

# MISSION SISTERS - LOT 8 KAILEA

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

## FRONT ELEVATION



NOT FOR CONSTRUCTION



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

no.	description	date
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

date: 02.20.2025

LOT 8 KAILEA COVER SHEET

sheet title

L0.00

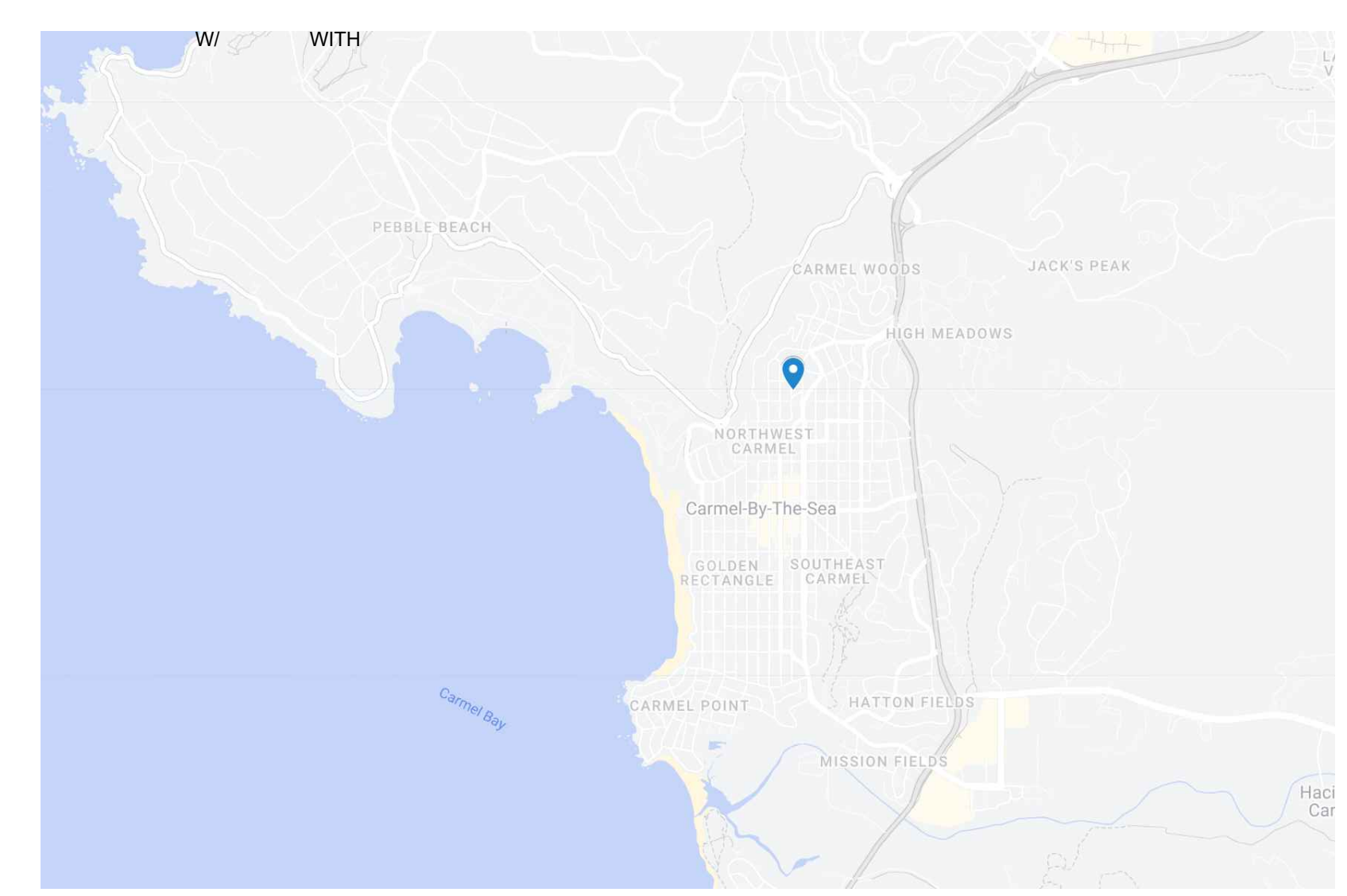
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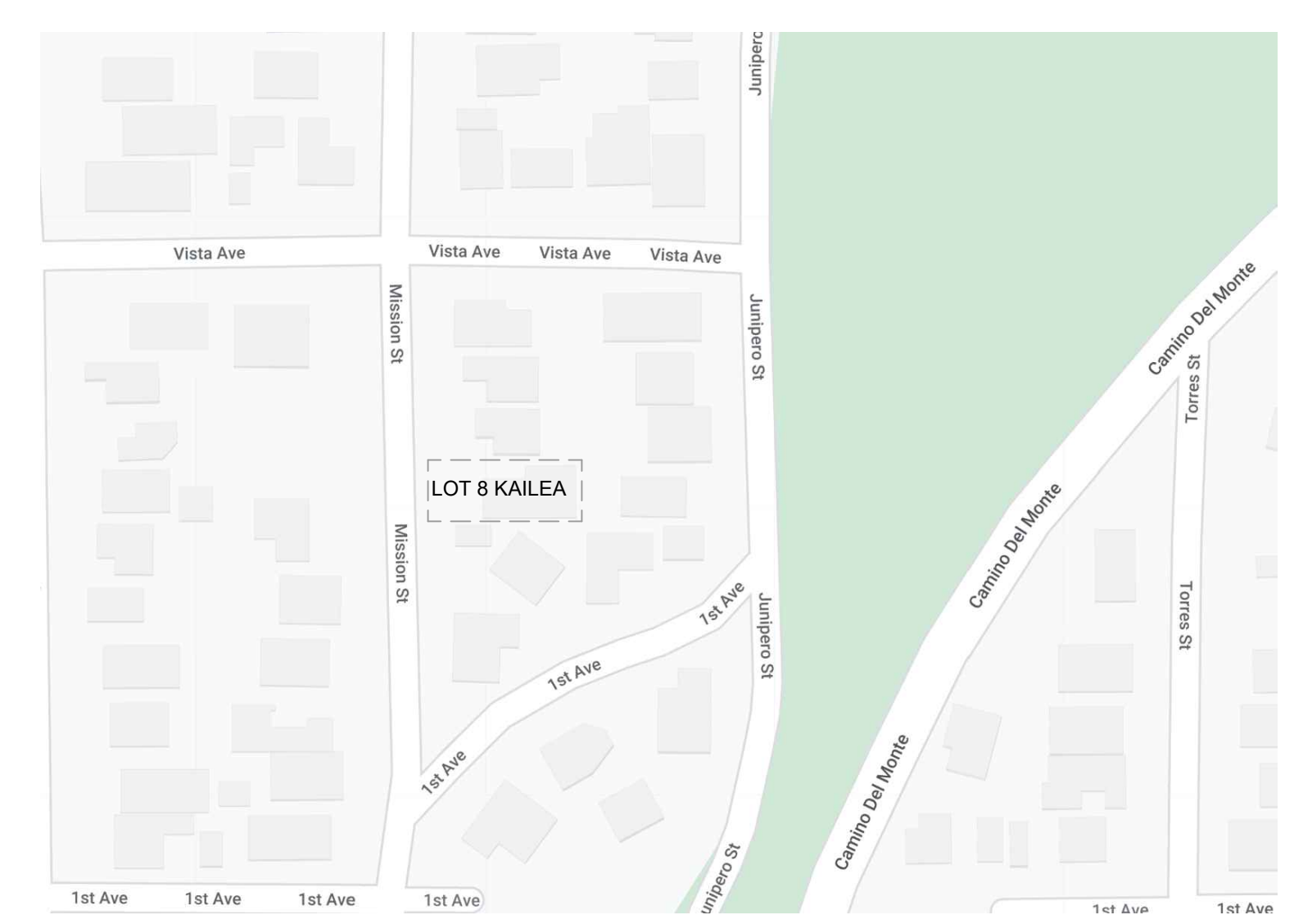
## ABBREVIATIONS

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

## VICINITY MAP



## PROJECT MAP



## PROJECT DESCRIPTION

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

## INDEX OF DRAWINGS

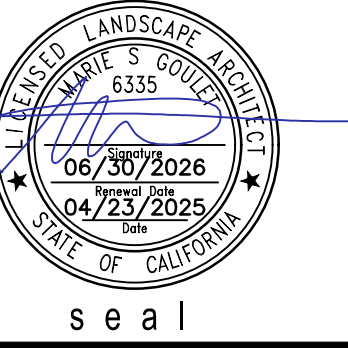
SHEET NUMBER	SHEET TITLE
L0.00	LOT 8 KAILEA COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 8 KAILEA SITE PLAN
L2.00	LOT 8 KAILEA PLANTING PLAN
L2.01	LOT 8 KAILEA PLANTING LEGEND AND NOTES
L2.02	LOT 8 KAILEA GREEN ROOF PLANTING PLAN
L3.00	LOT 8 KAILEA LIGHTING PLAN

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

NOT FOR CONSTRUCTION

# WILD LAND WORKSHOP

LANDSCAPE ARCHITECTURE



ARCHITECT  
DYAR ARCHITECTURE  
PO BOX 4709  
CARMEL, CA 93921  
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## OVERALL SITE PLAN

sheet title

L1.00

sheet no.

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### LEGEND

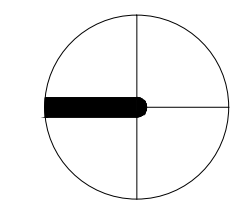
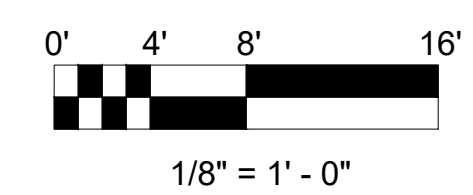
- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/ SONOMA BUFF MONOLITHIC STONE STEPS
- ROBI PERMEABLE WOOD PAVER
- EXISTING 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.









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 DISCREPANCIES FOR THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF SUCH ERRORS, DISCREPANCIES OR DISCREPANCIES AT THE TIME OF BIDDING AT THE RISK OF THE CONTRACTOR.



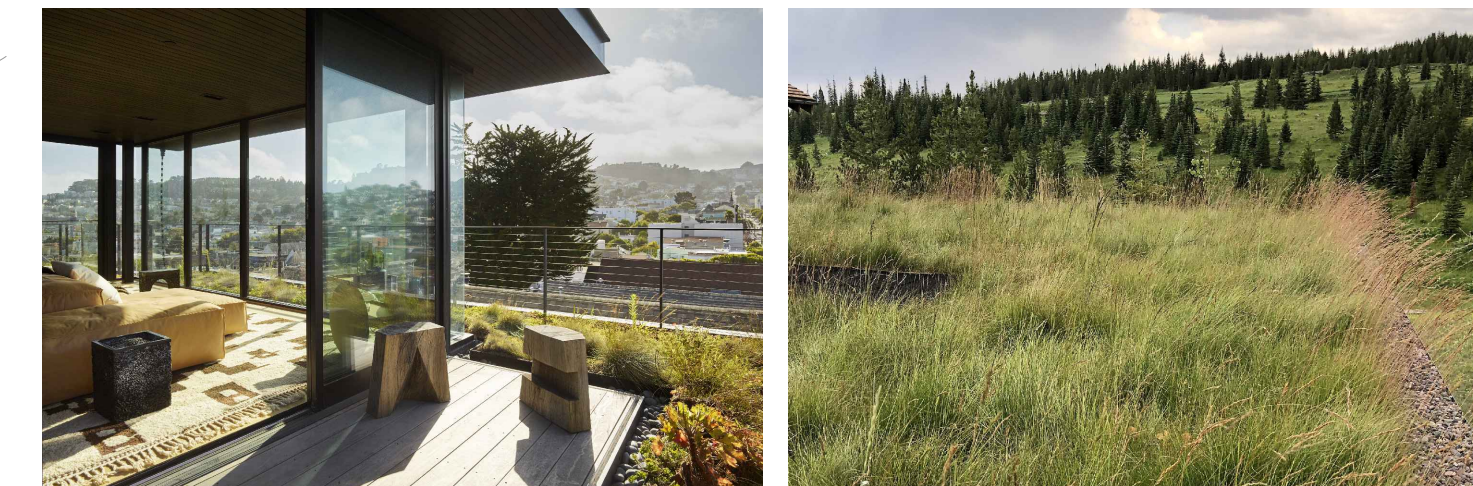
### GREEN ROOF PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Count
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	27
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	9
C	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	42
ER	ESCHSCHOLZIA CALIFORNICA 'MARITIMA'	CALIFORNIA POPPY	4" POT	1' OC	48
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	266
LB	LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	2' OC	18

### PLANTING NOTES:

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

### GREEN ROOF PRECEDENTS:



### ACCENT PLANTS:



ACHILLEA MILLEFOLIUM

ESCHSCHOLZIA CALIFORNICA 'MARITIMA'



LOTUS BERTHELOTII

### MATRIX PLANTS:



FESTUCA RUBRA



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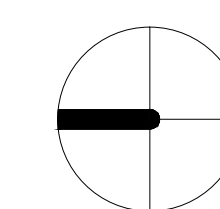
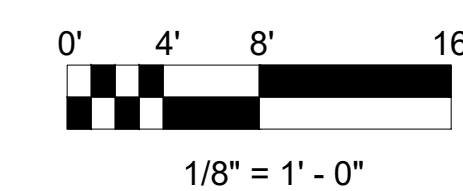
LOT 8 KAILEA GREEN  
ROOF PLANTING PLAN

sheet title

L2.02

sheet no.

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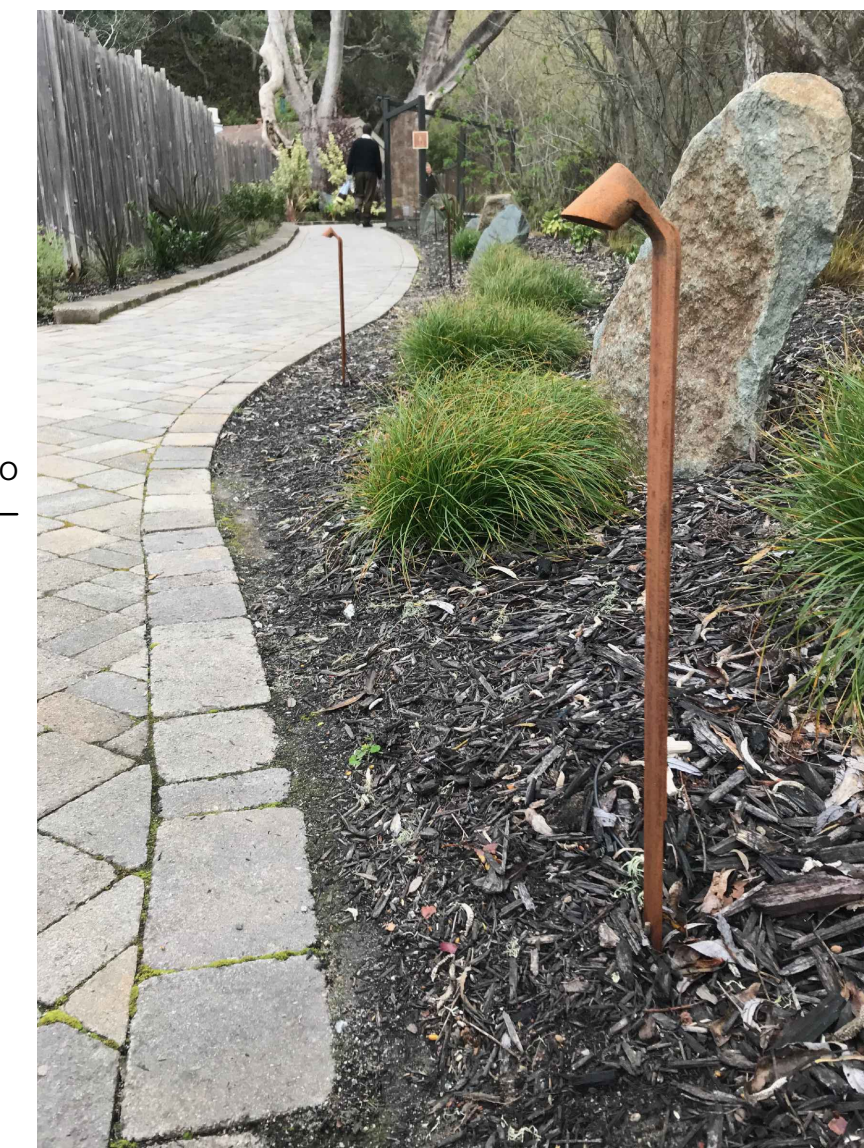
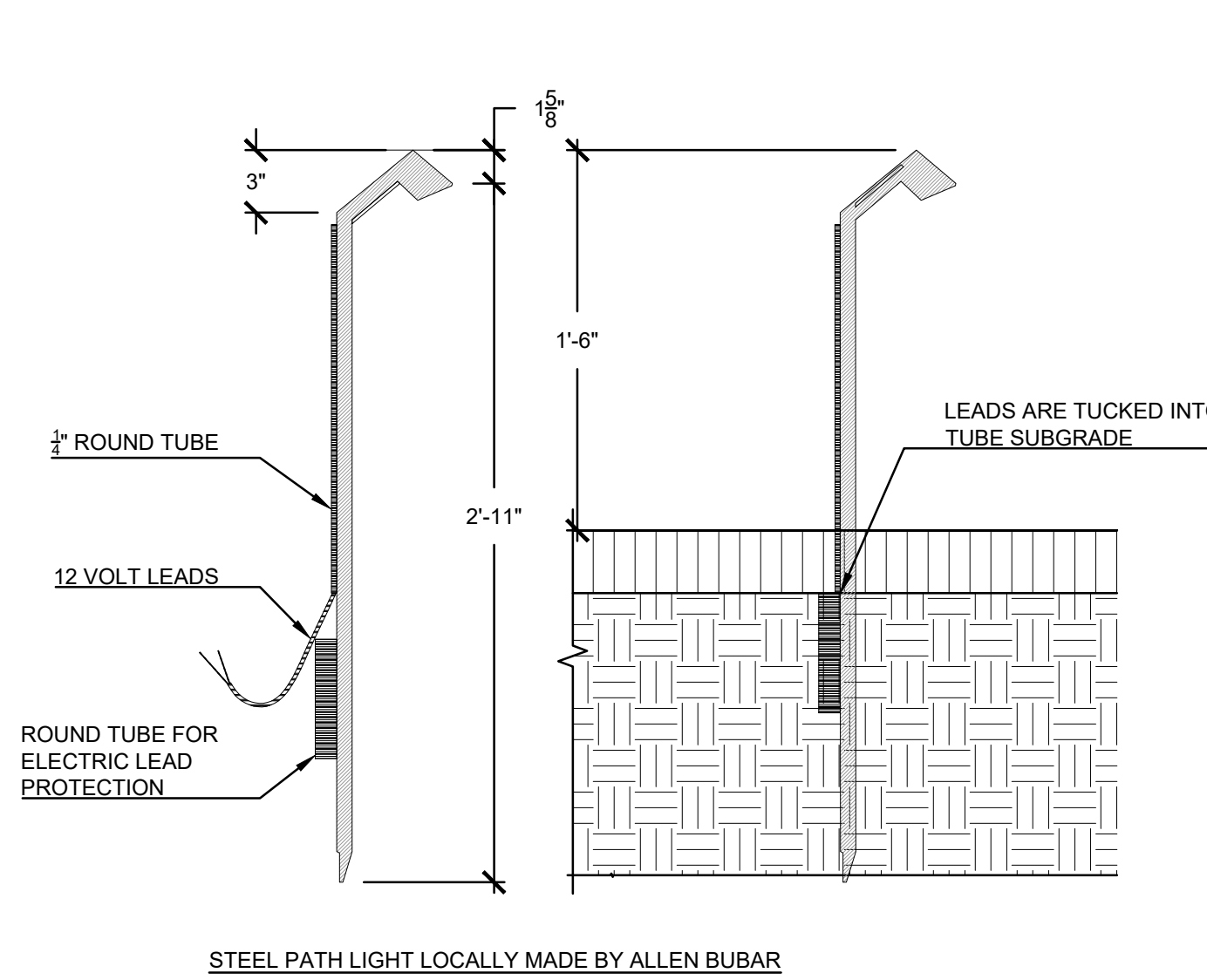
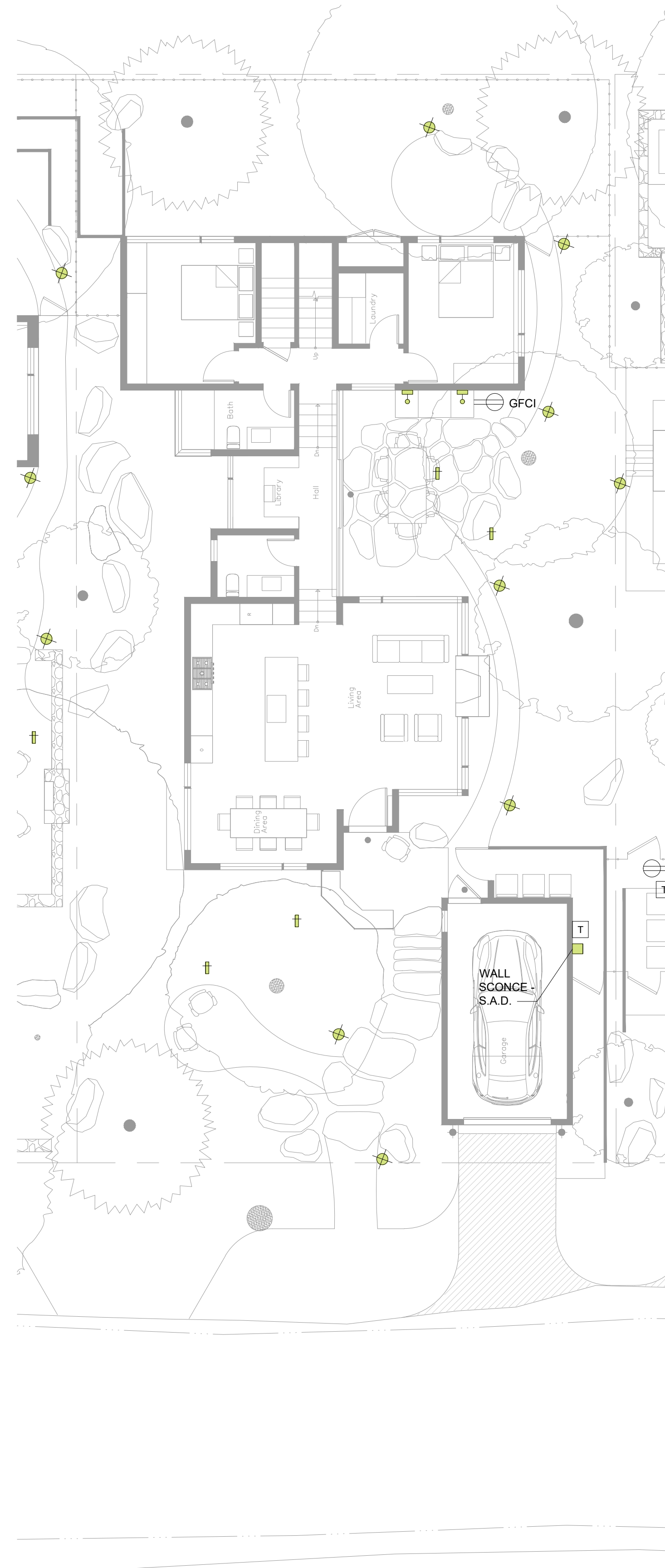


**LEGEND**

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

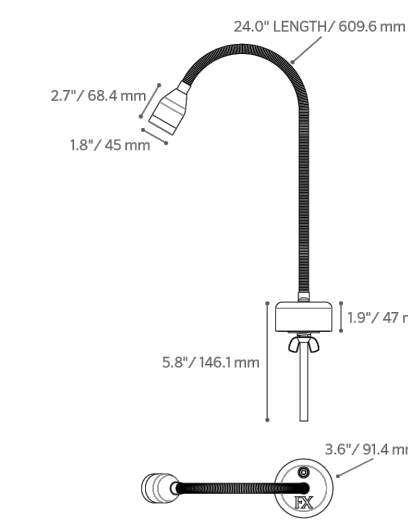
**GENERAL NOTES:**

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



**BQ: Barbeque Light**

NUMBER OF LENS	1
HALOGEN	10 WATT
LUMENS OUTPUT EQUIV	33,000
USEFUL LED LIFE (L70)	50,000 hrs. avg
INPUT VOLTAGE	10 to 15V
WIRE TOTAL	2.4
WATTS USED	2.0
LUMENS PER WATT EFFICIENCY	42
MAX LUMENS	81.5
CRI (RA)	82



**FX Luminaire**

**VE LED Down Light** DESIGNER PREMIUM

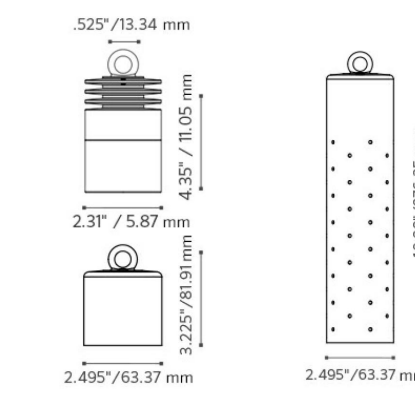


PROJECT	
CATALOG #	
TYPE	
NOTES	

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

**Quick Facts**

- Die-cast aluminum with optional copper sleeve
- Natural powder coated, or antiqued copper finishes
- Compatible with Luxor® 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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**WILD LAND WORKSHOP**  
LANDSCAPE ARCHITECTURE

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LOT 8 KAILEA LIGHTING PLAN

sheet title

L3.00

sheet no.

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