



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 24362

Owner Name: RAMOS TIMOTHY A & CATHERINE CONNER TRS

Case Planner: Katherine Wallace, Associate Planner

Date Posted: _____

Date Approved: 01/24/2025

Project Location: NE Corner of 12th and San Antonio

APN #: 010279008000 **BLOCK/LOT:** X/ALL LOTS 18 AND 20

Applicant: Sonia Madrigal

Project Description: This approval of Design Study 24362 (Ramos) authorizes a revised project at the northeast corner of San Antonio Street and 12th Avenue in the Single-Family Residential (R-1) District, and the Appeal Jurisdiction/Beach Overlay, previously approved under Design Study approval 22396 (with associated Building Permit 23414), now updated to include one new window opening at the lower level of the west elevation. The revised project as depicted in the plans prepared by Holdren+Lietzke Architecture, revised November 22, 2024 and stamped approved on January 24, 2025, on file with the Carmel-by-the-Sea Community Planning and Building Department, is subject to the conditions of approval

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study 24362 (Ramos) authorizes a revised project at the northeast corner of San Antonio Street and 12 th Avenue in the Single-Family Residential (R-1) District, and the Appeal Jurisdiction/Beach Overlay, previously approved under Design Study approval 22396 (with associated Building Permit 23414), now updated to include one new window opening at the lower level of the west elevation. The revised project as depicted in the plans prepared by Holdren+Lietzke Architecture, revised November 22, 2024 and stamped approved on January 24, 2025, on file with the Carmel-by-the-Sea Community Planning and Building Department, is subject to the conditions of approval herein.	✓
2.	Building Permit Revision. Building permit #23414 (Ramos) is required to be revised and approved before the project resumes construction.	✓
3.	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.	✓
4.	Appeal Period. Approval of this Design Study is subject to the 10-day notice and appeal period.	✓
5.	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. CMC 17.52.170.B (General Limits)	✓
6.	Permit Extension. The Director may grant one 12-month extension of this Design Study approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. CMC Section 17.52.170.C (Time Extensions)	✓
7.	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.	
8.	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.	✓
9.	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.	✓
10.	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.	✓
11.	Conditions of Approval. Conditions of approval for both the original Planning permit (DS 22396) and the revised (DS 24362) shall be printed on a full-size sheet and included with the revised construction plan set submitted to the Building Safety Division.	✓
	Landscape Conditions	

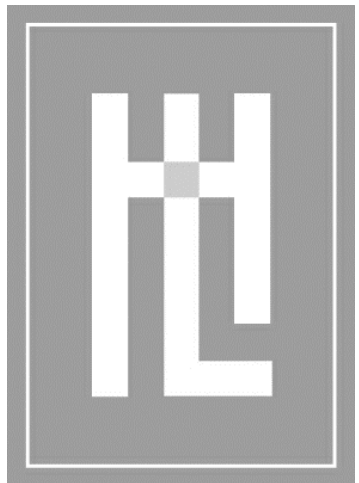
12.	Tree Removal. Trees onsite shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
13.	Significant Trees. All foundations within 15 feet of significant 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.	✓
14.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. a) Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. b) Excavation within 6 feet of a tree trunk is not permitted. c) No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. d) 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. e) 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. f) 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. g) 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. h) 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.	✓

Acknowledgement and acceptance of conditions of approval:

Property Owner Signature	Printed Name	Date
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Applicant Signature	Printed Name	Date
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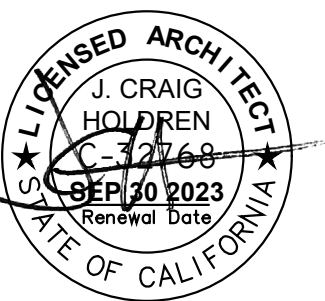
Once signed, please return to kwallace@ci.carmel.ca.us.



HOLDREN+LIETZKE
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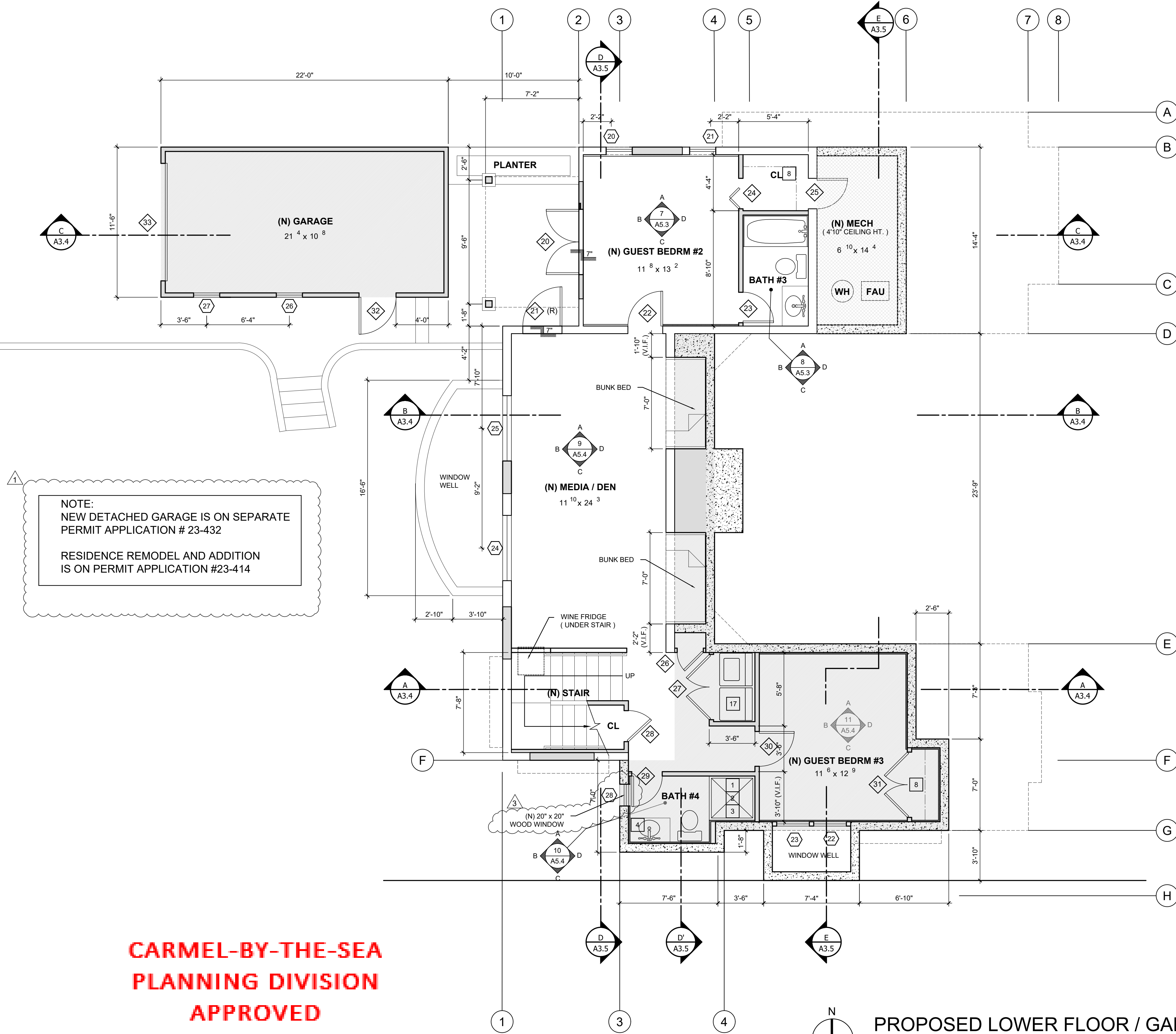
DATE: SEPT. 05, 2023
SCALE: 1/4"=1'-0"
DRAWN: JM
JOB NUMBER: 22.08
REVISION
1 PLAN CHECK 23-OCT-2023
2 PLAN REVISION 22-NOV-2024



LOWER FLOOR PLAN
RAMOS RESIDENCE
NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A2.2

- KEY NOTES:**
- 1 TILED SHOWER PAN - SLOPE TO DRAIN
 - 2 TEMPERED GLASS SHOWER ENCLOSURE - PROVIDE CONTINUOUS RIGID ANCHORING AT TOP & BOTTOM
 - 3 TILE TO MIN. 72" A.F.F. IN ALL SHOWERS - USE DENS-SHIELD TILE BACKER BY: GEORGIA PACIFIC @ ALL TILE SURFACES
 - 4 MIN. 14" W. X 24" H. X 3" D. MEDICINE CHEST
 - 5 MURPHY BED - SEE INTERIOR ELEVATION
 - 6 WALL MOUNT - T.V. SCREEN
 - 7 VENT HOOD THROUGH ROOF
 - 8 POLE W/SHELF ABOVE - PAINT TO MATCH WALLS
 - 9 CLOSET SYSTEM BY OTHERS - SEE INTERIOR ELEVATIONS FOR ADD'L. INFORMATION
 - 10 RECESS WALL FOR PLUMBING & VENT REQMTS.
 - 11 RE-USE (E) CABINET - VERIFY DIMENSIONS
 - 12 PROVIDE REVERSE OSMOSIS SYSTEM & FAUCET AT KITCHEN SINK
 - 13 CABINET - UPPERS OR SHELVES ABOVE IN SOME LOCATIONS - PROVIDE BLOCKING AS REQ'D. - FINAL DESIGN TO BE APPROVED BY OWNER
 - 14 CABINET W/ WATERPROOF COUNTERTOP - PROVIDE BLOCKING AS REQ'D FOR CABINET AND FINISH INSTALLATION - FINAL DESIGN TO BE APPROVED BY OWNER
 - 15 'X' TYPE 'X' GYP. BD. @ ALL WALL, CEILING & STRUCTURAL SURFACES
 - 16 HANDRAIL - 34" FROM STAIR NOSING. SEE DET. 15/A8.2
 - 17 DRYER VENT TO OUTSIDE
 - 18 42" HIGH CABINET / DRAWER
 - 19 36" HIGH KITCHEN ISLAND



**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

PROPOSED LOWER FLOOR / GARAGE PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREA:

(E) BASEMENT = 694 S.F.
 (N) ADDITION = 398 S.F.
 (N) GARAGE = 231 S.F.

TOTAL = 1,323 S.F.

NOTE:
SEE DEMOLITION PLAN
FOR WALLS TO BE REMOVED

- LEGEND:**
- (E) WALL TO REMAIN
 - (N) INTERIOR STUD WALL
 - (N) AREA OF ADDITION

Permit #: DS 24362 (Ramos)

Date Approved: 1/24/25

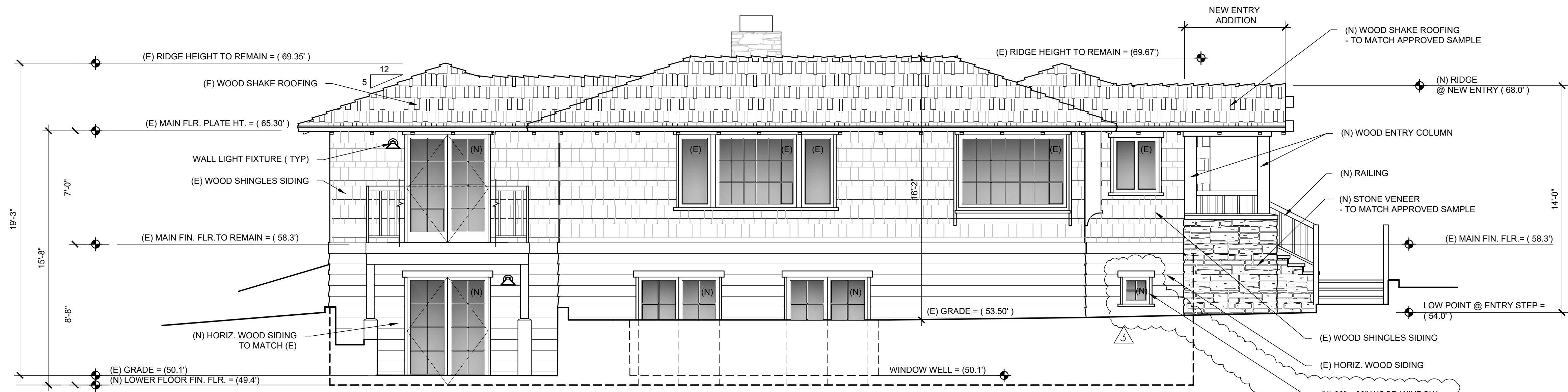
Planner: K. Wallace

**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

Permit #: DS 24362 (Ramos)

Date Approved: 1/24/25

Planner: K. Wallace



WEST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
NEW DETACHED GARAGE IS ON SEPARATE PERMIT APPLICATION # 23-432
RESIDENCE REMODEL AND ADDITION IS ON PERMIT APPLICATION #23-414



WOOD DOORS MATCH EXISTING WITH TRUE-DIVIDED LIGHTS



WOOD WINDOWS MATCH EXISTING WITH TRUE-DIVIDED LIGHTS



NEW WOOD SHINGLES AT NEW ADDITION



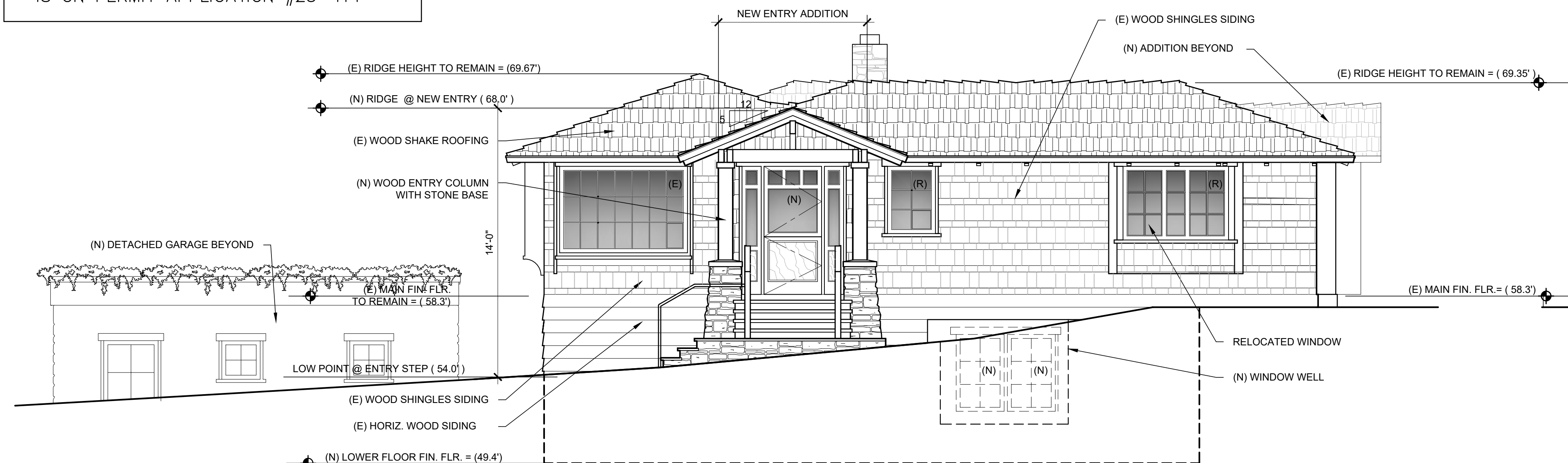
EXISTING WOOD SHINGLES / ROOF SHAKES



NEW STONE AT ENTRY COLUMN / GARAGE

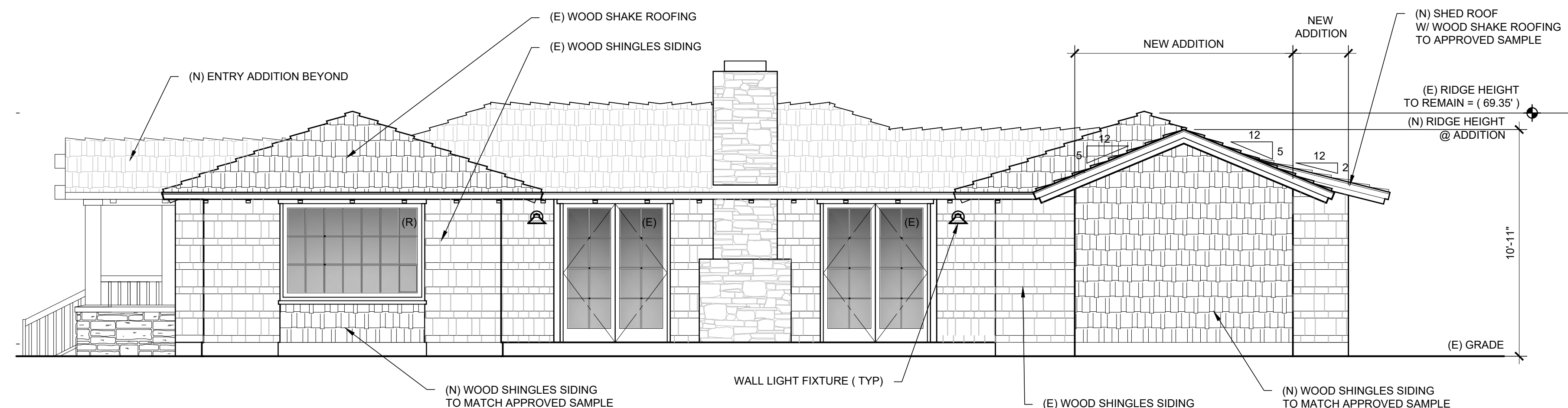


EXISTING CARMEL STONE AT RETAINING WALL DRIVEWAY



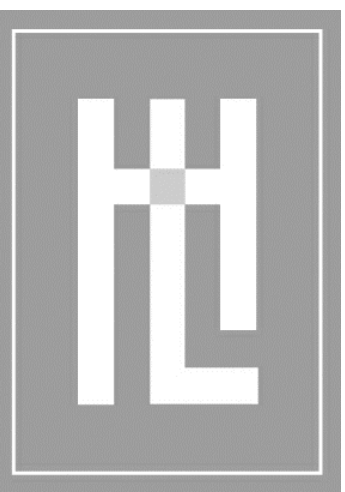
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

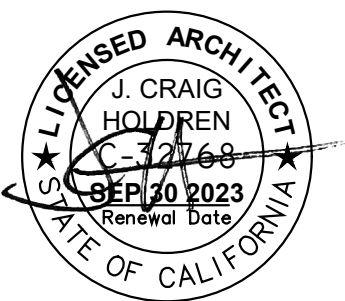


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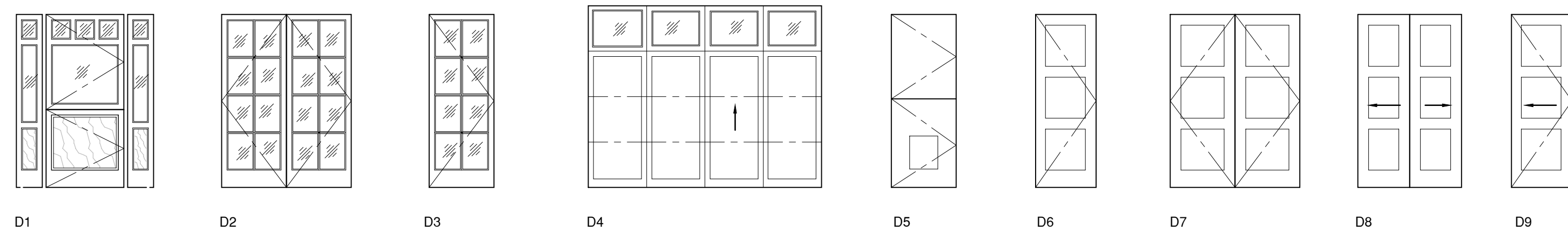
A3.1

DOOR SCHEDULE

NOTE: CONTRACTOR TO VERIFY DOOR DIMENSION OPENING PRIOR TO INSTALLATION.

MARK	TYPE	DIMENSIONS			CORE	DETAILS			REMARKS
		WIDTH	HEIGHT	THK.		HEAD	JAMB	THRESH.	
1	D1	EXTERIOR	3'-6"	6'-8"	S.C.				CUSTOM MADE MAIN ENTRY DOOR WITH SIDELITE
2	D2	EXTERIOR	PR. 2'-6"	6'-8"	S.C.				EXISTING TO BE RE-USED
3	D2	EXTERIOR	PR. 2'-0"	6'-8"	S.C.				SWING-OUT , TEMPERED GLAZING
4	D2	EXTERIOR	PR. 2'-0"	6'-8"	S.C.				EXISTING TO BE RE-USED
5	D2	EXTERIOR	PR. 2'-0"	6'-8"	S.C.				EXISTING TO BE RE-USED
6	D2	EXTERIOR	PR. 2'-0"	6'-8"	S.C.				SWING-OUT , TEMPERED GLAZING
7	D2	EXTERIOR	PR. 2'-0"	6'-8"	S.C.				SWING-OUT , TEMPERED GLAZING
8	D6	INTERIOR	2'-4"	6'-8"	S.C.				
9	D8	INTERIOR	PR. 2'-0"	6'-8"	S.C.				DBL-POCKET DOOR
10	D6	INTERIOR	2'-4"	6'-8"	S.C.				
11	D7	INTERIOR	PR. 1'-4"	6'-8"	S.C.				
12	D6	INTERIOR	2'-4"	6'-8"	S.C.				
13	D9	INTERIOR	2'-4"	6'-8"	S.C.				POCKET DOOR
14	D6	INTERIOR	2'-8"	6'-8"	S.C.				
15	D6	INTERIOR	2'-4"	6'-8"	S.C.				
16	D6	INTERIOR	2'-4"	6'-8"	S.C.				
20	D2	EXTERIOR	PR. 2'-6"	6'-8"	S.C.				SWING-OUT , TEMPERED GLAZING
21	D5	EXTERIOR	3'-0"	6'-8"	S.C.				RELOCATED
22	D6	INTERIOR	2'-8"	6'-8"	S.C.				
23	D6	INTERIOR	2'-4"	6'-8"	S.C.				
24		INTERIOR	2'-4"	6'-8"	S.C.				
25		INTERIOR	2'-8"	6'-8"	S.C.				
26	D6	INTERIOR	2'-4"	6'-8"	S.C.				
27	D7	INTERIOR	PR. 2'-6"	6'-8"	S.C.				
28	D6	INTERIOR	2'-4"	6'-8"	S.C.				
29	D6	INTERIOR	2'-4"	6'-8"	S.C.				
30	D6	INTERIOR	2'-8"	6'-8"	S.C.				
31	D7	INTERIOR	PR. 2'-6"	6'-8"	S.C.				
32	D3	INTERIOR	2'-10"	6'-8"	S.C.				TEMPERED GLAZING
33	D4	EXTERIOR	9'-0"	7'-0"					ROLL-UP GARAGE DOOR

DOOR TYPES:



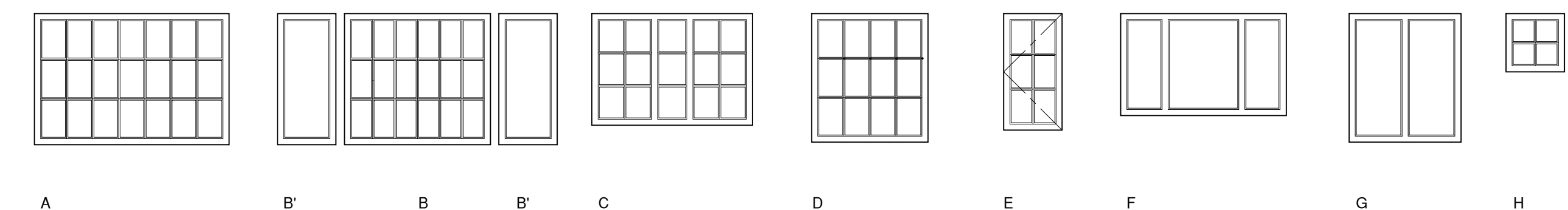
D1 D2 D3 D4 D5 D6 D7 D8 D9

WINDOW SCHEDULE

NOTE: CONTRACTOR TO VERIFY WINDOW DIMENSION OPENING PRIOR TO INSTALLATION. CUSTOM WOOD WINDOWS ARE BY: "RAVENSWOOD" OR APPROVED EQUAL.

MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT./INT)	GLAZING	DETAILS			REMARKS	
		WIDTH	HEIGHT				HEAD	JAMB	SILL		
1	E	CASEMENT	2'-0"	3'-6"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
2	E	CASEMENT	2'-0"	4'-0"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
3	E	CASEMENT	2'-0"	4'-0"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
4	D	FIXED	4'-0"	4'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
5	A	FIXED	6'-8"	4'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
6	A	FIXED	5'-6"	3'-10"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
7	D	FIXED	2'-6"	3'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
8	D	FIXED	2'-10"	3'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
9	D	FIXED	6'-8"	4'-8"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
10	D	FIXED	6'-8"	4'-8"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
11	B'	FIXED	2'-0"	4'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
12	B	FIXED	5'-0"	4'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
13	B'	FIXED	2'-0"	4'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
14	G	FIXED	2'-10"	3'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
15	F	FIXED	5'-8"	3'-6"	6'-8"	WOOD		1/8.5	2/8.5	3/8.5	EXISTING TO BE RE-USED
20	H	FIXED	2'-0"	1'-8"		WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
21	H	FIXED	2'-0"	1'-8"		WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
22	E	CASEMENT	2'-6"	4'-0"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	EGRESS WINDOW SEE NOTE #10 & #11
23	E	CASEMENT	2'-6"	4'-0"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	EGRESS WINDOW SEE NOTE #10 & #11
24	J	DBL. CASEMENT	PR. 2'-6"	6'-8"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	DBL CASEMENT , TEMPERED GLAZING
25	J	DBL. CASEMENT	PR. 2'-6"	6'-8"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	DBL CASEMENT , TEMPERED GLAZING
26	H	FIXED	2'-0"	2'-0"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
27	H	FIXED	2'-0"	2'-0"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	
28	H	CASEMENT	1'-8"	1'-8"	6'-8"	WOOD	DOUBLE INSULATED	5/8.5	6/8.5	7/8.5	

WINDOW TYPES:



A B B' C D E F G H

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 FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
 - GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE 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 60" 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 36" ABOVE THE FLOOR. WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
- AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.

CASEMENT WINDOWS SHALL BE PUSH OUT SWING CASEMENT - TYPICAL.

- CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER & LOCATION OF ALL SASH HERE IN SCHEDULED.
- WINDOW SIZES INDICATED IN WINDOW SCHEDULE ARE APPROXIMATE & MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS. UPON REVIEW AND APPROVAL BY ARCHITECT.
- FOR WINDOW MUNTINS, MULLIONS, SWING HAND OF OPERABLE WINDOWS, ETC SEE BUILDING ELEVATIONS.
- CONTRACTOR SHALL VERIFY DIVIDED LIGHT CONFIGURATION & MFR. AVAILABILITY FOR EACH WINDOW PRIOR TO ORDER. SEE BUILDING ELEVATIONS.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE 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.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 1'-8", NET CLEAR OPENING HEIGHT OF 2'-0" AND MAXIMUM SILL HEIGHT ABOVE FINISH FLOOR SHALL BE 3'-8".
- WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.
- PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
- SEE TYPICAL WINDOW FLASHING REQUIREMENTS 16/8.1 FOR ADDITIONAL INFORMATION.

WINDOW NOTES:

ALL NEW WINDOWS SHALL BE WOOD FRAMED DOUBLE INSULATED GLASS.

DOOR NOTES

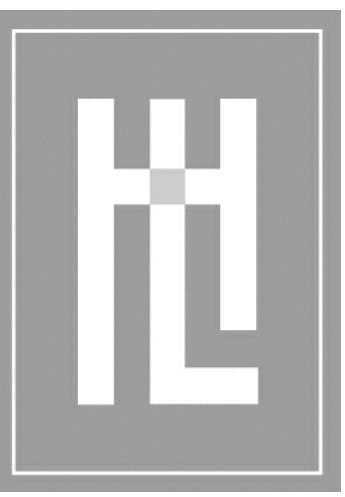
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR OPERATION
- DOOR FINISH SHALL BE:
S.G. = STAIN GRADE OR
P.G. = PAINT GRADE
- ALL DOOR GLAZING TO BE TEMPERED
- TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
- VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.

**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

Permit #: DS 24362 (Ramos)

Date Approved: 1/24/25

Planner: K. Wallace



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DATE: SEPT. 05, 2023

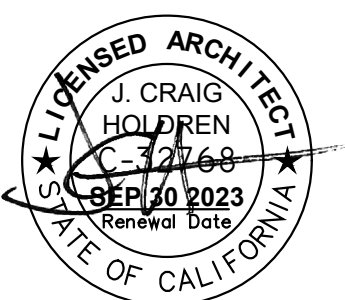
SCALE:

DRAWN:

JOB NUMBER: **22.08**

REVISION

3 PLAN REVISION
22-NOV-2024



WINDOW AND DOOR SCHEDULES

RAMOS RESIDENCE

NE CORNER OF 12th STREET and SAN ANTONIO
CARMEL, CA 93923
A.P.N. 010-279-008

A4.1