

MISSION SISTERS - LOT 6 HAPUNA

MISSION STREET 4 NE OF FIRST AVE
 CARMEL-BY-THE-SEA, CA 93923
 APN # 010-112-012

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

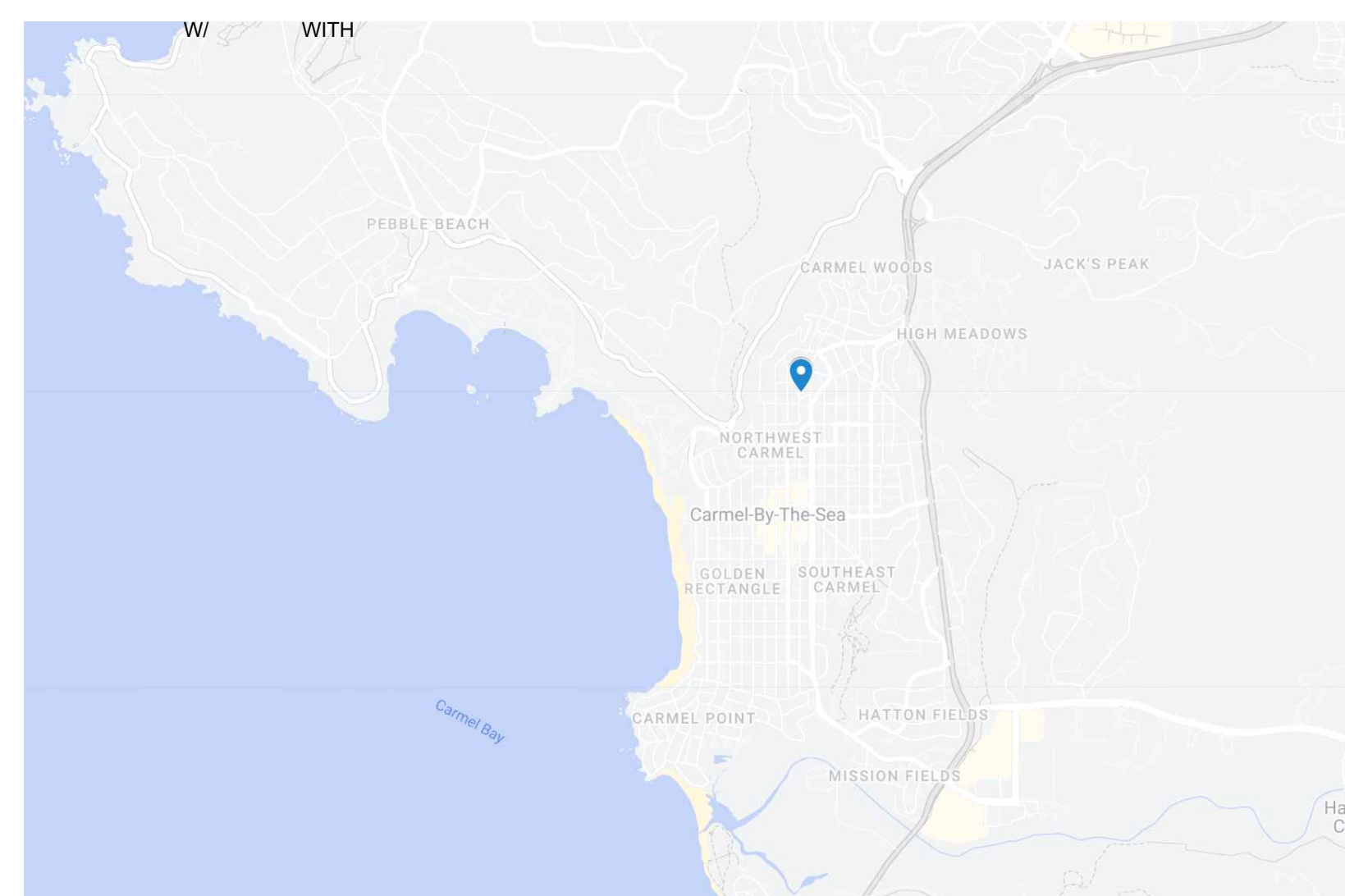
project

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 AND DISCREPANCIES. THE CONTRACTOR SHALL MEET AND FIELD THE LANDSCAPE ARCHITECT AND THE ARCHITECT'S REPRESENTATIVE FOR THE WORK THIS INDICATED DAMAGE. DAMAGE TO THE WORK OR TO THE LAND OR WORKSHOP WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

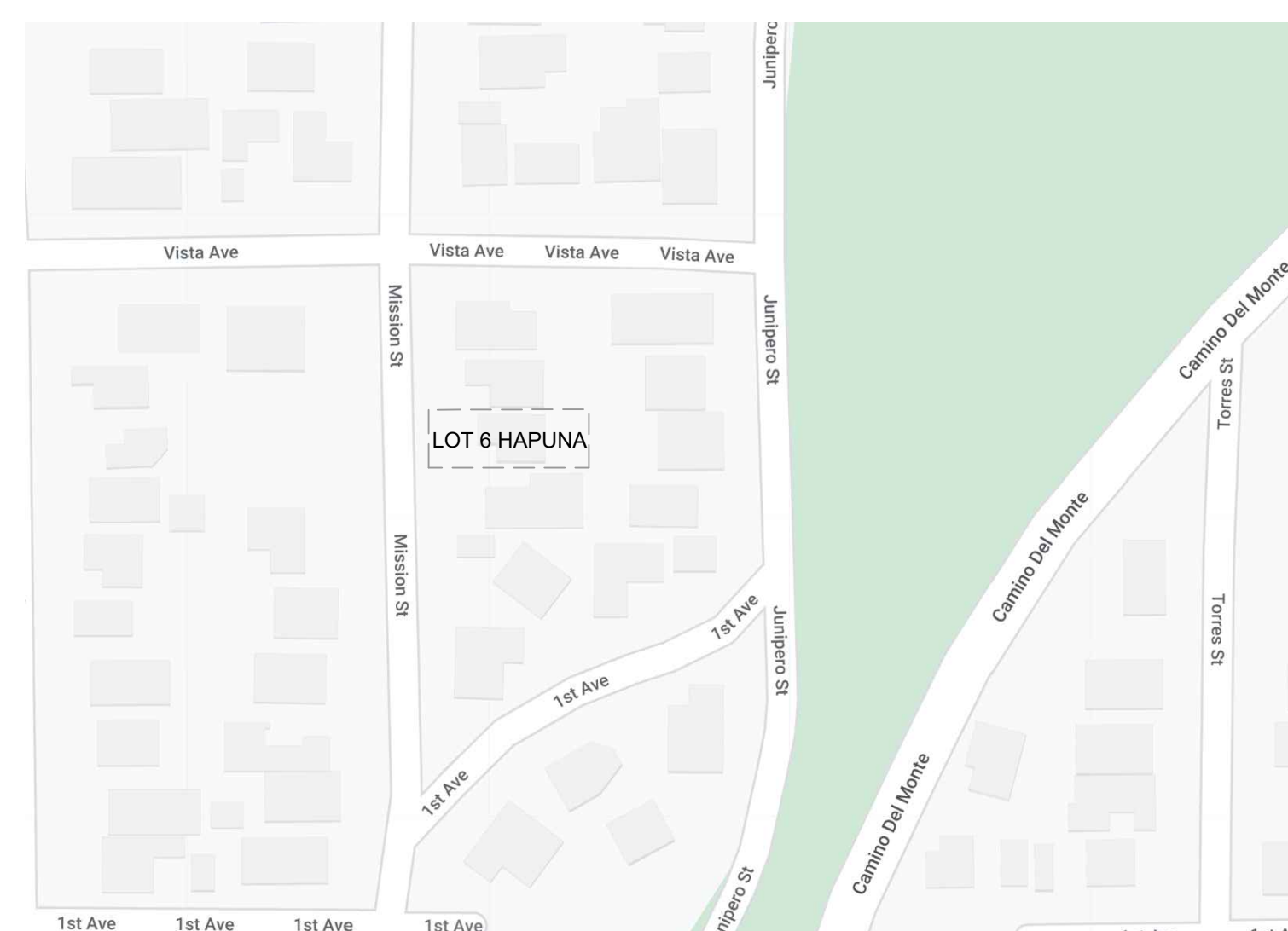
ABBREVIATIONS

| | | |
|------|-----|---------------------------------|
| @ | AT | AMERICANS WITH DISABILITIES ACT |
| ADA | 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 |
| RI | | RIM ELEVATION |
| SD | | STORM DRAIN |
| TS | | TOP OF SURFACE |
| TPZ | | TREE PROTECTION ZONE |
| TW | | TOP OF WALL |
| TYP | | TYPICAL |
| UNO | | UNLESS NOTED OTHERWISE |
| UNO | | UNLESS OTHERWISE NOTED |
| VIF | | VERIFY IN FIELD |

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 6 HAPUNA COVER SEET |
| L1.00 | OVERALL SITE PLAN |
| L1.01 | LOT 6 HAPUNA SITE PLAN |
| L2.00 | LOT 6 HAPUNA PLANTING PLAN |
| L2.01 | LOT 6 HAPUNA PLANTING LEGEND AND NOTES |
| L3.00 | LOT 6 HAPUNA LIGHTING PLAN |

| 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 |

no. description

date: 02.20.2025

LOT 6 HAPUNA COVER SEET

sheet title

L0.00

sheet no.

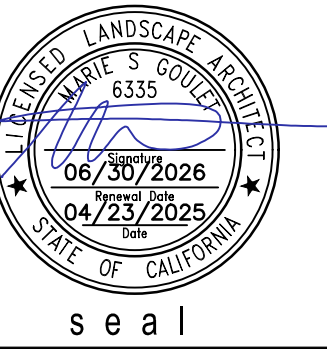
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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP

LANDSCAPE ARCHITECTURE



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OVERALL SITE PLAN

sheet title

L1.00

sheet no.

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LEGEND

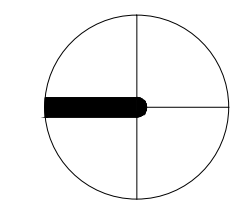
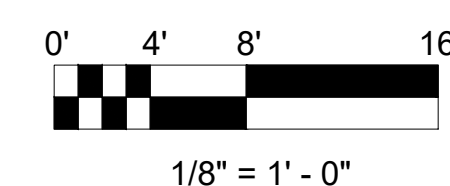
- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- WOOD STEP
- CORTEN STEEL WALL
- BOULDER
- SONOMA BUFF 18" WIDE FLAGSTONE W/
SONOMA BUFF MONOLITHIC STONE STEPS
- ROBI PERMEABLE WOOD PAVER
- EXISTING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

NUMBERED NOTES

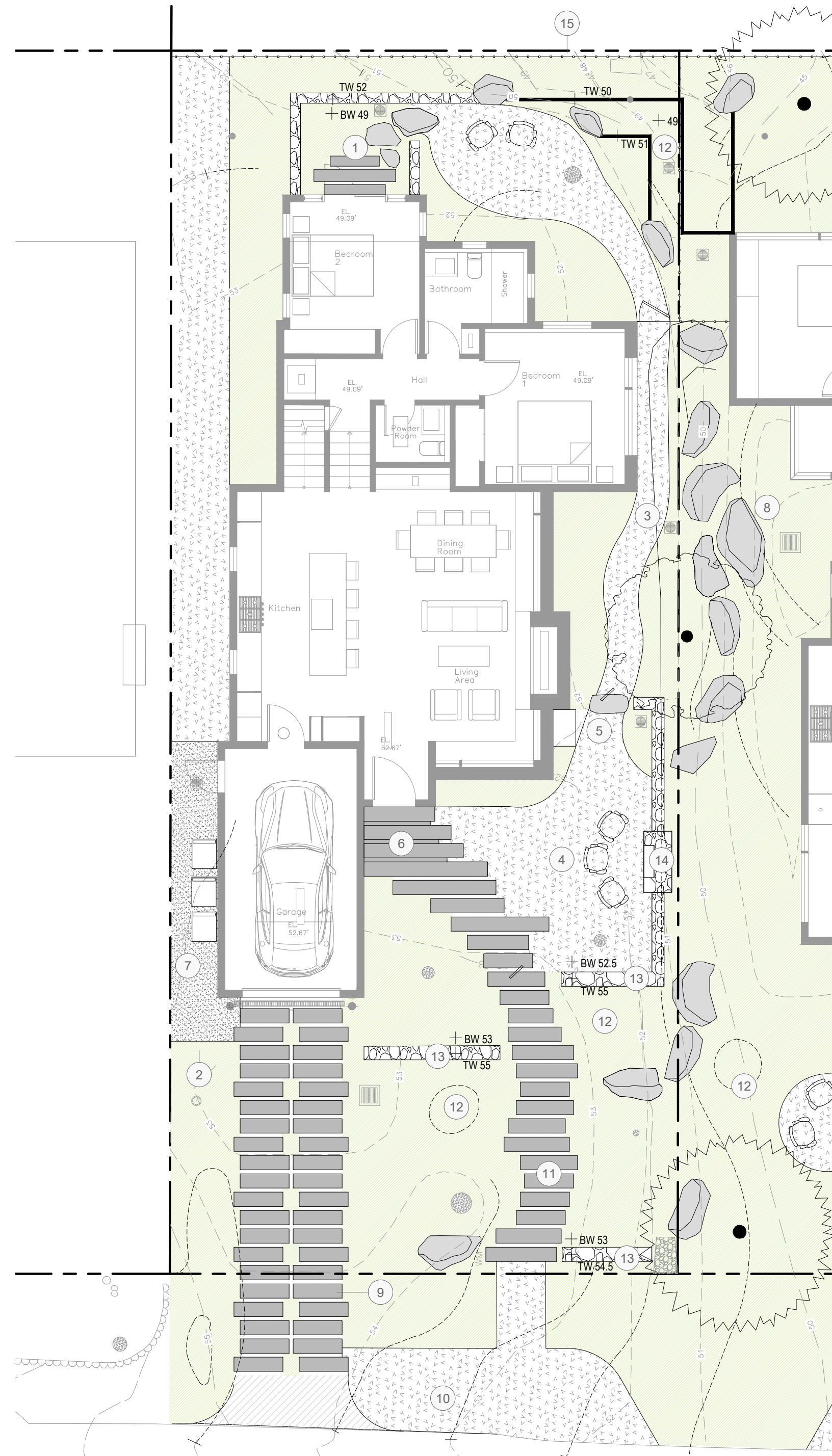
- 1 DECK
- 2 SINGLE PEDESTRIAN GATE
- 3 MULCH PATH
- 4 DINING AREA
- 5 BBQ AREA
- 6 ENTRY
- 7 TRASH AREA
- 8 SCULPTURE / FOUNTAIN / FOCAL POINT
- 9 DRIVEWAY
- 10 GUEST PARKING
- 11 ENTRY WALKWAY
- 12 RAINGARDEN / SWALE
- 13 LOW STONE WALLS
- 14 STONE FIREPLACE - 4' TALL
- 15 (E) WALL TO REMAIN

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.



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HAPUNA - LOT 6

LEGEND

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- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- EXISTING TREE
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

- 1 SUNKEN GARDEN
- 2 SINGLE PEDESTRIAN GATE
- 3 MULCH PATH
- 4 PATIO WITH FIREPLACE
- 5 BBQ AREA
- 6 ENTRY
- 7 TRASH ENCLOSURE
- 8 SCULPTURE / FOUNTAIN / FOCAL POINT
- 9 DRIVEWAY
- 10 GUEST PARKING
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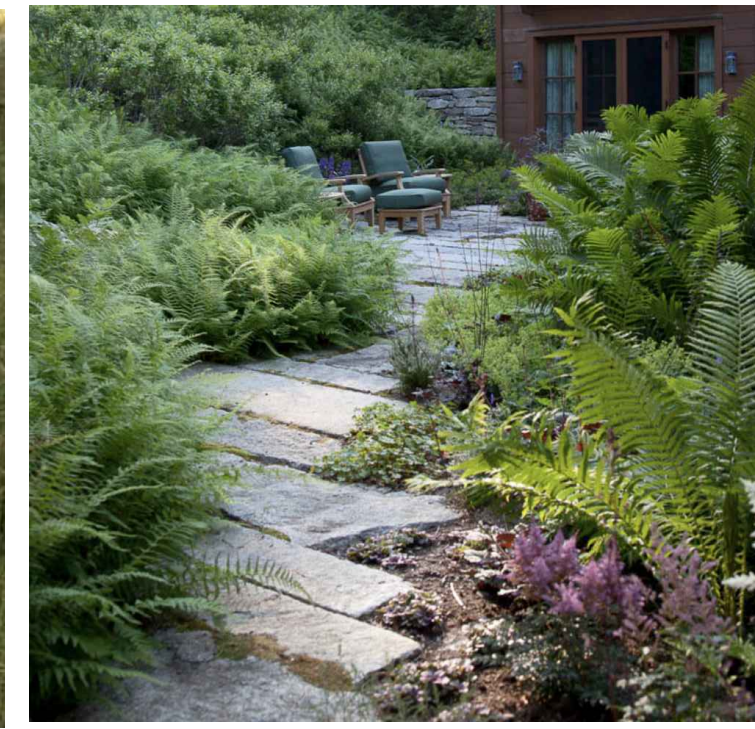
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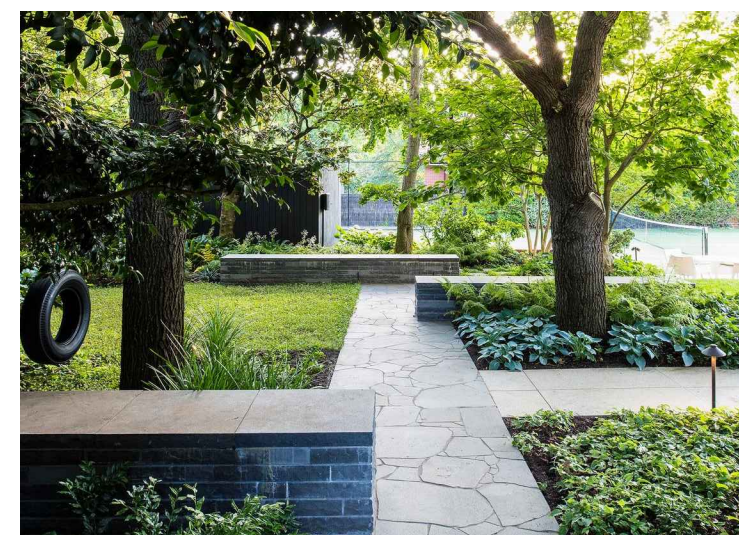
PRECEDENT IMAGES



CORTEN STEEL WALL



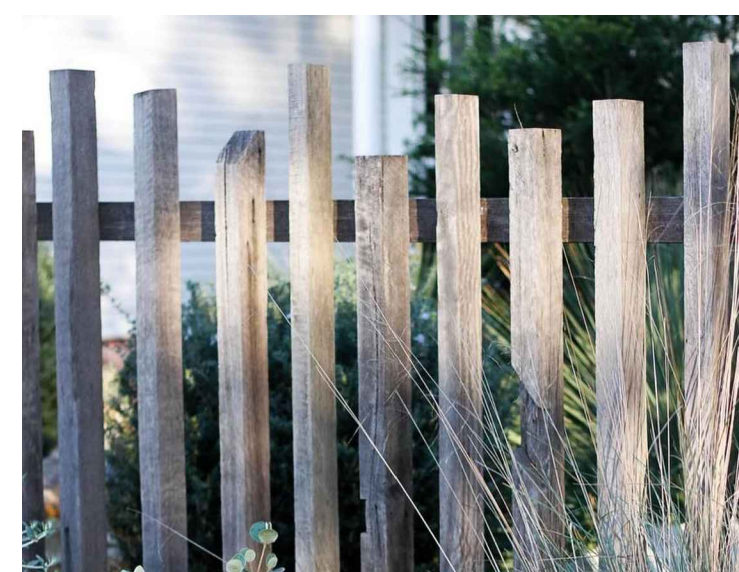
STONE PATH



ENTRY WALLS



OUTDOOR FIREPLACE



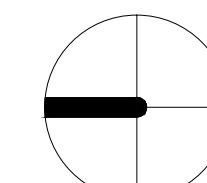
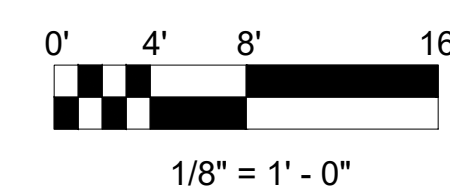
PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT




OUTDOOR PATIO



PERSPECTIVE RENDERING




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LOT 6 HAPUNA SITE PLAN

sheet title

L1.01

sheet no.

"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."

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no. description

date: 02.20.2025

LOT 6 HAPUNA PLANTING PLAN

sheet title

L2.00

sheet no.

-- of



LOT 6 HAPUNA

SHRUB AND GROUND COVER LEGEND

| KEY | BOTANICALNAME | COMMONNAME | SIZE | SPACING | Count |
|-----|---|--------------------------|--------|----------|-------|
| AC | ACANTHUS MOLLIS | BEAR'S BREECHES | 5 GAL | 2' OC | 6 |
| A | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GAL | 1'-6" OC | 3 |
| AQ | AQUILEGIA CAERULEA | COLORADO COLUMBINE | 1 GAL | 2' OC | 68 |
| AD | ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA | 15 GAL | 4' OC | 3 |
| AH | ARCTOSTAPHYLOS HOOKERI 'WAYSIDE' | MONTEREY MANZANITA | 15 GAL | 4' OC | 6 |
| + | ARMERIA MARITIMA SSP CALIFORNICA | SEA THRIFT | 1 GAL | 1' OC | 34 |
| AR | ARTEMISIA 'DAVID'S CHOICE' | SAND HILL SAGE | 5 GAL | 2' OC | 2 |
| B | BLECHNUM SPICANT | DEER FERN | 1 GAL | 1' OC | 52 |
| CN | CALAMAGROSTIS NUTKAENSIS | PACIFIC REED GRASS | 5 GAL | 3' OC | 3 |
| CP | CAREX PANSA | DUNE SEDGE | 1 GAL | 1' OC | 751 |
| CR | CEANOTHUS 'RAY HARTMAN' | CALIFORNIA LILAC | 15 GAL | 4' OC | 25 |
| CD | CLINOPODIUM DOUGLASII | YERBA BUENA | 1 GAL | 1'-0" | 21 |
| D | DYMONDIA MARGARETAE | SILVER CARPET | 1 GAL | 1' OC | 116 |
| FC | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL | 1'-6" OC | 5 |
| HM | HEUCHERA MAXIMA | ISLAND ALUM ROOT | 1 GAL | 2' OC | 18 |
| IC | IRIS DOUGLASIANA 'CANYON SNOW' | CANYON SNOW DOUGLAS IRIS | 1 GAL | 1'-6" OC | 64 |
| PM | POLYSTICHUM MUNITUM | SWORD FERN | 5 GAL | 2' OC | 16 |
| P | PRUNELLA VULGARIS | COMMON SELFHEAL | 1 GAL | 8" OC | 92 |
| RA | RIBES AUREUM | GOLDEN CURRANT | 5 GAL | 3' OC | 3 |
| RW | RIBES 'WHITE ICICLE' | WHITE WINTER CURRANT | 15 GAL | 6" OC | 1 |
| SD | SALVIA 'DARA'S CHOICE' | CREEPING SAGE | FLATS | 2'-6" OC | 17 |
| SS | SALVIA SPATHACEA | HUMMINGBIRD SAGE | 1 GAL | 2' OC | 1 |
| T | THYMUS PSEUDOLANUGINOSUS | WOOLLY THYME | PLUGS | 6" OC | 359 |
| WF | WOODWARDIA FIMBRIATA | GIANT CHAIN FERN | 15 GAL | 4' OC | 3 |

VINE LEGEND

| KEY | BOTANICALNAME | COMMONNAME | SIZE | SPACING | Count |
|-----|---------------------------------|-----------------------|-------|----------|-------|
| V | VITIS CALIFORNICA 'ROGER'S RED' | CALIFORNIA WILD GRAPE | 1 GAL | AS SHOWN | 2 |

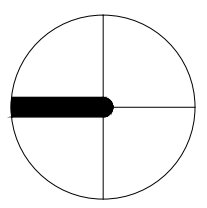
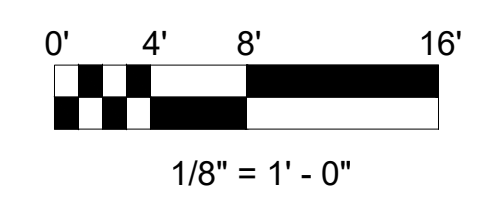
PLANTING NOTES:

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

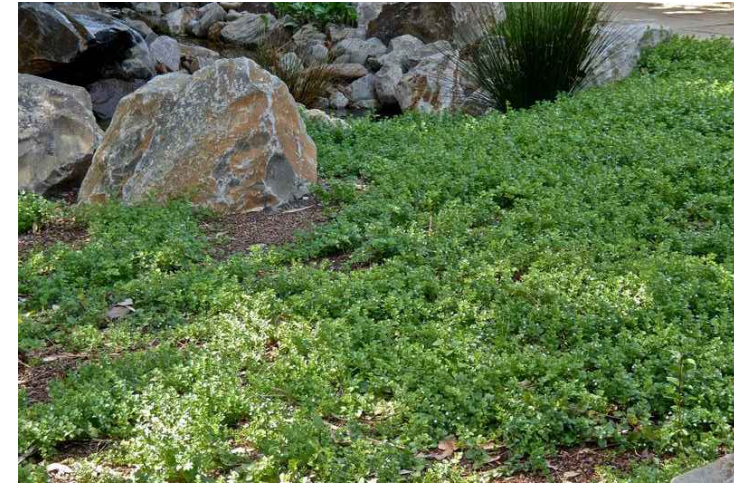


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MATRIX PLANTS:



CLINOPODIUM DOUGLASII



CAREX PANSA



HEUCHERA MAXIMA



POLYSTICHUM MINUTUM



PRUNELLA VULGARIS

HAPUNA ACCENT PLANTS:



AQUILEGIA CAERULEA



ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'



IRIS DOUGLASIANA 'CANYON SNOW'



RIBES SANGUINEUM 'WHITE ICICLE'



SALVIA 'DARA'S CHOICE'

HAPUNA SCREENING PLANTS:



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CALAMAGROSTIS NUTKAENSIS



CEANOTHUS 'RAY HARTMAN'

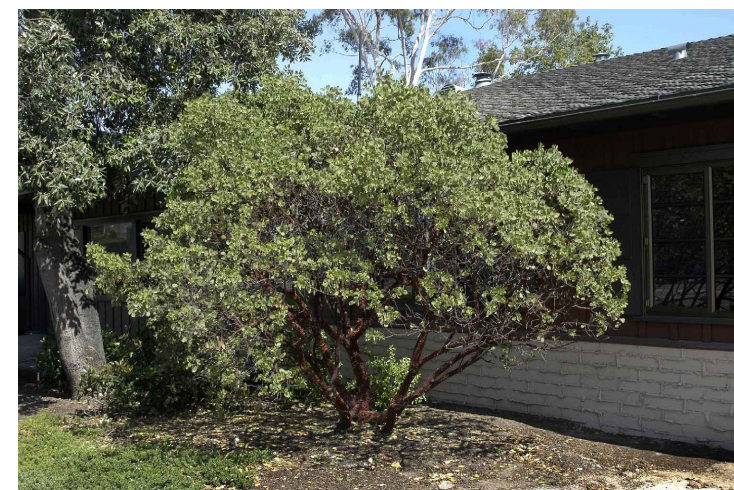


CEANOTHUS 'SNOW FLURRY'



VITUS CALIFORNICA 'RODGERS RED'

HAPUNA TREES:



ARCTOSTAPHYLOS 'DR. HURD'

LOT 6 HAPUNA

SHRUB AND GROUND COVER LEGEND

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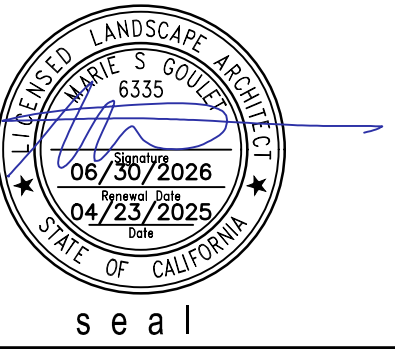
PLANTING NOTES:

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



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

| 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 |

no. description

date: 02.20.2025

LOT 6 HAPUNA PLANTING LEGEND AND NOTES

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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 AND OMISSIONS. THE CONTRACTOR SHALL INDICATE THE NATURE AND LOCATION OF ANY SUCH ERRORS, DISCREPANCIES OR OMISSIONS BY THE TIME OF BID.

11. 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.

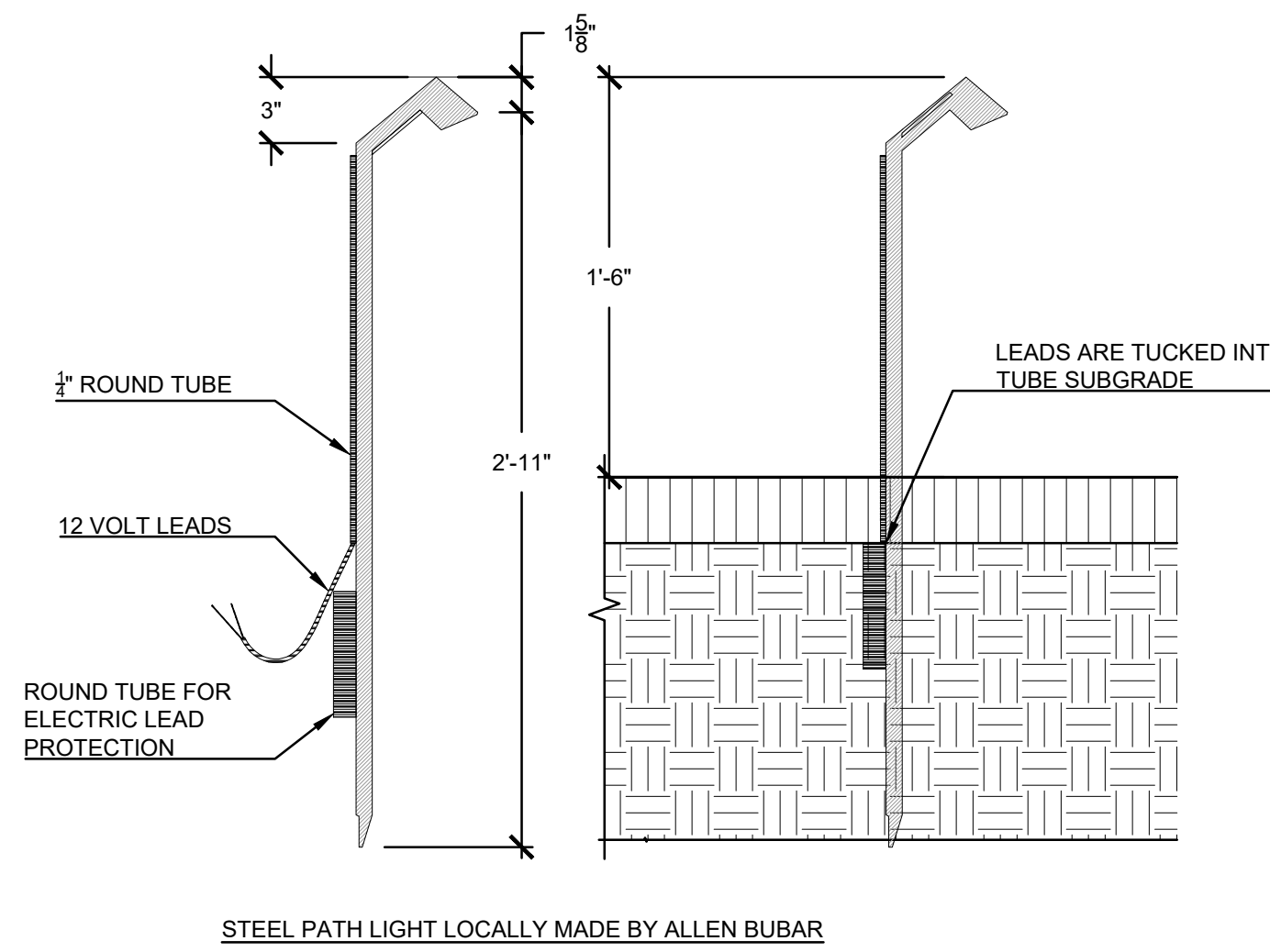


LEGEND

| 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 |
| 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



FXLuminaire.

RH Recessed Wall/Step Light DESIGNER PLUS

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| 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.

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

FXLuminaire.

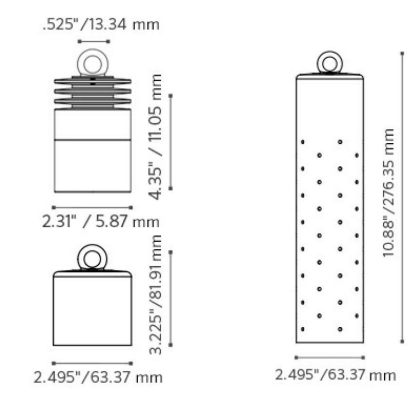
VE LED Down Light DESIGNER PREMIUM

| | |
|-----------|--|
| 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

- Die-cast aluminum with optional copper sleeve
- Natural, powder coated, or antiqued copper finishes
- Compatible with Luxon® 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

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

CIVIL ENGINEER
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
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LOT 6 HAPUNA LIGHTING PLAN

sheet title

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sheet no.

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