



# NOTICE OF APPLICATION SUBMITTAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has received an application for a Design Study Track 1 Major staff-level project. As a courtesy, this Notice of Application Submittal is being distributed immediately adjacent property owners. Any persons interested in the project are encouraged to contact the Project Planner listed below at (831) 620-2027 or [ctarone@ci.carmel.ca.us](mailto:ctarone@ci.carmel.ca.us).

**Planning Application:** DS 20-346 (Howley) **Location:** 26185 Dolores Street

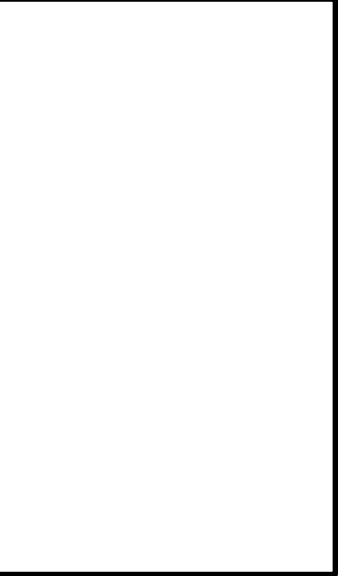
**Date Mailed:** 12/17/2020 **Project Planner:** Catherine Tarone, Assistant Planner

**Block:** 9 Mission Tract, **Lot:** 2; **APN:** 009-382-019 **Applicant:** Dyar Architecture

**Project Description** Consideration of a Track 1 Major Design Study application for: 1) Raise roof over Master Bedroom by 2'-11" and raise the roof of the entire residence by 1'. The area and height of all new additions will be staked and flagged in the coming weeks so that the proposed height is visible. 2) New windows and doors. 3) A new board-form concrete front deck. 4) A remodel of the façade of the residence using new horizontal wood siding and fascia, refinishing of existing stucco, reroof with light grey, TPO membrane roofing. 4) The addition of 96 square feet of floor area to be located under existing roof eaves and at the rear of the property and in the interior patio. Please refer to plans as the floor area to be added is distributed in several locations. The additions are shown on sheet 1 of the plans with diagonal hatching. 5) Site work, including a reduction in total site coverage, a new front wood deck and fire pit and courtyard patio integral-color concrete pavers. 6) The addition of 6 new skylights with interior shades. This application is currently under review by the Carmel Planning Department.

Plans are available on the City's website at <https://ci.carmel.ca.us/post/current-planning-applications>.

**Is this project appealable to the Coastal Commission?** No



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Project Except By Agreement In  
Writing And With Appropriate  
Compensation To The Architect.

Owners:  
Kevin and Dyanne Howley  
POB 1411  
Ross, CA 94957

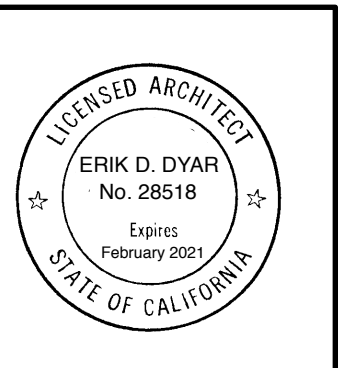
**Howley Residence  
Remodel**  
26185 Dolores Street  
Carmel-by-the-Sea, California 93923  
APN: 009-382-019

Job No.  
**19-16**

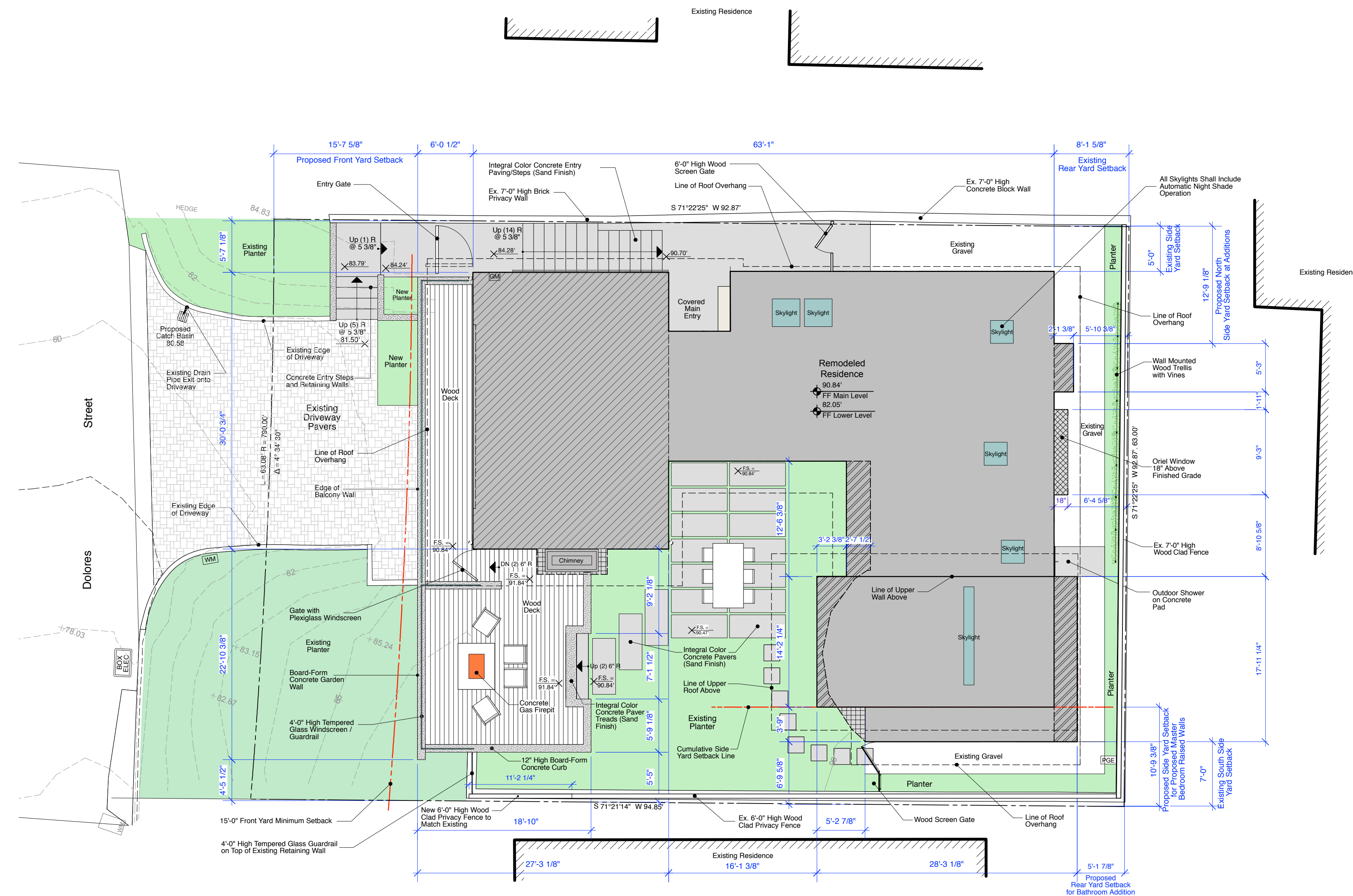
Date:  
November 12, 2020

**Cover Sheet  
and  
Proposed  
Site Plan**

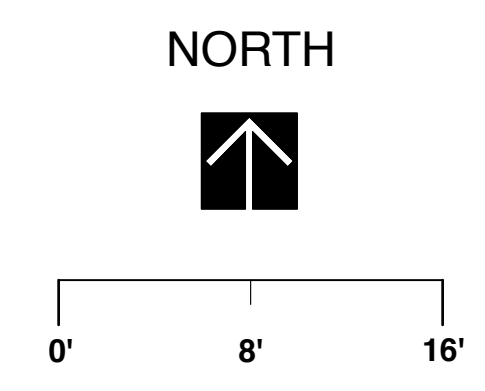
AS NOTED



Sheet No.  
**1**



**Site Plan**  
Scale: 1/8" = 1'-0"



**PROJECT DATA**

<b>PROPERTY OWNER:</b>	Kevin and Dyanne Howley POB 1411 Ross, CA 94957	<b>EXISTING LOT AREA:</b>	= 5,889 SF
<b>ARCHITECT/ APPLICANT:</b>	Dyar Architecture P.o. Box 4709 Carmel, Ca. 93921 Contact: Erik Dyar Ph: 831-915-5602	<b>BASE FLOOR AREA:</b>	5889 x (0.45 - (1889 x 0.02 / 1000)) = 5889 x 0.413 = 2432 SF
<b>PROJECT ADDRESS:</b>	26185 Dolores Carmel-by-the-Sea, CA 93921	<b>Existing Site Coverage</b>	
<b>APN:</b>	009-382-019	<b>Permeable Coverage</b>	
<b>ZONING:</b>	R-1-BR	Rear Yard Gravel	= 364 SF
<b>PROJECT CODE COMPLIANCE:</b>	2019 CBC, CRC, CPC, CEC, CMC, CFC, California Energy Code & California Green Building Code	Concrete Sand Set Driveway Pavers	= 491 SF
<b>OCCUPANCY GROUP:</b>	R-3	50% Courtyard Gravel Planting Bed (50% Permeable Site Coverage)	= 382 SF / 2 = 191 SF
<b>CONSTRUCTION TYPE:</b>	VB	<b>Total</b>	<b>= 1046 SF</b>
<b>TOPOGRAPHY:</b>	Sloping To West	<b>Impermeable Coverage</b>	
<b>TREE REMOVAL:</b>	None	Entry Walk And Steps	= 333 SF
<b>GRADING:</b>	Cut: 16 CY Fill: 16 CY	Driveway Concrete Curbs & Retaining Walls	= 20 SF
		Brick Privacy / Retaining Walls & Fencing	= 152 SF
		Roof Overhangs Over 18"	= 217 SF
		Concrete Courtyard Terrace	= 602 SF
		Rear and Side Yard Concrete Walk	= 173 SF
		Front Deck	= 106 SF
		Front Cantilevered Deck	= 106 SF
		<b>Total</b>	<b>= 1603 SF</b>
		<b>Total Existing Site Coverage</b>	<b>= 2649 SF</b>

<b>Proposed Site Coverage</b>		<b>Existing Floor Area</b>	
<b>Permeable Coverage</b>		MAIN LEVEL	= 2145 SF
Rear Yard Gravel	= 368 SF	LOWER LEVEL (Above Grade)	= 281 SF
Concrete Sand Set Driveway Pavers	= 368 SF	EXISTING FLOOR AREA (Above Grade)	= 2,426 SF
Fire Pit Deck (Spaced Decking)	= 282 SF	LOWER LEVEL (Basement)	= 304 SF
Courtyard Pavers	= 238 SF	<b>TOTAL EXISTING FLOOR AREA</b>	<b>= 2,730 SF</b>
<b>Total</b>	<b>= 1256 SF</b>	EXISTING ALLOWABLE FLOOR AREA (2432 Base) + (2432 - 2426) x 2 +100 Bonus	= 2,544 SF
<b>Impermeable Coverage</b>		<b>Proposed Floor Area</b>	
Entry Walk, Steps & Outdoor Shower	= 387 SF	MAIN LEVEL	= 2,132 SF
Driveway Concrete Curbs & Retaining Walls	= 14 SF	(Includes 13 SF Removed at M. Bdrm. and New Fireplace)	
Entry Walk Retaining Walls	= 13 SF	MAIN LEVEL ADDITION	= 109 SF or 4.0 % of Existing Floor Area (all Under Existing Eaves)
Brick Privacy / Retaining Walls & Fencing	= 141 SF	LOWER LEVEL GARAGE (Above Grade)	= 89 SF
Roof Overhangs Over 18"	= 191 SF	<b>PROPOSED FLOOR AREA (Above Grade)</b>	<b>= 2,310 SF</b>
Firepit, Curb Walls & Retaining Walls	= 81 SF	LOWER LEVEL GARAGE (Basement)	= 218 SF
Front Deck	= 176 SF	<b>TOTAL PROPOSED FLOOR AREA</b>	<b>= 2,528 SF</b>
Front Deck Walls	= 39 SF	<b>PROPOSED ALLOWABLE FLOOR AREA</b> (2432 Base) + (2432 - 2310) x 2 + 100 Bonus	= 2,776 SF
<b>Total</b>	<b>= 1042 SF</b>	<b>NET MAIN LEVEL FLOOR AREA ADDED TO EXISTING</b>	<b>= 96 SF</b>
<b>Total Proposed Site Coverage</b>	<b>= 2298 SF</b>		
<b>Proposed Reduction to Site Coverage</b>	<b>= 351 SF</b>		
<b>Required Minimum Reduction to Site Coverage. (96 sf x 2)</b>	<b>= 192 SF</b>		

**PROJECT DESCRIPTION**

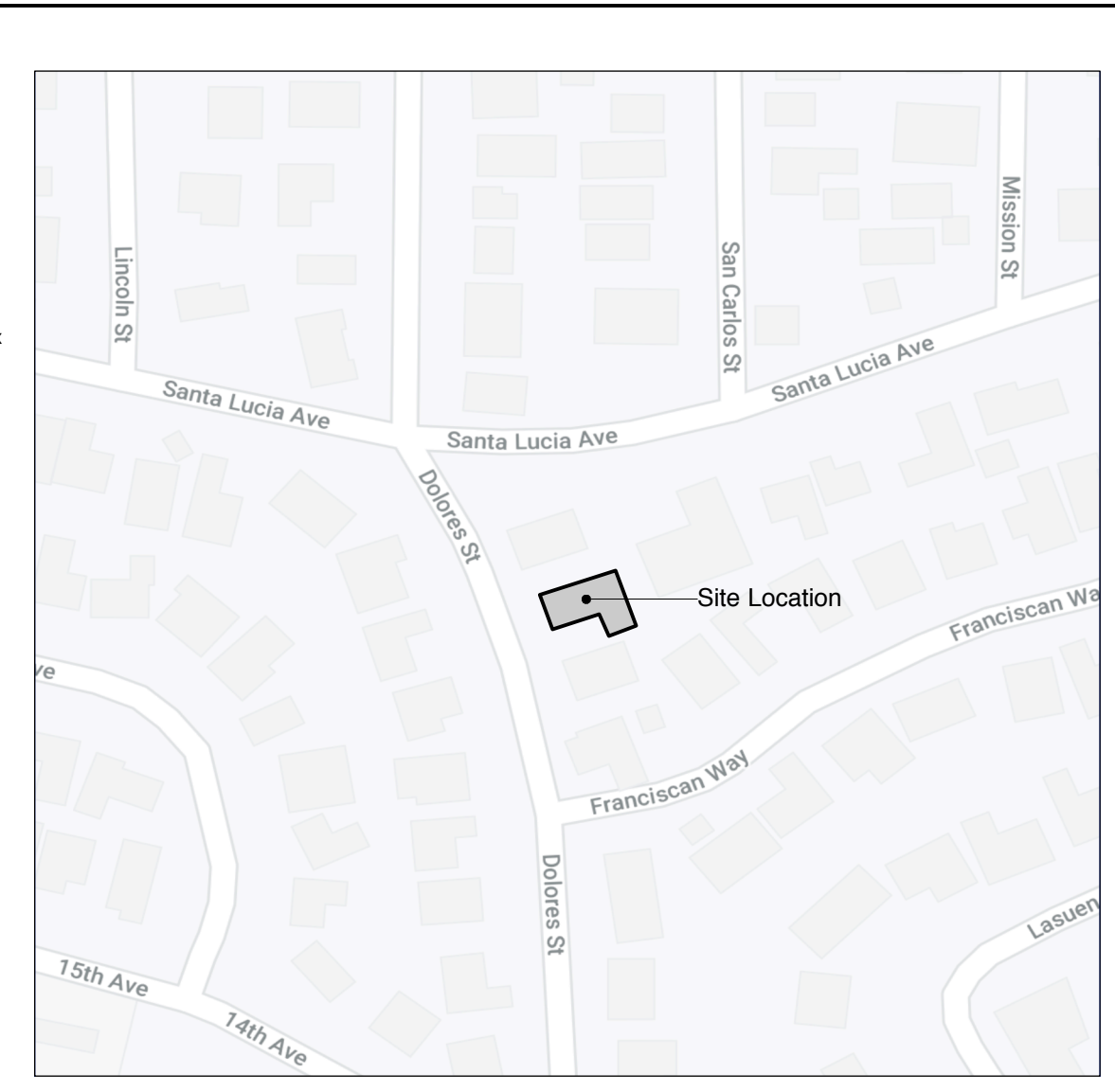
Remodel of a partially two-story, Existing Single-Family Residence including new windows and doors, new board-form concrete front deck, new horizontal wood siding and fascia, refinishing of existing stucco, reroof with light grey, TPO membrane roofing, raised roof area over Master Bedroom and general interior remodeling. The proposed project also includes the creation of a new A.D.U. at the lower level and addition of 96 SF of floor area to be located under existing roof eaves and at the rear of the property. Also included is sitework, including a reduction in total site coverage, a new front wood deck and fire pit and courtyard patio integral-color concrete pavers.

**Proposed Accessory Dwelling Unit Area**  
TOTAL A.D.U. AREA  
(Exempt from FAR Calculation  
per State of California Law) = 298 sq. ft.

**LEGEND**

- Building Footprint
- Main Level Floor Area
- Lower Level Floor Area
- Oriel Window
- Existing Floor Area to be Removed
- Proposed Added Floor Area
- New Board-form Concrete Retaining Wall Or Garden Wall
- New Poured-in-Place Concrete Pavers
- New Planting Or Landscape Area
- Existing Contour
- Proposed Contour
- Gas Meter
- Water Meter

**VICINITY MAP (N.T.S.)**





Remove Existing Wall

**D  
A**  
**DYAR**  
ARCHITECTURE  
P.O. BOX 4709  
CARMEL, CALIFORNIA 93921  
t: 831.915.5602  
f: 831.309.9999  
Email: info@dyararchitecture.com

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Roses, CA 94957

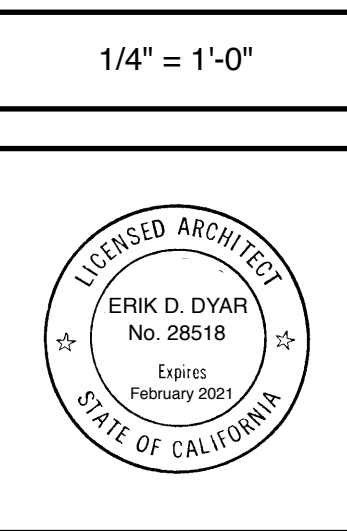
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**19-16**

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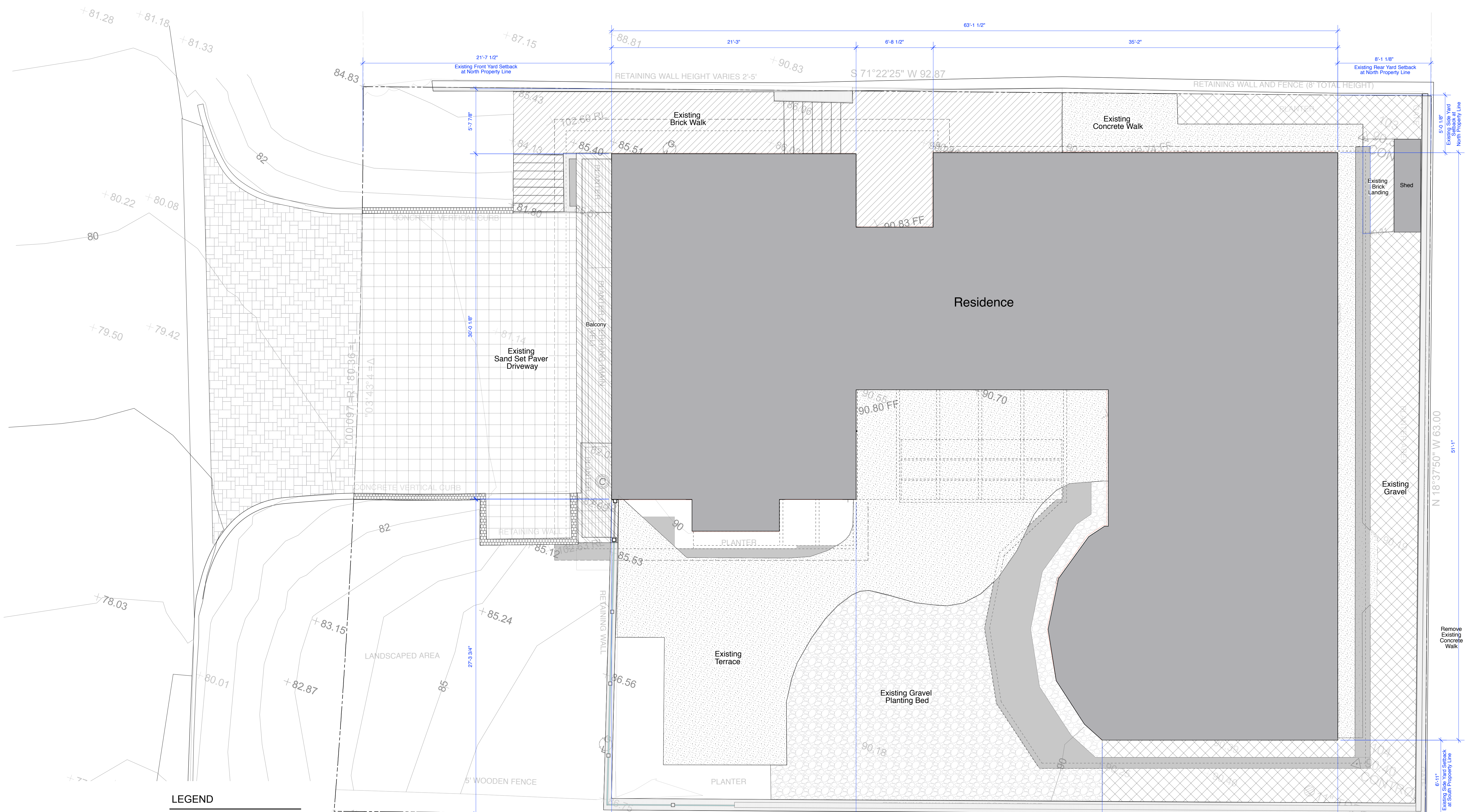
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November 12, 2020

**Existing Site Plan**

1/4" = 1'-0"



Sheet No.  
**2**

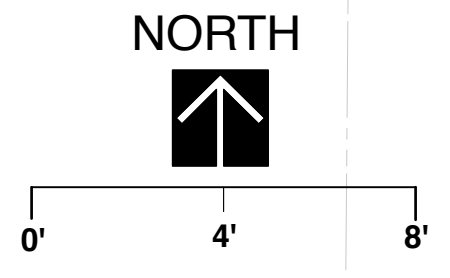
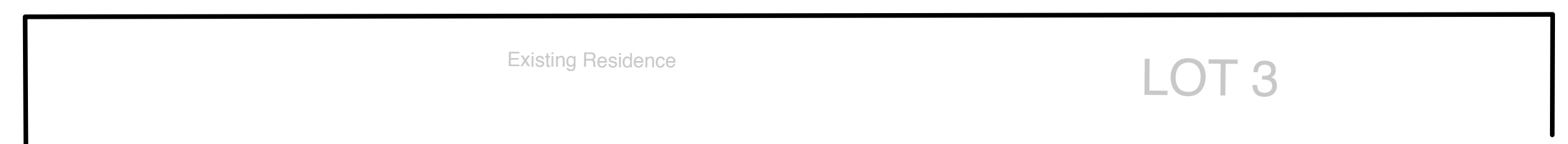


**LEGEND**

- Existing Building Footprint
- Existing Driveway Sand Set Concrete Pavers
- Existing Balcony
- Existing Roof Overhangs Beyond 18"
- Existing Retaining Walls and Privacy Fences
- Existing Driveway Curbs and Retaining Walls
- Existing Brick Walks
- Existing Concrete Terraces and Walks
- Existing Gravel
- Existing Gravel Planting Bed

**Existing Site Coverage**

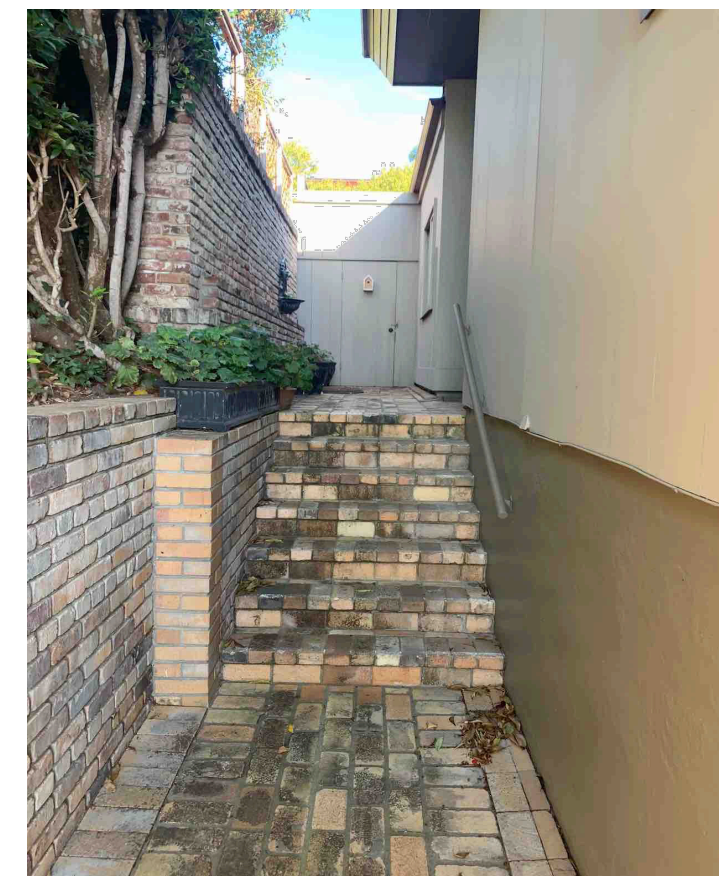
Coverage Type	Area (SF)
<b>Permeable Coverage</b>	
Rear Yard Gravel	= 364 SF
Concrete Paver Sand Set Driveway	= 491 SF
Courtyard Gravel Planting Bed (50% Permeable Site Coverage)	= 382 SF / 2 = 191 SF
<b>Total</b>	<b>= 1046 SF</b>
<b>Impermeable Coverage</b>	
Entry Brick Sidewalk and Steps	= 333 SF
Driveway Concrete Curbs & Retaining Walls	= 20 SF
Brick Privacy / Retaining Walls & Fencing	= 152 SF
Roof Overhangs Over 18"	= 217 SF
Concrete Courtyard Terrace	= 602 SF
Rear and Side Yard Concrete Walk	= 173 SF
Front Cantilevered Deck	= 106 SF
<b>Total</b>	<b>= 1603 SF</b>
<b>Total Existing Site Coverage</b>	<b>= 2649 SF</b>
<b>Allowable Site Coverage</b> (2432 x 0.22 = sq. ft.)	<b>= 535 SF</b>



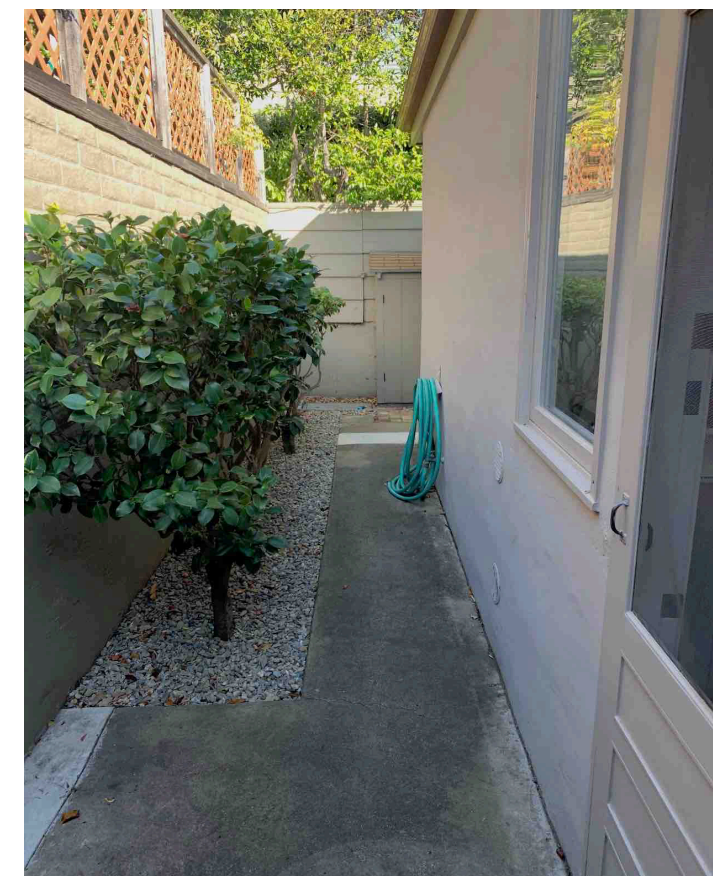




Existing View From Dolores Street



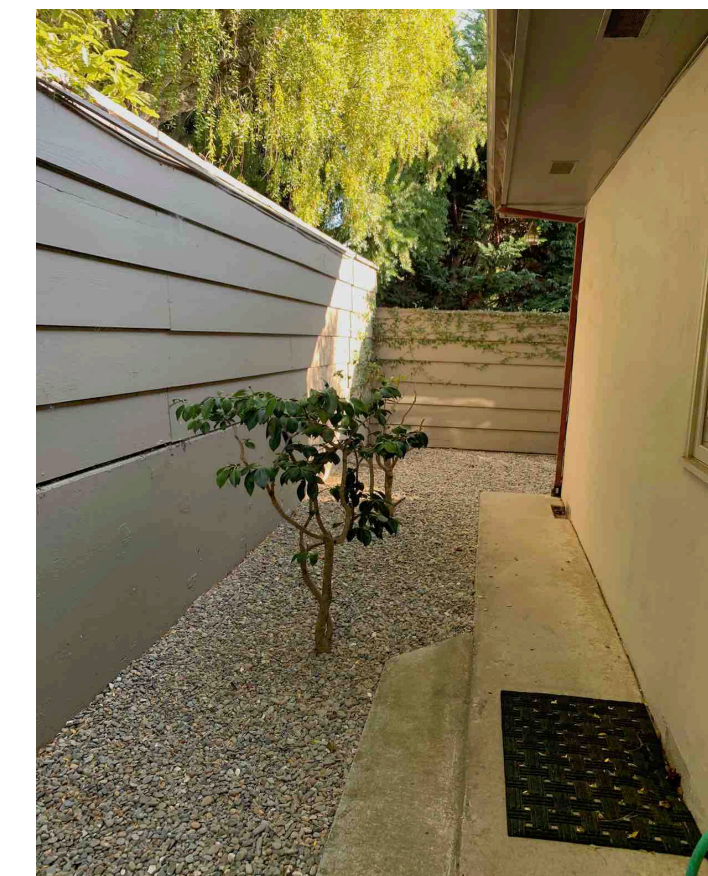
Main Entry Steps



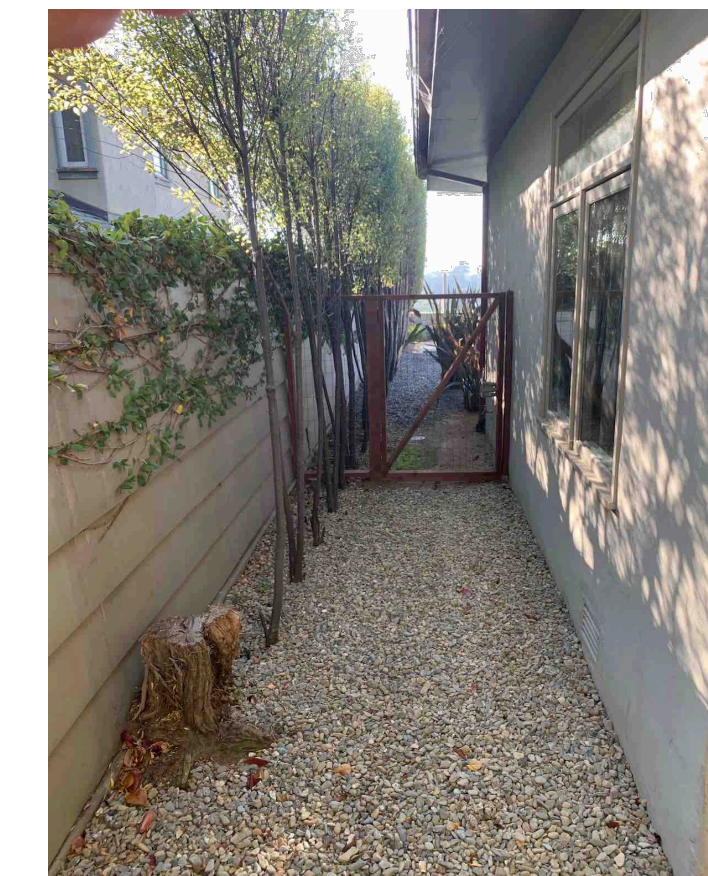
North Side Yard



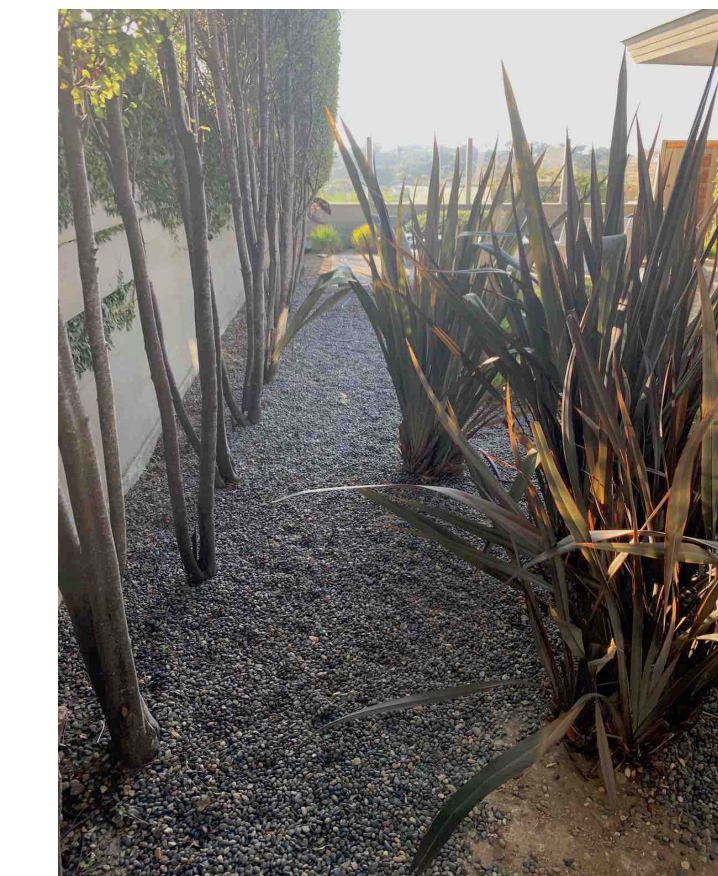
East Rear Yard



East Rear Yard



South Side Yard



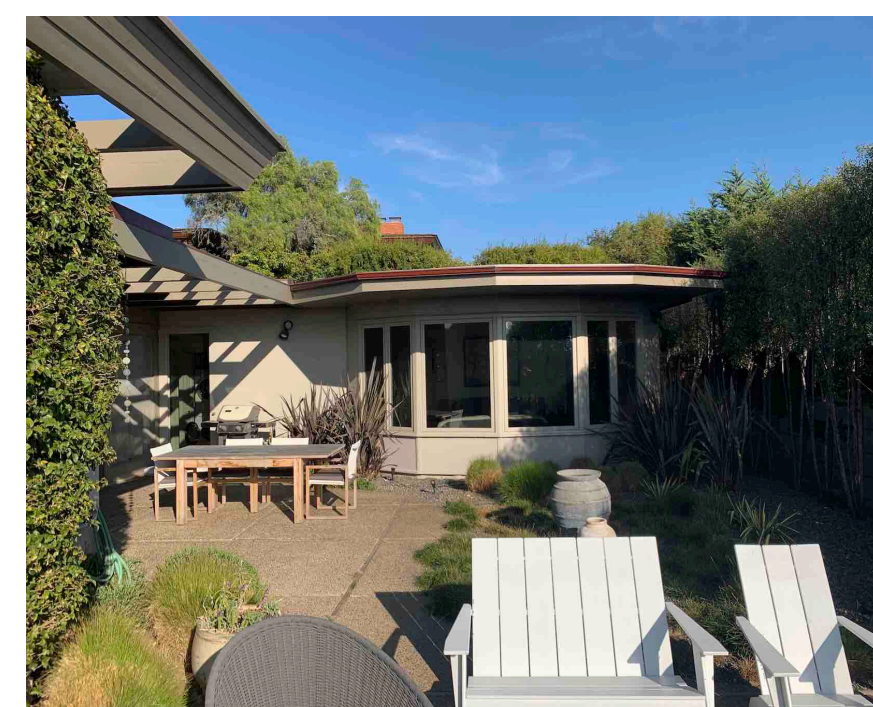
Courtyard Gravel Planting Bed



Courtyard From Gravel Planting Bed



Courtyard



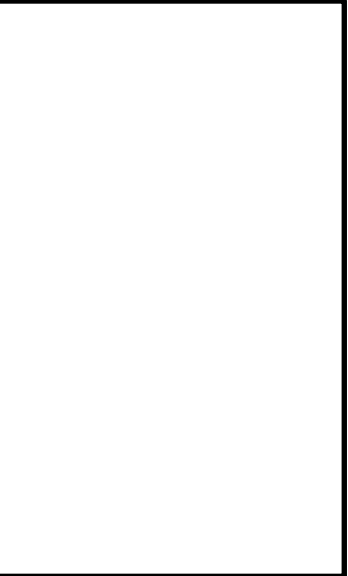
Master Bedroom From Courtyard



Planting Bed at South Property Line From Courtyard



Viewing Terrace From Courtyard



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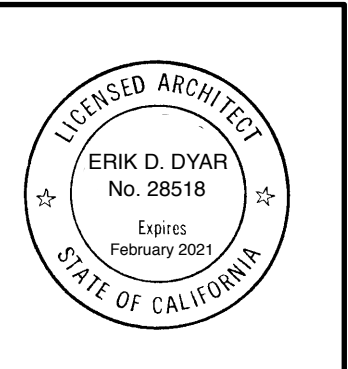
Owners:  
Kevin and Dyanne Howley  
POB 1411  
Floss, CA 94957

**Howley Residence  
Remodel**  
26185 Dolores Street  
Carmel-by-the-Sea, CA 93923  
APN: 005-382-019

Job No.  
**19-16**

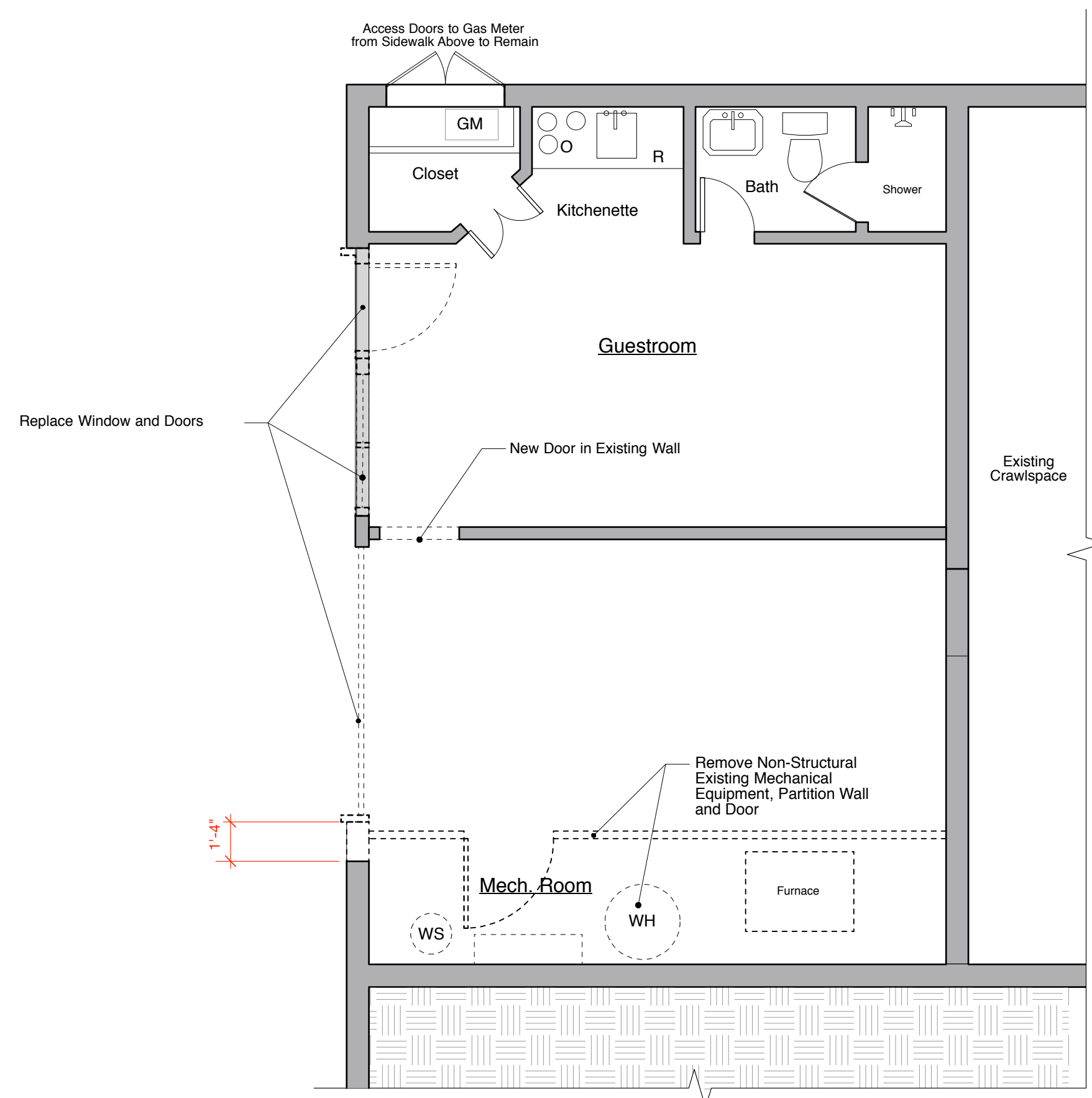
Date:  
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**Photographs  
of  
Existing  
Conditions**

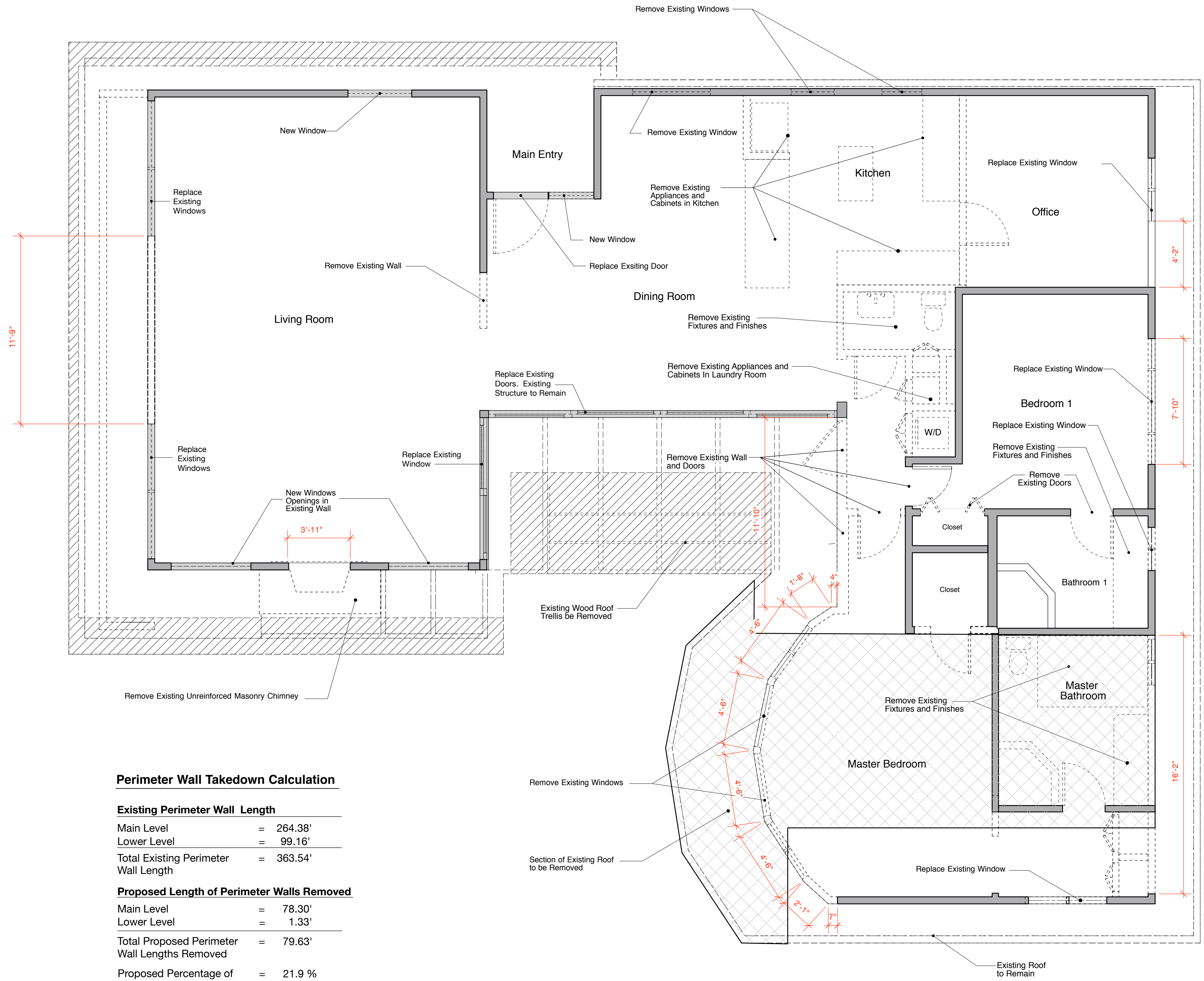


Sheet No.  
**3**





**Lower Level  
Take-Down Plan**



**Main Level  
Take-Down Plan**

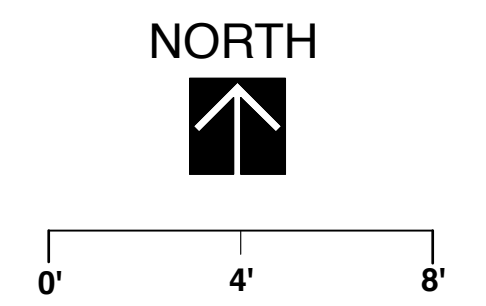
**Perimeter Wall Takedown Calculation**

Existing Perimeter Wall Length	
Main Level	= 264.38'
Lower Level	= 99.16'
<b>Total Existing Perimeter Wall Length</b>	<b>= 363.54'</b>

Proposed Length of Perimeter Walls Removed	
Main Level	= 78.30'
Lower Level	= 1.33'
<b>Total Proposed Perimeter Wall Lengths Removed</b>	<b>= 79.63'</b>
<b>Proposed Percentage of Wall Removed</b>	<b>= 21.9 %</b>

**Legend**

	Existing Wall to Remain
	Existing Wall To Be Removed
	Line of Existing Element To Be Removed
	Section of Existing Roof to be Removed
	Section of Existing Roof Overhang to be Removed



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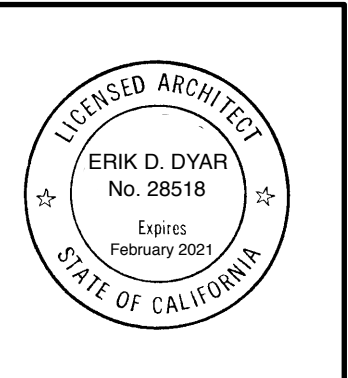
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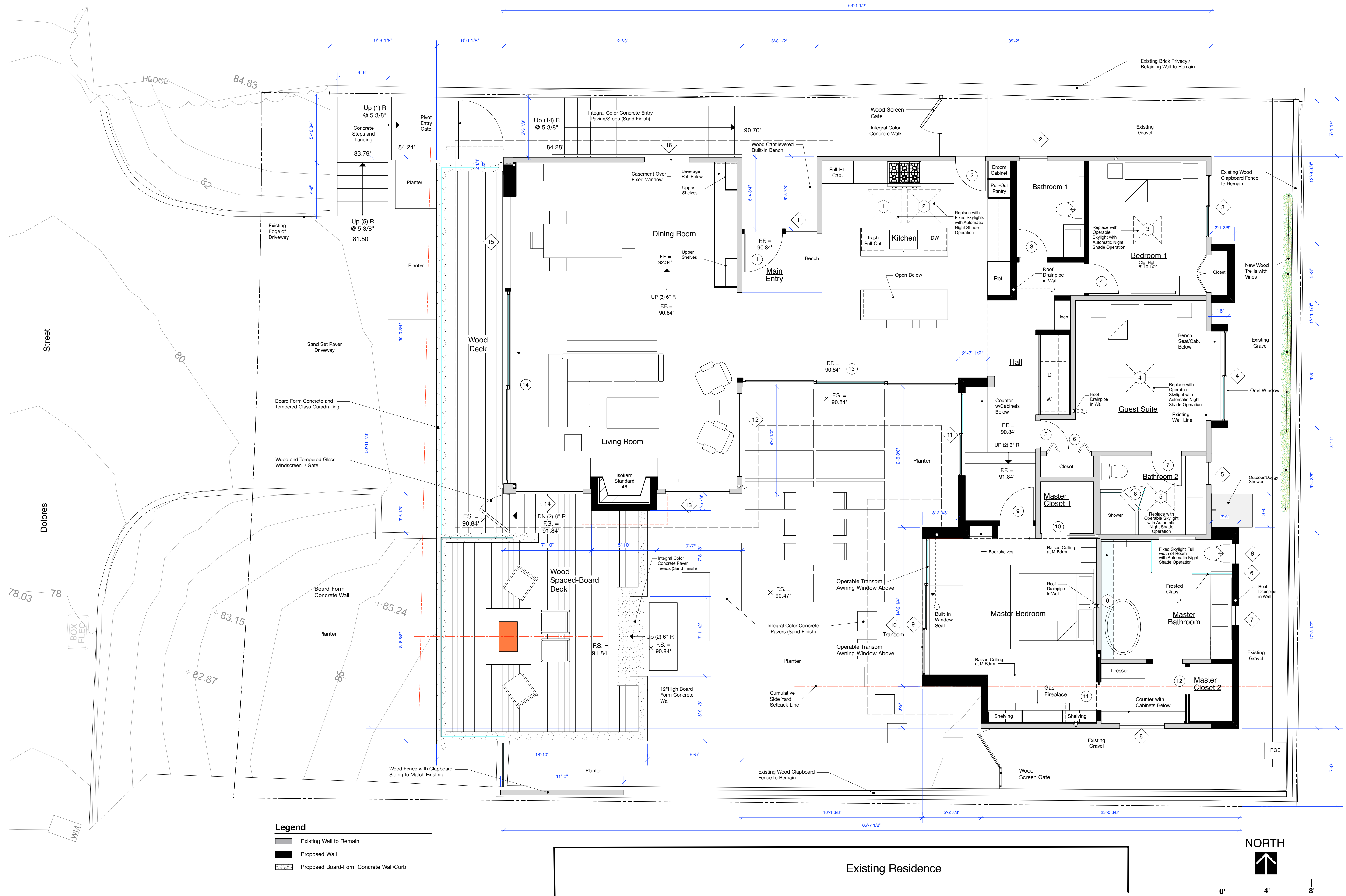
**Proposed Main Level Floor Plan**

1/4" = 1'-0"



Sheet No.

**5**





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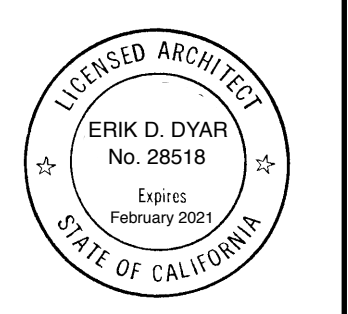
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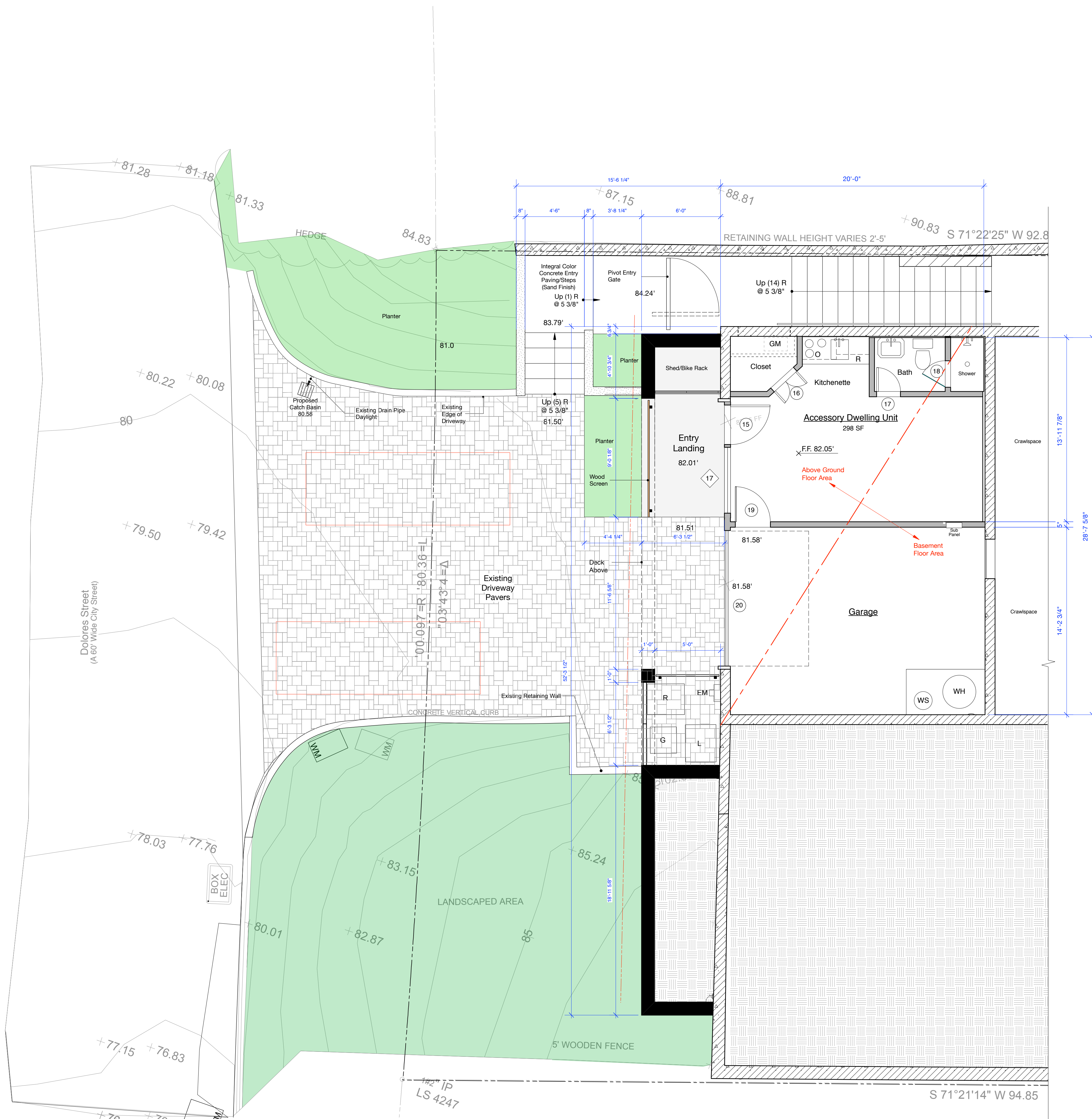
**Proposed Lower Floor Plan**

1/4" = 1'-0"

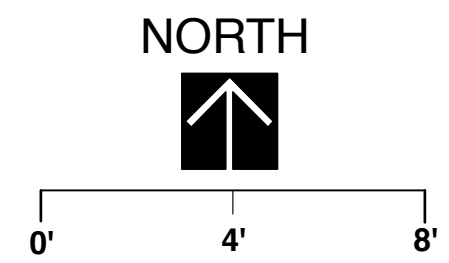


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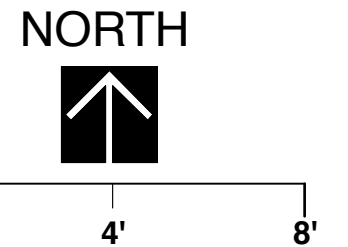
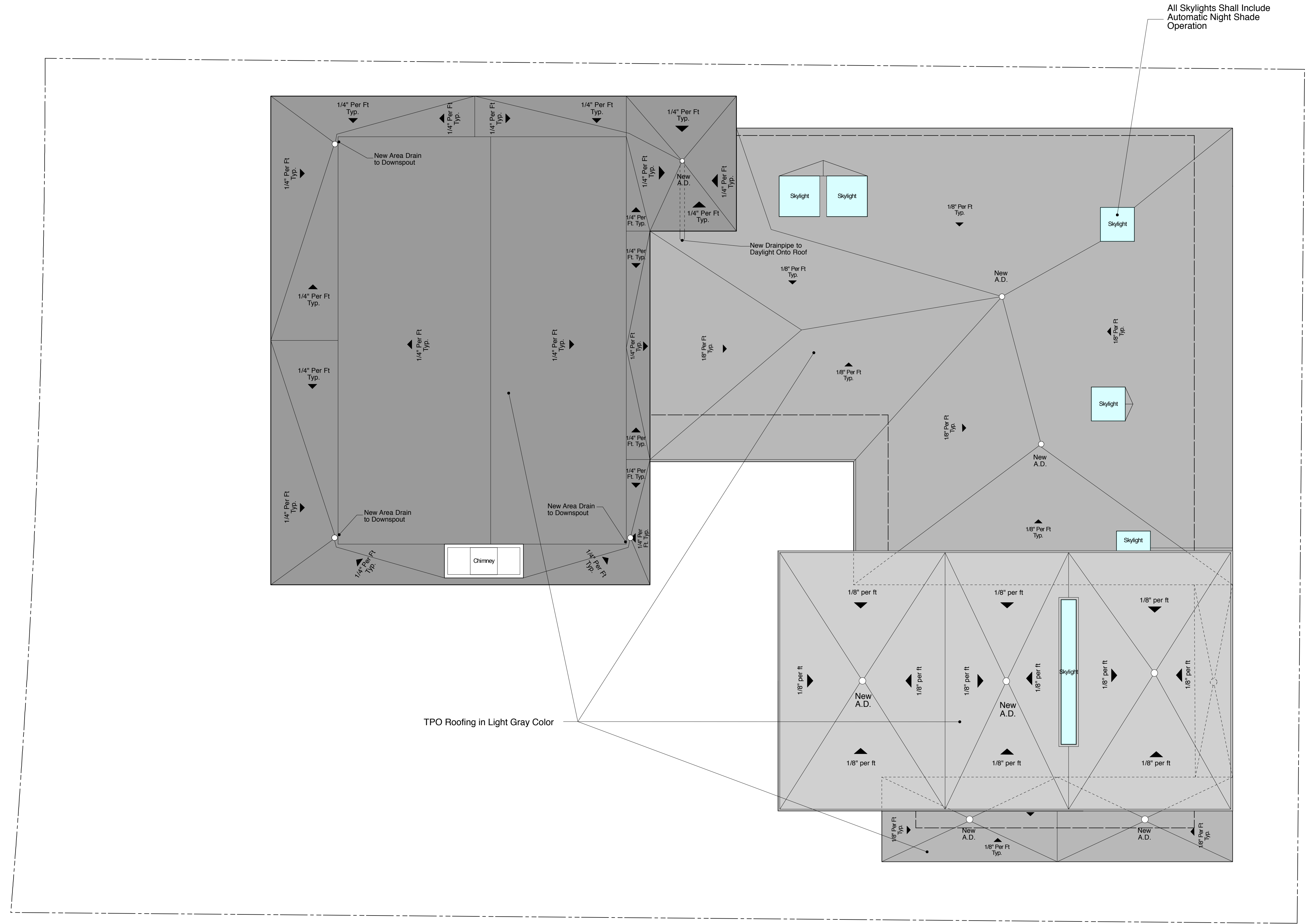
**6**



- Legend**
- Existing Wall to Remain
  - Existing Reinforced Concrete Wall to Remain
  - Proposed Deck/Garden Wall
  - Proposed Board Form Garden Wall



Existing Residence





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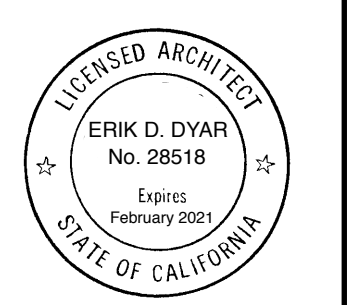
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**Proposed  
 & Existing  
 Dolores Street  
 Elevations**

1/4" = 1'-0"



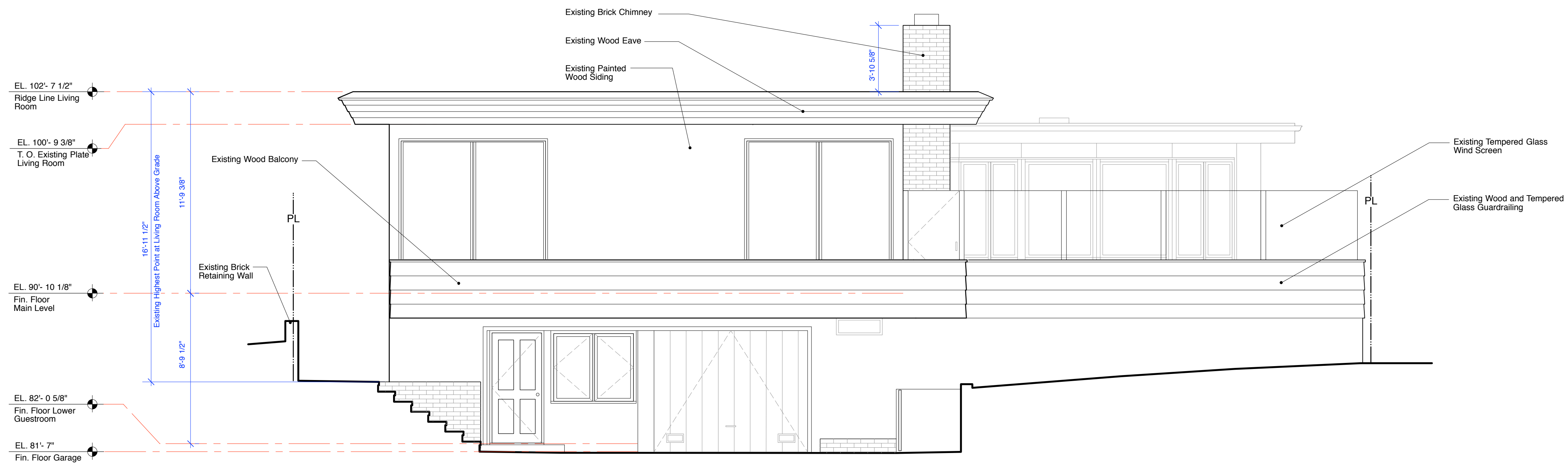
Sheet No.  
**8**



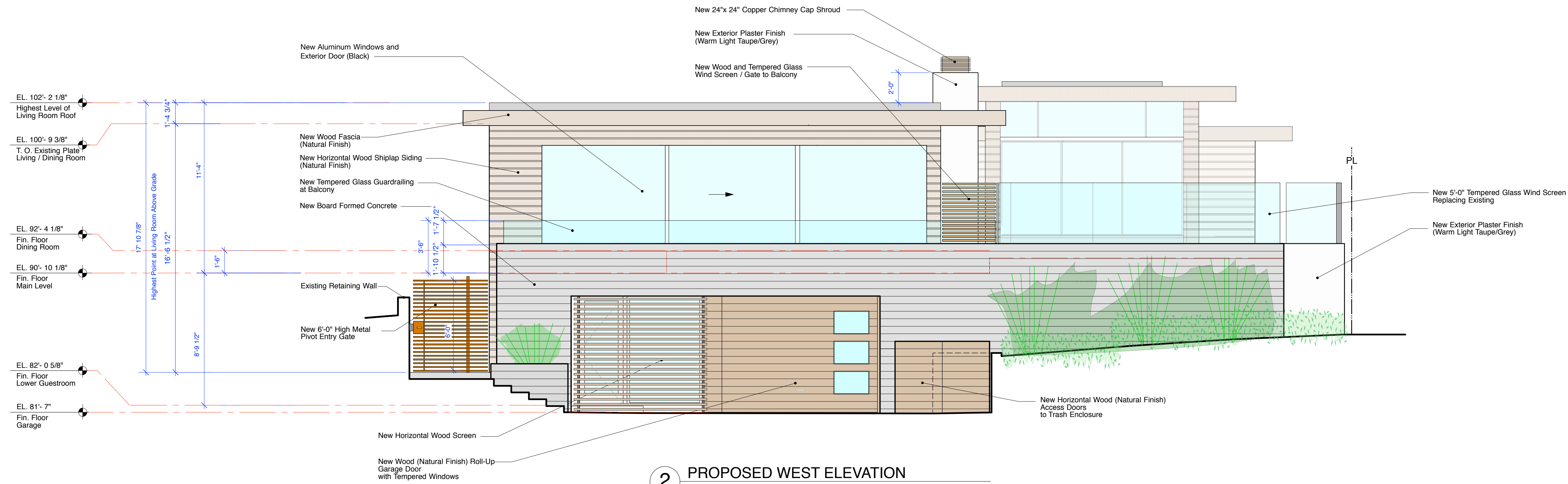
**1 EXISTING DOLORES STREET ELEVATION**



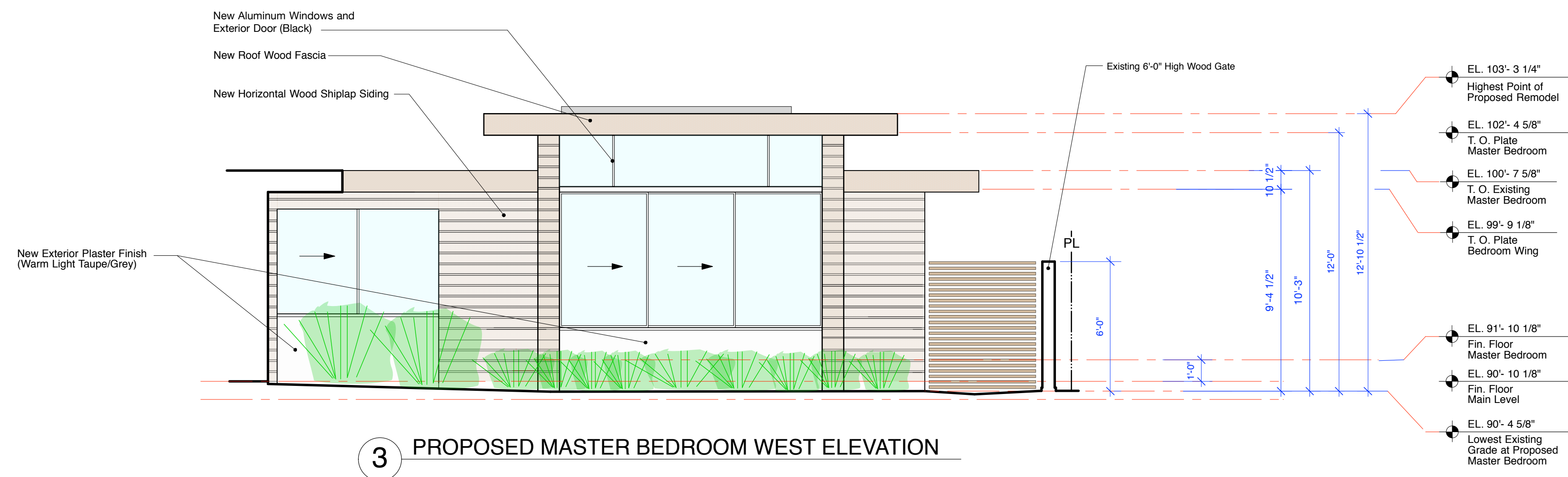
**2 PROPOSED DOLORES STREET ELEVATION**



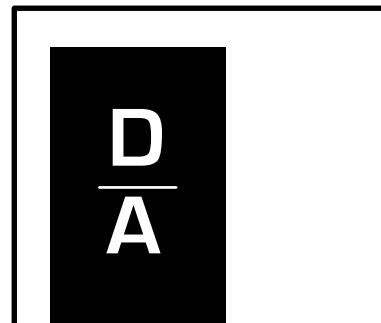
1 EXISTING WEST ELEVATION



2 PROPOSED WEST ELEVATION



3 PROPOSED MASTER BEDROOM WEST ELEVATION



**DYAR**  
ARCHITECTURE  
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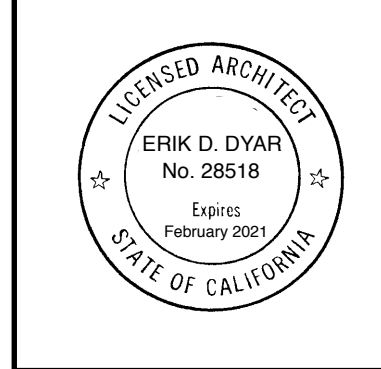
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**Existing and Proposed West Elevations**

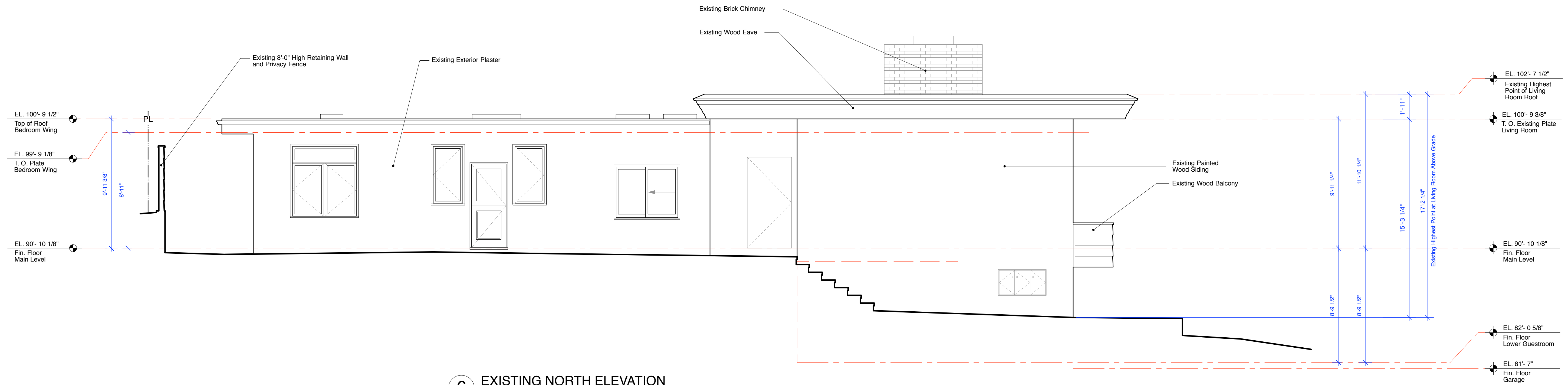
1/4" = 1'-0"



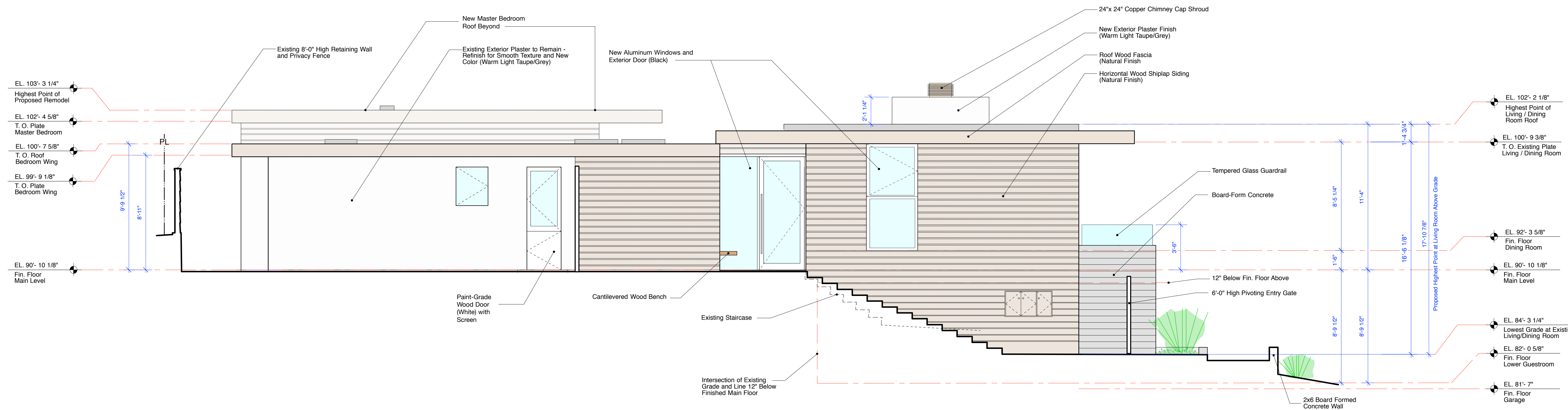
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**9**





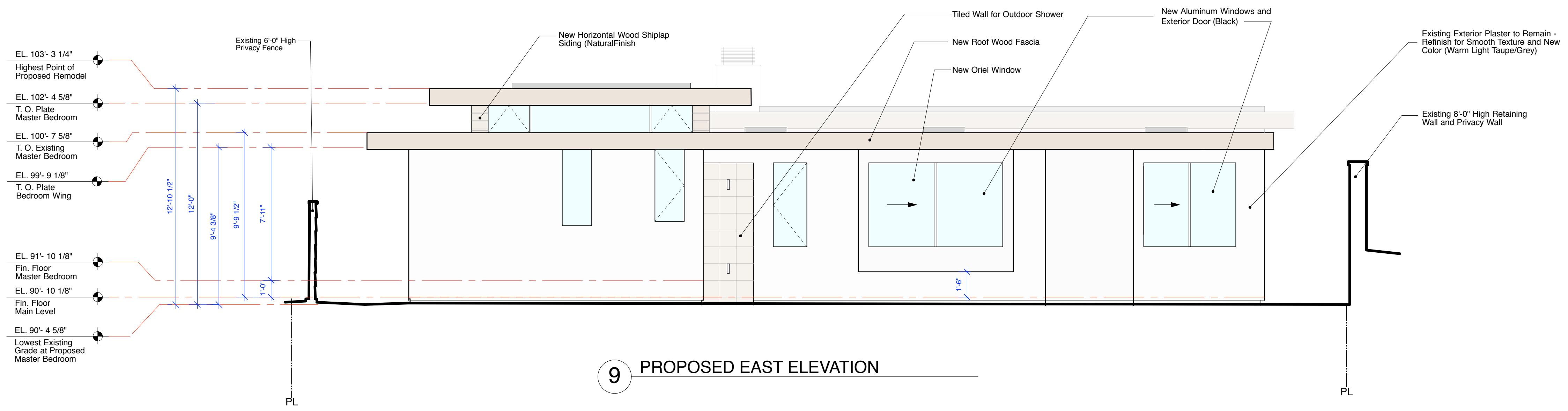
**6** EXISTING NORTH ELEVATION



**7** PROPOSED NORTH ELEVATION



**8** EXISTING EAST ELEVATION



**9** PROPOSED EAST ELEVATION

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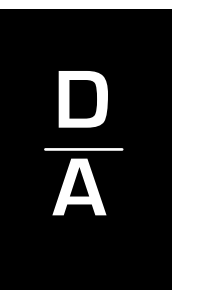
**Existing & Proposed East Elevations**

1/4" = 1'-0"

LICENSED ARCHITECT  
 ERIK D. DYAR  
 No. 28518  
 Expires February 2023  
 STATE OF CALIFORNIA

Sheet No.  
**11**





**DYAR**  
ARCHITECTURE

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Remodel**  
26185 Dolores Street  
Carmel-by-the-Sea, CA 93923  
APN: 009-382-019

Job No.  
**19-16**

Date:  
November 12, 2020

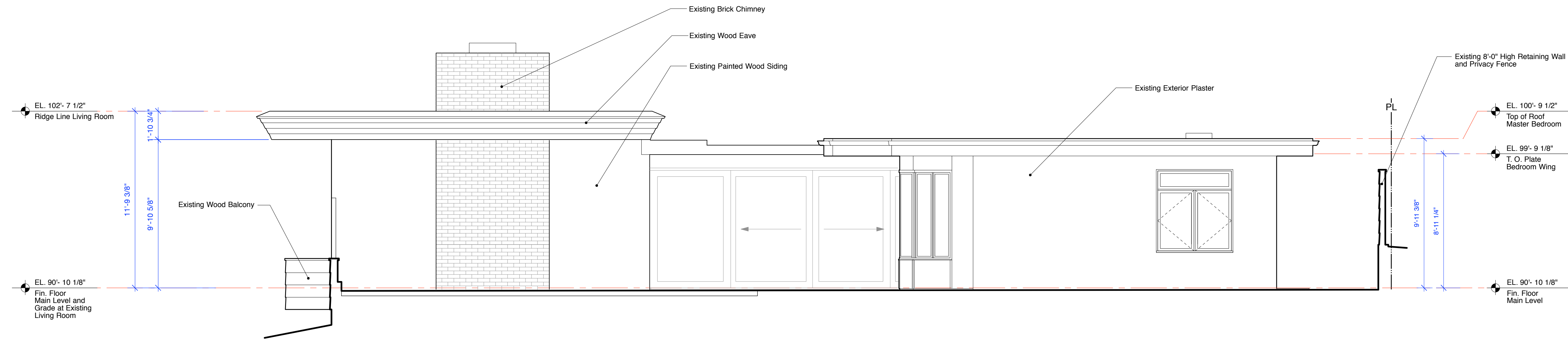
**Existing and  
Proposed South  
Elevations**

1/4" = 1'-0"

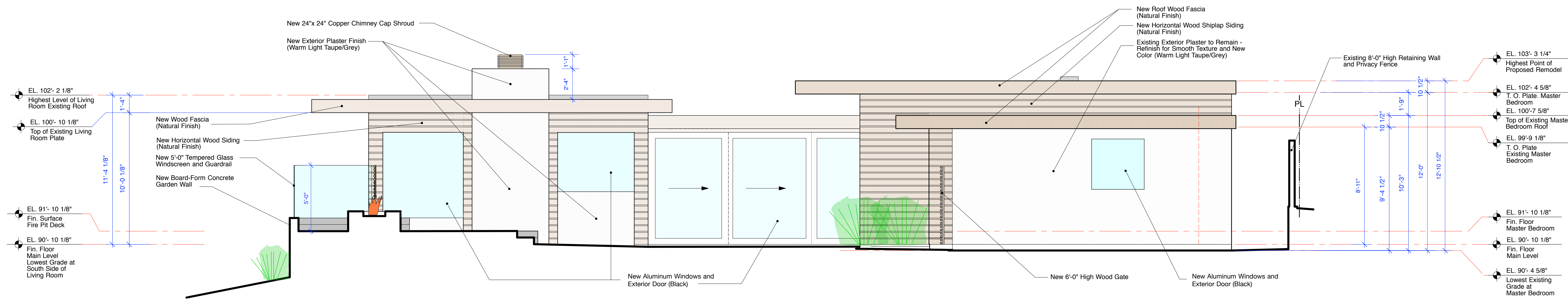


Sheet No.

**12**



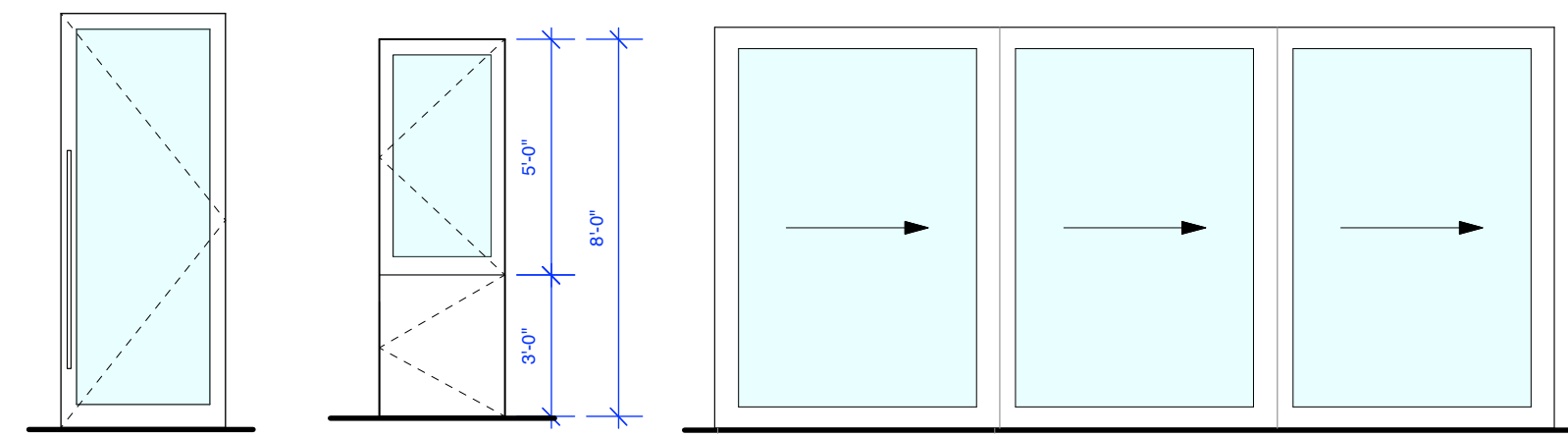
**8** EXISTING SOUTH ELEVATION



**9** PROPOSED SOUTH ELEVATION



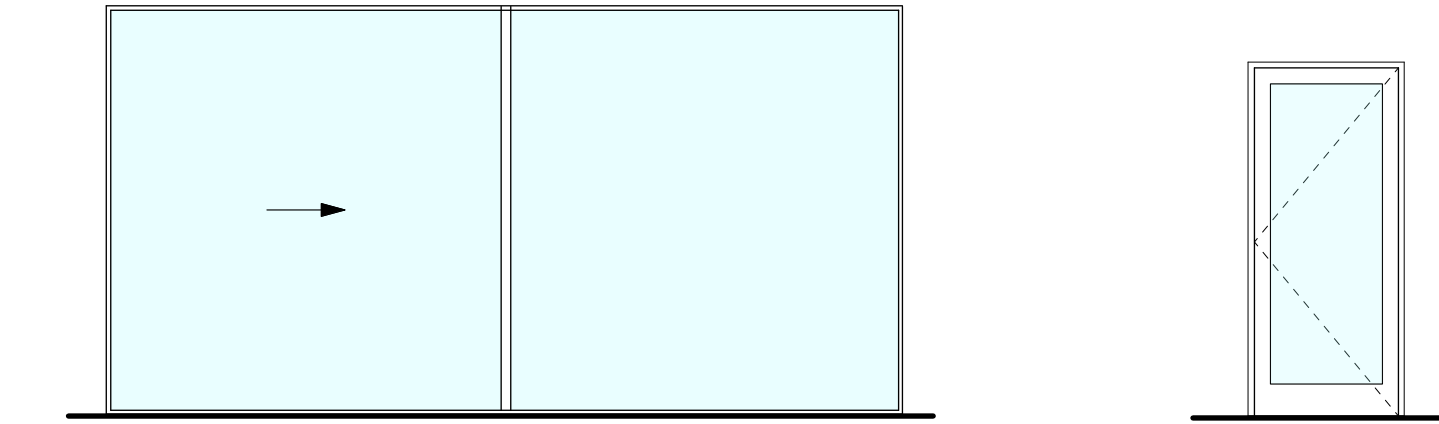
**DOOR TYPES**



**Type 'A'**  
Main Entry  
Glazed  
Aluminum Frame

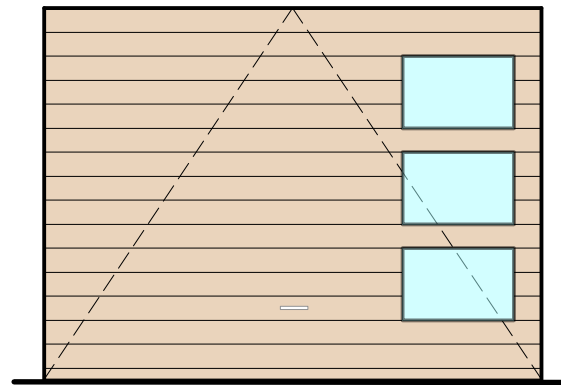
**Type 'B'**  
Dutch Door:  
Glazed Paint Grade  
Wood Frame Upper,  
Paint Grade Wood  
Panel Lower

**Type 'C'**  
Glazed, Aluminum  
Frame Lift and Slide



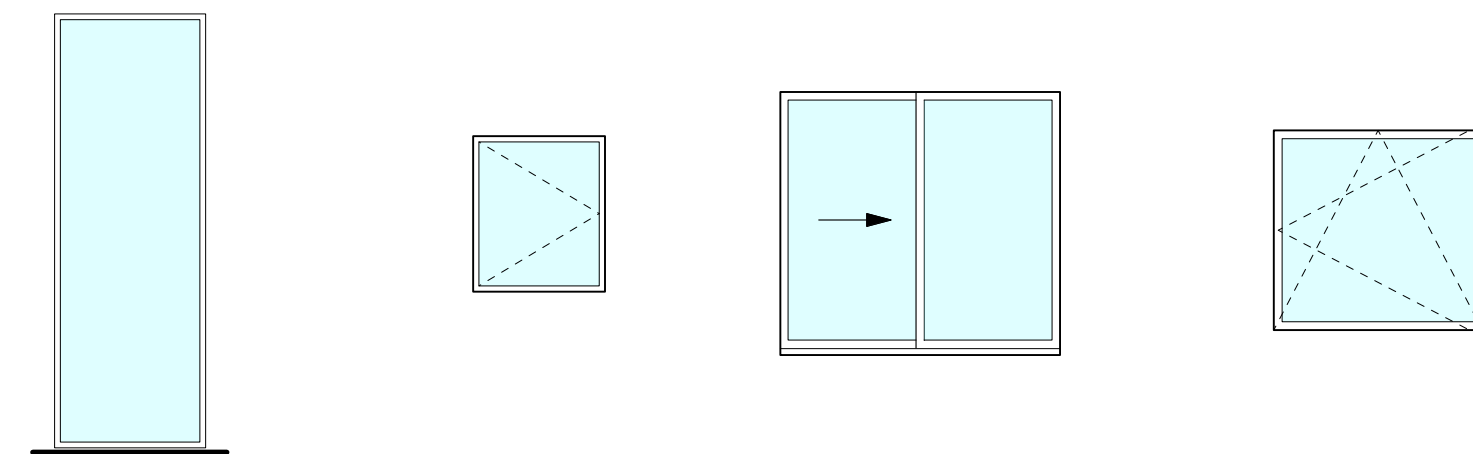
**Type 'D'**  
Glazed, Aluminum  
Frame Slider

**Type 'E'**  
Accessory  
Dwelling Unit  
Entry Door  
Glazed,  
Aluminum Frame



**Type 'F'**  
Wood Retractable  
Garage Door with  
Tempered Glass  
Inserts

**WINDOW TYPES**

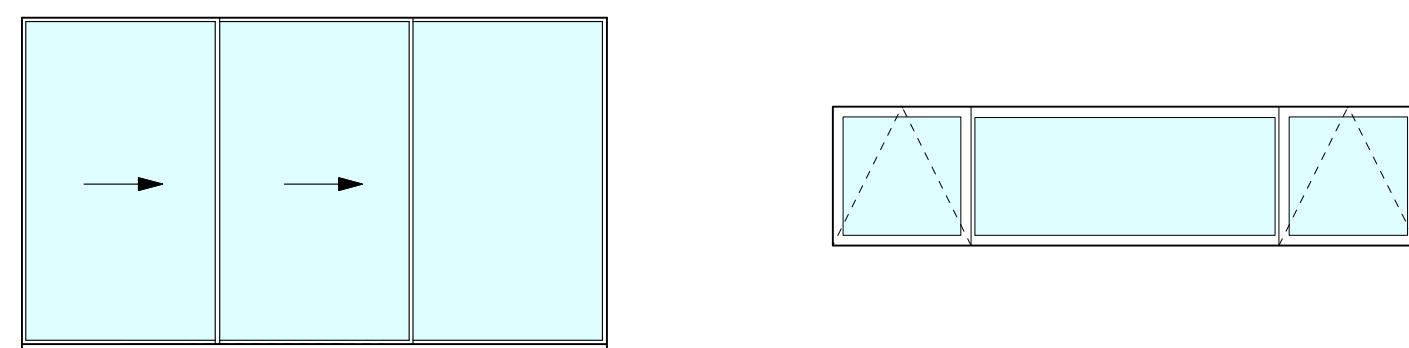


**Type 'A'**  
Aluminum Frame  
Fixed

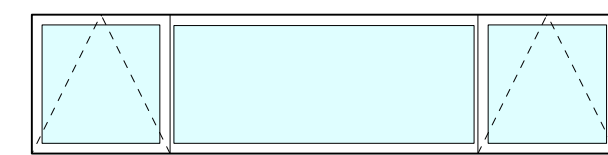
**Type 'B'**  
Aluminum Frame  
Tilt and Turn

**Type 'C'**  
Aluminum Frame  
Lift and Slide

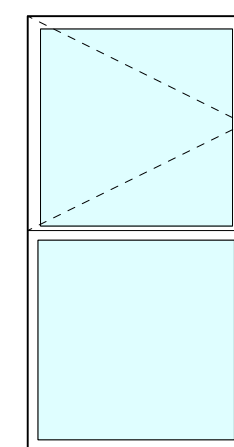
**Type 'D'**  
Glazed,  
Aluminum Frame  
Tilt and Turn



**Type 'E'**  
Aluminum Frame  
3-Panel Lift and Slide



**Type 'F'**  
Aluminum Frame  
Motorized Tilt and Turn / Fixed /  
Motorized Tilt and Turn



**Type 'G'**  
Aluminum Frame  
Top Tilt and Turn /  
Bottom Fixed

**Door Schedule**

Door No.	Location	Rm. No.	Frame Width	Frame Height	R.O. Framing Width	R.O. Framing Height	Thickness	Type	Door Material	Glazing Type	Frame Material	Head	Jamb	Sill	Manufacturer	Remarks
<b>Main Level</b>																
1	Main Entry		3'-6"	8'-9"			1-3/4"	A	Aluminum	1" Low-E Tempered Insulated Glass	Aluminum					Swing Door, Double Glazed, Tempered, Mull to Fixed Window #1, Dark Bronze Anodized Finish
2	Kitchen		2'-8"	8'-0"			1-3/4"	B	Solid Core Paint-Grade Wood	1" Low-E Tempered Insulated Glass	Paint-Grade Wood					Dutch Door: Paint Grade Framed Glass Upper, Paint Grade Wood Panel Lower
3	Bathroom #1		2'-6"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					
4	Bedroom #1		2'-9"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					
5	Guest Suite		2'-6"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					
6	Guest Suite Closet		4'-0"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					
7	Bathroom #2		2'-8"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					
8	Bathroom #2 Shower		2'-2"	6'-0"			1/2"		Tempered Glass		N/A					
9	Master Bedroom		3'-0"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					
10	Master Closet #1		2'-6"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint Grade Wood					Pocket Door
11	Master Bathroom		2'-6"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					Pocket Door
12	Master Closet #2		2'-6"	8'-0"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					Pocket Door
13	Kitchen / Terrace		19'-2 1/2"	8'-6"			1-3/4"	C		1" Low-E Tempered Insulated Glass	Aluminum					3-Panel Lift and Slide Door, Double Glazed, 2-Panel Slider, Dark Bronze Anodized Finish, Mull to Fixed Window No. 15
14	Living Room Balcony Deck		17'-2"	8'-6"			1-3/4"	D		1" Low-E Tempered Insulated Glass	Aluminum					2-Panel Sliding Door, Double Glazed, 3-Panel Lift and Slide, Tempered, Dark Bronze Anodized Finish

**Lower Level**

15	ADU Entry Door		3'-0"	7'-0"			1-3/4"	E	Aluminum	1" Low-E Tempered Insulated Glass	Aluminum					Swing Door, Double Glazed, Tempered, Dark Bronze Anodized Finish, Mull to Fixed Window #1
16	ADU Closet		Existing	Existing					Existing		Existing					
17	ADU Bathroom Door		Existing	Existing					Existing		Existing					
18	ADU Bathroom Shower Door		Existing	Existing					Tempered Glass to Remain		Existing					
19	ADU Garage Access Door		2'-8"	6'-8"			1-3/4"		Solid Core Paint-Grade Wood		Paint-Grade Wood					Solid Core, 20 Minute Fire Rated Door
20	Garage Car Door		10'-4"	7'-8"			1-3/4"	F	Solid Core Stain-Grade Wood		Stain Grade Wood					Retractable Solid Wood with Remote Control

**Door Schedule Notes:**

1. Provide Alternative Bid for Slider and Multi-Slide Doors as 8'-0" High Units.
2. Provide Alternative Bid for Multi-Slide Doors as 8'-0" Lift and Slide Units.

**Window Schedule**

Window No.	Location	Rm. No.	Frame Width	Frame Height	R.O. Framing Width	R.O. Framing Height	Glass Thickness	Type	Operation	Glass Type	Frame Material	Manufacturer	Remarks
<b>Main Level</b>													
1	Main Entry		2'- 11"	8'- 9"			1"	A	O	1" Insulated Glass, Tempered as Required	Aluminum		Fixed, Double Glazed, Tempered, Dark Bronze Anodized Finish
2	Bathroom #1		2'- 6"	3'- 0"			1"	B	X	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn, Push Out Casement, Double Glazed, Dark Bronze Anodized Finish
3	Bedroom #1		5'- 6"	5'- 0"			1"	C	X / O	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn, Slider, Double Glazed, Dark Bronze Anodized Finish
4	Guest Suite		8'- 0"	5'- 0"			1"	C	X / O	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn, Slider, Double Glazed, Dark Bronze Anodized Finish
5	Bathroom #2		2'- 0"	5'- 0"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Tilt and Turn, Push Out Casement, Double Glazed, Dark Bronze Anodized Finish
6	Master Bath WC		1'- 9"	4'- 3 1/2"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Tilt and Turn, Push Out Casement, Double Glazed, Dark Bronze Anodized Finish
6a	Master Bath Transom		12'- 2"	1'- 6"			1"	F	X / O / X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Motorized Awning / Fixed / Motorized Awning, Tempered, Double Glazed, Dark Bronze Anodized Finish
7	Master Bath Vanity		1'- 9"	4'- 3 1/2"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Tilt and Turn, Push Out Casement, Double Glazed, Dark Bronze Anodized Finish
8	Master Closet		4'-0"	3'-10"			1"	D	X	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn, Awning, Double Glazed, Dark Bronze Anodized Finish
9	Master Bedroom		12'- 2"	6'- 11"			1"	E	X / X / X	1" Insulated Glass, Tempered as Required	Aluminum		Lift and Slide, Double Glazed, Dark Bronze Anodized Finish, Mull to Window No. 10
10	Master Bedroom Transom		12'- 2"	2'- 8"			1"	F	X / O / X	1" Insulated Glass, Tempered as Required	Aluminum		Motorized Awning / Fixed / Motorized Awning, Tempered, Double Glazed, Dark Bronze Anodized Finish
11	Hall		7'-5"	5'- 0"			1"	C	X / O	1" Insulated Glass, Tempered as Required	Aluminum		2-Panel Lift and Slide, Tempered, Double Glazed, Dark Bronze Anodized Finish
12	Living Room		4'-0"	5'- 0"			3/4"	D	X	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn, Tempered, Double Glazed, Dark Bronze Anodized Finish
13	Living Room		5'-9"	4'- 6"			3/4"	D	X	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn, Tempered, Double Glazed, Dark Bronze Anodized Finish
14	Living Room		6'-0"	6'- 6"			3/4"	A	O	1" Insulated Glass, Tempered as Required	Aluminum		Fixed, Tempered, Double Glazed, Dark Bronze Anodized Finish
15	Dining Room		8'-2 1/2"	7'- 0"			3/4"	A	O	1" Insulated Glass, Tempered as Required	Aluminum		Fixed, Tempered, Double Glazed, Dark Bronze Anodized Finish
16	Dining Room		4'- 0"	8'- 6"			1"	G	X / O	1" Insulated Glass, Tempered as Required	Aluminum		Tilt and Turn Top Panel, Bottom Panel Fixed, Double Glazed, Dark Bronze Anodized Finish
<b>Lower Level</b>													
17	Accessory Dwelling Unit		5'-1"	7'-0"			1"	A	O	1" Insulated Glass, Tempered	Aluminum		Fixed, Double Glazed, Tempered, Dark Bronze Anodized Finish

**Skylight Schedule**

Skylight No.	Location	Rm. No.	Frame Width	Frame Length	R.O. Framing Width	R.O. Framing Height	Glass Thickness	Type	Operation	Glass Type	Frame Material	Manufact'r.	Remarks
1	Kitchen		3'-0"	3'-0"			3/4"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation
2	Kitchen		3'-0"	3'-0"			3/4"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation
3	Bedroom #1		2'-6"	2'-6"			3/4"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Remote Control Operation, Automatic Night Shade Operation
4	Guest Suite		2'-6"	2'-6"			3/4"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Remote Control Operation, Automatic Night Shade Operation
5	Bathroom #2		2'-6"	2'-6"			3/4"		X	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Remote Control Operation, Automatic Night Shade Operation
6	Master Bathroom		2'-6"	10'-8"			1"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation

**D A**

**DYAR**  
ARCHITECTURE

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The Architect's Drawings  
Specifications Or Other Documents  
Shall Not Be Used By The Owner  
Or Other On Another Project  
Except By Agreement In Writing  
And With Appropriate  
Compensation To The Architect.

Owners:  
Kevin and Dyanne Howley  
POB 1411  
Ross, CA 94957

**Howley Residence  
Remodel**

26685 Dolores Street  
Carmel-by-the-Sea, CA 93923  
APN: 009-382-019

Job No. **19-16**

Date:  
November 12, 2020

**Proposed  
Door and Window  
Schedules**

REGISTERED ARCHITECT  
ERIK D. DYAR  
No. 28518  
Expires  
February 2021  
STATE OF CALIFORNIA

Sheet No.  
**13**





**WALL LIGHT**  
LSM3 Micro Cascade, Auroralight  
Nickel PVD finish  
2.5 Watt : 212 Lumen

Exterior Wall Light



**PATH LIGHT**  
HPL7 Eclipse, Auroralight  
Nickel PVD finish  
2.5 Watt : 212 Lumen

Exterior Path Light



**RECESSED SOFFIT LIGHT**  
55822, Bega, LED Recessed ceiling down light  
#4 Brushed aluminum 316 stainless steel finish  
4.2 Watt : 299 Lumen

Exterior Recessed Soffit Light



**WALL SCONCE LIGHT**  
Lightology, Leev LED Wall Sconce Light  
Powdercoated Aluminum in Charcoal Color  
10 Watt: 235 Lumens

Exterior Wall Sconce Light

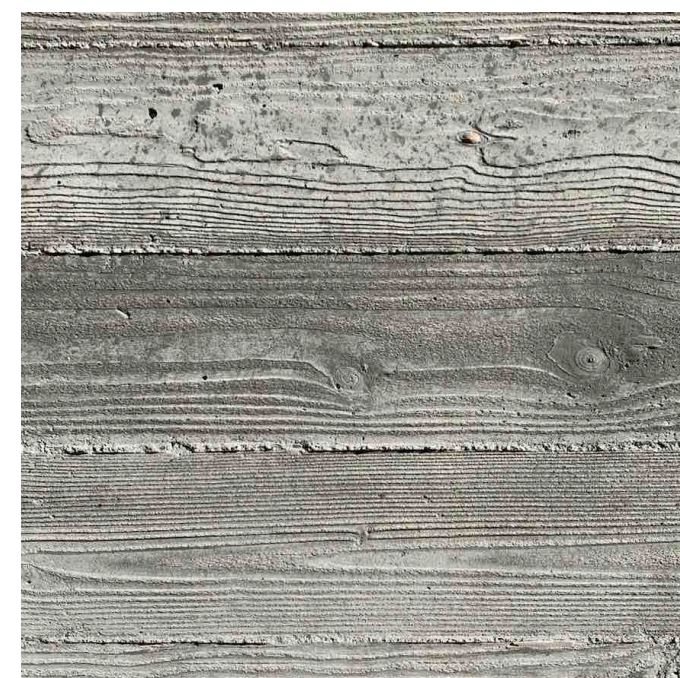


Concrete Pavers w/ Planting Strips

Concrete Pavers with Low Growing Ground Cover



Flat Roof  
PTO in Light Gray Color



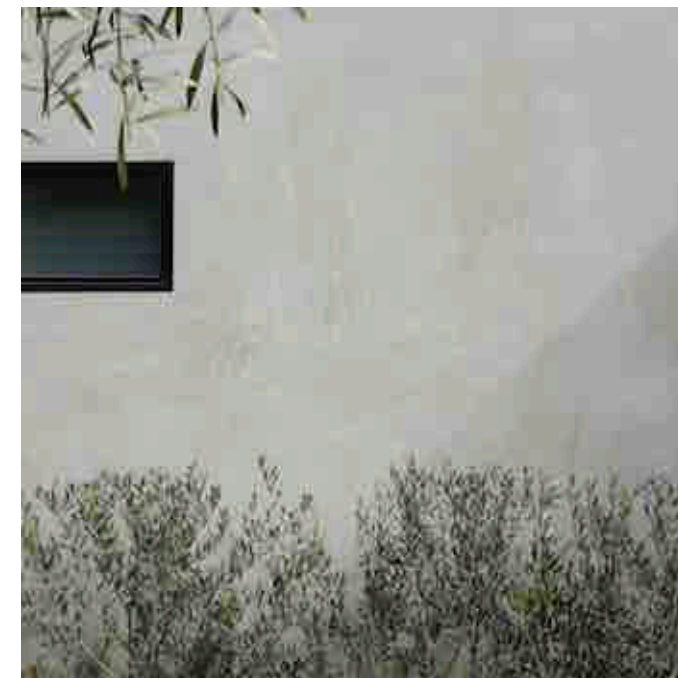
Concrete Balcony, Retaining, and Fire Pit Walls

Board Form Concrete with Natural Finish



New Concrete Walks, Landings, and Stepping Stones

Exposed Sand Finish



Exterior Plaster Wall Finish Color

3-Part Exterior Plaster with Off-White & Light Taupe Gray Color



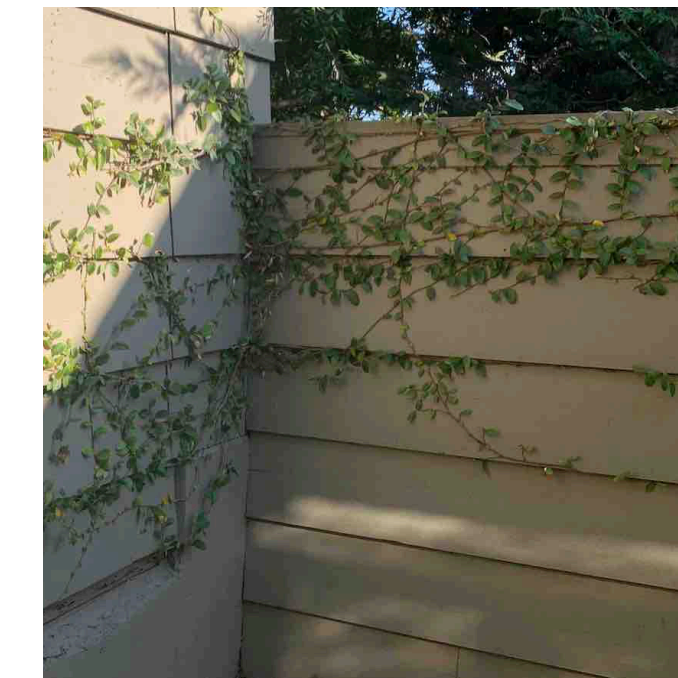
Exterior Wood Siding & Garage Door

Clear Natural Finish



Gates and Screens

Horizontal Boards, Clear Natural Finish



Existing Privacy Fence

11" Horizontal Clapboards, Painted Finish

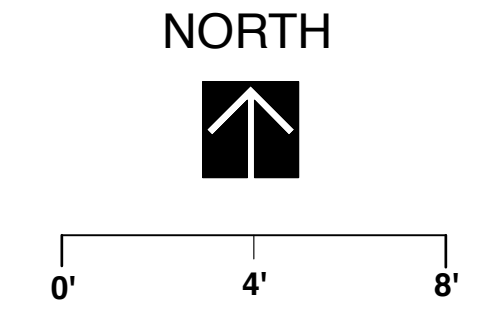




LIGHTING LEGEND	
Sym.	Description
	LED Path Light - HPL7 'Eclipse' by Auroralight, Nickel PVD Finish (2.5 Watt Max., 212 Lumens, 2700K and Dark Sky Compliant)
	LED Step Light - LSM3 'Micro Cascade' by Auroralight, Nickel PVD Finish (2.5 Watt Max., 212 Lumens, 2700K and Dark Sky Compliant)
	LED Recessed Soffit Light - 55822, by Bega, Stainless Steel Finish (4.2 Watt Max., 299 Lumens, 2700K and Dark Sky Compliant)
	LED Wall Sconce Light - Lightology, Leev LED Wall Sconce Light Powder Coated Aluminum in Charcoal Color (10 Watt: 235 Lumens and Dark Sky Compliant)

LANDSCAPE LEGEND	
	Proposed Shredded Bark Mulch Pathway
	Proposed Poured in Place Exposed Sand Finish Concrete Pavers at Patio and Stepping Stones
	Existing Concrete Pavers at Driveway
	Proposed Poured in Place Exposed Sand Finish Concrete Retaining Walls, Balcony Walls and Deck Walls
	Existing Gravel
	Proposed Gravel
	Existing Planting Bed to Remain
	Proposed Planting Bed

PLANT LEGEND		
SYMBOL	BOTANIC NAME	COMMON NAME
<b>SHRUBS</b>		
	Aloe sp.	Aloe
	Carpenteria californica	Bush Anemone
	Polystichum munitum	Sword Fern
<b>PERENNIALS</b>		
	Aloe sp.	Aloe
	Woodland Perennials: Heuchera, Myosotis scorpiodes, Iris douglasiana	
	Low Growing Drought Tolerant Succulents: Dudleya sp., Sedum sp., Echeveria sp.	
	Ceratostigma plumbaginoides	Dwarf Plumbago
<b>VINES</b>		
	Clematis Sp. (Species per Owner)	Clematis Vine



**D**  
**A**  
**DYAR**  
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Owners:  
Kevin and Dyanne Howley  
POB 1411  
Ross, CA 94957

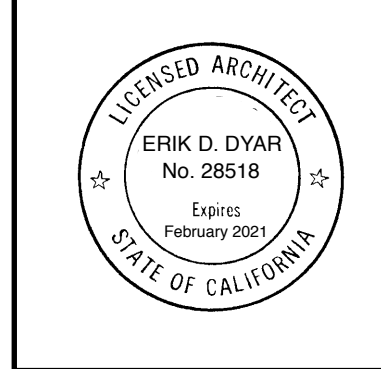
**Howley Residence Remodel**  
26185 Dolores Street  
Carmel-by-the-Sea, CA 93923  
APN: 009-382-019

Job No. **19-16**

Date:  
November 12, 2020

**Landscape Plan**

1/4" = 1'-0"



Sheet No.  
**15**