



HAPUNA RESIDENCE

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA, 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 4 NE OF FIRST AVE, CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-012
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 sq. ft.	4,150 sq. ft.
ALLOWABLE BASE FLOOR AREA 4,150 sf x 0.45 = ((150) x .02)	1,856 SF	1,321 SF	1,818 SF
		Mean: 1,189 SF	Upper: 292 SF
			Garage: 246 SF
Site Coverage			
	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
PAVED DRIVEWAY/ CARPORT		448 SF	
CONCRETE ENTRY LANDING/ DECK LANDING/ LANDSCAPE WALLS/ FIREPLACE		42 SF	125 SF
GARAGE EXIT DOOR SAND FINISH CONCRETE SLAB AND STEPS			42 SF
DECOMPOSED GRANITE PATH			88 SF
TOTAL		490 SF	255 SF
PERMEABLE and SEMI PERMEABLE:			
SIDE YARD PAVERS		5 SF	
GRAVEL PATH		293 SF	
SPACED-BOARD DECKS		435 SF	
DRIVEWAY PAVERS			140 SF
PAVER ENTRY WALKWAY			177 SF
TOTAL		733 SF	317 SF
PERCENTAGE PERMEABLE:			
	>50%	73%	58%
TOTAL SITE COVERAGE	574 SF*	1,003 SF	572 SF
* (1,856 sf x 0.22) + 166 sf Bonus			

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	14'-2 3/8" / 0'	10'-9 1/2" / 16'-8"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	11'-7" / 0'	9'-11" / 13'-10 3/4"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	32'-11 1/2"	22'-7"
COMPOSITE	10'-4 1/2" (25%)	8'-11 1/2"	15'-0 1/2"
SIDE YARD	3'	2'-10"	3'-8 1/2"
SIDE YARD	3'	6'-1 1/2"	11'-4"
REAR	15' ** 3'	14'- 8"	15'-7" / 11'-9 1/2"

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

PROJECT DESCRIPTION

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

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

Construction of a New Two-Story, 1,818 sq. ft., Single-Family Residence with 246 sq. ft. attached garage and includes:

- New Driveway to Replace Existing
- New Stone Garden Walls
- New Stone Paver Entry Walk
- New Stone Outdoor Gas Fireplace
- New 89 sq. ft. Upper Level Deck
- New Wood Fencing
- New Landscaping

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Architectural

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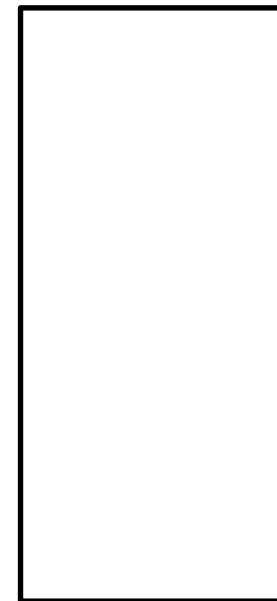
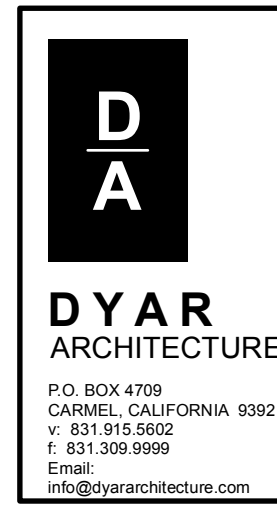
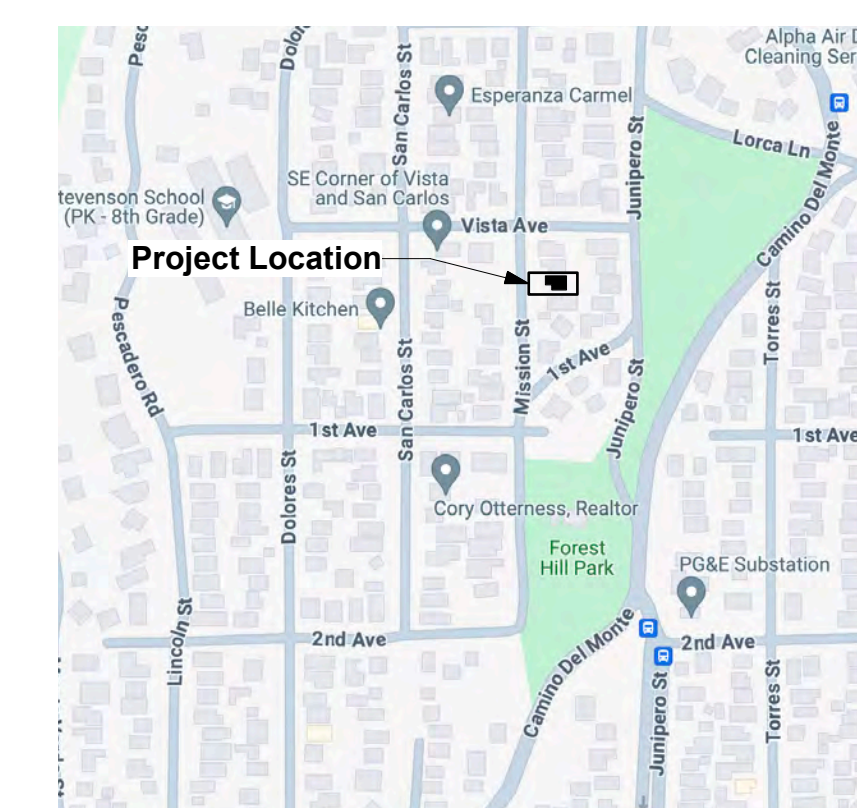
Civil Engineering

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

Landscape Architectural

- L1.00 - Overall Site Plan
- L1.01 - Hapuna Site Plan
- L3.00 - Hapuna Lighting Plan

VICINITY MAP



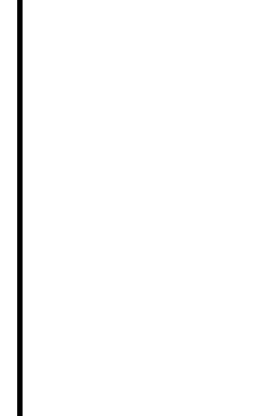
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Client:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

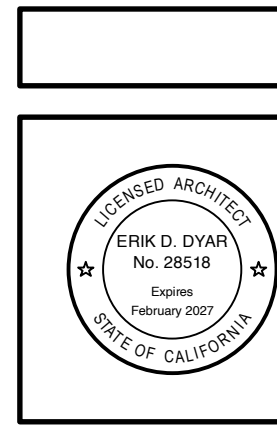
Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024
Tract 2 Design Study
Resubmittal
September 4, 2024
Tract 2 Design Study
Revised
October 18, 2024
Tract 2 Design Study
Resubmittal
January 21, 2025
February 4, 2025
Tract 2 Design Study
Resubmittal
February 18, 2025
Tract 2 Design Study
Details Review
April 23, 2025



**Cover Sheet
and
Project Data**



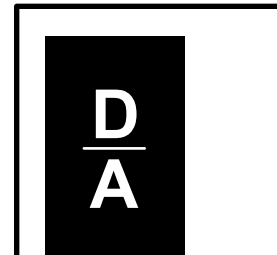
Sheet No.
A1
Hapuna



Rendering of Hapuna Residence from Mission Street / Southwest



Rendering of Hapuna Residence from Mission Street / Northwest



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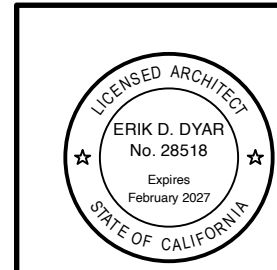
Owner:
Caring Hermie Family Trust
155 San Rafael Way
San Francisco, CA 94127

**Hapuna
Residences**
Mission Street & NE of First Avenue
Garnier, CA 95923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024
Tract 2 Design
Residential
September 4, 2024
Tract 2 Design Study
Revised
October 18, 2024
February 4, 2025
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Residential
February 18, 2025
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Details Review
April 23, 2025

Renderings



Sheet No.

A2
Hapuna



Rendering of Hapuna Residence at Front Entry Courtyard



HAPUNA

KAILEA

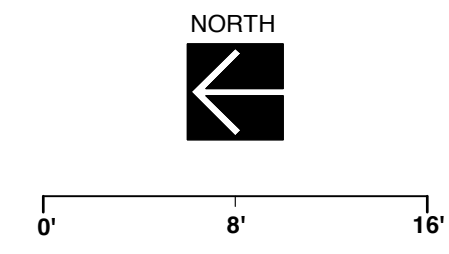
AHANA



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
			DRYLAI D FLAGSTONE PAVING





HAPUNA

KAILEA

AHANA



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

LEGEND

- FLAT SEAM ZINC ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR



0' 8' 16'

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Celine Hermie Family Trust
155 San Rafael Way
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Project:
Hapuna Residence
Mission Street & NE of First Avenue
APN: 010-112-012

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Mission Street & NE of First Avenue
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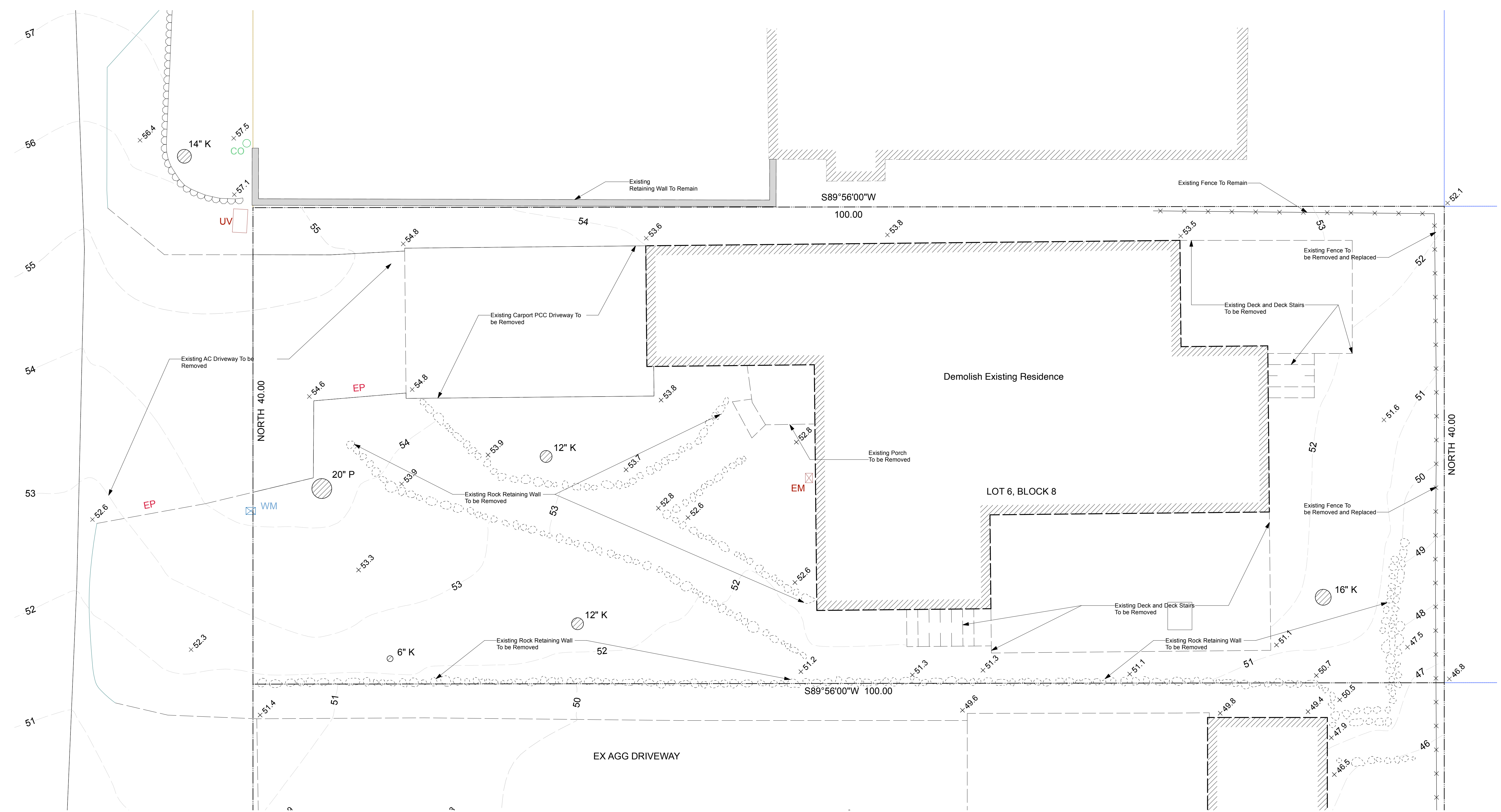
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Existing and Demolition Site Plan

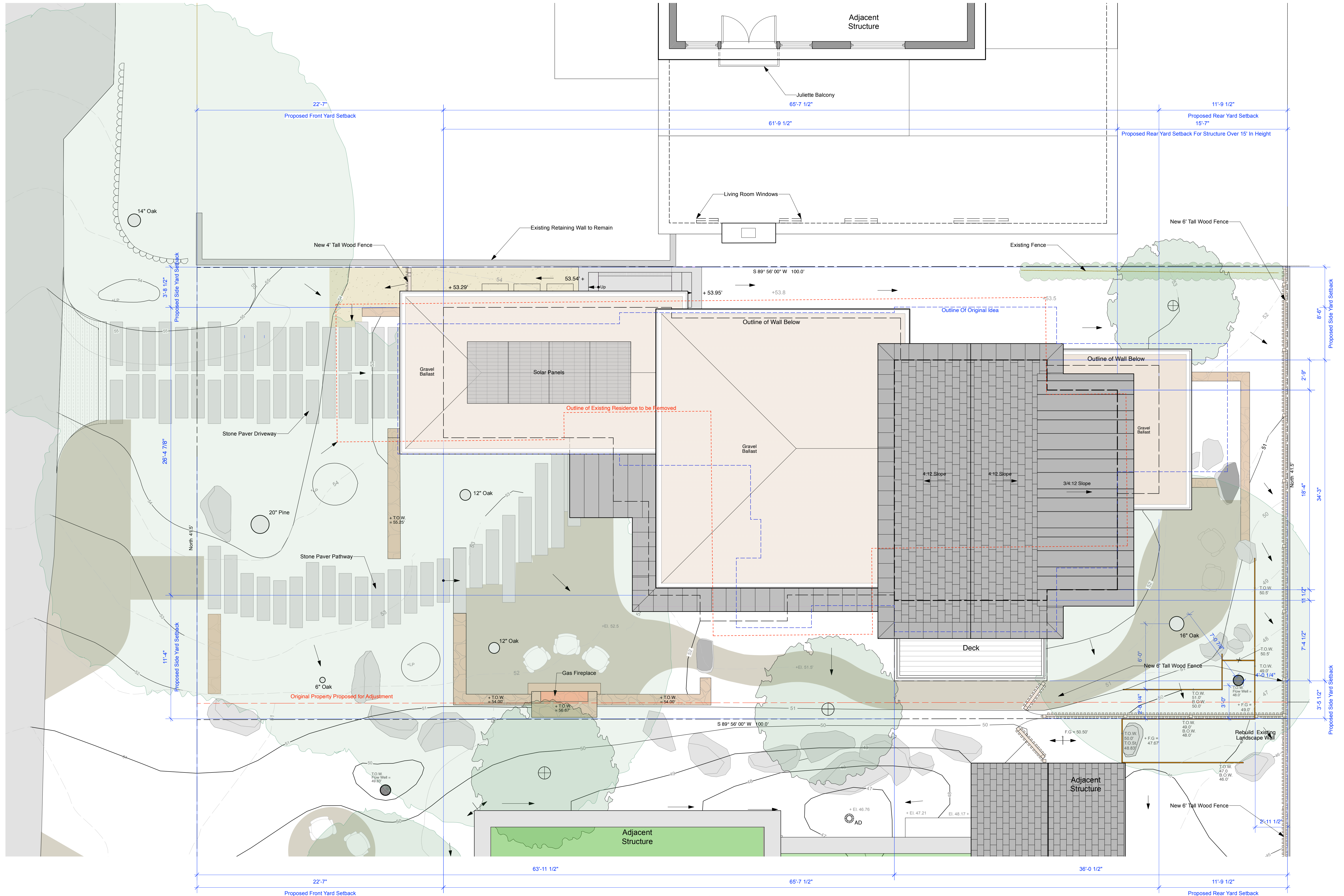
1/4" = 1'-0"



Sheet No.
A6
Hapuna



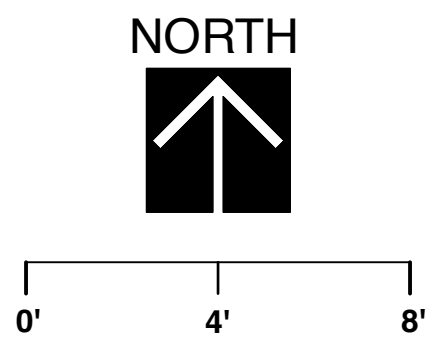
Existing + Demolition Site Plan
Scale: 1/4" = 1'-0"



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 |
| | CARMEL STONE GARDEN WALL | | NEW FENCE | | EXISTING TREE |
| | STONE PAVERS | | NEW CORTEN STEEL LANDSCAPE WALL | | ACCENT BOULDER |
| | CLASS 'A' COMPOSITE SLATE ROOF | | EXISTING CONTOUR | | STEP BOULDER |
| | CLASS 'A' FLAT SEAM METAL ROOFING AT EAVES | | PROPOSED CONTOUR | | |



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

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

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
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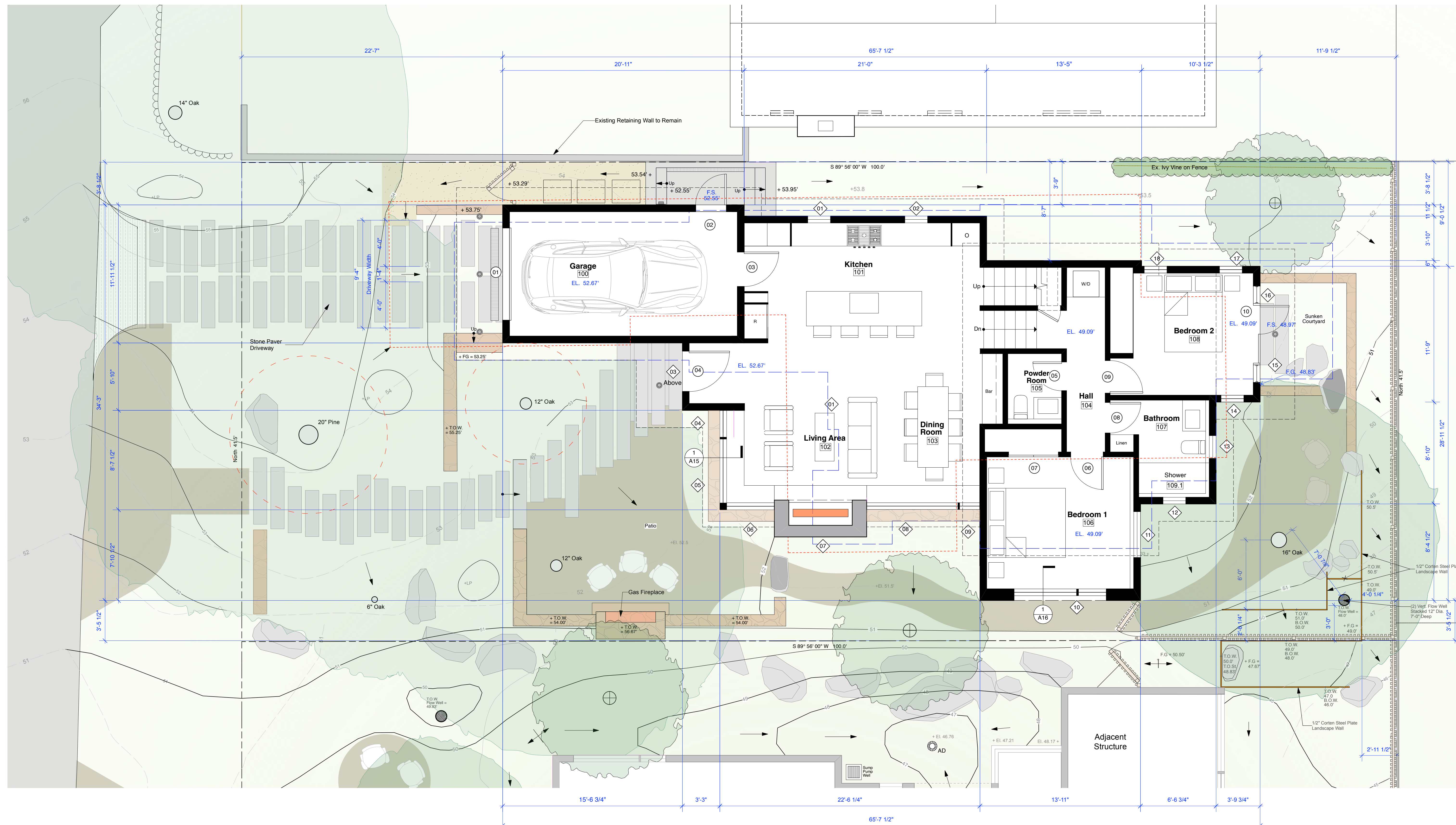
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Site and Roof Plan

1/4" = 1'-0"



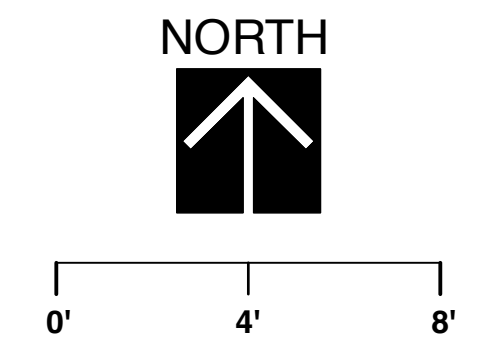
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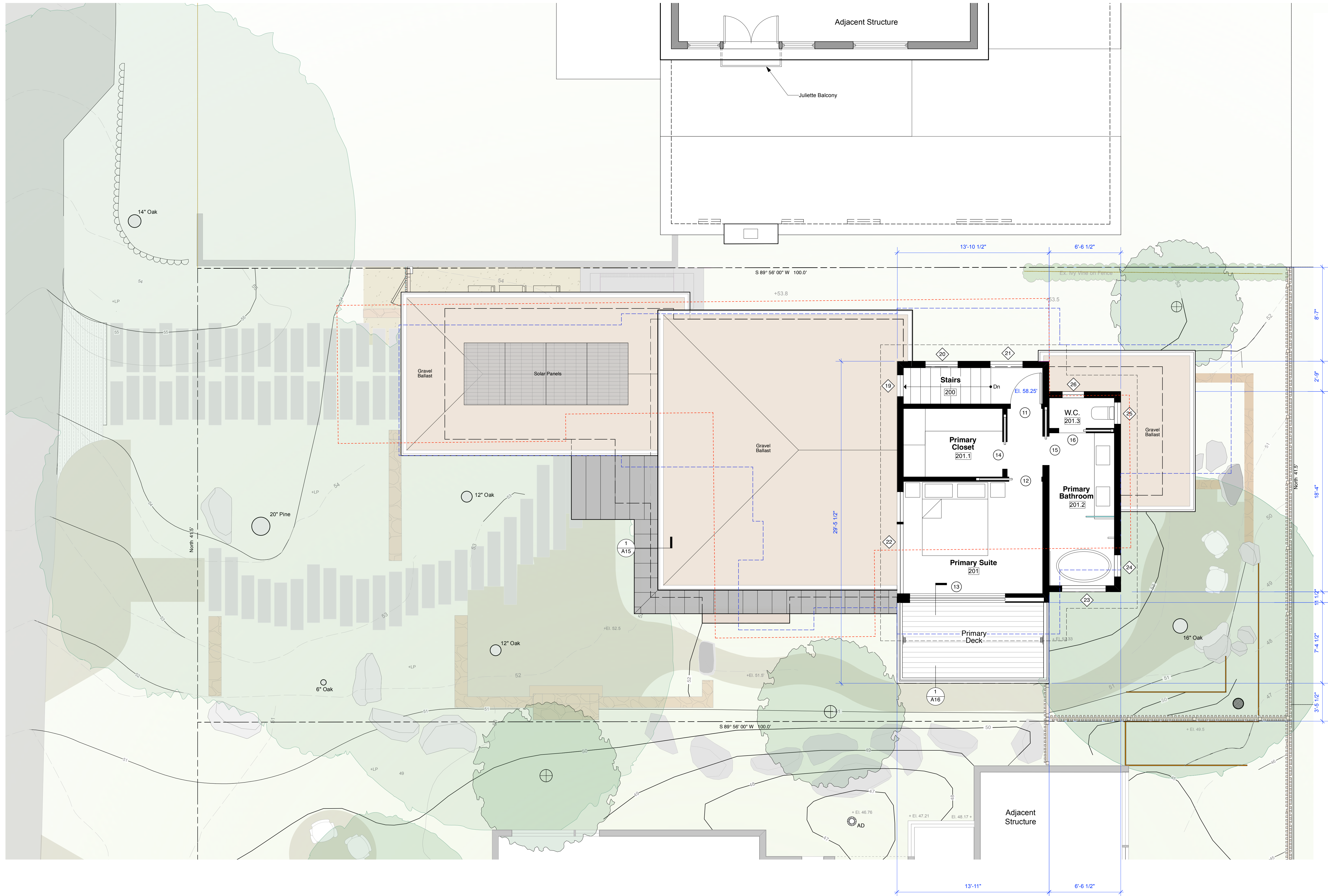


Proposed Main Floor Plan
Scale: 1/4" = 1'-0"

LEGEND

	DECOMPOSED GRANITE PATH		CORTEN STEEL RETAINING WALL		NEW PLANTING OR LANDSCAPE AREA
	MULCH PATH		EXISTING CONTOUR		PROPOSED TREE
	CARMEL STONE GARDEN WALL		PROPOSED CONTOUR		EXISTING TREE
	STONE PAVERS		SOFFIT DOWNLIGHT		ACCENT BOULDER
	NEW WOOD FENCE		STEP LIGHT		

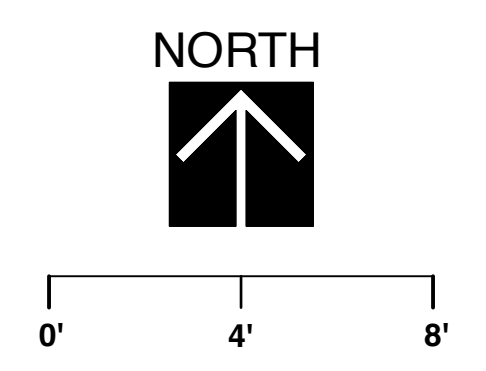


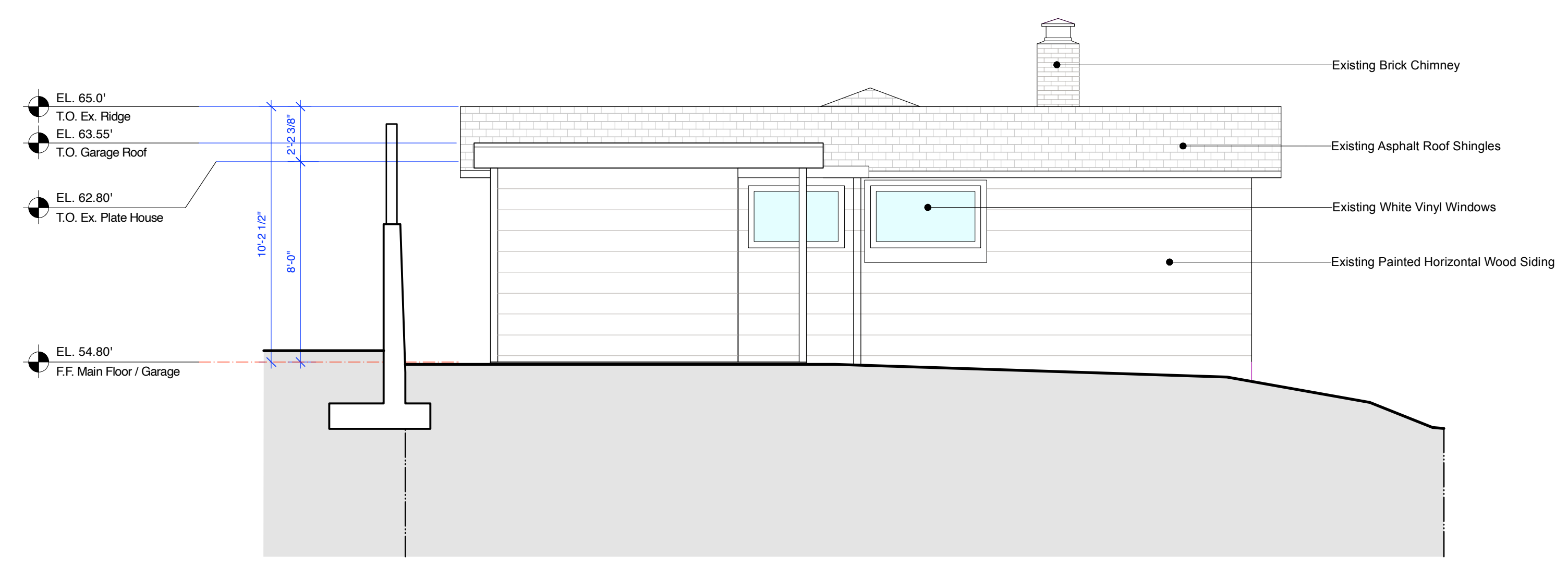


Proposed Upper Floor Plan
Scale: 1/4" = 1'-0"

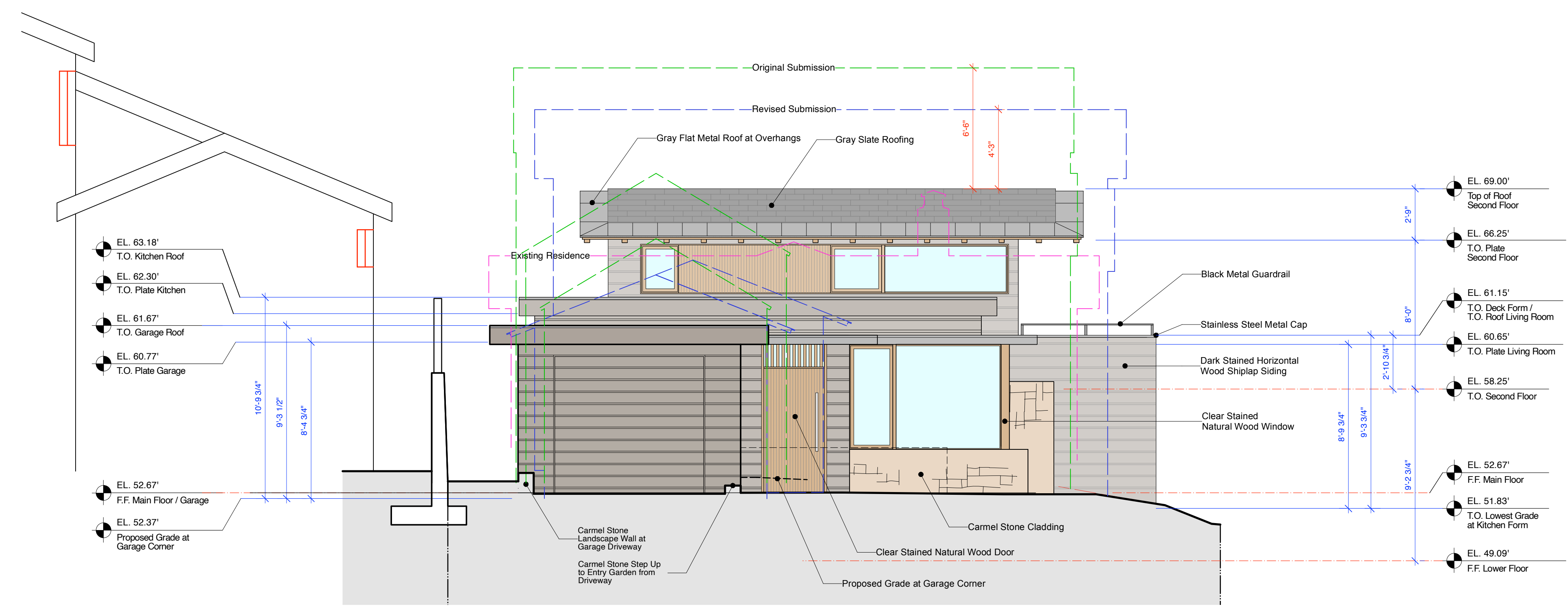
LEGEND

- | | | | | | |
|--|--|--|---------------------------------|--|--------------------------------|
| | DECOMPOSED GRANITE PATH | | SPACED-BOARD WOOD DECK | | NEW PLANTING OR LANDSCAPE AREA |
| | MULCH PATH | | NEW FENCE | | PROPOSED TREE |
| | CARMEI STONE GARDEN WALL | | NEW CORTEN STEEL LANDSCAPE WALL | | EXISTING TREE |
| | STONE PAVERS | | STEP LIGHT | | ACCENT BOULDER |
| | CLASS 'A' FLAT SEAM METAL ROOFING AT EAVES | | EXISTING CONTOUR | | STEP BOULDER |
| | CLASS 'A' TPO ROOFING WITH GRAVEL BALLAST | | PROPOSED CONTOUR | | |





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



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

LEGEND

---	Original Submission
---	Revised Submission
---	Existing Residence

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155 San Rafael Way
San Francisco, CA 94127

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

Job No.

Date:
Tract 2 Design Study July 1, 2024
Tract 2 Design Study Resubmittal September 4, 2024
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Progress Set January 15, 2024
Tract 2 Design Study Resubmittal January 21, 2024
Revised North Elevation Grades January 27, 2025
Tract 2 Design Study Resubmittal February 18, 2025
Tract 2 Design Study Details Review April 23, 2025

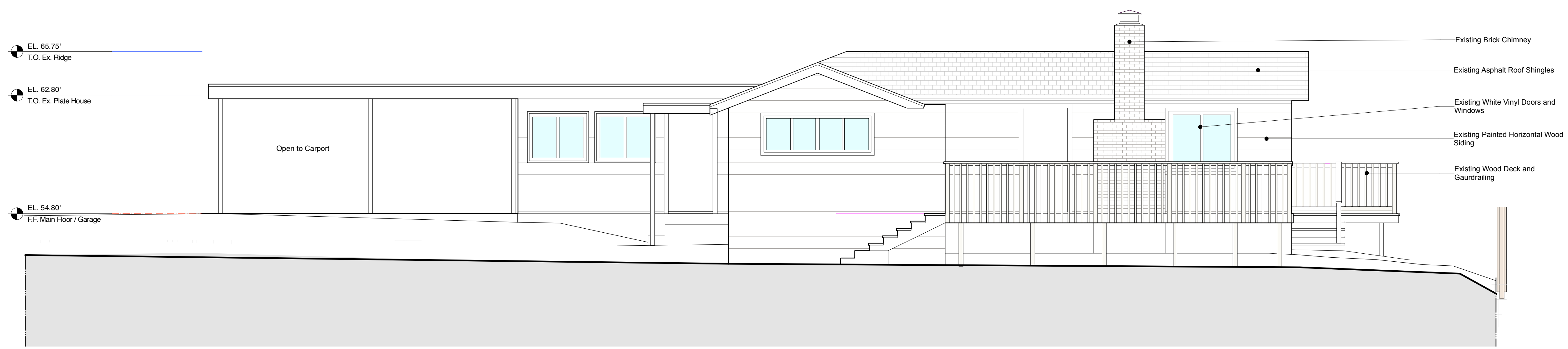
Existing and Proposed Hapuna South Elevations

1/4" = 1'-0"

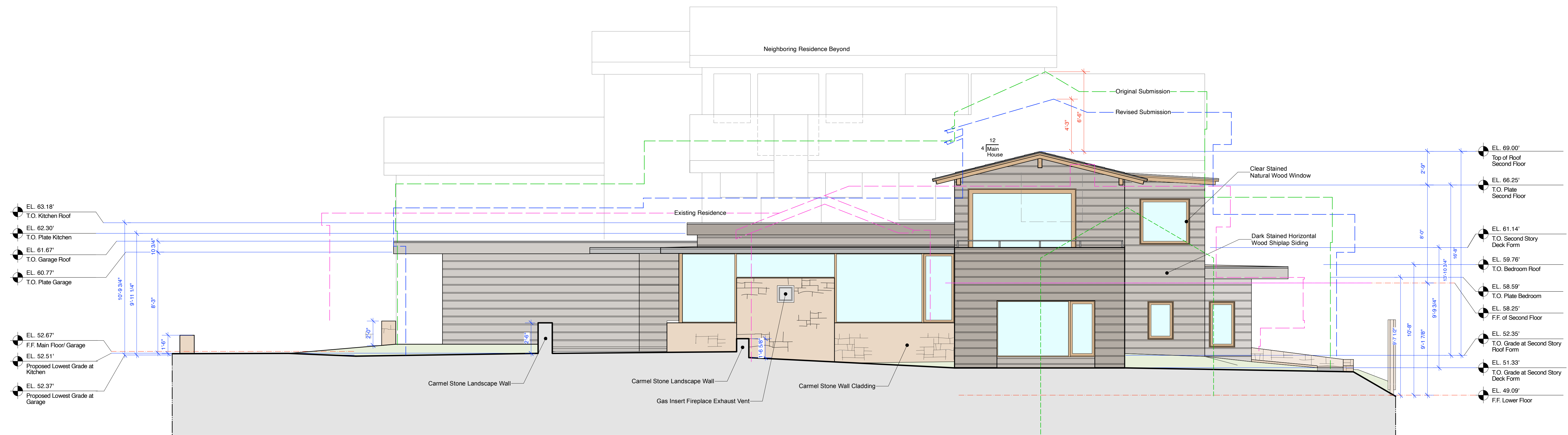


Sheet No.

A11
Hapuna



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



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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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

Hapuna Residence

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Tract 2 Design Study Details Review April 23, 2025

Existing and Proposed Hapuna East Elevations

1/4" = 1'-0"

1/4" = 1'-0"

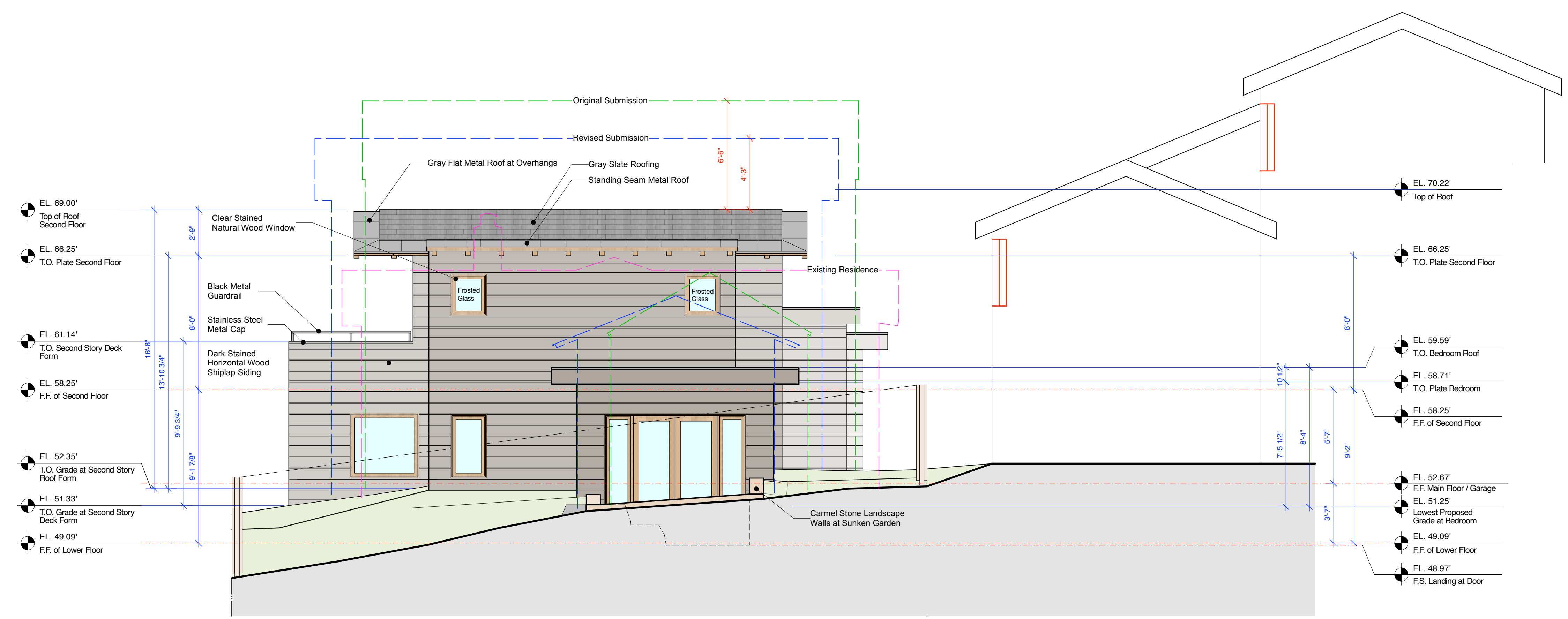


Sheet No.

A12
Hapuna



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



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

LEGEND

	Original Submission
	Revised Submission
	Existing Residence

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Hapuna Residence
Mission Street 2 NE of First Avenue
San Francisco, CA 94102
APN: 010-112-012

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Existing and Proposed Hapuna North Elevations

1/4" = 1'-0"

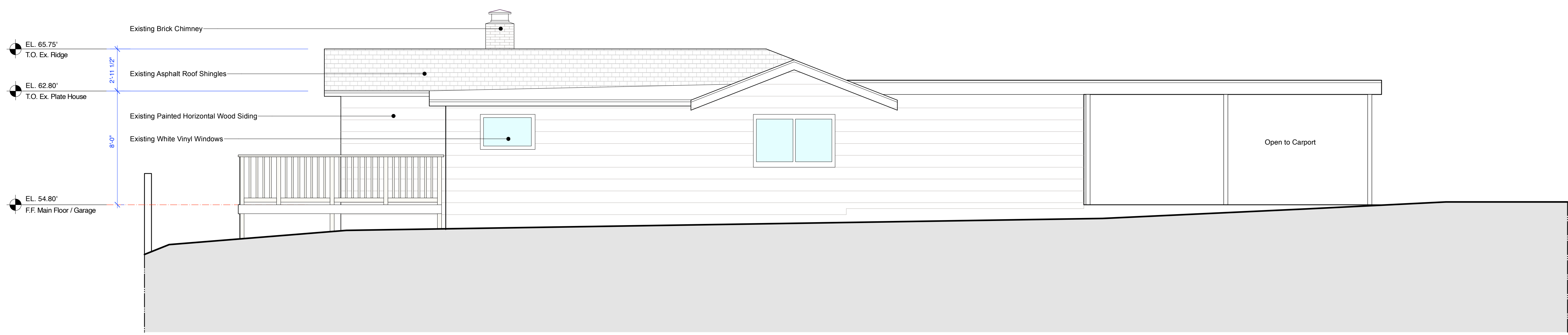
1/4" = 1'-0"

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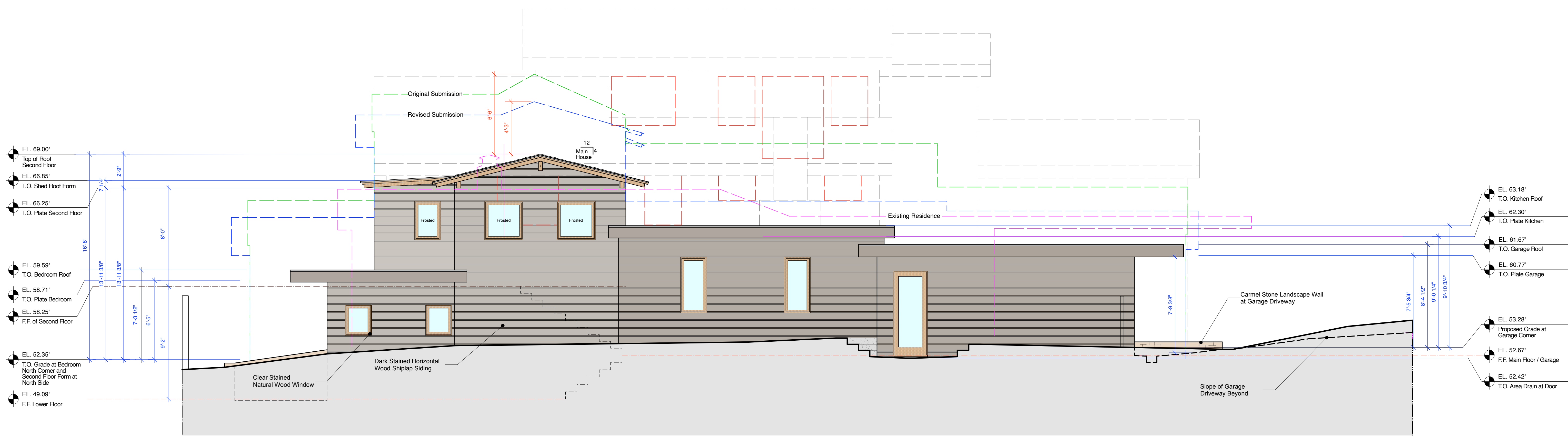


Sheet No.

A13
Hapuna



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



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

LEGEND

---	Original Submission
---	Revised Submission
---	Existing Residence



Proposed Street Elevation



Photographs of Existing Street Elevation

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San Francisco, CA 94127

Project:
Hapuna Residence
Mission Street, 3rd NE, of First Avenue
Carmel, CA 93923
APN: 010-119-013

Job No.
Date:
Track 2 Design Study
Resubmittal
February 18, 2025
Track 2 Design Study
Details Review
April 23, 2025

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Date:
Track 2 Design Study
Resubmittal
February 18, 2025
Track 2 Design Study
Details Review
April 23, 2025

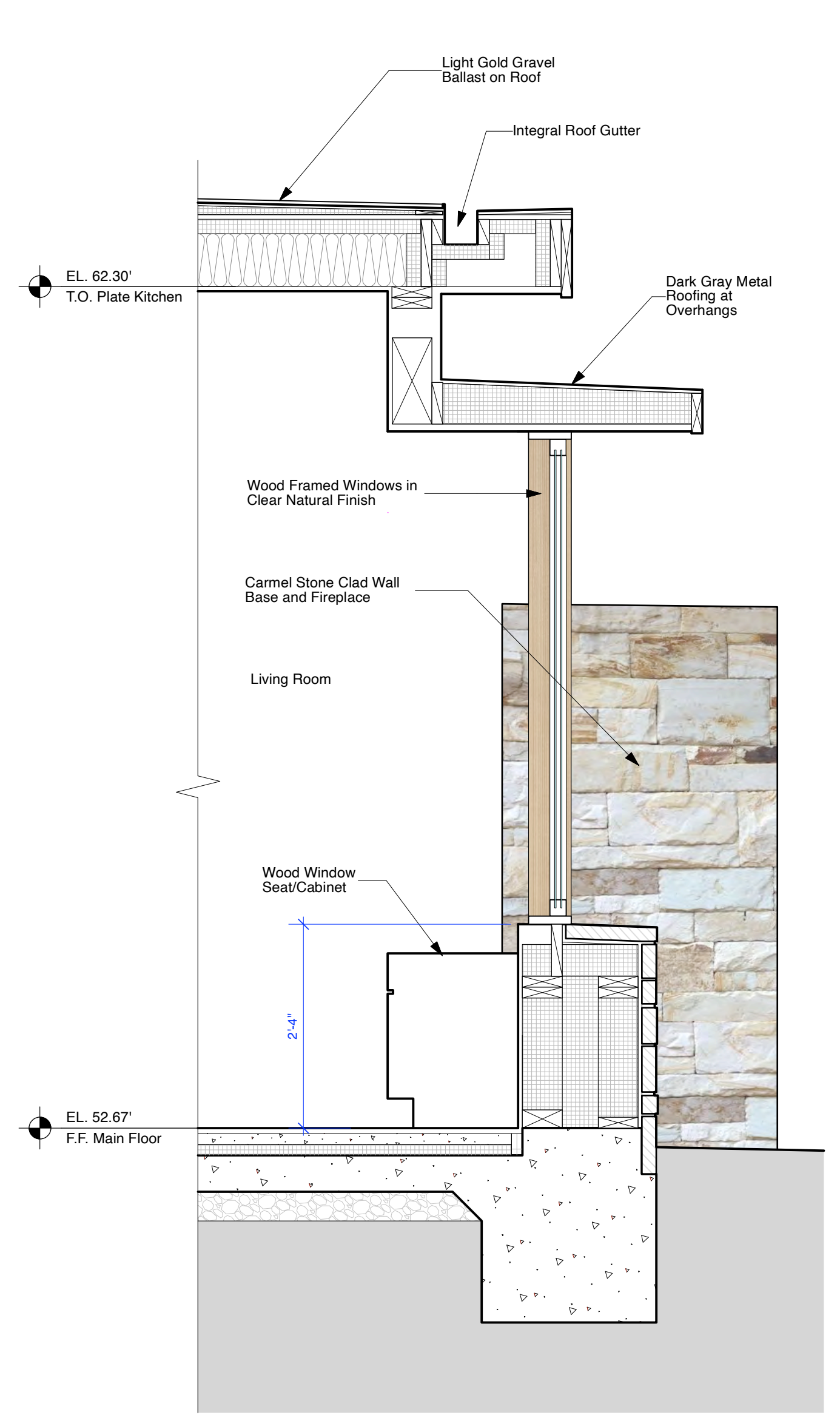
Job No.

**Hapuna
Wall
Sections**

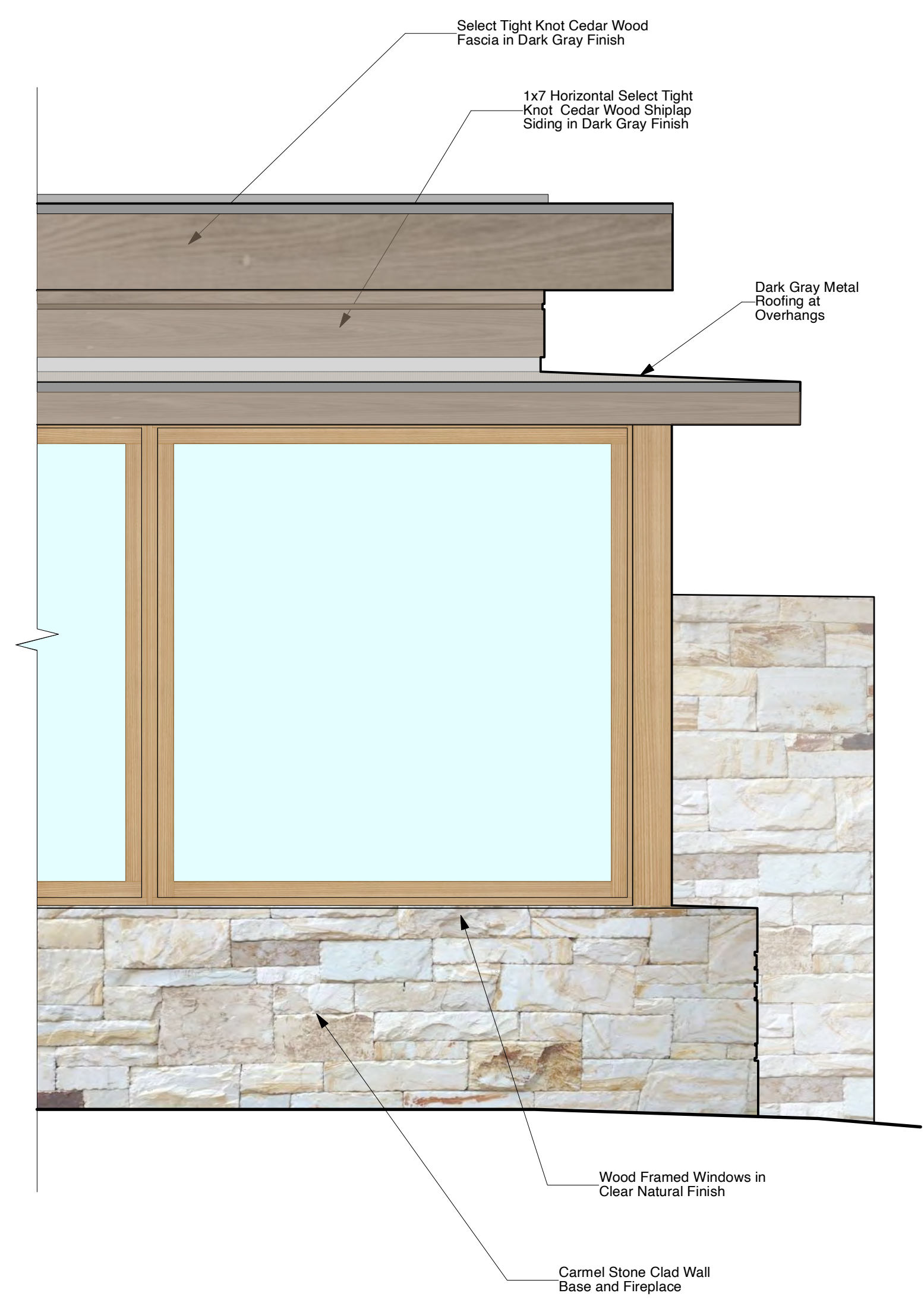
1/4" = 1'-0"



Sheet No.
A15
Hapuna



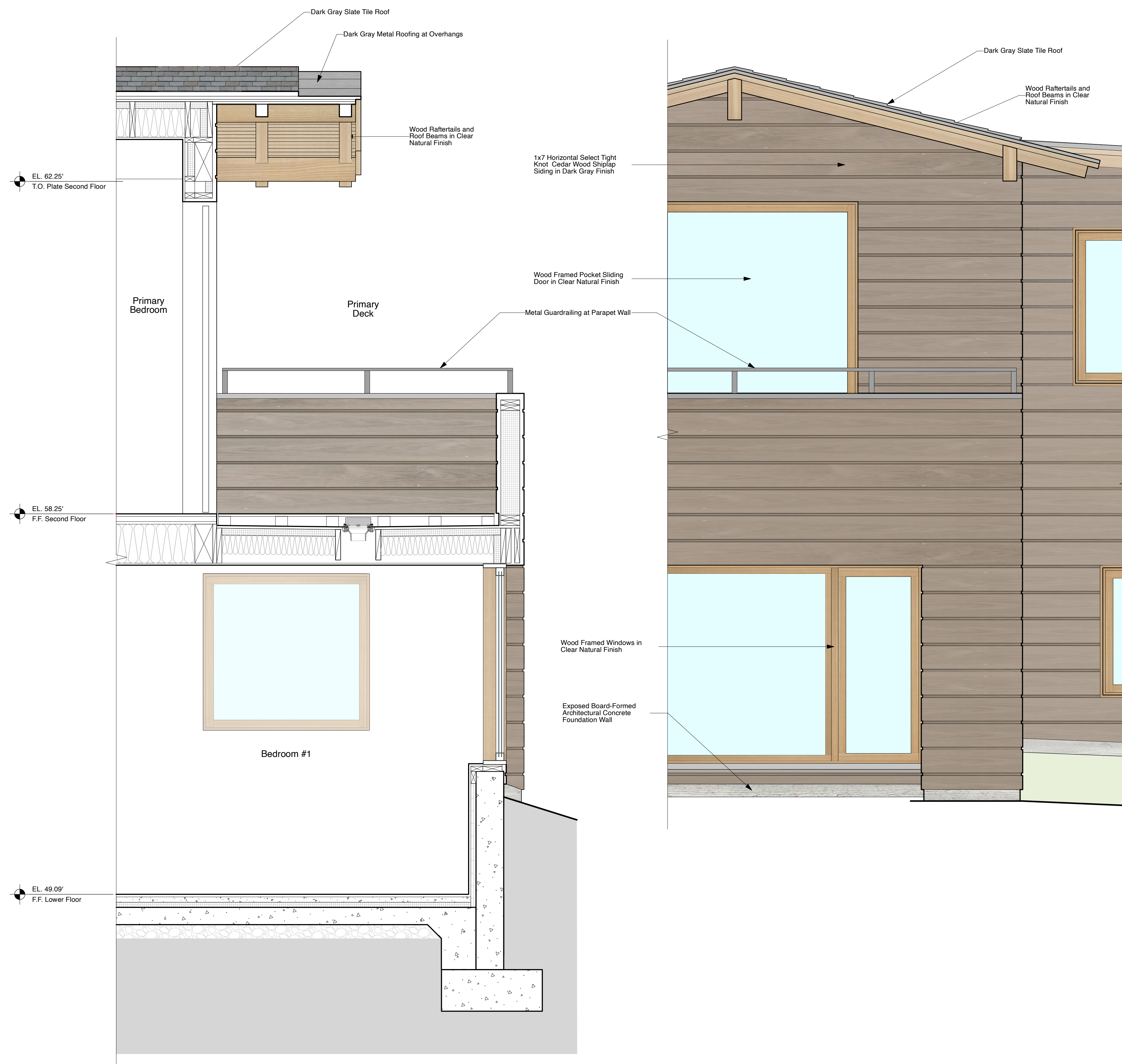
Section



Elevation

1 Wall Section at Living Room Window

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



1 Wall Section At Primary Bedroom and Bedroom #1

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



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



FXLuminaire
Line-Voltage Wall Lights

PROJECT: _____
DATE: _____
TYPE: _____
NOTES: _____

A-NK4 Wall Light LINE-VOLTAGE

Strength, versatility, and unmatched style come together in the A-NK4 recessed wall light to complement traditional, modern, and classical architecture and bring elegance to any commercial space.

Quick Facts

- Die-cast aluminum
- Lumileds Luxeon® Z ES LED Array
- Dimming: Phase or 0-10V
- Input voltage: 110-277V
- IP66/67
- Two-layer, marine-grade anodization and powder coat finish
- Minimal visible hardware

5.8" (147 mm)
3.4" (86 mm)
5.8" (147 mm)
3.4" (86 mm)

LANDSCAPE & ARCHITECTURAL LIGHTING

Step Light

A-NK4 Wall Light SPECIFICATIONS

	LD4	LD7
Output	299	600
Total Lumens*	6.3	6.8
Input Power (W)	6.8	10
Efficiency (Lumen/Watt)	46	60
Color Rendering Index (CRI)	80+	80+
Max Candela	385	550
Dimming	Phase, 0-10V	Phase, 0-10V
Minimum Rated Life (LR70)	60,000 Hours	80,000 Hours
Lens Compatibility	Luxor CLBE Required	Luxor CLBE Required
ZD-Options	Type 8	Type 8
IES Classification	80-LA-GD	80-LA-G1
BIG Rating	80-LA-GD	80-LA-G1

*Lumen total does not change according to specified CCT. All measurements taken with F10 beam, LED measurements taken with F10 beam.

FX Luminaire is an industry leading manufacturer of landscape and architectural lighting products with a focus on the advanced use of LED technology and digital lighting control with timing, dimming, and color adjustment capabilities. We offer a full spectrum of specification down lighting fixtures that can be adjusted to create elegant, cutting edge landscape lighting systems for commercial or residential applications. Our products are available exclusively to our exclusive professional distributor network.

Materials
Die-cast aluminum A380 receptacle and housing, polycarbonate construction lenses, with stainless steel hardware.

Socket
Socketed compact fluorescent technology, preventing moisture from wicking into sealed areas of the fixture and the wiring.

Lamp
Lumileds Luxeon Z ES LED based, CCT tunable from 1000K and 4,000K.

Optics
Opti-Clear acrylic FR optic with Bright View optical diffuser.

Wiring
UL1007 10C, 600V, 90° for down the wire and 90° for 90° or 180°.

Power
Low-voltage wiring using 120V or 277V with 10/100 Phase Dimming.

Housing
Die-cast aluminum housing with casting up to 2,000 lumen module. Installation requires no access to LED module, optics, or driver, ensuring factory seal for added protection.

Construction Detail
Polycarbonate construction lenses with optical seal. Maximum 1" (25 mm) depth. Approved for installation on concrete. Connection cover included.

Finish
Two-layer protection of salt-crack resistant and proprietary TCO powder coat providing superior outdoor weathering at all conditions. Tested to ASTM standards.

Hardware
UL94 V-0 (2), PHA 6-3 X 1/4" Phillips (1), PH 10-24 X 1/4" Phillips (2), PH 10-24 X 1/4" Phillips (2), PH 4-40 X 1/4" Phillips (2).

Ambient Operating Temperature
107°-207°C (230°-415°F)
117°-207°C (243°-415°F)
127°-207°C (261°-415°F)

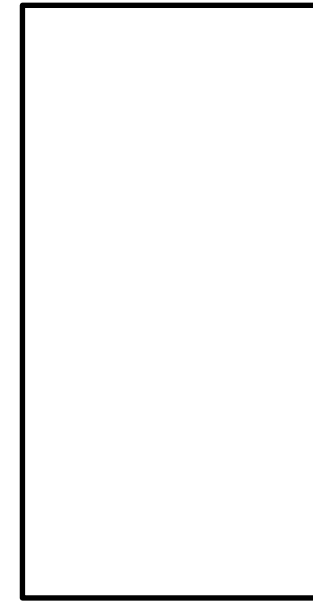
Control
20W, 20°C ambient Luxon technology for ambient lighting fixture up to 250W ambient lighting fixture at 10% increments between 0 and 200W, or up to 250W ambient lighting fixture with 100W LED. Specify the Luxor Cube for timing and/or dimming in the A-NK4 with the ZD or ZDC.

Reliability
Innovative design and manufacturing of our products. Where we care, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements
Housing/lens designed for recessed installation. The spacing of downward directed light mounting is required for installation and shaped in recessed box.

Warranty
5-year limited warranty.

Learn more. Visit fxl.com | +1 760.744.5240



2025 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.

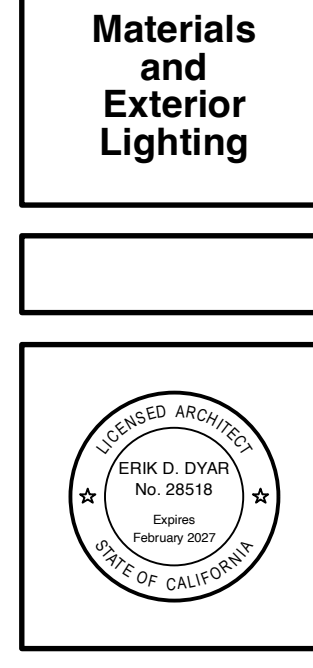
Owner: Coliers Hermie Family Trust
150 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 2 NE of First Avenue
Apt. C 010-112-012
CA 93923

Job No. _____

Date:
Track 2 Design Study Resubmittal January 21, 2025
Track 2 Design Study Resubmittal February 15, 2025
Track 2 Design Study Details Review April 23, 2025

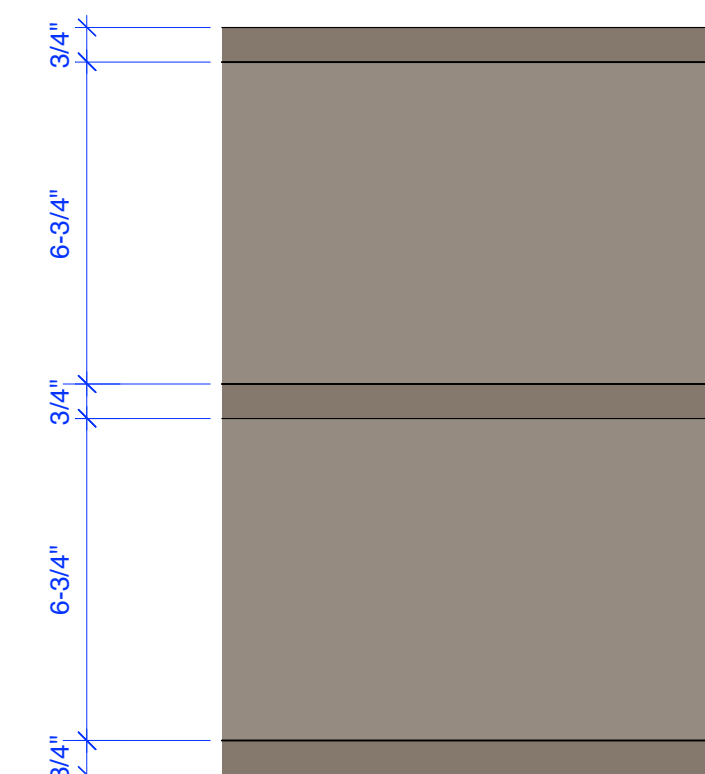
Materials and Exterior Lighting



Sheet No. **A17**
Hapuna



Wood Shiplap Siding
Select Tight Knot Cedar Stained Natural Wood Siding



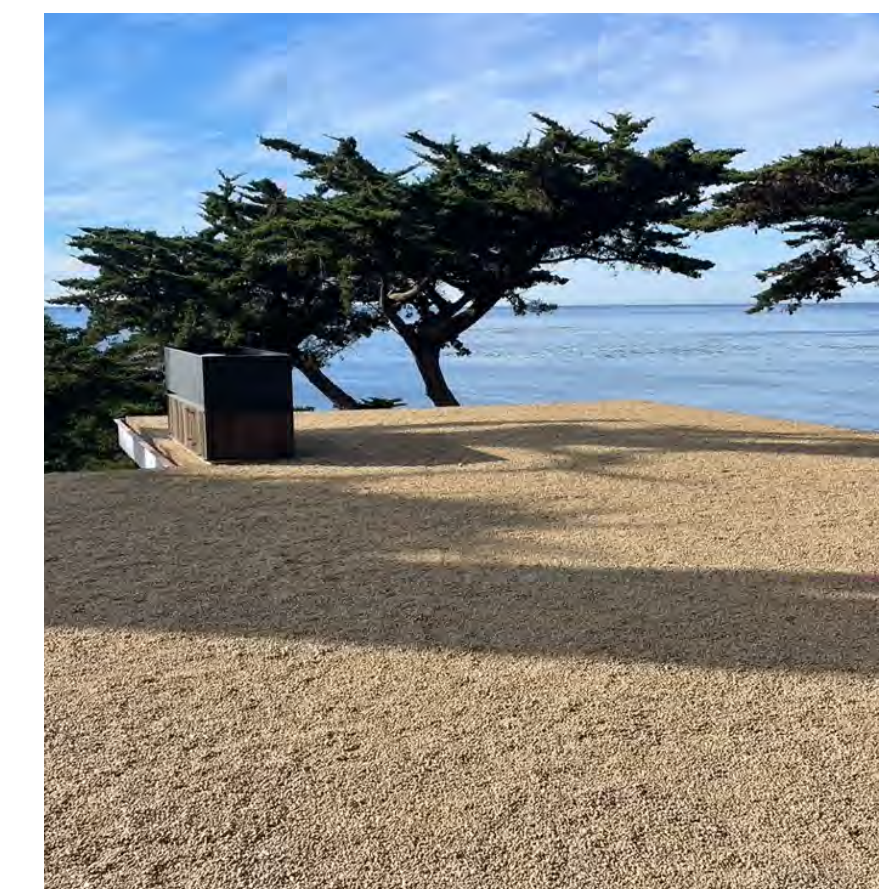
Siding Width
Siding Width: 6-3/4" Horizontal Board Face with 3/4" Gap



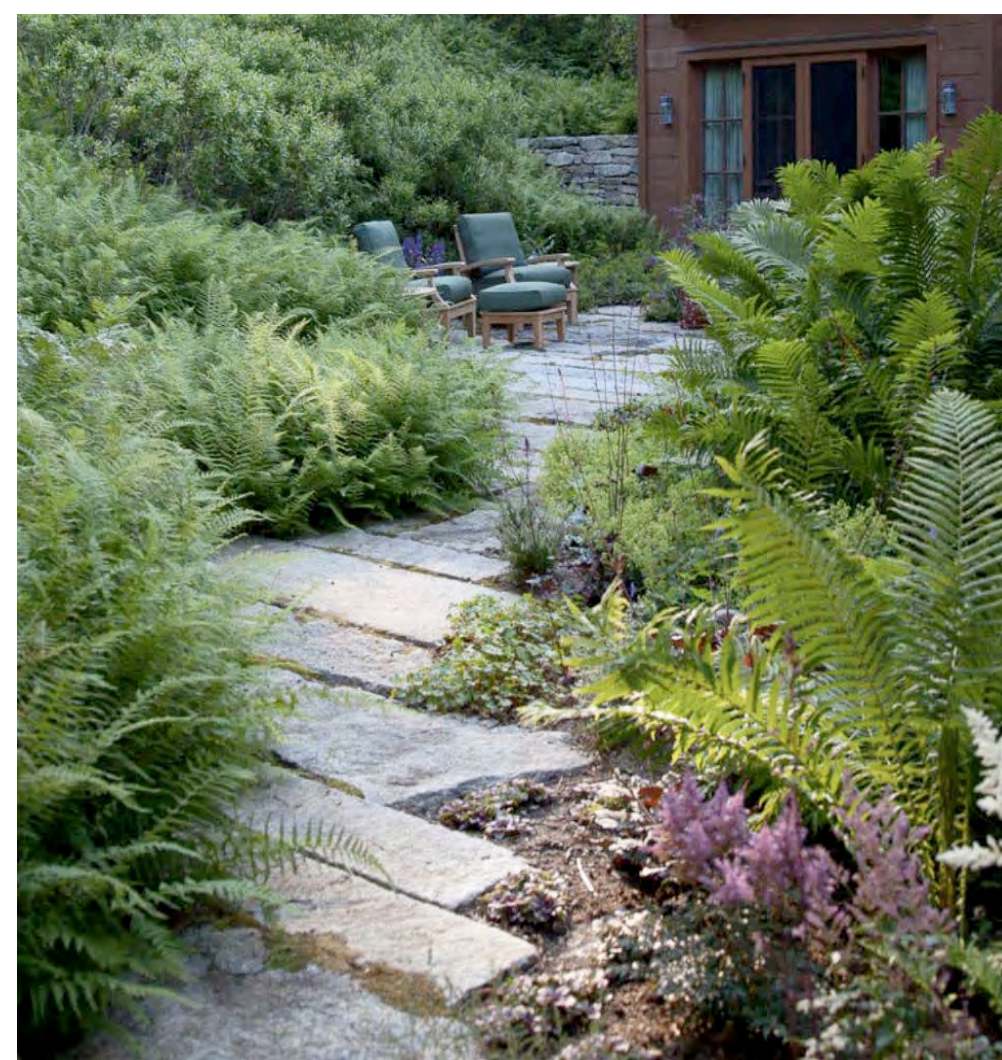
Roofing
Class 'A' Composite Slate Roof in Light Gray Color with Flat Seam Zinc Eaves



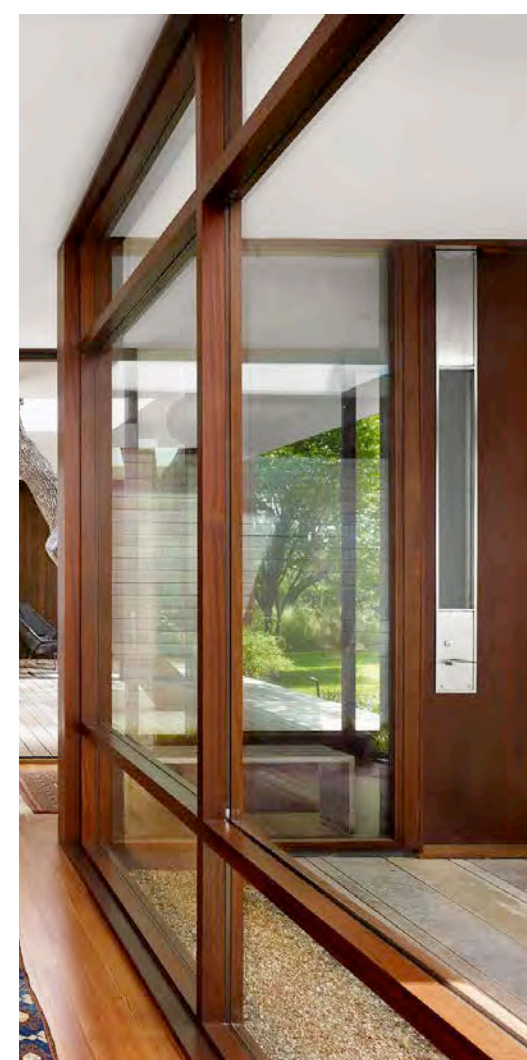
Gravel Roof Ballast
Typical Flat Roof: Class 'A' Rated TPO with Gravel Ballast Gravel To Be 3/8" Aggregate - Desert Gold Color



Stone Garden Walls



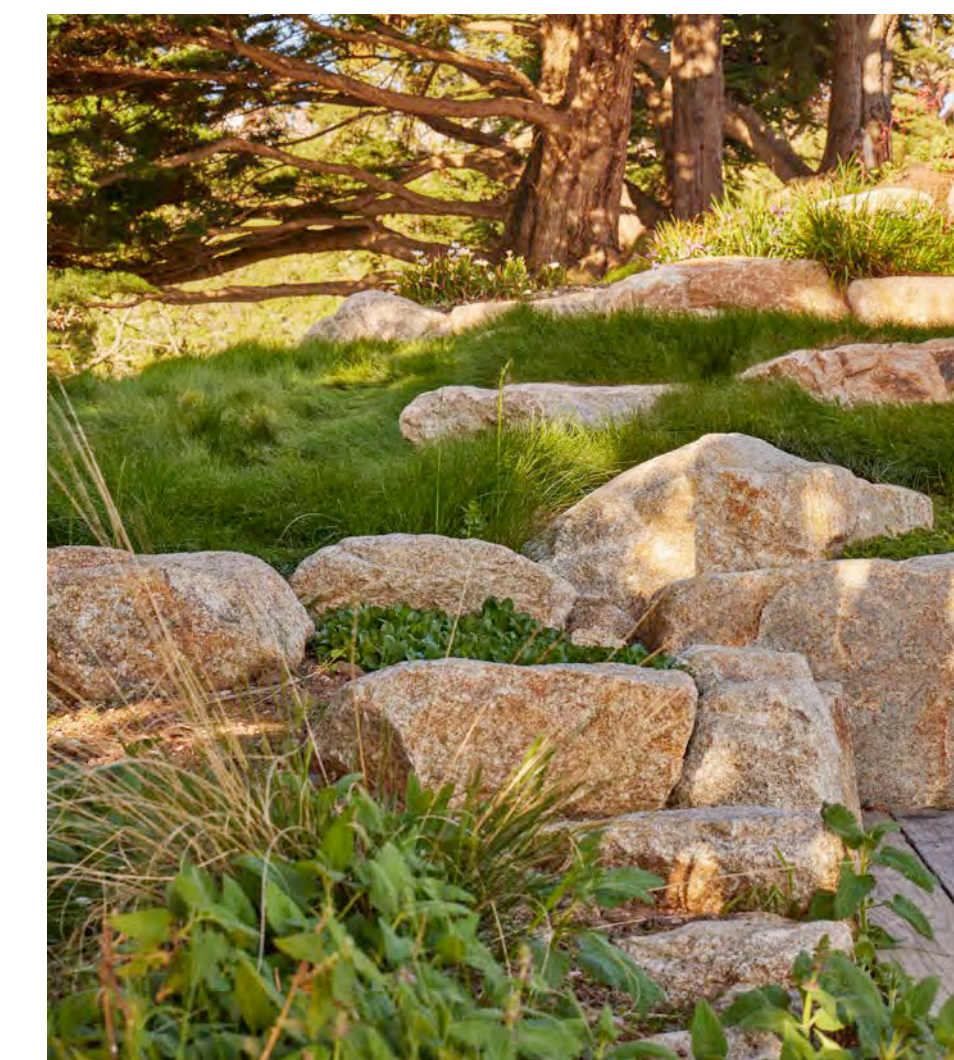
Stone Pavers



Exterior Windows + Doors
Sapele Wood



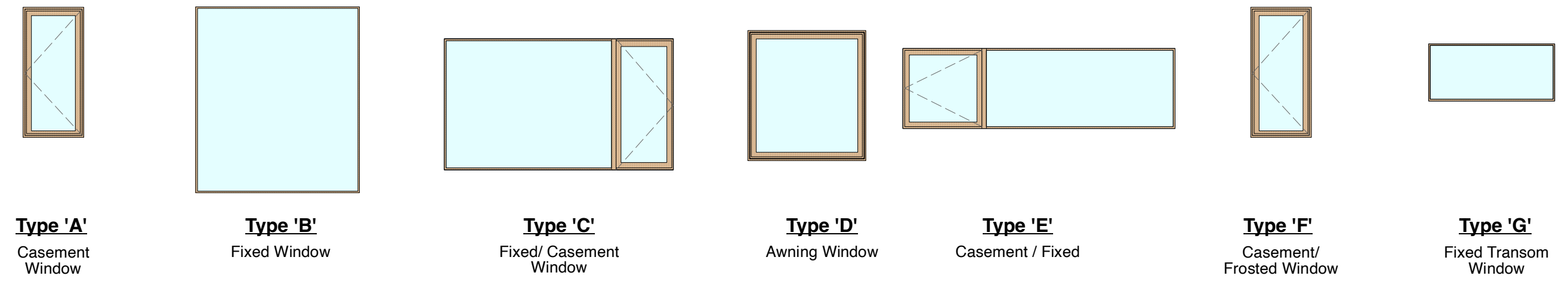
Spaced-Board Wood Deck
Ipe Wood



Landscape Boulders
Accent and Retaining Boulders

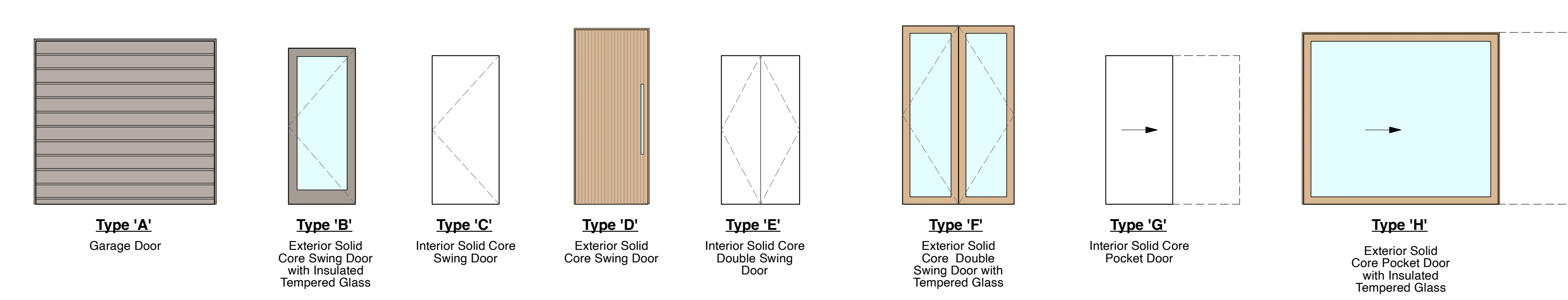
Window Schedule

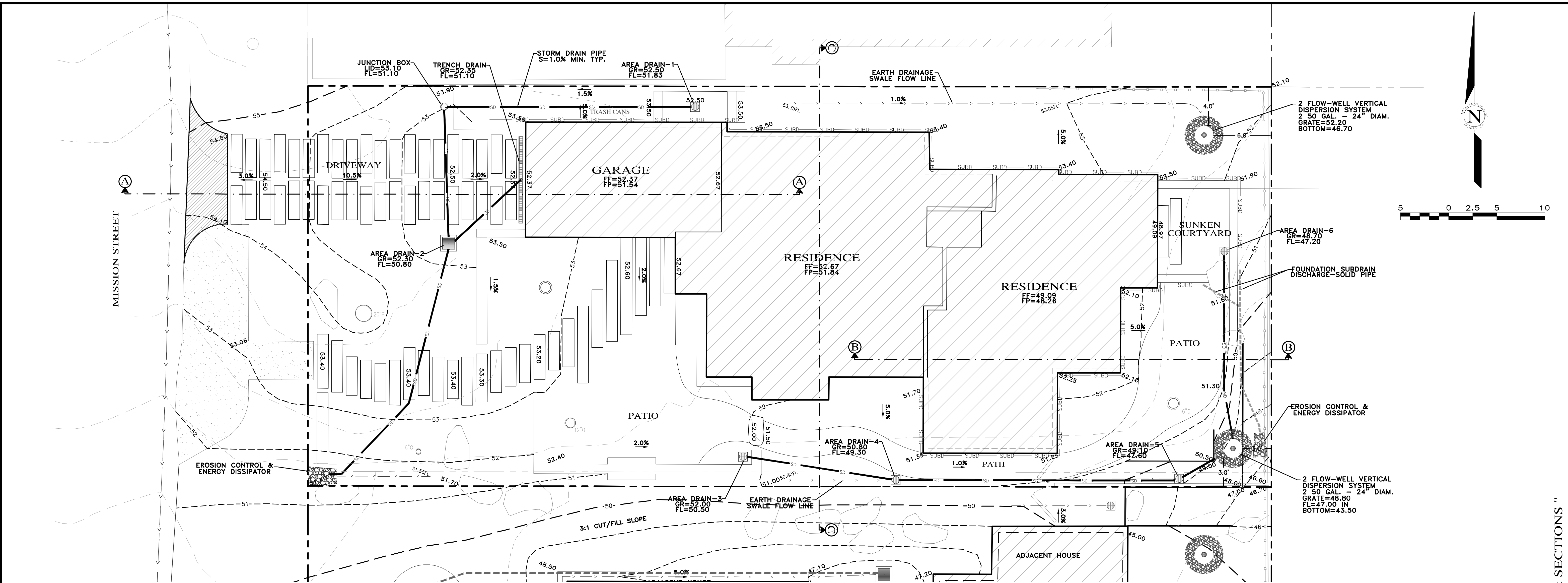
Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Kitchen	101	2'-0"	4'-5"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
2	Kitchen	101	2'-0"	4'-5"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
3	Living Area	102	3'-6"	1'-2 1/2"	G	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Transom
4	Living Area	102	2'-2 1/2"	5'-7 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
5	Living Area	102	5'-7 1/2"	5'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
6	Living Area	102	4'-1 1/2"	5'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
7	Living Area	102	8'-0"	2'-0"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
8	Dining Area	103	7'-10 1/2"	5'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
9	Dining Area	103	1'-9"	5'-7 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
10	Bedroom 1	106	8'-0"	4'-7"	C	OX	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Casement ; CASEMENT EGRESS WINDOW; Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
11	Bedroom 1	106	4'-0"	4'-4"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning
12	Bathroom	107	2'-0"	3'-0"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
13	Bedroom 1	108	2'-0"	3'-0"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
14	Bathroom	108	2'-0"	4'-4"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
15	Bedroom 2	108	1'-6"	7'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
16	Bedroom 2	108	1'-6"	7'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
17	Bedroom 2	108	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
18	Bedroom 2	108	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
19	Stairs	200	2'-0"	2'-9 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Window
20	Stairs	200	3'-0"	3'-0"	F	O	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window
21	Stairs	200	3'-0"	3'-0"	F	O	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window
22	Primary Suite	201	9'-3 1/2"	2'-9 1/2"	E	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed Window
23	Primary Bathroom	201.1	4'-0"	3'-8"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning Window
24	Primary Bathroom	201.1	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement Window
25	Water Closet	201.2	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement Window
26	Water Closet	201.2	2'-0"	3'-0"	F	A	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window



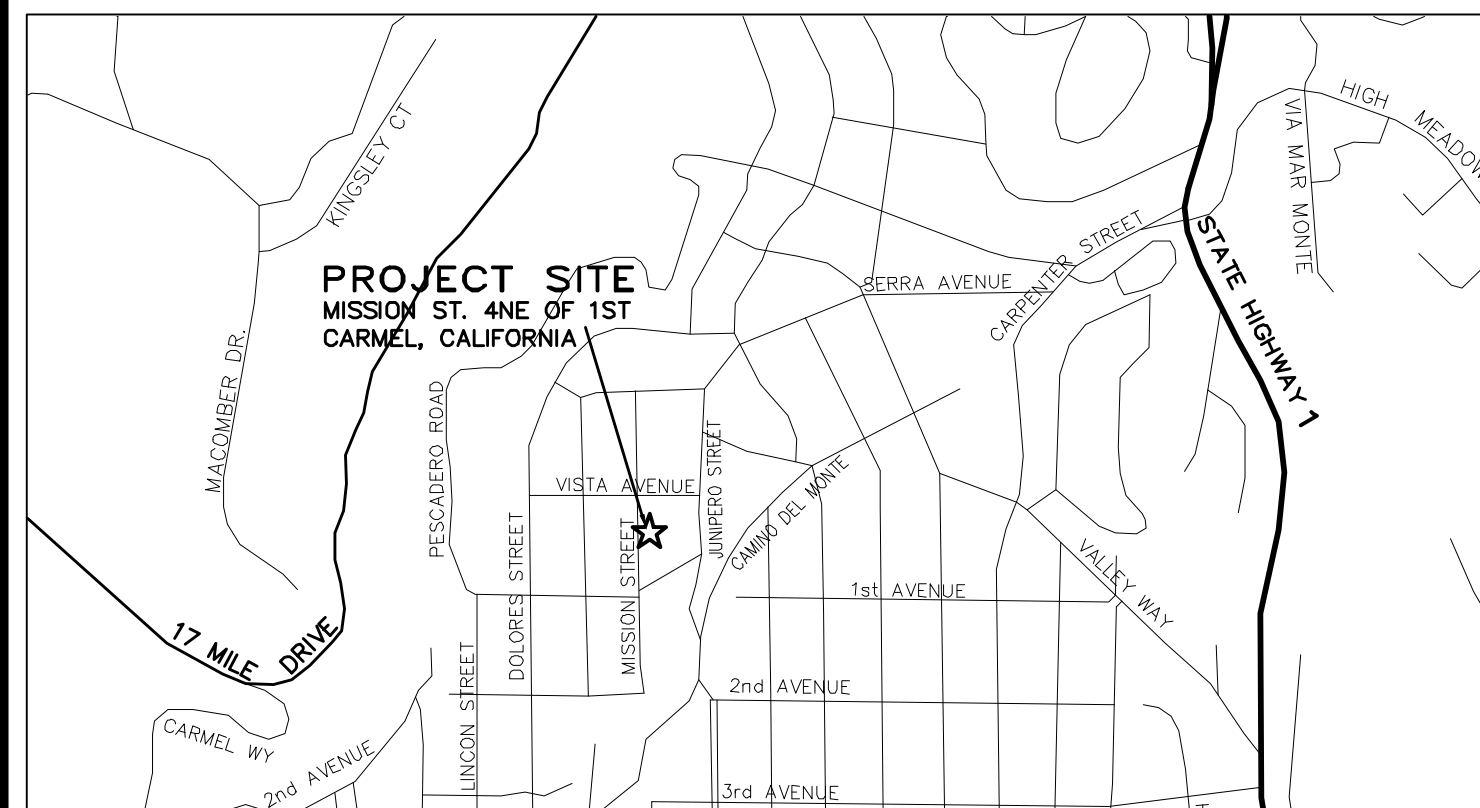
Door Schedule

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	Stain-Grade Wood		Stain-Grade Wood		Garage Door - Roll Up Door with Remote Control, Horizontal Wood Siding to Match Proposed Siding
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door with Insulated Tempered Glass
3	Kitchen	101	3'-0"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
4	Living Room	102	3'-6"	6'-8"	1-3/4"	D	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door
5	Powder Room	105	2'-6"	6'-8"	1-3/4"	C	Stain-Grade Wood		Stain-Grade Wood		Interior Swing Door
6	Bedroom 1	106	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Bedroom 1	106	4'-4"	6'-8"	1-3/4"	E	Paint-Grade Wood		Paint-Grade Wood		Double Swing Door
8	Bathroom	107	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Bathroom	107	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
10	Bedroom 2	108	5'-0"	8'-0"	1-3/4"	F	Paint-Grade Wood, Tempered Glass	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Double Swing Door with Tempered Glass
11	Primary Suite	201	2'-10"	6'-8"	1-3/4"	C	Stain-Grade Wood		Stain-Grade Wood		Interior Swing Door
12	Primary Suite	201	3'-0"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
13	Primary Suite	201	8'-8 1/2"	7'-7 1/2"	1-3/4"	H	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Pocket Door with Insulated Tempered Glass; Pocket Depth = 3'-6"
14	Primary Closet	201.1	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
15	Primary Bathroom	201.2	2'-8"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
16	Primary Bathroom: Water Closet	202.3	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door





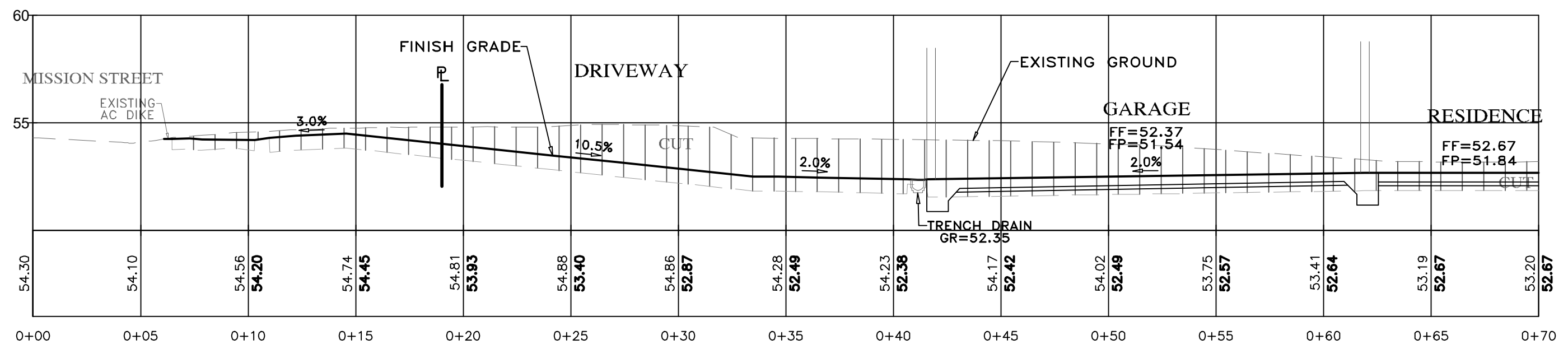
PLAN VIEW
SCALE: 1"=5'



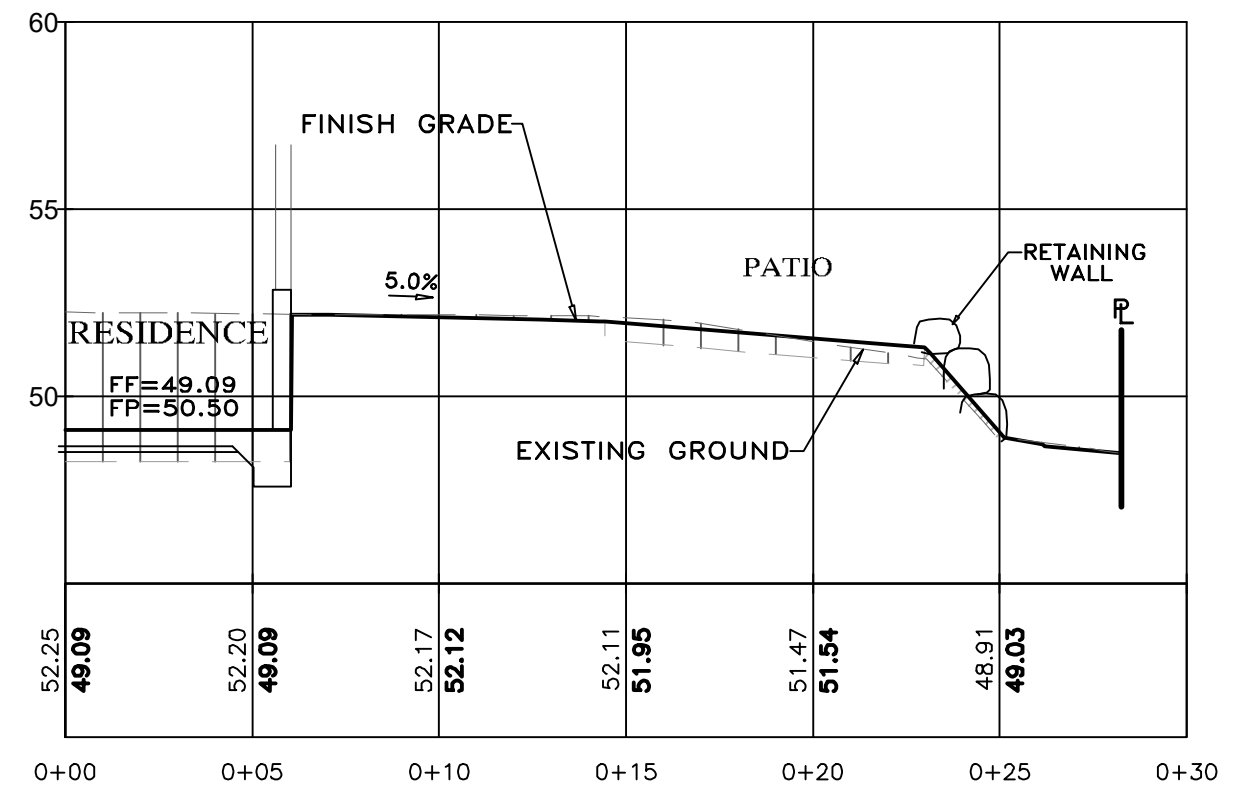
VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,150 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,729 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,150 SQ.FT.

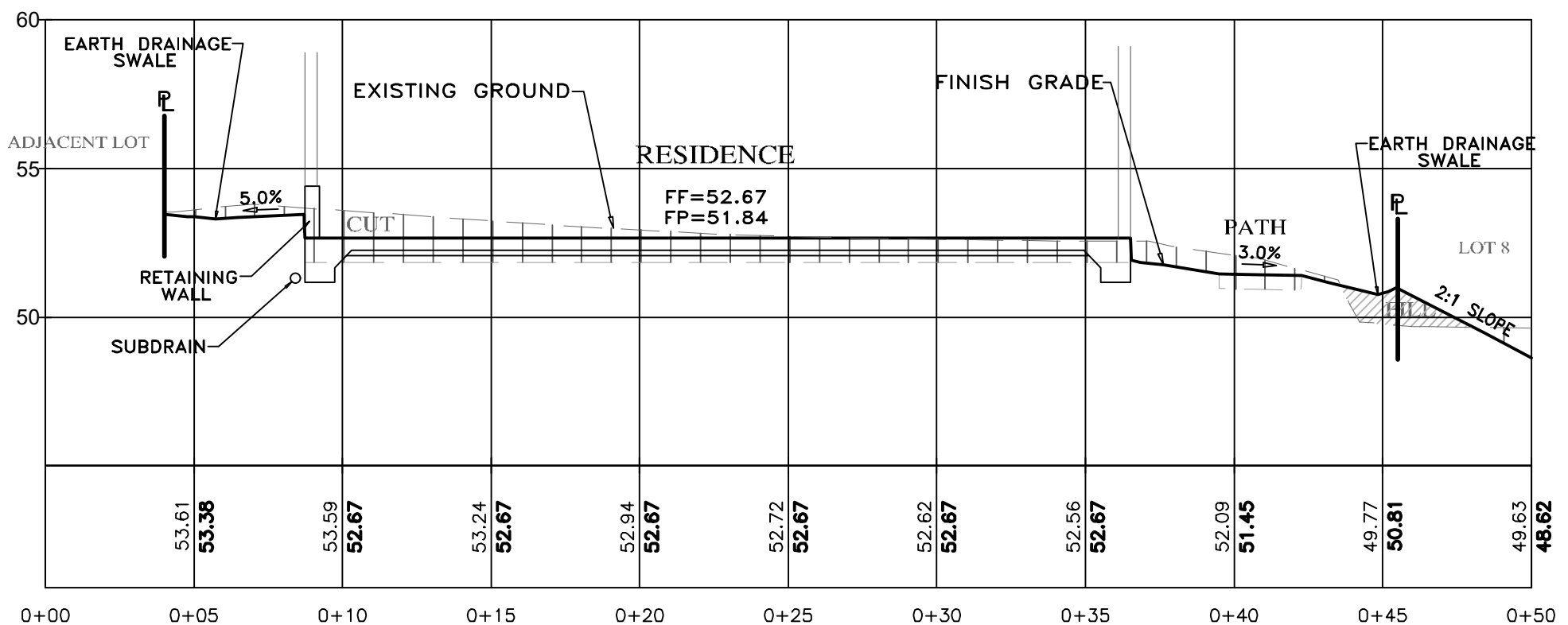
GRADING QUANTITIES:
CUT = 245 C.Y.
FILL = 0 C.Y.
NET = 245 C.Y. EXPORT



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



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



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

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

INDEX TO SHEETS

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

CONTACT INFORMATION:
PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94122
SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602
SITE LOCATION:
MISSION STREET
4 NE OF 1ST AVENUE
CARMEL, CA 93921

No.	DATE	BY	REVISION
02/25/25	AMS		SITE PLAN UPDATE
02/07/25	AMS		SITE PLAN UPDATE
08/16/24	AMS		RELEASED TO CLIENT

" CONCEPTUAL GRADING, DRAINAGE, UTILITY PLAN & SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

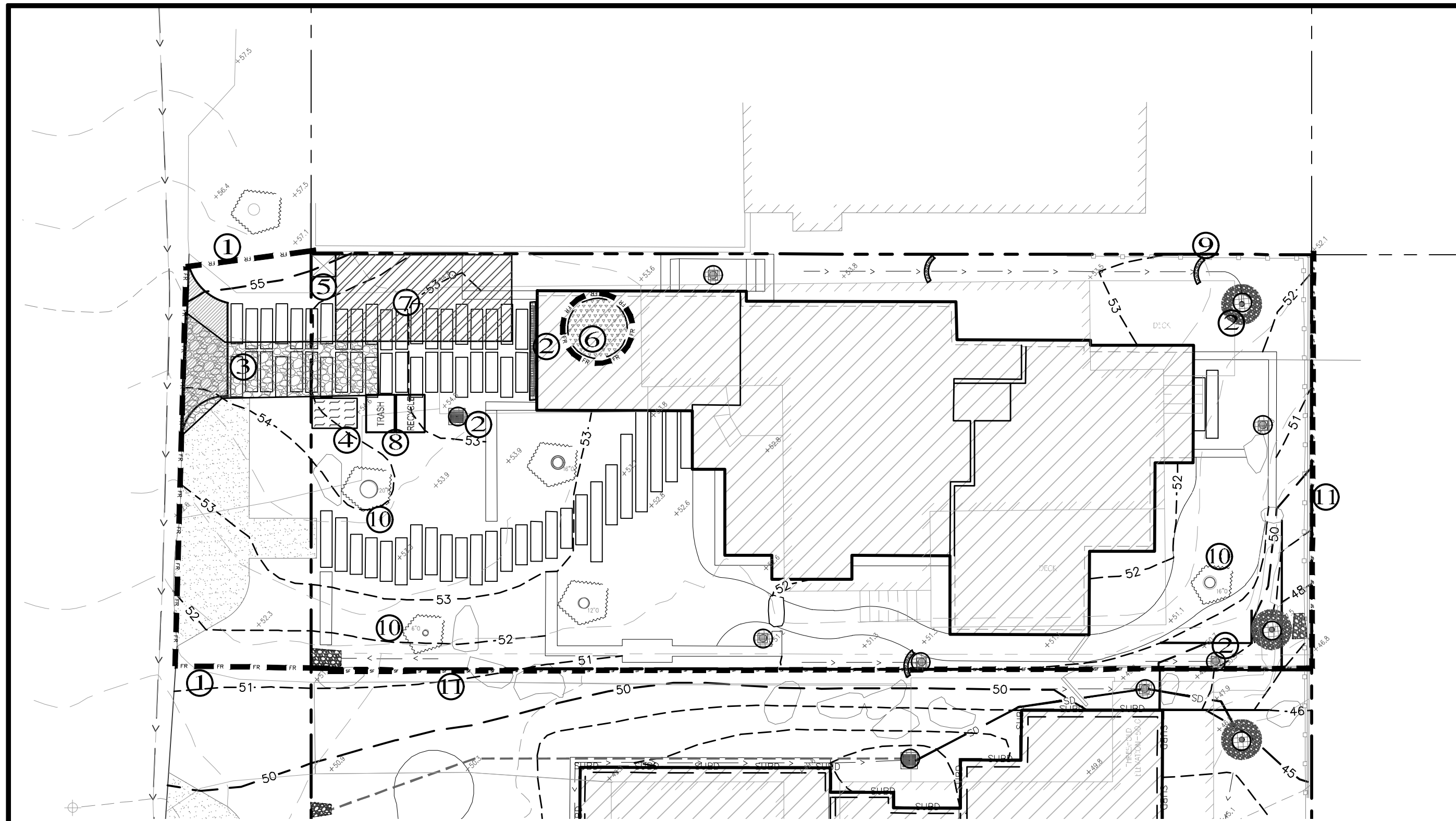
FOR
COLLINS HERMLE FAMILY TRUST

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

SHEET **C1**
OF 3 SHEETS

APPROVED BY:

LANDSET ENGINEERS, INC.
5208 Gray Horse Canyon Road
Sausalito, California 94967
Office (831)443-3801
www.landseteng.com



PLAN
SCALE: 1"=10'

LEGEND:

- ① **FR** 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. 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 ON TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONSTRUCTION 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 3/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- ⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
- ⑪ SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

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

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

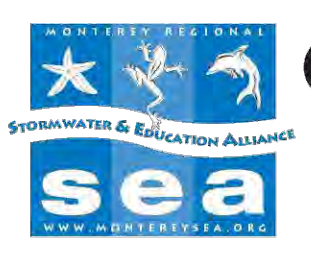
A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

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

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

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

- Item and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

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 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 Construction Site 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

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, silt fences, or sediment basins.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter 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
 - 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 asphalt or 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, silt fences, 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/mixers 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

Painting cleanup

- 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.

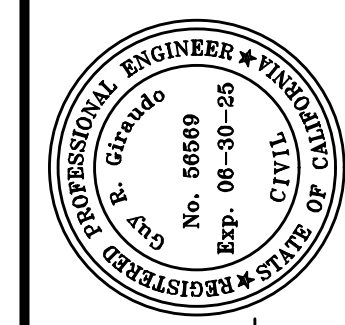
Dewatering

- Effectively manage all run-off, all runoff within the site, and all runoff that discharges from the site.
- Divert run-off water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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.

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



APPROVED BY:
GUY R. GIRARDO



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

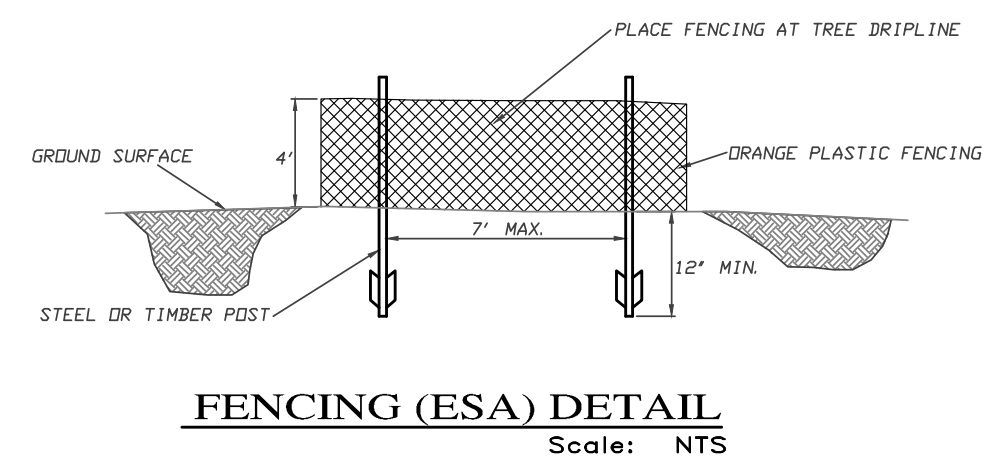
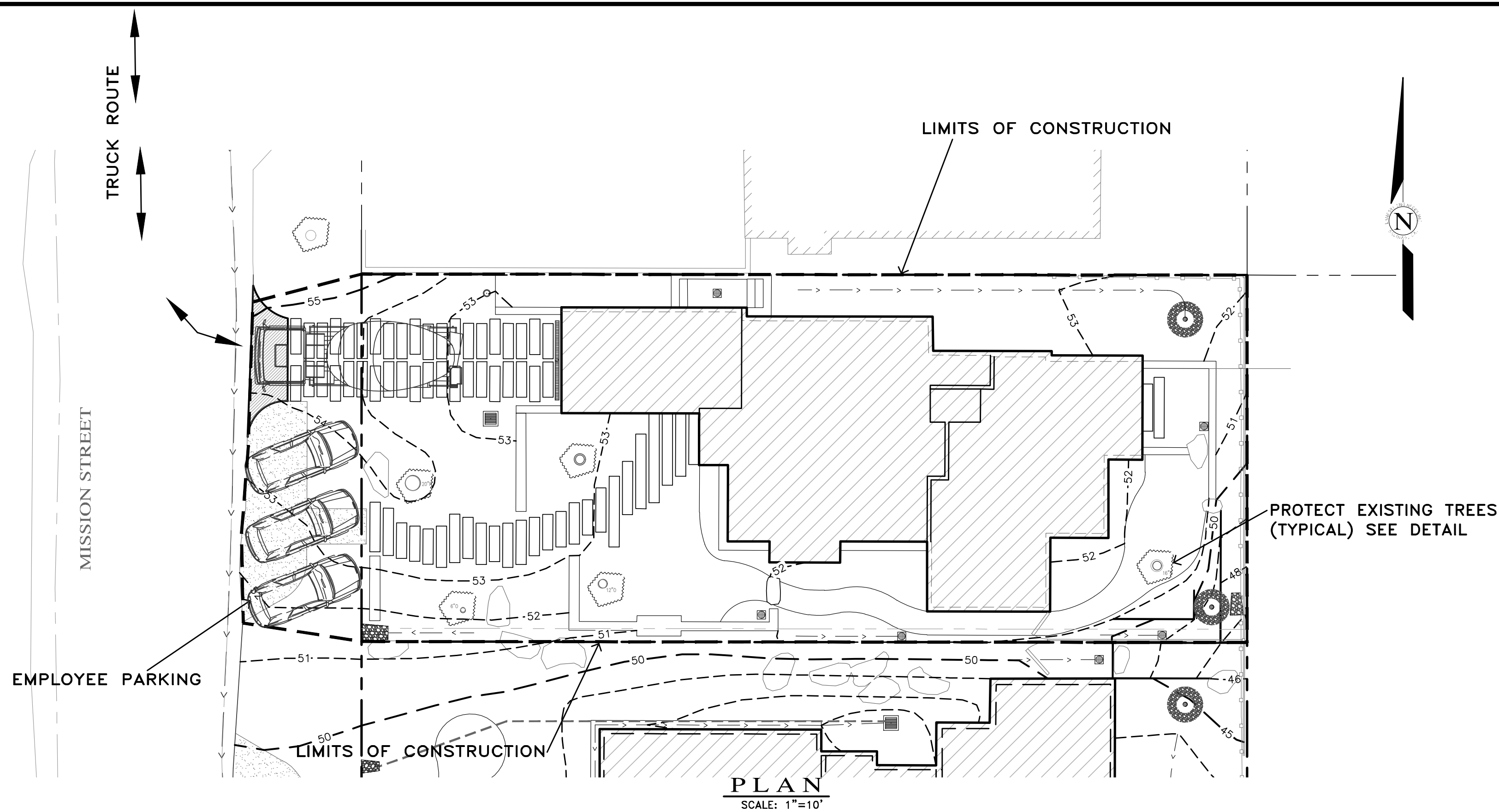
SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
02/25/25	AMS		SITE PLAN UPDATE
02/07/25	AMS		SITE PLAN UPDATE
08/16/24	AMS		RELEASED TO CLIENT

SHEET **C2**
OF 3 SHEETS

3/20/20 0816-01 MISSION SISTERS (2016-CIVIL) (1/10/2016-0816-01) (1/10/2016-0816-01) (1/10/2016-0816-01)

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



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
245 CY CUT
0 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)	12	3
ENGINEERING MATERIALS (IMPORT)	3	4
TOTALS	19	11

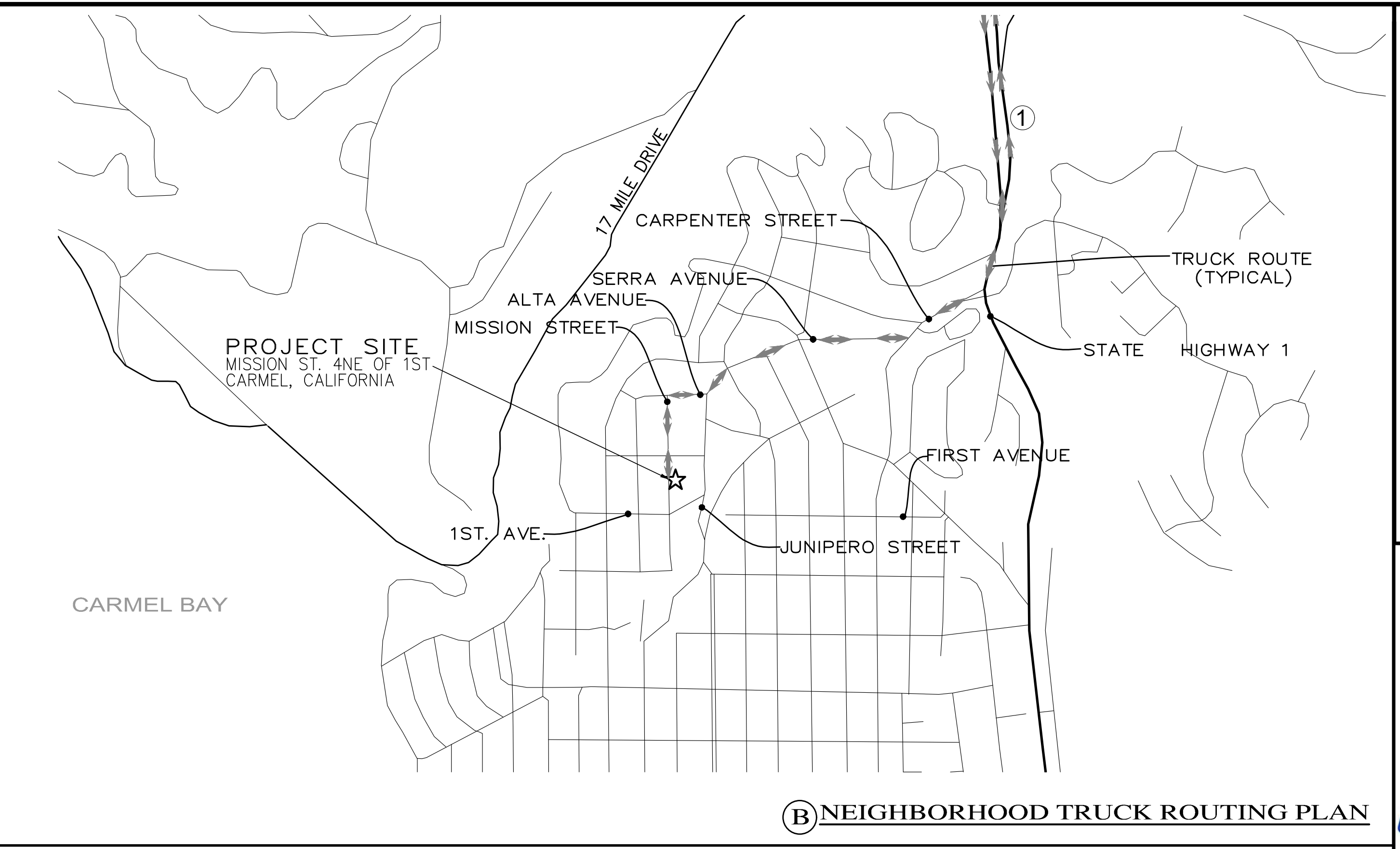
TRUCK TRIP GENERATION NOTES:

- 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 245 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

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

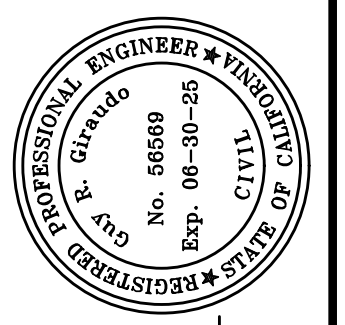
PROJECT SCHEDULING: PROJECTED START DATE 24 MARCH 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN



No.	DATE	BY	REVISION
02/25/25	AMS		SITE PLAN UPDATE
02/07/25	AMS		SITE PLAN UPDATE
08/16/24	AMS		RELEASED TO CLIENT

SHEET **C3**
OF 3 SHEETS



APPROVED BY:
GUY R. GIRARDO



CONSTRUCTION MANAGEMENT PLAN "
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