



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 22314

Owner Name: YAGEN KENNETH & YAGEN KATHLEEN TRS

Case Planner: Katherine Wallace

Date Posted: _____

Date Approved: 12/15/2022

Project Location: San Antonio 2 NE of 9th Ave.

APN #: 010269015000 **BLOCK/LOT:** U/ALL LOT 18

Applicant: Buck Blackwell

Project Description: The installation of one Loewen aluminum-clad wood picture window within an altered second-story window opening at the west façade, and one Loewen aluminum-clad wood awning window with simulated divided lights and privacy glass within an altered second-story window opening at the east (rear) elevation of the home at San Antonio 2 NE of 9th Avenue

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 22-314) authorizes the installation of one Loewen aluminum-clad wood awning window within an altered second-story window opening at the west façade, and one Loewen aluminum-clad wood awning window with simulated divided lights and privacy glass within an altered second-story window opening at the east (rear) elevation of the home at San Antonio 2 NE of 9th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Blackwell Design Consultants stamped approved December 15, 2022, on file at the Community Planning and Building Department, unless modified by the conditions of approval contained herein.	✓
2.	Building Permit. A Building Permit 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 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. 	✓

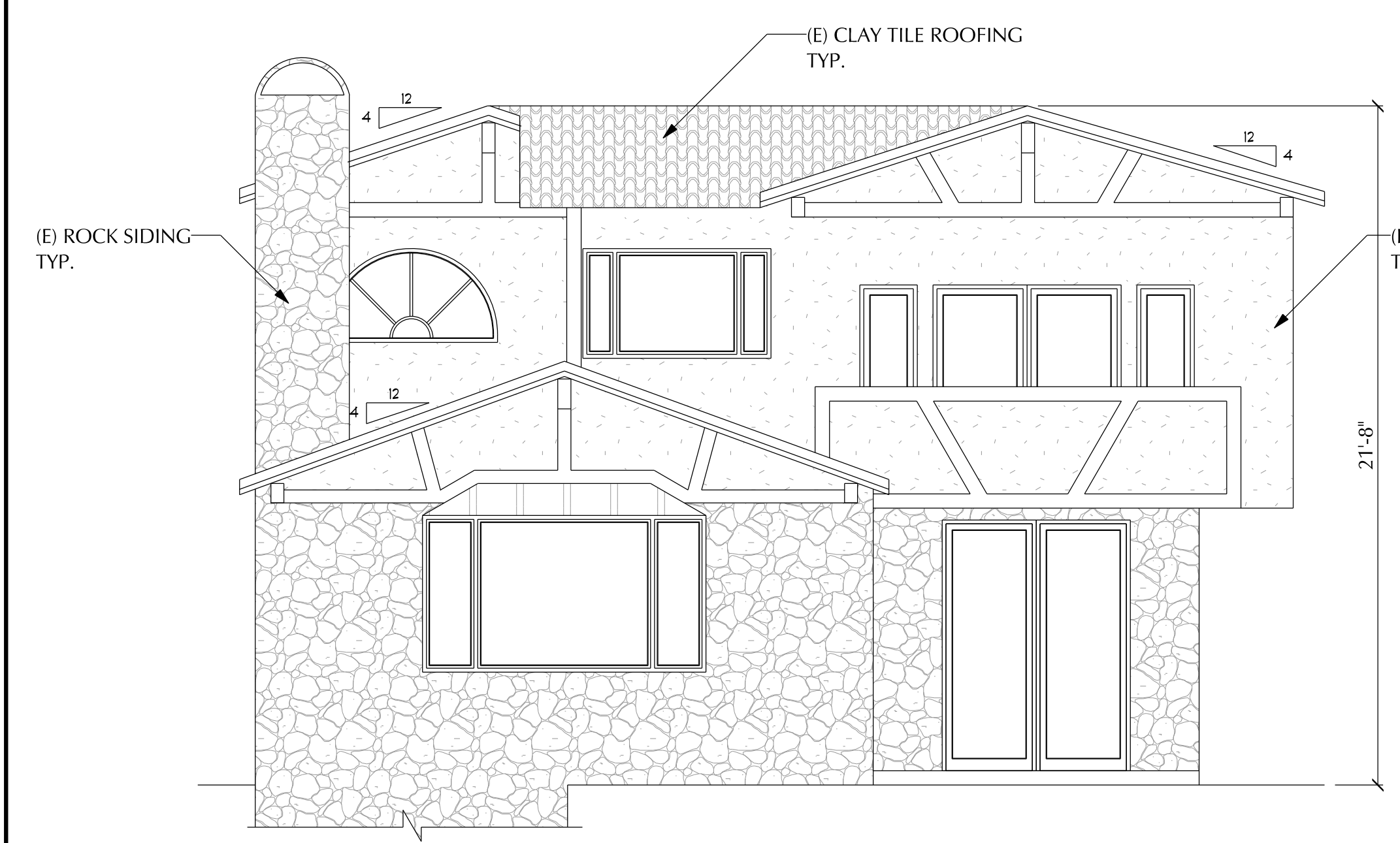
Acknowledgement and acceptance of conditions of approval:

Property Owner Signature

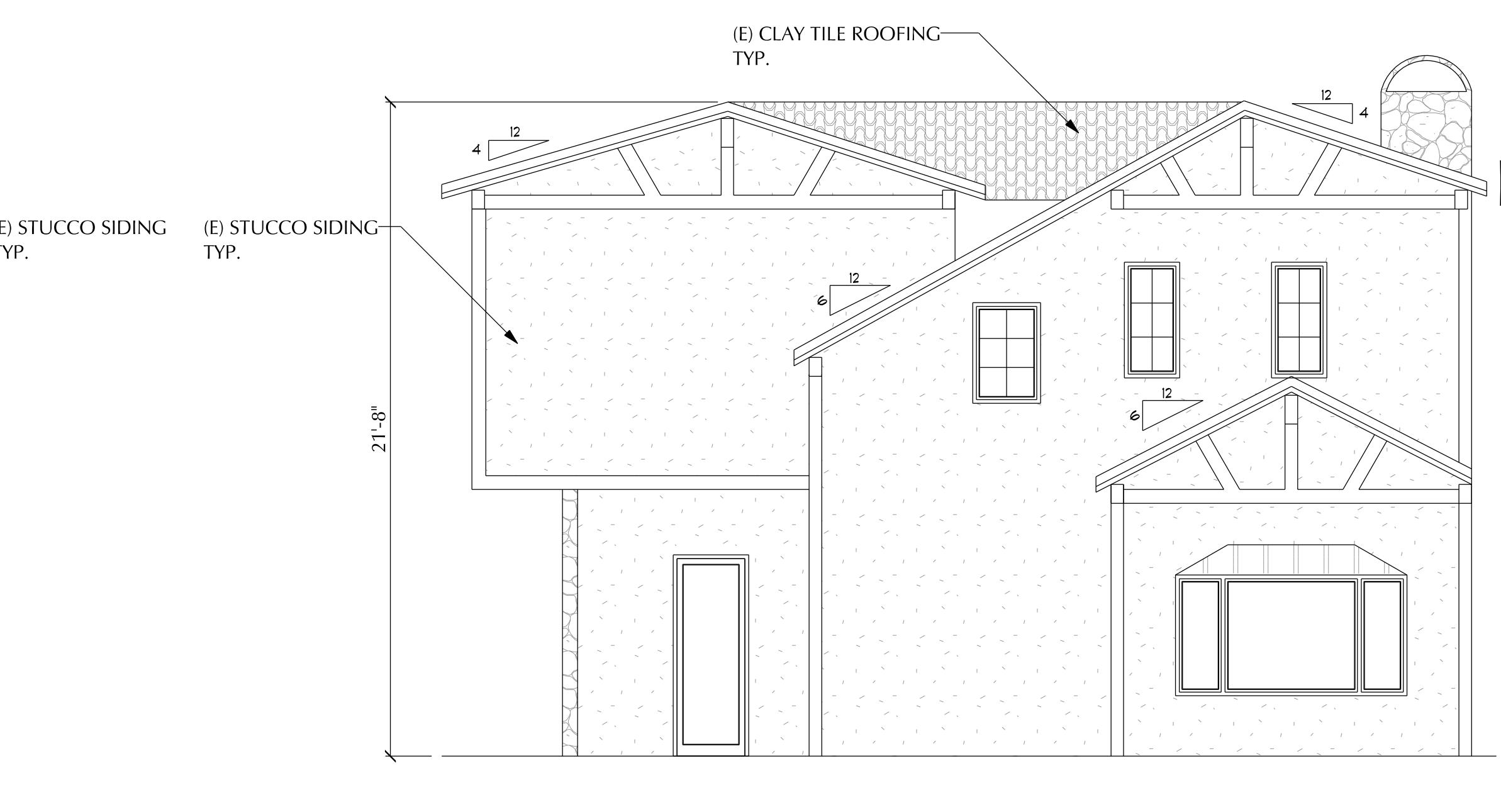
Printed Name

Date

PROPOSED WINDOW CHANGE FOR KEN & KATE YAGEN SAN ANTONIO 2 NE OF 9TH CARMEL, CA 93923 APN: 010-269-015-000



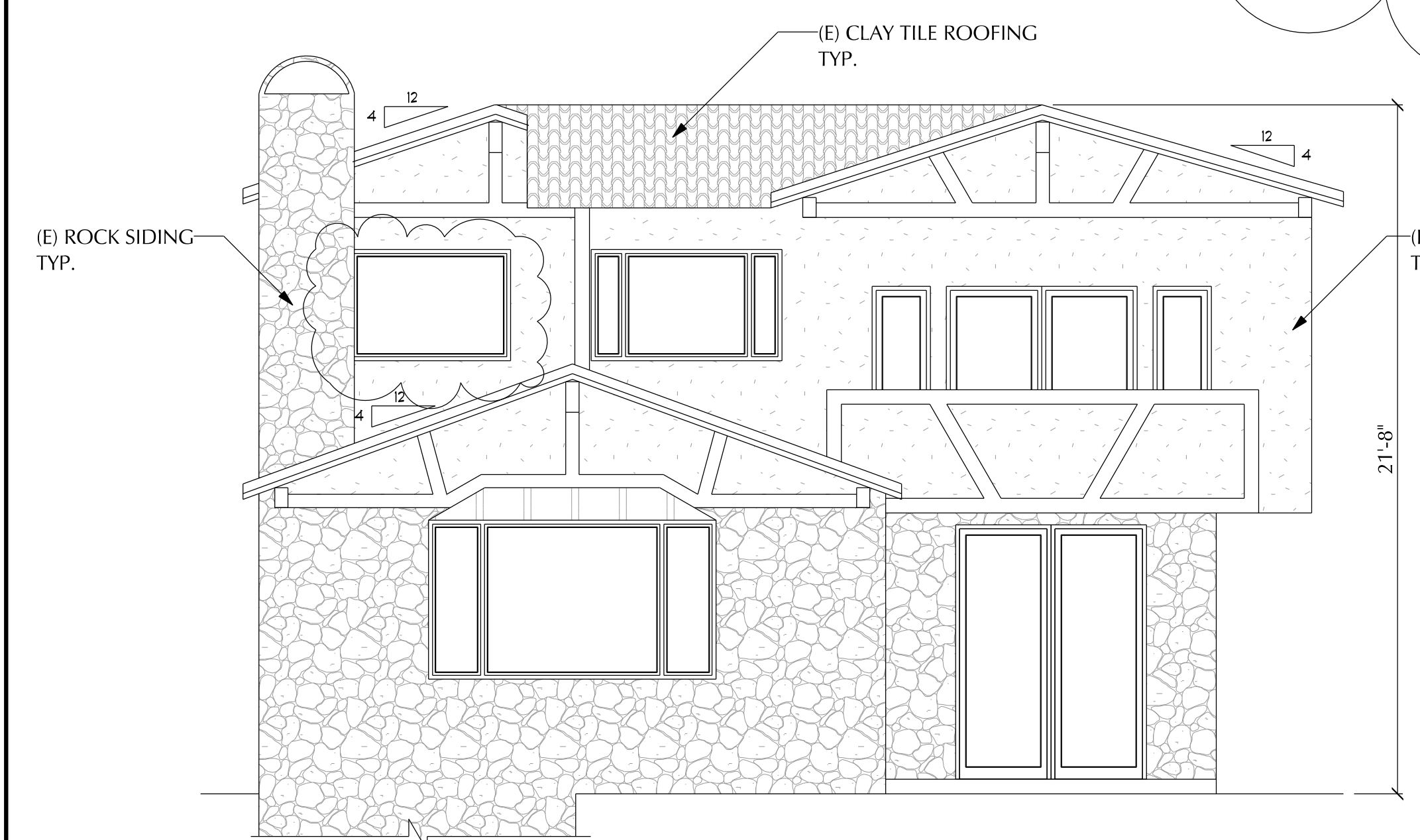
EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"



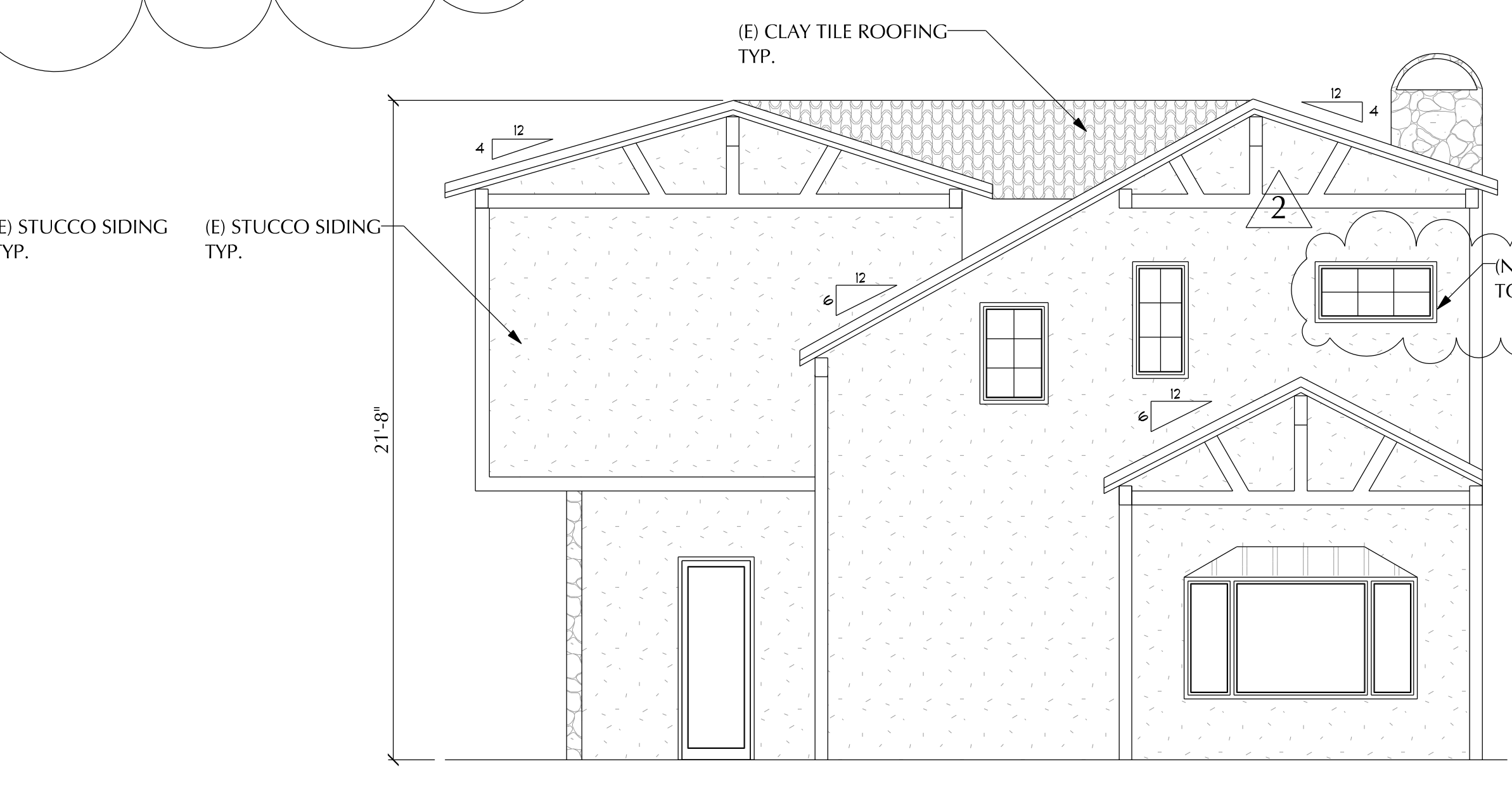
EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"

2

WINDOW SCHEDULE					
SIZE	COUNT	ELEVATION	TEMPERED GLASS	CLADDING	GLAZING AREA
6'-0" x 3'-6"	1		Yes	Wood w/ Metal Cladding	Clear
4'-0" x 2'-0"	1		Yes	Wood w/ Metal Cladding	Opaque



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



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

PROJECT DATA:

ZONING: R-1	PROPOSED CUT/FILL PROPOSED CUT: 0 CU. YDS. PROPOSED FILL: 0 CU. YDS.
CONSTRUCTION TYPE: TYPE V-B	TREE REMOVAL NONE
OCCUPANCY GROUP: R-3	SPECIAL INSPECTION: N/A
SCOPE OF WORK: -PROPOSED MASTER BATH WINDOW CHANGE TO WEST AND EAST ELEVATIONS.	FIRE SPRINKLERS NOT REQUIRED
STORIES: RESIDENCE - 2 STORY	DEFERRED SUBMITTALS: NONE
FIRE RET. ROOFING CLASS "A" 1 HOUR FIRE RATED SHINGLES	WATER & SEPTIC SYSTEM EXISTING SEWER SYSTEM EXISTING CAL-AM WATER

AREA CALCULATIONS

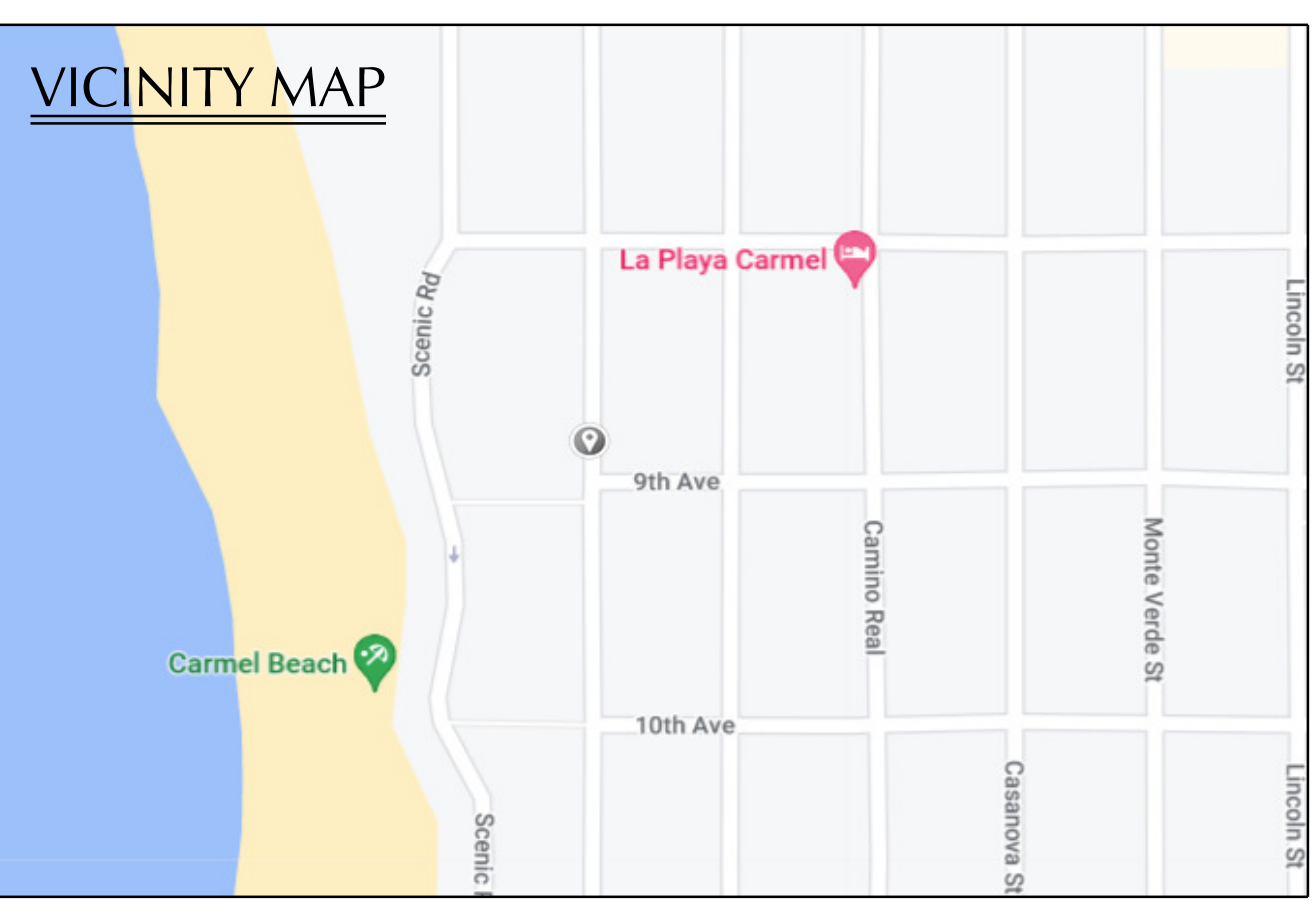
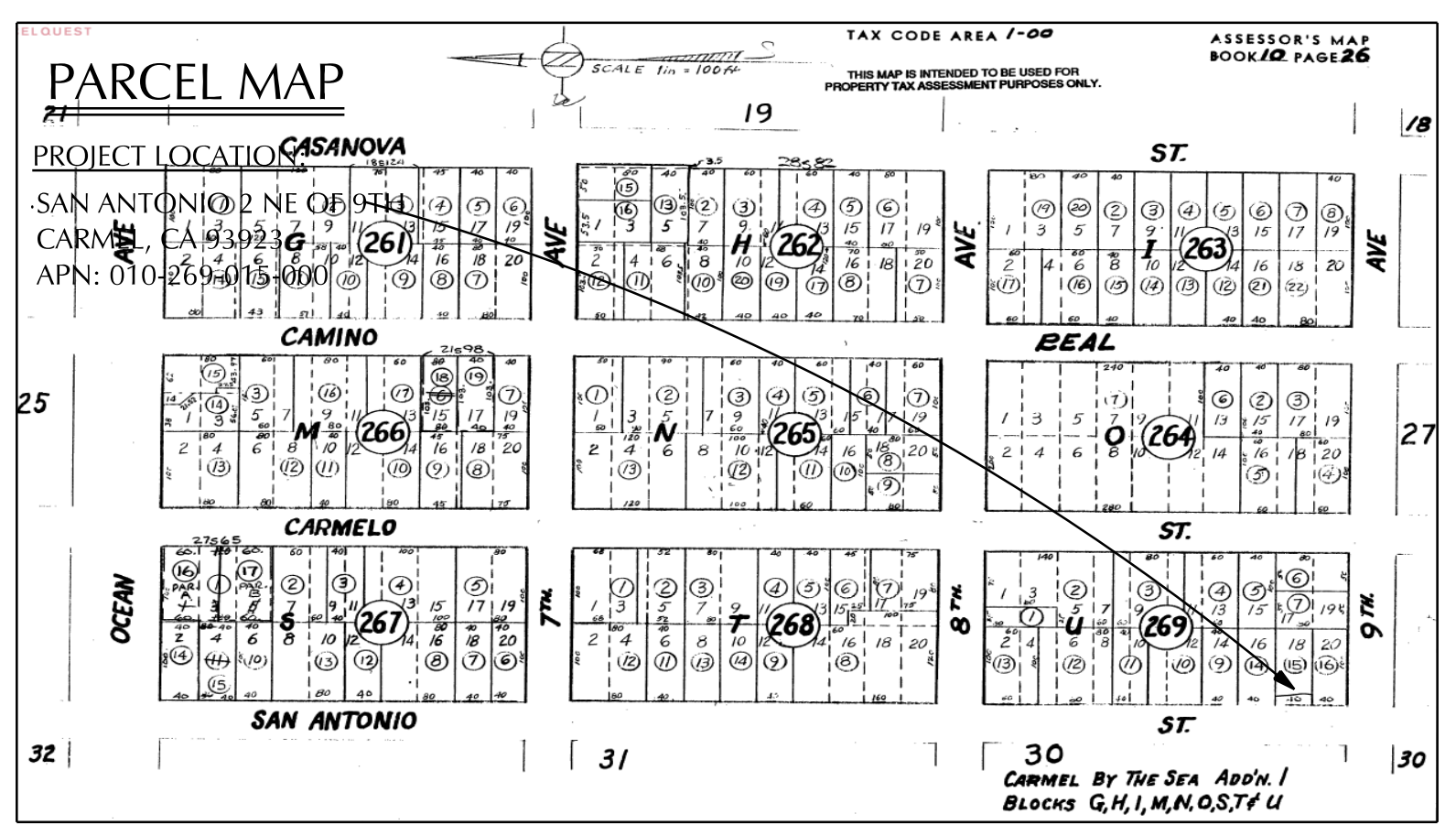
EXISTING	
EXISTING RESIDENCE:	2,181 SQ. FT.
TOTAL EXISTING: (NO CHANGE)	2,181 SQ. FT.
PROPOSED	
PROPOSED REMODEL:	138 SQ. FT.
LOT SIZE:	0.092 ACRES (4,000 SQ. FT.)

CODE COMPLIANCE STATEMENT

PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE: CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC) AND CALIFORNIA GREEN CODE (CalGreen)

DESIGN NOTE

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BLACKWELL DESIGN CONSULTANTS LLC. NO PART SHALL BE USED FOR ANY PROJECT, OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE CONSENT OF BLACKWELL DESIGN CONSULTANTS LLC. CONTRACTORS AND/OR OWNER-BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. BLACKWELL DESIGN CONSULTANTS LLC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



SHEET INDEX

A0.1: PARCEL MAP, VICINITY MAP, AREA CALCULATIONS, PROJECT DATA, EXISTING & PROPOSED ELEVATIONS.

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

Permit #: DS 22-314 (Yagen)
 Date Approved: 12/15/2022
 Planner: K. Wallace

OF 6 SHEETS

KEN & KATE YAGEN
 SAN ANTONIO 2 NE OF 9TH AVE.
 CARMEL, CA. 93923

PROPOSED REMODEL FOR:
 APN: 010-269-015-000



AWNING WINDOWS

Technical Guide C

FEATURES & SPECIFICATIONS

Styles

Traditional, Push Out and Mission® options.

Standard Features

Natural, clear Douglas Fir interior (no visible finger joints)

4 9/16" (116 mm) jamb construction

LowE insulated glazing with 1/2" (13 mm) airspace

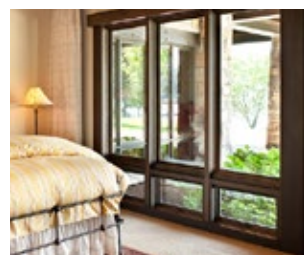
Rotogear operator and concealed sash locks

Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior

Flexible continuous weatherstrip system

Insect screens

Metal handle, cover and locks



Awning



Push-Out Awning

Hardware

Operator and sash locks are available in a variety of types and finishes, see section A. Standard awning operator detaches at the sash allowing it to open out to 90 degrees for ease of cleaning. The roto gear operator will hold the sash at any position in its operating radius. The sash is supported by concealed heavy-duty hinges. All awning units are supplied with dual sash locks for added security and tighter seal. All steel components are coated for superior corrosion protection.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products. Double or triple glass configurations with 1/2" (13 mm) airspace. With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort. LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 5/8" (16mm), 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

FEATURES & SPECIFICATIONS

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Kerf.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including anodized and Cyprium (copper and bronze cladding). Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

Wood

In addition to our standard Coastal Douglas Fir, the entire Loewen product line is also available in optional Mahogany. The interior can be natural wood (unfinished), primed, or prefinished in Jet Black or Oxford White paint. Additional wood species, as well as the Jet Black and Oxford White prefinishes, are available through our Custom Shop. All wood parts are dipped in approved preservative.

Performance Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

Frame & Sash

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

Double Weatherstrip

The combination of a continuous, flexible foam weatherstrip and a flexible automotive type bulb weatherstrip ensures maximum energy efficiency and protection against air and water infiltration.

Screen




Screens available in Alpine White, White, Linen, Tuscany Brown, Midnight Bronze, Steel Matte Black, Bronze, or Brushed Aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.

Awning & Casement Units

Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee	