

## LOCATION MAP

**PROJECT SUMMARY:** REMODEL OF AN EXISTING RESIDENCE...

LOT SIZE: 4,000 SQ/FT.

### EXISTING:

**GROSS FLOOR AREA:**  
 MAIN FLOOR: 903 SQ/FT.  
 BASEMENT: N/A  
 DETACHED GARAGE: 240 SQ/FT.  
 TOTAL FAR: 1,143 SQ/FT. - 28.5%

### PROPOSED:

**GROSS FLOOR AREA:**  
 MAIN FLOOR: 1,138 SQ/FT.  
 BASEMENT: 180 SQ/FT.  
 DETACHED GARAGE: 240 SQ/FT.  
 TOTAL FAR: 1,558 SQ/FT. - 38.8%

TOTAL PROPOSED BUILDING SITE COVERAGE: 1,558 SQ/FT. - 38.8%

APN: 010-016-008-000

ADDRESS: 2 LOBOS NW 2ND AVE., CARMEL-BY-THE-SEA, CA 93921

COMMUNITY: CARMEL (CITY)  
 PLANNING AREA: CARMEL LUP  
 ZONING: N/A  
 SUBDIVISION: N/A  
 FIRE DISTRICT: N/A

TREE REMOVAL: NONE  
 GRADING: 40.5 CUBIC YARDS EXCAVATION @ BASEMENT & STAIRS / 1.6 CUBIC YARDS FILL @ ENTRY  
 OCCUPANCY: R-3/ U  
 SLOPE DEVELOPMENT: NONE  
 CONSTRUCTION TYPE: VB  
 STORIES 2 (PROPOSED)

**OWNERSHIP:** LATHAM DANIEL E TRUST  
 ADDRESS: 22 SOUTHFIELD CIR., CONCORD, MA 01742  
 PHONE: 978-375-5230  
 EMAIL: DAN.LATHAM61@GMAIL.COM

APPLICABLE CODES: 2019 CRC, CBC, CEC, CMC, CPC, 2019 CAL GREEN, 2019 CFC, 2019 CA ENERGY CODE

## GENERAL NOTES:

- VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
- ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREE; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
- THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. SAFETY REGULATIONS.
- DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WITH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
- THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGICAL CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS; SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

## FIRE DEPARTMENT NOTES

FIRE DEPARTMENT: MONTEREY COUNTY REGIONAL FPD

### FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

### FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.

### FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)

Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment.

### FIRE011 - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

## WALL COUNT:

(E) EXISTING WALLS: 298' 6"

(P) DEMOLISHED WALLS: 119' 6"

NEW WALLS: 192'

TOTAL: 311' 6" - 104.5%

SPRINKLERS REQUIRED YES

## SHEET INDEX:

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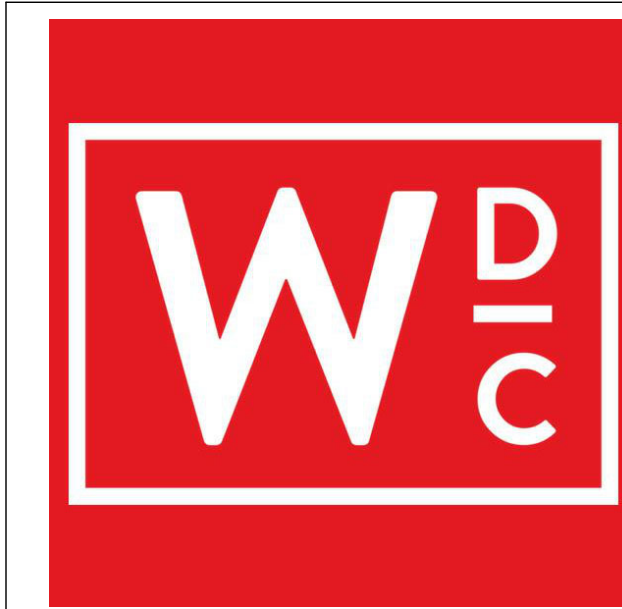
LATHAM RESIDENCE

PROJECT DESCRIPTION

09/02/2022

A - 0





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OWNERSHIP

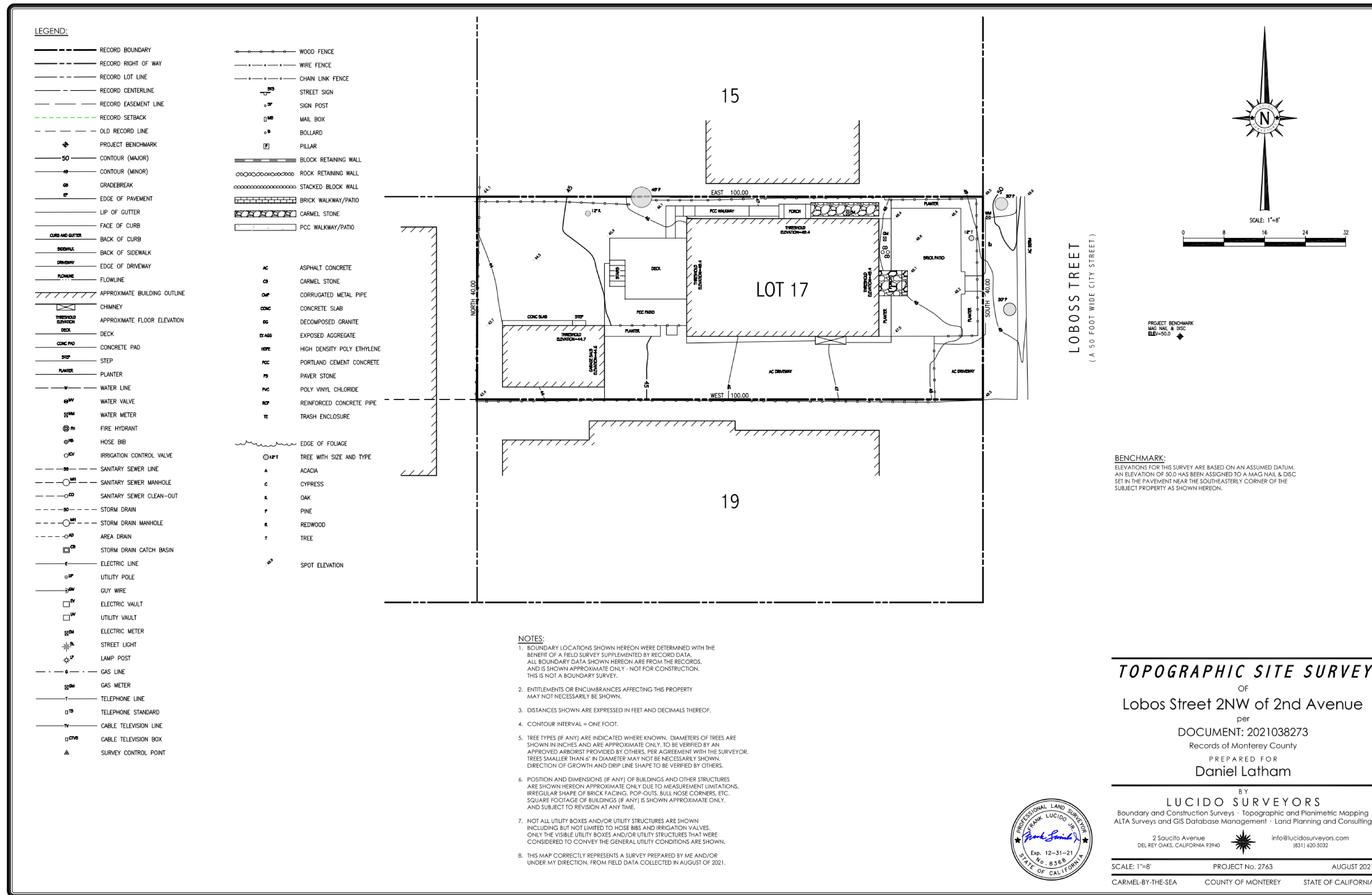
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TOPOGRAPHIC SURVEY

09/02/2022

A - 1A







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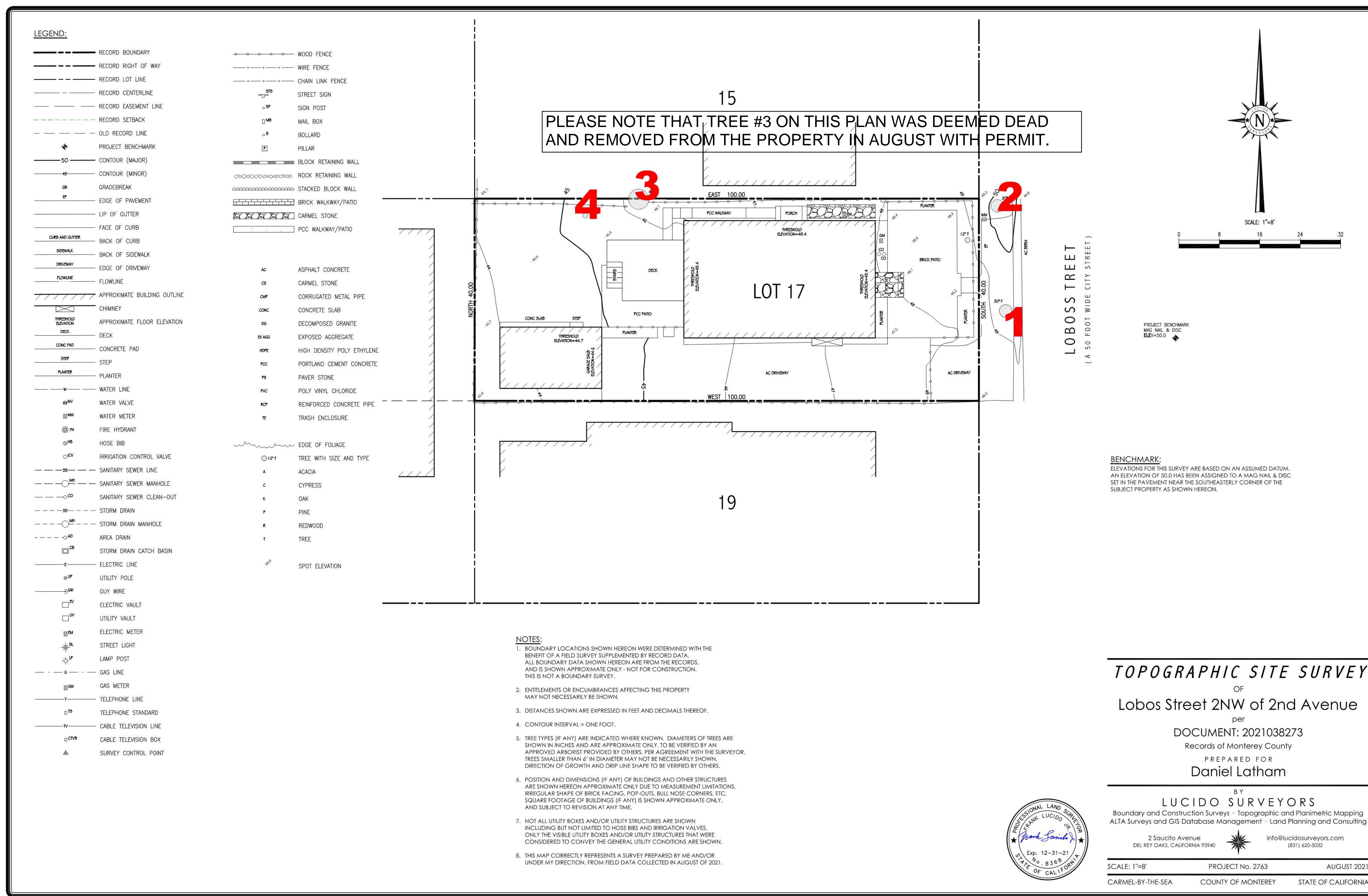
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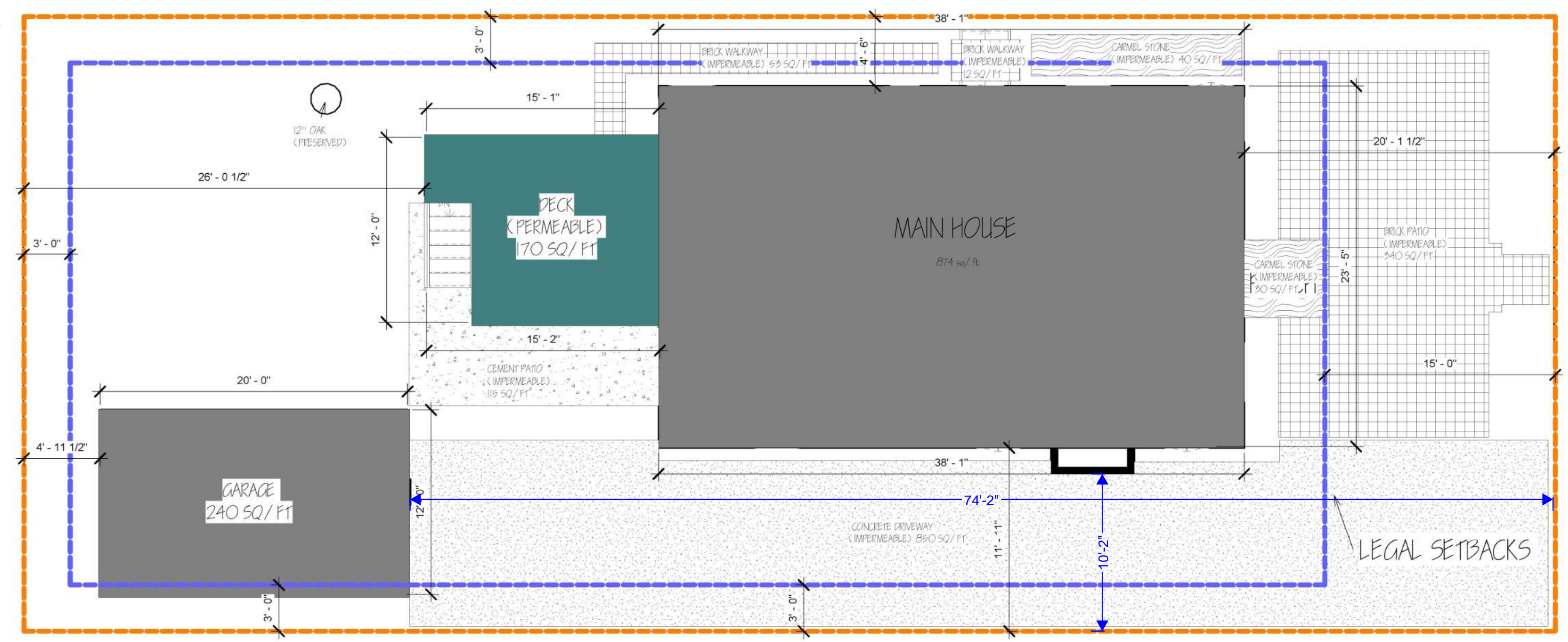
FORESTERS SURVEY

09/02/2022

A - 1B







EXISTING SITE COVERAGE:

PERMEABLE:

BACK DECK = 170 SQ/FT.

IMPERMEABLE:

CARMELO STONE: 70 SQ/FT.

BRICK PATIO: 340 SQ/FT.

BRICK WALKWAY: 65 SQ/FT.

CONCRETE DRIVEWAY: 850 SQ/FT.

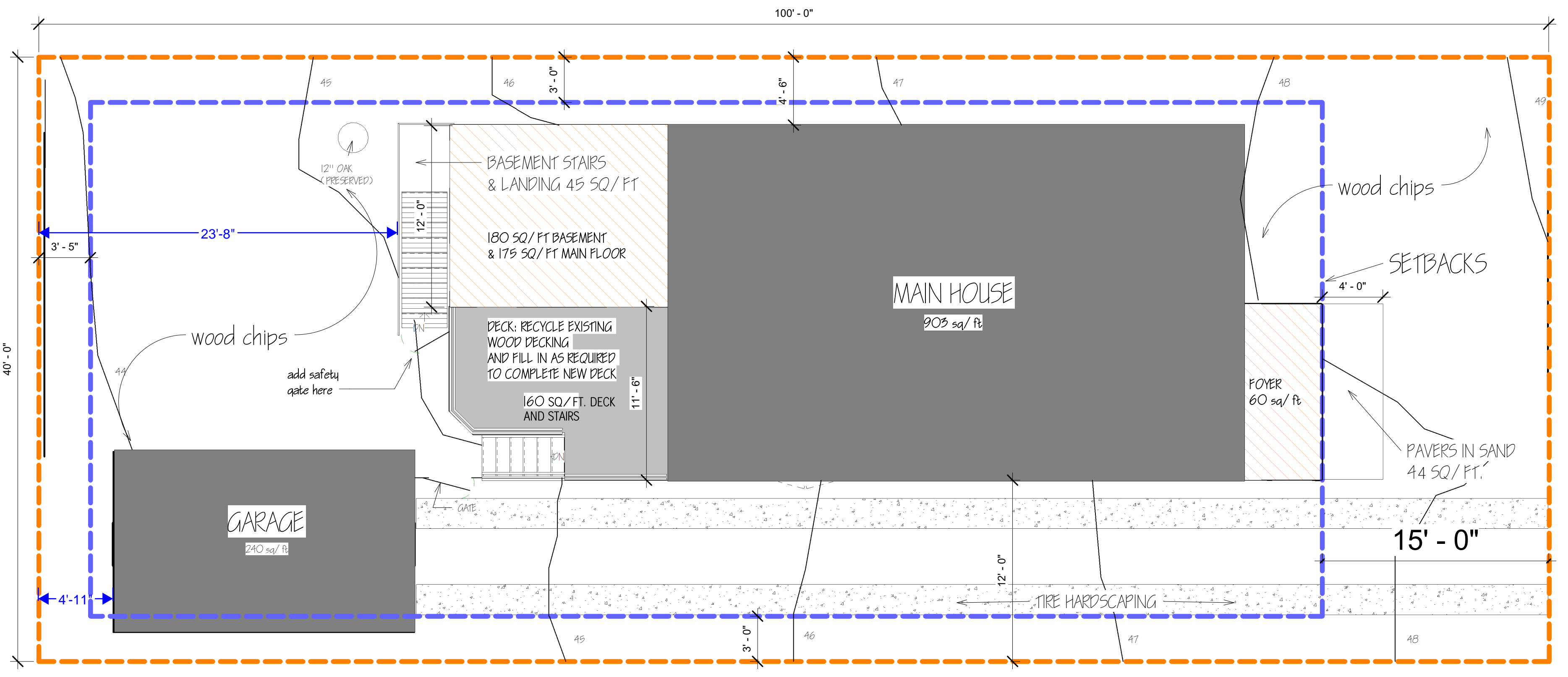
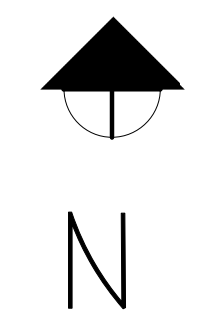
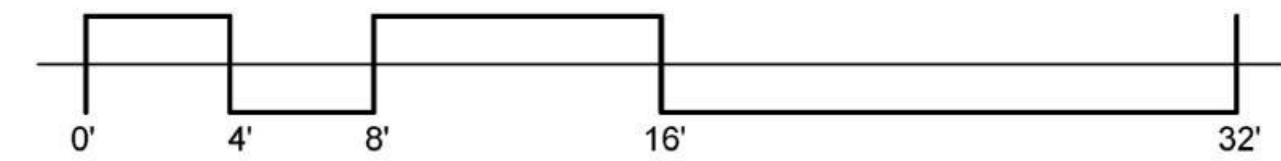
CEMENT PATIO: 115 SQ/FT.

TOTAL: 170 SQ/FT. (PERMEABLE)

1,440 SQ/FT. (IMPERMEABLE)

TOTAL SITE COVERAGE: 1,610 SQ/FT.

1 SITE PLAN  
3/16" = 1'-0"



SITE COVERAGE:

PROPOSED:

PERMEABLE:

44 SQ/FT PAVERS IN SAND @ FRONT DOOR

TREX TYPE SPACED DECKING @

160 SQ/FT DECK AND STAIRS

15 SQ/FT. PAVER LANDING AT BASEMENT

30 SQ/FT. TREX TYPE BASEMENT STAIRS

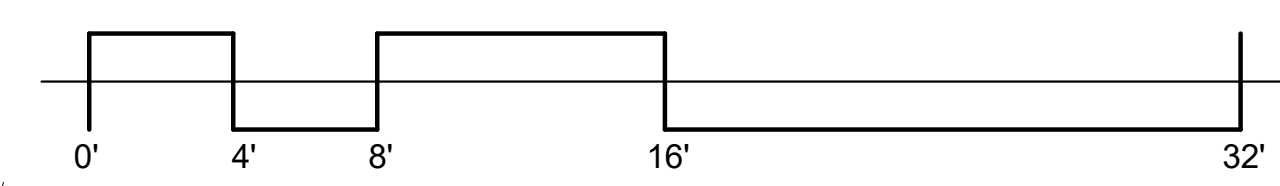
240 SQ/FT TUFSTONE TYPE PAVING/ TIRE

HARDSCAPING

TOTAL PROPOSED SITE COVERAGE: 489

(566 AVAILABLE WITH BONUS)

1 PROPOSED SITE PLAN  
3/16" = 1'-0"



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SITE PLANS

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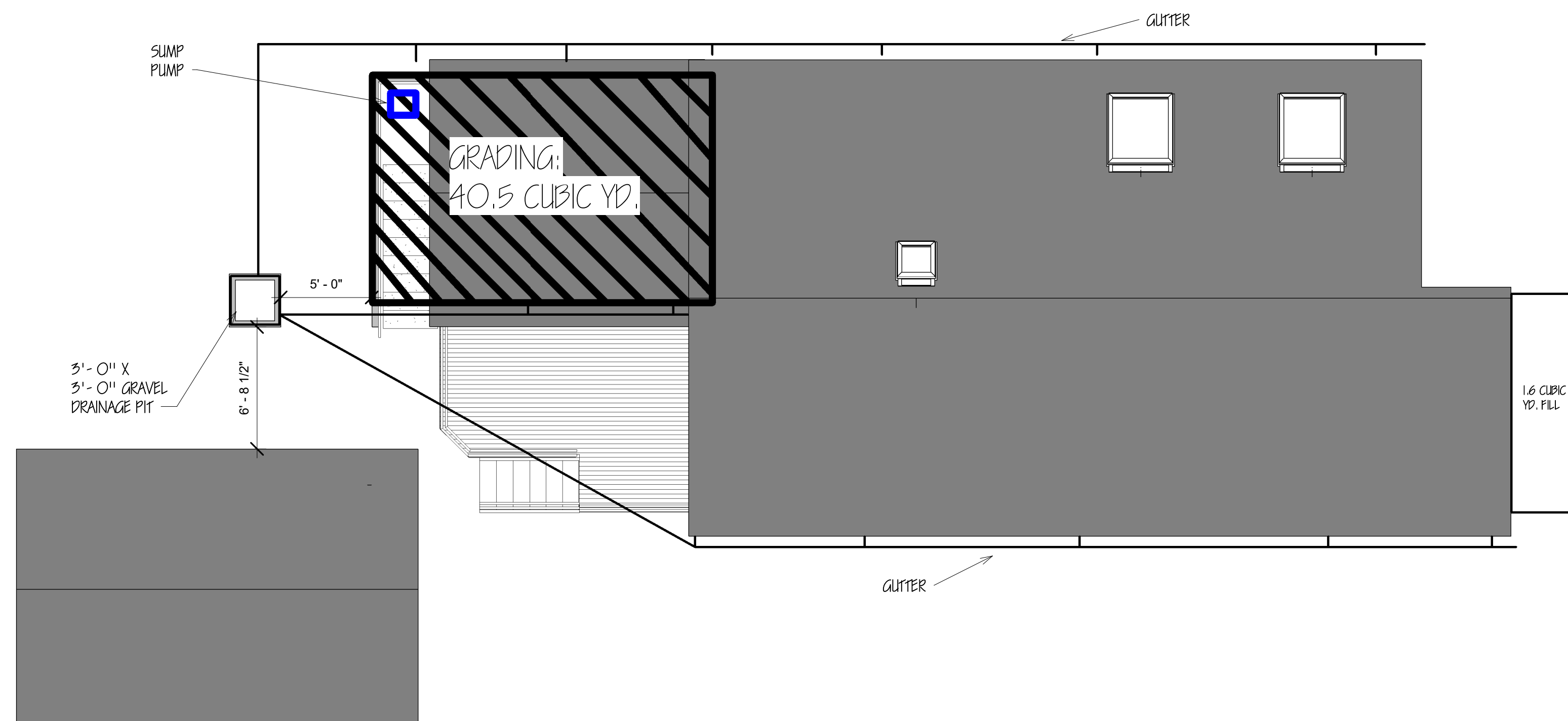
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GRADING & DRAINAGE PLAN

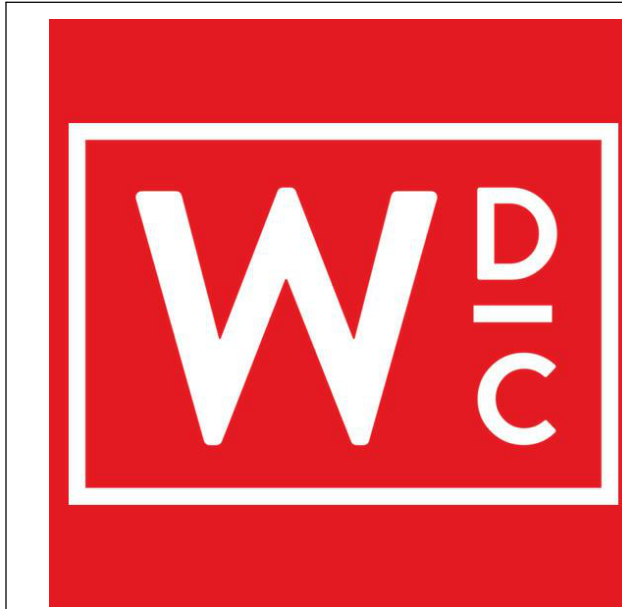
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① DRAINAGE AND GRADING PLAN

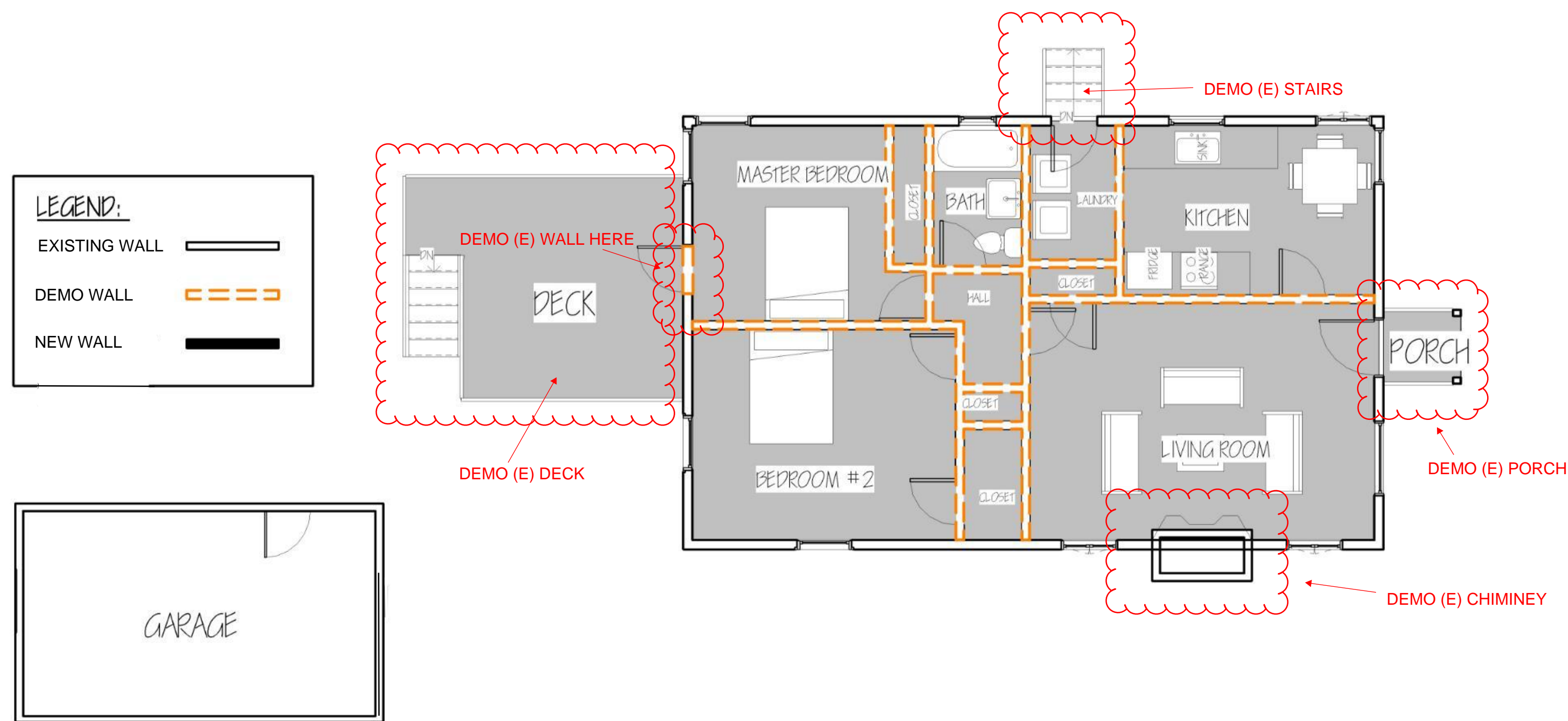




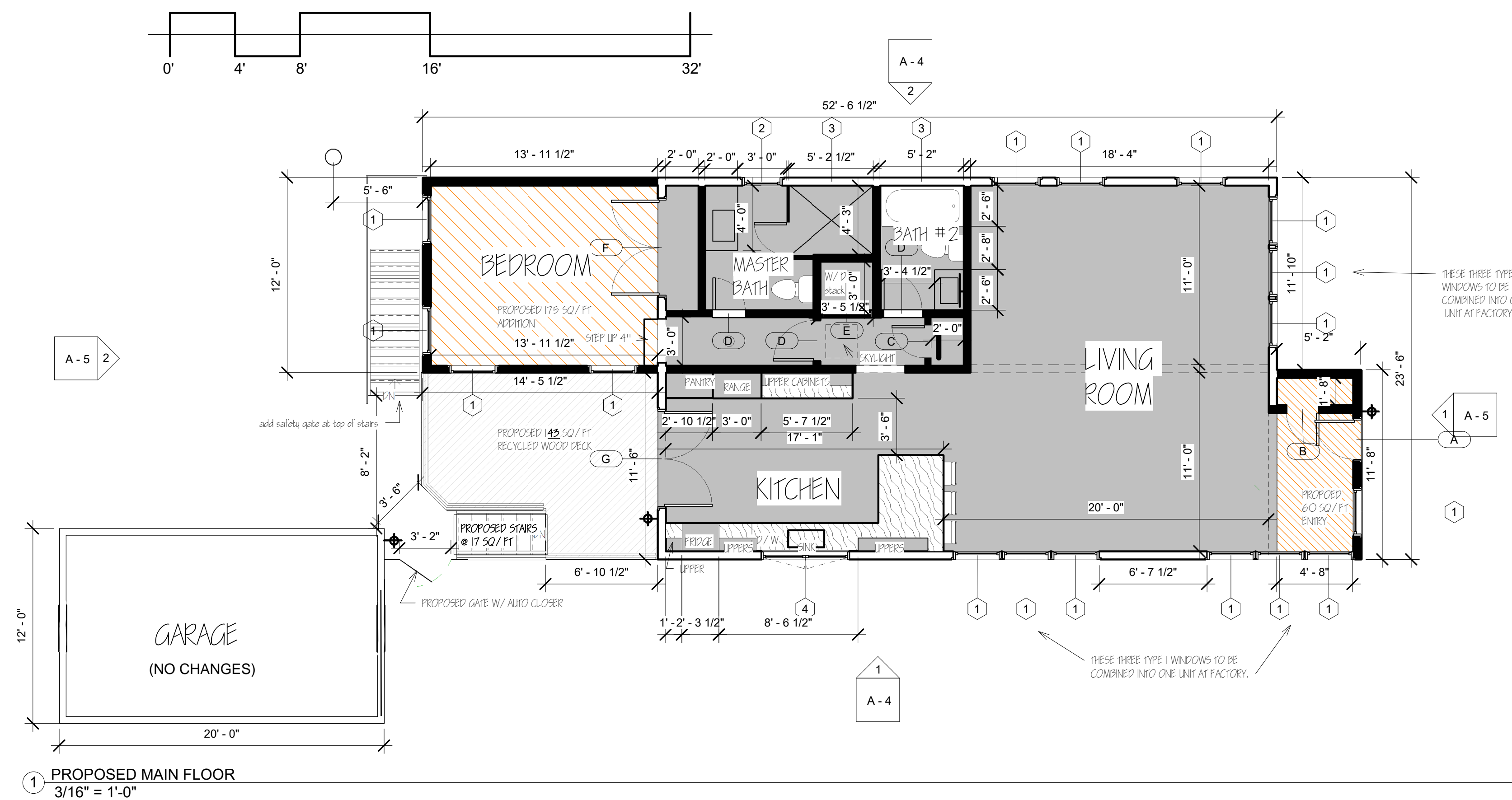
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5 EXISTING FLOOR/ DEMOLITION PLAN  
3/16" = 1'-0"



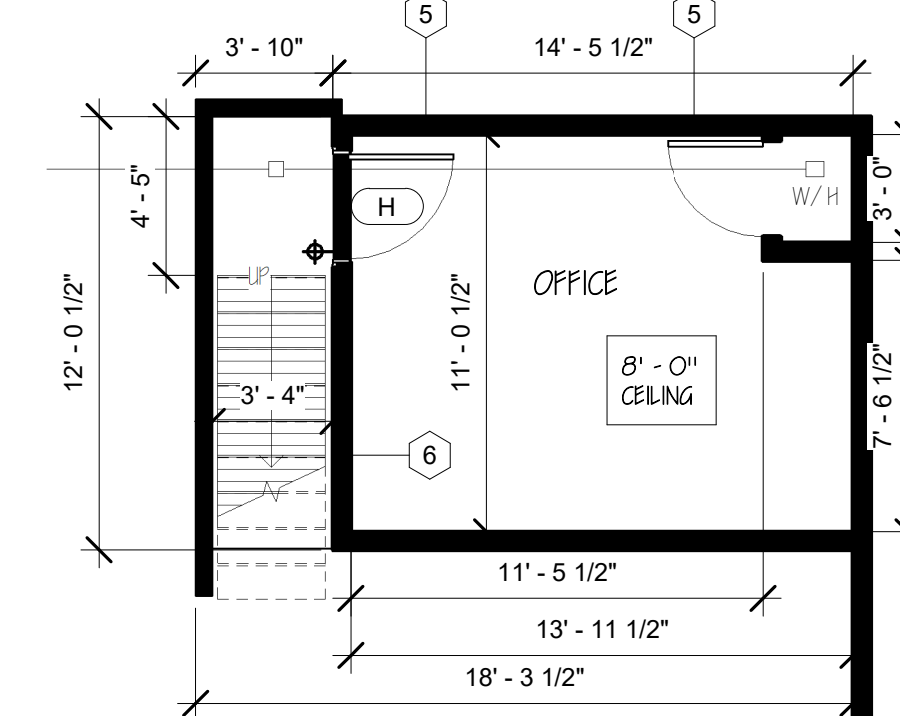
1 PROPOSED MAIN FLOOR  
3/16" = 1'-0"

WINDOW AND DOOR SCHEDULE:

- 3'-0" H X 5'-0" W DOUBLE HUNG WINDOW @ 2'-0"
- 4'-6" H X 2'-6" W DOUBLE HUNG WINDOW @ 2' 0"
- 2'-0" H X 4'-0" W AWNING WINDOW @ 4'-7"
- 3'-6" H X 5'-6" W CASEMENT WINDOW @ 5'-6"
- 1'-6" H X 3'-0" W DOUBLE HUNG TEMPERED GLASS WINDOW @ 7"
- 3'-0" H X 3'-0" W DOUBLE HUNG TEMPERED GLASS WINDOW @ 4'-7"
- 20 DEG SLOPE 3' - 8" H X 9' - 8" W CUSTOM RIGHT ANGLE TRIANGLE WINDOW @ 8' - 2"
- 20 DEG SLOPE 3' - 6" H X 9' - 6" W CUSTOM RIGHT ANGLE TRIANGLE WINDOW @ 8' - 2"
- 20 DEG SLOPE 2' - 0" H X 10' - 0" W CUSTOM TRIANGLE WINDOW @ 7' - 5"
- 25 DEG SLOPE 3' - 1" H X 3' - 10" W CUSTOM TRIANGLE WINDOW BETWEEN ADDITION & MAIN ROOM
- 20 DEG SLOPE 3' - 6" H X 9' - 6" W CUSTOM RIGHT ANGLE TRIANGLE WINDOW @ 7' - 10"
- 3' - 0" W X 3' - 6" H FIXED WINDOW @ 8' - 0"

**NOTE:**  
WINDOWS OUT OF VIEW  
ON FLOOR PLAN ARE  
LOCATED ON ELEVATIONS

- 6'-8" H X 2'-6" W RH INSWING 3 LITE EXTERIOR FRENCH DOOR
- 6'-8" H X 2'-0" W RH OUTSWING WOOD SLAB INTERIOR DOOR
- 7'-0" H X 2'-6" W LH OUTSWING WOOD SLAB INTERIOR DOOR
- 7'-0" H X 2'-6" W LH INSWING WOOD SLAB INTERIOR DOOR
- 6'-8" H X 3'-0" W POCKET WOOD SLAB INTERIOR DOOR
- 7'-0" H X 6'-0" W INSWING 3 LITE DOUBLE INTERIOR FRENCH DOOR
- 7'-0" H X 6'-0" W INSWING 3 LITE DOUBLE EXTERIOR TEMPERED GLASS FRENCH DOOR
- 7'-10" H X 2'-6" W LH OUTSWING 3 LITE EXTERIOR TEMPERED GLASS FRENCH DOOR
- 7'-1" H X 6'-2" W SLIDING WOOD PANEL INTERIOR DOOR



2 PROPOSED BASEMENT  
3/16" = 1'-0"

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PROPOSED  
FLOOR PLANS

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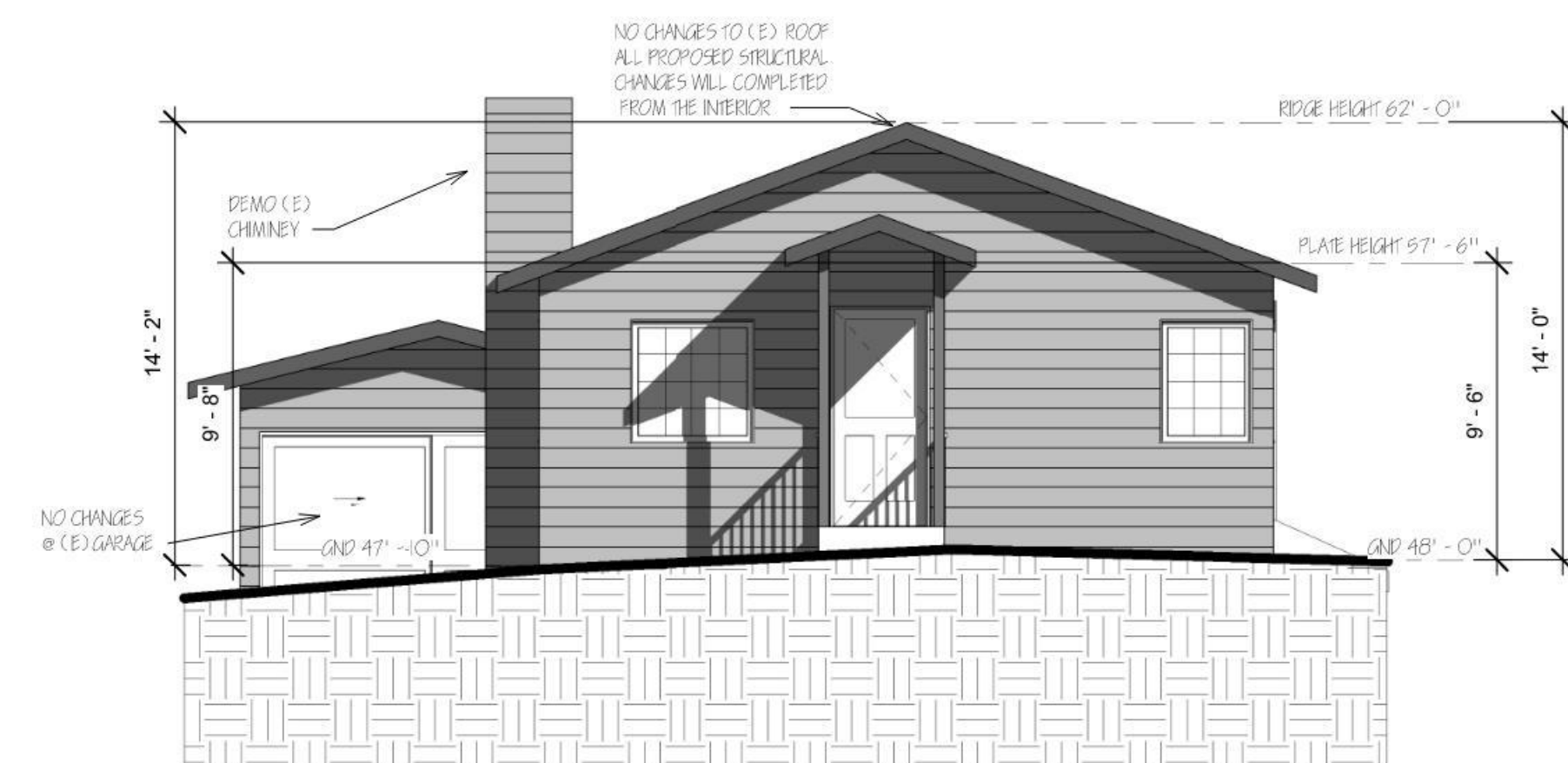
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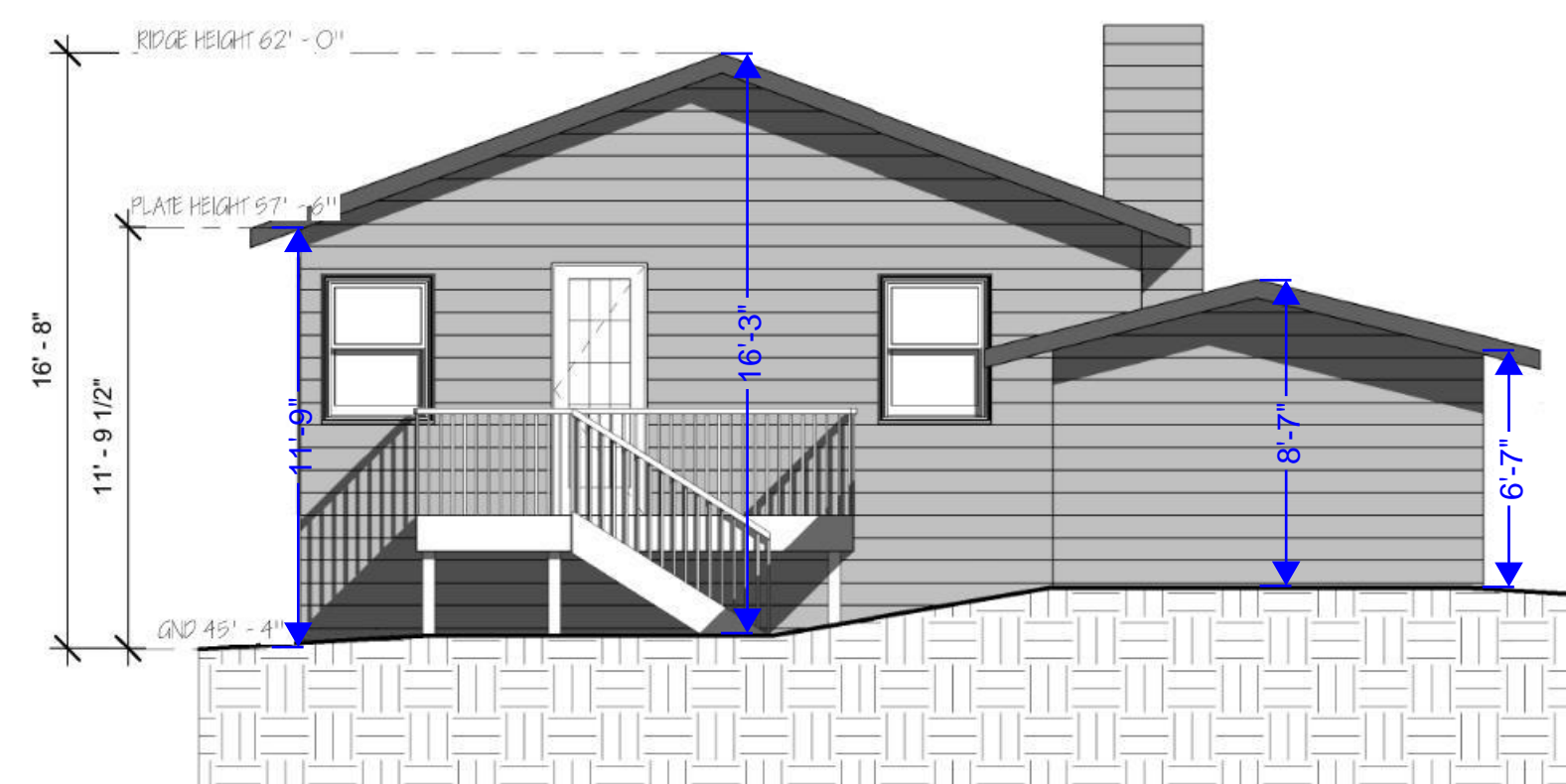
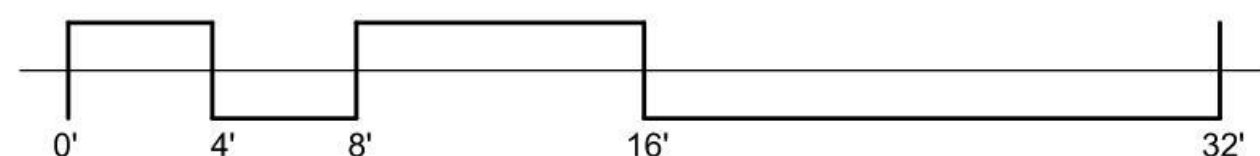
PROPOSED  
ELEVATIONS #1

09/02/2022

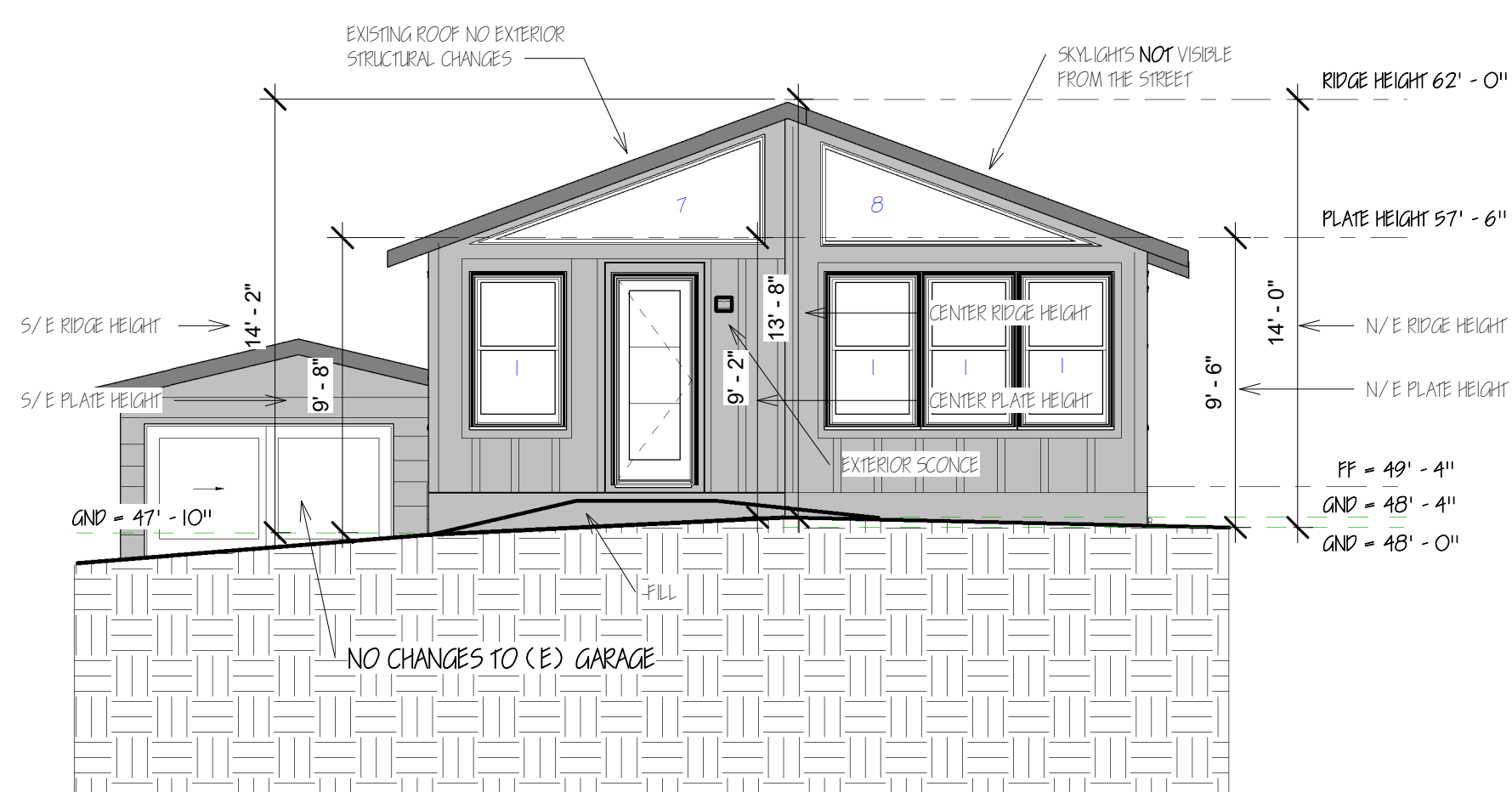
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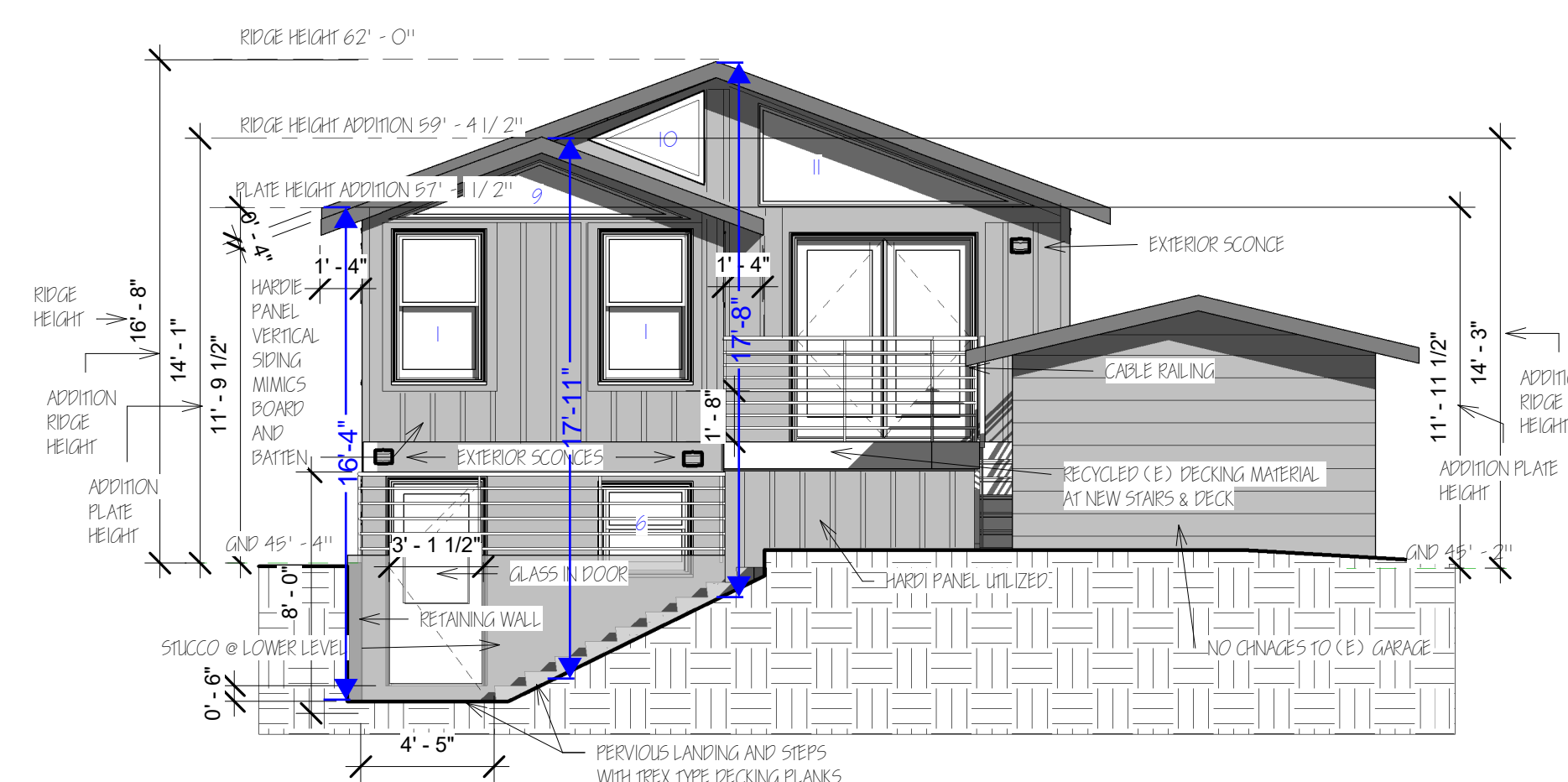
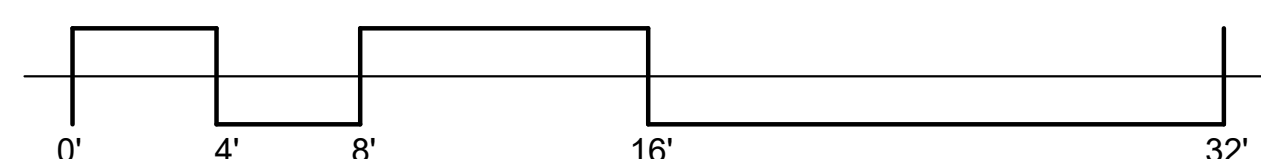
① EXISTING EASTERN ELEVATION  
3/16" = 1'-0"



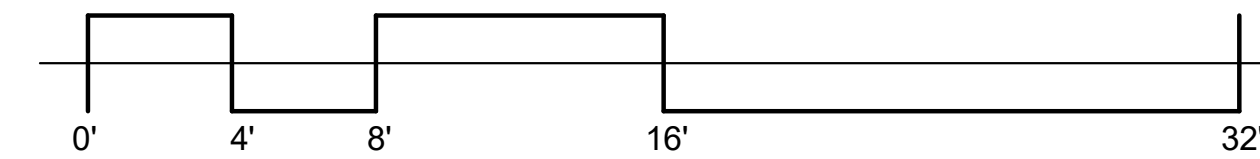
② EXISTING WESTERN ELEVATION  
3/16" = 1'-0"



① PROPOSED EASTERN ELEVATION  
3/16" = 1'-0"



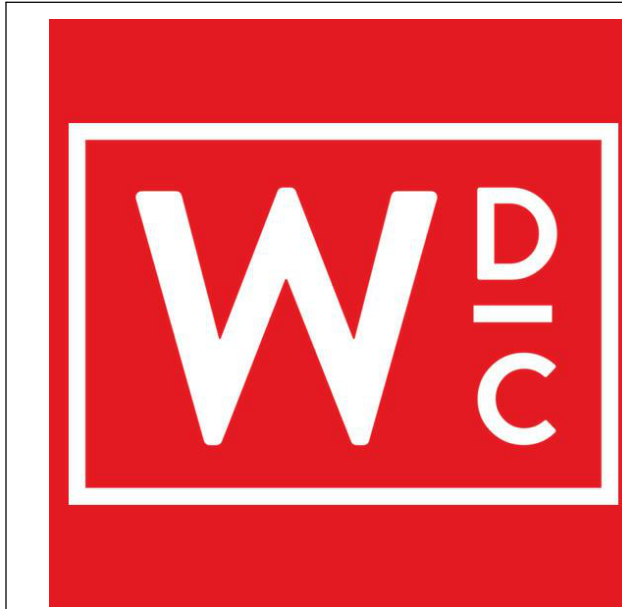
② PROPOSED WESTERN ELEVATION  
3/16" = 1'-0"











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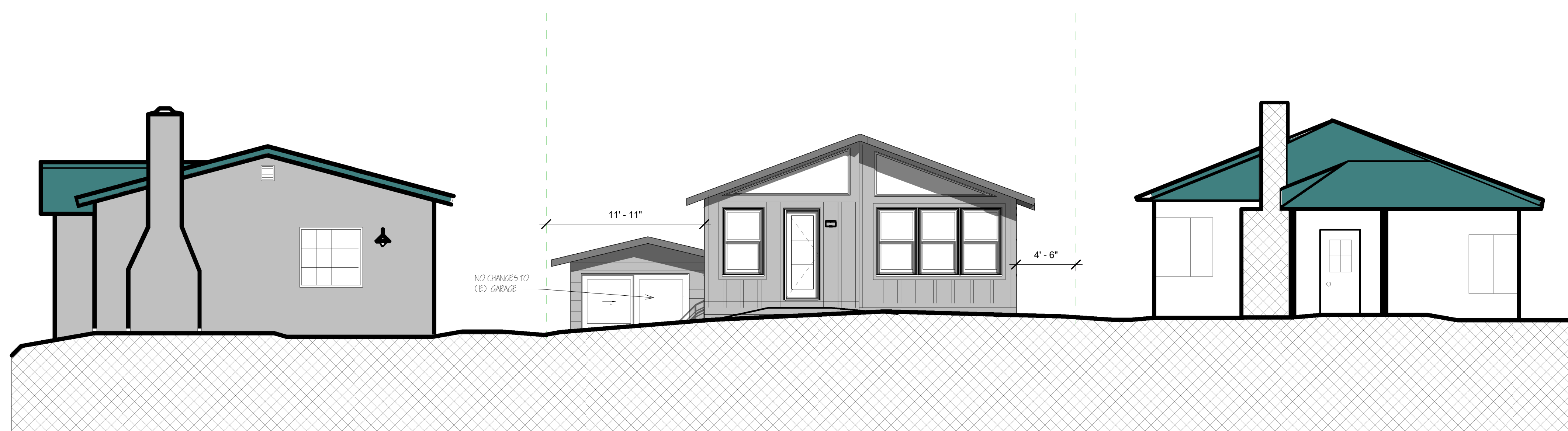
STREETSCAPES

09/02/2022

A-7



① EXISTING STREETSCAPE  
3/16" = 1'-0"



① PROPOSED STREETSCAPE ELEVATION  
3/16" = 1'-0"

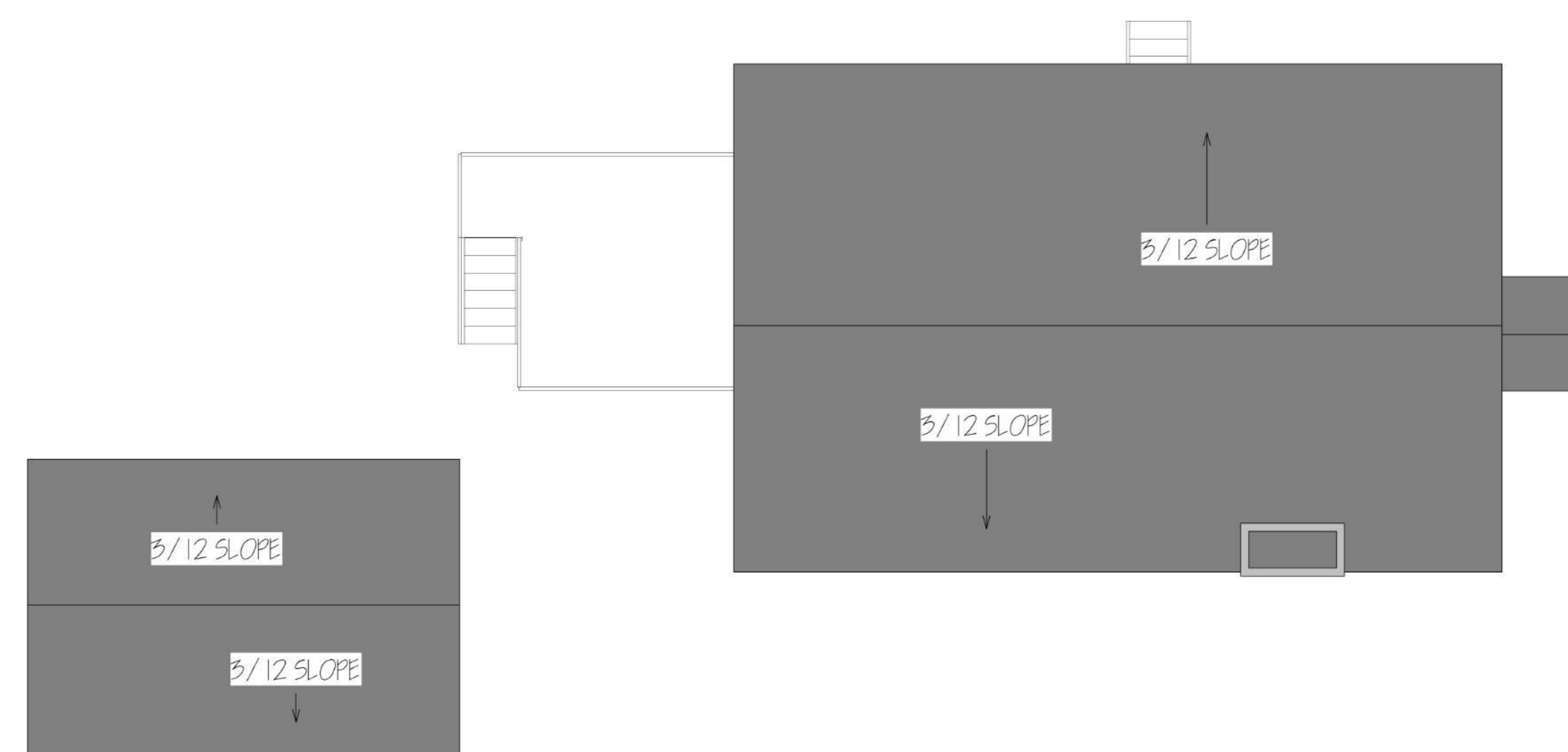




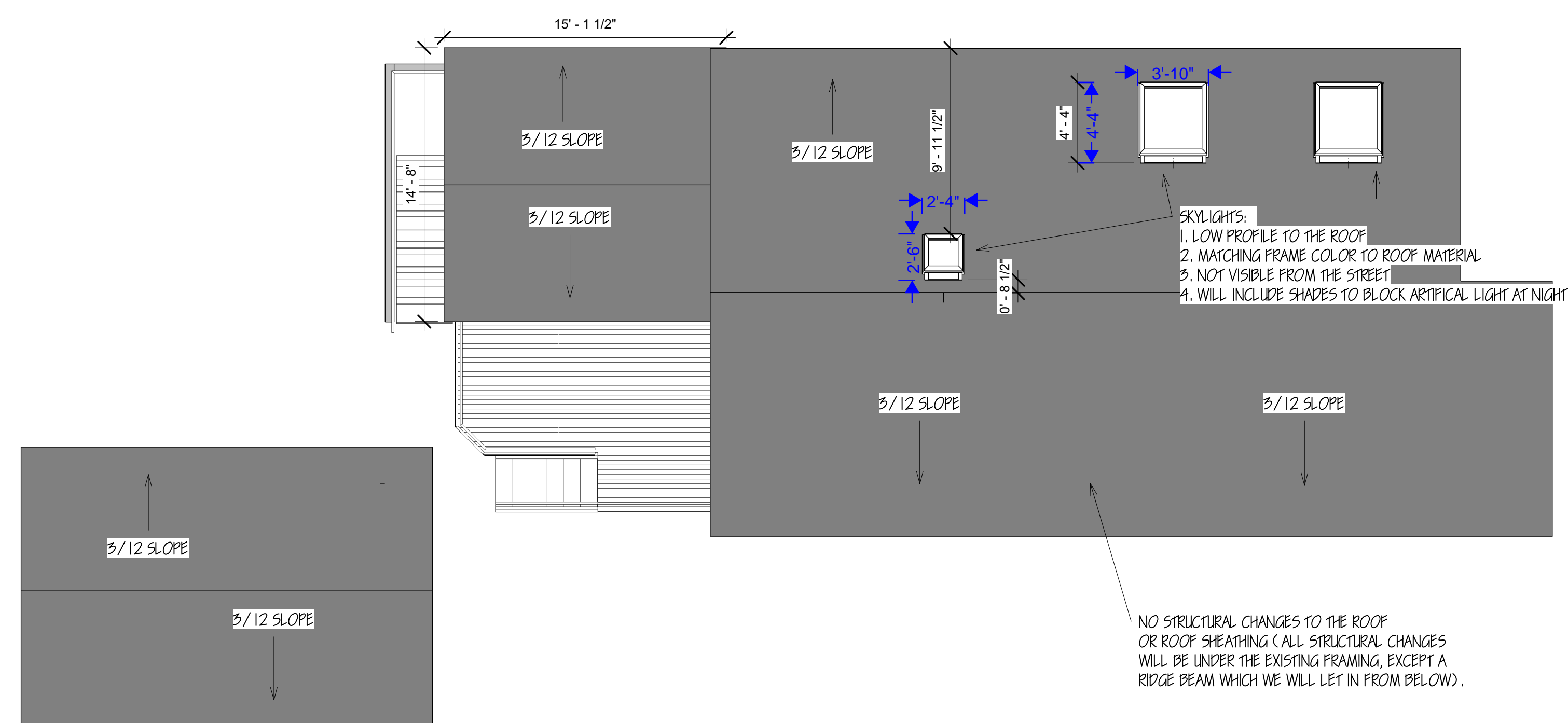
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1 EXISTING ROOF PLAN



1 PROPOSED ROOF PLAN

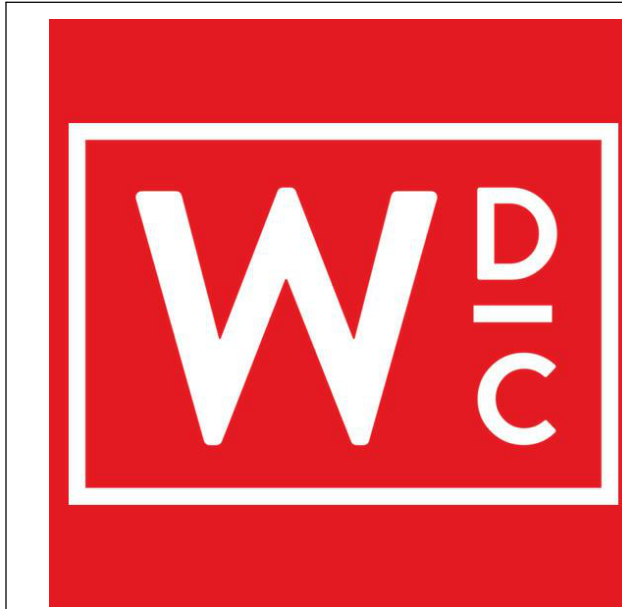
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PROPOSED ROOF PLAN

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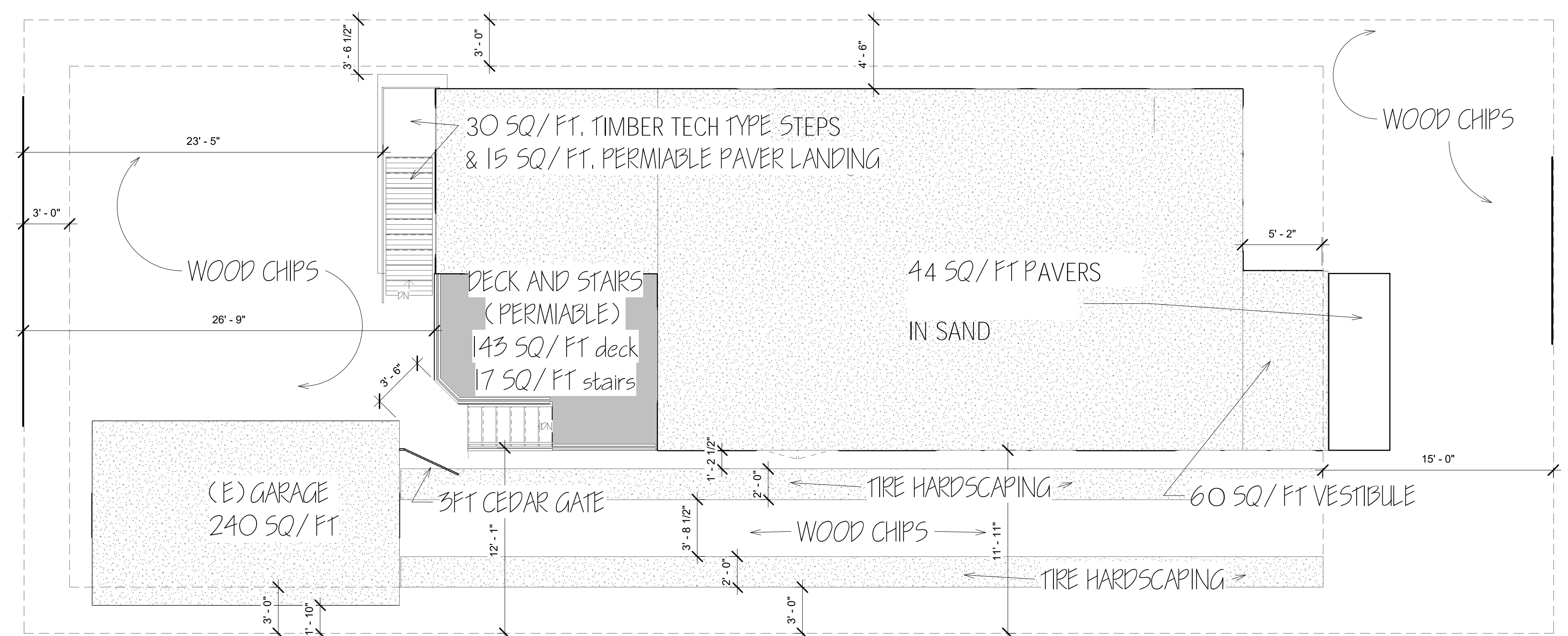
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LANDSCAPE PLANS

09/02/2022

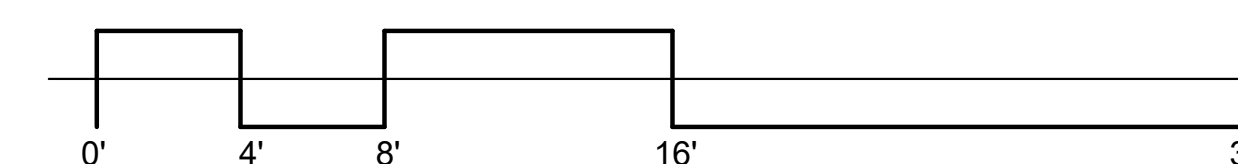
A-9



SITE COVERAGE:  
EXISTING:

PROPOSED:

PERMEABLE:  
 44 SQ/FT. PAVERS IN SAND @ FRONT DOOR  
 TREX TYPE SPACED DECKING @  
 160 SQ/FT DECK AND STAIRS  
 15 SQ/FT. PAVER LANDING AT BASEMENT  
 30 SQ/FT. TREX TYPE BASEMENT STAIRS  
 240 SQ/FT TURFSTONE TYPE PAVING/ TIRE HARDSCAPING  
 TOTAL PROPOSED SITE COVERAGE: 489 (566 AVAILABLE WITH BONUS)



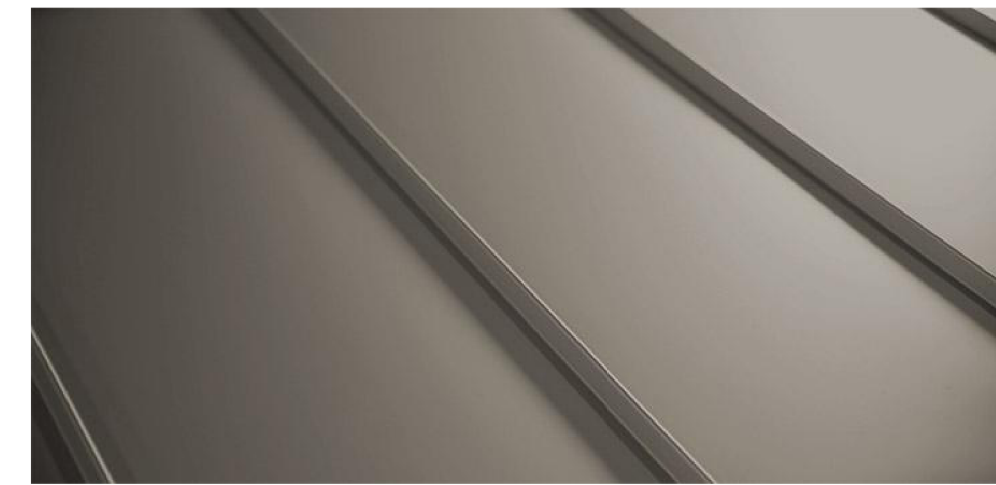
RESTORE EXISTING ASPHALT RIGHT OF WAY TO WOOD CHIPS

1 PROPOSED LANDSCAPE PLAN  
3/16" = 1'-0"





PRE PRIMED JAMES HARDIE SMOOTH PANEL  
VERTICAL BOARD AND BATTEN SIDING



UNIVERSAL STANDING SEAM (COLOR: RIVERWOOD)  
NON-REFLECTIVE ROOFING / SRI = 0.25



VIEWRAIL STAINLESS STEEL CABLE RAILING SYSTEM

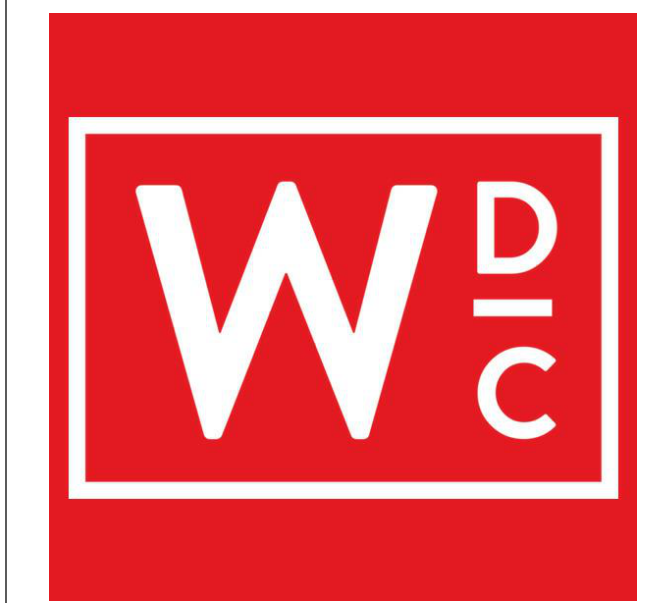


Project: \_\_\_\_\_ Date: \_\_\_\_\_  
Prepared By: \_\_\_\_\_  
Comments: \_\_\_\_\_



Description	Dimensions
Model: LED12211-0K Collection: Barclay Finish: Black Shade: Frosted & Clear Glass	Width: 5.5" Height: 8.75" Extension: 7"
Integrated LED, No Bulbs to Replace <ul style="list-style-type: none"> <li>• 250 Lumens</li> <li>• 3,000 CCT</li> <li>• 5.5 Watts</li> <li>• Maintenance Free 35,000 Hours</li> <li>• Best for cold weather</li> </ul>	Installation Backplate (W x H) 3.75" Dia. Suitable for Wet Locations

DARK SKY COMPLIANT 5.5 WATT  
EXTERIOR WALL SCONCE



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OWNERSHIP



TIMBERTECH LEGACY COMPOSITE DECKING  
COLOR: TIGERWOOD



Aspen  
X-23 (60)  
Base 200

LA HAMBRA ASPEN STUCCO #60



DUEL GLAZED LOW-E ALUMINIUM CLAD MARVIN  
SIGNATURE ULTIMATE WINDOWS  
COLOR: BRONZE



(E) FRONT CEDAR GRAPE STAKE GATE



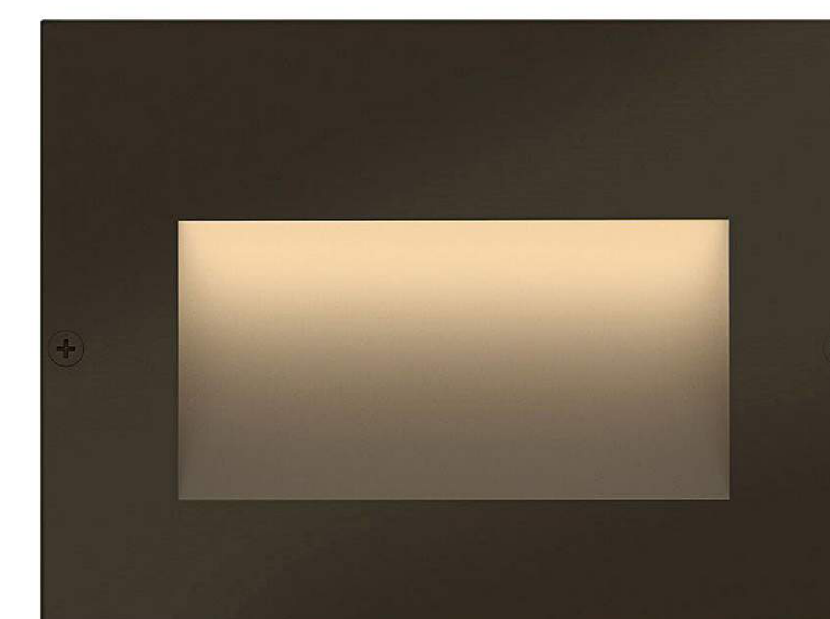
NEW TURFSTONE PERMIABLE PAVERS  
AS TIRE HARDSCAPING FOR DRIVEWAY

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DESIGNER



SHERMAN WILLIAMS PAINT  
EGGSHELL FINISH  
COLOR: CREAMY

- 4 1/2" wide x 1" deep x 3 1/4" high. Weighs 0.37 lb.
- Built-in dimmable 1.9 watt LED module: 160 lumens, comparable to a 25 watt incandescent. 2700K color temperature. 90 CRI.
- Contemporary modern ADA compliant energy-efficient LED step light from the Taper Step collection by Hinkley.
- Bronze finish over cast aluminum construction. Etched glass.
- Low voltage - 12v.
- LED averages 40,000 hours at 3 hours per day.
- Rated for both indoor and outdoor use.
- A wiring kit is supplied.
- Dimmable with electronic low voltage dimmer, or LED rated dimmer.
- 10 year limited warranty.



← HINKLEY TAPER STEP 4 1/2 WIDE  
BRONZE LED STEP LIGHT 099E1

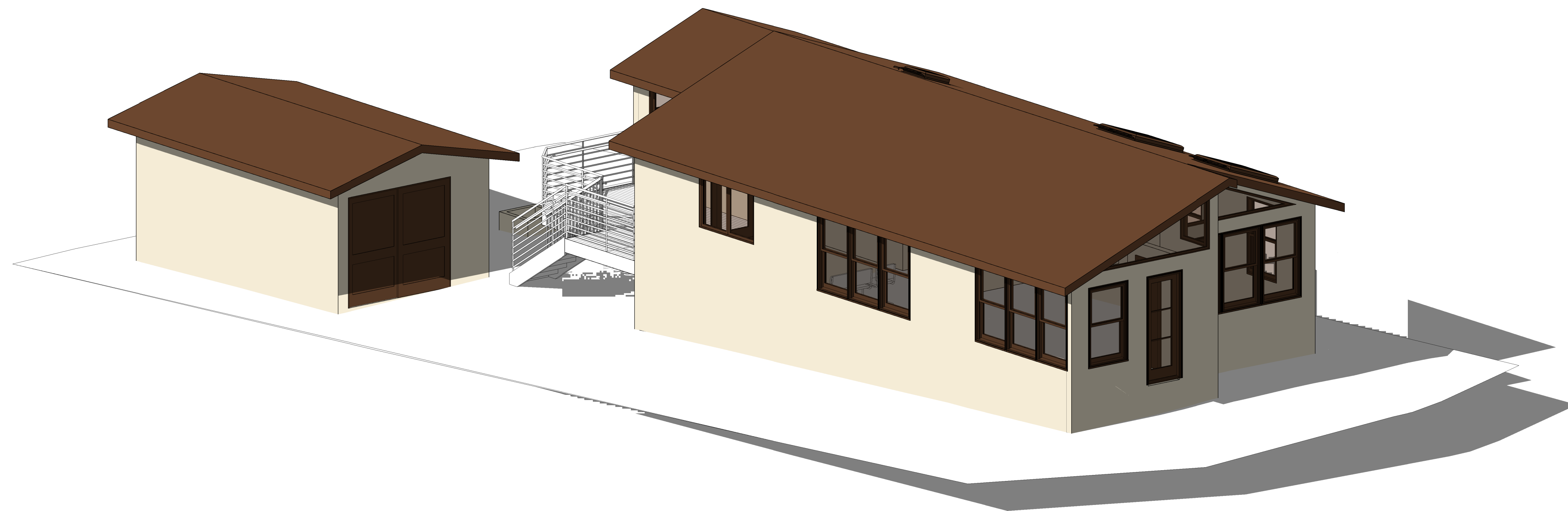
LATHAM RESIDENCE

PROPOSED MATERIALS

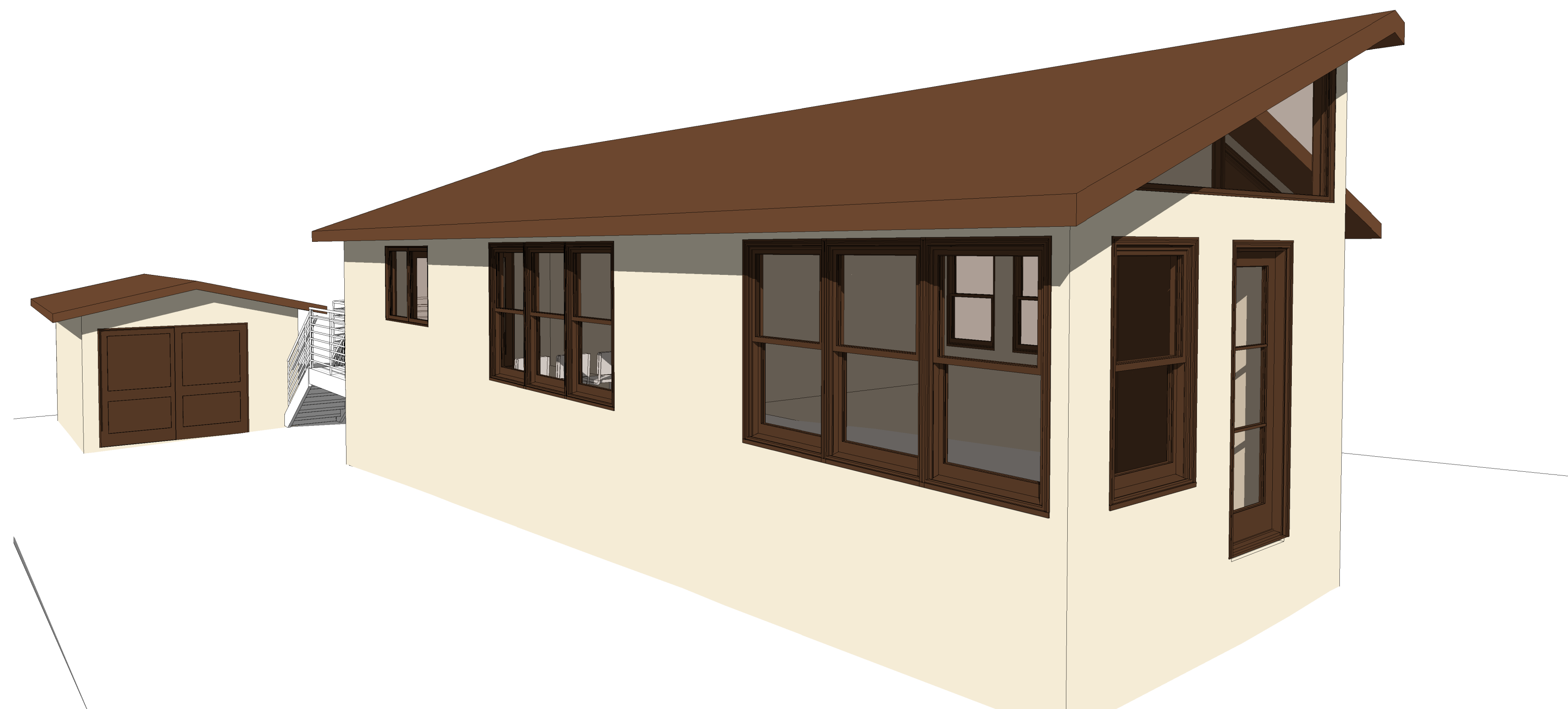
09 / 02 / 2022

A - 10





① PERSPECTIVE RENDERING ONE



② PERSPECTIVE RENDERING TWO



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LATHAM RESIDENCE

PERSPECTIVE RENDERINGS

09/02/2022

A - II