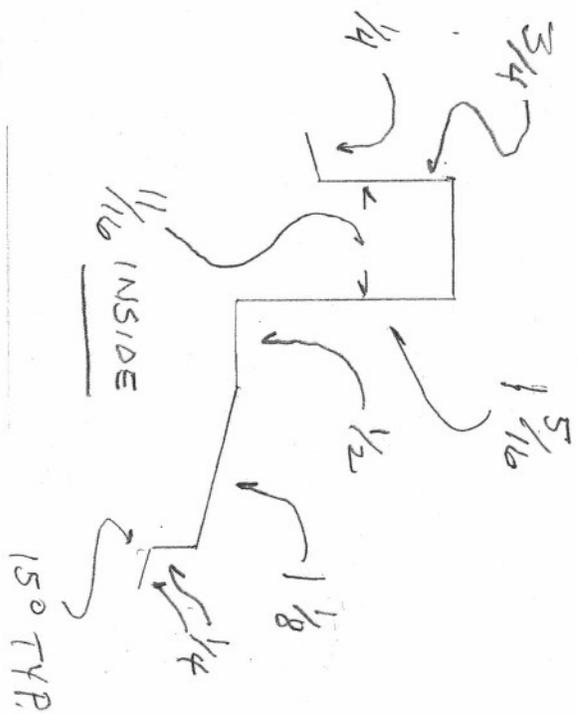


REVISED LANTERN ROOM FLASHING 2-9-22

PT. PINDOS LIGHTHOUSE

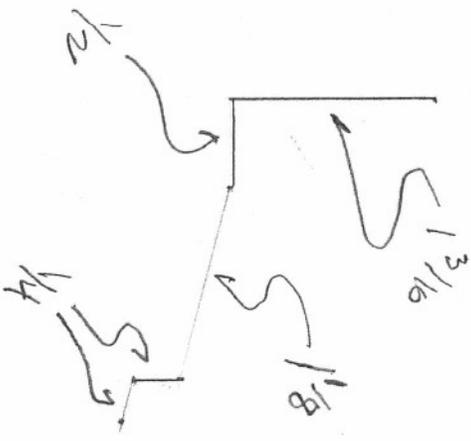
KEN HINSH
324 4531

240 ~~26~~ 1 NEEDED
36" G. MARLINE SS

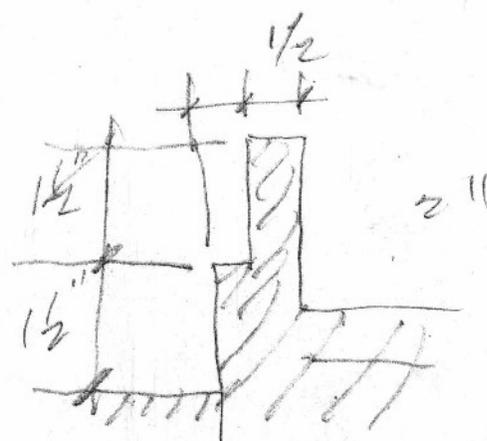
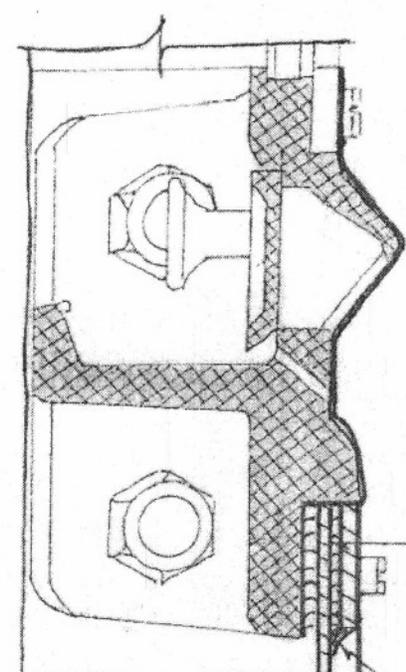


DOOR

240 ~~26~~ 11 NEEDED
36" G. MARLINE SS

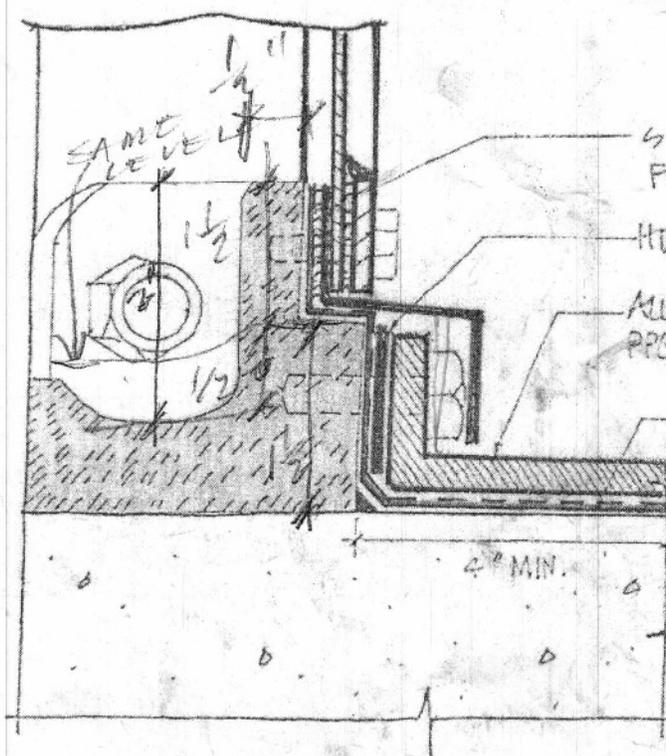


WALL



STEEL PANELS - PRIME WITH PPG AMERLOCK 2, PAINT WITH PPG PSX 700 OR 805. SET PANELS IN FULL BED OF SEALANT (TRENCO SPECTREM 2) AND DETAIL ALL JOINTS WITH SEALANT, TYP.

SEALANT JOINT - TRENCO SPECTREM 2, TYP.



S.S. FLASHING - MIN. 24GA WET SET IN FULL BED OF SEALANT

HDPE OR S.S. SPACER

ALUMINUM DIAMOND PLATE DECK - PRIME WITH PPG AMERLOCK 2, PAINT WITH PPG PSX 700 OR 805

CONCRETE LANTERN WALL FRAME - FABRIC REINFORCED CIM 1000 TYP. OVER SEALANT CNT. (CIM 1000TG)

4" MIN.

CONCRETE DECK

NSA
ARCHITECTS
Building Envelope Architects

329 Jefferson Street
Oakland CA 94607
(415) 578 - 4800
www.nsa-llp.com

Proj No: 19098
Date: 19.09.27
By: MD
Scale: N.T.S.

Title:
LANTERN WALL SECTION FLASHING

Project:
POINT PINOS LIGHTHOUSE

Sheet:
SKW-2

10/14/21, 6:35 PM

3M - 4" x 100' x 20 mil Black Vinyl Electrical Tape - 54041165 - MSC Industrial Supply - kenimargarets@gmail.com - Gmail



Gmail



Search mail



3M - 4" x 100' x 20 mil Black Vinyl Electrical Tape - 54041165 - MSC Industrial Supply

Inbox x

LOWELL NORTROP

to me

3:16 PM (3 hours ago)

<https://www.msdirect.com/product/details/54041165>

Sent from my iPhone

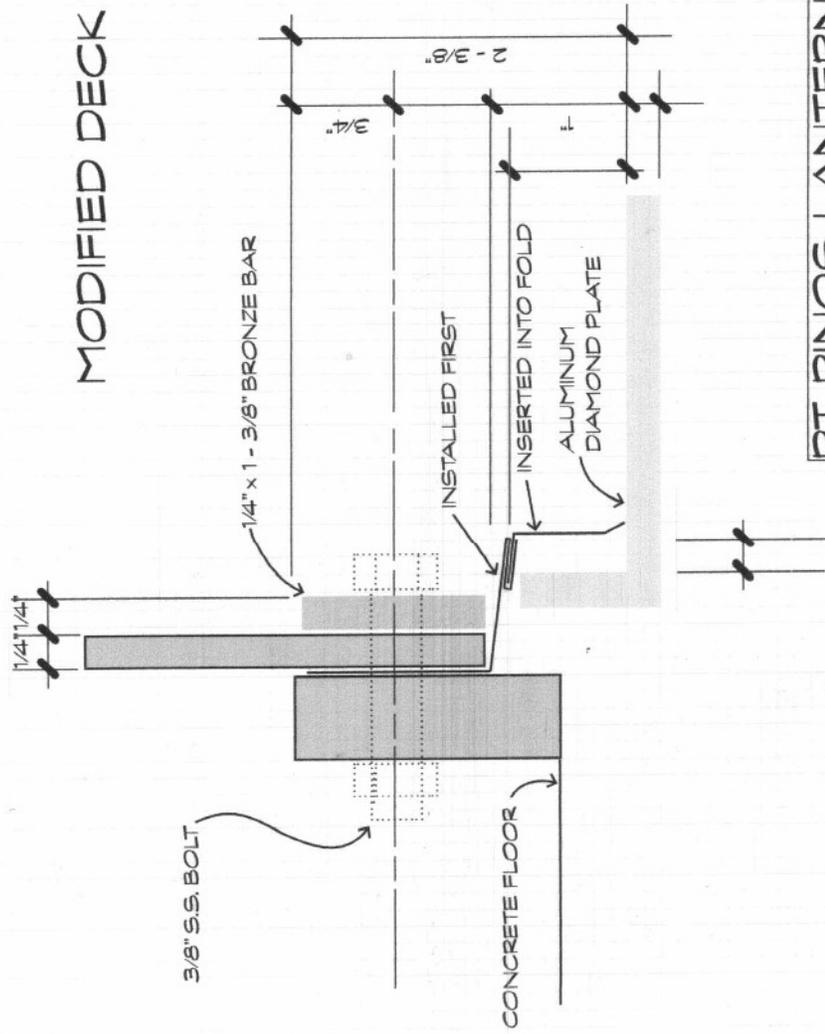
Handwritten signature

Reply

Forward



MODIFIED DECK FLASHING PROPOSAL



PT. PINOS LANTERN ROOM BASE

SCALE: APPROX. FULL SCALE, SPACES EXAGGERATED FOR CLARITY

Lighthouse landscaping goals 2-8-09

Using archival information to identify the primary garden design elements, recreate the look and feel of the lighthouse garden from the turn of the century to the beginning of WWII. This landscape would involve plants that are still in place, those that can be identified as being in place in the past, and those that probably would have been used in gardens during that period. The garden would not be a recreation of a specific time but borrow elements from several eras in order to accommodate the many visitors, the interpretive program and activities planned for the facility.

Draft Two April 2009
Point Pinos Lighthouse
Landscape Plan

I. General Statements

1. Several features from the existing photographs from 1900 to 1940 are appropriate to incorporate into the renovated landscape plan and several are not appropriate. The lighthouse now has historic status with its own overriding preservation needs. There are also practical needs for maintaining the grounds and serving large public groups, in addition to aesthetic needs.

- Appropriate elements of the photos include the oval road, part of cypress hedge (see Specifics, item A), horizontal white painted board fence, fountain (see Specifics, item C), fenced garden (see Specifics, item D).
- Inappropriate elements include plants within 5 feet of the lighthouse structure which require regular water, palm trees (See #2 below), overall turf lawn (See # 3 below) and plants stuck in at random.

2. It is important to emphasize the signature trees of Pacific Grove, namely Monterey Pine (*Pinus radiata*) and Monterey Cypress (*Cupressus macrocarpa*). The cypress exists in good numbers on the grounds. The pine needs to be reestablished, especially since the location is the Point of the Pines. Until recent years there were Monterey pines on the grounds. Three pines can be placed in the buoy area, using the 5 gallon size. Palm trees do not fit the Pacific Grove historic image and should be omitted entirely.

3. *Carex tumulicola*, a California native grass, is recommended to serve as a walkable "lawn", covering about 5,000sf in the south area grid where the fountain is located. The concrete walkways divide the grounds into convenient grids. The remaining grids would be covered with heavy mulch and chips which are also walkable and require little maintenance. Initial costs for the *Carex* "lawn" would include planat plugs (about \$2500), underground irrigation and ground preparation. The plants would have to be frequently watered until established, then watered and mowed only once a month.

Using *Carex tumulicola* as lawn would be an excellent interpretive model for smart gardening in our water starved region. It would require much less ongoing maintenance and expense than a turf lawn. A turf lawn also has the unfortunate potential of increasing humidity and damaging the historic lighthouse which has no ventilation or heat.

4. There are 2 existing memorial benches. Fifteen additional benches are drawn on the blueprint. An adequate charge would be made for placement and maintenance by City staff. Benches invite visitors to rest and enjoy the unparalleled ambience and view.

5. Picnic tables are NOT appropriate for this unique historic site because they have their own dynamic and diminish the reason the site exists. They require much cleanup and maintenance.

6. The white painted board fence should be among the first items installed since its placement will guide the placement of benches and plants.

II. Specifics of Plantings and Location As Shown on Blueprint

A. Monterey Cypress *Cupressus macrocarpa*. Eight 5 gallon size trees will be planted along 30' of the board fence on each side of the front gate. These young trees will be trained in espalier fashion to create the framework for a hedge which will be maintained at 42" height. When the trees get too big to keep as a hedge, they will be replaced. Visitors expect to be able to see the water from inside the lighthouse and that is the reason for the 42" height. This planting will create an interpretive theme showing the original mature cypress trees on the east and south which were planted about 1900, and the "new" rendition.

B. Thirteen large unpainted clay pots in several heights and 18", 20" and 22" diameter will be grouped as shown on gravel next to the building. These will be planted with specimens of various species of colorful leafed succulents from the genera of *Crassula*, *Aeonium*, *Echiverias*, *Sedum*, *Cotyledum*.

C. A flower bed will be built around the restored fountain It will be about 30' in diameter broken by small path and benches to the fountain pool. The deer proof plants are listed under Section III.

D. A deer fenced flower bed will be built directly behind the lighthouse, leaving a 5' strip of gravel next to the building. The rectangular bed will be about 20' x25' with an entry gate next to the walkway by the back door. Plants are listed under Section III.

E. At several intersections of concrete paths and oval road, there will be bold groupings of Tree Aloe *Aloe arborescens*, yucca *Yucca gigantea*, and *Dracaena Dracaena draco*. These plantings would be maintained at 6' height level and about 10' wide size. They will be divided and/or replanted as needed. There is an existing planting which serves as a model, but it needs grooming. Aloe blooms during the short dark days of winter. Another shrub for these intersections is Pride of Madiera *Echium fatuosum* which has bold purple or blue blooms in early spring.

F. A 5' planted strip on three sides of the oil house. The plants are listed under Section III. They would be colorful and deer proof.

G. Japanese honeysuckle *Lonicera japonica* would be planted along the wood fence bordering the Coast Guard property and along the chain link fence bordering the parking lot. Four 5 gallon plants would be needed for each section. This plant choice is colorful, manageable and attracts bees and hummingbirds.

III. Specifics of Individual Plants for the Above Locations

The following list of plants will continue to evolve as the plan is developed, based on many factors including deer and gopher compatibility, toughness to survive the very exposed location, inconsistent maintenance and water. Letters in () indicate location on blueprint and description in Section II above.

1. Calla Lily *Zantedeschia aethiopia*. (C) and (F)
2. Naked Lady lilies *Amaryllis belladonna*. (C) and (F)
3. Shasta Daisies *Chrysanthemum maximum*. (C)
4. Dahlia hybrids *Dahlia hybrida*, in many sizes, shapes and colors . (D)
5. Common geraniums *Pelargoniums species* including scented forms and “Martha Washingtons” (D).
6. Carnations *Dianthus species* (D)
7. Chrysanthemums *Chrysanthemum hybrida* in many colors, sizes and shapes (D)
8. Lavender Cotton. *Santolina incana*. (C)
9. Foxglove *Digitalis purpurea*. (C)
10. *Iris germanica* (C) (D)
11. California fuchsia *Zausneria californica* (F)
12. Marguerites *Chrysanthemum frutescens* in pink and white forms (C)
13. Yellow Daisies *Euryops pectinatus* ‘viridis’ (C) and (D)
14. Red Hot Poker *Kniphofia hybrida* in orange, red and yellow forms (C) and (F)
15. Douglas Iris *Iris douglasiana* in various purple, blue and white forms (C) and (F)
16. Breath of Heaven *Coleonema pulchrum* (C)
17. *Carex praeegracilis*. 12” high wavy foliage. (C)

Specifics of Plants and Location

The following list of plants will continue to evolve as the plan is developed based on many factors including deer and gopher compatibility, toughness to survive an exposed location, inconsistent maintenance and water.

The areas recommended to be planted are lettered and identified below. Each plant will have the letter in parenthesis of the area in which it will be placed.

- A. Along the new path from parking lot to oval road
- B. "New" cypress hedge
- C. Deer fenced dahlia and flower garden behind lighthouse (lee side) about 12'x20'.
- D. Restored fountain garden about 20' square on south side.
- E At intersections of concrete paths and oval road. Bold groups of shrubs.
- F "Lawn"
- G Large 20" terracotta clay pots, placed near the building.

1. Monterey Cypress *Cupressus macrocarpa*. Along 25' of the board fence from the front path on both sides. Eight young trees will be planted and trained in espalier fashion to create the framework for a hedge which will be maintained at 42" height. When the trees get too big to keep as a hedge, they will be replaced. (B)

2. Tree aloe *Aloe arborescens*. (A) and (E)

3. Yucca *Yucca gigantea* (A) and (E)

4. Dracaena *Dracaena draco*. (A) and (E)

5. Calla Lily *Zantedeschia aethiopia*. (D)

6. Naked Lady lilies *Amaryllis belladonna*. (E) and (D)

7. Pride of Madeira *Echium fastuosum*. (A)

8. Jade Plant and other *Crassulas*, *Echeverias*, *Sedum*, *Aeoniums*. (G)

9. Shasta Daisies *Chrysanthemum maximum*. (C), (D)

10. *Carex tumulicola*. A California native which can serve as the "lawn" (F). It is tough,, needs only monthly water, can be mowed and remains green. T is "walkable", fills in to become a good green. It is important to determine the number of plugs needed and order them well in advance from Rana Creek Nursery in Carmel Valley.

11. Dahlia hybrids *Dahlia hybrida*, common geraniums *Pelargoniums sp.* , *Dianthus sp.*, *Chrysanthemum hybrida* (C)

12. Lavender Cotton. *Santolina incana*. (D)

13. Foxglove *Digitalis purpurea*. (D) (C)

14. *Iris germanica* (C) (D)

15. Honeysuckle *Lonicera japonica* (A). This is a manageable plant for the fence along the path and it attracts hummingbirds and bees.

16. California fuchsia *Zausneria californica*

Vern Yadon and Frances Grate February, 2009

Draft February 2009 Point Pinos Lighthouse Landscape Plan

General Statements

1. Several elements of the several photographs from 1900 to 1940 are appropriate to incorporate into the landscape and several are not appropriate. The lighthouse now has historic status with its own preservation needs. There are also practical needs for maintaining the grounds and serving large public groups, in addition to aesthetic needs.

- Appropriate elements of the photos include the oval road, part of cypress hedge (see details under Specifics), horizontal white painted board fence, fountain (See details under Specifics), deer fenced garden (see details under Specifics).
- Inappropriate elements include plants next to the structure which require water, palm trees (See #2 below), overall lawn (See details under Specifics) and plants stuck in at random (See #4 below)

2. It is important to emphasize the signature trees of Pacific Grove, namely Monterey Pine (*Pinus radiata*) and Monterey Cypress (*Cupressus macrocarpa*). The cypress exists in good numbers on the grounds. The pine needs to be reestablished, especially since the location is the Point of the Pines. Three pines can be place in the buoy area and one south of the Coast Guard house. Too many pines will obscure the priceless view. Palm trees do not fit into this image and should be omitted entirely.

3. The existing access road through the Coast Guard property should be continued.

4. The existing concrete paths near the building are adequately wide at 42" and should be retained. The path from the parking lot is 32" wide flaring out to 5' near the oval road. The short one to the flag pole which is 24" wide.

5. There are 2 existing memorial benches. This number could easily be expanded to 12-15 with an adequate charge for maintenance by City staff.

6. Picnic tables and benches are inappropriate for this historic and romantic site because they have their own dynamic and diminish the reason the site exists. They require much cleanup and maintenance.

7. Plantings exist at the path intersections and provide guidance for us. The ten foot wide bold planting of tree aloes and yucca northeast of the lighthouse is a good example. It merely needs occasional maintenance.

8. The white painted board fence should be among the first items installed since its placement will guide the placement of benches and plants.

Lighthouse landscaping goals 2-8-09

Using archival information to identify the primary garden design elements, recreate the look and feel of the lighthouse garden from the turn of the century to the beginning of WWII. This landscape would involve plants that are still in place, those that can be identified as being in place in the past, and those that probably would have been used in gardens during that period. The garden would not be a recreation of a specific time but borrow elements from several eras in order to accommodate the many visitors, the interpretive program and activities planned for the facility.