



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 24361

Owner Name: LANDI DEBRA S TR

Case Planner: Evan Kort, Senior Planner

Date Posted: _____

Date Approved: 01/10/2025

Project Location: Camino Real 4 SE of Ocean

APN #: 010261010000 **BLOCK/LOT:** G/10 & 12

Applicant: Matt Hanner

Project Description: Approval of this Design Study (DS 24361) authorizes an amendment to a previously approved Design Study (DS 22-342) for the addition of a 4'0" x 1'7" window in the stairwell on the south elevation. The project shall be constructed in accordance with the plans prepared by Carmel Building Design, dated approved by the Community Planning and Building Department on January 10, 2025, unless modified by the conditions of approval. Modifications not expressly listed in this authorization are prohibited.

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 24361 (Landi) authorizes a amendment to a previously approved Design Study (DS 22-342) for the addition of a 4'0" x 1'7" window in the stairwell on the south elevation at located at Camino Real 4 SE of Ocean in the R-1 District and, APN: 010261010000 as depicted in the plans stamped approved by Community Planning and Building Department on 01/10/2025 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)

9.	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.
10.	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.
11.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. <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.	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.

SPECIAL CONDITIONS	
13.	Building Permit Revision. The applicant shall apply for and obtain a building permit revision to building permit BP 23-477 prior to commencing work.
14.	Prior Conditions of Approval. All conditions of approval of the previous Design Study approvals, DS 22-342 (Landi), shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.
15.	N/A
16.	N/A
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 .

LEGEND:

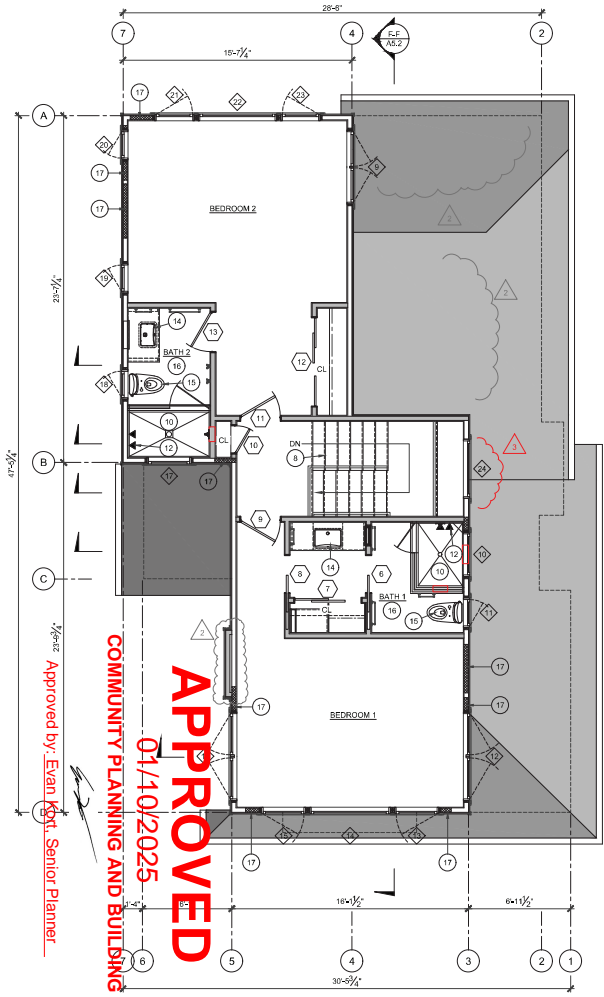
- (E) 2x FRAMING
- (N) 2x FRAMING

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL (E) EXTERIOR SINGLE WALL FRAMING TO HAVE NEW 2x4 OR 2x6 STUDS ADDED AT WALL LINE.

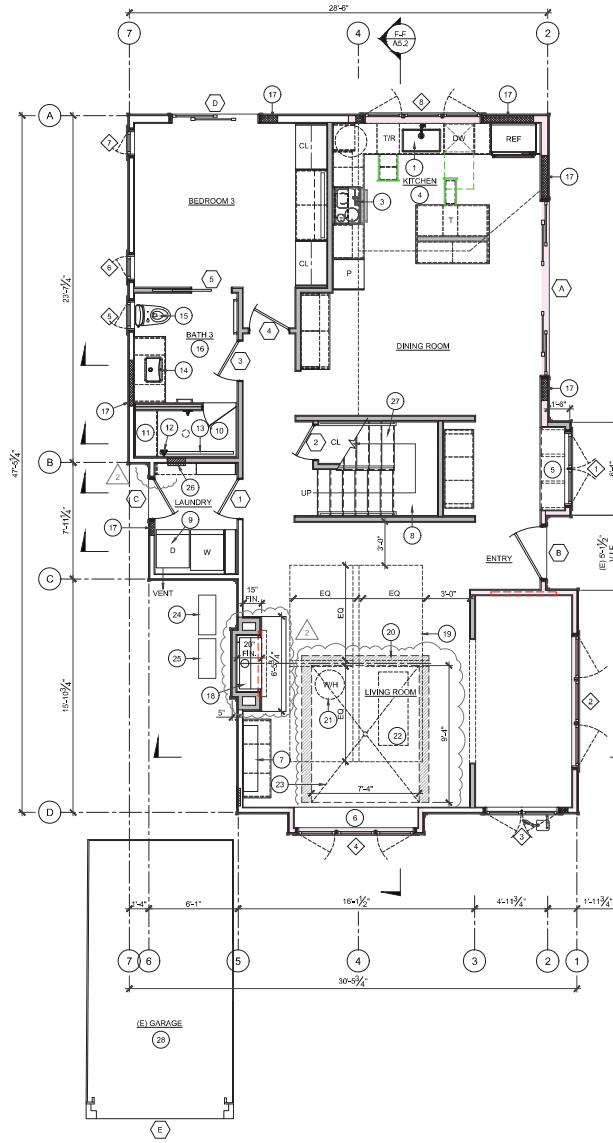
KEY NOTES: (XX)

1. KITCHEN SINK: SEE SECTION 1.6 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS.
2. COOKTOP w/ OVEN BELOW & HOOD FAN ABOVE: SEE INTERIOR ELEVATIONS.
3. KITCHEN: SEE SECTIONS 11 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
4. NEW OREIL WINDOW BENCH SEAT @ 18" A.F.F. NEW BUMP OUT REFRAMED ON CANTILEVERED FLOOR JOISTS. NEW BUMP OUT DOES NOT COUNT TOWARDS FLOOR AREA.
5. NEW WINDOW BENCH SEAT IN EXISTING BUMP OUT. NEW BUILT IN SHELVING.
6. STAIRS: SEE SECTION 6 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
7. CLOTHES DRYER: SEE SECTION 2 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
8. SHOWER w/ TILE SURROUND. SEE SECTIONS 1.2, 1.3 & SECTION 3 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS AND REQUIREMENTS.
9. 18" HIGH BENCH SEAT.
10. HANDHELD SHOWER ON DIVERTER.
11. SLOT DRAIN; FRAME FLOOR FOR CURBLESS SHOWER PAN.
12. LAVATORY: SEE SECTION 1.4 IN "CODE COMPLIANCE" ON THIS PAGE FOR FLOW RESTRICTIONS.
13. TOILET: SEE SECTION 1.1 & SECTION 4 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS & REQUIREMENTS.
14. BATHROOM: SEE SECTION 10 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
15. FRAME IN (E) OPENING AND FINISH.
16. VALOR L11 200K DIRECT VENT GAS FIREPLACE. SEE SPEC SHEET ON AT.1. PROVIDE 2" THICK NON-COMBUSTIBLE BOARD ABOVE ON EACH SIDE AND BELOW ENGINE OPENING PER SPEC. PROVIDE 2" THICK NON-COMBUSTIBLE BOARD ON INSIDE OF FIREPLACE OPENING FRAMING PER SPEC.
17. COFFERED CEILING.
18. MECHANICAL "RT" LOCATED IN CRAWL SPACE & CENTERED ON EXISTING BAY WINDOW. SEE STRUCTURAL PLANS. LOCATE MIN. 32" x 28" CLEAR OPENING AT EXTERIOR FOUNDATION WALL PER WEST ELEVATION. PROVIDE FLOOR DRAIN.
19. NEW 5000X25 GALLON WATER TANK LOCATION WHOLE HOUSE HOT WATER SUPPLY. INSTALL PER MFG'S SPECIFICATIONS. SEE SECTION 5 IN "CODE COMPLIANCE" ON THIS SHEET. SEE A6.1 FOR SPEC.
20. LOCATE AIR HANDLER IN CRAWL SPACE. SEE SECTION 7 IN "CODE COMPLIANCE" ON THIS PAGE. SEE A6.1 FOR SPEC.
21. ERV LOCATED IN CRAWL SPACE. SEE A6.1 FOR SPEC. SEE SECTION 9 IN "CODE COMPLIANCE" FOR LIGHTING REGS.
22. SANICO 054-49HC HEAT PUMP FOR WATER HEATER. LOCATED MIN. 12" OFF EXTERIOR OF BUILDING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE A6.1 FOR SPEC.
23. BRYANT 38MARB20A43 OUTDOOR SINGLE ZONE HEAT PUMP. LOCATED MIN. 12" OFF EXTERIOR OF BUILDING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE A6.1 FOR SPEC.
24. SMART PANEL LOCATED IN BUILT-IN. SEE POWER PLAN ON E.1.
25. FUTURE WHOLE HOUSE AUTOMATION SYSTEM LOCATED IN UNDER-STAIRS STORAGE AREA. COORDINATE WITH TRADES.
26. PROVIDE NEW WATER AND GAS SHUTOFF SENSORS/VALVES AT GARAGE. COORDINATE BEST LOCATION WITH TRADES.



(N) UPPER FLOOR PLAN

1/4" = 1'-0"



(N) MAIN FLOOR PLAN

1/4" = 1'-0"

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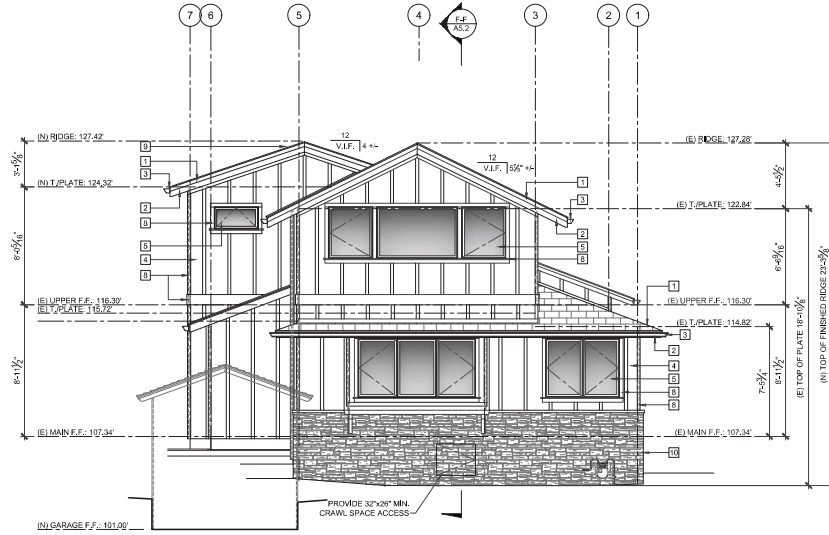
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SCALE:	NOTED
DRAWN BY:	STAFF
REVISION:	07-09-24
	09-24-24

PROPOSED FLOOR PLANS
LANDI-ZIMMERMAN RESIDENCE
4 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A2.3

Matt Hansen



(N) WEST ELEVATION

1/4" = 1'-0"

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.

(N) MAJOR MATERIALS

1. ROOF - CLASS A ASPHALT SHINGLE ROOF - CERTANTEED LANDMARK; COLOR: WEATHERED WOOD.
2. EAVE & EAVE TRIM - PAINTED WOOD EAVES AND FASCIA; COLOR: MATCH MARVIN CASCADE BLUE.
3. GUTTERS & DOWNSPOUTS - PAINTED ALUMINUM; GUTTERS TO MATCH CASCADE BLUE, BY MARVIN, DOWNSPOUTS TO MATCH BODY SIDING KELLY MOORE 4590 - MEXICAN SAND DOLLAR.
4. WALL FINISH - NEW PAINTED BOARD AND BATTON WOOD SIDING: KELLY MOORE 4598 - MEXICAN SAND DOLLAR, 1/4" BATTONS @ 20" o.c.
5. WINDOWS - METAL CLAD WOOD; COLOR: CASCADE BLUE BY MARVIN WINDOWS & DOORS.
6. SLIDING GLASS DOOR - ALUMINUM CLAD WOOD; COLOR: CASCADE BLUE BY MARVIN WINDOWS & DOORS.
7. DOOR - ALDER WOOD; COLOR: HERITAGE OAK STAIN.
8. TRIM - PAINTED WOOD TRIM; COLOR: MATCH MARVIN CASCADE BLUE (9. NOT USED).
9. STONE VENEER - SOUTH BAY QUARTZITE; STYLE: LEDGESTONE; COLOR: BLEND OF TAN, ANTIQUE WHITE, ICE BLUE, AMBER AND BROWN.
10. GATE AND FENCE - STAINED WOOD VERTICAL PANELS; COLOR: HERITAGE OAK STAIN.
11. GATE AND FENCE - STAINED WOOD VERTICAL PANELS; COLOR: HERITAGE OAK STAIN.
12. GARAGE DOOR - WHITE OAK WOOD; COLOR: HERITAGE OAK STAIN.

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DATE:	09-24-24
SCALE:	1/4" = 1'-0"
DRAWN BY:	STAFF
REVISION:	07-29-24
	09-24-24

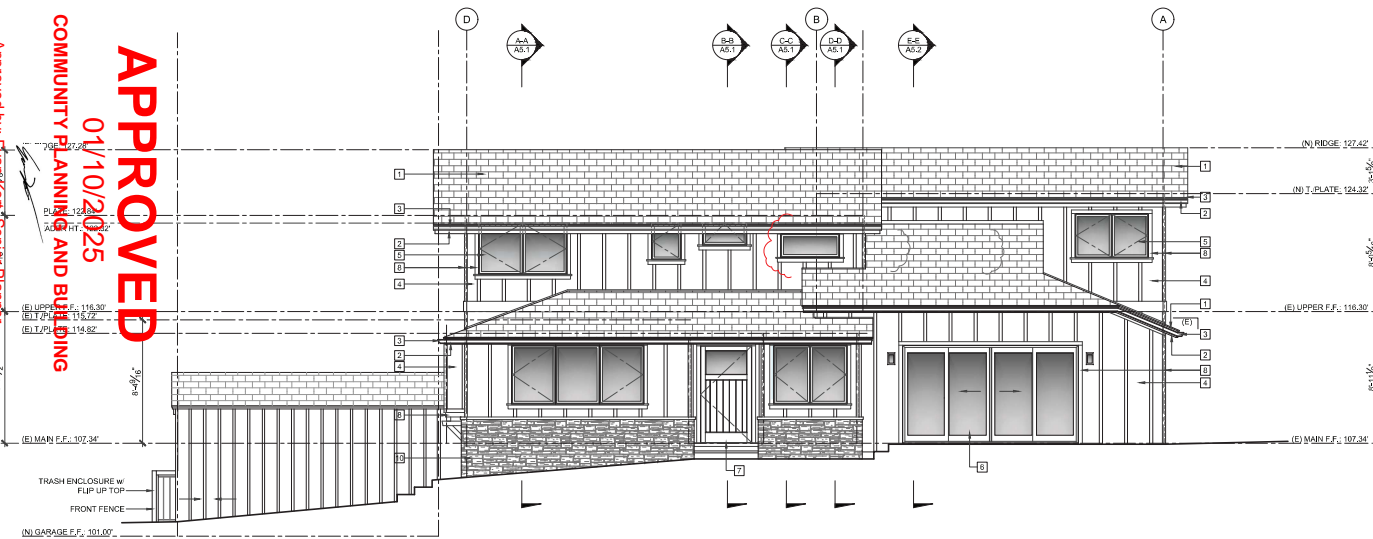
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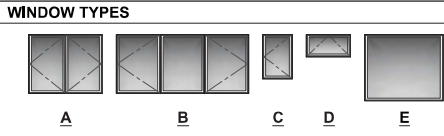
Matt Hansen

Approved by: *Carla Kott, Santa Clara*
APPROVED
01/10/2025
COMMUNITY PLANNING AND BUILDING



(N) SOUTH ELEVATION

1/4" = 1'-0"



WINDOW SCHEDULE

MARK	TYPE	SIZE		LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	GRILLES	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
MAIN FLOOR												
1	A	5'-0"	4'-0"	ENTRY	6'-8" V.I.F.	5'-0 1/2" x 4'-0 1/2"	CLAD WOOD	PAINT GRADE	TEMP		MARVIN ULTIMATE	
2	B	9'-0"	4'-0"	LIVING ROOM	6'-8" V.I.F.	9'-0 1/2" x 4'-0 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
3	A	5'-0"	4'-0"	LIVING ROOM	6'-8"	5'-0 1/2" x 4'-0 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
4	B	8'-0"	4'-0"	LIVING ROOM	6'-8" V.I.F.	8'-0 1/2" x 4'-0 1/2"	CLAD WOOD	PAINT GRADE	TEMP		MARVIN ULTIMATE	
5	C	2'-0"	3'-0"	BATH 3	6'-8"	2'-0 1/2" x 3'-0 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
6	C	1'-9"	3'-6"	BEDROOM 3	6'-8"	1'-9 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
7	C	1'-9"	3'-6"	BEDROOM 3	6'-8"	1'-9 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
8	A	8'-0"	3'-2"	KITCHEN	6'-8"	8'-0 1/2" x 3'-2 1/2"	CLAD WOOD	PAINT GRADE	TEMP		MARVIN ULTIMATE	
UPPER FLOOR												
9	A	5'-0"	3'-0"	BEDROOM 2		5'-0 1/2" x 3'-0 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
10	D	3'-0"	1'-6"	BATH 1	(E) 6'-0 3/8" V.I.F.	3'-0 1/2" x 1'-6 1/2"	CLAD WOOD	PAINT GRADE	TEMP		MARVIN ULTIMATE	
11	C	3'-0"	2'-0"	BATH 1	(E) 6'-0 3/8" V.I.F.	3'-0 1/2" x 2'-0 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
12	A	6'-0"	3'-6"	BEDROOM 1	(E) 6'-0 3/8" V.I.F.	6'-0 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
13	C	3'-0"	3'-6"	BEDROOM 1	6'-8"	3'-0 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
14	E	5'-6" V.I.F.	3'-6"	BEDROOM 1	6'-8"	5'-6 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
15	C	3'-0"	3'-6"	BEDROOM 1	6'-8"	3'-0 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
16	C	6'-0"	3'-6"	BEDROOM 1	(E) 6'-0 3/8" V.I.F.	6'-0 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
17	D	3'-0"	1'-6"	BATH 2	6'-8"	3'-0 1/2" x 1'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
18	C	2'-0"	3'-0"	BATH 2	6'-8"	2'-0 1/2" x 3'-0 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
19	C	2'-0"	3'-6"	BEDROOM 2	6'-8"	2'-0 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
20	C	2'-0"	3'-6"	BEDROOM 2	6'-8"	2'-0 1/2" x 3'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	
21	C	2'-8"	4'-6"	BEDROOM 2	6'-8"	2'-8 1/2" x 4'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
22	E	5'-4"	4'-6"	BEDROOM 2	6'-8"	5'-4 1/2" x 4'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
23	C	2'-8"	4'-6"	BEDROOM 2	6'-8"	2'-8 1/2" x 4'-6 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	EGRESS
24	E	4'-0"	1'-7"	STAIRWELL	9" BELOW M. BATH	4'-0 1/2" x 1'-7 1/2"	CLAD WOOD	PAINT GRADE			MARVIN ULTIMATE	

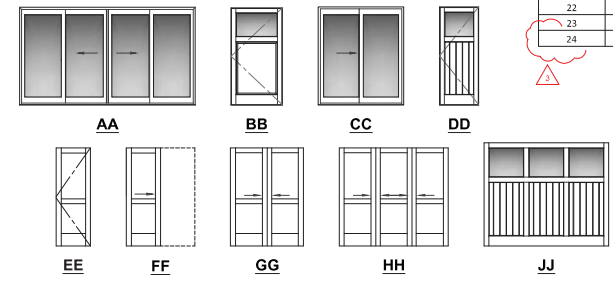
WINDOW NOTES

- ALL CASEMENT WINDOWS SHALL PILOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
- AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UNTEMPERED OBSCURE.
- SEE FLOOR PLANS FOR WINDOW LOCATIONS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
- ALL DIVIDERS TO BE TRU DIVIDERS.
- WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E. A MINIMUM CLEAR OPENING OF 5.7 SQ. FT., A NEW OPENING WIDTH OF 1'-4" A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-4" ABOVE FINISH FLOOR.
- SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHERSTRIPPING, ETC.
- WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES

- VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
- EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FRIED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- ALL WINDOWS DOUBLE INSULATED CLEAR 'LOWE' IF ARGON FILLED.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION FACTOR ON BY COMPARATIVE AND SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCE. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS:
 - GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
 - GLAZING IN FIRE AND SMOKE PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN ALL LIFE-SAVING SWINGING DOORS.
 - GLAZING IN DOORS AND TUB ENCLOSURES, INCLUDING ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 6" ABOVE DRAIN OUTLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 6" ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 38" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
- VERIFY SWING HAND OF OPERABLE WINDOWS. SEE BUILDING ELEVATIONS.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INTERIOR TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL, WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS AS SHOWN.

DOOR TYPES



EXTERIOR DOOR SCHEDULE

MARK	TYPE	SIZE		THICKNESS	LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
A	AA	12'-0"	6'-8"	PER MFR	KITCHEN	6'-8"	PER MFR	CLAD WOOD	PAINT	TEMP	MARVIN	
B	BB	3'-6"	6'-8"	1 3/4"	ENTRY	6'-9 1/4"	3'-9" x 6'-9 3/4"	CLEAR ALDER	STAIN	TEMP	ROGUE VALLEY/RV5661	HERITAGE OAK STAIN
C	CC	2'-8"	6'-8"	1 3/4"	LAUNDRY	6'-9 1/4"	2'-11" x 6'-9 3/4"	CLEAR ALDER	STAIN	TEMP	ROGUE VALLEY/RV5661	HERITAGE OAK STAIN
D	DD	6'-0"	6'-8"	PER MFR	BEDROOM 3	6'-8"	PER MFR	CLAD WOOD	PAINT	TEMP	MARVIN	EGRESS
E	JJ	8'-6"	7'-0"	PER MFR	GARAGE	7'-0"	PER MFR	WHITE OAK	STAIN	TEMP		HERITAGE OAK STAIN

INTERIOR DOOR SCHEDULE

MARK	TYPE	SIZE		THICKNESS	LOCATION	HEAD HEIGHT	ROUGH OPENING (W X H)	FRAME	INT FINISH	GLASS TYPE	MFR. / MODEL #	REMARKS
		WIDTH	HEIGHT									
MAIN FLOOR												
1	EE	2'-8"	6'-8"	1 3/8"	LAUNDRY	6'-8 11/16"	2'-9 7/8" x 6'-9 3/16"	WOOD	PAINT			ROGUE VALLEY
2	EE	2'-4"	6'-8"	1 3/8"	STAIRS CLOSET	6'-8 11/16"	2'-5 7/8" x 6'-9 3/16"	WOOD	PAINT			ROGUE VALLEY
3	EE	2'-8"	6'-8"	1 3/8"	BATH 3	6'-8 11/16"	2'-9 7/8" x 6'-9 3/16"	WOOD	PAINT			ROGUE VALLEY
4	EE	2'-8"	6'-8"	1 3/8"	BEDROOM 3	6'-8 11/16"	2'-9 7/8" x 6'-9 3/16"	WOOD	PAINT			ROGUE VALLEY
5	FF	2'-8"	6'-8"	1 3/8"	BATH 3	PER MFR	PER MFR	WOOD	PAINT			POCKET DOOR; VERIFY OPENING W/ MFR.
UPPER FLOOR												
6	FF	2'-6"	6'-8"	1 3/4"	BATH 1	PER MFR	PER MFR	WOOD	PAINT			POCKET DOOR; VERIFY OPENING W/ MFR.
7	GG	4'-6"	6'-8"	1 3/8"	BATH 1	PER MFR	PER MFR	WOOD	PAINT			ROGUE VALLEY
8	FF	2'-6"	6'-8"	1 3/4"	BATH 1	PER MFR	PER MFR	WOOD	PAINT			POCKET DOOR; VERIFY OPENING W/ MFR.
9	EE	2'-8"	6'-0" +/-	1 3/8"	BEDROOM 1	6'-0 11/16"	2'-9 7/8" x 6'-1 3/16"	WOOD	PAINT			ROGUE VALLEY
10	EE	1'-10"	6'-0" +/-	1 3/8"	HALL CLOSET	6'-0 11/16"	1'-11 7/8" x 6'-1 3/16"	WOOD	PAINT			ROGUE VALLEY
11	EE	2'-8"	6'-0" +/-	1 3/8"	BEDROOM 2	6'-0 11/16"	2'-9 7/8" x 6'-1 3/16"	WOOD	PAINT			ROGUE VALLEY
12	HH	6'-0"	6'-8"	1 3/8"	BEDROOM 2	PER MFR	PER MFR	WOOD	PAINT			BI-PASS DOOR; VERIFY OPENING W/ MFR.
13	EE	2'-8"	6'-8"	1 3/8"	BATH 2	6'-8 11/16"	2'-9 7/8" x 6'-9 3/16"	WOOD	PAINT			ROGUE VALLEY

DOOR NOTES

HARDWARE NOTES:

- ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N.
 - ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
 - SHALL HAVE HARDWARE MOUNTED 36" TO 44" ABOVE FINISH FLOOR.
 - THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF 2" ABOVE FINISH FLOOR.
 - PROVIDE 1" X 4" BUTTS ON ALL DOORS.
 - ALL HARDWARE TO HAVE FINISH PER OWNER.

DOOR NOTES:

- SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION.
- ALL DOOR GLAZING TO BE TEMPERED.
 - S.G. = STAIN GRADE
 - P.G. = PAINT GRADE
 - MFR. = MANUFACTURER
- TEMPERED GLAZING PERMANENT LABEL PER CBC SECTION 2406.2(1) SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
- VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
- PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS AS SHOWN.

EGRESS NOTES (CRC SEC. R311.2):

- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- EGRESS DOORS SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN TO 90 DEGREES (1.57 RAD).
- THE MINIMUM CLEAR HEIGHT OF THE EGRESS DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- EXTERIOR LANDINGS SHALL BE A MAXIMUM 7'-4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. IF THE DOOR SWINGS OUTWARD COVER THE LANDING, THE CHANGE IN ELEVATION IS LIMITED TO 1/2" MAXIMUM. CRC R311.2.1 OR CBC 1010.1.5, EXCEPTION 3.

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