



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 24027

Owner Name: JOERGER VAN M & CINDY J

Case Planner: Marnie R. Waffle, AICP, Principal Planner

Date Posted: _____

Date Approved: 07/17/2024

Project Location: Santa Fe 3 SE of Ocean

APN #: 010045019000 **BLOCK/LOT:** 81/ALL LOT 6

Applicant: Samuel Pitnick Architects

Project Description: Approval of Design Study application DS 24027 (Joerger) and associated Coastal Development Permit authorizes alterations to an existing detached garage to create a functional parking space, including an increase in height of 2 feet, 4 inches and an increase in the roof pitch from 2:12 to 4:12, replacement of windows, person door and garage door at existing locations, and new exterior light fixtures located on Santa Fe Street 3 southeast of Ocean Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Samuel Pitnick Architecture stamped approved and on file in the Community Planning & Building Department unless modified by the 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.



City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Design Study Application DS 24027 (Joerger)
Santa Fe Street 3 SE of Ocean Avenue
Block: 81, Lot: 6
APN: 010-045-019-000

PROJECT DESCRIPTION

Approval of Design Study application DS 24027 (Joerger) and associated Coastal Development Permit authorizes alterations to an existing detached garage to create a functional parking space, including an increase in height of 2 feet, 4 inches and an increase in the roof pitch from 2:12 to 4:12, replacement of windows, person door and garage door at existing locations, and new exterior light fixtures located on Santa Fe Street 3 southeast of Ocean Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Samuel Pitnick Architecture stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.

FINDINGS OF FACT:

1. The project site is a 4,000-square-foot lot on Santa Fe Street 3, southeast of Ocean Avenue, in the Single-Family Residential (R-1) District. The property is developed with a 1,132-square-foot two-story single-family residence and 211-square-foot detached garage. The garage is 1 foot, 4 inches from the south (side) property line. No increase in square footage is proposed.
2. Pursuant to CMC Section 17.08.010 (Purpose), the purpose of the Residential Zoning District is to maintain the residential village character of the City and encourage originality, flexibility, and diversity in residential design that respects the forest setting, the constraints of each site and the surrounding neighborhood.
3. Pursuant to 17.58.040 (Residential Design Review), exterior alterations that do not increase the floor area by more than 10 percent are eligible for track one review. Changes in windows, doors, and exterior lighting are also eligible for track one review.
4. Track one projects are limited to projects that:
 - a) *Do not require significant cuts to the roots or limbs of any trees classified by the City Forester as "significant" or "moderately significant."* The project will not impact existing trees or require that any limbs be cut.
 - b) *Do not require the demolition or substantial alteration of any dwelling unit.* The project consists of alterations to an existing detached garage and does not involve the demolition or substantial alteration of the existing dwelling unit.
 - c) *Do not require an initial study, negative declaration or EIR.* The project is categorically exempt from the California Environmental Quality Act.

- d) *Are sited and designed to protect public views to and along the ocean and scenic coastal areas.* The alterations to the existing detached garage will not change the existing location of the structure. There are no known public views to the ocean or scenic coastal areas from the project site.
5. Pursuant to 17.52.090 (Coastal Development Permit Required), any development that increases the height of an existing structure or any significant nonattached structure (such as a garage, fence, shoreline protective work, etc.) by more than 10 percent shall require a coastal development permit.
 6. Revised project plans were submitted for Design Study application DS 24027 (Joerger) on May 22, 2024.
 7. On July 17, 2024, on behalf of the Community Planning & Building Director, staff approved Design Study application DS 24027 (Joerger) for alterations to an existing detached garage to create a functional parking space. The approvals include an increase in height of 2 feet, 4 inches, and an increase in the roof pitch from 2:12 to 4:12, replacement of windows, person door, and garage door at existing locations, and new exterior light fixtures.
 8. The California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. The Director finds, pursuant to CEQA regulations, that the Application is categorically exempt under Section 15301 (Class 1), Existing Facilities. Class 1 consists of the repair, maintenance, or minor alteration of existing private structures involving negligible or no expansion of existing or former use. The project consists of minor alterations to an existing detached garage which will continue to be used as a garage. Minor alterations include an increase in height of 2 feet, 4 inches, and an increase in the roof pitch from 2:12 to 4:12, replacement of windows, person door, and garage door at existing locations, and new exterior light fixtures. No exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

FINDINGS FOR DESIGN REVIEW APPROVAL (CMC 17.58.060.B): Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:

- 1) As conditioned, the project conforms to the applicable policies of the General Plan and the Local Coastal Program.
- 2) As conditioned, the project complies with all applicable provisions of this code.
- 3) As conditioned, the project is consistent with all applicable adopted design review guidelines.

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<p>Authorization. Approval of Design Study application DS 24027 (Joerger) and associated Coastal Development Permit authorizes alterations to an existing detached garage to create a functional parking space, including an increase in height of 2 feet, 4 inches and an increase in the roof pitch from 2:12 to 4:12, replacement of windows, person door and garage door at existing locations, and new exterior light fixtures located on Santa Fe Street 3 southeast of Ocean Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Samuel Pitnick Architecture stamped approved and on file in the Community Planning & Building Department 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 when such plans are submitted, such changes may require additional review and subsequent approval by the Community Planning & Building Director and/or Planning Commission.</p>
3.	<p>Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.</p>
4.	<p>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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.</p>
5.	<p>Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing:</p> <ul style="list-style-type: none"> • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. <p>Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.</p>
6.	<p>Service Laterals. Prior to final inspection, 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</p>

	when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	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 the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	Modifications. 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 two weeks of the City being notified. A cease work order may be issued at 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 with the approved plans prior to the final inspection.
9.	Exterior Revisions to Planning Approval Form. 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 not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	<p>Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the 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 & 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 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>
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include the manufacturer’s specifications, including illumination information, for all exterior light fixtures in the construction drawings. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.

12.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer’s specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.
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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
14.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
15.	Cultural Resources. Throughout construction, all activities 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
16.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary 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.
17.	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)
18.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	

19.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
20.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • 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, including 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. 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 inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The 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. • 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.
21.	Foundation Work Near 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. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
22.	Drainage Plan. Prior to the issuance of a building permit, the applicant shall 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 on

	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.
23.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the Community Planning & Building and Public Works Departments.
24.	Erosion and Sediment Control Plan. Prior to the 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.
Special Conditions	
25.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
26.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
27.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
28.	Building Permit Required. Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.

Acknowledgment and acceptance of conditions of approval:

 Property Owner Signature

 Printed Name

 Date

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

PROPOSED MATERIALS



- NEW WINDOWS & DOORS TO MATCH (E)
- NEW BOARD & BATT SIDING TO MATCH (E)
- NEW WOOD SHAKE ROOF TO MATCH (E)

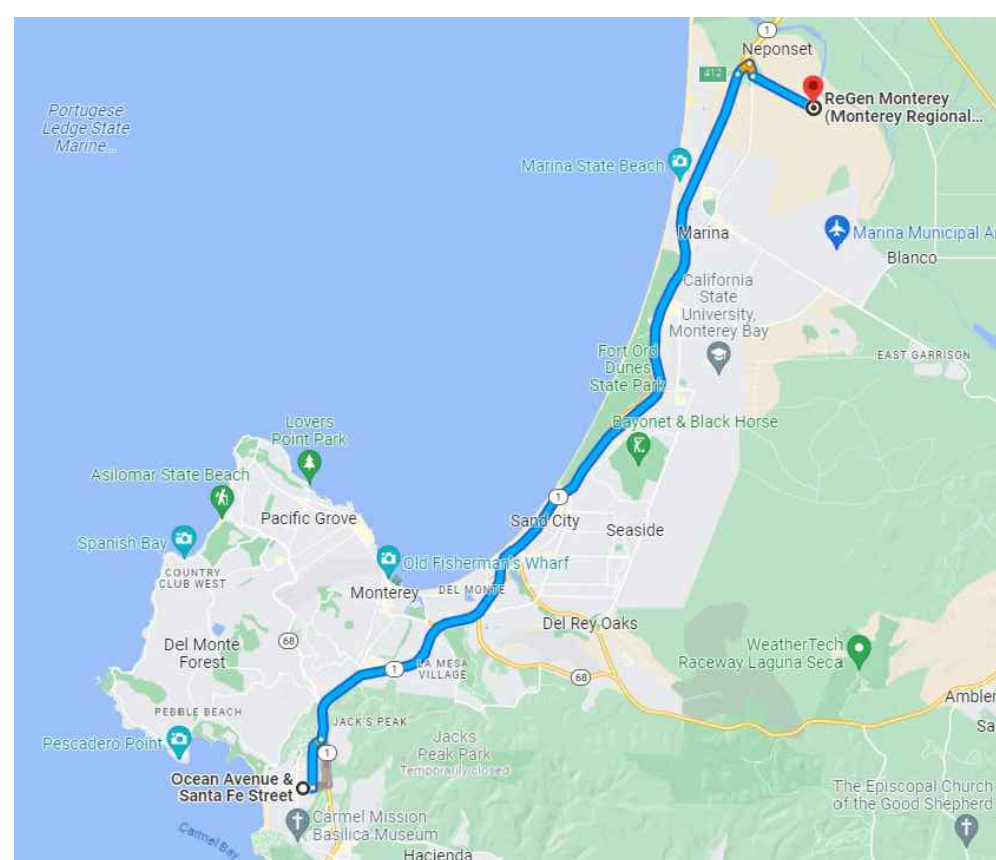
GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

POLLUTANT CONTROL MEASURES

- IN ACCORDANCE WITH SECTION 4.504, THE FOLLOWING POLLUTANT CONTROL MEASURES SHALL BE IMPLEMENTED.
- 1.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 1.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 - 1.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 - 1.4. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
 - 1.5. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. RESPONSE

TRUCK ROUTING FROM SITE TO DUMP



EXISTING SITE PHOTOS



STREET VIEW OF HOUSE & GARAGE



FRONT OF HOUSE & GARAGE, LOOKING EAST



BACK CORNER OF GARAGE



REAR ELEVATION OF GARAGE

SHEET INDEX

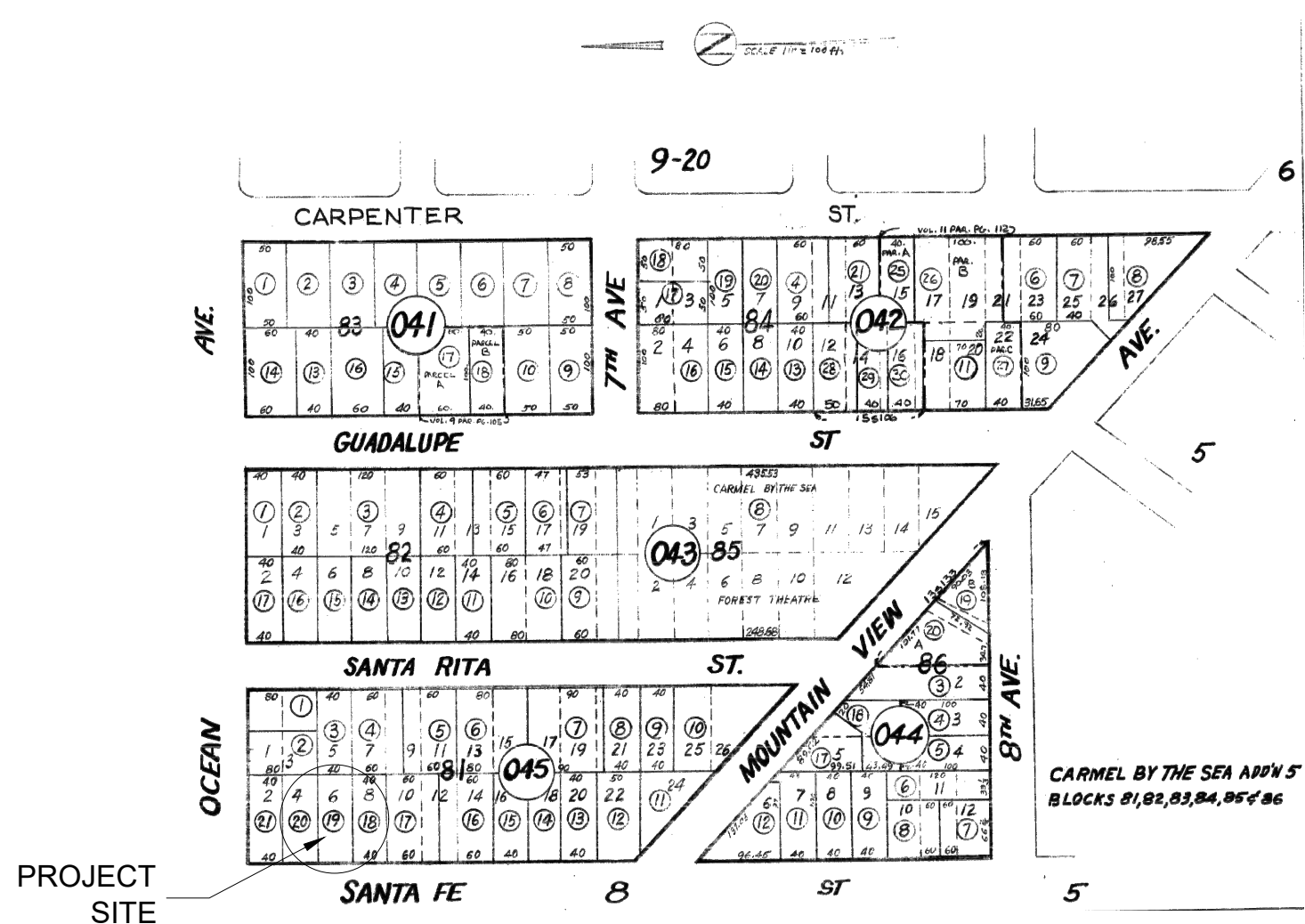
- G1.0 PROJECT INFORMATION
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 EXISTING GARAGE PLANS
- A2.1 PROPOSED GARAGE PLANS
- A3.0 BUILDING ELEVATIONS
- A4.0 DOOR & WINDOW SCHEDULES

SCOPE OF WORK

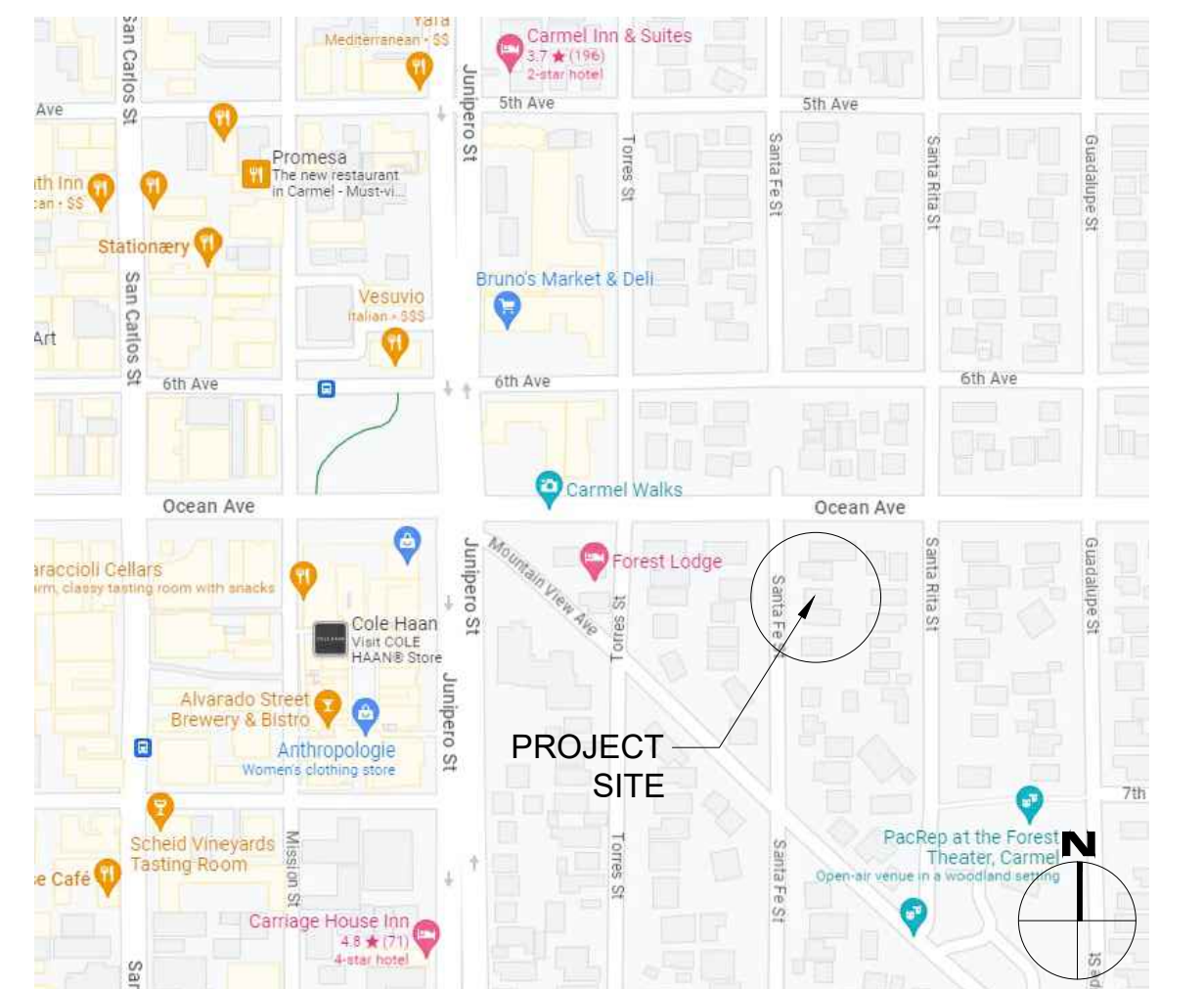
REMODEL OF AN (E) DETACHED GARAGE. INCREASE WALL & PLATE HEIGHTS FROM 6'-0" TO 7'-6". INCREASE ROOF PITCH FROM 2.5:12 TO 4:12 SLOPE. REPLACE (E) WOOD CARRIAGE DOOR IN FRONT OF GARAGE WITH NEW. REPLACE (E) BACK DOOR WITH NEW. REPLACE 2 (E) WOOD WINDOWS WITH NEW ALUM. CLAD WINDOWS. REPLACE (E) WOOD SHAKE ROOF WITH NEW TO MATCH.

NOTE - SOME OF THESE CHANGES WERE ALREADY APPROVED AS PART OF DS 23-292.

PARCEL MAP



VICINITY MAP



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

Permit #: DS 24027 (Joerger)

Date Approved: 7/17/2024

Planner: M. Waffle

PROJECT TEAM

OWNER	CINDY JOERGER SANTA FE STREET 3 S.E. OF OCEAN AVE. CARMEL-BY-THE-SEA, CA 93921
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
STRUCTURAL ENGINEER	STRUCTURAL-E, INCORPORATED 230 6TH STREET, PACIFIC GROVE, CA 93950 PHONE: (831) 320-1865
CONTRACTOR	JERRY STEPANEK CONSTRUCTION 3063 LARKIN RD., PEBBLE BEACH, CA 93953 PHONE: (831) 915-2730

PROJECT INFORMATION

PROPERTY ADDRESS	SANTA FE STREET 3 S.E. OF OCEAN AVE. CARMEL BY THE SEA, CA 93921 BLOCK: 81 LOT: 6
APN	010-045-019-000
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1924

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA:	
(E) FIRST FLOOR	731 SF
(E) SECOND FLOOR	401 SF
(E) GARAGE	211 SF
TOTAL	1,343 SF (NO CHANGE PROPOSED)

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 ALTERATION CALC'S)

EXISTING STRUCTURE ALTERATION CALCULATIONS

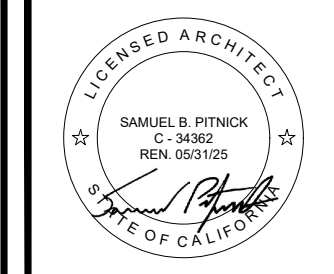
EXISTING WALLS = 122.75 LINEAR FEET
NEW WALLS = 2.0 LINEAR FEET
WALLS TO REMOVE = 0 LINEAR FEET
(2.0' + 0') / 122.75' = 1.6% CHANGE = NO FIRE SPRINKLERS REQUIRED

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

**JOERGER
RESIDENCE
REMODEL**
SANTA FE STREET
3 S.E. OF OCEAN AVE.
CARMEL, CA 93921



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

REVISIONS DATE

NO.	DATE	DESCRIPTION

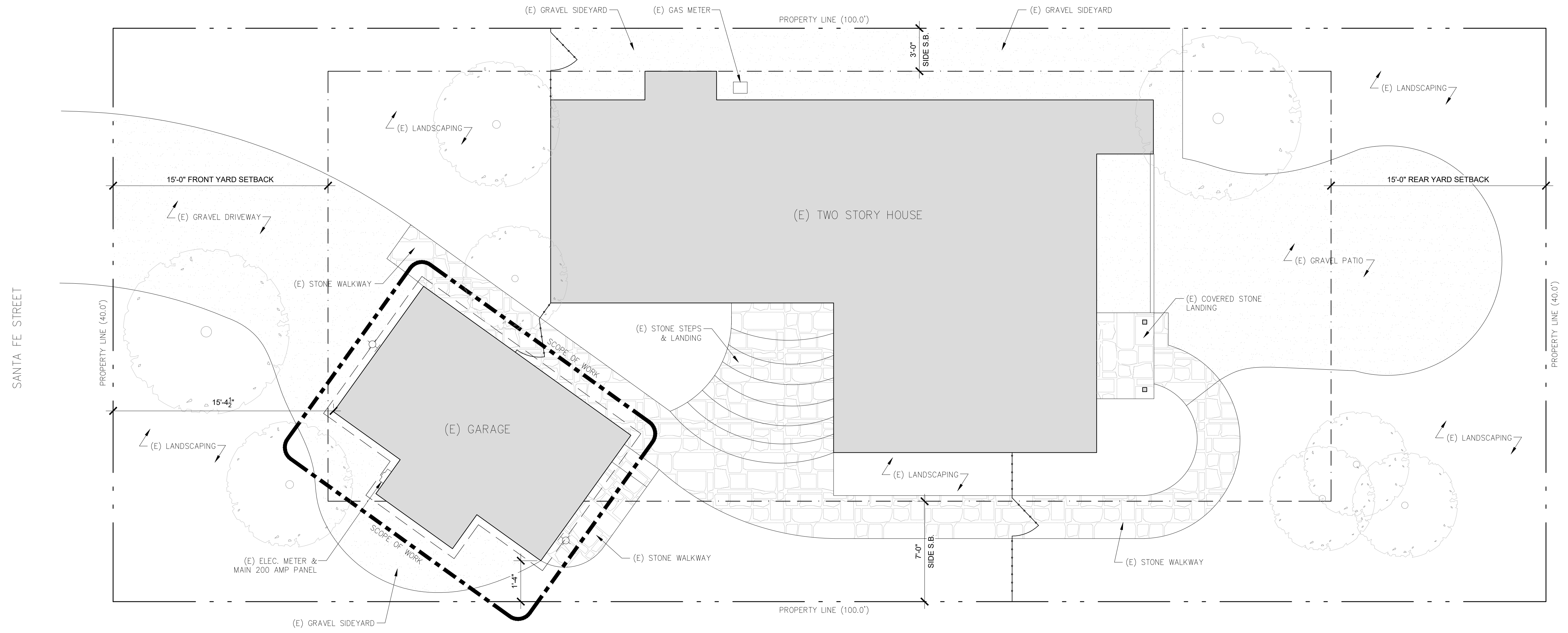
ARCHITECTURAL

PROJECT INFORMATION

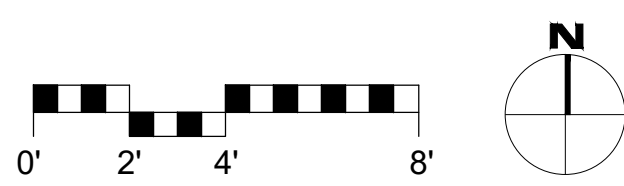
Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0
05/22/2024

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



EXISTING LOT COVERAGE

ALLOWABLE LOT COVERAGE = 396 SF (556 SF W/ BONUS)

(E) GRAVEL DRIVEWAY = 357 SF (PERMEABLE)
 (E) GRAVEL SIDE & REAR YARDS = 590 SF (PERMEABLE)
 (E) STONE WALKWAYS & PATIOS = 384.5 SF (IMPERMEABLE)

TOTAL (E) COVERAGE = 1,331.5 SF (71.1% PERMEABLE)*

*NO CHANGES PROPOSED

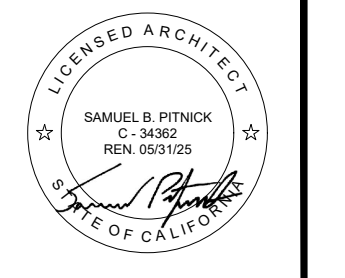
SYMBOLS LEGEND

⊙ (E) EXTERIOR DOWNLIGHT

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

Permit #: DS 24027 (Joerger)
 Date Approved: 7/17/2024
 Planner: M. Waffle

**JOERGER
RESIDENCE
REMODEL**
SANTA FE STREET
3 S.E. OF OCEAN AVE.
CARMEL, CA 93921



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1885
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

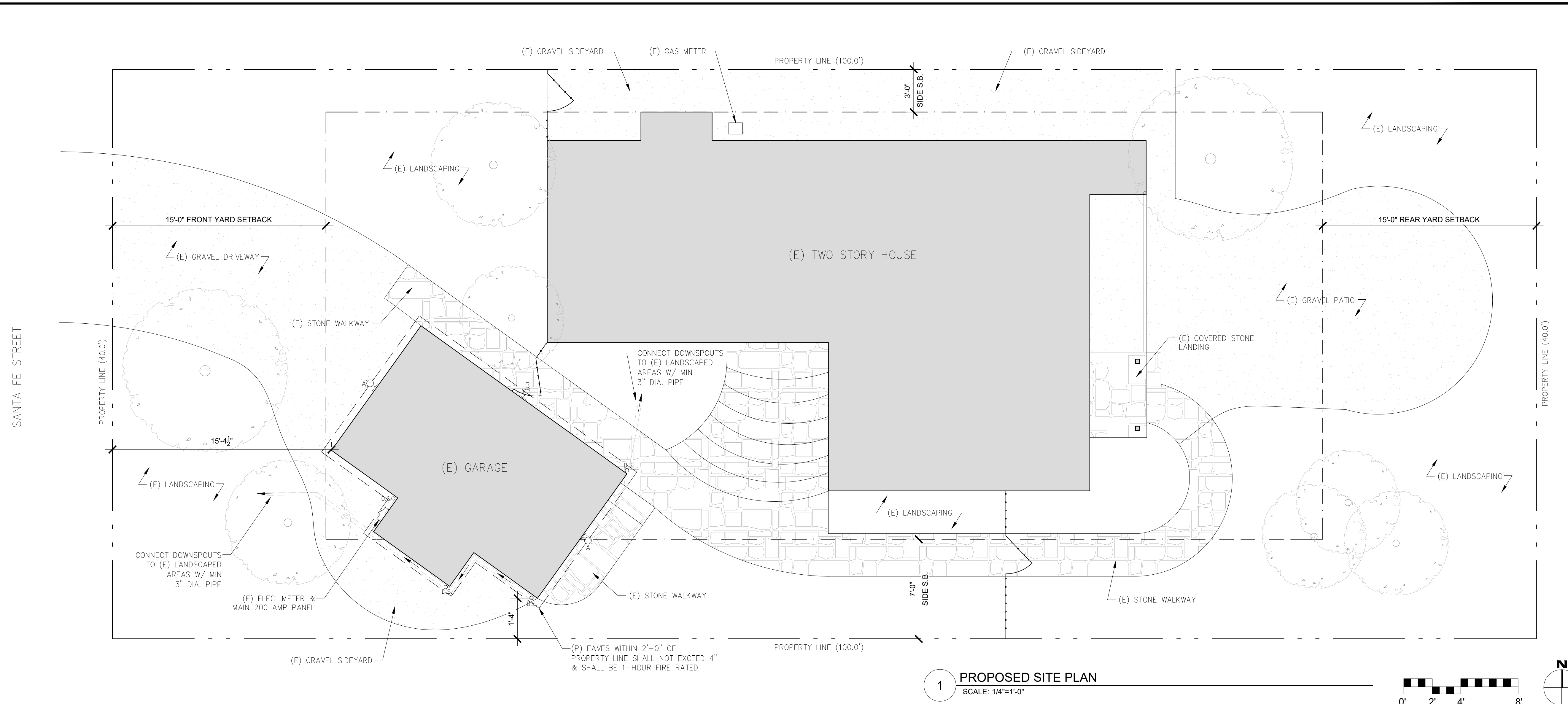
EXISTING
SITE PLAN

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

A1.0

05/22/2024

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SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

FLUSH MOUNT
SPECIFICATION SHEET
SPJ2100-50

MODEL: SPJ2100-50
MATERIAL: Solid Brass
FINISH: Oil Rubbed Bronze
ELECTRICAL: 120V 150W
WATTAGE: 150W
DIMENSIONS: 4" x 4" x 7 1/2"
LUMENS: 1500
MOUNTING: Surface

FINISHES

- Multi-Brass (MSB)
- Brass (B)
- Nickel (N)
- Bronze (BR)
- Copper (C)
- Silver (S)
- Black (BK)
- White (W)
- Clear (CL)
- Chrome (CR)
- Gold (G)
- Silver (S)
- Nickel (N)
- Bronze (BR)
- Copper (C)
- Silver (S)
- Black (BK)
- White (W)
- Clear (CL)
- Chrome (CR)
- Gold (G)

FINISHES (continued)

- Oil Rubbed Bronze (ORB)
- Polished Brass (PB)
- Polished Nickel (PN)
- Polished Chrome (PC)
- Polished Silver (PS)
- Polished Copper (PCU)
- Polished Nickel (PN)
- Polished Chrome (PC)
- Polished Silver (PS)
- Polished Copper (PCU)

WARRANTY

1 Year
3 Year
5 Year
10 Year
Custom finish packages are available upon request.

COLOR TEMPERATURE

- 2700K 3000K
- 3500K 4000K
- 4500K 5000K
- 5500K 6000K
- 6500K 7000K
- 7500K 8000K
- 8500K 9000K
- 9500K 10000K

ELECTRICAL

- 12V 120V

UL LISTED
Wet Listed

Ordering Information: SPJ2100-50-8-206-276-12V
Customer Approval: _____
Date: _____

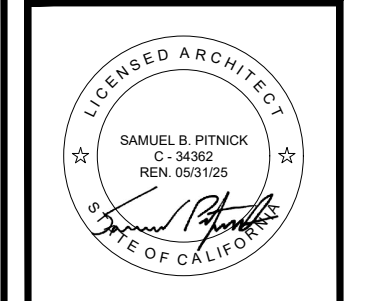
3 PROPOSED EXTERIOR DOWNLIGHT - TYPE 'B'
SCALE: N.T.S.



2 PROPOSED EXTERIOR DOWNLIGHT - TYPE 'A'
SCALE: N.T.S.



JOERGER RESIDENCE REMODEL
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REVISIONS	DATE

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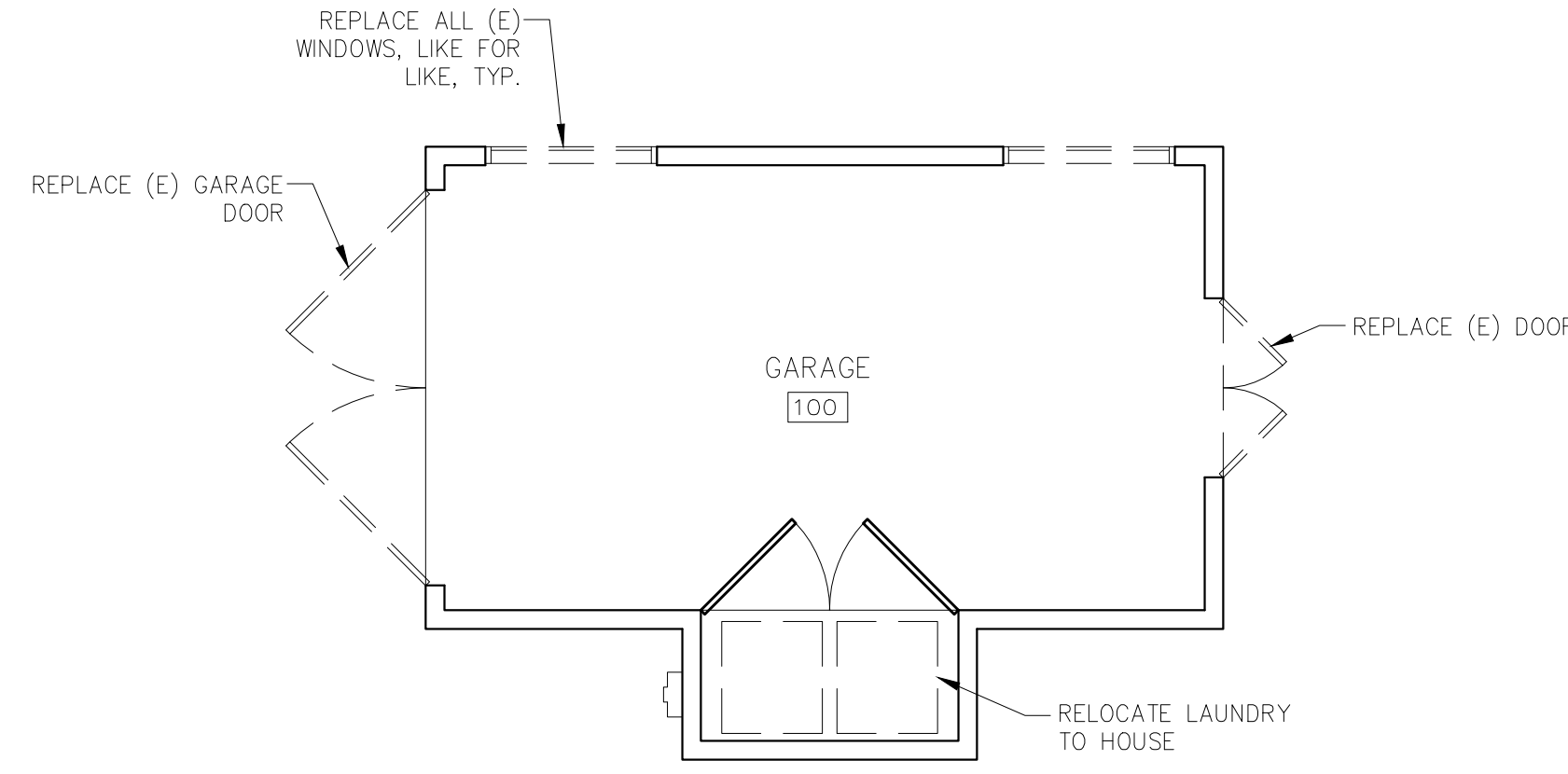
PROPOSED SITE PLAN

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

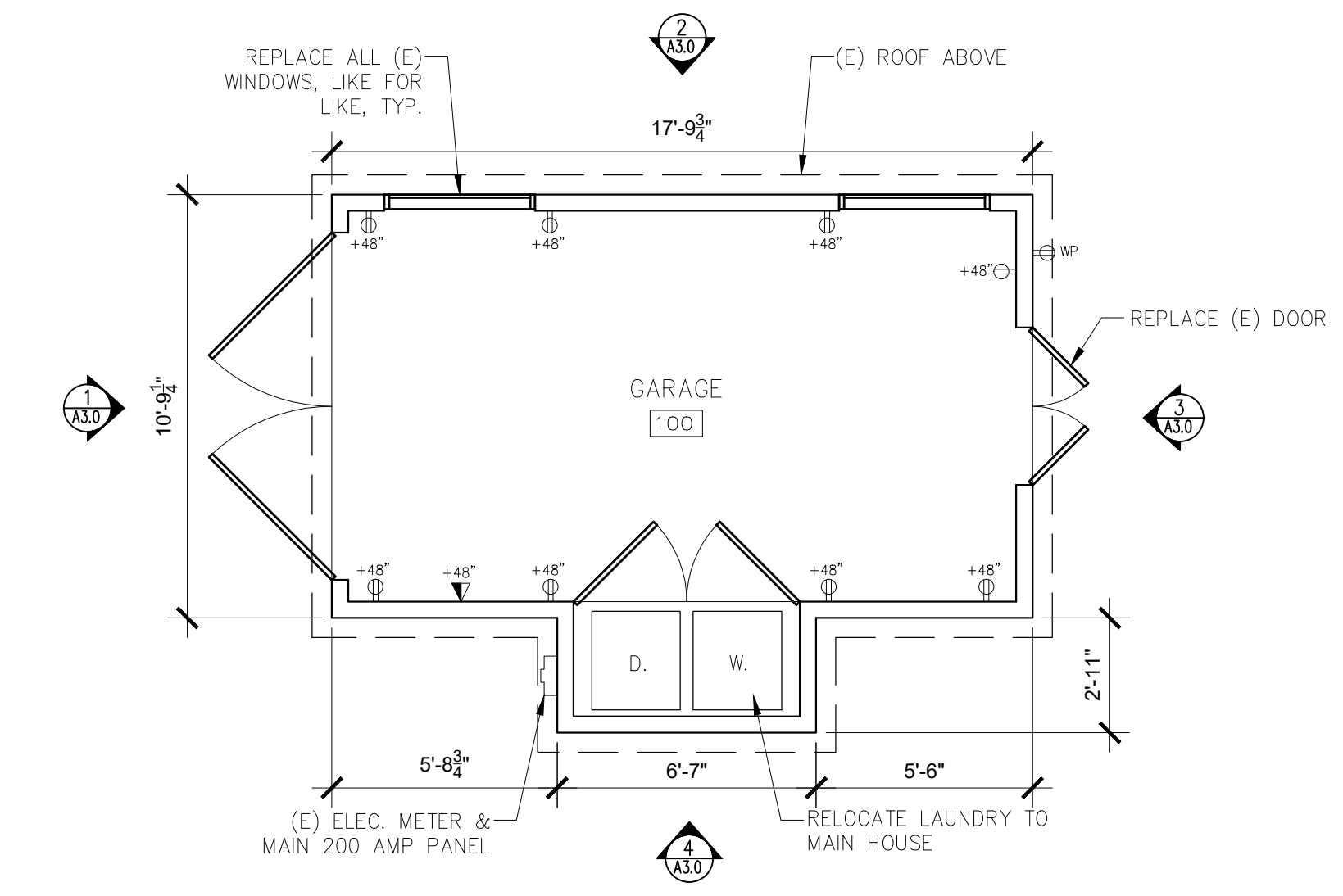
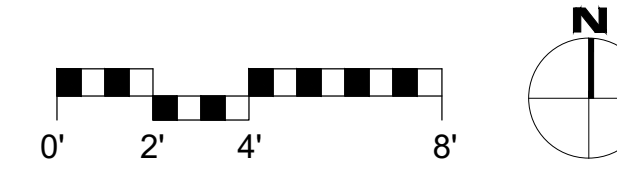
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05/22/2024

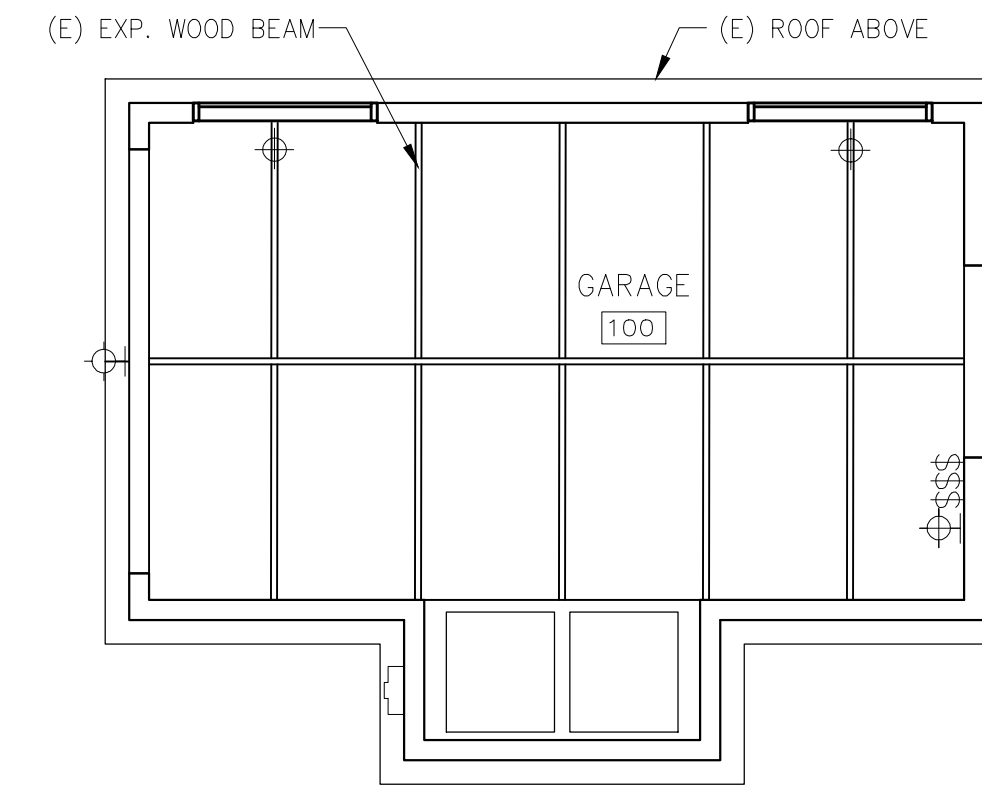
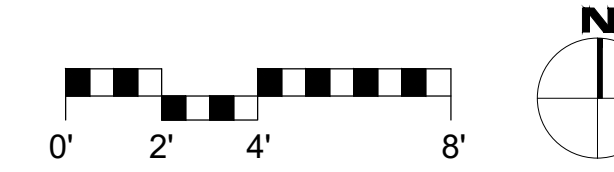
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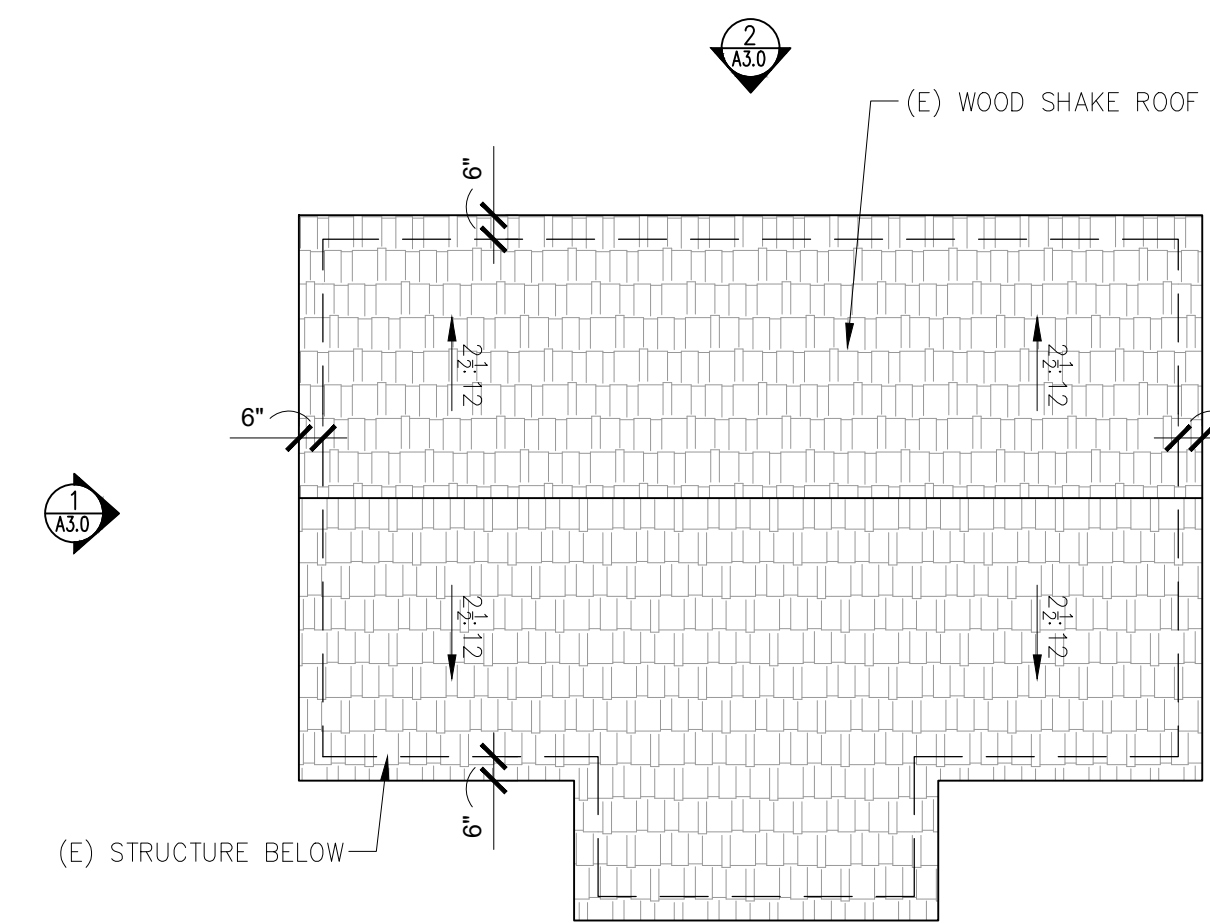
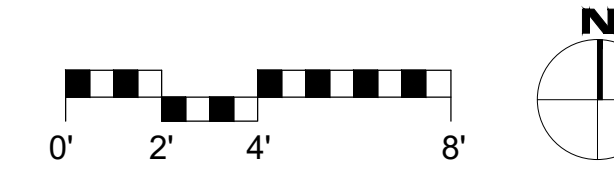
4 EXISTING GARAGE DEMOLITION PLAN
SCALE: 1/4"=1'-0"



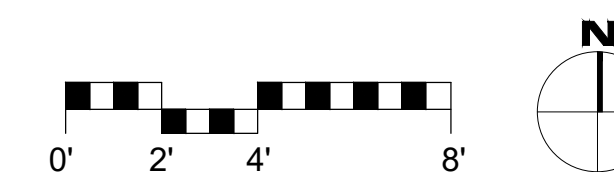
1 EXISTING GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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



FLOOR PLAN SYMBOLS LEGEND

- (E) DUPLEX OUTLET
- (E) QUAD OUTLET
- (E) GROUND FAULT CIRCUIT INTERRUPT OUTLET
- (E) WATER PROOF EXTERIOR GFCI OUTLET
- (E) FLOOR OUTLET
- (E) THERMOSTATIC CONTROL
- (E) HOSE BIBB
- (E) SUPPLY AIR REGISTER IN FLOOR
- (E) SUPPLY AIR REGISTER IN TOE KICK
- (E) RETURN AIR REGISTER IN WALL

CEILING PLAN SYMBOLS LEGEND

- (E) RECESSED CAN LIGHT
- (E) INTERIOR WALL SCONCE
- (E) INTERIOR PENDANT/DECORATIVE LIGHT
- (E) EXTERIOR DOWNLIGHT
- (E) UNDER-CABINET/SHELF/TOE-KICK STRIP LIGHTING
- (E) ADJUSTABLE TRACK LIGHTING
- (E) SINGLE SWITCH
- (E) EXHAUST FAN
- (E) SMOKE DETECTOR
- (E) CARBON MONOXIDE DETECTOR

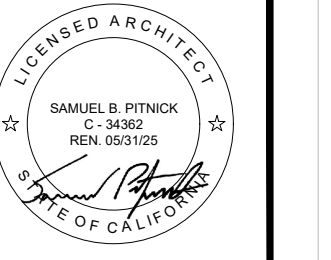
**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

Permit #: DS 24027 (Joerger)
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Planner: M. Waffle

WALL TYPE LEGEND:

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

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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

EXISTING
GARAGE
PLANS

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

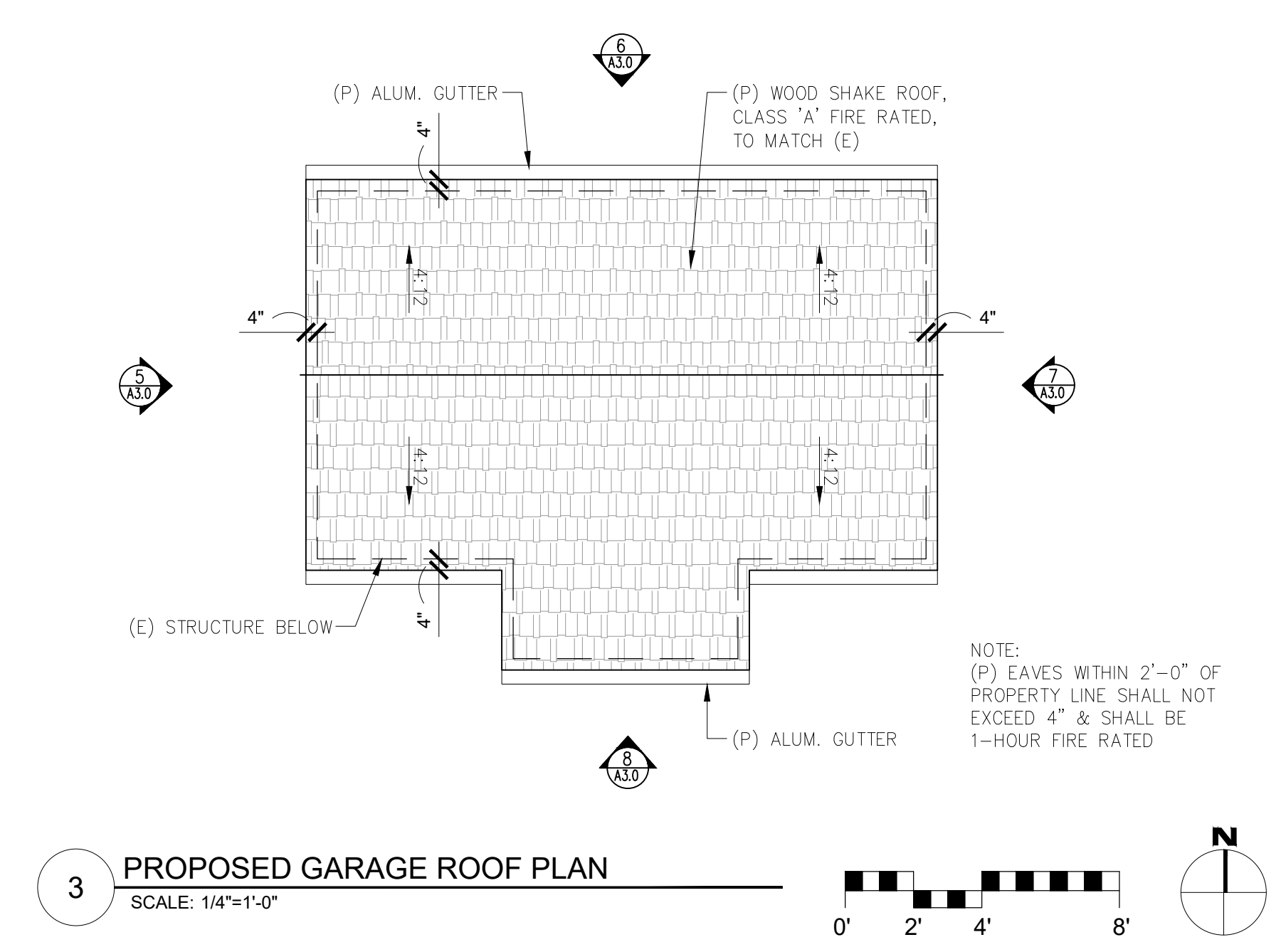
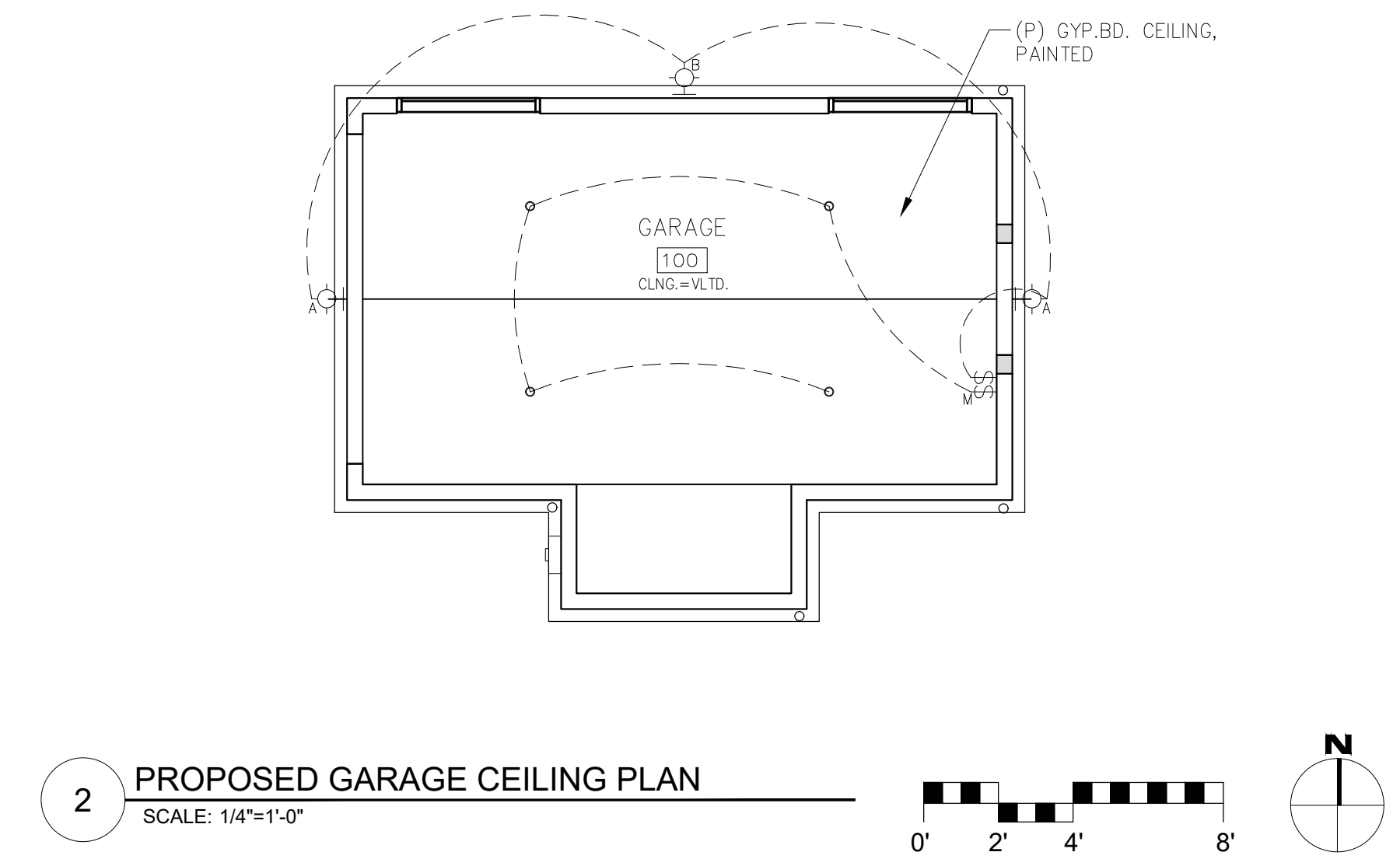
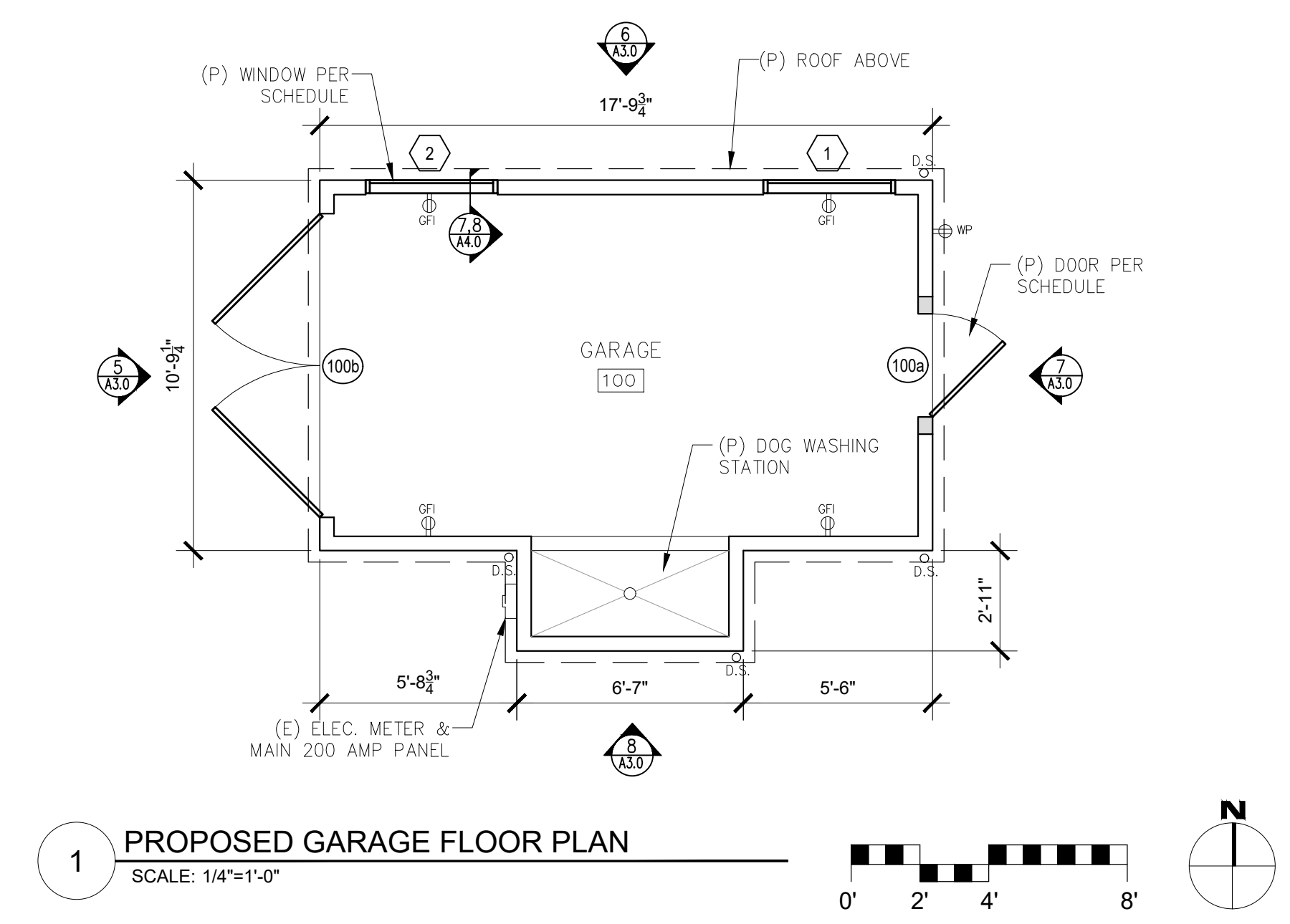
A2.0

05/22/2024

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

- FLOOR PLAN SYMBOLS LEGEND**
- TAMPER RESISTANT DUPLEX OUTLET
 - GFI
 - WP
- CEILING PLAN SYMBOLS LEGEND**
- 3" LED RECESSED LIGHT FIXTURE BY 'HALO' OR APP'VD EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
 - INTERIOR LED WALL SCONCE
 - CUSTOM EXTERIOR DOWNLIGHT BY THE 'HOMELIGHTER'
 - EXTERIOR DOWNLIGHT BY 'SPJ LIGHTING'
 - SINGLE SWITCH, WITH DIMMER U.N.O.
 - VACANCY SENSOR SWITCH, IN COMPLIANCE W/ CEnc 150.0(K)2I



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REVISIONS	DATE

ARCHITECTURAL

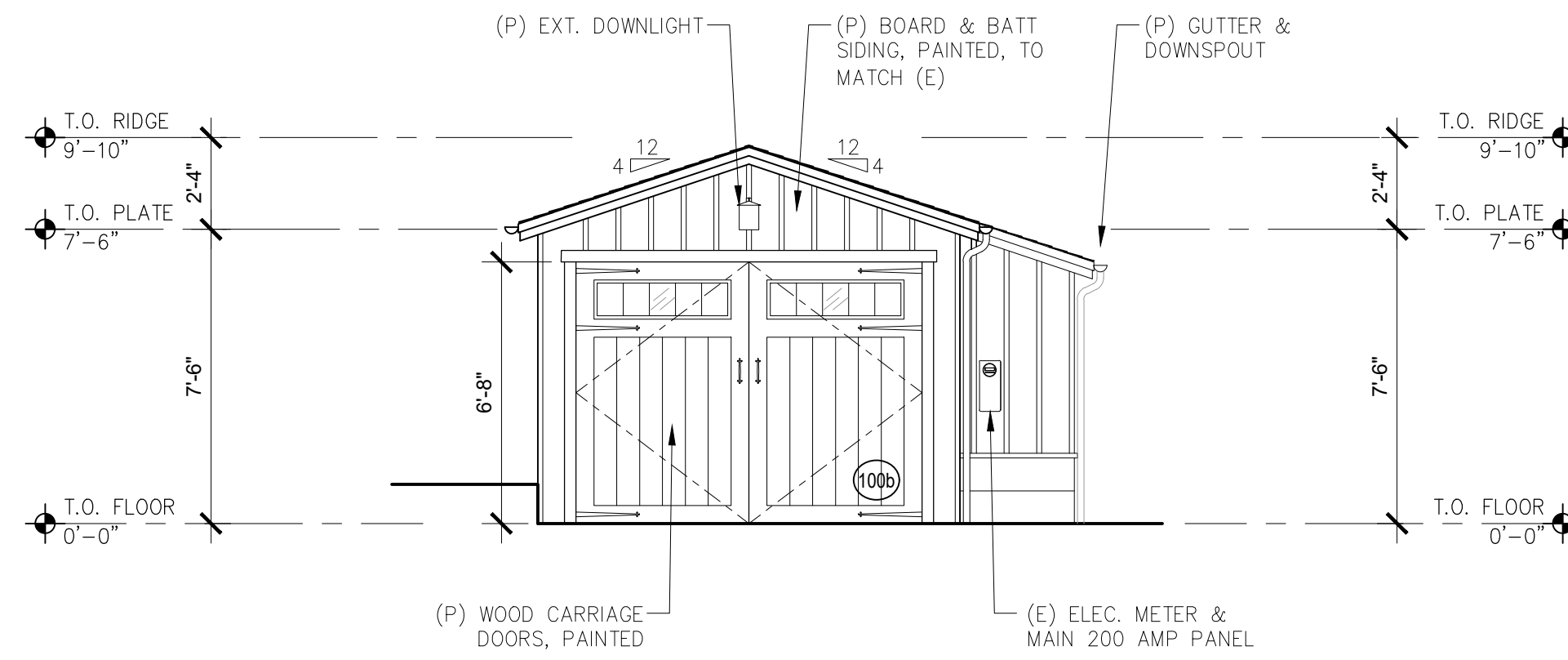
**PROPOSED
 GARAGE
 PLANS**

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

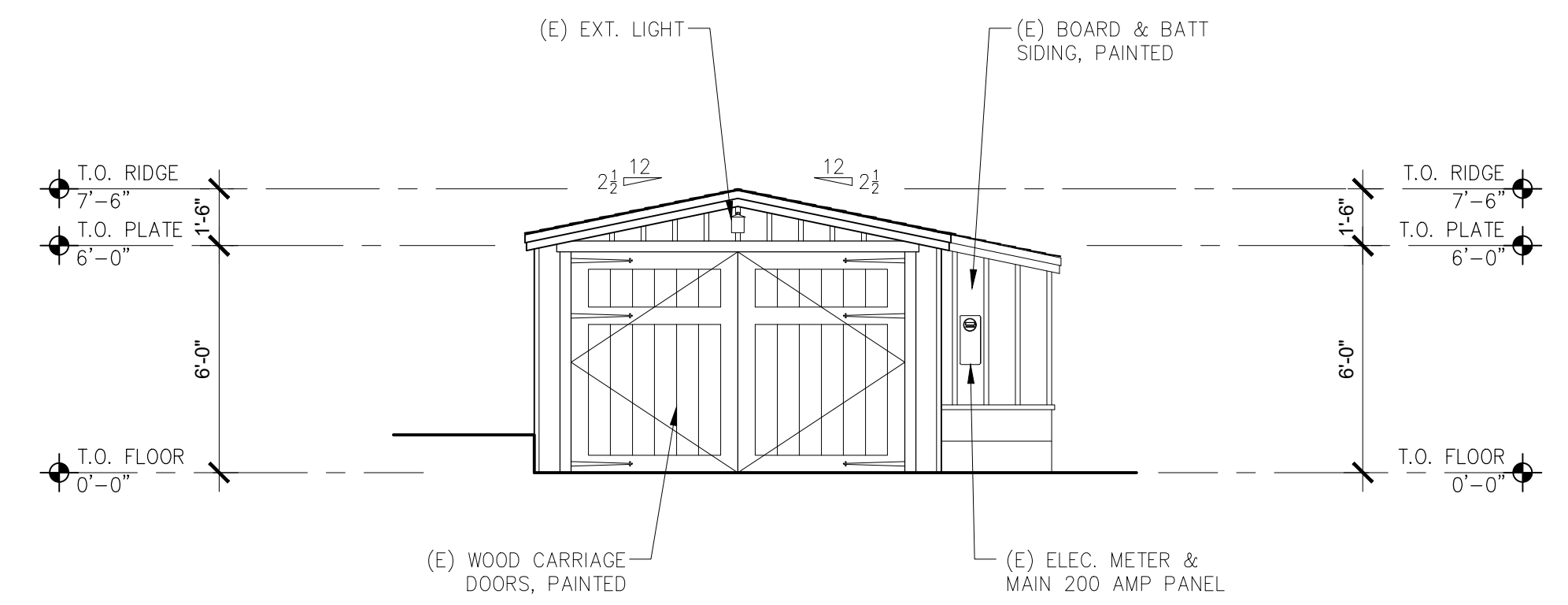
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05/22/2024

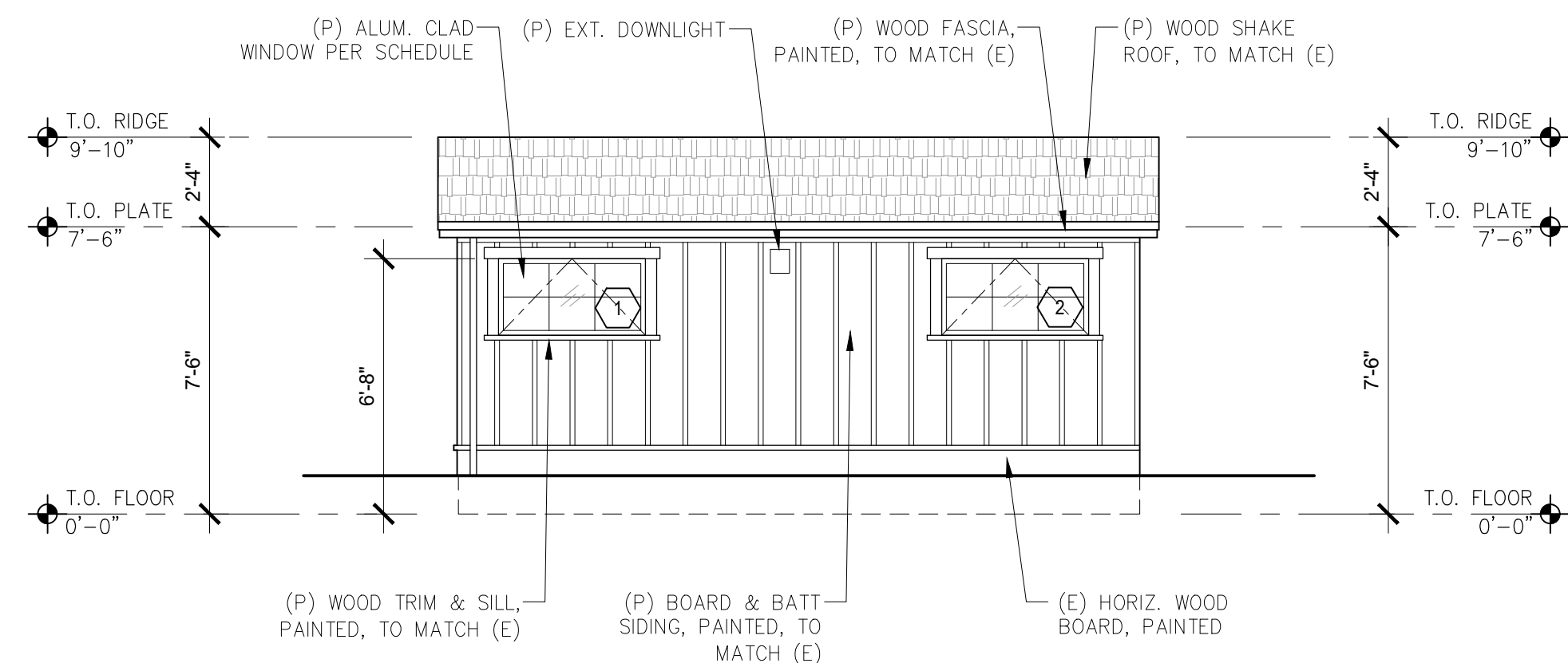
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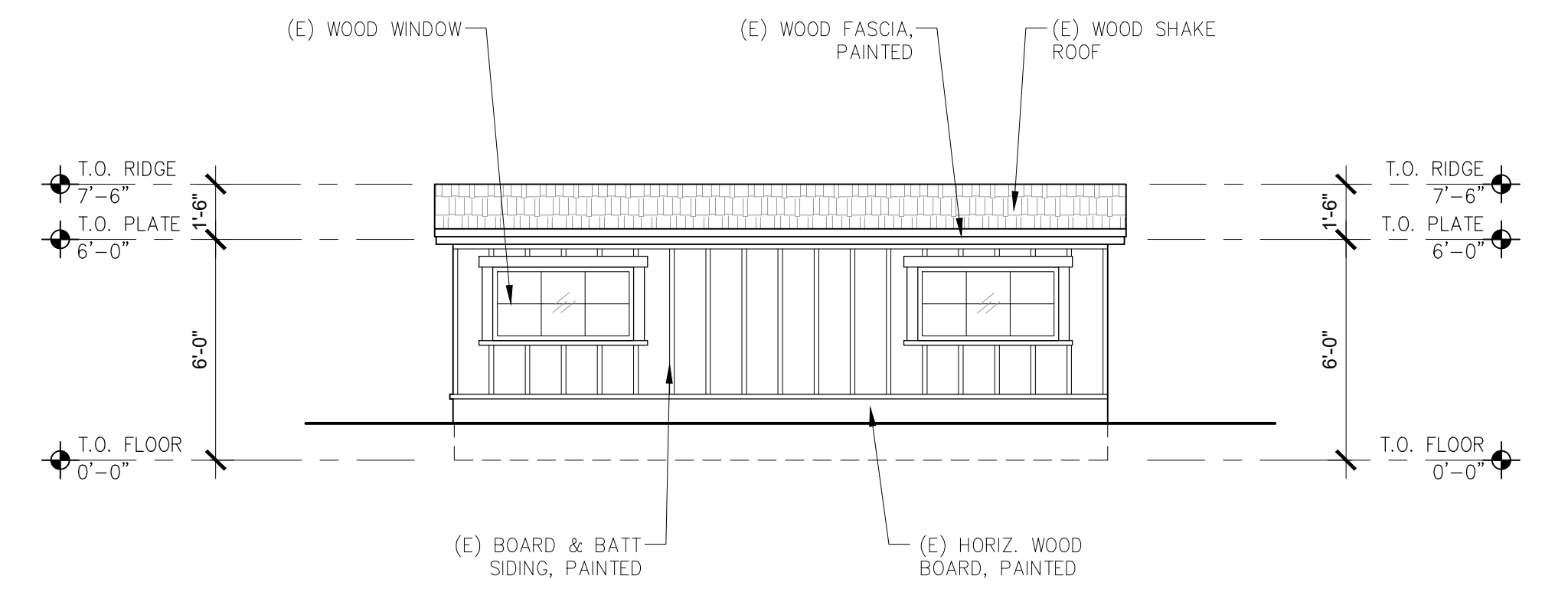
5 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



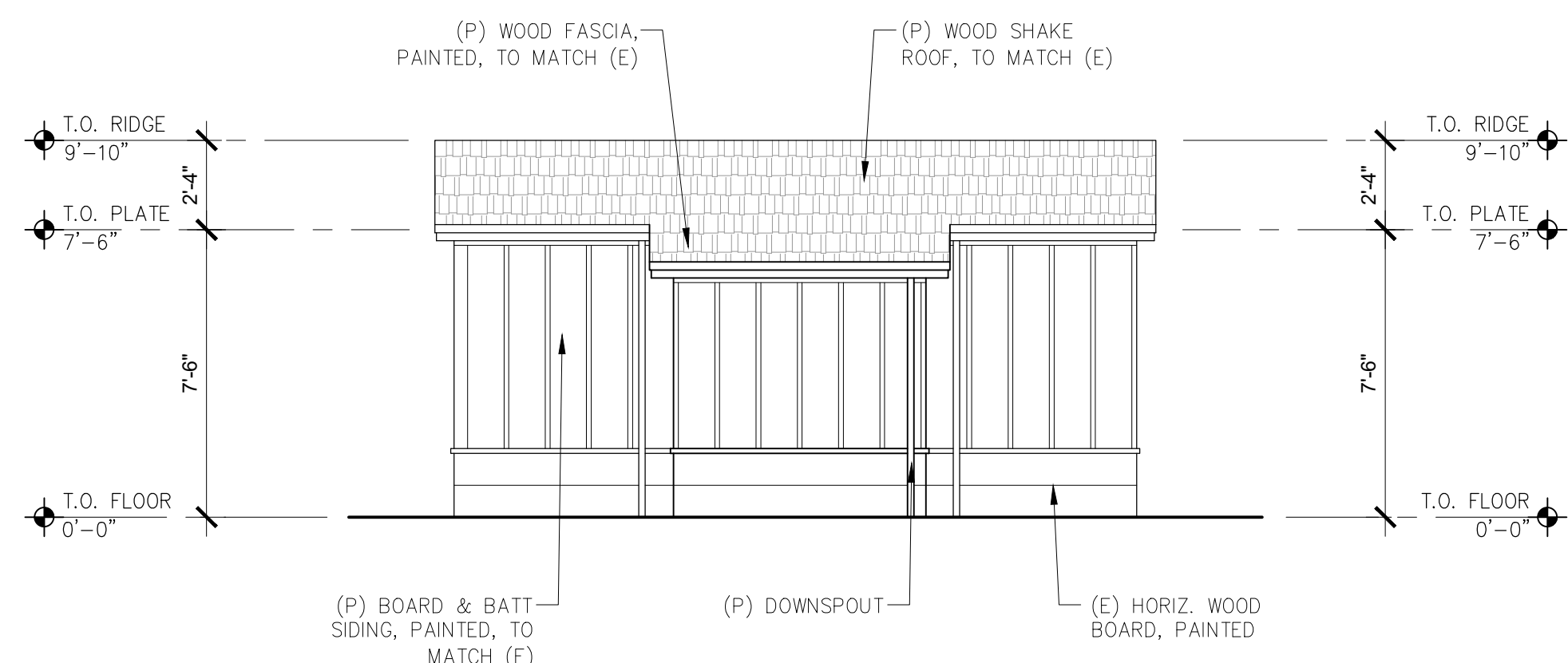
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



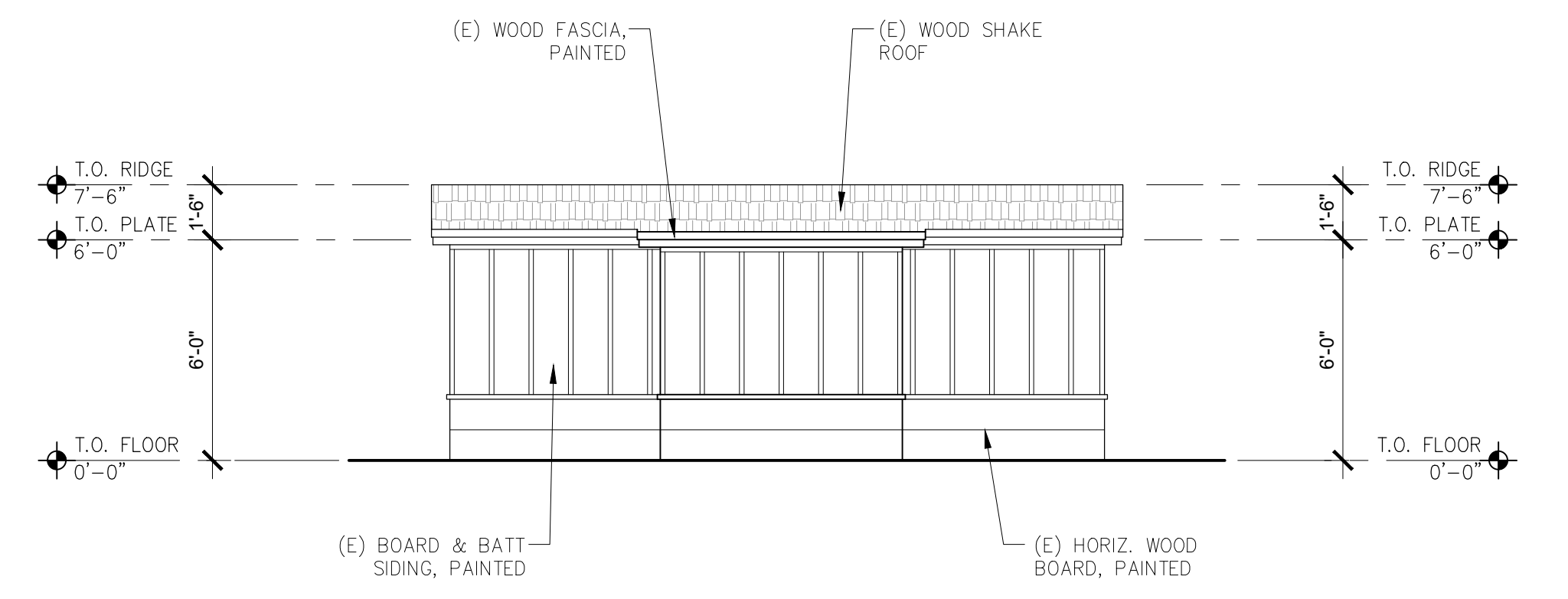
6 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



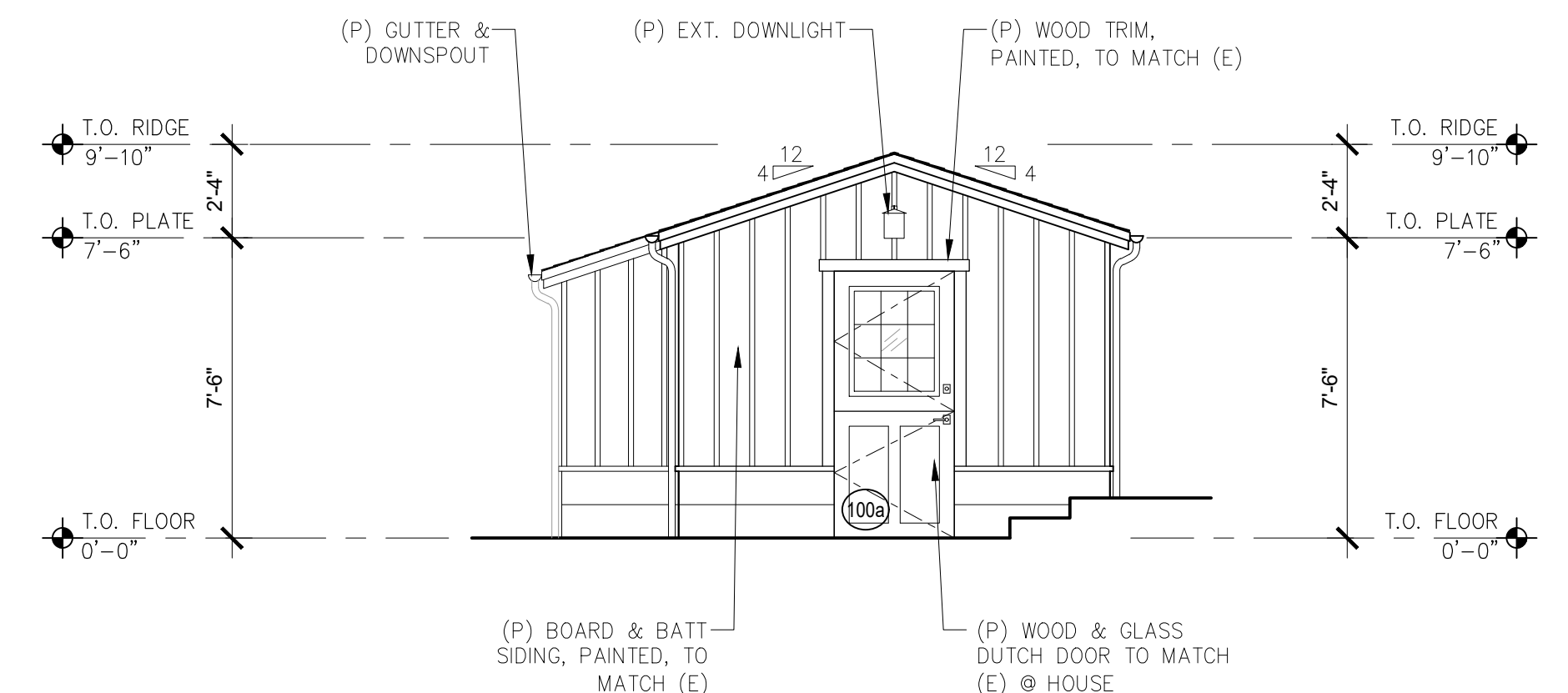
2 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



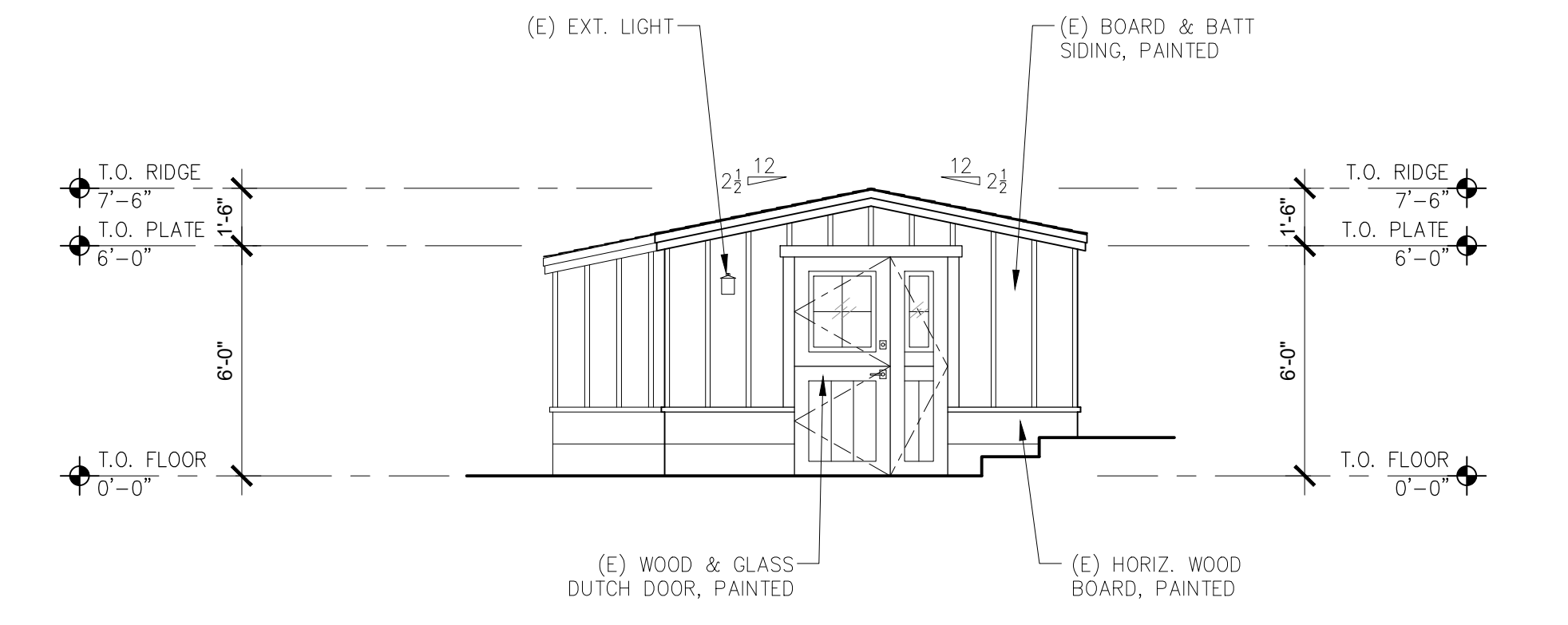
7 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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

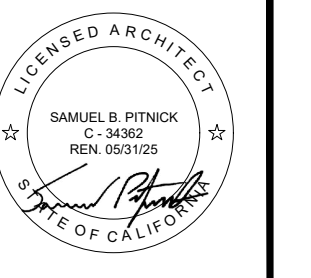


4 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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REVISIONS	DATE

**ARCHITECTURAL
BUILDING
ELEVATIONS**

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

A3.0
05/22/2024

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EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	3'-0"	6'-8"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
100b	8'-10"	6'-8"	-	WOOD/GLASS	WOOD	CARRIAGE	TEMPERED GLAZING, OBSCURED

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
2	4'-0"	2'-0"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING

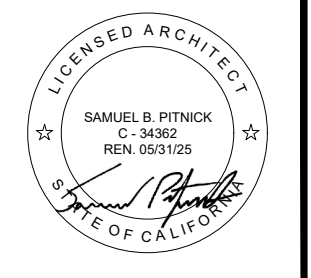
WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'KOLBE' (OR APPV'D EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: ALUM. CLAD EXTERIOR - DARK GREEN, TO MATCH (E)
PAINT GRADE INTERIOR - WHITE
- 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 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]

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ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

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

A4.0