



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 24102

Owner Name: HOCHKOEPLER TULIO J & DIANNA E

Case Planner: Jacob Olander, Assistant Planner

Date Posted: _____

Date Approved: 07/31/2024

Project Location: Lincoln Street 2 NE of 2nd Avenue

APN #: 010127025000 **BLOCK/LOT:** 9/ALL LOT 18

Applicant: Terry Latasa

Project Description: This approval of Design Study (DS 24127) authorizes alterations to an existing single-family residence located at Lincoln Street 2 NE of 2nd Avenue in the Single-Family Residential (R-1) District, APN: 010-127-025-000. The alterations approved under this Design Study include: 1. The replacement of the composite shingles in kind; 2. The demolition and replacement of the asphalt driveway with pavers and wood chips; 3. The replacement of windows and doors; 4. The installation of new windows and doors; 5. The installation of solar panels; 6. The installation of a new firepit; 7. And other site improvements. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Terry Latasa Architect as approved by City of Carmel-by-the-Sea Planning Division on July 25, 2024 unless modified by the conditions of approval contained herein.

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.	<p>Authorization. This approval of Design Study (DS 24127) authorizes alterations to an existing single-family residence located at Lincoln Street 2 NE of 2nd Avenue in the Single-Family Residential (R-1) District, APN: 010-127-025-000. The alterations approved under this Design Study include:</p> <ol style="list-style-type: none">1. The replacement of the composite shingles in kind;2. The demolition and replacement of the asphalt driveway with pavers and wood chips;3. The replacement of windows and doors;4. The installation of new windows and doors;5. The installation of solar panels;6. The installation of a new firepit;7. And other site improvements. <p>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans prepared by Terry Latasa Architect as approved by City of Carmel-by-the-Sea Planning Division on July 25, 2024 unless modified by the conditions of approval contained herein.</p>
2.	<p>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 Division.</p>
3.	<p>Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. 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.</p>
4.	<p>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 permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.</p>
5.	<p>Service Laterals. Prior to final inspection, 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,</p>

	or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
6.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	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.
9.	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 not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	<p>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 the 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.</p> <p>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 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.</p>

11.	<p>Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.</p> <p>Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.</p> <p>Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.</p>
12.	<p>Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer’s specifications for the approved aluminum-clad wood windows and doors. 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. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.</p>
13.	<p>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.</p>
14.	<p>Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way 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. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.</p>
15.	<p>Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.</p>

16.	<p>Cultural Resources. Throughout construction, all activities 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.</p>
17.	<p>Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary 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.</p>
18.	<p>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)</p>
19.	<p>Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) and applicant on a full-size sheet within the construction plan set submitted to the Building Safety Division.</p>
Landscape Conditions	
20.	<p>Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:</p> <ul style="list-style-type: none"> 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 on-site conditions. <p>The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.</p>

21.	<p>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 upon the approval of the City Forester or Forest and Beach Commission.</p>
22.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> • 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, 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. • 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.
23.	<p>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</p>

	<p>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. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.</p>
<p>Environmental Compliance Conditions</p>	
24.	<p>Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.</p>
25.	<p>BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.</p>
26.	<p>Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.</p>
27.	<p>Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.</p>
<p>Special Conditions</p>	
28.	<p>Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.</p>
29.	<p>Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.</p>
30.	<p>Pre-Construction Meeting. The contractor overseeing the project shall schedule a pre-construction meeting with the project Planner and the Building Inspector prior to issuance of the building permit for the purpose of reviewing the conditions of approval and expectations during construction.</p>
31.	<p>Building Permit. The applicant shall obtain a Building Permit from the Building Safety Division prior to commencement of work.</p>

Acknowledgment and acceptance of conditions of approval:

Applicant Signature

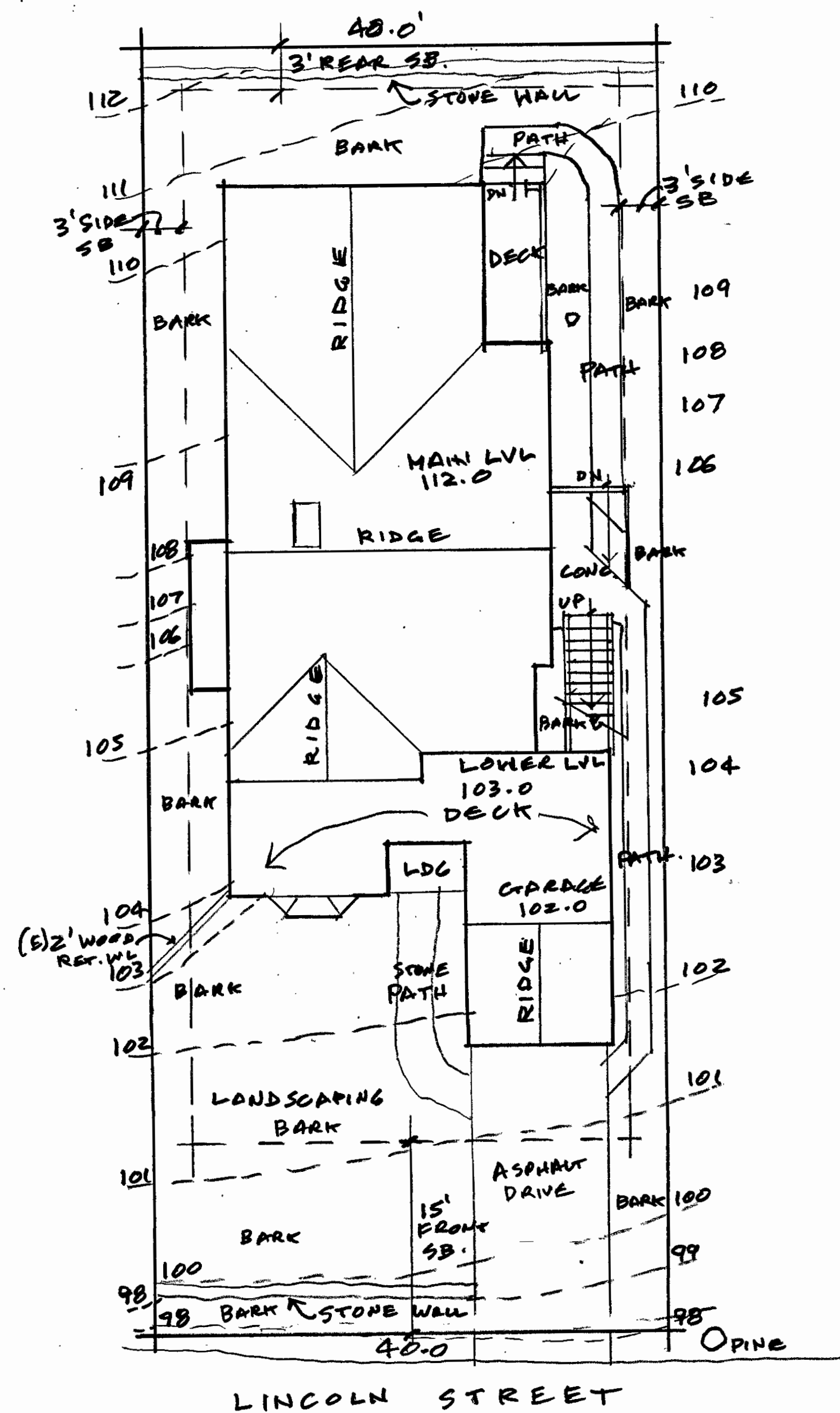
Printed Name

Date

Property Owner Signature

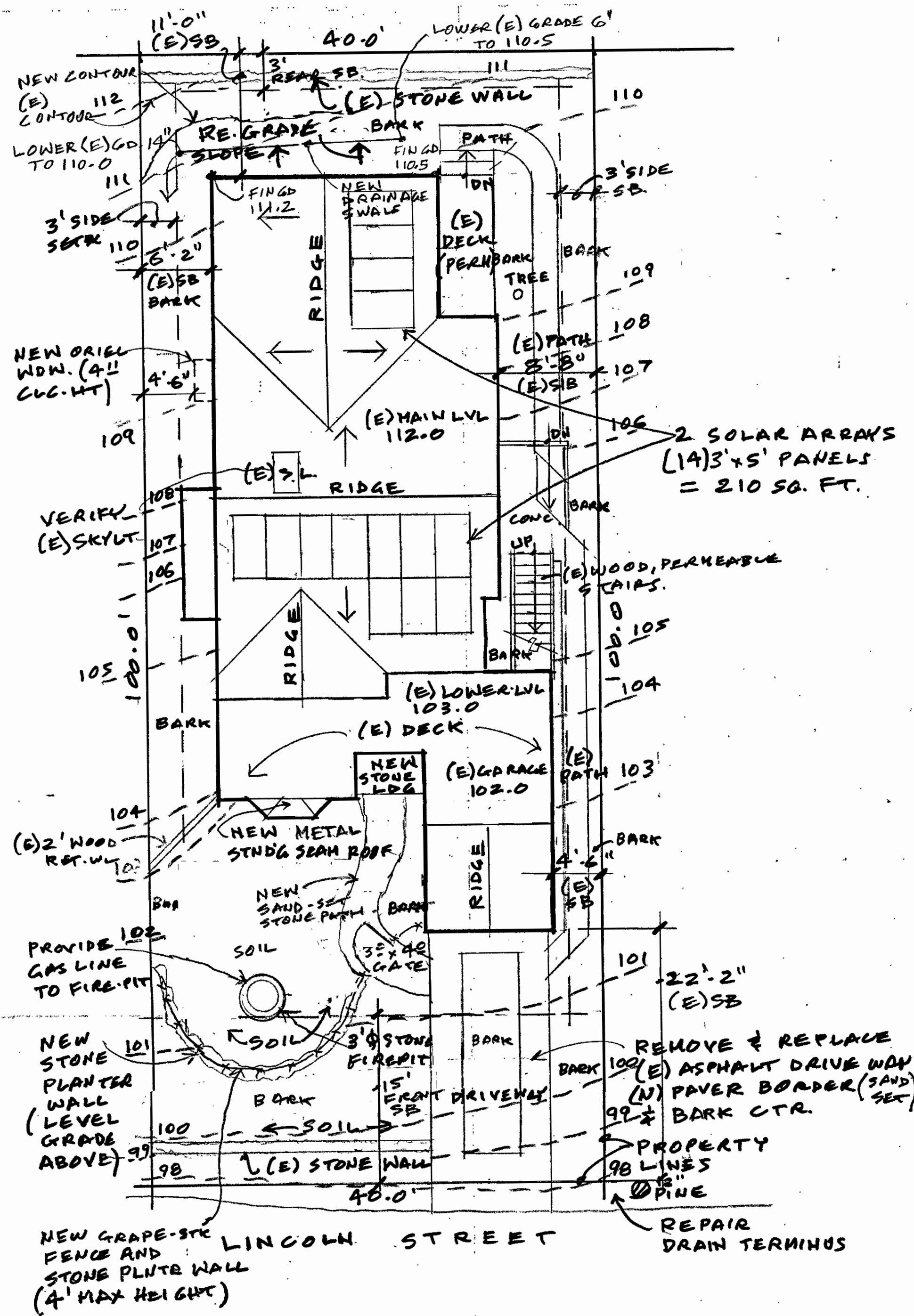
Printed Name

Date



EXISTING SITE PLAN

1/8" = 1'-0"



SITE PLAN

1/8" = 1'-0"

PLANNING INFORMATION

PROJECT DESCRIPTION: REMODEL EXISTING TWO-STORY RESIDENCE. RE-ROOF EXISTING RESIDENCE. REPLACE SOME OF THE EXISTING WINDOWS & DOORS. ADD A NEW ORIEL WINDOW. NEW SOLAR SYSTEM. REPLACE EXISTING FENCING. NEW FIREPIT & WALL. REMOVE PORTION OF EXISTING DRIVEWAY.

ZONING: R-1
PROJECT ADDRESS: LINCOLN ST, 2NE OF 2nd AVE. CARMEL, CA 93921

APN: 010-127-025
LOT SIZE: 4,000 SQ. FT.

OWNERS: TULLIO & DIANNA HOCHKOEPLER
703 ELLEN LEE COURT
BRYAN, TX 77802
(305) 763-0950

LEGAL DESCRIPTION: CARMEL BY THE SEA ADD'N 4 BLK 2, LOT 18

FLOOR AREA:
EXISTING MAIN LEVEL: 1,084. SQ. FT.
EXISTING LOWER LEVEL: 537.
EXISTING GARAGE: 258.
TOTAL EXISTING FLOOR AREA: 1,879. (NO PROPOSED CHANGE)

SITE COVERAGE (EXISTING IMPERMEABLE):
EXISTING ASPHALT DRIVEWAY 220.
EXISTING FRONT PATHS 64.
EXISTING FRONT WALL 24.
EXISTING REAR PATHS 197.
TOTAL EXIST. IMPERM. COVERAGE 505.

SITE COVERAGE (EXISTING PERMEABLE):
EXISTING REAR DECK 70.
EXISTING WOOD STAIRS 35.
TOTAL EXISTING PERM. COVERAGE 105.

TOTAL EXIST. SITE COVERAGE (IMPERMEABLE & PERMEABLE) 610.

SITE COVERAGE (PROPOSED IMPERMEABLE):
EXISTING FRONT PATHS 24.
EXISTING REAR PATHS 197.
PROPOSED NEW FRONT WALL 30.
PROPOSED NEW FIREPIT 8.
TOTAL FINAL IMPERM. COVERAGE 259.

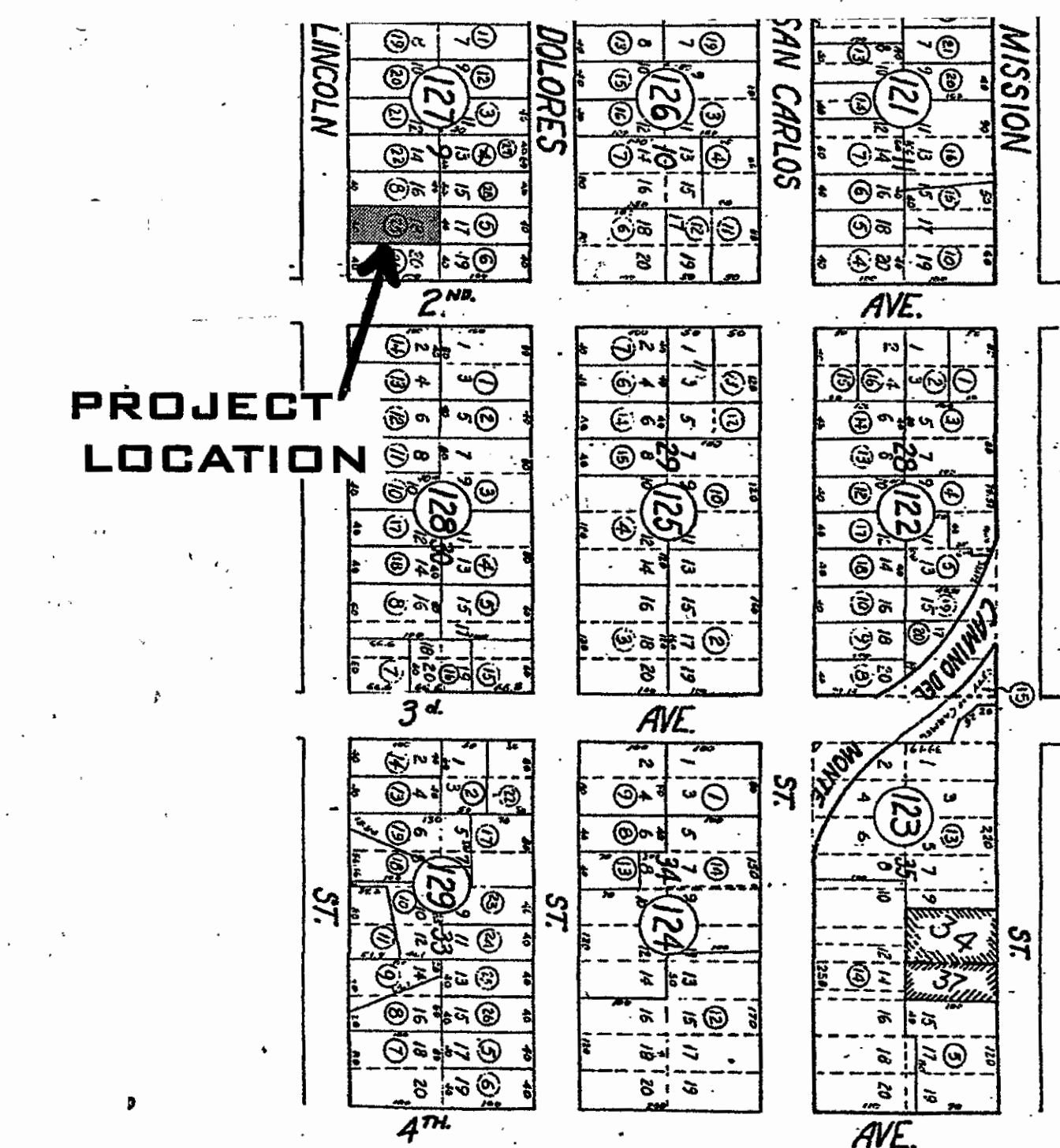
SITE COVERAGE (PROPOSED PERMEABLE):
EXISTING REAR DECK 70.
EXISTING WOOD STAIRS 35.
PROPOSED SEMI-PERM DRIVEWAY 130.
PROPOSED SEMI-PERM PATH 48.
TOTAL FINAL PERM/SEMI-PERM COVERAGE 283.

FINAL TOTAL SITE COVERAGE (IMPERMEABLE, SEMI-PERM & PERMEABLE) 542

TREE REMOVAL: NONE
GRADING: 3 CU. YDS (HAUL TO DUMP)

CONSTRUCTION TYPE: V-N
OCCUPANCY: R-3

APPLICABLE CODES: 2022 CBC, CRC, CMC, CPC, CEC, CFC, CALGREEN CODE, CAL ENERGY STDS.



LOCATION PLAN

Approved 7/31/2024
DS 24102 (Hochkoepller)
Carmel-by-the-Sea
Community Planning and Building
Jacob Olander
Assistant Planner

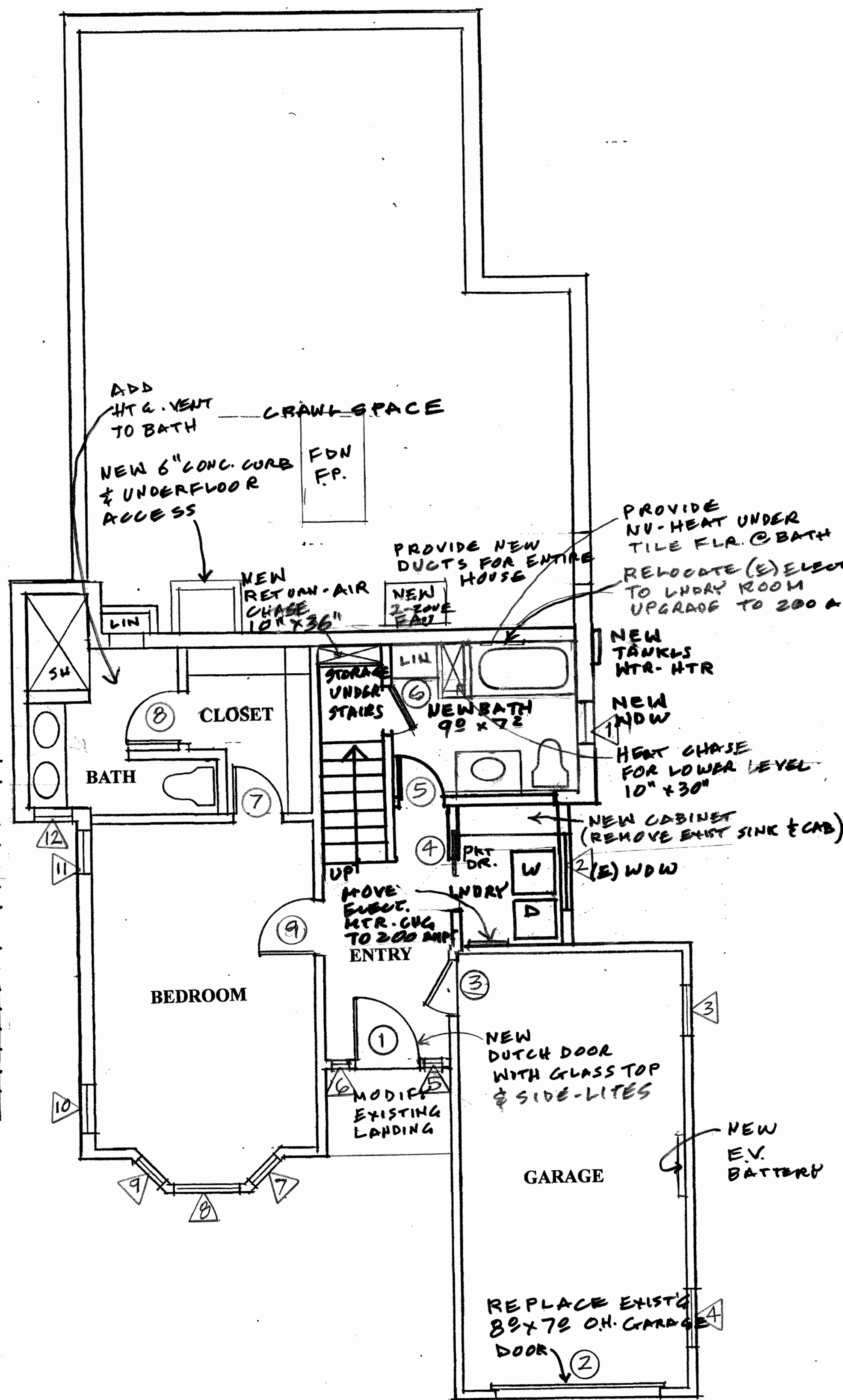
ADDITION & REMODEL TO AN EXISTING RESIDENCE
TULLIO & DIANNA HOCHKOEPLER
LINCOLN STREET, 2NE OF 2ND AVE, CARMEL, CALIF

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

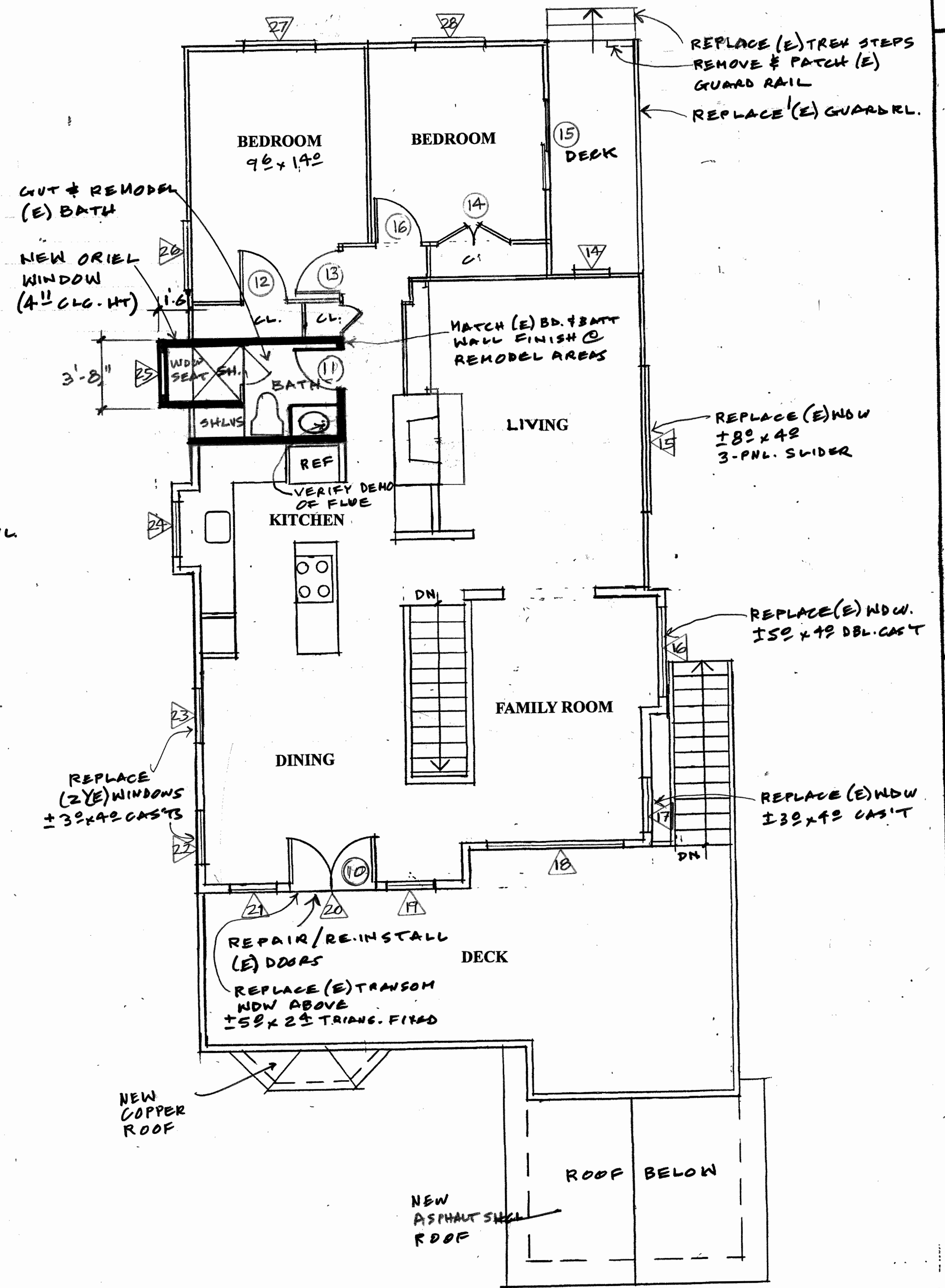
7-19-24

DOOR SCHEDULE					
NO.	SIZE	THKNS.	CORE	MATERIAL	NOTES
1	3'-0" x 6'-8"	1 3/4"	SL	WOOD	DUTCH DOOR / TEMP. GLS. (NEW)
2	8'-0" x 7'-0"	-	"	"	OVERHD. APP. DR. - NEW DOOR
3	2'-8" x 6'-8"	1 3/8"	"	"	SELF CLG - EXIST. DOOR
4	2'-8" x 6'-8"	"	"	"	POCKET DR. - NEW DOOR
5	2'-6" x 6'-8"	"	"	"	NEW DOOR
6	#2 1/2 x 5'-0"	"	"	"	VERIFY HT - NEW DOOR
7	2'-6" x 6'-8"	"	"	"	EXIST. DOOR
8	2'-6" x 6'-8"	"	"	"	"
9	2'-8" x 6'-8"	"	"	"	"
10	5'-0" x 6'-8"	1 3/4"	"	"	REPAIR EXIST. DOORS
11	2'-6" x 6'-8"	1 3/8"	"	"	NEW DOOR - MATCH EXIST.
12	2'-6" x 6'-8"	"	"	"	EXIST. DOOR
13	2'-6" x 6'-8"	"	"	"	"
14	4'-0" x 6'-8"	"	"	"	"
15	5'-0" x 6'-8"	1 3/4"	"	"	"

WINDOW SCHEDULE					
NO.	SIZE	MATERIAL	TYPE	NOTES	
1	2'-0" x 2'-0"	WOOD	AWNING	ROUND WDW	NEW WDW
2	3'-0" x 4'-0"	"	DBL. CAS'T	"	EXIST. WDW
3	3'-0" x 3'-0"	"	CAS'T	"	"
4	3'-0" x 3'-0"	"	"	"	"
5	1'-0" x 6'-0"	"	FIXED	TEMP. GLS	NEW WDW
6	1'-0" x 6'-0"	"	"	"	"
7	1'-6" x 3'-0"	"	CAS'T	"	EXIST. WDW
8	3'-0" x 3'-0"	"	"	"	"
9	1'-6" x 3'-0"	"	"	"	"
10	3'-8" x 4'-0"	"	"	"	"
11	3'-0" x 4'-0"	"	"	"	"
12	2'-0" x 3'-0"	"	"	"	"
13					
14	2'-0" x 2'-0"	"	"	ROUND WDW	EXIST. WDW
15	18'-0" x 4'-0"	"	OXO	SUDC/FIX/SLDR	REPLACE EXIST.
16	15'-0" x 4'-0"	"	DBL. CAS'T	TEMP. GLS	REPLACE EXIST.
17	13'-0" x 4'-0"	"	CAS'T	TEMP. GLS	REPLACE EXIST.
18	7'-8" x 4'-8"	"	FIXED	"	EXIST. WDW
19	2'-8" x 6'-0"	"	FIXED	"	EXIST. WDW
20	15'-0" x 2'-4"	"	FIXED	TRING. WDW	REPLACE EXIST.
21	2'-8" x 6'-0"	"	"	"	EXIST. WDW
22	3'-0" x 4'-0"	"	CAS'T	"	REPLACE EXIST.
23	3'-0" x 4'-0"	"	"	"	"
24	3'-0" x 3'-0"	"	"	"	EXIST. WDW
25	2'-6" x 2'-0"	"	CAS'T	TEMP. GLS	NEW WDW
26	4'-0" x 3'-4"	"	SLDR.	"	EXIST. WDW
27	4'-0" x 3'-4"	"	"	"	"
28	4'-0" x 3'-4"	"	"	"	"



PROPOSED LOWER LEVEL



PROPOSED MAIN LEVEL

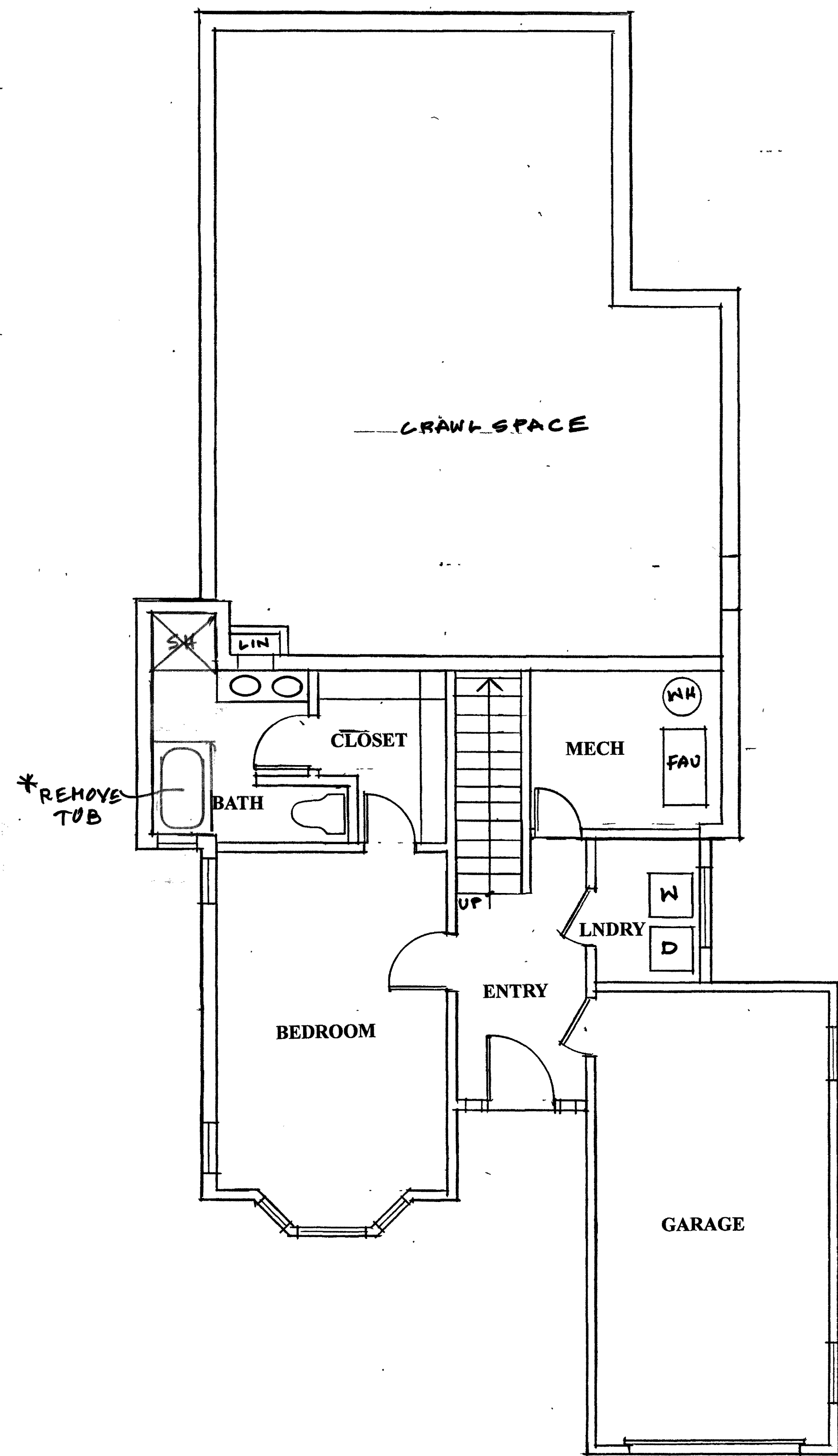
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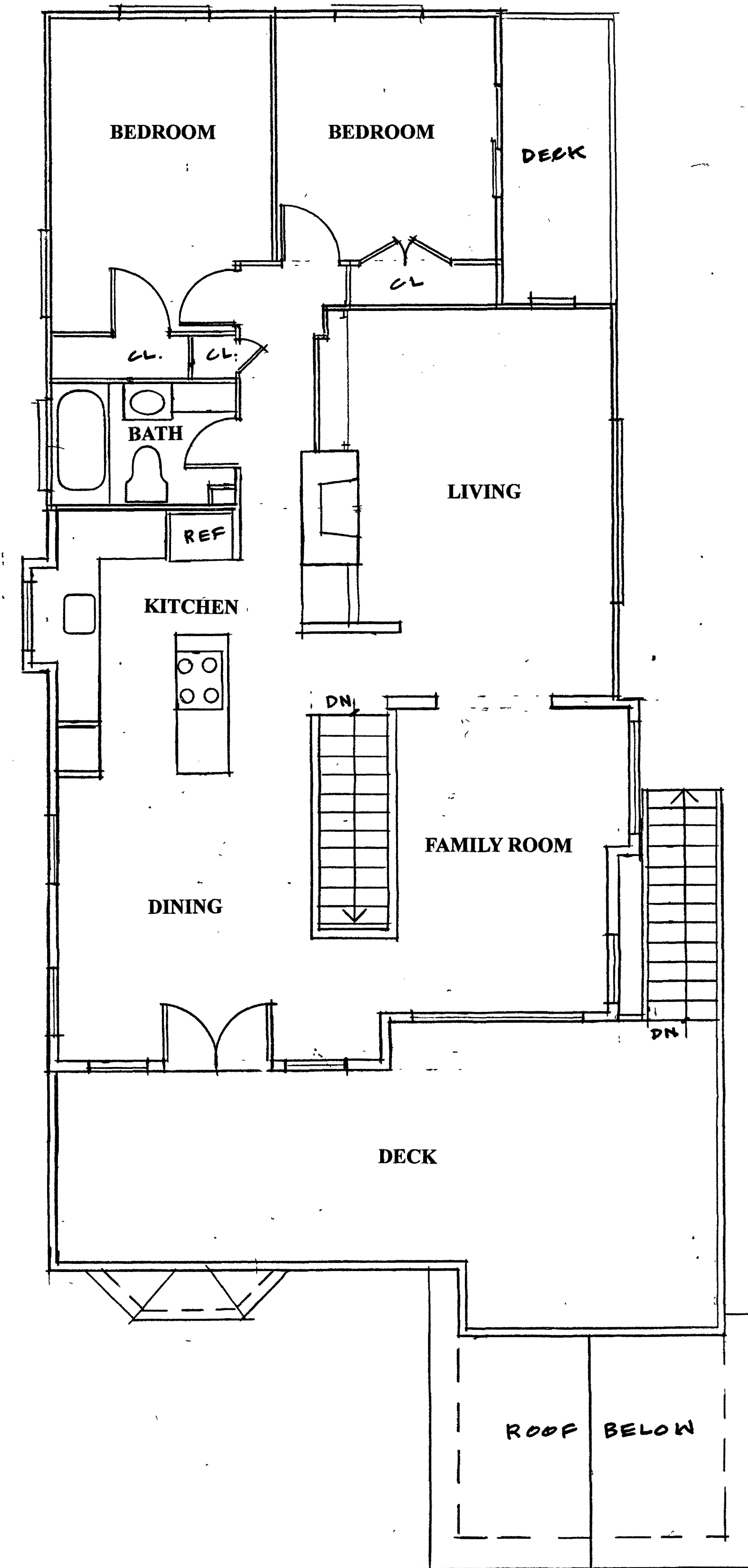
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 LINCOLN STREET, 2NE OF 2ND AVE, CARMEL, CALIF

TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

6-20-24

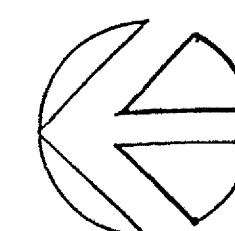


EXISTING LOWER LEVEL



EXISTING MAIN LEVEL

1/4" = 1'-0"

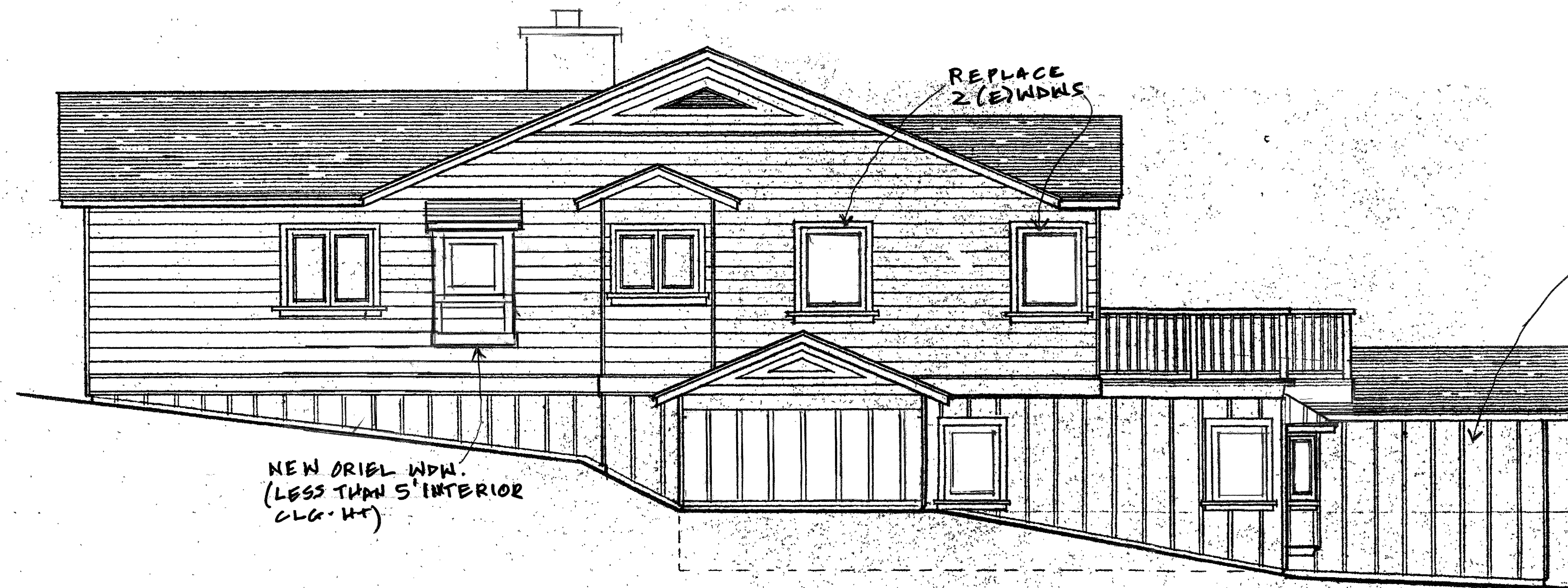


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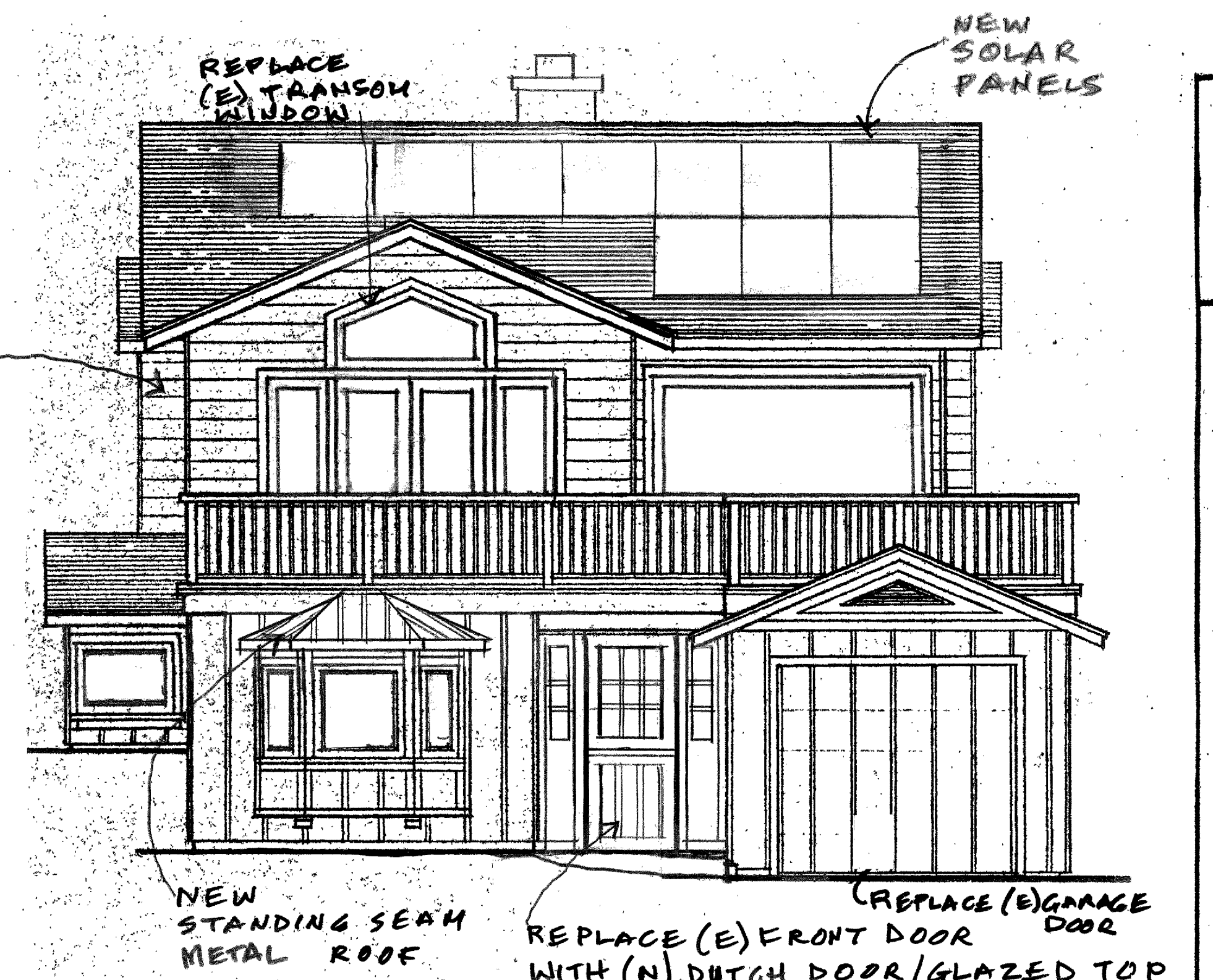
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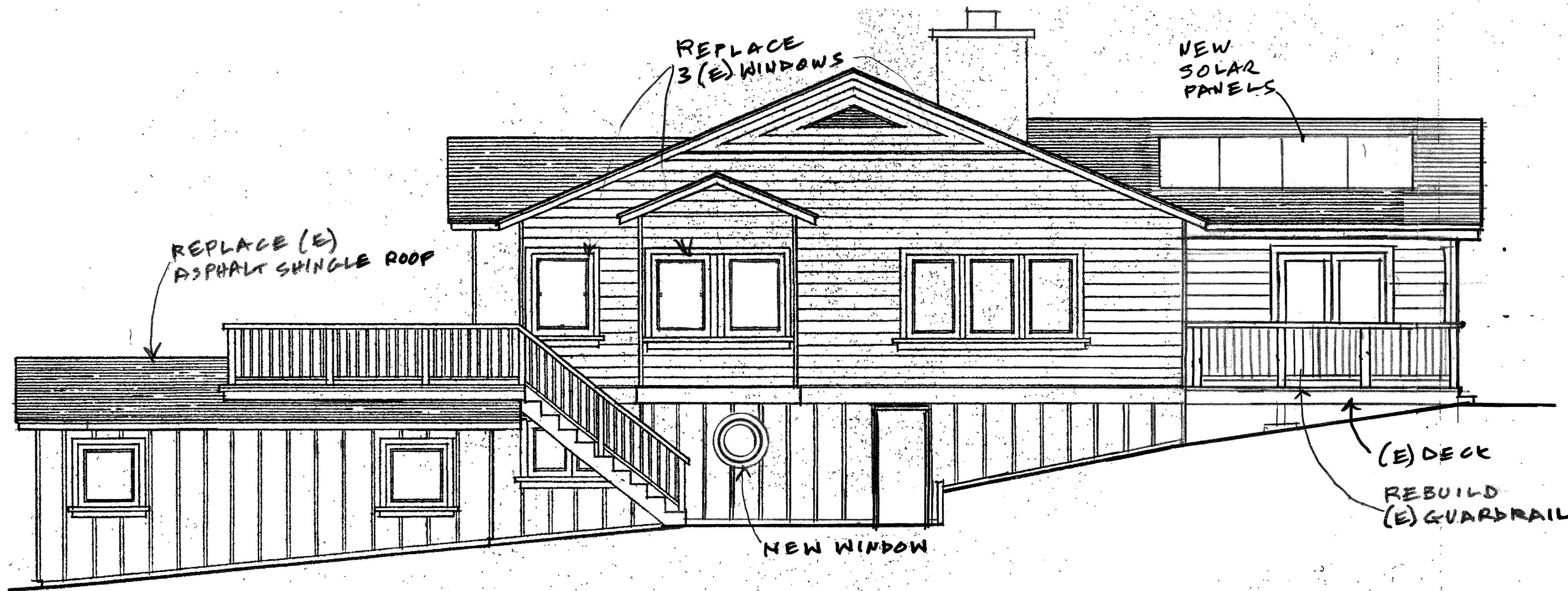


PROPOSED NORTH ELEVATION

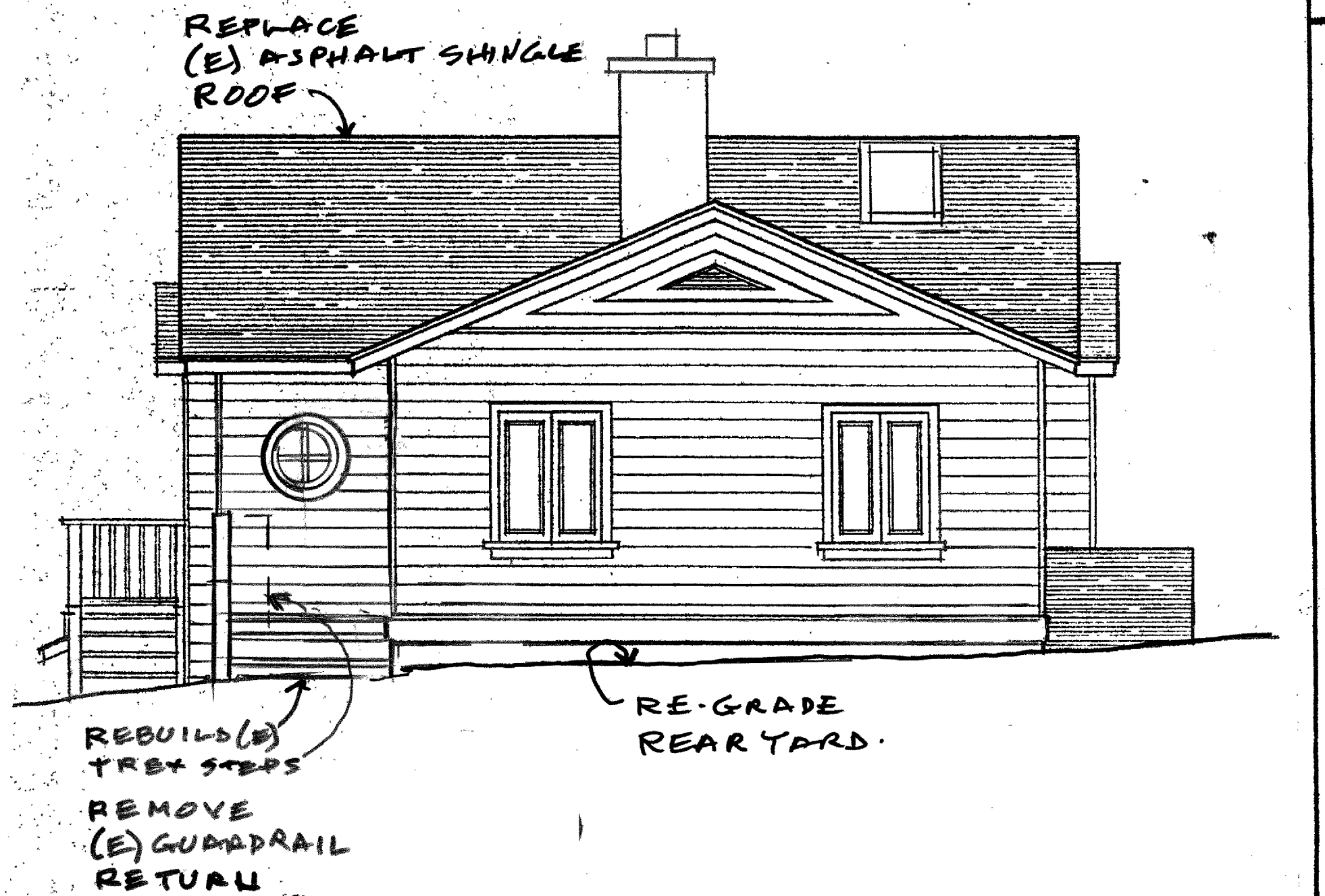


PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION



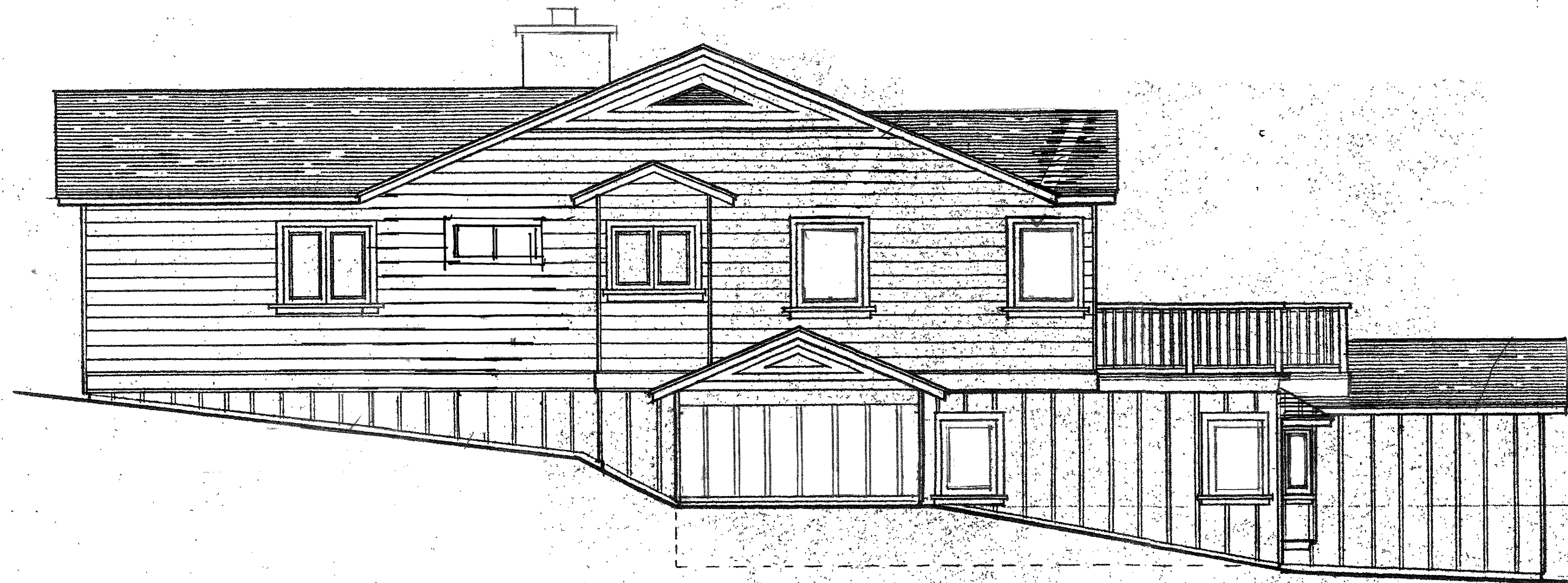
PROPOSED EAST ELEVATION

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TULIO & DIANNA HOCHKOEPLER
 LINCOLN STREET, 2ND OF 2ND AVE, CARMEL, CALIF

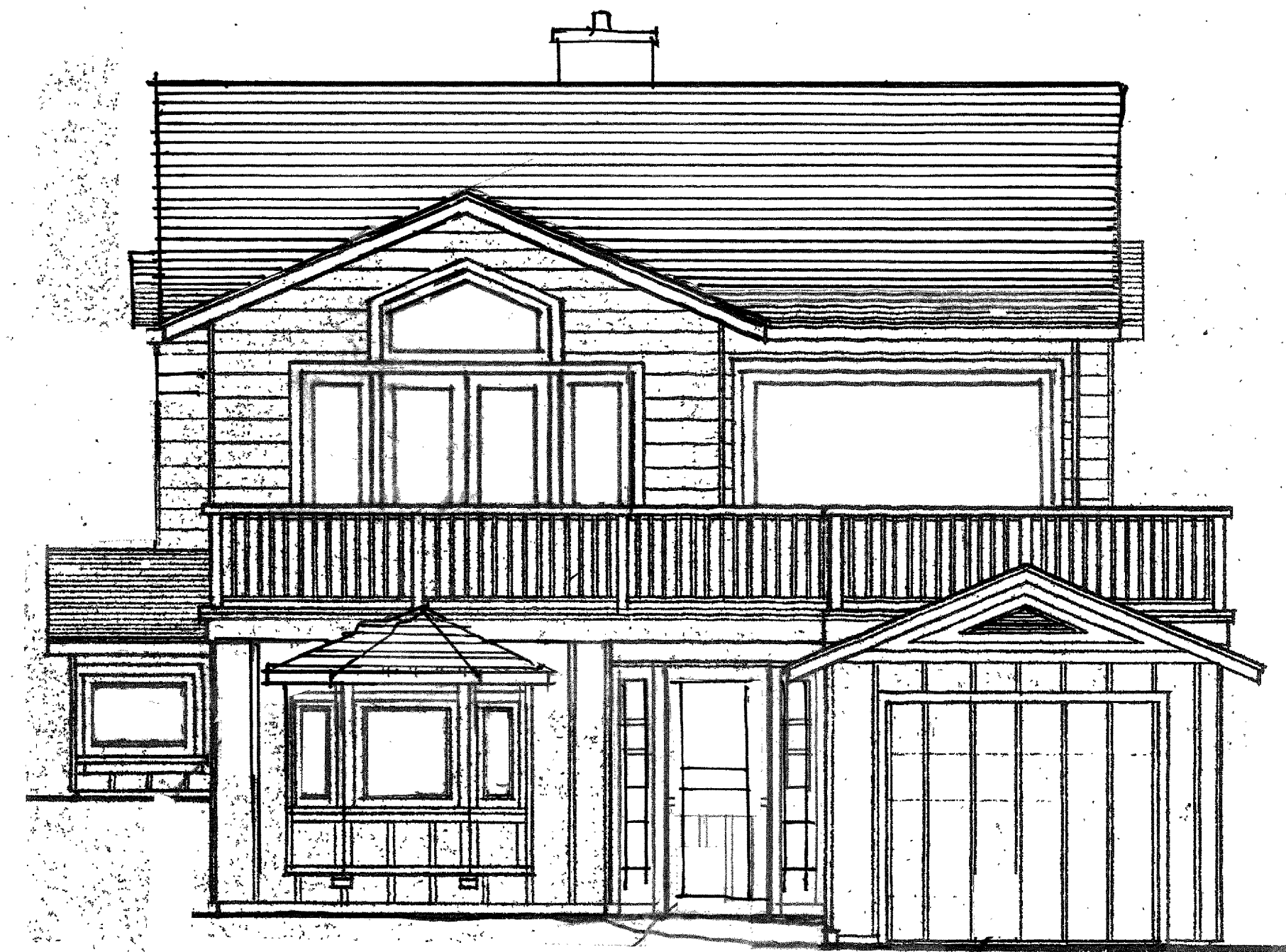
TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

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 Assistant Planner

6-20-24



EXISTING NORTH ELEVATION

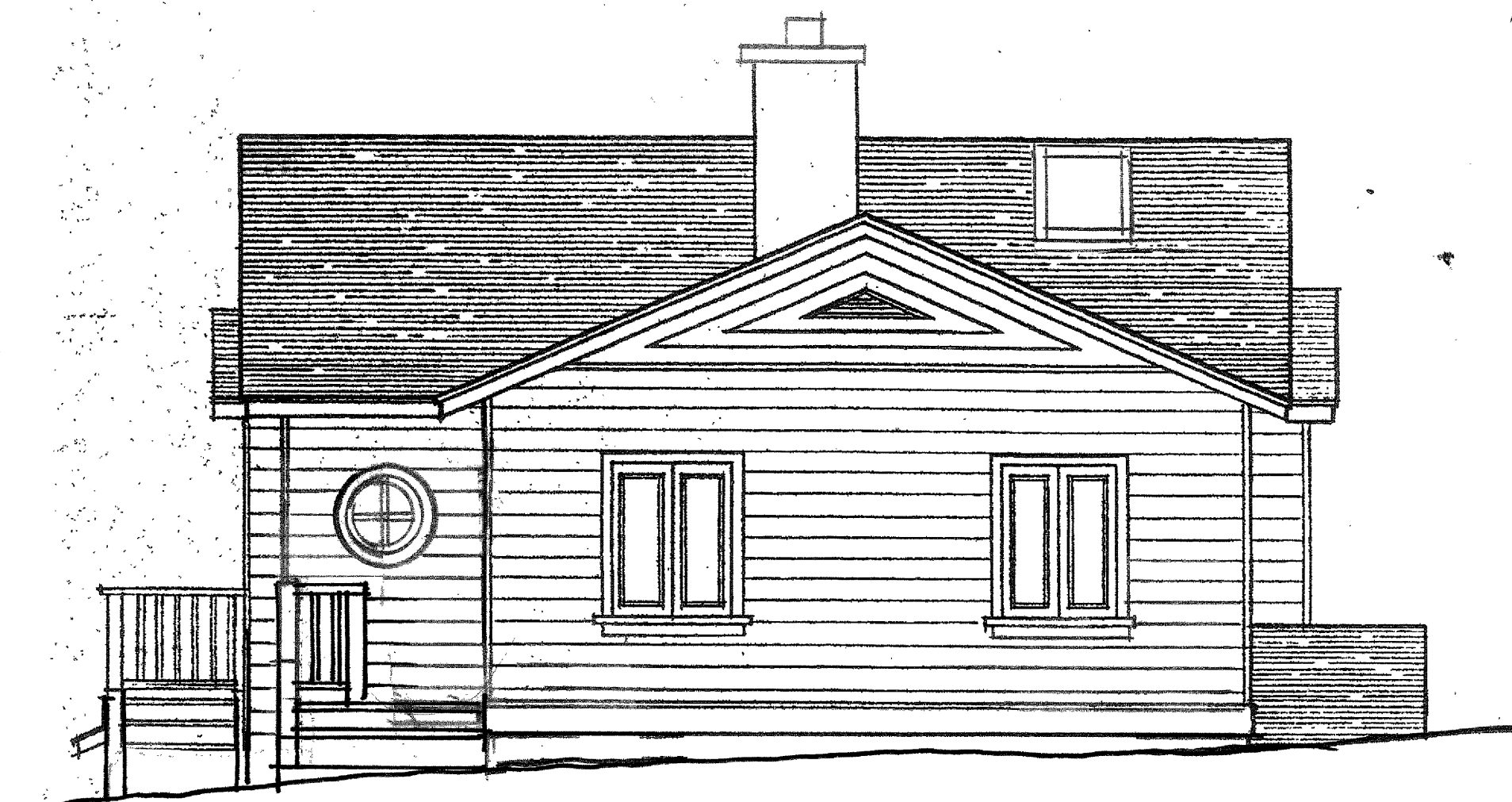


EXISTING WEST ELEVATION

1/4" = 1'-0"



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

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ADDITION & REMODEL TO AN EXISTING RESIDENCE
TULIO & DIANNA HOCHKOEPLER
 LINCOLN STREET, 2NE OF 2ND AVE, CARMEL, CALIF

TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
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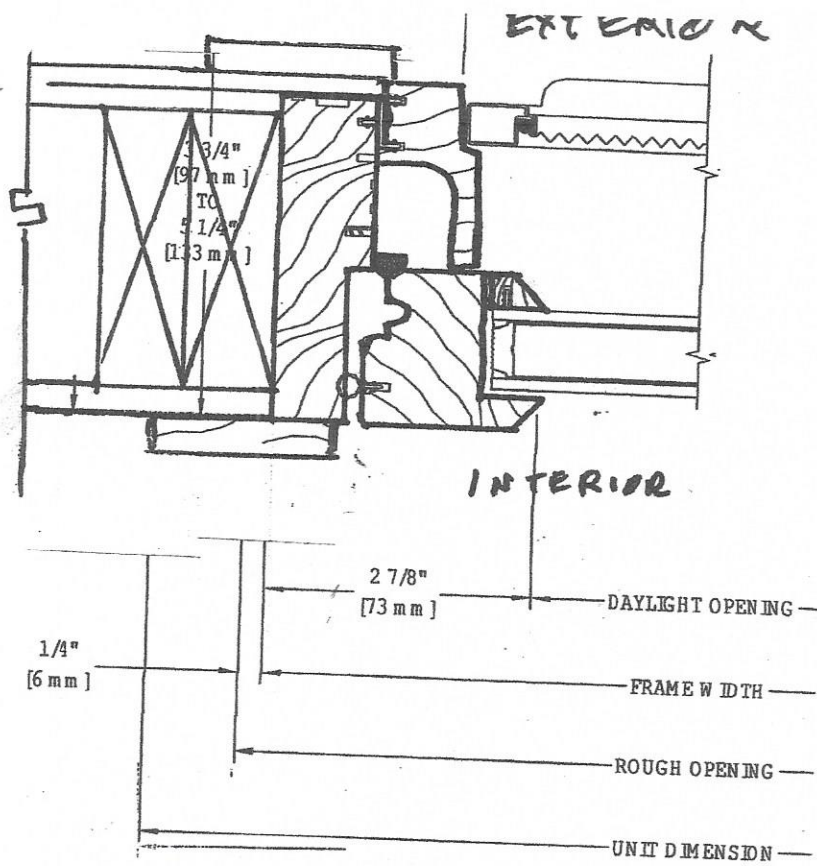
Heritage Series

Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally intricate and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species, colors and stains, divided lite profiles and patterns, and more.

PROPOSED WOOD-SASH WINDOWS & DOORS

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KOLBE
WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
3-3/4" TO 5-1/4" JAMB - SCREEN - MODERN TRIM OPTION
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION

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- C. Field quality-control reports.
- D. Sample Warranties: For manufacturer's warranties.

0.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.
- B. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.
- C. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.
- D. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.
 - 1. Build mockup of typical wall area as indicated on Drawings.
 - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

0.6 WARRANTY

- A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.
 - 1. Warranty Period:
 - a. Window: [10] <Insert number> years from date of shipment and issued to the owner at Substantial Completion.
 - b. Glazing Units: [Five] [10] [20] <Insert number> years from date of shipment and issued to the owner at Substantial Completion.
 - c. Aluminum-Cladding Finish: [10] [20] [30] <Insert number> years from date of shipment and issued to the owner at Substantial Completion.

PART 2 - PRODUCTS

0.1 SOURCE LIMITATIONS

- A. Windows shall be from single source from single manufacturer.

0.2 WINDOW PERFORMANCE REQUIREMENTS

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- A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
1. Window Certification: WDMA certified with label attached to each window.
- B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:
1. Minimum Performance Class: [R] [LC] [CW] [As indicated on Drawings] <Insert class>.
 2. Minimum Performance Grade: [15] [20] [25] [30] [35] [40] [45] [50] [As indicated on Drawings] <Insert grade>.
- C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of [0.30 Btu/sq. ft. x h x deg F (1.71 W/sq. m x K)] [0.32 Btu/sq. ft. x h x deg F (1.83 W/sq. m x K)] [0.35 Btu/sq. ft. x h x deg F (2.0 W/sq. m x K)] [0.60 Btu/sq. ft. x h x deg F (3.43 W/sq. m x K)] <Insert value>.
- D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of [0.52] [0.47] [0.40] [0.30] [0.27] <Insert value>.
- E. Sound Transmission Class (STC): Rated for not less than [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40] [41] <Insert rating> STC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E413.
- F. Outside-Inside Transmission Class (OITC): Rated for not less than [21] [22] [23] [24] [25] [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] <Insert rating> OITC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E1332.
- G. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 for Wind Zone [1] [2] [3] [4] for [basic] [enhanced] protection.
1. Large-Missile Test: For glazing located within [30 ft. (9.1 m)] <Insert dimension> of grade.
 2. Small-Missile Test: For glazing located between 30 ft. (9.1 m) and [60 ft. (18.3 m)] <Insert dimension> above grade.

0.3 WOOD WINDOWS

A. Aluminum-Clad Wood Windows:

1. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; [Ultra Series] [VistaLuxe Collection] or comparable product by one of the following:

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 a. [Insert manufacturer's name].
 b. Marvin Windows and Doors.

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- B. Wood Windows:
1. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; Heritage Series or comparable product by one of the following:
 - a. Loewen Windows.
 - b. Marvin Windows and Doors.
 - c. **<Insert manufacturer's name>**.
- C. Operating Types: Provide the following operating types in locations indicated on Drawings:
1. Casement: Project out.
 2. Awning: Project out.
 3. Single hung.
 4. Double hung.
 5. Horizontal sliding.
 6. Multi-panel folding.
 7. Fixed.
 8. **<Insert operating type>**.
- D. Certified Wood: Wood products are to be certified as "FSC Pure"[or "FSC Mixed Credit"] in accordance with FSC STD-01-001 and FSC STD-40-004.
- E. Certified Wood: Wood products are to be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.
- F. Certified Wood: Wood products are to [contain not less than 60 percent] [be made from] certified wood tracked through a chain-of-custody process. Certified wood documentation is to be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "WTO Agreement on Technical Barriers to Trade."
- G. Certified Wood: Wood products are to be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.
- H. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln-dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.
1. Exterior Aluminum Surfaces: Aluminum cladding with manufacturer's standard [manufacturer's standard silicon modified polyester (SMP) coating complying with AAMA 2604] [fluoropolymer two-coat system with fluoropolymer color topcoat containing not less than 70 percent PVDF resin by weight and complying with AAMA 2605] [fluoropolymer coating complying with AAMA 2605].

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- a. SMP or PVDF Color: [Abalone] [Alabaster] [Anchor Gray] [Basil] [Beige] [Bronze] [Camel] [Castlerock] [Chutney] [Cider] [Cloud] [Coal black] [Coastal storm] [Copper canyon] [Corbeau] [Emerald isle] [Gingersnap] [Green tea leaf] [Hartford green] [Khaki] [Lunar] [Maize] [Mediterranean] [Midnight] [Mystic ivy] [Mudpie] [Nutmeg] [Natural cotton] [Onyx] [Papaya] [Roma] [Rustic] [Sahara] [Sapphire] [Shadow] [Shale] [Slate] [Smokestack] [Spiced vinegar] [Steel gray] [Timberwolf] [Truffle] [Ultra pure white] [White] <Insert color>.
 - b. Anodized Color: [Black] [Champagne] [Clear] [Dark bronze].
 - c. Mica Color: [Cosmic gray] [Galaxy silver] [Night sky] [Silverstorm].
2. Exterior Wood Surfaces: [Manufacturer's standard factory-applied color finish] [Manufacturer's standard factory-applied latex primer] [Manufacturer's standard factory-applied oil primer] [Unfinished].
 - a. Paint Color: [Abalone] [Alabaster] [Anchor gray] [Basil] [Beige] [Camel] [Castlerock] [Chutney] [Cloud] [Cider] [Coastal storm] [Copper canyon] [Emerald isle] [Gingersnap] [Green tea leaf] [Hartford green] [Khaki] [Lunar] [Maize] [Mediterranean] [Mudpie] [Mystic ivy] [Natural cotton] [Nutmeg] [Sahara] [Papaya] [Roma] [Rustic] [Sapphire] [Shadow] [Shale] [Slate] [Smokestack] [Spiced vinegar] [Steel gray] [Timberwolf] [Truffle] [Ultra pure white] [White] <Insert color>.
 - b. Wood Species: [Pine] [Alder] [Bamboo] [Cherry] [Knotty alder] [Mahogany] [Maple] [Mixed grain fir] [Oak] [Sapele] [Spanish cedar] [Vertical grain fir] [Walnut] [White oak] <Insert species>.
 3. Interior Wood Surfaces: [Unfinished] [Manufacturer's standard factory-applied primer] [Manufacturer's standard factory-applied color finish] [Manufacturer's standard clear coat] [Manufacturer's standard stain-and varnish-finish].
 - a. Wood Species: [Pine] [Alder] [Bamboo] [Cherry] [Knotty alder] [Mahogany] [Maple] [Mixed grain fir] [Oak] [Sapele] [Spanish cedar] [Vertical grain fir] [Walnut] [White oak] <Insert color>.
 - b. Wood Stain Color: [Cherry] [Chestnut] [Coffee bean] [Double clear coat] [Ebony] [Library red] [Light oak] [Red wheat] [Spiced walnut] [Sunset oak] [Wheat] <Insert species>.
 - c. Paint Color: [Abalone] [Bright white] [Coal black] [Graystone] [Ivory tusk] [Misty gray] [Natural cotton] [Silk] [Ultra pure white] <Insert color>.
 4. Nailing Fin: Manufacturer's standard nailing fins for securing frame to structure during installation to hold unit plumb, square and true.
 5. Installation Clips: Provide manufacturer's standard clips of sufficient strength to withstand design pressure indicated.
- I. Glass: Clear annealed glass, ASTM C1036, Type 1, Class 1, q3.
 Kind: Full tempered/other indicated on Drawings] <Insert requirements>.

- J. Double-pane, insulating glass: Glass: ASTM C1172 with two plies of float glass.

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1. Float Glass: [Annealed] [Heat strengthened] [Fully tempered] [As required by performance requirements indicated].
 2. Inner Ply: Clear.
 3. Interlayer: [0.090 inch (2.29 mm)] [As required by performance requirements indicated] <Insert requirements>.
 4. Outer Ply: [Clear] [Gray] [Bronze] [Green] <Insert tint>.
 5. Low-E Coating: [Pyrolytic on second surface] [Sputtered on second surface] [Sputtered on second or fourth surface] [Sputtered on second or fifth surface].
- K. Insulating-Glass Units: ASTM E2190.
1. Glass: ASTM C1036, Type 1, Class 1, q3.
 - a. Tint: [Clear] [Gray] [Bronze] [Green] <Insert tint>.
 - b. Kind: Fully tempered [where indicated on Drawings] <Insert requirements>.
 2. Lites: [Two] [Three].
 3. Filling: Fill space between glass lites with [air] [argon].
 4. Low-E Coating: [Pyrolytic on second surface] [Sputtered on second surface] [Sputtered on second or fourth surface] [Sputtered on second or fifth surface].
- L. Windborne-Debris-Impact-Resistant Insulating-Glass Units: ASTM E2190 with two lites and complying with impact-resistance requirements in "Window Performance Requirements" Article.
1. Exterior Lite: ASTM C1036, Type 1, Class 1, q3.
 - a. Tint: [Clear] [Gray] [Bronze] [Green] <Insert tint>.
 - b. Kind: [Heat strengthened] [Fully tempered].
 2. Interior Lite: ASTM C1172 clear laminated glass with two plies of float glass.
 - a. Float Glass: [Annealed] [Heat strengthened] [Fully tempered] [As required by performance requirements indicated].
 - b. Interlayer Thickness: [0.090 inch (2.29 mm)] [As required by performance requirements indicated] <Insert requirements>.
 3. Filling: Fill space between glass lites with [air] [argon].
 4. Low-E Coating: [Pyrolytic on second surface] [Sputtered on second surface] [Sputtered on second or fourth surface] [Sputtered on second or fifth surface].
- M. Glazing System: [Manufacturer's standard factory-glazing system that produces weathertight seal] <Insert glazing requirements>.
1. Dual Glazing System:
 - a. Interior Lite: [Glass] <Insert type>.
 - b. Exterior Lite: [Glass] [Insulating-glass unit] <Insert type>.
- N. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, or both steel complying with AAMA 907, or other corrosion-resistant material

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compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.

1. Exposed Hardware Color and Finish: [As indicated by manufacturer's designations] [Match Architect's sample] [As selected by Architect from manufacturer's full range] [Antique brass] [Antique nickel] [Beige] [Brass] [Bright brass] [Clay] [Dull brushed chrome] [Matte black] [Oil-rubbed] [Rustic umber] [Satin nickel] [Smoky gray] [Stainless steel] [White].
- O. Projected Window Hardware:
1. Gear-Type Rotary Operators: Complying with AAMA 901 when tested in accordance with ASTM E405, Method A. Provide operators that function without requiring the removal of interior screens or using screen wickets.
 - a. Type and Style: [Match Architect's sample] [As selected by Architect from manufacturer's full range of types and styles] <Insert type and style>.
 2. Hinges: [Manufacturer's standard type for sash weight and size indicated] [Stainless steel hinges with stainless steel-reinforced, sliding nylon shoes] <Insert description>.
 3. Multi-Point Locking System: Provide single handle to operate positive-acting arms that pull sash into locked position with locking at multiple points for casements. Provide single handle or double handle to operate positive-acting arms that pull sash into locked position with locking at multiple points for awnings.
 4. Limit Devices: [Concealed friction adjustor, adjustable stay bar] [Concealed support arms with adjustable, limited, hold-open] <Insert type> limit devices designed to restrict sash opening.
 - a. Limit clear opening to [4 inches (100 mm)] <Insert dimension> for ventilation; with custodial key release.
 5. Operator Stud Cover: Matching operator handle finish. Provide in locations where operator handle is removed for controlled access.
 6. Pole Operators: Tubular-shaped anodized aluminum; with rubber-capped lower end and standard push-pull hook at top to match hardware design; of sufficient length to operate window without reaching more than 60 inches (1500 mm) above floor; one pole operator and pole hanger per room that has operable windows more than 72 inches (1800 mm) above floor.
- P. Hung Window Hardware:
1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
 2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only. [Provide custodial locks.]
 3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.

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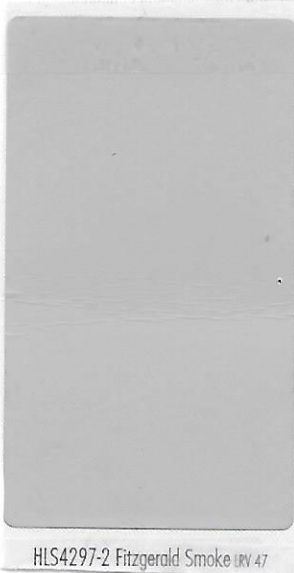
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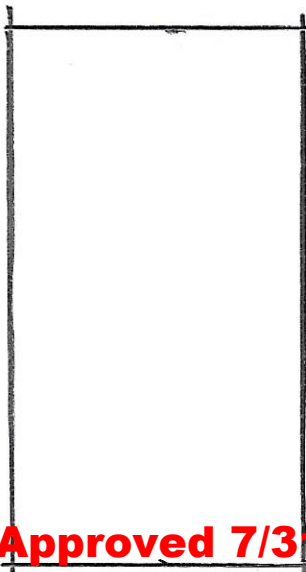
LINCOLN STREET, 2NE OF 2ND AVE, CARMEL

EXTERIOR PAINT COLORS
(MATCH EXISTING)



HLS4297-2 FITZGERALD SMOKE

KELLY MOORE (BODY)



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KELLY MOORE

Carmel-by-the-Sea
HLS4297-1 FRANK LLOYD WHITE

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(TRIM)