

General Notes:

- 1. If During The Course Of Construction 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 First Unit It Can Be Evaluated By A Qualified Archaeologist...
2. The Temporary Fencing Proposed To Protect The Native Oak Trees Which Are Located Close To The Construction Site Shall Be Maintained During Construction To Prevent Inadvertent Damage From The Construction Equipment And Material Storage...
3. Minimum Concrete Compressive Strength At 28 Days Shall Be 2,500 Psi.
4. All Reinforcing Steel Shall Conform To The A.S.I.M. A615 Grade 60 Unless Otherwise Noted On Plans.
5. Welded Wire Fabric: Welded Wire Fabric Shall Conform To A.S.I.M. A185-79
6. Lumber Species And Grades Shall Conform To The Following U.o.n.: Maximum Moisture Content Of Lumber Shall Be 19%...
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.
11. Contractor License: The Contractor(s) Performing 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 And 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 Inconsistent With This, The Architect Shall Be Notified Prior To Executing The Work And Allowed Revision Time If Feat 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 Compliance With The Contract Drawings And Specifications.
15. Permits: Unless Otherwise Instructed, The Owner Shall Pay All Permit Fees Including Utilities. The Contractor Shall Secure The Building Permits And Any Other Permits Prior To Starting The Work And Comply With All inspection Requirements Through Final Sign-Off.
16. Legal/Notices/Code Compliance: 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 Of The Work. The Contractor Shall Promptly Notify The Designers In Writing If The Drawings And/Or Specifications Are At Variance With Any Such Requirements. (2019 C.B.C.)
17. Responsibility: The Contractor Shall Be Solely 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, Maintaining And Properly Supervising 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 This Contract. This Insurance Shall Be For Liability Limits Satisfactory To The Owner. The Owner Has The Right To Require Contract 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. Indemnification: The Contractor Who Agrees To Perform This Work Also Agrees To Indemnify And Hold Harmless The Owner And The Architect From And Against All Consequential 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 Discrepancies Between These Drawings And Existing Conditions Affecting The Work Or Nature Of Specified Materials And/Or Scope Of Design.
23. All Notes, Dimensions, Etc. 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. The Contractor Shall Provide For 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, Reinforcing 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. Similar Conditions: Conditions Not Specifically Detailed Shall Be Built To Conform With Similar Construction.
29. Discrepancies: 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.

- 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 upgraded. Water closets with a flow rate in excess of 1.6 gpm will need to be replaced with water closets with a maximum flow rate of 1.28 gpm. Shower heads with a flow rate greater 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 with a maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets).
2. 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 certification of high-efficiency toilets under the WaterSense program adopted by the EPA. (402.2.2 CPC).
3. All plumbing fixtures and fittings shall be water conserving per CGCBC4.303. Including: maximum 1.6 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 kitchen faucets.

Plumbing Notes:

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CalGreen Notes:

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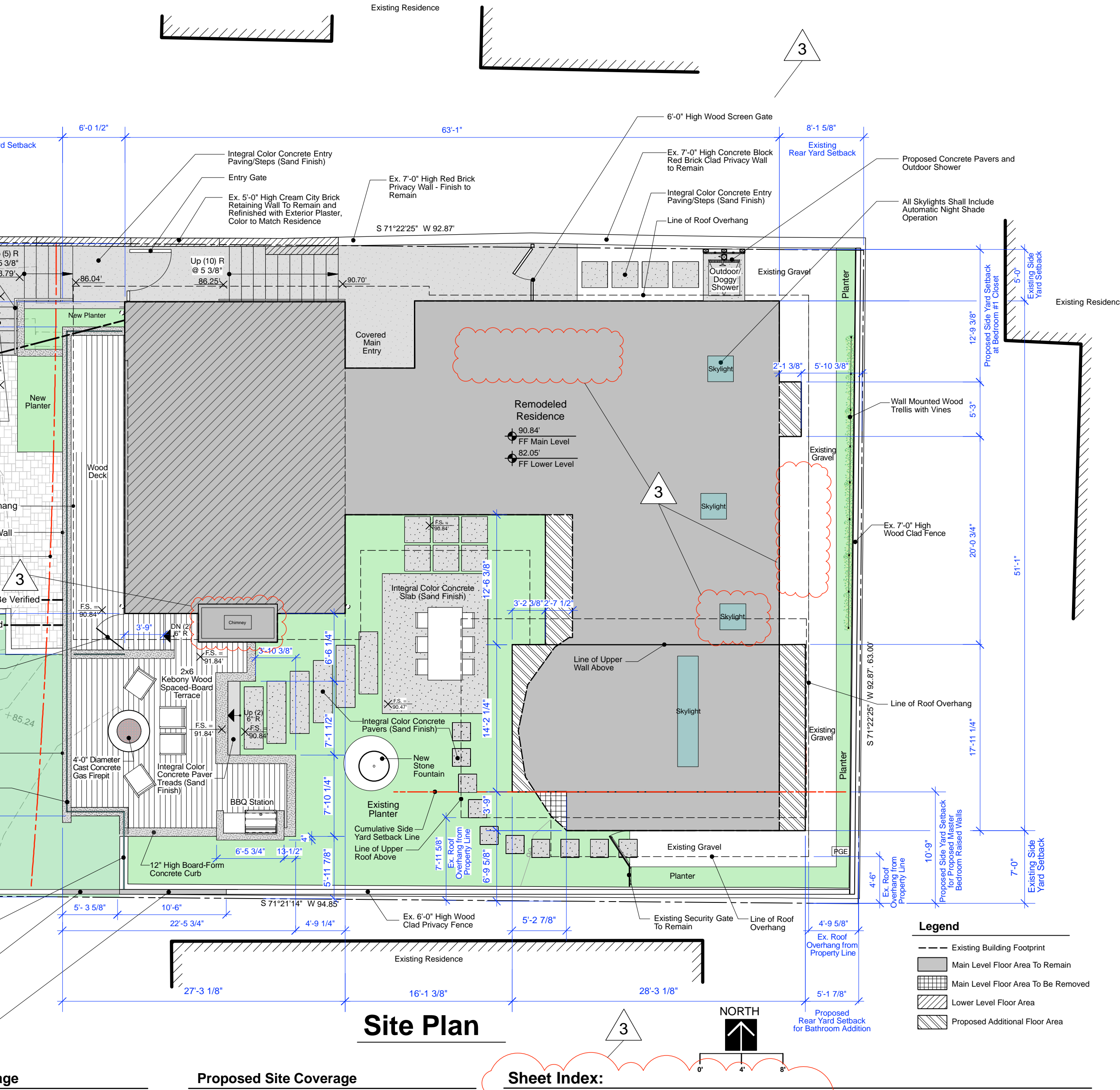


Table with 3 columns: Existing Floor Area, Existing Site Coverage, Proposed Site Coverage. Includes sub-tables for Permeable and Impermeable coverage.

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Vertical sidebar containing project information: DYAR ARCHITECTURE, Howley Residence Remodel, Sheet Index, and revision table.

REVISION TO BUILDING PERMIT November 17, 2021

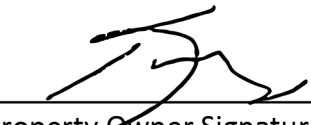
CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 20-346) authorizes: 1) Raise roof over Master Bedroom by 2'-11". The height has been staked and flagged to show the height and massing of the additions, refer to photos at the below link. Staff has not 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. 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.	✓
3.	Building Permit Required. A Building Permit is required to be submitted for your proposal after the completion of the 10-day appeal period.	✓
4.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
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	✓

	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.	✓
18.	Truck Haul Route. Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
19.	USA North 811. Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
20.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
ENVIRONMENTAL COMPLIANCE CONDITIONS		
21.	Drainage Plan. Provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓

	Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Treeing Commission.	
6.	Tree Removal. 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.	✓
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.	✓
10.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"> The footing locations for conformance with the approved plans prior to footing/foundation inspection; The roof height for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be	✓

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

*Acknowledgement and acceptance of conditions of approval.


Kevin Howley
May 10, 2021
 Property Owner Signature Printed Name Date

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

	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.	Fire Sprinklers - Residential. 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.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
14.	Skylights. All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color. Skylight shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓
15.	Aluminum Windows. 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,	✓



© 2021
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

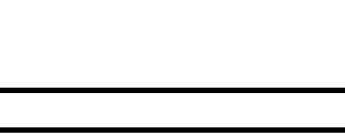
Owners:
Kevin and Dyanne Howley
POB 1411
Ross, CA 94957

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

Job No. **19-16**

Date:
Building Permit Set
March 23, 2021
Revision to Building Permit
November 17, 2021

Conditions of Approval

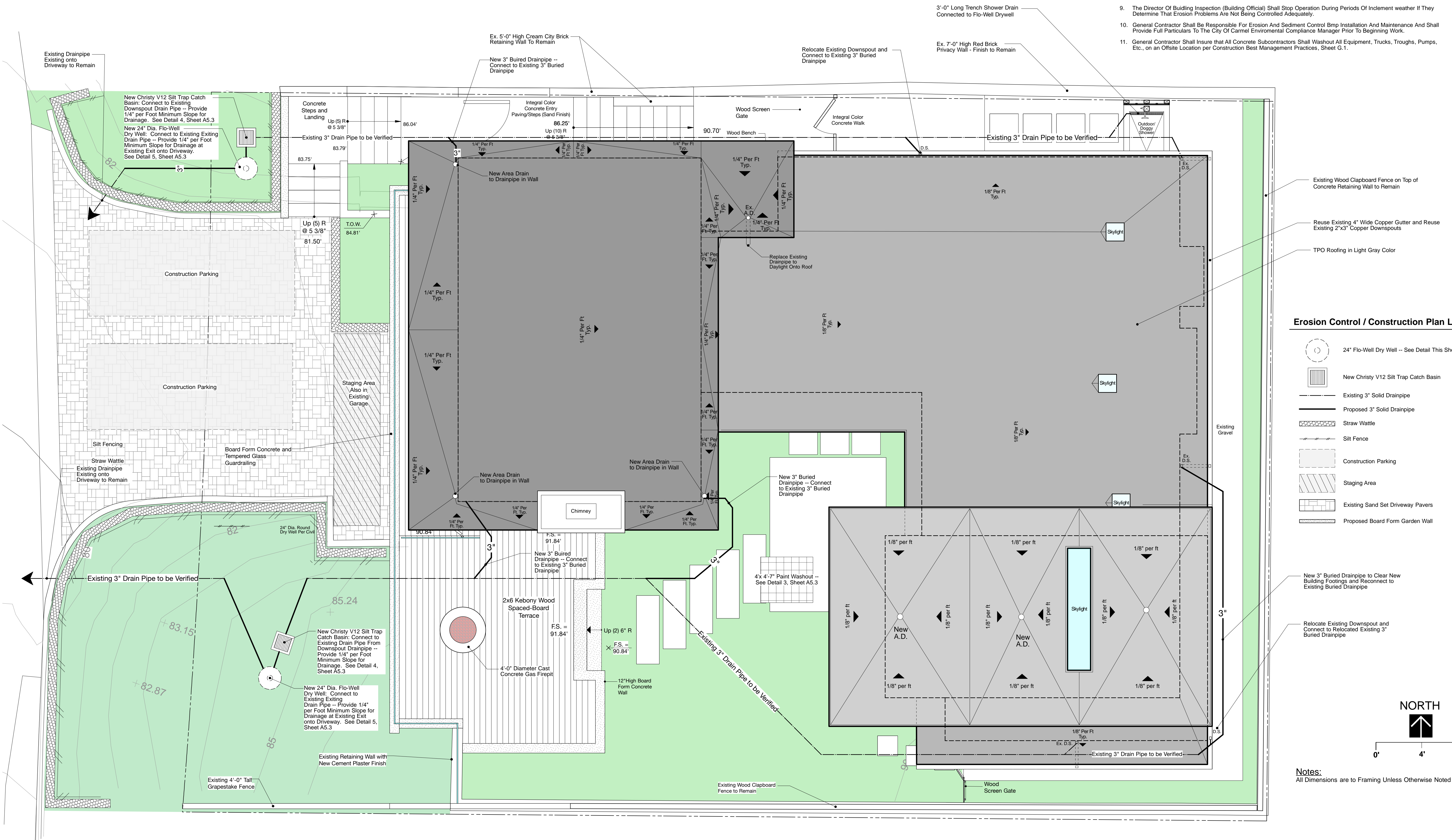


Sheet No.
G.1

REVISION TO BUILDING PERMIT November 17, 2021

Drainage Notes:

- All Erosion Control Measures Shall Conform with the City of Carmel-by-the-Sea Erosion Control Ordinances.
- Erosion and Sediment Control Measures Shall be in Effect for Any Construction During the Rainy Season Approximately October 15 to April 15. Erosion Control Plan Shall be Prepared and Submitted for Approval by September 15 of Any and or Each Calendar Year that Construction May Extend Beyond October 15.
- All Slopes Shall be Protected with Straw Mulch or Similar Measures to Protect Against Erosion Until Such Slopes are Permanently Stabilized.
- Erosion and Sediment Control Measures Shall be in Place at the End of Each Day's Work.
- Disturbed Surfaces Not Involved in The Immediate Grading Operations Must Be Protected By Mulching And /or Other Effective Means Of Soil Protection.
- All Roads And Driveways Shall Have Drainage Facilities Sufficient To Prevent Erosion On Or Adjacent To The Roadway Or On The Downhill Properties.
- Drainage Control Measures Shall be Maintained And In Place At The End Of Each Day And Continuously Throughout The Life Of The Project During The Winter Operations.
- Check Dams, Silt Fences, Fiber Rolls Or Other Designs Shall be Incorporated To Catch Any Sediment Until After The Newly Exposed Areas Are Revegetated Sufficiently To Control Erosion. Erosion Control Plantings and Mulch Shall be Closely Monitored Throughout The Winter And Any Runoff Problems Shall be Corrected Promptly. All Erosion And/or Slippage Of The Newly Exposed Areas Shall be Repaired By The Permittee At Their Expense.
- The Director Of Building Inspection (Building Official) Shall Stop Operation During Periods Of Inclement weather If They Determine That Erosion Problems Are Not Being Controlled Adequately.
- General Contractor Shall be Responsible For Erosion And Sediment Control Bmp Installation And Maintenance And Shall Provide Full Particulars To The City Of Carmel Environmental Compliance Manager Prior To Beginning Work.
- General Contractor Shall Ensure that All Concrete Subcontractors Shall Washout All Equipment, Trucks, Troughs, Pumps, Etc., on an Offsite Location per Construction Best Management Practices, Sheet G.1.



Erosion Control / Construction Plan Legend

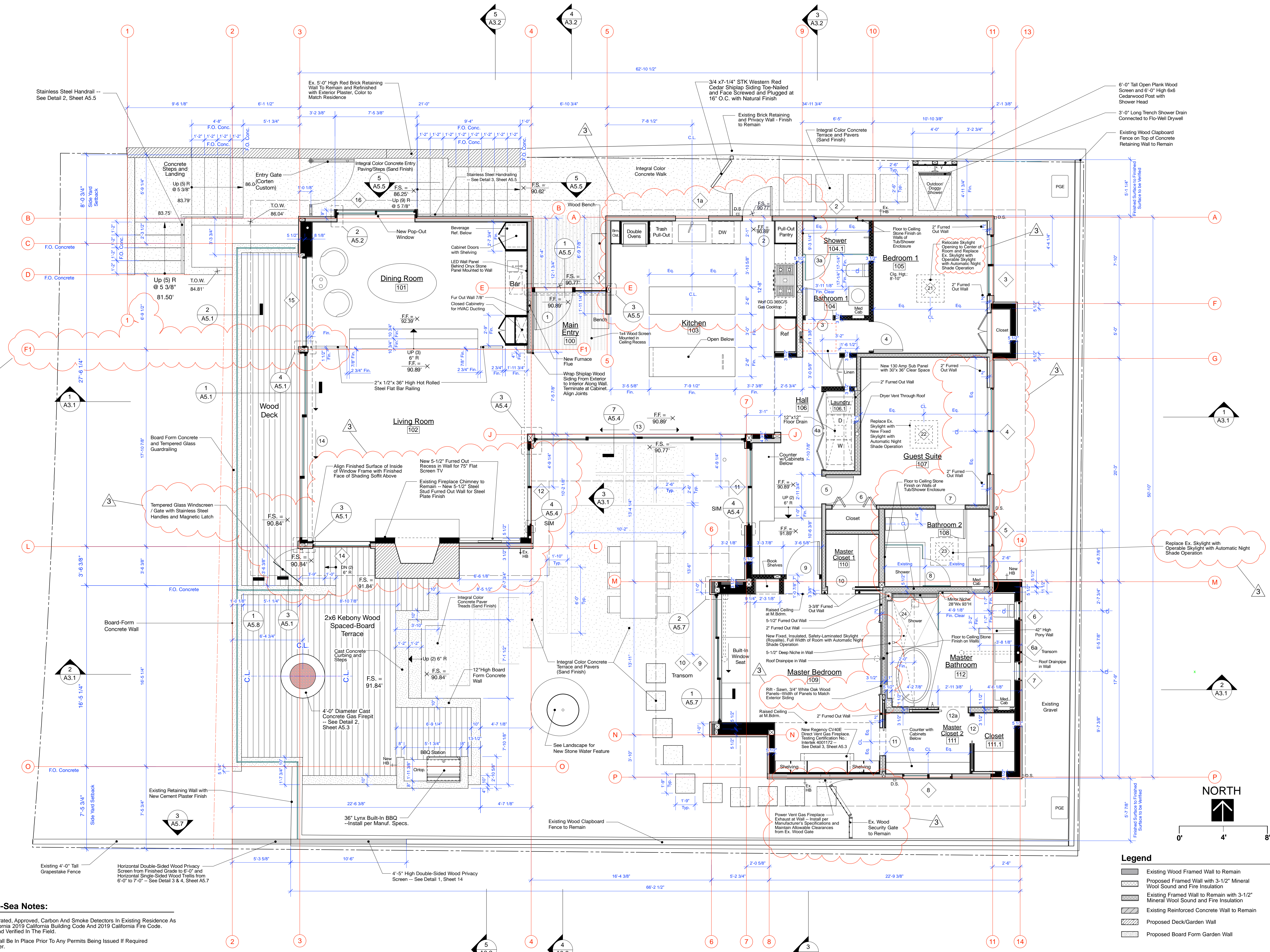
- 24" Flo-Well Dry Well -- See Detail This Sheet
- New Christy V12 Silt Trap Catch Basin
- Existing 3" Solid Drainpipe
- Proposed 3" Solid Drainpipe
- Straw Wattle
- Silt Fence
- Construction Parking
- Staging Area
- Existing Sand Set Driveway Pavers
- Proposed Board Form Garden Wall

New 3" Buried Drainpipe to Clear New Building Footings and Reconnect to Existing Buried Drainpipe

Relocate Existing Downspout and Connect to Relocated Existing 3" Buried Drainpipe

Notes:
All Dimensions are to Framing Unless Otherwise Noted

REVISION TO BUILDING PERMIT November 17, 2021



Carmel-by-the-Sea Notes:

1. 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 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.

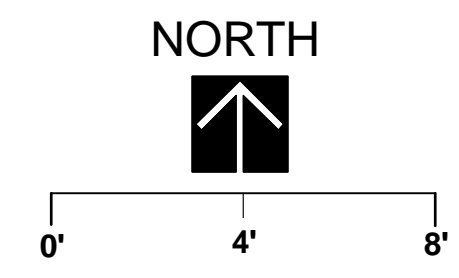
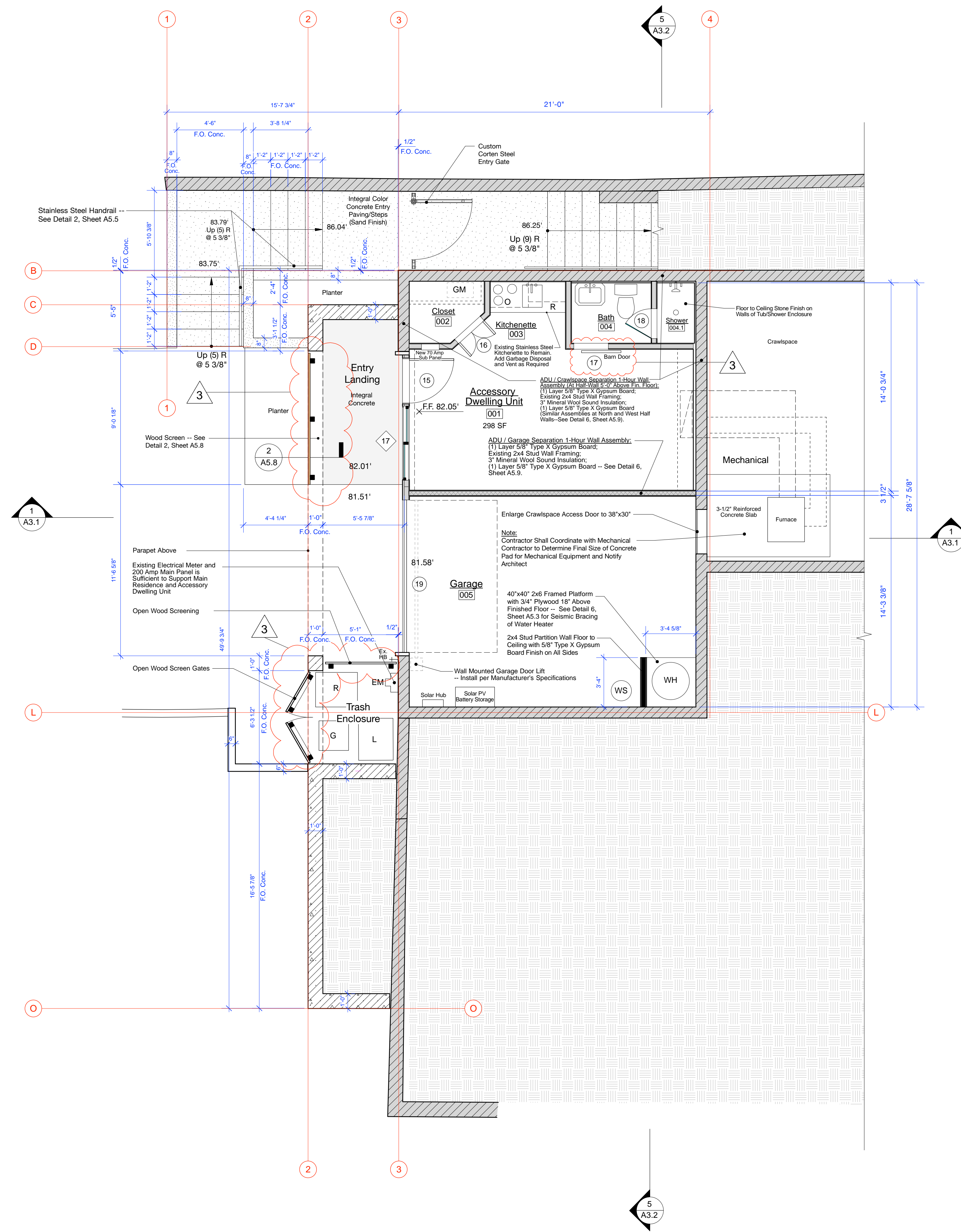
Legend

- Existing Wood Framed Wall to Remain
- Proposed Framed Wall with 3-1/2" Mineral Wool Sound and Fire Insulation
- Existing Framed Wall to Remain with 3-1/2" Mineral Wool Sound and Fire Insulation
- Existing Reinforced Concrete Wall to Remain
- Proposed Deck/Garden Wall
- Proposed Board Form Garden Wall

Notes:

1. All Dimensions are to Framing Unless Otherwise Noted.
2. Bath / 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.

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Legend

- Existing Wood Framed Wall to Remain
- Proposed Framed Wall with 3-1/2" Mineral Wool Sound and Fire Insulation
- Existing Framed Wall to Remain with 3-1/2" Mineral Wool Sound and Fire Insulation
- Existing Reinforced Concrete Wall to Remain
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DYAR ARCHITECTURE
 P.O. BOX 4709
 CARMEL, CALIFORNIA 93921
 v. 831.915.5602
 f. 831.303.8899
 Email: info@dyararchitecture.com

© 2021
 The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

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

Howley Residence Remodel
 26185 Dolores Street
 Carmel-by-the-Sea, CA 93923
 APN: 005-362-019

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

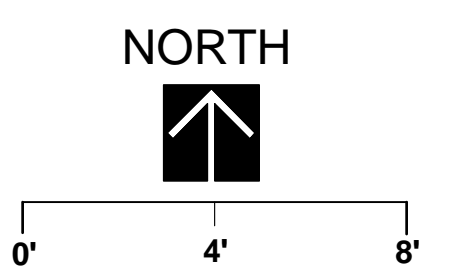
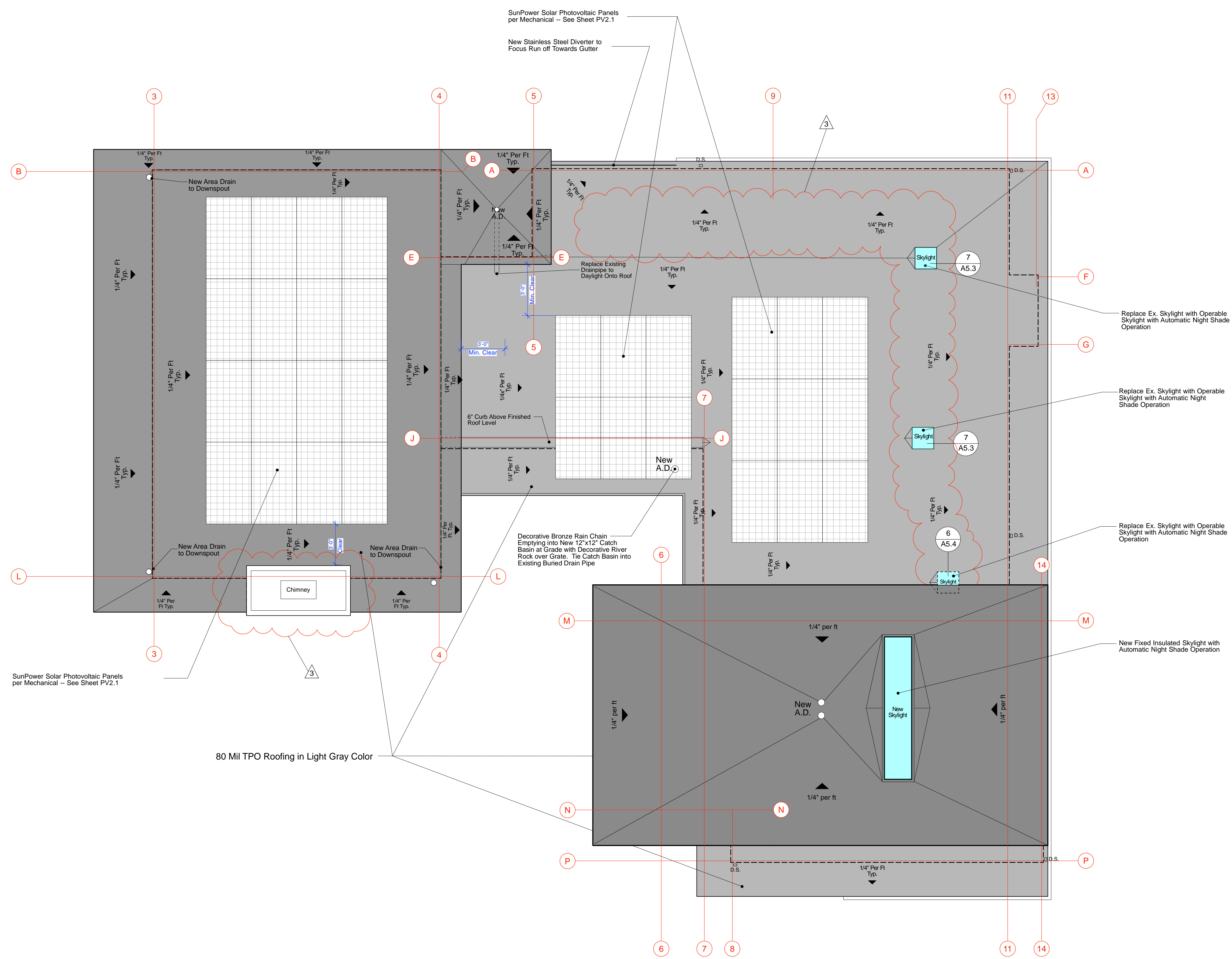
Lower Floor Plan

1/4" = 1'-0"

LICENSED ARCHITECT
 ERIK D. DYAR
 No. 28518
 2009
 STATE OF CALIFORNIA

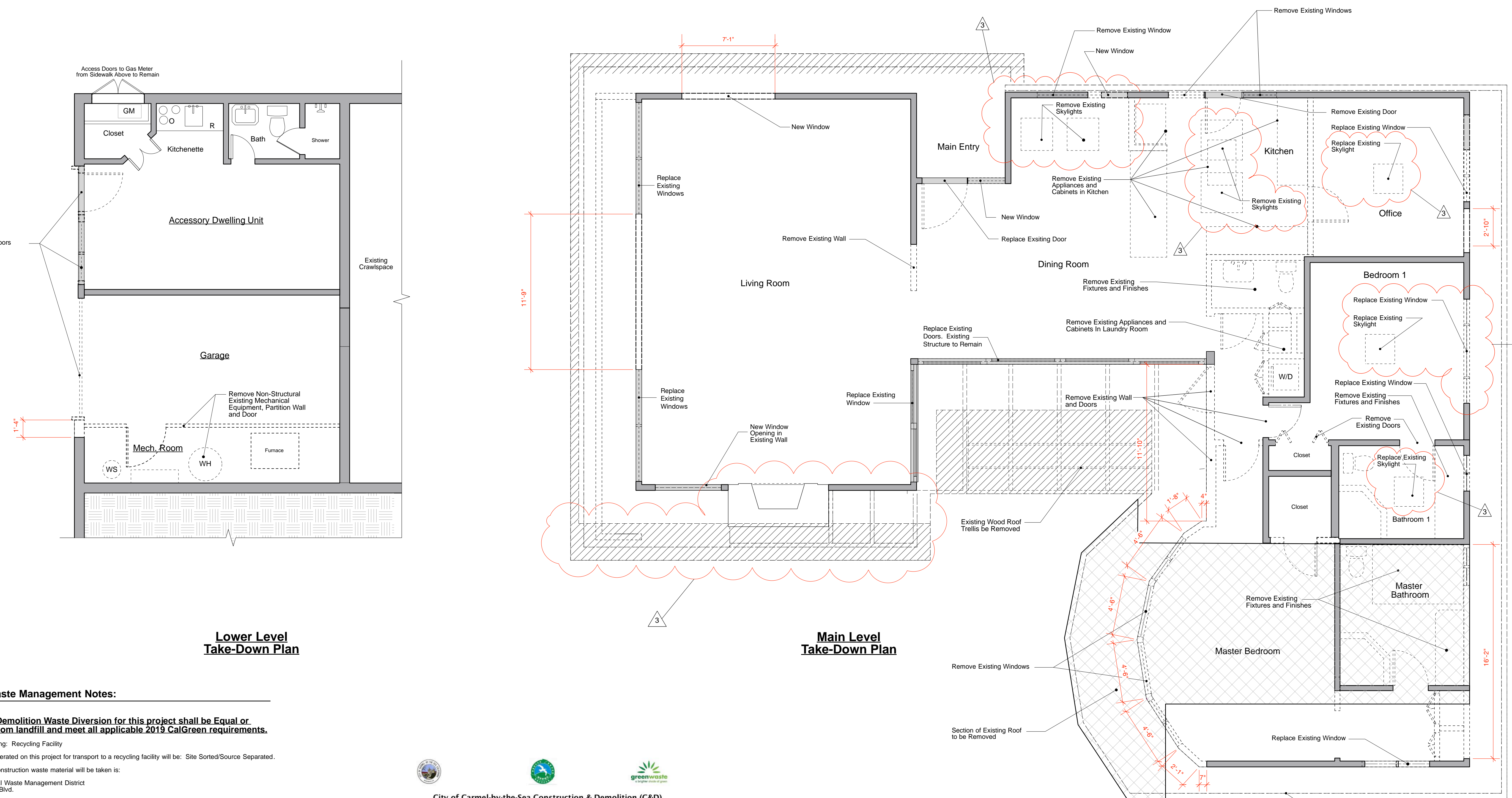
Sheet No.
A1.3

REVISION TO BUILDING PERMIT November 17, 2021



REVISION TO BUILDING PERMIT November 17, 2021

REVISION TO BUILDING PERMIT November 17, 2021



**Lower Level
Take-Down Plan**

**Main Level
Take-Down Plan**

Perimeter Wall Takedown Calculation

Existing Perimeter Wall Length	
Main Level	= 264.38'
Lower Level	= 99.16'
Total Existing Perimeter Wall Length	= 363.54'
Proposed Length of Perimeter Walls Removed	
Main Level	= 70.47'
Lower Level	= 1.33'
Total Proposed Perimeter Wall Lengths Removed	= 71.80'
Proposed Percentage of Wall Removed	= 19.7 %

Legend

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

Demolition Notes:

1. A Construction And Demolition Debris Recycling Plan Form Shall Be Completed and Submitted Prior to Issuance of a Building Permit for the Project.
2. Remove Existing Master Bedroom Roof, Walls per Plan. Protect Existing Masonry and Stucco Walls from Any Damage During Demolition.
3. Remove Existing Lower Level Mechanical Equipment, Mechanical Room Partition Wall And Section of Concrete wall at Garage Car Door and Recycle.
4. Remove Existing Exterior Wood Panel Siding and Wood Fence and Gate at Kitchen. Protect Existing Masonry and Stucco Walls from Any Damage During Demolition.
5. Remove Existing Living Room Deck Boards and Wood Parapet and Recycle.
6. Remove Existing Rear Yard Concrete Slab and Recycle.
7. Remove Existing Glass Guardrailing and Wood Parapet Walls at Concrete Terrace and Recycle
8. Remove Existing Windows and Doors and Recycle.
9. Cut Down Roof Rafter at Overhangs at Living Room Per Plan and Recycle.
10. Cut Down Roof Rafter Truss at Kitchen Terrace Per Plan and Recycle.
11. Remove (2) Existing Skylights at Kitchen and Recycle.
12. ~~Remove Existing Brick Fireplace Chimney and Foundation and Recycle.~~ OMIT
13. Remove Existing Copper Gutters and Downspouts and Recycle.
14. Remove Existing Concrete Footings and Foundations Only When Said Work Interferes with New Construction. Recycle Any Concrete and Steel Reinforcing That is 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.
18. Remove Existing Interior Wood Paneling and Gypsum Board and Recycle.
19. Remove Existing Electrical Wiring, Switches, Outlets and Light Fixtures and Recycle.

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 reduction program.
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 from the jobsite.
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.

City of Carmel-by-the-Sea Construction & Demolition (C&D) Recycling Plan

All permitted building projects must complete a C&D Recycling Plan to identify the planned method of compliance with the C&D recycling requirements of the California Green Building Code Sections 4.408, 5.408, 301.1.1 and 301.5.

Section 1 - Project Information

Project Name / Address: Howley Residence Remodel

Building Permit #: _____

Contractor Name: _____ Primary Contact (Name, Title)

Contractor Address: _____

Phone: _____ Fax: _____

Permit Applicant Name (if different from contractor): Erik Dyar

Address: POB 4709 Carmel, CA 93921

Phone: 831.915.5602

Project Type: Demolition Commercial Residential Industrial

Is the Project subject to CA Green Building Code Sections 4.408 or 5.408? Yes No

*See CalGreen Construction Waste Reduction Requirements <http://www.sdsds.org/CAGreen/1.0/req/condemolition/CAGreenTR.pdf>

Section 2 - Debris Management Information

How will you manage the debris onsite?

Option 1: Obtain construction and demolition debris boxes from GreenWaste Recovery (City franchised hauler). No C&D Recycling Report is required. Keep all GreenWaste Recovery invoices in the event the City asks for them.

Option 2: Self-haul materials separated onsite to various recycling facilities, or self-haul mixed C&D materials to a Mixed C&D Recycling Facility (See attached list of C&D Recycling Facilities). The Option requires you to complete and submit a C&D Recycling Report (Page 3). Self-hauling includes subcontractors and clean up contractors.

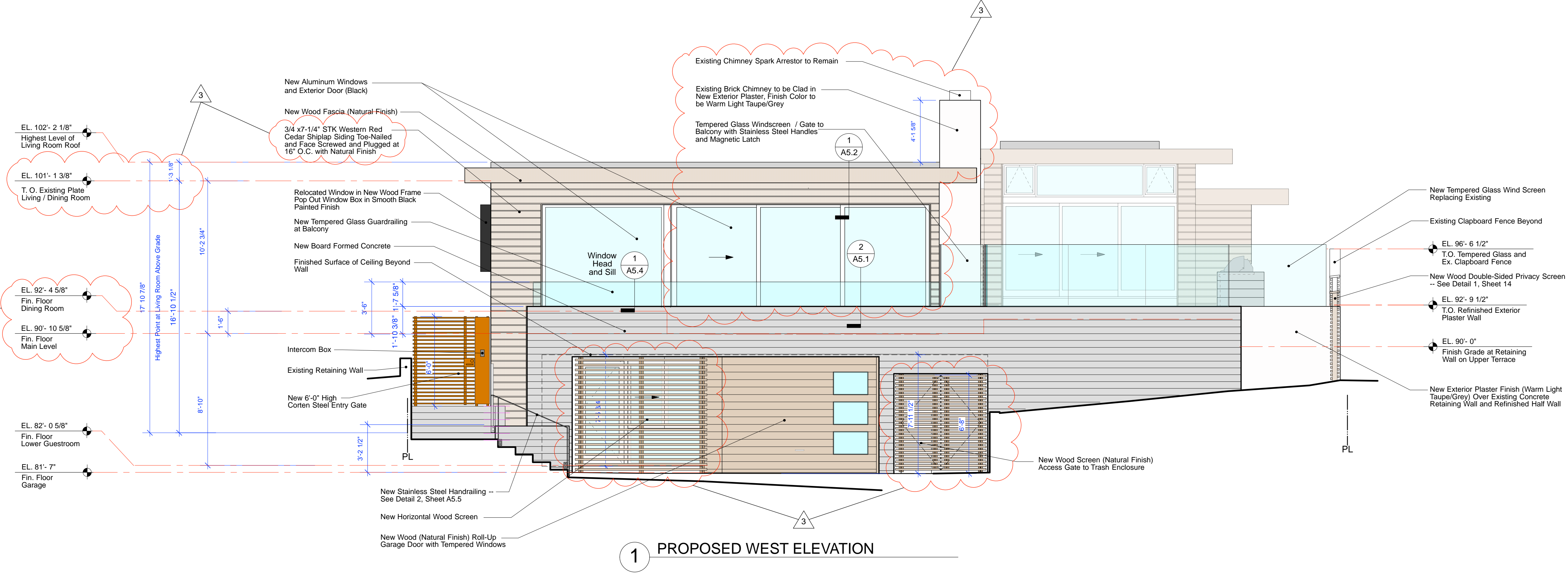
Section 3 - Certification

By signing below, I hereby certify that the information reported is complete and accurate to the best of my knowledge. I also understand that I must recycle at least 65% by weight of all materials generated during the project and that I'll choose to self-haul materials from the project site (Option 2 above). I am required to complete a C&D Recycling Report (Page 3). With the C&D Recycling Report I agree to submit all weight tags (recycling and disposal) to the City of Carmel-by-the-Sea no later than 60 days from the conclusion of this project.

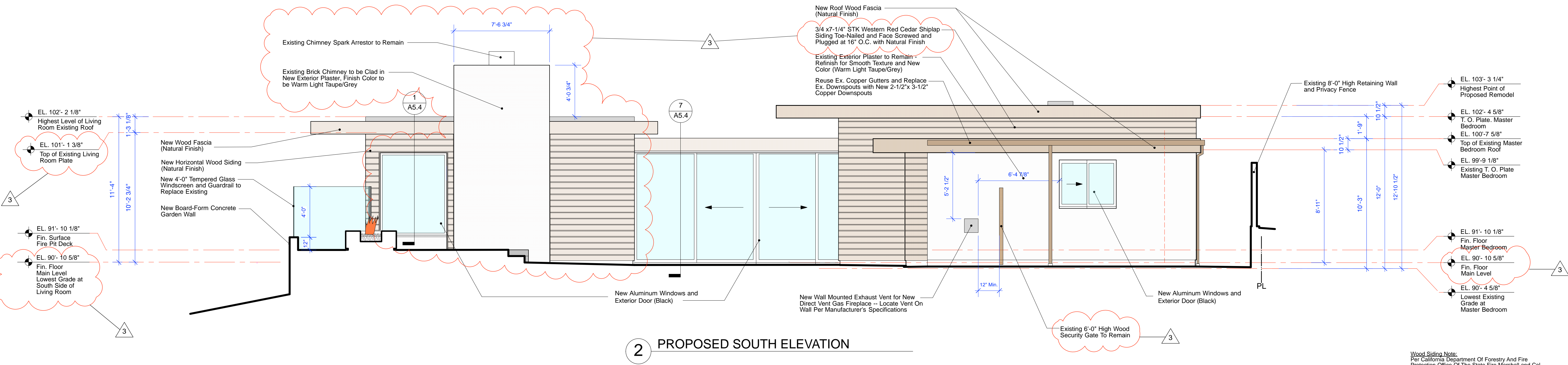
Signature: Erik Dyar Date: _____

Print Name: Erik Dyar Phone number: _____

February 2017 2



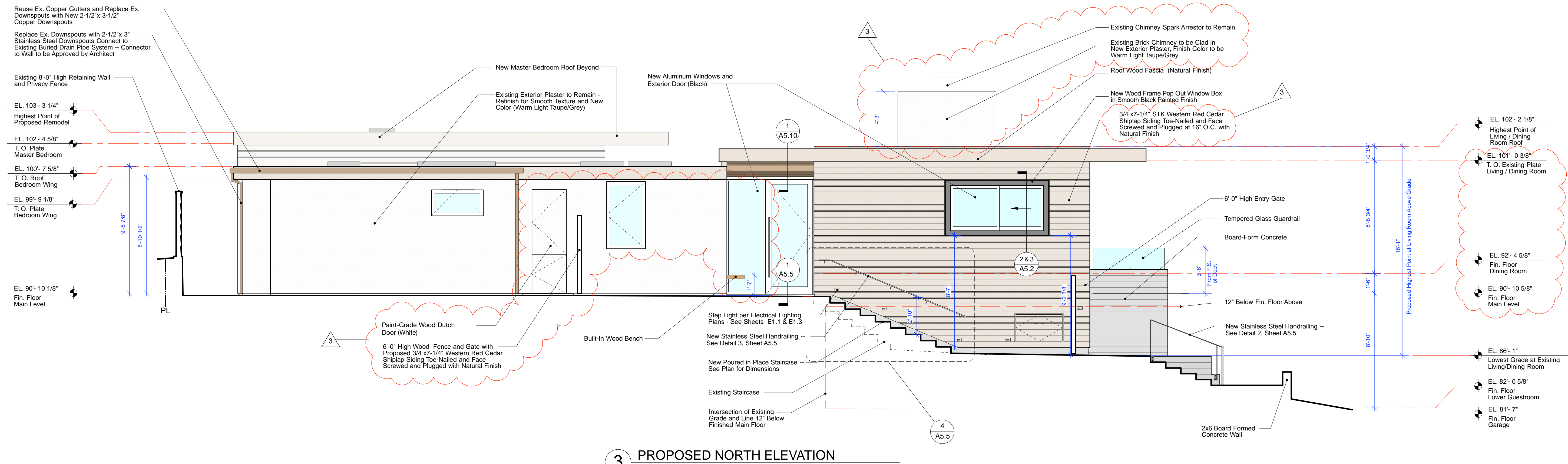
1 PROPOSED WEST ELEVATION



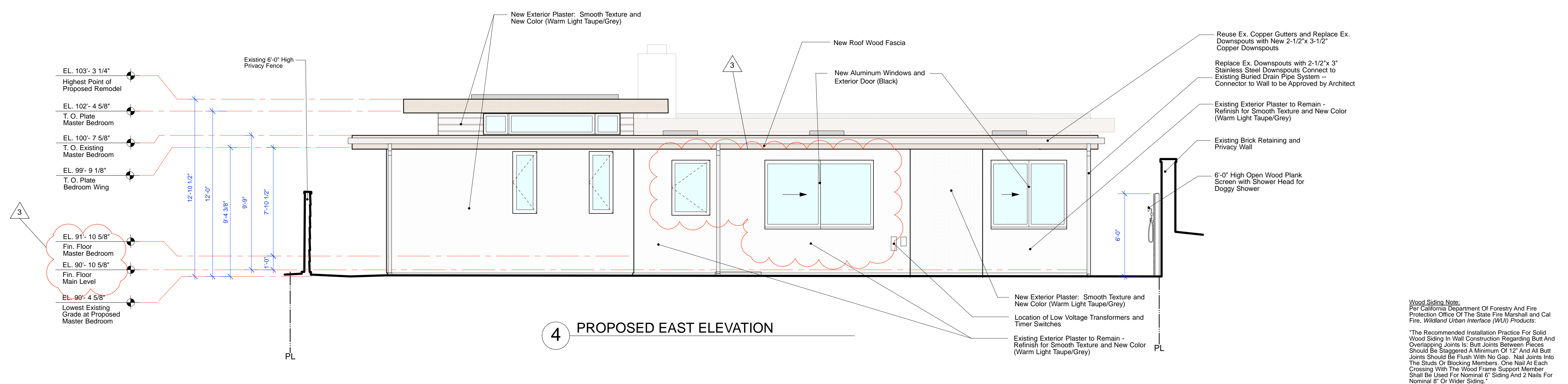
2 PROPOSED SOUTH ELEVATION

Wood Siding Note:
Per California Department Of Forestry And Fire
Protection Office Of The State Fire Marshall and Cal
Fire, *Wildland Urban Interface (WUI)* Products:
*The Recommended Installation Practice For Solid
Wood Siding In Wall Construction Regarding Butt And
Overlapping Joints Is Butt Joints Between Pieces
Should Be Staggered A Minimum Of 12" And All Butt
Joints Should Be Flush With No Gap. Nail Joints Into
The Studs Or Blocking Members, One Nail At Each
Crossing With The Wood Frame Support Member
Shall Be Used For Nominal 8" Siding And 2 Nails For
Nominal 8" Or Wider Siding.

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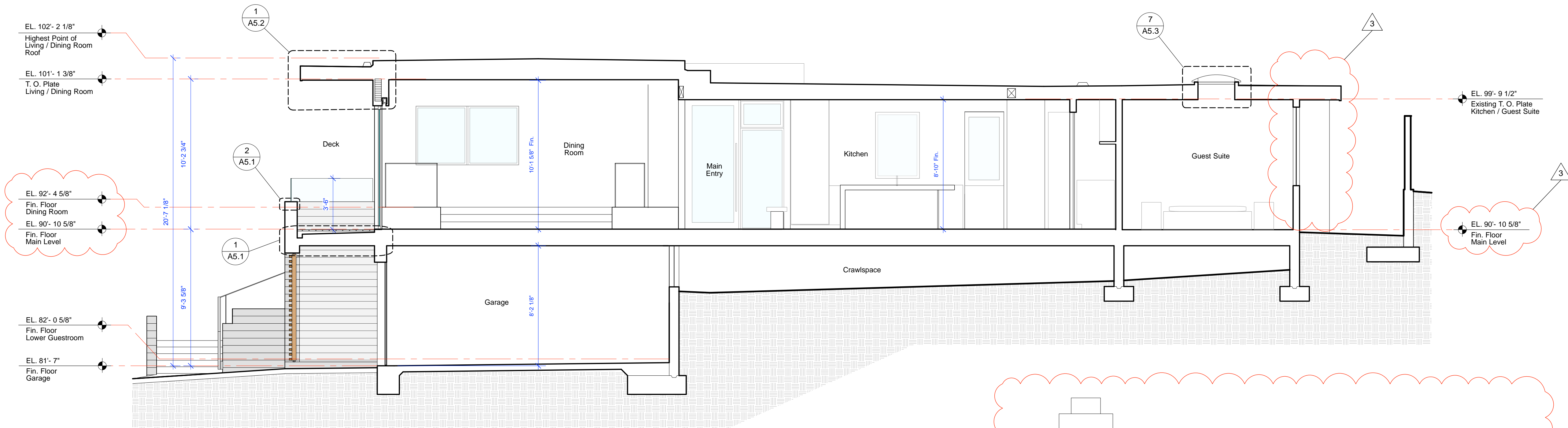


3 PROPOSED NORTH ELEVATION

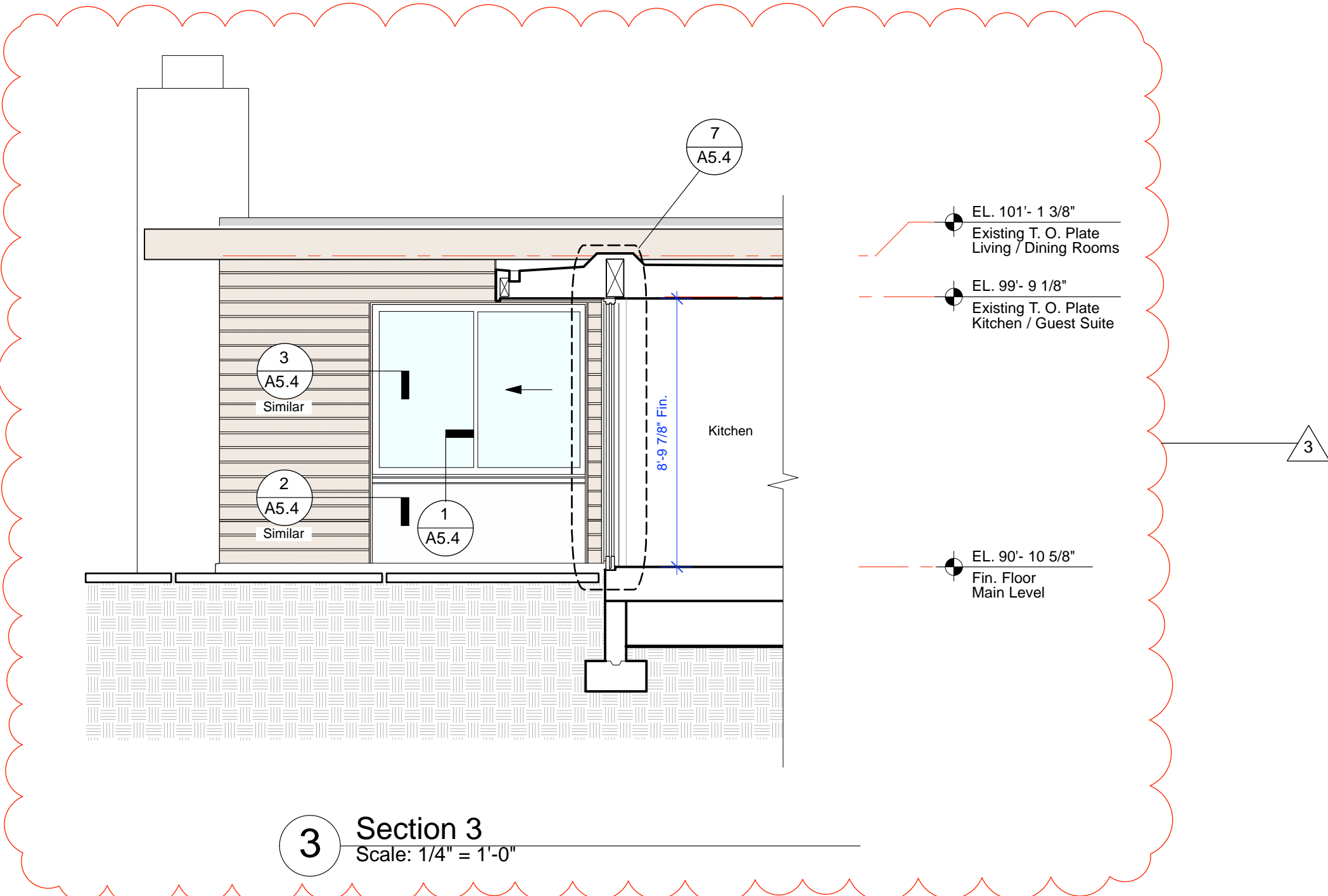


4 PROPOSED EAST ELEVATION

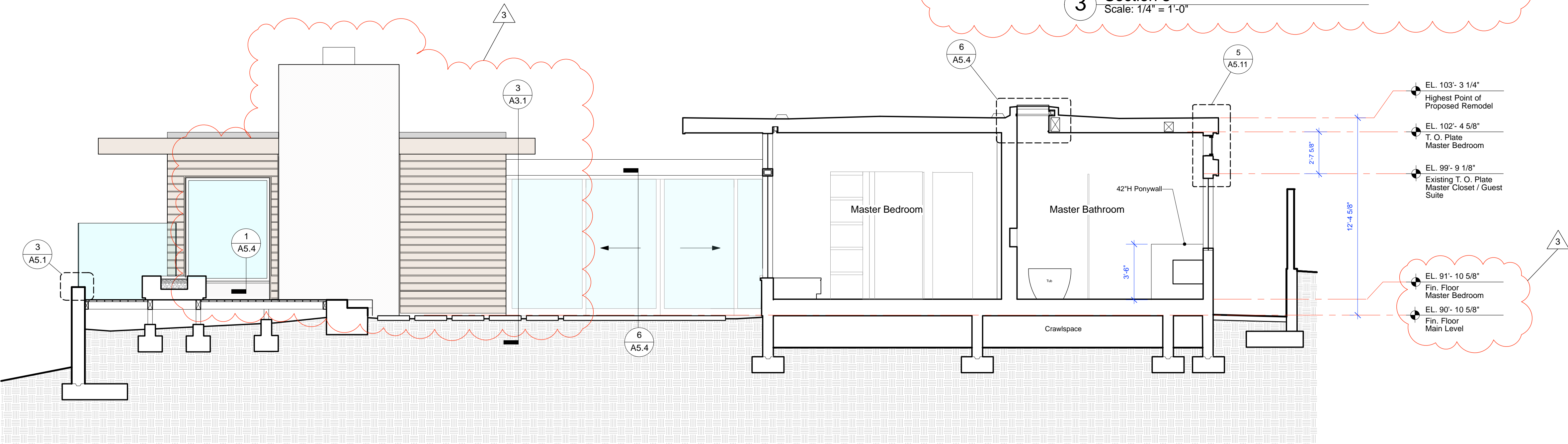
Wood Siding Note:
Per California Department Of Forestry And Fire Protection Office Of The State Fire Marshall and Cal Fire, *Wildland Urban Interface (WUI) Products*:
The Recommended Installation Practice For Solid Wood Siding In Wall Construction Regarding Butt And Overlapping Joints Is: Butt Joints Between Pieces Should Be Staggered A Minimum Of 12" And All Butt Joints Should Be Flush With No Gap. Nail Joints Into The Studs Or Blocking Members. One Nail At Each Crossing With The Wood Frame Support Member. Shall Be Used For Nominal 6" Siding And 2 Nails For Nominal 8" Or Wider Siding.



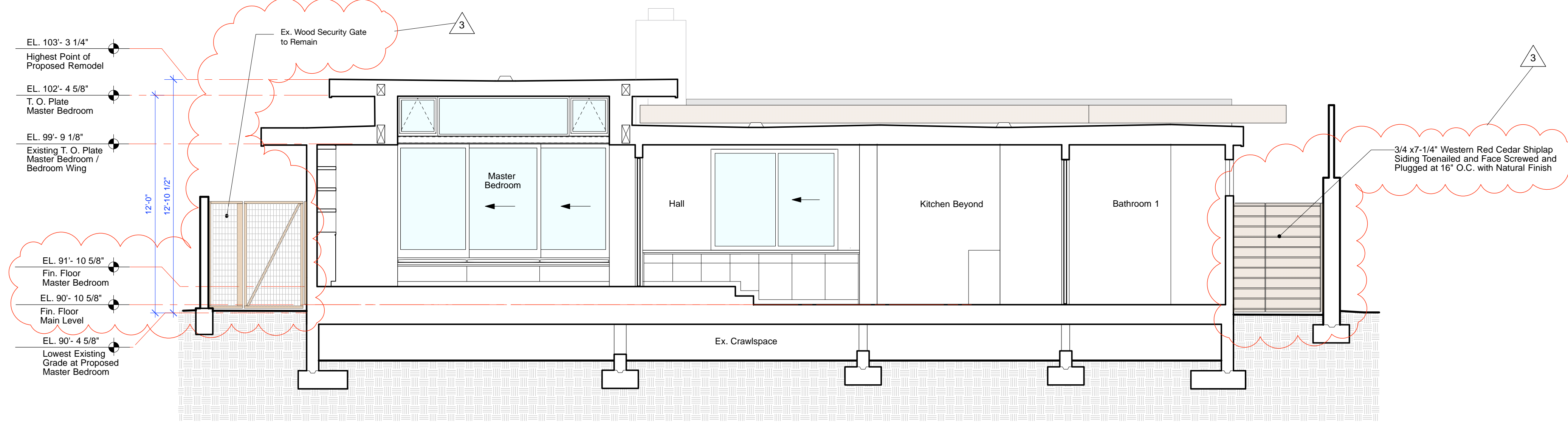
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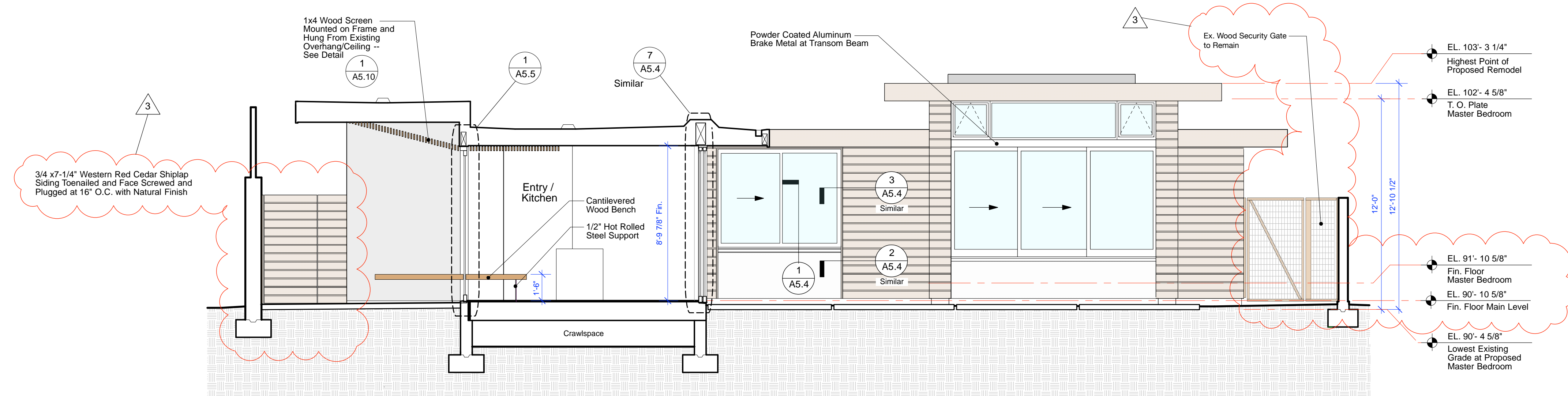
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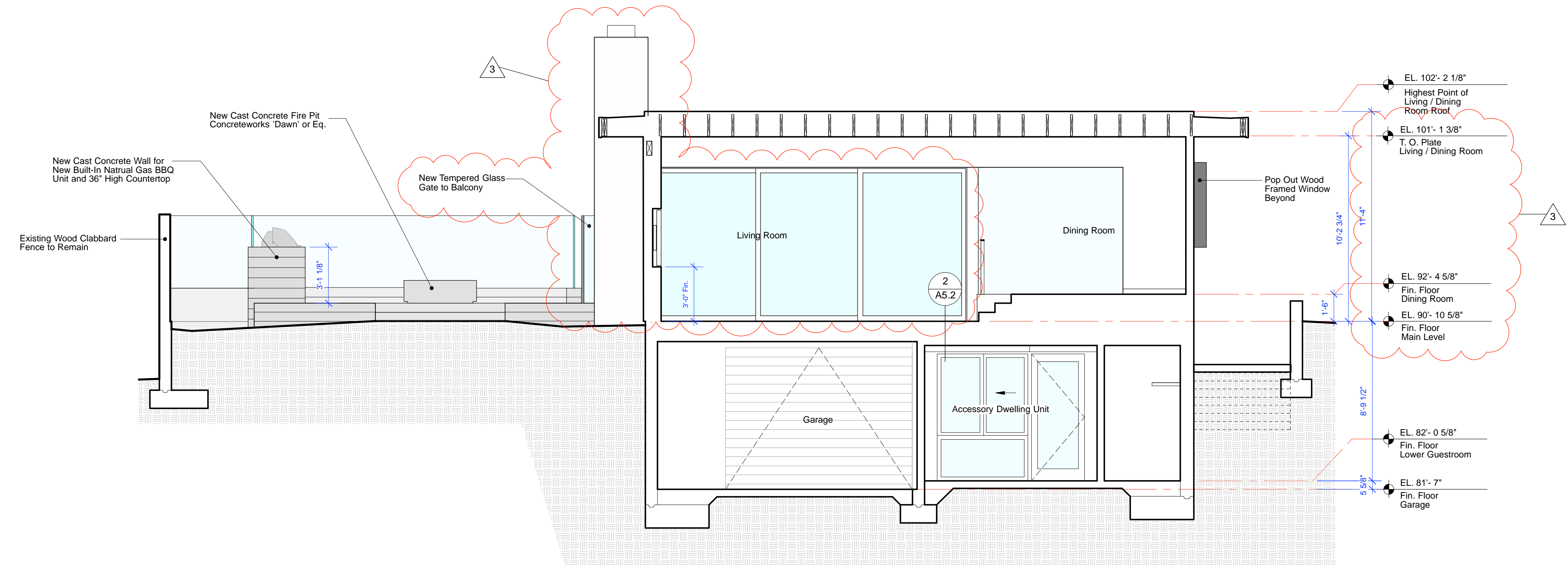
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Scale: 1/4" = 1'-0"



3 Section 3
Scale: 1/4" = 1'-0"



4 Section 4
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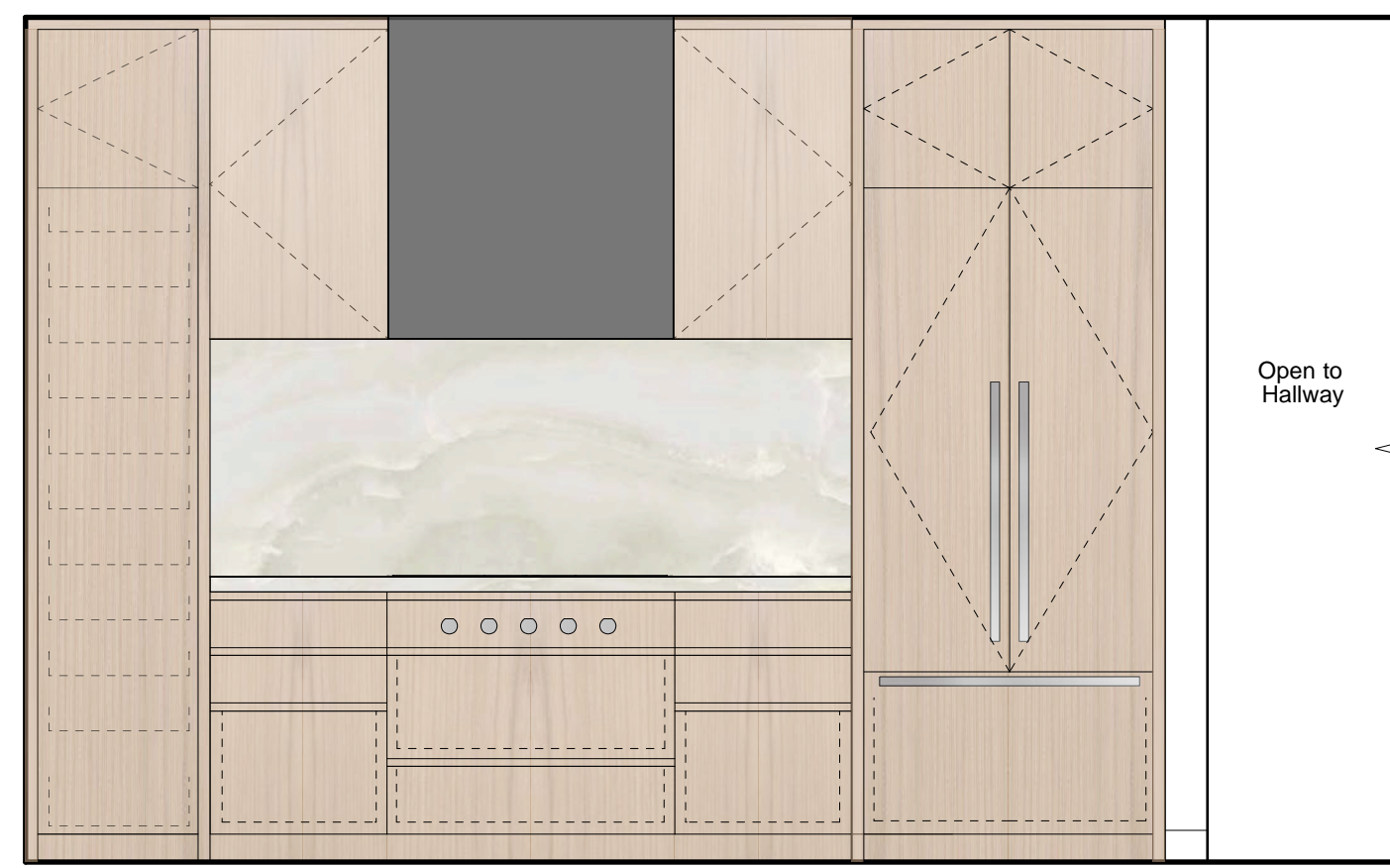


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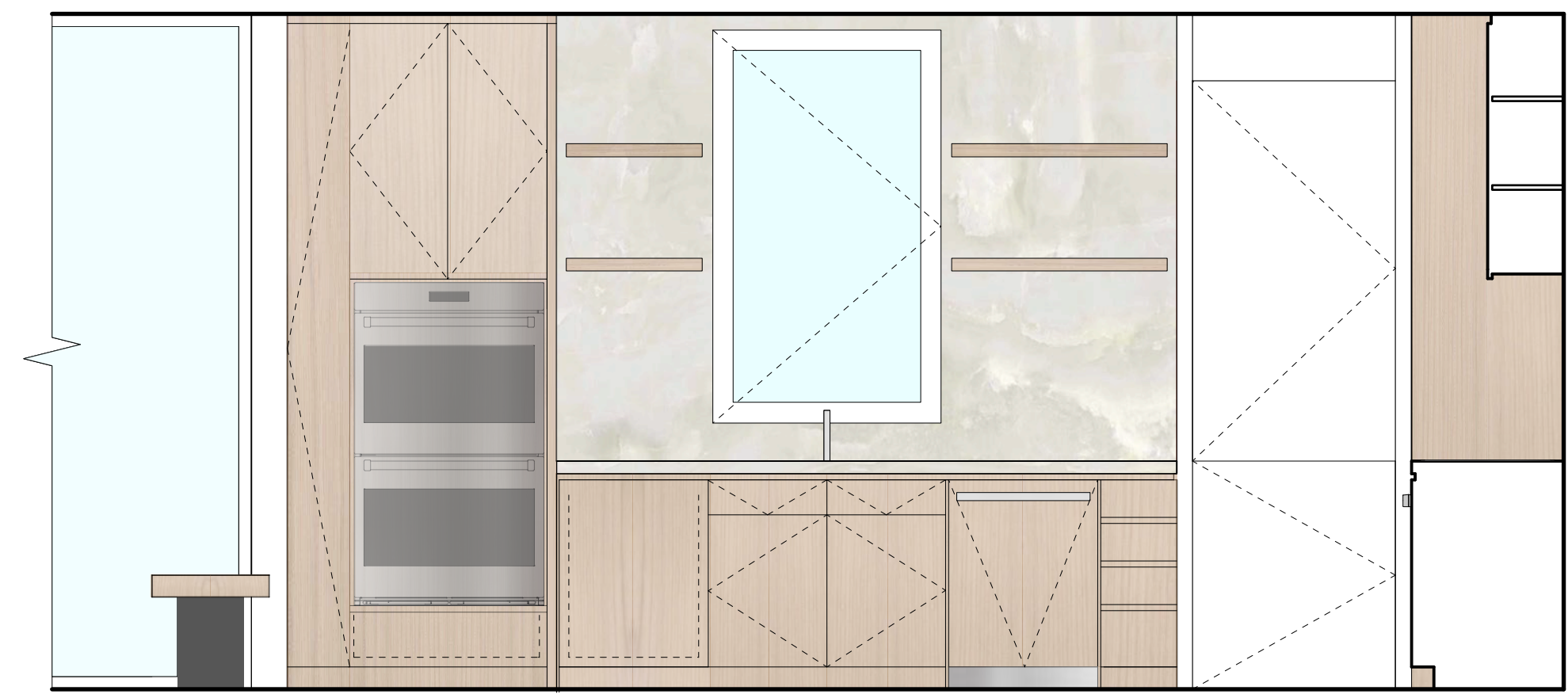
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A North-Kitchen Elevation
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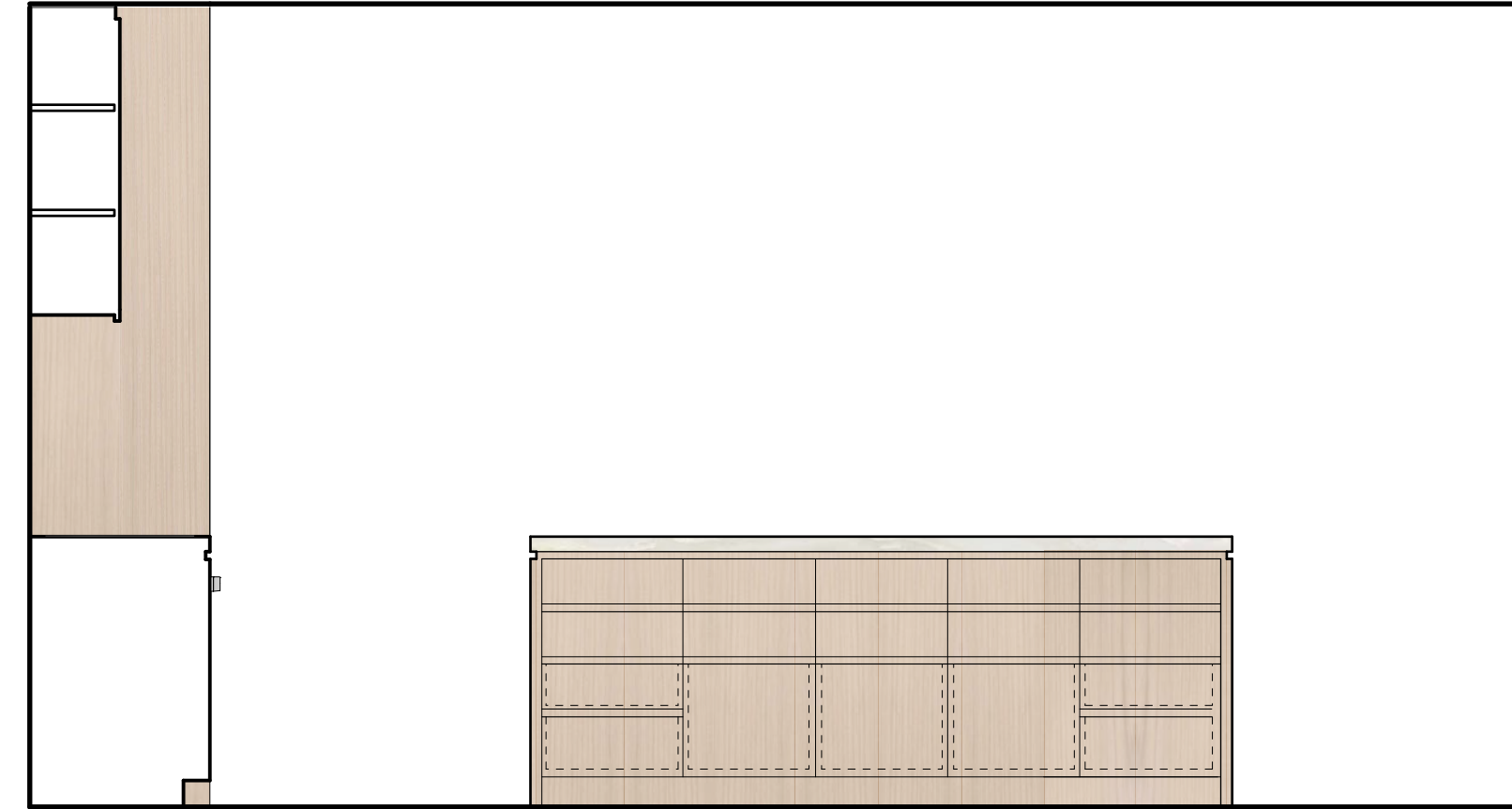
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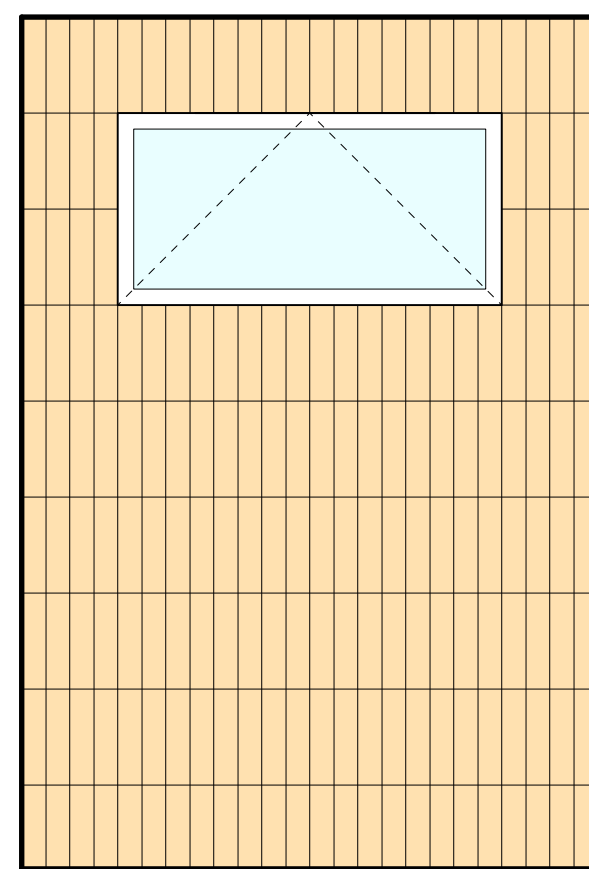
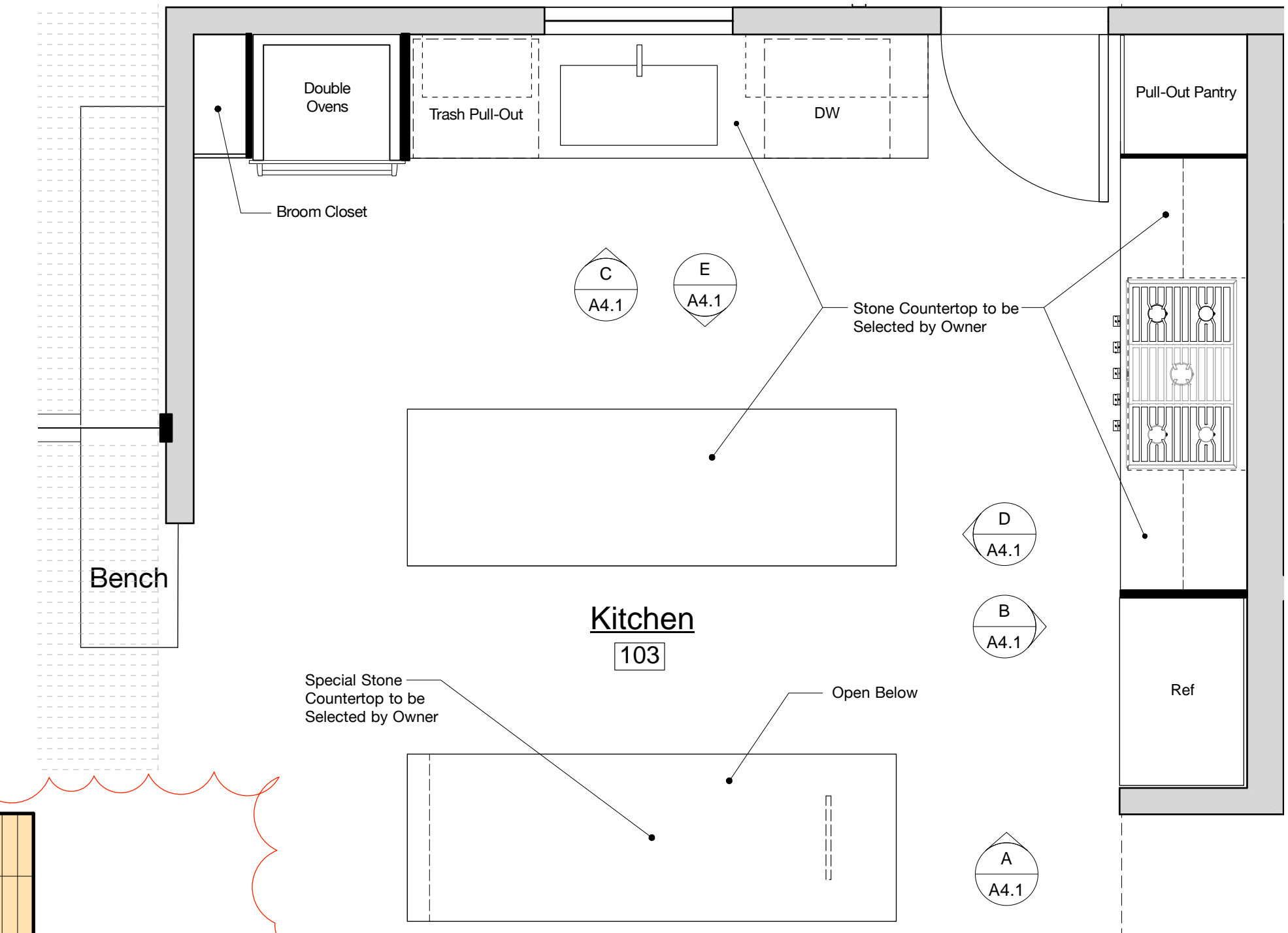
C North-Kitchen Elevation
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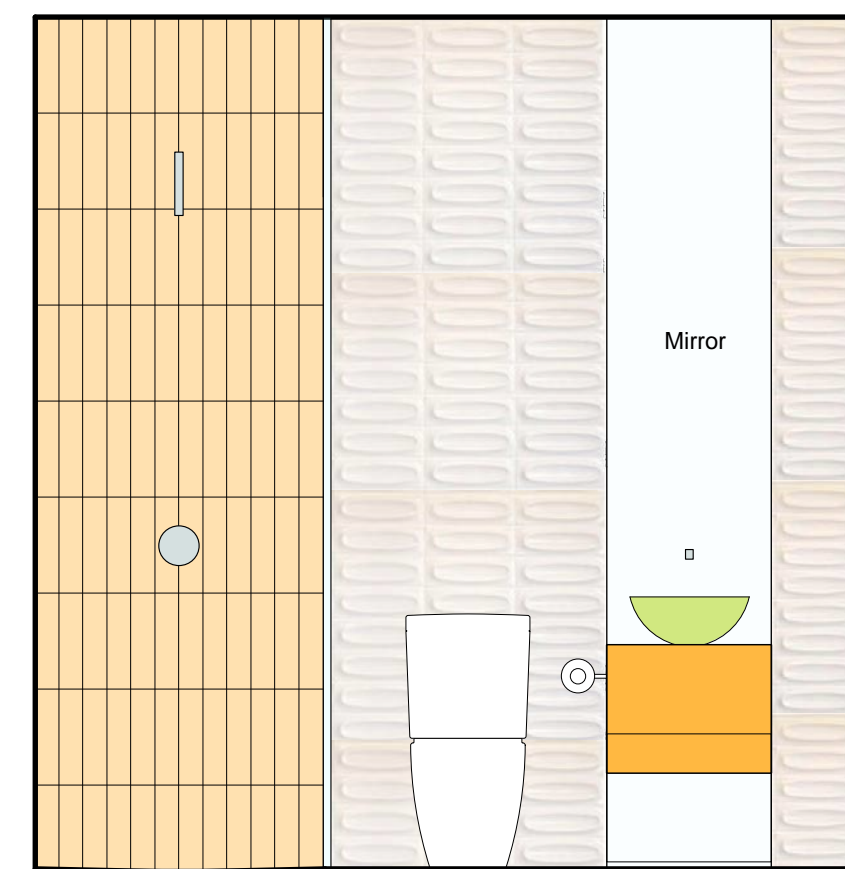
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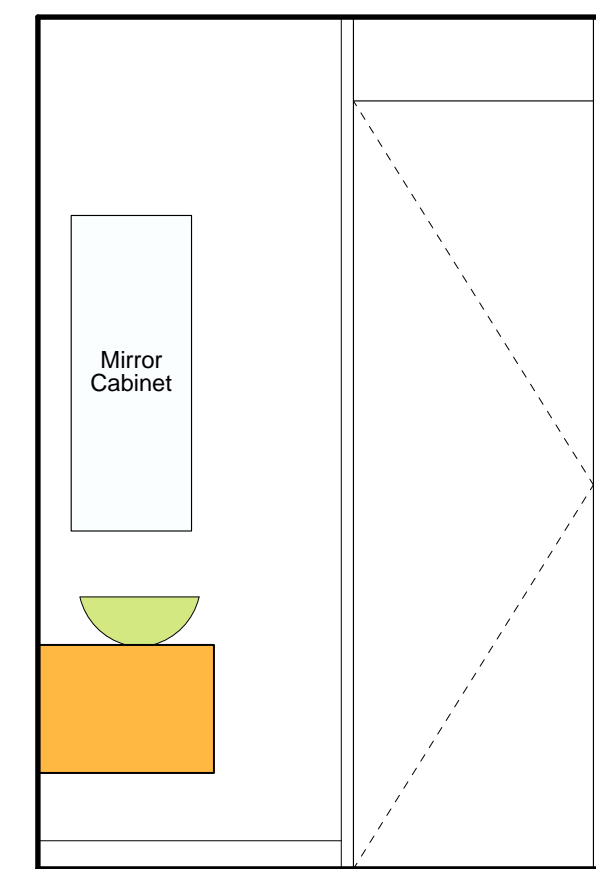
E South-Kitchen Elevation
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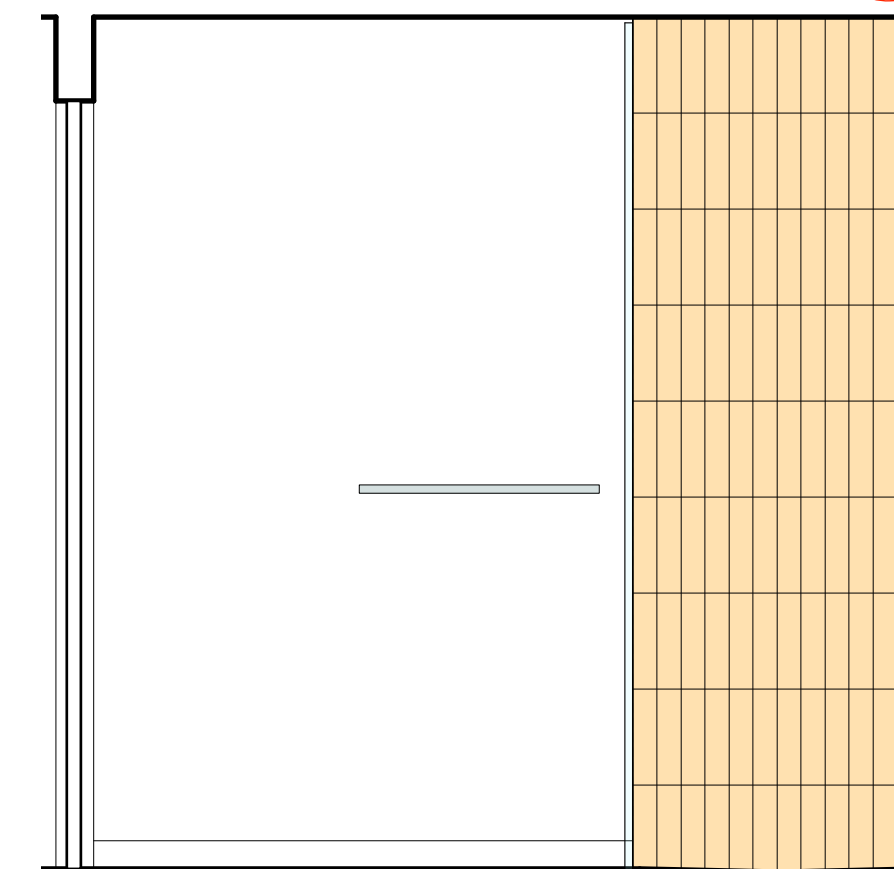
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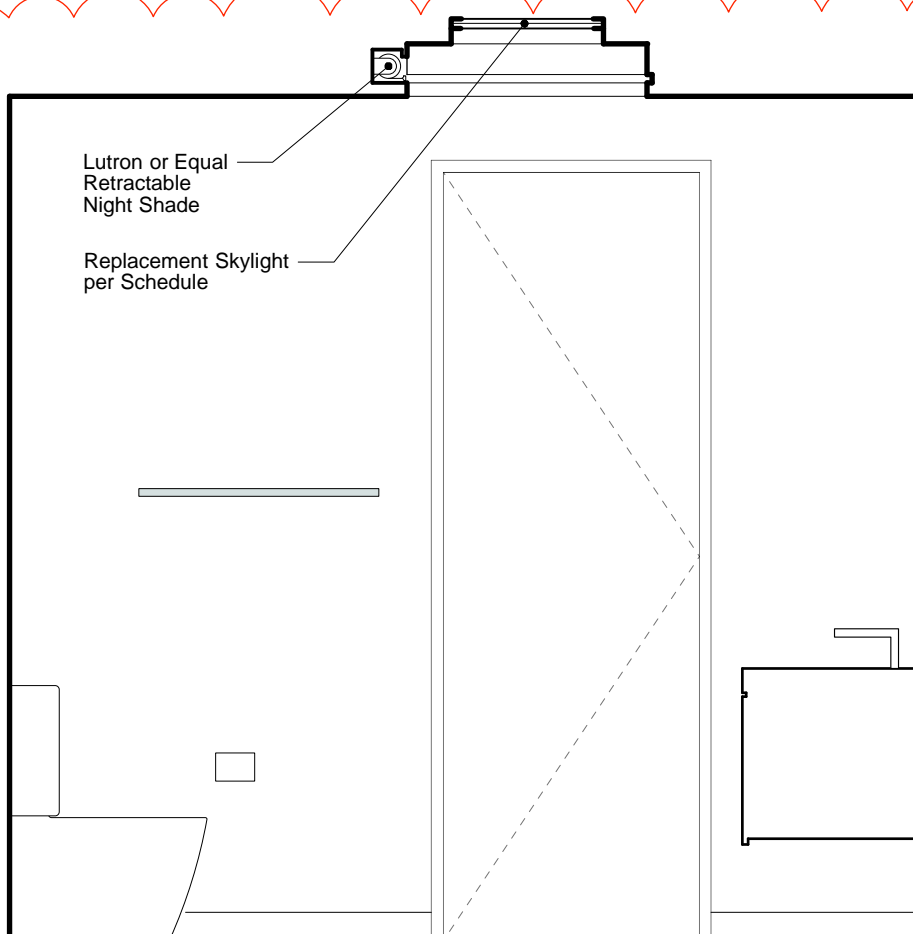
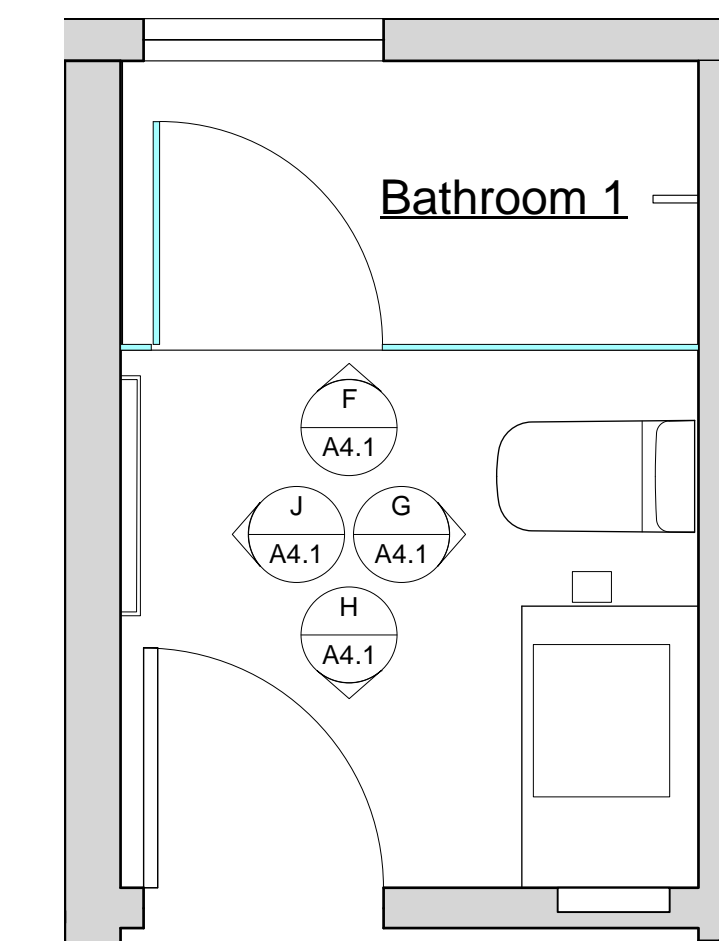
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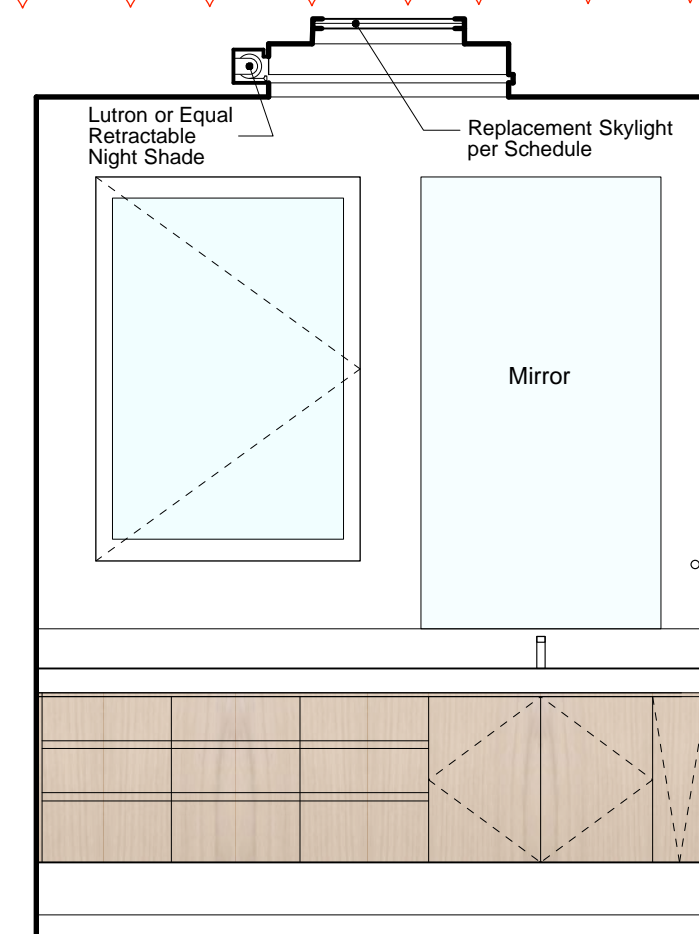
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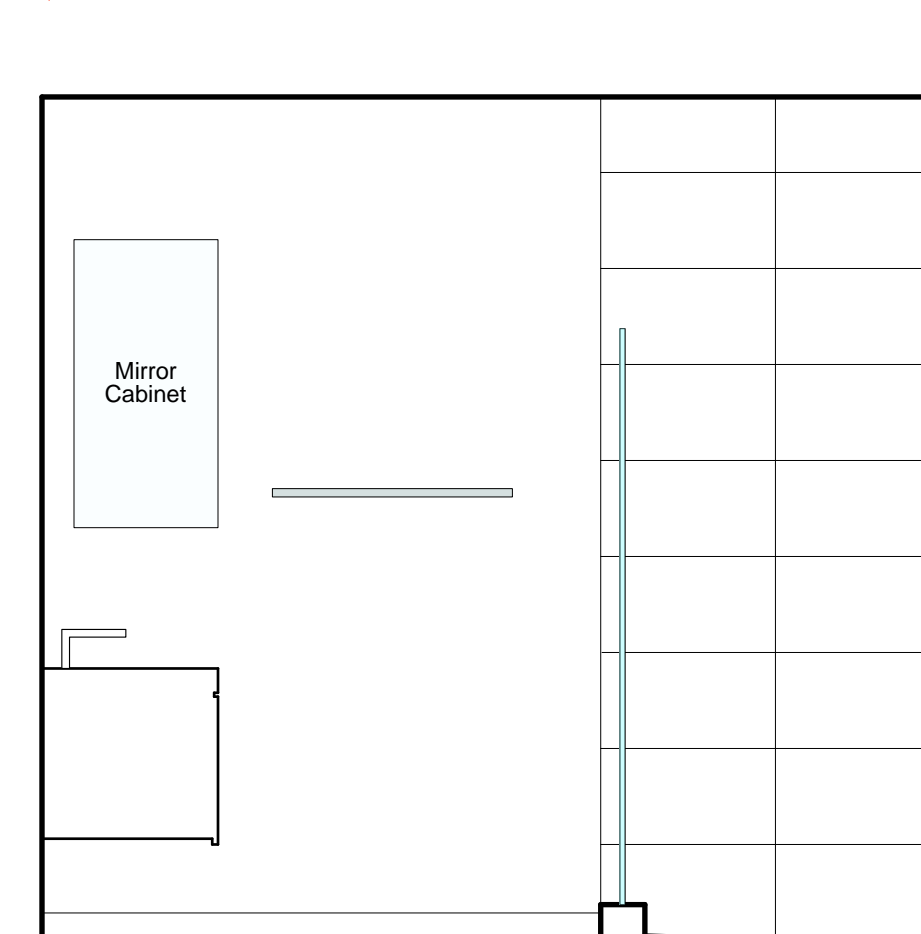
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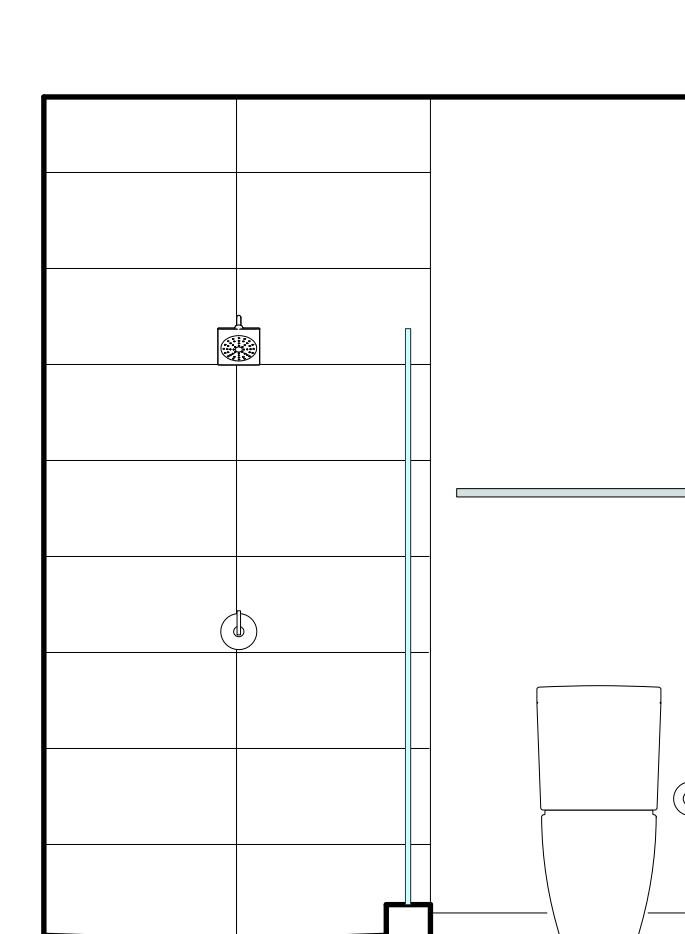
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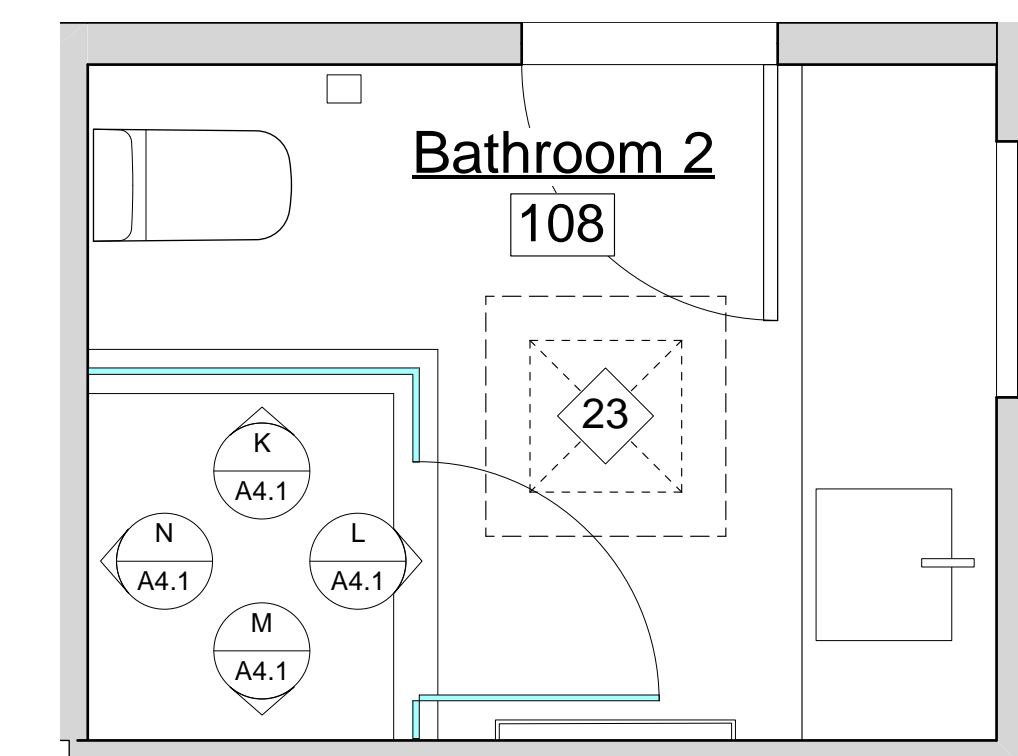
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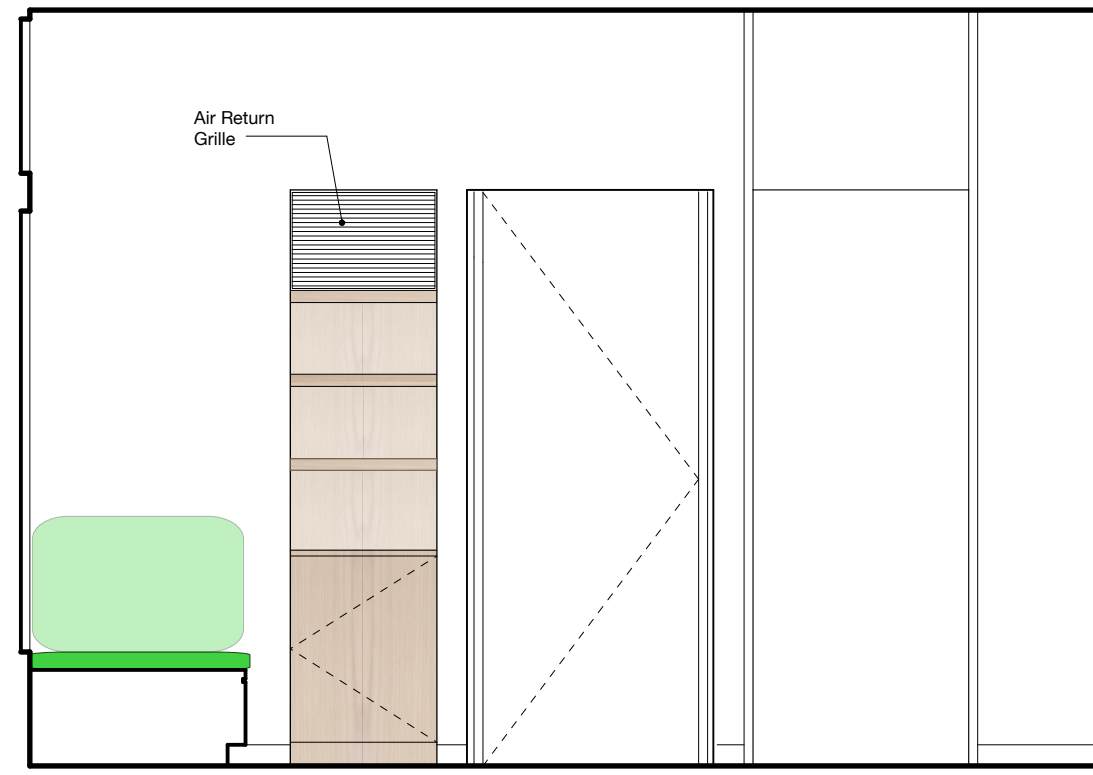
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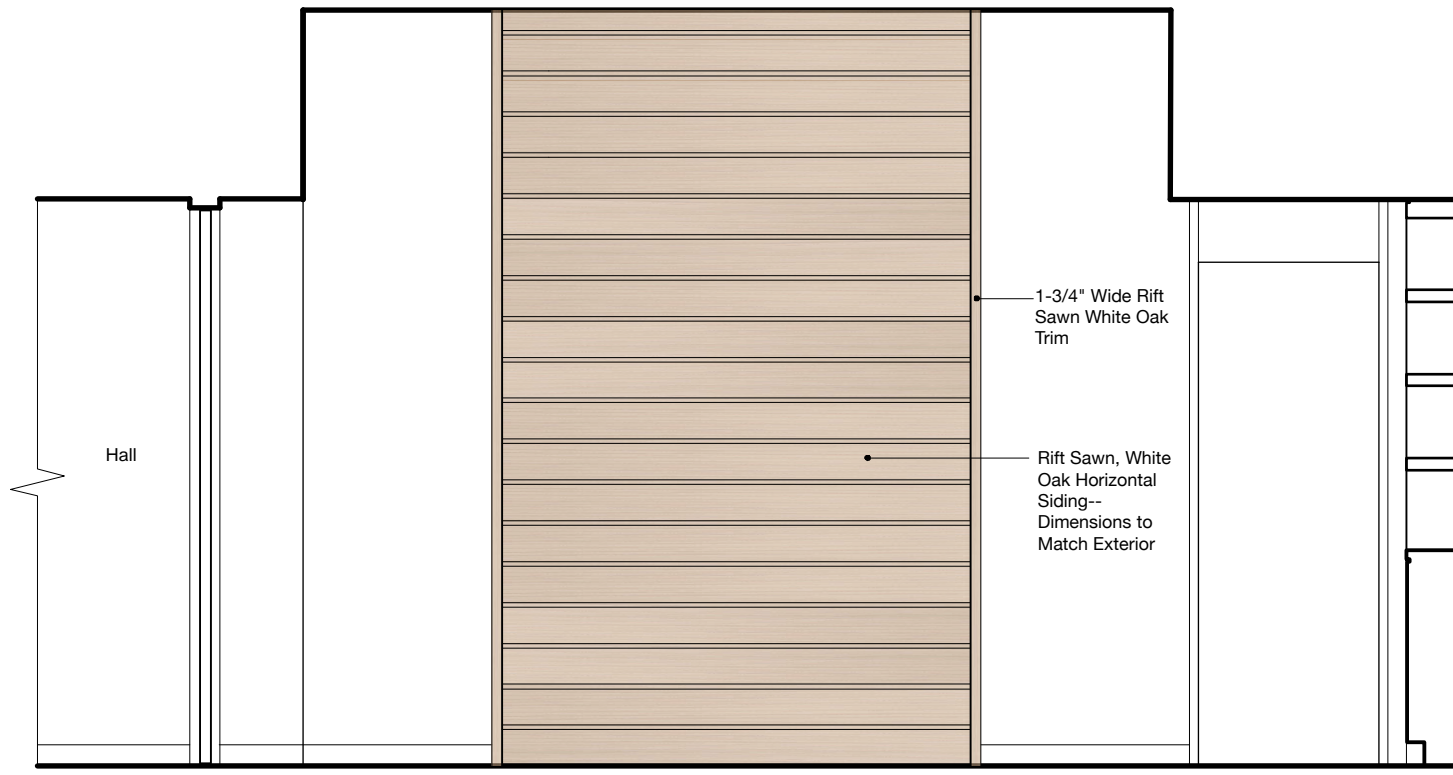
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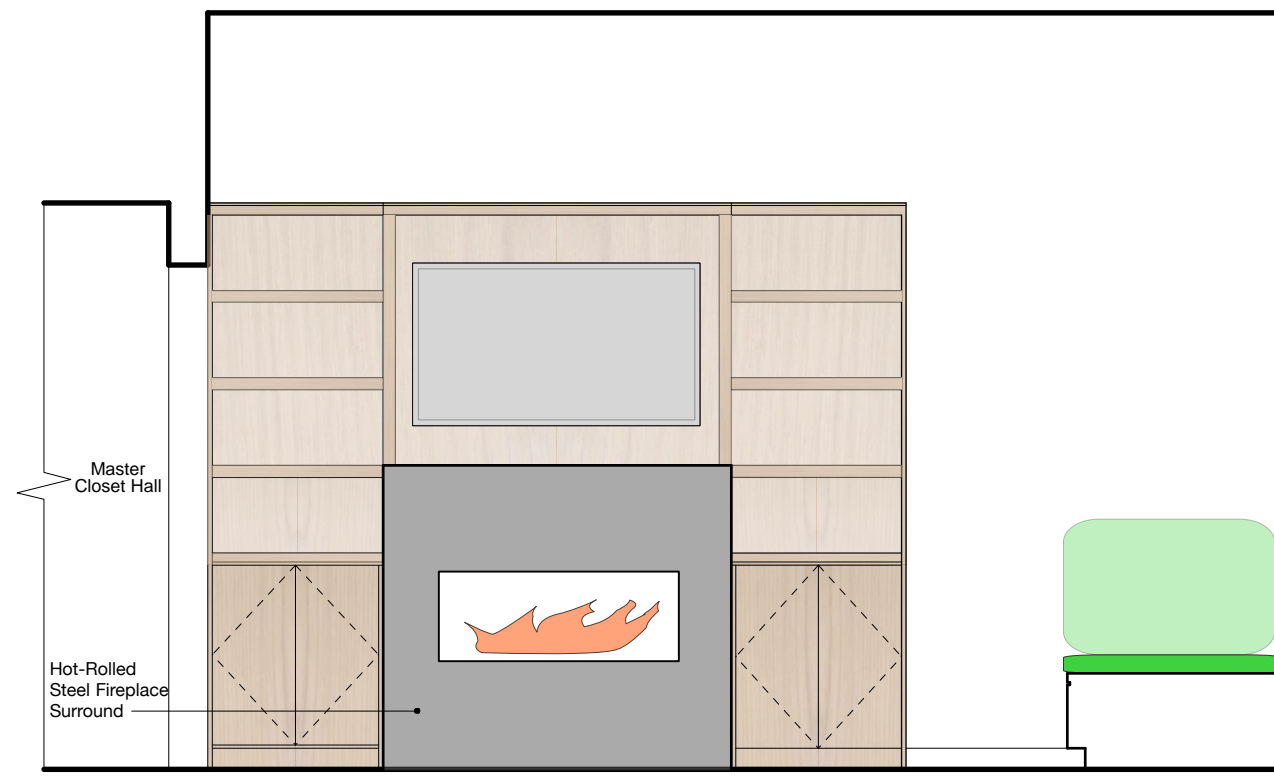
REVISION TO BUILDING PERMIT



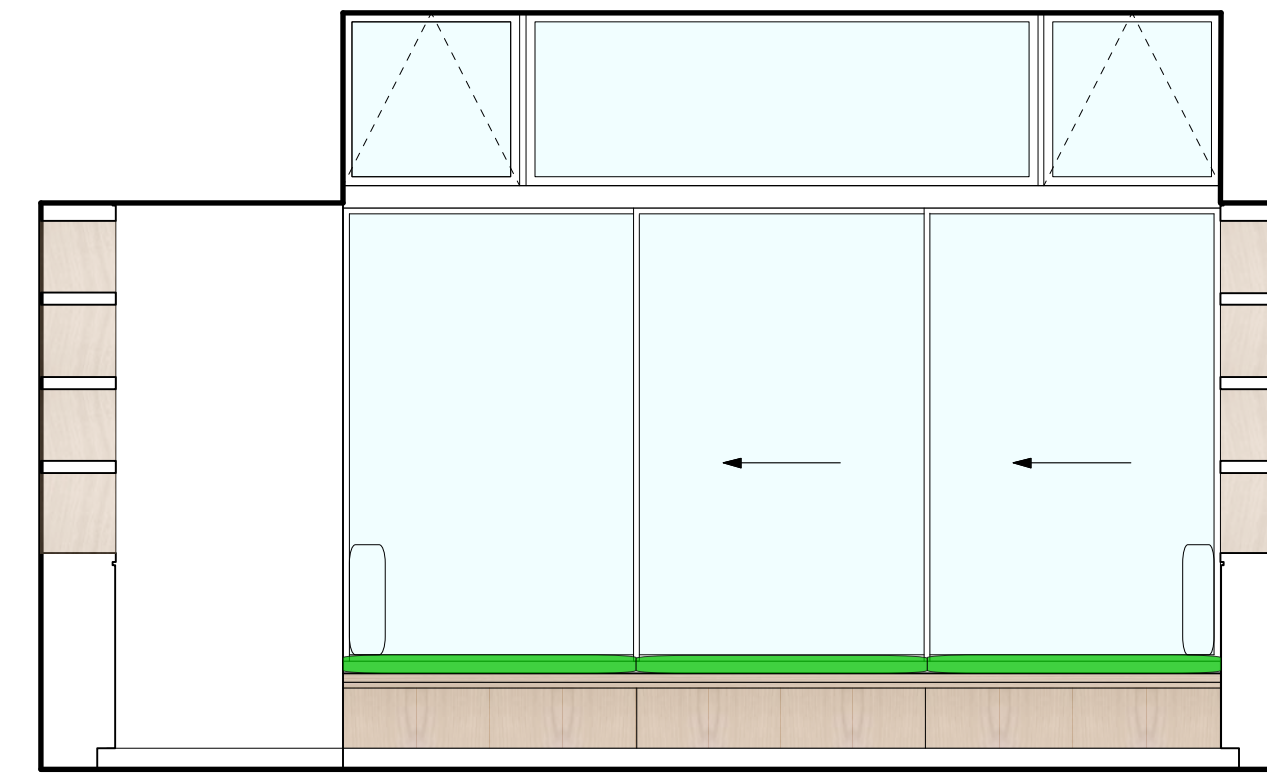
A North - Master Bedroom Elevation
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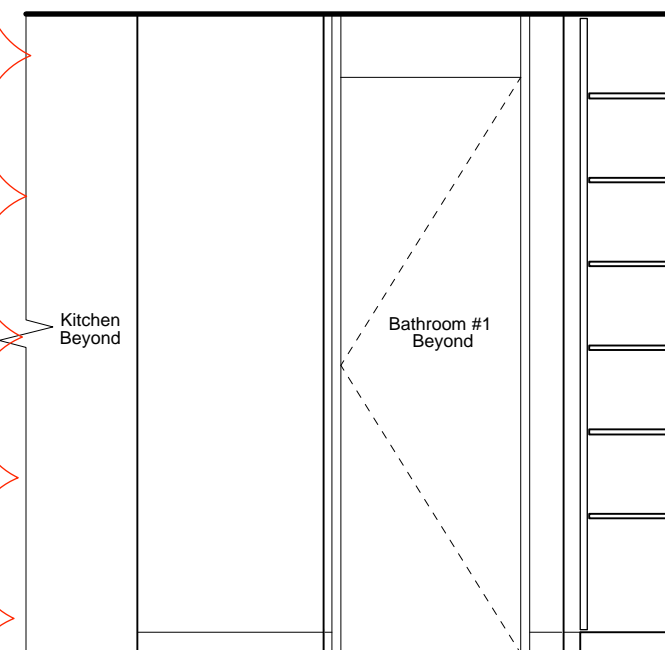
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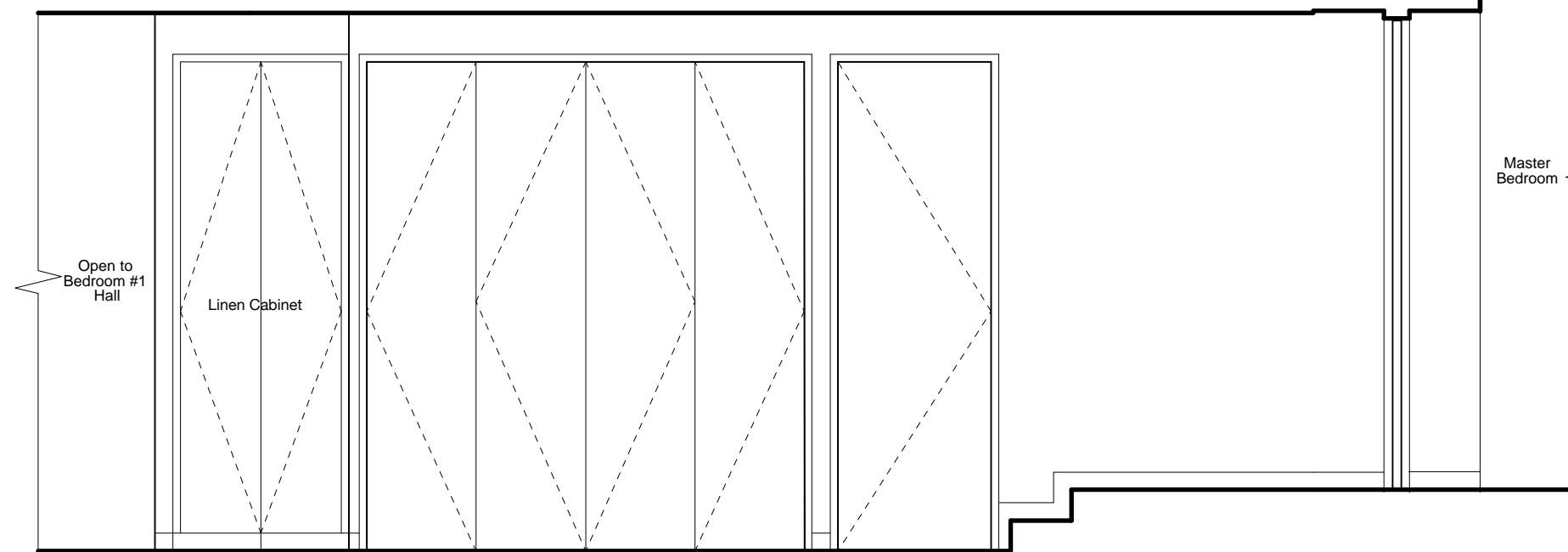
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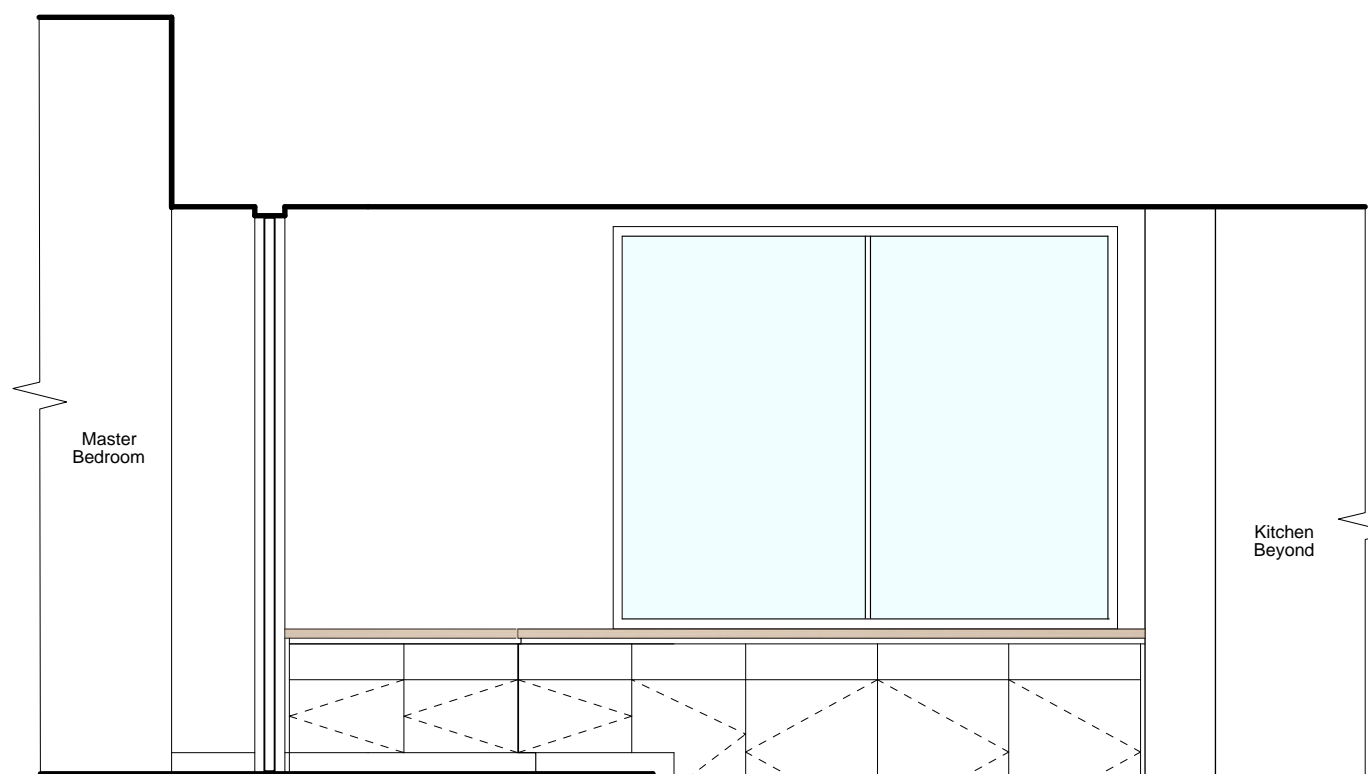
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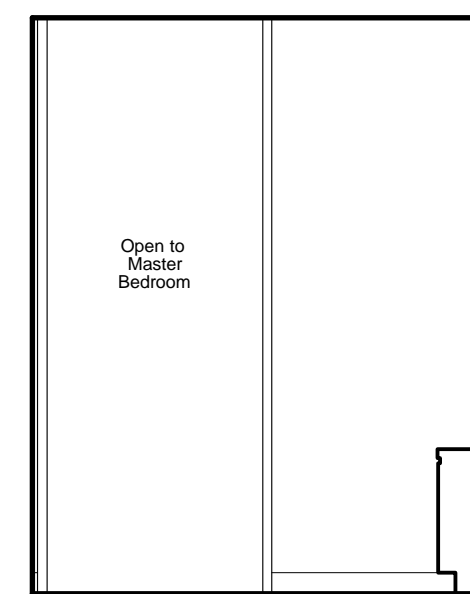
E North - Hall Elevation
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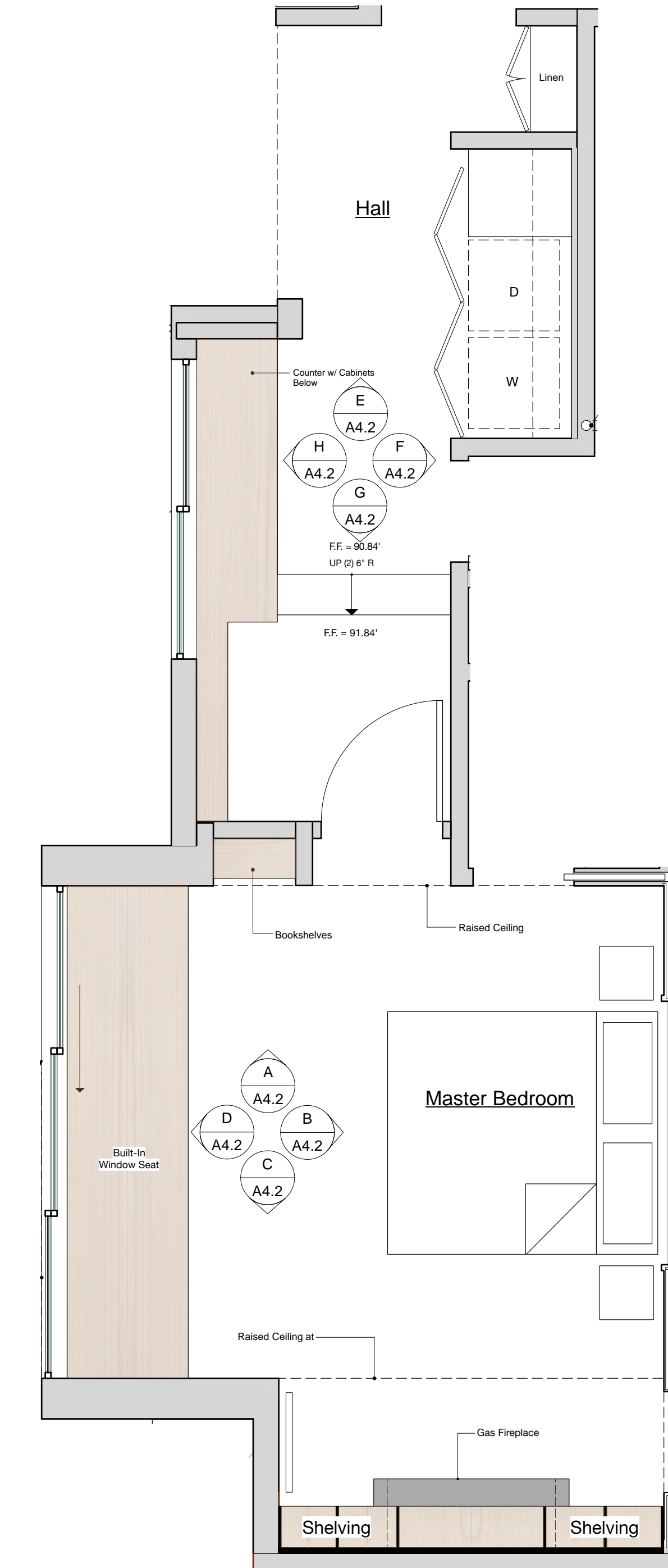
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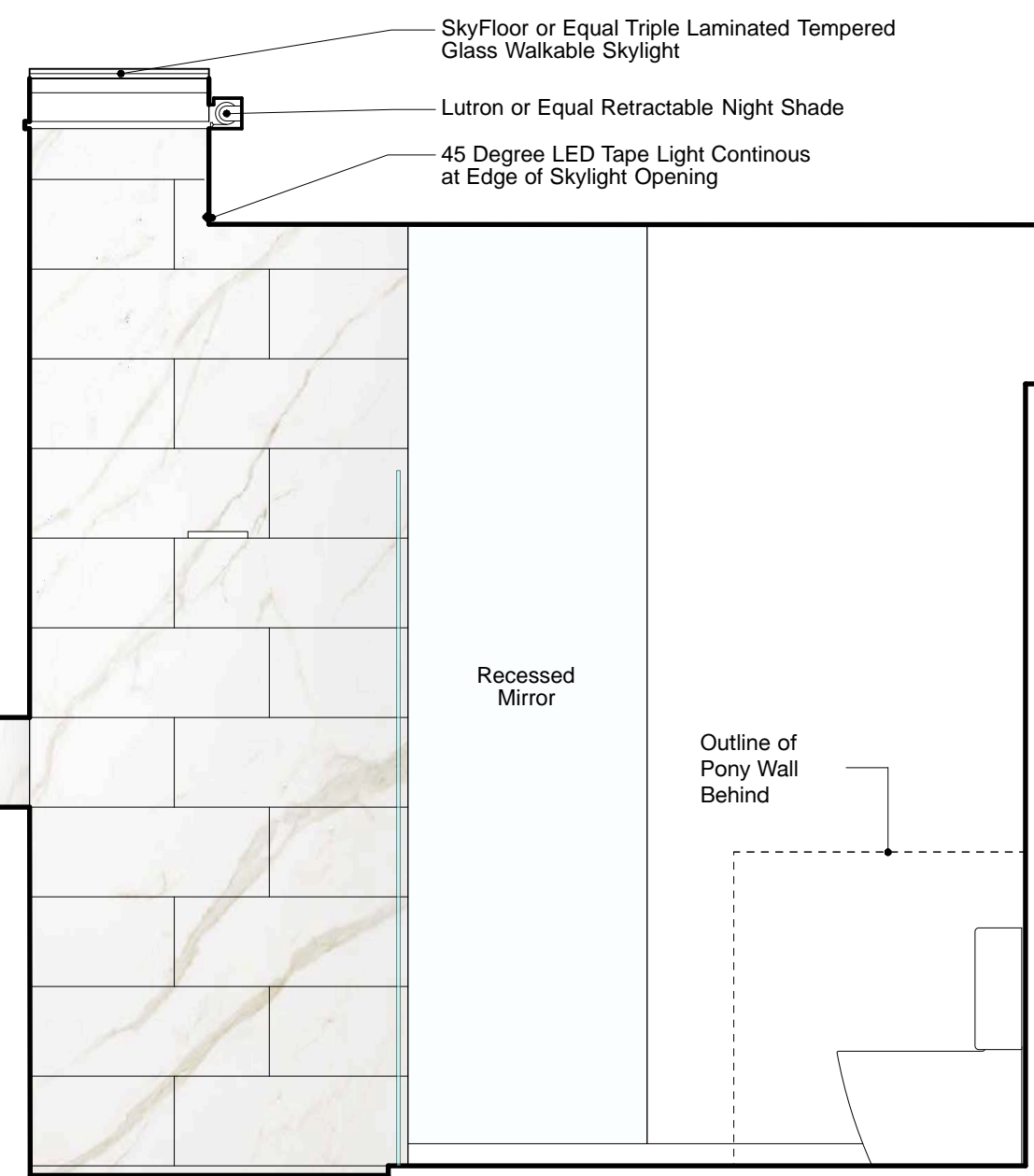


G West - Hall Elevation
Scale: 3/8" = 1'-0"



H South - Hall Elevation
Scale: 3/8" = 1'-0"

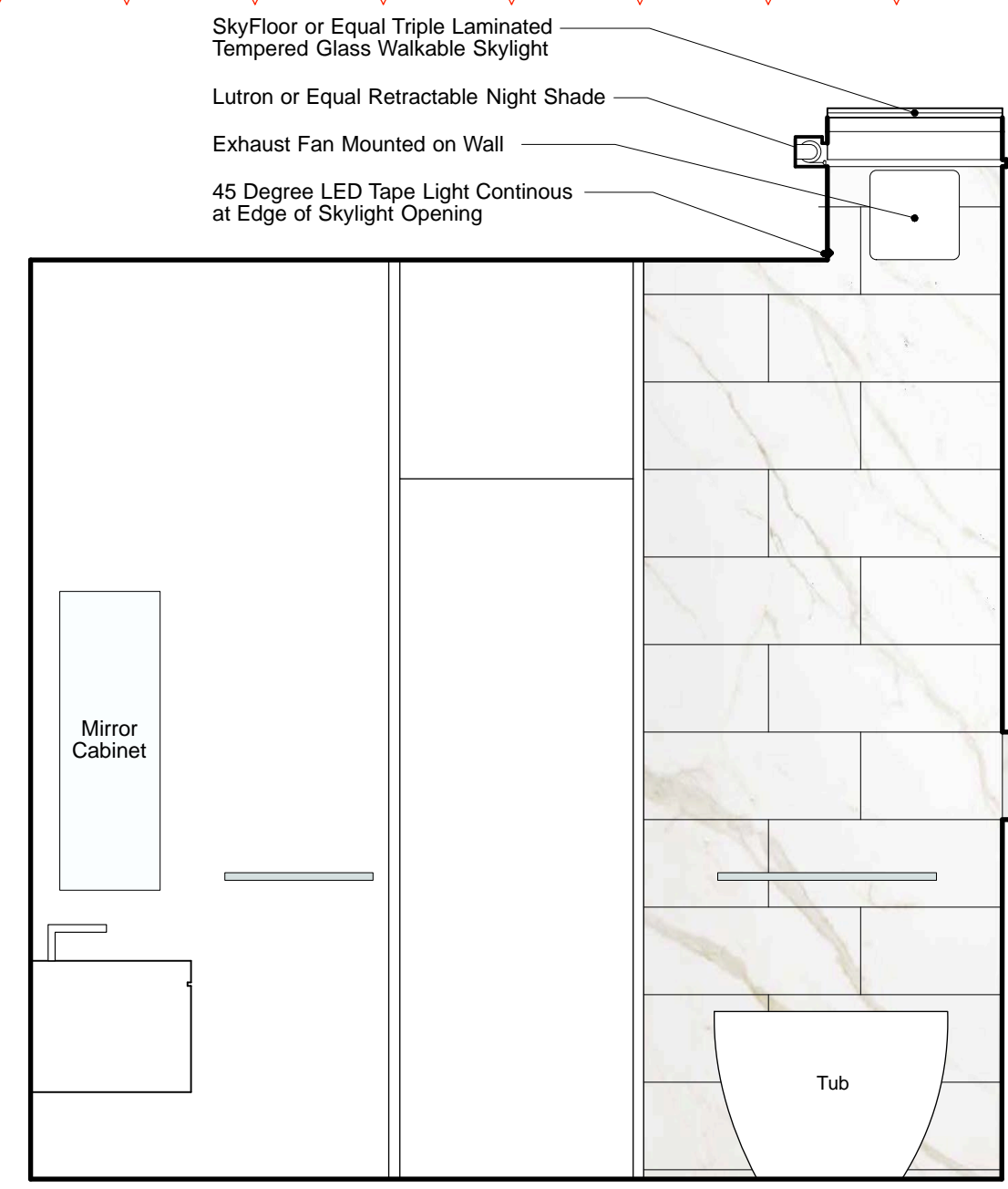




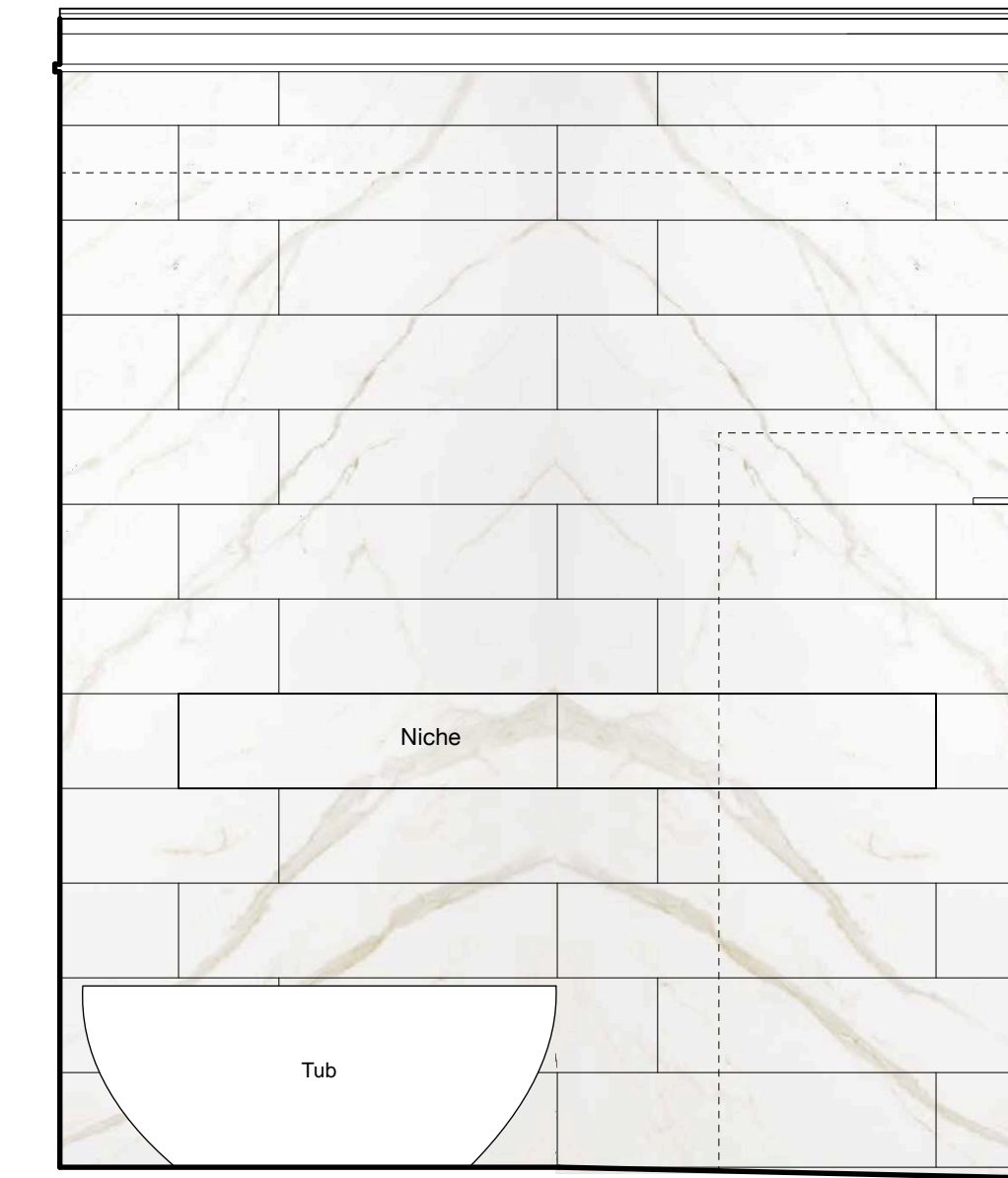
A North - Master Bathroom Elevation
Scale: 1/2" = 1'-0"



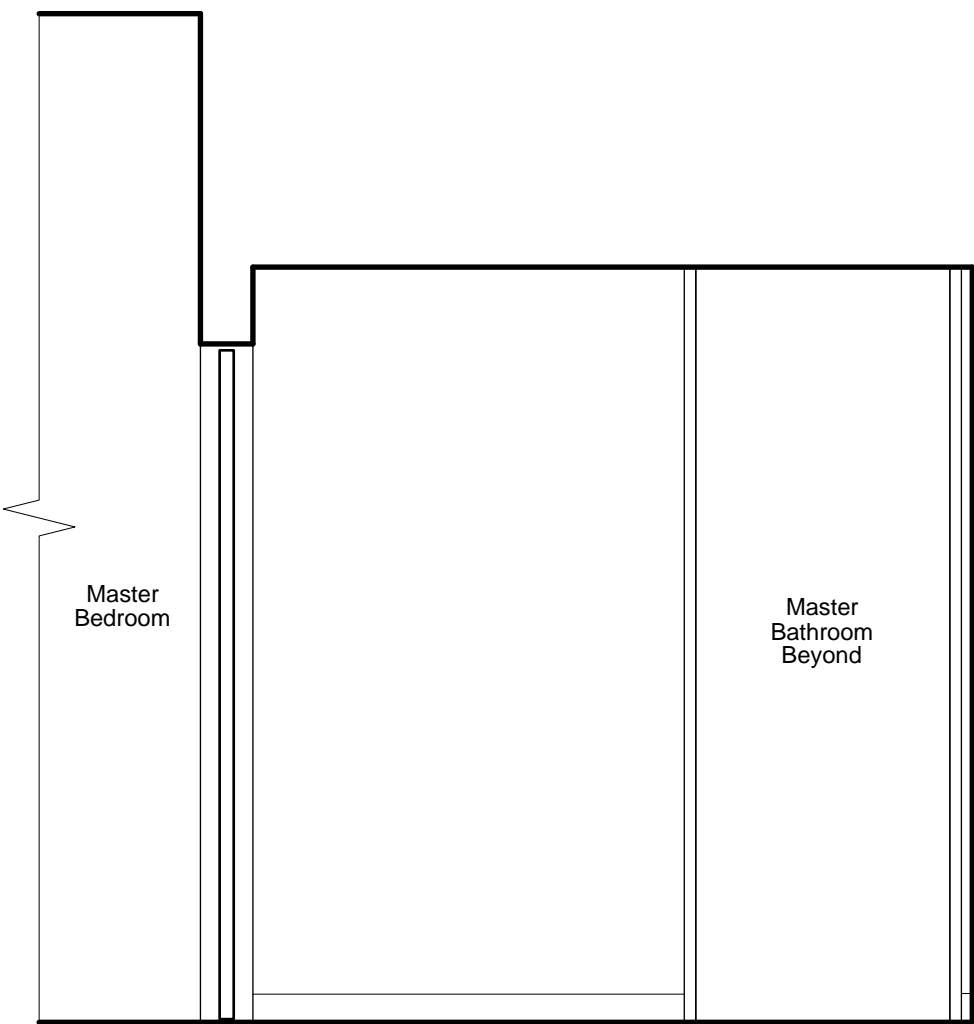
B East - Master Bathroom Elevation
Scale: 1/2" = 1'-0"



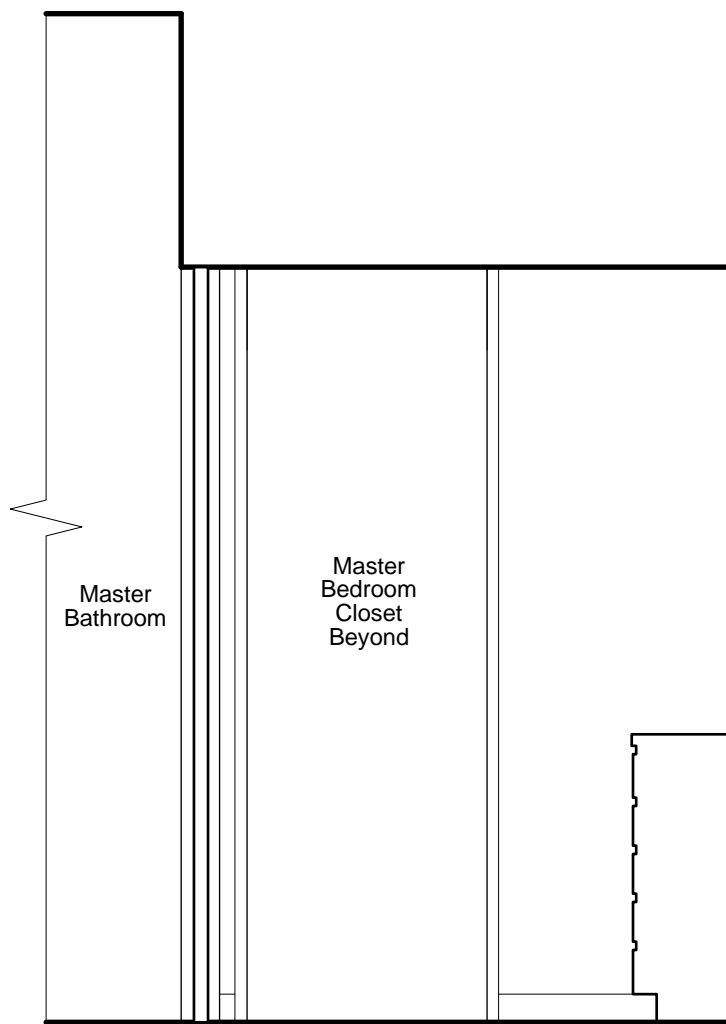
C South - Master Bathroom Elevation
Scale: 1/2" = 1'-0"



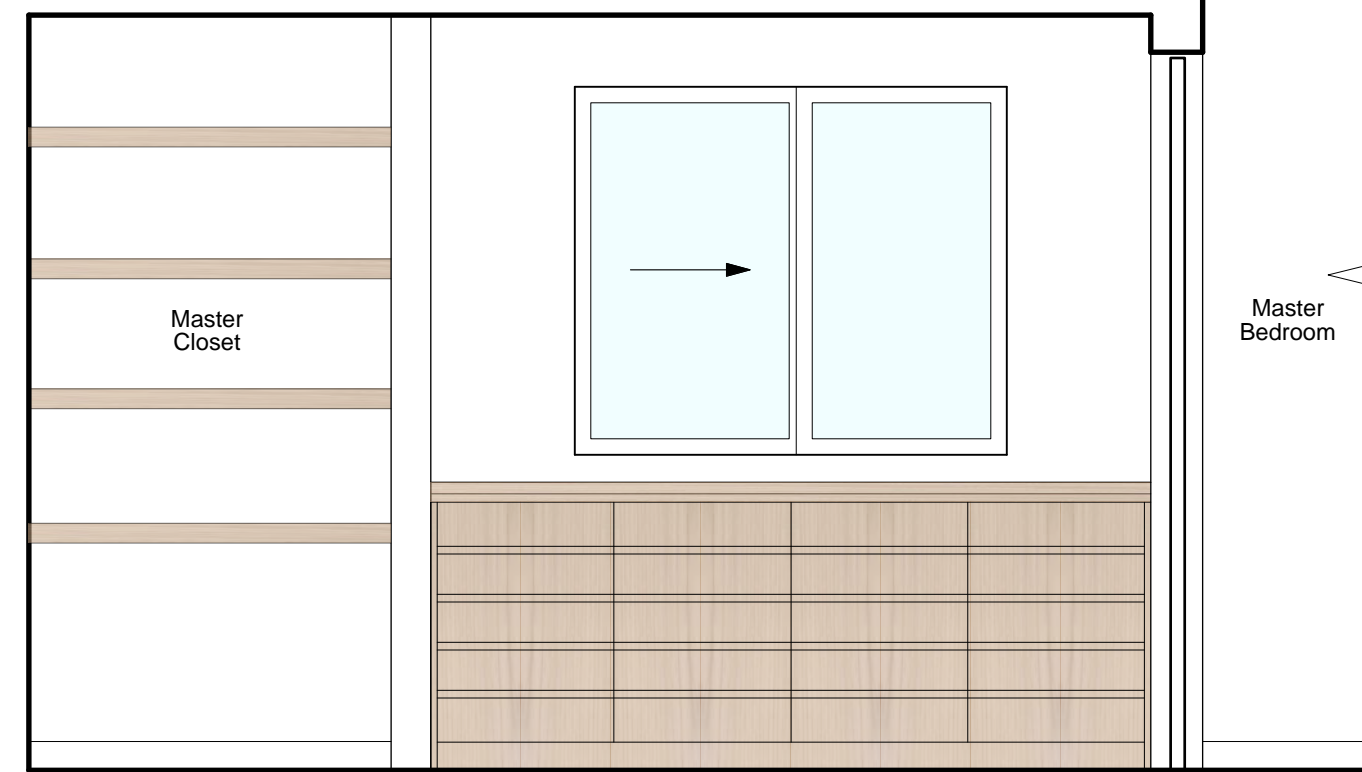
D West - Master Bathroom Elevation
Scale: 1/2" = 1'-0"



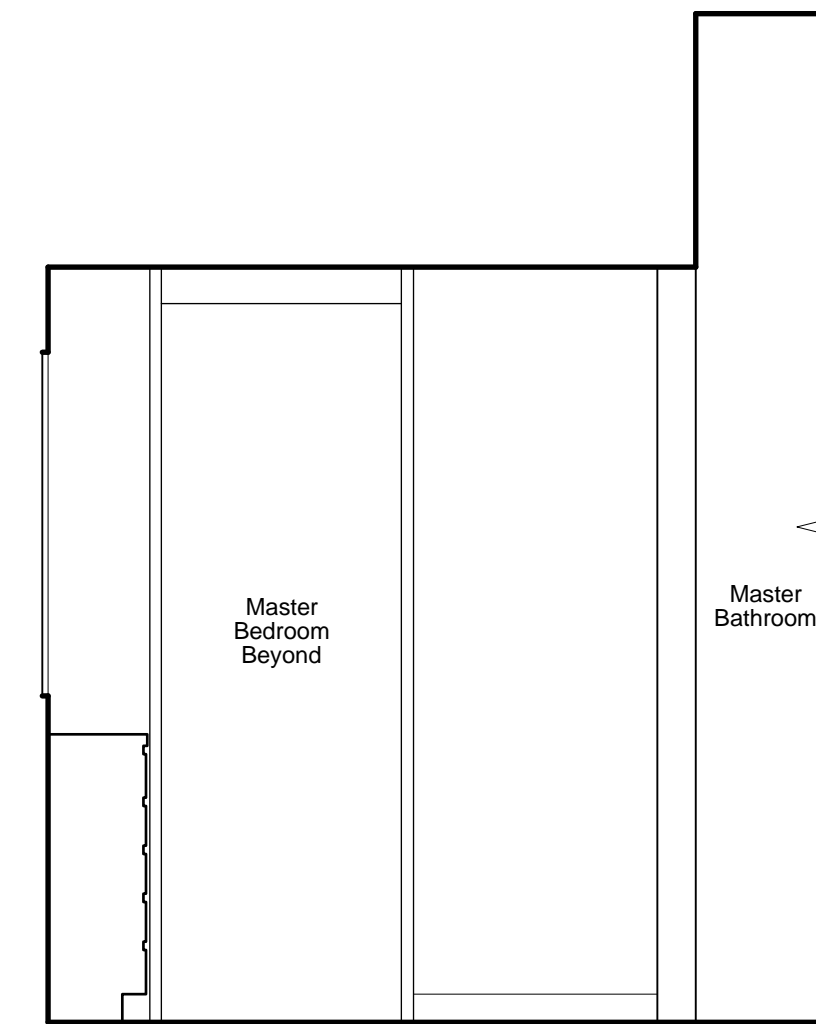
E North - Master Closet Hall Elevation
Scale: 1/2" = 1'-0"



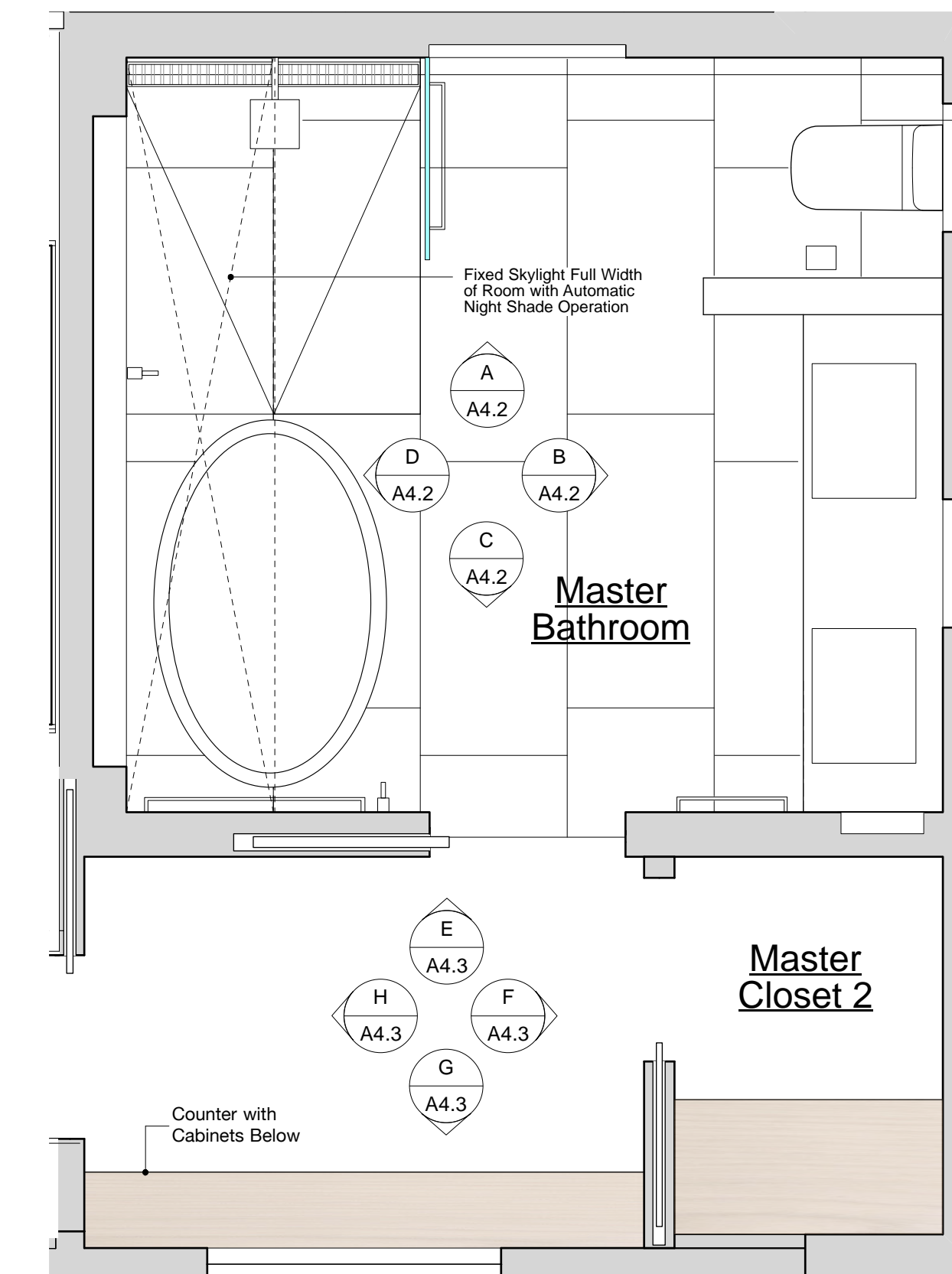
F East - Master Closet Hall Elevation
Scale: 1/2" = 1'-0"



G South - Master Closet Hall Elevation
Scale: 1/2" = 1'-0"



H West - Master Closet Hall Elevation
Scale: 1/2" = 1'-0"



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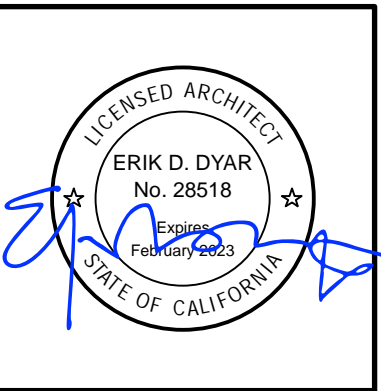
Howley Residence
Remodel
26185 Dolores Street
Carmel-by-the-Sea, CA 93923
APN: 009-382-019

Job No.
19-16

Date:
Building Permit Submittal
March 23, 2021
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May 10, 2021
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November 17, 2021

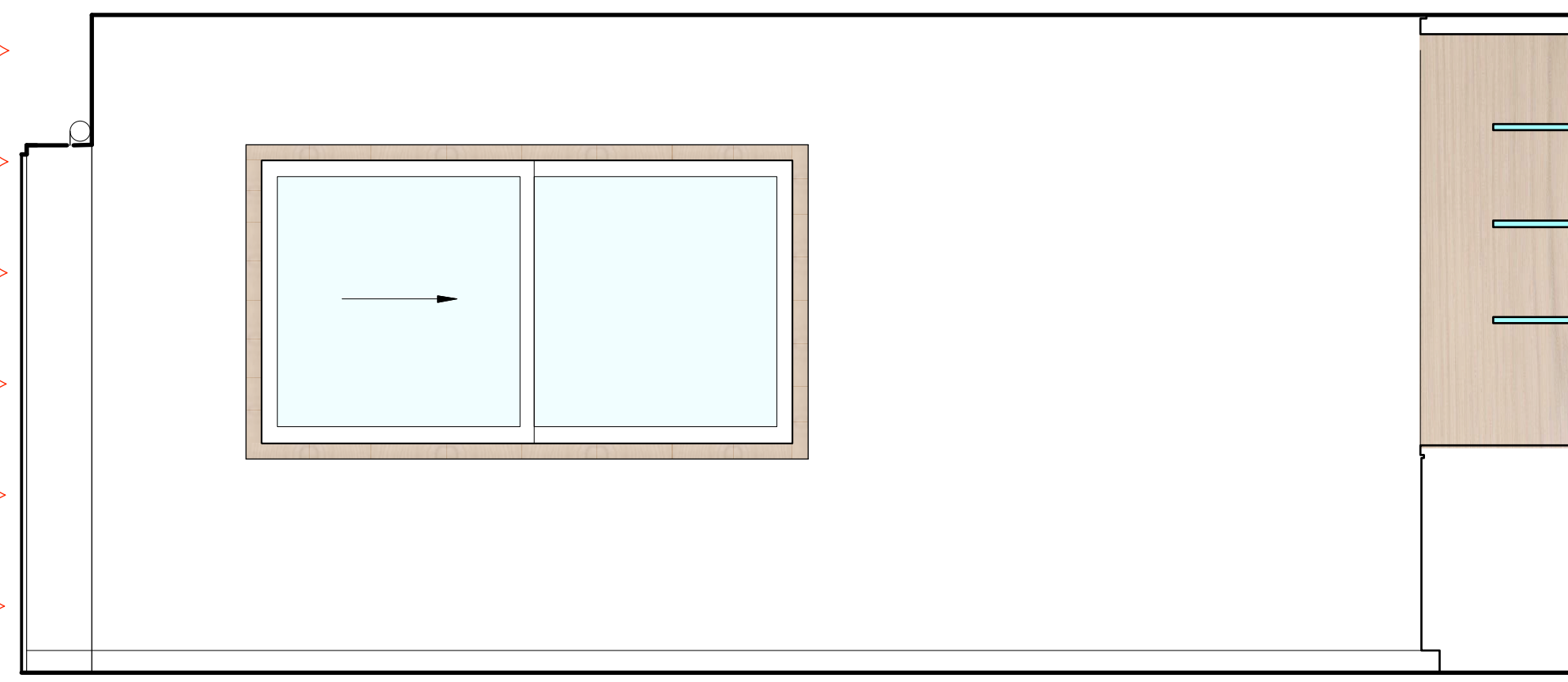
**Interior Elevations:
Master
Bathroom
and Hall**

1/2" = 1'-0"

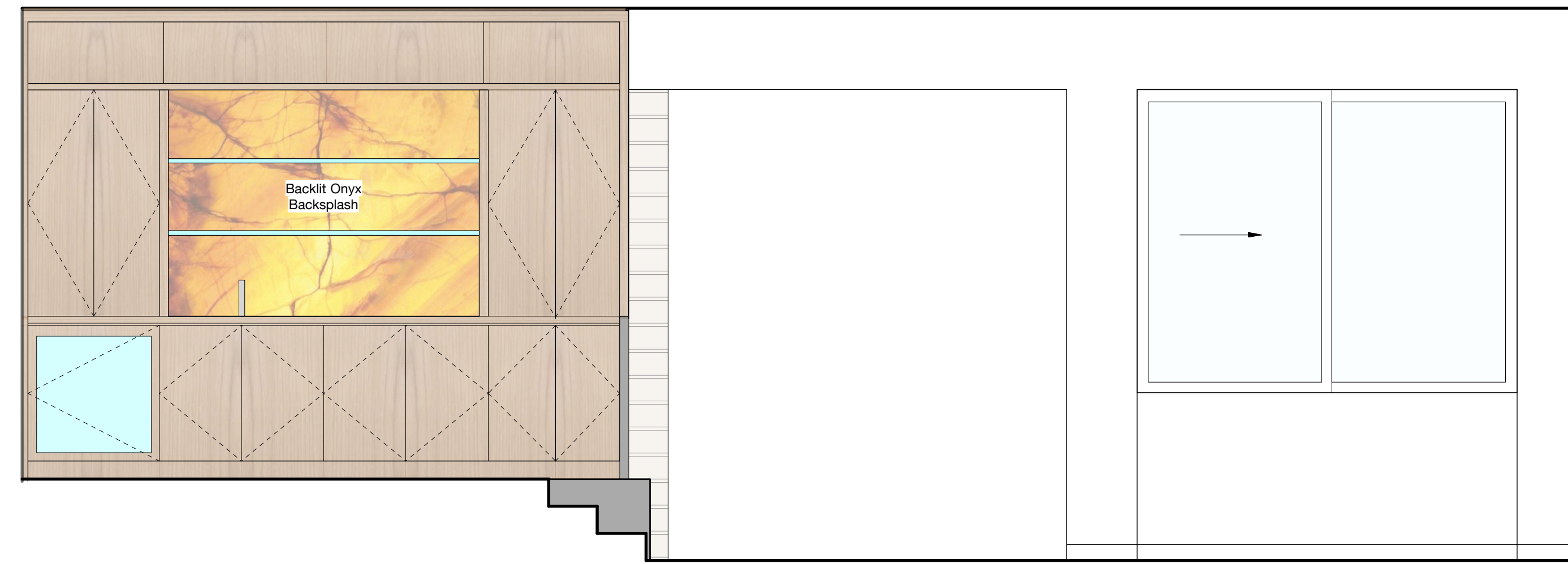


Sheet No.
A4.3

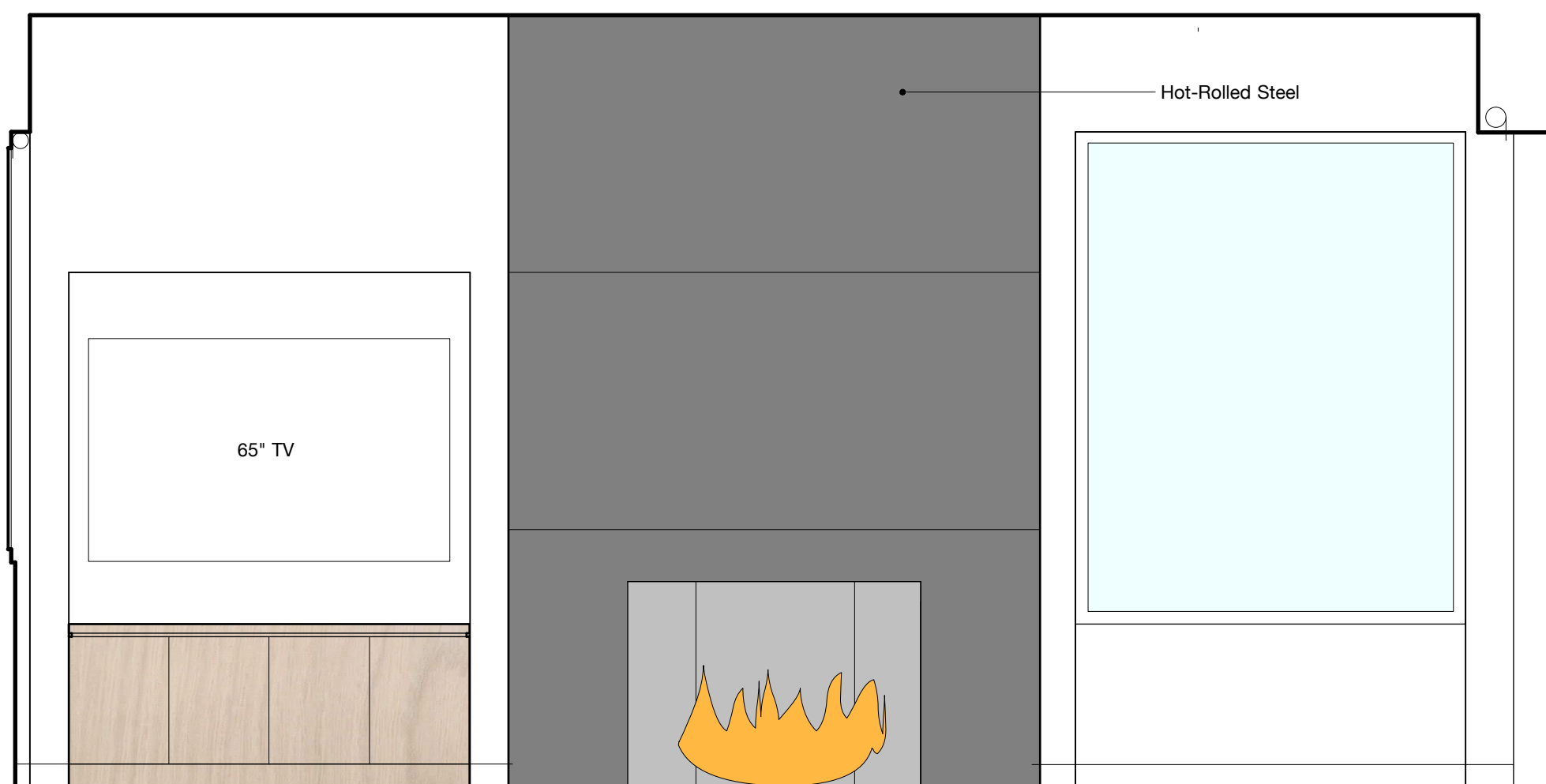
REVISION TO BUILDING PERMIT November 17, 2021



A North - Dining Room Elevation
Scale: 1/2" = 1'-0"

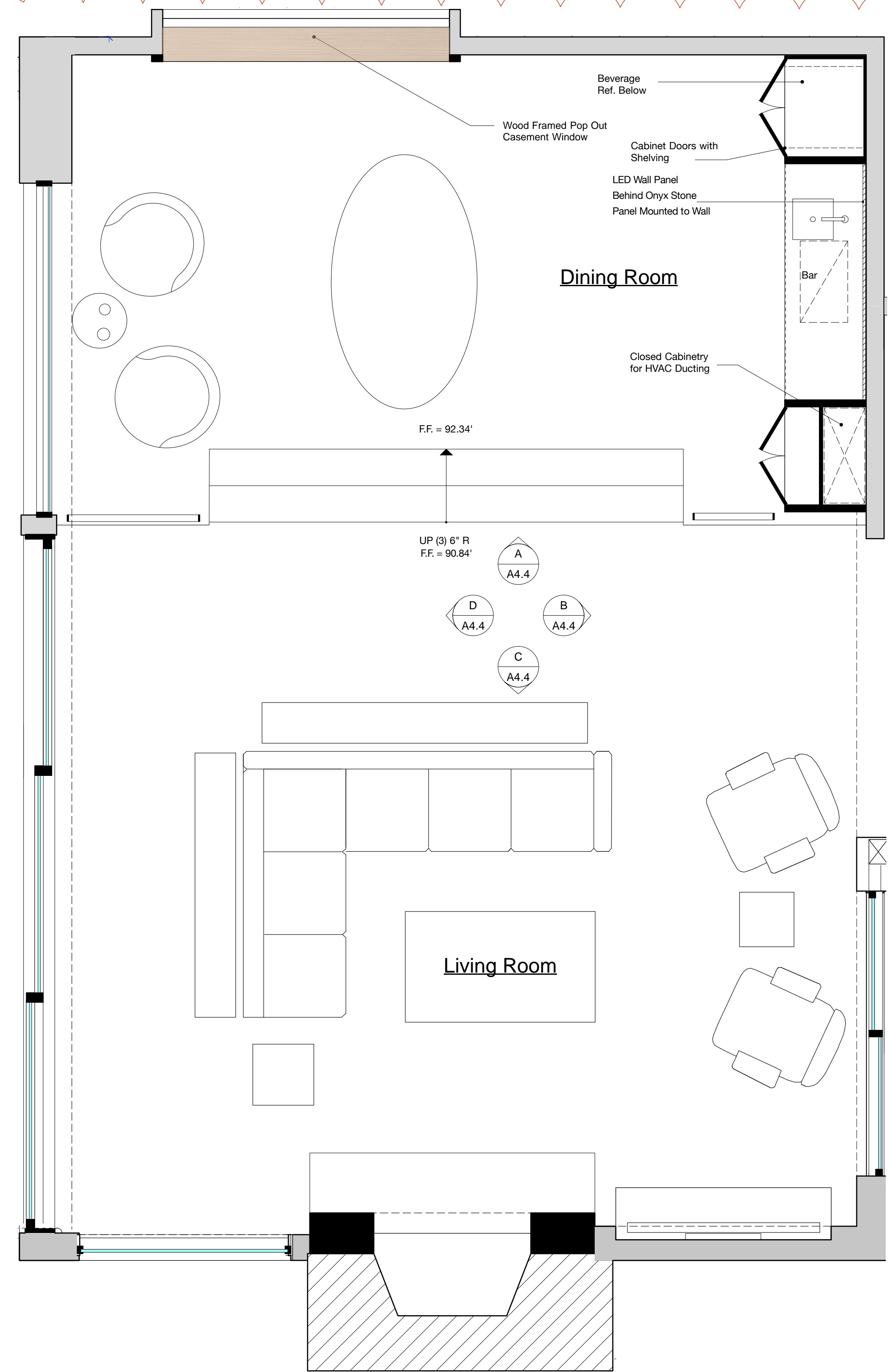


B East - Living / Dining Room Elevation
Scale: 1/2" = 1'-0"

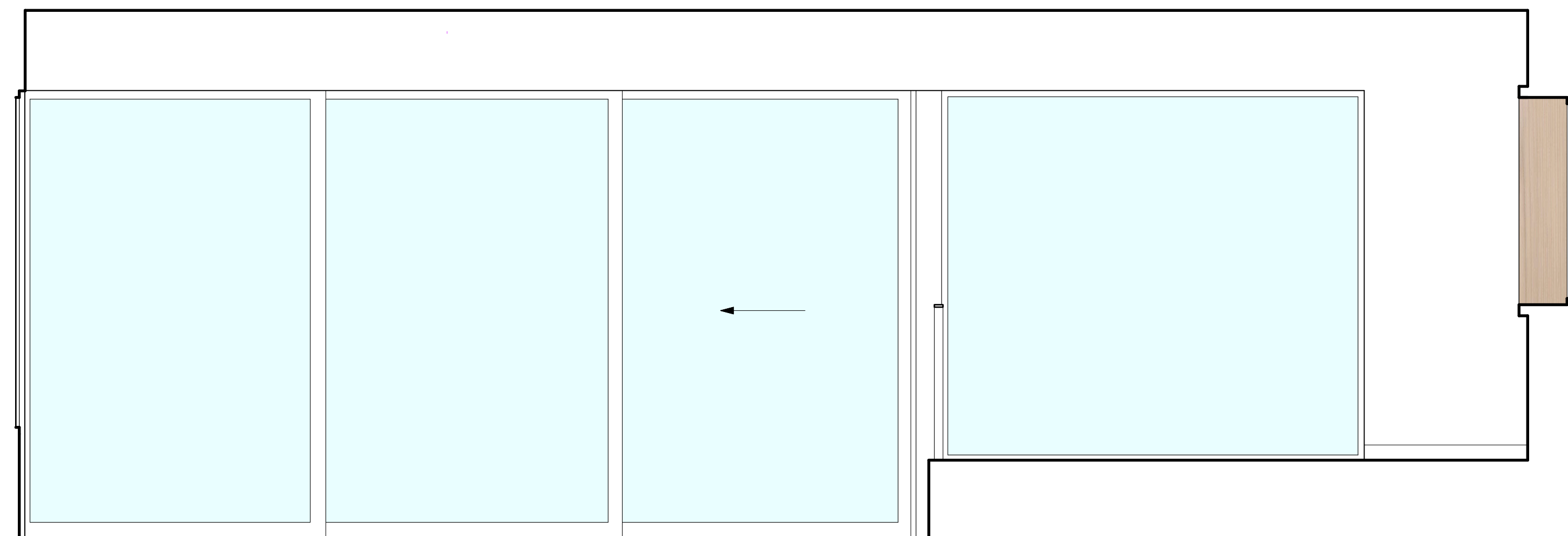


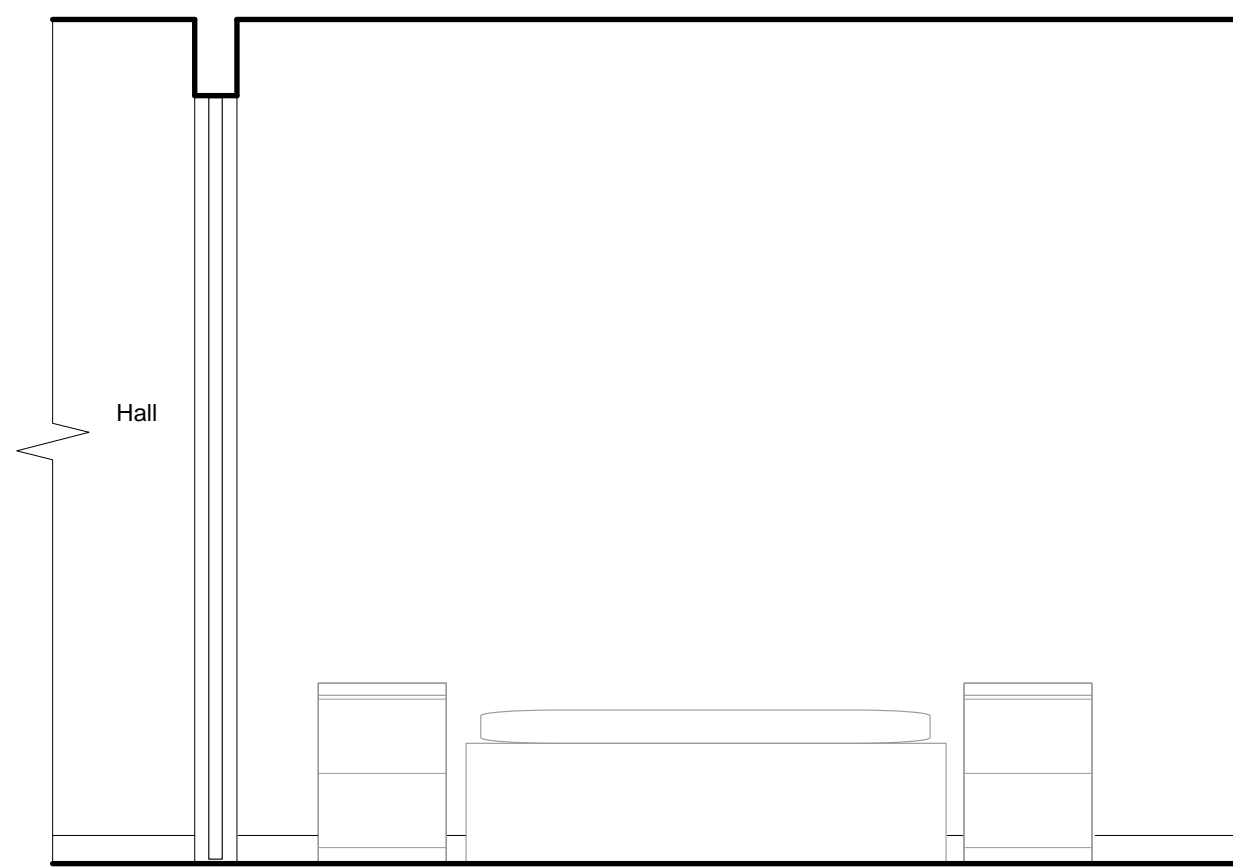
C South - Living Room Elevation
Scale: 1/2" = 1'-0"

3

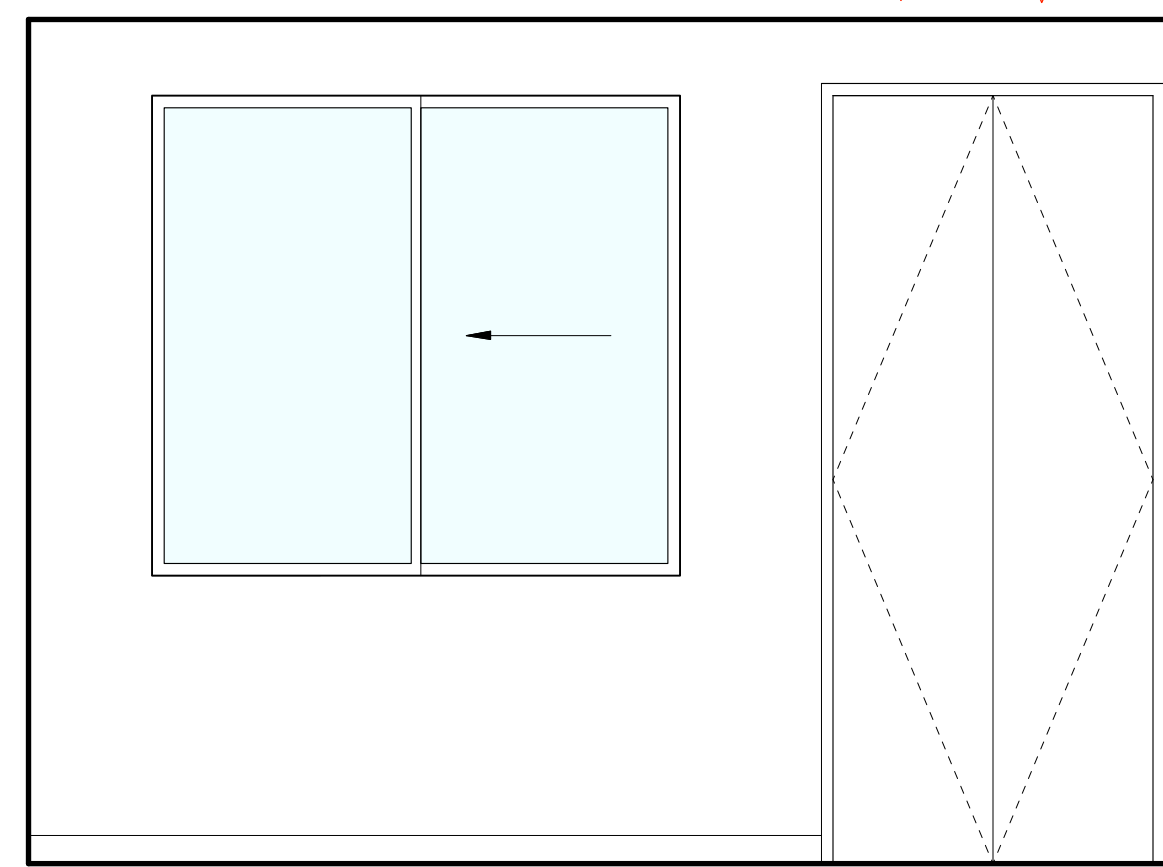


D West - Living / Dining Room Elevation
Scale: 1/2" = 1'-0"

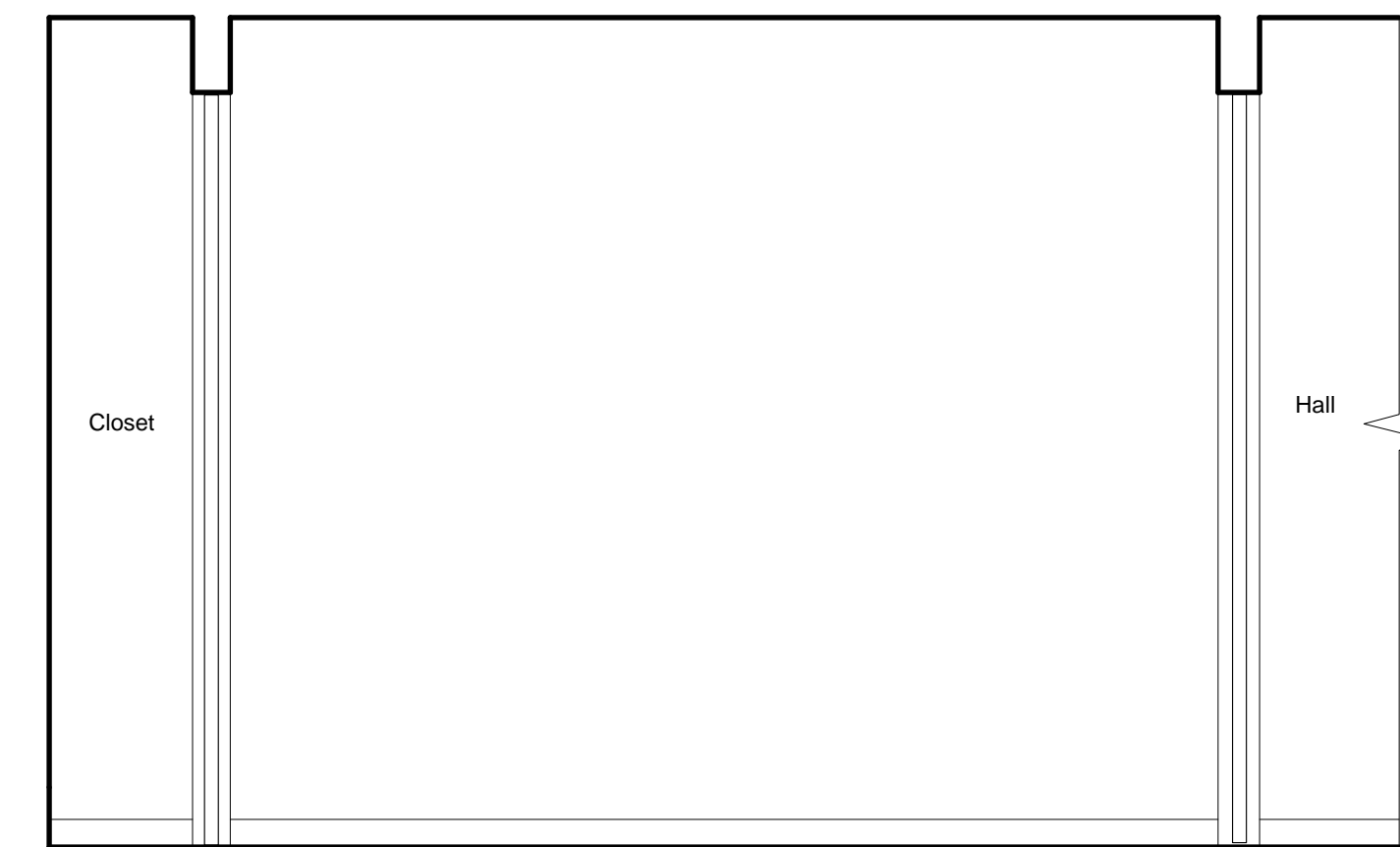
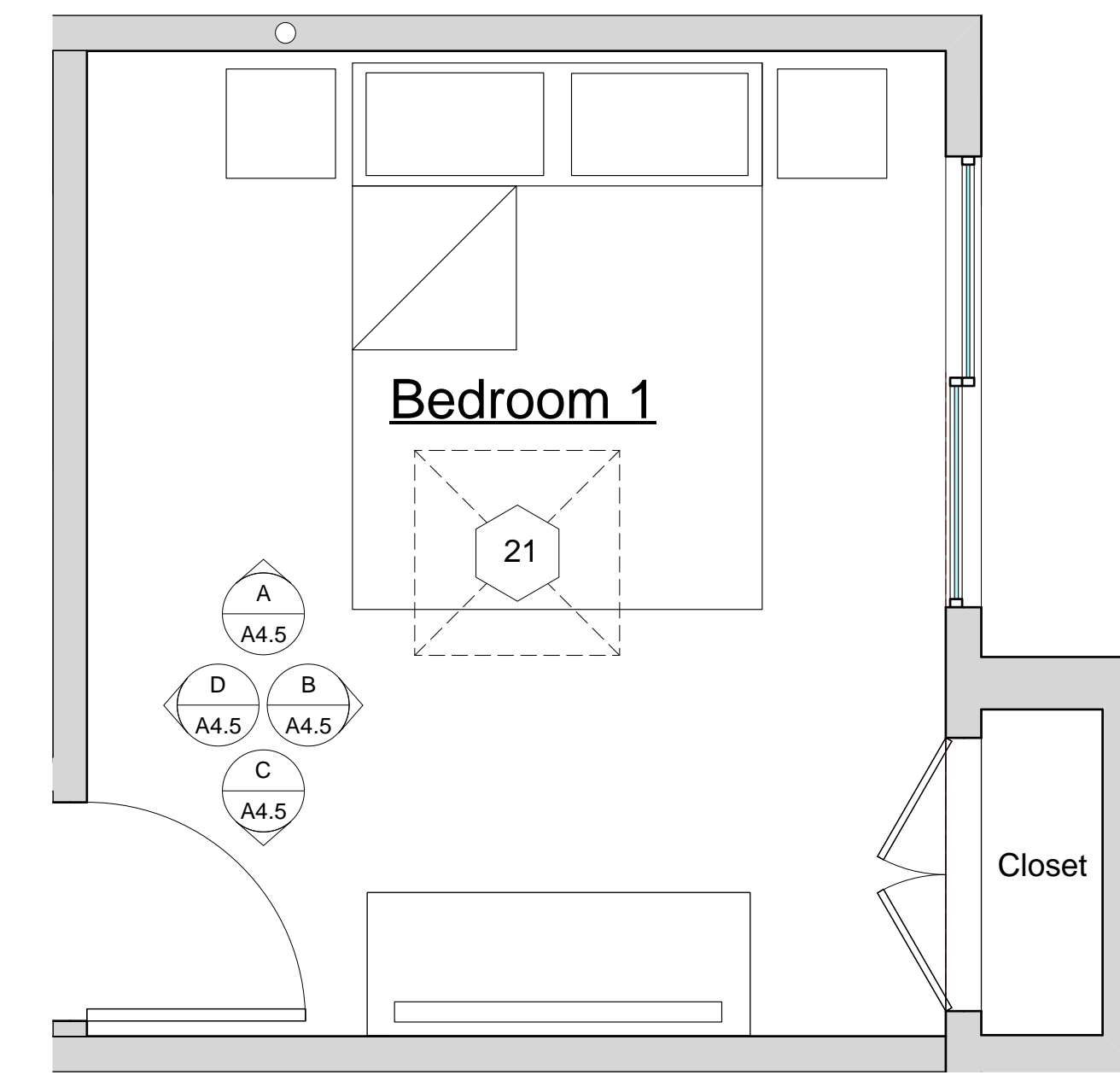




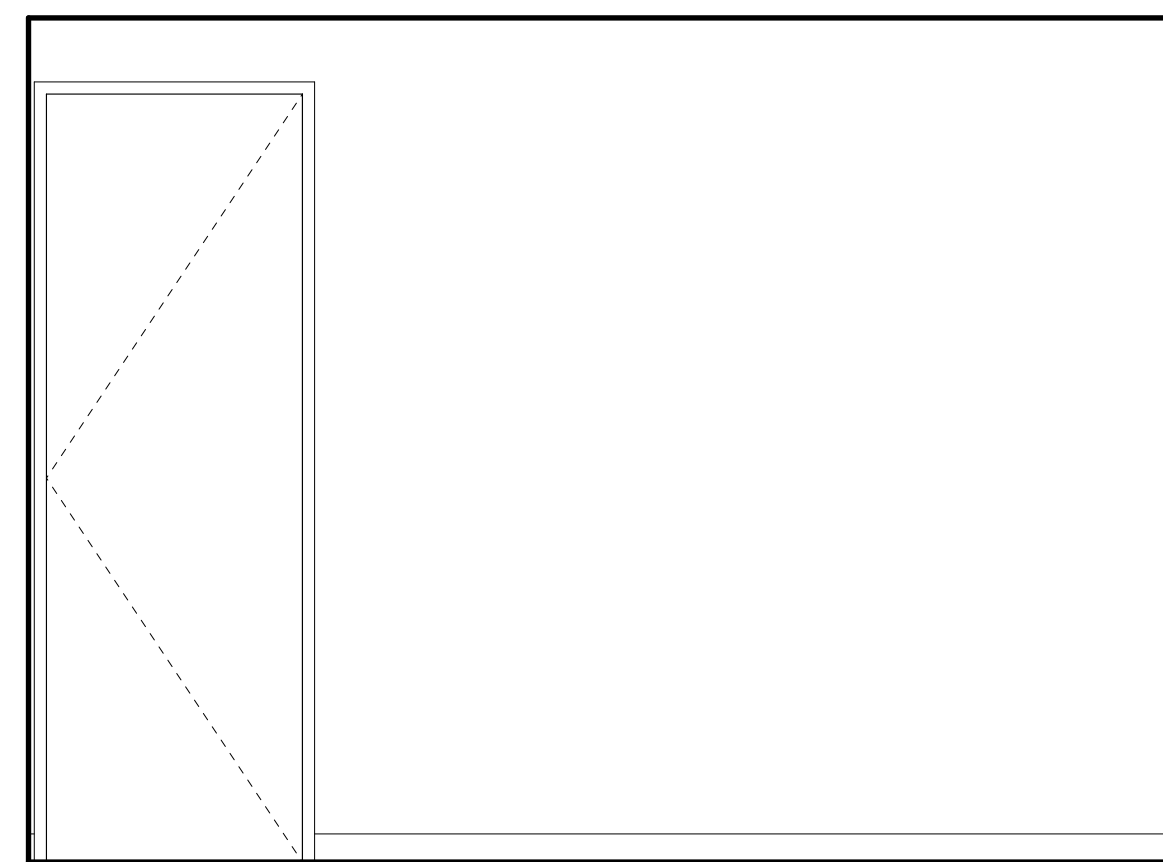
A South- Bedroom 1 Elevation
Scale: 1/2" = 1'-0"



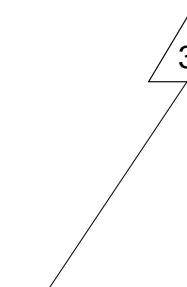
B East- Bedroom 1 Elevation
Scale: 1/2" = 1'-0"



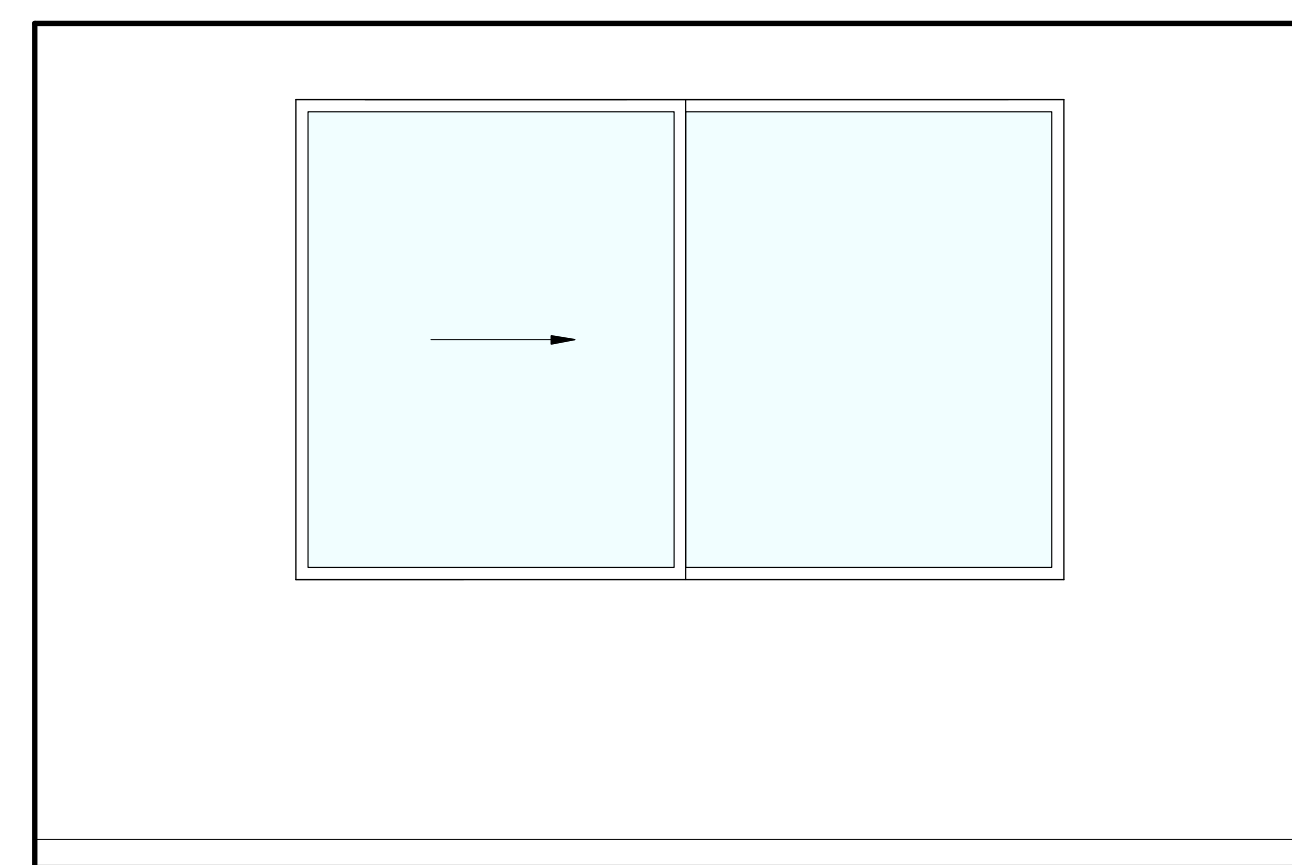
C North- Bedroom 1 Elevation
Scale: 1/2" = 1'-0"



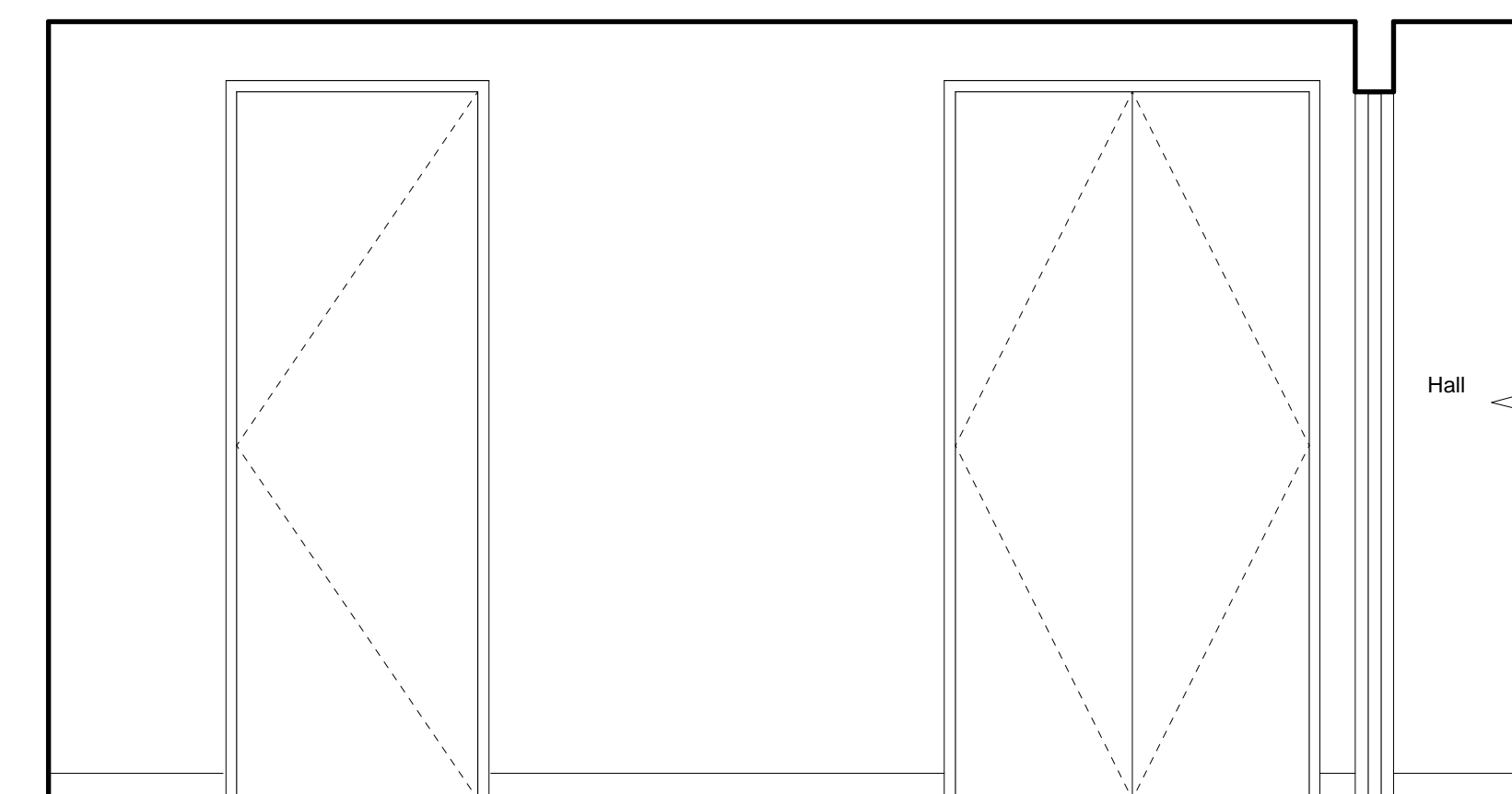
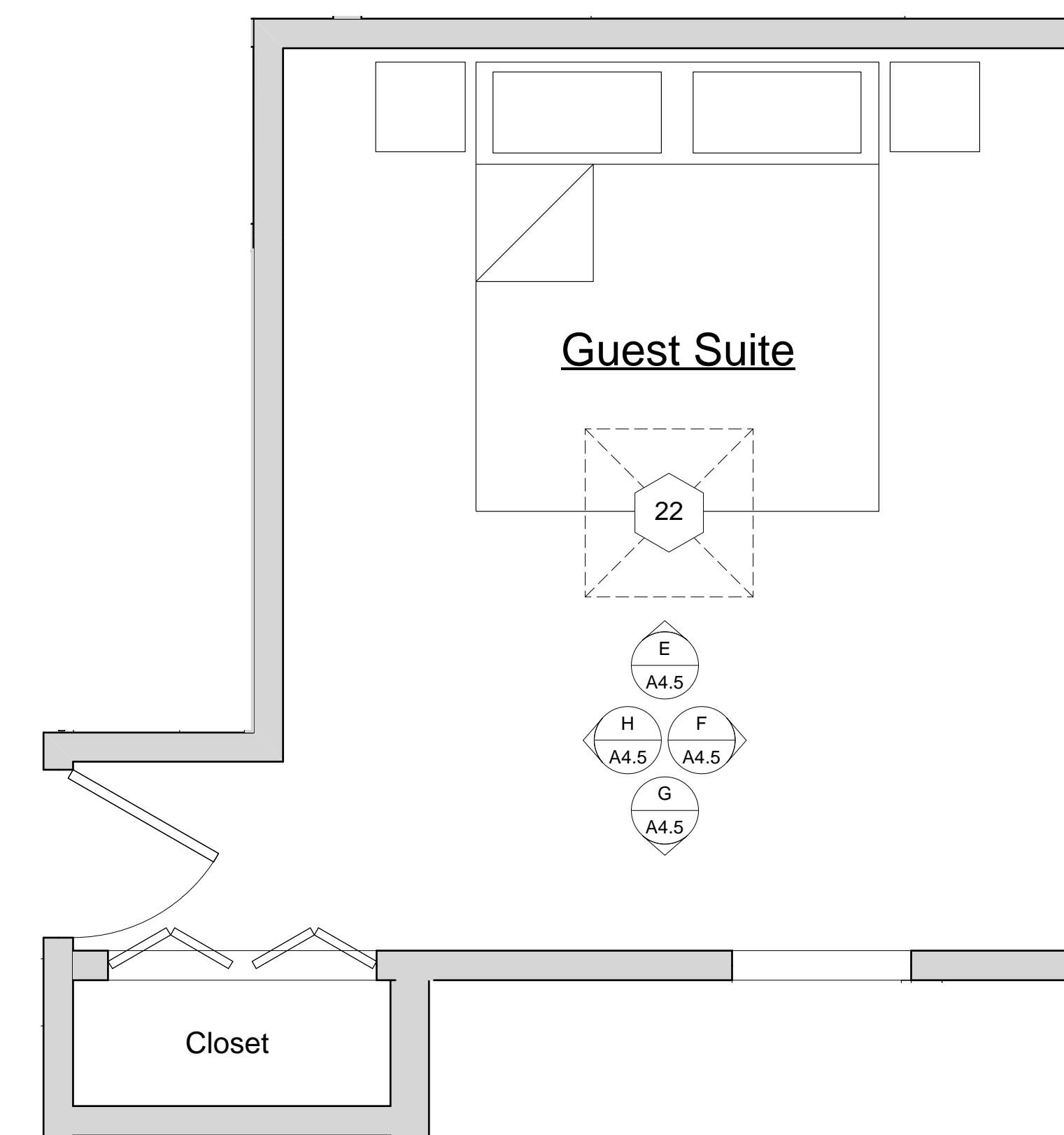
D West- Bedroom 1 Elevation
Scale: 1/2" = 1'-0"



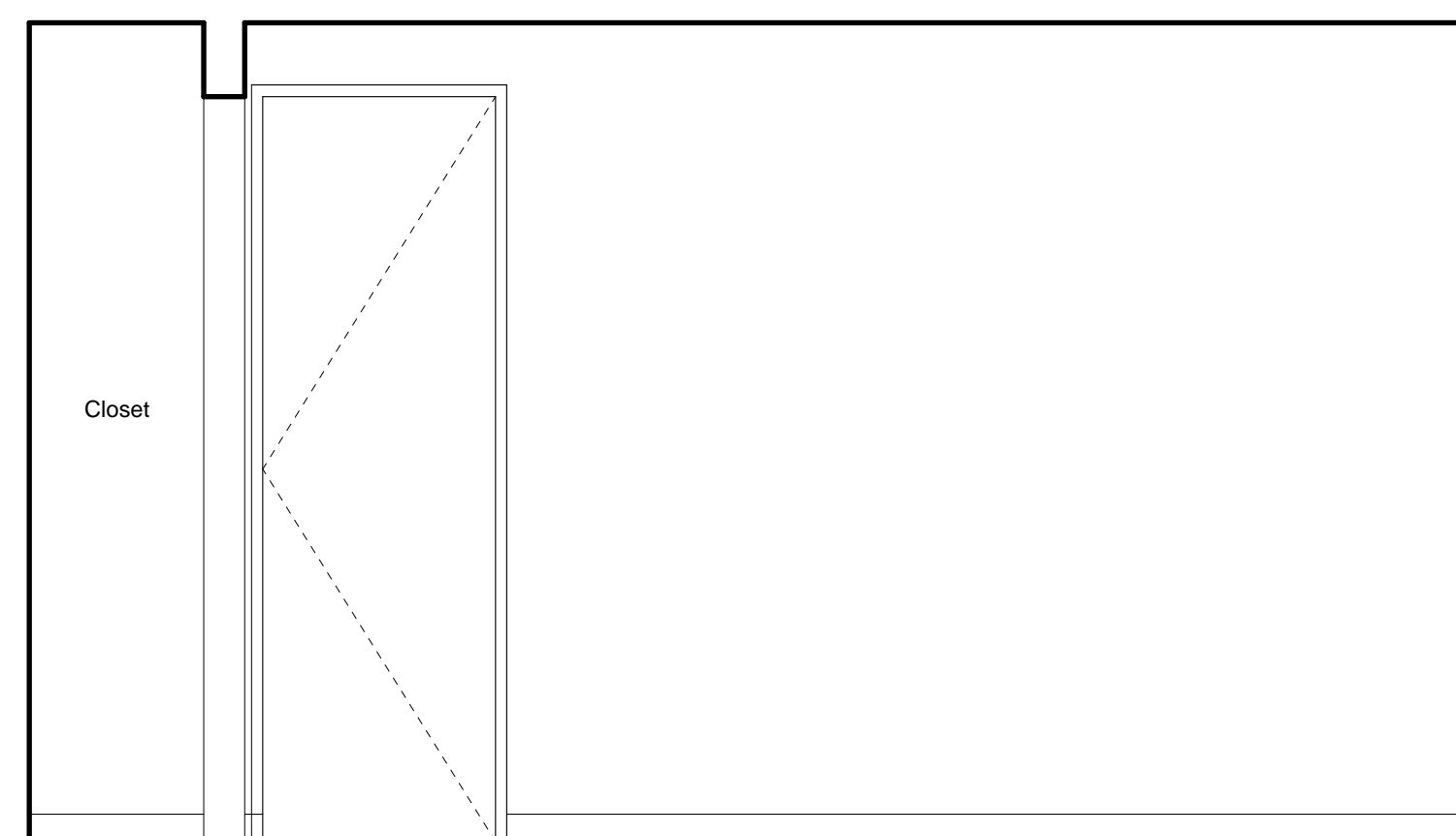
E North- Guest Suite Elevation
Scale: 1/2" = 1'-0"



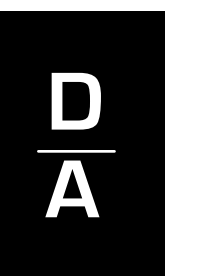
F East- Guest Suite Elevation
Scale: 1/2" = 1'-0"



G South- Guest Suite Elevation
Scale: 1/2" = 1'-0"



H West - Guest Suite Elevation
Scale: 1/2" = 1'-0"



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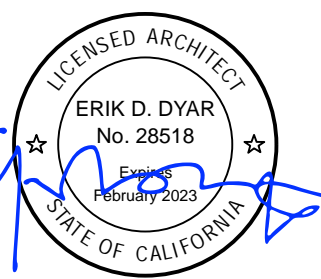
**Howley Residence
Remodel**
26185 Dolores Street
Marina del Rey, CA 90223
APN: 009-362-019

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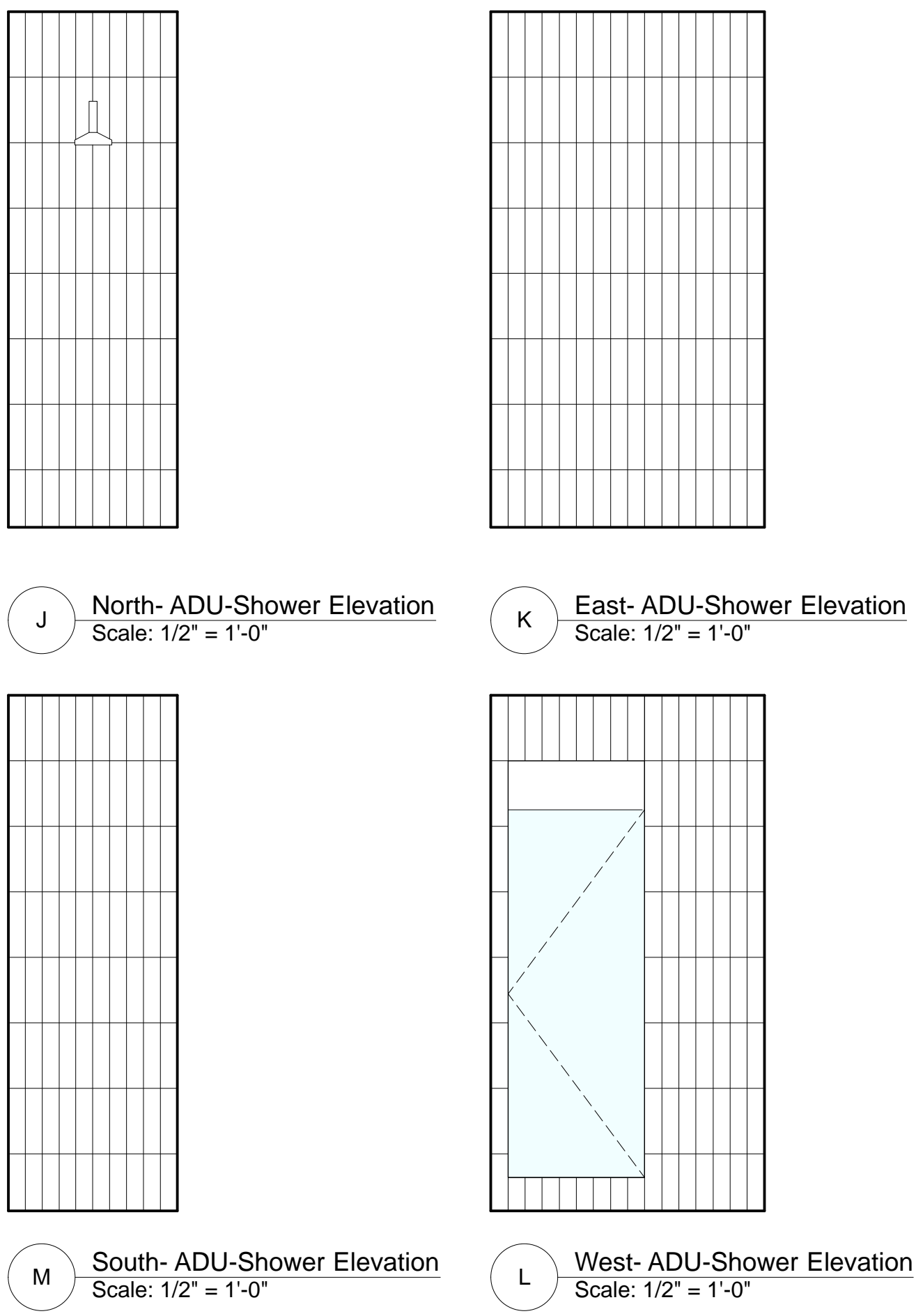
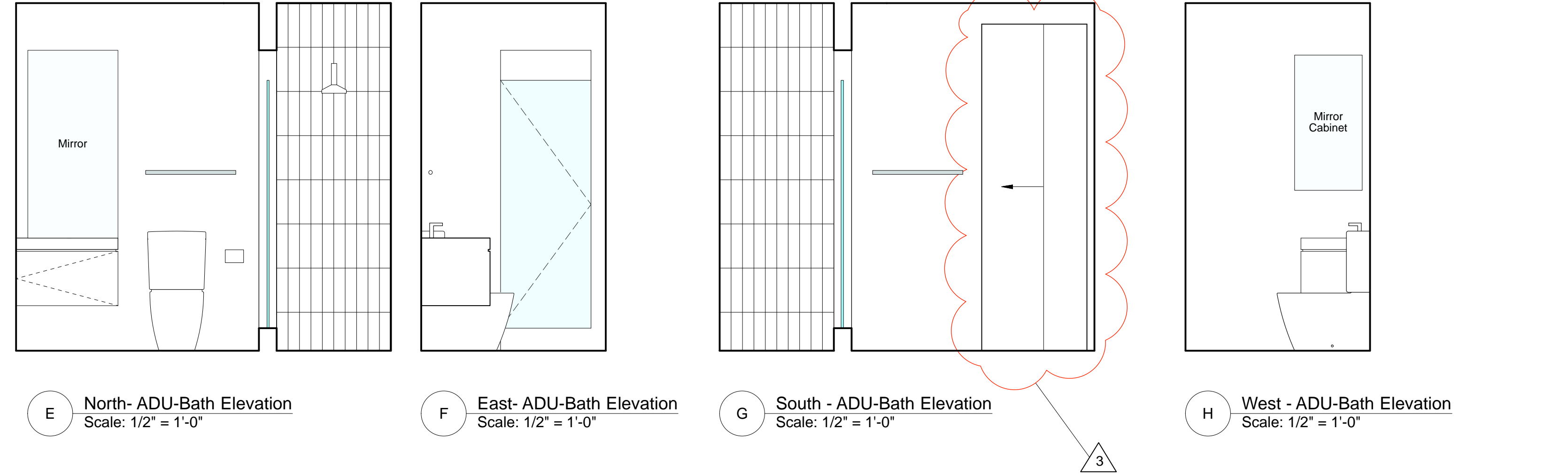
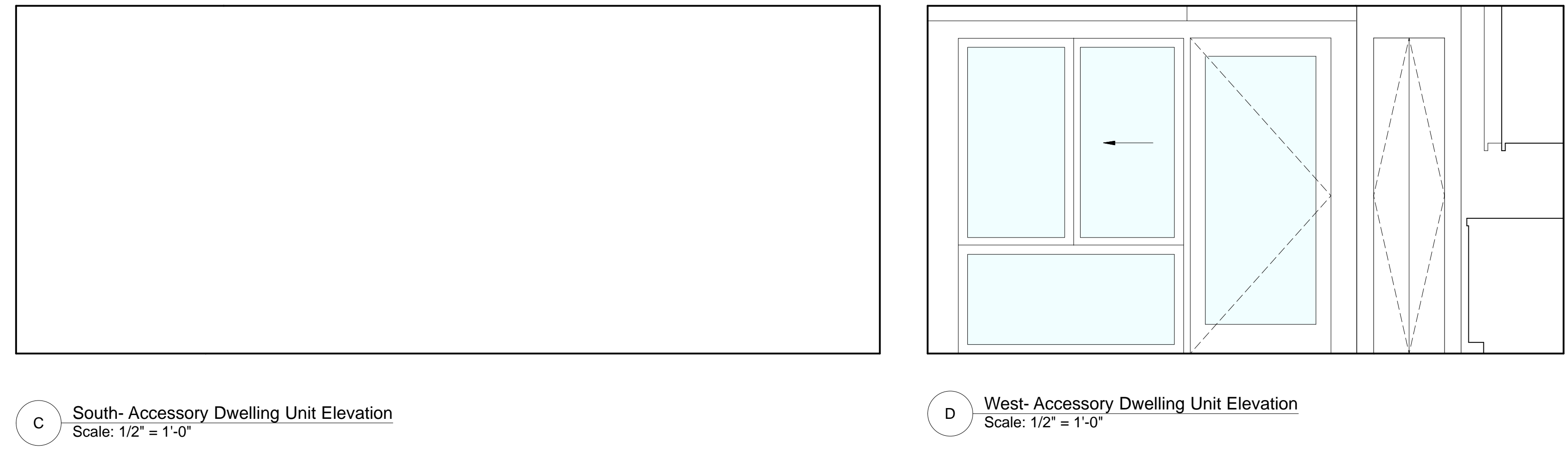
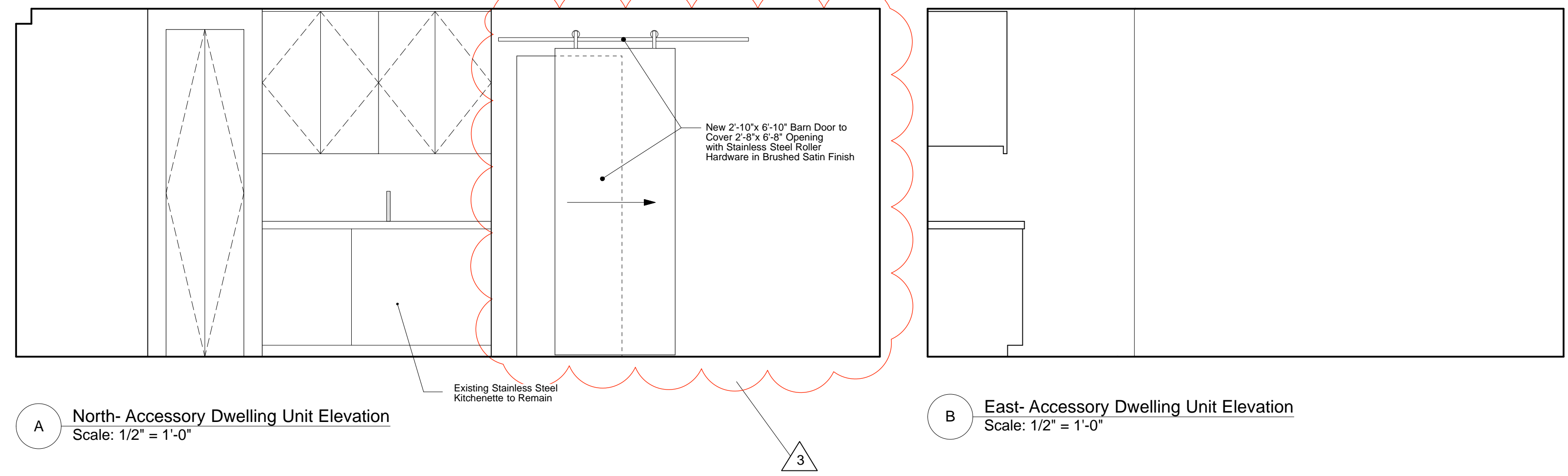
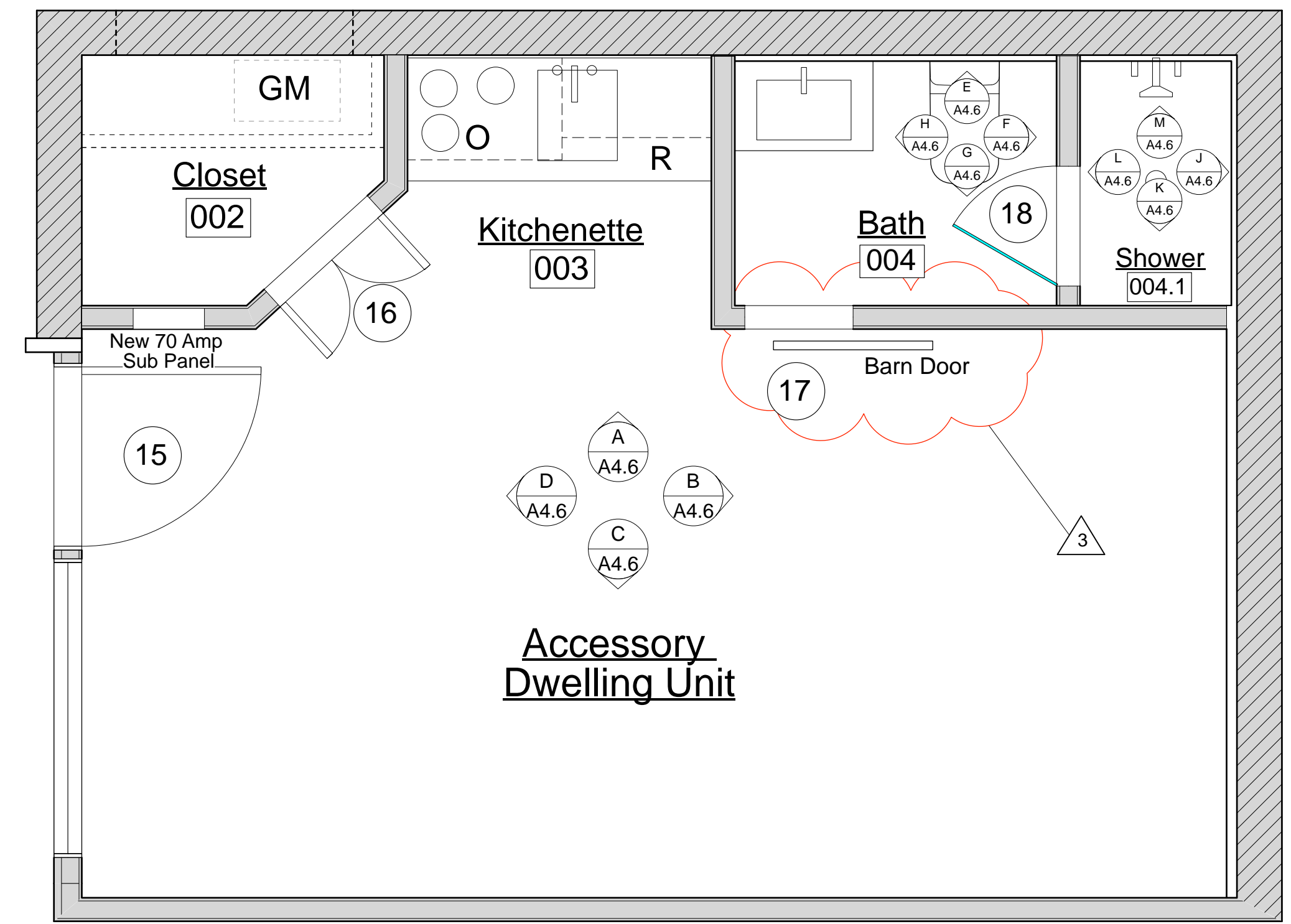
**Interior
Elevations:
Accessory
Dwelling Unit**

1/4" = 1'-0"

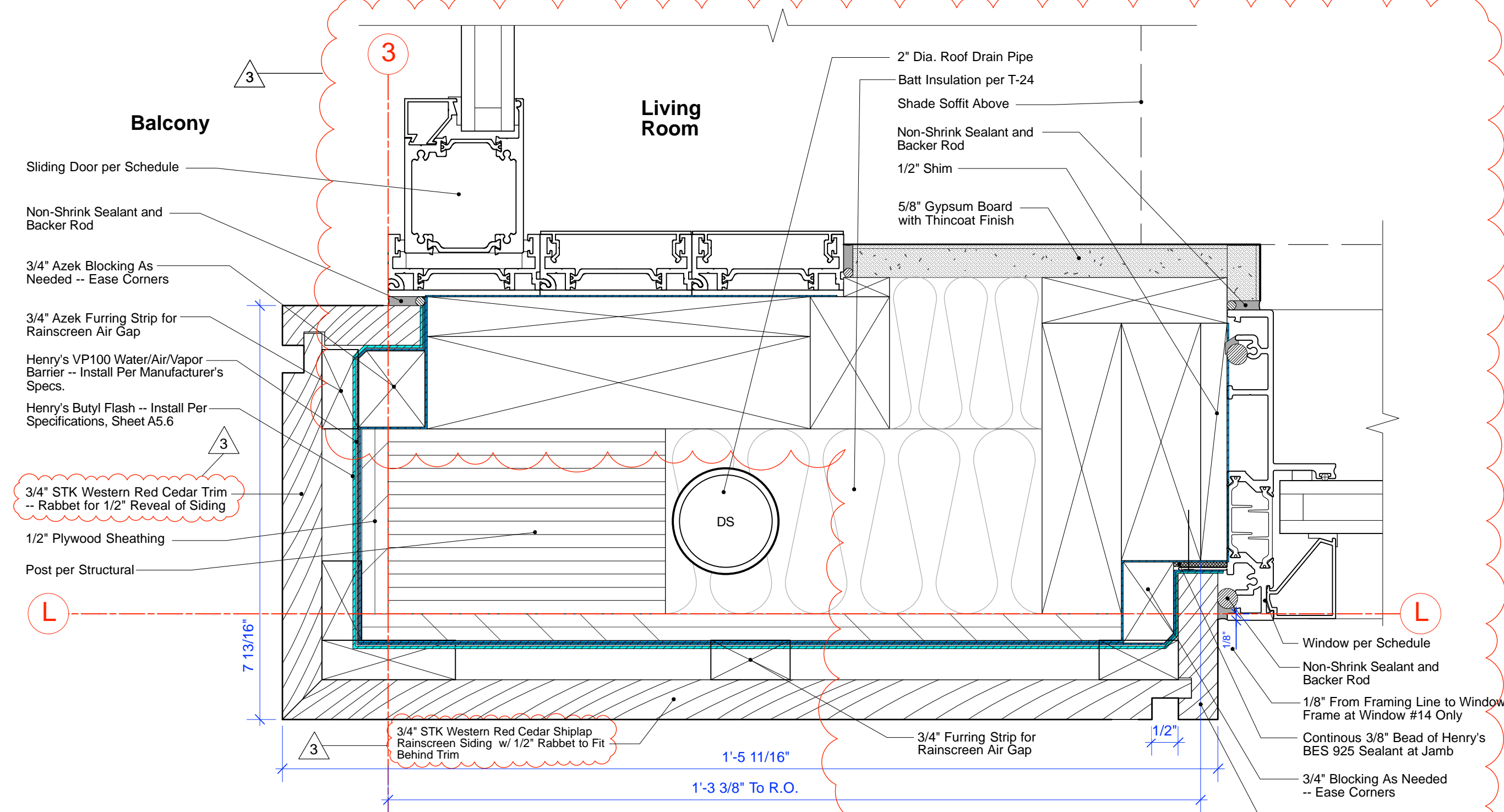


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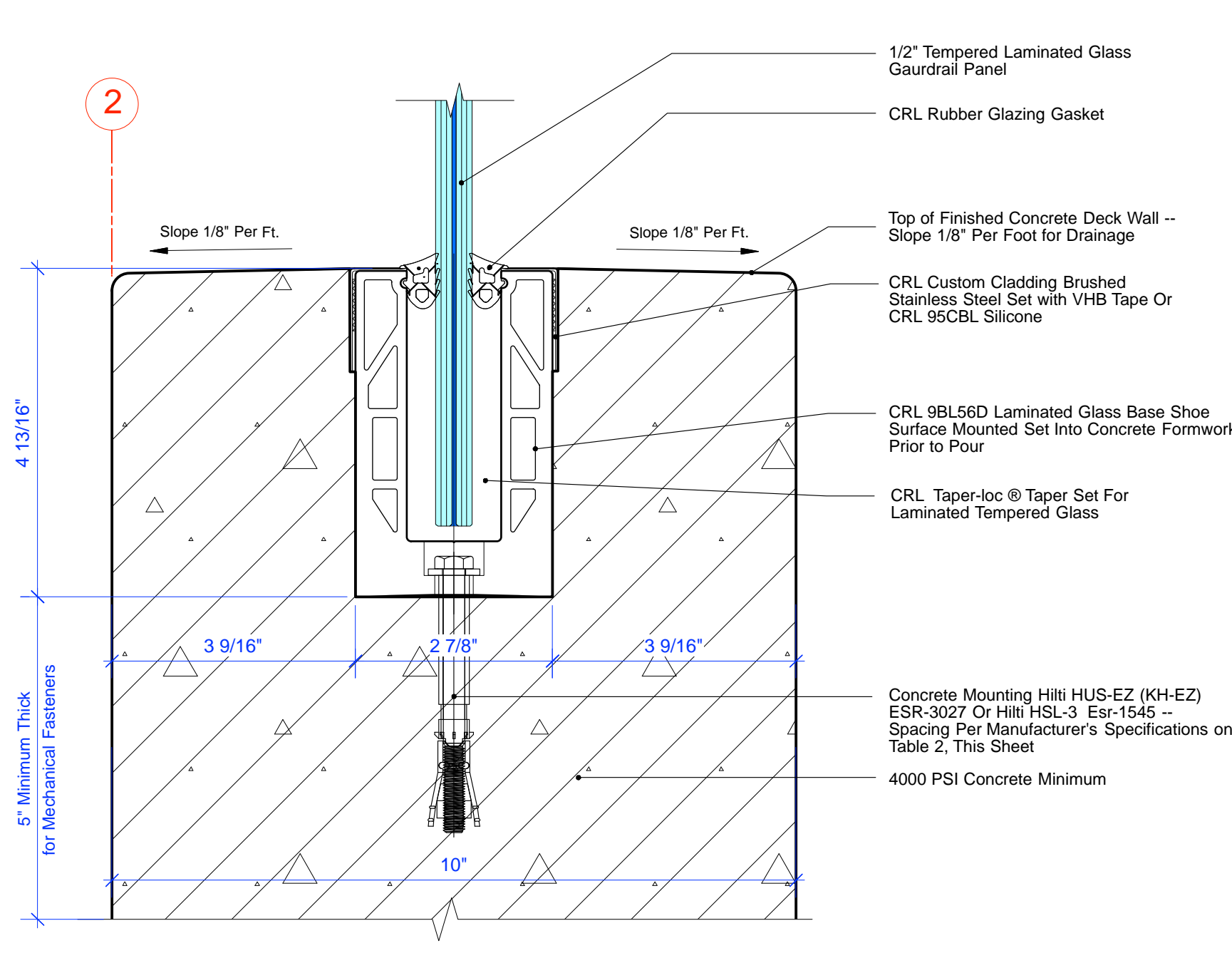
A4.6



REVISION TO BUILDING PERMIT November 17, 2021



3 Living Room Sliding Door/Fixed Window Corner Jamb Detail
Scale: Half Actual Size



2 Glass Guardrail Anchoring Detail
Scale: Half Actual Size

SECTION 05 7310
TAPER-LOC® DRY GLAZE GLASS RAILING SYSTEMS
PART 1 GENERAL
1.4 SYSTEM DESCRIPTION
A. Performance Requirements for Handrail Assembly:
1. Support distributed load of 50 pounds per linear foot (0.73kN/m), applied horizontally at right angles in any direction to the handrail.
2. Support concentrated horizontal load of 200 pounds (0.89kN), applied in any direction at any point along handrail system.
3. 50 lbs (0.22kN) on 1" (0.093m) perpendicular to guard at any location
4. Wind loads 25 psf or as otherwise specified.
5. Distributed loads and concentrated loads not to be applied simultaneously.

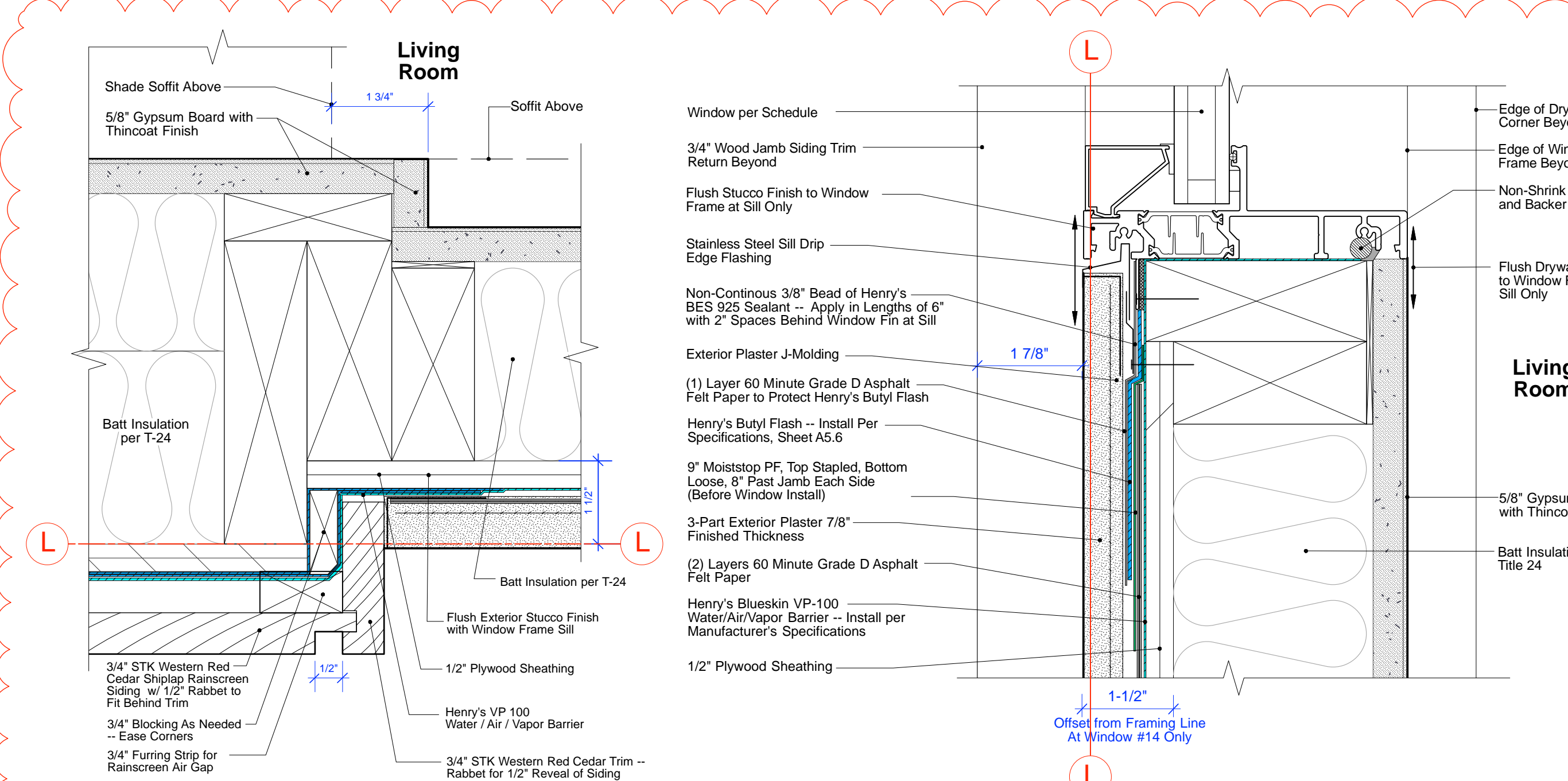
ESR-3842 | Most Widely Accepted and Trusted Page 8 of 15

TABLE 2—BASE SHOE ANCHORAGE STRENGTH

Substrate – Anchor/Fastener Spacing	Allowable Moment in-lb/ft	Allowable wind load, psf ¹						Live Load ² 50 lbs/ft
		36	39	42	45	48	54	
BASE SHOE: L56S & 9BL56 - Surface Mounted								
Steel 12" o.c.	5146.0	86.6	73.8	63.6	55.4	48.7	38.5	102.9
Steel 6" o.c. L56S	10255.0	172.6	147.1	126.8	110.5	97.1	76.7	205.1
Steel 6" o.c. 9BL56	9937.0	167.3	142.5	122.9	107.1	94.1	74.4	198.7
Concrete 12" o.c.	2254.0	37.9	32.3	27.9	24.3	21.3	16.9	45.1
Concrete 12" o.c. ³	4442.0	74.8	63.7	54.9	47.9	42.1	33.2	88.8
Wood 12" o.c. ³	2651.0	44.6	38.0	32.8	28.6	25.1	19.8	53.0
Wood 6" o.c. ³	4854.0	81.7	69.6	60.0	52.3	46.0	36.3	97.1

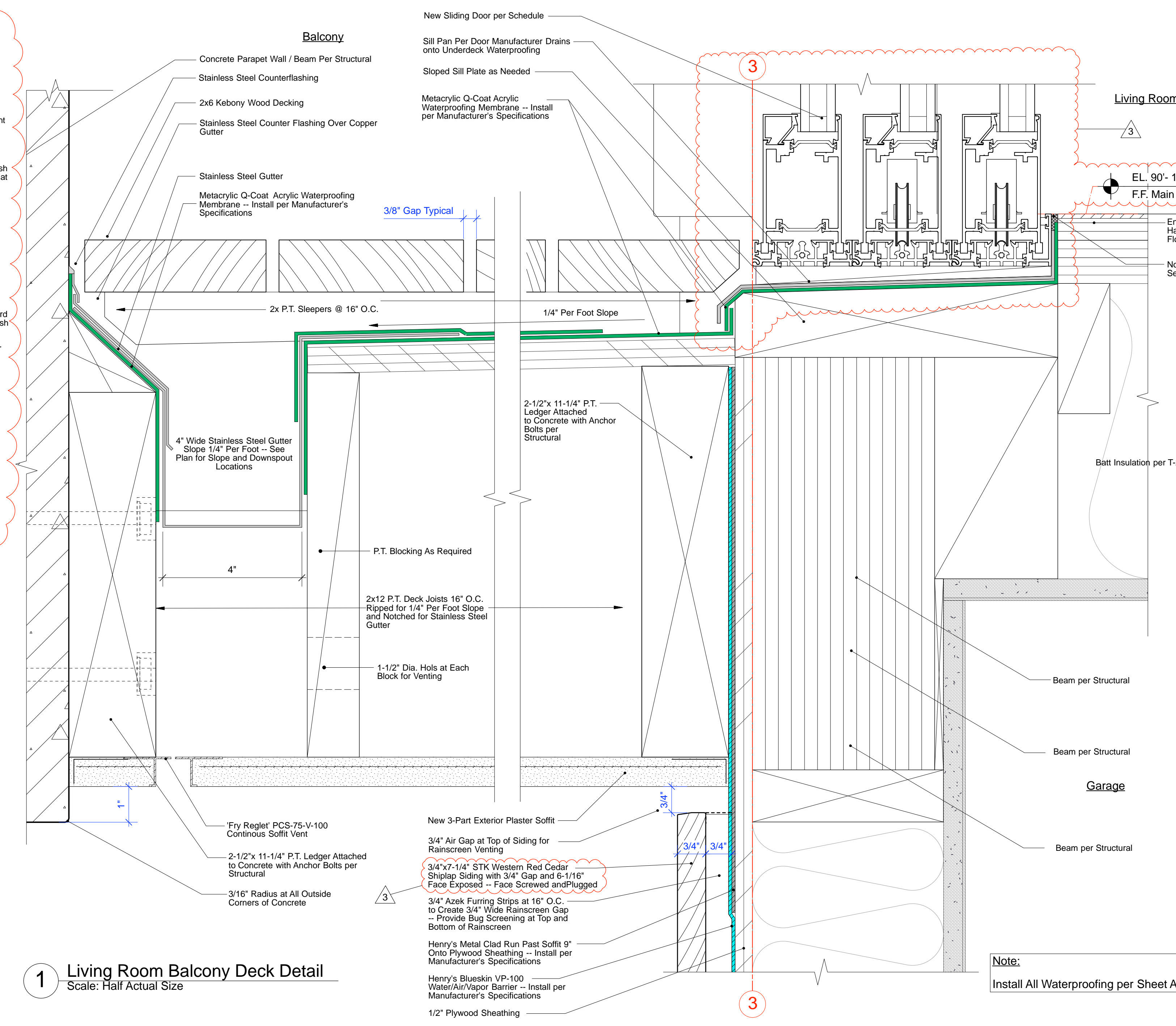
Wind Load for Site Location = 26.2 PSF (Per Structural Engineer)

2a Glass Guardrail Base Anchoring Strength
Scale: Half Actual Size

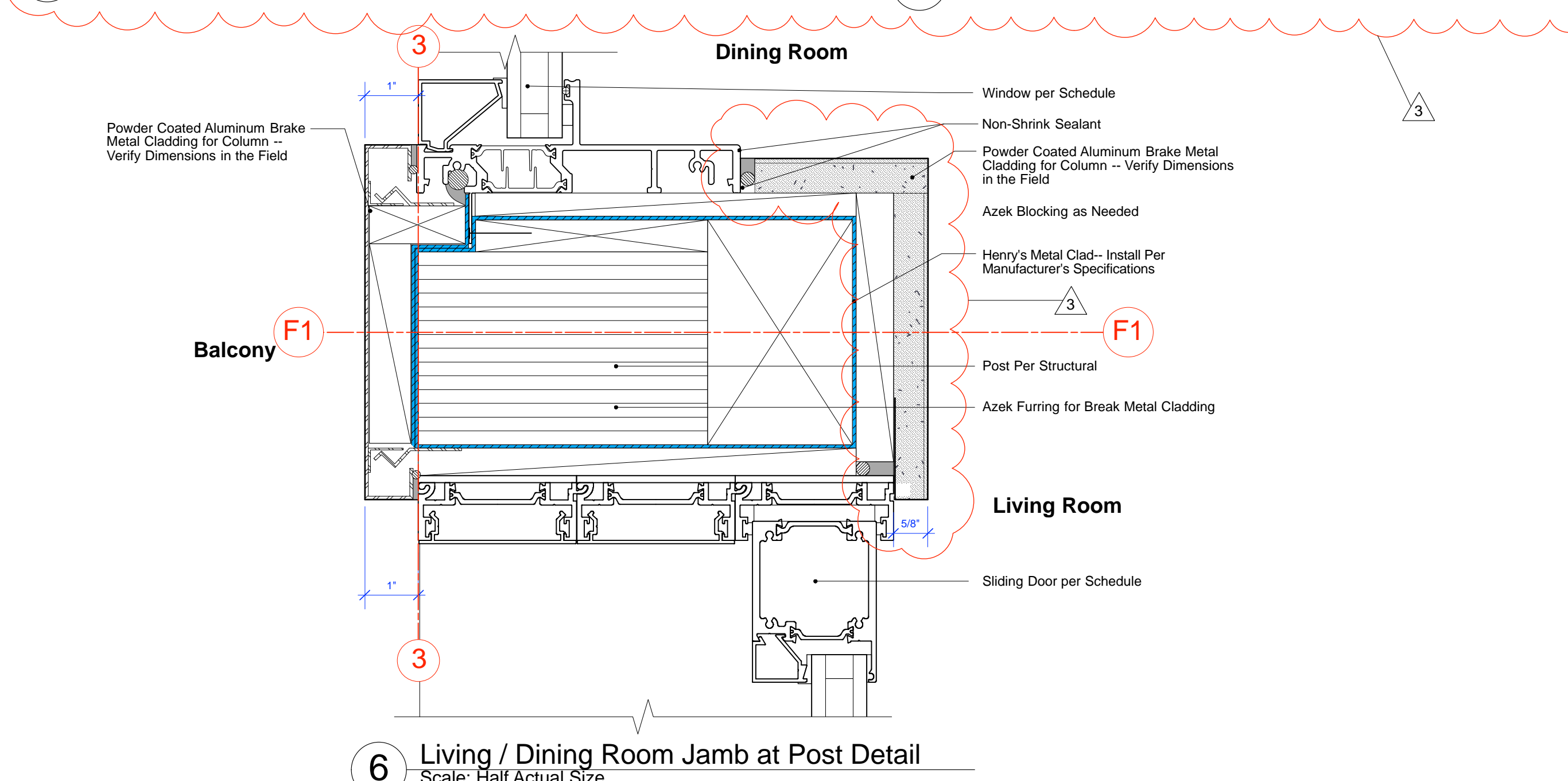


4 Wall Plan Detail Below Fixed Window at Living Room
Scale: Half Actual Size

5 Fixed Window Sill Detail at Living Room
Scale: Half Actual Size



1 Living Room Balcony Deck Detail
Scale: Half Actual Size



6 Living / Dining Room Jamb at Post Detail
Scale: Half Actual Size

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Ross, CA 94957

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

Job No. **19-16**

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

Construction Details

As Noted



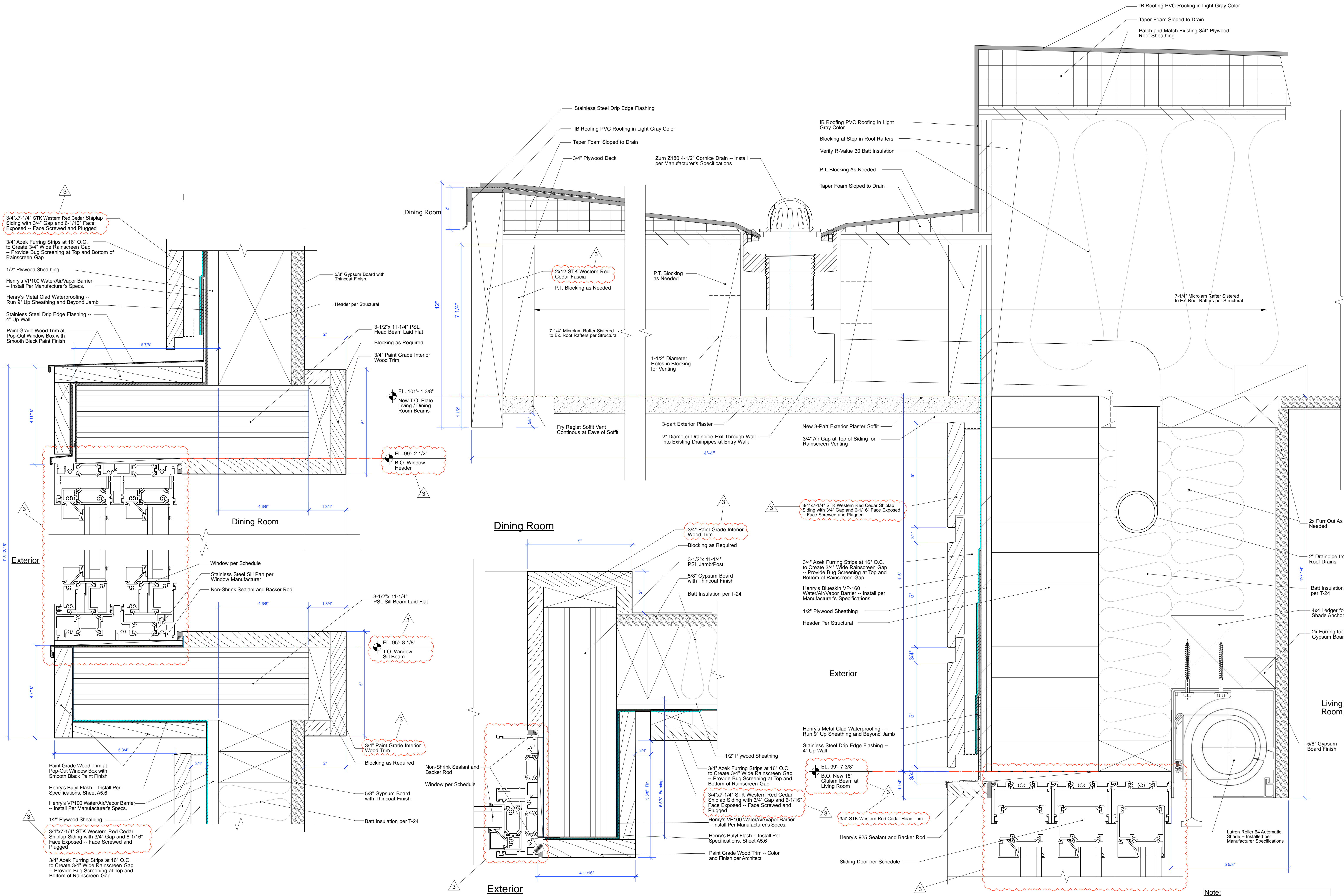
Sheet No.

A5.1

REVISION TO BUILDING PERMIT November 17, 2021

Note:
Install All Waterproofing per Sheet A5.6

REVISION TO BUILDING PERMIT November 17, 2021

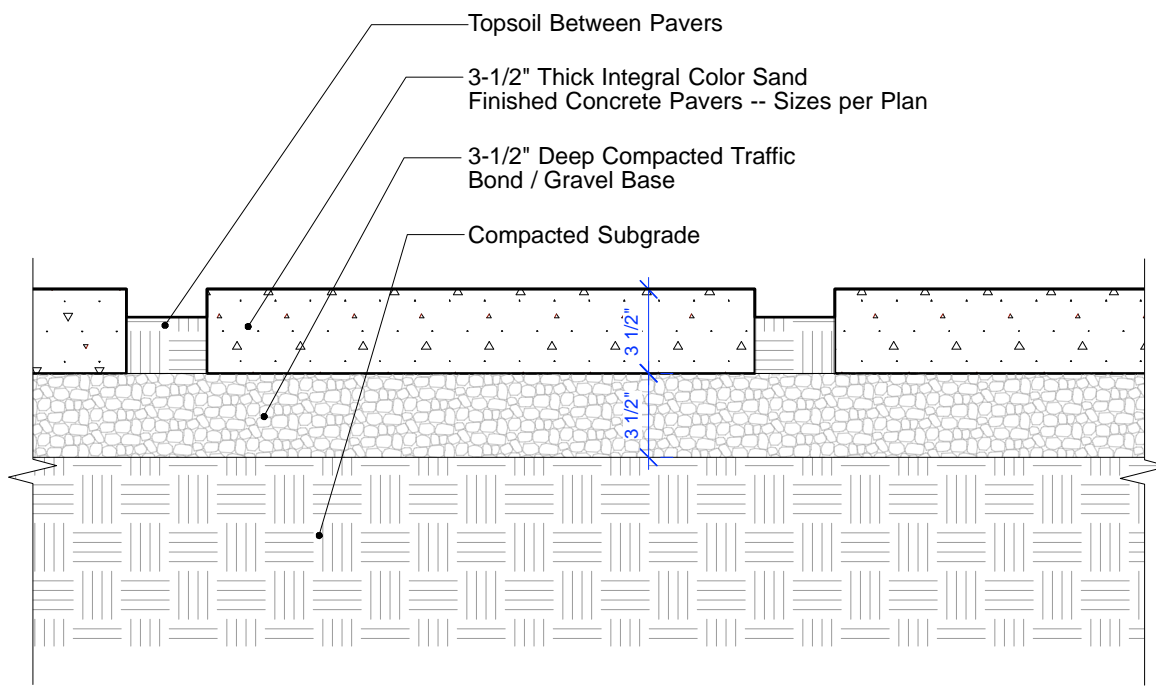


3 Dining Room Pop-Out Window Head & Sill Detail
Scale: Half Actual Size

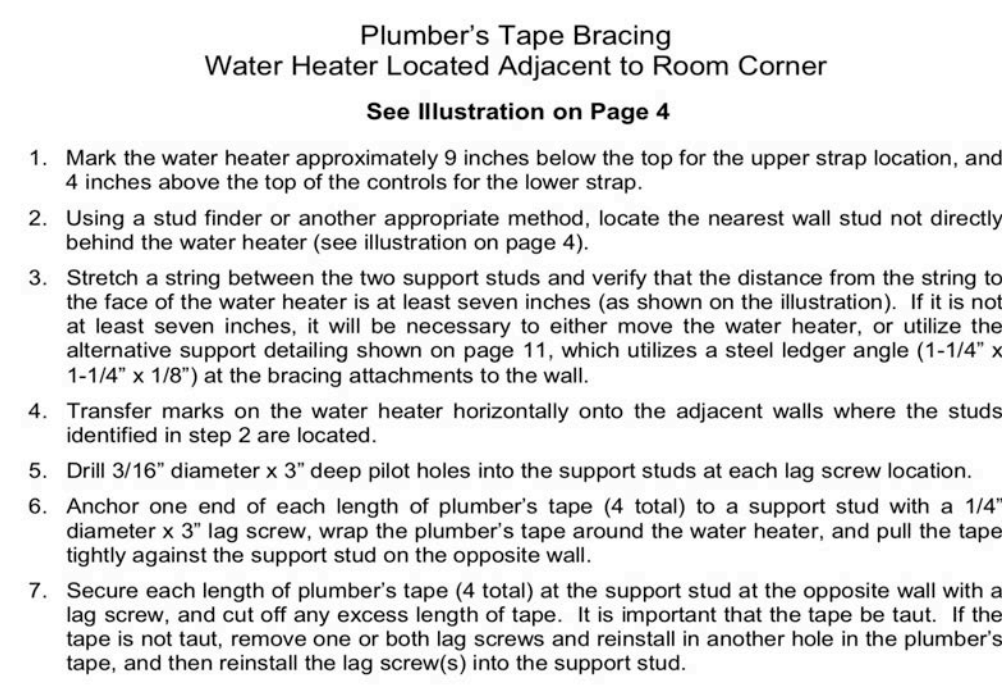
2 Dining Room Pop-Out Window Jamb Detail
Scale: Half Actual Size

1 Living Room Sliding Door Header & Roof Overhang Detail
Scale: Half Actual Size

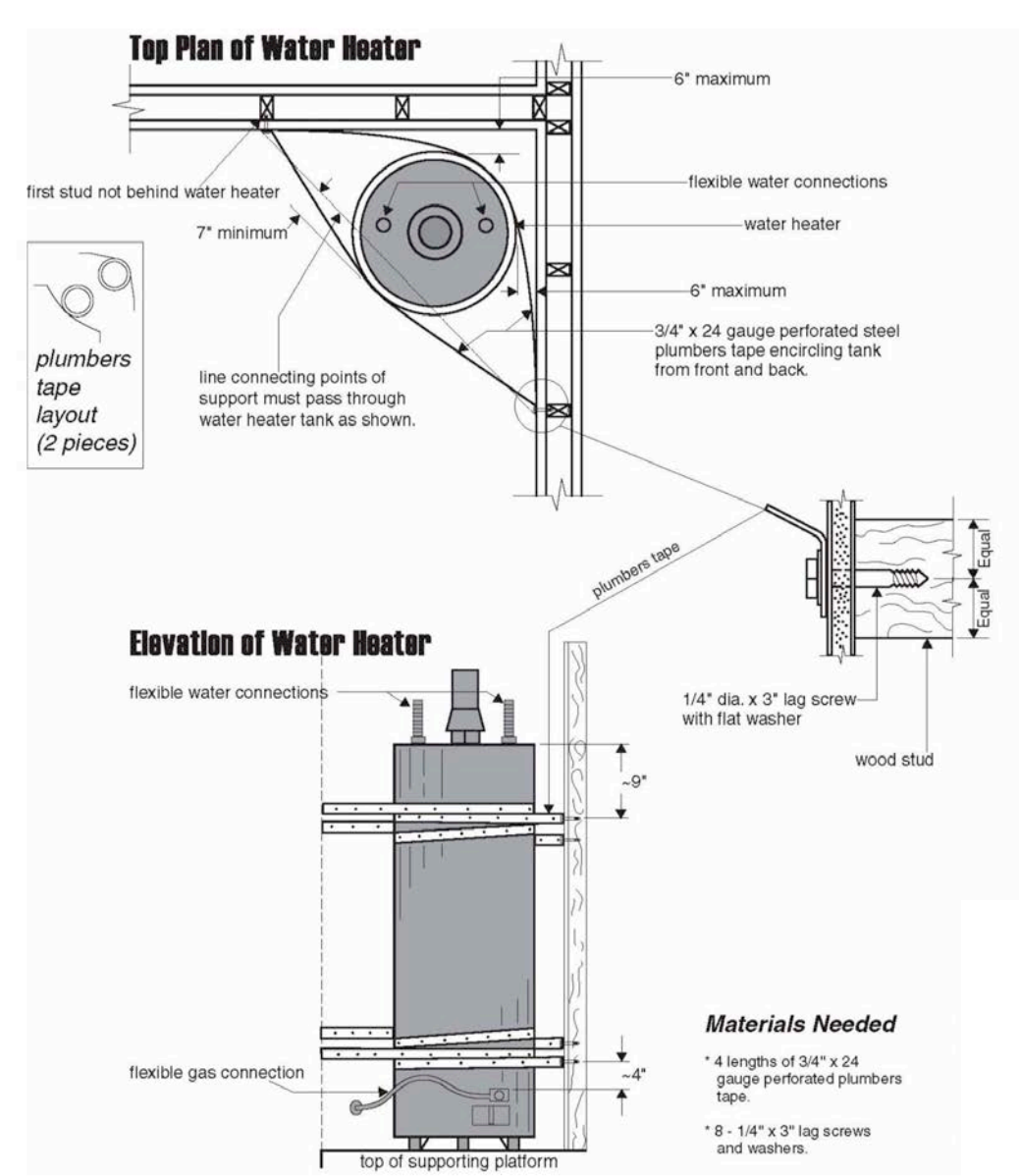
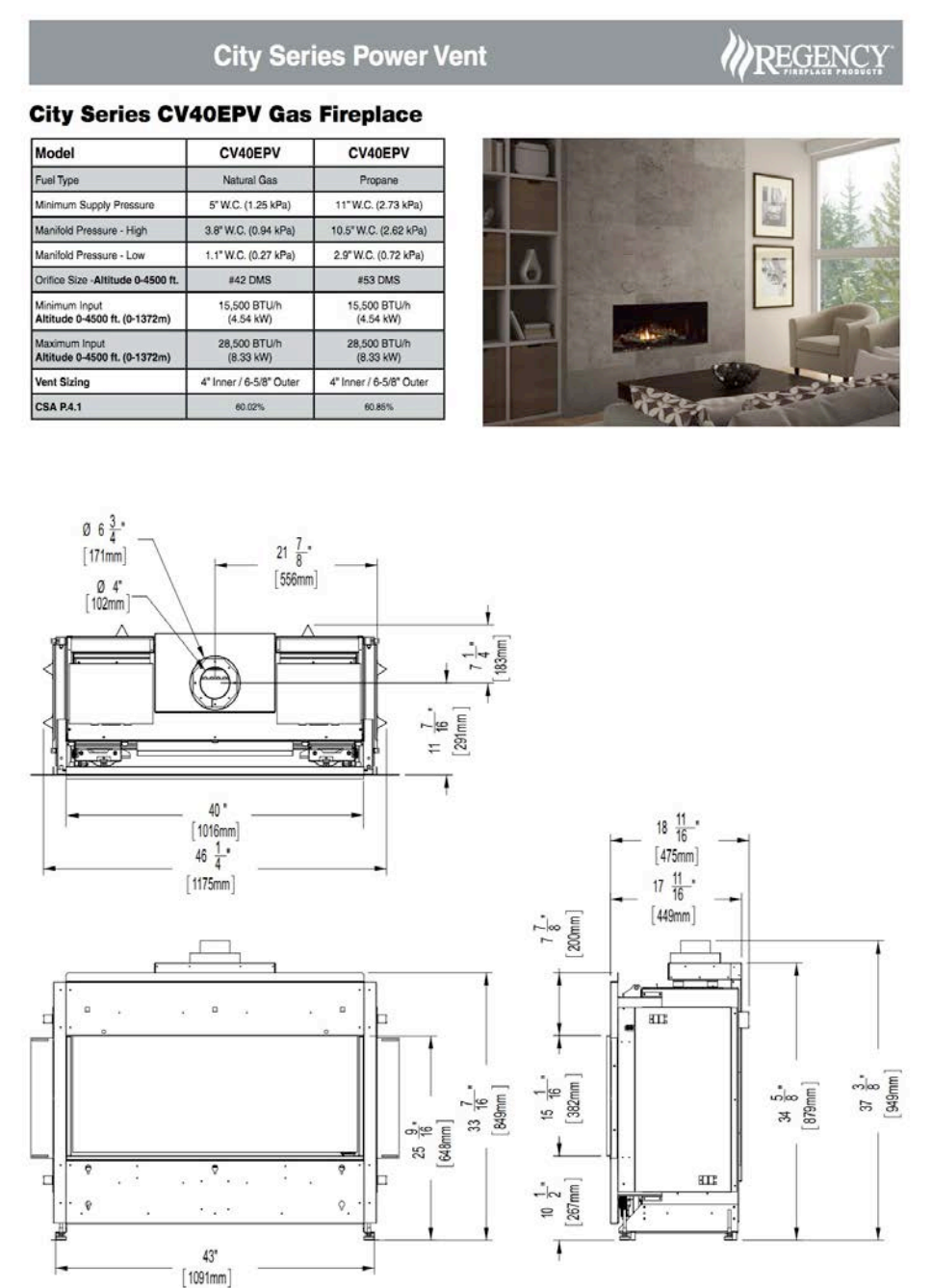
Note:
Install All Waterproofing per Sheet A5.6



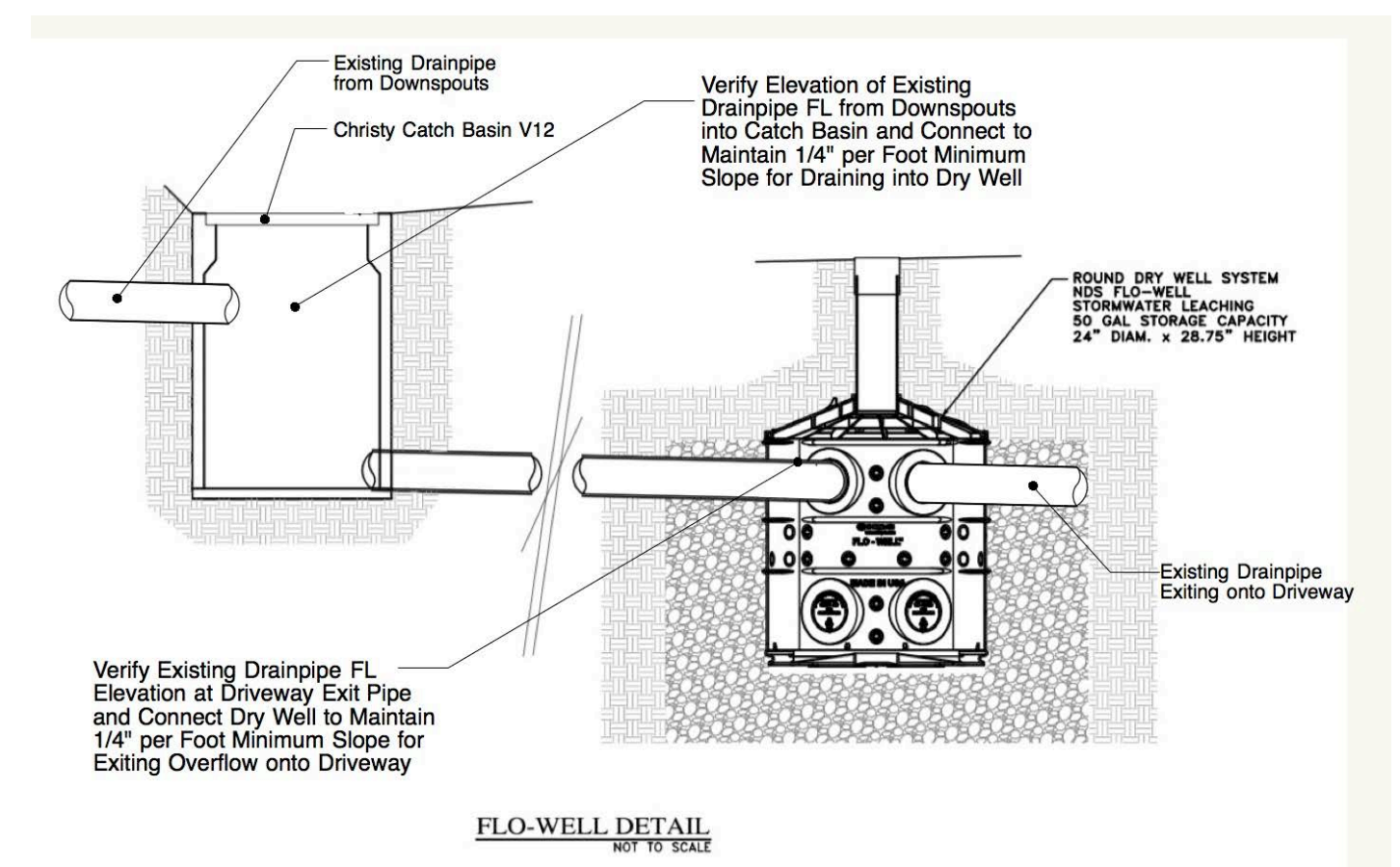
8 Semi Permeable Paving Detail
Not to Scale



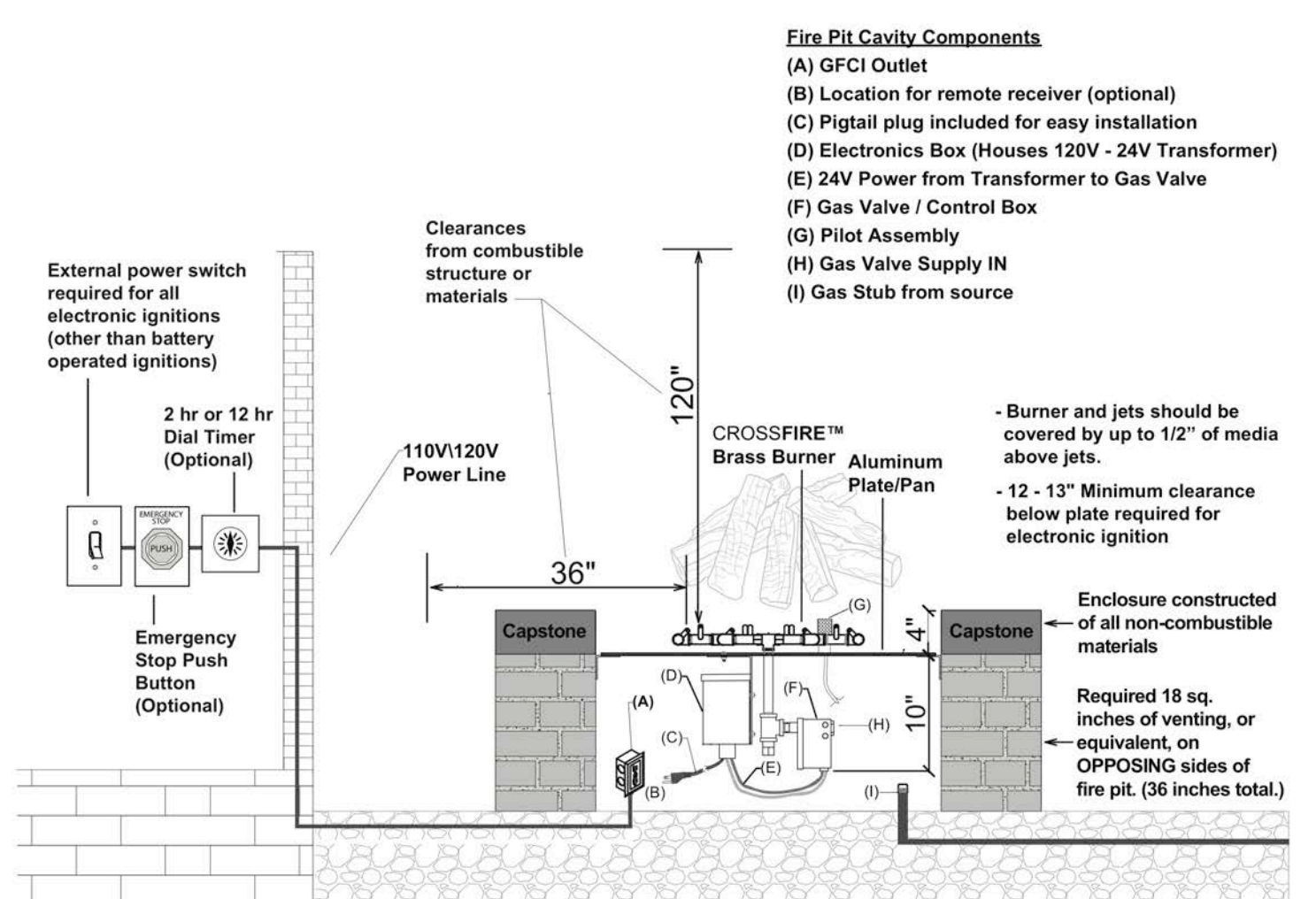
6 Seismic Strapping for Water Heater Detail

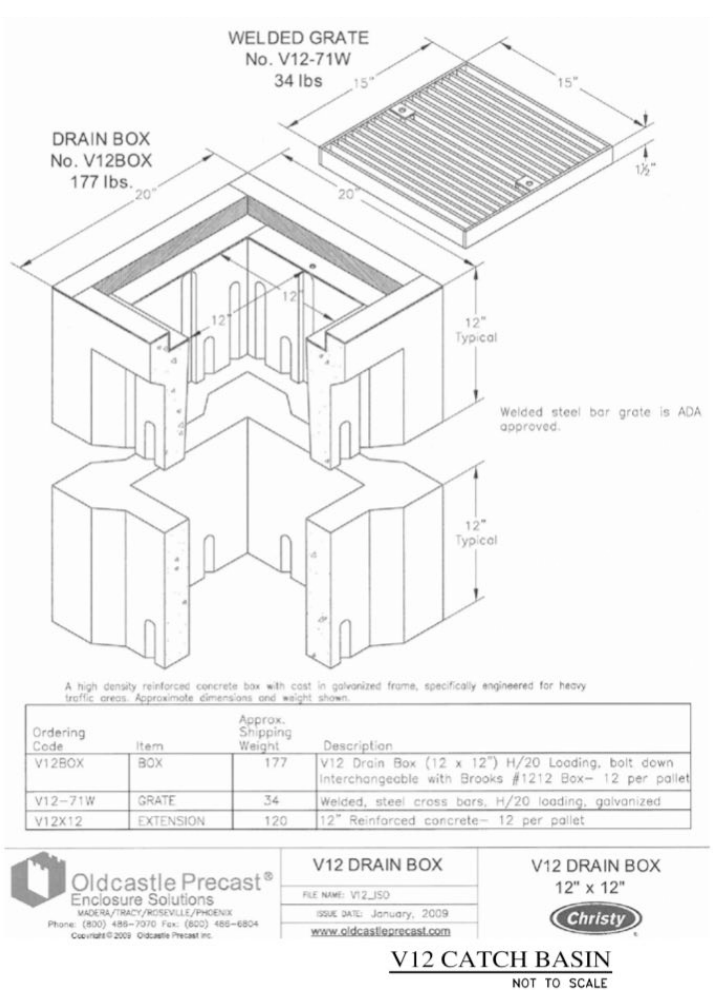
3 Gas Fireplace Insert Specifications



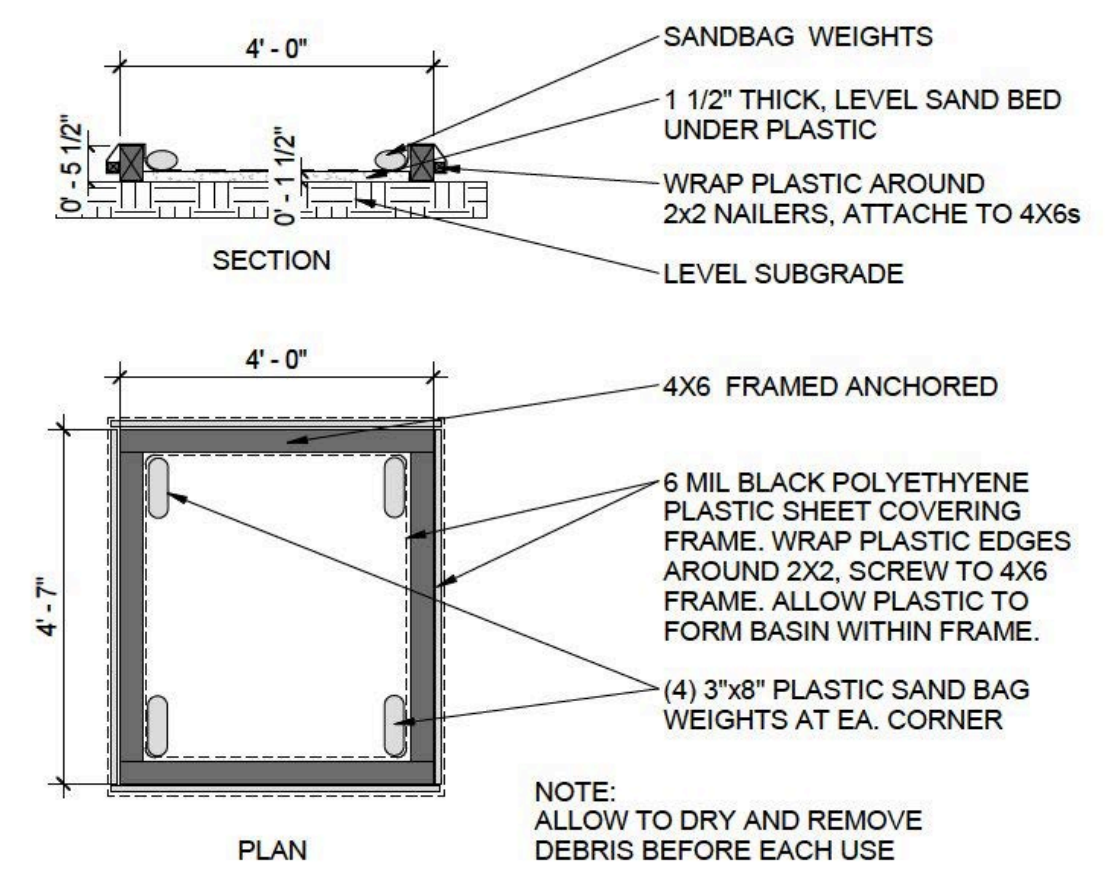
5 Dry Well Detail
Not to Scale



2 Exterior Gas Firepit Burner Details



4 Silt Catch Basin Detail
Not to Scale



1 Paint Washout Detail
Not to Scale

PRODUCT DIMENSIONS									
METRIC UNITS (MILLIMETERS)					IMPERIAL UNITS (INCHES)				
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width
C01	533	546	407	566.7	C01	21	21 1/2	16	22 5/8
C04	533	546	407	566.7	C04	21	21 1/2	16	22 5/8
C06	533	546	407	566.7	C06	21	21 1/2	16	22 5/8
C08	533	546	407	566.7	C08	21	21 1/2	16	22 5/8
M02	763	776	637	796.7	M02	30 1/8	30 9/8	25	31 3/8
M04	763	776	637	796.7	M04	30 1/8	30 9/8	25	31 3/8
M06	763	776	637	796.7	M06	30 1/8	30 9/8	25	31 3/8
M08	763	776	637	796.7	M08	30 1/8	30 9/8	25	31 3/8
S01	1123	1136	997	1156.7	S01	44 1/4	44 3/4	39 1/4	45 9/8
S06	1123	1136	997	1156.7	S06	44 1/4	44 3/4	39 1/4	45 9/8

7 Velux Manual Skylight Detailing
Not to Scale

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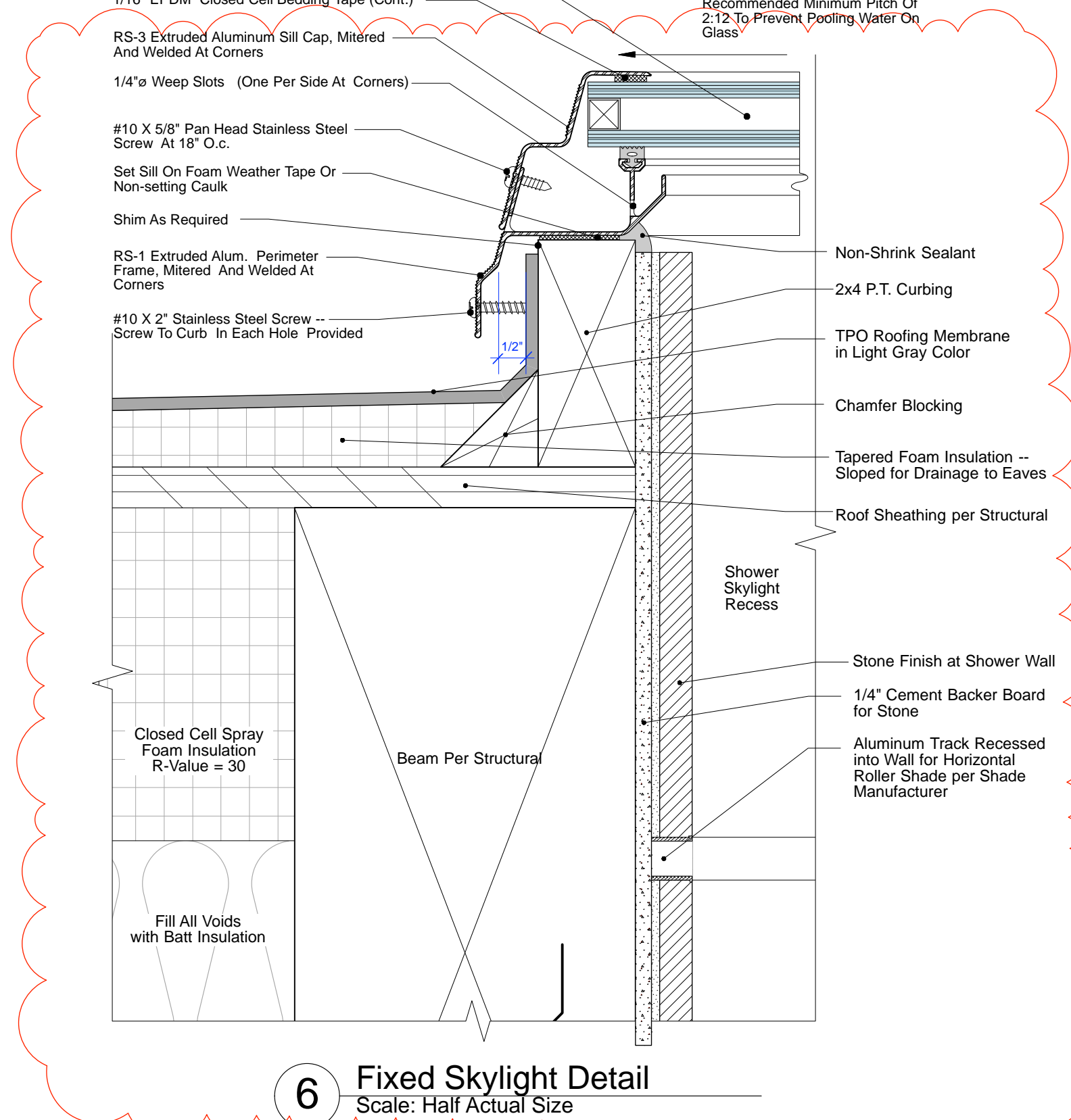
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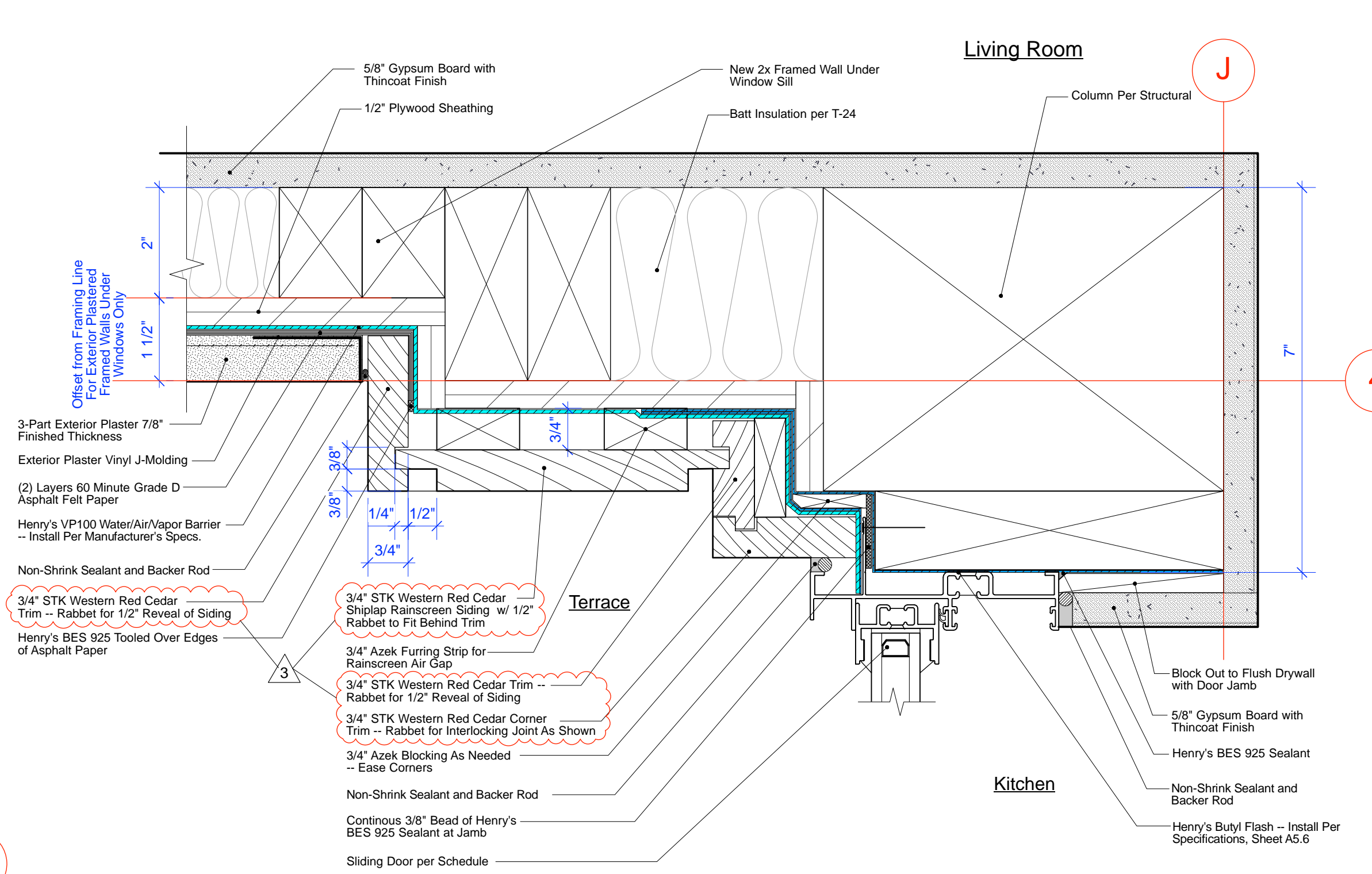
As Noted

Sheet No. A5.3

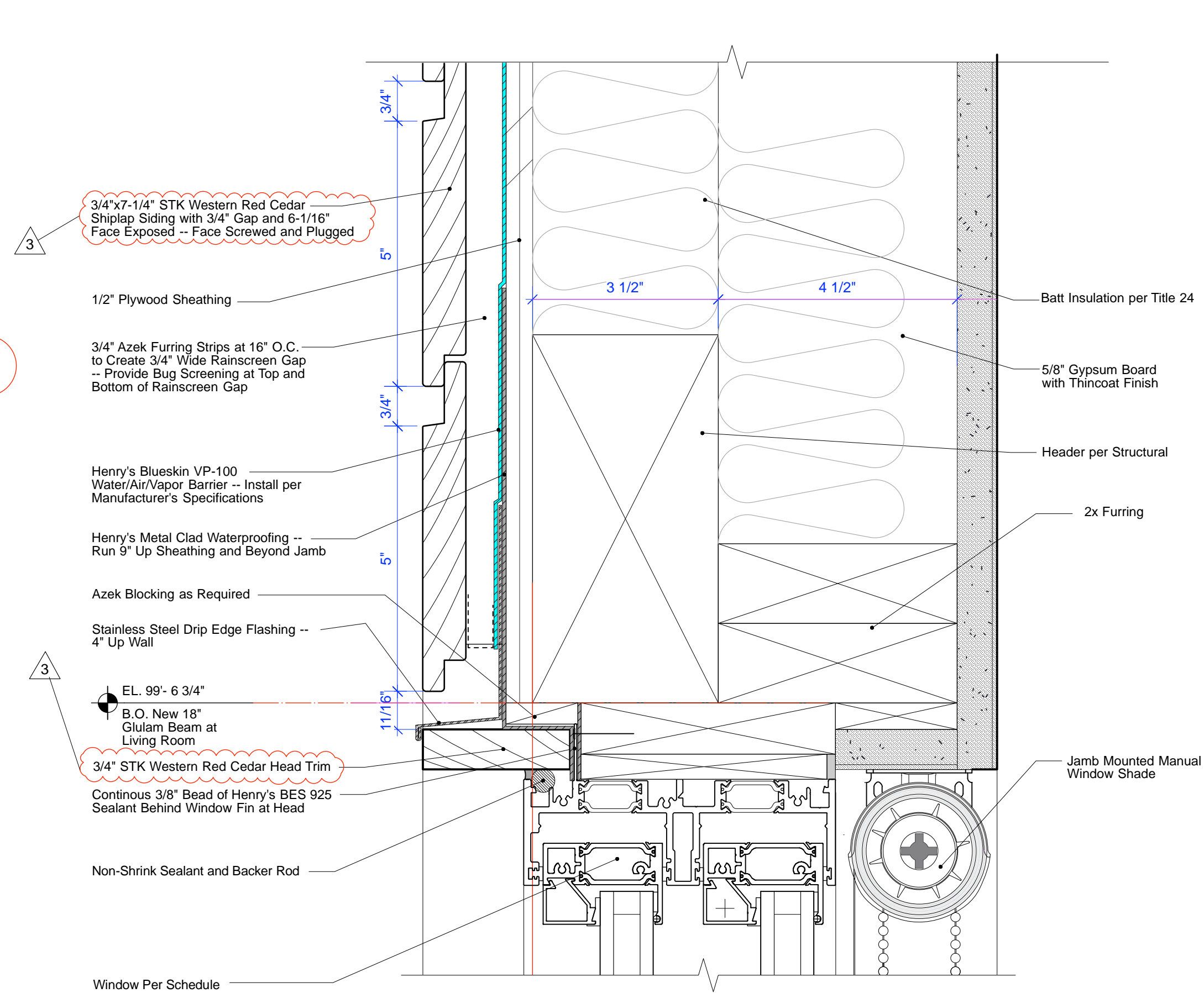
REVISION TO BUILDING PERMIT November 17, 2021



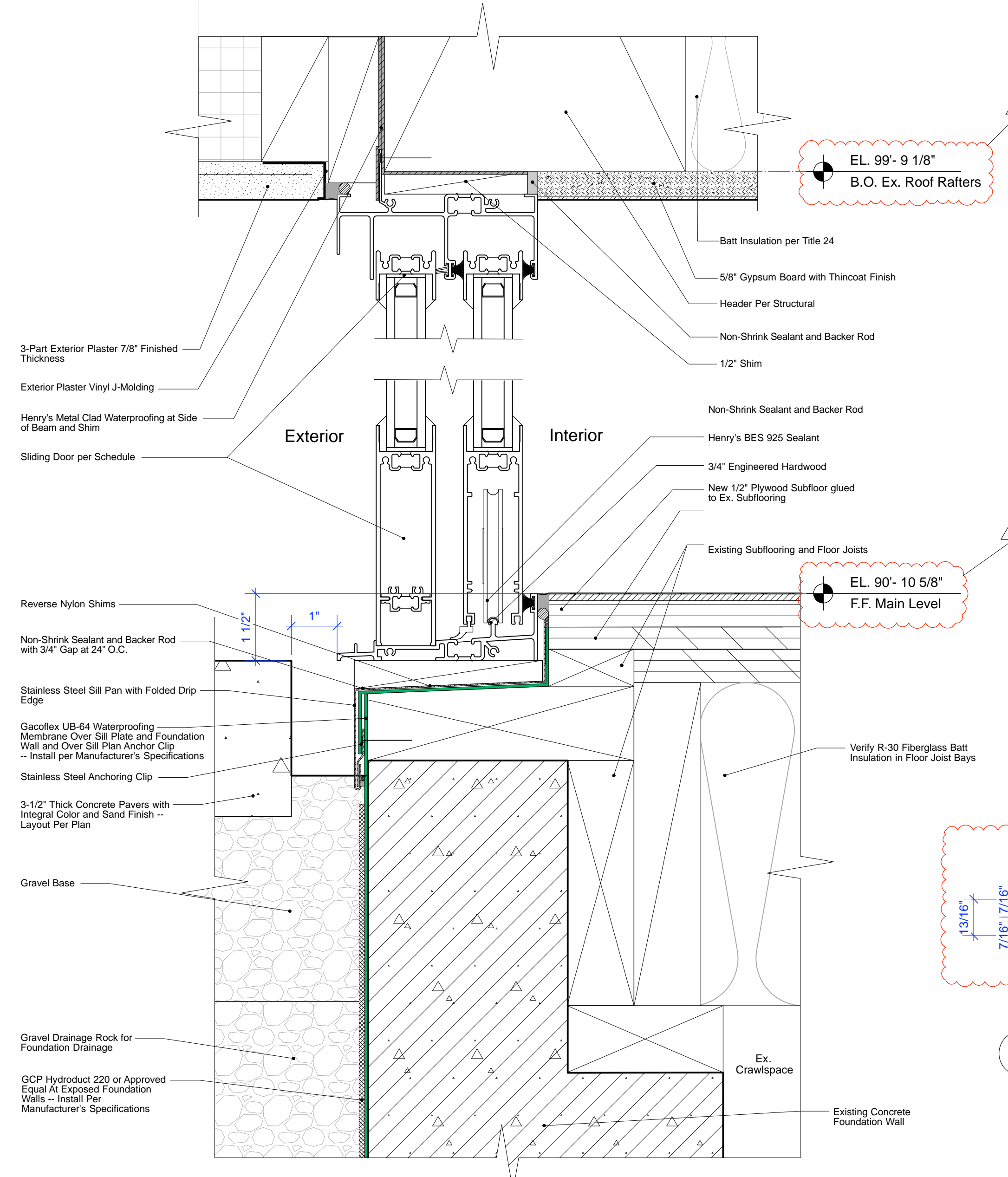
6 Fixed Skylight Detail
Scale: Half Actual Size



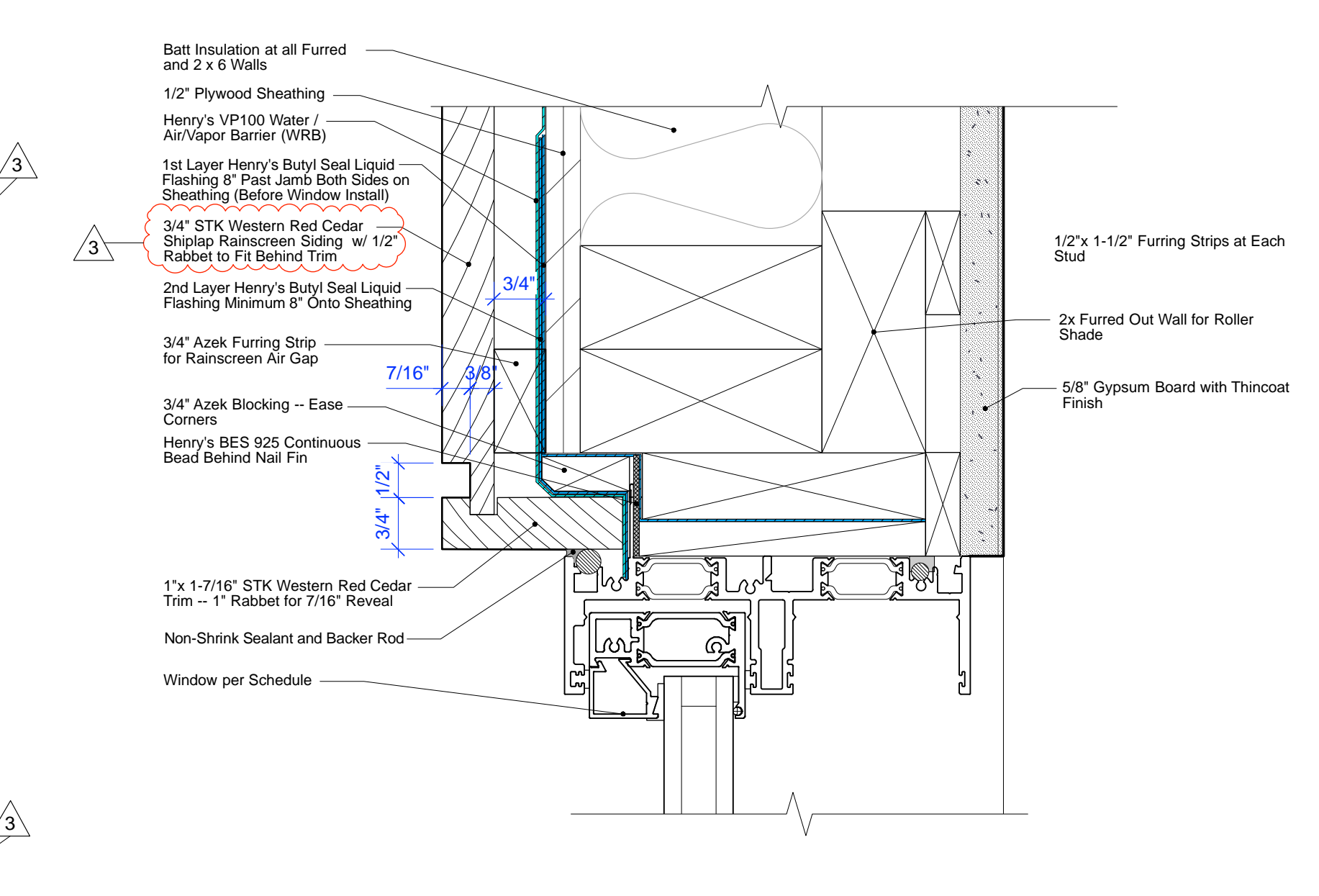
3 Kitchen Siding Door Jamb Detail
Scale: Half Actual Size



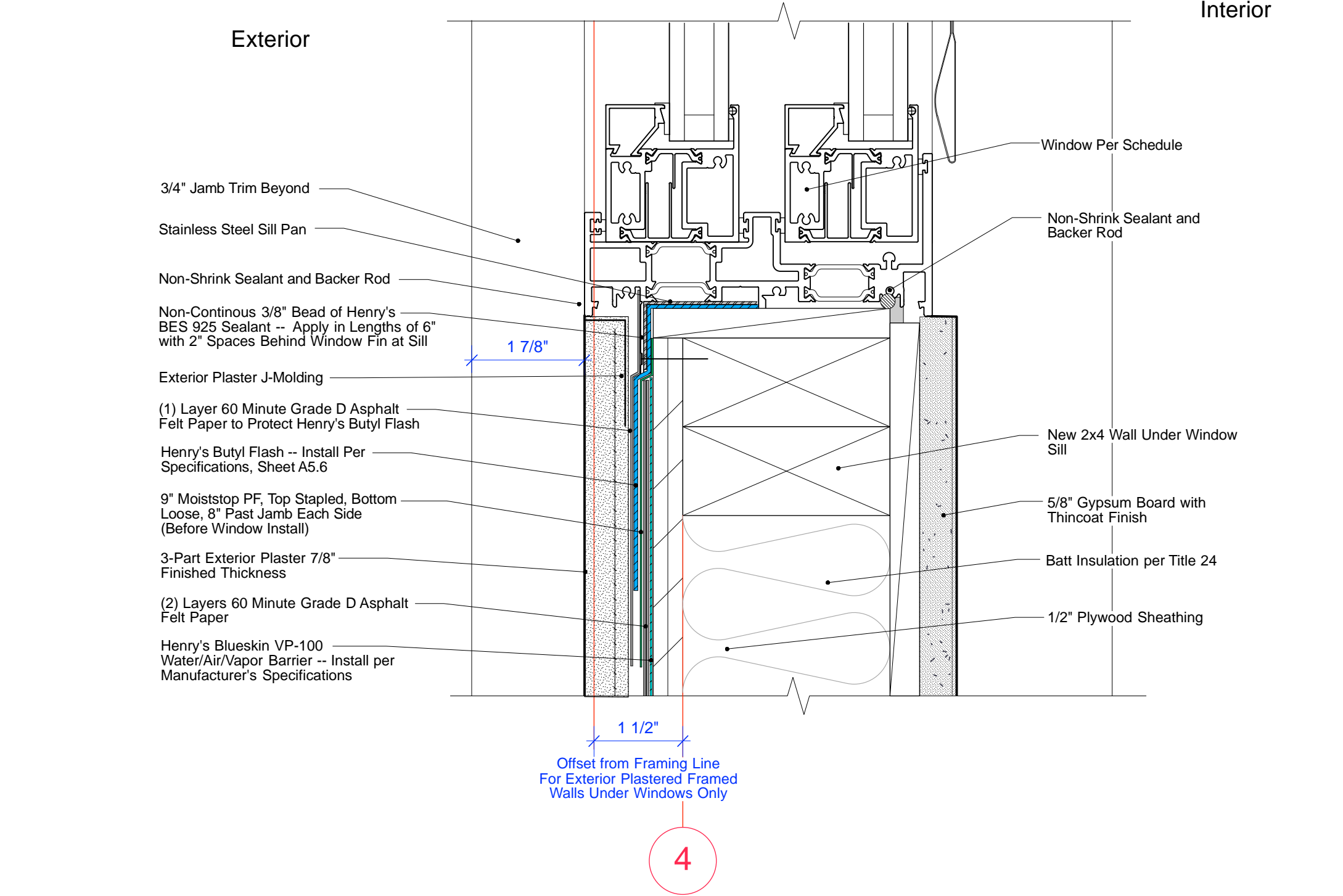
1 Sliding Window Head and Sill Detail Living Room / Hall
Scale: Half Actual Size



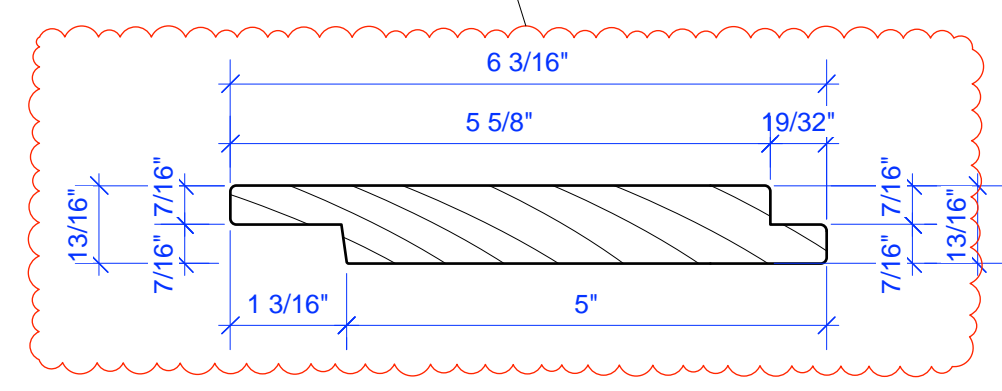
7 Kitchen Sliding Door Sill and Head Detail
Scale: Half Actual Size



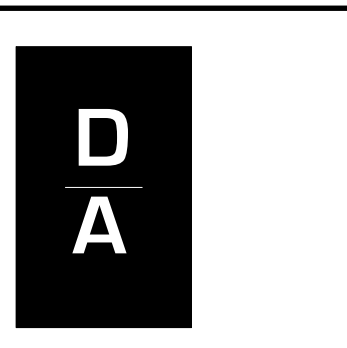
4 Living Room / Hall Sliding Window Jamb Detail
Scale: Half Actual Size



2 Typical Stucco at Wood Siding Below Window Detail
Scale: Half Actual Size



5 Shiplap Profile Detail
Scale: Half Actual Size



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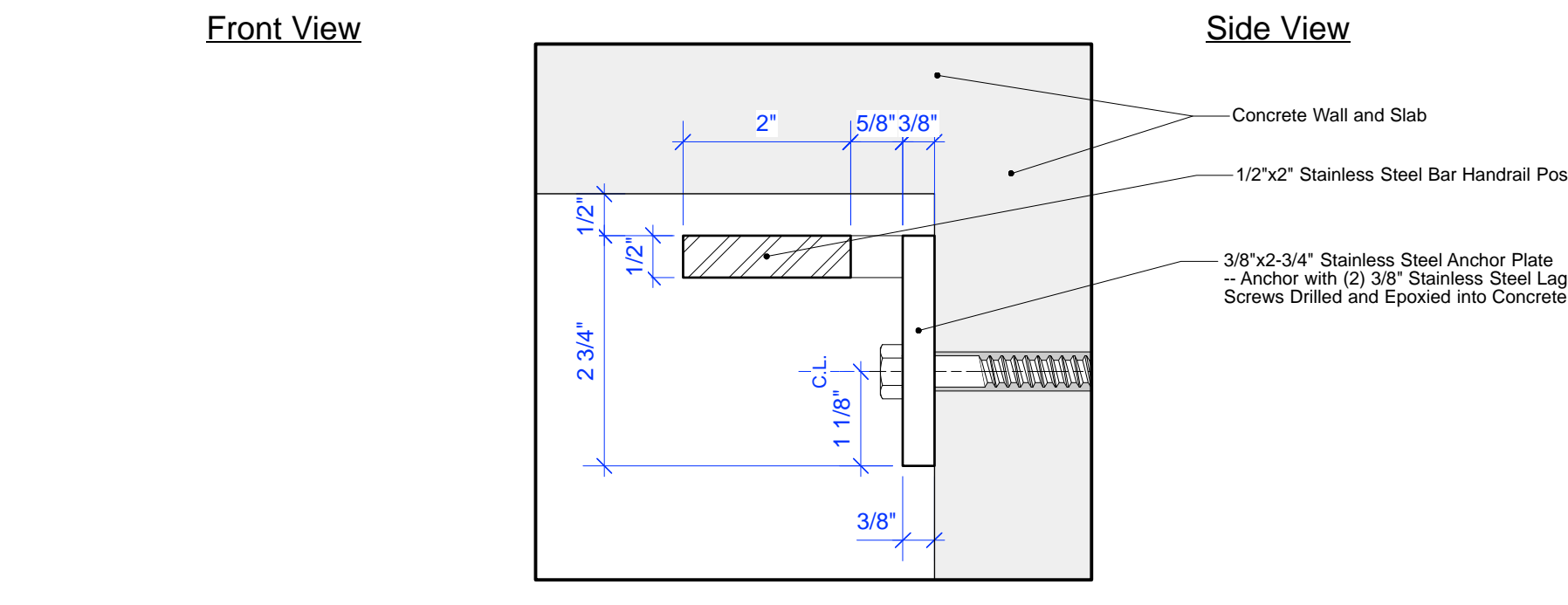
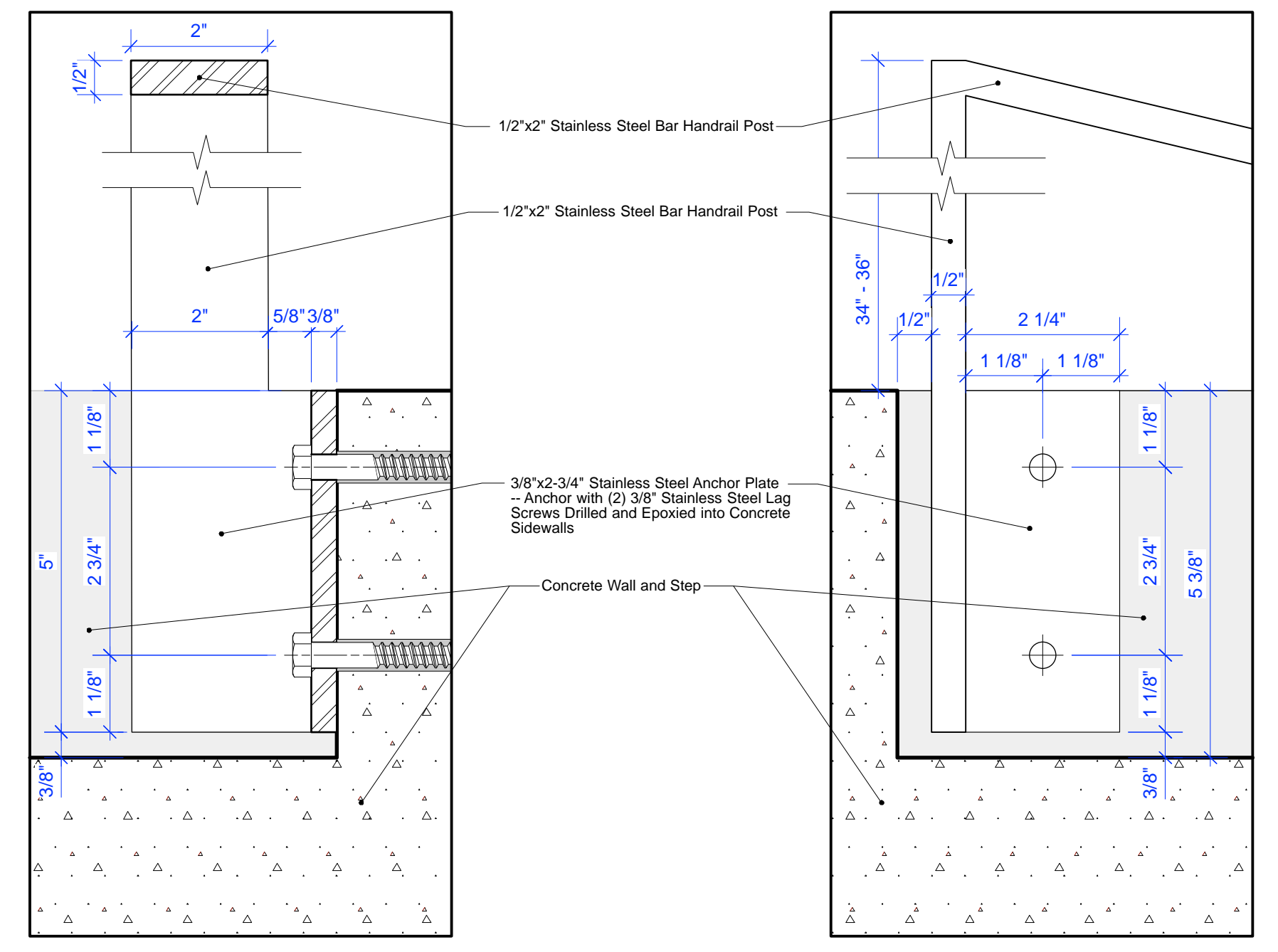
Sheet No.

A5.4

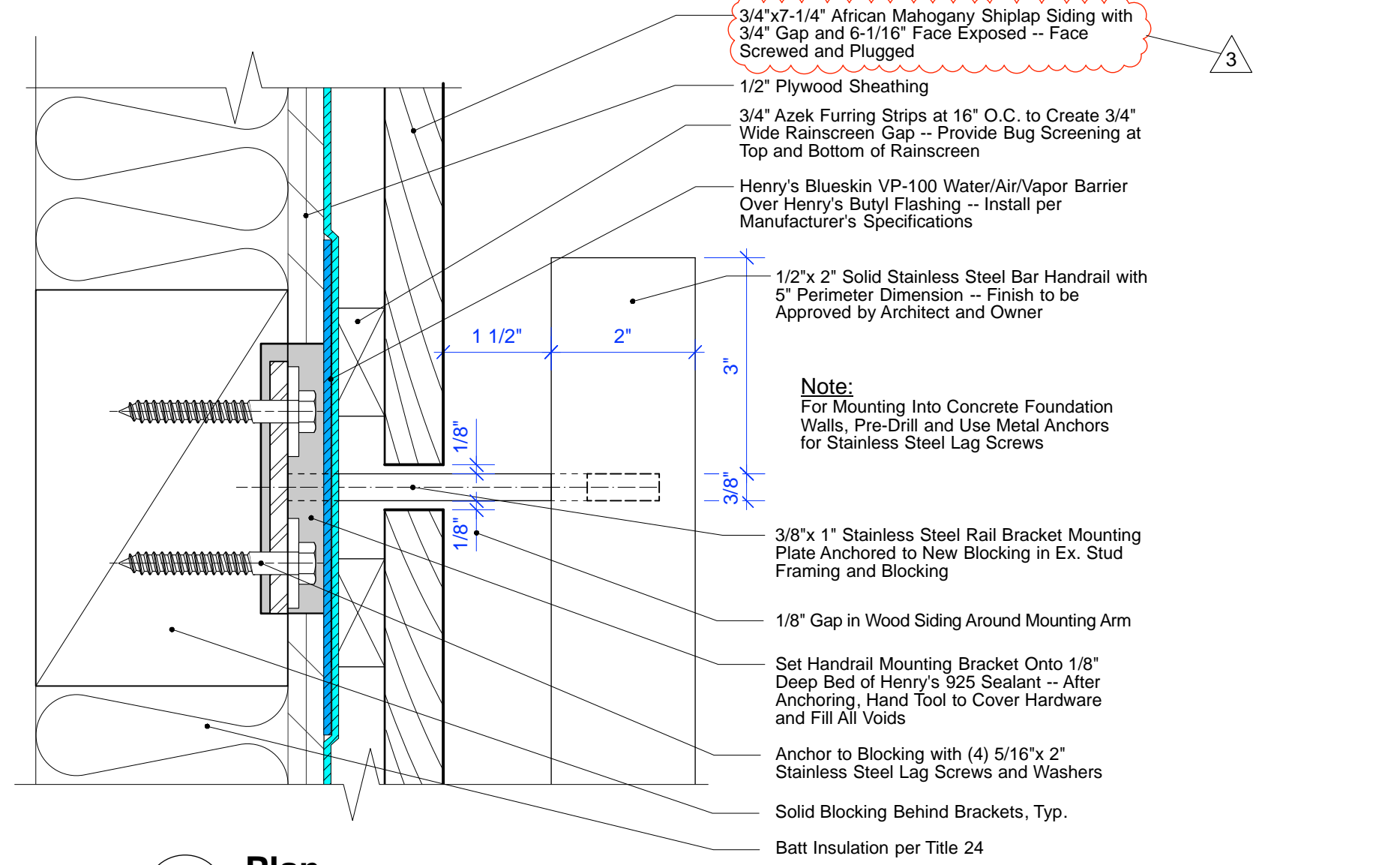
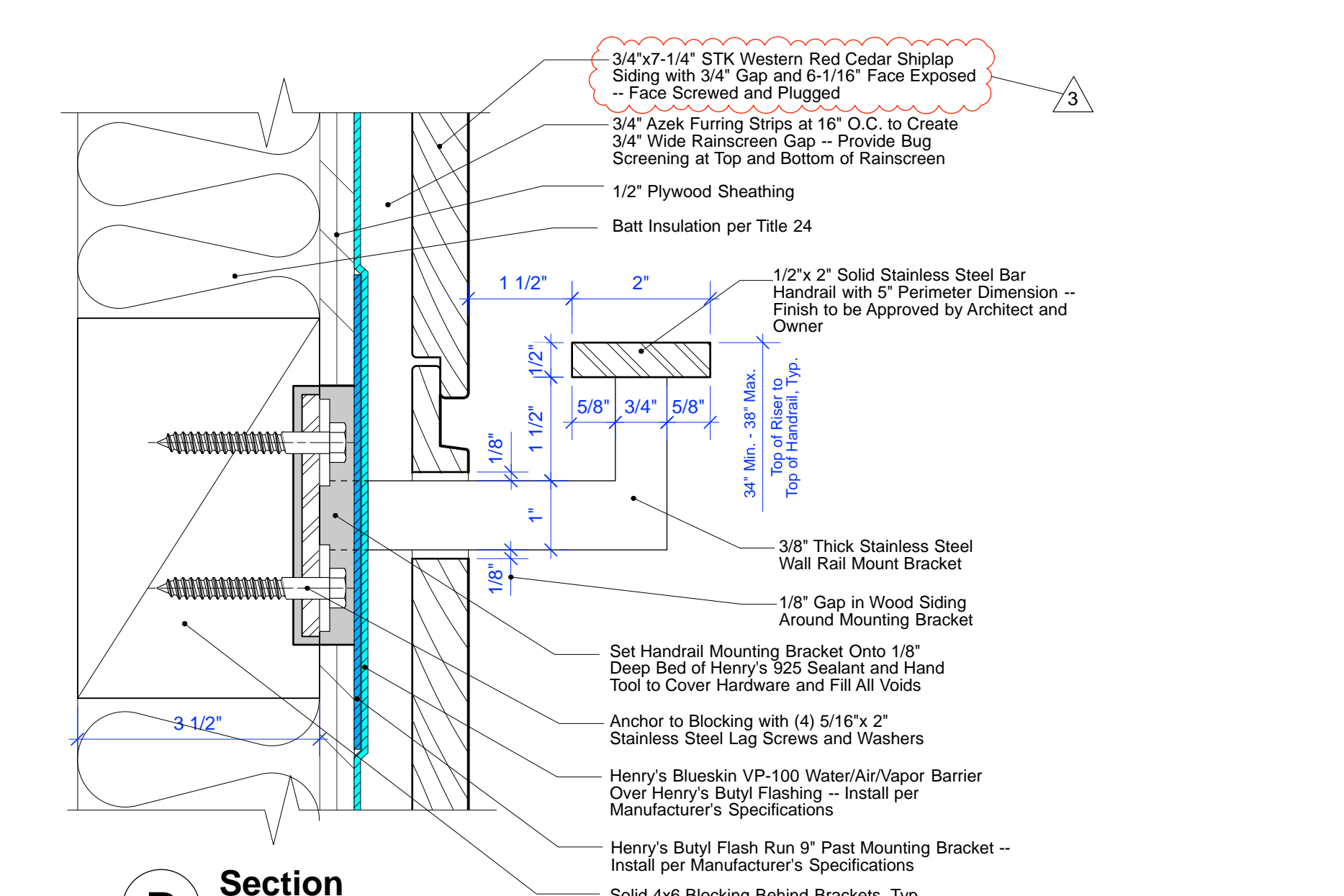
REVISION TO BUILDING PERMIT November 17, 2021

Note:
Install All Waterproofing per Sheet A5.6

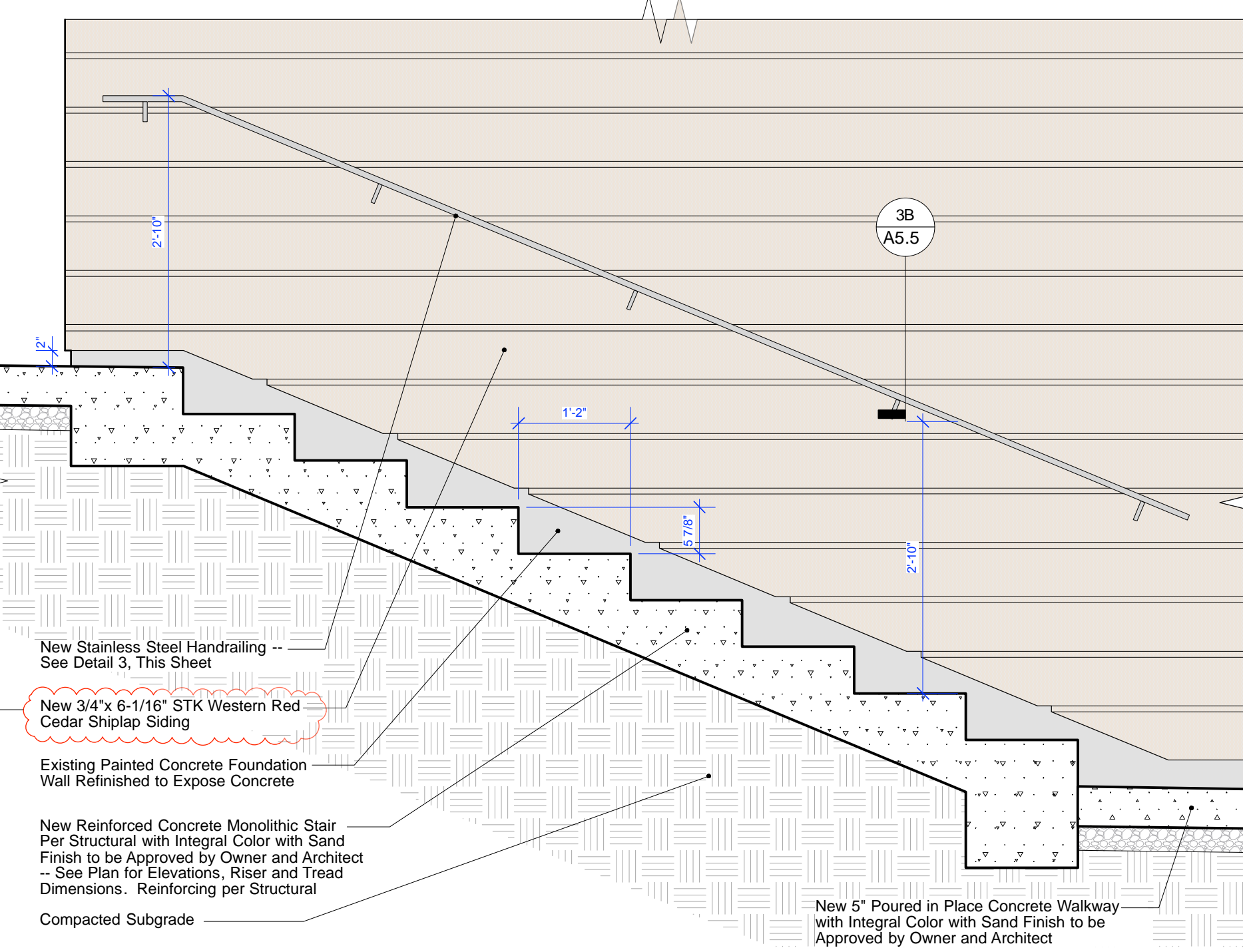
REVISION TO BUILDING PERMIT November 17, 2021



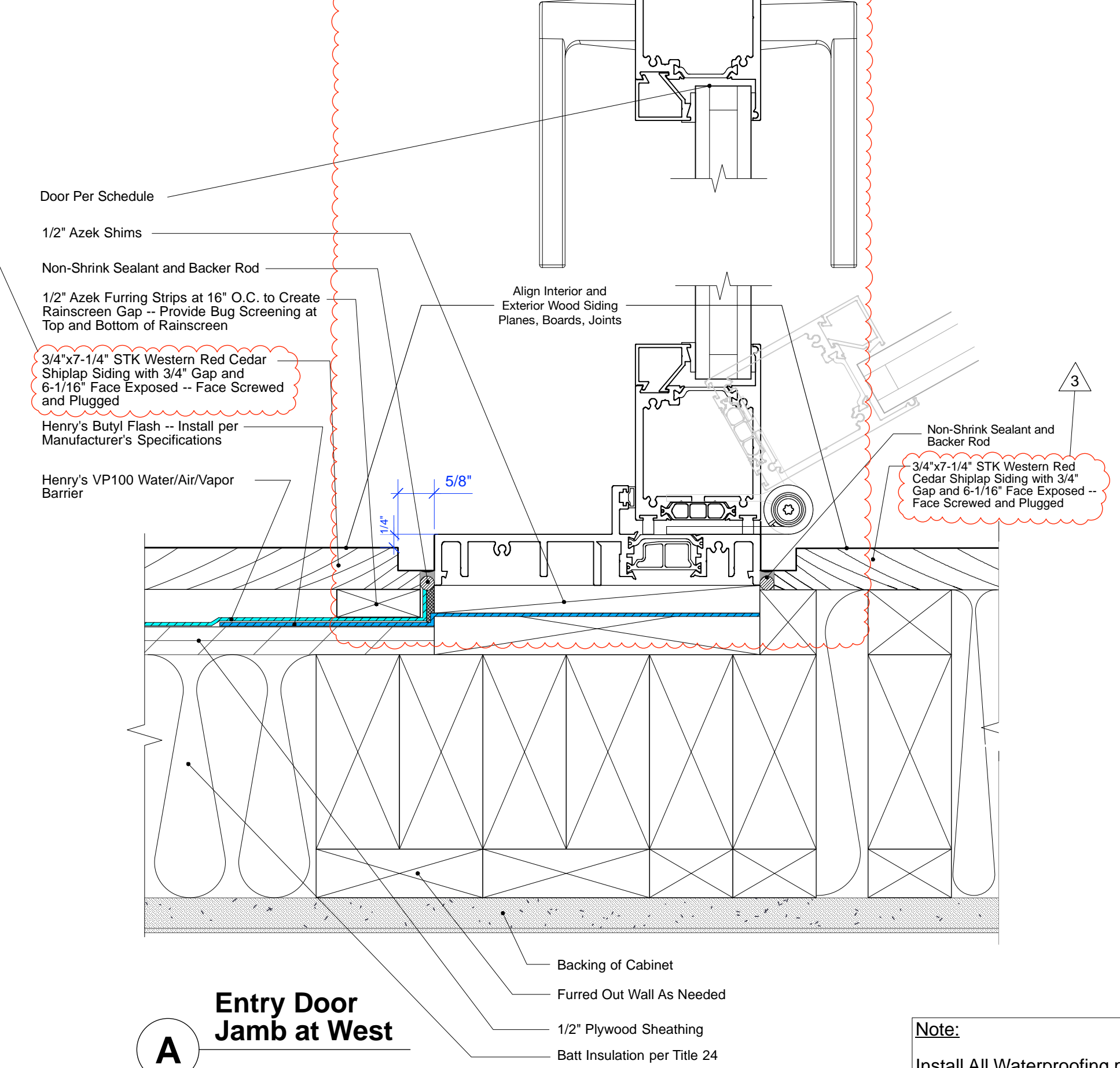
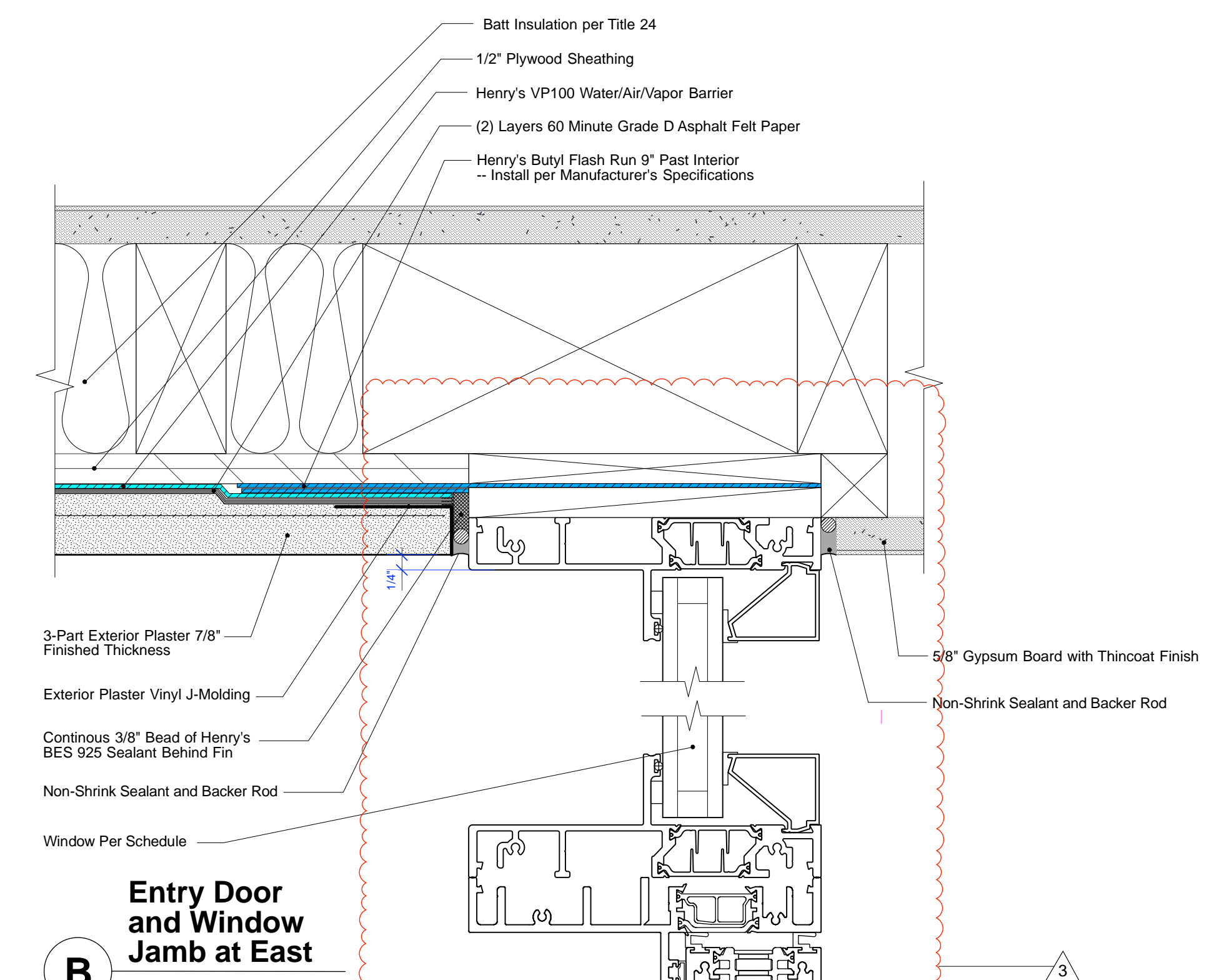
2 Main Entry Steps Handrailing Details
Scale: Half Actual Size



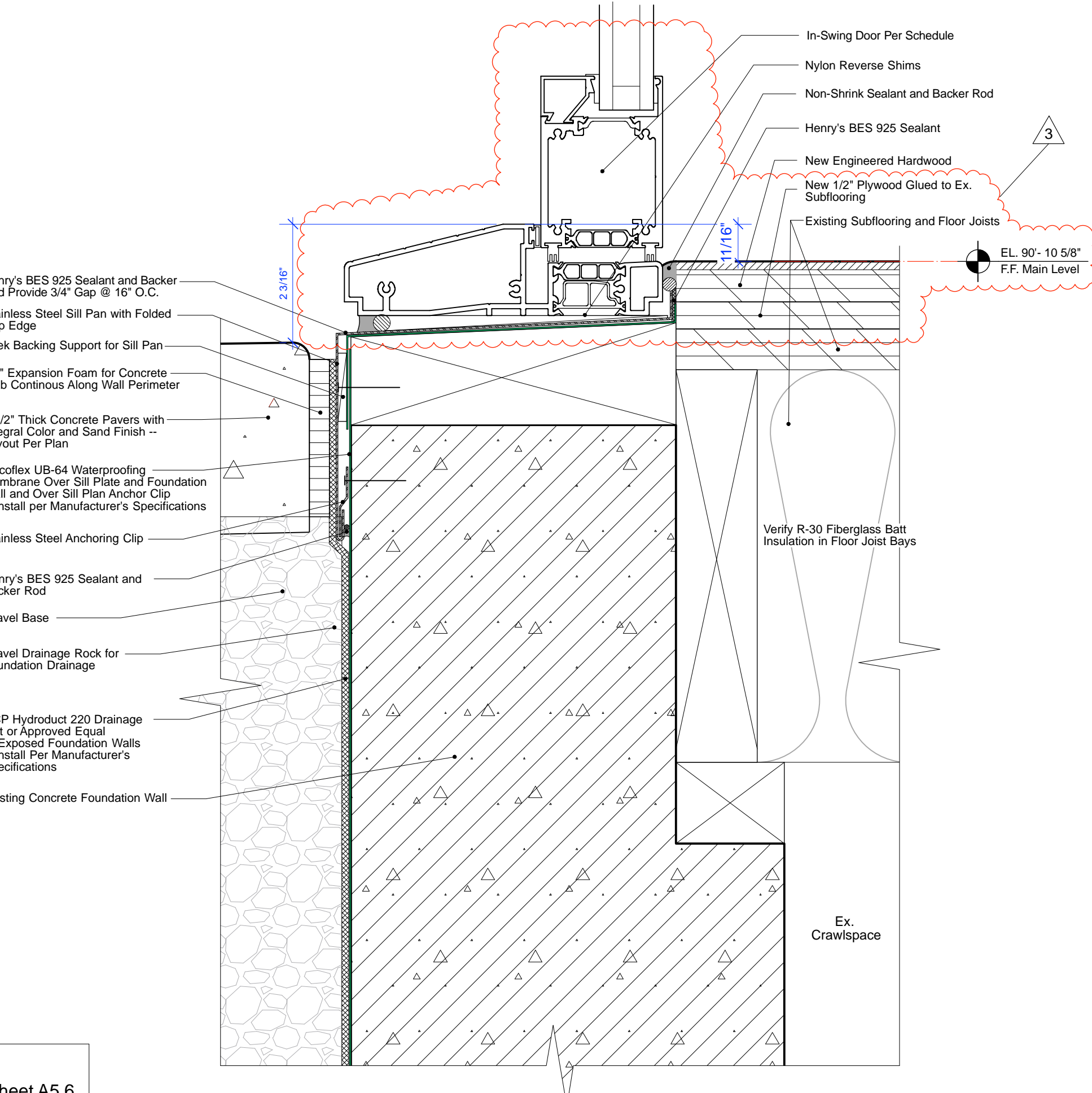
4 Exterior Handrail Detail
Scale: Half Actual Size



5 Main Entry Stair Section Detail
Scale: 3/4" = 1'-0"



3 Main Entry Door Jamb Details
Scale: Half Actual Size



1 Main Entry Door Sill Detail
Scale: Half Actual Size

Note:
Install All Waterproofing per Sheet A5.6

Typical SAF Flush Mount Window Install Before WRB

NOTES: These details are Also for DOOR Jamb & Heads

Window Flashing Installation Sequence and Notes

- Review all Waterproofing Plan Pages and associated manufacturer recommendations before any door or window installations.
- Prepare Rough Opening, Sill and Recess Sill Slope Out, 1/4" to 0:
 - Use continuous shim or shaped framing members.
 - Plywood at sill, 1/8" below top of framing sill plate, ease outer edge.
 - Actual framing conditions may vary.
- Prepare Sill Pan Flashing:
 - Install Henry Butyl Flash to Rough Opening Sill, extend 6" up Rough Opening Jamb. Extend min. 6" below sill. Leave min. 4" of flashing loose with liner attached until WRB is installed under later.
 - Apply Henry Airbloc LF at corner, extend 2" from corner in all directions.
- Install Jamb Flashing:
 - Install Henry Butyl Flash, Notch and extend 6" above Rough Opening at Head. Notch and extend 6" below top of Sill = to bottom of Sill Flash. Stick to Sill Flash.
 - Apply Henry Airbloc LF at corner, extend 2" from corner in all directions.

NOTE: ALL Peel and Stick (SAF) Materials must be adhered to the substrate by use of a Weighted J-Roller to fully activate the adhesive and remove air bubbles, folds, creases, etc.



- Install Window, per manufacturers requirements:
 - Apply continuous 3/8" bead of Henry 925 BES Sealant at Head and Jamb behind window flange.
 - Apply non-continuous 3/8" bead of Henry 925 BES Sealant at sill, apply at lengths of 6" with 2" spaces behind window flange.

NOTE: After window install on interior, provide continuous high stretch sealant over backer rod at sill and min. up 1" at jams. Provide same at jamb and head or approved air block. This is a code requirement to stop air movement, helps prevent water intrusion by creating less porous spaces which prevents wind from pushing water into the system, and at the sill, create the back dam we require.

- Install Flashing at Window Head:
 - Install 9" Henry Metal Clad at Head, lapping over window flange, SAF layer 1 of 2.
 - Seal edge of Henry Butyl Flash to window with Henry 925 Sealant.
 - Install Sheet Metal Head Flashings, min. 16 oz. Copper or 24 gauge stainless steel, create end dams and wrap ends, solder all joints.
 - Sheet Metal Head Flashing to have 1/2" cap and a 1/4" end cap. Sheet Metal Cap slopes out.

Alternate substitute Henry Airbloc LF for Henry Butyl Flash. Contact MFC for details.

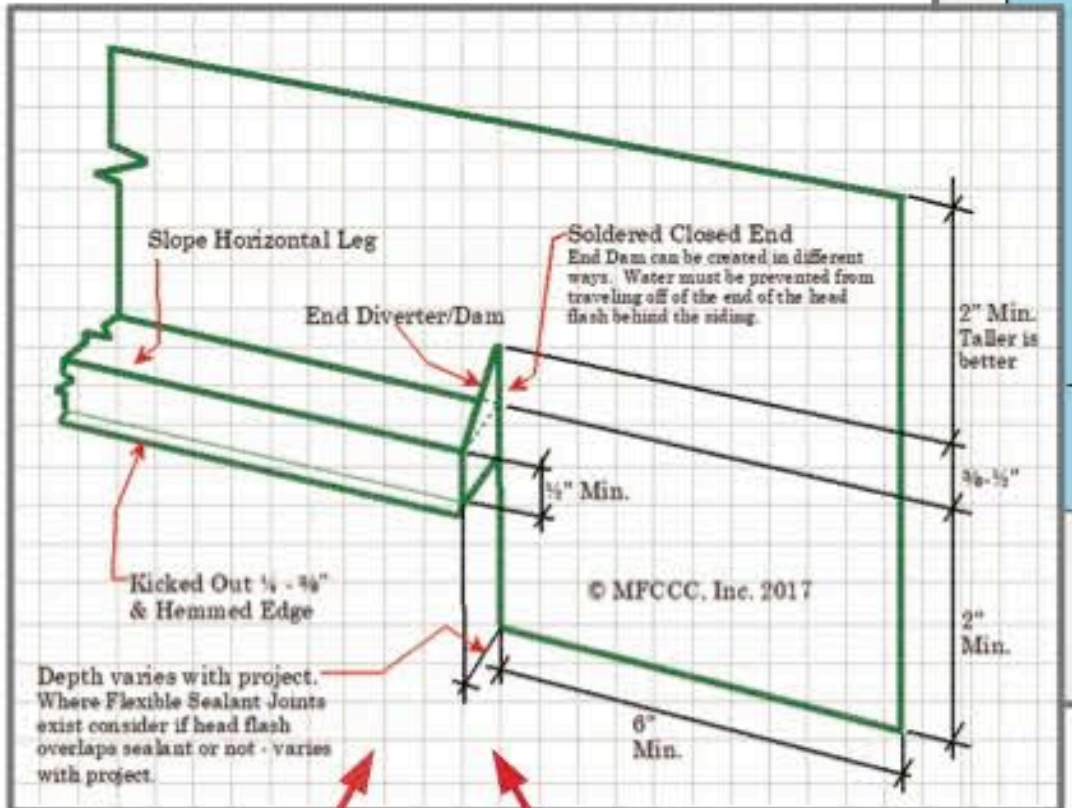
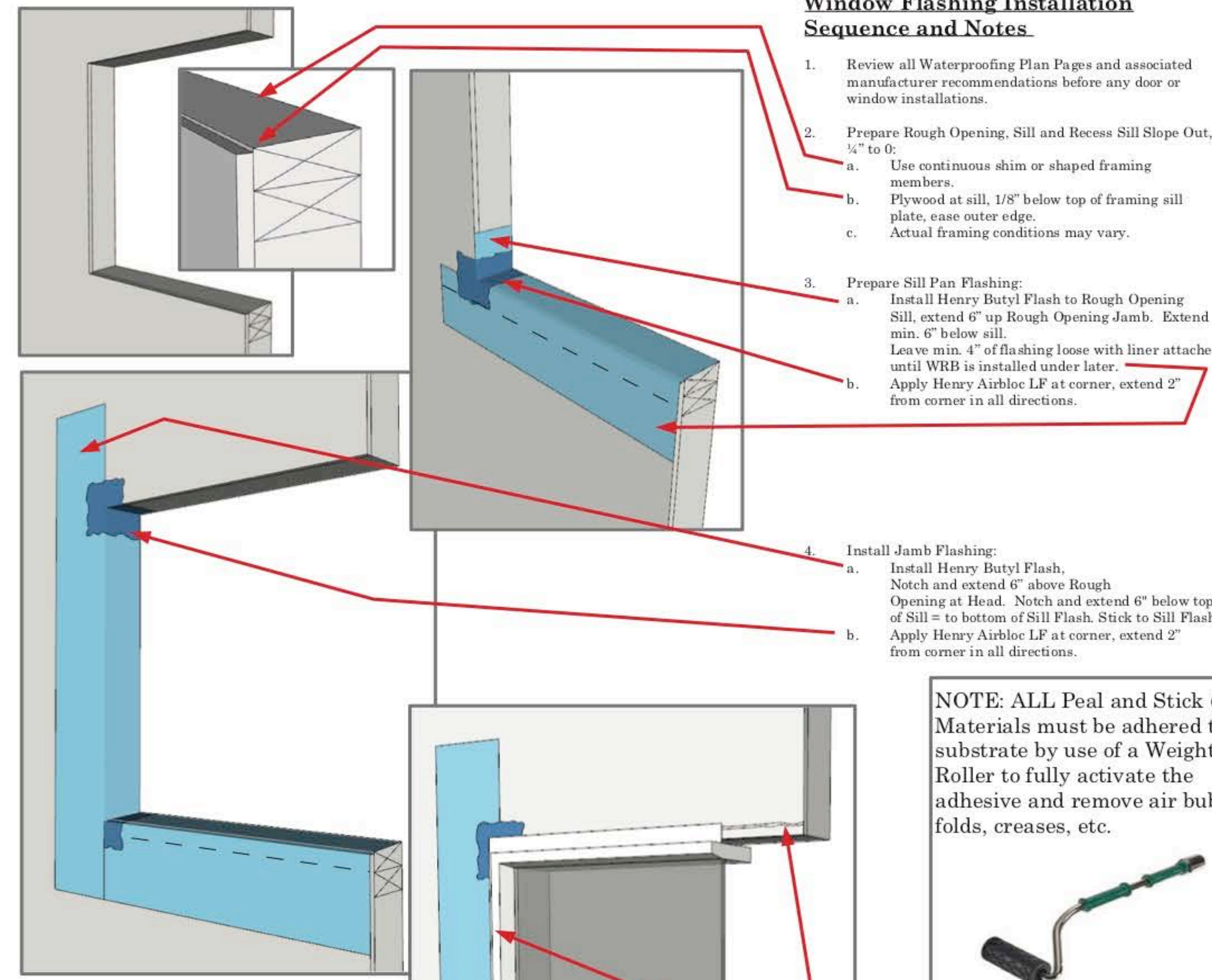
Window Flashing Installation Sequence and Notes

- Install Head Flashing, SAF layer 2 of 2:
 - Apply 9" Henry Metal Clad above window, laps onto Sheet Metal Head Flashing.
- Install Henry VP160 under window sill flashing. Remove liner from Henry Butyl Flash and adhere to WRB.
- Continue installing Henry VP160 over Henry Butyl Flashing at sides and top of window.
 - Min. 4" lap horizontal and 6" lap vertical.

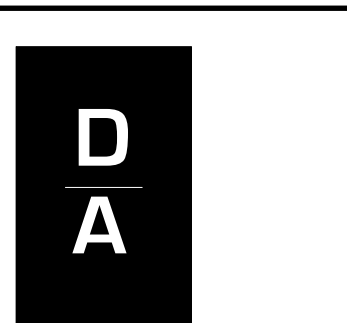
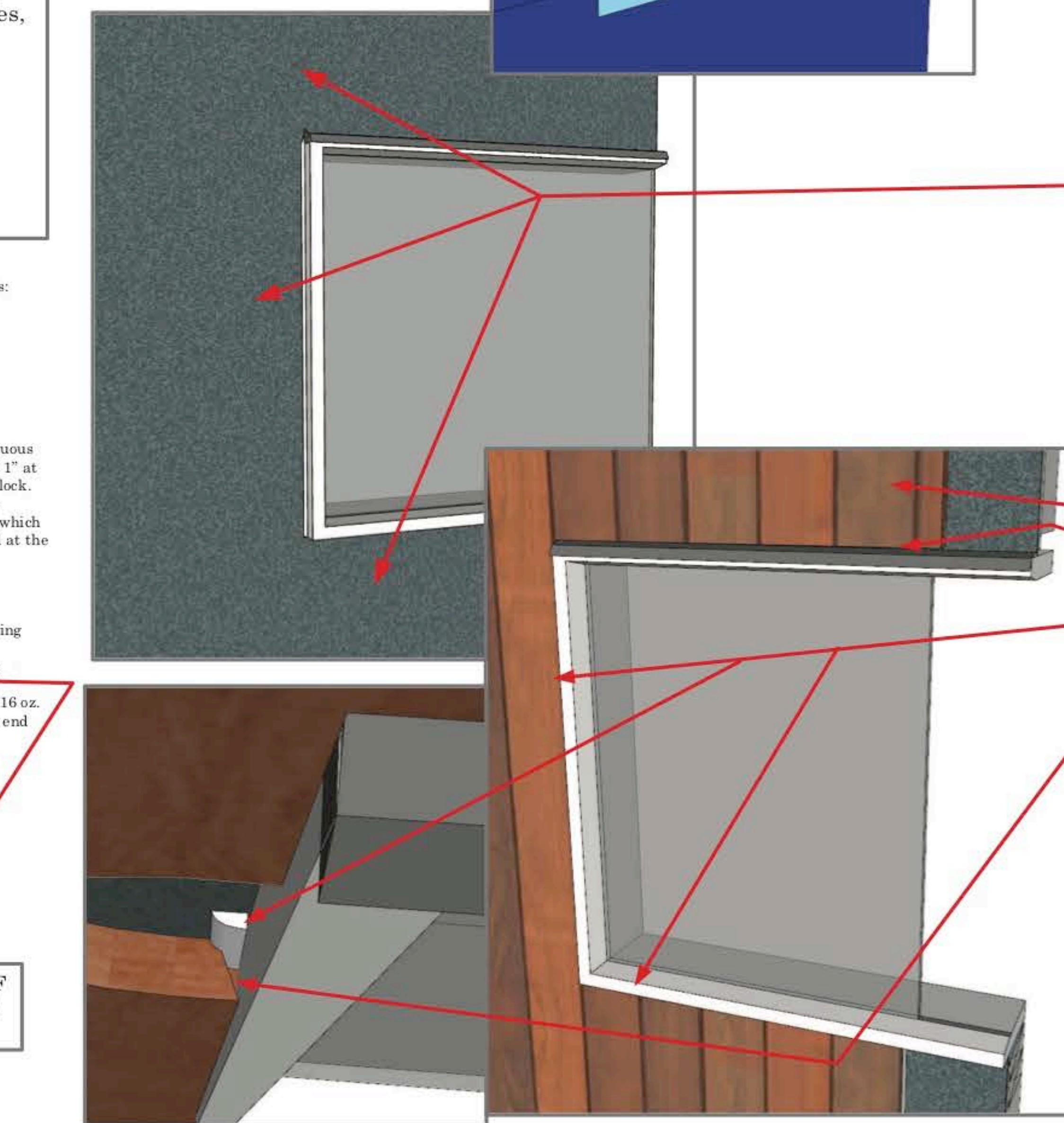
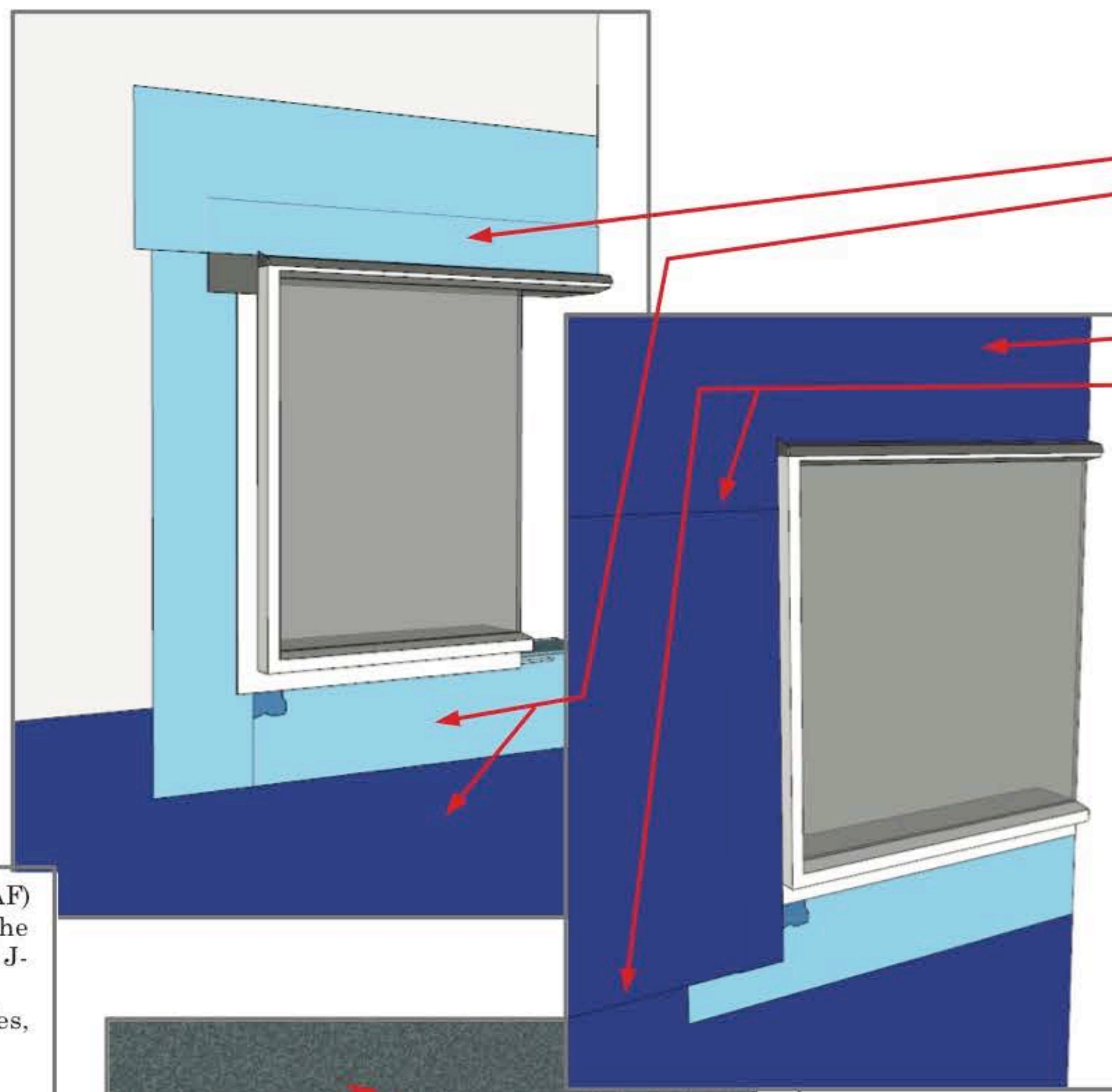
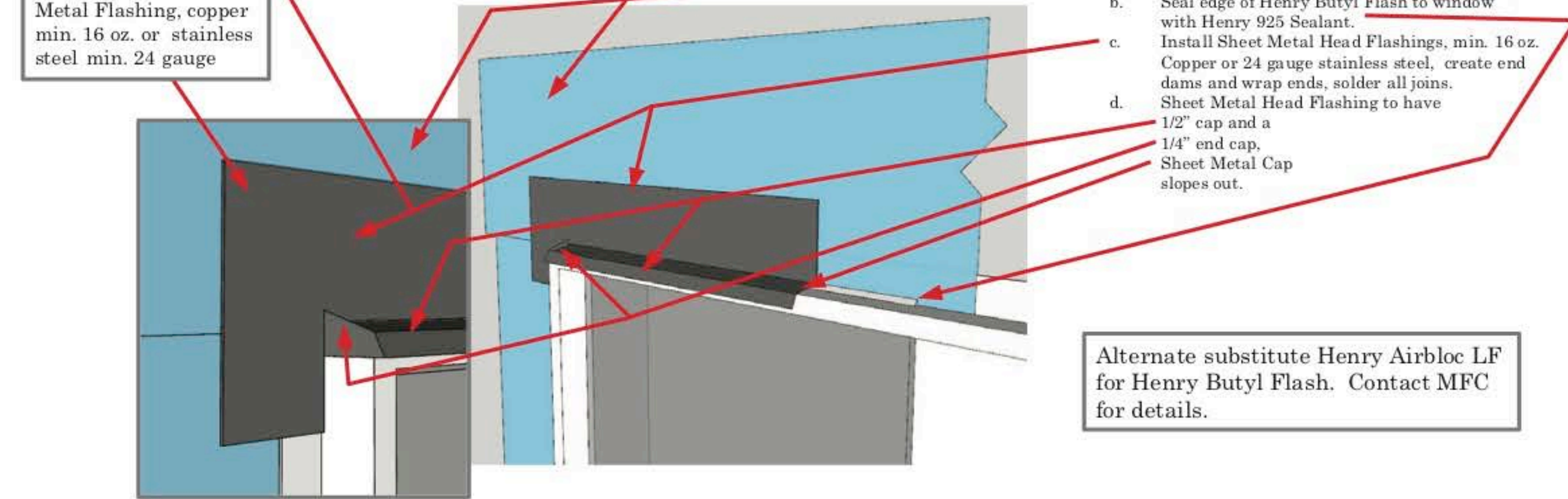
Wood T&G Siding Notes:

- Minimum all end grain sealed regardless of finish. If wood T&G siding is finished with sealer or paint then all cuts should be sealed same as finish.
- Face of siding must finish min. 3/16" back from front of window and jams.

- Install wood T&G vertical siding over MTI Gravity Cavity per manufacturers. See notes above.
 - Provide min. 1/8" gap between head flashing and bottom cut of wood siding. NO SEALANT. Seal end grain of wood T&G siding.
 - Apply 3/8" bead of Henry 212 Sealant between window and wood siding at jama and sill.
 - Bevel wood siding at jama to allow for sealant.



Metal Flashing, copper min. 16 oz. or stainless steel min. 24 gauge



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

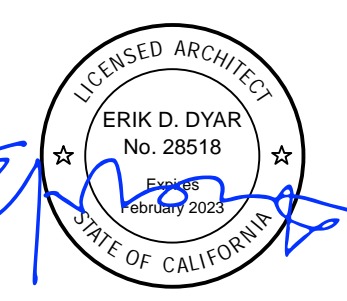
Howley Residence Remodel
26185 Dolores Street
Carmel-by-the-Sea, CA 93923
APN: 009-362-019

Job No. **19-16**

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

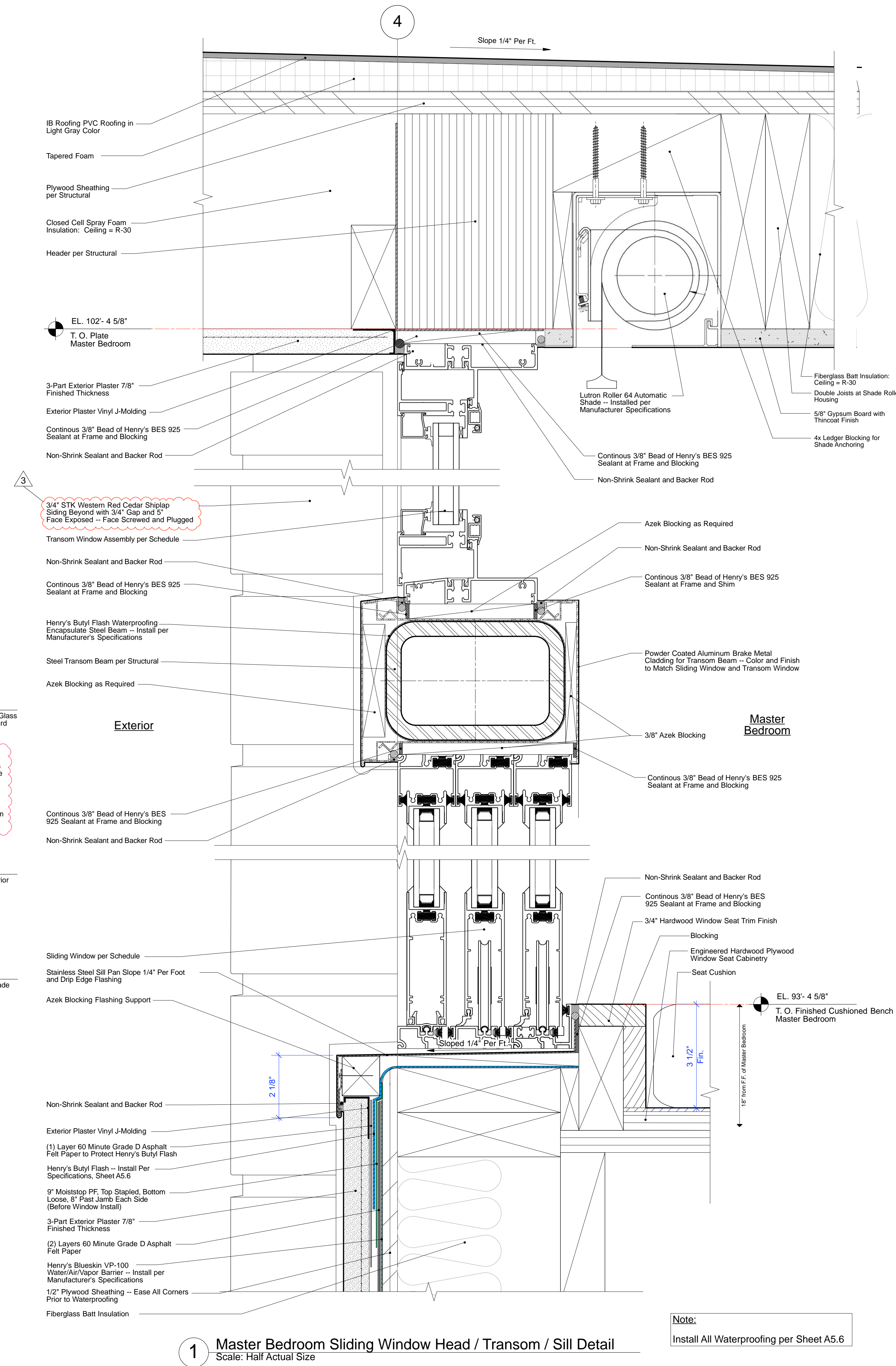
WaterProofing Details

1/4" = 1'-0"



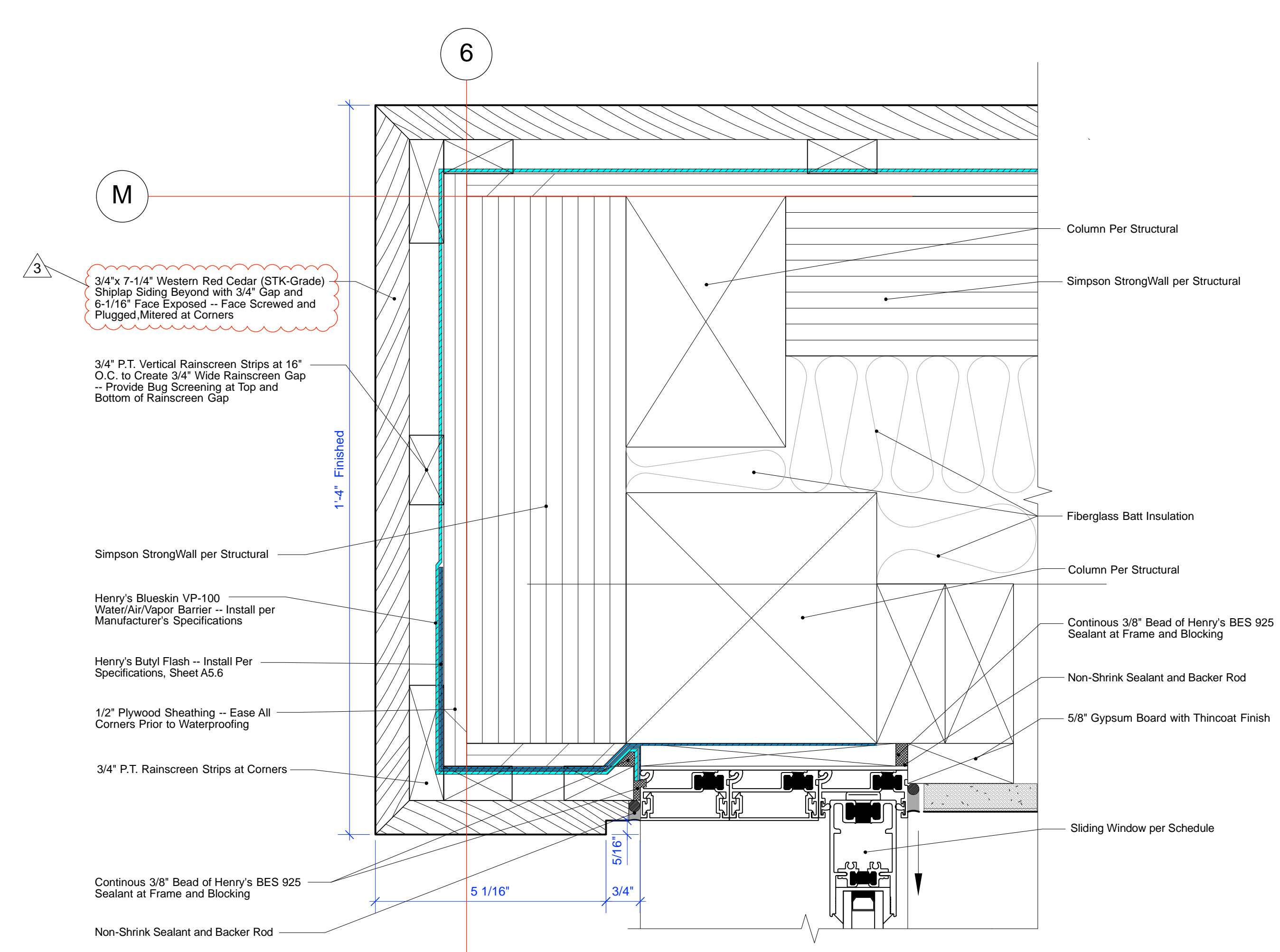
Sheet No. **A5.6**

REVISION TO BUILDING PERMIT November 17, 2021

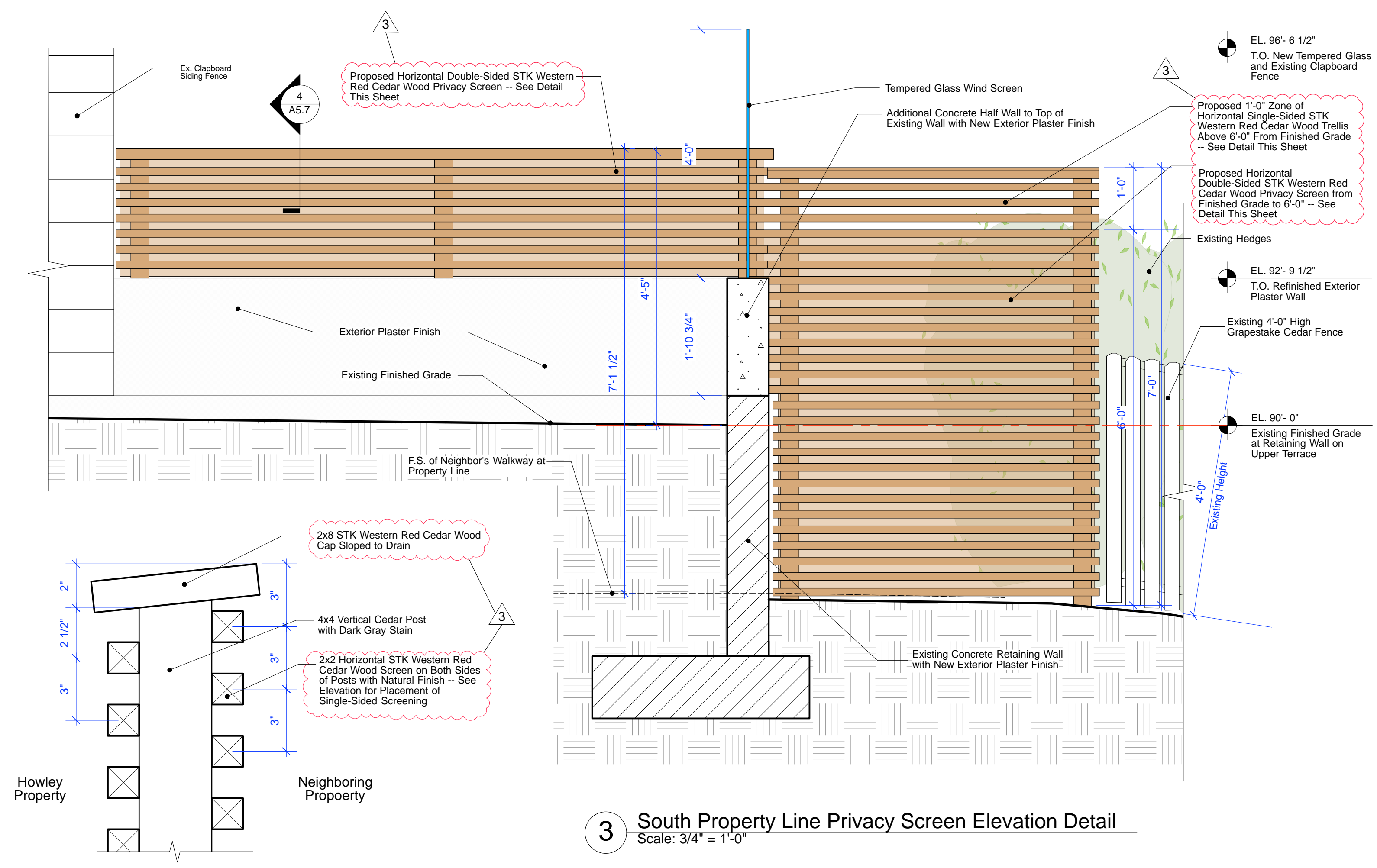


1 Master Bedroom Sliding Window Head / Transom / Sill Detail
Scale: Half Actual Size

Note:
Install All Waterproofing per Sheet A5.6



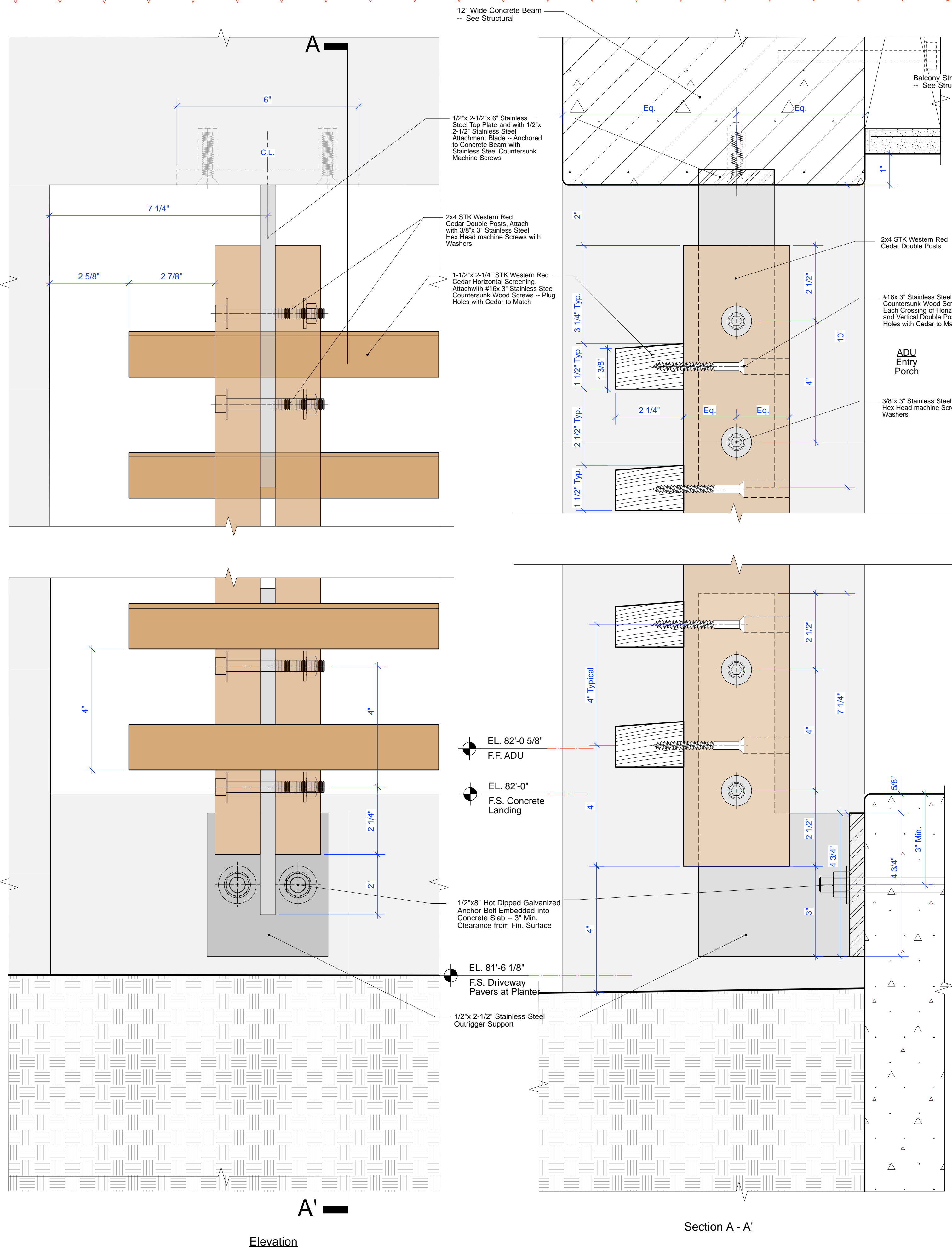
2 Master Bedroom Sliding Window Jamb Detail
Scale: Half Actual Size



3 South Property Line Privacy Screen Elevation Detail
Scale: 3/4\"/>

4 Double-Sided Wood Privacy Screen Detail
Scale: 3\"/>

REVISION TO BUILDING PERMIT November 17, 2021



Elevation

Section A - A'

2 Wood Screen at ADU Entry Detail
Scale: 6" = 1'-0"

EL. 91'-10 1/8"
F.S. Firepit Deck

3/4" x 7-1/4" African Mahogany Shiplap Riser with 3/4" Gap and 6" Face Exposed -- Face Screwed and Plugged

2x6 Kebony Wood Step Treads

EL. 90'-10 1/8"
F.S. Living Room Balcony

1" Azek Cant Strip
Metacrylics Liquid Applied Waterproofing Membrane -- Install per Manufacturer's Specifications

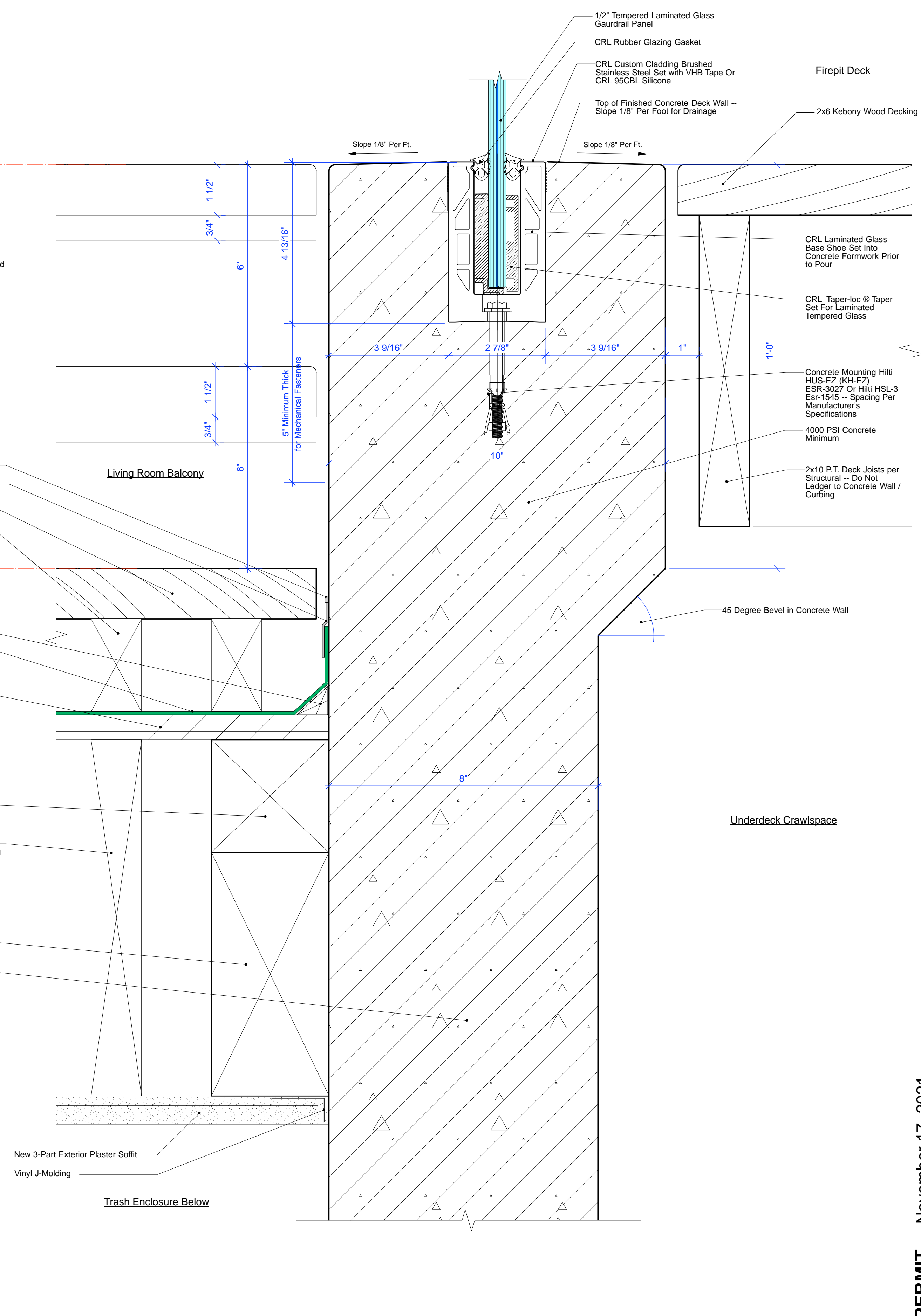
4x4 P.T. Blocking on Top of P.T. Ledger
2x12 P.T. Deck Joists 16" O.C. Ripped for 1/4" Per Foot Slope and Notched for Stainless Steel Gutter -- See Detail 1, Sheet A5.1

4x8 P.T. Ledger Attached to Concrete per Structural
4000 PSI Concrete Minimum Retaining Wall / Fireoil Curbing

New 3-Part Exterior Plaster Soffit
Vinyl J-Molding
Trash Enclosure Below

1 Living Room Balcony at Firepit Deck Detail
Scale: 6" = 1'-0"

Note:
Install All Waterproofing per Sheet A5.6



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Owners:
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Ross, CA 94957

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

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Date:
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RFI #2 City Plan Check Corrections May 10, 2021
Construction Set 1 / Revision to Building Permit November 17, 2021

Construction Details

As Noted

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
2009 2021
STATE OF CALIFORNIA

Sheet No. **A5.8**

REVISION TO BUILDING PERMIT November 17, 2021

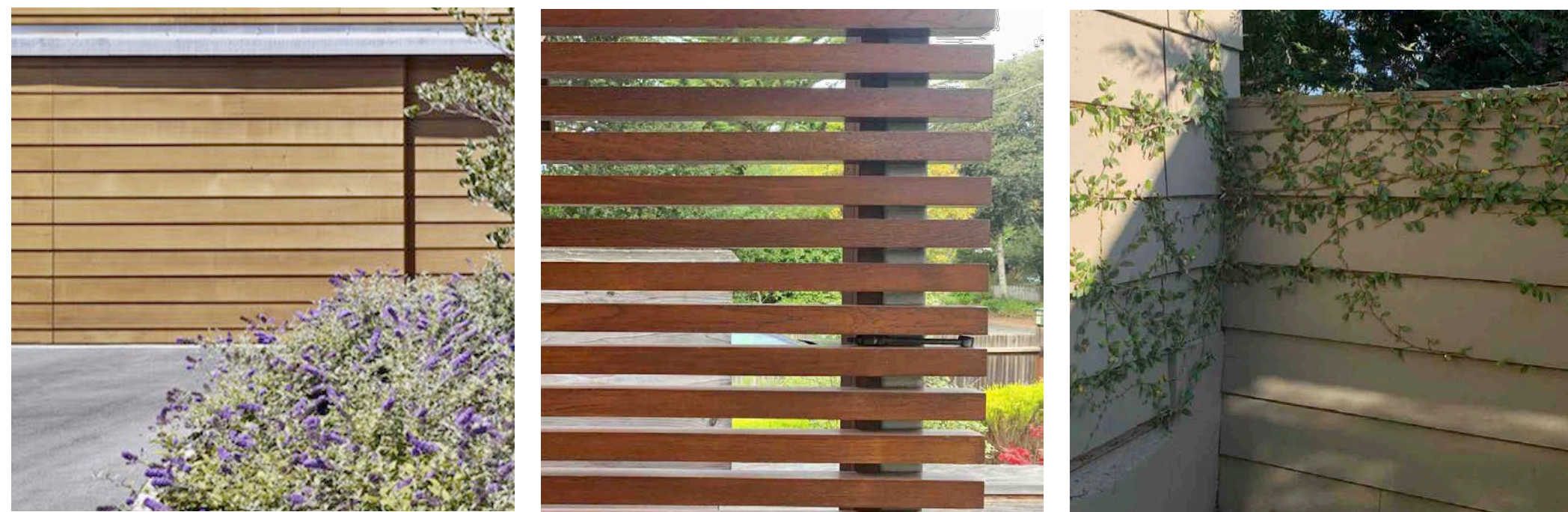


Concrete Balcony, Retaining and Fire Pit Walls **New Concrete Walks, Landings and Stepping Stones** **Exterior Plaster Wall Finish Color**

Board Form Concrete with Natural Finish

Exposed Sand Finish

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



Exterior Wood Siding & Garage Door
Clear Natural Finish

Gates and Screens
Horizontal Boards, Clear Natural Finish

Existing Privacy Fence
11" Horizontal Clapboards, Painted Finish

5 Material Selections

PRODUCT DATA SHEET

Thermafiber® SAFB® FF
Formaldehyde-Free Mineral Wool Insulation

Acoustical Performance

Thickness	1/2"	3/4"	1"	1 1/2"	2"
STC per 100 sq ft	27	33	38	43	48
Density	0.03	0.03	0.03	0.03	0.03

Installation

- Interior Stud Cavity – Friction fit SAFB® securely between studs. Butt ends of blankets closely together and fill all voids.
- Created SAFB® – Using SAFB® 1" wider than regular blankets, lay the blankets slightly to fit into stud cavity. Slip the blankets vertically 1" deep with a utility knife down the center.
- Floor Ceiling – Friction fit SAFB® securely between floor joists.
- Ceiling Overlayment – Lay SAFB® over ceiling panels extending 48" beyond all partitions. Tightly fit around all hangers, obstructions, and penetrations.

Standards, Codes Compliance

Thermafiber Insolutions®

Thermafiber Insolutions® offers industry leading technical and engineering assistance to architects, specifiers, and contractors. These services include CAD drawings, engineering judgments, LEED® Credit Information, and product recommendations. Contact our technical services department at 1-888-834-2371 or email Thermafiberinsolutions@owenscorning.com.

Features

- Formaldehyde-Free
- Exceptional sound and noise absorption
- Adds STC value to wall and floor-ceiling assemblies
- Provides fire containment in rated assemblies
- Fire resistant to temperatures above 2,000° F (1,093° C)
- Conserves energy, reduces greenhouse gas emissions
- Mold-resistant
- Contributes to credits in several green building programs such as LEED and Green Globes

Environmental and Sustainability

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 by delivering solutions, transforming markets and enhancing lives. More information can be found at www.owenscorning.com.

Notes

For additional information refer to the Safe Use Instruction Sheet (SUIS) found in the SDS Database via <http://mfs.owenscorning.com>.

Submit Approval

Job Name: _____
Contractor: _____
Date: _____

Certifications and Sustainable Features

- UL Classified
- GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product use.
- UL Environment validated Formaldehyde-Free. For more information, visit www.ul.com.
- Gold Material Health Certificate from Cradle to Cradle Products Innovation Institute.
- Thermafiber SAFB® FF mineral wool insulation is participating in Declare, an online Building Challenge program. For more information, visit www.declareapp.com.
- This product meets SAFETY Act designation by the U.S. Department of Homeland Security. For more information visit safety.gov.
- 90% recycled content for various product and 45% recycled content for faced product, certified by USDA BioPreferred® program.

Declare.

Thermafiber

Thermafiber, Inc.
OWENS CORNING CORPORATION
TOLSON, OHIO, USA 43085

1-888-834-2371
www.owenscorning.com

1 Hour Fire Rated Floor / Ceiling Assembly at ADU / Main Residence: 1'-1 1/8" Thick
(Follow Anchoring Methods Per GA File No. 5112 This Sheet)

- Engineered Plywood Hardward Flooring;
- 1" Proprietary Gypsum Floor Topping;
- 1/4" Proprietary Sound Reduction Mat;
15/32" 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 at Right Angles to Resilient Channels.

Floor Assembly:

UL Test No. R1319
GA File No. FC 5112
STC 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 Continuous Channels And Attached With Screws 2" To Additional Pieces Of Channel Or 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 Per Structural Nailing Schedule.

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" Engineered Hardwood Plywood.

Acoustical Rating: STC 50 - 54
Sound Test: RAL TL04-31 & 32

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 W drywall screws at 12" O.C. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space.

OPPOSITE SIDE: One layer 5/8" Type X gypsum wallboard or gypsum veneer base applied parallel to channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" O.C. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD BEARING)

Acoustical Rating: FSTC 50 - 54
Sound Test: BBN 760903

2 Interior Swing Door Head
Scale: Half Actual Size

1 Interior Swing Door Jamb
Scale: Half Actual Size

Labels include: Paint-Grade Wood Jamb Trim Beyond, 1 x Smooth, Paint-Grade Wood Transom, Gyp. Board with Smooth, Thin-Coat Plaster Ceiling, 1 x Smooth, Paint-Grade Wood Transom, Structural Head per Structural Engineer, Paint-Grade Wood Jamb Trim Beyond, Flush, Paint-Grade, Solid-Core Door, Rift Sawn, White Oak Door Head Frame, 1 1/2" x 1/4", 3/4", 1", 3", 1", 3/4", 6 1/2", 1 3/4", 3", 1 3/4", 1 3/16", 1 7/8", 1 3/4", 1 3/4", 1", 1 3/4", 1 1/2", 5/8" Gyp. Board with Smooth, Thin-Coat Plaster Finish.

4 Wall Base Board Detail
Scale: Half Actual Size

Labels include: 2x6 Blocking Continuous at Base, 5/8" Gypsum Board with Thincoat Finish, J-Molding for Gypsum Board, Paint-Grade, Flush, Wood Baseboard, Engineered Hardwood, Top of Finished Floor, 1/2", 3", 3 1/2".

3 Interior Door Elevation at Head
Scale: Half Actual Size

Labels include: Paint-Grade Wood Jamb Trim Beyond, 1 x Smooth, Paint-Grade Wood Transom, Structural Head per Structural Engineer, Paint-Grade Wood Jamb Trim Beyond, Flush, Paint-Grade, Solid-Core Door, Rift Sawn, White Oak Door Head Frame, 1 1/2" x 1/4", 3/4", 1", 3", 1", 3/4", 6 1/2".

6 1-Hour Floor / Ceiling Assembly Detail at ADU / Main Residence

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April 9, 2021

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

Construction Details

As Noted

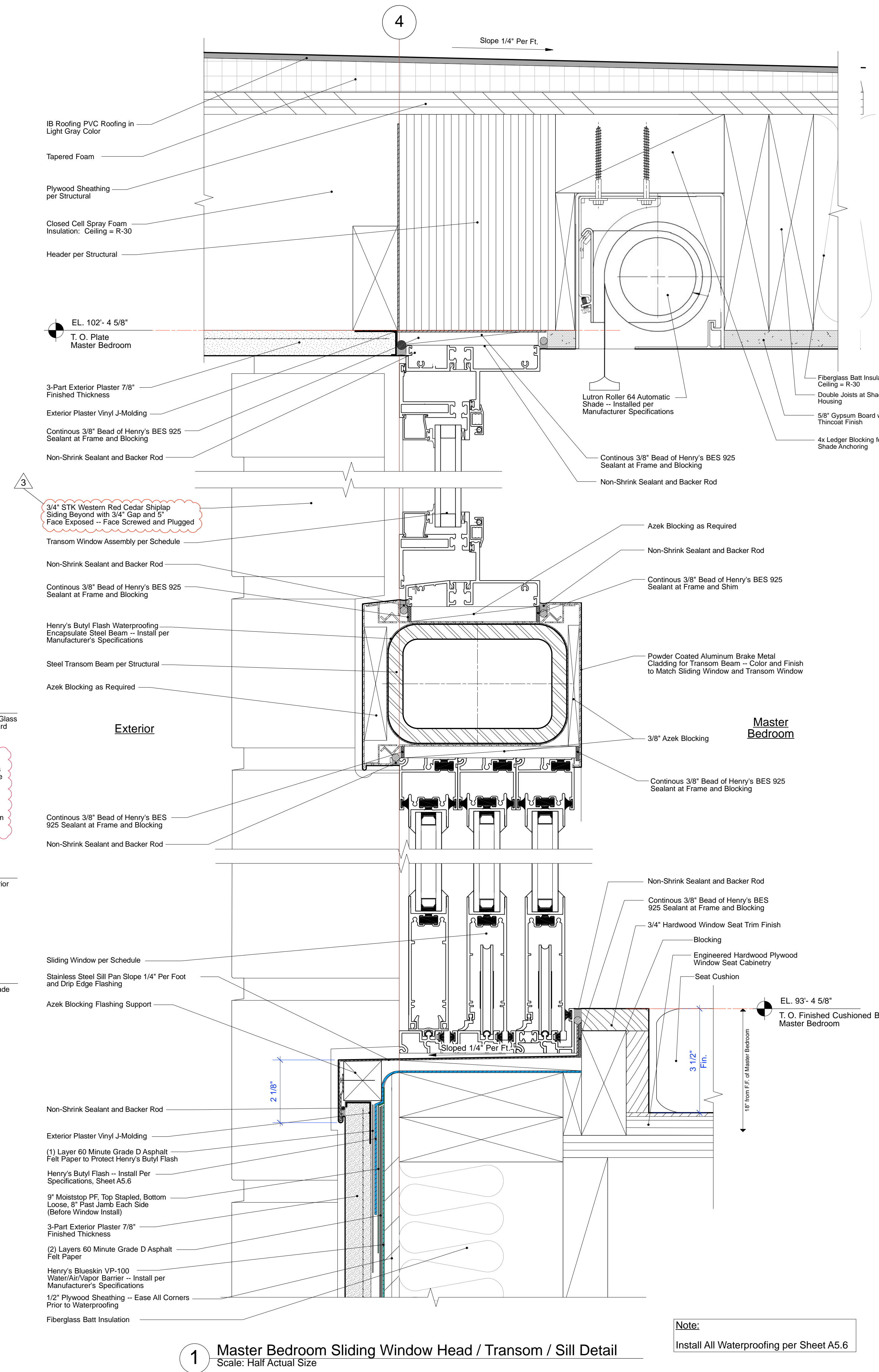
REVISION TO BUILDING PERMIT

November 17, 2021

ERIK D. DYAR
No. 28518
Architect
STATE OF CALIFORNIA

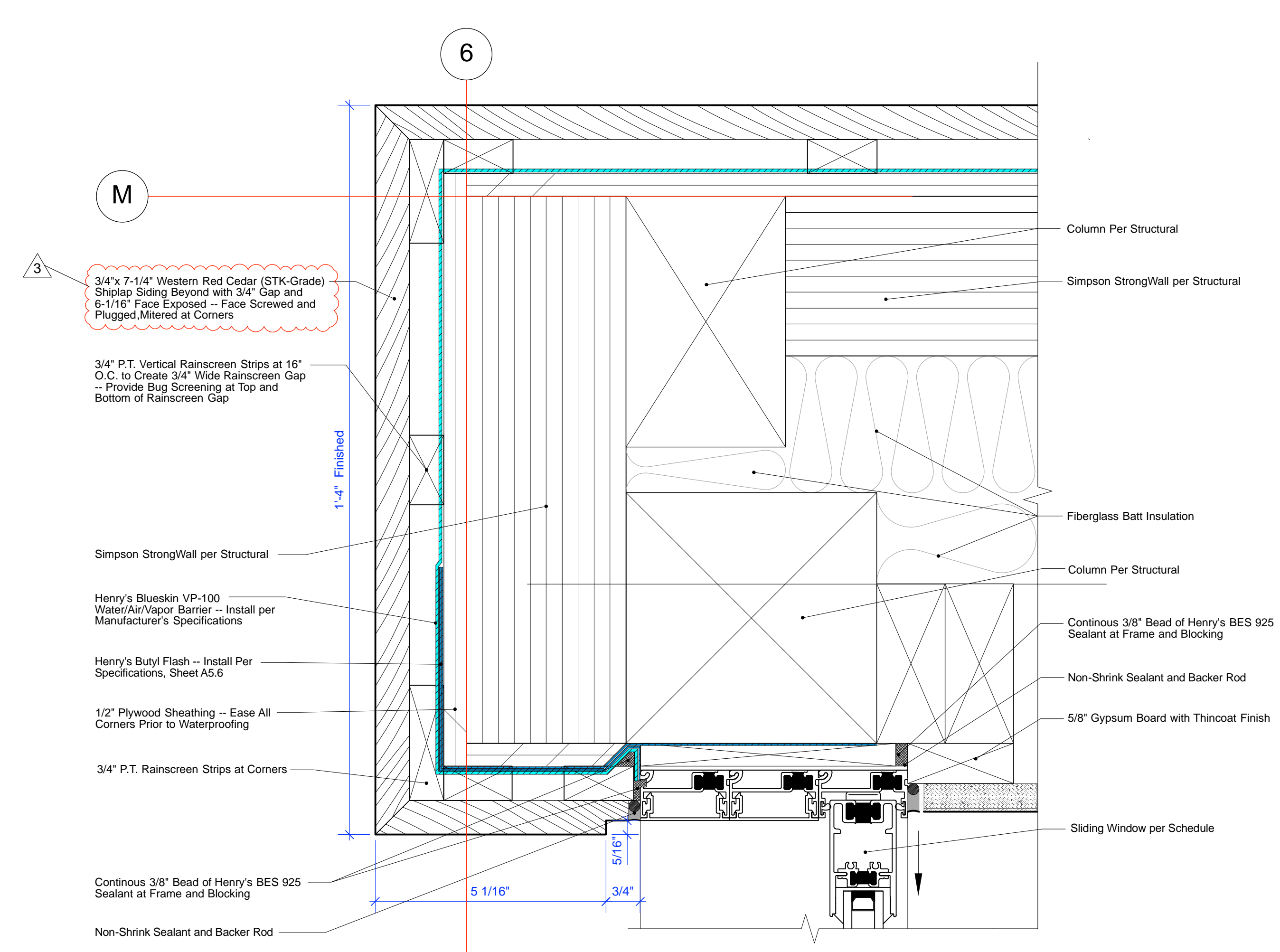
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REVISION TO BUILDING PERMIT November 17, 2021

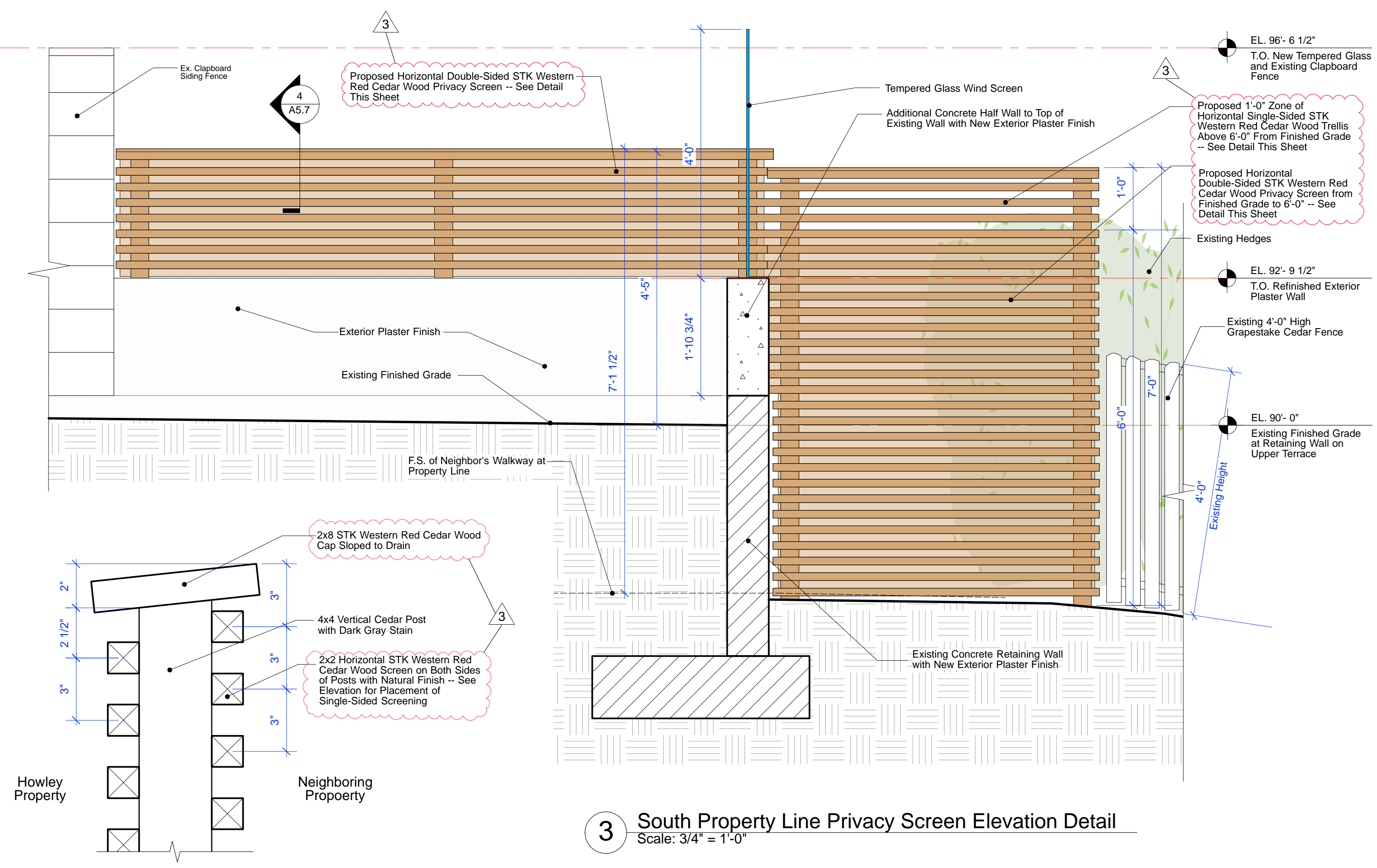


1 Master Bedroom Sliding Window Head / Transom / Sill Detail
Scale: Half Actual Size

Note:
Install All Waterproofing per Sheet A5.6



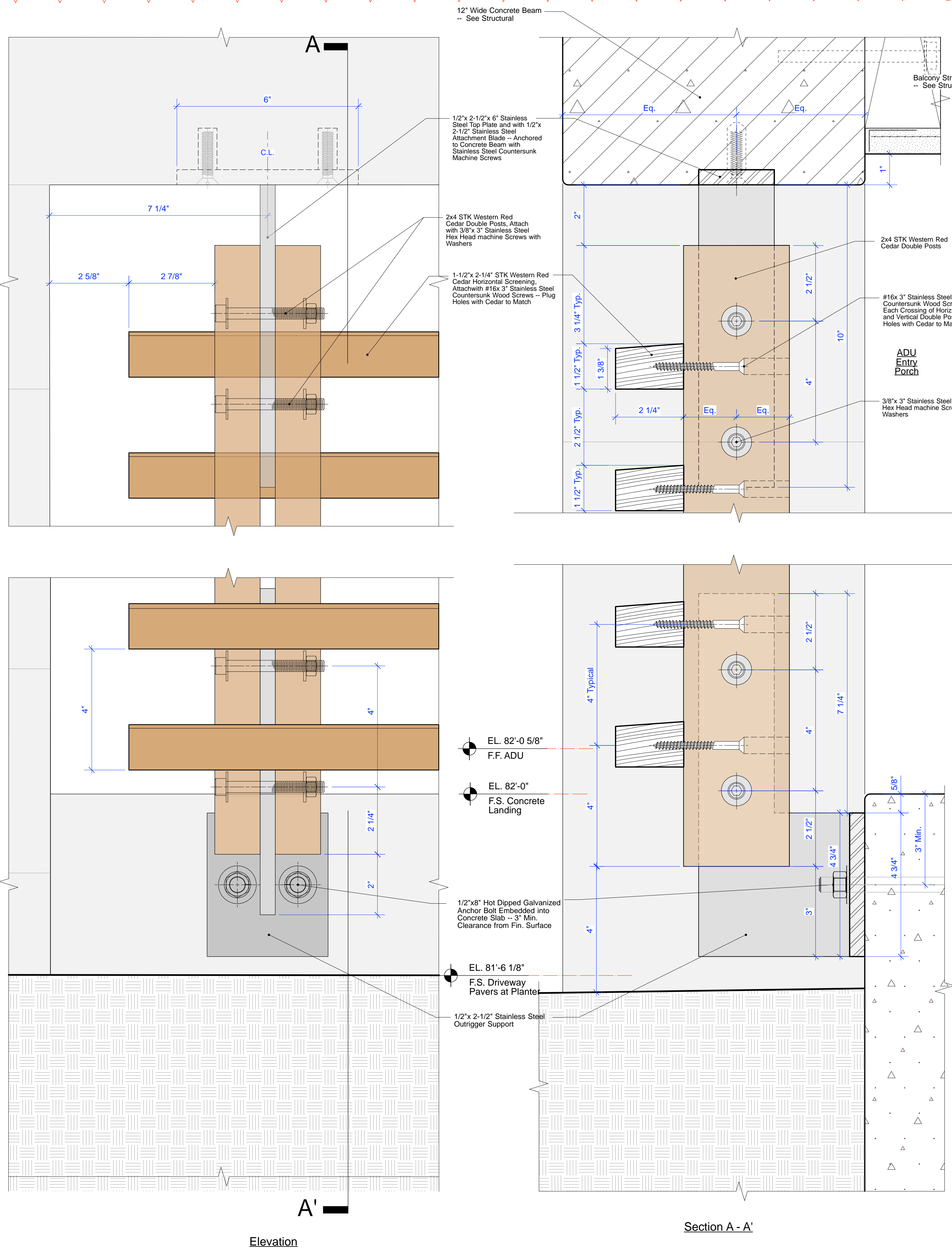
2 Master Bedroom Sliding Window Jamb Detail
Scale: Half Actual Size



3 South Property Line Privacy Screen Elevation Detail
Scale: 3/4\"/>

4 Double-Sided Wood Privacy Screen Detail
Scale: 3\"/>

REVISION TO BUILDING PERMIT November 17, 2021



Elevation

Section A - A'

2 Wood Screen at ADU Entry Detail
Scale: 6" = 1'-0"

EL. 91'-10 1/8"
F.S. Firepit Deck

3/4" x 7-1/4" African Mahogany
Shiplap Riser with 3/4" Gap and 6"
Face Exposed -- Face Screwed and
Plugged

2x6 Kebony Wood Step Treads

EL. 90'-10 1/8"
F.S. Living Room Balcony

1" Azek Cant Strip
Metacrylics Liquid Applied
Waterproofing Membrane -- Install
per Manufacturer's Specifications

3/4" Marine Grade
Sheathing per Structural

4x4 P.T. Blocking on Top of
P.T. Ledger

2x12 P.T. Deck Joists 16" O.C.
Ripped for 1/4" Per Foot Slope and
Notched for Stainless Steel Gutter
-- See Detail 1, Sheet A5.1

4x8 P.T. Ledger Attached to
Concrete per Structural

4000 PSI Concrete Minimum
Retaining Wall / Fireoil Curbing

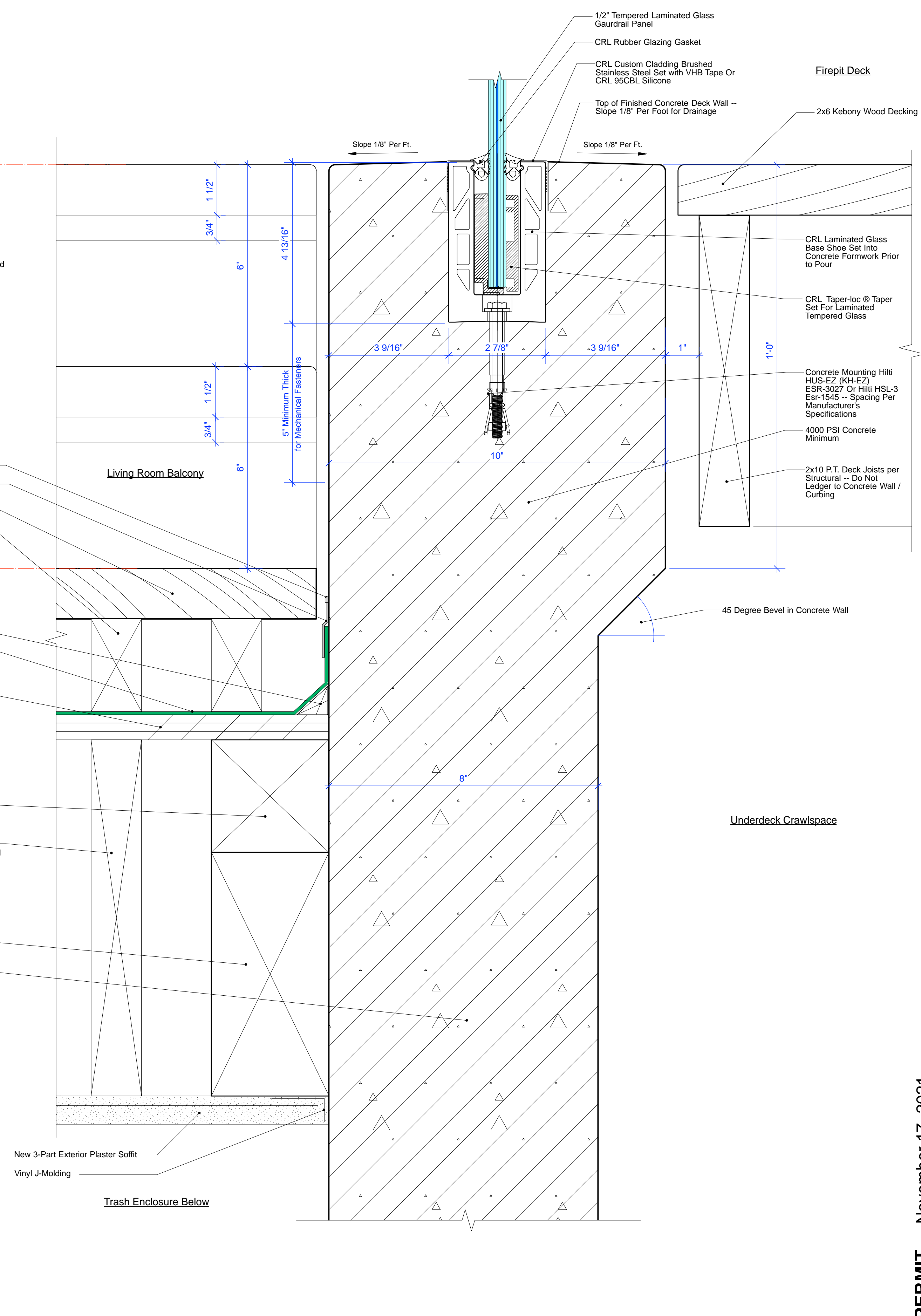
New 3-Part Exterior Plaster Soffit
Vinyl J-Molding

Trash Enclosure Below

3

1 Living Room Balcony at Firepit Deck Detail
Scale: 6" = 1'-0"

Note:
Install All Waterproofing per Sheet A5.6



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

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

Job No.
19-16

Date:
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

**Construction
Details**

As Noted

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
2009 2021
STATE OF CALIFORNIA

Sheet No.
A5.8

REVISION TO BUILDING PERMIT November 17, 2021

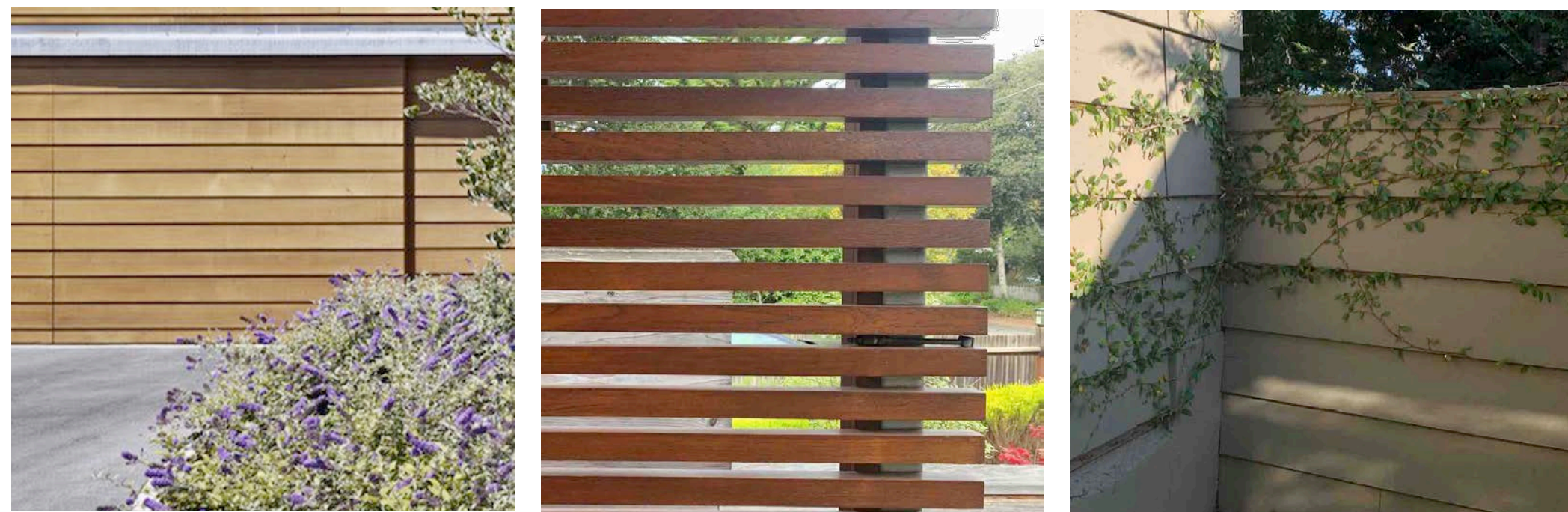


Concrete Balcony, Retaining and Fire Pit Walls **New Concrete Walks, Landings and Stepping Stones** **Exterior Plaster Wall Finish Color**

Board Form Concrete with Natural Finish

Exposed Sand Finish

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



Exterior Wood Siding & Garage Door
Clear Natural Finish

Gates and Screens
Horizontal Boards, Clear Natural Finish

Existing Privacy Fence
11" Horizontal Clapboards, Painted Finish

5 Material Selections

PRODUCT DATA SHEET

Thermafiber® SAFB® FF
Formaldehyde-Free Mineral Wool Insulation

Acoustical Performance

Thickness	1/2"	3/4"	1"	1 1/2"	2"
STC per 100 sq ft	2	3	4	5	6
Density	0.03	0.03	0.03	0.03	0.03

Installation

- Interior Stud Cavity - Friction fit SAFB® securely between studs. Butt ends of blankets closely together and fill all voids.
- Created SAFB® - Using SAFB® 1" wider than regular blankets, lay the blankets slightly to fit into stud cavity. Slip the blankets vertically 1" deep with a utility knife down the center.
- Floor Ceiling - Friction fit SAFB® between floor joists.
- Ceiling Overlayment - Lay SAFB® over ceiling panels extending 48" beyond all partitions. Tightly fit around all hangers, obstructions, and penetrations.

Standards, Codes Compliance

Thermafiber Insolutions®

Thermafiber

Features

- Formaldehyde-Free
- Exceptional sound and noise absorption
- Adds STC value to wall and floor-ceiling assemblies
- Provides fire containment in rated assemblies
- Fire resistant to temperatures above 2,000° F (1,093° C)
- Conserves energy, reduces greenhouse gas emissions
- Mold-resistant
- Contributes to credits in several green building programs such as LEED and Green Globes

Environmental and Sustainability

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 by delivering solutions, transforming markets and enhancing lives. More information can be found at www.owenscorning.com.

Notes

For additional information refer to the Safe Use Instruction Sheet (SUIS) found in the SDS Database via <http://mfs.owenscorning.com>.

Submit Approval

Contractor: _____
Date: _____

Certifications and Sustainable Features

Declare.

Thermafiber

1 Hour Fire Rated Floor / Ceiling Assembly at ADU / Main Residence: 1'-1 1/8" Thick
(Follow Anchoring Methods Per GA File No. 5112 This Sheet)

- Engineered Plywood Hardward Flooring;
- 1" Proprietary Gypsum Floor Topping;
- 1/4" Proprietary Sound Reduction Mat;
- 15/32" 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 at Right Angles to Resilient Channels.

Floor Assembly:

UL Test No. R1319
GA File No. FC 5112
STC 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 1-1/4" Type S Drywall Screws 12" O.C. Gypsum Board End Joints Located Midway Between Continuous Channels And Attached With Screws 2" 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 Per Structural Nailing Schedule.

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" Engineered Hardwood Plywood.

Acoustical Rating: STC 50 - 54
Sound Test: RAL TL04-31 & 32

GA FILE NO. FC 5112

PROPRIETARY*

WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 24" o.c. (12" o.c. when used in combination with 1/2" gypsum wallboard or gypsum veneer base applied parallel to channels with 1" type S drywall screws 12" o.c. End joints back-to-back with resilient channels. 2" mineral fiber insulation 2.0 or 2.3 pcf. in stud space.

1 HOUR FIRE

50 TO 54 STC SOUND

Thermafiber

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 W drywall screws at 12" O.C. and open face of mineral fiber insulation blankets toward resilient channel-side of 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 studs 16" O.C. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD BEARING)

Acoustical Rating: FSTC 50 - 54
Sound Test: BBN 760903

GA FILE NO. WP 3240

PROPRIETARY*

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

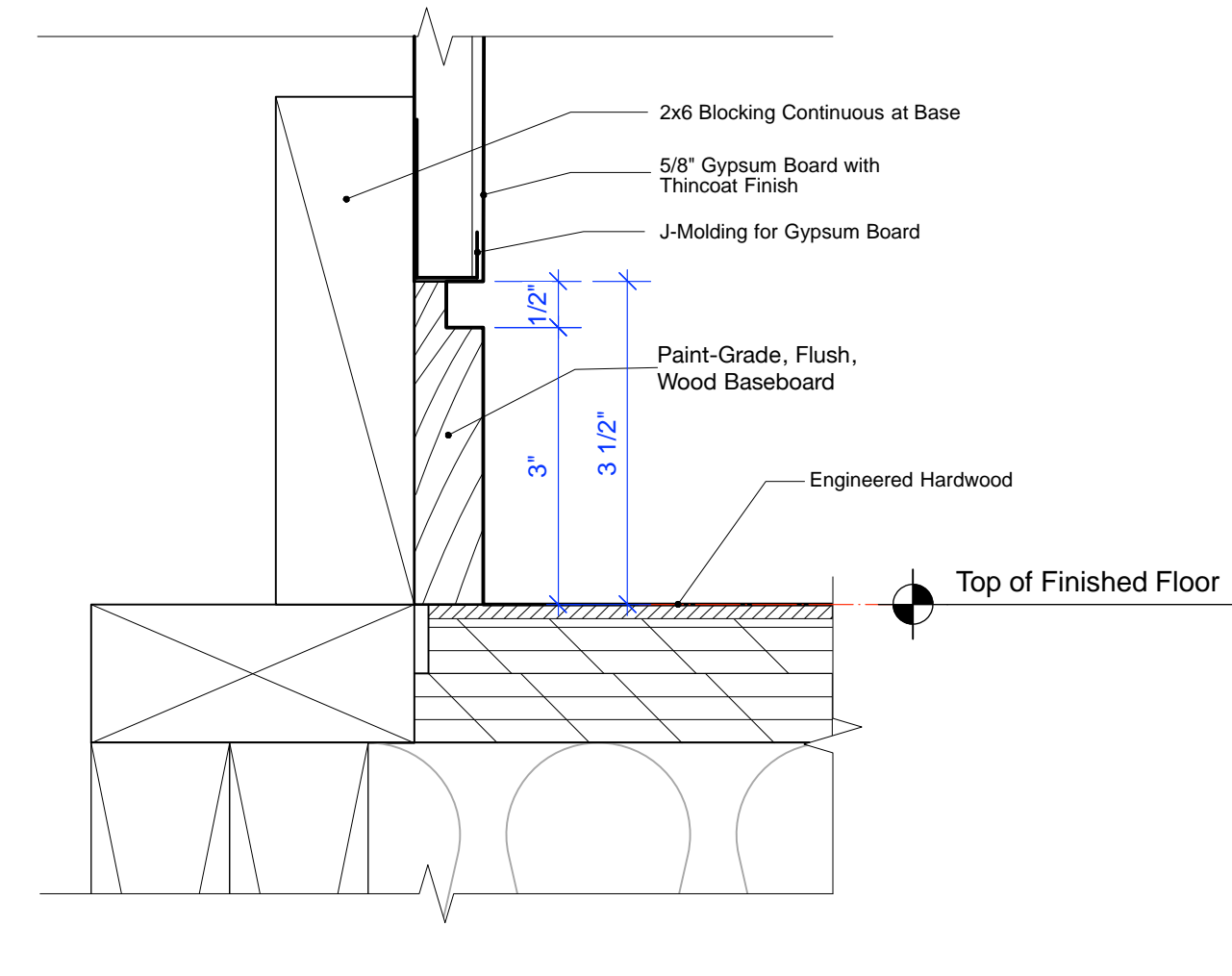
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" type S drywall screws 12" o.c. End joints back-to-back with resilient channels. 2" mineral fiber insulation 2.0 or 2.3 pcf. in stud space.

1 HOUR FIRE

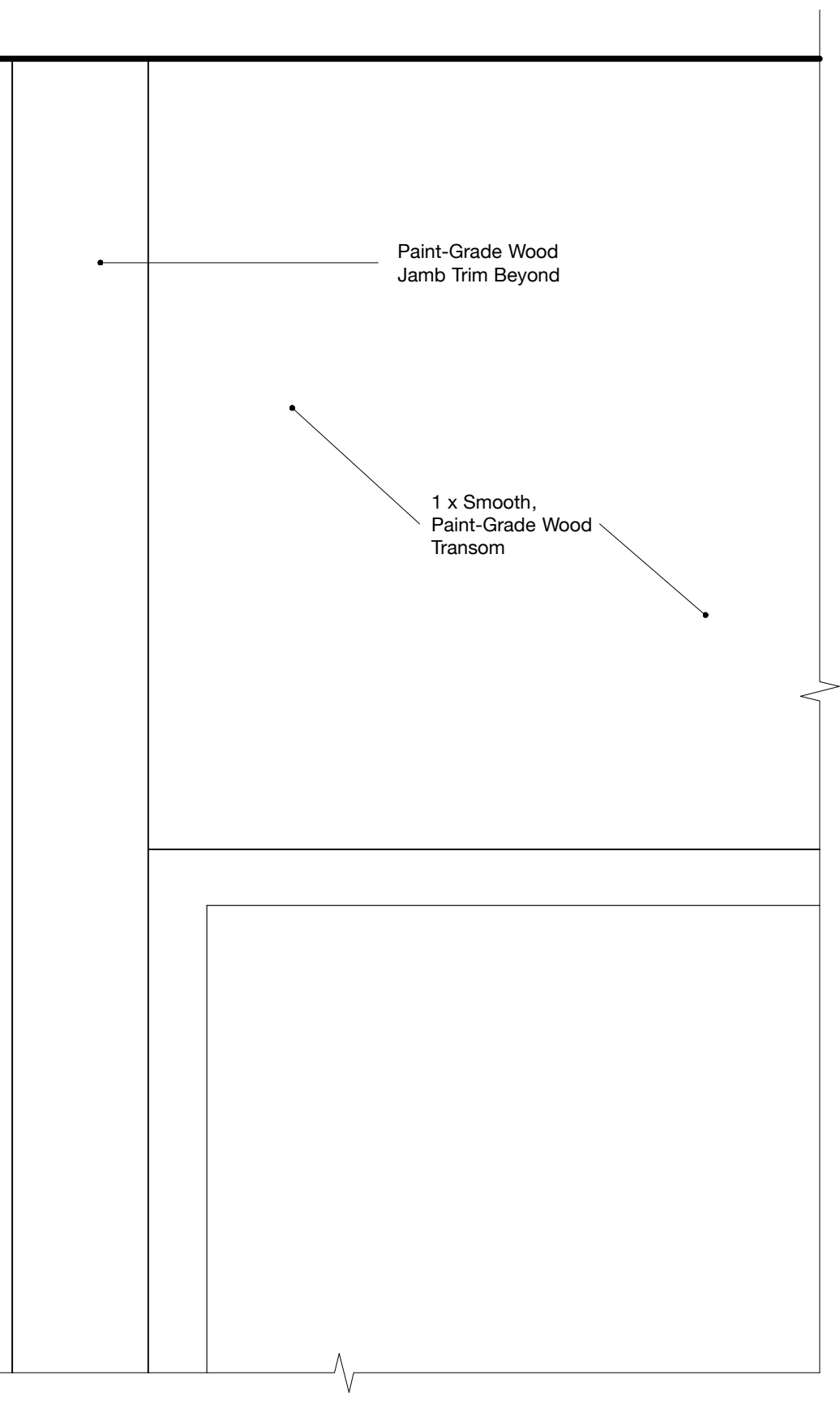
50 TO 54 FSTC SOUND

Thermafiber

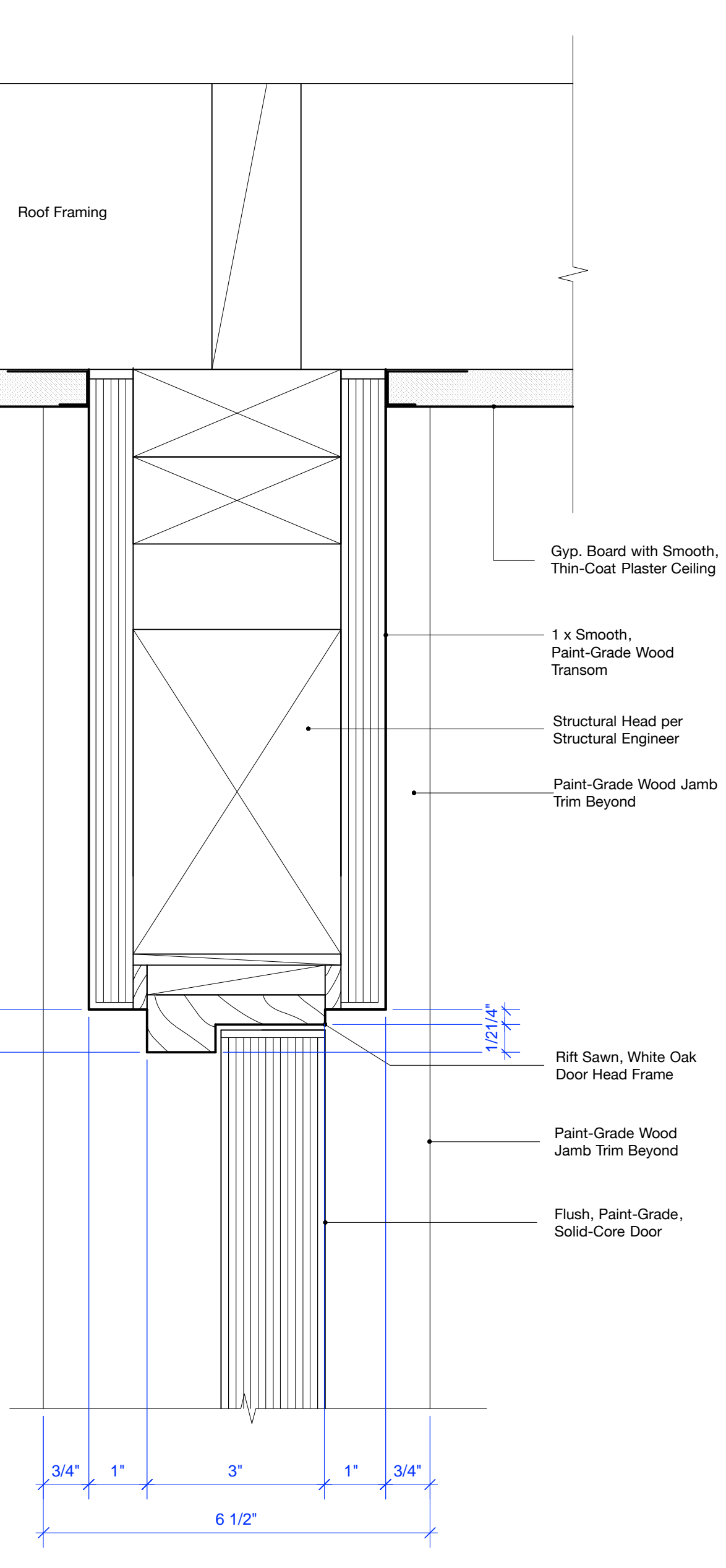
4 Wall Base Board Detail
Scale: Half Actual Size



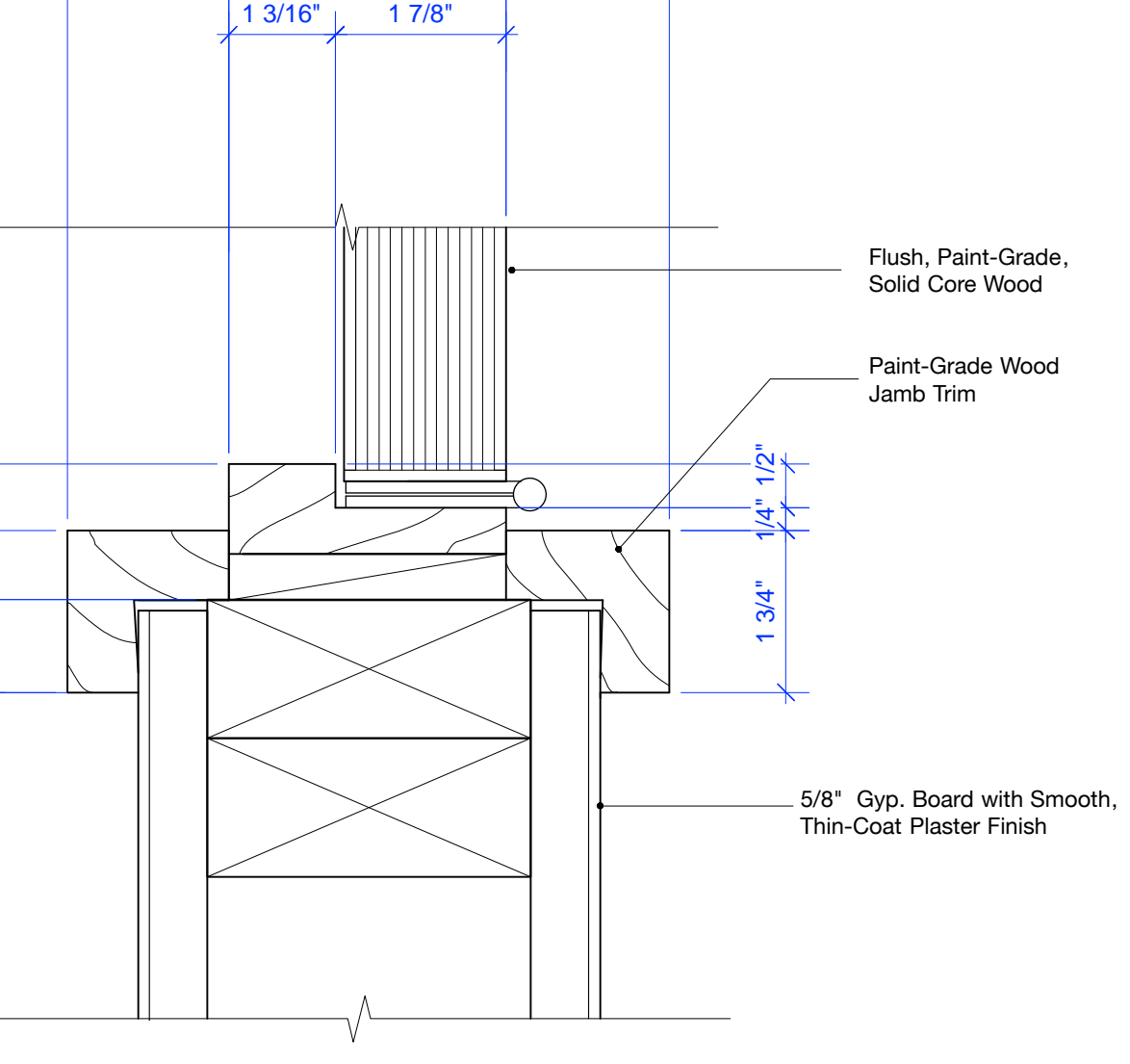
3 Interior Door Elevation at Head
Scale: Half Actual Size



2 Interior Swing Door Head
Scale: Half Actual Size



1 Interior Swing Door Jamb
Scale: Half Actual Size



6 1-Hour Floor / Ceiling Assembly Detail at ADU / Main Residence

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Owners:
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POB 1411
Ross, CA 94957

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

Job No. **19-16**

Date:
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

Construction Details

As Noted

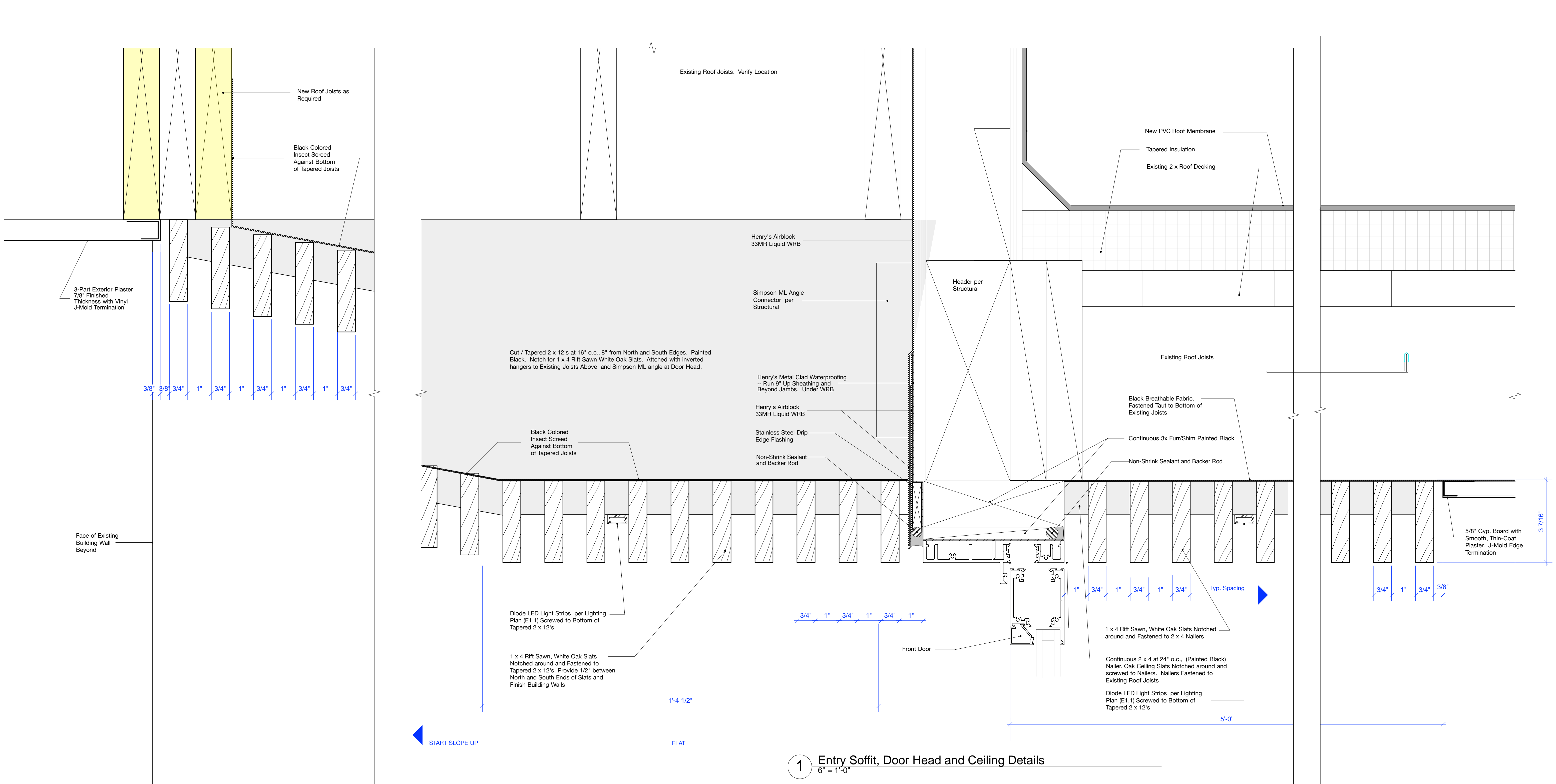
REVISION TO BUILDING PERMIT

November 17, 2021

ERIK D. DYAR
No. 28518
ARCHITECT
STATE OF CALIFORNIA

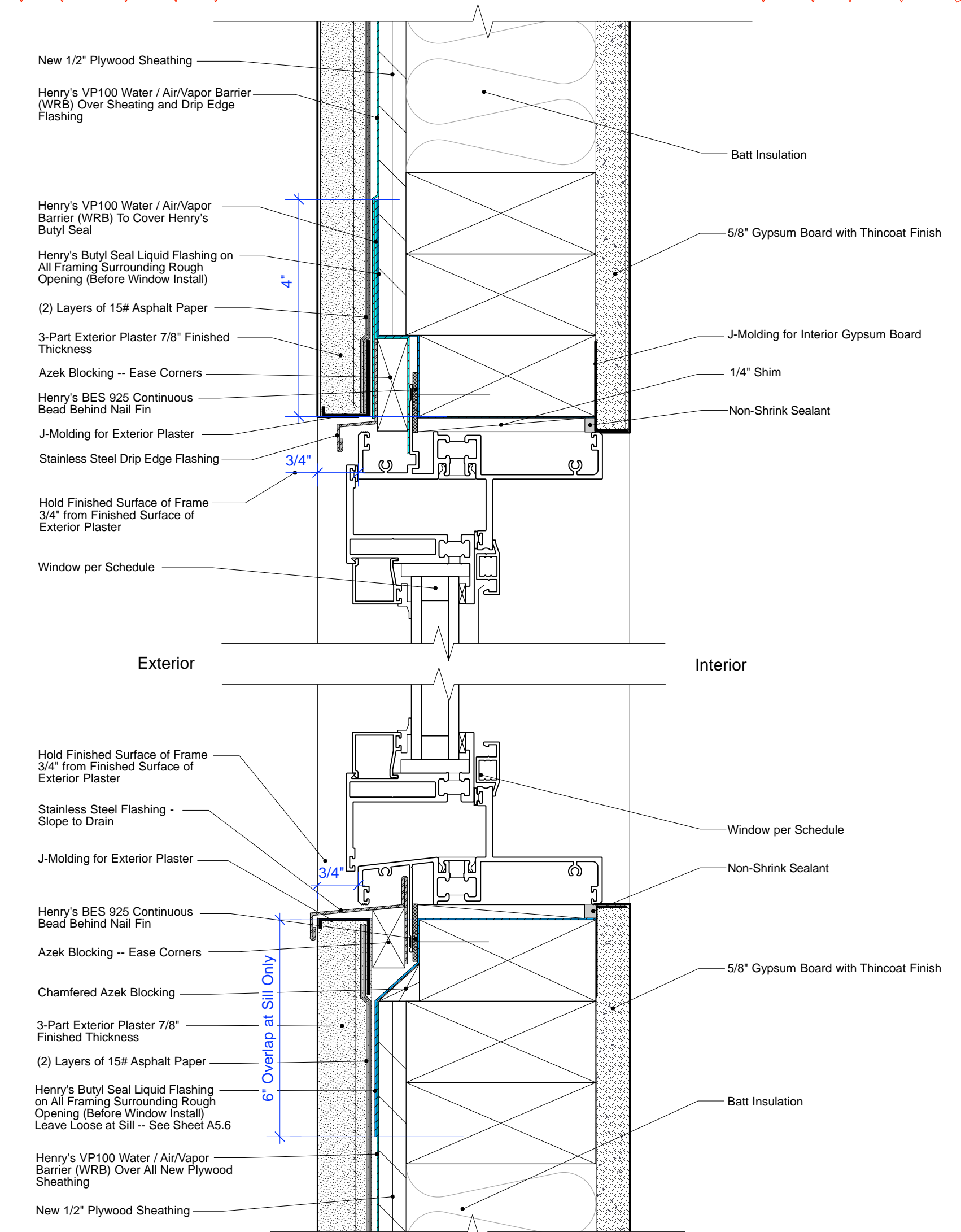
Sheet No. **A5.9**

REVISION TO BUILDING PERMIT November 17, 2021

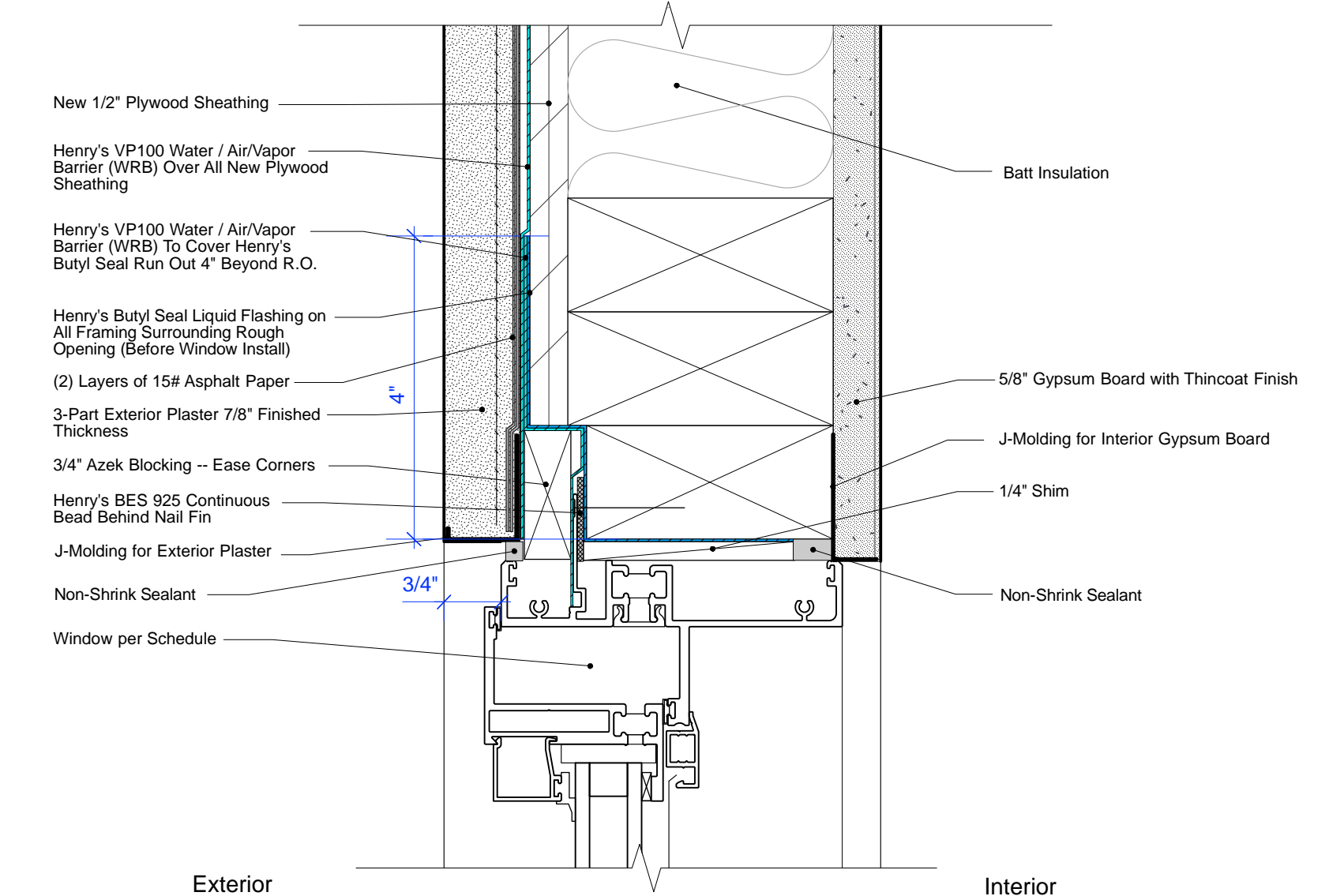


1 Entry Soffit, Door Head and Ceiling Details
6" = 1'-0"

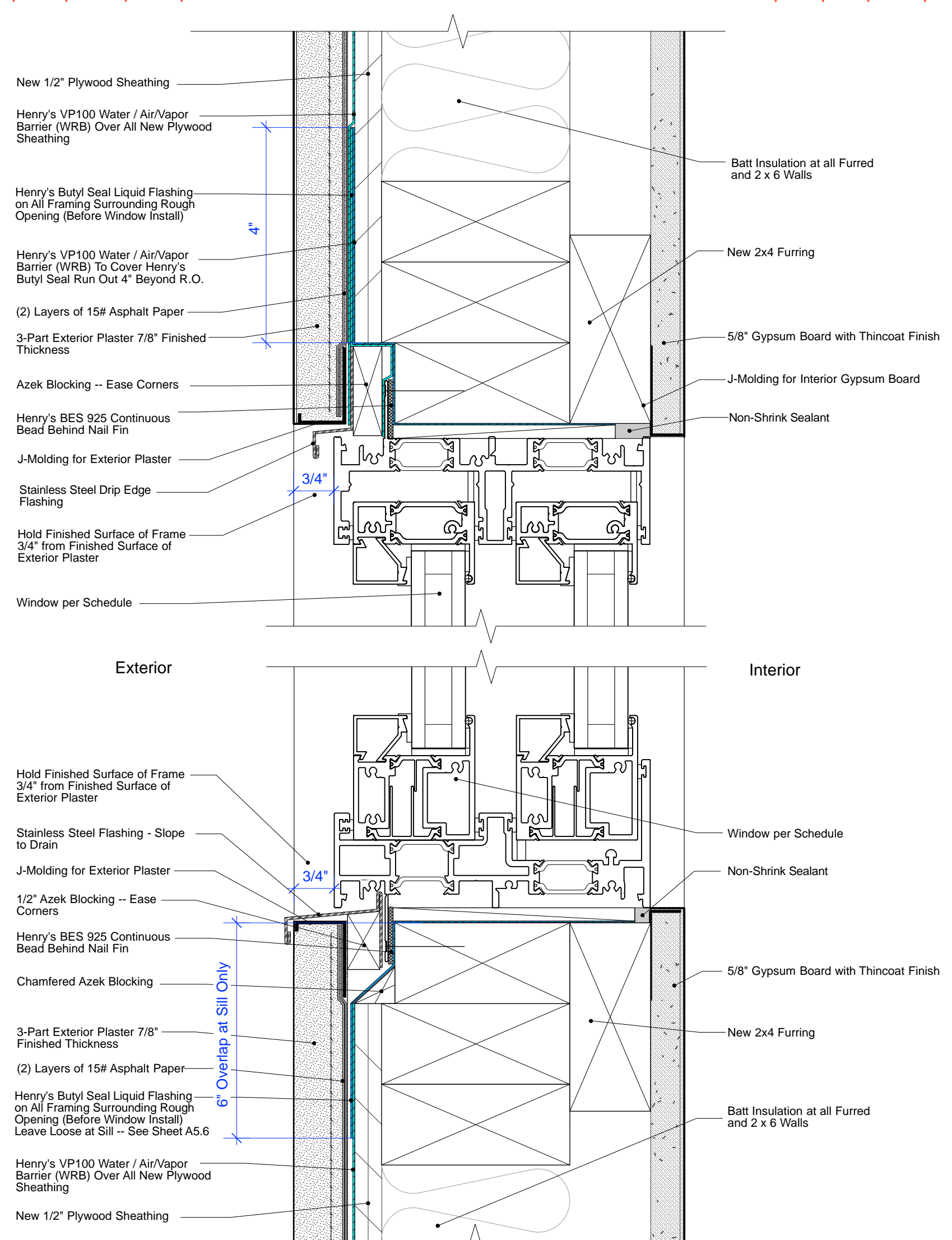
REVISION TO BUILDING PERMIT November 17, 2021



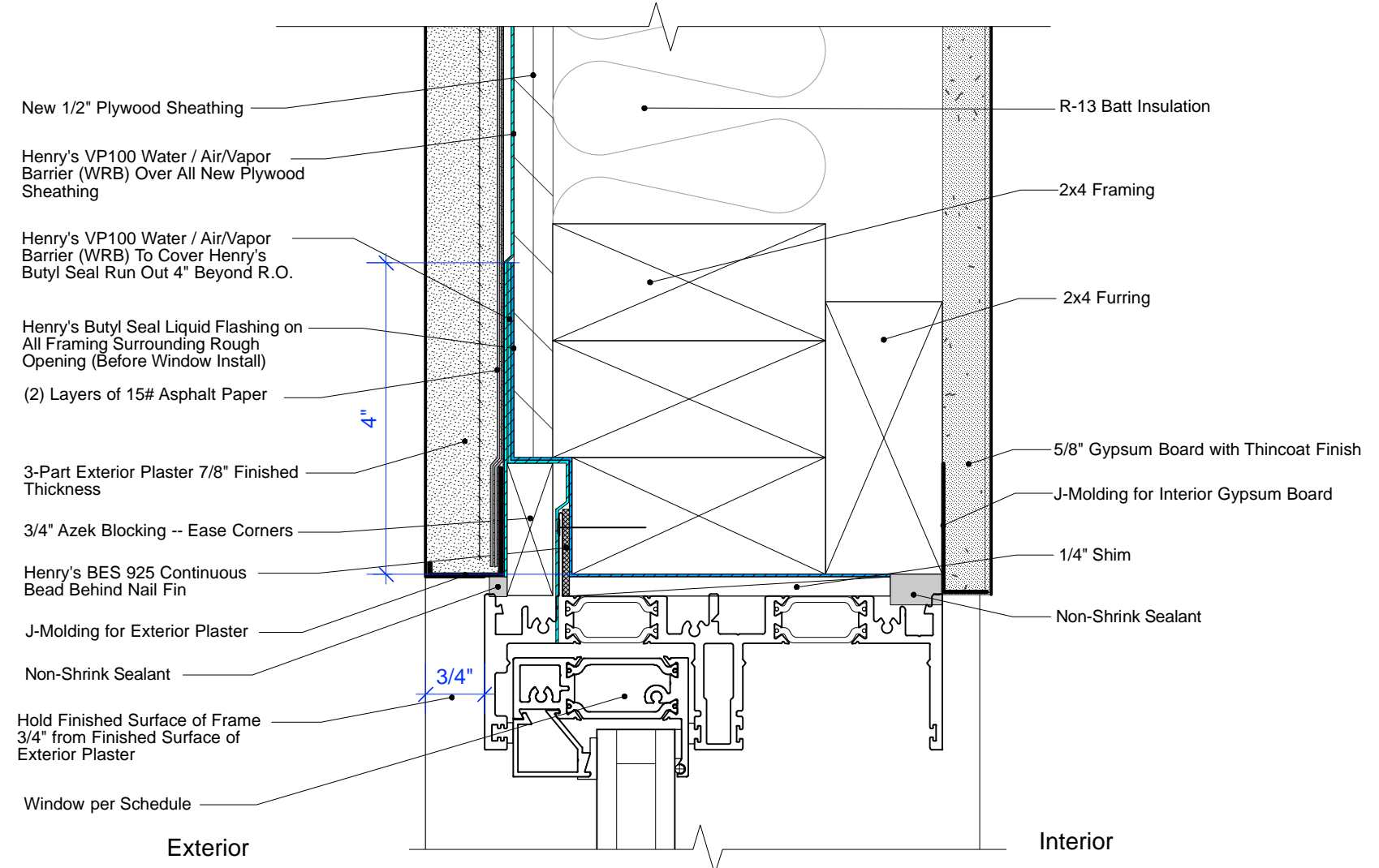
1 Casement Window Head and Sill Detail at Stucco
Scale: Half Actual Size



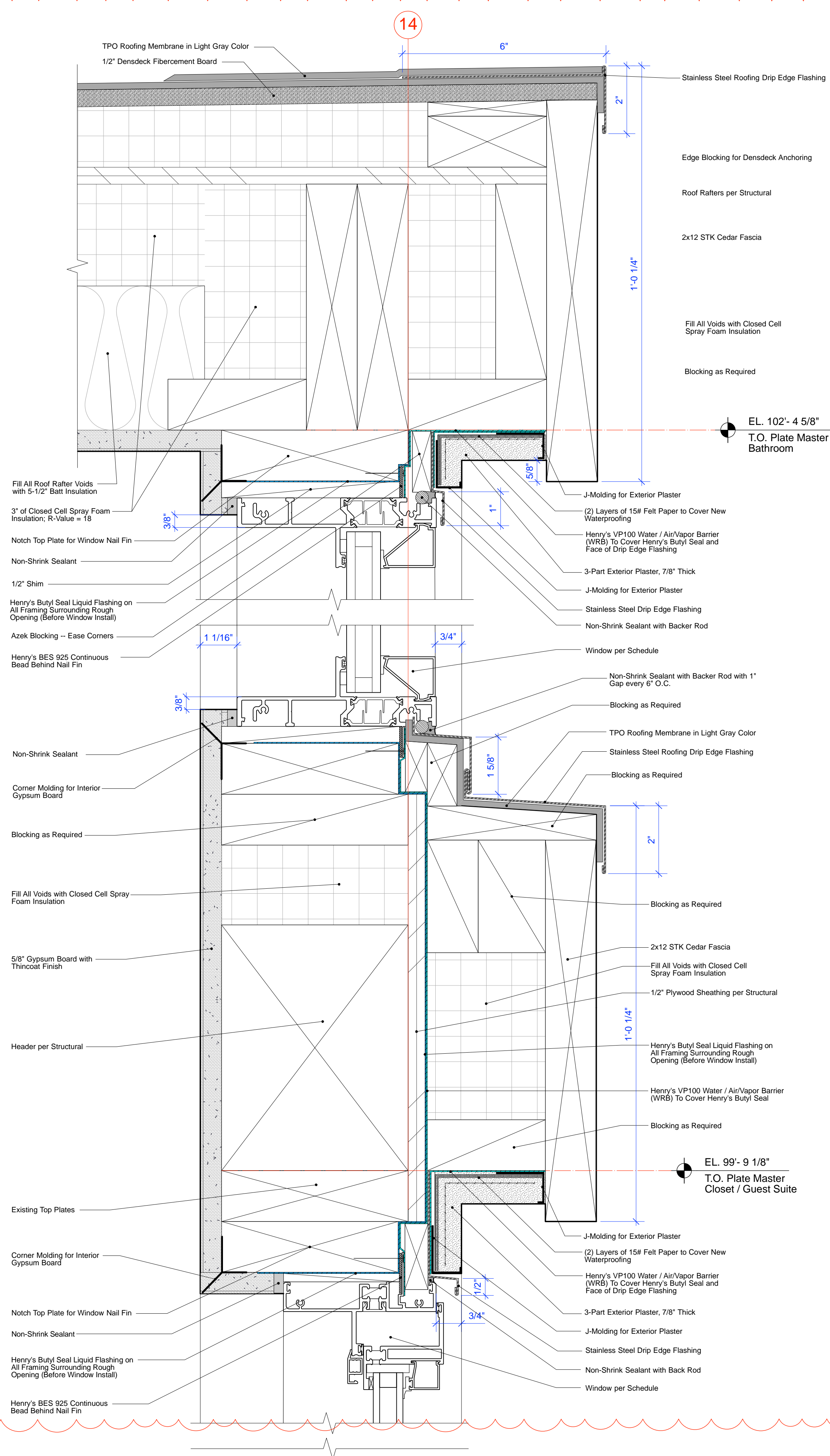
2 Casement Window Jamb Detail at Stucco
Scale: Half Actual Size



3 Sliding Window Head and Sill Detail at Stucco
Scale: Half Actual Size



4 Sliding Window Jamb Detail at Stucco
Scale: Half Actual Size

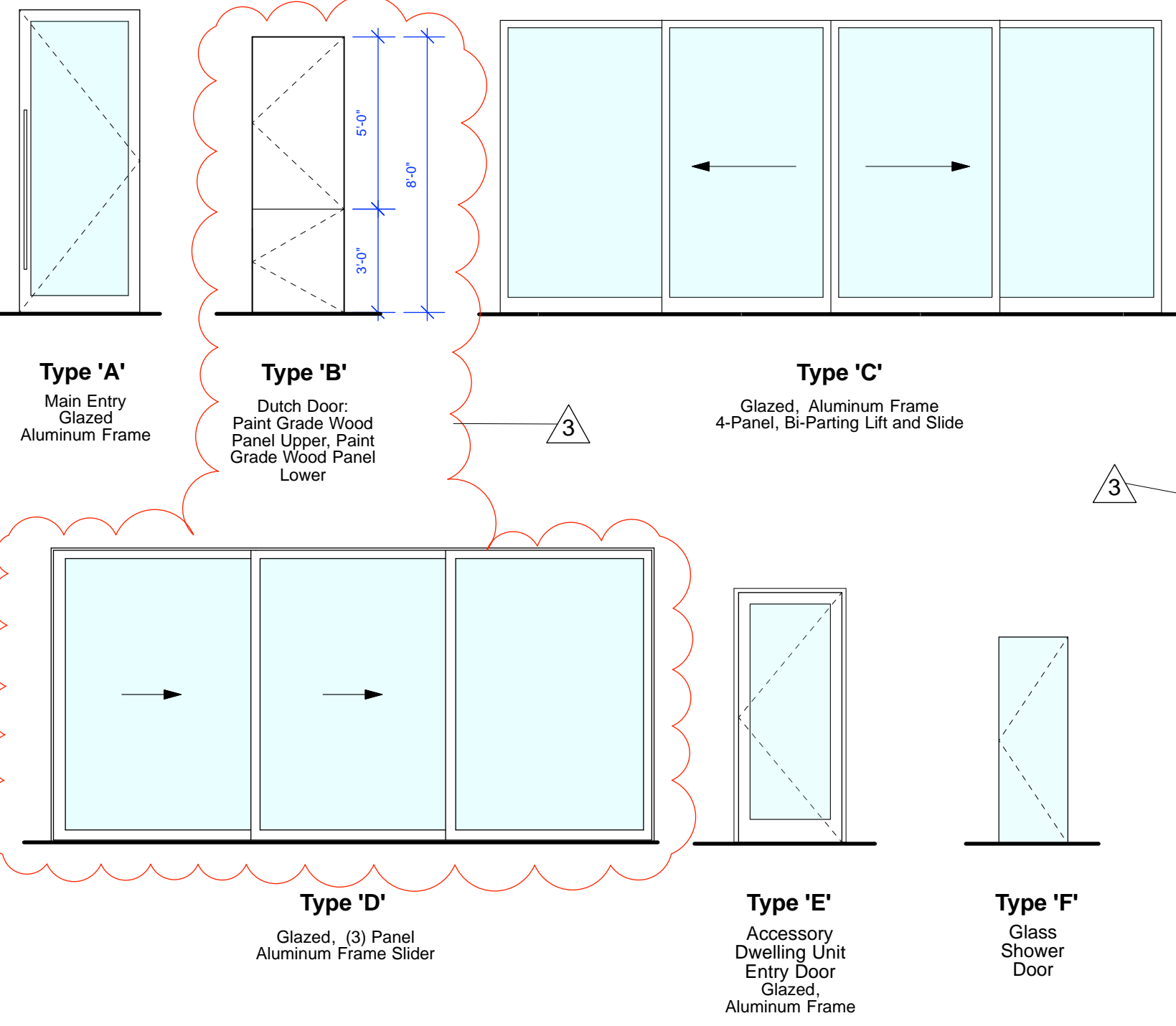


5 Transom Window Head and Sill Details at Master Bath Detail
Scale: Half Actual Size

Note:
Install All Waterproofing per Sheet A5.6

3

DOOR TYPES (As Viewed From Exterior)



Door Schedule

Door No.	Location	Rm. No.	Frame Width	Frame Height	R.O. Framing Width	R.O. Framing Height	Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main Level													
1	Main Entry		3'-8"	8'-9"			1-3/4"	A	Aluminum	1" Low-E Tempered Insulated Glass	Aluminum	Western Window Systems Performance Series	In-Swing Door, Double Glazed, Tempered, Bronze Anodized Finish - Mull to Fixed Window #1, for Overall Mull Framed Dimension of Door + Window = 6'-8 1/2", with 48" Door Pull Handle in Brushed Nickel Finish
2	Kitchen		2'-8"	8'-0"			1-3/4"	B	Solid Core Wood, Paint-Grade Wood	1" Low-E Tempered Insulated Glass	Paint-Grade Wood		Paint-Grade Wood Framed Glass Top Leaf, Paint-Grade Wood Bottom Leaf - Color to be Approved by Architect
3	Bathroom #1		2'-6"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
3a	Bathroom #1 Shower		2'-8"	6'-0"			1/2"	F	Tempered Glass		N/A		
4	Bedroom #1		2'-8"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
5	Guest Suite		2'-6"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
6	Master Bedroom		4'-0"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
7	Bathroom #2		2'-8"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
8	Bathroom #2 Shower		2'-2"	6'-0"			1/2"	F	Tempered Glass		N/A		
9	Master Bedroom		3'-0"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
10	Master Closet #1		2'-6"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		Pocket Door - Color to be Approved by Architect
11	Master Bathroom		2'-6"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		Pocket Door - Color to be Approved by Architect
12	Master Closet #2		2'-6"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		Pocket Door - Color to be Approved by Architect
12a	Master Closet #2		2'-8"	8'-0"			1-3/4"		Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		Pocket Door - Color to be Approved by Architect
13	Kitchen / Terrace		19'-2 1/2"	8'-11 1/2"			1-3/4"	C		1" Low-E Tempered Insulated Glass	Aluminum	Western Window Systems Classic Series	4-Panel Bi-Parting Lift and Slide Door, Double Glazed, 2-Panel Slider, Bronze Anodized Finish
14	Living Room Balcony Deck		17'-2"	8'-9 3/4"			1-3/4"	D		1" Low-E Tempered Insulated Glass	Aluminum	Western Window Systems Classic Series	3-Panel Sliding Door, Double Glazed, Tempered, Bronze Anodized Finish

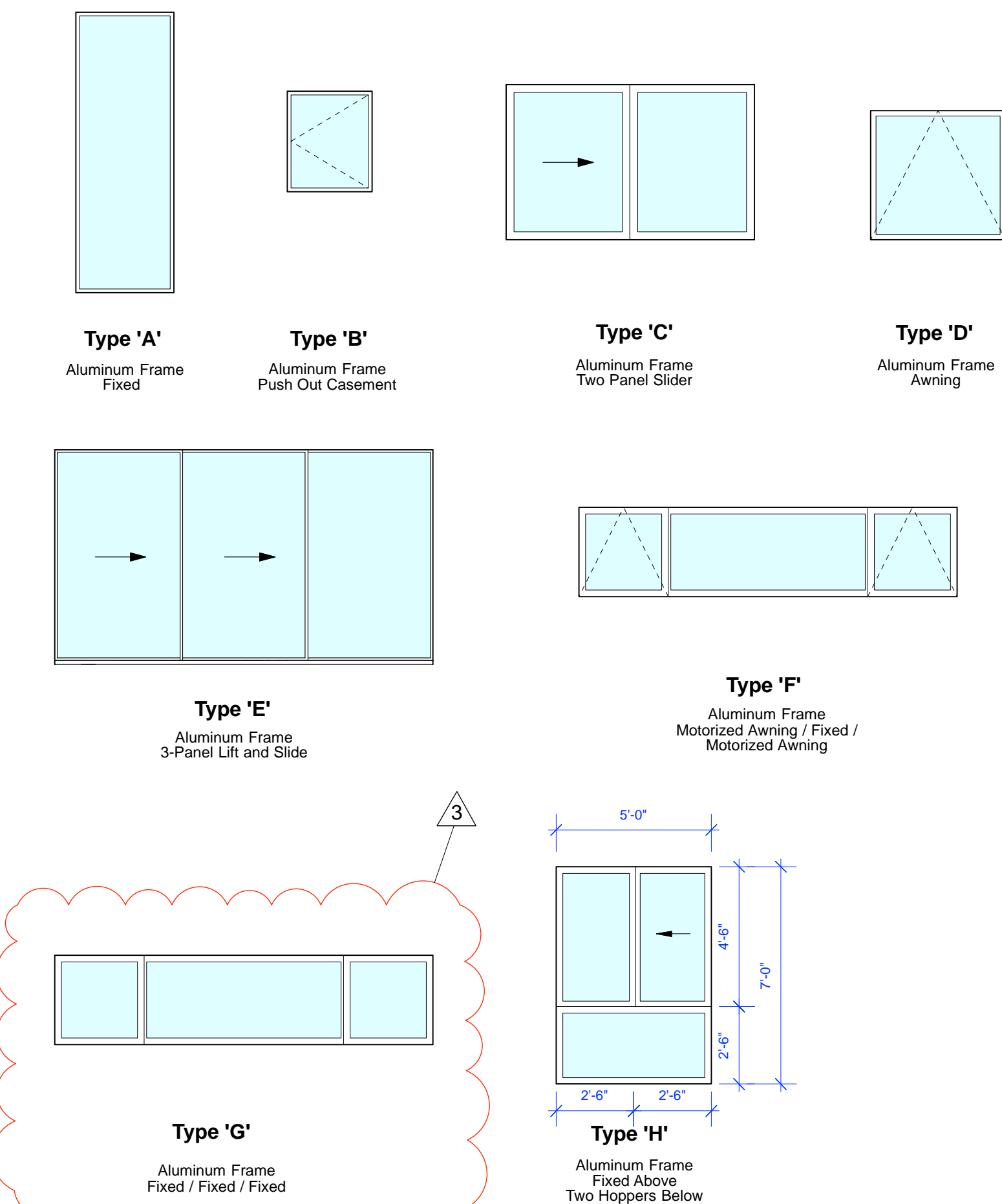
Lower Level

15	ADU Entry Door		3'-2 1/2"	7'-0"			1-3/4"	E	Aluminum	1" Low-E Tempered Insulated Glass	Aluminum	Western Window Systems Performance Series	In-Swing Door, Double Glazed, Tempered, Bronze Anodized Finish - Mull to Fixed Window #17
16	ADU Closet		2'-4"	6'-8"					Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		
17	ADU Bathroom Door		2'-8"	6'-10"				H	Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		2'-8" x 6'-10" Tall Wide Barn Door to Cover 2'-4" x 6'-8" Opening with Stainless Steel Roller Hardware in Brushed Satin Finish
18	ADU Bathroom Shower Door		2'-4"	6'-0"				F	3/8" Tempered Glass		Paint-Grade Wood		
19	Garage Car Door		10'-4"	7'-8"			1-3/4"	G	Solid Core Wood, Paint-Grade Wood		Paint-Grade Wood		Retractable Solid Wood with Remote Control - Finish Approved by Architect - Color to be Approved by Architect

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	R.O. Framing Width	R.O. Framing Height	Glass Thickness	Type	Operation	Glass Type	Screens	Frame Material	Manufacturer	Remarks
Main Level														
1	Main Entry		3'-0"	8'-9"			1"	A	O	1" Insulated Glass, Tempered as Required	No	Aluminum	Western Window Systems Performance Series	Fixed, Double Glazed, Tempered, Bronze Anodized Finish - Mull to Door #1
1a	Kitchen		3'-0"	5'-2"			1"	B	X	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Classic Series	Crank Out Casement, Double Glazed, Bronze Anodized Finish
2	Bathroom #1		4'-0"	2'-0"			1"	D	X	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	Awning, Double Glazed, Bronze Anodized Finish
3	Bedroom #1		5'-6"	5'-0"			1"	C	X / O	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	2-Panel Slider, Double Glazed, Bronze Anodized Finish
4	Guest Suite		7'-10 1/2"	5'-0"			1"	C	X / O	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	2-Panel Slider, Double Glazed, Bronze Anodized Finish
5	Bathroom #2		2'-9"	4'-0"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Classic Series	Crank Out Casement, Double Glazed, Bronze Anodized Finish
6	Master Bath WC		1'-9"	4'-6"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Classic Series	Crank Out Casement, Double Glazed, Bronze Anodized Finish
6a	Master Bath Transom		9'-10 1/2"	1'-4"			1"	G	O / O / O	1" Insulated Frosted Glass, Tempered as Required	No	Aluminum	Western Window Systems Classic Series	Fixed / Fixed / Fixed, Tempered, Double Glazed, Bronze Anodized Finish
7	Master Bath Vanity		1'-9"	4'-6"			1"	B	X	1" Insulated Frosted Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Classic Series	Crank Out Casement, Double Glazed, Bronze Anodized Finish
8	Master Closet		4'-6"	3'-10"			1"	C	X / O	1" Insulated Frosted Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	Slider, Double Glazed, Bronze Anodized Finish
9	Master Bedroom		11'-10"	6'-4"			1"	E	X / X / O	1" Insulated Glass, Tempered as Required	No	Aluminum	Western Window Systems Performance Series	3-Panel Multi Slider, Double Glazed, Bronze Anodized Finish, Mull to Window No. 10
10	Master Bedroom Transom		11'-10"	2'-3 3/4"			1"	F	X / O / X	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	Motorized Awning / Fixed / Motorized Awning, Tempered, Double Glazed, Bronze Anodized Finish
11	Hall		7'-0"	5'-7"			1"	C	X / O	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	2-Panel Slider, Tempered, Double Glazed, Bronze Anodized Finish
12	Living Room		7'-0"	5'-7"			3/4"	C	O / X	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	2-Panel Slider, Tempered, Double Glazed, Bronze Anodized Finish
13	Living Room		4'-0"	4'-6"			3/4"	D	X	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Classic Series	Awning, Tempered, Double Glazed, Black Anodized Finish - OMIT
14	Living Room		5'-3"	6'-6"			3/4"	A	O	1" Insulated Glass, Tempered as Required	No	Aluminum	Western Window Systems Classic Series	Fixed, Tempered, Double Glazed, Bronze Anodized Finish
15	Dining Room		8'-2 1/2"	7'-2 3/8"			3/4"	A	O	1" Insulated Glass, Tempered as Required	No	Aluminum	Western Window Systems Classic Series	Fixed, Tempered, Double Glazed, Bronze Anodized Finish
16	Dining Room		7'-2"	3'-5 3/4"			1"	C	O / X	1" Insulated Glass, Tempered as Required	Yes	Aluminum	Western Window Systems Performance Series	2-Panel Slider, Double Glazed, Bronze Anodized Finish
Lower Level														
17	Accessory Dwelling Unit		5'-0"	7'-0"			1"	H	XO / O	1" Insulated Glass, Tempered	Yes	Aluminum	Western Window Systems Performance Series	Sliding Window Above, Fixed Below, Double Glazed, Tempered, Bronze Anodized Finish - Mull to Door #15 -- See Window Type for Dimensions

WINDOW TYPES (As Viewed From Exterior)



Skylight Schedule

Skylight No.	Location	Rm. No.	Frame Width	Frame Length	R.O. Framing Width	R.O. Framing Height	Glass Thickness	Type	Operation	Glass Type	Frame Material	Manufact'r.	Remarks
18	Kitchen		2'-0"	2'-0"			3/4"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation - OMIT
19	Kitchen		2'-0"	5'-0"			3/4"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Automatic Night Shade Operation - OMIT
20	Bathroom #1		1'-6"	5'-6"			1"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum		Fixed, Laminated, Automatic Night Shade Operation - OMIT
21	Bedroom #1		1'-7"	1'-7"			3/4"		X	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum	Royalite	Remote Control Operation, Automatic Night Shade Operation
22	Guest Suite		1'-7"	1'-7"			3/4"		X	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum	Royalite	Remote Control Operation, Automatic Night Shade Operation
23	Bathroom #2		1'-7"	1'-7"			3/4"		X	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum	Royalite	Remote Control Operation, Automatic Night Shade Operation
24	Master Bathroom		2'-0"	10'-2 1/2"			1"		O	Insulated Double Pane, Tempered, UV Protection	Anodized Dark Bronze Aluminum	Royalite	Fixed, Laminated, Walkable, Automatic Night Shade Operation

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Owners:
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 POB 1411
 Ross, CA 94957

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

Job No.
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

November 17, 2021
Door and Window Schedules

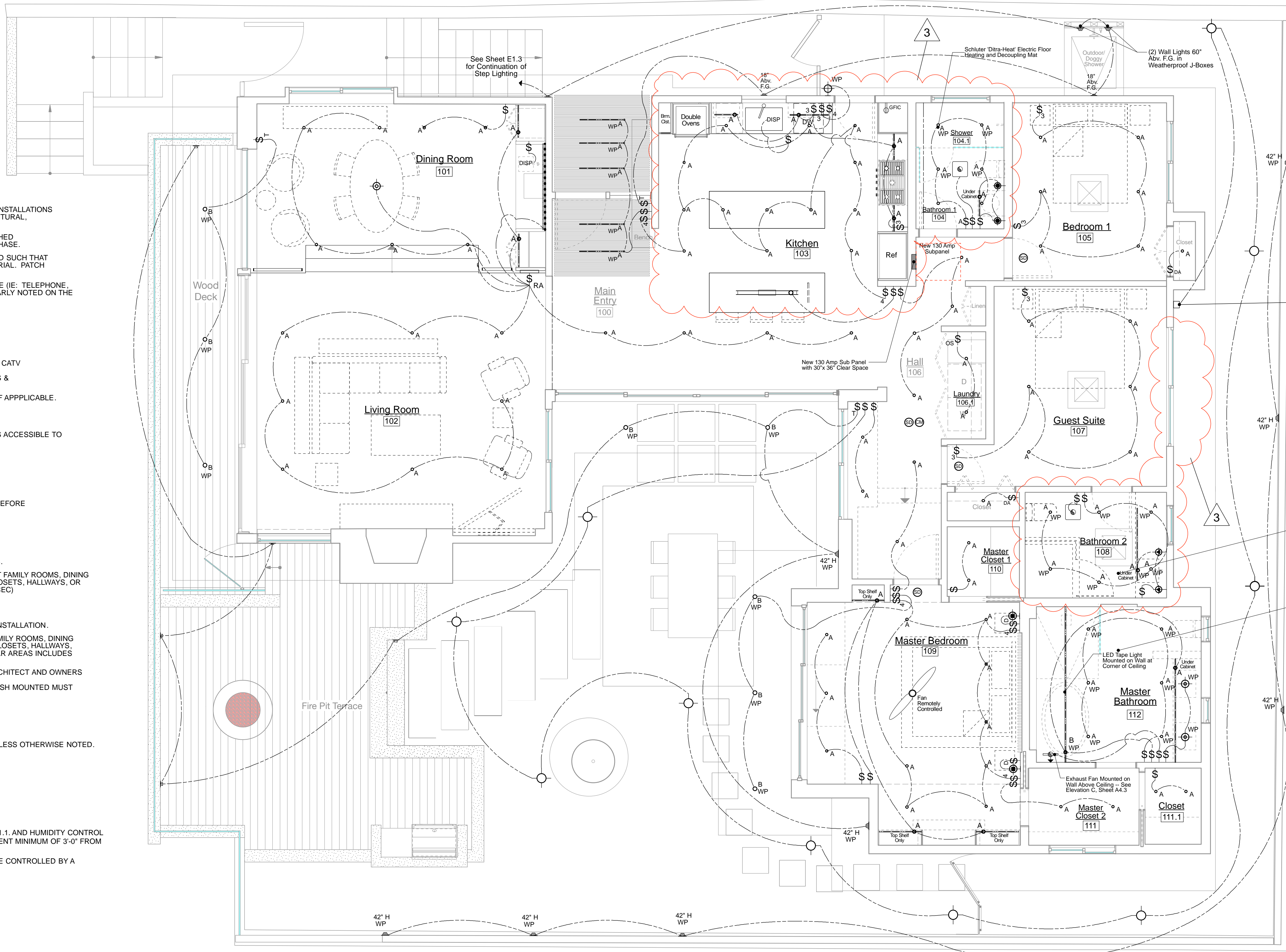
REVISION TO BUILDING PERMIT

ERIK D. DYAR
 No. 28518
 February 2023
 STATE OF CALIFORNIA

Sheet No.
A6.1

ELECTRICAL NOTES

- GROUPS OF LIGHT SWITCHES SHALL BE GANGED TOGETHER AND GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, DATA, ETC.) SHALL BE CLUSTERED TOGETHER.
- STAGGER ALL OUTLETS SHOWN BACK-TO-BACK. THROUGH-WALL OR BACK-TO-BACK OUTLET BOXES ARE NOT PERMITTED UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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 BOX AND THE WALL OR CEILING MATERIAL. PATCH WALLS AS REQUIRED TO CLOSE GAPS.
- 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.
- SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK.
- ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED.
- ALL WORK TO BE DONE BY A STATE OF CALIFORNIA LICENSED C-10 ELECTRICAL CONTRACTOR.
- ALL SPlicing AT BACKBOARDS TO BE DONE WITH PUNCH DOWN BLOCKS FOR INTERCOM & TELEPHONE CATCH 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.
- SINGLE STORY BUILDINGS: STUB 1-1 1/4" CONDUIT FROM SUB PANEL TO CRAWL SPACE & ATTIC SPACE IF APPLICABLE.
- TRENCH BACKFILL PAVED AREAS W/ SAND & TURF AREAS W/ NATIVE.
- MAINTAIN 6" CLEARANCE BETWEEN POWER AND SYSTEMS CONDUITS IN TRENCHES.
- 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".
- 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.
- MAXIMUM CONNECTED LOAD PER 20 AMP CIRCUIT 15 AMPS OR 1800 WATTS.
- MAXIMUM CONNECTED LOAD PER 15 AMP CIRCUIT 10 AMPS OR 1200 WATTS.
- COORDINATE INSTALLATION OF UTILITY COMPANY SERVICES WITH APPROPRIATE UTILITY COMPANIES BEFORE STARTING WORK.
- PROVIDE CIRCUITING PER PANEL SCHEDULES IN EACH ROOM.
- MAINTAIN 6" CLEARANCE BETWEEN INTERIOR POWER AND SYSTEMS WIRING.
- 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.
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- ALL SWITCHING AND COORDINATED ACCESSORIES SHALL BE LUTRON. VERIFY COVER PLATES WITH ARCHITECT AND OWNERS
- 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.
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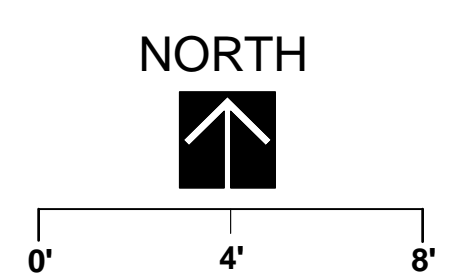
LIGHTING LEGEND

Symbol	Fixture	Location
○	Downlight in Flat Ceiling, Nora Lighting, 2" Iolite Round Trimless Non-Adjustable Reflector NIO-2R TLNOC30XMPW-10 Housing; NHOICD-28LE3 Rated Housing, Trimless Mud Ring, NIO-TLMR-2R	Recessed in Ceiling
○	Downlight in Flat Soffit/Ceiling, Bega S5 821 Round Ceiling LED Downlight, 4.2 Watts, 327 Lumens Max.	Recessed in Soffit/Ceiling
○	Wall Washer in Flat Ceiling, Nora Lighting, 2" Iolite Adjustable Trimless NIO-2R TL30XMPW-10 Housing; NHOICD-28LE3 Rated Housing, Trimless Mud Ring, NIO-TLMR-2R	Recessed in Ceiling
○	Decorative Pendant Light or Chandelier. To Be Selected By Owner/Architect.	Ceiling Mount
○	Decorative Exterior Wall Sconce	Wall Mount. Verify Height with Architect.
○	Decorative Wall Sconce For Bathroom #1. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.
○	Decorative Wall Sconce For Bathroom #2. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.
○	Decorative Wall Sconce for Master Bedroom. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.
○	Motion Sensor, WAC Lighting MS-120-BK Endurance Series	Wall Mount per Plan.
○	Step/Wall Light, WAC Lighting, WL-LED100-CSS Wall / Step Light, 3.9 Watt, 68 Lumens Maximum, 3000K.	Recessed in Wood Framed Wall per Manufacturer's Specifications. Verify Location with Architect
○	Wall Light, Eurofase Lighting, Kilo 1-1 Light LED Wall Light, 7 Watts, 330 Lumens Maximum, 3000K.	Recessed in Wood Framed Wall per Manufacturer's Specifications. Verify Location with Architect
○	Recessed Concrete Wall Light, Sistemalux Lighting, Ghost Square Small Wall Light, 4 Watts, 100 Lumens Maximum, 3000K.	Recessed in Concrete Wall per Manufacturer's Specifications. Verify Location with Architect
○	Path Light, Auralight HPL7 EclipseNickel PVD Finish, 2.5 Watt, 212 Lumen Maximum, 2700K.	Verify Location with Architect
○	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting, Installed in Chromapath 45 Degree Aluminum Channel in Black Finish; DI-CPCHA-SL48 with Diffuser; DI-CPHC-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
○	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting, Installed in Chromapath 45 Degree Aluminum Channel in White Finish; DI-CPCHA-4548V with Diffuser; DI-CPHC-PD-48, 1.22W/ft., 113 Lumens/ft., 2700K. Suitable for Outdoor and Wet Locations.	Mounted in Master Bath Skylight
○	Linear Light Fixture, Tech Lighting Vendor Linear Suspension, 700 LSVAN-Y-S-LED830	Ceiling Mount
○	Diode LED, LED Light Guide Panel, DI-12-LGP4-30-68x48-PD-4-SL	Wall Mounted Behind Removable Onyx Stone Panel in Dining Room Bar Wall

Symbol	Fixture	Location
○	Modern Fan Co., IC/Air2 DC 56" Bright Nickel Blades with Remote Control (FRC)	Ceiling Mount
○	Surface Mount LED Panel Light, SuperBrightLeds LPD Series; LPD-30K22-40-SMK.	Surface Mount on Ceiling, Size Per Plan
○	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
○	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
○	Garage Door Opener	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
○	Approved Smoke Detector, Primary Power To Be From Building Wiring w/ Battery Back-Up.	Surface Mount on Ceiling
○	Approved Carbon Monoxide Alarm, Primary Power To Be From Building Wiring w/ Battery Back-Up. Per CRC R315.	Surface Mount on Ceiling
WP	Water Proof Designation.	Fixtures Installed in Wet or Damp Locations Must be Marked Suitable for This Type of Installation.
○	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
○	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
○	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
○	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
○	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
○	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
○	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
○	Door Activated Jamb Switch, Verify Switch and Trim Type with Architect.	Verify Location with Architect.

Electrical Lighting Plan

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



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

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

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

Job No. **19-16**

- Date:
Building Permit Submittal
March 19, 2021
- RFI #1 City Plan Check Corrections
April 9, 2021
 - RFI #12 City Plan Check Corrections
May 10, 2021
 - Construction Set 1 / Revision to Building Permit
November 17, 2021

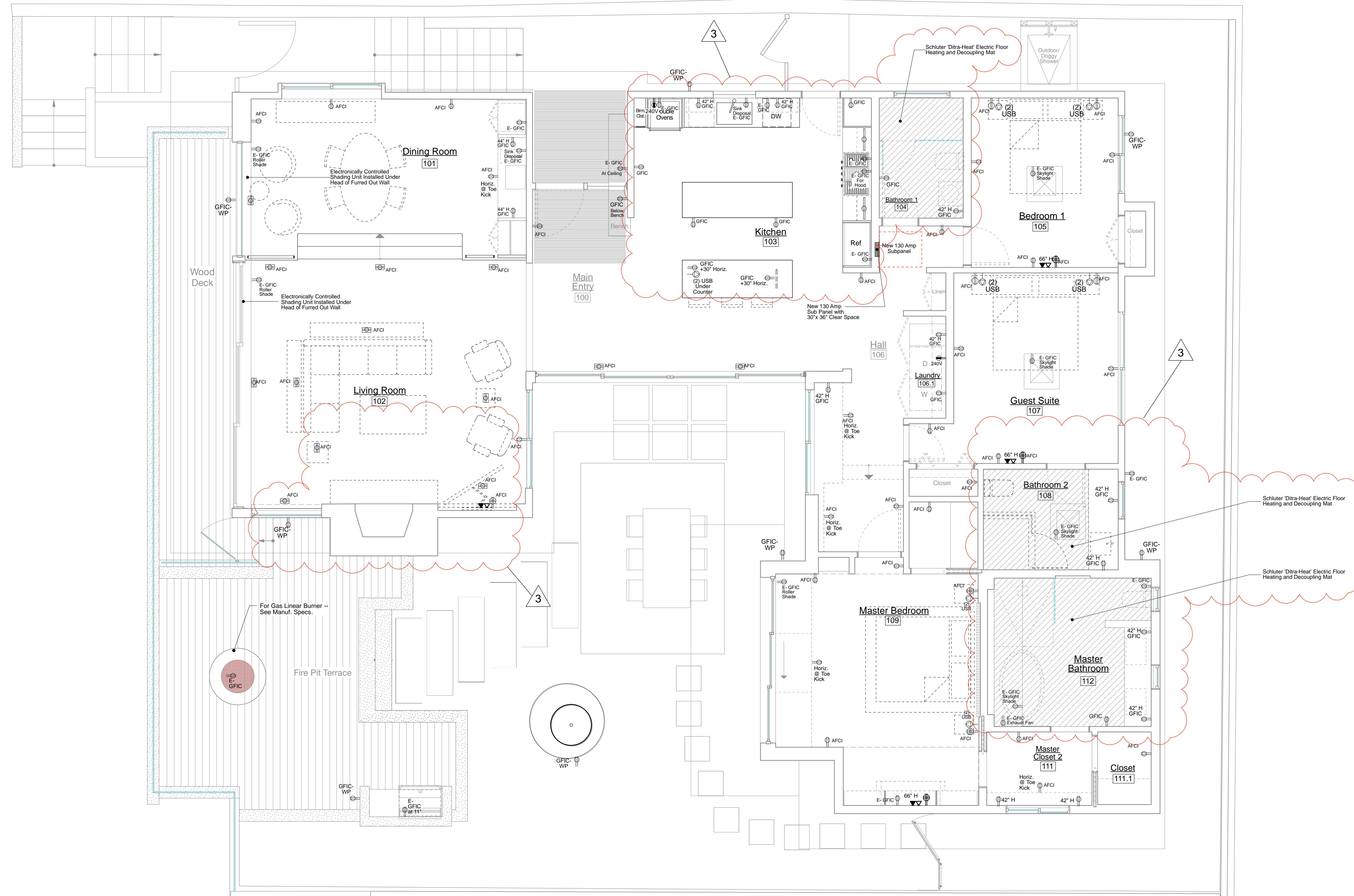
Main Floor Electrical Lighting Plan

1/4" = 1'-0"



Sheet No. **E1.1**

REVISION TO BUILDING PERMIT November 17, 2021



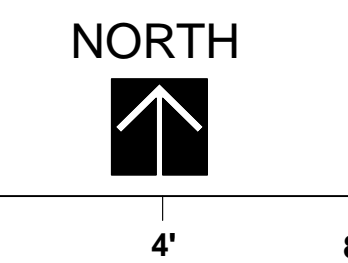
POWER LEGEND

Symbol	Fixture	Location
	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.
	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 Arc-Fault Interrupters Where Noted On Plan	Recess in Floor
	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate.	Install as per Manufacturer's Instructions for Electrical Supply for Appliance/Equipment
	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.
	Quadplex 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.
	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
	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.
	Double USB Wall Outlet	
	Under Cabinet Multi-Port Power Strip. Verify Type with Owner and Architect	Underside of Upper Cabinet Flush with Back Wall.

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Electrical Power Plan



D
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Kevin and Dyanne Howley
POB 1411
Ross, CA 94957

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APN: 009-362-019

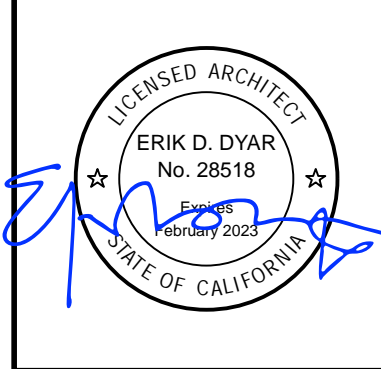
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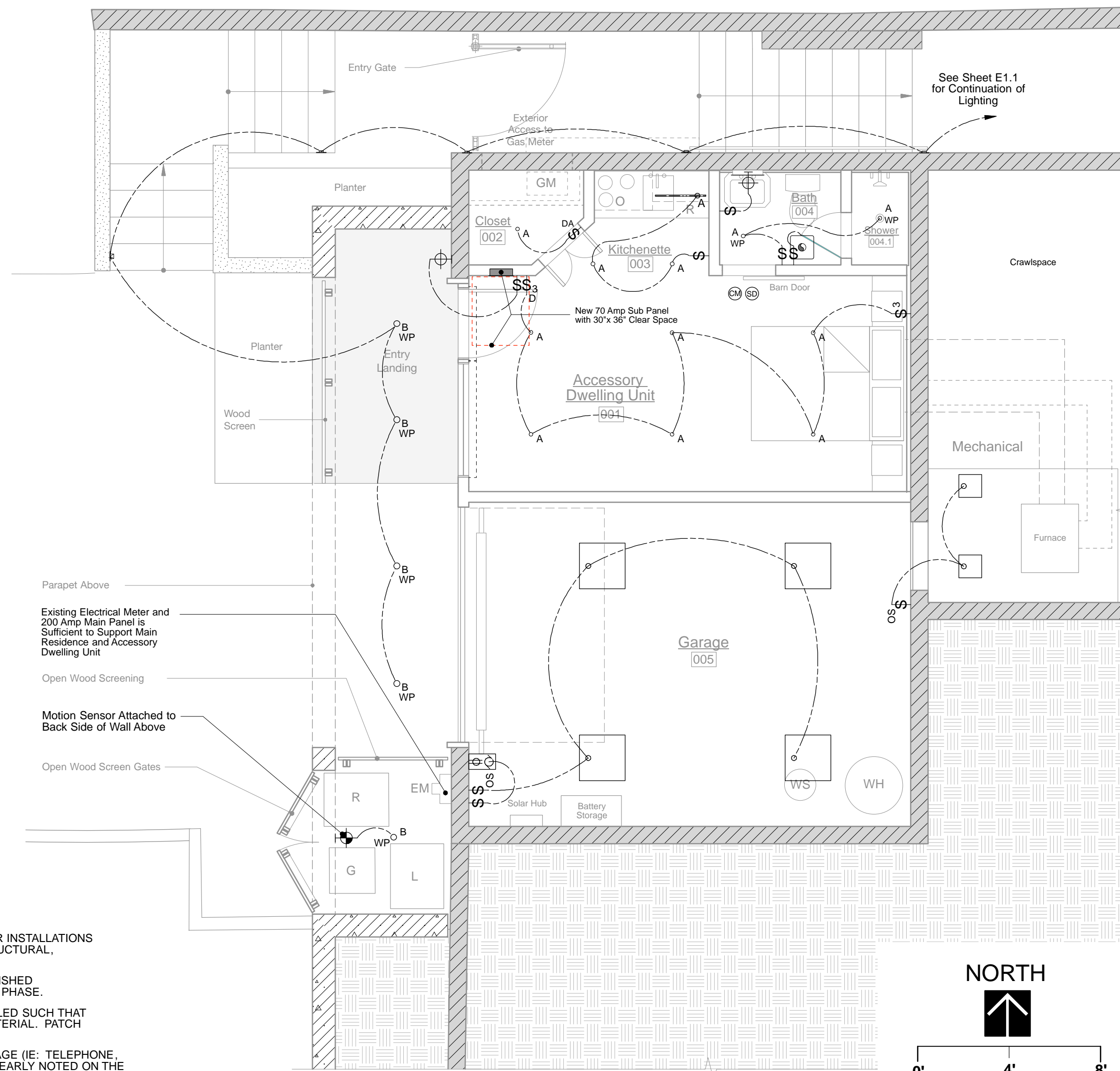
REVISION TO BUILDING PERMIT November 17, 2021

Main Floor Power Plan

1/4" = 1'-0"



Sheet No.
E1.2



Electrical Lighting Plan

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- ALL BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS AND GARAGES SHALL HAVE AT LEAST (1) LUMINAIRE CONTROLLED BY A VACANCY SENSOR.

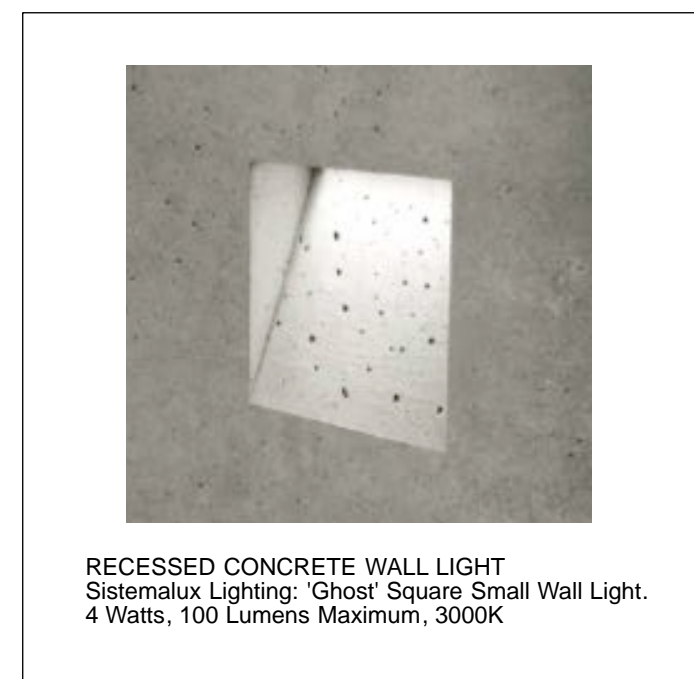
LIGHTING LEGEND

Symbol	Fixture	Location	Symbol	Fixture	Location
○ _A	Downlight in Flat Ceiling. Nora Lighting: 2" Iolite Round Trimless Non-Adjustable Reflector NIO-2RTLNDCC30XMPW-10 Housing: NHIQICD-28LE3 Rated Housing. Trimless Mud Ring: NIO-TLMR-2R	Recessed In Ceiling	○	Surface Mount LED Panel Light. SuperBrightLeds LPD Series: LPD-30K22-40-SMK.	Surface Mount on Ceiling, Size Per Plan
○ _B	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
⊞ _A	Wall Washer in Flat Ceiling. Nora Lighting: 2" Iolite Adjustable Trimless NIO-2RTLNDCC30XMPW-10 Housing: NHIQICD-28LE3 Rated Housing. Trimless Mud Ring: NIO-TLMR-2R	Recessed In Ceiling	⊞	Garage Door Opener	Locate Switch at 43 3/4" From Top of Subfloor to Centerline of Switch
⊞	Decorative Pendant Light or Chandelier. To Be Selected By Owner/Architect.	Ceiling Mount	⊞	Approved Smoke Detector. Primary Power To Be From Building Wiring w/ Battery Back-Up.	Surface Mount on Ceiling
⊞	Decorative Wall Sconce. To Be Selected By Owner/Architect.	Wall Mount. Verify Height with Architect.	⊞	Approved Carbon Monoxide Alarm. Primary Power To Be From Building Wiring w/ Battery Back-Up. Per CRC R315.	Surface Mount on Ceiling
⊞ _{MS}	Motion Sensor. WAC Lighting MS-120-BK Endurance Series	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
⊞	Diode LED Hydrolume Slim 24V HLS Standard Tape Lighting. Installed in Chromapath Slim Aluminum Channel in Black Finish: DI-CPCHA-SL488 with Diffuser: DI-CPCHC-PD-48. 1.22W/ft., 113 Lumens/ft., 2700K	Mounted Under Cabinets, and Closets.	⊞	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: DI-CPCHC-PD-48. 1.22W/ft., 113 Lumens/ft., 2700K	Mounted in Master Bath Skylight	⊞	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
			⊞	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
			⊞ _{RA}	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
			⊞ _{OS}	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
			⊞ _T	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
			⊞ _{DA}	Door Activated Jamb Switch: Verify Switch and Trim Type with Architect.	Verify Location with Architect.

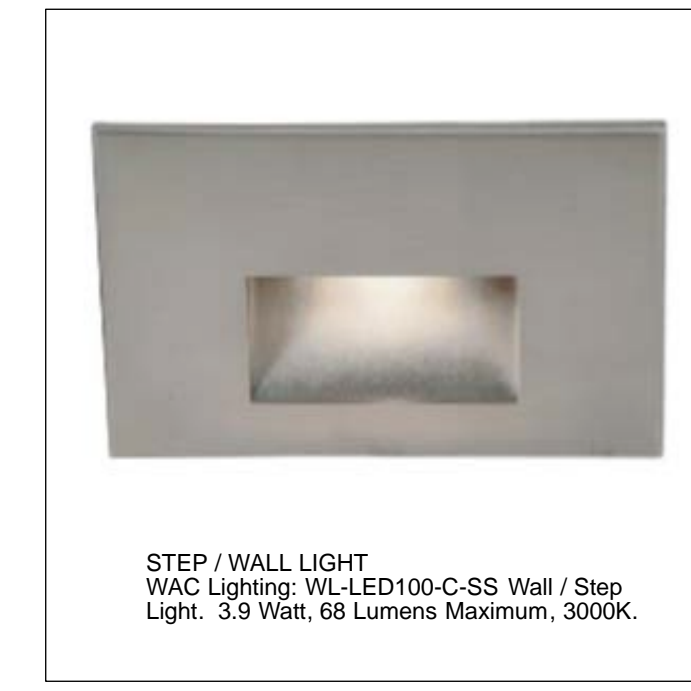
3 Exterior Lighting Selections
Scale: 1/4" = 1'-0"



Wall Light at Wood Walls



Recessed Wall Light at Concrete Walls



Wall / Step Light at Wood Walls



Exterior Path Light



Exterior Recessed Soffit Light

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

D A
DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
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Email: info@dyararchitecture.com

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

Owners:
Kevin and Dyanne Howley
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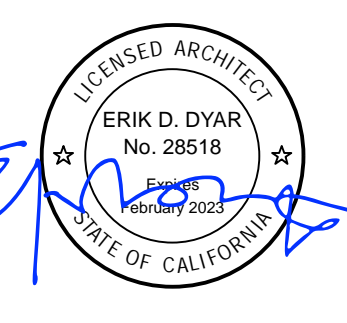
Howley Residence Remodel
26185 Dolores Street
Carmel-by-the-Sea, CA 93923
APN: 009-362-019

Job No. **19-16**

Date:
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 17, 2021

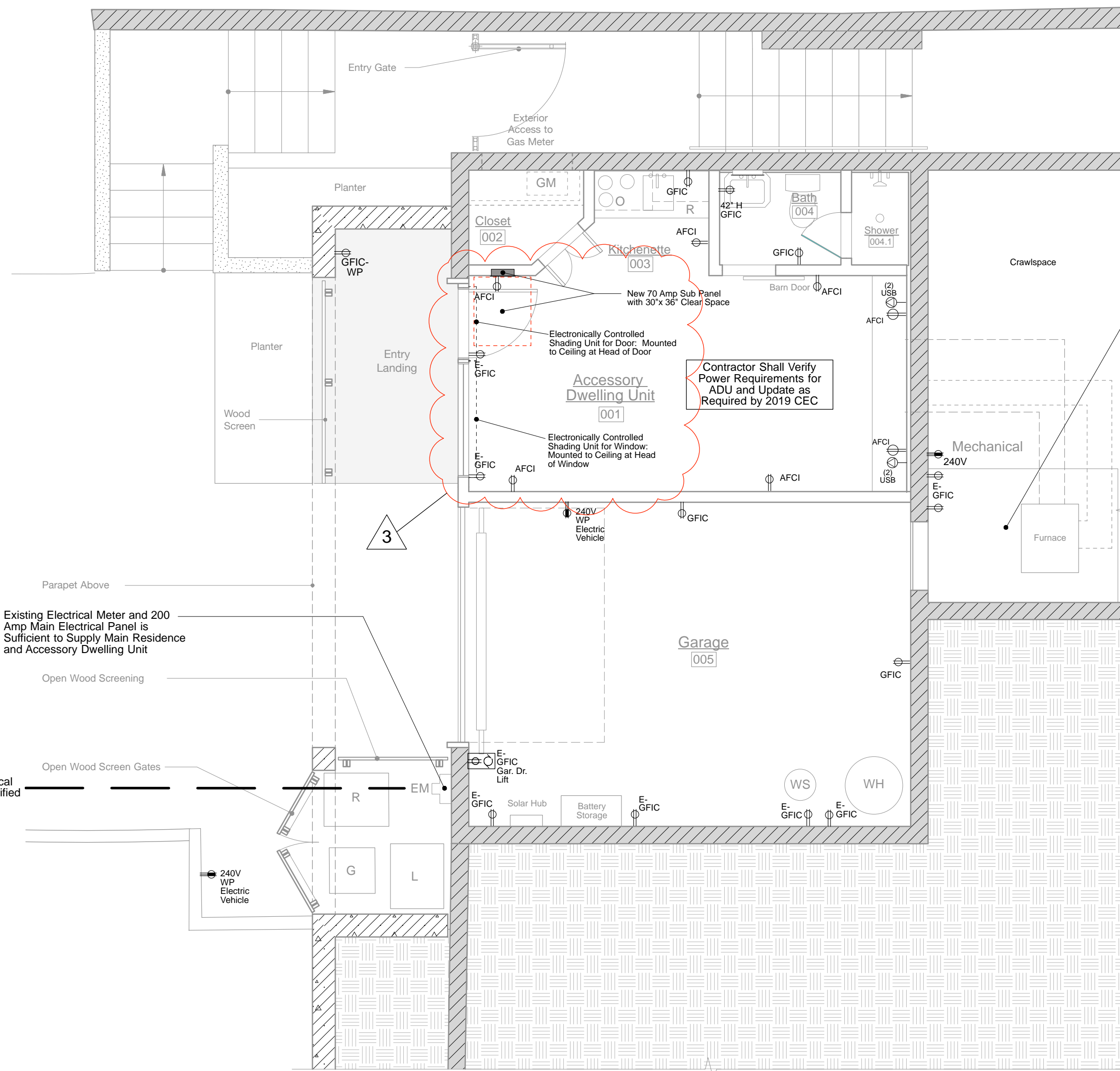
Lower Floor Electrical Lighting Plan and Exterior Lighting Selections

1/4" = 1'-0"



Sheet No.
E1.3

REVISION TO BUILDING PERMIT November 17, 2021



Electrical Power Plan

POWER LEGEND

Symbol	Fixture	Location
	Duplex Receptacle Outlet - 120V, Lutron Wall Plate, verify Color. With Arc-Fault Interrupters (AFCI) as Noted.	Centered in Baseboard, Orient horizontally, Unless Otherwise Noted.
	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate	42" Above Finish Floor Orient Vertically, Unless Otherwise Noted.
	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Brass/Bronze Cover Plate. Provide Arch-Fault Interrupters Where Noted On Plan	Recess in Floor
	Duplex Receptacle Outlet - 120V with Ground-Fault Circuit Protection. Verify Wall Plate.	Install as per Manufacturer's Instructions for Electrical Supply for Appliance/Equipment
	Duplex Receptacle Outlet - 120V with Exterior, Waterproof Ground-Fault Circuit Protection. Operable Metal Cover Plate	8" from Top of Deck/Patio or 12" from Top of Grade to Centerline of Outlet.
	Quadplex 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.
	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
	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.

ELECTRICAL NOTES

- GROUPS OF LIGHT SWITCHES SHALL BE GANGED TOGETHER AND GROUPS OF OUTLETS (RECEPTACLES, TELEPHONE, DATA, ETC.) SHALL BE CLUSTERED TOGETHER.
- STAGGER ALL OUTLETS SHOWN BACK-TO-BACK, THROUGH-WALL OR BACK-TO-BACK OUTLET BOXES ARE NOT PERMITTED UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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 BOX AND THE WALL OR CEILING MATERIAL. PATCH WALL AS REQUIRED TO CLOSE GAPS.
- 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.
- SEE PLANS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK.
- ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED.
- ALL WORK TO BE DONE BY A STATE OF CALIFORNIA LICENSED C-10 ELECTRICAL CONTRACTOR.
- 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.
- SINGLE STORY BUILDINGS: STUB 1-1 1/4" CONDUIT FROM SUB PANEL TO CRAWL SPACE & ATTIC SPACE IF APPLICABLE.
- TRENCH BACKFILL PAVED AREAS W/ SAND & TURF AREAS W/ NATIVE.
- MAINTAIN 6" CLEARANCE BETWEEN POWER AND SYSTEMS CONDUITS IN TRENCHES.
- 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".
- 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.
- MAXIMUM CONNECTED LOAD PER 20 AMP CIRCUIT 15 AMPS OR 1800 WATTS.
- MAXIMUM CONNECTED LOAD PER 15 AMP CIRCUIT 10 AMPS OR 1200 WATTS.
- COORDINATE INSTALLATION OF UTILITY COMPANY SERVICES WITH APPROPRIATE UTILITY COMPANIES BEFORE STARTING WORK.
- PROVIDE CIRCUITING PER PANEL SCHEDULES IN EACH ROOM.
- MAINTAIN 6" CLEARANCE BETWEEN INTERIOR POWER AND SYSTEMS WIRING.
- 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.
- ALL 120-VOLT, SINGLE PHASE, 15-20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOM, PARLORS, LIBRARIES, DEN, 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)
- 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.
- PROVIDE SAMPLE SUBMITTALS OF ALL LIGHT FIXTURES TO ARCHITECT FOR APPROVAL PRIOR TO FULL INSTALLATION.
- AFCI PROTECTION IS REQUIRED FOR ALL NEW OR MODIFIED BRANCH CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, 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.
- ALL SWITCHING AND COORDINATED ACCESSORIES SHALL BE LUTRON. VERIFY COVER PLATES WITH ARCHITECT AND OWNERS
- 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.
- SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- ALL RECEPTACLE OUTLETS INSTALLED SHALL BE TAMPER-RESISTANT.
- ALL EXISTING ELECTRICAL/LIGHTING TO REMAIN IN AREAS NOT REMOVED BY NEW CONSTRUCTION, UNLESS OTHERWISE NOTED.
- ALL LED LIGHT FIXTURES TO BE HIGH EFFICACY.
- 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)
- 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)
- PROVIDE 24" OF HORIZONTAL SEPARATION BETWEEN OUTLETS/SWITCH BOXES AT OPPOSITE SIDES OF FIREWALL PER CBC 714.3.2.
- 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 AND DOORS.
- ALL BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS AND GARAGES SHALL HAVE AT LEAST (1) LUMINAIRE CONTROLLED BY A VACANCY SENSOR.

Contractor Shall Verify Power Requirements for all Mechanical Equipment Located in Crawlspace and Update Power Requirements as Needed

Contractor Shall Verify Power Requirements for ADU and Update as Required by 2019 CEC

186CNV EVOLUTION EXTREME VARIABLE SPEED AIR CONDITIONER WITH PURON® REFRIGERANT 2 TO 5 NOMINAL TONS

bryant

PRODUCT DATA

Industry leading Features / Benefits

Energy Efficiency

- ENERGY STAR V3.0
- Micro-Tech™ refrigeration system
- Inverter efficiency available

Sound

- Sound level as low as 71 dBA in low speed

Comfort

- Variable speed compressor with capacity range from 25-100%
- All control features variable speed
- System requires Evolution Control™ software system
- Energy Tracking has the ability to monitor and separate the energy consumption of your Evolution system

Reliability

- Non-toxic, non-flammable, non-ozone depleting
- Free-standing service valves
- High pressure switch
- Dry-back and suction pressure transducer
- TXV for cooling
- Filter drier (field install)
- Internal condenser heater standard

Flexibility and Installation:

- 2 control wires to outdoor unit
- Minimum and maximum airflow adjustments

Durability

- DuraCoat™ protection package
- Solid Thermo-Stack metal construction
- Steel lower coil guard
- Robust, complete steel coverage, powder paint

Applications

- Long life - up to 200 feet (76' nominal equivalent length, up to 200 feet (66.9m) condenser pipe, or up to 98.0' (29.9m) evaporator above condenser (See Length Guide for more information).

186CNV PRODUCT DATA

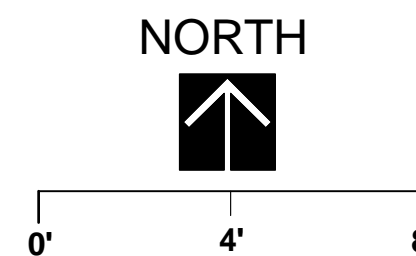
Unit Size	Typical Outdoor Band Spectrum	Min Speed Cooling	Max Speed Cooling
24	Speed	900	1100
	125	54.5	61.5
	200	54.5	67.0
	300	41.4	53.4
	400	36.7	48.8
	500	31.1	45.5
	600	27.0	42.7
	700	23.1	39.8
	800	20.0	37.0
	900	17.1	34.8
36	Speed	900	1100
	125	55.1	63.7
	200	55.8	69.2
	300	47.5	55.1
	400	41.4	52.0
	500	37.9	48.3
	600	33.8	45.9
	700	30.9	43.7
	800	28.9	41.7
	900	26.9	39.7
48	Speed	900	1100
	125	54.1	67.4
	200	56.9	73.9
	300	48.7	64.4
	400	43.9	60.3
	500	39.2	55.1
	600	34.6	50.7
	700	31.0	46.5
	800	28.0	43.0
	900	25.0	40.0
60	Speed	900	1100
	125	55.3	65.5
	200	54.8	69.7
	300	47.6	63.3
	400	43.0	60.0
	500	44.9	61.2
	600	38.1	57.9
	700	35.2	55.8
	800	32.1	53.8
	900	29.1	51.7

Charging Subcooling (TXV-Type Expansion Device)

UNIT SIZE VOLTAGE SERIES	REQUIRED SUBCOOLING °F (°C) - See UL
24-A	Subcooling recommendation displayed on UI in Charging Mode must be followed
36-A	
48-A	
60-A	

Manufacturer reserves the right to change, at any time, specifications and designs without notice and without obligations.

1 New HVAC Air Conditioner Data Sheet
Scale: 1/4" = 1'-0"



REVISION TO BUILDING PERMIT
November 17, 2021