



**PROJECT DATA**

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

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

PROJECT ADDRESS: Mission Street 3 NE OF FIRST AVE.  
CARMEL-BY-THE-SEA, CA. 93923

APN: 010-112-013

ZONING: R-1

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

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: VB

TOPOGRAPHY: SLOPING DOWN SOUTH AND EAST

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

TREE REMOVAL: NONE ON PROPERTY  
1 HAZARDOUS EXISTING 28" PINE TO BE  
REMOVED IN PUBLIC RIGHT OF WAY  
APPROVED BY CITY FORESTER

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 AREA 4950 sf x 0.45 = ((950) x .02)	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
	1,000		
Site Coverage	ALLOWED	EXISTING	PROPOSED
<b>IMPERMEABLE:</b>			
CONCRETE DRIVEWAY		568 SF	
RETAINING WALLS		48 SF	35 SF
DECOMPOSED GRANITE PATH			155 SF
TOTAL		616 SF	190 SF
<b>PERMEABLE and SEMI PERMEABLE:</b>			
SPACED BOARD DECK		257 SF	78 SF
WOOD DRIVEWAY PAVERS			12 SF
STONE PAVEMENT WALKWAY			127 SF
COURTYARD PAVERS / BBQ			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%)	5'-11"	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.

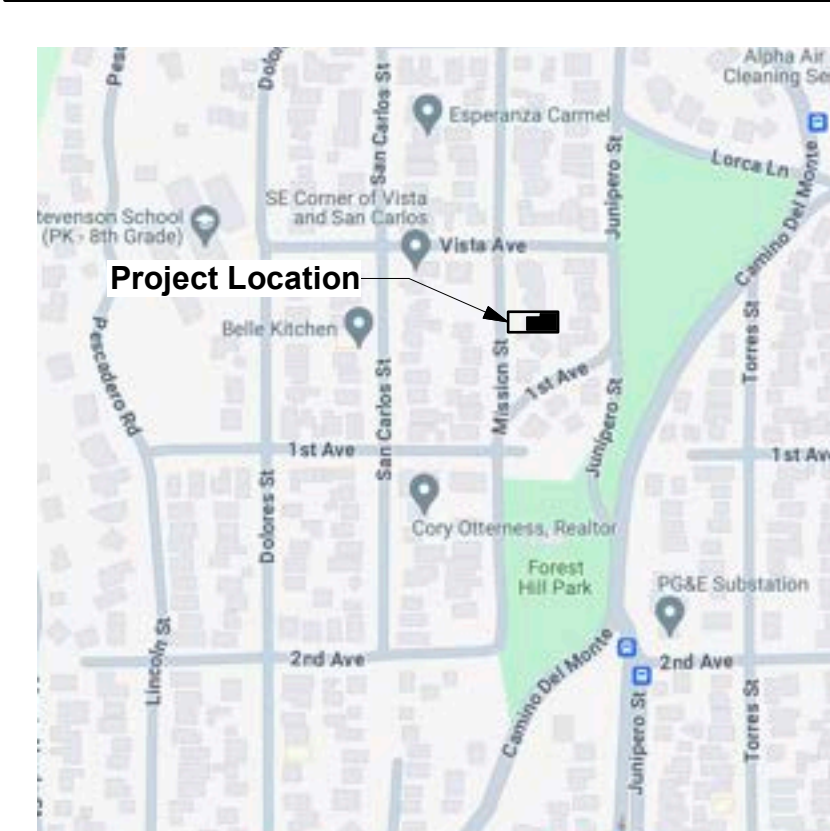
Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and includes:

- 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
  - A3 - Topographic Site Survey
  - A4 - Preliminary Site Assessment Report
  - A5 - Combined Main Floor Site Plan
  - A6 - Combined Upper Floor Site Plan
  - A7 - Existing and Demolition Plan
  - A8 - Site and Roof Plan
  - A9 - Main Floor Plan
  - A10 - Upper Floor Plan
  - 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**





Rendering of Kailea Residence from Mission Street / Northwest



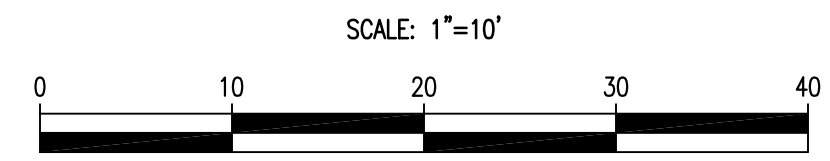
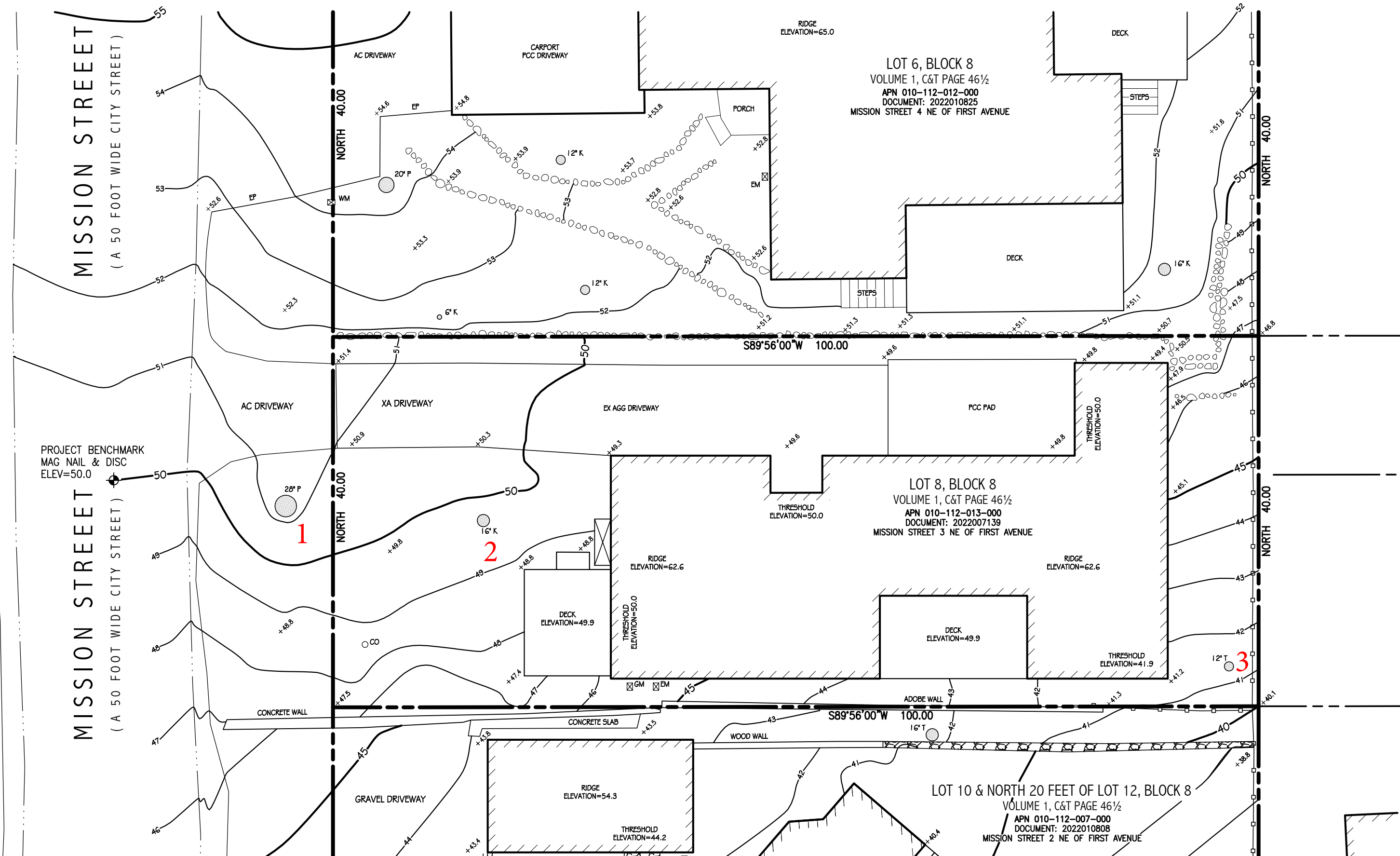
Rendering of Kailea Residence from Mission Street / Southwest

**LEGEND:**

	RECORD BOUNDARY		WOOD FENCE
	RECORD RIGHT OF WAY		WIRE FENCE
	RECORD LOT LINE		CHAIN LINK FENCE
	RECORD CENTERLINE		STREET SIGN
	RECORD EASEMENT LINE		SIGN POST
	RECORD SETBACK		MAIL BOX
	OLD RECORD LINE		BOLLARD
	PROJECT BENCHMARK		PILLAR
	CONTOUR (MAJOR)		BLOCK RETAINING WALL
	CONTOUR (MINOR)		ROCK RETAINING WALL
	GRADEBREAK		STACKED BLOCK WALL
	EDGE OF PAVEMENT		BRICK WALKWAY/PATIO
	LIP OF GUTTER		CARMELO STONE WALL OR WALKWAY
	FACE OF CURB		PCC WALKWAY/PATIO
	CURB AND GUTTER		
	BACK OF CURB		
	SIDEWALK		
	DRIVEWAY		
	FLOWLINE		
	BUILDING		
	APPROXIMATE BUILDING OUTLINE		
	CHIMNEY		
	APPROXIMATE FLOOR ELEVATION		
	DECK		
	CONC PAD		
	CONCRETE PAD		
	STEP		
	PLANTER		
	WATER LINE		
	WATER VALVE		
	WATER METER		
	FIRE HYDRANT		
	HOSE BIB		
	IRRIGATION CONTROL VALVE		
	SANITARY SEWER LINE		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER CLEAN-OUT		
	STORM DRAIN		
	STORM DRAIN MANHOLE		
	AREA DRAIN		
	STORM DRAIN CATCH BASIN		
	ELECTRIC LINE		
	UTILITY POLE		
	GUY WIRE		
	ELECTRIC VAULT		
	UTILITY VAULT		
	UTILITY BOX		
	ELECTRIC METER		
	LAMP POST		
	GAS LINE		
	GAS METER		
	TELEPHONE LINE		
	TELEPHONE STANDARD		
	CABLE TELEVISION LINE		
	CABLE TELEVISION BOX		

AC	ASPHALT CONCRETE
CS	CARMELO STONE
OMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDP	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
A	ACACIA
C	CYPRESS
K	OAK
P	PINE
R	REDWOOD
T	TREE
	SPOT ELEVATION



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

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

**TOPOGRAPHIC SITE SURVEY**

OF  
**LOT 8 IN BLOCK 8**  
 PER VOLUME 1, C&T PAGE 46 1/2  
 APN 010-112-013  
 Records of Monterey County  
 PREPARED FOR  
**Craig J. Collins**



BY  
**LUCIDO SURVEYORS**  
 Boundary and Construction Surveys · Topographic and Planimetric Mapping  
 ALTA Surveys and GIS Database Management · Land Planning and Consulting  
 2 Saucito Avenue  
 DEL REY OAKS, CALIFORNIA 93940  
 info@lucidosurveyors.com  
 (831) 620-5032

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

Preliminary Site Assessment Survey Mark-Up from City Forester





HAPUNA

KAILEA

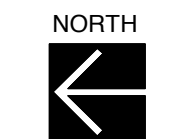
AHANA



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

**LEGEND**

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



0' 8' 16'



HAPUNA

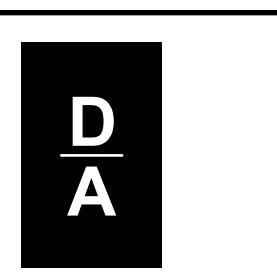
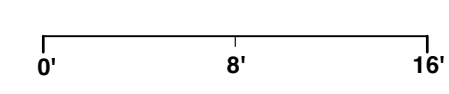
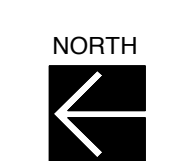
KAILEA

AHANA



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

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



**DYAR**  
ARCHITECTURE  
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Owner:  
Collins Hermle Family Trust  
150 San Rafael Way  
San Francisco, CA 94127

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

Job No.

Date:  
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"



Sheet No.

**A5**  
Kailea

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

**Kailea Residence**  
Mission Street 3 1/2 E of First Avenue  
Kailea, CA 96923  
APN: 010-119-013

Job No.:

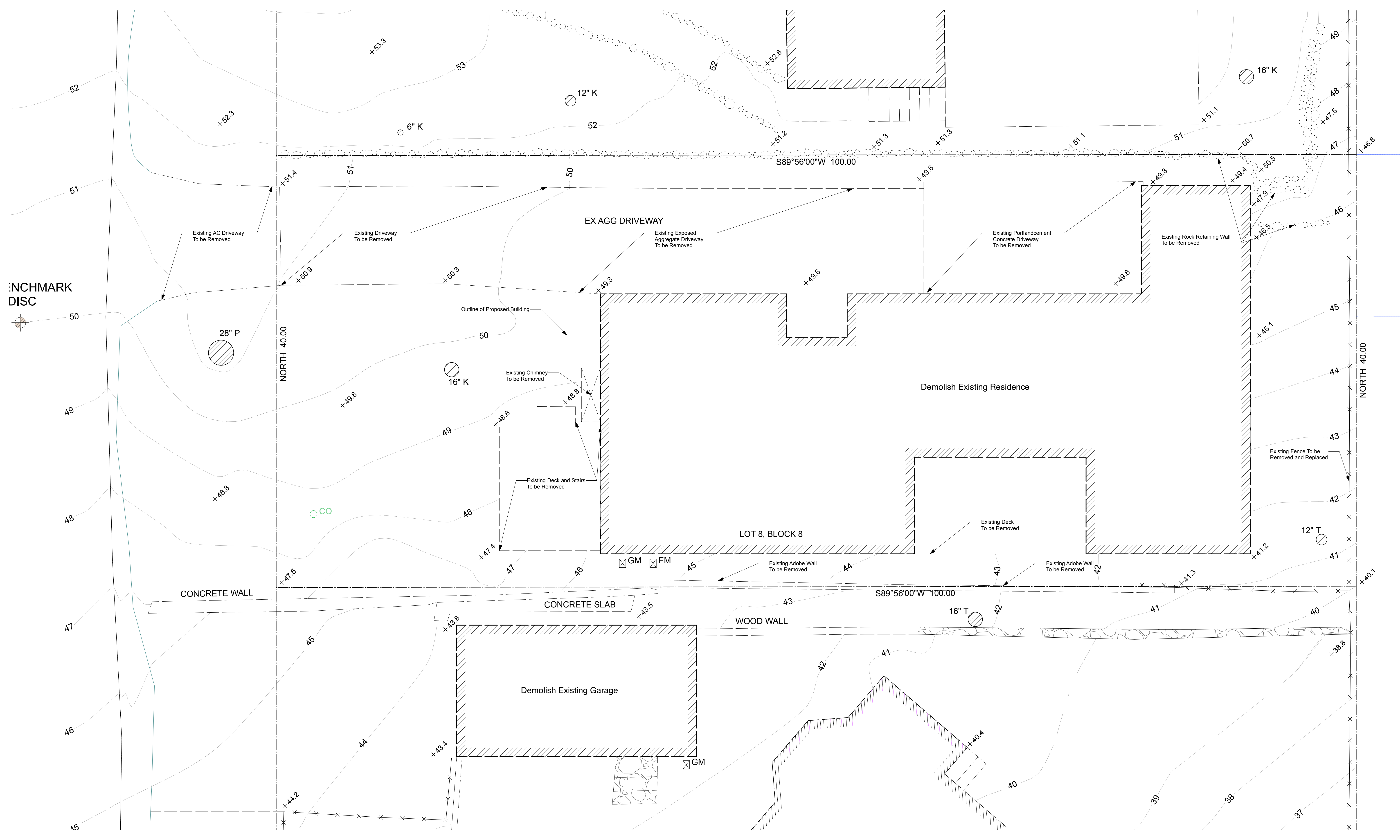
Date:  
Track 2 Design Study  
July 1, 2024  
Track 2 Design Study  
Residential  
September 4, 2024

**Existing and Demolition Site Plan**

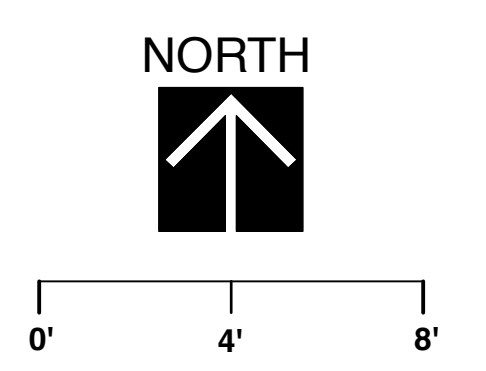
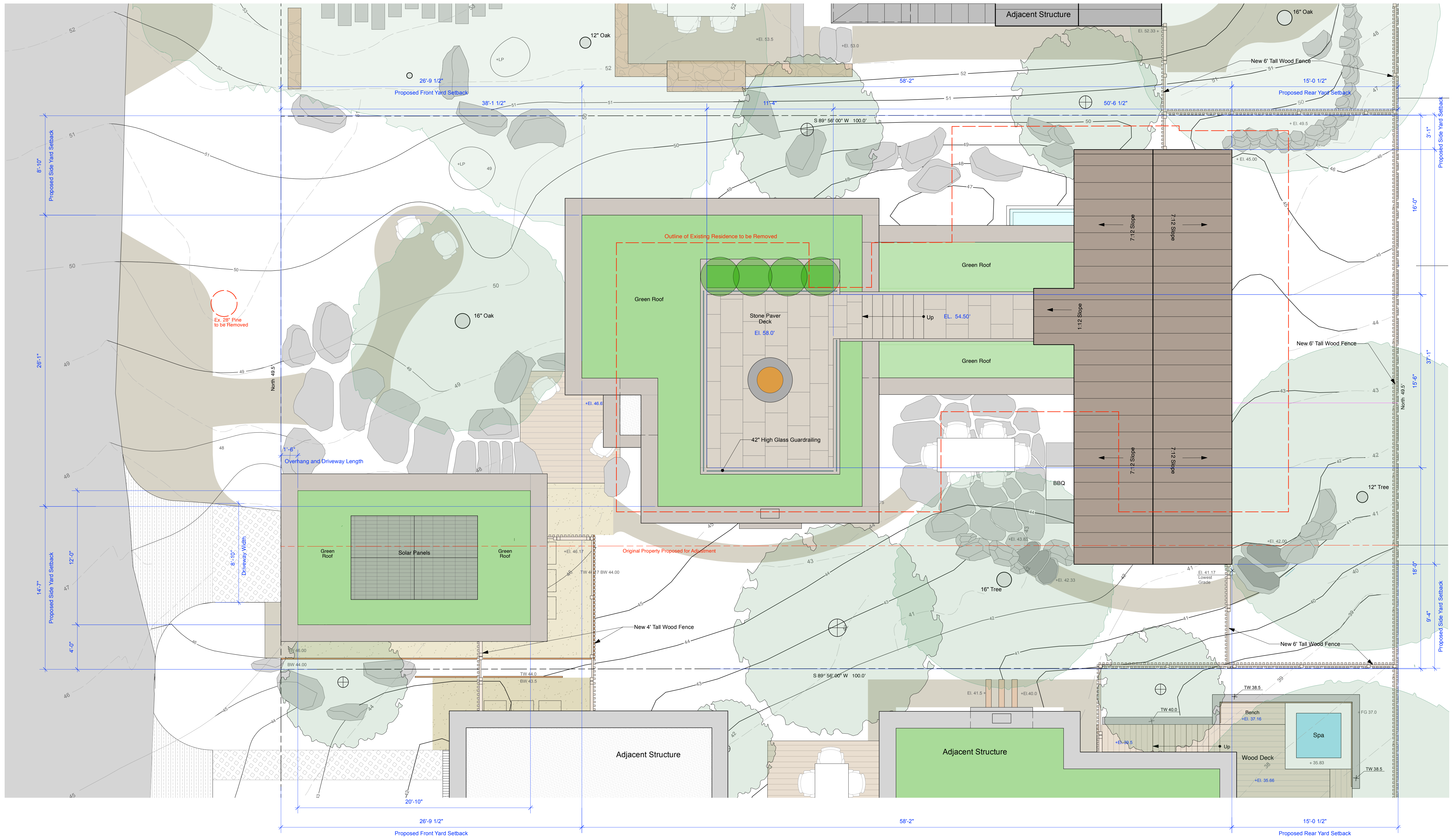
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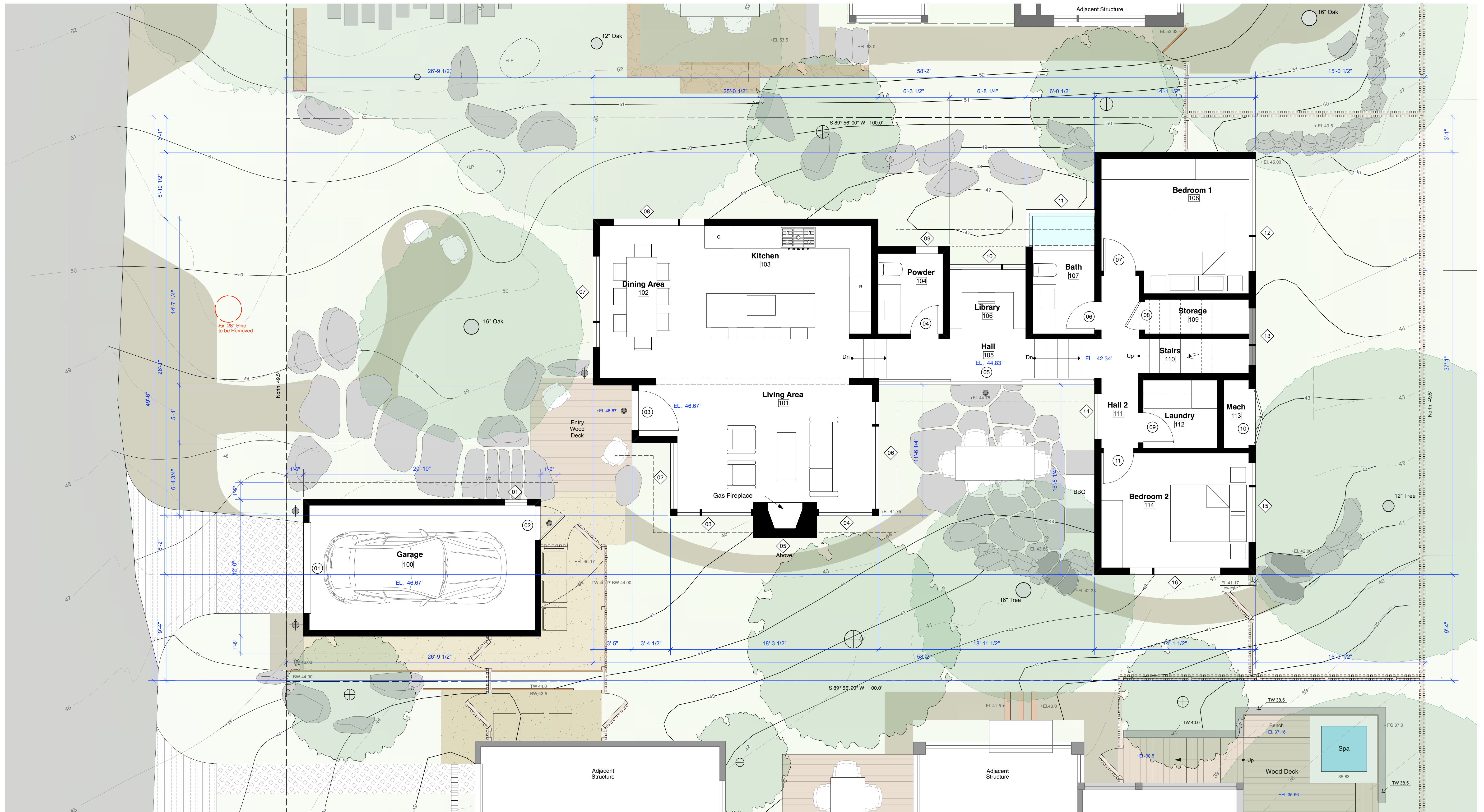
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**A6**  
Kailea



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





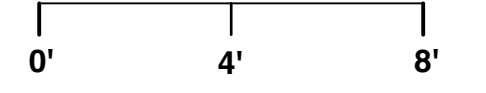


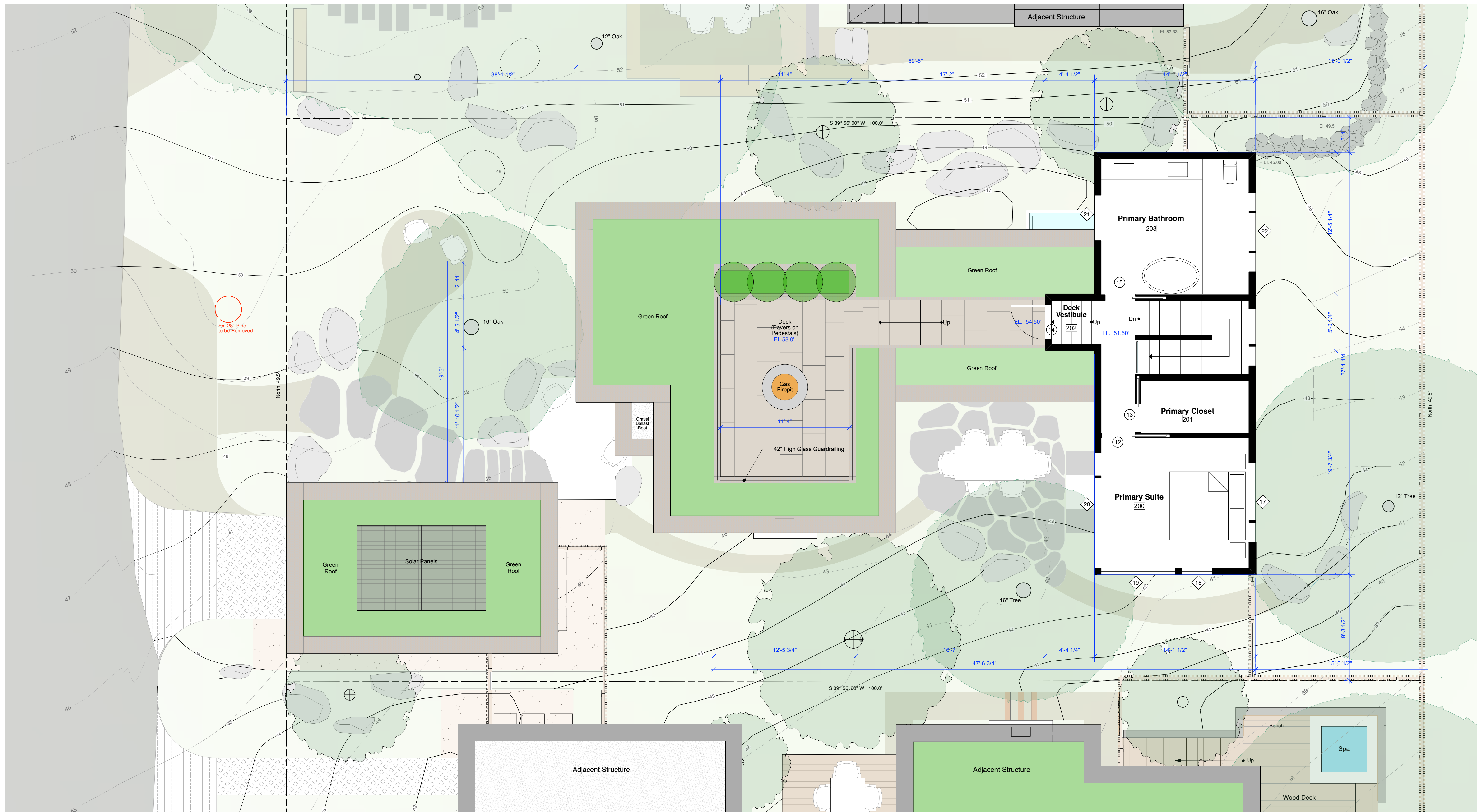
Proposed Main Floor Plan  
Scale: 1/4" = 1'-0"

LEGEND

- |  |                             |  |                                |  |                           |
|--|-----------------------------|--|--------------------------------|--|---------------------------|
|  | DECOMPOSED GRANITE PATH     |  | NEW FENCE                      |  | PROPOSED TREE             |
|  | MULCH PATH                  |  | NEW PLANTING OR LANDSCAPE AREA |  | EXISTING TREE             |
|  | CORTEN STEEL RETAINING WALL |  | EXISTING CONTOUR               |  | ACCENT BOULDER            |
|  | CARMEL STONE GARDEN WALL    |  | PROPOSED CONTOUR               |  | STEP BOULDER              |
|  | STONE PAVER DECK            |  | WALL SCONCE                    |  | DRYLAI D FLAGSTONE PAVING |
|  | SPACED-BOARD WOOD DECK      |  | SOFFIT DOWNLIGHT               |  |                           |
|  | WOOD PAVERS                 |  |                                |  |                           |

**PRELIMINARY**  
Not For Construction

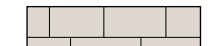



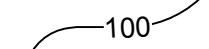


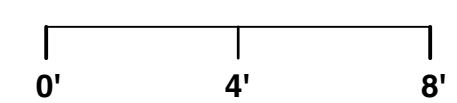
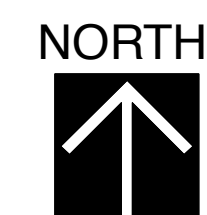


EL. 25' Pine to be Removed

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

LEGEND

-  STONE PAVER DECK
-  GREEN ROOF
-  METAL CAP EAVE
-  EXISTING CONTOUR
-  PROPOSED CONTOUR



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155 San Rafael Way  
San Francisco, CA 94127

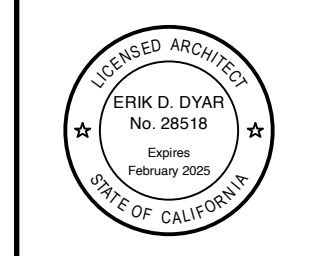
**Kailea  
Residence**  
Mission Street, 3rd NE, of First Avenue  
Kailea, HI 96751  
APN: 010-119-013

Job No.

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

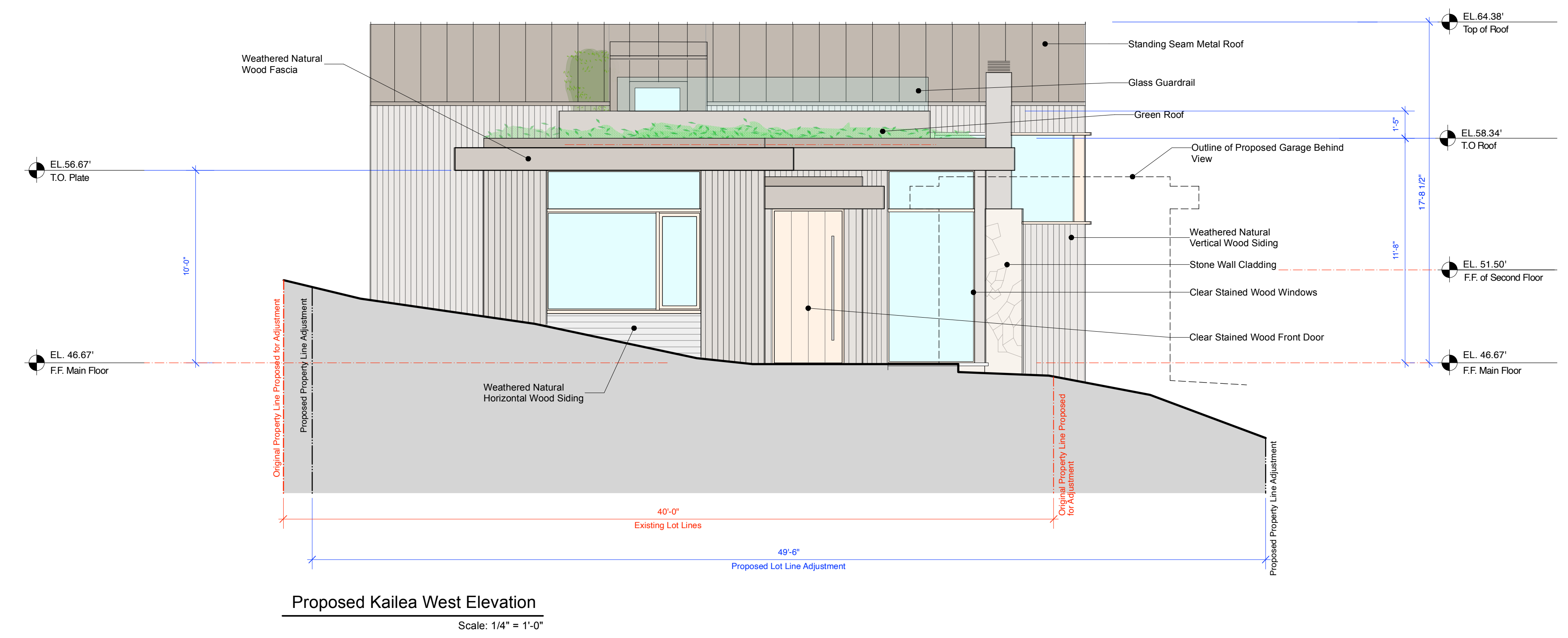
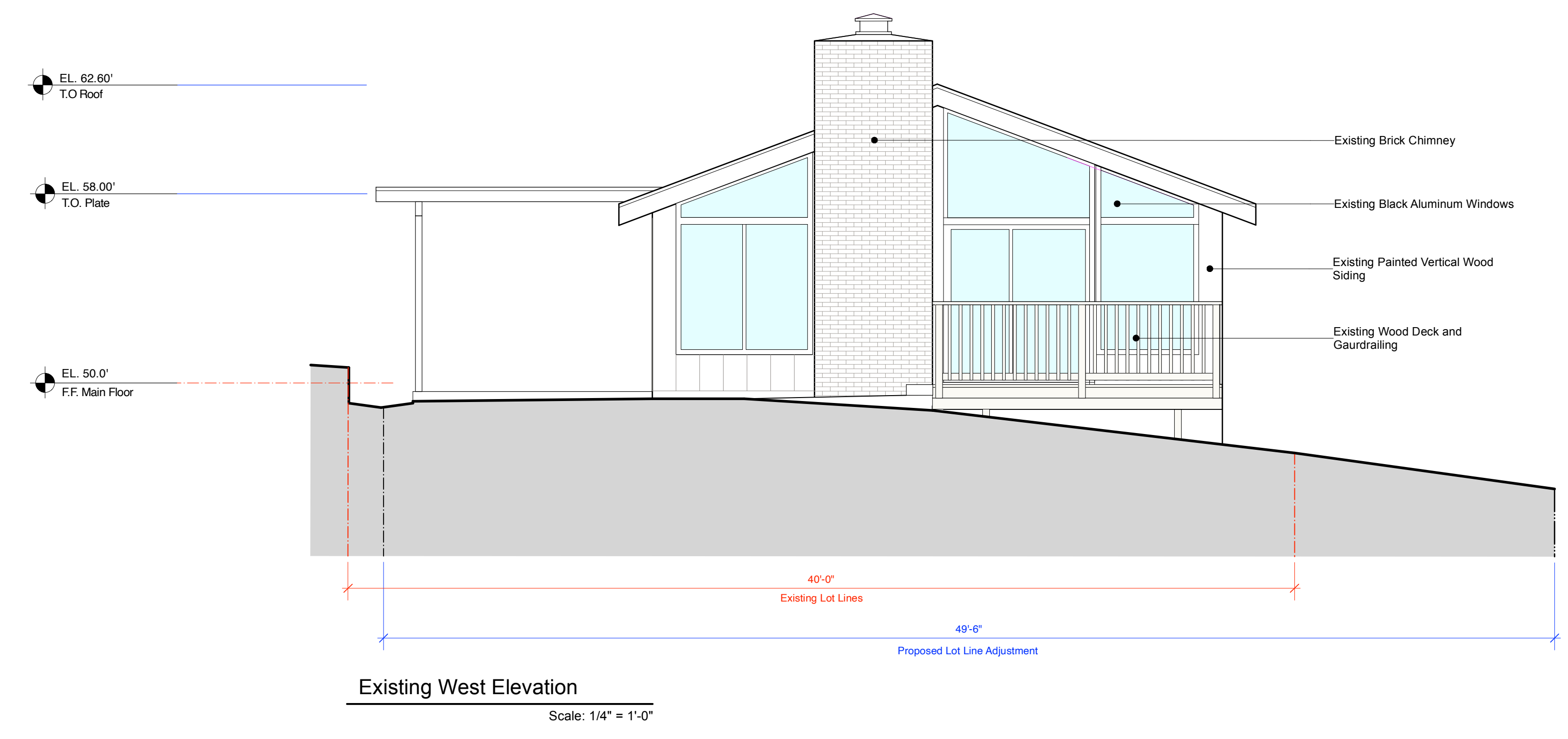
**West + North  
Kailea  
Elevations**

1/4" = 1'-0"



Sheet No.

**A10  
Kailea**



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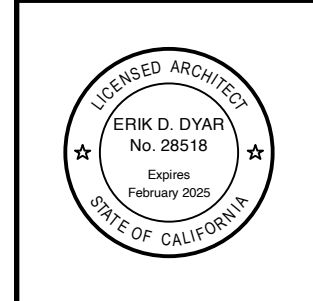
**Kailea  
Residence**  
Mission Street, 3rd NE, of First Avenue  
Kailea, HI 96741  
APN: 010-119-013

Job No.

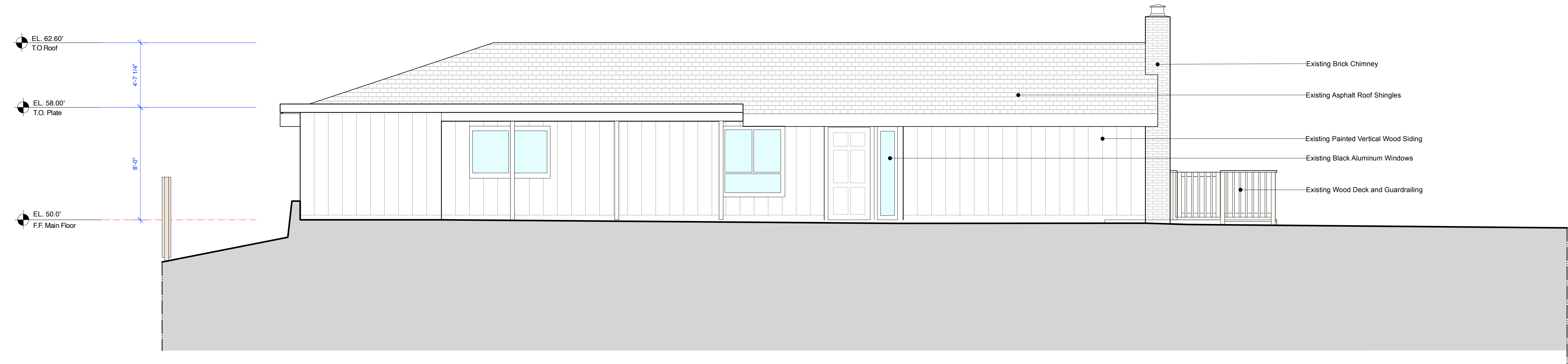
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Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Residential  
September 4, 2024

**West + North  
Kailea  
Elevations**

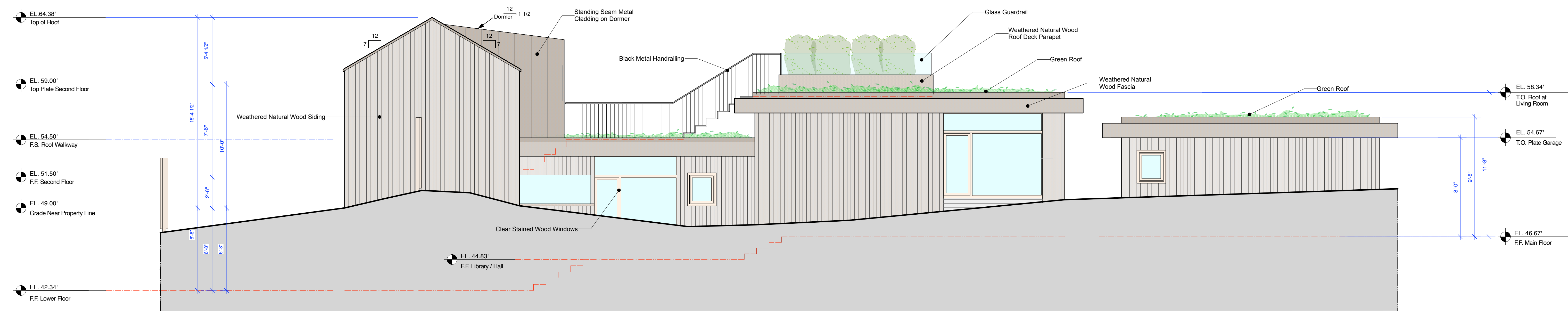
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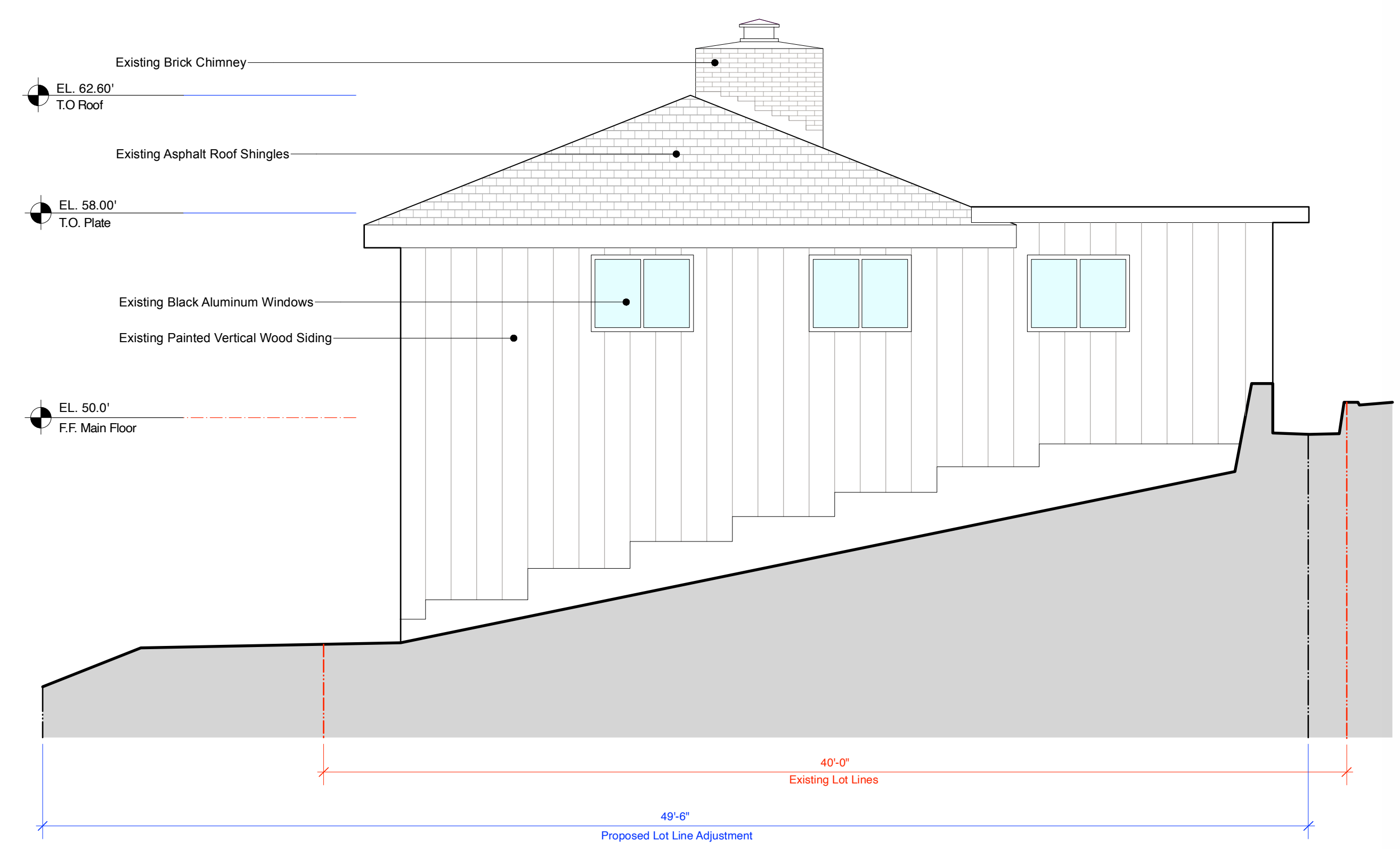
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**A11**  
Kailea



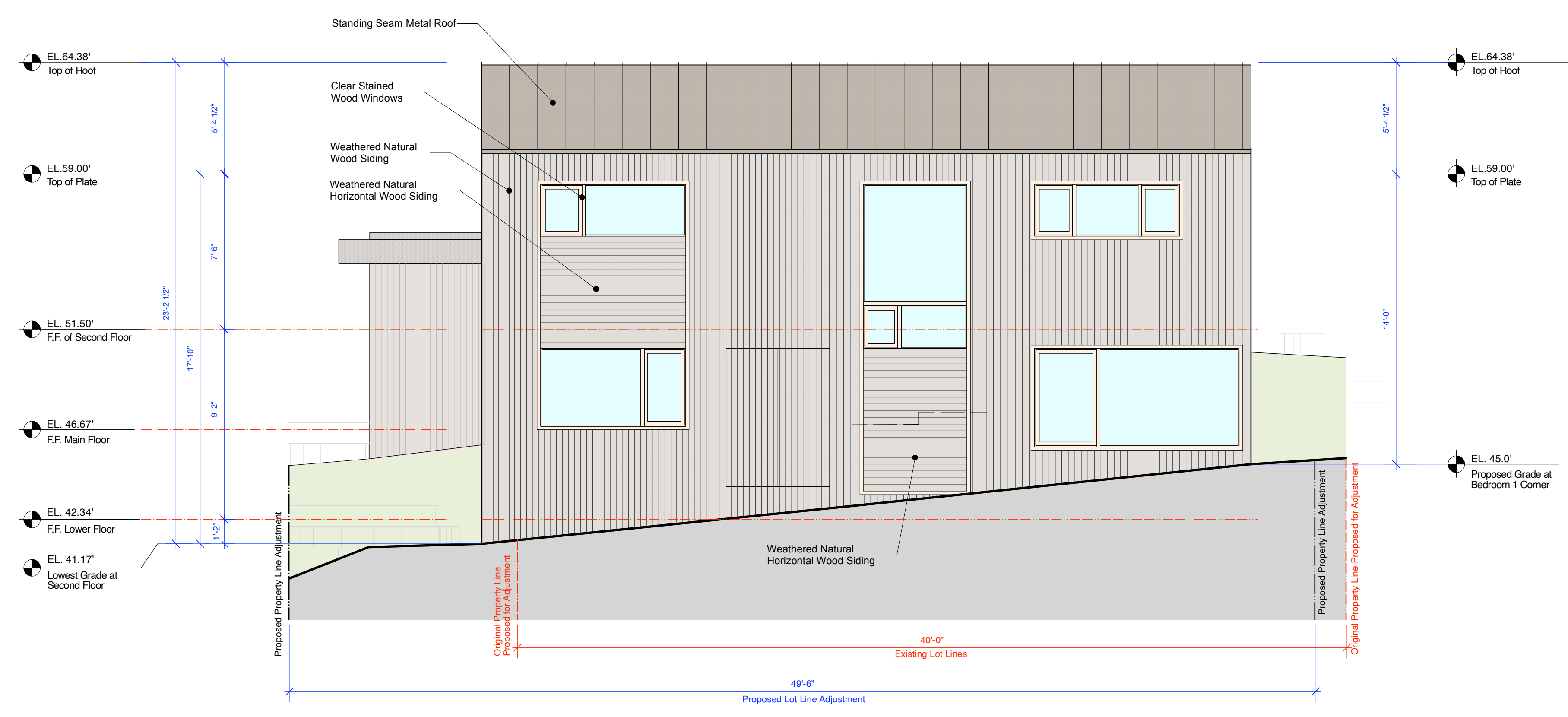
**Existing North Elevation**  
Scale: 1/4" = 1'-0"



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



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



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

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San Francisco, CA 94127

Project: Kailea Residence  
Mission Street, 3/4 NE of First Avenue  
San Francisco, CA 94103  
APN: 010-119-013

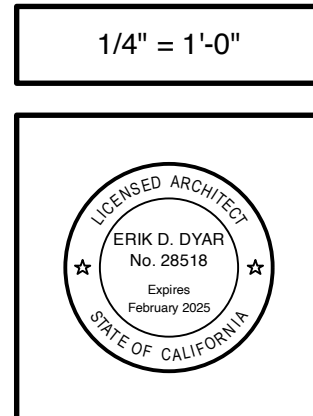
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Mission Street, 3/4 NE of First Avenue  
San Francisco, CA 94103  
APN: 010-119-013

Job No.

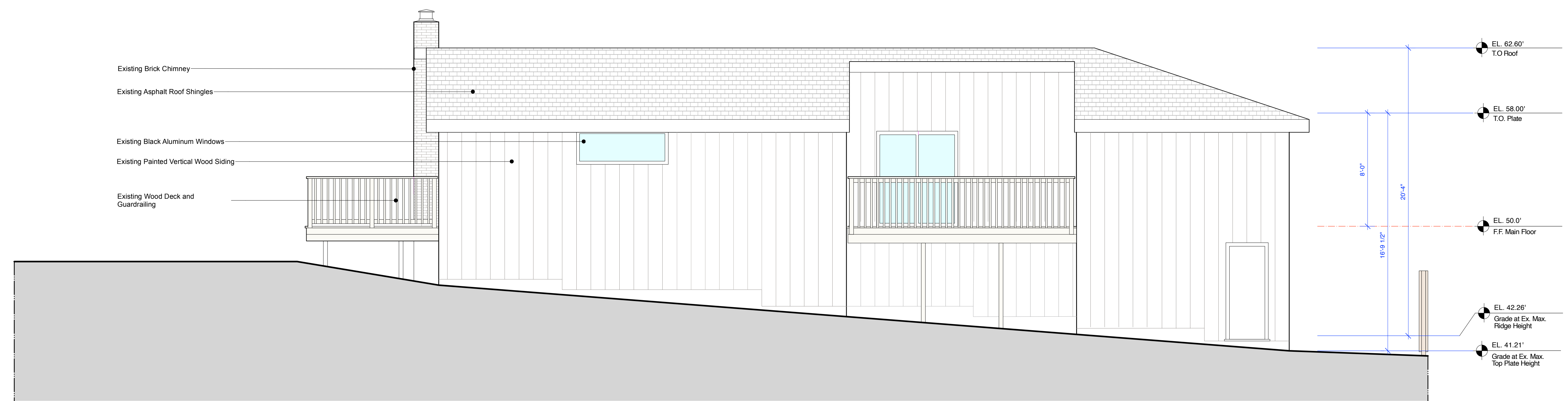
Date:  
Tract 2 Design Study  
July 1, 2024  
Tract 2 Design Study  
Residential  
September 4, 2024

South Kailea Elevations

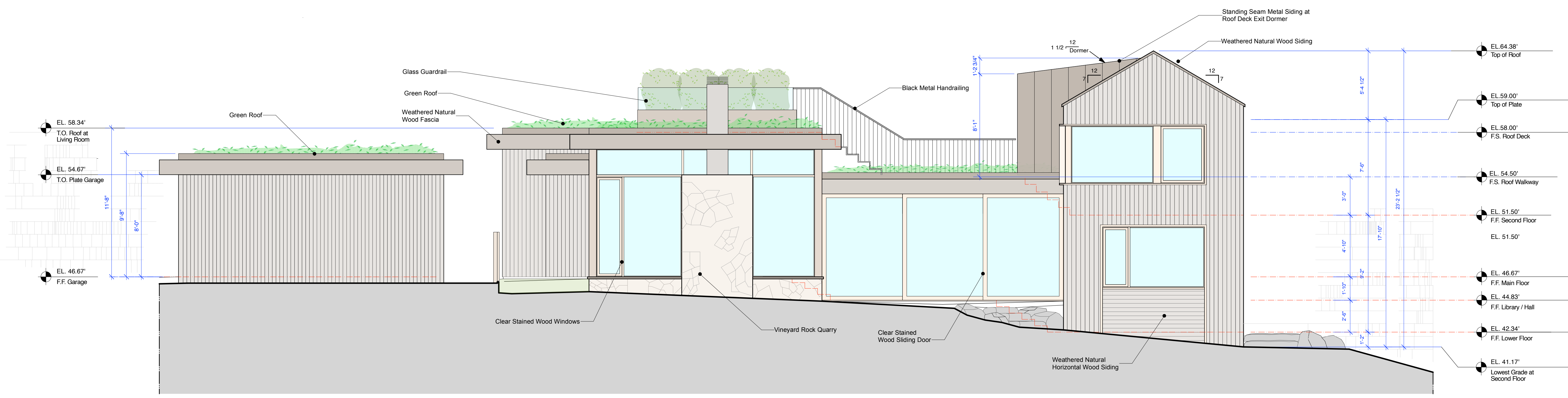
1/4" = 1'-0"



Sheet No.  
**A13**  
Kailea



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



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

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Celine Hermie Family Trust  
155 San Rafael Way  
San Francisco, CA 94127

**Kailea Residences**  
Mission Street, 3rd NE, of First Avenue  
Kailea, CA 95623  
APN: 010-119-013

Job No.

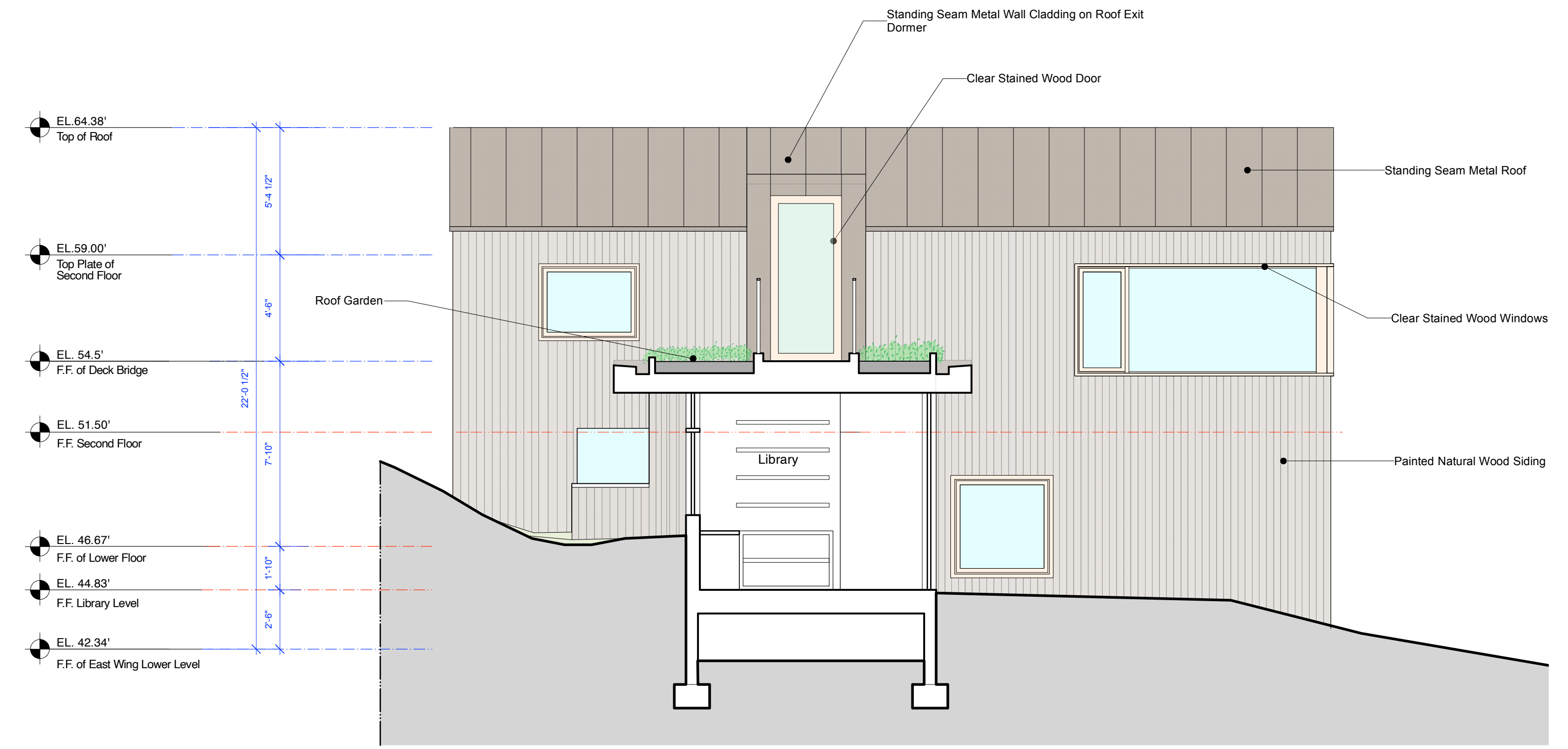
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Residential  
September 4, 2024

**Kailea Section Elevations**

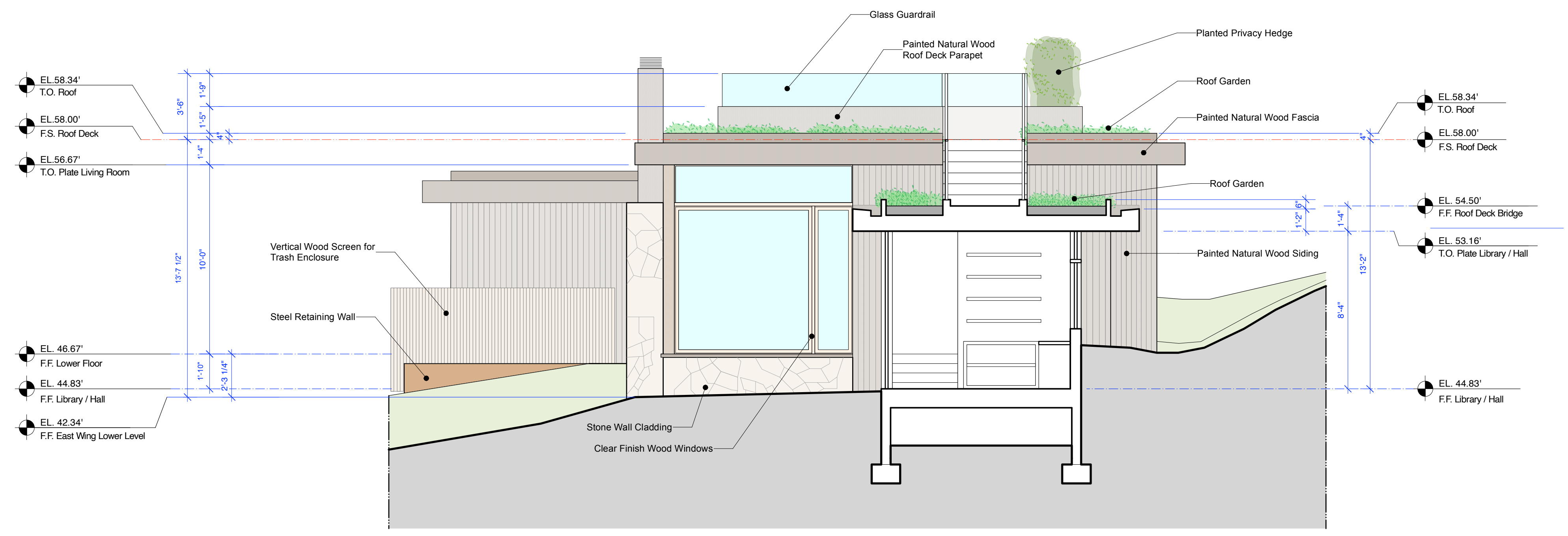
1/4" = 1'-0"



Sheet No.  
**A14**  
**Kailea**



**Proposed Kailea East View Section Through Library**  
Scale: 1/4" = 1'-0"



**Proposed Kailea West View Section Through Library**  
Scale: 1/4" = 1'-0"



Proposed Street Elevation



Photographs of Existing Street Elevation

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

**Kailea Residence**  
Mission Street 3, N.E. of Ellet Avenue  
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

**Kailea  
Existing and  
Proposed Street  
Elevations**




Sheet No.

**A15**  
**Kailea**



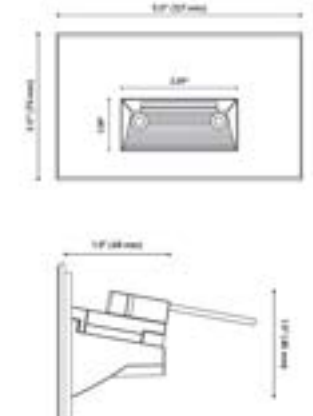
**FXLuminaire**

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



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

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



**Exterior Recessed Step Light**



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

**Exterior Recessed Soffit Light**

**WAC LIGHTING**

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

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

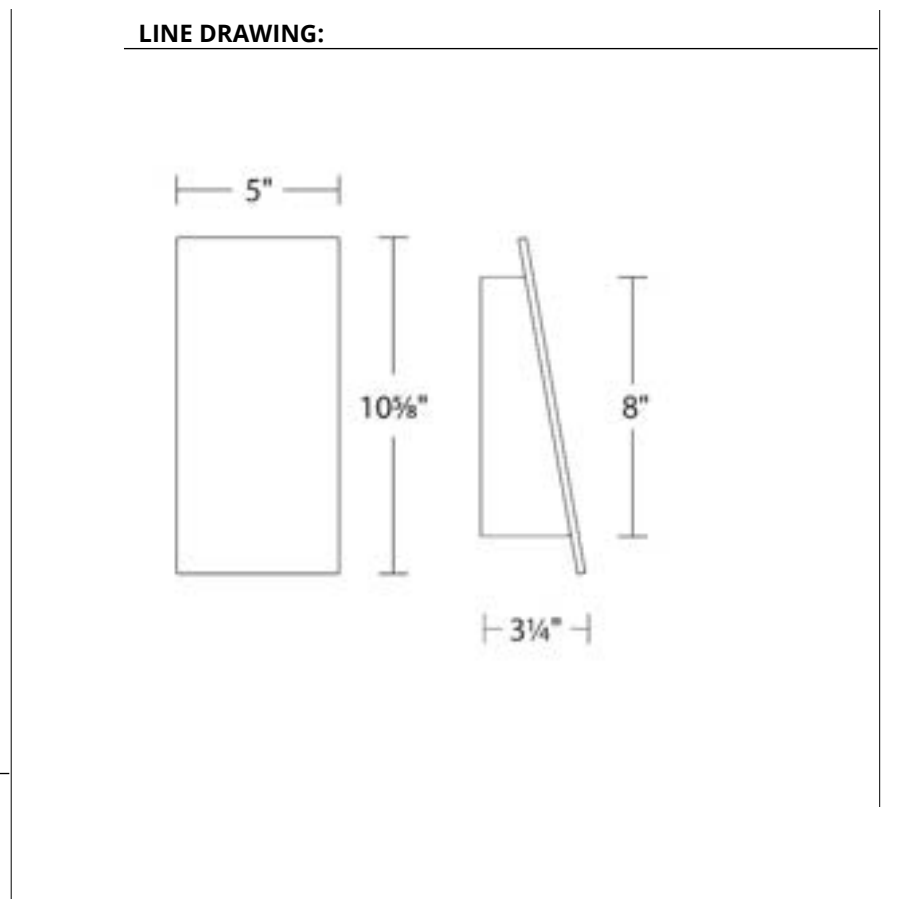
Example: **WS-W14911-BK**  
 For custom requests please contact [customs@wacighting.com](mailto:customs@wacighting.com)

**DESCRIPTION**  
 Cleverly designed, minimalist lighting.

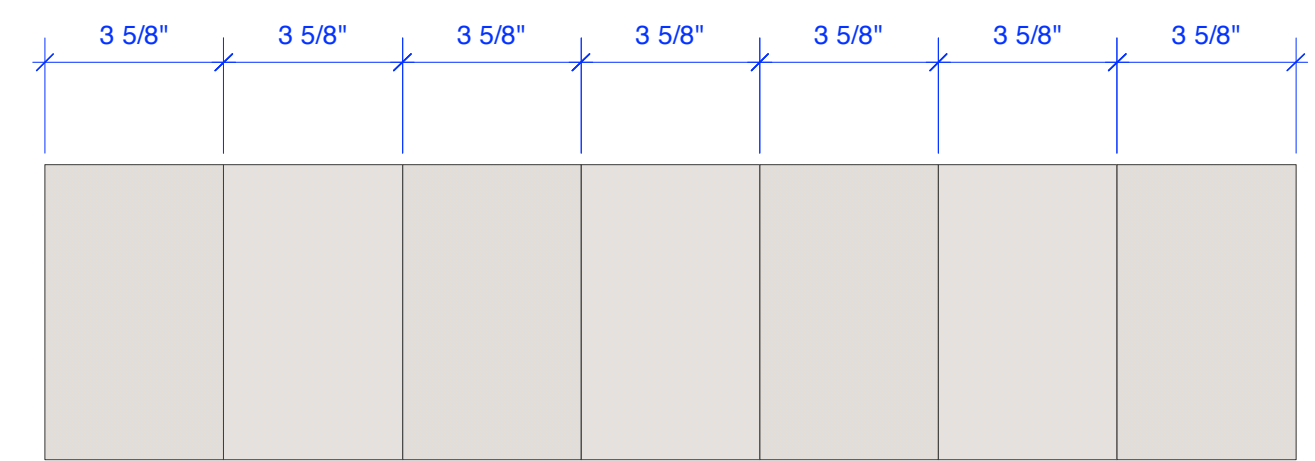
**FEATURES**  
 • ACLED driverless technology  
 • 5 year warranty

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

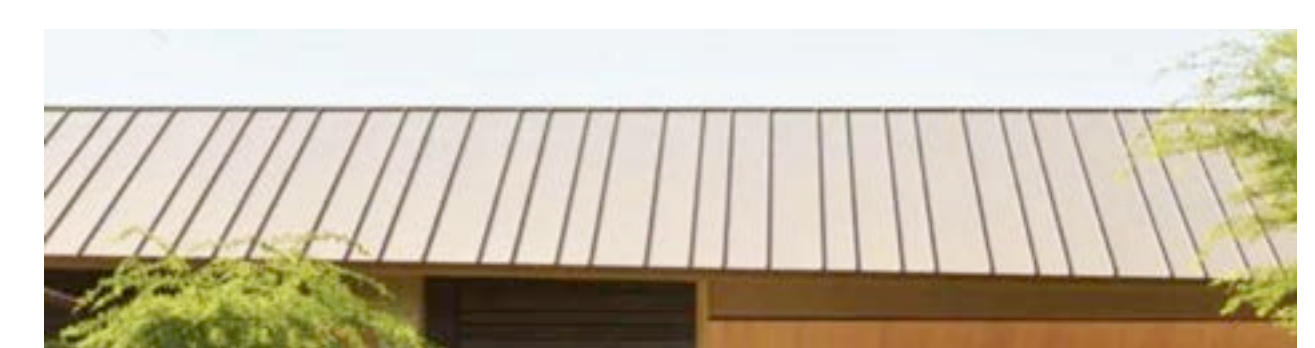
**FINISHES:**  
 Black

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



**Siding Width**  
 Siding Width: Board & Batt is 3 5/8"



**Sloped Roof**  
 Standing Seam Metal Roof



**Stone Wall**  
 Local Granite



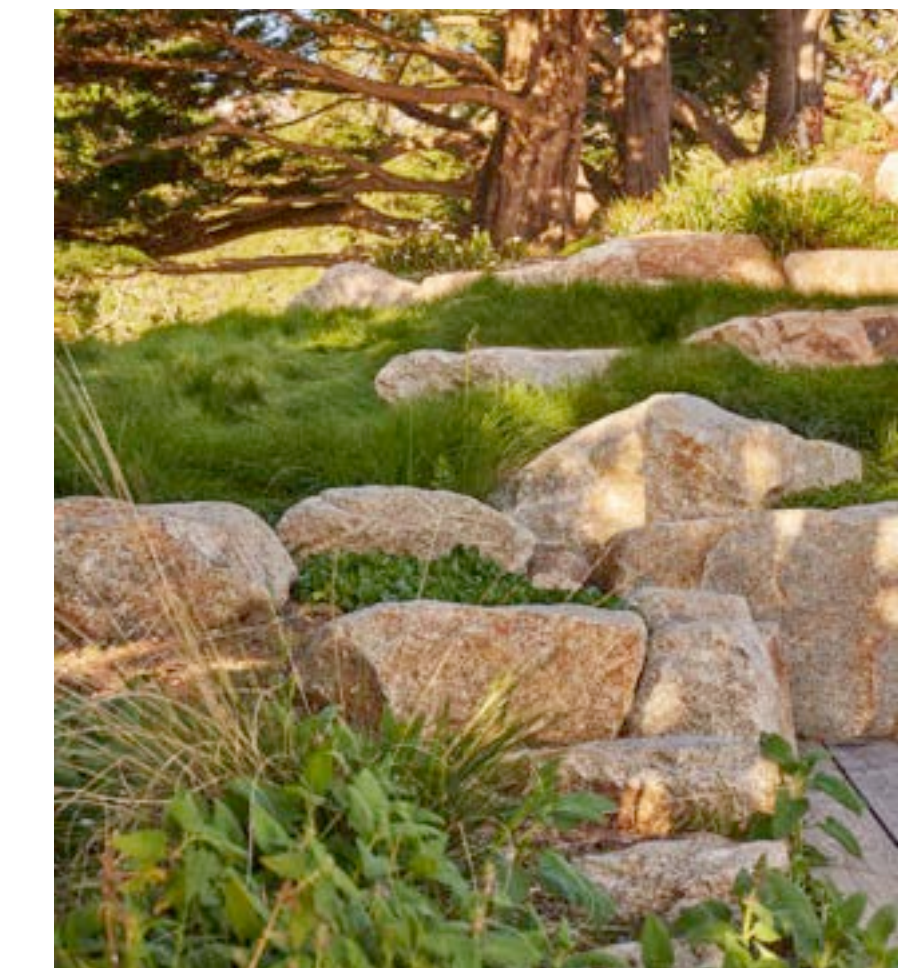
**Flat Roof**  
 TPO w/ Gravel Ballast



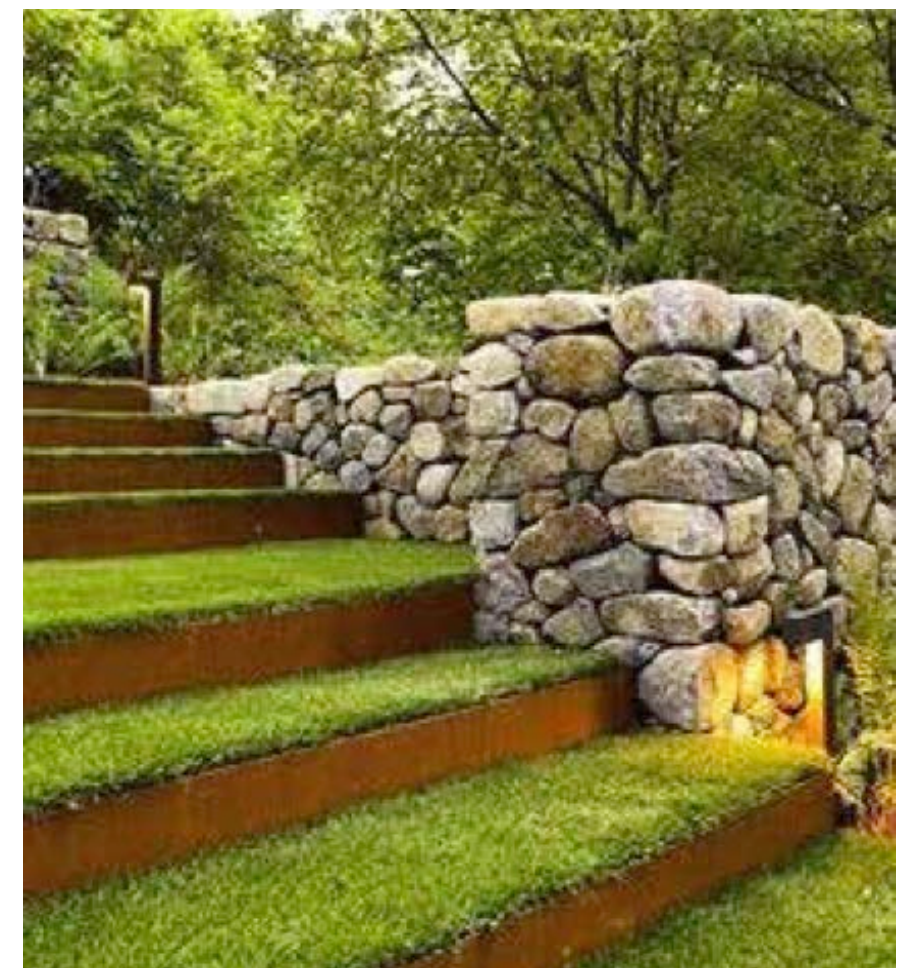
**Green Roof**  
 Native, Drought-Resistant Living Roof



**Exterior Doors + Windows**  
 Clear Finish, Douglas Fir Wood



**Landscape Boulders**  
 Accent and Retaining Boulders



**Low, Steel Garden Walls**  
 Weathered Steel



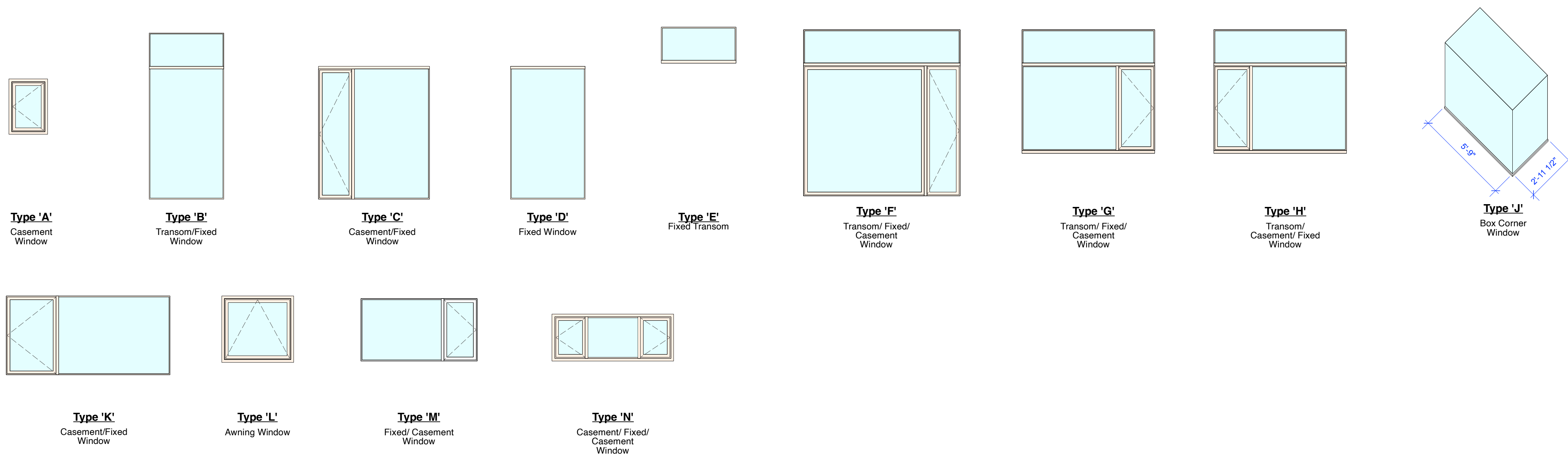
**Stone Pavers**



**Wood Decking**  
 Ipe Wood Spaced Board

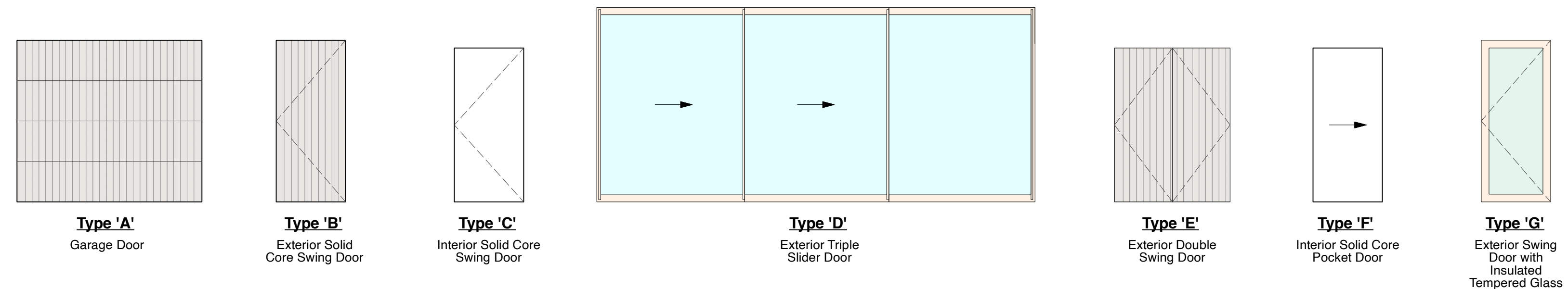
**Window Schedule**

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
<b>Main Residence</b>										
1	Garage	100	2'-0"	3'-0"	A	X	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement
2	Living Area	101	5'-9 3/4"	10'-0"	B	O	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom/Fixed Window
3	Living Area	101	6'-8 1/2"	7'-10"	C	XO	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed Window
4	Living Area	101	4'-10 1/2"	7'-10"	D	O	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed
5	Living Area	101	17'-1 1/2"	2'-0"	E	O	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed Transom
6	Living Area	101	9'-5 1/2"	7'-10"	F	OOX	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom, Fixed, Casement
7	Dining Area	102	8'-0"	7'-3"	G	OOX	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom, Fixed, Casement
8	Dining Area	102	8'-0"	7'-3"	H	OOX	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom, Casement, Fixed
9	Powder Room	104	2'-0"	3'-0"	A	X	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement
10	Library	106	6'-8 1/2"	5'-10"	H	XO	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed
11	Bathroom	107	Look @ Type	Look @ Type	J	O	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Box Window
12	Bedroom 1	108	9'-10 1/2"	4'-9"	K	XO	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
13	Stairs	110	5'-0"	7'-11"	H	OOX	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed Transom/ Casement/ Fixed Window
14	Hall 2	111	4'-0"	4'-0"	L	X	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
15	Bedroom 2	114	7'-0"	3'-9"	M	OX	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed
16	Bedroom 2	114	8'-0"	4'-9"	K	XO	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
17	Primary Suite	200	7'-0"	2'-6"	K	XO	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement/Fixed
18	Primary Suite	200	2'-8 1/2"	4'-8"	L	X	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
19	Primary Suite	200	6'-6"	4'-6"	D	O	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed
20	Primary Suite	200	10'-1 1/2"	4'-6"	K	XO	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
21	Primary Bathroom	203	4'-0"	3'-0"	L	X	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
22	Primary Bathroom	203	7'-0"	2'-6"	N	XOX	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed, Casement



**Door Schedule**

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
<b>Main House</b>											
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Weathered-Grade Wood		Weathered-Grade Wood		Garage Door
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Weathered-Grade Wood		Weathered-Grade Wood		Exterior Swing Door
3	Living Area	101	3'-6"	8'-0"	1-3/4"	B	Clear Stained-Grade Wood		Clear Stained-Grade Wood		Exterior Swing Door
4	Powder Room	104	2'-6"	6'-8"	1-3/4"	D	Paint-Grade Wood		Paint-Grade Wood		Interior Solid Core Swing Door
5	Hall	105	18'-11 1/2"	8'-5"	1-3/4"	C	Clear Stained-Grade Wood	1" Insulated Glass, Tempered	Clear Stained-Grade Wood		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	108	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Storage	109	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Laundry	112	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Garage Door
10	Mechanical	113	5'-0"	6'-8"	1-3/4"	E	Weathered-Grade Wood		Weathered-Grade Wood		Double Swing Door
11	Bedroom 2	114	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		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 Closet	201	2'-6"	6'-8"	1-3/4"	F	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
14	Deck Vestibule	202	3'-0"	7'-0"	1-3/4"	G	Clear Stained-Grade Wood	1" Insulated Glass, Tempered	Clear Stained-Grade Wood		Exterior Swing Door with Tempered Insulated Glass
15	Primary Bathroom	203	2'-8"	6'-8"	1-3/4"	F	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door



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

**Kailea Residence**  
Mission Street 3 NE of First Avenue  
San Francisco, CA 94103  
APN 010-112018

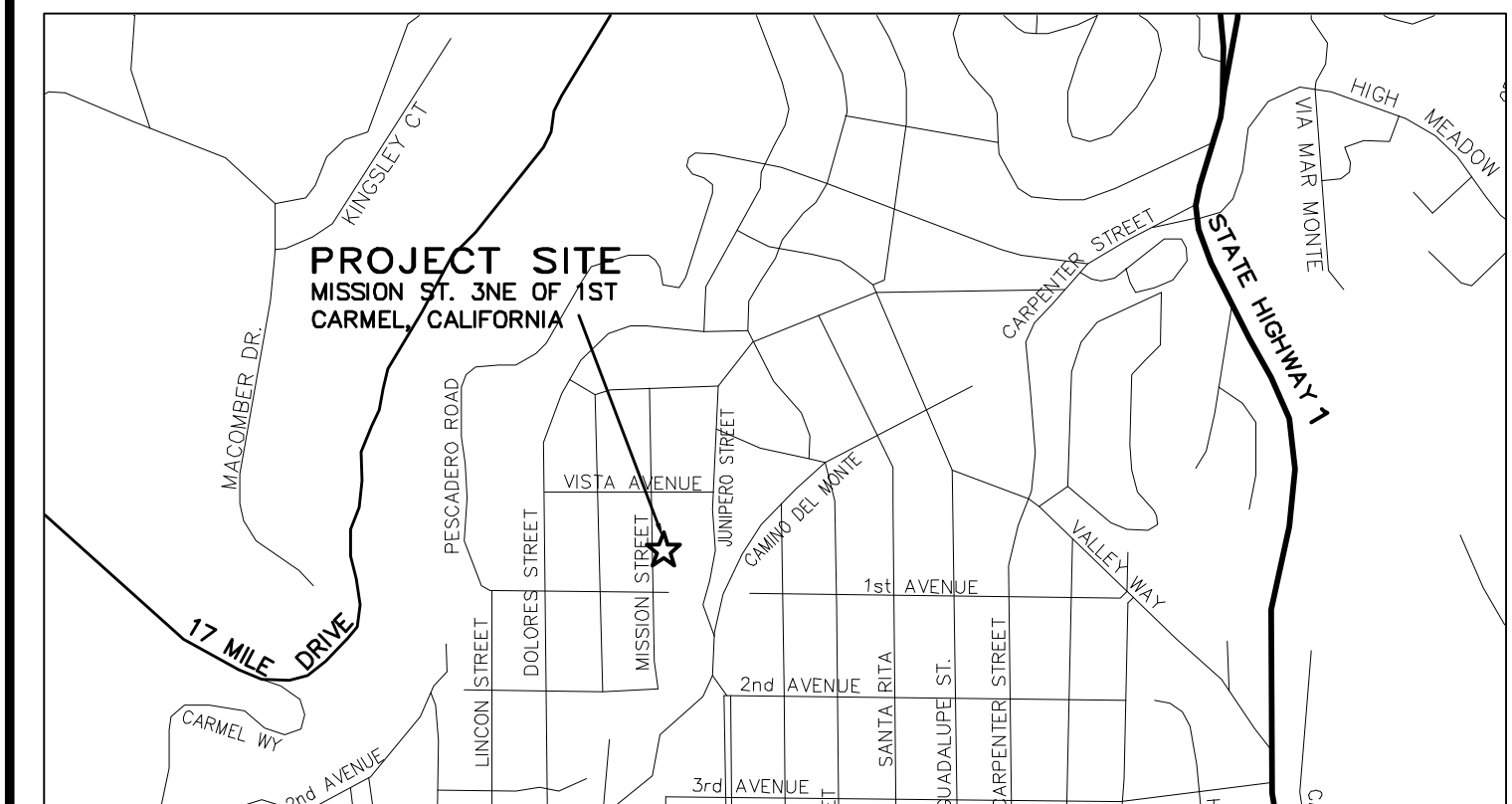
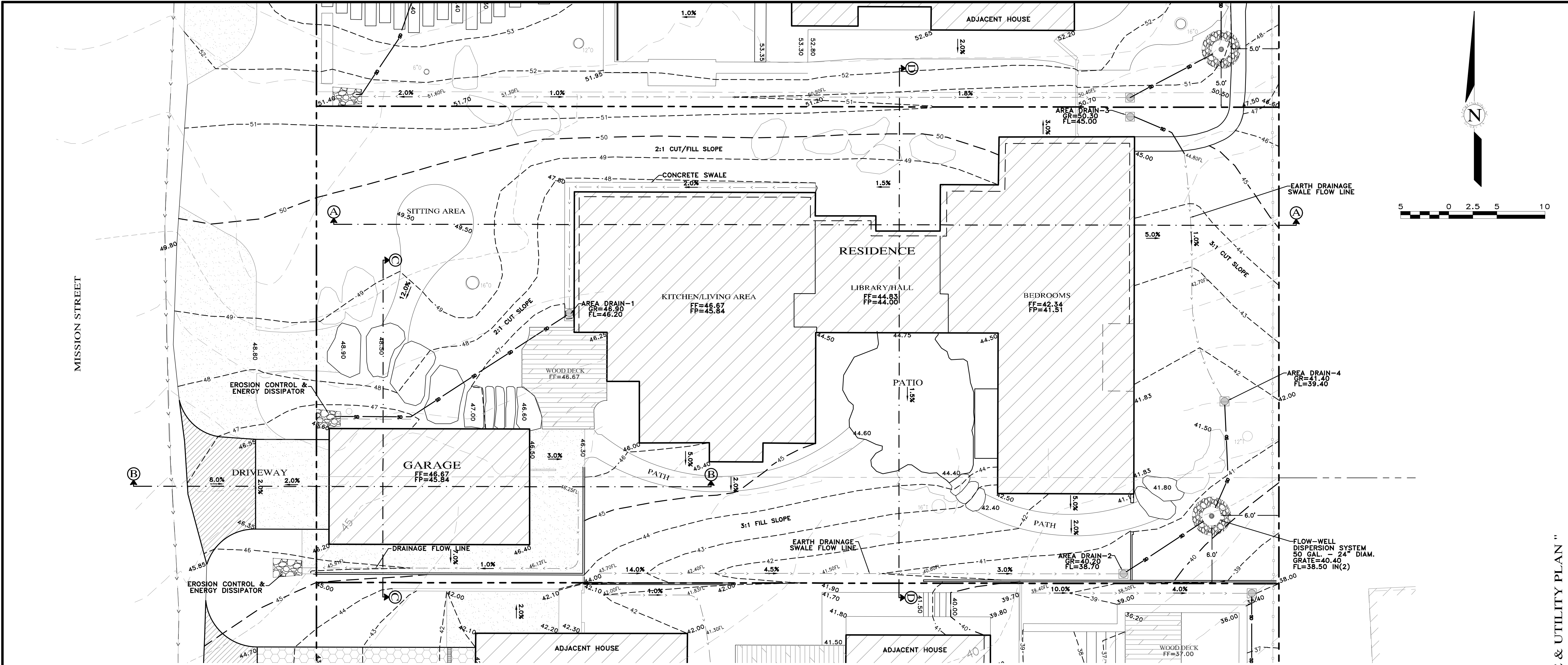
Job No.

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

**Door + Window Schedules**



Sheet No.



VICINITY MAP  
NOT TO SCALE

**STORM WATER CONTROL NOTES:**

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

TOTAL LOT AREA = 4,950 SQ.FT.  
 TOTAL IMPERVIOUS AREA = 1,740 SQ.FT.  
 TOTAL AREA OF DISTURBANCE = 4,915 SQ.FT.

GRADING QUANTITIES:  
 CUT = 270 C.Y.  
 FILL = 65 C.Y.  
 NET = 205 C.Y. EXPORT

**INDEX TO SHEETS**

- SHEET C1 GRADING & DRAINAGE PLAN & SECTIONS
- SHEET C2 GRADING SECTIONS
- SHEET C3 EROSION CONTROL PLAN
- SHEET C4 CONSTRUCTION MANAGEMENT PLAN

**CONTACT INFORMATION:**

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

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

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

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "



MISSION SISTERS - LOT 8 KAILEA RESIDENCE  
 A.P.N.: 010-112-013  
 FOR COLLINS HERMLE FAMILY TRUST  
 CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

SCALE: 1"=5'

DATE: AUGUST 2024

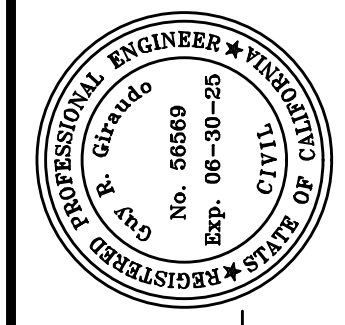
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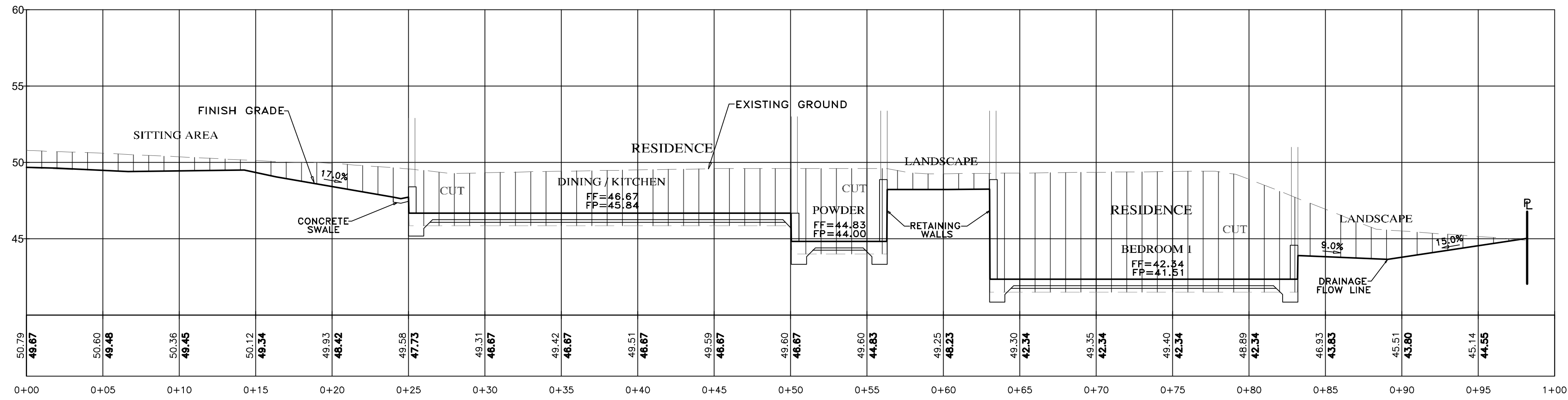
SHEET C1

OF 4 SHEETS

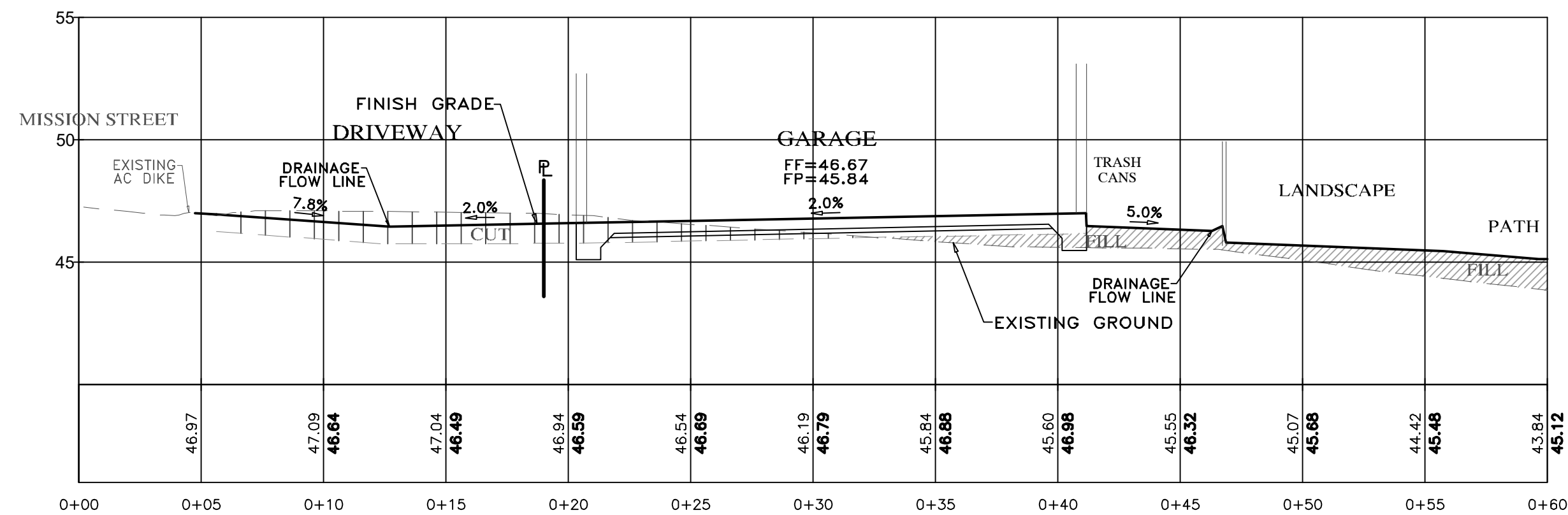
No.	DATE	BY	REVISION
08/16/24	AMS	RELEASED TO CLIENT	

APPROVED BY:  
 GUY R. GIRAUDO

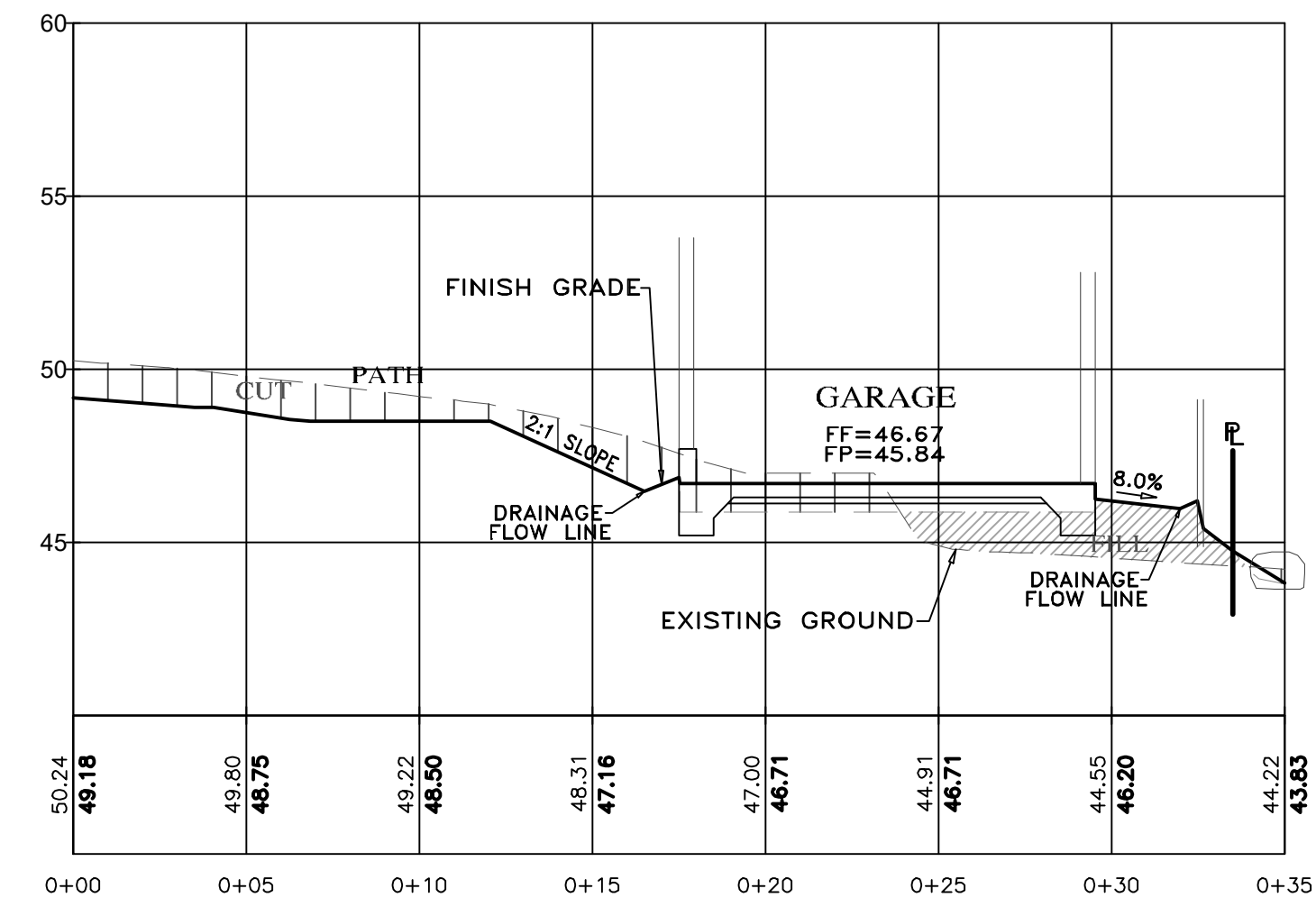




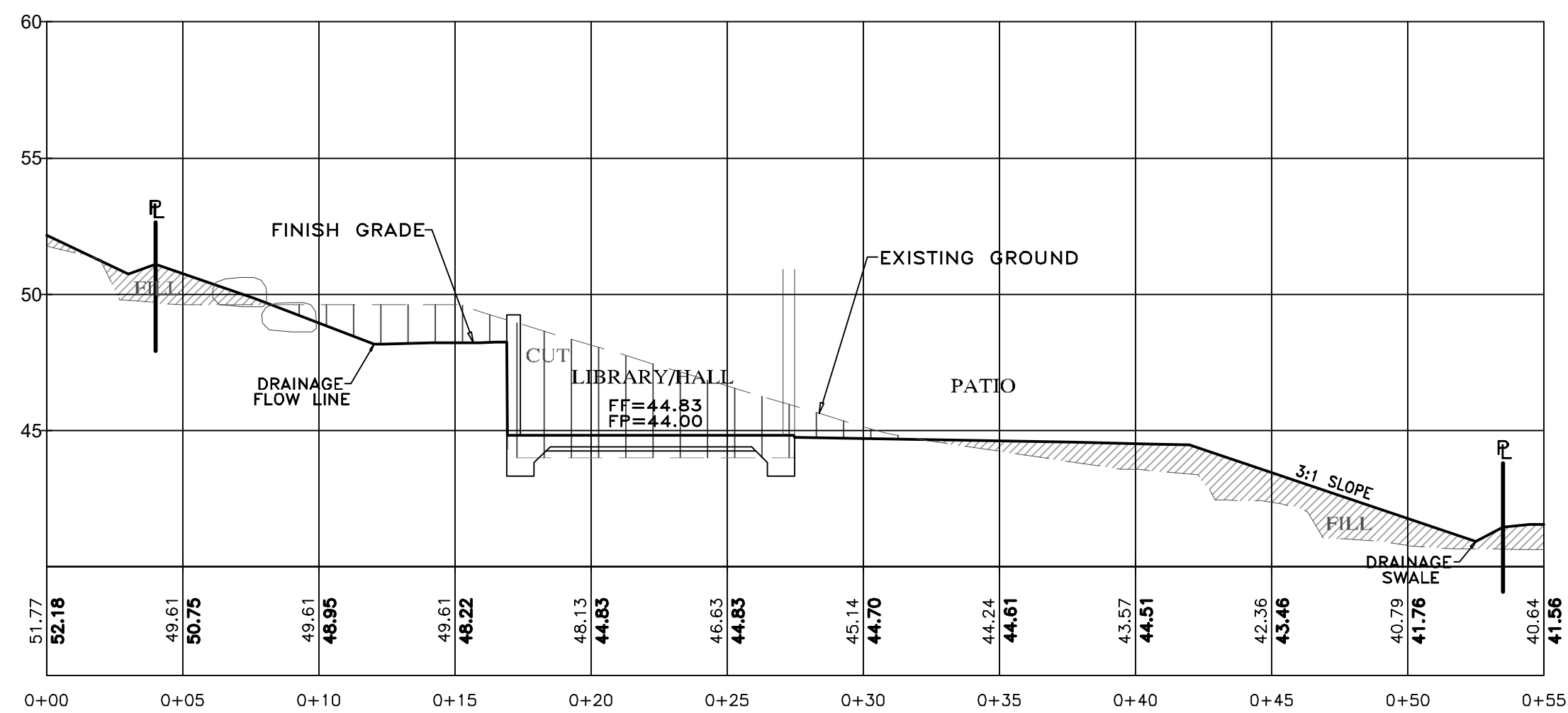
SECTION A-A  
SCALE: 1"=5' H&V



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

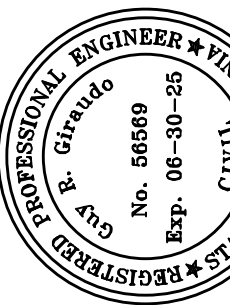


SECTION C-C  
SCALE: 1"=5' H&V



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

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
  - 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".



APPROVED BY:

GUY R. GRAUDO



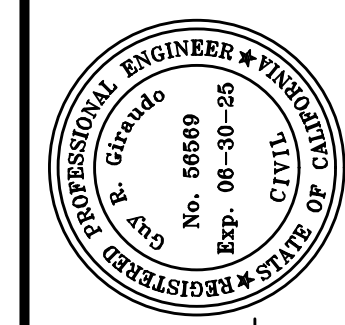
GRADING, DRAINAGE & EROSION CONTROL PLAN  
 OF  
 MISSION SISTERS - LOT 8 KAILEA RESIDENCE  
 A.P.N.: 010-112-013  
 FOR  
 CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA  
 COLLINS HERMLE FAMILY TRUST

" GRADING SECTIONS "

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

No.	DATE	BY	REVISION

SHEET **C2**  
OF 4 SHEETS



APPROVED BY:  
GUY R. GIRAUDO



EROSION & SEDIMENT CONTROL PLAN  
GRADING, DRAINAGE & EROSION CONTROL PLAN  
MISSION SISTERS - LOT 8 KAILEA RESIDENCE  
A.P.N.: 010-112-013  
FOR  
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA  
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN  
DATE: AUGUST 2024  
JOB NO. 2816-01  
SHEET C3  
OF 4 SHEETS

### EROSION & SEDIMENT CONTROL NOTES:

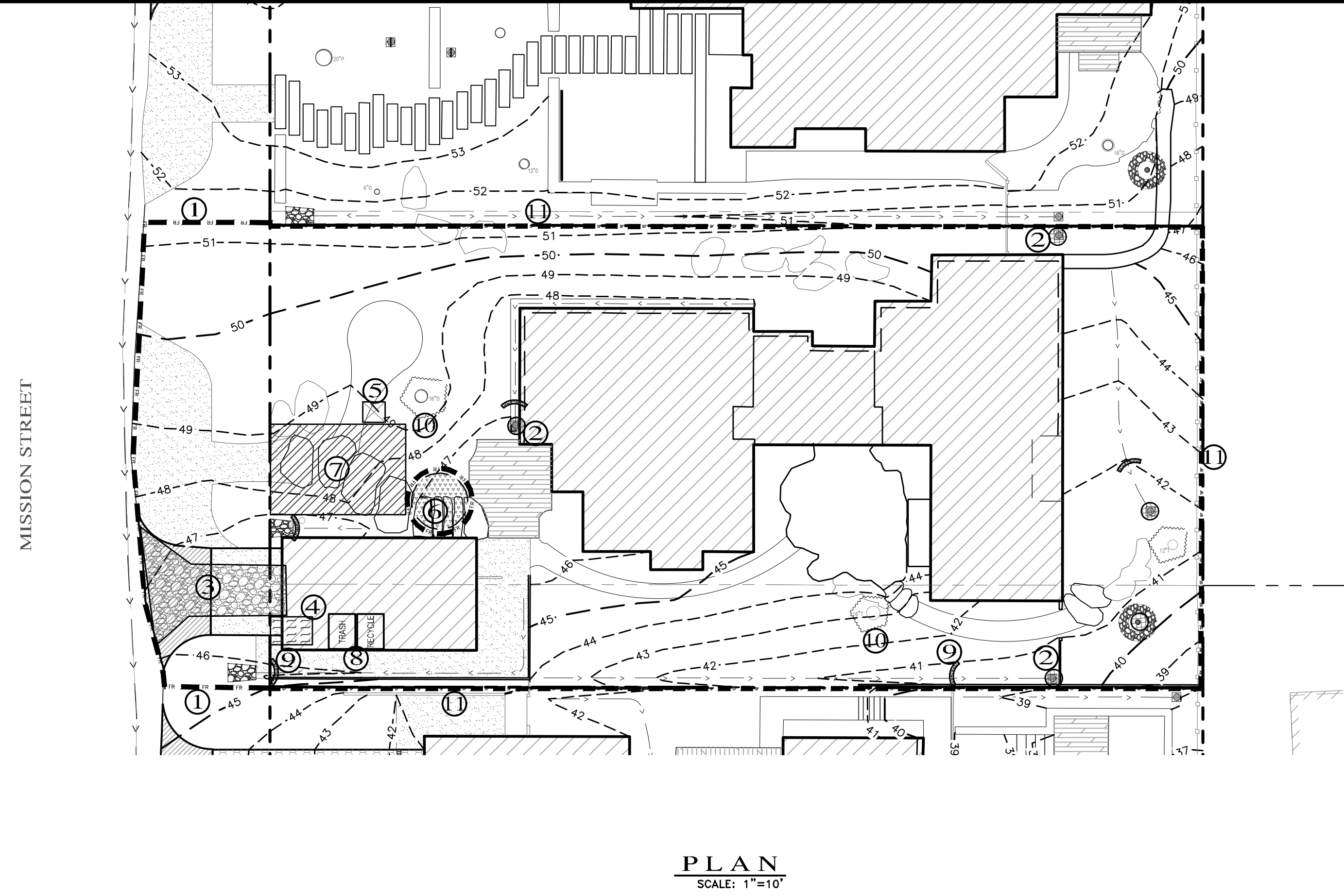
- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE TIGHTING, IF 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 SEEDDED 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 RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

### CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



### LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. 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.
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX" TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. 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 WATER-TIGHT 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 DRAINAGE SYSTEMS.
9. 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 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. 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.
11. 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 KEPT 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.

**MATERIALS & 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.
  - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
  - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
  - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).
  - 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.

**EQUIPMENT MANAGEMENT & SPILL CONTROL**

- Maintenance and Parking
  - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
  - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
  - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
  - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
  - Inlet protection in the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and 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 made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
  - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
  - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
  - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
  - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

**EARTHWORK & CONTAMINATED SOILS**

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary 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.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

**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 coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.

**Sawcutting & Asphalt/Concrete Removal**

- 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.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

**CONCRETE, GROUT & MORTAR APPLICATION**

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

**Painting & Paint Removal**

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal
  - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as 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.

**DEWATERING**

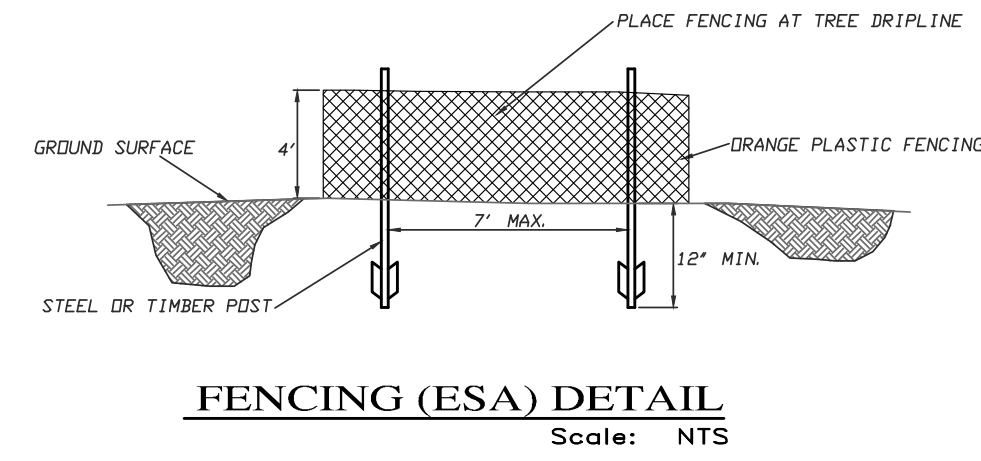
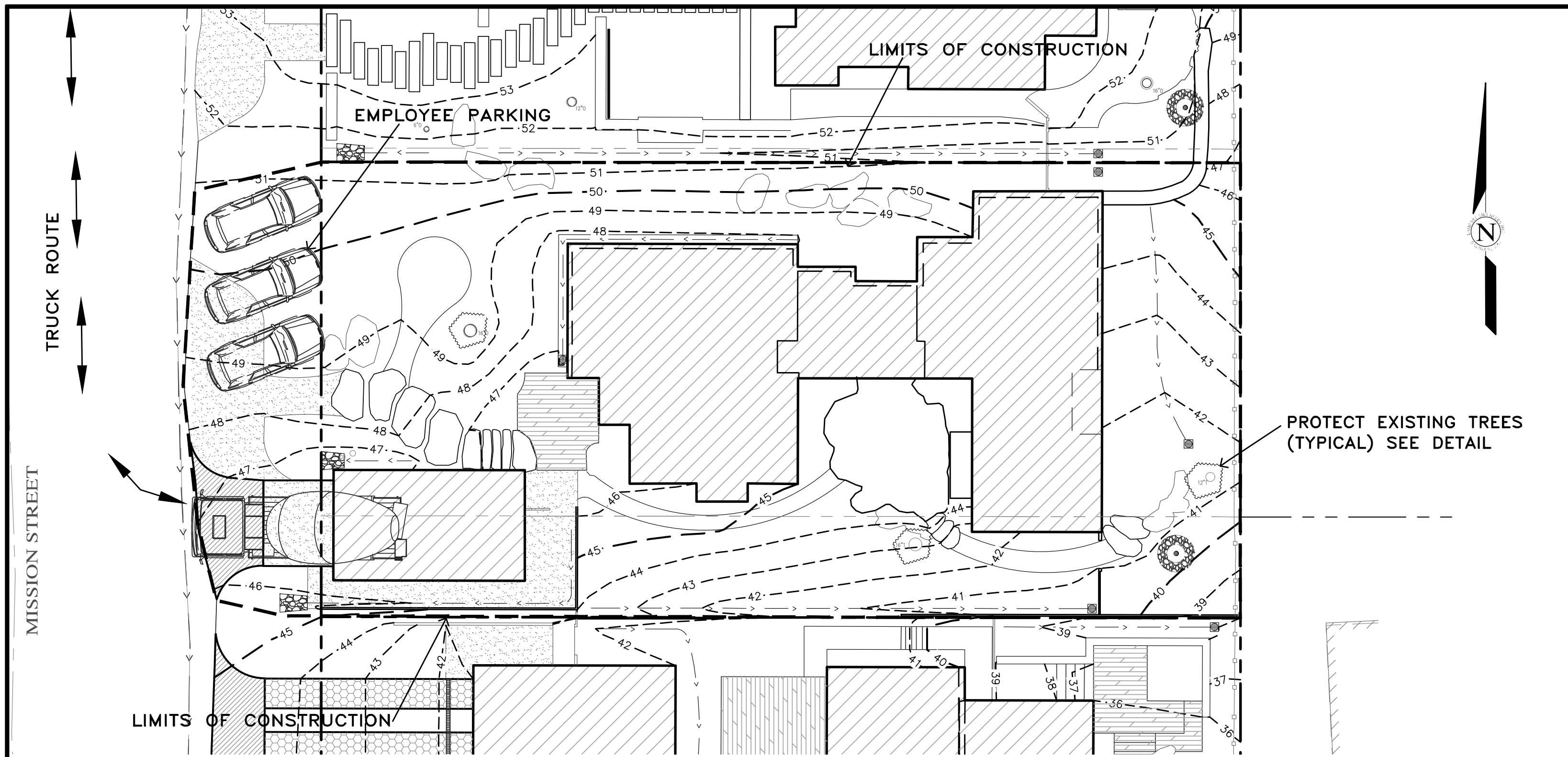
- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or handed off-site for proper disposal.

**LANDSCAPE MATERIALS**

- Contain stockpiled landscaping 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 they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

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



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

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

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

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

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

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

**HAUL ROUTES:**  
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.

**MATERIAL DELIVERIES:**  
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.

**EMPLOYEE PARKING:**  
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.

**LIMITS OF CONSTRUCTION:** 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:**

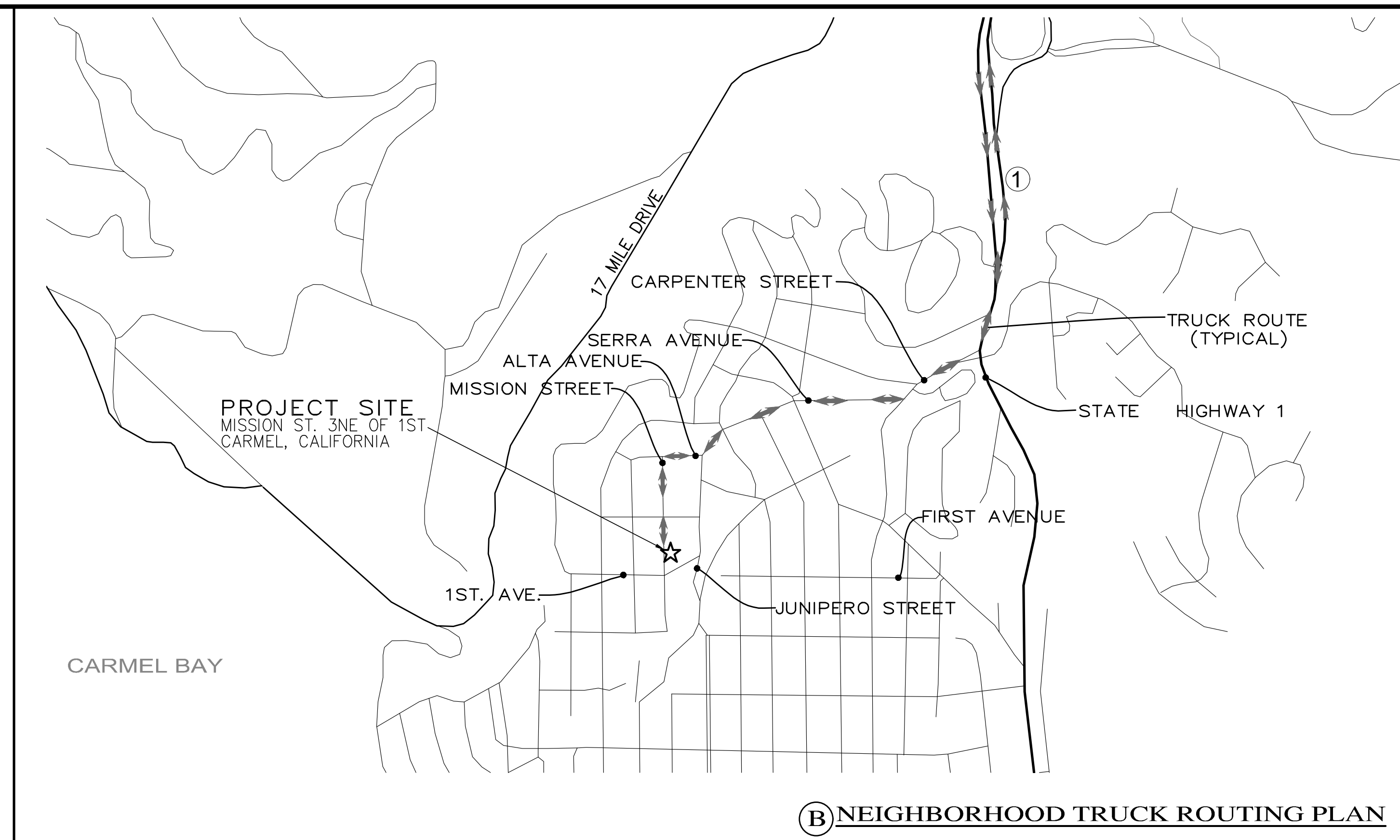
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	10	2
ENGINEERING MATERIALS (IMPORT)	3	3
<b>TOTALS</b>	<b>17</b>	<b>9</b>

**TRUCK TRIP GENERATION NOTES:**

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 205 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO COMPLETE.
- 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.



APPROVED BY:  
GUY R. GIRAUDO

**LANDSET ENGINEERS, INC.**  
520-B Crazy Horse Canyon Road  
Salinas, California 93907  
Office (831) 443-6970 Fax (831) 443-3801  
www.landseteng.com

**CONSTRUCTION MANAGEMENT PLAN "A"**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**MISSION SISTERS - LOT 8 KAILEA RESIDENCE**  
A.P.N.: 010-112-013  
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA  
COLLINS HERMLE FAMILY TRUST

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

SHEET **C4**  
OF 4 SHEETS

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

# MISSION SISTERS - LOT 8 KAILEA

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

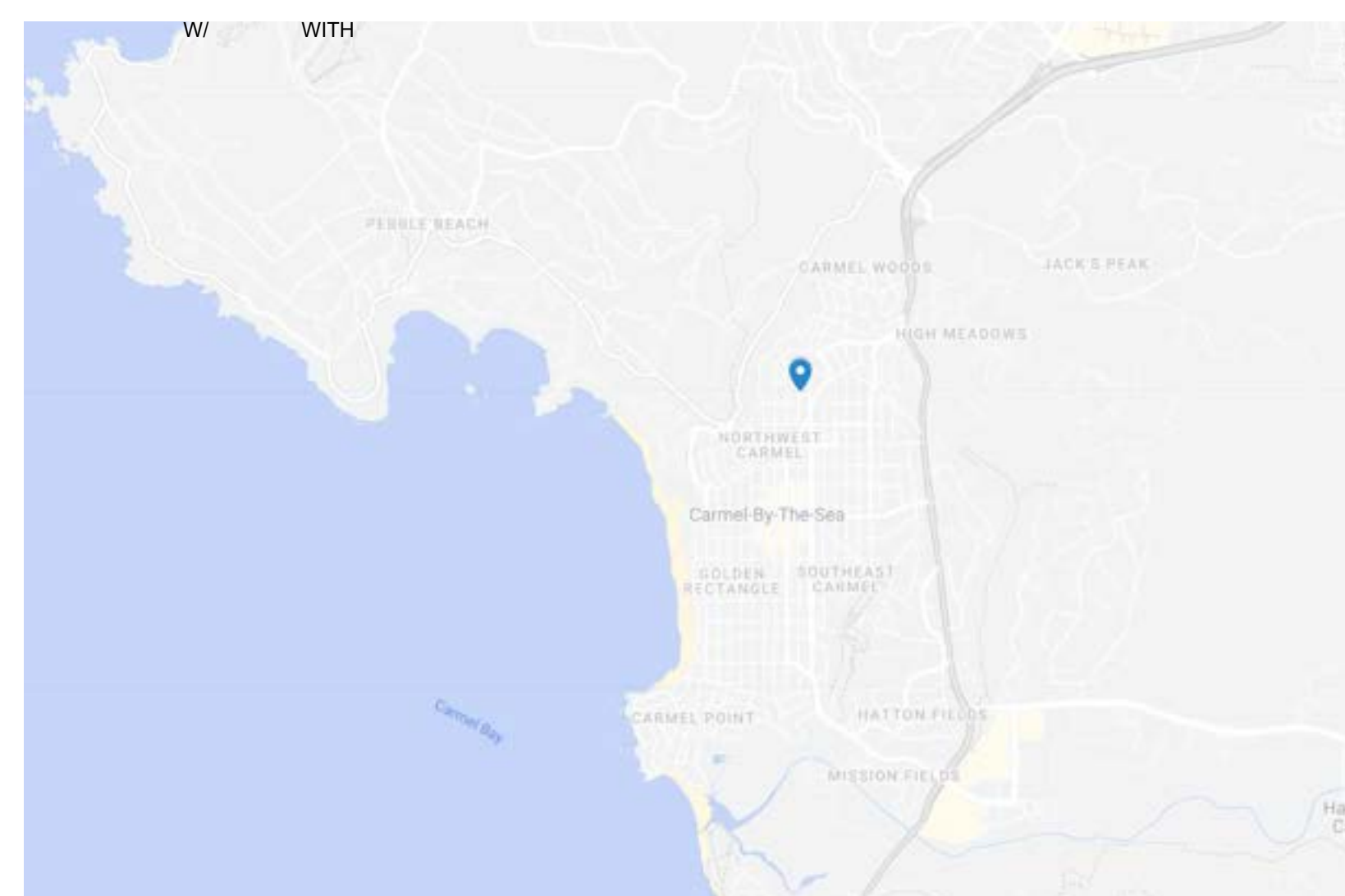
## FRONT ELEVATION



## ABBREVIATIONS

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

## VICINITY MAP



## PROJECT MAP



## PROJECT DESCRIPTION

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

## INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 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

NOT FOR CONSTRUCTION



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	09.04.2024
1	PLANNING APPLICATION	07.01.2024

no. description

date: 09.04.2024

LOT 8 KAILEA COVER SHEET

sheet title

L0.00

sheet no.

-- of

IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF ANY SUCH ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME OF ANY SUCH ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME OF ANY SUCH ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME OF ANY SUCH ERRORS.

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

NOT FOR CONSTRUCTION

# WILD LAND WORKSHOP

LANDSCAPE ARCHITECTURE



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	09.04.2024
1	PLANNING APPLICATION	07.01.2024

no. description

date: 09.04.2024

## OVERALL SITE PLAN

sheet title

L1.00

sheet no.

-- of

### LEGEND

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

### NUMBERED NOTES

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

### DESCRIPTION OF WORK

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

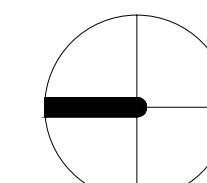
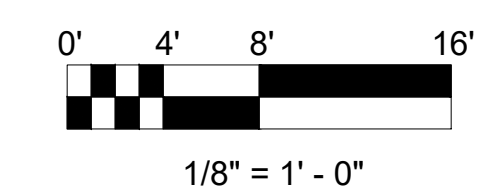


HAPUNA - LOT 6

KAILEA - LOT 8

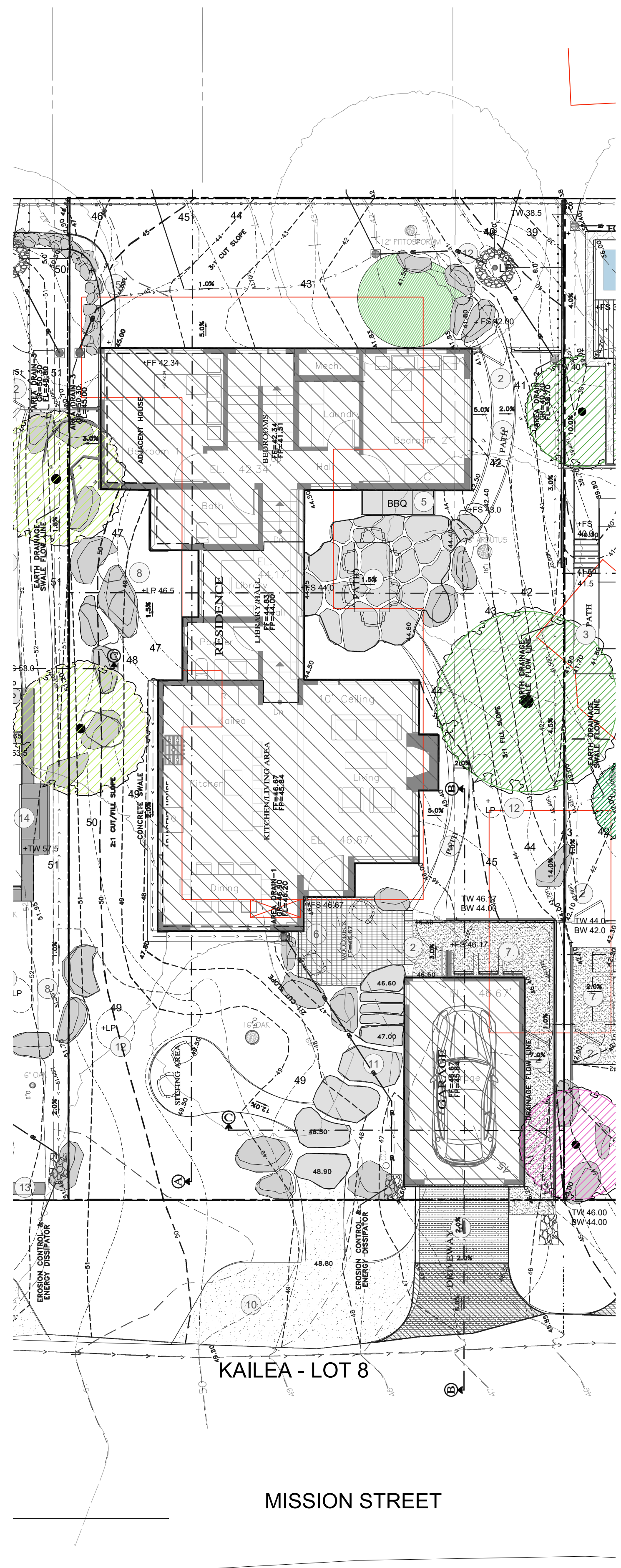
AHANA - LOT 10

MISSION STREET





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



**LEGEND**

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
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- PLANTING AREA
- NO MOW LAWN AREA
- CORTEN STEEL WALL
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**PRECEDENT IMAGES**



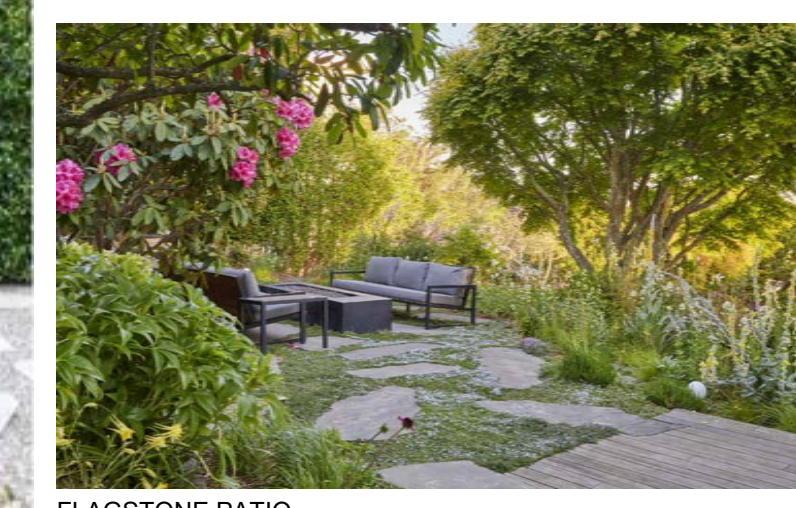
BOULDERS RETAIN SLOPE



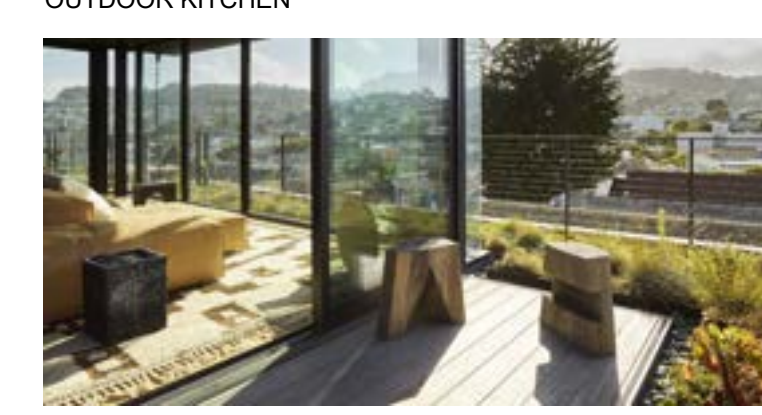
FLAGSTONE PATH



OUTDOOR KITCHEN



FLAGSTONE PATIO



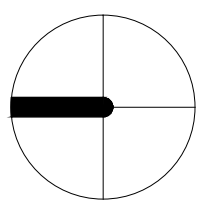
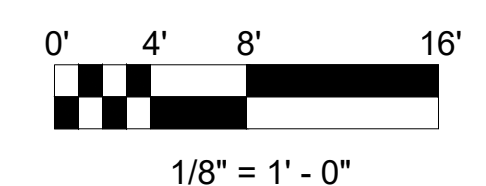
GREEN ROOF PLANTING



PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT



PERSPECTIVE RENDERING



NOT FOR CONSTRUCTION



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	09.04.2024
1	PLANNING APPLICATION	07.01.2024

no. description

date: 09.04.2024

LOT 8 KAILEA SITE PLAN

sheet title

L1.01

sheet no.

-- of

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

NOT FOR CONSTRUCTION



ARCHITECT  
DYAR ARCHITECTURE  
PO BOX 4709  
CARMEL, CA 93921  
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project

1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
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date: 09.04.2024

LOT 8 KAILEA PLANTING PLAN

sheet title

L2.00

sheet no.

-- of



LOT 8 KAILEA

TREE LEGEND

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

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	14
AT	ACHILLEA 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	2' OC	19
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	35
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	5
AH	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
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	65
CK	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
HM	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

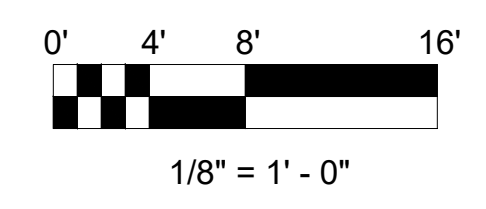
PLANTING NOTES:

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

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

NOTE: SEE SHEET L2.02 FOR GREEN ROOF PLANTING PLAN



9/9/2024 1:02 PM

## MATRIX PLANTS:



ARCTOSTAPHYLOS 'PACIFIC MIST'



BLECHNUM SPICANT



CLINOPODIUM DOUGLASII



CAREX PANSA



FESTUCA CALIFORNICA

## KAILEA ACCENT PLANTS:



ACHILLEA 'TERRA COTTA'



CALAMAGROSTIS 'KARL FOERSTER'



ESCHSCHOLZIA CALIFORNICA 'PINK CHAMPAGNE'



IRIS DOUGLASIANA 'YELLOW'



SALVIA APIANA

## KAILEA SCREENING PLANTS:



ARCTOSTAPHYLOS 'HOWARD MCMINN'



CLEMATIS LASIANTHA



MYRICA CALIFORNICA



RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

## KAILEA TREES:



ARBUTUS UNEDO



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	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	14
AT	ACHILLEA 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	2' OC	19
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	35
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	5
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	8
AS	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
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	65
CK	CALOMAGROSTIS 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
HM	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

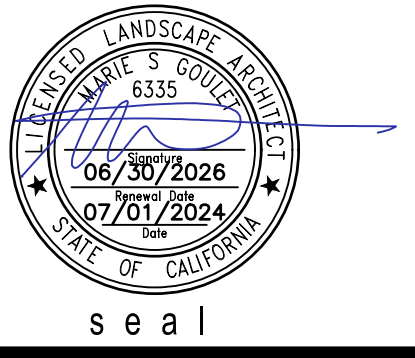
### PLANTING NOTES:

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.

NOT FOR CONSTRUCTION  
 IF THE CONTRACTOR ENCOUNTERS OBSTRUCTIONS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH OBSTRUCTIONS AND DISCREPANCIES. THE CONTRACTOR SHALL INVESTIGATE AND HOLD THE LANDSCAPE ARCHITECT AND THE ARCHITECT RESPONSIBLE FOR THE WORK THIS DRAWING. DAMAGE OCCURRING TO THE DRAWINGS OR INSTRUMENTS OR TO THE ORIGINAL DRAWINGS OR INSTRUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



ARCHITECT  
 DYAR ARCHITECTURE  
 PO BOX 4709  
 CARMEL, CA 93921  
 831.250.7378

team

LYNNE HERMLE  
 +  
 CRAIG J. COLLINS

owner

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

project

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

date: 09.04.2024

LOT 8 KAILEA PLANTING  
 LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

NOT FOR CONSTRUCTION



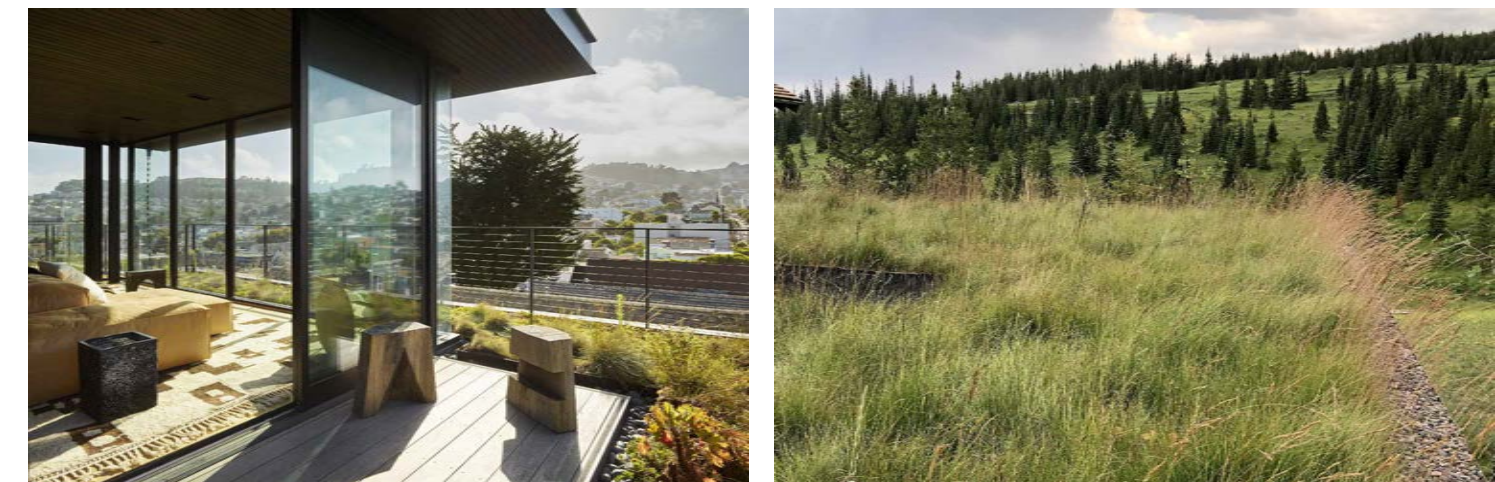
**GREEN ROOF PLANT LEGEND**

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	60
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	8
C	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          ESCHSCHOLZIA CALIFORNICA 'MARITIMA'



LOTUS BERTHELOTII

**MATRIX PLANTS:**



FESTUCA RUBRA

**WILD LAND  
WORKSHOP**  
LANDSCAPE ARCHITECTURE



seal

ARCHITECT  
DYAR ARCHITECTURE  
PO BOX 4709  
CARMEL, CA 93921  
831.250.7378

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LYNNE HERMLE  
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LOT 8 KAILEA GREEN  
ROOF PLANTING PLAN

sheet title

L2.02

sheet no.

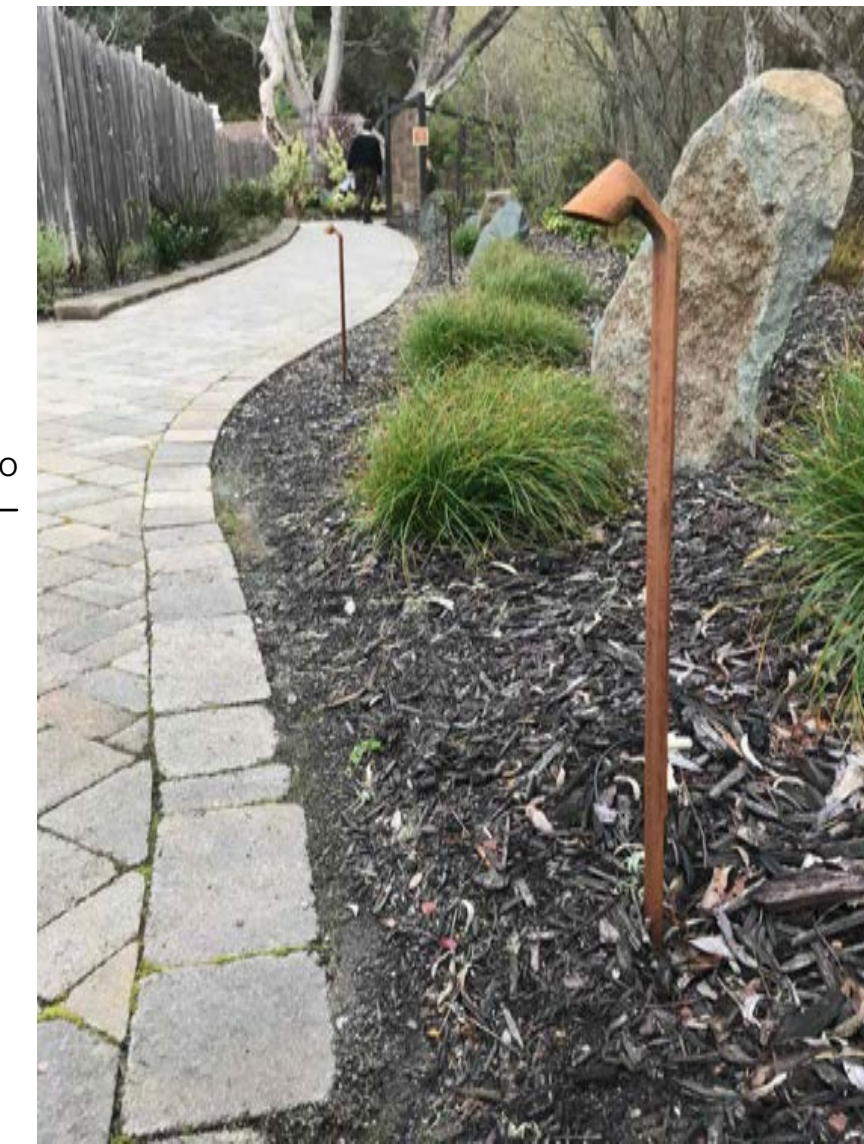
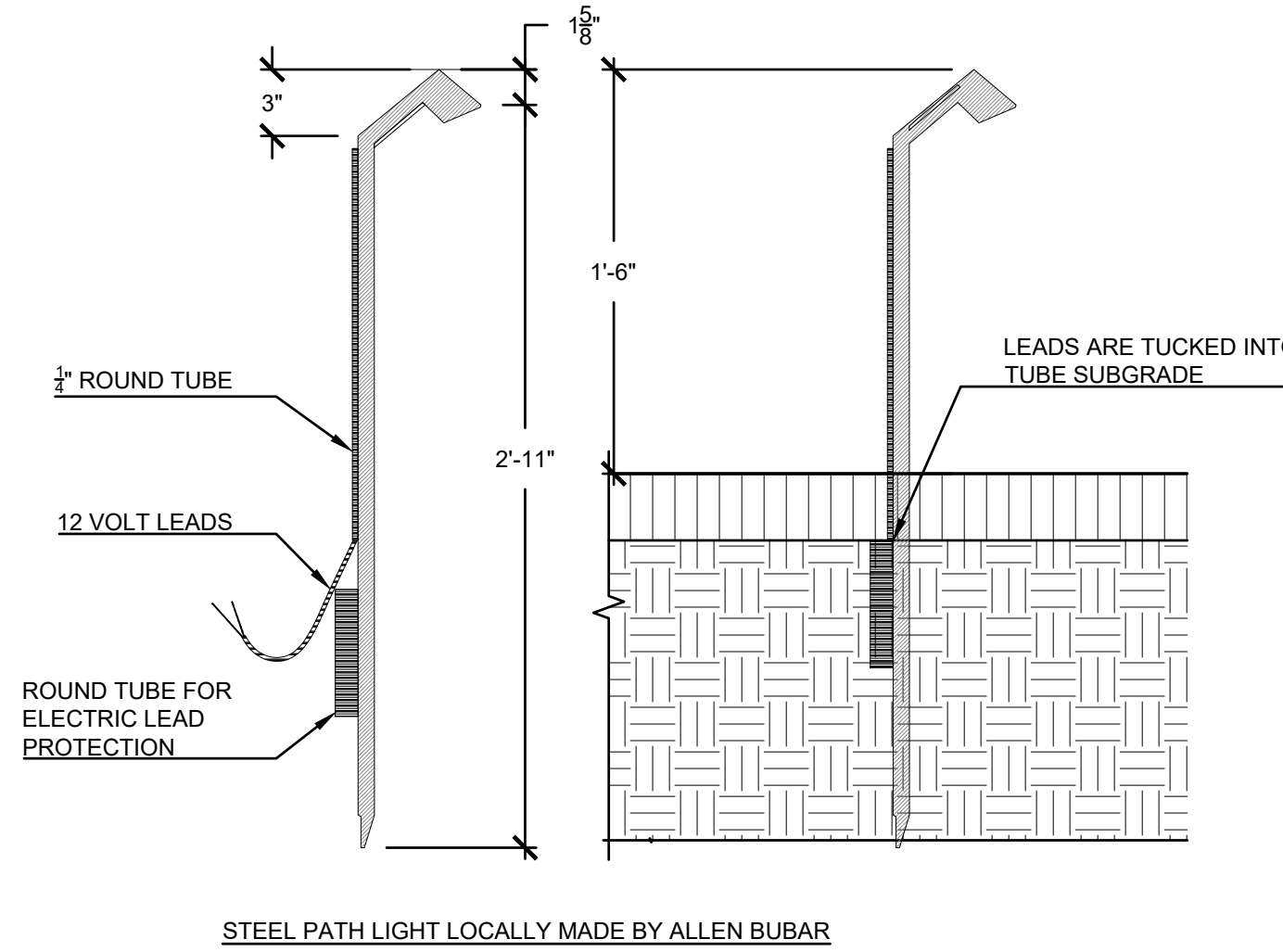
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

**LEGEND**

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

**GENERAL NOTES:**

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



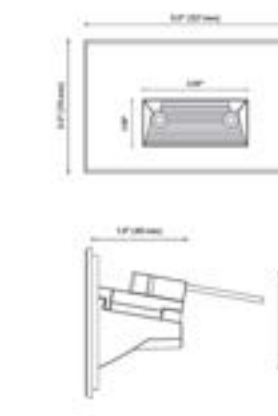
**FXLuminaire.**

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

PROJECT	
CATALOG#	
TYPE	
NOTES	

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations. The recessed, integrated LED light sources are optimized for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully ported with robust mechanical sealing and compatible with standard single-gang junction boxes, the RH fixture is ideal for near-grade installations.

- Quick Facts**
- Die-cast aluminum
  - Two-layer marine-grade anodization and powder-coat finish
  - Compatible with standard single-gang junction boxes
  - Input voltage: 120-15V
  - Luminaire integrated LED
  - Compatible with Luxor® Low-Voltage CUBE for zoning and dimming
  - Phase dimmable



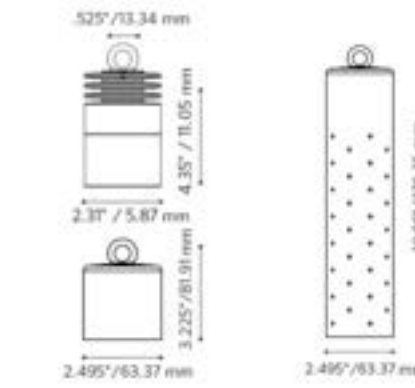
**FXLuminaire.**

**VE LED Down Light DESIGNER PREMIUM**

PROJECT	
CATALOG#	
TYPE	
NOTES	

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

- Quick Facts**
- Die-cast aluminum with optional copper sleeve
  - Natural powder-coated, or antiqued copper finishes
  - Compatible with Luxor® Phase and PWM technology
  - Input voltage: 120-15V
  - Two-layer marine-grade anodization and powder-coat finish
  - Luminaire integrated LEDs
  - Phase and PWM dimmable



**FXLuminaire.**

**Specialty Lights**

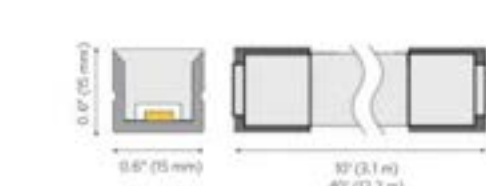
PROJECT	
CATALOG#	
TYPE	
NOTES	



**SRP Strip Light STANDARD PLUS**

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

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



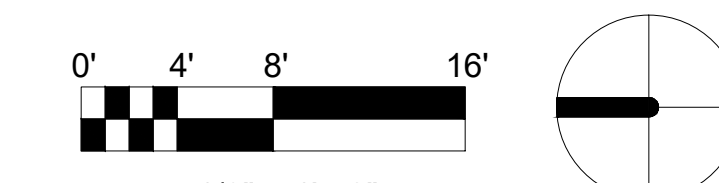
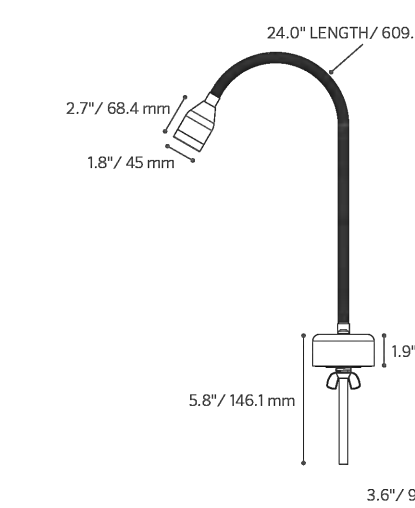
**FXLuminaire.**

**LED Specialty Lights**




**BQ: Barbeque Light**


NUMBER OF LEDs	1
WATTAGE	10 Watt
LUMEN OUTPUT (EQV. ALENT)	10,000 lm
USEFUL LED LIFE (L70)	50,000 hrs. avg.
INPUT VOLTAGE	120-15V
VIA TOTAL (See spec sheet for lighting controls)	2.4
WATERSHED	3.0
LUMENS PER WATT EFFICIENCY	42
IPX RATING	IP65



IF THE CONTRACTOR ENCOUNTERS OBSTRUCTIONS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT, OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF ALL SUCH ENCOUNTERS, DISCREPANCIES OR OBSTRUCTIONS. THE CONTRACTOR SHALL INQUIRE AND HOLD THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT SHALL INQUIRE AND HOLD THE ARCHITECT FOR THE WORK. THE ARCHITECT SHALL INQUIRE AND HOLD THE ARCHITECT FOR THE WORK. THE ARCHITECT SHALL INQUIRE AND HOLD THE ARCHITECT FOR THE WORK.



**WILD LAND WORKSHOP**  
LANDSCAPE ARCHITECTURE



ARCHITECT  
DYAR ARCHITECTURE  
PO BOX 4709  
CARMEL, CA 93921  
831.250.7378

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team

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MISSION STREET 2, 3, & 4 NE  
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no. description

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LOT 8 KAILEA LIGHTING PLAN

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sheet title

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L3.00

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sheet no.

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