



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 22134

Owner Name: VICHIT VADAKAN VISRIN & AMIHOOD PATRICK TRS

Case Planner: Katherine Wallace

Date Posted: _____

Date Approved: 06/07/2022

Project Location: Dolores 2 NW of 3rd

APN #: 010128005000 **BLOCK/LOT:** 30/15 & 17

Applicant: Cassandra August

Project Description: Replace (E) single pane, wood windows with Sierra Pacific Aluminum Clad exterior, wood interior double pane windows. No alterations to size.

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 22-134) authorizes the replacement of (E) single pane, wood windows with Sierra Pacific Aluminum Clad exterior, wood interior double pane windows, with no alterations to size at the single-family residence located at Dolores 2 NW of 3rd in the Single-Family Residential (R-1) District as depicted in the plans prepared by August Design and Build stamped approved June 7, 2022, on file at the Community Planning and Building Department, unless modified by the conditions of approval contained herein.	✓
2.	Notice of Authorized Work. Notice of Authorized Work is required before installation.	✓
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.	<p>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.</p>	✓
9.	<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 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.</p>	✓
10.	<p>Aluminum-Clad Wood Frame Windows and Doors. The applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.</p>	✓
11.	<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 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.</p>	✓
12.	<p>Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.</p>	✓

Landscape Conditions		
13.	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.	✓
14.	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.	✓
15.	<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"> 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

Once signed, please return to kwallace@ci.carmel.ca.us.

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

Permit #: DS 22-134 (Amihood)

Date Approved: 06/07/2022

Planner: K. Wallace



Cassandra August, 2080 Hacienda St., Seaside, CA 93955 831-236-3182

Date: 5-6-2022

ANP: 010-128-005

PLN #: DS 22-134

Project: Patrick Amihood
Dolores, 2NW of 3rd
Carmel, CA 93921

Scope of Work: Replace (E) single pane, wood windows with Sierra Pacific Aluminum Clad exterior, wood interior double pane windows. No alteration to size.

Attn: Kathrine Wallace, Associate Planner

Proposed Window Replacement Identifier

Front Door to Remain

Side Door at Kitchen to Remain

1. Kitchen Window @ Simk



2. Hall Bath Window



3. Master Bath Window



4. Bedroom #1 Door



5. Bedroom #1 Window



6. Bedroom #2 Window – South Wall



7. Bedroom #2 Window – West Wall



8. Bedroom #2 – North Wall



9. Living Room Slider



10. Living Room Window (Right Side of Slider)

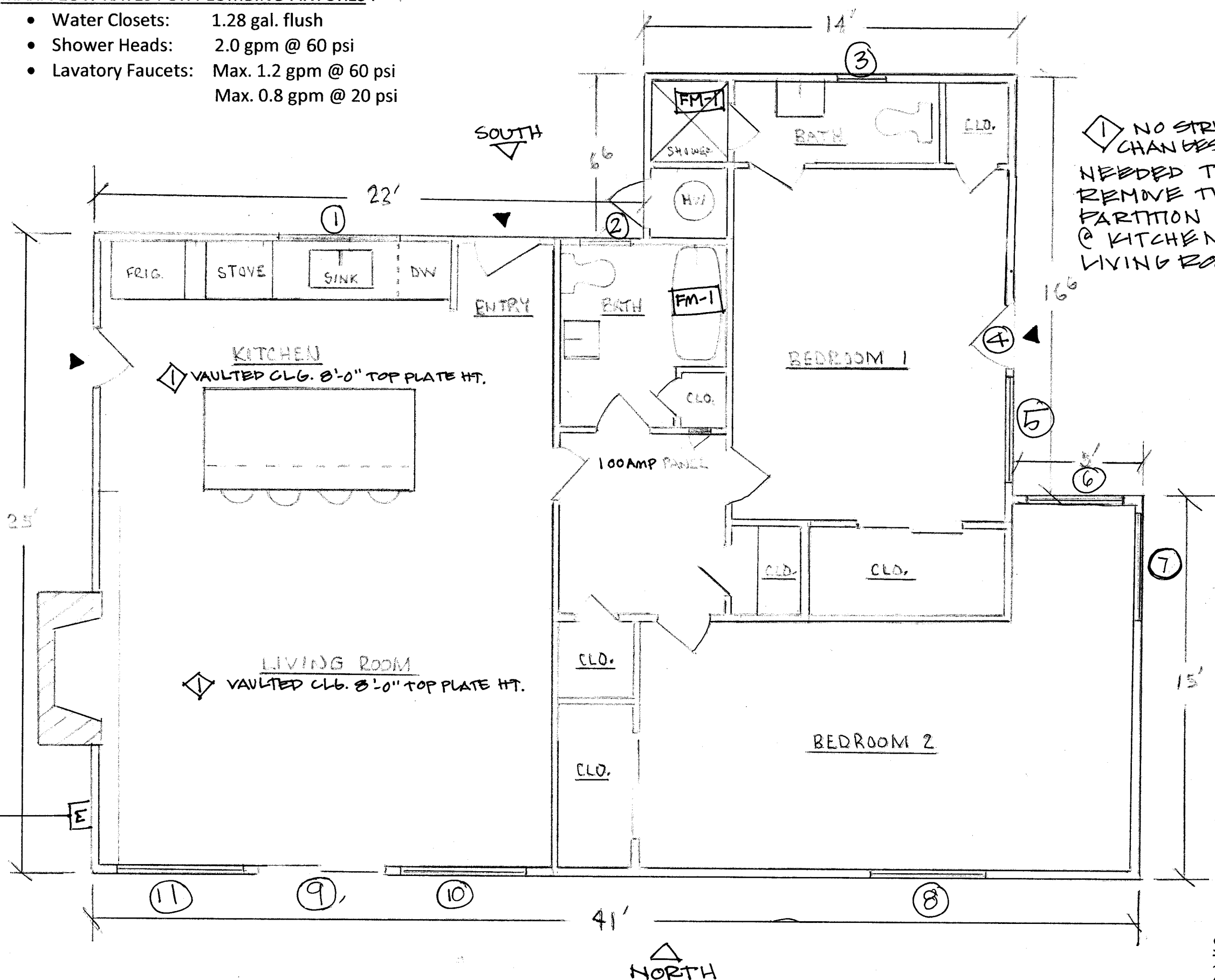


11. Living Room Window (Left Side of Slider)



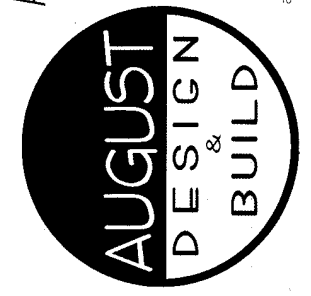
MAX. FLOW RATES FOR PLUMBING FIXTURES :

- Water Closets: 1.28 gal. flush
- Shower Heads: 2.0 gpm @ 60 psi
- Lavatory Faucets: Max. 1.2 gpm @ 60 psi
Max. 0.8 gpm @ 20 psi



① NO STRUCTURAL CHANGES ARE NEEDED TO REMOVE THE PARTITION WALLS @ KITCHEN + LIVING ROOM

August Design & Build
Cassandra August
2080 Hacienda St
Seaside, CA 93955
831-236-3182
augustdesignandbuild@gmail.com
Design - Plans - Permitting



PROPOSED FLOOR PLAN

DRAWN BY:
CASSANDRA AUGUST
[Signature]

DATE:
4/20/2022

REV. 1

3

SCALE:
1/4" = 1'0"

EAST

WEST

NORTH

SOUTH

(E) ELECTRICAL METER TO REMAIN

Sierra Pacific Windows

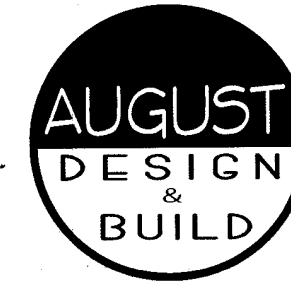
1157 Forest Ave, Suite F
Pacific Grove CA 93950
(831) 333-0803 (Office)
(831)224-0859 (Cell)
(831) 641-9290 (Fax)
chubbard@spi-ind.com

Sierra Pacific Windows

1157 Forest Ave, Suite F
Pacific Grove CA 93950
(831) 333-0803 (Office)
(831)224-0859 (Cell)
(831) 641-9290 (Fax)
chubbard@spi-ind.com

Sold To: JOLLEY BUILDERS
PO BOX 221068

Ship To: JOLLEY BUILDERS
DELORES, 2 NW OF 3RD



August Design & Build

Cassandra

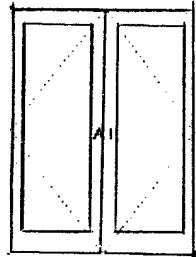
August

2080 Hacienda St.
Seaside, CA 93955

831-236-3182

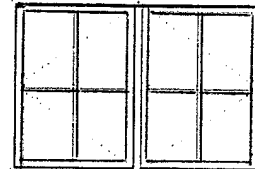
augustdesignandbuild@gmail.com

Design - Plans - Permitting

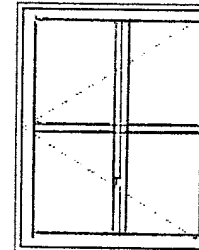


12) C-ID-58 5/879 3/8-2(AI)
Qty: 1
RO: 61 15/16"x81 7/8"
Jamb: 4 9/16"
Loc: LIVING
Sym:
Clad: 001-White

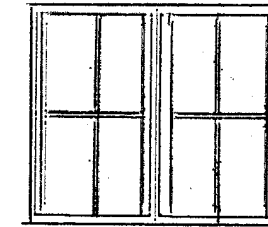
9



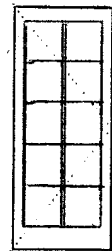
1) C-WC-27 7/838-2(LR)
Qty: 1
RO: 56 1/2"x38 3/4"
Jamb: 4 3/8"
Loc: KITCHEN
Sym:
Clad: 001-White



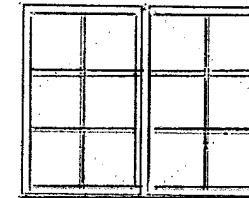
2) C-WC-25 15/1632-1(L)
Qty: 1
RO: 26 11/16"x32 3/4"
Jamb: 4 3/8"
Loc: HALL BATH
Sym:
Clad: 001-White



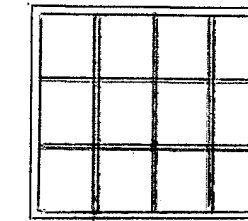
3) C-WC-18 15/1632 1/8-2(LR)
Qty: 1
RO: 38 5/8"x32 7/8"
Jamb: 4 3/8"
Loc: BATH 1
Sym:
Clad: 001-White



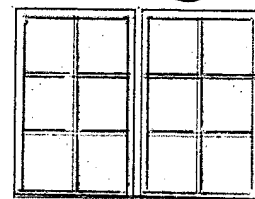
4) C-ID-31 13/1678-1(R)
Qty: 1
RO: 34 1/4"x80 1/2"
Jamb: 4 9/16"
Loc: BED 1
Sym:
Clad: 001-White



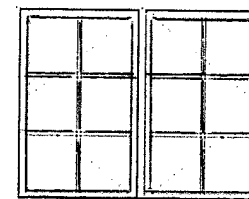
5) 005) C-WC-27 15/1644-1(L)
006) C-WC-27 15/1644-1(R)
Box Mull @Plant
Qty: 1
RO: 54 1/2" x 43"
Jamb: 4 3/8"
Loc: BED 1
Sym:
Clad: 001-White
MEETS SURFACE



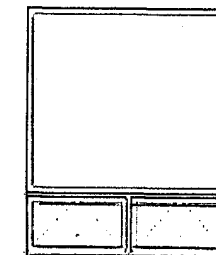
6) 7) C-WCP-49 1/244-1(S)
Qty: 1
RO: 49" x 44 1/4"
Jamb: 4 3/8"
Loc: BED 2
Sym:
Clad: 001-White
MEETS SURFACE



7) C-WC-27 15/1644-2(LR)
Qty: 1
RO: 56 5/8"x44 3/4"
Jamb: 4 3/8"
Loc: BED 2
Sym:
Clad: 001-White



8) 9) C-WC-27 15/1644-2(LR)
Qty: 1
RO: 56 5/8"x44 3/4"
Jamb: 4 3/8"
Loc: BED 2
Sym:
Clad: 001-White



10) C-WA-30 7/818-2(XX)
11) C-WCP-61 3/456 1/2-1(S)
Box Mull @Plant
Qty: 2
RO: 62 1/2"x75 1/4"
Jamb: 4 9/16"
Loc: LIVING
Sym:
Clad: 001-White

All Window/Door operations are viewed 1 approximation of design and mulling sec

All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.

FRAME MATERIAL	FRAME COLOR	TINT / SHADING
- ALUM. / CLAD EXTERIOR	WHITE	NO
- WOOD INTERIOR		

POOR WINDOW SCHEDULE

DRAWN BY:
CASSANDRA
AUGUST

[Signature]

DATE:
4/20/2022

6

Clad Urban Casement



Known for its industrial modern aesthetics thanks to exposed locking hardware and the narrowest of sightlines, the Clad Urban Casement can be used alone or in combination with other windows types and shapes.


Standard Construction:

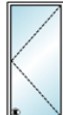
- 0.062" thick extruded aluminum exterior, with extruded with integral nail fin and corners sealed with silicone, corner pads and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness. Sash available in narrow (1-7/16") or wide (2-3/16") face width.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore operator and standard contemporary folding handle/cover. Optional traditional folding handle/cover.
- Independent high pressure, die-cast zinc sash locks (heights ≥40" have two sash locks). Optional tandem tie bar sash lock operation available.
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Standard aluminum screen frame. Optional Flexscreen.





MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon approval.			
URBAN CASEMENT – OPERATING (25 SQ/FT MAXIMUM)		URBAN CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.5"	Minimum Frame Width	12"
Minimum Frame Height	14.5"	Minimum Frame Height	12"
Maximum Frame Width	36"	Maximum Frame Width	120"
Maximum Frame Height	84"	Maximum Frame Height	120"
		Maximum Square Feet	42

Performance Data:

 **Operating Casement: 36" x 72"**
 AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 6.06 PSF
 STRUCTURAL.....CW-PG40 (+40/-40)

 **Operating Casement: 36" x 84"**
 AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 4.59 PSF
 STRUCTURAL.....CW-PG30 (+30/-30)

 **Operating Casement: 32" x 72"**
 AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 6.89 PSF
 STRUCTURAL.....CW-PG45 (+45/-45)*

 **Casement Picture: 72" x 60"**
 AIR INFILTRATION...0.01/0.01/FIXED
 WATER.....NO LEAKAGE @ 7.52PSF
 STRUCTURAL.....CW-PG50 (+50/-50)

*Single arm operator w/piano hinge.

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Urban Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

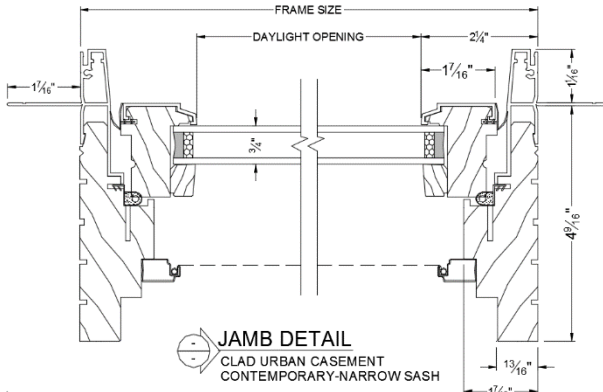
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)*	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)*
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.21	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.19
SHGC.....0.31	SHGC.....0.21	SHGC.....0.36	SHGC.....0.31	SHGC.....0.21	SHGC.....0.25
VT.....0.53	VT.....0.48	VT.....0.46	VT.....0.53	VT.....0.48	VT.....0.41
CR......55	CR......56	CR......55	CR......58	CR......59	CR......61

Values represent Clad Urban Casements with **narrow sash**. Insulated glass units using standard black warm edge spacer. Additional glazing options available.
 *Triple IG glass only available with the wide sash option.

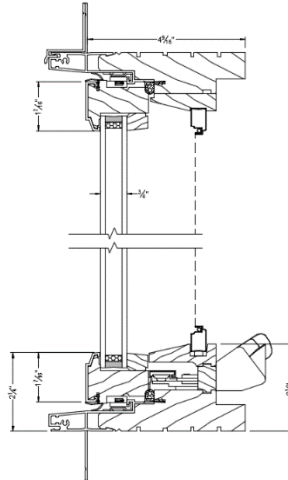
For a comprehensive list of glazing configurations, please refer to the Clad Urban Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

Contemporary 4 9/16" Jamb
Horizontal/Operable Section - Narrow Sash



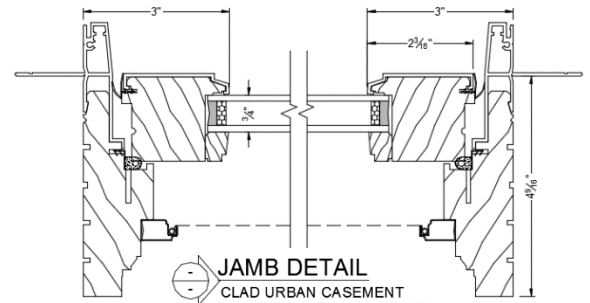
JAMB DETAIL
CLAD URBAN CASEMENT
CONTEMPORARY-NARROW SASH

Contemporary 4 9/16" Jamb
Vertical/Operable Section - Narrow Sash



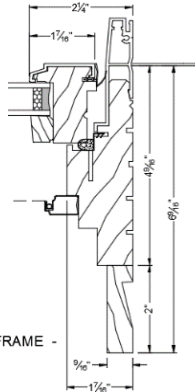
HEAD AND SILL DETAIL
CLAD URBAN CASEMENT
CONTEMPORARY-NARROW SASH

Traditional 4 9/16" Jamb
Horizontal/Operable Section - Wide Sash



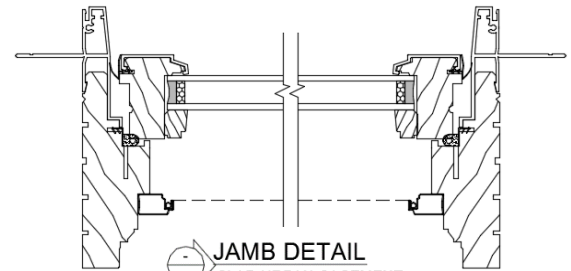
JAMB DETAIL
CLAD URBAN CASEMENT
4-9/16" TRADITIONAL FRAME -
WIDE SASH

Contemporary 6 9/16" Jamb
Horizontal Jamb Section - Narrow Sash



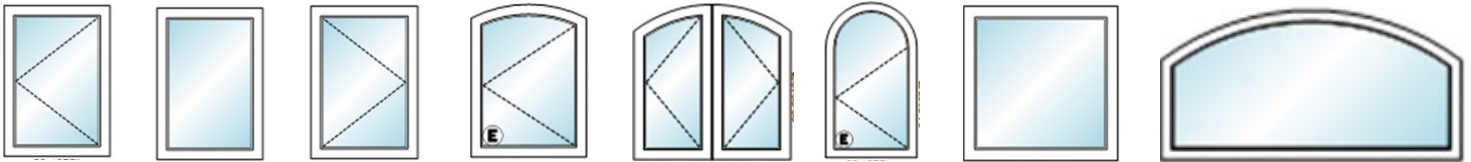
JAMB DETAIL
CLAD URBAN CASEMENT
6-9/16" CONTEMPORARY FRAME -
NARROW SASH

Traditional 4 9/16" Jamb
Horizontal/Operable Section - Narrow Sash



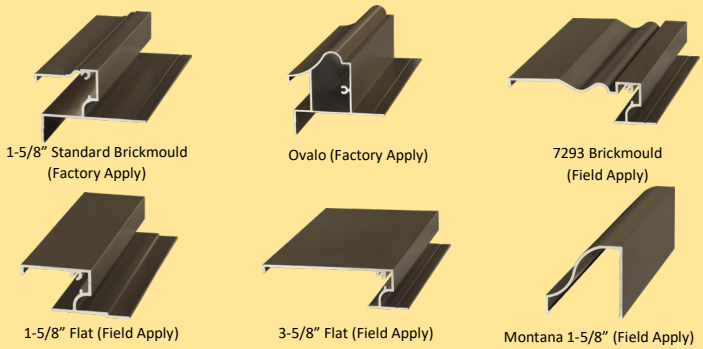
JAMB DETAIL
CLAD URBAN CASEMENT
4-9/16" TRADITIONAL FRAME -
NARROW SASH

Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

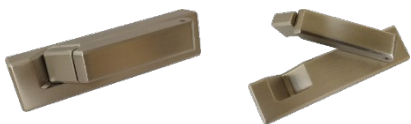


Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

EXTERIOR TRIM OPTIONS



CONTEMPORARY FOLDING HANDLE AND COVER

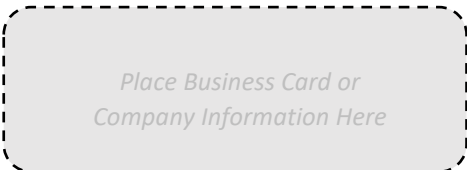


Available in: *Matte Black, White, and Satin Nickel finishes.*

Clad Urban Casement Additional Features

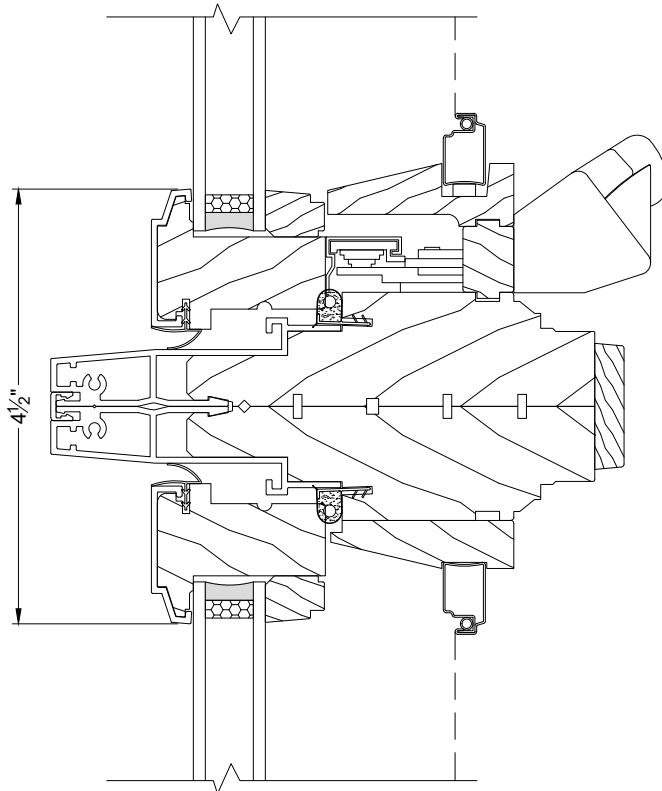
- Color Palette of 75 colors in powder coated AAMA 2605. Some design collections only available in AAMA 2604.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-The-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped or Genius retractable screen.
- Factory mulling up to 5-wide. Factory stacking and structural supports available.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

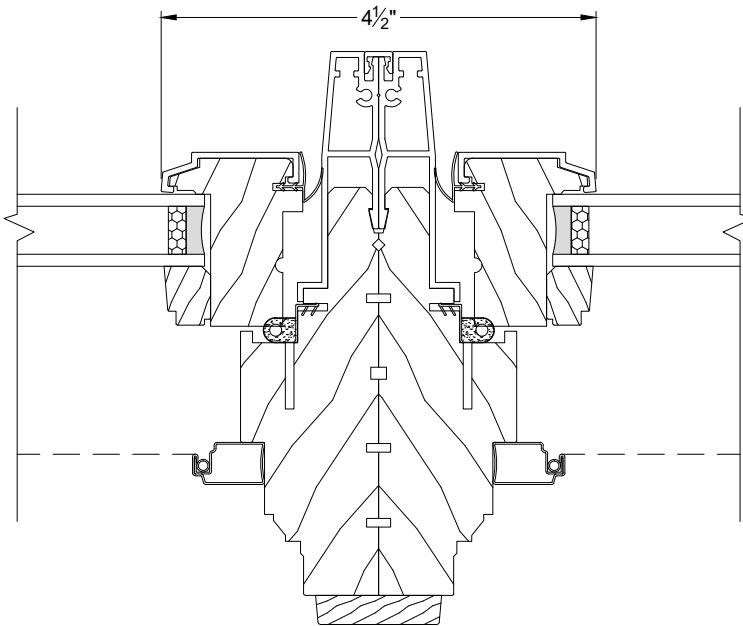


Mullion Details

Vertical & Horizontal Sections - Narrow Sash



HORIZONTAL MULLION



VERTICAL MULLION