



## 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 7<sup>th</sup> 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 22336

**Owner Name:** FUJINAGA TODD ROGER TR ET AL

**Case Planner:** Suray Nathan, Assistant Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 08/18/2023

**Project Location:** Guadalupe 2 NW of 4th Avenue

**APN #:** 010024020000      **BLOCK/LOT:** 40/13

**Applicant:** Samuel Pitnick

**Project Description:** Amending DS 22-336 for minor configuration of site coverage where 117.17 feet on the entrance will be impermeable, and 6 feet by 15 inches area will be removed on the south side and placed on the north side to widen the entrance as shown on the plan prepared by Todd Fujinaga. This amendment is part of the amended previous planning approval 'DS 22-033' & building permit 'BP 22-206' to allow the addition of 54 SF of deck (2x6 redwood boards painted to match existing deck) to an existing 238.5 square foot deck at the rear of the house with new wood posts and aluminum cable railing, add aluminum clad sliding glass door in the rear, and reduce site coverage by 228 SF from 784 SF to 556 SF by removing concrete walkway at the rear of the property, removing front yard and driveway flagstone and install a new semi-permeable paver driveway, walkway, and asphalt apron

**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.	<b>Authorization.</b> Approval of Design Study (DS 22-336 (Fujinaga) Amending DS 22-336 for minor configuration of site coverage where 117.17 feet on the entrance will be impermeable, and 6 feet by 15 inches area will be removed on the south side and placed on the north side to widen the entrance as shown on the plan prepared by Todd Fujinaga. This amendment is part of the amended previous planning approval 'DS 22-033' & building permit 'BP 22-206' to allow the addition of 54 SF of deck (2x6 redwood boards painted to match existing deck) to an existing 238.5 square foot deck at the rear of the house with new wood posts and aluminum cable railing, add aluminum clad sliding glass door in the rear, and reduce site coverage by 228 SF from 784 SF to 556 SF by removing concrete walkway at the rear of the property, removing front yard and driveway flagstone and install a new semi-permeable paver driveway, walkway, and asphalt apron located on Guadalupe 2 NW of 4th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Samuel Pitnick stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	<b>Codes and Ordinances.</b> 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.	✓
3.	<b>Permit Validity.</b> 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.	✓
4.	<b>Water Use.</b> 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.	✓
5.	<b>Service Laterals.</b> 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).	✓
6.	<b>Fire Sprinklers - Residential.</b> 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).	
7.	<b>Modifications.</b> The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
8.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	
9.	<p><b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning &amp; Building Director, or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>	
	<b>Landscape Conditions</b>	
10.	<b>Landscape Plan.</b> All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department 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 be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	
11.	<b>Tree Removal.</b> 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.	✓
12.	<b>Significant Trees.</b> 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.	✓
13.	<b>Erosion Control in the Right-of-Way.</b> Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	✓
14.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>● Excavation within 6 feet of a tree trunk is not permitted.</li> <li>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.</li> <li>● 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.</li> <li>● 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. A 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</li> </ul>	✓

	<p>inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</p> <ul style="list-style-type: none"> <li>• 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 a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>• 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.</li> <li>• 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.</li> </ul>	
15.	<p><b>Exterior Lighting.</b> 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.</p>	✓
16.	<p><b>Aluminum-Clad Wood Frame Windows and Doors.</b> The applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.</p>	✓
17.	<p><b>Indemnification.</b> 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</p>	✓

	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.	
18.	<b>Driveway.</b> The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
19.	<b>Hazardous Materials Waste Survey.</b> 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.	✓
20.	<b>Cultural Resources.</b> All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & 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.	✓
21.	<b>Truck Haul Route.</b> Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
22.	<b>USA North 811.</b> 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)	✓
23.	<b>Conditions of Approval.</b> 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.	✓
<b>ENVIRONMENTAL COMPLIANCE CONDITIONS</b>		
24.	<b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the applicant shall	✓

	provide cross-section details for semi-permeable surfaces.	
25.	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the applicant shall 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 for review and approval by the City of Carmel.	✓
<b>SPECIAL CONDITIONS</b>		
26.	<b>Site Coverage.</b> Prior to the final inspection, the applicant shall remove 228 square feet of site coverage from approximately 784 square feet to 556 square feet to comply with zoning requirement.	✓

Acknowledgement and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

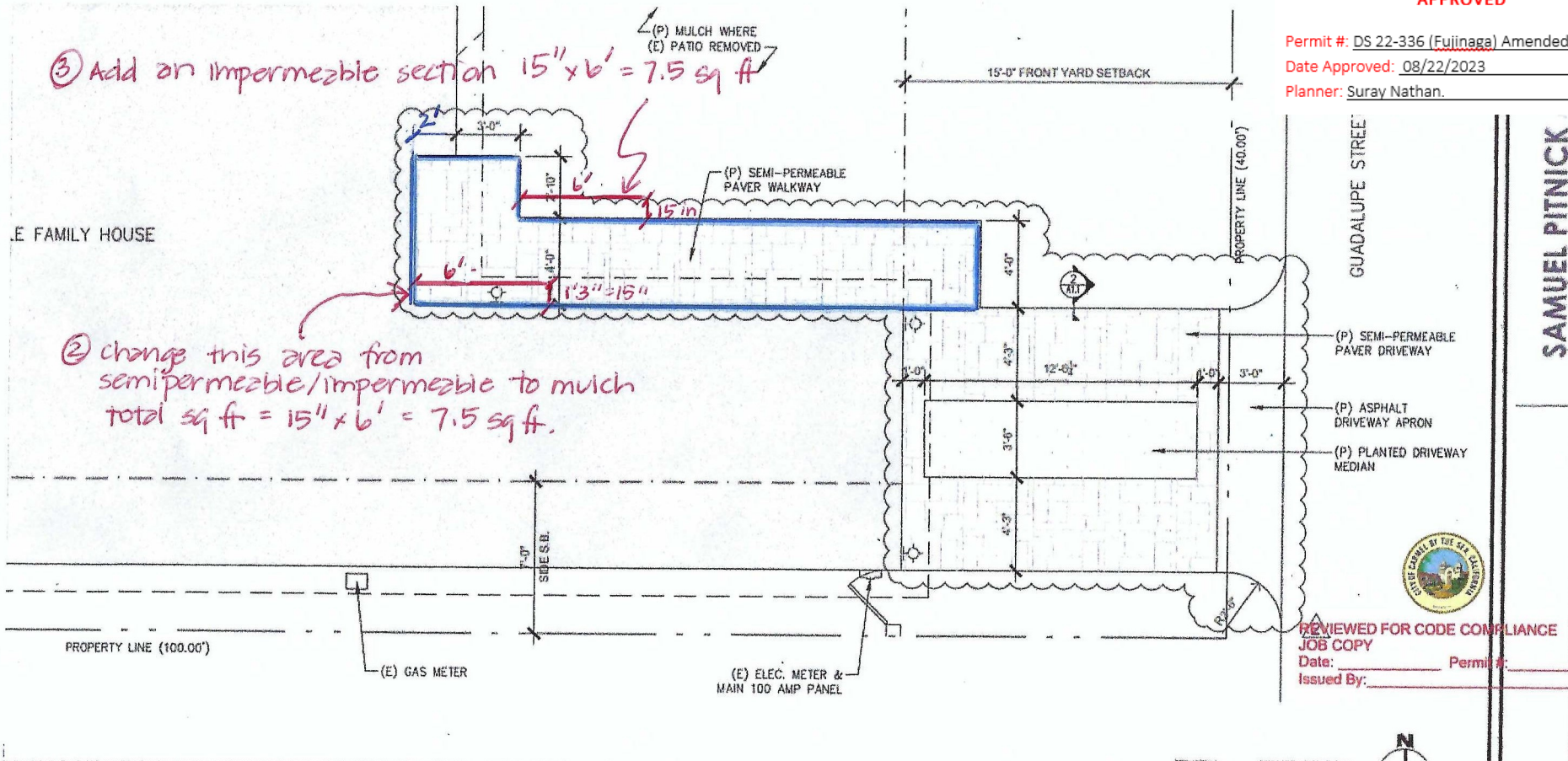
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

*Once signed, please email to [snathan@ci.carmel.ca.us](mailto:snathan@ci.carmel.ca.us).*



Permit #: DS 22-336 (Fujinaga) Amended  
Date Approved: 08/22/2023  
Planner: Suray Nathan.



- ① change the area outlined in blue from semi-permeable to impermeable.  
Total sq feet =  $(5' \times 2'10") + (4' \times 25'9")$   
=  $14.17 + 103 \text{ sq ft}$   
=  $117.17 \text{ sq ft}$ .

TODD and DEBBIE FUJINAGA  
GUADALUPE 2NW OF FOURTH AVENUE  
CARMEL BY THE SEA  
BLOCK 40 LOT 13  
APN 010-024-020

PROPOSED LOT COVERAGE	
ALLOWABLE LOT COVERAGE = 396 SF (556 SF WITH BONUS)	
(P) ASPHALT APRON = 6 (IMPERMEABLE)	
(P) PAVER DRIVEWAY & WALKWAY = 250 SF (SEMI-PERMEABLE)	
(P) WOOD DECK & STEPS = 292.5 SF (PERMEABLE)	
(P) CONC. WALKWAY = 7.5 SF (IMPERMEABLE)	
TOTAL (P) COVERAGE = 556 SF (97.5% PERMEABLE)	
SITE LIGHTING LEGEND	
(E) EXTERIOR LIGHT	
SITE LANDSCAPING LEGEND	
A OPHIOPOGON JAPONICUS NANUS - 'DWARF MONDO GRASS'	
QUANTITY = 24 SIZE = 4" POT @ 8" O.C.	

REVISIONS	DATE
PLAN CHECK	8/13/22
PERMIT REVIEWER	8/19/22

ARCHITECTURAL
PROPOSED SITE PLAN
Scale: SEE DWG
Drawn By: SSP
Job: -

A1.1



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.

EXISTING PROPERTY PHOTOS



FRONT OF (E) HOUSE LOOKING WEST.



REAR OF (E) HOUSE LOOKING NORTHEAST.



REAR DECK LOOKING SOUTHEAST.

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.

ADDITIONAL CONSTRUCTION NOTES

- PER CMC 15.36.020 ELECTRICAL SERVICE SHALL BE UNDERGROUND.

DEFERRED SUBMITTALS

- GAS LINE DIAGRAM.

PROPOSED MATERIALS



ALUM. CLAD SLIDING DOOR - DARK BROWN



PAINTED REDWOOD DECK, PAINTED WOOD GUARDRAIL W/ ALUM. CABLING BETWEEN POSTS



'ANTIQUED COBBLE' PAVING STONES BY CALSTONE  
COLOR: BROWN, BEIGE, CHARCOAL  
PATTERN: 'MEGA PATTERN 4'

SHEET INDEX

G1.0	PROJECT INFORMATION
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.0	EXISTING FLOOR PLANS
A2.2	PROPOSED FLOOR PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING ELEVATIONS

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 22-336 (Fujinaga)

Date Approved: 10/27/2022

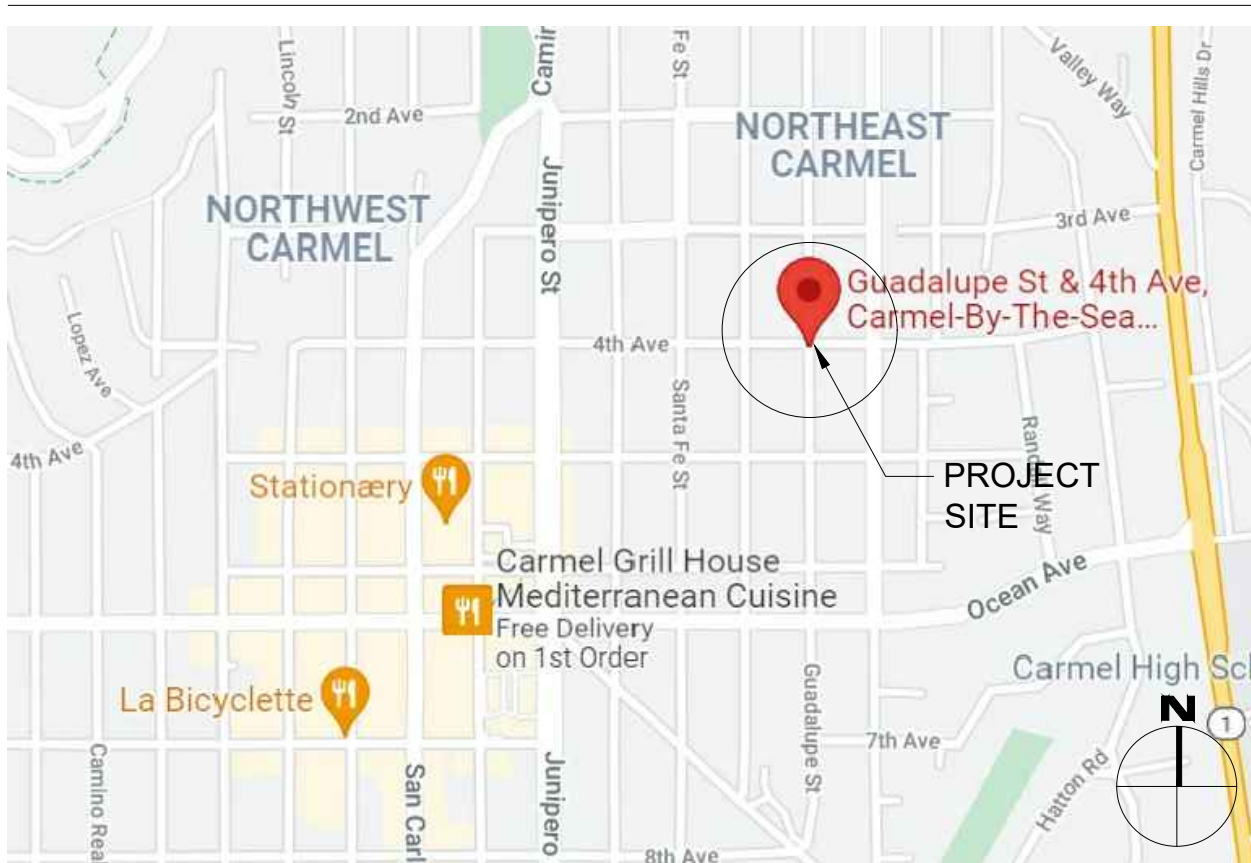
Planner: Suray Nathan.

SCOPE OF WORK

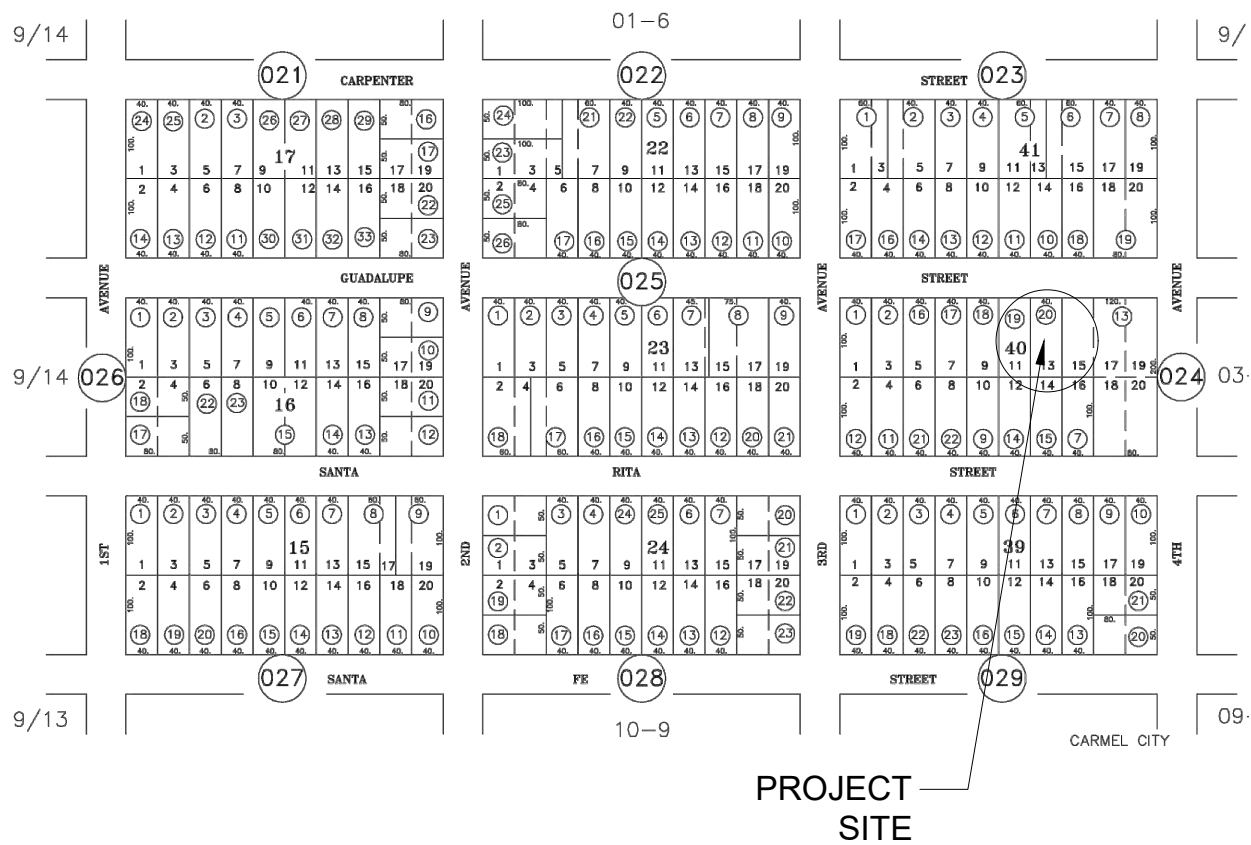
AMEND PREVIOUS PLANNING APPROVAL 'DS 22-033' & BUILDING PERMIT 'BP 22-206' TO ALLOW THE ADDITION OF 54 SF OF DECK TO AN (E) 238.5 SF DECK AT THE REAR OF THE HOUSE. NEW DECK TO BE 2X6 REDWOOD BOARDS, PAINTED, TO MATCH (E) DECK. REPLACE (E) GUARDRAIL WITH NEW WOOD POSTS AND ALUMINUM CABLE RAILING.

IN ORDER TO BRING LOT COVERAGE INTO CONFORMANCE THE CONC. WALKWAY AT THE REAR OF THE PROPERTY WILL BE REMOVED, FRONT YARD AND DRIVEWAY FLAGSTONE TO BE REMOVED. A NEW PERMEABLE PAVER DRIVEWAY, WALKWAY, AND ASPHALT APRON WILL BE INSTALLED.

VICINITY MAP



PARCEL MAP



PROJECT TEAM

OWNER	TODD & DEBBIE FUJINAGA GUADALUPE 2 N.W. OF 4TH AVENUE 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@GMAIL.COM
STRUCTURAL ENGINEER	LANDTECH CONSULTANTS 3845 BEACON AVENUE, SUITE D FREMONT, CA 94538 PHONE: (510) 505-9501

CONTRACTOR T.B.D.

PROJECT INFORMATION

PROPERTY ADDRESS	GUADALUPE 2 N.W. OF 4TH AVENUE CARMEL-BY-THE-SEA, CA 93923 BLOCK: 40 LOT: 13
APN	010-024-020
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1968

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA:	
(E) HOUSE	1,420 SF
(E) GARAGE	212.5 SF
(E) BASEMENT	278.5 SF
TOTAL	1,911 SF (NO CHANGES PROPOSED)
ALLOWABLE LOT COVERAGE	396 SF (556 SF WITH BONUS)
(E) LOT COVERAGE	784.5 SF
(P) LOT COVERAGE	556 SF

\*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	1 SPACE (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	NO (SEE CALCULATIONS)

EXISTING STRUCTURE ALTERATION CALCULATIONS

EXISTING WALLS = 812.25 LINEAR FEET  
NEW WALLS = 63.75 LINEAR FEET  
WALLS/SHEETROCK TO REPLACE = 71.5 LINEAR FEET  
WALLS TO REMOVE = 83.75 LINEAR FEET  
 $(63.75' + 71.5' + 83.75') / 812.25' = 26.9\%$  CHANGE = NO FIRE SPRINKLERS REQ'D\*

\*IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR REMOVES OR REPLACES ADDITIONAL WALLS AND/OR SECTIONS OF SHEETROCK THEY SHALL MAKE THE CITY AWARE AND PROVIDE UPDATED CALCULATIONS. IF REMOVAL EXCEEDS 50% FIRE SPRINKLERS SHALL BE REQUIRED.

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.

**FUJINAGA  
RESIDENCE  
REMODEL**  
GUADALUPE 2 N.W. OF  
4TH AVENUE  
CARMEL, CA 93923



**SAMUEL PITNICK** ARCHITECTS

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

REVISIONS	DATE
PLAN CHECK	6/13/22

ARCHITECTURAL

PROJECT  
INFORMATION

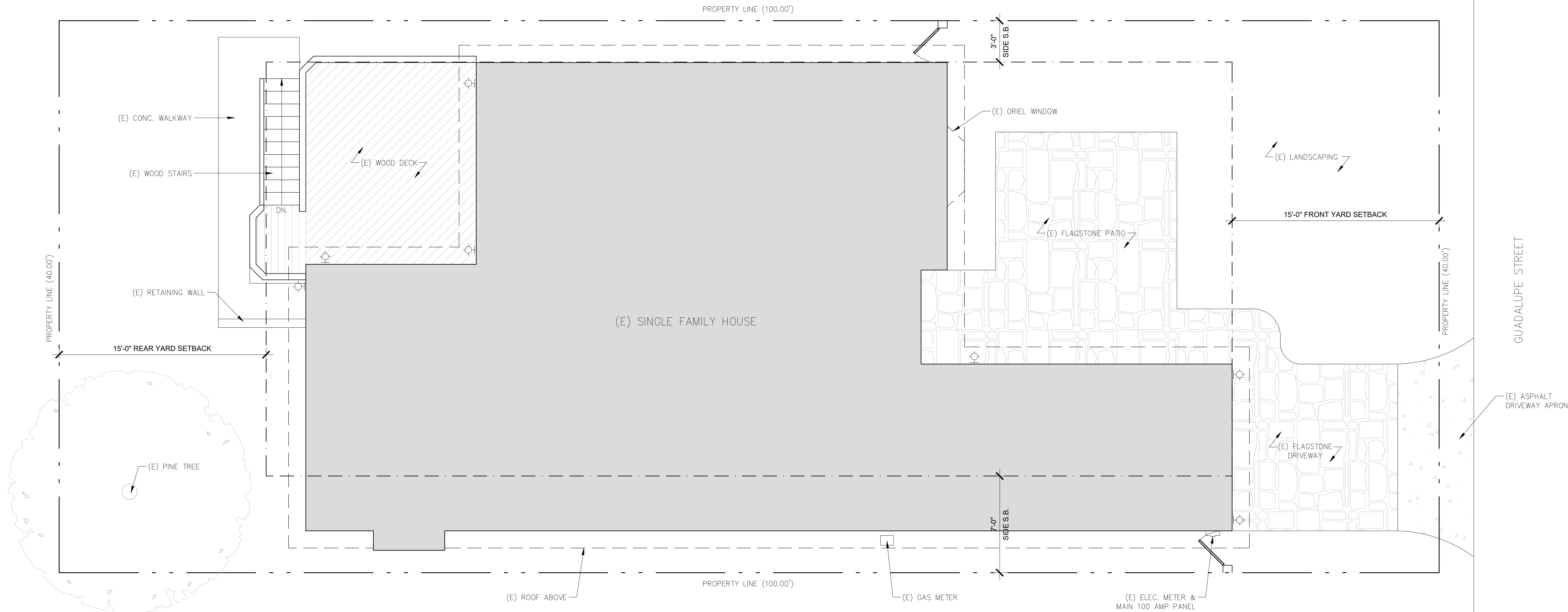
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Job: -

**G1.0**

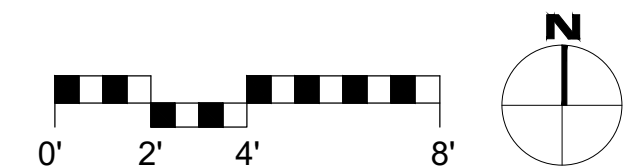
10/13/2022

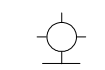


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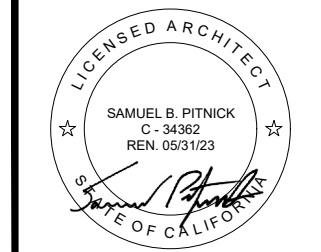


1 EXISTING SITE PLAN  
SCALE: 1/4"=1'-0"




SITE LIGHTING LEGEND	EXISTING LOT COVERAGE
 (E) EXTERIOR LIGHT	ALLOWABLE LOT COVERAGE = 396 SF (556 SF WITH BONUS)
	(E) ASPHALT APRON = 37.5 SF (IMPERMEABLE)
	(E) FLAGSTONE DRIVEWAY & PATIO = 432.5 SF (IMPERMEABLE)
	(E) WOOD DECK & STEPS = 238.5 SF (PERMEABLE)
	(E) CONC. WALKWAY = 76 SF (IMPERMEABLE)
	TOTAL (E) COVERAGE = 784.5 SF (30.4% PERMEABLE)

FUJINAGA  
RESIDENCE  
REMODEL  
GUADALUPE 2 N.W. OF  
4TH AVENUE  
CARMEL, CA 93923



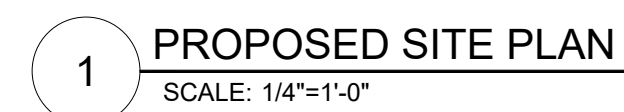
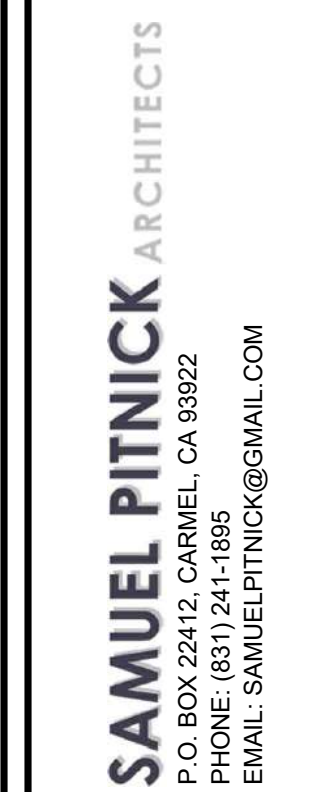
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REVISIONS	DATE
 PLAN CHECK	6/13/22

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

A1.0  
10/13/2022

**FUJINAGA  
RESIDENCE  
REMODEL**  
GUADALUPE 2 N.W. OF  
4TH AVENUE  
CARMEL, CA 93923



SITE LANDSCAPING LEGEND

---

A    *OPHIPOGON JAPONICUS NANUS* - 'DWARF MONDO GRASS'  
QUANTITY = 24    SIZE = 4" POT @ 8" O.C.

[illegible]

**ARCHITECTURAL**

**PROPOSED  
SITE PLAN**

Scale: SEE DWG.

Drawn By: SBP

Job: -

A1.1

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10/13/2022

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DEMOLITION NOTES

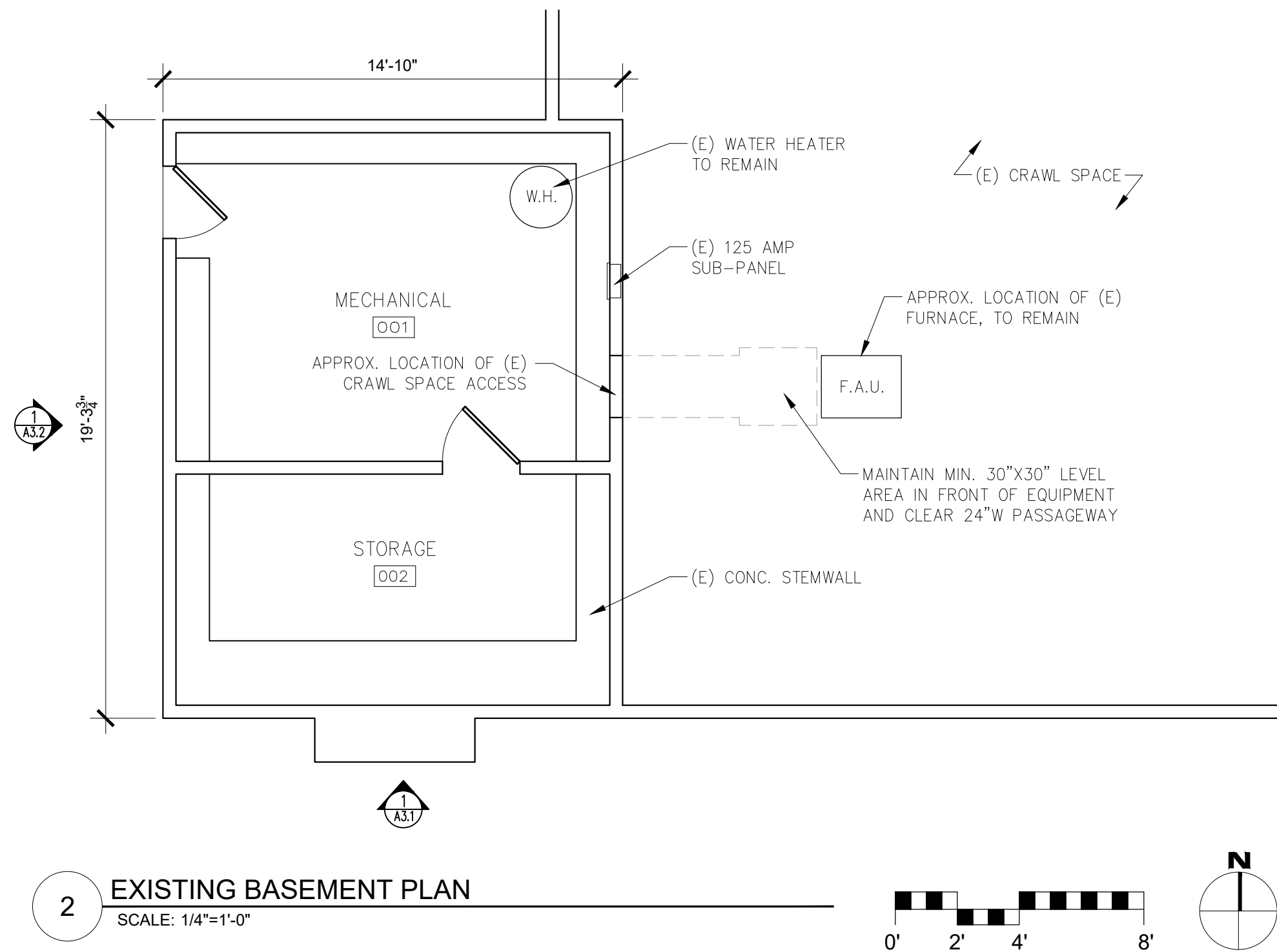
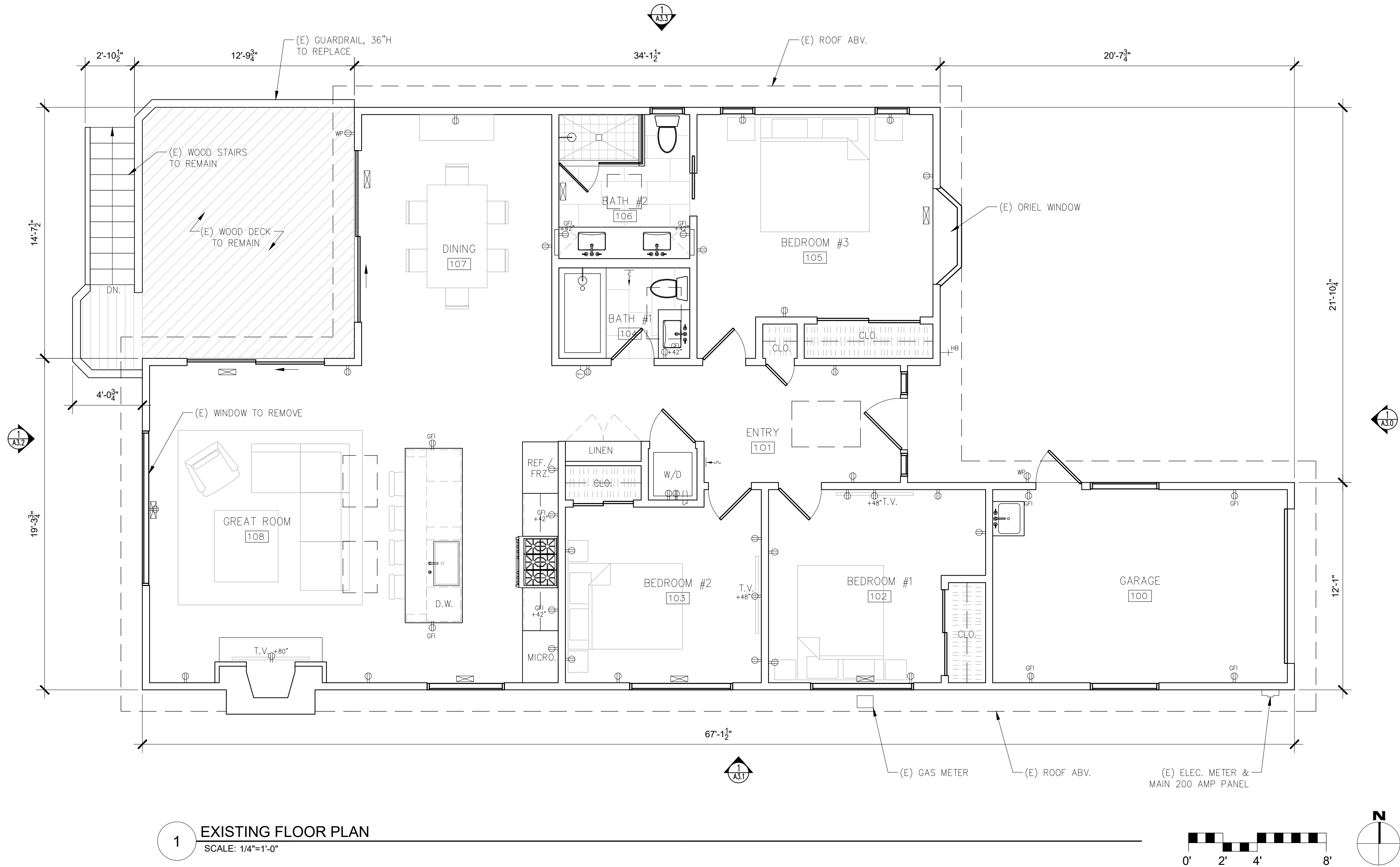
1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS 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.
7. A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED OR SALVAGED PER SECTION 4.408.1.

ELECTRICAL SYMBOL LEGEND

- (E) DUPLEX OUTLET
- (E) GROUND FAULT CIRCUIT INTERRUPT OUTLET
- (E) RETURN AIR REGISTER IN WALL
- (E) SUPPLY AIR REGISTER IN WALL / TOE KICK
- (E) SUPPLY AIR REGISTER IN FLOOR
- (E) THERMOSTATIC CONTROL
- (E) HOSE BIBB

WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL



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ARCHITECTURAL  
EXISTING  
FLOOR PLANS

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

A2.0

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EXTERIOR DOOR NOTES

- DOORS ARE BY 'KOLBE - VISTALUX' (OR APPV'D EQUAL)  
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2  
MTL: ALUM. CLAD EXTERIOR - 'GINGERSNAP'  
UNFINISHED PINE 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 & SGHC = SEE TITLE 24 REPORT
- 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, INCLUDING GARAGE DOORS, SHALL BE MADE OF A NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8-INCH SOLID CORE, MINIMUM 20-MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. R337.8.3.

DOOR SCHEDULE

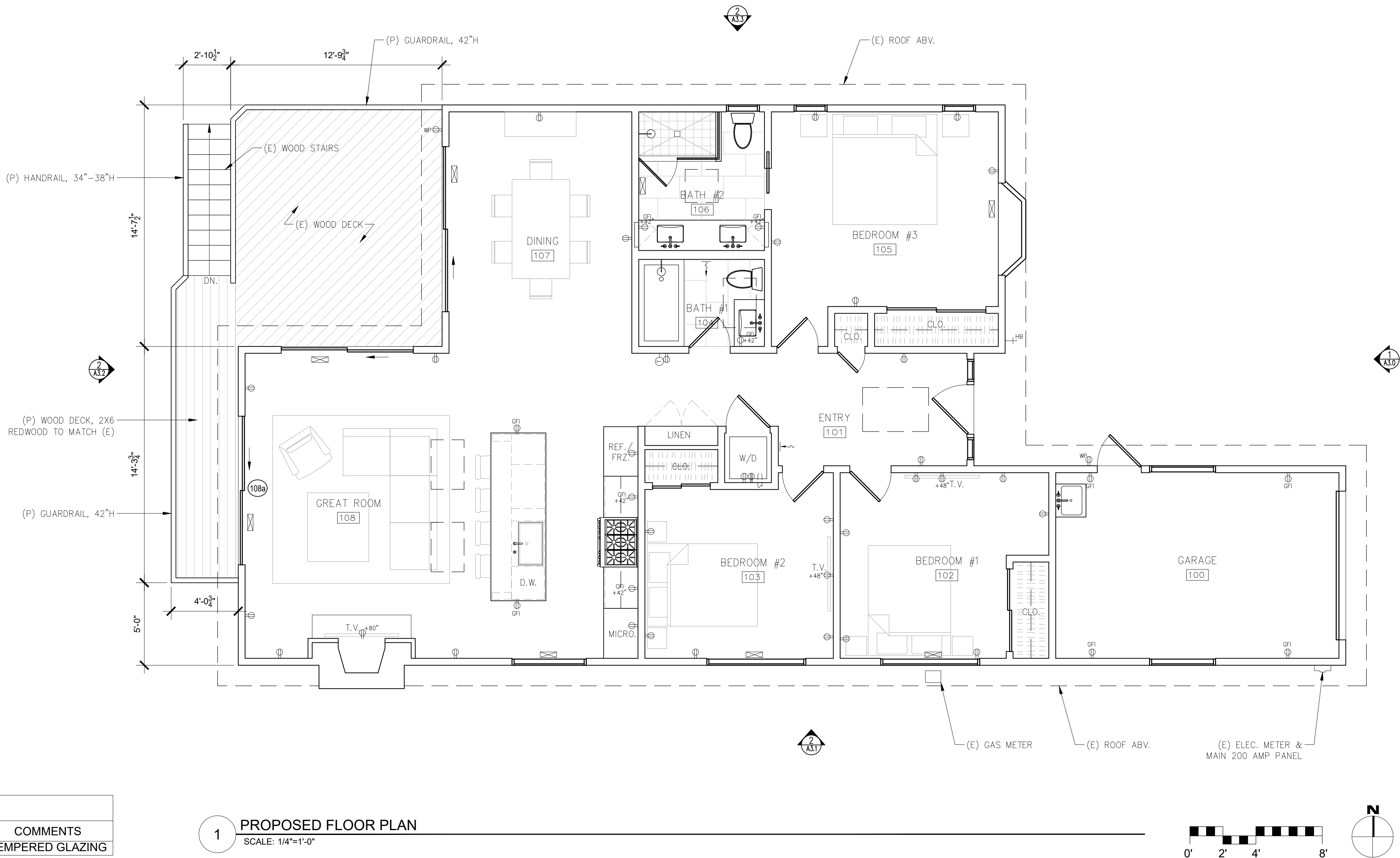
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
108a	9'-0"	6'-8"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SLIDING	TEMPERED GLAZING



PROPOSED WINDOW & DOOR FRAME PROFILE: 'ACCENT' BY 'KOLBE - VISTALUX'. PROPOSED FRAME COLOR TO BE DARK BROWN.

WALL TYPE LEGEND:

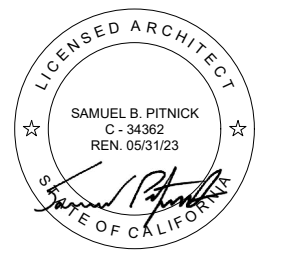
- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL



PROPOSED FLOOR PLAN

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

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ARCHITECTURAL

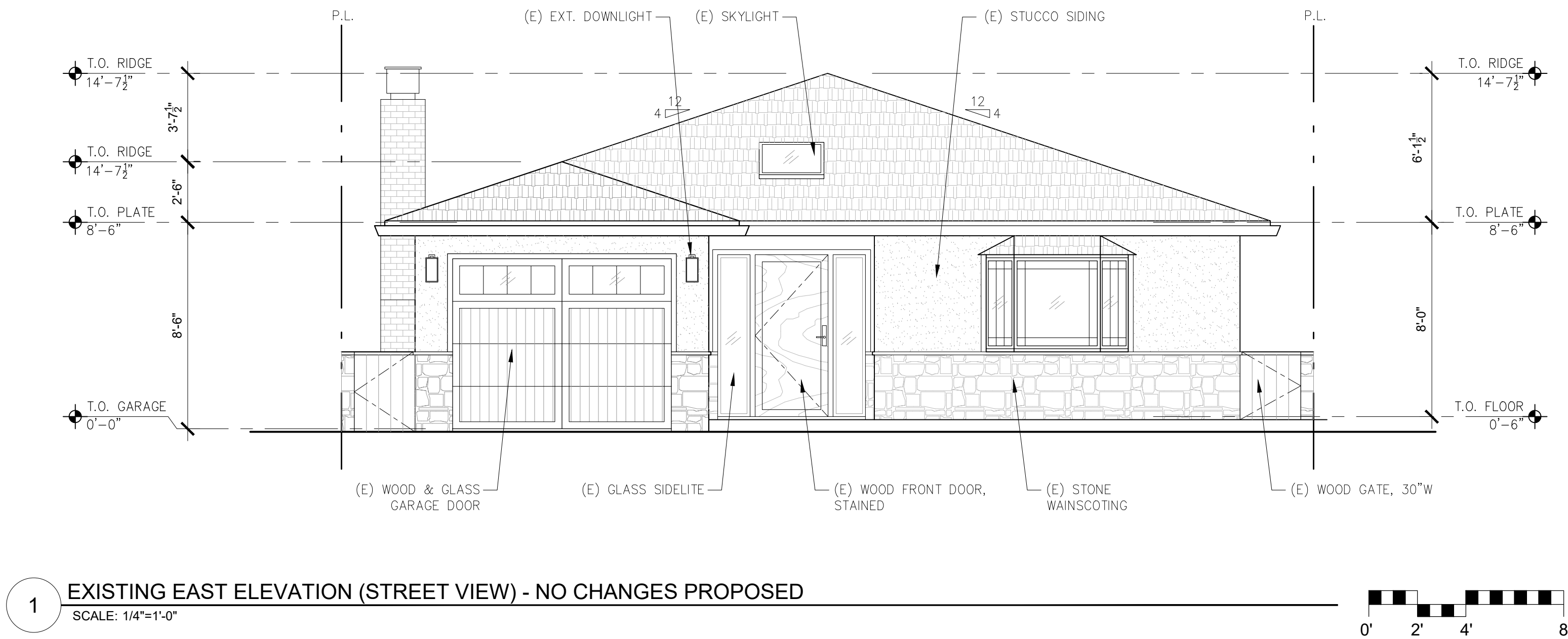
PROPOSED  
FLOOR PLAN

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

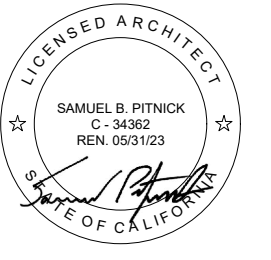
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ARCHITECTURAL  
BUILDING  
ELEVATIONS

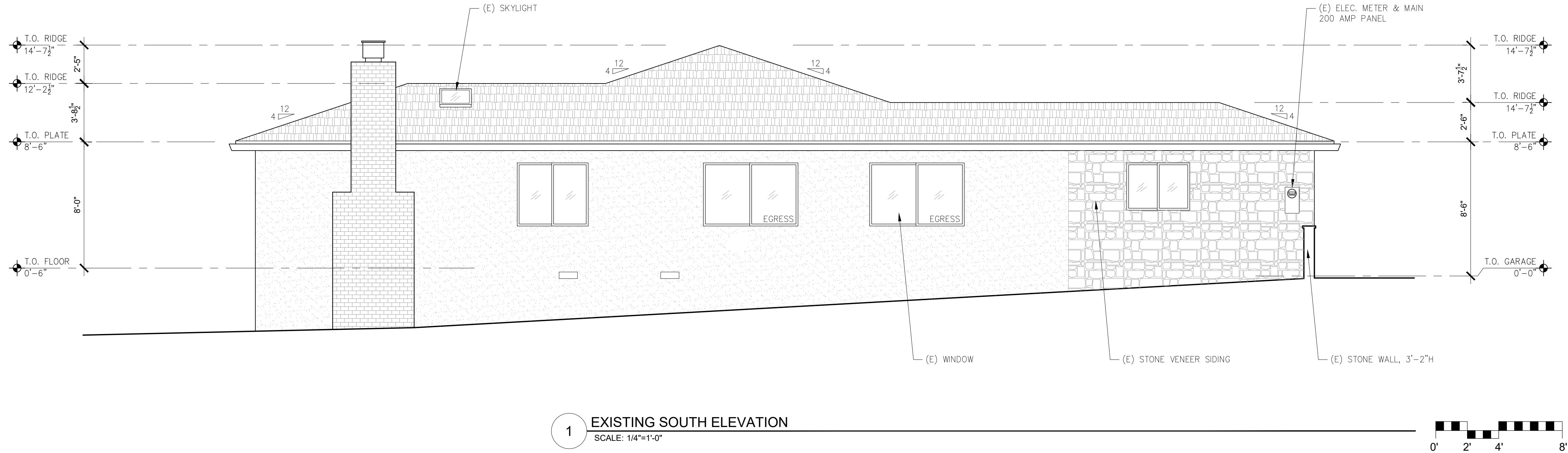
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Job: -

A3.0

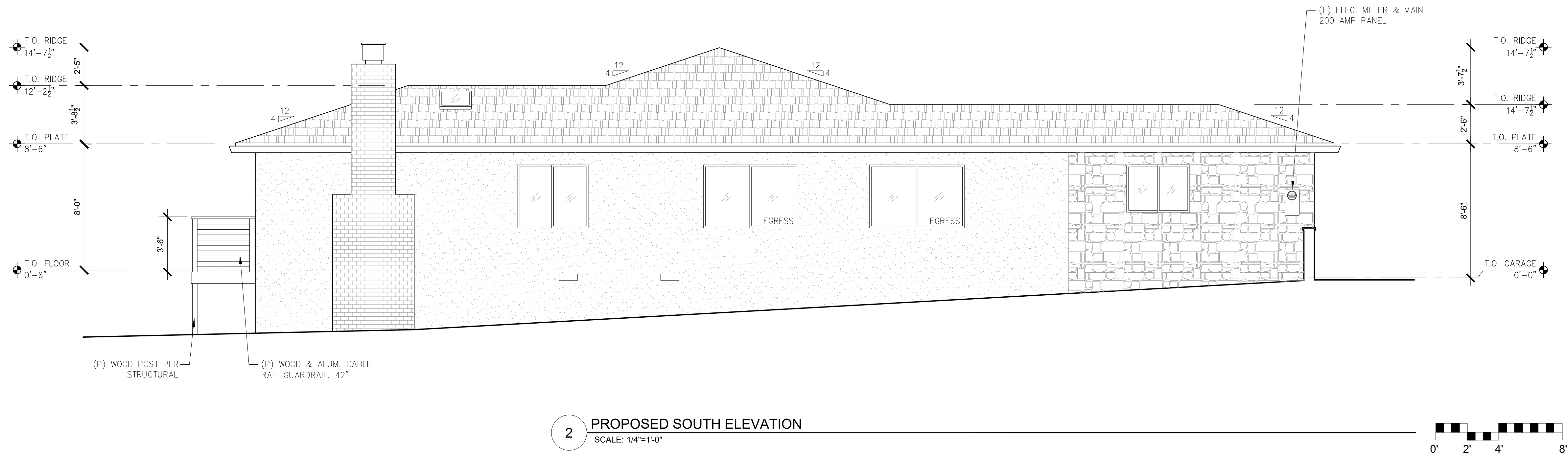
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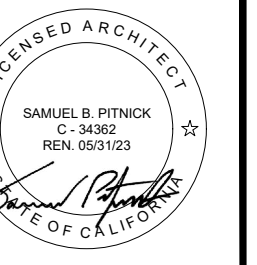


1 EXISTING SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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

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ARCHITECTURAL  
BUILDING  
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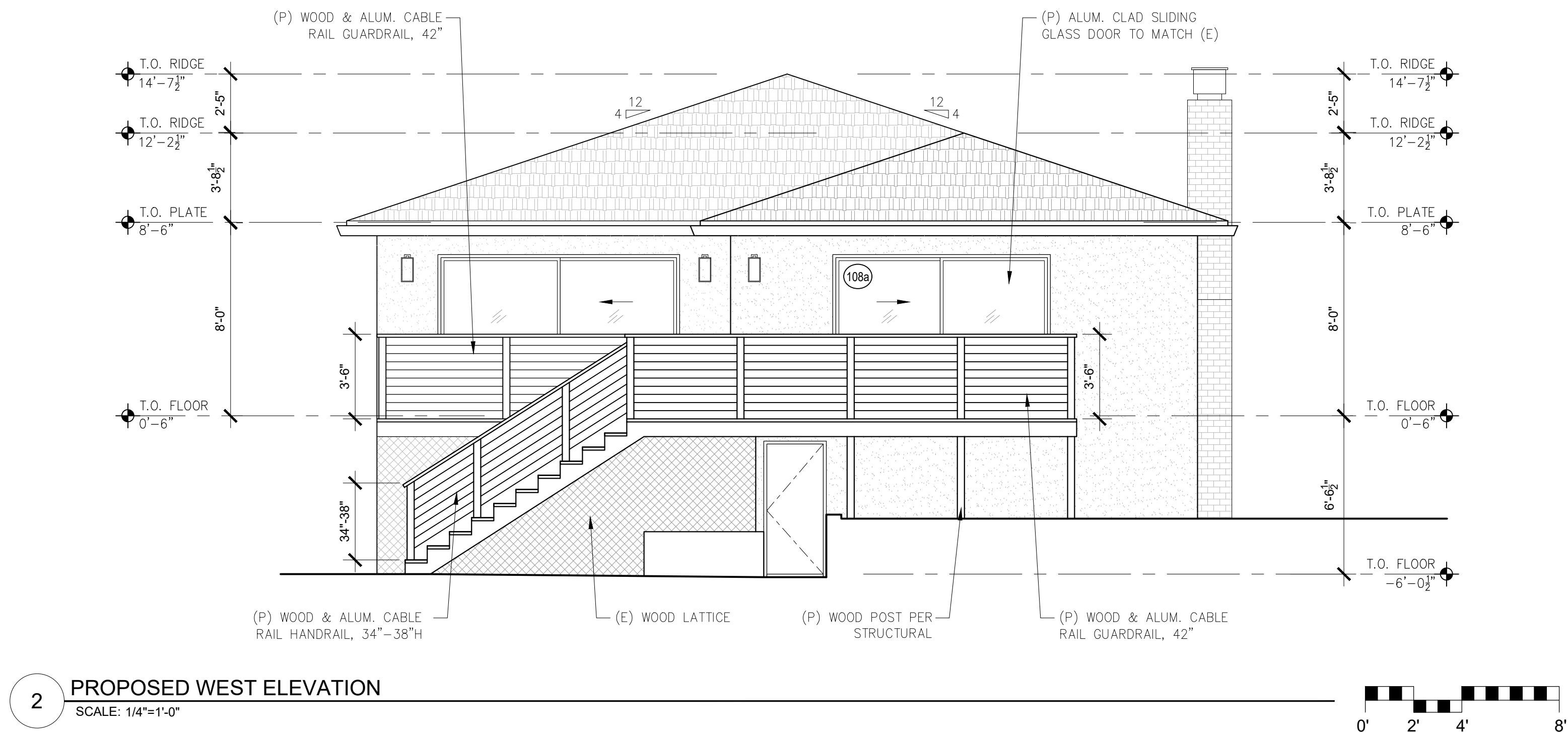
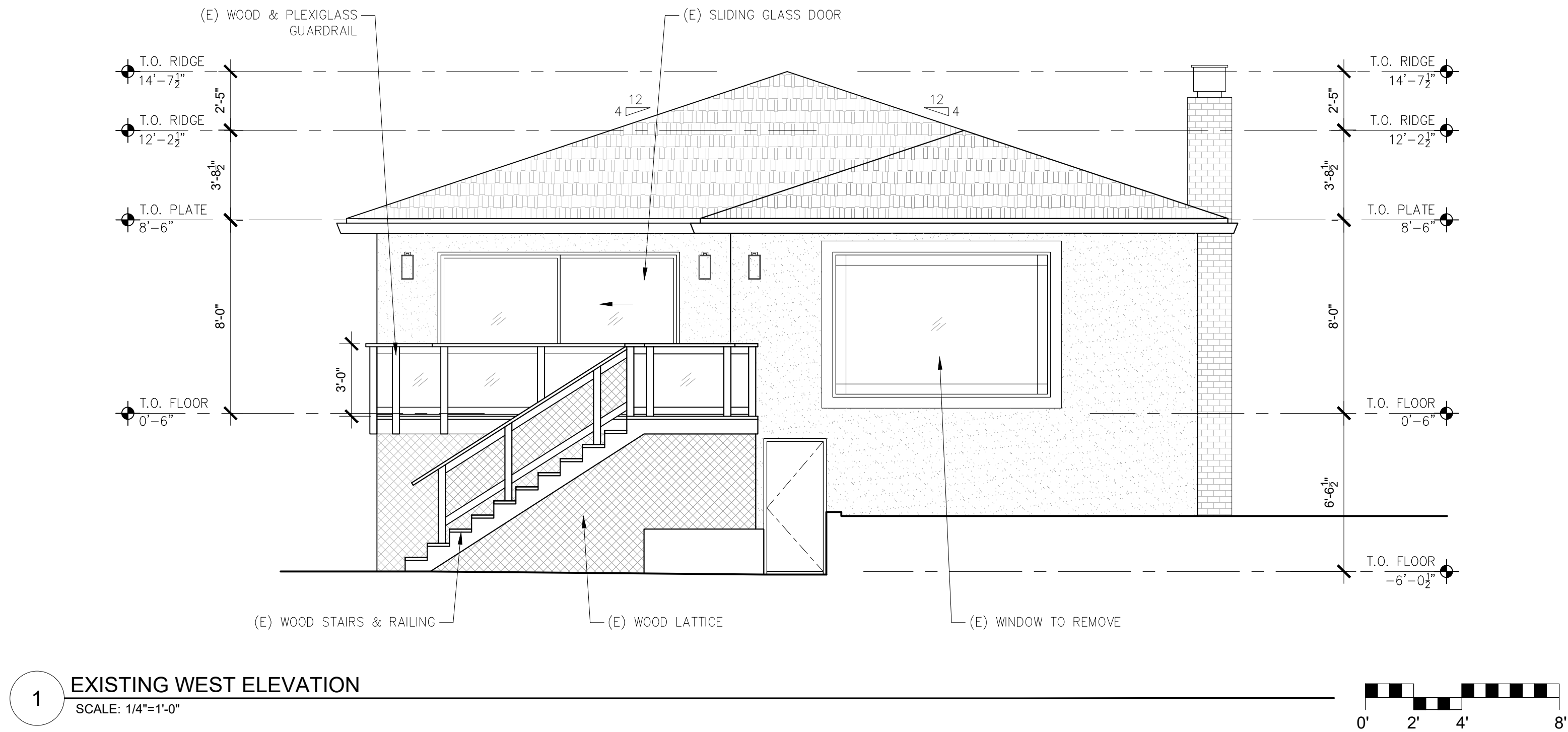
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Job: -

A3.1

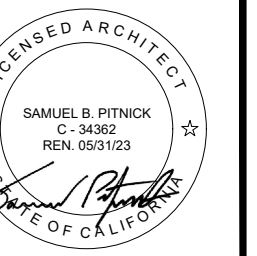
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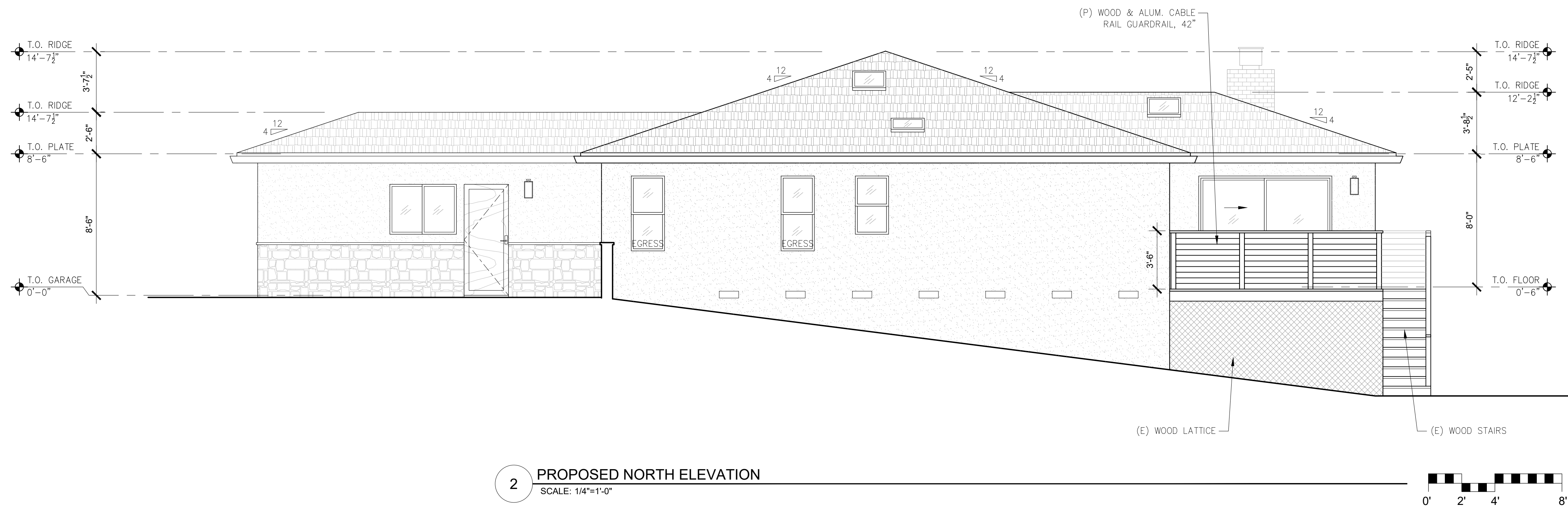
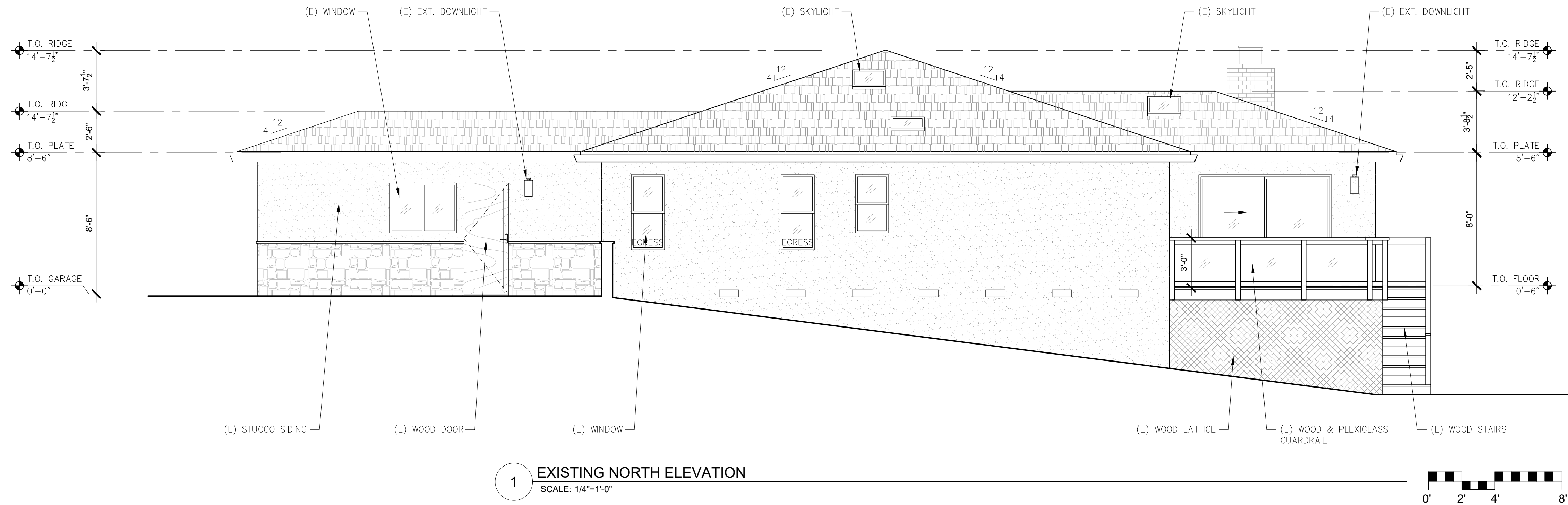
ARCHITECTURAL  
BUILDING  
ELEVATIONS

Scale: SEE DWG.  
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A3.2

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A3.3

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