

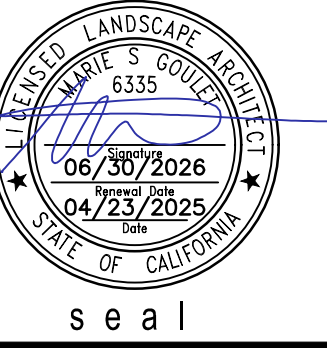


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NOT FOR CONSTRUCTION

# WILD LAND WORKSHOP

LANDSCAPE ARCHITECTURE



ARCHITECT  
DYAR ARCHITECTURE  
PO BOX 4709  
CARMEL, CA 93921  
831.250.7378

CIVIL ENGINEER  
LANDSET ENGINEERS, INC.  
520-B CRAZY HORSE CANYON ROAD  
SALINAS, CA  
831.443.6970

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

4	TRACK 2 DESIGN STUDY RESUBMITTAL	04.23.2025
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

no. description

date: 02.20.2025

## OVERALL SITE PLAN

sheet title

L1.00

sheet no.

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### LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/  
SONOMA BUFF MONOLITHIC STONE STEPS
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS

### NUMBERED NOTES

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

### DESCRIPTION OF WORK

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

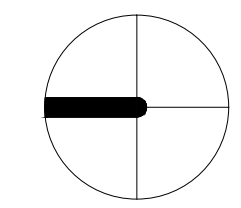
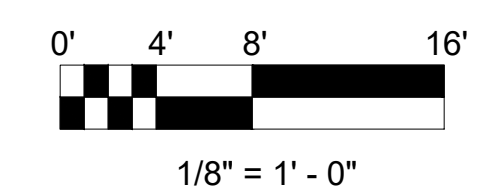


HAPUNA - LOT 6

KAILEA - LOT 8

AHANA - LOT 10

MISSION STREET





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## LOT 10 AHANA PLANTING PLAN

sheet title

L2.00

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	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AG	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YARROW 'CORONATION GOLD'	1 GAL	2'-6" OC	11
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	107
AM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MAIDENHAIR	1 GAL	1' OC	23
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	5
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	22
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	69
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	11
C	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1' OC	14
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	15
CT	CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0"	9
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	31
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	753
GP	GAURA LINDHEIMERI 'PINK TORN'	PINK GAURA	5 GAL	2' OC	15
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	20
JP	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	61
LL	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	15 GAL	5' OC	3
LT	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME DWARF MAT RUSH	5 GAL	2' OC	38
M	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH MONKEY FLOWER	5 GAL	2' OC	4
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	28
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	150
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	10

### 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:

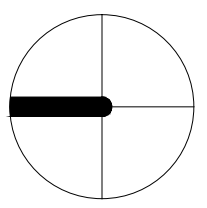
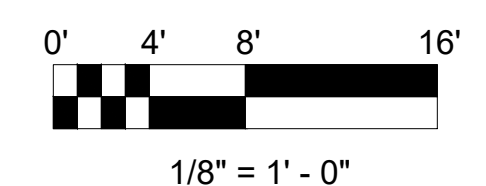
PLANTING DESIGN AND IRRIGATION DESCRIPTION:  
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED 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

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

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

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



4/21/2025 4:33 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  
IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES OR DELAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE LANDSCAPE ARCHITECT.



### 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	PENNISSETUM SPATHEOLATUM	SLENDER VELDT GRASS	1 GAL	1'-6" OC	70
S	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	1'-6" OC	45

### 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:

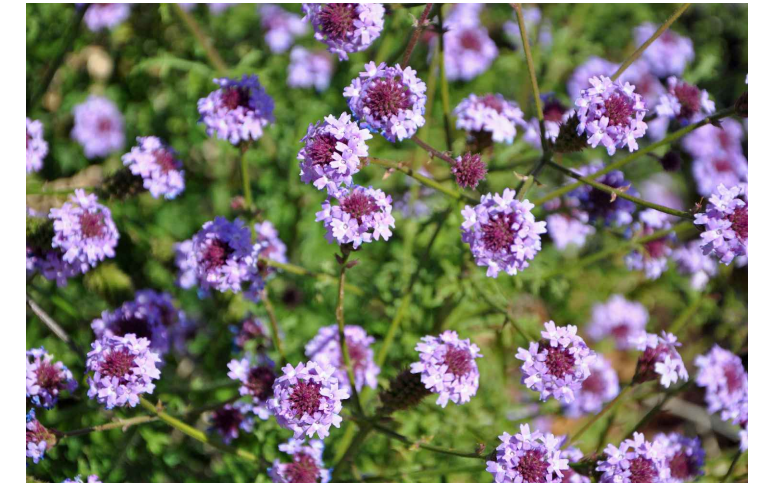


### ACCENT PLANTS:



PENNISSETUM SPATHEOLATUM

SISYRINCHIUM BELLUM



VERBENA LILACINA

### MATRIX PLANTS:



CAREX PANSA



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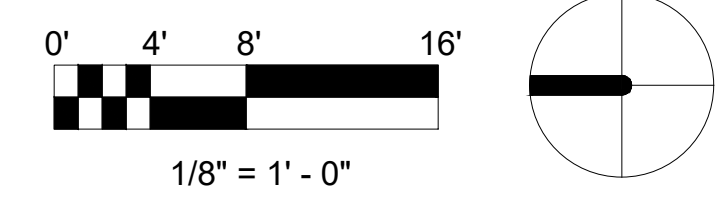
LOT 10 AHANA GREEN  
ROOF PLANTING PLAN

sheet title

L2.02

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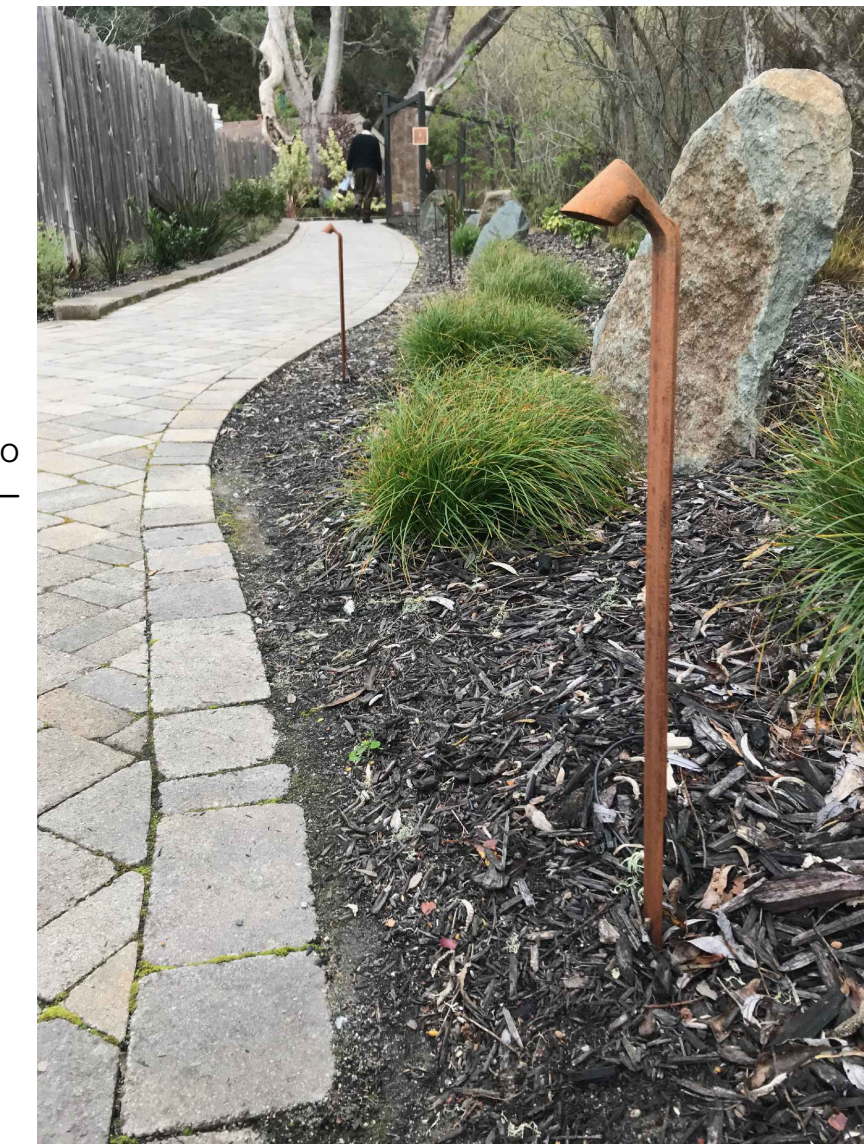
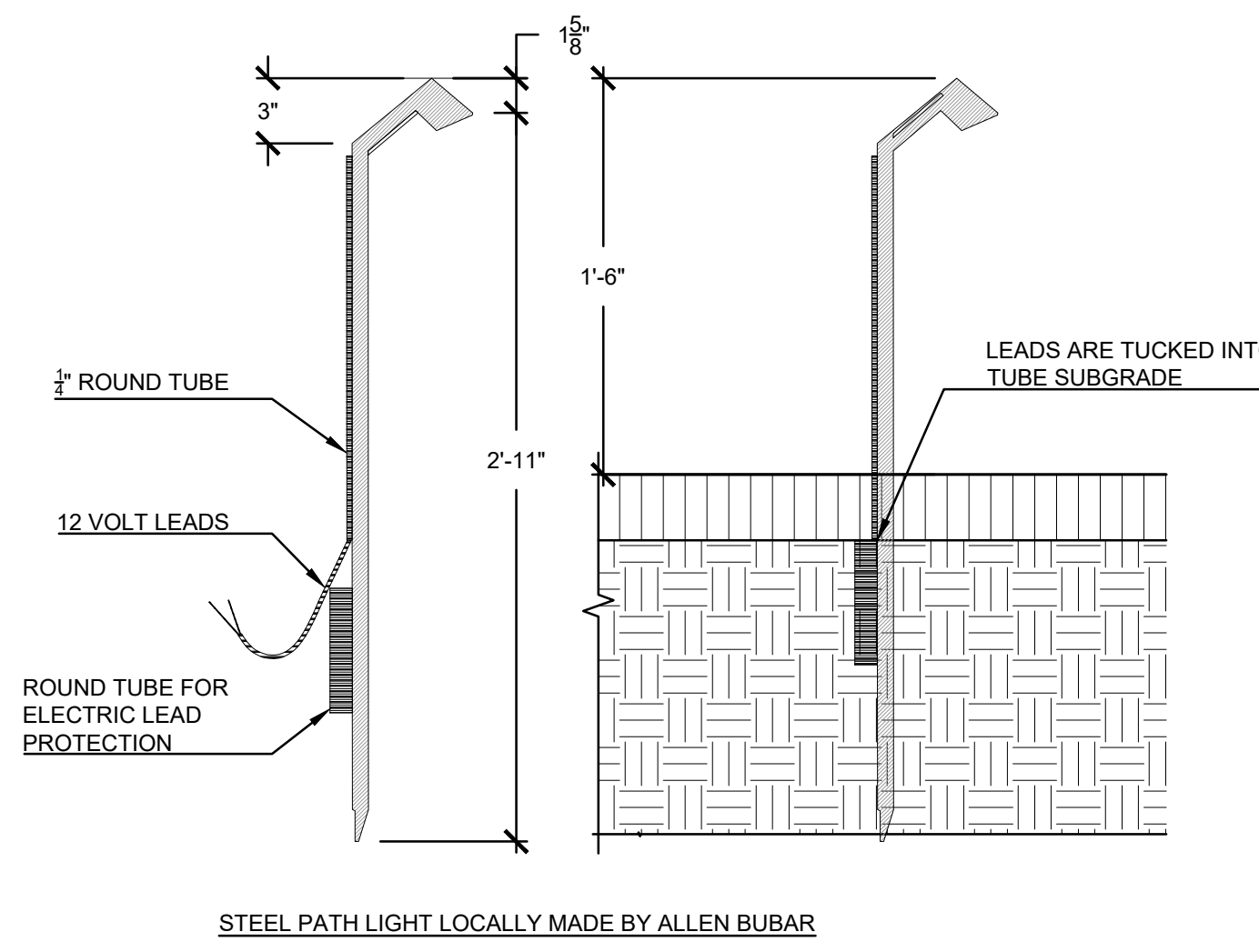
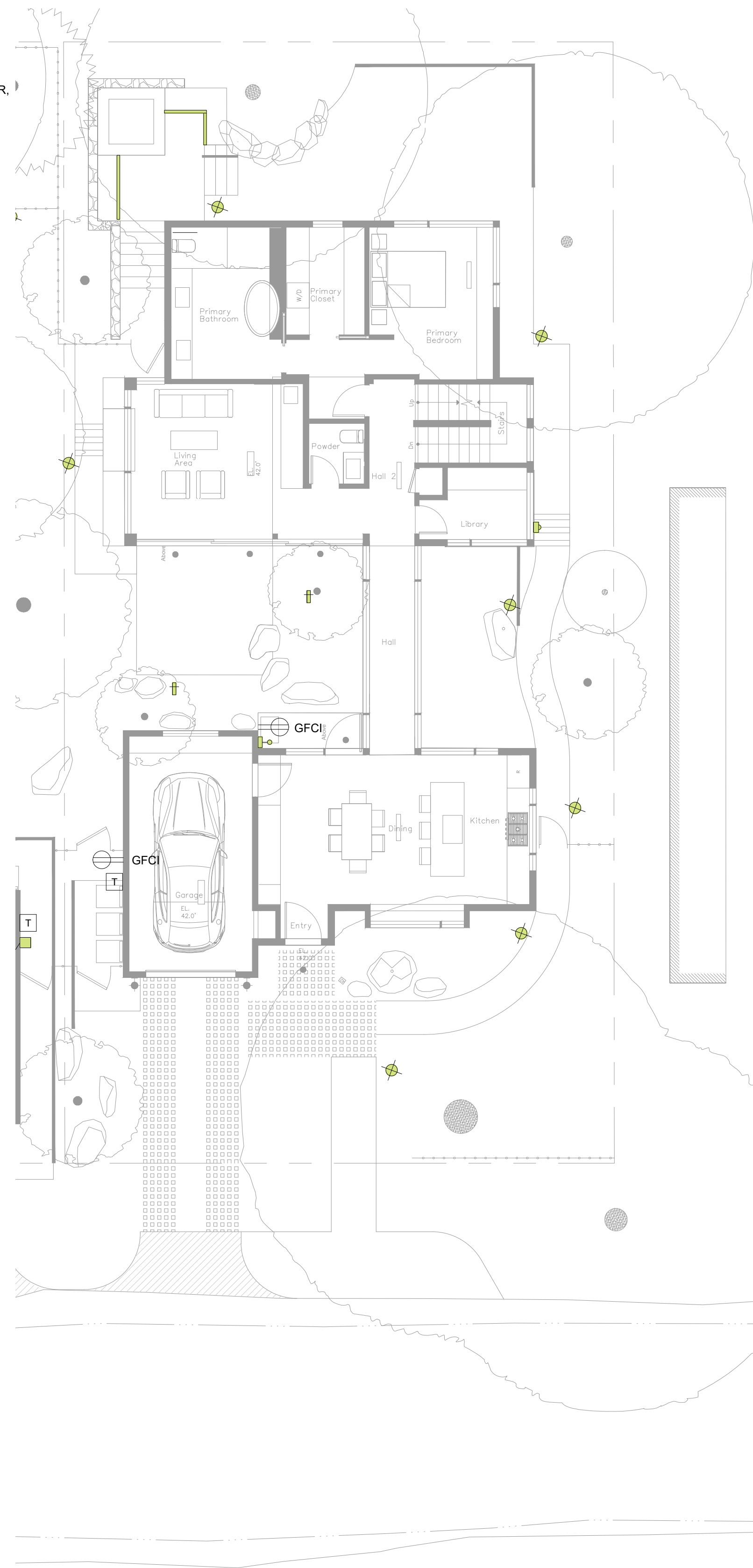
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**LEGEND**

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

**GENERAL NOTES:**

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



**FXLuminaire**

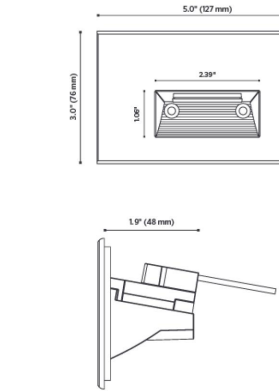
**RH Recessed Wall/Step Light DESIGNER PLUS**



PROJECT	_____
CATALOG#	_____
TYPE	_____
NOTES	_____

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with LLED, 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.

- Quick Facts**
- Die-cast aluminum
  - Two-layer marine-grade anodization and powder coat finish
  - Compatible with standardized single-gang junction boxes
  - Input voltage: 10-15 V
  - Lumileds® integrated LEDs
  - Compatible with Luxor®i ventilation and power technology
  - Phase dimmable



**FXLuminaire**

**VE LED Down Light DESIGNER PREMIUM**

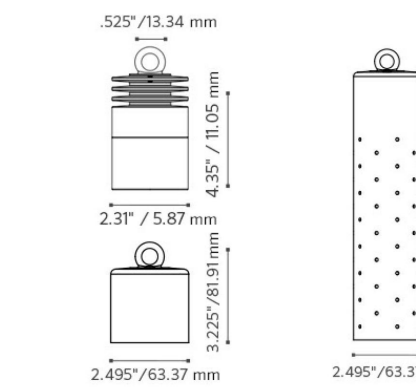


PROJECT	_____
CATALOG#	_____
TYPE	_____
NOTES	_____

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

**Quick Facts**

- Natural, powder coated, or antiqued copper finishes
- Compatible with Luxor®i technology
- Input voltage: 10-15V
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® integrated LEDs
- Phase and PWM dimmable



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LOT 10 AHANA LIGHTING PLAN

sheet title

L3.00

sheet no.

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