

Carmel Beach Hotel & Spa

13th Ave & San Antonio Ave.
Carmel-by-the-Sea, CA 93921

PROJECT INFORMATION

PROJECT: **CARMEL BEACH HOTEL & SPA:** (E) BUILDING AREA: 1,002 S.F.
NEW BALCONY AND WOOD SCREENING ELEMENT ON BUILDING A (BUILDING A)
LOCATION: 13th & SAN ANTONIO AVE OCCUPANCY: R-1 GROUP
CARMEL-BY-THE-SEA, CA 93921 CONSTRUCTION: TYPE V-B
APN: 010-286-015
ZONING: R-1 SINGLE-FAMILY RESIDENTIAL (HOTEL IS OPERATED UNDER AN EXISTING CONDITIONAL USE PERMIT)
LOT SIZE: 33,355 S.F. (0.76 ACRE)

SHEET INDEX

TITLE
A001 COVER SHEET
A002 OVERALL EXISTING SITE PLAN (FOR REFERENCE)
ARCHITECTURAL
A201 FLOORPLAN - BUILDING A
A300 DOOR SCHEDULE
A401 EXTERIOR ELEVATIONS - BUILDING A
A802 EXTERIOR DETAILS
STRUCTURAL
S3.1 BUILDING A BALCONY FRAMING PLAN
S4.0 STRUCTURAL DETAILS

APPLICABLE BUILDING CODES & STANDARDS
CALIFORNIA CODE OF REGULATIONS (CCR):
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, VOLUMES 1 AND 2
2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE (CEC), CCR TITLE 24, PART 6
PART 7 VACANT
2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10
2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12
CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

PARTIAL LIST OF APPLICABLE STATE STANDARDS
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)
EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

SCOPE OF WORK

NEW BALCONY AND WOOD SCREENING ELEMENT ON BUILDING A.

PROJECT TEAM

OWNER

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ABBREVIATIONS

&	AND	H.W.R.	HARDWARE	T.B.D.	TO BE DETERMINED
∠	ANGLE	H.M.	HOLLOW METAL	T.C.	TOP OF CURB
@	AT	HORZ.	HORIZONTAL	TEL.	TELEPHONE
—	CENTERLINE	H.S.	HEAVY SHEET	TEMP.	TEMPERED
∅	DIAMETER OR ROUND	HT.	HEIGHT	T.E.N.	TYPICAL EDGE NAILING
⊥	PERPENDICULAR	HTG.	HEATING	T & G	TONGUE & GROOVE
—	PROPERTY LINE	H.W.	HOT WATER	TH.	THRESHOLD
#	FOUND OR NUMBER	H.W.D.	HARDWOOD	THRESH.	THRESHOLD
A.B.	ANCHOR BOLT	H.V.A.C.	HEATING/VENTILATING/AIR CONDITIONING	T.O.	TOP OF
A.B.S.	ACRYLONITRILE BUTADIENE	I.C.C.	INTERNATIONAL CODE COUNCIL	T.P.H.	TOILET PAPER HOLDER
A.C.	AIR CONDITIONING	ID.	INSIDE DIAMETER	T.O.	TOP OF PAVEMENT
A.COUS.	ACOUSTICAL	INCL.	INCLUDE(D) (ING)	TV	TELEVISION
ADJ.	ADJUSTABLE	INSUL.	INSULATE(D) (ING)	T.W.	TOP OF WALL
A.F.F.	ABOVE FINISH FLOOR	INT.	INTERIOR	U/L	UNDERWRITER'S LABORATORY
AGGR.	AGGREGATE	INV.	INVERT	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	JAN.	JANITOR	U.O.N.	UNLESS OTHERWISE NOTED
ANOD.	ANODIZED	J.H.	JOIST HANGER	UR.	URINAL
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	JT.	JOINT	V.I.F.	VERIFY IN FIELD
APPROX.	APPROXIMATE	KIT.	KITCHEN	W.	WEST/WIDTHWIDE
ARCH.	ARCHITECTURAL	L.	LENGTH	W/C	WATER CLOSET
A.S.	ADJUSTABLE SHELF	LAM.	LAMINATE	WD.	WOOD
BD.	BOARD	LAV.	LAVATORY	WDW.	WINDOW
BIT.	BITUMINOUS	L.B.	LAG BOLT	WH.	WATER HEATER
BLDG.	BUILDING	LOC.	LOCATE(ION)	WI.	WOODWORK INSTITUTE
BLK.	BLOCK	L.V.L.	LAMINATED VENEER LUMBER	W/O	WITHOUT
BLKG.	BLOCKING	L.W.	LIGHTWEIGHT	W.P.	WOOD SCREW
BM.	BEAM	MAS.	MASONRY	WR.	WATER RESISTANT
B.M.	BENCH MARK	MAT.	MATERIAL(S)	W.S.	WOOD SCREW
B.M.	BOTTOM	MAY.	MAXIMUM	W.SCT.	WAINSCOT
BRG.	BEARING	M.B.	MACHINE BOLT	WT.	WEIGHT
BTWN.	BETWEEN	M.H.	MAN HOLE	W.W.M.	WELDED WIRE MESH
B.U.R.	BUILD-UP ROOFING	M.C.	MEDICINE CABINET		
B.W.	BOTH WAYS	M.E.C.H.	MECHANICAL		
CAB.	CABINET	M.E.M.B.	MEMBRANE		
C.B.	CATCH BASIN	MEZZ.	MEZZANINE		
CBC.	CALIFORNIA BUILDING CODE	MFR.	MANUFACTURE(ER)		
CEM.	CEMENT	MIN.	MINIMUM		
CER.	CERAMIC	MIR.	MIRROR		
C.F.C.I.	CONTRACTOR FURNISHED	MISC.	MISCELLANEOUS		
C.I.	CONTRACTOR INSTALLED	MLDG.	MOLDING/MOULDING		
C.F.	CUBIC FEET	M.W.	MALLEABLE IRON WASHER		
C.J.	CAST JOINT	M.O.	MASONRY OPENING		
C.L.	CONTROL JOINT	MTD.	MOUNTED		
CLG.	CLOSE	MET.	METAL		
CLG.	CEILING	MULL.	MULLION		
CLKG.	CAULKING	N.	NORTH		
CLR.	CLEARANCE	N.	NEW		
C.M.U.	CONCRETE MASONRY UNIT	NAT.	NATURAL		
COL.	COLUMN	N.I.C.	NOT IN CONTRACT		
COMP.	COMPOSITION	NOM.	NOMINAL		
CONC.	CONCRETE	N.T.S.	NOT TO SCALE		
CONN.	CONNECTION	O.	OVER		
CONSTR.	CONSTRUCTION	OBSC.	OBSCURE		
CONT.	CONTINUOUS	O.C.	ON CENTER(S)		
COR.	CORRUGATED	O.D.	OUTSIDE DIAMETER		
C.O.T.G.	CLEAN-OUT TO GRADE	OFFC.	OWNER FURNISHED		
C.SMT.	CASEMENT	OFFC.	OWNER FURNISHED		
CSWK.	CASEWORK	O.F.O.I.	OWNER INSTALLED		
C.T.	CERAMIC TILE	O.H.	OVERHANG		
CTR.	COUNTER	O.H.M.S.	OVERHEAD MACHINE SCREW		
CTS.K.	COUNTERSINK	O.W.S.	OVERHEAD WOOD SCREW		
C.Y.	CUBIC YARD	OPNG.	OPENING		
		OPPOSITE			
DBL.	DOUBLE	P.A.F.	POWDER ACTUATED FASTENER		
DEPT.	DEPARTMENT	P.A.F.	PANIC BAR		
DET.	DETAIL	PART. TBD	PARTICLE BOARD		
DF.	DRINKING FOUNTAIN	P.F.	POUNDS PER SQUARE FOOT		
D.F.	DOUGLAS FIR	P.D.	POWDER DRIVER		
D.G.	DECOMPOSED GRANITE	P.G.	PAINT GRADE		
D.H.	DOUBLE HUNG	PERF.	PERFORATE		
DIAG.	DIAGONAL	PLF.	POUNDS PER LINEAR FOOT		
DIA.	DIAMETER	PLAS. LAM.	PLASTER LAMINATE		
DIMEN.	DIMENSION	PLAS.	PLASTER		
DISP.	DISPENSER/DISPOSER	PLYWD.	PLYWOOD		
DN.	DOWN	PAIR	PAIR		
DRWG.	DRAWING	PSF	POUNDS PER SQUARE FOOT		
D.S.B.	DBL. STRENGTH B GRADE	PSI	POUNDS PER SQUARE INCH		
D.S.	DOWNSPOUT	P.T.	PRESSURE TREATED		
DWR.	DRAWER	PART.	PARTITION		
D.W.	DISH WASHER	P.T. DISP.	PAPER TOWEL DISPENSER		
E.	EAST	P.V.C.	POLYVINYL CHLORIDE		
E.A.	EACH	R.	RISER		
E.I.	EXPANSION JOINT	R.A.	RETURN AIR		
ELEV.	ELEVATION, ELEVATOR	RAD.	RADIUS		
ELEC.	ELECTRICAL	R.D.	ROOF DRAIN		
EMER.	EMERGENCY	REG.	REGISTER		
ENCL.	ENCLOSURE	REF.	REFRIGERATOR		
EQUIP.	EQUIPMENT N.I.C. W/ WITH	REF-GRD.	REFIN-GROUDED		
EWC.	ELECTRIC WATER COOLER	REQD.	REQUIRED		
EXH.	EXHAUST	REQMT.	REQUIREMENT		
EXP.	EXPOSED/EXPANSION	RESIL.	RESILIENT		
EXT.	EXTERIOR	REV.	REVERSED		
F.A.	FIRE ALARM	R.H.M.S.	ROUNDHEAD MACHINE SCREW		
FAST.	FASTEN(ER)	R.H.W.S.	ROUNDHEAD WOOD SCREW		
F.B.	FLOOR BAR	RM.	ROOM		
F.D.	FLOOR DRAIN	R.O.	ROUGH OPENING		
FEC.	FIRE EXTINGUISHER CABINET	R.O.W.	RIGHT OF WAY		
F.F.	FINISH FLOOR	R.S.	RESAWN		
F.G.	FINISH GRADE	RUB.	RUBBER		
F.O.	FACE OF STUD	RWD.	REDWOOD		
F.E.	FIRE EXTINGUISHER	R.W.L.	RAIN WATER LEADER		
F.P.	FIBERGLASS	S.	SOUTH		
F.R.P.	FIBERGLASS REINF. PANEL	S.B.	SOLID BLOCKING		
F.S.	FULL SIZE	S.C.	SOLID CORE		
FT.	FOOT/FEET	SCHED.	SCHEDULE		
FTG.	FOOTING	S.A.	STORM DRAIN		
FURR.	FURRED(ING)	SECT.	SECTION		
FUT.	FUTURE	SERV.	SERVICE		
GA.	Gauge/GAGE	S.F.	SQUARE FOOT		
GALV.	GALVANIZED	S.G.	STAIN GRADE		
G.B.	GRAB BAR	SH.	SHELF/SHELVING		
G.I.	GALVANIZED IRON	SHWR.	SHOWER		
GL.	GLASS/GLAZING	SHT.	SHEET		
GL.B.	GLUE-LAM BEAM	SHT-C.	SHEET		
G.L.	GRADE/LAM	SIM.	SIMILAR		
G.W.B.	GYP-SUM WALLBOARD	S.S.	STAINLESS STEEL SERVICE		
H.B.	HOSE BIB	S.S.D.	SEE STRUCTURAL DRAWINGS		
HBD.	HARDBOARD	S.M.	SHEET METAL		
H.A.	HOLLOW CORE	S.M.S.	SHEET METAL SCREW		
HDR.	HEADER	SPEC.	SPECIFICATION		
		SQ.	SQUARE		
		STL.	STEEL		
		STL.	STANDARD		
		STAG.	STAGGERED		
		STOR.	STORAGE		
		STRUCT.	STRUCTURAL		
		SUSP.	SUSPENDED		
		SYN.	SYMMETRY(CAL)		
		SYS.	SYSTEM		
		T.	TREAD		
		T.B.	TOWEL BAR		

LEGEND

	EARTH
	ROCK
	SAND, MORTAR, PLASTER
	CONCRETE BLOCK
	CAST-IN-PLACE (C.I.P.) CONCRETE
	(E) STUD WALL
	(N) STUD WALL
	(E) STUD WALL TO BE REMOVED
	SOUND INSULATED STUD WALL
	METAL
	WOOD FINISH
	WOOD FRAMING CONTINUOUS MEMBER
	WOOD BLOCKING
	PLYWOOD
	GYP-SUM WALLBOARD
	A.C. PAVING

SYMBOLS

	DOOR SYMBOL
	WINDOW SYMBOL
	KEY TAG
	DEMOLITION TAG
	MATCH LINE
	WORK POINT, DATUM POINT OR CONTROL
	VERTICAL OR HORIZONTAL DIAPHRAGM KEY
	SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
	FINISH GRADE (SPOT) ELEVATION SURFACE
	EXISTING GRADE (SPOT) ELEVATION SURFACE
	PROPERTY LINE

PROJECT TEAM

OWNER

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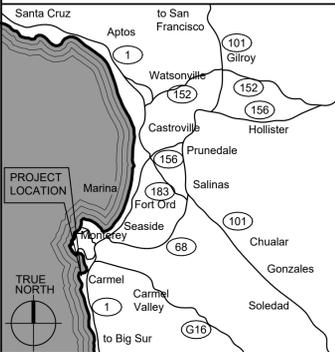
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LOCATION MAP



GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE. AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718.2 OF THE 2019 C.B.C.



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THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES FRAUD. EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



CARMEL BEACH HOTEL & SPA
CARMEL-BY-THE SEA - 13th & SAN ANTONIO

SCOPE OF WORK
NEW BALCONY AND WOOD SCREENING ELEMENT ON BUILDING A.

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JOB NO.: 20019
PRINT DATE: 6.11.2024
DRAWN BY:
CHECKED BY:
SET ISSUED: BALCONY - BLDG. A 6/6/2024

SHEET NAME:
COVER SHEET

SHEET NO.: A001

FILE NAME:

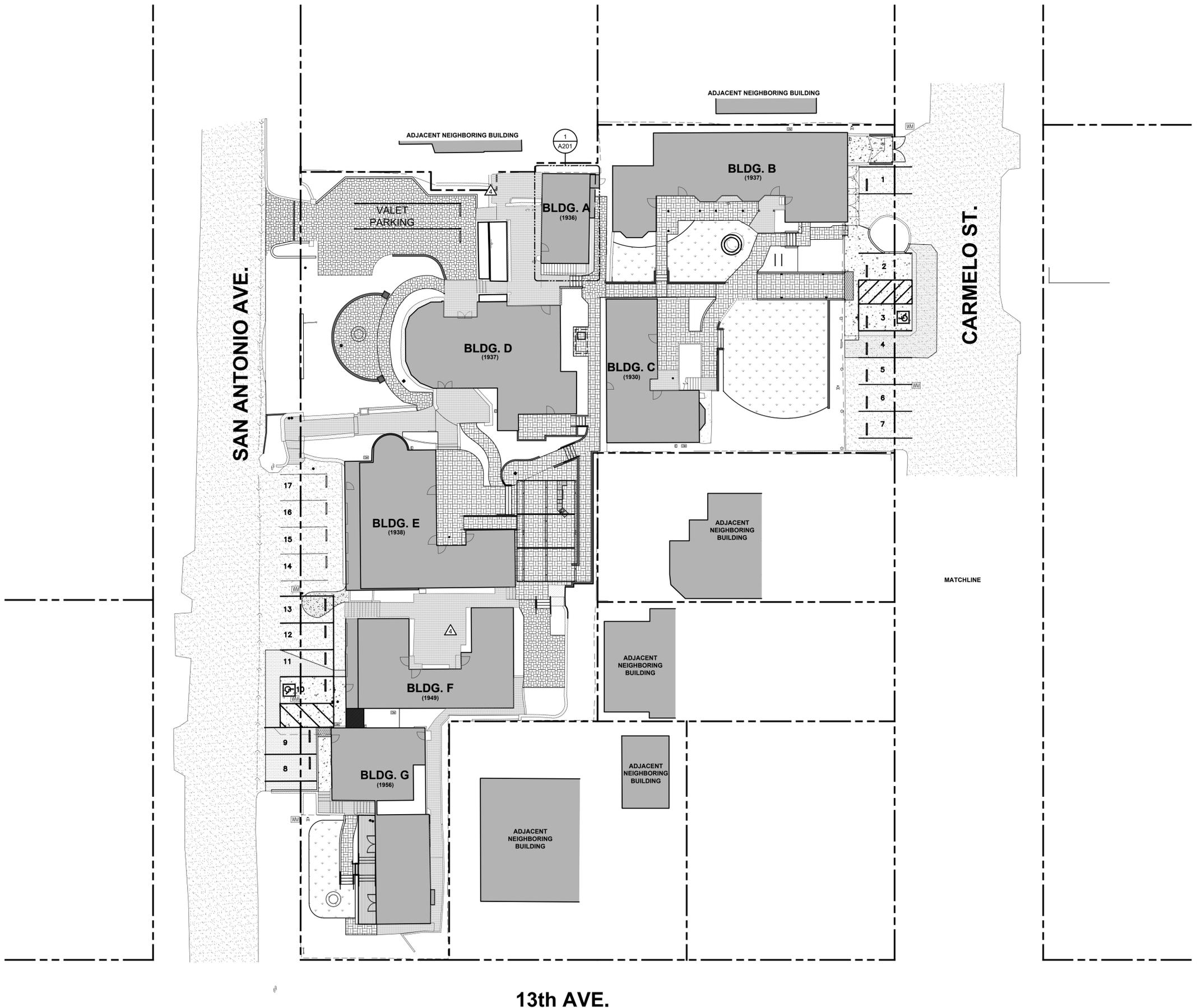
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 CARMEL-BY-THE SEA - 13th & SAN ANTONIO
 A.P.N.: 010-286-015

JOB NO.: 20019
 PRINT DATE: 6.11.2024
 PLOT DATE: 6.11.2024
 DRAWN BY:
 CHECKED BY:
 SET ISSUED: BALCONY - BLDG. A 6/6/2024
 SHEET NAME: OVERALL EXISTING SITE PLAN
 SHEET NO.:

A002
 FILE NAME: 20019-A200



OVERALL EXISTING SITE PLAN (FOR REFERENCE)
 SCALE: 1/16" = 1'-0"

13th AVE.

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DRAWN BY:
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SET ISSUED: BALCONY - BLDG. A 6/6/2024

SHEET NAME:
FLOOR PLANS
BUILDING A

SHEET NO.:
A201

FILE NAME: 20019-A201

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

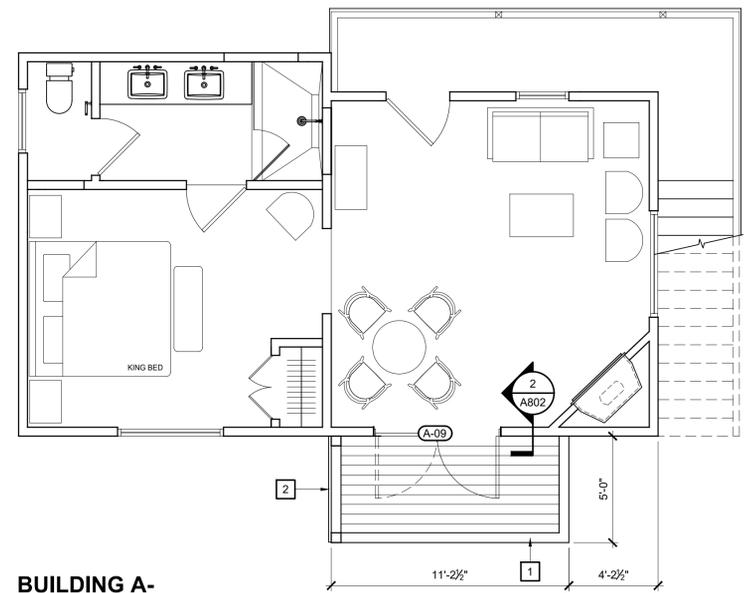
- 1 NEW EXTERIOR BALCONY. SEE EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS.
- 2 NEW WOOD SCREENING ELEMENT PER DETAIL 11/A802.

GENERAL NOTES

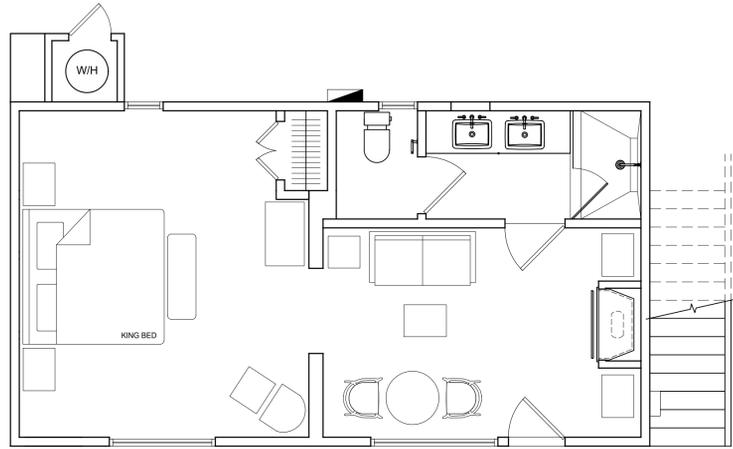
- 1. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR, SEE DOOR SCHEDULE A300



BUILDING A - UPPER LEVEL



BUILDING A - LOWER LEVEL

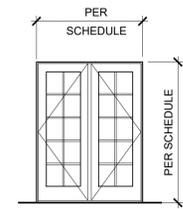
DOOR SCHEDULE

DOOR			SIZE			DETAIL REFERENCE			FRAME ASSEMBLY	FIRE RATING	GLASS TYPE	HARDWARE GROUP	ACCESS CONTROL	NOTES
DOOR TAG	DOOR TYPE	FINISH	WIDTH	HEIGHT	THK.	HEAD	JAMB	THRESH.						
A-09	EXT-2	●	5'-8"	6'-8"	1-3/4"							H		

DOOR HARDWARE

HARDWARE GROUP NO. H			
6	EA	HINGE	5PB1 NRP
2	EA	MANUAL FLUSH BOLT	F3358
1	EA	DUST PROOF STRIKE	DP1
1	EA	PASSAGE SET	F10 LAT
1	EA	ONE-SIDED DEADBOLT	B80
2	EA	OH STOP	450S
1	EA	GASKETING	488SBR PSA
1	EA	MEETING STILE	44STST (OR BY DOOR MFR)
1	EA	THRESHOLD	PER DETAIL

DOOR TYPES



TYPE (EXT-2)
PAIR EXTERIOR ALUMINUM
CLAD WOOD FRENCH DOOR



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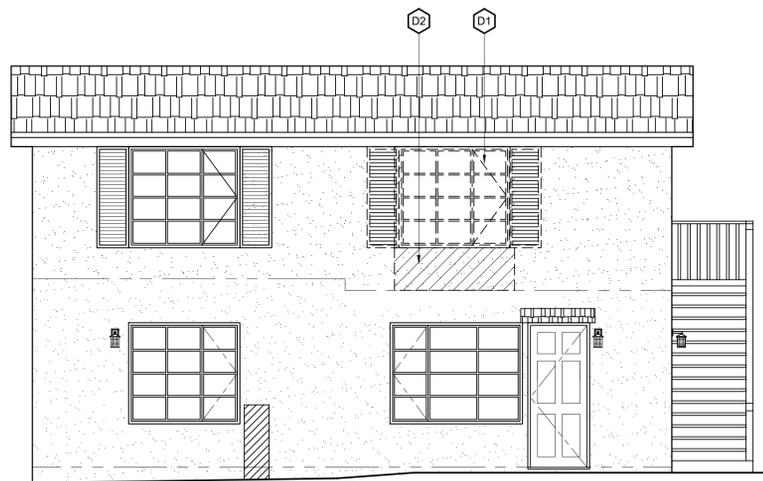
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SHEET NAME:

DOOR SCHEDULE

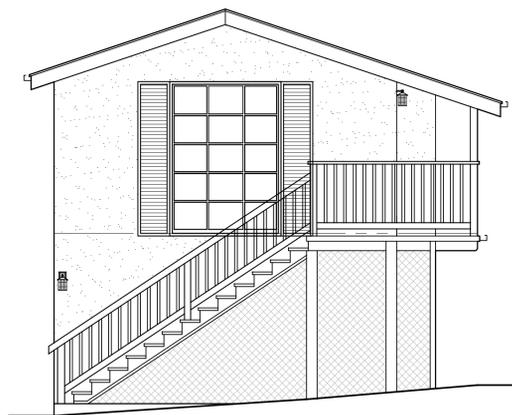
SHEET NO.:

A300



WEST ELEVATION

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



SOUTH ELEVATION

2 EXTERIOR ELEVATION - EXISTING FOR REFERENCE
SCALE: 1/4" = 1'-0"



EAST ELEVATION

3 EXTERIOR ELEVATION - EXISTING FOR REFERENCE
SCALE: 1/4" = 1'-0"

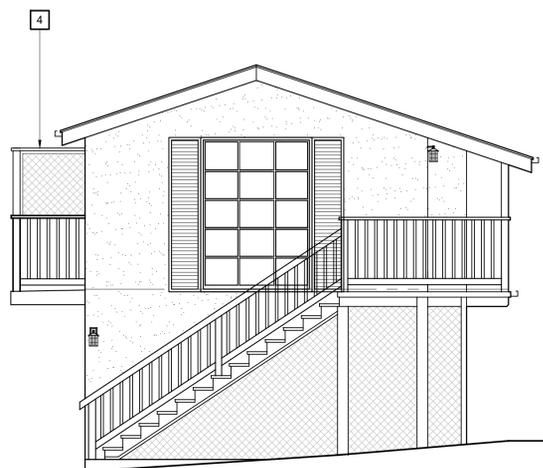
EXISTING

PROPOSED



WEST ELEVATION

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



SOUTH ELEVATION

5 EXTERIOR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WINDOW AND FRAME AT OPENING TO RECEIVE NEW DOOR. PROTECT FINISHES AND PATCH AND REPAIR AS REQUIRED. PREPARE ROUGH OPENING FOR NEW WINDOW/DOOR.
- D2 PROVIDE NEW ROUGH OPENING FOR NEW DOOR. COORDINATE WITH PROPOSED FLOOR PLANS AND ELEVATIONS AND PATCH AND REPAIR ADJACENT FINISH SURFACES AS REQUIRED.

KEY NOTES

- 1 NEW BALCONY AND RAILING PER 10/A802, SEE STRUCTURAL DRWS.
- 2 NEW ALUM-CLAD WOOD FRENCH DOOR (TO MATCH OTHER RECENTLY INSTALLED EXTERIOR DOORS), SEE DOOR SCHEDULE A300.
- 3 NEW PAINTED FALSE WINDOW SHUTTERS TO MATCH EXISTING.
- 4 NEW WOOD SCREENING ELEMENT PER DETAIL 11/A802.

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CARMEL BEACH HOTEL & SPA
CARMEL-BY-THE SEA - 13th & SAN ANTONIO

A.P.N.: 010-286-015

JOB NO.: 20019
PRINT DATE: 6.11.2024
PLOT DATE: 6.11.2024
DRAWN BY:
CHECKED BY: MH
SET ISSUED: 6/6/2024
BALCONY - BLDG. A

SHEET NAME: EXTERIOR ELEVATIONS BUILDING A
SHEET NO.:

GENERAL NOTES

- 1. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.

A401

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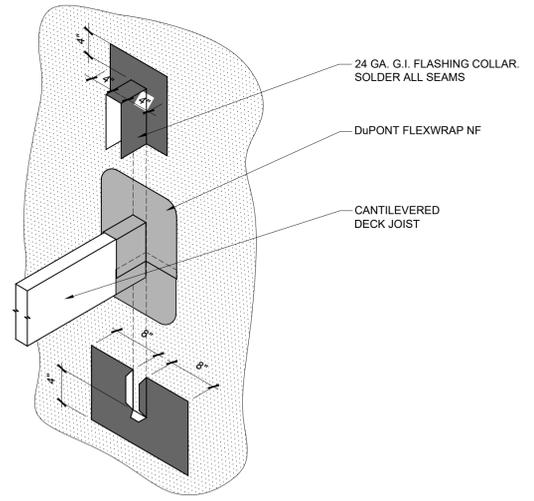


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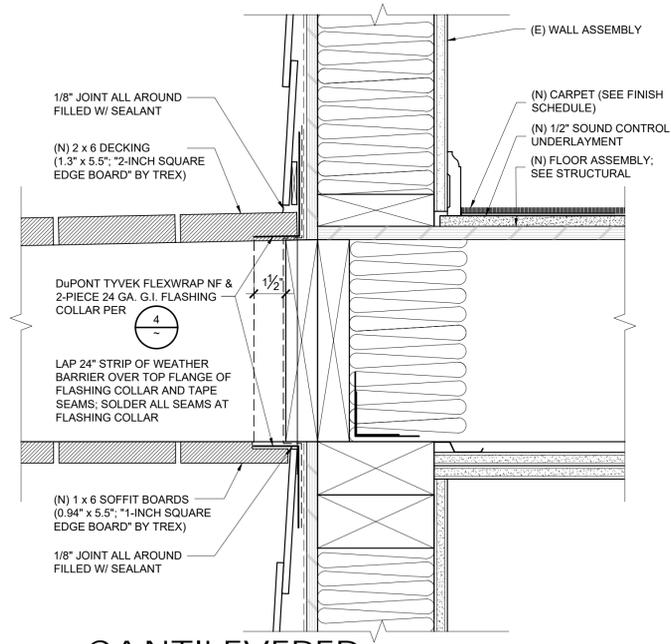
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20019
 PRINT DATE:
 PLOT DATE: 6.11.2024
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:
 BALCONY - BLDG. A 6/6/2024

SHEET NAME:
EXTERIOR DETAILS
 SHEET NO.:

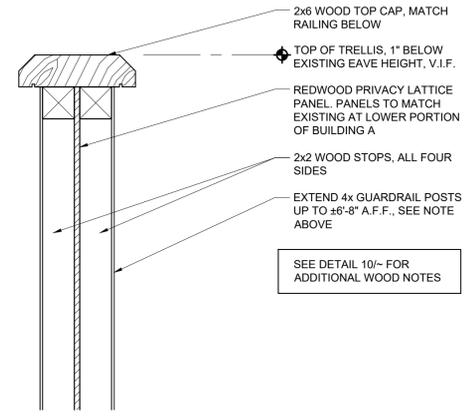
A802
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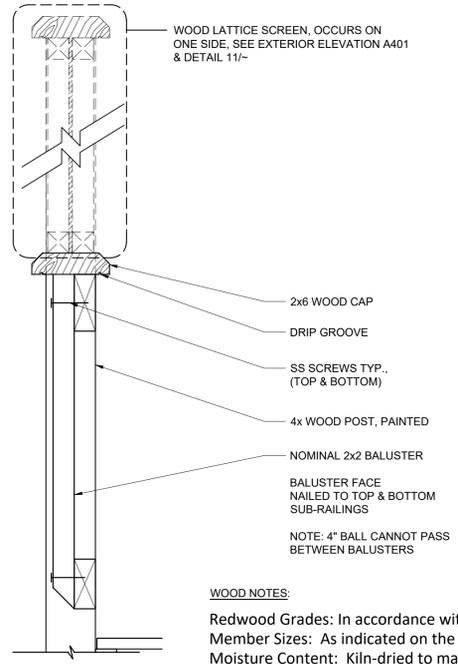
4 JOIST FLASHING
 SCALE: 1'-0" = 1'-0"



2 CANTILEVERED DECK CONNECTION
 SCALE: 3" = 1'-0"



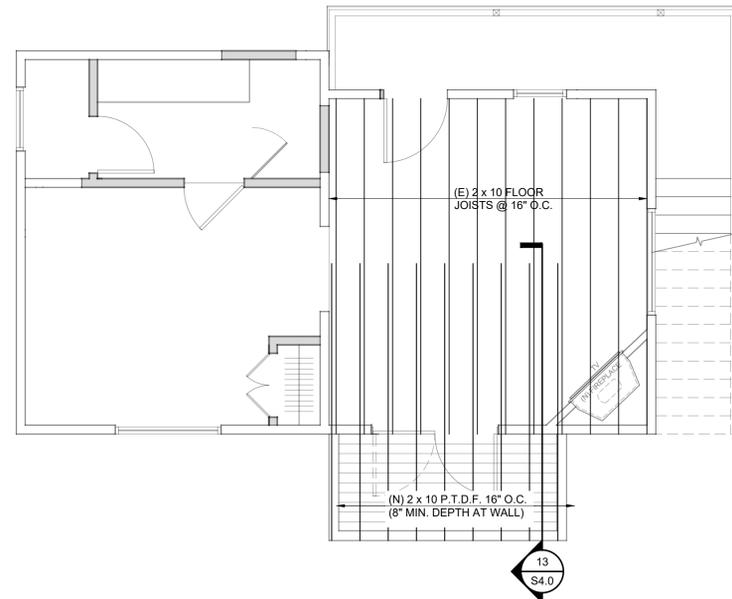
11 BALCONY SCREEN DETAIL
 SCALE: 3" = 1'-0"



10 WOOD DECK RAILING
 SCALE: 6" = 1'-0"

WOOD NOTES:
 Redwood Grades: In accordance with Grades established by the Redwood Inspection Service (RIS).
 Member Sizes: As indicated on the Drawings.
 Moisture Content: Kiln-dried to maximum 15 percent. If 15 percent is not available, substitute 19 percent.
 Finish: Lumber shall be radius-edged S4S boards.
 Grade: Clear Heart, Vertical Grain in accordance with "Standard Specification for Grades of California Redwood Lumber" of the Redwood Inspection Service (RIS). If Clear Heart is not available, substitute Heart B or Select Heart.

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BALCONY FRAMING PLAN. BLDG - A
 SCALE: 1/4"=1'-0"

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 CHECKED BY:
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 BALCONY - BLDG. A 6/6/2024

SHEET NAME:
BUILDING A
BALCONY
FRAMING PLAN
 SHEET NO.:

S3.1



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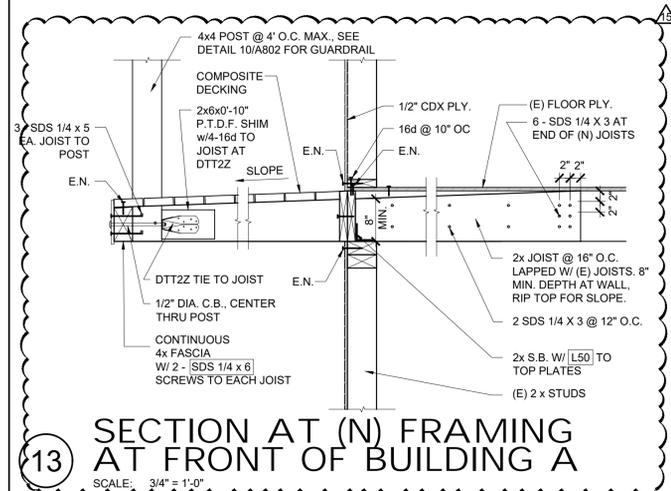


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 10.6.2022
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 CHECKED BY:
 SET ISSUED:
 BALCONY - BLDG. A 6/6/2024

SHEET NAME:
STRUCTURAL DETAILS
 SHEET NO.:

S4.0
 FILE NAME: 20019-S4.0



13 SECTION AT (N) FRAMING AT FRONT OF BUILDING A
 SCALE: 3/4" = 1'-0"