

Exhibit A

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**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. ____

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 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 _____, seconded by Commissioner _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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.

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County of Monterey HCD Planning

DRAFT 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Design Approval (Resolution Number _____) was approved by [Name of Hearing Body] 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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.

6. CC01 INDEMNIFICATION AGREEMENT

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
CARMEL, CALIFORNIA
93923

Landscape Architect

swa

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Stamp

Revisions

- 1 07.20.2023
- 2 09.17.2023

Date

11.04.2022

Phase

ENTRY LANDSCAPE PLANS

Job Number

CRVT201

Scale

0 30' 60' 120'

1" = 120'-0"

North



Drawing Title

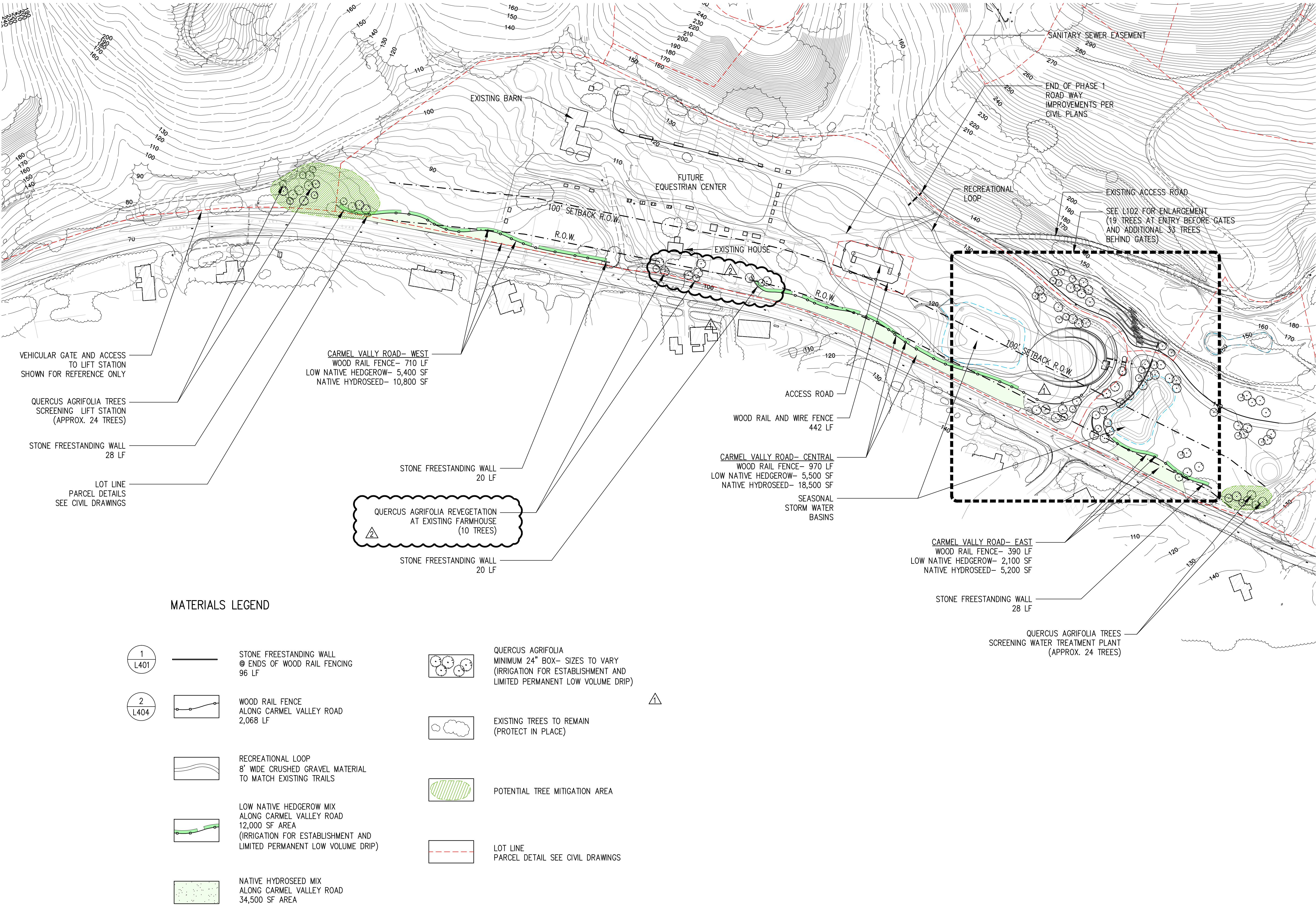
OVERALL LAYOUT AND PLANTING
PLAN

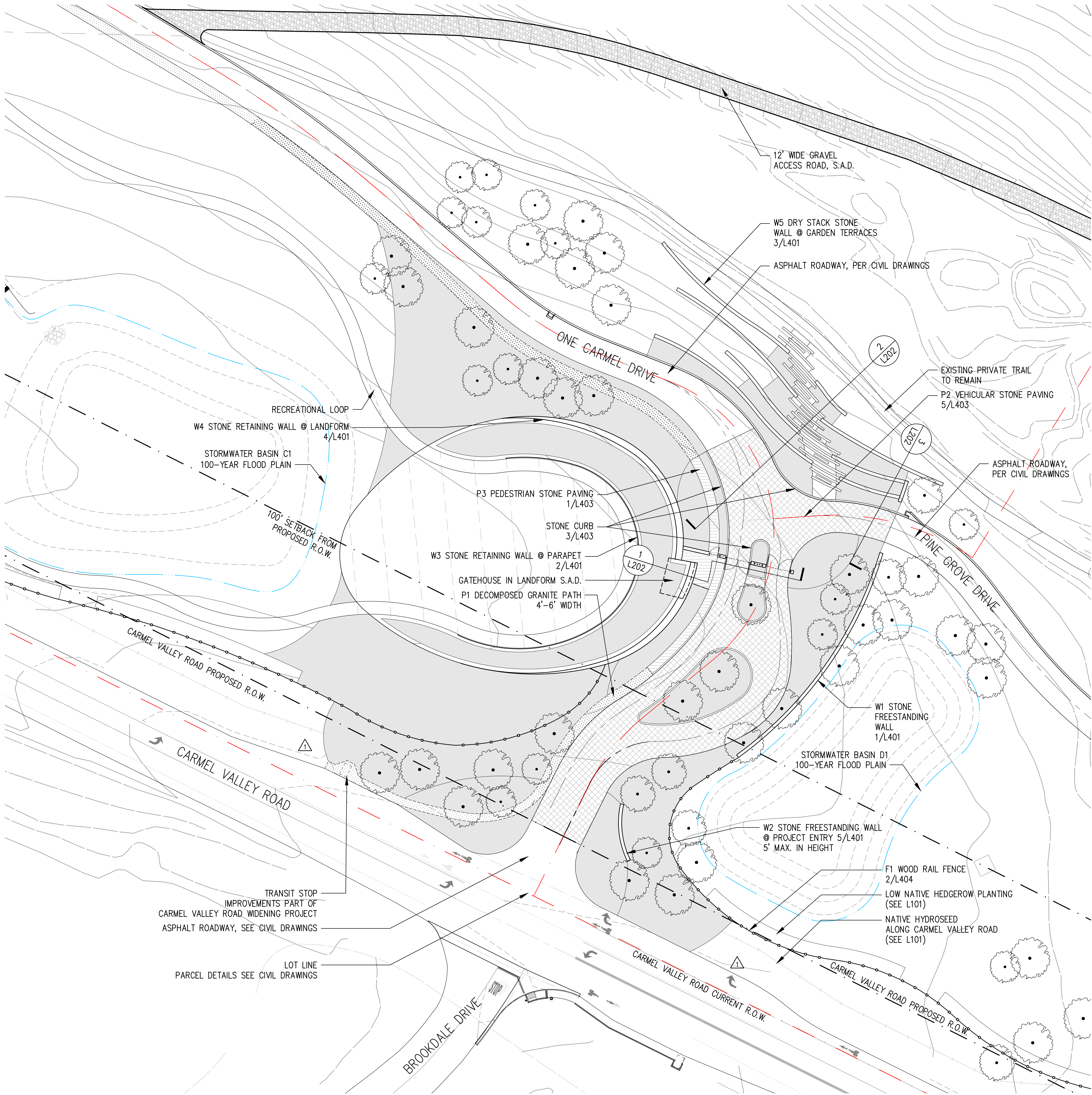
Drawing Number

NOT FOR CONSTRUCTION

L101

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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
- 1

L402

VEHICULAR GATE
- W4

4

L401

STONE RETAINING WALL @ LANDFORM
440 LINEAR FEET
SEE DETAILS AND SECTIONS FOR HEIGHTS
- W3

2

L401

STONE RETAINING WALL @ PARAPET
240 LINEAR FEET @ 3.5' HEIGHT
- W1

1

L401

STONE FREESTANDING WALL
170 LINEAR FEET @ 5' HEIGHT
- W2

#

L401

STONE FREESTANDING WALL
@ PROJECT ENTRY
35 LINEAR FEET
- W5

#

L401

DRystack STONE WALL
@ GARDEN TERRACES
580 LINEAR FEET @ 3.5' HEIGHT
- 3

L403

STONE CURB @ DRIVE AISLE AND MEDIAN
500 LINEAR FEET
- F1

2

L404

WOOD RAIL FENCE
(SEE L101 FOR LINEAR FEET)
- 4

L403

METAL HEADER
DURA EDGE STEEL BY JD RUSSELL COMPANY
BLACK COLOR FINISH
1,100 LINEAR FEET
- SHRUB AND
GROUND COVER AREA
- QUERCUS AGRIFOLIA
- LOT LINE
PARCEL DETAILS SEE CIVIL DRAWINGS

ONE CARMEL

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Date

11.04.2022

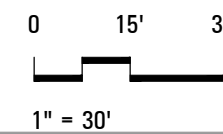
Phase

ENTRY LANDSCAPE PLANS

Job Number

CRVT201

Scale



North



Drawing Title

LAYOUT ENLARGEMENT @
PROJECT ENTRY

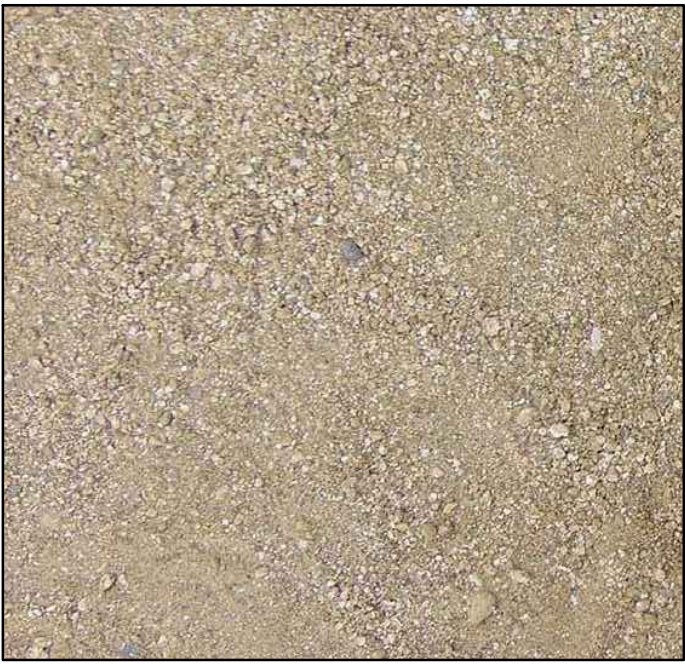
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L102

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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

ONE CARMEL

CARMEL VALLEY ROAD
FRONTAGE AND PROJECT ENTRY
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Stamp

Revisions

Date
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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ONE CARMEL

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FRONTAGE AND PROJECT ENTRY
LANDSCAPE PLANS

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Scale North

Drawing Title

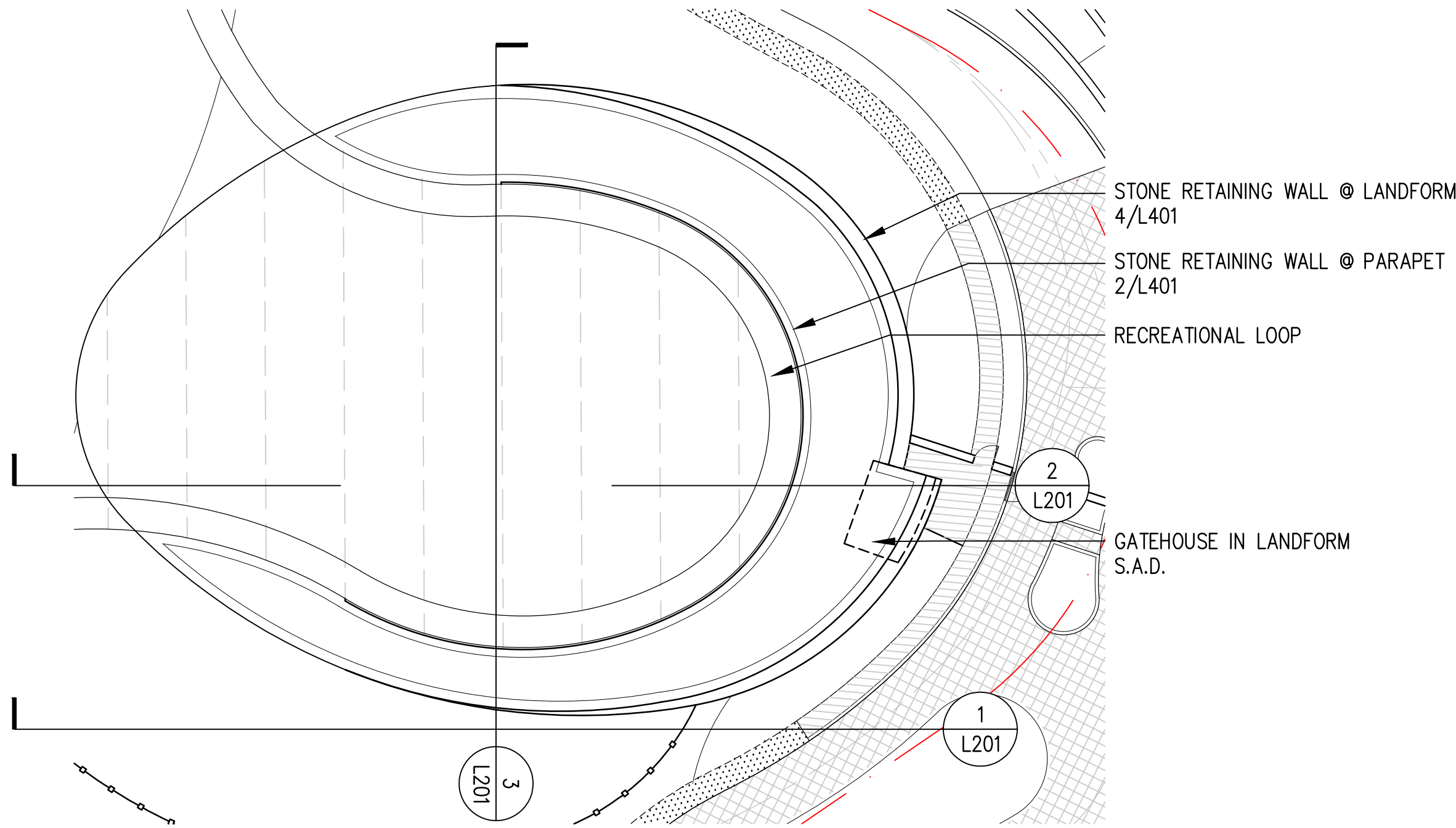
LANDSCAPE SECTIONS

Drawing Number

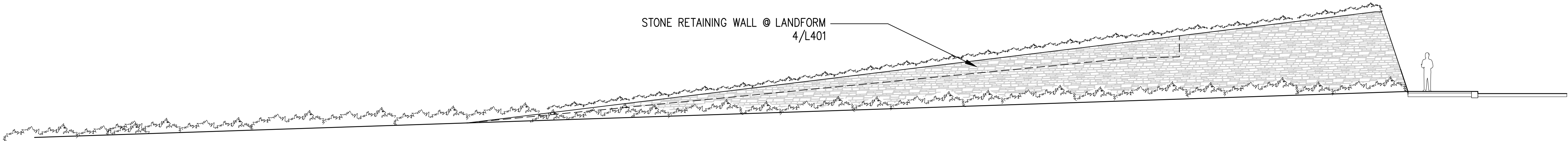
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L201

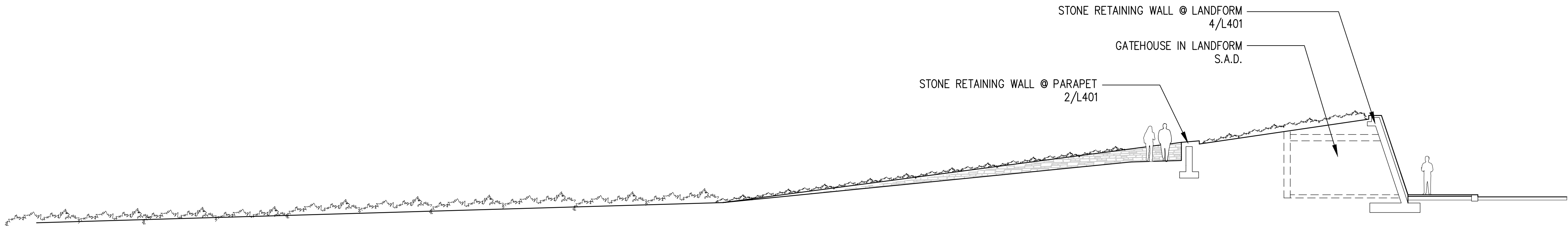
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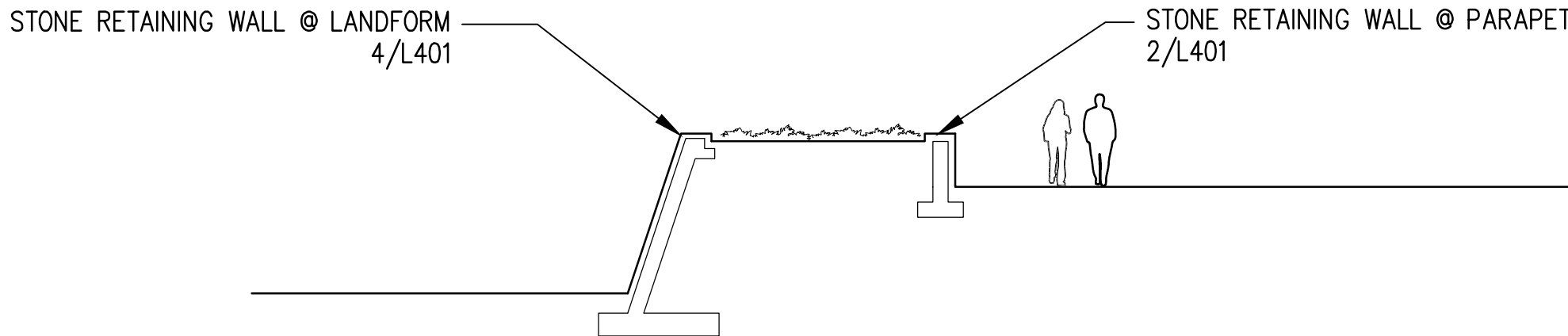
KEY MAP 1"=30'-0"



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



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



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

ONE CARMEL

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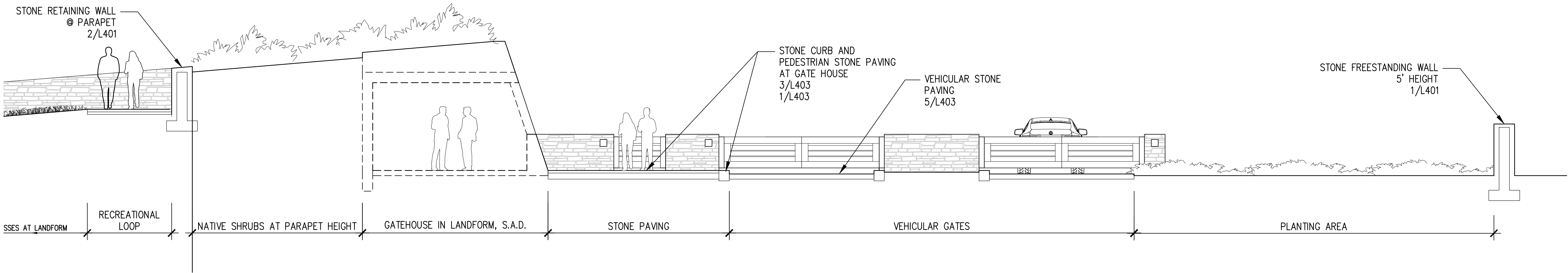
LANDSCAPE SECTIONS

Drawing Number

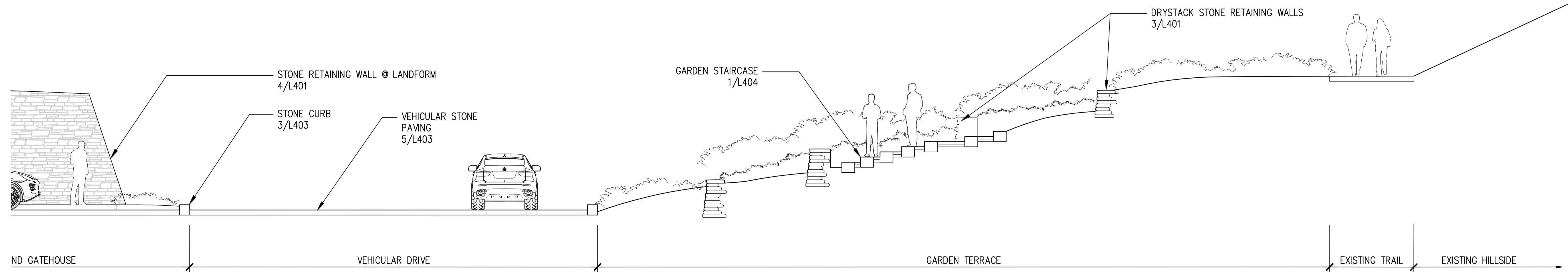
NOT FOR CONSTRUCTION

L202

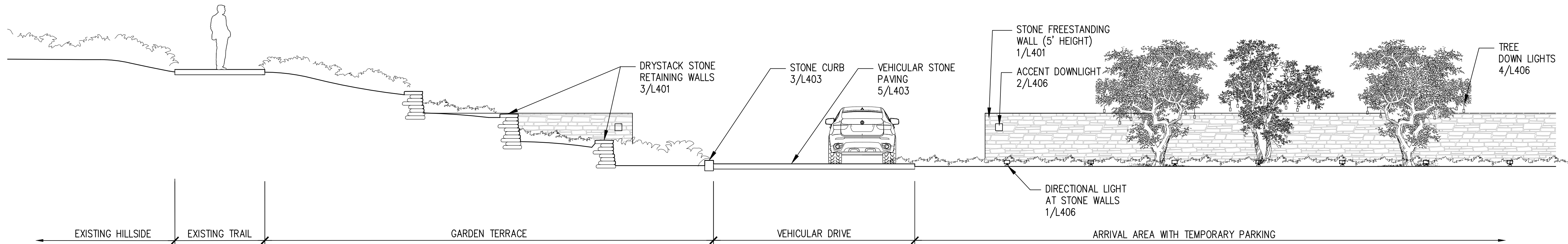
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1 GATE HOUSE AND LANDFORM
3/16" = 1'-0"



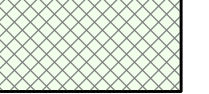

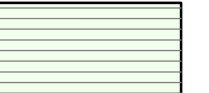

2 GARDEN TERRACES
3/16" = 1'-0"

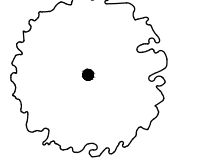


3 RESIDENTIAL ENTRY
3/16" = 1'-0"



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
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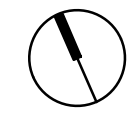
Revisions

- | | |
|---|------------|
| 1 | 07.20.2023 |
| 2 | 09.17.2023 |

Date
11.04.2022

Phase
ENTRY LANDSCAPE PLANS
Job Number
CRVT201

Scale
0 15' 30'
1" = 30'

North


Drawing Title

PLANTING ENLARGEMENT @
PROJECT ENTRY

Drawing Number

NOT FOR CONSTRUCTION

L301

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PLANT LIST

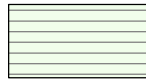
| | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | SPACING | NATIVE/ NON-NATIVE | DROUGHT-TOLERANT (WUCOLS) |
|--|--------|----------------|-------------|------|----------|---------|-----------------------|------------------------------|
|--|--------|----------------|-------------|------|----------|---------|-----------------------|------------------------------|

TREES

| | | | | | | | | |
|----|---|-------------------|----------------|-----------|-----|----------|--------|----------|
| T1 |  | QUERCUS AGRIFOLIA | COAST LIVE OAK | SEE TABLE | 110 | PER PLAN | NATIVE | VERY LOW |
|----|---|-------------------|----------------|-----------|-----|----------|--------|----------|

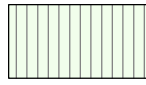
| | | |
|----|---|---|
| T2 |  | EXISTING TREE TO REMAIN PROTECT IN PLACE |
|----|---|---|

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



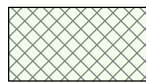
| | | | | | | |
|-------------------------------------|------------------------------|-------|---|----------|--------|--------|
| ARCTOSTAPHYLOS EDMUNDSII | LITTLE SUR MANZANITA | 1 GAL | – | 24" O.C. | NATIVE | MEDIUM |
| ARCTOSTAPHYLOS HOOKERI | MONTEREY CARPET MANZANITA | 1 GAL | – | 24" O.C. | NATIVE | 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 MCINN' | HOWARD MCINN 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)

ONE CARMEL

CARMEL VALLEY ROAD
FRONTAGE AND PROJECT ENTRY
LANDSCAPE PLANS

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Revisions

2 09.17.2023

Date

11.04.2022

Phase

ENTRY LANDSCAPE PLANS

Job Number

CRVT201

Scale

North

Drawing Title

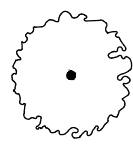
PLANTING LEGEND

Drawing Number

NOT FOR CONSTRUCTION

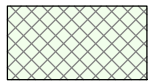
L302

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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 PUMILIA



BACCHARIS PILULARIS 'TWIN PEAKS'



CEANOTHUS GRISEUS HORIZONTALIS



CEANOTHUS MARITIMUS 'VALLEY VIOLET'



RHAMNUS CROCEA

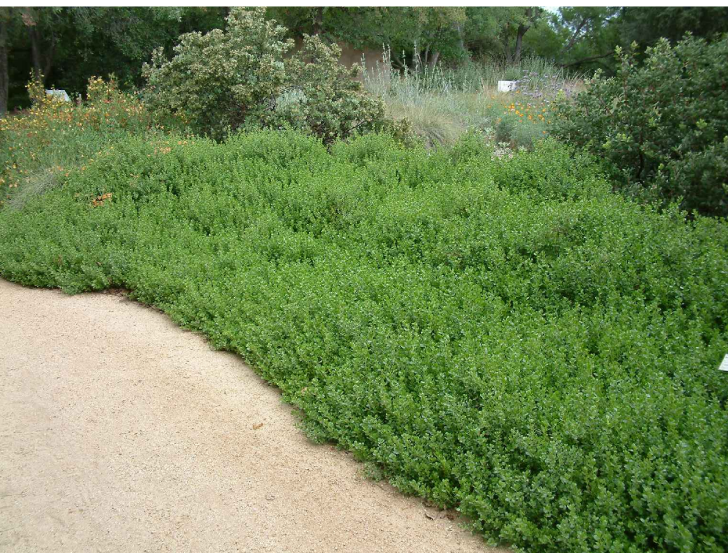
NATIVE SHRUB AND GROUNDCOVER MIX (IRRIGATION FOR ESTABLISHMENT AND LIMITED PERMANENT LOW VOLUME DRIP)



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

ONE CARMEL

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LANDSCAPE PLANS

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Revisions

Date
11.04.2022
Phase
ENTRY LANDSCAPE PLANS
Job Number
CRVT201

Scale North

Drawing Title

PLANTING IMAGERY

Drawing Number

NOT FOR CONSTRUCTION

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% |
| TOTALS | | | | | | | 17,200 | 6,667 | 148,800 | 0.46 | 198.93 | 100% |

| SPECIAL LANDSCAPE AREAS | | | | | | | | | | |
|-------------------------|----------------|--|--------|--|--|--|--|--|--|----|
| HYDROZONE # | HYDROZONE NAME | | | | | | | | | |
| - | - | | 1 | | | | | | | 0% |
| | | | TOTALS | | | | | | | 0% |

| | | |
|------|--------------|---------|
| 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% |
| TOTALS | | | | | | | 42,600 | 16,790 | 374,756 | 1.15 | 501.01 | 100% |

| SPECIAL LANDSCAPE AREAS | | | | | | | | | | | |
|-------------------------|----------------|--|--|--------|--|--|--|--|--|----|--|
| HYDROZONE # | HYDROZONE NAME | | | | | | | | | | |
| - | - | | | 1 | | | | | | 0% | |
| | | | | TOTALS | | | | | | 0% | |

| | | |
|------|--------------|---------|
| 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% |

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

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

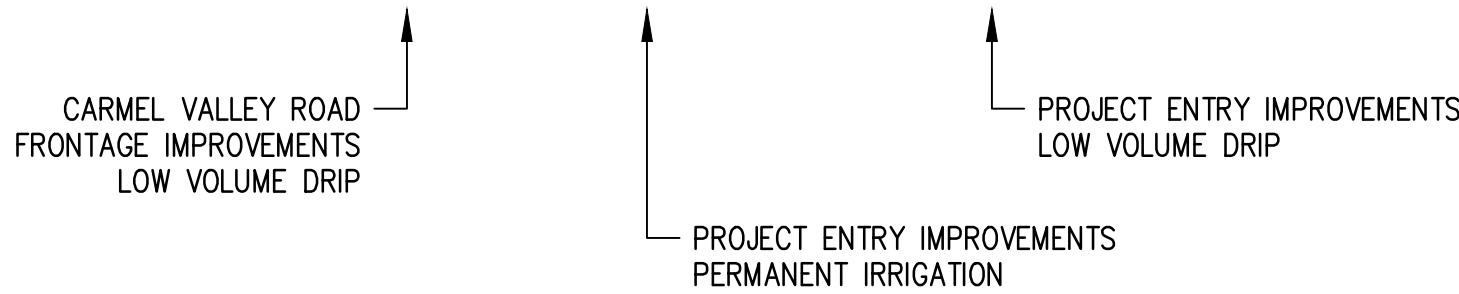
IRRIGATION ESTIMATE NOTES:

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.

ONE CARMEL

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FRONTAGE AND PROJECT ENTRY
LANDSCAPE PLANS

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Revisions

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ENTRY LANDSCAPE PLANS
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CRVT201

Scale North

Drawing Title

IRRIGATION WATER USE
CALCULATIONS

Drawing Number

NOT FOR CONSTRUCTION

L304

ONE CARMEL

CARMEL VALLEY ROAD
FRONTAGE AND PROJECT ENTRY
LANDSCAPE PLANS

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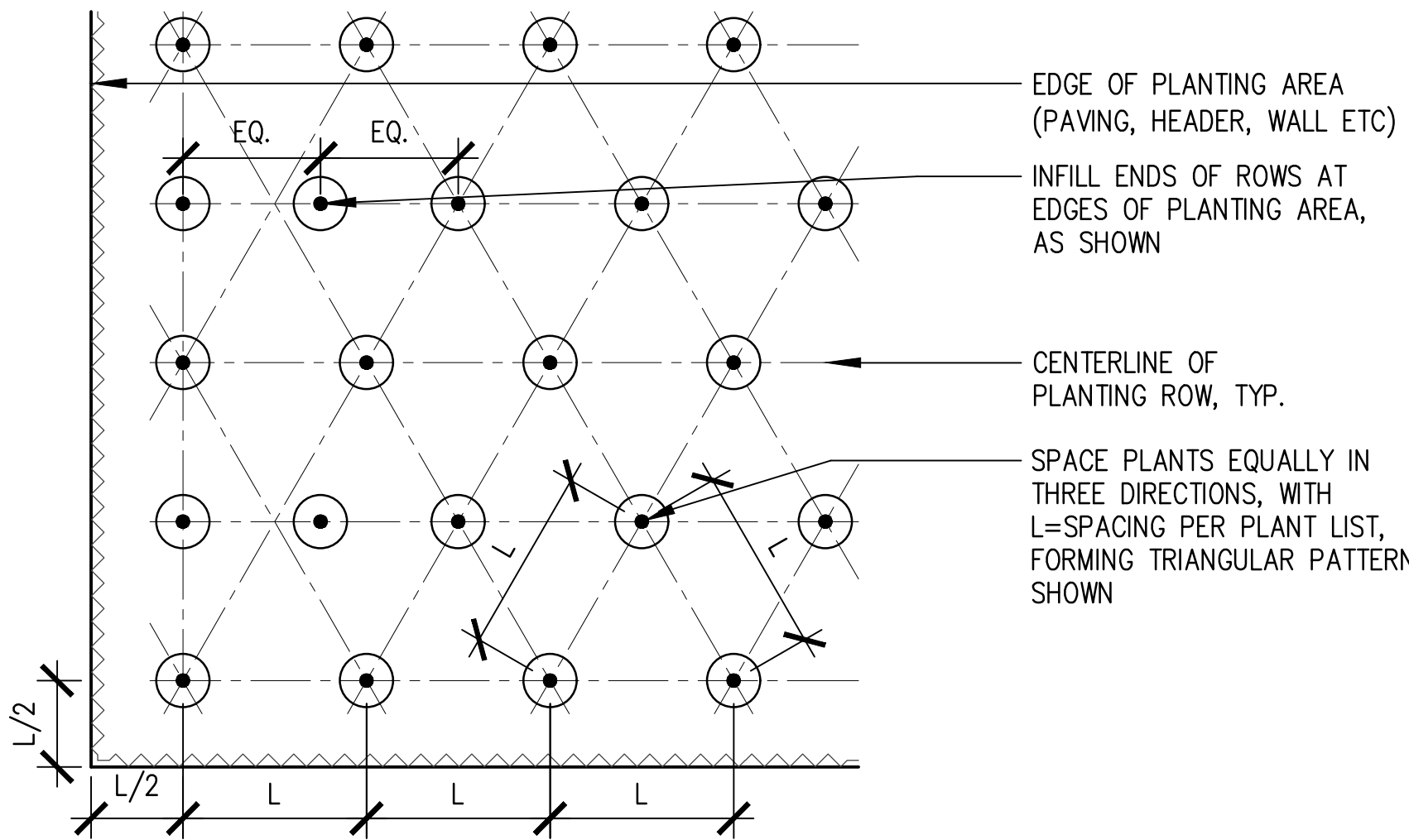
PLANTING DETAILS

Drawing Number

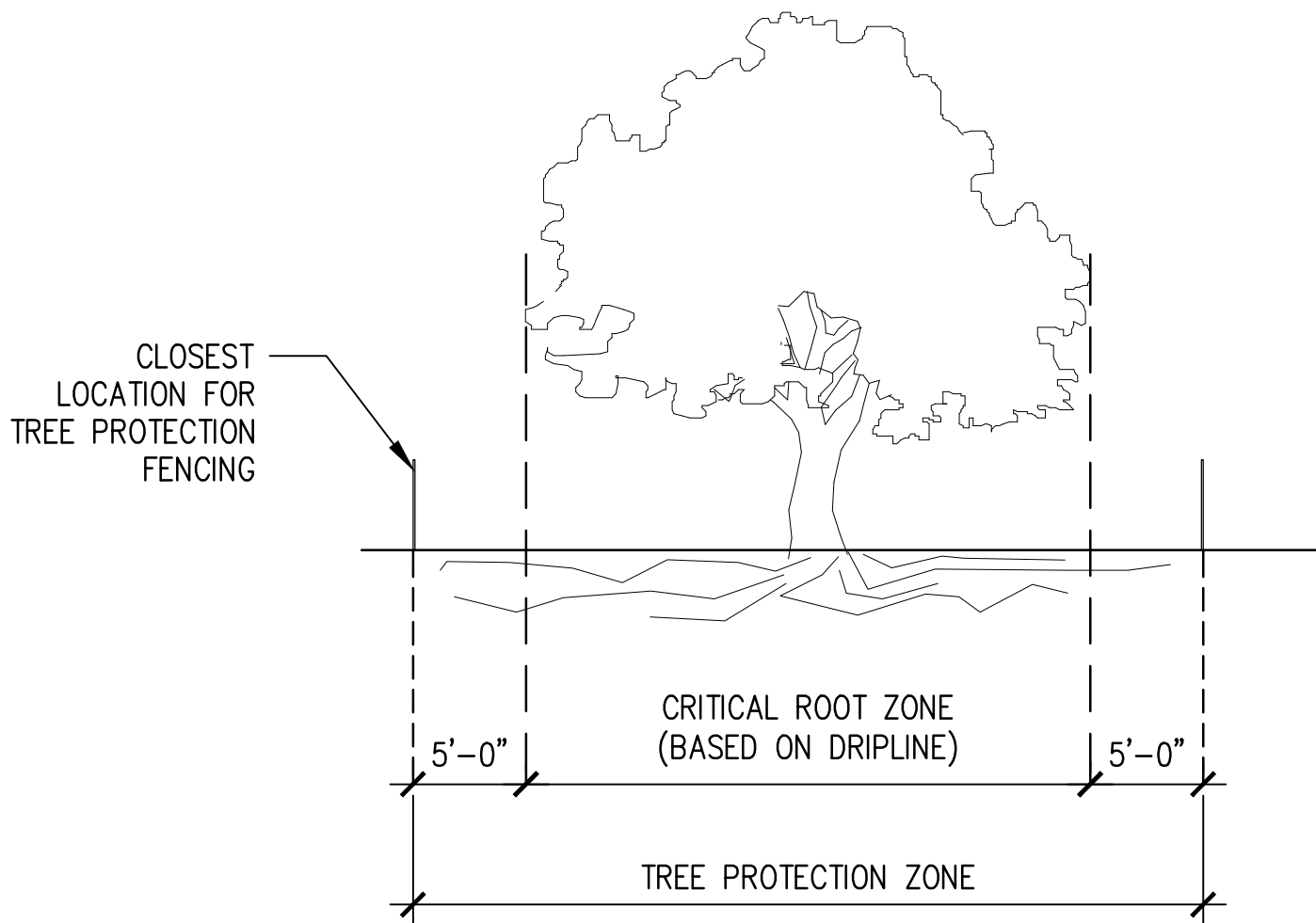
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L305

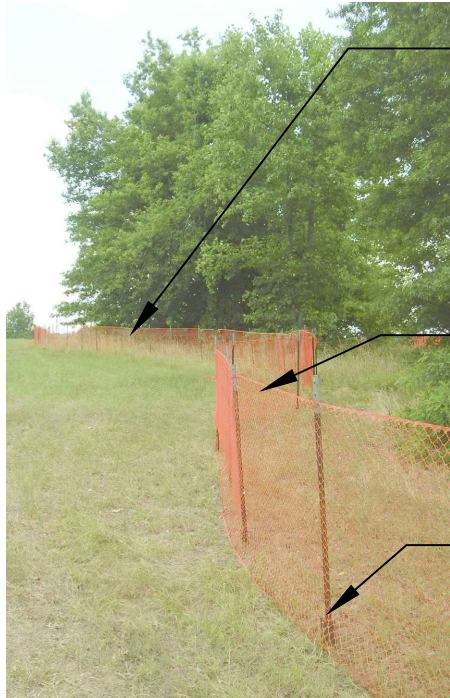
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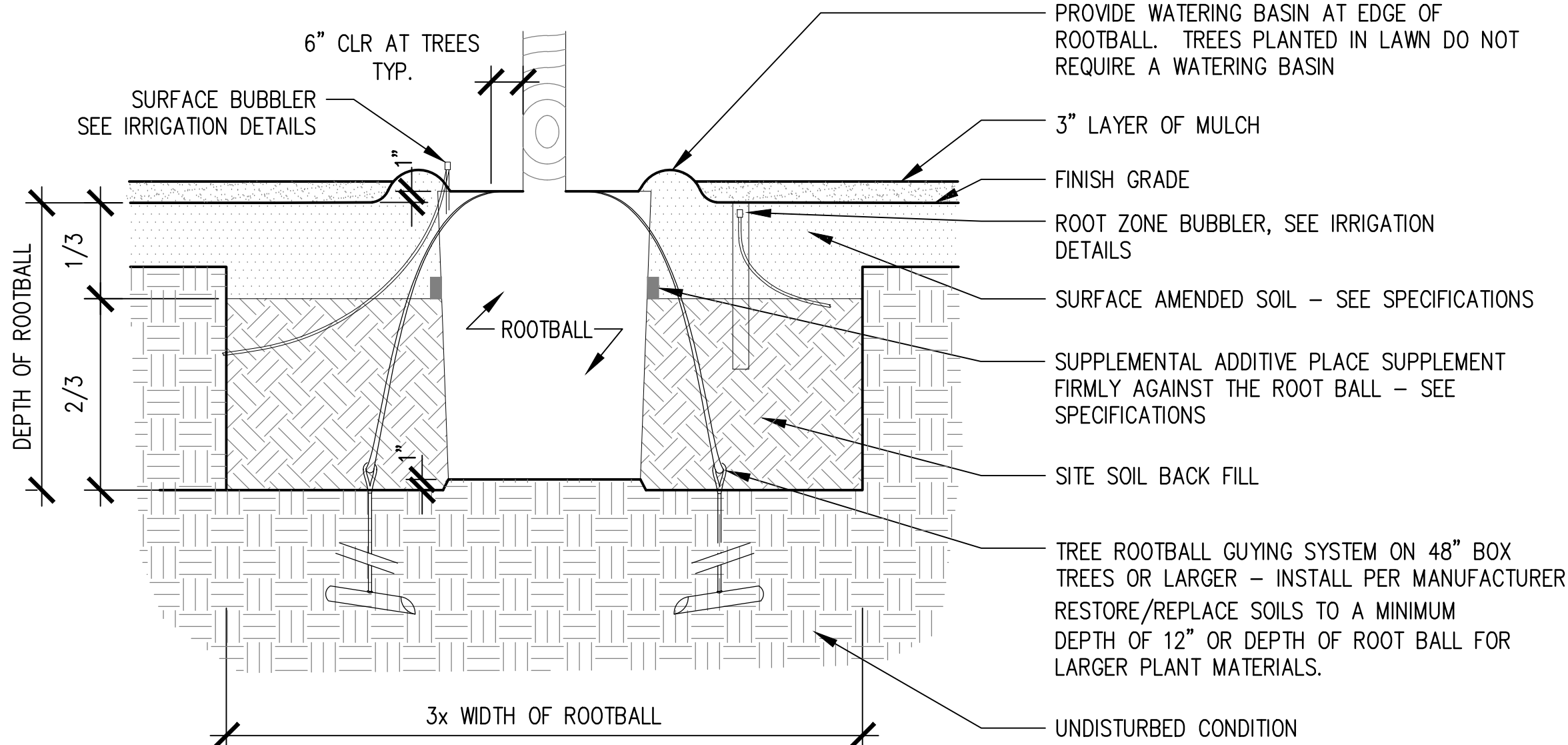
4 TRIANGULAR SPACING
1/2" = 1'-0"



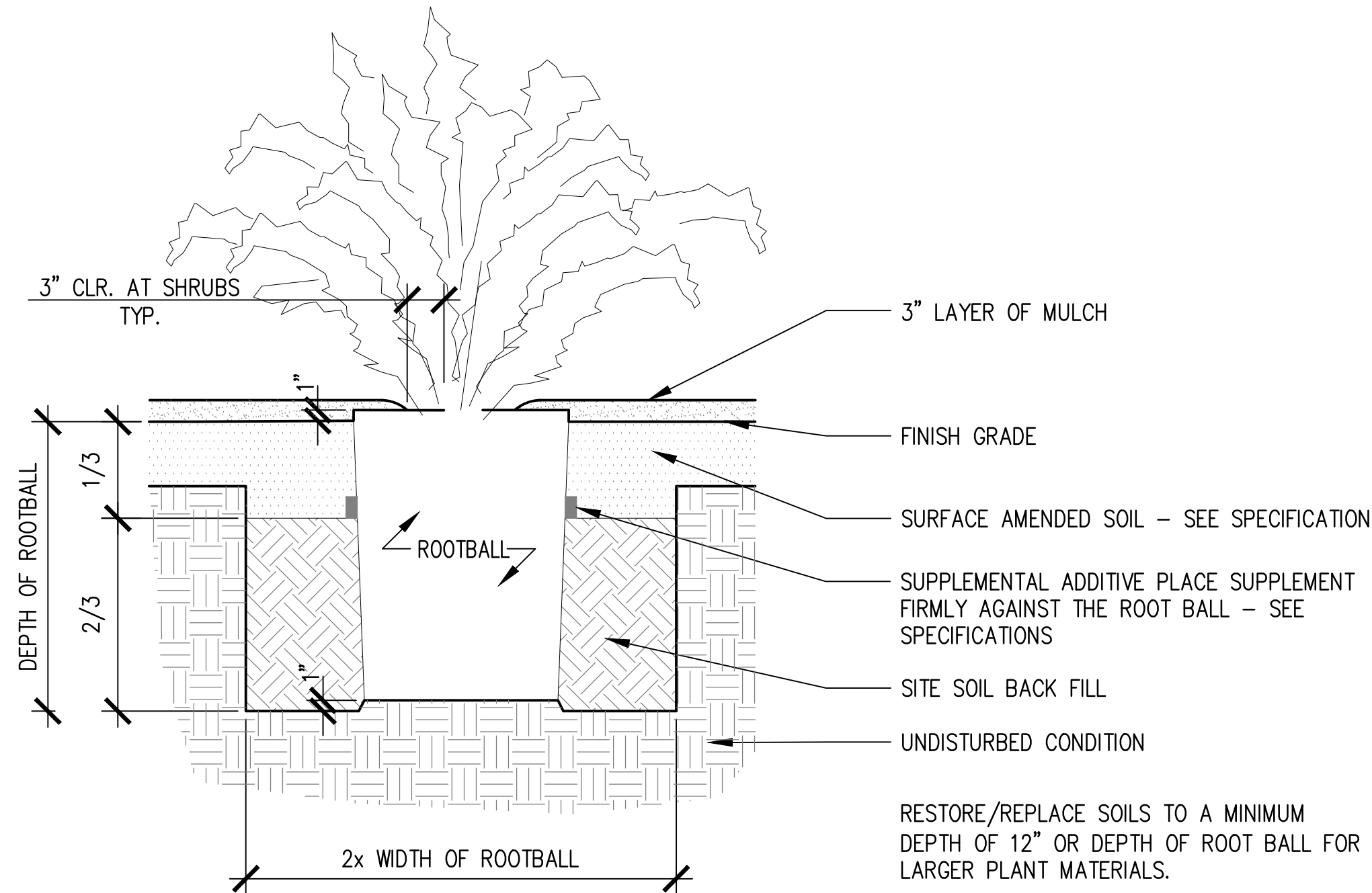
5 TREE PROTECTION FENCING
1/8" = 1'-0"



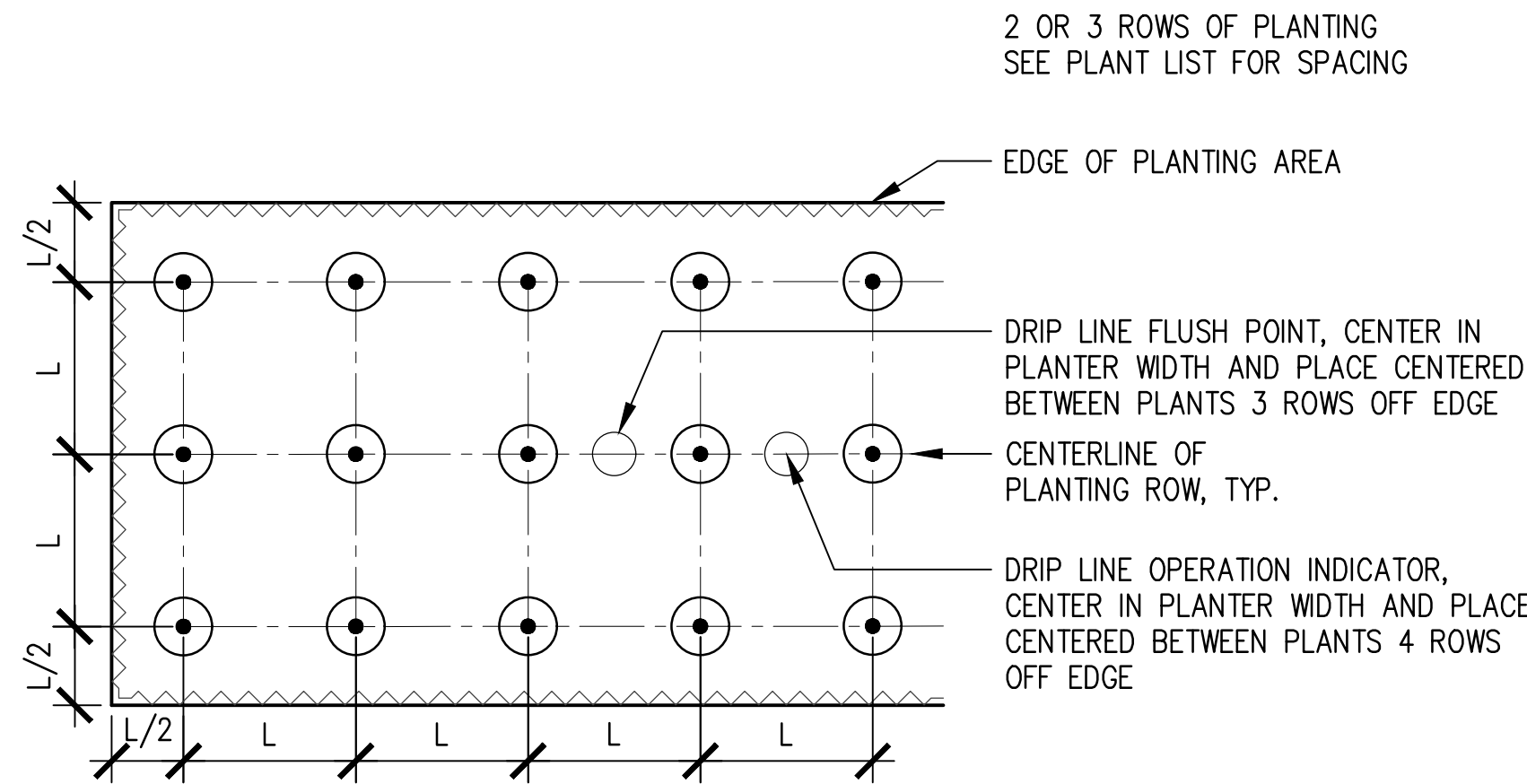
TREE PROTECTION
FENCELINE TO FOLLOW 5'
SETBACK FROM DRIPLINE
OF EXISTING TREES
TO BE PRESERVED
4' TALL PLASTIC
POLY-TYPE FENCING
AROUND DRIPLINE
PERIMETER
POSTS
6' O.C.



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



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



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

ONE CARMEL

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FRONTAGE AND PROJECT ENTRY
LANDSCAPE PLANS

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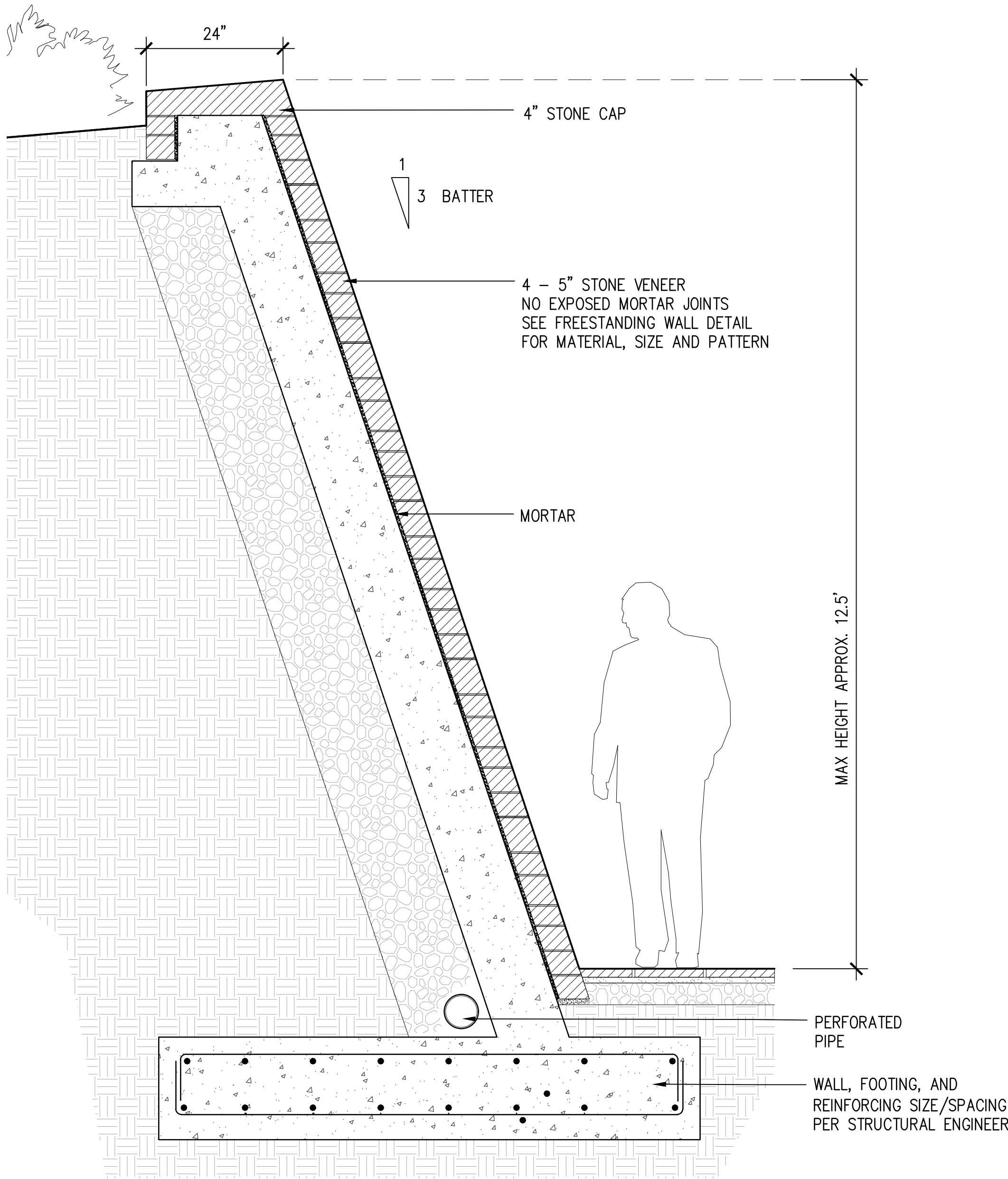
STONE WALL DETAILS

Drawing Number

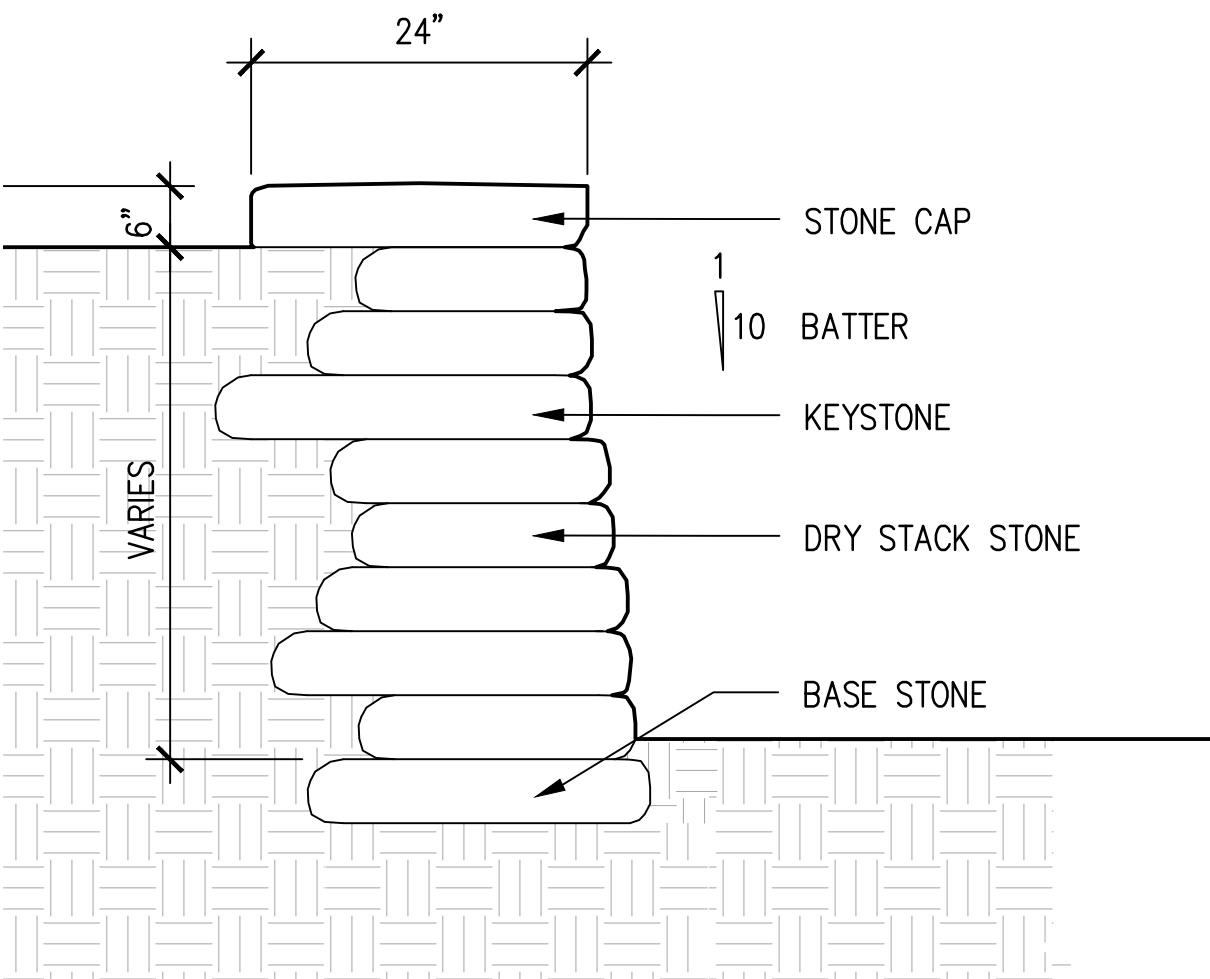
NOT FOR CONSTRUCTION

L401

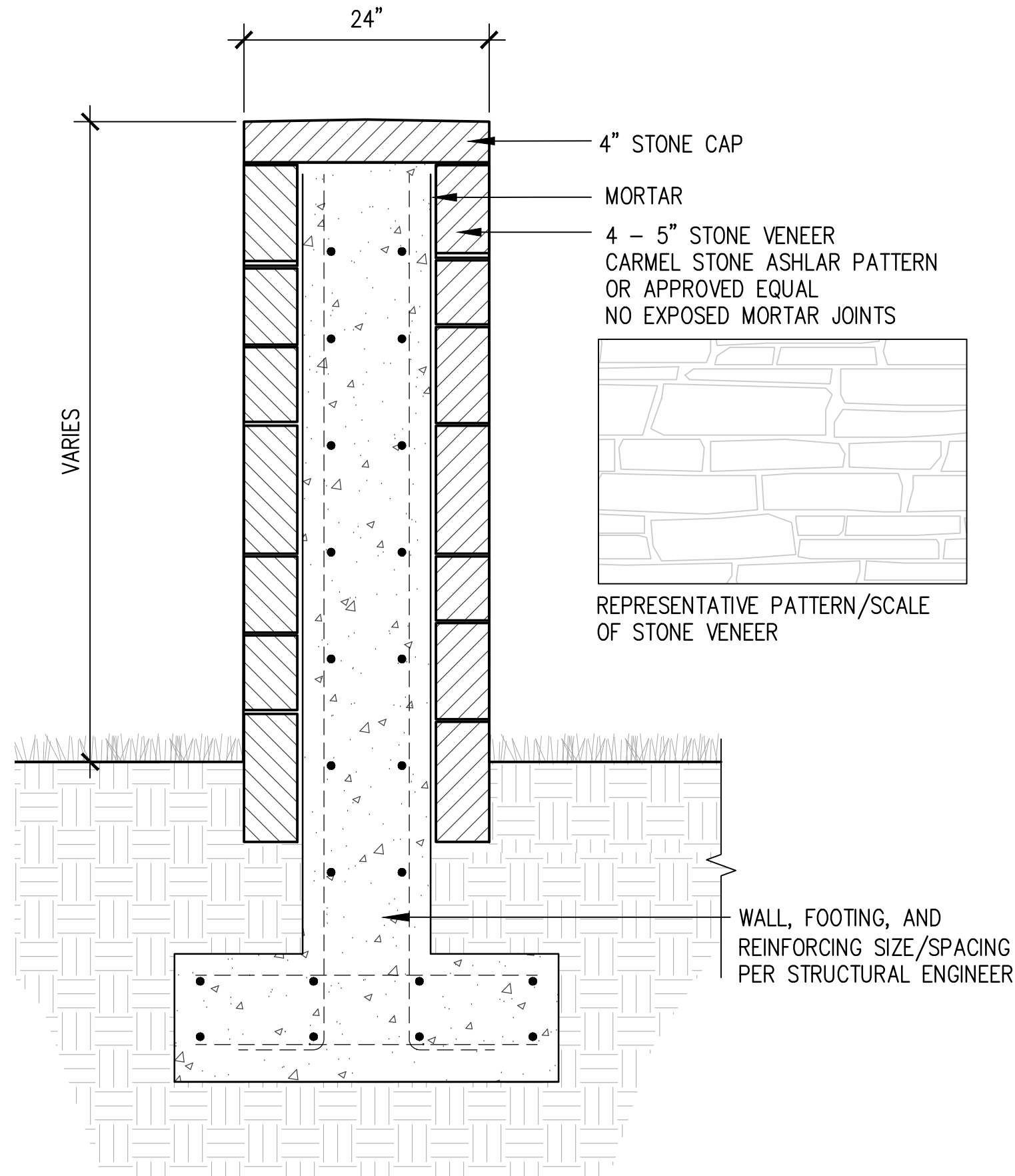
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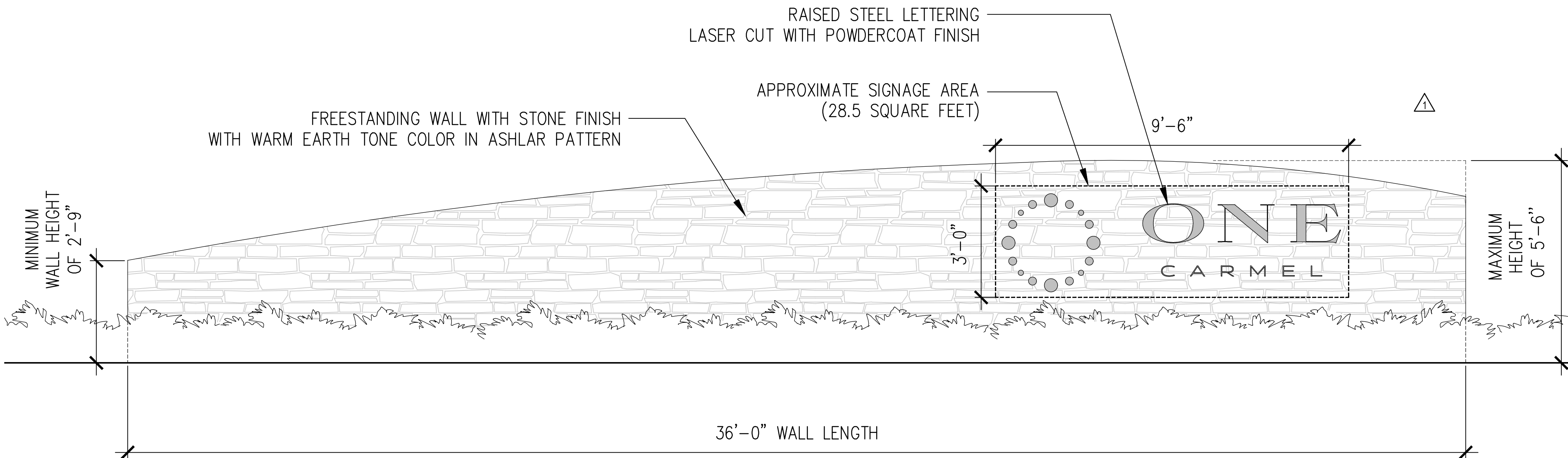
4 RETAINING WALL AT LANDFORM
3/4" = 1'-0"



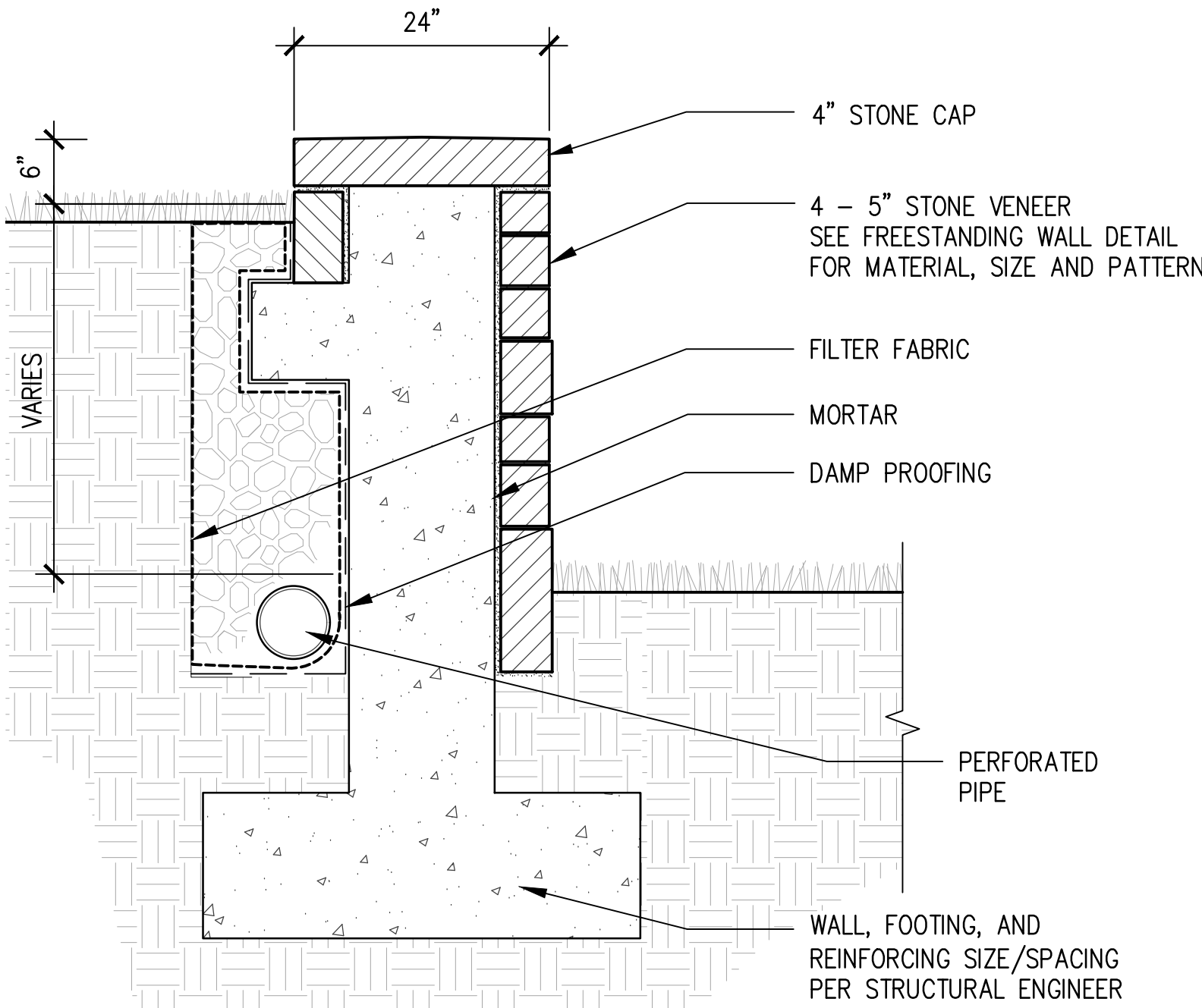
3 DRY STACK STONE RETAINING WALL
1" = 1'-0"



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



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



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

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 o

Stamp

Revisions

Date
11.04.2022
Phase
ENTRY LANDSCAPE PLANS
Job Number
CRVT201

Scale North

Drawing Title

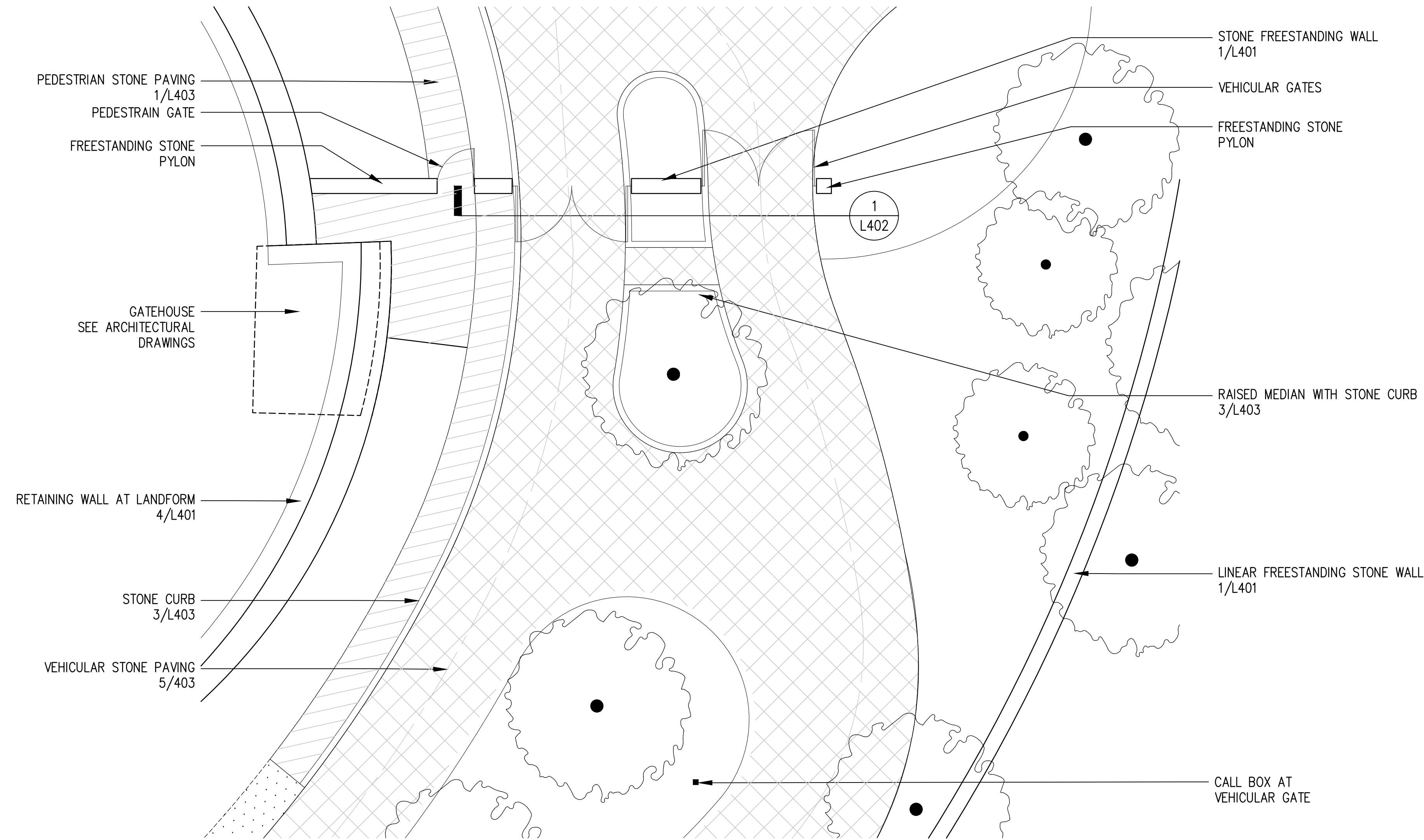
VEHICULAR GATE DETAIL

Drawing Number

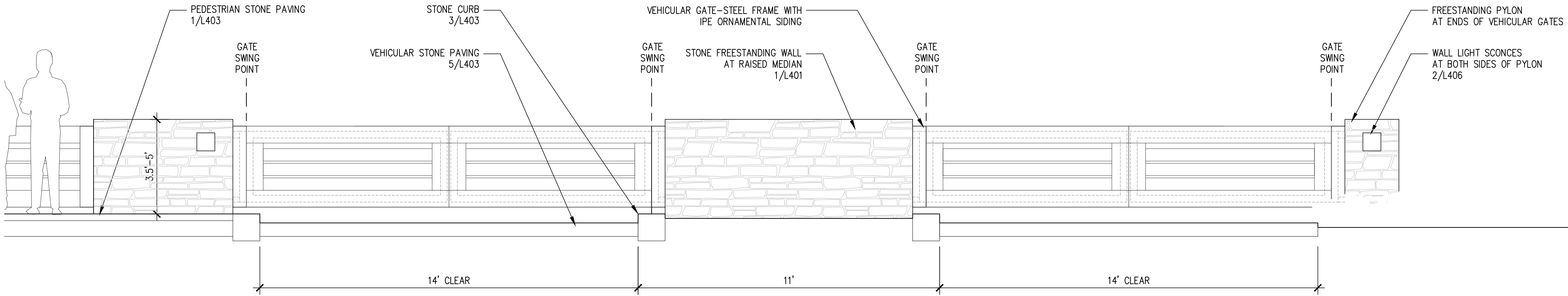
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L402

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



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

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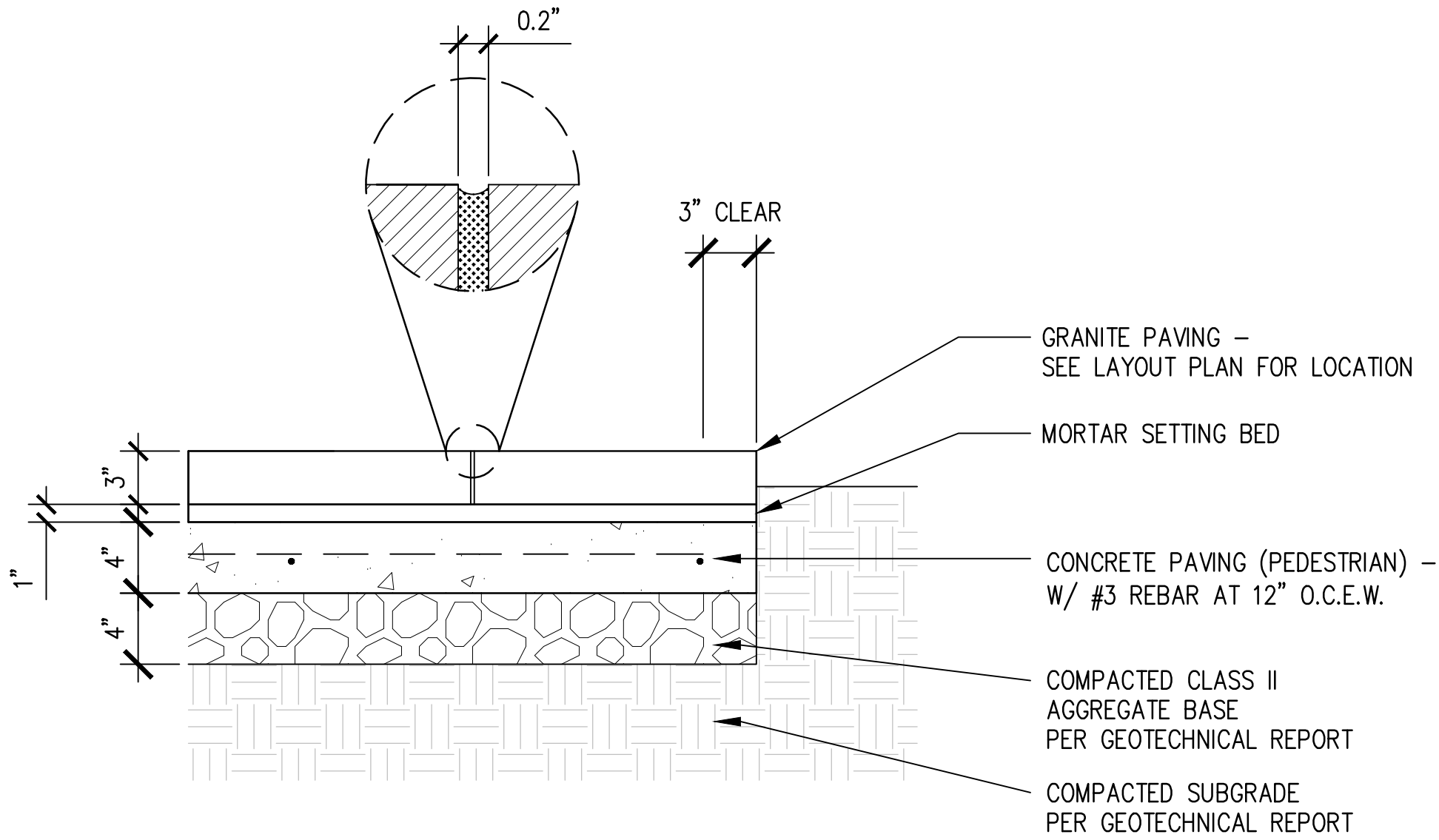
LANDSCAPE DETAILS

Drawing Number

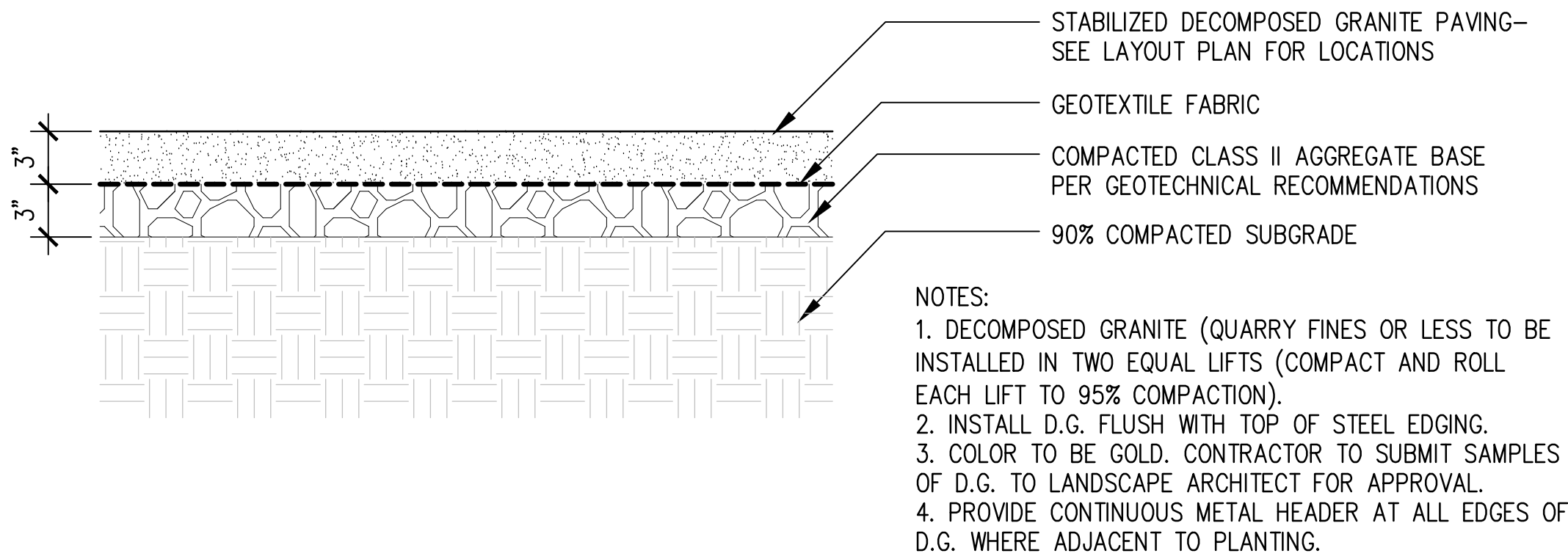
NOT FOR CONSTRUCTION

L403

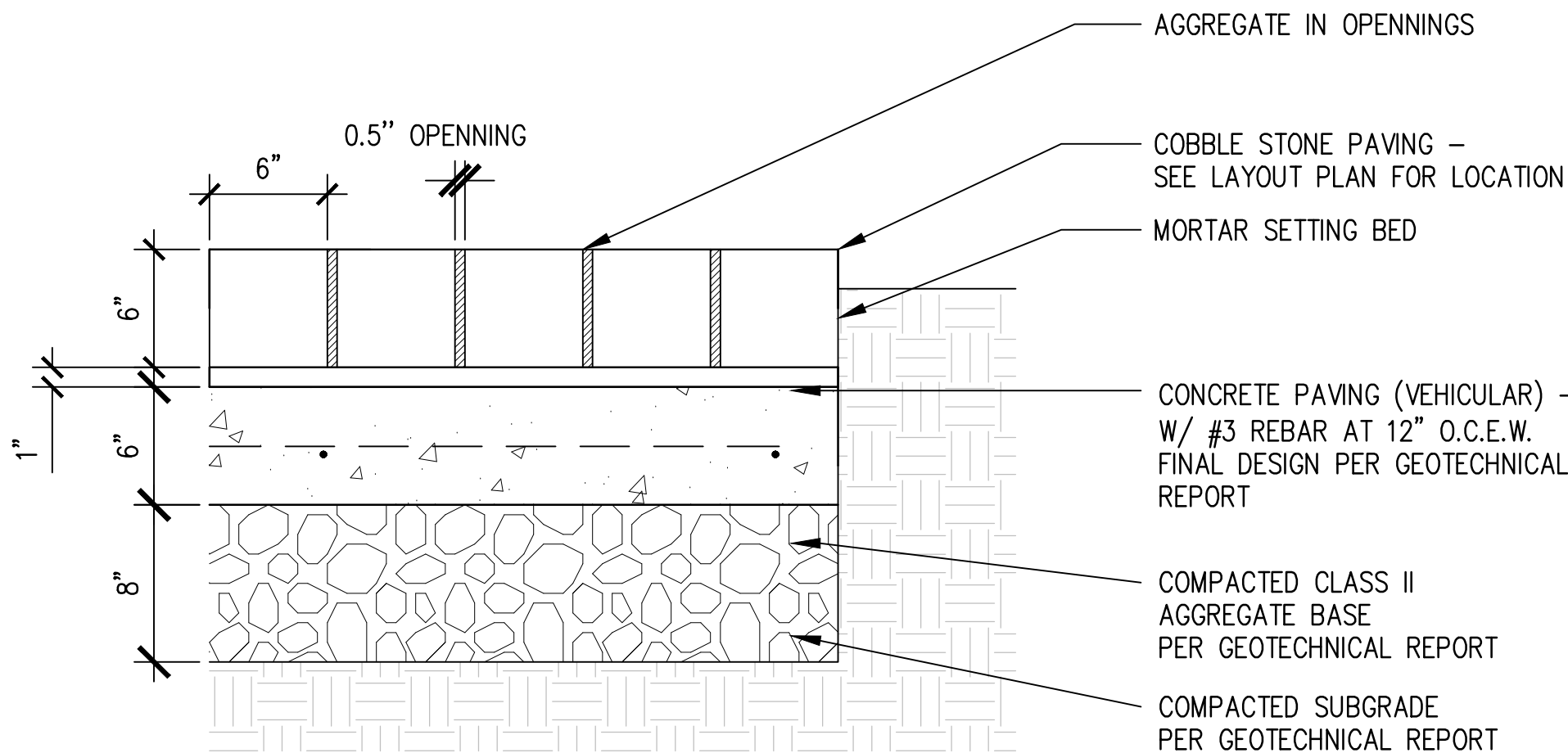
© 2023 SWA



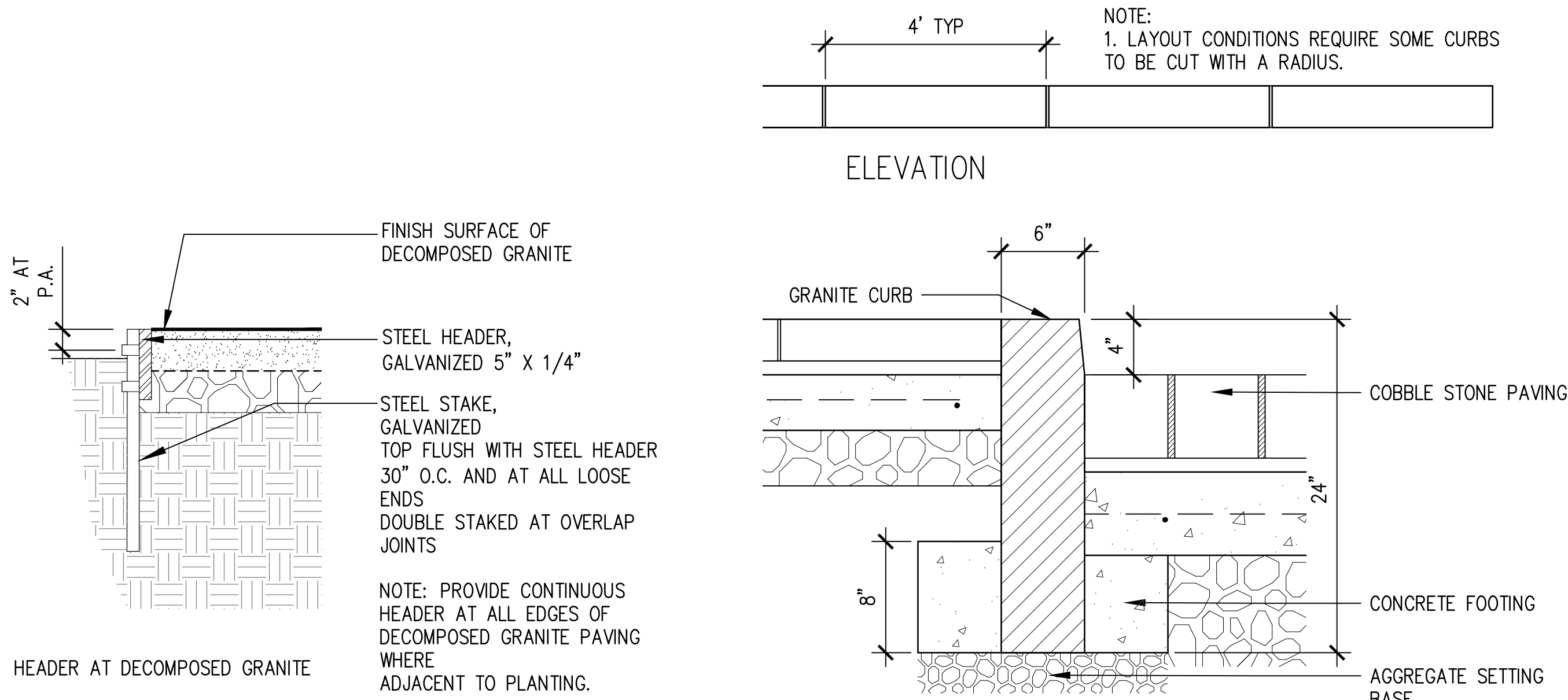
1 PEDESTRIAN STONE PAVING
1 1/2" = 1'-0"



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"

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Drawing Title

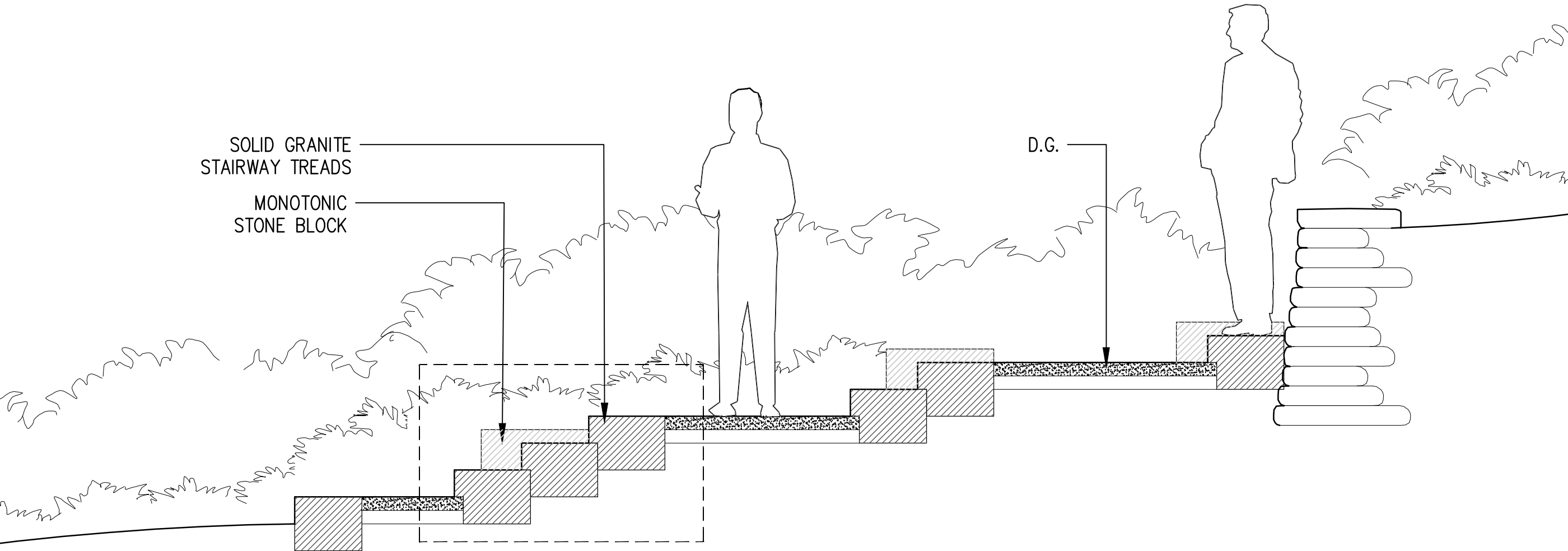
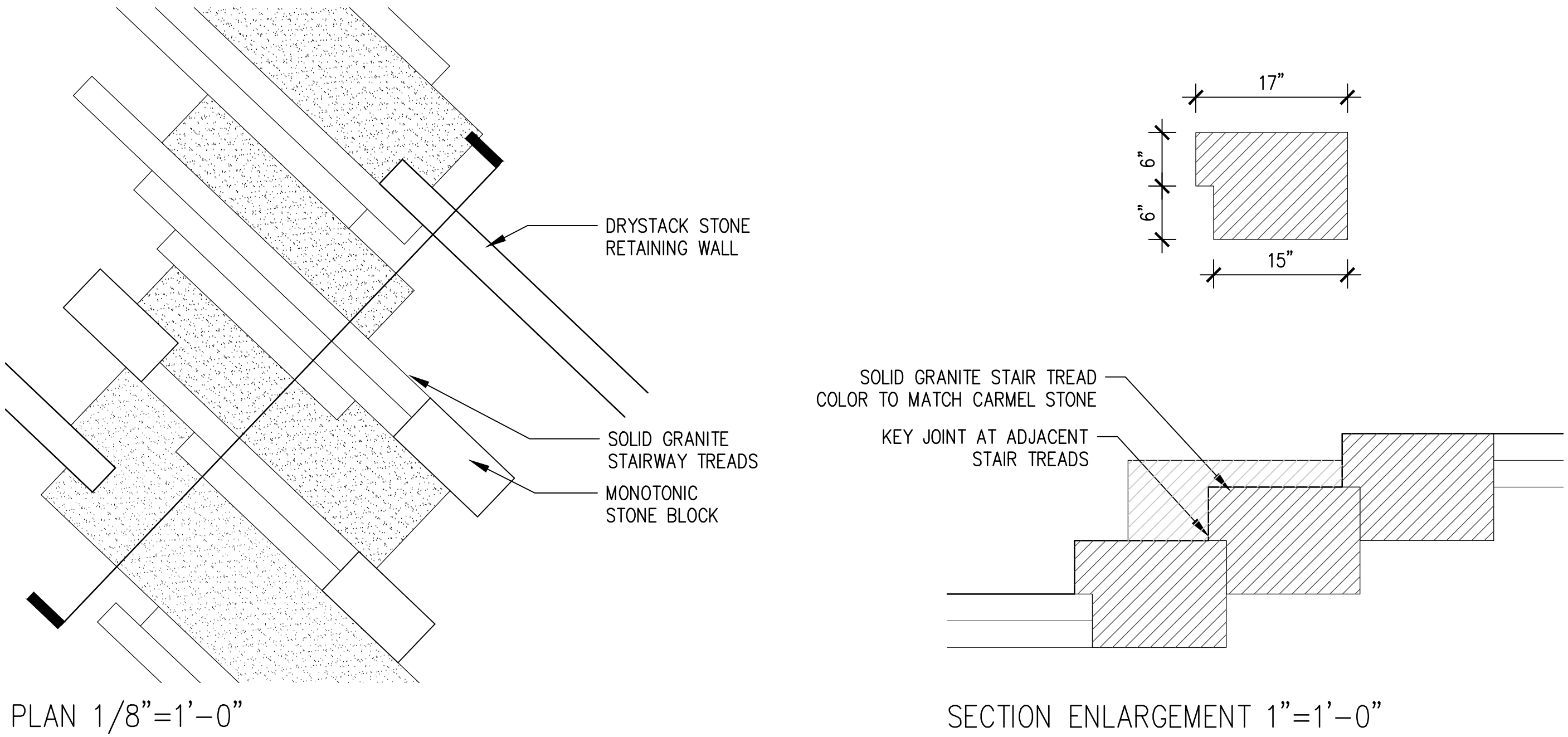
LANDSCAPE DETAILS

Drawing Number

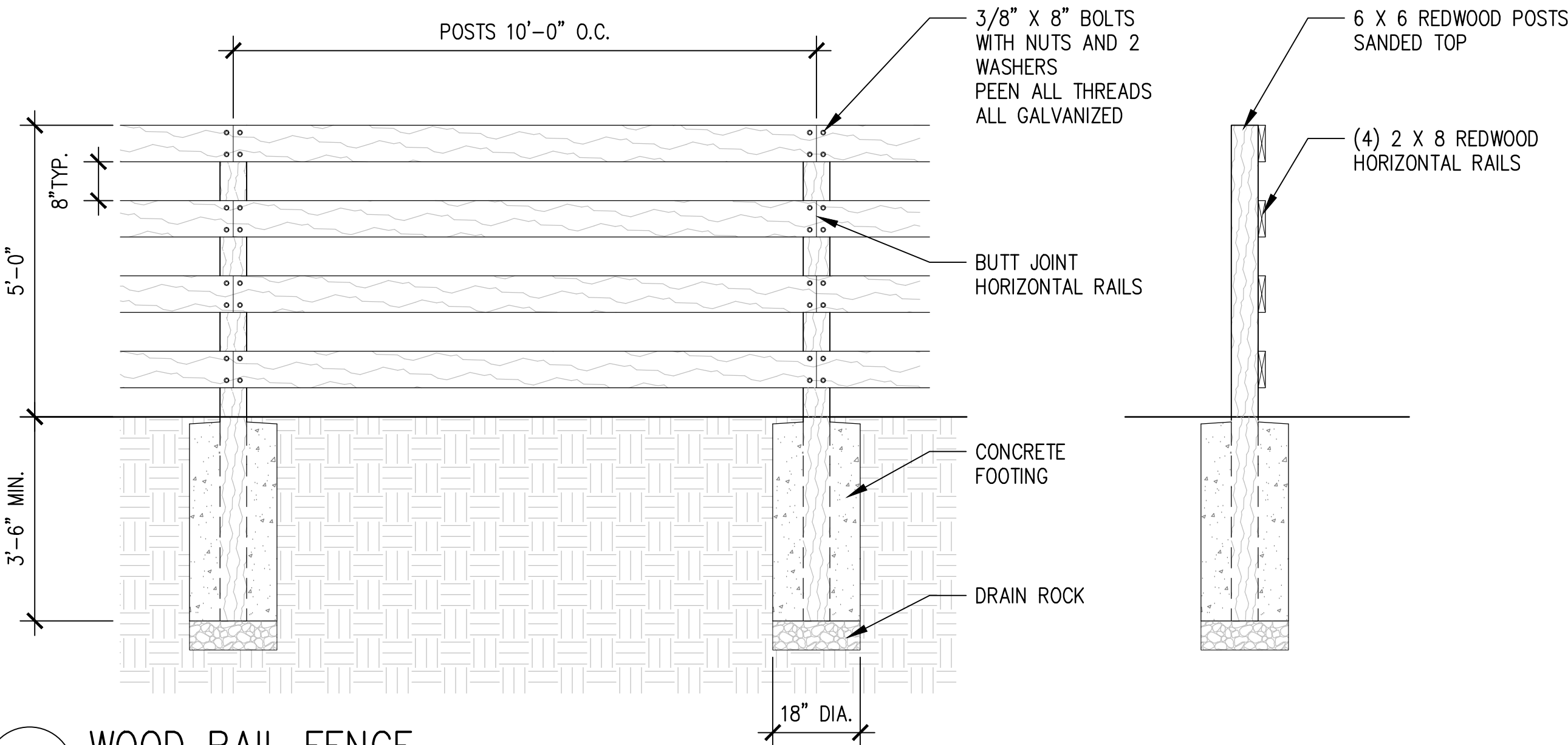
NOT FOR CONSTRUCTION

L404

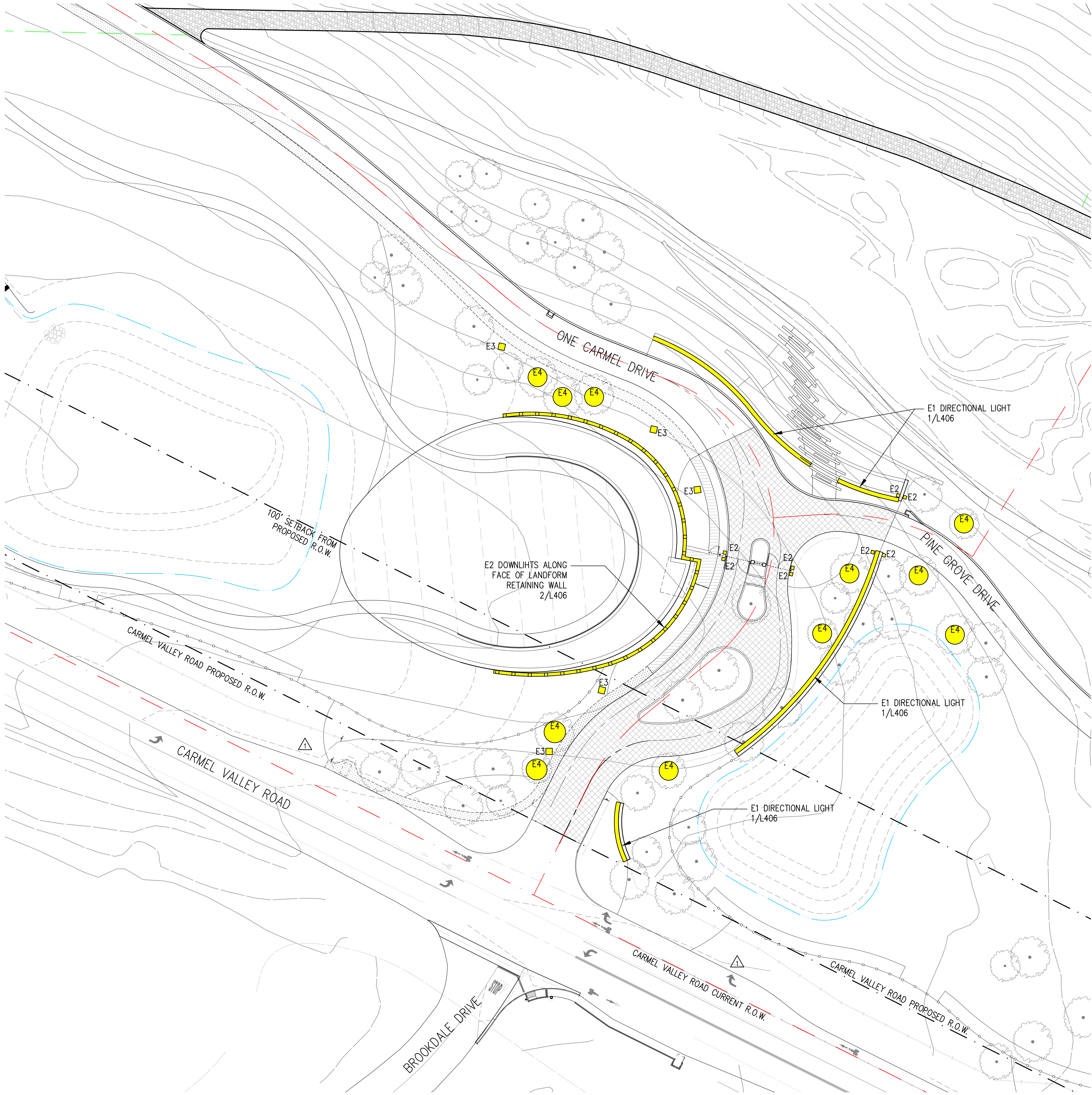
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1 GARDEN STAIR
1/8"=1'-0"



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



MATERIALS LEGEND

1
L406

E1 DIRECTIONAL LIGHTS @ STONE WALLS
BEGA 84507- 56 FIXTURE ALLOWANCE



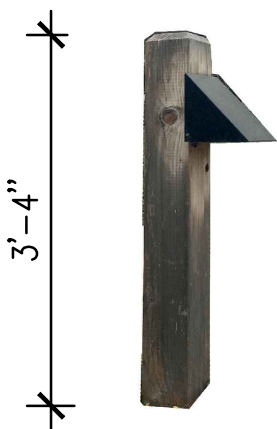
2
L406

E2 WALL MOUNTED ACCENT DOWNLIGHTS
@ VEHICULAR GATEWAYS AND THRESHOLDS
BEGA 33242- 20 FIXTURE ALLOWANCE



3
L406

E3 BOLLARD LIGHT WITH
BORDEN LIGHTING 720 WEDGE DOWNLIGHT
12 FIXTURE ALLOWANCE



4
L406

E4 ACCENT DOWNLIGHTS @ SPECIMEN TREES
BY FX LUMINAIRE
12 TREES WITH 5 FIXTURES PER TREE



LIGHTING NOTES:
1. ALL SITE LIGHTING FIXTURES TO BE DARK-SKY COMPLIANT.
2. SITE LIGHTING TO INCORPORATE BI-LEVEL DIMMING AND/OR
MOTION SENSORS/TIMERS TO ENSURE ENTRY IS NOT EXCESSIVELY LIT
DURING NON-OPERATIONAL HOURS.
3. LOW/WARM COLOR TEMPERATURES SHALL BE SPECIFIED FOR ALL
LIGHT FIXTURES.

ONE CARMEL

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Revisions

1 07.20.2023
2 09.17.2023

Date

11.04.2022

Phase

ENTRY LANDSCAPE PLANS

Job Number

CRVT201

Scale

0 15' 30'
1" = 30'

North



Drawing Title


LIGHTING ENLARGEMENT @
PROJECT ENTRY

Drawing Number

NOT FOR CONSTRUCTION

L405

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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 (2500182200000) 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 (2500182200000) 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

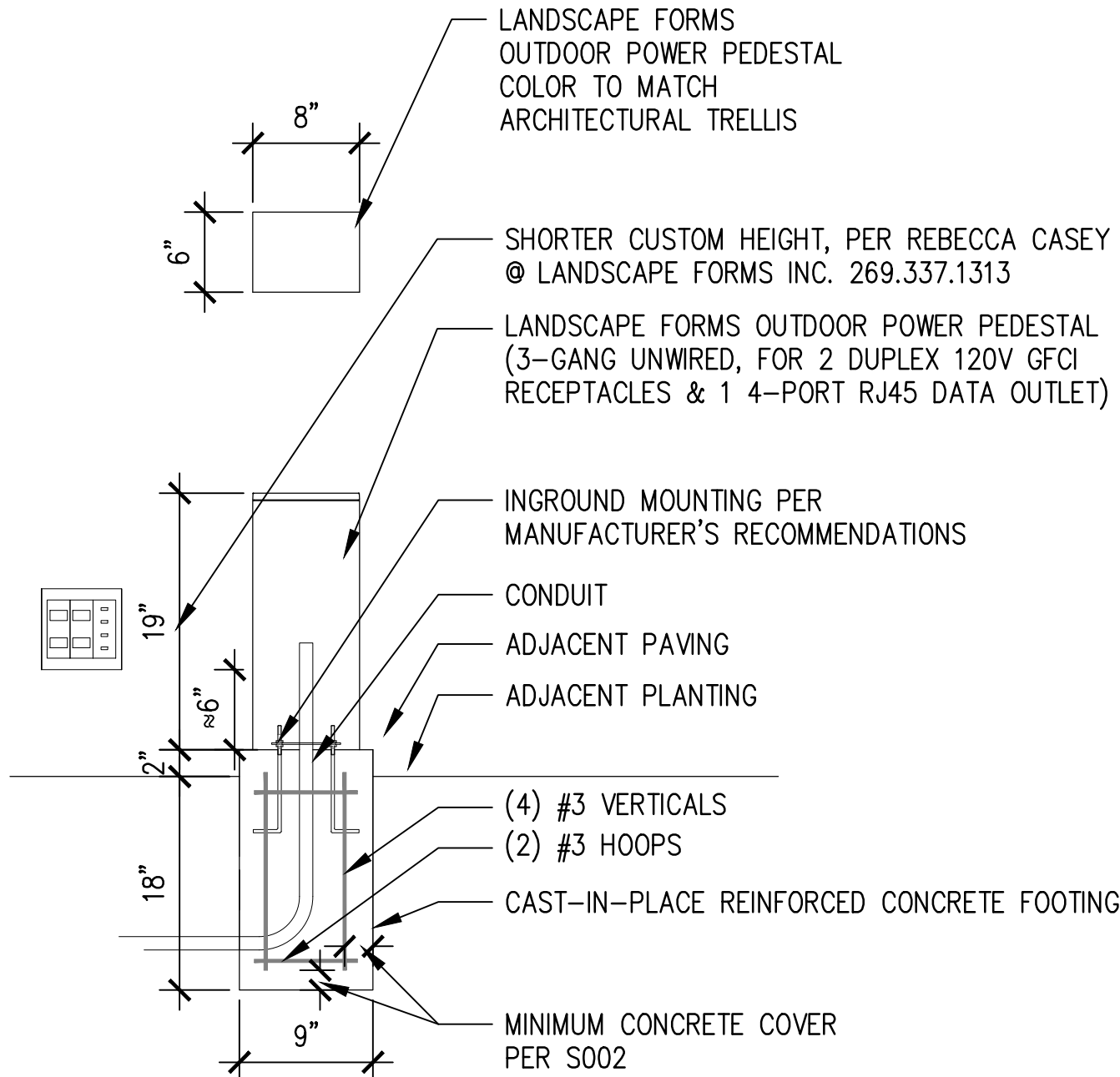
*Includes Housing Bracket (250016640000) and Mounting Bracket (250016650000)

*Includes Lock (250021820000) and Cable (250021830000)

4

TREE DOWNLIGHT

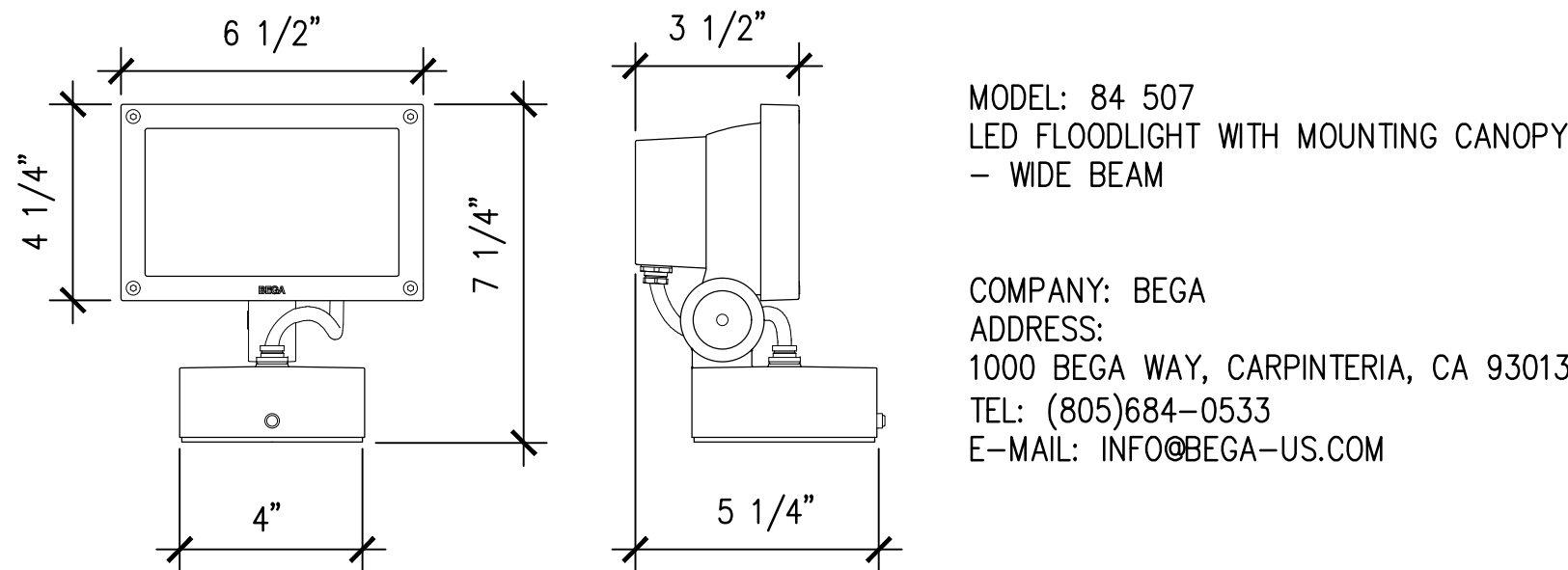
6" = 1'-0"



5

POWER PEDESTAL

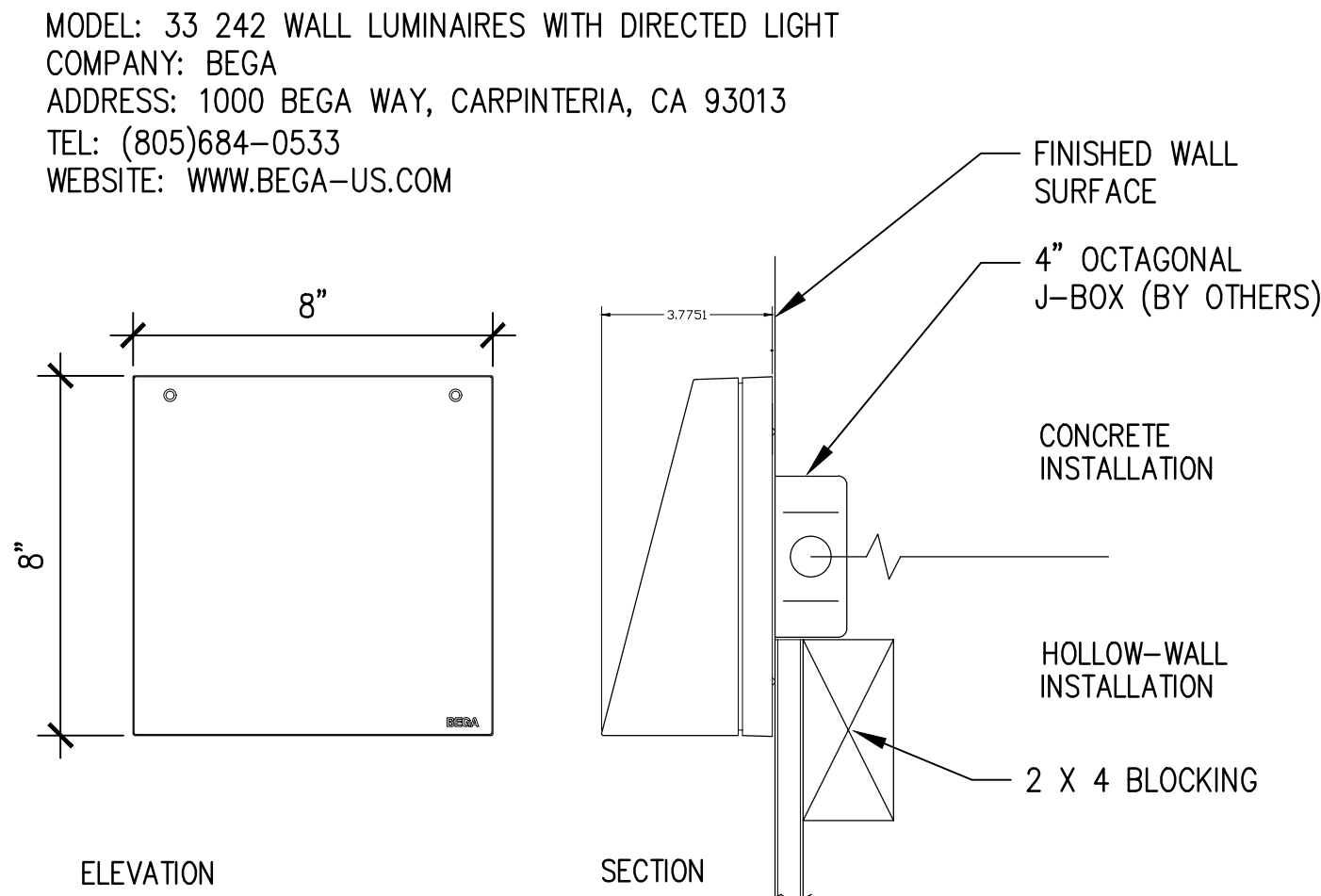
1" = 1'-0"



1

DIRECTIONAL LIGHT AT STONE WALLS

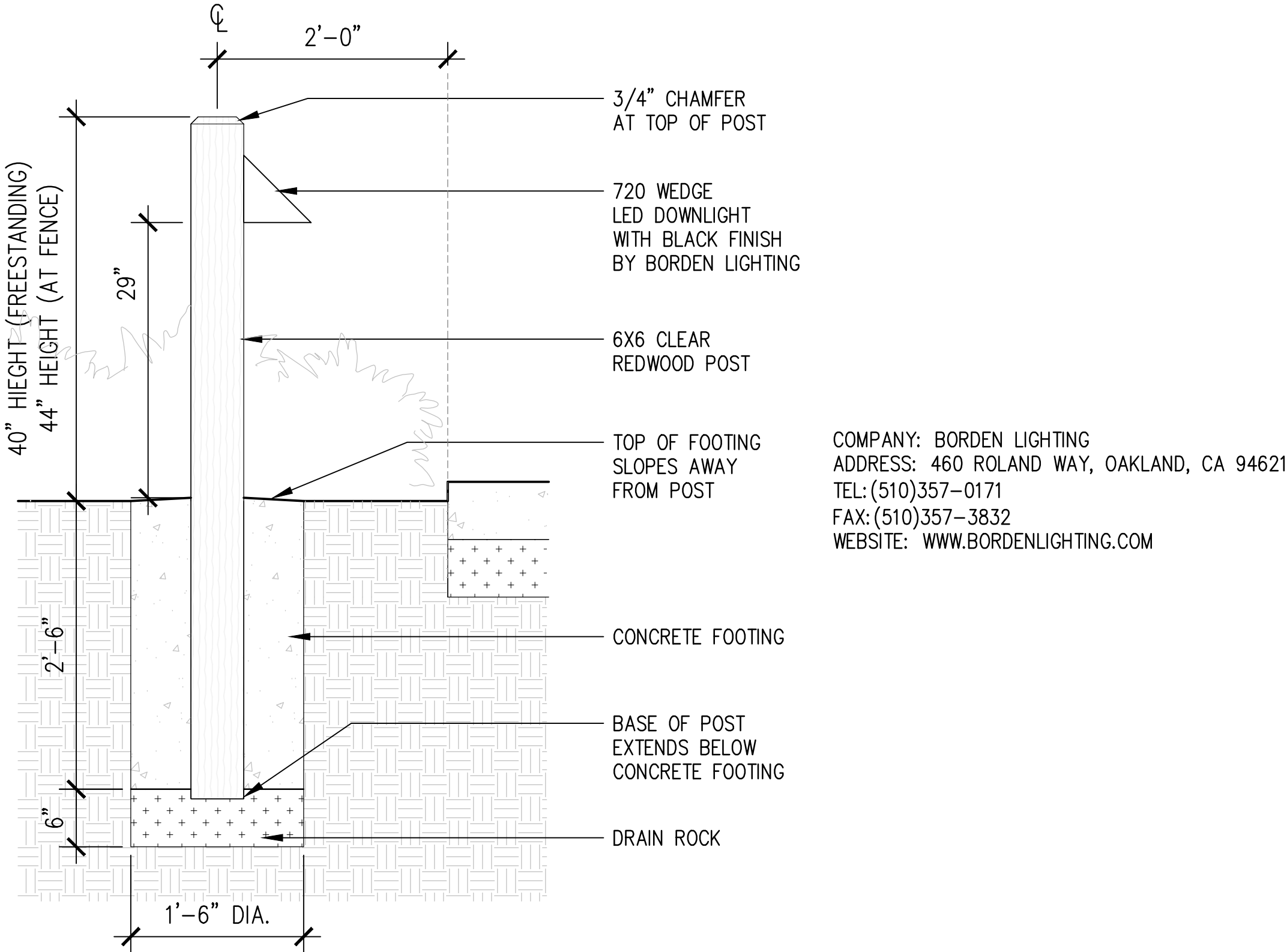
3" = 1'-0"



2

ACCENT DOWNLIGHT

3" = 1'-0"



3

PATHWAY LIGHT

1" = 1'-0"

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Scale North

Drawing Title

LIGHTING DETAILS

Drawing Number

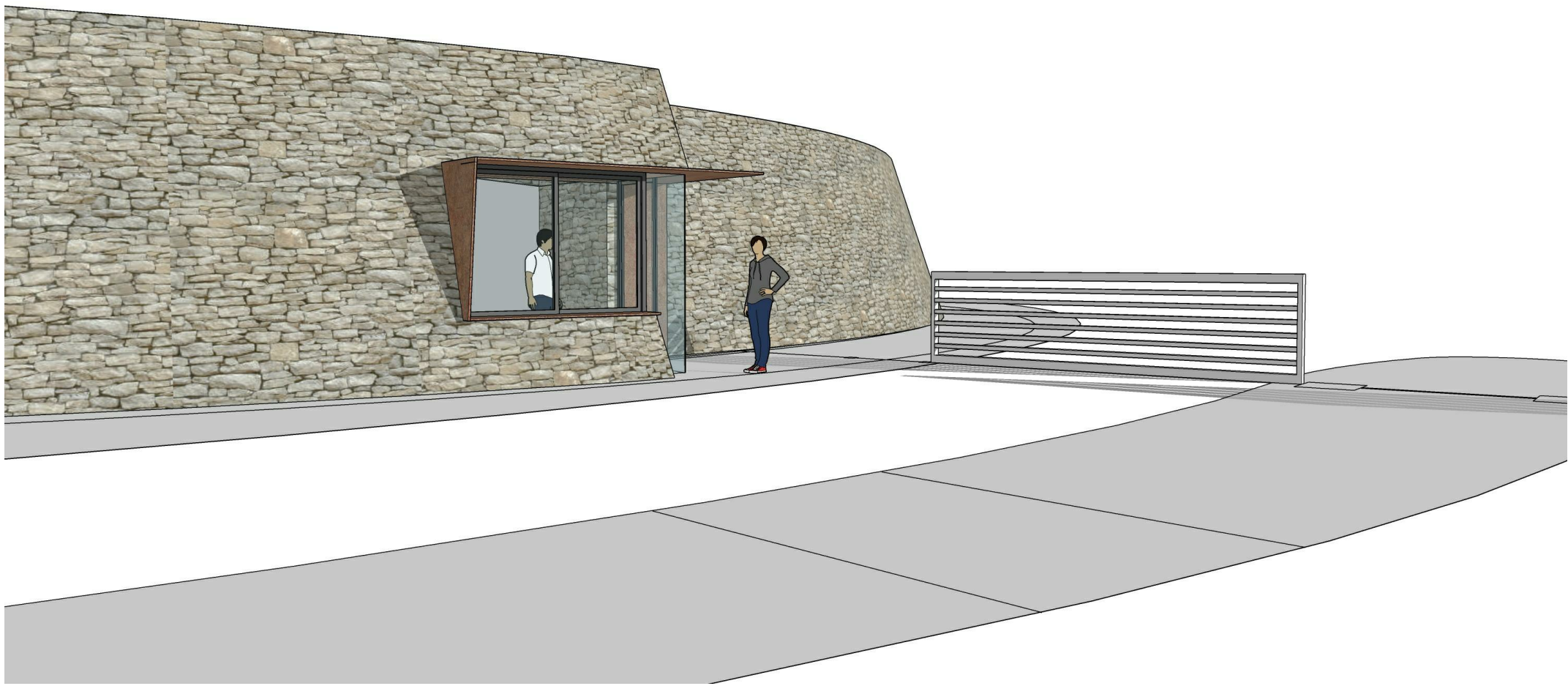
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L406

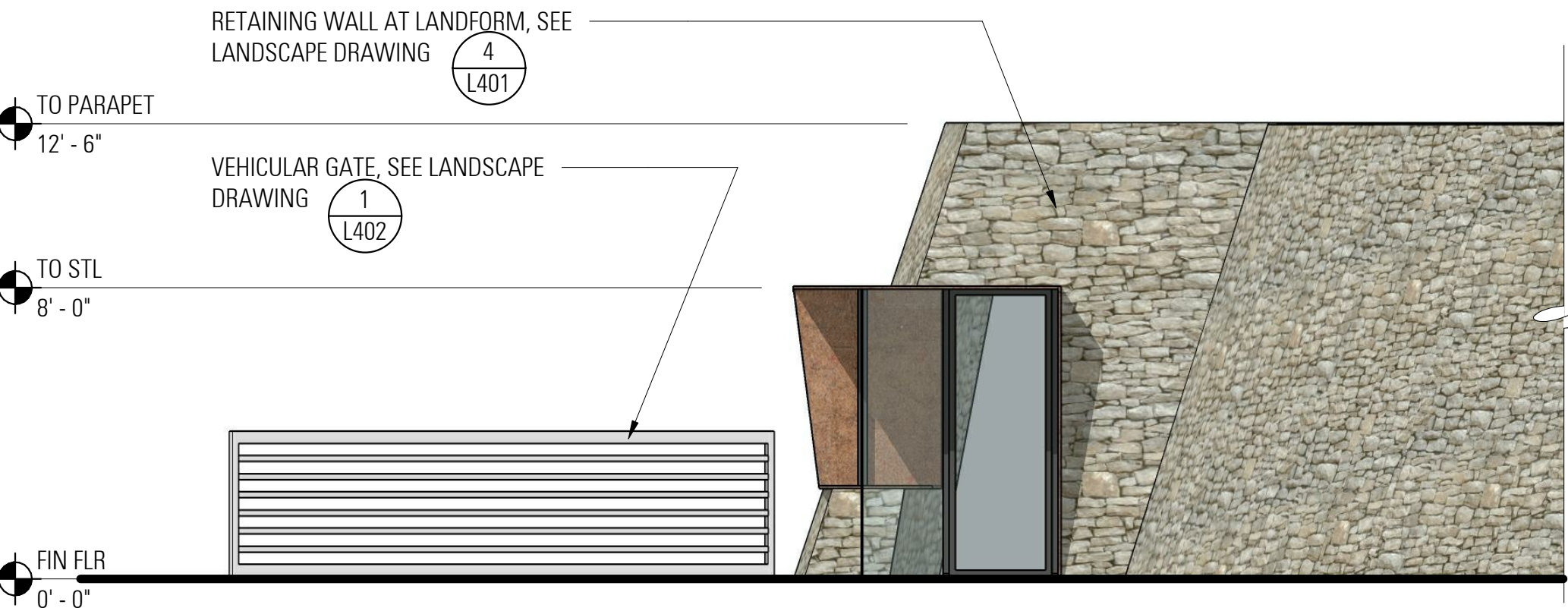
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7
A1.01
CONCEPT IMAGES
1/4" = 1'-0"



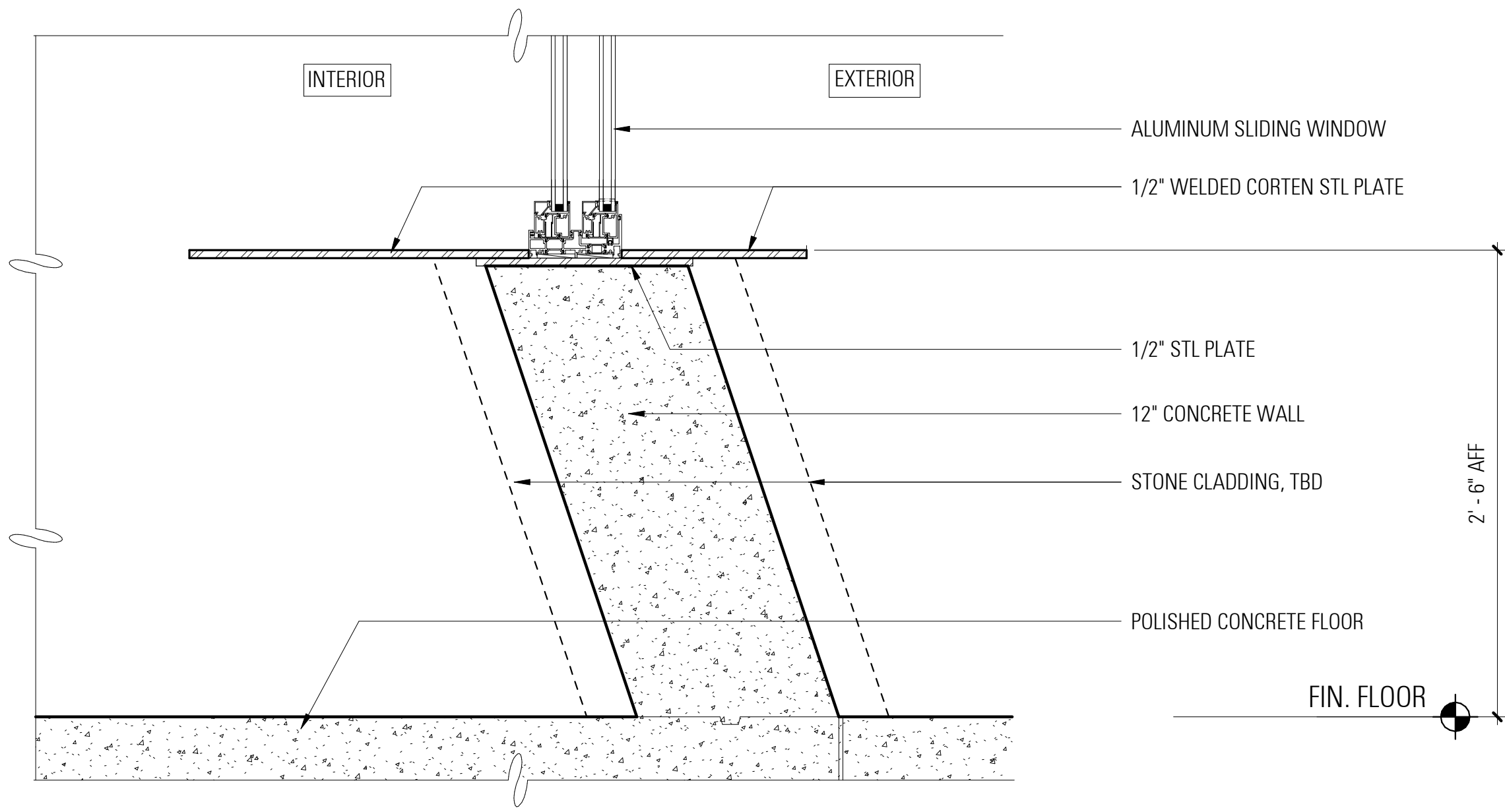
6
A1.01
GATE HOUSE - 3D VIEW



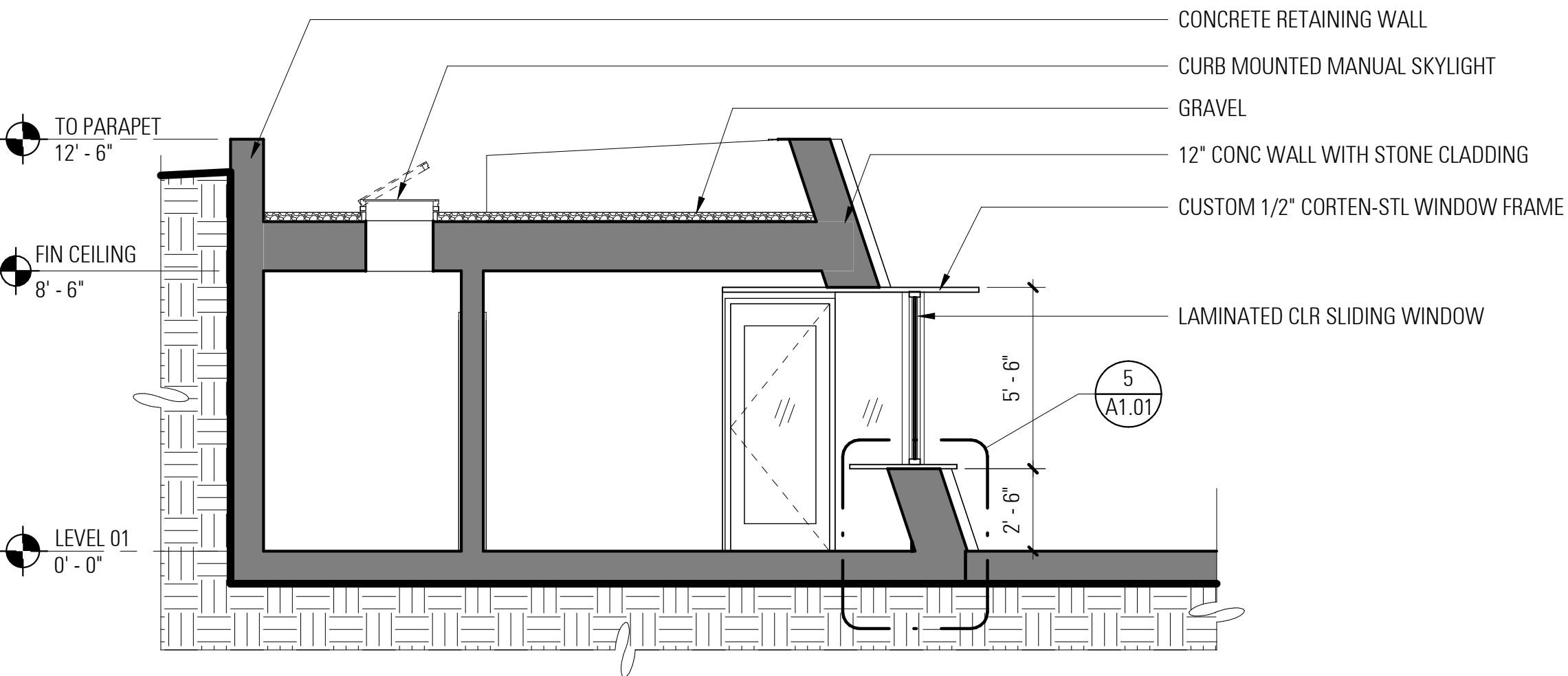
4
A1.01
GATE HOUSE - SIDE ELEVATION
1/4" = 1'-0"



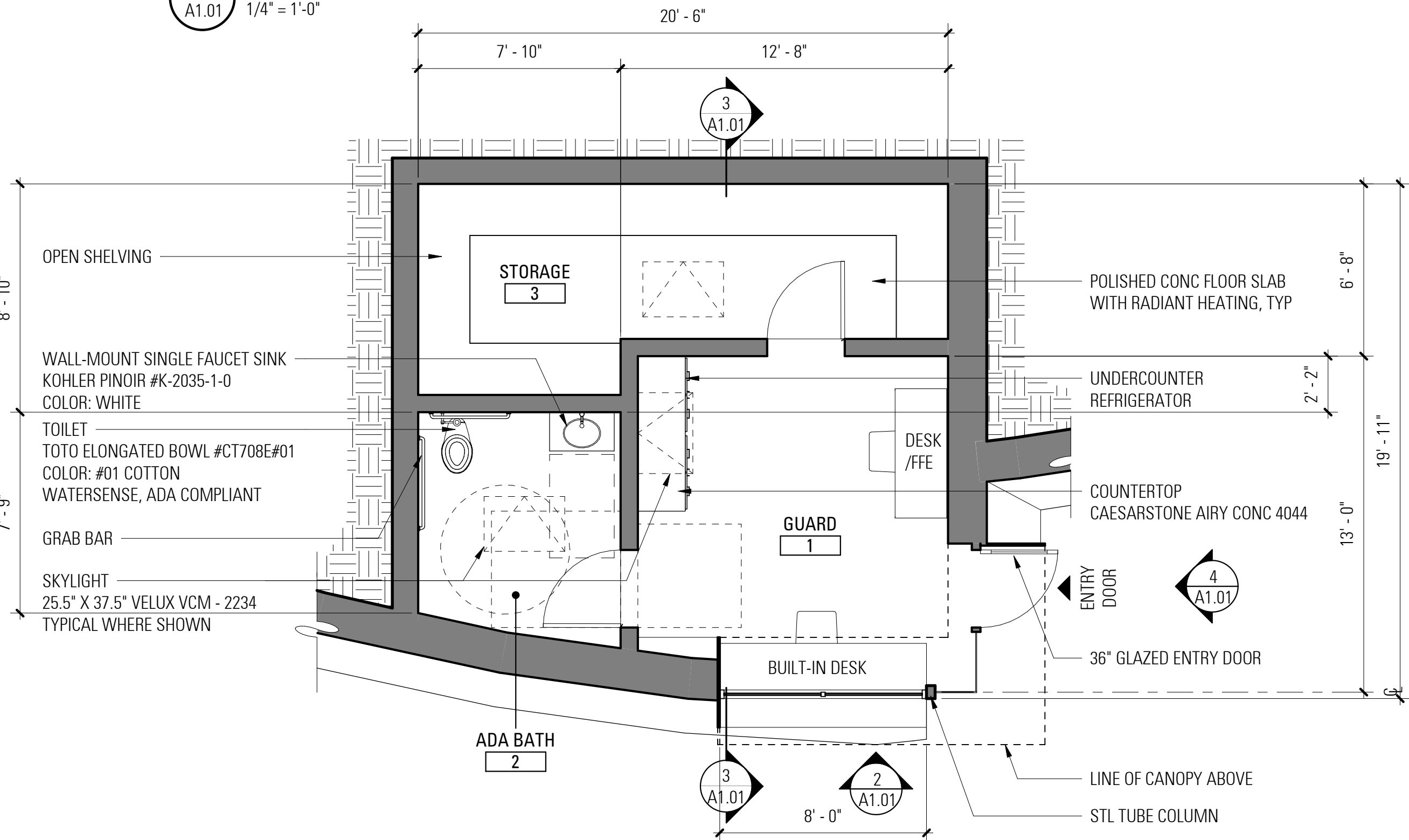
2
A1.01
GATE HOUSE - FRONT ELEVATION
1/4" = 1'-0"



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



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



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

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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

