



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 1,388 SF Upper 484 SF Garage 250 SF
	1,000		
Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
CONCRETE DRIVEWAY		568 SF	
RETAINING WALLS		48 SF	35 SF
DECOMPOSED GRANITE PATH			155 SF
TOTAL		616 SF	190 SF
PERMEABLE and SEMI PERMEABLE:			
SPACED BOARD DECK		257 SF	78 SF
WOOD DRIVEWAY PAVERS			12 SF
STONE PAVER 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.

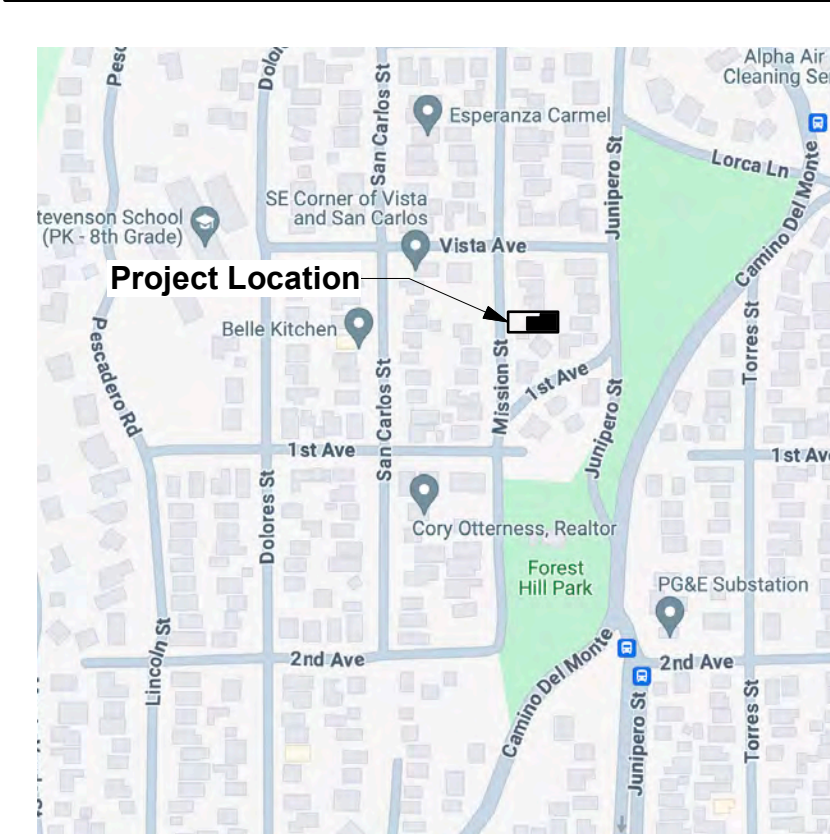
Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and includes:

- 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

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VICINITY MAP





Rendering of Kailea Residence from Mission Street / Northwest



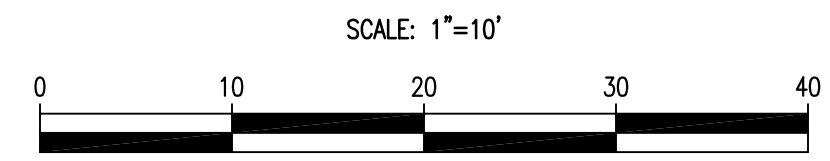
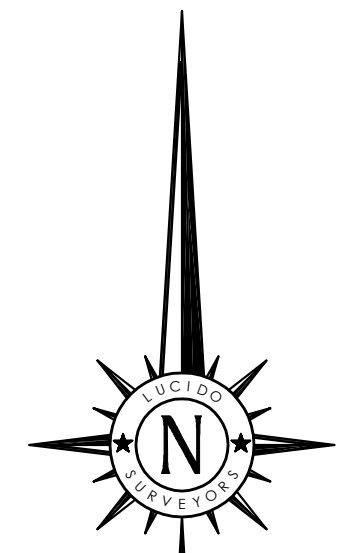
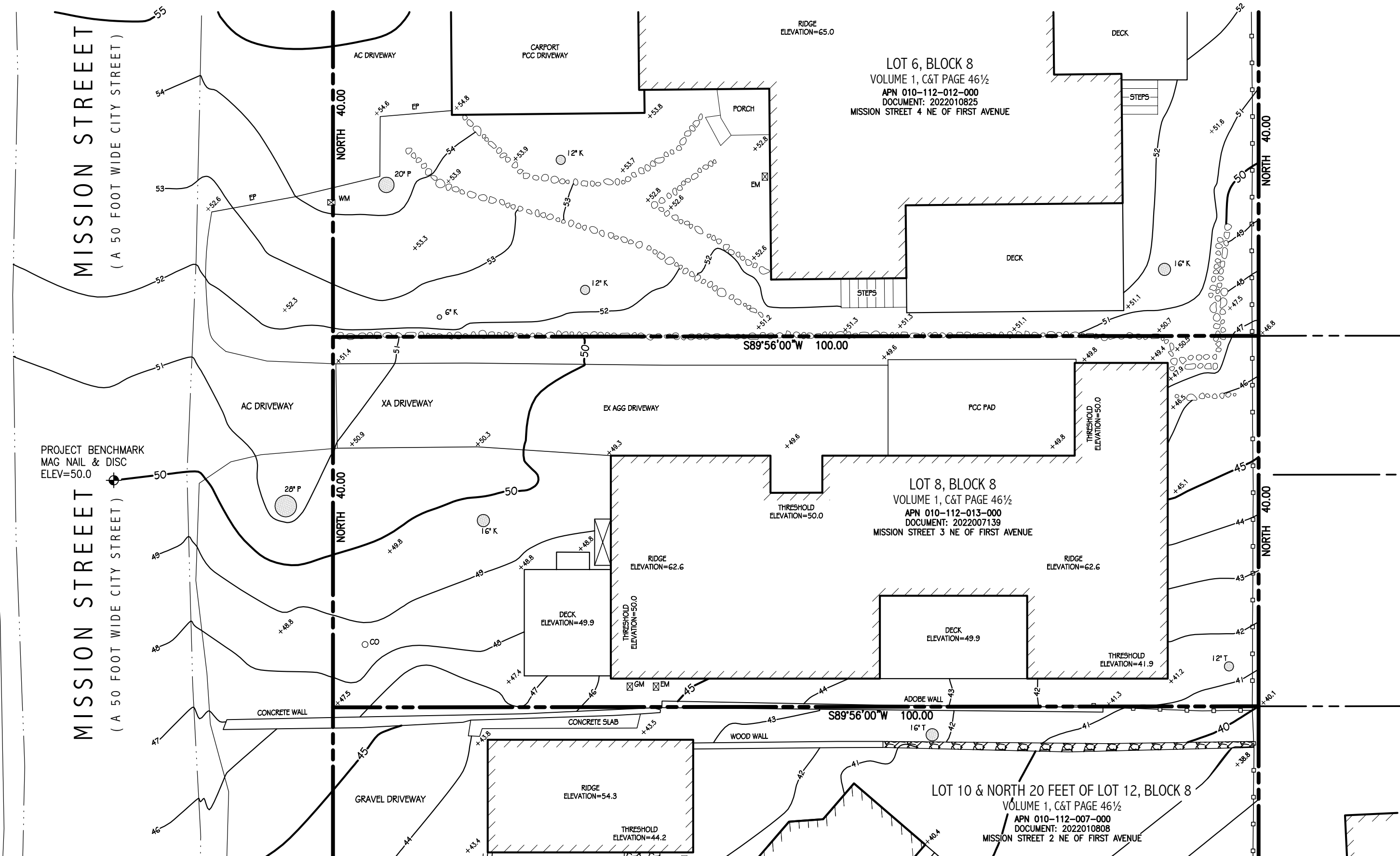
Rendering of Kailea Residence from Mission Street / Southwest

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		
	BACK OF SIDEWALK		
	DRIVEWAY		
	EDGE OF DRIVEWAY		
	FLOWLINE		
	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
18.9	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

THIRD DRAFT
IN PROGRESS DRAWING
 FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
 THIS DRAWING IS SUBJECT TO REVISION





HAPUNA

KAILEA

AHANA





HAPUNA

KAILEA

AHANA



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

Project:
Kailea Residence
Mission Street 3 NE of First Avenue
Alameda, CA 94603
APN: 010-119-013

Kailea Residence
Mission Street 3 NE of First Avenue
Alameda, CA 94603
APN: 010-119-013

Job No.:

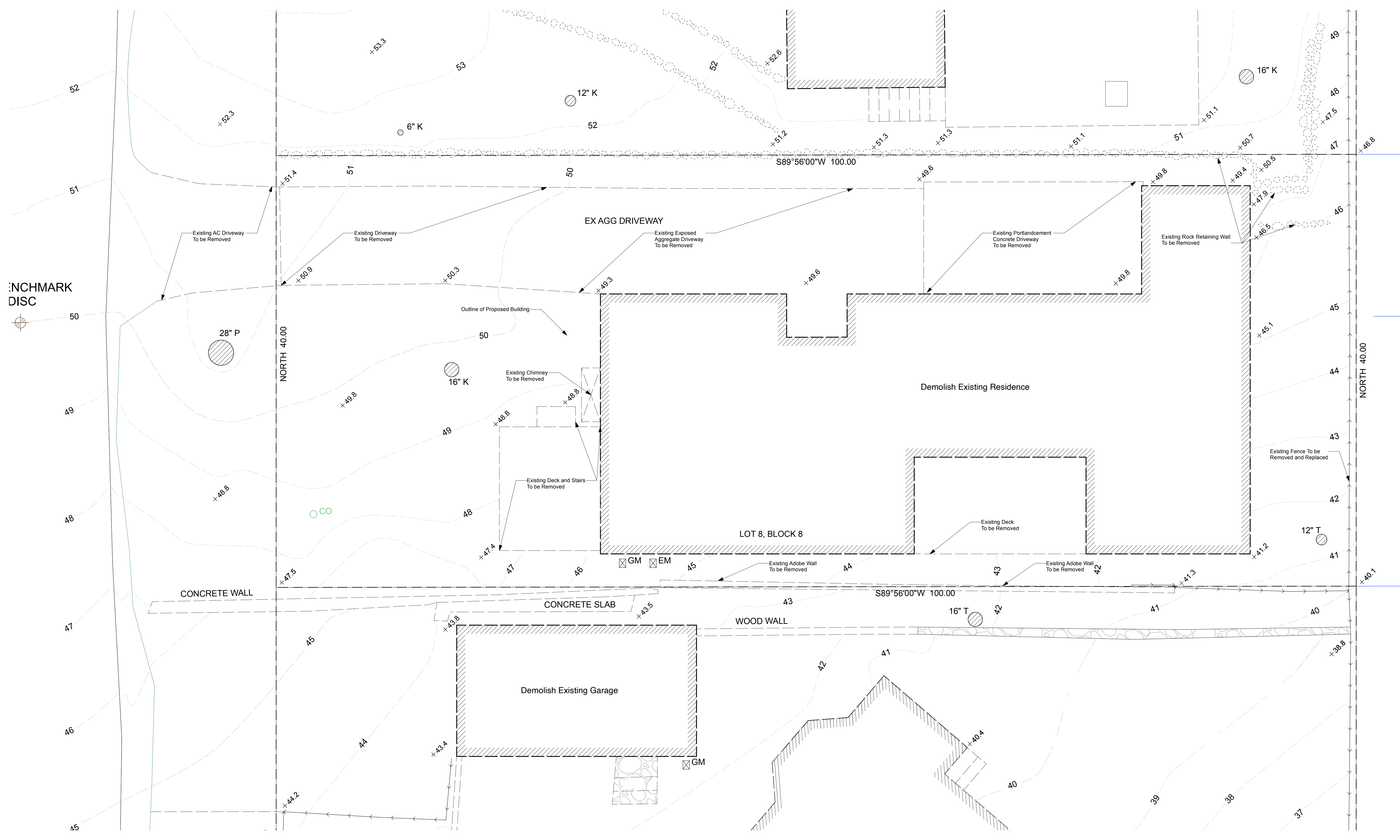
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Existing and Demolition Site Plan

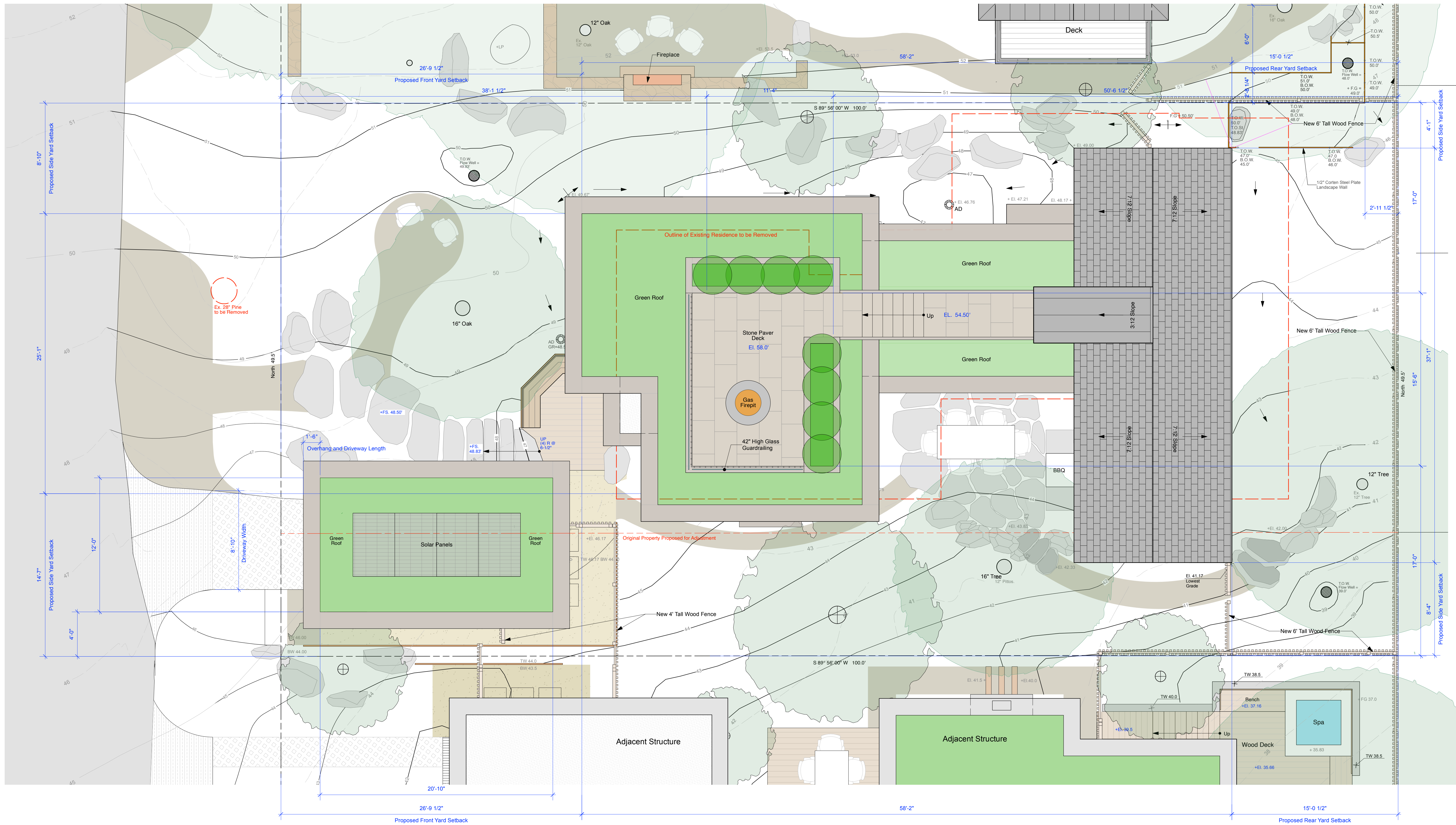
1/8" = 1'-0"



Sheet No.
A6
Kailea



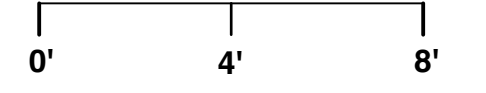
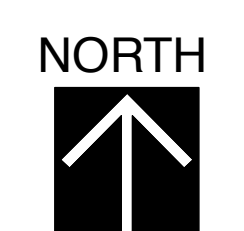
Existing + Demolition Site Plan
Scale: 1/4" = 1'-0"



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

LEGEND

	DECOMPOSED GRANITE PATH		CLASS 'A' TPO ROOFING WITH GRAVEL BALLAST		NEW PLANTING OR LANDSCAPE AREA
	MULCH PATH		SPACED-BOARD WOOD DECK		PROPOSED TREE
	CORTEN STEEL RETAINING WALL		NEW FENCE		EXISTING TREE
	CARMEL STONE GARDEN WALL		EXISTING CONTOUR		ACCENT BOULDER
	STONE PAVER DECK		PROPOSED CONTOUR		STEP BOULDER
	METAL CAP EAVE		STEP LIGHT		DRYLAI D FLAGSTONE PAVING
	CLASS 'A' STANDING SEAM METAL ROOF		DECK CURBING TAPE LIGHT		
	CLASS 'A' COMPOSITE SLATE ROOF				



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Kailea Residence
 Mission Street 3 NE of First Avenue
 Carmel by the Sea, CA 93923
 APR 10 11:20 13

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Proposed Side Yard Setback

Site and Roof Plan

1/4" = 1'-0"



Sheet No.
A7
 Kailea

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

Project:
Kailea Residence
Mission Street 2, 3, 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-013

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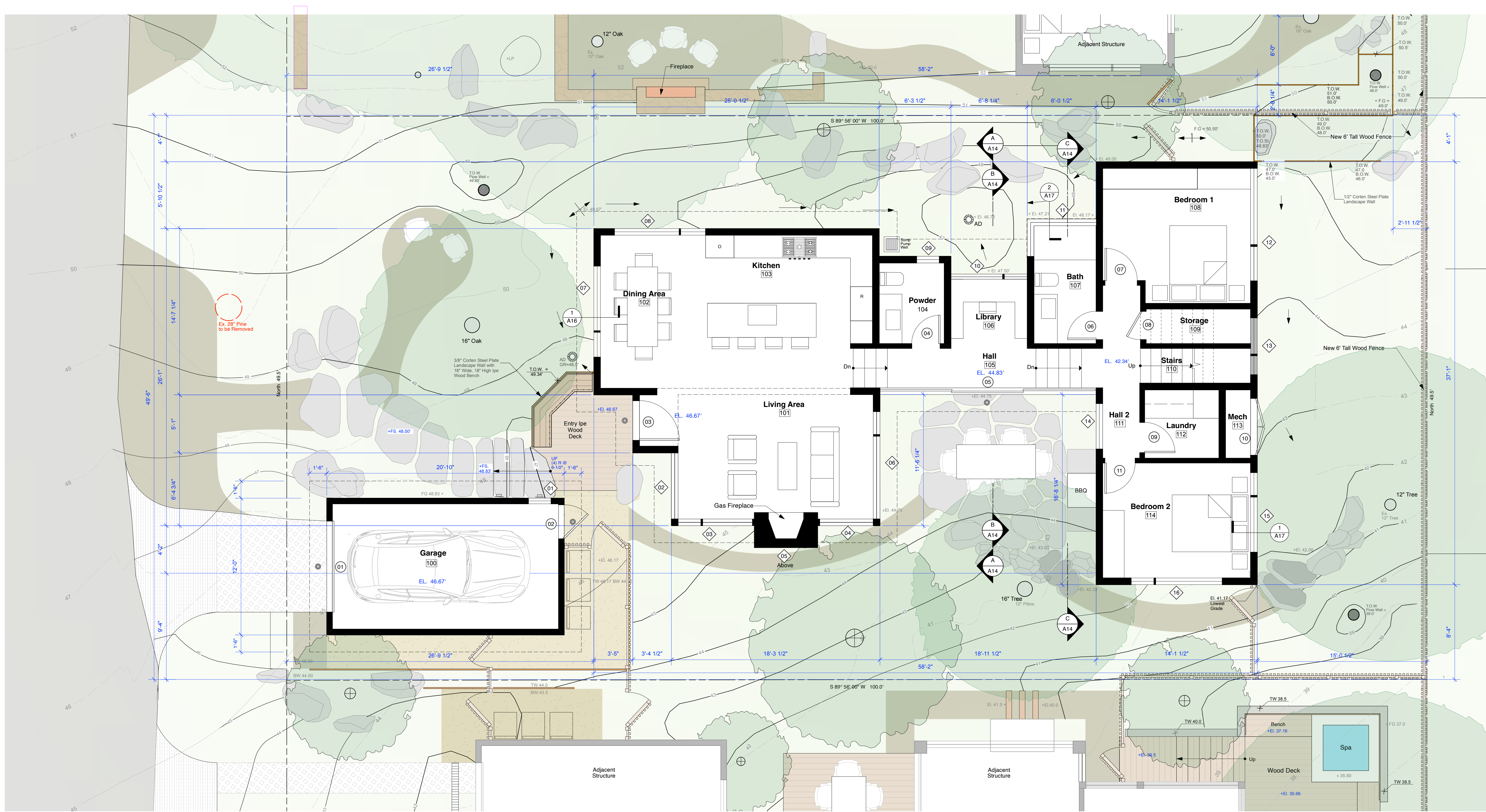
Main Floor Plan

1/4" = 1'-0"

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

PROFESSIONAL ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2027
STATE OF CALIFORNIA

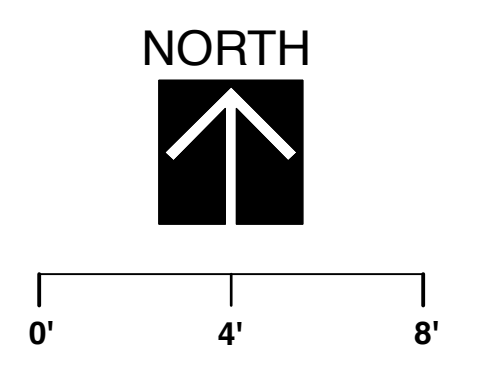
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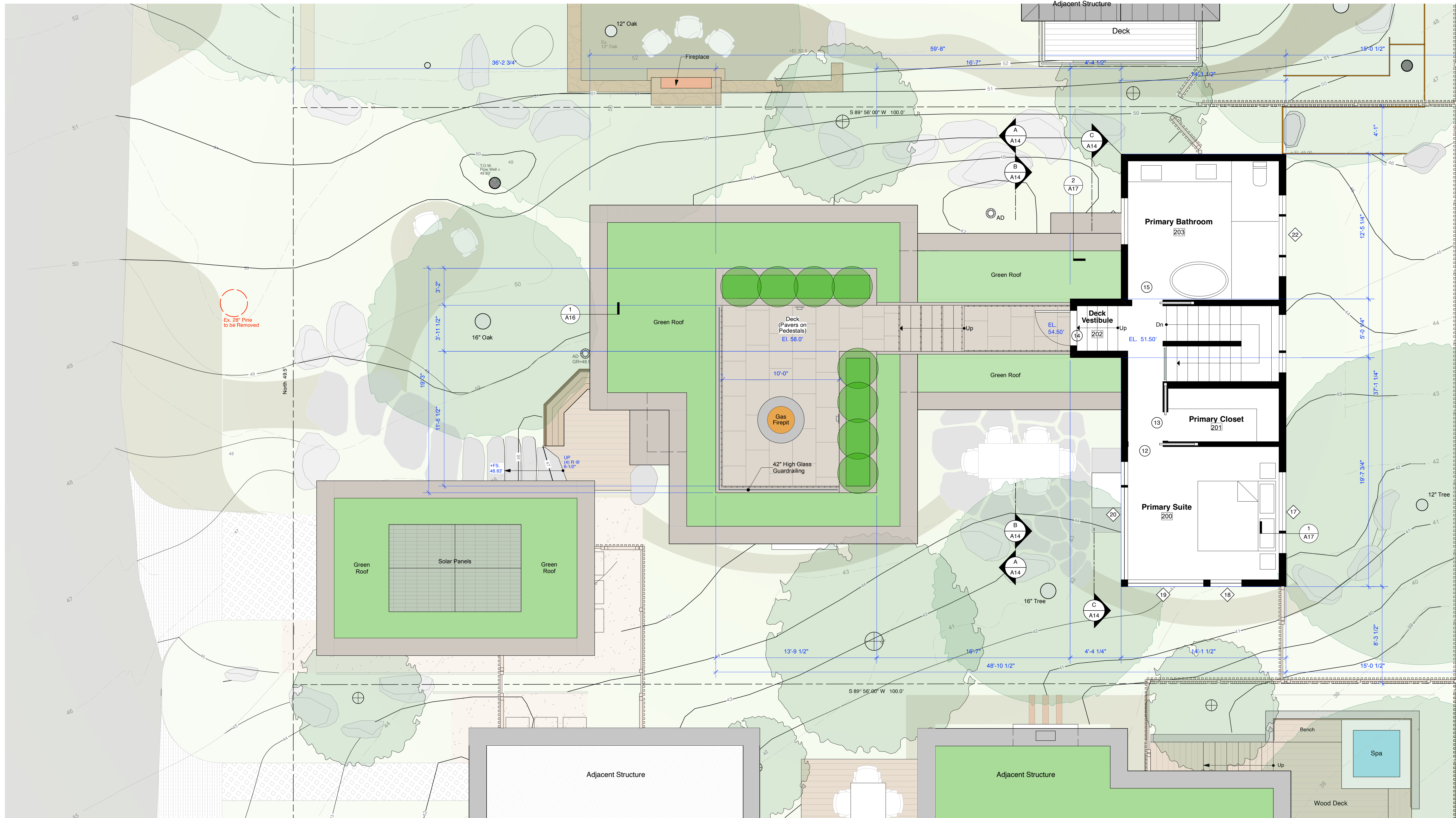


Proposed Main Floor Plan
Scale: 1/4" = 1'-0"

LEGEND

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



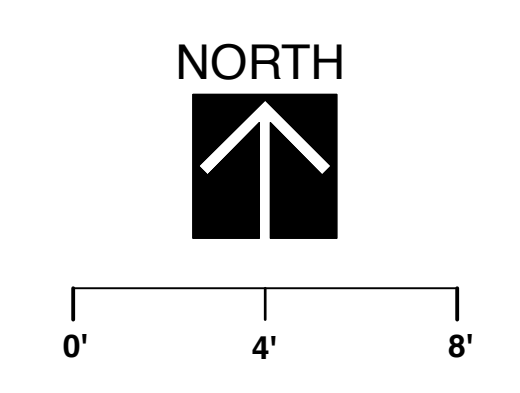


EL. 25' Pine to be Removed

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

LEGEND

	STONE PAVER DECK		EXISTING CONTOUR
	GREEN ROOF		PROPOSED CONTOUR
	METAL CAP EAVE		
	WALL SCONCE LIGHT		
	STEP LIGHT		
	DECK CURBING TAPE LIGHT		



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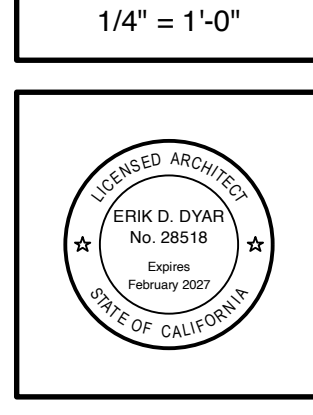
Kailea Residence
Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-013

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Upper Floor Plan

1/4" = 1'-0"



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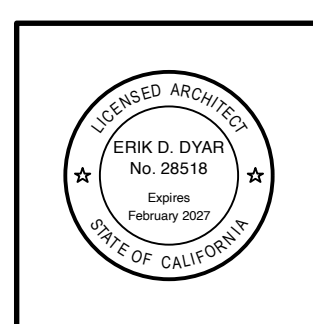
**Kailea
Residence**
Mission Street, 3rd NE, of First Avenue
San Francisco, CA 94103
APN: 010-119-013

Job No.

Date:
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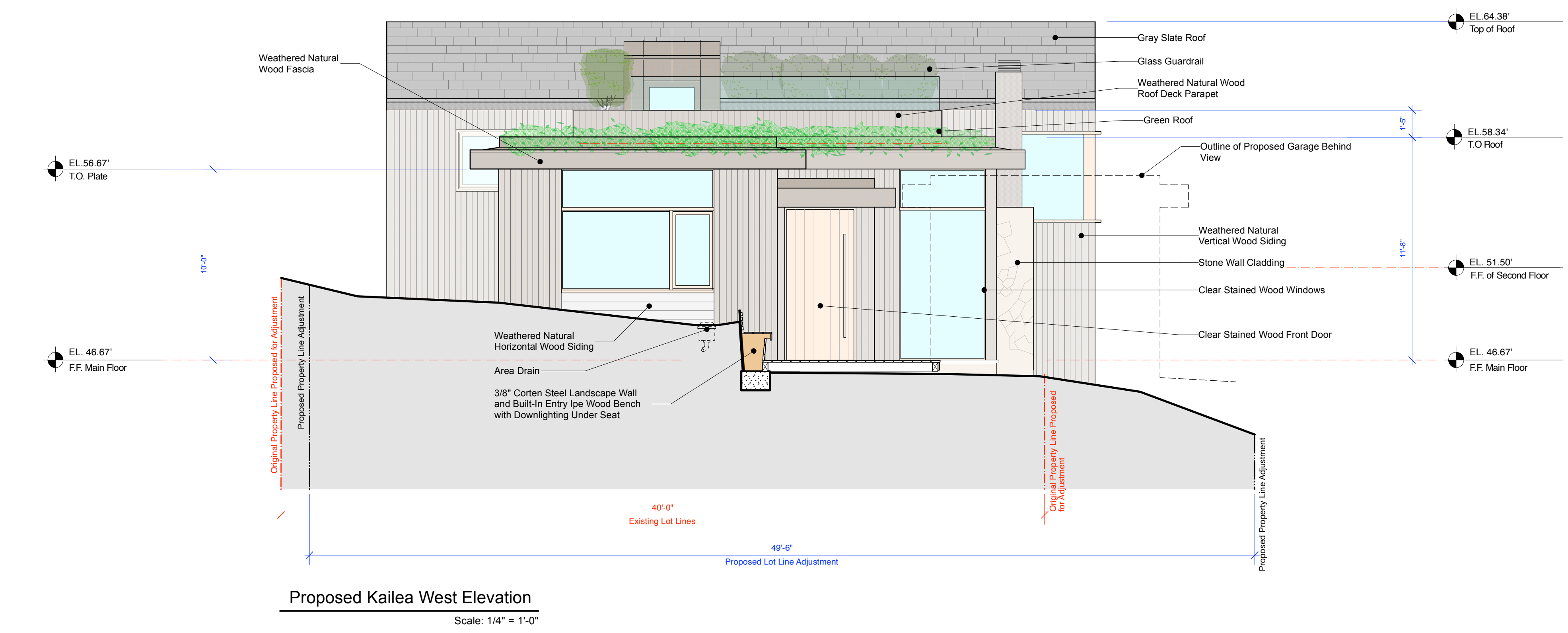
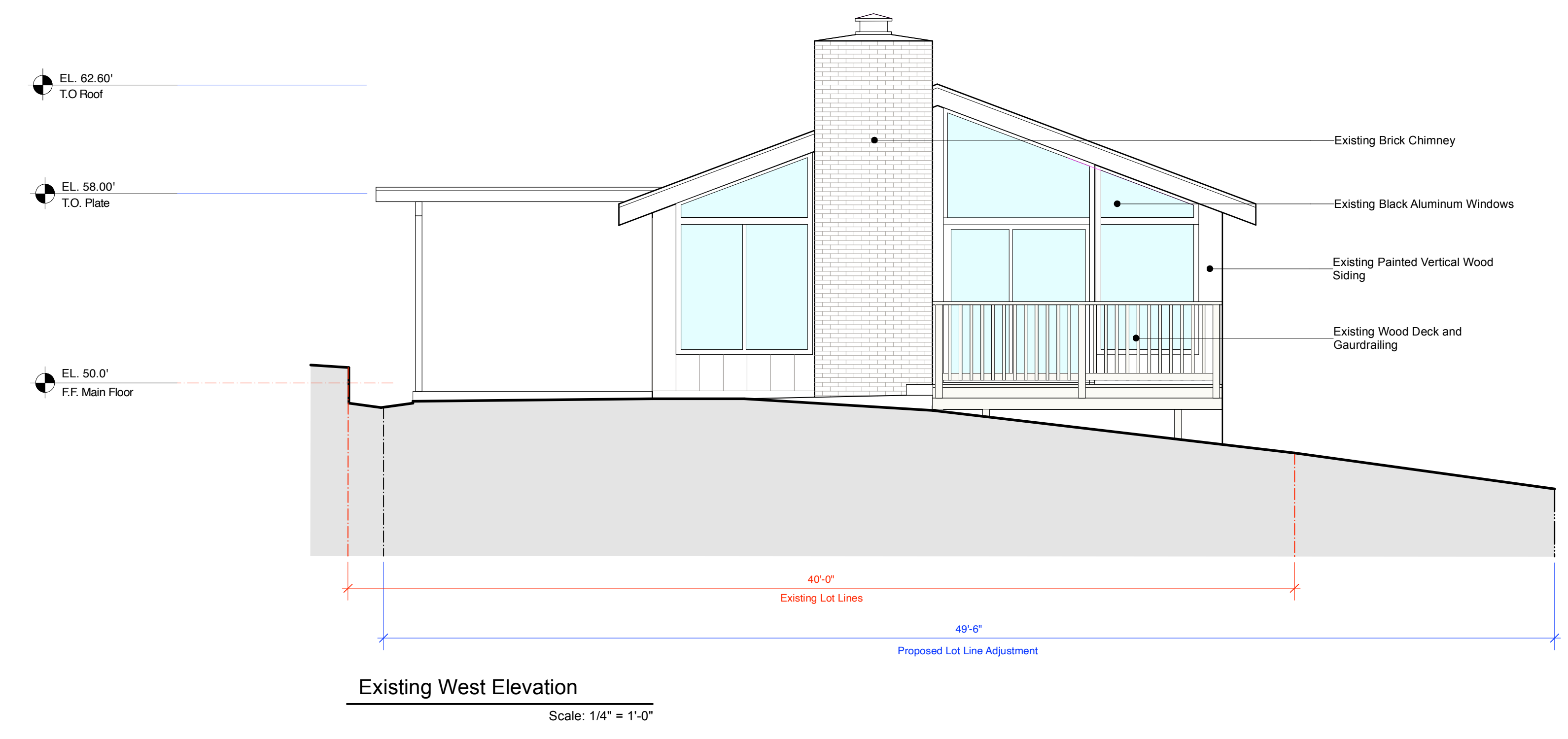
**Existing and
Proposed
Kailea
West Elevations**

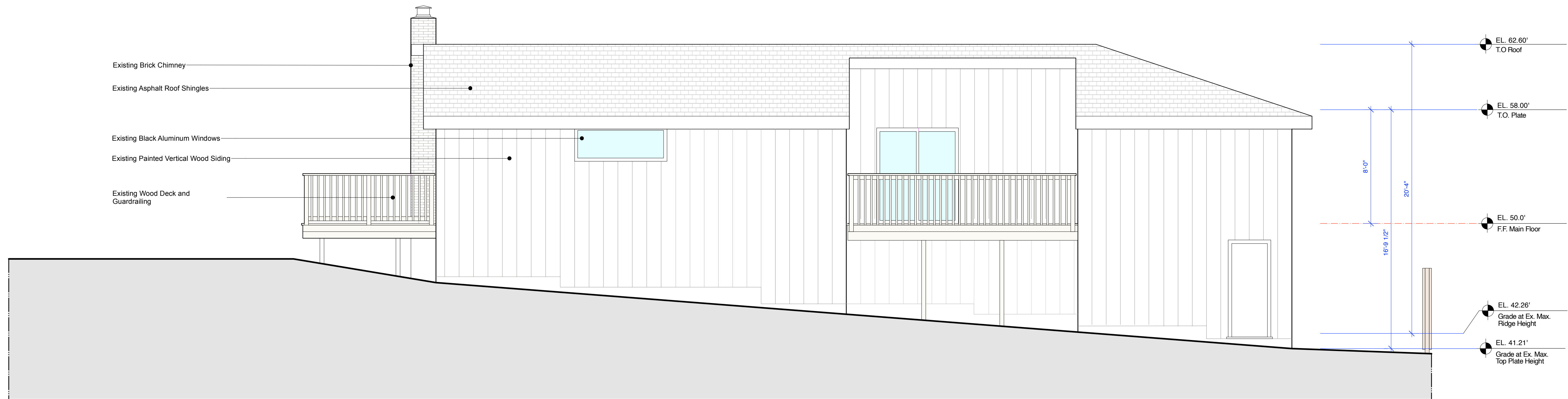
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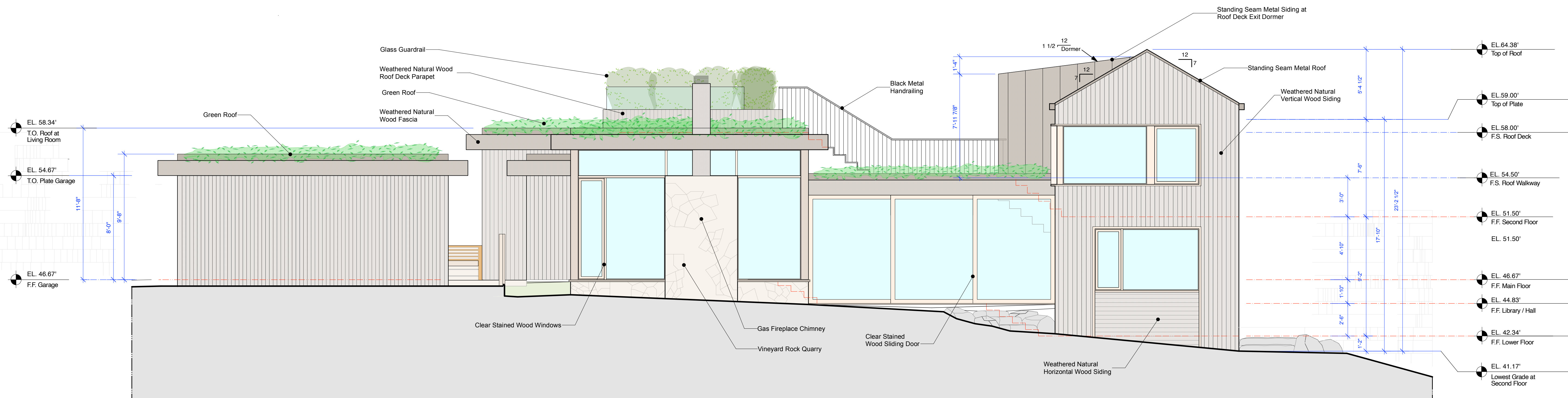
A10
Kailea





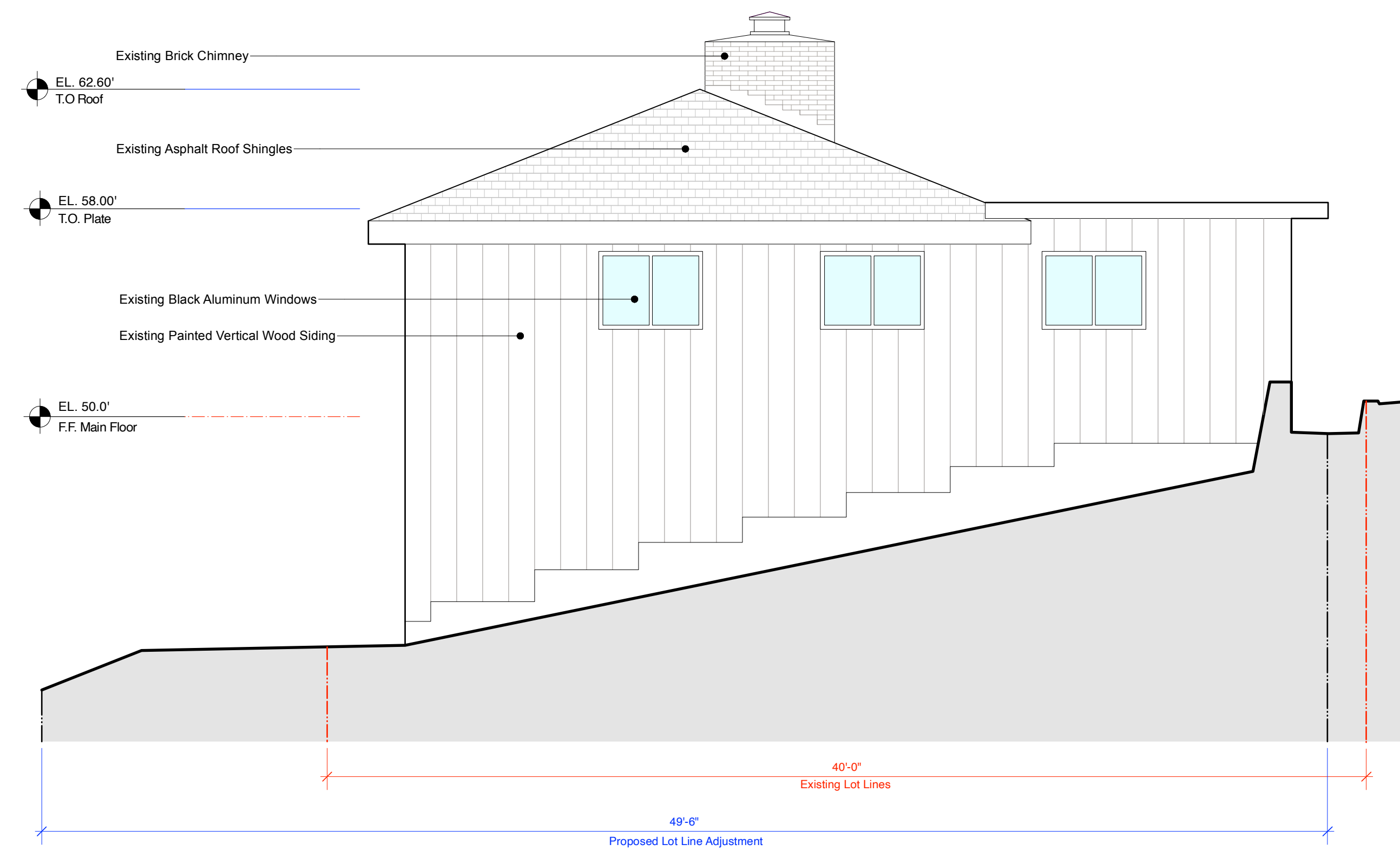
Existing South Elevation

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



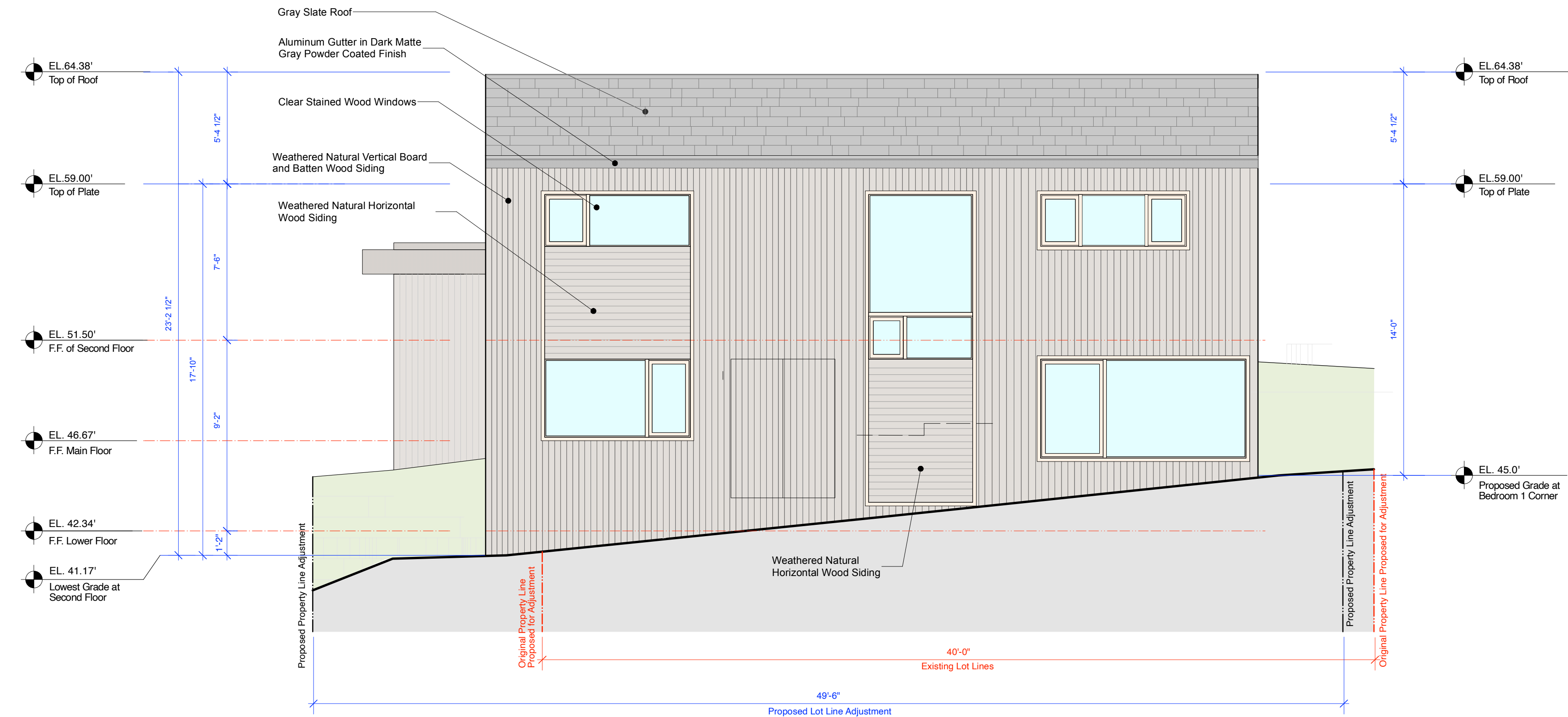
Proposed Kailea South Elevation

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

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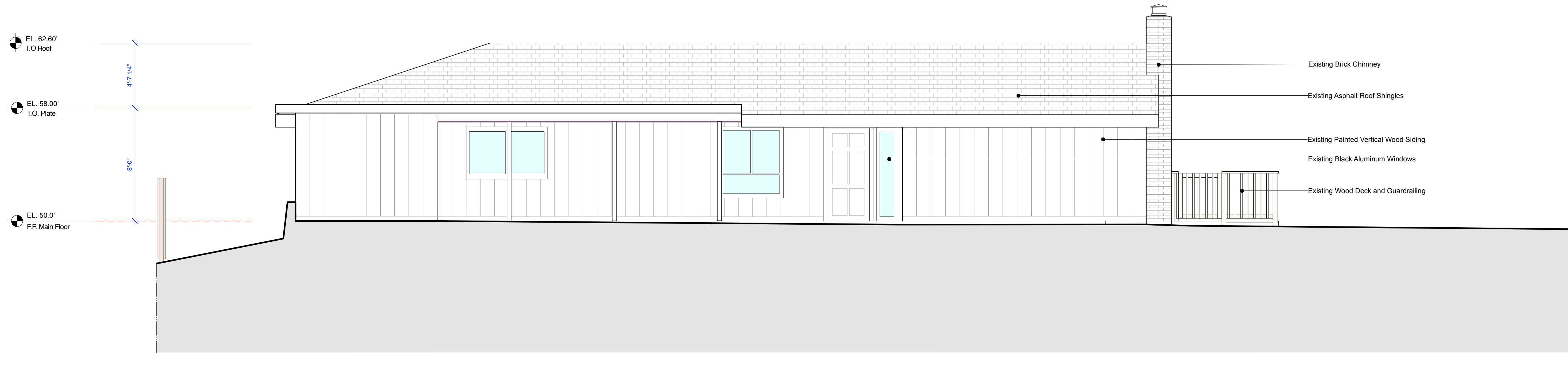
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**Existing and Proposed
Kailea
North Elevations**

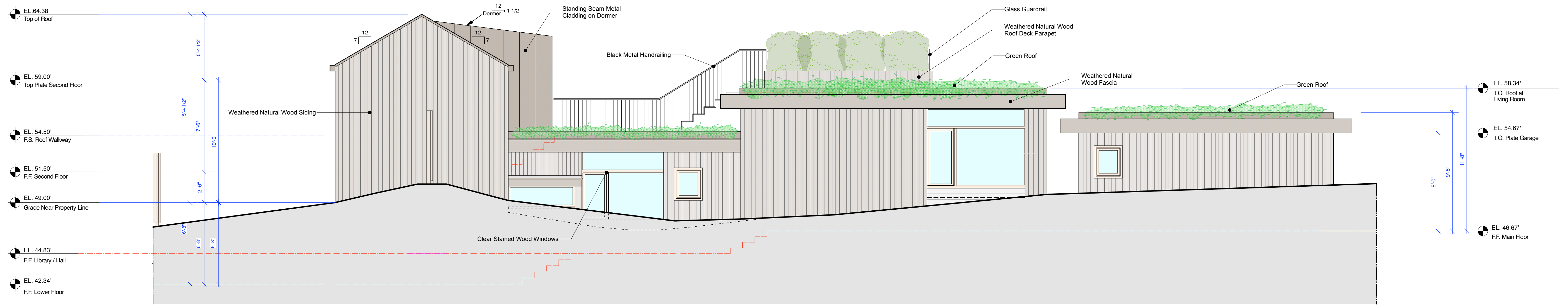
1/4" = 1'-0"



Sheet No.
A13
Kailea



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



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

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155 San Rafael Way
San Francisco, CA 94127

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

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

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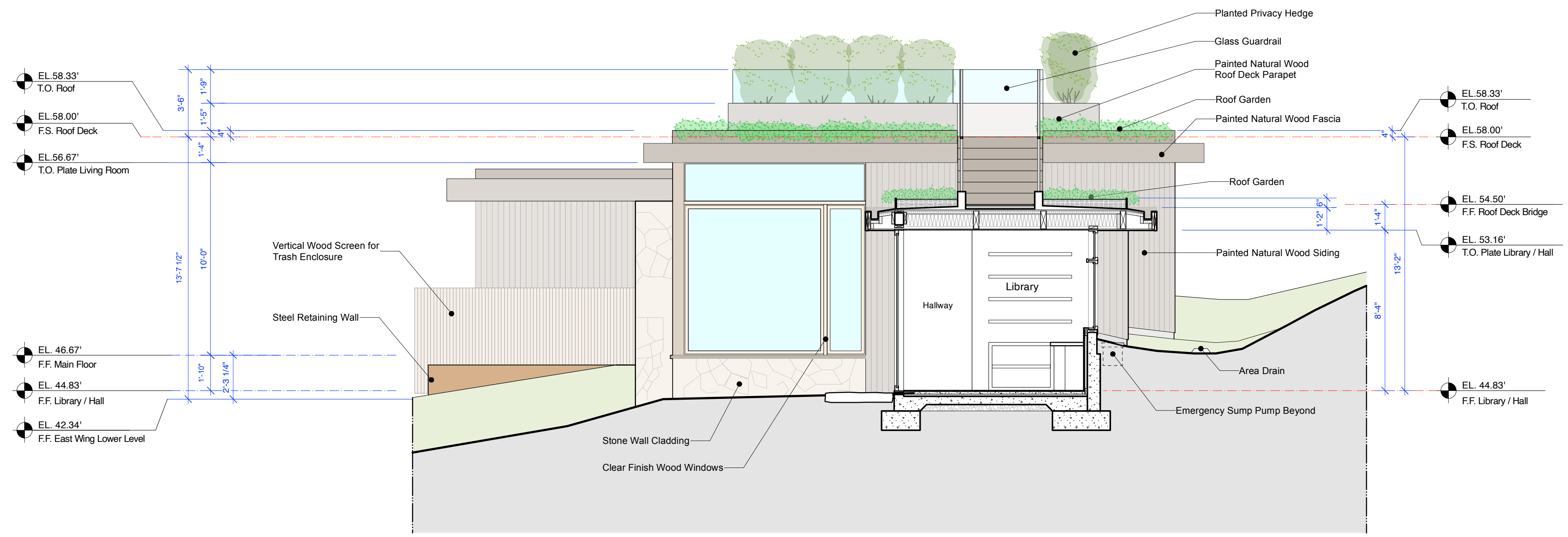
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April 23, 2025

**Kailea
Section
Elevations**

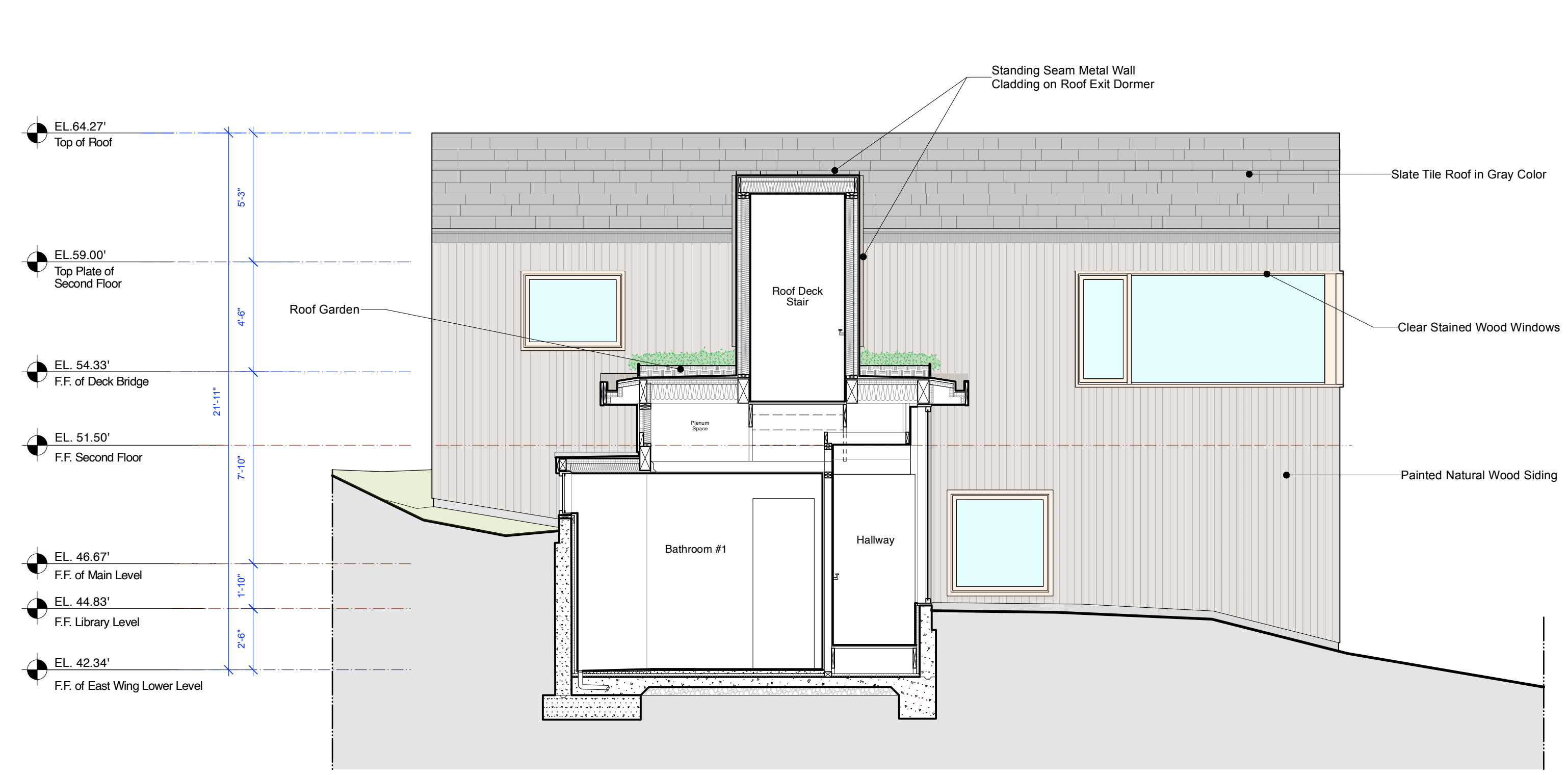
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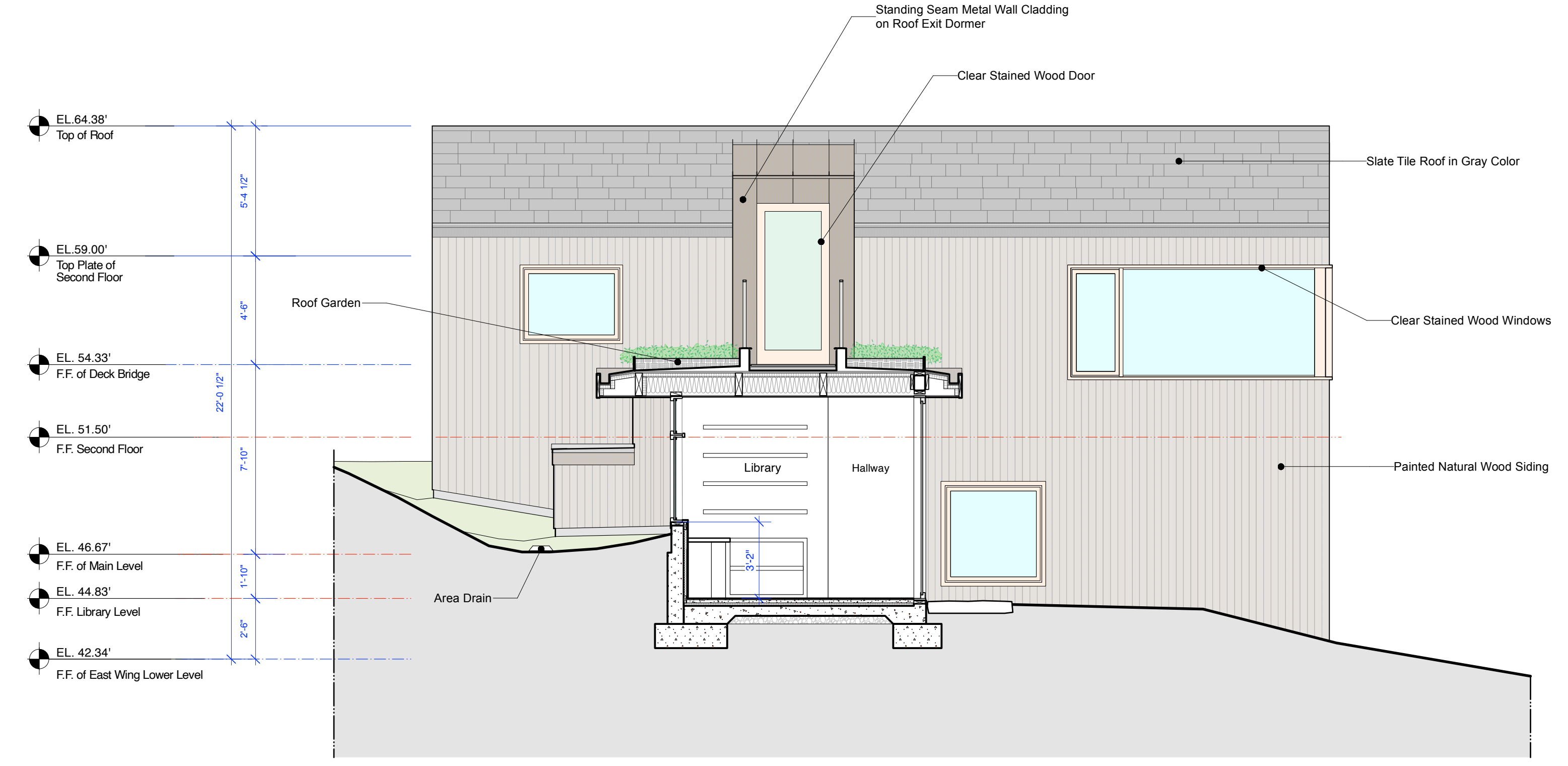
Sheet No.
A14
Kailea



Kailea Building Section Elevation A-A'
Scale: 1/4" = 1'-0"



Kailea Building Section Elevation C-C'
Scale: 1/4" = 1'-0"



Kailea Building Section Elevation B-B'
Scale: 1/4" = 1'-0"



Proposed Street Elevation



Photographs of Existing Street Elevation

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

Kailea Residence
Mission Street & N.E. of Ellet Avenue
Carmel, CA 93923
APN: 010-112-013

Job No.

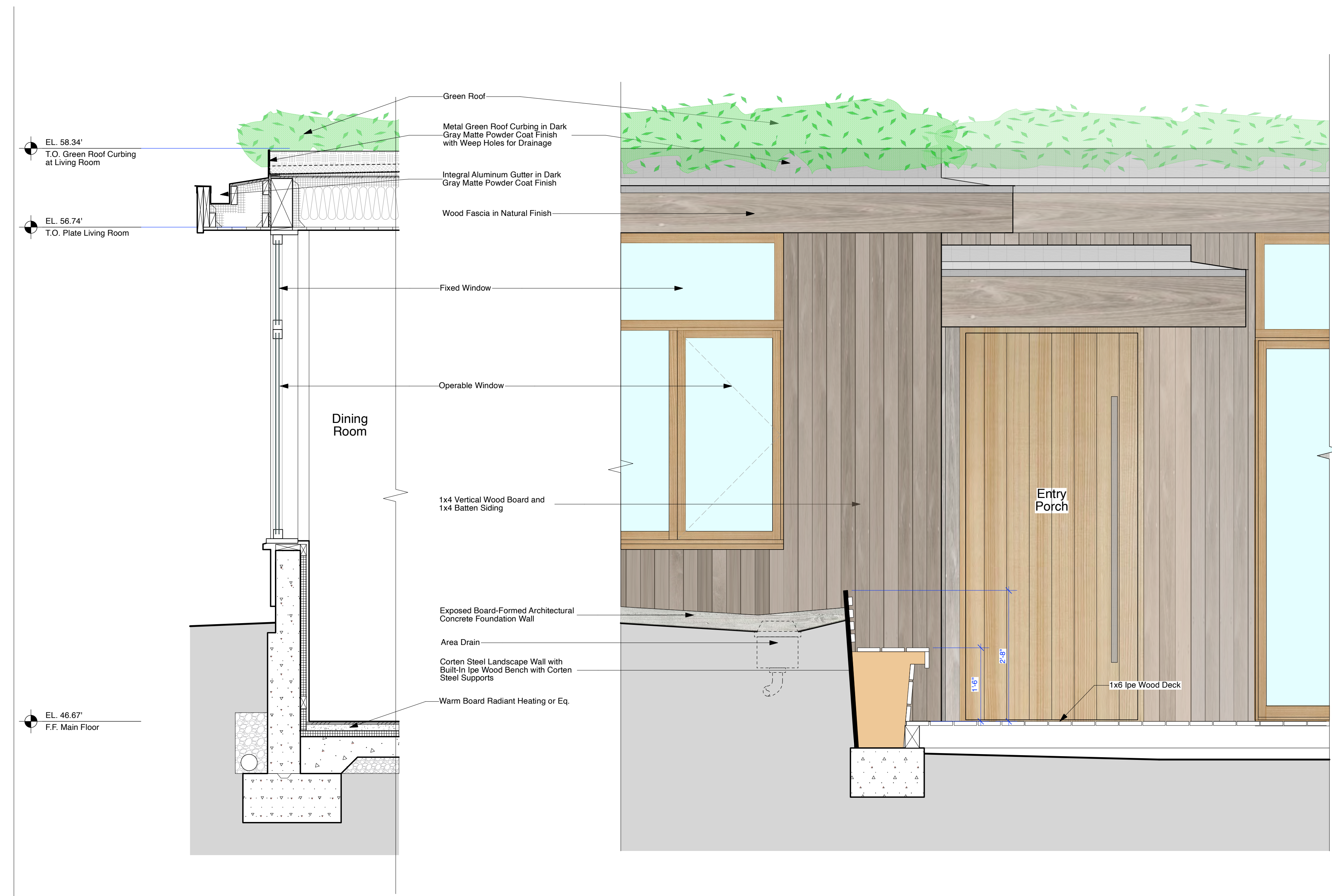
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April 23, 2025

**Kailea
Existing and
Proposed Street
Elevations**



Sheet No.

A15
Kailea

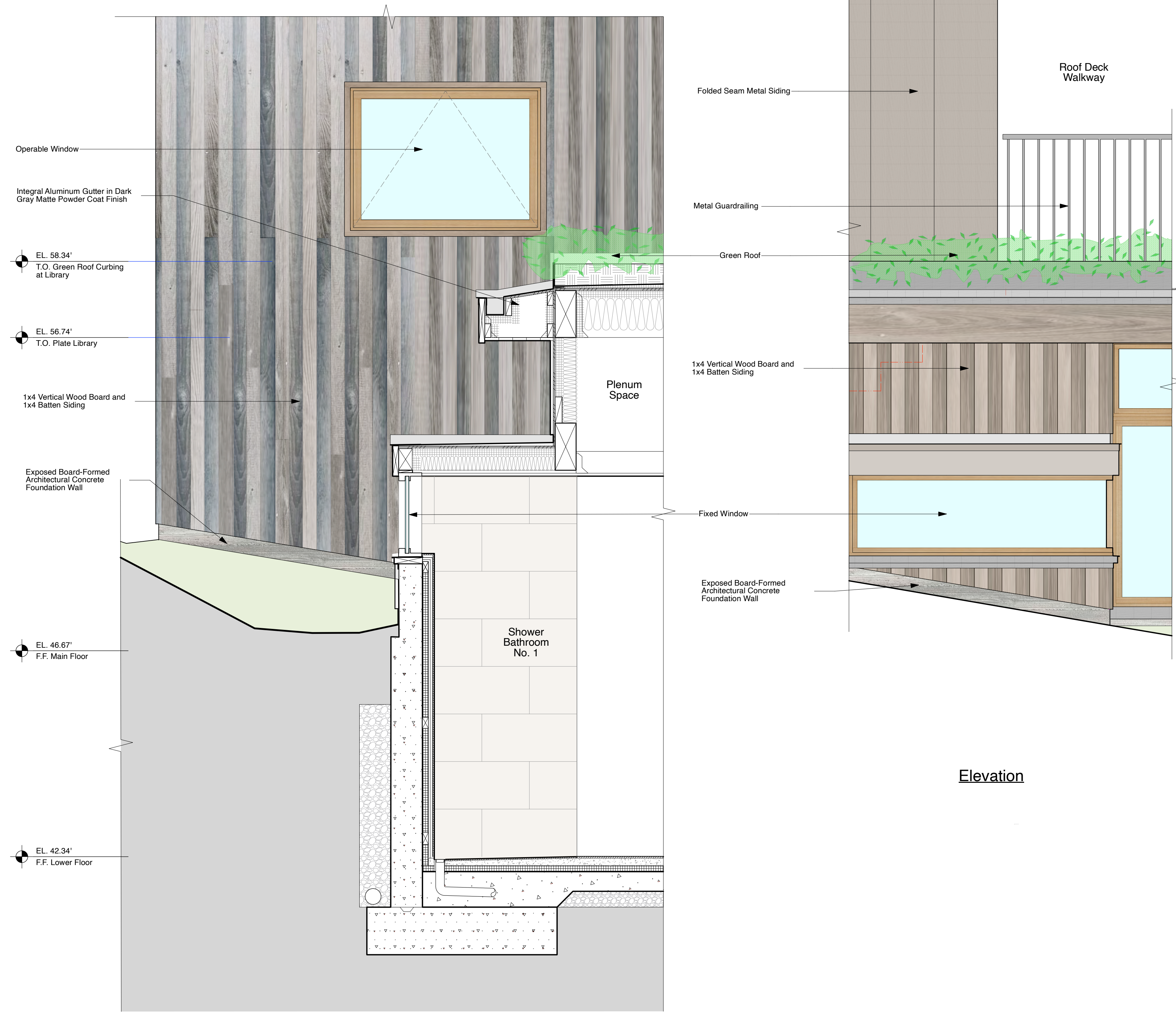


Section

Elevation

1 Wall Section at Dining Room Window

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

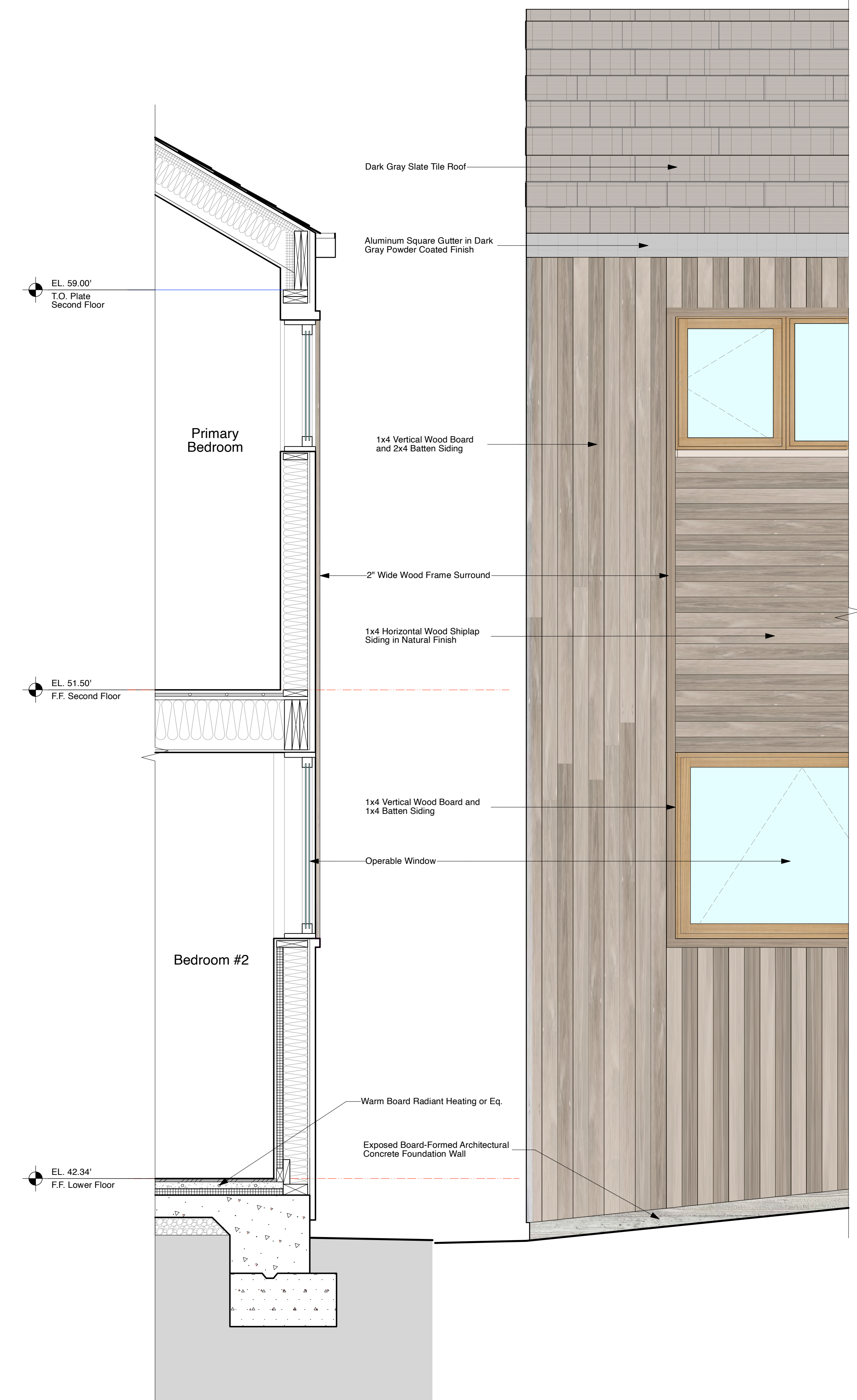


Section

Elevation

2 Wall Section At Bathroom #1

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



Section

Elevation

1 Wall Section at Primary Bedroom and Bedroom #2

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

FXLuminaire LED Wall Lights

Output	1LED	3LED	ZORLEDT	ZOC
Input Voltage	120V AC	120V AC	120V AC	120V AC
Input Voltage	120V AC	120V AC	120V AC	120V AC
Input Power	2.0W	4.2W	4.2W	4.2W
Power Consumption (W)	2.0W	4.2W	4.2W	4.2W
Efficiency (lm/W)	10	20	20	20
Color Rendering Index (CRI)	90	90	90	90
Max Candelas	30	30	30	30

MO Recessed Wall Light **DESIGNER FIXTURE**

This glow-free wall light is 1 or 3 LED. Available in four brass faceplate options. An RGBW version is also available for use with Lutron® Systems.

Quick Facts

- Die-cast brass construction
- Natural, powder-coated, or polished brass finish
- Luminaires® integrated LEDs
- Color temperature filters
- Compatible with Lutron® technology
- Phase and Lutron dimmable
- 10 to 15 VAC/VDC

Exterior Recessed Step Light

MO Recessed Wall Light SPECIFICATIONS

Output	1LED	3LED	ZORLEDT	ZOC
Input Voltage	120V AC	120V AC	120V AC	120V AC
Input Voltage	120V AC	120V AC	120V AC	120V AC
Input Power	2.0W	4.2W	4.2W	4.2W
Power Consumption (W)	2.0W	4.2W	4.2W	4.2W
Efficiency (lm/W)	10	20	20	20
Color Rendering Index (CRI)	90	90	90	90
Max Candelas	30	30	30	30

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 BK Black 7W 441 353

Example: **WS-W14911-BK**
For custom requests please contact 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, cUL, IES, Title 24 JAB Compliant
Wet Location Listed

Construction: Aluminum body with glass lens

FINISHES:
Black

Exterior Wall Sconce

diodeled BLAZE™ X Wet Location LED Tape Light

12V and 24V LED Tape Light

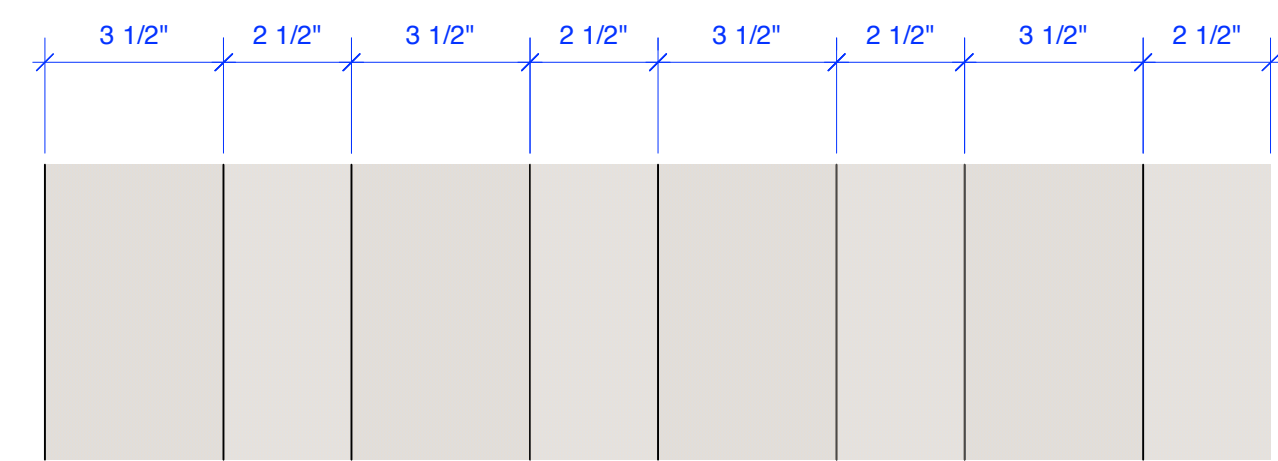
FEATURES

- IP67 Wet Location Rated
- 12V and 24V Available
- 5 Year Warranty

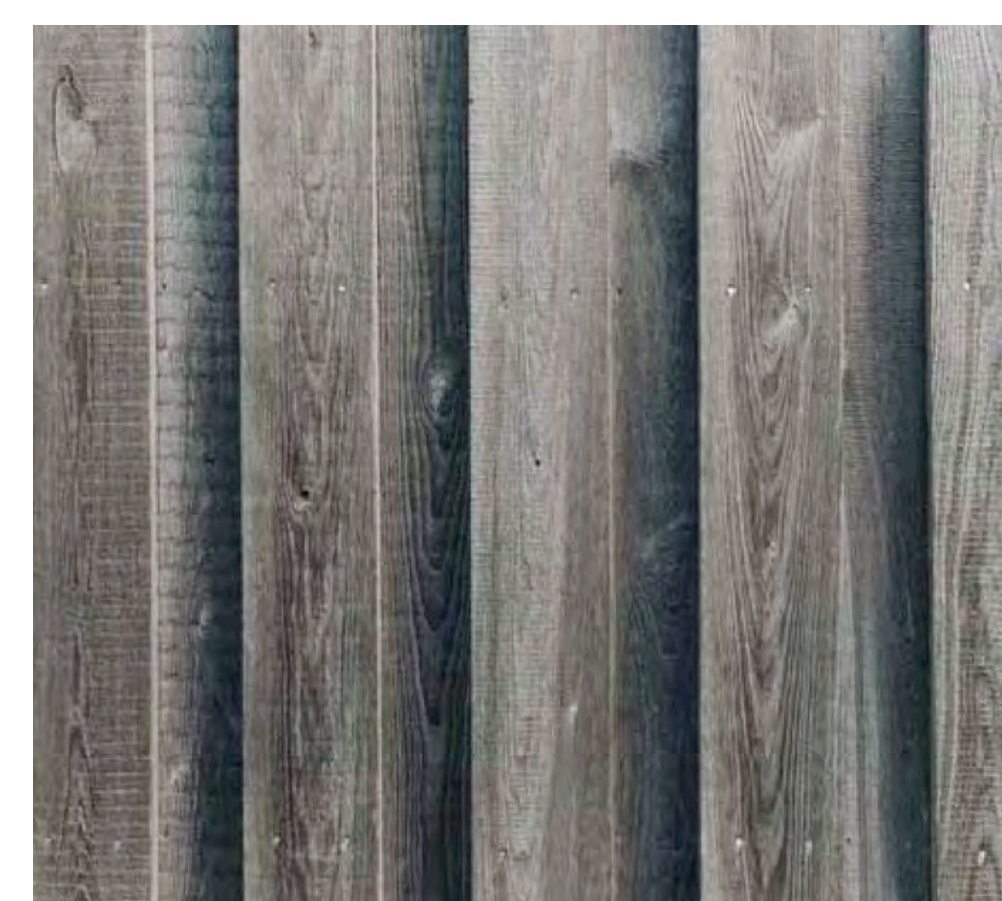
ORDERING CODES

Color	12V	24V	12V	24V
White	BLAZE12W-12V-WH	BLAZE12W-24V-WH	BLAZE24W-12V-WH	BLAZE24W-24V-WH
Blue	BLAZE12W-12V-BL	BLAZE12W-24V-BL	BLAZE24W-12V-BL	BLAZE24W-24V-BL
Red	BLAZE12W-12V-RE	BLAZE12W-24V-RE	BLAZE24W-12V-RE	BLAZE24W-24V-RE
Green	BLAZE12W-12V-GR	BLAZE12W-24V-GR	BLAZE24W-12V-GR	BLAZE24W-24V-GR
Yellow	BLAZE12W-12V-YL	BLAZE12W-24V-YL	BLAZE24W-12V-YL	BLAZE24W-24V-YL
Purple	BLAZE12W-12V-PU	BLAZE12W-24V-PU	BLAZE24W-12V-PU	BLAZE24W-24V-PU
Pink	BLAZE12W-12V-PK	BLAZE12W-24V-PK	BLAZE24W-12V-PK	BLAZE24W-24V-PK
Orange	BLAZE12W-12V-OR	BLAZE12W-24V-OR	BLAZE24W-12V-OR	BLAZE24W-24V-OR
Black	BLAZE12W-12V-BK	BLAZE12W-24V-BK	BLAZE24W-12V-BK	BLAZE24W-24V-BK

Exterior LED Tape Lighting



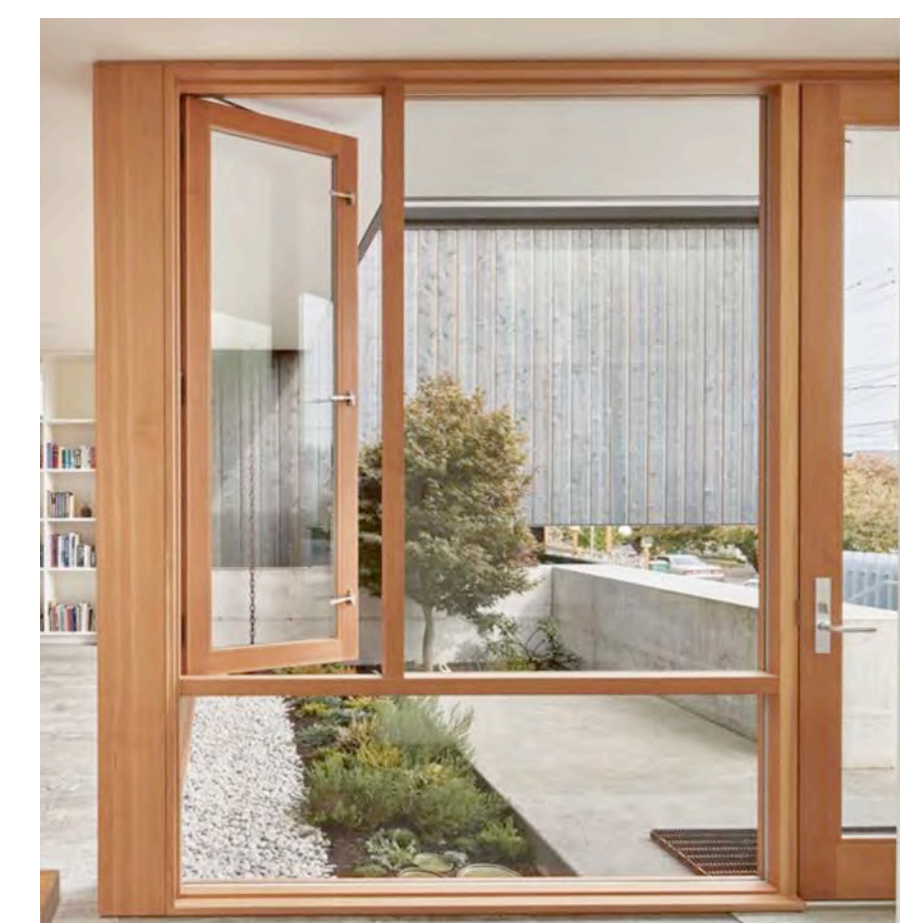
Siding Width
Siding Width: Board = 5-1/2" & Batt is 3-1/2"



Wood Siding
Vertical Cedar Board & Batt - Natural Weathered Grey
Siding Width: Board = 5-1/2", Batt = 3-5/8"



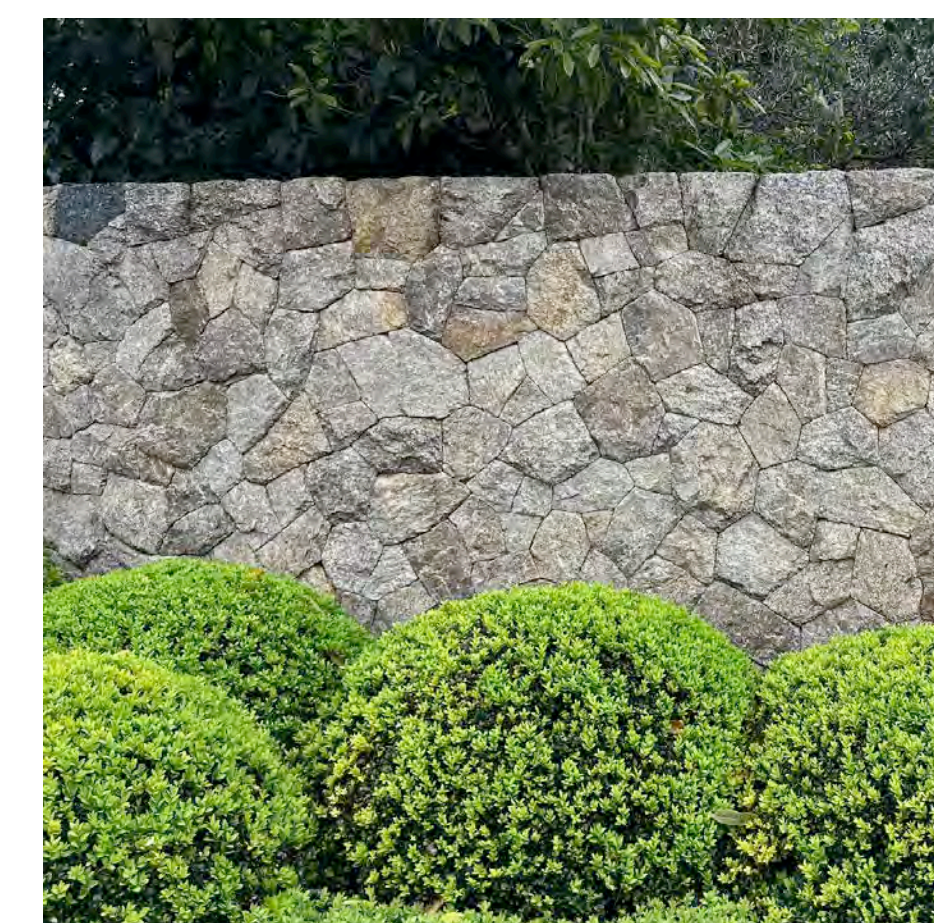
Sloped Roof
Standing Seam Metal Roof



Exterior Doors + Windows
Clear Finish, Douglas Fir Wood



Slate Roofing
Class 'A' Composite Slate Roofing in Dark Gray Color



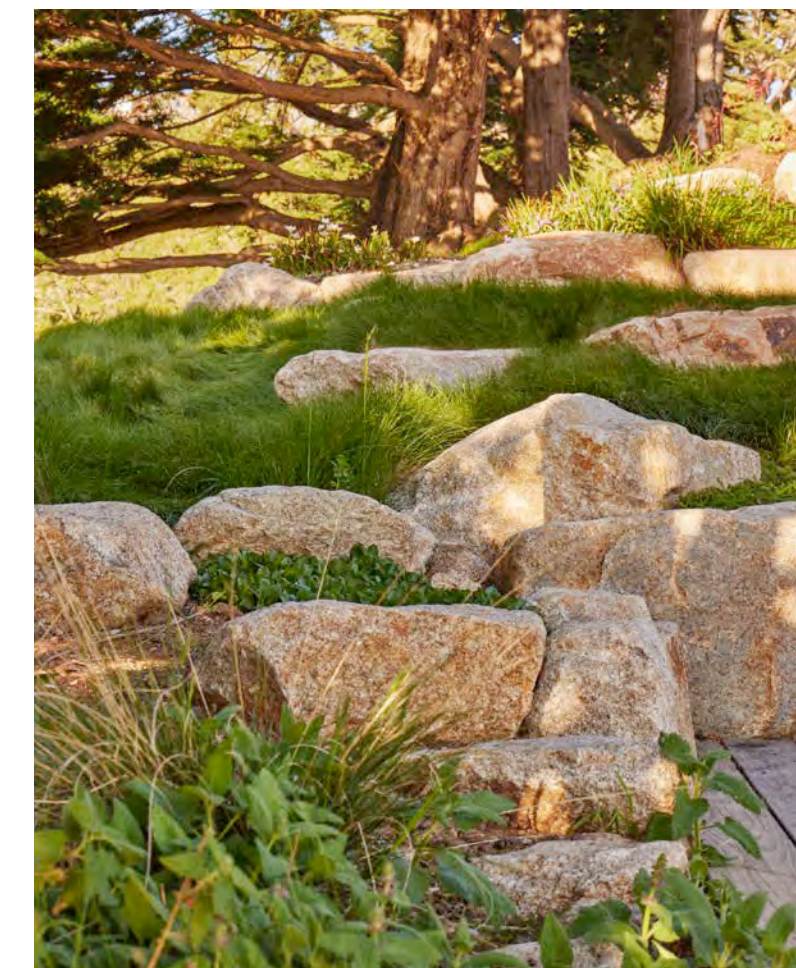
Stone Wall
Local Granite



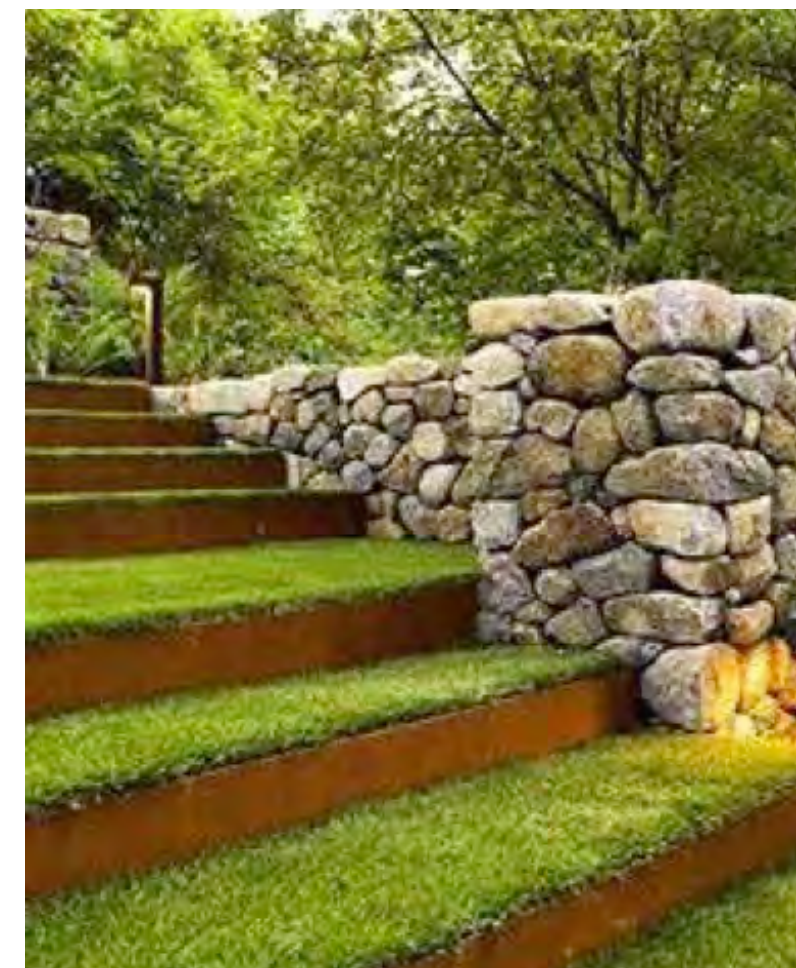
Green Roof
Native, Drought-Resistant Living Roof



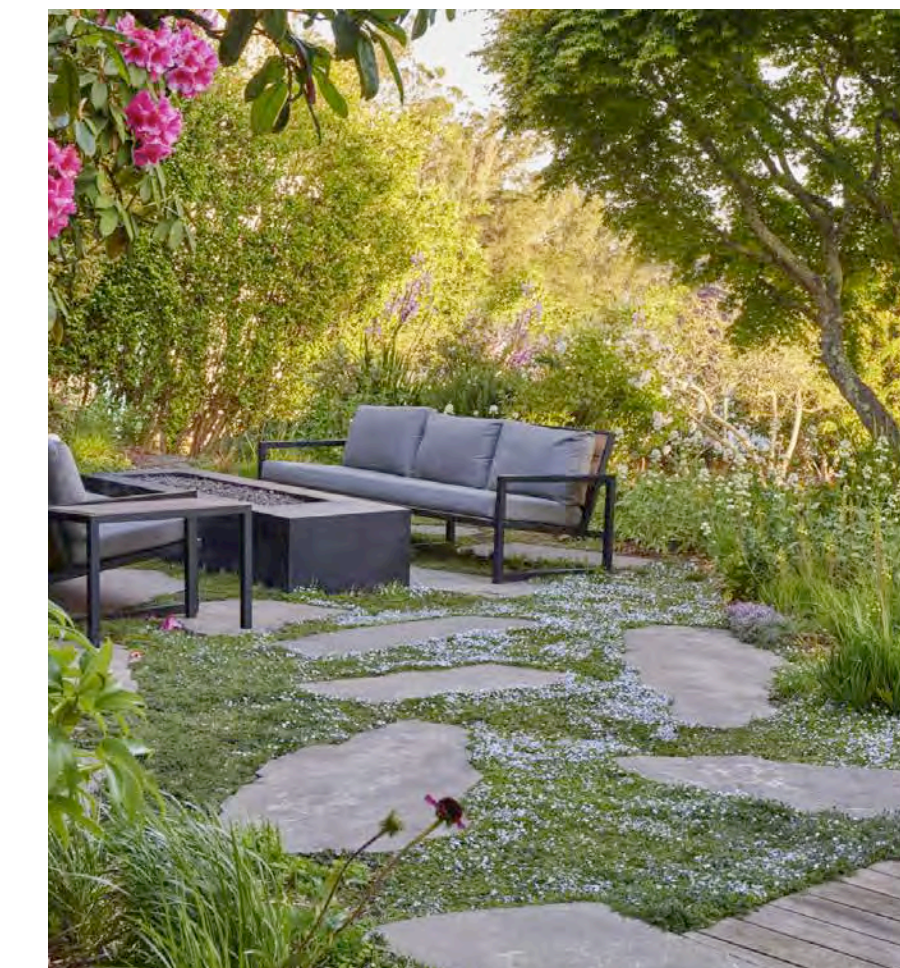
Flat Roof
TPO w/ Gravel Ballast



Landscape Boulders
Accent and Retaining Boulders



Low, Steel Garden Walls
Weathered Steel



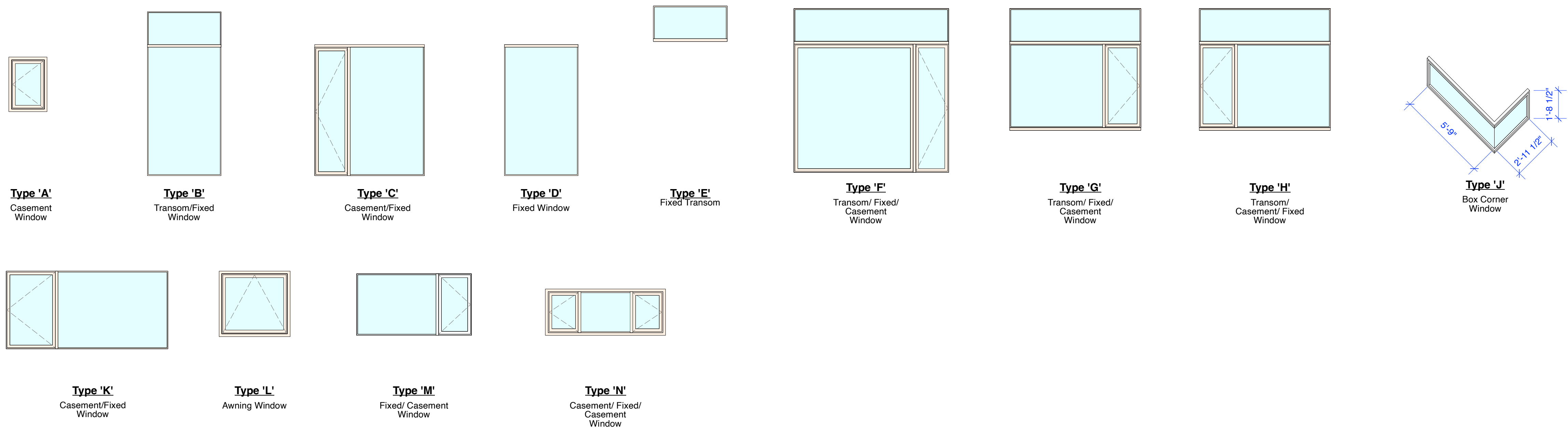
Stone Pavers



Wood Decking
Ipe Wood Spaced Board

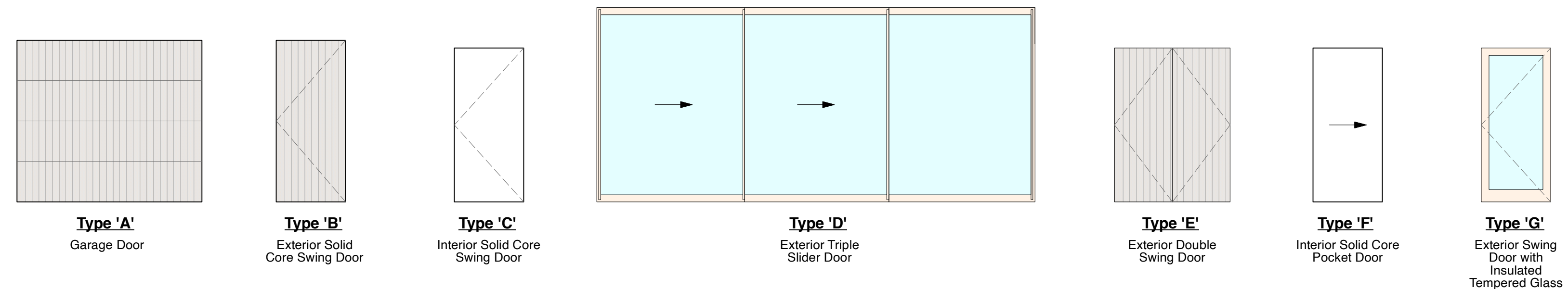
Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
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
Main House											
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"	6'-8"	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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The Architect's Drawings, Specifications or Other Documents Shall Not Be Used By The Owner Or Other Architectural Firm Except By Agreement In Writing And With Appropriate Compensation To The Architect.

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

Kailea Residence
Mission Street 3 1/2 blocks NE of First Avenue
APN 010-112010

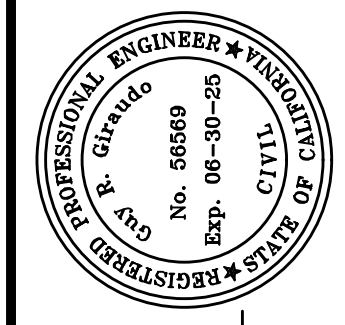
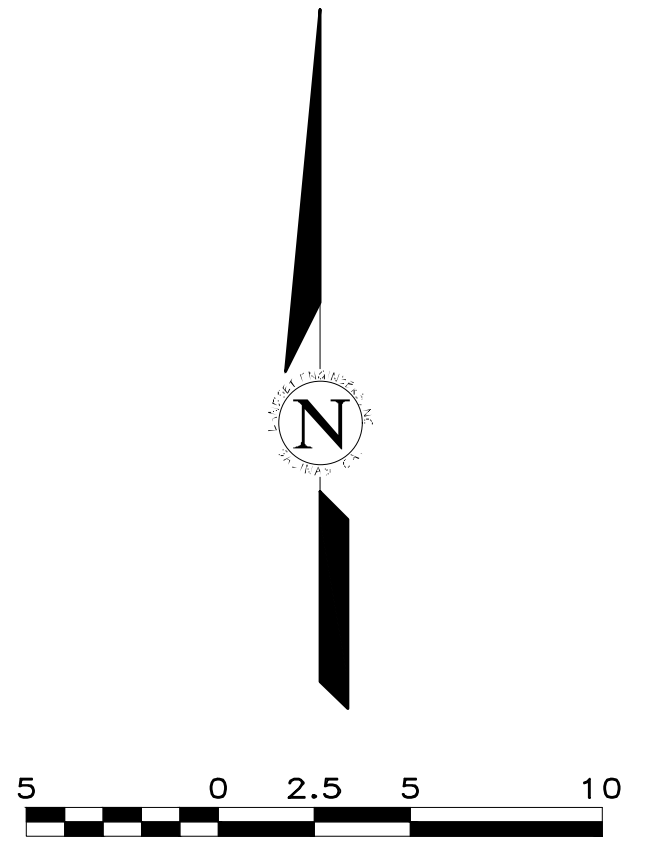
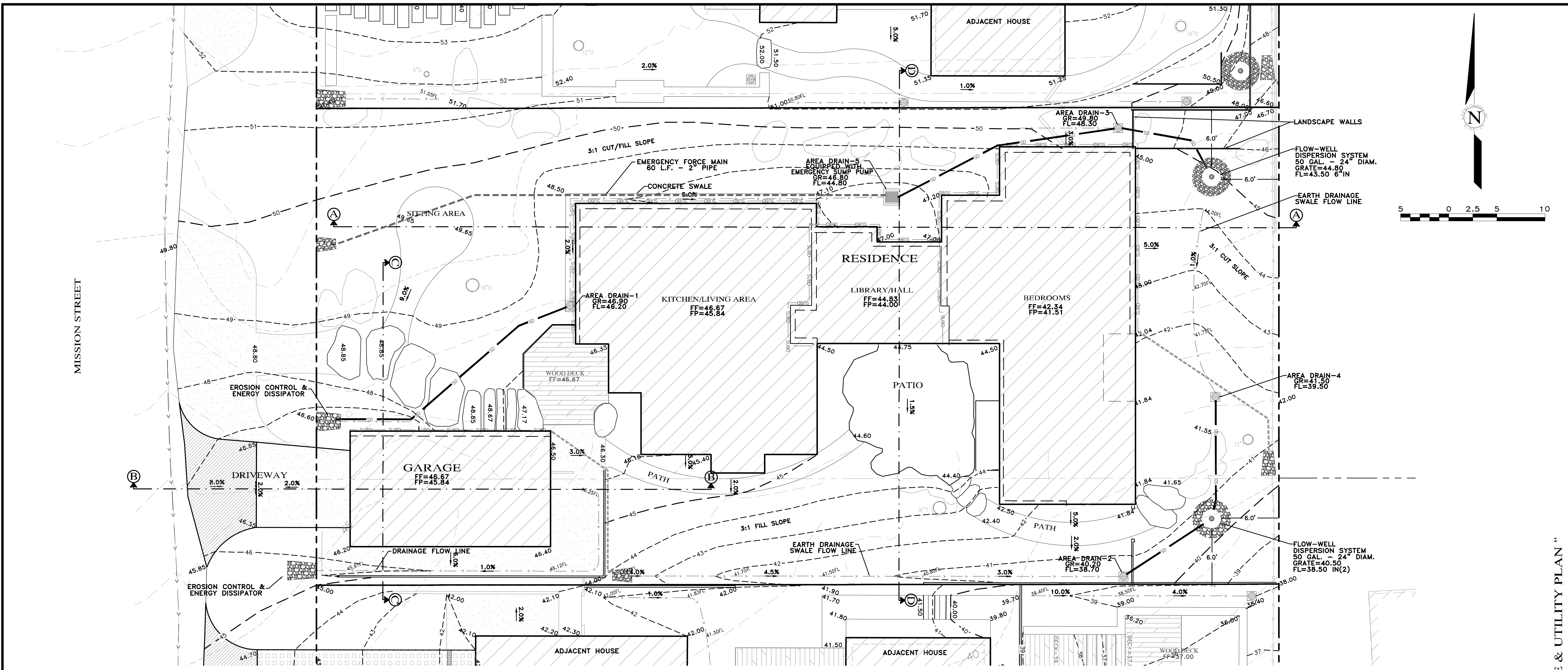
Job No.

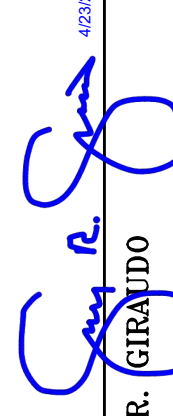
Date:
Track 2 Design Study July 1, 2024
Track 2 Design Study Resubmittal September 4, 2024
Design Development February 19, 2025
Track 2 Design Study Details Review April 23, 2025

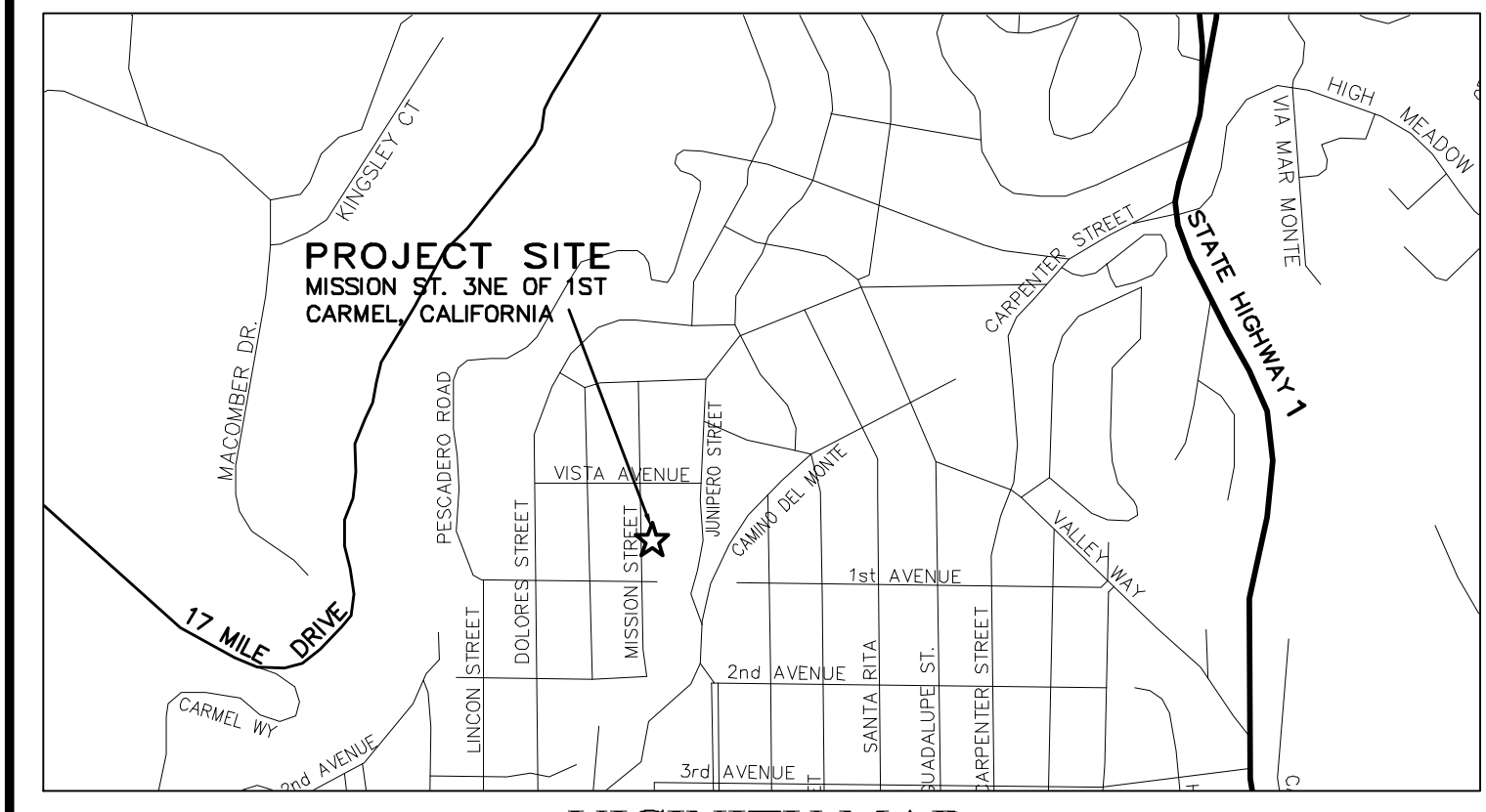
Door + Window Schedules



Sheet No.



APPROVED BY:

 GUY R. GIRARDO



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

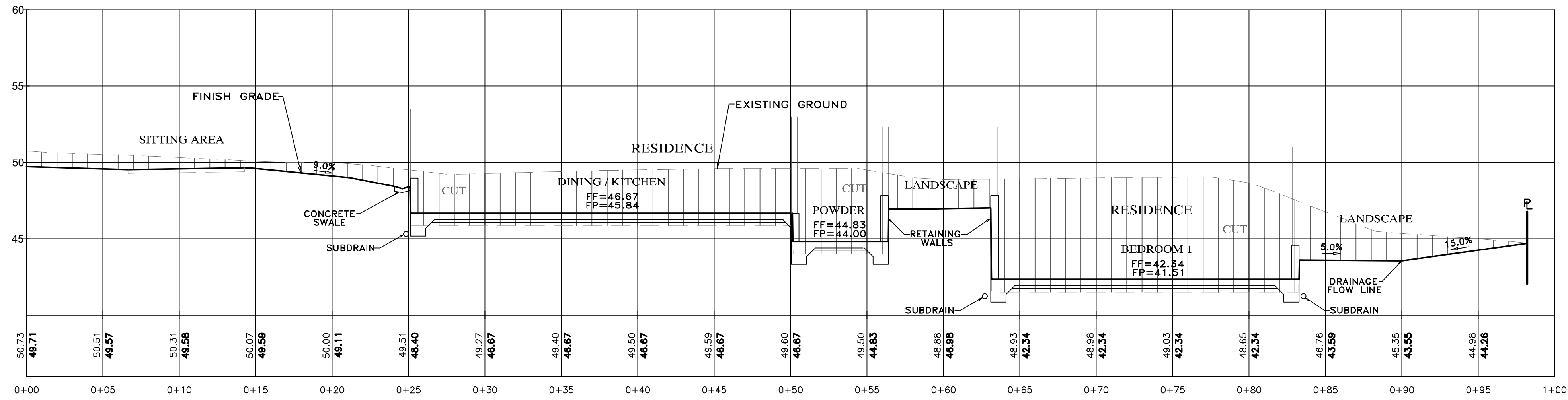
" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

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

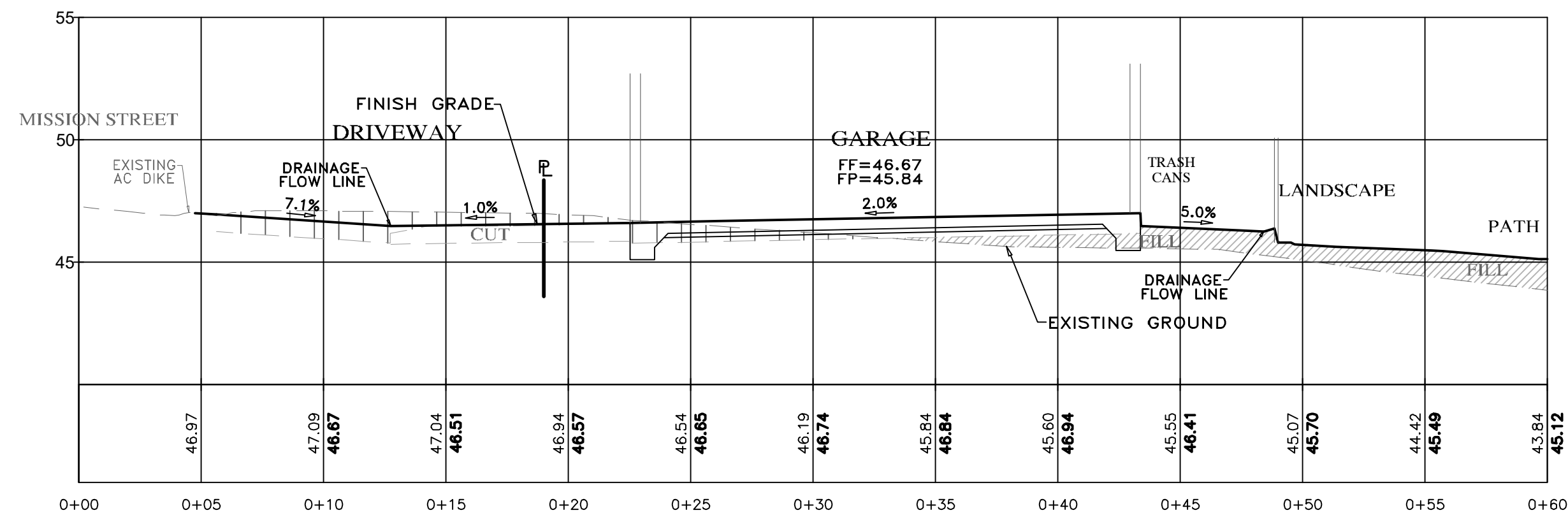
SCALE: 1"=5'
 DATE: AUGUST 2024
 JOB NO. 2816-01

No.	DATE	BY	REVISION
04/22/25	AMS		ENTRY WOOD DECK REVIEW
02/26/25	AMS		SITE PLAN UPDATE
08/16/24	AMS		RELEASED TO CLIENT

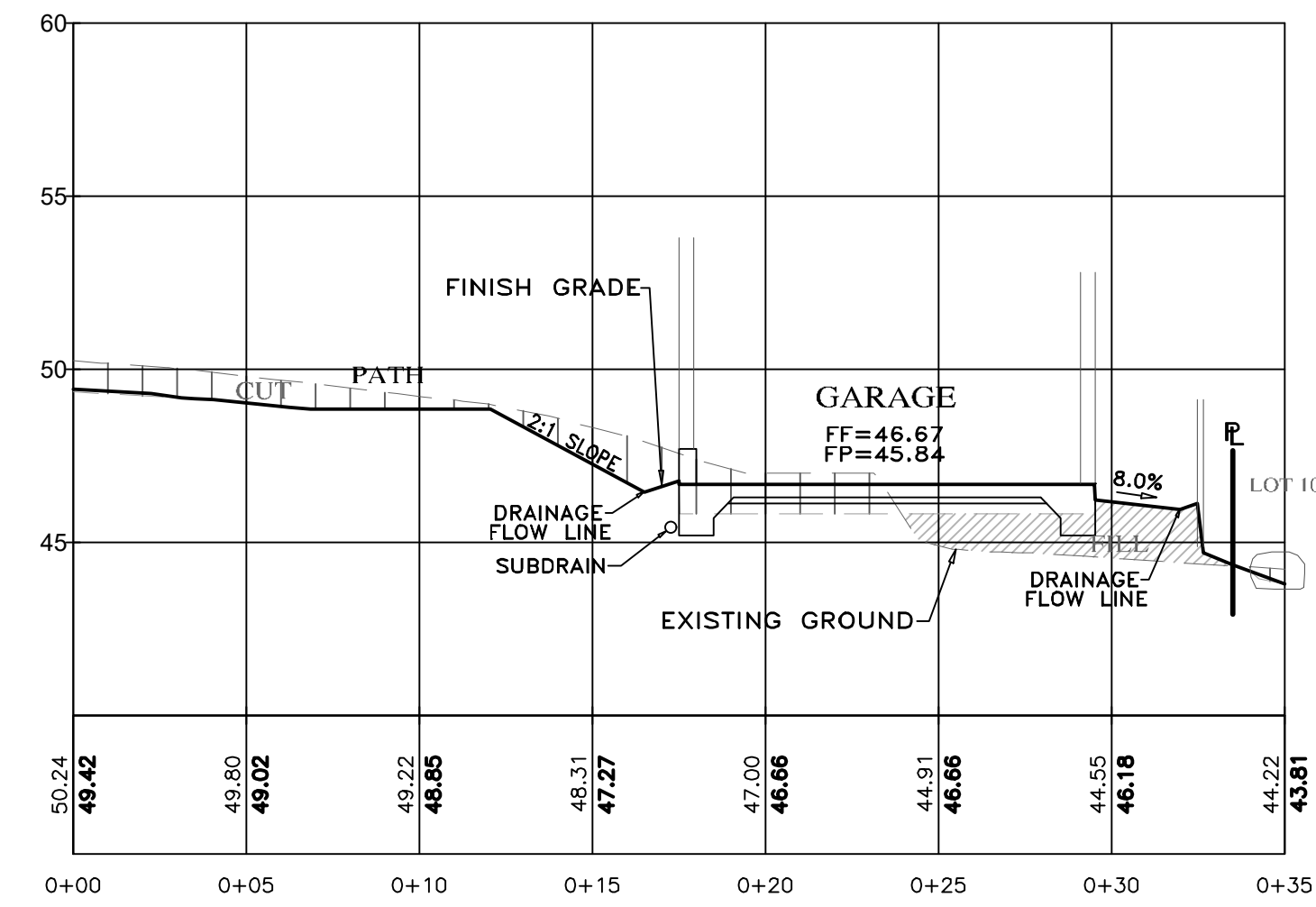
SHEET **C1**
 OF 4 SHEETS



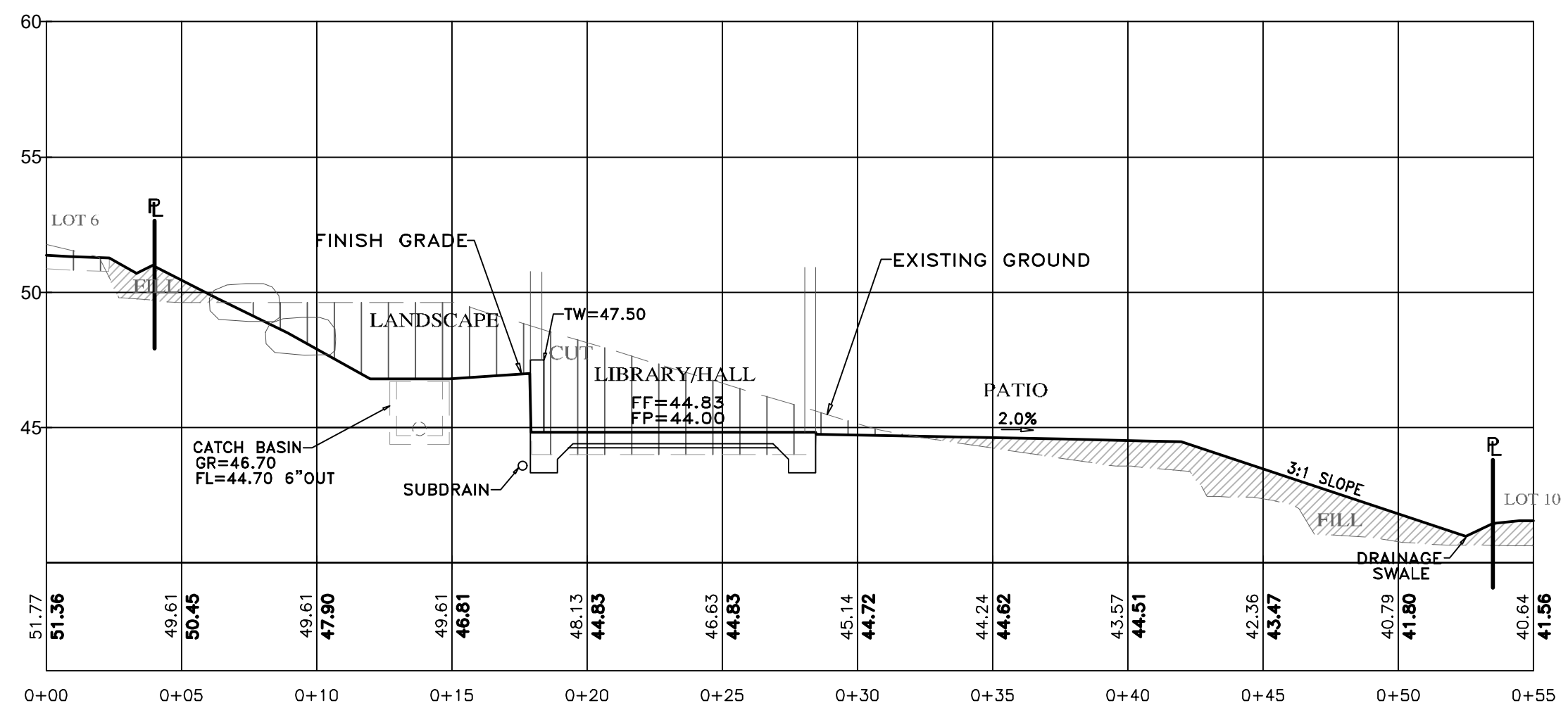
SECTION A-A
SCALE: 1"=5' H&V



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

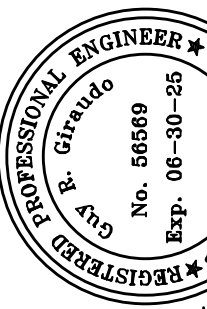


SECTION C-C
SCALE: 1"=5' H&V



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. GIRARDO

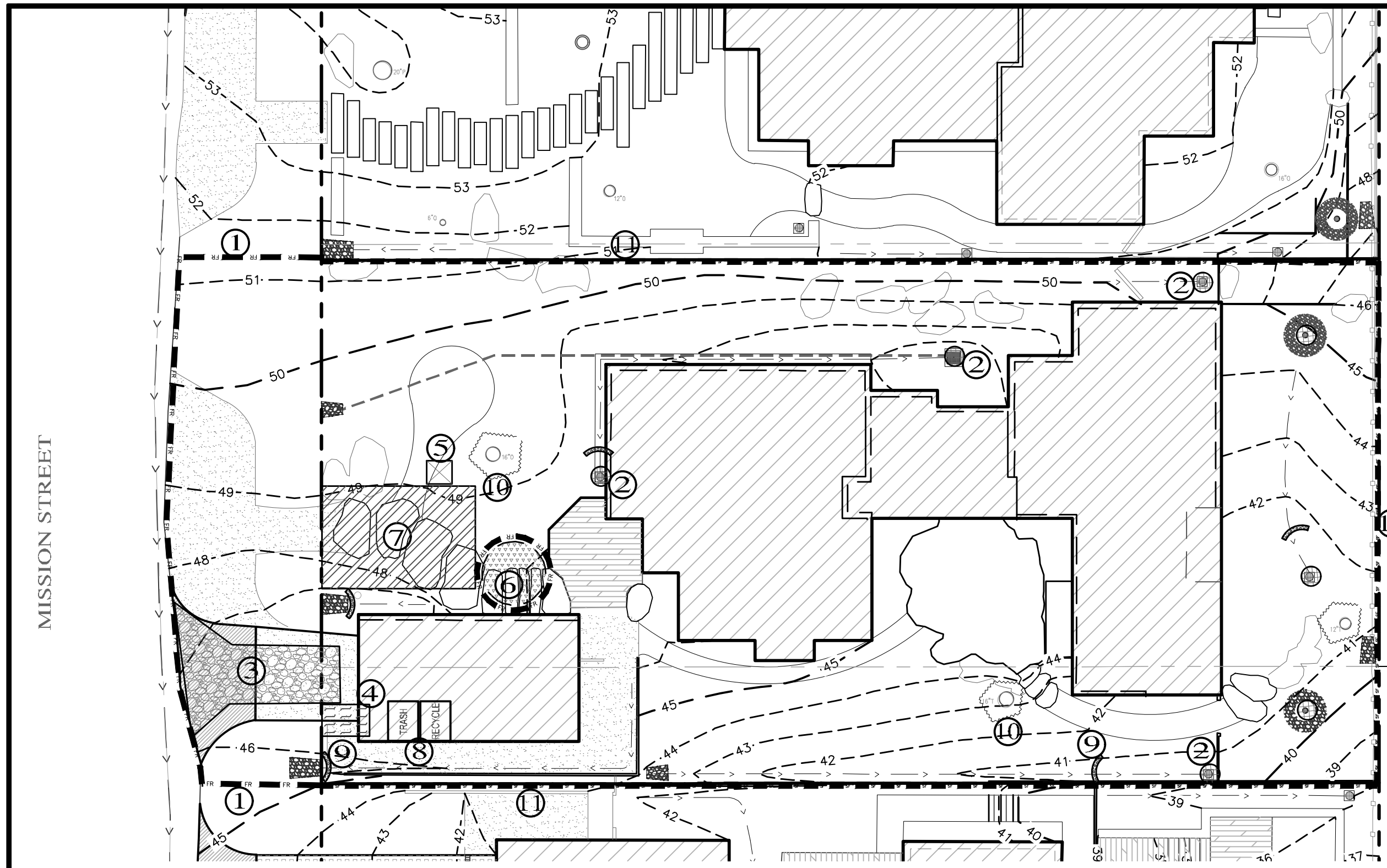


" GRADING SECTIONS "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 8 KAILEA RESIDENCE
A.P.N.: 010-112-013
FOR
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
COLLINS HERMLE FAMILY TRUST

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

No.	DATE	BY	REVISION
04/22/25	AMS	ENTRY WOOD DECK REVIEW	
02/26/25	AMS	SITE PLAN UPDATE	
08/16/24	AMS	RELEASED TO CLIENT	

SHEET **C2**
OF 4 SHEETS



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE TIEING OR TACKING, 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 SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: GLIOMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS BRACIUM (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 ON-SITE, 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 ON-SITE 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 ON-SITE. 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	EQUIPMENT MANAGEMENT & SPILL CONTROL	EARTHWORK & CONTAMINATED SOILS	PAVING/ASPHALT WORK	CONCRETE, GROUT & MORTAR APPLICATION	PAINTING & PAINT REMOVAL	DEWATERING

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).

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.

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 of 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 is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

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.

Erosion Control

- 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.

Sediment Control

- 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.

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.

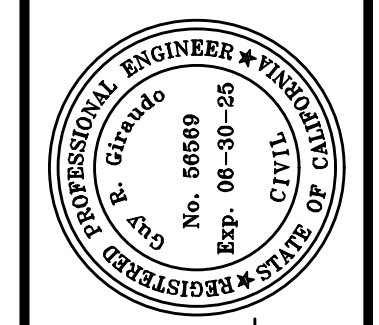
Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- Wash out concrete equipment/trucks offsite 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 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.

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.

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



APPROVED BY:
GUY R. GIRALDO

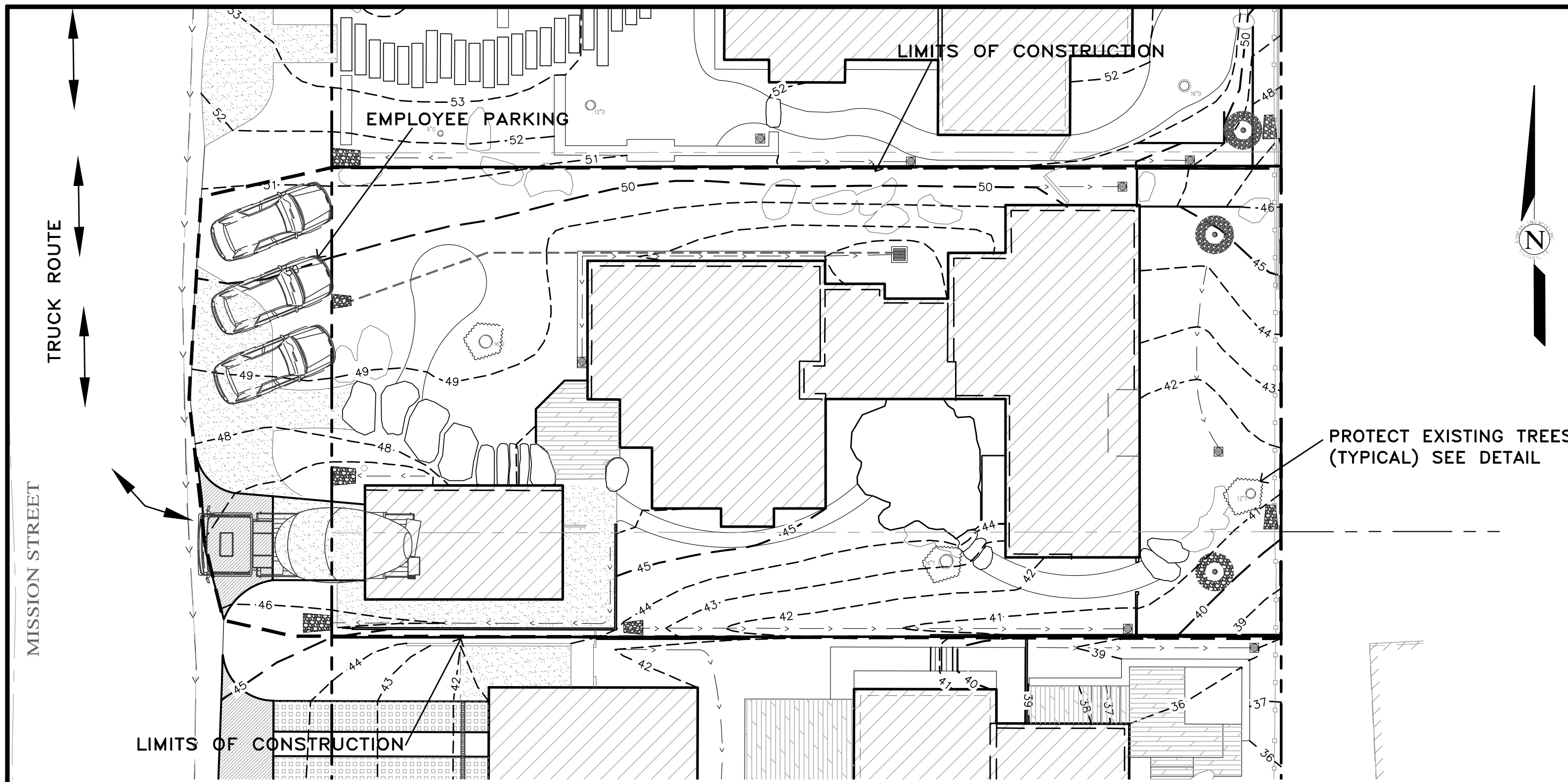


"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
MISSION SISTERS - LOT 8 KAILEA RESIDENCE
 A.P.N.: 010-112-013
 FOR
 CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
 COLLINS HERMLE FAMILY TRUST

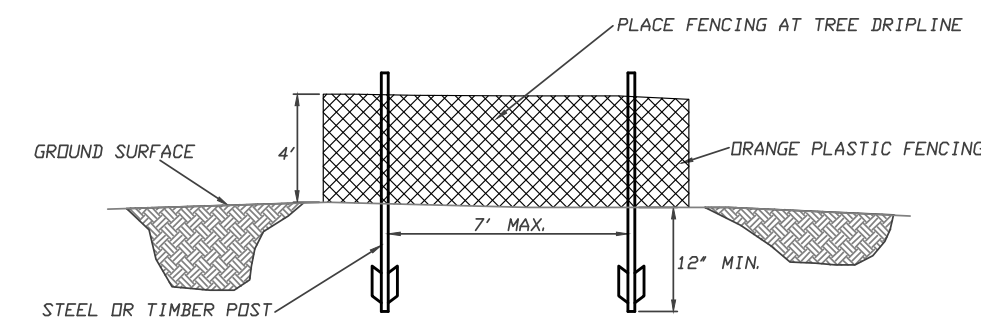
SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

NO.	DATE	BY	REVISION
04/22/25	AMS		ENTRY WOOD DECK REVIEW
02/26/25	AMS		SITE PLAN UPDATE
08/16/24	AMS		RELEASED TO CLIENT

SHEET **C3**
OF 4 SHEETS



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

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).

(A) CONSTRUCTION STAGING PLAN

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

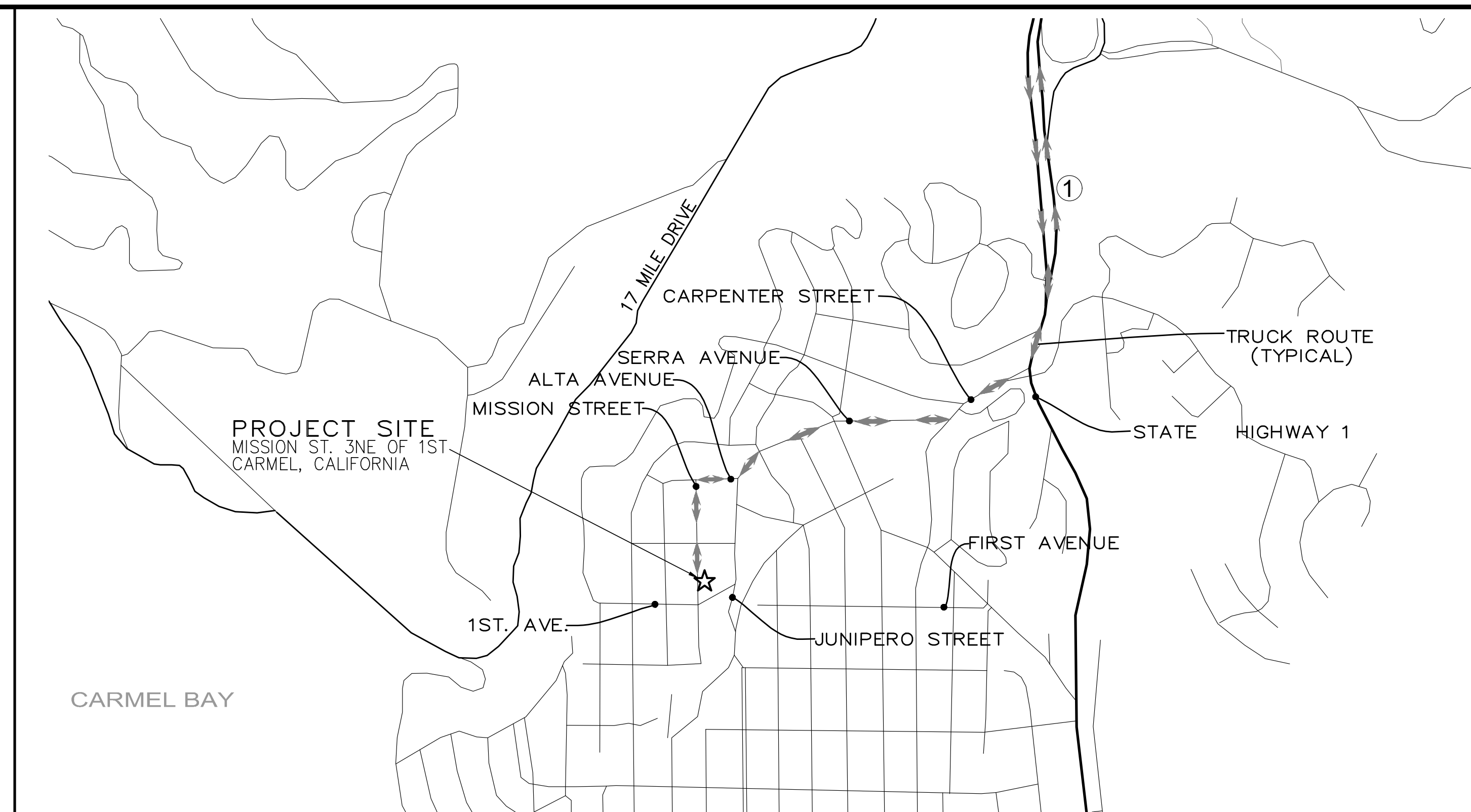
TRUCK TRIP GENERATION NOTES:

- 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.



(B) NEIGHBORHOOD TRUCK ROUTING PLAN



"CONSTRUCTION MANAGEMENT PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

MISSION SISTERS - LOT 8 KAILEA RESIDENCE
A.P.N.: 010-112-013

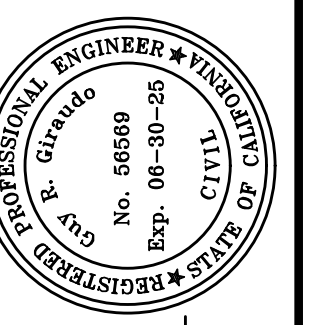
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
COLLINS HERMLE FAMILY TRUST

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

(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
04/22/25	AMS		ENTRY WOOD DECK REVIEW
02/26/25	AMS		SITE PLAN UPDATE
08/16/24	AMS		RELEASED TO CLIENT

SHEET **C4**
OF 4 SHEETS



APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
LICENSE NO. 46696
EXP. 08-30-26



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