



**PROJECT DATA**

PROPERTY OWNER: Collins Hermle Family Trust  
155 San Rafael Way  
San Francisco, CA 94127

ARCHITECT/APPLICANT: DYAR ARCHITECTURE  
P.O. BOX 4709  
CARMEL, CA. 93921  
CONTACT: ERIK DYAR  
PH: 831-915-5602

PROJECT ADDRESS: Mission Street 4 NE OF FIRST AVE.  
CARMEL-BY-THE-SEA, CA. 93923

APN: 010-112-012

ZONING: R-1

PROJECT CODE COMPLIANCE: 2022 CBC, CRC, CPC, CEC, CMC, CFC,  
CALIFORNIA ENERGY CODE &  
CALIFORNIA GREEN BUILDING CODE

OCCUPANCY GROUP: R-1

CONSTRUCTION TYPE: VB

TOPOGRAPHY: SLOPING TO SOUTH

MAX BUILDING HEIGHT: 2-STORY  
PLATE: 18 FT.  
ROOF: 24 FT.

TREE REMOVAL: NONE

| Floor Area  | ALLOWED        | EXISTING                                       | PROPOSED      |
|---|----------------|--|---------------|
| LOT AREA =  |                | 4,000 sq. ft.                                  | 4,150 sq. ft. |
| ALLOWABLE BASE FLOOR AREA<br>4,150 sf x 0.45 - ((150) x .02)                  | 1,856 SF       | 1,321 SF                                       | 1,855 SF      |
|   |                | Main 1,188 SF<br>Upper 424 SF<br>Garage 243 SF |               |
| <b>Site Coverage</b>  |                |  |               |
|   | ALLOWED        | EXISTING                                       | PROPOSED      |
| <b>IMPERMEABLE:</b>   |                |  |               |
| CONCRETE DRIVEWAY   |                | 192 SF   |               |
| CONCRETE ENTRY LANDING/<br>DECK STAIR LANDING/<br>RETAINING WALLS/ SITE WALLS |                | 78 SF  | 110 SF        |
| DECOMPOSED GRANITE PATH   |                |  | 127 SF        |
| <b>TOTAL</b>  |                | <b>270 SF</b>                                  | <b>237 SF</b> |
| <b>PERMEABLE and SEMI PERMEABLE:</b>  |                |  |               |
| SIDE YARD PAVERS  |                | 5 SF   |               |
| GRAVEL PATH   |                | 293 SF   |               |
| SPACED-BOARD DECKS  |                | 435 SF   | 45 SF         |
| DRIVEWAY PAVERS   |                |  | 115 SF        |
| PAVER ENTRY WALKWAY   |                |  | 170 SF        |
| <b>TOTAL</b>  |                | <b>733 SF</b>                                  | <b>330 SF</b> |
| <b>PERCENTAGE PERMEABLE:</b>  |                |  |               |
|   | >50%           | 73%  | 58%           |
| <b>TOTAL SITE COVERAGE</b>  | <b>574 SF*</b> | <b>1,003 SF</b>                                | <b>567 SF</b> |
| * (1,856 sf x 0.22) + 166 sf Bonus  |                |  |               |

| Building Heights          | ALLOWED          | EXISTING        | PROPOSED         |
|---------------------------|------------------|-----------------|------------------|
| RIDGE HEIGHTS (1st / 2nd) | 18' / 24'        | 14'-2 3/8" / 0' | 16'-6" / 23'-2"  |
| PLATE HEIGHTS (1st / 2nd) | 12' / 18'        | 11'-7" / 0'     | 11'-7" / 17'-10" |
| Building Setbacks         | ALLOWED          | EXISTING        | PROPOSED         |
| FRONT                     | 15'              | 32'-11 1/2"     | 18'-5"           |
| COMPOSITE                 | 10'-4 1/2" (25%) | 8'-11 1/2"      | 11'-8 1/2"       |
| SIDE YARD                 | 3'               | 2'-10"          | 3'-9"            |
| SIDE YARD                 | 3'               | 6'-1 1/2"       | 7'-11 1/2"       |
| REAR                      | 15/ ** 3'        | 14'- 8"         | 15'-7" / 5'-6"   |

\*\*Rear setback is 3' for portions of structures less than 15' in height

**PROJECT DESCRIPTION**

Demolition of Existing 1,064 sq. ft. Single-Family Residence, 257 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The South Property Line is Shifted to the South by 18" to create the Proposed 41.5' x 100' (4,150 sq. ft.) Lot.

Construction of a New Two-Story, 1,855 sq. ft., Single-Family Residence with 243 sq. ft. attached garage and includes:

- New Driveway to Replace Existing
- New Stone Garden Walls
- New Stone Paver Entry Walk
- New Stone Outdoor Gas Fireplace
- New 145 sq. ft. Upper Level Deck
- New Wood Fencing
- New Landscaping

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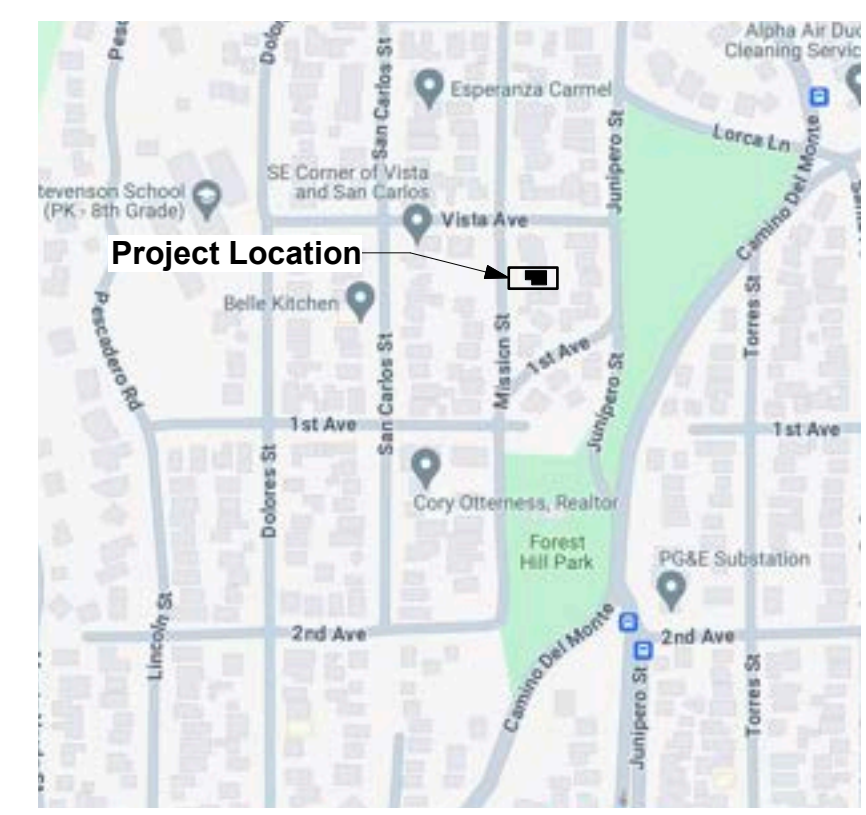
**Civil Engineering**

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- L2.01 - Hapuna Planting Legend and Notes
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**VICINITY MAP**





Rendering of Hapuna Residence from Mission Street / Southwest



Rendering of Hapuna Residence from Mission Street / Northwest



© 2024  
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.

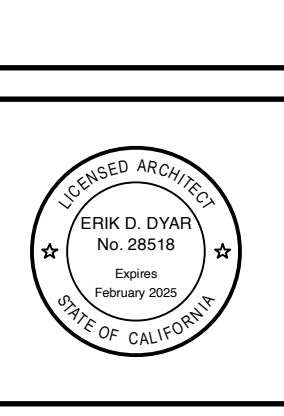
Owner:  
Collins Herme Family Trust  
155 San Rafael Way  
San Francisco, CA 94127

**Hapuna  
Residences**  
Mission Street & N.E. Of Eric Avenue  
Carmel, CA 93923  
APN: 010-112-012

Job No.

Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design  
Preliminary  
September 4, 2024

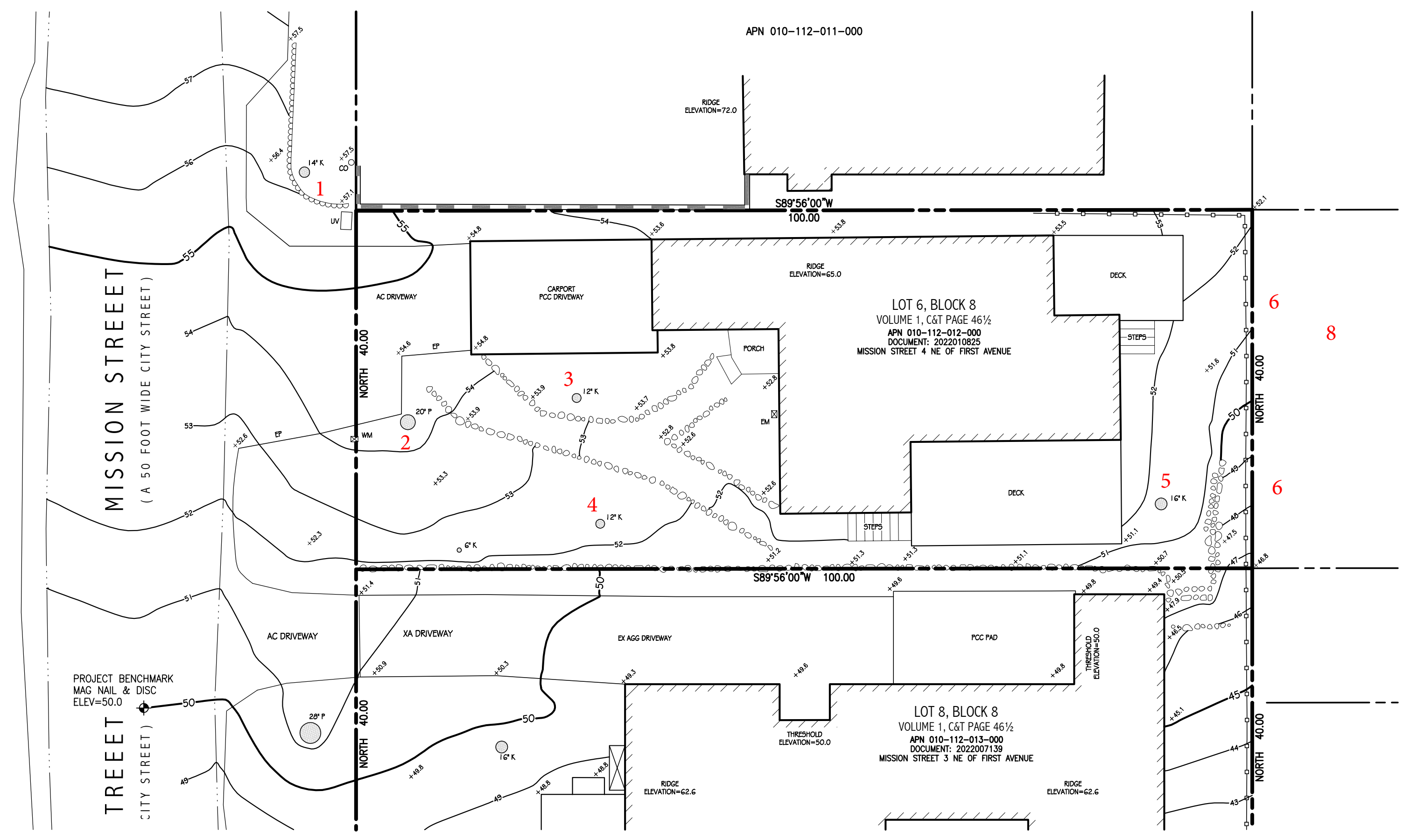
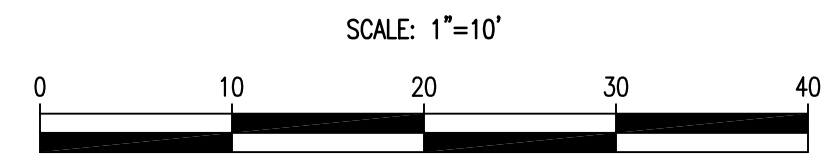
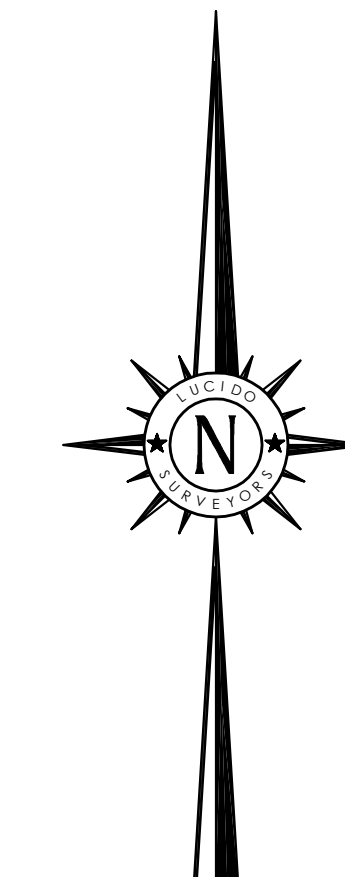
**Renderings**



Sheet No.  
**A2**  
**Hapuna**

**LEGEND:**

|  |                              |  |                              |
|--|------------------------------|--|------------------------------|
|  | RECORD BOUNDARY              |  | WOOD FENCE                   |
|  | RECORD RIGHT OF WAY          |  | WIRE FENCE                   |
|  | RECORD LOT LINE              |  | CHAIN LINK FENCE             |
|  | RECORD CENTERLINE            |  | STREET SIGN                  |
|  | RECORD EASEMENT LINE         |  | SIGN POST                    |
|  | RECORD SETBACK               |  | MAIL BOX                     |
|  | OLD RECORD LINE              |  | BOLLARD                      |
|  | PROJECT BENCHMARK            |  | PILLAR                       |
|  | CONTOUR (MAJOR)              |  | BLOCK RETAINING WALL         |
|  | CONTOUR (MINOR)              |  | ROCK RETAINING WALL          |
|  | GRADEBREAK                   |  | STACKED BLOCK WALL           |
|  | EDGE OF PAVEMENT             |  | BRICK WALKWAY/PATIO          |
|  | LIP OF GUTTER                |  | CARMEL STONE WALL OR WALKWAY |
|  | FACE OF CURB                 |  | PCC WALKWAY/PATIO            |
|  | BACK OF CURB                 |  |                              |
|  | BACK OF SIDEWALK             |  |                              |
|  | EDGE OF DRIVEWAY             |  |                              |
|  | FLOWLINE                     |  |                              |
|  | APPROXIMATE BUILDING OUTLINE |  |                              |
|  | CHIMNEY                      |  |                              |
|  | APPROXIMATE FLOOR ELEVATION  |  |                              |
|  | DECK                         |  |                              |
|  | CONCRETE PAD                 |  |                              |
|  | STEP                         |  |                              |
|  | PLANTER                      |  |                              |
|  | WATER LINE                   |  |                              |
|  | WATER VALVE                  |  |                              |
|  | WATER METER                  |  |                              |
|  | FIRE HYDRANT                 |  |                              |
|  | HOSE BIB                     |  |                              |
|  | IRRIGATION CONTROL VALVE     |  |                              |
|  | SANITARY SEWER LINE          |  |                              |
|  | SANITARY SEWER MANHOLE       |  |                              |
|  | SANITARY SEWER CLEAN-OUT     |  |                              |
|  | STORM DRAIN                  |  |                              |
|  | STORM DRAIN MANHOLE          |  |                              |
|  | AREA DRAIN                   |  |                              |
|  | STORM DRAIN CATCH BASIN      |  |                              |
|  | ELECTRIC LINE                |  |                              |
|  | UTILITY POLE                 |  |                              |
|  | GUY WIRE                     |  |                              |
|  | ELECTRIC VAULT               |  |                              |
|  | UTILITY VAULT                |  |                              |
|  | UTILITY BOX                  |  |                              |
|  | ELECTRIC METER               |  |                              |
|  | LAMP POST                    |  |                              |
|  | GAS LINE                     |  |                              |
|  | GAS METER                    |  |                              |
|  | TELEPHONE LINE               |  |                              |
|  | TELEPHONE STANDARD           |  |                              |
|  | CABLE TELEVISION LINE        |  |                              |
|  | CABLE TELEVISION BOX         |  |                              |
|  | ASPHALT CONCRETE             |  |                              |
|  | CARMEL STONE                 |  |                              |
|  | CORRUGATED METAL PIPE        |  |                              |
|  | CONCRETE SLAB                |  |                              |
|  | DECOMPOSED GRANITE           |  |                              |
|  | EXPOSED AGGREGATE            |  |                              |
|  | HIGH DENSITY POLY ETHYLENE   |  |                              |
|  | PORTLAND CEMENT CONCRETE     |  |                              |
|  | PAVER STONE                  |  |                              |
|  | POLY VINYL CHLORIDE          |  |                              |
|  | REINFORCED CONCRETE PIPE     |  |                              |
|  | TRASH ENCLOSURE              |  |                              |
|  | EDGE OF FOLIAGE              |  |                              |
|  | TREE WITH SIZE AND TYPE      |  |                              |
|  | ACACIA                       |  |                              |
|  | CYPRESS                      |  |                              |
|  | OAK                          |  |                              |
|  | PINE                         |  |                              |
|  | REDWOOD                      |  |                              |
|  | TREE                         |  |                              |
|  | SPOT ELEVATION               |  |                              |



**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 1/2 (APN 010-112-013-000) AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

**TOPOGRAPHIC SITE SURVEY**

OF  
**LOT 6 IN BLOCK 8**  
 PER VOLUME 1, C&T PAGE 46 1/2  
**APN 010-112-012**  
 Records of Monterey County  
 PREPARED FOR  
**Craig J. Collins**



BY  
**LUCIDO SURVEYORS**  
 Boundary and Construction Surveys · Topographic and Planimetric Mapping  
 ALTA Surveys and GIS Database Management · Land Planning and Consulting  
 2 Saucito Avenue  
 DEL REY OAKS, CALIFORNIA 93940  
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**Preliminary Site Assessment Survey Mark-Up from City Forester**

SCALE: 1"=10' PROJECT No. 3181 APRIL 2022  
 CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024  
Planner: Marnie R. Waffle  
Forester: Justin Ono  
Block/Lot: 8 / 6  
APN: 010-112-012  
Property Owner: Collins Hermle Family Trust  
Street Location: Mission Street 4 NE of 1st Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Table with 2 columns: Zoning District, Coastal Commission Appeal Jurisdiction Overlay, Archaeological Significance Overlay, Park Overlay, Beach and Riparian Overlay, Environmentally Sensitive Habitat Area, Very High Fire Hazard Severity Zone. Values include R-1 Single Family Residential, No, Yes, No, No, No, Yes.

Street and Neighborhood Character:

- Style and materials of the existing residence:
Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood.
Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the informal, vegetated, open space character of the right-of-way.

Site Conditions & Development Standards:

Building Site Area: The lot is a standard 4,000-square-foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

Floor Area is defined as, "...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports.

Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side.

Table 17.10-A: Setback Standards for R-1 District. Columns: Lot Type, Front Setback (in feet), Rear Setback (in feet), Composite (both sides), Minimum Setbacks (in feet) Interior Side, Street Side.

\* The rear setback is three feet for those portions of structures less than 10 feet in height.
\*\* See CHMC 17.10.03(A)(1) and 17.10.02C Rules of Measurement.

- Building Height: The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.

Table 17.10-C: Maximum Height Standards. Columns: R-1 District, R-1-BR District, R-1-PO District. Rows: Number of Stories Allowed, Roof Height of First Story (in feet), Plate Height of First Story (in feet), Roof Height of Second Story (in feet), Plate Height of Second Story (in feet).

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards.

Table 17.10-E: Exterior Volume Factors for R-1 District. Columns: Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area, One-Story Elements of the Building, Two-Story Elements of the Building. Rows: Located under a pitched or sloping roof greater than 3:12 pitch, Located under a flat roofed area of the building 3:12 or less pitch.

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle.
Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site.

Studio: A studio is defined as, "An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."

One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager.

Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or 396 square feet for a base floor area of 1,800 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the

site area, 160 square feet, may be utilized. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights. Columns: Design Element, Front Setback, Side Setback, Side Setback Facing Street, Rear Setback. Rows: Fence, Garden Wall, Retaining Wall, Fences and Gates, Arbor/Trellis.

\* These limits shall not be altered through Design Review by the Planning Commission.
\*\* Up to six feet may be allowed for retaining walls that are not visible from the street. See CHMC 17.10.03(B)(4).

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties.
Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing.

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property.
Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted online at https://carmel.portal.lworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

Story Pole Policy: Story poles and netting are required in Carmel-By-The-Sea. The City's Story Pole Policy was adopted by the City Council in 2017. All story-poles, netting, and ribbons must be installed and certified, in accordance with the Story-Pole Policy, a minimum of 10 calendar days prior to a public hearing.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

https://ci.carmel.ca.us/community-planning-and-building

Significant Tree Evaluation Worksheet

APN: 010-112-012-000
Street Location: Mission St 4 NW 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening: Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

Table A: Does the tree pose an above-normal potential risk to life and property? Columns: Tree #, YES, NO.

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Table B: Species list. Columns: Tree #, Species (CO, MP, CO, CO, CO, Pitt, Pitt, MP), YES, NO.

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak C1-Catalina ironwood CS-California sycamore BL-big leaf maple Pitt-Pittosporum OT-other

C. Does the tree meet the minimum size criteria for significance?

Table C: Tree size criteria. Columns: Tree #, YES, NO.

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak - single trunk tree: 6" DBH
Coast live oak - multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

Table D: What is the health and condition of the tree? Columns: Tree #, score.

Table E: What is the overall form and structure of the tree? Columns: Tree #, score.

Table F: What is the age and vigor of the tree? Columns: Tree #, score.

Table G: Are environmental conditions favorable to the tree? Columns: Tree #, score.

Table H: Did all assessment categories in Part Two achieve a minimum score of 1-point? Columns: Tree #, YES, NO.

Table I: Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answers). Columns: Tree #, YES, NO.

Table J: Conclusion: Does The Tree Qualify As Significant Or Moderately Significant? Columns: Tree #, SIGNIF, MOD, SIGNIF, NOT, SIGNIF.

G. Are environmental conditions favorable to the tree?

Table G: Are environmental conditions favorable to the tree? Columns: Tree #, score.

Part Three: Final Assessment Record the total points scored on D - G for each tree.

Table H: Did all assessment categories in Part Two achieve a minimum score of 1-point? Columns: Tree #, YES, NO.

Table I: Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answers). Columns: Tree #, YES, NO.

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant? If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points.

Table J: Conclusion: Does The Tree Qualify As Significant Or Moderately Significant? Columns: Tree #, SIGNIF, MOD, SIGNIF, NOT, SIGNIF.

Items to note: Required Structural Root Zone

Table K: Required Structural Root Zone. Columns: Tree #, Feet.

Table L: Required Tree Protection Zone. Columns: Tree #, YES, NO.

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 dripline 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 dripline 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.

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' above the soil line, whichever is greater.

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.

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Owner: Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127

Hapuna Residence 15501 Street San Jose, CA 95128 APN: 010-112-012

Job No.

Date: Tract 2 Design Study Resubmittal September 4, 2024

Preliminary Site Assessment Report

Sheet No.

A3 Hapuna





HAPUNA

KAILEA

AHANA



Overall Main Floor Site Plan  
Scale: 1/8" = 1'-0"

- LEGEND**
- DECOMPOSED GRANITE PATH
  - MULCH PATH
  - CARMEL STONE GARDEN WALL
  - CORTEN STEEL RETAINING WALL
  - WOOD PAVERS
  - STONE PAVER DECK
  - PROPOSED TREE
  - EXISTING TREE
  - SPACED-BOARD WOOD DECK
  - NEW FENCE
  - NEW PLANTING OR LANDSCAPE AREA
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ACCENT BOULDER
  - STEP BOULDER
  - STONE PAVERS
  - DRYLAID FLAGSTONE PAVING



0' 8' 16'



HAPUNA

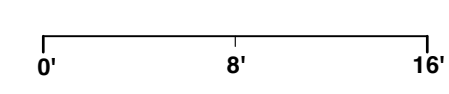
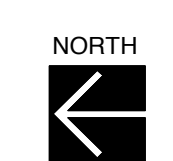
KAILEA

AHANA



Overall Upper Floor Site Plan  
Scale: 1/8" = 1'-0"

- LEGEND**
- STANDING SEAM METAL ROOF
  - STONE PAVER DECK
  - GREEN ROOF
  - EXISTING CONTOUR
  - PROPOSED CONTOUR



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Owner:  
 COLLIER Hermlie Family Trust  
 155 San Rafael Way  
 San Francisco, CA 94127

Project:  
 Mission Street 4, NE of First Avenue  
 Carmel by the Sea, CA 93923  
 APN: 010-112-012

**Hapuna Residence**  
 Mission Street 4, NE of First Avenue  
 Carmel by the Sea, CA 93923  
 APN: 010-112-012

Job No.:

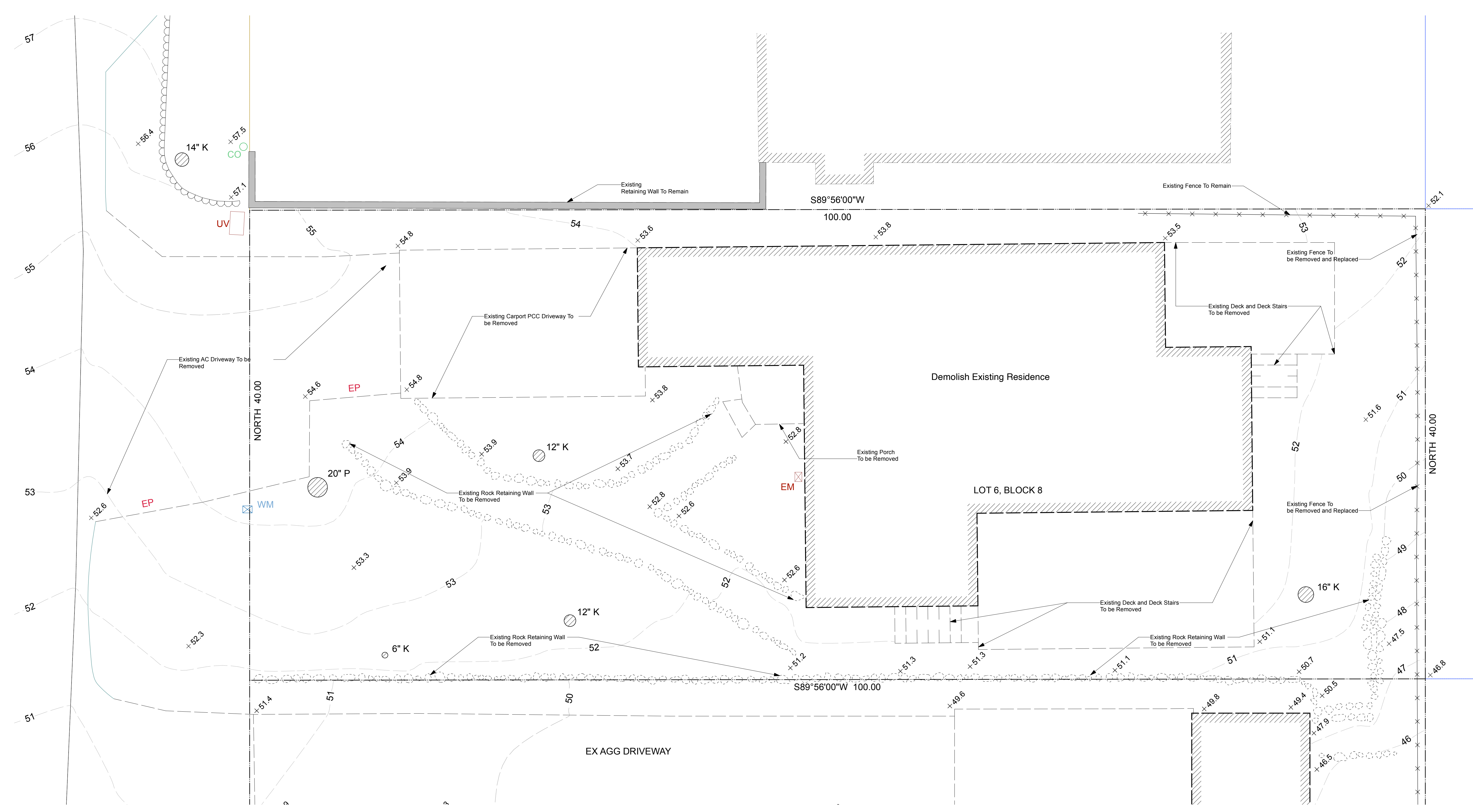
Date:  
 Track 2 Design Study  
 July 1, 2024  
 Track 2 Design Study  
 Residential  
 September 4, 2024

**Existing and Demolition Site Plan**

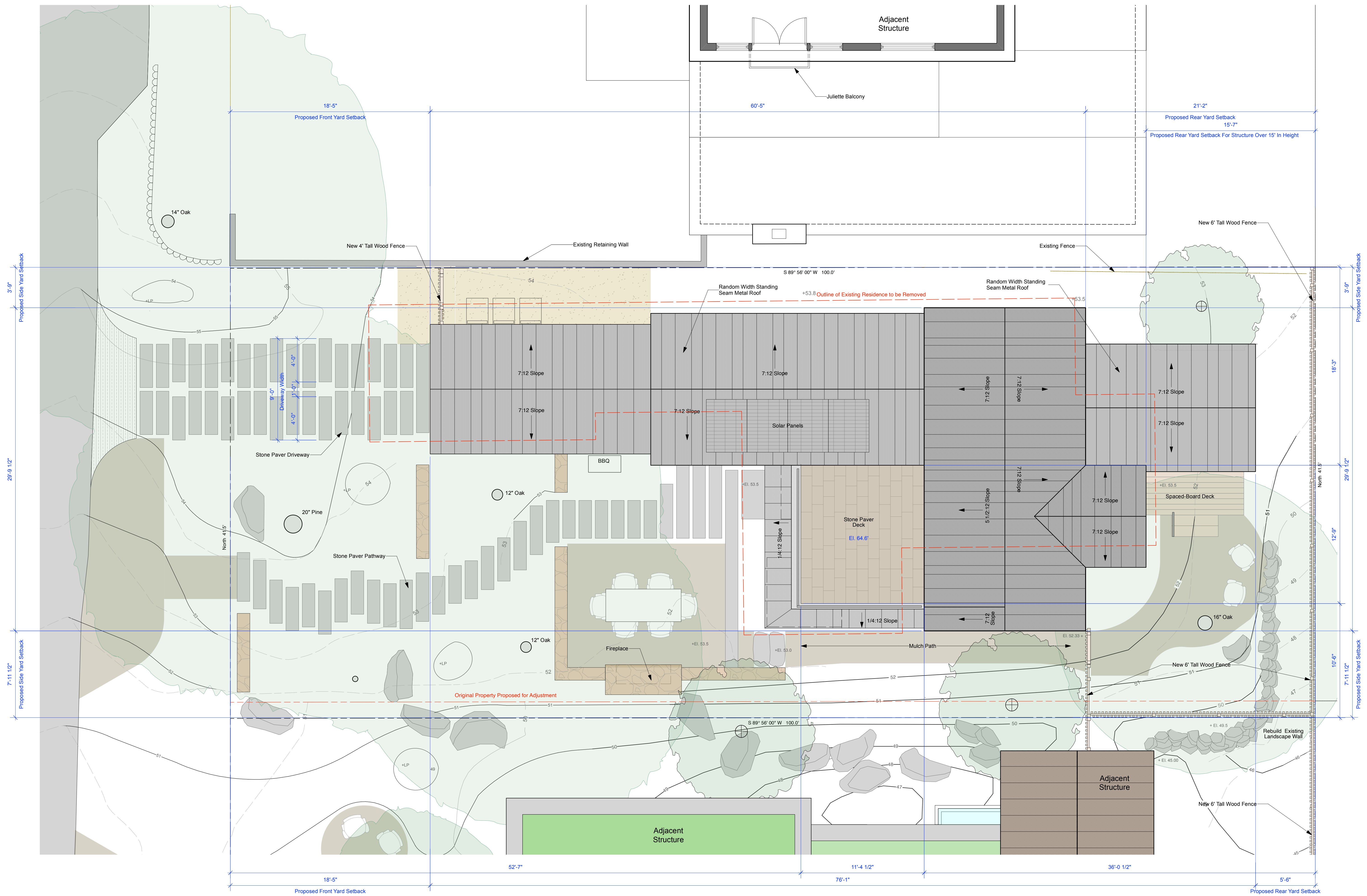
1/4" = 1'-0"

REGISTERED ARCHITECT  
 FRANK D. DYAR  
 No. 28518  
 Expires February 2025  
 STATE OF CALIFORNIA

Sheet No.  
**A6**  
 Hapuna



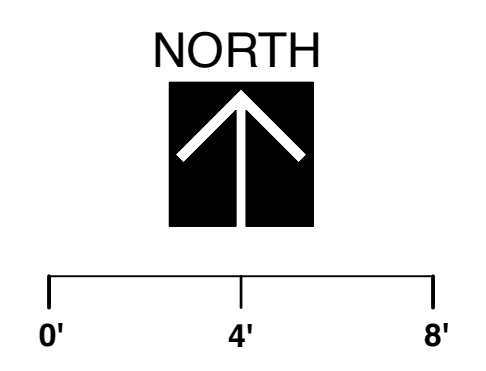
Existing + Demolition Site Plan  
 Scale: 1/4" = 1'-0"



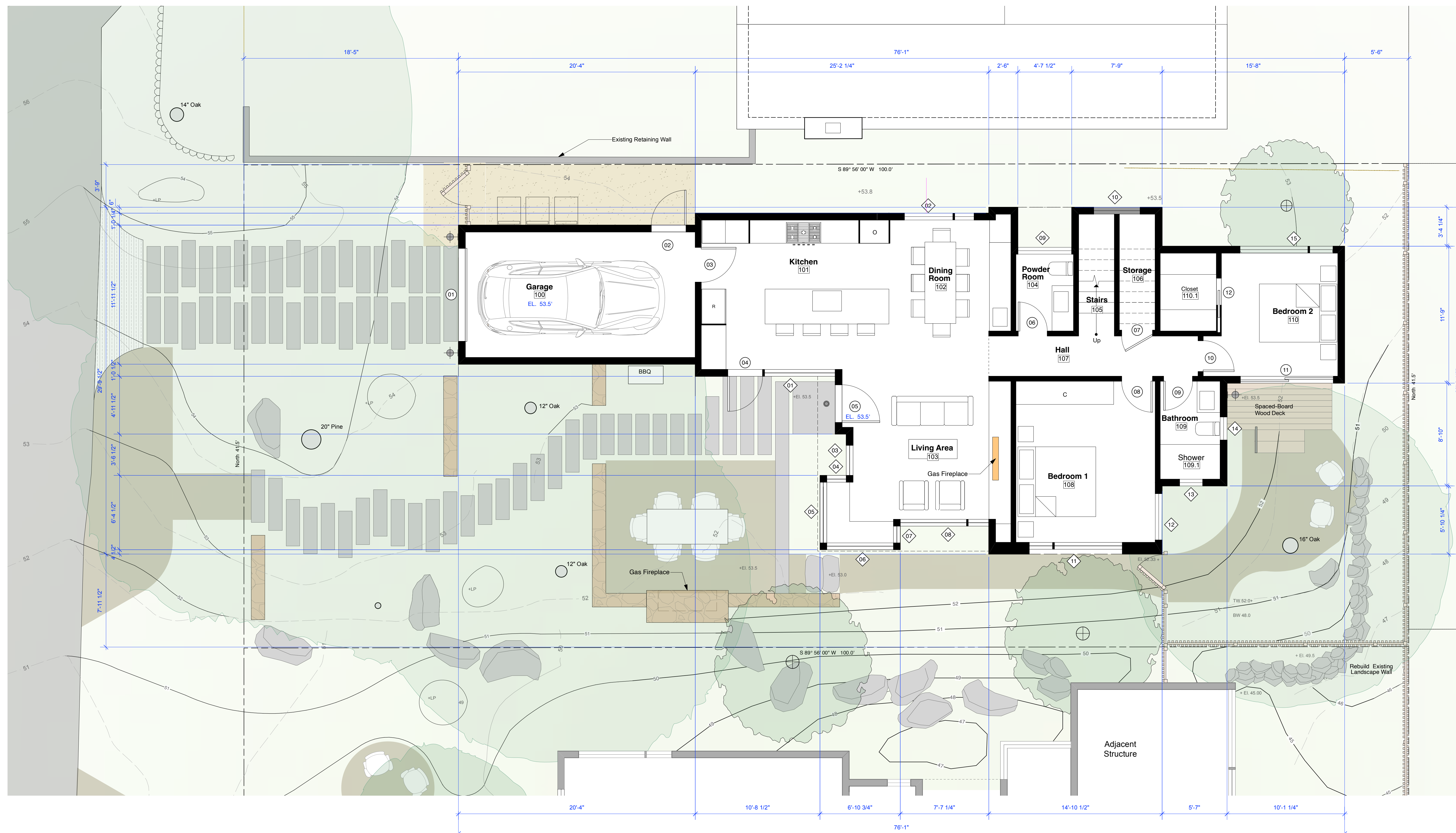
**Proposed Site Plan + Roof**  
Scale: 1/4" = 1'-0"

**LEGEND**

|  |                          |  |                                       |  |                |
|--|--------------------------|--|---------------------------------------|--|----------------|
|  | DECOMPOSED GRANITE PATH  |  | RANDOM WIDTH STANDING SEAM METAL ROOF |  | PROPOSED TREE  |
|  | MULCH PATH               |  | SPACED-BOARD WOOD DECK                |  | EXISTING TREE  |
|  | CARMEL STONE GARDEN WALL |  | NEW FENCE                             |  | ACCENT BOULDER |
|  | STONE PAVER DECK         |  | NEW PLANTING OR LANDSCAPE AREA        |  |                |
|  | STONE PAVERS             |  | EXISTING CONTOUR                      |  |                |
|  |                          |  | PROPOSED CONTOUR                      |  |                |



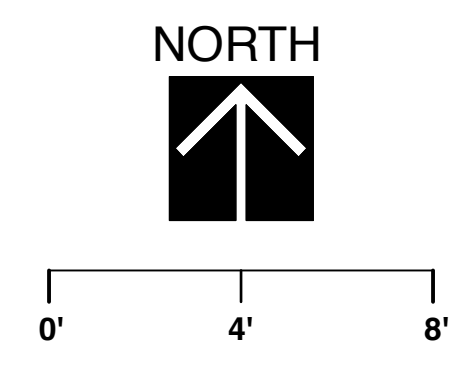


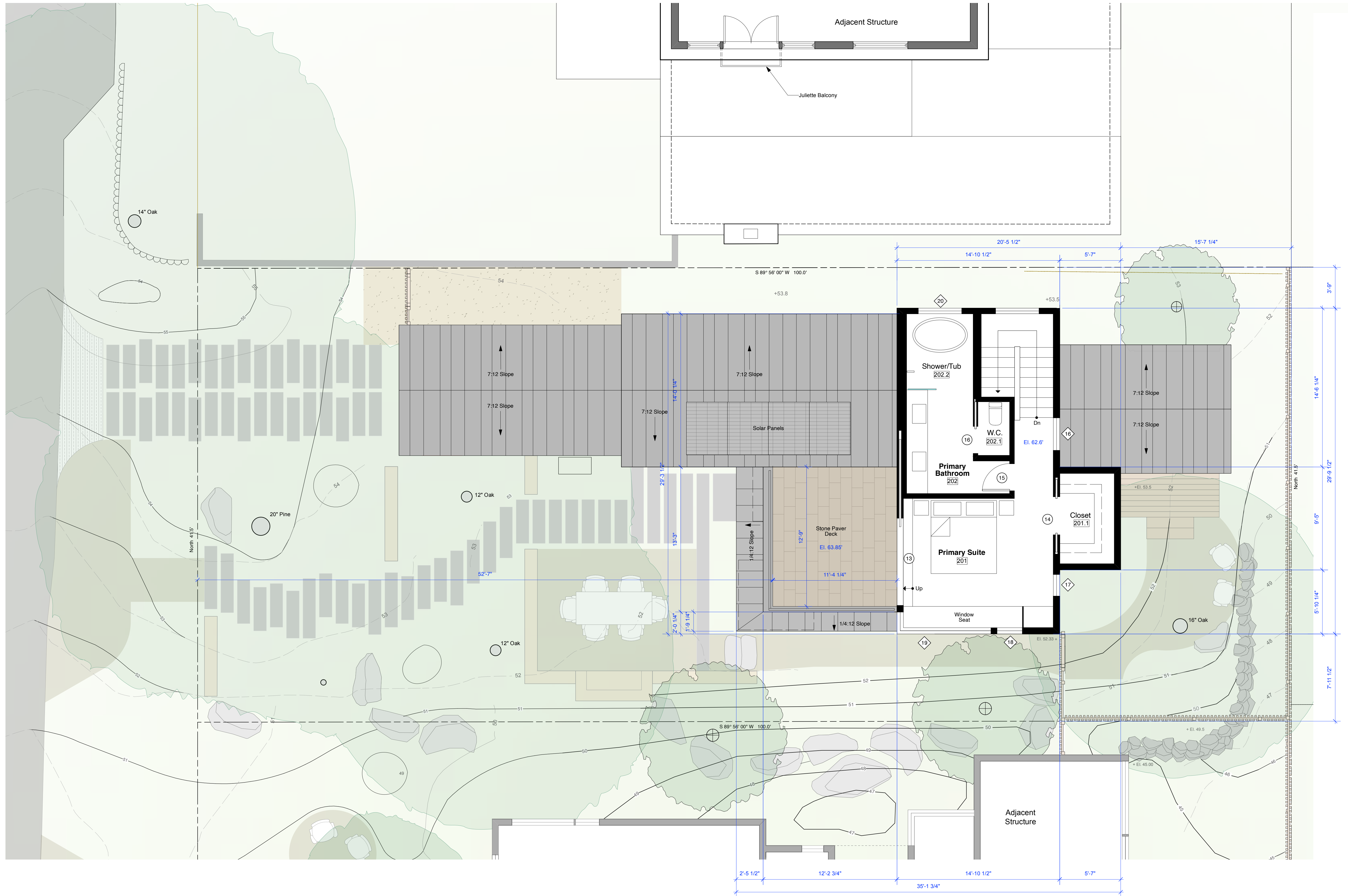


**Proposed Main Floor Plan**  
 Scale: 1/4" = 1'-0"

**LEGEND**


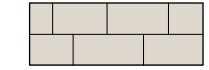

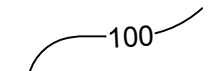
- |  |                          |  |                                |  |                  |
|--|--------------------------|--|--------------------------------|--|------------------|
|  | DECOMPOSED GRANITE PATH  |  | SPACED-BOARD WOOD DECK         |  | PROPOSED TREE    |
|  | MULCH PATH               |  | NEW FENCE                      |  | EXISTING TREE    |
|  | CARMEL STONE GARDEN WALL |  | NEW PLANTING OR LANDSCAPE AREA |  | ACCENT BOULDER   |
|  | STONE PAVER DECK         |  | EXISTING CONTOUR               |  | WALL SCONCE      |
|  | STONE PAVERS             |  | PROPOSED CONTOUR               |  | SOFFIT DOWNLIGHT |

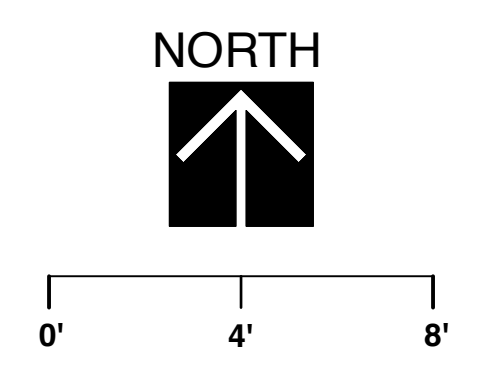




Proposed Upper Floor Plan  
 Scale: 1/4" = 1'-0"

LEGEND

-  RANDOM WIDTH STANDING SEAM METAL ROOF
-  STONE PAVER DECK
-  EXISTING CONTOUR
-  PROPOSED CONTOUR



**D  
A**  
**DYAR**  
 ARCHITECTURE  
 P.O. BOX 4709  
 CARMEL, CALIFORNIA 93921  
 v. 831.915.5602  
 f. 831.309.6999  
 Email: info@dyararchitecture.com

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Owner:  
 COLLINS Hermie Family Trust  
 155 San Rafael Way  
 San Francisco, CA 94127

**Hapuna Residence**  
 Mission Street 4 NE of First Avenue  
 San Francisco, CA 94102  
 APN: 010-118-012

Job No.

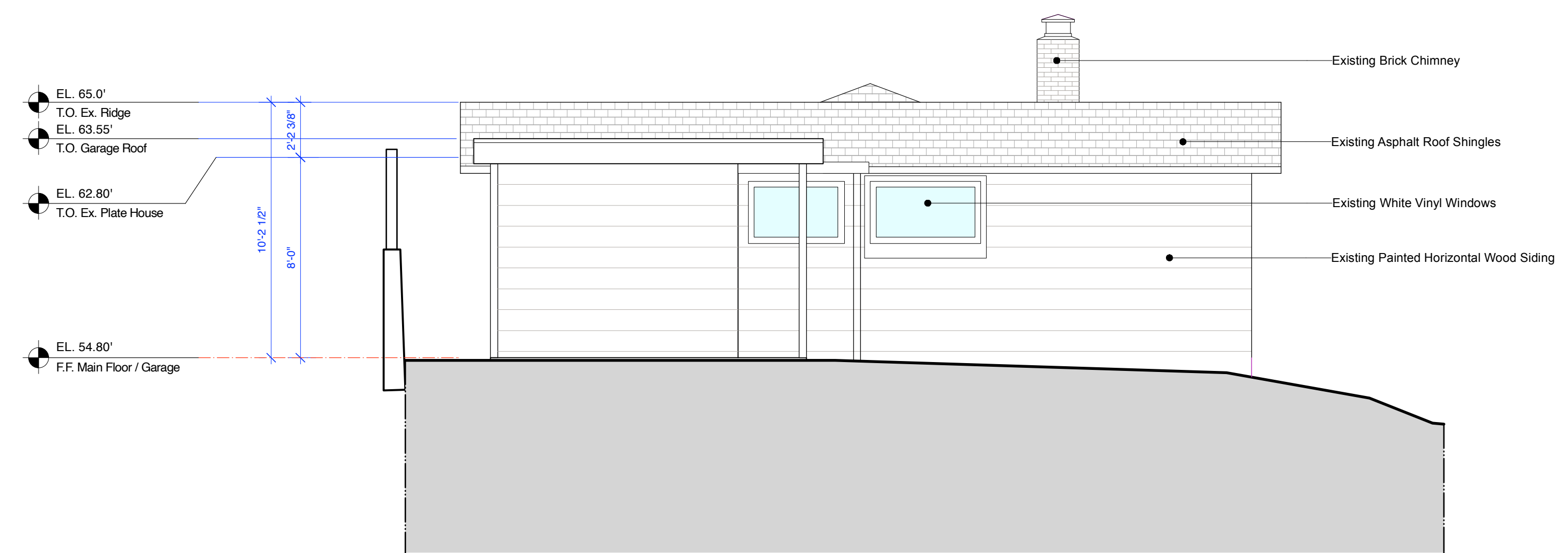
Date:  
 Track 2 Design Study  
 July 1, 2024  
 Track 2 Design Study  
 Re-submittal  
 September 4, 2024

**Upper Floor Plan**

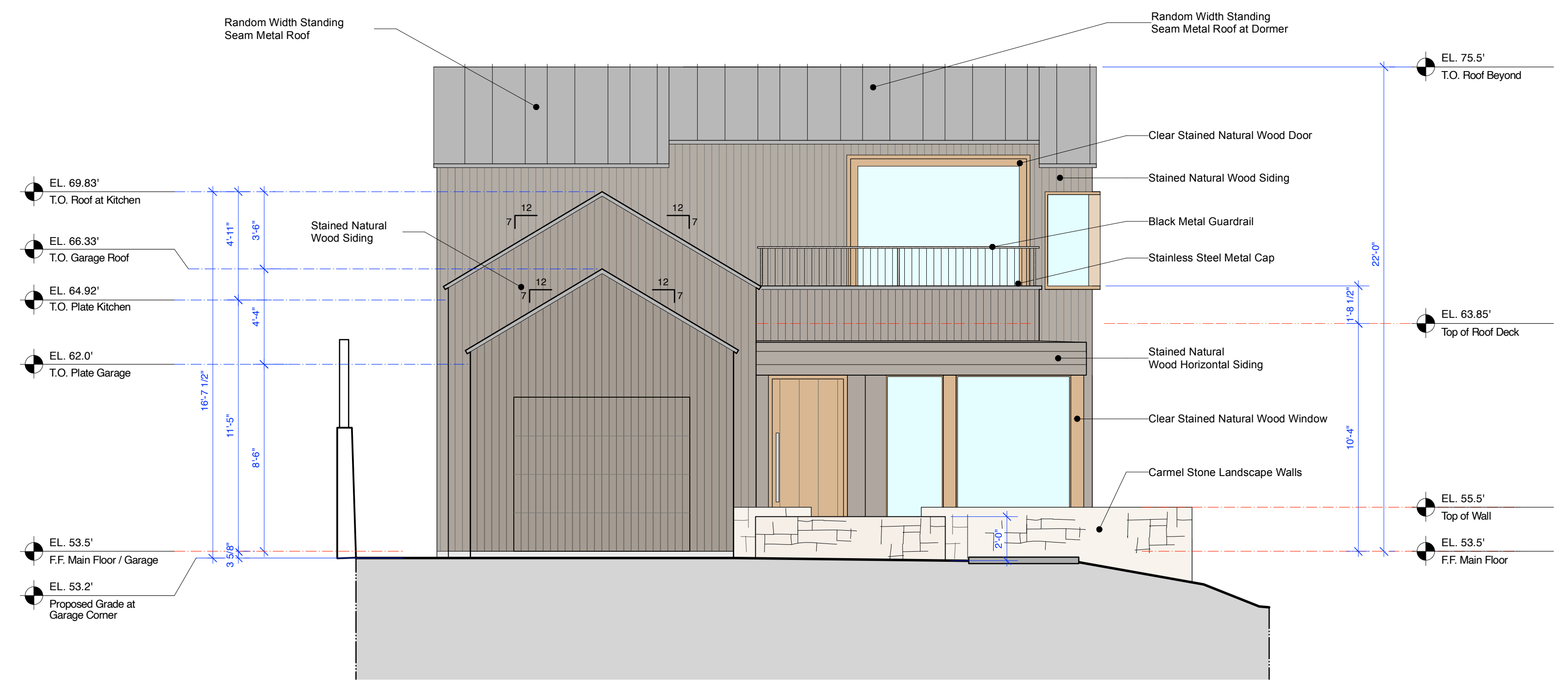
1/4" = 1'-0"



Sheet No.  
**A9**  
**Hapuna**



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



**Proposed Hapuna West Elevation**  
Scale: 1/4" = 1'-0"

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Owner:  
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155 San Rafael Way  
San Francisco, CA 94127

**Hapuna Residence**  
Mission Street 2 NE of First Avenue  
San Francisco, CA 94103  
APN: 010-112-012

Job No.

Date:  
Track 2 Design Study  
July 1, 2024  
Track 2 Design Study  
Residential  
September 4, 2024

**Hapuna West Elevations**

1/4" = 1'-0"



Sheet No.

**A10**  
**Hapuna**

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155 San Rafael Way  
San Francisco, CA 94127

Project:  
Hapuna Residence  
Mission Street 2 NE of First Avenue  
San Francisco, CA 94103  
APN: 010-112-012

Job No. \_\_\_\_\_  
Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Revised  
September 4, 2024

Job No. \_\_\_\_\_

Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Revised  
September 4, 2024

Job No. \_\_\_\_\_

Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Revised  
September 4, 2024

Job No. \_\_\_\_\_

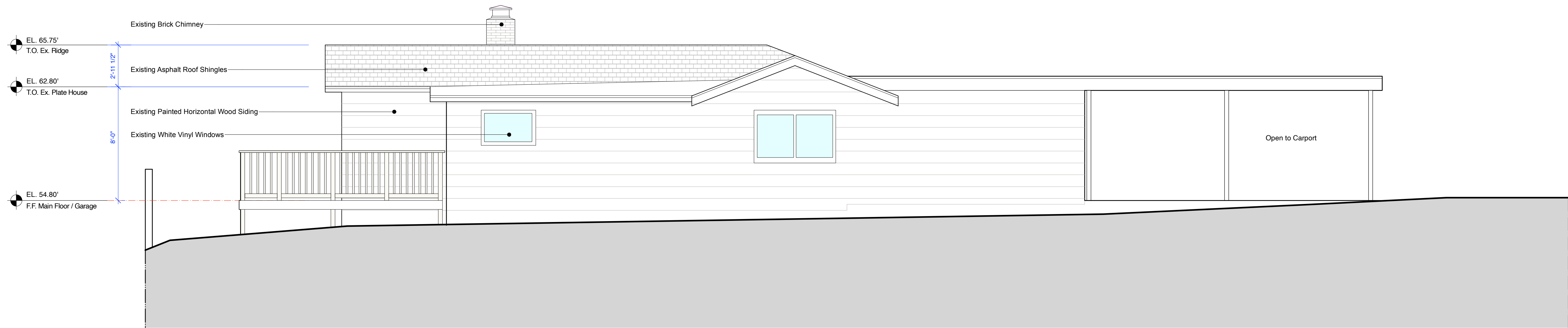
Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Revised  
September 4, 2024

Job No. \_\_\_\_\_

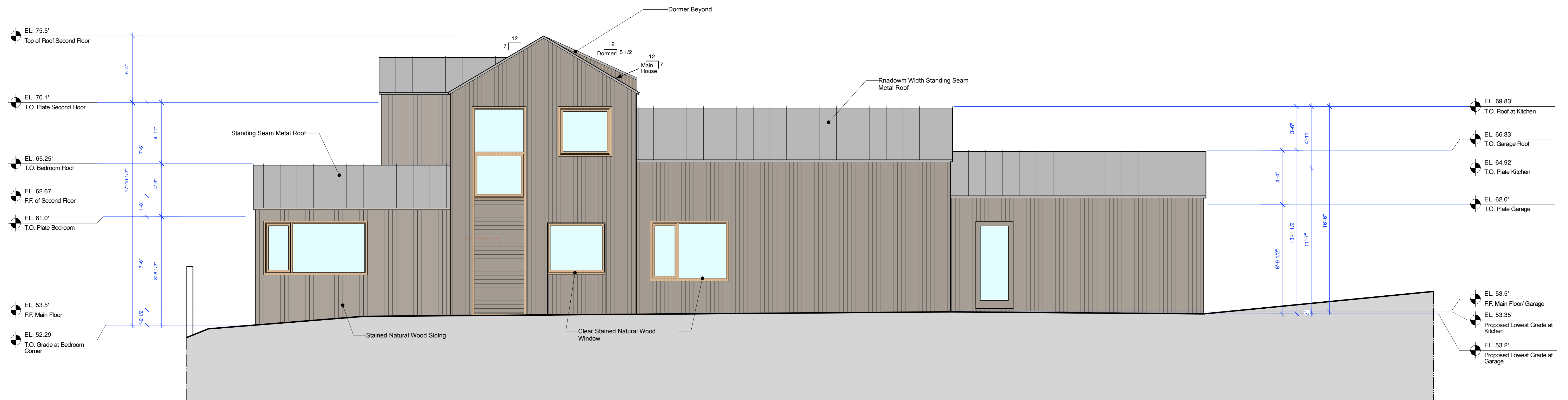
Date:  
Tract 2 Design Study  
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Tract 2 Design Study  
Revised  
September 4, 2024

Job No. \_\_\_\_\_

Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Revised  
September 4, 2024



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



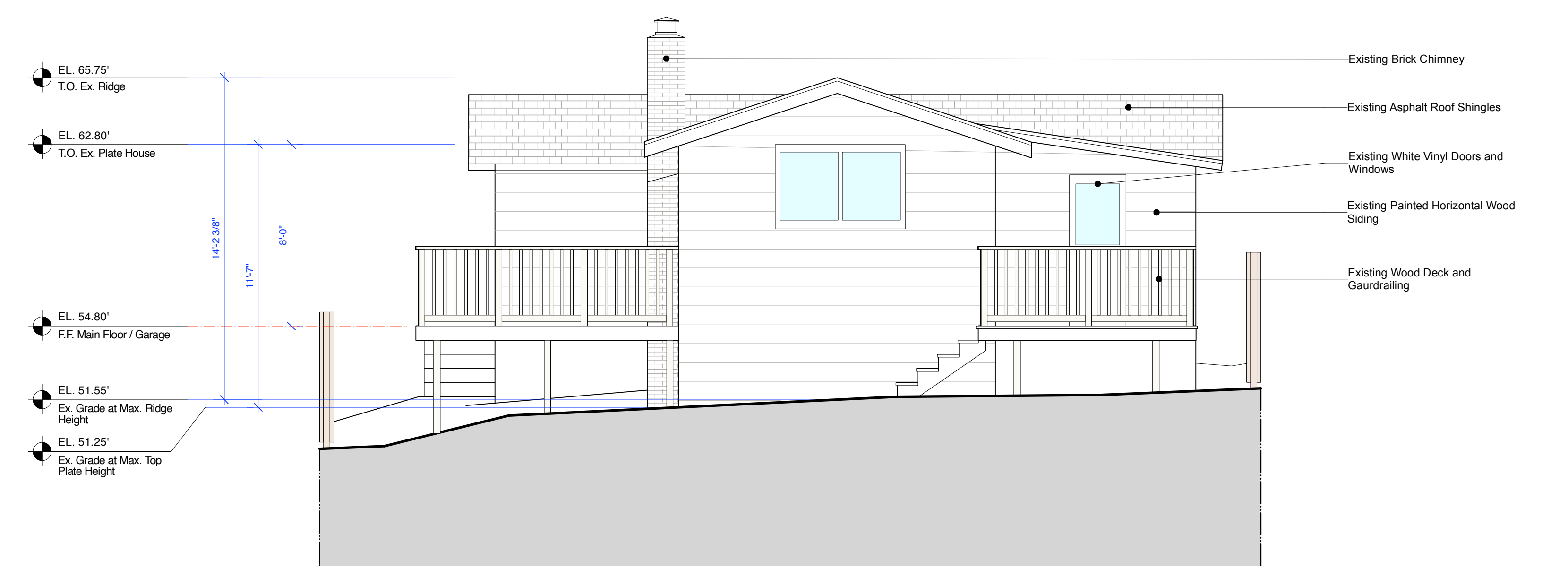
**Proposed Hapuna North Elevation**  
Scale: 1/4" = 1'-0"

1/4" = 1'-0"

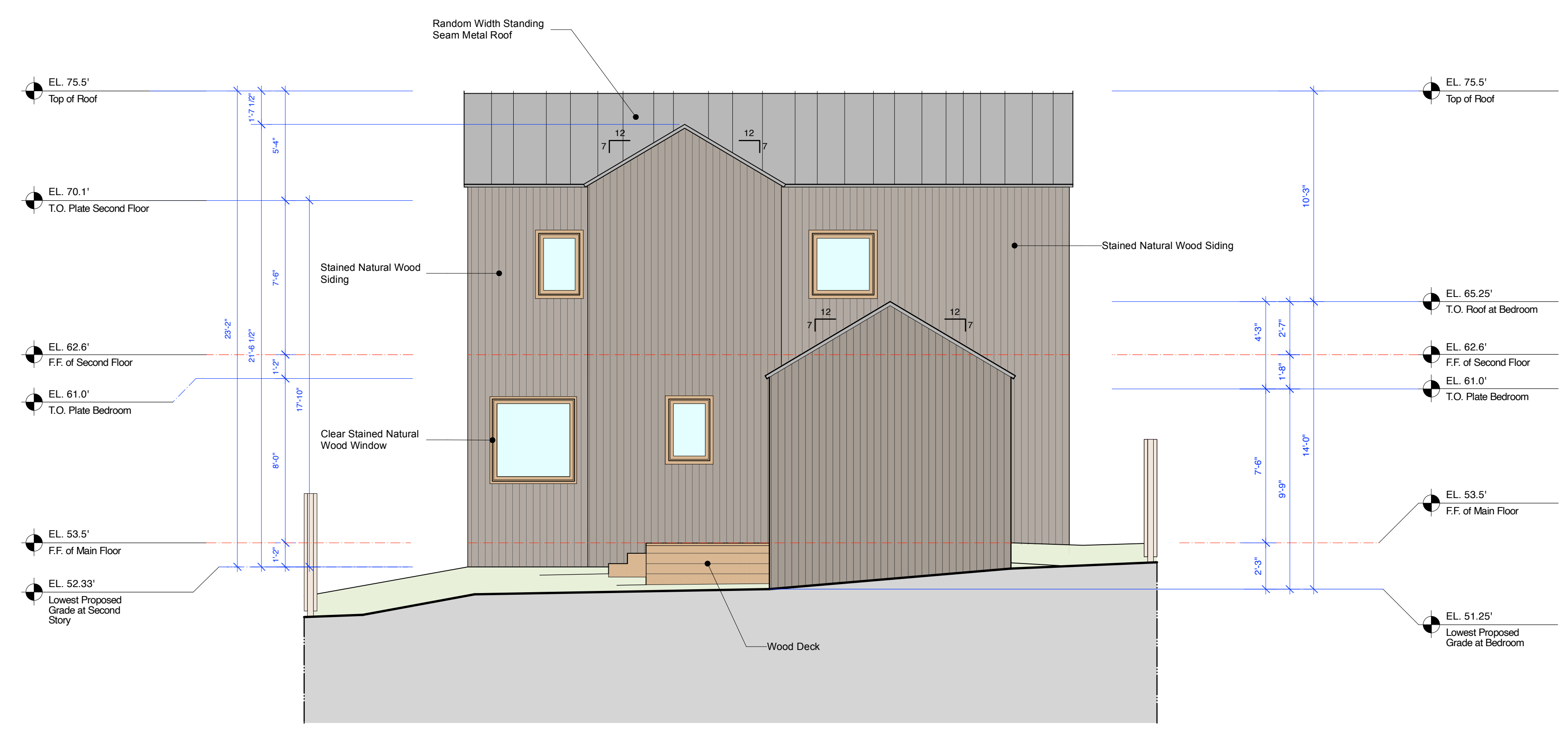


Sheet No.

**A11**  
**Hapuna**



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



**Proposed Hapuna East Elevation**  
Scale: 1/4" = 1'-0"

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155 San Rafael Way  
San Francisco, CA 94127

**Hapuna Residence**  
Mission Street 2 NE of First Avenue  
Carmel, CA 93923  
APN: 010-112-012

Job No.  
Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Residential  
September 4, 2024

Job No.

Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Residential  
September 4, 2024

Job No.

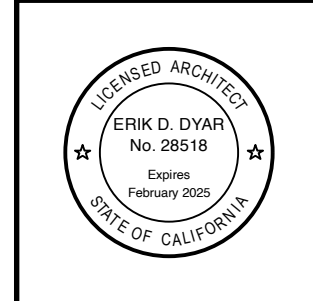
Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Residential  
September 4, 2024

Job No.

Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Residential  
September 4, 2024

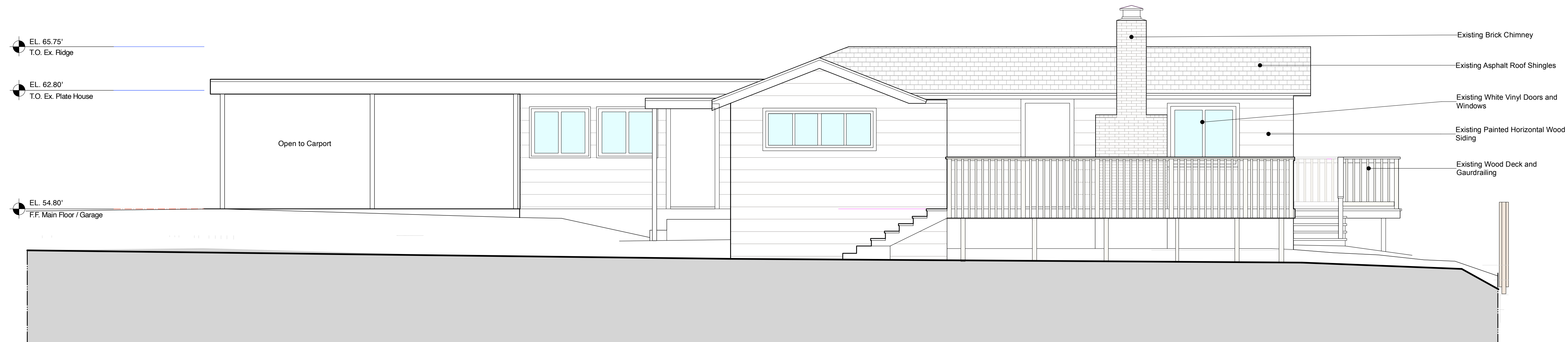
**Hapuna South Elevations**

1/4" = 1'-0"

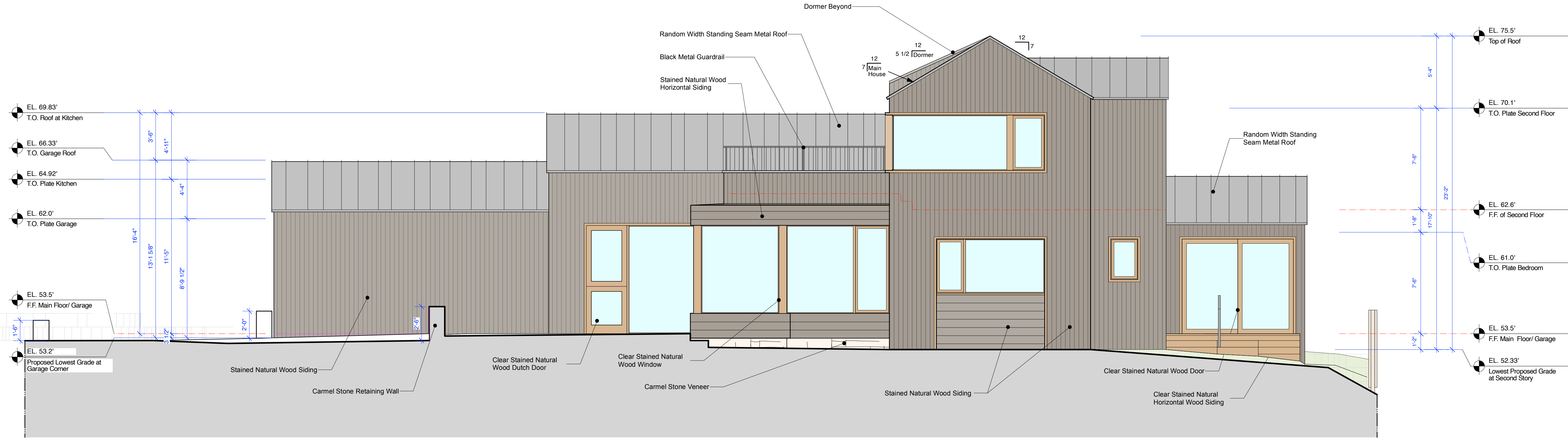


Sheet No.

**A13**  
**Hapuna**



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



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



Proposed Street Elevation

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Owner:  
 Cairns Hermlie Family Trust  
 155 San Pablo Way  
 San Francisco, CA 94127

**Hapuna Residence**  
 Mission Street 4 NE of First Avenue  
 Carmel by the Sea, CA 93923  
 APN: 010-112-072

Job No.:

Date:  
 Track 2 Design Study  
 July 1, 2024  
 Track 2 Design  
 Resubmittal  
 September 4, 2024



Photographs of Existing Street Elevation

**Hapuna Existing and Proposed Street Elevations**



Sheet No.  
**A14**  
 Hapuna

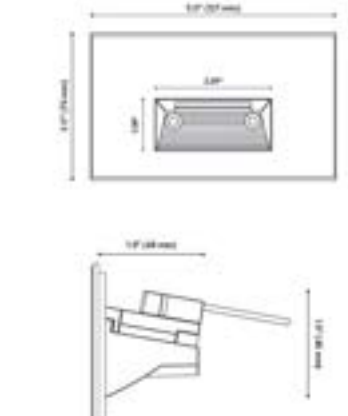
**FXLuminaire**

**RH Recessed Wall/Step Light** DESIGNER PLUS



PROJECT \_\_\_\_\_  
CATALOG # \_\_\_\_\_  
TYPE \_\_\_\_\_  
NOTES \_\_\_\_\_

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 3LED, 3LED, and ZDC configurations. The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.



**Exterior Recessed Step Light**



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

**Exterior Recessed Soffit Light**

**WAC LIGHTING**

**Slant**  
11" Outdoor Wall Sconce 3000K

| Model & Size  | Color Temp | Finish | LED Watts | LED Lumens | Delivered Lumens |
|---------------|------------|--------|-----------|------------|------------------|
| WS-W14911 11" | 3000K      | Black  | 7W        | 441        | 353              |

Example: **WS-W14911-BK**  
For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

**DESCRIPTION**  
Cleverly designed, minimalist lighting.

**FEATURES**  
• AGLD driverless technology  
• 5 year warranty

**SPECIFICATIONS**  
Color Temp: 3000K  
Input: 120 VAC, 50/60Hz  
CRI: 90  
Dimming: ELV: 100-10%  
Rated Life: 50000 Hours  
Mounting: Can be mounted on wall vertically or upside down  
Standards: ETL, cETL, P65, Title 24 JA8 Compliant  
Wet Location Listed  
Construction: Aluminum body with glass lens

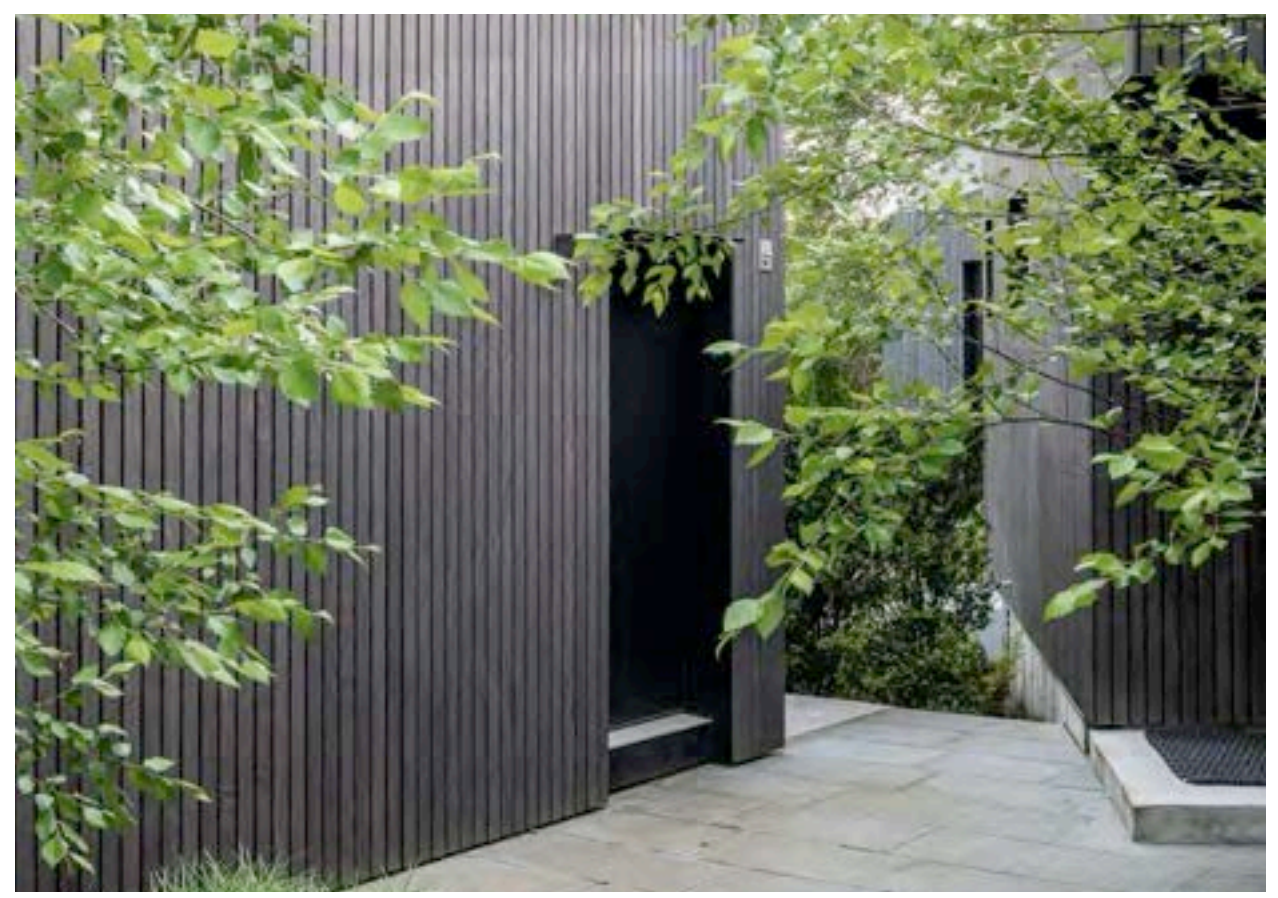


**FINISHES:**  
Black

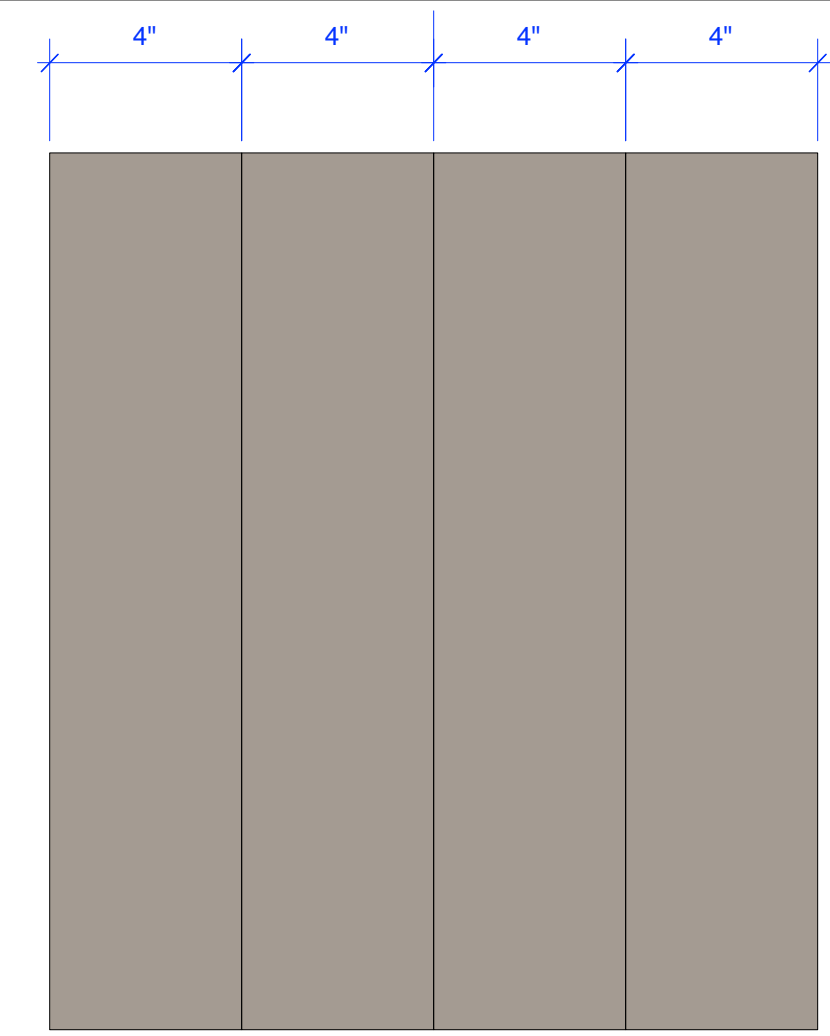
**LINE DRAWING:**



**Exterior Wall Sconce**



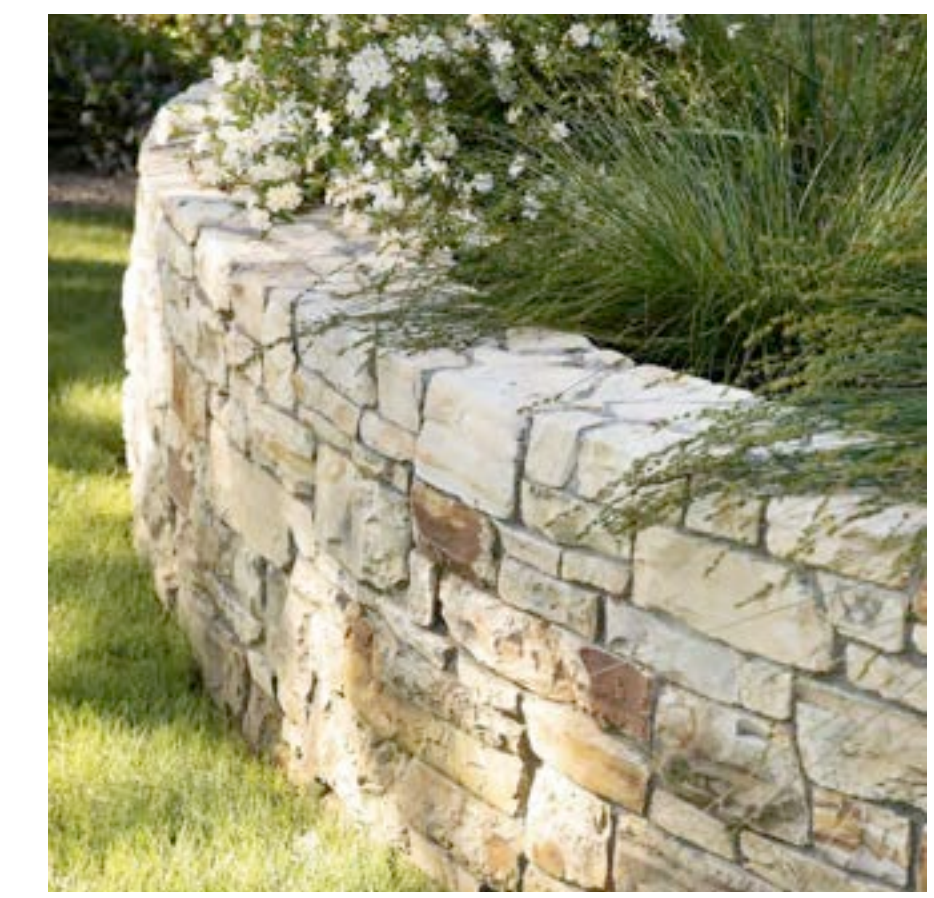
**Wood Siding**  
Stained Natural Wood Siding



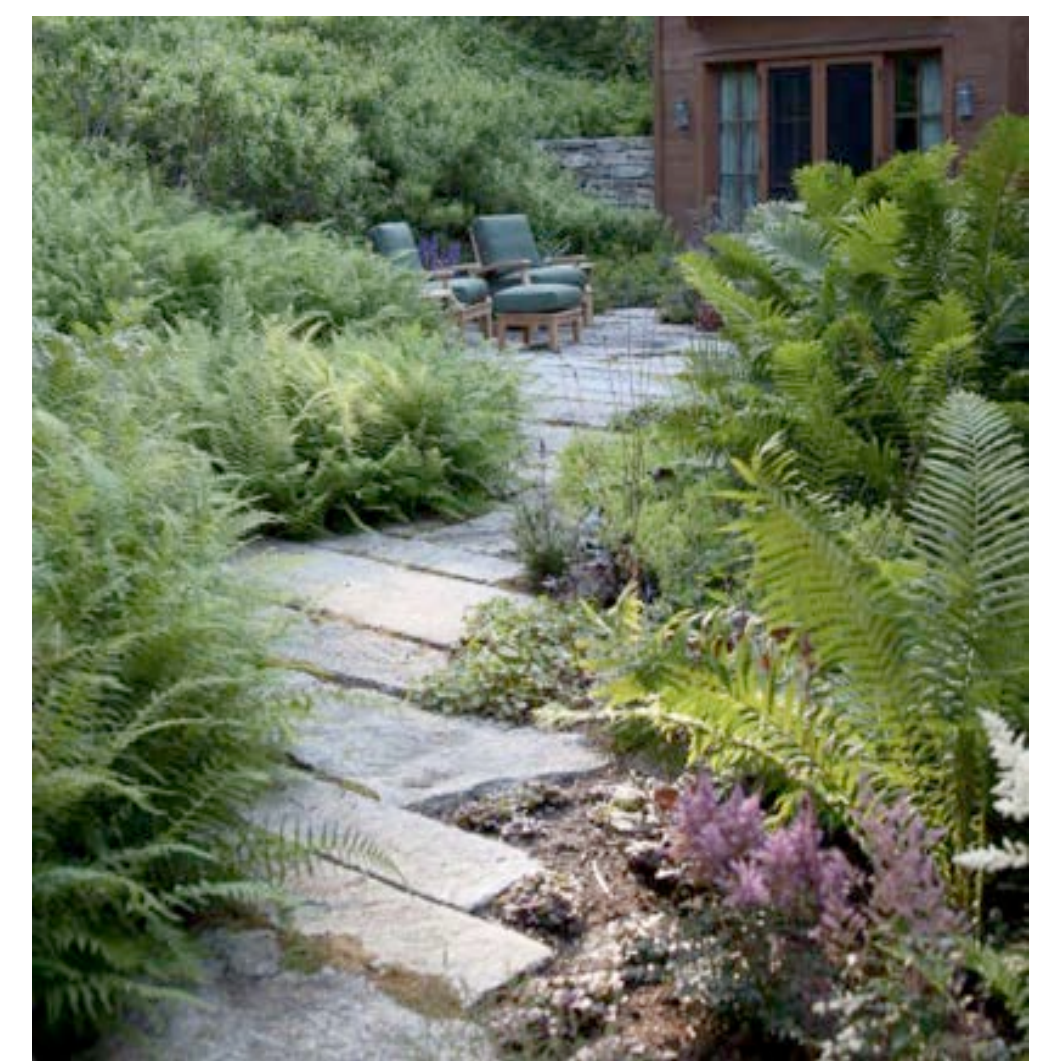
**Siding Width**  
Siding Width: 4" Board



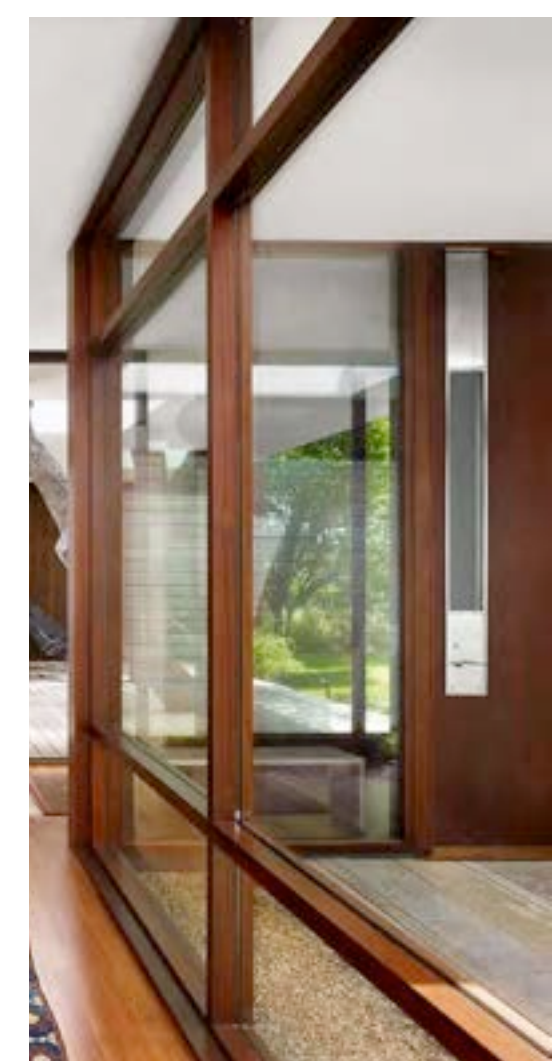
**Roofing**  
Varying Width Standing Seam Metal Roof



**Stone Garden Walls**



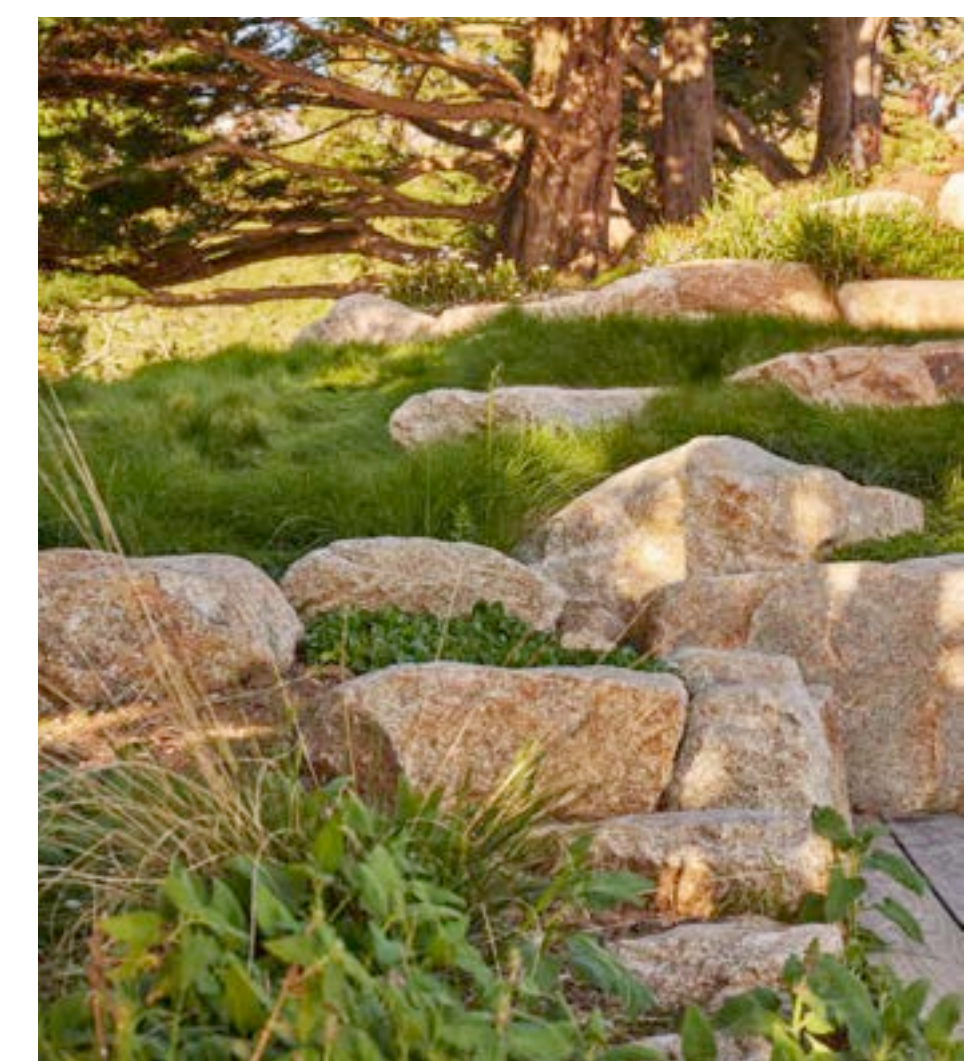
**Stone Pavers**



**Exterior Windows + Doors**  
Sapele Wood



**Spaced-Board Wood Deck**  
Ipe Wood

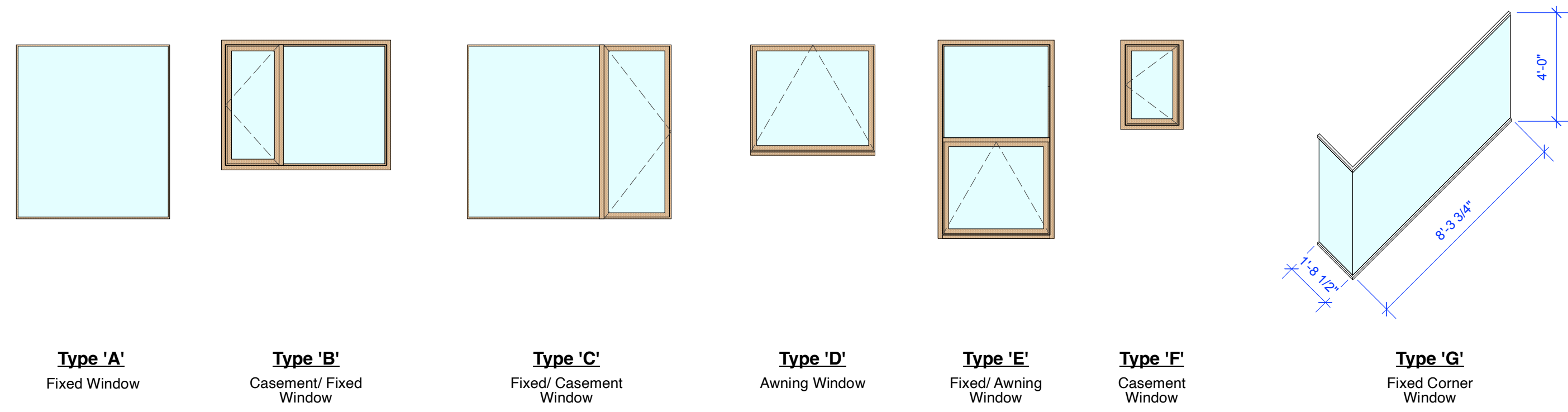


**Landscape Boulders**  
Accent and Retaining Boulders



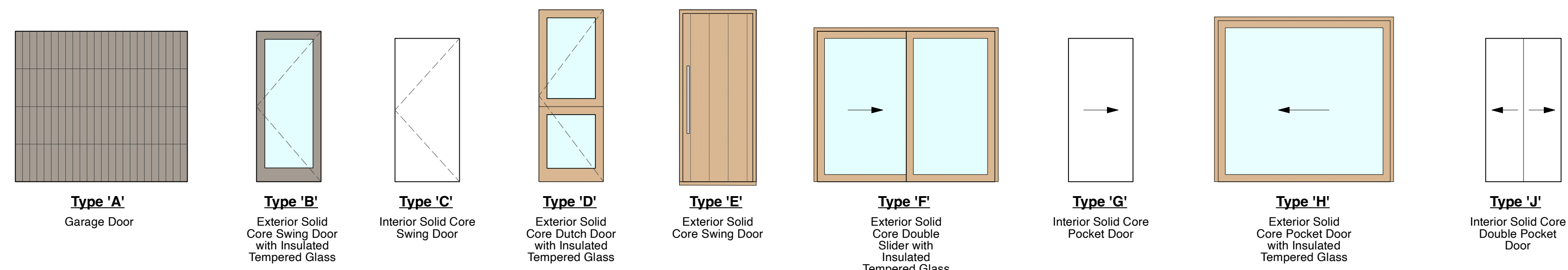
**Window Schedule**

| Window No.            | Location         | Rm. No. | Frame Width | Frame Height | Type | Operation | Glass Type                   | Tempered | Frame Material       | Remarks   |
|-----------------------|------------------|---------|-------------|--------------|------|-----------|------------------------------|----------|----------------------|---|
| <b>Main Residence</b> |                  |         |             |              |      |           |                              |          |                      |   |
| 1                     | Kitchen          | 101     | 6'-1"       | 8'-0"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed Window  |
| 2                     | Dining Room      | 102     | 6'-0"       | 4'-6"        | B    | XO        | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement/Fixed Window   |
| 3                     | Living Area      | 103     | 2'-7"       | 6'-6"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed   |
| 4                     | Living Area      | 103     | 1'-8"       | 6'-6"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed   |
| 5                     | Living Area      | 103     | 5'-2 3/4"   | 6'-6"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed   |
| 6                     | Living Area      | 103     | 5'-8 3/4"   | 6'-6"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed   |
| 7                     | Living Area      | 103     | 1'-5 1/2"   | 6'-6"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed   |
| 8                     | Living Area      | 103     | 7'-7 1/2"   | 6'-6"        | C    | OX        | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed, Casement   |
| 9                     | Powder Room      | 104     | 4'-7 3/4"   | 4'-0"        | D    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Awning  |
| 10                    | Stairs           | 105     | 4'-0"       | 7'-1 1/2"    | E    | OX        | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed, Awning   |
| 11                    | Bedroom 1        | 106     | 8'-0"       | 4'-0"        | B    | XO        | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement, Fixed; CASEMENT EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44" |
| 12                    | Bedroom 1        | 108     | 4'-0"       | 4'-0"        | A    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed   |
| 13                    | Bathroom         | 109     | 2'-0"       | 3'-0"        | F    | X         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement  |
| 14                    | Bathroom         | 109     | 2'-0"       | 3'-0"        | F    | X         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement  |
| 15                    | Bedroom 2        | 110     | 8'-0"       | 4'-0"        | B    | XO        | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement, Fixed   |
| 16                    | Primary Suite    | 201     | 3'-0"       | 3'-0"        | F    | X         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement  |
| 17                    | Primary Suite    | 201     | 2'-0"       | 3'-0"        | F    | X         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement  |
| 18                    | Primary Suite    | 201     | 2'-4"       | 4'-0"        | F    | X         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"                 |
| 19                    | Primary Suite    | 201     | Look @ Type | Look @ Type  | G    | O         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Fixed Corner Window   |
| 20                    | Primary Bathroom | 202     | 4'-0"       | 3'-8"        | D    | X         | 1" Insulated Glass, Tempered | Yes      | Stained Natural Wood | Awning  |



**Door Schedule**

| Door No.          | Location                       | Room No. | Frame Width | Frame Height | Door Thickness | Type | Door Material    | Glazing Type                 | Frame / Jamb Material | Manufacturer | Remarks   |
|-------------------|--------------------------------|----------|-------------|--------------|----------------|------|------------------|------------------------------|-----------------------|--------------|---|
| <b>Main House</b> |                                |          |             |              |                |      |                  |                              |                       |              |   |
| 1                 | Garage                         | 100      | 8'-0"       | 7'-0"        | 1-3/4"         | A    | Stain-Grade Wood |                              | Stain-Grade Wood      |              | Garage Door   |
| 2                 | Garage                         | 100      | 3'-0"       | 6'-8"        | 1-3/4"         | B    | Stain-Grade Wood |                              | Stain-Grade Wood      |              | Exterior Swing Door with Insulated Tempered Glass               |
| 3                 | Kitchen                        | 101      | 3'-0"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 4                 | Kitchen                        | 103      | 3'-0"       | 8'-0"        | 1-3/4"         | D    | Stain-Grade Wood | 1" Insulated Glass, Tempered | Stain-Grade Wood      |              | Dutch Door Solid Core Paint Grade with Tempered Insulated Glass |
| 5                 | Entry                          | 103      | 3'-3"       | 7'-10"       | 1-3/4"         | E    | Stain-Grade Wood |                              | Stain-Grade Wood      |              | Exterior Swing Door   |
| 6                 | Powder Room                    | 105      | 2'-6"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 7                 | Storage                        | 107      | 2'-8"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 8                 | Bedroom 1                      | 109      | 2'-8"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 9                 | Bathroom                       | 110      | 2'-6"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 10                | Bedroom 2                      | 111      | 2'-8"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 11                | Bedroom 2                      | 111      | 8'-0"       | 7'-4"        | 1-3/4"         | F    | Stain-Grade Wood | 1" Insulated Glass, Tempered | Stain-Grade Wood      |              | Slider Door   |
| 12                | Closet                         | 111.1    | 2'-4"       | 6'-8"        | 1-3/4"         | G    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Pocket Door   |
| 13                | Primary Suite                  | 201      | 8'-0"       | 7'-6"        | 1-3/4"         | H    | Paint-Grade Wood | 1" Insulated Glass, Tempered | Paint-Grade Wood      |              | Exterior Solid Core Pocket Door with Insulated Tempered Glass   |
| 14                | Primary Closet                 | 201.1    | 3'-6"       | 6'-8"        | 1-3/4"         | J    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Double Pocket Door                                     |
| 15                | Primary Bathroom               | 202      | 2'-6"       | 6'-8"        | 1-3/4"         | C    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Swing Door   |
| 16                | Primary Bathroom: Water Closet | 202.1    | 2'-6"       | 6'-8"        | 1-3/4"         | G    | Paint-Grade Wood |                              | Paint-Grade Wood      |              | Interior Pocket Door  |



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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 Where Appropriate, Compensation To The Architect.

Owner:  
COLING Hermlie Family Trust  
155 San Rafael Way  
San Francisco, CA 94127

Job No.

**Hapuna Residences**  
Mission Street + NE of First Avenue  
Carmel by the Sea, CA 93923  
APN: 010-010-112-012

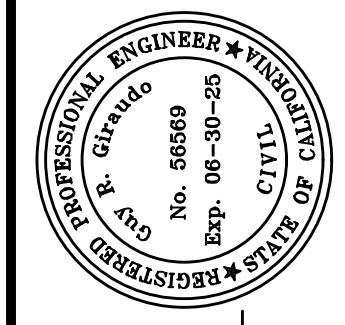
Date:  
Tract 2 Design Study  
July 1, 2024

Tract 2 Design  
Resubmittal  
September 4, 2024

**Door and Window Schedules**

SEALING ARCHITECT  
ERIK D. DYAR  
No. 28518  
Expires February 2025  
STATE OF CALIFORNIA

Sheet No.  
**A16**  
Hapuna



APPROVED BY:  
GUY R. GIRAUDD



" CONCEPTUAL GRADING, DRAINAGE, UTILITY PLAN & SECTIONS "

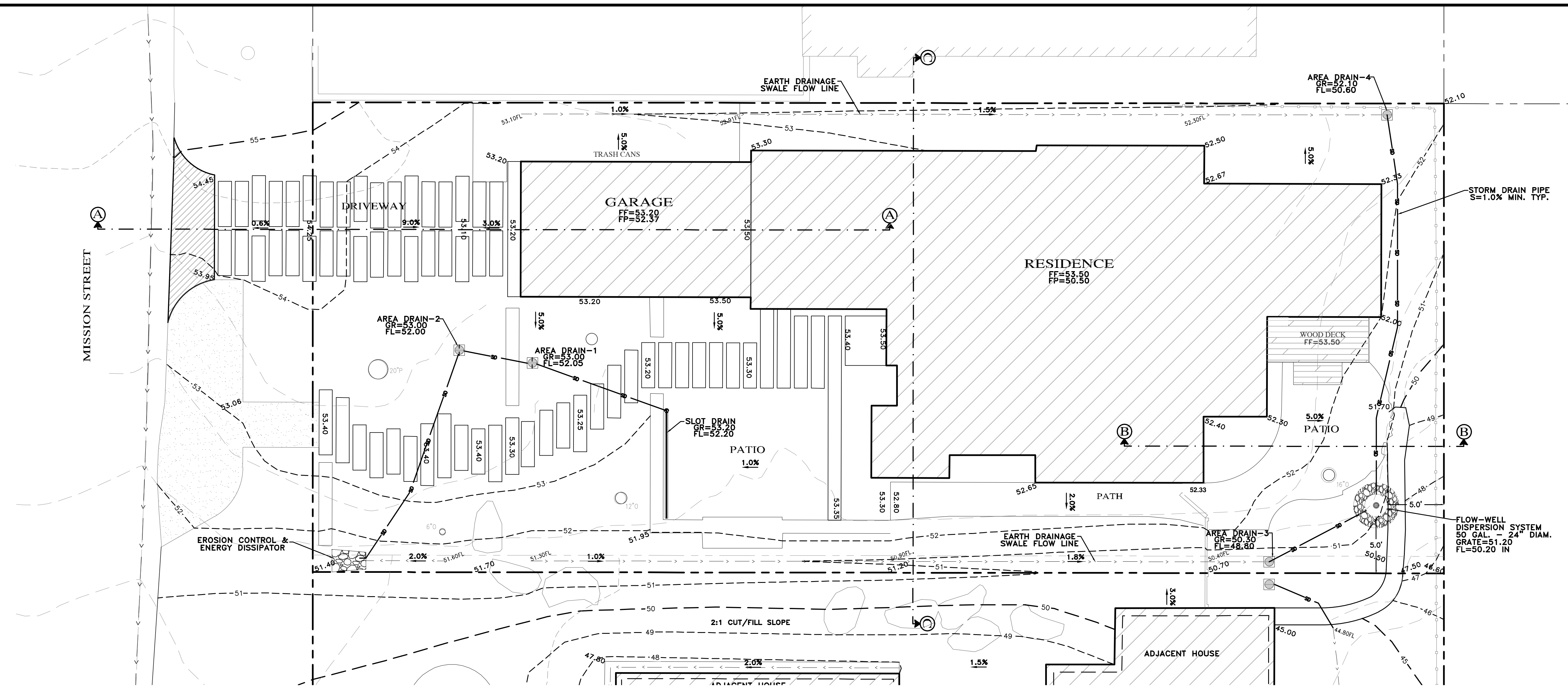
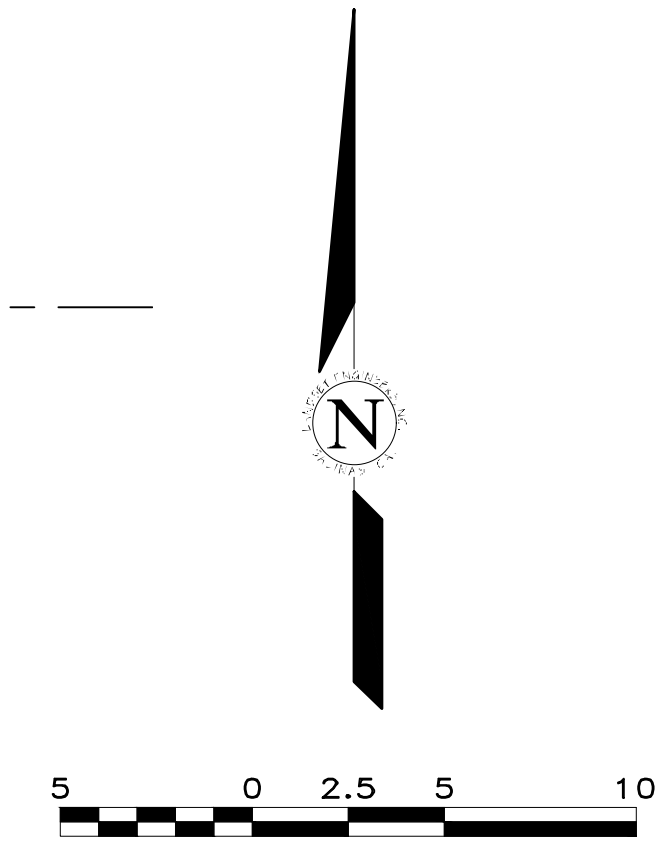
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**MISSION SISTERS - LOT 6 HAPUNA RESIDENCE**  
A.P.N.: 010-112-012  
FOR  
COLLINS HERMLE FAMILY TRUST

**CONTACT INFORMATION:**  
PRIMARY: OWNER  
COLLINS HERMLE FAMILY TRUST  
155 SAN RAFAEL WAY  
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT  
DYAR ARCHITECTURE  
ATTN: MR. ERIK DYAR  
P.O. BOX 4709  
CARMEL, CA 93921  
PH (831)915-5602

SITE LOCATION:  
MISSION STREET  
4 NE OF 1ST AVENUE  
CARMEL, CA 93921

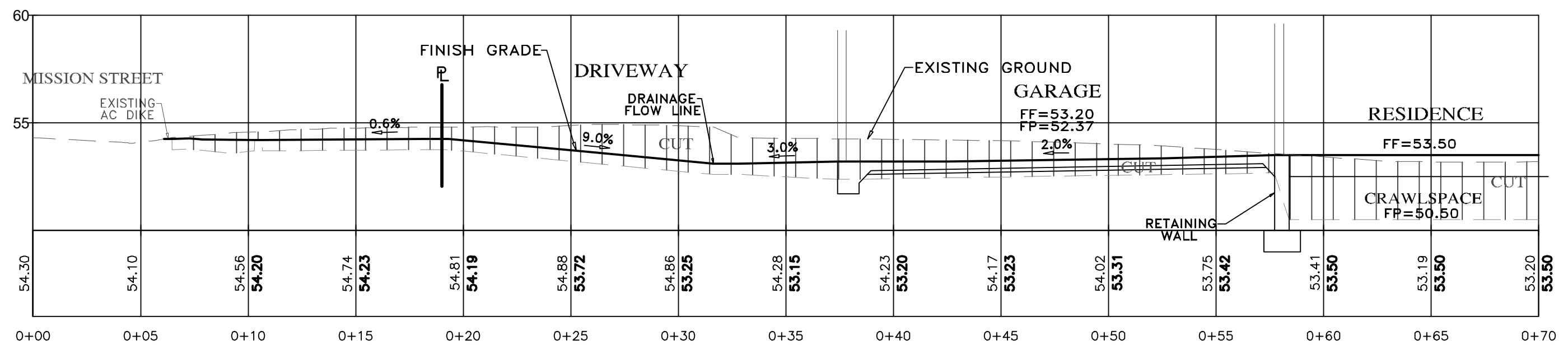
SCALE: 1"=5'  
DATE: AUGUST 2024  
JOB NO. 2816-01



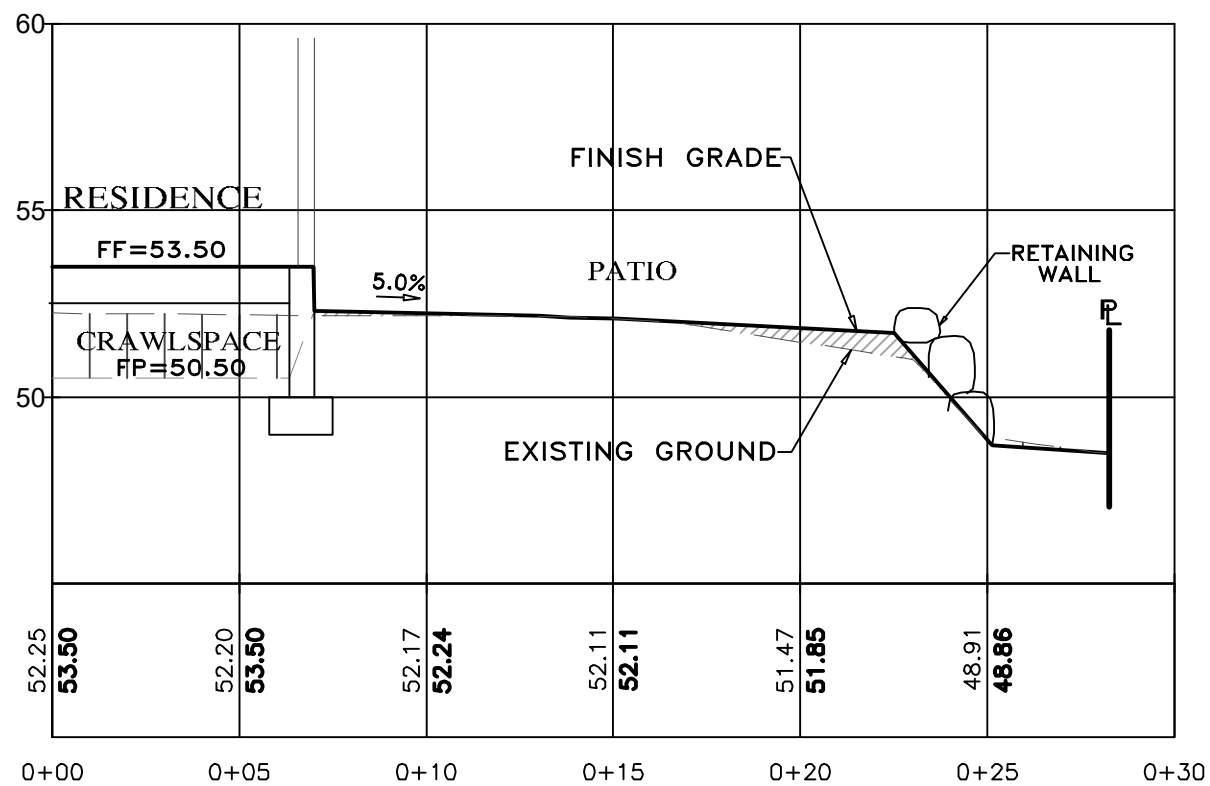
**PLAN VIEW**  
SCALE: 1"=5'

TOTAL LOT AREA = 4,150 SQ.FT.  
TOTAL IMPERVIOUS AREA = 1,759 SQ.FT.  
TOTAL AREA OF DISTURBANCE = 4,108 SQ.FT.

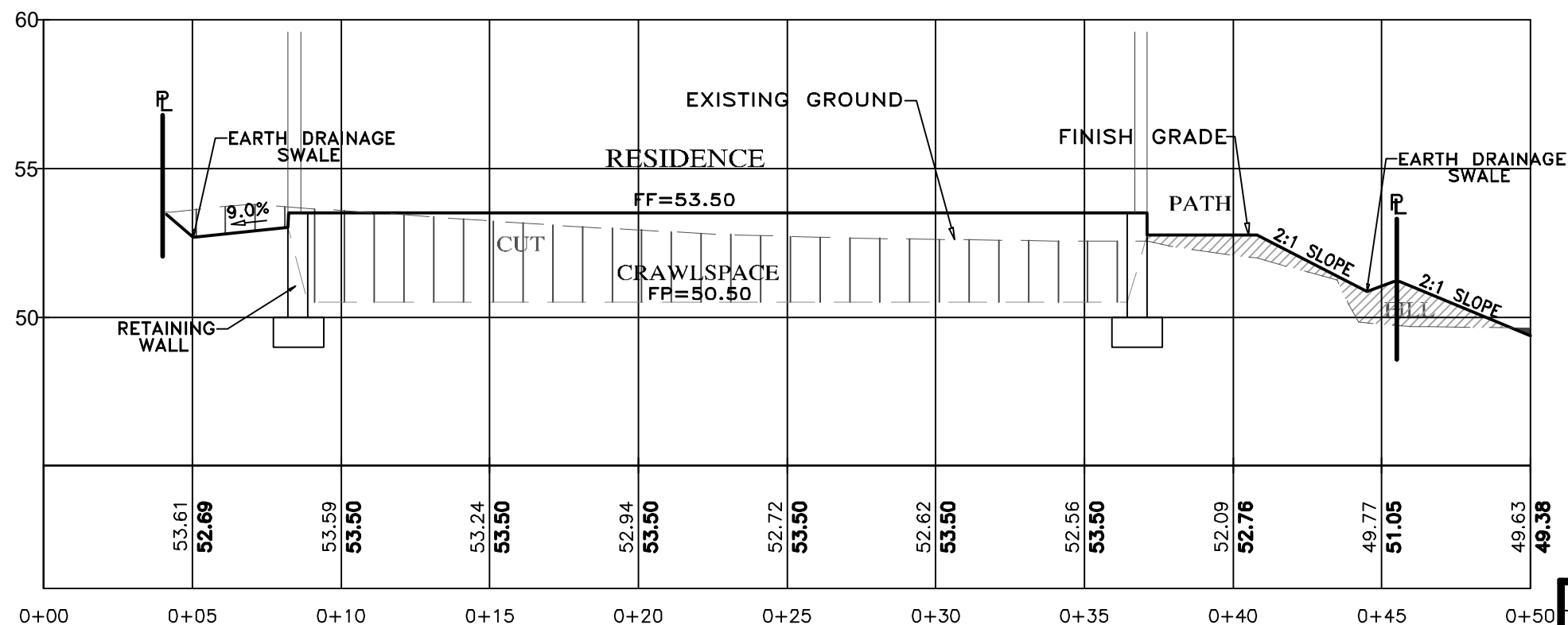
GRADING QUANTITIES:  
CUT = 165 C.Y.  
FILL = 20 C.Y.  
NET = 145 C.Y. EXPORT



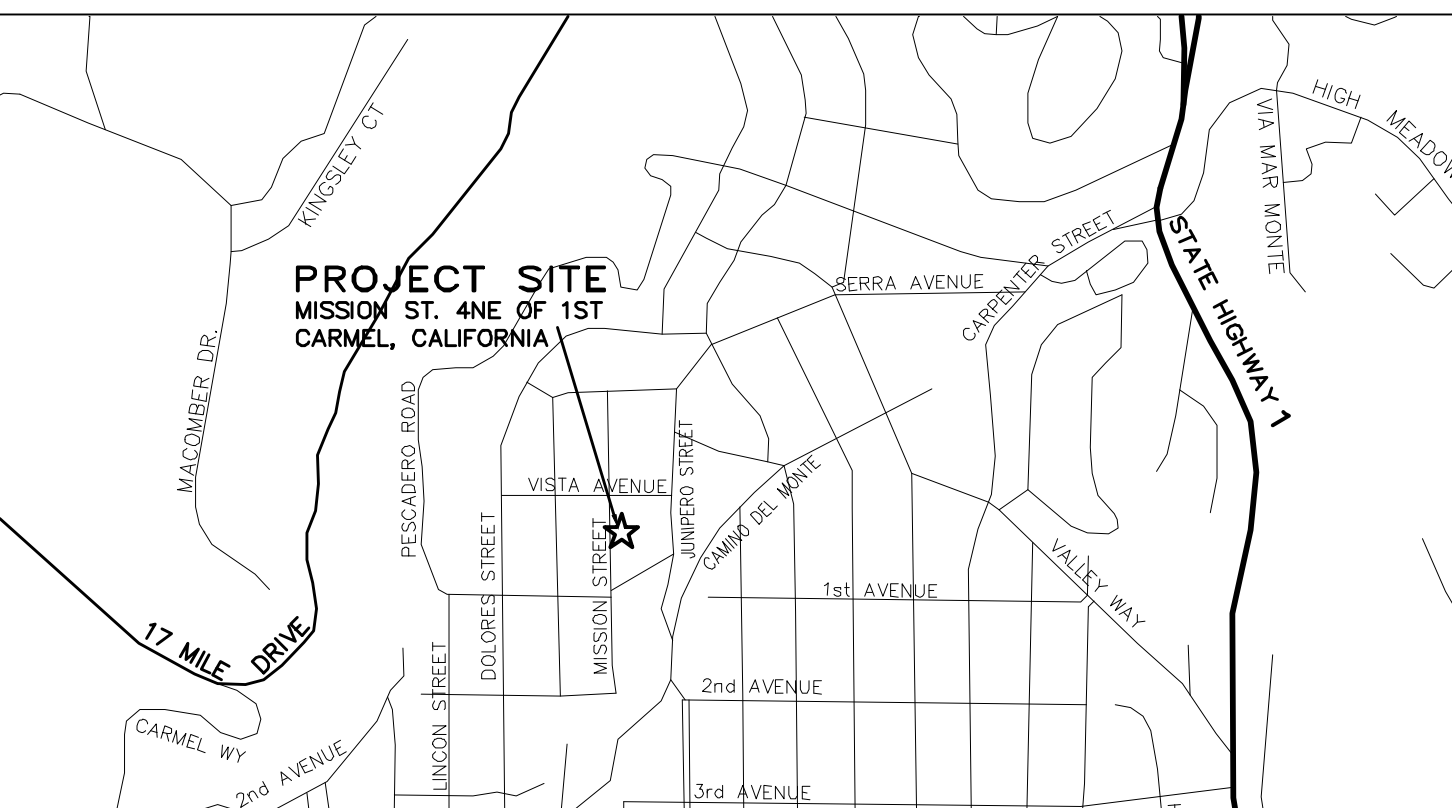
**SECTION A-A**  
SCALE: 1"=5' H&V



**SECTION B-B**  
SCALE: 1"=5' H&V



**SECTION C-C**  
SCALE: 1"=5' H&V



**VICINITY MAP**  
NOT TO SCALE

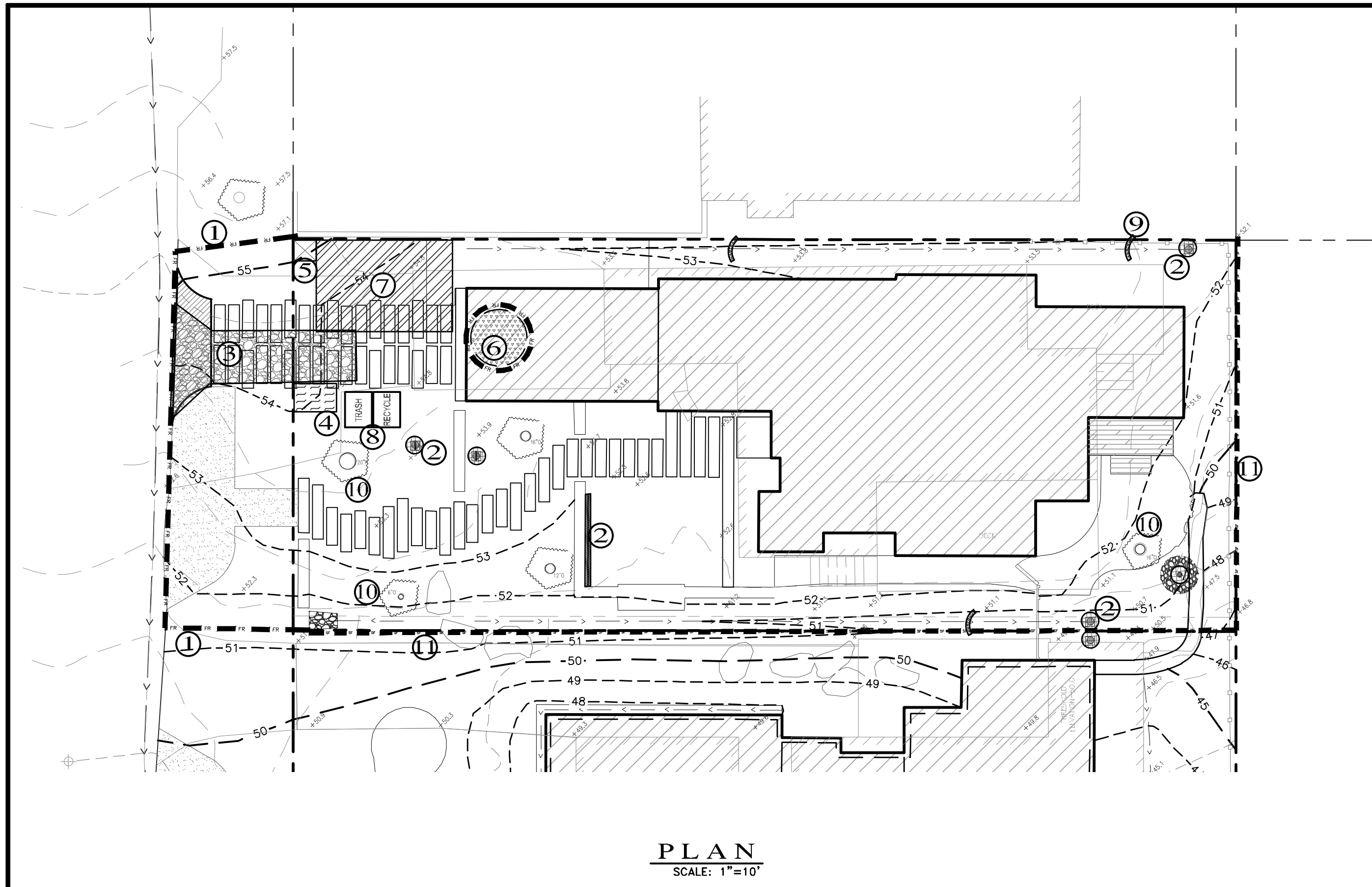
- STORM WATER CONTROL NOTES:**
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
  - 2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

**INDEX TO SHEETS**

|          |  |
|----------|--|
| SHEET C1 | GRADING, DRAINAGE, UTILITY PLAN & SECTIONS |
| SHEET C2 | EROSION CONTROL PLAN                       |
| SHEET C3 | CONSTRUCTION MANAGEMENT PLAN               |

|     |          |     |                    |
|-----|----------|-----|--------------------|
| No. | DATE     | BY  | REVISION           |
|     | 08/16/24 | AMS | RELEASED TO CLIENT |

L:\PROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-08DCP-L6.DWG/24.A36C1



**PLAN**  
SCALE: 1"=10'

**EROSION & SEDIMENT CONTROL NOTES:**

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND NABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) 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 PERMITEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA/MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

**TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS**

| VERIFICATION AND INSPECTION TASK   | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
|--|-------------------------------|---------------------------------|
| 1. Verify material below shallow foundations are adequate to achieve the design bearing capacity                     | --                            | X                               |
| 2. Verify excavations are extended to proper depth and have reached proper material                                  | --                            | X                               |
| 3. Perform classification and testing of compacted fill materials  | --                            | X                               |
| 4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill. | X                             | --                              |
| 5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.           | --                            | X                               |

**CONSTRUCTION INSPECTION REQUIREMENTS**

**A—PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD—ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.**

**B—DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD—ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.**

**C—PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD—ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.**

**LEGEND:**

1. **FR** FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. **DR** DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER — SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. **SC** STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. **WC** CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. **ST** SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
6. **SM** STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. **SA** CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. **TR** WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ON TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES SHALL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONSTRUCTION YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. **GD** GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 3/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. **TF** TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
11. **SF** SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

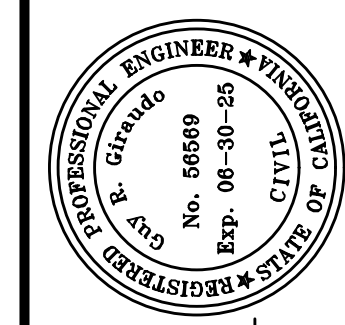


**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**

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

|  |  |  |  |   |   |   |
|--|--|--|--|---|---|---|
| <p><b>MATERIALS &amp; WASTE MANAGEMENT</b></p> <p><b>Non-Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>Item and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.</li> <li>Use (but don't overuse) reclaimed water for dust control.</li> </ul> <p><b>Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.</li> <li>Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.</li> <li>Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.</li> <li>Arrange for appropriate disposal of all hazardous wastes.</li> </ul> <p><b>Construction Entrances and Perimeter</b></p> <ul style="list-style-type: none"> <li>Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.</li> </ul> | <p><b>EQUIPMENT MANAGEMENT &amp; SPILL CONTROL</b></p> <p><b>Maintenance and Parking</b></p> <ul style="list-style-type: none"> <li>Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.</li> <li>Perform major maintenance, repair jobs, and vehicle and equipment washing off site.</li> <li>If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.</li> <li>If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.</li> <li>Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.</li> <li>Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.</li> </ul> <p><b>Spill Prevention and Control</b></p> <ul style="list-style-type: none"> <li>Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.</li> <li>Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.</li> <li>Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).</li> <li>Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).</li> <li>Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.</li> <li>Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Acceptance Criteria).</li> <li>Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.</li> </ul> | <p><b>EARTHWORK &amp; CONTAMINATED SOILS</b></p> <p><b>Erosion Control</b></p> <ul style="list-style-type: none"> <li>Schedule grading and excavation work for dry weather only.</li> <li>Stabilize all denuded areas, install and maintain temporary erosion control (such as erosion control fabric or bonded fiber matrix) until vegetation is established.</li> <li>Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.</li> </ul> <p><b>Sediment Control</b></p> <ul style="list-style-type: none"> <li>Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, silt fences, or sediment basins.</li> <li>Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.</li> <li>Keep excavated soil on the site where it will not collect into the street.</li> <li>Transfer excavated materials to dump trucks on the site, not in the street.</li> <li>If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector: <ul style="list-style-type: none"> <li>Unusual soil conditions, discoloration, or odor</li> <li>Abandoned underground tanks</li> <li>Barrel barrels, debris, or trash</li> </ul> </li> </ul> | <p><b>PAVING/ASPHALT WORK</b></p> <ul style="list-style-type: none"> <li>Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.</li> <li>Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.</li> <li>Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.</li> <li>Do not use water to wash down fresh asphalt or concrete pavement.</li> </ul> <p><b>Sawcutting &amp; Asphalt/Concrete Removal</b></p> <ul style="list-style-type: none"> <li>Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.</li> <li>Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.</li> <li>Show, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).</li> <li>If sawcut slurry enters a catch basin, clean it up immediately.</li> </ul> | <p><b>CONCRETE, GROUT &amp; MORTAR APPLICATION</b></p> <ul style="list-style-type: none"> <li>Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.</li> <li>Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.</li> <li>Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.</li> </ul> | <p><b>PAINTING &amp; PAINT REMOVAL</b></p> <p><b>Painting cleanup</b></p> <ul style="list-style-type: none"> <li>Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.</li> <li>For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have painted permission from the local wastewater treatment authority. Never pour paint down a drain.</li> <li>For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.</li> </ul> <p><b>Paint Removal</b></p> <ul style="list-style-type: none"> <li>Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.</li> <li>Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.</li> </ul> | <p><b>DEWATERING</b></p> <ul style="list-style-type: none"> <li>Effectively manage all run-off, all runoff within the site, and all runoff that discharges from the site.</li> <li>Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.</li> <li>When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.</li> </ul> |
|--|--|--|--|---|---|---|

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



APPROVED BY:  
**GUY R. GIRAUDO**



**"EROSION & SEDIMENT CONTROL PLAN"**  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**MISSION SISTERS - LOT 6 HAPUNA RESIDENCE**  
 A.P.N.: 010-112-012  
 CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 COLLINS HERMILE FAMILY TRUST

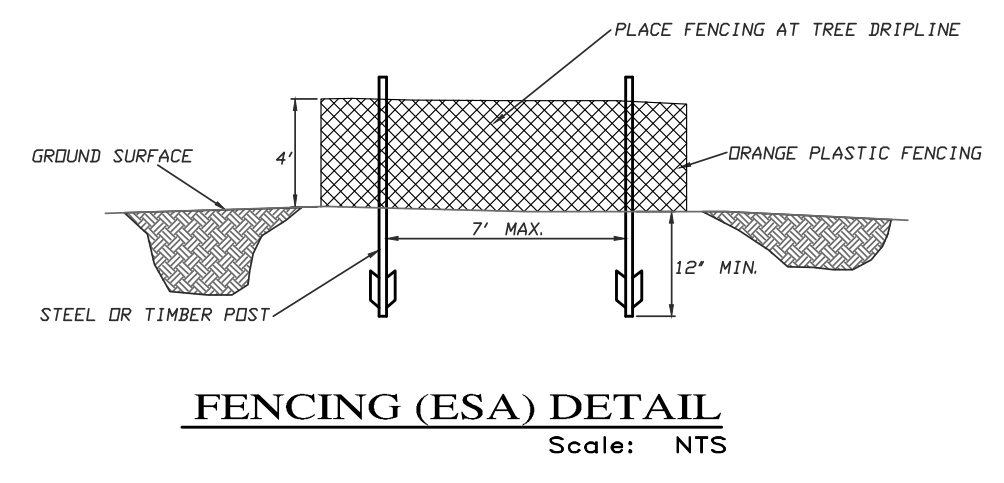
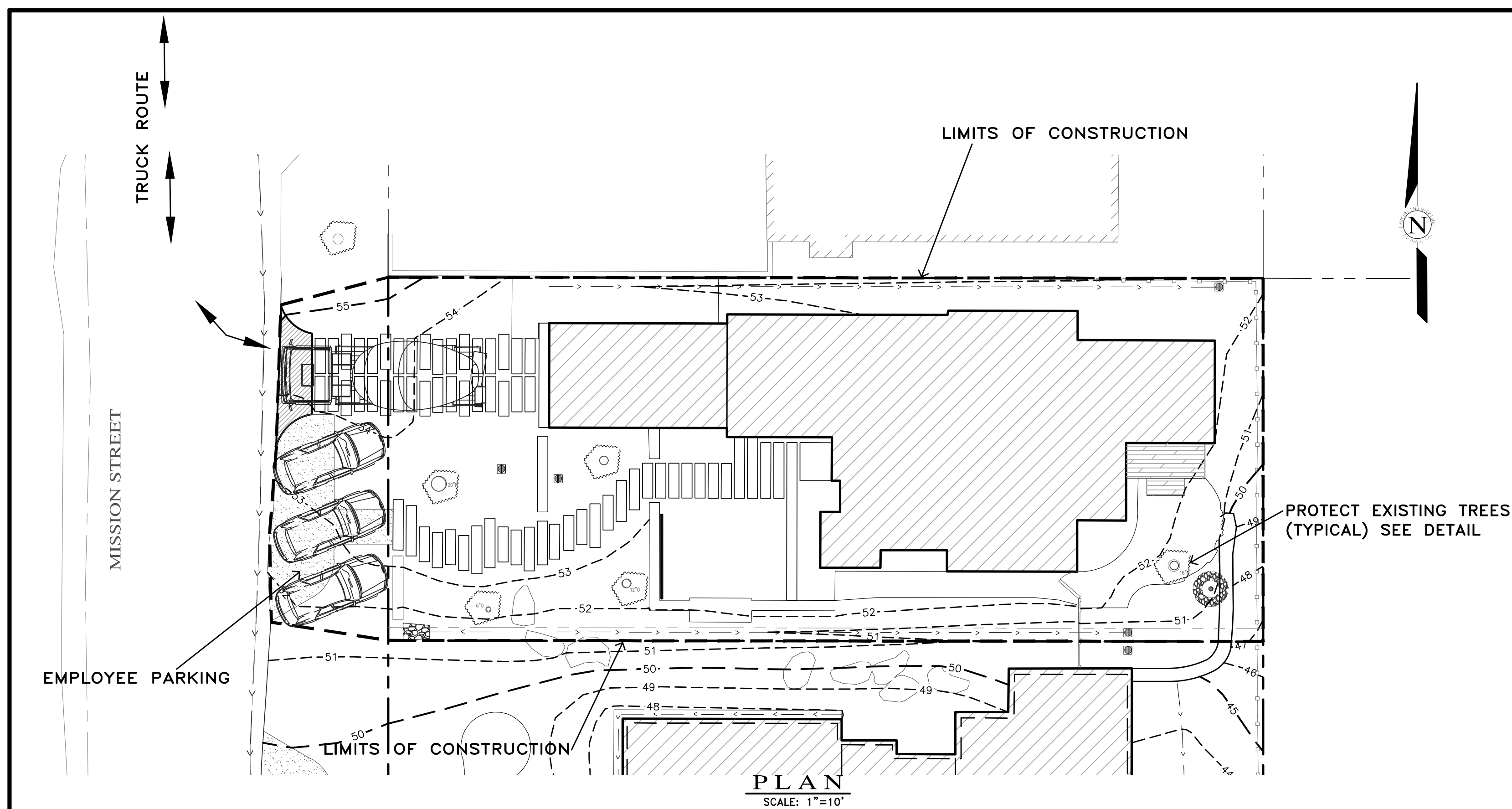
SCALE: AS SHOWN  
DATE: AUGUST 2024  
JOB NO. 2816-01

|     |          |     |                    |
|-----|----------|-----|--------------------|
| No. | DATE     | BY  | REVISION           |
|     | 08/16/24 | AMS | RELEASED TO CLIENT |

SHEET **C2** OF 3 SHEETS

18PROJ 0816 MISSION SISTERS 0816-CIVIL-DWG 0816-0201-18.DWG 2/23/24

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



**EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:**  
165 CY CUT  
20 CY FILL

**CONSTRUCTION STAGING:**  
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON MISSION STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

**TRUCK TRIP GENERATION CHART:**

| CATEGORY                        | NO. OF TRUCK TRIPS | TOTAL DAYS |
|---------------------------------|--------------------|------------|
| DEMOLITION/CLKEARING            | 4                  | 4          |
| GRADING & SOIL REMOVAL (EXPORT) | 8                  | 2          |
| ENGINEERING MATERIALS (IMPORT)  | 3                  | 4          |
| <b>TOTALS</b>                   | <b>15</b>          | <b>10</b>  |

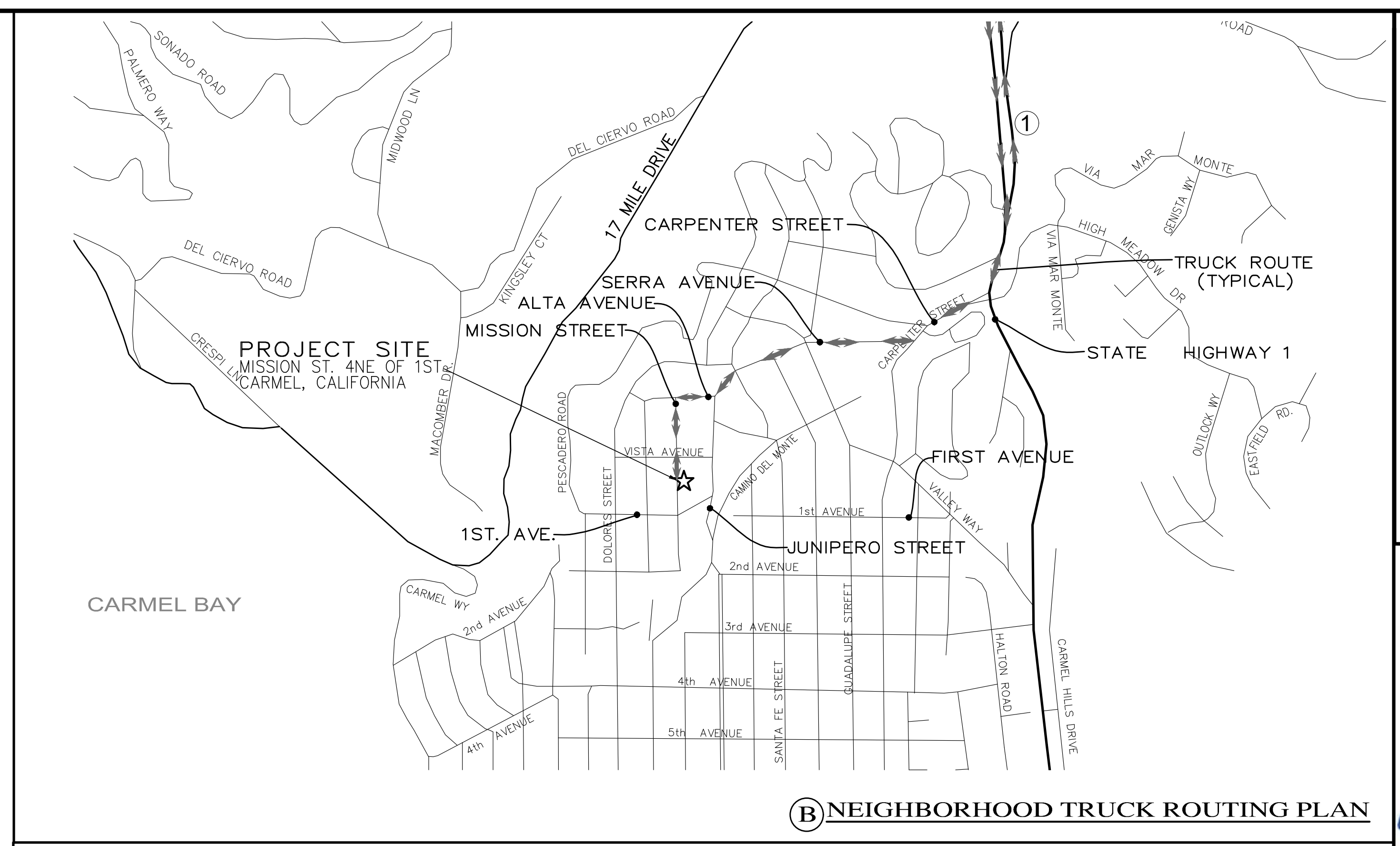
**TRUCK TRIP GENERATION NOTES:**

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 145 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

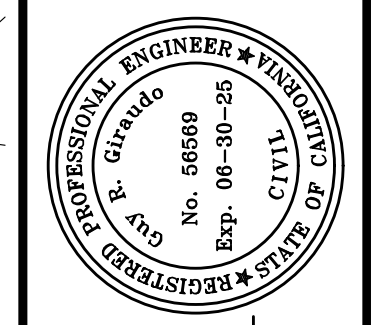
**NUMBER OF EMPLOYEES/DAY:** 4-10  
**HOURS OF OPERATION/DAY:** 8

**PROJECT SCHEDULING:** PROJECTED START DATE 9 SEPTEMBER 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

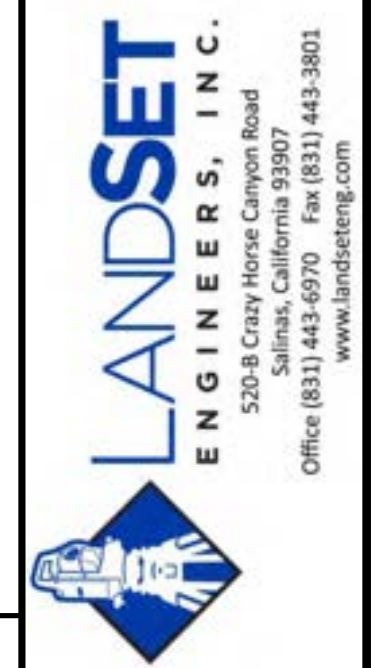
**(A) CONSTRUCTION STAGING PLAN**



| No.      | DATE | BY                 | REVISION |
|----------|------|--------------------|----------|
| 08/16/24 | AMS  | RELEASED TO CLIENT |          |



APPROVED BY:  
**GUY R. GIRAUDO**



**CONSTRUCTION MANAGEMENT PLAN "**  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**MISSION SISTERS - LOT 6 HAPUNA RESIDENCE**  
A.P.N.: 010-112-012  
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA  
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN  
DATE: AUGUST 2024  
JOB NO. 2816-01

SHEET **C3**  
OF 3 SHEETS

# MISSION SISTERS - LOT 6 HAPUNA

MISSION STREET 4 NE OF FIRST AVE  
 CARMEL-BY-THE-SEA, CA 93923  
 APN # 010-112-012

## FRONT ELEVATION



NOT FOR CONSTRUCTION  
 IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF ANY SUCH ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR THE WORKER'S SAFETY. DAMAGE TO PROPERTY OR PERSONS BY THE USER OF THIS DRAWING IS NOT COVERED BY THIS DRAWING. WILD LAND ARCHITECTURE



ARCHITECT  
 DYAR ARCHITECTURE  
 PO BOX 4709  
 CARMEL, CA 93921  
 831.250.7378

team  
 LYNNE HERMLE  
 +  
 CRAIG J. COLLINS

owner  
 MISSION SISTERS  
 MISSION STREET 2, 3, & 4 NE  
 OF FIRST AVE  
 CARMEL-BY-THE-SEA, CA 93923  
 APN # 010-112-012, 010-112-013,  
 010-112-007

project

| no. | description                      | date       |
|-----|----------------------------------|------------|
| 1   | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.2024 |
| 1   | PLANNING APPLICATION             | 07.01.2024 |

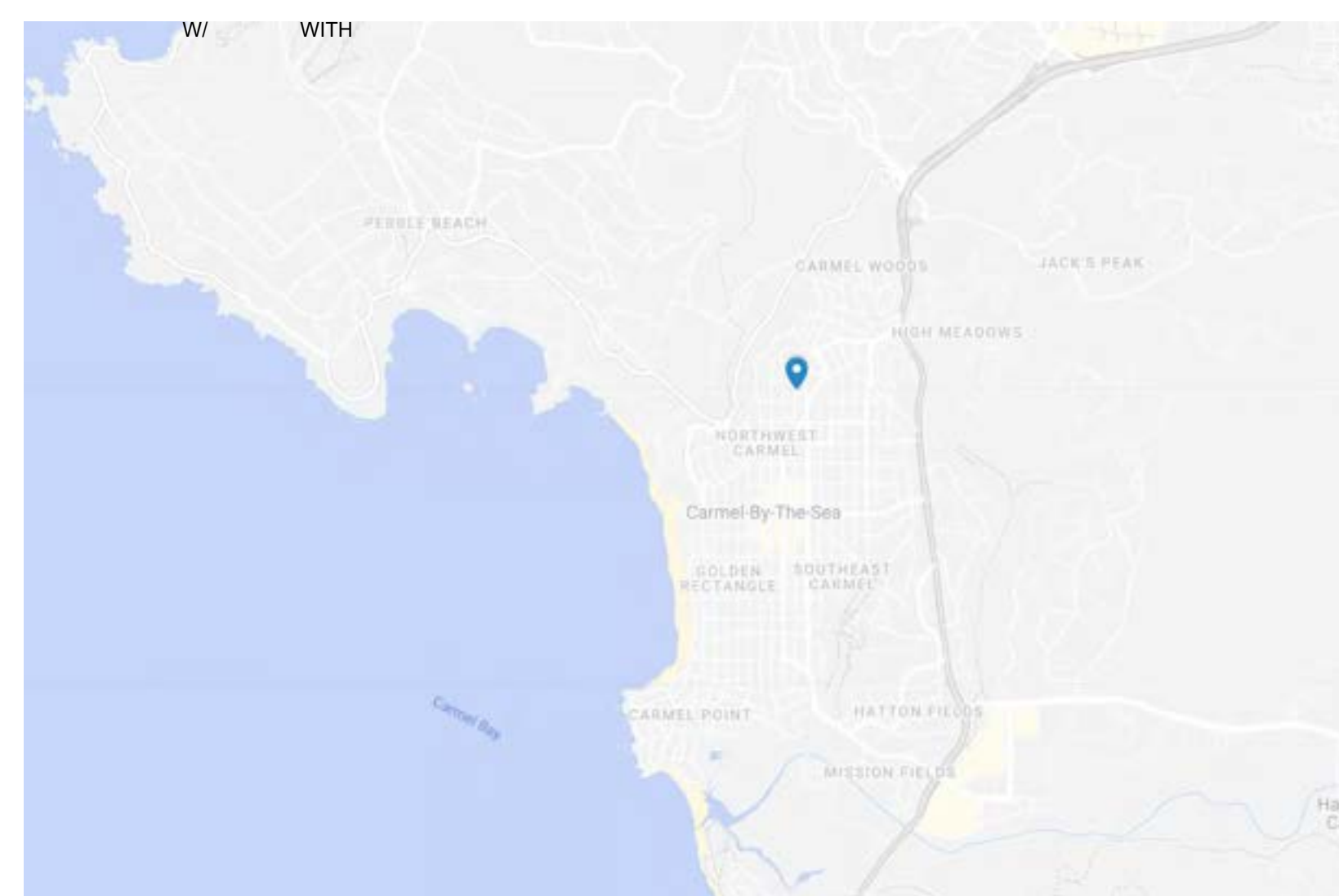
date: 09.04.2024

LOT 6 HAPUNA COVER SEET  
 SEET  
 sheet title  
 L0.00  
 sheet no.  
 -- of

## ABBREVIATIONS

|     |                          |      |                                 |
|-----|--------------------------|------|---------------------------------|
| @   | ADA                      | AT   | AMERICANS WITH DISABILITIES ACT |
| ADJ | ADJACENT                 | ADJ  | ADJACENT                        |
| CBC | CALIFORNIA BUILDING CODE | CL   | CENTER LINE                     |
| CLR | CLEAR                    | CONC | CONCRETE                        |
| DI  | DRAIN INLET              | EJ   | EXPANSION JOINT                 |
| (E) | EXISTING                 | EQ   | EQUAL                           |
| FFE | FINISH FLOOR ELEVATION   | FG   | FINISH GRADE                    |
| FS  | FINISH SURFACE           | HP   | HIGH POINT                      |
| INV | INVERT                   | LOW  | LIMIT OF WORK                   |
| LP  | LOW POINT                | MAX  | MAXIMUM                         |
| MH  | MANHOLE                  | ML   | MAINLINE                        |
| OC  | ON CENTER                | PB   | PULL BOX                        |
| QC  | QUICK COUPLER VALVE      | RC   | RELATIVE COMPACTION             |
| RIM | RIM ELEVATION            | SD   | STORM DRAIN                     |
| TS  | TOP OF SURFACE           | TPZ  | TREE PROTECTION ZONE            |
| TW  | TOP OF WALL              | TYP  | TYPICAL                         |
| UNO | UNLESS NOTED OTHERWISE   | UNO  | UNLESS NOTED OTHERWISE          |
| VIF | VERIFY IN FIELD          | VIF  | VERIFY IN FIELD                 |

## VICINITY MAP



## PROJECT MAP



## PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

## INDEX OF DRAWINGS

| SHEET NUMBER | SHEET TITLE                            |
|--------------|--|
| L0.00        | LOT 6 HAPUNA COVER SEET                |
| L1.00        | OVERALL SITE PLAN                      |
| L1.01        | LOT 6 HAPUNA SITE PLAN                 |
| L2.00        | LOT 6 HAPUNA PLANTING PLAN             |
| L2.01        | LOT 6 HAPUNA PLANTING LEGEND AND NOTES |
| L3.00        | LOT 6 HAPUNA LIGHTING PLAN             |

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



**LEGEND**

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

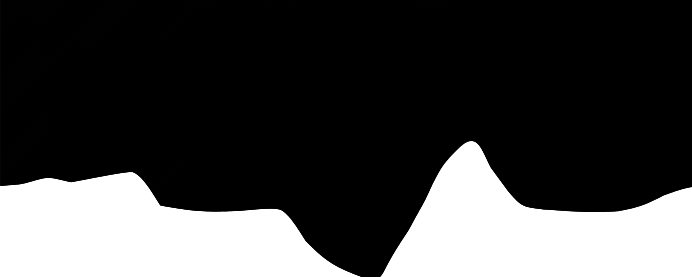
**NUMBERED NOTES**

- 1 DECK
- 2 SINGLE PEDESTRIAN GATE
- 3 MULCH PATH
- 4 MULCH DINING AREA WITH FIREPLACE
- 5 BBQ AREA
- 6 ENTRY
- 7 TRASH AREA
- 8 SCULPTURE / FOUNTAIN / FOCAL POINT
- 9 DRIVEWAY
- 10 GUEST PARKING
- 11 ENTRY WALKWAY
- 12 RAINGARDEN / SWALE
- 13 LOW STONE WALLS
- 14 STONE FIREPLACE - 4' TALL
- 15 (E) WALL TO REMAIN


**DESCRIPTION OF WORK**

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

NOT FOR CONSTRUCTION  
IF THE CONTRACTOR ENCOUNTERS OBSTACLES OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF ALL SUCH ERRORS, OMISSIONS, OR DISCREPANCIES. THE CONTRACTOR SHALL IMMEDIATELY AND HOLD THE LANDSCAPE ARCHITECT AND THE ARCHITECT RESPONSIBLE FOR THE WORK. THE LANDSCAPE ARCHITECT AND ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK. THE LANDSCAPE ARCHITECT AND ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK. THE LANDSCAPE ARCHITECT AND ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK.



**WILD LAND WORKSHOP**  
LANDSCAPE ARCHITECTURE



ARCHITECT  
DYAR ARCHITECTURE  
PO BOX 4709  
CARMEL, CA 93921  
831.250.7378

---

team

LYNNE HERMLE  
+  
CRAIG J. COLLINS

---

owner

MISSION SISTERS  
MISSION STREET 2, 3, & 4 NE  
OF FIRST AVE  
CARMEL-BY-THE-SEA, CA 93923  
APN # 010-112-012, 010-112-013,  
010-112-007

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project

| no. | description                      | date       |
|-----|----------------------------------|------------|
| 1   | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.2024 |
| 1   | PLANNING APPLICATION             | 07.01.2024 |

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date: 09.04.2024

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OVERALL SITE PLAN

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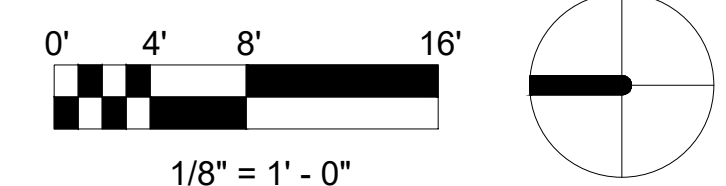
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L1.00

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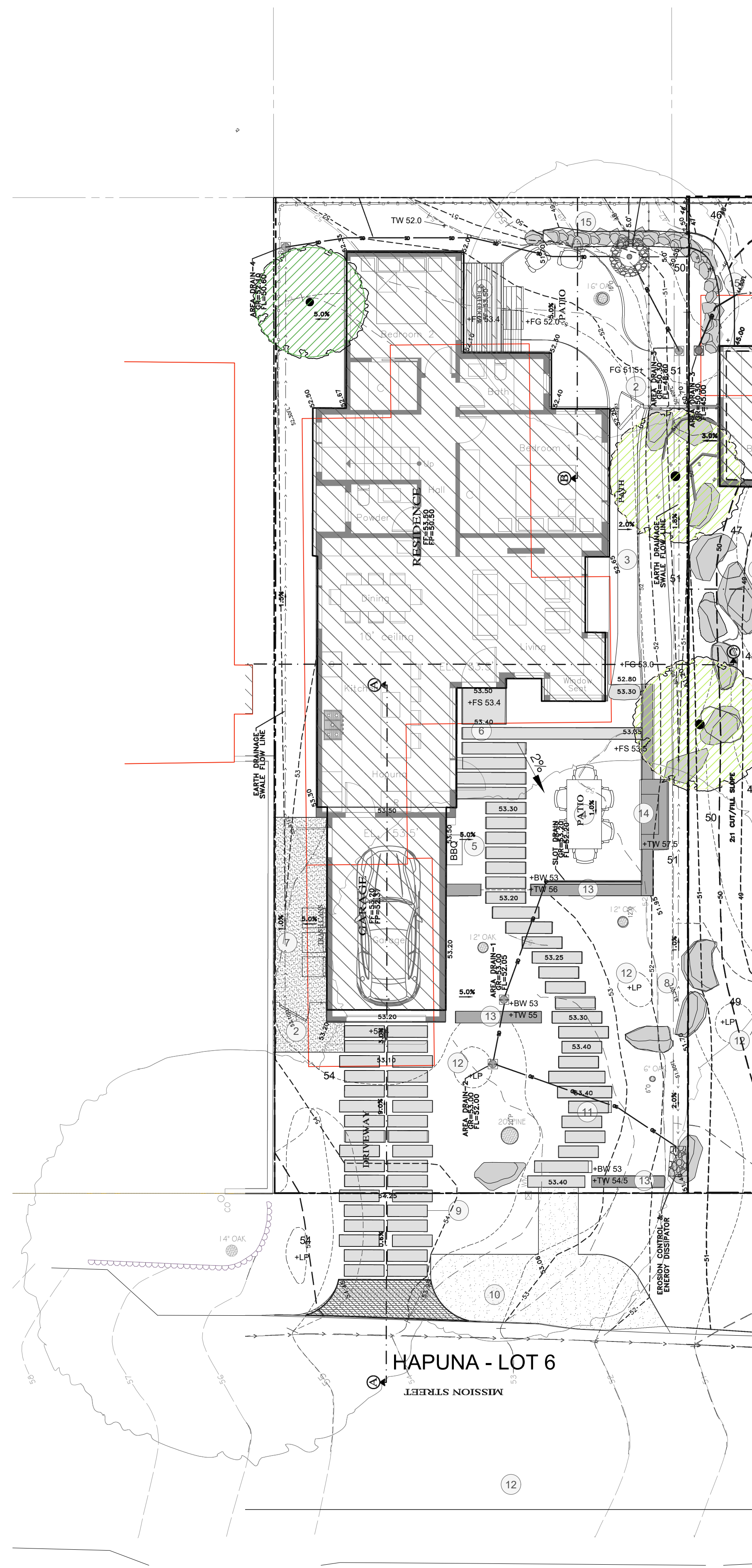
sheet no.

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9/9/2024 2:48 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



**LEGEND**

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- DECOMPOSED GRANITE PAVING
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- MULCH PATH
- PLANTING AREA
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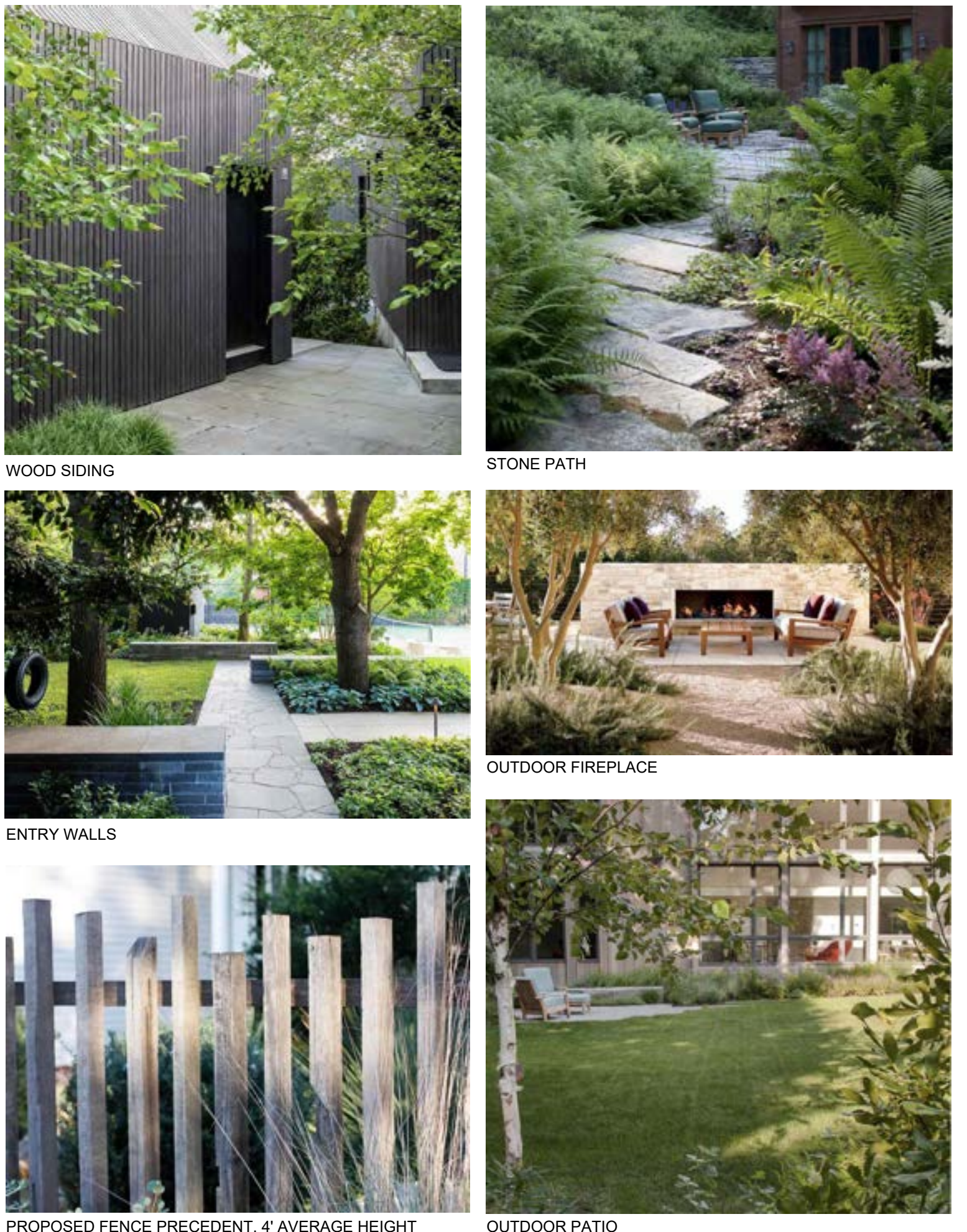
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**PRECEDENT IMAGES**



PERSPECTIVE RENDERING

NOT FOR CONSTRUCTION



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|   |                                  |            |
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| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.2024 |
| 1 | PLANNING APPLICATION             | 07.01.2024 |

no. description

date: 09.04.2024

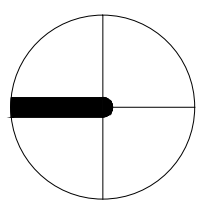
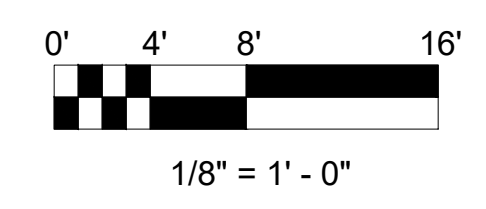
LOT 6 HAPUNA SITE PLAN

sheet title

L1.01

sheet no.

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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

NOT FOR CONSTRUCTION



**WILD LAND  
WORKSHOP**  
LANDSCAPE ARCHITECTURE



seal

ARCHITECT  
DYAR ARCHITECTURE  
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project

|   |                                  |            |
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| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.2024 |
| 1 | PLANNING APPLICATION             | 07.01.2024 |

no. description

date: 09.04.2024

LOT 6 HAPUNA PLANTING PLAN

sheet title

L2.00

sheet no.

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## LOT 6 HAPUNA

### TREE LEGEND

| KEY | BOTANICALNAME                       | COMMONNAME         | SIZE    | SPACING  | Count |
|-----|-------------------------------------|--------------------|---------|----------|-------|
| AD  | ARCTOSTAPHYLOS MANZANITA 'DR. HURD' | DR. HURD MANZANITA | 24" BOX | AS SHOWN | 1     |

### SHRUB AND GROUND COVER LEGEND

| KEY | BOTANICAL NAME                            | COMMON NAME              | SIZE   | SPACING  | QUANTITY |
|-----|---|--------------------------|--------|----------|----------|
| AC  | ACANTHUS MOLLIS                           | BEAR'S BREECHES          | 5 GAL  | 2' OC    | 9        |
| A   | ACHILLEA MILLEFOLIUM                      | COMMON YARROW            | 1 GAL  | 1'-6" OC | 3        |
| AQ  | AQUILEGIA CAERULEA                        | COLORADO COLUMBINE       | 1 GAL  | 2' OC    | 69       |
| AD  | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA  | 15 GAL | 4' OC    | 3        |
| AH  | ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'          | MONTEREY MANZANITA       | 15 GAL | 4' OC    | 7        |
| +   | ARMERIA MARITIMA SSP CALIFORNICA          | SEA THRIFT               | 1 GAL  | 1' OC    | 25       |
| AR  | ARTEMISIA 'DAVID'S CHOICE'                | SAND HILL SAGE           | 5 GAL  | 2' OC    | 2        |
| B   | BLECHNUM SPICANT                          | DEER FERN                | 1 GAL  | 1' OC    | 47       |
| CN  | CALAMAGROSTIS NUTKAENSIS                  | PACIFIC REED GRASS       | 5 GAL  | 3' OC    | 6        |
| CP  | CAREX PANSA                               | DUNE SEDGE               | 1 GAL  | 1' OC    | 734      |
| CR  | CEANOTHUS 'RAY HARTMAN'                   | CALIFORNIA LILAC         | 15 GAL | 4' OC    | 24       |
| CD  | CLINOPODIUM DOUGLASII                     | YERBA BUENA              | 1 GAL  | 1'-0"    | 77       |
| D   | DYMONDIA MARGARETAE                       | SILVER CARPET            | PLUGS  | 1' OC    | 123      |
| FC  | FESTUCA CALIFORNICA                       | CALIFORNIA FESCUE        | 1 GAL  | 1'-6" OC | 5        |
| HM  | HEUCHERA MAXIMA                           | ISLAND ALUM ROOT         | 1 GAL  | 2' OC    | 21       |
| IC  | IRIS DOUGLASIANA 'CANYON SNOW'            | CANYON SNOW DOUGLAS IRIS | 1 GAL  | 1'-6" OC | 71       |
| PM  | POLYSTICHUM MUNITUM                       | SWORD FERN               | 5 GAL  | 2' OC    | 13       |
| P   | PRUNELLA VULGARIS                         | COMMON SELFHEAL          | 1 GAL  | 8" OC    | 121      |
| RA  | RIBES AUREUM                              | GOLDEN CURRANT           | 5 GAL  | 3' OC    | 3        |
| RW  | RIBES 'WHITE ICICLE'                      | WHITE WINTER CURRANT     | 15 GAL | 6' OC    | 1        |
| SD  | SALVIA 'DARA'S CHOICE'                    | CREeping SAGE            | 5 GAL  | 2'-6" OC | 16       |
| SS  | SALVIA SPATHACEA                          | HUMMINGBIRD SAGE         | 5 GAL  | 2' OC    | 2        |
| T   | THYMUS PSEUDOLANUGINOSUS                  | WOOLLY THYME             | PLUGS  | 6" OC    | 326      |
| WF  | WOODWARDIA FIMBRIATA                      | GIANT CHAIN FERN         | PLUGS  | 4' OC    | 3        |

### VINE LEGEND

| KEY | BOTANICALNAME                   | COMMONNAME            | SIZE  | SPACING  | Count |
|-----|---------------------------------|-----------------------|-------|----------|-------|
| V   | VITIS CALIFORNICA 'ROGER'S RED' | CALIFORNIA WILD GRAPE | 1 GAL | AS SHOWN | 2     |

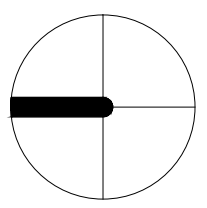
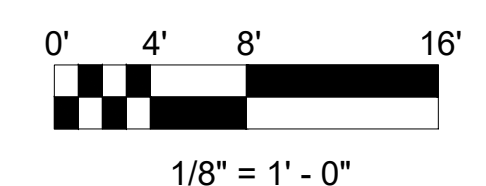
### PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:  
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

#### SOIL AMENDMENT

- ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
- AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES





### MATRIX PLANTS:



CLINOPODIUM DOUGLASII



CAREX PANSA



HEUCHERA MAXIMA



POLYSTICHUM MINUTUM



PRUNELLA VULGARIS

### HAPUNA ACCENT PLANTS:



AQUILEGIA CAERULEA



ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'



IRIS DOUGLASIANA 'CANYON SNOW'



RIBES SANGUINEUM 'WHITE ICICLE'



SALVIA 'DARA'S CHOICE'

### HAPUNA SCREENING PLANTS:



ARCTOSTAPHYLOS 'HOWARD MCMINN'



CALAMAGROSTIS NUTKAENSIS



CEANOTHUS 'RAY HARTMAN'



CEANOTHUS 'SNOW FLURRY'



VITUS CALIFORNICA 'RODGERS RED'

### HAPUNA TREES:



ARCTOSTAPHYLOS 'DR. HURD'

## LOT 6 HAPUNA

### TREE LEGEND

| KEY | BOTANICALNAME                       | COMMONNAME         | SIZE    | SPACING  | Count |
|-----|-------------------------------------|--------------------|---------|----------|-------|
| AD  | ARCTOSTAPHYLOS MANZANITA 'DR. HURD' | DR. HURD MANZANITA | 24" BOX | AS SHOWN | 1     |

### SHRUB AND GROUND COVER LEGEND

| KEY | BOTANICAL NAME                            | COMMON NAME              | SIZE   | SPACING  | QUANTITY |
|-----|---|--------------------------|--------|----------|----------|
| AC  | ACANTHUS MOLLIS                           | BEAR'S BREECHES          | 5 GAL  | 2' OC    | 9        |
| A   | ACHILLEA MILLEFOLIUM                      | COMMON YARROW            | 1 GAL  | 1'-6" OC | 3        |
| AQ  | AQUILEGIA CAERULEA                        | COLORADO COLUMBINE       | 1 GAL  | 2' OC    | 69       |
| AD  | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA  | 15 GAL | 4' OC    | 3        |
| AH  | ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'          | MONTEREY MANZANITA       | 15 GAL | 4' OC    | 7        |
| +   | ARMERIA MARITIMA SSP CALIFORNICA          | SEA THRIFT               | 1 GAL  | 1' OC    | 25       |
| AR  | ARTEMISIA 'DAVID'S CHOICE'                | SAND HILL SAGE           | 5 GAL  | 2' OC    | 2        |
| B   | BLECHNUM SPICANT                          | DEER FERN                | 1 GAL  | 1' OC    | 47       |
| CN  | CALAMAGROSTIS NUTKAENSIS                  | PACIFIC REED GRASS       | 5 GAL  | 3' OC    | 6        |
| CP  | CAREX PANSA                               | DUNE SEDGE               | 1 GAL  | 1' OC    | 734      |
| CR  | CEANOTHUS 'RAY HARTMAN'                   | CALIFORNIA LILAC         | 15 GAL | 4' OC    | 24       |
| CD  | CLINOPODIUM DOUGLASII                     | YERBA BUENA              | 1 GAL  | 1'-0"    | 77       |
| D   | DYMONDIA MARGARETAE                       | SILVER CARPET            | PLUGS  | 1' OC    | 123      |
| FC  | FESTUCA CALIFORNICA                       | CALIFORNIA FESCUE        | 1 GAL  | 1'-6" OC | 5        |
| HM  | HEUCHERA MAXIMA                           | ISLAND ALUM ROOT         | 1 GAL  | 2' OC    | 21       |
| IC  | IRIS DOUGLASIANA 'CANYON SNOW'            | CANYON SNOW DOUGLAS IRIS | 1 GAL  | 1'-6" OC | 71       |
| PM  | POLYSTICHUM MUNITUM                       | SWORD FERN               | 5 GAL  | 2' OC    | 13       |
| P   | PRUNELLA VULGARIS                         | COMMON SELFHEAL          | 1 GAL  | 8" OC    | 121      |
| RA  | RIBES AUREUM                              | GOLDEN CURRANT           | 5 GAL  | 3' OC    | 3        |
| RW  | RIBES 'WHITE ICICLE'                      | WHITE WINTER CURRANT     | 15 GAL | 6' OC    | 1        |
| SD  | SALVIA 'DARA'S CHOICE'                    | CREEPING SAGE            | 5 GAL  | 2'-6" OC | 16       |
| SS  | SALVIA SPATHACEA                          | HUMMINGBIRD SAGE         | 5 GAL  | 2' OC    | 2        |
| T   | THYMUS PSEUDOLANUGINOSUS                  | WOOLLY THYME             | PLUGS  | 6" OC    | 326      |
| WF  | WOODWARDIA FIMBRIATA                      | GIANT CHAIN FERN         | PLUGS  | 4' OC    | 3        |

### VINE LEGEND

| KEY | BOTANICALNAME                  | COMMONNAME            | SIZE  | SPACING  | Count |
|-----|--------------------------------|-----------------------|-------|----------|-------|
| V   | VITIS CALIFORNICA 'ROGERS RED' | CALIFORNIA WILD GRAPE | 1 GAL | AS SHOWN | 2     |

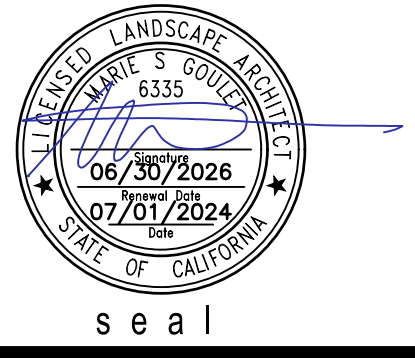
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#### SOIL AMENDMENT

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2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS. CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION  
 IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND/OR OMISSIONS. THE CONTRACTOR SHALL INDICATE THE LOCATION OF SUCH CONDITIONS, ERRORS, DISCREPANCIES OR OMISSIONS BY THE TIME OF BID.



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LYNNE HERMLE  
 +  
 CRAIG J. COLLINS

owner

MISSION SISTERS  
 MISSION STREET 2, 3, & 4 NE  
 OF FIRST AVE  
 CARMEL-BY-THE-SEA, CA 93923  
 APN # 010-112-012, 010-112-013,  
 010-112-007

project

| no. | description                      | date       |
|-----|----------------------------------|------------|
| 1   | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.2024 |
| 1   | PLANNING APPLICATION             | 07.01.2024 |

date: 09.04.2024

## LOT 6 HAPUNA PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

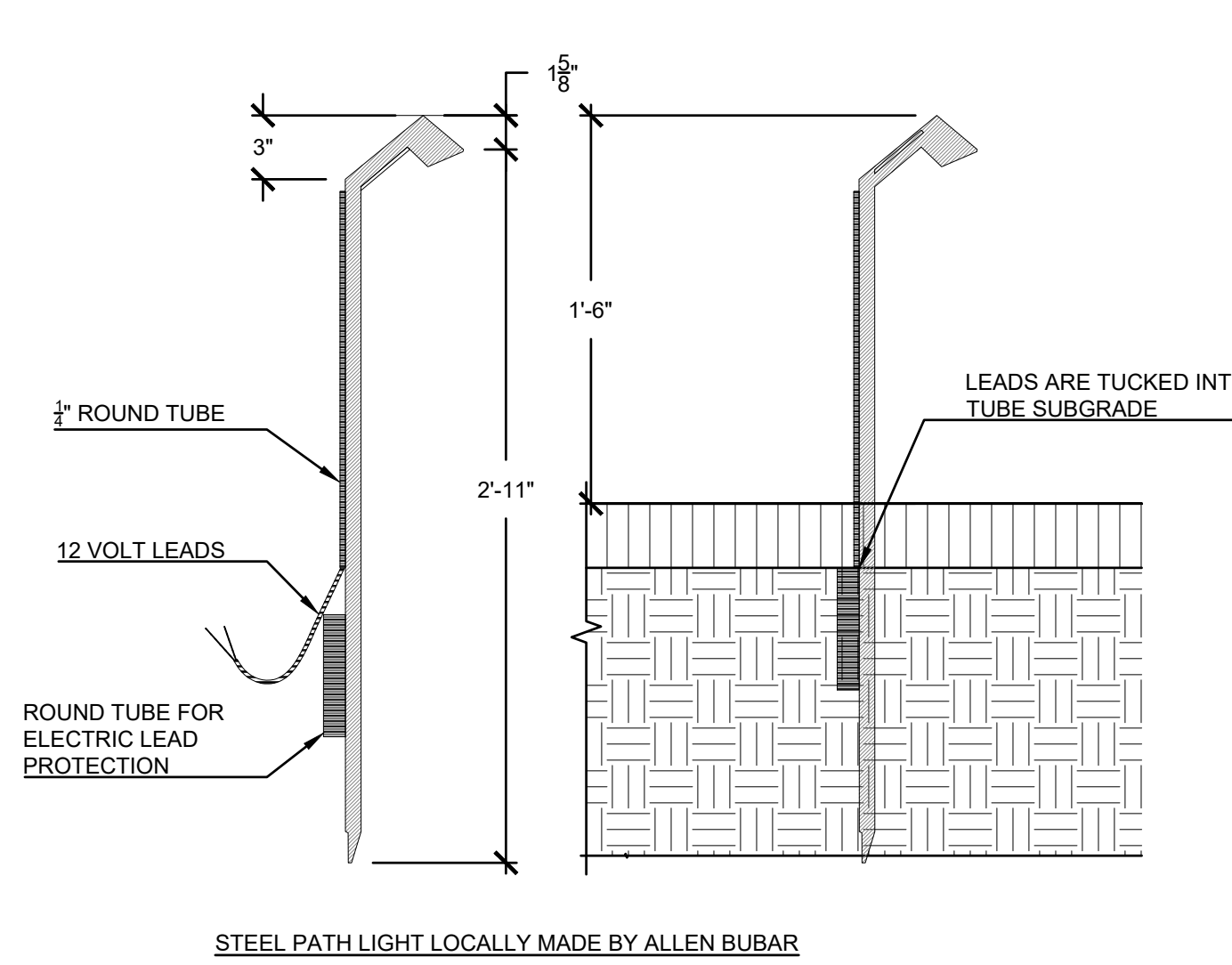
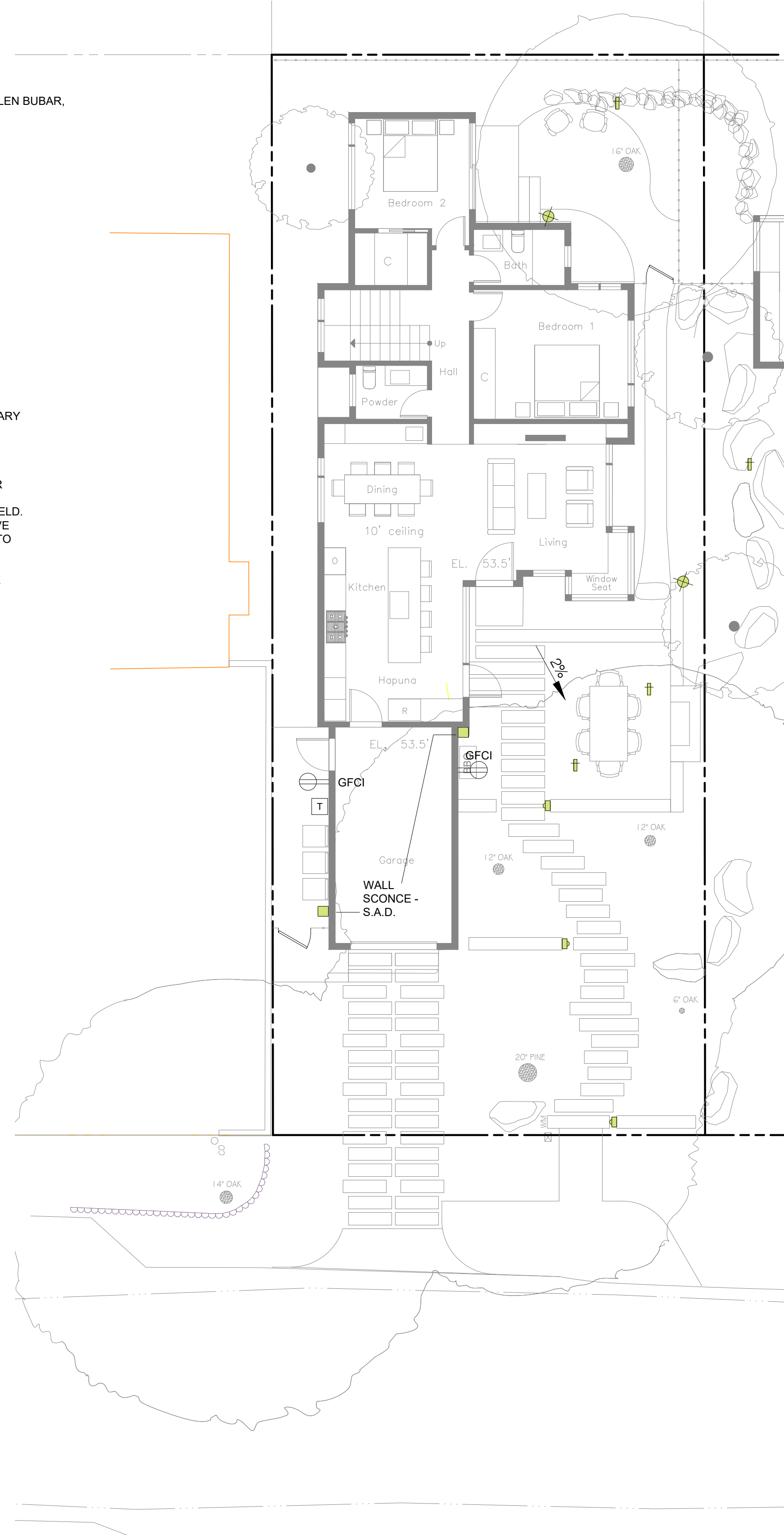
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**LEGEND**

| TYPE            | WATTS   | MANUF - MODEL  |
|-----------------|---------|--|
| PATH LIGHT      | 1.5     | STEEL - PATH LIGHT 2700 K, 18" TALL, AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@CLOUD.COM, (831) 484-560     |
| WALL LIGHT      | 4.2     | FX - RH LED 2700 K   |
| PENDANT LIGHT   | 4.0     | FX - VE - ZD - 3LED - PS   |
| BBQ WALL LIGHT  | 2.0     | FX - BQ  |
| LED STRIP LIGHT | .6 / FT | FX - SRP STRIP LIGHT 2700 K  |
| WALL SCONCE     |         | SEE ARCHITECTURAL DRAWINGS   |
| TRANSFORMER     |         | CONFIRM LOCATION IN FIELD  |
| GFCI OUTLET     |         | 110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION |

**GENERAL NOTES:**

- SEE ELECTRICAL DRAWINGS
- CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
- ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
- ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
- POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
- CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
- IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING



**FXLuminaire**

**RH Recessed Wall/Step Light** DESIGNER PLUS

PROJECT: \_\_\_\_\_  
 CATALOG # \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 NOTES \_\_\_\_\_

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixture is available with 3,LED, 3,LED, and ZOC configurations. The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standard single-gang junction boxes, the RH fixture is ideal for near-grade installations.

**Quick Facts**

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Compatible with standard single-gang junction boxes
- Input voltage: 10-15V
- Lumiled® integrated LEDs
- Compatible with Luxor® technology
- Phase dimmable

**FXLuminaire**

**Specialty Lights**

PROJECT: \_\_\_\_\_  
 CATALOG # \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 NOTES \_\_\_\_\_

**FXLuminaire**

**VE LED Down Light** DESIGNER PREMIUM

PROJECT: \_\_\_\_\_  
 CATALOG # \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 NOTES \_\_\_\_\_

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

**Quick Facts**

- Die-cast aluminum with optional copper anodize
- Natural powder coated, or antique copper finishes
- Compatible with Luxor® technology
- Input voltage: 10-15V
- Two-layer marine-grade anodization and powder coat finish
- Lumiled® integrated LEDs
- Phase and PWM dimmable

**FXLuminaire**

**LED Specialty Lights**

The BQ LED recessed down light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

**BQ: Barbeque Light**

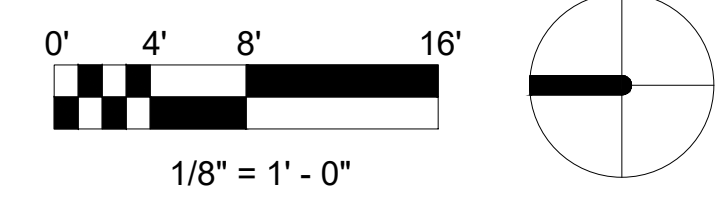
| NUMBER OF LENS                 | 1              |
|--------------------------------|----------------|
| WAGO                           | 10 Watt        |
| LUMENS OUTPUT EQUIV. (AVERAGE) | 10,000 lms avg |
| SPECTRAL LED LIFE (L70)        | 50,000 hrs avg |
| INPUT VOLTAGE                  | 10-15V         |
| WIKI CODE                      | 2.4            |
| WATTS USED                     | 2.0            |
| LUMENS PER WATT (EFFICIENCY)   | 42             |
| MAX LUMENS                     | 85             |
| CR-Index                       | 82             |

**SRP Strip Light** STANDARD PLUS

Highly versatile white SRP Strip Lights are constructed with extruded silicone to provide superior protection against tough outdoor conditions. A full spectrum of accessories ensures easy installation in a variety of settings.

**Quick Facts**

- 12 VAC input voltage
- Handy 2" (51 mm) cut marks provide precision customization
- 2,700K and 3,000K color temperature options
- IP65 rating for reliable performance
- Designed for solder- and adhesive-free connections
- Compatible with the Luxor® Low-Voltage CUBE for zoning and dimming



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**WILD LAND WORKSHOP**  
 LANDSCAPE ARCHITECTURE

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owner

MISSION SISTERS  
 MISSION STREET 2, 3, & 4 NE  
 OF FIRST AVE  
 CARMEL-BY-THE-SEA, CA 93923  
 APN # 010-112-012, 010-112-013,  
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**LOT 6 HAPUNA LIGHTING PLAN**

sheet title

**L3.00**

sheet no.

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