

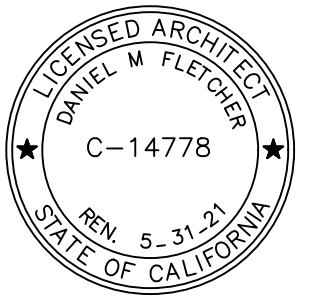
# CARMEL BALCONY REPAIR

## CARMEL-BY-THE-SEA, CALIFORNIA

DF+A

Daniel Fletcher + Associates  
Architects

769 Pacific Street  
Monterey, CA 93940  
831.373.5855

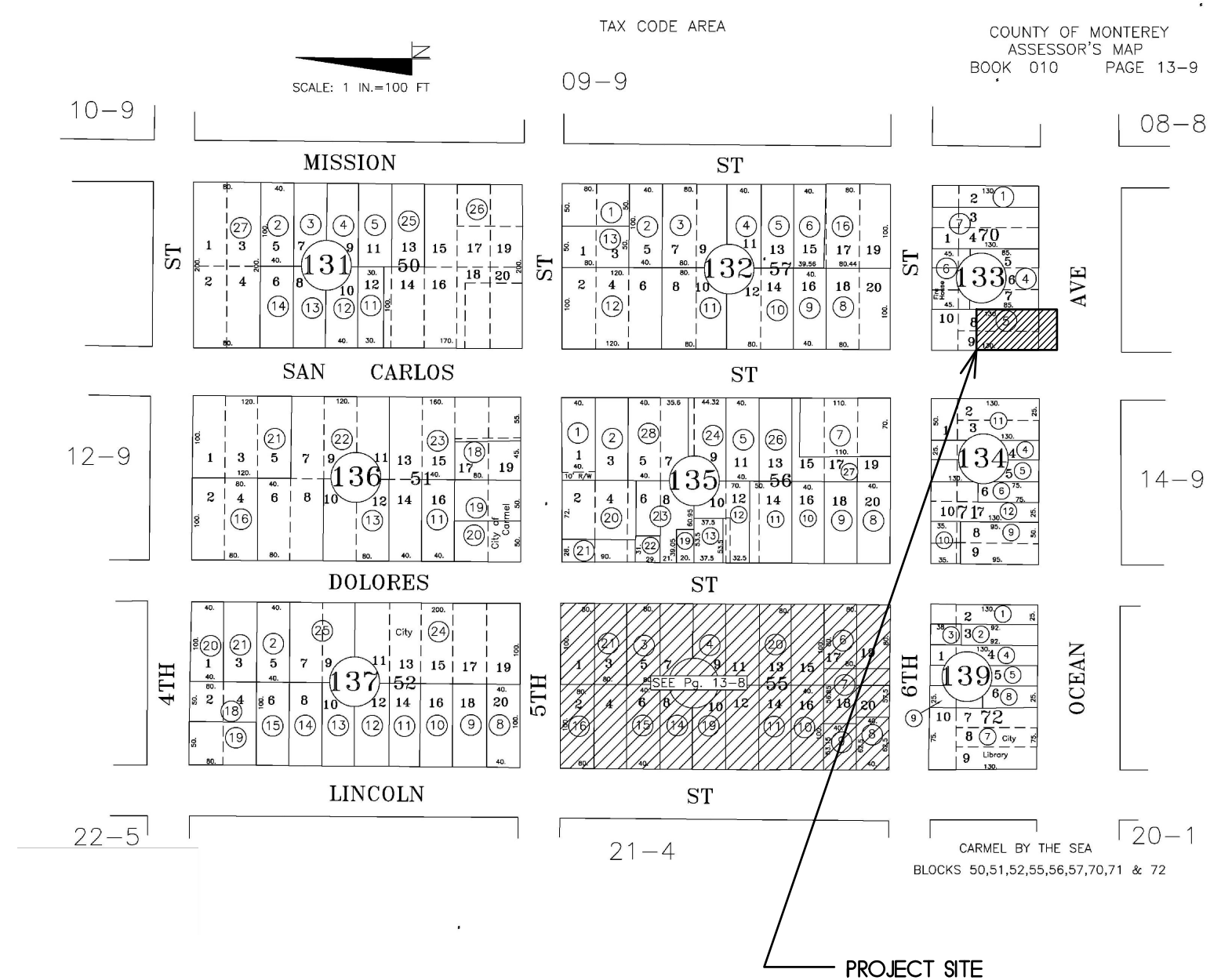


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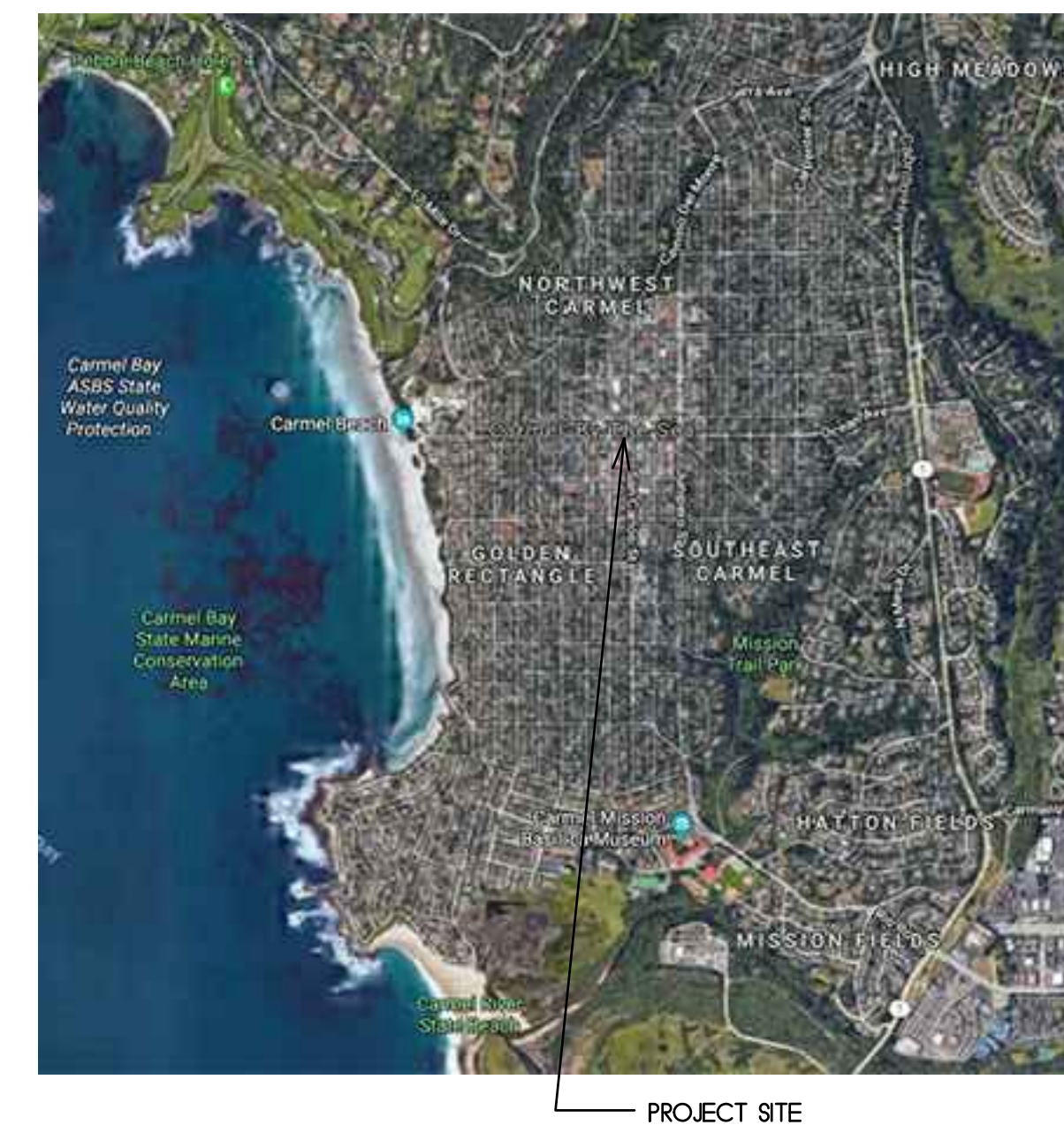
### GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:  
2016 TITLE 24, PART 2, CALIFORNIA BUILDING CODE  
2016 TITLE 24, PART 3, CALIFORNIA ELECTRICAL CODE  
2016 TITLE 24, PART 4, CALIFORNIA MECHANICAL CODE  
2016 TITLE 24, PART 5, CALIFORNIA PLUMBING CODE  
2016 TITLE 24, PART 6, CALIFORNIA ENERGY CODE  
2016 TITLE 24, PART 8, CALIFORNIA HISTORICAL BUILDING CODE  
2016 TITLE 24, PART 9, CALIFORNIA FIRE CODE  
2016 TITLE 24, PART 11, CALIFORNIA GREEN BUILDING STANDARDS CODE  
CARMEL MUNICIPAL CODE
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE NOTED
- GENERAL DIMENSIONING GUIDELINES  
A. ALL DIMENSIONS LOCATING EXTERIOR WALLS TO FACE OF STUD, FACE OF SHEATHING, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.  
B. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUDS OR CENTERLINE OF STUDS WHERE INDICATED
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VISITING THE JOB SITE AND OBTAINING ALL CORRECT INFORMATION FOR THE COMPLETION OF THE CONTRACT.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR NOTED.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMFUL FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ONLY WORKING DRAWINGS STAMPED "ISSUED FOR CONSTRUCTION" ARE PERMITTED TO BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. CONTRACTORS USING INCORRECT DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSTRUCTION.
- THE USE OF SOLDER CONTAINING MORE THAN TWO-TENTHS OF ONE PERCENT OF LEAD IN MAKING JOINTS IN WATER SUPPLY SYSTEM IS PROHIBITED.

### PARCEL MAP



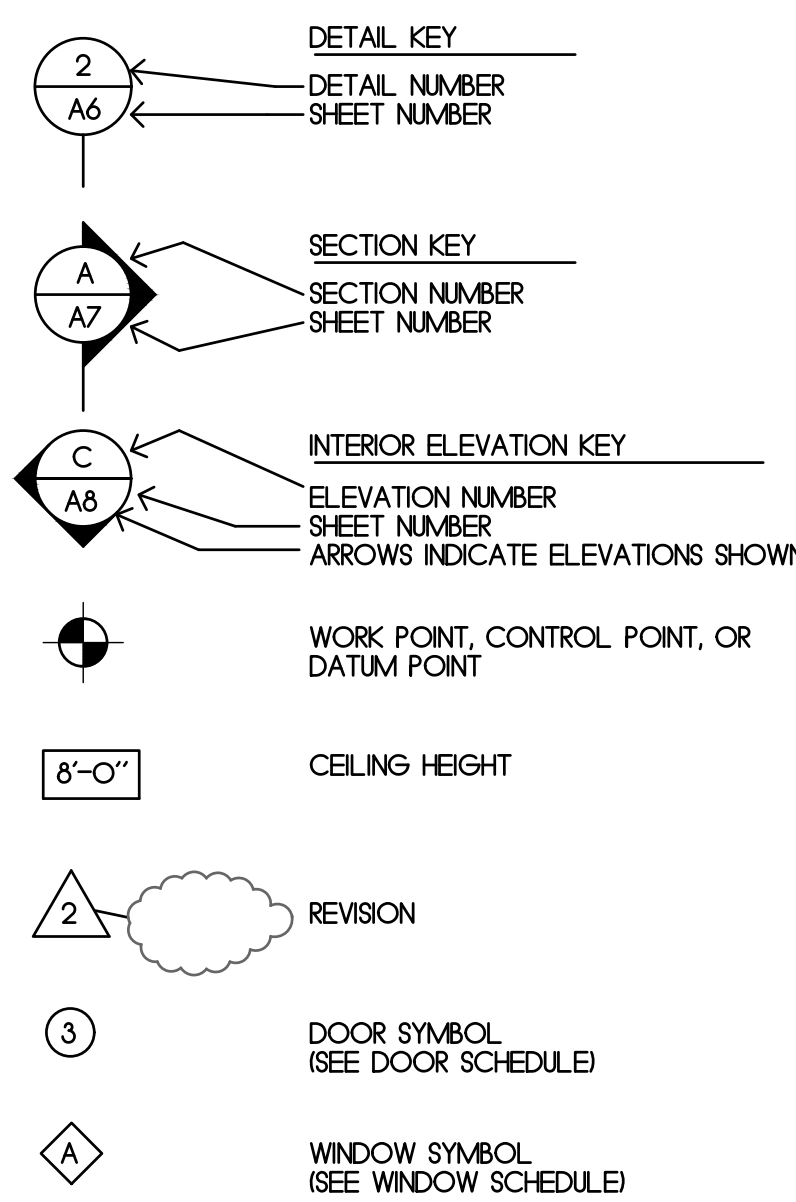
### VICINITY MAP



### ABBREVIATIONS

&	AND	DBL.	DOUBLE	H.B.	HOSE BIB	O/	OVER	SIM.	SIMILAR
▲	ANGLE	DEPT.	DEPARTMENT	HBD.	HARDBOARD	OB.	OBSCURE	S.S.	STAINLESS STEEL
⊙	AT	DET.	DETAIL	H.C.	HOLLOW CORE	OC.	ON CENTER	S.M.	SHEET METAL
⊕	CENTERLINE	D.F.	DOUGLAS FIR	H.D.G.	HOT DIPPED GALVANIZED	OD.	OUTSIDE DIAMETER	S.M.S.	SHEET METAL SCREW
⊖	PLATE	D.H.	DOUBLE HUNG	HDR.	HEADER	OFF.	OFFICE	SPCS.	SPECIFICATIONS
⌀	DIAMETER OR ROUND	DIAG.	DIAGONAL	HDW.	HARDWOOD	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	SQ.	SQUARE
⊥	PERPENDICULAR	DIAM.	DIAMETER	HW.	HARDWARE	O.F.O.I.	OWNER FURNISHED	STL.	STEEL
∥	PARALLEL	DMEN.	DIMENSION	H.M.	HOLLOW METAL	OR.	OWNER INSTALLED	STD.	STANDARD
⊘	POUND OR NUMBER	DISP.	DISPENSER	H.H.	HORIZONTAL	O.H.M.S.	OVERHEAD MACHINE SCREW	STAG.	STAGGERED
(E)	EXISTING	DN.	DOWN	HGT.	HEIGHT	O.H.W.	OVERHEAD WOOD SCREW	STOR.	STORAGE
A.B.	ANCHOR BOLT	DRWG.	DRAWING	HTG.	HEATING	OPW.	OPENING	STRUC.	STRUCTURAL
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	D.S.	DOWNSPROUT	H.W.	HOT WATER	OPP.	OPPOSITE	SUSP.	SUSPENDED
A.C.	ASPHALTIC CONCRETE	DWR.	DRAWER	HVC.	HEATING, VENTILATING, AND AIR CONDITIONING	O.S.B.	ORIENTED STRAND BOARD	SYM.	SYMBOL
A/C	AIR CONDITIONING	E.	EAST	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	P.A.F.	POWDER ACTUATED FASTENER	T.	TREAD (S)
ACOUS.	ACOUSTICAL	EA.	EACH	INS.	INSIDE DIAMETER	P.A.P.	PARTICLE BOARD	T.B.	TOWEL BAR
ADJ.	ADJUTANT, ADJACENT	ELEV.	ELEVATION, ELEVATOR	INCL.	INCLUDED, INCLUDING	P.G.	PAINT GRADE	T.B.D.	TO BE DETERMINED
AGGR.	AGGREGATE	EMER.	EMERGENCY	INCL.	INCLUDED, INCLUDING	PERF.	PERFORATED	T.C.	TOP OF CURB
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	INSUL.	INSULATION	P.L.F.	POUNDS PER LINEAL FOOT	TEL.	TELEPHONE
ANOD.	ANODIZED	EQUIP.	EQUIPMENT	INT.	INTERIOR	P.L.	PROPERTY LINE	TEMP.	TEMPERED
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	EXT.	EXISTING	INV.	INVERT	PL. LAM.	PLASTIC LAMINATE	T.E.N.	TYPICAL EDGE NAILING
APPROX.	APPROXIMATE	EXH.	EXHAUST	JAN.	JANITOR	PLG.	PLASTER	T & G	TONGUE AND GROOVE
ARCH.	ARCHITECT (URAL)	EXP.	EXPANDED, EXPANSION	J.H.	JOIST HANGER	PLY.	PLYWOOD	T.G.R.	TOP OF GRATE
BD.	BOARD	EXT.	EXTERIOR	J.T.	JOIST	FR.	PAIR	THK.	THICK (NESS)
BIT.	BITUMINOUS	F.A.	FIRE ALARM	KIT.	KITCHEN	P.S.F.	POUNDS PER SQUARE FOOT	THRESH.	THRESHOLD
BLDG.	BUILDING	FAST.	FASTEN, FASTENER	L.	LONG	P.S.I.	POUNDS PER SQUARE INCH	T.O.P.	TOP OF
BLK.	BLOCK	F.B.	FLAT BAR	L.A.M.	LAMINATE, LAMINATED	P.T.	PRESSURE TREATED	T.P.	TOP OF PAVEMENT
BLKG.	BLOCKING	F.D.	FLOOR DRAIN	L.W.	LONG, LENGTH	PART.	PARTITION	T.P.H.	TOILET PAPER HOLDER
B.M.	BENCH MARK	FDN.	FOUNDATION	LWC.	LOCATE, LOCATION	P.T.D.	PAPER TOWEL DISPENSER	TV	TELEVISION
B.M.	BENCH MARK	F.F.	FIRE EXTINGUISHER	L.W.	LOCATE, LOCATION	P.V.C.	POLYVINYL CHLORIDE	T.W.	TOP OF WALL
B.O.	BOTTOM	FRBRGL.	FIBERGLASS	LWC.	LOCATE, LOCATION	R.	RISER (S)	TYP.	TYPICAL
BOT.	BOTTOM	FN.	FINISH (ED)	L.W.	LOCATE, LOCATION	R.A.	RETURN AIR	U.B.C.	UNIFORM BUILDING CODE
BRG.	BEARING	F.H.M.S.	FLAT HEAD MACHINE SCREW	LWC.	LOCATE, LOCATION	RAD.	RADIUS	U.L.	UNIFORM LIFE SAFETY REGULATIONS
BTWN.	BETWEEN	F.H.W.S.	FLAT HEAD WOOD SCREW	L.W.	LOCATE, LOCATION	R.D.	ROOF DRAIN	U.L.N.	UNLESS OTHERWISE NOTED
B.W.	BOTH WAYS	FLASH.	FLASHING	L.W.	LOCATE, LOCATION	REG.	REGISTER	UR.	URNAL
CAB.	CABINET	FLR.	FLOOR (ING)	MAS.	MASONRY	REIN.	REINFORCED, REINFORCING	V.B.	VAPOR BARRIER
C.B.	CATCH BASIN	FLUR.	FLUORESCENT	MAT.	MATERIAL (S)	REQD.	REQUIRED	VAR.	VARIABLE
CBM.	CEMENT	F.O.	FACE OF	M.C.	MACHINE CABINET	REF.	REFRIGERATOR	VERT.	VERTICAL
CER.	CERAMIC	F.O.C.	FACE OF CONCRETE	M.H.	MAN HOLE	RESIL.	RESILIENT	V.G.	VERTICAL GRAN
C.F.	CUBIC FOOT	F.O.F.	FACE OF FINISH	M.I.	MASONRY	R.H.M.S.	ROUND HEAD METAL SCREW	V.T.	VINYL TILE
C.I.	CAST IRON	F.O.M.	FACE OF MASONRY	M.E.	MECHANICAL	R.H.W.S.	ROUND HEAD WOOD SCREW	W.	WEST
CLKG.	CAULKING	F.O.S.	FACE OF STUDS	MEZ.	MEZZANINE	RM.	ROOM	W.	WEST
CLG.	CEILING	F.S.	FULL SIZE	MFR.	MANUFACTURE (ER)	R.O.	ROUGH OPENING	W.	WEST
CLD.	CLEAR (ANCE)	FT.	FOOT OR FEET	M.N.	MINIMUM	R.O.W.	RIGHT OF WAY	W/	WITH
CLQ.	CLOSED	FR.	FUR	MIR.	MIRROR	R.S.	RESIN	W.C.	WATER CLOSET
CLR.	CLEAR (ANCE)	FURR.	FURRED (ING)	MIS.	MISCELLANEOUS	RUB.	RUBBER	WD.	WOOD
COL.	COLUMN	GA.	GAUGE	M.LDG.	MOLDING	RWD.	REDWOOD	WDW.	WINDOW
COMP.	COMPOSITION	GALV.	GALVANIZED	M.L.W.	MALLEABLE IRON WASHER	R.W.L.	RAIN WATER LEADER	WH.	WATER HEATER
CONN.	CONNECT (ION)	G.B.	GRAB BAR	M.O.	MASONRY OPENING	S.	SOUTH	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONSTR.	CONSTRUCT (ION)	G.L.	GALVANIZED IRON	M.TD.	MOUNTED	S.B.	SOLID BLOCKING	W/O	WITHOUT
CONT.	CONTINUOUS	GL.	GLASS	MTL.	METAL	S.C.	SOLID CORE	W.P.	WATERPROOF
CORR.	CORRODATED	GL.	GLASS, GLAZING	MULL.	MULLION	SCHD.	SCHEDULE	W.R.	WATER RESISTANT
CSMT.	CASHEMONT	GR.	GRADE, GRADING	N.	NORTH	S.D.	STORM DRAIN	W.S.	WOOD SCREW
CSWK.	CASEWORK	G.W.B.	GIPSUM WALLBOARD	N.	NORTH	SECT.	SECTION	W.S.C.	WANSICOT
C.T.	CERAMIC TILE			N.	NORTH	SERV.	SERVICE	WT.	WEIGHT
CTR.	COUNTER			N.	NORTH	S.F.	SQUARE FEET (FOOT)	W.W.M.	WELDED WIRE MESH
CTS.	COUNTERSINK			N.C.	NOT IN CONTRACT	S.G.	STAIN GRADE		
C.Y.	CUBIC YARD			NOM.	NOMINAL	SH.	SHELF, SHELVING		
				N.S.	NOT TO SCALE	SHWR.	SHOWER		
						SHT.	SHEET		
						SHTG.	SHEATHING		

### SYMBOLS



### PROJECT DATA:

PROJECT DESCRIPTION:  
REPAIR AND/OR REPLACE EXISTING 168 SF. SECOND FLOOR BALCONY DUE TO DRY ROT. ALL COLORS AND MATERIALS TO MATCH EXISTING.

AP.N: O10-133-005-000

BASE ZONING DISTRICT: CENTRAL COMMERCIAL (CC)

TYPE OF CONSTRUCTION: V-B FIRE SPRINKLERED

OCCUPANCY TYPE: MIXED (SEE CODE COMPLIANCE)

HEIGHT: NO CHANGE

FLOOR AREAS (EXISTING):  
BASEMENT: 1228 SF.  
FIRST FLOOR: 5,622 SF.  
SECOND FLOOR: 4,850 SF.  
TOTAL: 11,700 SF.

### CODE COMPLIANCE DATA:

TYPE OF CONSTRUCTION:	TYPE V-B, WITH FIRE SPRINKLER SYSTEM				
OCCUPANCY CLASSIFICATION:	STORAGE: S-1 RETAIL: M RESIDENTIAL (APARTMENT): R-3 RETAIL: B				
OCCUPANCY SEPARATIONS REQUIRED (PER CBC TABLE 508.4):	S-1/M: N M/R-3: 1 HR. M/B: N B/R-3: 1 HR.				
ALLOWABLE FLOOR AREA FACTOR (PER CBC TABLE 506.2):	OCCUPANCY: ALLOWABLE AREA FACTOR S-1: 9000 SF+ M: 9000 SF+ R-3: 9000 SF+ B: 9000 SF+ * MAXIMUM ALLOWABLE AREA PER STORY				
OCCUPANT LOAD:	OCCUPANT LOAD FACTOR OCCUPANTS				
FLOOR LEVEL:	LEASE SPACE	USE	FLOOR AREA	LOAD FACTOR	OCCUPANTS
BASEMENT:	FRAME SHOP	STORAGE	1228 SF.	300 GROSS	5
FIRST FLOOR:	DM FINE ART	RETAIL	1003 SF.	60 GROSS	17
	RETAIL SPACE	RETAIL	1181 SF.	60 GROSS	20
	COACH	RETAIL	3,438 SF.	60 GROSS	58
SECOND FLOOR:	APARTMENTS	RESIDENTIAL	2,014 SF.	200 GROSS	11
	OFFICE	OFFICE	2,836 SF.	100 GROSS	22
TOTAL:			11,700 SF.		139
EXITS:	LEASE SPACE OCCUPANCY OCCUPANT LOAD MAX. ALLOWABLE OCC. LOAD FOR 1 EXIT NO. OF EXITS REQUIRED NO. OF EXITS PROVIDED				
FRAME SHOP	S	15	29	1	1
DM FINE ART	M	17	49	1	1
RETAIL SPACE	M	20	49	1	1
COACH	M	58	49	2	2
APARTMENTS	R-3	11	10	2	2
OFFICE	B	29	49	1	2

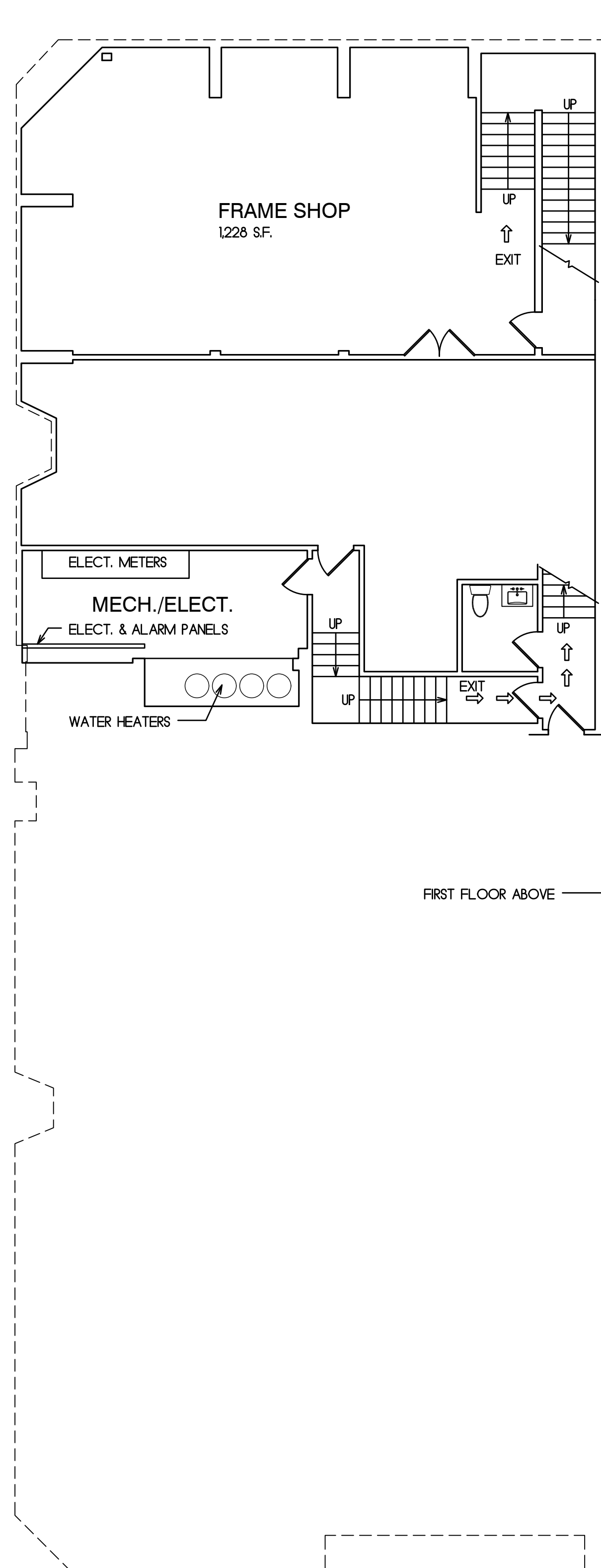
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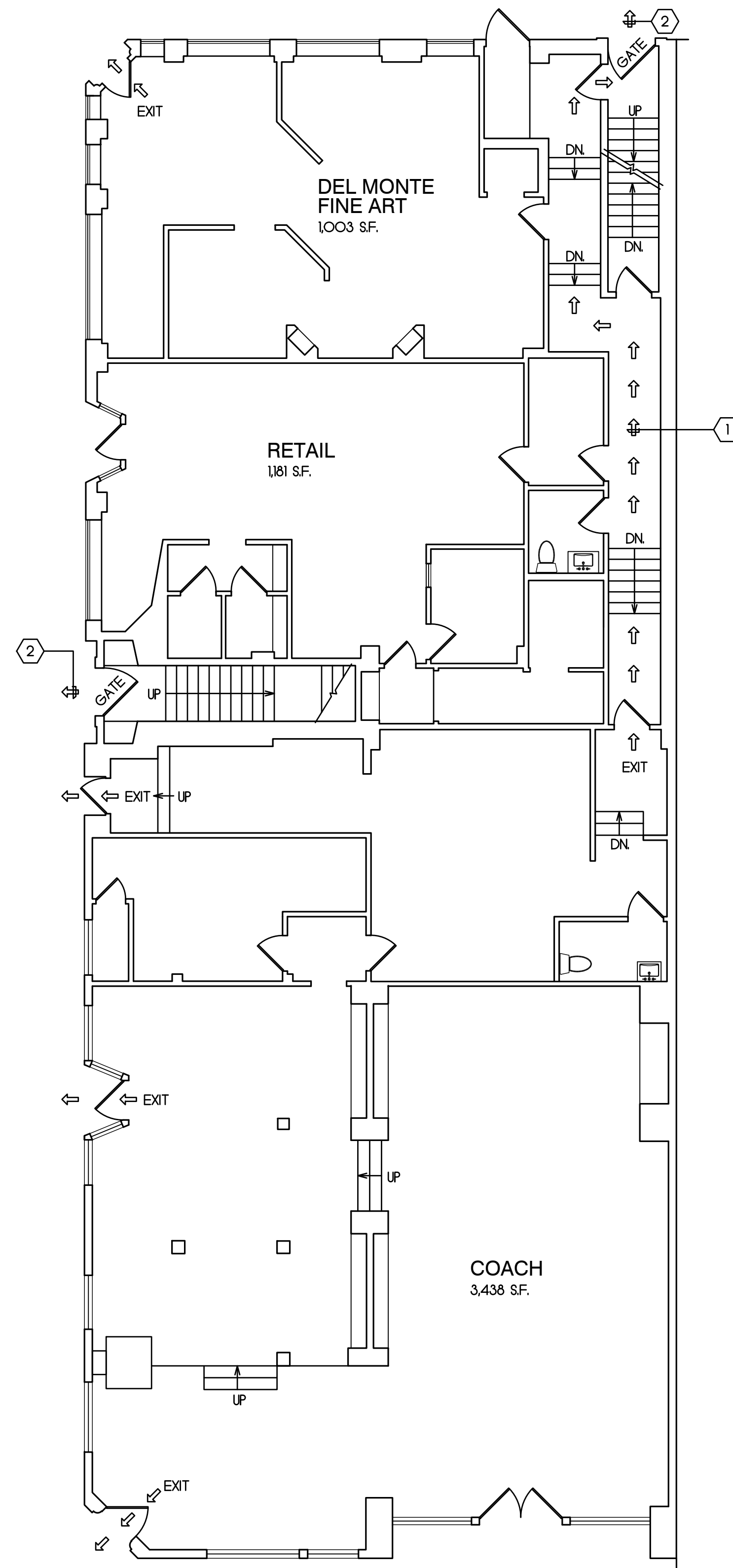
A0.1

**SHEET NOTES**

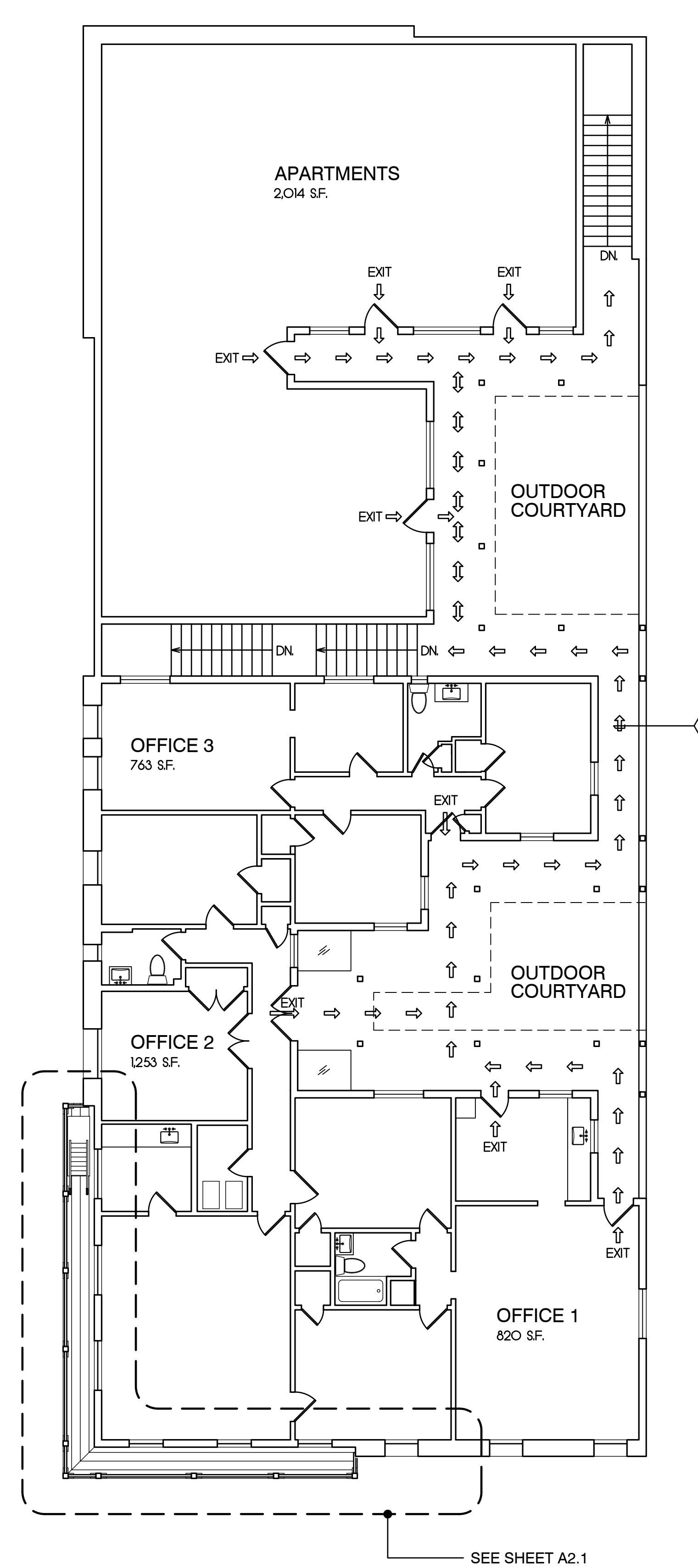
- EXISTING PATH OF EGRESS - TYPICAL.
- EXISTING EXIT AT SIDEWALK LEVEL (PUBLIC WAY) - TYPICAL.



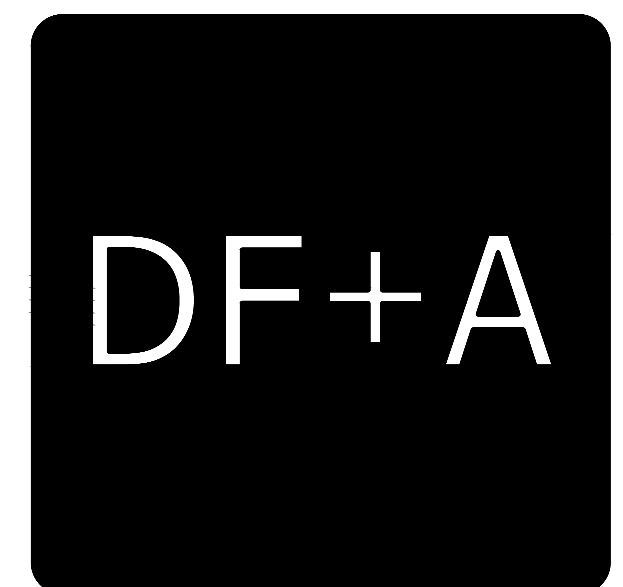
**BASEMENT FLOOR PLAN**



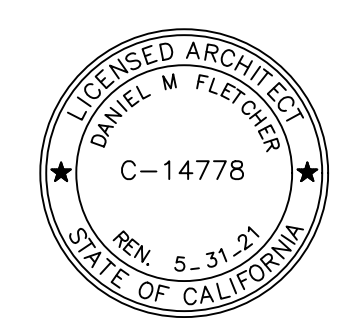
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**Daniel Fletcher + Associates Architects**  
 769 Pacific Street  
 Monterey, CA 93940  
 831.373.5855



CONSULTANT

PROJECT  
**CARMEL BALCONY REPAIR**  
 OCEAN AVE.  
 NE OF SAN CARLOS ST.  
 CARMEL-BY-THE-SEA  
 CALIFORNIA, 93921

PROJECT NUMBER  
**1915**

OWNER  
**GOULD FAMILY TRUST**  
 OCEAN AVE.  
 NE OF SAN CARLOS ST.  
 CARMEL-BY-THE-SEA  
 CALIFORNIA 93921

SHEET TITLE  
**EXISTING FLOOR PLANS**

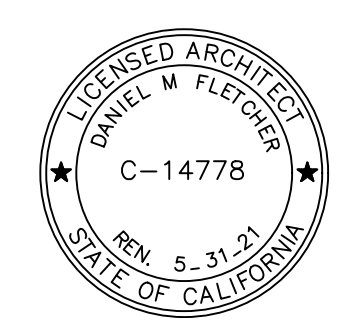
SCALE: **1/8" = 1'-0"**  
 DRAWN BY: **JRC**  
 PRINT DATE:  
 DRAWING DATE: **12-23-19**  
 DATE ISSUED FOR CONSTRUCTION:  
 REVISIONS:

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SHEET NUMBER

**A1.1**

PRINT DATE: 12/23/2019 10:04:22 AM



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**GENERAL DEMOLITION NOTES**

- DEMOLITION NOTES SHOW GENERAL DEMOLITION REQUIREMENTS AND ARE NOT INTENDED TO BE A COMPLETE AND EXHAUSTIVE INDICATION OF ALL ITEMS TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING MATERIALS REQUIRED TO PROVIDE FOR NEW CONSTRUCTION AS SHOWN OR AS INTENDED.
- THE CONTRACTOR SHALL PROVIDE DEMOLITION WORK AS REQUIRED TO PREPARE THE EXISTING BUILDING FOR THE NEW CONSTRUCTION AS SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL DEMOLISHED MATERIALS.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ON ANY MATERIALS, EQUIPMENT, ETC. TO BE SALVAGED AND KEPT BY THE OWNER.
- VERIFY CONDITION OF EXISTING FRAMING, SHEATHING, AND OTHER MATERIALS UNCOVERED DURING DEMOLITION WORK. NOTIFY THE ARCHITECT OF ANY DAMAGED, DECAYED, OR SUBSTANDARD MATERIALS WHICH REQUIRE REPLACEMENT WHICH ARE NOT INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING CONDITIONS WHICH ARE AT VARIANCE WITH THESE PLANS OR WHICH WILL AFFECT THE DESIGN INTENT OF NEW CONSTRUCTION AS SHOWN IN THE DRAWINGS OR SPECIFICATIONS.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE SHORING OF EXISTING STRUCTURE AS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN OF SHORING AND ALL SAFETY REQUIREMENTS AND PROCEDURES.
- CONTRACTOR SHALL PROVIDE PROTECTION OF PEDESTRIANS IN THE AREA OF DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH CBC SECTION 3306 AND AS APPROVED BY BUILDING OFFICIAL. THE DESIGN, CONSTRUCTION, MAINTENANCE, AND REMOVAL OF PEDESTRIAN PROTECTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT  
**CARMEL BALCONY REPAIR**  
OCEAN AVE.  
NE OF SAN CARLOS ST.  
CARMEL-BY-THE-SEA  
CALIFORNIA, 93921

PROJECT NUMBER  
**1915**

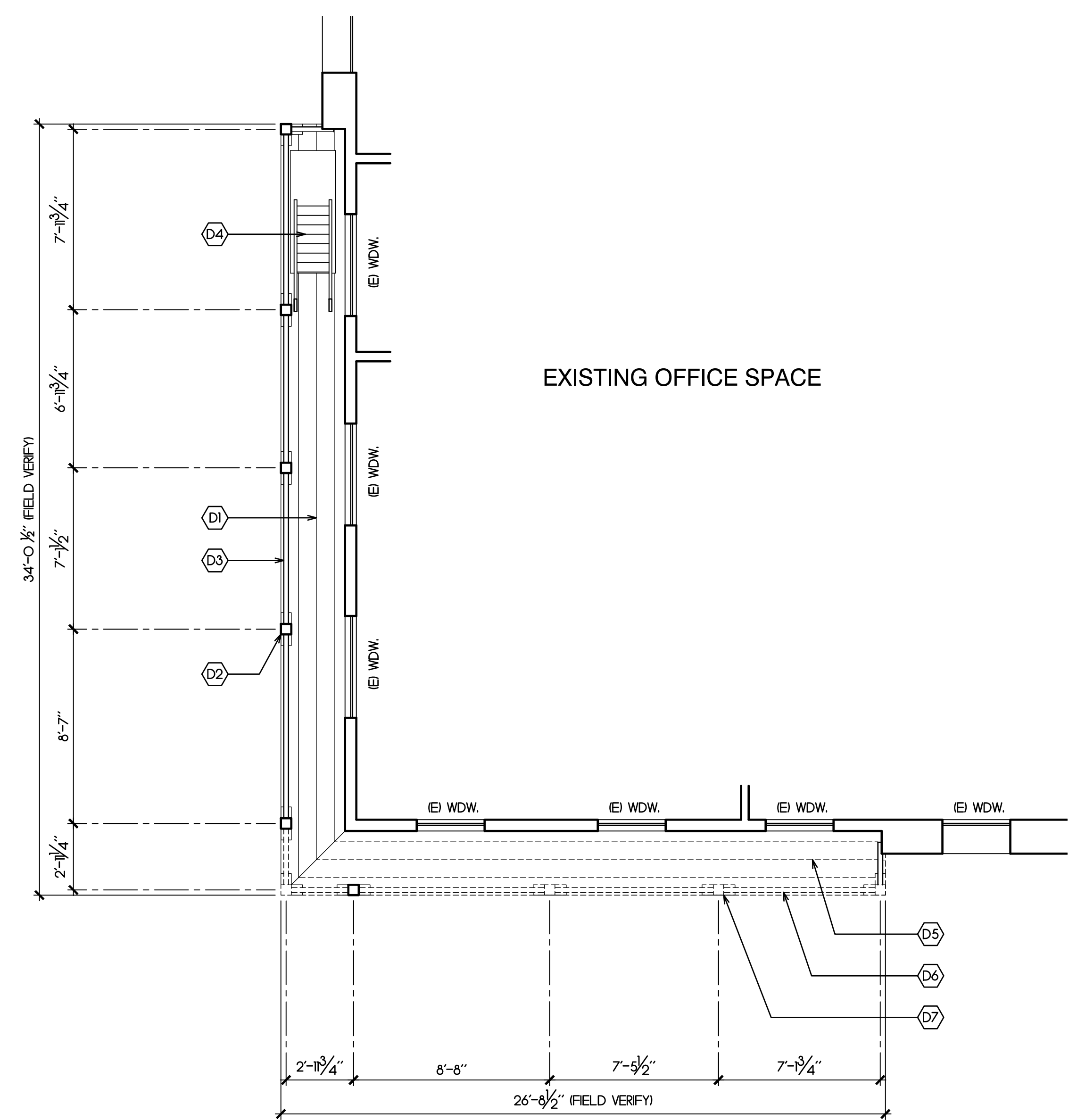
OWNER  
**GOULD FAMILY TRUST**  
OCEAN AVE.  
NE OF SAN CARLOS ST.  
CARMEL-BY-THE-SEA  
CALIFORNIA 93921

SHEET TITLE  
**EXISTING / DEMOLITION & PROPOSED BALCONY PLANS**

SCALE: **1/4" = 1'-0"**  
DRAWN BY: **JRC**  
PRINT DATE:  
DRAWING DATE: **12-23-19**  
DATE ISSUED FOR CONSTRUCTION:  
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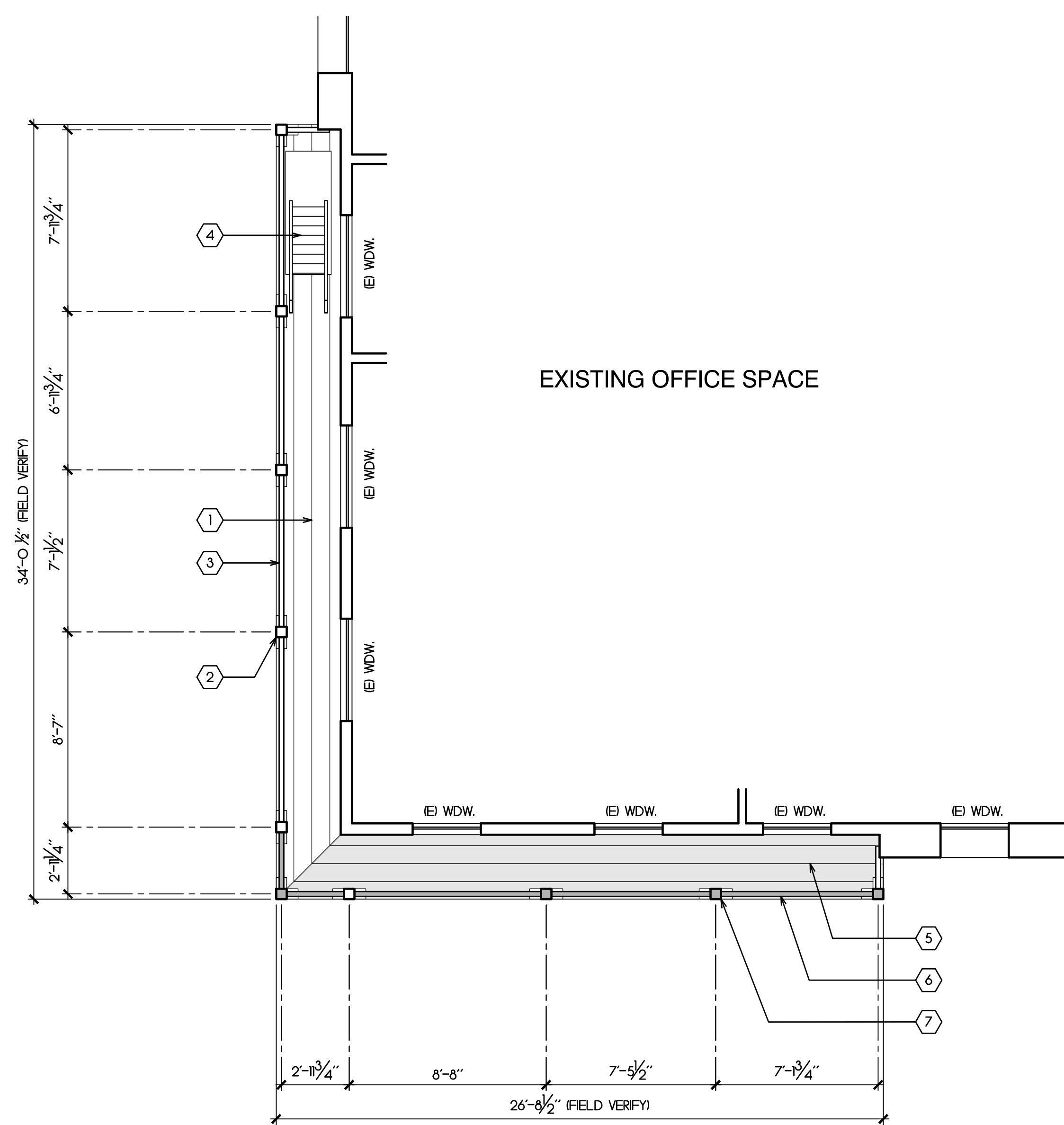
SHEET NUMBER



**EXISTING/DEMOLITION BALCONY PLAN**

**DEMOLITIONS PLAN SHEET NOTES**

- D1. EXISTING WOOD DECKING TO REMAIN.
- D2. EXISTING 6 x 6 POSTS, POST CAPS, AND POST BASES TO REMAIN EXCEPT WHERE NOTED OTHERWISE.
- D3. EXISTING GUARDRAILS AND BALUSTERS TO REMAIN EXCEPT WHERE NOTED OTHERWISE.
- D4. EXISTING PULL-DOWN STAIR TO REMAIN.
- D5. REMOVE EXISTING WOOD DECK BOARDS ON THIS SIDE OF BALCONY.
- D6. REMOVE GUARDRAILS AND BALUSTERS WHERE INDICATED (5 SECTIONS).
- D7. REMOVE EXISTING POSTS, POST CAPS, AND POST BASES WHERE INDICATED (TYPICAL FOR 4).



**PROPOSED BALCONY PLAN**

**PROPOSED PLAN SHEET NOTES**

- 1. EXISTING WOOD DECKING TO REMAIN.
- 2. EXISTING 6 x 6 POSTS, POST CAPS, AND POST BASES TO REMAIN (TYPICAL FOR 6).
- 3. EXISTING GUARDRAILS AND BALUSTERS TO REMAIN EXCEPT WHERE NOTED OTHERWISE.
- 4. EXISTING PULL-DOWN STAIR TO REMAIN.
- 5. NEW DECK BOARDS TO REPLACE EXISTING. MATCH EXISTING MATERIAL AND SIZE.
- 6. NEW GUARDRAIL AND BALUSTERS TO MATCH EXISTING (5 SECTIONS).
- 7. NEW 6 x 6 POSTS, POST CAPS, AND POST BASES TO MATCH EXISTING (TYPICAL FOR 4).

**LEGEND**

- ITEMS TO BE REMOVED (DASHED)
- EXISTING ITEMS TO REMAIN
- NEW ITEMS TO REPLACE EXISTING AS NOTED



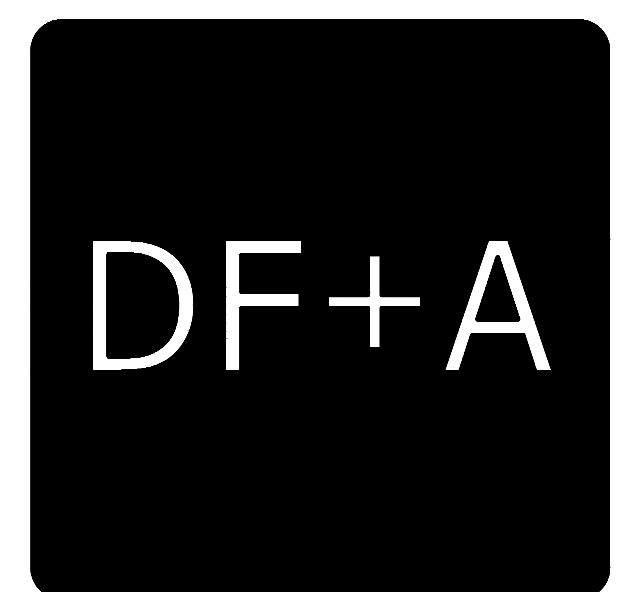
PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

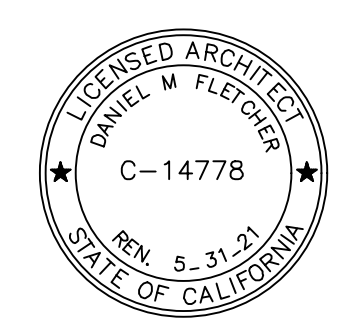
FOR PEDESTRIAN PROTECTION DURING CONSTRUCTION SEE 16 A9.1

PROPOSED ELEVATION SHEET NOTES

1. EXISTING TILE ROOFING, ROOF RAFTERS, FASCIA, AND GUTTER TO REMAIN.
2. EXISTING WOOD BEAM TO REMAIN EXCEPT AS NOTED OTHERWISE.
3. EXISTING 6 x 6 POSTS, POST CAPS, AND POST BASES TO REMAIN EXCEPT AS NOTED OTHERWISE.
4. EXISTING GUARDRAILS AND BALUSTERS TO REMAIN EXCEPT AS NOTED OTHERWISE.
5. EXISTING WOOD DECK JOISTS TO REMAIN. REPAIR WHERE REQUIRED - SEE DETAIL 8/A9.1.
6. EXISTING CEMENT PLASTER EXTERIOR FINISH TO REMAIN - TYPICAL.
7. EXISTING WINDOWS TO REMAIN - TYPICAL.
8. EXISTING PULL-DOWN STAIR TO REMAIN.
9. NEW GUARDRAIL AND BALUSTERS TO MATCH EXISTING (5 SECTIONS).
10. NEW 6 x 6 POSTS, POST CAPS, AND POST BASES TO MATCH EXISTING (TYPICAL FOR 4).
11. NEW SECTION OF WOOD BEAM TO MATCH EXISTING. SPLICE OVER CENTER OF NEW POST AND SHAPE END TO MATCH EXISTING.
12. REPAIR EXISTING DECK JOISTS IN THIS AREA PER DETAIL 8/A9.1 (APPROX. 5-8 JOISTS - FIELD VERIFY).



**Daniel Fletcher + Associates Architects**  
 769 Pacific Street  
 Monterey, CA 93940  
 831.373.5855



CONSULTANT

PROJECT  
**CARMEL BALCONY REPAIR**  
 OCEAN AVE.  
 NE OF SAN CARLOS ST.  
 CARMEL-BY-THE-SEA  
 CALIFORNIA, 93921

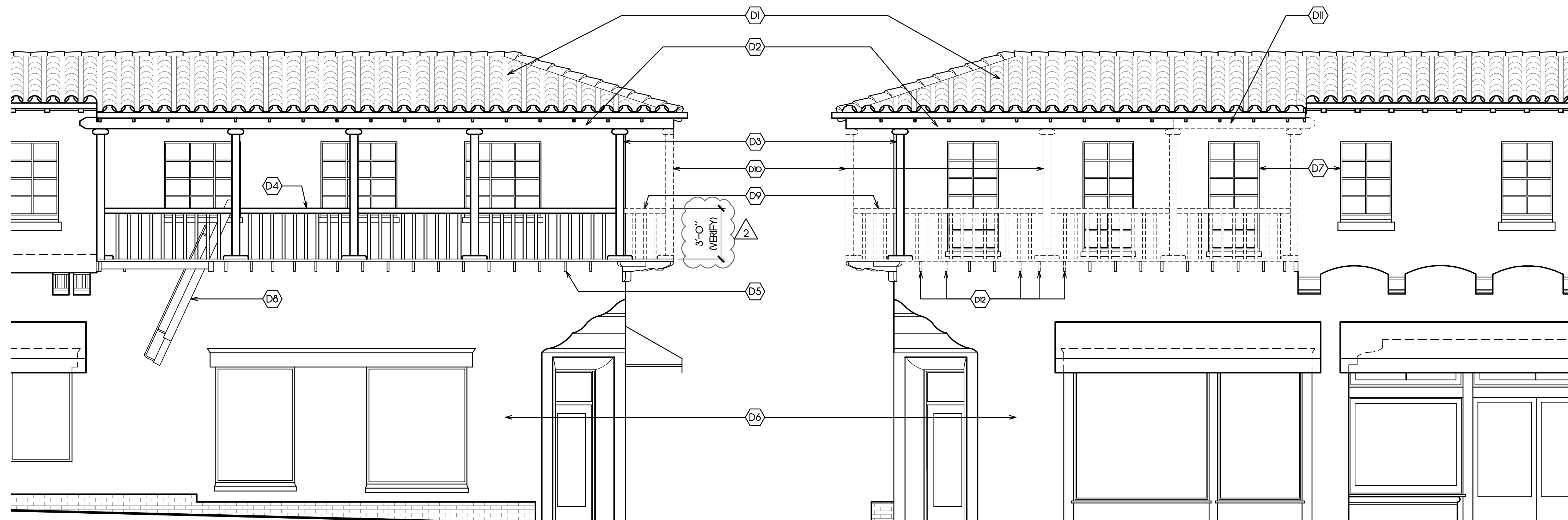
PROJECT NUMBER  
**1915**  
 OWNER  
**GOULD FAMILY TRUST**  
 OCEAN AVE.  
 NE OF SAN CARLOS ST.  
 CARMEL-BY-THE-SEA  
 CALIFORNIA 93921

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SCALE: **1/4" = 1'-0"**  
 DRAWN BY: **JRC**  
 PRINT DATE:  
 DRAWING DATE: **12-23-19**  
 DATE ISSUED FOR CONSTRUCTION:  
 REVISIONS:  
 O2-13-2020

DEMOLITION ELEVATION SHEET NOTES

- D1. EXISTING TILE ROOFING, ROOF RAFTERS, FASCIA, AND GUTTER TO REMAIN.
- D2. EXISTING WOOD BEAM TO REMAIN EXCEPT AS NOTED OTHERWISE.
- D3. EXISTING 6 x 6 POSTS, POST CAPS, AND POST BASES TO REMAIN EXCEPT AS NOTED OTHERWISE.
- D4. EXISTING GUARDRAILS AND BALUSTERS TO REMAIN EXCEPT AS NOTED OTHERWISE.
- D5. EXISTING WOOD DECK JOISTS TO REMAIN. REPAIR WHERE REQUIRED - SEE DETAIL 8/A9.1.
- D6. EXISTING CEMENT PLASTER EXTERIOR FINISH TO REMAIN - TYPICAL.
- D7. EXISTING WINDOWS TO REMAIN - TYPICAL.
- D8. EXISTING PULL-DOWN STAIR TO REMAIN.
- D9. REMOVE GUARDRAILS AND BALUSTERS WHERE INDICATED (5 SECTIONS).
- D10. REMOVE EXISTING POSTS, POST CAPS, AND POST BASES WHERE INDICATED (TYPICAL FOR 4).
- D11. CUT EXISTING WOOD BEAM AT MIDPOINT OF EXISTING POST AND REMOVE THIS PORTION OF BEAM.
- D12. REPAIR EXISTING DECK JOISTS IN THIS AREA PER DETAIL 8/A9.1 (APPROX. 5-8 JOISTS - FIELD VERIFY).



EXISTING/DEMOLITION EAST ELEVATION

EXISTING/DEMOLITION SOUTH ELEVATION

NOTE: EXAMINE EXISTING DECK JOISTS, BEAMS, DECK POSTS, POST BASES AND CAPITALS, AND GUARDRAIL MEMBERS FOR ROT. IF DAMAGED MEMBERS ARE DISCOVERED REQUIRING REPAIR OR REPLACEMENT BEYOND THOSE IDENTIFIED ON DRAWINGS, NOTIFY ARCHITECT FOR INSPECTION PRIOR TO PROCEEDING.

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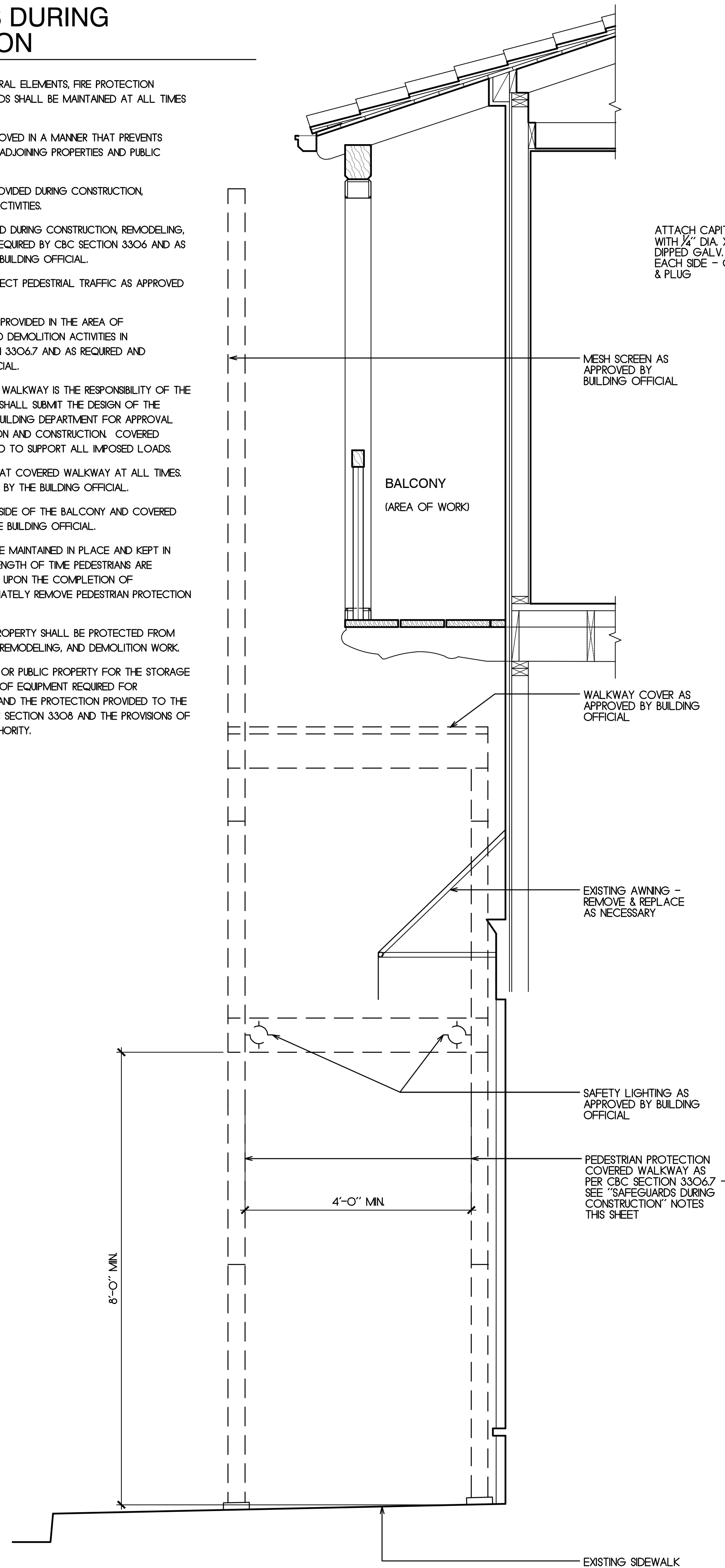
SHEET NUMBER

**A3.1**

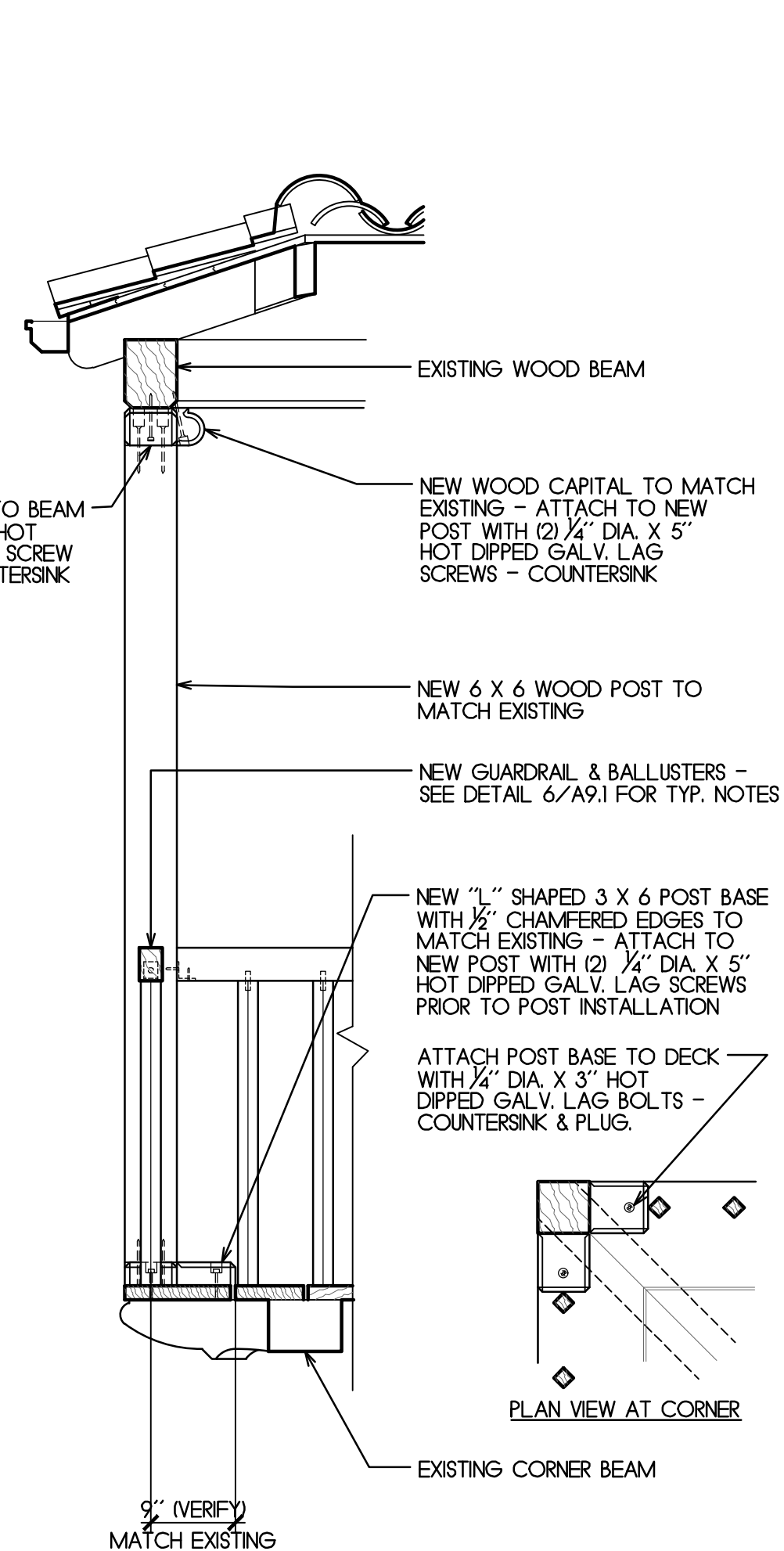
PRINT DATE: 2/12/2020 10:41:34 AM

# SAFEGUARDS DURING CONSTRUCTION

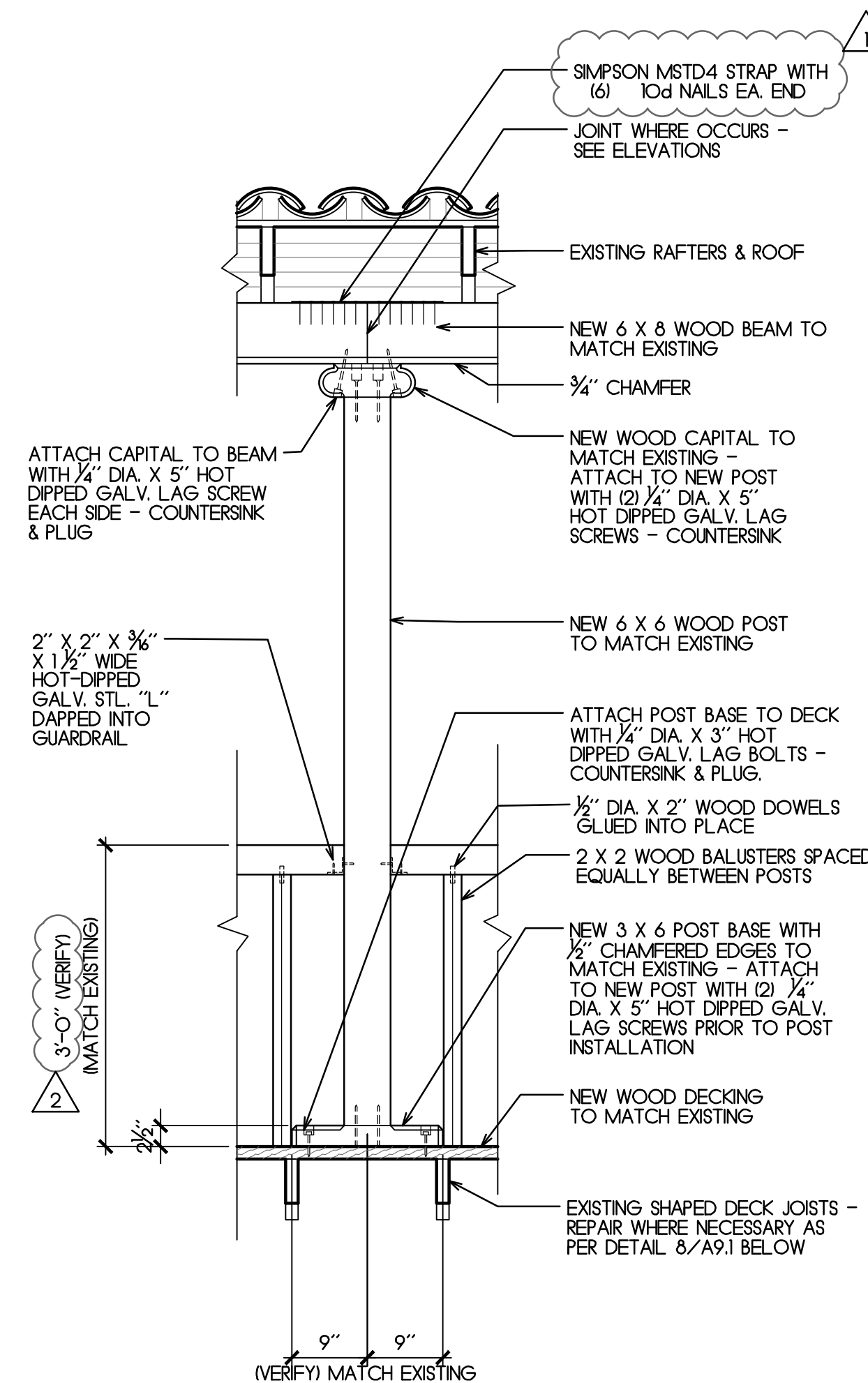
- REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY.
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES AS REQUIRED BY CBC SECTION 3306 AND AS REQUIRED AND APPROVED BY THE BUILDING OFFICIAL.
- SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC AS APPROVED BY THE BUILDING OFFICIAL.
- A COVERED WALKWAY SHALL BE PROVIDED IN THE AREA OF CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES IN ACCORDANCE WITH CBC SECTION 3306.7 AND AS REQUIRED AND APPROVED BY THE BUILDING OFFICIAL.
  - THE DESIGN OF THE COVERED WALKWAY IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT THE DESIGN OF THE COVERED WALKWAY TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO STARTING DEMOLITION AND CONSTRUCTION. COVERED WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS.
  - PROVIDE ADEQUATE LIGHTING AT COVERED WALKWAY AT ALL TIMES. LIGHTING SHALL BE APPROVED BY THE BUILDING OFFICIAL.
  - PROVIDE NETTING ON THE OUTSIDE OF THE BALCONY AND COVERED WALKWAY AS DIRECTED BY THE BUILDING OFFICIAL.
- PEDESTRIAN PROTECTION SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS ARE SUBJECT TO BEING ENDANGERED. UPON THE COMPLETION OF CONSTRUCTION ACTIVITIES, IMMEDIATELY REMOVE PEDESTRIAN PROTECTION FACILITIES.
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING, AND DEMOLITION WORK.
- THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH CBC SECTION 3308 AND THE PROVISIONS OF THE APPLICABLE GOVERNING AUTHORITY.



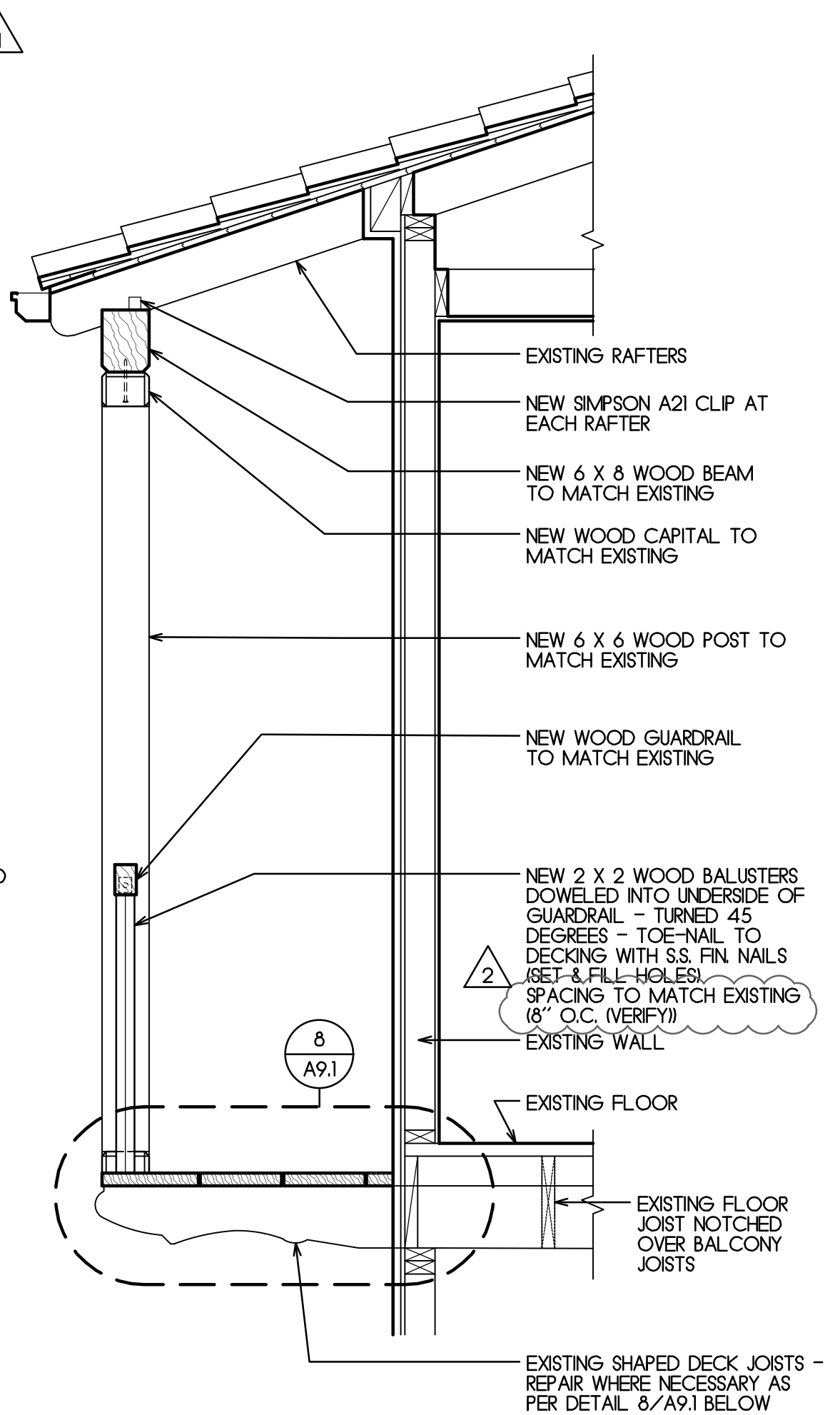
**16**  
A9.1 SCALE 3/4"=1'-0"  
**PEDESTRIAN PROTECTION**



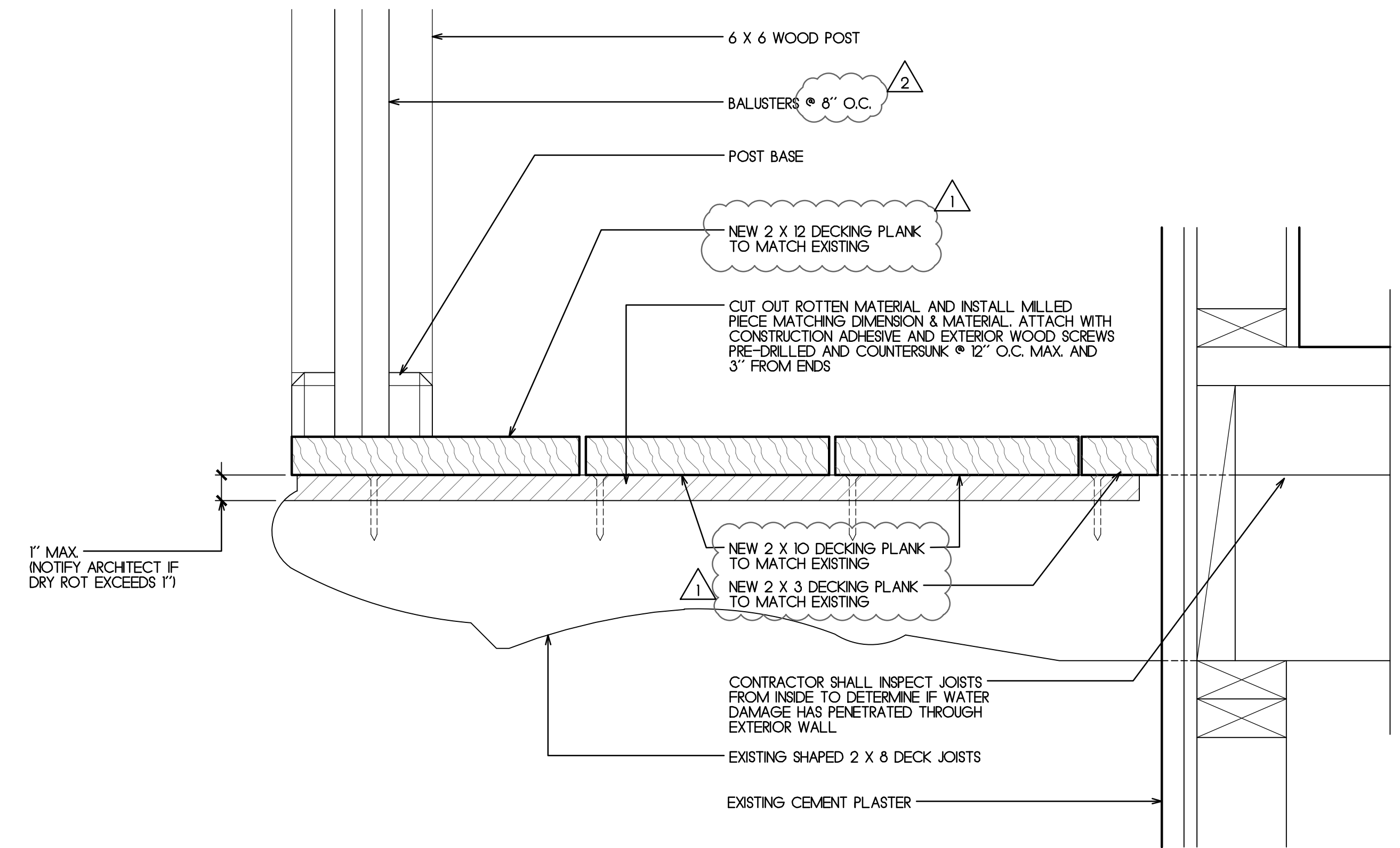
**10**  
A9.1 SCALE 3/4"=1'-0"  
**BALCONY SECTION @ CORNER**



**6**  
A9.1 SCALE 3/4"=1'-0"  
**TYPICAL NEW POST**



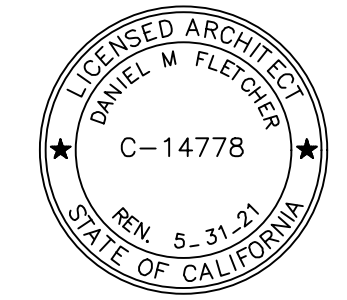
**2**  
A9.1 SCALE 3/4"=1'-0"  
**TYPICAL BALCONY SECTION**



**8**  
A9.1 SCALE 3\"/>



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PROJECT NUMBER

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OWNER

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NE OF SAN CARLOS ST.  
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CALIFORNIA 93921

SHEET TITLE

**DETAILS**

SCALE: **AS NOTED**  
DRAWN BY: **D. HOWE**  
PRINT DATE:  
DRAWING DATE: 12-23-19  
DATE ISSUED FOR CONSTRUCTION:  
REVISIONS:  
1 01-15-2020 RFI #1  
2 02-13-2020

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SHEET NUMBER

**A9.1**

PRINT DATE: 12/23/2020 10:41:37 AM