



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 21057

Owner Name: H&R INVESTMENT GROUP LLC

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Approved: 03/31/2021

Project Location: Torres 3 SE of 1st

APN #: 010101017000 **BLOCK/LOT:** 14/ALL LOT 6

Applicant: Samuel Pitnick

Project Description: This approval authorizes the revision to design study DS 20-082 to allow for the installation of a new 2x8 furring over existing roof to facilitate installation of code required fire sprinkler system, as well as the installation of a new 2x8 fascia board around roof with the existing 2x8 fascia board to remain. The construction shall be consistent with the plan set prepared by Samuel Pitnick dated received on March 2, 2021 on file with the city, except as modified by these conditions of approval.

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.

AUTHORIZATION:

1. This approval authorizes the revision to design study DS 20-082 to allow for the installation of a new 2x8 furring over existing roof to facilitate installation of code required fire sprinkler system, as well as the installation of a new 2x8 fascia board around roof with the existing 2x8 fascia board to remain. The construction shall be consistent with the plan set prepared by Samuel Pitnick dated received on March 2, 2021 on file with the city, except as modified by these conditions of approval.

SPECIAL CONDITIONS:

1. The applicant shall apply for and obtain a building permit revision (BP 20-336) prior to commencing work.
2. These conditions of approval shall be printed in the building plan set, in addition to all previous conditions of approval associated with DS 20-082.
3. All findings and conditions of Resolution 2021-01-HRB are incorporated herein by reference.
4. The new fascia shall be painted red to match the existing historic fascia.
5. If found during the construction phase of the project, deteriorated brick elements shall be repaired in place, or in-kind, with matching brick. Deteriorated wood elements shall be replaced in-kind regarding material, species and construction method.
6. If necessary, cleaning of original brick wall material, chimneys and detailing shall be done with hand methods to preserve the brick substrate.
7. The applicant agrees, at the applicant's 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.

*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.

CONSTRUCTION NOTES FOR VERY HIGH FIRE HAZARD SEVERITY ZONES

- NEW BUILDINGS AND STRUCTURES LOCATED IN "HIGH" FIRE HAZARD SEVERITY ZONES SHALL COMPLY WITH THE REQUIREMENTS OF CBC AND, CHAPTER 7A SECTION 701A.1. & CRC, CHAPTER 3, SECTION 337R.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4]
- ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§R327.6.2]
- VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. [§R327.6.3]
- EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. [§R327.7.3] SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. [§R327.7.3.1]
- THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. [§R327.7.4] SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES.
- 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]

Received
March 2, 2021
Community Planning & Building

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 THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.
- THE ELECTRICAL SERVICE LATERAL SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.36.020. NOTE: PG&E REPORTS DELAYS OF UP TO 1 YEAR ON THE DESIGN AND INSTALLATION OF UNDERGROUND LATERALS IN CARMEL. CONTRACTOR SHALL APPLY EARLY. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL PERMANENT POWER IS INSTALLED AND APPROVED

HISTORIC RESOURCES BOARD - CONDITIONS OF APPROVAL

- THE RETAINING WALLS SHALL BE CONSTRUCTED WITH BRICK RECLAIMED FROM THE SITE.

TREE PRESERVATION & PROTECTION NOTES

- PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
- TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
- THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
- IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
- IF ROOTS LARGER THAN 2 INCHES 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 AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

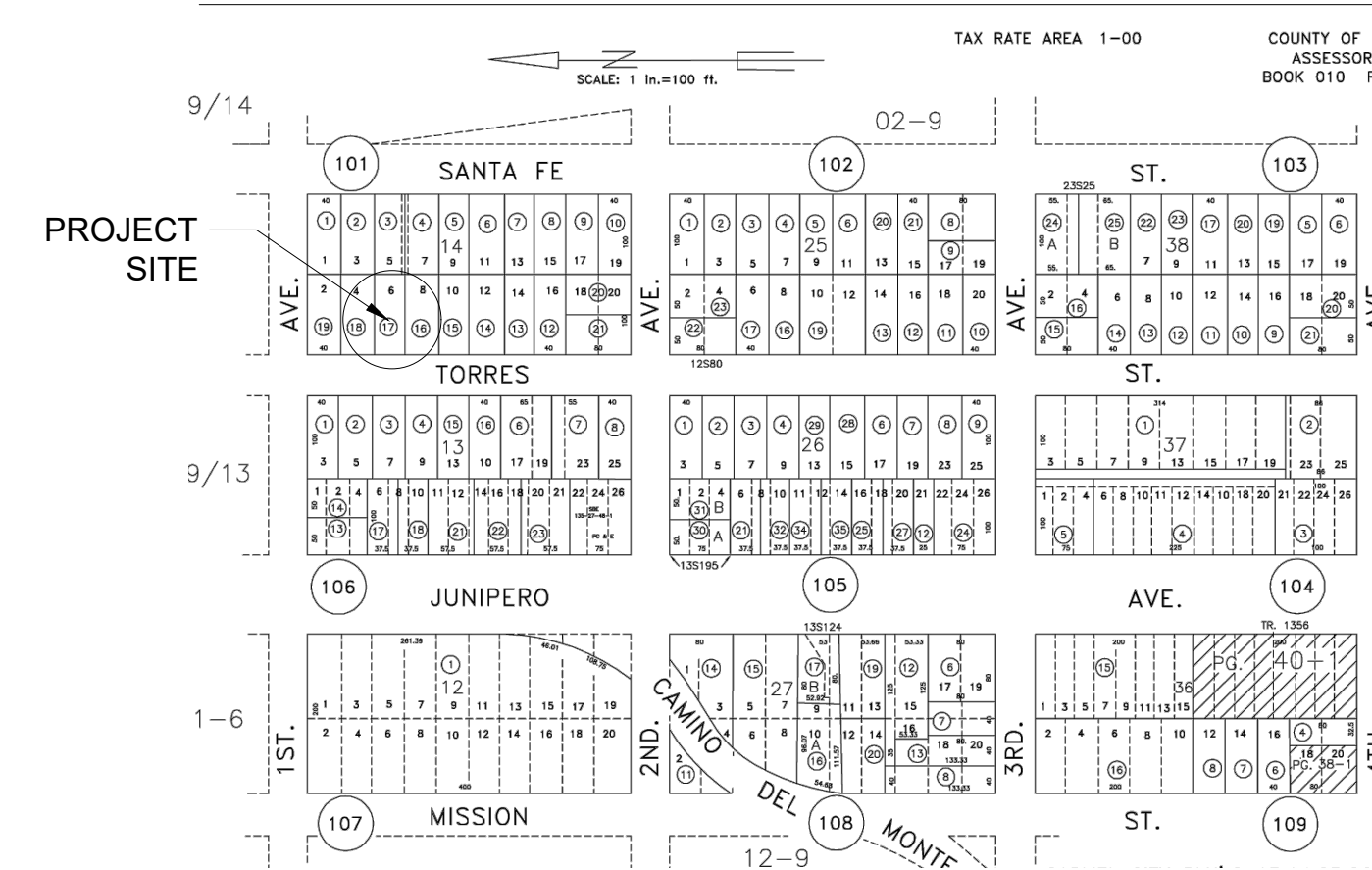
SHEET INDEX

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A2.0	EXISTING & PROPOSED ROOF PLANS
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS

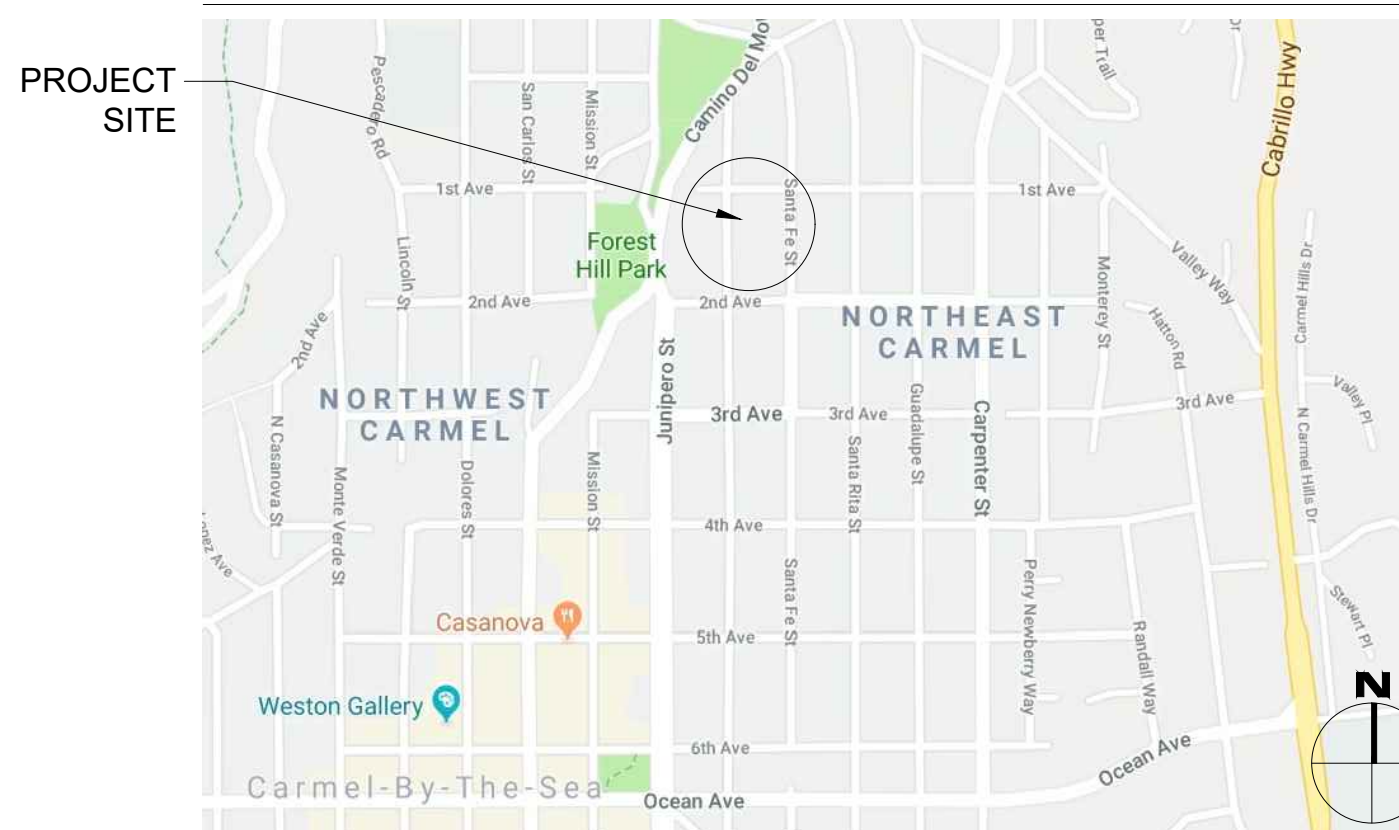
SCOPE OF WORK

AMEND PREVIOUSLY APPROVED DESIGN AND HISTORIC DETERMINATION (DS 20-082). INSTALL NEW 2X8 FURRING OVER EXISTING ROOF TO FACILITATE INSTALL OF CODE REQUIRED FIRE SPRINKLER SYSTEM. INSTALL NEW 2X8 FASCIA BOARD AROUND ROOF. EXISTING 2X8 FASCIA BOARD TO REMAIN. INSTALL PREVIOUSLY APPROVED TAR & GRAVEL ROOF AND SKYLIGHTS ON NEW ROOF.

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
CONTRACTOR	SUNSET WEST DEVELOPMENT, INC. 6830 LA JOLLA BLVD #102 LA JOLLA, CA 92037 PHONE: (858) 263-4231

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) ADDITION	481 SF
(E) GARAGE	220 SF
TOTAL	1,663 SF
ALLOWABLE LOT COVERAGE	396 SF (556 SF WITH BONUS)
(E) LOT COVERAGE	555 SF (59.8% PERMEABLE)

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	YES

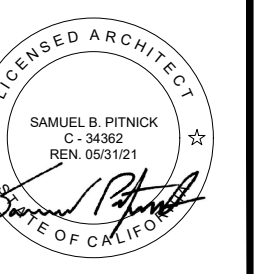
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODE
- 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
TORRES 3 S.E. OF 1ST AVENUE
CARMEL, CA 93921



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P.O. BOX 22412, CARMEL, CA 93922
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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT INFORMATION

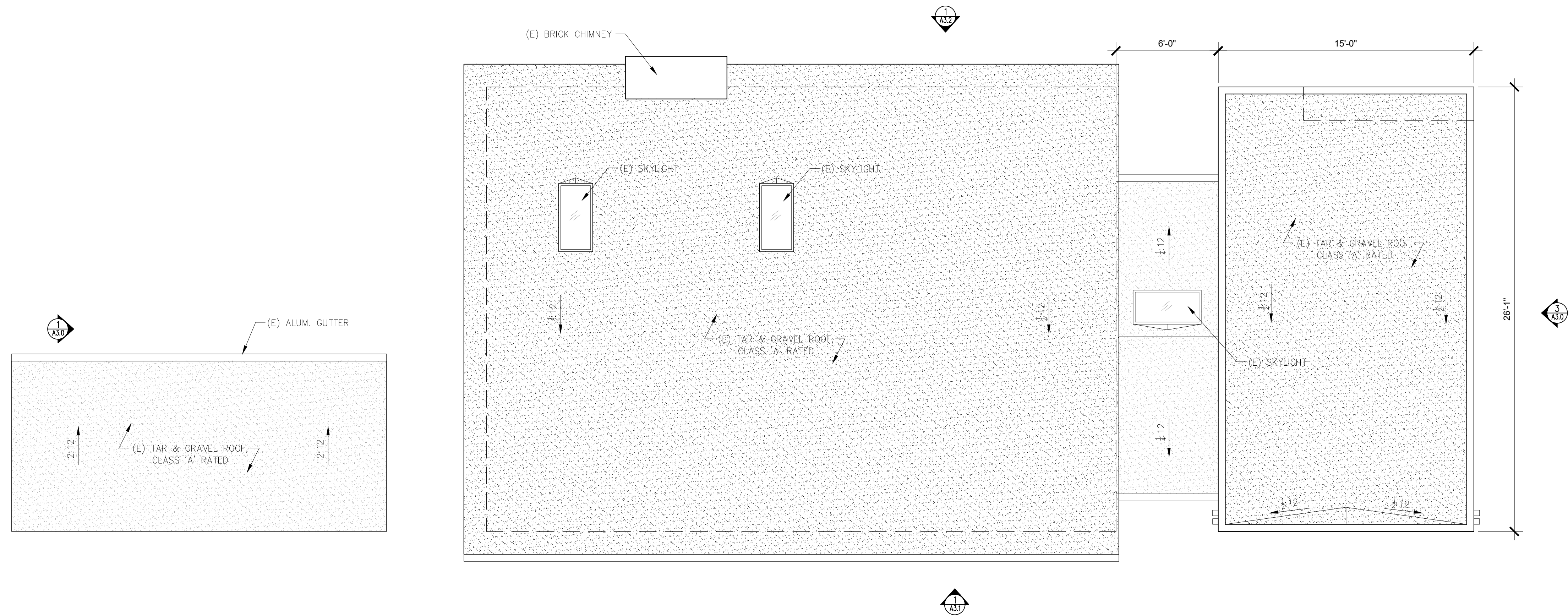
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G1.0

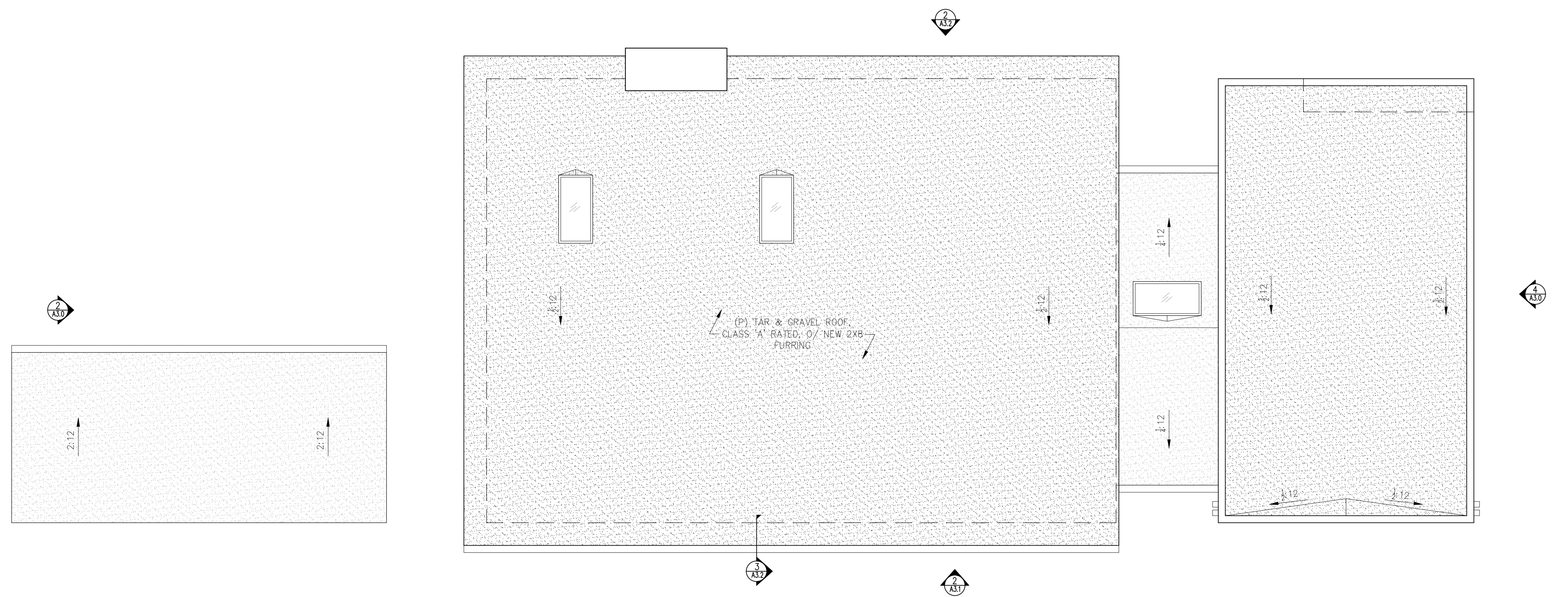
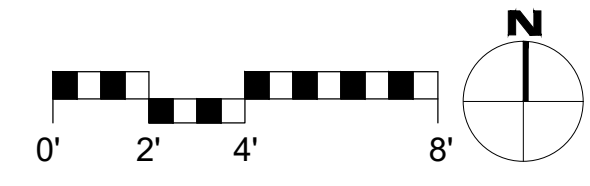
02/19/2021

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.

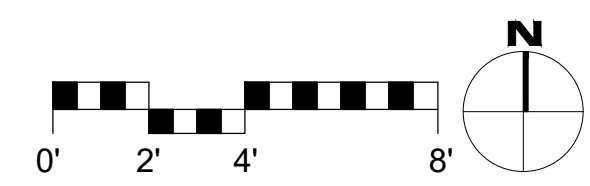
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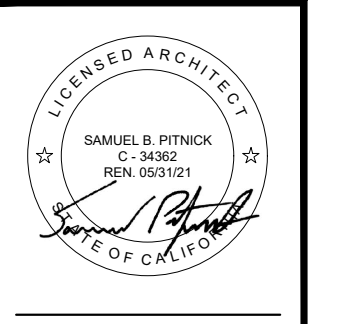
1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



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



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



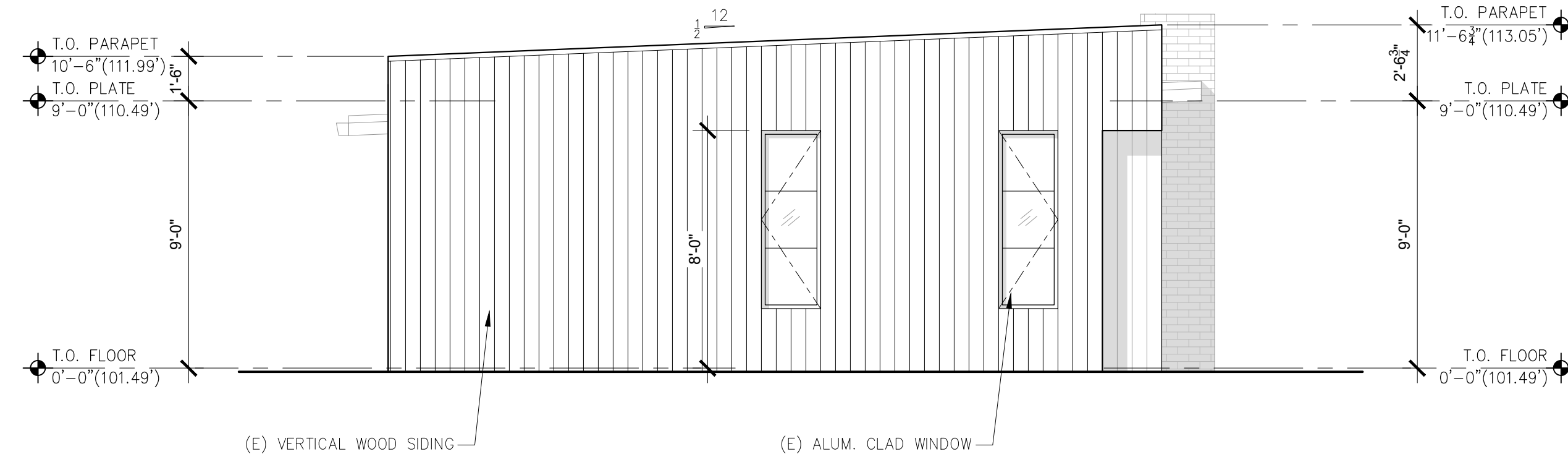
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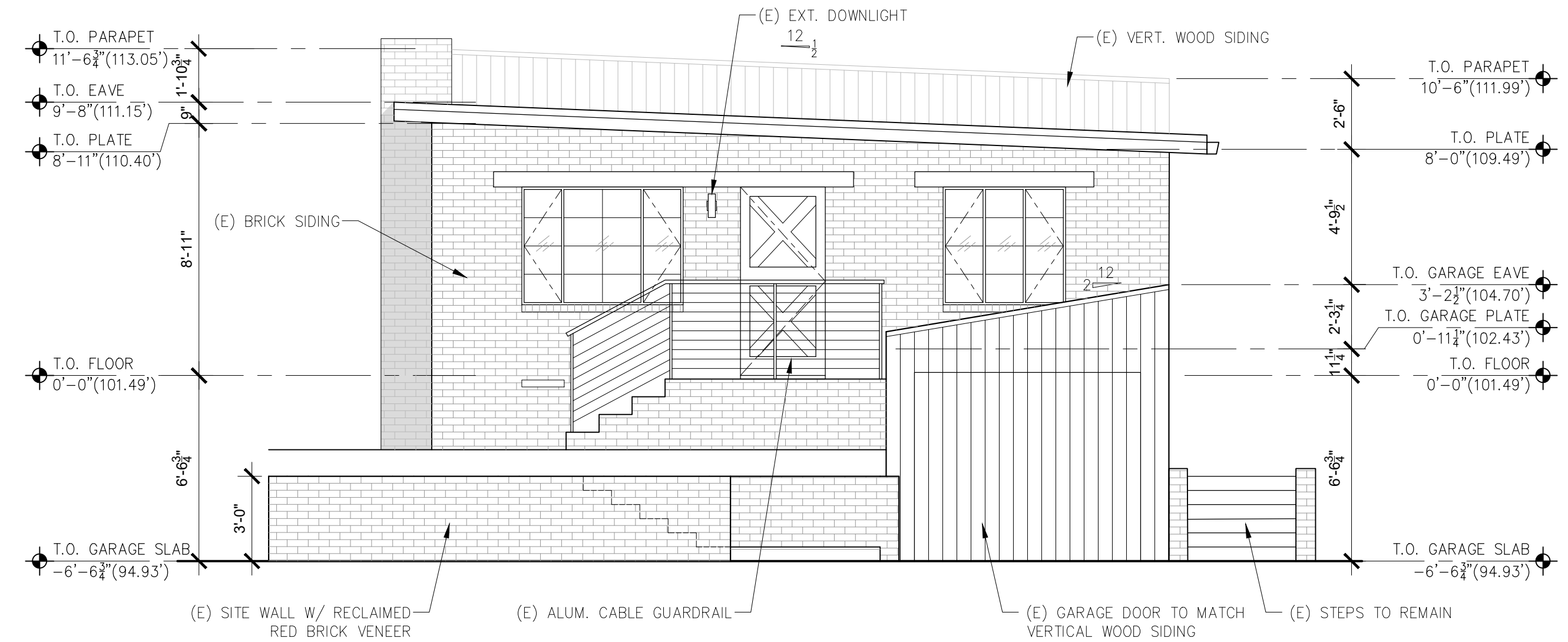
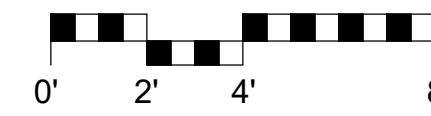
ARCHITECTURAL
EXISTING & PROPOSED ROOF PLANS
Scale: SEE DWG.
Drawn By: SBP
Job: -

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02/19/2021

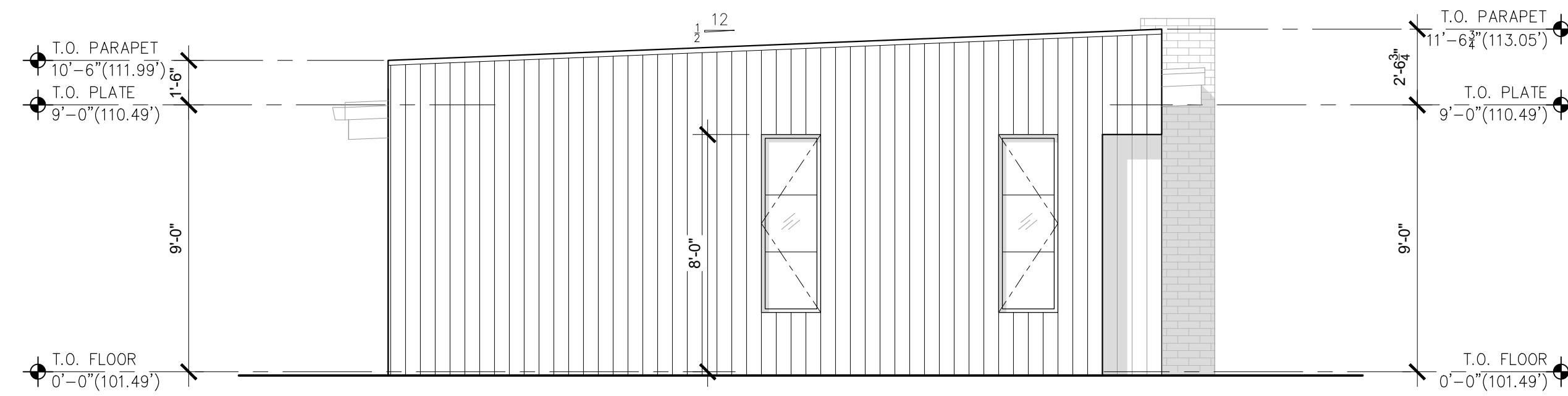
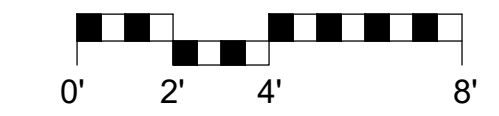
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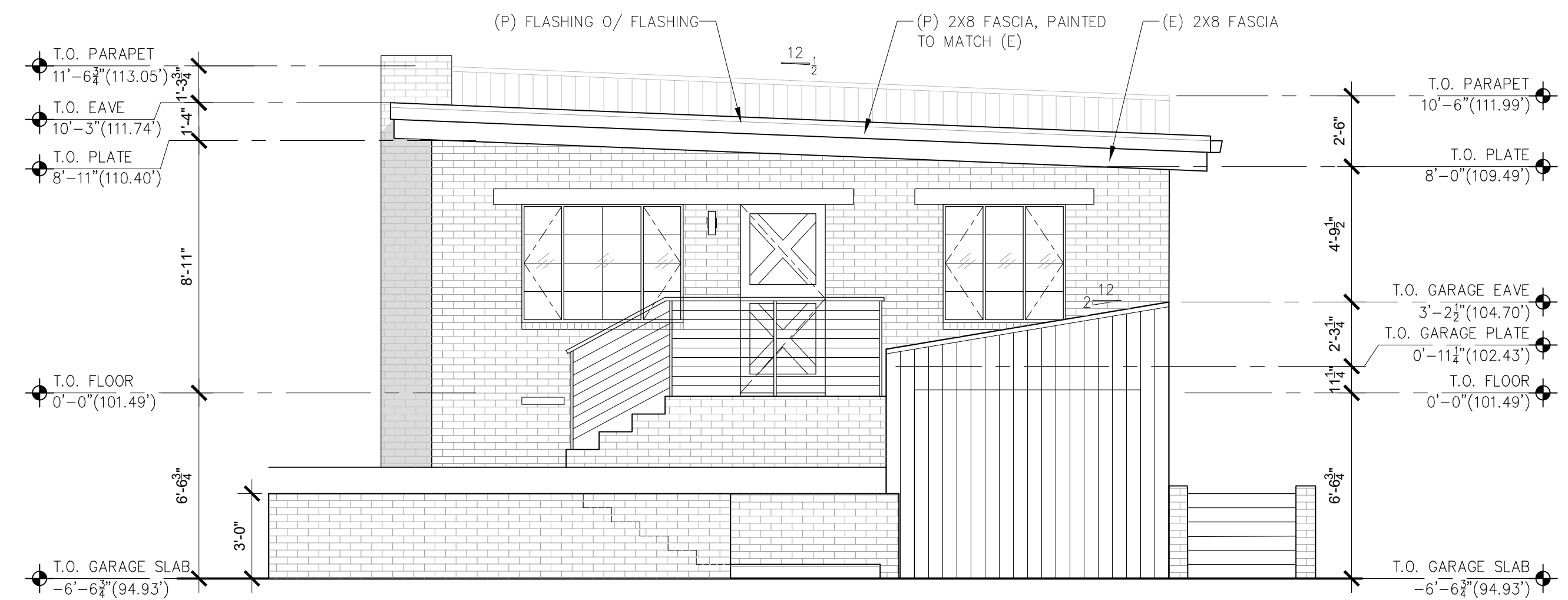
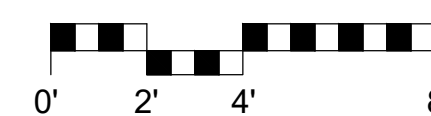
3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



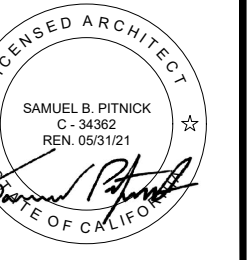
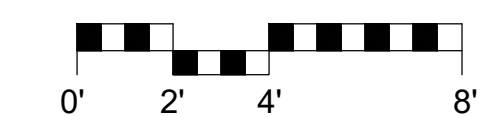
1 EXISTING WEST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"



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



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

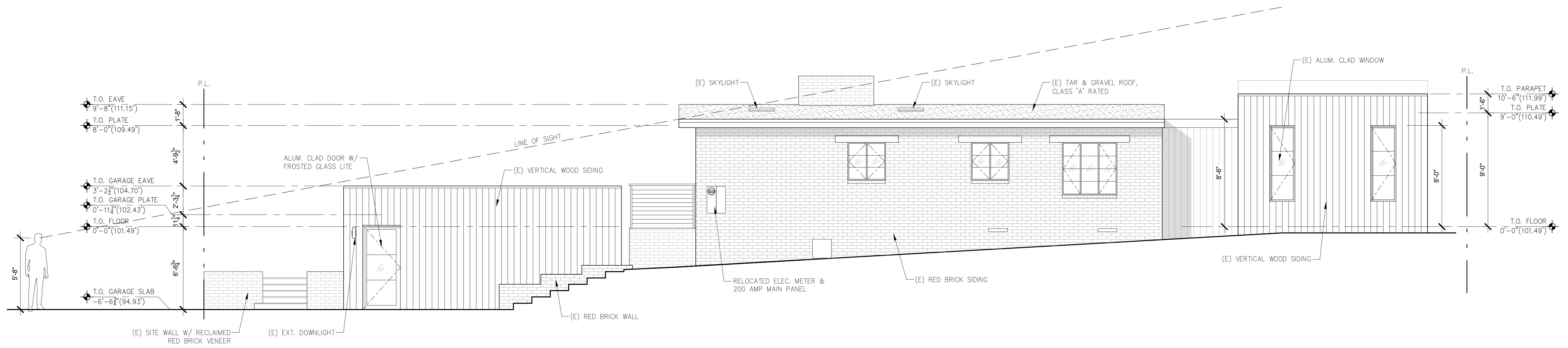


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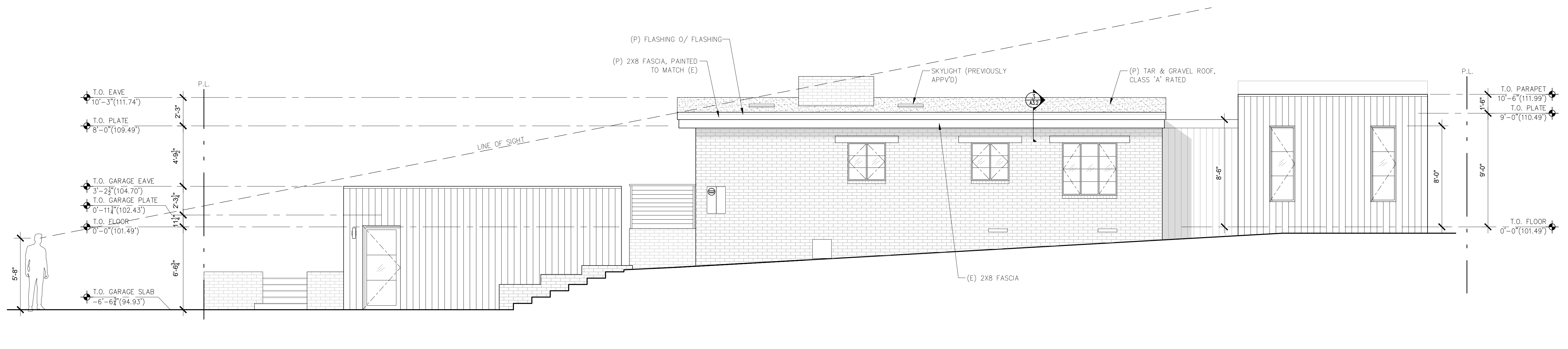
ARCHITECTURAL
BUILDING ELEVATIONS

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

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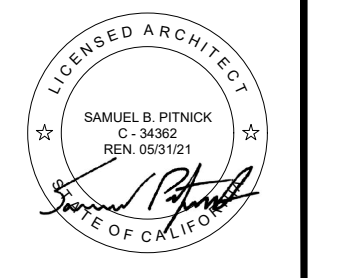


1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

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BUILDING ELEVATIONS

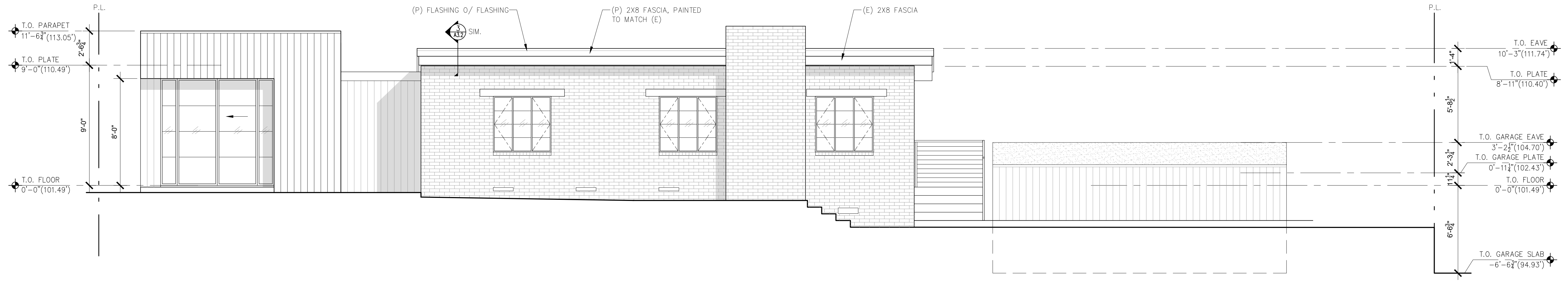
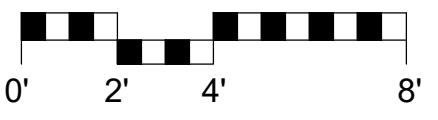
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02/19/2021

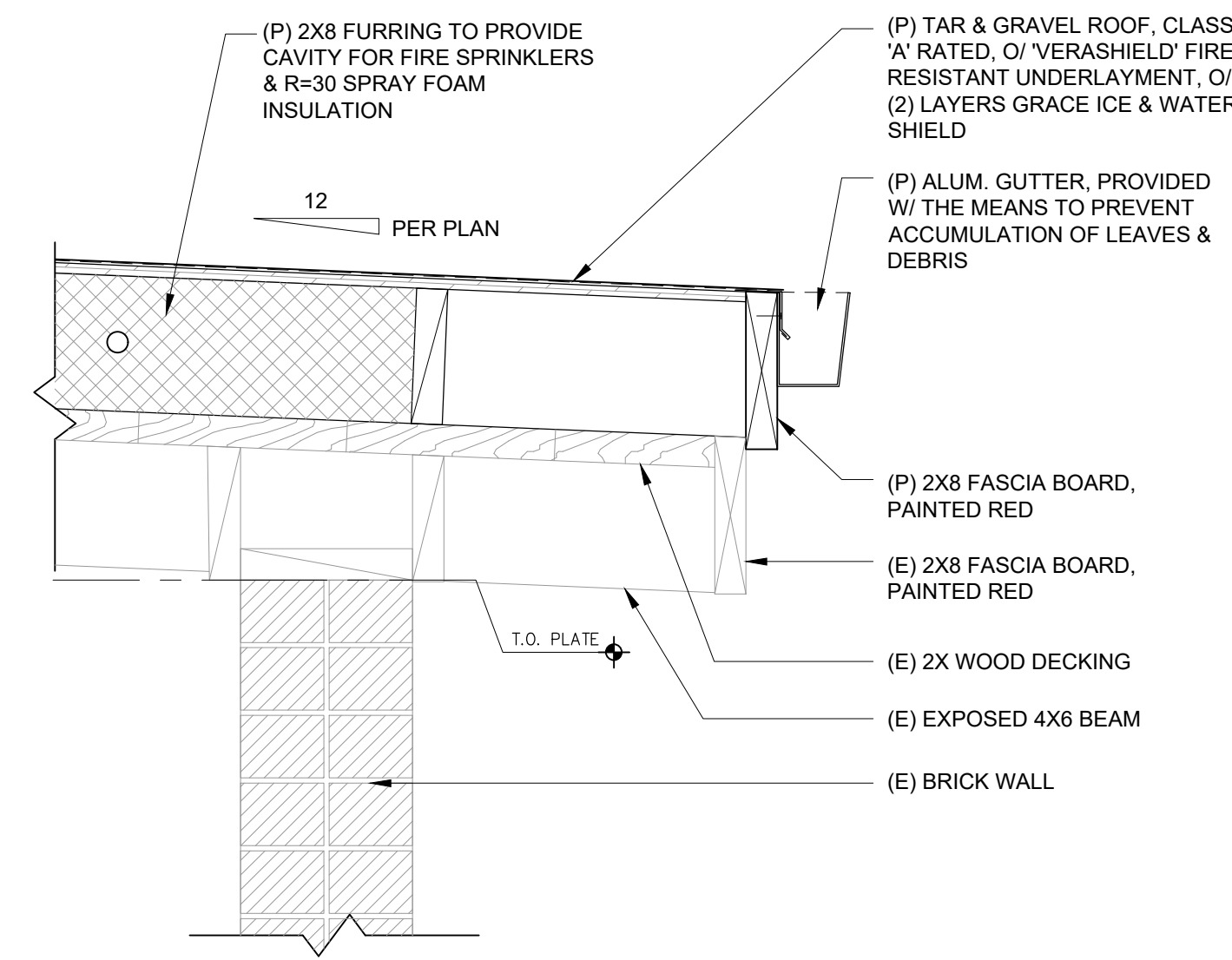
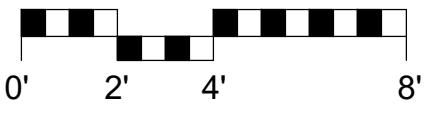
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1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

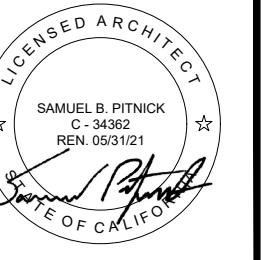


2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 ROOF & FASCIA DETAIL
SCALE: 1 1/2"=1'-0"

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ARCHITECTURAL
BUILDING ELEVATIONS

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

A3.2

02/19/2021