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 2 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-007
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 TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		6,000 SF	4,900 SF
ALLOWABLE BASE FLOOR AREA 6,000 sf x 0.45 - ((2000) x .02) / 1,000	2,460 sq. ft.		
		1,362 SF Main 1,092 SF Garage 270 SF	
PROPOSED LOT AREA (AFTER LOT LINE ADJUSTMENT) = 4,900 SF			
PROPOSED ALLOWABLE BASE FLOOR AREA 4900 sf x 0.45 - ((900) x .02) / 1,000	2,117 SF		2,116 SF Main 1,451 SF Lower 401 SF Garage 264 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
STONE PATIOS/ LANDINGS/ RETAINING WALLS		348 SF	
CONCRETE/ WOOD/ STONE RETAINING WALLS		151 SF	45 SF
DECOMPOSED GRANITE PATH			68 SF
HOT TUB			36 SF
TOTAL		499 SF	149 SF
PERMEABLE and SEMI PERMEABLE:			
GRAVEL PATHS		944 SF	
SPACED BOARD STEPS		8 SF	
WOOD DRIVEWAY/ ENTRY PAVERS			141 SF
SPACED-BOARD COURTYARD DECK / BBQ DECK			161 SF
BACKYARD SPACED-BOARD DECK / STAIRS			143 SF
BACKYARD WOOD PAVERS			63 SF
TOTAL		952 SF	508 SF
PERCENTAGE PERMEABLE:	>50%	66%	77%
TOTAL SITE COVERAGE	*662 SF	1,451 SF	657 SF

*ALLOWABLE SITE COVERAGE
(2,117 sf x 0.22) + 196 sf Bonus

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS / TOP OF FLAT ROOF (1st / 2nd)	18' / 24'	20'-7 5/8" / 0'	13'-6" / 19'-2"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	8'-0" / 0'	11'-10" / 17'-10"

PROJECT DESCRIPTION

Demolition of Existing 1,091 sq. ft. Single-Family Residence and 270 sq. ft. Detached Garage.

Project includes a Lot-Line Adjustment of the Existing 60' x 100' (6,000 sq. ft.) Lot. The North Property Line is Shifted to the South 11'-0" to create the Proposed 49.0' x 100' (4,900 sq. ft.) Lot.

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

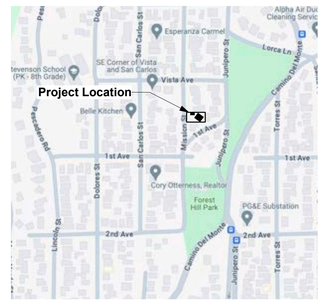
- New Driveway to Replace Existing
- New Wood Pavers
- New Wood Decks with Jacuzzi in Backyard
- New Green, Planted Roofs
- New 160 sq. ft. Roof Deck
- New Wood Fencing
- New Landscaping

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	34'-5"	16'-7 "
COMPOSITE	12'-3" (25%)	11'-4 1/2"	12'-3"
SIDE YARD	3'	8'-3 1/2"	5'-3 1/2"
SIDE YARD	3'	3'-1"	6'-11 1/2"
REAR	15/' ** 3'	21'- 10"	15'-11 1/2" / --

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

SHEET INDEX

VICINITY MAP



DYAR
ARCHITECTURE
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CARMEL, CALIFORNIA 93921
t: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Cover Sheet and Project Data

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

Sheet No.
A1
Ahana

Rendering of Ahana Residence from Mission Street / Southwest

DYAR
ARCHITECTURE

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CARMEL, CALIFORNIA 93921
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f: 831.309.9999
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Owner:
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150 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
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APN: 010-112-007

Job No.

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Track 2 Design Study
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September 4, 2024

Rendering

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

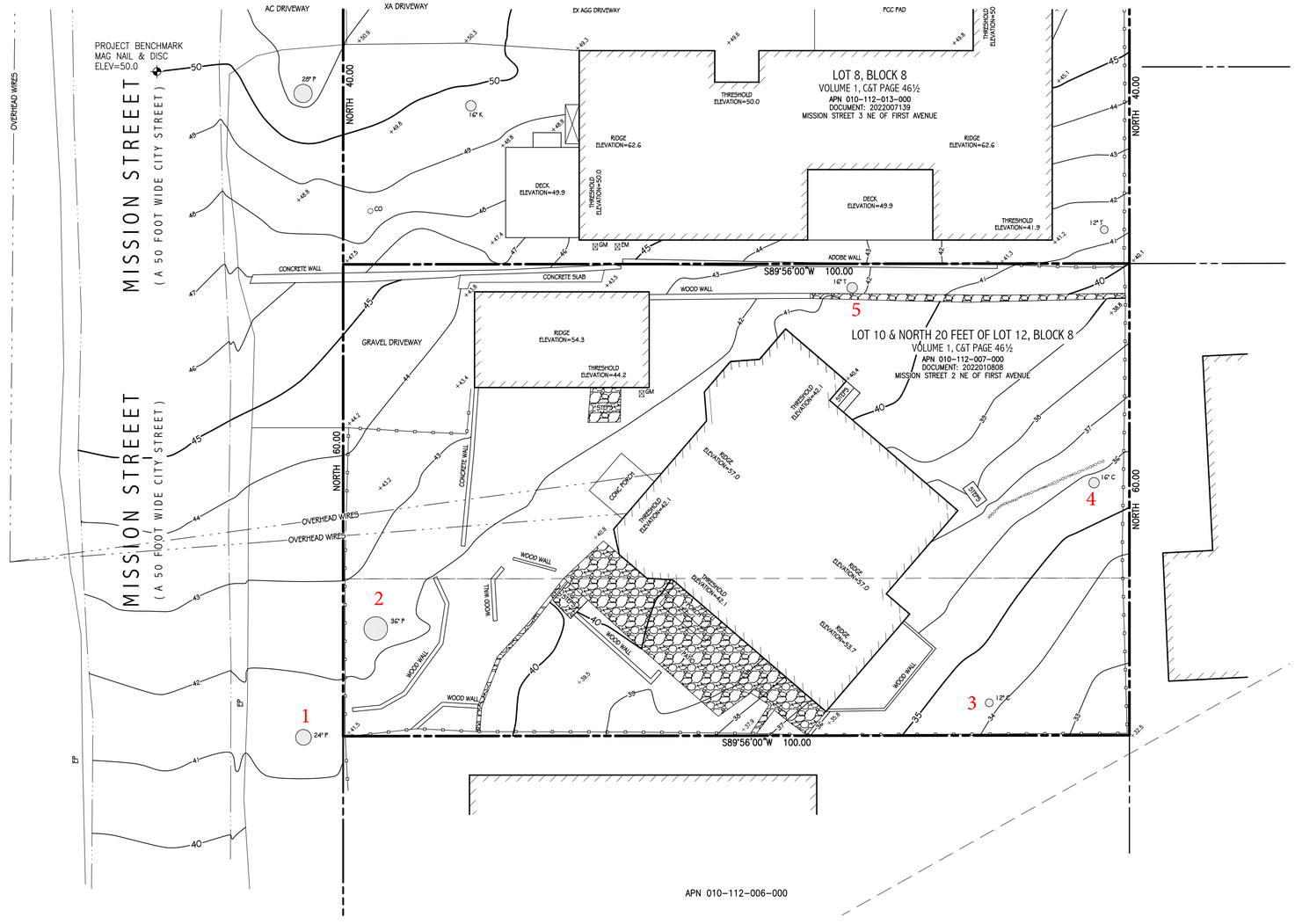
Sheet No.
A2
Ahana

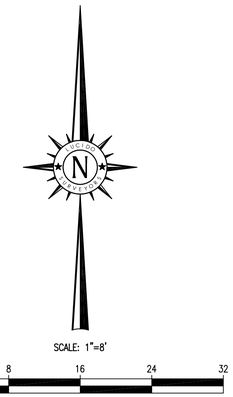
LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 — CONTOUR (MAJOR)
- 49 — CONTOUR (MINOR)
- EP — EDGE OF PAVEMENT
- DRIVEWAY — EDGE OF DRIVEWAY
- FLOWLINE — FLOWLINE
- BUILDING — APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION — APPROXIMATE FLOOR ELEVATION
- DECK — DECK
- CONC PAD — CONCRETE PAD
- STEP — STEP
- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- MH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEAN-OUT
- MH — STORM DRAIN MANHOLE
- AD — AREA DRAIN
- CB — STORM DRAIN CATCH BASIN
- E — ELECTRIC LINE
- UP — UTILITY POLE
- GW — GUY WIRE
- EM — ELECTRIC METER
- LP — LAMP POST
- GM — GAS METER
- WOOD FENCE — WOOD FENCE
- MB — MAIL BOX
- P — PILLAR
- BLOCK WALL — BLOCK RETAINING WALL
- ROCK WALL — ROCK RETAINING WALL
- STACKED BLOCK WALL
- CARMEL STONE WALL OR WALKWAY
- AC — ASPHALT CONCRETE
- CS — CARMEL STONE
- CMP — CORRUGATED METAL PIPE
- CONC — CONCRETE SLAB
- DG — DECOMPOSED GRANITE
- EX AGG — EXPOSED AGGREGATE
- HDPE — HIGH DENSITY POLY ETHYLENE
- PCC — PORTLAND CEMENT CONCRETE
- PS — PAVER STONE
- PVC — POLY VINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- TE — TRASH ENCLOSURE

- 12" T — TREE WITH SIZE AND TYPE
- A — ACACIA
- C — CYPRESS
- K — OAK
- P — PINE
- R — REDWOOD
- T — TREE

- +49.9 — 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 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

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

TOPOGRAPHIC SITE SURVEY

OF

LOT 10 & A PORTION OF 12 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-007, 012, & 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

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
No. 8368
STATE OF CALIFORNIA

SCALE: 1"=8' | PROJECT No. 3181 | APRIL 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

Preliminary Site Assessment Survey Mark-Up from City Forester

ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 10 & N ½ 12
APN: 010-112-007
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 2 NE of 1st Avenue

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:


- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. A new building should differ in style from buildings on nearby and abutting properties.

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the right-of-way's informal, vegetated, open-space character. Parking areas in the right-of-way shall be informal and unpaved and reinforce the forest image. Planting in the right-of-way should be predominantly green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is 6,000 square feet lot (60'x100'). A base floor area of 2,460 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

  Floor Area is defined as, *"...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

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

Table 17.10-A: Setback Standards for R-1 District

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

* The rear setback is three feet for those portions of structures less than 15 feet in height.
** See CMC 17.10.030(A)(1) and 17.06.050, Rules of Measurement.

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

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

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

Table 17.10-E: Exterior Volume Factors for R-1 District

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

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width,

250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

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

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

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

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

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

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **541 square feet** for a base floor area of 2,640 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced

decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional up to four percent of the site area, **240 square feet**, may be utilized. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

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

Table 17.10-G: Maximum Track One Fence and Wall Heights

Design Element	Setback Location			
	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.
** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*

- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design regarding bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass*

or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends contacting the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants do not contact neighbors early in the process.

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

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

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

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

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance, and Title 7A of the Building Code, please visit our website at: https://ci.carmel.ca.us/community-planning-and-building

Significant Tree Evaluation Worksheet

APN: 010-112-007-000
Street Location: Mission St 2 NE of 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 4 upper, 3 lower

Part One: Initial Screening:

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

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x										

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MP	MP	MC	MC	Arb										
YES	x	x	x	x											
NO					x										

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

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x	x	x										
NO															

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

Part Two: Assessment For Tree Significance

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

D. What is the health and condition of the tree?

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

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

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

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

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

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

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

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x	x	x										
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x		x	x											
MOD SIGNIF		x			x										
NOT SIGNIF															

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

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

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

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Ahana Residence
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Carmel-By-The-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study
September 4, 2024

Preliminary Site Assessment Report

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

Sheet No.
A3
Ahana

HAPUNA KAILEA AHANA

Overall Main Floor Site Plan

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

LEGEND

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

NORTH

0' 8' 16'

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Job No.

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Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Mission Sisters Properties Main Level Site Plan and Street Elevation

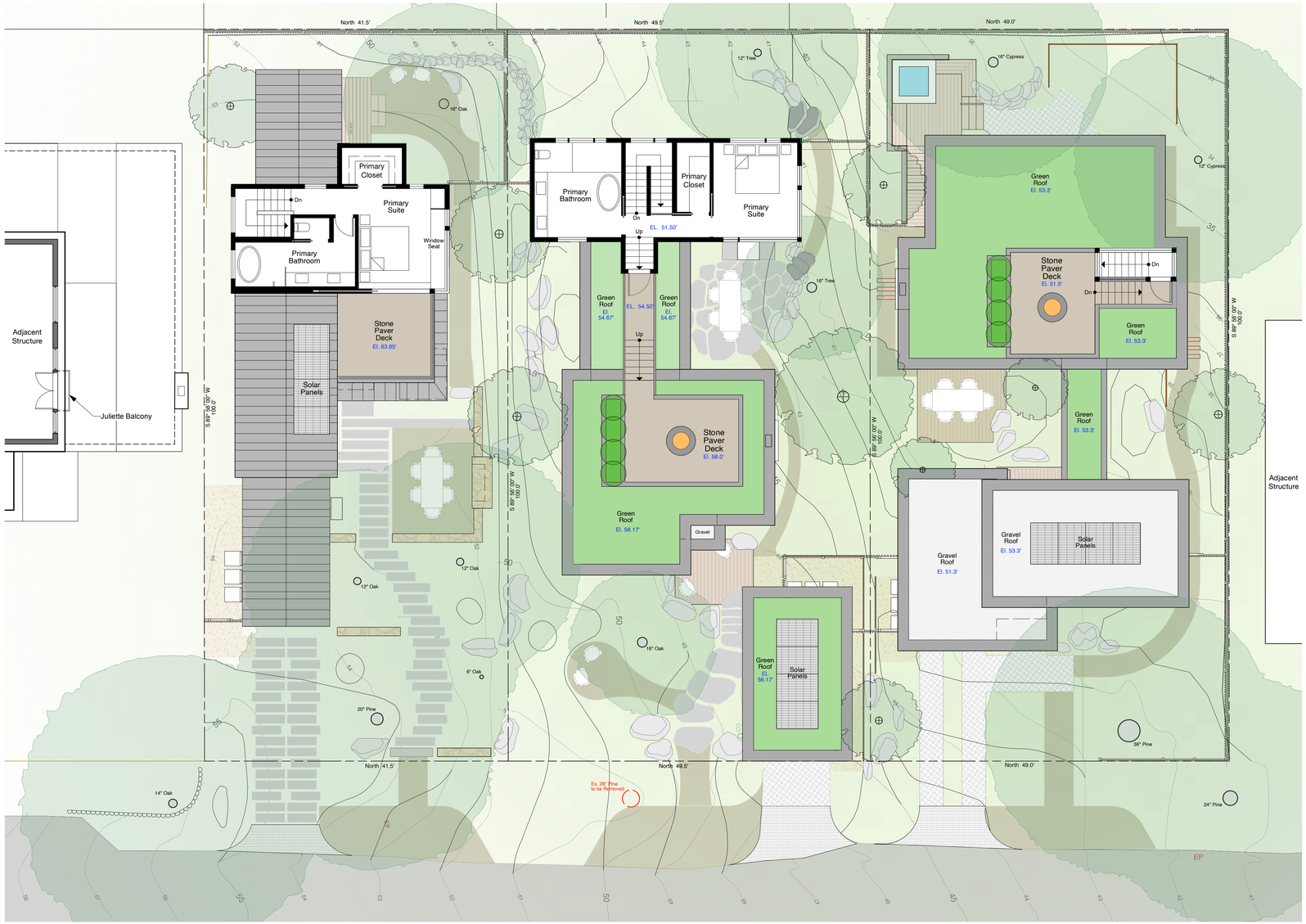
1/8" = 1'-0"

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

Sheet No.

A4
Ahana

HAPUNA KAILEA AHANA



Overall Upper Floor Site Plan

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

LEGEND

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

NORTH

0' 8' 16'

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Job No.

Date:

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Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

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No. 28518
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February 2025
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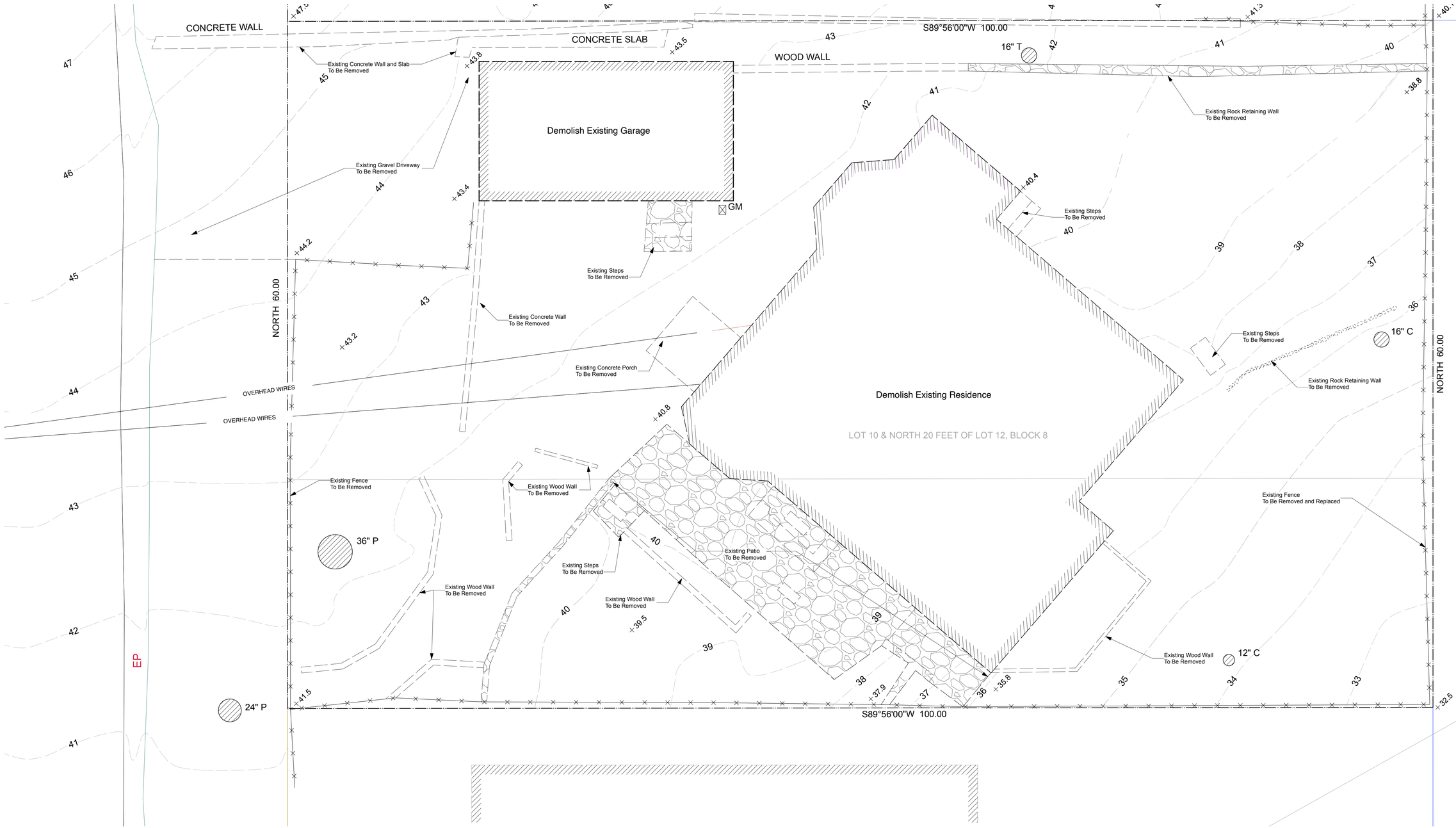
Sheet No.

A5
Ahana



Existing + Demolition Site Plan

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

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Job No.

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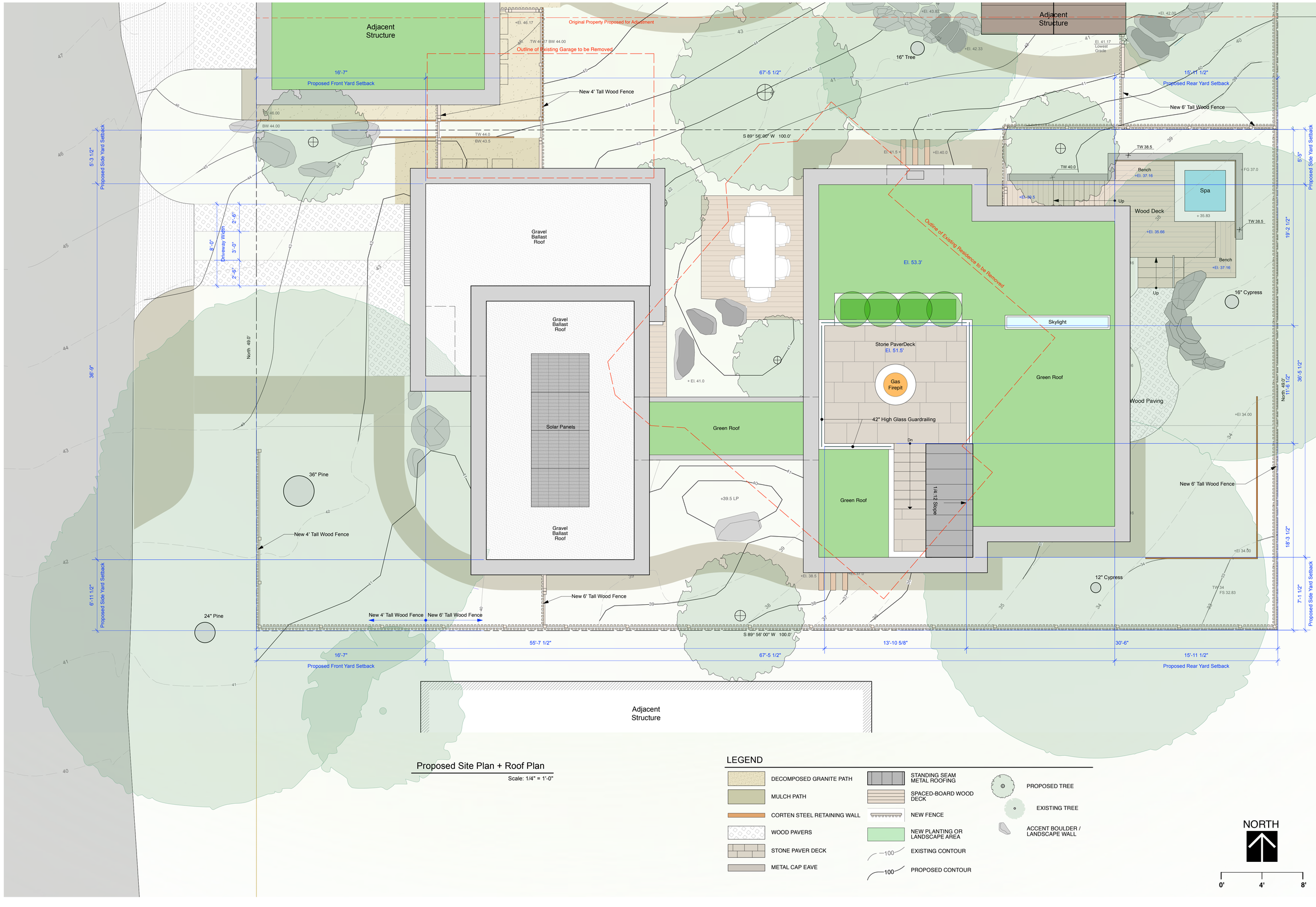
Track 2 Design Study
Resubmittal
September 4, 2024

Existing and Demolition Site Plan

1/4" = 1'-0"

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

Sheet No.
A6
Ahana



Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- METAL CAP EAVE
- STANDING SEAM METAL ROOFING
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL

NORTH

0' 4' 8'

D/A
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July 1, 2024

Track 2 Design Study
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Site and Roof Plan

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
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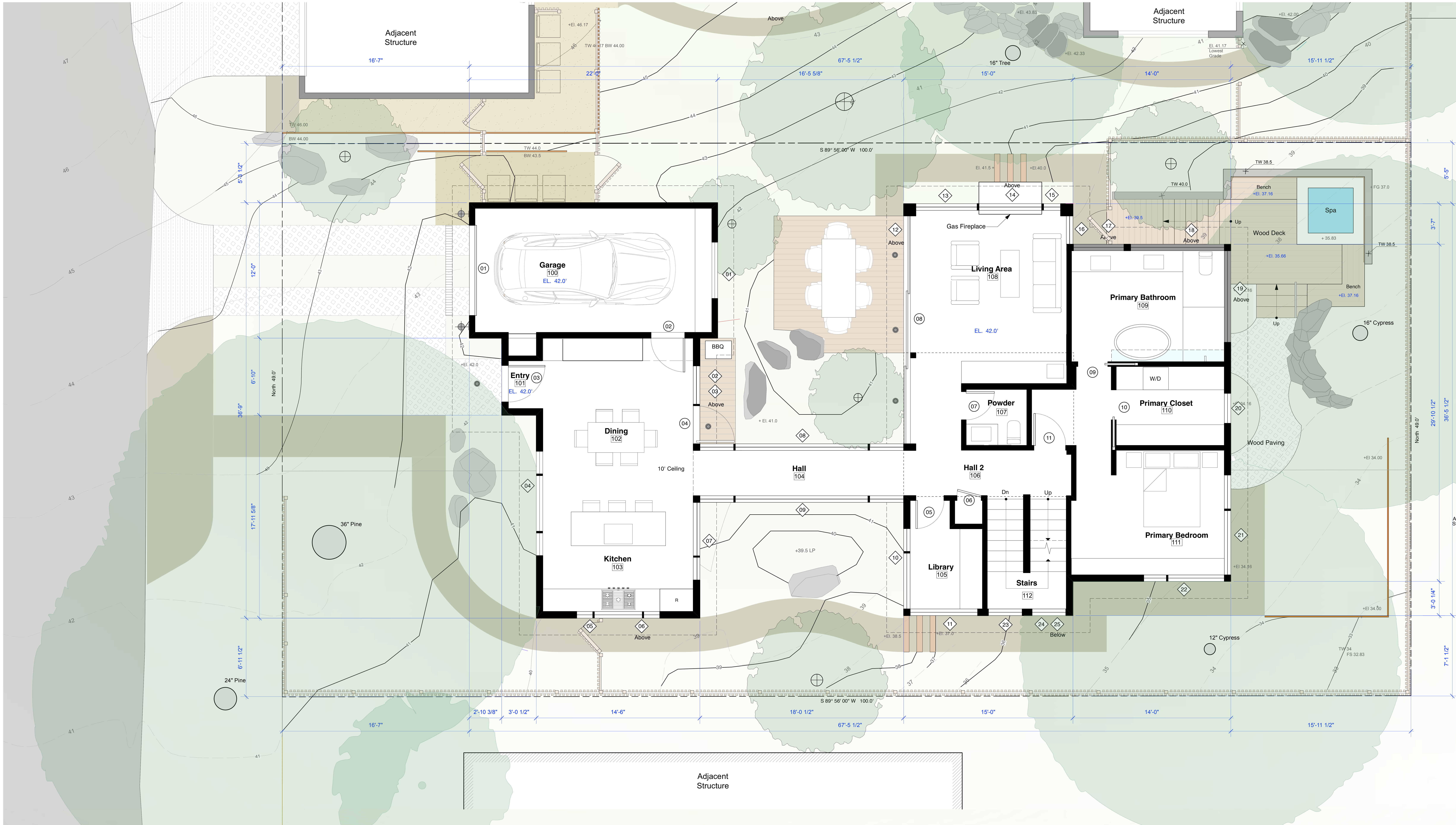
A7
Ahana



Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- WALL SCONCE
- SOFFIT DOWNLIGHT

NORTH

0' 4' 8'

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Track 2 Design Study
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Main Floor Plan

1/4" = 1'-0"

LICENSED ARCHITECT
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Expires February 2025
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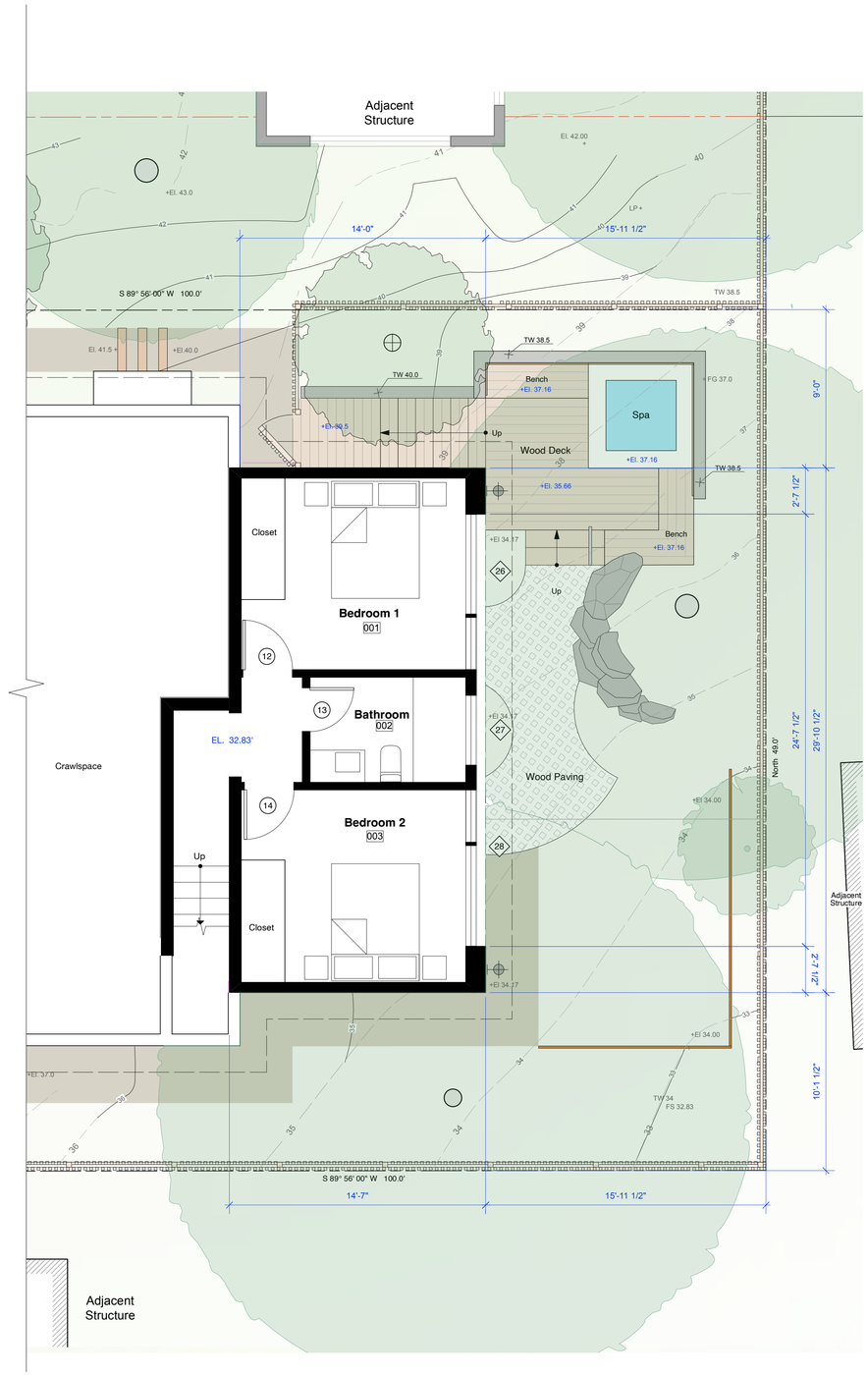
Sheet No.
A8
Ahana



LEGEND

- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- WALL SCONCE

Proposed Lower Floor Plan

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

NORTH

0' 4' 8'

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Lower Floor Plan

1/4" = 1'-0"

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A9
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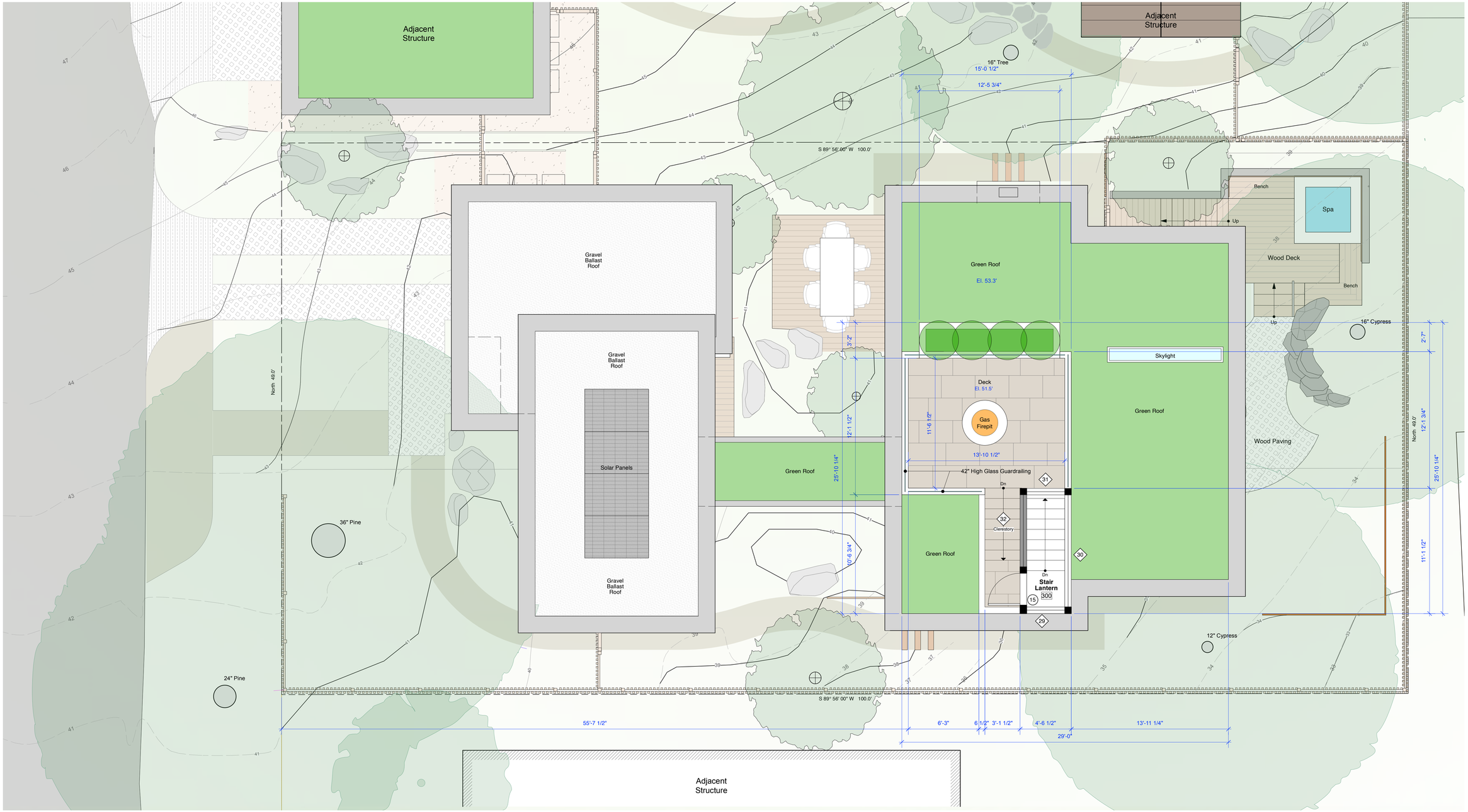

Proposed Upper Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- METAL CAP EAVE
- STONE PAVER DECK
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR

NORTH

0' 4' 8'

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Roof Level Plan

1/4" = 1'-0"

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Sheet No.
A10
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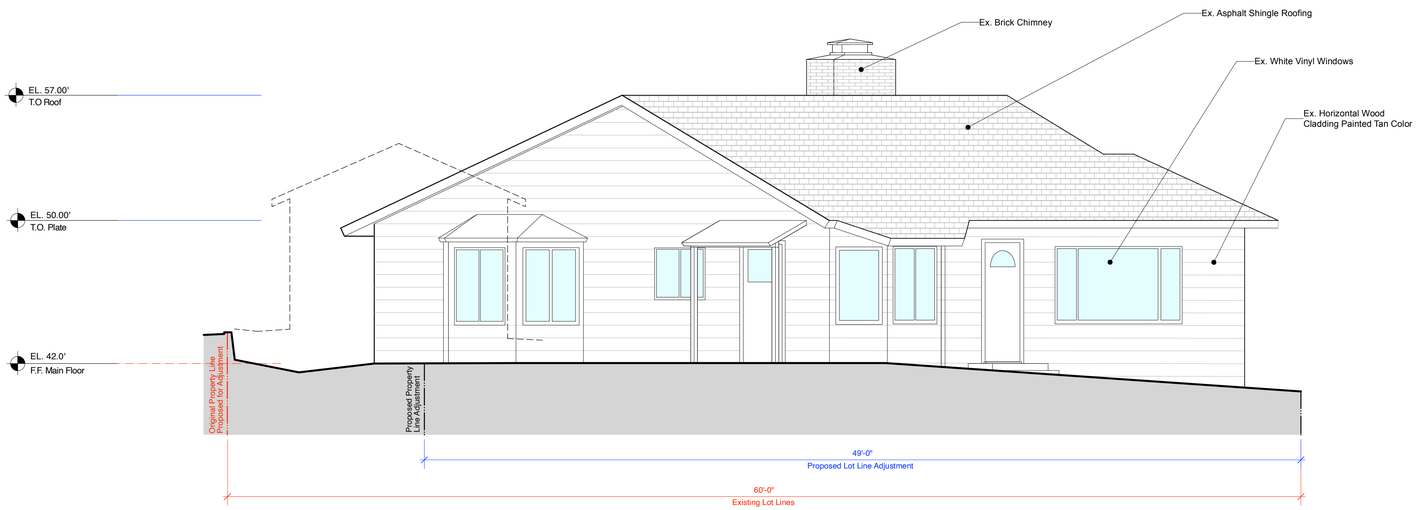
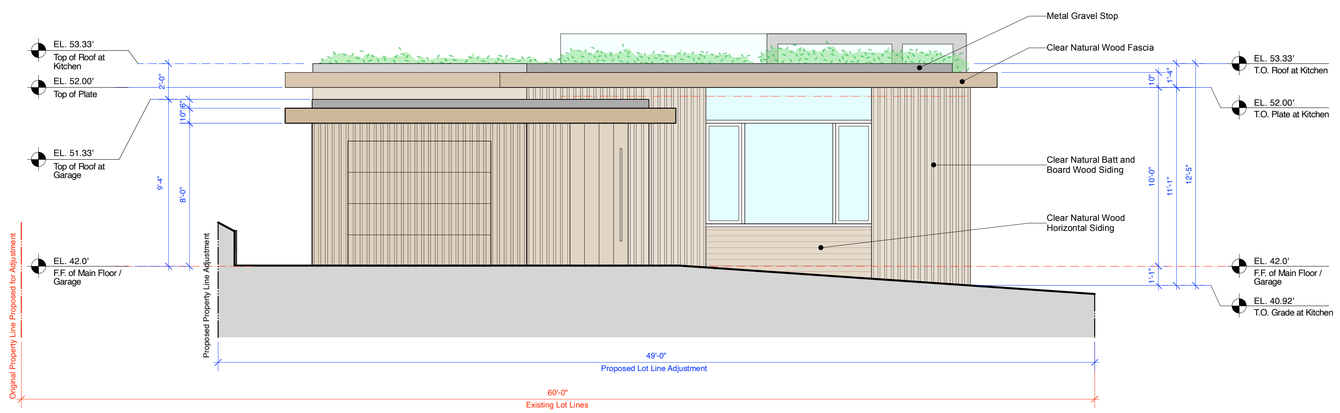


Existing West Elevation

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



Proposed Ahana West Elevation

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

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West Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
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No. 28518
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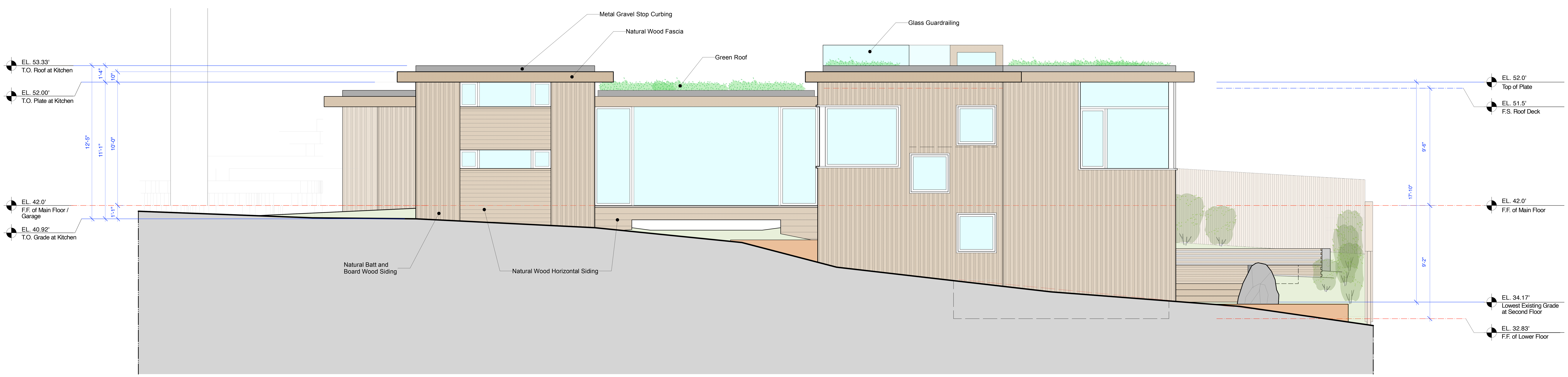
Sheet No.
A11
Ahana

Existing South Elevation

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



Proposed Ahana South Elevation

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

D
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Ahana Residences
Mission Street 4 NE of First Avenue
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APN: 010-112-007

Job No.

Date:

Tract 2 Design Study
July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

South Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
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No. 28518
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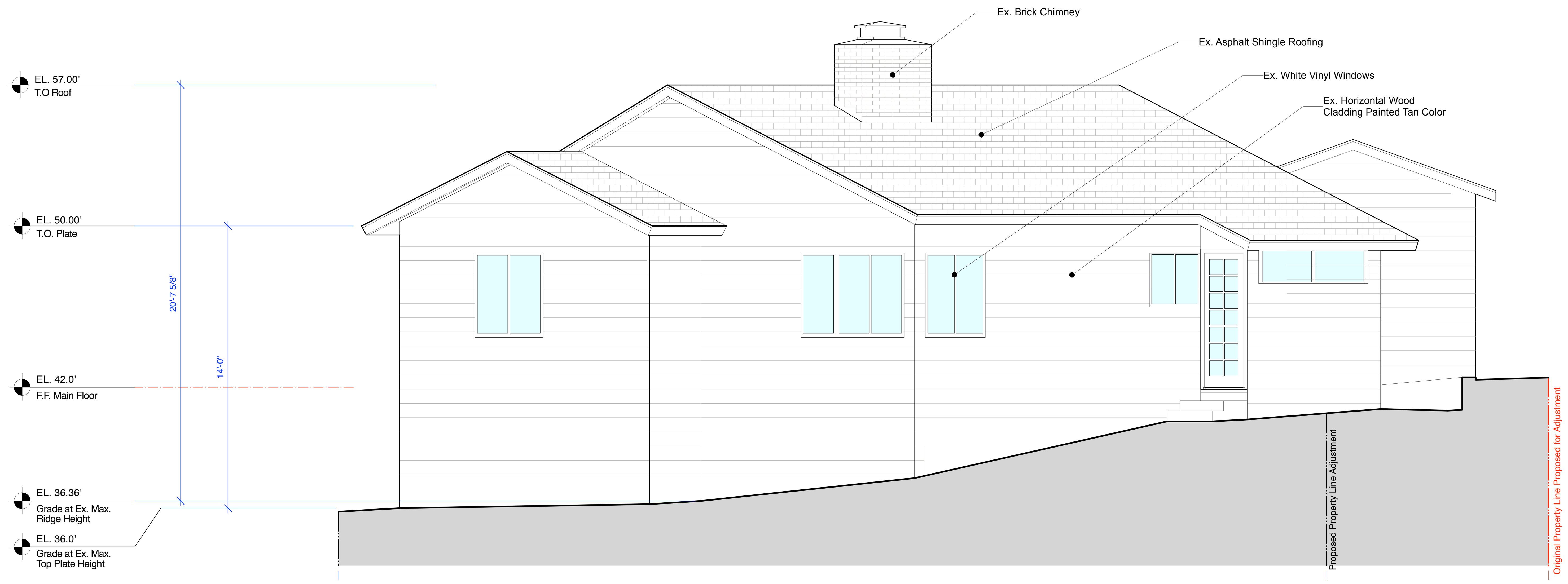
February 2025
STATE OF CALIFORNIA

Sheet No.

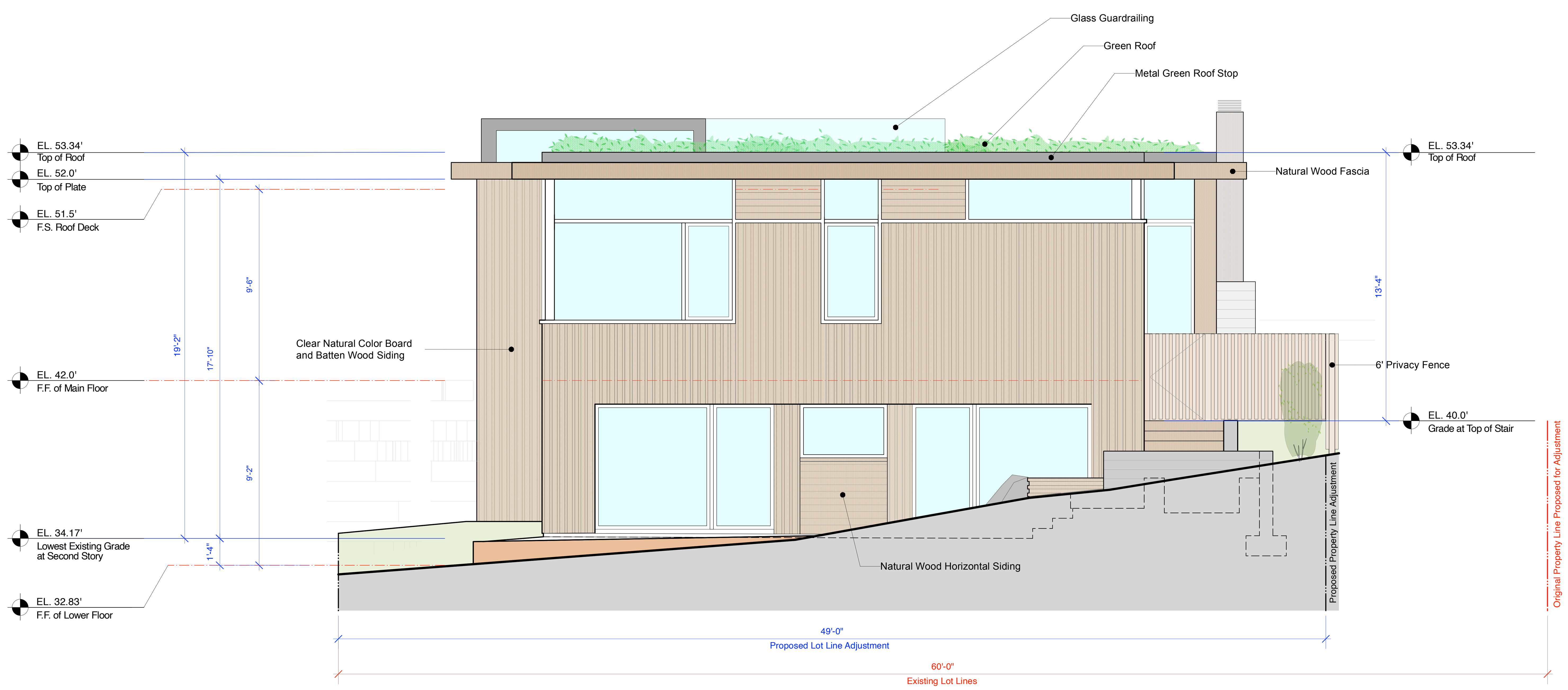
A12

Ahana



Existing East Elevation

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



Proposed Ahana East Elevation

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

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East Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
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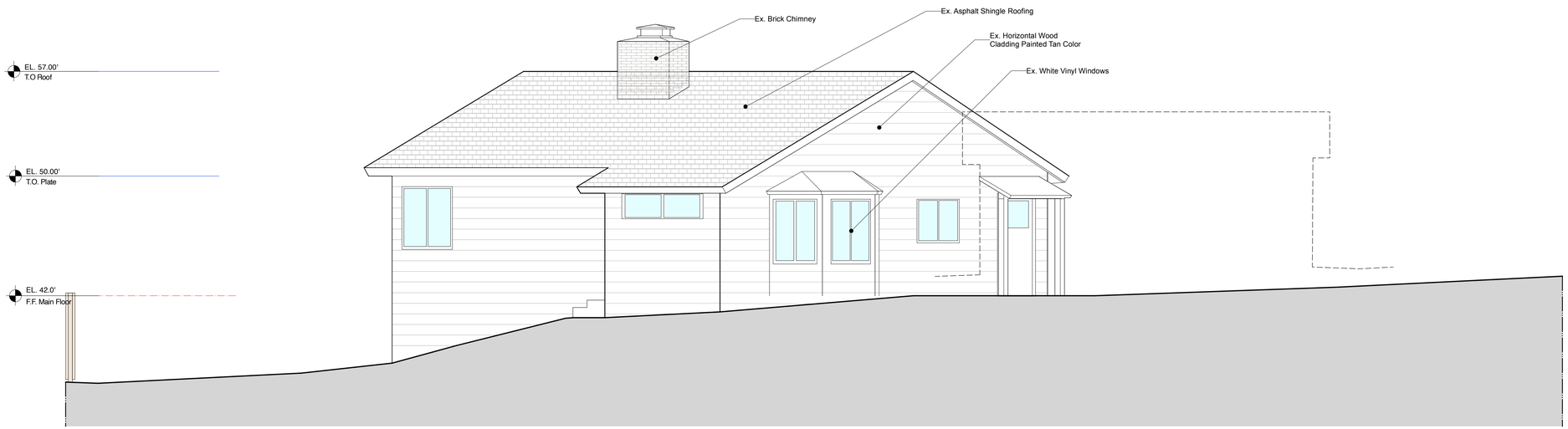
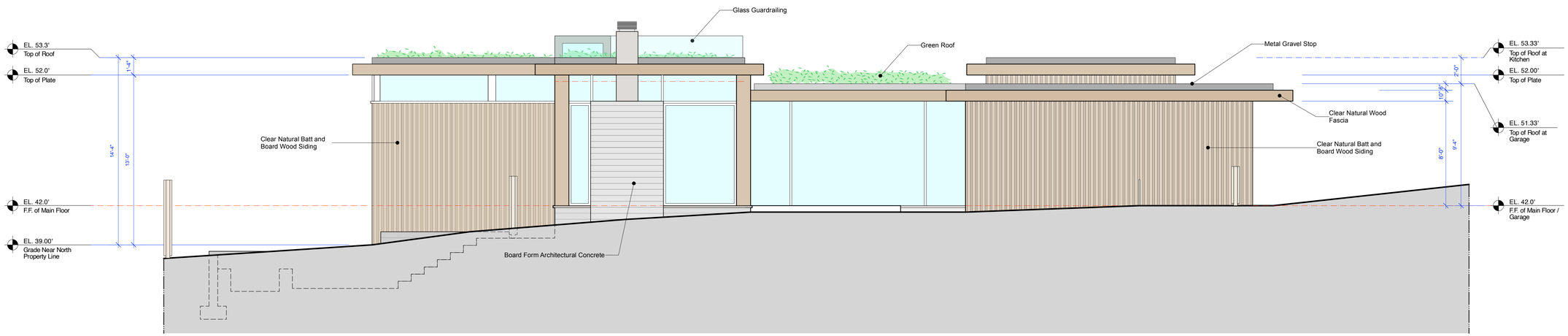
STATE OF CALIFORNIA

Sheet No.
A13
Ahana



Existing North Elevation

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



Proposed Ahana North Elevation

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

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September 4, 2024

North Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
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February 2025
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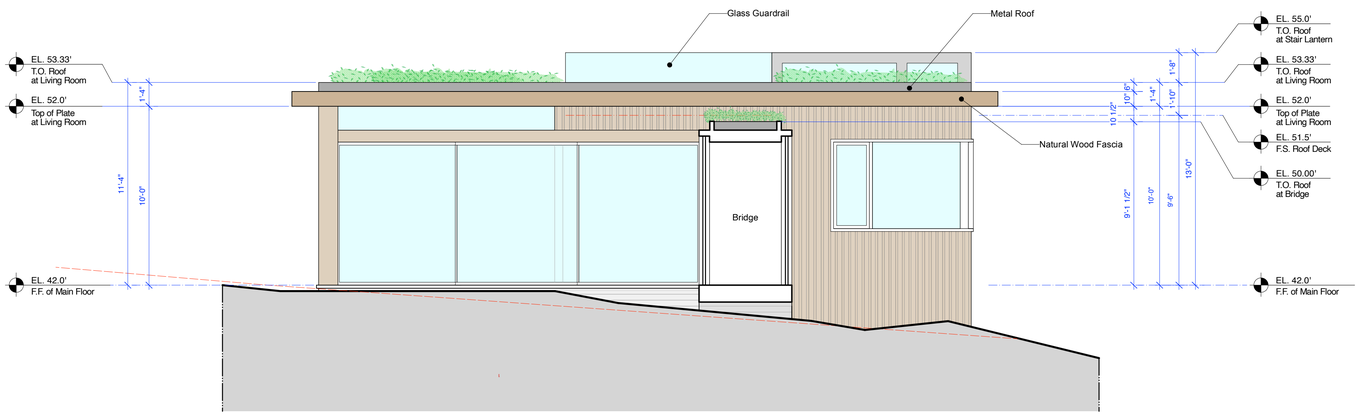
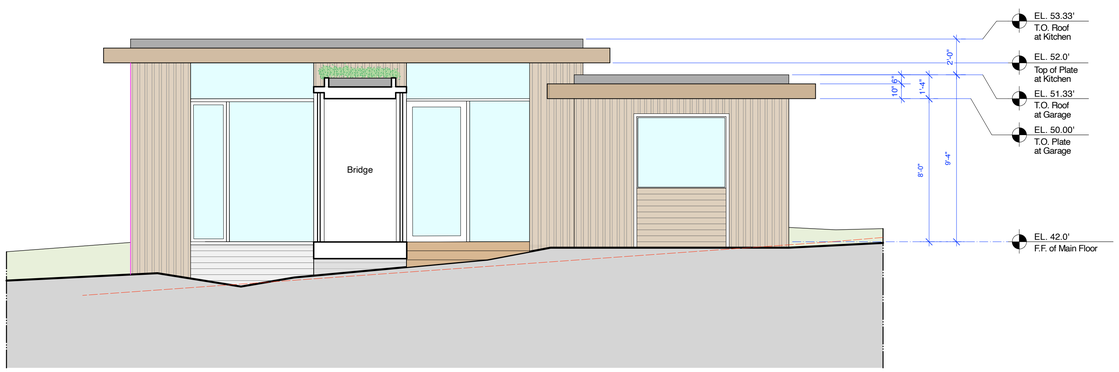
Sheet No.
A14
Ahana



Proposed Ahana Section-Elevation

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



Proposed Ahana Section-Elevation

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

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Ahana Residences

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APN: 010-112-010

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Section Elevations

1/4" = 1'-0"

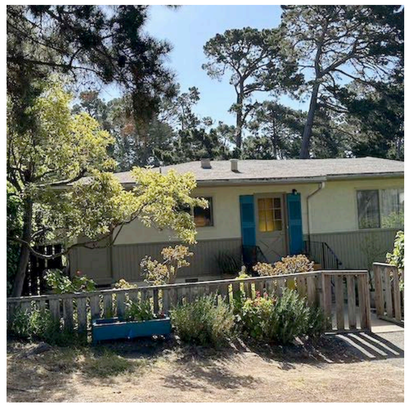
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2026
STATE OF CALIFORNIA

Sheet No.

A15

Ahana

Proposed Street Elevation



Photographs of Existing Street Elevation

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Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:

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Ahana Existing and Proposed Street Elevations

LICENSED ARCHITECT
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February 2025
STATE OF CALIFORNIA

Sheet No.

A16
Ahana

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

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

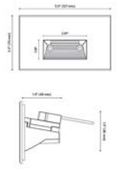
PROJECT

CATALOG #

TYPE

NOTES

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



Exterior Recessed Step Light

WAC LIGHTING

Revels

Outdoor Wall Sconce

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W13324 24"	❍ 3000K	❍ BK Black	13W	300	193
	❍ 3500K		13W	300	193
	❍ 4000K		13W	300	193

Example: **WS-W13324-40-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Balanced with geometric precision. A slim bar of light glowing between the lines of a minimal profile.

FEATURES

- Illumination on both sides with acrylic diffuser
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- 3CCT switch installs in the junction box
- Option to pre-select color temperature or adjust in the field
- ACLED driverless technology
- 5 year warranty

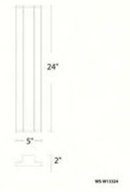
SPECIFICATIONS

Color Temp:	3000K,3500K,4000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL,IP65
	Wet Location Listed
Construction:	Extruded aluminum body with PC diffuser

FINISHES:

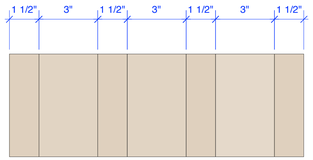
Black

LINE DRAWING:



Wood Siding

Clear Stained, Vertical Wood Batten Siding



Siding Width

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

Flat Roof

TPO w/ Gravel Ballast

Green Roof

Native, Drought-Resistant Living Roof

Aluminum Windows and Doors

Clear, Anodized

Wood Pavers

Concrete Fireplace, Landscape Retaining Walls

Board Form Concrete
with Natural Finish

Concrete Pavers

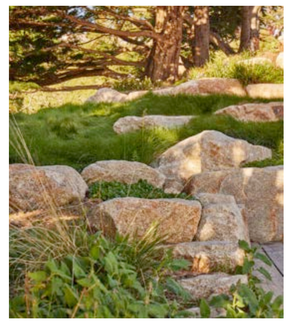
Integral Color Concrete, Exposed Sand Finish

Recessed Hot Tub

Stainless Steel w/ Cover

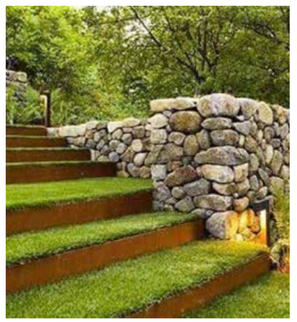
Wood Decking

Ipe Wood Spaced Board



Landscape Boulders

Accent and Retaining Boulders



Low, Steel Garden Walls

Weathered Steel

D/A
DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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

Ahana Residence
Mission Street, 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

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

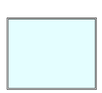
Finish Materials

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

Sheet No.
A17
Ahana

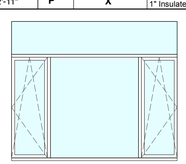
Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Garage	100	5'-0"	4'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Window
2	Dining Area	102	3'-4 1/2"	7'-10"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Window
3	Dining Area	102	6'-10 1/2"	2'-0"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom Window
4	Kitchen	103	9'-3"	5'-7 1/2"	**C**	**OXOX**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom /Tilt+Turn/Fixed/ Tilt+Turn/
5	Kitchen	103	7'-4 1/2"	1'-6"	**D**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed/ Tilt+Turn
6	Kitchen	103	7'-4 1/2"	2'-0"	**D**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed/Tilt+Turn
7	Kitchen	103	6'-11"	7'-10"	**E**	**OXO**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom/ Tilt+Turn/ Fixed
8	Hall	104	18'-0 1/2"	8'-0"	**F**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt +Turn/ Fixed/ Tilt + Turn Window
9	Hall	104	18'-0 1/2"	8'-0"	**F**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt +Turn/ Fixed/ Tilt + Turn Window
10	Library	105	7'-1 1/2"	4'-10"	**G**	**XO**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed
11	Library	105	5'-11 1/2"	4'-10"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
12	Living Area	108	12'-1 1/2"	1'-4"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom
13	Living Area	108	5'-7"	7'-10"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
14	Living Area	108	12'-10"	2'-0"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom
15	Living Area	108	1'-8"	2'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
16	Living Area	108	2'-6"	7'-10"	**H**	**OO**	1" Insulated Glass, Tempered	Yes	Wood	Fixed/ Fixed Transom Above
17	Primary Bath	109	4'-6"	2'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
18	Primary Bath	109	8'-4"	2'-0"	**A**	**O**	1" Insulated Glass	No	Wood	Fixed
19	Primary Bath	109	8'-1 1/2"	2'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
20	Pimary Closet	110	2'-8"	7'-0"	**J**	**OX**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom/ Tilt+Turn
21	Primary Bedroom	111	8'-10 1/2"	7'-0"	**K**	**OXO**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom/ Fixed/ Tilt+Turn; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
22	Primary Bedroom	111	7'-2"	7'-0"	**L**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
23	Stairs	112	3'-0"	3'-0"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn
24	Stairs	112	3'-0"	3'-0"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn
25	Stairs	112	3'-0"	3'-0"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn
26	Bedroom 1	001	5'-8 1/2"	8'-10"	**N**	**XO**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ 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"X
27	Bathroom	002	4'-0"	2'-8"	**P**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Awning
28	Bedroom 2	003	5'-9 1/2"	8'-10"	**Q**	**OX**	1" Insulated Glass, Tempered	Yes	Wood	Fixed/ Tilt+Turn; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
29	Stair Lantern	300	3'-4 1/2"	1'-1"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
30	Stair Lantern	300	9'-11 1/2"	1'-1"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
31	Stair Lantern	300	3'-4 1/2"	2'-11"	**P**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Awning
32	Stair Lantern	300	6'-4 1/2"	2'-11"	**P**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Awning

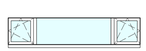


Type 'A'
Fixed Window

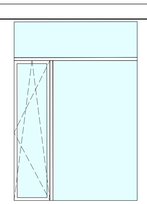
Type 'B'
Fixed Transom Window



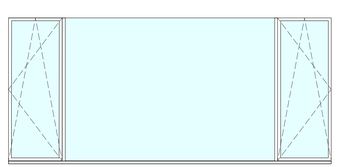
Type 'C'
Fixed Transom/ Tilt+Turn/ Fixed/ Tilt+Turn Window



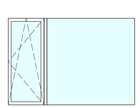
Type 'D'
Tilt+Turn/ Fixed/ Tilt+Turn Window



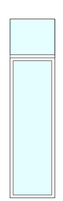
Type 'E'
Fixed Transom/ Tilt+Turn/ Fixed Window



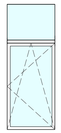
Type 'F'
Tilt+Turn/ Fixed/ Tilt +Turn Window



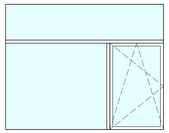
Type 'G'
Tilt+Turn/ Fixed Window



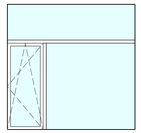
Type 'H'
Fixed Transom Fixed/ Window



Type 'J'
Fixed Transom/ Tilt+Turn

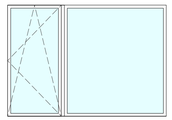


Type 'K'
Fixed Transom/ Fixed/Tilt+Turn



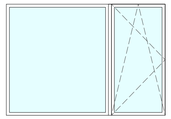
Type 'L'
Fixed Transom/ Tilt+Turn/ Fixed

Type 'M'
Tilt+Turn Window



Type 'N'
Tilt+Turn/Fixed Window

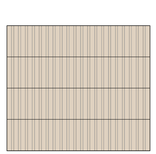
Type 'P'
Awning Window



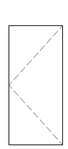
Type 'Q'
Fixed/ Tilt+Turn Window

Door Schedule

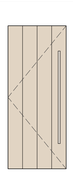
Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	**A**	Natural-Grade Wood		Natural-Grade Wood		Garage
2	Garage	100	3'-0"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
3	Entry	101	3'-3"	8'-0"	1-3/4"	**C**	Natural-Grade Wood		Natural-Grade Wood		Exterior Entry Swing Door
4	Dining	102	3'-4"	7'-10 1/2"	1-3/4"	**D**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Swing Door with Tempered Insulated Glass
5	Library	105	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
6	Hall 2	106	2'-2"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Powder Room	107	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Living Area	108	20'-2 1/2"	8'-0"	1-3/4"	**E**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Triple Slider
9	Primary Bathroom	109	2'-8"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
10	Primary Closet	110	2'-8"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
11	Primary Bedroom	111	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
12	Bedroom 1	001	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
13	Bathroom	002	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
14	Bedroom 2	003	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
15	Stair Lantern	300	2'-10"	6'-8"	1-3/4"	**D**	Natural-Grade Wood	1" Insulated Glass, Tempered	Natural-Grade Wood		Exterior Swing Door With Tempered Insulated Glass



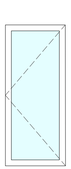
Type 'A'
Garage



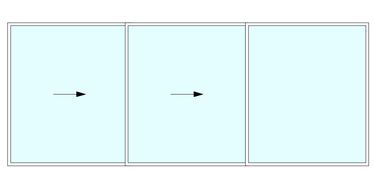
Type 'B'
Interior Solid Core Swing Door



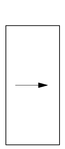
Type 'C'
Exterior Solid Core Swing Door



Type 'D'
Exterior Solid Core Swing Door with Tempered Insulated Glass



Type 'E'
Triple Slider with Tempered Insulated Glass



Type 'F'
Interior Solid Core Pocket Door

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

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

Ahana Residence
Mission Street, 4 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study
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Door + Window Schedules

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
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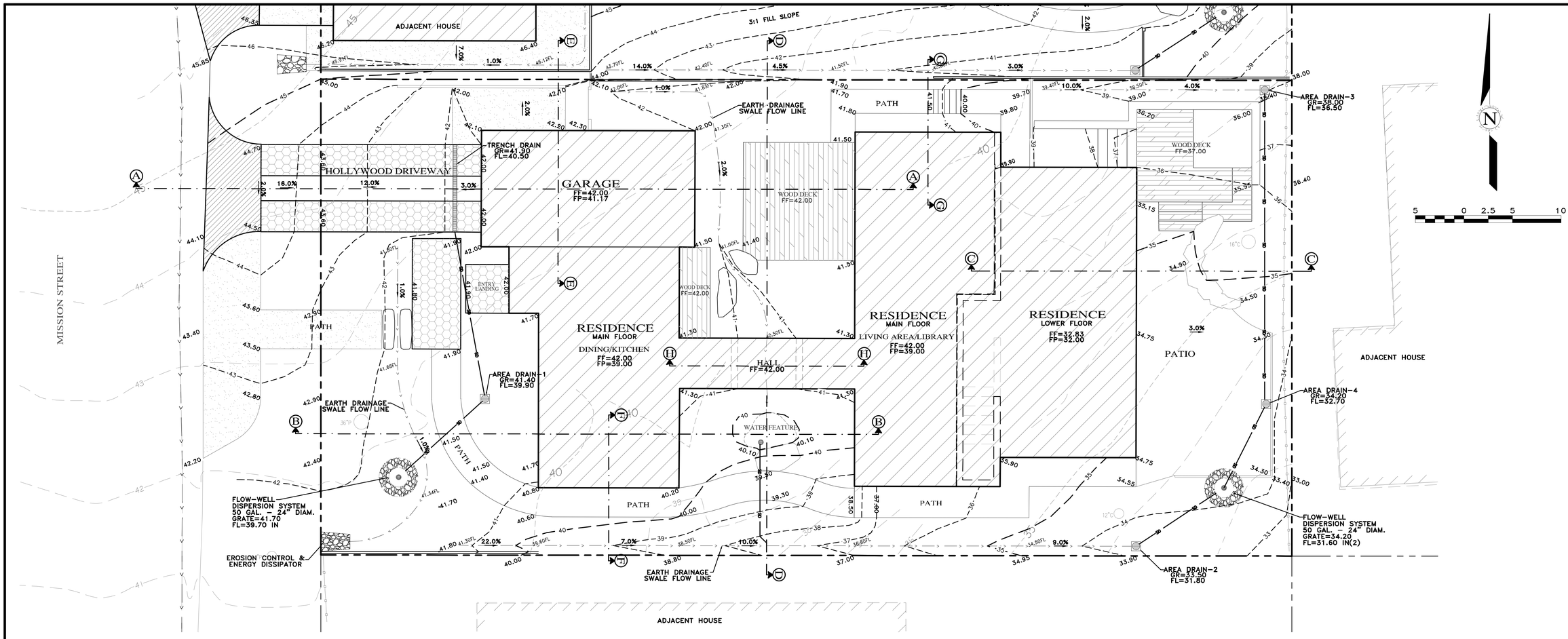
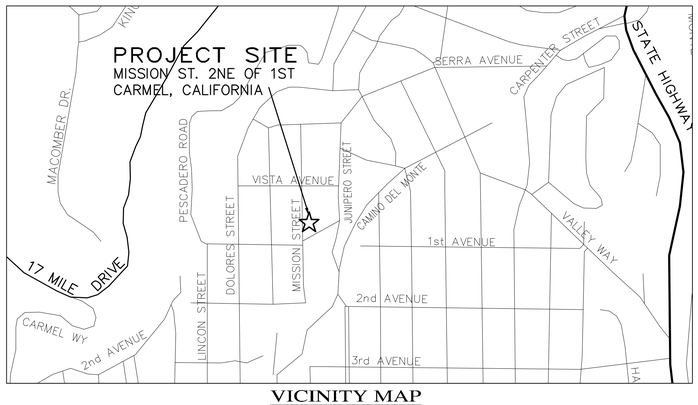
STATE OF CALIFORNIA

Sheet No.
A18
Ahana



PLAN VIEW
SCALE:1"=30'



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,900 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,729 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,880 SQ.FT.

GRADING QUANTITIES:
CUT = 200 C.Y.
FILL = 30 C.Y.
NET = 170 C.Y. EXPORT

INDEX TO SHEETS

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.

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)915-5802

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

APPROVED BY:
GUY R. GIRAUDO

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

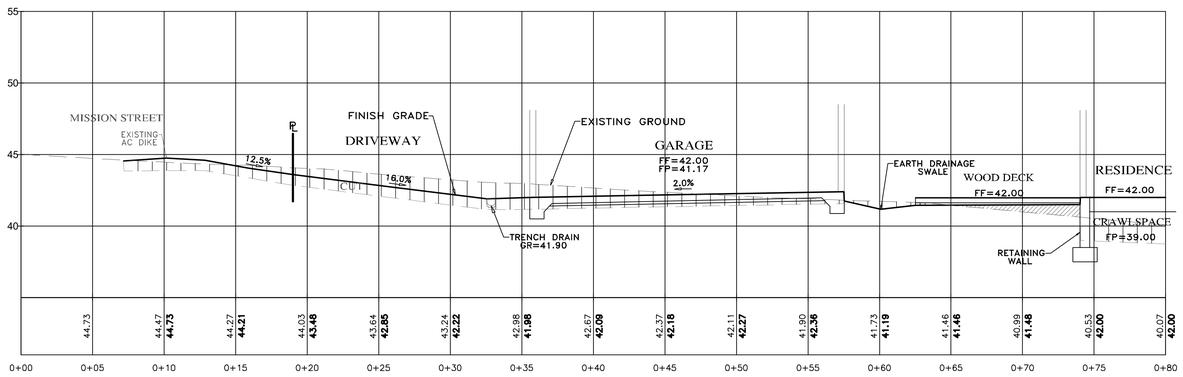
" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

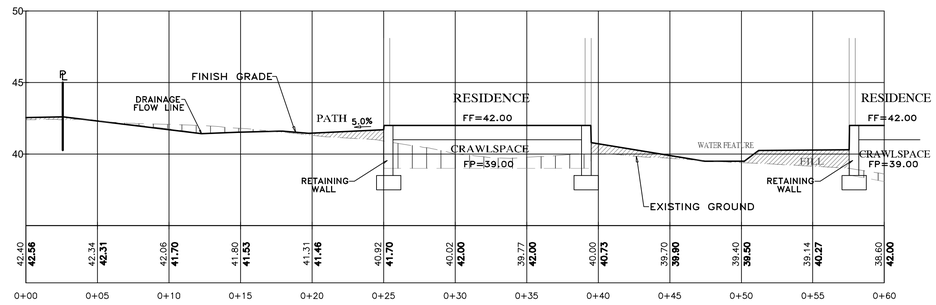
SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

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

SHEET C1
OF 4 SHEETS



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



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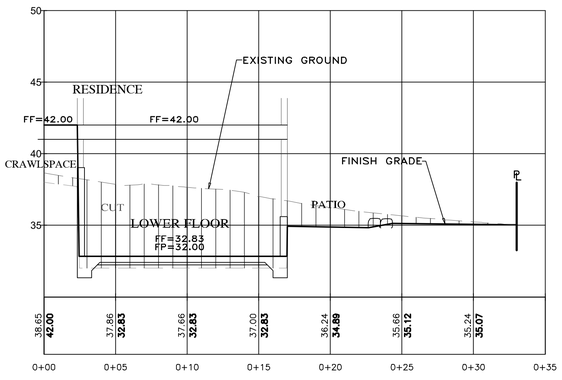

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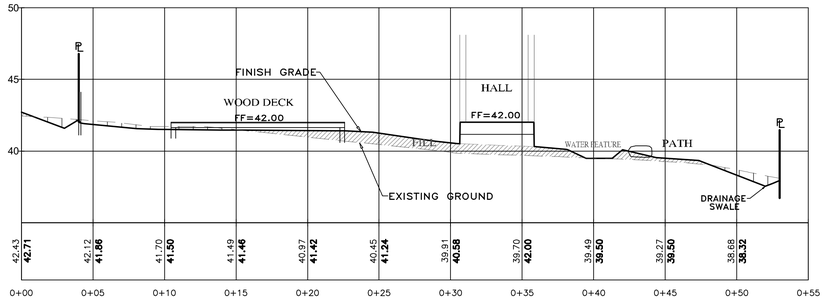

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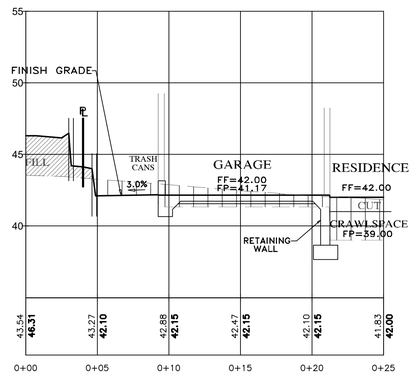

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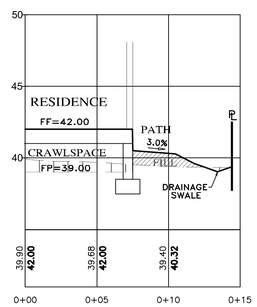

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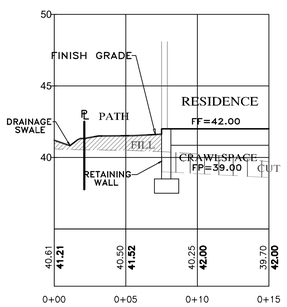

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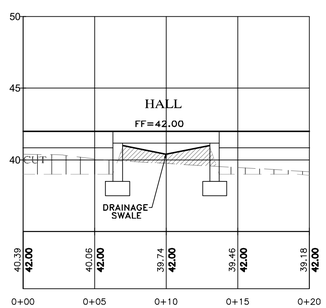

SECTION H-H
SCALE: 1"=5' H&V

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".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
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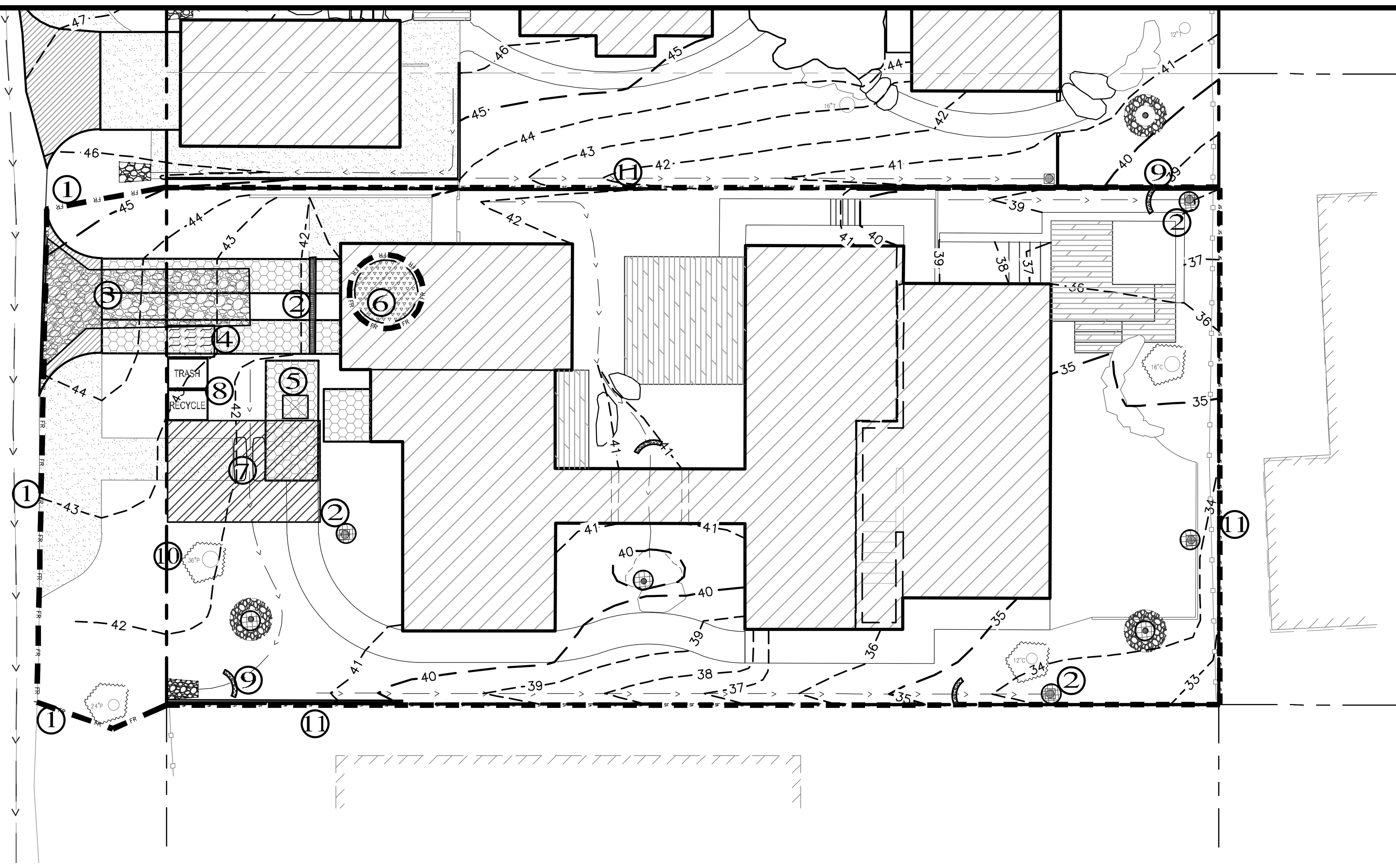
Salinas, California 93907
Office (831) 443-9770 Fax (831) 443-3801
www.landseteng.com

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

No.	DATE	BY	REVISION
	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 SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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 sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

LEGEND:

(1) FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

(2) DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

(3) STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

(4) CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

(5) SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

(6) STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

(7) CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

(8) TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

(9) GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" - 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.

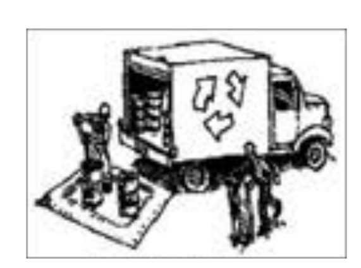
(10) TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

(11) SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

LSPROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-L10.DWG/24x36 C3

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ 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).

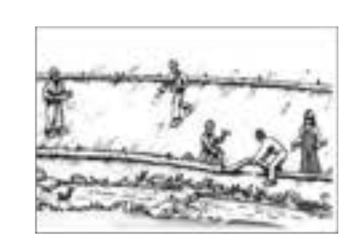
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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



EARTHWORK & CONTAMINATED SOILS

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 filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

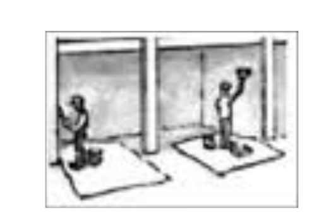
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, 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.

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.



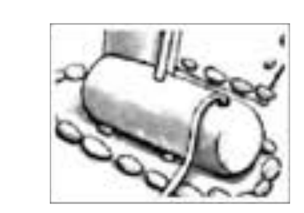
PAINTING & PAINT REMOVAL

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

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

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

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

" EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
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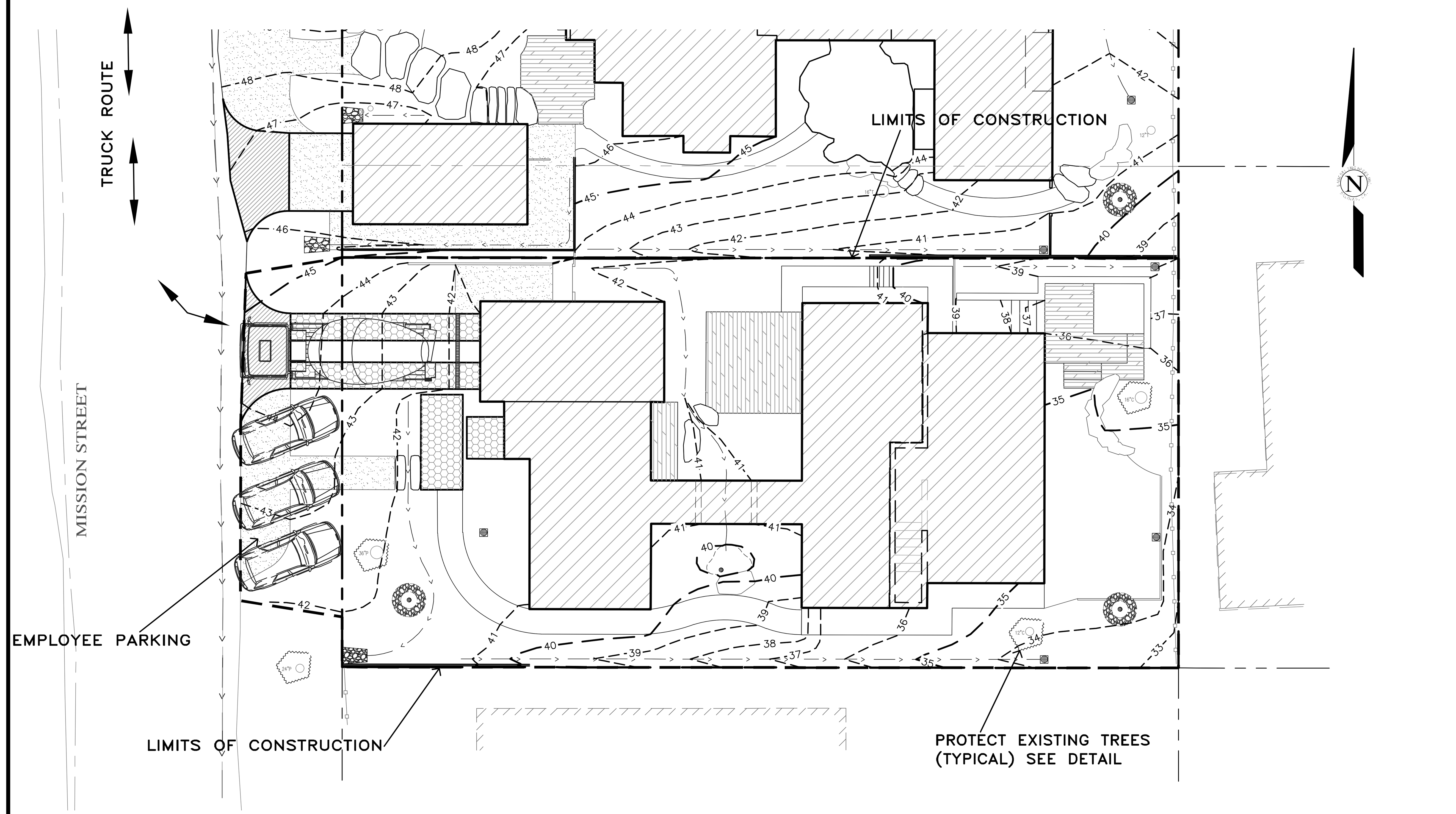
www.landseteng.com

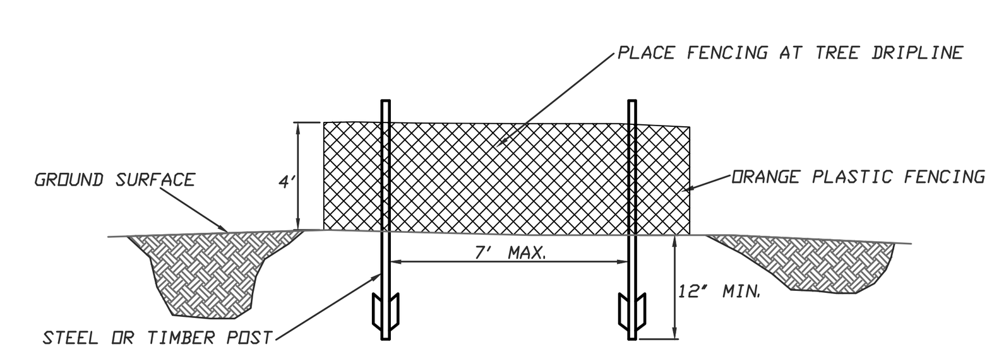
REGISTERED PROFESSIONAL ENGINEER — GUY R. GIRAUDO — No. 56560 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO

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



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
200 CY CUT
30 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)	9	2
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	17	10

TRUCK TRIP GENERATION NOTES:

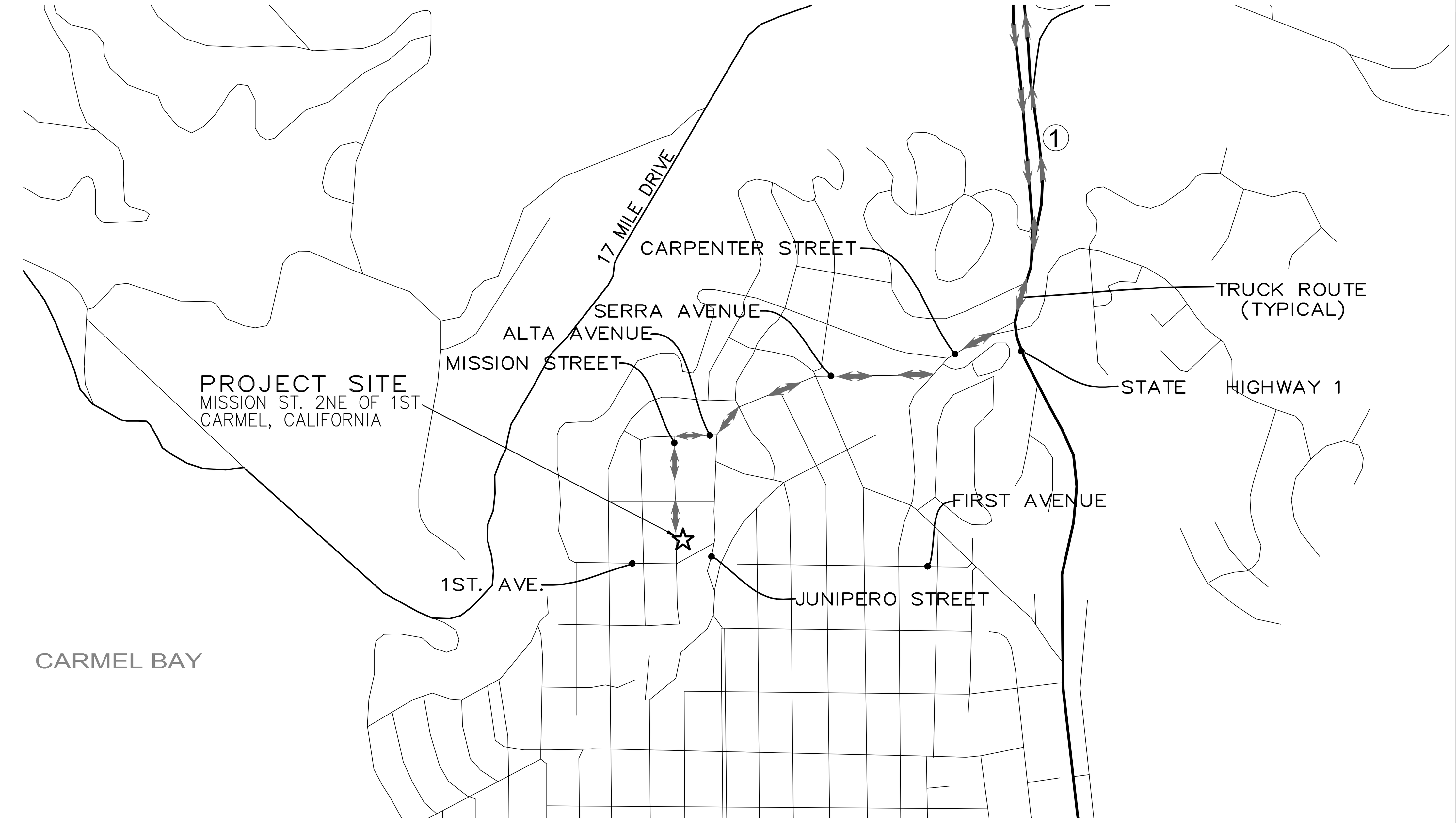
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 170 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

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

(A) CONSTRUCTION STAGING PLAN



(B) NEIGHBORHOOD TRUCK ROUTING PLAN

(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

"CONSTRUCTION MANAGEMENT PLAN"

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

REGISTERED PROFESSIONAL ENGINEER, GUY R. GIRAUDO, No. 56680, Exp. 06-30-25, CIVIL, STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01
SHEET C4
OF 4 SHEETS

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

MISSION SISTERS - LOT 10 AHANA

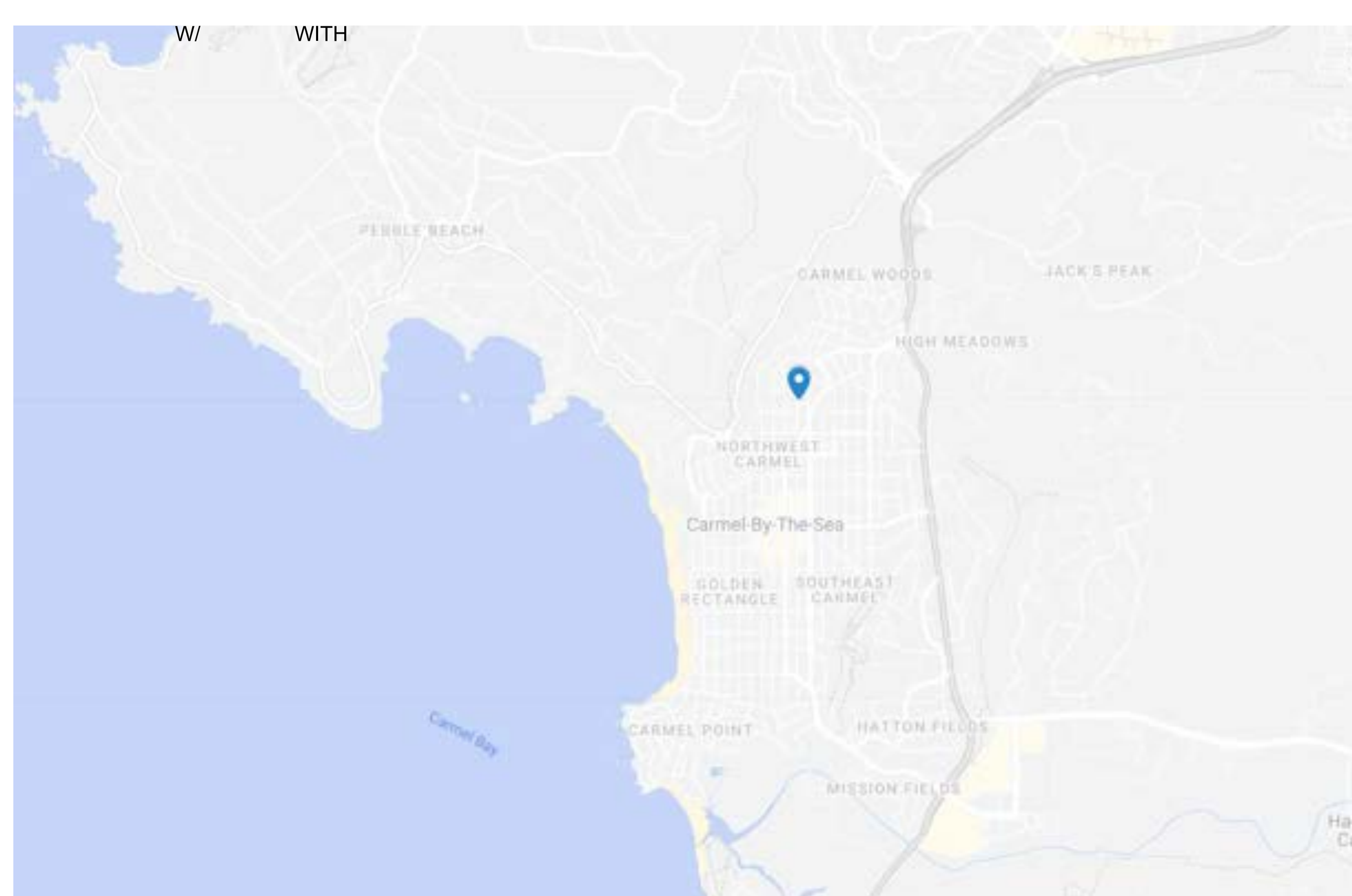
MISSION STREET 2 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-007

FRONT ELEVATION

ABBREVIATIONS

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

VICINITY MAP



PROJECT MAP

PROJECT DESCRIPTION

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

INDEX OF DRAWINGS

NOT FOR CONSTRUCTION

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

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

project

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

date: 09.04.2024

LOT 10 AHANA COVER SHEET

sheet title

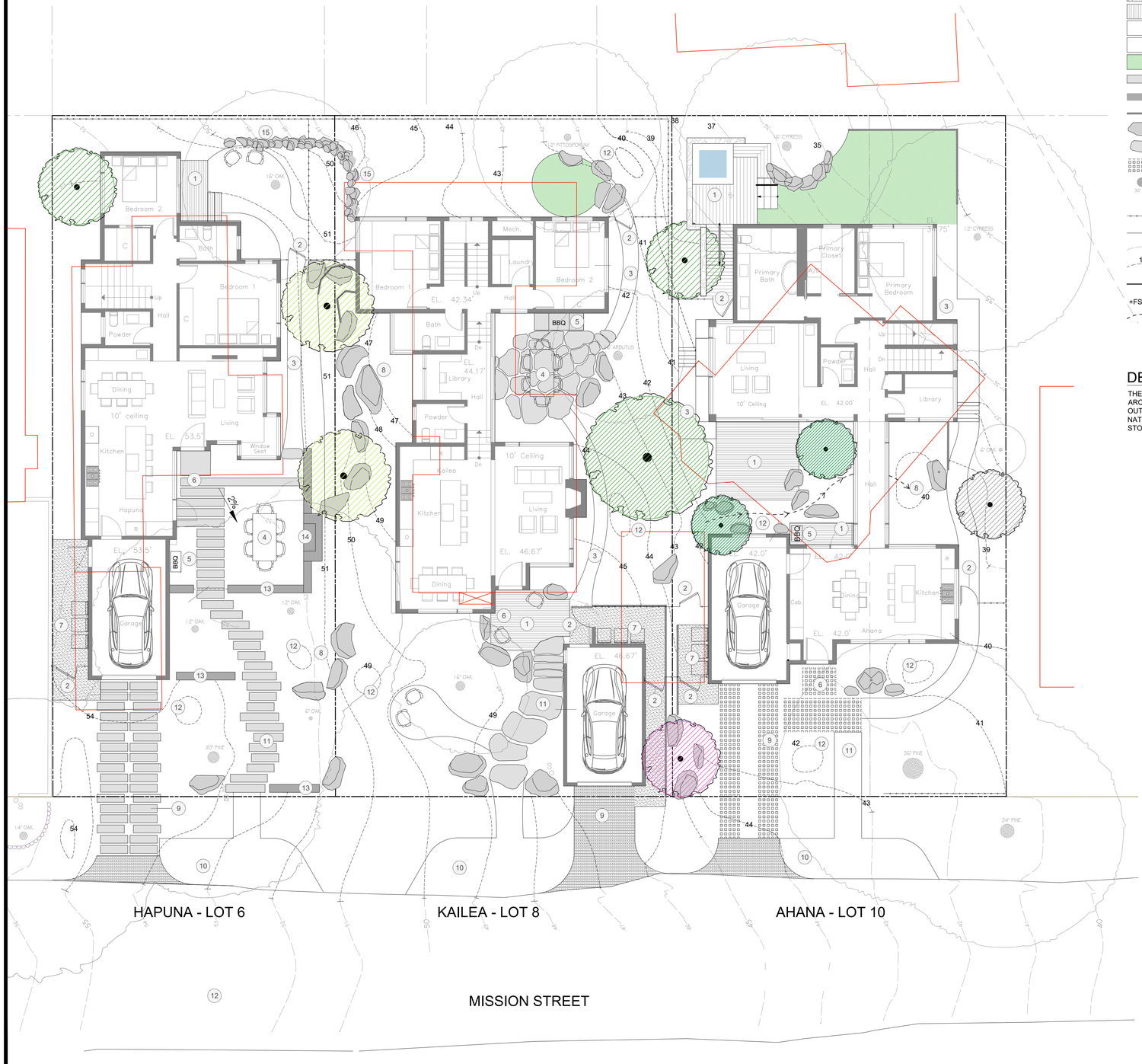
L0.00

sheet no.

-- of

9/3/2024 1:25 PM

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



LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE (30' PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- PROPOSED SPOT ELEVATIONS (+FS 53.5)
- FLOWLINE

NUMBERED NOTES

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

DESCRIPTION OF WORK

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

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

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

project

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

date: 09.04.2024

OVERALL SITE PLAN

sheet title

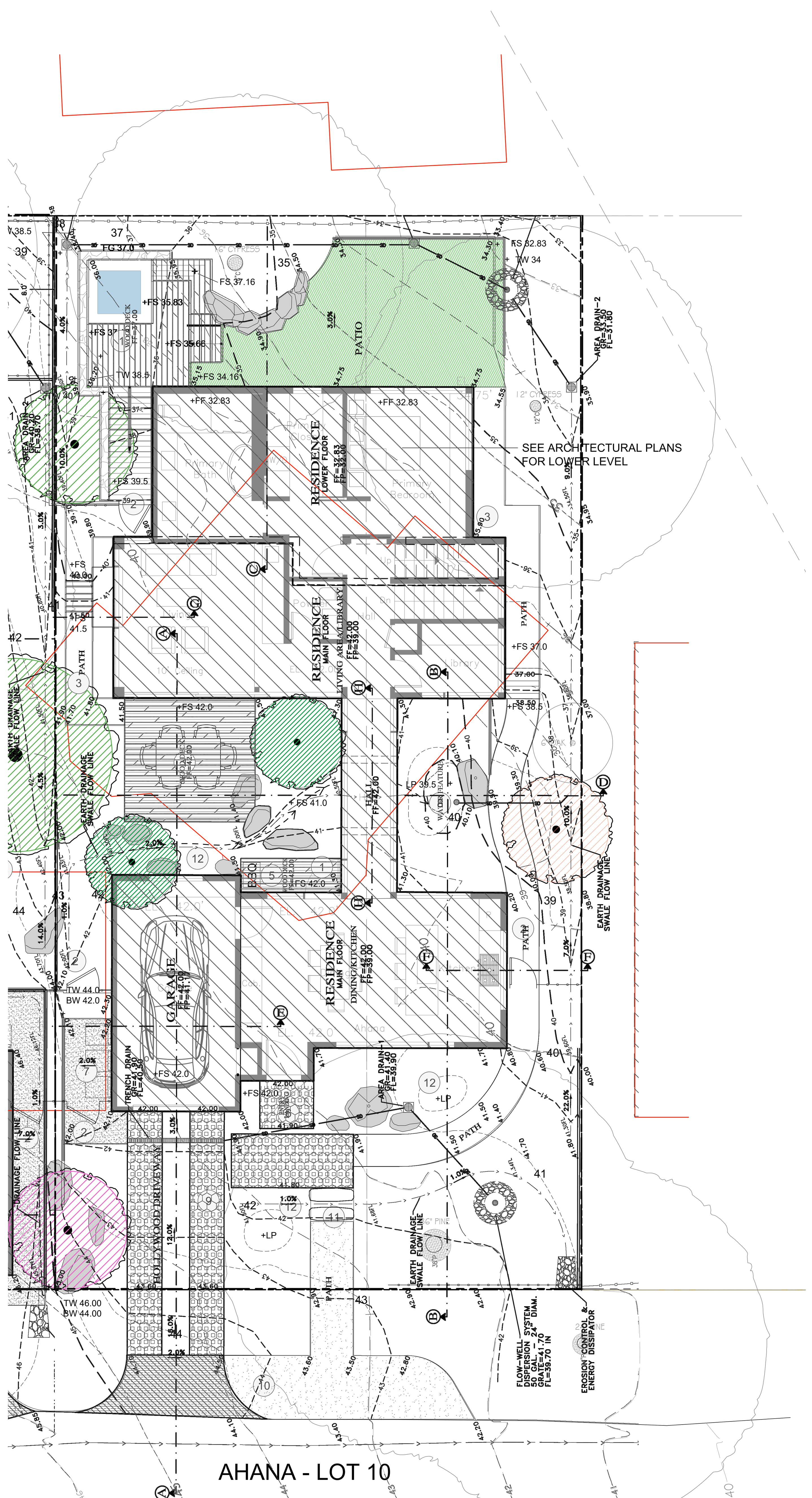
L1.00

sheet no.

-- of

9/9/2024 2:48 PM

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



LEGEND

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- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
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9. DRIVEWAY
10. GUEST PARKING
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12. RAINGARDEN / SWALE

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PRECEDENT IMAGES

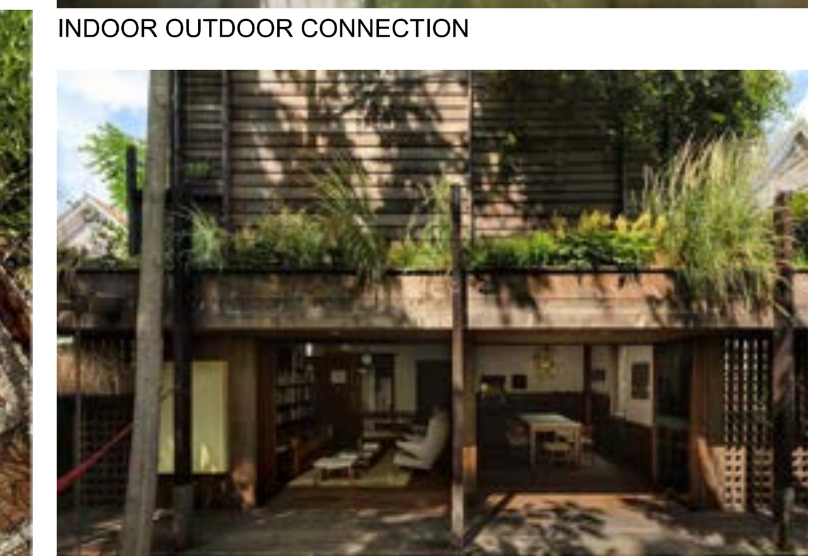

WOOD DECK AND SPA


BOARDWALK OVER SWALE


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT


INDOOR OUTDOOR CONNECTION


WOOD PAVERS


GREEN ROOF PLANTING


PERSPECTIVE RENDERING

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

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PO BOX 4709
CARMEL, CA 93921
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team

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LOT 10 AHANA SITE PLAN

sheet title

L1.01

sheet no.

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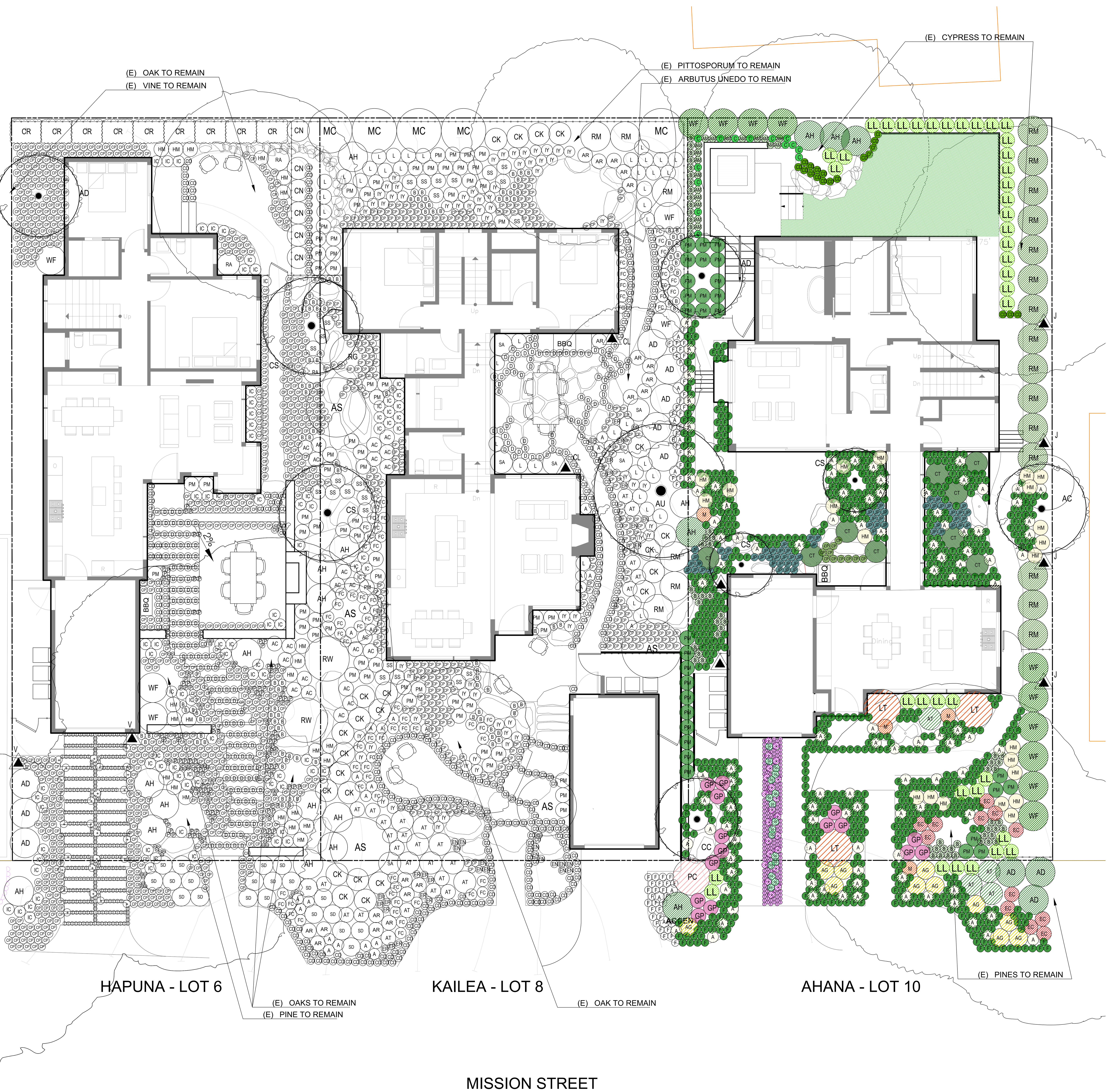

LOT 10 AHANA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AC	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	24" BOX	AS SHOWN	1
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1
CC	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	AS SHOWN	1
CS	CORNUS SERICEA	RED OSIER DOGWOOD	24" BOX	AS SHOWN	2

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AG	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YARROW 'CORONATION GOLD'	1 GAL	2'-6" OC	11
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	108
AM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MAIDENHAIR	1 GAL	1' OC	31
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	5
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	4
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	22
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	59
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	11
C	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1' OC	19
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	15
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0"	9
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	12
EB	ECHINOPS BANNATICUS 'BLUE GLOW'	GLOBE THISTLE 'BLUE GLOW'	1.5 QT	1'-0"	17
EC	EPILOBIUM CANUM	HUMMINGBIRD TRUMPET	1 GAL	2' OC	12
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	739
GP	GAURA LINDHEIMERI 'PINK TORN'	PINK GAURA	5 GAL	2' OC	15
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	22
JP	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	61
LT	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	15 GAL	5' OC	3
LL	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME DWARF MAT RUSH	5 GAL	2' OC	41
M	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH MONKEY FLOWER	5 GAL	2' OC	4
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	30
PC	PROTEA CYNAROIDES	KING PROTEA	15 GAL	5' OC	1
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	15
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	153
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	11

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
J	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	AS SHOWN	6

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 301 SQUARE FEET

PLANTING NOTES:

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

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

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

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

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
Signature
06/30/2026
Renewal Date
07/01/2024
Date
STATE OF CALIFORNIA
seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
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project

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1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
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LOT 10 AHANA PLANTING PLAN

sheet title

L2.00

sheet no.

-- of

9/9/2024 1:26 PM

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MATRIX PLANTS:


ACHILLEA MILLEFOLIUM


BLECHNUM SPICANT


CLINOPODIUM DOUGLASII


FESTUCA RUBRA


LOMANDRA 'LIME TUFF'

AHANA ACCENT PLANTS:


ADIANTUM CAPILLUS-VENERIS


CHONDROPETALUM TECTORUM


GAURA LINDHEIMERI 'PINK TORN'


LEUCOSPERUM 'TANGO'


PROTEA CYRANOIDES

AHANA SCREENING PLANTS:


JASMINUM POLYANTHUM


RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'


WOODWARDIA FIMBRIATA

AHANA TREES:


ACER CIRCANIUM 'PACIFIC FIRE'


ARCTOSTAPHYLOS 'DR. HURD'


CERCIS CANADENSIS


CORNUS SERICEA

LOT 10 AHANA

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F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	739
GP	GAURA LINDHEIMERI 'PINK TORN'	PINK GAURA	5 GAL	2' OC	15
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	22
JP	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	61
LT	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	15 GAL	5' OC	3
LL	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME DWARF MAT RUSH	5 GAL	2' OC	41
M	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH MONKEY FLOWER	5 GAL	2' OC	4
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	30
PC	PROTEA CYNAROIDES	KING PROTEA	15 GAL	5' OC	1
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	15
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	153
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	11

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
J	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	AS SHOWN	6

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 301 SQUARE FEET

PLANTING NOTES:

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

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

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

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

project

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1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 10 PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

9/3/2024 1:27 PM

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

NOT FOR CONSTRUCTION

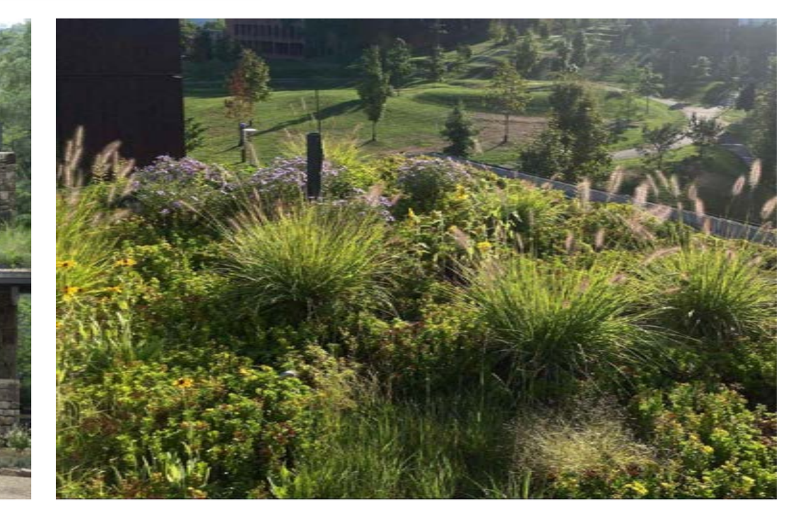
GREEN ROOF PLANT LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AP	ALOE PLICATILIS	ALOE	5 GAL	3' OC	4
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	3
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1'-6" OC	203
LB	LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	2' OC	8
PS	PENNISETUM SPATHEOLATUM	SLENDER VELDT GRASS	1 GAL	1'-6" OC	70
S	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	2' OC	45
V	VERBENA LILACINA	VERBENA	1 GAL	2' OC	24

PLANTING NOTES:

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

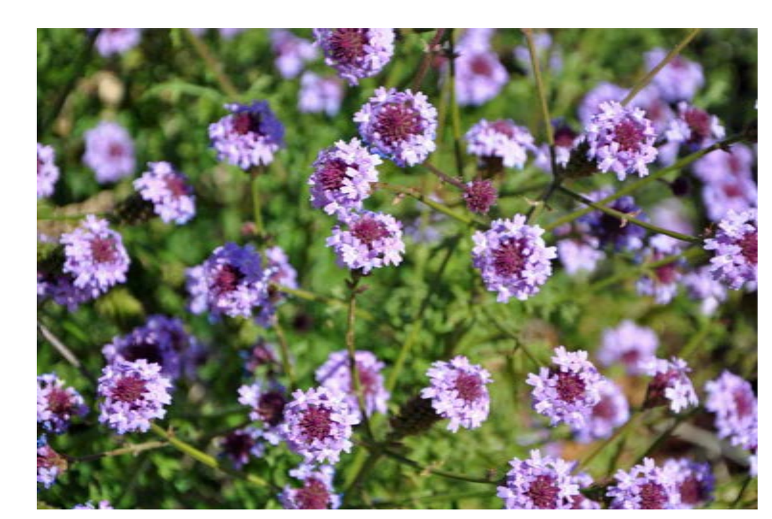
GREEN ROOF PRECEDENTS:



ACCENT PLANTS:

PENNISETUM SPATHEOLATUM

SISYRINCHIUM BELLUM



VERBENA LILACINA

MATRIX PLANTS:

CAREX PANSA

0' 4' 8' 16'
1/8" = 1' - 0"

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LOT 10 AHANA GREEN ROOF PLANTING PLAN

sheet title

L2.02

sheet no.
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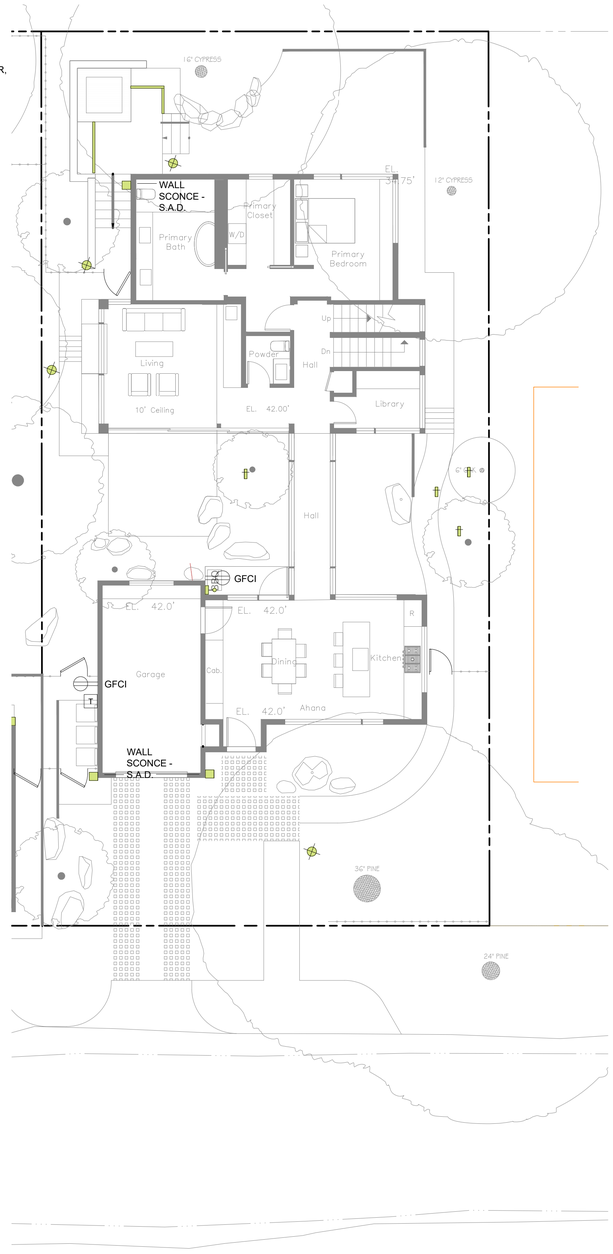
"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

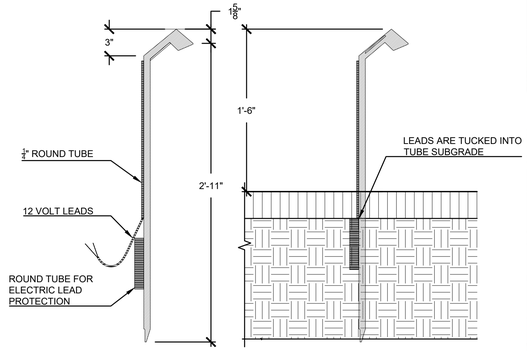
LEGEND

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

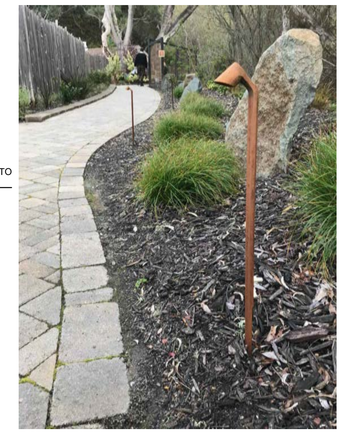
GENERAL NOTES:

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





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



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LANDSCAPE ARCHITECTURE
CALIFORNIA LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 07/01/2024 STATE OF CALIFORNIA
seal

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LOT 10 AHANA LIGHTING PLAN

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L3.00

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-- of

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