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 23026

Owner Name: OSTOJIC SASHA & JESSICA ROSE BERG TRS

Case Planner: Suray Nathan, Assistant Planner

Date Posted: _____

Date Approved: 04/17/2023

Project Location: Casanova 2 North East of 7th

APN #: 010196023000 **BLOCK/LOT:** A/ALL LOT 16

Applicant: Daniela de Sola

Project Description: Authorizes internal and external improvements that include the replacement of the second bedroom window with a smaller window, replacing the existing bathroom window & kitchen glass door with folding doors for the proposed kitchen, install a new skylight (25 1/2" x 49 ½") in the rear east elevation, one shielded and downlight light fixture with 250 lumens bulb, and install gas-fired log set in existing exterior fireplaces

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.** Approval of Design Study (DS 23-026, Berg & Ostojic) authorizes internal and external improvements that include the replacement of the second bedroom window with a smaller window, replacing the existing bathroom window & kitchen glass door with folding doors for the proposed kitchen, install a new skylight (25 1/2" x 49 ½") in the rear east elevation, one shielded and downlight light fixture with 250 lumens bulb, and install gas-fired log set in existing exterior fireplaces located on Casanova 2 North East of 7th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Daniela de Sola stamped approved and on file in the Community Planning & Building Department, 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 at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**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 not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
6.	**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 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and	✓

	submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
7.	**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 that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	
8.	**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 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 that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	
	Landscape Conditions	
9.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u>. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
10.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
11.	**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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
12.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● 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 to include 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. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● 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.	
13.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
14.	**Skylights & Skylight Shades.** The applicant shall submit product information for the skylights and skylight shades prior to issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
15.	**Aluminum-Clad Wood Frame Windows and Doors.** The applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.	✓
16.	**Asphalt Shingle Roofing.** The applicant shall submit product information for the asphalt shingle roofing prior to issuance of a building permit. The material shall convey a color and texture similar to that of wood shingles.	✓
17.	**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 proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
18.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or	✓

	the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	
19.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	**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)	✓
22.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
23.	**Plumbing Permit**. Prior to the issuance of a building permit, the applicant shall apply for a plumbing permit for the kitchen and bathroom remodel.	✓
24.	**Electrical Permit**. Prior to the issuance of a building permit, the applicant is required to apply for an electrical permit for the kitchen and bathroom remodel.	✓
25.	**Final Inspection.** A final inspection is required by the Planning Division.	✓

Acknowledgement and acceptance of conditions of approval:

_____	_____	_____
Property Owner Signature	Printed Name	Date

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

BERG-OSTOJIC SINGLE FAMILY RESIDENCE RENOVATION

2ND N.E. OF 7TH ON CASANOVA
CARMEL, CA 93923

de sola.barnes architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165

MATERIALS LEGEND

EARTH	EARTH FILL, GRAVEL
CONCRETE	REGULAR, GROUT
METALS	STEEL, ALUMINUM, OTHER, STR. STL SHAPES
WOODS	HARDWOOD, BLOCKING, INTERRUPTED, PLYWOOD, GLUE LAM
GYPSUM	WALLBOARD, SHEATHING
GLASS	LARGE SCALE, SMALL SCALE, ELEVATION
INSULATION	BLANKET, RIGID
MASONRY	FACE BRICK CMU, STONE-PL, STONE-EL

SYMBOLS LEGEND

ARROW(S) — TRUE, PLAN

GRID — 1, A

SECTION REFERENCE — 0, A-000 — DTL NUMBER/ SHEET NUMBER

REVISION NUMBER — 3

DETAIL NO. & TITLE / SCALE — 1 TITLE 1'-0" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN

EXISTING TO BE REMOVED

ELEVATION REFERENCE — 0, A-000 — DTL NUMBER/ SHEET NUMBER

NEW CONSTRUCTION

ENLARGED PLAN OR REFERENCE — 0, A-000 — DTL NUMBER/ SHEET NUMBER

EXISTING CONTOUR TO REMAIN — 129

INTERIOR ELEVATION REFERENCE / SHEET NUMBER — 1, 2, 3, 4, A-000

EXISTING CONTOUR TO BE MODIFIED — 129

NEW CONTOUR — 129

ROOM NAME & ROOM NUMBER — BATH 000

ELEVATION SYMBOL — FINISH FLOOR HEIGHT

ARCHITECTURAL ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	LO	LOW
AD	AREA DRAIN	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MO	MASONRY OPENING
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BSMT	BASEMENT	MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
BYND	BEYOND	MTL	METAL
BOT	BOTTOM	NIC	NOT IN CONTRACT
CIP	CAST IN PLACE	NO	NUMBER
CHNL	CHANNEL	NOM	NOMINAL
CJ	CONTROL JOINT	O/	OVER
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OH	OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OZ	OUNCE
COL	COLUMN	PCC	PRE-CAST CONCRETE
COMPR	COMPRESSIBLE	PLUMB	PLUMBING
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PT	PRESSURE TREATED
CPT	CARPET	PNT	PAINT OR PAINTED
CT	CERAMIC TILE	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH OR DEMOLITION	RCP	REFLECTED CEILING PLAN
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	SIM	SIMILAR
DR	DOOR	SPEC	SPECIFIED OR SPECIFICATION
DS	DOWN SPOUT	SPK	SPRINKLER OR SPEAKER
DWG	DRAWING	SSTL	STAINLESS STEEL
EA	EACH	STL	STEEL
EJ	EXPANSION JOINT	STRUCT	STRUCTURE OR STRUCTURAL
EL	ELEVATION	T&G	TONGUE & GROOVE
ELEC	ELECTRICAL	TBD	TO BE DETERMINED
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)	TBR	TO BE REMOVED
EQ	EQUAL	TEL	TELEPHONE
EXIST	EXISTING	TLT	TOILET
EXP JT	EXPANSION JOINT	TO	TOP OF
EXT	EXTERIOR	TOC	TOP OF CONCRETE
FD	FLOOR DRAIN OR FIRE DEPT.	TOS	TOP OF STEEL
FEC	FIRE EXTINGUISHER CABINET	TPD	TOILET PAPER DISPENSER
FIXT	FIXTURE	T/D	TELEPHONE/DATA
FLR	FLOOR	TYP	TYPICAL
FM	FILLED METAL	UON	UNLESS OTHERWISE NOTED
FO	FACE OF	U/S	UNDERSIDE
FND	FOUNDATION	VIF	VERIFY IN FIELD
GA	GAUGE	W/	WITH
GALV	GALVANIZED	WD	WOOD
GWB	GYPSUM WALL BOARD	WRB	WEATHER RESISTIVE BARRIER
HC	HOLLOW METAL		
HP	HIGH POINT		
HR	HOUR		
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
INSUL	INSULATED OR INSULATION		
INT	INTERIOR		

PROJECT DATA

PROPERTY OWNER
JESSICA BERG AND SASHA OSTOJIC
CONTACT: JESSY BERG
PHONE: (415)609-8900
EMAIL: jessy_berg@yahoo.com

ARCHITECT:
de sola.barnes LLP
P.O. Box 223386, Carmel, CA 93922
Contact: Daniela de Sola
Phone: 831-624-2165
email: dani@desolabarnes.com
license: C 32218

CONTRACTOR:
Carmel Custom Homes
Contact: David Pond
Phone: 831-905-5801
license: B 697948

STRUCTURAL ENGINEER
INTEGRAND, INC.
250 Clara Terrace
Fremont, CA 94539
Contact: Lisa Tse, S.E., LEED AP
Phone: (510) 299-7520
email: lisat@integrand-inc.com

CARMEL-BY-THE-SEA PLANNING DEPARTMENT APPROVED

Permit #: DS 23-026 (Berg & Ostojic)
Date Approved: 04/17/2023
Planner: Suray Nathan.

APN	010-196-023-000
ZONING	R1
TYPE OF CONSTRUCTION	TYPE VB
OCCUPANCY TYPE	R-1 RESIDENCE
LOT SIZE	6157 SQ FT
EXISTING FLOOR AREA	2246 SQ FT
WATER SOURCE	CAL AM- NO INCREASE IN SERVICE CONNECTIONS
FIRE SPRINKLERS	NOT REQUIRED
SEWER SYSTEM	PUBLIC SYSTEM
TREES TO BE REMOVED	ZERO

DRAWING LIST

1 COVER SHEET- PROJECT DATA- EXISTING SITE PLAN
2 DEMOLITION AND PROPOSED PLANS, 1ST FLOOR
3 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
4 EXISTING AND PROPOSED ROOF PLANS

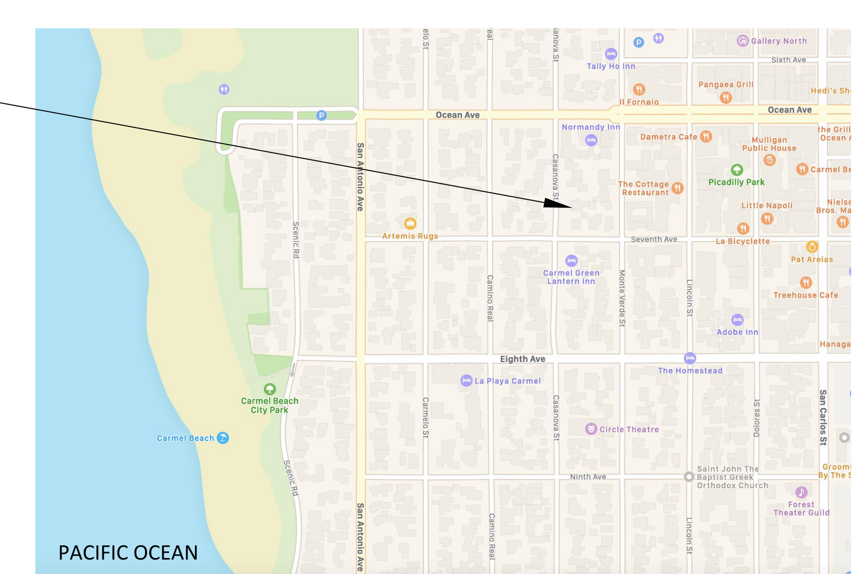
SCOPE OF WORK

1. DEMOLISH EXISTING KITCHEN CABINETS, EXISTING 2ND BEDROOM AND 2ND BATHROOM.
2. RELOCATE KITCHEN, SECOND BEDROOM AND SECOND BATHROOM **WITHOUT CHANGING THE BUILDING FOOTPRINT.**
3. SAND AND RE-FINISH EXISTING WOOD FLOORS. REPLACE TILE FLOOR IN KITCHEN WITH NEW WOOD FLOOR.
4. REMOVE SECOND BEDROOM WINDOW AND REPLACE WITH SMALLER WINDOW, SAME KIND. REMOVE SECOND BATHROOM WINDOW AND REPLACE WITH 12' WIDE FOLDING DOORS TO BACK PATIO. REMOVE KITCHEN SLIDING DOORS.
5. INSTALL GAS FIRED LOG SET IN EXISTING INTERIOR AND EXTERIOR FIREPLACES.

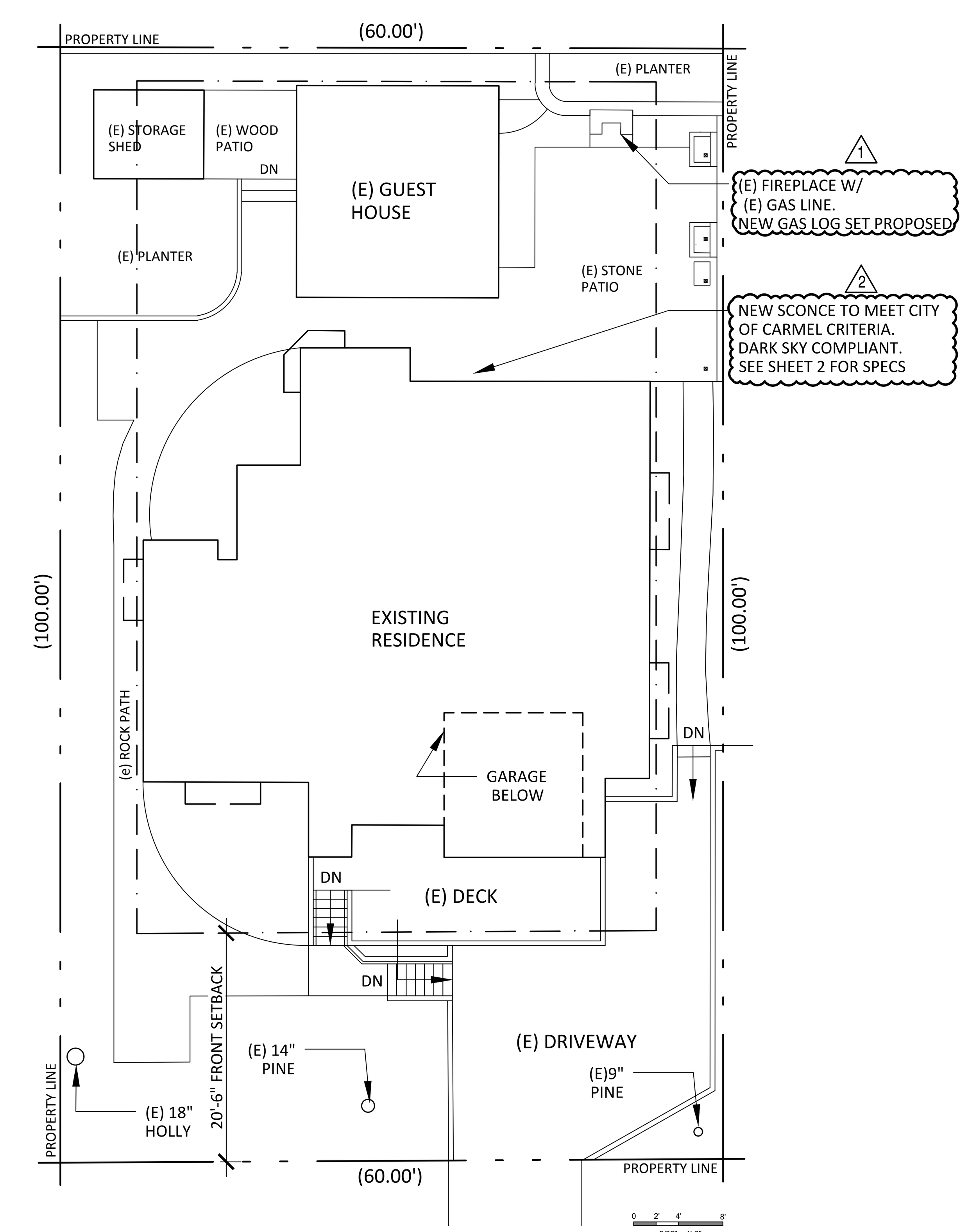
BUILDING CODES

2022 CALIFORNIA BUILDING CODE / CA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 FIRE CODE INCLUDING APPENDIX CHAPTER 1 AND APPENDICES A, B, C, D, M AND R
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE TITLE 24 PART 11
2022 CALIFORNIA ENERGY CODE

VICINITY MAP



SITE PLAN



ALL SITE INFORMATION WAS TRACED FROM PREVIOUS 2007 AND 1999 SUBMITTALS EXCEPT FOR EXTERIOR FIREPLACE LOCATION

NOTE: NO WORK IS BEING PROPOSED ON THE SITE

NORTH

BERG-OSTOJIC RESIDENCE

2ND N.E. OF 7TH ON CASANOVA , CARMEL CALIFORNIA 93923

APN: 010-196-023

proj. no: 2201
drawn by: DDS

submittals	date
PLANNING SUBMITTAL	01-31-23
PLANNING SUBMITTAL 1	03-21-23
PLANNING SUBMITTAL 2	04-10-23

sheet title: COVER PAGE

scale AS NOTED

sheet number: 1

04-10-2023

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.

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DOOR SCHEDULE

REVISION	INDEX	LOCATION	UNIT SIZE (WXH)	TYPE	ACTION	THICK.	FINISH	GLAZING	HARDWARE	REMARKS	MANUFACTURER	MODEL
	1	KITCHEN 105	144" X 80"	A	FOLDING	3 3/8"	WOOD	DUAL			NANA WALL	WOOD 540
	2	KITCHEN 105	34" X 80"	B	SWING	1 3/8"	MATCH EXISTING	NONE			TBD	
	3	BATH 106	32" X 80"	B	SWING	1 3/8"	MATCH EXISTING	NONE			TBD	
	4	BEDROOM 107	32" X 80"	B	SWING	1 3/8"	MATCH EXISTING	NONE			TBD	
	5	BEDROOM 107	(2) 23" X 80"	C	BI-PARTING	1 3/8"	MATCH EXISTING	NONE			TBD	

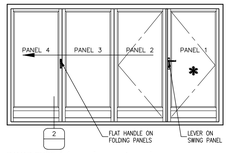
WINDOW SCHEDULE

	11	KITCHEN 105	72" X 44" (V.I.F.)	D	FIXED		PAINT TO MATCH EXISTING	DUAL		TO MATCH EXISTING	HOPPE	
1	12	KITCHEN 105	25 1/2" X 49 1/2"	E	FIXED		GREY	DUAL		SOLAR POWERED, LIGHT FILTERING SINGLE PLEATED SHADE	VELUX	FCM
1	13	KITCHEN 105	25 1/2" X 49 1/2"	F	OPERABLE		GREY	DUAL		SOLAR POWERED, LIGHT FILTERING SINGLE PLEATED SHADE	VELUX	VCS-FSLC

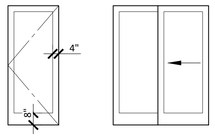
DOOR & WINDOW NOTES

1. COORDINATE DOOR AND WINDOW SIZES WITH WALL FRAMING/OPENING WITH ARCHITECT
2. CONTRACTOR TO SUPPLY SAMPLES OF WOOD DOOR TO BE APPROVED BY ARCHITECT AND OWNER BEFORE ORDERING
3. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILES NOT LESS THAN 1 3/8" THICK.
4. ALL GLAZING TO BE DUAL GLAZED (SOLARBAN 60 OR EQUAL)
5. EXTERIOR WINDOWS AND DOORS SHALL BE MULTIPANED WITH A MINIMUM OF ONE TEMPERED PANE, AND HAVE A FIRE RESISTANCE RATING OF 20 MINUTES IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2.
6. 1 SKYLIGHTS SHOULD BE FLAT,AND THE FLASHING SHOULD MATCH THE COLOR OF THE ROOF; THEY SHOULD HAVE NON-REFLECTIVE GLASS AND SHOULD BE EQUIPPED WITH AN INTERIOR SHADE THAT CAN BE PULLED ACROSS THE SKYLIGHT TO PREVENT GLARE TO NEIGHBORING PROPERTIES.

DOOR & WINDOW TYPES



DOOR TYPE A (view from exterior)
EXTERIOR= NANA WALL WOOD540 FOLDING SYSTEMS (OUTWARD 1 LEFT-OUTWARD 3 RIGHT).
SILL TYPE: THERMALLY BROKEN LOW PROFILE RAISED (FOR RESISTANCE AGAINST WIND DRIVEN RAIN, WEEP HOLES AND DRAIN CONNECTIONS BY OTHERS NECESSARY)



DOOR TYPE B
INTERIOR SWING

DOOR TYPE C
INTERIOR BI-PASS

WINDOW TYPE D
FIXED

WINDOW TYPE E
OPERABLE OR FIXED SKYLIGHT

NOTES

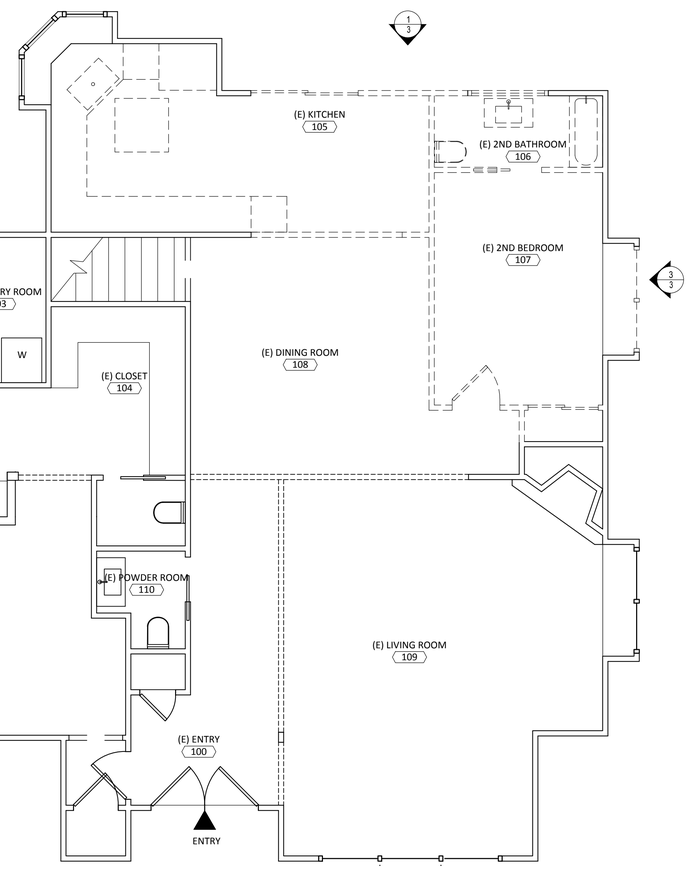
1. DIMS TAKEN FROM FACE-OF-CONCRETE AND FACE-OF-STUD, U.O.N.

EXTERIOR LIGHTING

2

LEGEND

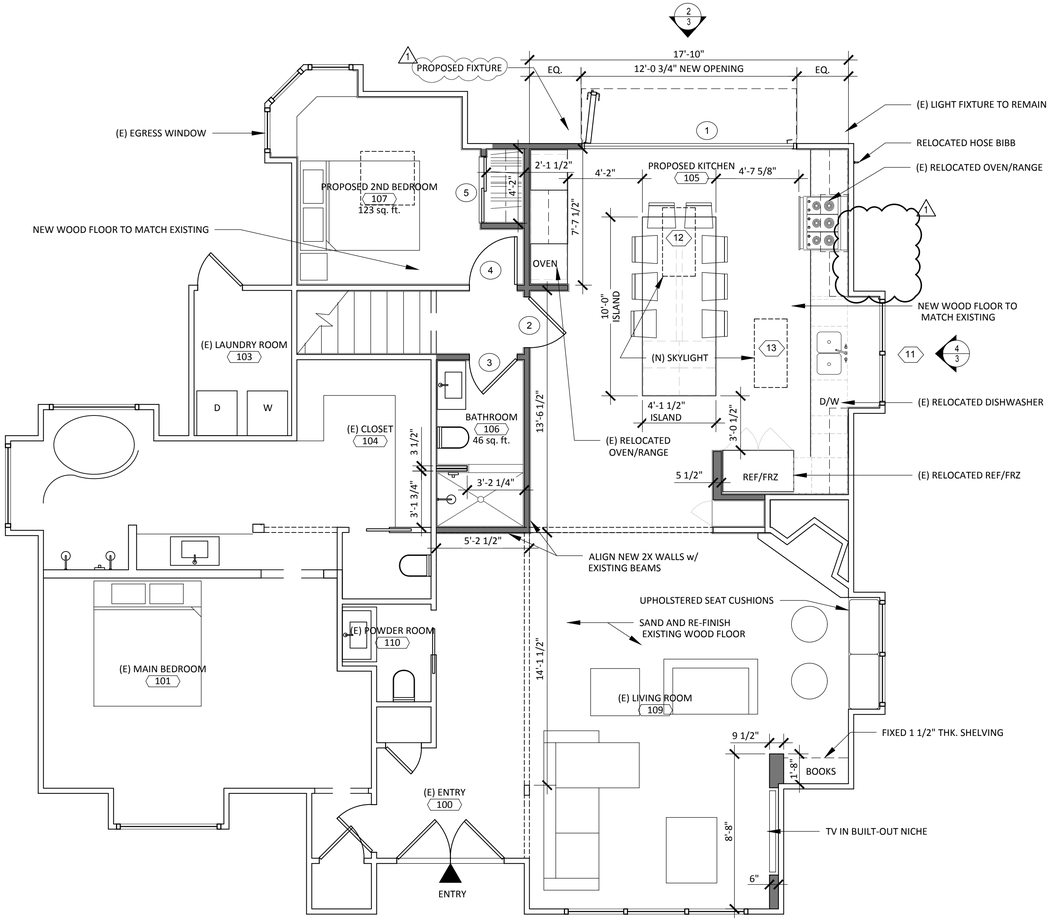
- EXISTING 2 X FRAMING CONSTRUCTION
- NEW 2 X FRAMING CONSTRUCTION
- CEILING OR ROOF ARTICULATION, TYP.
- TO BE REMOVED



1 EXISTING/DEMOLITION PLAN- FIRST FLOOR
1/4"=1'-0"

0 2' 4' 8'
1/4" = 1'-0"

PLAN NORTH



2 PROPOSED PLAN- FIRST FLOOR
1/4"=1'-0"

0 2' 4' 8'
1/4" = 1'-0"

PLAN NORTH

de sola.barnes architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165

BERG-OSTOJIC RESIDENCE

2ND N.E. OF 7TH ON CASANOVA , CARMEL
CALIFORNIA 93923

APN: 010-196-023

proj. no: 2201
drawn by: DDS

submittals		date
PLANNING SUBMITTAL		01-31-23
PLANNING SUBMITTAL	1	03-21-23
PLANNING SUBMITTAL	2	04-10-23

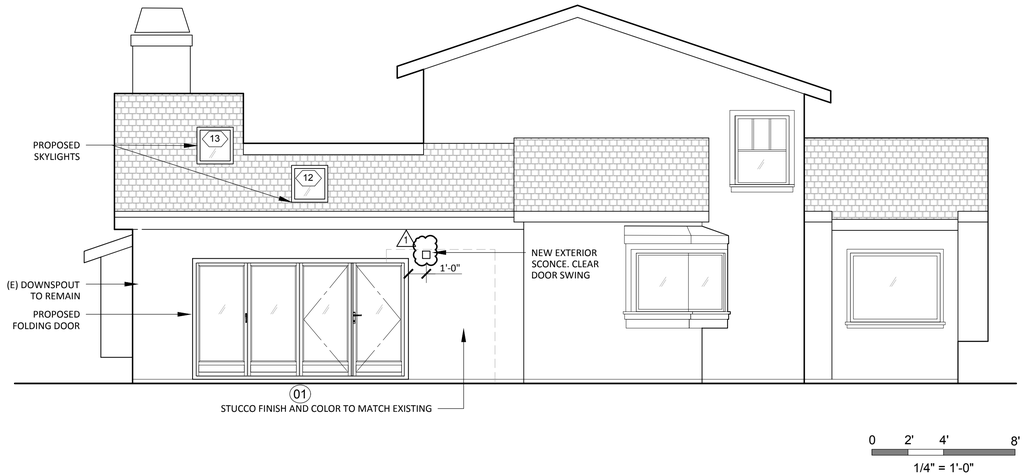
sheet title

DEMOLITION PLAN & PROPOSED PLANS 1ST FLOOR

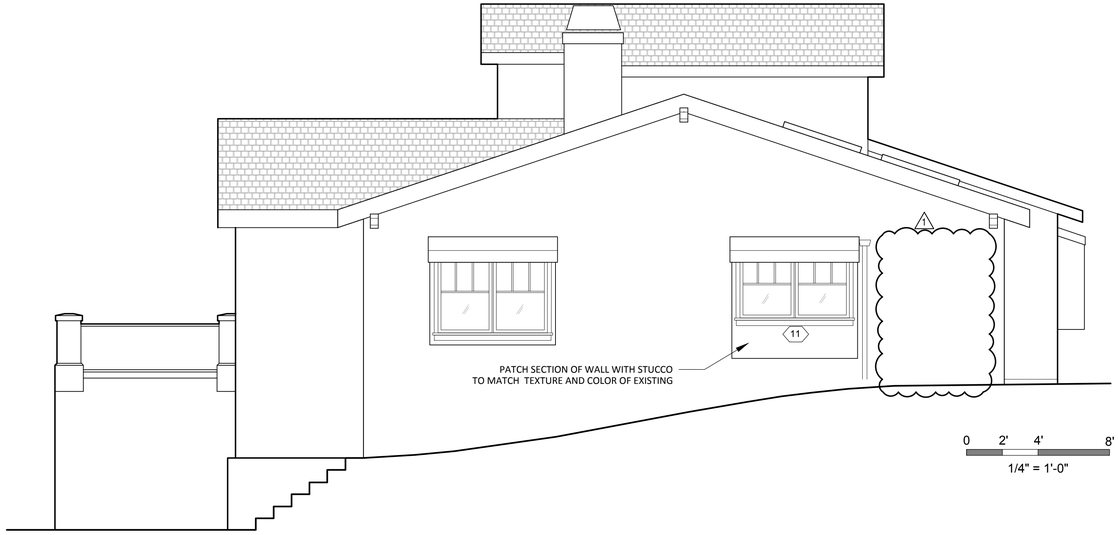
scale AS NOTED
sheet number

2

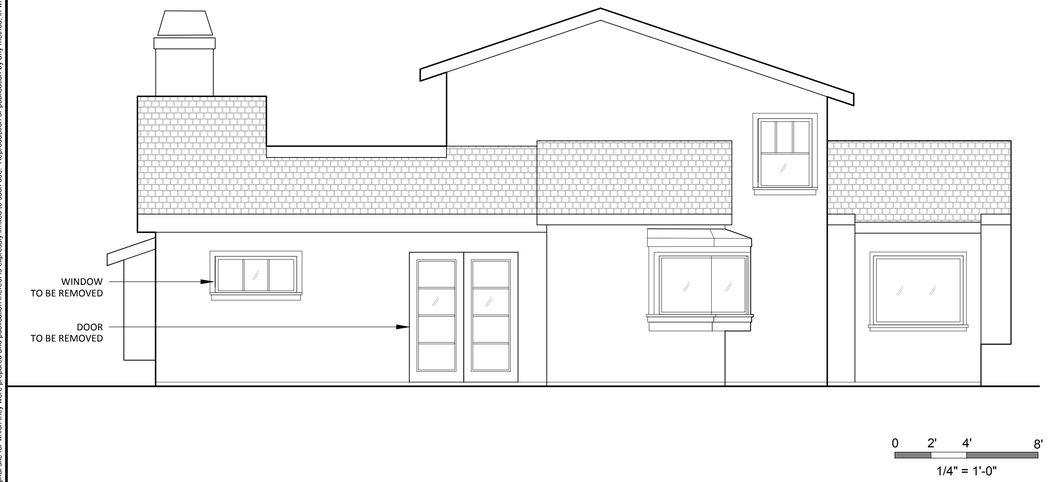
04-10-2023



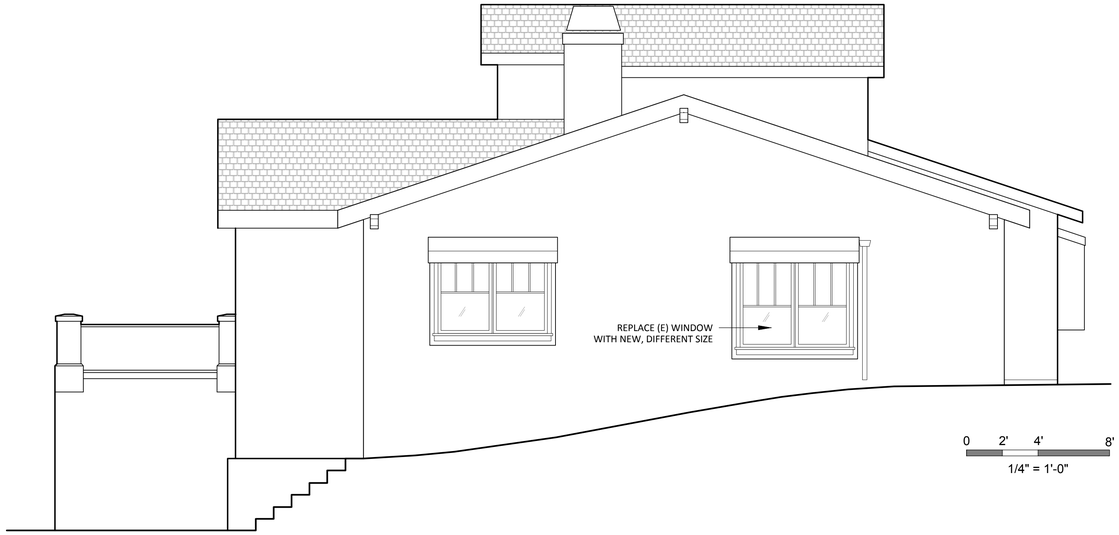
1 PROPOSED EXTERIOR ELEVATION- EAST
1/4"=1'-0"



3 PROPOSED EXTERIOR ELEVATION- SOUTH 1
1/4"=1'-0"



2 EXISTING ELEVATION- EAST
1/4"=1'-0"



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

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sheet title

EXISTING & PROPOSED ELEVATIONS

scale AS NOTED

sheet number

3

04-10-2023

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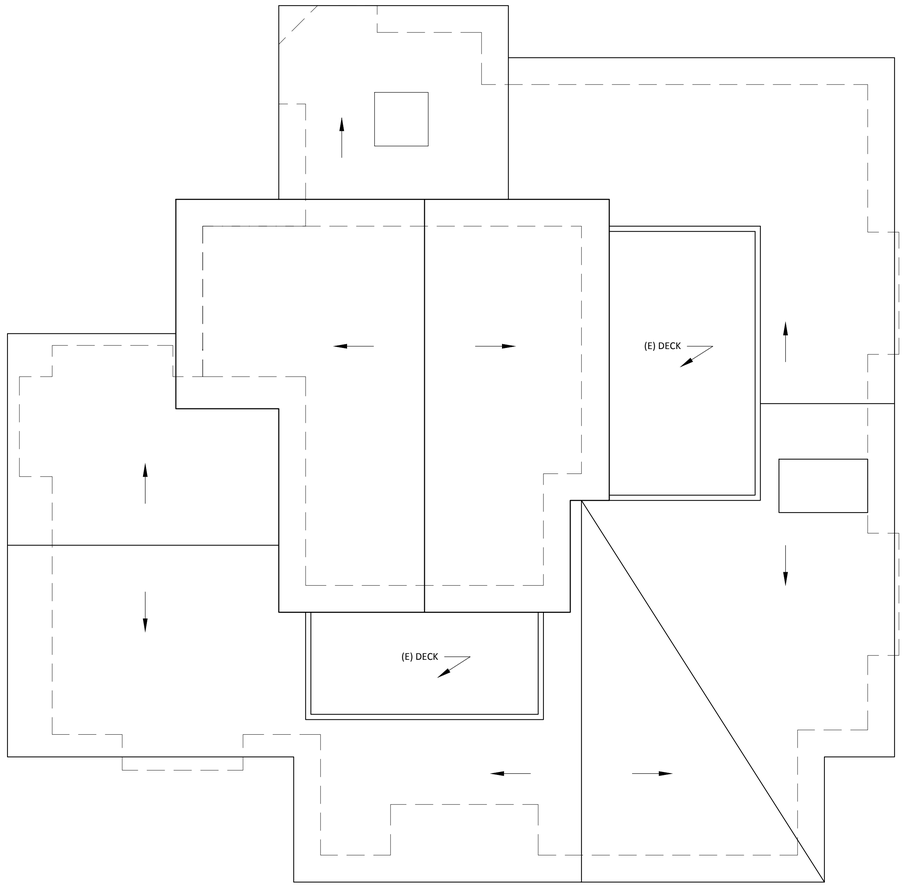
NOTES

1. THE ONLY CHANGES TO THE ROOF ARE THE ADDITION OF TWO SKYLIGHTS. IF THEY ARE CURB MOUNTED, CONTRACTOR TO INSTALL COPPER FLASHING AT ROOF TO CURB TRANSITION AND CRICKET ABOVE UPPER PORTION OF SKYLIGHT.

LEGEND

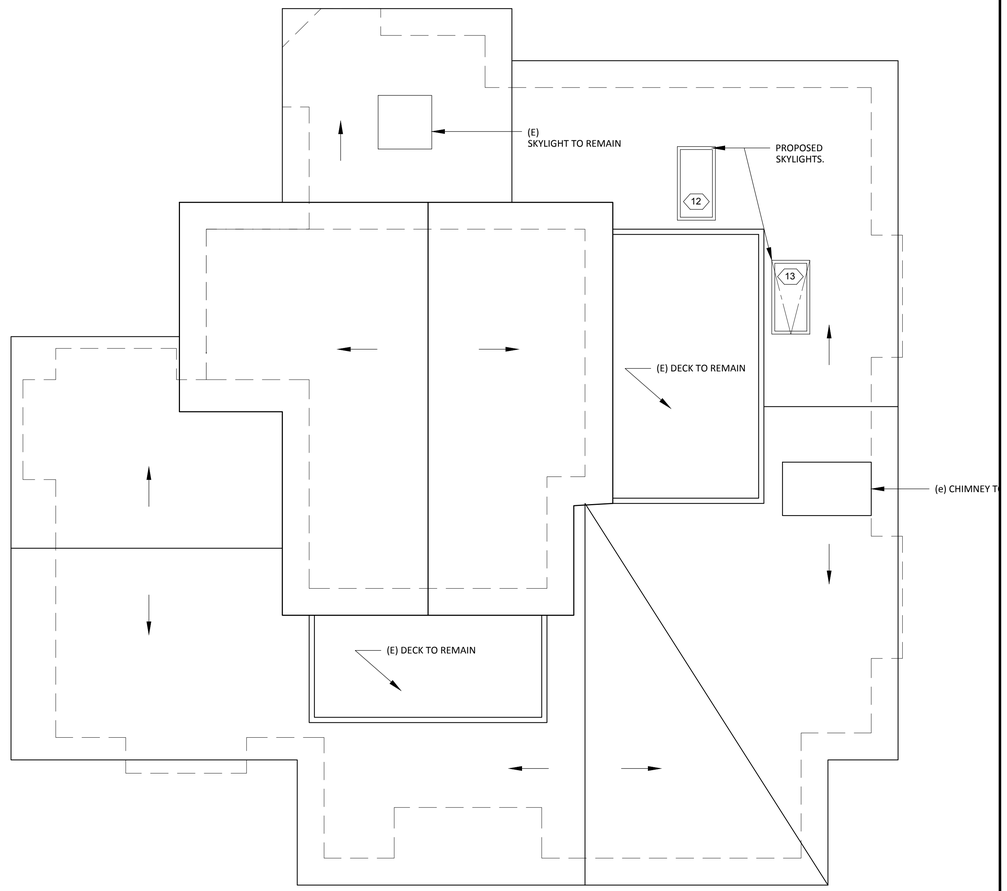
— — — — — OUTLINE OF BUILDING BELOW, TYP.



0 2' 4' 8'
1/4" = 1'-0"

PLAN NORTH

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



0 2' 4' 8'
1/4" = 1'-0"

PLAN NORTH

2 PROPOSED ROOF PLAN
1/4"=1'-0"

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EXISTING & PROPOSED ROOF PLANS

scale AS NOTED

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4

04-10-2023