#### **General Notes:**

- If During The Course Of Costruction Activity On The Subject Property, Cultural, Archaeological, Historical, Paleontological Resources Are Uncovered At The Site (surface Or Subsurface Resources) Work Shall Be Halted Immediately Within 50 Meters (165 Feet) Of The Find Until It Can Be Evaluated By A Qualified Archaeologist. The Monterey County Planning And Building nspection Department And A Qualified Archaeologist (i.e., An Archaeologist Registered With The Society Of Professional Archaeologists) Shall Be immediately Cntracted By The Responsible Individual Present On-site. When Contacted, The Project Planner And Archaeologist Shall Immediately Visit The Site To Determine The Extent Of The Resources And To Develop Proper Mitigation Measures Required For The Discovery.
- The Temporary Fencing Proposed To Protect The Native Oak Trees Which Are Located Close To The Construction Site Shall B E Maintaned During Construction To Prevent Inadvertent Damage From The Construction Equipment And Material Storage. No Fill Of Any Type Shall Be Placed At The Feding Zone Or Drip Line Of The Retained Trees. No Materials Or Equipment Shall Be Stored Within The Fenced Area. Said Protection Shall Be Demonstrated Prior To Issuance Of Building Permits Subject To The Approval Of The Director Of Planning And Building Inspection.
- 3. Minimum Concrete Compressive Strength At 28 Days Shall Be 2,500 Psi.
- All Reinforcing Steel Shall Conform To The A.s.t.m. A615 Grade 60 Unless Otherwise Noted
- 5. Welded Wire Fabric: Welded Wire Fabric Shall Conform To A.s.t.m. A185-79
- Lumber Species And Grades Shall Conform To The Following U.o.n.: Maximum Moisture Content Of Lumber Shall Be 19%. All Douglas Fir Lumber Which Is Exposed To Weather Shall e Pressure Treated. All Grading Shall Conform To The Rules And Regulations Of The W.w.p., R.a. & A.p.a. Plywood Shall Be D.f. Conforming To U.s. Product Standards Pa 1-74 With Exterior Ġlue, Grade Stamped A.p.a. See Framing Plans For Additional Requirements.
- 7. Wall Construction Shall Comply With Cbc Section R602 (For Conventional Construction).
- 8. Nailing To Be In Compliance With Cbs Table R602.3.1
- 9. All Manufacturer's Installation Guides To Be Provided To Inspector At Time Of Field Inspection.
- 10. The Builder/contractor To Provide The Owner And The City of Carmel-by-the-Sea With A Copy Of The Cf-6r Installation Certificate At The Time Of Final Inspection
- Contractor License: The Contractor(s) Preforming The Work Described By These Plans And Specifications Shall Be Properly And Currently Licensed During The Execution Of The Project And Shall Not Perform Work Outside The Legal Scope Of Any License.
- 12. **Scope:** The Contractor Shall Provide And Pay For All Labor, Materials , Tools , Equipment nd Machinery, Transportation, Water, Heat, Electrical, Telephone, And Any Other Related Items Necessary For The Proper Execution And Timely Completion Of The Work.
- 13. Quality Control: It Is The Express Intention Of These Plans And Specifications To Require A High Standard Of Work . If , In The Opinion Of The Contractor , Any Portion Of The Documentation Herein Is Inconsistant With This , The Architect Shall Be Notified Prior To Executing The Work And Allowed Revision Time If Felt Necessary.
- 14. Warranty: The Contractor Warrants To The Owner That All Materials And Equipment Furnished Under This Contract Will Be New Unless Otherwise Specified, And That All Work Will Be Of Good Quality, Free From Faults And Defects, And In Conformance With The Contract Drawings And Specifications.
- 15. Permits: Unless Otherwise Instructed , The Owner Shall Pay All Pemit Fees Including Utilities. The Contractor Shall Secure The Building Permit And Any Other Permits Prior To Starting The Work And Comply With All nspection Requirements Through Final Sign-Off.
- 16. <u>Legal/Notices/Code Compliance:</u> The Contractor Shall Give All Notices And Comply With All Laws, Ordinances, Building Codes, Rules, Regulations And Other Lawful Orders Of Any Public Authority Bearing On The Performance Of The Work. The Contractor Shall Promptly Notify The Designers In Writing If The Drawings And/or Specfications Are At Variance With Any Such Requirements. (2019 C.B.C.)
- 17. Responsibility: The Contractor Shall Be Soley Responsible For All Construction Means, Methods, Techniques, Sequences And Procedures Selected To Execute The Work. The Contractor Shall Coordinate All Portions Of Work Within The Scope Of The Contract.
- 18. **Safety:** The Contractor Shall Be Responsible For Initiating , Maintaiining And Properly upervising Adequate Industry Standard Safety Precautions And Programs In Connection With This Work And Shall Adhere To All Federal, Local, State & O.S.H.A. Safety Regulations.
- 19 Insurance: Liability Insurance Shall Be Maintained By The Contractor To Protect Against All Claims Under Workman's Compensation Acts , Damages Due To Bodily Injury Including Death, And For Any Property Damages Arising Out Of Or Resulting From The Contractor's Operations Under The Contract. This Insurance Shall Be For Liability Limits Satisfactory To The Owner. The Owner Has The Right To Required Contractual Liability Insurance Applicable To The Contractor's Obligations. Certificates Of Such Insurance Shall Be Filed With The Owner Prior To The Commencement Of The Work.
- 20. Indemnificaion: The Contractor Who Agrees To Perform This Work Also Agrees To Indemnify And Hold Harmless The Owner And The Architect From And Against All Conse Claims/damages/losses/and Expenses , Including Attorney's Fees And Litigation Costs Arising Out Of Or Resulting From The Performance Of The Work.
- 21. Cleaning Up: The Contractor Shall Keep The Premises And Site Free From Accumulation Of Waste Materials During Construction By Periodic Clean Up And Off-site Debris Removal . Final Cleanup And Debris Disposition Shall Be To The Satisfaction Of The Owner.
- 22. Contractor Shall Visit The Site And Verify All Existing Conditions Prior To Any Work And Notify The Designers Of Any Dicrepances Between These Drawings And Existing Conditions Affecting The Work Or Nature Of SpecifiedMaterials And/or Scope Of Design.
- 23. All Notes, Dimensions. Ect. Indicate New Materials Or Construction Unless Otherwise Noted.
- 24. No Land Clearing Or Grading Shall Occur On The Property Between October 15 And April 15 Unless Authorized By The Director Of Planning And Building Inspection. All Cut And/or Fill Of Slopes Exposed During The Course Of Construction Shall Be Covered , Seeded With Native Grasses Or Otherwise Treated To Control Erosion.
- 25. Shop Drawings: Prior To Fabrication, The Contractor Shall Submit To The Architect For Approval Shop Drawings For All Structural Steel , Reiforcing Steel , Glue Laminated Beams And Prefabricated Trussed, Shop Drawings Are Not Change Orders, But Rather Serve To Demonstrate To The Engineer That The Contractor Understands The Requirements & Design Concepts Of The Plan , Details & Specifications.
- 26. Change Orders: No Verbal Change Orders Shall Become Legal And Binding.
- 27. Construction, Bracing & Shoring: The Contractor Shall Be Solely Responsible For All Bracing And Shoring Required During Construction Until All Construction Is Complete.
- 28. <u>Similar Conditions:</u> Conditions Not Specifically Detailed Shall Be Built To Conform With
- 29. <u>Discrepancies:</u> The Contractor Shall Verify All Dimensions , Elevations , Materials And Conditions Prior To Starting Construction. Any Discrepancies Shall Be Reported To The Architect Prior To Ordering Materials And Starting Construction.
- 30. Technical Specifications: All Technical Specifications Referred To In The Drawings Are By This Reference Part Of The Construction Documents.

#### **Fire Department Notes:**

- All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a "Knox Box" for immediate access by emergency equipment shall be required
- Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Coordinate All Vegetation Management Activities with the City Forester. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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.
- The building(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.
- 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 Ubc The Alarm Panel Shall Be Required To Be Placarded Ad Permanent Building Equipment.
- All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction

#### **Plumbing Notes:**

- 1. Per California Civil Code Article 1101.4 and CALGreen Section 301.1, for all building alterations or improvements to a single family residential property, all existing plumbing fixtures in the entire house that do not meet compliant flow rates will need to be upgrade Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greate than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet
- Water closets installed on or after July 2, 2011 shall have a maximum flush volume of 1.28 gallons, and shall meet or exceed the minimum performance criteria developed for ertification of high-efficiency toilets under the WaterSense program adopted by the EPA.

with a maximum floow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets).

All plumbing fixtures and fittings shall be water conserving per CGBC4.303. Including: maximum 1.8 gpm @ 80 psi for single showerheads, when a shower is served by more than one showerhead, the combined flow rate of multiple showerheads to not exceed 1.8 gpm @ 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. 1.2 gpm @ 60 psi for lavatory faucets, maximum 1.8 gpm @ 60 psi at

#### **CalGreen Notes:**

- 4.106.2: Storm Water Percolation Pits have been sized and located on the property All Stormwater is diverted to these pits.
- 4.106.3: Grading to Slope Away from Buildings 5%, Typical. French Drain to be installed along East Existing Foundation Wall, Driveway and All new retaining Walls and Footings.
- 4.303.1,2: Plumbing fixtures and fittings shall comply with the following: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of multiple showerheads to not exceed 1.8 gpm @ 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Showerheads shall be certified to the perfomance criteria of the U.S. EPA WaterSense Specification for Showerheads. The maximum flow rate of lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi and a minimum flow rate of 0.8 gallons at 20 psi. Metering faucets shall not deliver more than 0.25 gallons per cycle. The Maximum flow rate of Kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. They may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi and must default to the maximum of 1.8 gallons per minute at 60 psi. Plumbing fixtures and fittings ahall be installed in accordance with the California
- Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

Plumbing Code and shall meet the applicable standards reference in Table 1401.1.

- 1. Controllers shall be weather-or soil moisture-based controllers that automatically adjust irrigation in response to changes in plans' needs a weather conditions change. 2. Weather-based controller without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
- 4.406.1: Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
- 4.410.1: At the time of final inspection, a manual including required items listed in section 4.410.1 shall be placed in the building.
- Construction Waste Management: Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, Materials to be Recycled: Concrete, metals Gypsum Drywall, Window/Glass, Cardboard, Pallets. Existing Appliances to be provided for reuse. Waste Material to be taken to: Monterey Regional Waste Management District. 14201 Del Monte Blvd., Marina CA. 831-384-5313. Waste

Material to be calculated by Weight.

- 4.504: At the time of rough installation, during storage on the construction site and until final startup of the HVAC equipment, all duct and other related air distribution componetn openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agnency to reduce the amount of water, dust and debris which may enter the system. Adhesives, sealants, and caulks shall be compliant with VOC limits indicated in sections 4.504.1 and 4.504.2). Architectural paints and coatings shall comply with VOC limits indicated in section 4.504.3. Areosol paints and coatings shall meet the requirements of section 4.504.2.3. Verification shall be provided
  - at the request of the enforcing agency. All carpet install in the building interior shall meet the testing and product requirments indicated in Section 4.504. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with section 4.504.4. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirmenets for formaldehyde indicated in section 4.504.5.
- Install capillary break and vapor retarder at slab-on-grade foundations per section 4.505.2. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing memebers exceed 19-percent moisture content. Moisture content shall be verified in compliance with items indicated in section 4.505.3. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.
- Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fan shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless function as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - 3. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal to 50-percent to a maximum of 80 percent. A humidity control may be a separate component to the exhaust fan and is not required to be integral. 4. All Bathroom Exhaust Fans Shall Have Backdraft Prevention in Accordance with CMC 504.1.1.
- Heating and air-conditioning system design shall be sized, designed and have their equipment selected using methods indicated in section 4.507.2 See mechanical specifications.

#### Ownership And Use Of These Drawings And Specifications

- 1. Title And All " Copyright " Privileges To These Drawings And Specifications Is Claimed By Dyar Architecture Hereinafter Reffered To As ' Architect ' Without Prejudice. Visual Contact With These Subject Drawings And Specifications Shall Constitute Prima Facia Evidence Of The Acceptance Of These Ownership Rights And The Following Related Restictions.
- The Use Of These Drawings And Specifications Shall Be Soley Restricted To The Original Site For Which They Were Prepared And The Architect Hereby States That They Are Not Intended For, Not Suitable Engineered For Any Other Site. Reproduction Of These Documents Is Therefore Expressly Limited To This Intended Use
- 3. The Architect Disclaims All Responsibility If These Drawings And Specifications Are Used, In Whole Or In Part, Without Prior Written Permission, Whether Or Not Modified By Others For
- In The Event Of Unauthorized Use By Any Third Party Of These Drawings And Specifications The Client For Which This Work Was Originally Prepared Hereby Agrees To Hold Harmless, Indemnify And Defend The Architect, From And Claims Arising From Such Unauthorized Use.

#### Carmel-by-the-Sea Notes:

- Install Battery Operated, Approved, Carbon And Smoke Detectors In Existing Residence As Required Per California 2019 California Building Code And 2019 California Fire Code. To Be Inspected And Verified In The Field
- 2. Tree Protection Shall Be In Place Prior To Any Permits Being Issued If Required
- 3. To Minimize Off-site Vibration And Damage To Nearby Properties, Contractor Shall Utilize the Smallest Feasible Compaction Equipment Capable of Achieving The Desired Compaction Level. Contractor Is Responsible For Any And All Off-site Damage and Shall Repair any Damage in a Fimely Manner Prior To Issuance Of A Certificate Of Occupancy For The Project.

#### **Special Inspections**

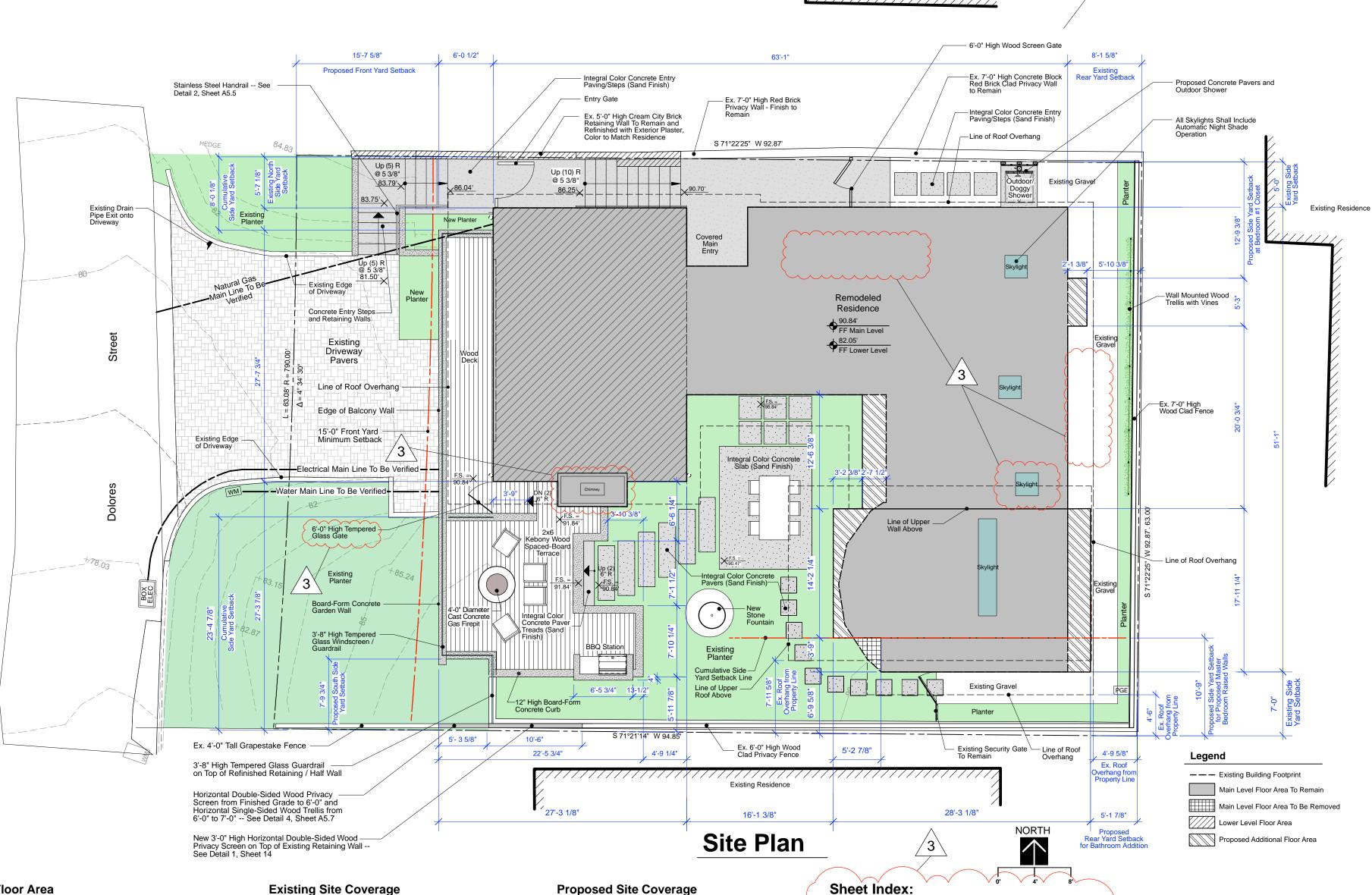
See Structural Sheets For Special Inspections Required For This Project. Contractor Shall Coordinate Forms And Procedures With The Building Department.

#### **Surveyor Note**

The Registered Land Surveyor Shall Survey The Footing Locations To Verify Copliance With The Approved Site Plan Prior To Footing Inspection, And Shall Survey The Building Height To Confirm Compliance With Building Height Requirements Prior to Roof Sheathing Inspection. Reports From The Surveyor Affirming That The Surveyed Elements Are in Compliance With The Approved Plans Shall Be Provided At The Time of Inspection.

#### 8-1-1 Dig Alert Note

Contractor To Obtain An 8-1-1/ Dig Alert Ticket Prior To Permit Issuance And To Maintain It In Active Status Throughout The Project.



Existing Residence

Existing Floor Area		
MAIN LEVEL	=	2145 SF
LOWER LEVEL (Above Grade)	=	281 SF
EXISTING FLOOR AREA (Above Grade)	=	2,426 SF
LOWER LEVEL (Basement)	=	304 SF
TOTAL EXISTING FLOOR AREA	=	2,730 SF
EXISTING ALLOWABLE FLOOR AREA (2432 Base ) + (2432 - 2426) x 2 +100 Bonus	=	2,544 SF
Proposed Floor Area		
MAIN LEVEL (Includes 13 SF Removed at M. Bdrm. & New Fireplace)	=	2,132 SF
MAIN LEVEL ADDITION	=	109 SF or 4.0 % of Existing Floor Area (all Under Existing Eaves
LOWER LEVEL GARAGE (Above Grade)	=	69 SF
PROPOSED FLOOR AREA (Above Grade)	=	2,310 SF
LOWER LEVEL GARAGE (Basement)	=	218 SF
TOTAL PROPOSED FLOOR AREA	=	2,528 SF
EXISTING LOT AREA:	=	5,889 SF
BASE FLOOR AREA:		
5889 x (0.45 - (1889 x 0.02 / 1000)) = 5889 x 0.413	=	2432 SF
PROPOSED ALLOWABLE FLOOR AREA (2432 Base) + (2432 - 2310) x 2 + 100 Bonus	=	2,776 SF
NET MAIN LEVEL FLOOR AREA ADDED TO EXISTING	=	96 SF

**Project Description:** 

Integral-color Concrete Pavers.

(Exempt from FAR Calculation per

Occupancy Group: R-3/U

Type of Construction: V-B

Requirement of This Project

TOTAL A.D.U. AREA

State of California Law)

Zoning: R-1

**Proposed Accessory Dwelling Unit Area** 

Remodel Of A Partial 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

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

298 sq. ft.

Sitework, Including A Reduction In Total Site Coverage, A

New Front Wood Deck And Fire Pit And Courtyard Patio

An Automatic Fire Sprinkler System(s) Is a

No Trees Shall be Removed in this Project

With Light Gray, TPO Membrane Roofing, Raised Roof

Remodeling. The Proposed Project Also Includes The

Area Over Master Bedroom And General Interior

#### **Existing Site Coverage** Permeable Coverage Rear Yard Gravel = 364 SF Concrete Sand Set Driveway Pavers = 491 SF 50% Courtvard Gravel Planting Bed = 382 SF / 2 = (50% Permeable Site Coverage) Total = 1046 SFImpermeable Coverage Entry Walk and Steps = 333 SF Driveway Concrete Curbs & Retaining Walls = Brick Privacy / Retaining Walls & Fencing = 152 SF Roof Overhangs Over 18" = 217 SF = 602 SF Concrete Courtyard Terrace Rear and Side Yard Concrete Walk = 173 SF = 106 SF Front Cantilevered Deck <u>Total</u> = 1603 SF = 2649 SF Total Existing Site Coverage

# **Revisions to Building Permit**

#### A. Exterior Revisions

- 1. Change Wood Siding Species from African Mahogany to Select Tight Knot Western Red Cedar; Removal of Oriel Window at Guest Suite; 3. Removal of Skylights in Kitchen and Bathroom #1;
- 4. Retain Location of Existing Skylight in Bathroom #2 and Replace with Operable Skylight with Automatic Night Shade; 5. Retain Existing Living Room Fireplace Chimney and Refinish
- Remove Proposed Window East of the Living Room Fireplace; 7. Modify Detailing of Wood Screening at Lower Floor ADU; 8. Retain Existing Wood Gate at South Side Yard; 9. Replace Existing Wood Gate and Fence at North Side Yard

with Exterior Plaster (Color and Texture to Match Approved);

with New Wood Gate and Fence in Same Location (Material to

- Match Wood Siding): 10. Remove Wood Screening from Proposed Tempered Glass Gate at Fire Pit Balcony; 11. Change Living Room Sliding Door from a (2) Panel Sliding Door
- to a (3) Panel Sliding Door; 12. Removal of Awning Window at Main Entry Window Assembly; 13. Remove Glass from Dutch Door at Kitchen: 14. Add New Casement Window on North Elevation of Kitchen;
- 15. Change Awning Windows into Fixed Windows at Master Bathroom Transom Window: 16. Removal of Proposed Air Conditioning Condensor from Rear Yard of Residence.

B. Interior Revisions

1. Reconfiguration of Kitchen and Bathroom #2; 2. Add 1/2" Plywood Sheathing to Existing Main Floor Subfloor; 3. Add Electric Heating/Decoupling Mats in Bathroom #1, Bathroom #2 and Master Bathroom;

1 Toposca Oile Ooverage		
Permeable Coverage		
Rear Yard Gravel	=	323 SF
Concrete Sand Set Driveway Pavers	=	368 SF
Fire Pit Terrace (Spaced Decking)	=	298 SF
Courtyard Pavers, Rear Walk Pavers and Stone Fountain	=	141 SF
<u>Total</u>	=	1130 SF
Impermeable Coverage		
Entry Walk, Steps, Outdoor Shower and Patio	=	514 SF
Driveway Concrete Curbs & Retaining Walls	=	14 SF
Entry Walk Retaining Walls	=	20 SF
Brick Privacy / Retaining Walls & Fencing	=	140 SF
Roof Overhangs Over 18"	=	183 SF
Firepit Deck Curb Walls, Steps, Retaining Wa	alls	
and Firepit	=	101 SF
Living Room Deck	=	157 SF
Living Room Deck Walls	=	31 SF
<u>Total</u>	=	1160 SF
Total Proposed Site Coverage	=	2290 SF
Proposed Reduction to Site Coverage	=	359 SF

#### **Applicable Codes:**

All work shall comply with: 2019 California Building Code (CBC) 2019 California Residential Code (CRC) 2019 California Plumbing Code (CPC)

Required Minimum Reduction to

Site Coverage (96 sf x 2)

2019 California Mechanical Code (CMC) 2019 California Electrical Code (CEC) 2019 California Fire Code (CFC) 2019 California Energy Code (CEnC)

2019 California Green Building Code
Current Edition of the Carmel-by-the-Sea Municipal Code

#### **Deferred Submittals:**

 Any Required Irrigation Plans, Specifications And System Calculations For The Irrigation System With MOWA Calculations And Any Other Requirements Per MPWMD. The Installation Of The Irrigation System, Landscaping And Hardscaping Shall Be Be A Contract By A Licensed

Solar PV System To Be Submitted Under Separate Permit For Review And Approval

<u>General:</u> Cover Sheet, Site Plan, Project Data & General Notes City of Carmel Planning Conditions of Approval and

**Deferred Submittal Agreement** G.2 Regional Construction Best Management Practices G.3 Drainage and Erosion Control Plan

### <u> Architectural:</u>

A1.2 Main Floor Plan A1.3 Lower Floor Plan A1.4 Roof Plan A1.5 Wall Take Down Plan A2.1 West and South Elevations

A4.2 Interior Elevations

A2.2 North and East Elevations A3.1 Building Sections A3.2 Building Sections A4.1 Interior Elevations

A4.3 Interior Elevations A4.4 Interior Elevations A4.5 Interior Elevations A4.6 Interior Elevations

A5.1 Construction Details A5.2 Construction Details A5.3 Construction Details

A5.4 Construction Details A5.5 Construction Details A5.6 Waterproofing Details

A5.7 Construction Details A5.8 Construction Details A5.9 Construction Details A5.10 Construction Details

A5.11 Construction Details A6.1 Door and Window Schedules A6.2 Finish Schedules

E1.1 Main Floor Electrical Lighting Plan E1.2 Main Floor Electrical Power Plan E1.3 Lower Floor Electrical Lighting Plan and Exterior Lighting Selections

E1.4 Lower Floor Electrical Power Plan

Structural:

Structural Notes S0.0 S0.1 Structural Notes S1.1 Typical Details Typical Details S1.2

WSWH1 Simpson Strong Wall Details WSWH2 Simpson Strong Wall Details S2.1 Lower Level Foundation Plan

S2.2 Main Level Foundation Plan Roof Framing Plan S2.3 S3.1 Foundation Details

S3.2 Foundation Details S3.3 Structural Details

# DYAR

ARCHITECTURE P.O. BOX 4709 CARMEL, CALIFORNIA 93921 v: 831.915.5602

Email: info@dyararchitecture.cor

f: 831.309.9999



Shall Not Be Used By The Owne Or Other On Another Project Except By Agreement In Writing And With Appropriate
Compensation To The Architect.

Owners: Kevin and Dyanne Howley Ross, CA 94957

19-16

Building Permit Submittal March 23, 2021 City Plan Check Corrections April 9, 2021

Drainage, Erosion & Sediment Control Plan

C.2 Drainage, Erosion & Sediment Control Plan

Mandatory Measures Summary

P0.1 Legends, Schedules, Notes and Details

P0.2 Legends, Schedules, Notes and Details

Mechanical:

M0.1 Mechanical Notes

M0.3 Energy Compliance

M0.4 Energy Compliance

M6.1 Piping Schematic

M6.2 Controls Schematic

P2.1 Waste and Vent Plan

P2.2 Waste and Vent Plan

Planting Plan

<u>Landscape:</u>

P2.3 Domestic Water and Gas Plan

L-2 Irrigation and Lighting Plans

P2.4 Domestic Water and Gas Plan

M0.2 Mechanical Notes and Details

M0.5 2019 Low-Rise Residential

M2.1 Lower Level HVAC Plan

M2.2 Upper Level HVAC Plan

City Plan Check Correction 2 \ May 10, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

Cover Sheet,

Site Plan.

**Project Data** 

General Notes

1/4" = 1'-0"

ERIK D. DYAR No. 28518 듬

DS 20-346 (Howley) **Conditions of Approval** January 14, 2021

CONDITIONS OF APPROVAL				
No.	Standard Conditions			
1.	Authorization. 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.	<b>✓</b>		
	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 & Building on January 4, 2021 unless modified by the conditions of approval contained herein.			
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	<b>√</b>		
3.	<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.	<b>√</b>		
4.	<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.	<b>√</b>		
5.	Landscape Plan. All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and	<b>√</b>		

DS 20-346 (Howley) **Conditions of Approval** January 14, 2021

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. Cultural Resources. 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.	<b>√</b>
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.	<b>√</b>
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)	<b>√</b>
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>√</b>
•	
ENVIRONMENTAL COMPLIANCE CONDITIONS	

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

	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.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	<b>√</b>
8.	Water Use. 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.	Modifications. 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.	<b>√</b>
10.	<ul> <li>Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing:         <ul> <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> </li> <li>Written certifications prepared, sealed and signed by the surveyor shall be</li> </ul>	<b>√</b>

Building and to the City Forester prior to the issuance of a building permit. The

DS 20-346 (Howley) Conditions of Approval January 14, 2021

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.	<b>✓</b>
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>√</b>
	SPECIAL CONDITIONS	
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.	<b>√</b>

\*Acknowledgement and acceptance of conditions of approval.

	Kevin Howley	May 10, 202	
Property Owner Signature	Printed Name	Date	

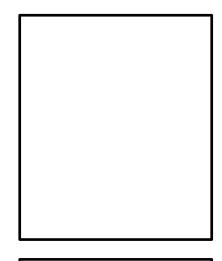
Once signed, please return the original to the project Planner at the Community Planning and Building Department.

DS 20-346 (Howley) **Conditions of Approval** January 14, 2021

	provided to the building inspector at the time of the specified inspections.	
11.	Service Laterals. 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</b> - <b>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.	<b>√</b>
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.	<b>√</b>
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.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside,	<b>✓</b>



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.

Kevin and Dyanne Howley POB 1411 Ross, CA 94957

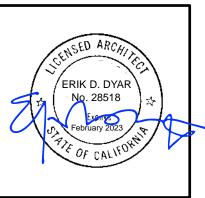
Howley Residence
Remodel
26185 Dolores Street
Carmel-by-the-Sea, CA 93923
APN: 009-382-019

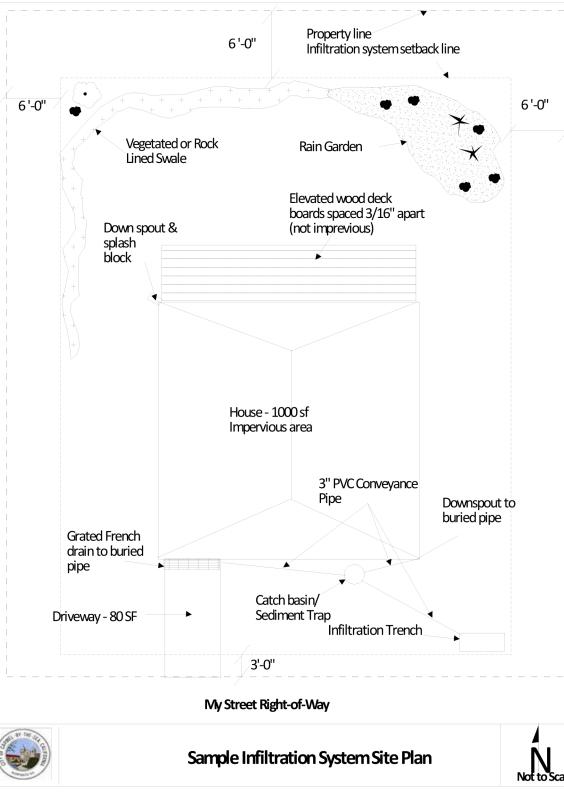
19-16

Building Permit Set March 23, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

**Conditions** 

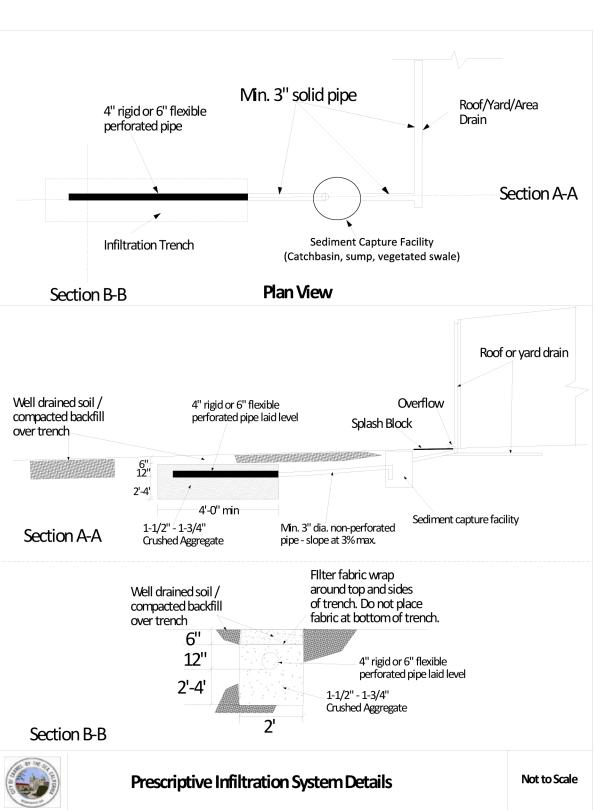
**Approval** 





This Sample Infiltration System Site Plan provides an example of a complete drainage system site plan. It illustrates a variety of systems and components. Not all components are used in every system. Your system and plans may vary however must provide equivalent detail for your project

SOG 17-07 Private Stormwater Drainage Systems (20180209 Final Review Draft)

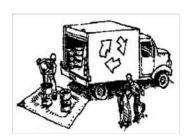


These Prescriptive Infiltration System Details specifically apply to the prescriptive path systems addressed on Page 2 of this document. Prescriptive systems are required to contain these features. Engineered systems may differ.

SOG 17-07 Private Stormwater Drainage Systems (20180209 Final Review Draft)

# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



& WASTE MANAGEMENT

Non-Hazardous Materials ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.

sea

☐ Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials** ☐ Label all hazardous materials

and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. ☐ Arrange for appropriate

disposal of all hazardous

Waste Management ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction ☐ Clean or replace portable

toilets, and inspect them frequently for leaks and spills ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.) ☐ Dispose of liquid residues

from paints, thinners, solvents,

glues, and cleaning fluids as

Construction Entrances and

effective perimeter controls

and stabilize all construction

sufficiently control erosion and

sediment discharges from site

☐ Sweep or vacuum any street

tracking immediately and

secure sediment source to

prevent further tracking. Neve

hose down streets to clean up

hazardous waste.

☐ Establish and maintain

entrances and exits to

and tracking off site.

☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Maintenance and Parking

☐ Designate an area, fitted with

appropriate BMPs, for vehicle

and equipment parking and

☐ Perform major maintenance,

repair jobs, and vehicle and

equipment washing off site.

maintenance must be done

onsite, work in a bermed area

away from storm drains and

over a drip pan big enough

to collect fluids. Recycle or

☐ If vehicle or equipment

dispose of fluids as hazardous

cleaning must be done onsite,

bermed area that will not allow

rinse water to run into gutters,

streets, storm drains, or surface

clean with water only in a

☐ If refueling or vehicle

☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24

MANAGEMENT & SPILL CONTROL

**Spill Prevention and Control** 

☐ Keep spill cleanup materials

available at the construction

(rags, absorbents, etc.)

site at all times.

Clean up spills or leaks

immediately and dispose of

cleanup materials properly.

☐ Do not hose down surfaces

where fluids have spilled.

Use dry cleanup methods

and/or rags).

bury them.

(absorbent materials, cat litter,

☐ Sweep up spilled dry materials

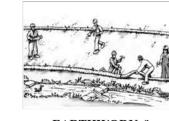
wash them away with water, or

immediately. Do not try to

☐ Clean up spills on dirt areas

by digging up and properly

disposing of contaminated soil.



#### EARTHWORK &

**Erosion Control** ☐ Schedule grading and

☐ Inspect vehicles and equipment install and maintain temporary frequently for and repair leaks promptly. Use drip pans to erosion control fabric or catch leaks until repairs are

erosion control on slopes or where construction is not immediately planned.

☐ Protect storm drain inlets,

finished in one location or (whichever is sooner!). ☐ If sawcut slurry enters a catch

☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control

• Unusual soil conditions discoloration, or odor. · Abandoned underground tanks Abandoned wells · Buried barrels, debris, or trash.

dump trucks on the site, not in



#### CONTAMINATED SOILS

excavation work for dry weather only.

will have time to cure. ☐ Cover storm drain inlets and ☐ Stabilize all denuded areas, manholes when applying seal

basin, clean it up immediately.



PAINTING & PAINT CONCRETE, GROUT & MORTAR APPLICATION

☐ Store concrete, grout and mortar Painting cleanup under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.

> unusable thinner/solvents as hazardous waste.

from marine paints or paints

non-hazardous dry stripping

up or collected in plastic drop cloths and disposed of as trash.

\* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



# LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos ☐ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.

☐ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos ☐ Póngales etiqueta con nombre a todos los materiales v residuos peligrosos (como pesticidas, pintura, diluyentes solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del

condado, del estado y federales. ☐ Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cúbralos después d cada día de trabajo, o durante la temporada lluviosa, o cuando se

haya pronosticado lluvia. ☐ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas. ☐ Asegúrese de deshacerse

apropiadamente de todos los residuos peligrosos. Manejo de residuos ☐ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al

terminar cada día de trabajo,

durante la temporada de lluvias

☐ Chequee los contenedores Mantenimiento v de residuos. Nunca use una

manguera para lavar un contenedor de basura en el sitio de portátiles e inspecciónelos con frecuencia para controlar pérdidas

☐ Deshágase correctamente de todos los residuos y de la basura Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso,

caños, etc.).

☐ Deshágase de los residuos líquidos como pinturas, diluyentes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perímetros de los sitios de construcción ☐ Establezca y mantenga control efectivo de los perímetros v estabilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no

Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio

salgan del sitio.



MANEJO DEL EQUIPO Y TRABAJO EN LA TIERRA Y

**CONTROL DE DERRAMES** Control de erosión Prevención v control de derrames ☐ Planee trabajo de nivelación y

estacionamiento ☐ Mantenga a mano en el sitio de técnicas apropiadas de control construcción, y en todo momento, de polución, para estacionar los los materiales para limpiar derrames vehículos y el equipo, y para (trapos, absorbentes, etc.).

☐ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción. ☐ Si es necesario ponerle gasolina a

en el sitio, trabaje en un área inmediatamente y deshágase bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. ☐ Si es necesario lavar los

vehículos o equipos en el sitio de construcción, límpielos sólo con agua, en un área contenida que no permita que el agua de enjuagu llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.). ☐ No lave vehículos o equipos en el sitio de construcción usando

un vehículo o hacer reparaciones

jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

\* Adoptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

☐ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido que pierda hasta que pueda hacer las reparaciones.

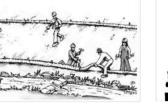
apropiadamente de los materiales ☐ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes aserrín de cajas sanitarias para

☐ Limpie los derrames o pérdidas

☐ Prevenga que los sedimentos gatos o trapos). migren fuera del sitio instalando ☐ Barra inmediatamente los y manteniendo controles de materiales secos que se hayan sedimentos, como rollos de fibra, desparramado. No trate de cerca de sedimentos o estanques de deshacerse de ellos usando agua, ni de enterrarlos. ☐ Mantenga la tierra que se haya ☐ Limpie los derrames en la tierra excavado en el sitio de construcción excavando la tierra contaminada

en un lugar donde no pueda ser y deshaciéndose correctamente acarreada a la calle. ☐ Transfiera a los camiones, en el ☐ Comunique inmediatamente sitio mismo de construcción y no en cualquier derrame significativo la calle, los materiales excavados, La ley obliga comunicar todos los para transportarlos.

derrames de materiales peligrosos incluyendo el petróleo. Para comunicar un derrame: 1) Marque ☐ Si se observan cualquiera de las el 9-1-1 o su número local de siguientes condiciones, analice la emergencias; 2) llame al Centro tierra para descubrir contaminación y de Emergencias y Servicios de comuníquese con la Junta Regional Prevención de la Oficina del de Control de Calidad del Agua Gobernador, (800) 852-7550, las 24 horas del día. descoloramiento u olor. · Tanques enterrados abandonado Pozos de agua abandonados.



excavación sólo cuando no vaya a

☐ Estabilice todas las áreas desnudas,

erosión provisorio (como tela de

control de erosión o matriz de

establecido la vegetación.

construcción inmediata.

Control de sedimento

☐ Plante semillas o plantas para

control de erosión en superficies

en declive o donde no se planee la

☐ Proteja las rejillas de los desagües

apropiadas técnicas de control de

polución, como bolsas con grava,

canales y cursos de drenaje, usando

de aguas pluviales, las cunetas,

rollos de fibras, bordes, etc.

Barriles, basuras o residuos

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10.000 POR DÍA! v.3 Oct 2015

tejido pegado) hasta que se haya

instale y mantenga control de

TRABAJO CON

SUELOS CONTAMINADOS PAVIMENTO/ASFALTO

☐ Evite pavimentar o recubrir pavimento en tiempo de lluvias. o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de ☐ Cubra las rejillas de los desagües ☐ Lave el concreto del equipo y

Cortando con sierra v

removiendo asfalto/concreto

admisión, o bolsas de grava para

evitar que la lechada entre en el

sistema de desagües pluviales.

la lechada producida por la sierra

y deshágase de todos los residuos

tan pronto como haya finalizado

en un sitio, o al terminar cada día

de trabajo (¡lo que sea antes!).

☐ Si la lechada producida por la

sierra entra en un sumidero,

de aguas pluviales y las bocas de de los camiones fuera del sitio sumideros antes de aplicar la capa de sellado, capa ligante, capa de contenida, para que no descarguen lechada (slurry seal), capa final en la tierra subvacente o en la áreas alrededor. Deje secar el concreto y deshágase de él como ☐ Junte y recicle o deshágase apropiadamente del exceso de

grava y arena abrasivas. NO las ☐ Junte el agua con la que lavó el barra ni las empuje con agua a los concreto de agregado expuesto y desagües de aguas pluviales. deshágase de ella apropiadamente fuera del sitio de construcción. ☐ No use agua para lavar pavimento de concreto y asfalto fresco.

Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de

MATERIALES DE

CONCRETO, LECHADA DE

CEMENTO Y MORTERO

☐ Guarde el concreto, la lechada de

de desagüe. Estos materiales

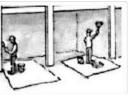
cemento y el mortero cubiertos,

nunca deben llegar a los desagües

☐ Levante con pala, absorba o aspire ☐ Contenga los materiales de jardinería ya apilados manteniéndolos cubiertos con lonas impermeable cuando no estén en uso activo.

☐ Ponga sobre paletas los materiale

de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados. ☐ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo



REMOVIENDO

aceite, pinte lo más que pueda

con la última pintura en el

pincel y limpie el pincel con

apropiado. Filtre v vuelva a

usar los diluyentes y solventes

Deshágase del residuo y del

químicos para remover pintura

marinas o de pinturas que

contienen plomo o tributylin

y los trozos y polvo de pinturas

peligrosos.

Removiendo pintura

☐ Los residuos de productos

diluyente o solvente en un envase

diluvente/solvente como desechos

☐ Controle efectivamente toda el Limpieza después de pintar agua que corra a, o dentro del ☐ Nunca lave los pinceles ni sitio y la que corra hacia afuera enjuague los tarros de pintura en originada en el sitio. Desvíe toda la calle, en las cunetas, desagües el agua que venga hacia el sitio pluviales o superficies de aguas para que no llegue a las áreas (arroyos, lagos, etc.). disturbadas o de alguna otra ☐ Usando pinturas a base de agua manera asegúrese de cumplir con

al terminar, pinte lo más que pueda con la última pintura en ☐ Al extraer el agua, notifique el pincel. Enjuague los pinceles v obtenga el permiso de la en un desagüe a las cloacas una municipalidad local antes de vez que haya obtenido el permiso descargar agua en la cuneta de una de las autoridades locales del calle o en un desagüe de aguas sistema de tratamiento de aguas pluviales. Puede que se requiera negras. Nunca eche pintura en un filtración, o desvío a través de un depósito, tanque o entrampe de

> ☐ En las áreas que se saben contaminadas, se requiere análisis el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio

para su eliminación apropiada.

(831) 899-6825

EXTRACCIÓN DEL

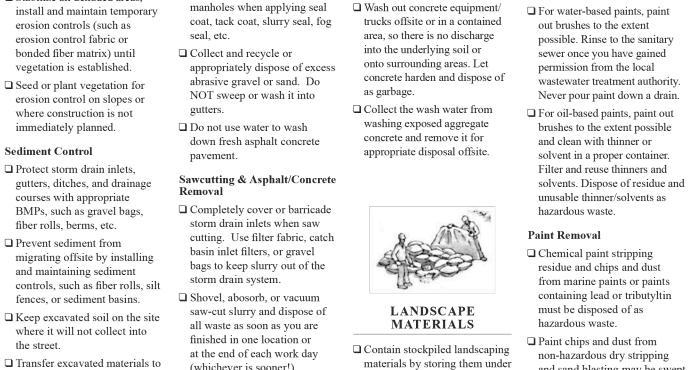
deben ser desechados como residuos peligrosos. ☐ Los trozos de pintura v el polvo Numeros adicionales (No-Emergencia) de productos no peligrosos y City of Carmel-by-the-Sea: (831) 620-2000 City of Del Rey Oaks: (831) 394-851 removidos en seco o con ráfagas (831) 646-392 City of Monterey: de arena pueden ser barridos o juntados en tela de plástico y echados a la basura..

Reporter un derrame: habler al 911 o (831) 394-6811

Si usted ve pintura, cemento, aciete de carro, anticongelante u otros material toxicos o peligrosos que fluyen hacia las alcanterillas. Por favor de llamar imediatamente al

County of Monterey:

EVISION



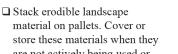
PAVING/ASPHALT

WORK

☐ Avoid paving and seal coating

in wet weather, or when rain is

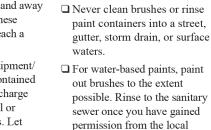
forecast before fresh pavement



tarps when they are not actively

being used.

are not actively being used or ☐ Discontinue application of any erodible landscape material within 2 days before a forecas rain event or during wet



REMOVAL

Never pour paint down a drain. ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container Filter and reuse thinners and

> Paint Removal ☐ Chemical paint stripping residue and chips and dust

containing lead or tributyltin must be disposed of as hazardous waste. ☐ Paint chips and dust from

and sand blasting may be swept

To Report a Spill: Call 911 or (831) 394-6811 If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency): City of Carmel-by-the-Sea: (831) 620-2000 City of Del Rey Oaks: (831) 646-3921 City of Pacific Grove (831) 648-5722 City of Sand City: (831) 394-3054 (831) 899-6825 City of Seaside:

v.3 Oct 2015

**DEWATERING** 

☐ Effectively manage all run-on,

all runoff within the site, and a

runoff that discharges from the

site. Divert run-on water from

offsite away from all disturbed

areas or otherwise ensure

☐ When dewatering, notify and

obtain approval from the local

municipality before discharging

water to a street gutter or storm

drain. Filtration or diversion

sediment trap may be required

through a basin, tank, or

contamination, testing is

required prior to reuse or

discharge of groundwater.

Consult with the Engineer to

determine whether testing is

required and how to interpret

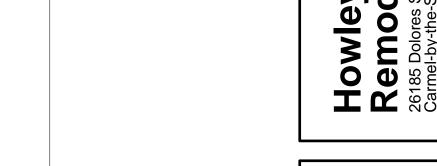
groundwater must be treated

or hauled off-site for proper

results. Contaminated

☐ In areas of known

compliance.



19-16

DYAR

f: 831.309.9999

**ARCHITECTURE** 

CARMEL, CALIFORNIA 9392

Email: info@dyararchitecture.com

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Except By Agreement In Writing

Compensation To The Architect.

Kevin and Dyanne Howley

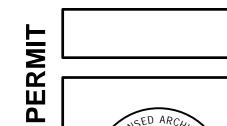
Ross, CA 94957

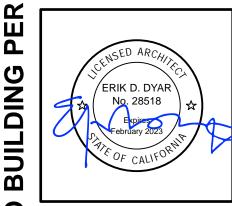
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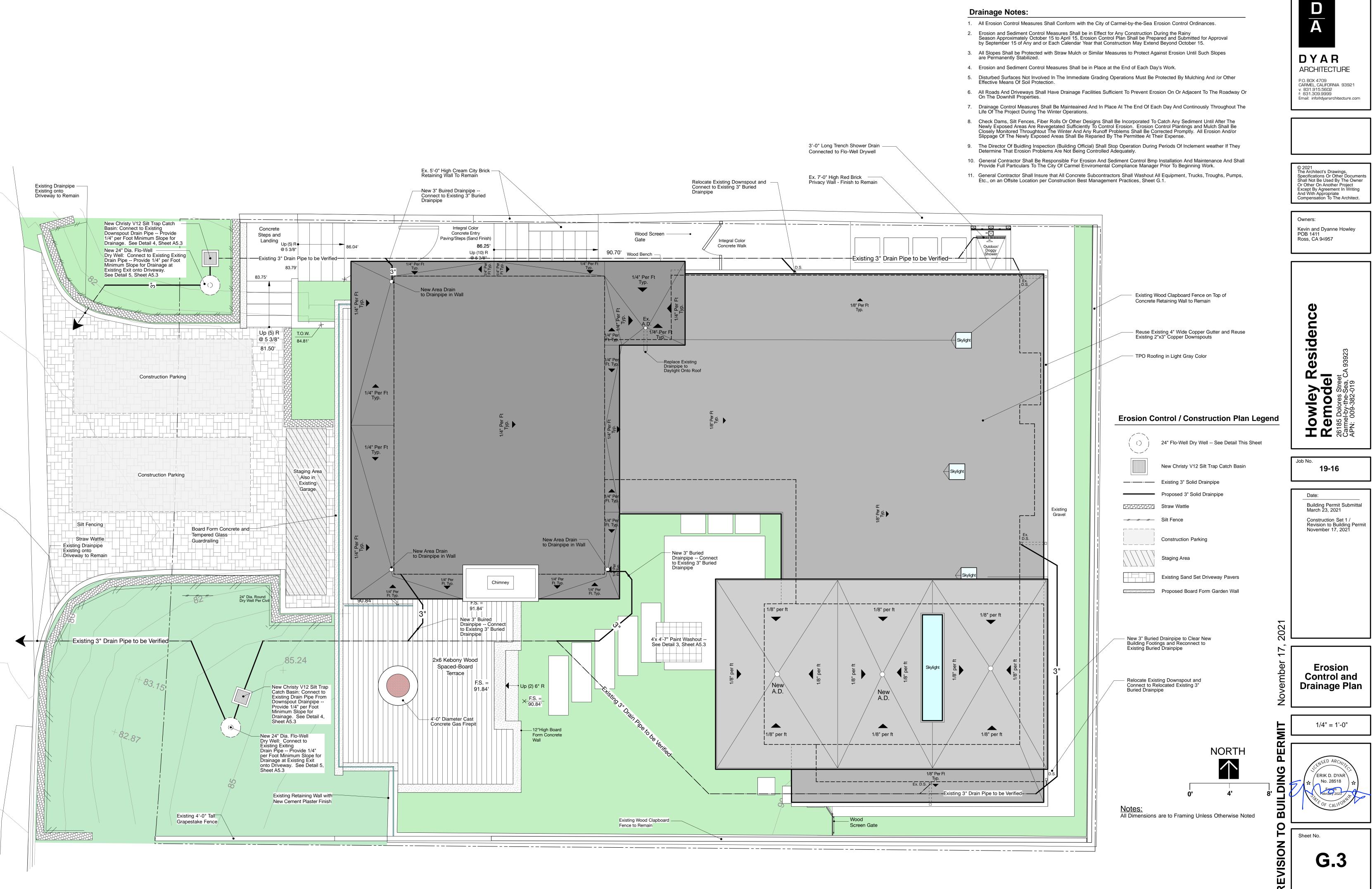
**(1)** 

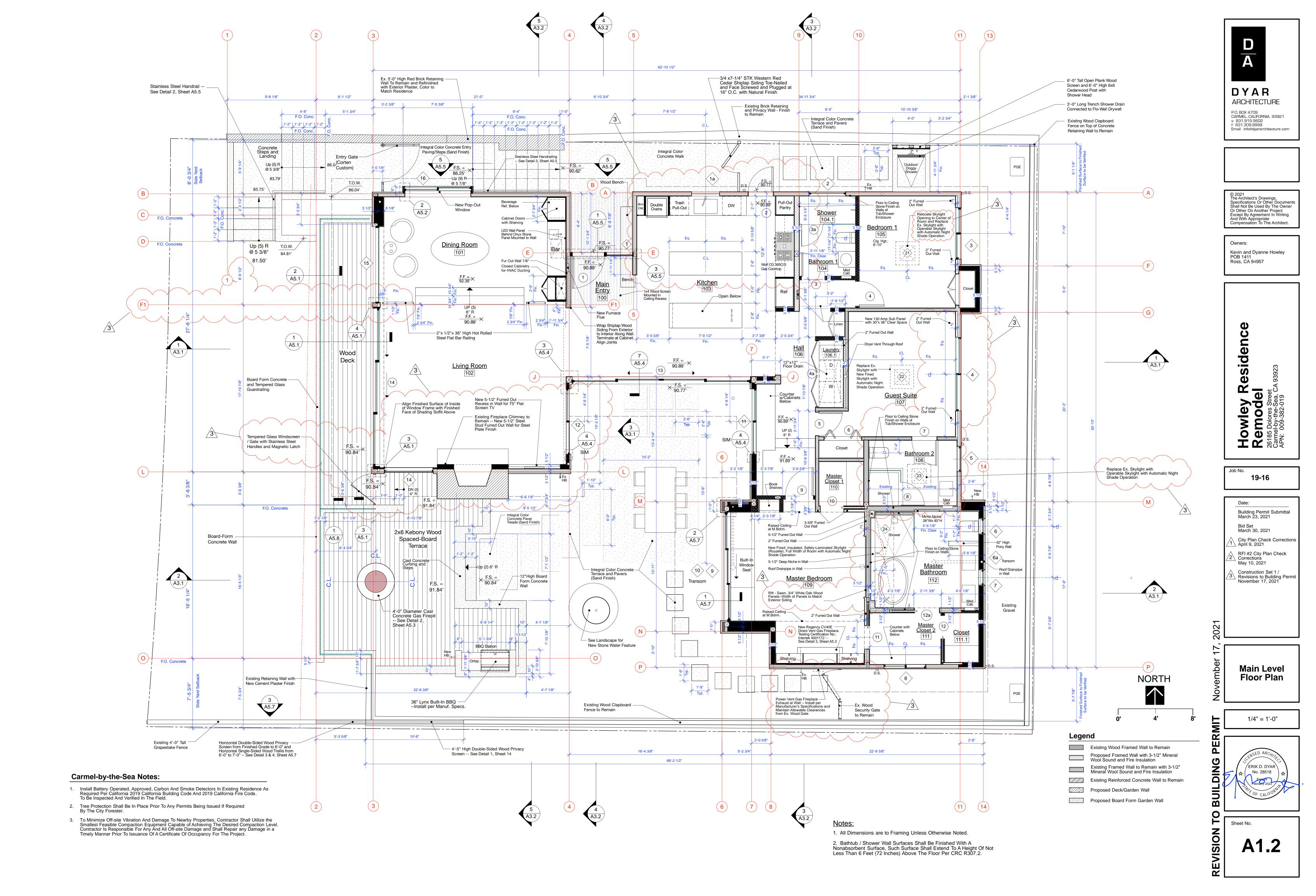
**Building Permit Set** Construction Set 1 / Revision to Building Per November 17, 2021

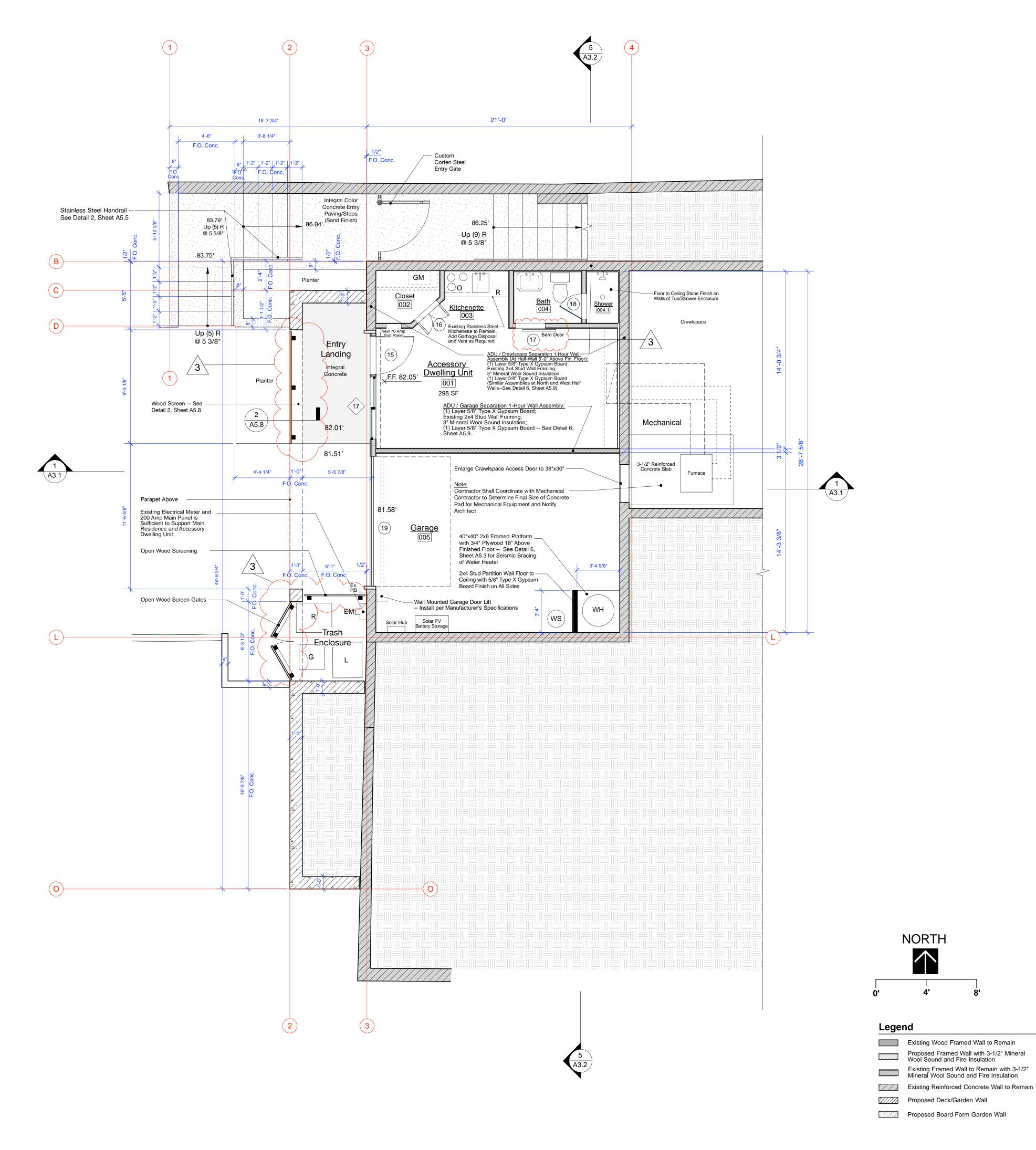
Regional Construction

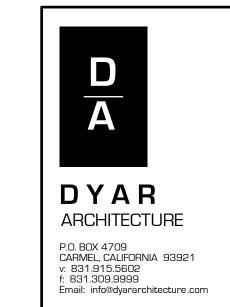












Kevin and Dyanne Howley POB 1411 Ross, CA 94957

en Ŏ O

19-16

Building Permit Submittal March 23, 2021

March 30, 2021 RFI #1 City Plan Check Corrections
April 9, 2021 RFI #2 City Plan Check

Corrections May 10, 2021 Construction Set 1 /
Revision to Building Permit
November 17, 2021

**Lower Floor** 

Plan

1/4" = 1'-0"

A1.3

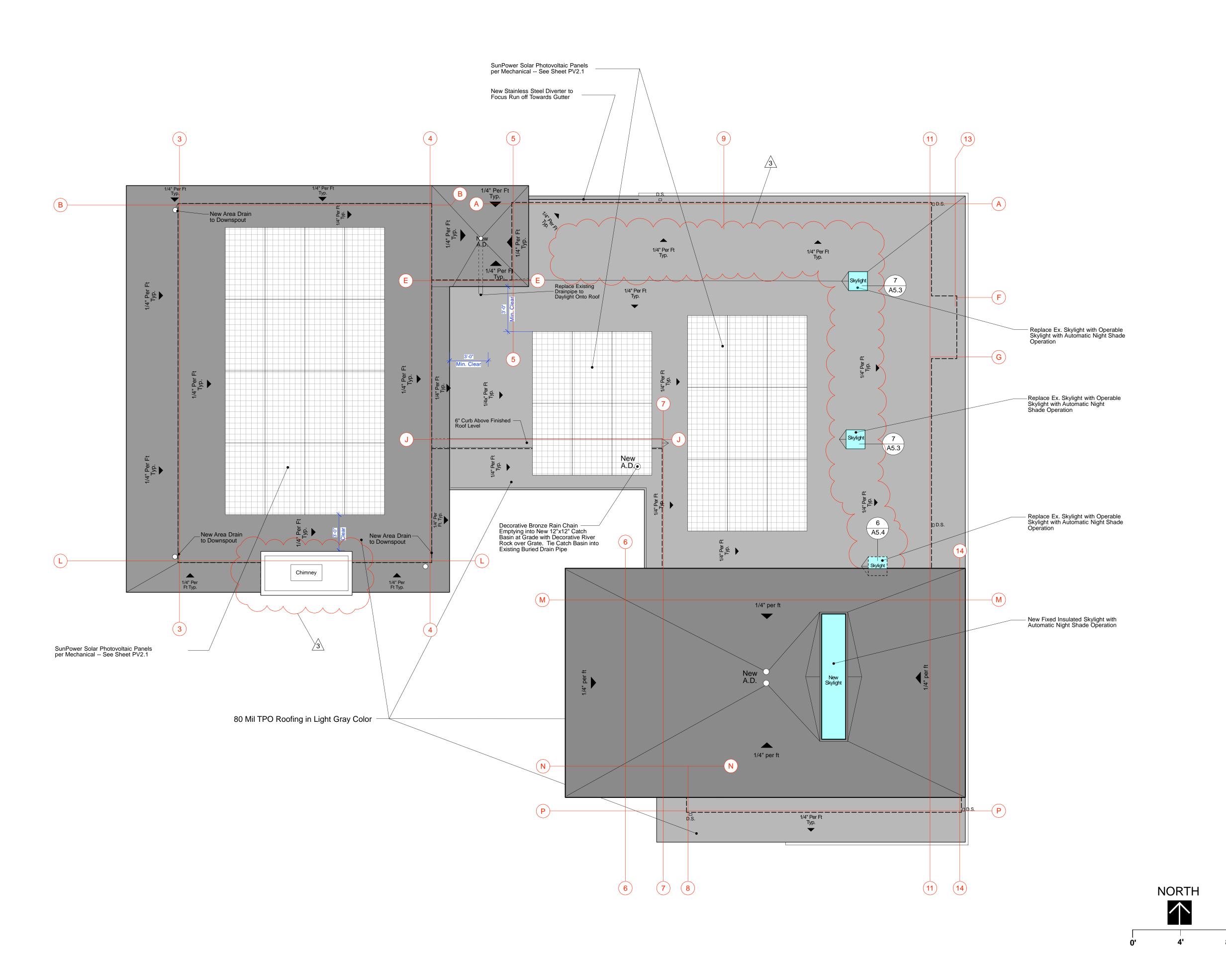
Carmel-by-the-Sea Notes:

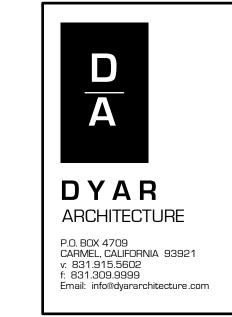
- Install Battery Operated, Approved, Carbon And Smoke Detectors In Existing Residence As Required Per California 2019 California Building Code And 2019 California Fire Code. To Be Inspected And Verified In The Field.
- Tree Protection Shall Be In Place Prior To Any Permits Being Issued If Required By The City Forester.
- 3. To Minimize Off-site Vibration And Damage To Nearby Properties, Contractor Shall Utilize the Smallest Feasible Compaction Equipment Capable of Achieving The Desired Compaction Level. Contractor Is Responsible For Any And All Off-site Damage and Shall Repair any Damage in a Timely Manner Prior To Issuance Of A Certificate Of Occupancy For The Project.

#### Notes:

1. All Dimensions are to Framing Unless Otherwise Noted.

Bathtub / Shower Wall Surfaces Shall Be Finished With A Nonabsorbent Surface, Such Surface Shall Extend To A Height Of Not Less Than 6 Feet (72 Inches) Above The Floor Per CRC R307.2.





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:

Building Permit Submittal March 23, 2021

Bid Set March 30, 2021

RFI #1 City Plan Check Corrections April 9, 2021

RFI #2 City Plan Check
Corrections
May 10, 2021

Construction Set 1 /
Revision to Building Permit
November 17, 2021

Roof Plan

1/4" = 1'-0"

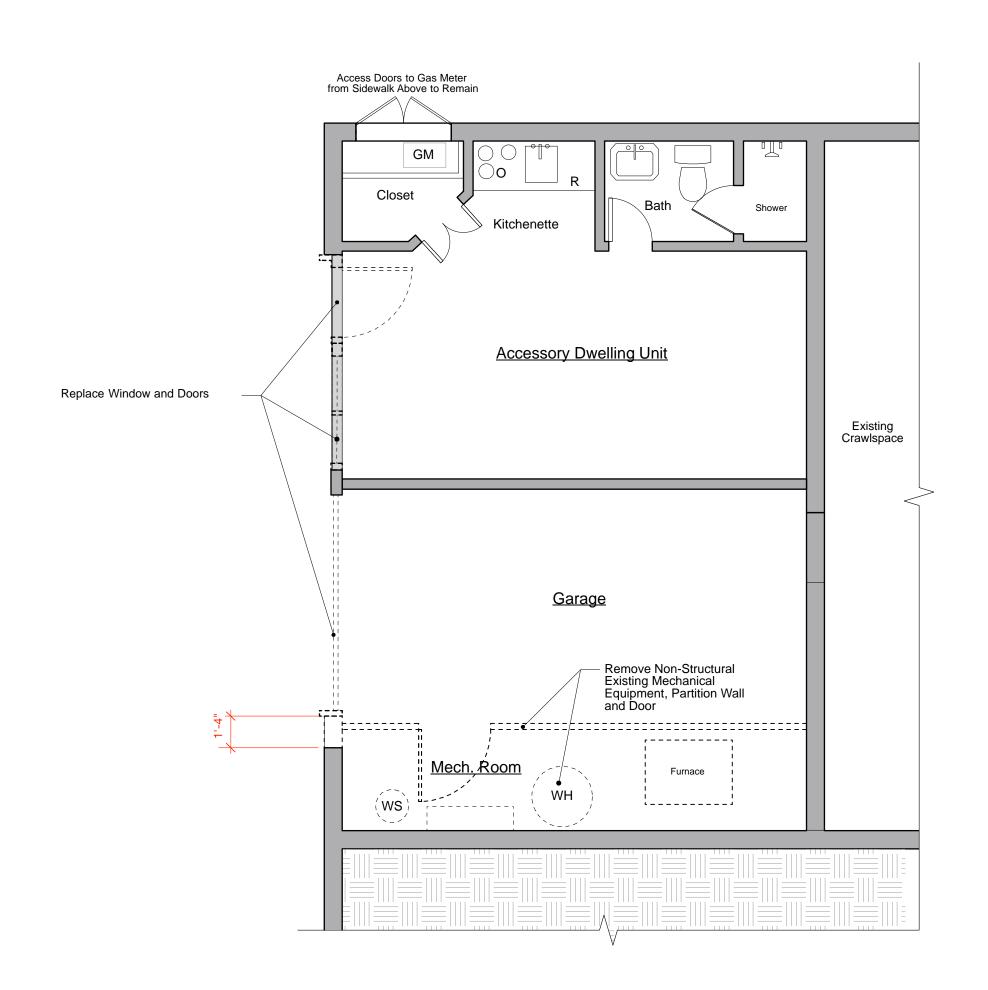
ERIK D. DYAR
No. 28518

Expires
February 2023

Fig. OF CALIFORNIA

Sheet No.

A1.4



# <u>Lower Level</u> <u>Take-Down Plan</u>

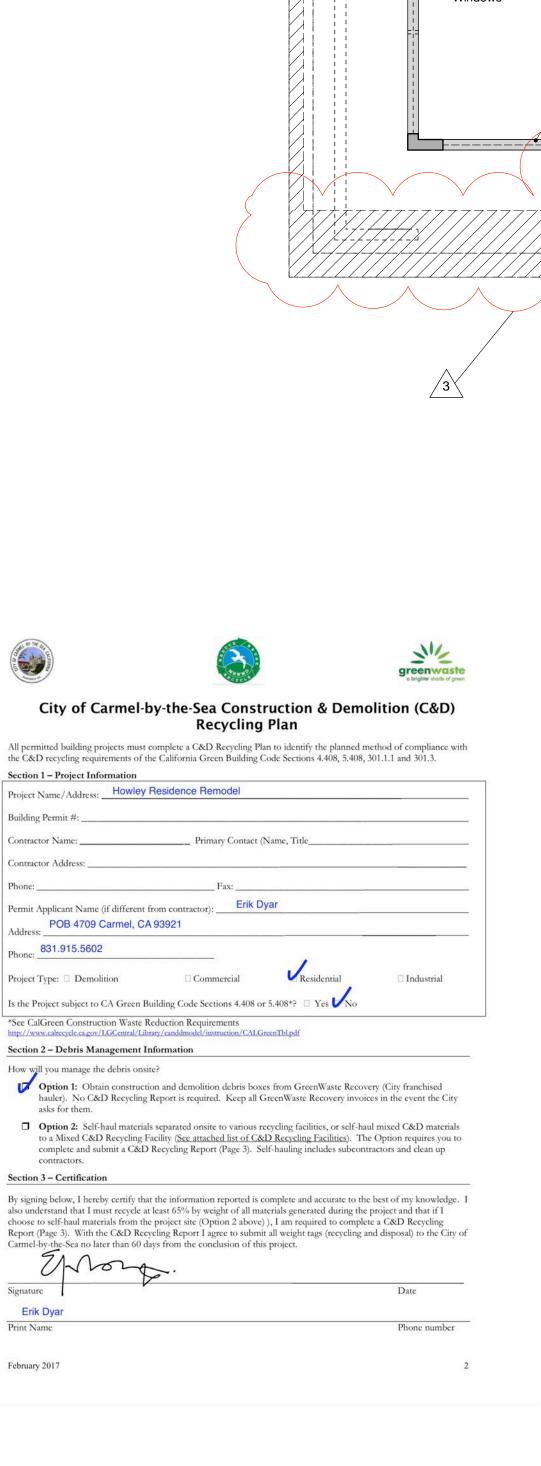
#### **Construction Waste Management Notes:**

#### Construction and Demolition Waste Diversion for this project shall be Equal or greater than 65% from landfill and meet all applicable 2019 CalGreen requirements.

- 1. Method of Waste Tracking: Recycling Facility
- 2. Construction Waste generated on this project for transport to a recycling facility will be: Site Sorted/Source Separated
- 3. The facility where the construction waste material will be taken is:
- Monterey Regional Waste Management District 14201 Del Monte Blvd. Marina, CA 831 384-5313
- 4. The following construction methods will be used to reduce the amount of waste generated: Careful and accurate material ordering and Careful material handling and storage.
- 5. Waste reduction and recycling strategies shall be discuss at periodic project meetings. Each new Subcontractor that comes onto the site shall be provided with a copy of the CWMP. The General Contractor shall also instruct all Subcontractors as to the location and proper use of debris boxes for disposal of construction waste materials.
- 6. Every effort shall be made to use recycling and /or reuse (diversion) measures to reduce the amount of construction waste and other materials sent to landfills. Whenever possible, site-sorted debris boxes shall be use to segregate construction waste materials to maximize the diversion rate.
- 7. The General Contractor shall provide debris boxes for site sorted materials and/or mixed waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 65 percent. In the event that a Subcontractor provides their own debris box, they shall be responsible for providing the General Contractor with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste
- 8. Any Subcontractor hauling away packaging or waste materials shall notify the General Contractor of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landfill).
- 9. Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

Material:	Diversion Method: (Recycle/Reuse)
Asphalt	Recycle
Concrete	Recycle
Metals	Recycle
Wood	Reuse First, Excess Recycled
Asphalt Shingle Roofing	Recycle
Carpet/Pad	Recycle
Plastic	Recycle
Windows/Glass	Recycle
Cardboard	Recycle
Pallets	Recycle

- 10. The Waste Hauler shall track the total amount of construction waste leaving the project by weight or by volume and supply the General Contractor with copies of tickets or detailed receipts from all loads of construction waste removed
- 11. The General Contractor shall monitor the process of waste management, recycling, and reuse of construction waste materials to ensure compliance with the CWMP during the course of the project.
- 12. The General Contractor shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.
- 13. The General Contractor shall Submit a Hazardous Materials Survey And Disposal Plan Prior To Approval Of The Demolition Permit.
- 14. The General Contractor shall Convene A Pre-construction Meeting at the Site That Includes The City's Building Inspector, Environmental Compliance Manager, Forester, And Project Planner Prior To Beginning Any Demolition, Site Work Or Other Construction.



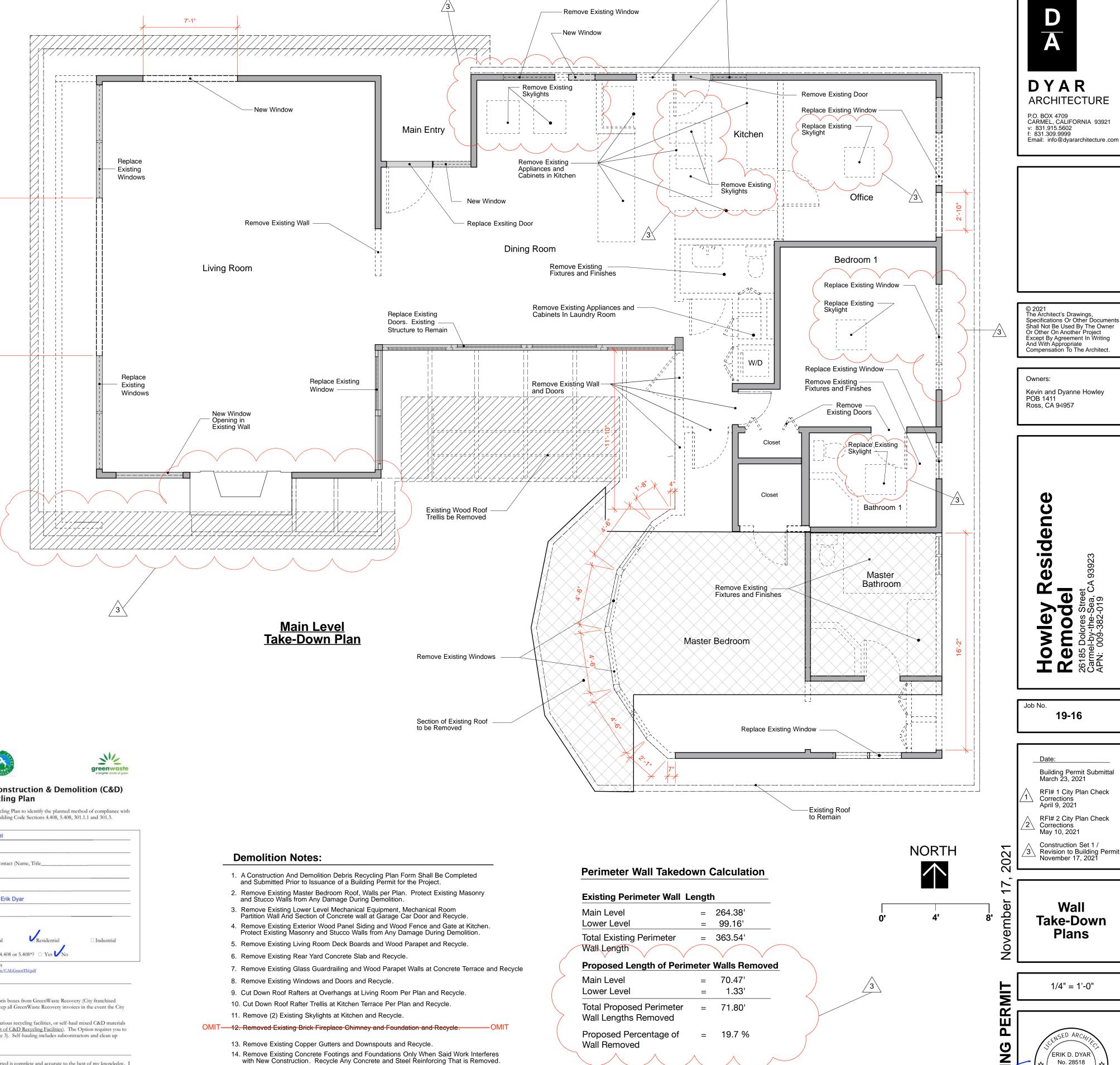
Building Permit #:

Erik Dyar

Print Name

February 2017

Contractor Name: \_\_\_



Legend

Existing Wall to Remain

Portion of Existing Wall to be Removed for Window

Section of Existing Roof Overhang to be Removed

Existing Wall To Be Removed

---- Line of Existing Element To Be Removed

Section of Existing Roof to be Removed

15. Remove Existing Kitchen Appliances, Plumbing and Cabinetry and Recycle.

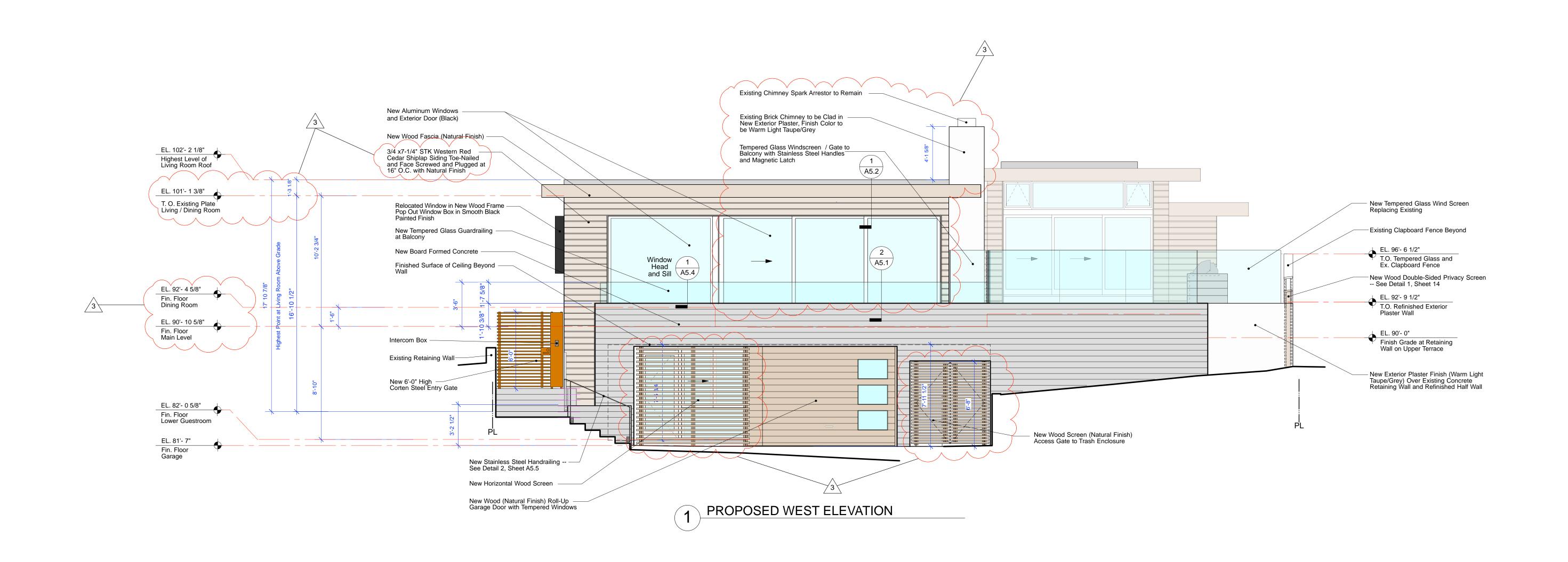
16. Remove Existing Plumbing Fixtures and Cabinetry in Bathrooms and Recycle.

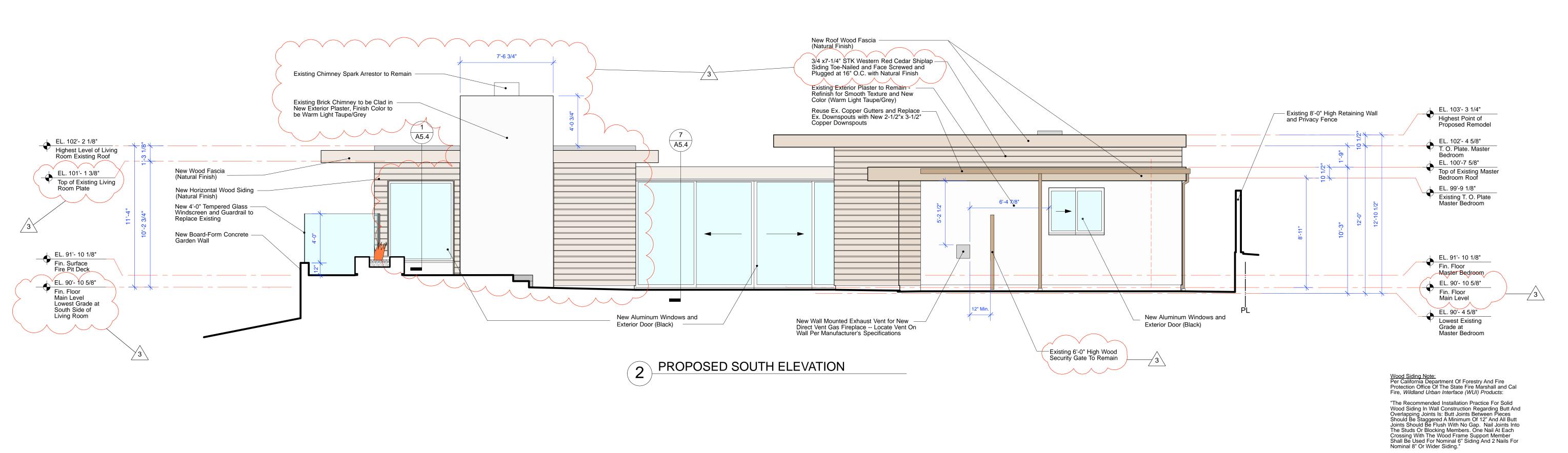
17. Remove Existing Interior Wood Flooring Finishes and Carpeting and Recycle.

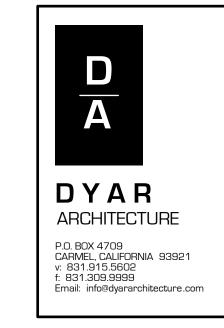
19. Remove Existing Electrical Wiring, Switches, Outlets and Light Fixtures and Recycle.

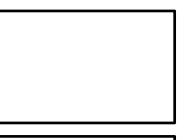
18. Remove Existing Interior Wood Paneling and Gypsum Board and Recycle.

Remove Existing Windows









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

No. **19-16** 

Date:

Building Permit Submittal March 23, 2021

Bid Set March 30, 2021

RFI#1 City Plan Check Corrections April 9, 2021

RFI#2 City Plan Check Corrections May 10, 2021

Construction Set 1 / Revision to Building Permit November 17, 2021

Proposed South and West Elevations

1/4" = 1'-0"

ERIK D. DYAR
No. 28518

February 2023

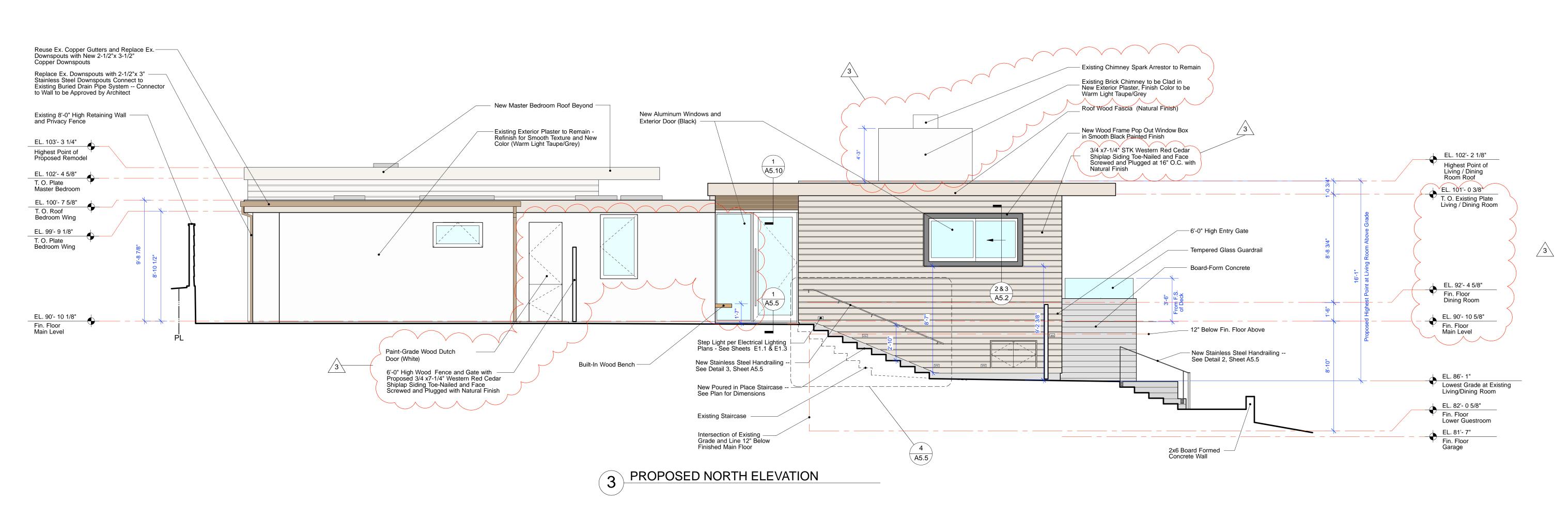
February 2023

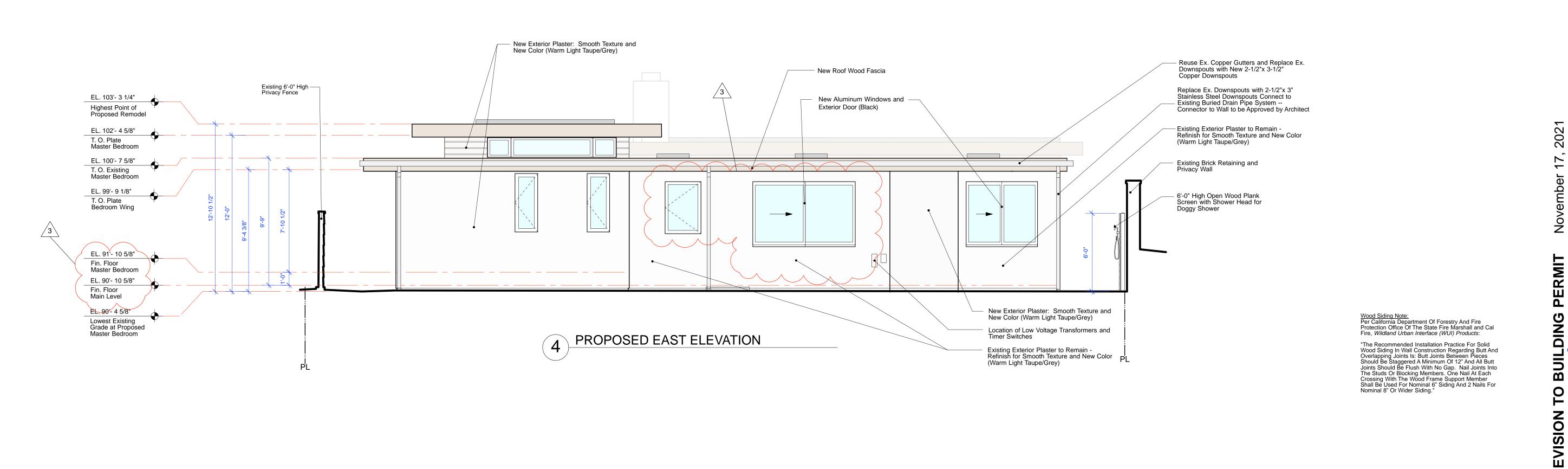
February 2023

February 2023

Sheet No.

A2.1





DYAR
ARCHITECTURE

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

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

Owners:
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POB 1411
Ross, CA 94957

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

b No. **19-16** 

Date:

Building Permit Submittal March 23, 2021

Bid Set March 30, 2021

RFI#1 City Plan Check Corrections

April 9, 2021

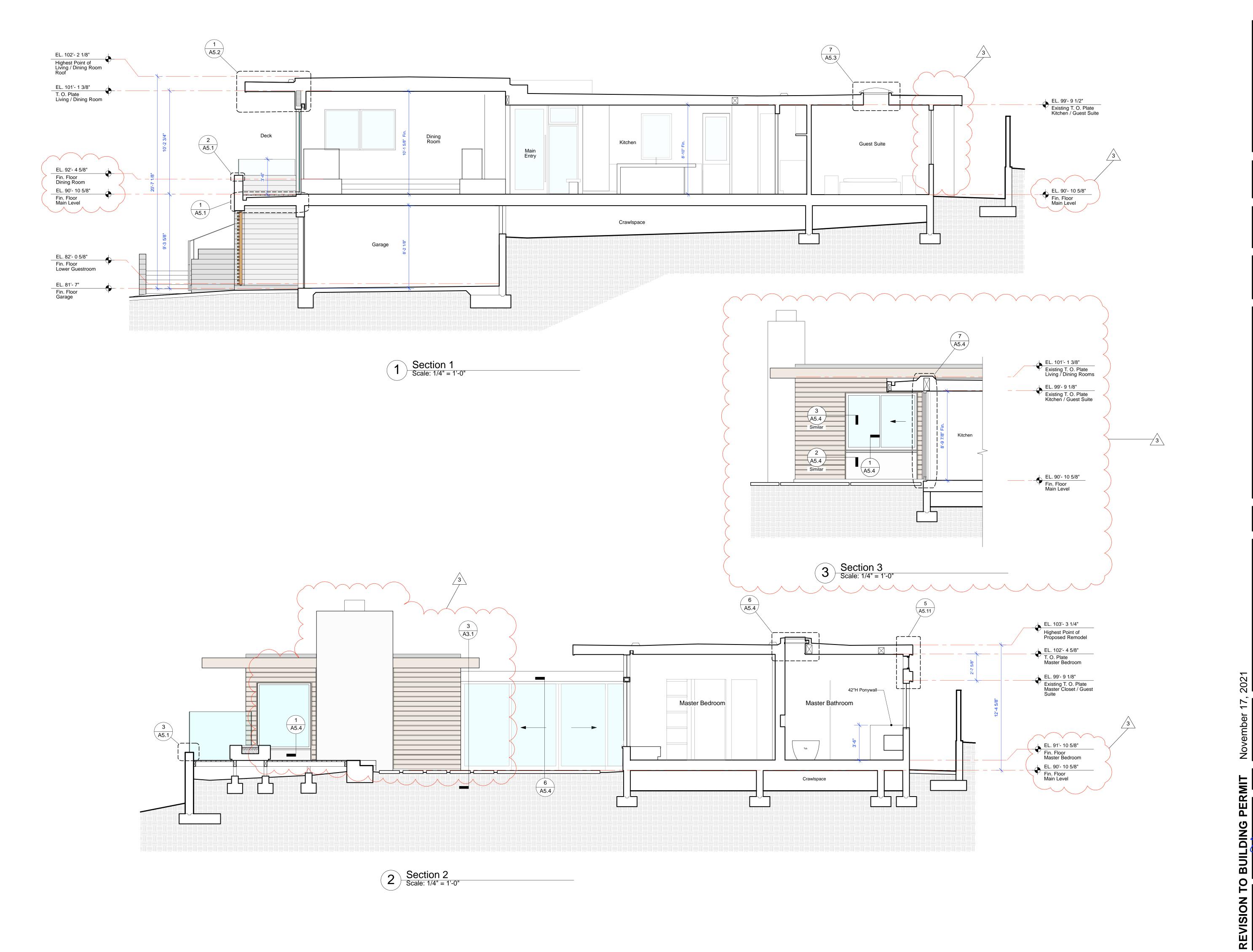
RFI#2 City Plan Check Corrections May 10, 2021

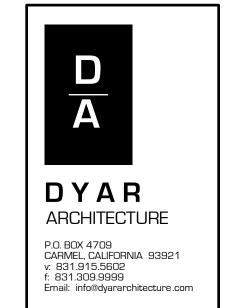
Construction Set 1 /
Revision to Building Permit
November 17, 2021

North and East Elevations

1/4" = 1'-0"

Sheet No. **A2.2** 





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

19-16

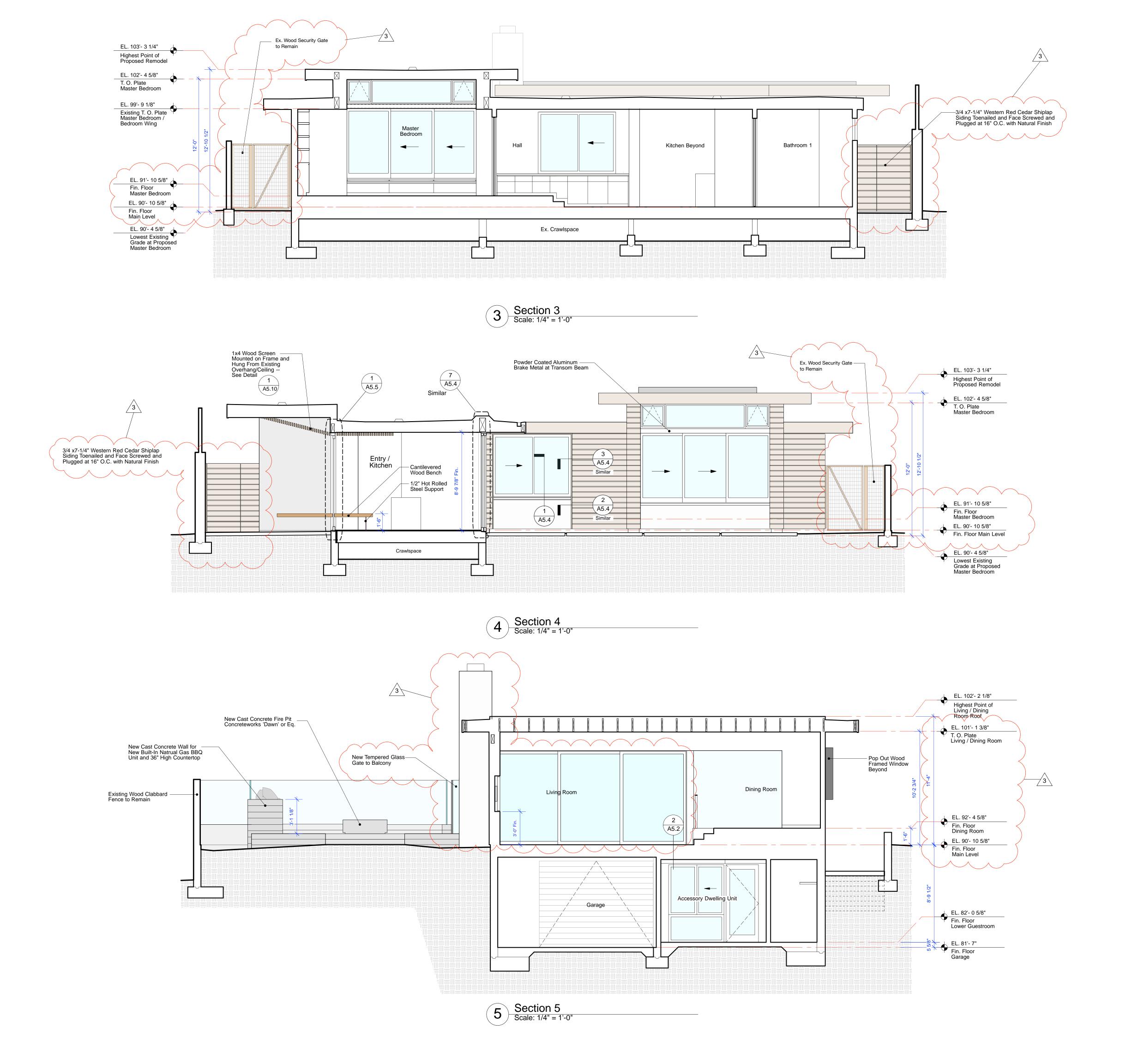
Building Permit Submittal March 23, 2021 Bid Set March 30, 2021 City Plan Check Corrections April 9, 2021 RFI #2 City Plan Check Corrections May 10, 2021 Construction Set 1 /
Revision to Building Permit
November 17, 2021

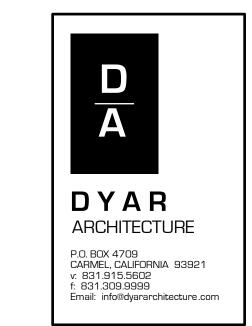
**Building** 

Sections

1/4" = 1'-0"

**A3.1** 





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

19-16

Building Permit Submittal March 23, 2021 Bid Set March 30, 2021

City Plan Check Corrections April 9, 2021 RFI #2 City Plan Check Corrections May 10, 2021

Construction Set 1 / Revision to Building Permit November 17, 2021

**Building** 

Sections

1/4" = 1'-0"

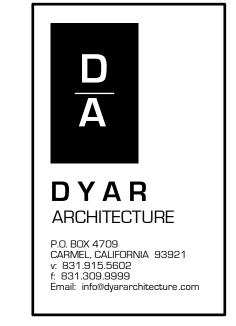
/ERIK D. DYAR\ No. 28518

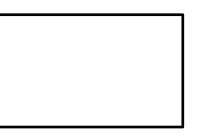
REVISION

A3.2









Owners:

Kevin and Dyanne Howley POB 1411 Ross, CA 94957

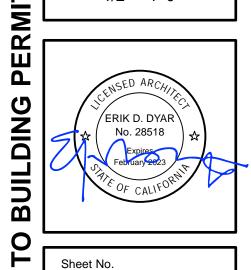
Howley Residence Remodel 26185 Dolores Street Carmel-by-the-Sea, CA 93923 APN: 009-382-019

19-16

Building Permit Submittal March 23, 2021 Bid Set March 30, 2021 RFI#1 City Plan Check Corrections April 9, 2021 RFI#2 City Plan Check Corrections May 10, 2021 Construction Set 1 /
Revision to Building Permit
November 17, 2021

Interior Elevations: Master Bedroom and Hall

1/2" = 1'-0"



**A4.2** 



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



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Kevin and Dyanne Howley POB 1411 Ross, CA 94957

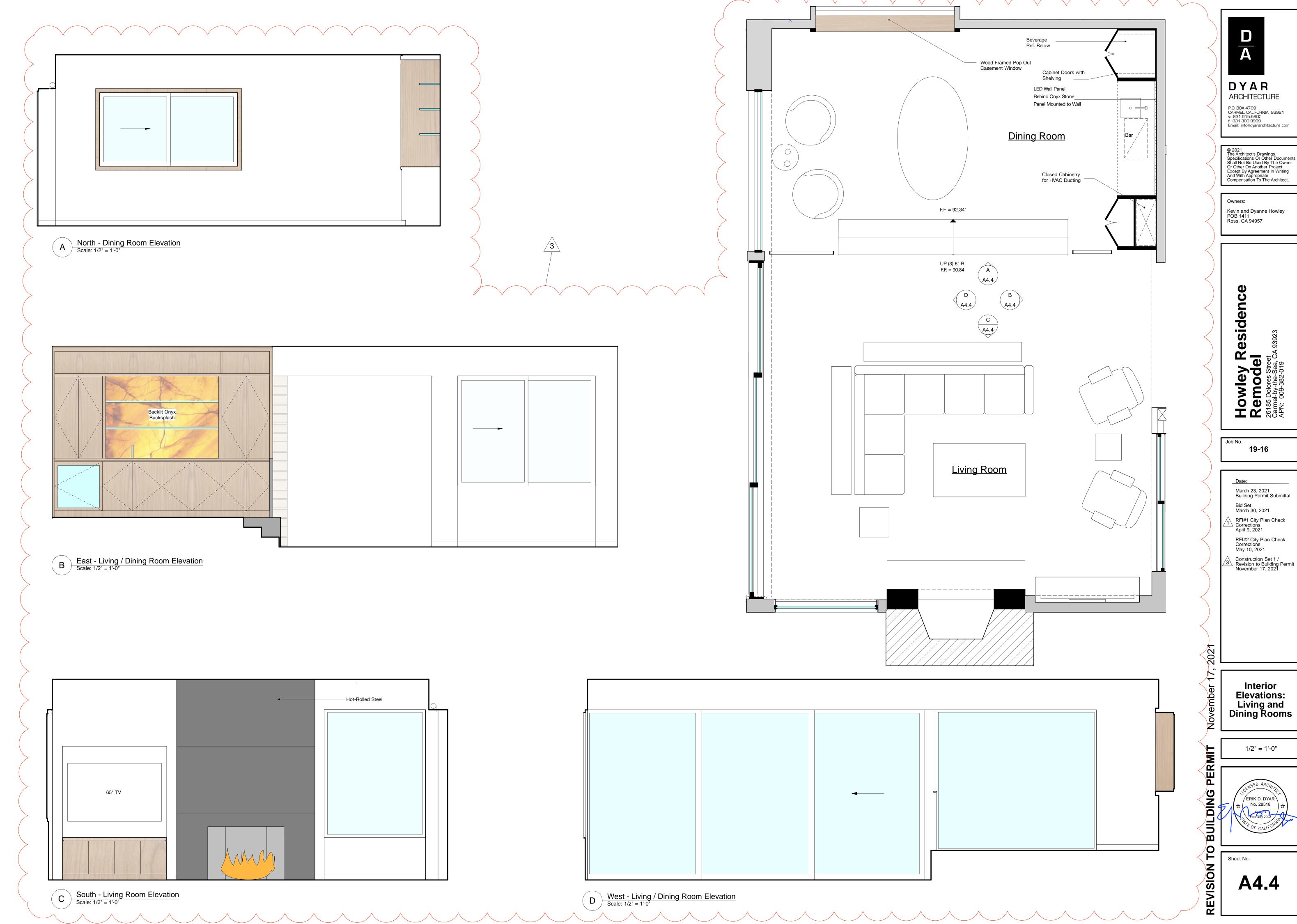
Building Permit Submittal March 23, 2021 RFI#1 City Plan Check Corrections April 9, 2021 RFI#2 City Plan Check Corrections May 10, 2021 Construction Set 1 /
Revision to Building Permit
November 17, 2021

Elevations: Master

1/2" = 1'-0"

**A4.3** 

REVISION TO

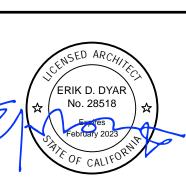


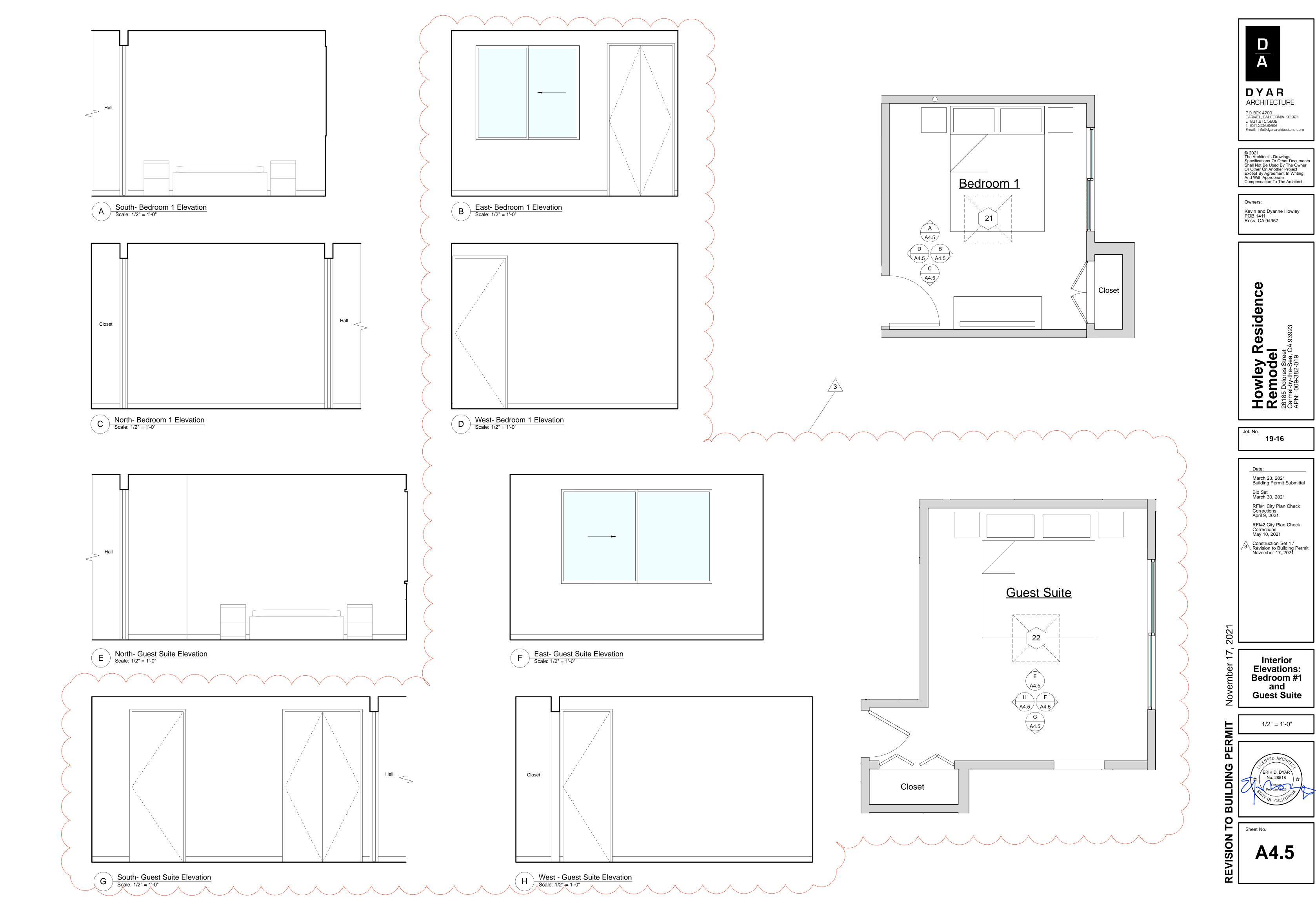
Kevin and Dyanne Howley POB 1411 Ross, CA 94957

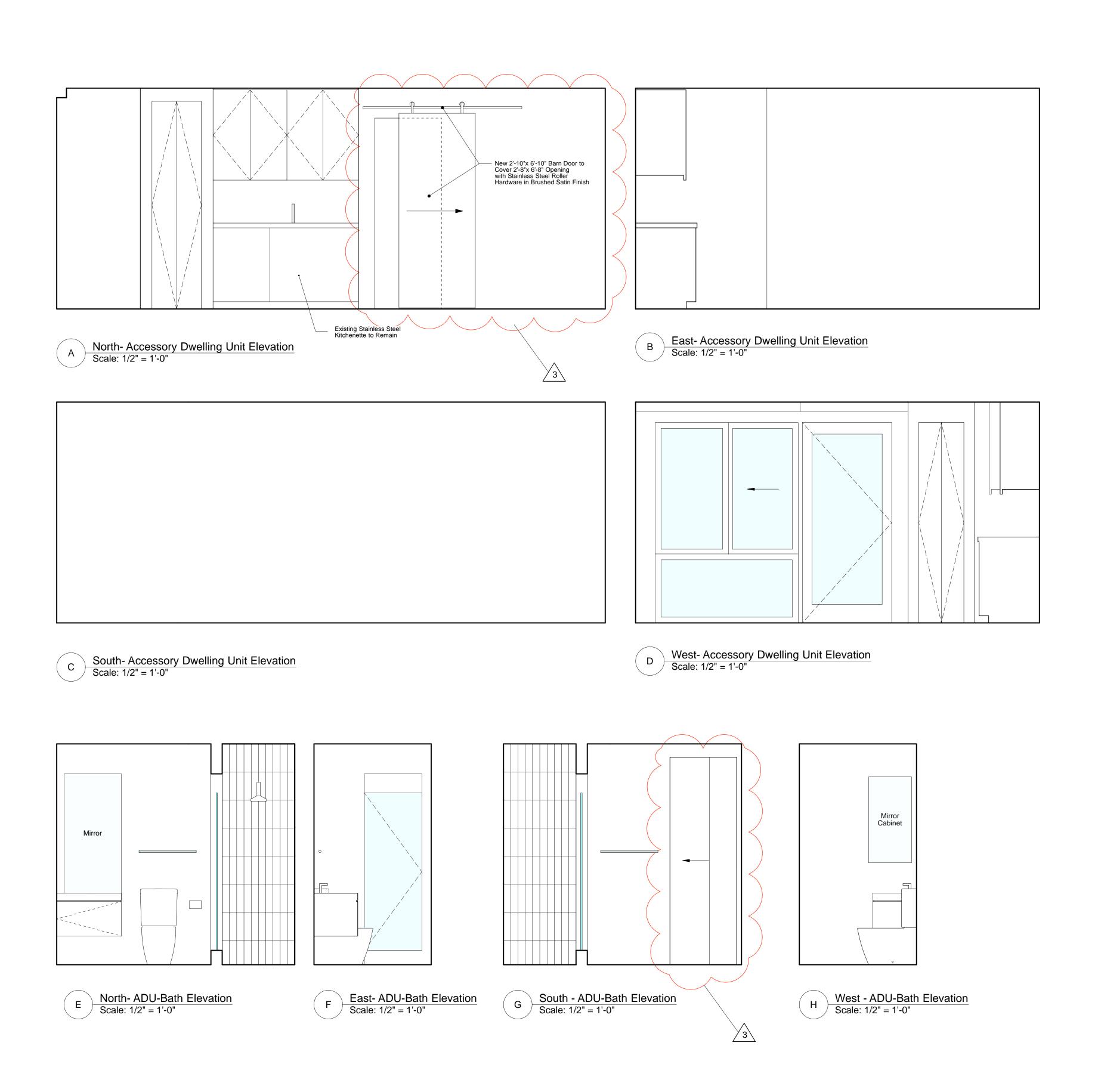
March 23, 2021 Building Permit Submittal RFI#1 City Plan Check Corrections April 9, 2021

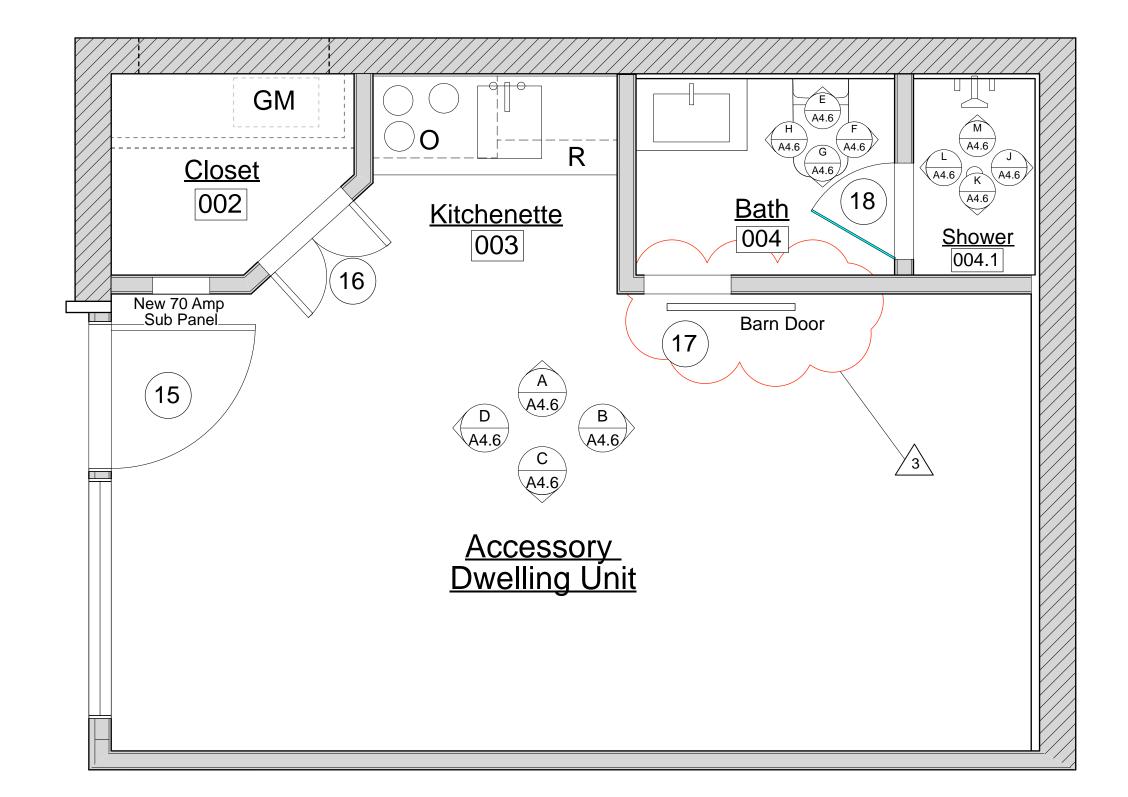
Construction Set 1 /
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November 17, 2021

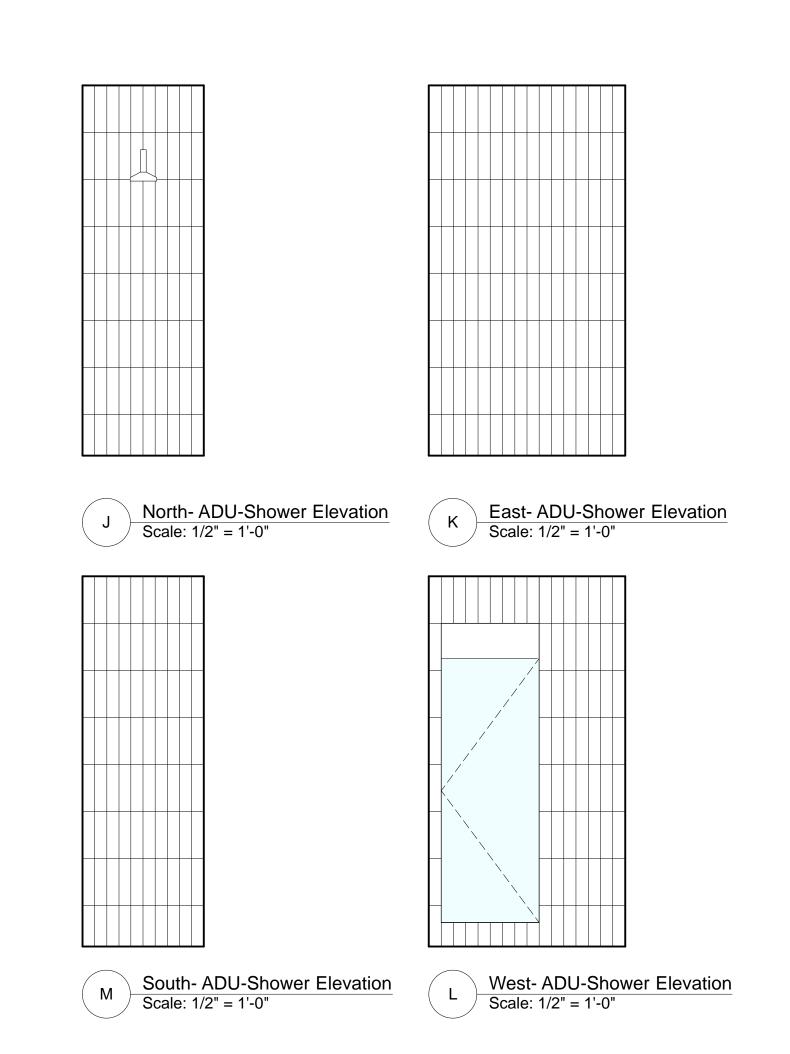
Interior

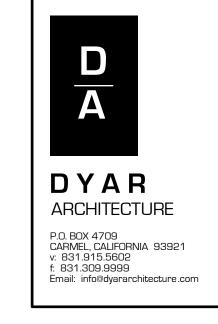


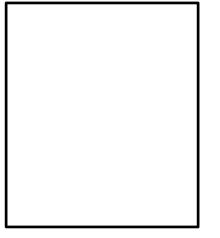












Owners: Kevin and Diane Howley POB 1411 Ross, CA 94957

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

19-16

Bid Set March 30, 2021 RFI#1 City Plan Check Corrections April 9, 2021 RFI#2 City Plan Check Corrections May 10, 2021

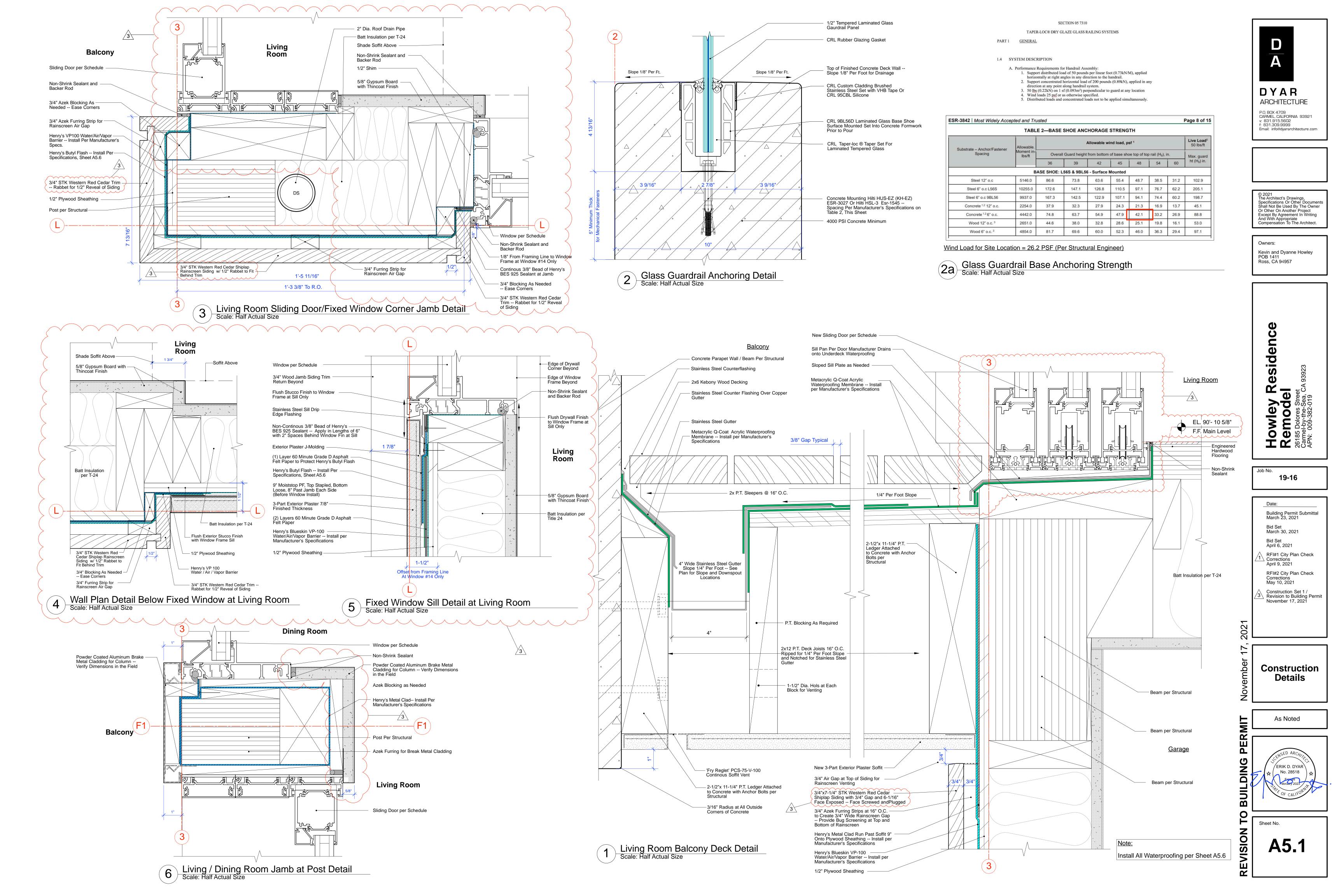
Construction Set 1 / Revision to Building Permit November 17, 2021 Interior

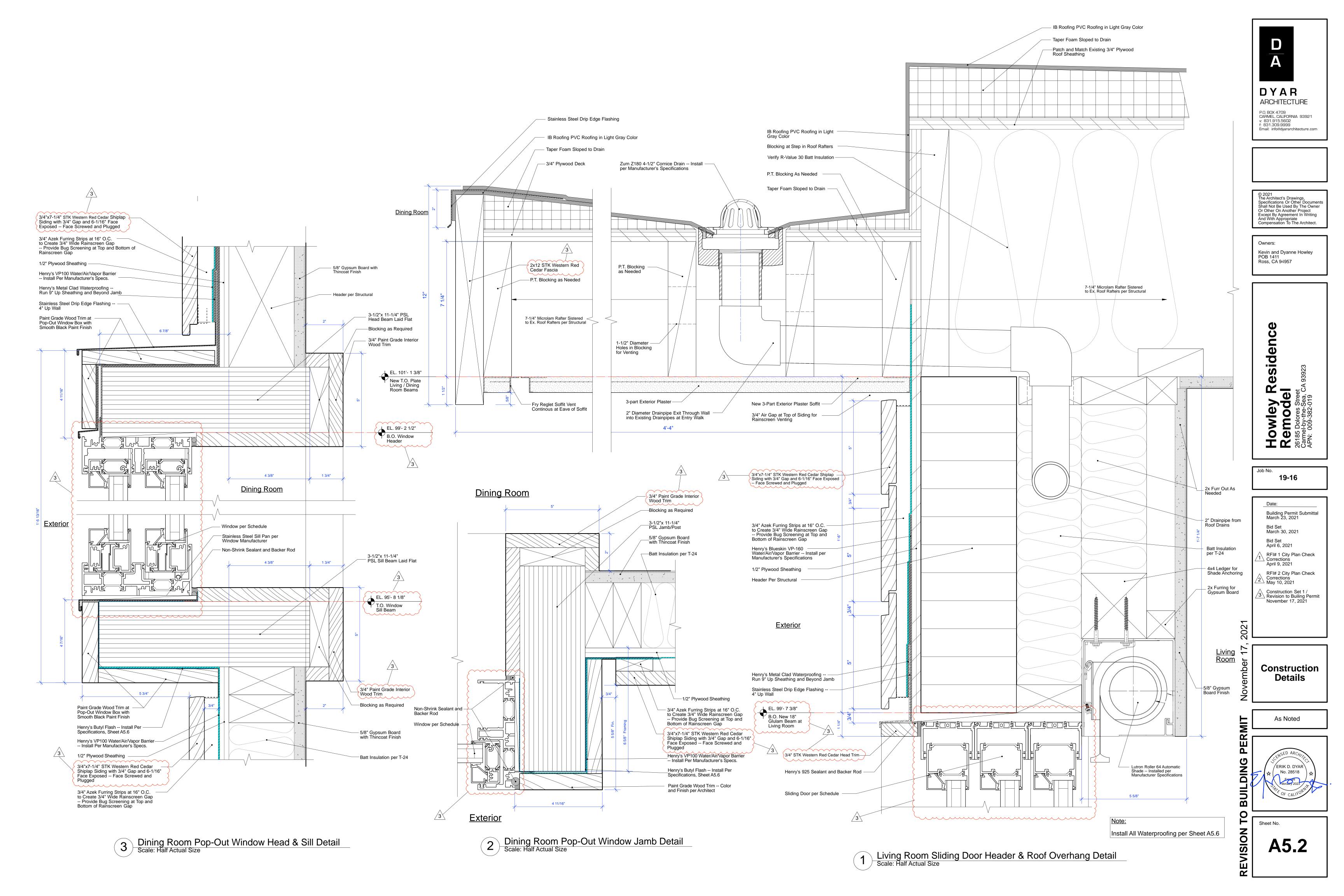
**Elevations:** Accessory Dwelling Unit

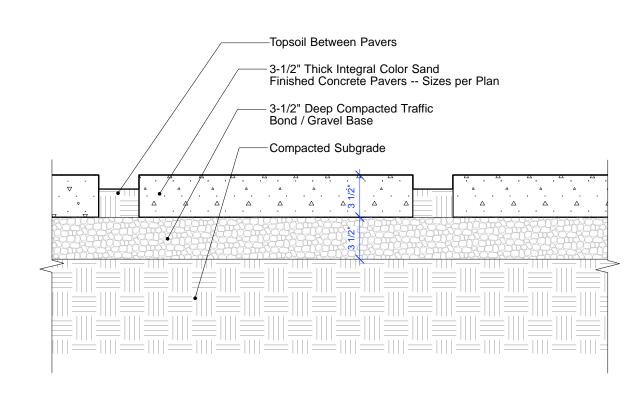
1/4" = 1'-0"

BUILDING **REVISION TO** 

Sheet No. **A4.6** 







8 Semi Permeable Paving Detail
Not to Scale

SEE DETAIL 1

**VERTICAL CROSS SECTION** 

thickness and the design of the interior finish material.

2. Max sash opening is 11" by stainless steel chain.

METRIC UNITS (MILLIMETERS)

#### Plumber's Tape Bracing Water Heater Located Adjacent to Room Corner See Illustration on Page 4

- 1. Mark the water heater approximately 9 inches below the top for the upper strap location, and 4 inches above the top of the controls for the lower strap.
- 2. Using a stud finder or another appropriate method, locate the nearest wall stud not directly behind the water heater (see illustration on page 4).
- 3. Stretch a string between the two support studs and verify that the distance from the string to the face of the water heater is at least seven inches (as shown on the illustration). If it is not at least seven inches, it will be necessary to either move the water heater, or utilize the alternative support detailing shown on page 11, which utilizes a steel ledger angle (1-1/4" x 1-1/4" x 1/8") at the bracing attachments to the wall.
- 4. Transfer marks on the water heater horizontally onto the adjacent walls where the studs identified in step 2 are located.
- 5. Drill 3/16" diameter x 3" deep pilot holes into the support studs at each lag screw location. 6. Anchor one end of each length of plumber's tape (4 total) to a support stud with a 1/4"

diameter x 3" lag screw, wrap the plumber's tape around the water heater, and pull the tape

14°-85°

3:12 - 137:12

(See STANDARD GLAZING

Frame and Sash with White Finish

tightly against the support stud on the opposite wall. 7. Secure each length of plumber's tape (4 total) at the support stud at the opposite wall with a lag screw, and cut off any excess length of tape. It is important that the tape be taut. If the tape is not taut, remove one or both lag screws and reinstall in another hole in the plumber's tape, and then reinstall the lag screw(s) into the support stud.

20ga. Roll Formed Aluminum— Glazing Profile or 24ga. Untreated Copper

22ga. Roll Formed Aluminum — Frame Cover with Neutral Grey Kynar 500 Finish

Underlayment 9" Width VELUX EDL Flashing —

(See COMPATIBLE FLASHINGS:, below)

Factory Installed 21ga. Steel Deck Seal Mounting Bracket with Corrosion Resistant Finish 1¼"x1¼"

IMPERIAL UNITS

DETAIL 1

STANDARD GLAZING OPTIONS:

Laminated LowE3 (04)

COMPATIBLE FLASHINGS:

VS - Manual Venting Skylight

EKL/EKX Combi flashing

EDW Tile flashingEKW/EKX Combi tile flashing

ECB Counter flashing for curbs

R VELUX is a registered trademark

VELUX 1418 Evans Pond Road

www.VELUXUSA.com

Tempered LowE3 (05) Impact (06) Snowload (10)

\*Tempered Exterior Pane used with

Top Plan of Water Heater flexible water connections water heater -6" maximum -3/4" x 24 gauge perforated steel plumbers tape encircling tank plumbers from front and back. line connecting points of tape support must pass through layout water heater tank as shown. (2 pieces) Elevation of Water Heater 1/4" dia. x 3" lag screwwith flat washer wood stud Materials Needed flexible gas connection \* 8 - 1/4" x 3" lag screws

Seismic Strapping for Water Heater Detail

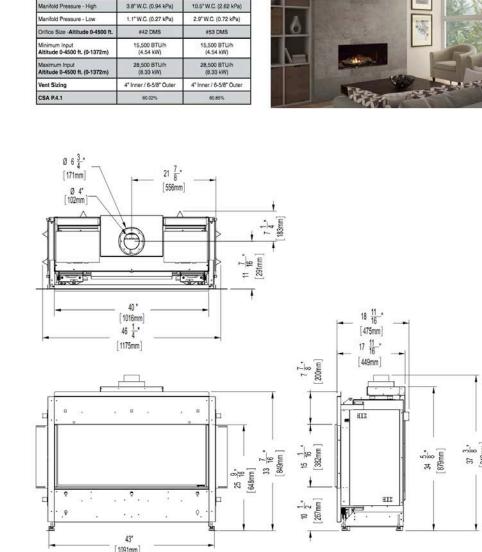
REGENCY FIREPLACE PRODUCTS City Series®
Direct Vent Gas Power Vent Fireplace Owners & Installation Manual San Francisco Bay CB40E-NG1 Installation video www.regency-fire.com STYLE Single sided CV40EPV-NG / CV40EPV-LP **▲**Warning Fire or explosion Hazard failure to follow safety warnings exactly could result in serious injury, death, or property damage. - Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other - WHAT TO DO IF YOU SMELL GAS . Do not try to light any appliance. • Do not touch any electrical switch: do not use any phone in your building. Leave the building immediately. • Immediately call your gas supplier from a neighbour's phone. Follow the gas supplier's instructions. • If you cannot reach your gas supplier, call the fire department.

- Installation and service must be performed by a qualified installer, service agency or the gas supplier.

Certified to/Certifié pour: CSA 2.17-2017
ANSI Z21.88-2017
CSA 2.33-2017
CSA 2.33-2017
ANSI Z21.88-2017
CSA 2.33-2017
CSA 2.33-2017

FPI FIREPLACE PRODUCTS INTERNATIONAL LTD. 6988 Venture St., Delta, BC Canada, V4G 1H4

Homeowner: Please keep these instructions for future reference.

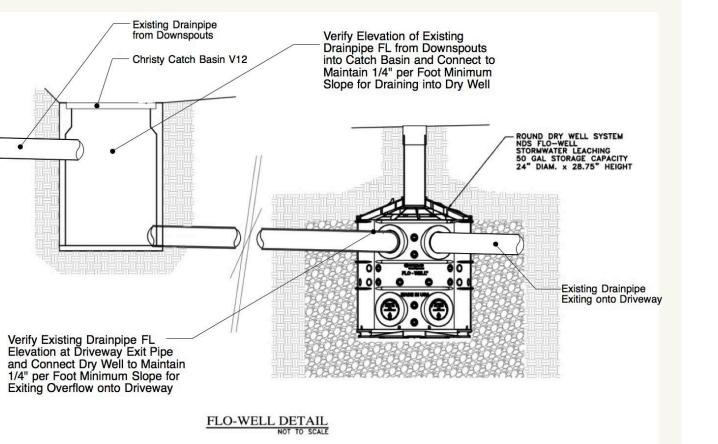


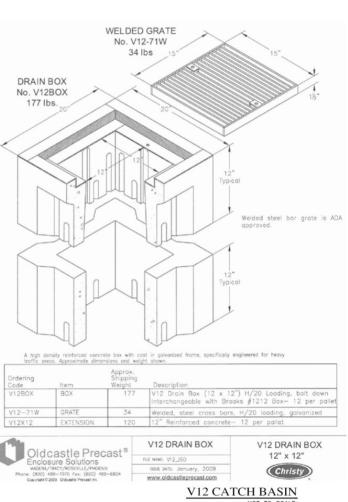
City Series Power Vent

Natural Gas Propane

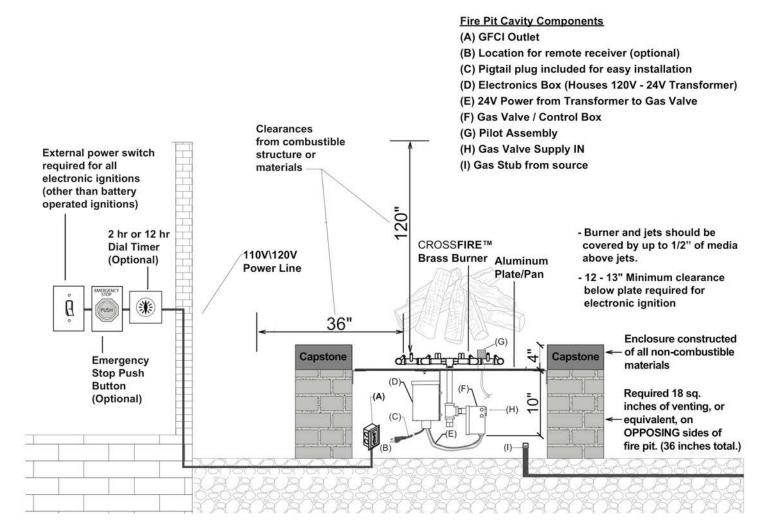
City Series CV40EPV Gas Fireplace

Gas Fireplace Insert Specifications

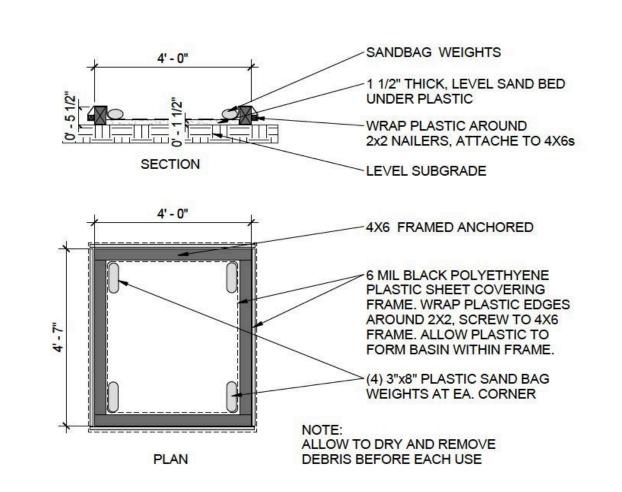




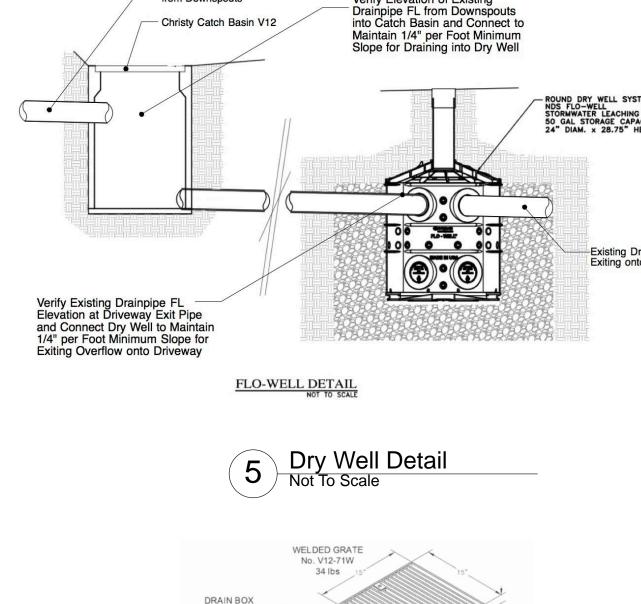
Silt Catch Basin Detail

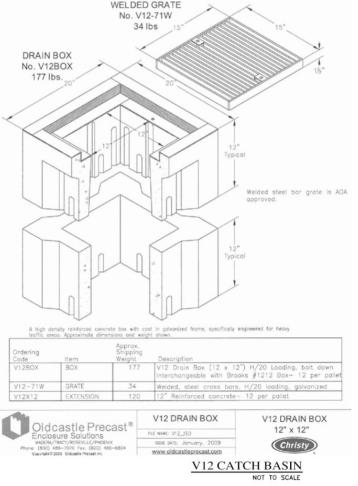


Exterior Gas Firepit Burner Details



Paint Washout Detail





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**MREGENCY** 

Email: info@dyararchitecture.com

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Owners: Kevin and Dyanne Howley Ross, CA 94957

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Job No. 19-16

**Φ** 85

Building Permit Submittal March 23, 2021 March 30, 2021 April 6, 2021 RFI#1 City Plan Check Corrections
April 9, 2021 RFI#2 City Plan Check Corrections
May 10, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

> Construction Details

As Noted

<sup>/</sup>ERIK D. DYAR<sup>\</sup> No. 28518

**A5.3** 

SION

l**⊸** Skylight Width

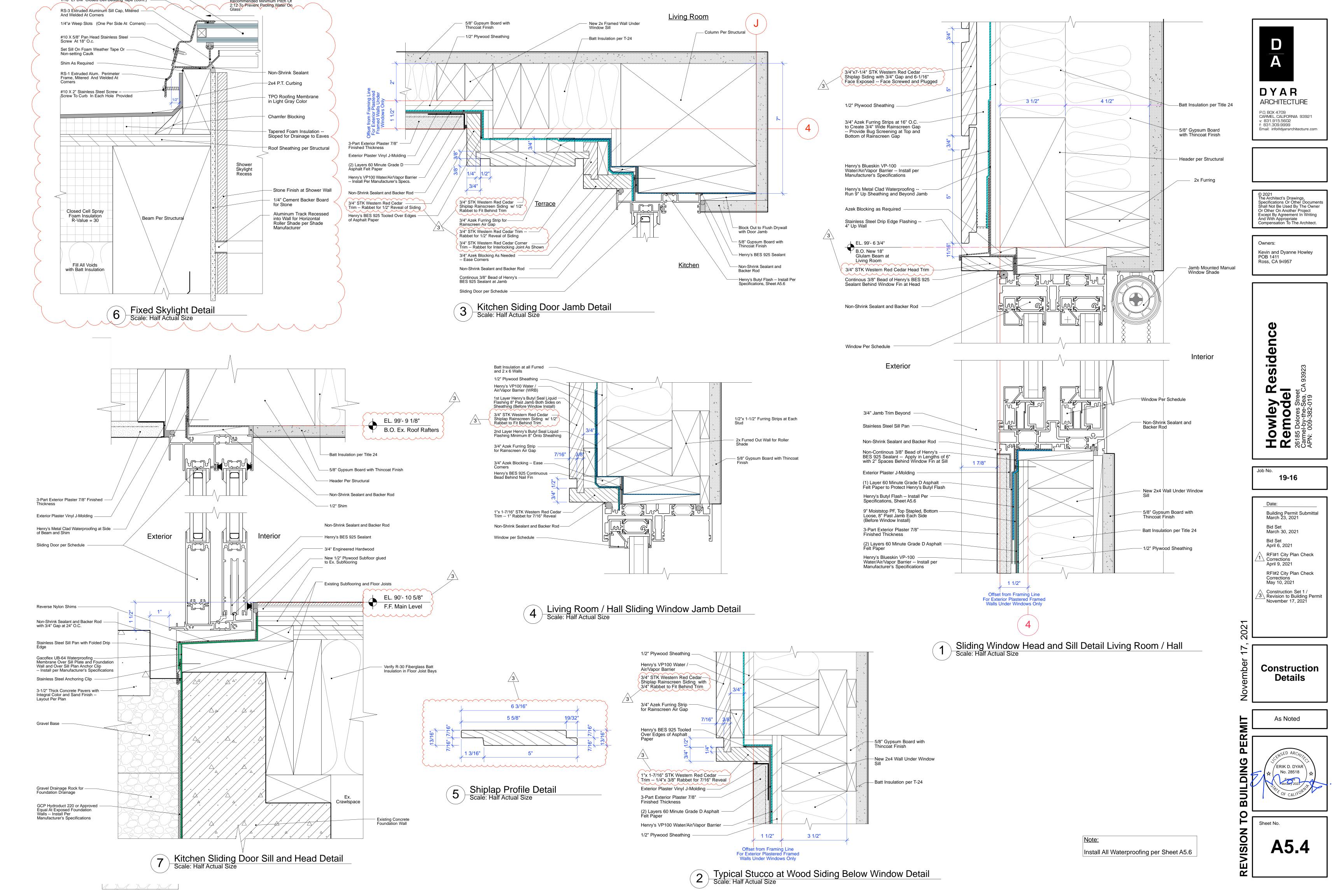
HORIZONTAL CROSS SECTION

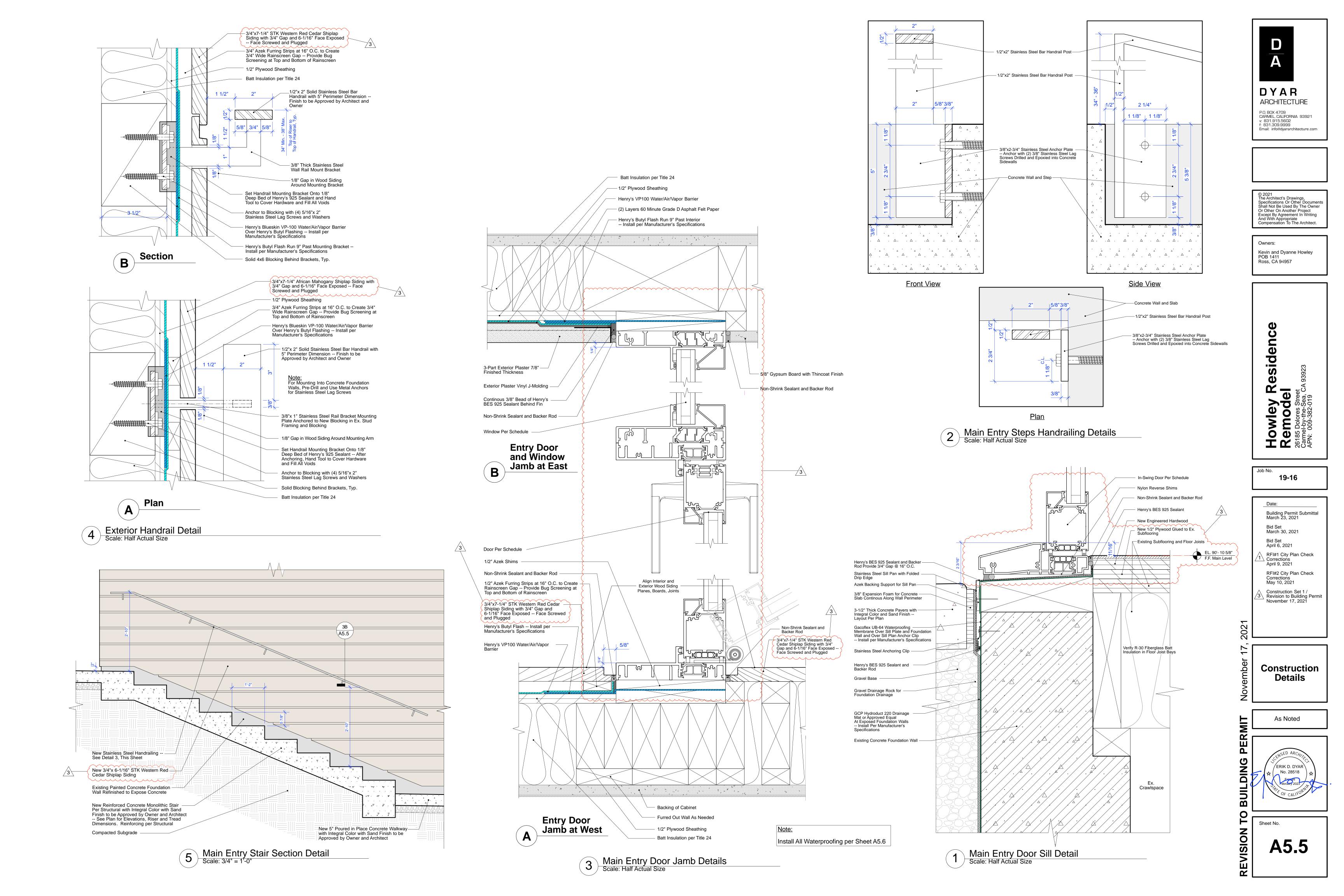
© 2019 VELUX GROUP

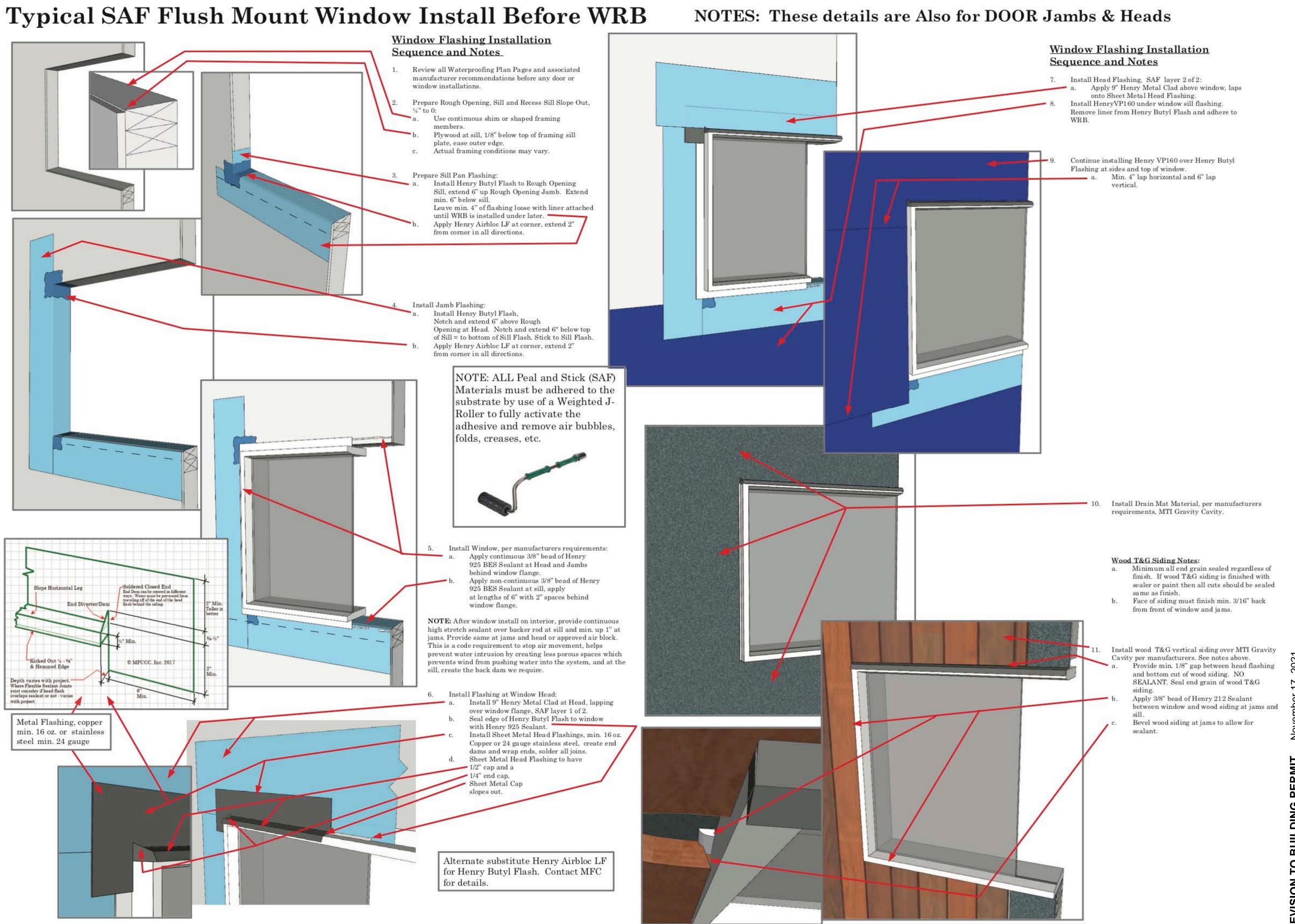
PRODUCT DIMENSIONS

. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the

This drawing is an instrument of service and is provided for informational use only.







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Kevin and Dyanne Howley Ross, CA 94957

19-16

Building Permit Submittal March 23, 2021 Bid Set March 30, 2021

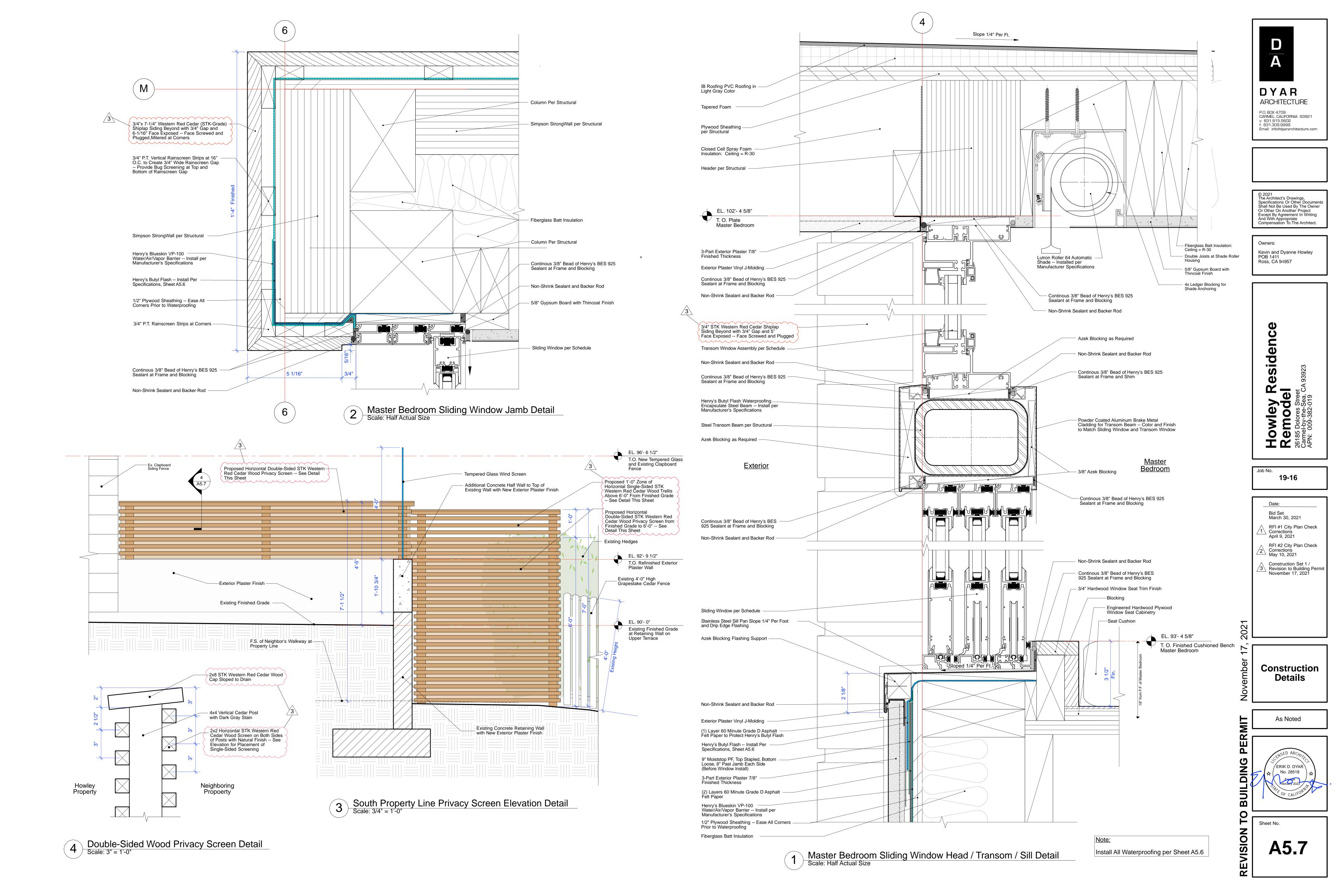
RFI#1 City Plan Check Corrections April 9, 2021 RFI#2 City Plan Check

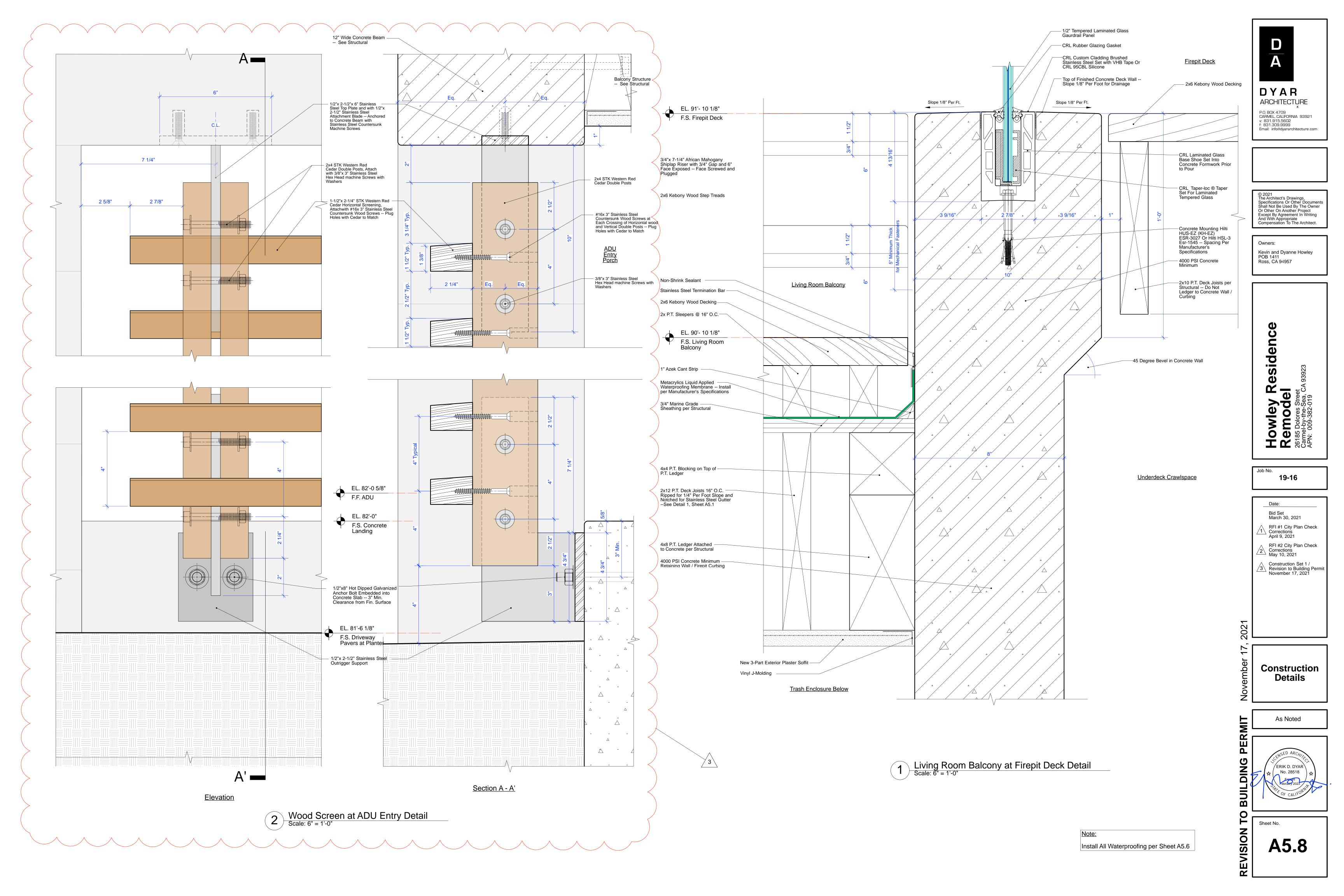
Corrections May 10, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

WaterProofing **Details** 

1/4" = 1'-0"

**A5.6** 











and Fire Pit Walls

**Board Form Concrete** with Natural Finish

Concrete Balcony, Retaining New Concrete Walks, Landings Exterior Plaster Wall Finish Color and Stepping Stones **Exposed Sand Finish** 

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





**Exterior Wood Siding & Garage Door Gates and Screens** Clear Natural Finish Horizontal Boards, Clear Natural Finish

Thermafiber SAFB FF

Mineral Wool Insulation

Formaldehyde-Free

Thermafiber® SAFB™ (Sound Attenuation Fire Blankets)

Formaldehyde-Free mineral wool insulation is a solution for

architects, specifiers and contractors interested in achieving

excellent acoustical control and fire protection in interior walls and floor/ceiling fire-rated assemblies and are non-combustible

moisture-resistant, non-corrosive, non-deteriorating, and mold-

resistant<sup>4</sup>. The new formaldehyde-free Thermafiber light density

products are especially appropriate for applications in education

healthcare, and other institutions committed to indoor air quality.

Absorbs less than 1% by volume

SAFB<sup>™</sup> FF can be installed in both steel and wood framed

Gold certified

SAFB products are approved by: New York City Board of Standards & Appeals - (under 35-66-SM, 173-77-M, 249-74-SM, 34-66-SM, & accepted by MEA 207-82-M, Vol.2)

2. Recycled content options other than standard must be specified at time of order

EPA Choice Fiber (US Government Buildings) ......Minimum 75%

Standards, Codes Compliance

UL Formaldehyde-Free Validated

ASTM C 665

ASTM E 136

ASTM E 84

**ASTM C 1338** 

GreenGuard

**Product Options** Recycled Content Options<sup>2,3</sup>:

Standard Fiber ......

. Thermafiber.

green building standards and using products that exclude red list<sup>1</sup> materials like formaldehyde. Thermafiber\* SAFB\* FF batts provide

**Existing Privacy Fence** 11" Horizontal Clapboards, Painted Finish

Material Selections

PRODUCT DATA SHEET

Thickness 125 Hz 250 Hz 500 Hz 1000 Hz 2000 Hz 4000 Hz MRC

2" 0.34 0.61 1.07 1.09 1.07 1.10 0.95

3" 0.51 0.99 1.18 1.03 0.99 0.96 1.05

6" 1.37 1.32 1.23 1.16 1.12 1.12 1.20

Interior Stud Cavity - Friction fit SAFB\* securely between studs.

Butt ends of blankets closely together and fill all voids.

vertically 1" deep with a utility knife down the center.

Floor-Ceiling – Friction fit SAFB" securely between floor joints.

Creased SAFB\* – Using SAFB\* 1" wider than regular blankets,

bow the blankets slightly to fit into stud cavity. Slit the blankets

Ceiling Overlayment – Lay SAFB\* over ceiling panels extending 48"

beyond all partitions. Tightly fit around all hangers, obstructions,

2.5 pcf 1½" - 7" 15", 16", 17", 23", 24", 25" 48"

Tolerances +½"-½" ±½" ±½"

Thermafiber Insolutions® offers industry leading technical and

engineering assistance to architects, specifiers, and contractors.

ese services include CAD drawings, engineering judgments,

LEED\* Credit Information, and product recommendations. Contact

our technical services department at 1-888-834-2371 or email

Thermafiber Insolutions

15", 16", 17", 23", 24", 25"

Features

Formaldehyde-Free

Mold-resistant⁴

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http://sds.owenscorning.com.

Submittal Approvals

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Job Name \_\_\_\_\_

Contractor \_\_\_\_\_

4, ASTM C 1338

Exceptional sound and noise absorption

such as LEED and Green Globes

**Environmental and Sustainability** 

Adds STC value to wall and floor-ceiling assemblies

Conserves energy, reduces greenhouse gas emissions

Contributes to credits in several green building programs

Owens Corning is a worldwide leader in building material

systems, insulation and composite solutions, delivering a broad range of high quality products and services.

Owens Corning is committed to driving sustainability

For additional information refer to the Safe Use Instruction

by delivering solutions, transforming markets and

Sheet (SUIS) found in the SDS Database via

**Certifications and Sustainable Features** 

Verified by ICC-ES to contain a minimum of 70% recycled content. See ICC-ES Evaluation Report VAR-1025 at icc-es.org.
 GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product usage. For more information, visit ul.com/gg.

 UL Environment validated Formaldehyde-Free. For more information, visit ul.com/ex.

visit ul.com/ecv.
Gold Material Health Certificate from Cradle to Cradle Products

Thermafiber\* SAFB" FF mineral wool insulation is participating in

Declare, and is Living Building Challenge compilant. For more information, visit living-future.org/declare.
This product receives SAFETY Act designation by the U.S. department of Homeland Security. For more information visit safetyact.gov.

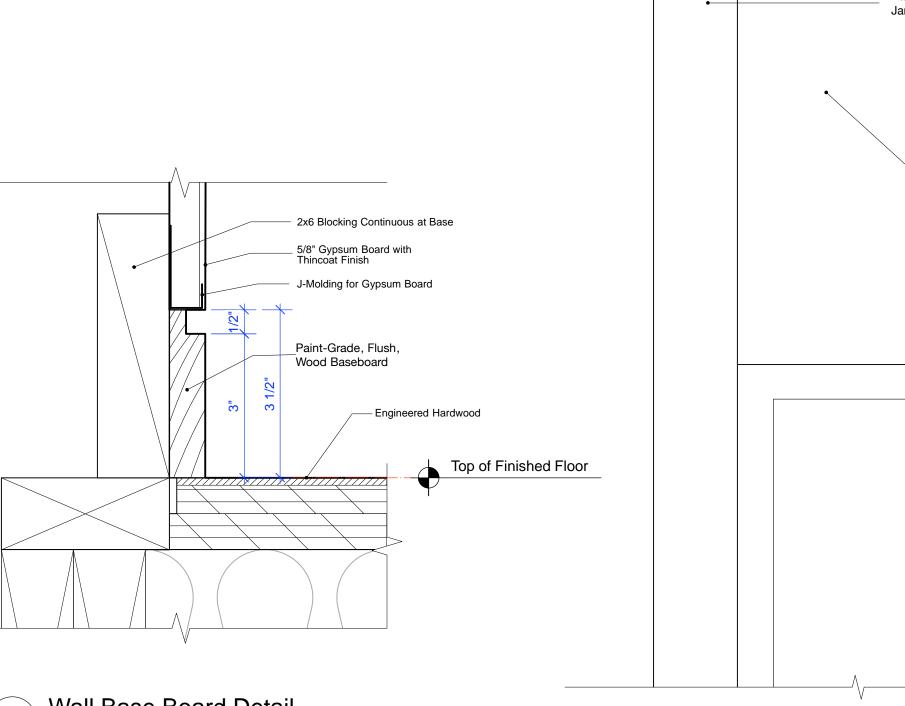
86% biobased content for unfaced product and 64% biobased content for faced product, certified by USDA BioPreferred\* program.

THERMAFIBER, INC. ONE OWENS CORNING PARKWAY TOLEDO, OHIO, USA 43659

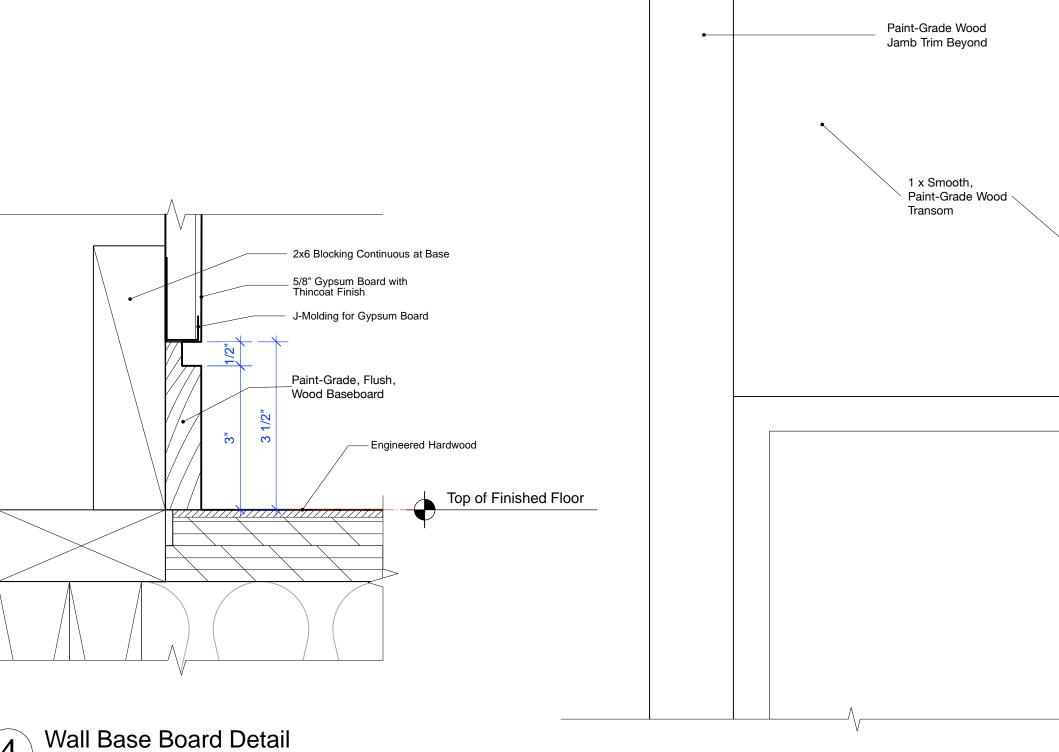
888-TFIBER1 [834-2371] www.thermafiber.com

enhancing lives. More information can be found at

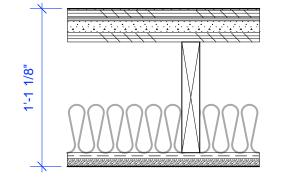
 Provides fire containment in rated assemblies Fire resistant to temperatures above 2,000° F (1,093° C)













Engineered Plywood Hardward Flooring;
1" Proprietary Gypsum Floor Topping;
1/4" Proprietary Sound Reduction Mat; 19/32" Plywood Sheathing; Existing 2x10 Wood Floor Joists at 16" O.C. 9" Thick Mineral Wool Insulation 16" Wide Insulation Batts (Formaldehyde Free); RC-1 Resilient Channels Or Equivalent Spaced 16" O.C. Perpendicular to Joists; (1) Layer of 5/8" Type X "FireCode' Gypsum Board Anchored

#### Floor Assembly:

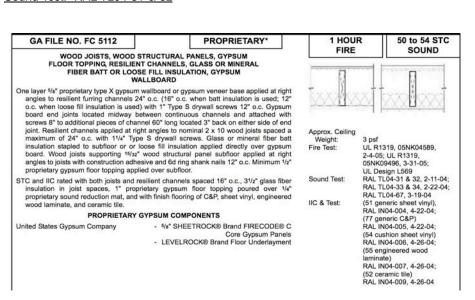
at Right Angles to Resilient Channels.

<u>UL Test No. R1319</u> GA File No. FC 5112 STC Test: RAL TL04-31 & 32 with Rating of 50 - 54 IIC Rating = 55 (Engineered Wood Laminate) RAL IN04-007 1 Hour Fire Rated

Base Layer 5/8" Type 'X' 'Firecode' Gypsum Wallboard Applied At Right Angles To Resilient Channels at 16" O.C. with 1" Type 'S' Drywall Screws 12" O.C. Gypsum Board End Joints Located Midway Between Continous ChannesIs And Attached With Screws 8" To Additional Pieces Of Channel 60" Long Located 3" Back On Either Side Of End Joint. Resilient Channels Applied At Right Angles To Nominal 2x10 Solid Wood Floor Joists @ 16" O.C. with 1-1/4" Type 'S' Drywall Screws. 9" Thick Mineral Wool Batt Insulation Stapled to subfloor. 2x10 Wood Joists Supporting 15/32" Structural Panel Subfloor Applied At Right Angles To 2x10 Wood Joists with construction adhesive and Nails

STC and IIC Rated With Both Joists And Resilient Channels Spaced 16" O.C., 3-1/2" Glass Fiber Insulation In Joist Spaces, 1" Proprietary Gypsum Floor Topping Poured Over 1/4" Proprietary Sound Reduction Mat, And With Finish Flooring of 3/4"

Per Structural Nailing Schedule.



#### 1 Hour Fire Rated Wall Assembly at ADU / Main Residence Crawlspace and Garage: 5 3/8" Thick (Follow Anchoring Methods Per GA File No. 3240 This Sheet)

#### Beginning at INTERIOR SIDE:

- (1) Layer 5/8" Type X Gypsum Wallboard; 2X4 Wood Stud Framing at 16" O.C.;

3" Thick Mineral Wool Sound Attenuation Insulation Batts 16" Wide (Formaldehyde Free); RC-1 Resilient Channels Or Equivalent Spaced 24" O.C.

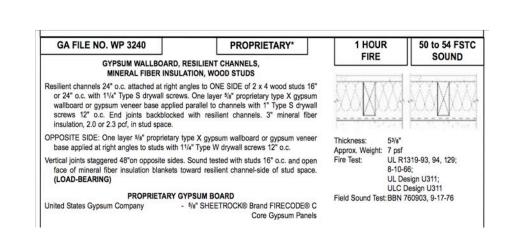
Perpendicular to Joists; - (1) Layer 5/8" Type X 'FireCode' Gypsum Board Anchored

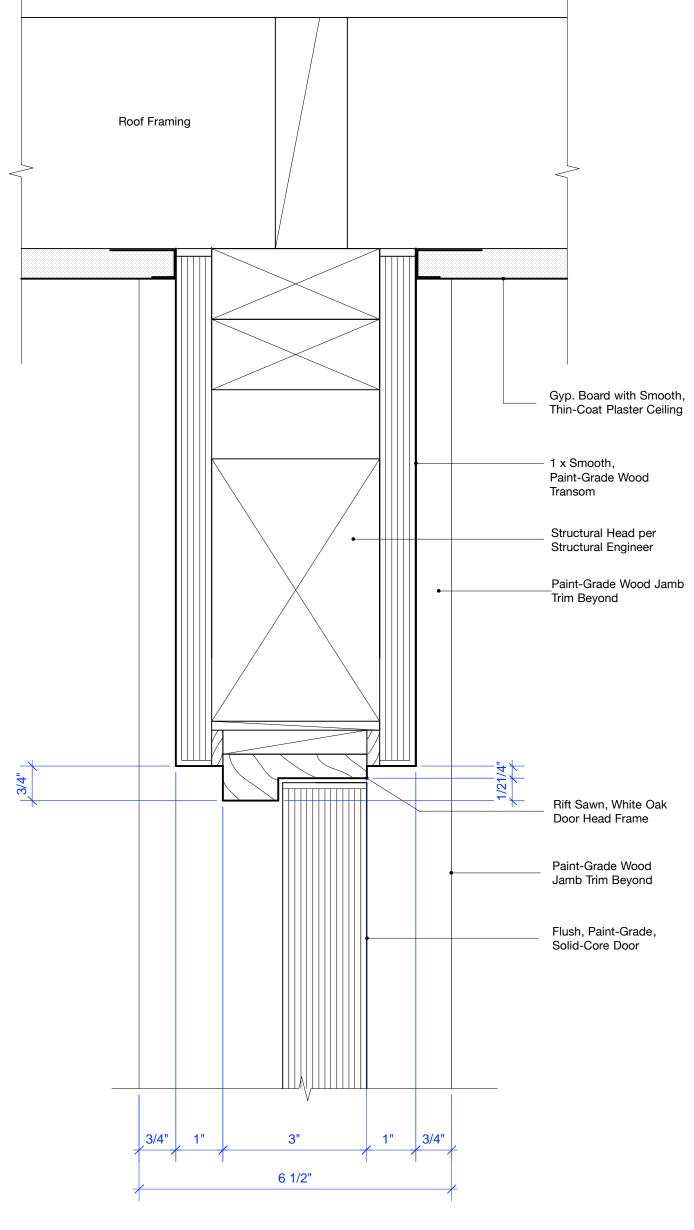
at Right Angles to Resilient Channels.

#### Floor Assembly UL Test No. R1319-93 GA File No. WP 3240 FSTC Test: BBN 760903 with Rating 50 - 54 1 Hour Fire Rated

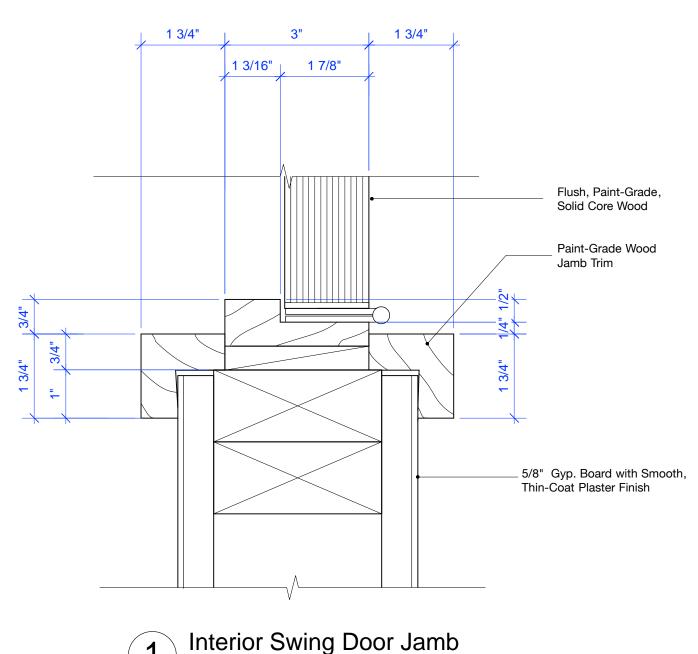
Resilient Channels 24" O.C. attached at Right angles to ONE SIDE of the 2x4 Wood Studs 16" O.C. with 1-1/4" Type S drywall screws. One layer 5/8" Type X 'FireCode' gypsum wallboard or gypsum veneer base applied parallel to channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" Type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1-1/4" Type W drywall screws at 12" O.C. Vertical joints staggered 48" on opposite sides. Sound tested with stude 16" O.C. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD BEARING)





Interior Swing Door Head
Scale: Half Actual Size



Scale: Half Actual Size

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Compensation To The Architect.

Owners: Kevin and Dyanne Howley

Ross, CA 94957

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19-16

March 30, 2021 RFI #1 City Plan Check Corrections April 9, 2021

> RFI #2 City Plan Check Corrections
> May 10, 2021

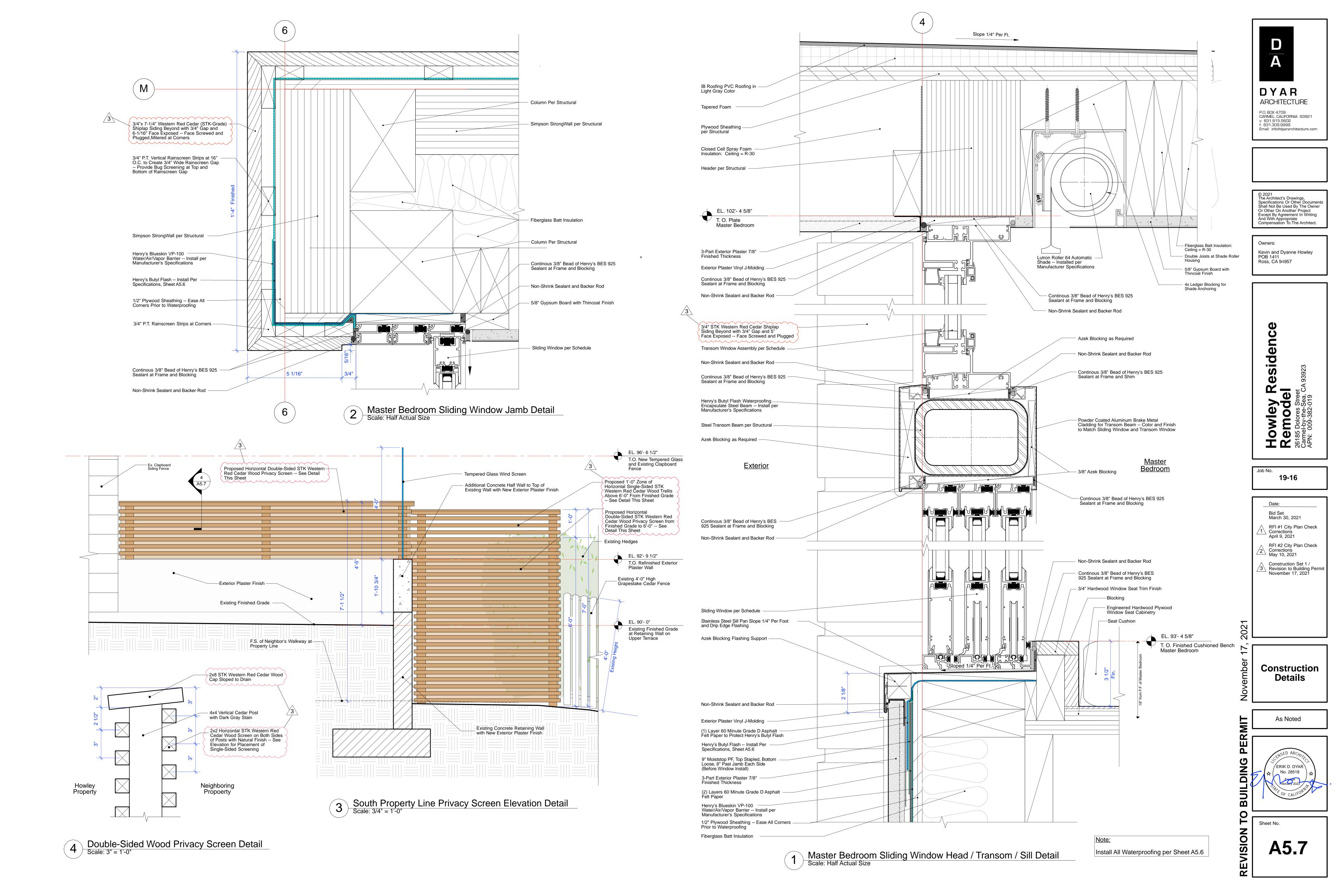
Construction Set 1 / Revision to Building Permit November 17, 2021

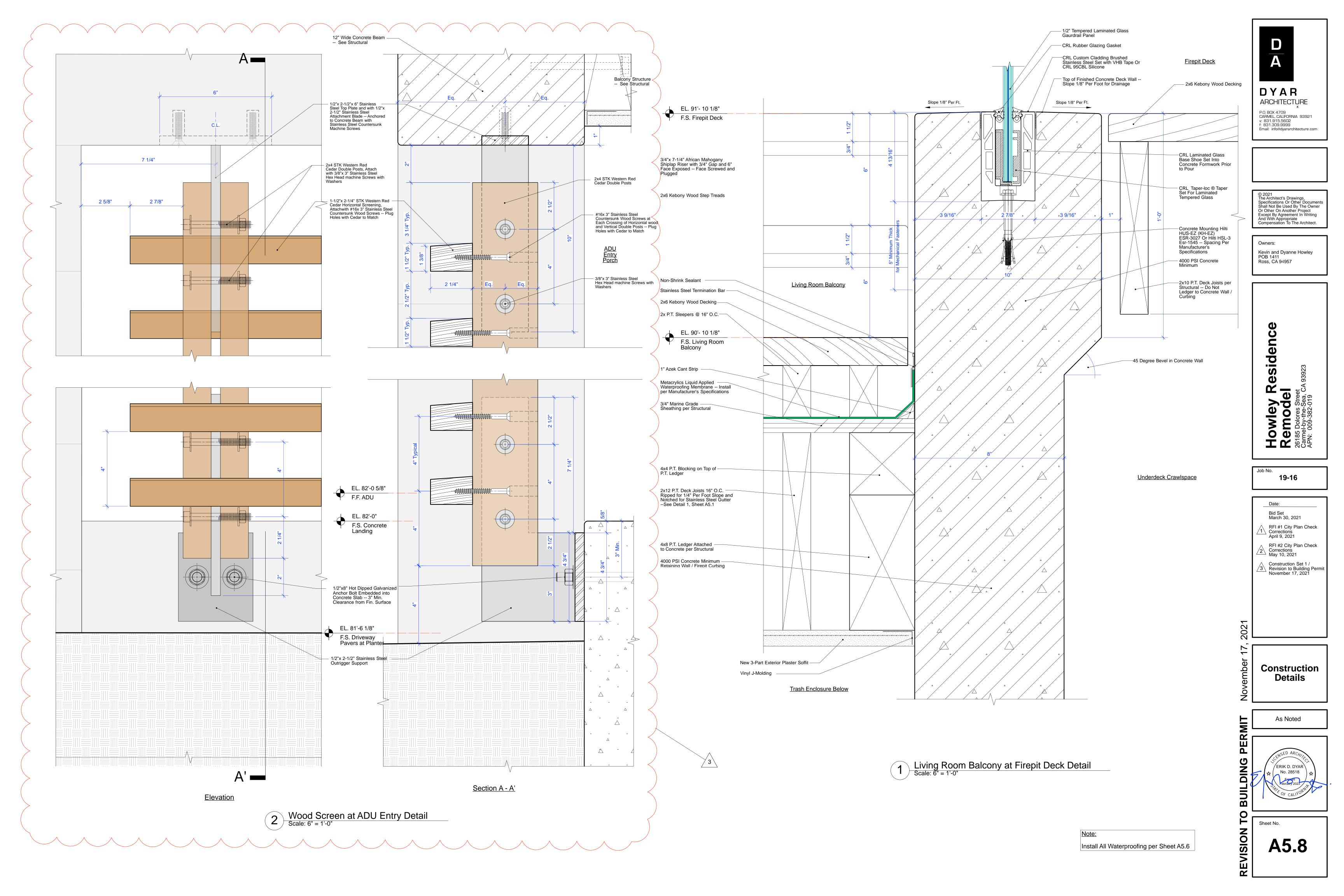
Construction **Details** 

As Noted

<sup>/</sup>ERIK D. DYAR<sup>\</sup> No. 28518

Sheet No. A5.9











and Fire Pit Walls

**Board Form Concrete** with Natural Finish

Concrete Balcony, Retaining New Concrete Walks, Landings Exterior Plaster Wall Finish Color and Stepping Stones **Exposed Sand Finish** 

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





**Exterior Wood Siding & Garage Door Gates and Screens** Clear Natural Finish Horizontal Boards, Clear Natural Finish

Thermafiber SAFB FF

Mineral Wool Insulation

Formaldehyde-Free

Thermafiber® SAFB™ (Sound Attenuation Fire Blankets)

Formaldehyde-Free mineral wool insulation is a solution for

architects, specifiers and contractors interested in achieving

excellent acoustical control and fire protection in interior walls and floor/ceiling fire-rated assemblies and are non-combustible

moisture-resistant, non-corrosive, non-deteriorating, and mold-

resistant<sup>4</sup>. The new formaldehyde-free Thermafiber light density

products are especially appropriate for applications in education

healthcare, and other institutions committed to indoor air quality.

Absorbs less than 1% by volume

SAFB<sup>™</sup> FF can be installed in both steel and wood framed

Gold certified

SAFB products are approved by: New York City Board of Standards & Appeals - (under 35-66-SM, 173-77-M, 249-74-SM, 34-66-SM, & accepted by MEA 207-82-M, Vol.2)

2. Recycled content options other than standard must be specified at time of order

EPA Choice Fiber (US Government Buildings) ......Minimum 75%

Standards, Codes Compliance

UL Formaldehyde-Free Validated

ASTM C 665

ASTM E 136

ASTM E 84

**ASTM C 1338** 

GreenGuard

**Product Options** Recycled Content Options<sup>2,3</sup>:

Standard Fiber ......

. Thermafiber.

green building standards and using products that exclude red list<sup>1</sup> materials like formaldehyde. Thermafiber\* SAFB\* FF batts provide

**Existing Privacy Fence** 11" Horizontal Clapboards, Painted Finish

Material Selections

PRODUCT DATA SHEET

Thickness 125 Hz 250 Hz 500 Hz 1000 Hz 2000 Hz 4000 Hz MRC

2" 0.34 0.61 1.07 1.09 1.07 1.10 0.95

3" 0.51 0.99 1.18 1.03 0.99 0.96 1.05

6" 1.37 1.32 1.23 1.16 1.12 1.12 1.20

Interior Stud Cavity - Friction fit SAFB\* securely between studs.

Butt ends of blankets closely together and fill all voids.

vertically 1" deep with a utility knife down the center.

Floor-Ceiling – Friction fit SAFB" securely between floor joints.

Creased SAFB\* – Using SAFB\* 1" wider than regular blankets,

bow the blankets slightly to fit into stud cavity. Slit the blankets

Ceiling Overlayment – Lay SAFB\* over ceiling panels extending 48"

beyond all partitions. Tightly fit around all hangers, obstructions,

2.5 pcf 1½" - 7" 15", 16", 17", 23", 24", 25" 48"

Tolerances +½"-½" ±½" ±½"

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engineering assistance to architects, specifiers, and contractors.

ese services include CAD drawings, engineering judgments,

LEED\* Credit Information, and product recommendations. Contact

our technical services department at 1-888-834-2371 or email

Thermafiber Insolutions

15", 16", 17", 23", 24", 25"

Features

Formaldehyde-Free

Mold-resistant⁴

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http://sds.owenscorning.com.

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Job Name \_\_\_\_\_

Contractor \_\_\_\_\_

4, ASTM C 1338

Exceptional sound and noise absorption

such as LEED and Green Globes

**Environmental and Sustainability** 

Adds STC value to wall and floor-ceiling assemblies

Conserves energy, reduces greenhouse gas emissions

Contributes to credits in several green building programs

Owens Corning is a worldwide leader in building material

systems, insulation and composite solutions, delivering a broad range of high quality products and services.

Owens Corning is committed to driving sustainability

For additional information refer to the Safe Use Instruction

by delivering solutions, transforming markets and

Sheet (SUIS) found in the SDS Database via

**Certifications and Sustainable Features** 

Verified by ICC-ES to contain a minimum of 70% recycled content. See ICC-ES Evaluation Report VAR-1025 at icc-es.org.
 GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product usage. For more information, visit ul.com/gg.

 UL Environment validated Formaldehyde-Free. For more information, visit ul.com/ex.

visit ul.com/ecv.
Gold Material Health Certificate from Cradle to Cradle Products

Thermafiber\* SAFB" FF mineral wool insulation is participating in

Declare, and is Living Building Challenge compilant. For more information, visit living-future.org/declare.
This product receives SAFETY Act designation by the U.S. department of Homeland Security. For more information visit safetyact.gov.

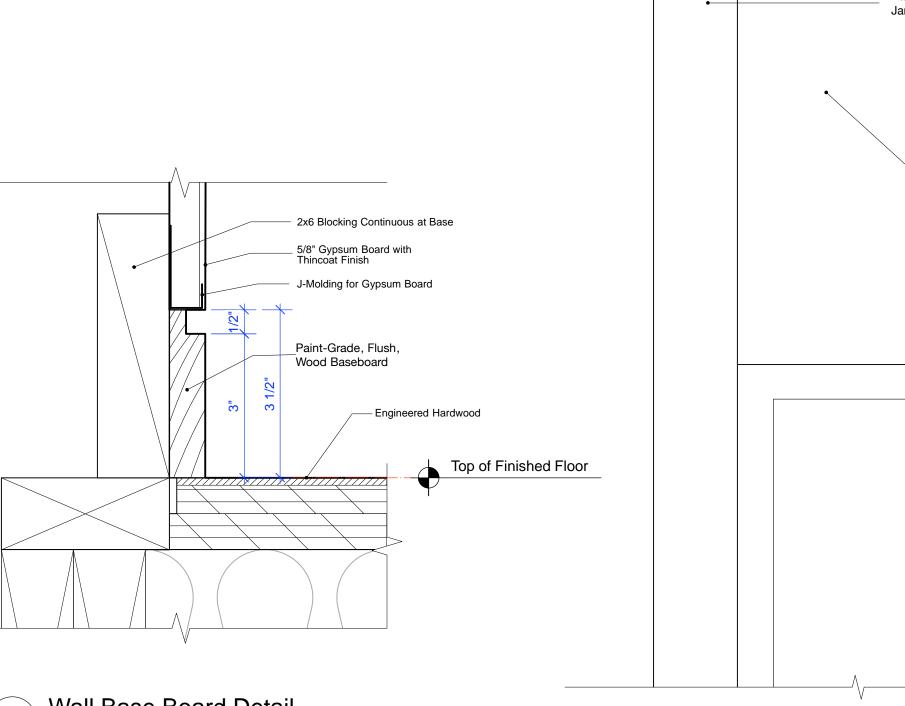
86% biobased content for unfaced product and 64% biobased content for faced product, certified by USDA BioPreferred\* program.

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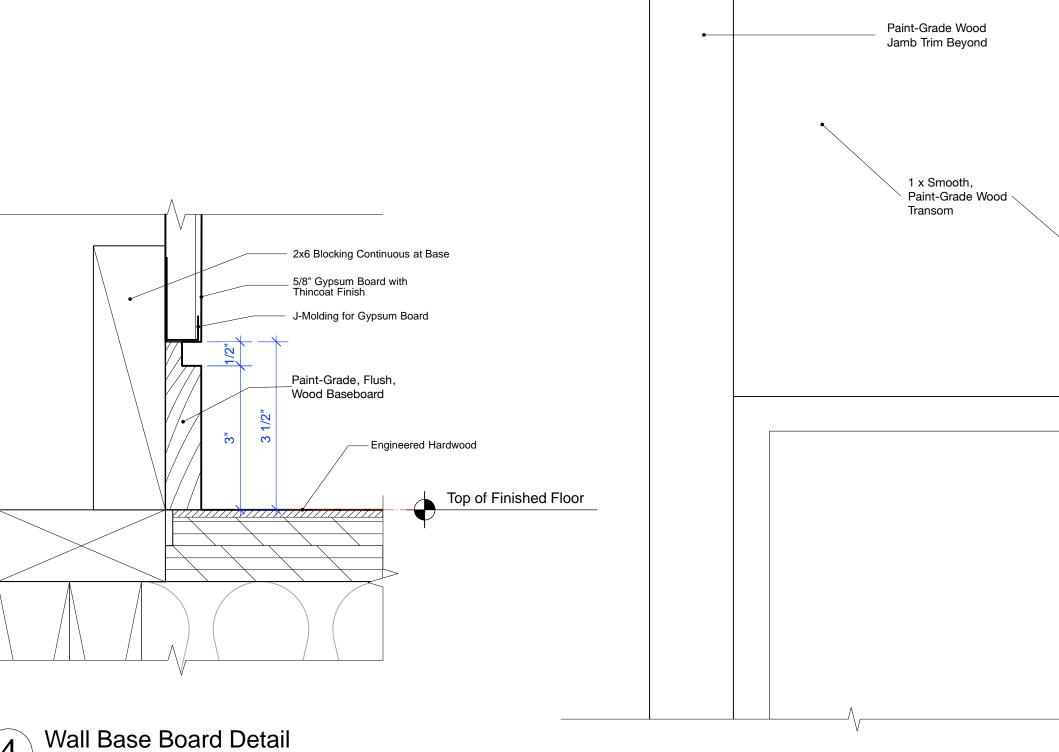
888-TFIBER1 [834-2371] www.thermafiber.com

enhancing lives. More information can be found at

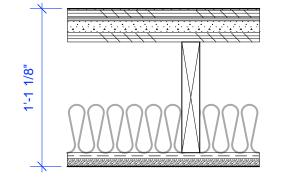
 Provides fire containment in rated assemblies Fire resistant to temperatures above 2,000° F (1,093° C)













Engineered Plywood Hardward Flooring;
1" Proprietary Gypsum Floor Topping;
1/4" Proprietary Sound Reduction Mat; 19/32" Plywood Sheathing; Existing 2x10 Wood Floor Joists at 16" O.C. 9" Thick Mineral Wool Insulation 16" Wide Insulation Batts (Formaldehyde Free); RC-1 Resilient Channels Or Equivalent Spaced 16" O.C. Perpendicular to Joists; (1) Layer of 5/8" Type X "FireCode' Gypsum Board Anchored

#### Floor Assembly:

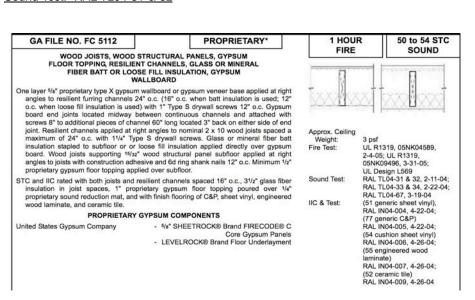
at Right Angles to Resilient Channels.

<u>UL Test No. R1319</u> GA File No. FC 5112 STC Test: RAL TL04-31 & 32 with Rating of 50 - 54 IIC Rating = 55 (Engineered Wood Laminate) RAL IN04-007 1 Hour Fire Rated

Base Layer 5/8" Type 'X' 'Firecode' Gypsum Wallboard Applied At Right Angles To Resilient Channels at 16" O.C. with 1" Type 'S' Drywall Screws 12" O.C. Gypsum Board End Joints Located Midway Between Continous ChannesIs And Attached With Screws 8" To Additional Pieces Of Channel 60" Long Located 3" Back On Either Side Of End Joint. Resilient Channels Applied At Right Angles To Nominal 2x10 Solid Wood Floor Joists @ 16" O.C. with 1-1/4" Type 'S' Drywall Screws. 9" Thick Mineral Wool Batt Insulation Stapled to subfloor. 2x10 Wood Joists Supporting 15/32" Structural Panel Subfloor Applied At Right Angles To 2x10 Wood Joists with construction adhesive and Nails

STC and IIC Rated With Both Joists And Resilient Channels Spaced 16" O.C., 3-1/2" Glass Fiber Insulation In Joist Spaces, 1" Proprietary Gypsum Floor Topping Poured Over 1/4" Proprietary Sound Reduction Mat, And With Finish Flooring of 3/4"

Per Structural Nailing Schedule.



#### 1 Hour Fire Rated Wall Assembly at ADU / Main Residence Crawlspace and Garage: 5 3/8" Thick (Follow Anchoring Methods Per GA File No. 3240 This Sheet)

#### Beginning at INTERIOR SIDE:

- (1) Layer 5/8" Type X Gypsum Wallboard; 2X4 Wood Stud Framing at 16" O.C.;

3" Thick Mineral Wool Sound Attenuation Insulation Batts 16" Wide (Formaldehyde Free); RC-1 Resilient Channels Or Equivalent Spaced 24" O.C.

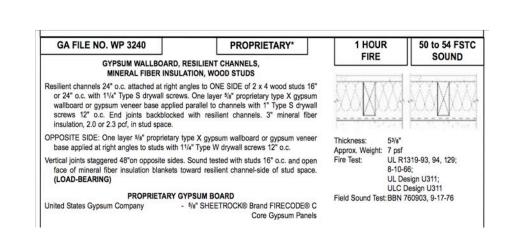
Perpendicular to Joists; - (1) Layer 5/8" Type X 'FireCode' Gypsum Board Anchored

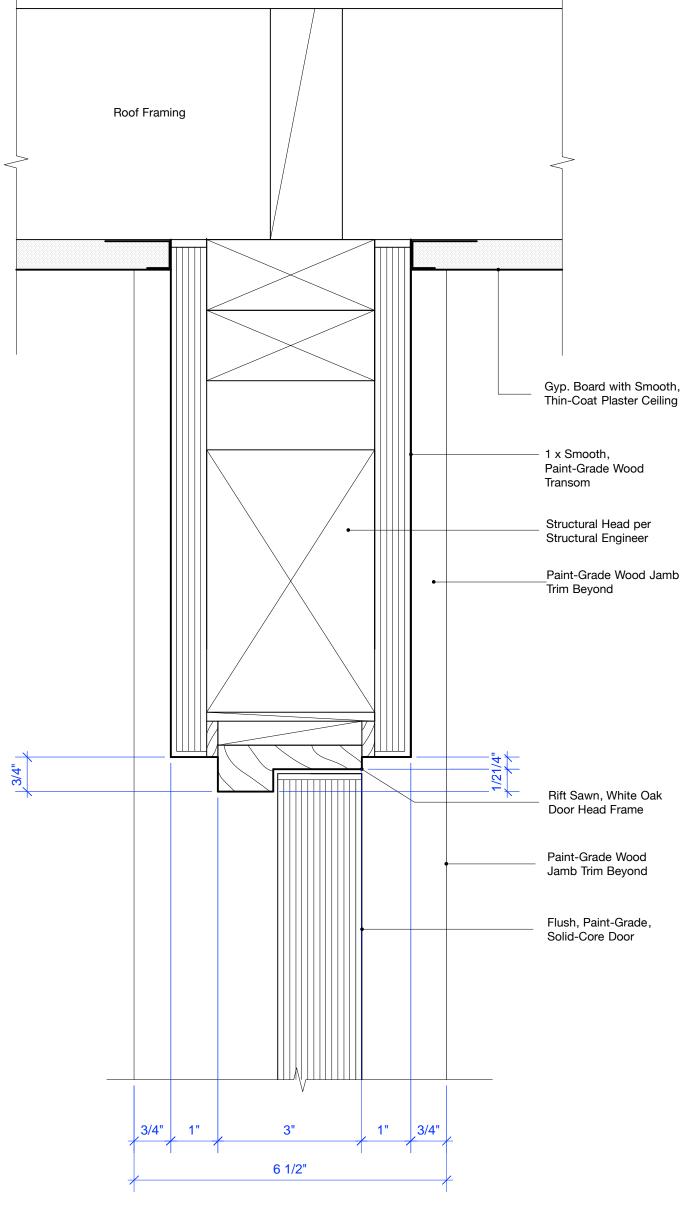
at Right Angles to Resilient Channels.

#### Floor Assembly UL Test No. R1319-93 GA File No. WP 3240 FSTC Test: BBN 760903 with Rating 50 - 54 1 Hour Fire Rated

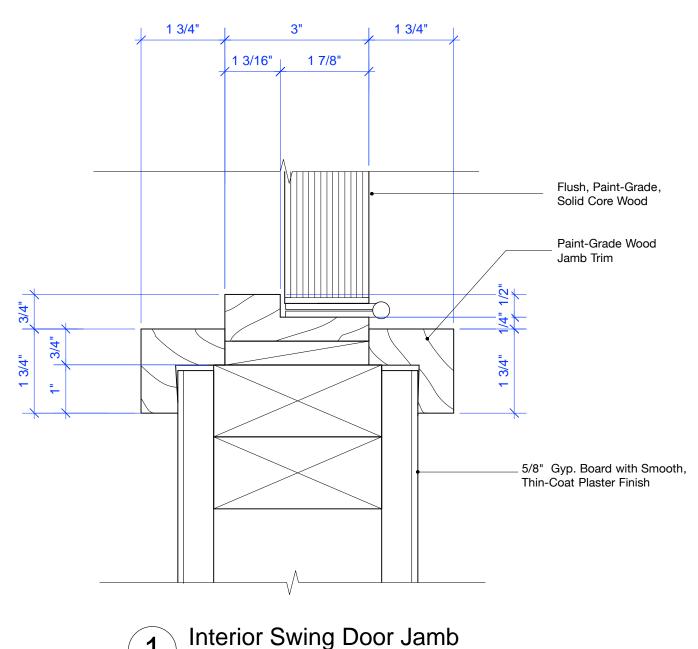
Resilient Channels 24" O.C. attached at Right angles to ONE SIDE of the 2x4 Wood Studs 16" O.C. with 1-1/4" Type S drywall screws. One layer 5/8" Type X 'FireCode' gypsum wallboard or gypsum veneer base applied parallel to channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" Type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1-1/4" Type W drywall screws at 12" O.C. Vertical joints staggered 48" on opposite sides. Sound tested with stude 16" O.C. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD BEARING)









Scale: Half Actual Size

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19-16

March 30, 2021 RFI #1 City Plan Check Corrections April 9, 2021

RFI #2 City Plan Check Corrections
May 10, 2021 Construction Set 1 /

Revision to Building Permit November 17, 2021

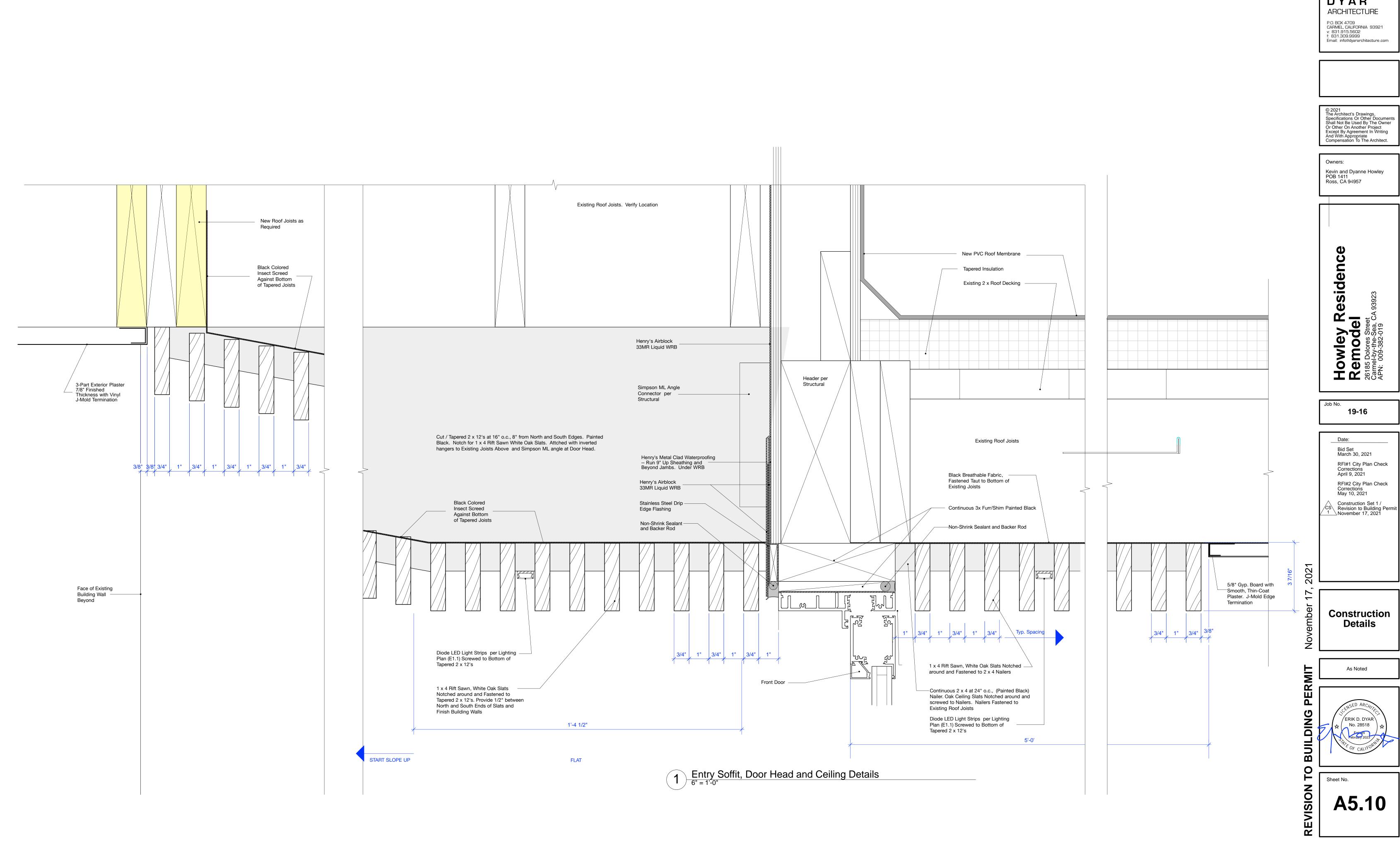
Construction **Details** 

As Noted

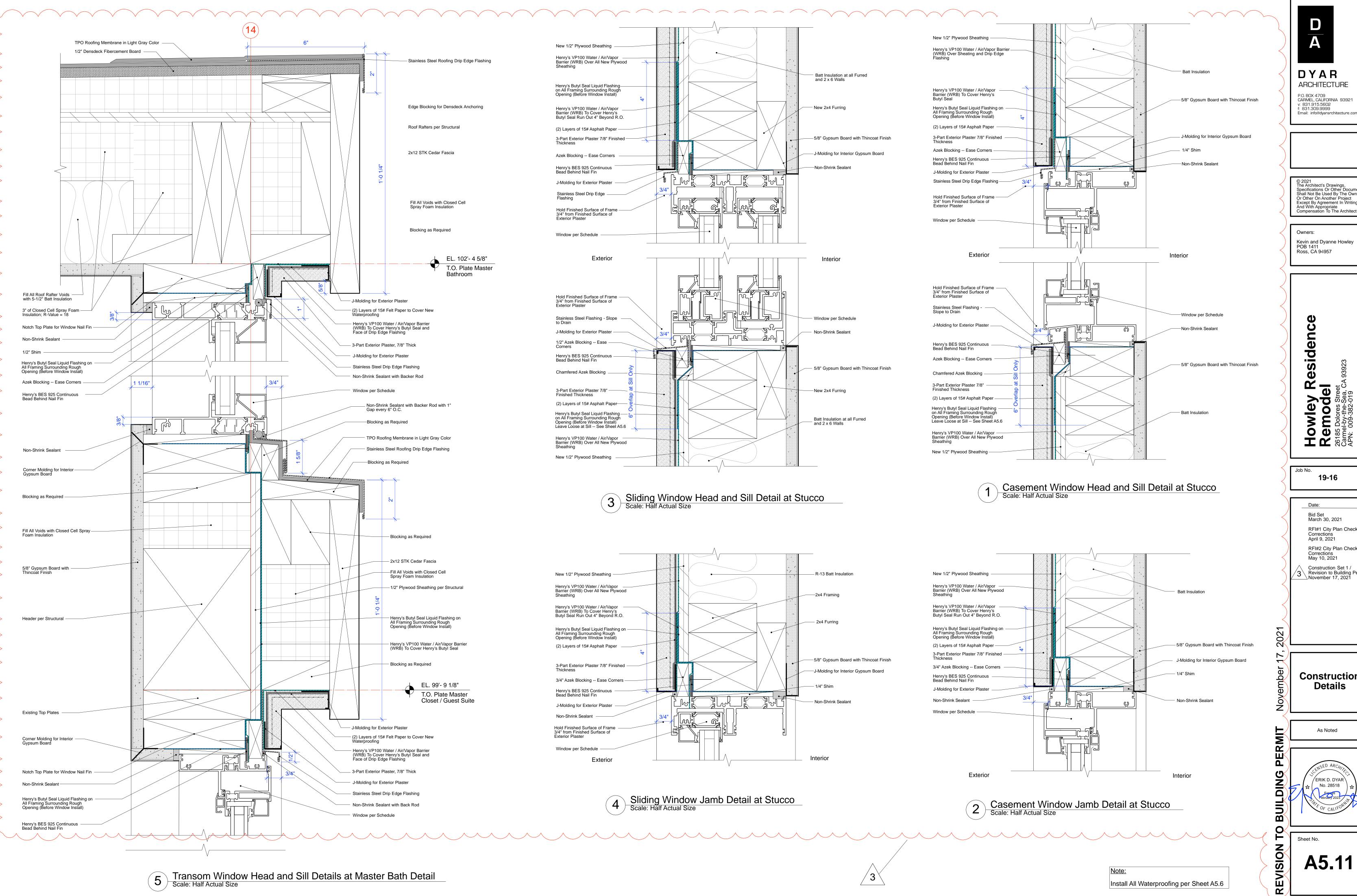
<sup>/</sup>ERIK D. DYAR<sup>\</sup> No. 28518

Sheet No.

A5.9



DYAR



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19-16

March 30, 2021 RFI#1 City Plan Check Corrections April 9, 2021 RFI#2 City Plan Check Corrections May 10, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

Construction Details

As Noted

ERIK D. DYAR No. 28518

**A5.11** 



DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CALIFORNIA 93921

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And With Appropriate
Compensation To The Architect.

Kevin and Dyanne Howley POB 1411 Ross, CA 94957

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19-16

Date: Building Permit Submittal March 23, 2021 RFI#1 City Plan Check Corrections
April 9, 2021 RFI#2 City Plan Check

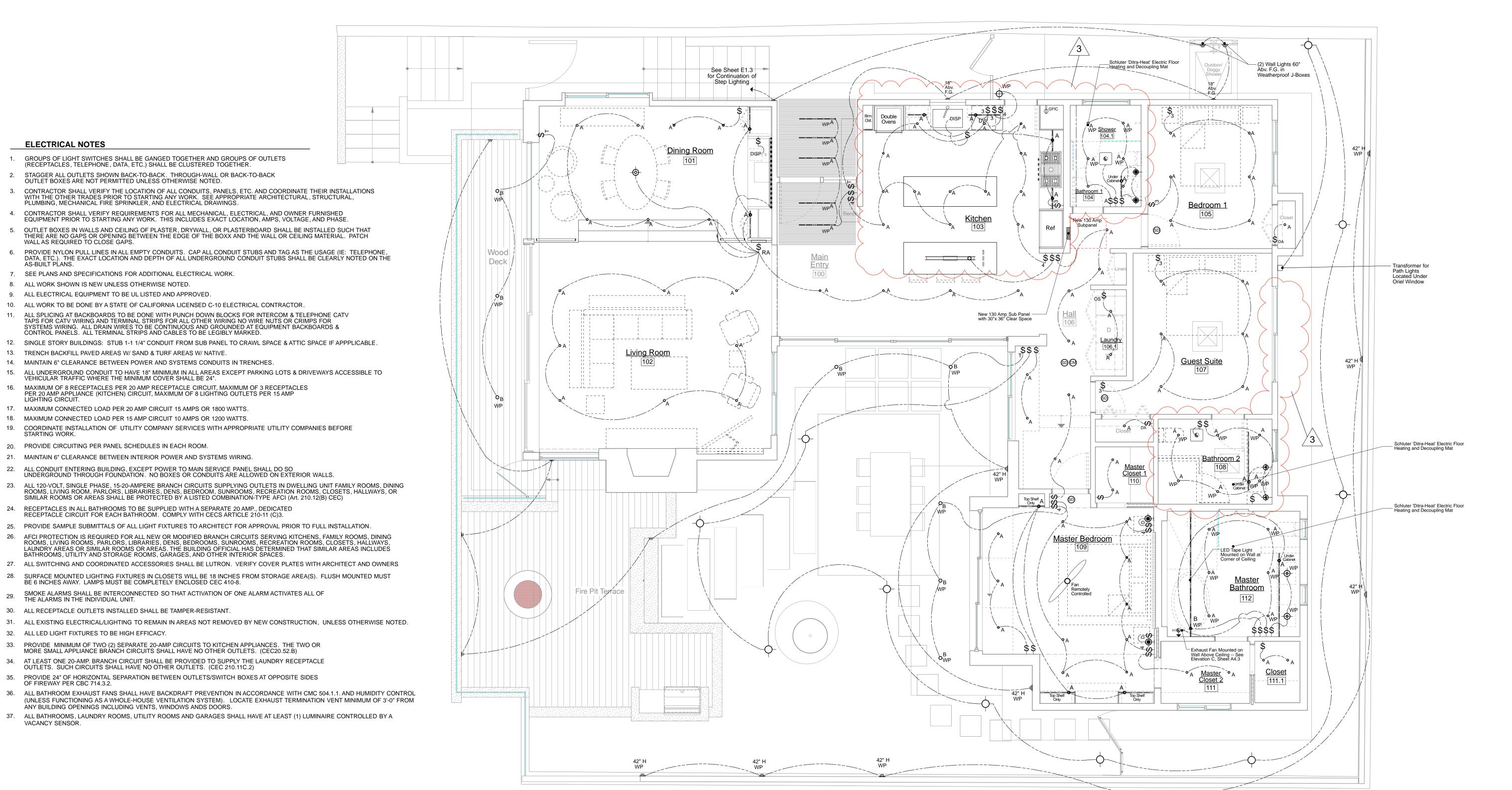
Corrections May 10, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

**Door and Window** 

Schedules

ERIK D. DYAR No. 28518 Expires

A6.1



#### LIGHTING LEGEND

Diode LED: LED Light Guide Panel.
DI-12-LGP4-30-68x48-PD-4-SL

VACANCY SENSOR.

**ELECTRICAL NOTES** 

STARTING WORK.

29. THE ALARMS IN THE INDIVIDUAL UNIT.

32. ALL LED LIGHT FIXTURES TO BE HIGH EFFICACY.

PLUMBING, MECHANICAL FIRE SPRINKLER, AND ELECTRICAL DRAWINGS.

7. SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK.

8. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.

9. ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED.

13. TRENCH BACKFILL PAVED AREAS W/ SAND & TURF AREAS W/ NATIVE

PROVIDE CIRCUITING PER PANEL SCHEDULES IN EACH ROOM.

30. ALL RECEPTACLE OUTLETS INSTALLED SHALL BE TAMPER-RESISTANT.

OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11C.2)

ANY BUILDING OPENINGS INCLUDING VENTS, WINDOWS ANDS DOORS.

VEHICULAR TRAFFIC WHERE THE MINIMUM COVER SHALL BE 24".

17. MAXIMUM CONNECTED LOAD PER 20 AMP CIRCUIT 15 AMPS OR 1800 WATTS. MAXIMUM CONNECTED LOAD PER 15 AMP CIRCUIT 10 AMPS OR 1200 WATTS

MAINTAIN 6" CLEARANCE BETWEEN INTERIOR POWER AND SYSTEMS WIRING.

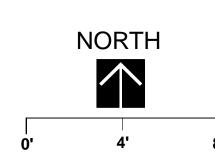
Symbol	Fixture	Location	Symbol	Fixture	Location
$O_A$	Downlight in Flat Ceiling. Nora Lighting: 2" Iolite Round Trimless Non-Adjustable Reflector NIO-2RTLNDC30XMPW-10 Housing: NHIOICD-28LE3 Rated Housing. Trimless Mud Ring: NIO-TLMR-2R	Recessed In Ceiling		Modern Fan Co. : IC/Air2 DC 56" Bright Nickel Blades with Remote Control (#RC)	Ceiling Mount
O <sub>B</sub>	Downlight in Flat Soffit/Ceiling. Bega 55 821 Round Ceiling LED Downlight. 4.2 Watts, 327 Lumens Max.	Recessed In Soffit/Ceiling	0	Surface Mount LED Panel Light. SuperBrightLeds LPD Series: LPD-30K22-40-SMK.	Surface Mount on Ceiling, Size Per Plan
<b>→</b> A	Wall Washer in Flat Ceiling. Nora Lighting: 2" lolite Adjustable Trimless NIO-2RTLA30XMPW-10 Housing: NHIOICD-28LE3 Rated Housing. Trimless Mud Ring: NIO-TLMR-2R	Recessed In Ceiling		Exhaust Fan: Broan AE110K Flex Series Ventilation Fan. Energy Star Compliant.	Surface Mount on Ceiling. Exhaust at Exterior 3' min. Away from Openings. Controlled by Humidity Control
•	Decorative Pendant Light or Chandelier. To Be Selected By Owner/Architect.	Ceiling Mount		Exhaust Fan: Broan AE110K Flex Series Ventilation Fan. Energy Star Compliant.	Surface Mount on Wall in Skylight Opening. Exhaust at Exterior 3' min. Away from Openings. Controlled by Humidity Control
$\Phi$	Decorative Exterior Wall Sconce	Wall Mount. Verify Height with Architect.	<del>-</del>	Garage Door Opener	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
•	Decorative Wall Sconce For Bathroom #1. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.	<u> </u>	Approved Smoke Detector: Primary Power To Be From Building Wiring w/ Battery Back-Up.	Surface Mount on Ceiling
<u> </u>	Decorative Wall Sconce For Bathroom #2. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.	©M	Approved Carbon Monoxide Alarm: Primary Power To Be From Building Wiring w/ Battery Back-Up. Per CRC R315.	Surface Mount on Ceiling
•	Decorative Wall Sconce for Master Bedroom. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.	WP	Water Proof Designation.	Fixtures Installed in Wet or Damp Locations Must be Marked Suitable for This Type of Installation
<del>-</del> →  MS	Motion Sensor. WAC Lighting MS-120-BK Endurance Series	Wall Mount per Plan.	\$	Single Pole Switch: Lutron Maestro or Approved Equal. Verify	Locate Switch at 43 3/4" From Top of
	Step/Wall Light. WAC Lighting: WL-LED100-C-SS Wall / Step Light. 3.9 Watt, 68 Lumens Maximum, 3000K.	Recessed in Wood Framed Wall per Manufacturer's Specifications. Verify Location with Architect	Ψ	Compatibility with Light Fixture.	Subfloor to Centerline of Switch
	Wall Light, Eurofase Lighting: Kilo 1-Light LED Wall Light, 7 Watts.	Recessed in Wood Framed Wall per Manufacturer's Specifications. Verify Location with Architect	<b>\$</b> <sub>3</sub>	Three Way Switch: Lutron Maestro or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
_	330 Lumens Maximum, 3000K.  Recessed Concrete Wall Light, Sistemalux Lighting: Ghost Square	Recessed in Concrete Wall per Manufacturer's	\$4	Four Way Switch: Lutron Maestro or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
	Recessed Concrete Wall Light. Sistemalux Lighting: Ghost Square Small Wall Light. 4 Watts, 100 Lumens Maximum, 3000K	Specifications. Verify Location with Architect	<b>\$</b> ₀	Dimmer Switch: Lutron Maestro or Approved Equal. Verify	Locate Switch at 43 3/4" From Top of
<del>-</del> ф-	Path Light. Auroralight HPL7 EclipseNickel PVD Finish. 2.5 Watt, 212 Lumen Maximum, 2700K	Verify Location with Architect	T .	Compatibility with Light Fixture.  Radio RA Switch: Lutron RadioRA 2 with Maestro Trim or	Subfloor to Centerline of Switch  Locate Switch at 43 3/4" From Top of
		Mounted Under Cobinets Classic and Calling	\$ <sub>RA</sub>	Approved Equal. Verify Compatibility with Light Fixture.	Subfloor to Centerline of Switch
A	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting. Installed in Chromapath Slim Aluminum Channel in Black Finish: DI-CPCHA-SL48B with Diffuser: DI-CPCHC-PD-48. 1.22W/ft., 113 Lumens/ft., 2700K. Suitable for Outdoor and Wet Locations.	Mounted Under Cabinets, Closets and Ceiling Mounted at Entry Wood Screen Ceiling	\$ <sub>os</sub>	Switch with Occupancy/Vacancy Sensor: Lutron Maestro or Approved Equal. Verify Occupancy Sensor Type with Architect.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting. Installed in Chromapath 45 Degree Aluminum Channel in White Finish:	Mounted in Master Bath Skylilght	\$,	Timer Switch: Lutron Maestro or Approved Equal. Verify Timer Compatibility with Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
В	DI-CPCHA-4548W with Diffuser: DI-CPCHC-PD-48. 1.22W/ft., 113 Lumens/ft., 2700K. Suitable for Outdoor and Wet Locations.	d Made Dan Orymgin	\$ <sub>DA</sub>	Door Activated Jamb Switch: Verify Switch and Trim Type with Architect.	Verify Location with Architect.
	Linear Light Fixture. Tech Lighting Vandor Linear Suspension. 700 LSVAN-Y-S-LED830	Ceiling Mount		1	

Wall Mounted Behind Removable Onyx Stone

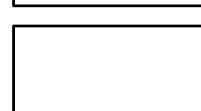
Panel in Dining Room Bar Wall

#### **Electrical Lighting Plan**

All Landscape Lighting Fixtures Shall be Spaced No Closer Than 10'-0" Apart..



DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CALIFORNIA 93921 v: 831.915.5602 f: 831.309.9999



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 Ross, CA 94957

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19-16

Building Permit Submittal March 19, 2021 RFI #1 City Plan Check ∆ Corrections April 9, 2021 RFI #12 City Plan Check

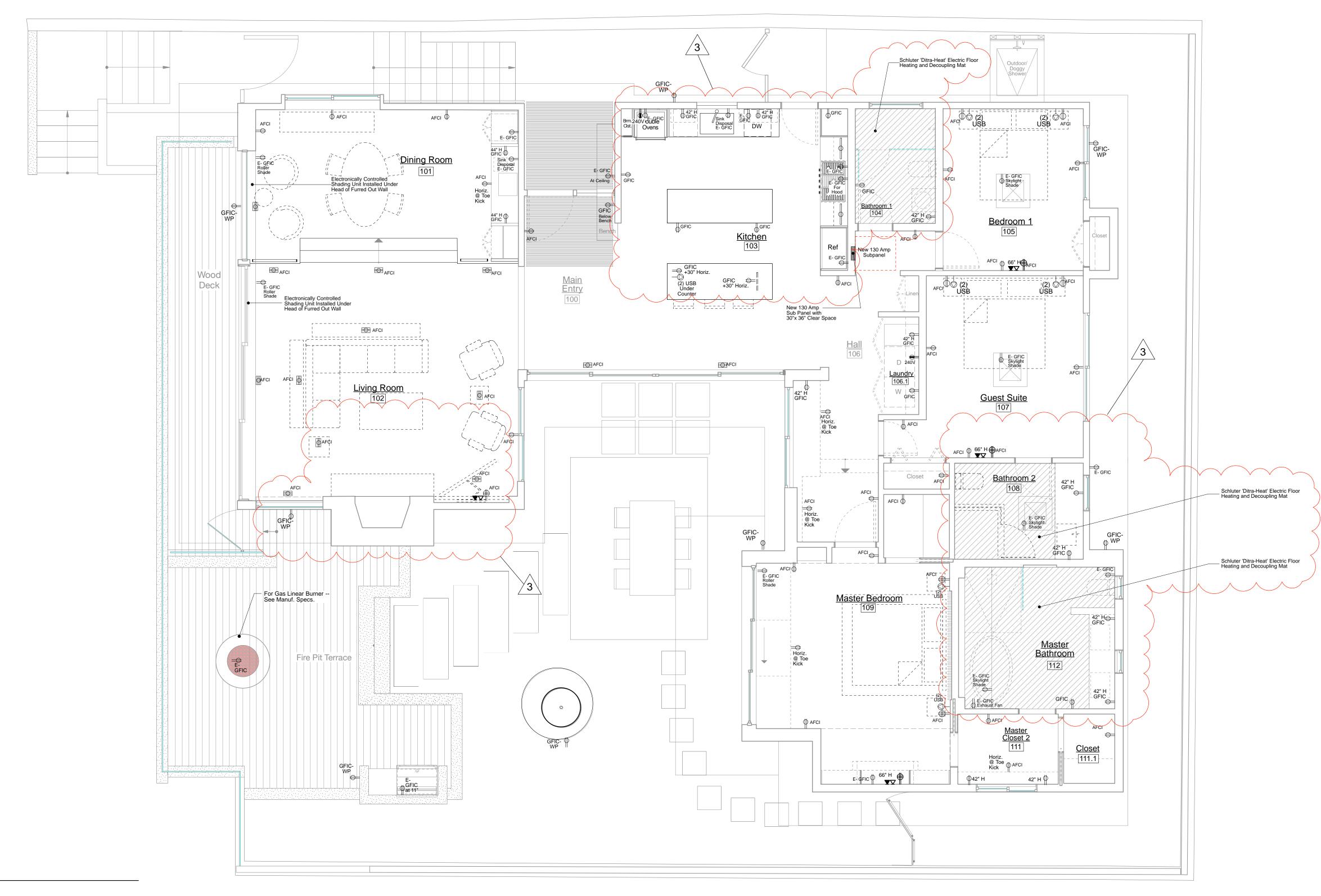
→ May 10, 2021 Construction Set 1 /
Revision to Building Permit
November 17, 2021

Corrections

**Main Floor Electrical** 

**Lighting Plan** 

1/4" = 1'-0"



#### **POWER LEGEND**

Symbol	Fixture	Location
<b>P</b>	Duplex Receptacle Outlet - 120V. Lutron Wall Plate, verify Color. With Arc-Fault Interrupters (AFCI) as Noted.	12" Above Finish Floor- Orient Vertically, Unless Otherwise Noted.
∯ GFIC	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate	12" Above Finish Floor Orient Vertically, Unless Otherwise Noted.
	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Stainless Steel Cover Plate: Provide Arch-Fault Interrupters Where Noted On Plan	Recess in Floor
⊕ E-GFIC	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate.	Install as per Manufacturer's Instructions for Electrical Supply for Appliance/Equipment
∯ GFIC-WP	Duplex Receptacle Outlet - 120V with Exterior, Waterproof Ground-Fault Circuit Protection. Openable Metal Cover Plate	8" from Top of Deck/Patio or 12" from Top of Grade to Centerline of Outlet.
#	Quadruplex Receptacle Outlet - 120V. Arc-Fault Interrupters (AFI) as Noted. Lutron 'Architectural' style Wall Plate, White	12" from Top of Finish Floor to Centerline of Outlet, Unless Otherwise Noted.
∰ 240V	Single 240V Outlet	Recessed in Wall Verify Location with Appliance Manufacturer's Instructions
▼	Phone/Fax/Data Line Outlet. Lutron 'Architectural' style Wall Plate	12" from Top of Finish Floor to Centerline, Unless Otherwise Noted
$\nabla$	Phone/Cable Jack. Lutron 'Architectural' style Wall Plate	12" from Top of Finish Floor to Centerline, Unless Otherwise Noted.
•	Entry Door / Arbor Gate Bell. Verify Type with Owner and Architect	42" from Top of Finish Floor to Centerline Unless Otherwise Noted.
USB	Double USB Wall Outlet	
<del></del>	Under Cabinet Mulit-Port Power Strip. Verify Type with Owner and Architect	Underside of Upper Cabinet Flush with Back Wall.

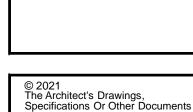
#### **ELECTRICAL NOTES**

- GROUPS OF LIGHT SWITCHES SHALL BE GANGED TOGETHER AND GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, DATA, ETC.) SHALL BE CLUSTERED TOGETHER.
- 2. STAGGER ALL OUTLETS SHOWN BACK-TO-BACK. THROUGH-WALL OR BACK-TO-BACK OUTLET BOXES ARE NOT PERMITTED UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL CONDUITS, PANELS, ETC. AND COORDINATE THEIR INSTALLATIONS WITH THE OTHER TRADES PRIOR TO STARTING ANY WORK. SEE APPROPRIATE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL FIRE SPRINKLER, AND ELECTRICAL DRAWINGS.
- 4. CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL MECHANICAL, ELECTRICAL, AND OWNER FURNISHED EQUIPMENT PRIOR TO STARTING ANY WORK. THIS INCLUDES EXACT LOCATION, AMPS, VOLTAGE, AND PHASE.
- 5. OUTLET BOXES IN WALLS AND CEILING OF PLASTER, DRYWALL, OR PLASTERBOARD SHALL BE INSTALLED SUCH THAT THERE ARE NO GAPS OR OPENING BETWEEN THE EDGE OF THE BOXX AND THE WALL OR CEILING MATERIAL. PATCH WALL AS REQUIRED TO CLOSE GAPS.
- 6. PROVIDE NYLON PULL LINES IN ALL EMPTY CONDUITS. CAP ALL CONDUIT STUBS AND TAG AS THE USAGE (IE: TELEPHONE, DATA, ETC.). THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND CONDUIT STUBS SHALL BE CLEARLY NOTED ON THE
- 7. SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK.
- 8. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
- 9. ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED.
- 10. ALL WORK TO BE DONE BY A STATE OF CALIFORNIA LICENSED C-10 ELECTRICAL CONTRACTOR.
- 11. ALL SPLICING AT BACKBOARDS TO BE DONE WITH PUNCH DOWN BLOCKS FOR INTERCOM & TELEPHONE CATV TAPS FOR CATV WIRING AND TERMINAL STRIPS FOR ALL OTHER WIRING NO WIRE NUTS OR CRIMPS FOR SYSTEMS WIRING. ALL TRAIN WIRES TO BE CONTINUOUS AND GROUNDED AT EQUIPMENT BACKBOARDS & CONTROL PANELS. ALL TERMINAL STRIPS AND CABLES TO BE LEGIBLY MARKED.
- 12. SINGLE STORY BUILDINGS: STUB 1-1 1/4" CONDUIT FROM SUB PANEL TO CRAWL SPACE & ATTIC SPACE IF APPPLICABLE.
- 13. TRENCH BACKFILL PAVED AREAS W/ SAND & TURF AREAS W/ NATIVE.
- 14. MAINTAIN 6" CLEARANCE BETWEEN POWER AND SYSTEMS CONDUITS IN TRENCHES.
- 15. ALL UNDERGROUND CONDUIT TO HAVE 18" MINIMUM IN ALL AREAS EXCEPT PARKING LOTS & DRIVEWAYS ACCESSIBLE TO VEHICULAR TRAFFIC WHERE THE MINIMUM COVER SHALL BE 24".
- 16. MAXIMUM OF 8 RECEPTACLES PER 20 AMP RECEPTACLE CIRCUIT, MAXIMUM OF 3 RECEPTACLES PER 20 AMP APPLIANCE (KITCHEN) CIRCUIT, MAXIMUM OF 8 LIGHTING OUTLETS PER 15 AMP
- 17. MAXIMUM CONNECTED LOAD PER 20 AMP CIRCUIT 15 AMPS OR 1800 WATTS. 18. MAXIMUM CONNECTED LOAD PER 15 AMP CIRCUIT 10 AMPS OR 1200 WATTS.
- 19. COORDINATE INSTALLATION OF UTILITY COMPANY SERVICES WITH APPROPRIATE UTILITY COMPANIES BEFORE STARTING WORK.

#### 20. PROVIDE CIRCUITING PER PANEL SCHEDULES IN EACH ROOM.

- 21. MAINTAIN 6" CLEARANCE BETWEEN INTERIOR POWER AND SYSTEMS WIRING.
- 22. ALL CONDUIT ENTERING BUILDING, EXCEPT POWER TO MAIN SERVICE PANEL SHALL DO SO UNDERGROUND THROUGH FOUNDATION. NO BOXES OR CONDUITS ARE ALLOWED ON EXTERIOR WALLS.
- 23. ALL 120-VOLT, SINGLE PHASE, 15-20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOM, PARLORS, LIBRARIRES, DENS, BEDROOM, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE AFCI (Art. 210.12(B) CEC)
- 24. RECEPTACLES IN ALL BATHROOMS TO BE SUPPLIED WITH A SEPARATE 20 AMP., DEDICATED RECEPTACLE CIRCUIT FOR EACH BATHROOM. COMPLY WITH CECS ARTICLE 210-11 (C)3.
- 25. PROVIDE SAMPLE SUBMITTALS OF ALL LIGHT FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO FULL INSTALLATION.
- 26. AFCI PROTECTION IS REQUIRED FOR ALL NEW OR MODIFIED BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS. THE BUILDING OFFICIAL HAS DETERMINED THAT SIMILAR AREAS INCLUDES BATHROOMS, UTILITY AND STORAGE ROOMS, GARAGES, AND OTHER INTERIOR SPACES.
- 27. ALL SWITCHING AND COORDINATED ACCESSORIES SHALL BE LUTRON. VERIFY COVER PLATES WITH ARCHITECT AND OWNERS 28. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS WILL BE 18 INCHES FROM STORAGE AREA(S). FLUSH MOUNTED MUST
- BE 6 INCHES AWAY. LAMPS MUST BE COMPLETELY ENCLOSED CEC 410-8.
- $^{29}\cdot$  SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- 30. ALL RECEPTACLE OUTLETS INSTALLED SHALL BE TAMPER-RESISTANT.
- 31. ALL EXISTING ELECTRICAL/LIGHTING TO REMAIN IN AREAS NOT REMOVED BY NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. 32. ALL LED LIGHT FIXTURES TO BE HIGH EFFICACY.
- 33. PROVIDE MINIMUM OF TWO (2) SEPARATE 20-AMP CIRCUITS TO KITCHEN APPLIANCES. THE TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC20.52.B)
- 34. AT LEAST ONE 20-AMP. BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11C.2)
- 35. PROVIDE 24" OF HORIZONTAL SEPARATION BETWEEN OUTLETS/SWITCH BOXES AT OPPOSITE SIDES OF FIREWAY PER CBC 714.3.2.
- 36. ALL BATHROOM EXHAUST FANS SHALL HAVE BACKDRAFT PREVENTION IN ACCORDANCE WITH CMC 504.1.1. AND HUMIDITY CONTROL (UNLESS FUNCTIONING AS A WHOLE-HOUSE VENTILATION SYSTEM). LOCATE EXHAUST TERMINATION VENT MINIMUM OF 3'-0" FROM ANY BUILDING OPENINGS INCLUDING VENTS, WINDOWS ANDS DOORS.
- 37. ALL BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS AND GARAGES SHALL HAVE AT LEAST (1) LUMINAIRE CONTROLLED BY A VACANCY SENSOR.





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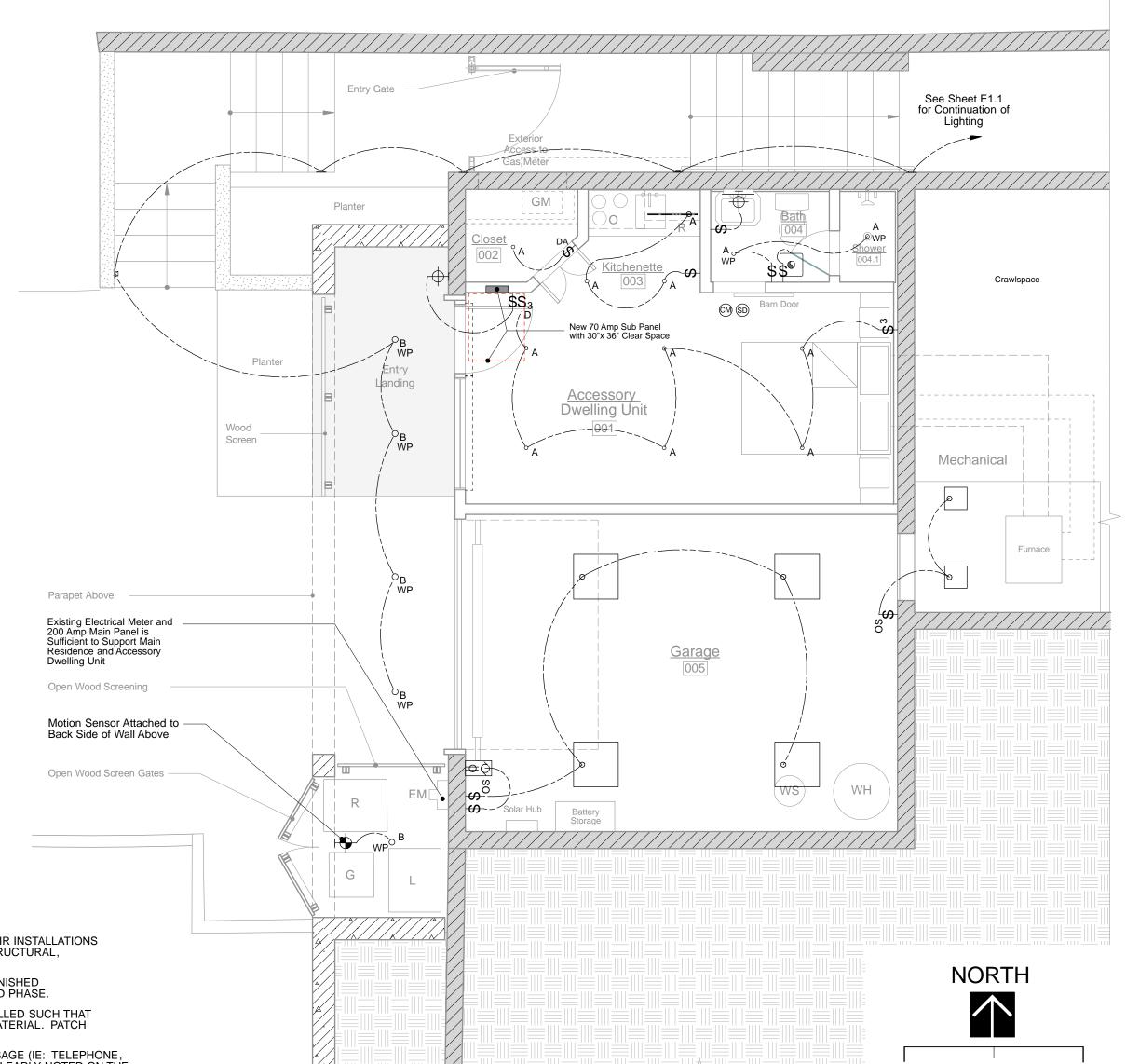
en Ō O Howley R Remodel 26185 Dolores Str. Carmel-bv. 2

19-16 Building Permit Submittal March 23, 2021 RFI #1 City Plan Check \) Corrections April 9, 2021 RFI #2 City Plan Check Corrections May 10, 2021 Construction Set 1 / Revision to Building Permit November 17, 2021

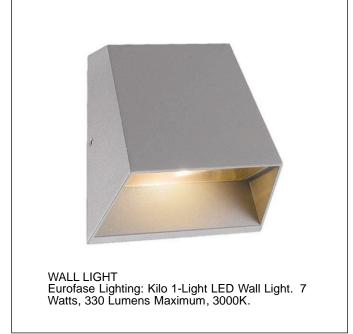
Main Floor **Power Plan** 

**Electrical Power Plan** 

No. 28518

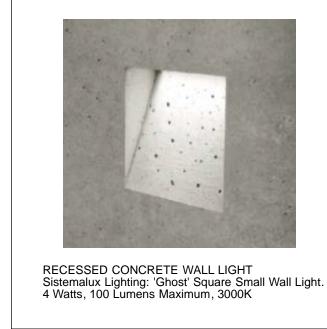


## Electrical Lighting Plan



Wall Light at Wood Walls

STEP / WALL LIGHT WAC Lighting: WL-LED100-C-SS Wall / Step Light. 3.9 Watt, 68 Lumens Maximum, 3000K.

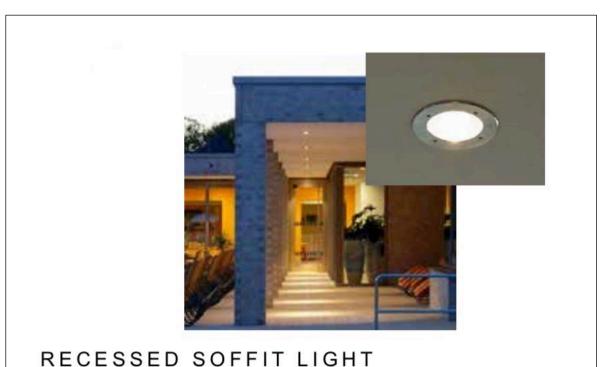


Recessed Wall Light at Concrete Walls



Wall / Step Light at Wood Walls





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

#### **Exterior Recessed Soffit Light**

3 Exterior Lighting Selections
Scale: 1/4" = 1'-0"

Notes:
All Landscape Lighting Fixtures Shall be Spaced No Closer Than 10'-0" Apart..

- 1. GROUPS OF LIGHT SWITCHES SHALL BE GANGED TOGETHER AND GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, DATA, ETC.) SHALL BE CLUSTERED TOGETHER.
- 2. STAGGER ALL OUTLETS SHOWN BACK-TO-BACK. THROUGH-WALL OR BACK-TO-BACK OUTLET BOXES ARE NOT PERMITTED UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL CONDUITS, PANELS, ETC. AND COORDINATE THEIR INSTALLATIONS WITH THE OTHER TRADES PRIOR TO STARTING ANY WORK. SEE APPROPRIATE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL FIRE SPRINKLER, AND ELECTRICAL DRAWINGS.
- 4. CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL MECHANICAL, ELECTRICAL, AND OWNER FURNISHED EQUIPMENT PRIOR TO STARTING ANY WORK. THIS INCLUDES EXACT LOCATION, AMPS, VOLTAGE, AND PHASE
- 5. OUTLET BOXES IN WALLS AND CEILING OF PLASTER, DRYWALL, OR PLASTERBOARD SHALL BE INSTALLED SUCH THAT THERE ARE NO GAPS OR OPENING BETWEEN THE EDGE OF THE BOXX AND THE WALL OR CEILING MATERIAL. PATCH WALL AS REQUIRED TO CLOSE GAPS.
- 6. PROVIDE NYLON PULL LINES IN ALL EMPTY CONDUITS. CAP ALL CONDUIT STUBS AND TAG AS THE USAGE (IE: TELEPHONE, DATA, ETC.). THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND CONDUIT STUBS SHALL BE CLEARLY NOTED ON THE
- AS-BUILT PLANS.

  7. SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK.
- SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRIC
   ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.

**ELECTRICAL NOTES** 

- 9. ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED.
- 10. ALL WORK TO BE DONE BY A STATE OF CALIFORNIA LICENSED C-10 ELECTRICAL CONTRACTOR.
- 11. ALL SPLICING AT BACKBOARDS TO BE DONE WITH PUNCH DOWN BLOCKS FOR INTERCOM & TELEPHONE CATV TAPS FOR CATV WIRING AND TERMINAL STRIPS FOR ALL OTHER WIRING NO WIRE NUTS OR CRIMPS FOR SYSTEMS WIRING. ALL DRAIN WIRES TO BE CONTINUOUS AND GROUNDED AT EQUIPMENT BACKBOARDS &
- CONTROL PANELS. ALL TERMINAL STRIPS AND CABLES TO BE LEGIBLY MARKED.

  12. SINGLE STORY BUILDINGS: STUB 1-1 1/4" CONDUIT FROM SUB PANEL TO CRAWL SPACE & ATTIC SPACE IF APPPLICABLE.
- 13. TRENCH BACKFILL PAVED AREAS W/ SAND & TURF AREAS W/ NATIVE.
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- 15. ALL UNDERGROUND CONDUIT TO HAVE 18" MINIMUM IN ALL AREAS EXCEPT PARKING LOTS & DRIVEWAYS ACCESSIBLE TO VEHICULAR TRAFFIC WHERE THE MINIMUM COVER SHALL BE 24".
- 16. MAXIMUM OF 8 RECEPTACLES PER 20 AMP RECEPTACLE CIRCUIT, MAXIMUM OF 3 RECEPTACLES PER 20 AMP APPLIANCE (KITCHEN) CIRCUIT, MAXIMUM OF 8 LIGHTING OUTLETS PER 15 AMP
- LIGHTING CIRCUIT.

  17. MAXIMUM CONNECTED LOAD PER 20 AMP CIRCUIT 15 AMPS OR 1800 WATTS.
- 18. MAXIMUM CONNECTED LOAD PER 15 AMP CIRCUIT 10 AMPS OR 1200 WATTS.
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- 22. ALL CONDUIT ENTERING BUILDING, EXCEPT POWER TO MAIN SERVICE PANEL SHALL DO SO
- UNDERGROUND THROUGH FOUNDATION. NO BOXES OR CONDUITS ARE ALLOWED ON EXTERIOR WALLS.

  23. ALL 120-VOLT, SINGLE PHASE, 15-20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOM, PARLORS, LIBRARIRES, DENS, BEDROOM, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE AFCI (Art. 210.12(B) CEC)
- 24. RECEPTACLES IN ALL BATHROOMS TO BE SUPPLIED WITH A SEPARATE 20 AMP., DEDICATED RECEPTACLE CIRCUIT FOR EACH BATHROOM. COMPLY WITH CECS ARTICLE 210-11 (C)3.

BATHROOMS, UTILITY AND STORAGE ROOMS, GARAGES, AND OTHER INTERIOR SPACES.

- 25. PROVIDE SAMPLE SUBMITTALS OF ALL LIGHT FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO FULL INSTALLATION.
- 26. AFCI PROTECTION IS REQUIRED FOR ALL NEW OR MODIFIED BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS. THE BUILDING OFFICIAL HAS DETERMINED THAT SIMILAR AREAS INCLUDES
- 27. ALL SWITCHING AND COORDINATED ACCESSORIES SHALL BE LUTRON. VERIFY COVER PLATES WITH ARCHITECT AND OWNERS
- 28. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS WILL BE 18 INCHES FROM STORAGE AREA(S). FLUSH MOUNTED MUST BE 6 INCHES AWAY. LAMPS MUST BE COMPLETELY ENCLOSED CEC 410-8.
- 29. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- 30. ALL RECEPTACLE OUTLETS INSTALLED SHALL BE TAMPER-RESISTANT.
- 31. ALL EXISTING ELECTRICAL/LIGHTING TO REMAIN IN AREAS NOT REMOVED BY NEW CONSTRUCTION, UNLESS OTHERWISE NOTED.
- 32. ALL LED LIGHT FIXTURES TO BE HIGH EFFICACY.
- 33. PROVIDE MINIMUM OF TWO (2) SEPARATE 20-AMP CIRCUITS TO KITCHEN APPLIANCES. THE TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC20.52.B)
- 34. AT LEAST ONE 20-AMP. BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11C.2)
- 35. PROVIDE 24" OF HORIZONTAL SEPARATION BETWEEN OUTLETS/SWITCH BOXES AT OPPOSITE SIDES OF FIREWAY PER CBC 714.3.2.
- 36. ALL BATHROOM EXHAUST FANS SHALL HAVE BACKDRAFT PREVENTION IN ACCORDANCE WITH CMC 504.1.1. AND HUMIDITY CONTROL (UNLESS FUNCTIONING AS A WHOLE-HOUSE VENTILATION SYSTEM). LOCATE EXHAUST TERMINATION VENT MINIMUM OF 3'-0" FROM ANY BUILDING OPENINGS INCLUDING VENTS, WINDOWS ANDS DOORS.
- 37. ALL BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS AND GARAGES SHALL HAVE AT LEAST (1) LUMINAIRE CONTROLLED BY A VACANCY SENSOR.

#### LIGHTING LEGEND

Symbol	Fixture	Location	Symbol	Fixture	Location
$O_A$	Downlight in Flat Ceiling. Nora Lighting: 2" Iolite Round Trimless Non-Adjustable Reflector NIO-2RTLNDC30XMPW-10 Housing: NHIOICD-28LE3 Rated Housing. Trimless Mud Ring: NIO-TLMR-2R	Recessed In Ceiling	0	Surface Mount LED Panel Light. SuperBrightLeds LPD Series: LPD-30K22-40-SMK.	Surface Mount on Ceiling, Size Per Plan
O <sub>B</sub>	Downlight in Flat Soffit/Ceiling. Bega 55 821 Round Ceiling LED Downlight. 4.2 Watts, 327 Lumens Max.	Recessed In Soffit/Ceiling	•	Exhaust Fan: Broan AE110K Flex Series Ventilation Fan. Energy Star Compliant.	Surface Mount on Ceiling. Exhaust at Exterior 3' min. Away from Openings. Controlled by Humidity Control
<b>⊖</b> <sub>A</sub>	Wall Washer in Flat Ceiling. Nora Lighting: 2" lolite Adjustable Trimless NIO-2RTLA30XMPW-10 Housing: NHIOICD-28LE3 Rated Housing. Trimless Mud Ring:	Recessed In Ceiling	<del>-</del> 🔾	Garage Door Opener	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
-	NIO-TLMR-2R  Decorative Pendant Light or Chandelier. To Be Selected By Owner/Architect.	Ceiling Mount	<u></u>	Approved Smoke Detector: Primary Power To Be From Building Wiring w/ Battery Back-Up.	Surface Mount on Ceiling
<del>+</del>	Decorative Wall Sconce. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.	©M	Approved Carbon Monoxide Alarm: Primary Power To Be From Building Wiring w/ Battery Back-Up. Per CRC R315.	Surface Mount on Ceiling
± MS		Wall Mount per Plan.	WP	Water Proof Designation.	Fixtures Installed in Wet or Damp Locations Must be Marked Suitable for This Type of Installation.
	Step/Wall Light. WAC Lighting: WL-LED100-C-SS Wall / Step Light. 3.9 Watt, 68 Lumens Maximum	Recessed in Wall. Verify Location with Architect	\$	Single Pole Switch: Lutron Maestro or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
A	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting. Installed in Chromapath Slim Aluminum Channel in Black Finish: DI-CPCHA-SL48B with Diffuser: DI-CPCHC-PD-48. 1.22W/ft., 113 Lumens/ft., 2700K	Mounted Under Cabinets, and Closets.	<b>\$</b> <sub>3</sub>	Three Way Switch: Lutron Maestro or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting. Installed in Chromapath 45 Degree Aluminum Channel in White Finish: DI-CPCHA-4548W with Diffuser:	Mounted in Master Bath Skylilght	\$4	Four Way Switch: Lutron Maestro or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
В	Channel in White Finish: DI-CPCHA-4548W with Diffuser: DI-CPCHC-PD-48. 1.22W/ft., 113 Lumens/ft., 2700K	Wounted in Waster Batti Okyliight	\$,	Dimmer Switch: Lutron Maestro or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
			\$ <sub>RA</sub>	Radio RA Switch: Lutron RadioRA 2 with Maestro Trim or Approved Equal. Verify Compatibility with Light Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
			\$ <sub>os</sub>	Switch with Occupancy/Vacancy Sensor: Lutron Maestro or Approved Equal. Verify Occupancy Sensor Type with Architect.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
			<b>\$</b> τ	Timer Switch: Lutron Maestro or Approved Equal. Verify Timer Compatibility with Fixture.	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
			\$ <sub>DA</sub>	Door Activated Jamb Switch: Verify Switch and Trim Type with Architect.	Verify Location with Architect.

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The Architect's Drawings,
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Except By Agreement In Writing
And With Appropriate
Compensation To The Architect.

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

wley Residencemodels Dolores Street el-by-the-Sea, CA 93923

b No.

19-16

261 Car

Date:

Building Permit Submittal
March 19, 2021

RFI #1 City Plan Check

April 9, 2021

RFI #2 City Plan Check
Corrections
May 10, 2021

∆ Corrections

Construction Set 1 / Revision to Building Permit Novtember 17, 2021

2021

Lower Floor Electrical Lighting Plan and Exterior Lighting

1/4" = 1'-0"

Selections

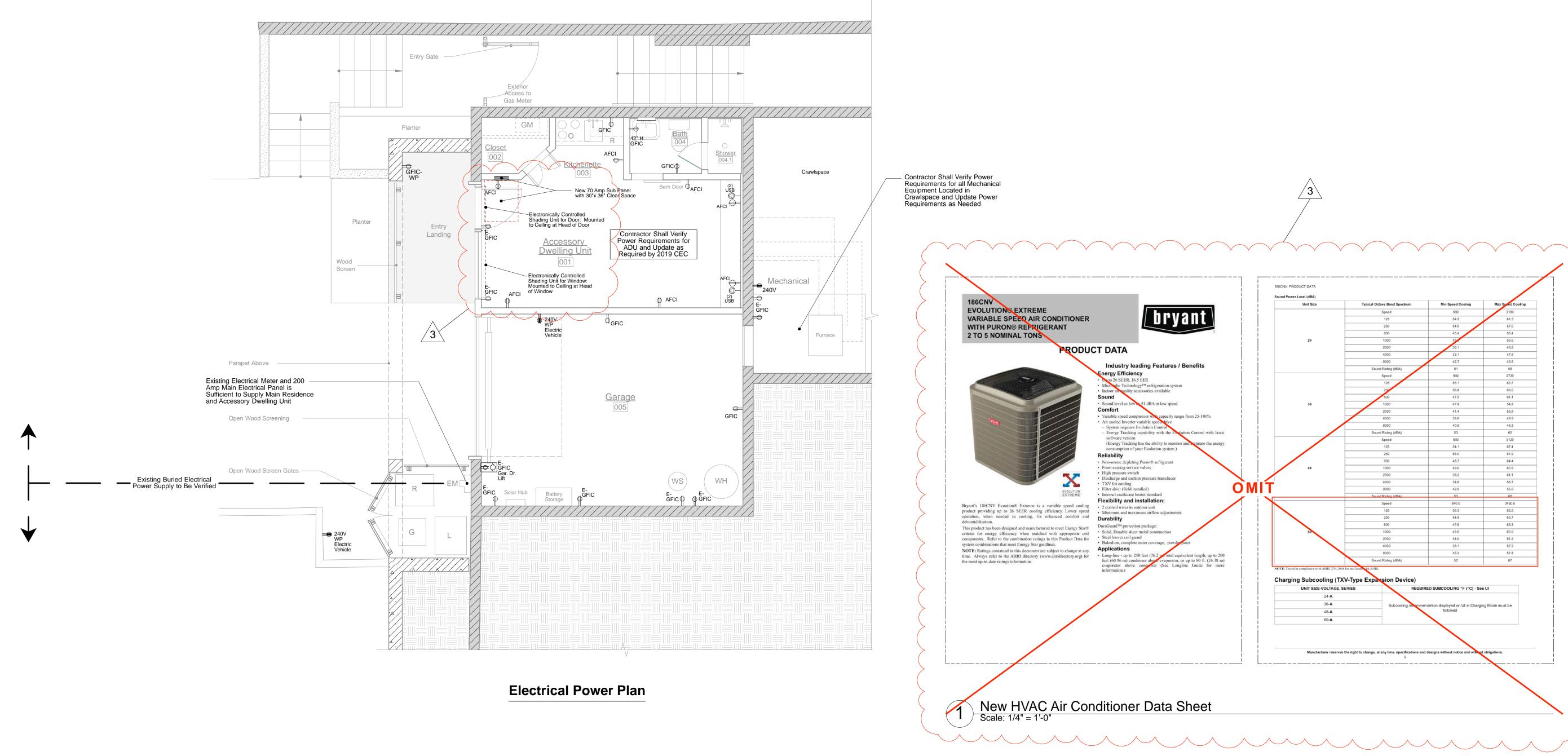
1/4" = 1'-0

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#### **POWER LEGEND**

Symbol	Fixture	Location
Ф	Duplex Receptacle Outlet - 120V. Lutron Wall Plate, verify Color. With Arc-Fault Interrupters (AFCI) as Noted.	Centered in Baseboard, Orient horizontally, Unless Otherwise Noted.
∯ GFIC	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate	42" Above Finish Floor Orient Vertically, Unless Otherwise Noted.
<b>₩</b>	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Brass/Bronze Cover Plate: Provide Arch-Fault Interrupters Where Noted On Plan	Recess in Floor
⊕ E-GFIC	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate.	Install as per Manufacturer's Instructions for Electrical Supply for Appliance/Equipment
∯ GFIC-WP	Duplex Receptacle Outlet - 120V with Exterior, Waterproof Ground-Fault Circuit Protection. Openable Metal Cover Plate	8" from Top of Deck/Patio or 12" from Top of Grade to Centerline of Outlet.
#	Quadruplex Receptacle Outlet - 120V. Arc-Fault Interrupters (AFI) as Noted. Lutron 'Architectural' style Wall Plate, White	12" from Top of Finish Floor to Centerline of Outlet, Unless Otherwise Noted.
<b>4</b> 240V	Single 240V Outlet	Recessed in Wall Verify Location with Appliance Manufacturer's Instructions
•	Phone/Fax/Data Line Outlet. Lutron 'Architectural' style Wall Plate	12" from Top of Finish Floor to Centerline, Unless Otherwise Noted
<u></u>	Phone/Cable Jack. Lutron 'Architectural' style Wall Plate	12" from Top of Finish Floor to Centerline, Unless Otherwise Noted.
•	Entry Door / Arbor Gate Bell. Verify Type with Owner and Architect	42" from Top of Finish Floor to Centerline Unless Otherwise Noted.
© USB		

#### **ELECTRICAL NOTES**

- 1. GROUPS OF LIGHT SWITCHES SHALL BE GANGED TOGETHER AND GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, DATA, ETC.) SHALL BE CLUSTERED TOGETHER.
- 2. STAGGER ALL OUTLETS SHOWN BACK-TO-BACK. THROUGH-WALL OR BACK-TO-BACK OUTLET BOXES ARE NOT PERMITTED UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL CONDUITS, PANELS, ETC. AND COORDINATE THEIR INSTALLATIONS WITH THE OTHER TRADES PRIOR TO STARTING ANY WORK. SEE APPROPRIATE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL FIRE SPRINKLER, AND ELECTRICAL DRAWINGS.
- 4. CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL MECHANICAL, ELECTRICAL, AND OWNER FURNISHED EQUIPMENT PRIOR TO STARTING ANY WORK. THIS INCLUDES EXACT LOCATION, AMPS, VOLTAGE, AND PHASE.
- 5. OUTLET BOXES IN WALLS AND CEILING OF PLASTER, DRYWALL, OR PLASTERBOARD SHALL BE INSTALLED SUCH THAT THERE ARE NO GAPS OR OPENING BETWEEN THE EDGE OF THE BOXX AND THE WALL OR CEILING MATERIAL. PATCH
- 6. PROVIDE NYLON PULL LINES IN ALL EMPTY CONDUITS. CAP ALL CONDUIT STUBS AND TAG AS THE USAGE (IE: TELEPHONE, DATA, ETC.). THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND CONDUIT STUBS SHALL BE CLEARLY NOTED ON THE
- 7. SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK.
- 8. ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
- 9. ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED.
- 10. ALL WORK TO BE DONE BY A STATE OF CALIFORNIA LICENSED C-10 ELECTRICAL CONTRACTOR.
- 11. ALL SPLICING AT BACKBOARDS TO BE DONE WITH PUNCH DOWN BLOCKS FOR INTERCOM & TELEPHONE CATV TAPS FOR CATV WIRING AND TERMINAL STRIPS FOR ALL OTHER WIRING NO WIRE NUTS OR CRIMPS FOR SYSTEMS WIRING. ALL DRAIN WIRES TO BE CONTINUOUS AND GROUNDED AT EQUIPMENT BACKBOARDS & CONTROL PANELS. ALL TERMINAL STRIPS AND CABLES TO BE LEGIBLY MARKED.
- 12. SINGLE STORY BUILDINGS: STUB 1-1 1/4" CONDUIT FROM SUB PANEL TO CRAWL SPACE & ATTIC SPACE IF APPPLICABLE.
- 13. TRENCH BACKFILL PAVED AREAS W/ SAND & TURF AREAS W/ NATIVE.
- 14. MAINTAIN 6" CLEARANCE BETWEEN POWER AND SYSTEMS CONDUITS IN TRENCHES
- 15. ALL UNDERGROUND CONDUIT TO HAVE 18" MINIMUM IN ALL AREAS EXCEPT PARKING LOTS & DRIVEWAYS ACCESSIBLE TO VEHICULAR TRAFFIC WHERE THE MINIMUM COVER SHALL BE 24".
- 16. MAXIMUM OF 8 RECEPTACLES PER 20 AMP RECEPTACLE CIRCUIT, MAXIMUM OF 3 RECEPTACLES PER 20 AMP APPLIANCE (KITCHEN) CIRCUIT, MAXIMUM OF 8 LIGHTING OUTLETS PER 15 AMP
- 17. MAXIMUM CONNECTED LOAD PER 20 AMP CIRCUIT 15 AMPS OR 1800 WATTS.
- 18. MAXIMUM CONNECTED LOAD PER 15 AMP CIRCUIT 10 AMPS OR 1200 WATTS.
- 19. COORDINATE INSTALLATION OF UTILITY COMPANY SERVICES WITH APPROPRIATE UTILITY COMPANIES BEFORE STARTING WORK.

20. PROVIDE CIRCUITING PER PANEL SCHEDULES IN EACH ROOM.

21. MAINTAIN 6" CLEARANCE BETWEEN INTERIOR POWER AND SYSTEMS WIRING.

- 22. ALL CONDUIT ENTERING BUILDING, EXCEPT POWER TO MAIN SERVICE PANEL SHALL DO SO
- UNDERGROUND THROUGH FOUNDATION. NO BOXES OR CONDUITS ARE ALLOWED ON EXTERIOR WALLS.
- 23. ALL 120-VOLT, SINGLE PHASE, 15-20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOM, PARLORS, LIBRARIRES, DENS, BEDROOM, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE AFCI (Art. 210.12(B) CEC)
- 24. RECEPTACLES IN ALL BATHROOMS TO BE SUPPLIED WITH A SEPARATE 20 AMP., DEDICATED RECEPTACLE CIRCUIT FOR EACH BATHROOM. COMPLY WITH CECS ARTICLE 210-11 (C)3.
- 25. PROVIDE SAMPLE SUBMITTALS OF ALL LIGHT FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO FULL INSTALLATION.
- 26. AFCI PROTECTION IS REQUIRED FOR ALL NEW OR MODIFIED BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS. THE BUILDING OFFICIAL HAS DETERMINED THAT SIMILAR AREAS INCLUDES BATHROOMS, UTILITY AND STORAGE ROOMS, GARAGES, AND OTHER INTERIOR SPACES.
- 27. ALL SWITCHING AND COORDINATED ACCESSORIES SHALL BE LUTRON. VERIFY COVER PLATES WITH ARCHITECT AND OWNERS
- 28. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS WILL BE 18 INCHES FROM STORAGE AREA(S). FLUSH MOUNTED MUST BE 6 INCHES AWAY. LAMPS MUST BE COMPLETELY ENCLOSED CEC 410-8.
- $^{29}\cdot$  SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- 30. ALL RECEPTACLE OUTLETS INSTALLED SHALL BE TAMPER-RESISTANT.
- 31. ALL EXISTING ELECTRICAL/LIGHTING TO REMAIN IN AREAS NOT REMOVED BY NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. 32. ALL LED LIGHT FIXTURES TO BE HIGH EFFICACY.
- 33. PROVIDE MINIMUM OF TWO (2) SEPARATE 20-AMP CIRCUITS TO KITCHEN APPLIANCES. THE TWO OR MORE SMALL APPLIANCE BRÀNCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC20.52.B)
- 34. AT LEAST ONE 20-AMP, BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11C.2)
- 35. PROVIDE 24" OF HORIZONTAL SEPARATION BETWEEN OUTLETS/SWITCH BOXES AT OPPOSITE SIDES OF FIREWAY PER CBC 714.3.2.
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And With Appropriate
Compensation To The Architect.

Owners: Kevin and Dyanne Howley Ross, CA 94957

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19-16

**Building Permit Submittal** March 19, 2021 RFI#1 City Plan Check Corrections April 9, 2021 RFI#2 City Plan Check

> Corrections May 10, 2021 Construction Set 1 / Revision to Building Permit

November 10, 2021

Lower Floor

Power Plan



NORTH