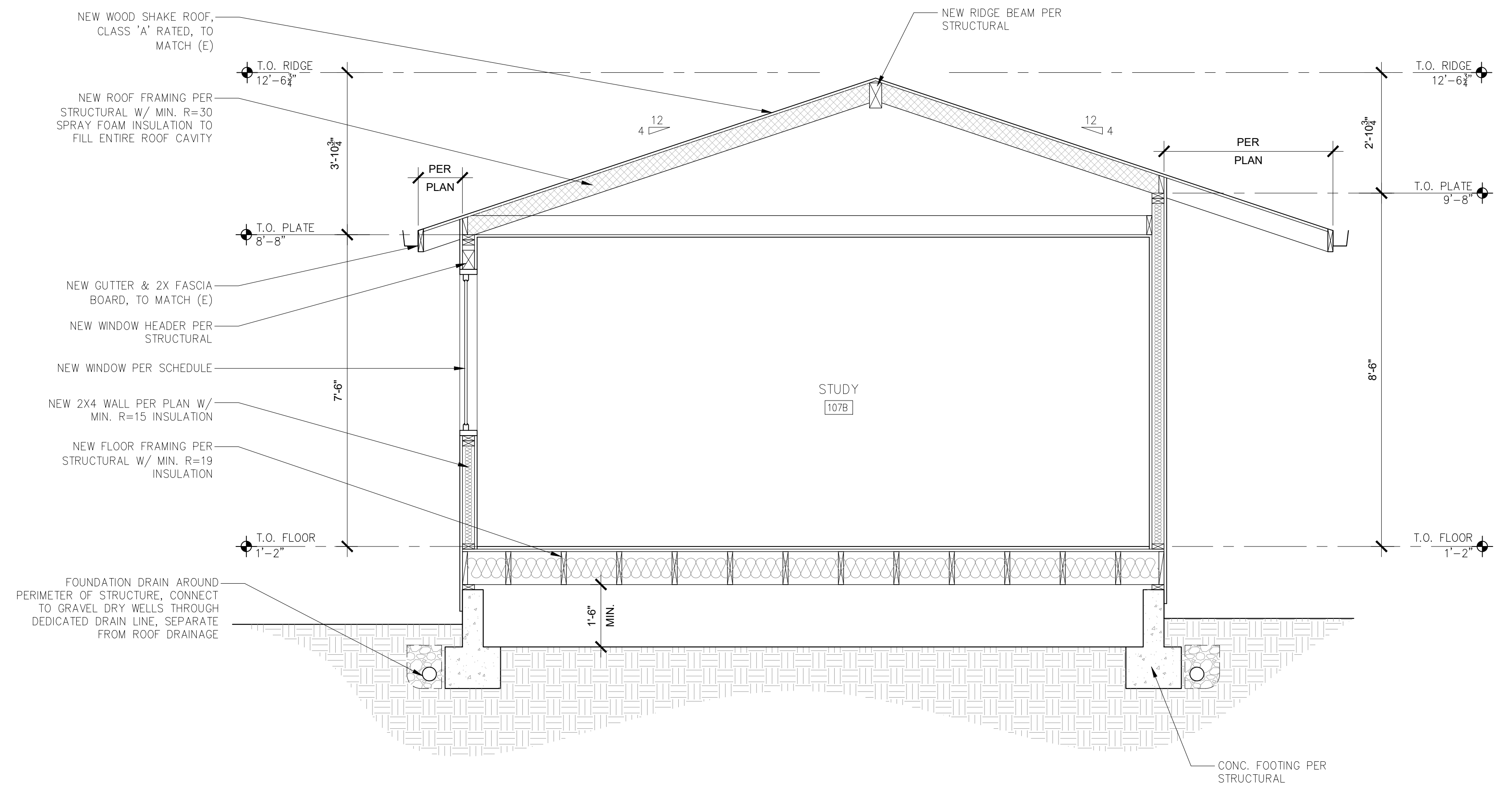
ARCHITECTURAL
BUILDING ELEVATIONS

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

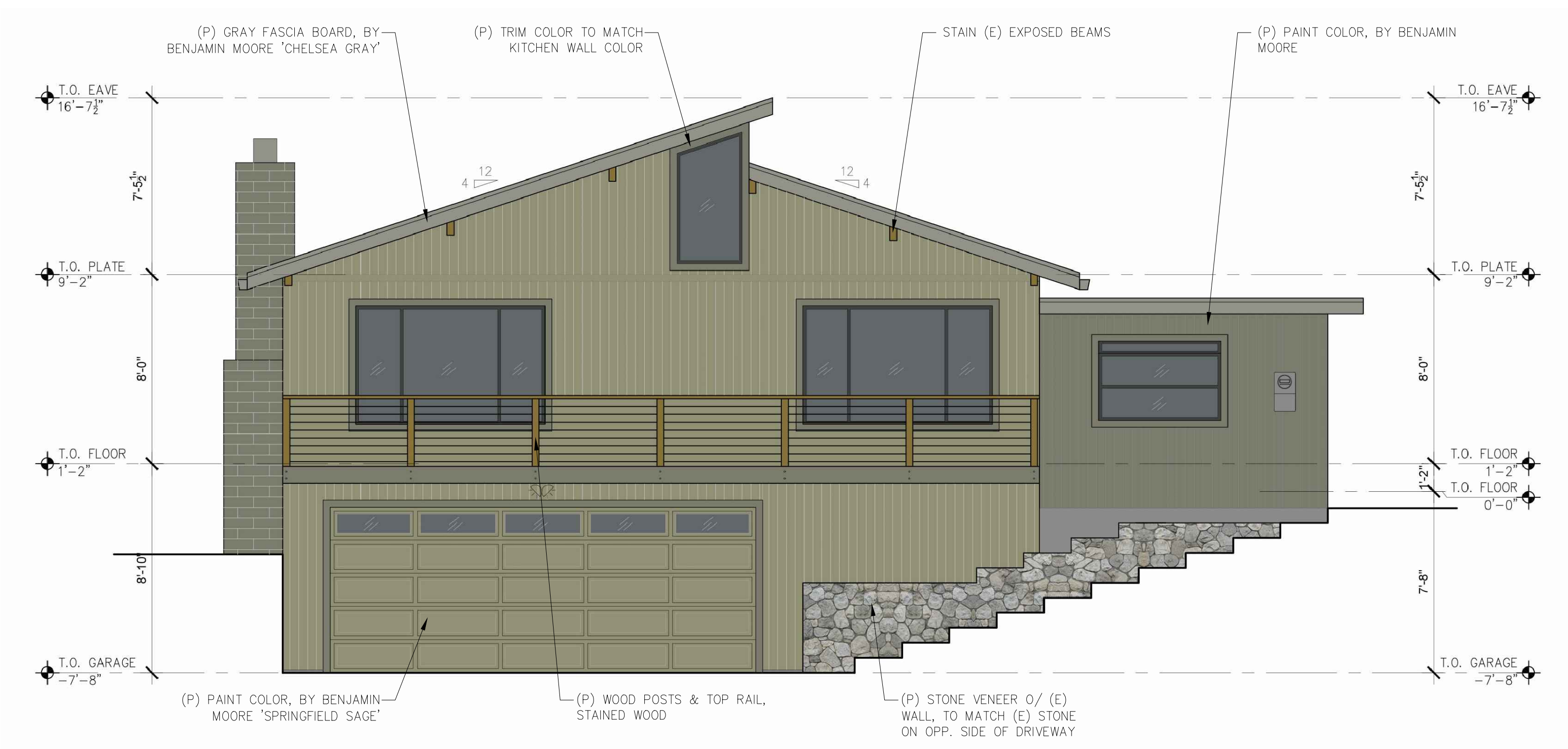
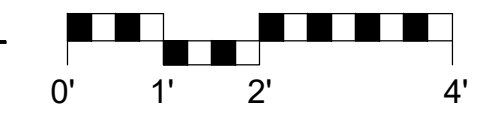
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02/03/2021

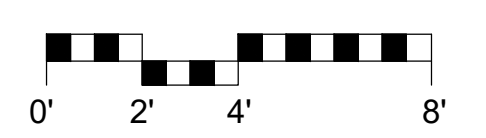
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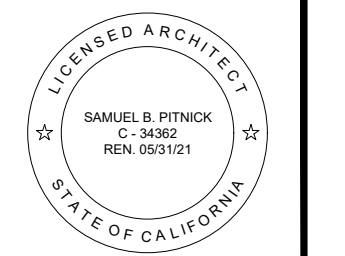
1 BUILDING CROSS SECTION
SCALE: 1/2"=1'-0"



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



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REVISIONS	DATE

ARCHITECTURAL

BUILDING SECTION & RENDERING

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

A4.0
02/03/2021