

PROJECT DATA

Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127 PROPERTY OWNER: DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR ARCHITECT/ APPLICANT: PH: 831-915-5602 Mission Street 3 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923 PROJECT ADDRESS: APN: 010-112-013 ZONING: R-1 2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE PROJECT CODE COMPLIANCE: OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: VB TOPOGRAPHY: SLOPING DOWN SOUTH AND EAST 2-STORY PLATE: 18 FT. ROOF: 24 FT. MAX BUILDING HEIGHT: NONE ON PROPERTY 1 HAZARDOUS EXISTING 28" PINE TO BE REMOVED IN PUBLIC RIGHT OF WAY APPROVED BY CITY FORESTER TREE REMOVAL:

| Floor Area | ALLOWED | EXISTING | PROPOSED |
|---|------------------|---|--|
| LOT AREA = | | 4,000 SF | 4,950 SF |
| EXISTING ALLOWABLE BASE FLOOR AREA (4000 sf x 0.45) | 1,800 SF | | |
| PROPOSED ALLOWABLE BASE FLOOR ARE 4950 sf x 0.45 - ((950) x .02) | EA 2,134 SF | 1,595 SF Main 1,385 SF Carport 210 SF | 2,102 SF Main 1,368 SF Upper 484 SF Garage 250 SF |
| Site Coverage | ALLOWED | EXISTING | PROPOSED |
| IMPERMEABLE: CONCRETE DRIVEWAY RETAINING WALLS DECOMPOSED GRANITE PATH | | 568 SF 48 SF | 35 SF 155 SF |
| TOTAL | | 616 SF | 190 SF |
| PERMEABLE and SEMI PERMEABLE: | | | |
| SPACED BOARD DECK WOOD DRIVEWAY PAVERS STONE PAVER WALKWAY COURTYARD PAVERS / BBQ | | 257 SF | 78 SF 12 SF 127 SF 160 SF |
| TOTAL | | 257 SF | 377 SF |
| PERCENTAGE PERMEABLE: | >50% | 29% | 66% |
| TOTAL SITE COVERAGE | *667 SF | 873 SF | 567 SF |
| *ALLOWABLE SITE COVERAGE (2,134 sf x 0.22) + 198 sf Bonus | | | |
| Building Heights | ALLOWED | EXISTING | PROPOSED |
| RIDGE HEIGHTS / TOP OF FLAT ROOF (1st / 2nd |) 18' / 24' | 20'-4" / 0' | 11'-8" / 23'-2 1/2 |
| PLATE HEIGHTS (1st / 2nd) | 12' / 18' | 16'-9 1/2" / 0' | 10'-0" / 17'-10" |
| Building Setbacks | ALLOWED | EXISTING | PROPOSED |
| FRONT | 15' | 30'-0 1/2" | 26'-9 1/2" |
| COMPOSITE | 12'-4 1/2" (25%) | | 12'-5" |
| SIDE YARD | 3' | 2'-11" | 3'-1" |
| SIDE YARD | 3' | 3'-0" | 9'-4" |
| REAR | 15'/ ** 3' | 9'- 10" | 15'-0 1/2" / |

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

PROJECT DESCRIPTION

Demolition of Existing 1,384 sq. ft. Single-Family Residence, 209 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The North Property Line is Shifted to the South by 18" and the South Property Line is Shifted to the South 11'-0" to create the Proposed 49.5' x 100' (4,950 sq. ft.) Lot.

Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and Includes:

- New Driveway to Replace Existing
 New Flagstone Pavers
 New Wood Entry Deck
 New Green, Planted Roofs
 New 175 sq. ft. Roof Deck with Walkway
 New Wood Fencing
- New Landscaping

SHEET INDEX

- A1 Cover Sheet and Project Data A2 - Project Renderings
- Topographic Site Survey A3 - Preliminary Site Assessment Report
- A4 Combined Main Floor Site Plan
- A5 Combined Upper Floor Site Plan
- A6 Existing and Demolition Plan
- A7 Site and Roof Plan
- A8 Main Floor Plan
- A9 Upper Floor Plan
- A10 Elevations
- A11 Elevations A12 - Elevations
- A13 Elevations
- A14 Section Elevations A15 - Street Elevations
- A16 Materials Sheet A17 - Window and Door Schedules

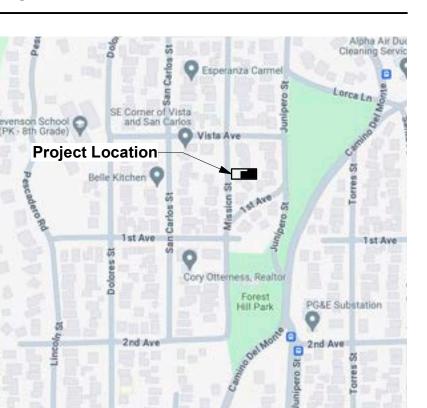
Civil Engineering

- C1 Conceptual Grading, Drainage, Utility Plan C2 - Grading Sections
- C3 Erosion & Sediment Control Plan C4 - Construction Management Plan

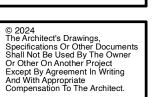
Landscape Architectural

- L0.00 Kailea Cover Sheet
- L1.00 Overall Site Plan L1.01 - Kailea Site Plan
- L2.00 Kailea Planting Plan
- L2.01 Kailea Planting Legend and Notes
- L2.02 Kailea Green Roof Planting Plan
- L3.00 Kailea Lighting Plan

VICINITY MAP



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



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

Cover Sheet and **Project Data**



Sheet No. Kailea



Rendering of Kailea Residence from Mission Street / Northwest



Rendering of Kailea Residence from Mission Street / Southwest



© 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 Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127

Residence
Mission Street 3 NE of First Aver
Carmel by the Sea, CA 93923
APN:010-112-013

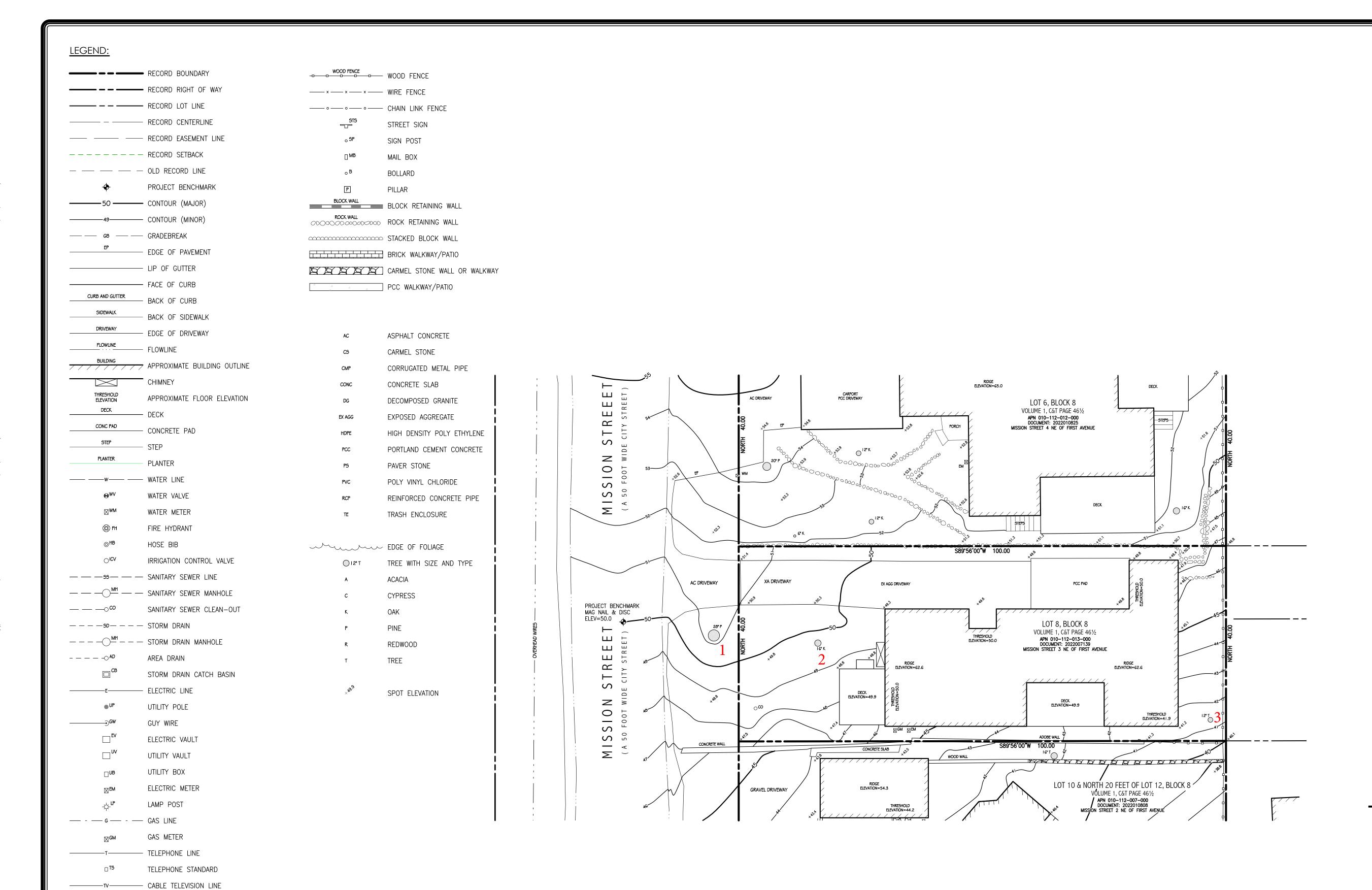
Job No

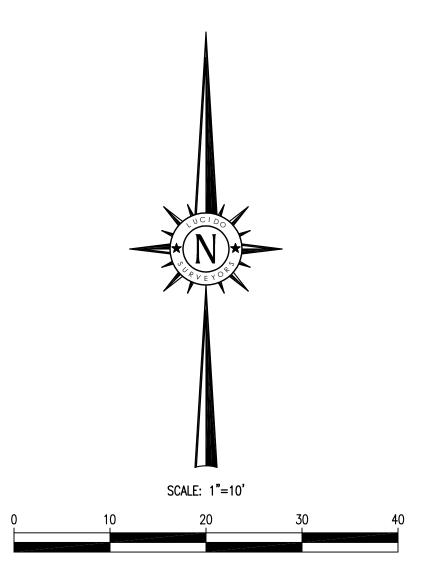
Date:
Track 2 Design Study
July 1, 2024
Track 2 Design Study
Resubmittal
September 4, 2024

Renderings



A2
Kailea





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 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOT

1. 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.

- 2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- 3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- 4. CONTOUR INTERVAL = ONE FOOT.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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

)F

LOT 8 IN BLOCK 8
PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-013

Records of Monterey County

PREPARED FOR

Craig J. Collins

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping ALTA Surveys and GIS Database Management · Land Planning and Consulting





info@lucidosurveyors.com (831) 620-5032

SCALE: 1"=10' PROJECT No. 3181 APRIL 2022

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

CABLE TELEVISION BOX

Collins Hermle Family Trust Property Owner: Mission Street 3 NE of 1st Avenue Street Location:

010-112-013

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.

Date of Site Visit:

Planner:

Forester:

Block/Lot:

| Zoning District | R-1 Single Family Residential |
|--|-------------------------------|
| Coastal Commission Appeal Jurisdiction Overlay | No |
| Archaeological Significance Overlay | Yes |
| Park Overlay | No |
| Beach and Riparian Overlay | No |
| Environmentally Sensitive Habitat Area | No |
| Very High Fire Hazard Severity Zone | Yes |

- 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
- <u>Right-of-way characteristics</u>: The <u>Residential Design Guidelines</u> encourage maintaining and enhancing the right-of-way's informal, vegetated, open-space character. Parking areas in the right-of-way shall be informal and unpaved and reinforce the forest image. Planting in the right-of-way should be predominantly green foliage plants. Native trees,

Site Conditions & Development Standards:

PSA 24020 (Hermle/Collins)

Street and Neighborhood Character:

- neighborhood's character. A new building should differ in style from buildings on nearby and abutting properties.
- ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

PSA 24020 (Hermle/Collins)

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. The Carmel Municipal Code states, "Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."
- 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. Most project delays occur when applicants have not reached out to neighbors

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

Historic Status: The existing residence was constructed in 1978 and is 45 years old. If it reaches 50, a historic evaluation will be undertaken.

Design Study Application: The next step is to submit a <u>General Planning Application Form</u> for a <u>Track 2 Design Study</u>. Applications can be submitted on-line at, https://carmel.portal.iworq.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. Failure to comply with the Policy could result in the project being continued to a later hearing date.

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

• <u>Building Site Area</u>: 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.

Page 2 of 6

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 <u>exterior</u> of the enclosing walls. In basement spaces, floor area is measured at the <u>interior</u> 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. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."

• <u>Setbacks</u>: 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.

| Side Setbacks | | | | | | | | | | | | |
|-----------------------------|-------------------------|-------------------|-------------------|------------------|-------------------|--|--|--|--|--|--|--|
| Lot Type | Front Setback (in feet) | Rear Setback* (in | Minimum | | | | | | | | | |
| | | | sides) | Interior Side | Street Side | | | | | | | |
| Interior Site | 15 | 15 | 25% of site width | 3 | N/A | | | | | | | |
| Corner Site | 15 | 15 | 25% of site width | 3 | 5 | | | | | | | |
| Resubdivided Corner Side | 10 | 15 | 25% of site width | 3 | 9 | | | | | | | |
| Double-Frontage Site | 15 | N/A | 25% of site width | 3 | 5 (if applicable) | | | | | | | |

The rear setback is three feet for those portions of structures less than 15 feet in height.

See CMC 17.10.030(A)(1) and 17.05.020. Rules of Measurement.

• <u>Building Height</u>: 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

PSA 24020 (Hermle/Collins) Page 3 of 6

| Table 17.10-C: Maximum Height Standards | | | | | | | | |
|---|--------------|-----------------|-----------------|--|--|--|--|--|
| | R-1 District | R-1-BR District | R-1-PO District | | | | | |
| Number of Stories Allowed | 2 | 2 | 1* | | | | | |
| Roof Height of First Story (in feet) | 18 | 18 | 18 | | | | | |
| Plate Height of First Story (in feet) | 12 | 12 | 12 | | | | | |
| Roof Height of Second Story (in feet) | 24 | 18 | 24* | | | | | |
| Plate Height of Second Story (in feet) | 18 | 18 | 18* | | | | | |

• 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. For these homes, the Code allows the exterior volume to be calculated for additions only.

| | Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area | | | | | | |
|---|---|---------------------------------------|--|--|--|--|--|
| | One-Story Elements of the Building | Two-Story Elements of the Building | | | | | |
| Located under a pitched or sloping roof greater than 3:12 pitch | 12 | 11 | | | | | |
| Located under a flat roofed area of the building 3.12 or less pitch | 11 | 10 | | | | | |

- 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. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.
- 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. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

PSA 24020 (Hermle/Collins) Page 4 of 6

• <u>Accessory Structures</u>: 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. Sheds that exceed 5 feet in height also count as floor area.

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 interaccessibility 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 $\underline{\text{Accessory Dwelling Unit Handbook}}.$
- <u>Topography and drainage features:</u> 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. Feedback on potential drainage issues and solutions will be

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 semipermeable 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.

• <u>Site Coverage</u>: 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 semipermeable materials, an additional amount of site coverage of up to four percent of the

Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

or has poor soil for the species.

Part Three: Final Assessment

(Explain any 'yes' answer)

light, air and soils suitable for the species.

Record the total points scored on D - G for each tree.

The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air

The tree has average environmental conditions including room for growth to maturity, access to

The tree has room for growth to maturity with no crowding from other significant trees or

Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

B. Are there any other factors that would disqualify a tree from a determination of significance?

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. Tree species not

listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as

A. <u>Did all assessment categories in Part Two achieve a minimum score of 1-point?</u>

NO x | | | | | | | |

2 points: existing buildings nearby. The tree also has excellent access to light, air and excellent soils for

PSA 24020 (Hermle/Collins) Page 5 of 6

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 located 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.

| | 130le 17.10-0 | Maximum track | One Fence and Wall Heights | | | | | | | | | |
|-------------------|---------------|---------------|----------------------------|--------------|--|--|--|--|--|--|--|--|
| Setback Location | | | | | | | | | | | | |
| Design Element | Front Setback | Side Setback | Side Setback Facing Street | Rear Setback | | | | | | | | |
| Fence | 4 feet* | 6 feet | 4 feet* | 6 feet | | | | | | | | |
| Garden Wall | 3 feet* | 6 feet | 3 feet* | 6 feet | | | | | | | | |
| Retaining Wall | 3 feet** | 6 feet | 3 feet** | 6 feet | | | | | | | | |
| Pillars and Gates | 6 feet | NIA | 6 feet | NA | | | | | | | | |
| Arbor/Trellis | 7 feet. | 7 feet | 7 feet | 7 feet | | | | | | | | |

These limits shall not be aftered 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 CMC 17.10.000(E)(4).

Potential Neighbor Impacts:

- <u>Privacy</u>: 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. Additionally, the Guidelines recommend screening patios and terraces.
- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, "Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."
- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, "Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as

Required Tree Protection Zone

Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Feet 6 6 6

Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

YES 6 10 6

Requirements for tree preservation shall adhere to the following tree protection measures on construction

Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be

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

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. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

The Structural Root Zone -- Structural Root Zone shall by 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. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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

Specifications Or Other Docume Shall Not Be Used By The Own Or Other On Another Project

DYAR ARCHITECTURE

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

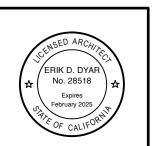
Owner: Collins Hermle Family Trus 155 San Rafael Way San Francisco, CA 94127

Cailea
Sesidence
Sign Street 3 NE of Firmel by the Sea, CA 9
N:010-112-013

Track 2 Design Study July 1, 2024

Track 2 Design Study Resubmittal September 4, 2024

|Preliminary Site Assessment Report



Planner: Marnie Waffle City Forester: Justin Ono

| A. Does | the tr | ee pos | se an | above- | -norm | al pote | ential ı | risk to | life an | d proj | erty? | | | | |
|---------|--------|--------|-------|--------|-------|---------|----------|---------|---------|--------|-------|----|----|----|----|
| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| YES | | | | | | | | | | | | | | | |
| NO | Χ | Х | Х | | | | | | | | | | | | |

| B. <u>Is the</u> | tree o | ne of t | he foll | owing | native | species | on the | e Carm | el-by-t | he-Sea | recom | mende | ed tree | list? | |
|------------------|--------|---------|---------|-------|--------|---------|--------|--------|---------|--------|-------|-------|---------|-------|----|
| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Species | MP | CO | Pitt | | | | | | | | | | | | |
| YES | Х | Х | | | | | | | | | | | | | |
| NO | | | Y | | | | | | | | | | | | |

| C. Doe | s the t | ree m | eet tl | ne min | imum | size cr | iteria | for sig | nificar | nce? | | | | | |
|--------|---------|-------|--------|--------|------|---------|--------|---------|---------|------|----|----|----|----|----|
| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| YES | Х | Х | Х | | | | | | | | | | | | |
| NO | | | | | | | | | | | | | | | |

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

Significant Tree Evaluation Worksheet

Street Location: Mission St 3 NE of 1st Ave

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. |
| A Does the tree nose an above-normal notential risk to life and property? |

| YES | | | | | | | | | | | | | | | | |
|---|---------|---------|---------|-----------|----------|----------|---------|----------|---------|-----------|----------|----------|--------|----------|-----|--|
| NO | Х | Х | Х | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| this works | neet to | aocum | ient tn | e sarety | risk. II | rees tha | it nave | imitea | and spe | ecific de | rects tn | at can i | e reme | ealea wi | tn | |
| calactiva r | runing | or othe | r mitic | tation ch | ould be | a marke | 4 20 02 | fa and a | nacific | racama | andati | anc cha | uld ha | tivan ta | tha | |

| Any tree with structural impairment likely to eause failure should be marked as unsafe and removed. Ose 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. Such trees may still be assessed for significance. |
| |
| |

| | | • | _ | , | 7 | , | U | , | ١ | , | 1 | 14 | 1 | 1 | 1 |
|---|---|----|----|------|---|---|---|---|---|---|---|--------|---|---|---|
| | Species | MP | СО | Pitt | | | | | | | | | | | |
| | YES | Х | Х | | | | | | | | | | | | |
| | NO | | | Х | | | | | | | | | | | |
| | MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak | | | | | | | | | | | | | | |
| CI Catalina ironwood CS California sycamore BL big leaf maple Pitt Pittosporum OT other | | | | | | | | | | | | | | | |

| MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak |
|--|
| CI Catalina ironwood CS California sycamore BL big leaf maple Pitt Pittosporum OT other |
| (Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.) |
| |

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | F. Wh | nat is 1 | tł |
|---------|---------|-------|--------|---------|--------|-------|---------|-------|---------|-----|----|----|----|----|----|--------|----------|----|
| YES | Х | Х | Х | | | | | | | | | | | | | Tree # | 1 | Ĭ |
| NO | | | | | | | | | | | | | | | | score | 1 | |
| Montere | y pine, | Monte | erey c | ypress, | Bishop | pine, | Coast r | edwoo | d: 6" l | DBH | | | | | | | | |

The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth. **1 point**: into the future. **2 points**: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

Part Two: Assessment For Tree Significance

| . What is the health and condition of the tree? | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|--|
| ree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | |
| core | 0 | 2 | 2 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition. E. What is the overall form and structure of the tree?

Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot **Opoints:** recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: interest in its current form, and does not have structural defects that are likely to develop into a safety The tree has average form and structure for the species but does not exhibit all the qualities of excellent

The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches.

| F. Wha | F. What is the age and vigor of the tree? | | | | | | | | | | | | | | |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| score | 1 | 2 | 2 | | | | | | | | | | | | |

The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period

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.

| e # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| re | 0 | 2 | 2 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life | | | | | | | | | | | | | | | |

tree may recover on its own, or with appropriate intervention.

Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual

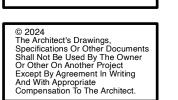
Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

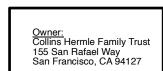
Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant. Tree # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 хх











Kailea Residence
Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN:010-112-013

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

Mission Sisters Properties Main Level Site Plan and Street Elevation

Overall Main Floor Site Plan

Scale: 1/8" = 1'-0"

NEW FENCE

NEW PLANTING OR LANDSCAPE AREA

PROPOSED CONTOUR

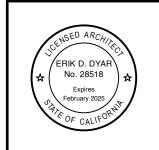
ACCENT BOULDER

DRYLAID FLAGSTONE PAVING

STEP BOULDER

STONE PAVERS

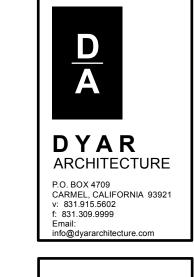
1/8" = 1'-0"



A4 Kailea







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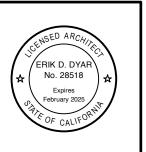
Track 2 Design Study July 1, 2024 Track 2 Design Resubmittal September 4, 2024

Mission Sisters
Properties
Upper Level
Site Plan
and Street
Elevation

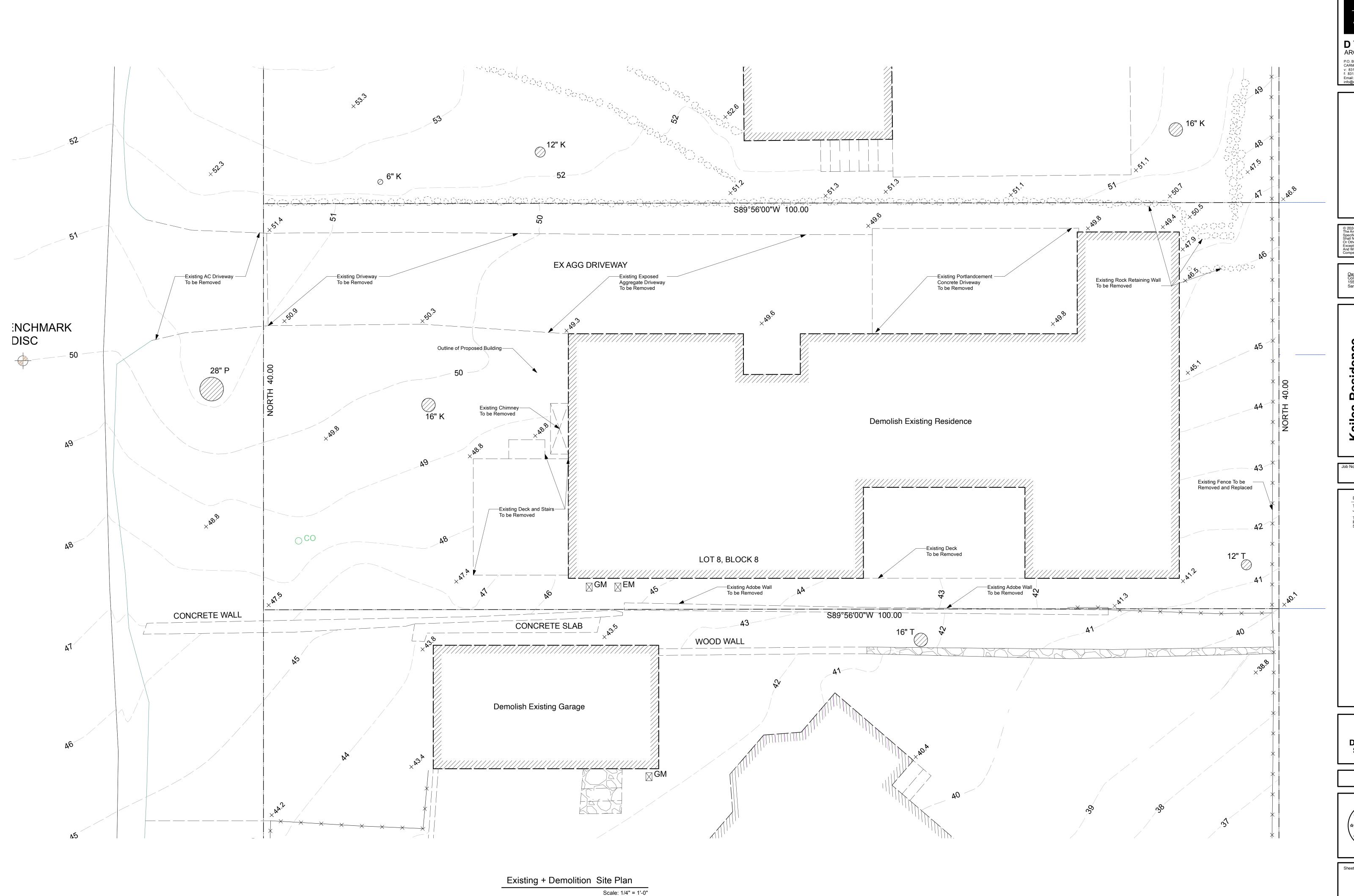
1/8" = 1'-0"

Scale: 1/8" = 1'-0"

 \leftarrow



A5 Kailea



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Job No.

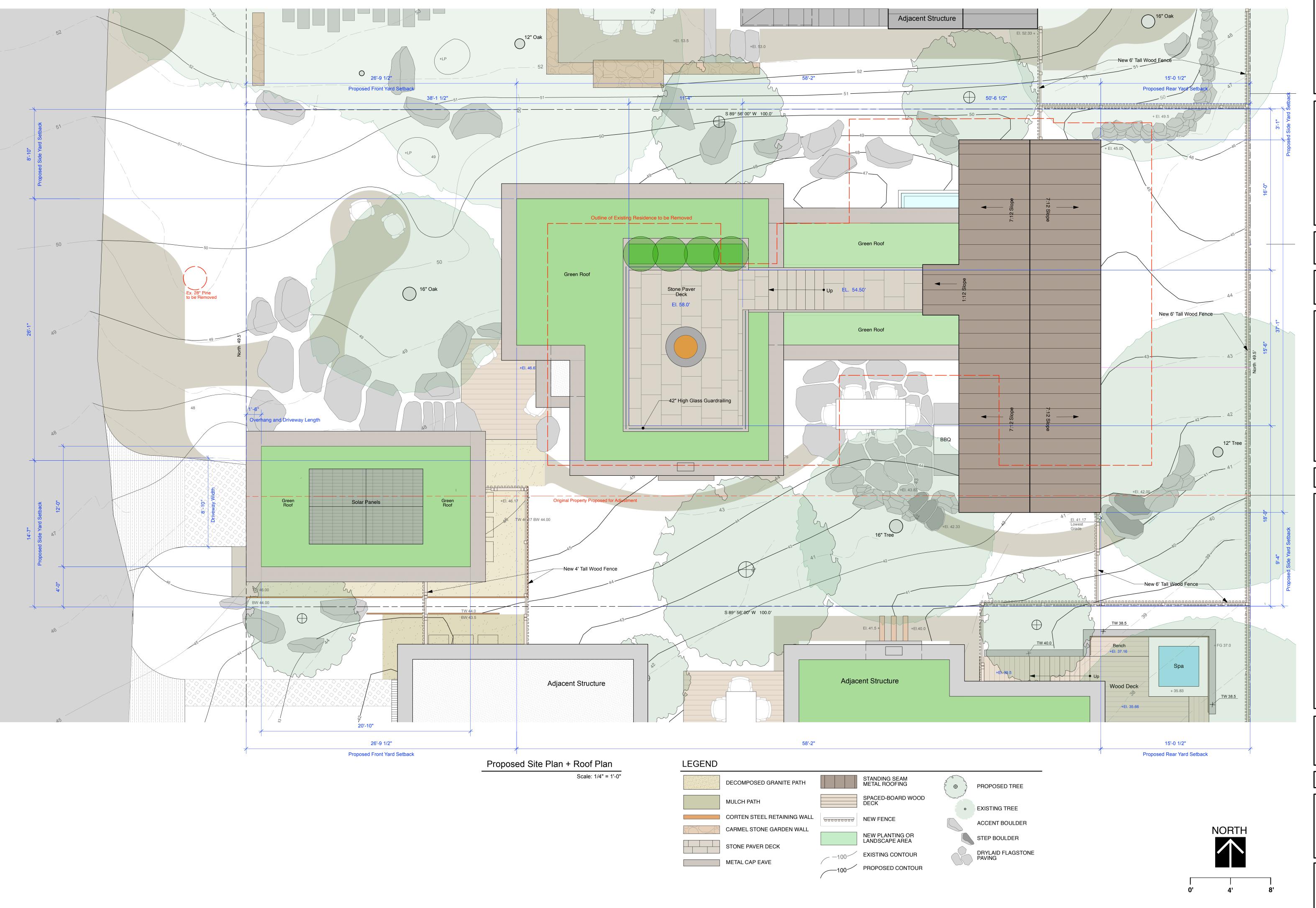
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Existing and Demolition Site Plan

1/8" = 1'-0"



A6
Kailea



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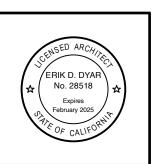
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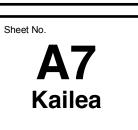
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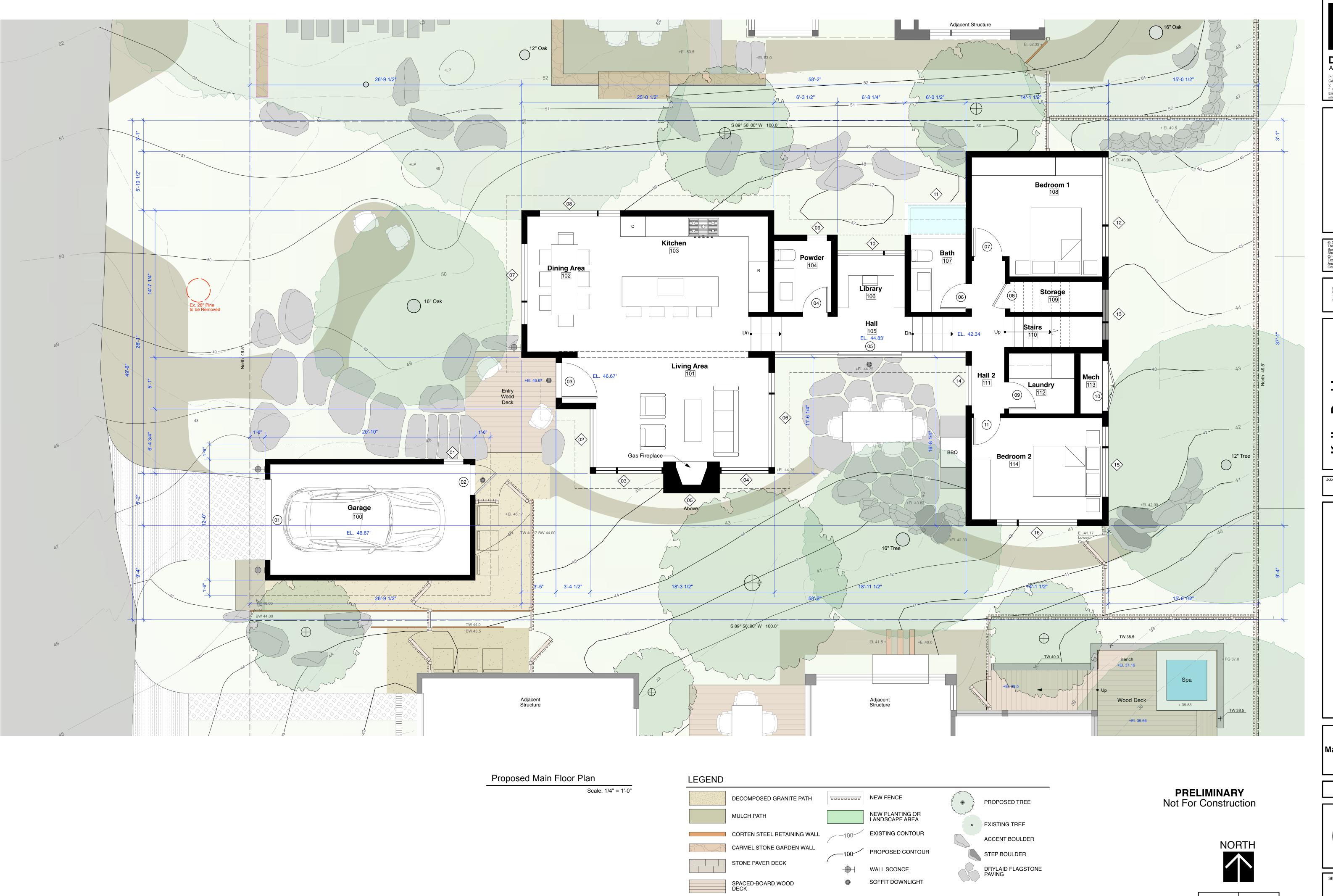
Site and

1/4" = 1'-0"

Roof Plan







WOOD PAVERS

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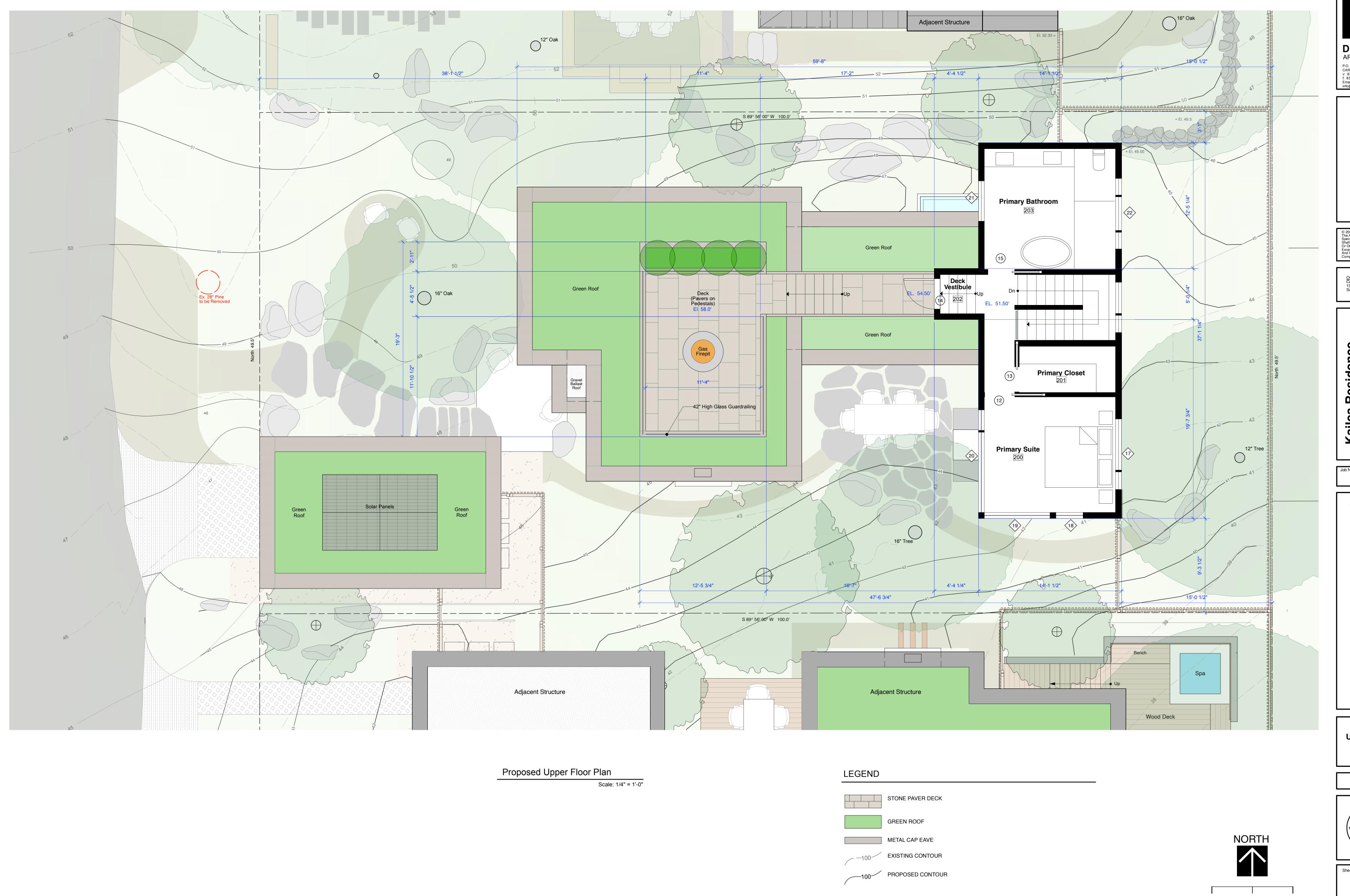
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Main Floor Plan

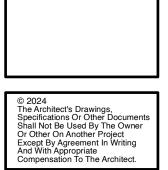
1/4" = 1'-0"

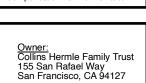


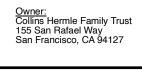
A8 Kailea



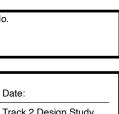
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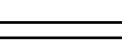


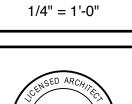
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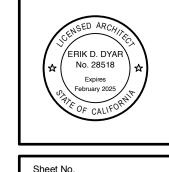




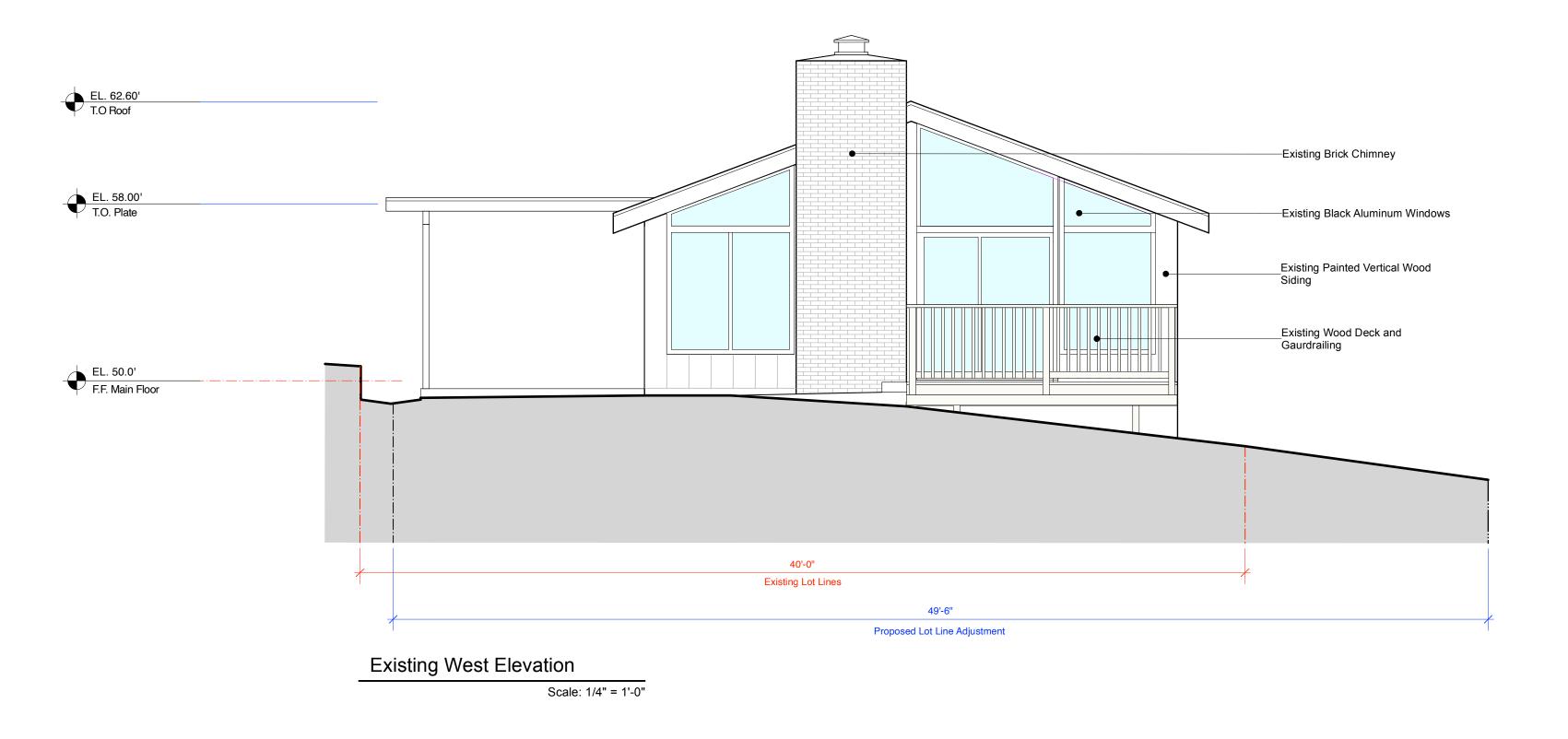
Upper Floor Plan

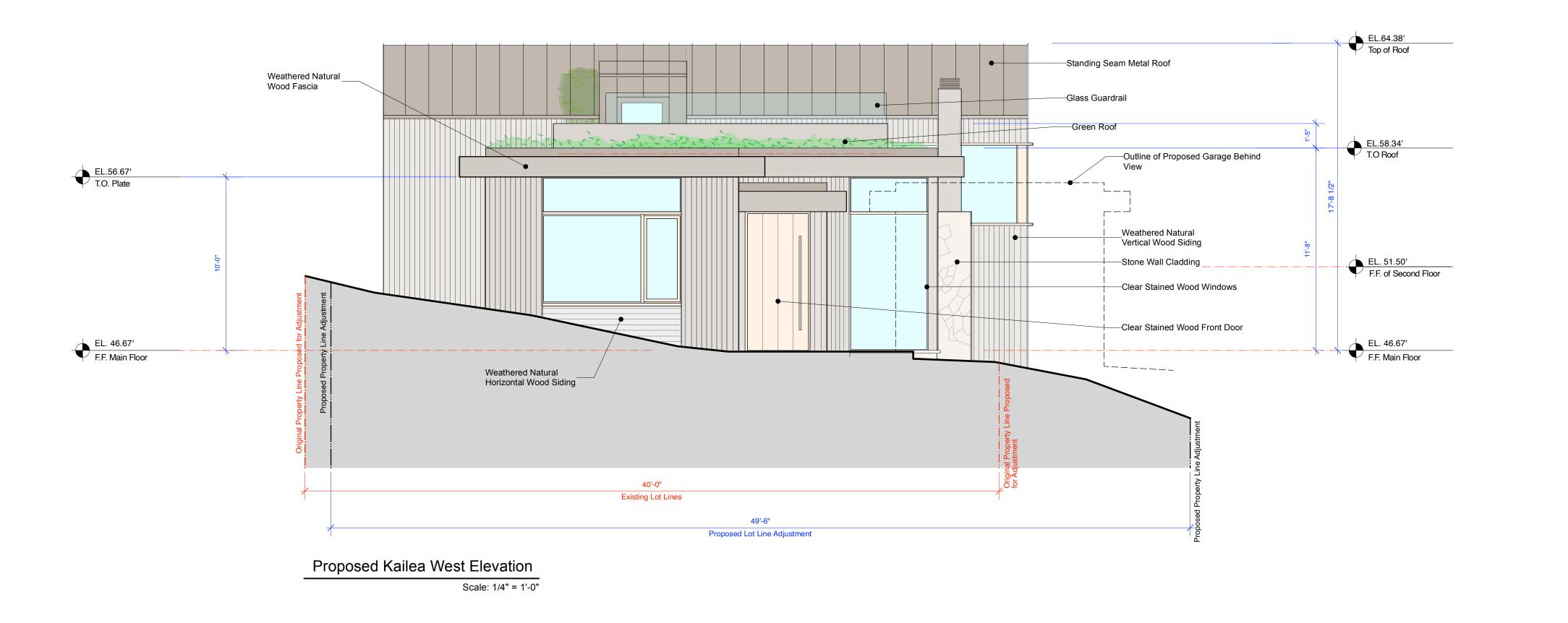




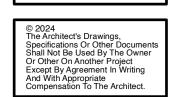


Sheet No. **A9** Kailea





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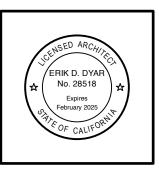
0.

Tract 2 Design Study
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Tract 2 Design Study
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September 4, 2024

West + North Kailea Elevations

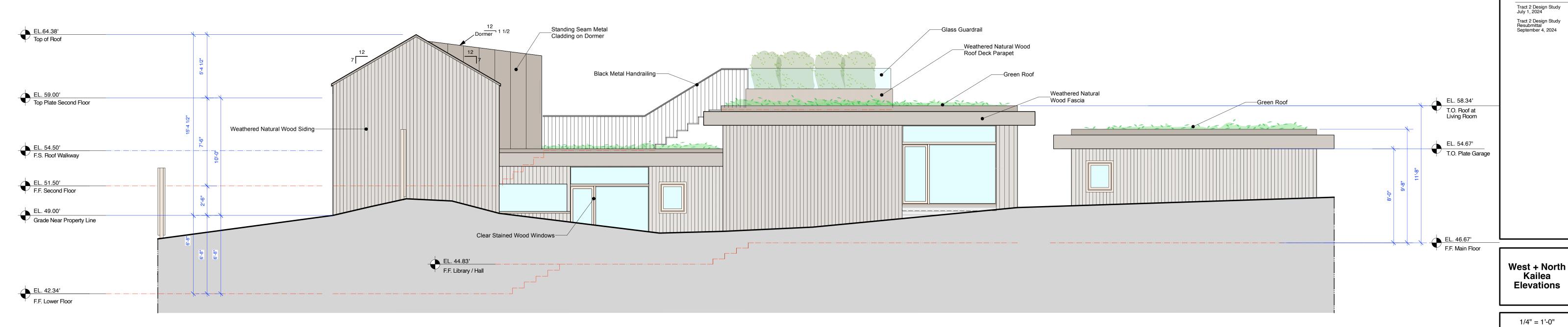
1/4" = 1'-0"



A10
Kailea



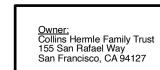
Existing North Elevation Scale: 1/4" = 1'-0"



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





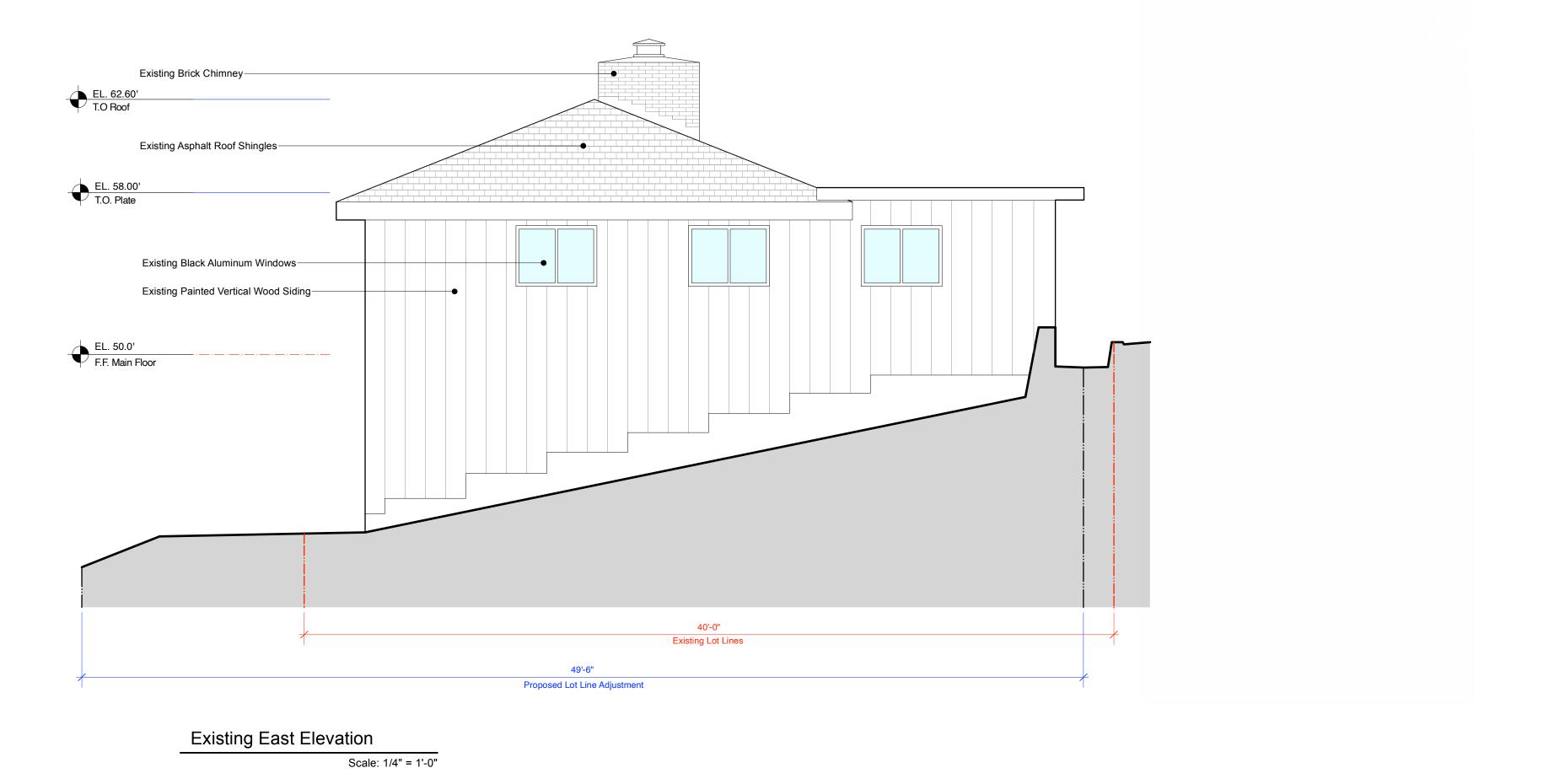


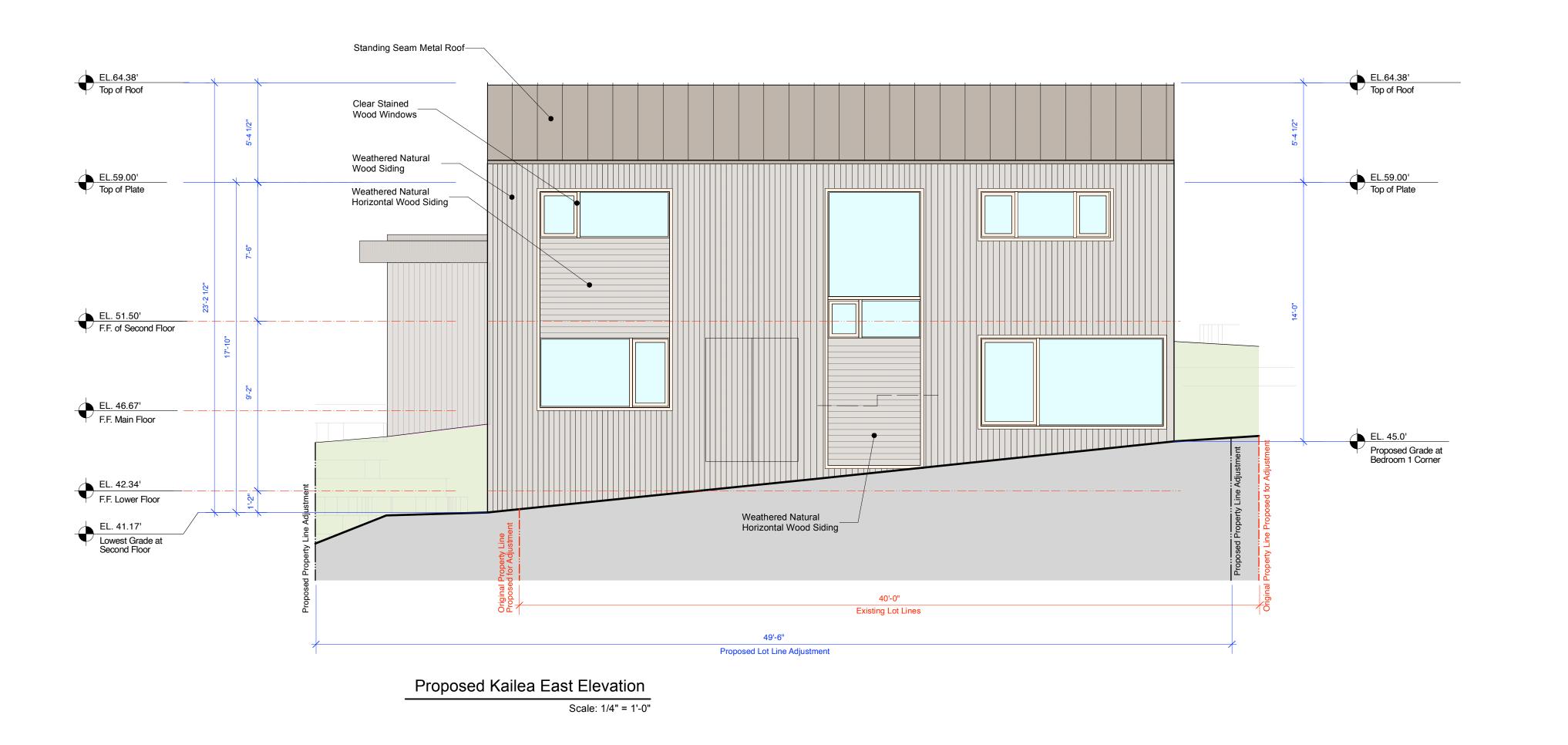
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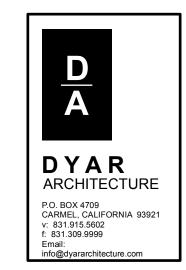
West + North Kailea Elevations



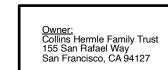
A11 Kailea











Kailea
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b No.

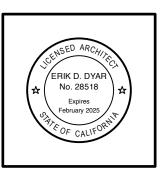
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East + South Kailea Elevations

1/4" = 1'-0"

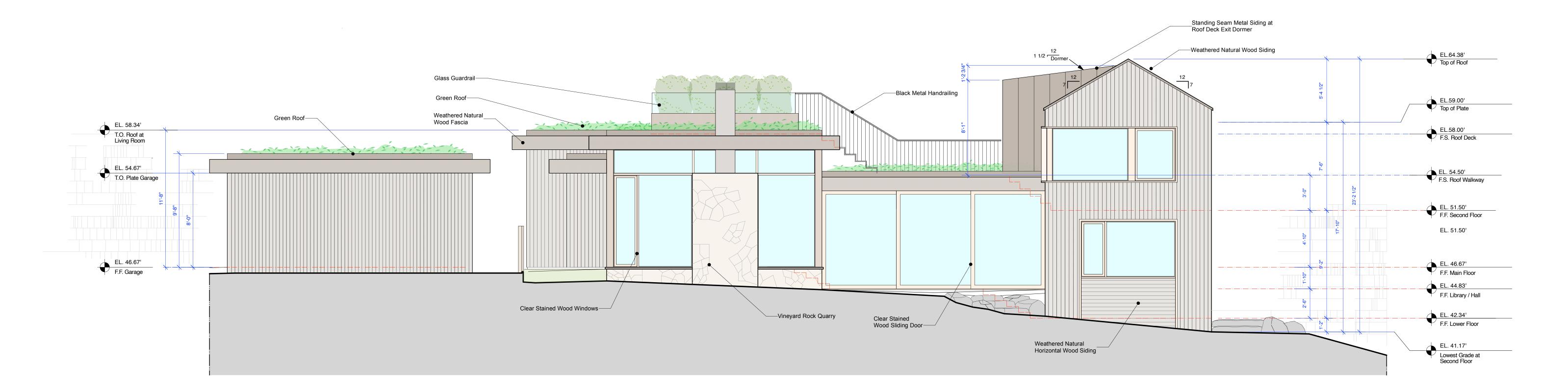


A12
Kailea



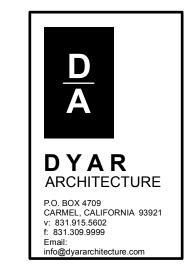
Existing South Elevation

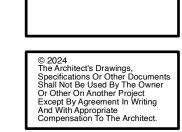
Scale: 1/4" = 1'-0"

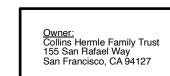


Proposed Kailea South Elevation

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









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South Kailea Elevations

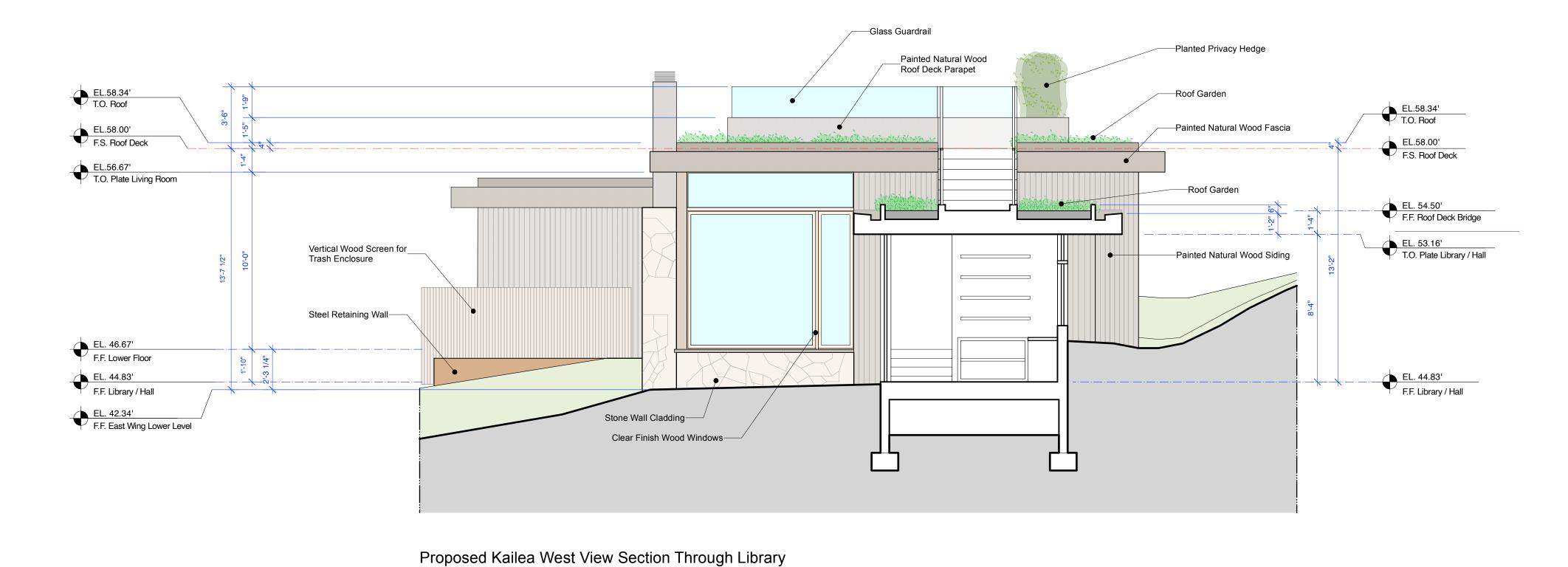
1/4" = 1'-0"



A13
Kailea

Proposed Kailea East View Section Through Library

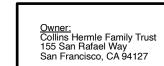
Scale: 1/4" = 1'-0"



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

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Kailea Section Elevations

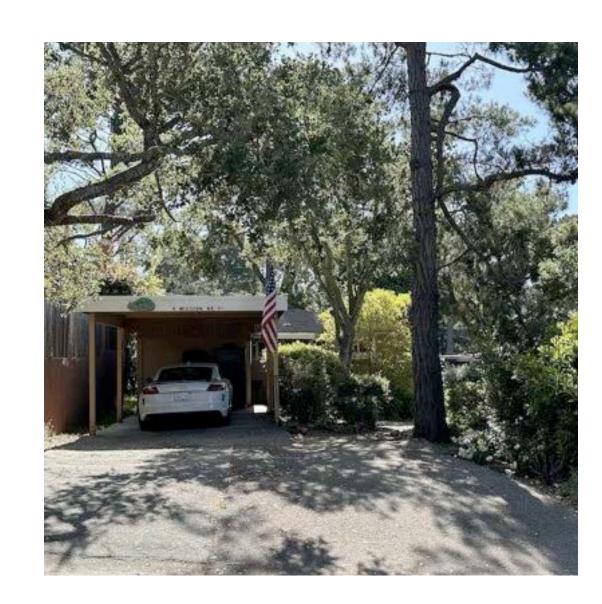
1/4" = 1'-0"

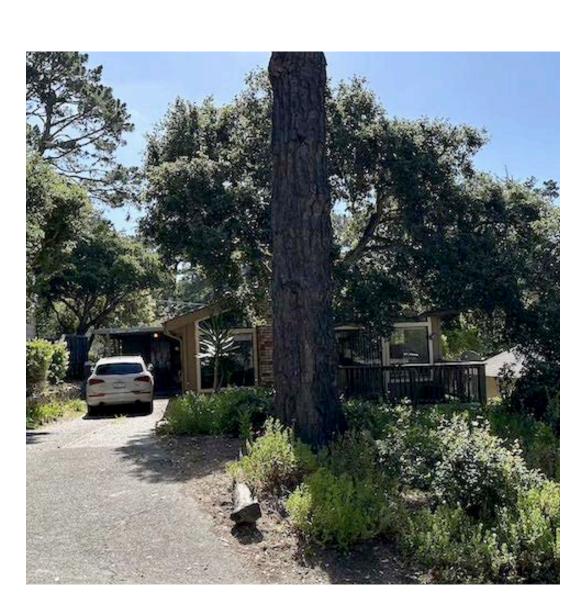


A14
Kailea



Proposed Street Elevation







Photographs of Existing Street Elevation



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No.

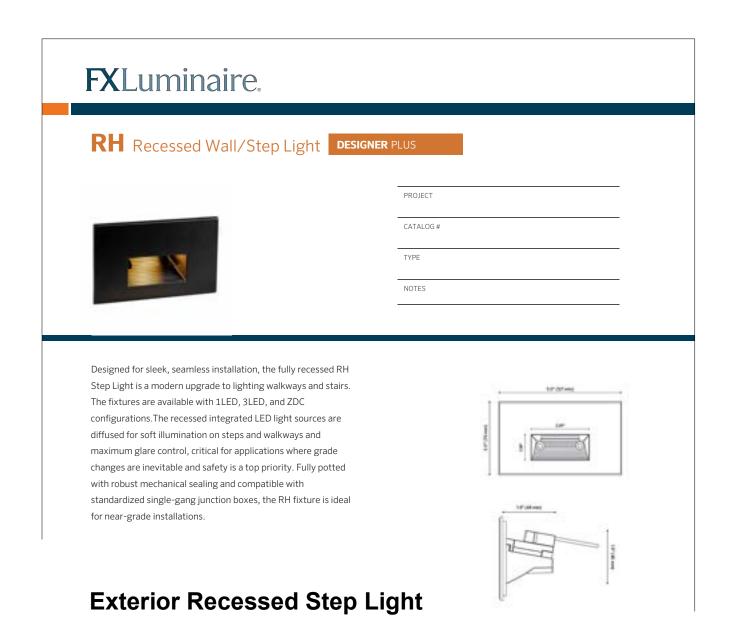
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Track 2 Design Study
Resubmittal
September 4, 2024

Kailea Existing and Proposed Street Elevations



A 15

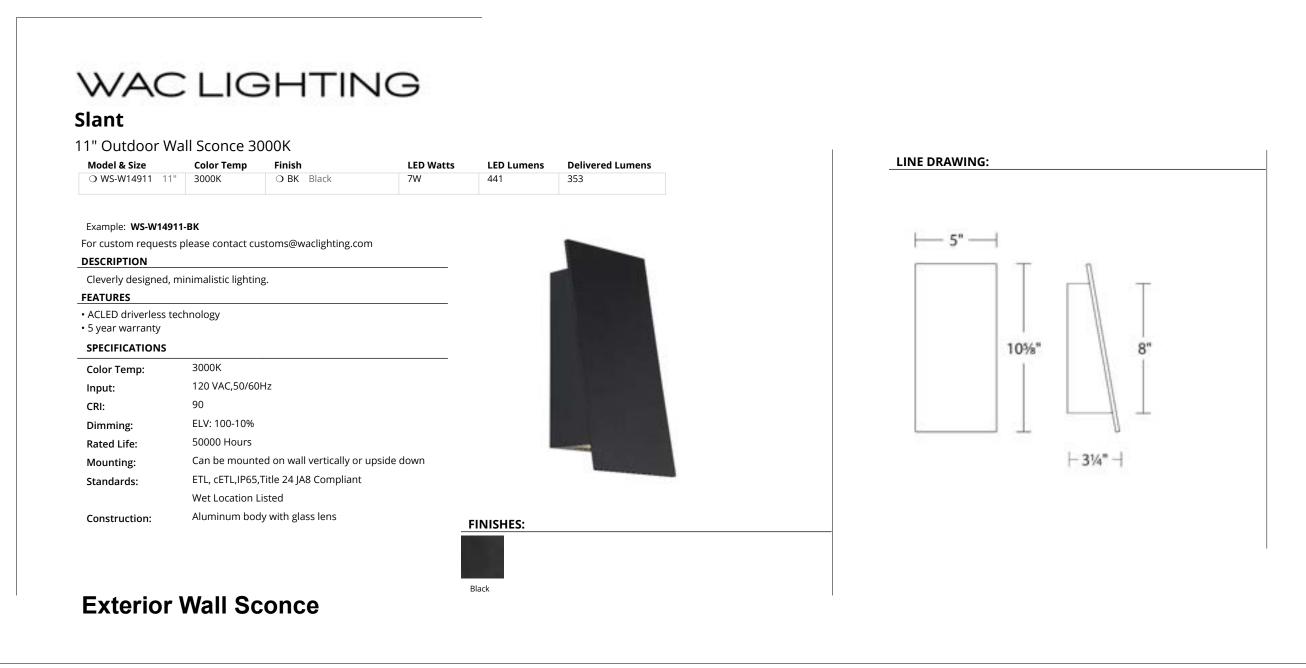
Kailea





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

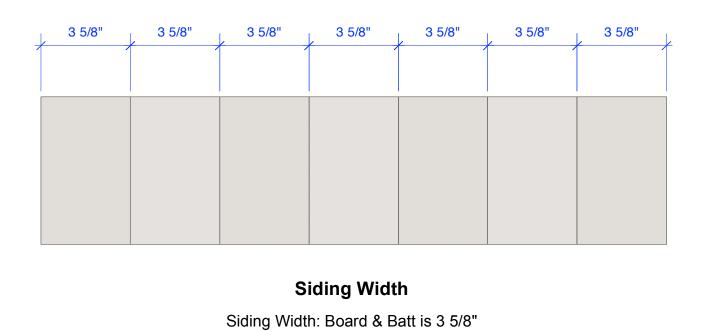
Exterior Recessed Soffit Light

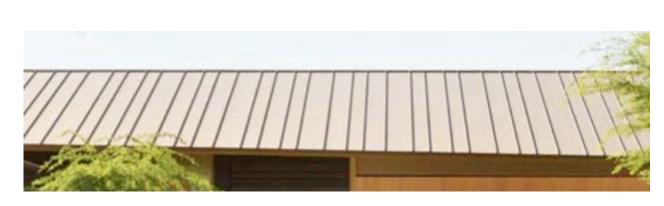




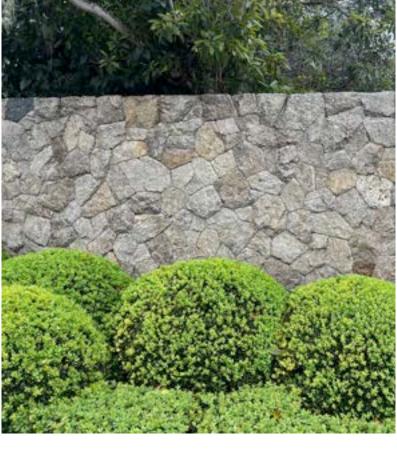
Wood Siding

Vertical Cedar Board & Batt - Natural Weathered Grey
Siding Width: Board & Batt is 3 5/8"

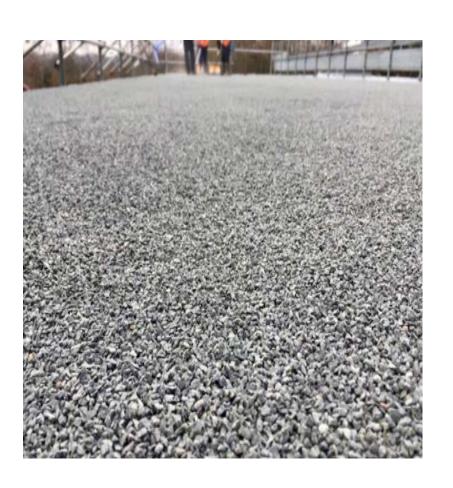




Sloped Roof
Standing Seam Metal Roof



Stone Wall
Local Granite



Flat Roof
TPO w/ Gravel Ballast

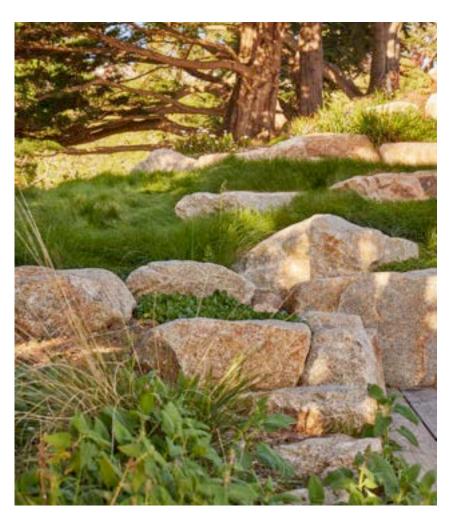


Green Roof

Native, Drought-Resistant Living Roof



Exterior Doors + Windows
Clear Finish, Douglas Fir Wood



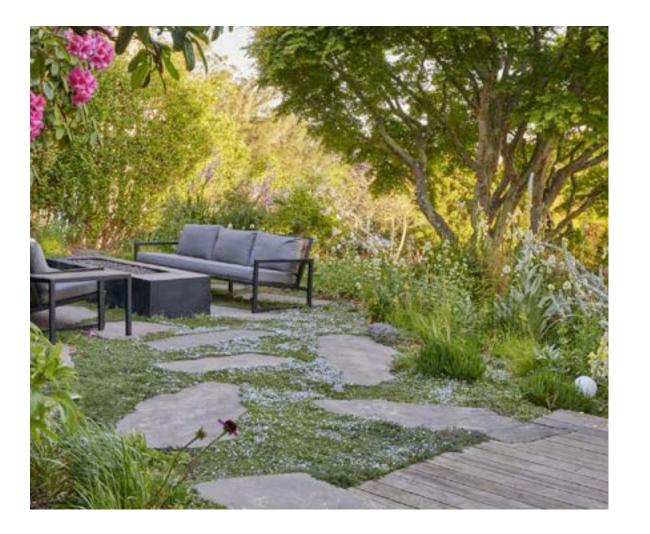
Landscape Boulders

Accent and Retaining Boulders



Low, Steel Garden Walls

Weathered Steel

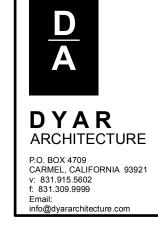


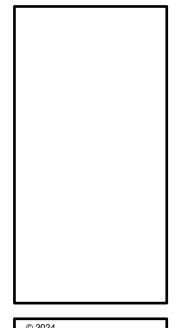
Stone Pavers



Wood Decking

Ipe Wood Spaced Board





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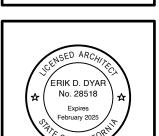


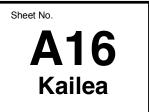


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September 4, 2024







| Window Schedule | е | | | | | | L F | | | | |
|---|-------------|-------------------------|-----------------|------------------------------------|---|--|---|---|--|-------------------|---------------------|
| Window No. Location | n Rm. No. | Frame Width | Frame Height | Type Operation | n Glass Type | Tempered | Frame Material | Remarks | | | |
| Main Residence | | | | | | | | | | | |
| 1 Garage 2 Living Area | 100 101 | 2'-0" 5'-9 3/4" | 3'-0" 10'-0" | A X B O | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | Casement Transom/ Fixed Window | | | |
| 3 Living Area | 101 | 6'-8 1/2" | 7'-10" | с хо | 1" Insulated Glass, Tempered | yes | Clear Stained Wood | Casement, Fixed Window | | | |
| 4 Living Area 5 | 101 | 4'-10 1/2" | 7'-10" | D 0 | 1" Insulated Glass, Tempered | | Clear Stained Wood | Fixed Fixed Transom | | | |
| Living Area 6 Living Area | 101 101 | 17'-1 1/2" 9'-5 1/2" | 2'-0" 7'-10" | E O OOX | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | Transom,Fixed,Casement | | | |
| 7 Dining Area 8 Dining Area | 102 102 | 8'-0" 8'-0" | 7'-3" 7'-3" | G OOX | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | Transom,Fixed, Casement Transom, Casement,Fixed | | | |
| 9 Powder Room 10 Library | 104 106 | 2'-0" 6'-8 1/2" | 3'-0" 5'-10" | A X H XO | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | Casement Casement,Fixed | | | |
| 11 Bathroom | 107 | Look @ Typ | e Look @ Type | J O | 1" Insulated Glass, Tempered | ., | Clear Stained Wood | Box Window | | | |
| 12 Bedroom 1 13 Stairs | 108 | 9'-10 1/2" 5'-0" | 4'-9" 7'-11" | K XO H OXO | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | Casement, Fixed; EGRESS WINDOW: Min. Net Clear Height from Finish Floor to bottom of Clear Opening = 44 Fixed Transom/ Casement/ Fixed Window | Opening Width = 20"; Min. Net Clear Opening Height = 24"; | | |
| 14 Hall 2 | 111 | 4'-0" | 4'-0" | L X | 1" Insulated Glass, Tempered | Yes | Clear Stained Wood | Awning | | | |
| 15 Bedroom 2 16 Bedroom 2 | 114 | 7'-0" 8'-0" | 3'-9" 4'-9" | M OX K XO | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | Casement, Fixed Casement, Fixed; EGRESS WINDOW: Min. Net Clear | Opening Width = 20"; Min. Net Clear Opening Height = 24"; | | |
| 17 Primary Suite | 200 | 7'-0" | 2'-6" | к хо | 1" Insulated Glass, Tempered | | Clear Stained Wood | Height from Finish Floor to bottom of Clear Opening = 44 Casement/Fixed | " | | |
| 18 Primary Suite | | 2'-8 1/2" 6'-6" | 4'-6" 4'-6" | L X | 1" Insulated Glass, Tempered | | Clear Stained Wood | Awning Fixed | | | |
| 19 Primary Suite20 Primary Suite | | 10'-1 1/2" | 4'-6" | K XO | 1" Insulated Glass, Tempered 1" Insulated Glass, Tempered | | Clear Stained Wood Clear Stained Wood | | Opening Width = 20"; Min. Net Clear Opening Height = 24"; | | |
| 21 Primary Bathro | oom 203 | 4'-0" | 3'-0" | L X | 1" Insulated Glass, Tempered | y Yes | Clear Stained Wood | Awning | | | |
| Primary Bathro | oom 203 | 7'-0" | 2'-6" | N XOX | 1" Insulated Glass, Tempered | yes Yes | Clear Stained Wood | Casement, Fixed, Casement | | | |
| Type 'A' | Type 'B' | | | Type 'C' | Тур | ne 'D' | <u>Type 'E'</u> Fixed Transom | Type 'F' Transom/ Fixed/ Casement Window | Type 'G' Transom/ Fixed/ | Type 'H' Transom/ | Type 'J' Box Corner |
| Type 'K' Casement/Fixe Window | | Type 'L' Awning Wind | | Type Fixed/ Cas Windo | | Type 'I Casement/ I Caseme Window | | | | | |
| Door Schedule | | | | | | Williadv | v | | | | |
| oor No. Location | Room No. | Frame Width | Frame Height | Door Thickness Type | Door Material | | Glazing Typ | e Frame / Jamb Material | acturer Remarks | | |
| Main House | | | | | | | T | | | | |
| 1 Garage 2 Garage | 100 100 | 8'-0" 3'-0" | 7'-0" 6'-8" | 1-3/4" A 1-3/4" B | Weathered-Grade Wood Weathered-Grade Wood | | | Weathered-Grade Wood Weathered-Grade Wood | Garage Door Exterior Swing Door | | |
| 3 Living Area4 Powder Room | 101 104 | 3'-6" 2'-6" | 8'-0" 6'-8" | 1-3/4" B | Clear Stained-Grade Wood | | | Clear Stained-Grade Wood | Exterior Swing Door | | |
| 5 Hall | 105 | 18'-11 1/2 | | 1-3/4" C 1-3/4" D | Paint-Grade Wood Clear Stained-Grade Wood | | 1" Insulated Glass, 7 | Paint-Grade Wood Tempered Clear Stained-Grade Wood | Interior Solid Core Swing Door Exterior Triple Slider Door | | |
| 6 Bathroom | 107 | 2'-6" | 6'-8" | 1-3/4" C | Paint-Grade Wood | | | Paint-Grade Wood | Interior Swing Door | | |
| 7 Bedroom 1 8 Storage | 108 109 | 2'-10" 2'-6" | 6'-8" 6'-8" | 1-3/4" C 1-3/4" C | Paint-Grade Wood Paint-Grade Wood | | | Paint-Grade Wood Paint-Grade Wood | Interior Swing Door Interior Swing Door | | |
| 9 Laundry | 112 | 2'-8" | 6'-8" | 1-3/4" C | Paint-Grade Wood | | | Paint-Grade Wood | Garage Door | | |
| 10 Mechanical11 Bedroom 2 | 113 | 5'-0" 2'-8" | 6'-8" 6'-8" | 1-3/4" E 1-3/4" C | Weathered-Grade Wood Paint-Grade Wood | | | Weathered-Grade Wood Paint-Grade Wood | Double Swing Door Interior Swing Door | | |
| 12 Primary Suite | 200 | 3'-0" | 6'-8" | 1-3/4" F | Paint-Grade Wood | | | Paint-Grade Wood | Interior Pocket Door | | |
| 13 Primary Closet14 Deck Vestibule | | 2'-6" | 6'-8" 7'-0" | 1-3/4" F 1-3/4" G | Paint-Grade Wood Clear Stained-Grade Wood | | 1" Insulated Glass, 7 | Paint-Grade Wood Tempered Clear Stained-Grade Wood | Interior Pocket Door Exterior Swing Door with Tempered Insulated Gl | ass | |
| 15 Primary Bathroo | | 2'-8" | 6'-8" | 1-3/4" F | Paint-Grade Wood | | | Paint-Grade Wood | Interior Pocket Door | | |
| | | | | | | | | | | | |
| Type 'A' | Type | | | e 'C' | | Type 'D' | | Type 'F' | Type 'F' Type 'G' | | |

Type 'E'

Exterior Double Swing Door Type 'F'

Interior Solid Core Pocket Door Type 'G'

Exterior Swing Door with Insulated Tempered Glass

Type 'D'

Exterior Triple
Slider Door

Type 'A'

Garage Door

Type 'B'

Exterior Solid Core Swing Door Type 'C'

Interior Solid Core Swing Door DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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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 Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127

Residence
Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN:010-112-013

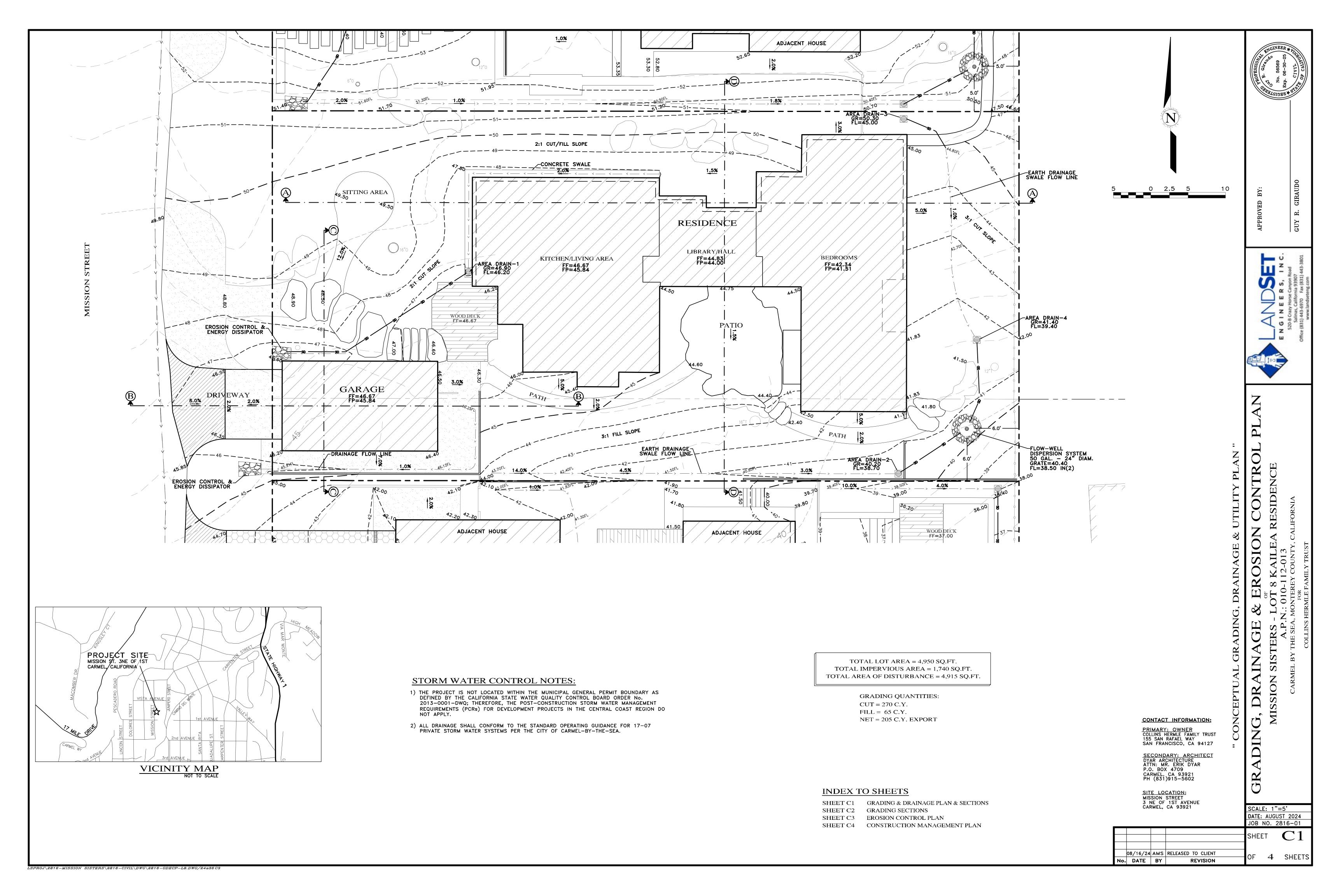
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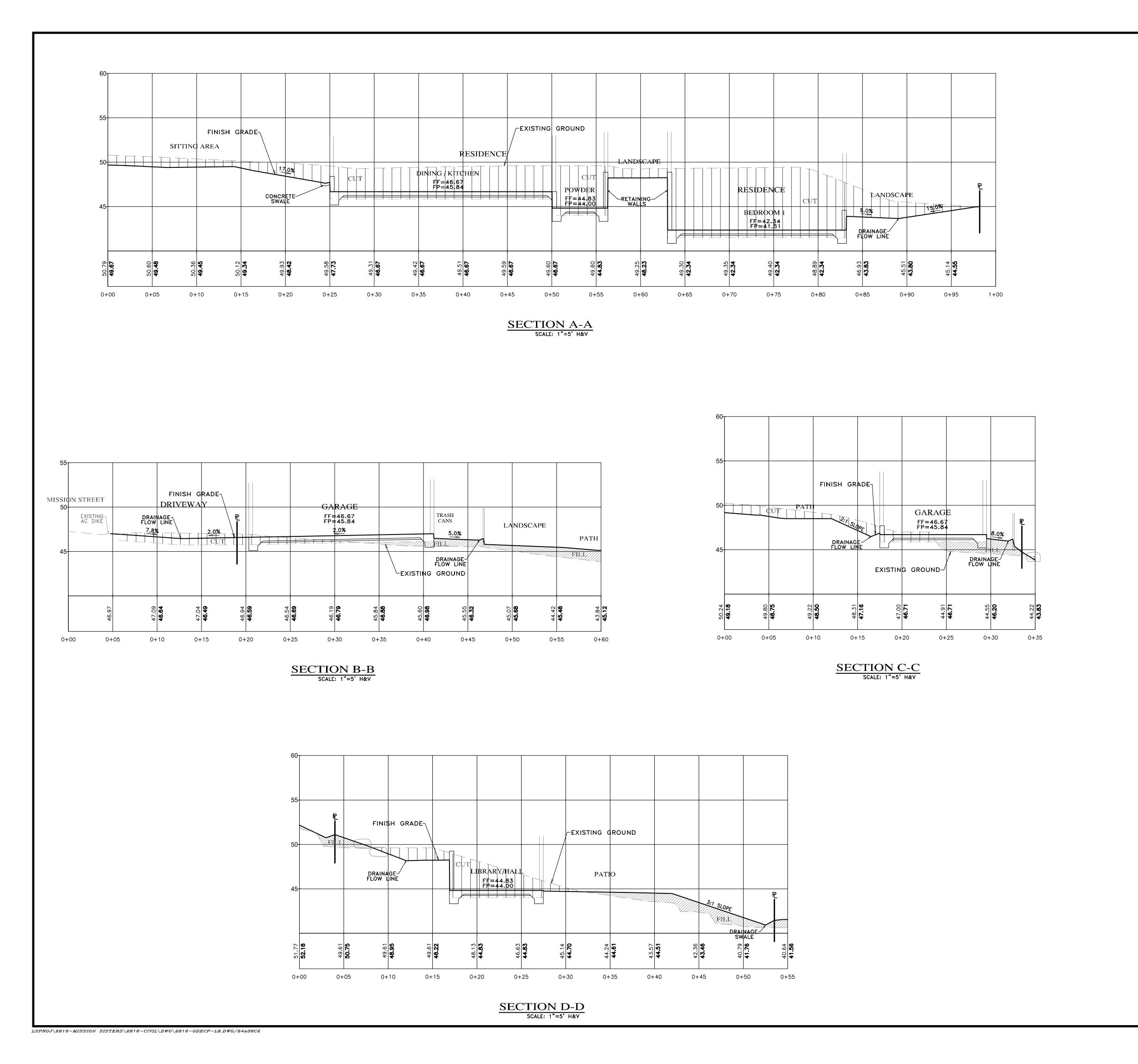
Date:
Track 2 Design Study
July 1, 2024
Track 2 Design Study
Resubmittal
September 4, 2024

Door + Window Schedules



A17
Kailea





08/16/24 AMS RELEASED TO CLIENT OF 4 SHEETS No. DATE BY REVISION

SCALE: 1"=5' H&V

DATE: AUGUST 2024 JOB NO. 2816-01

ADING,

- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS. OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT

FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

PLAN

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.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE

- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S
- 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 SEEDED 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 ENABLE 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 PERMITTEE 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 SEEDED 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

| TABLE 1700.0 REQUIRED VERIFICATION AIV | D INSTECTION | OI BOILB |
|---|-------------------------------------|---------------------------------------|
| VERIFICATION AND INSPECTION TASK | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
| 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 | | Х |
| 3. Perform classification and testing of compacted fill materials | | X |
| 4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill. | Х | |
| 5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly. | | Х |

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.

DEWATERING

☐ Effectively manage all run-on,

all runoff within the site, and

☐ Divert run-on water from offsite

otherwise ensure protection of

■ When dewatering, notify and

obtain approval from the local

municipality before discharging

water to a street gutter or storm

sediment trap, and/or disposal in

sanitary sewer may be required.

drain. Filtration or diversion

through a basin, tank, or

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

site for proper disposal.

must be treated or hauled off-

☐ In areas of known

away from all disturbed areas or

its water quality for compliance.

all runoff that discharges from

LEGEND:

TRASH

RECYCLE

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.

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.

> 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.

> > 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.

SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL 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

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..

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.

WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S 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

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 1/4" - 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.

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 BE A LICENSED AND CERTIFIED ARBORIST

> 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 KEYED 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.

EARTHWORK &

CONTAMINATED SOILS

☐ Schedule grading and

weather only.

excavation work for dry

☐ Stabilize all denuded areas,

erosion controls (such as

erosion control fabric or

bonded fiber matrix) until

vegetation is established.

☐ Seed or plant vegetation for

erosion control on slopes or

where construction is not

immediately planned.

Sediment Control

install and maintain temporary



Code requires all permitted

residential and non-residential

construction, demolition and

recycle or salvage a minimum

65% of nonhazardous

☐ Cover waste disposal

and during wet weather.

& WASTE MANAGEMENT

Non-Hazardous Materials ☐ Berm 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. ☐ Use (but don't overuse) reclaimed water for dust control

Hazardous Materials

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

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

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

☐ Arrange for appropriate disposal

of all hazardous wastes.

Construction Entrances and Perimeter ☐ 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.

☐ Sweep or vacuum any street Maintenance and Parking tracking immediately and ☐ Designate an area, fitted with secure sediment source to

appropriate BMPs, for vehicle prevent further tracking. Never and equipment parking and hose down streets to clean up ☐ Perform major maintenance, repair jobs, and vehicle and Waste Management equipment washing off site. ☐ The California Green Building

☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and additions/alterations projects to over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous construction materials from the

☐ If vehicle or equipment cleaning must be done onsite, containers securely with tarps clean with water only in a at the end of every work day bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface

filtration where applicable in

a manner not impeding traffic

or safety.

☐ Clean or replace portable toilets, and inspect them frequently for leaks and □ Do not clean vehicle or spills. Incorporate secondary equipment onsite using soaps, containment and locate them solvents, degreasers, steam away from storm drain inlets. cleaning equipment, etc.

☐ Dispose of liquid residues ☐ Inlet protection is the last from paints, thinners, solvents, line of spill defense. Drains/ glues, and cleaning fluids as inlets that receive storm water hazardous waste (the Monterey must be covered or otherwise Regional Waste Management protected from receiving District offers a Household sediment/dirt/mud, other Hazardous Waste Facility that debris, or illicit discharges, accepts these items). and include gutter controls and

EOUIPMENT MANAGEMENT & SPILL CONTROL ☐ Keep spill cleanup materials

> (rags, absorbents, etc.) available at the construction site at all times. ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to

catch leaks until repairs are ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts guidelines for accepting

hazardous waste materials). □ Protect storm drain inlets. gutters, ditches, and drainage □ Do not hose down surfaces courses with appropriate where fluids have spilled. BMPs, such as gravel bags Use dry cleanup methods inlet filler, berms, etc. (absorbent materials, cat litter.

□ Prevent sediment from and/or rags). migrating offsite by installing ☐ Sweep up spilled dry materials and maintaining sediment immediately. Do not try to controls, such as fiber rolls, silt wash them away with water, or fences, or sediment basins. bury them. ☐ Keep excavated soil on the site ☐ Clean up spills on dirt areas where it will not collect into by digging up and properly

disposing of contaminated soil ☐ Transfer excavated materials to (see the Monterey Regional Waste Management District's dump trucks on the site, not in Contaminated Soil Acceptance ☐ Report significant spills immediately. You are required

☐ If any of the following conditions are observed, test for contamination and by law to report all significant contact the Monterey County releases of hazardous materials, **Environmental Health** including oil. To report a spill: Department, Regional Water Quality Control Board, and

PAVING/ASPHALT WORK

☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. ☐ Cover storm drain inlets and manholes when applying seal ■ Wash out concrete equipment/ coat, tack coat, slurry seal, fog

☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into ☐ Do not use water to wash

down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete

☐ 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.

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

☐ If sawcut slurry enters a catch

basin, clean it up immediately.

(whichever is sooner!).

☐ Protect storm drain inlets, LANDSCAPE gutters, ditches, and drainage MATERIALS courses with appropriate BMPs, such as gravel bags, ☐ Contain stockpiled landscaping inlet filters, berms, etc. Shovel, abosorb, or vacuum

storm drain.

as garbage.

area, so there is no discharge

into the underlying soil or

onto surrounding areas. Let

materials by storing them under tarps when they are not actively being used. ☐ Stack erodible landscape material on pallets. Cover or store these materials when the are not actively being used or

☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



REMOVAL

solvents. Dispose of residue and

unusable thinner/solvents as

residue and chips and dust

must be disposed of as

from marine paints or paints

containing lead or tributyltin

hazardous waste.

CONCRETE, GROUT & PAINTING & PAINT MORTAR APPLICATION

☐ Store concrete, grout and mortar Painting cleanup under cover, on pallets and away □ Never clean brushes or rinse from drainage areas. These paint containers into a street materials must never reach a gutter, storm drain, or surface

☐ For water-based paints, paint trucks offsite or in a contained out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local concrete harden and dispose of wastewater treatment authority. Never pour paint down a drain.

☐ Collect the wash water from ☐ For oil-based paints, paint out washing exposed aggregate brushes to the extent possible concrete and remove it for and clean with thinner or appropriate disposal offsite. solvent in a proper container Filter and reuse thinners and

> Paint Removal ☐ Chemical paint stripping

hazardous waste. ☐ 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

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



|08/16/24| AMS | RELEASED TO CLIENT

No. DATE BY

 \blacksquare

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

4 SHEETS

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

local municipal inspector:

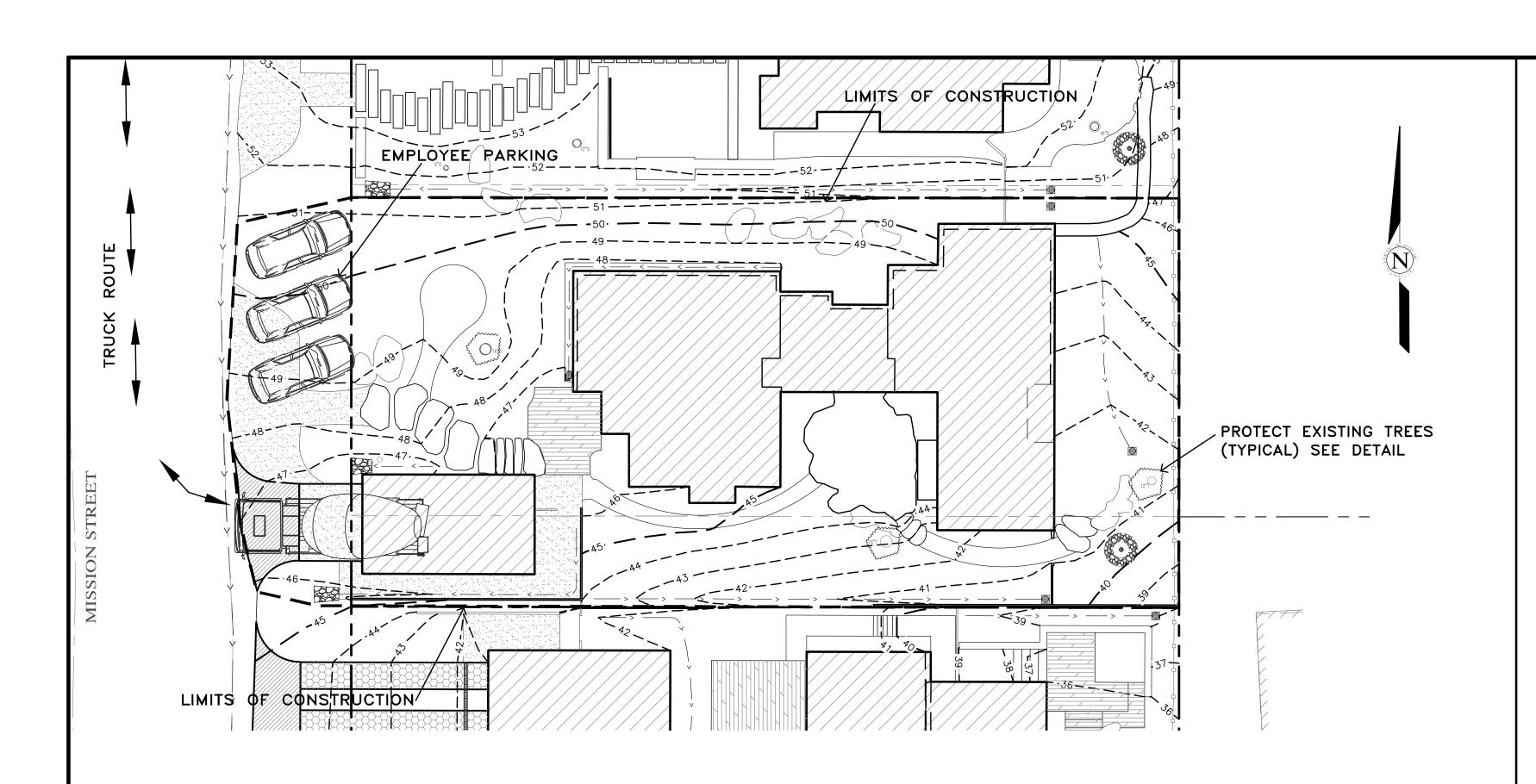
Unusual soil conditions

· Abandoned underground tanks

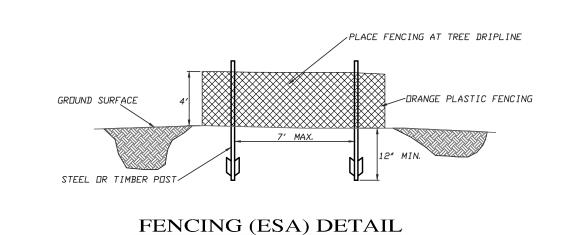
discoloration, or odor



Abandoned wells



PLAN
SCALE: 1"=10"



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.: 270 CY CUT 65 CY FILL

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.

THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET TO SERRA AVENUE TO ALTA AVENUE TO MISSION STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MISSION STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

<u>LIMITS OF CONSTRUCTION:</u> ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

| CATEGORY | NO. OF TRUCK TRIPS | TOTAL DAYS |
|------------------------------------|-----------------------|------------|
| DEMOLITION/CLKEARING | 4 | 4 |
| GRADING & SOIL REMOVAL (EXPORT) | 10 | 2 |
| ENGINEERING MATERIALS (IMPORT) | 3 | 3 |
| TOTALS | 17 | 9 |

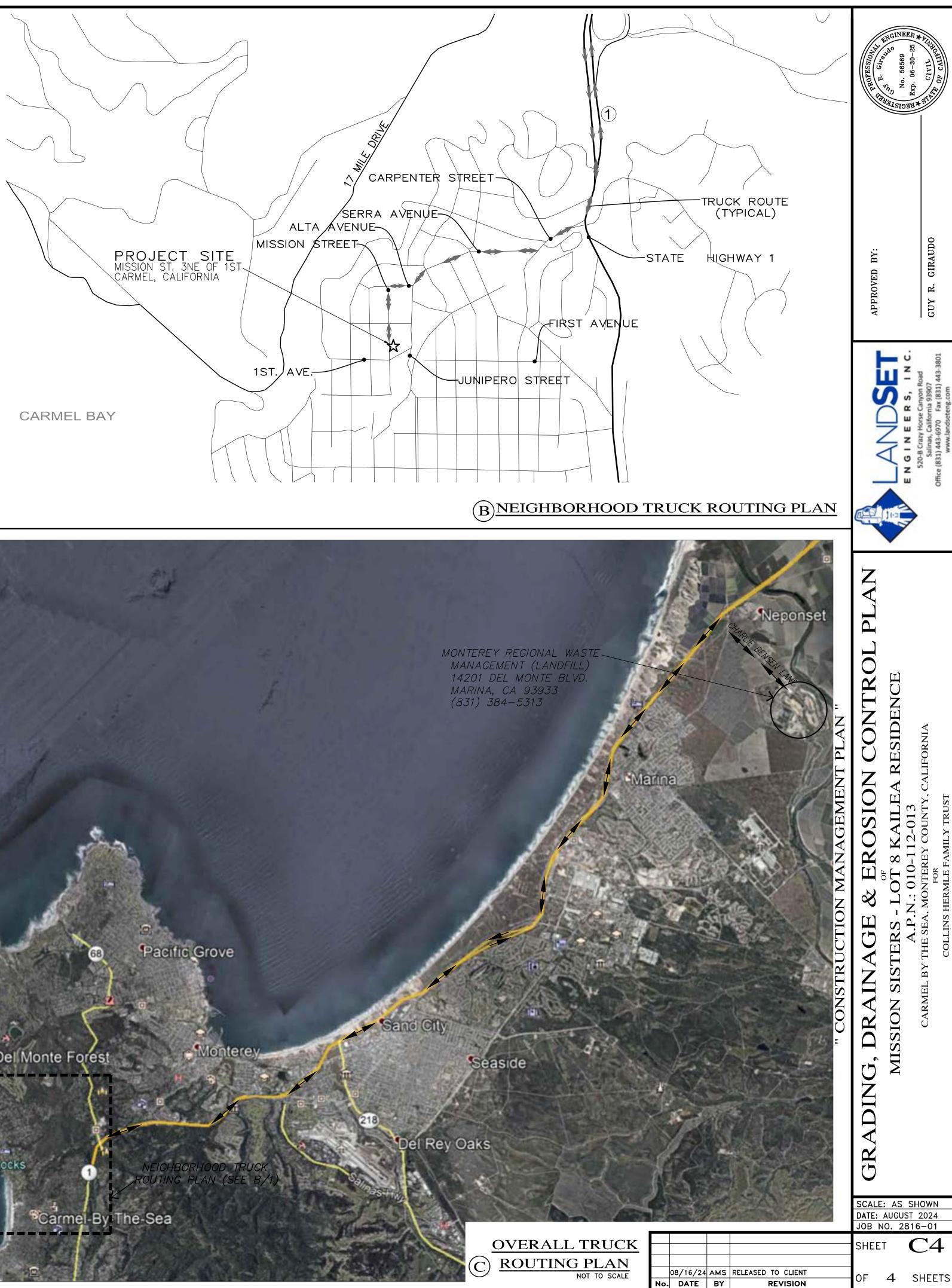
TRUCK TRIP GENERATION NOTES:

- 1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY. 2. THERE ARE 205 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- 3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO
- 4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

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



MISSION SISTERS - LOT 8 KAILEA

MISSION STREET 3 NE OF FIRST AVE CARMEL-BY-THE-SEA, CA 93923 APN # 010-112-013

FRONT ELEVATION



ABBREVIATIONS

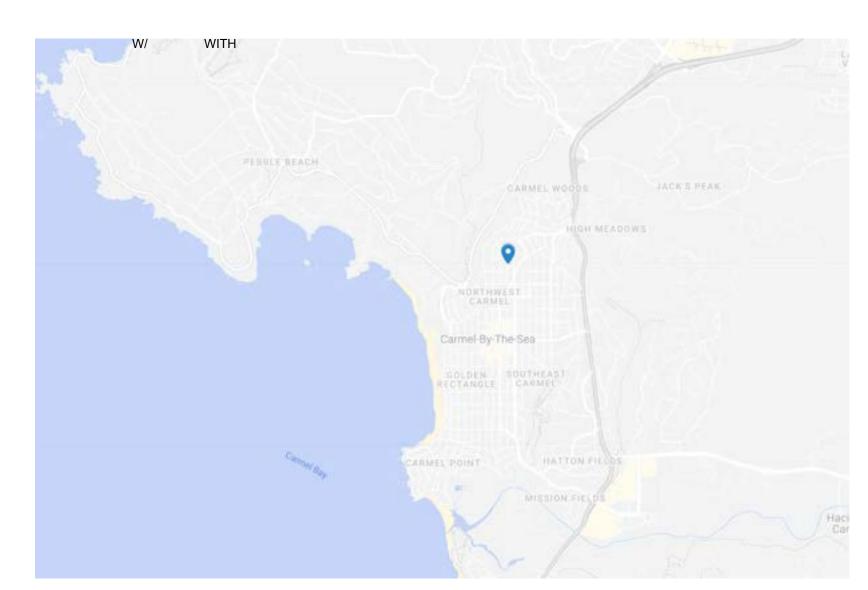
AMERICANS WITH DISABILITIES ACT ADJ ADJACENT CALIFORNIA BUILDING CODE CENTER LINE CONCRETE DRAIN INLET **EXISTING EXPANSION JOINT EQUAL** FINISH FLOOR ELEVATION FINISH GRADE FINISH SURFACE HIGH POINT INVERT LIMIT OF WORK LOW POINT MAXIMUM MANHOLE MAINLINE

QCV 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

ON CENTER PULL BOX

UNLESS NOTED OTHERWISE
UNLESS OTHERWISE NOTED
VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



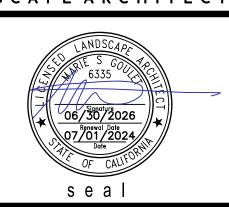
PROJECT DESCRIPTION

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 8 KAILEA COVER SHEET |
| L1.00 | OVERALL SITE PLAN |
| L1.01 | LOT 8 KAILEA SITE PLAN |
| L2.00 | LOT 8 KAILEA PLANTING PLAN |
| L2.01 | LOT 8 KAILEA PLANTING LEGEND AND NOTES |
| L2.02 | LOT 8 KAILEA GREEN ROOF PLANTING PLAN |
| L3.00 | LOT 8 KAILEA LIGHTING PLAN |
| | |





ARCHITECT

DYAR ARCHITECTURE

PO BOX 4709

CARMEL, CA 93921

831.250.7378

t a III

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

| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.20 |
|---|----------------------------------|----------|
| 1 | PLANNING APPLICATION | 07.01.20 |
| | | |

no. description

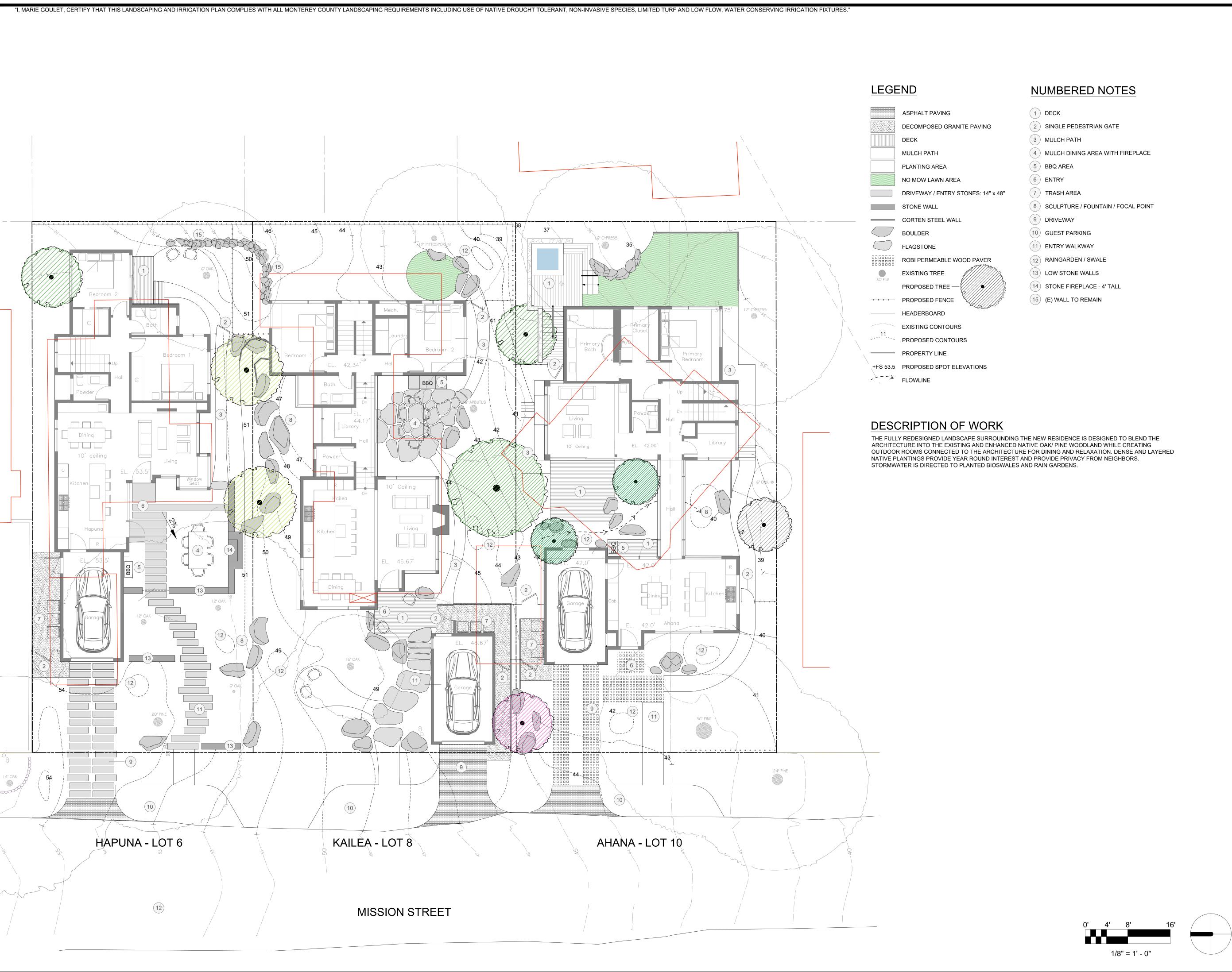
date:

09.04.2024

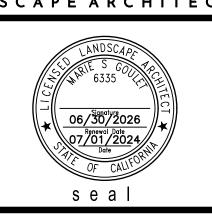
LOT 8 KAILEA COVER SHEET

sheet title

L0.00







ARCHITECT DYAR ARCHITECTURE PO BOX 4709 CARMEL, CA 93921 831.250.7378

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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

TRACK 2 DESIGN STUDY RESUBMITTAL 1 PLANNING APPLICATION

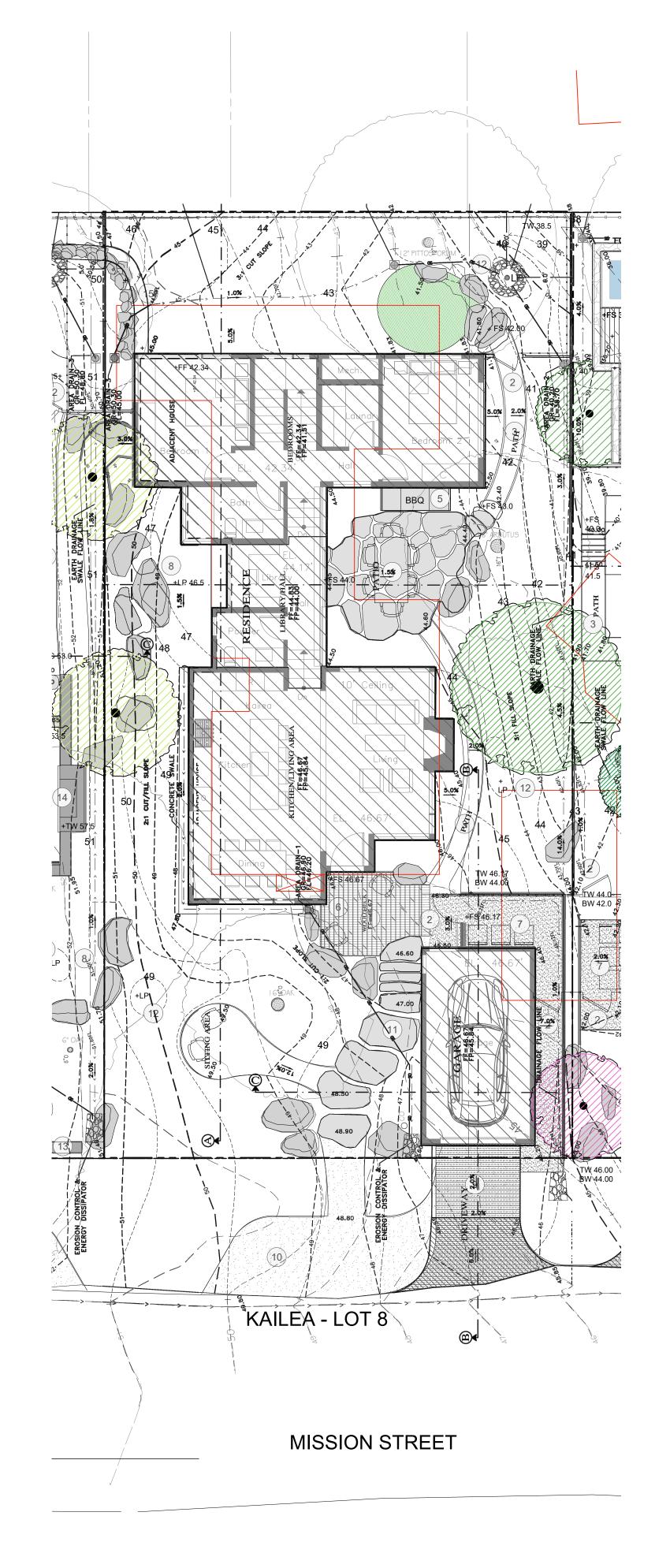
no. description

09.04.2024

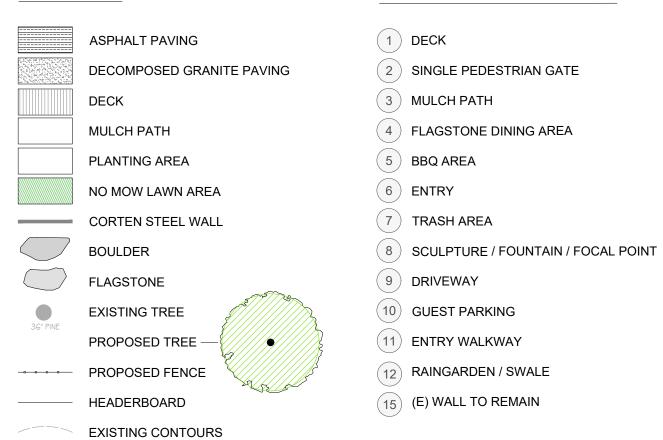
OVERALL SITE PLAN

sheet title

L1.00



LEGEND NUMBERED NOTES



DESCRIPTION OF WORK

PROPOSED CONTOURS

+FS 53.5 PROPOSED SPOT ELEVATIONS

PROPERTY LINE

/---> FLOWLINE

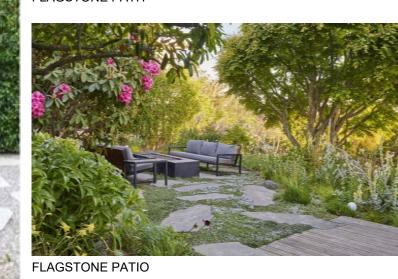
THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS. GREEN ROOFS HELP TO REDUCE RUNOFF WHILE ALSO PROVIDING ADDITIONAL HABITAT AND GARDEN SPACES WITHIN THE ARCHITECTURE.

PRECEDENT IMAGES







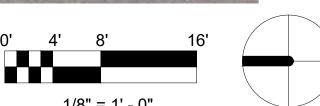




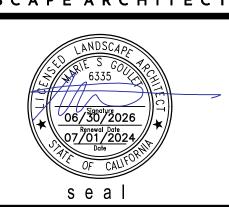




PERSPECTIVE RENDERING







ARCHITECT DYAR ARCHITECTURE PO BOX 4709 CARMEL, CA 93921 831.250.7378

team

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project

| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.20 |
|---|----------------------------------|----------|
| 1 | PLANNING APPLICATION | 07.01.20 |

no. description

09.04.2024

LOT 8 KAILEA SITE PLAN

sheet title

L1.01







ARCHITECT DYAR ARCHITECTURE PO BOX 4709 CARMEL, CA 93921 831.250.7378

t e a m

LYNNE HERMLE + CRAIG J. COLLINS

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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

 1
 TRACK 2 DESIGN STUDY RESUBMITTAL
 09.04.2024

 1
 PLANNING APPLICATION
 07.01.2024

no. description

date:

09.04.2024

LOT 8 KAILEA PLANTING PLAN

sheet title

L2.00

sheet no.

MQ 7007 700 PM

MATRIX PLANTS:





BLECHNUM SPICANT







FESTUCA CALIFORNICA

KAILEA ACCENT PLANTS:







ESCHSCHLOZIA CALIFORNICA 'PINK CHAMPAGNE'





ACHILLEA 'TERRA COTTA'

KAILEA SCREENING PLANTS:









CLEMATIS LASIANTHA

RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

KAILEA TREES:

ARBUTUS UNEDO

ARCTOSTAPHYLOS 'HOWARD MCMINN'





ARCTOSTAPHYLOS SILVICOLA

LOT 8 KAILEA

TREE LEGEND

| KEY | BOTANICALNAME | COMMONNAME | SIZE | SPACING | Count |
|-----|--------------------------------------|------------------|---------|----------|-------|
| AU | ARBUTUS UNEDO | STRAWBERRY TREE | 24" BOX | AS SHOWN | 1 |
| CS | CEANOTHUS THYRSIFLORUS 'SNOW FLURRY' | CALIFORNIA LILAC | 24" BOX | AS SHOWN | 1 |

SHRUB AND GROUND COVER LEGEND

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QUANTI |
|-----|---|---------------------------------------|--------|----------|--------|
| AC | ACANTHUS MOLLIS | BEAR'S BREECHES | 5 GAL | 2' OC | 14 |
| AT | ACHILLEA 'TERRA COTTA' | TERRA COTTA YARROW | 1 GAL | 2' OC | 19 |
| Α | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GAL | 1'-6" OC | 35 |
| AD | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA | 15 GAL | 4' OC | 5 |
| АН | ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' | MONTEREY MANZANITA | 15 GAL | 4' OC | 8 |
| AT | ARCTOSTAPHYLOS PACIFIC MIST | MANZANITA | 15 GAL | 3' OC | 8 |
| AS | ARCTOSTAPHYLOS SILVICOLA | BONNY DOON MANZANITA | 15 GAL | 8' OC | 5 |
| AR | ARTEMISIA 'DAVID'S CHOICE' | SAND HILL SAGE | 5 GAL | 2' OC | 18 |
| В | BLECHNUM SPICANT | DEER FERN | 1 GAL | 1' OC | 65 |
| СК | CALOMOGROSTIS X ACUTIFOLIA 'KARL FOERSTER' | KARL FOERSTER'S FEATHER REED GRASS | 5 GAL | 2.5' | 23 |
| CP | CAREX PANSA | DUNE SEDGE | 1 GAL | 1' OC | 340 |
| CD | CLINOPODIUM DOUGLASII | YERBA BUENA | 1 GAL | 1'-0" | 258 |
| D | DYMONDIA MARGARETAE | SILVER CARPET | 1 GAL | 1' OC | 80 |
| ER | ESCHSCHOLZIA CALIFORNICA 'MARITIMA' | CALIFORNIA POPPY | 4" POT | 1' OC | 19 |
| EN | ESCHSCHOLZIA CALIFORNICA 'PINK CHAMPAGNE' | PINK CHAMPAGNE CALIFORNIA POPPY | 4" POT | 1' OC | 17 |
| FC | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL | 1'-6" OC | 68 |
| F | FESTUCA RUBRA | RED FESCUE | 1 GAL | 1' OC | 76 |
| НМ | HEUCHERA MAXIMA | ISLAND ALUM ROOT | 1 GAL | 2' OC | 2 |
| IC | IRIS DOUGLASIANA 'CANYON SNOW' | CANYON SNOW DOUGLAS IRIS | 1 GAL | 1'-6" OC | 17 |
| IY | IRIS DOUGLASIANA 'YELLOW' | YELLOW DOUGLAS IRIS | 1 GAL | 1'-6" OC | 65 |
| J | JUNCUS PATENS | SPREADING RUSH | 1 GAL | 1' OC | 1 |
| L | LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' | PLATINUM BEAUTY MAT RUSH | 1 GAL | 2' OC | 39 |
| MC | MYRICA CALIFORNICA | PACIFIC WAX MYRTLE | 15 GAL | 6' OC | 5 |
| PM | POLYSTICHUM MUNITUM | SWORD FERN | 5 GAL | 2' OC | 65 |
| RM | RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' | COFFEEBERRY | 15 GAL | 4' OC | 6 |
| RG | RIBES SANGUINEUM VAR. GLUTINOSUM | PINK WINTER CURRANT | 15 GAL | 6' OC | 1 |
| RW | RIBES 'WHITE ICICLE' | WHITE WINTER CURRANT | 15 GAL | 6' OC | 1 |
| SA | SALVIA APIANA | WHITE SAGE | 5 GAL | 3' OC | 6 |
| SD | SALVIA 'DARA'S CHOICE' | CREEPING SAGE | FLATS | 2'-6" OC | 5 |
| SS | SALVIA SPATHACEA | HUMMINGBIRD SAGE | 1 GAL | 2' OC | 22 |
| WF | WOODWARDIA FIMBRIATA | GIANT CHAIN FERN | 15 GAL | 4' OC | 2 |
| | | | | | |

VINE LEGEND

| KEY | BOTANICALNAME | COMMONNAME | SIZE | SPACING | Count |
|-----|--------------------|--------------------|-------|----------|-------|
| CL | CLEMATIS LASIANTHA | CHAPARRAL CLEMATIS | 5 GAL | AS SHOWN | 2 |

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 67 SQUARE FEET

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

- 1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
- 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.





ARCHITECT

DYAR ARCHITECTURE

PO BOX 4709

CARMEL, CA 93921

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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

| | - <u></u> - | |
|---|----------------------------------|----------|
| | | |
| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.20 |
| 1 | PLANNING APPLICATION | 07.01.20 |
| | 1 () | |

no. description

date

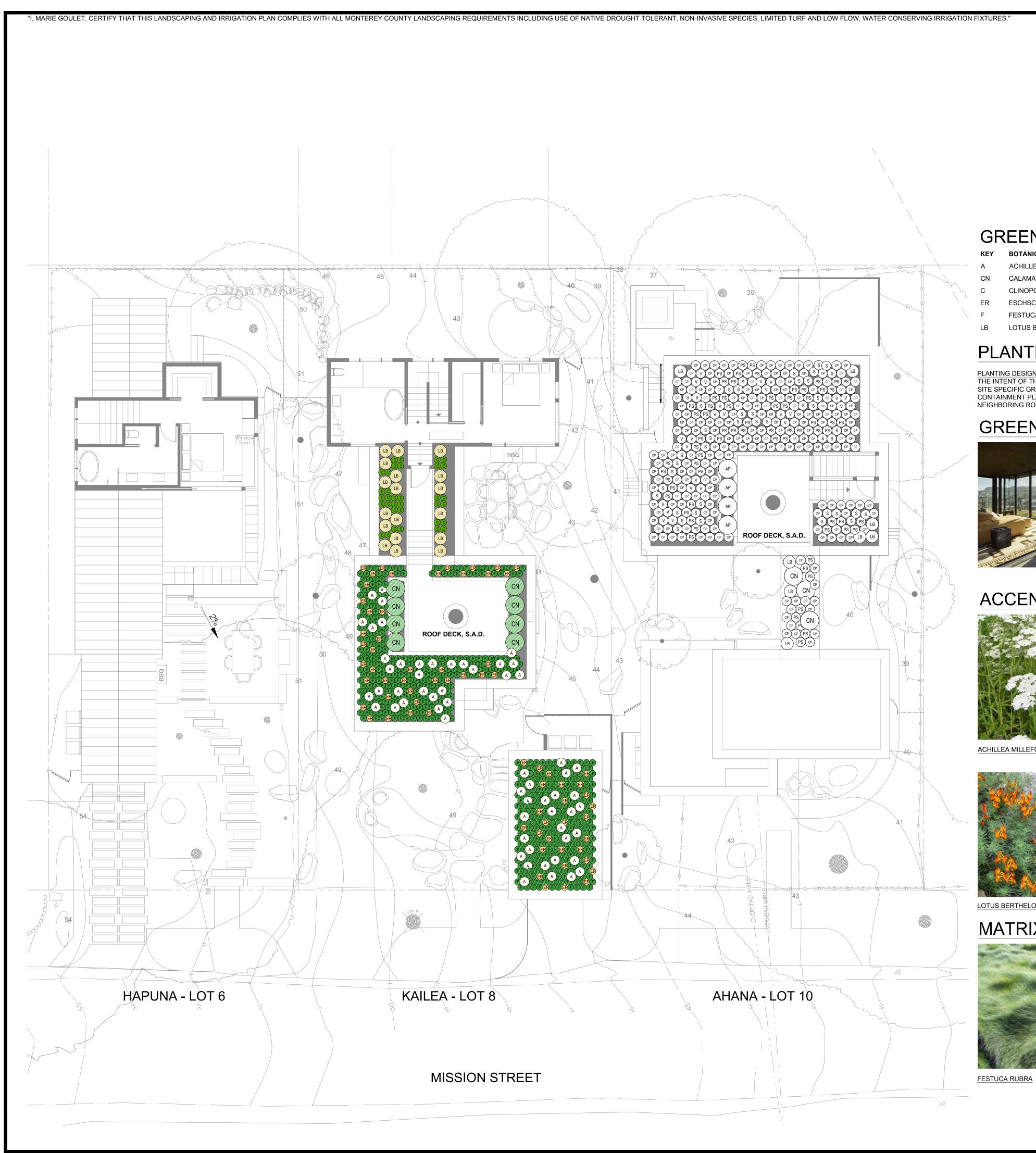
09.04.2024

LOT 8 KAILEA PLANTING LEGEND AND NOTES

sheet title

L2.01 sheet no.

٥f





| KEY | BOTANICALNAME | COMMONNAME | SIZE | SPACING | Count |
|-----|-------------------------------------|--------------------|--------|----------|-------|
| Α | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GAL | 1'-6" OC | 60 |
| CN | CALAMAGROSTIS NUTKAENSIS | PACIFIC REED GRASS | 5 GAL | 3' OC | 8 |
| С | CLINOPODIUM DOUGLASII | YERBA BUENA | 1 GAL | 1'-0" | 34 |
| ER | ESCHSCHOLZIA CALIFORNICA 'MARITIMA' | CALIFORNIA POPPY | 4" POT | 1' OC | 69 |
| F | FESTUCA RUBRA | RED FESCUE | 1 GAL | 1' OC | 508 |
| LB | LOTUS BERTHELOTII | PARROT'S BEAK | 1 GAL | 2' OC | 18 |
| | | | | | |

PLANTING NOTES:

PLANTING DESIGN DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO SOFTEN THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE,
SITE SPECIFIC GRASSLAND AND LOW MAINTENANCE SPECIES APPROPRIATE FOR THE AREA. THE RAISED
CONTAINMENT PLANTING AREA ADJACENT TO THE SEATING IS INTENDED TO SCREEN THE VIEW FROM THE
NEIGHBORING ROOF.

GREEN ROOF PRECEDENTS:





ACCENT PLANTS:





ACHILLEA MILLEFOLIUM

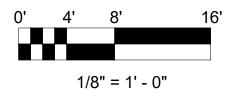
ESCHSCHLOZIA CALIFORNICA 'MARITIMA'

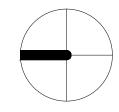


LOTUS BERTHELOTII

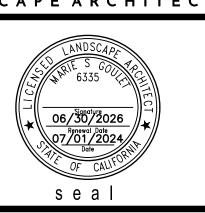
MATRIX PLANTS:











<u>ARCHITECT</u> 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

| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.20 |
|---|----------------------------------|----------|
| 1 | PLANNING APPLICATION | 07.01.20 |
| | | |

no. description

09.04.2024

LOT 8 KAILEA GREEN ROOF PLANTING PLAN

sheet title

L2.02

LEGEND

LED STRIP LIGHT

TYPE STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, PATH LIGHT ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560 FX - RH LED 2700 K WALL LIGHT 4.2

FX - SRP STRIP LIGHT 2700 K

PENDANT LIGHT FX - VE - ZD - 3LED - PS BBQ WALL LIGHT 2.0 FX - BQ

WALL SCONCE SEE ARCHITECTURAL DRAWINGS T TRANSFORMER CONFIRM LOCATION IN FIELD

110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

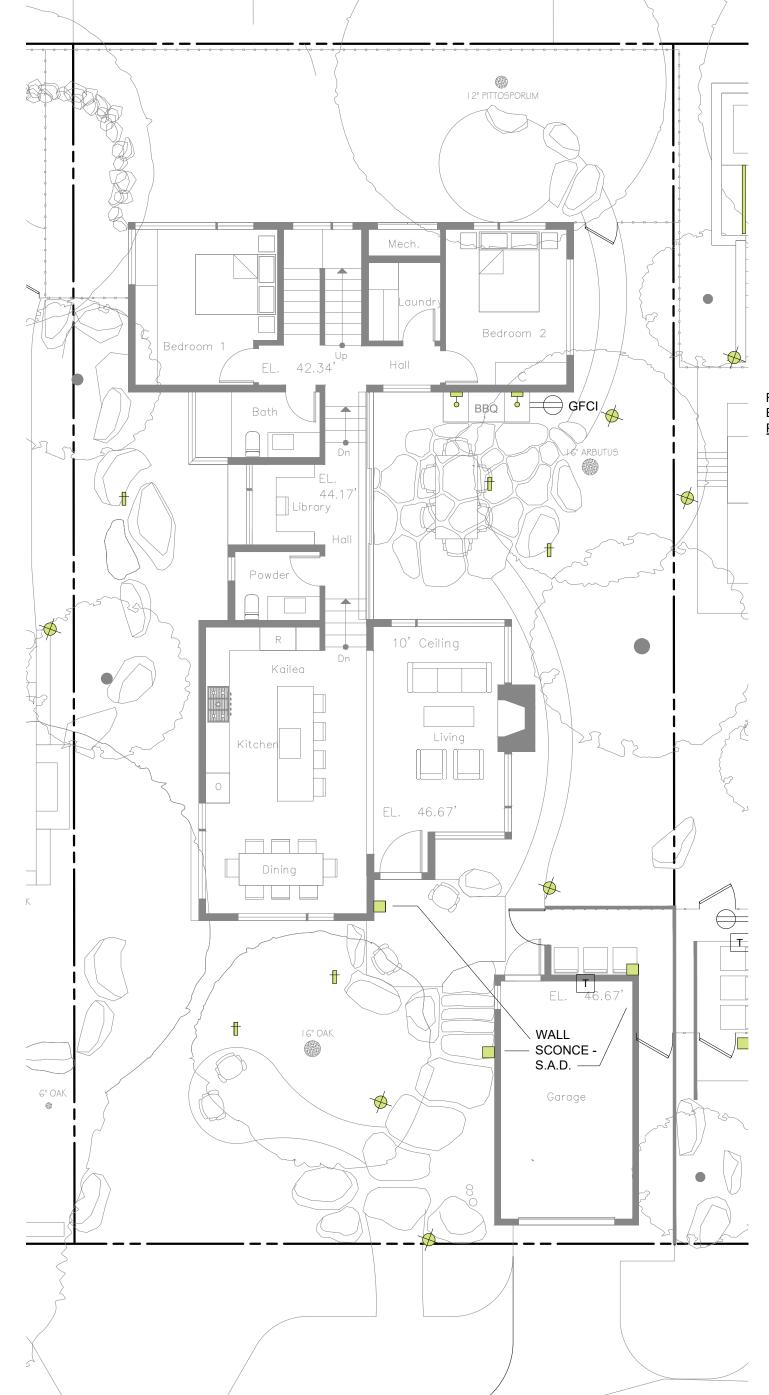
WATTS MANUF - MODEL

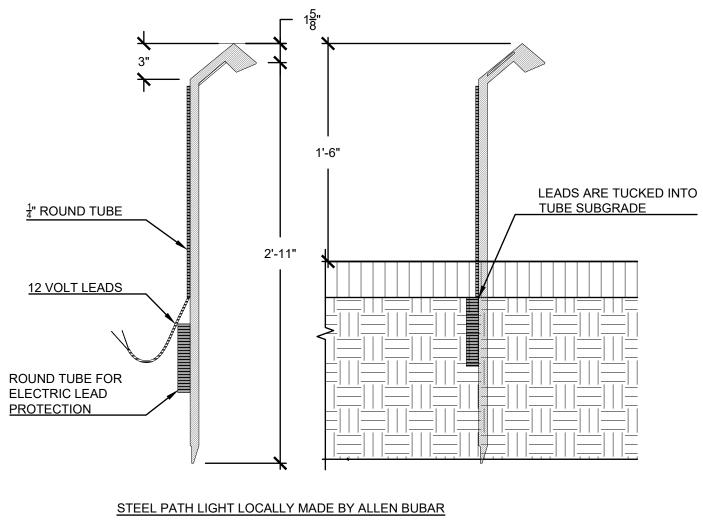
GENERAL NOTES:

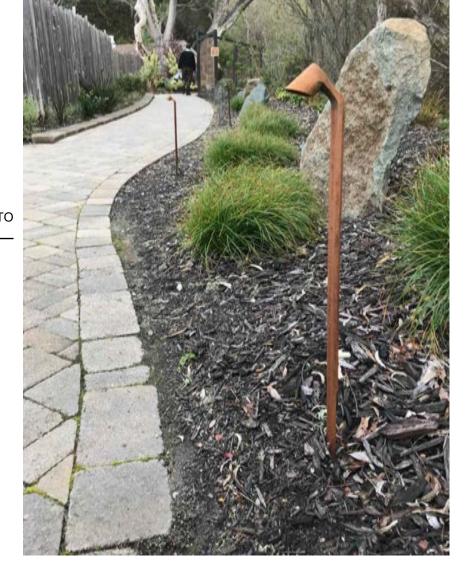
- 1) SEE ELECTRICAL DRAWINGS 2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR
- DETERMINING LOADS FOR TRANSFORMERS 3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR

ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND

- 4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD. 5) 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. 6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
- 7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
- 8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING



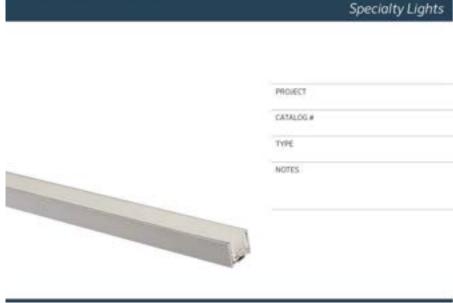


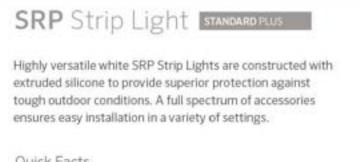






Input voltage: 10-15 V





Quick Facts Handy 2" (51 mm) cut

customization 2,700K and 3,000K color
 and dimming temperature options IP65 rating for reliable performance

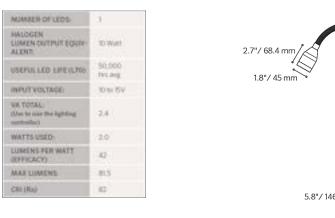
 12 VAC input voltage
 Designed for solder- and adhesive-free connections marks provide precision

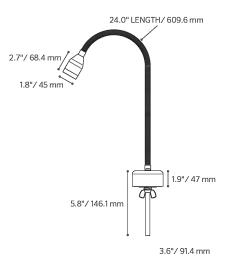
Compatible with the Luxore Low-Voltage CUBE for zoning

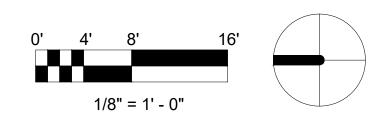
FXLuminaire.



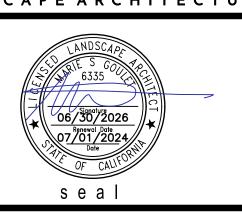
BQ: Barbeque Light











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

| 1 | TRACK 2 DESIGN STUDY RESUBMITTAL | 09.04.20 |
|---|----------------------------------|----------|
| 1 | PLANNING APPLICATION | 07.01.20 |
| | | |

no. description

09.04.2024

LOT 8 KAILEA LIGHTING PLAN

sheet title

L3.00