



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 Study 20067

Owner Name: THE JOHN & REBECCA ARIOTO LIVING TRUST

Case Planner: Catherine Tarone, Assistant Planner

Date Posted: _____

Date Approved: 5/5/2020

Project Location: SE corner of Lincoln & 13th

APN #: 010172011000 **BLOCK/LOT:** 144/W 50' OF 2 & 4

Applicant: Robert Shuler

Project Description: 1) New landscaping and irrigation, as reviewed and approved by the City Forester on the revised plans. 2) Eleven new 194-lumen, shielded and down-facing landscape lights spaced 10' apart, two step lights mounted on the inside of the stone columns at 18" from the grade or lower. 3) Two new 4' high stone columns at the front entrance. 4) A new gas fire pit in the southeast rear patio. 5) Per the Planning Commission approved plans, a new 6' tall wall (measured to the lower side) and 18" high planter at the southeast corner of the property. The original material was approved to be stone; however, staff is approving a stucco finish to match the residence. 6) New 4' high grape stake fence along 13th Ave. and along Lincoln Street. The fence shall also be 4' in height in the front 15' of the east side fence line and 4' in height in the side 5' of the south fence line. Behind the front 15' and side 5', the fence will rise to 6' in height along the south and east interior sides. All work shall be consistent with the revised plan set submitted on April 3, 2020 on file with the city.

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.

AUTHORIZATION:

This approval authorizes: 1) New landscaping and irrigation, as reviewed and approved by the City Forester on the revised plans. 2) Eleven new 194-lumen, shielded and down-facing landscape lights spaced 10' apart, two step lights mounted on the inside of the stone columns at 18" from the grade or lower. 3) Two new 4' high stone columns at the front entrance. 4) A new gas fire pit in the southeast rear patio. 5) Per the Planning Commission approved plans, a new 6' tall wall (measured to the lower side) and 18" high planter at the southeast corner of the property. The original material was approved to be stone; however, staff is approving a stucco finish to match the residence. 6) New 4' high grape stake fence along 13th Ave. and along Lincoln Street. The fence shall also be 4' in height in the front 15' of the east side fence line and 4' in height in the side 5' of the south fence line. Behind the front 15' and side 5', the fence will rise to 6' in height along the south and east interior sides. All work shall be consistent with the revised plan set submitted on April 3, 2020 on file with the city.

SPECIAL CONDITIONS:

1. A Building Permit Revision to your existing Building Permit (BP 18-008) must first be submitted and approved by the Building Department before construction may begin on any portion of the scope of these new revisions.
2. These conditions of approval shall be printed in the building plan set.
3. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.
4. During construction, no dirt or construction materials may be placed within 6 feet of the base of any tree.
5. 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).
6. The applicant agrees, at the applicant's 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.

DS 20-067 (Arioto)
Conditions of Approval
May 5, 2020

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.

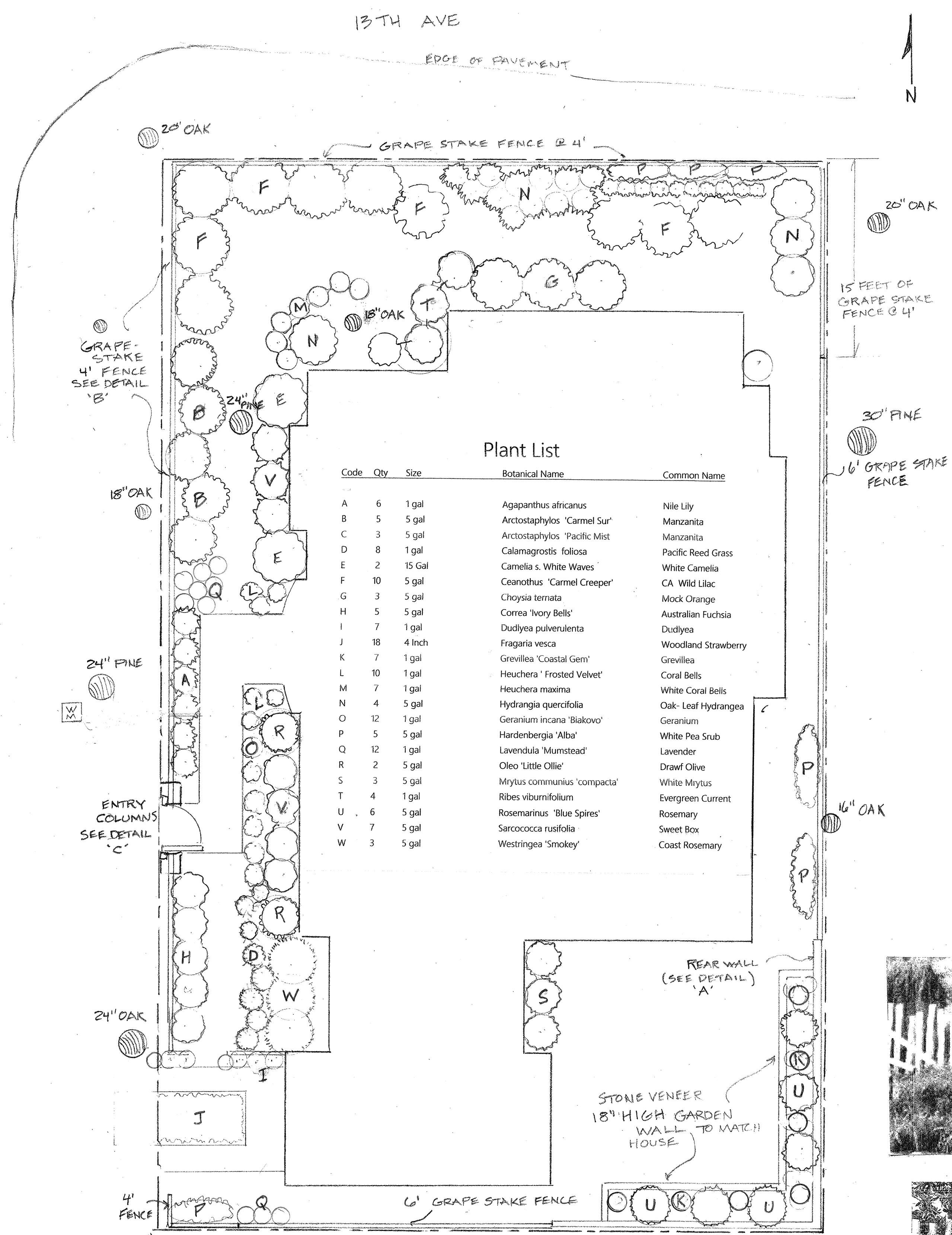
*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

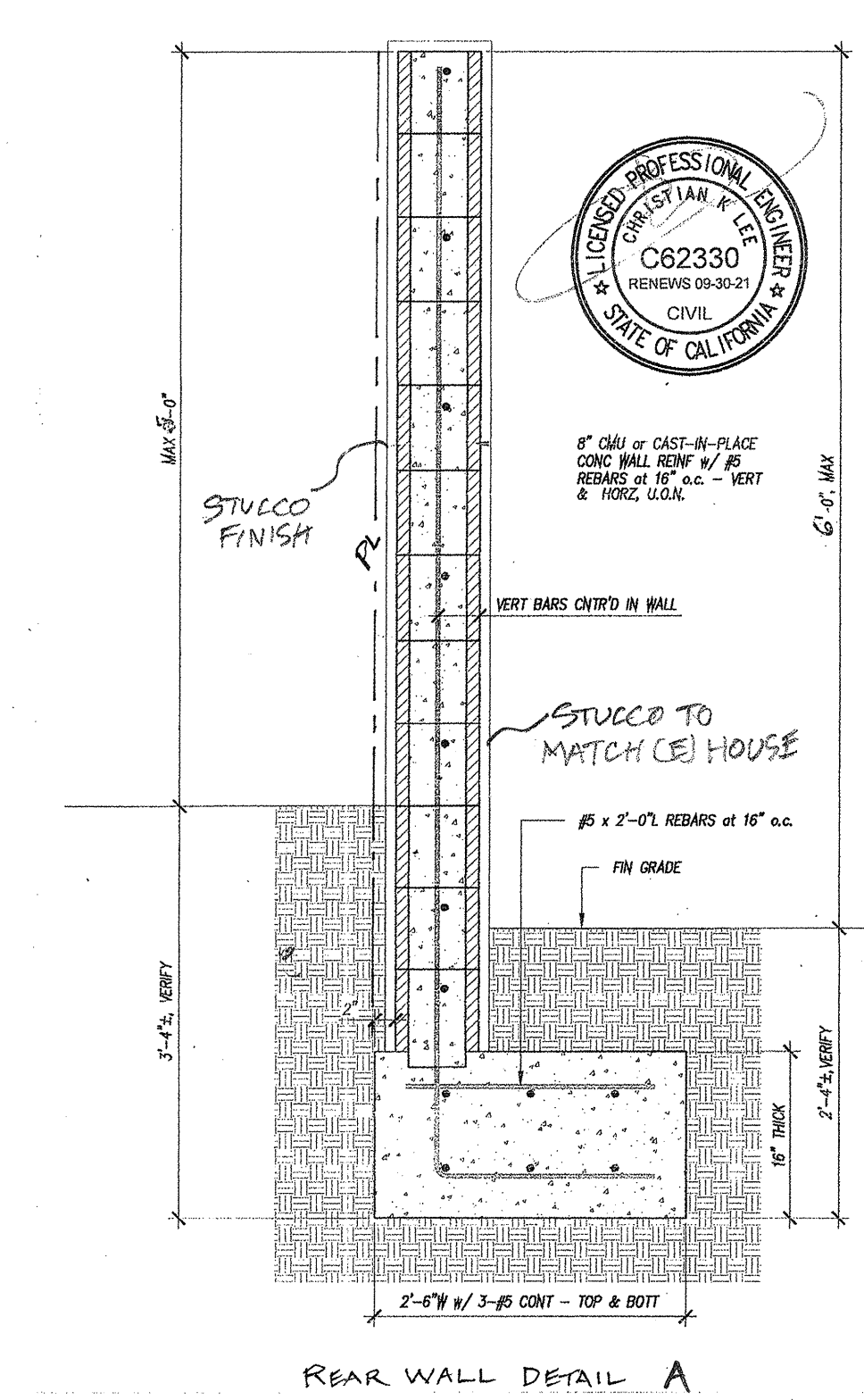
Once signed, please return the original to the project Planner at the Community Planning and Building Department.



Plant List

Code	Qty	Size	Botanical Name	Common Name
A	6	1 gal	Agapanthus africanus	Nile Lily
B	5	5 gal	Arctostaphylos 'Carmel Sur'	Manzanita
C	3	5 gal	Arctostaphylos 'Pacific Mist'	Manzanita
D	8	1 gal	Calamagrostis foliosa	Pacific Reed Grass
E	2	15 Gal	Camelia s. White Waves	White Camelia
F	10	5 gal	Ceanothus 'Carmel Creeper'	CA Wild Lilac
G	3	5 gal	Choysia ternata	Mock Orange
H	5	5 gal	Correa 'Ivory Bells'	Australian Fuchsia
I	7	1 gal	Dudleya pulverulenta	Dudleya
J	18	4 Inch	Fragaria vesca	Woodland Strawberry
K	7	1 gal	Grevillea 'Coastal Gem'	Grevillea
L	10	1 gal	Heuchera 'Frosted Velvet'	Coral Bells
M	7	1 gal	Heuchera maxima	White Coral Bells
N	4	5 gal	Hydrangia quercifolia	Oak-Leaf Hydrangea
O	12	1 gal	Geranium incana 'Blakovo'	Geranium
P	5	5 gal	Hardenbergia 'Alba'	White Pea Shrub
Q	12	1 gal	Lavendula 'Mumstead'	Lavender
R	2	5 gal	Oleo 'Little Ollie'	Drawf Olive
S	3	5 gal	Mrytus communis 'compacta'	White Myrtus
T	4	1 gal	Ribes viburnifolium	Evergreen Currant
U	6	5 gal	Rosemarinus 'Blue Spires'	Rosemary
V	7	5 gal	Sarcococca rusifolia	Sweet Box
W	3	5 gal	Westringea 'Smoky'	Coast Rosemary

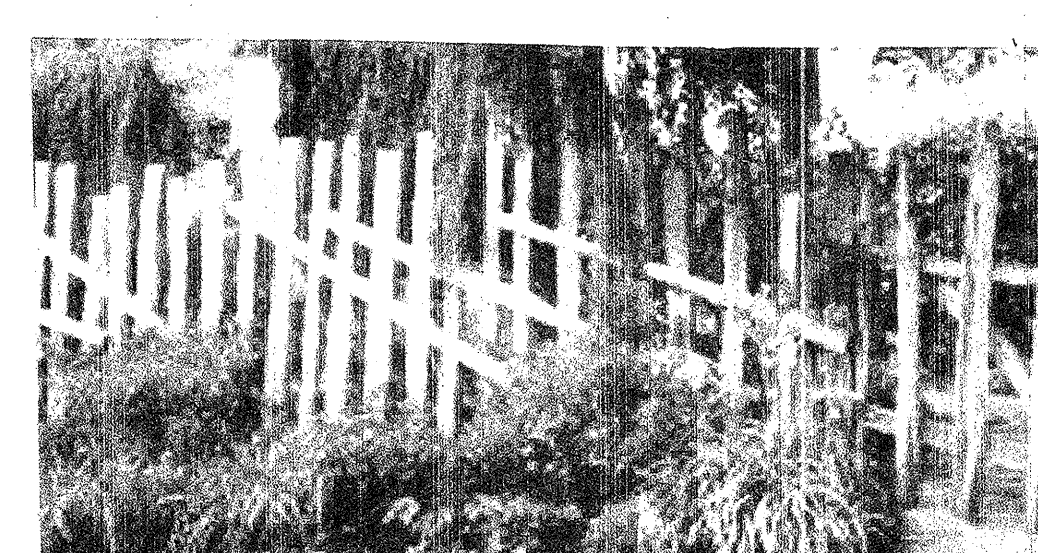
SCALE: 3/16" = 1'0"



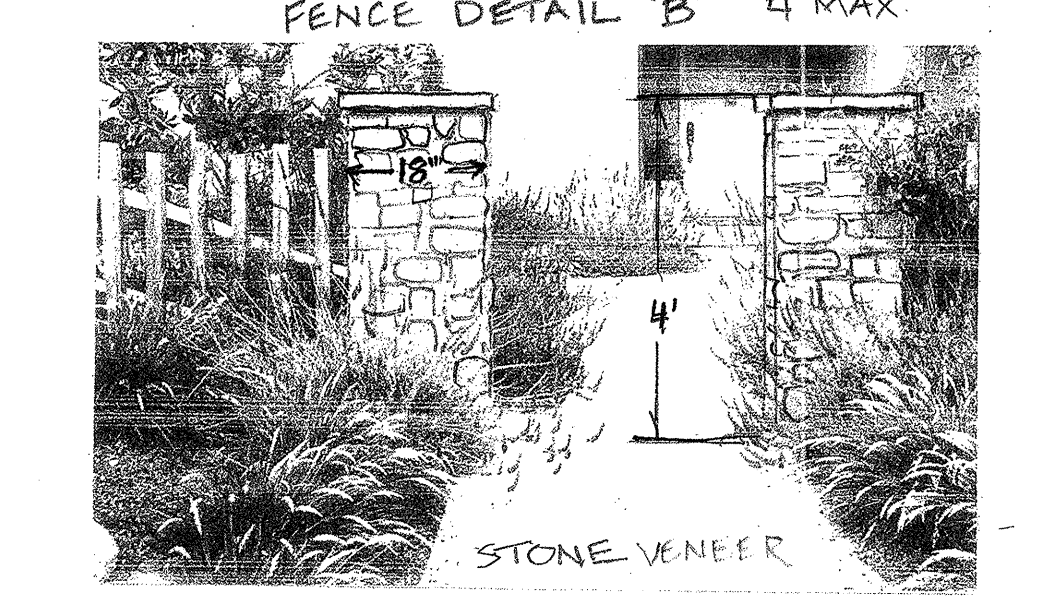
PROJECT DATA

APN: 010-172-011
 ZONING: R-1
 LOT: 2 BLOCK: 144
 LOT SIZE: 4,000 SQ. FT.
 TREE INFORMATION: (0) TREES TO BE REMOVED
 BASE FLOOR AREA: 1,760 SQ. FT.

ALLOWABLE SITE COVERAGE (With Bonus)	IMPERMEABLE	PERMEABLE
566 SQ. FT.		
PROPOSED SITE COVERAGE		
DRIVEWAY (Sand-set Pavers)	0 SQ. FT.	48 SQ. FT.
WALKWAY & STEPS (Pavers)	0 SQ. FT.	77 SQ. FT.
LANDINGS (Stone)	95 SQ. FT.	0 SQ. FT.
SOUTH PATIO	0 SQ. FT.	290 SQ. FT.
FIRE PIT & COLUMNS	24 SQ. FT.	0 SQ. FT.
LANDSCAPE BOULDERS	21 SQ. FT.	0 SQ. FT.
SUB TOTALS:	140 SQ. FT.	415 SQ. FT.
TOTAL SITE COVERAGE:	555 SQ. FT.	



FENCE DETAIL 'B' 4' MAX



STONE VENEER COLUMN DETAIL 'C' PATTERN TO MATCH (E) HOUSE

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
 Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

WASTE MANAGEMENT

- Non-Hazardous Materials
 - Store and cover materials of soil, dirt or other construction material with tarp when not in use or store in a covered area.
 - Use within 14 days.
 - Use the best practices to minimize erosion and sedimentation.
- Hazardous Materials
 - Label all hazardous materials and hazardous wastes such as pesticides, paints, solvents, acids, alkalis, and other materials in accordance with labels, MSDS, and other regulatory information.
 - Store hazardous materials and wastes in water tight containers, such as approved secondary containers, and cover them at the end of every work day or during non-work days or when not in use.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply hazardous materials when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Construction Materials and Fuel
 - Store and maintain all construction materials and fuels in approved secondary containers and cover them at the end of every work day or during non-work days or when not in use.
 - Arrange for appropriate disposal of all hazardous wastes.

EQUIPMENT & SPILL CONTROL

- Spill Prevention and Control
 - Prevent oil and grease from entering storm drains.
 - Use spill kits to clean up spills immediately.
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- Equipment Maintenance
 - Inspect vehicles and equipment regularly for oil and grease leaks.
 - Use spill kits to clean up spills immediately.
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RAINWATER & CONTAMINATED POOLS

- Prevent rainwater from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.

PAVING/ASPHALT WORK

- Prevent oil and grease from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.

CONCRETE, GROUT & MASONRY APPLICATION

- Prevent concrete, grout, and masonry from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.
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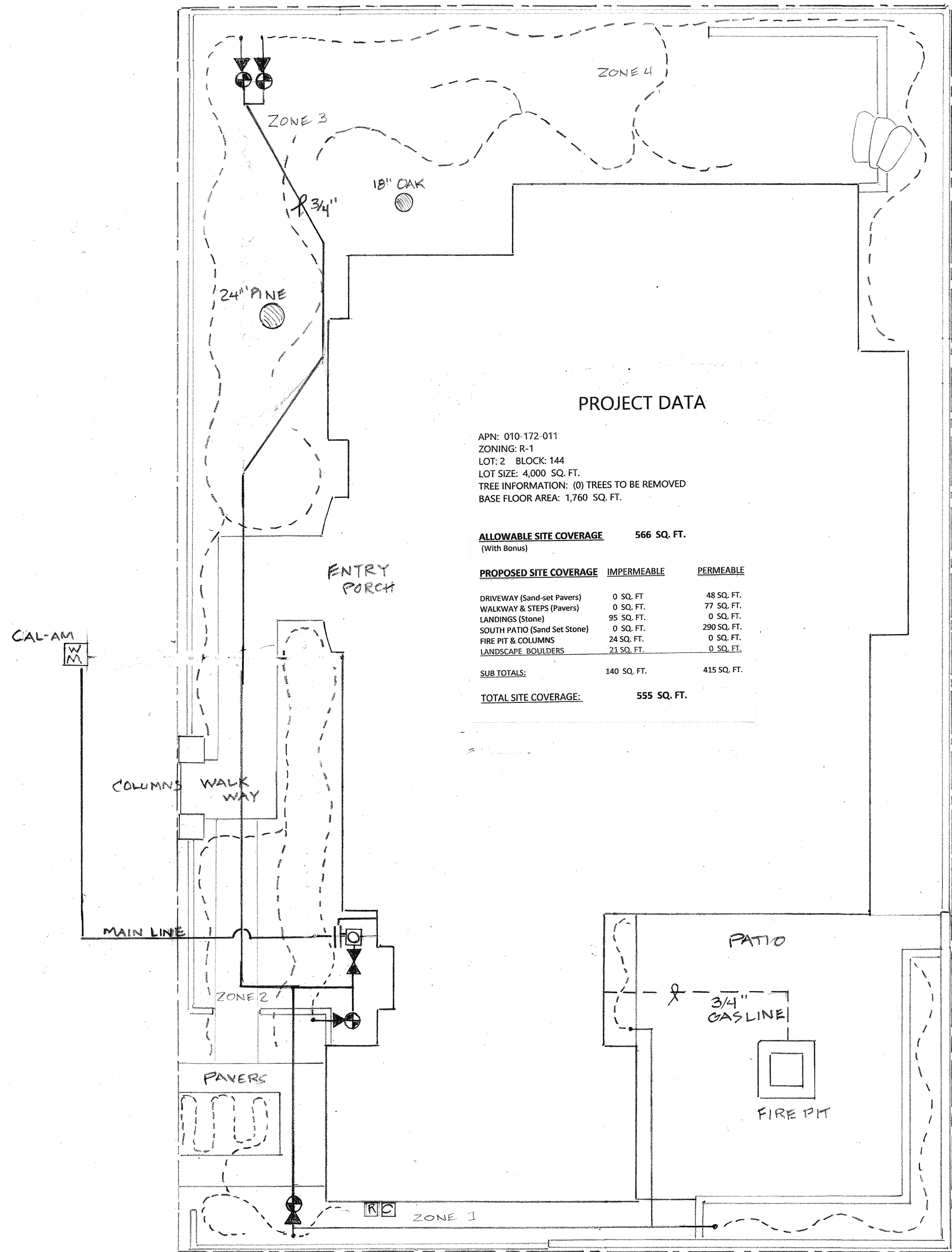
PAINTING & PAINT REMOVAL

- Prevent paint from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.

DEWATERING

- Prevent dewatering water from entering storm drains.
- Use silt fences to prevent sediment from entering storm drains.
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STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



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ALLOWABLE SITE COVERAGE: 566 SQ. FT.
 (With Bonus)

PROPOSED SITE COVERAGE IMPERMEABLE PERMEABLE

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LANDSCAPE BOUNDARIES	23 SQ. FT.	0 SQ. FT.
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TOTAL SITE COVERAGE: 555 SQ. FT.

IRRIGATION PLAN

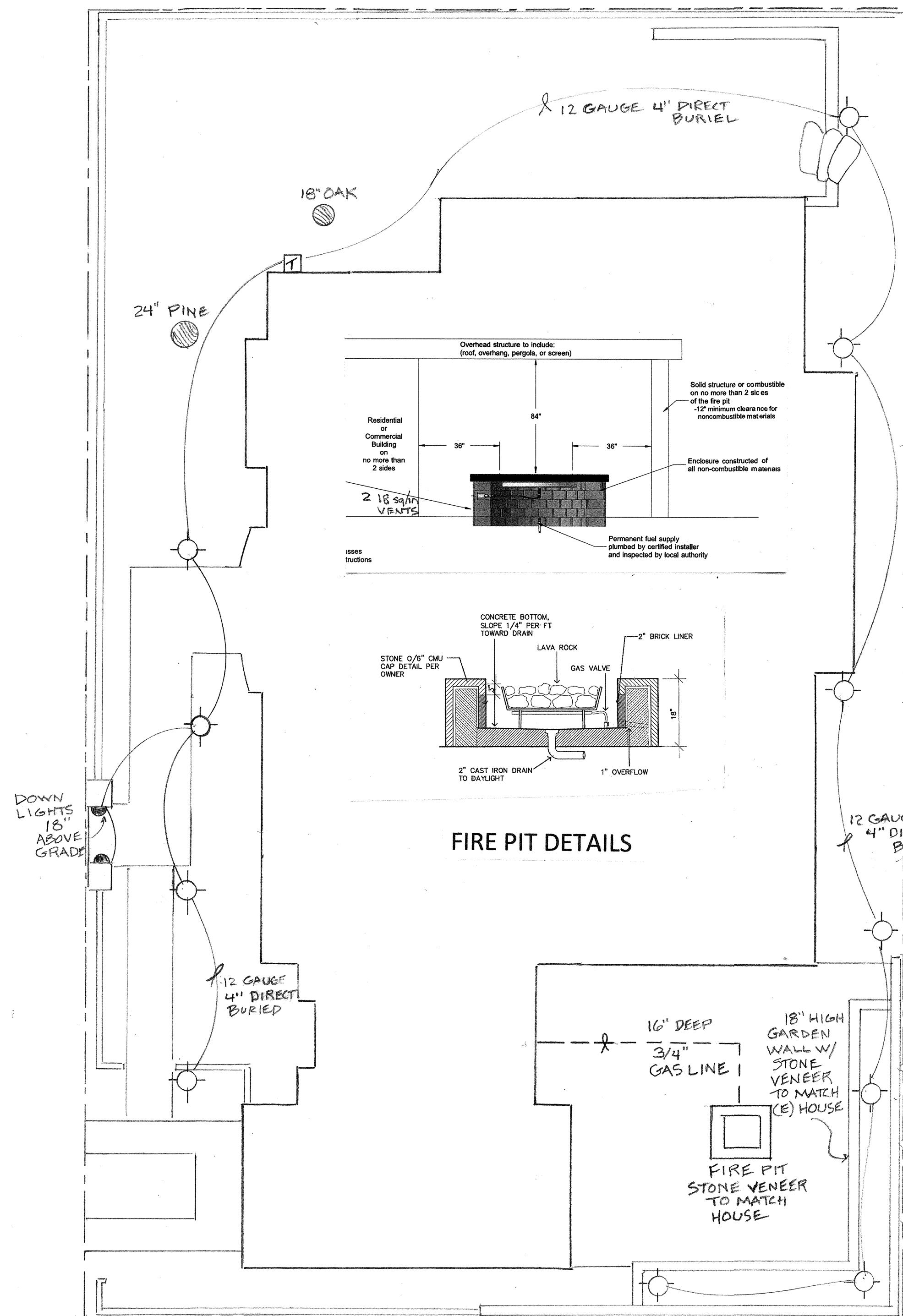
SCALE: 3/16" = 1' 0"

IRRIGATION LEGEND:

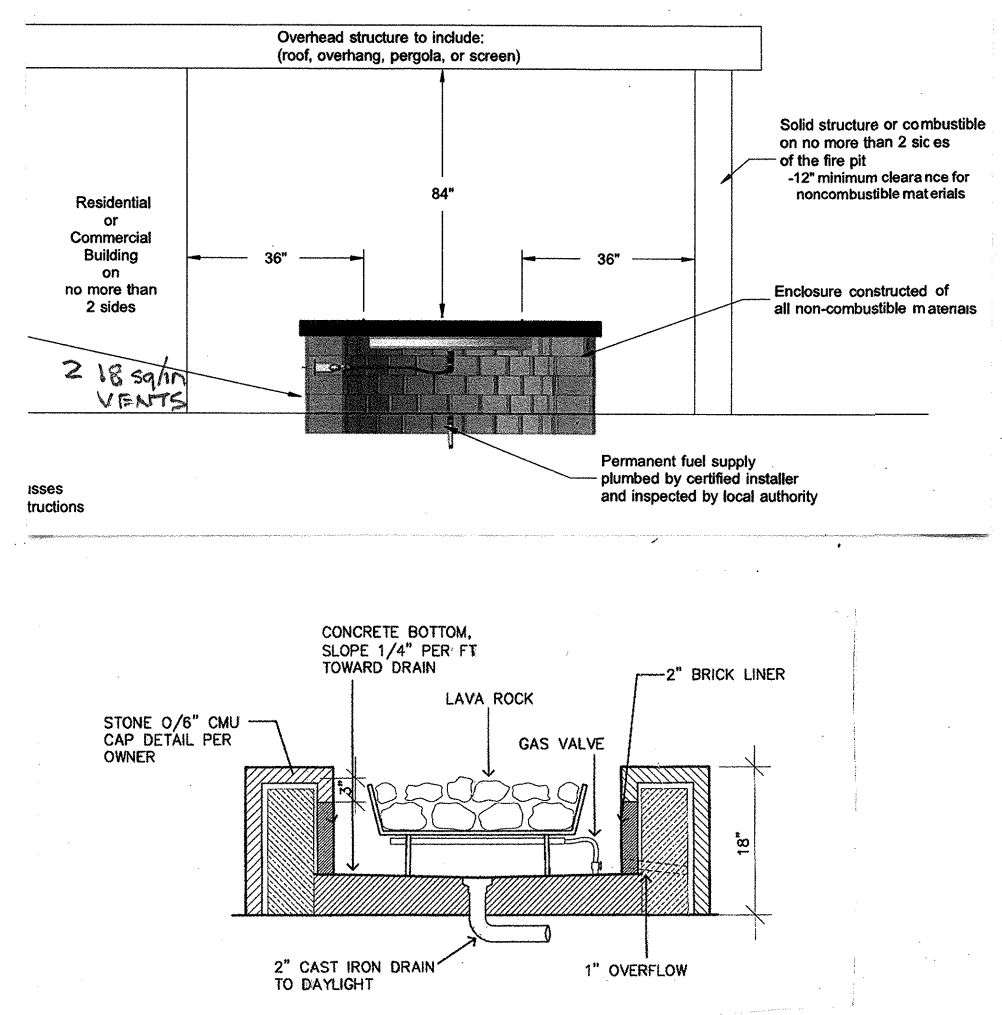
- Point of connection to mainline
- Gate shut off valve
- Back-flow Prevention Assembly
- 3/4" pvc Schedule 40 to valves
- Control Valve to Drip - Hunter PGV 3/4" globe valve with 30 PSI pressure regulator and filter
- Drip Zone Riser from PVC to 1/2" tubing
- Lateral tubing to emitters 1/2" Polyethylene
- Controller - Hunter Pro C
- Rain Sensor - Hunter Rain Klik

GENERAL IRRIGATION NOTES:

1. Irrigation to be run off separate mainline extension with isolation shut off valve
2. All dip lines to have in-line filter
3. Pressure for regulator for drip irrigation to be regulated to 25 - 35 PSI
4. All valves to be sub-grade within a weatherproof box, gravel base, and lined with gopher wire
5. Contractor shall demonstrate the operation to the owner of the irrigation system and provide copy of manual and warranty



FIRE PIT DETAILS



LIGHTING PLAN

SCALE: 3/16" = 1' 0"

LIGHTING LEGEND

- FX Luminaire 150 Watt LX Transformer Watts
- FX Luminaire HC Path Light
- 12 gauge direct burial low voltage wiring

GENERAL LIGHTING NOTES:

1. All lighting shall comply with the requirements of the CA Energy Code, Title 24
2. Installing contractor shall verify all dimensions and areas before start of job.
3. All direct burial 12 gauge low volt wiring shall be 6" below grade and adjacent to hardscape where possible.
4. All materials shall be new and in perfect condition.
5. Contractor shall demonstrate the operation system to the owner and provide copy of operating manual and warranty.

HPC
 Hearth Products Controls Co
 CSA CERTIFIED-OUTDOOR USE ONLY
 FOR COMMERCIAL AND RESIDENTIAL USE

3050 PLAINFIELD RD.
 KETTERING, OH 45422
 TOLL FREE: 1-877-433-7001
 PHONE: (937) 433-7000
 FAX: (937) 433-0704
 www.hpccfire.com

PART NUMBER	PAN	BURNER 1	BURNER 2	A"	ENJOY FLEX LINE LENGTH
MLFP18-SQ-FLEX	18"X18"	1/2"	1/2"	18"	30'
MLFP24-SQ-FLEX	24"X24"	1/2"	1/2"	24"	30'
MLFP30-SQ-FLEX	30"X30"	1/2"	1/2"	30"	30'

MATCH LIT FIRE PIT INSERT - WITH FLEX LINE
FLAT SQUARE PAN - MLFPK
BURNER

HC: Path Light And Wall

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	19.4
MAX LUMENS:	39
CCT (Ra)	86

FXLuminaire

