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Owners:
Joel & Allison
Jung

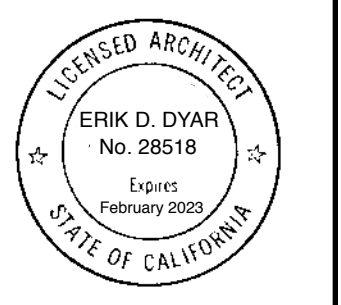
**JUNG RESIDENCE
REMODEL**
3 SW of 13th Ave. on Camino Real
Carmel-by-the-Sea, California 93921
APN: 010-284-003

Job No.
20-01

Date:
- December 18, 2020
Design Review Submittal
- February 17, 2021
Planning Department
Revisions
- March 23, 2021
Revised Design Study

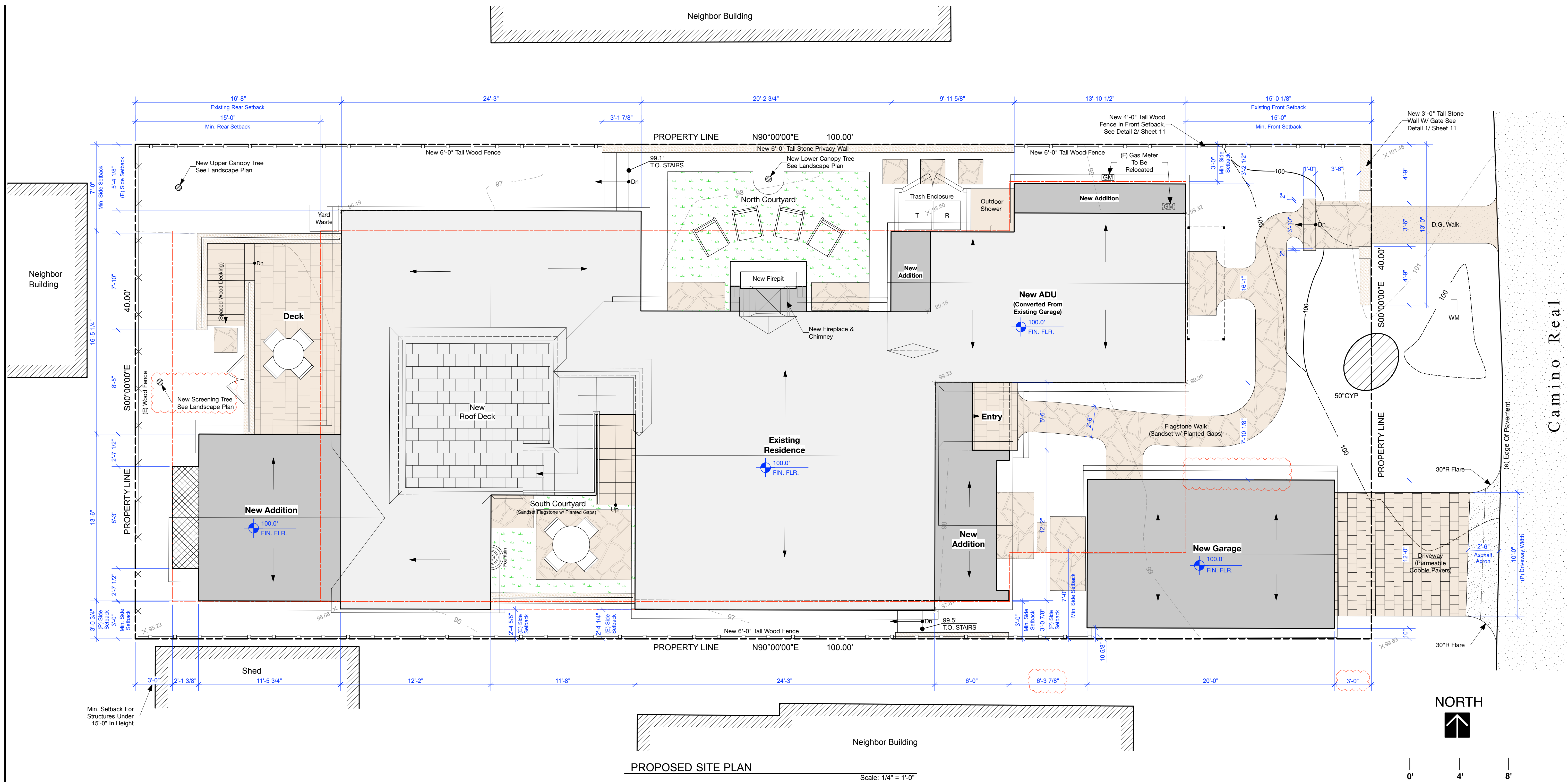
**Proposed
Site Plan**

1/4" = 1'-0"



Sheet No.

1



PROJECT DATA

PROPERTY OWNER:	JOEL & ALLISON JUNG 2 HARRAN CIRCLE ORINDA, CA 94563	EXISTING LOT AREA:	= 4,000 sq. ft.
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4799 CARMEL, CA 93921 CONTACT: ERIK DYAR PH: 831-915-5602	BASE FLOOR AREA:	= 1,800 sq. ft.
PROJECT ADDRESS:	3 SW OF 13th AVE. ON CAMINO REAL CARMEL-BY-THE-SEA, CA. 93921	Proposed Site Coverage	
APN:	010-284-003	IMPERMEABLE COVERAGE	
BLOCK / LOT:	DD / 7	SITE WALLS	= 39.0 sq. ft.
ZONING:	R-1	OUTDOOR SHOWER	= 12.3 sq. ft.
PROJECT CODE COMPLIANCE:	2019 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE	FIREPLACE & FIRE PIT	= 24.8 sq. ft.
OCCUPANCY GROUP:	R-3	REAR DECK	= 130.4 sq. ft.
CONSTRUCTION TYPE:	VB	COURTYARD STAIRS	= 23.2 sq. ft.
TOPOGRAPHY:	SLOPING TO WEST	BUILDING PROJECTIONS (OVER 18")	= 25.3 sq. ft.
MAX BUILDING HEIGHT:	1-STORY PLATE: 12 FT. ROOF: 18 FT.	FOUNTAINS	= 2.0 sq. ft.
TREE REMOVAL:	NONE	TOTAL	= 257.0 sq. ft.
GRADING:	CUT: 1 CY FILL: 27 CY	SEMI & PERMEABLE COVERAGE	
		ENTRY WALK	= 111.0 sq. ft.
		PATIOS, WALKS, & STAIRS	= 46.3 sq. ft.
		COURTYARD	= 43.4 sq. ft.
		DOOR STOOPS	= 75.7 sq. ft.
		REAR DECK STAIRS	= 20.0 sq. ft.
		TOTAL	= 296.4 sq. ft.
		Existing Floor Area	
		MAIN LEVEL	= 1,358.0 sq. ft.
		GARAGE	= 281.2 sq. ft.
		TOTAL FLOOR AREA:	= 1,639.2 sq. ft.
		Proposed Floor Area	
		(E) RESIDENCE	= 1,358.0 sq. ft.
		PROPOSED REMOVAL	= -135.8 sq. ft.
		PROPOSED ADDITIONS	= 232.3 sq. ft.
		(E) GARAGE	= 281.2 sq. ft.
		NEW GARAGE	= 240.0 sq. ft.
		TOTAL FLOOR AREA:	= 1,694.5 sq. ft.
		ACCESSORY DWELLING UNIT	= 331.2 sq. ft.
		ALLOWABLE FLOOR AREA	
		(4,000 sf x 0.45)	= 1,800.0 sq. ft.

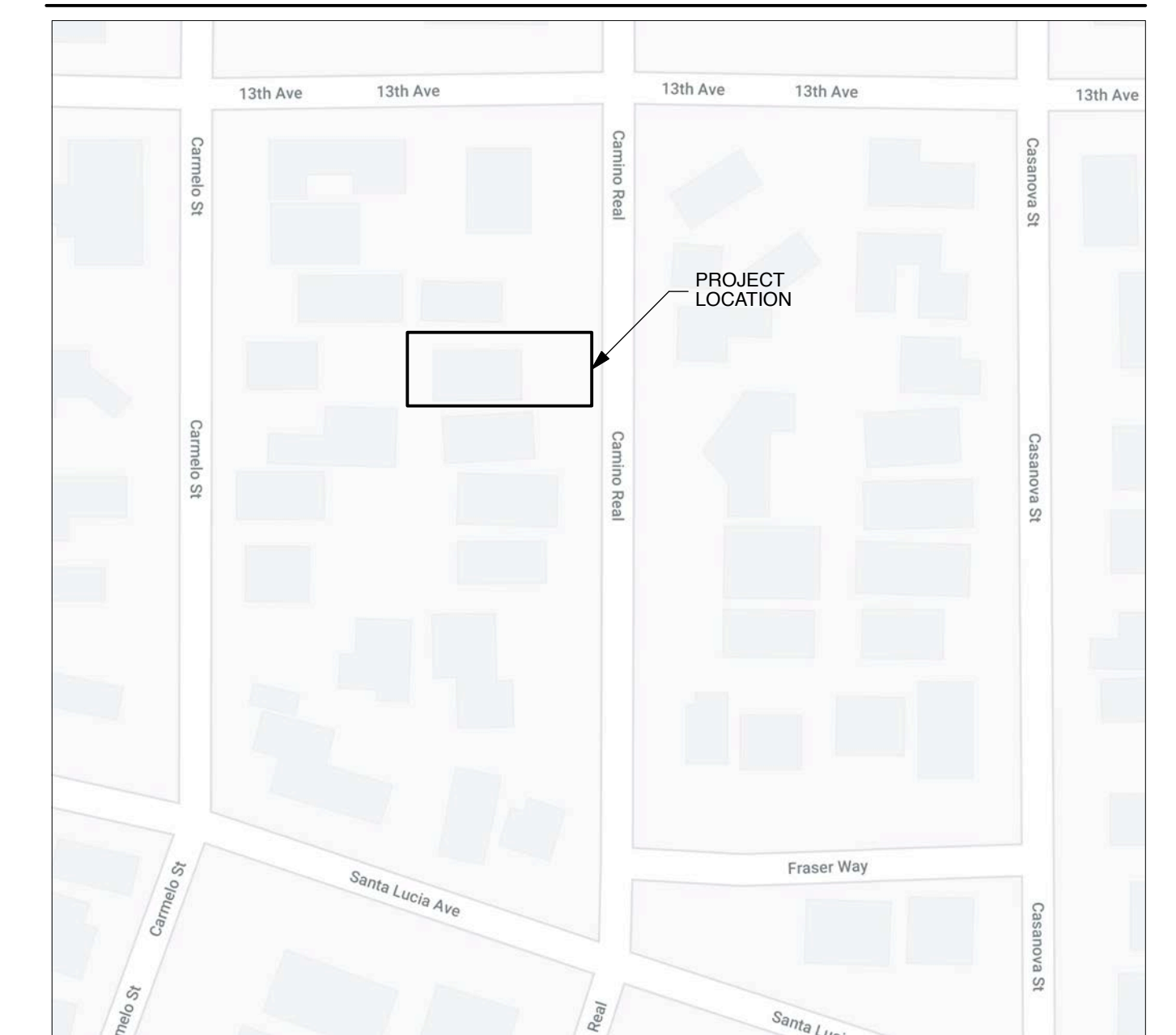
PROJECT DESCRIPTION

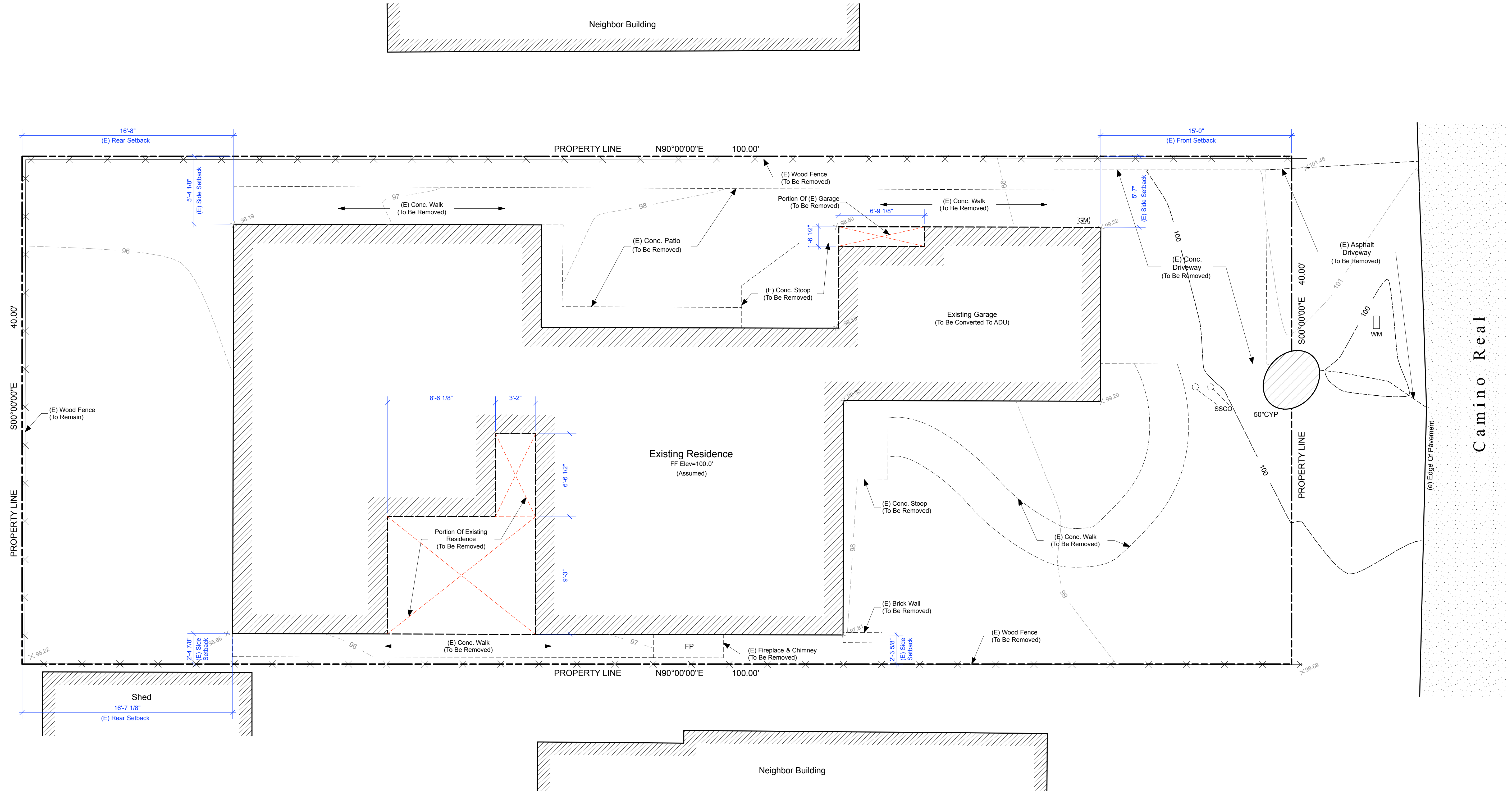
- REMODEL EXISTING 1,358 SF RESIDENCE & 281 SF ATTACHED GARAGE WHICH INCLUDES:
- CONVERSION OF EXISTING ATTACHED GARAGE INTO A NEW 331.2 SF ACCESSORY DWELLING UNIT.
 - NEW 240 SF DETACHED GARAGE.
 - NEW 77 SF ADDITION TO EAST SIDE OF RESIDENCE TO CREATE A DINING ROOF NOOK & FOYER.
 - NEW 24.8 SF FIREPLACE/CHIMNEY & FIREPIT ADDITION AT NORTH SIDE OF RESIDENCE.
 - REMOVAL OF 128.6 SF OF EXISTING RESIDENCE TO CREATE A NEW COURTYARD AT SOUTH SIDE.
 - NEW 165 SF ROOF DECK.
 - NEW 155 SF ADDITION AT WEST SIDE OF RESIDENCE TO CREATE MASTER BEDROOM, WITH 17.5 SF ORIEL WINDOW.
 - NEW 150 SF DECK AT WEST SIDE OF RESIDENCE WITH WOOD STAIRS.
 - REMOVE EXISTING ASPHALT DRIVEWAY AND CREATE NEW 10'-0" WIDE PAVER DRIVEWAY AT NEW GARAGE LOCATION.
 - NEW 4'-0" TALL STONE WALL & ENTRY GATE AT FRONT PROPERTY LINE WITH DECOMPOSED GRANITE WALKWAY TO STREET.
 - NEW 6'-0" TALL WOOD FENCES AT NORTH & SOUTH PROPERTY LINES. (4'-0" TALL IN FRONT SETBACK.)
 - NEW 6'-0" TALL STONE PRIVACY WALL AT NORTH PROPERTY LINE.
 - NEW LANDSCAPING.

LEGEND

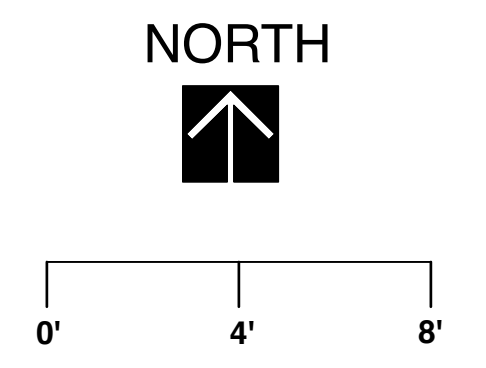
- BUILDING FOOTPRINT
- AREA OF NEW STRUCTURE OR ADDITION
- AREA OF EXISTING STRUCTURE
- ORIEL WINDOW
- NEW RETAINING WALL OR SITE WALL
- NEW SANDSET FLAGSTONE PAVERS W/ PLANTED GAPS
- NEW TILE DECK OR LANDING (TERRA COTTA OR SALTILLO)
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GAS METER
- WATER METER
- EXISTING FENCE
- NEW FENCE

VICINITY MAP



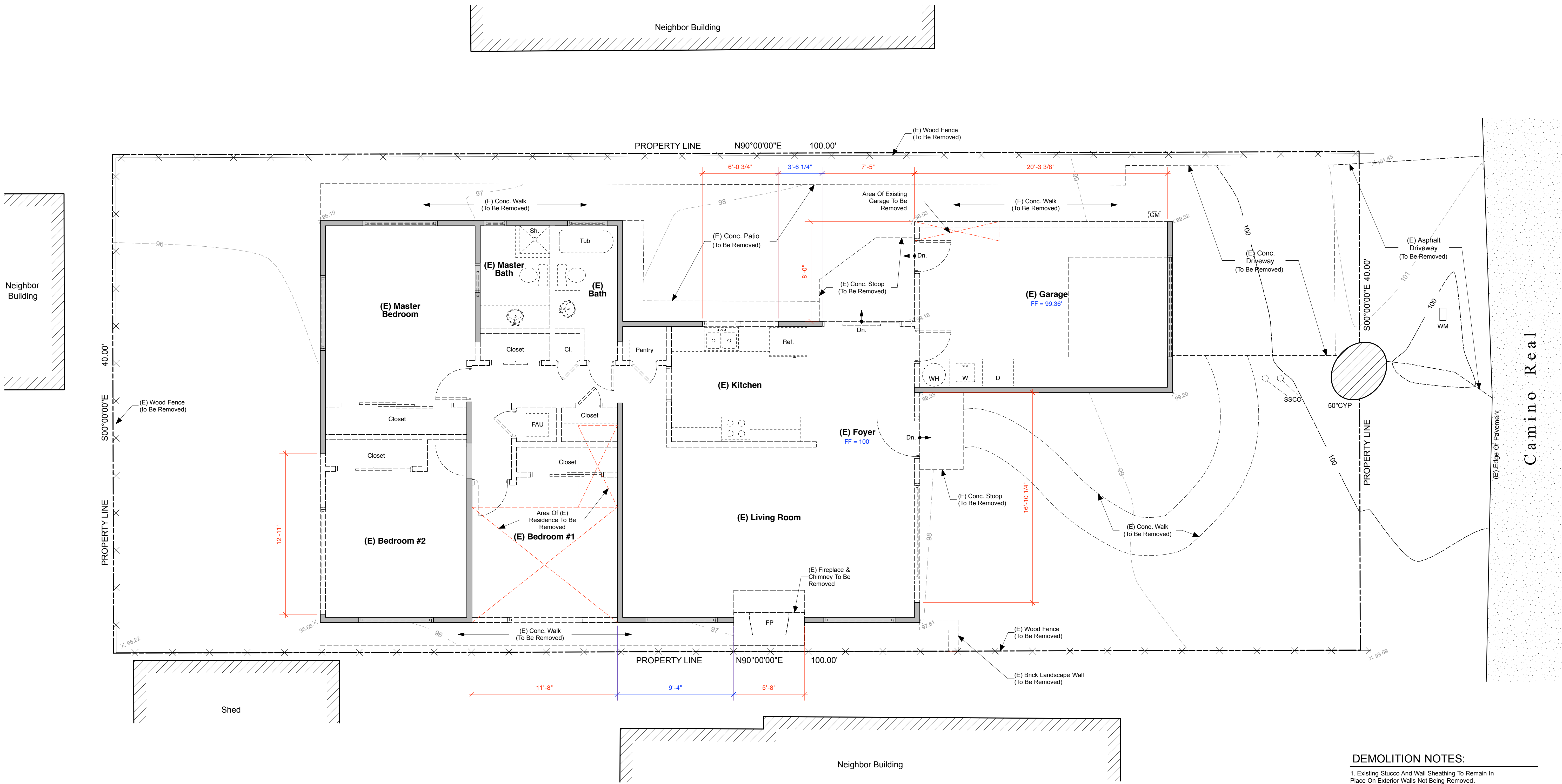


EXISTING / DEMO SITE PLAN Scale: 1/4" = 1'-0"

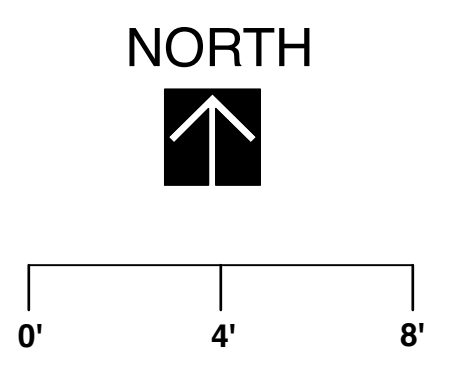


LEGEND

- Existing Building Footprint
- Area Structure To Be Removed
- Site Elements To Be Removed
- Existing Contour
- Gas Meter
- Water Meter
- Existing Fence



EXISTING / DEMO FLOOR PLAN
Scale: 1/4" = 1'-0"



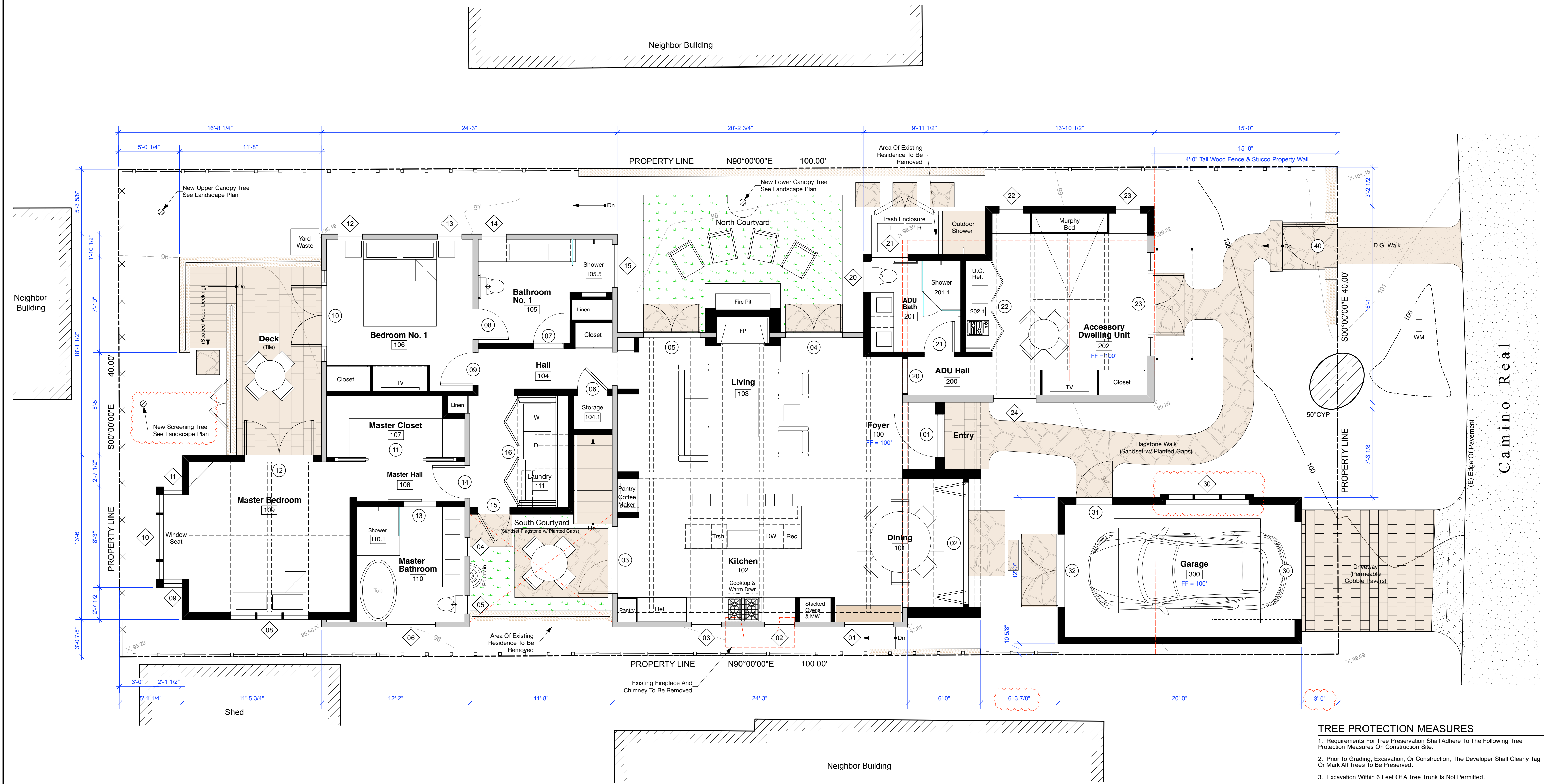
LEGEND

- Existing Walls To Remain
- Existing Walls To Be Removed
- Existing Elements To Be Removed
- Area Of Existing Residence To Be Removed

- DEMOLITION NOTES:**
- Existing Stucco And Wall Sheathing To Remain In Place On Exterior Walls Not Being Removed.
 - Interior Finishes To Be Removed And Recycled.
 - Existing Doors & Windows To Be Removed And Recycle.
 - Existing Casework To Be Removed And Recycled.
 - Existing Appliances And Plumbing Fixtures To Be Removed And Donated As Appropriate, Otherwise Recycled.

PERIMETER WALL DEMOLITION CALCULATIONS

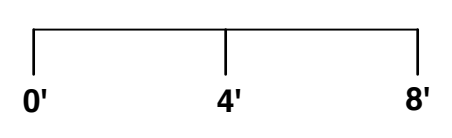
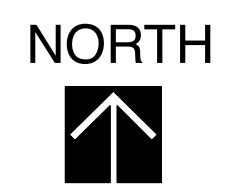
Existing Perimeter Wall Length:	= 217.2 LF
Existing Perimeter Walls To Be Removed:	= 88.9 LF
Existing Perimeter Walls Under 10-feet In Length:	= 12.8 LF
Percentage Of Perimeter Walls (101.7 / 217.2) =	46.8%



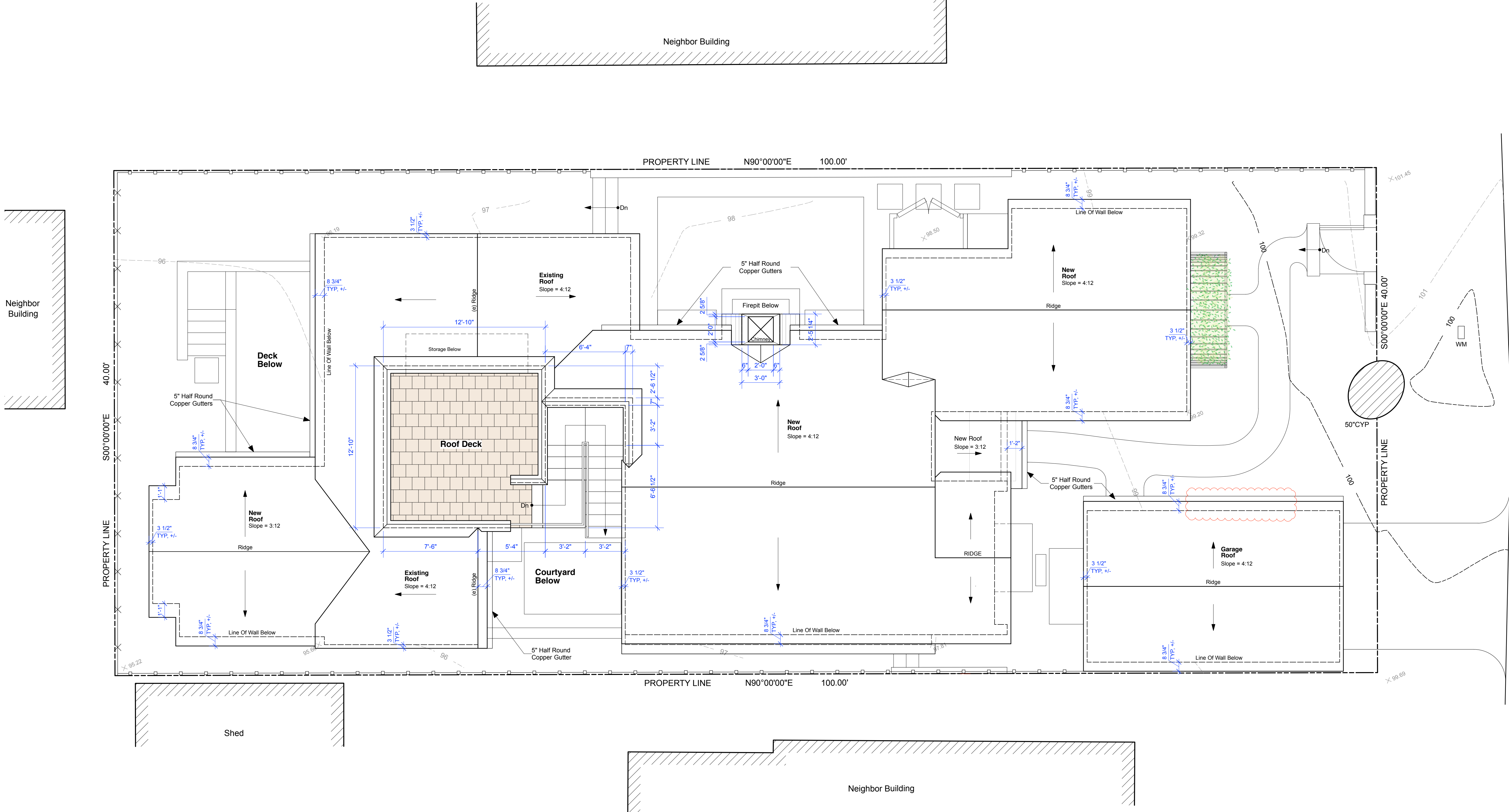
PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND

	Proposed New Walls
	Existing Walls
	Existing Walls To Be Removed
	New Retaining Wall Or Site Wall
	New Sandset Flagstone Pavers W/ Planted Gaps
	New Tile Deck Or Landing
	New Planting Or Landscape Area

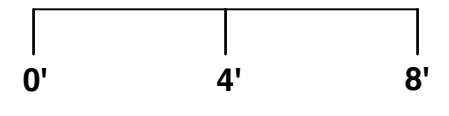
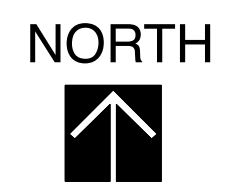


- TREE PROTECTION MEASURES**
- Requirements For Tree Preservation Shall Adhere To The Following Tree Protection Measures On Construction Site.
 - Prior To Grading, Excavation, Or Construction, The Developer Shall Clearly Tag Or Mark All Trees To Be Preserved.
 - Excavation Within 6 Feet Of A Tree Trunk Is Not Permitted.
 - No Attachments Or Wires Of Any Kind, Other Than Those Of A Protective Nature Shall Be Attached To Any Tree.
 - Per Municipal Code Chapter 17.48.110 No Material May Be Stored Within The Drip Line Of A Protected Tree To Include The Drip Lines Of Trees On Neighboring Parcels.
 - Tree Protection Zone -- The Tree Protection Zone Shall Be Equal To Drip Line Or 18 Inches Radially From The Tree For Every One Inch Of Trunk Diameter At 4.5 Feet Above The Soil Line, Whichever Is Greater. Minimum Of 4 Foot High Transparent Fencing Is Required Unless Otherwise Approved By The City Forester. Tree Protection Shall Not Be Resized, Modified, Removed, Or Altered In Any Manner Without Written Approval. The Fencing Must Be Maintained Upright And Taut For The Duration Of The Project. No More Than 4 Inches Of Wood Mulch Shall Be Installed Within The Tree Protection Zone. When The Tree Protection Zone Is At Or Within The Drip Line, No Less Than 6 Inches Of Wood Mulch Shall Be Installed 18 Inches Radially From The Tree For Every One Inch Of Trunk Diameter At 4.5 Feet Above The Soil Line Outside Of Fencing.
 - The Structural Root Zone -- Structural Root Zone Shall Be 6 Feet From The Trunk Or 6 Inches Radially From The Tree For Every One Inch Of Trunk Diameter At 4.5 Feet Above The Soil Line, Whichever Is Greater. Any Excavation Or Changes To The Grade Shall Be Approved By The City Forester Prior To Work. Excavation Within The Structural Root Zone Shall Be Performed With Pneumatic Excavator, Hydrovac At Low Pressure, Or Other Method That Does Not Sever Roots.
 - If Roots Greater Than 2 Inches In Diameter Or Larger Are Encountered Within The Approved Structural Root Zone The City Forester Shall Be Contacted For Approval To Make Any Root Cuts Or Alterations To Structures To Prevent Roots From Being Damaged. If Roots Larger Than 2 Inches 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 And Mitigation Measures Have Been Put In Place.
 - An Airspade Shall Be Used For All Excavation Within The Structural Root Zone Of The Cypress Tree.
 - The City Forester Shall Be Onsite For Excavation Of The Proposed Garage Foundation. The Forester May Determine Bridged Footing Or Other Foundational Treatments May Be Necessary For The Garage To Be Incorporated Into The Building Permit Application To Protect Tree Roots Unearthed During Excavation.



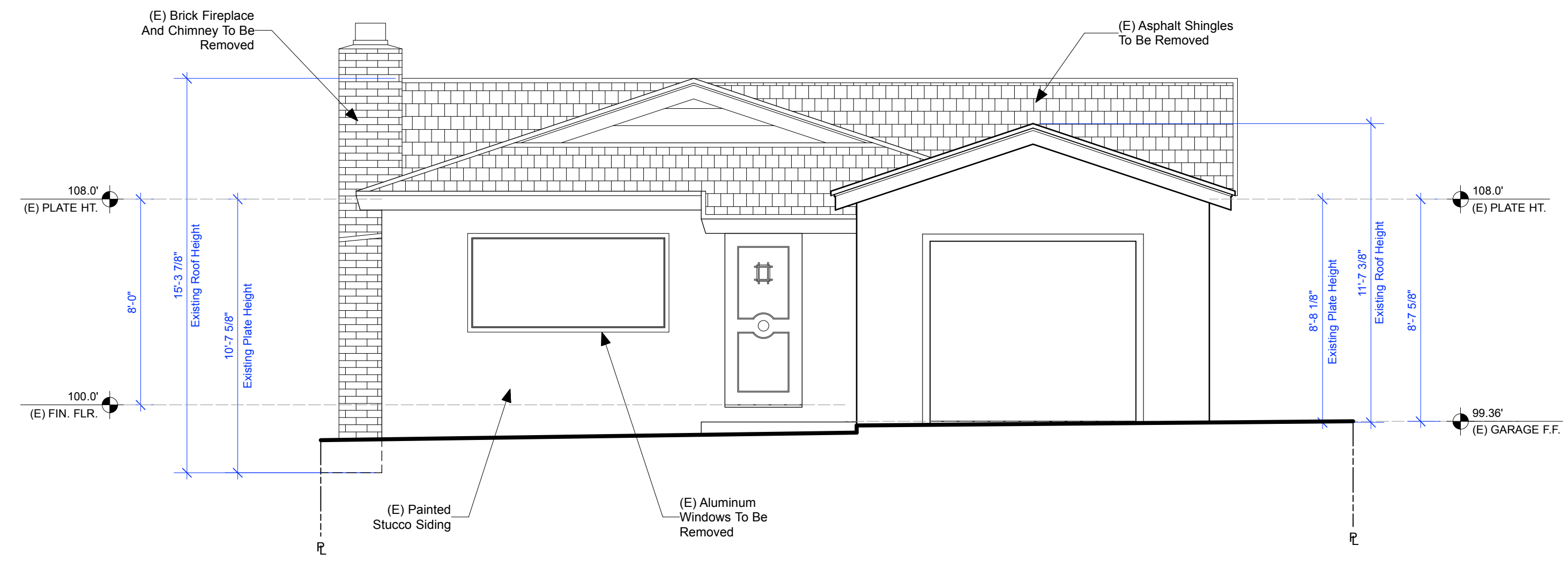
PROPOSED ROOF PLAN

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



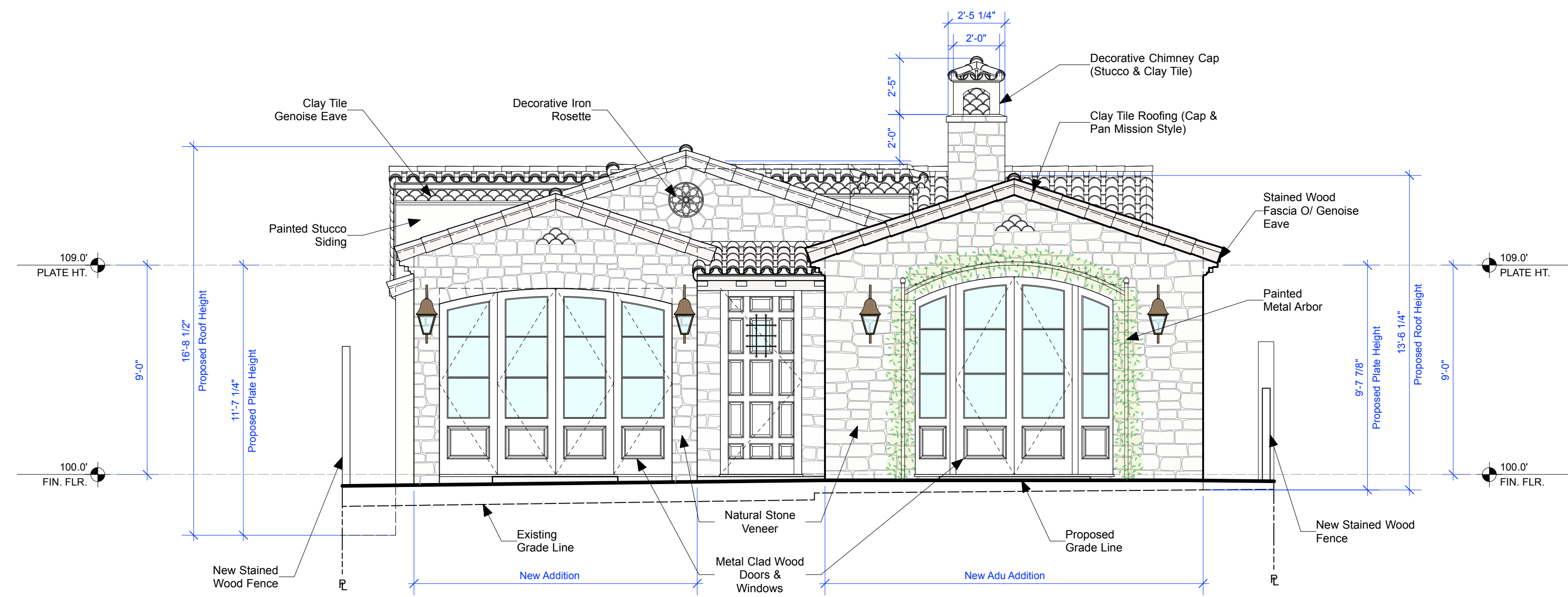
Camino Real

(E) Edge Of Pavement



Existing East Elevation

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



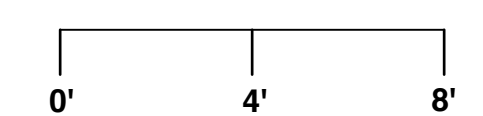
Proposed East Elevation

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



Combined East Elevation

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



D
A
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**East
Elevations**

1/4" = 1'-0"



Sheet No.

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JUNG RESIDENCE REMODEL
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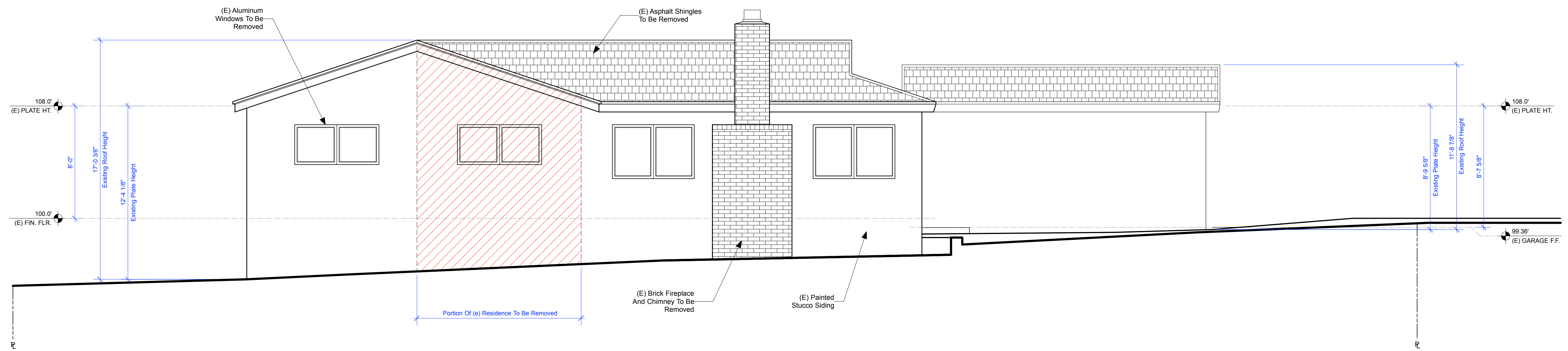
Date:
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South Elevations

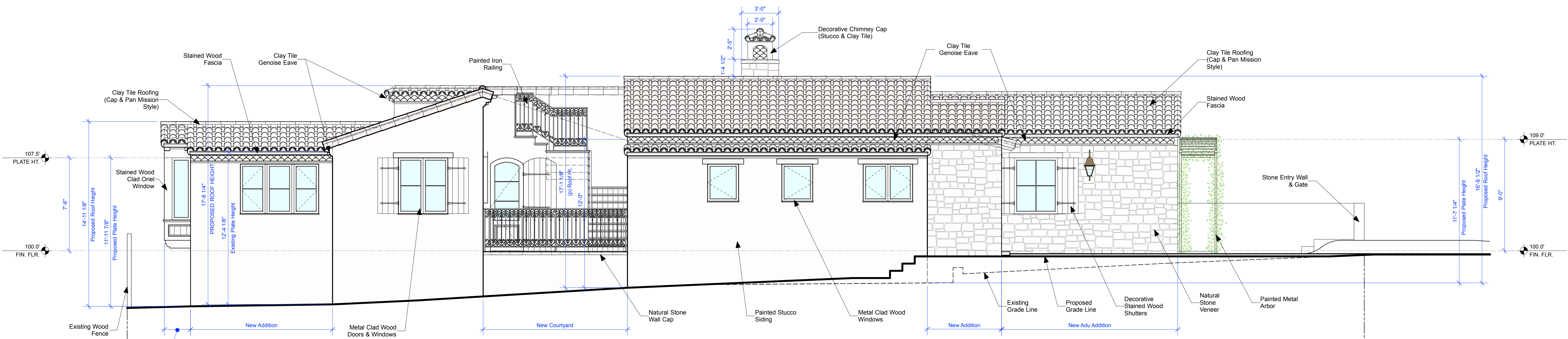
1/4" = 1'-0"

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

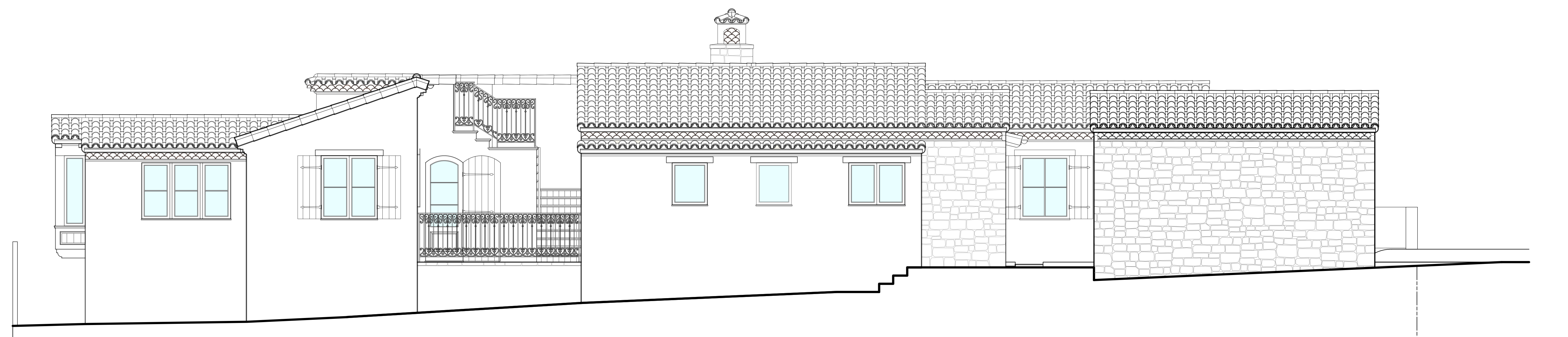
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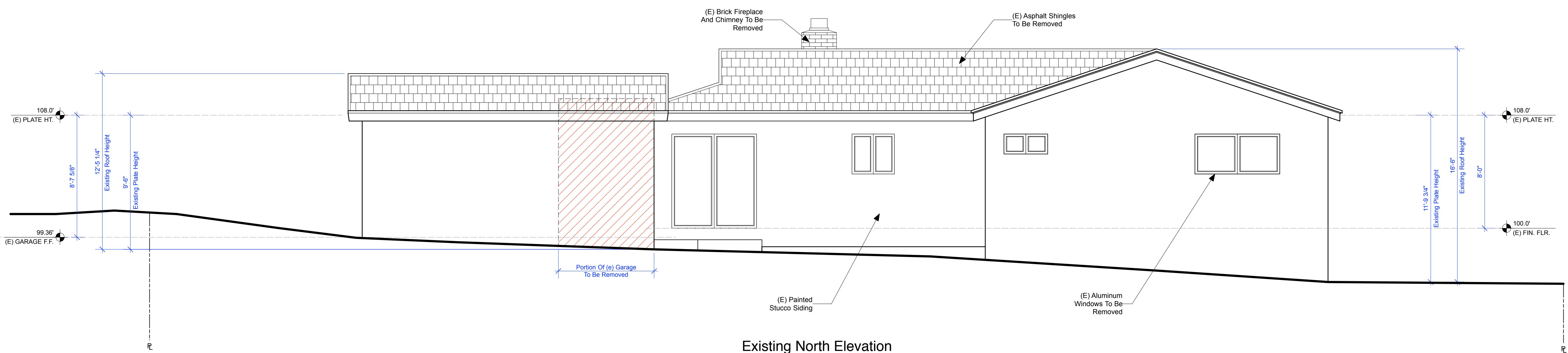
Existing South Elevation
 Scale: 1/4" = 1'-0"



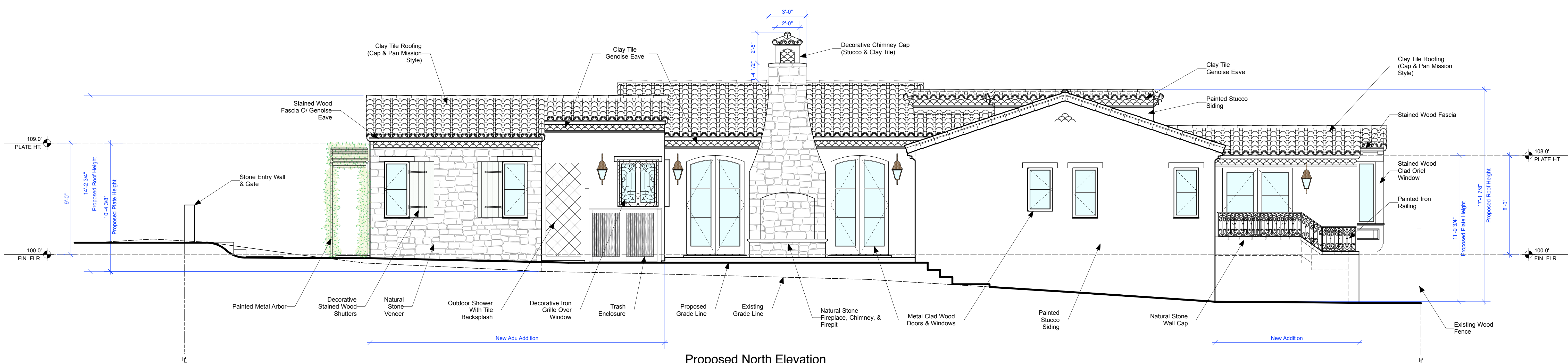
Proposed South Elevation
 Scale: 1/4" = 1'-0"



Combined South Elevation
 Scale: 1/4" = 1'-0"



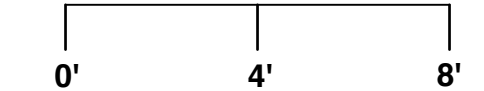
Existing North Elevation
Scale: 1/4" = 1'-0"



Proposed North Elevation
Scale: 1/4" = 1'-0"



Combined North Elevation
Scale: 1/4" = 1'-0"





DYAR
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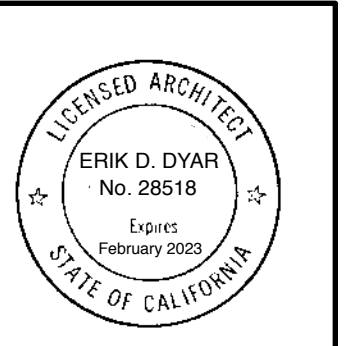
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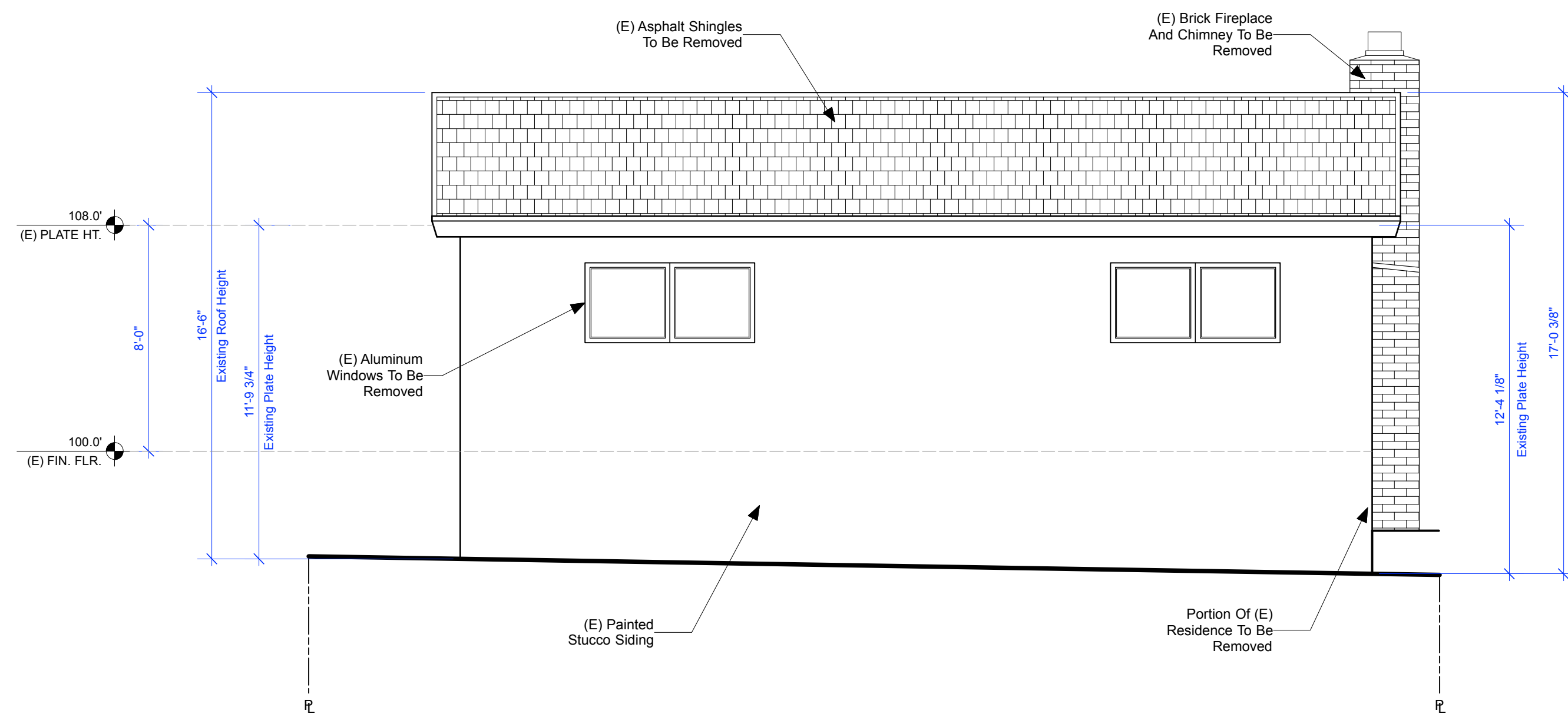
**West &
Courtyard
Elevations**

1/4" = 1'-0"



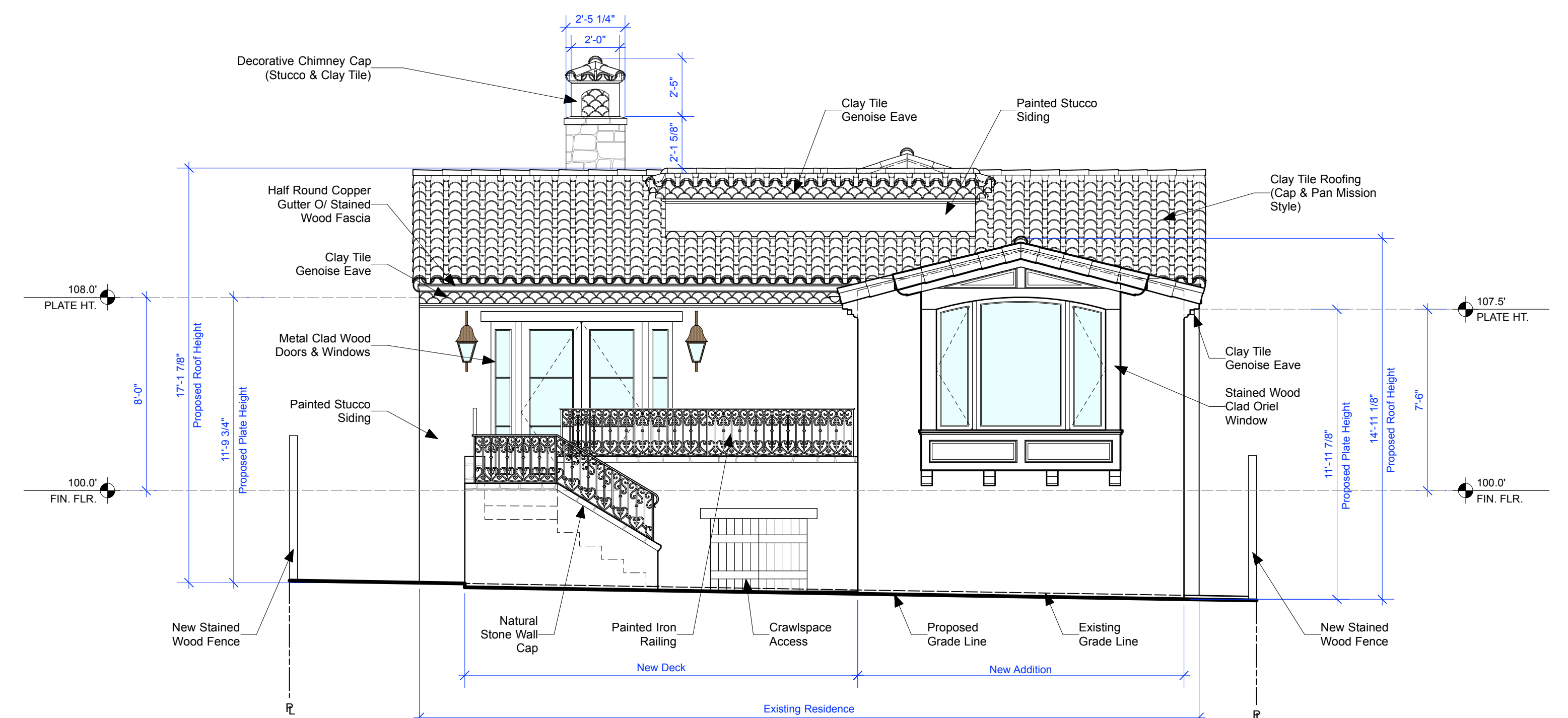
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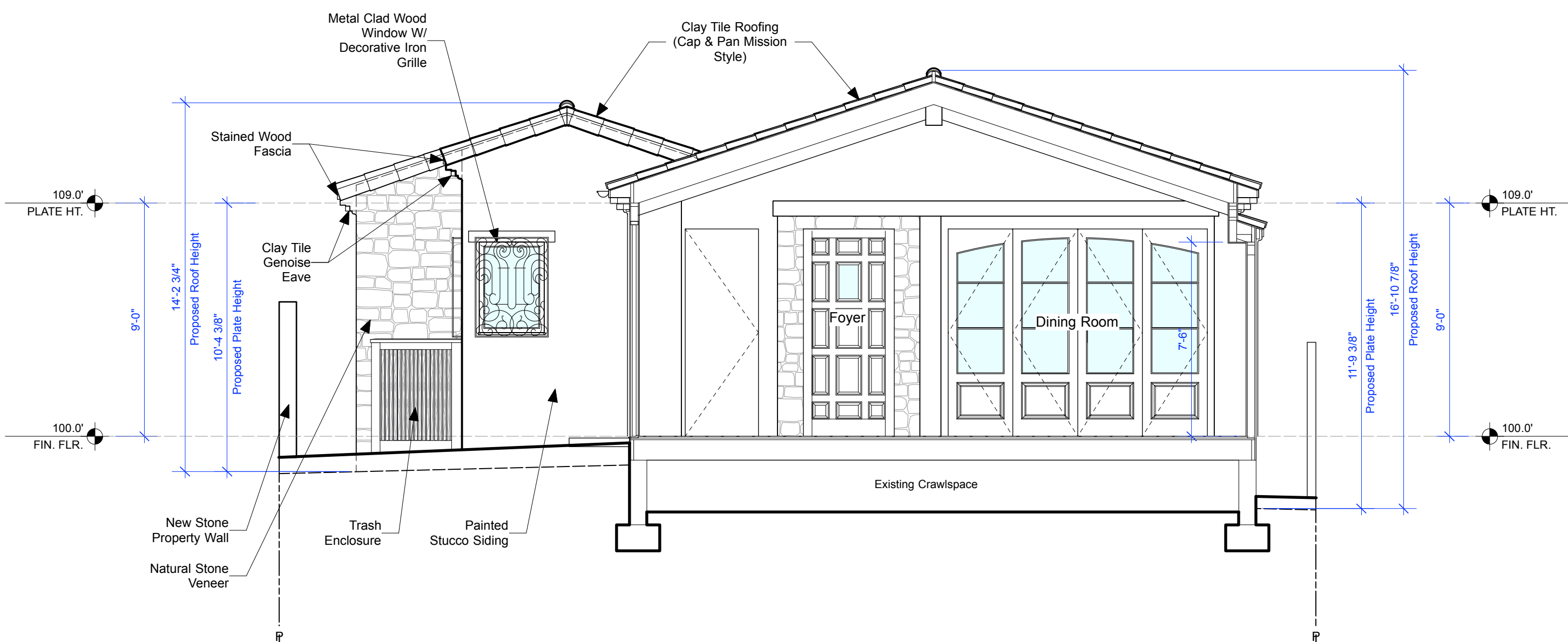
Existing West Elevation

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



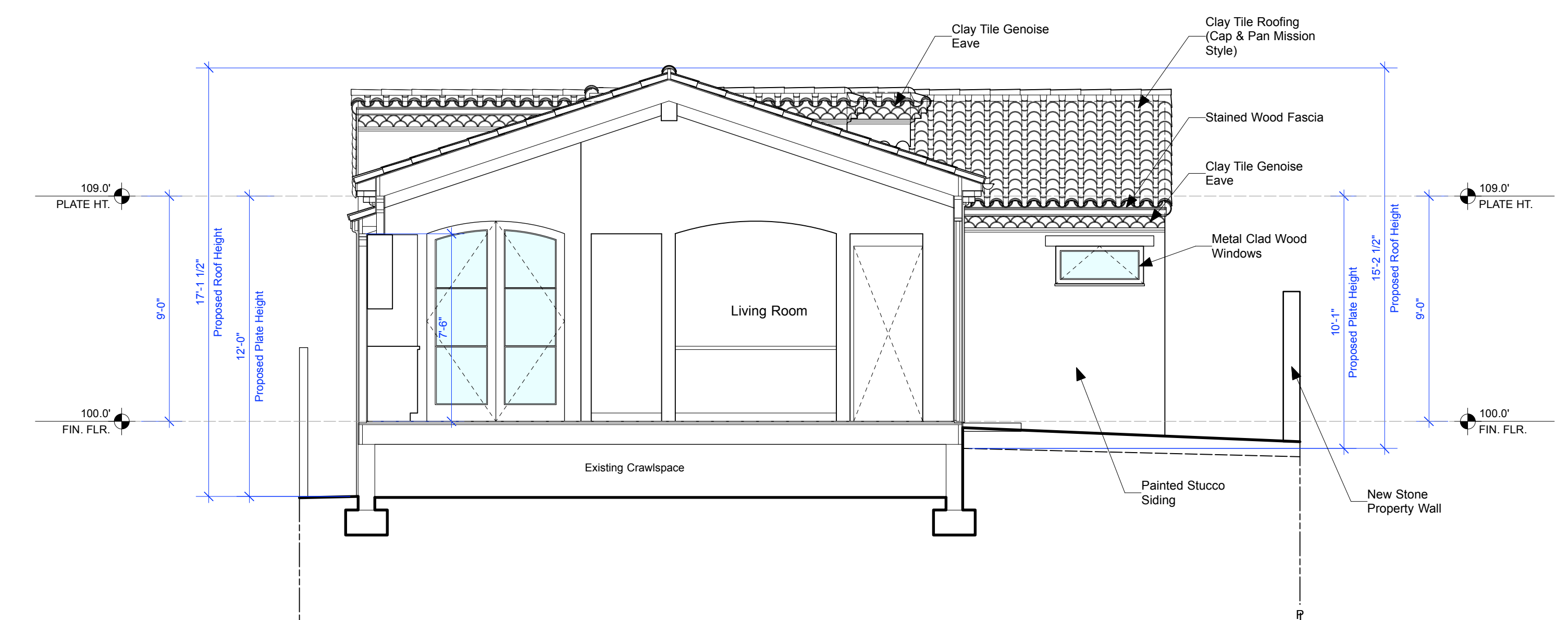
Proposed West Elevation

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



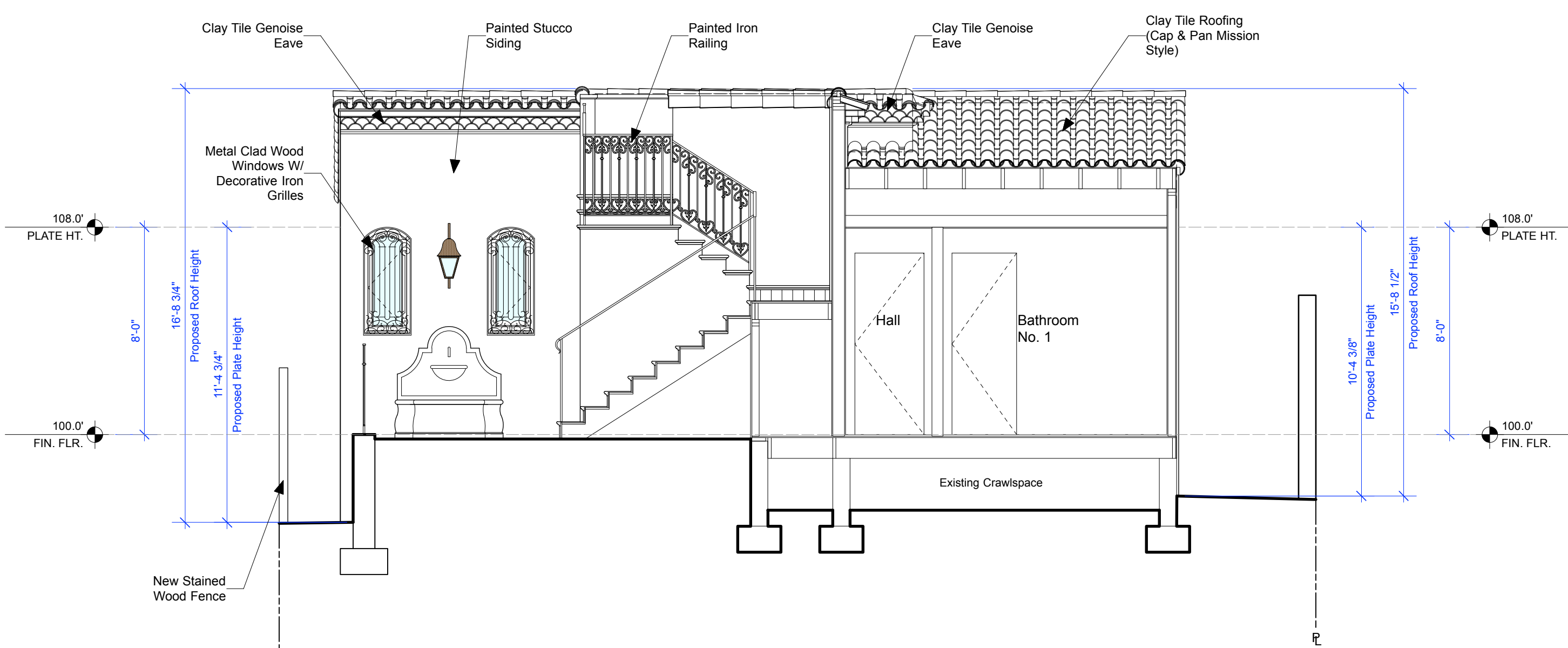
North Courtyard - West Elevation

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



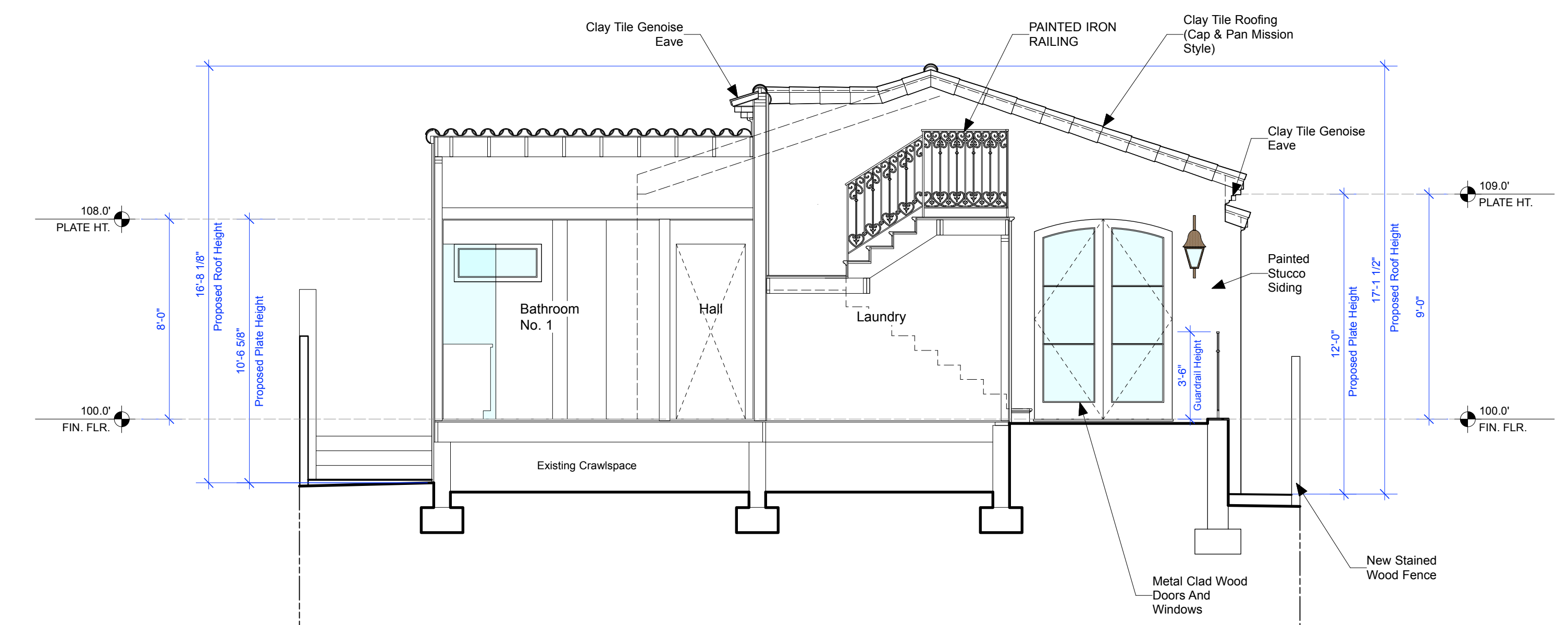
North Courtyard - East Elevation

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



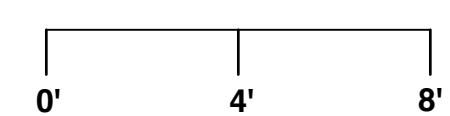
South Courtyard - East Elevation

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



South Courtyard - West Elevation

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





DYAR ARCHITECTURE

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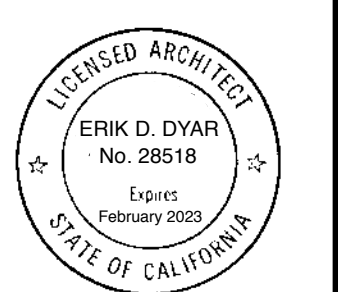
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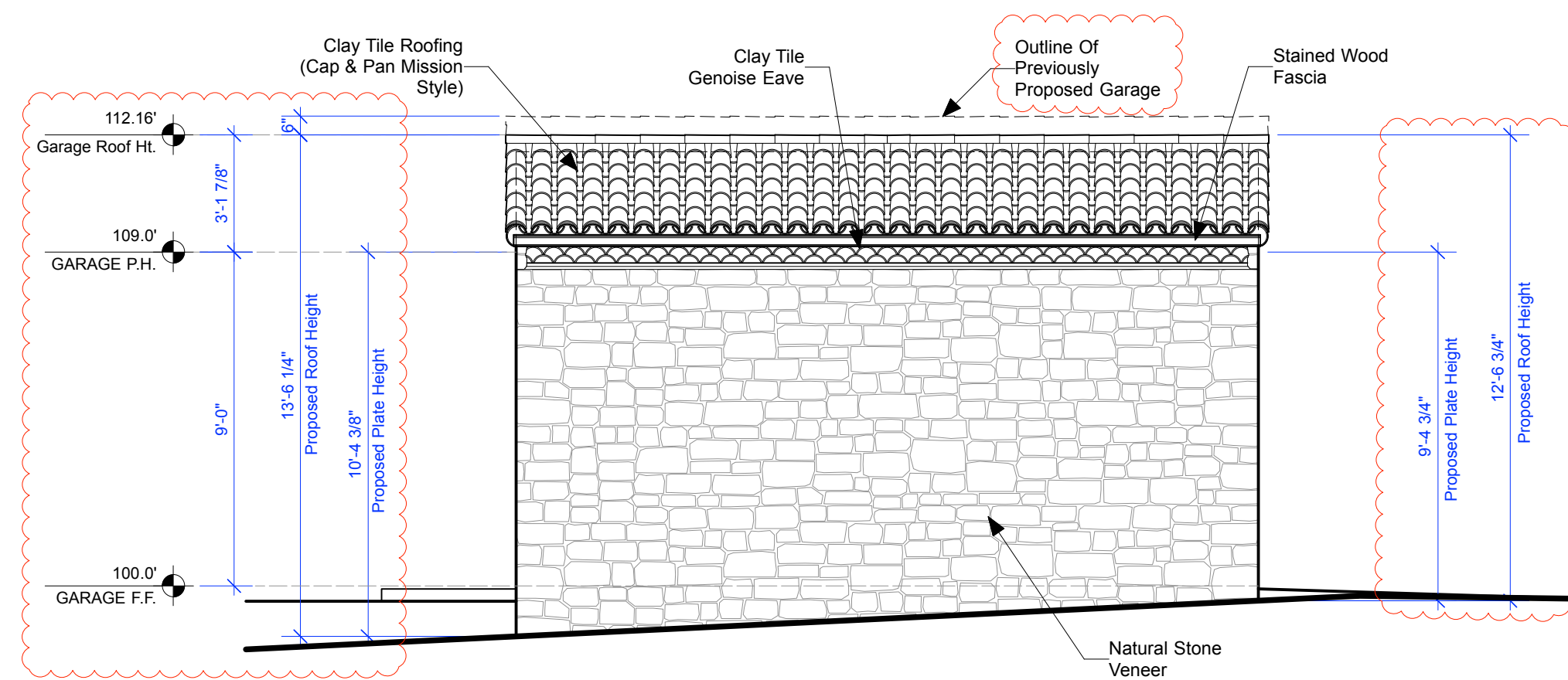
**Proposed
Garage
Elevations**

1/4" = 1'-0"

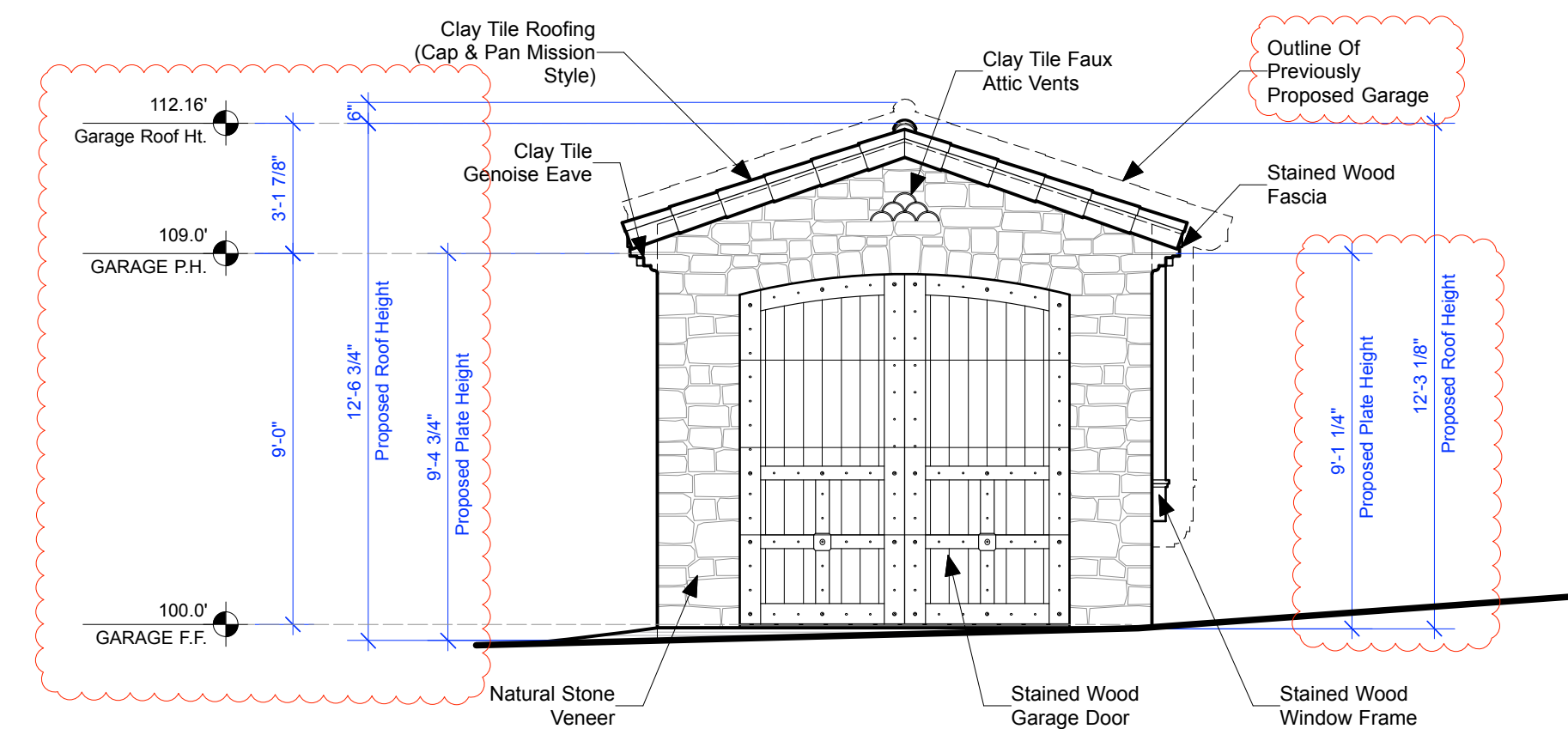


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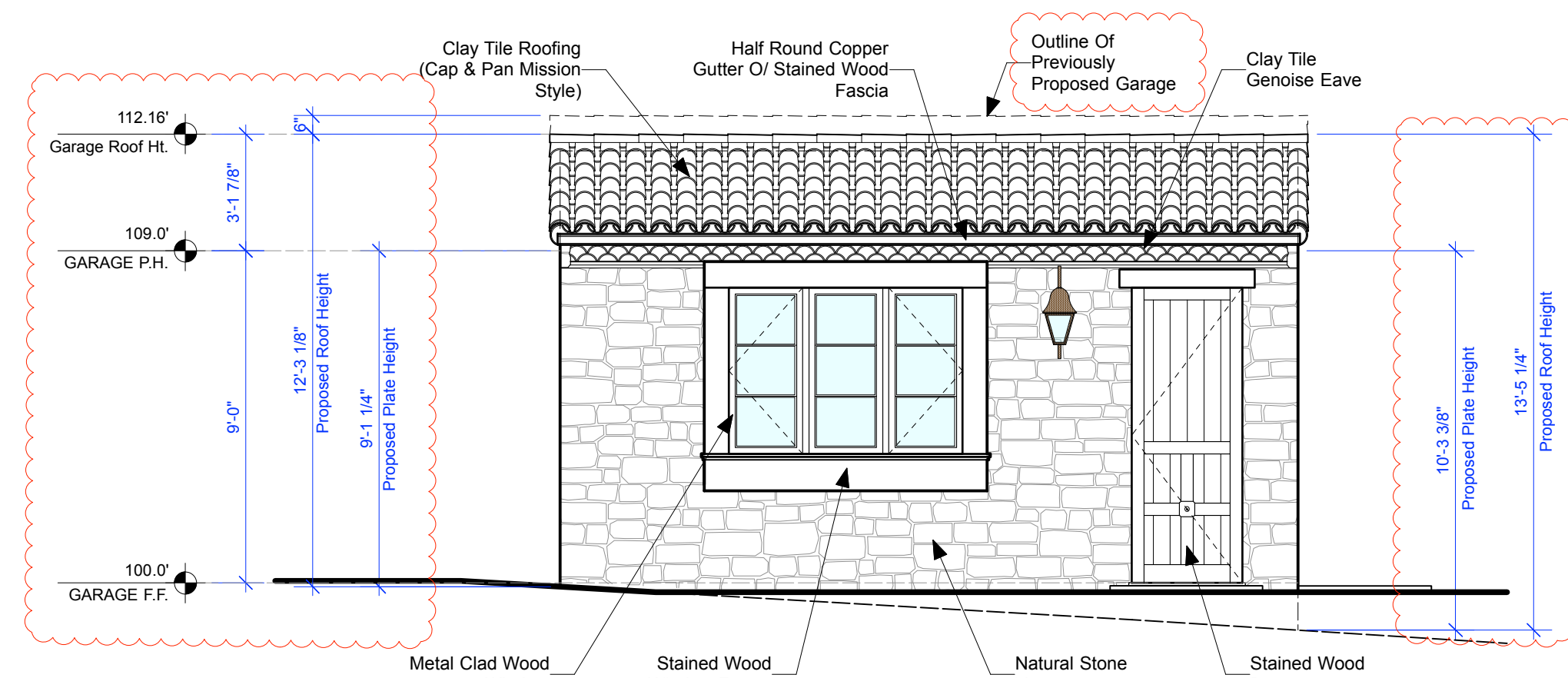
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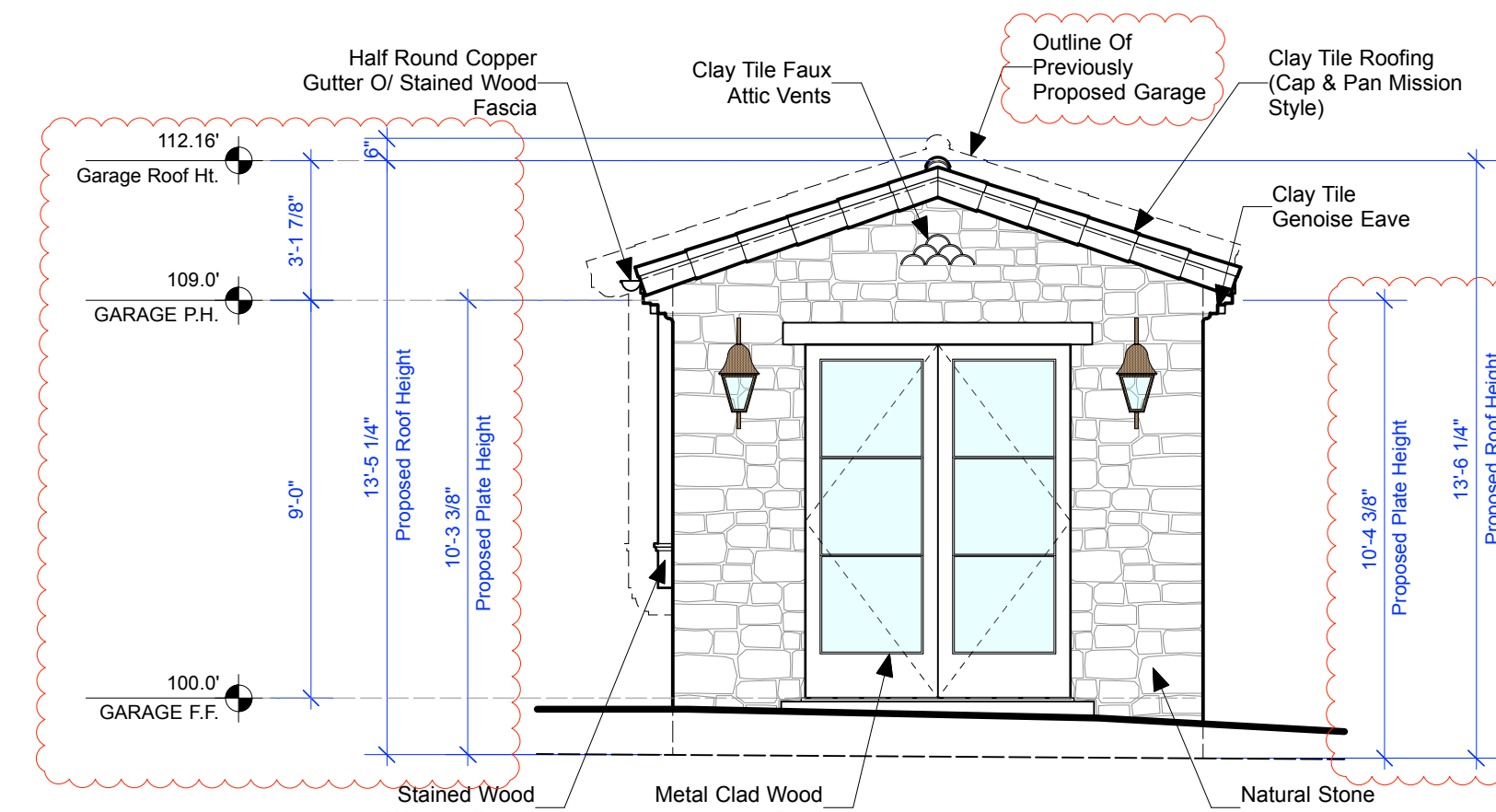
South Garage Elevation
Scale: 1/4" = 1'-0"



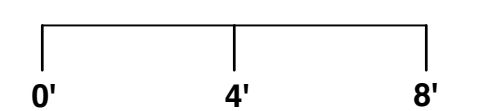
East Garage Elevation
Scale: 1/4" = 1'-0"

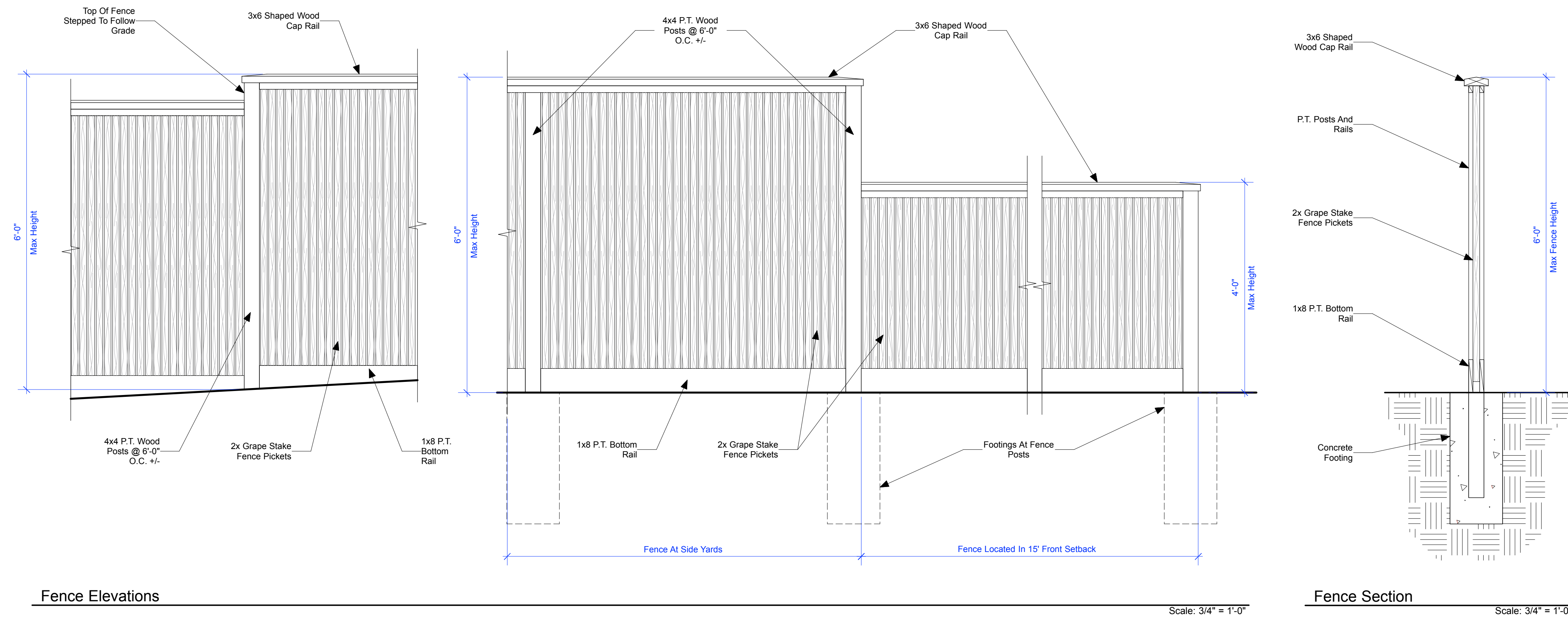


North Garage Elevation
Scale: 1/4" = 1'-0"



West Garage Elevation
Scale: 1/4" = 1'-0"





Fence Elevations

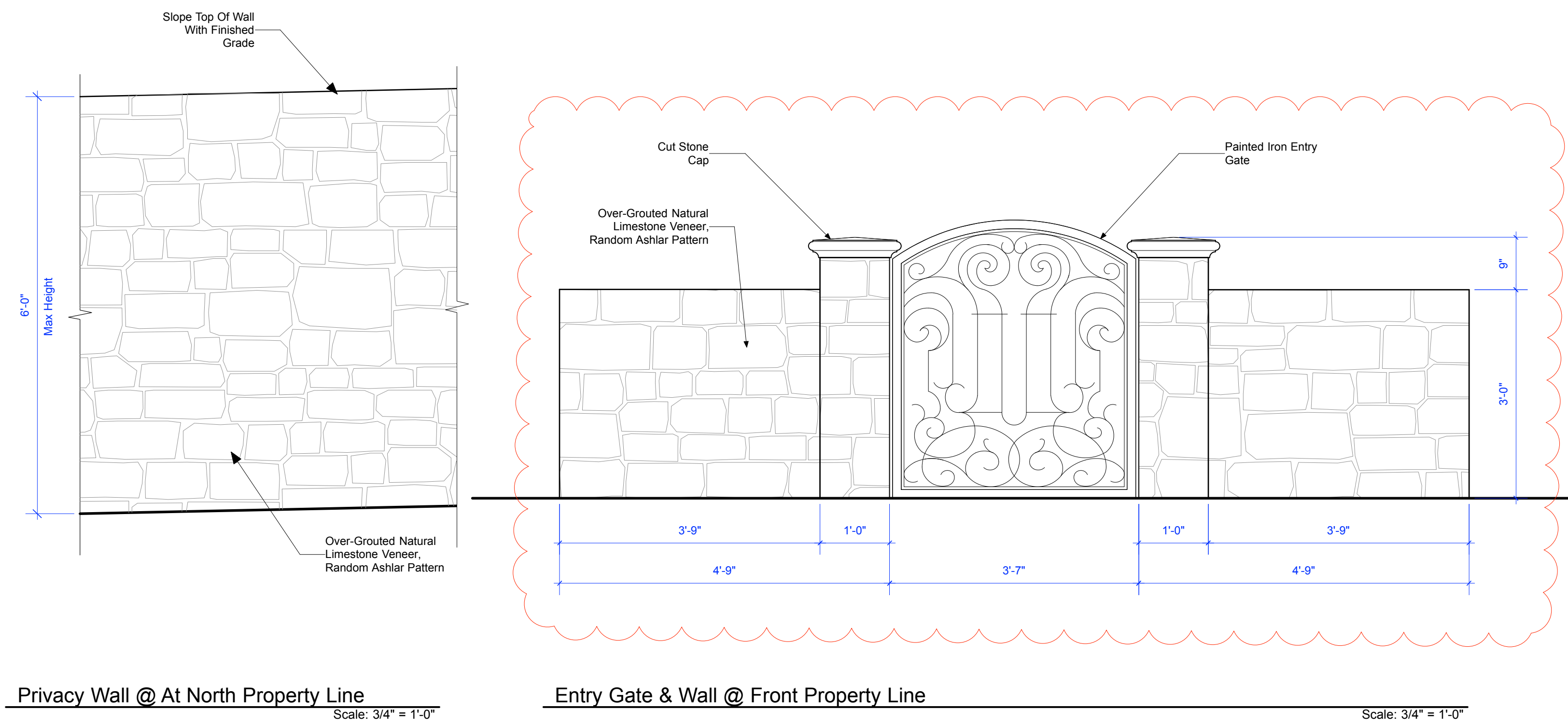
Fence Section

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

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

2 Typical Property Fence

Scale: As Noted



Privacy Wall @ At North Property Line

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

Entry Gate & Wall @ Front Property Line

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

1 Typical Site Walls

Scale: As Noted

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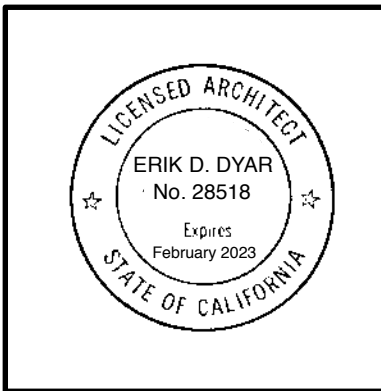
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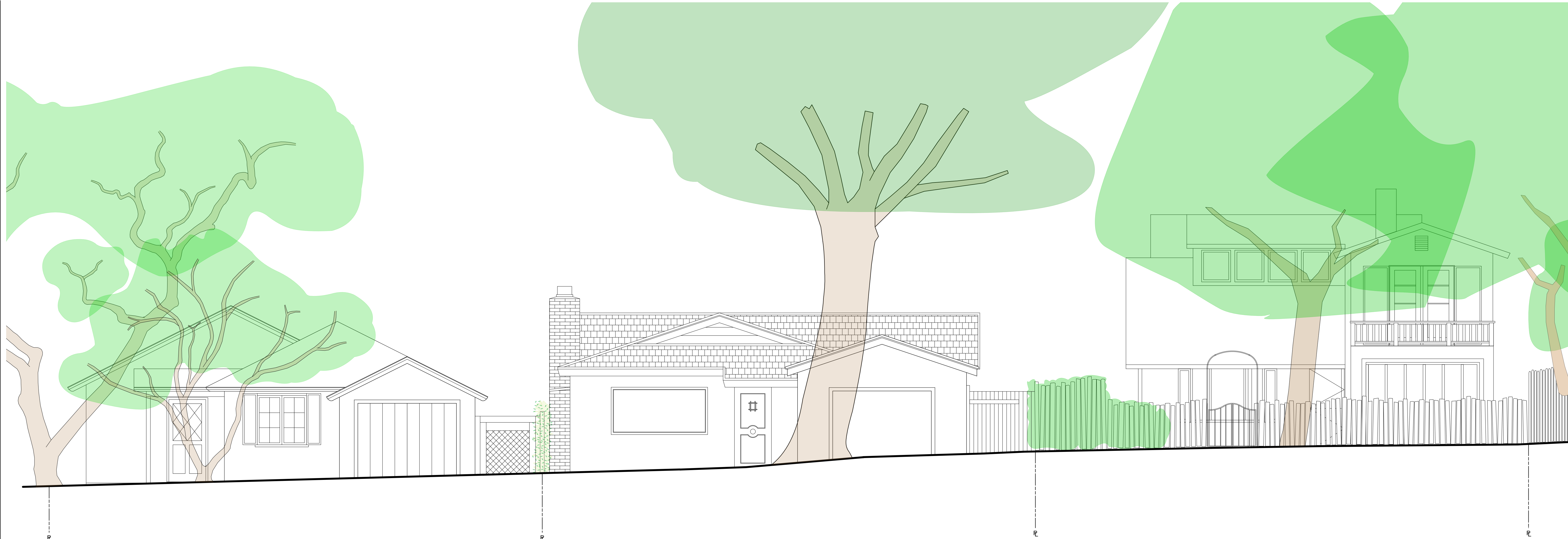
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**Streetscape
Elevations**

1/4" = 1'-0"



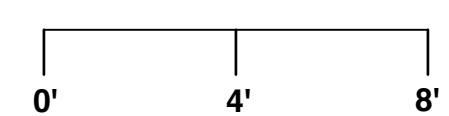
Sheet No.
12



Existing Streetscape Elevation
Scale: 1/4" = 1'-0"



Proposed Streetscape Elevation
Scale: 1/4" = 1'-0"





Existing Residence
From Rear Yard



Existing Residence
From North Side Yard



Existing Residence
From Camino Real

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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:
Joel & Allison
Jung



Exterior Pathways
Sandset Flagstone with Planted Gaps



Doors & Windows
Metal Clad Wood Doors & Windows
w/ Stained Wood Shutters
Doors & Windows - Black, Shutters - Light Green



Eaves
Clay Tile Genoise Eave
w/ Copper Half Round Gutter



Roofing
Two-Piece Mission Clay Tile
Redland Clay Tile

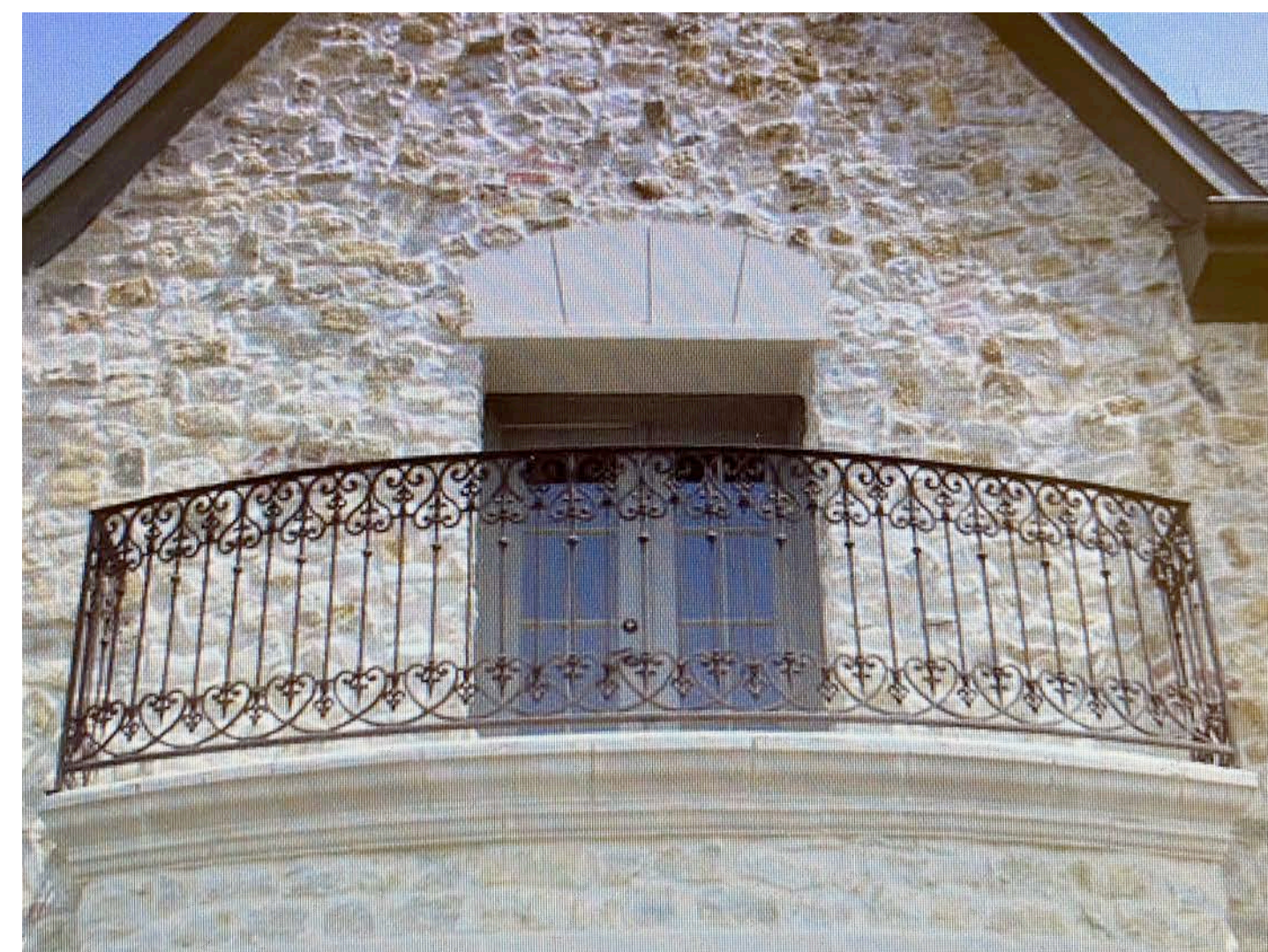
**JUNG RESIDENCE
REMODEL**
3 SW of 13th Ave. on Camino Real
Carmel-by-the-Sea, California 93921
APN: 010-284-003

Job No.
20-01

Date:
- December 18, 2020
Design Review Submittal
- February 17, 2021
Planning Department
Revisions
- March 23, 2021
Revised Design Study



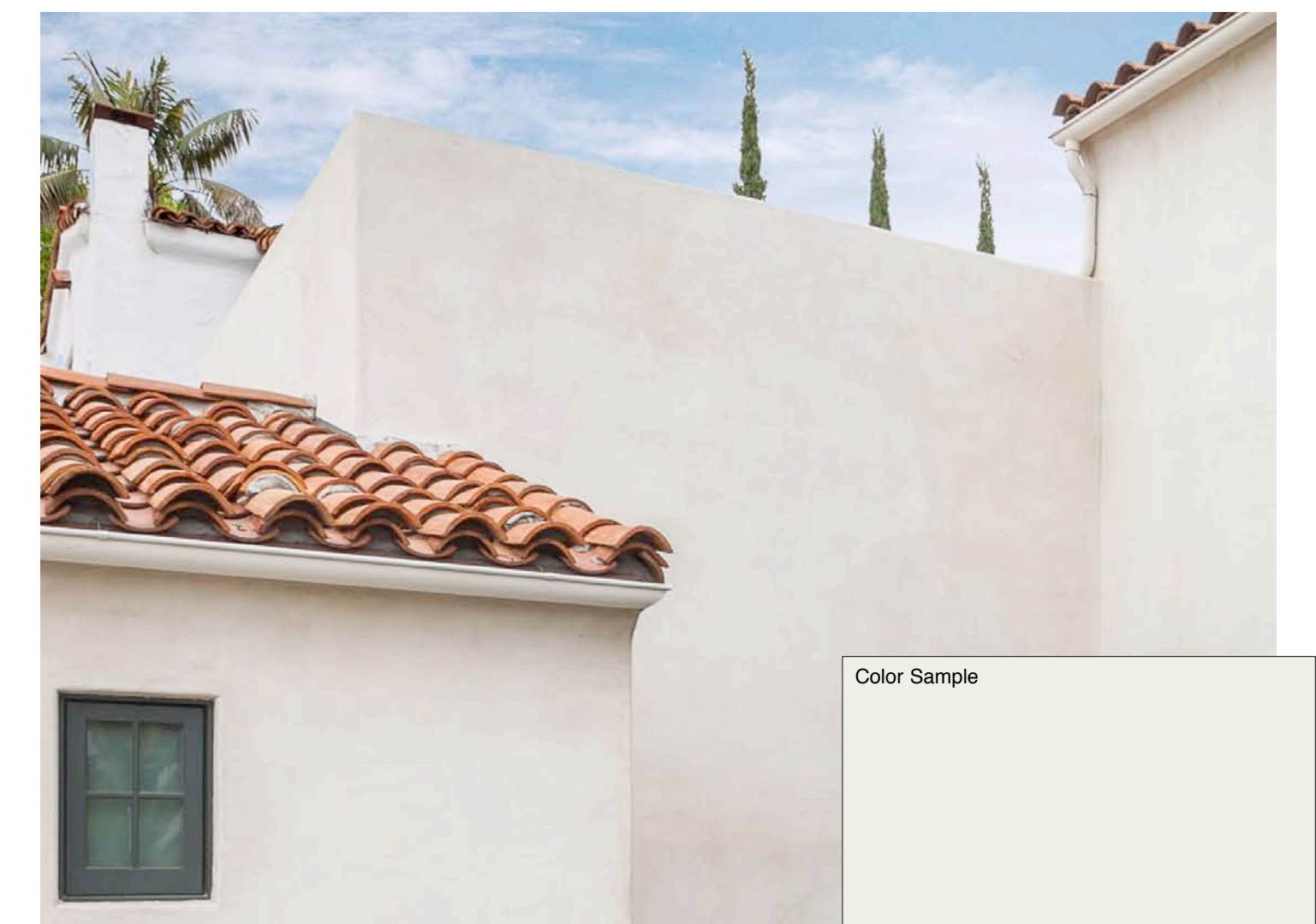
Driveway
Permeable Concrete Paver - Cobble Style
Belgard or Equal



Railings
Painted Iron - Black



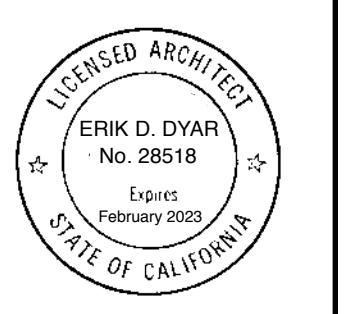
Exterior Walls & Site Walls
Over-Grouted Natural Limestone Veneer
Fond-du-Lac Rustic or Equal



Exterior Walls
Integral Color Stucco - Smooth Finish w/ Slight Mission Texture
Off-White Color (See Color Sample Above)

**Exterior Colors
& Materials**

NTS



Sheet No.

Door Schedule															
Door No.	Location	Rm. No.	Frame Width	Frame Height	Thickness	Type	Door Material	Glazing Type	Frame Material	Head	Jamb	Sill	Hardware Set	Manufacturer	Remarks
Main Residence															
01	Entry/Foyer	100	3'-6"	8'-0"	2-1/4"	A	Stained Wood	Double-Pane Insulated Glass, Tempered	Stained Wood					Custom	Exterior Entry Door w/ Operable Portal Window
02	Dining	101	10'-0"	8'-0"	1-3/4"	B	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					NanaWall or Equal	Exterior Bi-Fold Doors
03	Kitchen	102	5'-6"	8'-0"	1-3/4"	C	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door
04	Living	103	4'-8"	8'-0"	1-3/4"	D	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door
05	Living	103	4'-8"	8'-0"	1-3/4"	D	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door
06	Hall Storage	104.1	2'-6"	4'-0"	1-3/4"	M	Painted Wood	N/A	Painted Wood					TBD	Interior Door
07	Bathroom No.1	105	2'-6"	7'-0"	1-3/4"	F	Painted Wood	N/A	Painted Wood					TBD	Interior Door
08	Bathroom No.1	105	2'-6"	7'-0"	1-3/4"	F	Painted Wood	N/A	Painted Wood					TBD	Interior Door
09	Bedroom No.1	106	2'-8"	7'-0"	1-3/4"	G	Painted Wood	N/A	Painted Wood					TBD	Interior Door
10	Bedroom No.1	106	7'-8"	7'-0"	1-3/4"	H	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door with Sidelites
11	Master Closet	107	5'-0"	7'-0"	1-3/4"	I	Painted Wood	N/A	Painted Wood					TBD	Interior Double Pocket Door
12	Master Bedroom	109	5'-8"	7'-0"	1-3/4"	J	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door
13	Master Bathroom	110	2'-8"	7'-0"	1-3/4"	K	Painted Wood	N/A	Painted Wood					TBD	Interior Sliding Barn Door
14	Master Hall	108	2'-8"	7'-6"	1-3/4"	F	Painted Wood	N/A	Painted Wood					TBD	Interior Door
15	Hall	104	2'-8"	7'-6"	1-3/4"	E	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior Swing Door
16	Laundry	111	8'-10"	7'-0"	3/4" +/-	L	Painted Wood	N/A	Painted Wood					Custom	Bi-Folding Cabinet Style Pocket Doors
Accessory Dwelling Unit															
20	ADU Hall	200	2'-10"	7'-6"	1-3/4"	AB	Painted Wood	N/A	Painted Wood					TBD	Interior Door with Lockset Hardware
21	ADU Bath	201	2'-6"	7'-6"	1-3/4"	AD	Painted Wood	N/A	Painted Wood					TBD	Interior Door
22	ADU Kitchenette	202.1	7'-3"	7'-6"	3/4" +/-	AC	Painted Wood	N/A	Painted Wood					Custom	Bi-Folding Cabinet Style Pocket Doors
23	Accessory Dwelling Unit	202	8'-6"	8'-6"	1-3/4"	AA	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door with Sidelites
Garage															
30	Garage	300	8'-0"	8'-6"	1-3/4"	BA	Stained Wood	N/A	Stained Wood					Custom	Overhead Garage Door
31	Garage	300	3'-0"	8'-0"	1-3/4"	BB	Stained Wood	N/A	Stained Wood					Custom	Exterior Swing Door
32	Garage	300	6'-0"	8'-0"	1-3/4"	BC	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated Glass, Tempered	Painted Wood					TBD	Exterior French Door
Site															
40	Gate		3'-6"	6'-8"	2-1/4"	CA	Stained Wood	N/A	Stained Wood					Custom	Exterior Gate

- Door Notes:**
1. Verify Glass Type for All Doors Before Fabrication with Owner and Architect.
 2. Glazing in Fixed and Operable Panels of Swinging, Sliding, and Bi-fold Doors shall be Safety Glazing (Tempered) Per CBC R308.4.
 3. Dimensions Shown are Finish Dimensions. Contractor Shall Verify Rough Opening Dimensions Prior to Door Fabrication.
 4. Dimensions Shown are Finish Dimensions. Contractor Shall Verify Rough Opening Dimensions Prior to Door Fabrication.
 5. Contractor Shall Provide Shop Drawings of Doors for Architects Review Prior to Window Fabrication.

**D
A**

**DYAR
ARCHITECTURE**

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**JUNG RESIDENCE
REMODEL**

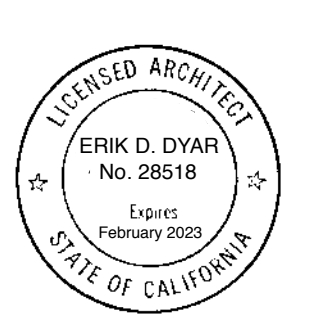
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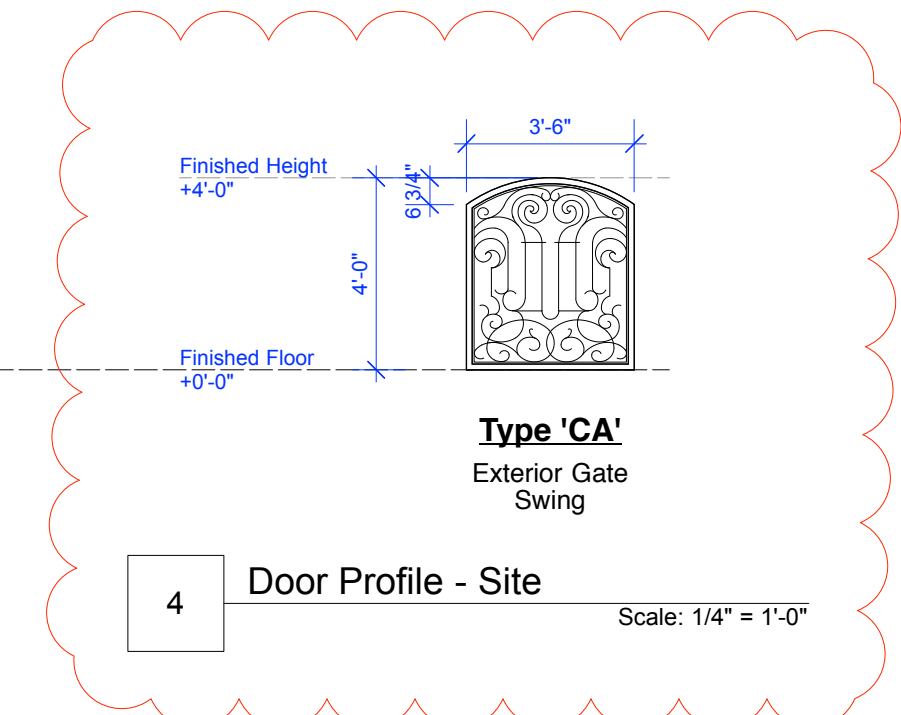
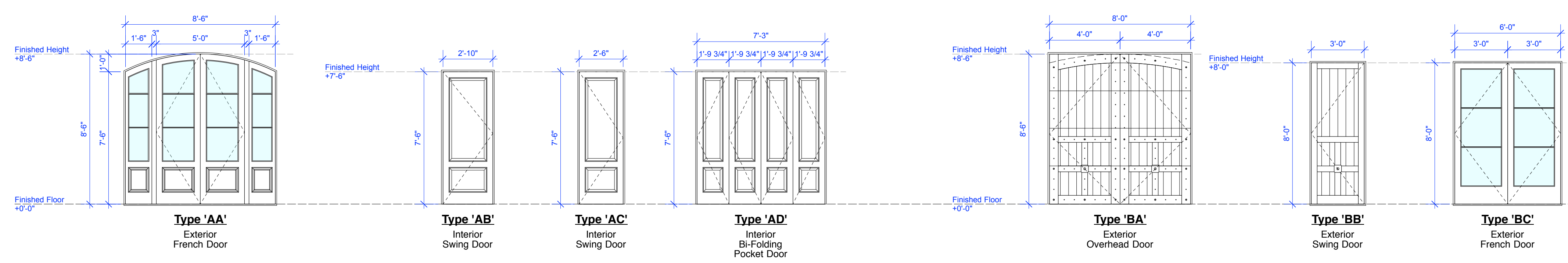
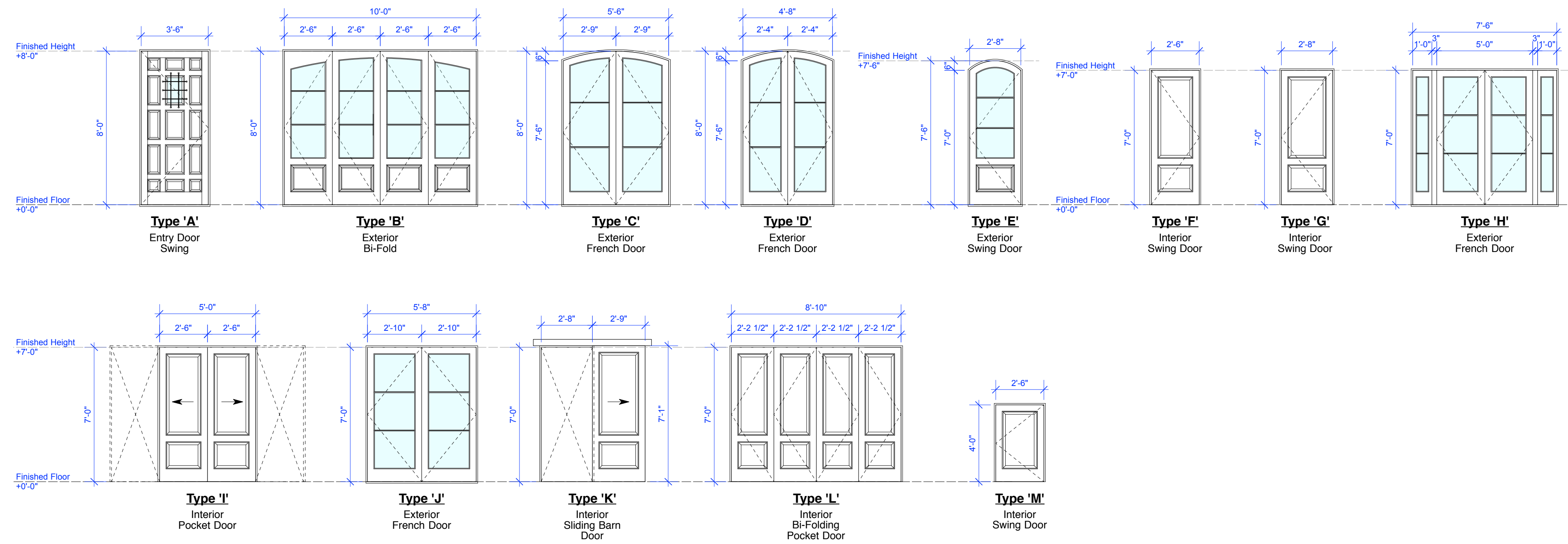
**Door
Schedule**

1/4" = 1'-0"



Sheet No.

14



Window Schedule													
Window No.	Location	Rm. No.	Frame Width	Frame Height	Glass Thickness	Type	Operation	Window Material	Glazing Type	Tempered	Frame Material	Manufacturer	Remarks
Main Residence													
01	Dining	101	4'-0"	3'-0"	7/8"	A	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	French Casement
02	Kitchen	102	2'-6"	3'-0"	7/8"	B	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
03	Kitchen	102	2'-6"	3'-0"	7/8"	C	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
04	Master Bedroom	110	1'-6"	3'-10"	7/8"	D	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
05	Master Bedroom	110	1'-6"	3'-10"	7/8"	E	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
06	Master Bedroom	110	4'-0"	4'-6"	7/8"	F	O	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	Yes	Painted Wood	TBD	French Casement
07													Not Used
08	Master Bedroom	109	6'-4"	4'-0"	7/8"	G	X / O / X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed / Casement
09	Master Bedroom	109	1'-6"	5'-0"	7/8"	H	O	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed
10	Master Bedroom	109	7'-0"	5'-6"	7/8"	I	X / O / X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed / Casement
11	Master Bedroom	109	1'-6"	5'-0"	7/8"	J	O	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed
12	Bedroom No.1	106	2'-0"	4'-0"	7/8"	K	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
13	Bedroom No.1	106	2'-0"	4'-0"	7/8"	L	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
14	Bathroom No.1	105	2'-0"	3'-6"	7/8"	M	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
15	Bathroom No.1 - Shower	105.5	3'-6"	1'-6"	7/8"	N	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	Yes	Painted Wood	TBD	Awning
Accessory Dwelling Unit													
20	ADU Bath	201	2'-6"	3'-6"	7/8"	AA	O	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed
21	ADU Bath	201	3'-0"	3'-6"	7/8"	AB	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	French Casement
22	Accessory Dwelling Unit	202	2'-0"	4'-6"	7/8"	AC	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
23	Accessory Dwelling Unit	202	2'-0"	4'-6"	7/8"	AD	X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Casement
24	Accessory Dwelling Unit	202	3'-6"	4'-6"	7/8"	AE	O	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed
Garage													
30	Garage	300	6'-4"	5'-0"	7/8"	BA	X / O / X	Metal Clad Wood, Paint Grade Interior	Double-Pane Insulated	No	Painted Wood	TBD	Fixed / Casement

- Window Notes:**
1. Verify Glass Type for All Windows Before Fabrication with Owner and Architect.
 2. Windows Labeled as "Egress" Shall Be Emergency Escape and Rescue Windows in Accordance with CBC R310. Windows Shall Have a Minimum Net Clear Opening of 5.7 Square Feet, and Minimum Clear Opening Height of 24 Inches, and a Minimum Net Clear Opening Width of 20 Inches. The Bottom of Clear Openings Shall Be No Greater Than 44 Inches Measured From the Floor.
 3. Glazing in Windows in the Following Locations Shall Be Safety Glazing (Tempered) Per CBC R308.4:
 - Windows Adjacent to Doors Where the Glazing is Within 24 Inches of Either Side of the Door in the Closed Position, and the Bottom Edge of the Glazing is Less Than 60" Above the Floor.
 - Windows Where the Glazing is Larger Than 9 Square Feet, The Bottom Edge of the Glazing is Less Than 18" above the Floor, The Top Edge of the Glazing is More Than 36 Inches Above the Floor, and One or More Walking Surfaces are Within 36 Inches Measured Horizontally and in a Straight Line of the Glazing.
 - Glazing in Enclosures or Walls Facing Hot Tubs, Whirlpools, Saunas, Steam Rooms, Bathtubs and Showers Where the Bottom Edge of the Glazing is Less Than 60 Inches Above the Walking Surface, Measured Horizontally and in a Straight Line of the Water's Edge.
 - Glazing Adjacent to Stairways, Landings and Ramps Within 36 Inches Horizontally of a Walking Surface When the Surface of the Glazing is Less Than 60 Inches Above the Plane of the Walking Surface.
 - Glazing Adjacent to Stairways Within 60 Inches Horizontally of the Bottom Tread of a Stairway in Any Direction When the Exposed Surface of the Glazing is Less Than 60 Inches Above the Nosing of the Tread.
 4. Dimensions Shown are Finish Dimensions. Contractor Shall Verify Rough Opening Dimensions Prior to Window Fabrication.
 5. Contractor Shall Provide Shop Drawings of Windows for Architects Review Prior to Window Fabrication.

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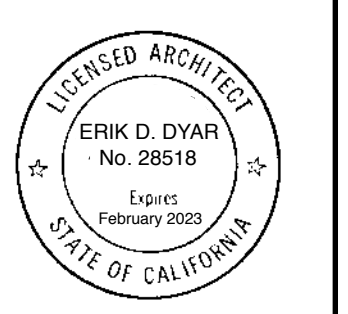
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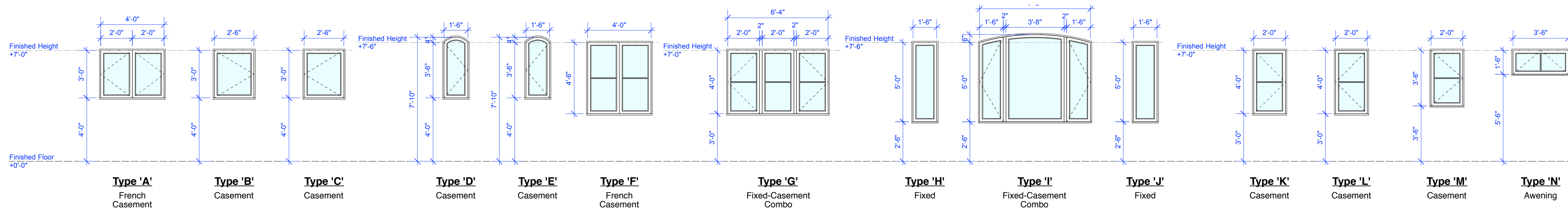
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**Window
Schedule**

1/4" = 1'-0"

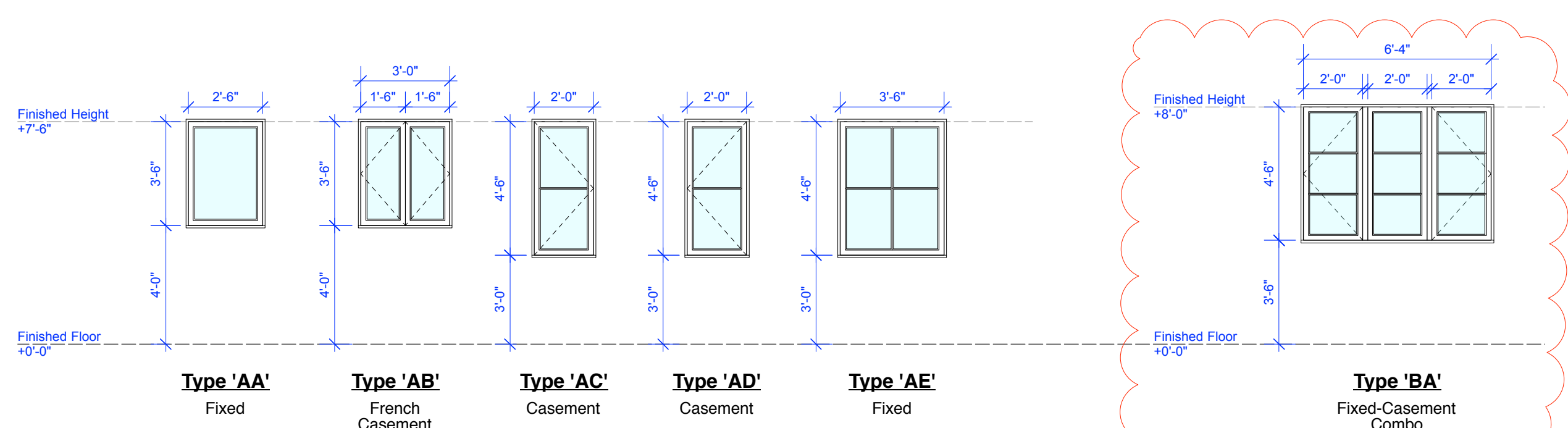


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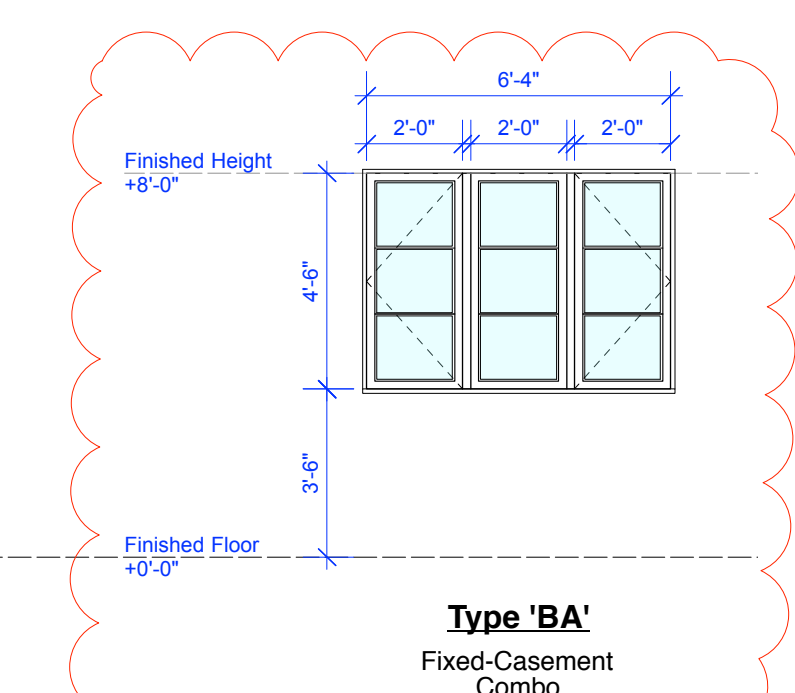
1 Window Profiles - Main Residence

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



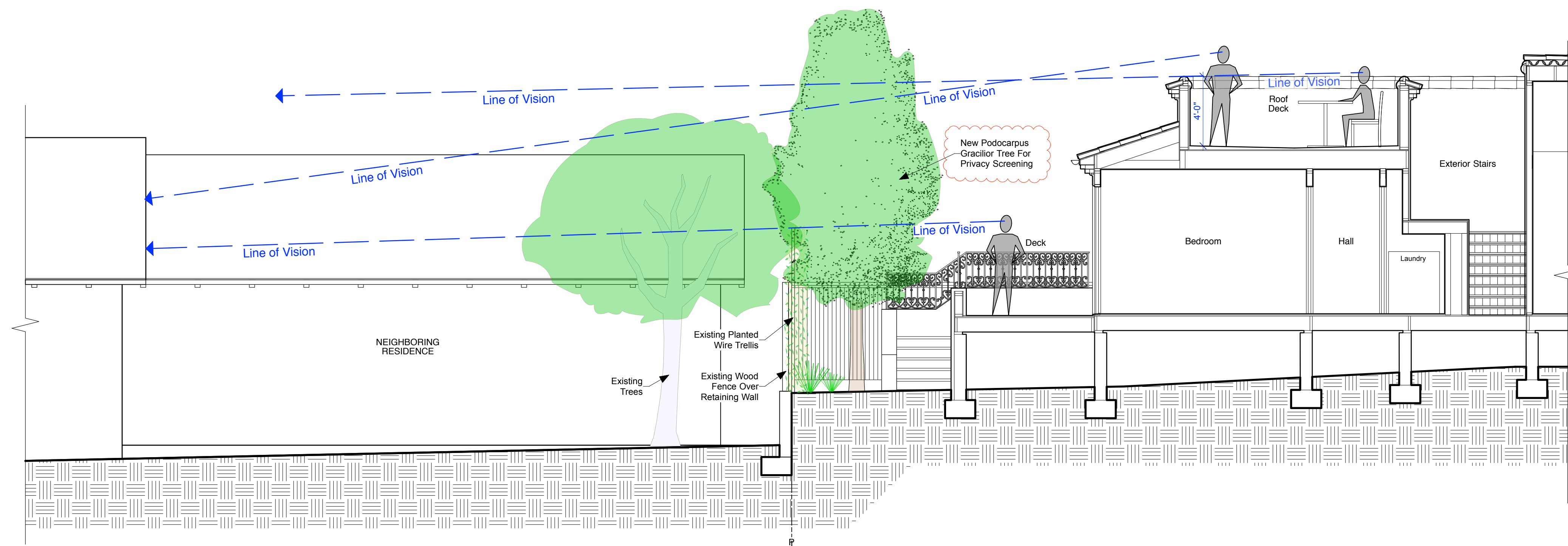
2 Window Profiles - ADU

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



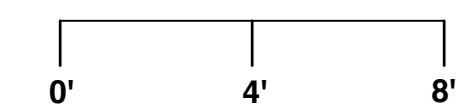
3 Window Profile - Garage

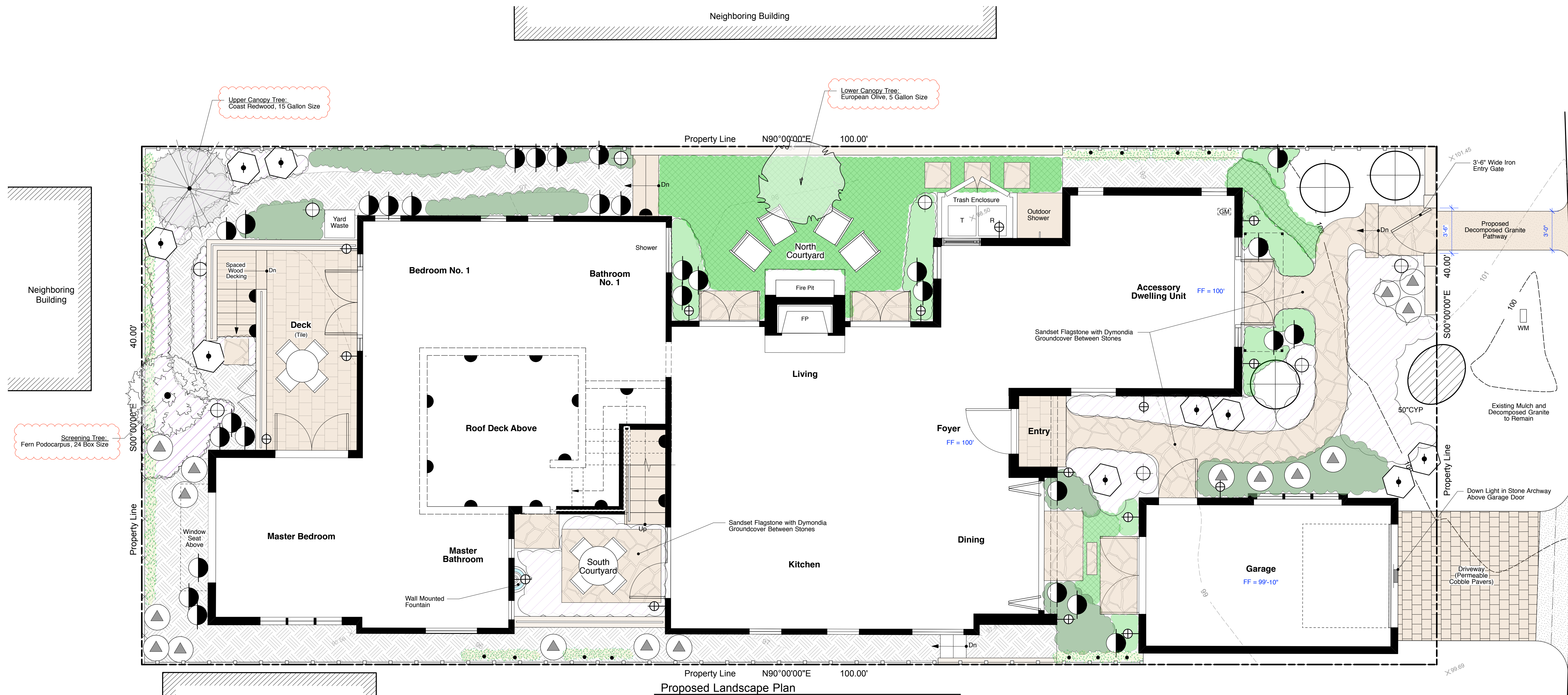
Scale: 1/4" = 1'-0"



SITE SECTION - DECK LINE OF VISION

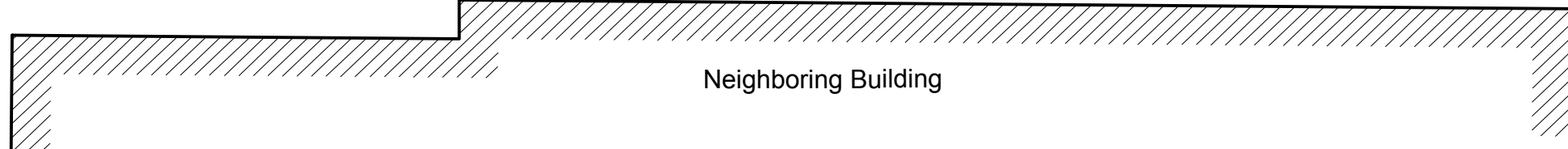
Scale: 1/4" = 1'-0"





Proposed Landscape Plan
Scale: 1/4" = 1'-0"

PLANT LEGEND		
SYMBOL	BOTANIC NAME	COMMON NAME / SIZE
Trees		
	<i>Sequoia Sempervirens</i> 'Aptos Blue'	Coast Redwood, 15 Gallon
	<i>Olea europaea</i>	European Olive, 5 Gallon
	<i>Podocarpus Gracilior</i>	Fern Pine, 24" Box
SHRUBS		
	<i>Carpenteria californica</i>	Bush Anemone
	<i>Polystichum munitum</i>	Sword Fern
	<i>Ceanothus griseus</i> 'Horizontalis'	Carmel Creeper
PERENNIALS and GROUNDCOVERS		
	<i>Aloe sp.</i>	Aloe
	Woodland Perennials: <i>Heuchera</i> , <i>Myosotis scorpiodes</i> , <i>Iris douglasiana</i>	
	Low Growing Drought Tolerant Succulents: <i>Dudleya sp.</i> , <i>Sedum sp.</i> , <i>Echeveria sp.</i>	
	<i>Cerastostigma plumbaginoides</i>	Dwarf Plumbago
	<i>Dymondia margaretae</i>	Silver Carpet
VINES		
	<i>Clematis Sp.</i> (Species per Owner)	Clematis Vine



LIGHTING LEGEND	
Sym.	Description
	LED Path Light - HC Pathlight by F/X Luminaire, Dark Bronze Powdercoat Finish, (15 Watts Max., 39 Lumens, 2700K and Dark Sky Compliant)
	LED Wall/Step Light - MS Walllight by F/X Luminaire, Dark Bronze Powdercoat Finish, (15 Watts Max., 52 Lumens, 2700K and Dark Sky Compliant)
	LED Recessed Arch Header Light - C-LL Ledge Light by F/X Luminaire, Dark Bronze Powdercoat Finish 15 Watts Max., 151 Lumens, 2700K and (Dark Sky Compliant)
	LED Wall Lantern Light - Existing Wall Mounted Lantern in Black Color (Retrofitted per Specification Notes Sheet 18): 15 Watts Max. 220 Lumens, Dark Sky Compliant and Shall be in Compliance with the City of Carmel Residential Design Guidelines

LANDSCAPE LEGEND	
	Proposed Shredded Bark Mulch Pathway
	Sandset Flagstone Paver with Planted Gaps
	Permeable Cobble Pavers at Driveway
	Natural Stone Clad Site Walls & Retaining Walls

- Tree Protection Measures:**
- Requirements For Tree Preservation Shall Adhere To The Following Tree Protection Measures On Construction Site.
 - Prior To Grading, Excavation, Or Construction, The Developer Shall Clearly Tag Or Mark All Trees To Be Preserved.
 - Excavation Within 6 Feet Of A Tree Trunk Is Not Permitted.
 - No Attachments Or Wires Of Any Kind, Other Than Those Of A Protective Nature Shall Be Attached To Any Tree
 - Per Municipal Code Chapter 17.48.110 No Material May Be Stored Within The Drip Line Of A Protected Tree To Include The Drip Lines Of Trees On Neighboring Parcels.
 - Tree Protection Zone -- The Tree Protection Zone Shall Be Equal To Drip Line Or 18 Inches Radially From The Tree For Every One Inch Of Trunk Diameter At 4.5 Feet Above The Soil Line, Whichever Is Greater. Minimum Of 4 Foot High Transparent Fencing Is Required Unless Otherwise Approved By The City Forester. Tree Protection Shall Not Be Removed, Modified, Or Altered In Any Manner Without Written Approval. The Fencing Must Be Maintained Upright And Taught For The Duration Of The Project. No More Than 4 Inches Of Wood Mulch Shall Be Installed Within The Tree Protection Zone. When The Protection Zone Is At Or Within The Drip Line, No Less Than 6 Inches Of Wood Mulch Shall Be Installed 18 Inches Radially From The Tree For Every One Inch Of Trunk Diameter At 4.5 Feet Above The Soil Line Outside Of Fencing.
 - The Structural Root Zone -- Structural Root Zone Shall Be 6 Feet From The Trunk Or 6 Inches Radially From The Tree For Every One Inch Of Trunk Diameter At 4.5 Feet Above The Soil Line, Whichever Is Greater. Any Excavation Or Changes To The Grade Shall Be Approved By The City Forester Prior To Work. Excavation Within The Structural Root Zone Shall Be Performed With Pneumatic Excavator, Hydrovac At Low Pressure, Or Other Method That Does Not Sever Roots.
 - If Roots Greater Than 2 Inches In Diameter Or Larger Are Encountered Within The Approved Structural Root Zone The City Forester Shall Be Contacted For Approval To Make Any Root Cuts Or Alterations To Structures To Prevent Roots From Being Damaged. If Roots Larger Than 2 Inches 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 And Mitigation Measures Have Been Put In Place.
 - An Airspade Shall Be Used For All Excavation Within The Structural Root Zone Of The Cypress Tree.
 - The City Forester Shall Be Onsite For Excavation Of The Proposed Garage Foundation. The Forester May Determine Bridged Footing Or Other Foundational Treatments May Be Necessary For The Garage To Be Incorporated Into The Building Permit Application To Protect Tree Roots Unearthed During Excavation.



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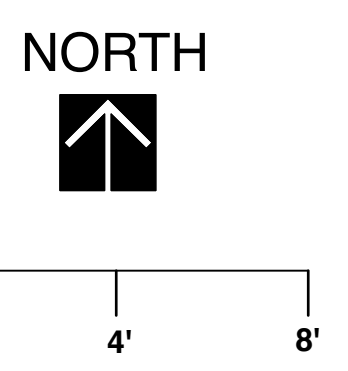
Proposed Landscape Plan

1/4" = 1'-0"



Sheet No.

17



Camino Real

FXLuminaire. LED Path Lights




The HC offers soft, efficient, and safe lighting solutions for pathways of all shapes, sizes, and locations. With a sleek hat design, durable construction, and outstanding efficiency, it is the ideal choice for a wide array of settings.

HC: Path Light

NUMBER OF LEDES:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	19.4
MAX LUMENS:	39
CCT (Ra)	86

FX Luminaire Pathlight
Natural Copper Finish, 18" Height Above Finished Grade

FXLuminaire. Ledge Lights



PROJECT _____
CATALOG # _____
TYPE _____
NOTES _____

C-LL STANDARD PLUS

The compact C-LL ledge light is a perfect addition to lighting projects for clients with modest budgets. Because of its corrosion-resistant construction, the fixture is especially at home in coastal regions.

Quick Facts

- Midgrade brass construction
- Corrosion-resistant design
- Attractive antique bronze finish
- Integrated LED
- Input voltage: 10-15V

FX Luminaire Garage Door and Entry Gate Downlight
Dark Bronze Powdercoat Finish

C-LL Ledge Light SPECIFICATIONS

Output	Integrated LED
Total Lumens	351
Input Voltage	10 to 15V
Input Power (W)	4.0
VA	4.2
Efficacy (Lumens/Watt)	37
Color Rendering Index (CRI)	80+
Center Beam Candlepower	---
Dimming	PWM, Phase
RGBW Available	No
Luxor Compatibility	---
Default	---
ZD Option	---
ZDC Option	---
Minimum Rated Life (L70)	33,000 Hrs

FX Luminaire
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting features that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Weight
2 lbs. (0.9 kg)

Ambient Operating Temperature
-20°F to 140°F (-34°F to 60°F)

Lamp
Integrated LED module

Power
Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Wiring
35 AWG (1 mm), SVT, 230°F (105°C), 300V, 10 (3 m) length

Finish
Antique finish with brushed effect

Control
Remote transformer

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.


Warranty
5-year limited warranty on luminaire

Manufacturing
ISO9001:2015 certified facility

Lens
Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress

UL Listed
UL Listed
E-Listed
ET-Listed

FXLuminaire. LED Wall Lights



The MS pairs the popular styling of the MM with the energy efficiency and long life of LED technology. Choose brass or a variety of powder coat finishes to add contrast or subtly complement the surroundings.

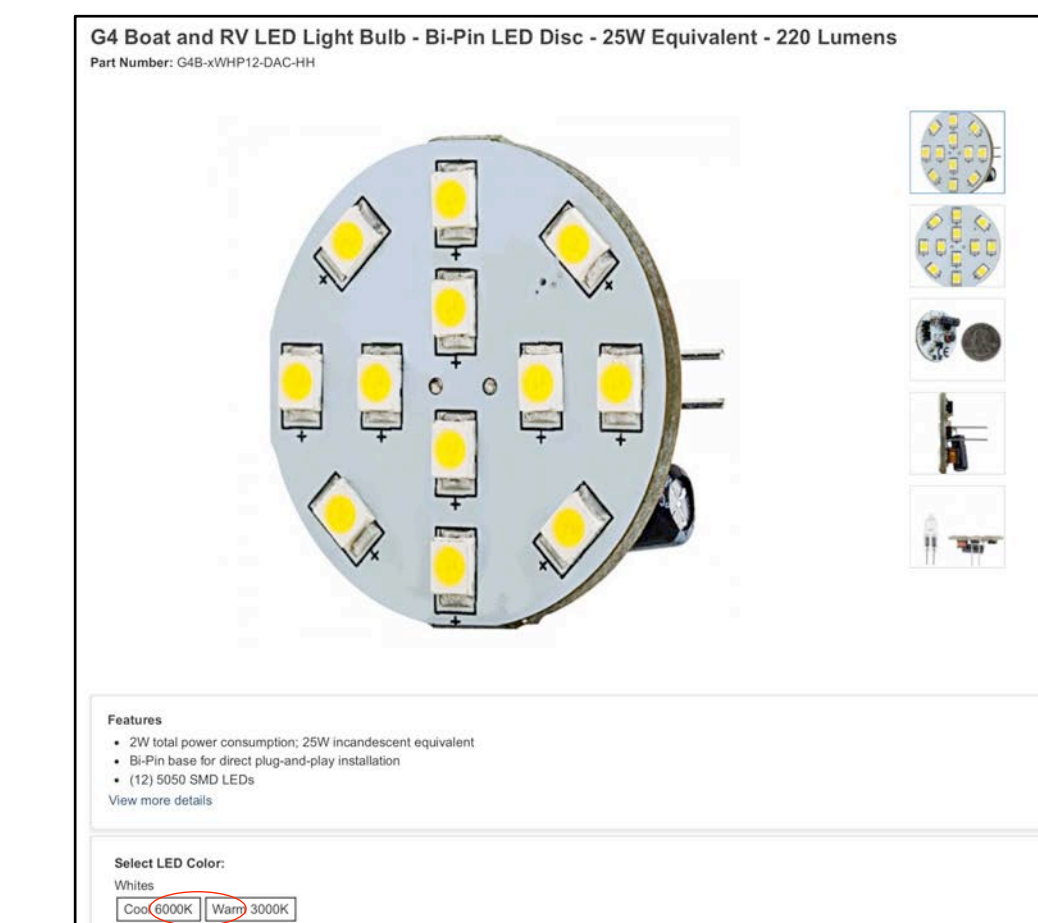
MS: Wall Light

NUMBER OF LEDES:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	25
MAX LUMENS:	52
CCT (Ra)	78.5

FX Luminaire Step Light
Dark Bronze Powdercoat Finish



Existing Wall Mounted Exterior Lantern
13" x 27" (Overall Height)
Existing Black Painted Finish



New LED Light Disc
G4 LED Light Disc, 25W Equivalent, 3000K, LED Light Disc Shall Not Exceed 220 Lumens.

Retrofit Specifications
Each Existing Wall Mounted Lantern Shall have the Existing Luminaire be Replaced with (1) G4 LED Light Disc installed into the Top Part of the Lantern Canopy to Cast Light Downwards Only - No Luminaire Shall be Visible through the Existing Glass.
New LED Light Disc Shall Not Exceed 220 Lumens.