



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Review 22258

Owner Name: GREAT VALLEY HOLDINGS LLC

Case Planner: Katherine Wallace

Date Posted: _____

Date Approved: 09/01/2022

Project Location: 5th Ave 2 NW of San Carlos

APN #: 010136018000 **BLOCK/LOT:** 51/W 45' OF LOTS 17 AND 19

Applicant: Ken Turgen

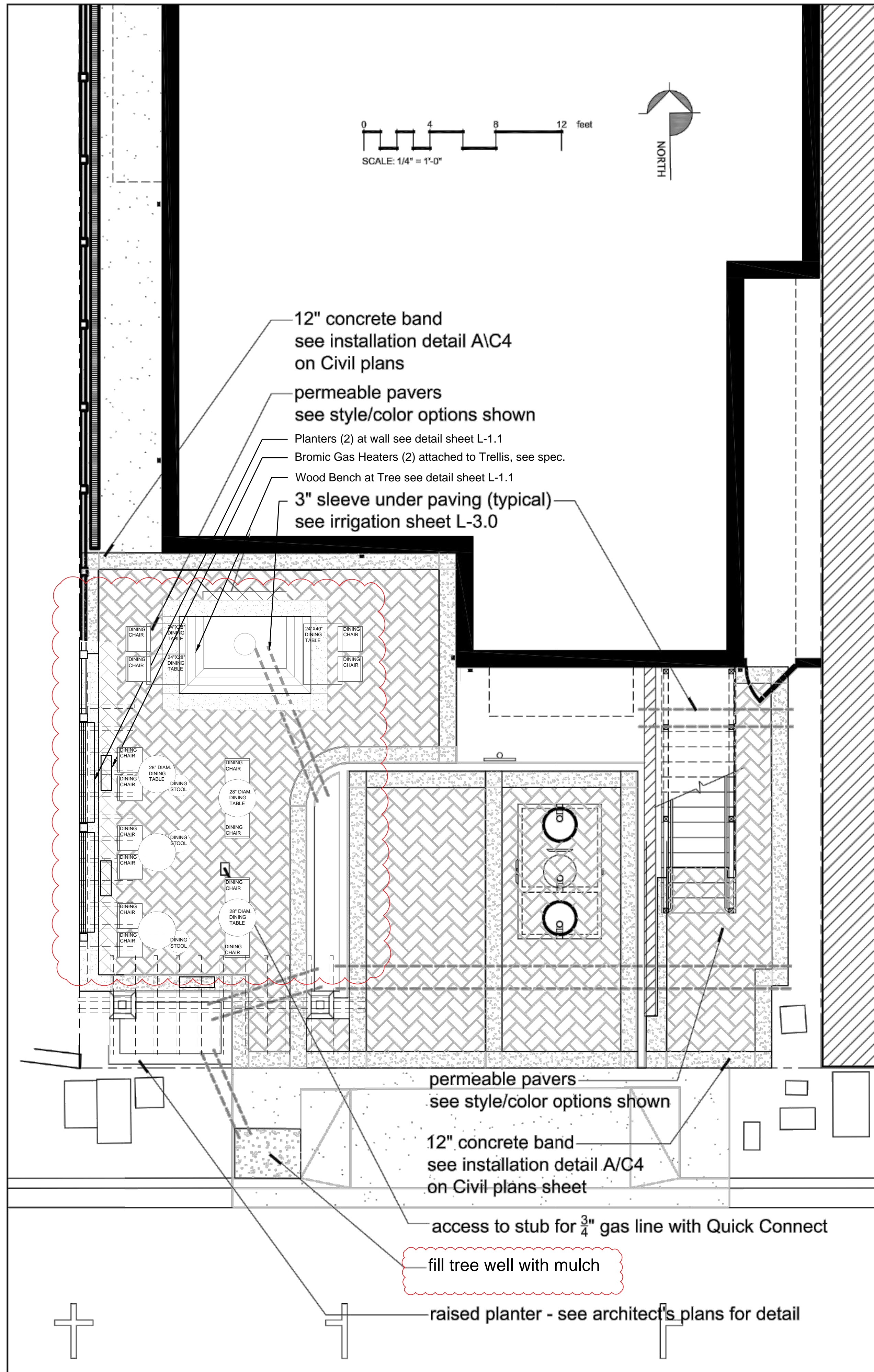
Project Description: Plantings, irrigation, and low-level landscape lighting at 5th Avenue 2 NW of San Carlos in the Service-Commercial (SC) District as depicted in the plans prepared by RANA Landscape Architecture, stamped approved on September 1, 2022 and on file at the Community Planning & Building Department, unless modified by the conditions of approval. This approval also authorizes a slightly revised trellis design (previously approved under DR 22-170) three trellis-mounted heaters.

Can this project be appealed to the Coastal Commission? Yes No

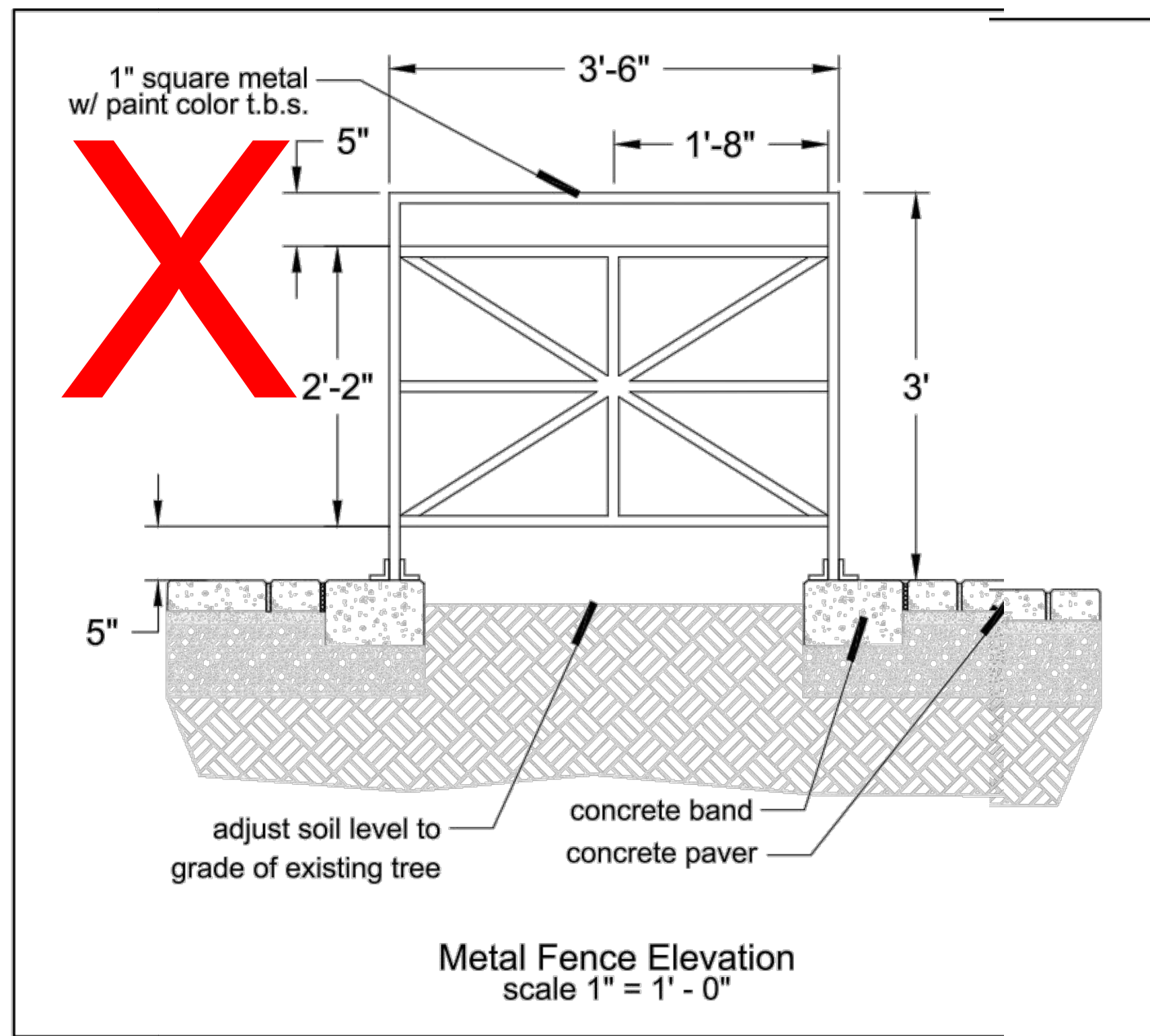
Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Review (DR 22-258, Great Valley Holdings) authorizes the installation of plantings, irrigation, and low-level landscape lighting at 5 th Avenue 2 NW of San Carlos in the Service-Commercial (SC) District as depicted in the plans prepared by RANA Landscape Architecture, stamped approved on September 1, 2022 and on file at the Community Planning & Building Department, unless modified by the conditions of approval contained herein. This approval also authorizes a slightly revised trellis design (previously approved under DR 170) and three trellis-mounted heaters.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the SC zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional review and approval prior to issuance of the building permit.	✓
3.	Appeal Period. Approval of DR 22-258 is subject to a 10-day notice and appeal period.	✓
4.	Permit Validity. This approval shall be valid for a period of 18 months from the date of action unless an active building permit has been issued and maintained for the proposed construction. CMC Section 17.52.170.B (General Limits)	✓
5.	Permit Extension. The Director may grant one 12-month extension of this Design Review approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. CMC Section 17.52.170.C (Time Extensions)	✓
6.	Modifications. The applicant shall submit in writing to the Community Planning & Building Director any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
7.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
8.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and	✓

	<p>the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.</p> <p>When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.</p>	
9.	<p>USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)</p>	✓
10.	<p>Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.</p>	✓
	Special Conditions	
11.	<p>Fence. Prior to the issuance of a building permit the applicant shall revise the drawings to reflect a wood fence along the west property line, consistent with Design Review approval DR 19-227 (Great Valley Holdings, LLC) and building permit BP 20-251, rather than a metal fence as proposed.</p>	✓
12.	<p>Heaters. Prior to the issuance of a building permit, the applicant shall submit a dimensioned elevation detail depicting the heater installation on the trellis. The mounted heaters shall be shielded from view from the public right-of-way OR shall be designed to be architecturally compatible with the village character and adjacent building, per CMC 17.14.220.D.</p>	✓
13.	<p>Lighting. This approval does not authorize the installation of lighting on or attached to the trellis.</p>	✓
14.	<p>Tree. Prior to final inspection, the applicant shall select and install one of the following trees for the tree well in the public right-of-way: catalpa; cultivated aesculus (not californica); linden; hackberry; zelkova; dogwood; pistache; cork oak; elm; honeylocust; coffee tree- male; or ginkgo- male.</p>	✓
15.	<p>Building Permit Revision. A Building Permit Revision shall be obtained from the Building Department prior to commencement of work.</p>	✓
16.	<p>Conditions of Approval. These conditions of approval shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.</p>	✓



HARDSCAPE PLAN
scale 1/4" = 1' - 0"



Metal Fence Elevation
scale 1" = 1' - 0"

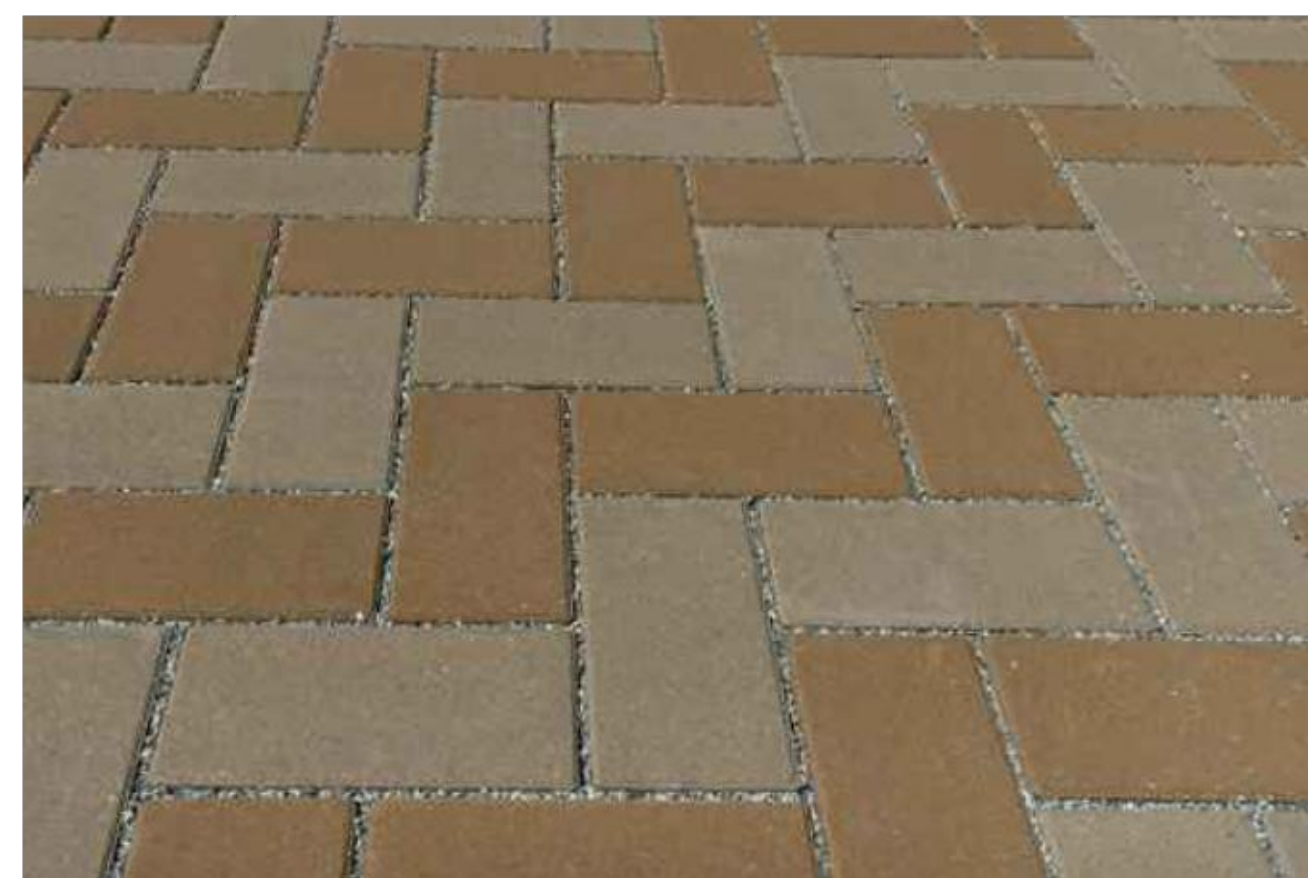
CONSTRUCTION NOTES:

1. Contractor shall notify Underground Service Alert (USA) at 811 to verify the location and depth of all existing utilities prior to any demolition, trenching or excavation.
2. Contractor shall take care not to damage in any way, any existing elements to remain. Such damage is the responsibility of the contractor and shall be replaced or repaired to match the original at no additional cost to the owner.
3. All dimensions and elevations shall be verified in the field and chalked, flagged or string lined prior to any construction. If any discrepancies occur, notify Landscape Architect immediately before proceeding.
4. Contractor shall place 3" diameter sleeves (chases) under all paving crossings as shown on the irrigation plan sheet L-3.0 to be used for drip irrigation lines, irrigation laterals or low voltage lighting cable.
5. The style and color of the concrete pavers shall be 4" x 6" CalStone Permeable Mission paver in Gray/Charcoal/Tan blend color OR as selected by owner to best match the building colors. Suggested style and color option is shown below. Refer to detail A/C4 on Civil plans for paver installation detail.
6. Concrete bands at edge of paver fields, around existing tree well and for parking space designations shall be 12" wide. Concrete shall have a sand finish and be colored to match the pavers selected.
7. Planting well for street tree shall be filled with top soil planting mix with a 2" bed of Cal Gold Decomposed Granite path fines to be set flush with existing concrete walkway.
8. Contractor shall run a 3/4" gas line with a quick connect cap to the location shown for future use for fire pit or fire table.

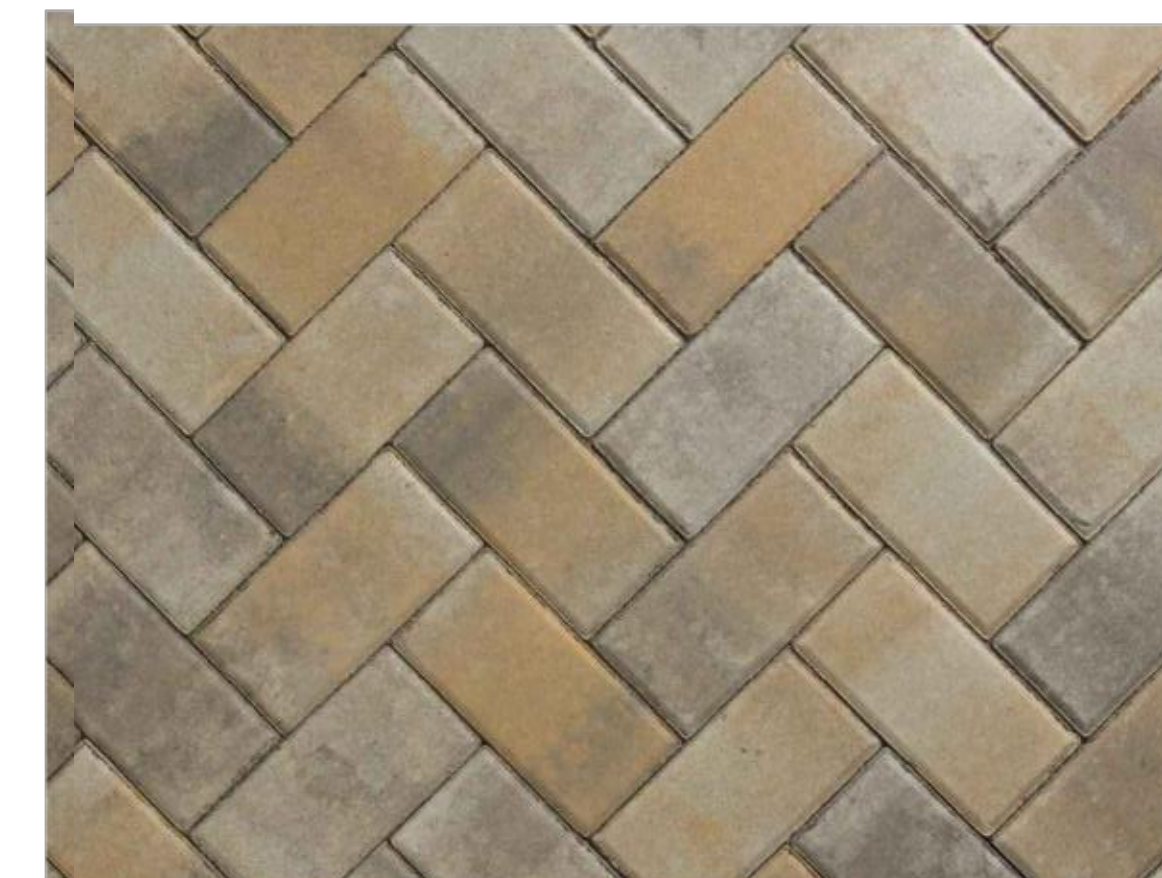
Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.

**CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED**

Permit #: DR 22-258 (Great Valley Holdings)
Date Approved: 9/1/2022
Planner: K. Wallace



CalStone Permeable Mission Paver
4" x 6"



CalStone Permeable Mission Paver
gray/charcoal/tan blend



www.ranacohabitat.com
27875 BERWICK DRIVE, SUITE A, CARMEL, CA
phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE
CHEZ NOIR
5TH AVENUE
CARMEL, CALIFORNIA



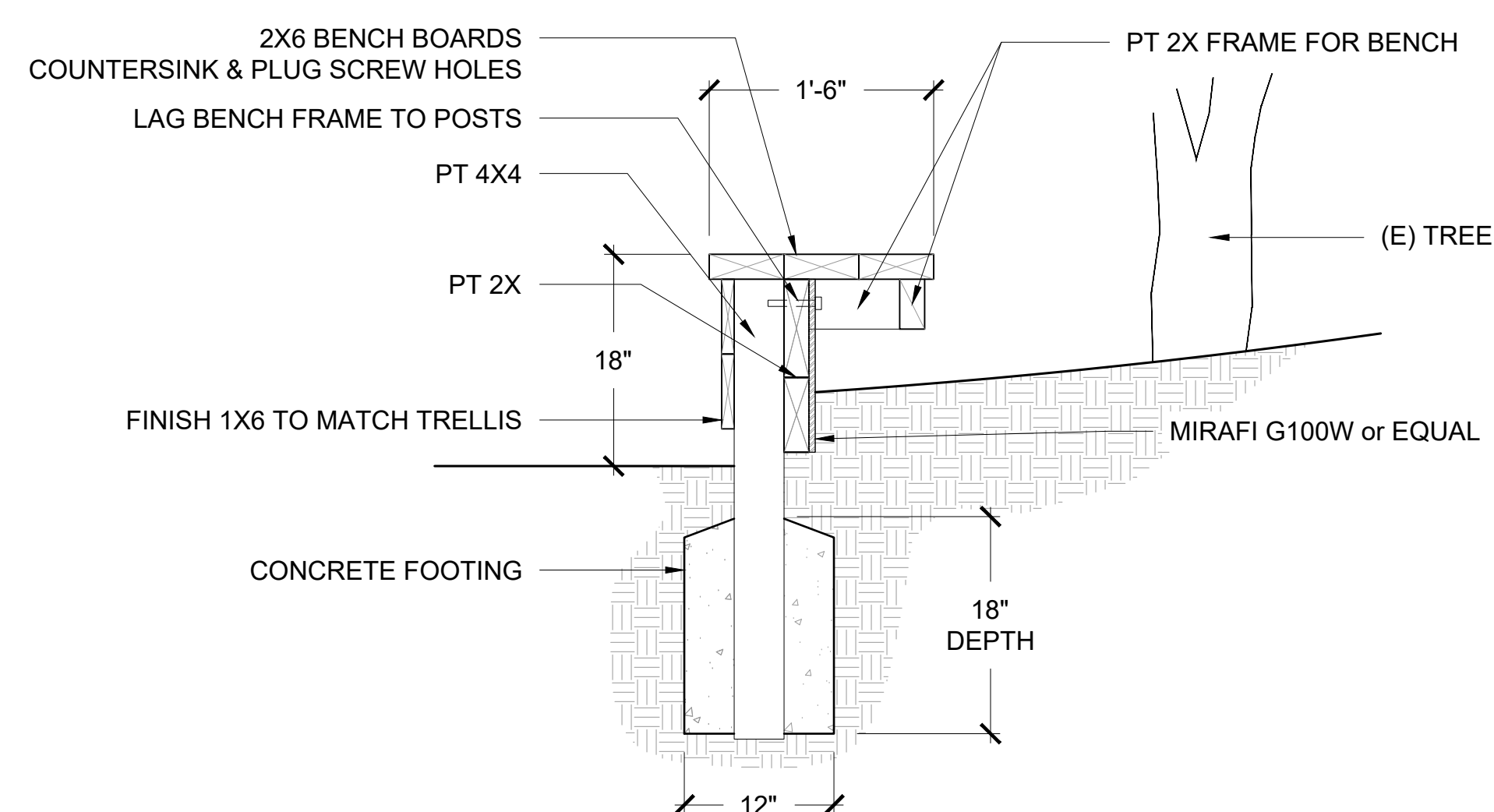
CONSULTANTS

PROJECT NO: _____ ISSUE: _____
BLDG. DPT. RESUBMITTAL 6.28.2022
COMPLETENESS REVIEW RESUBMITTAL 8.25.2022

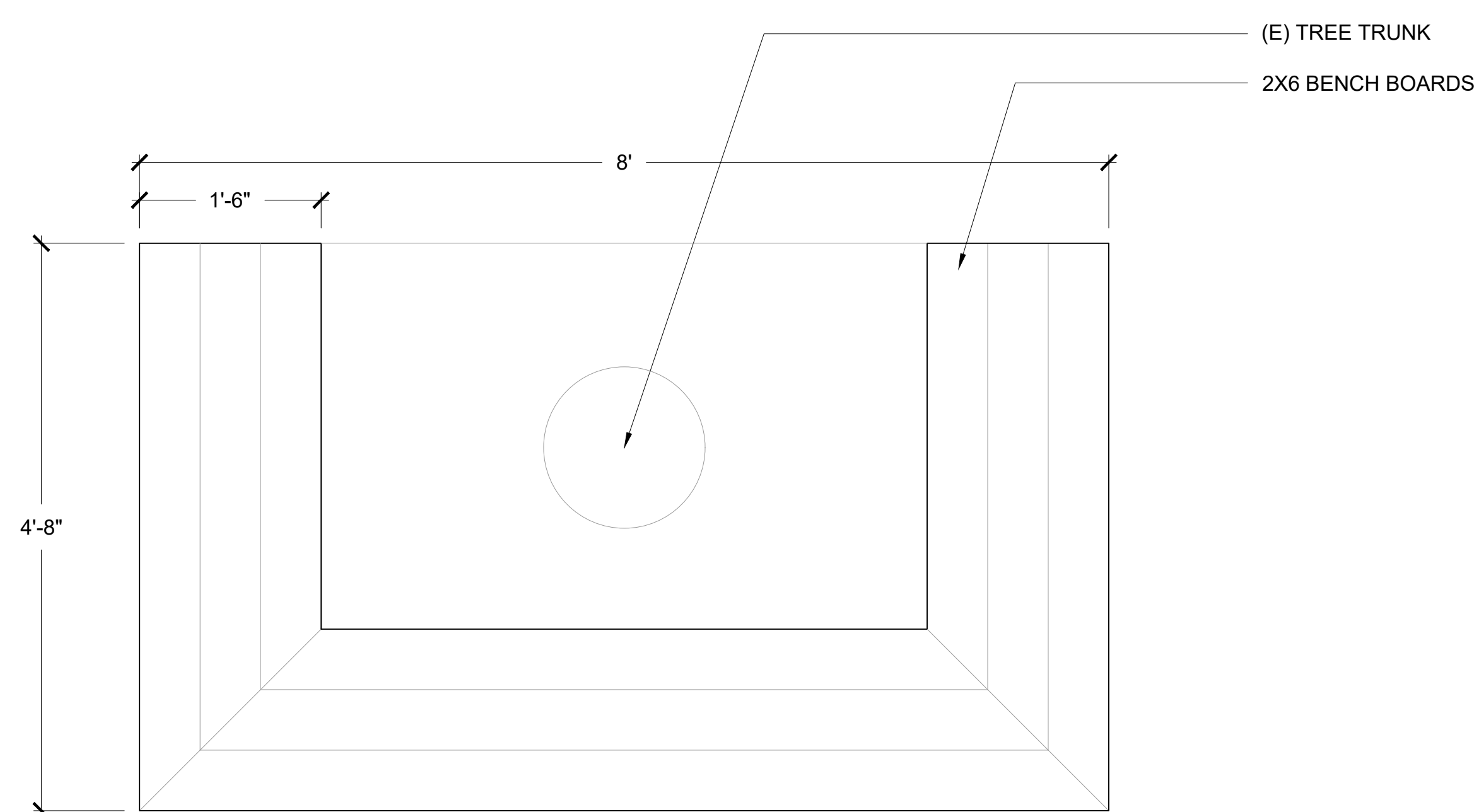
PROJECT NO: _____
DRAWN: MB
CHECK: AA/MY
DATE: AUG 2022

**HARDSCAPE PLAN
DETAILS & NOTES**

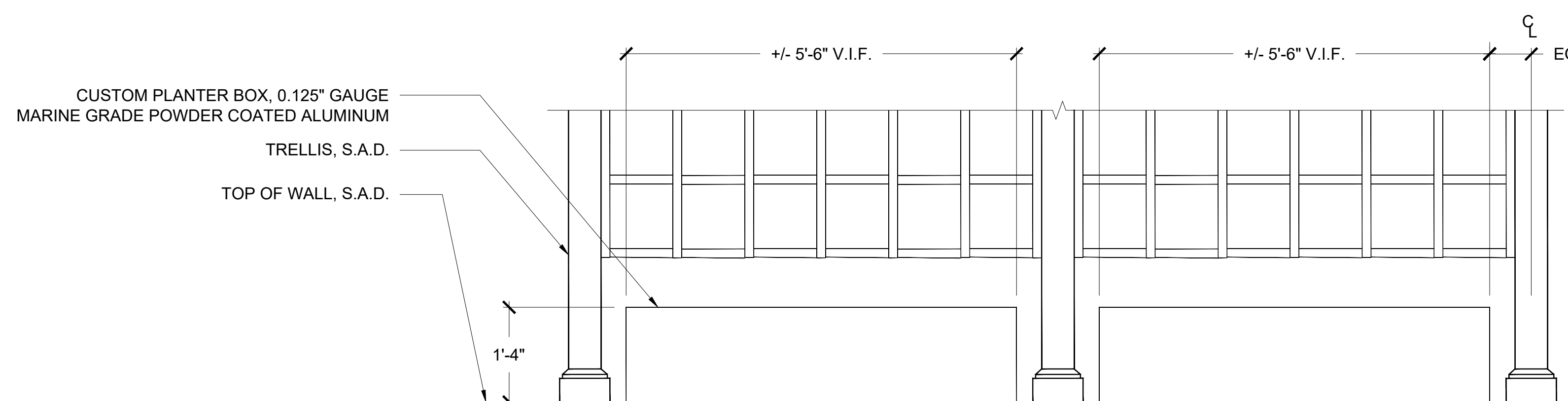
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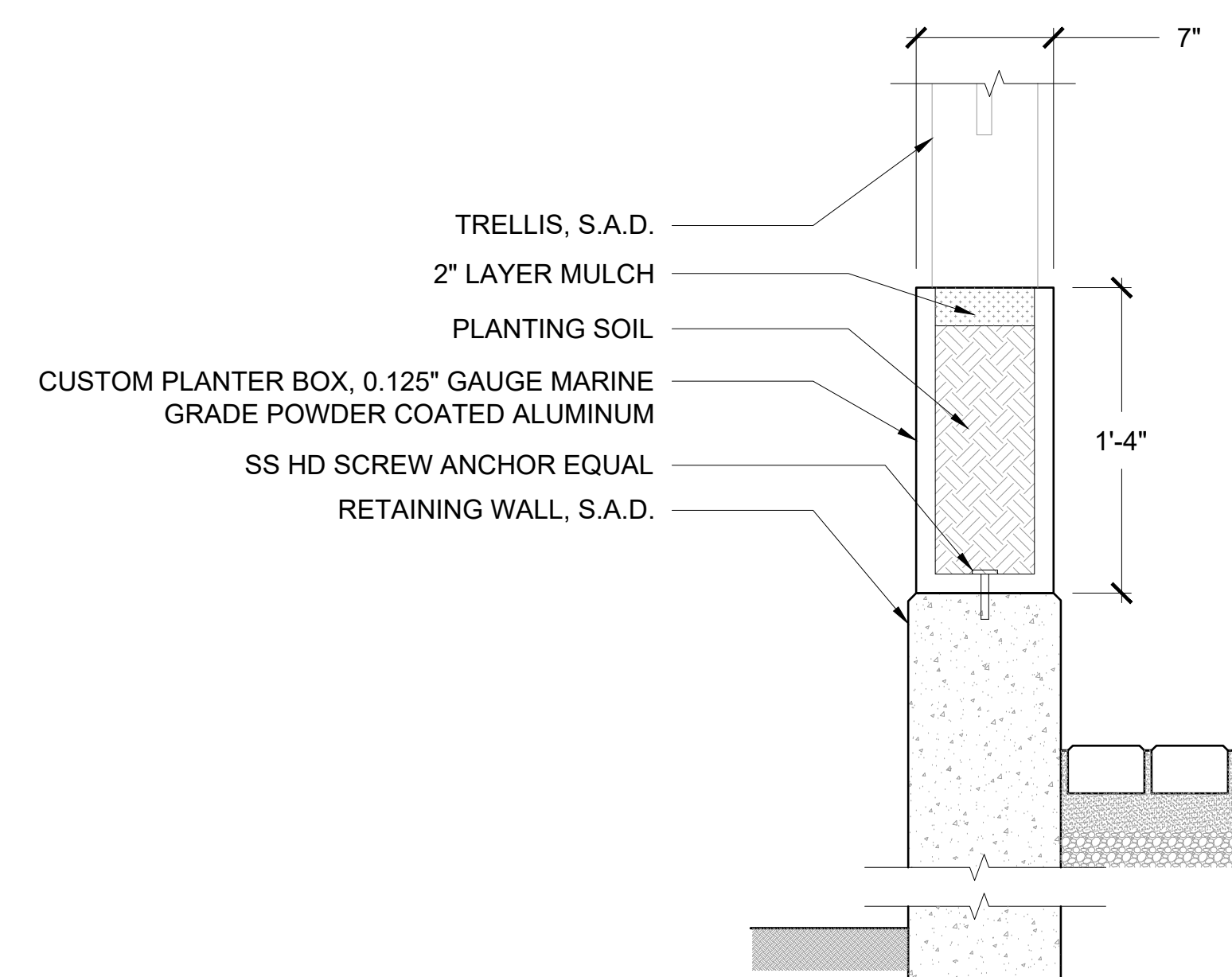
4 BENCH AT TREE SECTION
SCALE: 1" = 1'-0"



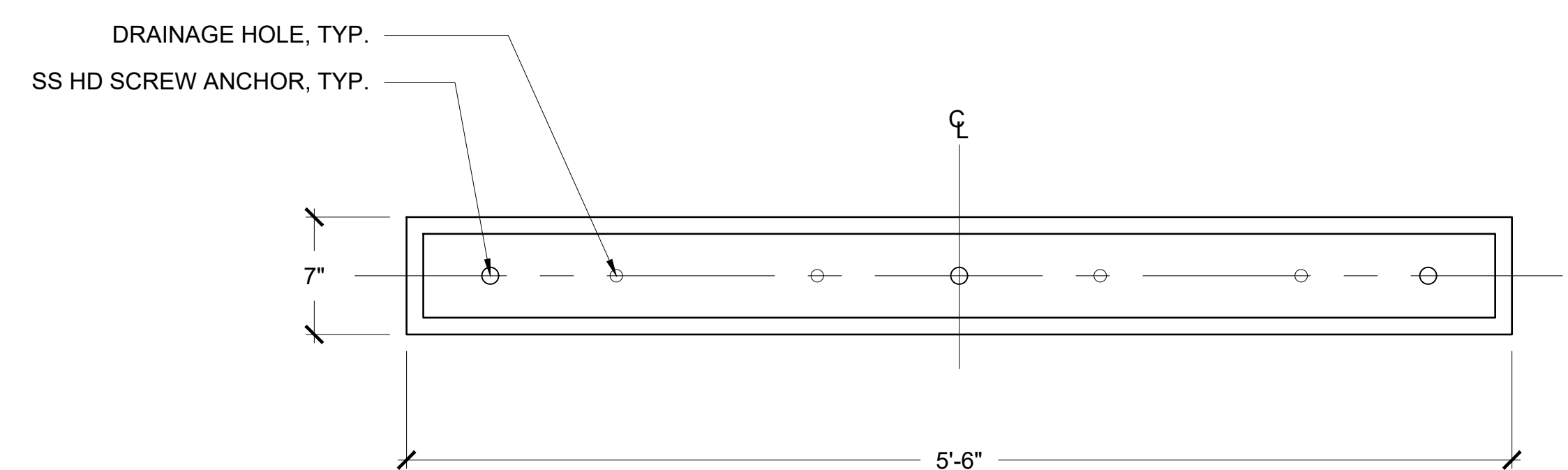
5 BENCH AT TREE PLAN VIEW
SCALE: 1" = 1'-0"



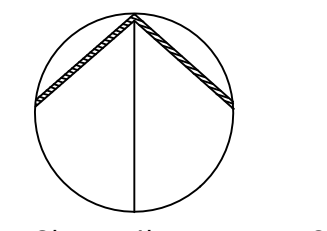
1 PLANTER BOX AT TRELLIS ELEVATION
SCALE: 3/4" = 1'-0"



2 PLANTER BOX AT TRELLIS SECTION
SCALE: 1-1/2" = 1'-0"



3 PLANTER BOX AT TRELLIS PLAN VIEW
SCALE: 1-1/2" = 1'-0"



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

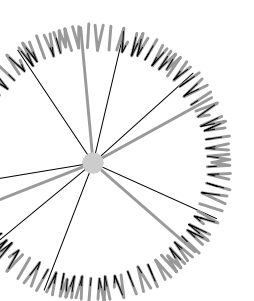
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FORESTRY REVIEW RESUBMITTAL	8.31.2022





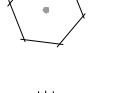


PROJECT NO:	ISSUE:
DRAWN: MB	
CHECK: AA/MY	
DATE: AUG 2022	

PLANTING PLAN

L-2.0

PLANT SCHEDULE

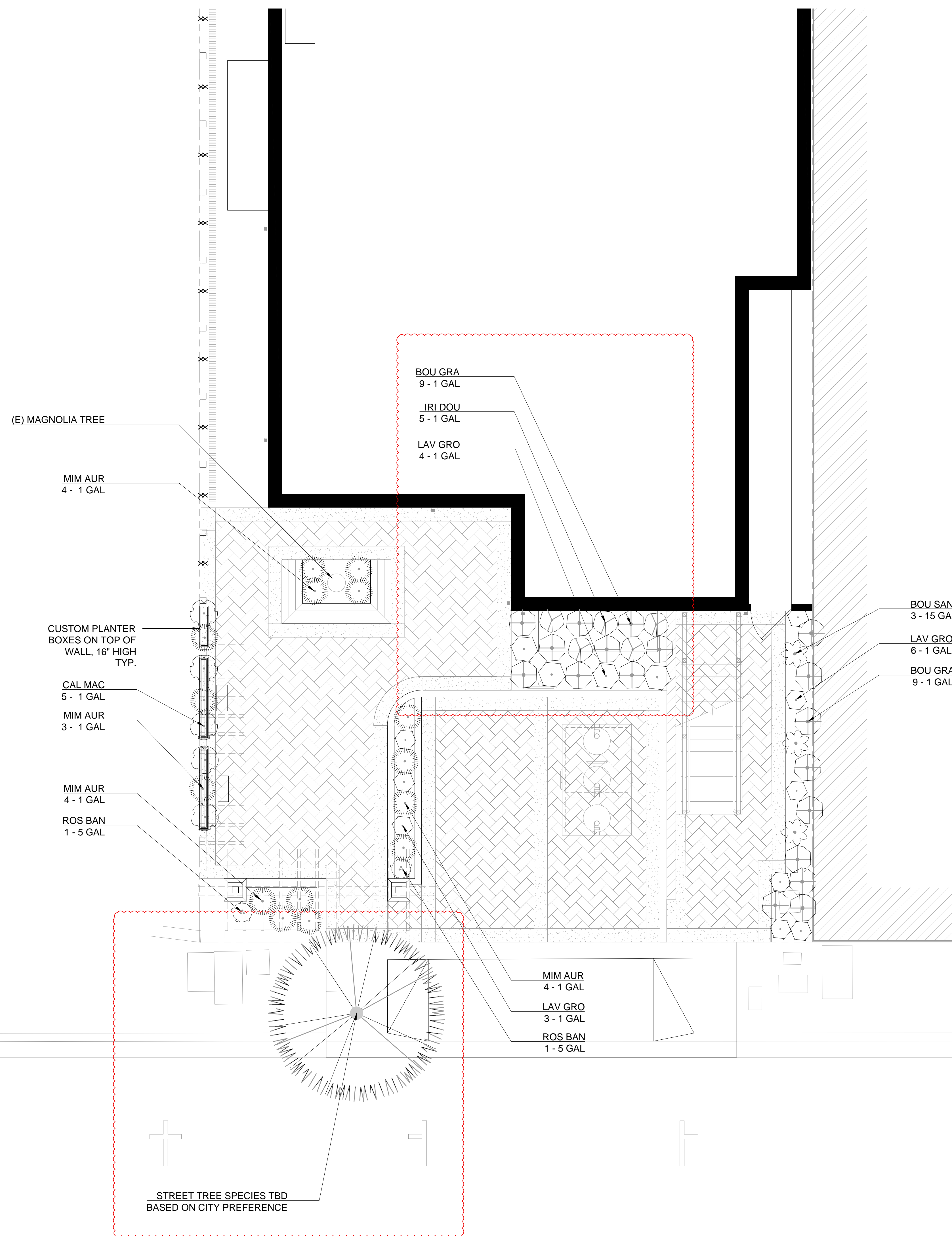
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	CA Native
					Yes

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	CA Native
	BOU SAN	Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea	1 gal.	3	
	BOU GRA	Bouteloua gracilis / Blue Grama Grass	1 gal.	18	Yes
	CAL MAC	Calystegia macrostegia / Island Morning Glory	15 gal.	5	Yes
	IRI DOU	Iris douglasiana 'Canyon Snow' / Douglas Iris	1 gal.	5	Yes
	LAV GRO	Lavandula grosso / Grosso French Lavender	1 gal.	14	
	MIM AUR	Mimulus aurantiacus / Sticky Monkeyflower	1 gal.	15	Yes
	ROS BAN	Rosa banksiae / Lady Banks Rose	5 gal.	2	

PLANTING NOTES

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
- If topsoil is intact, spread 2-4 inches of compost over surface of soil and incorporate into top 12-24 inches of planting area. If topsoil has been scraped and stored, mix one cubic yard of compost to 3-5 cubic yards of topsoil before re-spreading.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for aiding in bidding only. Contractor shall verify all quantities.
- Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
- No plants shall be planted with root balls or new pits in a dry condition.
- Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
- All newly planted material shall be watered by deep soaking within 3 hours of planting.
- All planting areas shall receive 3 inches of mini grind bark chip top dressing (mulch).
- Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
- Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.

Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit



STREET TREE SPECIES TBD
BASED ON CITY PREFERENCE

STREET TREE: TO BE DETERMINED



Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea



Bouteloua gracilis / Blue Grama



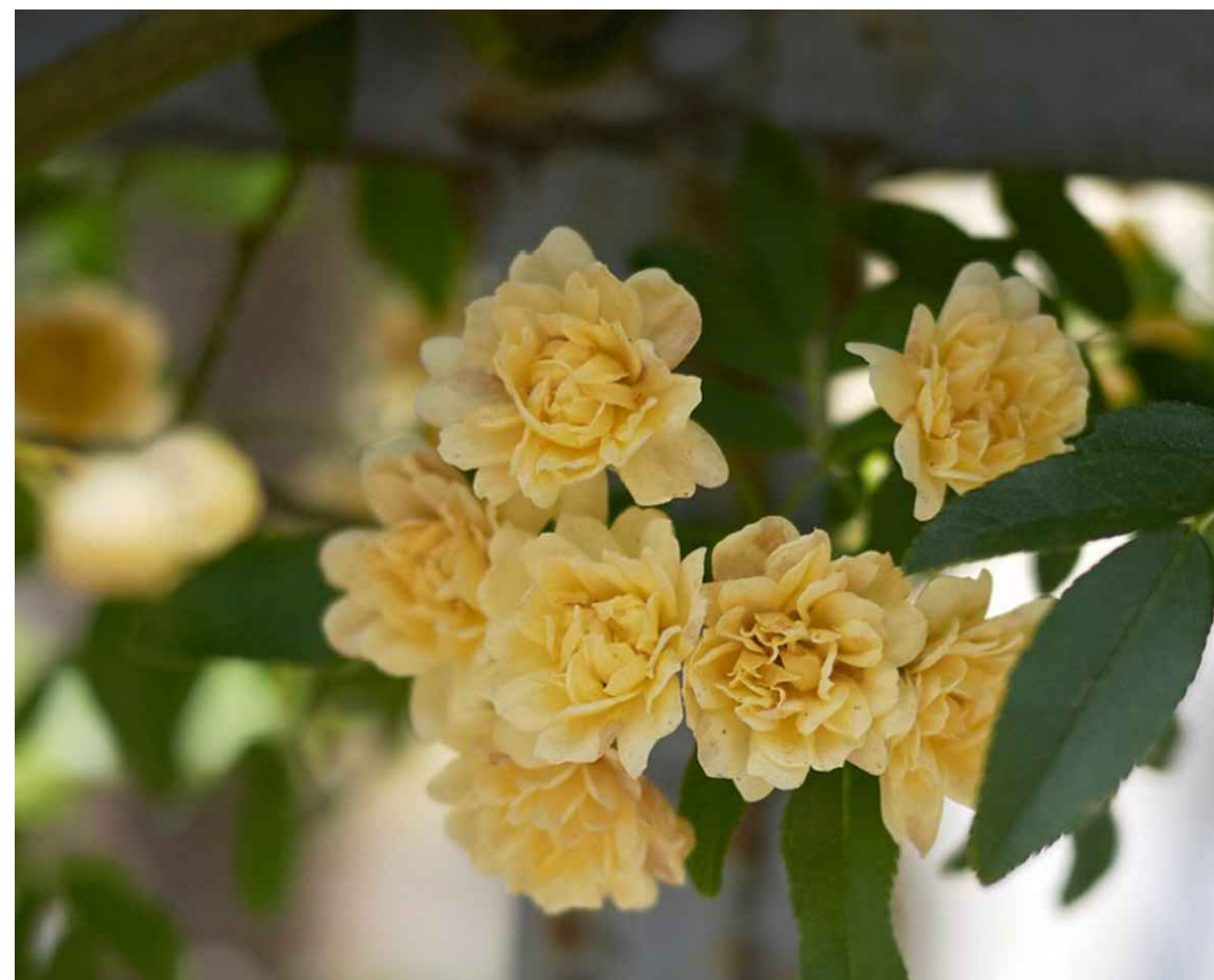
Calystegia macrostegia / Island Morning Glory



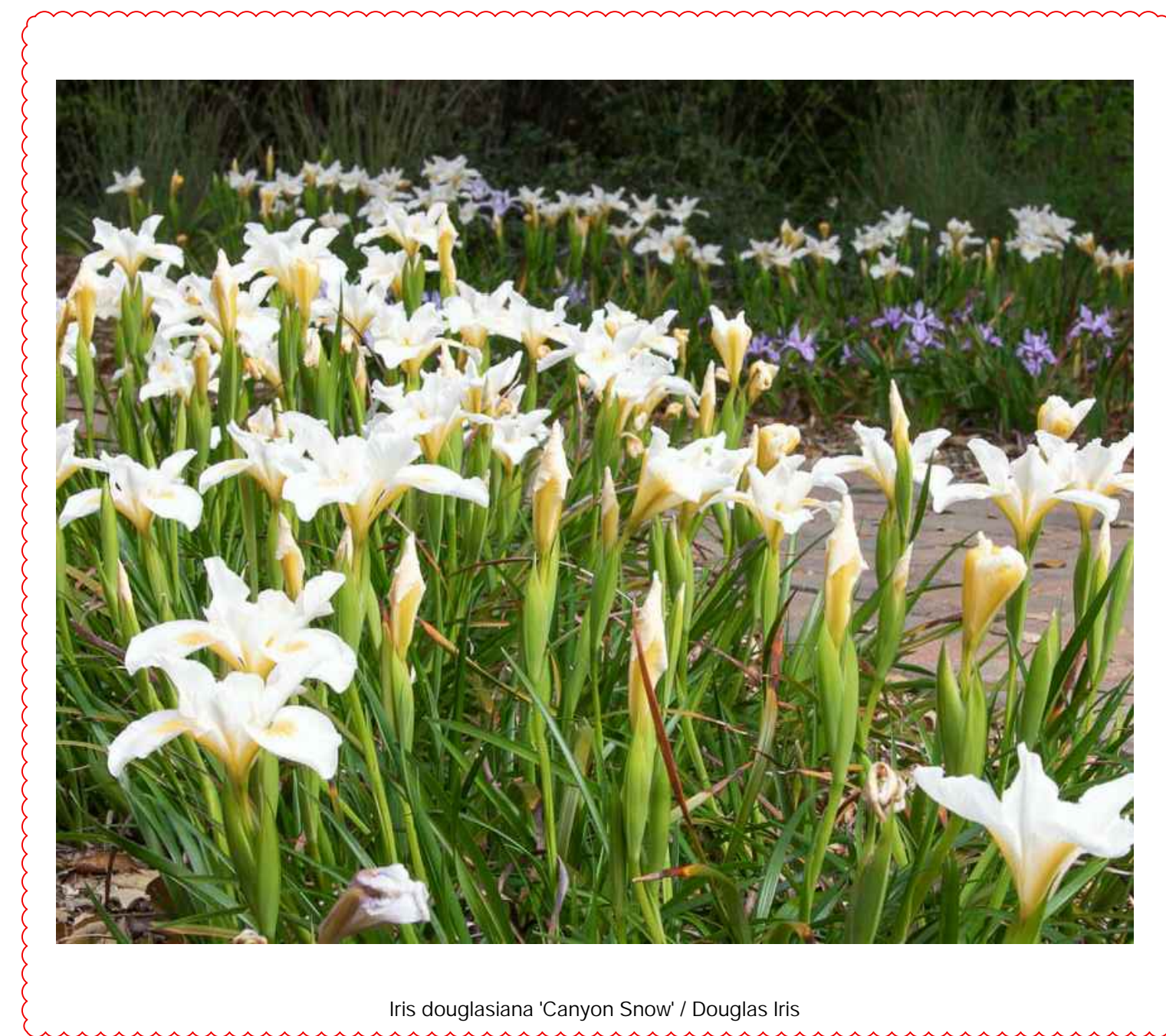
Lavandula grosso / Grosso French Lavender



Mimulus aurantiacus / Sticky Monkeyflower

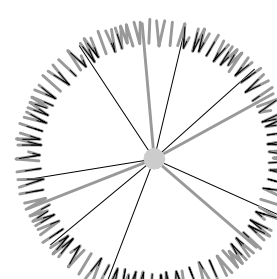




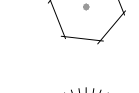




Rosa banksiae / Lady Banks Rose



Iris douglasiana 'Canyon Snow' / Douglas Iris

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	CA Native
					Yes
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	CA Native
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27875 BERWICK DRIVE, SUITE A, CARMEL, CA
phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE
CHEZ NOIR
5TH AVENUE
CARMEL, CALIFORNIA

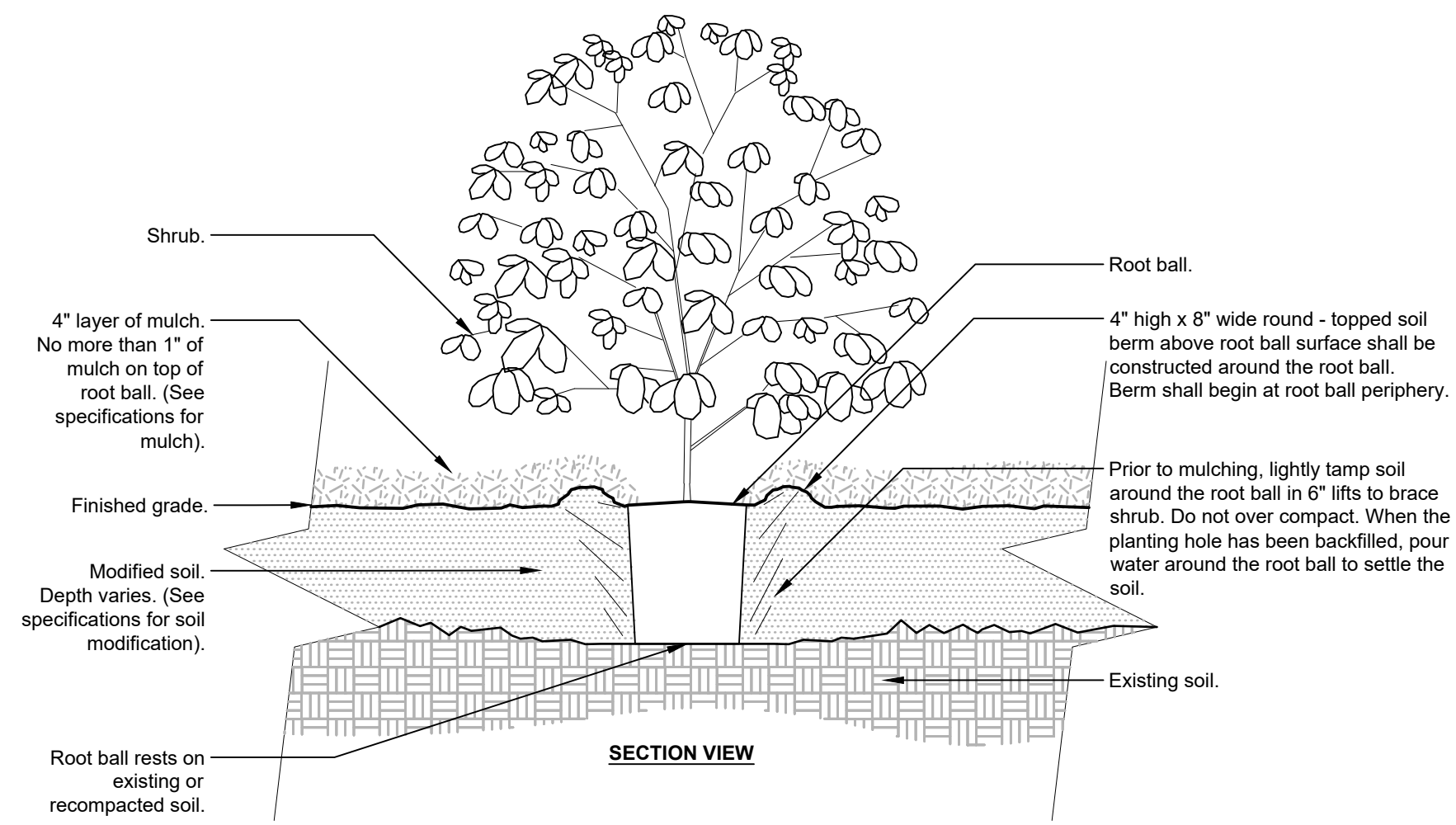
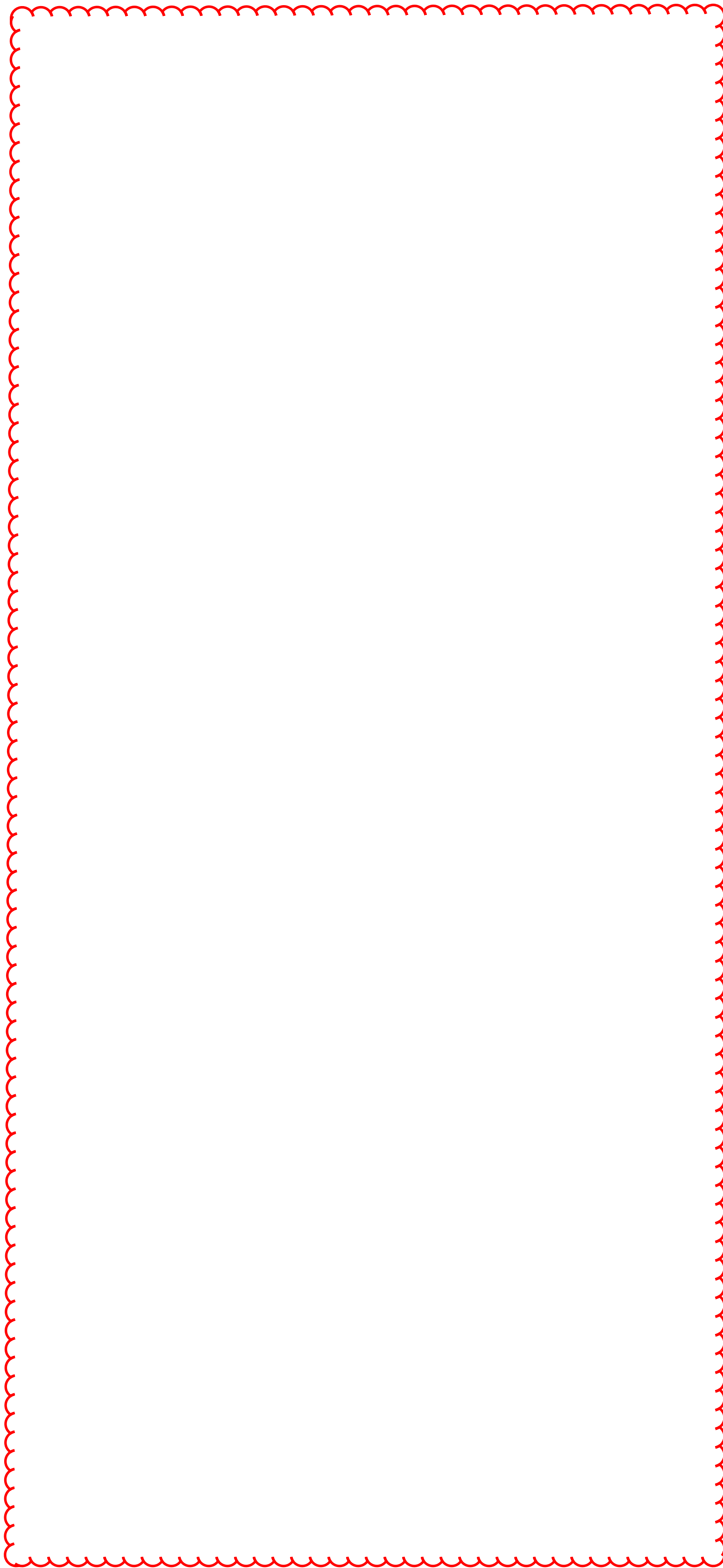


CONSULTANTS

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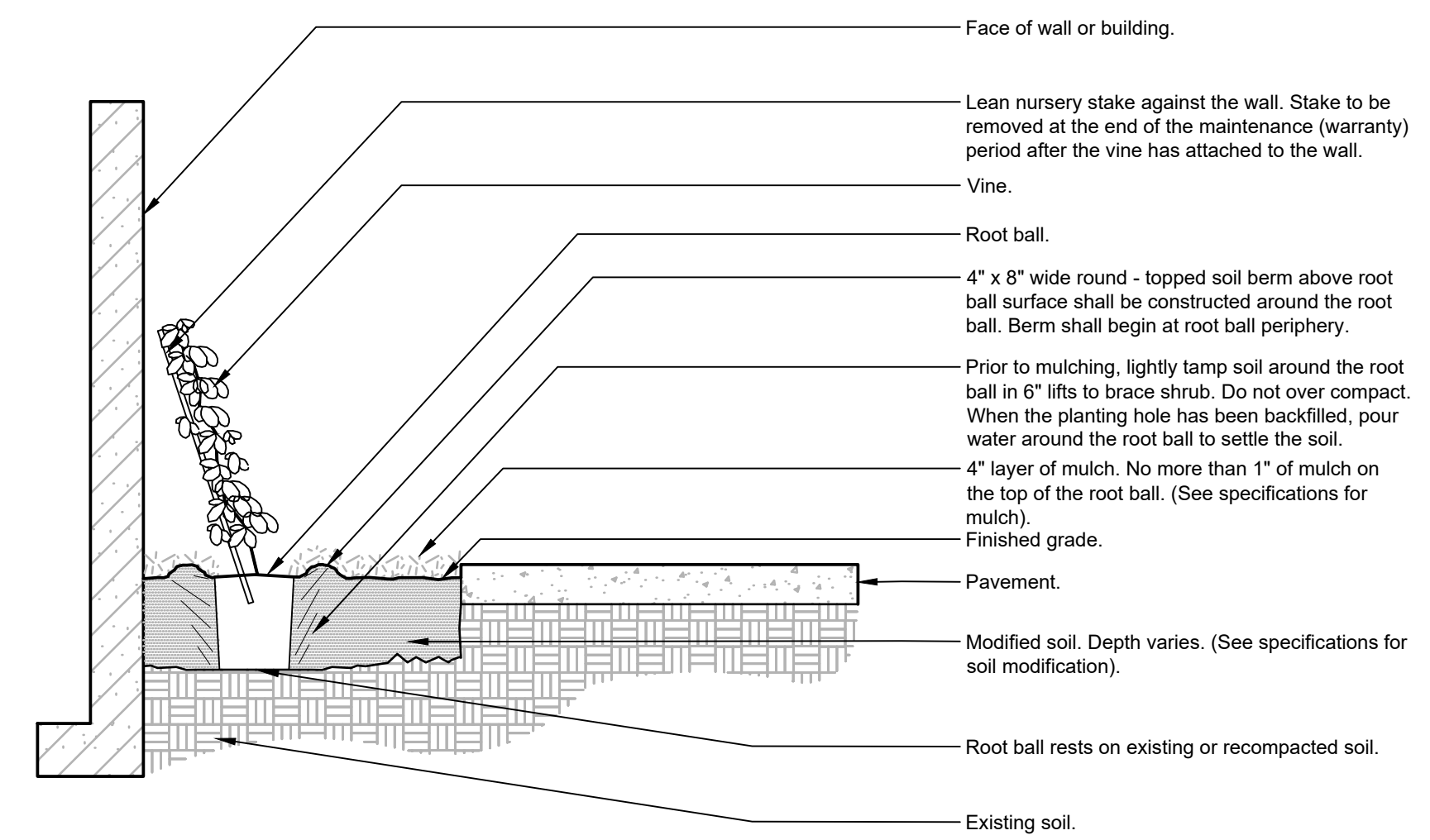
PLANT IMAGES



Notes:
 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 2- See specifications for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL
 3/4" = 1'-0" FX-PL-FX-SHRB-03

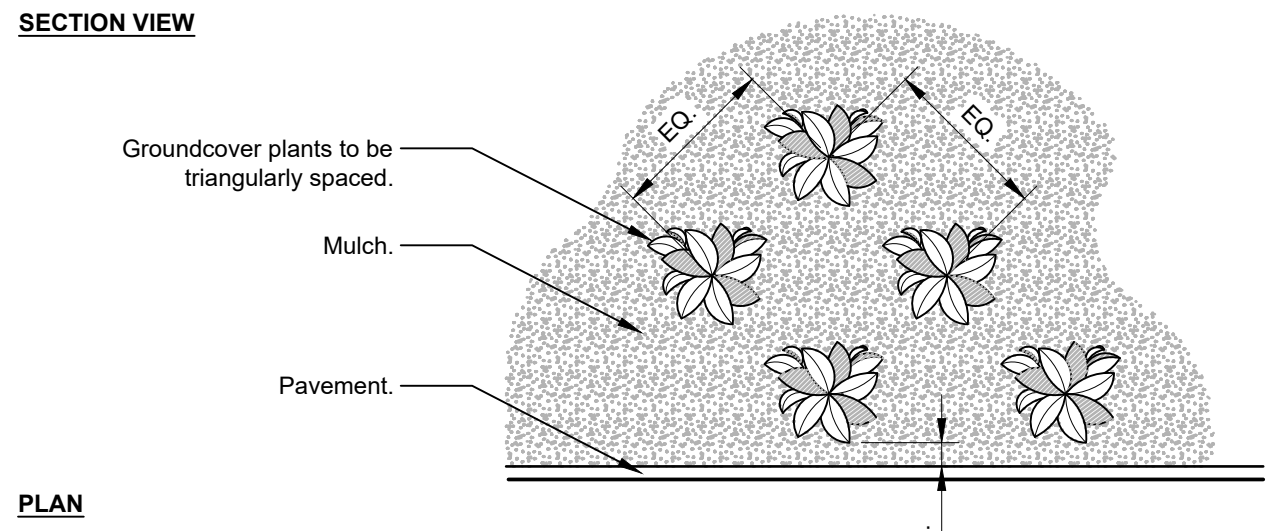
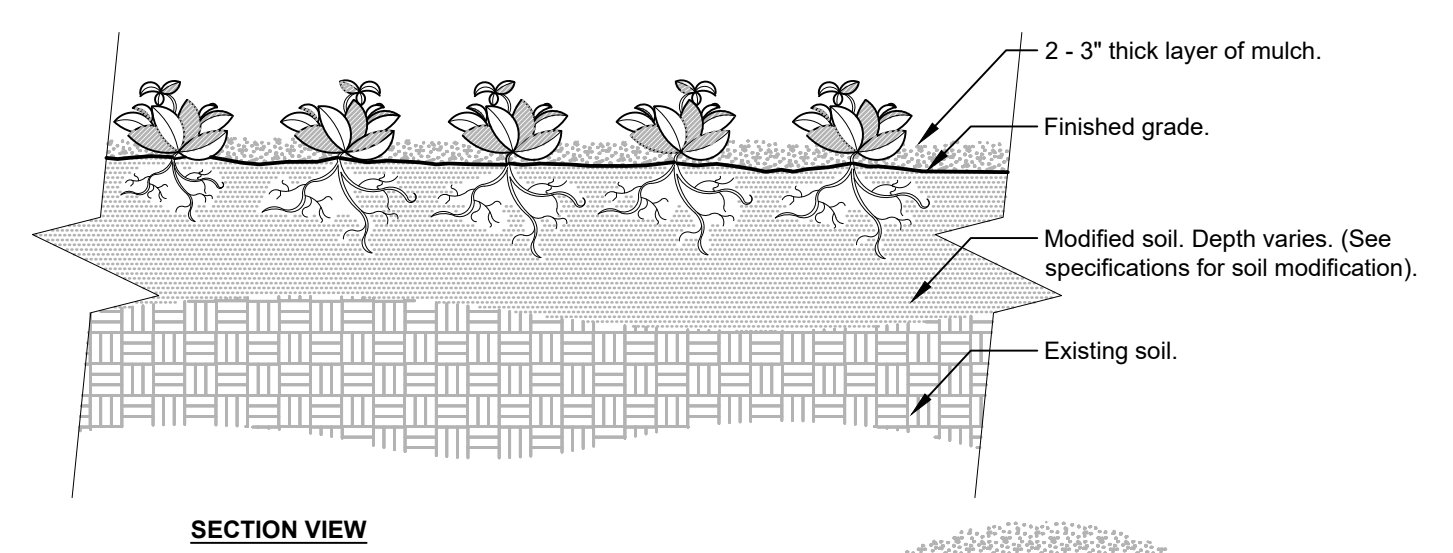
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Notes:
 1- Vines shall be of quality as prescribed in the root observations detail and specifications.
 2- See specifications for further requirements related to this detail.

3 VINE - MODIFIED SOIL
 1/2" = 1'-0" FX-PL-FX-SHRB-06

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Notes:
 1- See planting legend for groundcover species, size, and spacing dimension.
 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
 3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER
 3/4" = 1'-0" FX-PL-FX-GROU-01

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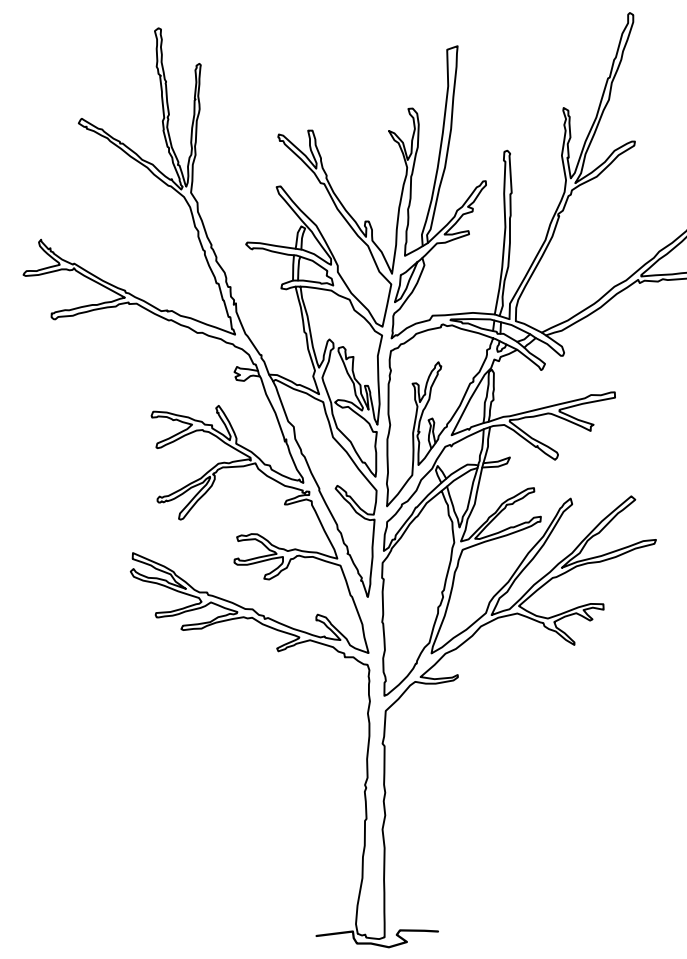
MIXED USE APARTMENT BUILDING

5TH AVENUE BETWEEN SAN CARLOS & DOLORES STREETS
 CARMEL, CALIFORNIA 93921
 A.P.N.: 010-136-019

JOB NO.:
18204.1
 PRINT DATE:
 PLOT DATE: 6.26.2020
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

SHEET NAME:
**PLANTING
 DETAILS &
 NOTES**

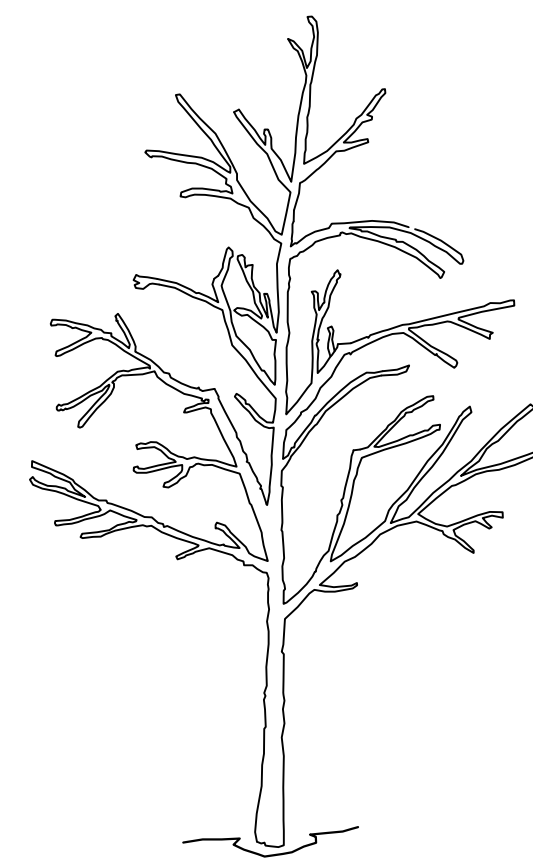
SHEET NO.:



Before planting, tree has three codominant stems. The two that compete with the one in the center should be pruned to suppress their growth.



Two competing stems were reduced substantially, in this case removing about 70% of their foliage using reduction cuts.



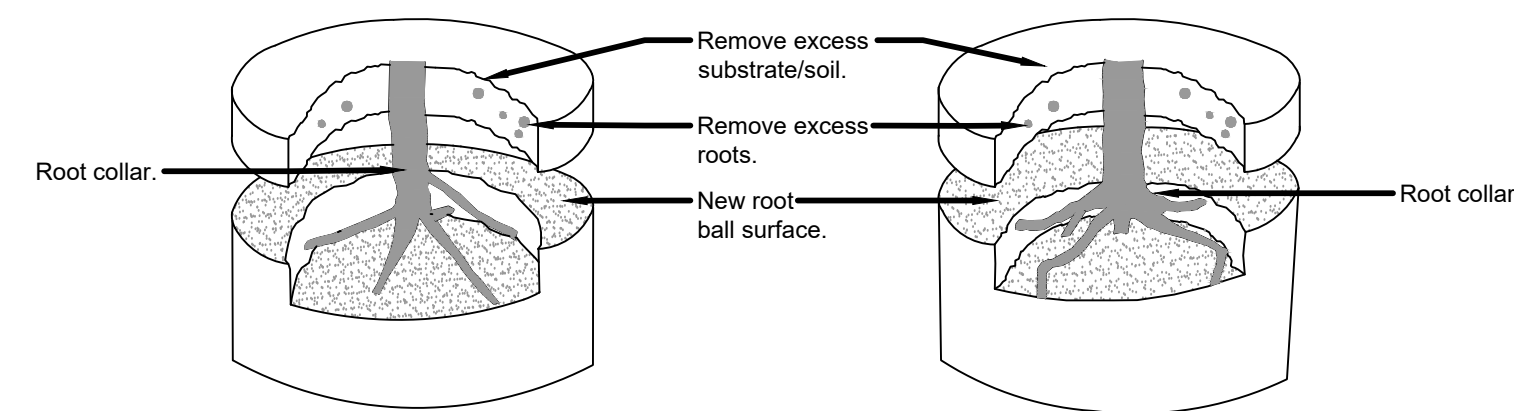
After pruning, tree has only one dominant stem.

- Notes:
- 1- All trees shown are rejectable unless they undergo recommended treatment.
 - 2- Tree shall meet crown observation detail following correction.

4 CROWN CORRECTION DETAIL

1/2" = 1'-0"

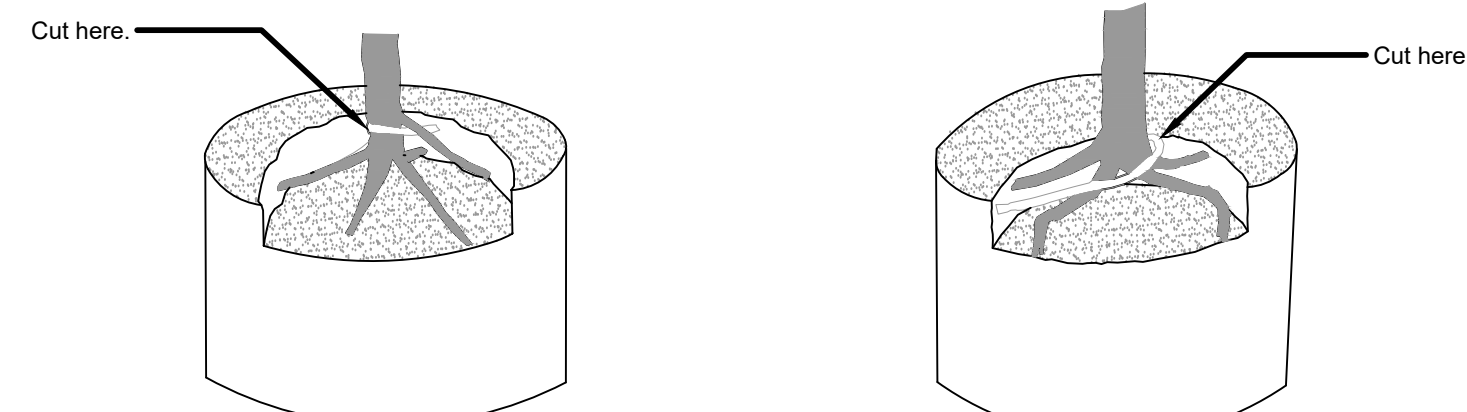
Step 1 - Remove substrate over root collar.



Tree planted too deeply in root ball. Remove excess substrate and roots to meet root inspection detail.

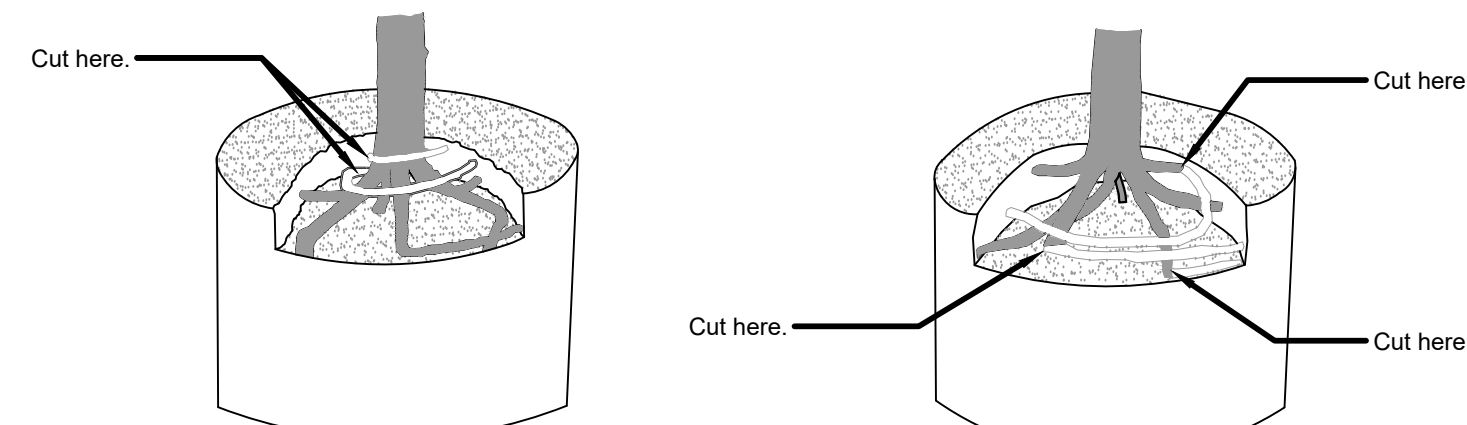
Tree planted too shallowly in root ball. Remove excess substrate and roots to meet root inspection detail.

Step 2 - Remove defects.



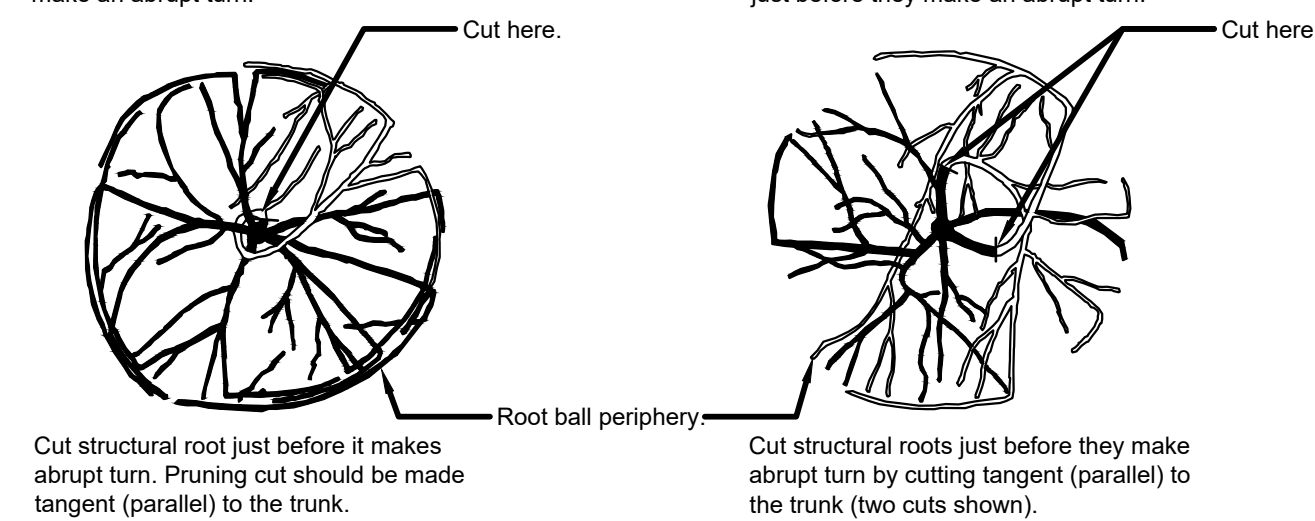
Five structural (large) roots shown in black. Remove structural root (white) wrapping root collar.

Four structural roots shown in black. Remove root (white) growing over structural roots.



Six structural roots shown in black. Remove roots (white) growing over root collar by cutting them just before they make an abrupt turn.

Seven structural roots shown in black. Remove structural roots (white) growing around or over root collar by cutting them just before they make an abrupt turn.



Cut structural root just before it makes abrupt turn. Pruning cut should be made tangent (parallel) to the trunk.

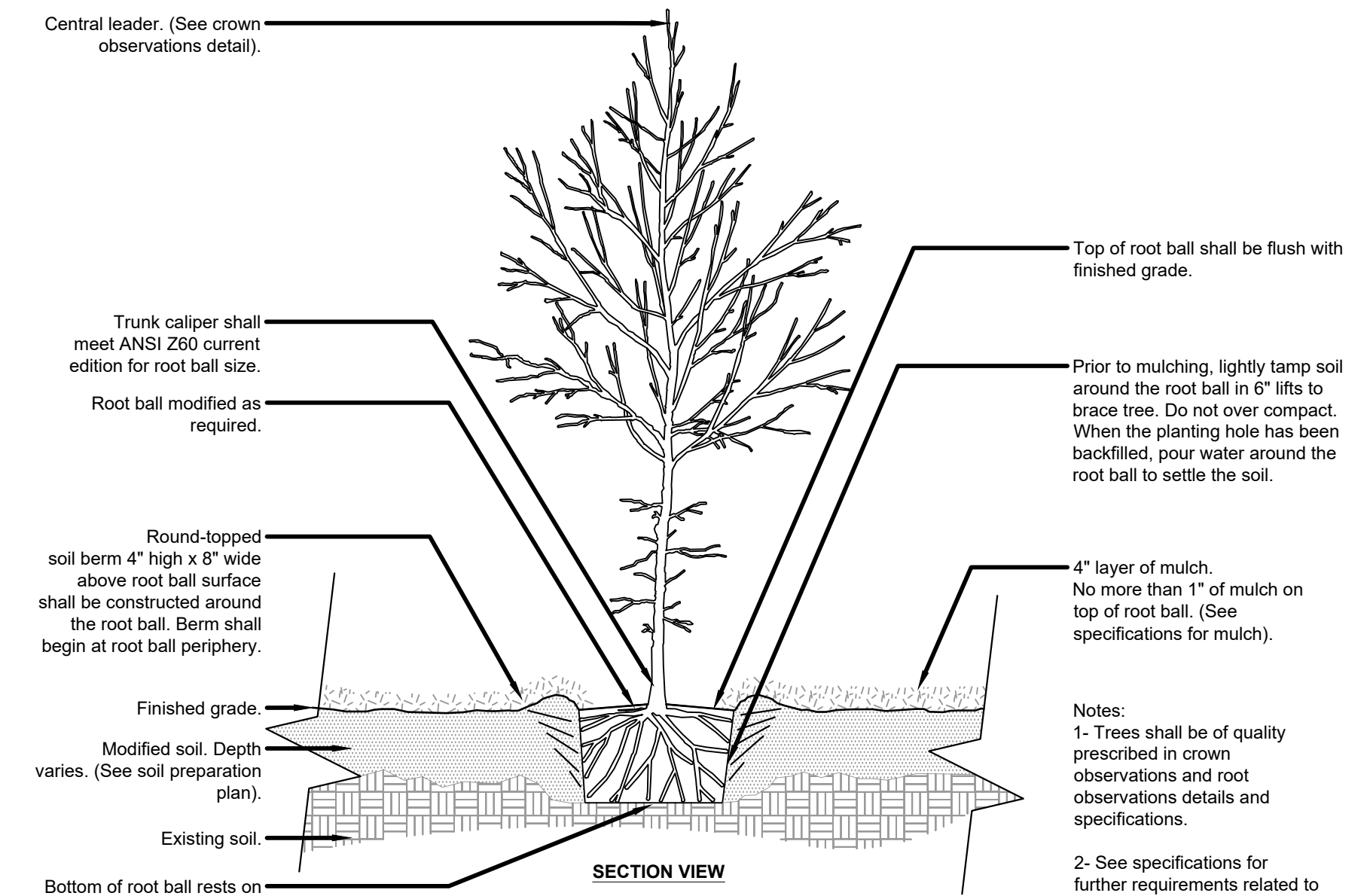
Cut structural roots just before they make abrupt turn by cutting tangent (parallel) to the trunk (two cuts shown).

- Notes:
- 1- All trees shown are rejectable unless they undergo recommended correction.
 - 2- First Step 1, then Step 2. Roots and soil may be removed during the correction process; substrate/soil shall be replaced after correction has been completed.
 - 3- Trees shall meet root observations detail following correction.
 - 4- Small roots (1/4" or less) on the periphery of the root ball are common with container plant production. These small roots are not defined as "defects" and can be addressed at the time of installation (See root ball shaving container detail).

5 ROOT CORRECTION DETAIL - CONTAINER

1 1/2" = 1'-0"

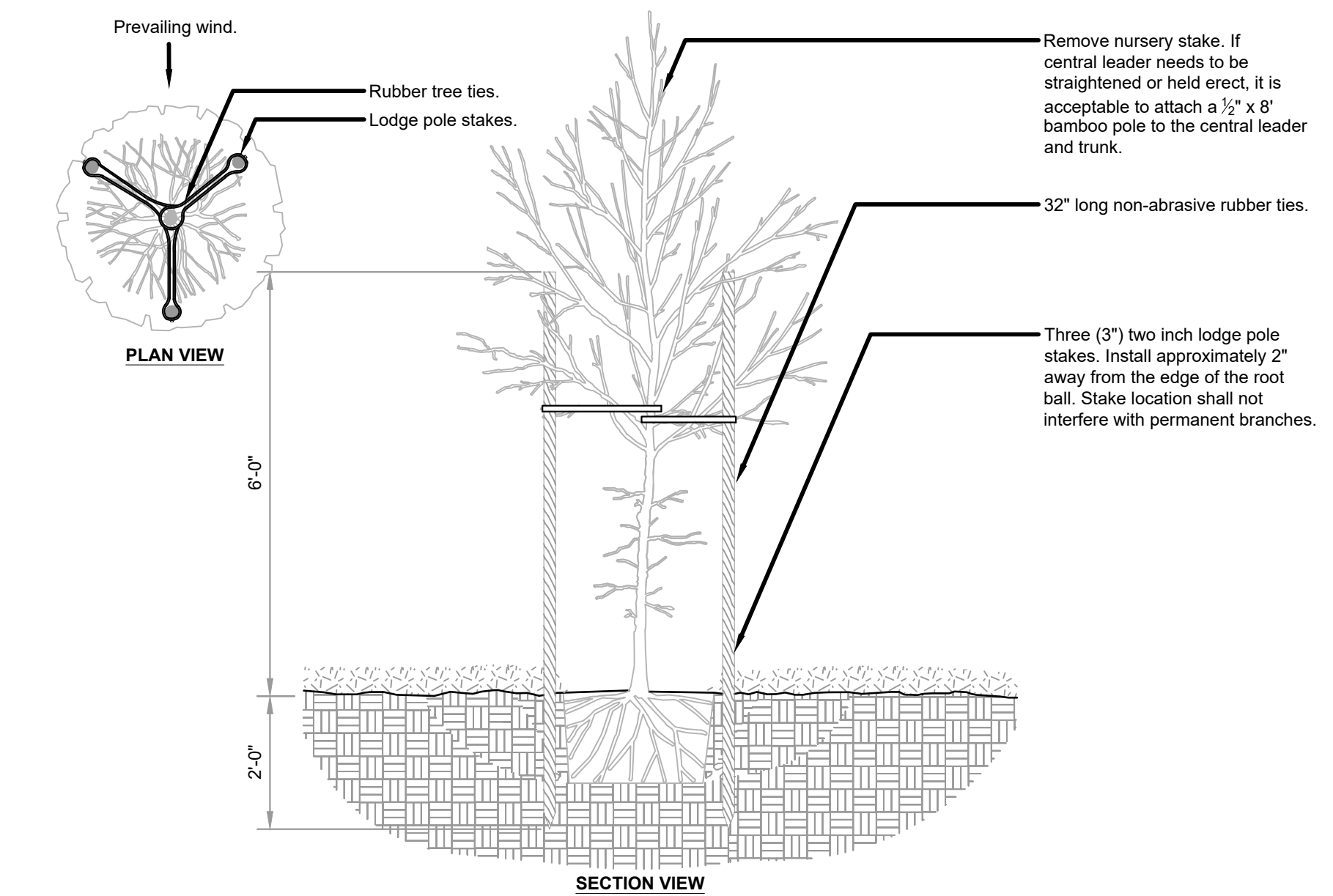
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1 TREE w/ BERM (EXISTING SOIL MODIFIED)

1/2" = 1'-0"

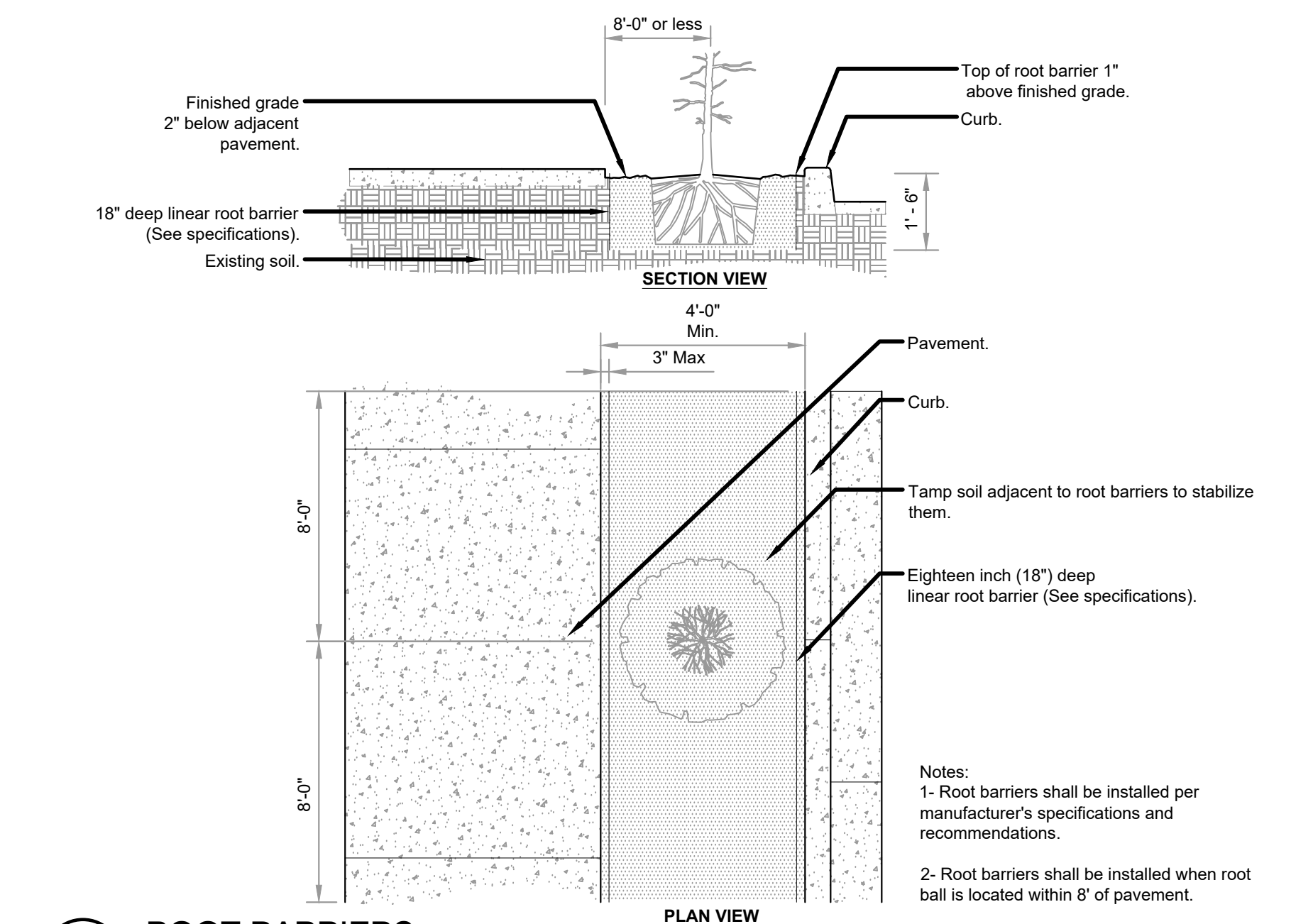
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2 TREE STAKING - LODGE POLES (3)

1/2" = 1'-0"

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3 ROOT BARRIERS

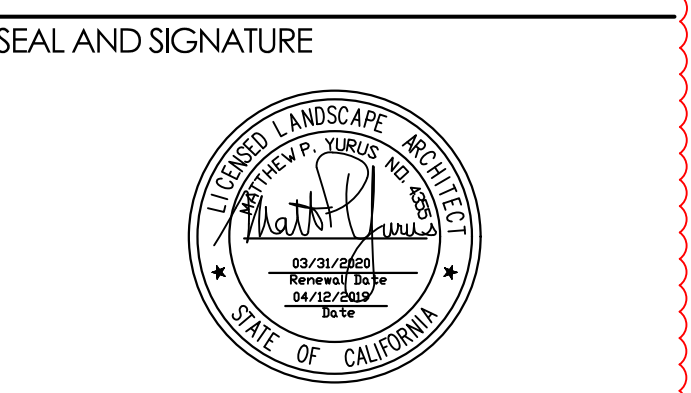
3/8" = 1'-0"

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phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE
CHEZ NOIR
5TH AVENUE
CARMEL, CALIFORNIA



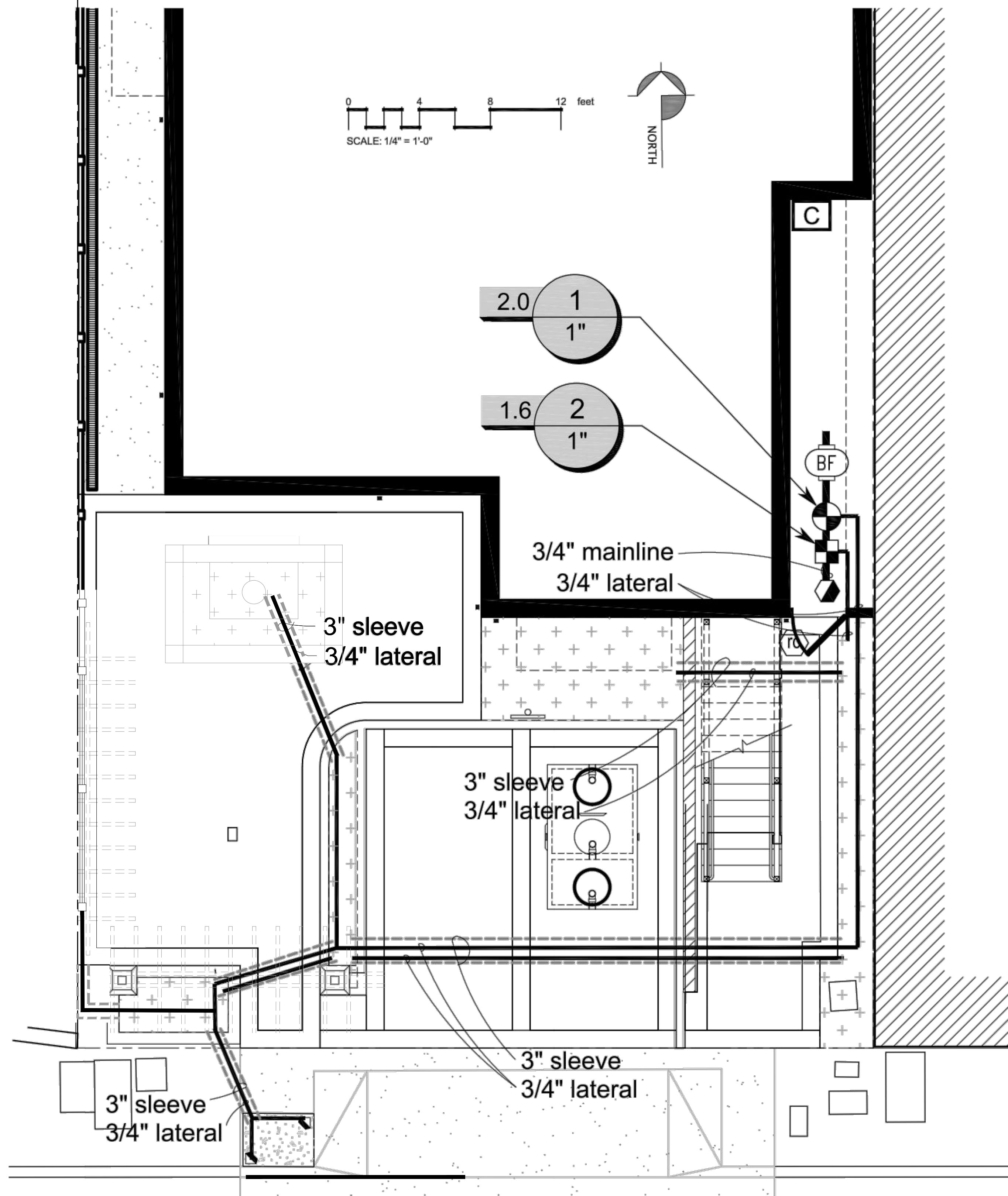
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PROJECT NO: BLDG. DPT. RESUBMITTAL
ISSUE: 6.28.2022
COMPLETENESS REVIEW RESUBMITTAL 8.25.2022
FORESTRY REVIEW RESUBMITTAL 8.31.2022

PROJECT NO:
DRAWN: MB
CHECK: AA/MY
DATE: AUG 2022

PLANTING DETAILS

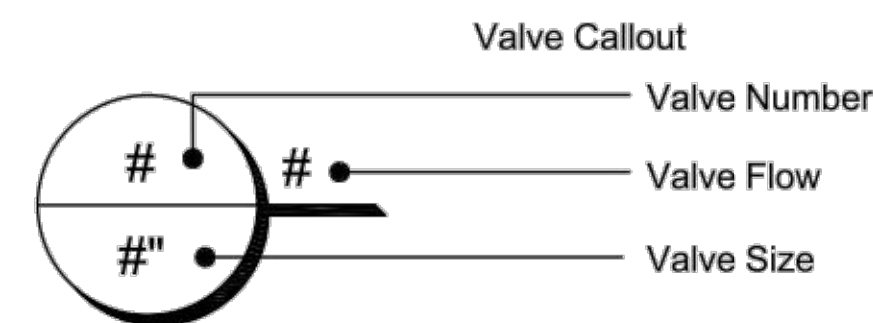
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IRRIGATION PLAN
scale 1/4" = 1'-0"

IRRIGATION SCHEDULING AND MAINTENANCE

1. Irrigation schedule shall be regulated by automatic irrigation controllers.
2. Irrigation will be scheduled to occur between 8PM and 10AM.
3. Irrigation schedule shall be reduced (frequency and duration) after plants are established (1 year).
4. Irrigation schedule shall be adjusted seasonally based on plant needs.
5. Irrigation schedule provided to appropriate personnel and posted near irrigation controller.
6. Irrigation system to be inspected regularly and maintained in good working condition.
7. Repairs to be made using identical or improved parts.
8. Landscape maintenance schedule to be followed.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe	4	30
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	1	
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	160 s.f.	
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	1	
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	1	
	Febco 825Y 3/4" Reduced Pressure Backflow Preventer	1	
	Hunter HC-6 6 station controller with Wi-Fi connection	1	
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1	
	Irrigation Lateral Line: PVC Class 315 SDR	152 l.f.	
	Irrigation Mainline: PVC Schedule 40	20 l.f.	
	Pipe Sleeve: CPVC Schedule 80	72 l.f.	

IRRIGATION NOTES

1. Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
2. Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades; this includes all Architectural, Civil and Utility drawings.
3. Contractor shall install irrigation system in accordance with all local codes and ordinances.
4. Bubbler valve for trees has been designed to operate at a maximum of 5 gallons per minute at 30 p. s. i. static pressure. Drip valve has been designed to operate at a maximum of 4 gallons per minute at 20 p. s. i. static pressure. Irrigation contractor shall verify a static pressure of at least 45 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate the system, contractor shall notify landscape architect and request review of design.
5. Point of connection shall be taken from new water service line at the southeast corner of the building. The contractor shall install new back flow device, mainline, valves, piping and tubing necessary to complete system as noted on plan. See Irrigation Legend and Irrigation Details.
6. The controller shall be located on the east side of building in the utility area as shown on plan. AC power will be provided at this location for hardwiring the controller. Programming of the controller shall be the responsibility of the contractor for a period of thirty days after acceptance of work.
7. Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds. Use common trenching and common sleeving when possible.
8. Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
9. Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
10. Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
11. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation. Contractor shall hard wire new controller at location shown on plans.
12. Contractor shall use 3/4" poly drip tubing for all drip valves. Contractor shall determine the location of drip emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material. Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system. Tubing should be staked at 6' intervals on top of soil and covered by mulch at completion of installation.
13. The Wireless solar sync rain sensor and Flo-Click soil sensor shall be mounted and installed as per manufacturer's instructions.
14. Contractor shall install sleeves under all paving to provide protected access for irrigation mainline, lateral lines and drip tubing. Piping for sleeves shall be Sch. 40 and sized as needed.

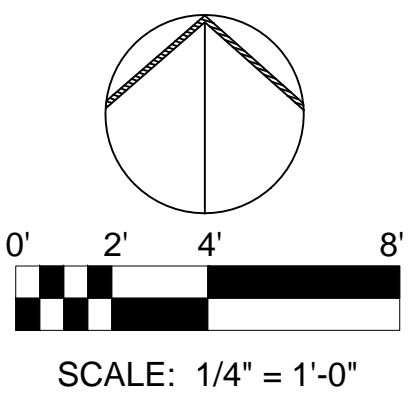


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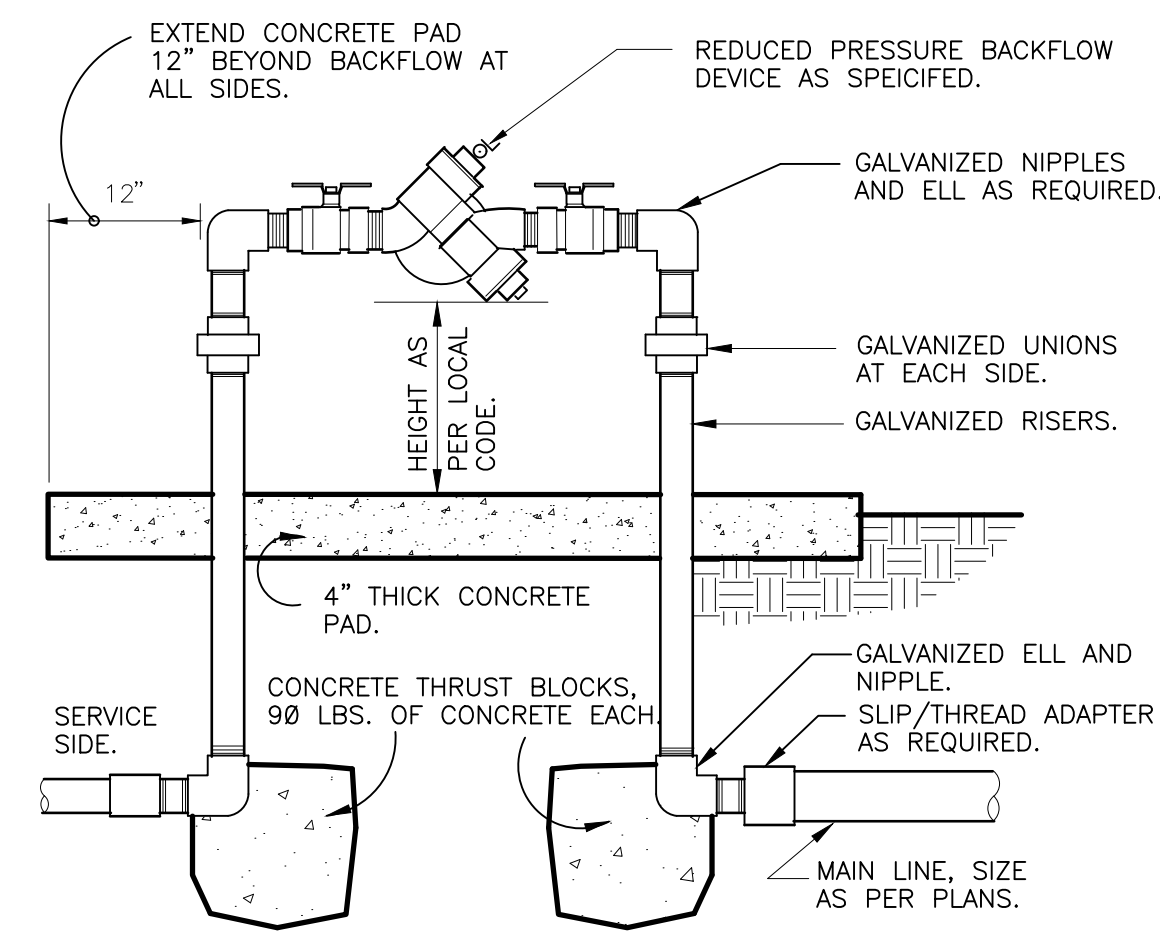
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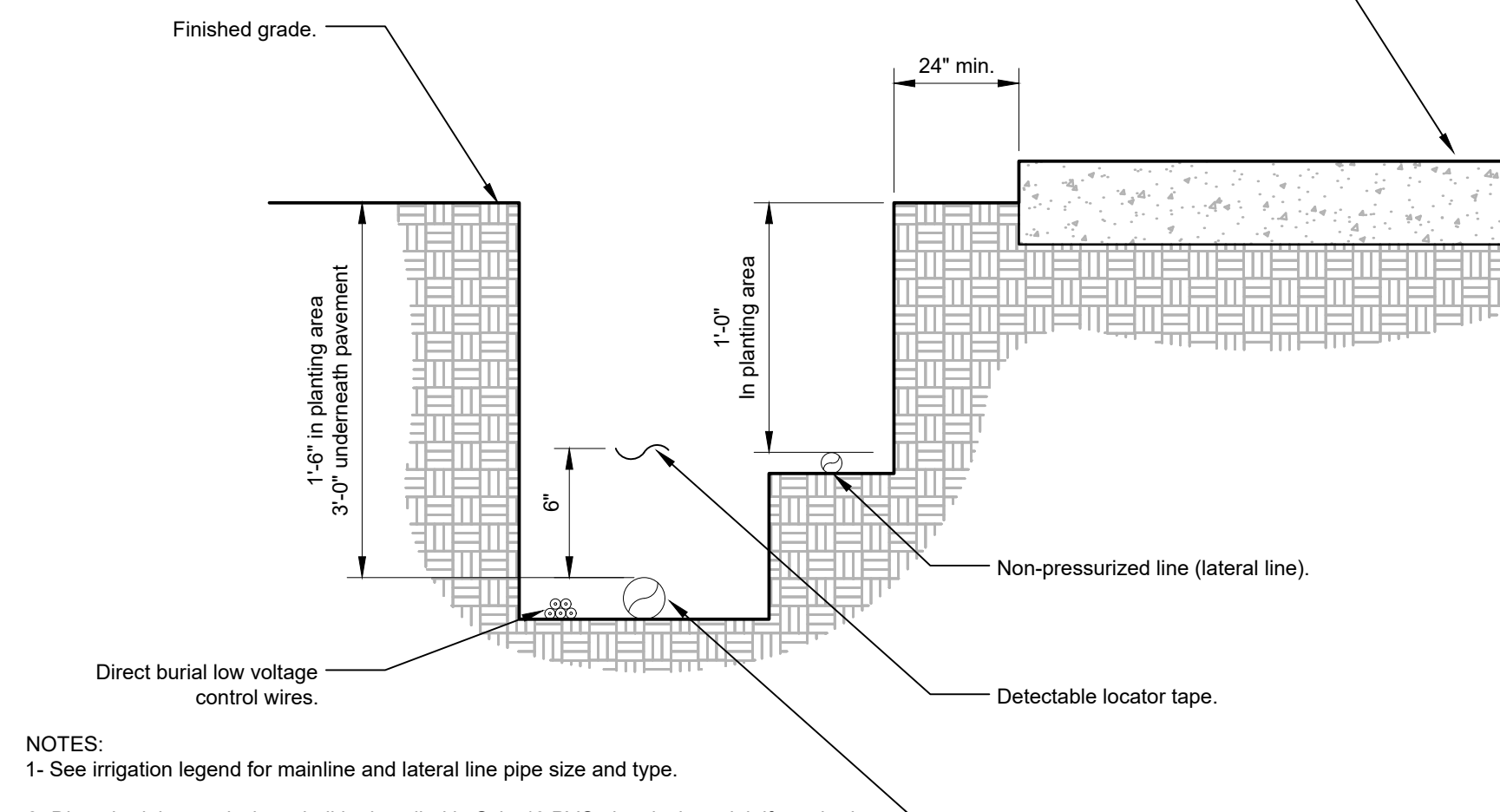
PROJECT NO: _____ ISSUE: _____
BLDG. DPT. RESUBMITTAL 6.28.2022
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CHECK: AA/MY
DATE: AUG 2022

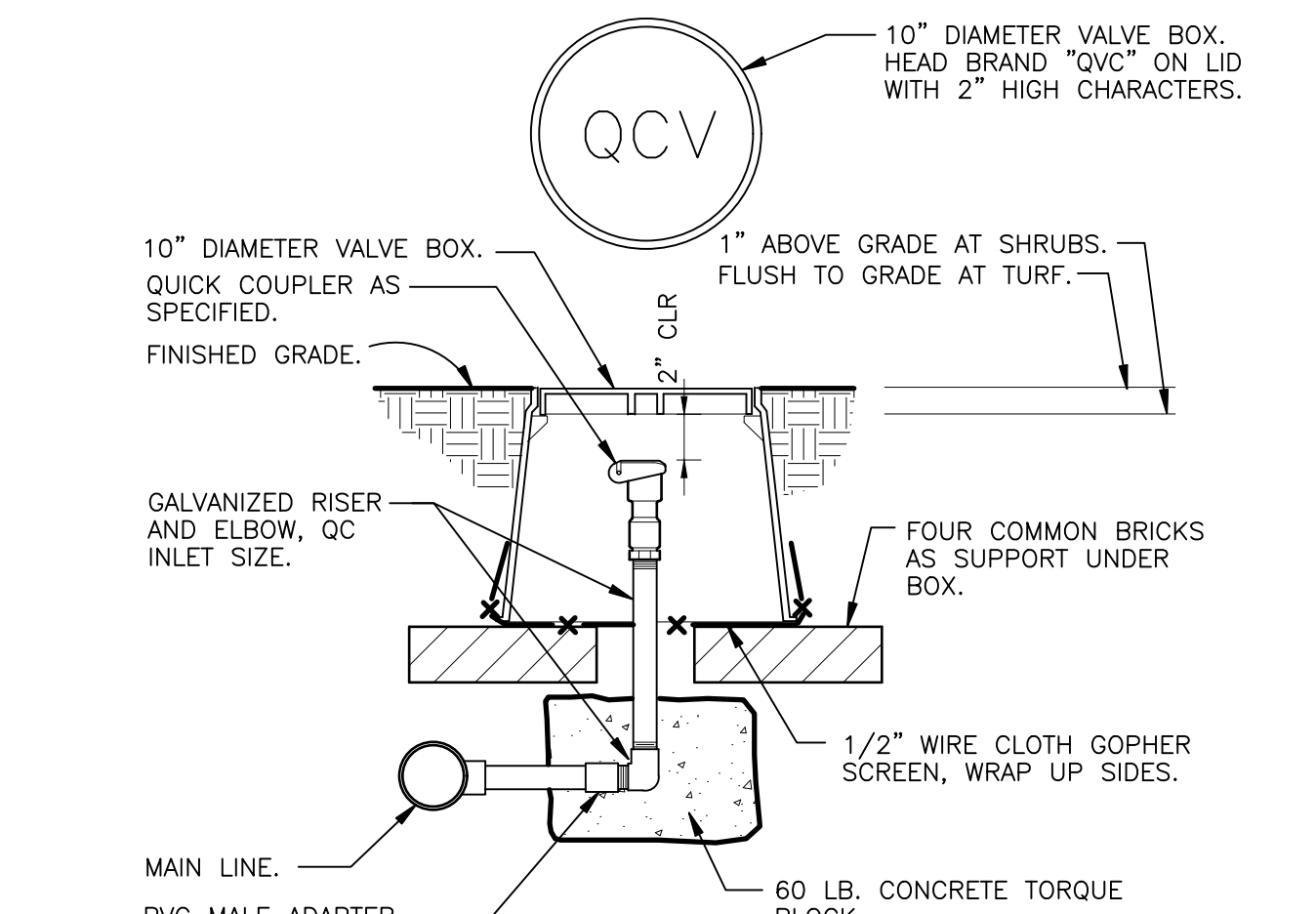
**IRRIGATION PLAN
AND NOTES**



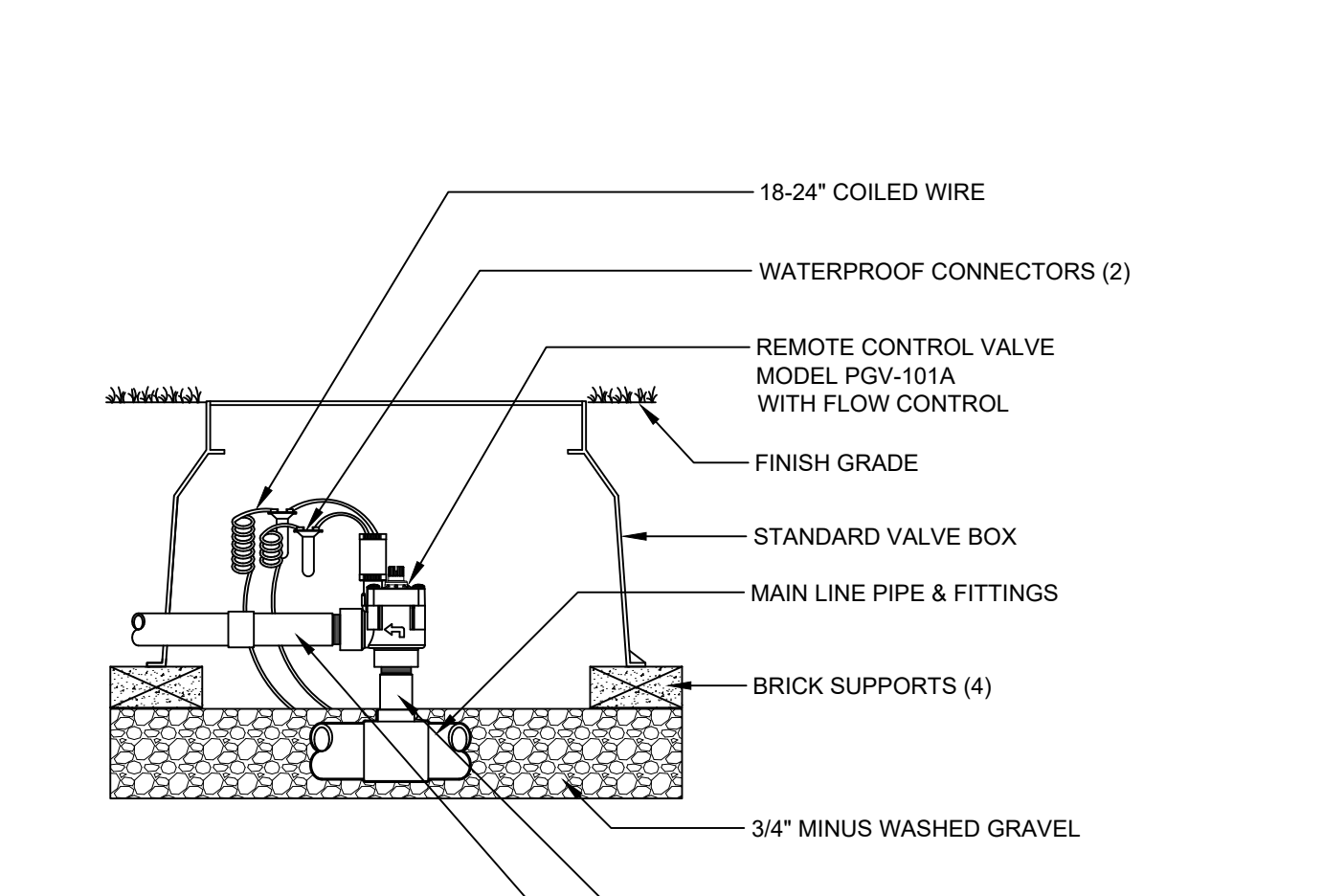
1 REDUCED PRESSURE BACKFLOW
1 1/2" = 1'-0" FX-IR-FX-BACK-04



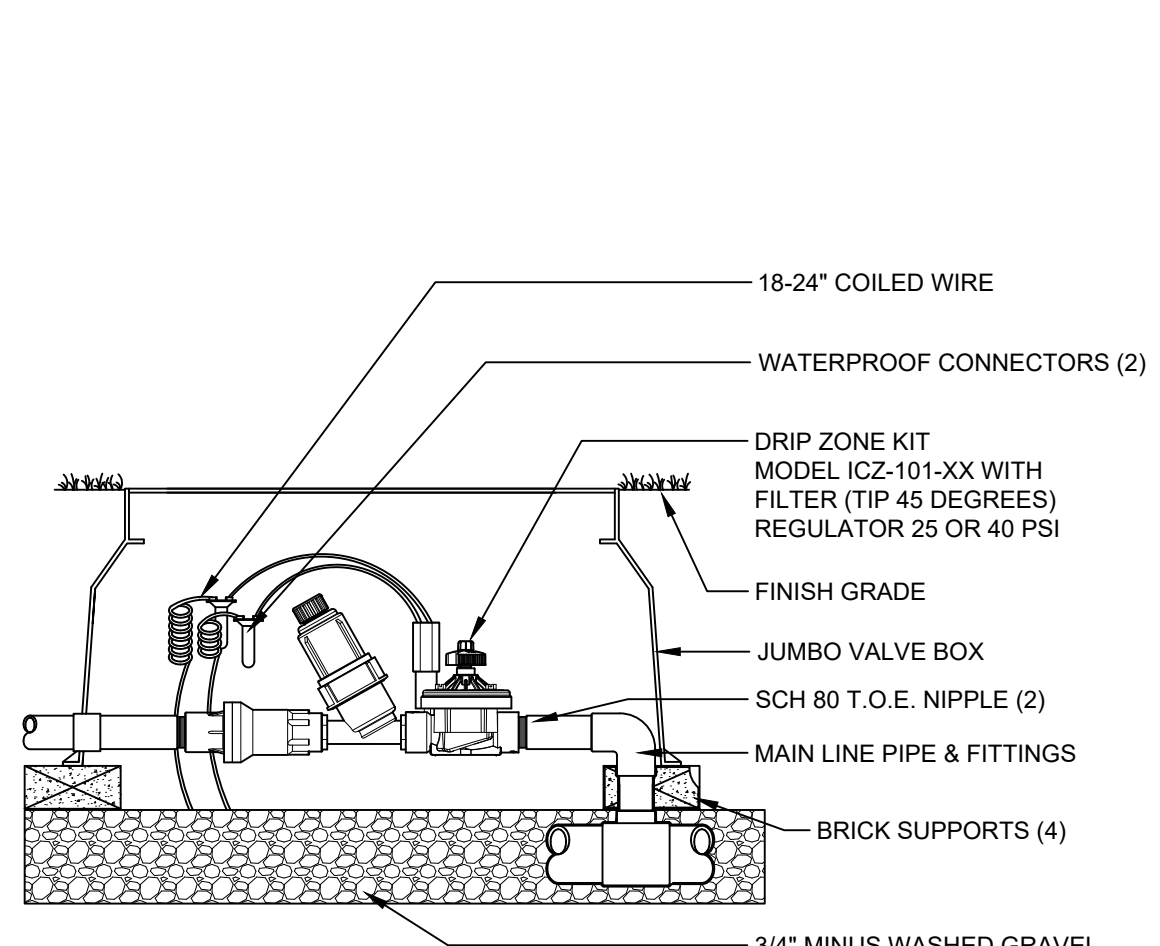
2 IRRIGATION TRENCHING
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-08



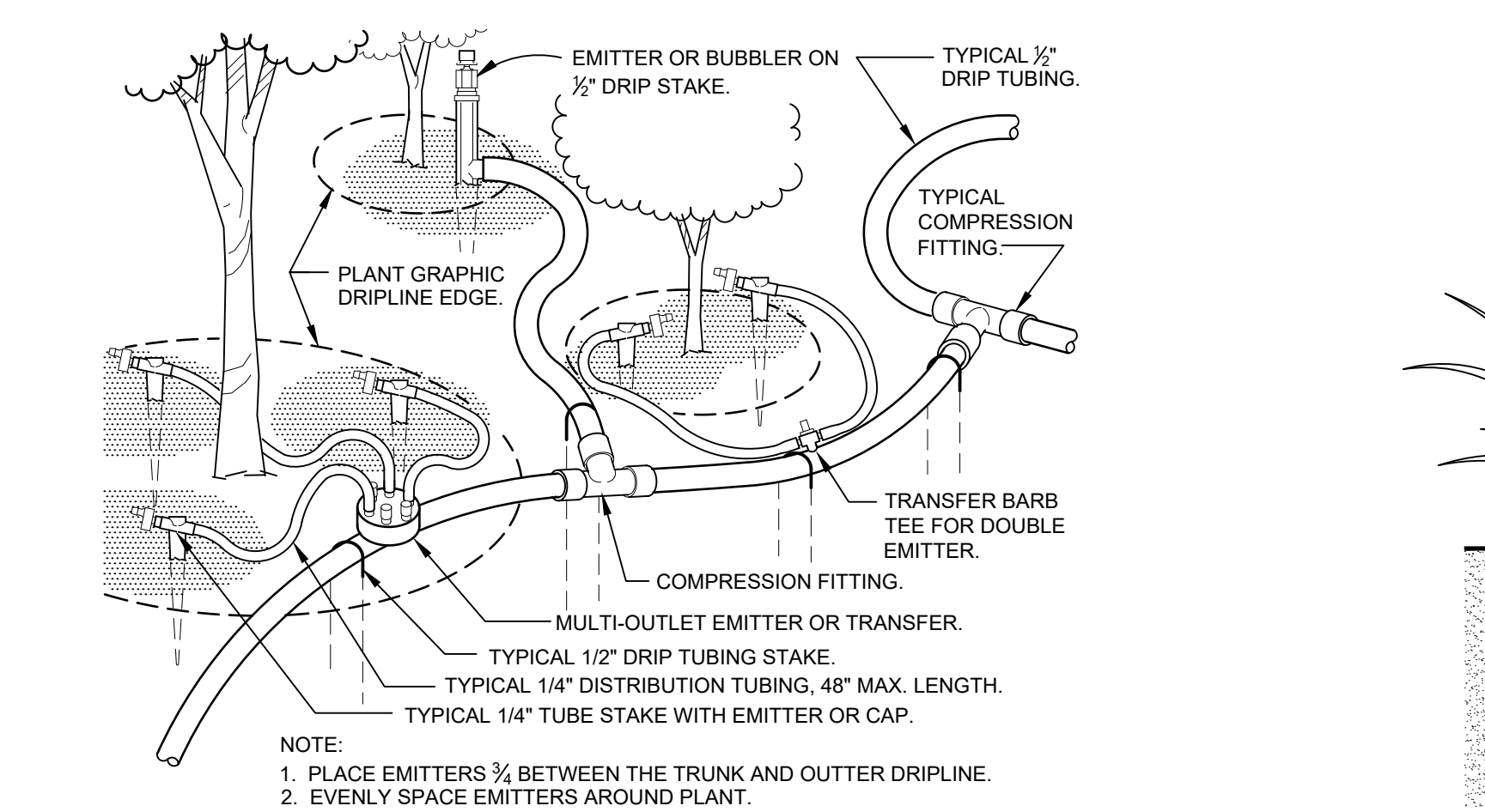
3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" FX-IR-FX-QUIC-04



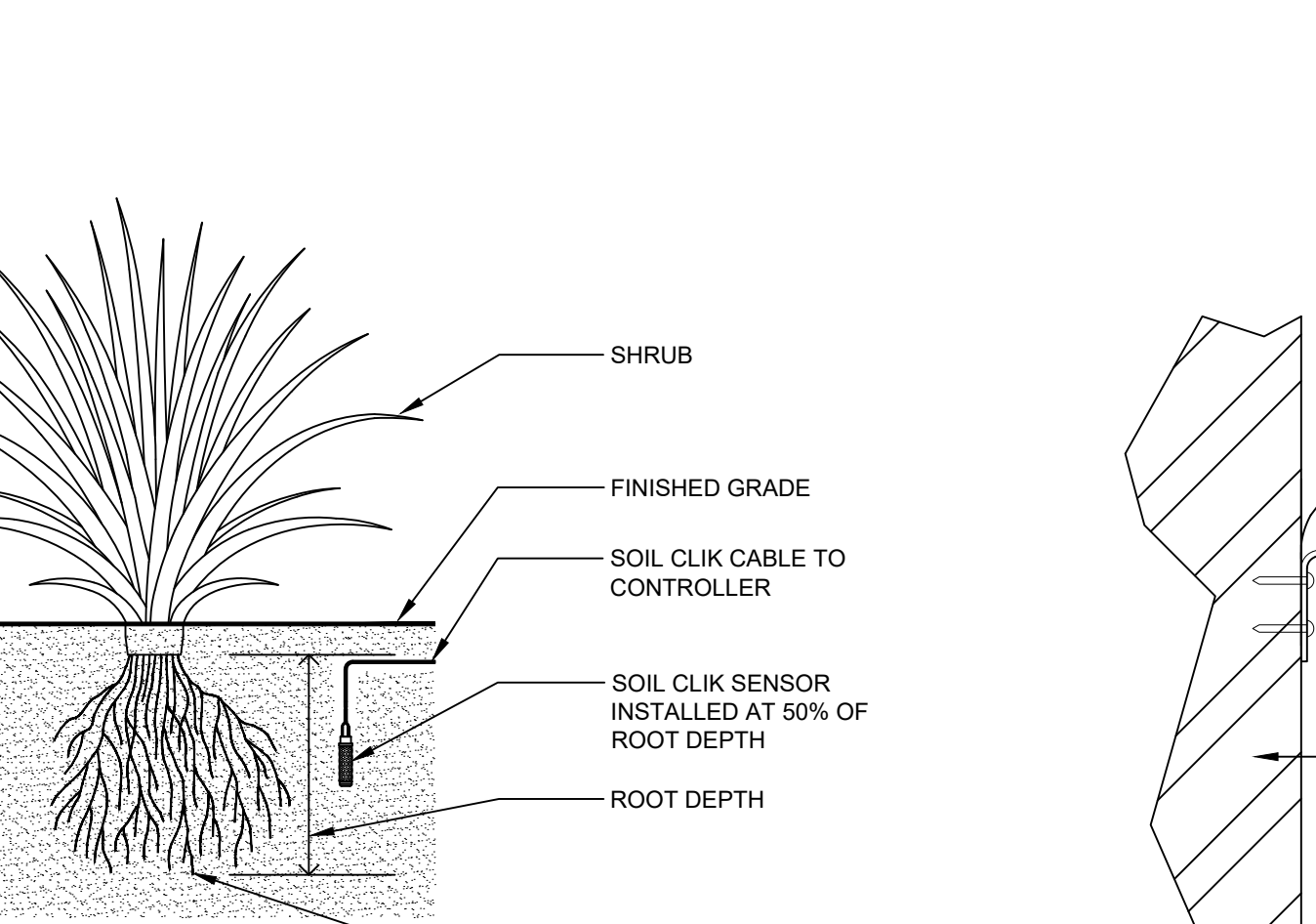
4 PGV ANGLE VALVE WITH FLOW CONTROL
1 1/2" = 1'-0" FX-IR-HUNT-VALV-01



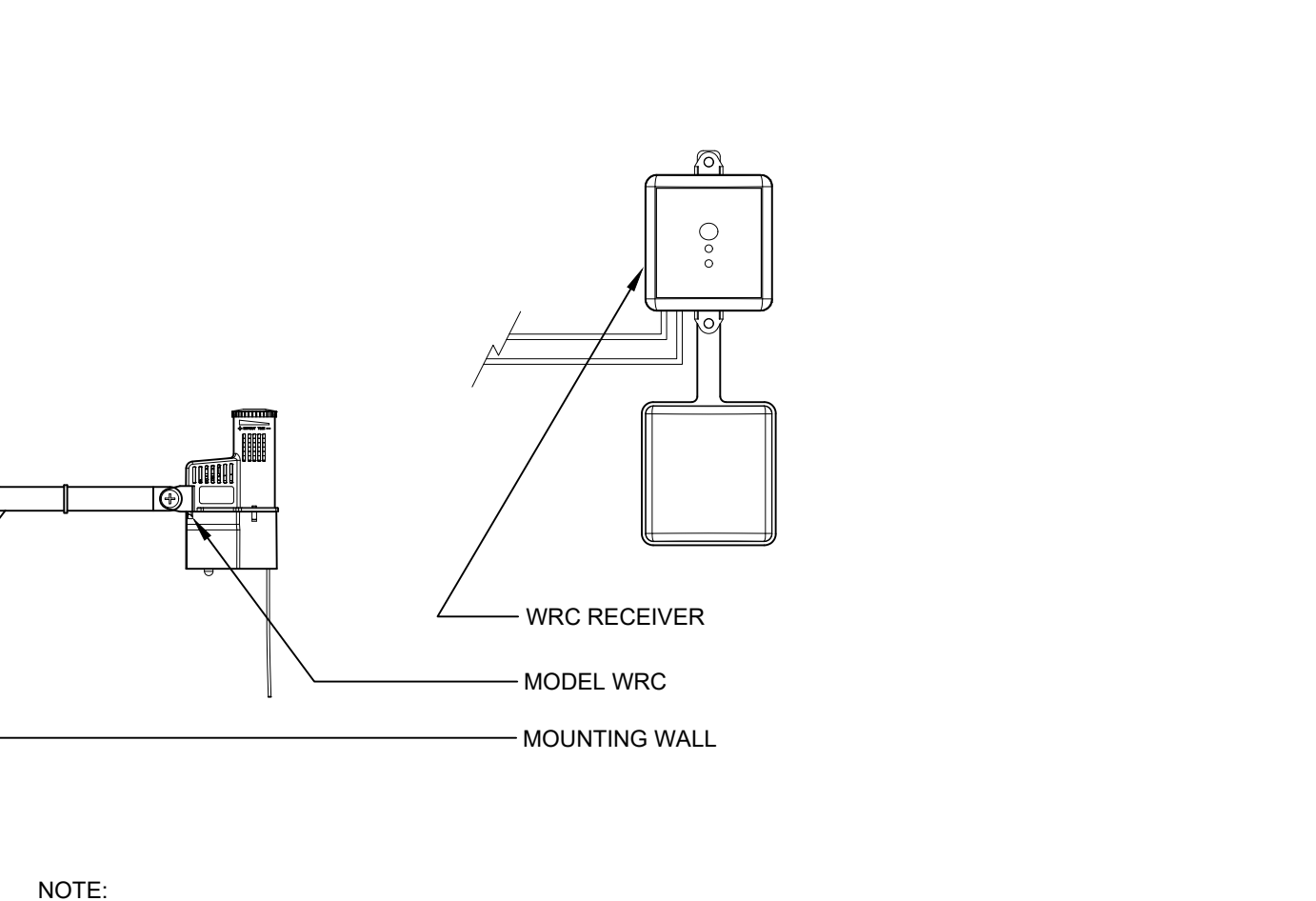
5 ICZ-101 DRIP CONTROL ZONE
1 1/2" = 1'-0" FX-IR-HUNT-DRIP-18



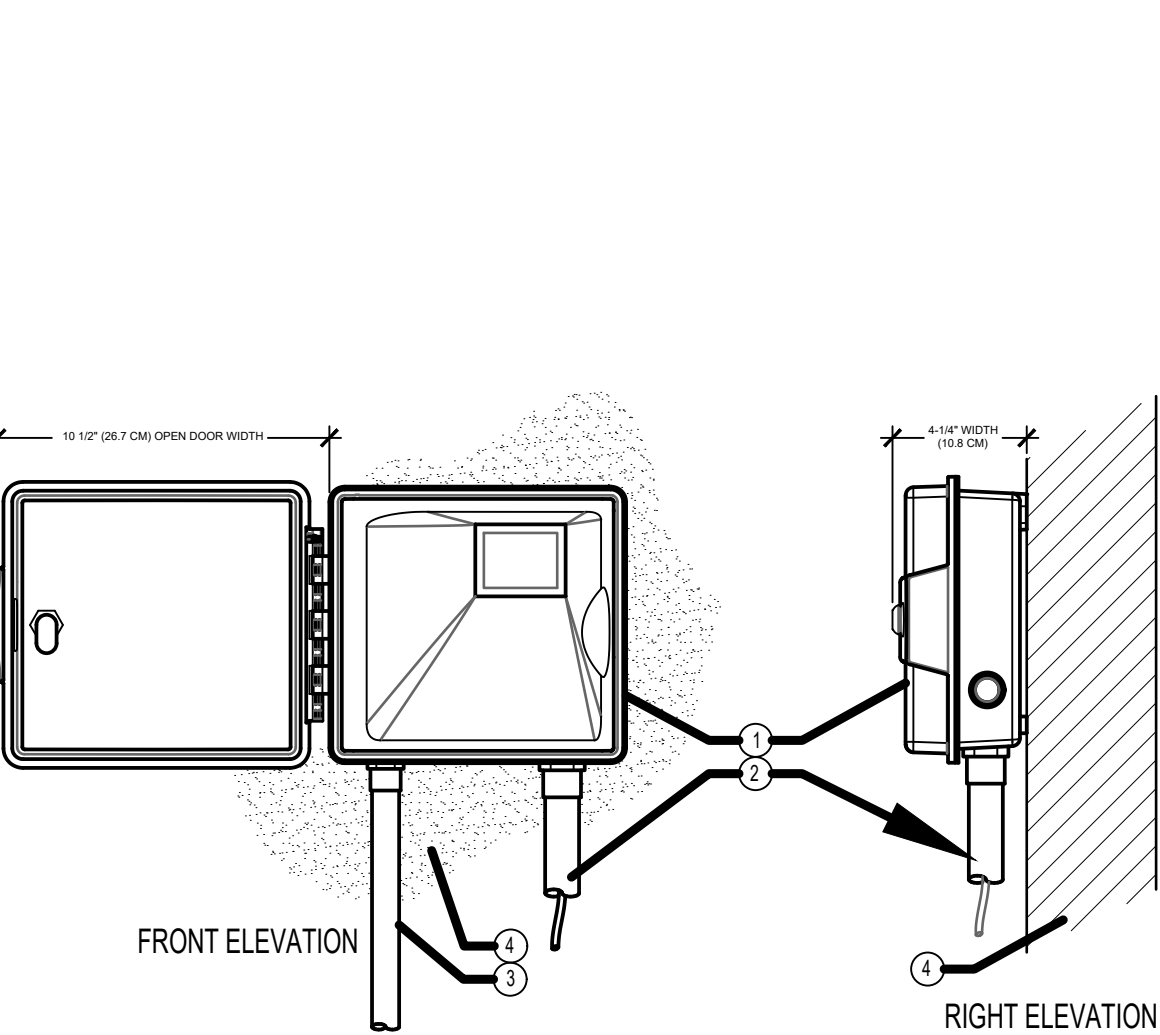
6 TYPICAL DRIP TUBING
1 1/2" = 1'-0" FX-IR-FX-DRIP-01



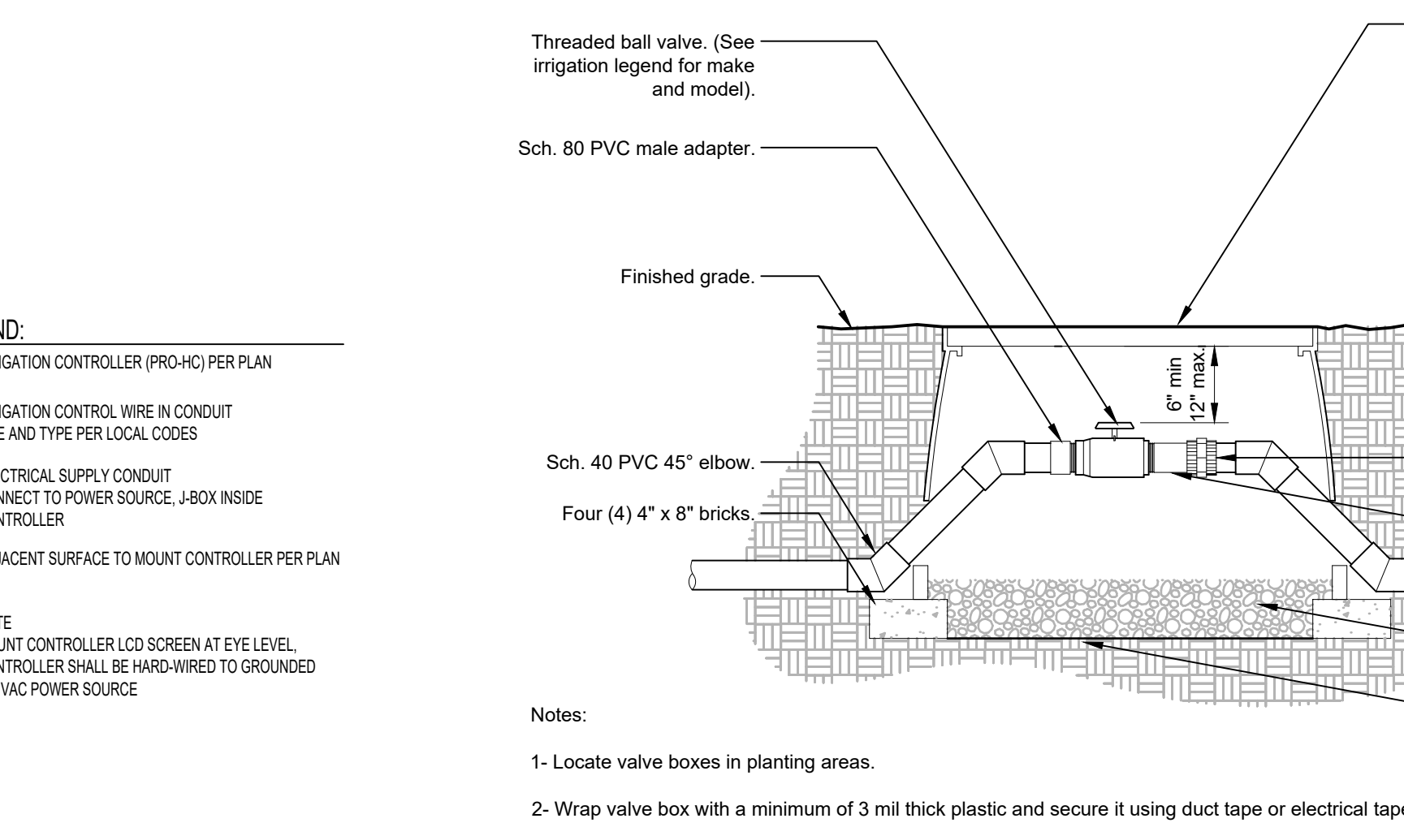
7 SOIL CLIK SENSOR INSTALLED IN SHRUB AREA
NOT TO SCALE FX-IR-HUNT-SENS-09



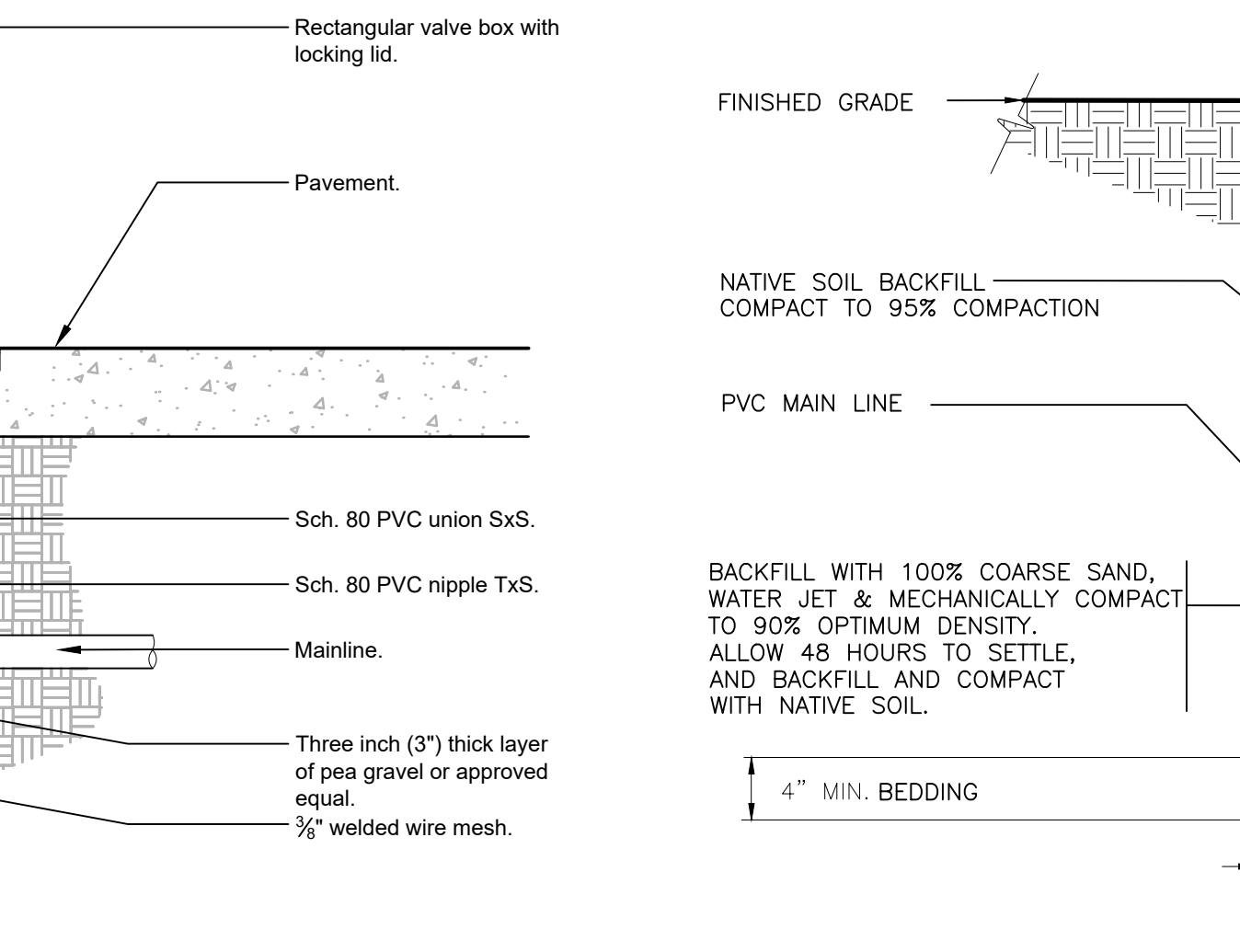
8 WIRELESS RAIN-CLiK
3" = 1'-0" FX-IR-HUNT-SENS-17



9 IRRIGATION CONTROLLER (PRO-HC)
NOT TO SCALE



10 BALL VALVE - 3\"/>



11 SLEEVE AT ROAD
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-15

LEGEND:
 ① IRRIGATION CONTROLLER (PRO-HC) PER PLAN
 ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
 ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
 ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE:
 MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE.

Notes:
 1- Locate valve boxes in planting areas.
 2- Wrap valve box with a minimum of 3 mil thick plastic and secure it using duct tape or electrical tape.
 3- All threaded connection to be made using teflon tape.
 4- All changes in elevation shall be made using Sch. 40 PVC 45° elbows.

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

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 WWW.WRDARCH.COM

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LICENSED LANDSCAPE ARCHITECT
 MICHAEL A. ARNONE
 No. 3347
 (Exp. 7/31/22)
 STATE OF CALIFORNIA

MIXED USE APARTMENT BUILDING

5TH AVENUE BETWEEN SAN CARLOS & DOLORES STREETS
 CARMEL, CALIFORNIA 93921

010-136-019
 A.P.N.:

JOB NO.: 18204.1
 PRINT DATE:
 PLOT DATE: 6.26.2020
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:

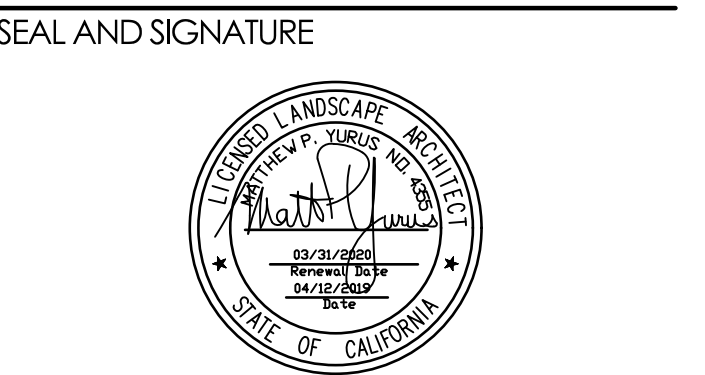
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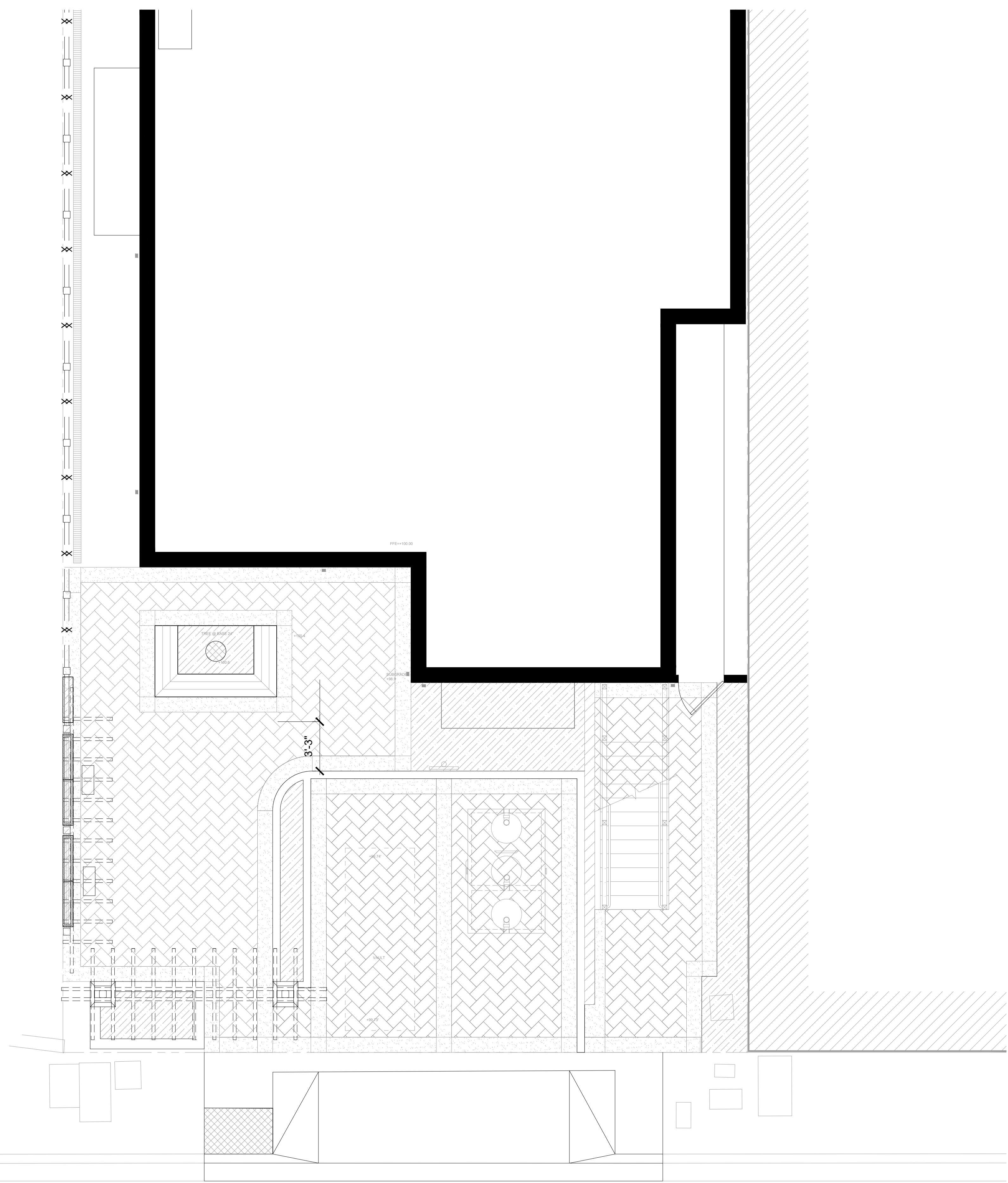


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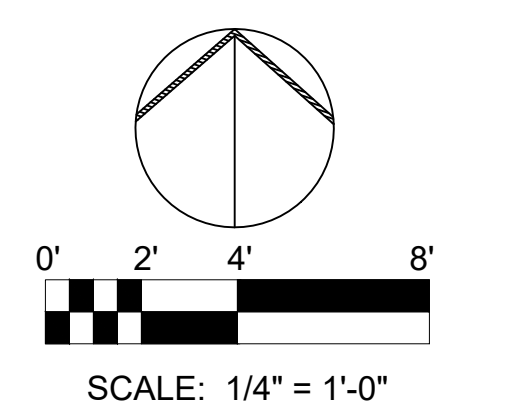
ESTIMATED TOTAL WATER USE EQUATION: $ETWU = (E_t) \times (0.62) \times [(PF \times HA/IE) + SLA]$

IRRIGATION EFFICIENCY 0.81

Plant Water Use Type	Plant Factor	Carmel, CA	
Low	0 - 0.3	ET _o (inches/year)	36.00
Medium	0.4 - 0.6	Effective Precipitation (in/yr)	19.73
High	0.7 - 1.0		
SLA	1.0		

Hydrozone	Valve Number	Plant Water Use Type	Irrigation Method	Plant Factor (PF)	Hydrozone Area (HA) sq. ft.	PF x HA sq. ft.	PF x HA/IE	% of Landscape Area
DRIP	1	Low	Drip	0.3	250	75	88	92.6%
TREE	1	Low	Bubbler	0.4	20	8	9	7.4%
					270	83		100.0%

$ETWU = (49.2) \times (0.62) \times [(0.2 \times 92,170/9) + 0]$
ETWU = 2,478 gal.
 $MAWA = (E_t - Eppt) \times (0.62) \times [(0.7 \times LA) + (0.3 \times SLA)]$
MAWA = 4,571 gal.



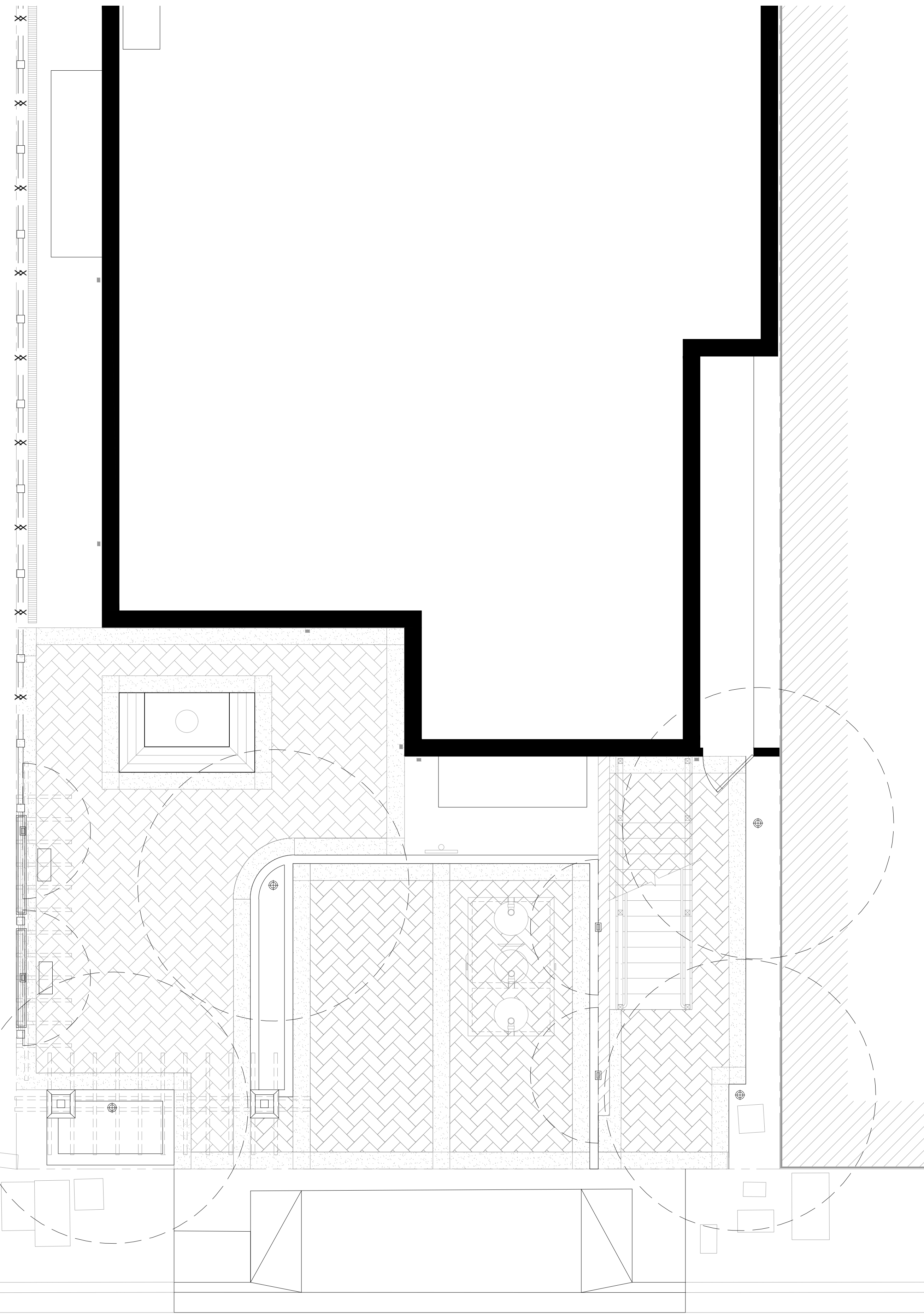
	BUBBLER AT EXISTING AND NEW TREE	20 sf
	DRIP LOW WATER USE	250 sf

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**HYDROZONE MAP
 AND WATER USE
 CALCULATIONS**

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LANDSCAPE LIGHTING LEGEND

SYMBOL	DESCRIPTION	LIGHT TYPE	MANUFACTURER	NAME	MODEL NUMBER	WATTS/VOLTAGE
⊕	30" LED BOLLARD LIGHT	PATH LIGHT	WAC LIGHTING	CHAMBER	6633-27BZ	10.5/277V
⊞	LED RECESSED WALL LUMINAIRE	WALL LIGHT	BEGA	33017	33017+K27+BZ	10.5/120-277V

LIGHTING NOTES

- 1) ALL LANDSCAPE LIGHTING TO BE LOW VOLTAGE LED FIXTURES
- 2) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT.
- 3) CONTRACTOR TO COORDINATE LOCATION OF TRANSFORMER WITH CLIENT PRIOR TO THE INSTALLATION OF ANY LOW-VOLTAGE WIRE.
- 4) SWITCHING AND PROGRAMMING TO BE COORDINATED WITH ELECTRICAL CONTRACTORS.
- 5) REFERENCE MANUFACTURER INSTALLATIONS FOR ALL LIGHTING EQUIPMENT.
- 6) CONTRACTOR SHALL ALLOW FOR UP TO 4 HOURS OF TESTING AND ADJUSTMENT W/ CLIENT FOR APPROVAL.
- 7) NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS SHALL BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND EMIT NO MORE THAN 150 LUMENS. [CALIFORNIA ENERGY CODE SECTION 150.0(K)1E]

LIGHTING FIXTURE SPECIFICATIONS

CHAMBER 12V/120V/277V LED BOLLARD 6631/6632/6633



PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination.

FEATURES

- IP60 rated, Protected against powerful water jets
- Factory-installed weather light fixtures
- Mounting accessories included
- UL & cUL 1835 listed (12V); 1596 listed (120V/277V)

Model	Color Temp.	Finish
6631 12V	27° Warm White	BK Bronze on Aluminum
6631 12V	30° Cool Pure White	BK Black on Aluminum
6632 120V	27° Warm White	BK Bronze on Aluminum
6632 120V	30° Cool Pure White	BK Black on Aluminum
6633 277V	27° Warm White	BK Bronze on Aluminum
6633 277V	30° Cool Pure White	BK Black on Aluminum

6632- BK
Example: 6632-30BK

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

6631
Input: 9-150VAC (transformer is required)
Power: 5.5W / 6.5VA
Brightness: up to 140 lm
CRI: 90
Rated Life: 60,000 hours
Dimming: 0-10V dimming only

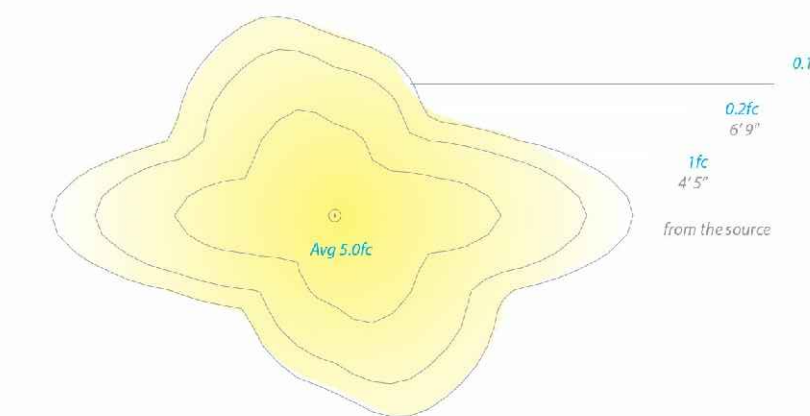
6632
Input: 120V
Power: 12.5W
Brightness: up to 360 lm
CRI: 90
Rated Life: 60,000 hours
Dimming: TRAC or 0-10V dimming

6633
Input: 277V
Power: 16.5W
Brightness: up to 400 lm
CRI: 90
Rated Life: 60,000 hours
Dimming: 0-10V dimming only

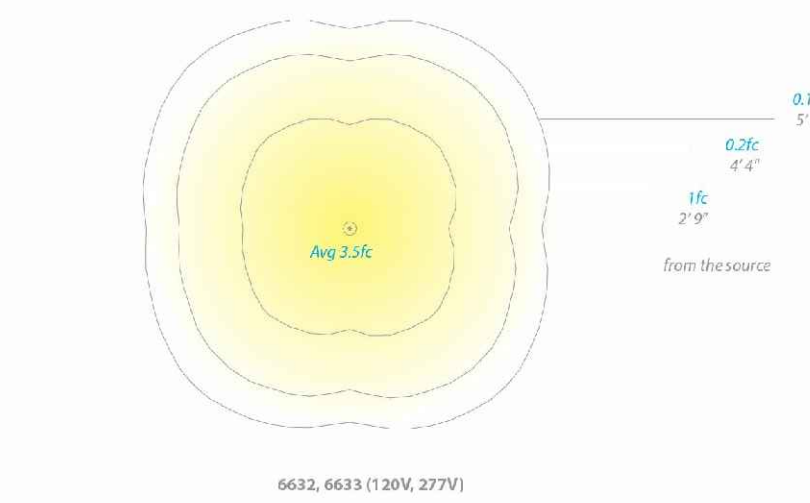


CHAMBER 12V/120V/277V LED BOLLARD 6631/6632/6633

• Recommended spacing for installation:
6631 (12V): Residential: 19.5 to 23ft Commercial: 12 to 13.5ft



• Recommended spacing for installation:
6632, 6633 (120V, 277V): Residential: 12.5 to 15ft Commercial: 8 to 10ft



LED recessed wall luminaires - shielded with louvers

Application
LED recessed wall luminaire with unshielded light and louvers for use as location luminaires for recessed wall lighting.

Materials
Hoodlight housing constructed of die-cast aluminum marine grade. Chrome plated 303 stainless steel. Anodized aluminum alloy with no solder joints.

Features
Mechanically adjustable for optimal beam cast. High heat conduction aluminum heat sink. High heat conduction aluminum heat sink. Mechanically adjustable louvers. High heat conduction aluminum heat sink. High heat conduction aluminum heat sink. High heat conduction aluminum heat sink.

Electrical

Opening voltage	120-277VAC
Minimum start temperature	32°F (-0°C)
LED module wattage	2.0W
System wattage	3.0W
Color rendering index	90+ CRI
Luminaire lifespan	50,000 hours (LED)
LED color temperature	3000K (Warm White)

Finish
All BEGA standard finishes are made of anodized aluminum powder coat with minimum 0.001 thickness.

Available colors: Black (BK) Silver (SR) White (WT) HSL CUS

LED recessed wall luminaires - shielded location luminaires

12V	120V	277V
4"	4"	4"
4"	4"	4"

BEGA

BEGA

Photometric File name: 33017.as

TEST: 33017
TEST LAB: BEGA
Project: 62500915
LUMINAIRE: 33 017
LAMP: 2W LED

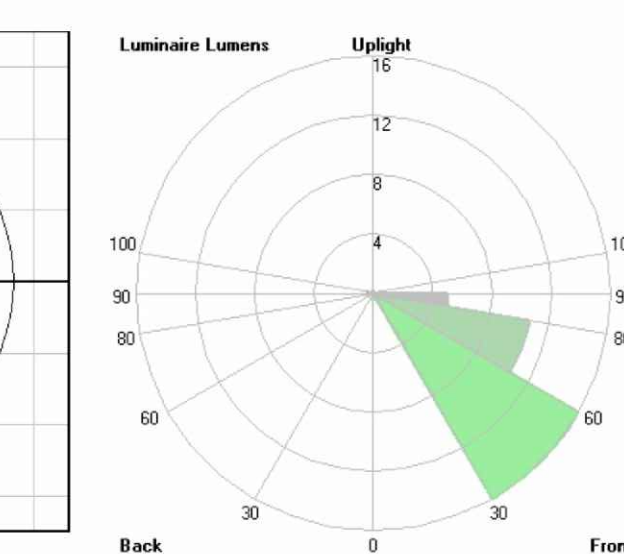
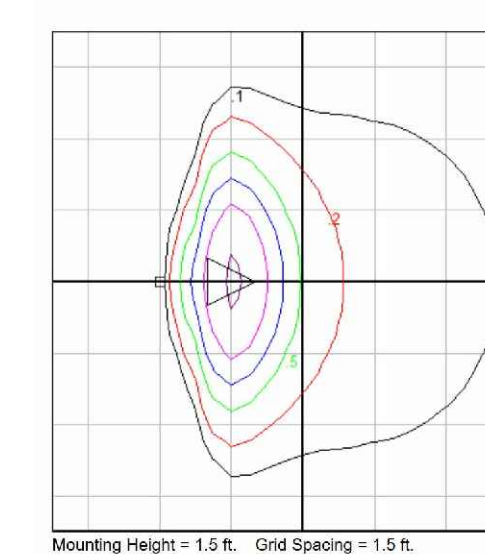
Characteristics

IES Classification	Type IV
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	32
Luminaire Lumens	N.A. (absolute)
Downward Total Efficiency	11
Total Luminaire Efficiency	3
Luminaire Efficacy Rating (LER)	1.00
Ballast Factor	0.01
Upward Waste Light Ratio	42.4 (90° Vert.)
Max. Cd. (<90° Vert.)	42.4 (90° Vert.)
Max. Cd. (90-90° Deg. Vert.)	3.1 (87.7° Lum.)
Max. Cd. (90 to <90° Deg. Vert.)	27 (84.4° Lum.)
Cutoff Classification (approximate)	N.A. (absolute)

Lum. Classification System (LCS)

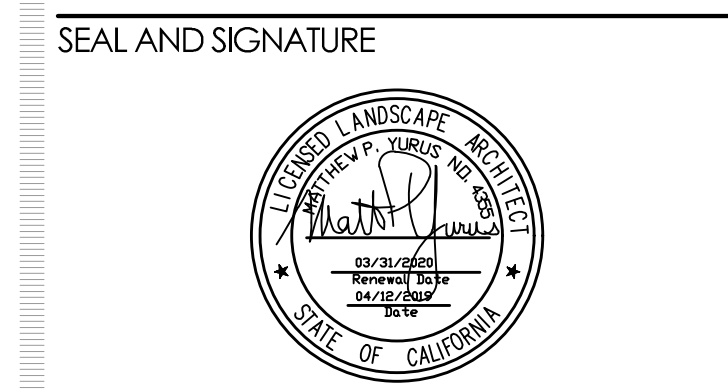
LCS Zone	Lumens	% Lum.	% Lum.
FL (0-30)	0.5	N.A.	1.5
FM (30-60)	15.7	N.A.	49.0
FN (60-90)	15.8	N.A.	32.7
FVH (90-90)	4.9	N.A.	15.4
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BN (60-90)	0.0	N.A.	0.0
BVH (90-90)	0.0	N.A.	0.0
UL (0-100)	0.3	N.A.	0.9
UL (100-360)	0.1	N.A.	0.4
Total	32.0	N.A.	100.0

BUG Rating: BE-41-G2

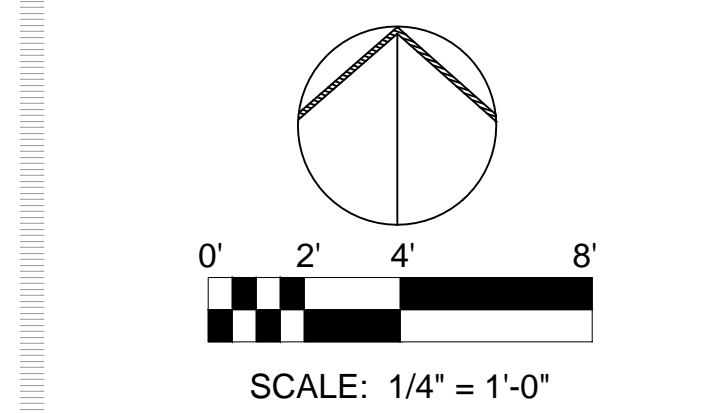


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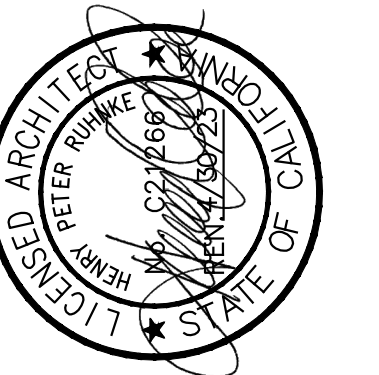
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LANDSCAPE LIGHTING PLAN

L-4.0

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



APN# 010-136-018

CHEZ NOIR
 JONATHAN BLACK & MONIQUE BOURGEOIS
 5TH AVENUE BETWEEN SAN CARLOS & DOLORES STREETS
 CARMEL, CALIFORNIA 93921

JOB NO.: **21100**

PRINT DATE: _____

PLOT DATE: 7.21.2022

DRAWN BY: RS

CHECKED BY: _____

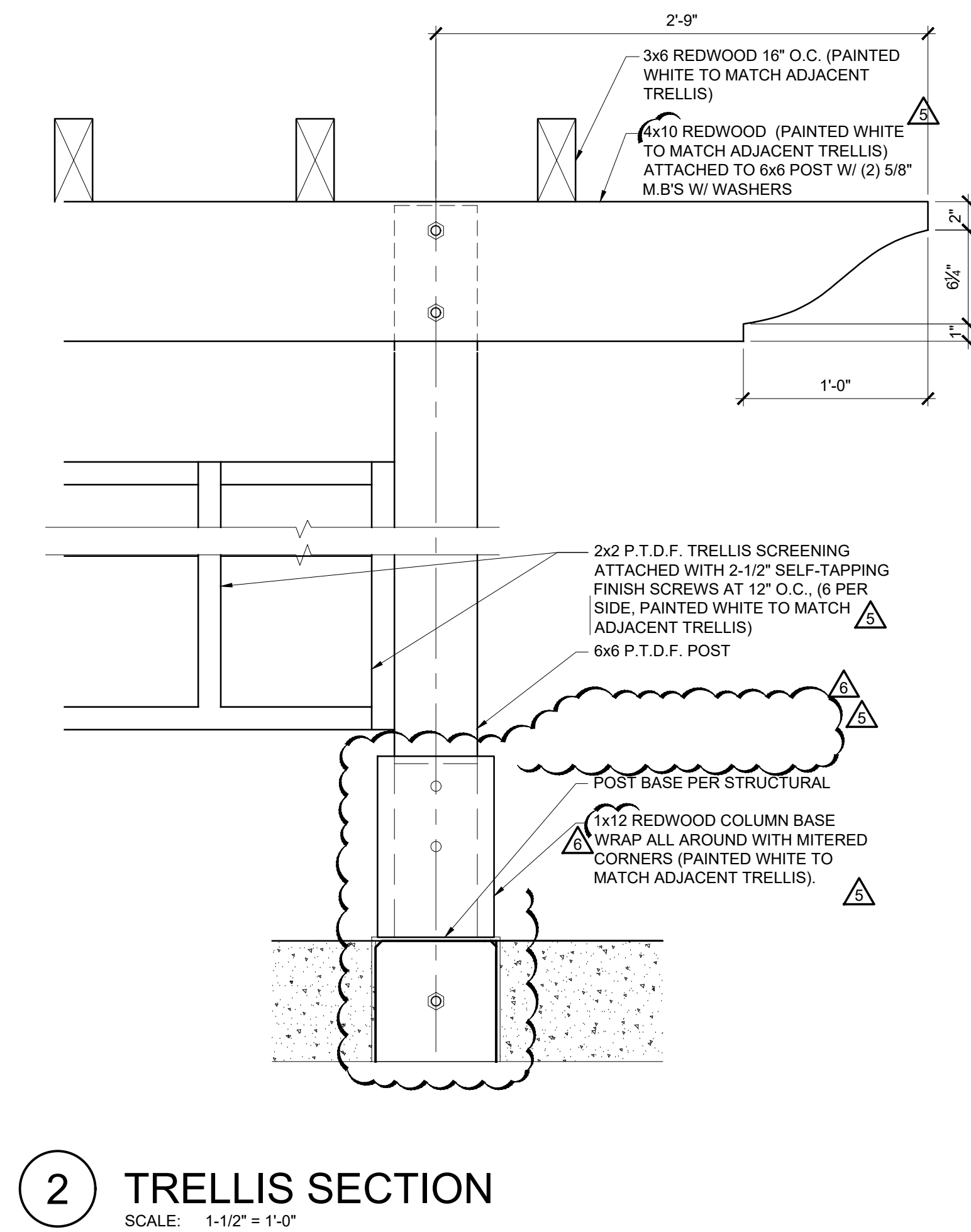
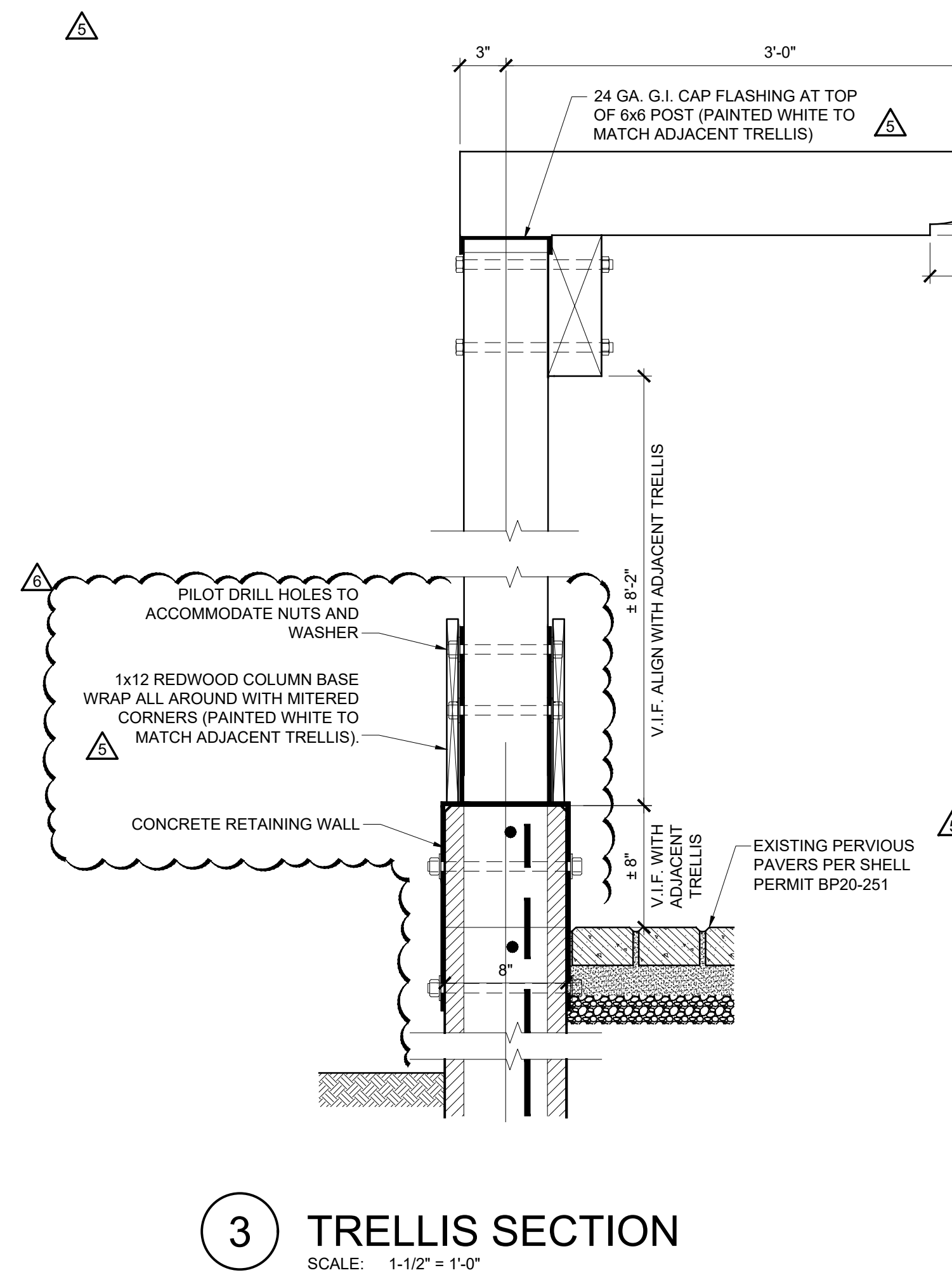
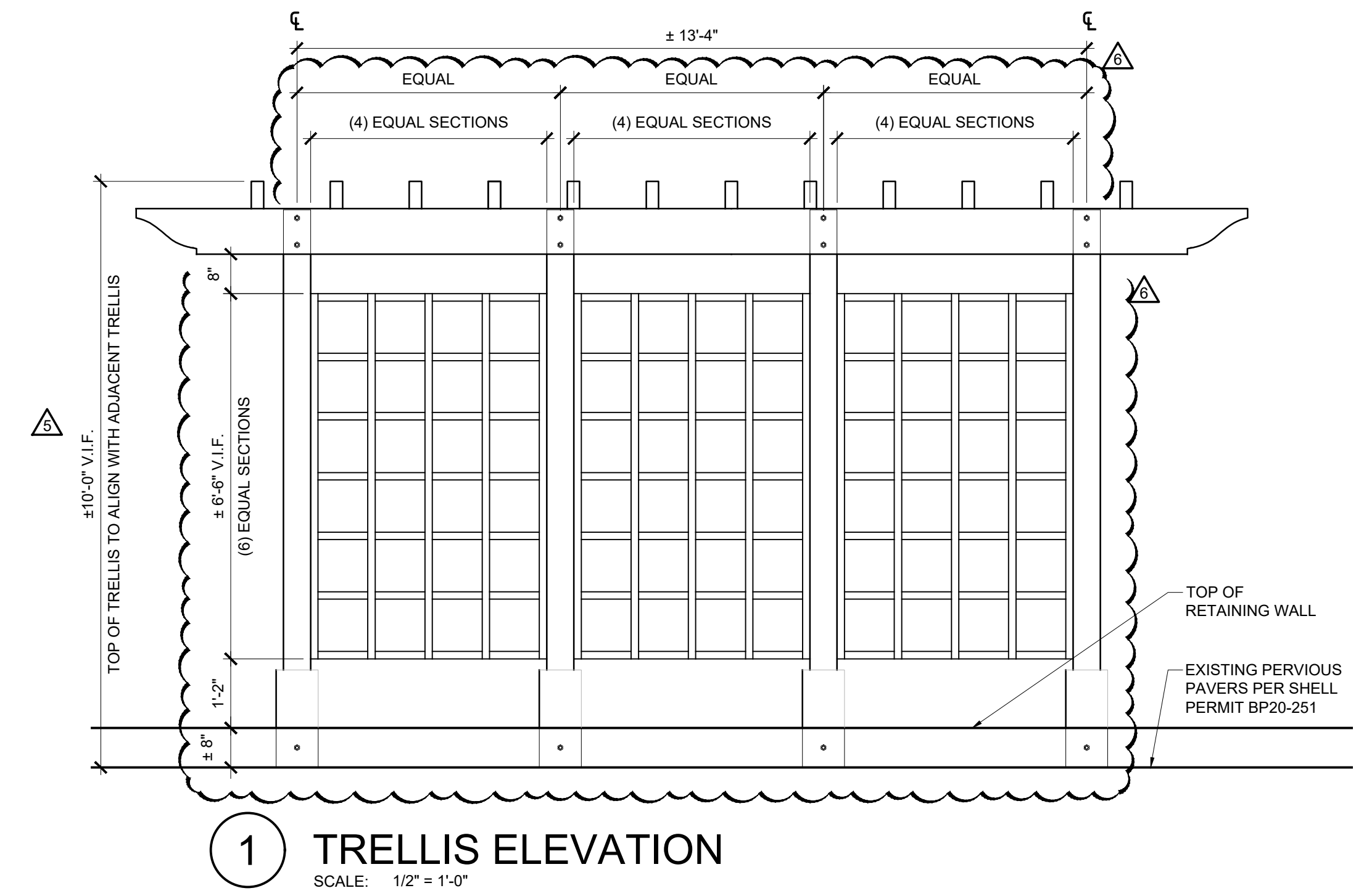
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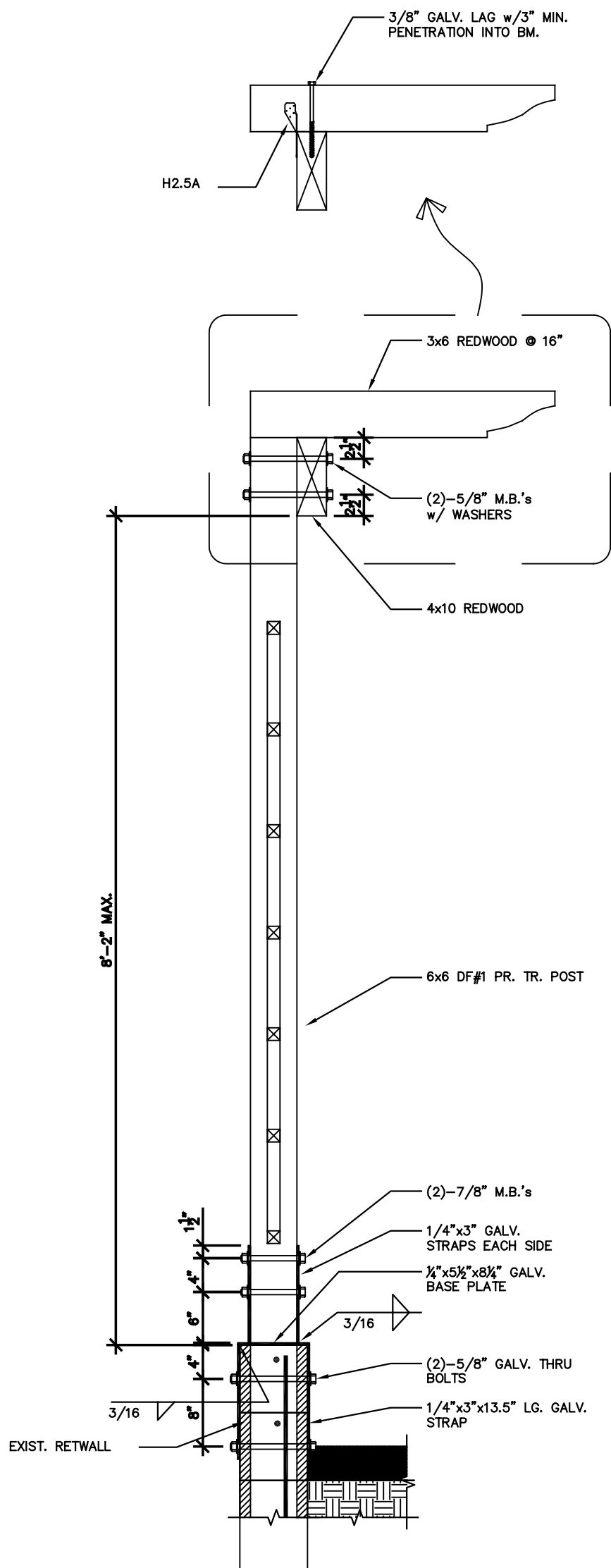
08.30.2021	75% REVIEW SET
09.10.2021	BLDG. DEPT. SUB
11.02.2021	BLDG. DEPT. SUB 2
12.02.2021	BLDG. DEPT. SUB 3
12.16.2021	BLDG. DEPT. SUB 4
04.06.2022	TRELLIS
06.01.2022	TRELLIS RESUB.
07.21.2022	TRELLIS RESUB.

SHEET NAME:
TRELLIS ELEVATIONS AND DETAILS

SHEET NO.:

A830





PROPERTY LINE TRELLIS

SCALE: 3/4"=1'-0"

PROJECT:

CHEZ NOIR

5TH AVENUE BETWEEN SAN CARLOS AND DOLORES STREET
CARMEL, CA 93921

SHEET TITLE: PROPERTY LINE TRELLIS

DATE: 7/20/22

SHEET NO.

SSK-01

1 OF 1

PROJECT NUMBER: 21100



WALD RUHNKE & DOST
ARCHITECTS LLP

TUNGSTEN SMART-HEAT

A designed, cost-conscious product blending aesthetics and function



A designed, cost-conscious product range that does not sacrifice aesthetics for function.

The patented direct ignition system, never before seen on an outdoor gas radiant heater, ensures a reliable start and effective operation, even in winds of up to 8mph.

Easy pivot arm provides greater positioning versatility and heat coverage.

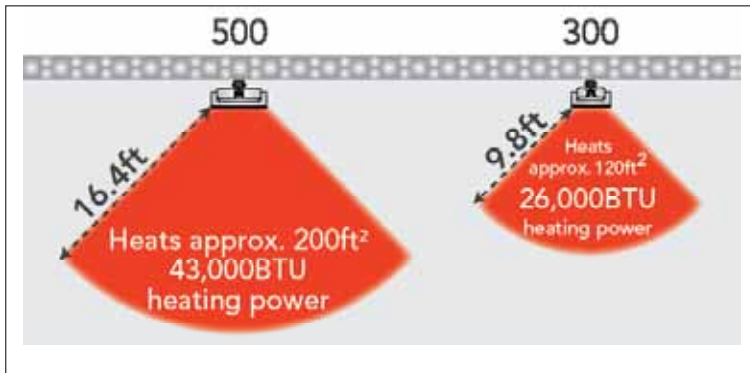


SMART-HEATING

TUNGSTEN SMART-HEAT

FEATURES:

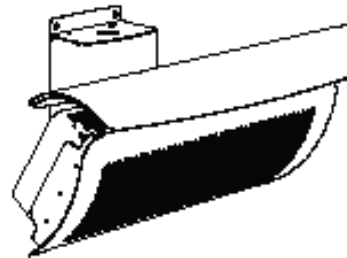
- Attractive black finish
- Universal bracket — easy upgrade from 300 to 500 model. No additional plumbing or wiring required.
- Bi-directional easy-pivot arm — 25° rotation each side.
- Electronic ignition — one or multiple units can be switched on and off simultaneously from a single remote-located switch.
- Automatic re-ignition — should the heater not re-ignite for any reason, the integrated “Flame Failure Safety Shut-off Control” turns the heater off immediately.
- Stainless steel casing — components are protected from tampering. Assists in preventing dirt and dust from accumulating on the wiring and components.



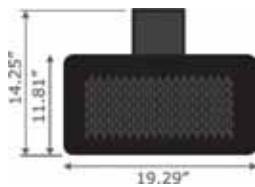
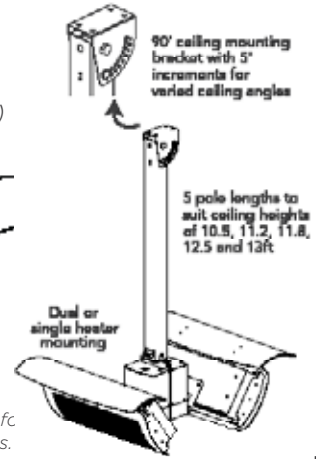
ACCESSORIES*

- Dual-directional ceiling pole
- Dual-layer heat deflector (See part numbers in table below)

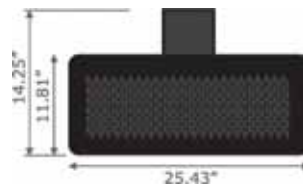
*all accessories sold separately



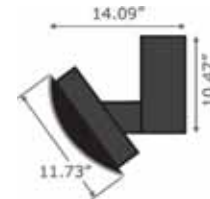
Dual-layer heat deflector for low-clearance installations.



300



500



SPECIFICATIONS

Model		300	500
Part no.	LPG ¹	BH0210002	BH0210004
	Natural Gas ¹	BH0210001	BH0210003
Heat Deflector part no.		BH3030001	BH3030002
Ceiling Pole		5 pole lengths to suit ceiling heights of 10.5', 11.2', 11.8', 12.5' and 13' (contact Bromic Heating for more information)	
Heat Output (on LPG and NG)		26,000BTU	43,000BTU
Approximate area heated (feet ²)		up to 120ft ²	up to 200ft ²
Gas connection		1/2" NPT Female	1/2" NPT Female
Electrical connection		110 Volt, 3-pin insulated plug	
Dimension (WxDxH)		19.29" x 14.09" x 14.25"	25.43" x 14.09" x 14.25"
Min. distance to combustible materials (without heat deflector) ²		Sides: 3.6' / 1100mm	
		Above (to ceiling): 3'6" / 1100mm	
Min. distance to combustible materials (with heat deflector)		Above (to ceiling): 12' / 1100mm	
Mounting height requirement to ground ³		8' / 2438mm	8' / 2438mm
Weight (lb)		33lb	40lb

¹Must only be installed by a licensed technician. Must complete "Pre-Installation Checklist" before installing. ²The temperature will not exceed 65°C/149°F above the ambient temperature. Please consult material manufacturer for temperature ratings ³8' / 2438mm or maybe lower depending on local regulations

MINIMUM INSTALLATION CLEARANCES

