

**Before the Planning Commission  
in and for the County of Monterey, State of California**

In the matter of the application of:

**CARMEL RESERVE LLC (PLN220307)**

**RESOLUTION NO. 23-036**

Resolution by the Monterey County Planning Commission:

- 1) Considering the certified Final Revised Environmental Impact Report and Addendum (SCH#1995083033); and
- 2) Approving a Design Approval to allow entrance design for the One Carmel Subdivision including a 75 square foot sign, 400 square foot guard kiosk with entry gate, 3,200 linear feet of stone and wood fencing, 340 linear feet of retaining walls, exterior lighting, and landscaping (PLN110173-AMD1, Condition No. 28).

[PLN220307 Carmel Reserve LLC, 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan (Assessor's Parcel Numbers 015-171-013-000, 015-171-014-000, & 015-171-018-000)]

**The CARMEL RESERVE LLC application (PLN220307) came on for a public hearing before the Monterey County Planning Commission on September 13, 2023, was continued to September 27, 2023 with second continuance to October 25, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**RECITALS**

**WHEREAS**, the proposed project, PLN220307, located on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, 2.5 miles east of Highway 1, Carmel Valley Master Plan] (APNs: 015-171-013-000, 015-171-014-000, & 015-171-018-000), is consistent with the policies of the Monterey County 2010 General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21);

**WHEREAS**, the subject parcels are zoned Rural Density Residential/Low Density Residential which allow for construction of minor structures and signs (Monterey County Code [MCC] sections 21.14.030.F and 21.16.030.E);

**WHEREAS**, the development is allowed subject to the granting of a Design Approval pursuant to Carmel Valley Master Plan Policy CV-1.20;

**WHEREAS**, the subject project is part of the buildout of September Ranch (active permit PLN110173-AMD1) which was approved by the Board of Supervisors subject to the conditions

of approval and mitigation measures for the subdivision. One of the conditions of approval, number 28, specifies the Planning Commission shall make “final approval” of design of several elements of the subdivision improvements, including the fencing, gate and gate house and that the structures “shall follow a rural design & maintain compatible design consistency with the surroundings in keeping with the old farmhouse & equestrian center;”

**WHEREAS**, as proposed, the project consists of construction of entrance design including a 75 square foot sign, 400 square foot guard kiosk with entry gate, 3,200 linear feet of stone and wood fencing, 340 linear feet of retaining walls, exterior lighting, and landscaping including an artificial landform built from approximately 8,900 cubic yards fill with a length of approximately 230 feet and a height of 12 feet and 6 inches (5% slope on western side);

**WHEREAS**, the proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding rural Carmel Valley Road character, and other entry designs in the neighborhood. Colors and materials include beige Carmel stone veneer on the retaining wall, grey dry stacked stone and dark brown wood fencing, and beige granite hardscaping;

**WHEREAS**, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. The project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Carmel Valley Master Plan (CVMP) Policy CV-1.1 (development shall follow a rural architectural theme with design review), Policy CV-1.9 (structures proposed in open grassland areas that would be highly visible from Carmel Valley Road shall be minimized in number and be clustered near existing natural or man-made vertical features), Policy CV-3.2, public vistas are provided, and Policy CV-3.3, development including buildings, fences, signs, landscaping are not significantly blocking the viewshed or the hills. The proposed entrance features are made from natural materials, clustered at the entrance and do not significantly block views. The sign is proposed to be located on a monument of stacked stone which is a decorative theme repeated in the style of the retaining wall around the artificial landform and other elements of the entrance. The landscaping proposed for the top of the artificial landform will be designed to add no more than four additional feet in height to protect public vistas. This is evidenced by the attached plans and renderings, staking and flagging, testimony in the hearing, as well as a staff visual impact assessment;

**WHEREAS**, the project setbacks are at least 100 feet from Carmel Valley Road pursuant to CVMP Policy CV-3.1 such that there is a monument sign of less than 6 feet and retaining wall of less than four feet height within the setback but no development considered a structure;

**WHEREAS**, the proposed project is not for the design of the driveway, bus stop, drainage improvements or roadway improvements, as they were already approved by the Board of Supervisors on March 28, 2023 as shown in the approved improvement plans with that entitlement (Resolution No. 23-123). In accordance with CVMP Policy CV-2.11, there is left turn channelization and tapering at the access point on Carmel Valley Road for safe ingress and egress in the approved intersection design. Improvement plans for a safe transit stop were provided to County and MST for review and approval prior to Phase 1 final map acceptance. Pursuant to subdivision project Condition of Approval number 77, PWSP006 – Transit Stop, the applicant shall provide an improved pull-out in each direction and onsite signage at the site

entrance showing the transit schedule and map. In accordance with the Drainage & Flood Control Systems Agreement for the subdivision (Document No. 2020076785, condition no. 121), two stormwater control ponds are planned for the parcels adjacent to Carmel Valley Road that include the planned entrance. The approved subdivision improvement plan shows the area intended for the artificial landform with a note to place excess material for entry feature;

**WHEREAS**, in accordance with General Plan Policy and MCC section 21.66.050, an Archaeological Report was prepared by four archaeologists with Archaeological Consulting and Research Services, Inc. for the subdivision in February, 1981. A flat area of the subdivision was identified as a possible pre-historical tribal cultural activity area and no other artifacts were discovered; an Archaeological Report Waiver was requested by the developer for this Design Approval, which was approved, given the extensive environmental analysis done on the subject development at these properties and the application of Mitigation Measure 4.10-1 Cultural Resources to the subdivision;

**WHEREAS**, the subject properties are identified as Parcels A, B and E on "Tract No. 1547, September Ranch Phase 1 Subdivision Map", filed for record in Volume 24, Cities and Towns, at Page 70, and are therefore recognized by the County as legal lot of record;

**WHEREAS**, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

**WHEREAS**, the project was referred to the Carmel Valley Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on June 20, 2023 voted unanimously with one member absent to approve the designs with condition that the landscaping plan reduce the number of trees to retain the quality of the viewshed;

**WHEREAS**, California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 allows a Project that was analyzed in a certified Environmental Impact Report (EIR) and Addendum to consider the certified EIR when the circumstances of the projects are the same. The proposed development is consistent with the entrance, gate and guard kiosk that were anticipated for the subdivision at this site. None of the conditions described in CEQA Guidelines Section 15162 apply and there is no change to the larger project by this Project that would require new environmental analysis; and

**WHEREAS**, pursuant to MCC Section 21.80.040.D, the Board of Supervisors shall consider appeals from the discretionary decisions of the Planning Commission and the decision of the Board of Supervisors would be final and may not be appealed.

**NOW, THEREFORE BE IT RESOLVED**, based on the above recitals, the Monterey County Planning Commission does hereby:

- 1) Consider the certified Final Revised Environmental Impact Report and Addendum (SCH#1995083033); and
- 2) Approve a Design Approval to allow entrance design for the One Carmel Subdivision including a 75 square foot sign, 400 square foot guard kiosk with entry gate, 3,200 linear feet of stone and wood fencing, 340 linear feet of retaining walls, exterior lighting, and landscaping (PLN110173-AMD1, Condition No. 28).

**PASSED AND ADOPTED** this 25th day of October 2023 upon motion of Commissioner Daniels, seconded by Commissioner Diehl, by the following vote:

AYES: Gonzalez, Diehl, Roberts, Monsalve, Getzelman, Mendoza, Work, Daniels, Gomez, Shaw  
NOES: None  
ABSENT: None  
ABSTAIN: None

DocuSigned by:  
  
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Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON 10/27/2023.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 11/6/2023.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

# County of Monterey HCD Planning

## Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220307

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval permit (PLN220307) allows installation and construction of frontage improvements for the One Carmel Subdivision including a 75 square foot sign, 400 square foot guard kiosk with entry gate, 3,200 linear feet of stone and wood fencing, 340 linear feet of retaining walls, exterior lighting, and landscaping.. The property is located at 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive (Assessor's Parcel Numbers 015-171-013-000, 015-171-014-000, & 015-171-018-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

**2. PD002 - NOTICE PERMIT APPROVAL**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval (Resolution Number 23-036) was approved by Monterey County Planning Commission for Assessor's Parcel Numbers 015-171-013-000 , 015-171-014-000, & 015-171-018-000 on October 25, 2023. The permit was granted subject to six conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

**3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, 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 can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

**4. PW0005 - ENCROACHMENT PERMIT**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

**5. PW001 - LANDSCAPE MAINTENANCE AGREEMENT:**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** A landscape maintenance agreement is required to maintain the frontage of the Property including proposed decomposed granite sidewalks at the intersection of Carmel Valley Road and Brookdale Drive. Periodic inspection, repair, safe operation, and, if and when necessary, replacement of the Improvements by the Developer at its expense in accordance with the county standards. Landscape maintenance shall include, but not be limited to repair decomposed granite sidewalks as necessary, periodic trimming and pruning of trees, shrubs, and other vegetation; trimming and shaping of trees and shrubs to maintain safe pedestrian access, road conditions and visibility. Decomposed sidewalk shall be designed to meet ADA guidelines. The agreement shall be recorded with the recorder's office.

**Compliance or Monitoring Action to be Performed:** Prior to building/grading permits issuance, the Owner/Applicant shall provide a landscape maintenance agreement by an Engineer to HCD-Engineering Services and PWFP for approval.

<b>6. CC01 INDEMNIFICATION AGREEMENT</b>
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**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

# ONE CARMEL

CARMEL VALLEY ROAD  
FRONTAGE AND PROJECT ENTRY  
LANDSCAPE PLANS

676 CARMEL VALLEY ROAD  
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Landscape Architect

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Stamp

Revisions

- 07.20.2023
- 09.17.2023

Date

11.04.2022

Phase

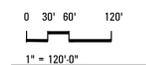
ENTRY LANDSCAPE PLANS

Job Number

CRVT201

Scale

North



Drawing Title

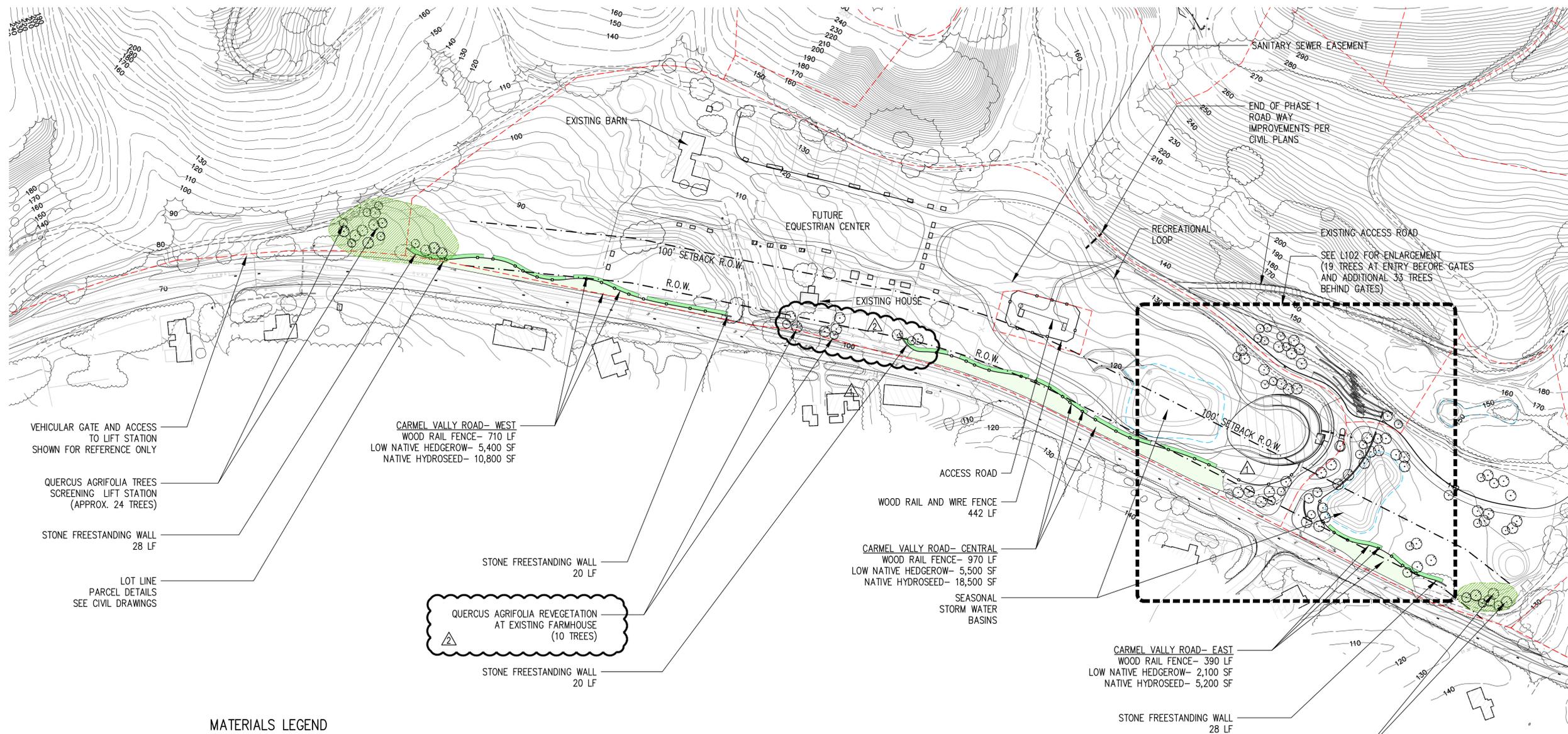
OVERALL LAYOUT AND PLANTING  
PLAN

Drawing Number

NOT FOR CONSTRUCTION

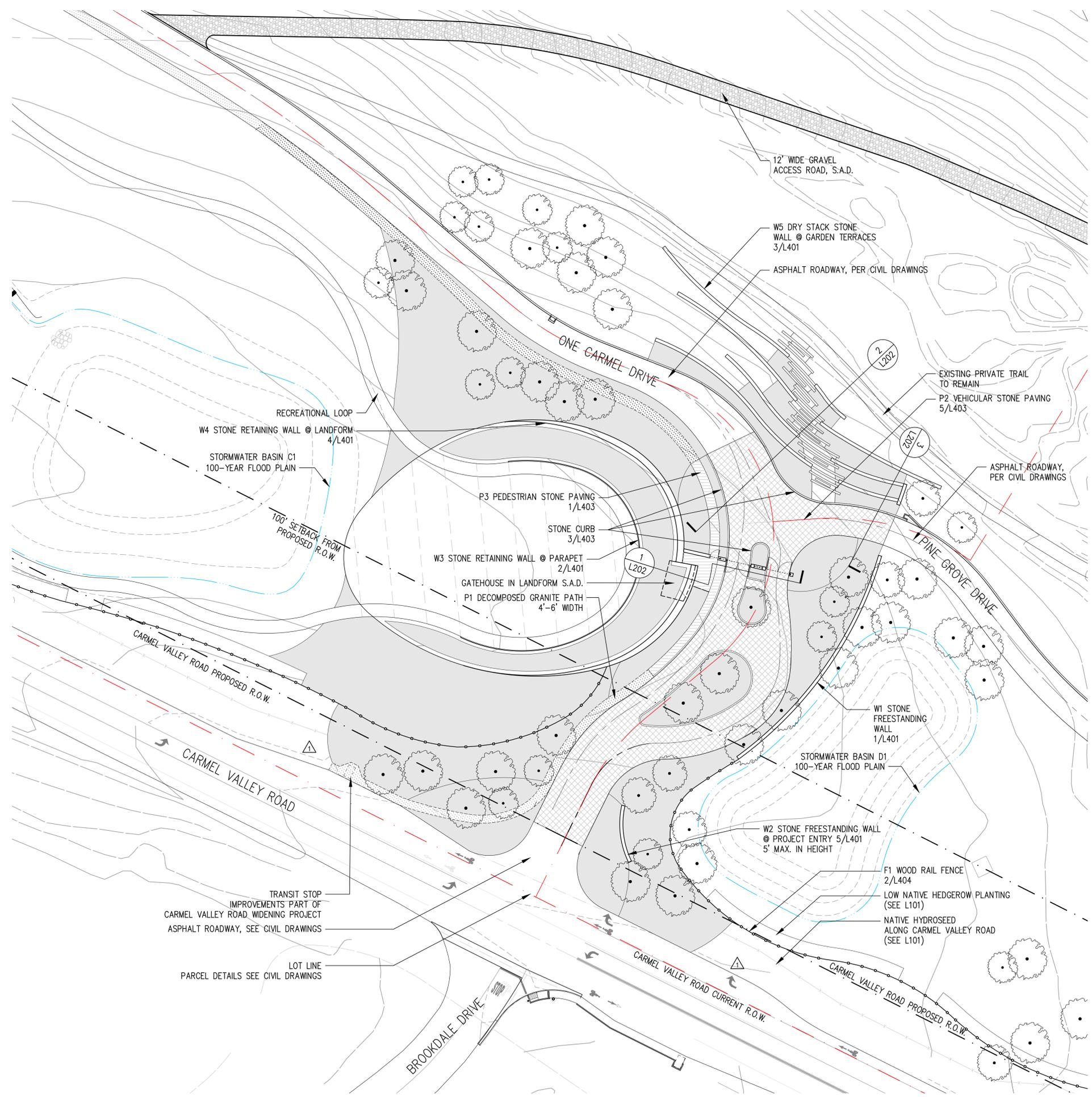
# L101

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### MATERIALS LEGEND

- |                                     |   |  |
|-------------------------------------|---|--|
| <p>1<br/>L401</p> <p>2<br/>L404</p> | <p>STONE FREESTANDING WALL<br/>@ ENDS OF WOOD RAIL FENCING<br/>96 LF</p> <p>WOOD RAIL FENCE<br/>ALONG CARMEL VALLEY ROAD<br/>2,068 LF</p> <p>RECREATIONAL LOOP<br/>8' WIDE CRUSHED GRAVEL MATERIAL<br/>TO MATCH EXISTING TRAILS</p> <p>LOW NATIVE HEDGEROW MIX<br/>ALONG CARMEL VALLEY ROAD<br/>12,000 SF AREA<br/>(IRRIGATION FOR ESTABLISHMENT AND<br/>LIMITED PERMANENT LOW VOLUME DRIP)</p> <p>NATIVE HYDROSEED MIX<br/>ALONG CARMEL VALLEY ROAD<br/>34,500 SF AREA</p> | <p>QUERCUS AGRIFOLIA<br/>MINIMUM 24" BOX- SIZES TO VARY<br/>(IRRIGATION FOR ESTABLISHMENT AND<br/>LIMITED PERMANENT LOW VOLUME DRIP)</p> <p>EXISTING TREES TO REMAIN<br/>(PROTECT IN PLACE)</p> <p>POTENTIAL TREE MITIGATION AREA</p> <p>LOT LINE<br/>PARCEL DETAIL SEE CIVIL DRAWINGS</p> |
|-------------------------------------|---|--|



MATERIALS LEGEND

- P3 1 L403 PEDESTRIAN STONE PAVING @ GATEHOUSE 1,500 SQUARE FEET
- P1 2 L403 DECOMPOSED GRANITE PAVING 3,600 SQUARE FEET
- P2 5 L403 VEHICULAR STONE PAVING 12,570 SQUARE FEET
- W1 1 L401 STONE FREESTANDING WALL 170 LINEAR FEET @ 5' HEIGHT
- W2 # L401 STONE FREESTANDING WALL @ PROJECT ENTRY 35 LINEAR FEET
- W3 2 L401 STONE RETAINING WALL @ PARAPET 240 LINEAR FEET @ 3.5' HEIGHT
- W4 4 L401 STONE RETAINING WALL @ LANDFORM 440 LINEAR FEET SEE DETAILS AND SECTIONS FOR HEIGHTS
- W5 # L401 DRYSTACK STONE WALL @ GARDEN TERRACES 580 LINEAR FEET @ 3.5' HEIGHT
- F1 2 L404 WOOD RAIL FENCE (SEE L101 FOR LINEAR FEET)
- 3 L403 STONE CURB @ DRIVE AISLE AND MEDIAN 500 LINEAR FEET
- 4 L404 METAL HEADER DURA EDGE STEEL BY JD RUSSELL COMPANY BLACK COLOR FINISH 1,100 LINEAR FEET
- SHRUB AND GROUNDCOVER AREA
- QUERCUS AGRIFOLIA
- LOT LINE PARCEL DETAILS SEE CIVIL DRAWINGS

ONE CARMEL

CARMEL VALLEY ROAD FRONTAGE AND PROJECT ENTRY LANDSCAPE PLANS

676 CARMEL VALLEY ROAD CARMEL, CALIFORNIA 93923

Landscape Architect



2200 Bridgeway Sausalito, California 94965-1750 United States www.swagroup.com +1.415.332.5100

Stamp

Revisions

- 1 07.20.2023

Date

11.04.2022

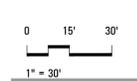
Phase

ENTRY LANDSCAPE PLANS

Job Number

CRVT201

Scale



Drawing Title

LAYOUT ENLARGEMENT @ PROJECT ENTRY

Drawing Number

NOT FOR CONSTRUCTION

L102

# ONE CARMEL

CARMEL VALLEY ROAD  
FRONTAGE AND PROJECT ENTRY  
LANDSCAPE PLANS

676 CARMEL VALLEY ROAD  
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11.04.2022  
Phase  
ENTRY LANDSCAPE PLANS  
Job Number  
CRVT201

Scale North

Drawing Title

MATERIAL SCHEDULE

Drawing Number

NOT FOR CONSTRUCTION

# L103

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## MATERIALS SCHEDULE - PAVING

KEY	SYMBOL	ITEM	MATERIAL	COLOR	SIZE/THICKNESS	DETAIL
P1		DECOMPOSED GRANITE PAVING	STABILIZED DECOMPOSED GRANITE	TAN	DEPTH: 3"	
P2		VEHICULAR STONE PAVING	GRANITE COBBLE	TAN	6" X 6"	
P3		PEDESTRIAN STONE PAVING	GRANITE STONE	TAN	DEPTH: 3"	
		ASPHALT ROAD PAVING	ASPHALT	-	-	SEE CIVIL DRAWINGS



P1 DECOMPOSED GRANITE



P2 GRANITE COBBLE



P3 GRANITE STONE

## MATERIALS SCHEDULE - WALL AND FENCE

KEY	SYMBOL	ITEM	MATERIAL	COLOR	SIZE/THICKNESS	DETAIL
W1		STONE FREESTANDING WALL	CONCRETE FOUNDATION WITH CARMEL STONE VENEER	-	4-5" STONE VENEER CARMEL STONE ASHLAR PATTERN	
W2		STONE FREESTANDING WALL @ PROJECT ENTRY	CONCRETE FOUNDATION WITH CARMEL STONE VENEER	-	4-5" STONE VENEER CARMEL STONE ASHLAR PATTERN	
W3		STONE RETAINING WALL @ PARAPET	CONCRETE FOUNDATION WITH CARMEL STONE VENEER	-	4-5" STONE VENEER CARMEL STONE ASHLAR PATTERN	
W4		STONE RETAINING WALL @ LANDFORM	CONCRETE FOUNDATION WITH CARMEL STONE VENEER	-	4-5" STONE VENEER CARMEL STONE ASHLAR PATTERN	
W5		DRY STACK STONE WALL @ GARDEN TERRACES	DRY STACK CARMEL STONE	-	DEPTH: 6"	
F1		WOOD RAIL FENCE	REDWOOD POSTS AND RAILS	-	SEE DETAILS	



W1-W4 CARMEL STONE VENEER WALL



W5 DRY STACK STONE WALL



F1 WOOD RAIL FENCE

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Drawing Title

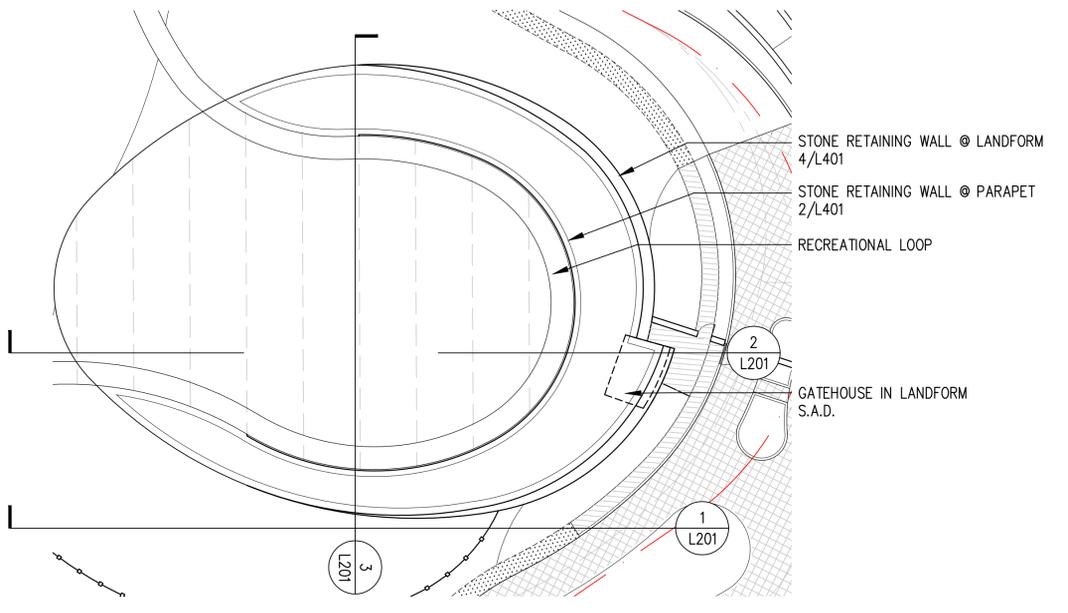
LANDSCAPE SECTIONS

Drawing Number

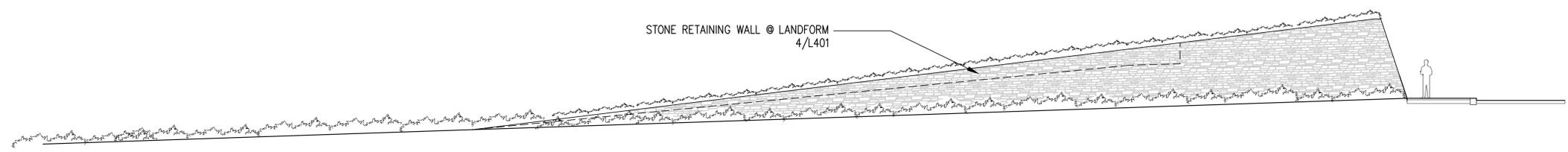
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# L201

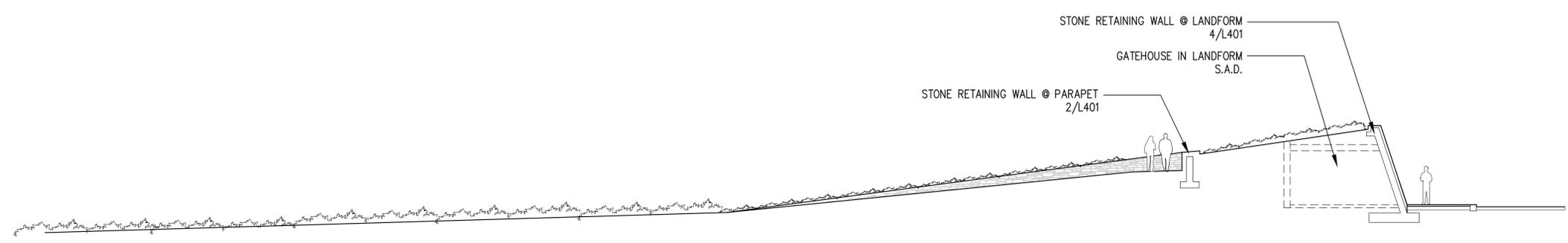
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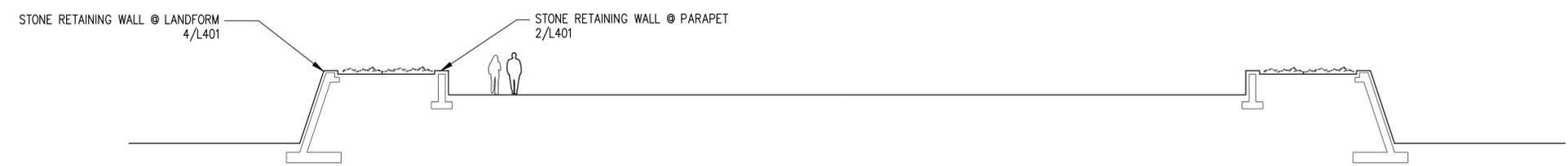
KEY MAP 1"=30'-0"



1 EAST WEST ELEVATION  
1" = 10'-0"



2 EAST WEST SECTION  
1" = 10'-0"



3 NORTH SOUTH SECTION  
1" = 10'-0"

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676 CARMEL VALLEY ROAD  
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Landscape Architect

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Scale North

Drawing Title

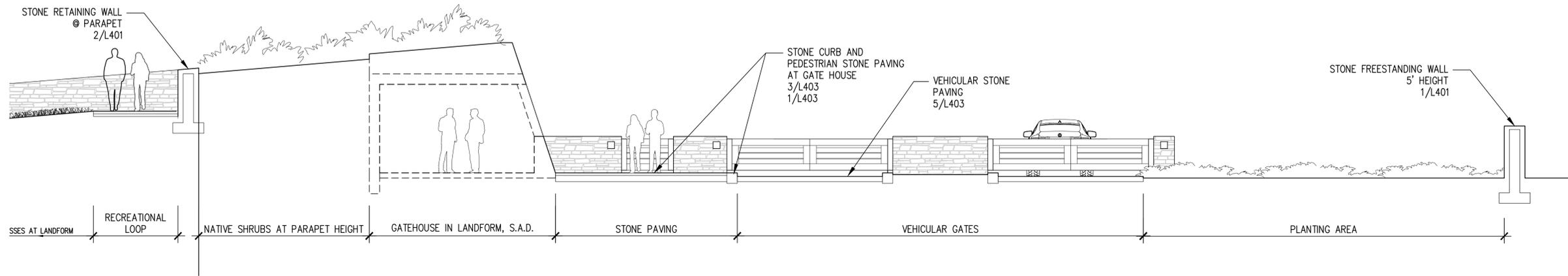
LANDSCAPE SECTIONS

Drawing Number

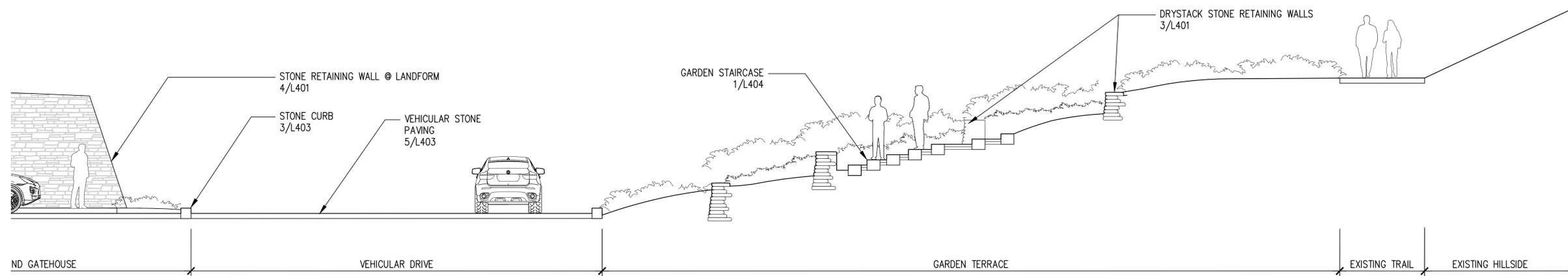
NOT FOR CONSTRUCTION

# L202

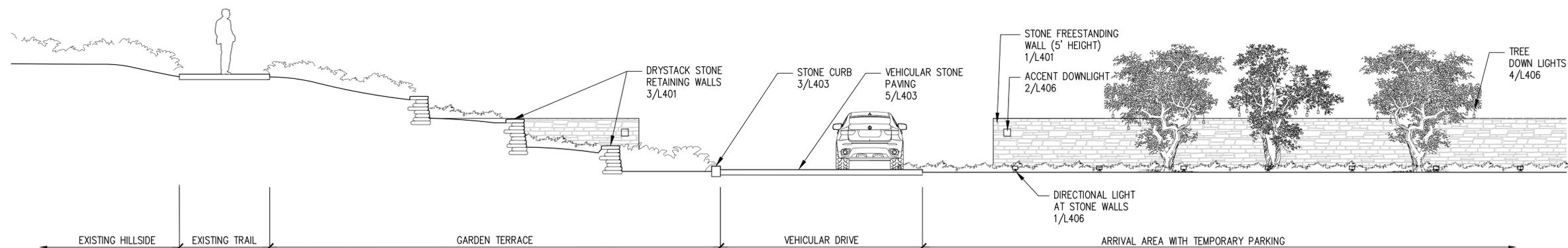
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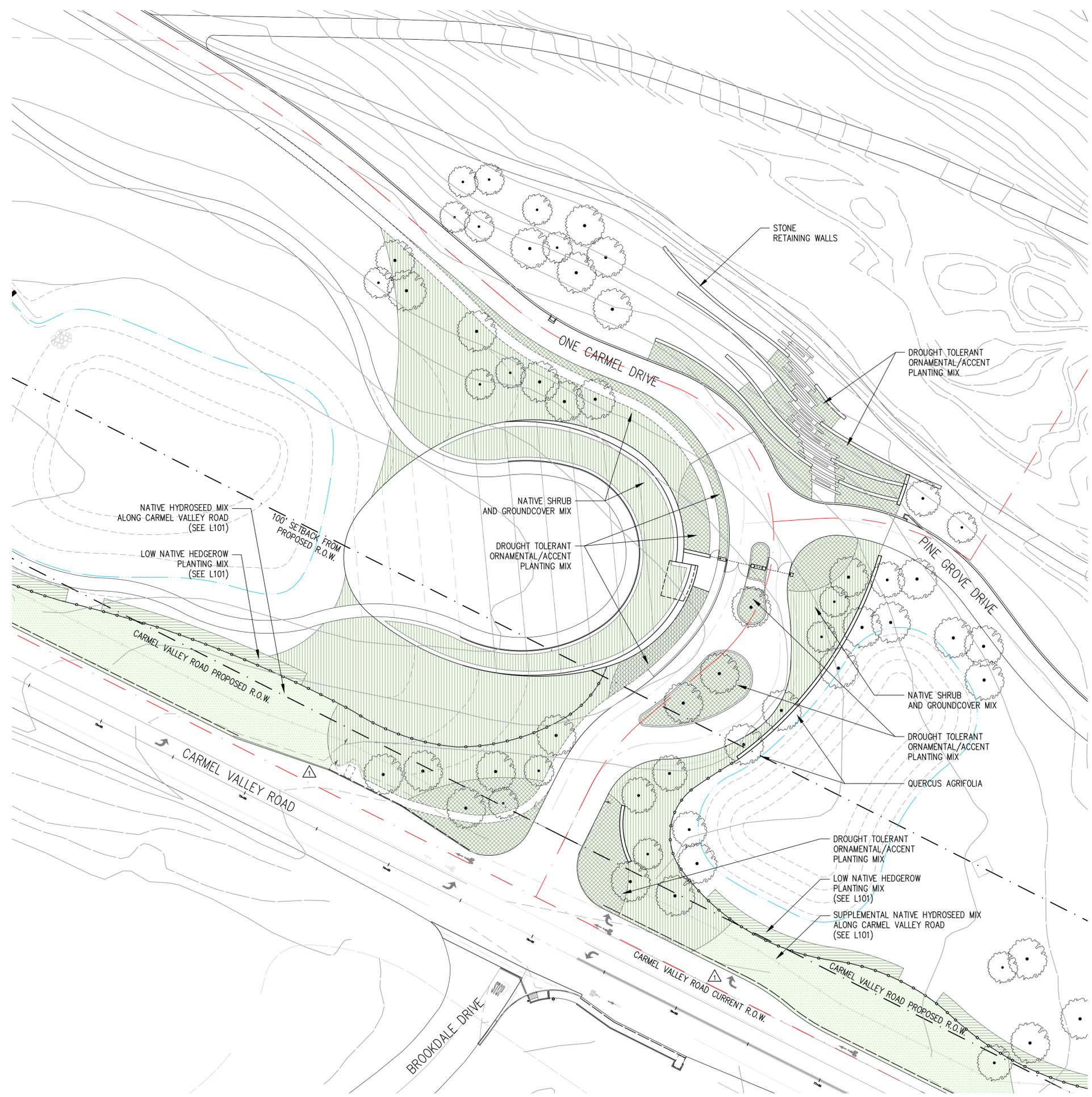
1 GATE HOUSE AND LANDFORM  
3/16" = 1'-0"



2 GARDEN TERRACES  
3/16" = 1'-0"



3 RESIDENTIAL ENTRY  
3/16" = 1'-0"



PLANTING LEGEND

-  DROUGHT TOLERANT ORNAMENTAL/ACCENT PLANTING  
8,200 SF  
PERMANENT IRRIGATION
-  NATIVE SHRUB AND GROUNDCOVER MIX  
27,700 SF  
IRRIGATION FOR ESTABLISHMENT AND LIMITED PERMANENT LOW VOLUME DRIP
-  LOW NATIVE HEDGEROW MIX  
ALONG CARMEL VALLEY ROAD  
(SEE L101)
-  NATIVE HYDROSEED ALONG CARMEL VALLEY ROAD  
(SEE L101)

 QUERCUS AGRIFOLIA  
19 AT ENTRY BEFORE GATES AND  
33 BEHIND GATES  
50% PERMANENTLY IRRIGATED  
50% IRRIGATION FOR ESTABLISHMENT AND  
LIMITED PERMANENT LOW VOLUME DRIP  
(SEE PLANTING LEGEND FOR SIZES)

# ONE CARMEL

CARMEL VALLEY ROAD  
FRONTAGE AND PROJECT ENTRY  
LANDSCAPE PLANS

676 CARMEL VALLEY ROAD  
CARMEL, CALIFORNIA  
93923

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
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+1.415.332.5100

Stamp

Revisions

- 1 07.20.2023
- 2 09.17.2023

Date

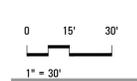
11.04.2022

Phase

ENTRY LANDSCAPE PLANS

Job Number  
CRVT201

Scale



North



Drawing Title

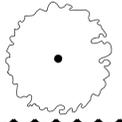
PLANTING ENLARGEMENT @  
PROJECT ENTRY

Drawing Number

NOT FOR CONSTRUCTION

# L301

### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NATIVE/ NON-NATIVE	DROUGHT-TOLERANT (WUCOLS)
TREES							
T1		QUERCUS AGRIFOLIA	COAST LIVE OAK	SEE TABLE	110	PER PLAN	NATIVE VERY LOW
T2		EXISTING TREE TO REMAIN PROTECT IN PLACE					

LOW NATIVE HEDGEROW MIX (IRRIGATION FOR ESTABLISHMENT AND LIMITED PERMANENT LOW VOLUME DRIP)							
	ARCTOSTAPHYLOS EDMUNDSII	LITTLE SUR MANZANITA	1 GAL	-	24" O.C.	NATIVE	MEDIUM
	ARCTOSTAPHYLOS HOOKERI	MONTEREY CARPET MANZANITA	1 GAL	-	24" O.C.	NATIVE	LOW
	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	WAYSIDE MANZANITA	1 GAL	-	24" O.C.	NATIVE	LOW
	ARCTOSTAPHYLOS PUMILIA	SANDMAT MANZANITA	1 GAL	-	24" O.C.	NATIVE	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS DWARF COYOTE BUSH	1 GAL	-	24" O.C.	NATIVE	LOW
	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL	-	24" O.C.	NATIVE	LOW
	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET WILD LILAC	1 GAL	-	24" O.C.	NATIVE	LOW
	RHAMNUS CROCEA	REDBERRY	1 GAL	-	24" O.C.	NATIVE	LOW

NATIVE SHRUB AND GROUNDCOVER MIX (IRRIGATION FOR ESTABLISHMENT AND LIMITED PERMANENT LOW VOLUME DRIP)							
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	-	36" O.C.	NATIVE	LOW
	ARCTOSTAPHYLOS TOMENTOSA	SHAGGY BARKED MANZANITA	5 GAL	-	36" O.C.	NATIVE	LOW
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT DWARF COYOTE BUSH	5 GAL	-	36" O.C.	NATIVE	LOW
	CEANOTHUS 'BLUE JEANS' 'DARK STAR' 'JULIA PHELPS' AND 'RAY HARTMAN'	WILD LILAC CULTIVARS	5 GAL	-	36" O.C.	NATIVE	LOW
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	-	36" O.C.	NATIVE	LOW
	RIBES SANGUINEUM	PINK FLOWERING CURRANT	5 GAL	-	36" O.C.	NATIVE	LOW
	RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY	5 GAL	-	36" O.C.	NATIVE	LOW

ORNAMENTAL/ACCENT PLANTING							
	AGAVE SPP.	AGAVE SPP.	15 GAL	-	TBD	NON-NATIVE	LOW
	CAREX PANSA	PACIFIC DUNE GRASS	1 GAL	-	24" O.C.	NATIVE	MEDIUM
	CAREX PRAEGRACILIS	WESTERN MEADOW SEDGE	1 GAL	-	24" O.C.	NATIVE	MEDIUM
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	-	24" O.C.	NATIVE	LOW
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	-	24" O.C.	NATIVE	LOW
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	-	36" O.C.	NON-NATIVE	LOW
	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	-	36" O.C.	NON-NATIVE	LOW
	LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL	-	36" O.C.	NON-NATIVE	LOW
	ROSMARINUS OFFICINALIS	CREEPING ROSEMARY	5 GAL	-	36" O.C.	NON-NATIVE	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL	-	24" O.C.	NATIVE	MEDIUM
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	-	24" O.C.	NATIVE	LOW

### TREE DISTRIBUTION BY AREA

QUERCUS AGRIFOLIA	
1. PROJECT ENTRY LANDSCAPE	
A. BEFORE ENTRY GATES	19
B. BEHIND ENTRY GATES	33
2. SCREENING TREES AT EXISTING FARMHOUSE	10
3. SCREENING TREES AT LIFT STATION	24
4. SCREENING TREES AT WATER TREATMENT PLANT	24
	110 TOTAL
TREE SIZES TO VARY WITHIN EACH AREA, RANGING FROM 24" MIN. BOX SIZE TO 96" BOX SIZE AT SELECT LOCATIONS.	

### LANDSCAPE MAINTENANCE SCHEDULE

CARMEL VALLEY ROAD FRONTAGE	
AREA/ITEM	FREQUENCY
1. CHECK IRRIGATION FOR BREAKAGE, LEAKAGE, ADEQUATE COVERAGE, CONTROLLER OPERATION AND EVIDENCE OF EROSION ON SLOPES.	WEEKLY
2. INSPECT FENCING FOR OVERALL CONDITION, VANDALISM, AND BREAKS.	SEASONALLY
3. INSPECT TREES AND VEGETATION FOR DAMAGE AND REMOVE EXCESS LEAF LITTER.	MONTHLY
4. SELECTIVELY PRUNE VEGETATION AS NEEDED TO MAINTAIN DESIRED CHARACTER OF PLANTS AND CLEAR ROADWAYS AND PATHS OF OBSTRUCTIONS.	SEASONALLY

PROJECT ENTRY	
AREA/ITEM	FREQUENCY
1. CHECK IRRIGATION FOR BREAKAGE, LEAKAGE, ADEQUATE COVERAGE, CONTROLLER OPERATION AND EVIDENCE OF EROSION ON SLOPES.	WEEKLY
2. INSPECT OUTDOOR LIGHTING FOR BULB REPLACEMENT, FIXTURE ALIGNMENT, AND AUTOMATIC TIMER SYSTEM BASED ON SEASONAL CHANGE IN SUNRISE/SUNSET.	WEEKLY
3. INSPECT TREES AND VEGETATION FOR DAMAGE AND REMOVE EXCESS LEAF LITTER WITHIN PLANTING AREAS.	MONTHLY
4. CLEAR ALL LEAF LITTER FROM HARDSCAPE AREAS INCLUDING ROADS, PATHWAYS, TRAILS, AND PARKING AREAS.	WEEKLY
5. SELECTIVELY PRUNE VEGETATION AS NEEDED TO MAINTAIN DESIRED CHARACTER OF PLANTS AND CLEAR ROADWAYS AND PATHS OF OBSTRUCTIONS.	SEASONALLY
6. CHECK DRAINAGE WAYS AND CULVERTS FOR DEBRIS AND VEGETATION DISRUPTING NATURAL SURFACE DRAINAGE OF STORM WATER RUNOFF.	WEEKLY
7. CUT BACK ALL ORNAMENTAL GRASSES BEFORE ANNUAL GROWTH CYCLE.	SEASONALLY

### PLANTING NOTES

1. FOR PURPOSES OF PRICING, INDIVIDUAL PLANT SPECIES IDENTIFIED AS PART OF PLANTING MIXES SHALL BE CALCULATED BASED ON AN EQUAL DISTRIBUTION IN SQUARE FEET.  
(EXAMPLE: 8 SPECIES WITHIN A 6,400 SF PLANTING MIX EACH TO RECEIVE 800 SF OF AREA)

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Drawing Title

PLANTING LEGEND

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Drawing Number

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# L302

TREES



T1 QUERCUS AGRIFOLIA

DROUGHT TOLERANT ORNAMENTAL/ACCENT PLANTING



AGAVE SPP.



CAREX PANSA



CAREX PRAEGRACILIS



CAREX TUMULICOLA



FESTUCA CALIFORNICA



LAVANDULA ANGUSTIFOLIA



LAVANDULA STOECHAS



LAVANDULA DENTATA



ROSMARINUS OFFICINALIS



SALVIA CLEVELANDII



SISYRINCHIUM BELLUM

LOW NATIVE HEDGEROW MIX (IRRIGATION FOR ESTABLISHMENT AND LIMITED PERMANENT LOW VOLUME DRIP)



ARCTOSTAPHYLOS EDMUNDSII



ARCTOSTAPHYLOS HOOKERI



ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'



ARCTOSTAPHYLOS PUMILA



BACCHARIS PILULARIS 'TWIN PEAKS'



CEANOTHUS GRISEUS HORIZONTALIS



CEANOTHUS MARITIMUS 'VALLEY VIOLET'



RHAMNUS CROCEA

NATIVE SHRUB AND GROUNDCOVER MIX (IRRIGATION FOR ESTABLISHMENT AND LIMITED PERMANENT LOW VOLUME DRIP)



ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'



ARCTOSTAPHYLOS TOMENTOSA



BACCHARIS PILULARIS 'PIGEON POINT'



CEANOTHUS 'BLUE JEANS' 'DARK STAR' 'JULIA PHELPS' AND 'RAY HARTMAN'



RHAMNUS CALIFORNICA



RIBES SANGUINEUM



RIBES SPECIOSUM

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PLANTING IMAGERY

Drawing Number

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L303

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**ONE Carmel - Carmel Valley Road Frontage Improvements - WATER USE ESTIMATION**

WATER TYPE	POTABLE
SITE ETO=	36

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	HEDGEROW	LOW	0.3	DRIP	0.81	0.370	10,000	3,704	82,667	0.25	110.52	58%
2	TREES	LOW	0.3	BUBBLER	0.81	0.370	6,000	2,222	49,600	0.15	66.31	35%
3	TREES	MOD	0.5	BUBBLER	0.81	0.617	1,200	741	16,533	0.05	22.10	7%
<b>TOTALS</b>							<b>17,200</b>	<b>6,667</b>	<b>148,800</b>	<b>0.46</b>	<b>198.93</b>	<b>100%</b>

ESTABLISHMENT/LOW VOLUME DRIP  
 ESTABLISHMENT/LOW VOLUME DRIP  
 ESTABLISHMENT/LOW VOLUME DRIP

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME											
-	-											0%
<b>TOTALS</b>												<b>0%</b>

MAWA	GALLONS/YR	172,757
	ACRE FEET/YR	0.53
	HCF/YR	230.96

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
 0.55= ET ADJUSTMENT FACTOR  
 LA=LANDSCAPED AREA (SQUARE FEET)  
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SLA=SPECIAL LANDSCAPE AREA (NOT APPLICABLE)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
 PF = PLANT FACTOR FOR HYDROZONES  
 HA = HYDROZONE AREA (SQ.FT)  
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY  
 HCF = HUNDRED CUBIC FEET

ETWU	GALLONS/YR	148,800
	ACRE FEET/YR	0.46
	HCF/YR	198.93

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.31	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	6,667
TOTAL AREA	17,200
AVG. ETAF	38.76%

**ONE Carmel - Project Entry - WATER USE ESTIMATION**

WATER TYPE	POTABLE
SITE ETO=	36

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	ORNAMENTAL	LOW	0.3	DRIP	0.81	0.370	4,100	1,519	33,893	0.10	45.31	10%
2	ORNAMENTAL	MOD	0.5	DRIP	0.81	0.617	4,100	2,531	56,489	0.17	75.52	10%
3	HEDGEROW	LOW	0.3	DRIP	0.81	0.370	2,000	741	16,533	0.05	22.10	5%
4	SHRUB/GROUNDCOVER	LOW	0.3	DRIP	0.81	0.370	27,700	10,259	228,987	0.70	306.13	65%
5	TREES	LOW	0.3	BUBBLER	0.81	0.370	4,700	1,741	38,853	0.12	51.94	11%
<b>TOTALS</b>							<b>42,600</b>	<b>16,790</b>	<b>374,756</b>	<b>1.15</b>	<b>501.01</b>	<b>100%</b>

PERMANENT  
 PERMANENT  
 ESTABLISHMENT/LOW VOLUME DRIP  
 ESTABLISHMENT/LOW VOLUME DRIP  
 50% PERMANENT AND 50% ESTABLISHMENT/LOW VOLUME DRIP

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME											
-	-											0%
<b>TOTALS</b>												<b>0%</b>

MAWA	GALLONS/YR	427,874
	ACRE FEET/YR	1.31
	HCF/YR	572.02

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
 0.55= ET ADJUSTMENT FACTOR  
 LA=LANDSCAPED AREA (SQUARE FEET)  
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SLA=SPECIAL LANDSCAPE AREA (NOT APPLICABLE)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
 PF = PLANT FACTOR FOR HYDROZONES  
 HA = HYDROZONE AREA (SQ.FT)  
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY  
 HCF = HUNDRED CUBIC FEET

ETWU	GALLONS/YR	374,756
	ACRE FEET/YR	1.15
	HCF/YR	501.01

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.32	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	16,790
TOTAL AREA	42,600
AVG. ETAF	39.41%

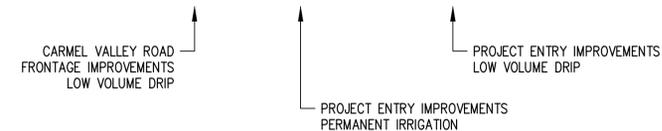
IRRIGATION ESTIMATE NOTES:

WATER USE ESTIMATES ARE PROVIDED TO DEMONSTRATE COMPLIANCE WITH CALIFORNIA AB 1881 WATER EFFICIENT LANDSCAPE ORDINANCE DURING ESTABLISHMENT PERIOD OF NATIVE PLANTING AREAS. AFTER ESTABLISHMENT PERIOD IS COMPLETED, ESTIMATED TOTAL WATER USE FOR CARMEL VALLEY ROAD AND PROJECT ENTRY PLANTING WILL BE REDUCED BASED ON TRANSITION TO LIMITED PERMANENT LOW VOLUME DRIP.

COMBINED ESTIMATED TOTAL WATER USE (ETWU) FOR CARMEL VALLEY ROAD FRONTAGE IMPROVEMENTS AND PROJECT ENTRY DURING ESTABLISHMENT PERIOD: = 1.61 ACRE FEET/YEAR

COMBINED ESTIMATED TOTAL WATER USE (ETWU) FOR CARMEL VALLEY ROAD FRONTAGE IMPROVEMENTS AND PROJECT ENTRY AFTER ESTABLISHMENT PERIOD: = APPROX. 0.65 ACRE FEET/YEAR\*

.46 AFY(.25 REDUCTION FACTOR) + .33 AFY + .82 AFY(.25 REDUCTION FACTOR) = 0.65 ACRE FEET/YEAR\*



\*ESTIMATED TOTAL WATER USE AFTER ESTABLISHMENT PERIOD ASSUMES 75% IRRIGATION REDUCTION FOR ALL PLANTING AREAS TRANSITIONING TO LIMITED PERMANENT LOW VOLUME DRIP.

ETWU ESTIMATIONS ASSUME 50 SF IRRIGATION ALLOCATION FOR INDIVIDUAL TREES WITH IRRIGATION BUBBLERS.

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IRRIGATION WATER USE  
 CALCULATIONS

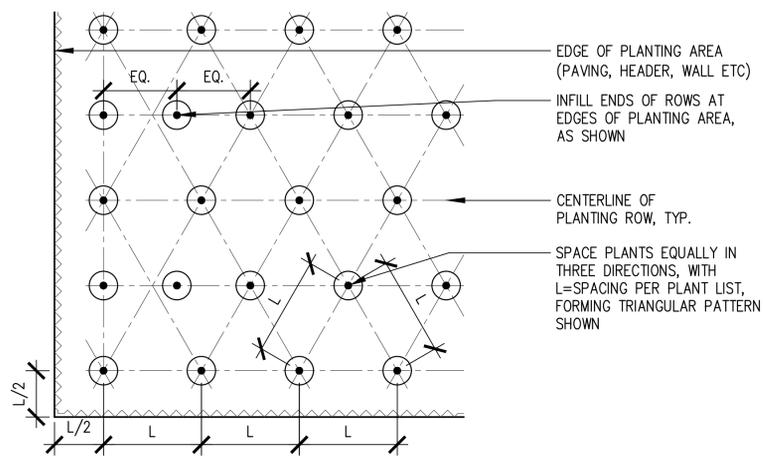
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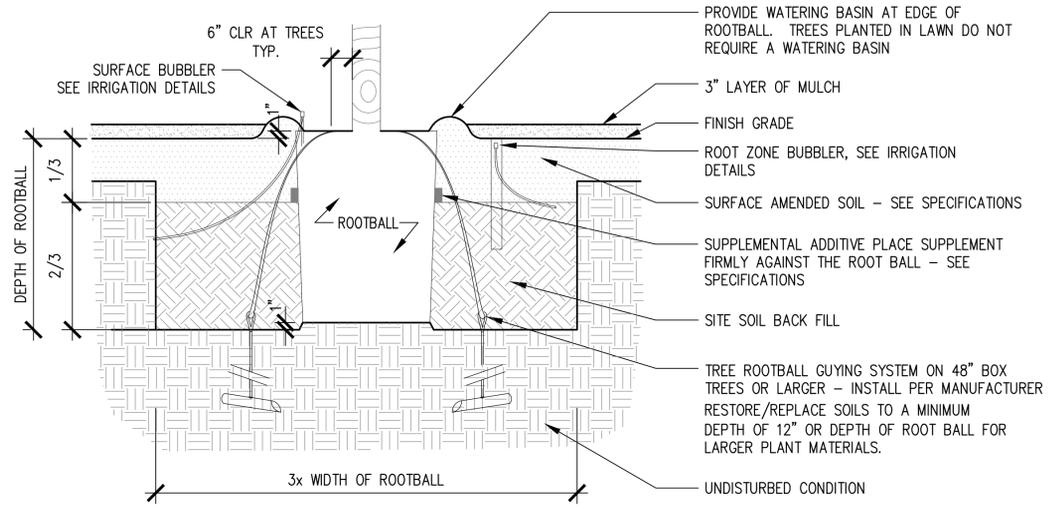
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**L304**

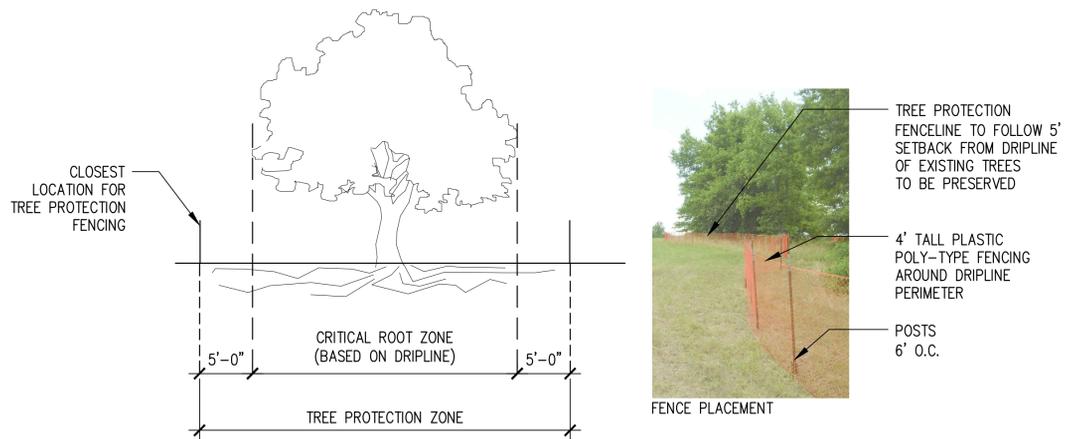
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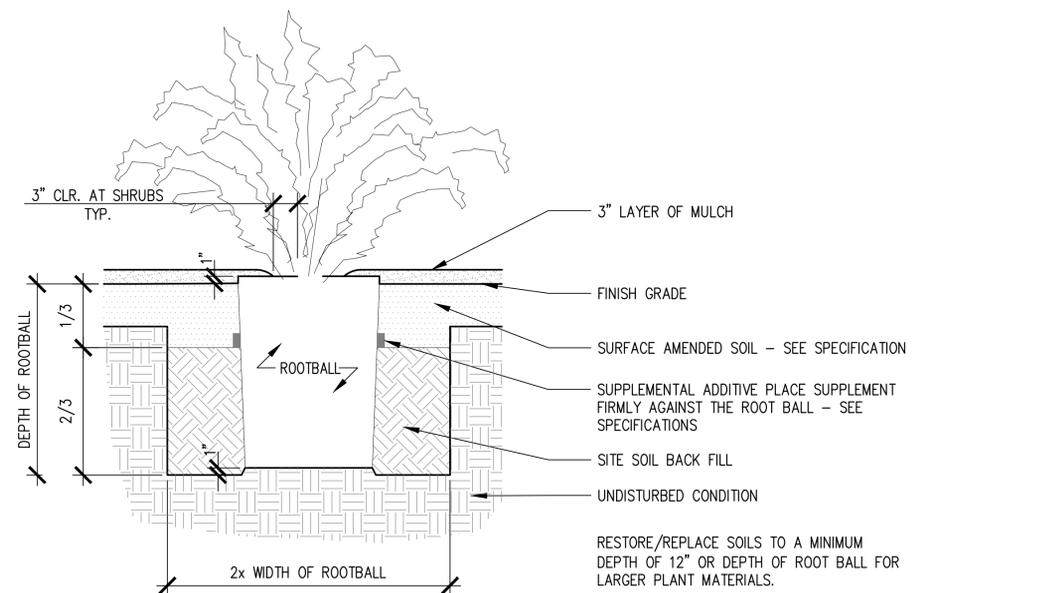
4 TRIANGULAR SPACING  
1/2" = 1'-0"



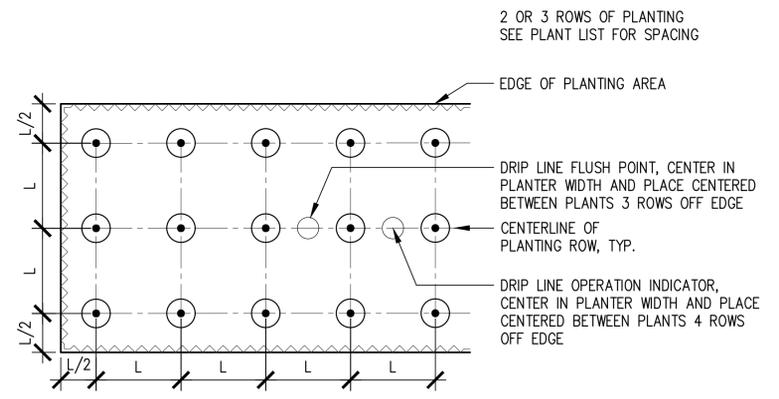
1 TREE PLANTING PIT  
1" = 1'-0"



5 TREE PROTECTION FENCING  
1/8" = 1'-0"



2 SHRUB PLANTING PIT  
1" = 1'-0"



3 ALIGNED SPACING  
1/2" = 1'-0"

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Drawing Title

PLANTING DETAILS

Drawing Number

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# L305

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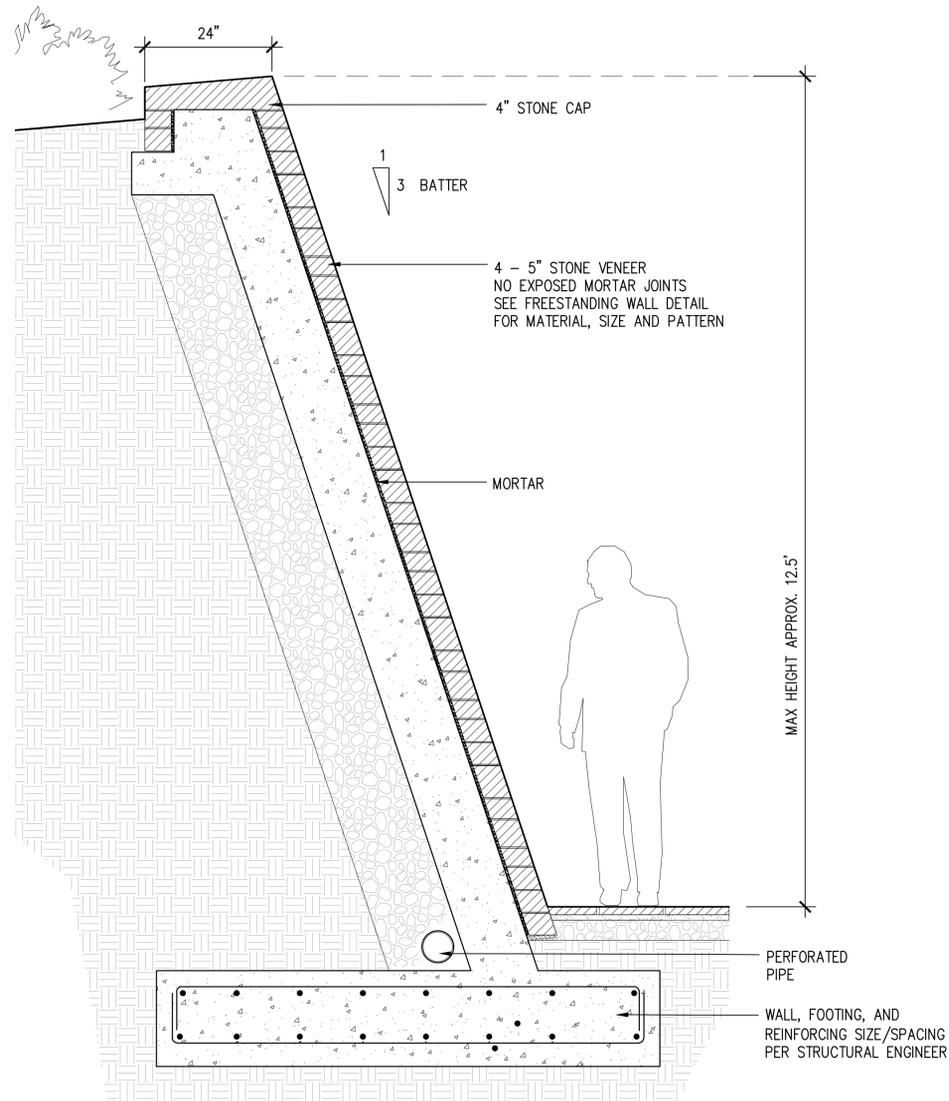
STONE WALL DETAILS

Drawing Number

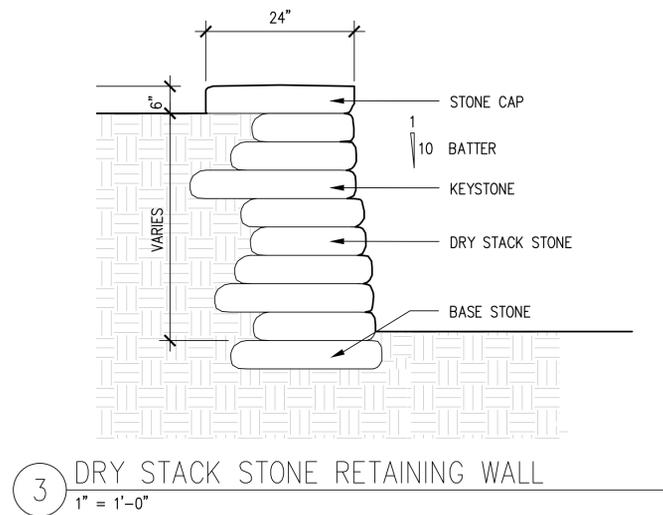
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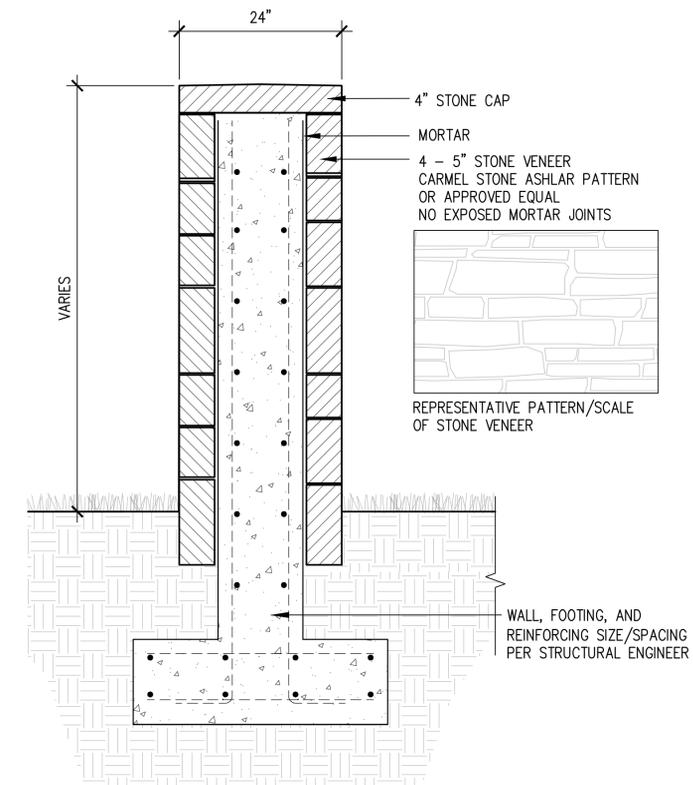
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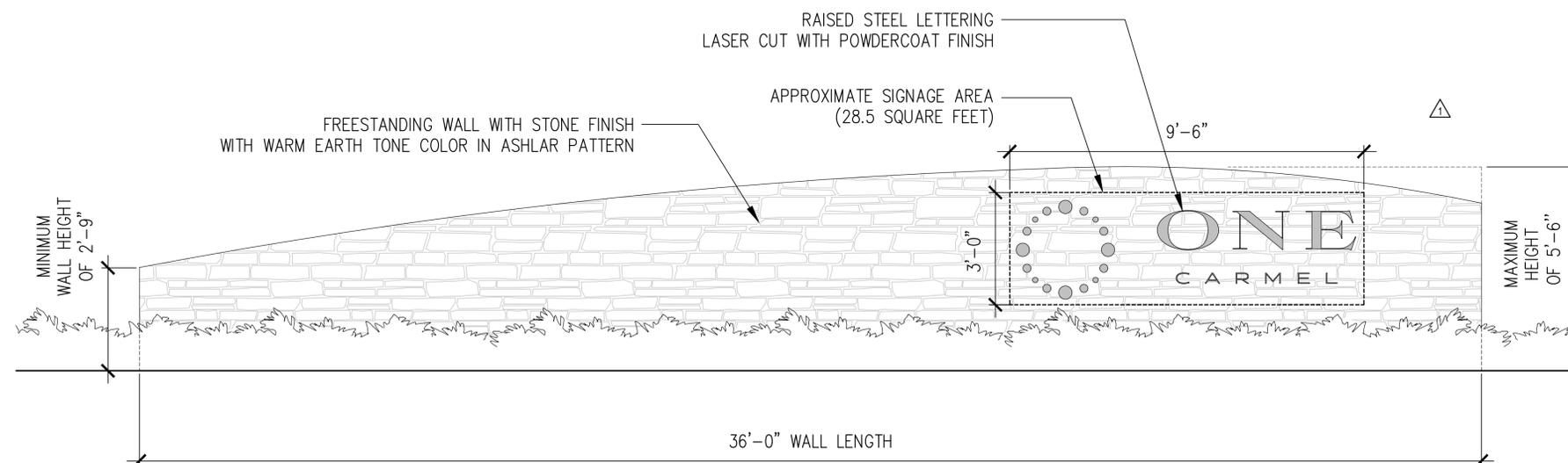
4 RETAINING WALL AT LANDFORM  
3/4" = 1'-0"



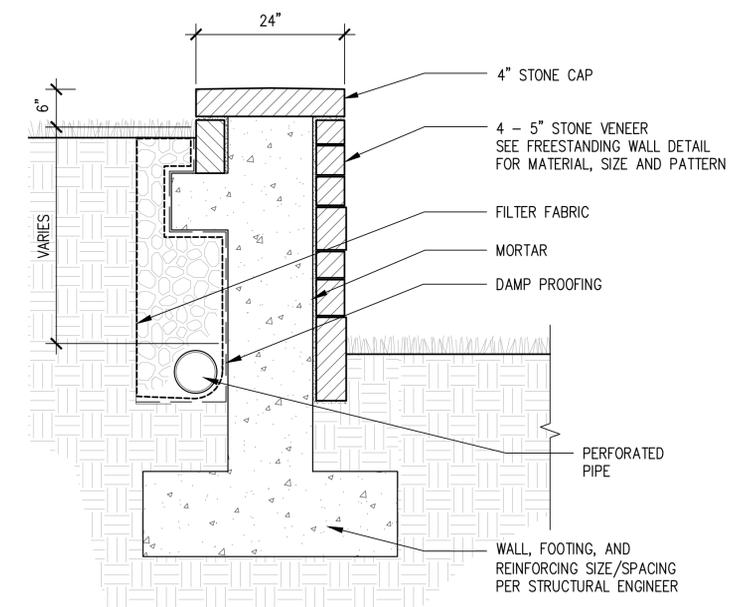
3 DRY STACK STONE RETAINING WALL  
1" = 1'-0"



1 STONE FREESTANDING WALL  
1" = 1'-0"



5 PROJECT ENTRY WALL  
1/2" = 1'-0"



2 STONE RETAINING WALL  
1" = 1'-0"

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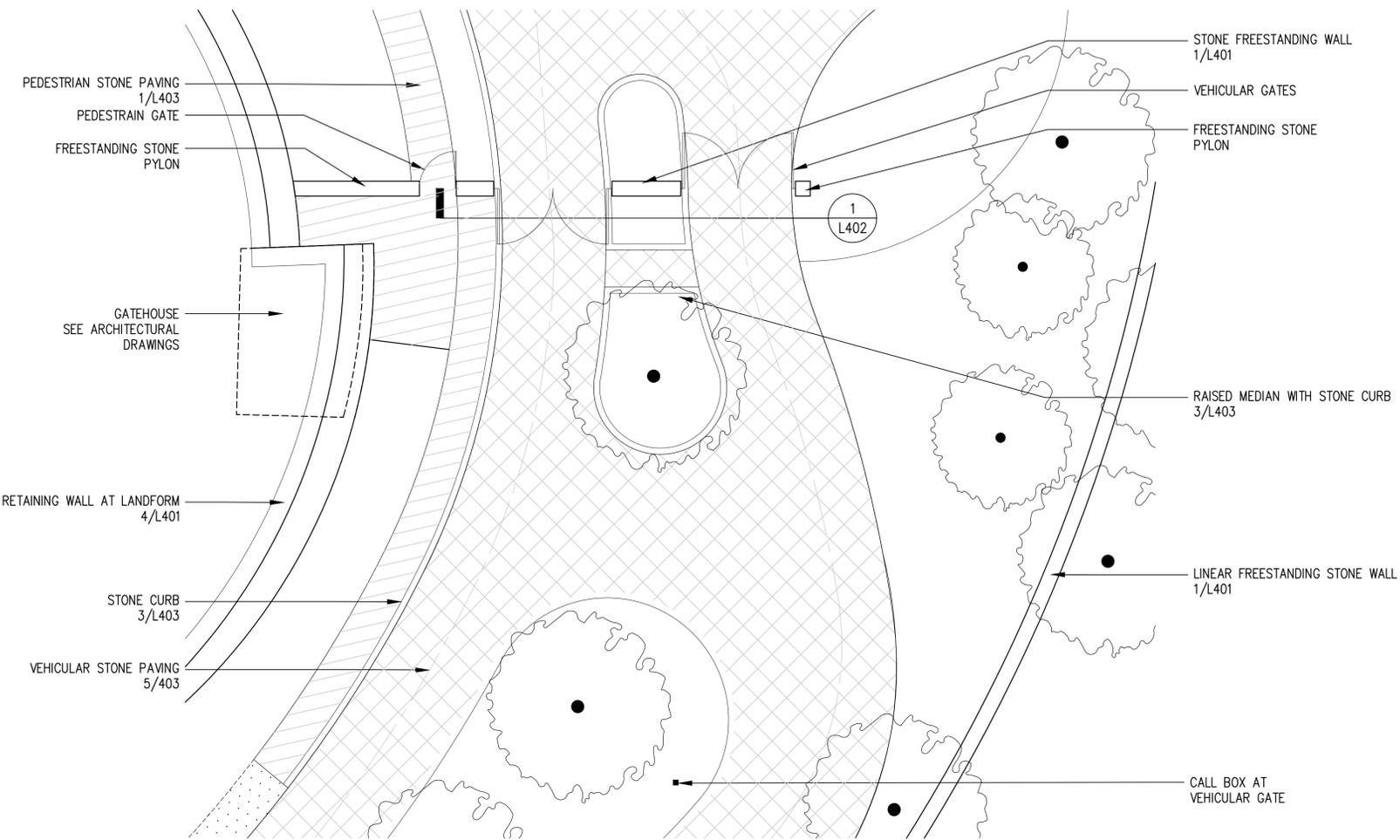
VEHICULAR GATE DETAIL

Drawing Number

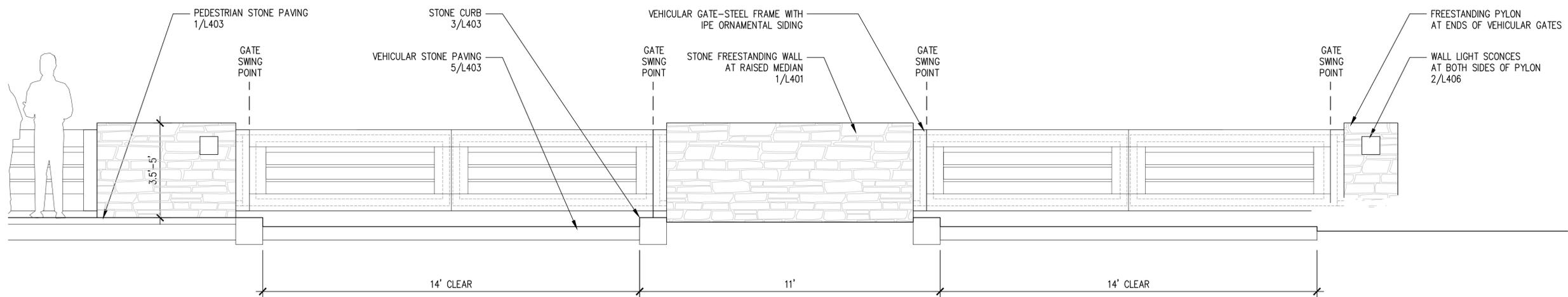
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# L402

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LAYOUT ENLARGEMENT AT VEHICULAR GATE  
1" = 10'-0"



1 VEHICULAR GATE  
1/2" = 1'-0"

# ONE CARMEL

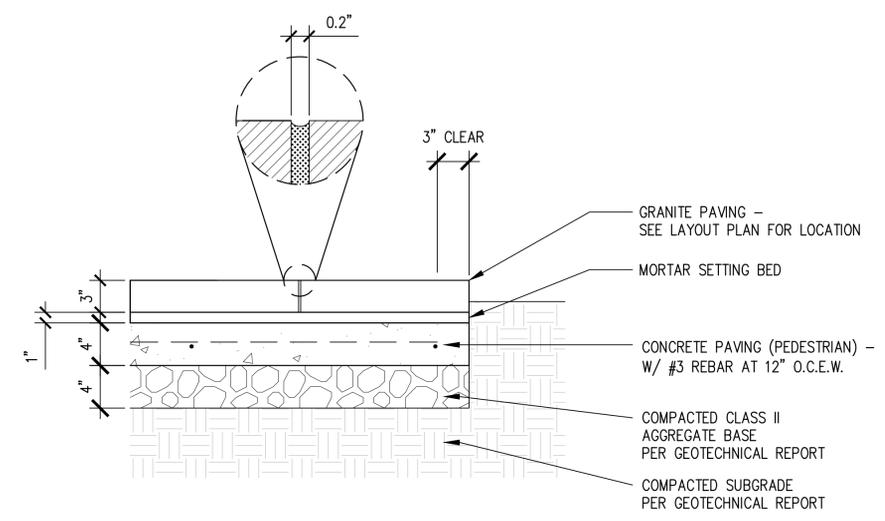
CARMEL VALLEY ROAD  
FRONTAGE AND PROJECT ENTRY  
LANDSCAPE PLANS

676 CARMEL VALLEY ROAD  
CARMEL, CALIFORNIA  
93923

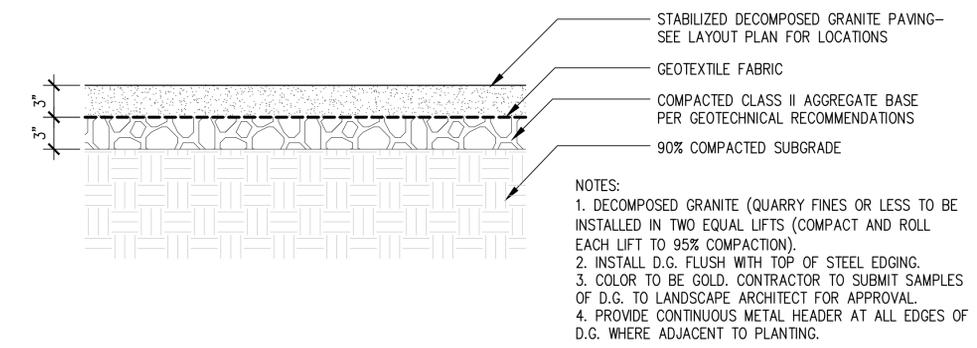
Landscape Architect



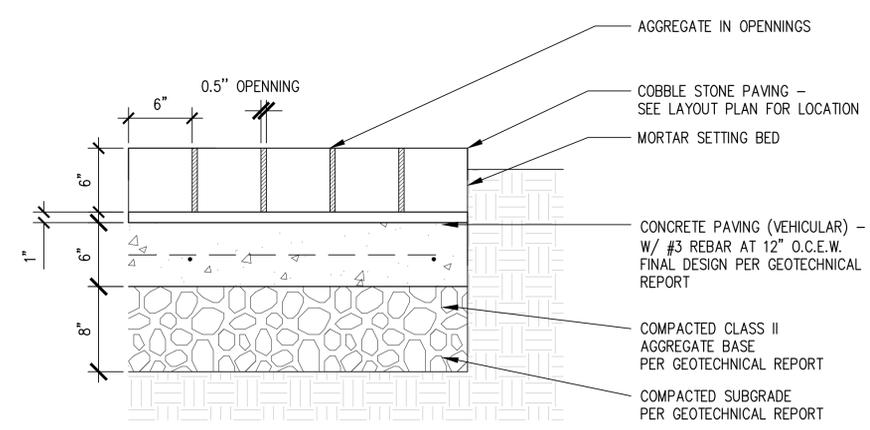
2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100 o



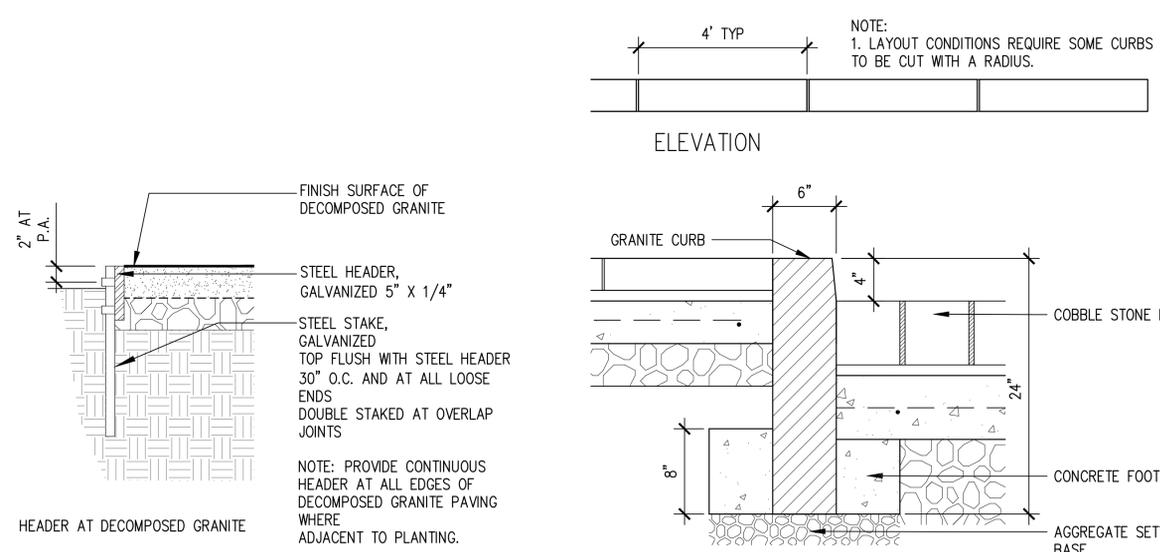
1 PEDESTRIAN STONE PAVING  
1 1/2" = 1'-0"



2 DECOMPOSED GRANITE PAVING  
1 1/2" = 1'-0"



5 VEHICULAR STONE PAVING  
1 1/2" = 1'-0"



4 METAL HEADER  
1 1/2" = 1'-0"

3 STONE CURB  
1 1/2" = 1'-0"

Stamp

Revisions

Date  
11.04.2022  
Phase  
ENTRY LANDSCAPE PLANS  
Job Number  
CRVT201

Scale North

Drawing Title

LANDSCAPE DETAILS

Drawing Number

NOT FOR CONSTRUCTION

L403  
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# ONE CARMEL

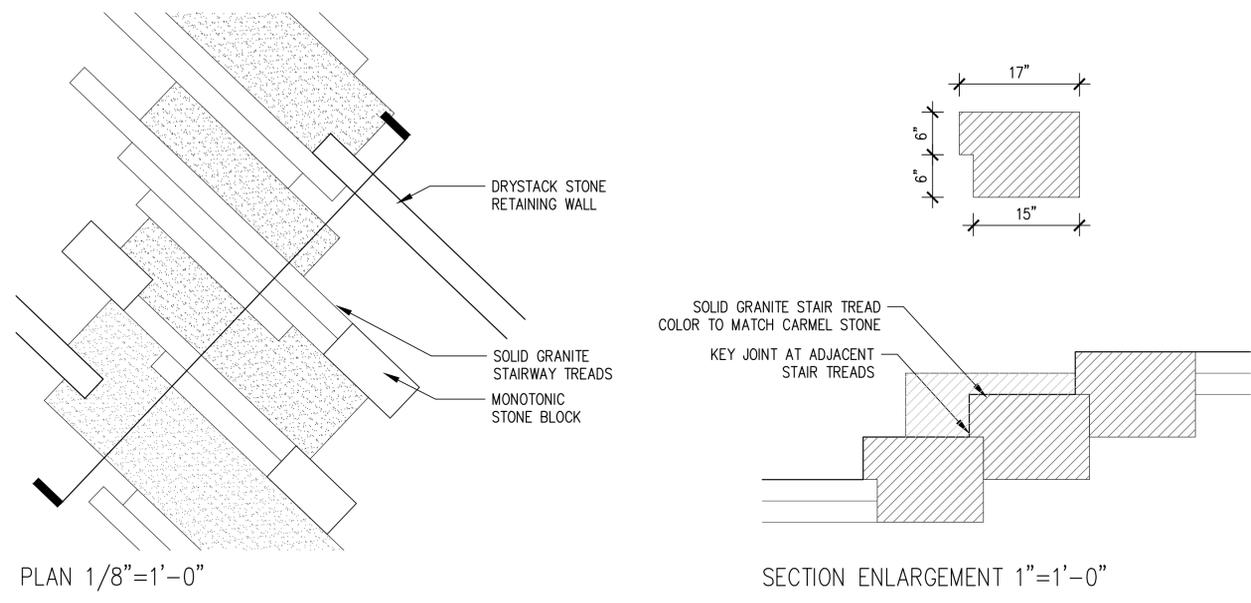
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LANDSCAPE PLANS

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CARMEL, CALIFORNIA  
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Landscape Architect

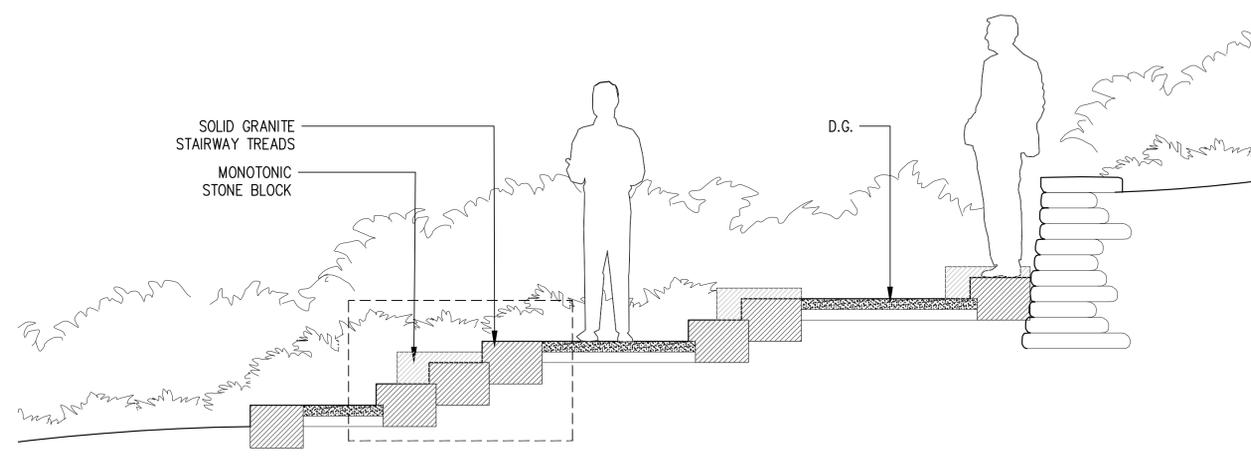
## swa

2200 Bridgeway  
Sausalito, California  
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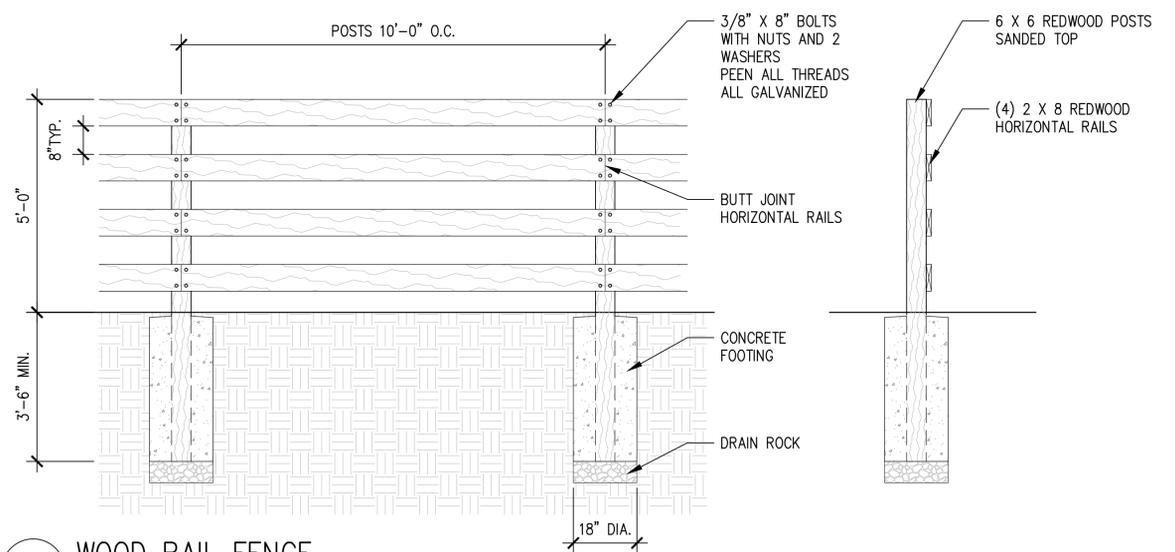


PLAN 1/8"=1'-0"

SECTION ENLARGEMENT 1"=1'-0"



1 GARDEN STAIR  
1/8"=1'-0"



2 WOOD RAIL FENCE  
1/2"=1'-0"

Stamp

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**LE DESIGNER PLUS**

Fixture	Luxor Option	LED Configuration	Compliance	Finish
LE*	[blank] Zone	1LED 44 Lumens* 2.0W/2.4VA	[blank] (UL)	BZ DG WI SB FB WG* FW* AL* SV* CU AB* AT* NP*
ZD	Zone/ Dim		e (CE)	

ORDERING EXAMPLE: ▶ **LE-1LED-BZ** = FIXTURE-LED-FINISH

\*Includes Lock (250018220000) and Cable (250021830000)

**VE DESIGNER PREMIUM**

Fixture	Luxor Option	LED Configuration	Compliance	Perforated Option	Finish
VE*	[blank] Zone	1LED 90 Lumens* 2.0W/2.4VA	[blank] (UL)	[blank] Standard	BZ DG WI FB SB WG* FW* AL* SV* CU AB* AT* NP*
ZD	Zone/ Dim	3LED 209 Lumens* 4.2W/4.5VA	e (CE)	PS Perforated Sleeve	
ZDC*	Zone/ Dim/ Color	[blank] ZDC with 130 Lumens* 6.0W/7.2VA			

ORDERING EXAMPLE: ▶ **VE-ZDC-PS-CU** = FIXTURE-LUXOR OPTION-PERFORATED OPTION-FINISH

\*Includes Lock (250018220000) and Cable (250021830000)

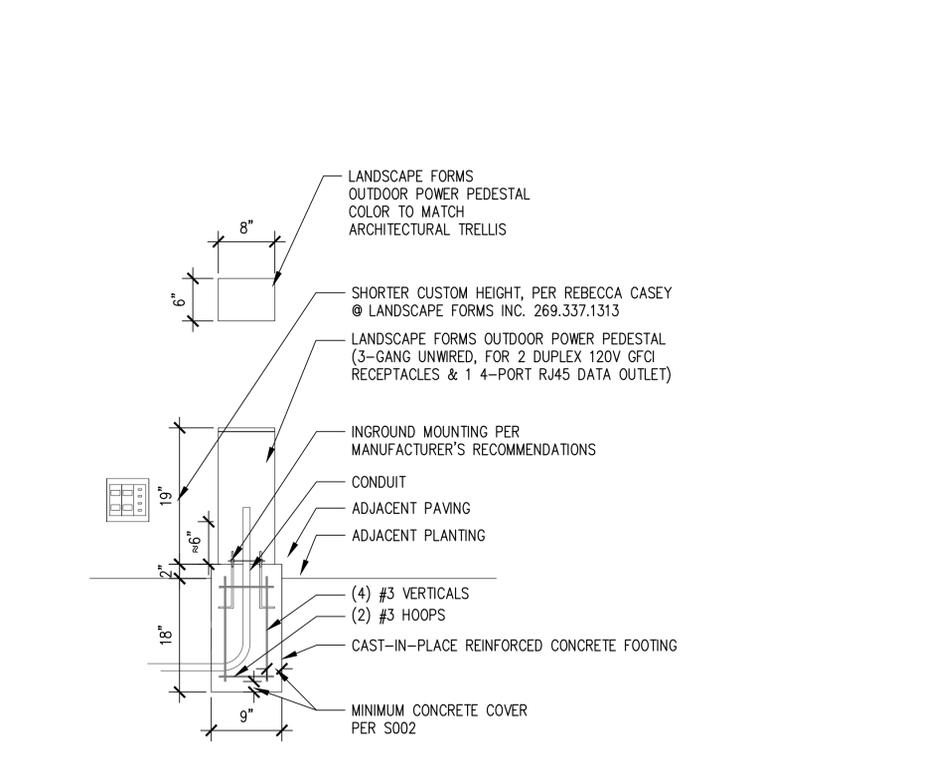
**PS DESIGNER PLUS**

Fixture	Luxor Option	LED Configuration	Mount Option	Finish
PS	[blank] Zone	1LED 66 Lumens* 2.0W/2.4VA	[blank]* Standard Hardware	BZ DG WI FB SB WG* FW* AL* SV* BS NP* CU BS-AB* BS-AT* CU-AB* CU-AT*
ZD	Zone/ Dim	3LED 202 Lumens* 4.2W/4.5VA	HB** Hanging Bracket (Powder Coat Only)	
		6LED 367 Lumens* 8.2W/9.7VA		
		9LED 398 Lumens* 10.0W/10.7VA		
ZDC*	Zone/ Dim/ Color	[blank] ZDC with 174 Lumens* 9.1W/11.0VA		

ORDERING EXAMPLE: ▶ **PS-ZD-6LED-AB** = FIXTURE-LUXOR OPTION-LED-FINISH

\*Includes Housing Bracket (250016640000) and Mounting Bracket (250016650000)  
\*\*Includes Lock (250021820000) and Cable (250021830000)

**4 TREE DOWNLIGHT**  
3" = 1'-0"

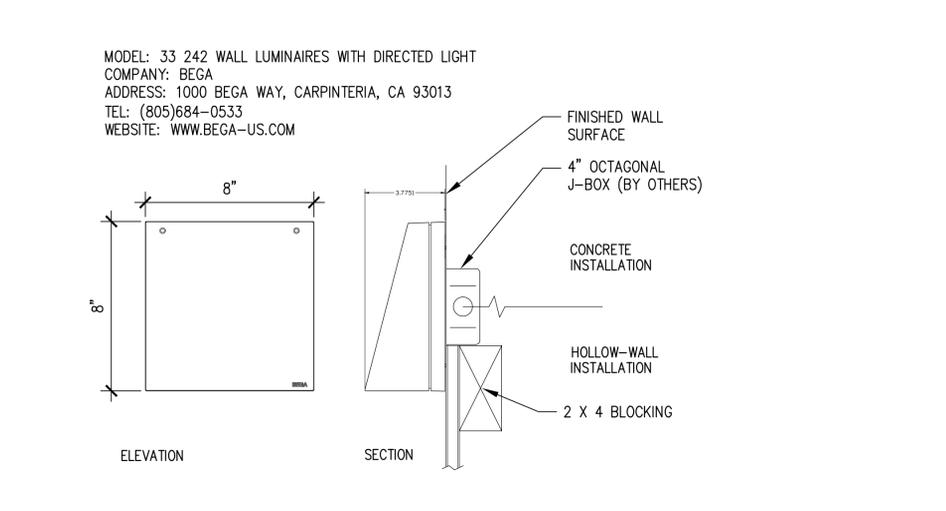


**5 POWER PEDESTAL**  
1" = 1'-0"

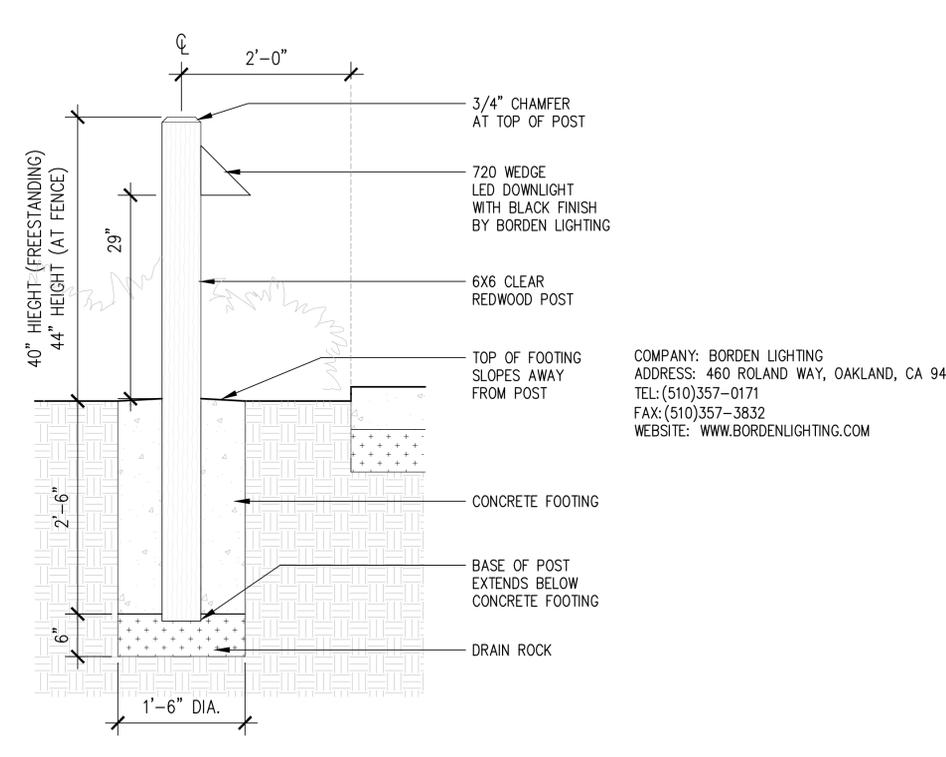
MODEL: 84 507  
LED FLOODLIGHT WITH MOUNTING CANOPY  
- WIDE BEAM

COMPANY: BEGA  
ADDRESS: 1000 BEGA WAY, CARPINTERIA, CA 93013  
TEL: (805)684-0533  
E-MAIL: INFO@BEGA-US.COM

**1 DIRECTIONAL LIGHT AT STONE WALLS**  
3" = 1'-0"



**2 ACCENT DOWNLIGHT**  
3" = 1'-0"



**3 PATHWAY LIGHT**  
1" = 1'-0"

**ONE CARMEL**

CARMEL VALLEY ROAD  
FRONTAGE AND PROJECT ENTRY  
LANDSCAPE PLANS

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CARMEL, CALIFORNIA  
93923

Landscape Architect

**swa**

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Stamp

Revisions

Date: 11.04.2022  
Phase: ENTRY LANDSCAPE PLANS  
Job Number: CRVT201

Scale: North

Drawing Title

LIGHTING DETAILS

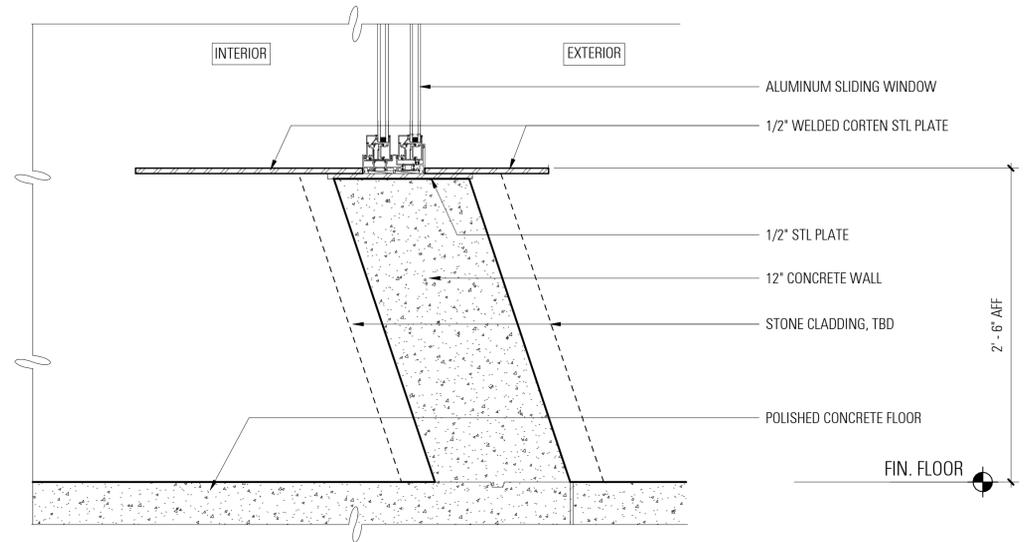
Drawing Number

NOT FOR CONSTRUCTION

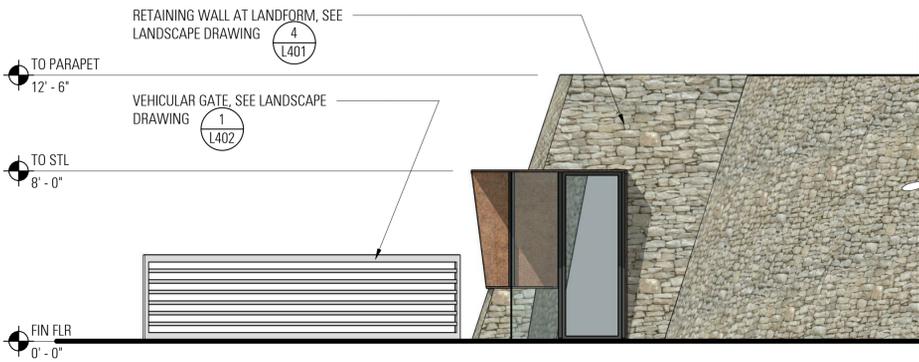
**L406**



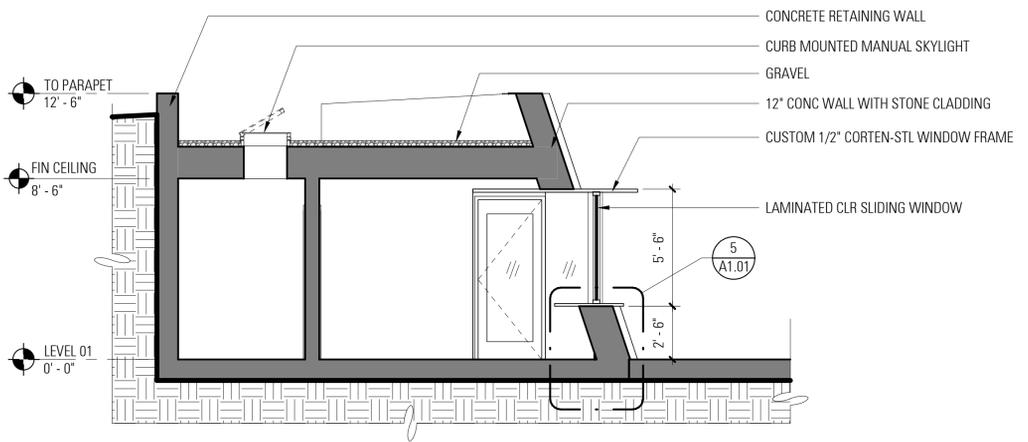
6 GATE HOUSE - 3D VIEW  
A1.01



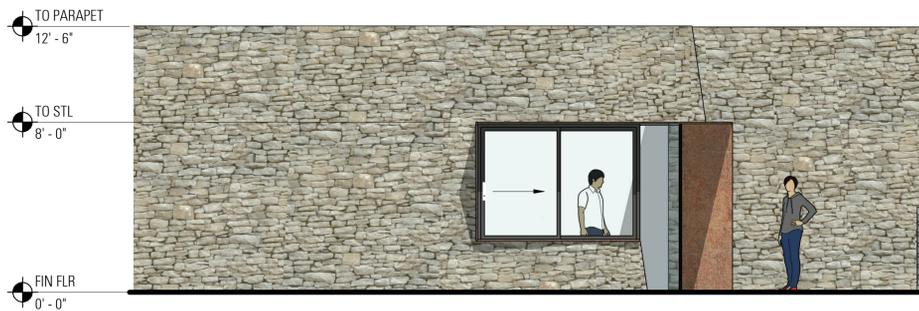
5 CUSTOM METAL WINDOW SILL  
A1.01 1 1/2\" = 1'-0"



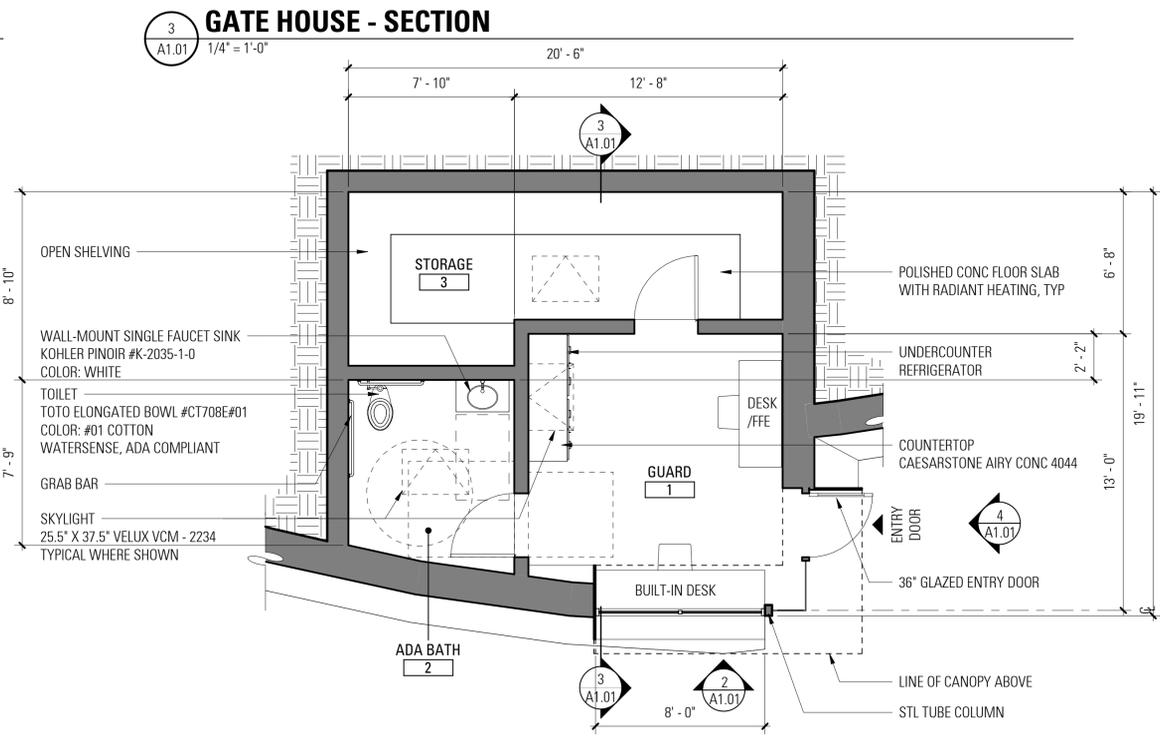
4 GATE HOUSE - SIDE ELEVATION  
A1.01 1/4\" = 1'-0"



3 GATE HOUSE - SECTION  
A1.01 1/4\" = 1'-0"



2 GATE HOUSE - FRONT ELEVATION  
A1.01 1/4\" = 1'-0"



1 GATE HOUSE - FLOOR PLAN 400 SQ.FT.  
A1.01 1/4\" = 1'-0"

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	19022
DATE	8.30.2023
ISSUE	DESIGN APPROVAL

# ONE CARMEL FRONTAGE AND ENTRY IMPROVEMENTS EXISTING SITE CONDITIONS - CARMEL VALLEY ROAD LOOKING EAST



# ONE CARMEL FRONTAGE AND ENTRY IMPROVEMENTS PERSPECTIVE @ CARMEL VALLEY ROAD LOOKING EAST



# ONE CARMEL FRONTAGE AND ENTRY IMPROVEMENTS EXISTING SITE CONDITIONS - CARMEL VALLEY ROAD LOOKING WEST



# ONE CARMEL FRONTAGE AND ENTRY IMPROVEMENTS PERSPECTIVE @ CARMEL VALLEY ROAD LOOKING WEST



# ONE CARMEL FRONTAGE AND ENTRY IMPROVEMENTS EXISTING SITE CONDITIONS - BROOKDALE DRIVE LOOKING NORTH



# ONE CARMEL FRONTAGE AND ENTRY IMPROVEMENTS PERSPECTIVE @ BROOKDALE DRIVE LOOKING NORTH

