



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 21425

**Owner Name:** SEA MIST SCENIC LLC

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

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

**Date Approved:**

**Project Location:** Scenic road 6 1/2 SE of Ocean Avenue

**APN #:** 010312033000      **BLOCK/LOT:** C2/W 100' OF N 40' OF LOT 4 EXCLUDING  
RIGHT OF WAY

**Applicant:** Samuel Pitnick

**Project Description:** Remodel a two-story single-family house that includes replacing railing with glass railing, replace aluminum framed windows and exterior doors with new, replace painted wood siding with new stained vertical wood siding, replace tiled entry walkway with new glass walkway, replace wood fence with new wood fence, remove wood steps at the south yard and remove stucco chimney located on Scenic road 6 1/2 SE of Ocean Avenue in the Single-Family Residential (R-1) District

**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.*

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PROPOSED MATERIALS



VERTICAL TEAK SIDING, STAINED



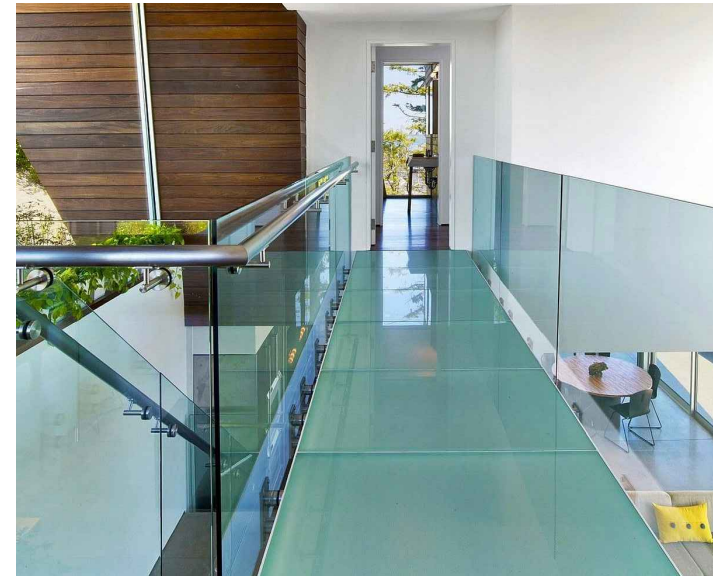
STAINED WOOD ENTRY DOOR, TO MATCH SIDING



BLACK FRAMED ALUM. WINDOWS & DOORS



PORCELAIN TILE @ DECK BY 'EMIL LANDSCAPE - AVORIO', 24"x48" MATTE FINISH



GLASS WALKWAY & RAILING, ALL GLASS TO BE NON-REFLECTIVE



TEAK FENCE, STAINED, 1X6 BOARDS SPACED 1/2" APART



GLASS RAILING DETAIL W/ CONT. BASE

EXISTING SITE PHOTOS



FRONT OF (E) HOUSE LOOKING WEST



FRONT OF (E) HOUSE LOOKING WEST



BACK OF (E) HOUSE LOOKING EAST

SHEET INDEX

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A3.3	BUILDING ELEVATIONS
A4.0	DOOR & WINDOW SCHEDULES

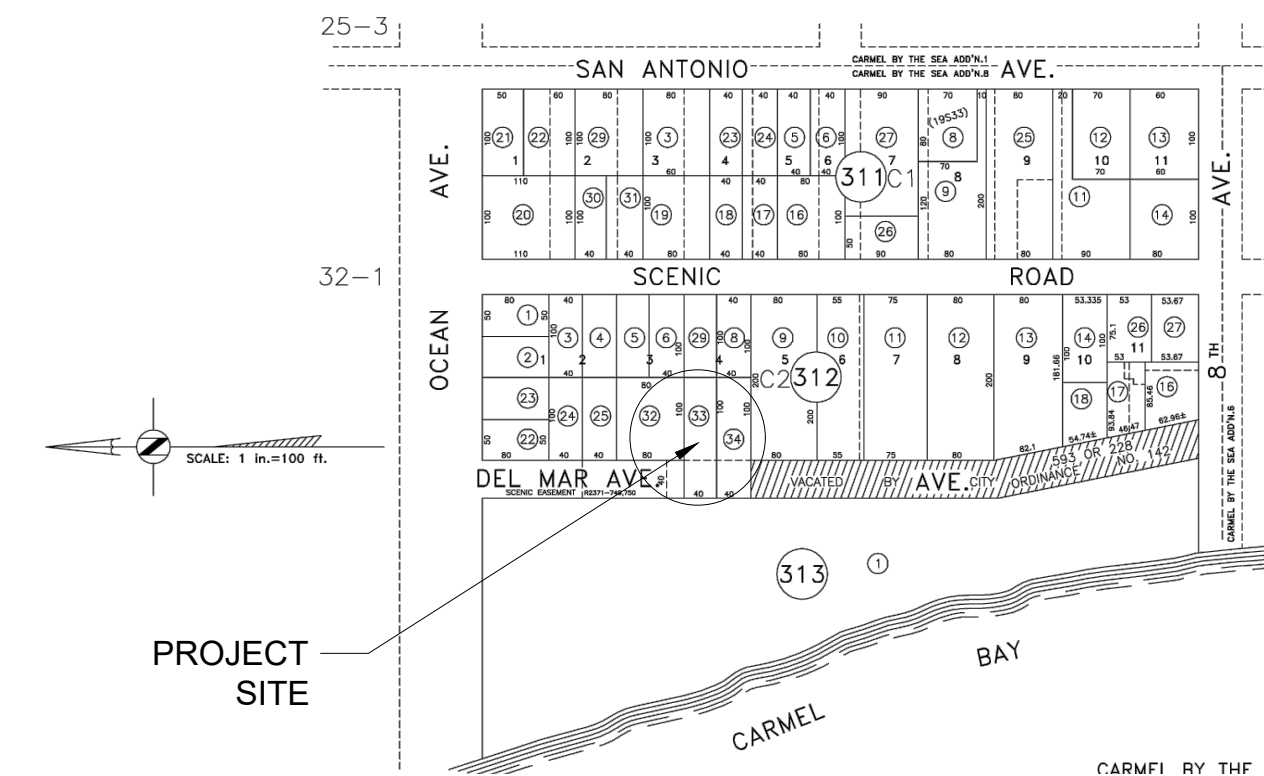
CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED

Permit #: DS 21-425 (Patterson)  
Date Approved: 04/27/2022  
Planner: Suray Nathan

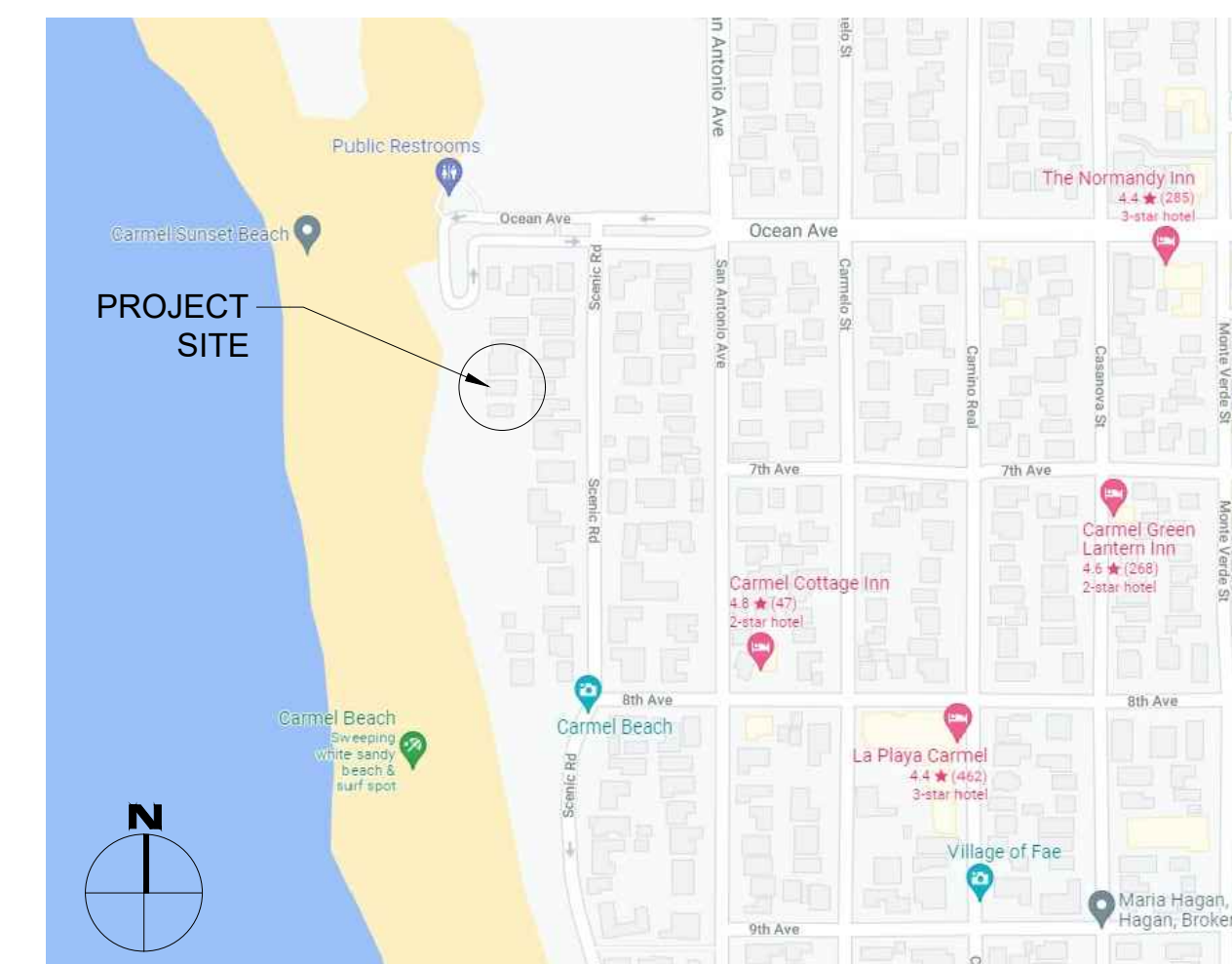
SCOPE OF WORK

REMODEL OF AN (E) TWO STORY SINGLE FAMILY HOUSE. REPLACE (E) ALUMINUM FRAMED WINDOWS & EXTERIOR DOORS WITH NEW. REPLACE (E) PAINTED WOOD SIDING WITH NEW STAINED VERTICAL TEAK SIDING. REPLACE (E) TILED ENTRY WALKWAY WITH NEW STAINED WALKWAY. REPLACE (E) TILE ON DECK WITH NEW. REPLACE (E) WOOD DECK RAILING WITH NEW GLASS GUARDRAIL. REPLACE (E) 6'H WOOD FENCE WITH NEW 4'H TEAK FENCE. REMOVE PORTIONS OF CONCRETE PATIO AT LOWER LEVEL AND REPLACE WITH NEW LANDSCAPING. REMOVE (E) WOOD STAIRS & RAILING AT SOUTH YARD. REMOVE (E) STUCCO CHIMNEY. REPLACE (E) ROOF WITH NEW.

PARCEL MAP



VICINITY MAP



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) FLOORSORE PROGRAM.
  - 1.5. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. RESPONSE

PROJECT TEAM

OWNER	PAT & BERNICE PATTERSON SCENIC ROAD 6 1/2 S.E. OF OCEAN AVE. CARMEL-BY-THE-SEA, CA 93923
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
INTERIOR DESIGNER	VANCE KILLEN PHONE: (831) 293-4893 VANCE@VANCEKILLEN.COM
STRUCTURAL ENGINEER	UYEDA & ASSOCIATES 1010 CASS STREET, SUITE D-9 MONTEREY, CA 93940 PHONE: (831) 373-3181
CONTRACTOR	MCNICKLE CONSTRUCTION LICENSE #996169 209 DUNDEE DRIVE, MONTEREY, CA 93940 PHONE: (831) 887-8710

PROJECT INFORMATION

PROPERTY ADDRESS	SAN ANTONIO AVE. 3 S.E. OF 11TH AVE. CARMEL-BY-THE-SEA, CA 93923 BLOCK: C2 LOT: 4
APN	010-312-033
ZONING	R-1-AS-P (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1977

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	5,600 SF
ALLOWABLE FLOOR AREA	2,340 SF
(E) FLOOR AREA	2,693 SF (NO CHANGES PROPOSED)
ALLOWABLE LOT COVERAGE	514 SF (738 SF WITH BONUS)
(E) LOT COVERAGE	1,389 SF (0% PERMEABLE)
(P) LOT COVERAGE	1,256.5 SF (0% PERMEABLE)

\*SEE SITE PLANS FOR MORE INFORMATION ON LOT COVERAGE

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	NONE
(E) PARKING	2 SPACES (COVERED)
(E) BUILDING SPRINKLERED	NO
(P) BUILDING SPRINKLERED	NO

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

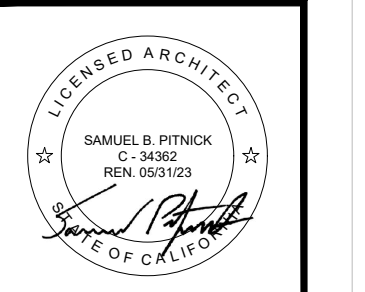
EXISTING STRUCTURE ALTERATION CALCULATIONS

EXISTING WALLS = 1,317.5 LINEAR FEET  
NEW WALLS = 50.5 LINEAR FEET  
WALLS TO REMOVE = 72.5 LINEAR FEET  
(50.5' + 72.5') / 1,317.5' = 9.3% CHANGE = FIRE SPRINKLERS REQUIRED

DEFERRED SUBMITTALS

1. LANDSCAPE PLANS & SPECIFICATIONS
2. FIRE SPRINKLER SYSTEM PLANS, SPECIFICATIONS & CALCULATIONS

**PATTERSON  
RESIDENCE  
REMODEL**  
SCENIC ROAD 6 1/2 S.E. OF OCEAN AVE.  
CARMEL, CA 93923



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

REVISIONS DATE

NO.	DESCRIPTION	DATE

ARCHITECTURAL

PROJECT INFORMATION

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

**G1.0**

03/28/2022

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**EXISTING LOT COVERAGE**  
 ALLOWABLE LOT COVERAGE = 514 SF (738 SF WITH BONUS)  
 (E) CONC. DRIVEWAY & MOTOR COURT = 921 SF (IMPERMEABLE)  
 (E) CONC. LANDINGS & WALKWAYS = 193 SF (IMPERMEABLE)  
 (E) CONC. PATIOS = 275 SF (IMPERMEABLE)  
 TOTAL (E) COVERAGE = 1,389 SF (0% PERMEABLE)

**PROPOSED LOT COVERAGE**  
 ALLOWABLE LOT COVERAGE = 514 SF (738 SF WITH BONUS)  
 (E) CONC. DRIVEWAY & MOTOR COURT = 921 SF (IMPERMEABLE)  
 (P) CONC. LANDINGS & WALKWAYS = 148 SF (IMPERMEABLE)  
 (P) CONC. PATIOS = 187.5 SF (IMPERMEABLE)  
 TOTAL (P) COVERAGE = 1,256.5 SF (0% PERMEABLE)

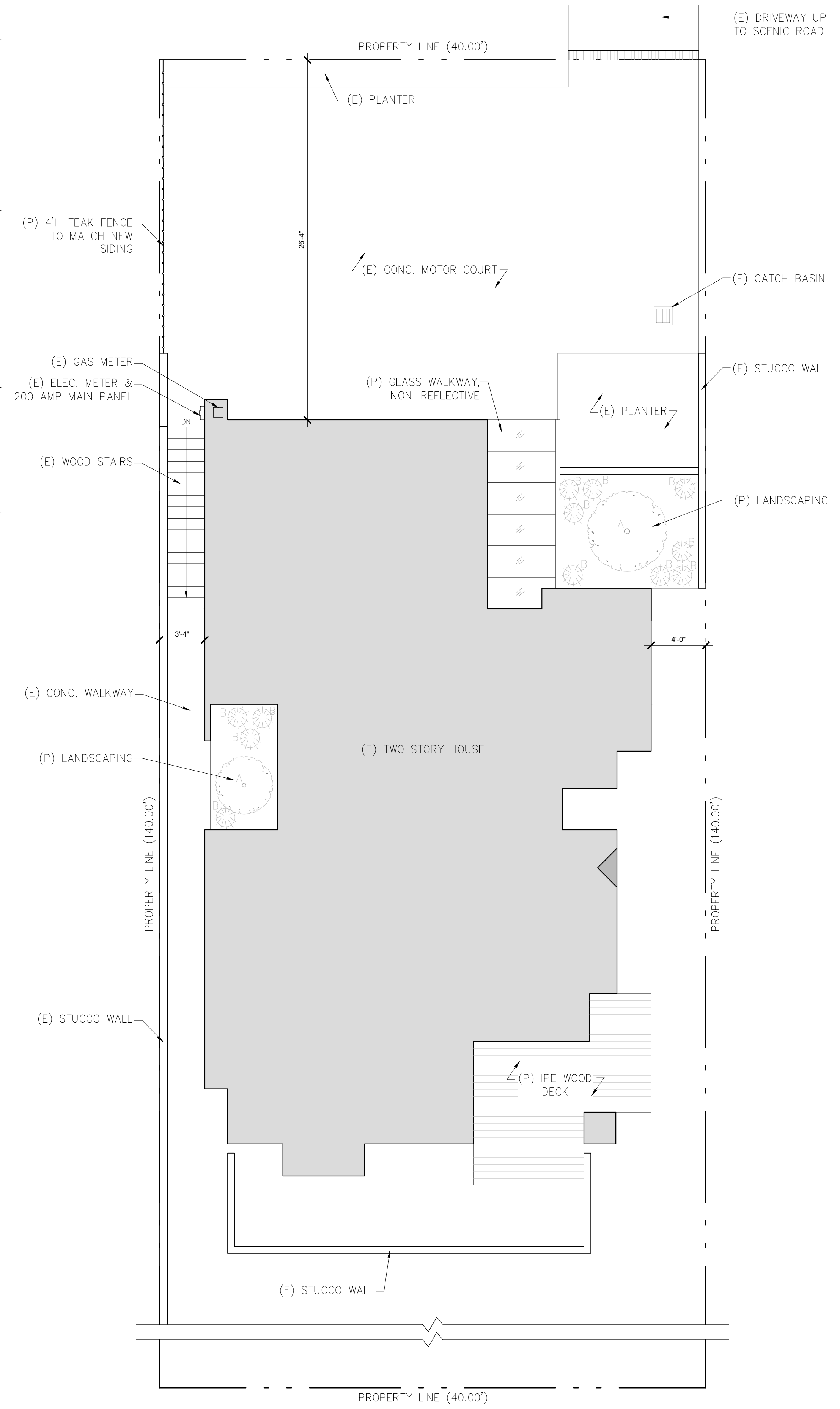
**SITE LANDSCAPING LEGEND**

A ACER PALMATUM - 'JAPANESE MAPLE'  
 QUANTITY = 2 SIZE = 15 GAL. OR 24" BOX

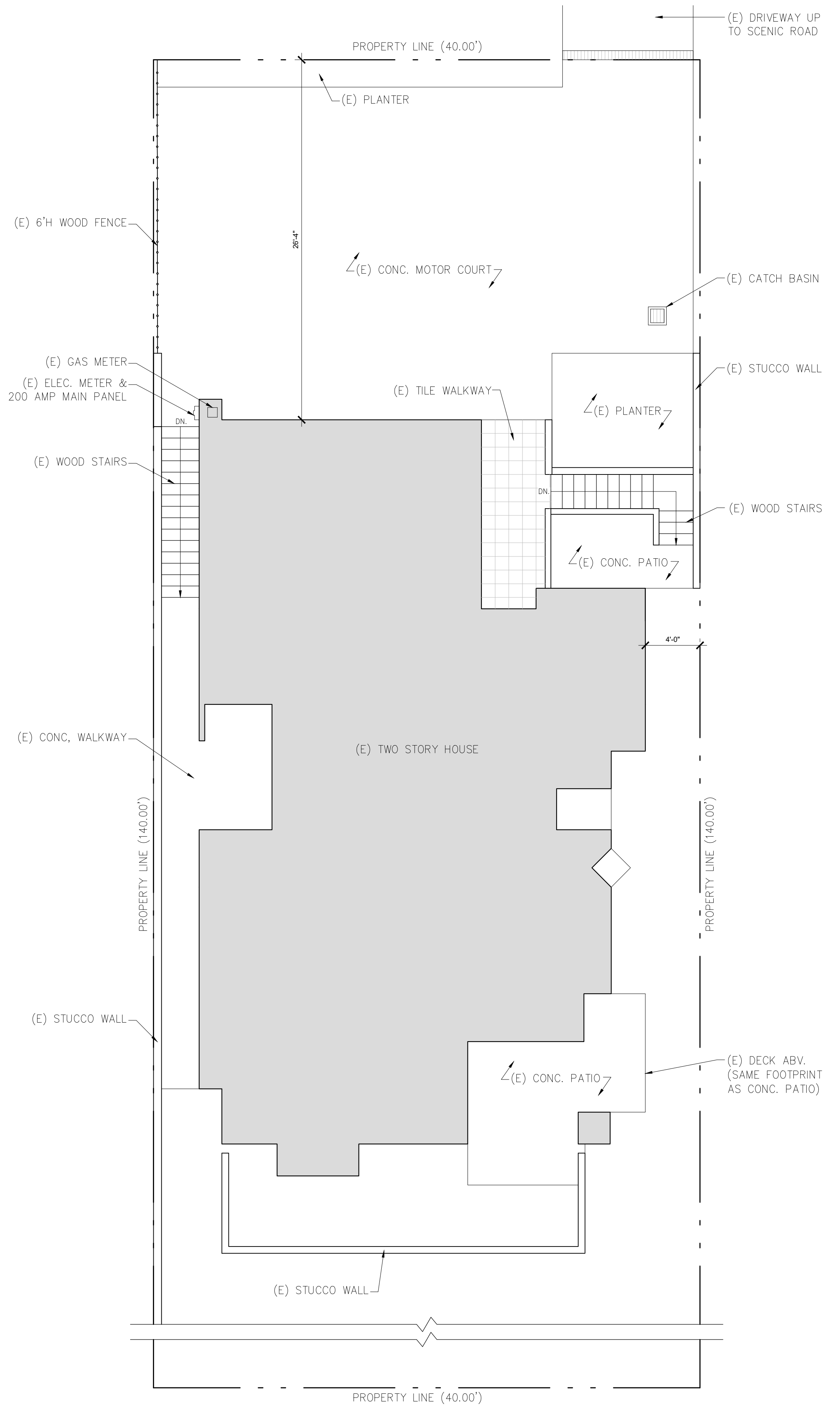
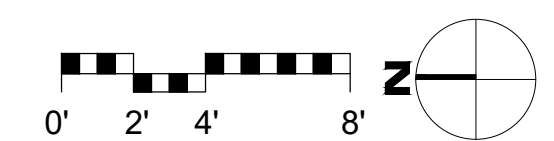
B ANEMONE 'HONORINE JOBERT' - 'JAPANESE ANEMONE'  
 QUANTITY = 12 SIZE = 1 GAL.

**SITE LIGHTING NOTES**

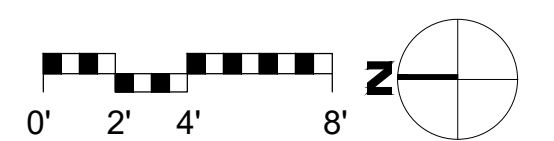
- EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
- LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.



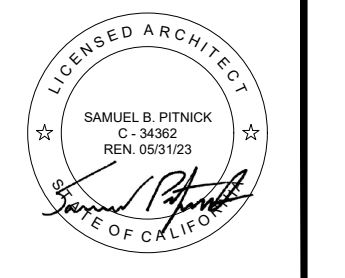
**2 PROPOSED SITE PLAN**  
 SCALE: 3/16"=1'-0"



**1 EXISTING SITE PLAN**  
 SCALE: 3/16"=1'-0"



**PATTERSON RESIDENCE REMODEL**  
 SCENIC ROAD 6 1/2 S.E. OF OCEAN AVE. CARMEL, CA 93923

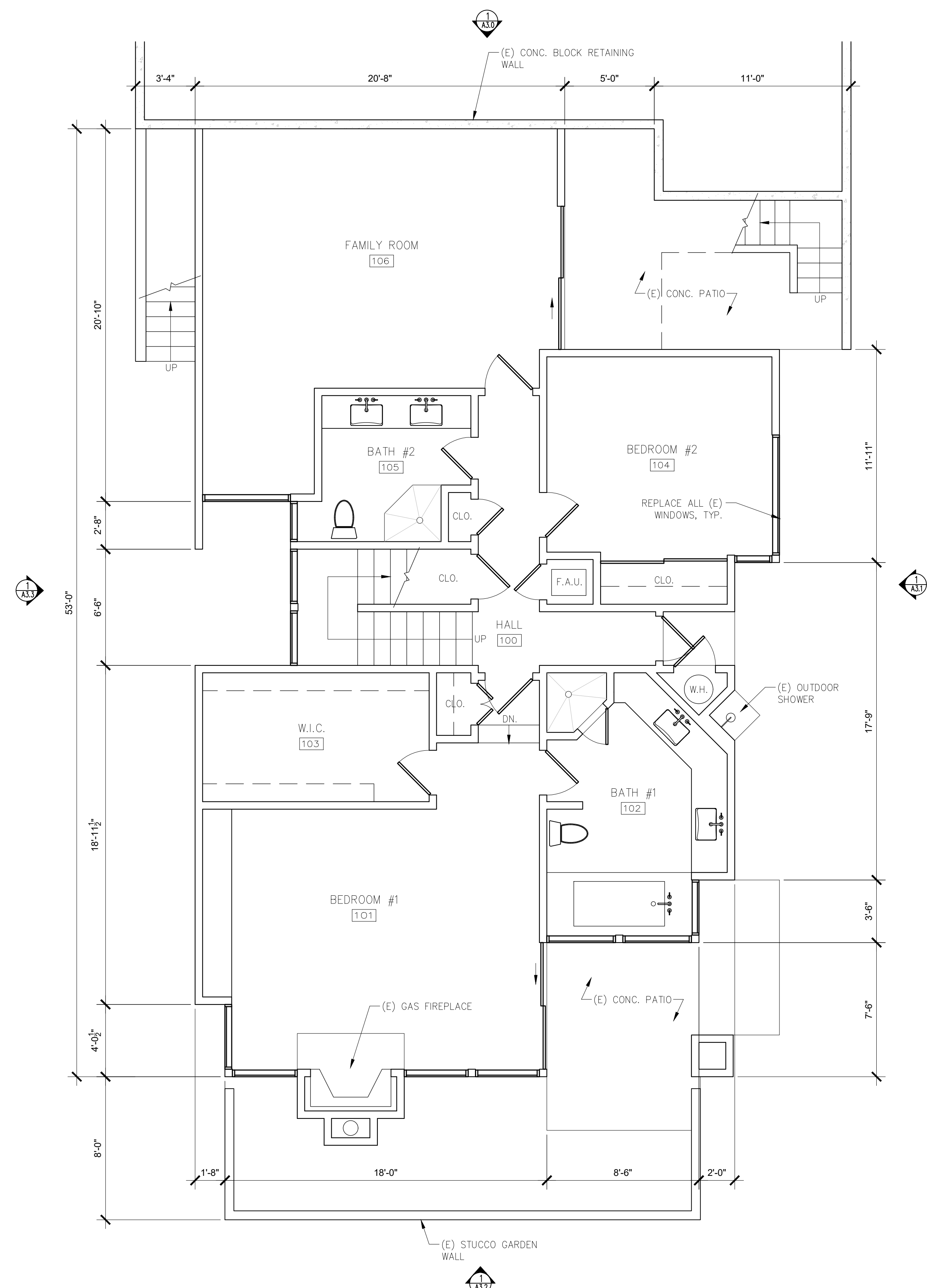


**SAMUEL PITNICK ARCHITECTS**  
 P.O. BOX 22412, CARMEL, CA 93922  
 PHONE: (831) 241-1885  
 EMAIL: SAMUEL@PITNICK.COM

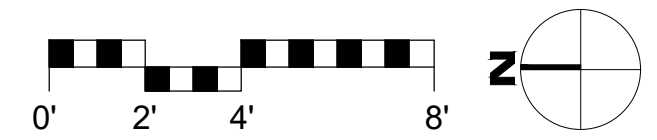
REVISIONS	DATE

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

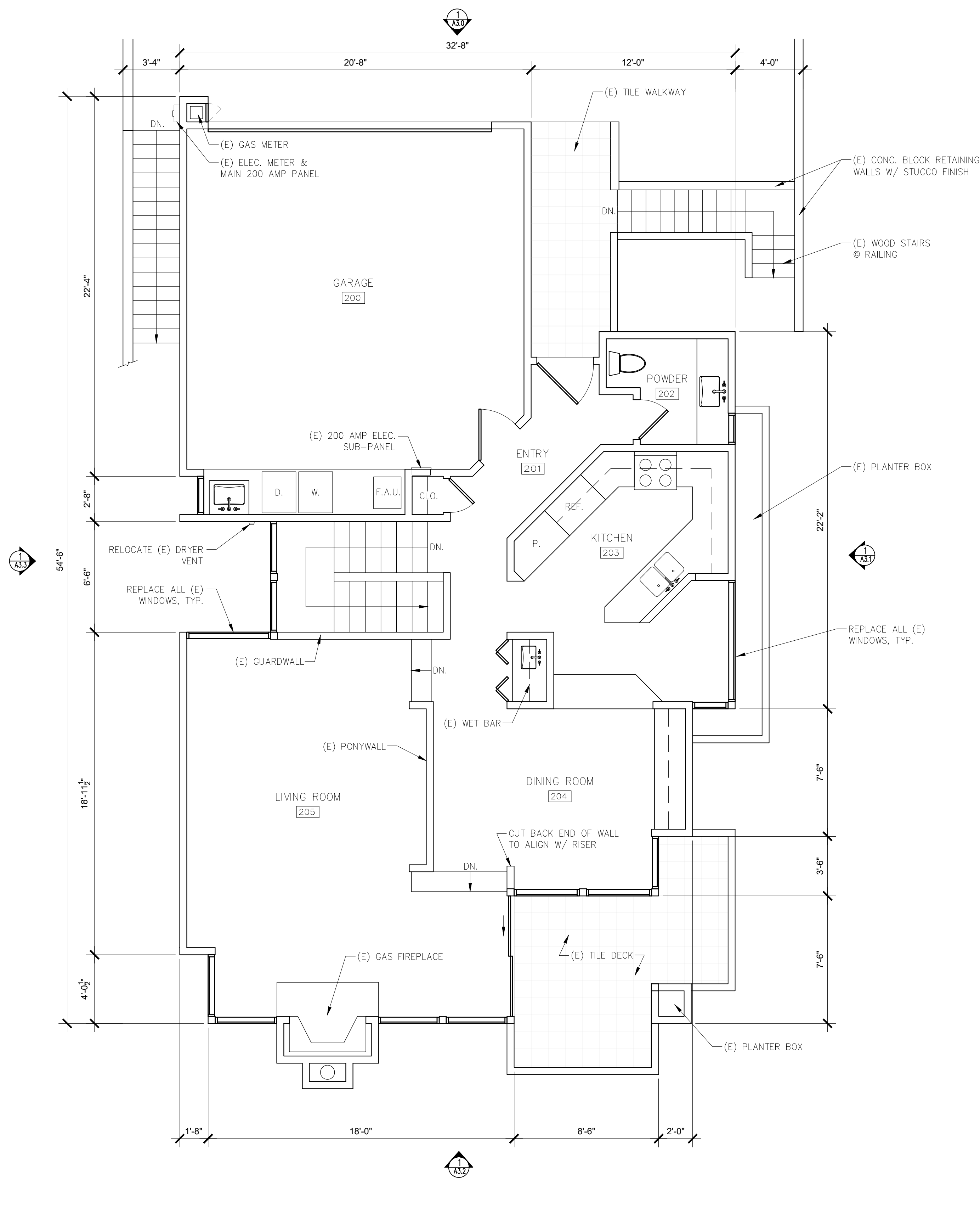
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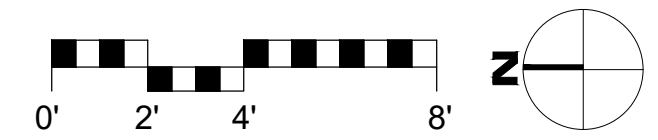
**2** EXISTING LOWER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



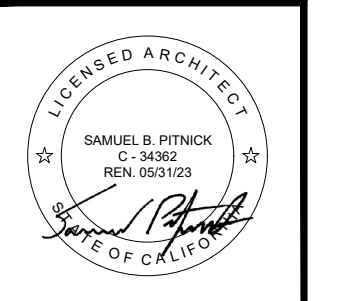
**WALL TYPE LEGEND:**  
 — (E) WALL TO REMAIN  
 - - - (E) WALL TO REMOVE  
 = (F) WALL



**1** EXISTING MAIN LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"



**PATTERSON  
RESIDENCE  
REMODEL**  
 SCENIC ROAD 6 1/2 S. E.  
 OF OCEAN AVE.  
 CARMEL, CA 93923



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REVISIONS	DATE

ARCHITECTURAL  
 EXISTING  
 FLOOR PLANS

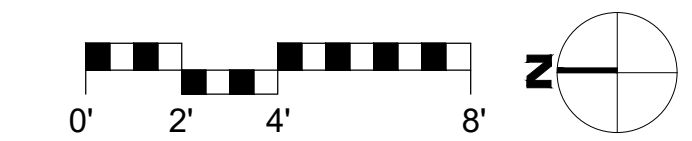
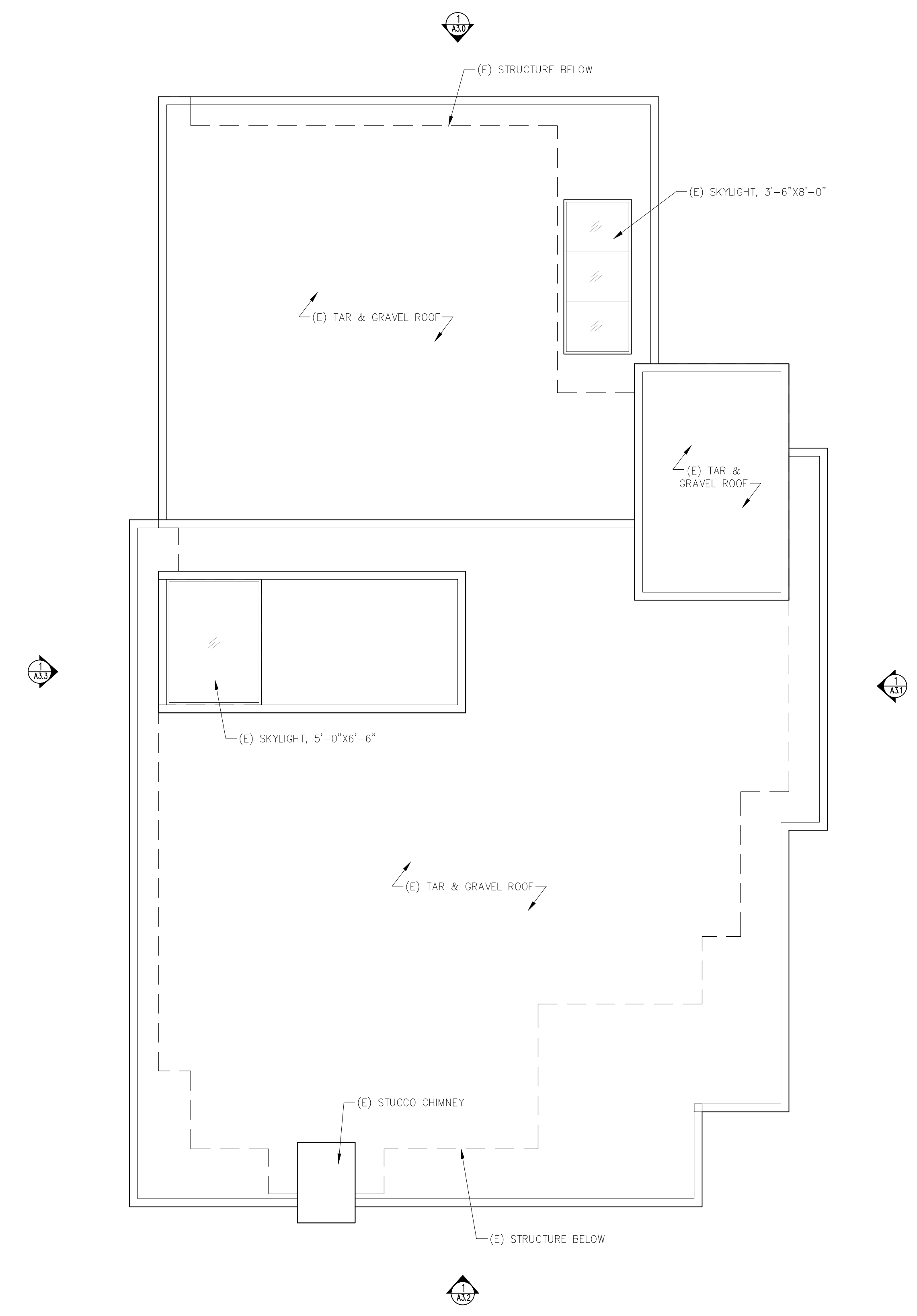
Scale: SEE DWG.  
 Drawn By: SBP  
 Job: -

**A2.0**  
 03/28/2022

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

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



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 REMODEL**  
 SCENIC ROAD 6 1/2 S. E.  
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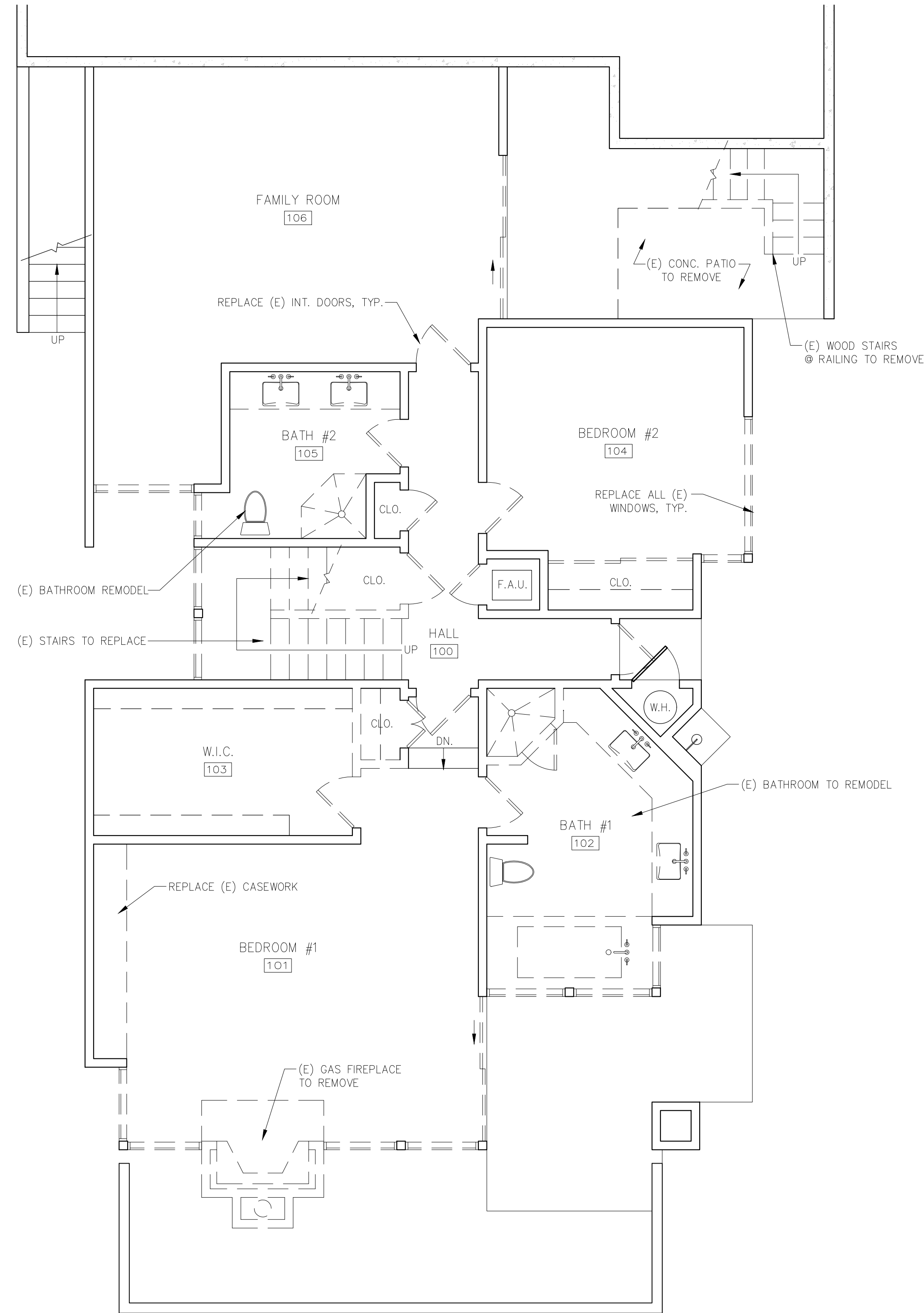
REVISIONS	DATE

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

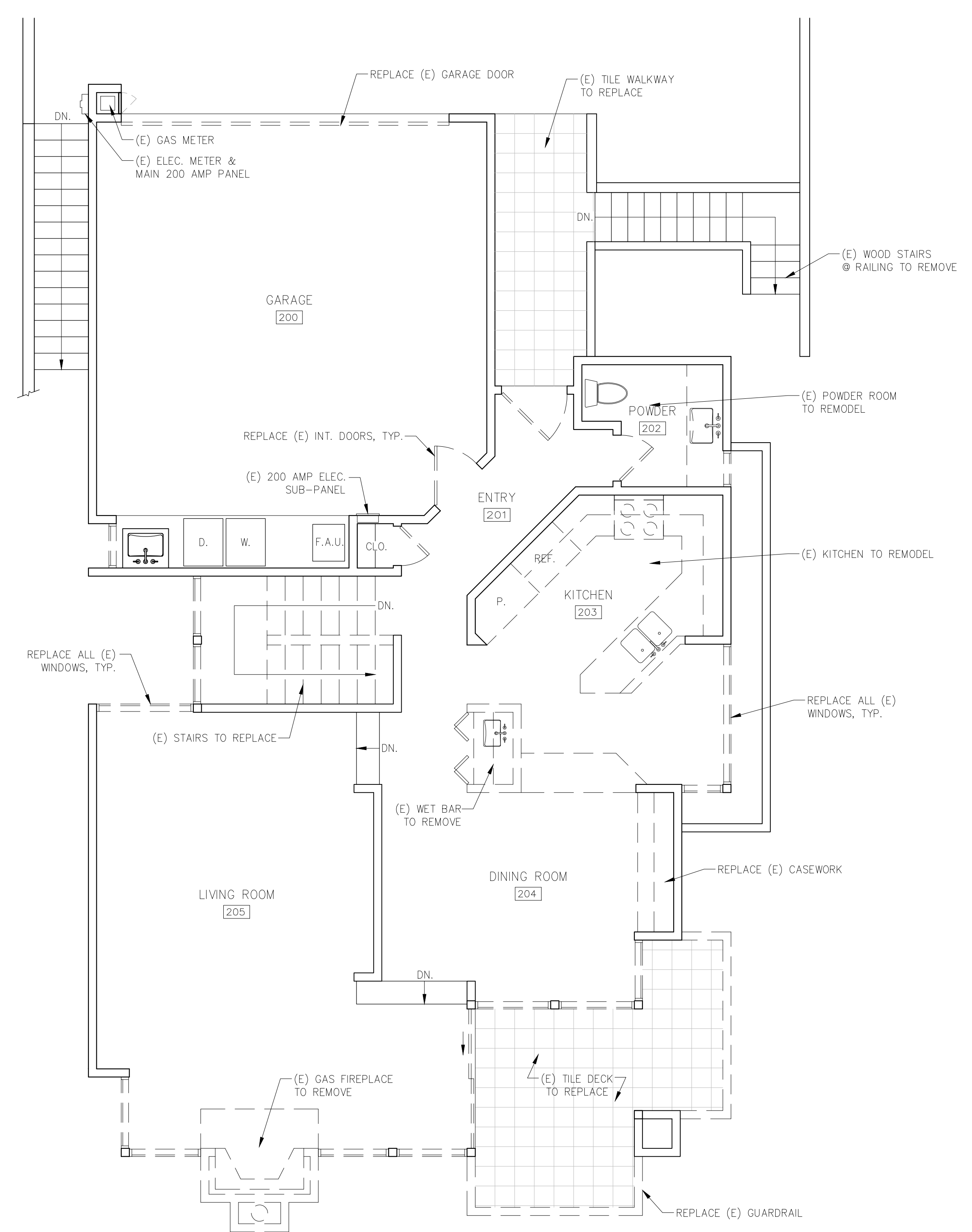
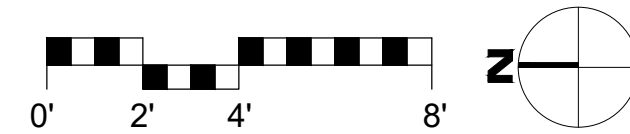
**A2.1**  
 03/28/2022

DEMOLITION NOTES

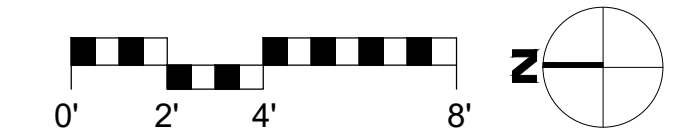
1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.



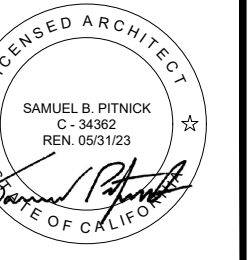
2 EXISTING LOWER LEVEL DEMOLITION PLAN  
SCALE: 1/4"=1'-0"



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



WALL TYPE LEGEND:  
 — (E) WALL TO REMAIN  
 - - - (E) WALL TO REMOVE  
 — (F) WALL



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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL  
DEMOLITION  
PLANS

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











A2.2

03/28/2022

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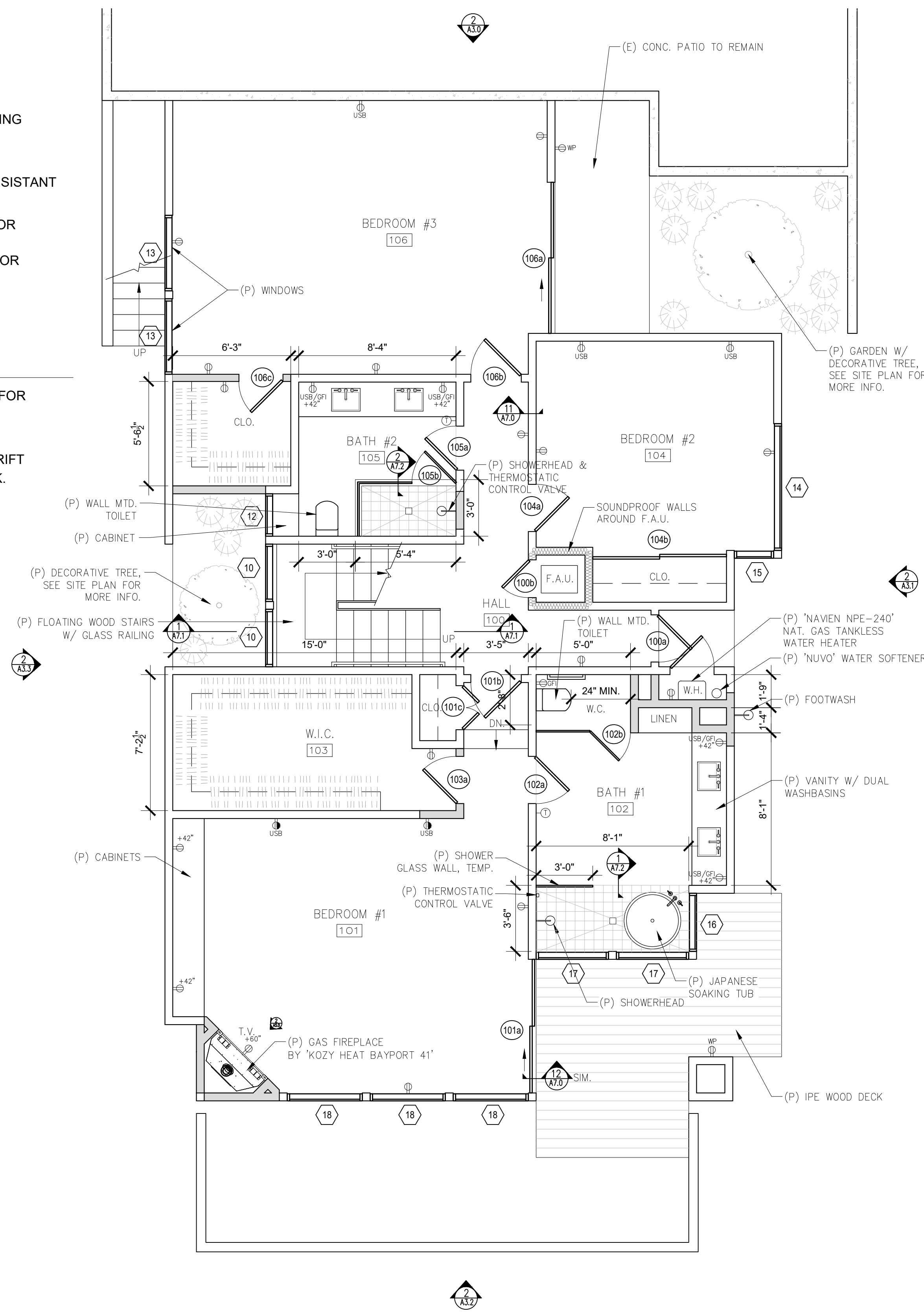
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**SYMBOLS LEGEND**

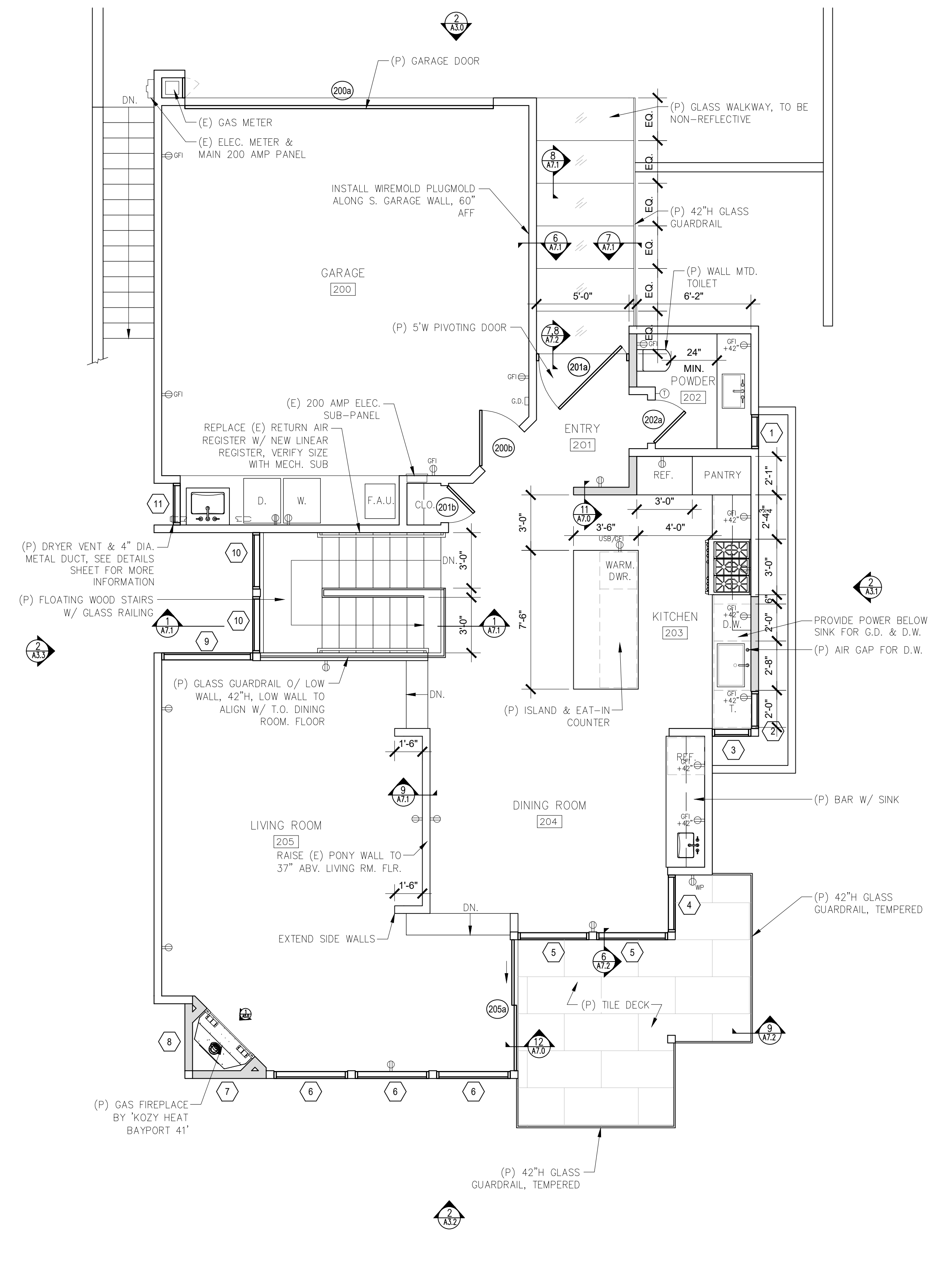
-  TAMPER RESISTANT DUPLEX OUTLET
-  TAMPER RESISTANT DUPLEX OUTLET, SWITCHED
-  TAMPER RESISTANT QUAD OUTLET
-  220V TAMPER RESISTANT DUPLEX OUTLET
-  TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARGING
-  GROUND FAULT CIRCUIT INTERRUPT OUTLET
-  WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT
-  TAMPER RESISTANT FLOOR OUTLET
-  GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
-  THERMOSTATIC CONTROL FOR 'NUHEAT' UNDER-FLOOR ELECTRIC HEATING SYSTEM

**FLOOR PLAN NOTES**

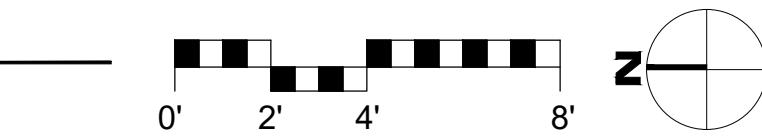
1. REFER TO DRAWINGS PREPARED BY INTERIOR DESIGNER FOR INTERIOR FINISHES.
2. CONTRACTOR TO PROVIDE POWER IN CEILINGS FOR NEW MOTORIZED WINDOW SHADES.
3. DOOR CASEMENTS TO BE 1X3 & BASEBOARDS TO BE 1X4, RIFT WHITE OAK, STAINED, SET FLUSH WITH ADJ.  $\frac{5}{8}$ " SHEETROCK. PROVIDE A 'FRY REGLET'  $\frac{1}{8}$ " ALUM. REVEAL BETWEEN CASEMENTS/BASEBOARDS & ADJ. SHEETROCK.


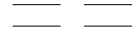



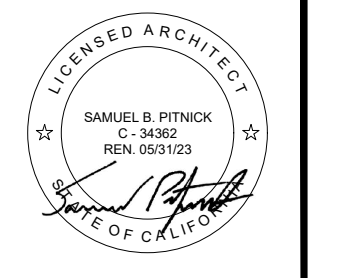
**2 PROPOSED LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1 PROPOSED MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4"=1'-0"



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



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REVISIONS	DATE

**ARCHITECTURAL**  
**PROPOSED FLOOR PLANS**

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

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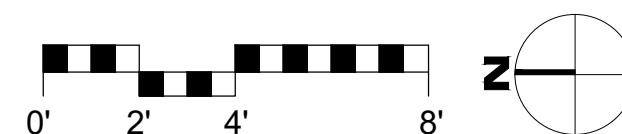
SYMBOLS LEGEND

- 2" LED ADJUSTABLE RECESSED LIGHT FIXTURE BY 'NORA' OR APP'VD EQUAL, "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS, WITH DIMMING CAPABILITIES
- ⊕ A INTERIOR LED WALL SCONCE - 'LIFE SQUARE 24 BATH SCONCE' BY 'TECH LIGHTING', SATIN NICKEL FINISH
- ⊕ B INTERIOR LED WALL SCONCE - 'GREY ELLIPSE GLASS ORB LIGHT' BY 'SIEMON & SALAZAR'
- ⊕ INTERIOR LED PENDANT/DECORATIVE LIGHT
- ⊕ INTERIOR LED 36" HALO CHANDELIER BY 'RON DIER DESIGN'
- ⊕ EXTERIOR LED DOWNLIGHT
- ▭ 1'X4' LED FLAT PANEL LIGHT, SURFACE MOUNTED
- UNDER-CABINET/SHELF/TOE-KICK LED STRIP LIGHT, SWITCHED
- RETRACTABLE ROLLER SHADE BY 'LUTRON' OR APP'VD EQUAL, PROVIDE POWER PER MANUF.
- ⚡ SINGLE SWITCH, WITH DIMMER U.N.O., BY LUTRON 'RADIO RA3' SERIES
- ⚡ 3-WAY SWITCH, WITH DIMMER U.N.O., BY LUTRON 'RADIO RA3' SERIES
- ⚡ VACANCY SENSOR SWITCH, IN COMPLIANCE W/ CENc 150.0(K)21
- EXHAUST FAN "PANASONIC" ULTRA SILENT 80 CFM -NO LIGHT- APPROVED FOR WET LOCATION ON GFI CIRCUIT, ENERGY STAR COMPLIANT. EXHAUST FAN SHALL HAVE HUMIDITY CONTROL, BACKDRAFT PROTECTION & SHALL TERMINATE NO CLOSER THAN 3' FROM BUILDING OPENINGS OR PROPERTY LINES.
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊗ CEILING FAN W/ LED LIGHT, SEPARATELY SWITCHED

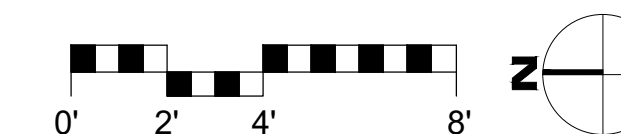
CEILING PLAN NOTES

1. CONTRACTOR TO PROVIDE POWER IN CEILINGS FOR NEW MOTORIZED WINDOW SHADES.
2. VERIFY FINAL DECORATIVE LIGHTING LOCATIONS WITH INTERIOR DESIGNER & OWNERS.
3. EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
4. LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.

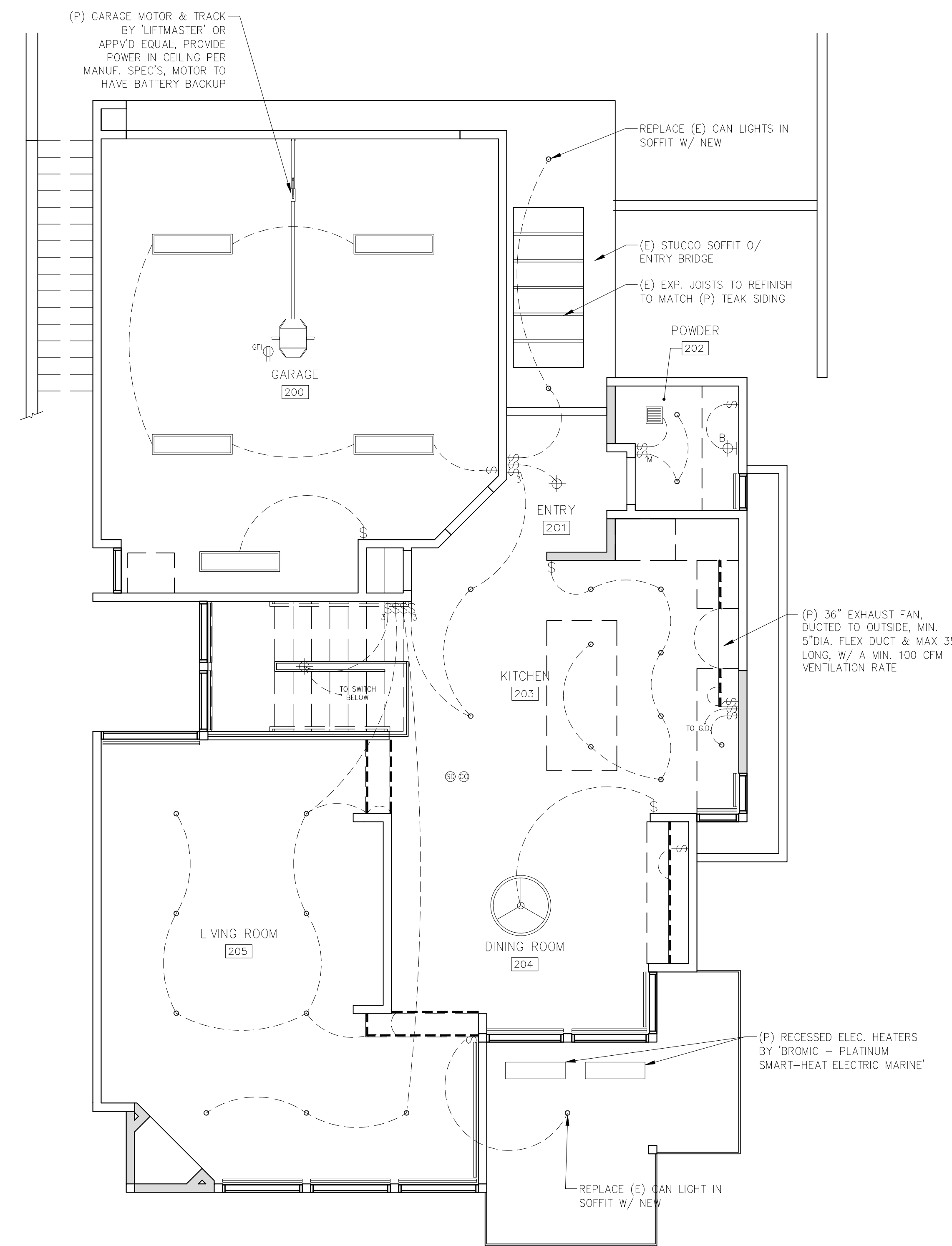
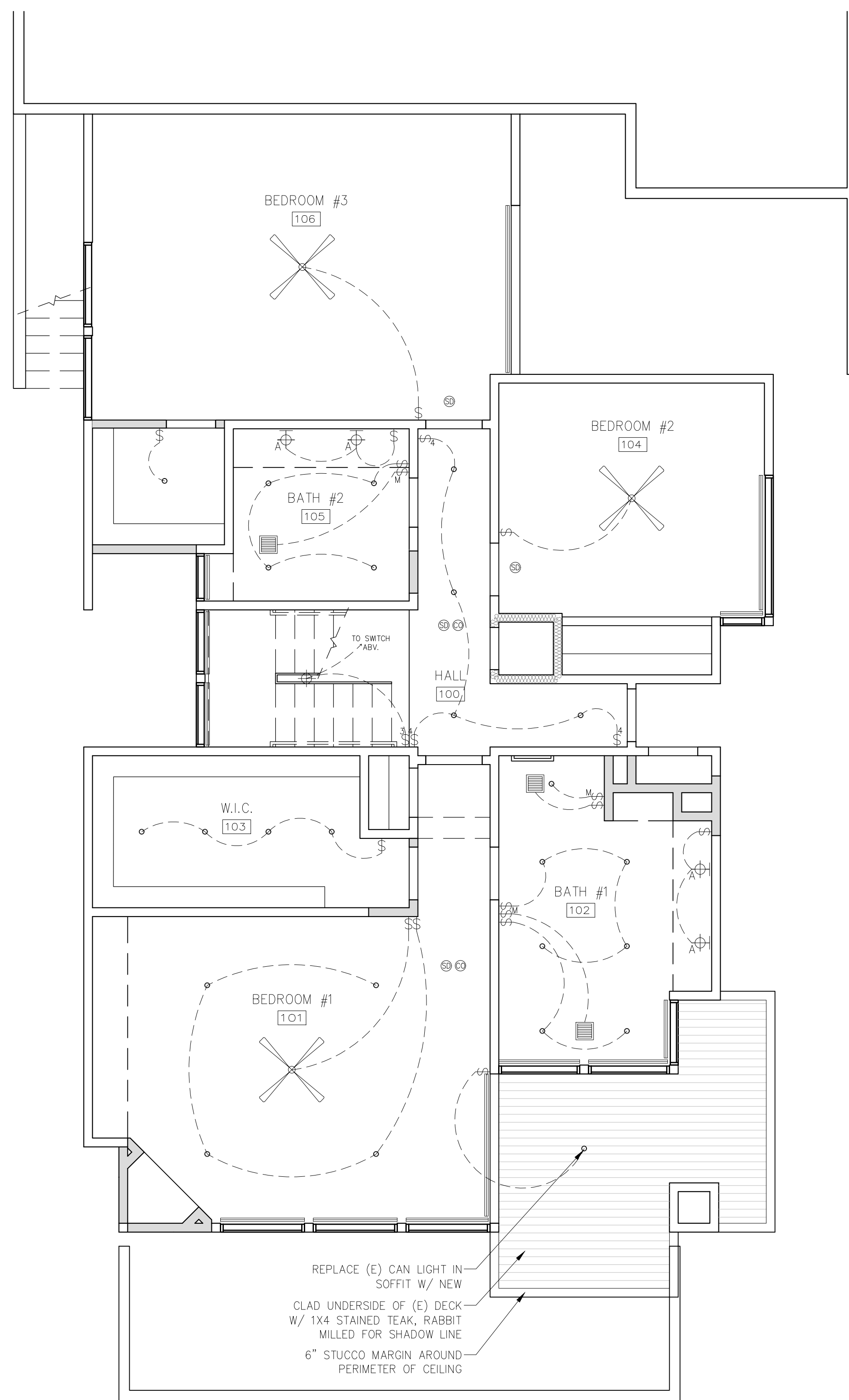
2 PROPOSED LOWER LEVEL CEILING PLAN  
SCALE: 1/4"=1'-0"



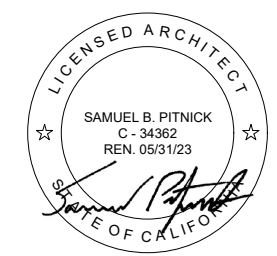
1 PROPOSED MAIN LEVEL CEILING PLAN  
SCALE: 1/4"=1'-0"



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



PATTERSON RESIDENCE REMODEL  
SCENIC ROAD 6 1/2 S.E. OF OCEAN AVE. CARMEL, CA 93923



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ARCHITECTURAL




PROPOSED CEILING PLANS

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

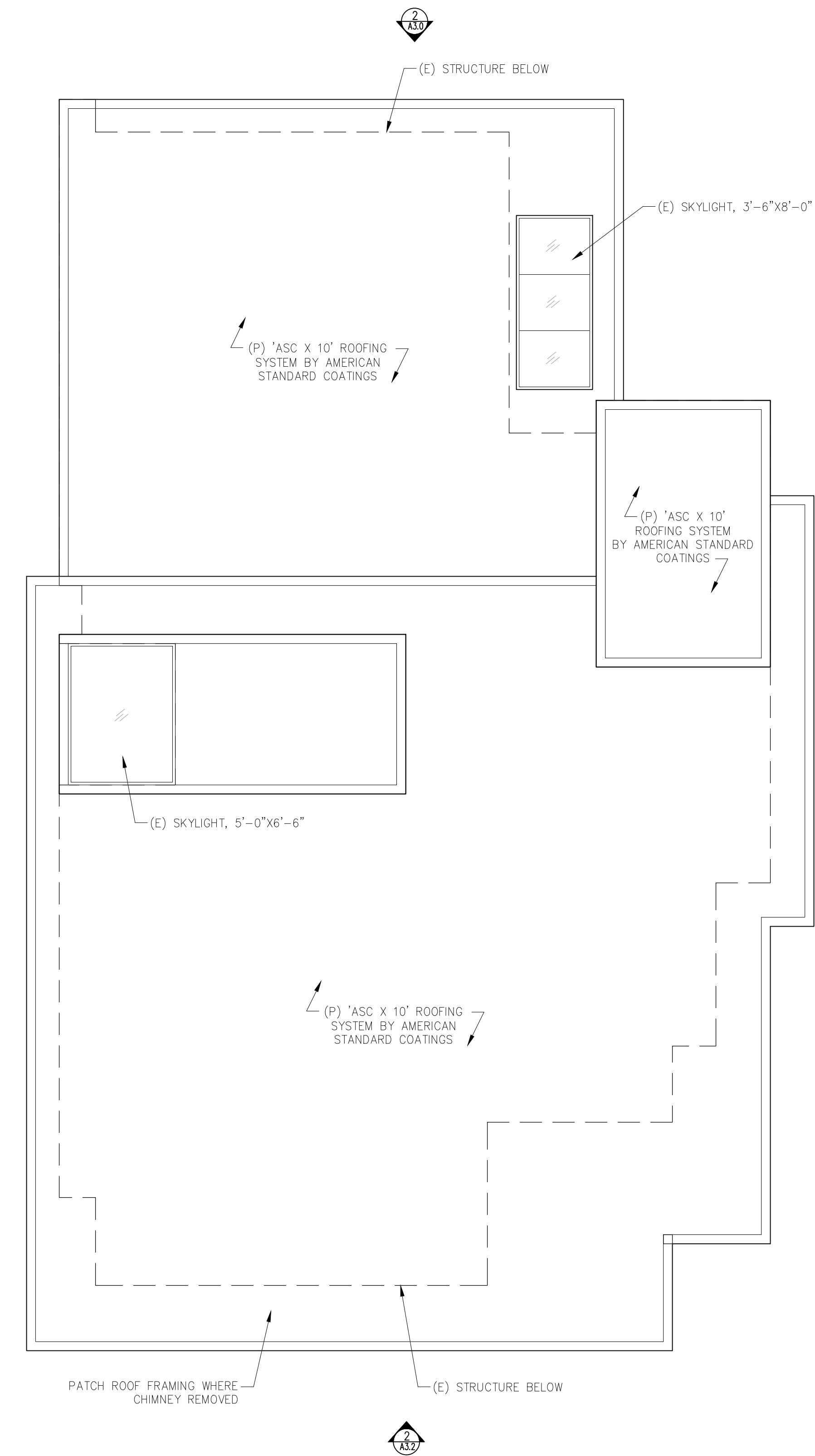
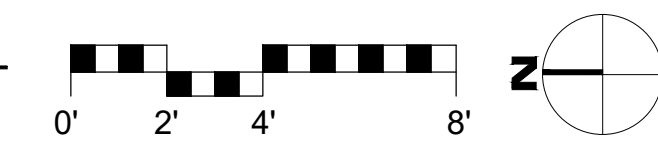
A2.4  
03/28/2022



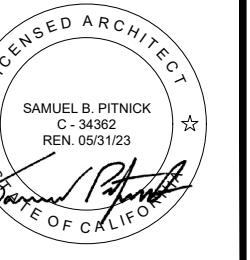
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- WALL TYPE LEGEND:
-  (E) WALL TO REMAIN
  -  (E) WALL TO REMOVE
  -  (P) WALL

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



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REVISIONS	DATE

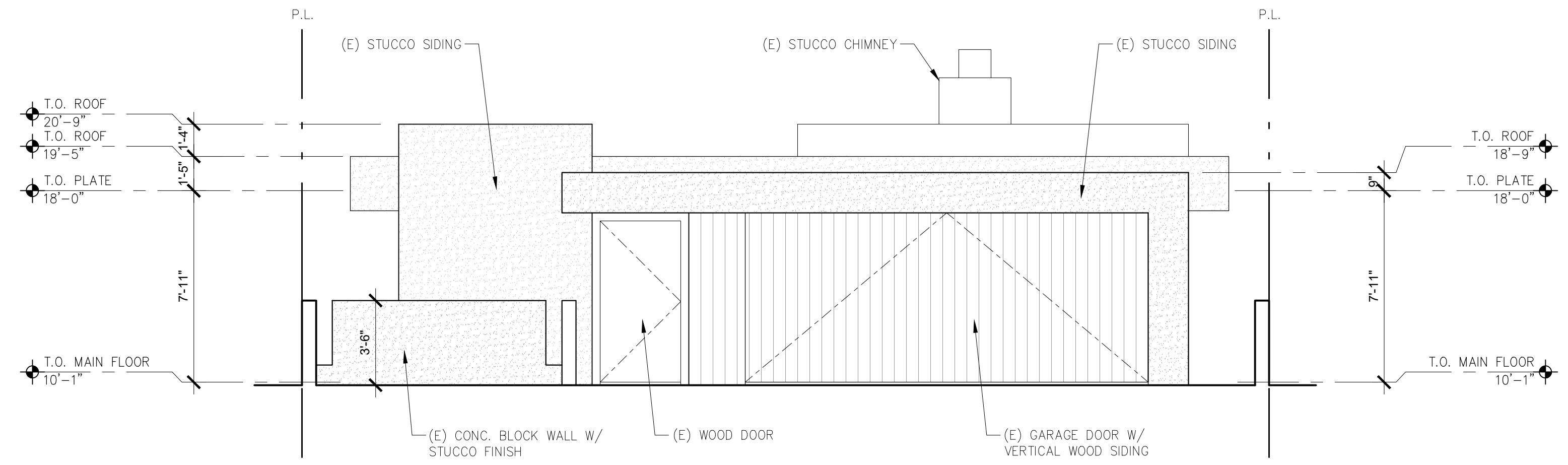
ARCHITECTURAL  
PROPOSED  
ROOF PLAN

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

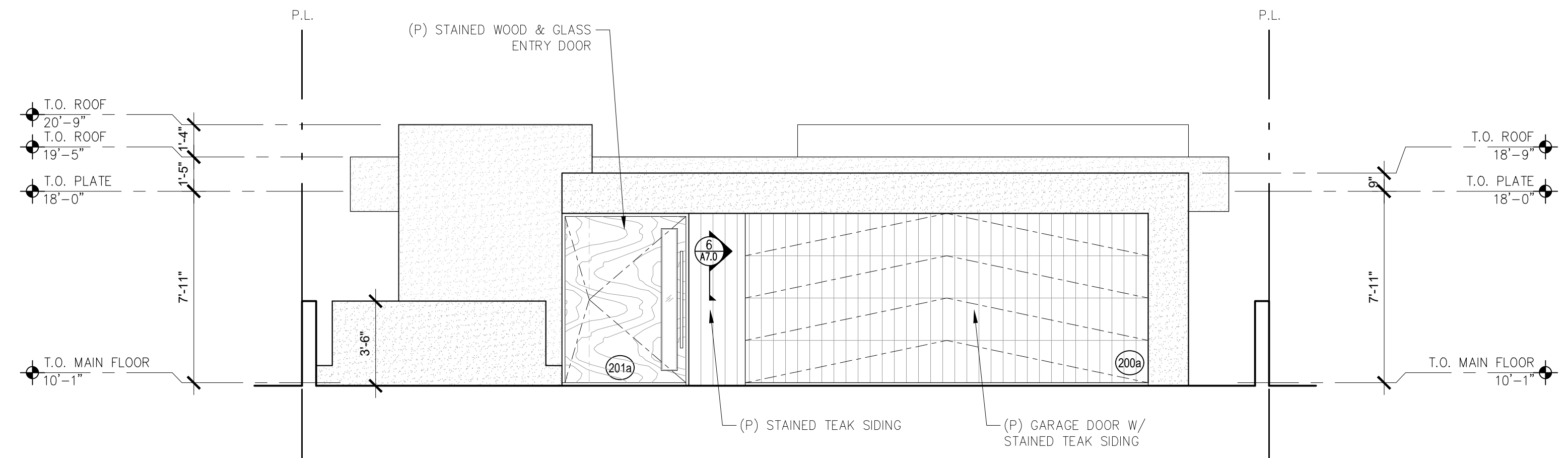
**A2.5**

03/28/2022

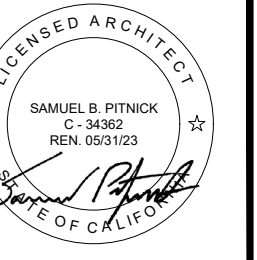
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1 EXISTING EAST ELEVATION  
SCALE: 1/4"=1'-0"



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

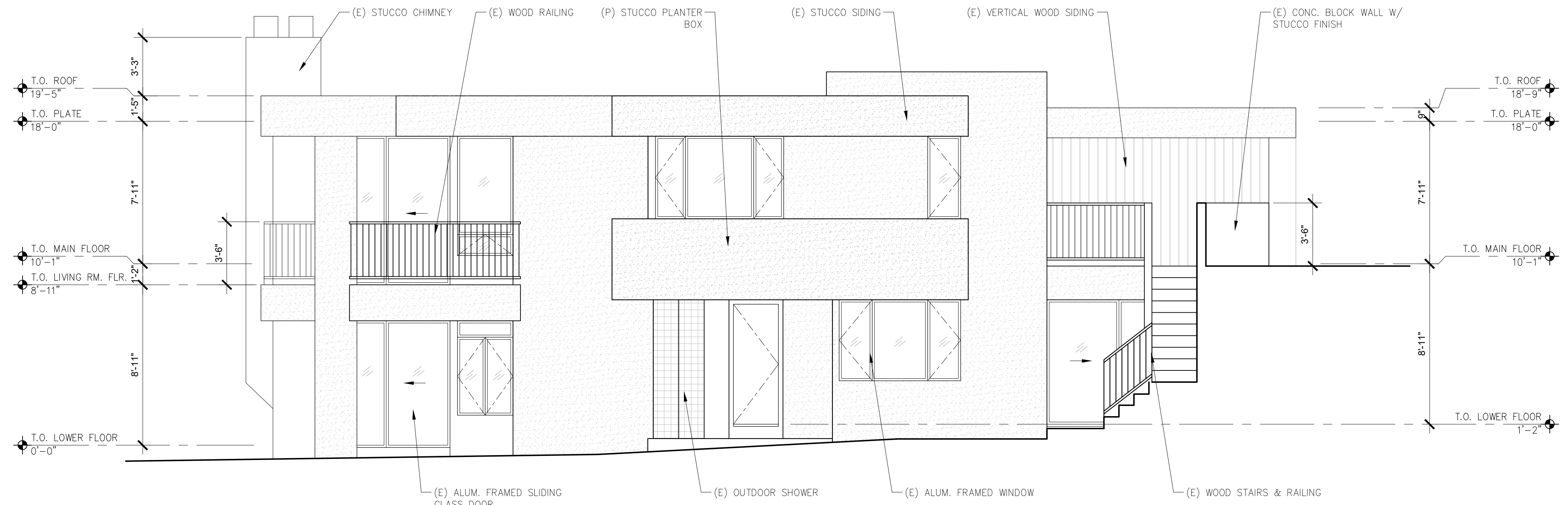


REVISIONS	DATE

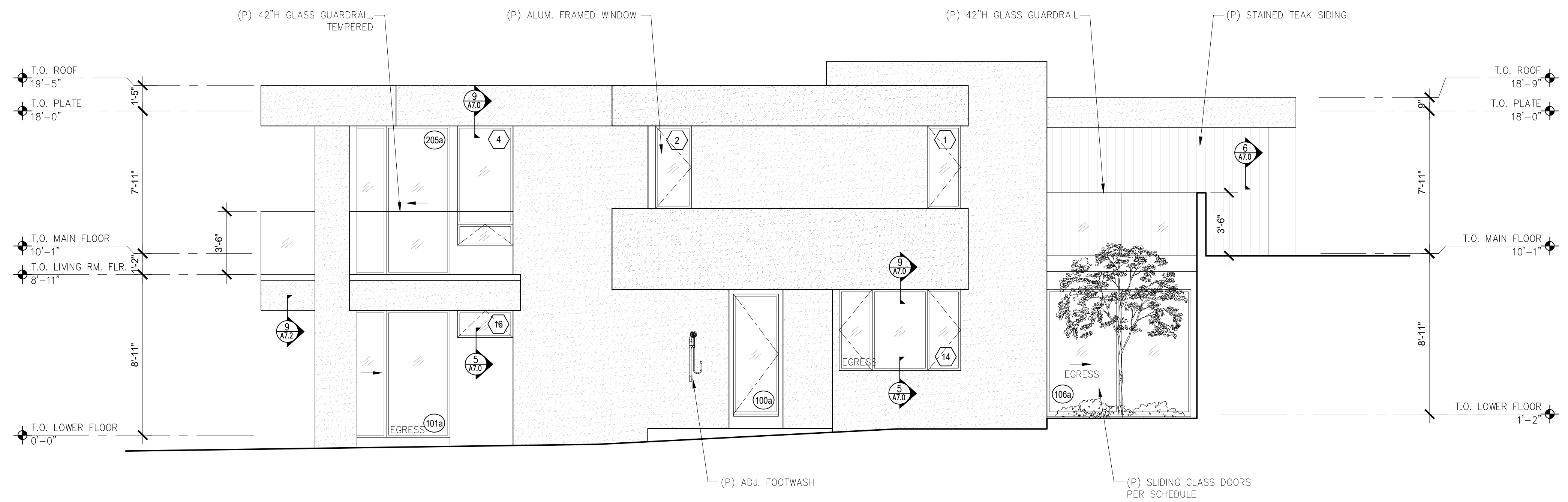
ARCHITECTURAL  
BUILDING  
ELEVATIONS

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

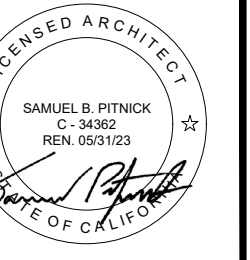
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**1 EXISTING SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

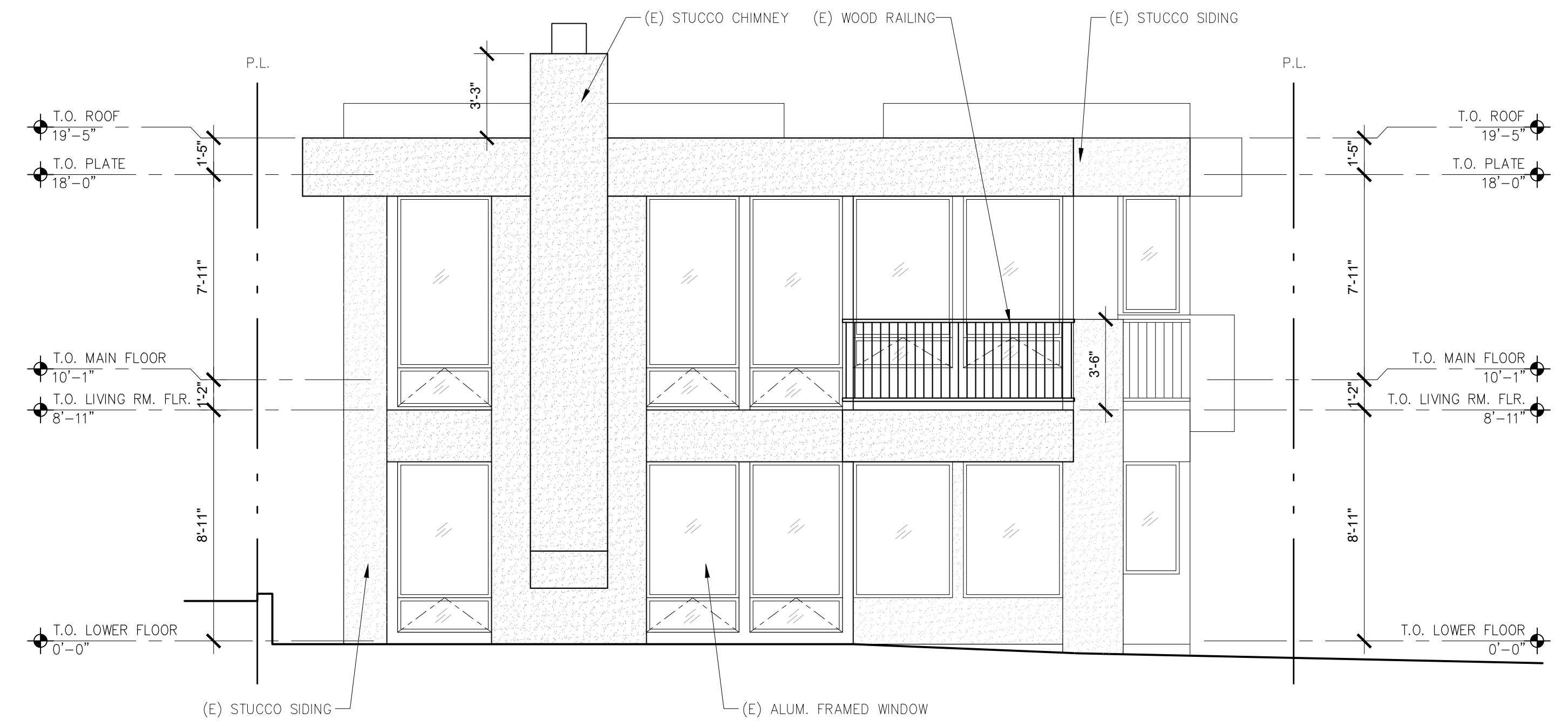


**2 PROPOSED SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

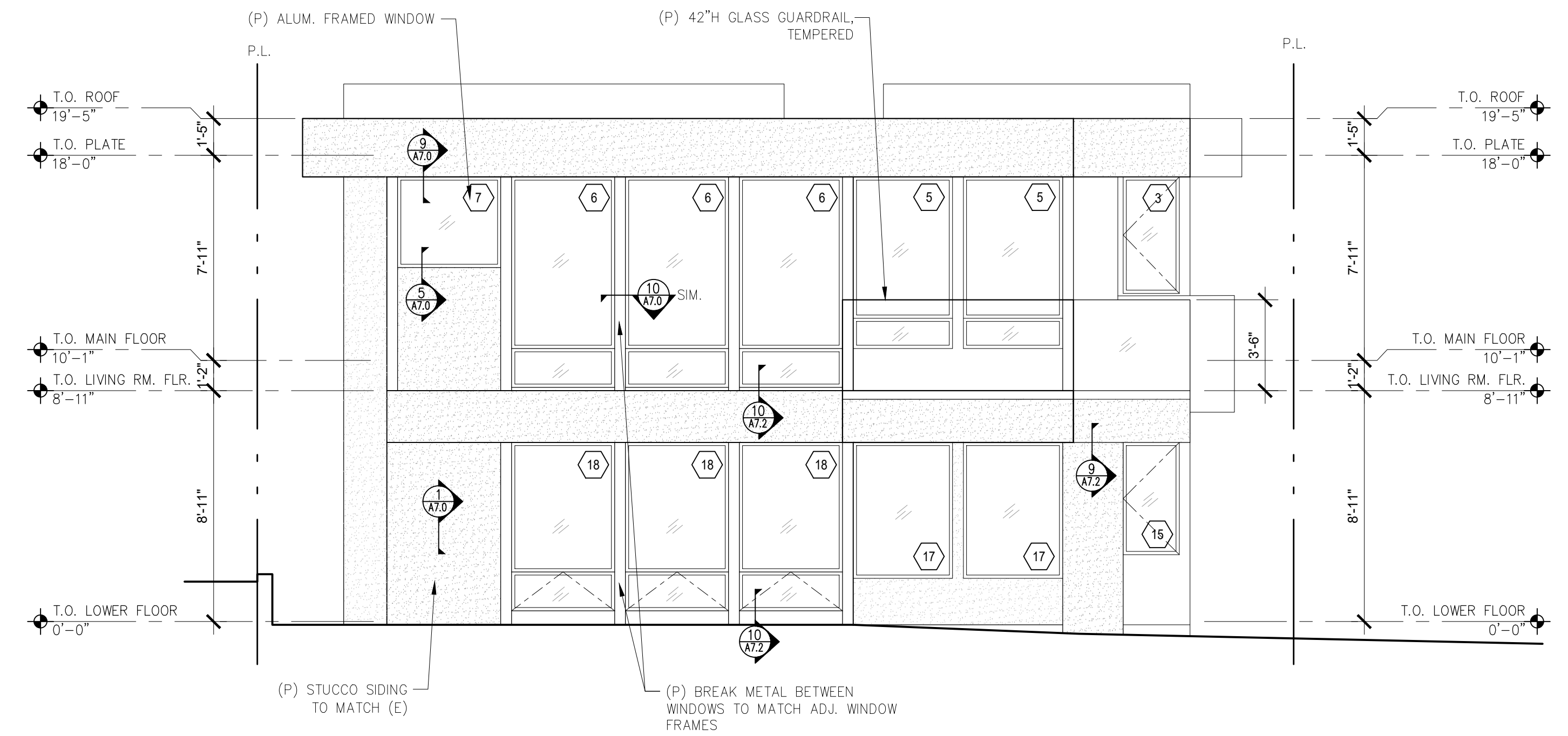
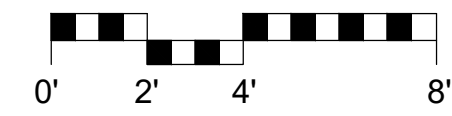


REVISIONS	DATE

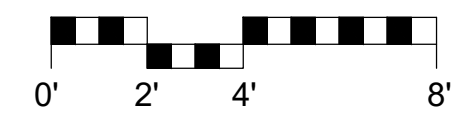
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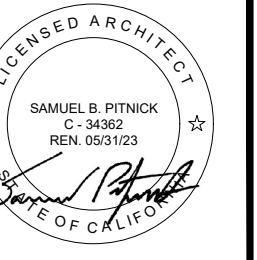
**1 EXISTING WEST ELEVATION**  
SCALE: 1/4"=1'-0"



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



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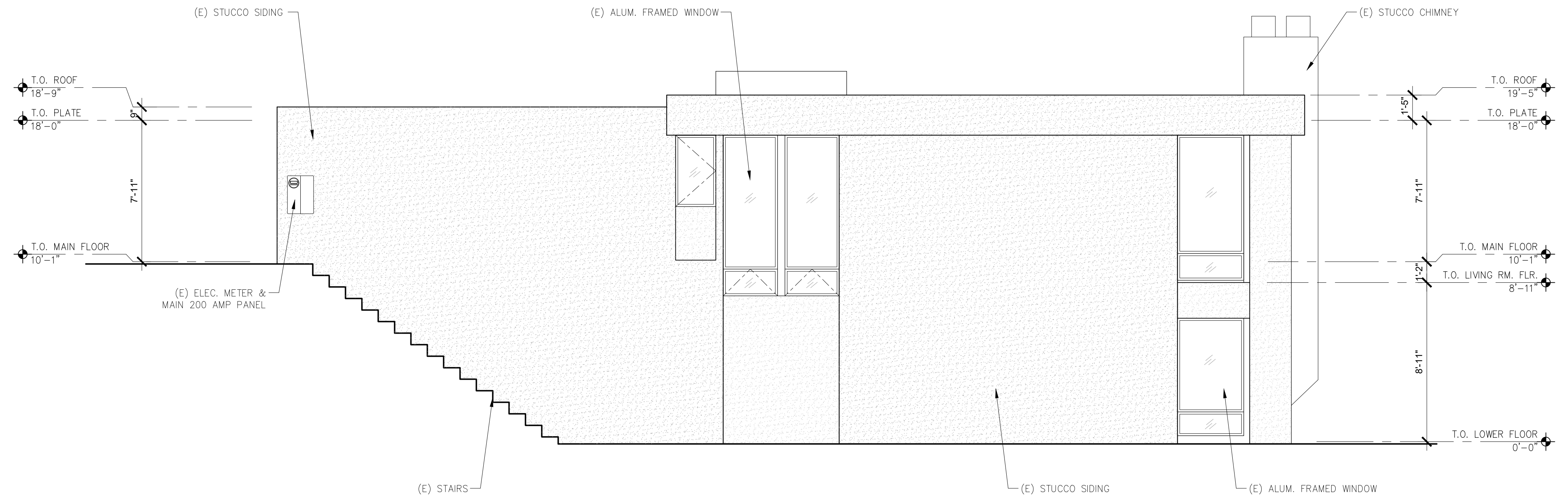
ARCHITECTURAL  
BUILDING  
ELEVATIONS

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

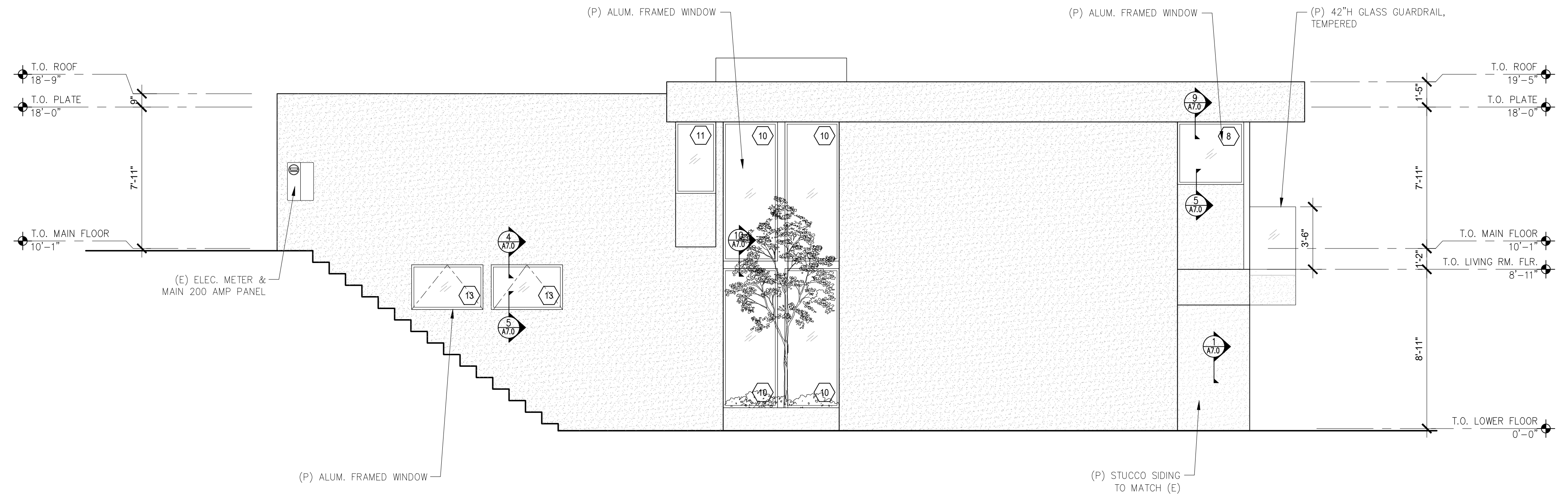
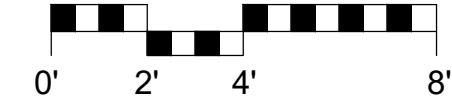
**A3.2**

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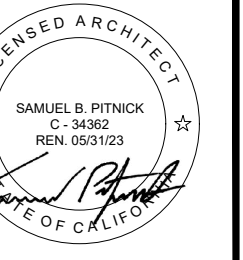
**1 EXISTING NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



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



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ARCHITECTURAL  
BUILDING  
ELEVATIONS

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

**A3.3**

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EXTERIOR DOOR SCHEDULE								
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	HARDWARE	COMMENTS
100a	2'-6"	6'-8"	-	ALUM./GLASS	ALUM.	SWING		TEMPERED GLAZING
101a	7'-0"	7'-0"	-	ALUM./GLASS	ALUM.	SLIDING		TEMPERED GLAZING
106a	8'-0"	7'-0"	-	ALUM./GLASS	ALUM.	SLIDING		TEMPERED GLAZING
200a	16'-0"	7'-0"	-	WOOD	WOOD	GARAGE - SECTIONAL		VERTICAL TEAK TO MATCH ADJ. SIDING
201a	5'-0"	7'-0"	-	WOOD/GLASS	WOOD	PIVOTING	1	TEMPERED GLAZING
205a	7'-0"	8'-0"	-	ALUM./GLASS	ALUM.	SLIDING		TEMPERED GLAZING

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	HARDWARE	COMMENTS
100b	2'-0"	6'-8"	1-3/4"	WOOD	WOOD	SWING	4	SOUND DAMPENING DOOR GASKETS, FLAT SLAB PROFILE
101b	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	SWING	3	
101c	2'-4"	6'-8"	1-3/4"	WOOD	WOOD	FRENCH/CLOSET		
102a	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	SWING	3	
102b	2'-2"	6'-8"	3/4"	GLASS	-	SWING		
103a	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	SWING	2	
104a	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	SWING	3	
104b	7'-0"	6'-8"	1-3/4"	WOOD	WOOD	BI-PASS	5	
105a	2'-4"	6'-8"	1-3/4"	WOOD	WOOD	SWING	3	
105b	2'-4"	6'-8"	1-3/4"	GLASS	-	SWING		1/2" TEMPERED GLAZING
106b	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	SWING	3	
106c	2'-6"	6'-8"	1-3/4"	WOOD	WOOD	SWING	2	
200b	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	SWING	2	20-MIN. FIRE RATED, SELF-CLOSING, SELF-LATCHING
201b	2'-0"	6'-8"	1-3/4"	WOOD	WOOD	SWING	2	
202a	2'-4"	6'-8"	1-3/4"	WOOD	WOOD	SWING	3	

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	2'-0"	4'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
2	2'-0"	4'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
3	2'-0"	4'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
4	3'-0"	6'-6"		GLASS	ALUM.	FIXED/AWNING	TEMPERED GLAZING
5	3'-10"	6'-6"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
6	4'-0"	8'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
7	4'-0"	3'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
8	3'-8"	3'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
9	5'-0"	8'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
10	3'-0"	7'-9"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
11	2'-0"	4'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING
12	2'-0"	4'-0"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
13	4'-0"	2'-6"		GLASS	ALUM.	AWNING	TEMPERED GLAZING
14	6'-6"	4'-6"		GLASS	ALUM.	X-O-X	TEMPERED GLAZING, EGRESS
15	2'-0"	4'-6"		GLASS	ALUM.	CASEMENT	TEMPERED GLAZING
16	3'-0"	1'-6"		GLASS	ALUM.	AWNING	TEMPERED GLAZING, ELECTROCHROMIC
17	3'-10"	5'-0"		GLASS	ALUM.	FIXED	TEMPERED GLAZING, ELECTROCHROMIC
18	4'-0"	6'-6"		GLASS	ALUM.	FIXED/AWNING	TEMPERED GLAZING

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & EXTERIOR DOORS ARE BY 'FLEETWOOD' (OR APP'VD EQUAL)  
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2  
MTL: BLACK ANODIZED ALUMINUM
- 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]

INTERIOR DOOR NOTES

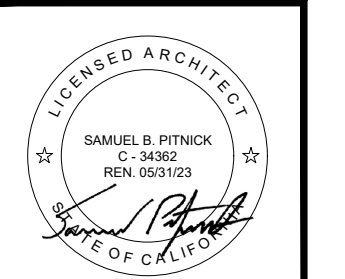
- ENTRY PIVOTING DOOR TO BE 2-1/4" THK., STAIN GRADE WOOD.
- INTERIOR DOORS ARE BY 'TRUSTILE - TM3081' (OR APP'VD EQUAL), 1-3/4" THK., PAINT GRADE WOOD, UNLESS NOTED OTHERWISE.
- INTERIOR DOORS TO HAVE CENTER OF BORE FOR HANDLE SET 36" AFF.
- ALL STILES ON INTERIOR DOORS TO BE 5" WIDE BEFORE THE RABBIT.
- INTERIOR DOOR HARDWARE BY 'SUN VALLEY BRONZE' (OR APP'VD EQUAL)
- INTERIOR DOOR HINGES TO BE 4" SQUARE MORTISE BY 'SUN VALLEY BRONZE - BH-4040'.
- INTERIOR DOOR HARDWARE TO HAVE 'W2-MEDIUM PEWTER GREY PATINA' FINISH UNLESS NOTED OTHERWISE.
- ALL INTERIOR SHOWER GLASS DOORS TO BE 1/2" TEMP. GLASS, STARPHIRE ULTRA-CLEAR, UNLESS NOTED OTHERWISE.
- INTERIOR DOOR STOPS BY SUN VALLEY BRONZE DS-6, UNIVERSAL FLOOR MOUNT DOOR STOP, WS FINISH

DOOR HARDWARE SETS

- SUN VALLEY BRONZE - CS-2000HH & GH-998, MINIMALIST GRIP X GRIP ENTRY HANDLESET WITH 24" CONTEMPORARY ERGO GRIP, W2 FINISH
- SUN VALLEY BRONZE - CS-N2065-8IML W/ L-167SQ, NOVUS SADDLE PASSAGE LEVER SET W/ L-167SQ SQUARE LEVER, W2 FINISH
- SUN VALLEY BRONZE - CS-N2065-8IML W/ L-167SQ, NOVUS SADDLE PRIVACY LEVER SET W/ L-167SQ SQUARE LEVER, W2 FINISH
- TECTUS TE 340 3D, RUSTIC UMBER FINISH, CONCEALED FULLY ADJUSTABLE HINGES
- SUN VALLEY BRONZE - TS-SFP-38-134, FLUSH PULLS, W2 FINISH

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ARCHITECTURAL  
DOOR & WINDOW SCHEDULES  
Scale: SEE DWG.  
Drawn By: SBP  
Job: -