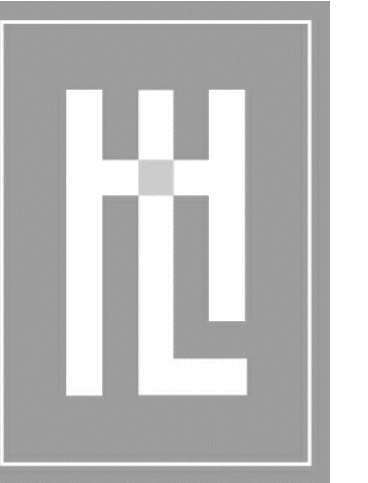


MEYROSE - COMEAU Residence



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 03.25.2024

SCALE: N.T.S.

DRAWN: KK

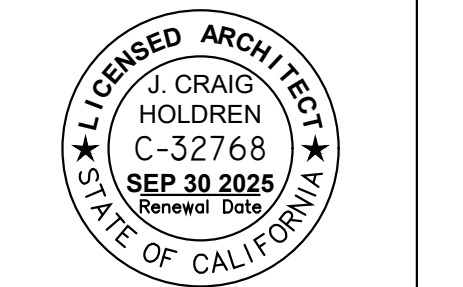
JOB NUMBER: 23.14

REVISION

06.24.2024

2 PLANNING REV #2
JULY 25, 2024

3 PLANNING REV #3
AUG 13, 2024



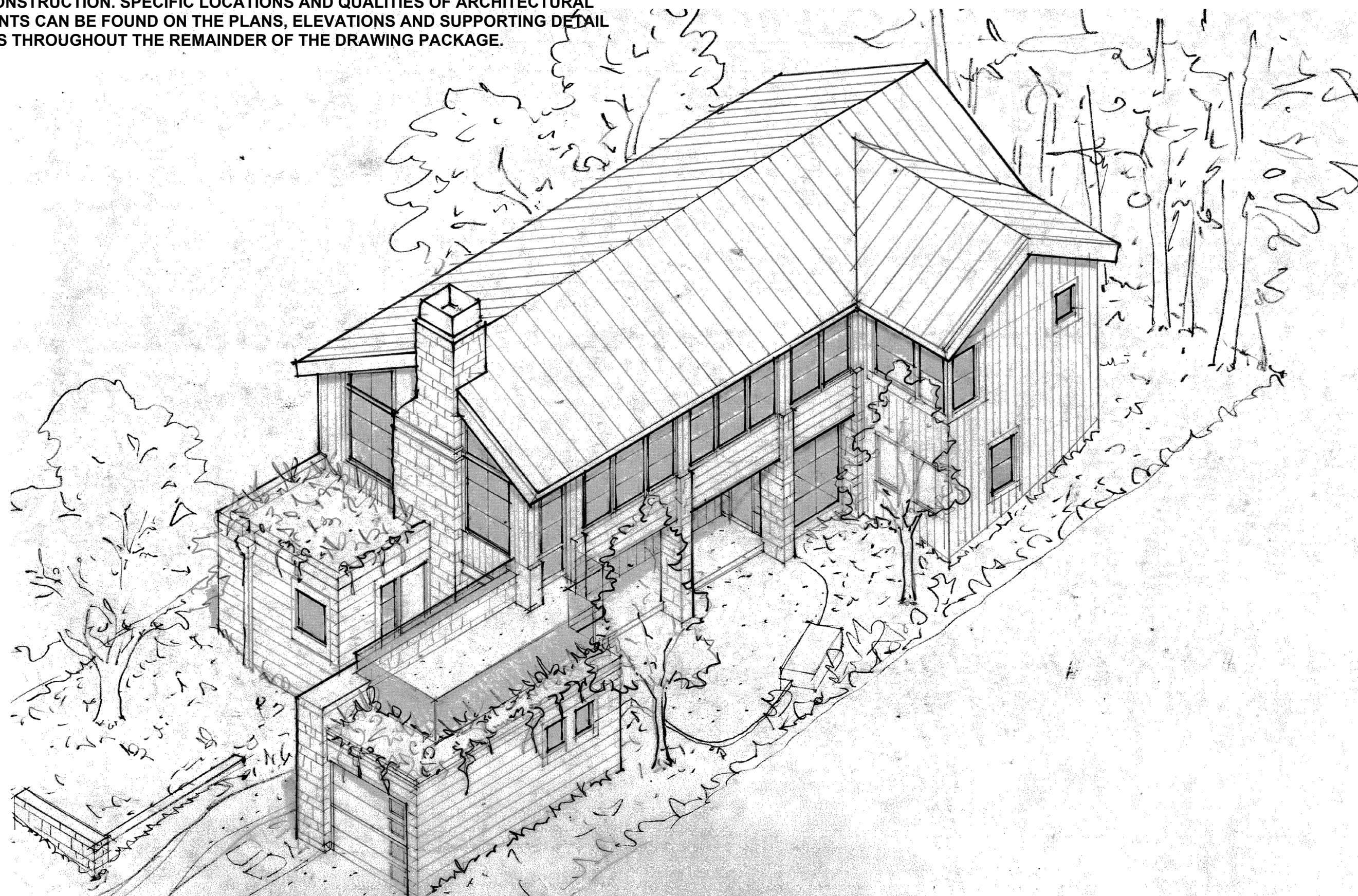
COVER SHEET
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A0.0

CONCEPTUAL RENDERING



NOTE:
THESE ARE CONCEPTUAL RENDERINGS, AND SHOULD NOT BE USED AS A REFERENCE FOR CONSTRUCTION. SPECIFIC LOCATIONS AND QUALITIES OF ARCHITECTURAL ELEMENTS CAN BE FOUND ON THE PLANS, ELEVATIONS AND SUPPORTING DETAIL SHEETS THROUGHOUT THE REMAINDER OF THE DRAWING PACKAGE.



SITE ANALYSIS

BASE FLOOR AREA AND SITE COVERAGE (ALLOWABLE):	SQ. FT.
EXISTING LOT SIZE	4000
BASE FLOOR AREA	1800
SITE COVERAGE	396
SITE COVERAGE WITH BONUS	556
FLOOR AREAS: RESIDENCE	PROPOSED SQ. FT.
LOT AREA	4000
UPPER FLOOR	1058
LOWER FLOOR	632
GARAGE	225
ADJUSTMENTS	
ELEVATOR	-25
STAIR	-90
TOTAL FLOOR AREA	1800
ADU	442

LOT COVERAGE ALLOWED:		396 SQ. FT.
ALLOWED:		556 SQ. FT.
LOT COVERAGE PROPOSED:		
SITE COVERAGE:		PROP. SQ. FT.
SEMI-PERMEABLE	NEW PAVER DRIVEWAY	114
	GRAVEL PATH W/ STONE BOARDER	92
	E. PAVER DRIVEWAY	21
	GRAVEL PATIO	36
	GRAVEL LANDING	15
	SOLDIER COURSE	5
TOTAL		283
IMPERMEABLE	FRONT ENTRY WALKWAY	136
	STONE PATIO	58
	CONCRETE RETAINING WALL	10
	STAIRS	27
TOTAL		231
PERMEABLE SITE COVERAGE		283
IMPERMEABLE SITE COVERAGE		231
TOTAL		556

NOTE: SEE SITE DIAGRAM FOR NUMBERED LOCATIONS

SHEET INDEX

ARCHITECTURAL SHEETS:		LANDSCAPE SHEETS:	
A0.0	COVER SHEET	L1	PLANTING PLAN
A0.1	STREET VIEW RENDERINGS	L2	IRRIGATION & PLANTING PLAN
A0.2	EXISTING EXTERIOR ELEVATIONS	L3	NOTES
1 OF 1	SURVEY	E1.0	EXTERIOR LIGHTING PLAN
A1.0	SITE PLAN / DRAINAGE DIAGRAM	TR1.0	TREE SURVEY
A2.0	LOWER FLOOR PLAN	TR2.0	TREE EVALUATION REPORT
A2.1	UPPER AND ROOF PLANS		
A3.0	EXTERIOR ELEVATIONS		
A3.1	EXTERIOR ELEVATIONS		
MAT	MATERIAL REFERENCE		

PROJECT DATA

SCOPE OF WORK:
REBUILD (E) SINGLE FAMILY RESIDENCE. REBUILD INCLUDES (N) TWO STORY RESIDENCE WITH DETACHED GARAGE AND AN ADU.

SITE DESCRIPTION:
LOT 16 IN BLOCK 46 LOCATED IN THE CITY OF CARMEL-BY-THE-SEA, MONTEREY COUNTY, STATE OF CALIFORNIA

TREE INFORMATION:
NO TREES TO BE REMOVED

PROJECT ADDRESS: SANTA FE, 3 SE OF 5TH CARMEL-BY-THE-SEA, CA 93921

A.P.N.: 010-037-009

ZONING: R-1

LOT SIZE: 4000 S.F. (0.09 AC)

OCCUPANCY GROUP: R-3/U

SPRINKLERS: YES

FLOOD ZONE: MINIMAL

TREES TO BE REMOVED: 0

CUT / FILL: +/- 2 CU. FT. CUT
+/- 2 CU. FT. FILL

A.N.G.: 108'

HEIGHT: PROPOSED ROOF HT.: 127.3'

WATER SUPPLIER: CAL-AM

SEWER SYSTEM: CAWD

SETBACKS	REQUIRED	PROPOSED
FRONT (WEST)	15'-0"	15'-0"
SIDES (NORTH & SOUTH)	MIN. 3'-0" or 25% comp. width of site	5'-0"
REAR (EAST)	15'-0"	15'-0"

PROJECT TEAM

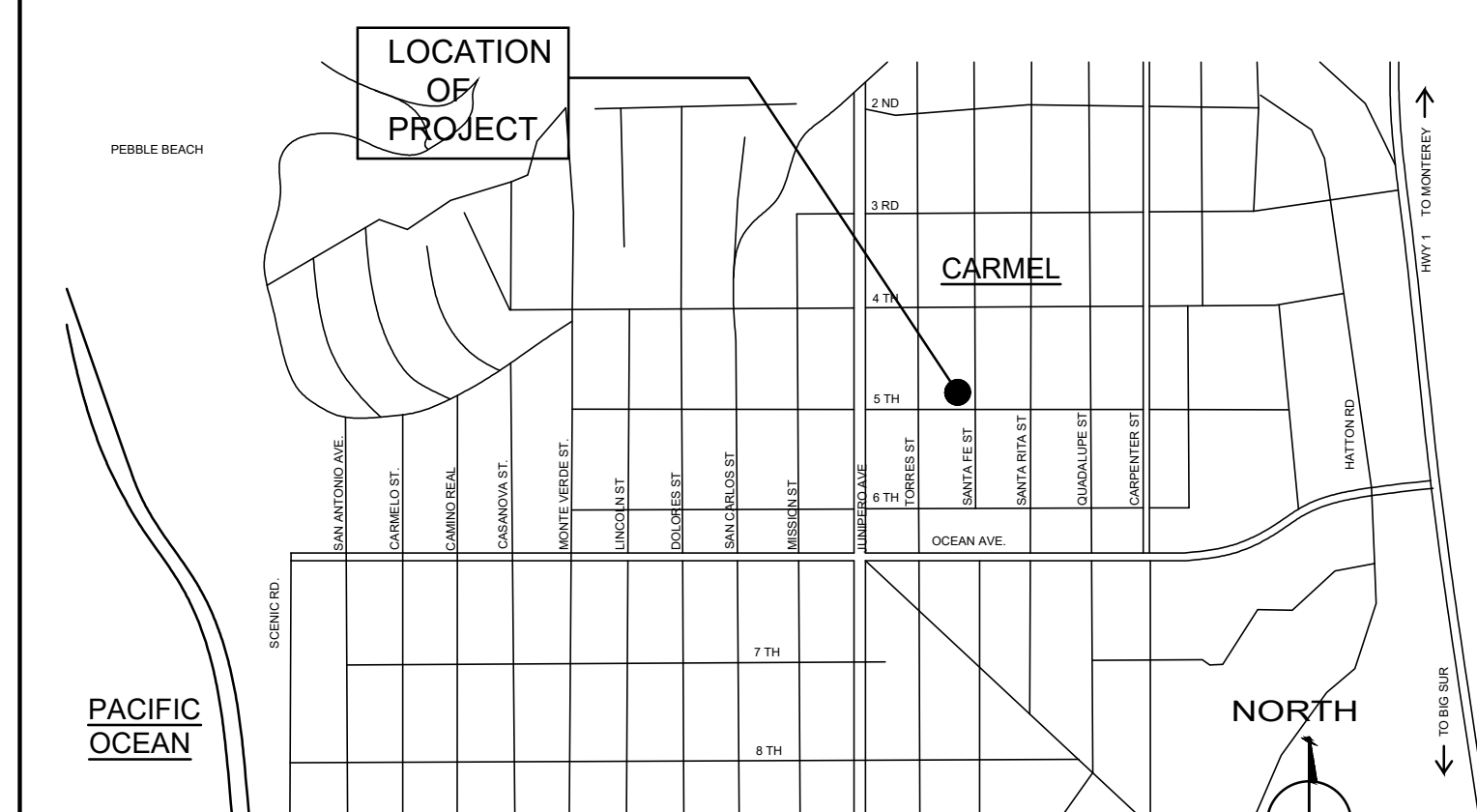
OWNER:
MICHELLE COMEAU AND GROVER MEYROSE
SANTA FE, 3 SE OF 5TH CARMEL-BY-THE-SEA, CA 93921
P:831.594.0890

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
P: 831.649.6001
CONTACT: CRAIG HOLDREN

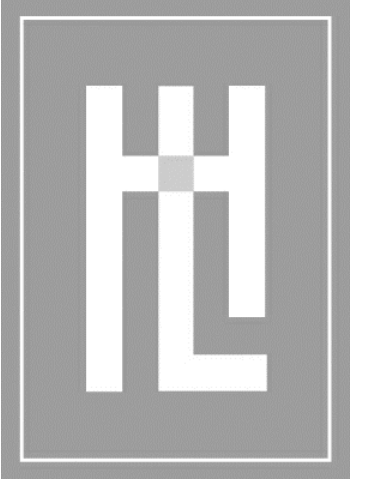
LANDSCAPE ARCHITECT:
MICHELLE COMEAU
SANTA FE, 3 SE OF 5TH CARMEL-BY-THE-SEA, CA 93921
P:831.620.0111
CONTACT: MICHELLE COMEAU

SURVEYOR:
RASMUSSEN LAND SURVEYING, INC.
2150 GARDEN ROAD, SUITE A-3
MONTEREY, CALIFORNIA 93942
P:831.375.7240
CONTACT: ROGER PETERSON

VICINITY MAP



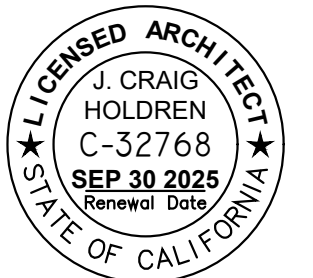
SCALE: N.T.S.



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DATE:	03.25.2024
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DRAWN:	KK
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REVISION	
	06.24.2024



SITE SURVEY
MEYROSE/COMEAU RESIDENCE
 SANTA FE ST. 3 NE OF 5TH AVE
 CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

1-1

Map Information:

Basis of Bearings: The bearing of N 90° 00' 00"E for the north lines of Lots 15 & 16 in Block 46 as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

A.S.O. - as shown on
 B.G.S. - below ground surface
 ELEV - elevation
 ENG/ENGR - engineer
 FD/FND - found
 FF - finished floor
 I.P. - iron pipe
 L&T - lead & tag
 LS - land surveyor
 MKD - marked
 N.R.F. - no reference found
 N.S.F. - not searched for
 O.R. - Official Records, Monterey County
 O.U. - origin unknown
 PP - plastic plug
 S.F.N.F. - searched for, not found

Santa Fe St. 4 NE 5th Ave.
APN: 010-037-008

13

APN: 010-037-003

BLOCK 46

15

APN: 010-037-004

APN: 010-037-006

17

500° 01' 51" W 120.10'

500° 00' 00" E 120.25'

RLS W.O. # 2023-078 Meyrose

Sheet 1 of 1

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- Indicates monument found as noted.
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- Right of Way Center Line

DRAWING REVISIONS:
October 2023 - Original Survey

Topographic Survey

Lot 16 in Block 46
Commonly known as Santa Fe St. 3 NE 5th Ave., APN: 010-037-008
Located in the City of Carmel-by-the-Sea, Monterey County,
State of California

Prepared For & Requested By: Grover Meyrose

October 2023

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



500° 01' 51" W 120.10'

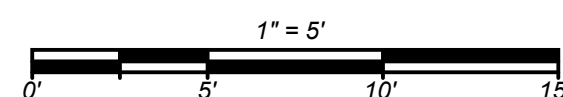
SANTA FE ST. (a 50' wide City street)

Fd. 3/4" I.P. w/PP mkd. "LS 3381" A.S.O. R2/R3

N89° 53' 53"W 100.00' (N89° 53' 23"W 100.03' R2/R3)

Fd. 3/4" I.P. w/PP mkd. "LS 3381" A.S.O. R2/R3

SANTA FE ST. (a 50' wide City street)

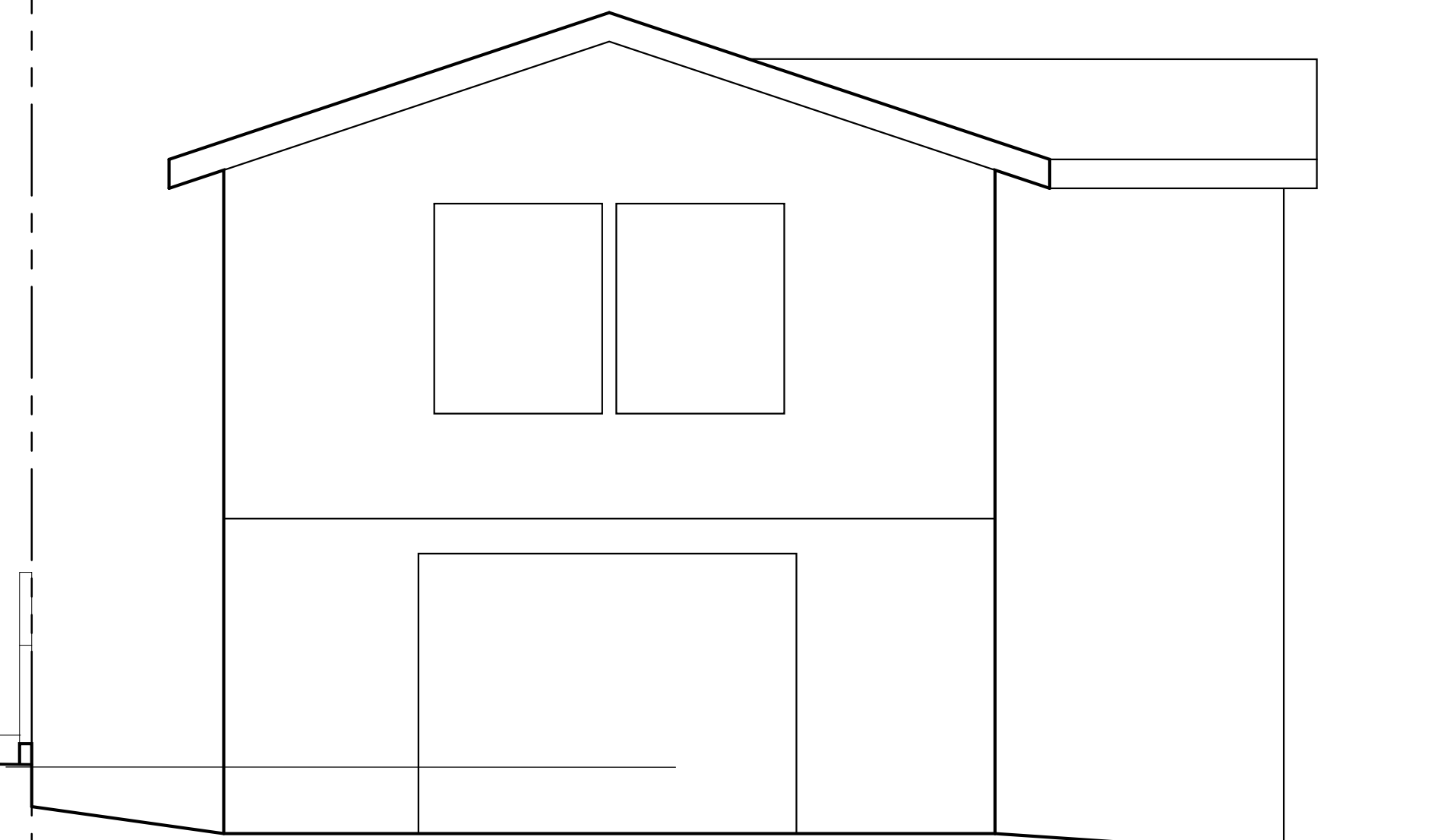
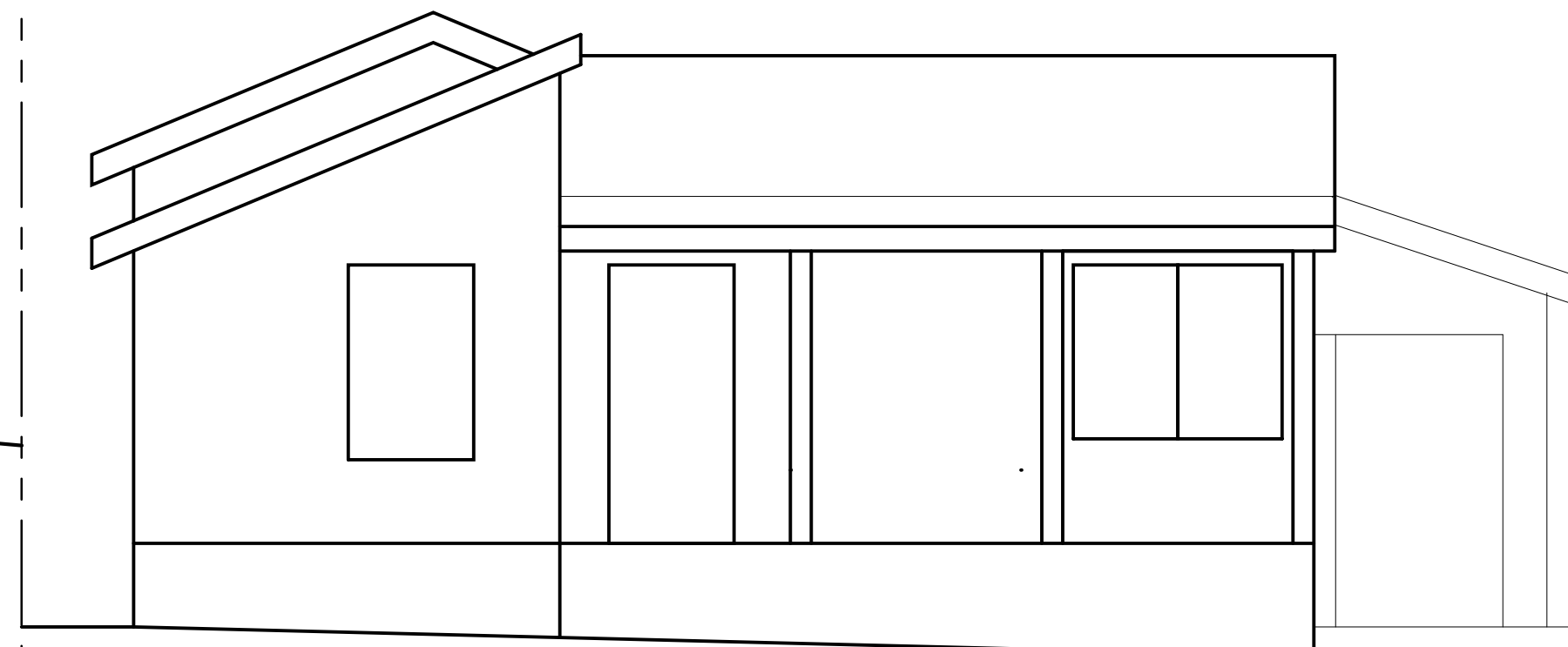


500° 01' 51" W 120.10'

500° 00' 00" E 120.25'



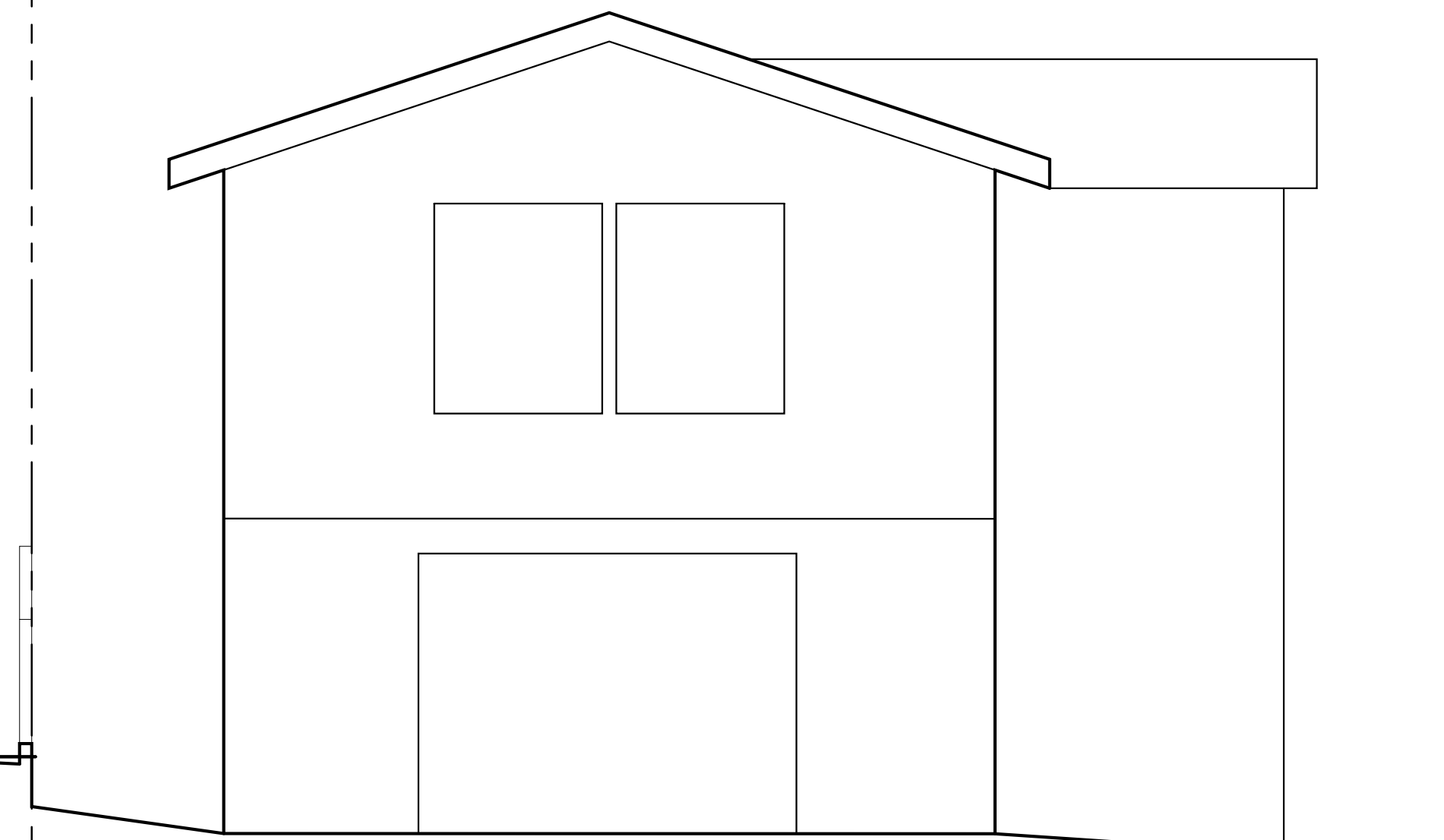
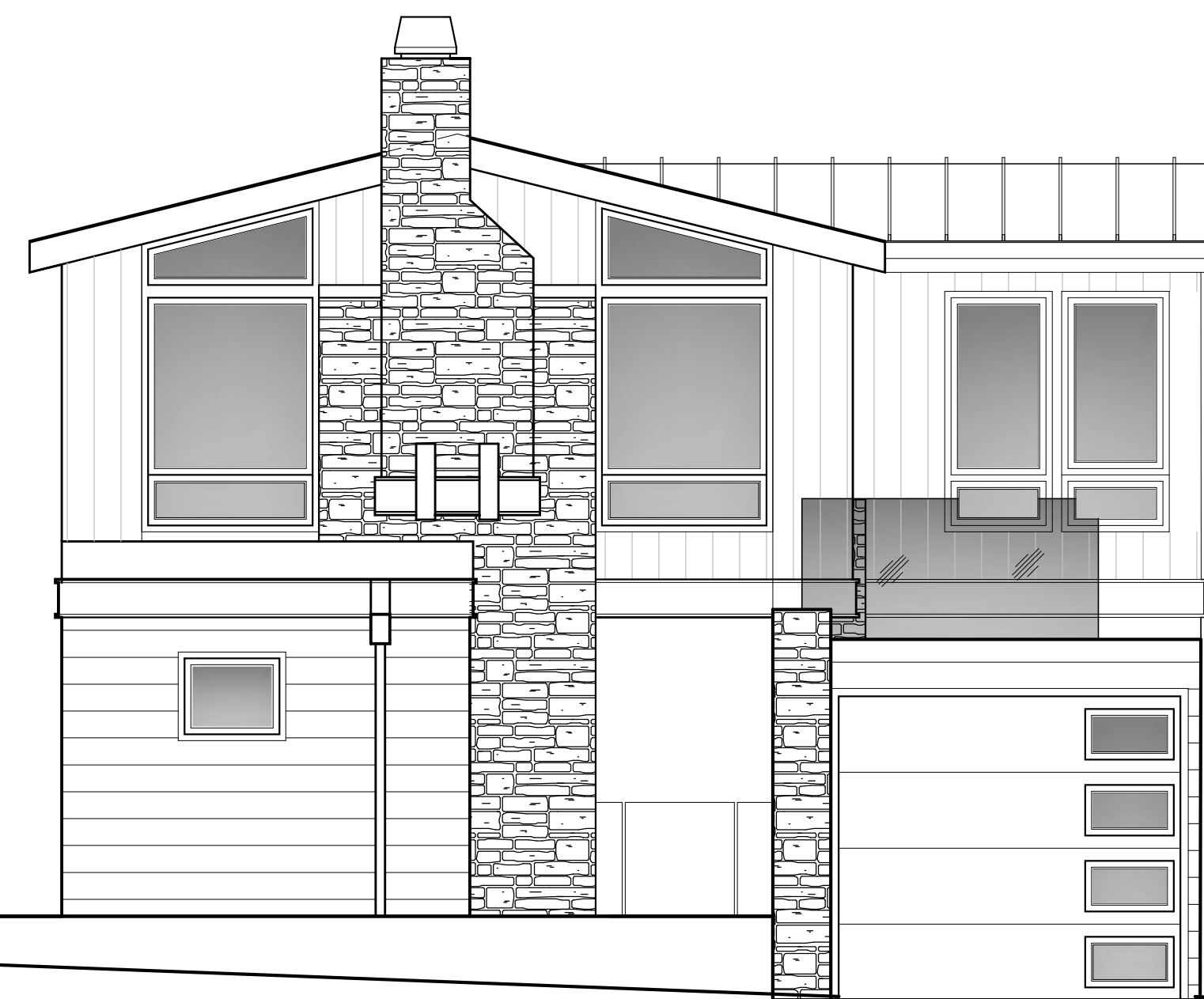
EMPTY LOT



EXISTING SANTA FE ROAD ELEVATION

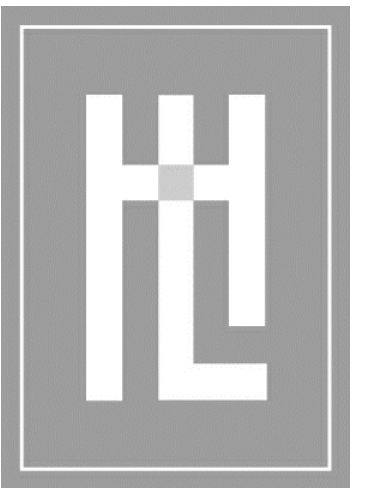
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EMPTY LOT



PROPOSED SANTA FE ROAD ELEVATION

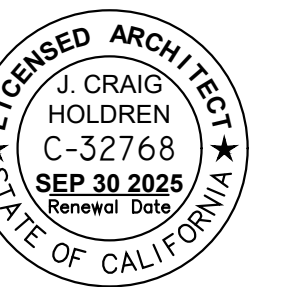
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HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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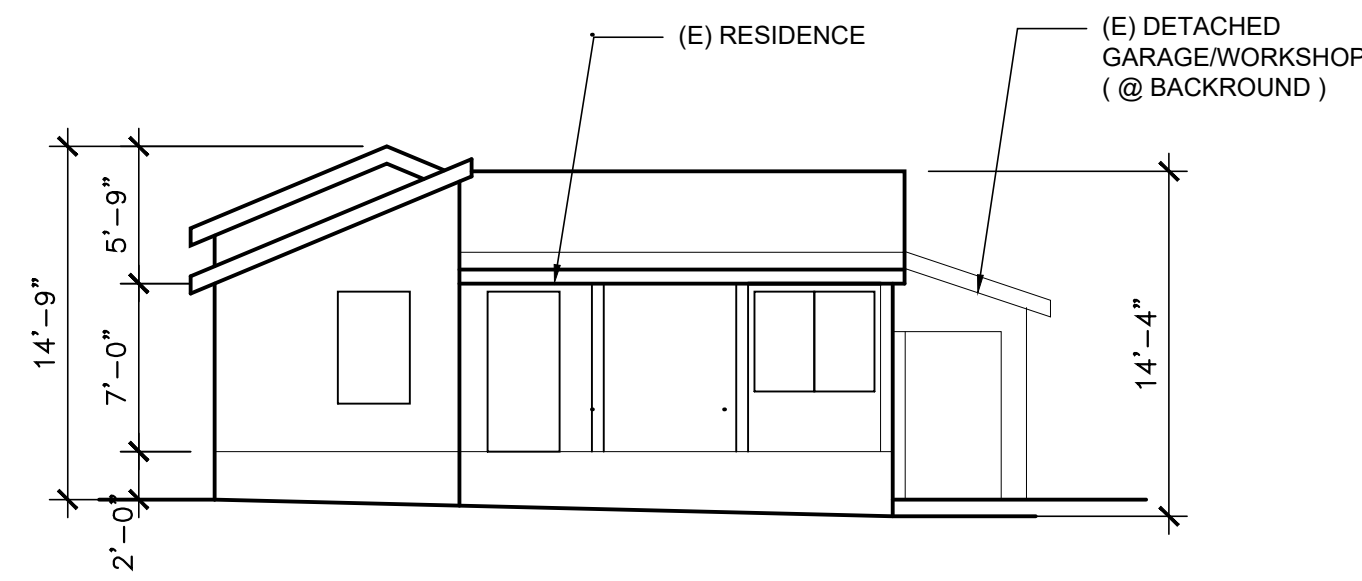


STREET VIEW RENDERINGS

MEYROSE/COMEAU RESIDENCE

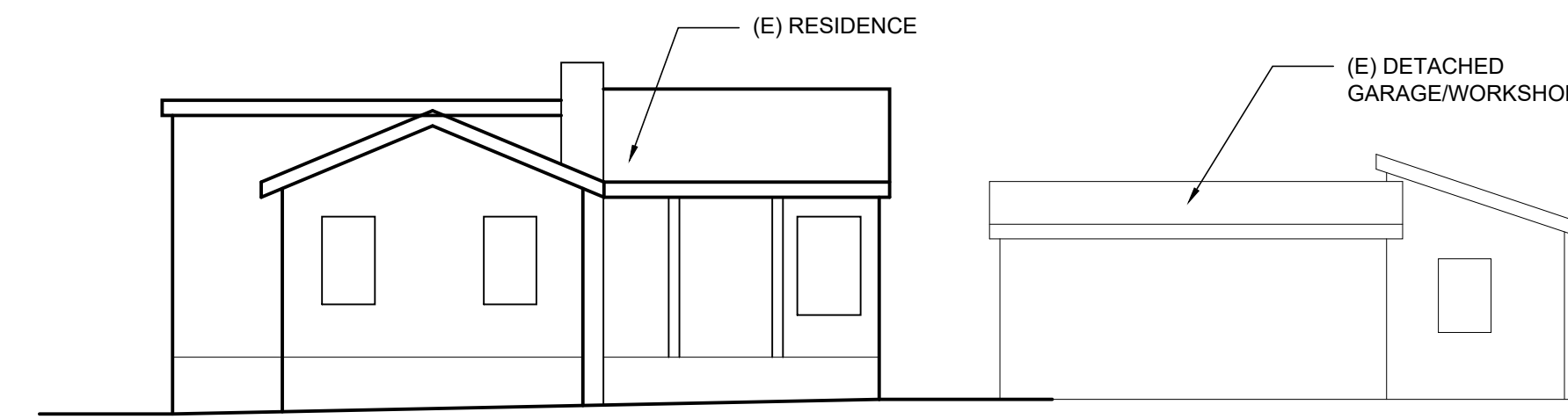
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A0.1



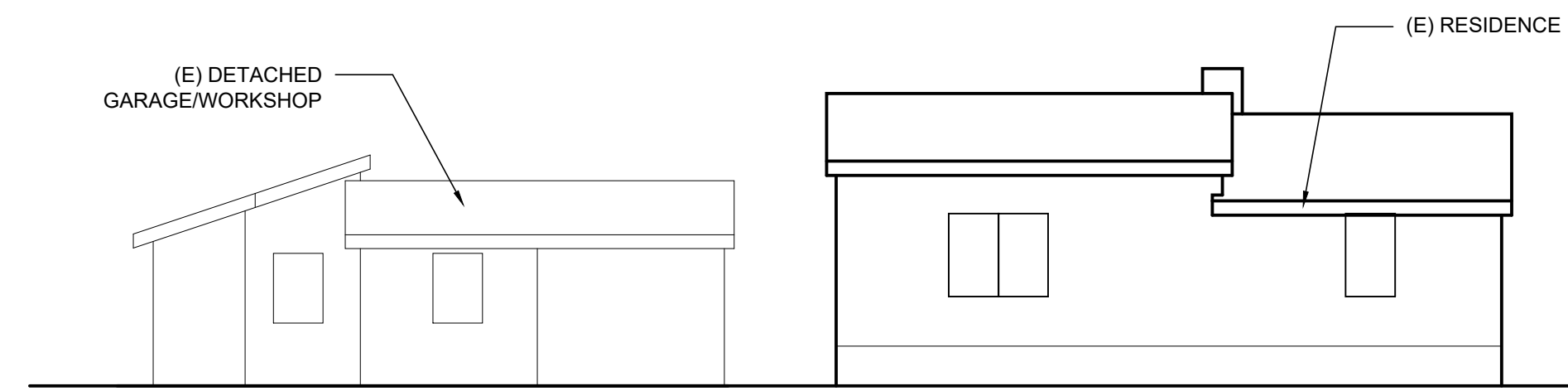
(E) WEST ELEVATION

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



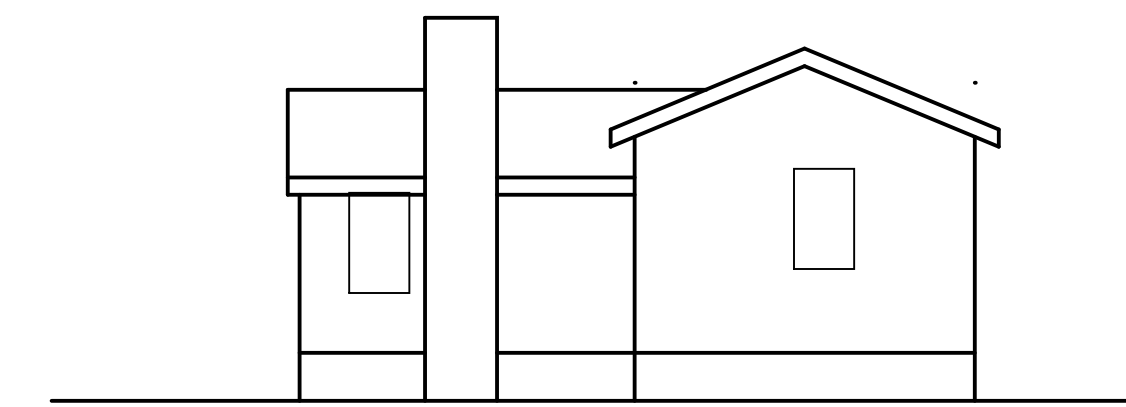
(E) SOUTH ELEVATION

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



(E) NORTH ELEVATION

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



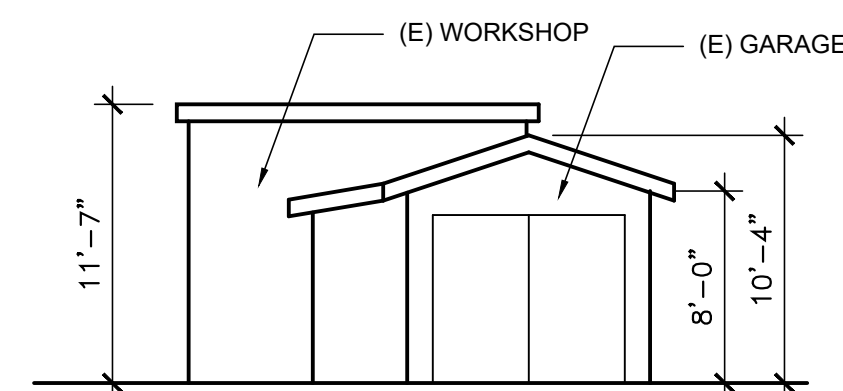
(E) EAST ELEVATION

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



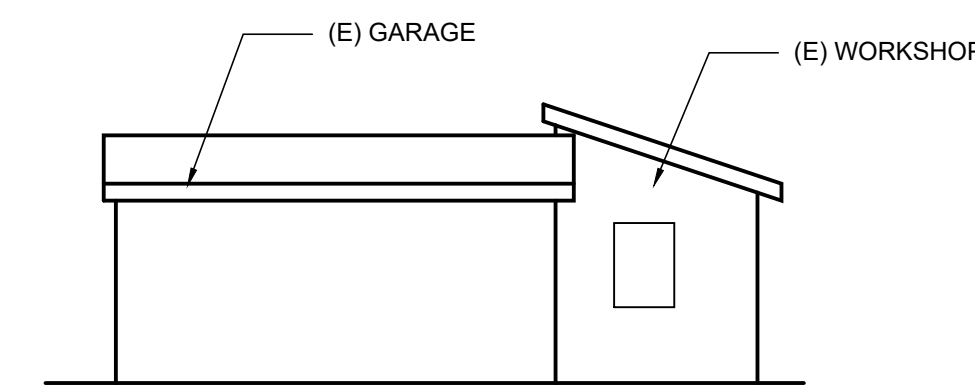
EXISTING MAIN RESIDENCE ELEVATIONS

2



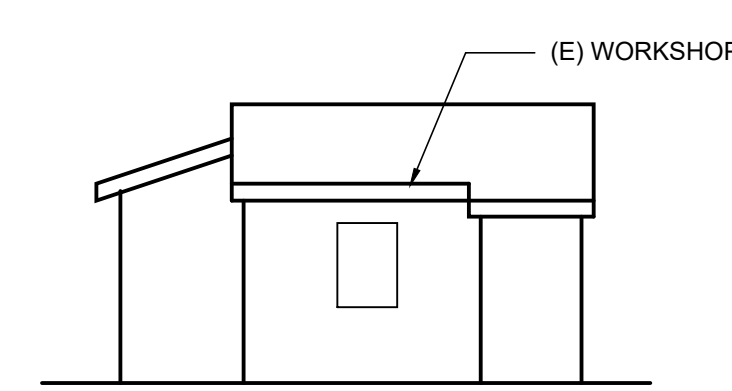
(E) WEST ELEVATION

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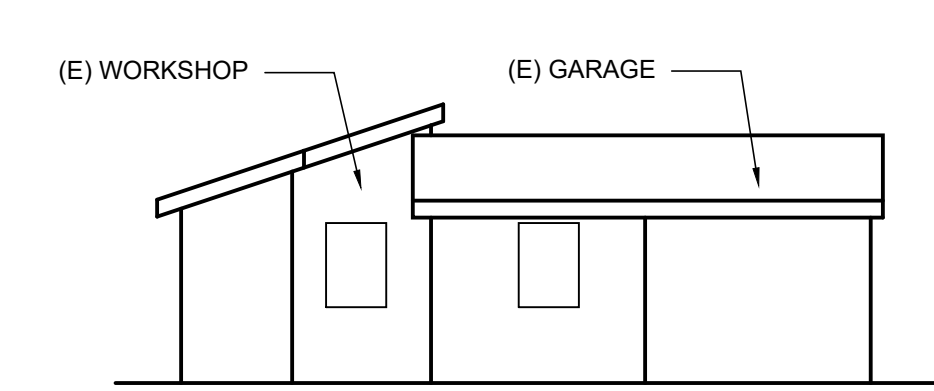
(E) SOUTH ELEVATION

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



(E) EAST ELEVATION

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



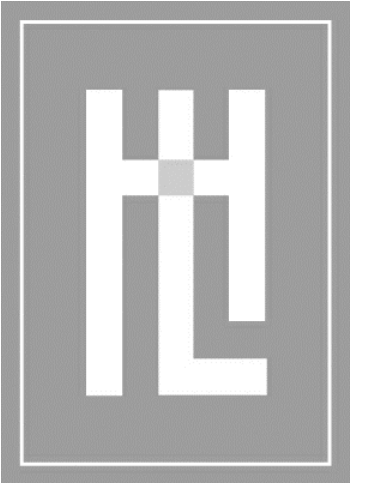
(E) NORTH ELEVATION

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



EXISTING DETACHED GARAGE / WORKSHOP ELEVATIONS

1



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ARCHITECTURE**

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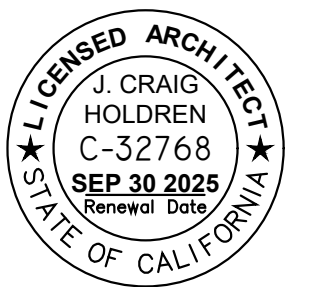
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DRAWN: JM

JOB NUMBER:

REVISION



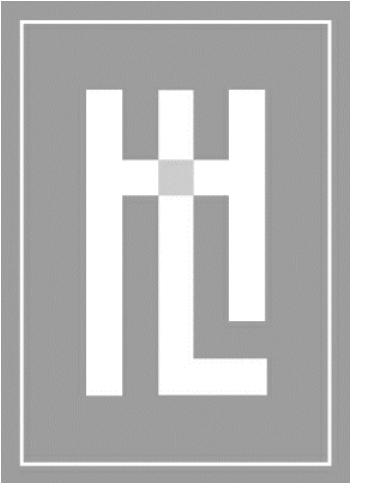
EXISTING EXTERIOR ELEVATIONS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA

A.P.N. 010-037-008

A0.2

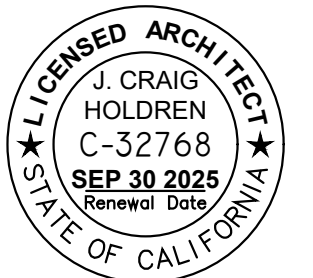


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DATE: 03.25.2024
SCALE: 1/4" = 1'-0"
DRAWN: KK
JOB NUMBER: 23.14
REVISION

06.24.2024
PLANNING REV #2
JULY 25, 2024
08.13.2024
PLANNING REV #3
AUG 13, 2024

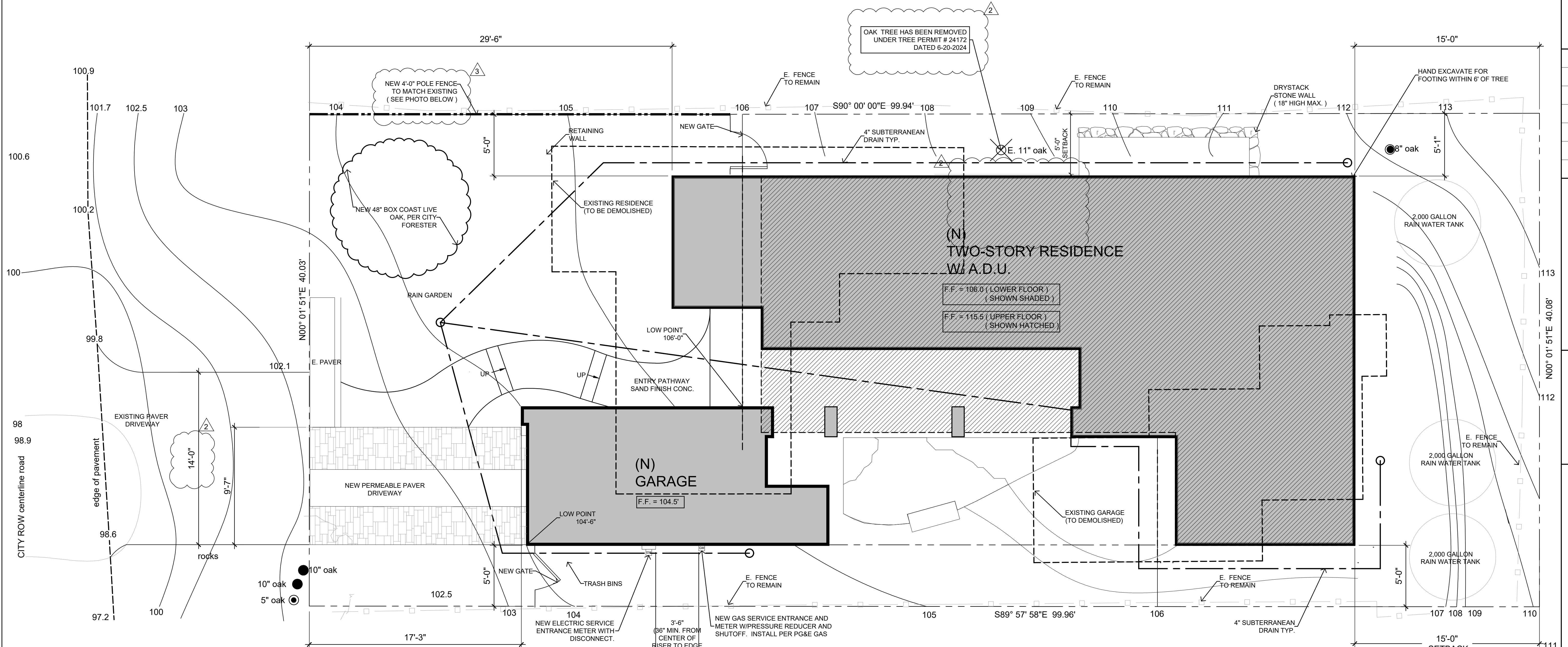


SITE PLAN
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A1.0

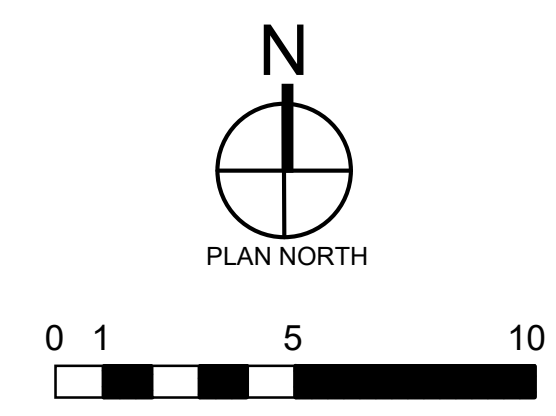
APN: 010-037-008
SANTA FE ST. 3 NE OF 5TH AVE.

PLANNING DEPARTMENT NOTE:
IF, DURING THE COURSE OF CONSTRUCTION, POTENTIAL CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES), WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST, PALEONTOLOGIST, OR HISTORIAN CAN EVALUATE THE FIND. MONTEREY COUNTY HCD - PLANNING AND THE APPROPRIATE QUALIFIED PROFESSIONAL(S) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ONSITE.



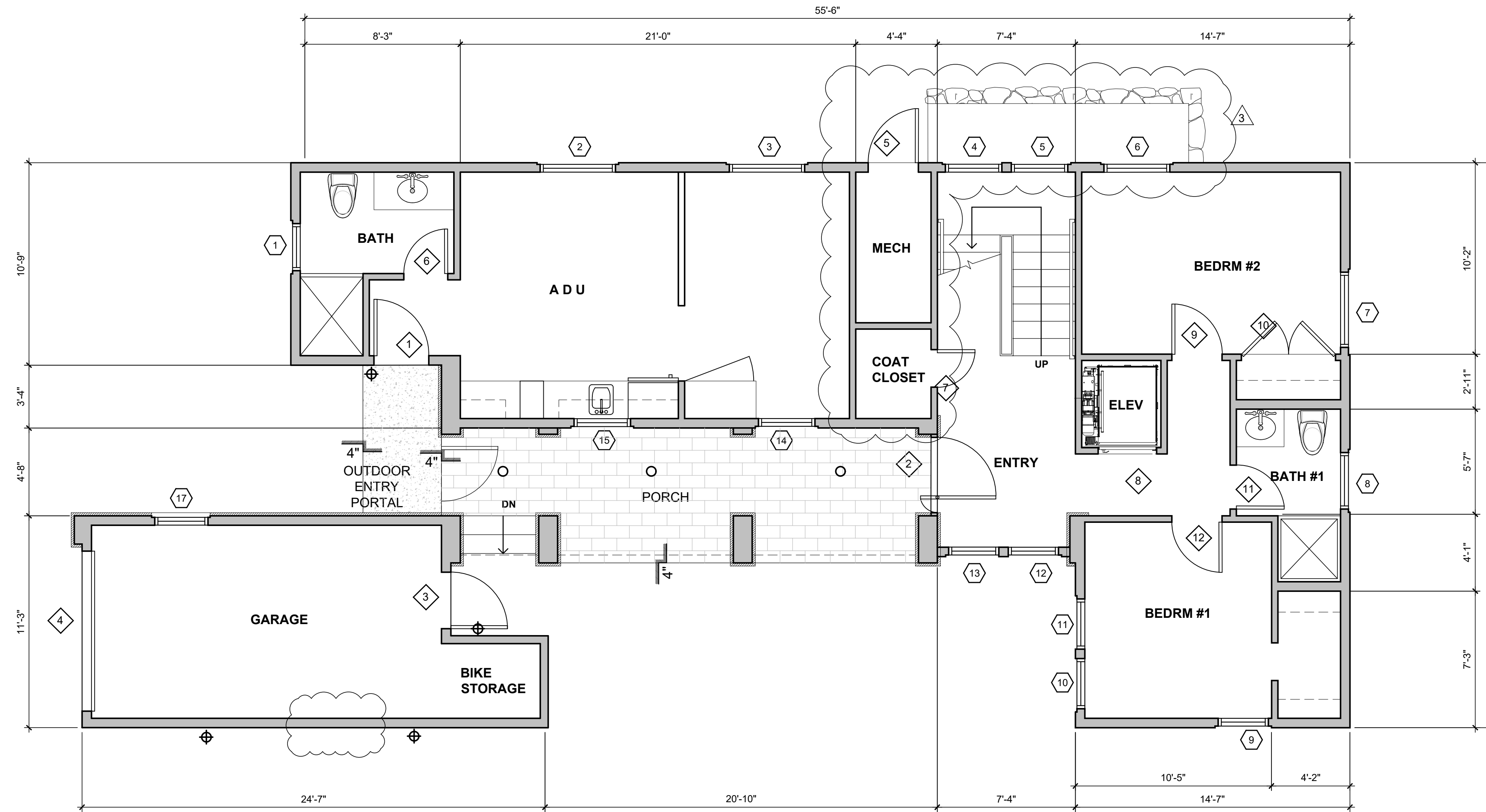
EXISTING WOOD FENCE
NO SCALE

SITE PLAN - DRAINAGE DIAGRAM
SCALE: 1/4" = 1'-0" 1



WINDOW SCHEDULE

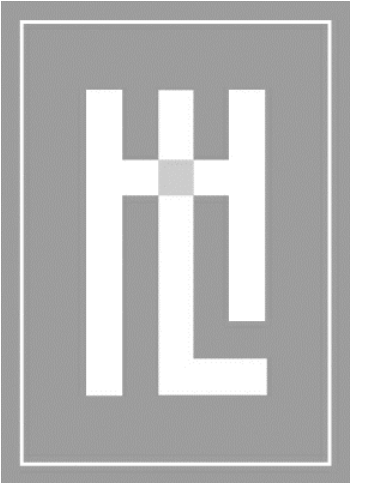
	MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
			WIDTH	HEIGHT			
ADU / LOWER FLOOR	1	CASEMENT	2'-6"	2'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	2	CASEMENT	3'-6"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	3	CASEMENT	3'-6"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	4	FIXED	3'-0"	4'-0"	8'-0"	ALUMWOOD	DOUBLE INSULATED
	5	FIXED	3'-0"	4'-0"	8'-0"	ALUMWOOD	DOUBLE INSULATED
	6	CASEMENT	3'-6"	4'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	7	CASEMENT	4'-6"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	8	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	9	CASEMENT	2'-8"	5'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	10	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	11	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	12	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	13	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	14	CASEMENT	3'-0"	2'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	15	CASEMENT	3'-0"	2'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
GARAGE	16	NOT USED					
	17	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
UPPER FLOOR	20	CASEMENT	4'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	21	CASEMENT	4'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	22	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	23	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	24	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	25	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	26	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	27	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	28	NOT USED					
	29	CASEMENT	2'-6"	4'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	30	CASEMENT	3'-0"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	31	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	32	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	33	CASEMENT	(2) 3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	34	CASEMENT	(3) 3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
	35	CASEMENT	(3) 3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED



LOWER FLOOR PLAN 2
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

	MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS
LOWER FLOOR	1	SWING IN	3'-0"	7'-6"	WOOD	
	2	SWING IN	4'-0"	7'-6"	GLASS	TEMPERED GLASS / PIVOT
	3	SWING OUT	9'-0"	7'-6"	WOOD	
UPPER FLOOR	4	SLIDE UP	9'-0"	7'-6"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
	5	SWING IN	2'-8"	7'-6"	WOOD	



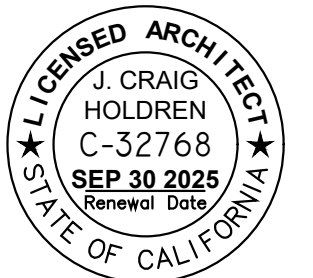
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MONTEREY, CA 93940
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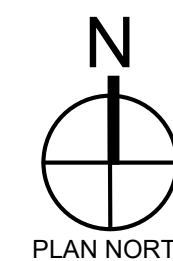
DATE: 03.25.2024
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DRAWN: KK
JOB NUMBER: 23.14

REVISION
06.24.2024
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JULY 25, 2024

PLANNING REV #3
AUG 13, 2024



FLOOR PLANS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

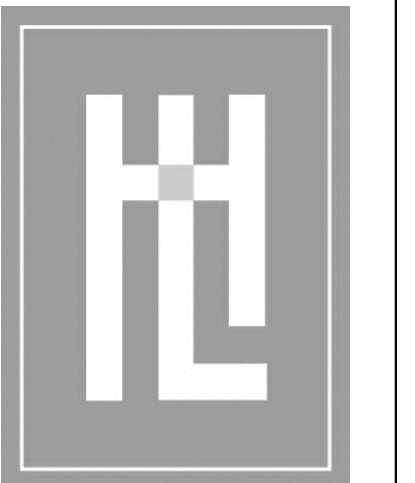
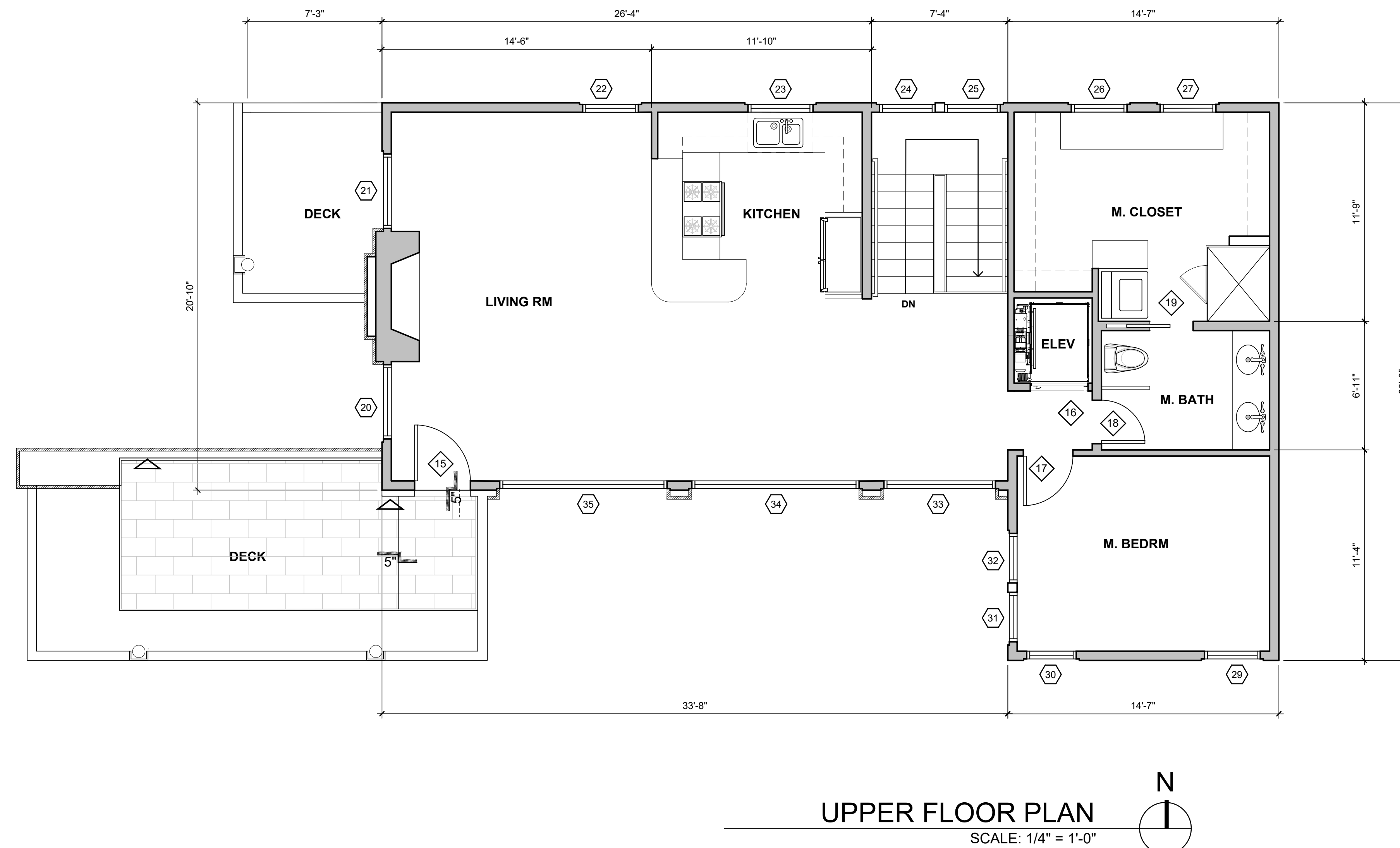
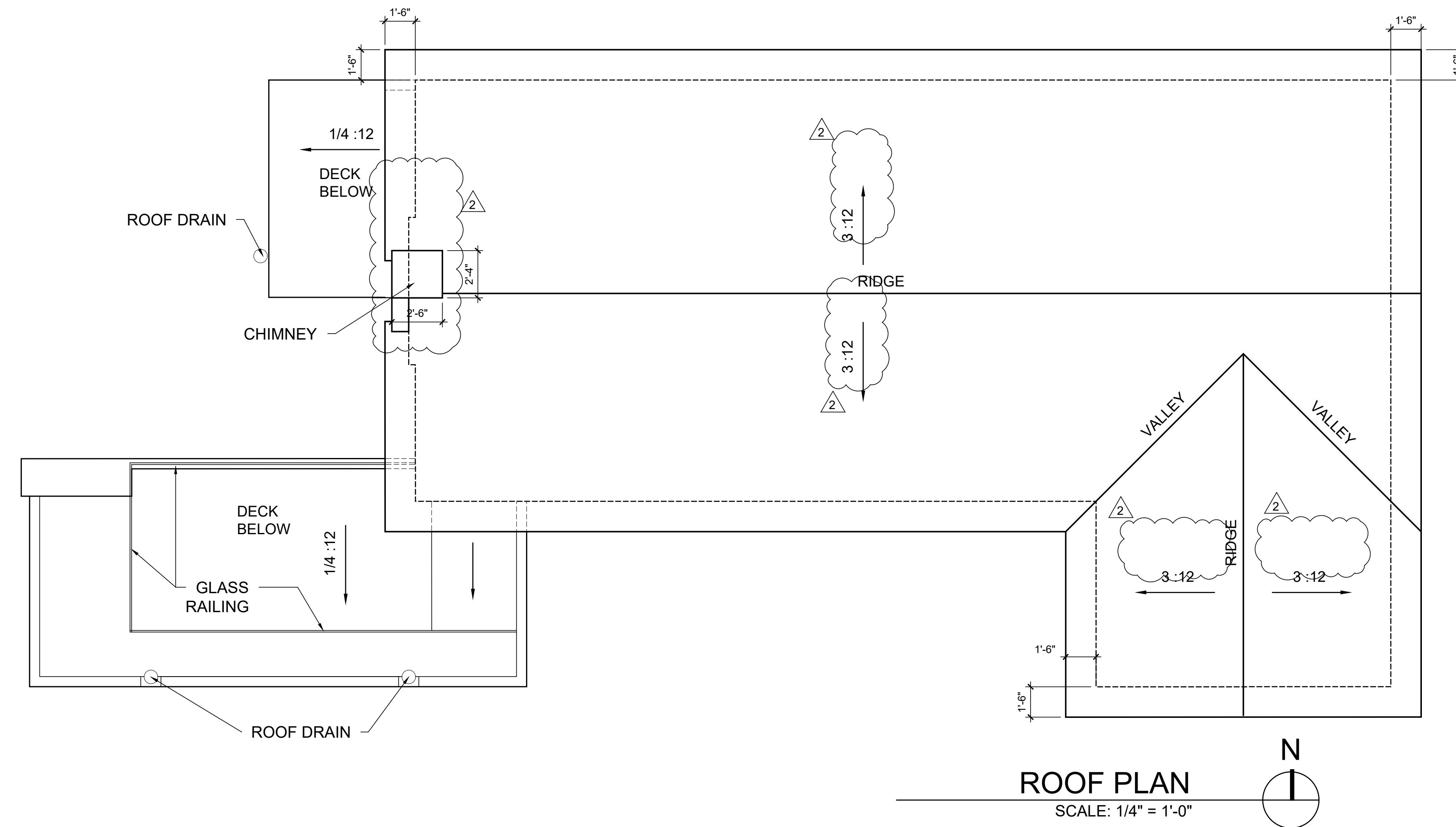


A2.0

WINDOW SCHEDULE

MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
		WIDTH	HEIGHT			
1	CASEMENT	2'-6"	2'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
2	CASEMENT	3'-6"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
3	CASEMENT	3'-6"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
4	FIXED	3'-0"	4'-0"	8'-0"	ALUMWOOD	DOUBLE INSULATED
5	FIXED	3'-0"	4'-0"	8'-0"	ALUMWOOD	DOUBLE INSULATED
6	CASEMENT	3'-6"	4'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
7	CASEMENT	4'-6"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
8	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
9	CASEMENT	2'-8"	5'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
10	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
11	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
12	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
13	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
14	CASEMENT	3'-0"	2'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
15	CASEMENT	3'-0"	2'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
16	NOT USED					
17	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
20	CASEMENT	4'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
21	CASEMENT	4'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
22	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
23	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
24	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
25	FIXED	3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
26	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
27	CASEMENT	3'-0"	3'-6"	7'-6"	ALUMWOOD	DOUBLE INSULATED
28	NOT USED					
29	CASEMENT	2'-6"	4'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
30	CASEMENT	3'-0"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
31	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
32	CASEMENT	2'-8"	4'-8"	7'-6"	ALUMWOOD	DOUBLE INSULATED
33	CASEMENT	(2) 3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
34	CASEMENT	(3) 3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED
35	CASEMENT	(3) 3'-0"	6'-0"	7'-6"	ALUMWOOD	DOUBLE INSULATED

EXTERIOR DOOR SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS	
1	SWING IN	3'-0"	7'-6"	WOOD		
2	SWING IN	3'-0"	7'-6"	WOOD		
3	SWING IN	9'-0"	7'-6"	WOOD		
4	SLIDE UP	9'-0"	7'-6"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING	
5	SWING IN	2'-8"	7'-6"	WOOD		



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ARCHITECTURE

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DATE: 03.25.2024
SCALE: 1/4"=1'-0"
DRAWN: KK
JOB NUMBER: 23.14

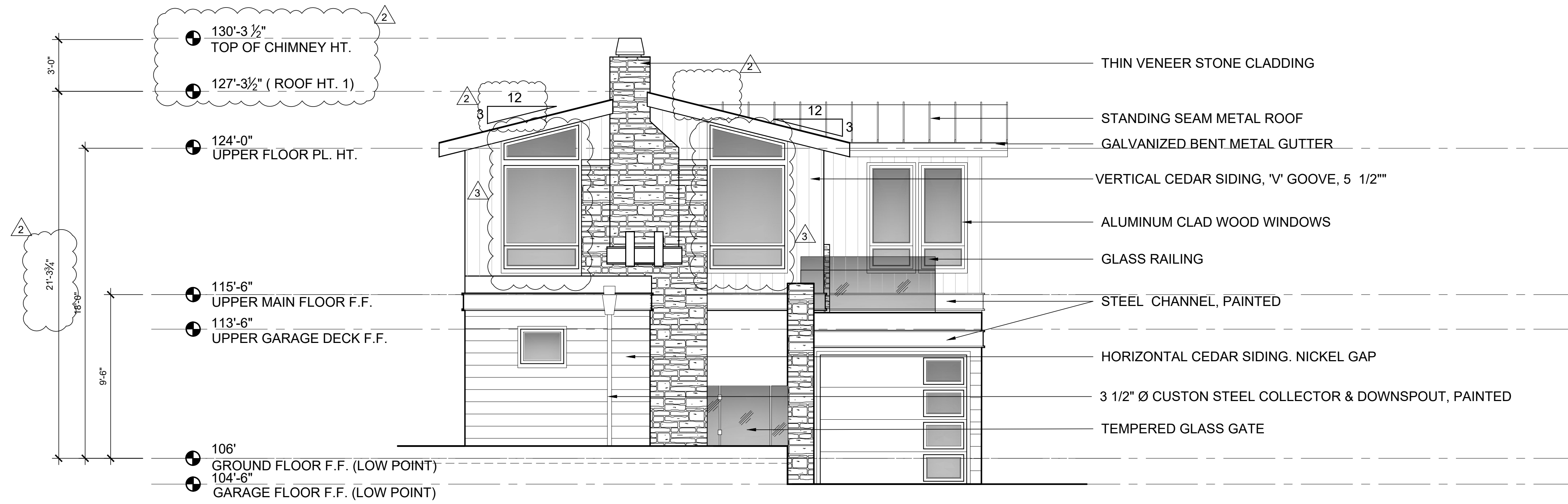
REVISION
06.24.2024
PLANNING REV #2
JULY 25, 2024

06.24.2024
PLANNING REV #3
AUG 13, 2024

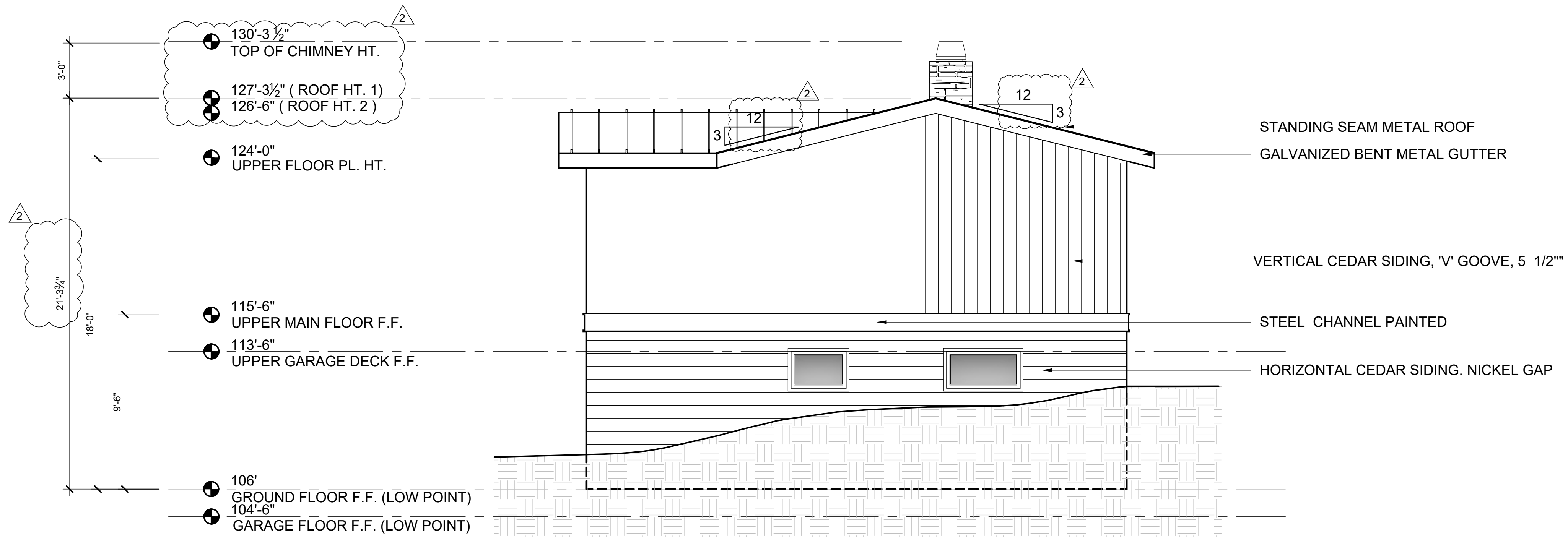


FLOOR PLANS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

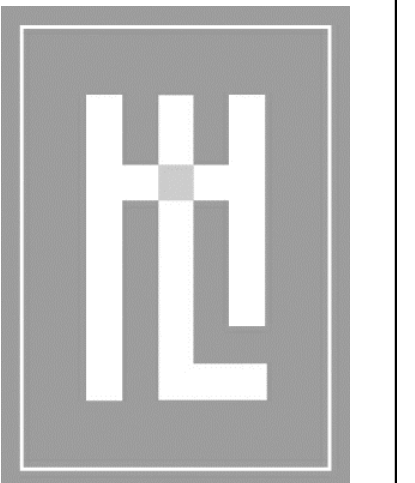
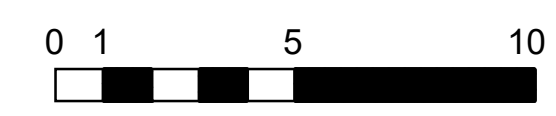
A2.1



WEST ELEVATION ②
SCALE: 1/4" = 1'-0"



EAST ELEVATION ①
SCALE: 1/4" = 1'-0"



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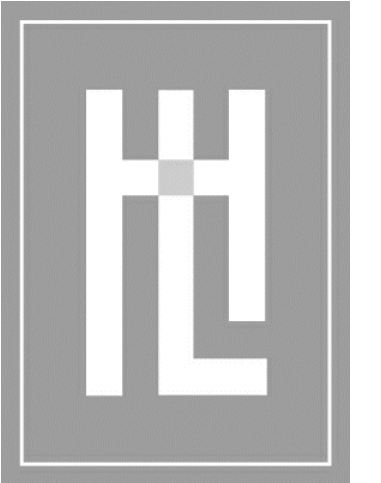
DATE:	03.25.2024
SCALE:	1/4"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	

②	PLANNING REV #2 JULY 25, 2024
③	PLANNING REV #3 AUG 13, 2024



EXTERIOR ELEVATIONS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A3.1



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ARCHITECTURE

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DATE: 03.25.2024

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

DRAWN: KK

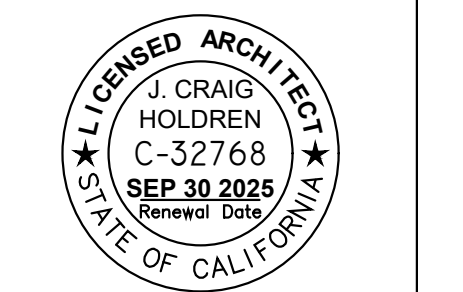
JOB NUMBER: 23.14

REVISION

06.24.2024

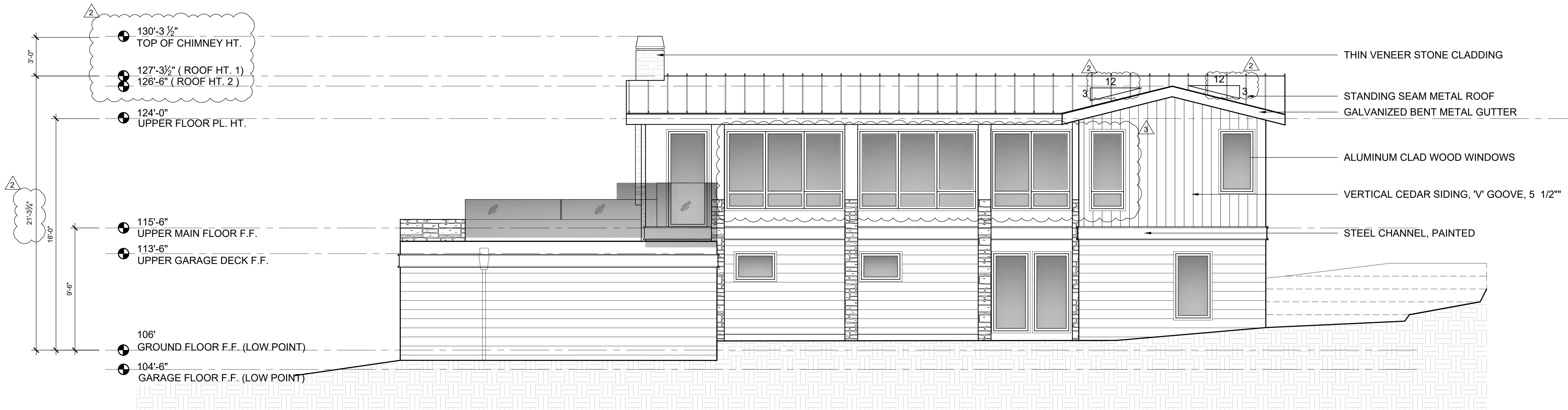
2 PLANNING REV #2
JULY 25, 2024

3 PLANNING REV #3
AUG 13, 2024



EXTERIOR ELEVATIONS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

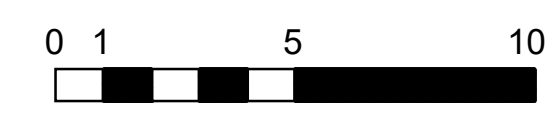
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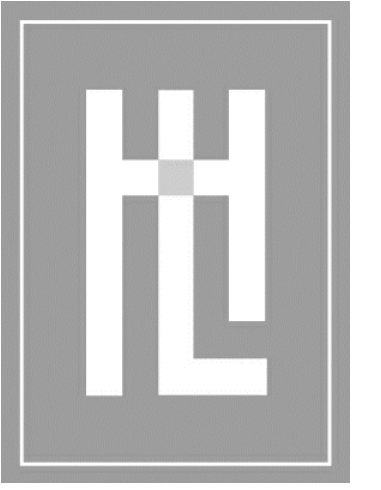


SOUTH ELEVATION ②
SCALE: 1/4" = 1'-0"



NORTH ELEVATION ①
SCALE: 1/4" = 1'-0"

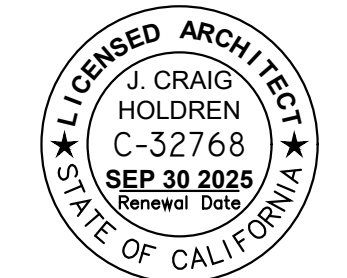




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DATE:	03.25.2024
SCALE:	1/4"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024
2	PLANNING REV #2 JULY 25, 2024



EXTERIOR ELEVATIONS
MEYROSE/COMEAU RESIDENCE
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

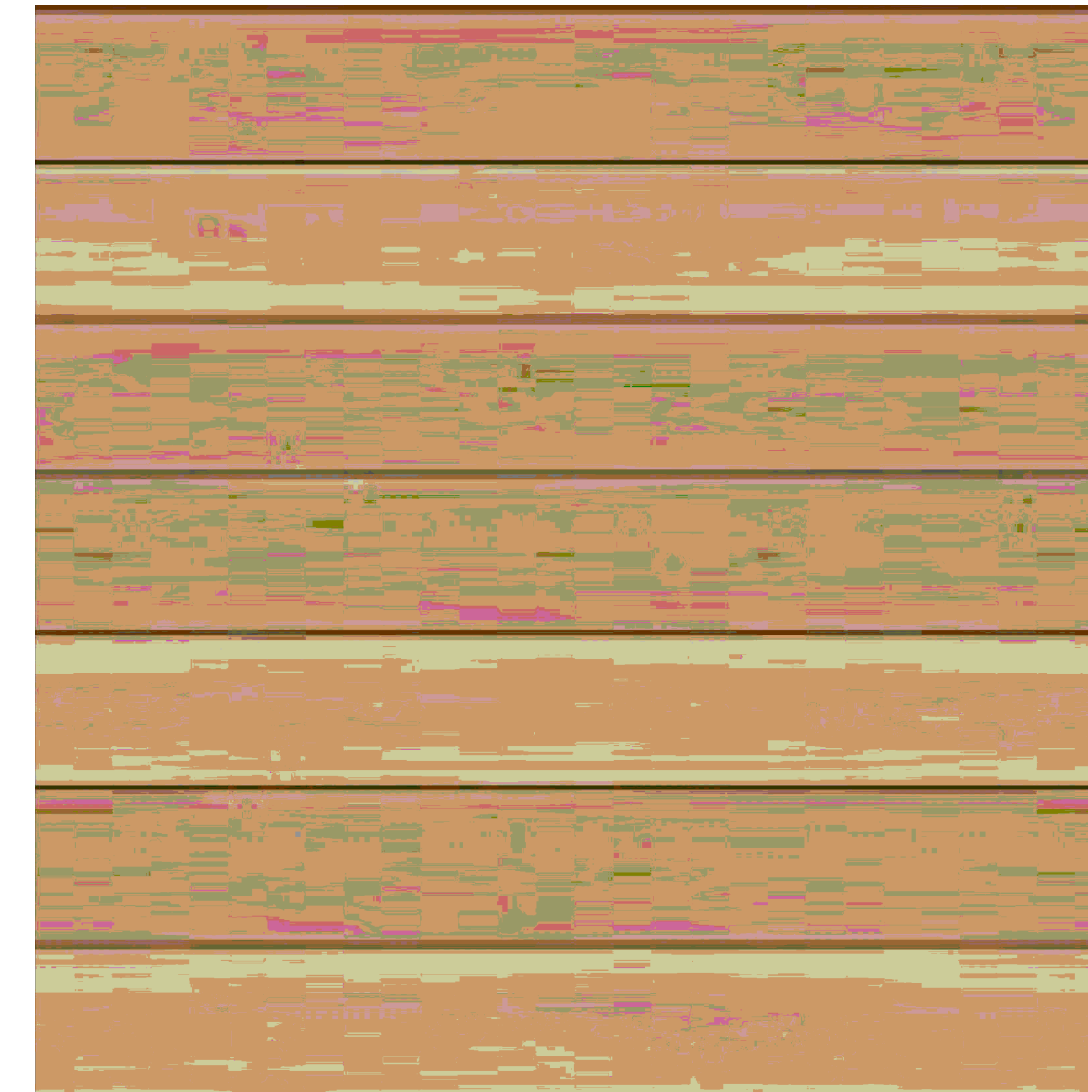
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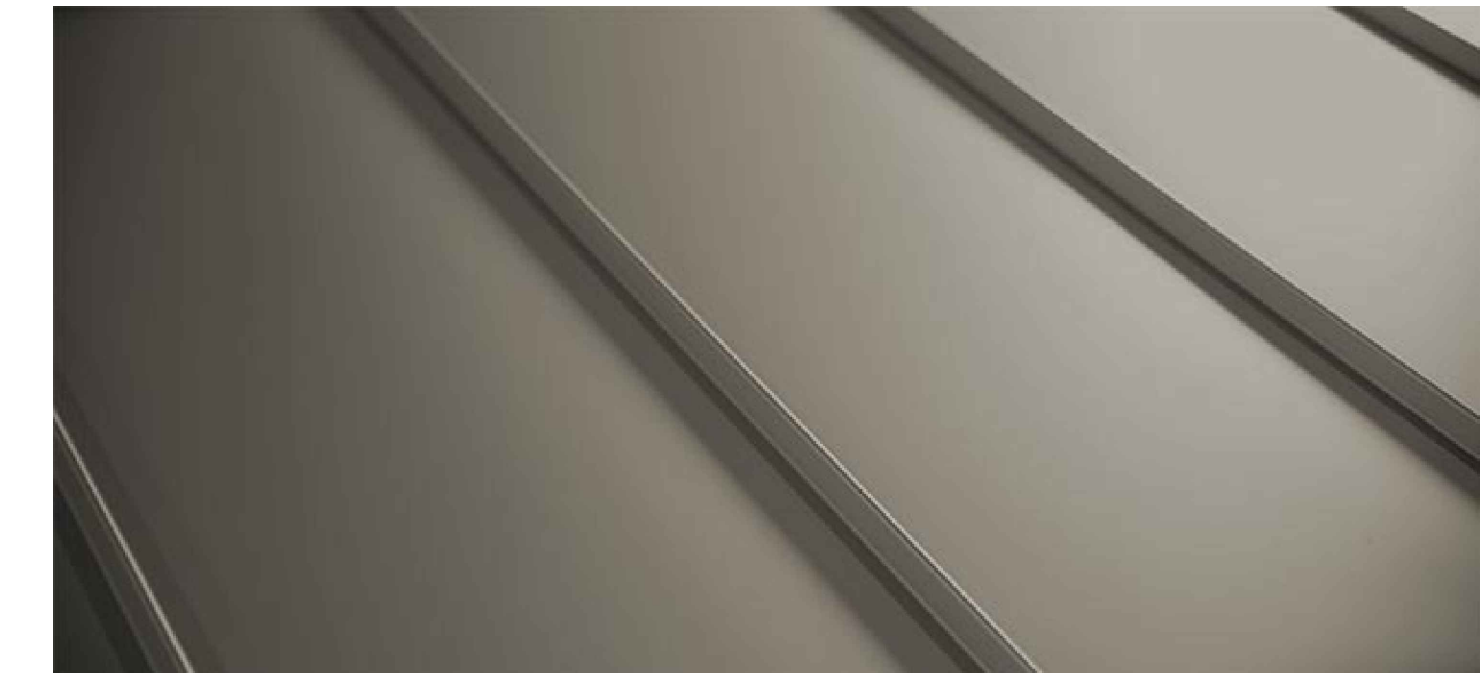
ALUMINUM CLAD WOOD WINDOWS/DOORS



THIN VENEER STONE CLADDING



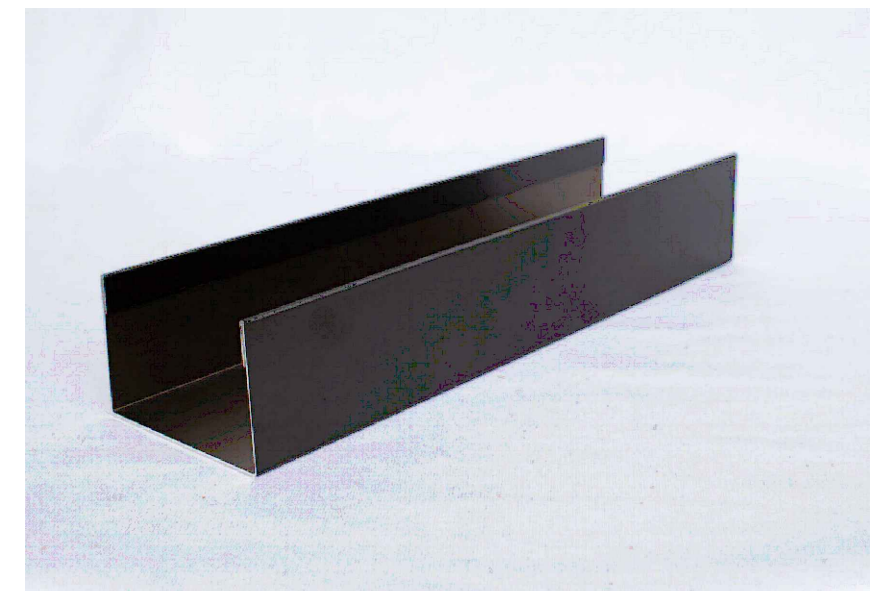
VERTICAL / HORIZONTAL WESTERN RED CEDAR SIDING



STANDING SEAM METAL ROOF



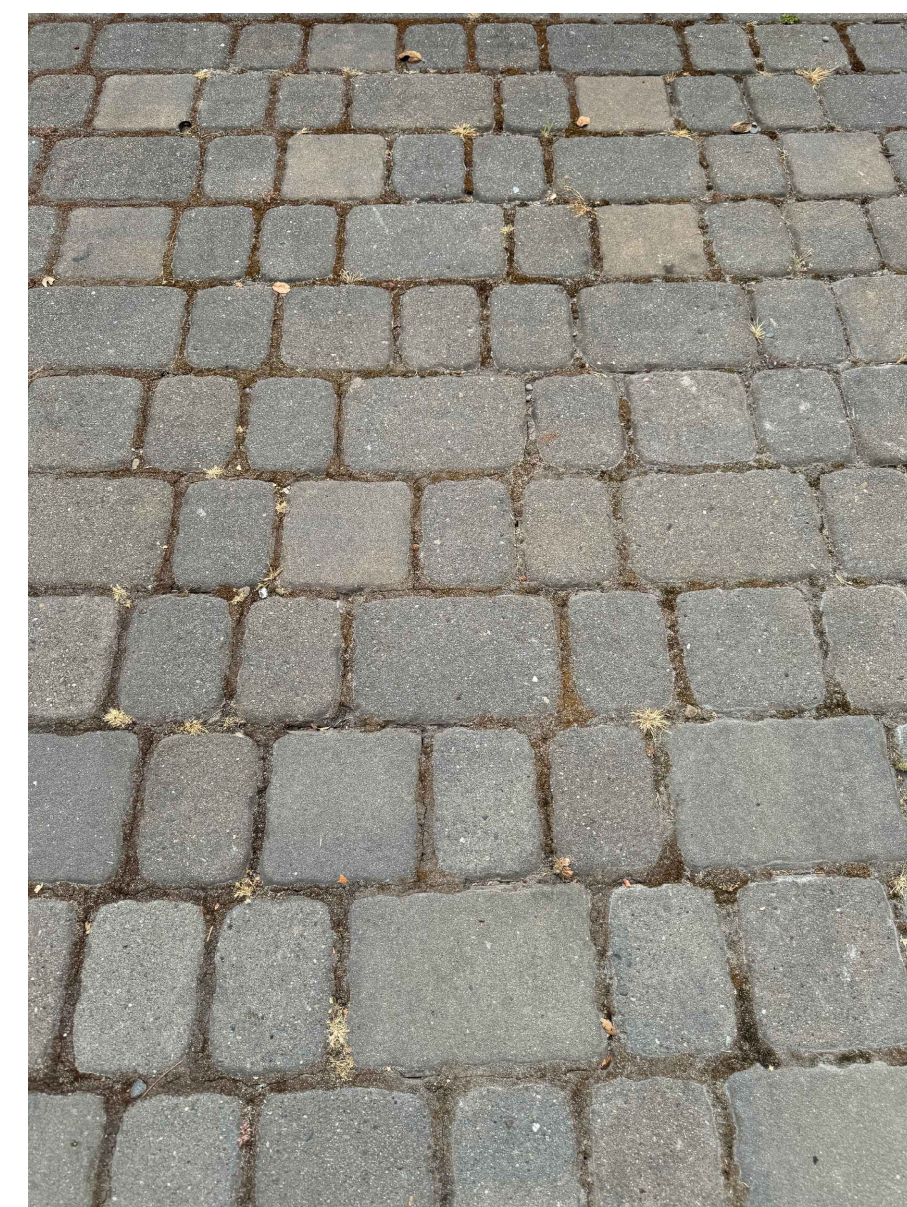
GLASS RAILING



STEEL PAINTED CHANNEL



GALVANIZED BENT METAL GUTTER



EXISTING DRIVEWAY PAVERS

MATERIAL EXAMPLES

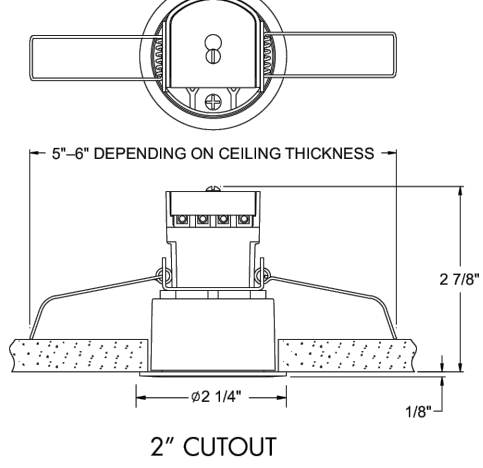
"A" JUNO

Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____
 Contact/Phone: _____

MINI LED DOWNLIGHT
 MD1LG2 (RD) RECESSED HOUSING AND TRIM
 LOW VOLTAGE



DIMENSIONS



TRANSFORMERS

Category Number	Finish	Description
TL602Z 10W 120 12AC WH	White	10W 12V AC Electronic Transformer
TL602Z 25W 120 12AC WH	White	25W 12V AC Electronic Transformer
TL602Z 40W 120 12AC WH	White	40W 12V AC Electronic Transformer
MAGXFMR 1C 10W 120 12AC RL	Black	10W 12V AC Magneti Transformer
MAGXFMR 1C 25W 120 12AC RL	Black	25W 12V AC Magneti Transformer
MAGXFMR 1C 40W 120 12AC RL	Black	40W 12V AC Magneti Transformer

ELECTRICAL DATA

Input Voltage: 12VAC
 Input Power: 4.8W
 Input Current: 0.42A
 Frequency: Varies with Transformer
 DELIVERED LUMENS = 24

PRODUCT DESCRIPTION
 The round MD1LG2 Mini LED recessed downlight is IC rated for insulated or non-insulated applications. • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps. • Ideal for both residential and commercial limited space applications including niches, bookshelves, displays and cabinets. • Remote mount Class 2, 120V to 12V AC electronic or magnetic transformer required. • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K, 3500K or 4000K color temperatures available • 80 or 90 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply recessed into an internal reflector to produce a low glare system • Reflectors finished to match trim ring color for uniform appearance • Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno TL602Z electronic transformer and MAGXFMR magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TL602Z and MAGXFMR - see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for indoor damp locations and damp churning • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing.

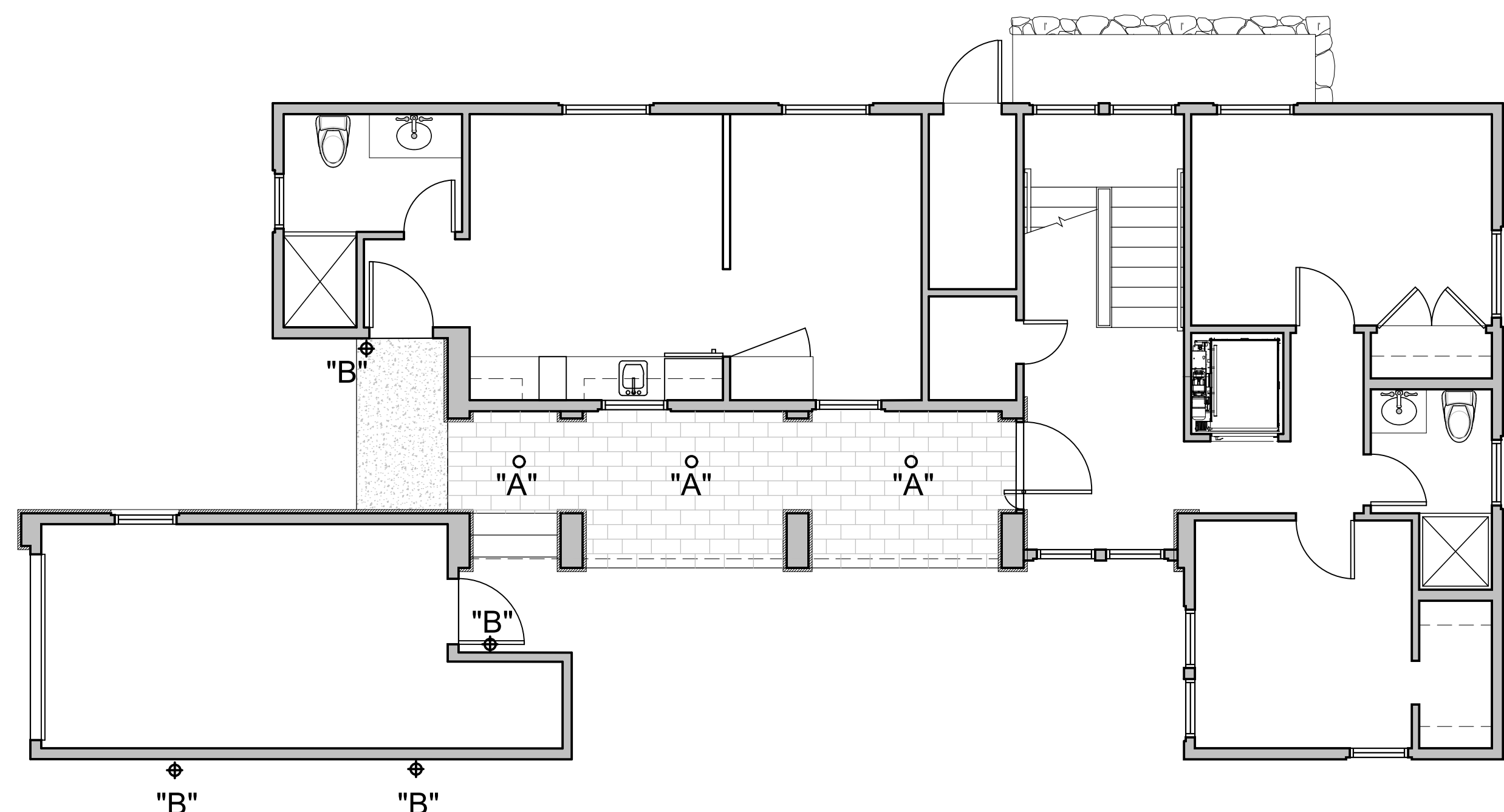
Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL/cUL listed for damp churning • Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Tempered spring steel torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

ORDERING INFORMATION

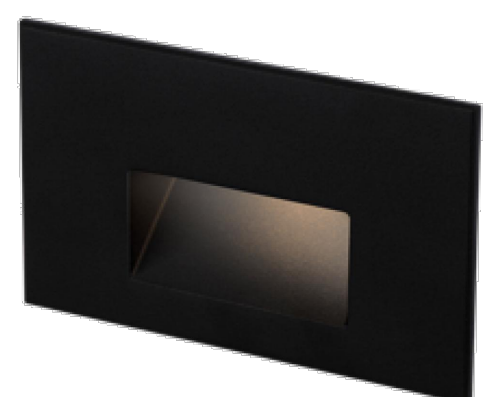
Example: MD1LG2 RD 0324R 27K BKCF FL WH

Series	Fixture Form	Lenses	Color Temperature	CRI	Distribution	Trim Finish
MD1LG2	RD	0324R 300 Normal Lenses	27K 2700K 30K 3000K 35K 3500K 40K 4000K	80CRI 80-CR 90CRI 90-CR	FL Flood NLF Narrow Flood SP Spot	BL Black BRZ Bronze SN Satin Nickel WH White



LOWER FLOOR EXTERIOR LIGHTING PLAN
 NO SCALE

"C" MODERN FORMS



Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____

AVAILABLE FINISHES:



Step Light
 SL-LED100

PRODUCT DESCRIPTION

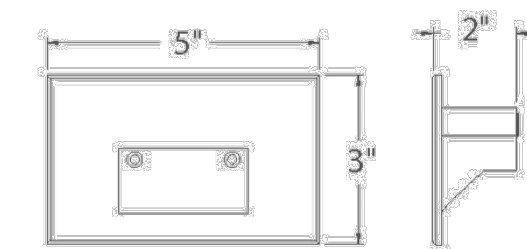
Elevate your design and step up to a minimalist aesthetic that highlights a low profile style that flush mounts for a clean look, ideal lighting for safety and security. A frosted lens delivers beautiful balanced illumination that is shadow free with little glare. Wet listed for both interior and exterior application on stairs and walls.

FEATURES

- ACLED driverless technology
- Low profile, flush to wall aesthetics with no visible hardware
- Frosted lens
- Fits into 2" x 4" J-Box with minimum inside dimensions of 3" L x 2" W x 2" H. Includes bracket for J-Box mount.
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LDS065M010AFE-LD1)

SPECIFICATIONS

Rated Life 54000 Hours
 Standards ETL, cETL, Wet Location Listed, IP66, Title 24 J8: 2019 Compliant, ADA
 Input 120 VAC, 50/60Hz DELIVERED LUMENS = 24
 Dimming ELV
 Mounting Can be mounted on wall in all orientations
 Color Temp 3000K DOWN LITE, MAX. HEIGHT
 90 OF 10 IN. ABOVE WALKING SURFACE
 Construction Die cast aluminum, 316 Marine grade stainless steel



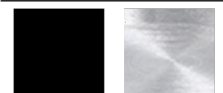
Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
SL-LED100 5"	3000K	BL Black	3.2W	228	24
	3000K	SS Stainless Steel	3.2W	228	24
	3000K	WT White	3.2W	228	24

Example: SL-LED100-30-WT
 For custom requests please contact custom@modernforms.com

"B" MODERN FORMS

Project: _____
 Location: _____
 Fixture Type: _____
 Catalog Number: _____

AVAILABLE FINISHES:



Mako
 WS-W18122

PRODUCT DESCRIPTION

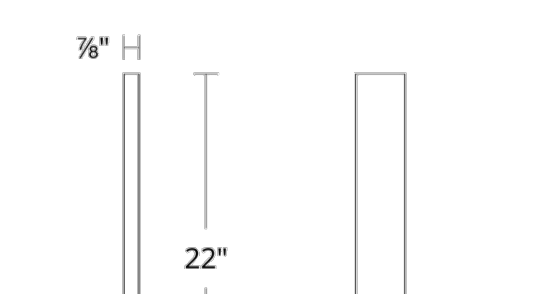
Sleek and striking. Modern lighting designed at just the right angle. This low-profile wall sconce projects a blade of light on the wall behind to feature its own silhouette and second blade cast downward to light the path below. Defined by an angular upright, Mako enhances both interior and exterior locations as a wet listed, ADA Compliant architectural luminaire. Customize your color temperature from three choices.

FEATURES

- Driver concealed within the canopy
- Down and indirect illumination
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field

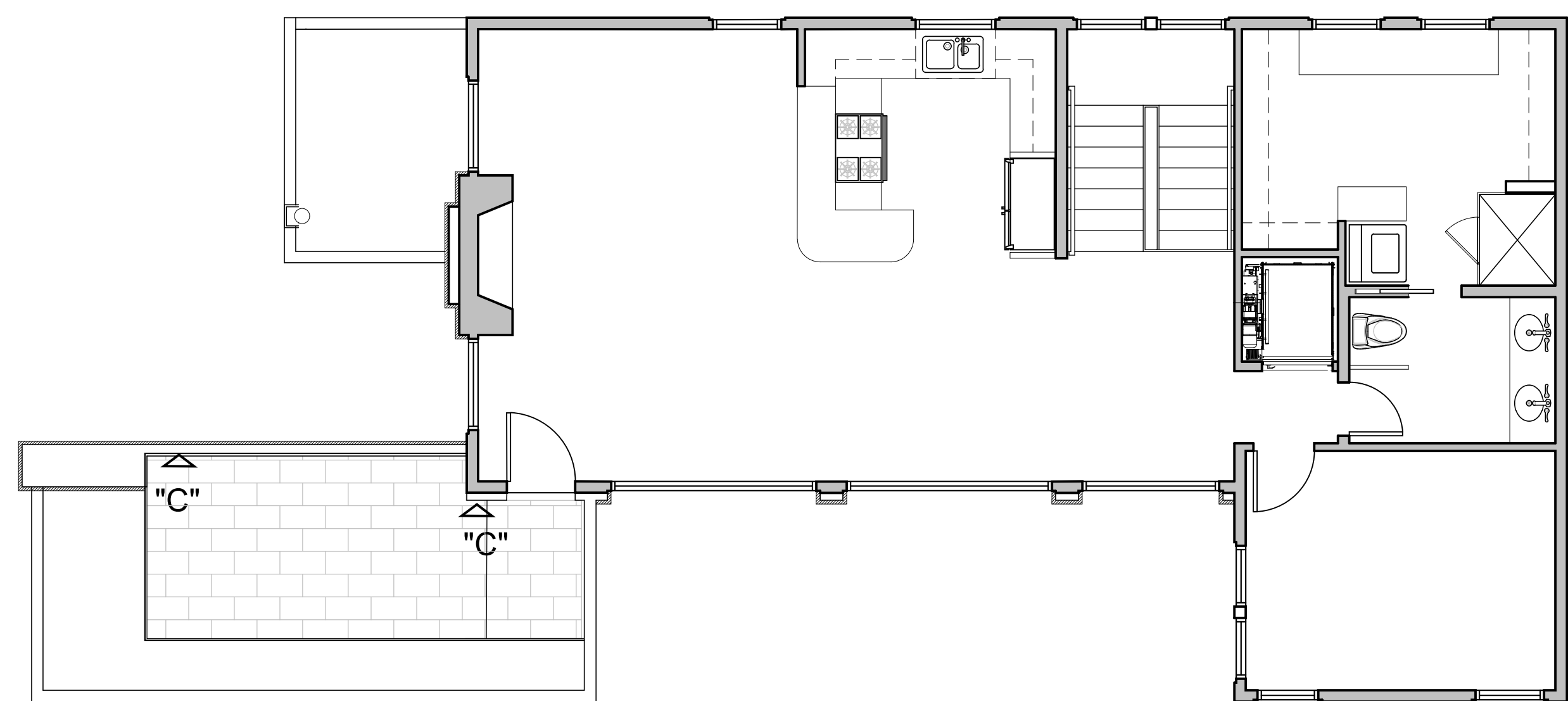
SPECIFICATIONS

Rated Life 50000 Hours
 Standards ETL, cETL, ADA, Wet Location Listed DELIVERED LUMENS = 364
 Input 120/277V, 50/60Hz
 Dimming ELV
 Mounting Can be mounted on wall vertically or upside down
 Color Temp 3000K, 3500K, 4000K DOWN LITE, MAX. HEIGHT
 90 OF 10 FT. ABOVE WALKING SURFACE
 Construction Extruded aluminum body with white silk screen glass

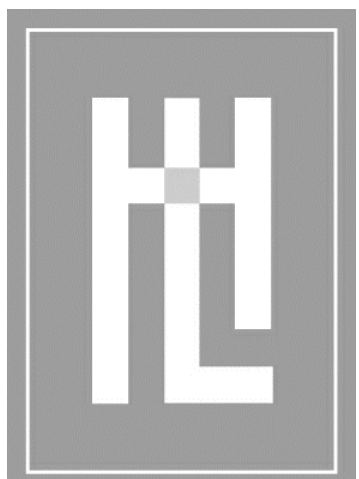


Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W18122 22"	3000K	AL Brushed Aluminum	16.7W	1500	364
	3500K	BL Black	16.7W	1500	364
	3500K	AL Brushed Aluminum	16.7W	1500	434
	3500K	BL Black	16.7W	1500	434
	4000K	AL Brushed Aluminum	16.7W	1500	410
	4000K	BL Black	16.7W	1500	410

Example: WS-W18122-40-BK
 For custom requests please contact custom@modernforms.com



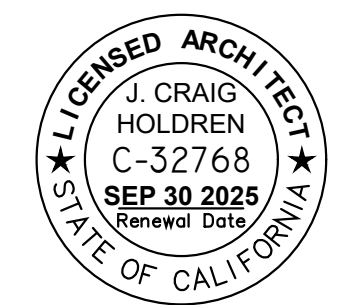
UPPER FLOOR EXTERIOR LIGHTING PLAN
 NO SCALE



HOLDREN+LIETZKE
 ARCHITECTURE

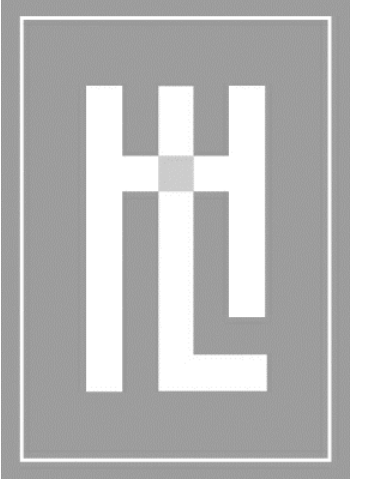
225 CANNERY ROW - SUITE A
 MONTEREY, CA 93940
 Ph: 831.649.6001
 Fax: 831.649.6003
 www.hl-arc.com

DATE: AUG 30, 2024
 SCALE: 01.15.2024
 DRAWN: 1/4"=1'-0"
 JOB NUMBER: 23.14 KK
 REVISION 21.25



EXTERIOR LIGHTING PLAN
MEYROSE / COMEAU RESIDENCE
 SANTA FE ST. 3 NE OF 5TH AVE
 CARMEL-BY-THE-SEA, CA
 A.P.N. 010-037-008

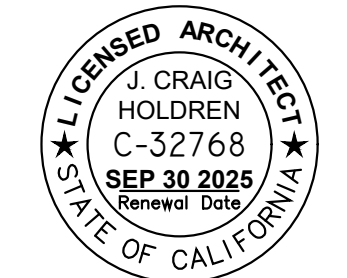
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ARCHITECTURE

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Ph: 831.649.6001
Fax: 831.649.6003
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DATE:	
SCALE:	01.15.2024
DRAWN:	1/4"=1'-0"
JOB NUMBER:	KK
REVISION:	21.25



TREE SURVEY

MEYROSE / COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

TR1.0

Map Information:

Basis of Bearings: The bearing of N 90° 00' 00"E for the north lines of Lots 15 & 16 in Block 46 as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

A.S.O. - as shown on
 B.G.S. - below ground surface
 ELEV - elevation
 ENG/ENGR - engineer
 FD/FND - found
 FF - finished floor
 I.P. - iron pipe
 L&T - lead & tag
 L.S. - land surveyor
 MKD - marked
 N.R.F. - no reference found
 N.S.F. - not searched for
 O.R. - Official Records, Monterey County
 O.U. - origin unknown
 PP - plastic plug
 S.F.N.F. - searched for, not found

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc., were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

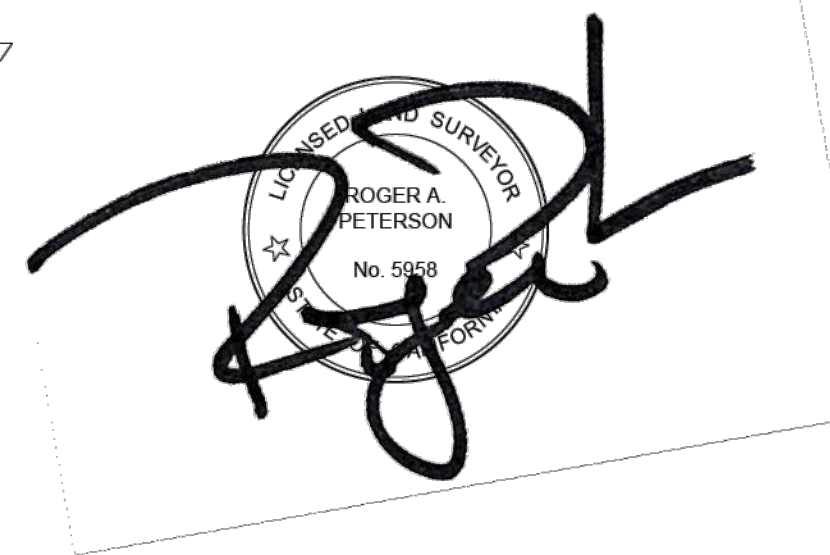
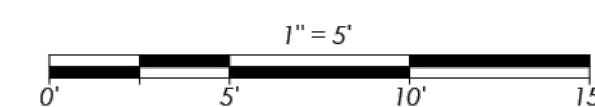
Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- Indicates monument found as noted.
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- Right of Way Center Line

DRAWING REVISIONS:
October 2023 - Original Survey



Topographic Survey

Lot 16 in Block 46
Commonly known as Santa Fe St. 3 NE 5th Ave., APN: 010-037-009
Located in the City of Carmel-by-the-Sea, Monterey County,
State of California

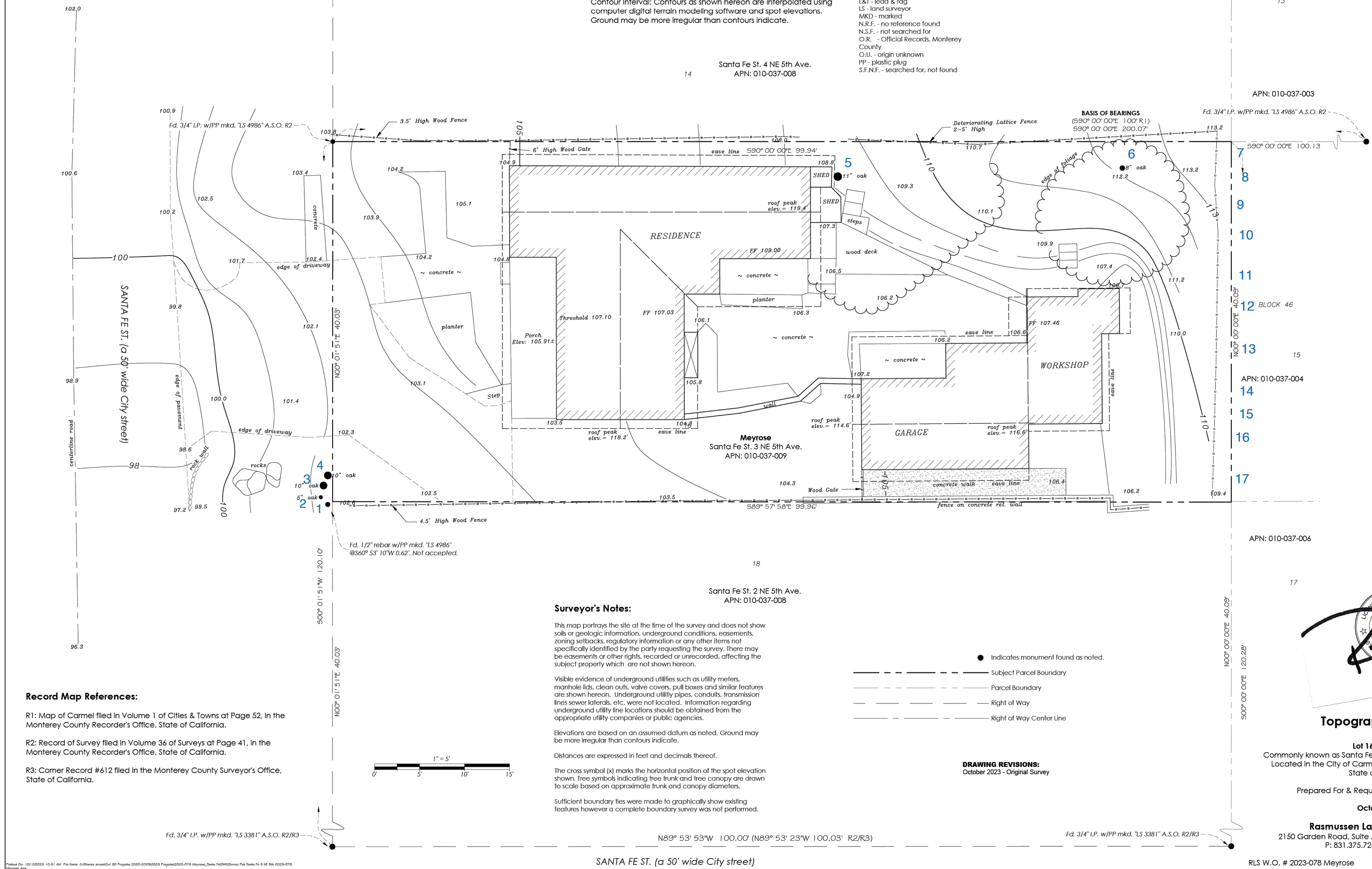
Prepared For & Requested By: Grover Meyrose

October 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-078 Meyrose

Sheet 1 of 1



Record Map References:

R1: Map of Carmel filed in Volume 1 of Cities & Towns at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Record of Survey filed in Volume 36 of Surveys at Page 41, in the Monterey County Recorder's Office, State of California.

R3: Corner Record #612 filed in the Monterey County Surveyor's Office, State of California.

Printed On: 10/15/2023 10:31 AM File Name: G:\Other\arc\arc\30 Projects\2023-078 Meyrose_Santa Fe\DWG\Drawy Plot Santa Fe 3 NE 5th 2023-078.dwg

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

Table with columns for Tree # (1-15), score, and Tree # (16-30), score. Contains numerical data for form and structure assessment.

- 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?

Table with columns for Tree # (1-15), score, and Tree # (16-30), score. Contains numerical data for age and vigor assessment.

- 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?

Table with columns for Tree # (1-15), score, and Tree # (16-30), score. Contains numerical data for environmental conditions assessment.

- 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.

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

Table with columns for Tree # (1-15), YES/NO, and Tree # (16-30), YES/NO. Contains binary data for minimum size criteria.

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

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

Table with columns for Tree # (1-15), score, and Tree # (16-30), score. Contains numerical data for health and condition assessment.

- 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.

Significant Tree Evaluation Worksheet

APN: 010-037-009-000
Street Location: Santa Fe St. 3 NE 5th Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Comeau & Meyrose
Recommended Tree Density: 3 Upper, 1 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?

Table with columns for Tree # (1-15), YES/NO, and Tree # (16-30), YES/NO. Contains binary data for risk assessment.

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?

Table with columns for Tree # (1-15), Species (CO, MC, CR, CI, TO, AC, EU), YES/NO, and Tree # (16-30), Species (MC, MC), YES/NO. Contains binary data for species identification.

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO -coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pod -- Podocarpus OT -- other Toy -- Toyon
Ac -- Acacia EUC -- Eucalyptus
(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.)

Part Three: Final Assessment

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

Table with columns for Tree # (1-15), score, and Tree # (16-30), score. Contains numerical data for final assessment.

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

Table with columns for Tree # (1-15), YES/NO, and Tree # (16-30), YES/NO. Contains binary data for assessment category scores.

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

Yes ___ Trees 17 and 21 are an acacia and a Eucalyptus which are invasive and non desirable species

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.

Table with columns for Tree # (1-15), SIGNIF/MOD, and Tree # (16-30), SIGNIF/MOD. Contains binary data for final classification.

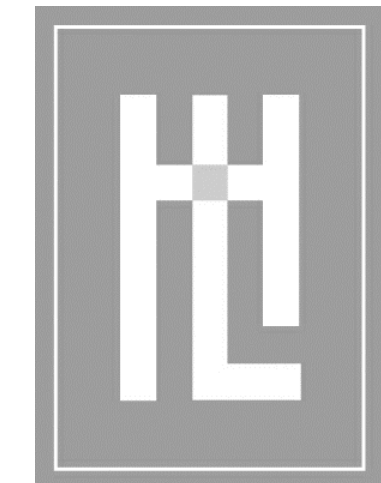
Items to note:

Table with columns for Tree # (1-15), Feet, and Tree # (16-30), Feet. Contains numerical data for structural root zone.

Table with columns for Tree # (1-15), YES, and Tree # (16-30), YES. Contains binary data for tree protection zone.

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 be installed 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 be 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.



HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A MONTEREY, CA 93940

Ph: 831.649.6001 Fax: 831.649.6003

www.hl-arc.com

DATE:
SCALE: 01.15.2024
DRAWN: 1/4"=1'-0"
JOB NUMBER: KK
REVISION: 21.25



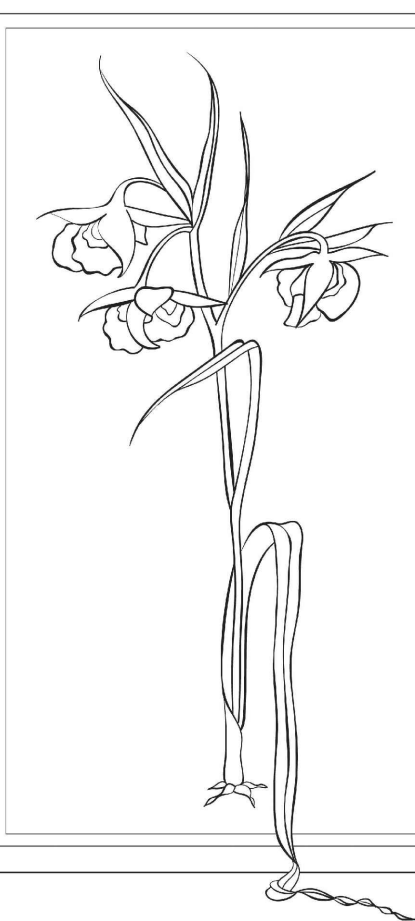
TREE EVALUATION REPORT

MEYROSE / COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE CARMEL-BY-THE-SEA, CA

A.P.N. 010-037-008

TR2.0



Michelle Comeau
Landscape Design
&
Installation
P.O. Box 6327
Carmel, Ca. 93921
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michelle@comeaudeesign.com

Landscape Plan Prepared For:
Comeau - Mcgrose
Sante Fe 3 NE of 5th Ave.
Carmel By The Sea, Ca. 93921
APN: 010-037-009

Sheet Title:
Planting Plan

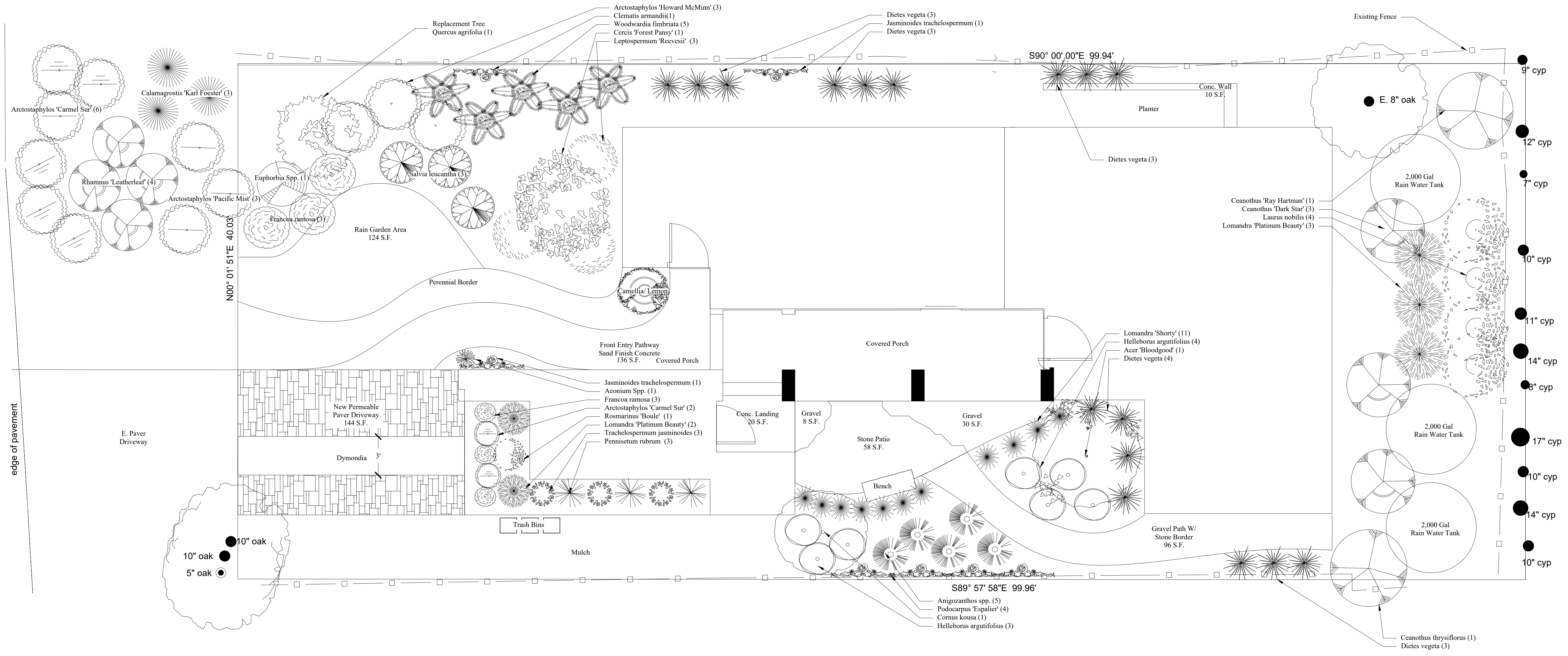
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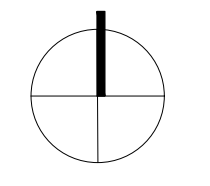
Drawn By: GM

Revised:

Sheet: L-1
of: L-3



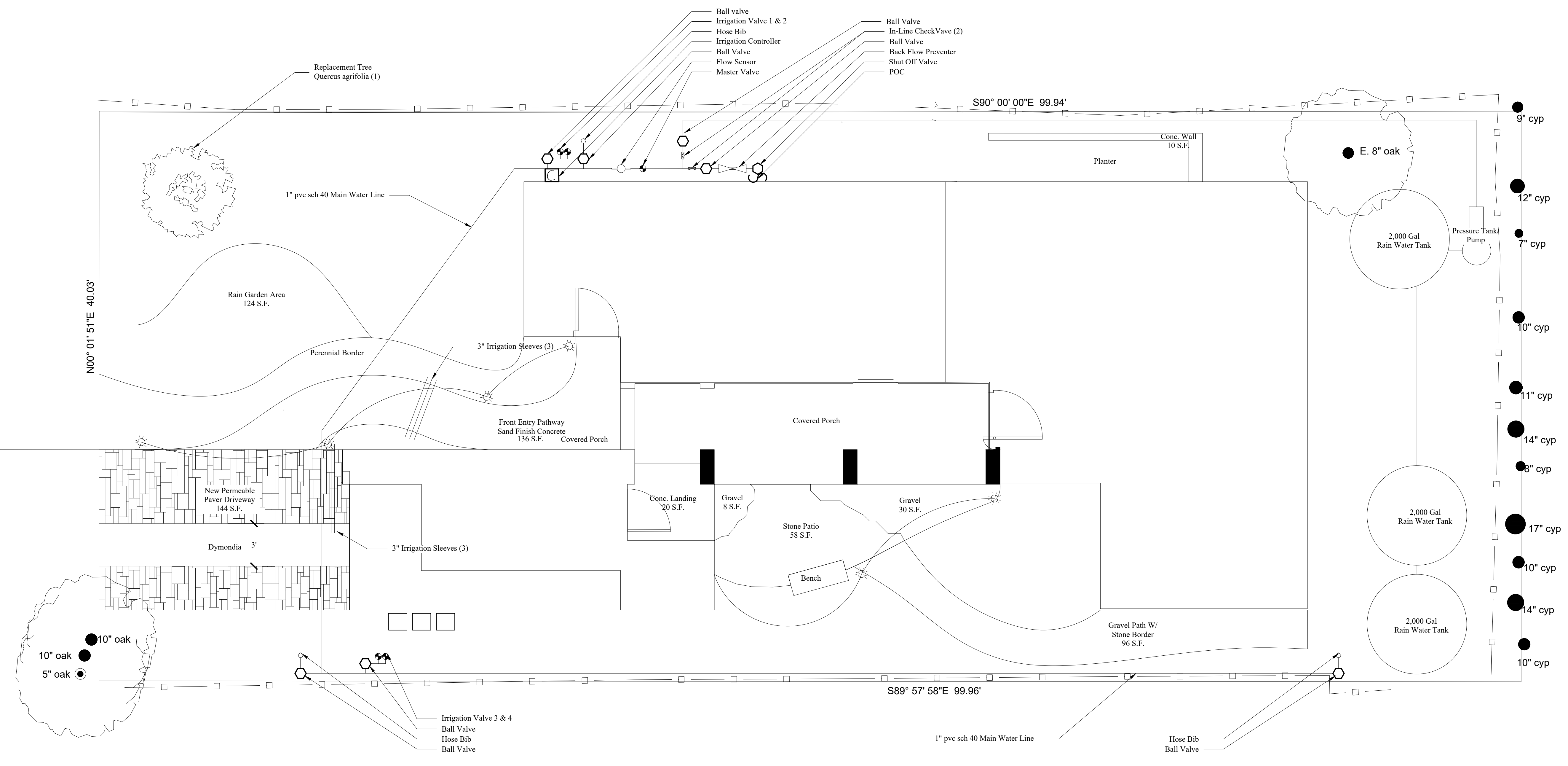
Permeable	Impermeable	Site Coverage Calculations
X		New Paver Driveway 144 S.F.
X		Gravel Path w/ Stone Border 96 S.F.
X		Gravel Patio 38 S.F.
	X	Concrete Landing 26 S.F.
	X	Front Entry Walkway 110 S.F.
	X	Stone Patio 59 S.F.
Permeable Site Coverage 278 S.F.		
Impermeable Site Coverage 195 S.F.		
Total 473 S.F.		
Allowable Site Coverage 396 S.F.		
Allowable Site Coverage W/Bonus 556 S.F.		





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Landscape Plan Prepared For:
Comeau - Meyrose
Sante Fe 3 NE of 5th Ave.
Carmel By The Sea, Ca. 93921
APN: 010-037-009



Sheet Title:
Irrigation & Lighting
Plan

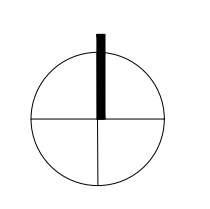
Date: 7/25/24

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

Drawn By: GM

Revised:

Sheet: L-2
of: L-3



MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 • CARMEL, CA 93921
831.620.0111 • FAX 831.620.0105
www.comeau-design.com
LICENSE NO. 582326

Comeau Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
Trees:			
1	24"	Acer Bloodgood	Japanese Maple
1	17g	Cercis Canadensis Forest Pansy	Forest Pansy Redbud
1	17g	Cornus kousa	Kousa Dogwood
4	14G	Larix nobilis	Doyle Laurel
4	7g	Podocarpus nageocephalus	Yew Plant Pine
1	17g	Quercus agrifolia	Coveat Live Oak
Shrubs:			
2	7g	Aeonium Zwartkop	Zwartkop Aeonium
2	7g	Acrostaphylos Carmel Star	Carmel Star Manzanita
2	7g	Argemone Spp.	Kangaroo Paw
2	7g	Acrostaphylos Howard McMiner	Howard McMiner Manzanita
2	7g	Acrostaphylos Pacific Mist	Pacific Mist Manzanita
2	7g	Calamagrostis Kalf Forester	Feather Reed Grass
1	7g	Camellia samoyi	Samoyak Camellia
2	7g	Ceanothus Archer Bay	Archer Bay Ceanothus
2	7g	Ceanothus Dark Star	Dark Star Ceanothus
1	7g	Ceanothus Ray Hartman	Ray Hartman Ceanothus
1	7g	Ceanothus thyrsiflora	Snowflary Ceanothus
1	7g	Clematis armandi	Armand Clematis
16	1g	Dietes vegeta	Fortnight Lily
1	7g	Euphorbia Spp.	Euphorbia
tbl	1g	Festuca Eija Blue	Blue Fescue
2	1g	Francoa ramosa	Bridal Wreath
10	1g	Haldoranus argenteifolia	Hills Lined Hellebore
2	7g	Lepidosperum reenei	Dwarf Tea Tree
15	1g	Lomandra Platium Beauty	Platium Beauty Lomandra
11	1g	Lomandra Shorty	Shorty Matt Rush
1	7g	Pandorea panicoides Lady D	White Flower Vine
2	7g	Pennisetum rubrum	Purple Fountain Grass
4	7g	Rhamnus Leatherleaf	Catalpa Currant
2	1g	Ribes viburnifolium	Catalpa Currant
1	1g	Roussaeum Boudle	Boudle Rosemary
4	7g	Trachelosperum panicoides	Star Jasmine
2	7g	Woodwardia fimbriata	Giant Chain Fern
tbl	tbl	Perennial Border - Lianadula, Nepeta, Achillea, Iris, Digitalis, Ceranium, Thyme, Oregano	

Irrigation Materials

- Irrigation Controller
 - Rainbird ESF-ME3, Rain Bird, Rain Bird Ultrasonic Flow Sensor
- Master Valve
 - 1" Weathermatic BlackBullet Max Inline Valve w/ Flow Control
- Irrigation Control Valves
 - 1" Weathermatic BlackBullet Max Inline Valve w/ Flow Control
- Backflow Preventer
 - 1" # 975 XL Wilkins Reduced Pressure w/ Y Strainer
- Nelson Plastic Valve Box Covers
- 1" sch 80 Ball Valve Ball
- 1" Main Line, SCH 80, 18" Deep
- 3/4" B + 401 Champion Bent Nose Garden Valve

VALVE DETAIL

STATION #	TYPE	LOCATION
1	Drip	Plants in Front of House
2	Drip	Extra
3	Extra	Plants in Back of House

IRRIGATION TIMETABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T, F 30 MIN

SUMMER
VALVES 1, 2, 3 T, F 30 MIN

FALL
VALVES 1, 2, 3 T, F 30 MIN

WINTER (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T, F 30 MIN

Lighting Legend

SYM	Qty	MODEL DESCRIPTION
T	2	FX Luminaire FX Transformer 100W
☀	7	FX Luminaire SPJ-cc34-1 LED- 10 Watts- Front Lights -116" Tall -120 Lumens

TRANSFORMER SCHEDULE

Model	Watt Capacity	Watt's Used	Area	Switch Code
T1 FX-Transformer	100w	40w	Front Yard	SW1
T2 FX-Transformer	100w	30w	Back yard	SW2

TRANSFORMER DETAIL

TRANS	Line	QTY	Fixture
T1	Line 1	4	FX- Luminaire JS
T2	Line 1	3	FX- Luminaire HC

NOTE: Transformer shall have photocell and motion control options

Lighting Fixtures



SPJ-CC34

PLANTING NOTES:

- Plant quantities are for contractor convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.
- Contractor to notify landscape designer in the event of plant unavailability immediately.
- Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.
- All plant material shall match specification per species and comply with ANZSI Z601 "Standard for Nursery Stock", and shall be inspected by landscape designer.
- Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.
- Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.
- Contractor shall provide an allowance of \$2,000 for additional material.
- Top dress all planter areas with 2" of 1/2" redwood or fir bark dressing free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.
- Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.
- All trees to be staked with two lodgepole stakes 10' x 2" a batter board and cinch ties, or with guy wires as necessary.
- All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.
- All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.
- No plant substitutions unless approved by designer.
- All irrigation lines to be SCH 40 PVC main lines.
- All valve wires to be sleeved with 3/4" electrical conduit, SCH 40.
- All direct burial low voltage wires to be sleeved with 3/4" electrical conduit, SCH 40 PVC.
- All Stepping stones to be set on individual pads of concrete, 2" thick, trowelled to the exact size of the stepping stones.

WILKINS a **FLUOR** company

Model 975XL
Reduced Pressure Principle Assembly

SPECIFICATION SUBMITTAL SHEET

APPLICATION
Designed for installation on potable water lines to protect against both back-siphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

FEATURES
Sizes: 3/4" 1" 1 1/4" 1 1/2" 2"

Maximum working water pressure 175 PSI
Maximum working water temperature 180°F
Hydrostatic test pressure 350 PSI
End connections Threaded ANSI B1.20.1

OPTIONS
(Suffixes can be combined)

- with full port QT ball valves (standard)
- L - less ball valves
- U - with union ball valves
- MS - with integral relief valve monitor switch
- P - for reclaimed water systems
- S - with bronze "Y" type strainer
- BMS - with battery operated monitor switch
- FDC - with fire hydrant connection; 2" only
- TCU - with test cocks up
- V - with union swivel elbows
- SE - with street elbows
- FT - with integral male 45° flare SAE test fitting

STANDARDS COMPLIANCE

- ASSE® Listed 1013
- IAPMO® Listed
- UL® Classified (less shut-off valves or with OS&Y valves)
- C-UL® Classified
- CSA® Certified
- AWWA Compliant C511
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California

MATERIALS

Main valve body Cast Bronze ASTM B 584
Access covers Cast Bronze ASTM B 584
Fasteners Stainless Steel, 300 Series
Elastomers Silicone (FDA Approved)
Polymers Buna Nitrile (FDA Approved)
Springs Noryl™, NSF Listed
Stainless steel, 300 series

ACCESSORIES

- Air gap (Model AG)
- Repair kit (rubber only)
- Thermal expansion tank (Model WXTF)
- Soft seated check valve (Model 40)
- Shock arrester (Model 1250)
- QT-SET Quick Test Fitting Set
- Ball valve handle locks

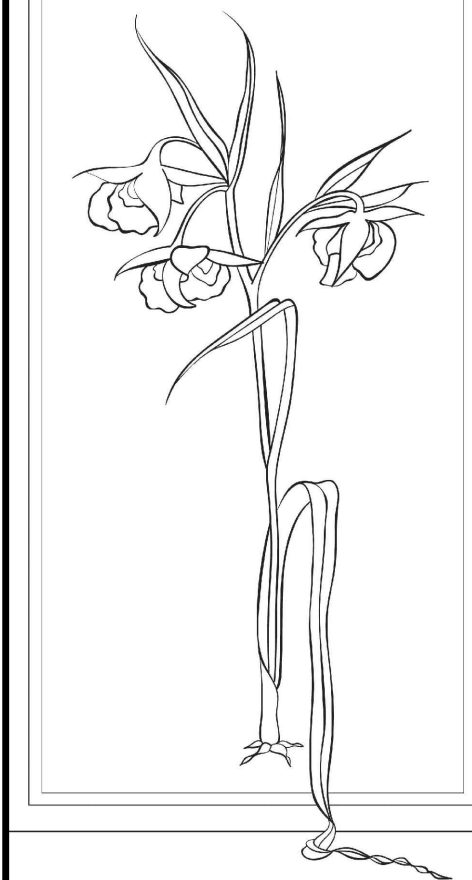
Relief Valve discharge port:
3/4" - 1" - 0.85 sq. in.
1 1/4" - 2" - 1.19 sq. in.

DIMENSIONS & WEIGHTS (do not include pkg.)

MODEL SIZE	DIMENSIONS (approximate)										WEIGHT										
	A UNION BALL VALVES		B LESS BALL VALVES		C		D		E		F		G		LESS BALL VALVES	WITH BALL VALVES					
in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lb.	kg						
3/4	20	12	305	14	356	7.3/8	197	2.1/8	54	3	76	3.1/2	89	E	127	15.3/4	460	12	4.5	12	6.8
1	25	13	330	14	356	7.3/8	197	2.1/8	54	3	76	3.1/2	89	E	127	17.3/4	491	10	4.5	14	8.4
1 1/4	32	17	420	15	453	10.15/16	272	2.3/8	70	3.1/2	89	3	127	6.3/4	171	22	559	22	10	28	12.1
1 1/2	40	17.5/8	441	20	508	10.15/16	272	2.3/8	70	3.1/2	89	3	127	6.3/4	171	23.1/8	597	22	10	28	12.7
2	50	18.7/8	491	21	530	1.15/16	293	2.3/8	70	3.1/2	89	3	127	6.3/4	171	25.1/2	633	22	10	28	13.2

OC0000112 11/04
BF-975XL (01)

Page 1 of 2



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Installation

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Landscape Plan Prepared For:

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Sante Fe 3 NE of 5th Ave.
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APN: 010-037-009

Sheet Title:
Notes

Date: 7/25/24

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

Drawn By: GM

Revised:

Sheet: L-3
of: L-3