



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 24372

Owner Name: MARTIN MATHEW & JENNIFER

Case Planner: Evan Kort, Senior Planner

Date Posted: _____

Date Approved: 01/24/2025

Project Location: 2nd Ave 3 SE of Carpenter

APN #: 010015002000 **BLOCK/LOT:** 21/W 1/2 OF LOTS 1 AND 3

Applicant: Jay Auburn, Lewis Builders

Project Description: This approval of Design Study DS 24372 (Martin) authorizes a interior remodel, replacement of two (2) kitchen windows on the west elevation, replacement of an existing window on the northeast corner of the building, and the addition of two new skylights in the kitchen for the existing single-family residence located at 2nd Ave 3 SE of Carpenter in the R-1 District and, APN: 010015002000 as depicted in the plans stamped approved by Community Planning and Building Department on 01/24/2025 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.

| CONDITIONS OF APPROVAL | |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. | Standard Conditions |
| 1. | Authorization. This approval of Design Study DS 24372 (Martin) authorizes a interior remodel, replacement of two (2) kitchen windows on the west elevation, replacement of an existing window on the northeast corner of the building, and the addition of two new skylights in the kitchen for the existing single-family residence located at 2nd Ave 3 SE of Carpenter in the R-1 District and, APN: 010015002000 as depicted in the plans stamped approved by Community Planning and Building Department on 01/24/2025 unless modified by the conditions of approval contained herein. |
| 2. | 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 environmental review and subsequent approval by the Planning Commission. |
| 3. | Permit Required. <input checked="" type="checkbox"/> A Building Permit shall be applied for and obtained from the Building Division prior to commencement of work. The Building Permit shall be applied for in a manner consistent with the submittal requirements prescribed by the Building Division. <input type="checkbox"/> A building permit is not required; however, the applicant shall apply for and obtain a Notice of Authorized Work from the Building Division prior to commencement of work. To apply for the Notice of Authorized Work, please submit the Scope of Work Declaration through the city's online permit portal . |
| 4. | Permit Validity. The project shall be implemented in accordance with the time limits set forth CMC 17.52.170 (Time Limits on Approvals and Denials) . During this time, the project must be implemented, 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. |
| 5. | 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 approval shall be null and void. If installed, the property owner/applicant shall be required to remove the subject improvement(s) at the property owners expense. |
| 6. | 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. |
| 7. | 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. |
| 8. | 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) |

| | |
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| 9. | <p>Conditions of Approval. Prior to the issuance of a Building Permit or Notice of Authored Work, the Applicant shall print a copy of the signed Conditions of Approval within the construction plan set submitted to the Building Safety Division as part of the submittal for the Building Permit Application or Notice of Authorized Work.</p> |
| 10. | <p>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 or pruned with the approval of the City Forester or Forest and Beach Commission.</p> |
| 11. | <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 contractor/builder 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. <p>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. The Forester can be reached at 831-620-2073.</p> |
| 12. | <p>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, construction activity will be suspended and all work stopped until an investigation by the City Forester has been completed. The Forester can be reached at 831-620-2073.</p> |

| SPECIAL CONDITIONS | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. | 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. 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 iss |
| 14. | All new and/or replaced building finishes, and colors shall match those of the existing residence. |
| 15. | Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. |
| 16. | 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 are either true divided light or simulated divide. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss. |
| 17. | N/A |

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

 Applicant Signature

 Printed Name

 Date

Once signed, please email to ekort@ci.carmel.ca.us.

MARTIN RESIDENCE REMODEL

2nd Ave 3SE of Carpenter, CARMEL BY THE SEA, CA, 93923
APN 010-015-002-000 [CARMEL BY THE SEA]



HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONSTRUCTION.

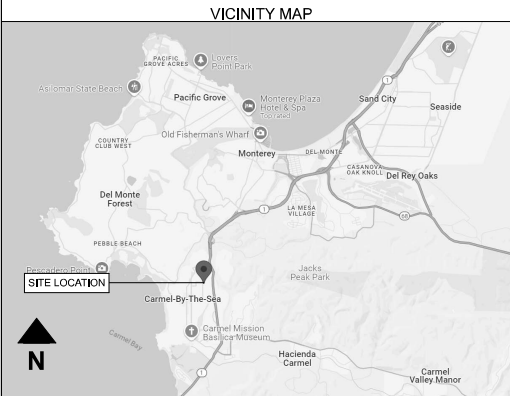
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES
SHOULD CONCERNATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DETERING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: ORISHAN OR CHERT FLINTS OR TOOLS, LOCALLY QUARRIED MINERAL, CROPING AND STONE ARTIFACTS, DEPOSITIONS OF SHELL, OR TURTLE BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SPR REMODEL THAT TO BE COMPLETED IN A TIME FRAME OF FOUR MONTHS.
2. THE PROPOSED PROJECT WILL BE BUILT BY LICENSED CONTRACTOR WITH AN AVERAGE OF THREE WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE FOR PLANNING CONSTRUCTION:
 - A. OWNER: MARTIN
 - B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE TWO TO THREE TRUCKS PER DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: 8AM - 5PM
6. PROJECT SCHEDULING APRIL 2025 END AUGUST 2025.
7. WASTE TO BE HAULED TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL IN MARINA.

SPECIAL WORK GUIDELINES

- LIMIT ONE TRUCK PER TRAILER (VENDOR AT THE SITE). OFF SITE PARKING IS AVAILABLE.
- TRAILER DESIGNATED SPOTS POINTED OUT BY THE JOB SUPERVISOR ONLY.
- KEEP NOISE TO A MINIMUM. IF THERE ARE TIMES THAT EXCESSIVE NOISE WILL BE NECESSARY, LET THE JOB SUPERVISOR KNOW SO THEY CAN WARN THE NEIGHBORS.
- NO MUSIC IS ALLOWED.
- JOB SITE HOURS ARE 8:00AM TO 5:00 PM, MONDAY THRU FRIDAY. NO WORK SHALL BE DONE DURING WEEKENDS OR HOLIDAYS, NO EXCEPTIONS.
- JOB SITE SHALL BE LEFT IN A SAFE, CLEAN CONDITION AT THE END OF EACH WORK DAY. ALL TRUCKS AND TRAILERS SHALL BE MOVED FROM THE PROPERTY.
- EATING LUNCH, STORING MATERIALS, OR MEETINGS SHALL BE ON THE SITE OF THE OWNERS PROPERTY.
- ALL BREAKS SHALL BE ON THE OWNERS PROPERTY WHERE THE WORK IS BEING DONE.
- SMOKING, VAPING, CHEWING TOBACCO OR DRINKING ALCOHOLIC BEVERAGES IS PROHIBITED.



WATER CREDITS

NO CHANGES TO WATER FUTURES.
SEE MPWD WORKSHEET ON SHEET A-4.3

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED

ZONING CONFORMANCE

GARAGE (E) 304.84 SF (P) 304.84 SF
1ST FLOOR (E) 887.51 SF (P) 887.51 SF
TOTAL (E) 1,292.35 SF (P) 1,292.35 SF
FLOOR AREA RATIO (E) 32.2% (P) 32.2%

DEMO 646.3 LF REMODEL 215.52 SF

FLOOR AREA MAX: 40%
SITE COVERAGE IMPERMEABLE (MAX 20% SF)

SETBACKS:
FRONT - 15'
REAR - 3' STRUCTURES UNDER 15' HEIGHT
REAR - 10' STRUCTURES EXCEEDING 15' HEIGHT
HEIGHT: MAX 24'
1ST STORY-PLATE 12' ROOF 18'

PARKING MIN: 20:5F

CONTACT INFO

| LEGAL OWNER | APPLICANT / DESIGNER |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| MATHEW MARTIN 2ND AVE 3SE OF CARPENTER CARMEL BY THE SEA, CA, 93923 (707) 484 8462 | LEWIS BUILDERS 3706 THE BARNYARD G-11 CARMEL, CA (831) 250 7168 |
| ENGINEER OF RECORD | ENERGY COMPLIANCE |

SITE DETAILS

| | |
|-------------------|---------------------------|
| LAND USE | SINGLE FAMILY RESIDENTIAL |
| ZONING | R-1 |
| SITE AREA | 4,000 SF |
| YEARS BUILT | 1969 |
| DOC/ENCL TYPE | R-1 |
| CONSTRUCTION TYPE | V-8 |
| SPRINKLED | NO |
| STORIES | ONE |
| FLOOR AREA | 1,296 SF |
| HOUSE | 887.01 SF |
| GARAGE | 399.84 SF |
| DESCRIPTION: | CARMEL-BY-THE-SEA |
| THE DISTRICT: | CARMEL-BY-THE-SEA |
| CITY: | CALIF |
| DATE: | SEWER |
| ELECTRICAL TAGS: | NO |
| SOIL TYPE: | NO |
| RETICULE FLAG: | NO |
| SPRINKLING: | NO |
| FLOODPLAIN: | NO |
| WILDFIRE: | YES |

PROJECT DESCRIPTION

PLANNING
KITCHEN REMODEL OF 180 SF
CLOSET REMODEL OF 38 SF
DEMO AND REPLACE 2 EXTERIOR WINDOWS IN KITCHEN (WEST SIDE OF HOUSE), MATCH EXISTING STYLE
REPLACE EXISTING CORNER WINDOW (NORTH-EAST CORNER) WITH NEW DOUBLE PANE WINDOW MATCH EXISTING STYLE
MATCH EXISTING 8 SF OF EXTERIOR SIDING FOR WINDOW REPLACEMENT
REPLACE BATHROOM HINGED DOOR WITH SOLID CORE POCKET DOOR
REPLACE 4 INTERIOR DOORS WITH SOLID CORE DOORS
EXPAND DOORWAY BETWEEN LIVING ROOM AND HALLWAY FROM 30" WIDE TO 50" WIDE
ASSESS AND LEVEL EXISTING FLOORING AS NEEDED. FLOORING REPLACED THROUGHOUT
408 SF OF KITCHEN & LIVING ROOM CEILING TO BE REMOVED AND VAULTED TO MATCH EXISTING FITCH TOP CORNER
7 SF OF KITCHEN ROOF TO BE DEMOLISHED (WEST SIDE OF HOUSE). ADDITION OF 2 SLYIGHTS
REPLACE BATHROOM FIXTURES
ADD THE SPRINKLERS THROUGHOUT

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| A-3.1 | EXTERIOR ELEVATIONS: NORTH & EAST |
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| A-4.1 | ROOF PLANS |
| F-1.1 | FINISH MATERIALS |

A-0

VERSION: 1.0
DATE: 12/24
PLANNING

COVER - PROJECT DATA

MARTIN RESIDENCE

2ND AVE 3SE OF CARPENTER, CARMEL BY THE SEA, CA, 93923
APN 010-015-002-000

STAMP SIGNATURE

APPROVED
01/24/2025
COMMITTEE ON PLANNING AND BUILDING
Approved by: Leon Cole, State Director

LEWIS BUILDERS
CA LICENSE #B-94741
CARMEL, CA 93923
(831) 250 7168



A-1.1

VERSION: 1.0
 DATE: 12/5/24
 PLANNING

| REV # | DATE / DESCRIPTION | BY |
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MARTIN RESIDENCE
 2ND AVE. SSE OF CARPENTER, CARMEL BY THE SEA, CA. 95023
 APR 01/01/01/05/06/20/24

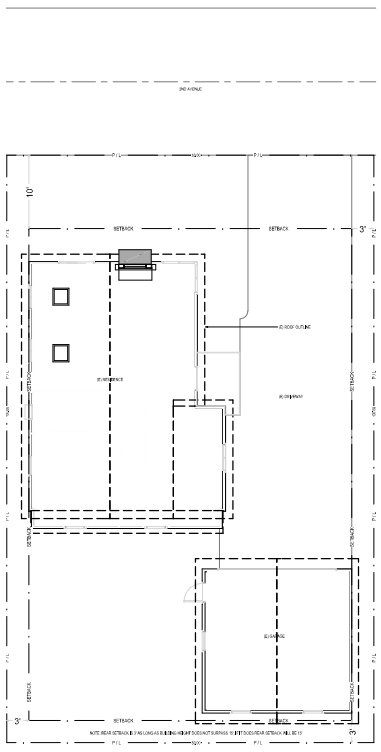
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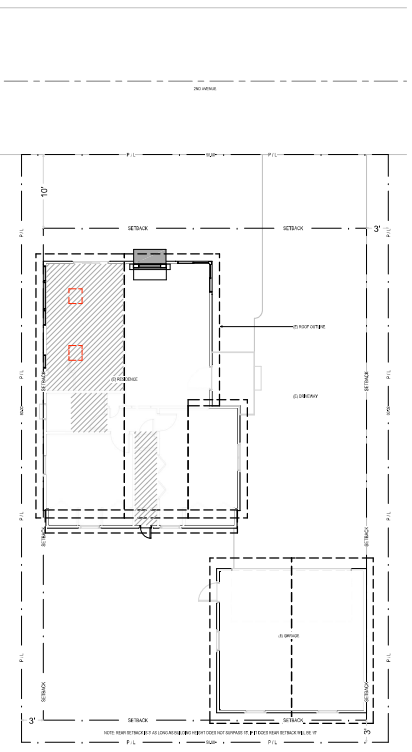
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 CARMEL CA 93923
 (831) 250 7168





APPROVED
 01/24/2025
 COMMUNITY PLANNING AND BUILDING
 Approving: Eran Koor, Senior Planner



PROPOSED SITE PLAN
 SCALE: 1/8"=1'



| LEGEND | |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | EXISTING ROOF TO BE DEMOLISHED |
|  | AREA OF REMODEL |

EXISTING SITE PLAN
 SCALE: 1/8"=1'



A-2.1

VERSION: 1.0
 DATE: 12/5/24
 PLANNING

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 2ND AVE. USE OF CARPENTER, CARMEL BY THE SEA, CA, 95023

STAMP SIGNATURE

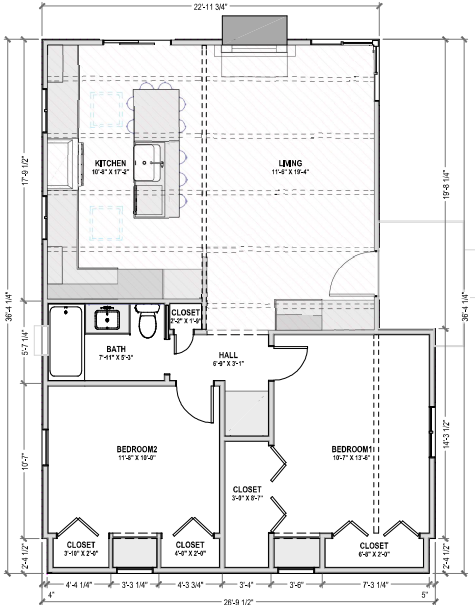

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APPROVED
 01/24/2025
 COMMUNITY PLANNING AND BUILDING
 Approving: Leon Lee, Senior Planner

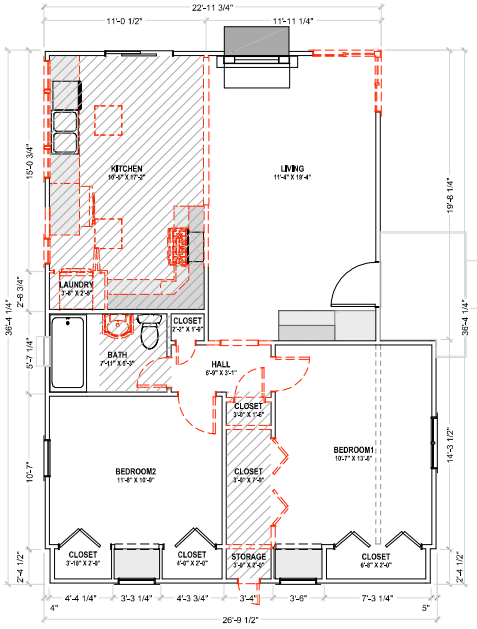
NOTE: KITCHEN & LIVING ROOM CEILING TO BE REMOVED AND VAULTED TO MATCH EXISTING PITCH TOP CHORD.



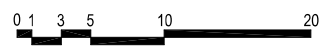
NOTE: FLOOR TO BE ASSESSED AND LEVELED PER FIELD VERIFICATION

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

| LEGEND | |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | EXISTING WALL TO BE REMOVED |
|  | AREA OF REMODEL |
|  | AREA OF VAULTED CEILING |



DEMO FLOOR PLAN
 SCALE: 1/4"=1'



A-3.1

VERSION: 1.0

DATE: 12/5/24

PLANNING

| REV # | DATE / DESCRIPTION | BY |
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EXTERIOR ELEVATIONS: NORTH & EAST

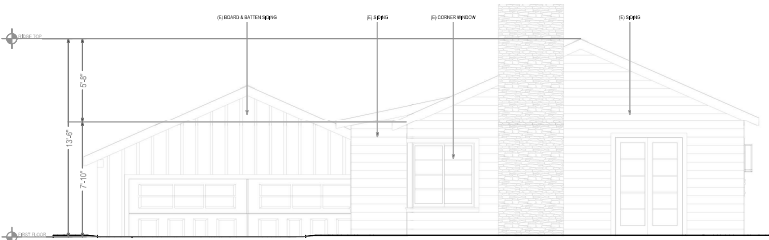
MARTIN RESIDENCE

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2ND AVE. USE OF CARPENTER, CARMEL BY THE SEA, CA, 95023

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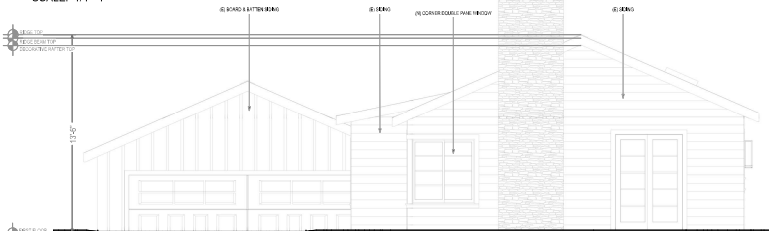
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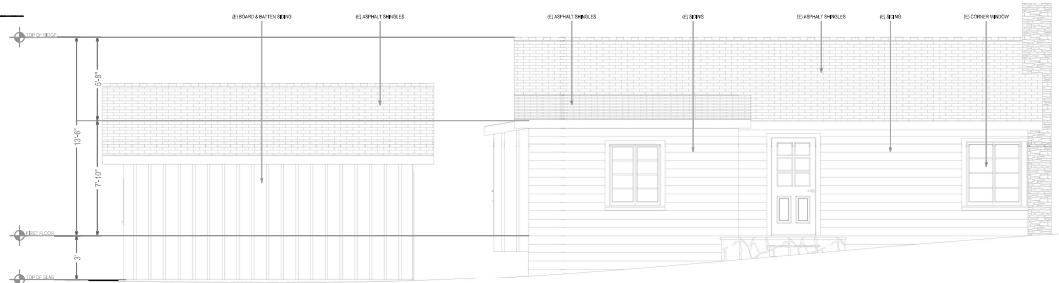
EXISTING NORTH (FRONT) ELEVATION

SCALE: 1/4"=1'



PROPOSED NORTH (FRONT) ELEVATION

SCALE: 1/4"=1'



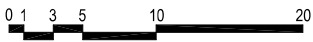
EXISTING EAST (SIDE) ELEVATION

SCALE: 1/4"=1'



PROPOSED EAST (SIDE) ELEVATION

SCALE: 1/4"=1'



APPROVED
01/24/2025
COMMUNITY PLANNING AND BUILDING
Approving: Leon Lee - Staff Planner

A-3.2

VERSION: 1.2
 DATE: 12/5/24
 PLANNING

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EXTERIOR ELEVATIONS: SOUTH & WEST

MARTIN RESIDENCE

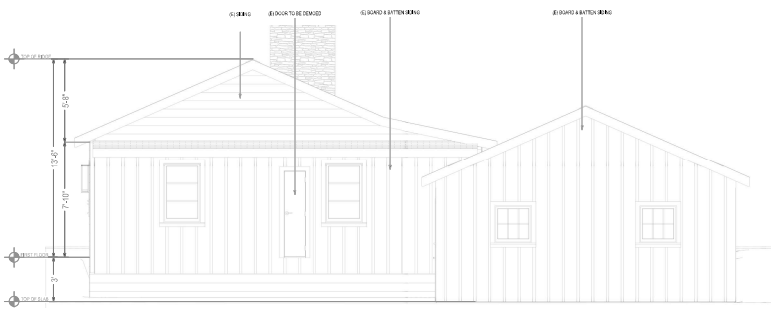
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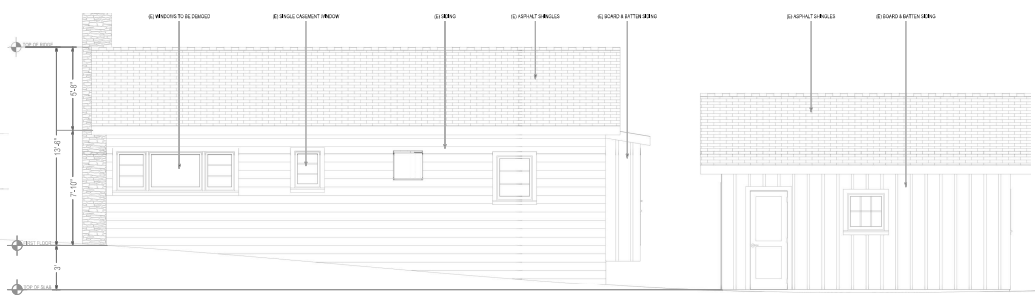
EXISTING SOUTH (REAR) ELEVATION

SCALE: 1/4"=1'



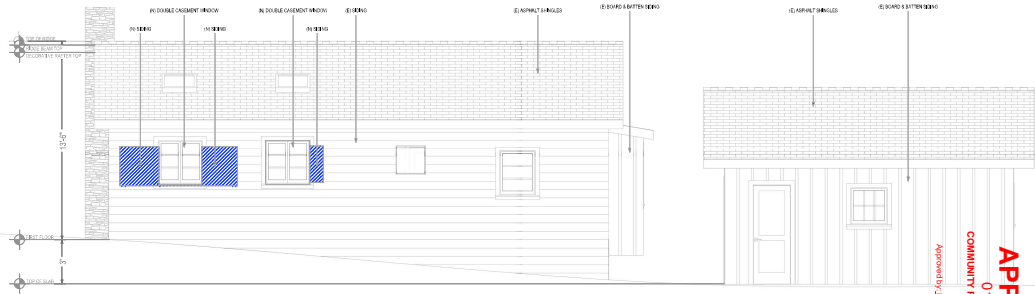
PROPOSED SOUTH (REAR) ELEVATION

SCALE: 1/4"=1'



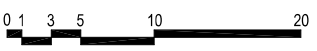
EXISTING WEST (SIDE) ELEVATION

SCALE: 1/4"=1'



PROPOSED WEST (SIDE) ELEVATION

SCALE: 1/4"=1'



APPROVED
 01/24/2025
 COMMUNITY PLANNING AND BUILDING
 Approved by: Leon Lee, Senior Planner

A-4.1

VERSION: 1.0
 DATE: 12/5/24
 PLANNING

| REV # | DATE / DESCRIPTION | BY |
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MARTIN RESIDENCE
 2ND AVE. SSE OF CARPENTER, CARMEL BY THE SEA, CA, 93923
 APN: 010101502000

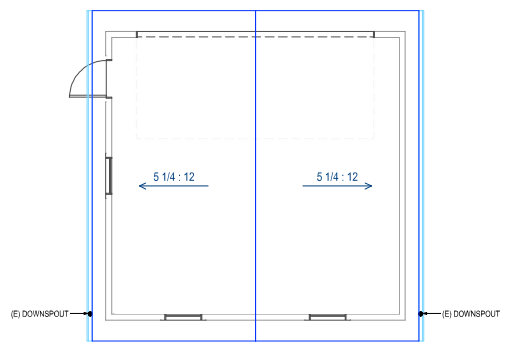
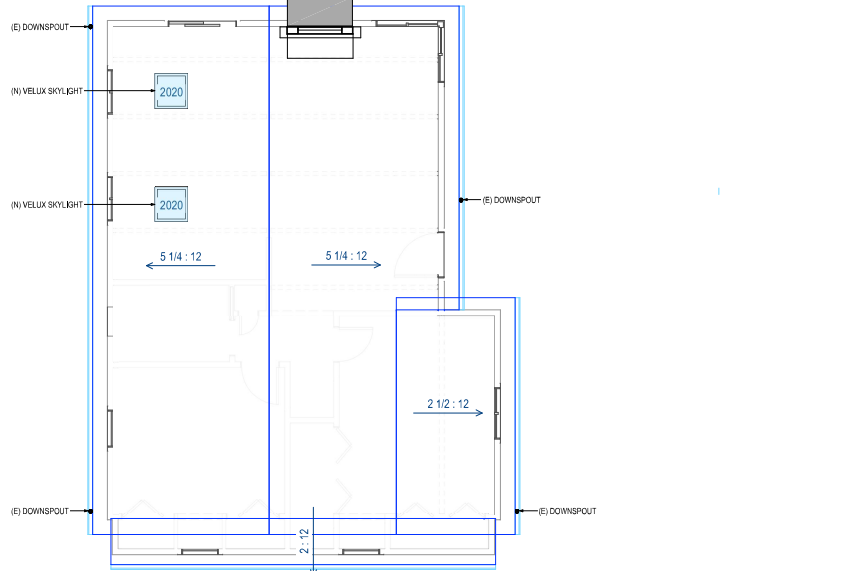
STAMP SIGNATURE


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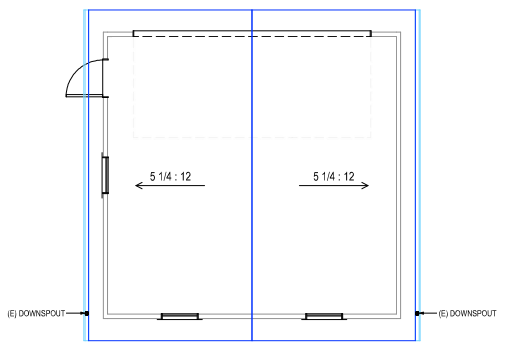
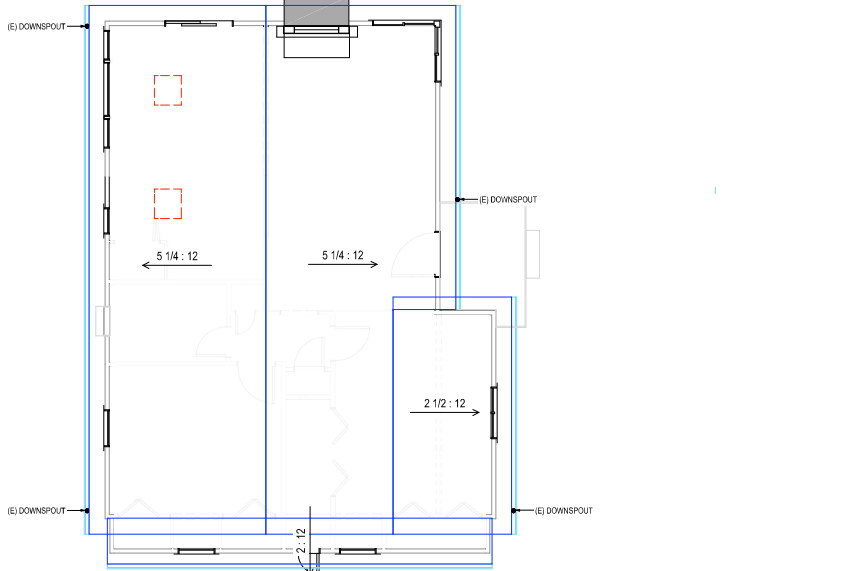
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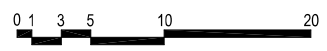
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 COMMUNITY PLANNING AND BUILDING
 Approving: Eran Dor, Senior Planner



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



EXISTING/DEMO ROOF PLAN
 SCALE: 1/4"=1'



EXTERIOR MATERIALS SUMMARY



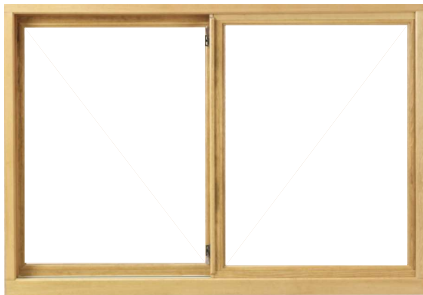
EXISTING HOUSE IMG
NOTE: ALL EXTERIOR SIDING REPAIR AND COLOR TO MATCH EXISTING



SIDING
HORIZONTAL SIDING, MATCH EXISTING
COLOR: MATCH EXISTING



SKYLIGHTS
VELUX FIXED CURB MOUNT WITH SKYLIGHT SHADES
LOW PROFILE
DIMENSION: 22.5" (H) X 22.5" (W)
NEUTRAL GRAY



WINDOWS (SLIDING)
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
DIMENSIONS: 52"(H) X 52"(W)
COLOR: MATCH EXISTING(WHITE-001)



SIERRA PACIFIC UNITS
WINDOWS
WHITE 001



WINDOWS (CASEMENT)
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
DIMENSIONS: 36"(H) X 36"(W)
COLOR: MATCH EXISTING (WHITE-001)

F-1.1

VERSION: 1.0
DATE: 12/5/24
PLANNING

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FINISH MATERIALS

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Approving: Eran Koor, Senior Planner