



## 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 7<sup>th</sup> 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 20346

**Owner Name:** HOWLEY DYANNE & KEVIN TRS

**Case Planner:** Catherine Tarone, Assistant Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 01/14/2021

**Project Location:** 26185 Dolores Street (Dolores, 2 SE of Santa Lucia)

**APN #:** 009382019000      **BLOCK/LOT:** 9/2

**Applicant:** Erik Dyar

**Project Description:** 1) Raise roof over Master Bedroom by 2'-11". Staking and flagging has been installed to show the height and massing of the additions, refer to photos at the below link. Staff has not identified any view impacts as the height is below the hedge line. 2) New black aluminum windows and doors. 3) New 2nd story, 6' x 27'-8", board-formed concrete front deck with a walking surface 8'-10" above grade, and glass railing, joined to existing side yard patio. 4) A new fire pit at the south side yard patio. 5) 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. 6) 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. 7) Three small additions on the rear elevation including an oriel window, a closet bump out and a bathroom. 8) A reduction in total site coverage by 430 square feet, integral-color concrete pavers, new landscaping. 9) The addition of 6 new skylights with interior shades. 10) A new 6' tall solid, horizontal-board, fence section along the south property line, at the deck extension only, requested by the south neighbor with a 1' tall trellis on top. Plans are available on the City's website at <https://ci.carmel.ca.us/post/current-planning-applications>

**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.*

<b>CONDITIONS OF APPROVAL</b>		
<b>No.</b>	<b>Standard Conditions</b>	
1.	<p><b>Authorization.</b> This approval of Design Study (DS 20-346) authorizes: 1) Raise roof over Master Bedroom by 2'-11". The height has been staked and flagged to show the height and massing of the additions, refer to photos at the below link. Staff has not identified any view impacts as the height is below the hedge line. 2) New black aluminum windows and doors. 3) New 2nd story, 6' x 27'-8", board-formed concrete front deck with a walking surface 8'-10" above grade, and glass railing, joined to existing side yard patio. 4) A new fire pit at the south side yard patio. 5) 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. 6) 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. 7) Three small additions on the rear elevation including an oriel window, a closet bump out and a bathroom. 8) A reduction in total site coverage by 430 square feet, integral-color concrete pavers, new landscaping. 9) The addition of 6 new skylights with interior shades. 10) A new 6' tall solid, horizontal-board, fence section along the south property line, at the deck extension only, requested by the south neighbor with a 1' tall trellis on top behind the front 15'. All work shall be consistent with the revised plan set dated received on January 14, 2021 on file with the city.</p> <p>This project scope is proposed for a residence located on 26185 Dolores Street in the R-1 Single Family Residential Zoning District as depicted in the plans prepared by Erik Dyar and dated received by Community Planning &amp; Building on January 4, 2021 unless modified by the conditions of approval contained herein.</p>	✓
2.	<p><b>Codes and Ordinances.</b> 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.</p>	✓
3.	<p><b>Building Permit Required.</b> A Building Permit is required to be submitted for your proposal after the completion of the 10-day appeal period.</p>	✓
4.	<p><b>Permit Validity.</b> 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.</p>	✓
5.	<p><b>Landscape Plan.</b> All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and</p>	✓

	Building and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	
6.	<b>Tree Removal.</b> Trees on the site 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.	✓
7.	<b>Significant Trees.</b> 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.	✓
8.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
9.	<b>Modifications.</b> The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
10.	<b>Setback and Height Certifications.</b> A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"> <li>• The footing locations for conformance with the approved plans prior to footing/foundation inspection;</li> <li>• The roof height for conformance with the approved plans prior to roof sheathing inspection.</li> </ul> Written certifications prepared, sealed and signed by the surveyor shall be	✓

	provided to the building inspector at the time of the specified inspections.	
11.	<b>Service Laterals.</b> All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
12.	<b>Fire Sprinklers - Residential.</b> Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✓
13.	<b>Exterior Lighting.</b> Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
14.	<b>Skylights.</b> All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color. Skylight shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓
15.	<b>Aluminum Windows.</b> The applicant is permitted to aluminum windows. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application.	✓
16.	<b>Indemnification.</b> 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.	
17.	<b>Cultural Resources.</b> All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
18.	<b>Truck Haul Route.</b> Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
19.	<b>USA North 811.</b> Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
20.	<b>Conditions of Approval.</b> 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.	✓
<b>ENVIRONMENTAL COMPLIANCE CONDITIONS</b>		
21.	<b>Drainage Plan.</b> Provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓

22.	<b>BMP Tracking Form.</b> A completed BMP Tracking form will need to be submitted with the Building Permit Application.	✓
23.	<b>Semi-Permeable Surfaces.</b> Provide cross-section details for semi-permeable surfaces.	✓
24.	<b>Erosion and Sediment Control Plan.</b> Provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access with Building Permit application.	✓
<b>SPECIAL CONDITIONS</b>		
25.	<b>Privacy Fence Height.</b> The new proposed privacy fence and trellis shall be reduced by 3 inches in height on the portion of the fence to the west of the front deck. Per CMC 17.10.030, the solid fence is limited to 6 feet in height and the spaced trellis above the fence is limited to 1' in height for an overall height of 7' maximum. A fence and trellis that exceed 7' in height would require approval by the Planning Commission.	✓

\*Acknowledgement and acceptance of conditions of approval.

\_\_\_\_\_

Property Owner Signature

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Date

***Once signed, please return the original to the project Planner at the Community Planning and Building Department.***



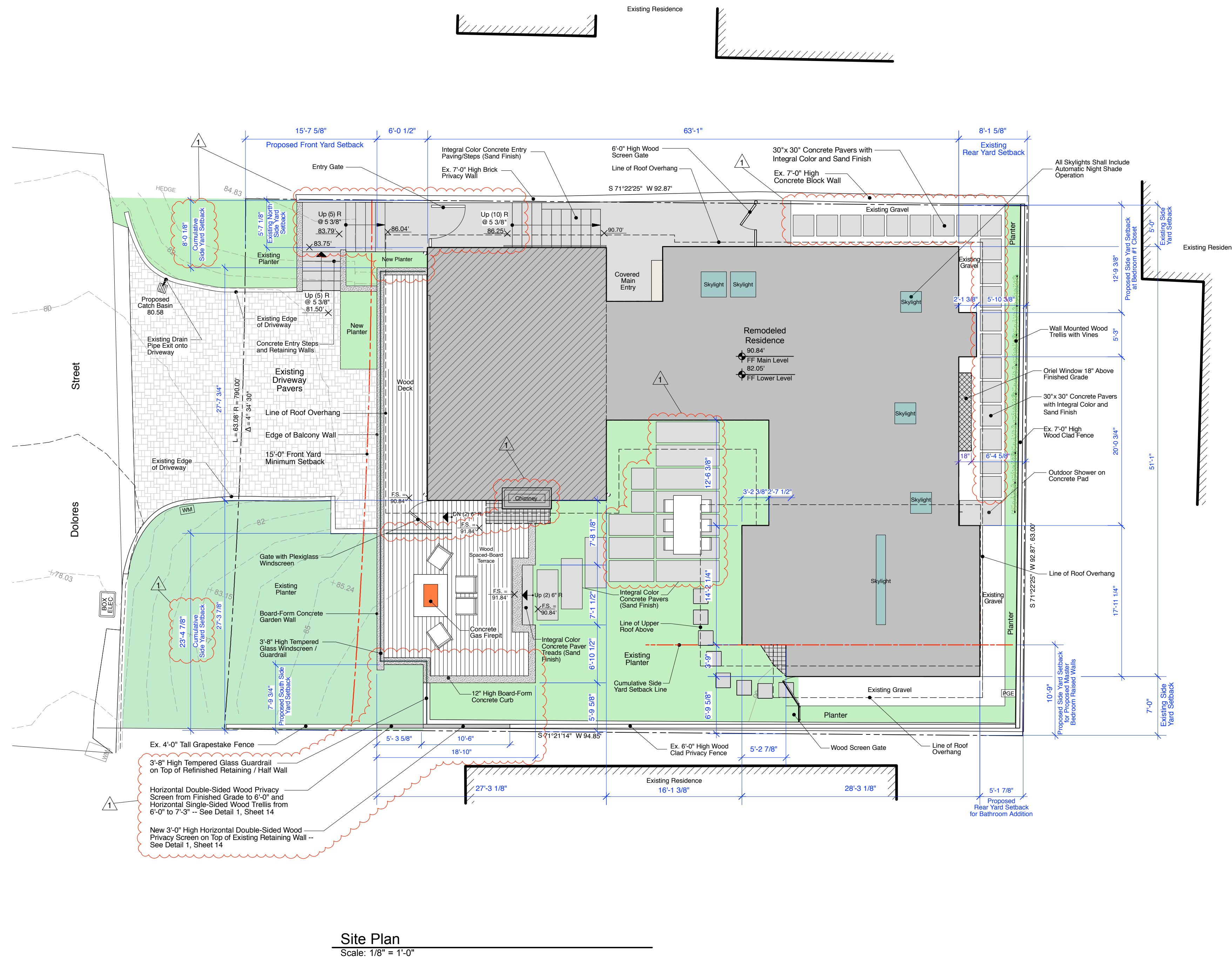








East



**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 - (1689 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>	Slipping 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 Cantilevered Deck	= 106 SF
		<b>Total</b>	<b>= 1603 SF</b>
		<b>Total Existing Site Coverage</b>	<b>= 2649 SF</b>

**Proposed Site Coverage**

<b>Permeable Coverage</b>		<b>Impermeable Coverage</b>	
Rear Yard Gravel	= 244 SF	Entry Walk, Steps & Outdoor Shower	= 385 SF
Concrete Sand Set Driveway Pavers	= 368 SF	Driveway Concrete Curbs & Retaining Walls	= 14 SF
Fire Pit Deck (Spaced Decking)	= 278 SF	Entry Walk Retaining Walls	= 13 SF
Courtyard Pavers and Rear Walk Pavers	= 330 SF	Brick Privacy / Retaining Walls & Fencing	= 128 SF
<b>Total</b>	<b>= 1220 SF</b>	Roof Overhangs Over 18"	= 180 SF
		Firepit, Curb Walls & Retaining Walls	= 81 SF
		Living Room Deck	= 167 SF
		Living Room Deck Walls	= 31 SF
		<b>Total</b>	<b>= 999 SF</b>
		<b>Total Proposed Site Coverage</b>	<b>= 2219 SF</b>
		<b>Proposed Reduction to Site Coverage</b>	<b>= 430 SF</b>
		<b>Required Minimum Reduction to Site Coverage. (96 sf x 2)</b>	<b>= 192 SF</b>

**Existing Floor Area**

<b>MAIN LEVEL</b>	= 2145 SF	<b>Proposed Floor Area</b>	
<b>LOWER LEVEL (Above Grade)</b>	= 281 SF	Entry Walk, Steps & Outdoor Shower	= 2,132 SF
<b>EXISTING FLOOR AREA (Above Grade)</b>	= 2,426 SF	(Includes 13 SF Removed at M. Bdrm. and New Fireplace)	
<b>LOWER LEVEL (Basement)</b>	= 304 SF	<b>MAIN LEVEL ADDITION</b>	= 109 SF or 4.0 % of Existing Floor Area (all Under Existing Eaves)
<b>TOTAL EXISTING FLOOR AREA</b>	<b>= 2,730 SF</b>	<b>LOWER LEVEL GARAGE (Above Grade)</b>	= 89 SF
<b>EXISTING ALLOWABLE FLOOR AREA (2432 Base) + (2432 - 2426) x 2 +100 Bonus</b>	<b>= 2,544 SF</b>	<b>PROPOSED FLOOR AREA (Above Grade)</b>	<b>= 2,310 SF</b>
		<b>LOWER LEVEL GARAGE (Basement)</b>	<b>= 218 SF</b>
		<b>TOTAL PROPOSED FLOOR AREA</b>	<b>= 2,528 SF</b>
		<b>PROPOSED ALLOWABLE FLOOR AREA = (2432 Base) + (2432 - 2310) x 2 + 100 Bonus</b>	<b>= 2,776 SF</b>
		<b>NET MAIN LEVEL FLOOR AREA ADDED TO EXISTING</b>	<b>= 96 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.

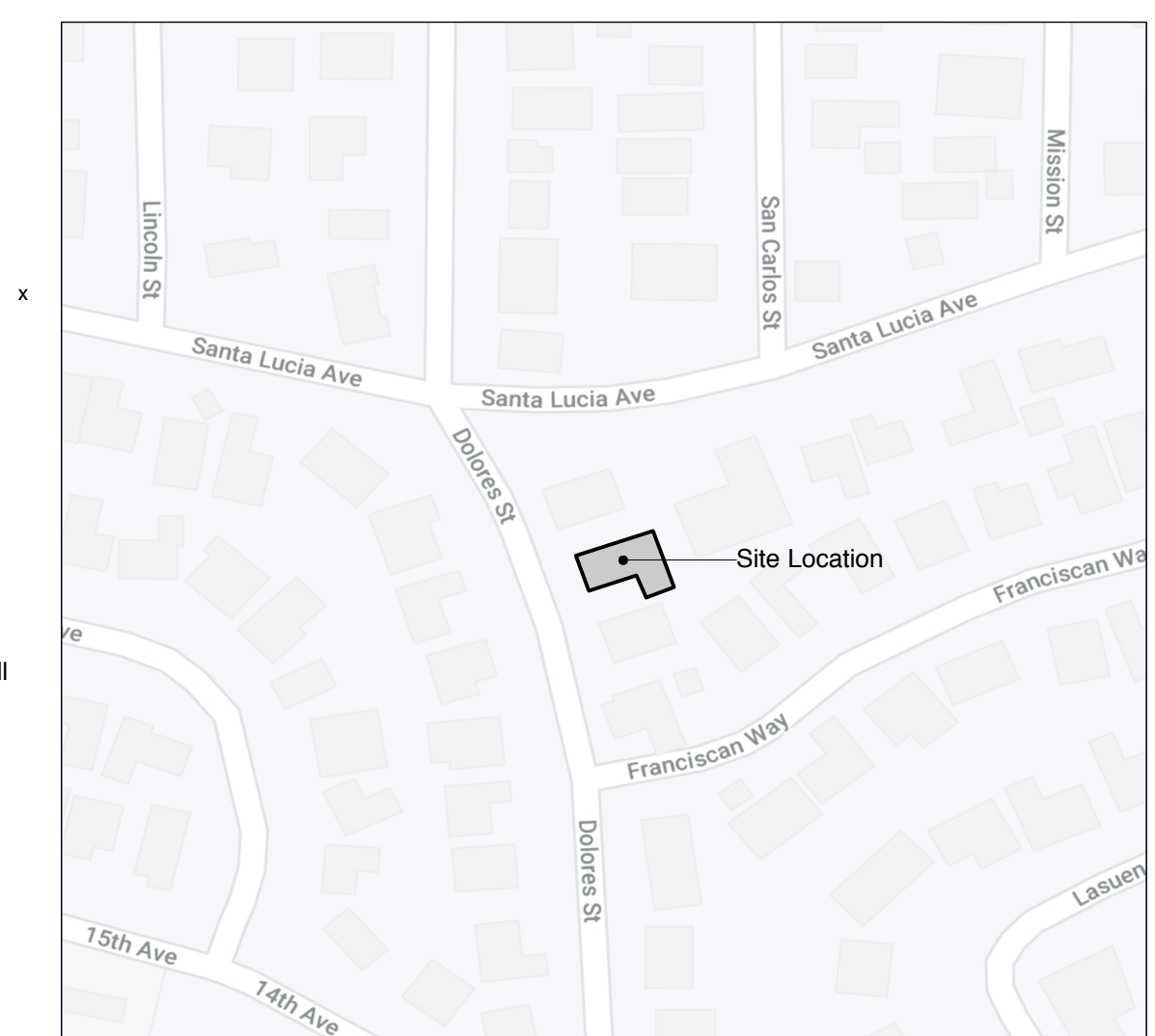
**Proposed Accessory Dwelling Unit Area**

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

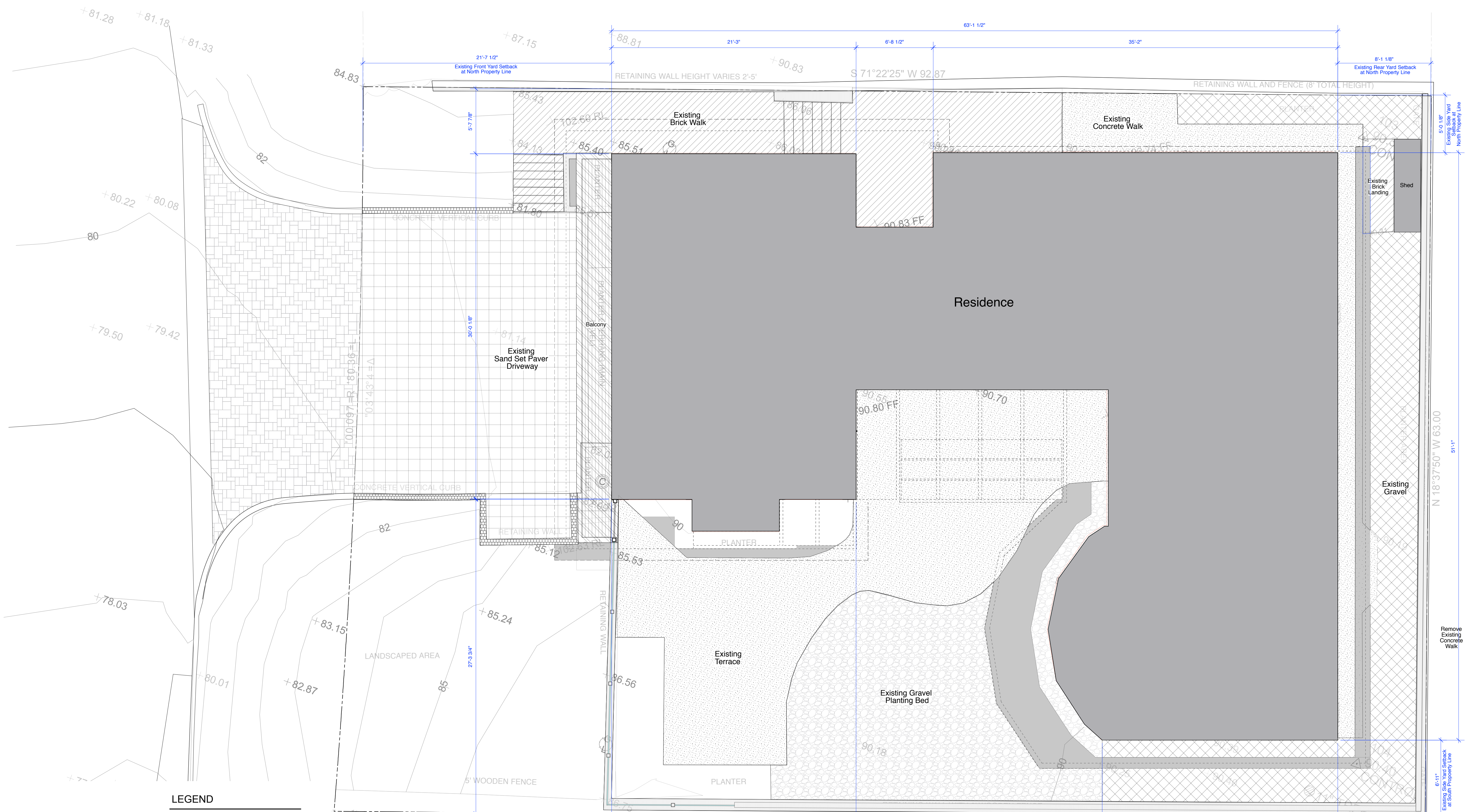
**LEGEND**

	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

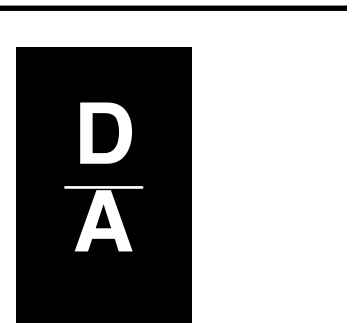


**LEGEND**

- 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**

Permeable Coverage	
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>
Impermeable Coverage	
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 (2432 x 0.22 = sq. ft.)</b>	<b>= 535 SF</b>



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

© 2021  
 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**  
 26185 Dolores Street  
 Carmel-by-the-Sea, CA 93923  
 APN: 009-382-019

Job No. **19-16**

Date: November 12, 2020

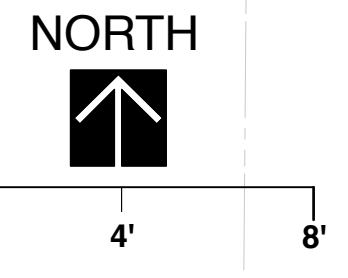
**Existing Site Plan**

1/4" = 1'-0"



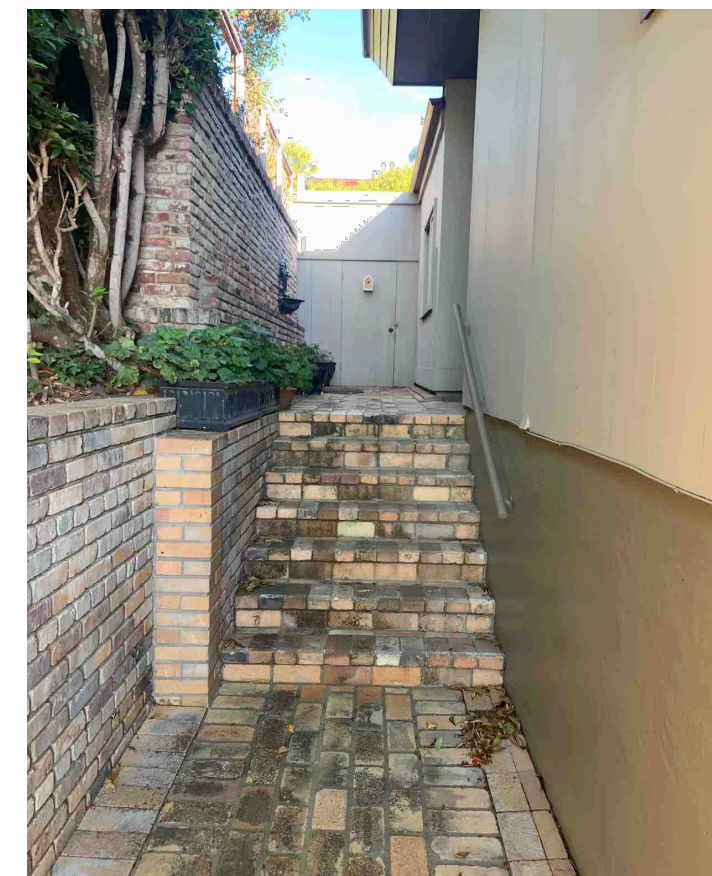
Sheet No.

**2**

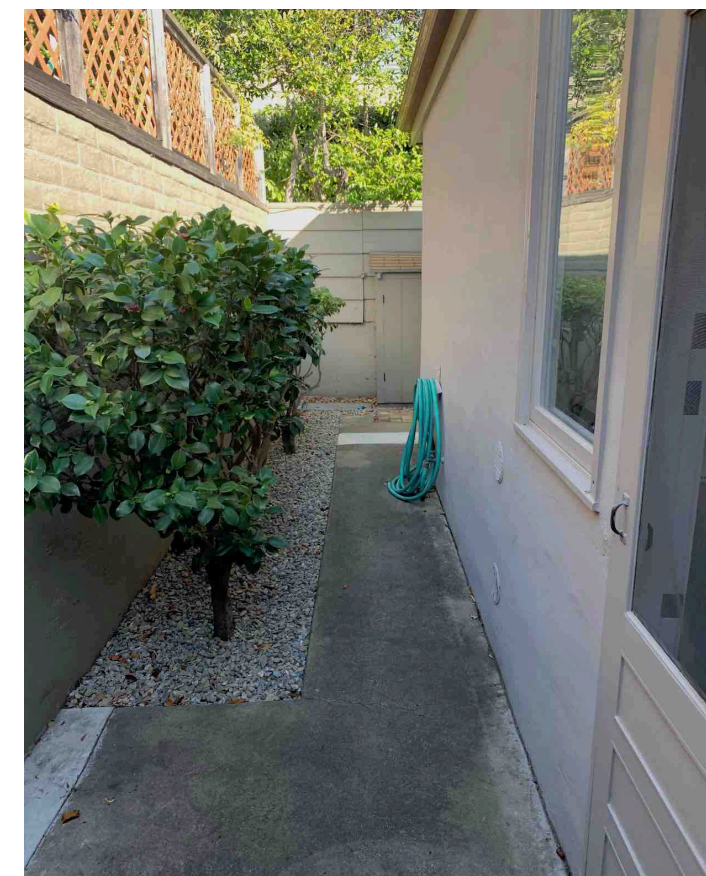




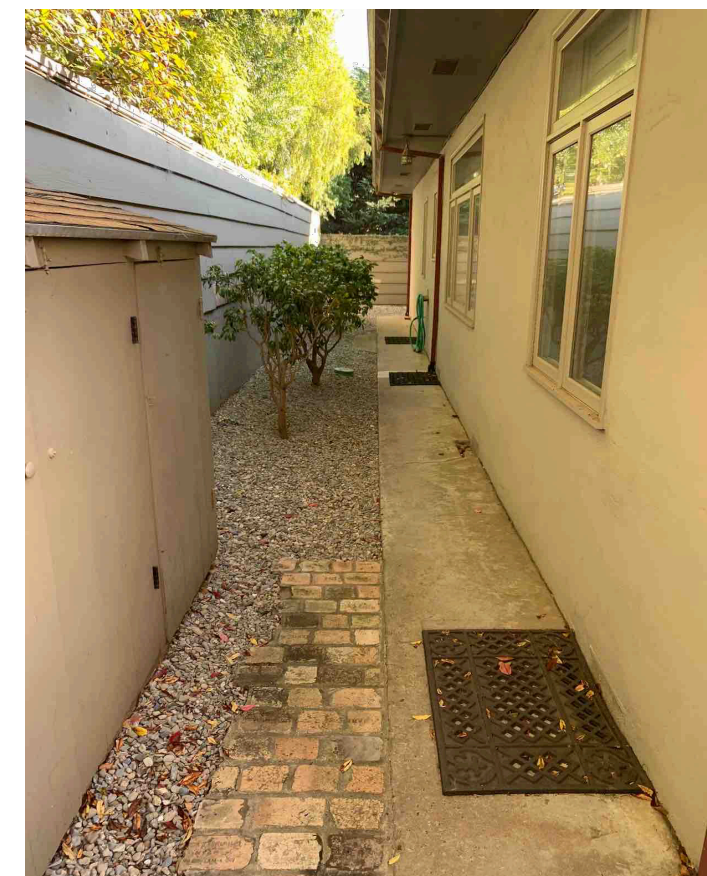
Existing View From Dolores Street



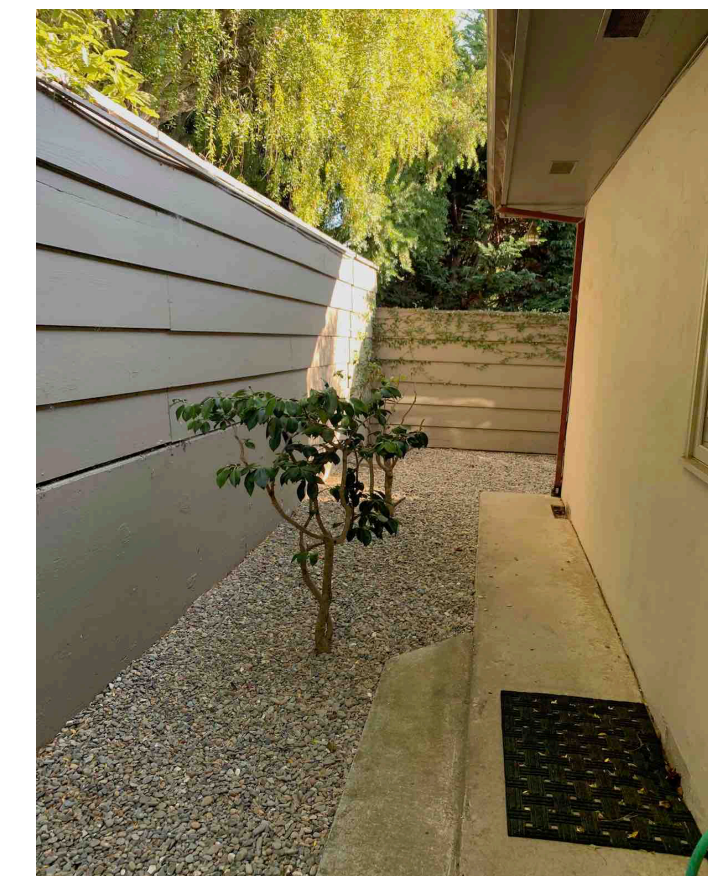
Main Entry Steps



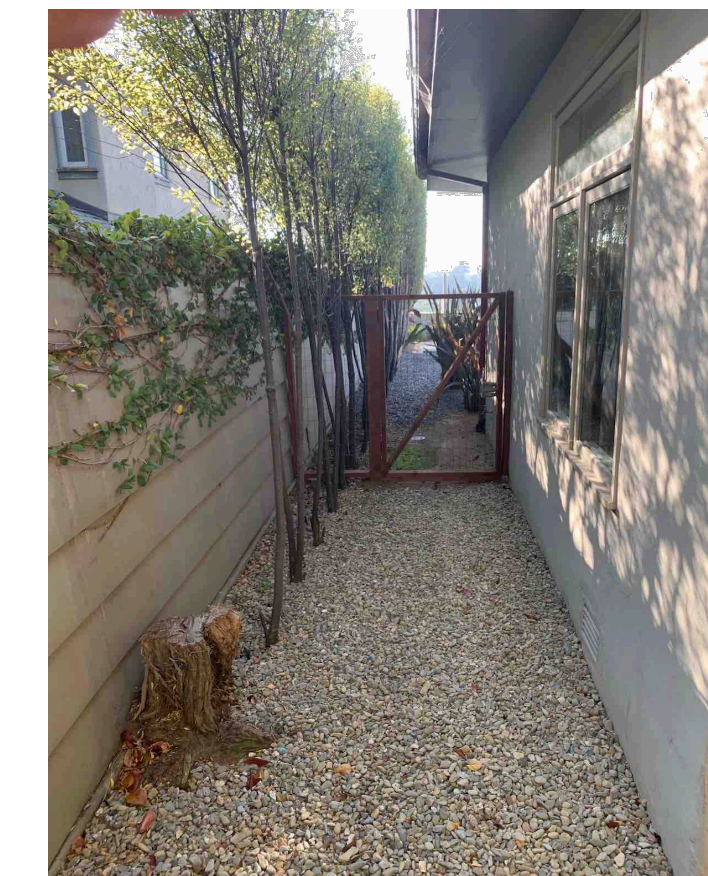
North Side Yard



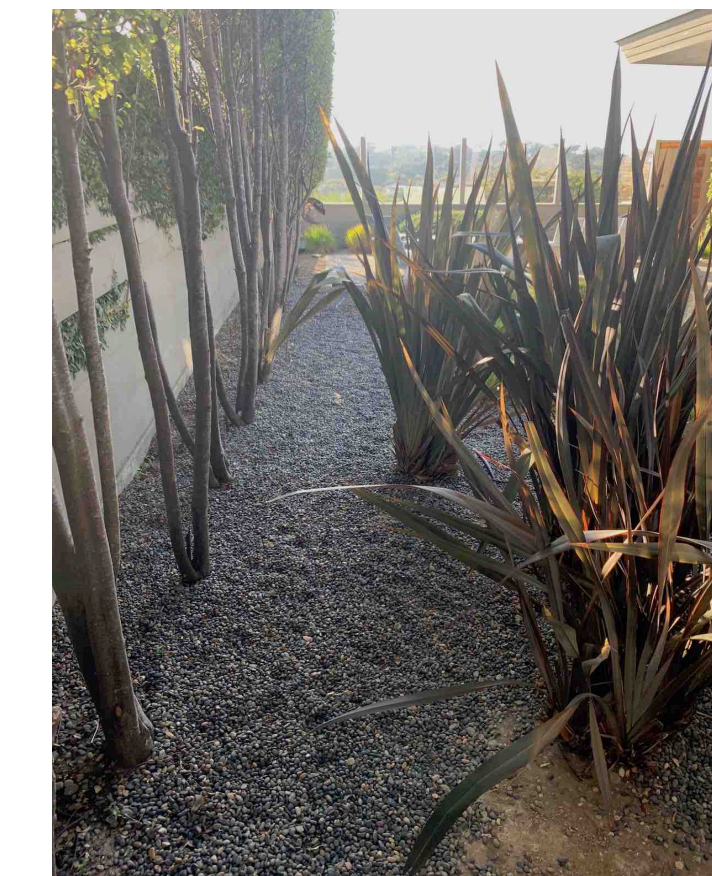
East Rear Yard



East Rear Yard



South Side Yard



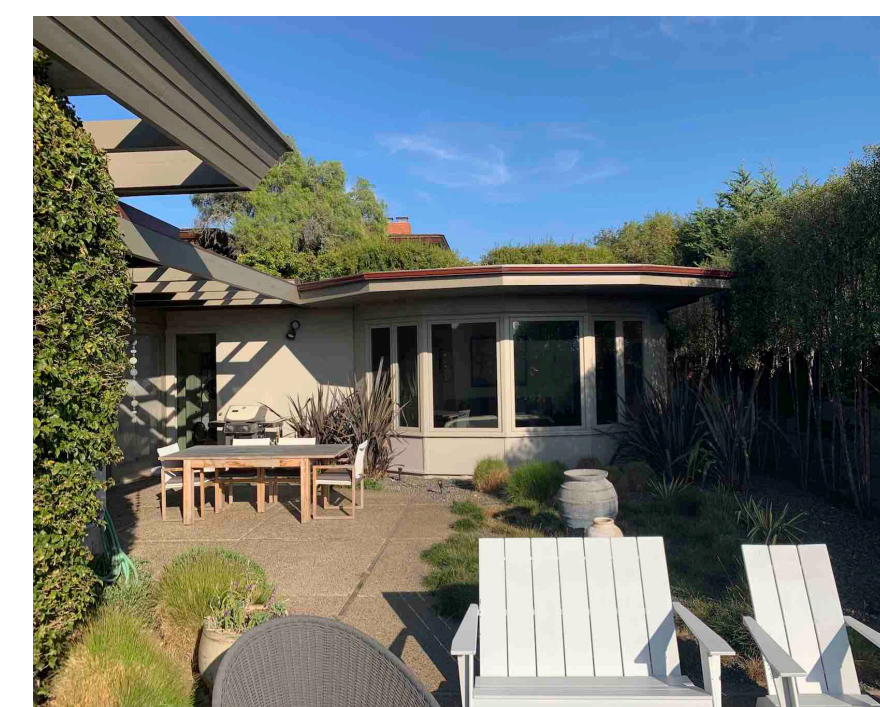
Courtyard Gravel Planting Bed



Courtyard From Gravel Planting Bed



Courtyard



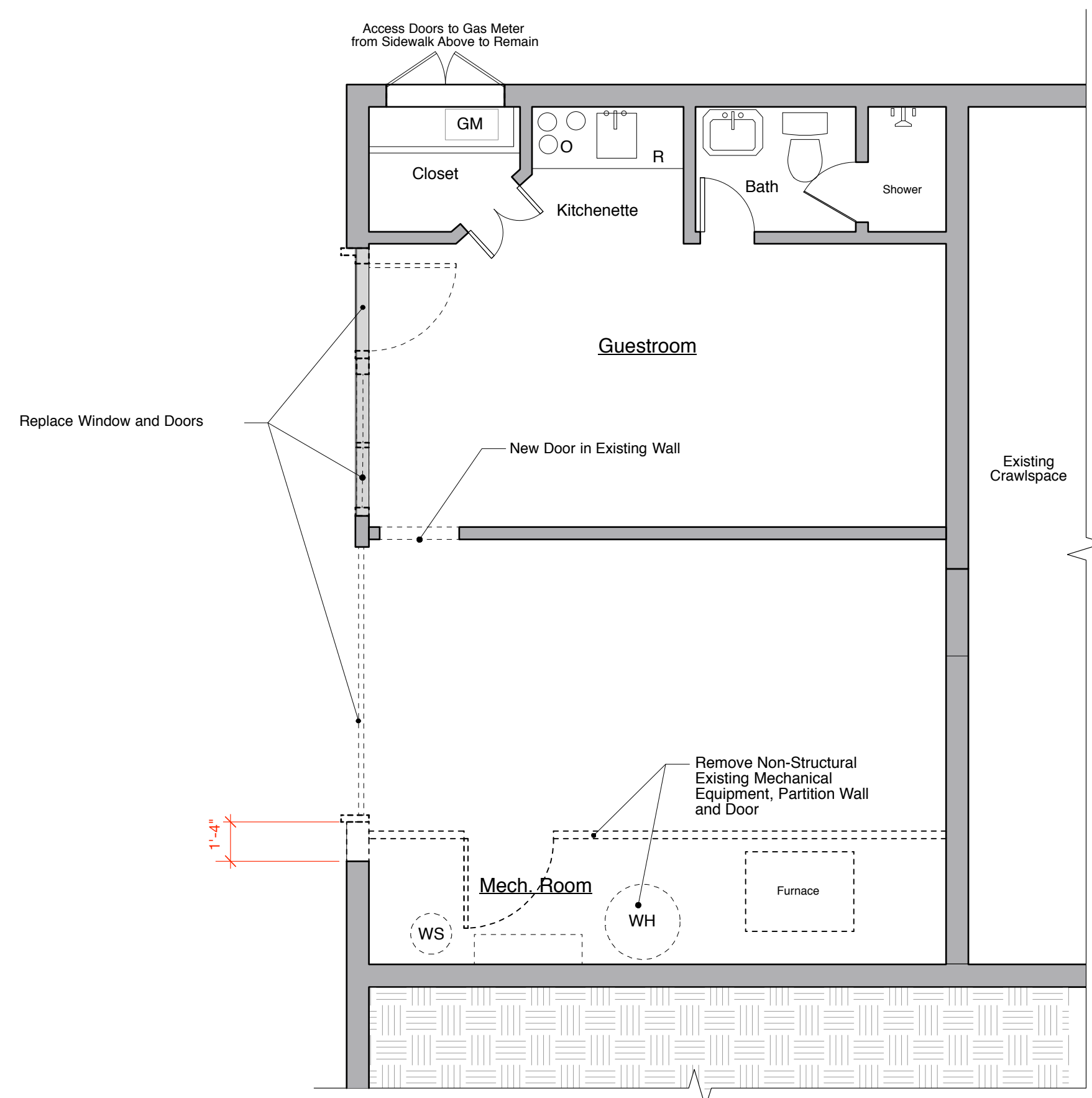
Master Bedroom From Courtyard



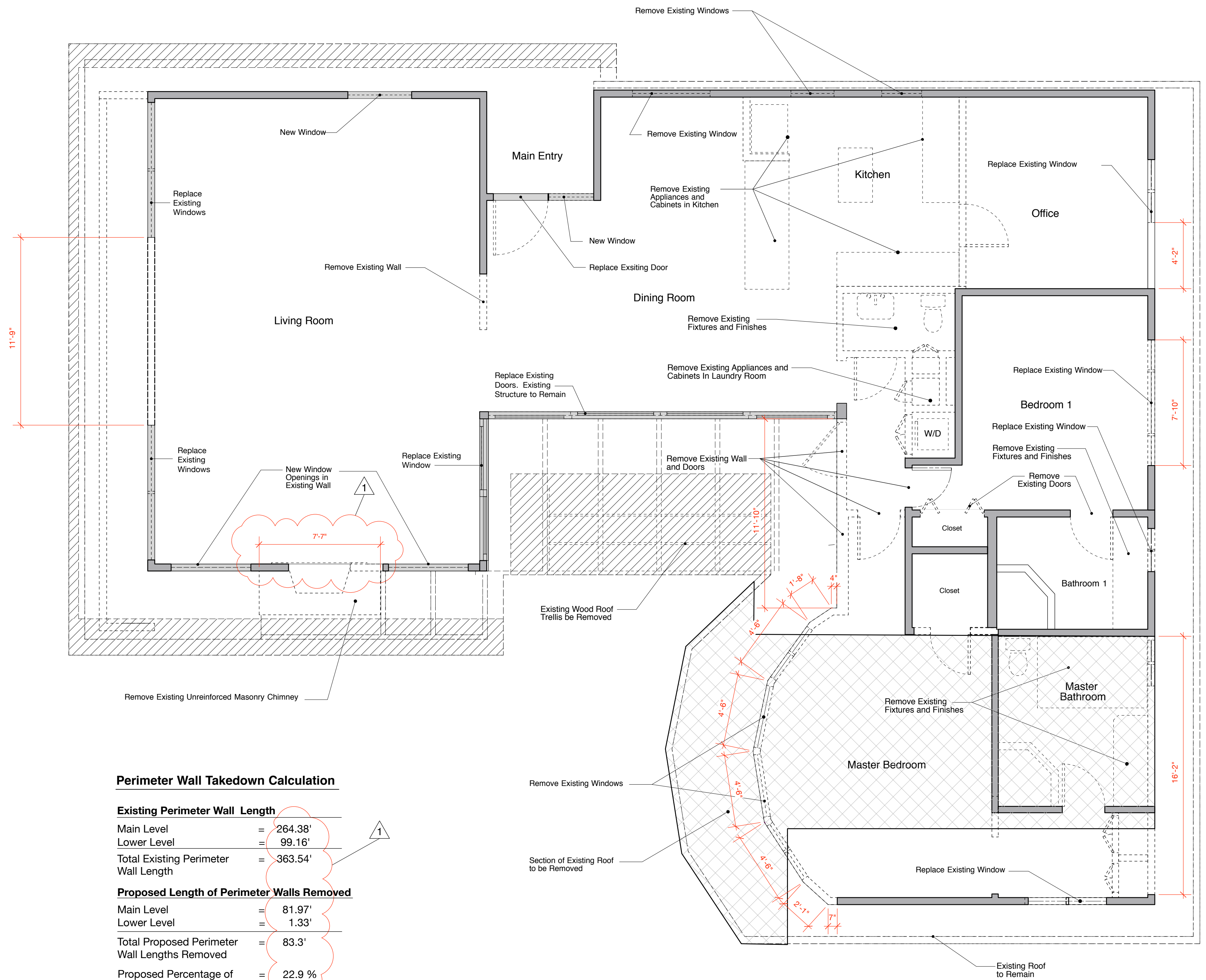
Planting Bed at South Property Line From Courtyard



Viewing Terrace From Courtyard



**Lower Level  
Take-Down Plan**



**Main Level  
Take-Down Plan**

**Perimeter Wall Takedown Calculation**

**Existing Perimeter Wall Length**

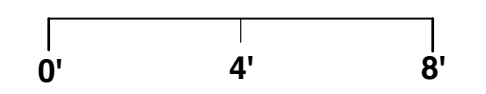
Main Level	=	264.38'
Lower Level	=	99.16'
Total Existing Perimeter Wall Length	=	363.54'

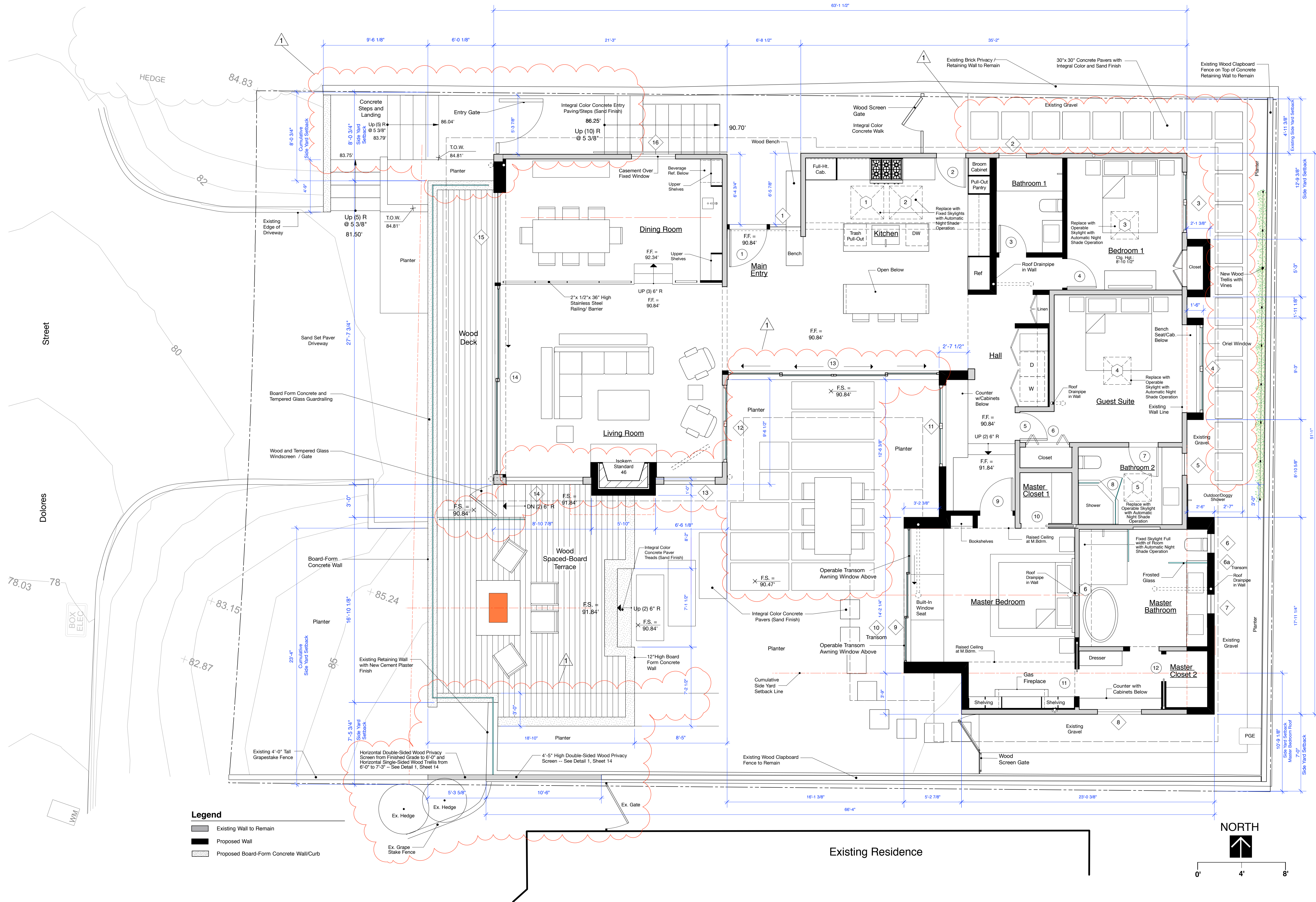
**Proposed Length of Perimeter Walls Removed**

Main Level	=	81.97'
Lower Level	=	1.33'
Total Proposed Perimeter Wall Lengths Removed	=	83.3'
Proposed Percentage of Wall Removed	=	22.9 %

**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

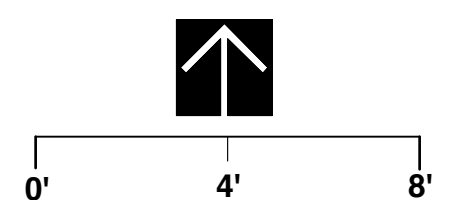




**Legend**

- Existing Wall to Remain
- Proposed Wall
- Proposed Board-Form Concrete Wall/Curb

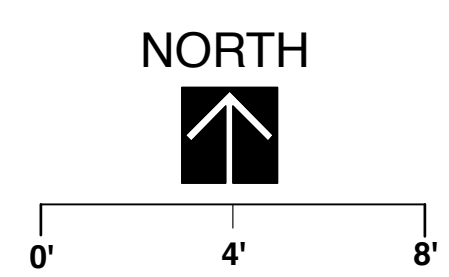
**NORTH**



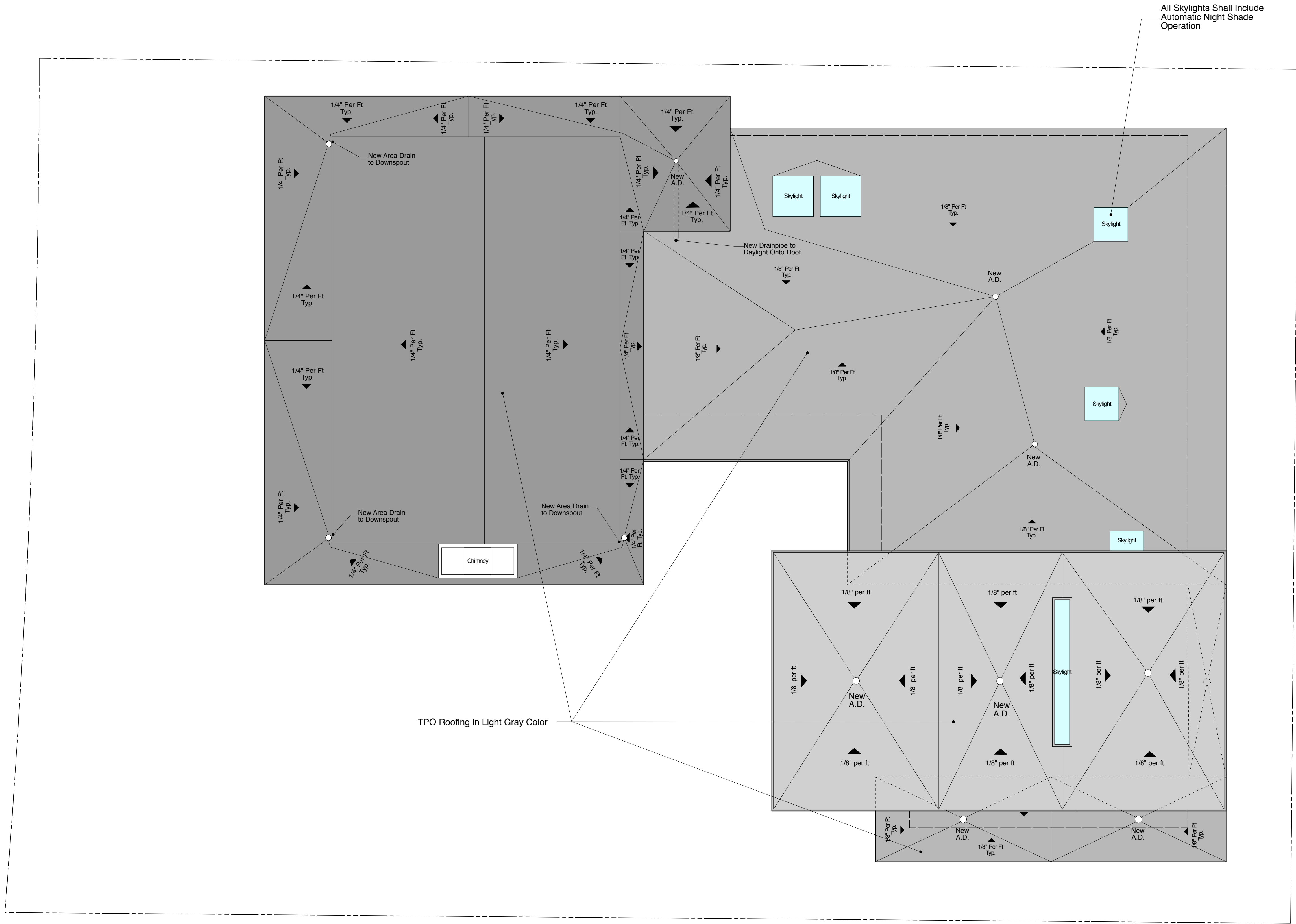




- Legend**
- Existing Wall to Remain
  - Existing Reinforced Concrete Wall to Remain
  - Proposed Deck/Garden Wall
  - Proposed Board Form Garden Wall



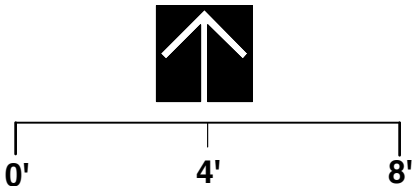
Existing Residence



All Skylights Shall Include Automatic Night Shade Operation

TPO Roofing in Light Gray Color

NORTH

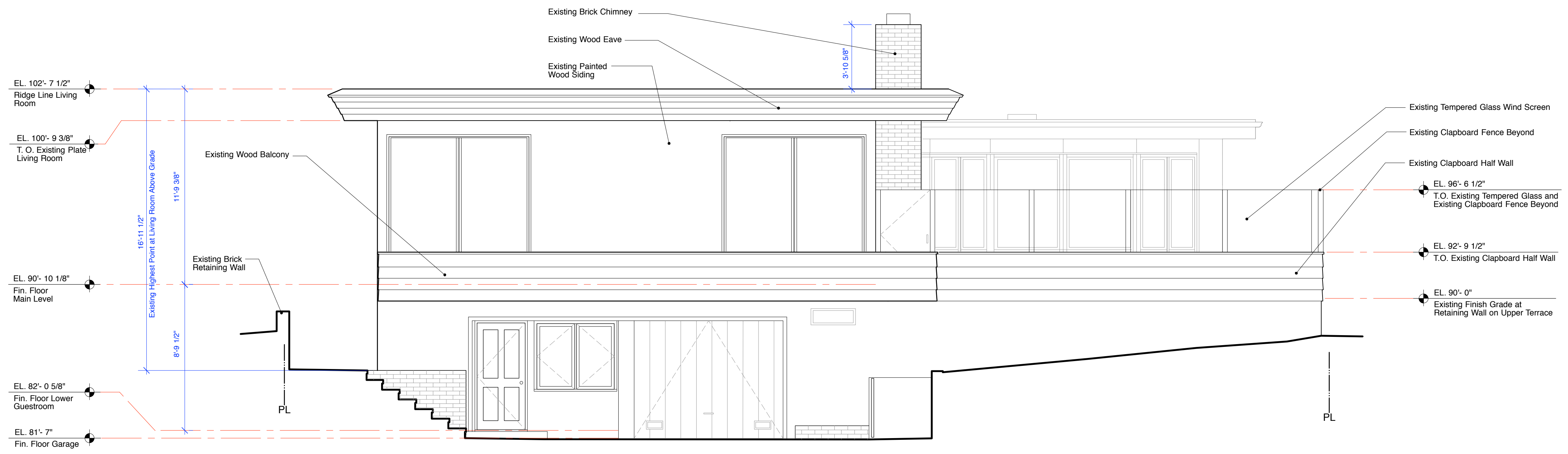




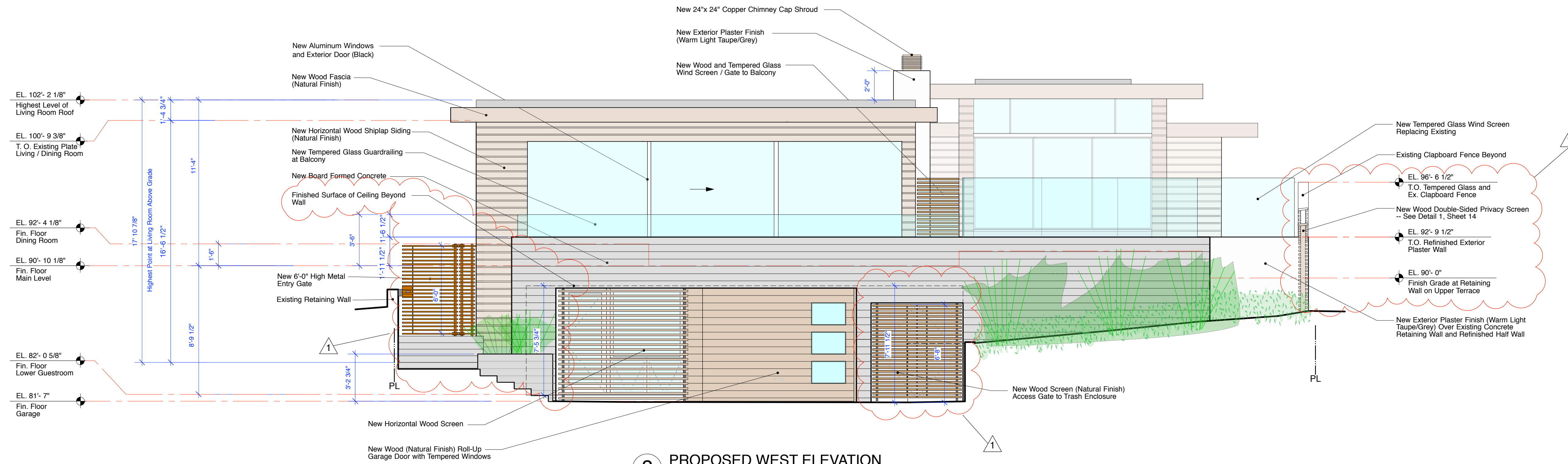
**1 EXISTING DOLORES STREET ELEVATION**



**2 PROPOSED DOLORES STREET ELEVATION**



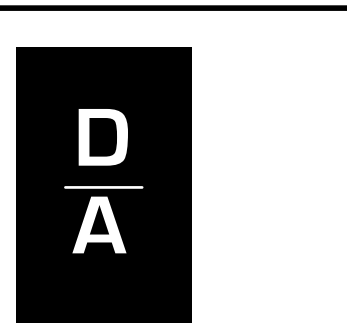
1 EXISTING WEST ELEVATION



2 PROPOSED WEST ELEVATION



3 PROPOSED MASTER BEDROOM WEST ELEVATION



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

**Howley Residence Remodel**  
26185 Dolores Street  
Carmel-by-the-Sea, CA 93921  
APN: 009-382-019

Job No. **00-00**

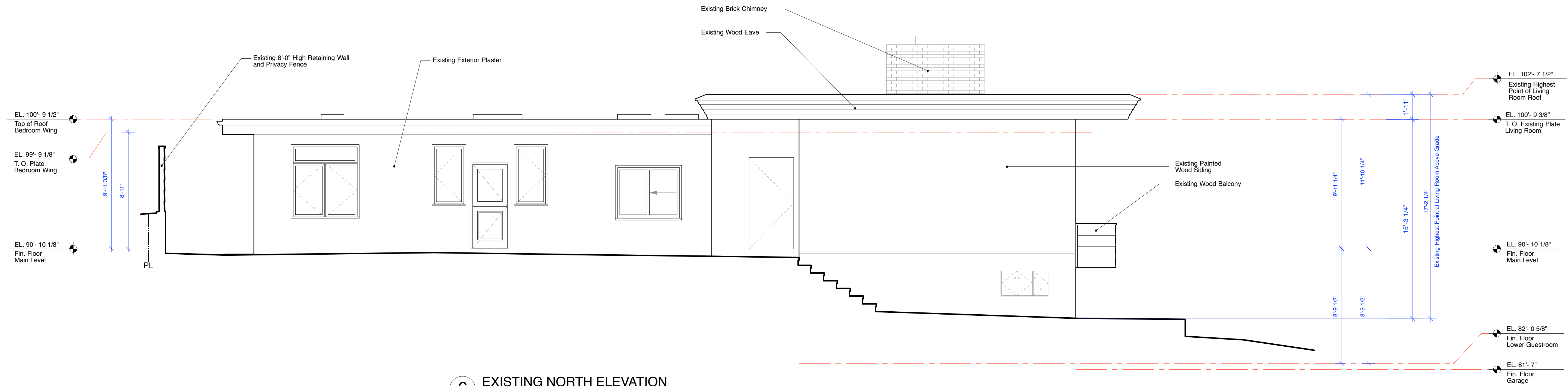
Date:  
October 10, 2020  
December 23, 2020  
Rev. 1 Planning Submittal

**Proposed South and West Elevations**

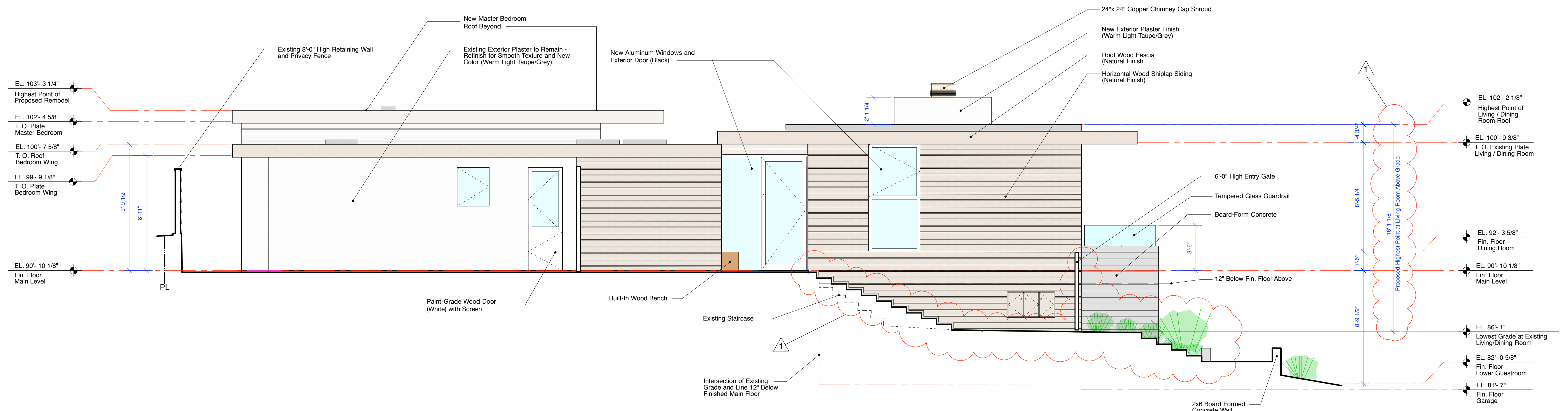
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Sheet No.



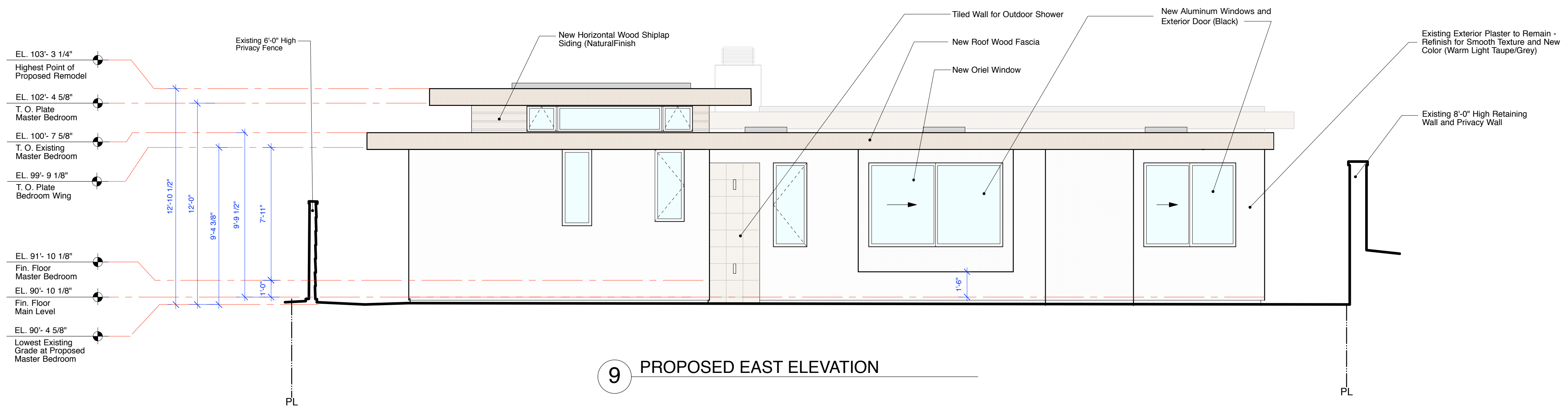
**6** EXISTING NORTH ELEVATION



**7** PROPOSED NORTH ELEVATION



**8** EXISTING EAST ELEVATION



**9** PROPOSED EAST ELEVATION

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Ross, CA 94957

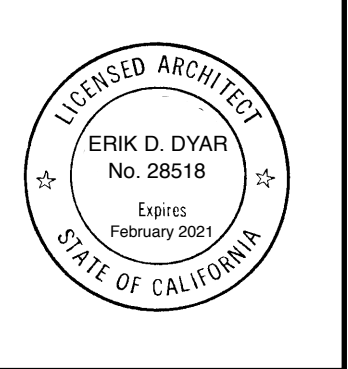
**Howley Residence Remodel**  
26185 Dolores Street  
Carmel-by-the-Sea, CA 93923  
APN: 009-382-019

Job No. **19-16**

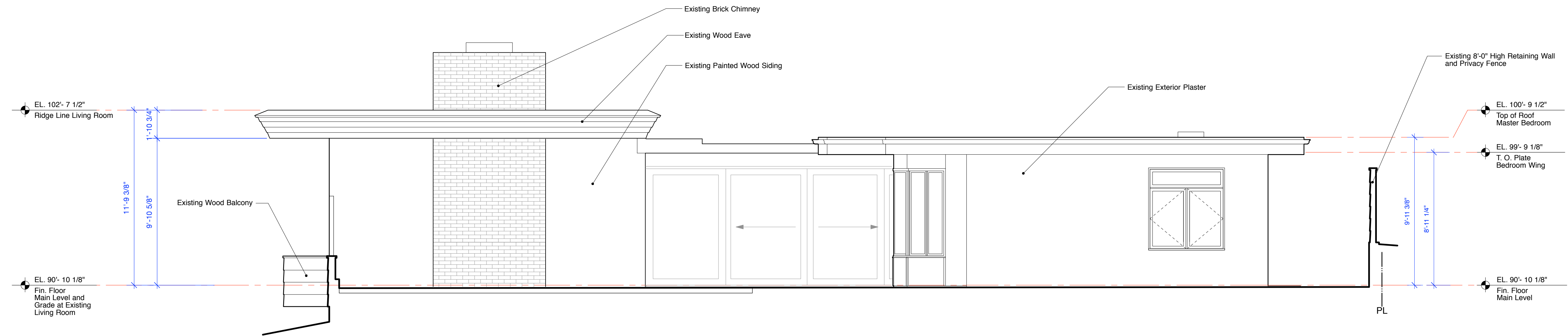
Date:  
November 12, 2020

**Existing & Proposed East Elevations**

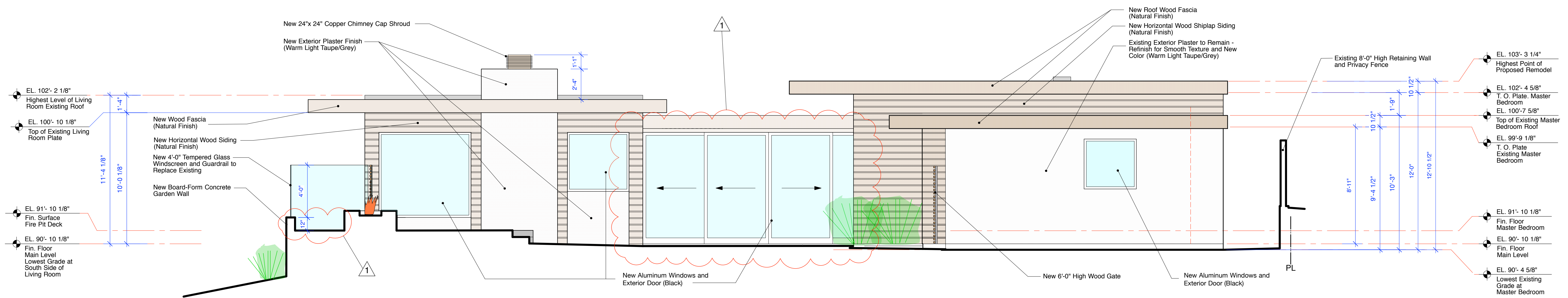
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Sheet No.  
**11**

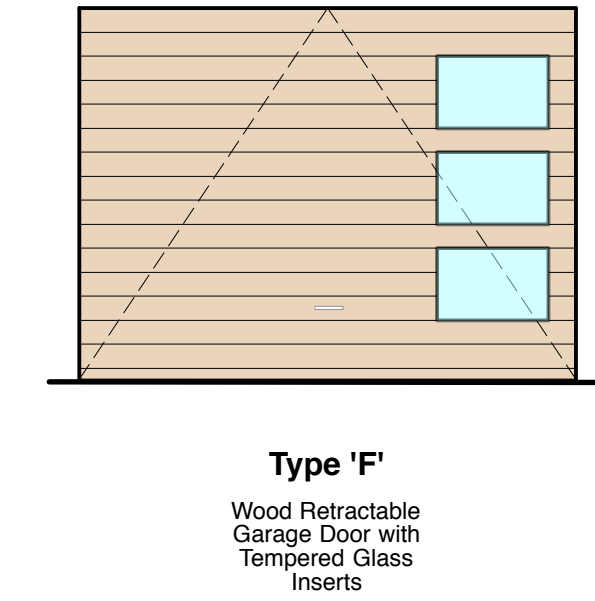
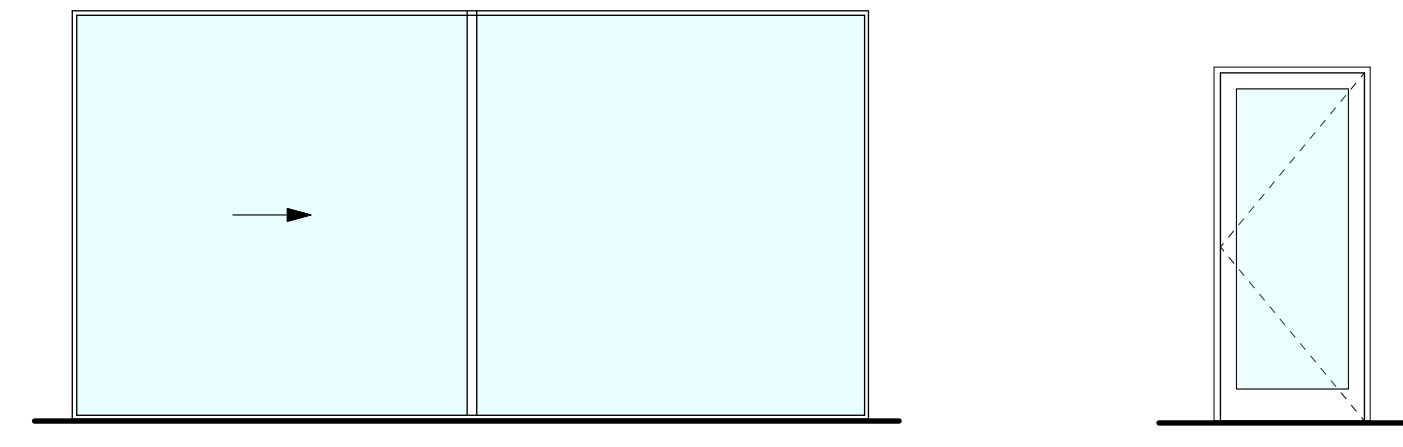
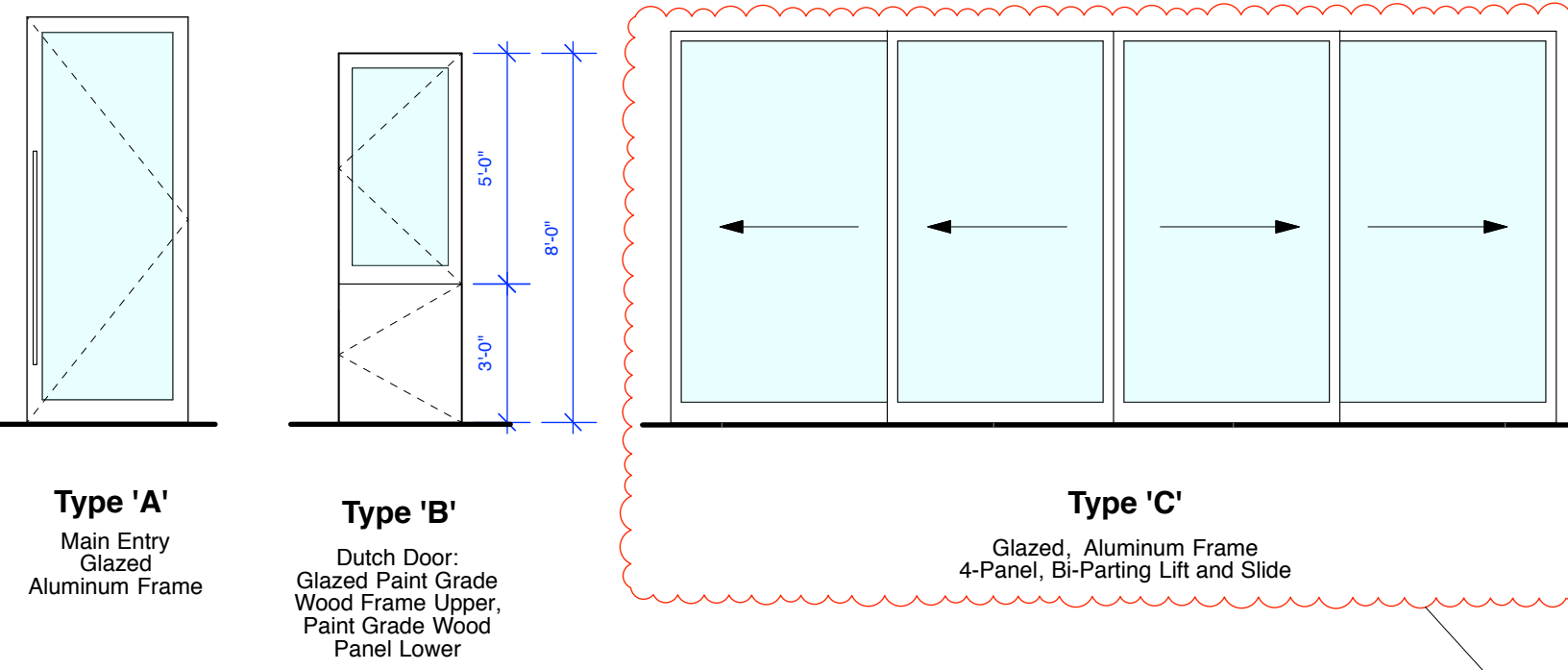


**8** EXISTING SOUTH ELEVATION

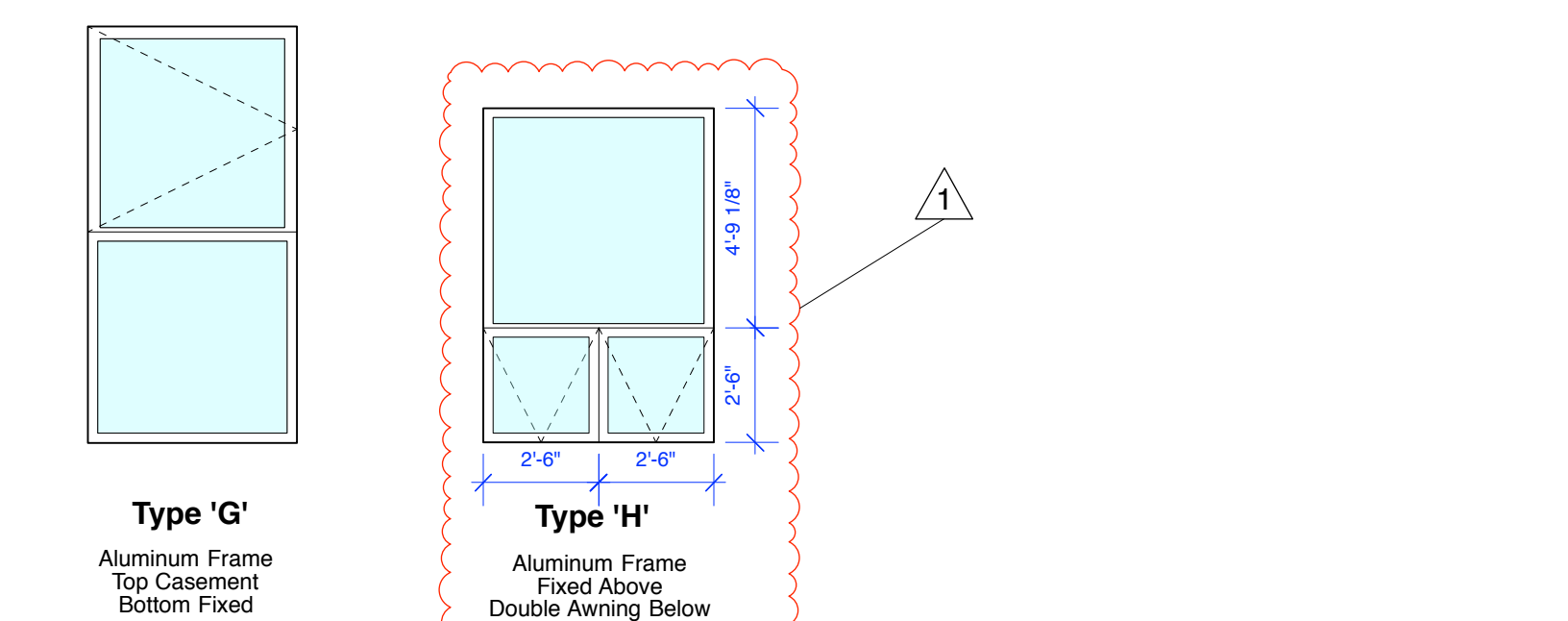
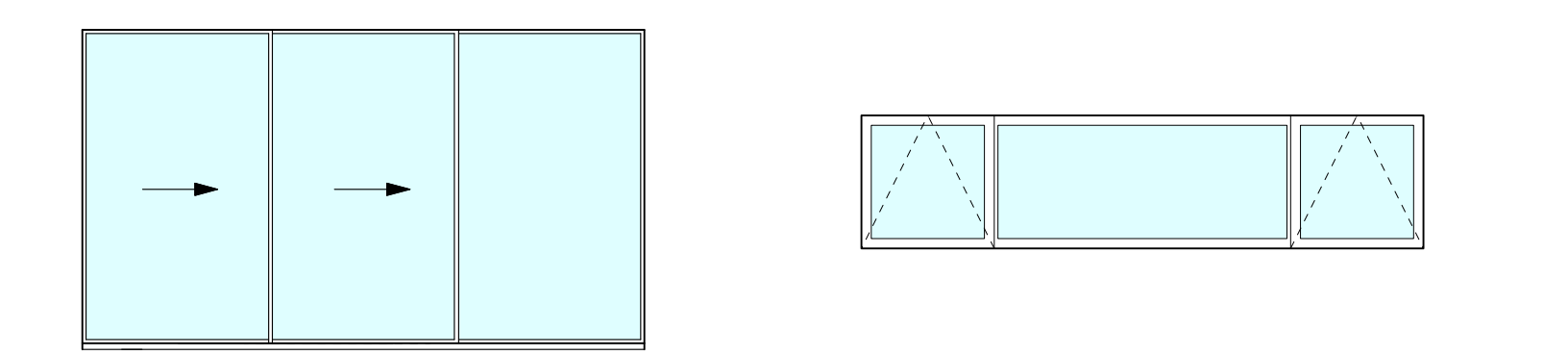
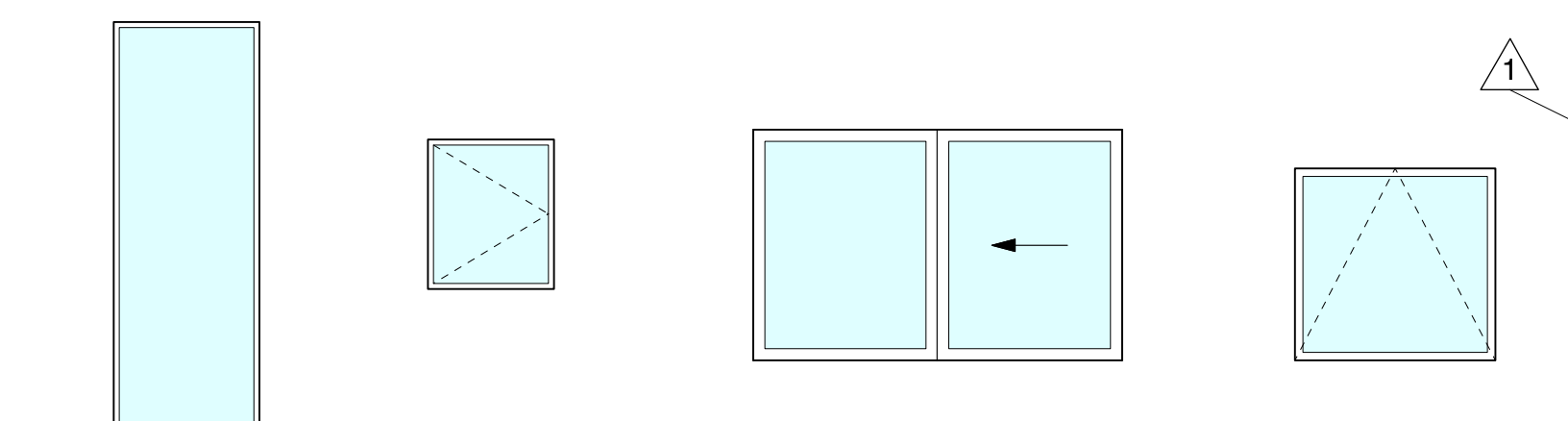


**9** PROPOSED SOUTH ELEVATION

**DOOR TYPES**



**WINDOW TYPES**



**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					In-Swing Door, Double Glazed, Tempered, Mullied to Fixed Window #1, Black 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					4-Panel Bi-Parting Lift and Slide Door, Double Glazed, 2-Panel Slider, Black Anodized Finish
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, Tempered, Black Anodized Finish

**Lower Level**

15	ADU Entry Door		3'-0"	7'-3"			1-3/4"	E	Aluminum	1" Low-E Tempered Insulated Glass	Aluminum					In-Swing Door, Double Glazed, Tempered, Black Anodized Finish, Mullied 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'-6"	6'-6"			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:**

- Provide Alternative Bid for Slider and Multi-Slide Doors as 8'-0" High Units.
- 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, Black Anodized Finish
2	Bathroom #1		2'- 6"	3'- 0"			1"	B	X	1" Insulated Glass, Tempered as Required	Aluminum		Push Out Casement, Double Glazed, Black Anodized Finish
3	Bedroom #1		5'- 6"	5'- 0"			1"	C	X / X	1" Insulated Glass, Tempered as Required	Aluminum		2-Panel Slider, Double Glazed, Black Anodized Finish
4	Guest Suite		8'- 0"	5'- 0"			1"	C	X / X	1" Insulated Glass, Tempered as Required	Aluminum		2-Panel Slider, Double Glazed, Black Anodized Finish
5	Bathroom #2		2'- 0"	5'- 0"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Push Out Casement, Double Glazed, Black Anodized Finish
6	Master Bath WC		1'- 9"	4'- 3 1/2"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Push Out Casement, Double Glazed, Black Anodized Finish
6a	Master Bath Transom		9'- 10 1/2"	1'- 6"			1"	F	X / O / X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Motorized Awning / Fixed / Motorized Awning, Tempered, Double Glazed, Black Anodized Finish
7	Master Bath Vanity		1'- 9"	4'- 3 1/2"			1"	A	O	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Fixed, Double Glazed, Black Anodized Finish
8	Master Closet		4'- 0"	3'- 10"			1"	D	X	1" Insulated Frosted Glass, Tempered as Required	Aluminum		Awning, Double Glazed, Black Anodized Finish
9	Master Bedroom		12'- 2"	6'- 11"			1"	E	X / X / X	1" Insulated Glass, Tempered as Required	Aluminum		3-Panel Multi Slider, Double Glazed, Black Anodized Finish, Mullied to Window No. 10
10	Master Bedroom Transom		12'- 2"	2'- 4"			1"	F	X / O / X	1" Insulated Glass, Tempered as Required	Aluminum		Motorized Awning / Fixed / Motorized Awning, Tempered, Double Glazed, Black Anodized Finish
11	Hall		7'- 5"	5'- 0"			1"	C	X / X	1" Insulated Glass, Tempered as Required	Aluminum		2-Panel Slider Tempered, Double Glazed, Black Anodized Finish
12	Living Room		7'- 0"	4'- 6"			3/4"	C	X / X	1" Insulated Glass, Tempered as Required	Aluminum		2-Panel Slider, Tempered, Double Glazed, Black Anodized Finish
13	Living Room		4'- 8"	4'- 6"			3/4"	D	X	1" Insulated Glass, Tempered as Required	Aluminum		Awning, Tempered, Double Glazed, Black Anodized Finish
14	Living Room		7'- 0"	6'- 6"			3/4"	A	O	1" Insulated Glass, Tempered as Required	Aluminum		Fixed, Tempered, Double Glazed, Black 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, Black Anodized Finish
16	Dining Room		4'- 0"	8'- 6"			1"	G	X / O	1" Insulated Glass, Tempered as Required	Aluminum		Top Panel Casement, Bottom Panel Fixed, Double Glazed, Black Anodized Finish
<b>Lower Level</b>													
17	Accessory Dwelling Unit		5'-0"	7'-3"			1"	H	O / XX	1" Insulated Glass, Tempered	Aluminum		Fixed Above, Double Awning Below, Double Glazed, Tempered, Black Anodized Finish -- See Window Type for Dimensions

**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 Paine, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation
2	Kitchen		3'-0"	3'-0"			3/4"		O	Insulated Double Paine, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation
3	Bedroom #1		2'-6"	2'-6"			3/4"		O	Insulated Double Paine, 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 Paine, 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 Paine, 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 Paine, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation

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Owners:  
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 Ross, CA 94957

**Howley Residence Remodel**  
 26185 Dolores Street  
 Carmel-by-the-Sea, CA 93923  
 APN: 009-362-019

Job No. **19-16**

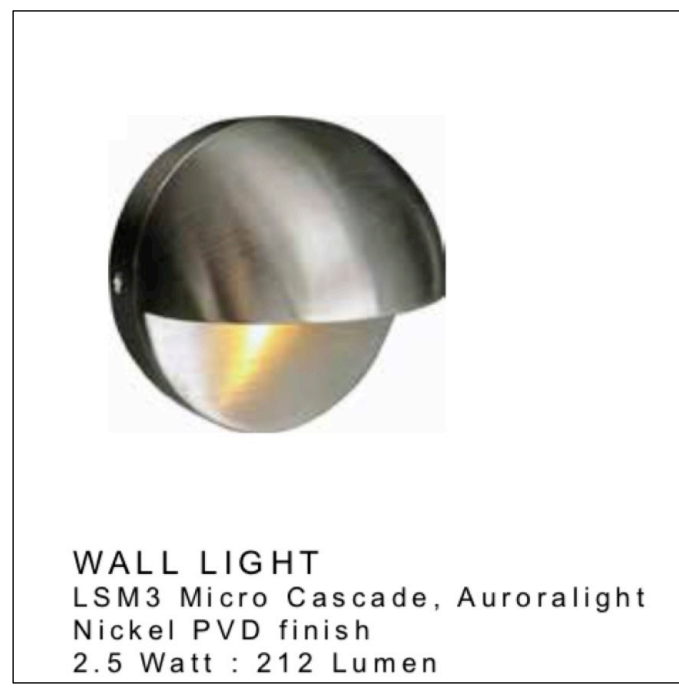
Date: November 12, 2020  
 December 23, 2020  
 Rev. 1 Planning Submittal

**Door and Window Schedules**

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

Sheet No. **13**





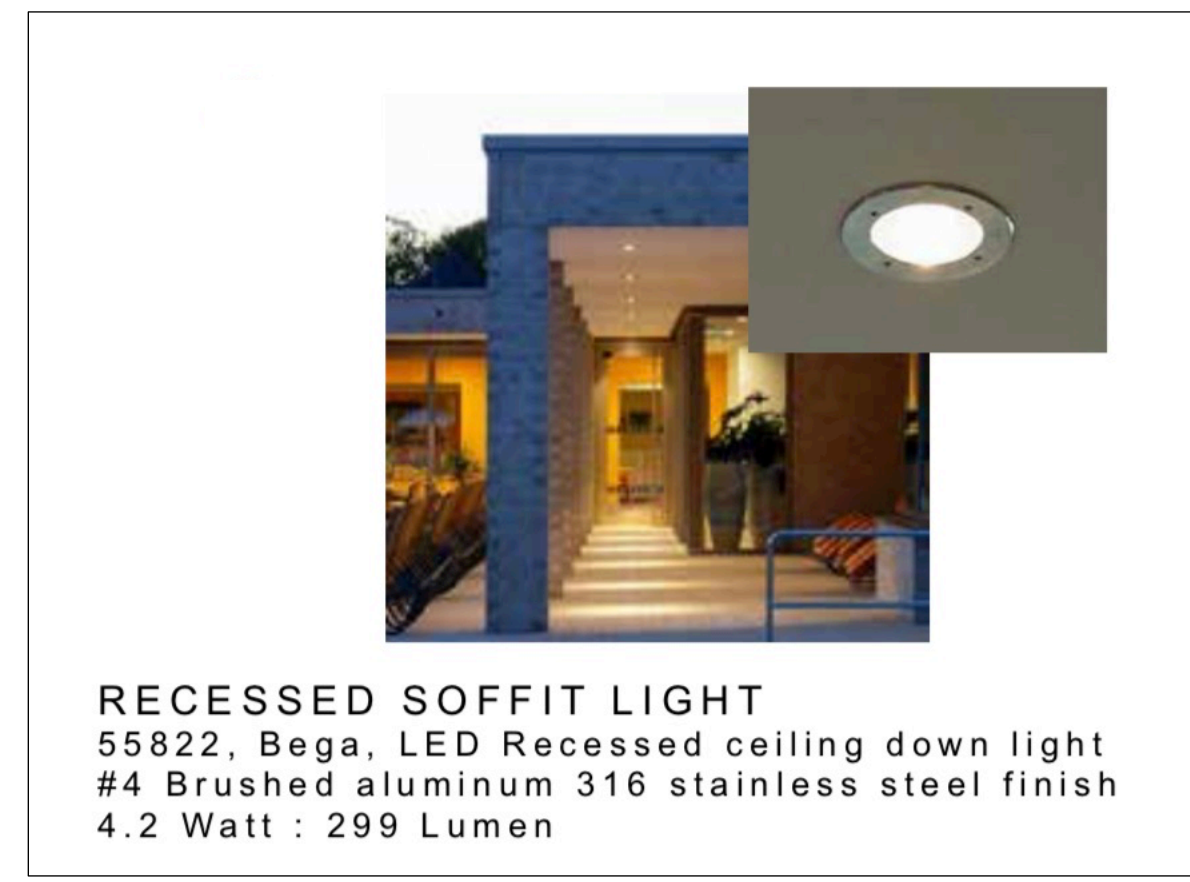
**WALL LIGHT**  
LSM3 Micro Cascade, Auroralight  
Nickel PVD finish  
2.5 Watt : 212 Lumen

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 DOWN LIGHT**  
Lightology, Leev LED Wall Sconce Light  
Powder Coated Aluminum in Charcoal Color  
10 Watt: 235 Lumens

Exterior Wall Sconce Down Light  
Sconce Shall be Installed as Down Light  
Per City of Carmel Residential Design Guidelines

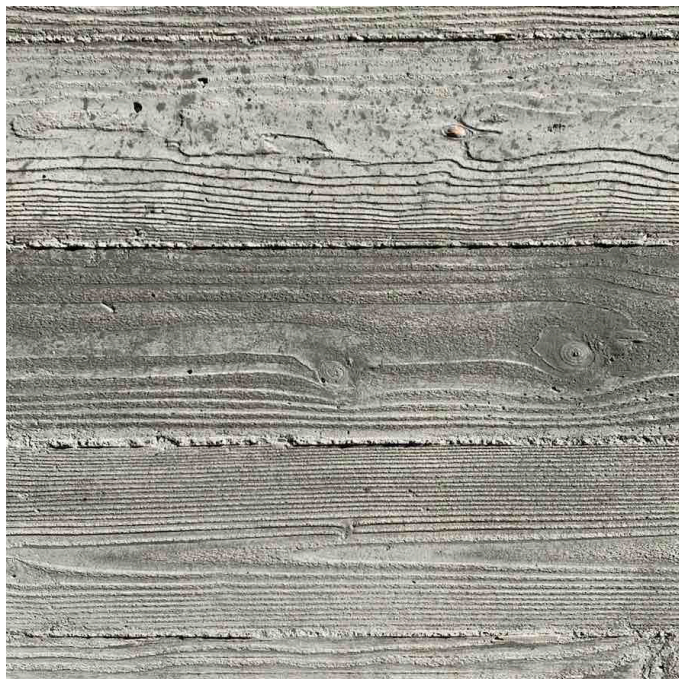


Concrete Pavers w/ Planting Strips

Concrete Pavers with Low Growing Ground Cover



Flat Roof  
PTO in Light Gray Color



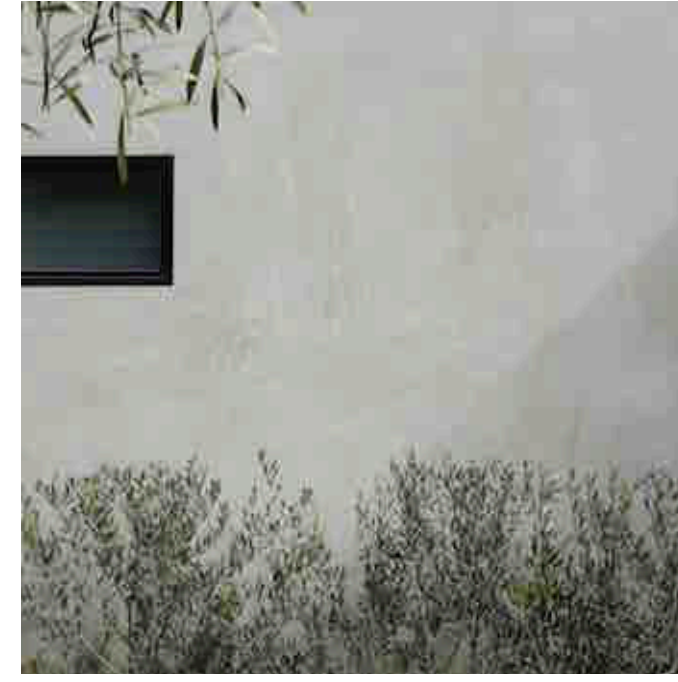
Concrete Balcony, Retaining and Fire Pit Walls

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



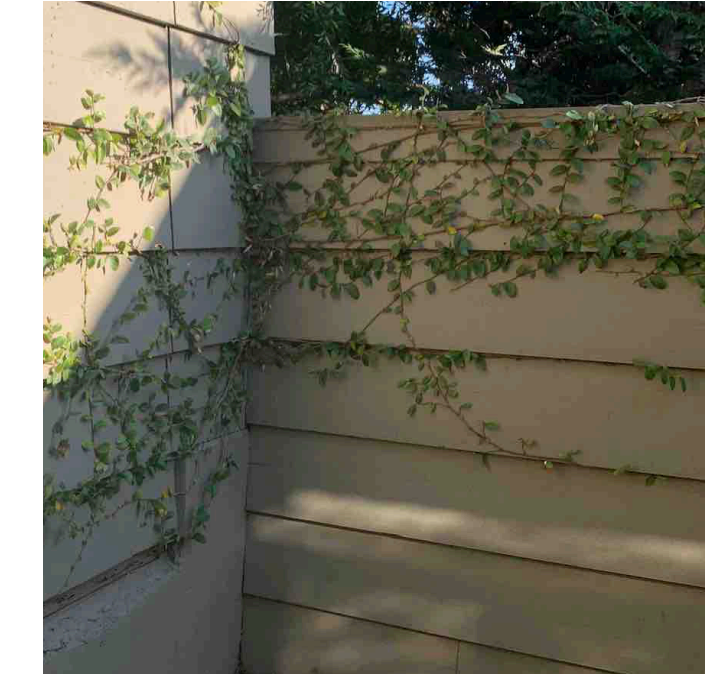
Exterior Wood Siding & Garage Door

Clear Natural Finish

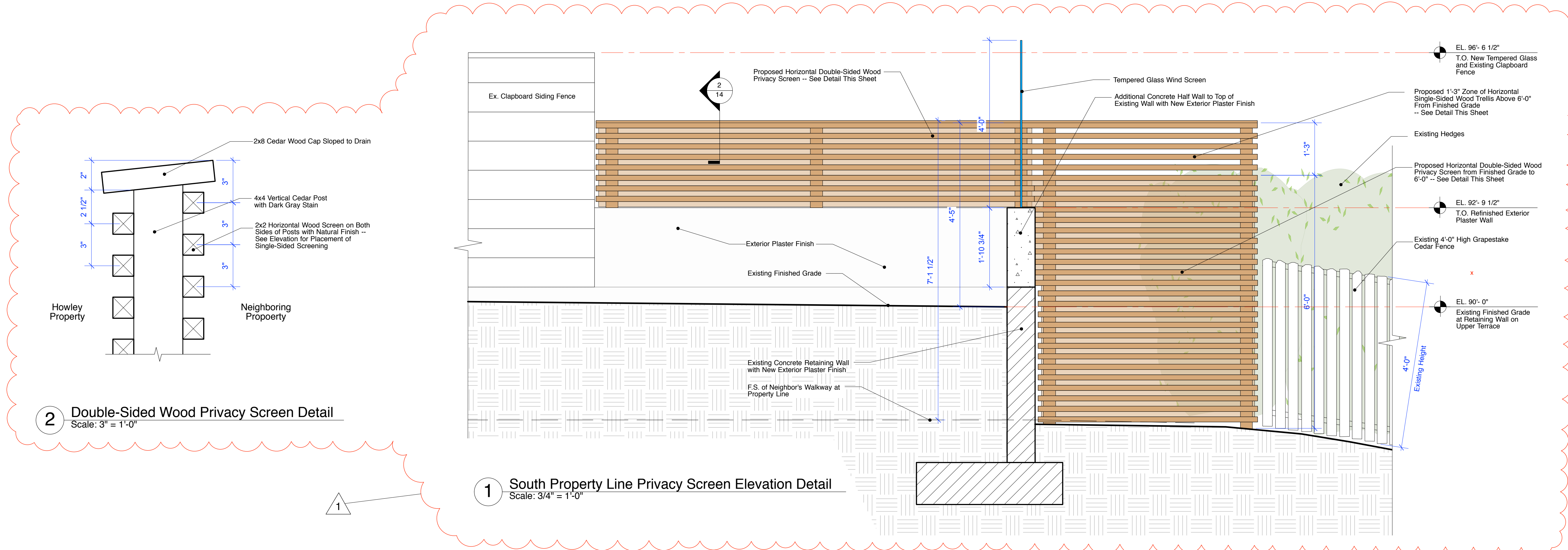


Gates and Screens

Horizontal Boards, Clear Natural Finish



Existing Privacy Fence  
11" Horizontal Clapboards, Painted Finish

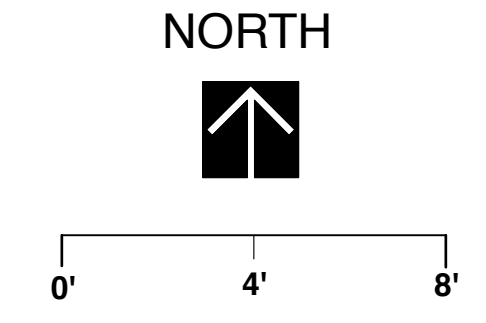




LIGHTING LEGEND	
Sym.	Description
	LED Path Light - HPL7 'Eclipse' by Auroralight, Nickel PVD Finish (2.5 Watt Max., 212 Lumens, 2700K and Dark Sky Compliant)
	LED Step Light - LSM3 'Micro Cascade' by Auroralight, Nickel PVD Finish (2.5 Watt Max., 212 Lumens, 2700K and Dark Sky Compliant)
	LED Recessed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

LANDSCAPE LEGEND	
	Proposed Shredded Bark Mulch Pathway
	Proposed Poured in Place Exposed Sand Finish Concrete Pavers at Patio, Rear Walk 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 munium	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



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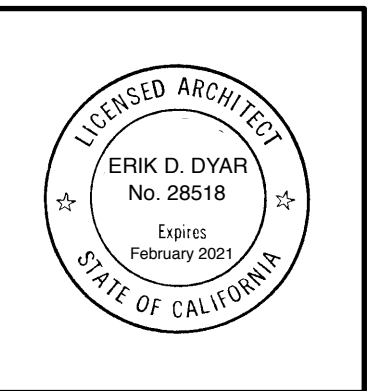
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Date:  
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**Landscape Plan**

1/4" = 1'-0"



Sheet No.  
**15**