



## 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 7<sup>th</sup> 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 22010

**Owner Name:** BATES AUDREY R TR

**Case Planner:** Suray Nathan, Assistant Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:** 06/16/2022

**Project Location:** Alta 3 SW of Mission

**APN #:** 010115017000      **BLOCK/LOT:** 4 1/2/2 & 4

**Applicant:** Scott Hall

**Project Description:** The repair of wood deck & stairs, removal of 332 sq. ft. of decking, reduce site coverage to 560 sq. ft., repair of Carmel stone entry, install low curb masonry retention along a portion of the boundary, and addition 24 feet seat wall located on Alta Avenue 3 SW of Mission Street in the Single-Family Residential (R-1) District.

**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.	<b>Authorization.</b> Approval of Design Study (DS 22-010 (Bates) authorizes the repair of wood deck & stairs, removal of 332 sq. ft. of decking, reduce site coverage to 560 sq. ft., repair of Carmel stone entry, install low curb masonry retention along a portion of the boundary, and addition 24 feet seat wall located on Alta Avenue 3 SW of Mission Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by Scott Hall stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 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 environmental review and subsequent approval by the Planning Commission.	✓
3.	<b>Permit Validity.</b> This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	<b>Modifications.</b> The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
<b>Landscape Conditions</b>		
6.	<b>Tree Removal.</b> Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
7.	<b>Significant Trees.</b> 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	✓

	<p>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.</p>	
8.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>● Excavation within 6 feet of a tree trunk is not permitted.</li> <li>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.</li> <li>● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.</li> <li>● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> <li>● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> <li>● If roots larger than 2 inches 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</li> </ul>	✓

	investigation by the City Forester has been completed and mitigation measures have been put in place.	
9.	<b>Exterior Lighting.</b> Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer’s specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
10.	<b>Indemnification.</b> 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.	✓
11.	<b>Driveway.</b> The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
12.	<b>Cultural Resources.</b> All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓

13.	<b>USA North 811.</b> 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)	✓
14.	<b>Conditions of Approval.</b> All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
<b>ENVIRONMENTAL COMPLIANCE CONDITIONS</b>		
15.	<b>Drainage Plan.</b> Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
16.	<b>Semi-Permeable Surfaces.</b> Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
17.	<b>Erosion and Sediment Control Plan.</b> Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
<b>SPECIAL CONDITIONS</b>		
18.	<b>Notice of Authorization.</b> A Notice of Authorization to work is required after the 10 calendar day appeal period and prior to commencing work.	✓
19.	<b>Gravel in the ROW.</b> The applicant shall remove all gravel in the public right-of-way (ROW) prior to final inspection.	✓

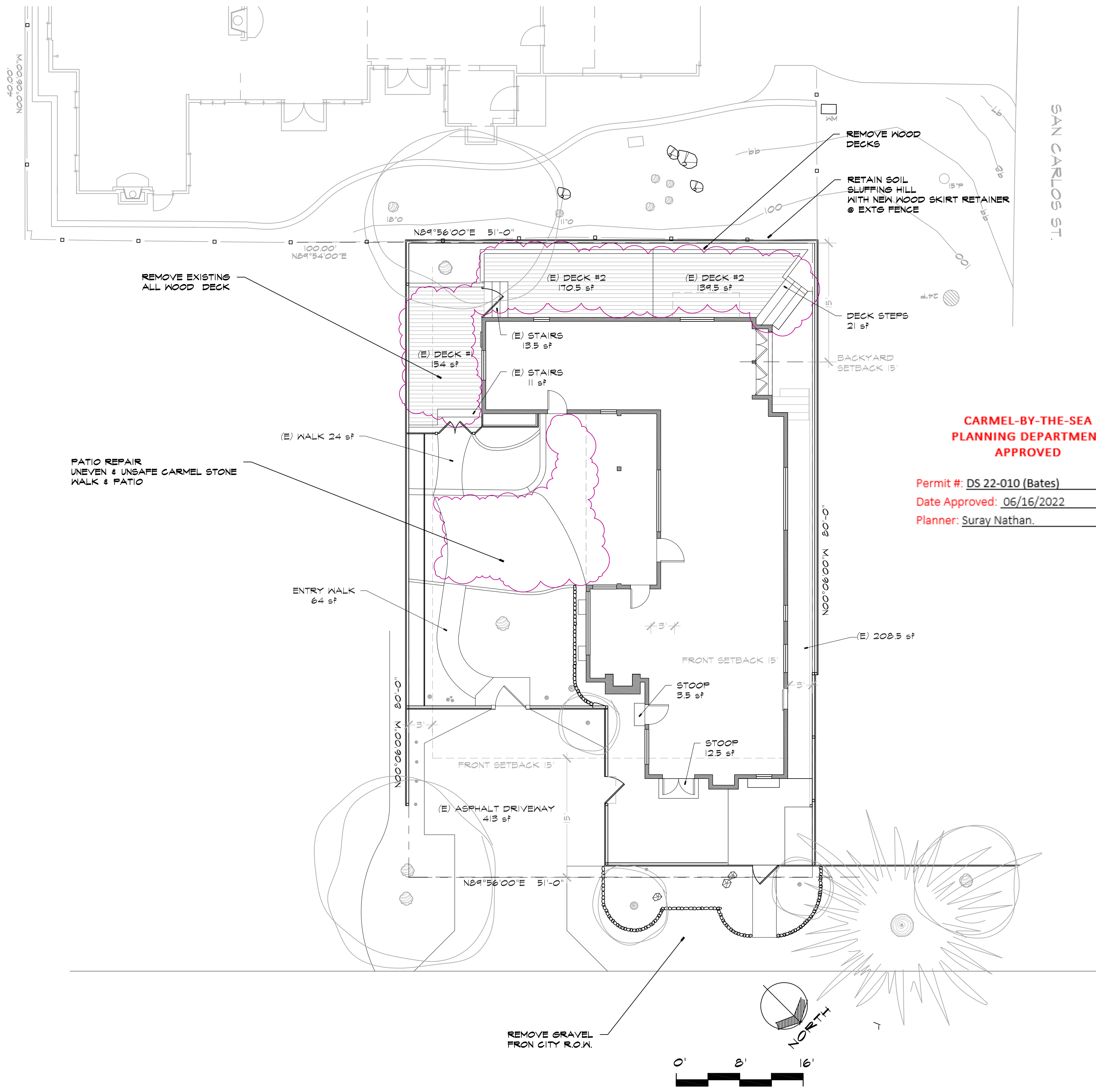
Acknowledgement and acceptance of conditions of approval:

\_\_\_\_\_  
 Property Owner Signature

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date

*Once signed, please email to [snathan@ci.carmel.ca.us](mailto:snathan@ci.carmel.ca.us).*



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

Permit #: DS 22-010 (Bates)  
Date Approved: 06/16/2022  
Planner: Suray Nathan

**LANDSCAPE DESIGN SCOPE:**  
ALTA AVENUE 3 SW OF MISSION STREET APN: 010-115-017 --- Block: 4 1/2 Lot 2 & 4 CARMEL-by-the-SEA

- CONSTRUCTION REPAIRS**
- THESE LANDSCAPE PLANS ARE BASED UPON THE LANDSCAPE ARCHITECT MEASURING THE BUILDING AND PROPERTY FROM KNOWN PERIMETER FENCE AS THE BOUNDARY. EXISTING TREES, SIGNIFICANT PLANTS AND HARDSCAPE HAS BEEN FIELD CHECKED
  - STONE** : THE CURRENT SCOPE OF WORK REPAIRS AREAS OF NEEDED SAFE EGRESS FROM THE FRONT ARRIVAL AREA TO THE FRONT DOOR. ADDITIONALLY SAFE PASSAGE AROUND THE HOUSE OVER UNSTABLE DECKING AND REMOVING 332 sf OF DECKING & RETURN TO GROUND.
    - CREATE SAFE PASSAGE OVER THE CURRENT UNEVEN EXISTING CARMEL STONE PATIO.
    - EVALUATE EXISTING CARMEL STONE FOR SMOOTH SURFACES AND RESET PER PLAN NOTES. SHOULD NEW STONE BE NECESSARY USE SANTA MARIA SELECT STONE AND WHITE MOUNTAIN SELECT STONE.
  - HILLSIDE STABILIZATION LOW RETENTION :  
44 LINEAL FEET OF CURB RETENTION / WOOD SKIRT BOARD ALT CONCRETE TWELVE INCHES (12") ABOVE NATURAL GRADE
  - SEAT WALL @ LOWER AREA: 12 SQ FEET OF 20" TALL SEAT WALL
  - REMOVE 509.5 SF OF EXISTING DECK & WOOD STAIRS AREA TO BE RETURNED TO GROUND & MULCH  
A PORTION / 37sf IS TO BE ALLOCATED TO STONE STAIR EGRESS TO THE LOWER YARD FROM THE FRONT TO THE EAST & SOUTH SIDE OF THE HOUSE.
  - THE OVERALL GOAL IS TO CORRECT AN UNSAFE AND NOT SECURE SPOTS IN THE YARD FROM POTENTIAL TRIPPING & FALLING HAZARDS.
  - EARTH SLUFF UNDER THE EXISTING SOUTH FENCE IS PROPOSED TO BE RETAINED FROM FURTHER SLIPPING TOWARDS THE NEIGHBOR BY A SIMPLE SKIRT 2X PT BOARD .



PATIO STONE TRIPPER EXAMPLE CLOSE-UP



STONE PATIO UNEVEN / UNSAFE SURFACES



SOUTH SIDE OF HOUSE DECK TO BE REMOVED



CARMEL STONE TYPICAL

**PROJECT NOTES:**

- TREE PROTECTION:**
- TREE PROTECTION FOR THE TWO OAKS ( *QUERCUS AGRIFOLIA* ) ON THE PROPERTY ADJACENT & PROXIMATE BUT NOT IN THE CONSTRUCTION WORK. THE CONTRACTOR SHALL ERECT PROTECTION BARRICADES ALL AROUND THE OAKS. THE BARRICADES SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION ACTIVITIES. BARRICADES SHALL BE UPRIGHT, K TWO-INCH BY FOUR-INCH PLANKS STANDING A MINIMUM OF EIGHT FEET VERTICALLY, CONFORMING TO THE TREE. THESE 2X4'S SHALL BE TIED WITH WIRE OR ROPE AND FORM A MAXIMUM OF ONE-INCH SPACE BETWEEN THE PLANKS.
  - EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
  - NO ATTACHMENTS OF WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO THE TREE
  - TREE PROTECTION ZONE - THE TREE PROTECTIVE ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS ALSO AN OPTION. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN THREE (3) TO SIX (6) INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE.
  - STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BEY 6 FEET FROM THE TREE OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ON INCH OF TRUNK DIAMETER AT 4.5 FT ABOVE THE SOIL LINE. NO CHANGES IN GRADE ARE EXPECTED BUT SHOULD THIS CHANGE THE CITY FORESTER SHALL BE CONTACTED PRYOR TO CONTINING WORK.
  - ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER WITHIN THE STRUCTURAL ROOD ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STURCTURE TO PREVENT ROOTS FROM BEING DAMAGES.

**SHEET INDEX:**

L-1	INDEX / TITLE SHEET
L-2	PLANS: EXISTING + PROPOSED
L-3	SECTIONS / ELEVATIONS / DETAILS
L-4	SOUTH ELEVATION & DETAILS
L-5	DRAINAGE PLAN
L-6	LIGHTING PLAN

# Audrey Bates

## LANDSCAPE PATIO SAFETY REPAIR PLANS

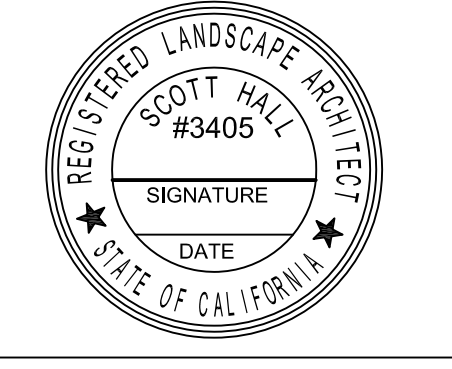
PROJECT TITLE & INDEX SHEET

AS SHOWN

Revisions

△	UPDATE PLAN 05-12-2022
△	
△	

**Hall Landscape Design**  
Landscape Architects #3405  
582 Lighthouse Avenue  
Pacific Grove, Ca 93950  
(831) 655-3808  
e-mail: scott@halllandscape.com



**Audrey Bates**  
Alta Ave 3 SW of Mission Street  
Carmel, CA APN 010-115-017

**Title / Index  
Sheet**

DS 22-010

Page Title:

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Date Printed:	06-06-2022
Revision	
Drawn By	MASH
Sheet	

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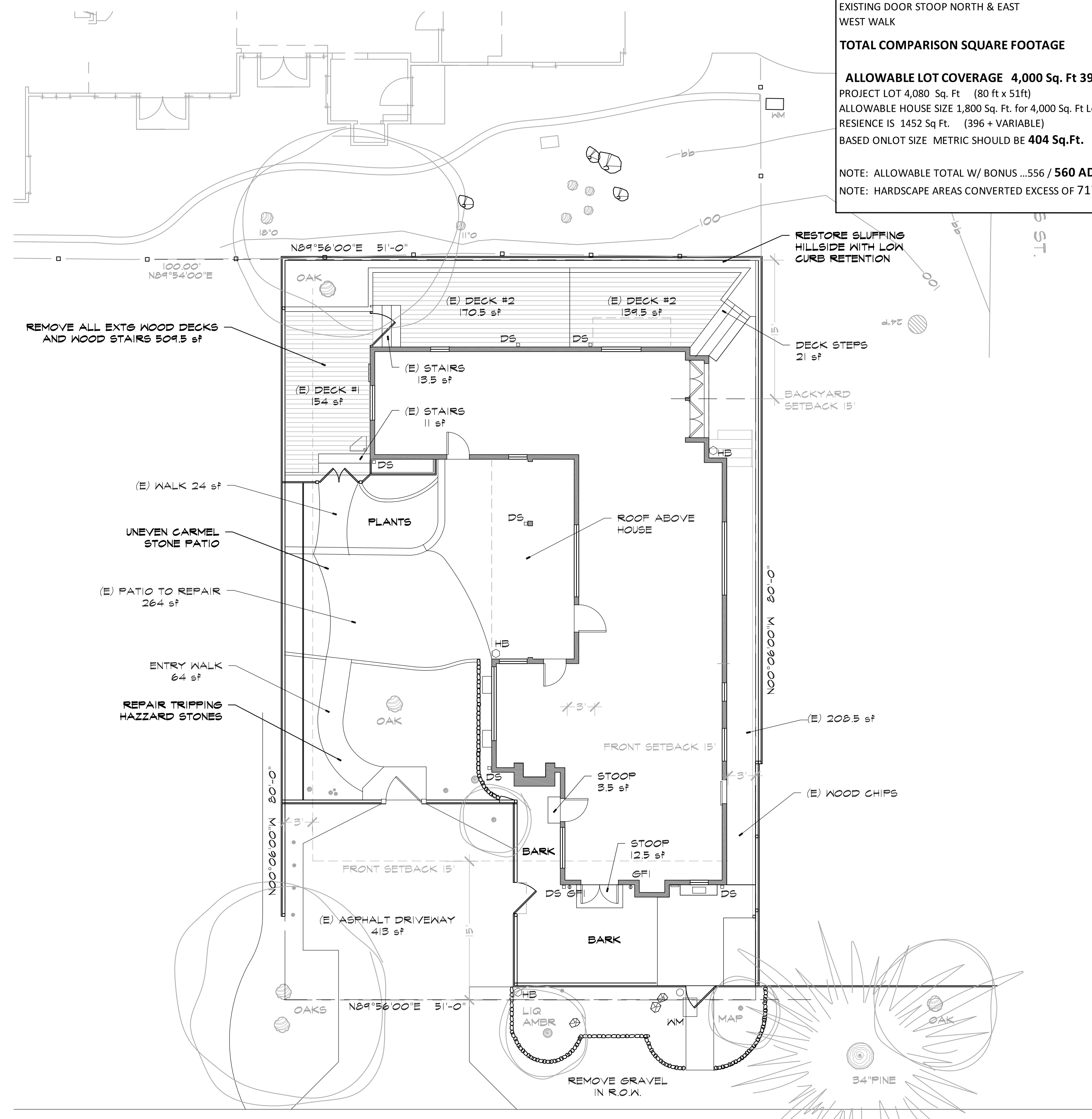
of: 6 Sheets

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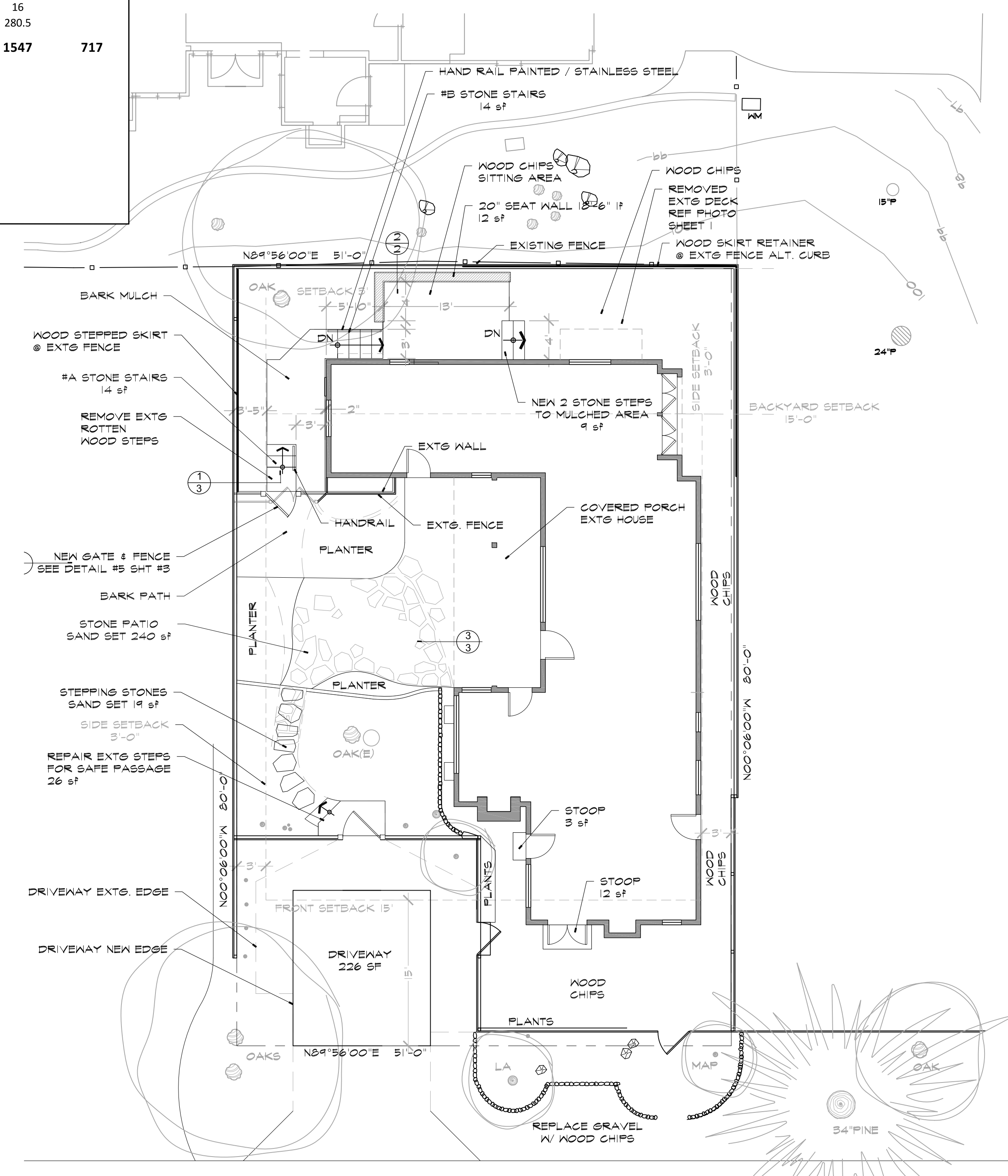
**SITE LANDSCAPE LOT COVERAGE**

Alta Street 3 SW Mission - Carmel-by-the-Sea  
 Lot Size : 4,080 sq. feet

AREA or Zones	Sq. Feet PROPOSED LOT COVERAGE	Sq. Feet EXISTING LOT COVERAGE	Sq. Feet CONVERTED IMPERVIOUS TO MULCH
<b>PERVIOUS COVERAGE</b>			
PATIO / Repair & Reset Carmel Stone Sand Set	240	0	
ENTRY WALK	19		
MULCH CONVERSION FROM IMPERVIOUS	0	0	717 +
<b>IMPERVIOUS COVERAGE</b>			
DRIVEWAY / Existing Asphalt	226	413	
ENTRY LANDING / Existing Carmel Stone	26	26	
ENTRY WALK	0	38	
PATIO / Existing Carmel Stone	0	264	
STONE STAIR PACKAGE TO BACKYARD #A + #B + #C	37	0	
STONE SEAT WALL	12	0	
EXISTING DECK #1 / EAST SIDE + STEPS	0	165	
EXISTING DECK #2 / WOOD DECK SOUTH SIDE + STEPS	0	344.5	
EXISTING DOOR STOOP NORTH & EAST	0	16	
WEST WALK	0	280.5	
<b>TOTAL COMPARISON SQUARE FOOTAGE</b>	<b>560</b>	<b>1547</b>	<b>717</b>
<b>ALLOWABLE LOT COVERAGE 4,000 Sq. Ft 396 Sq. Ft.</b>			
PROJECT LOT 4,080 Sq. Ft (80 ft x 51ft)			
ALLOWABLE HOUSE SIZE 1,800 Sq. Ft. for 4,000 Sq. Ft Lot CURRENT RESIENICE IS 1452 Sq Ft. (396 + VARIABLE)			
BASED ONLOT SIZE METRIC SHOULD BE 404 Sq.Ft.			
NOTE: ALLOWABLE TOTAL W/ BONUS ...556 / 560 ADJUSTED			
NOTE: HARDSCAPE AREAS CONVERTED EXCESS OF 717 sf			



**EXISTING SITE COVERAGE CONDITIONS**  
 SCALE : 1/8" = 1' - 0"



**PROPOSED REPAIR + SITE COVERAGE**  
 SCALE : 1/8" = 1' - 0"

Revisions

UPDATE PLAN 05-12-2022

**Hall Landscape Design**  
 Landscape Architects #3405  
 582 Lighthouse Avenue  
 Pacific Grove, Ca 93950  
 (831) 655-3808  
 e-mail: scott@halllandscape.com

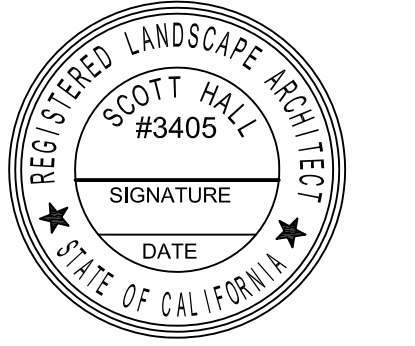
REGISTERED LANDSCAPE ARCHITECT  
 SCOTT HALL #3405  
 SIGNATURE  
 DATE

**Audrey Bates**  
 Alta Ave 3 SW of Mission Street  
 Carmel, CA APN 010-115-017

**Existing & Proposed**

Page Title:  
 Job #  
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**2**  
 of: 6 Sheets

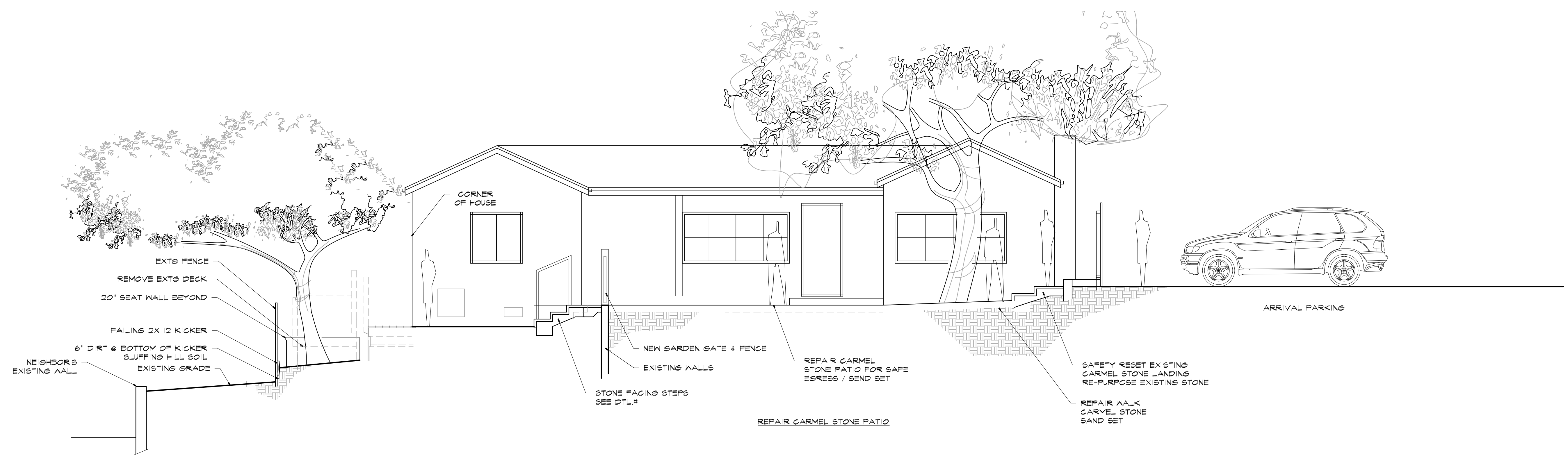


**Audrey Bates**  
 Alta Ave 3 SW of Mission Street  
 Carmel, CA APN 010-115-017

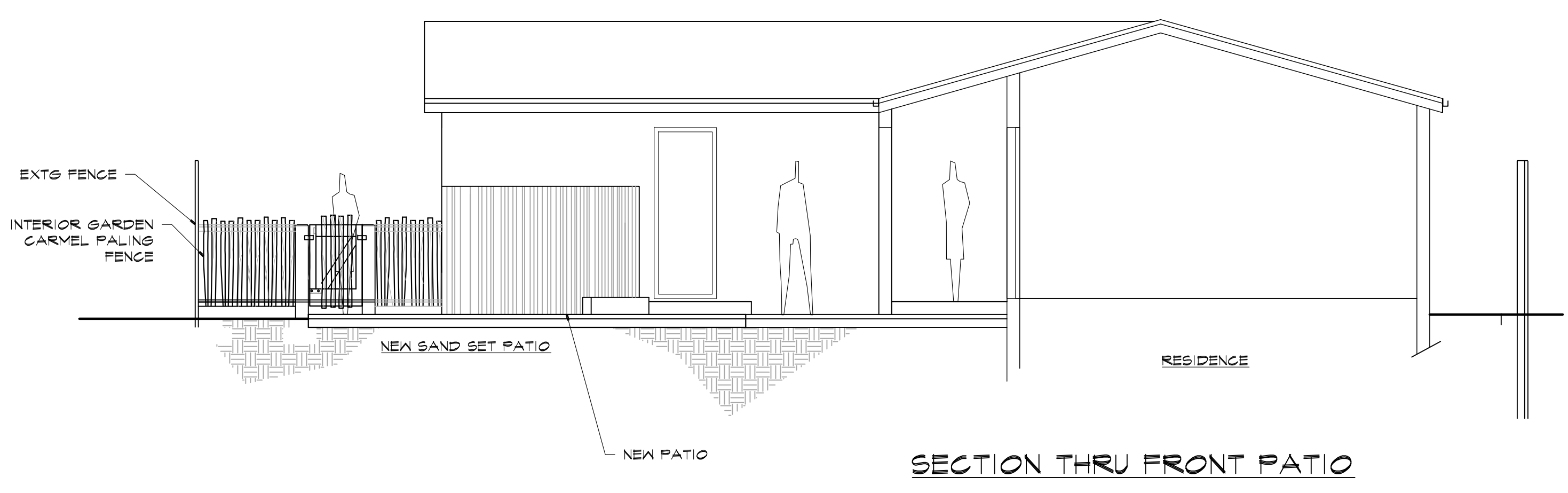
**Sections  
 Elevations**

Page Title:  
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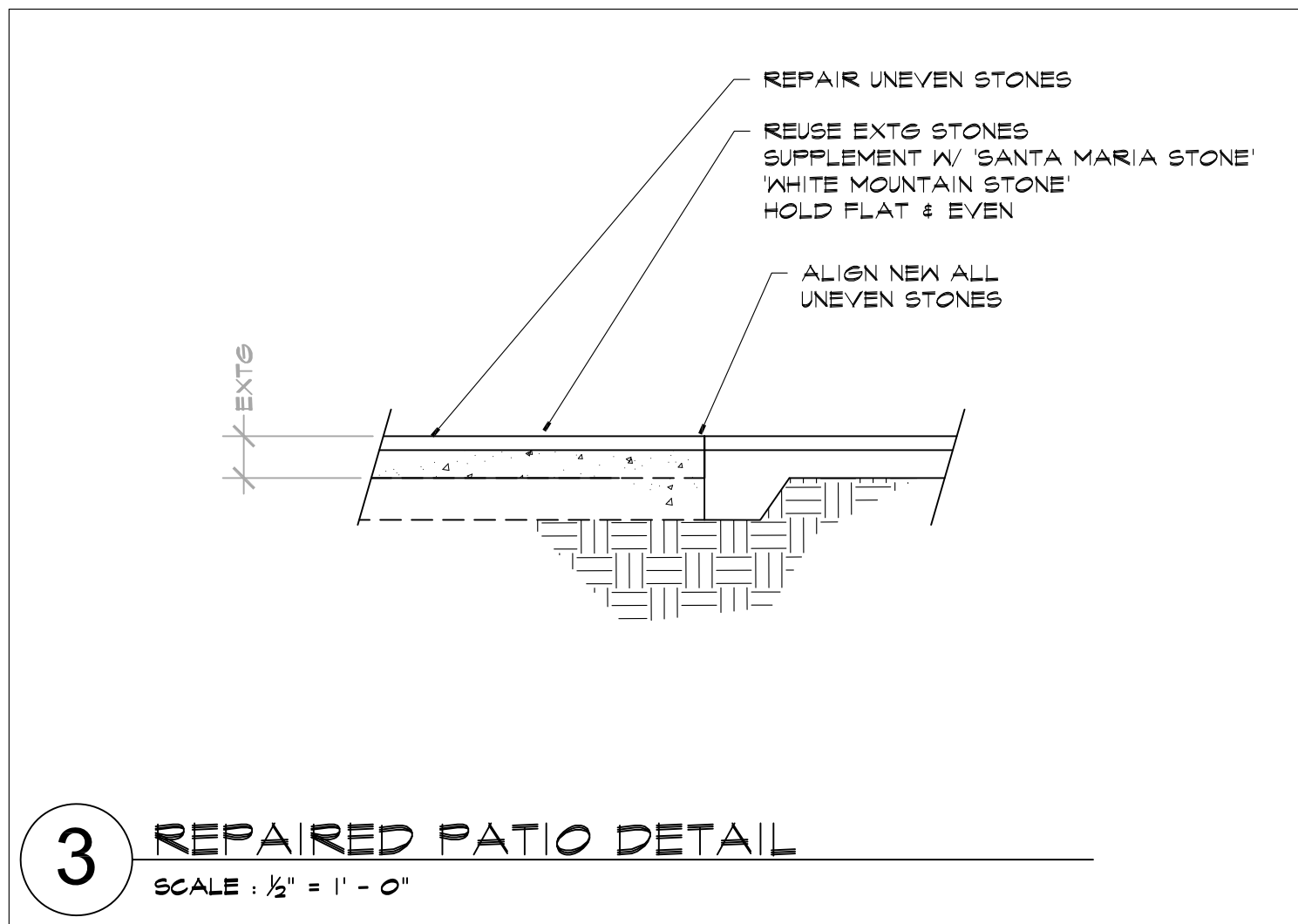
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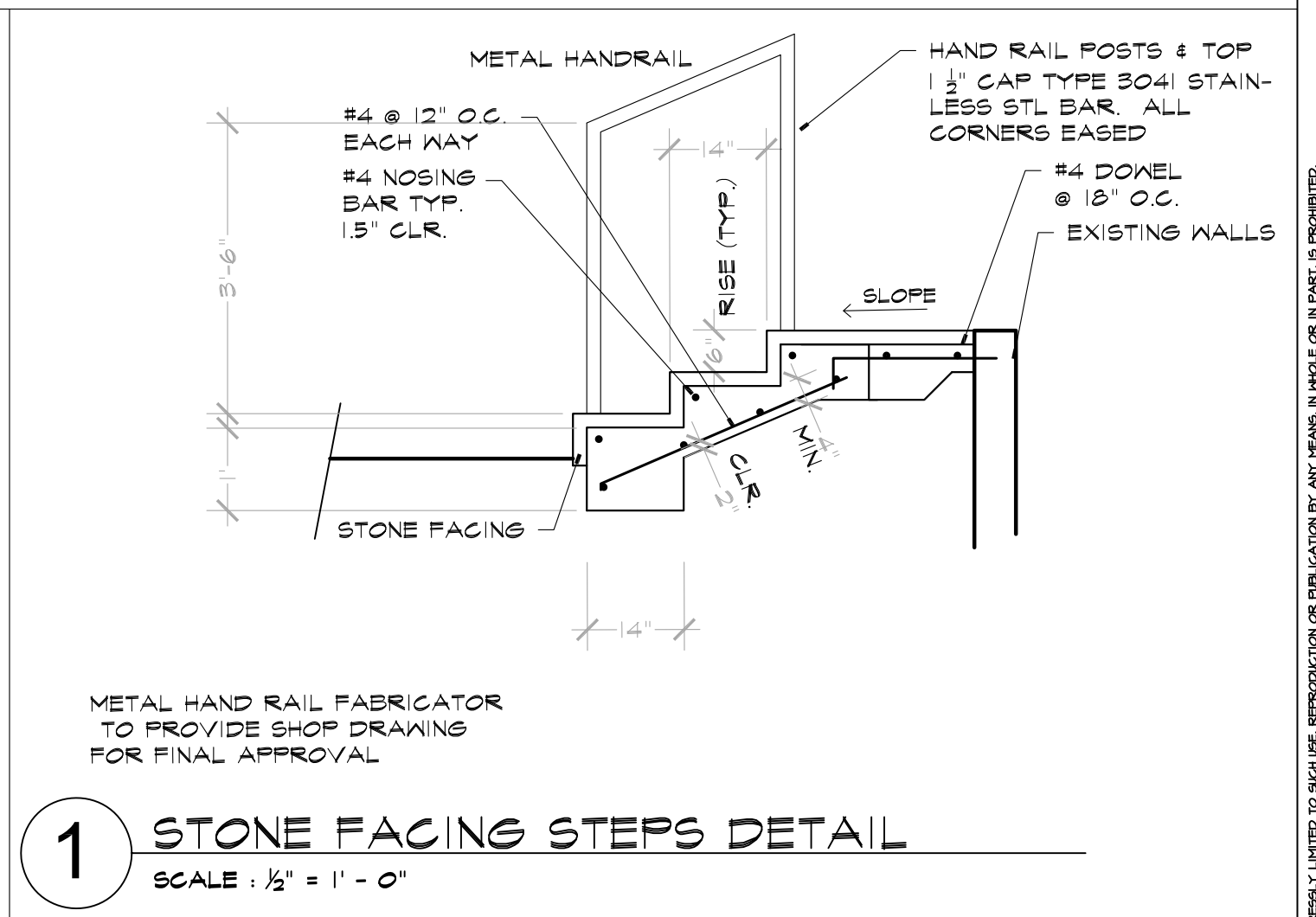
**SECTION THRU SEATING AREA / STONE STEPS**  
 SCALE: 1/4" = 1' - 0"



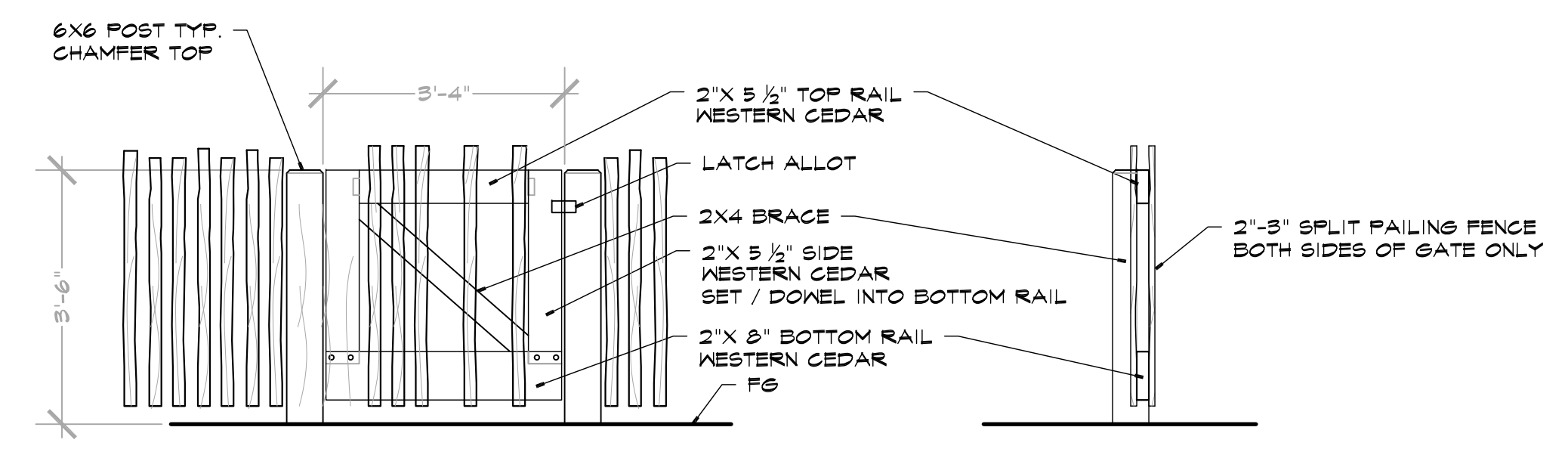
**SECTION THRU FRONT PATIO**



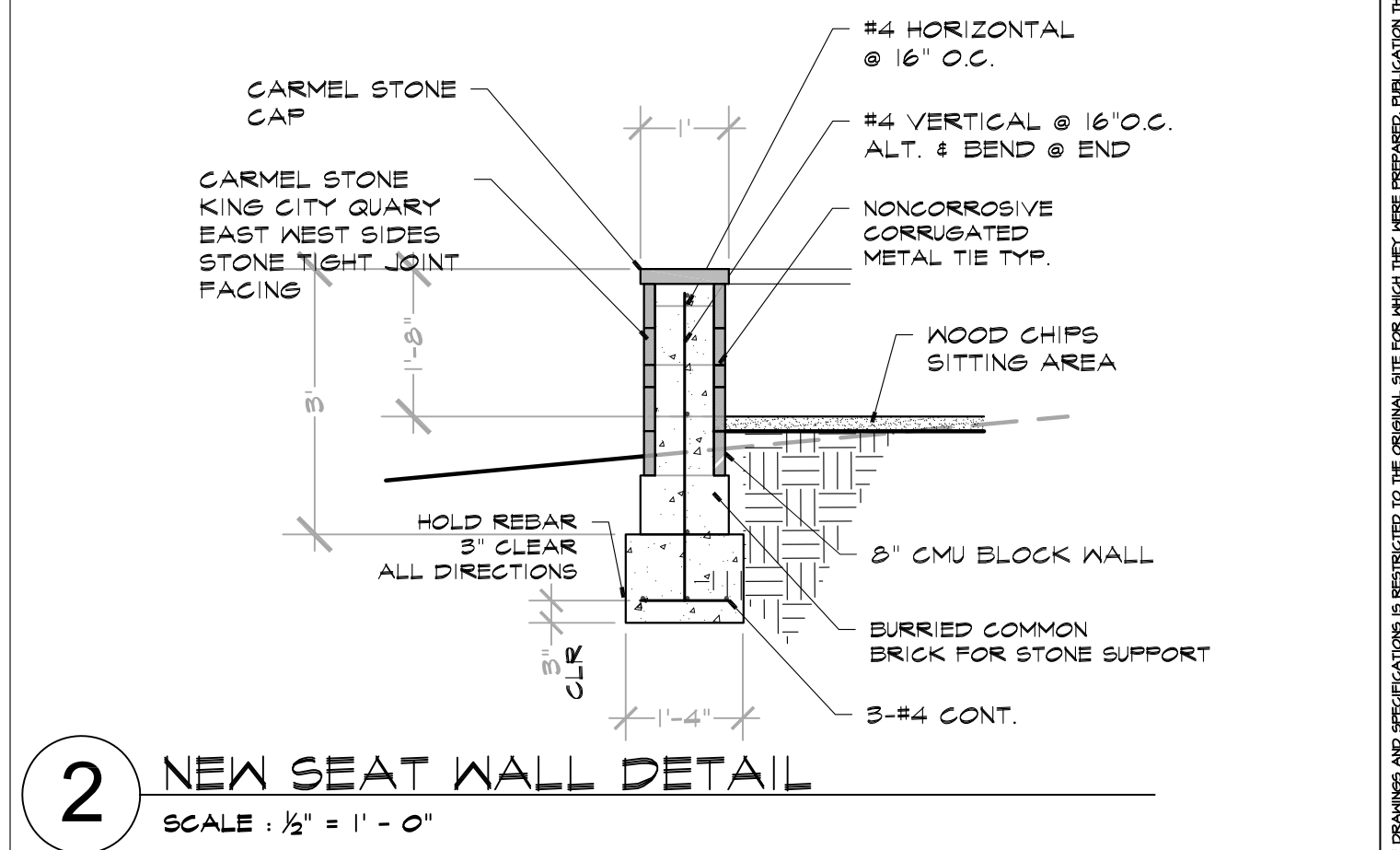
**3 REPAIRED PATIO DETAIL**  
 SCALE: 1/2" = 1' - 0"



**1 STONE FACING STEPS DETAIL**  
 SCALE: 1/2" = 1' - 0"



**4 GATE & PAILING FENCE DTL.**  
 SCALE: 1/2" = 1' - 0"

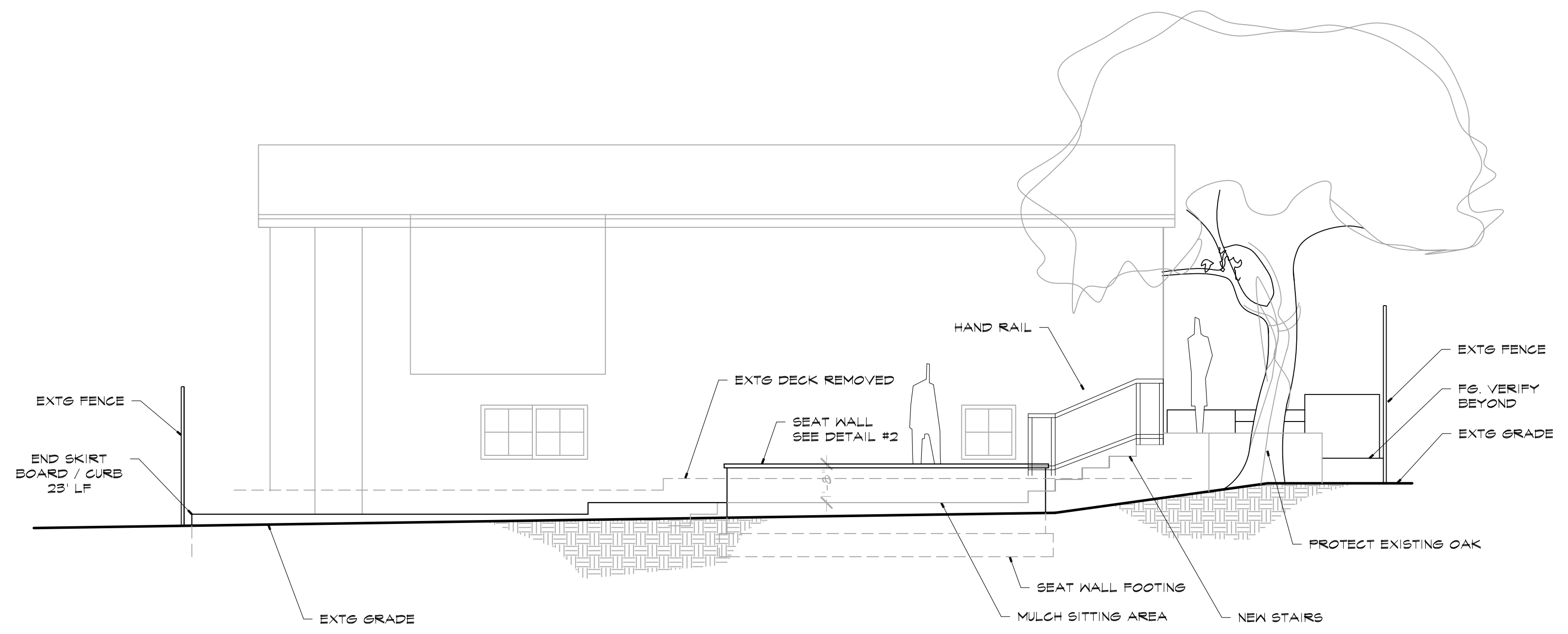


**2 NEW SEAT WALL DETAIL**  
 SCALE: 1/2" = 1' - 0"

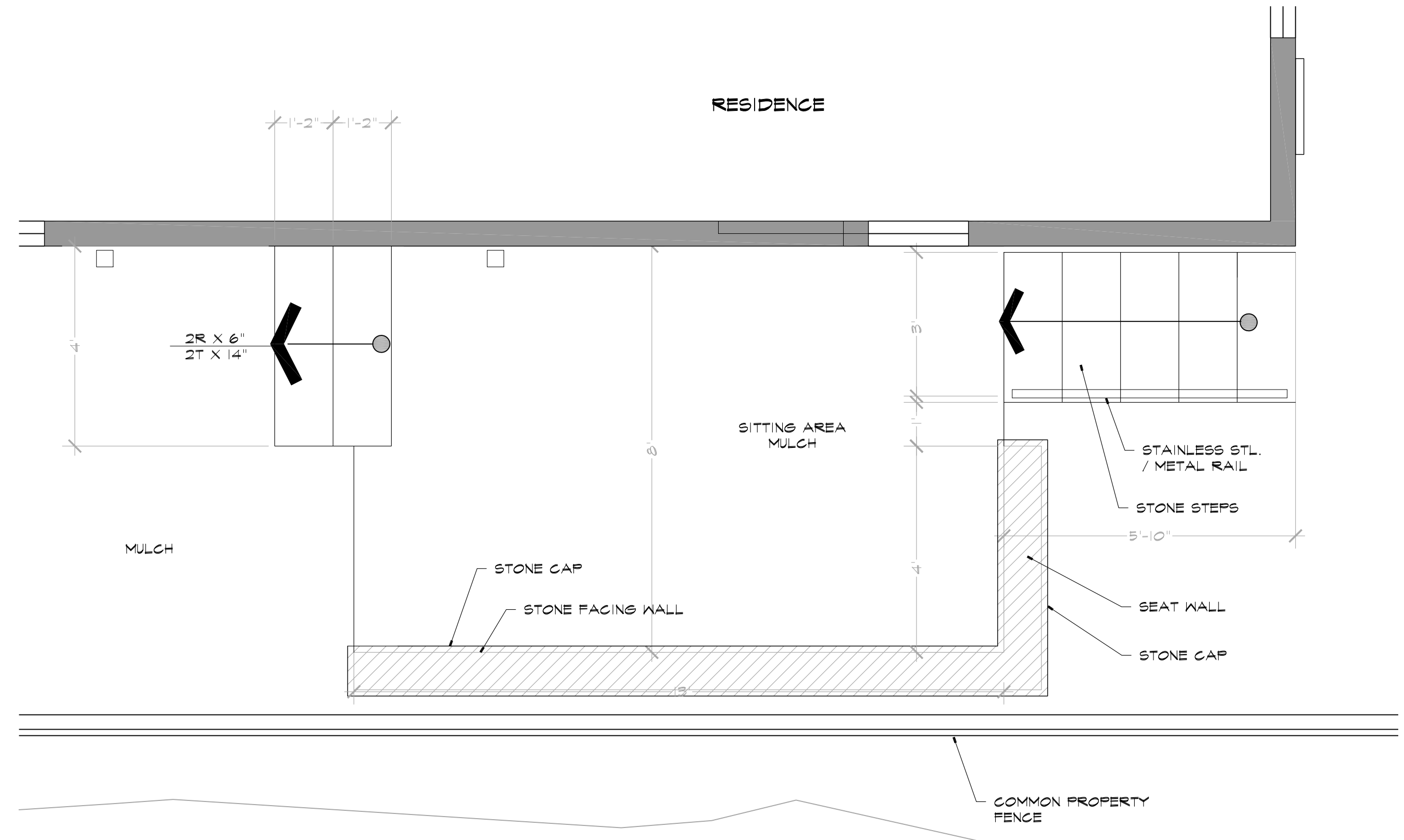
**SEAT WALL + SECTIONS + DETAILS FOR REPAIR**

AS SHOWN

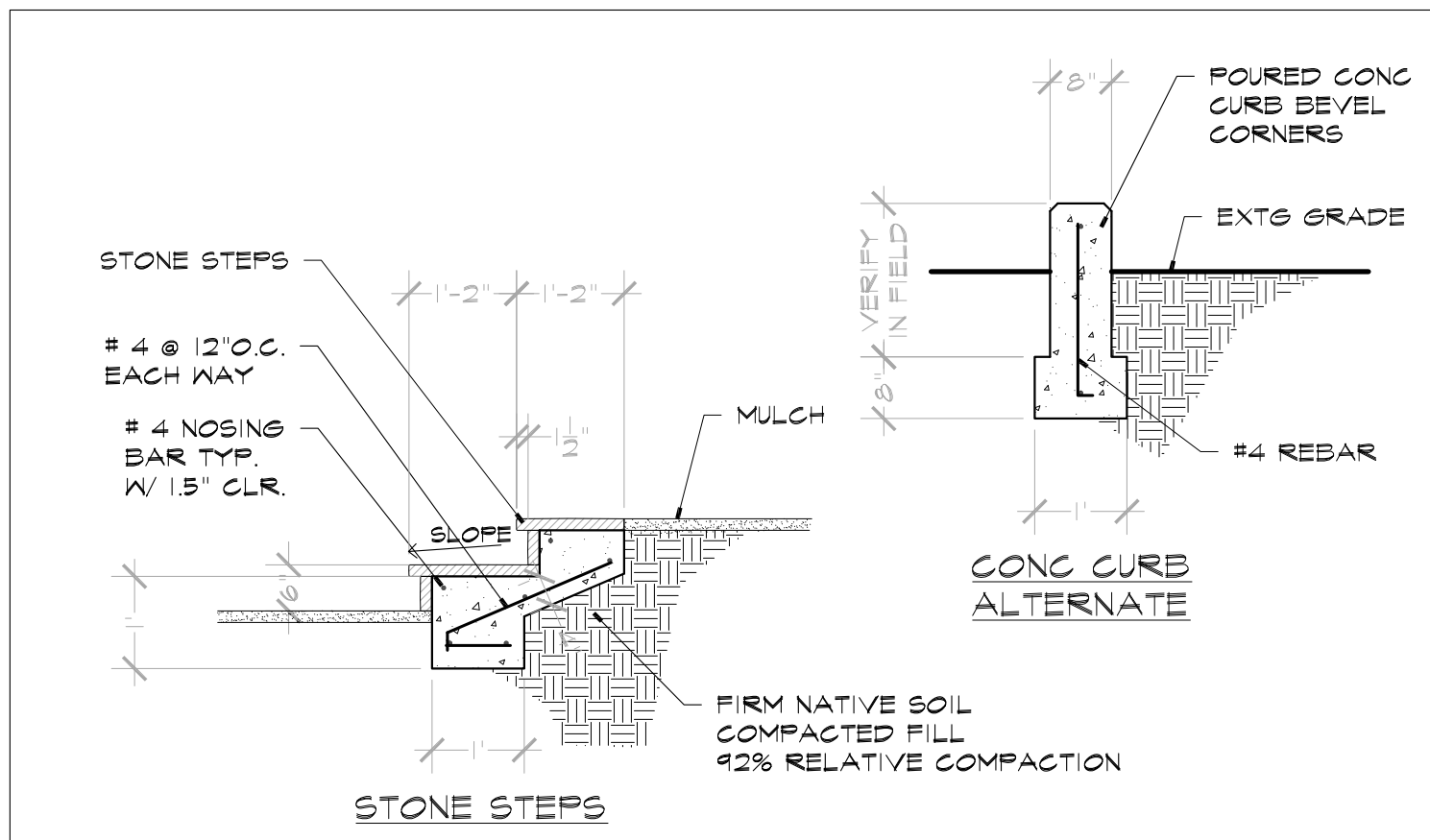




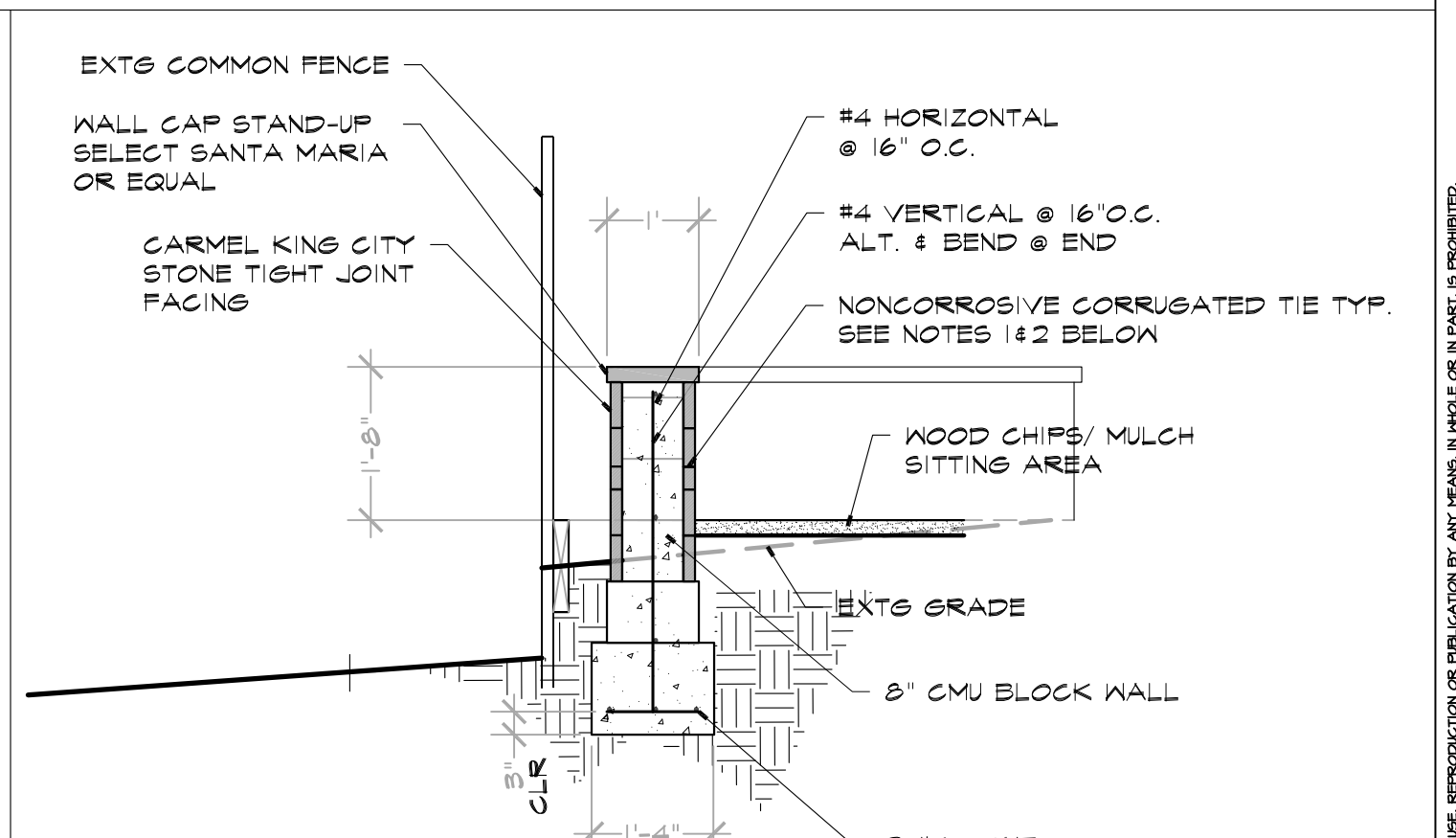
**SOUTH ELEVATION - PROPOSED REMOVAL OF DECKS / NEW SAFE STONE STAIR & SEAT WALL**  
SCALE: 1/4" = 1' - 0"



**SITTING AREA LAYOUT PLAN**  
SCALE: 1/2" = 1' - 0"



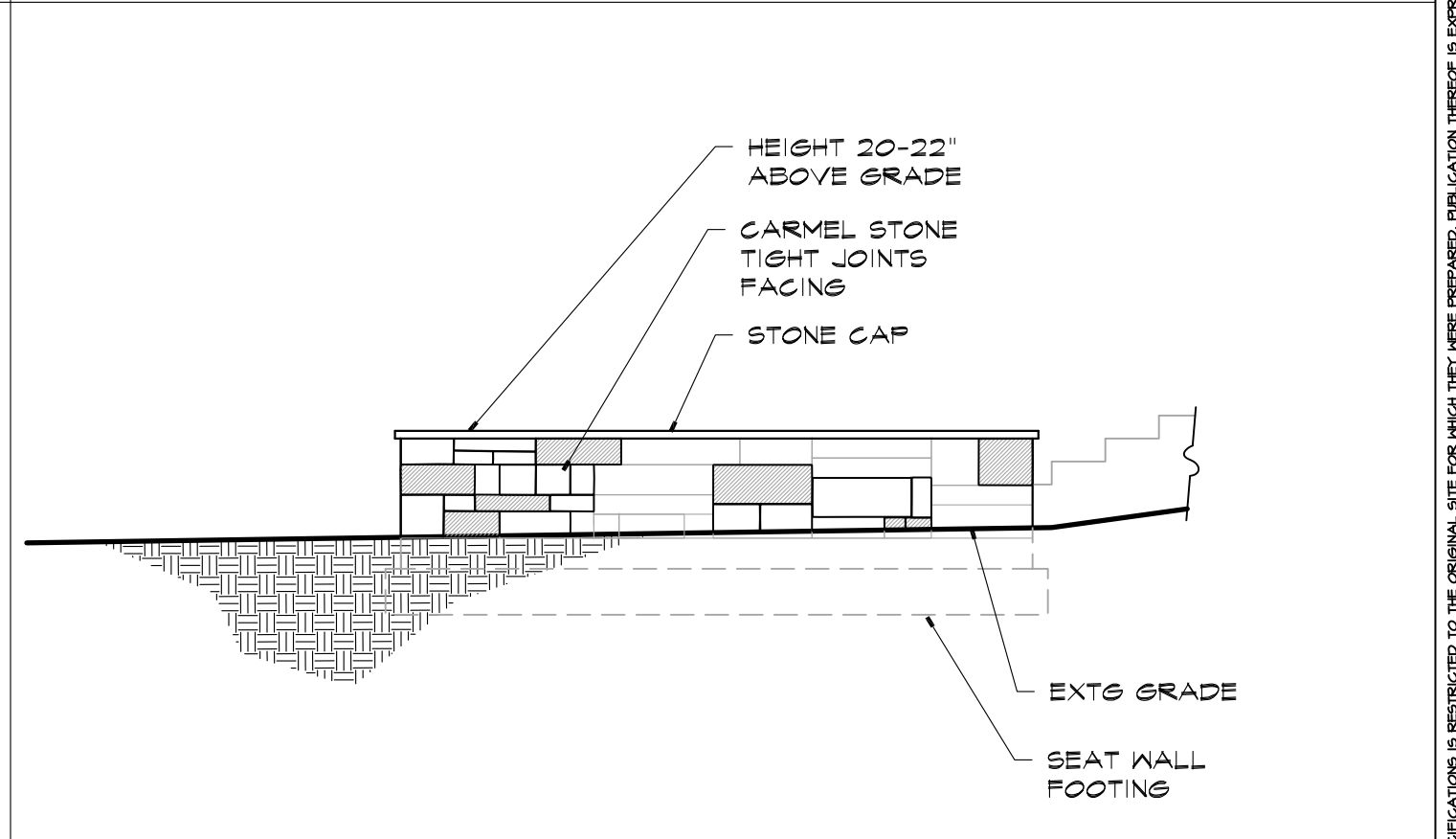
**3 STONE STEPS & CURB DETAILS**  
SCALE: 1/2" = 1' - 0"



**1 SEAT WALL DETAIL**  
SCALE: 1/2" = 1' - 0"

**NOTE 1:** ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH LOCAL CITY OF CARMEL-BY-THE-SEA, COUNTY & STATE CODES, LAWS, ORDINANCES AND REGULATIONS. BUILDING CODES AND ALL OTHER ASSOCIATED CODE ITEMS WHICH SHALL INCLUDE BUT NOT BE LIMITED TO CURRENT UNIFORM BUILDING CODES 2019 FOR MASONRY, ELECTRICAL & PLUMBING SCOPES OF WORK.

**NOTE 2:** CORRUGATED GALVANIZED OR STAINLESS WALL TIES - USE SIMPSON STRONG TIE BT-R 100 6-11 OR EQUAL



**2 NEW SEAT WALL ELEVATION**

**SOUTH ELEVATION + SEAT WALL**

AS SHOWN

Revisions

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Landscape Architects #3405  
582 Lighthouse Avenue  
Pacific Grove, Ca 93950  
(831) 655-3808  
e-mail: scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT  
SCOTT HALL #3405  
SIGNATURE  
DATE  
STATE OF CALIFORNIA

**Audrey Bates**  
Alta Ave 3 SW of Mission Street  
Carmel, CA APN 010-115-017

**South Elevation**

Page Title:

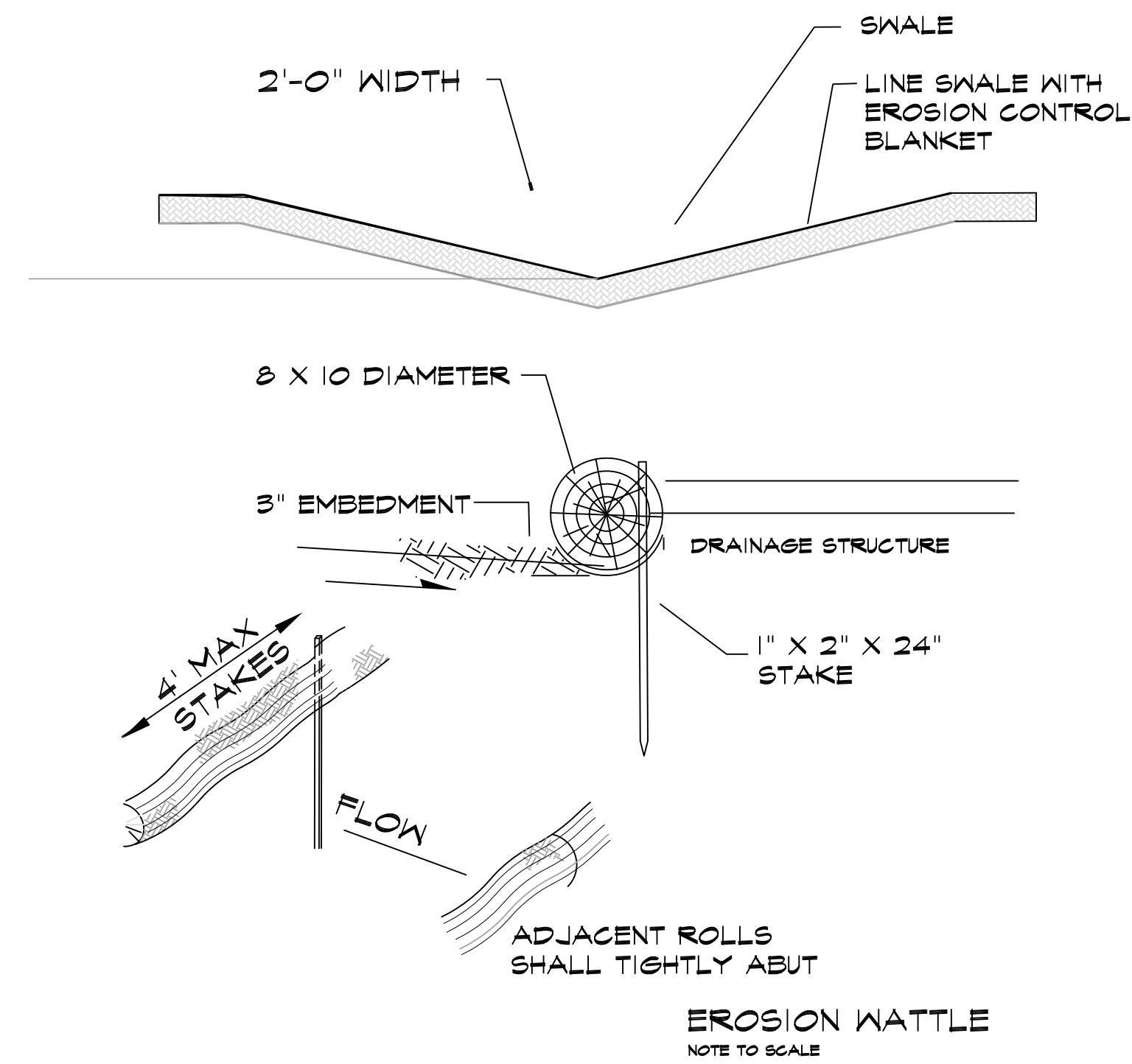
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**4**  
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**WET WEATHER / CONSTRUCTION MITIGATION**

NOTE TO SCALE

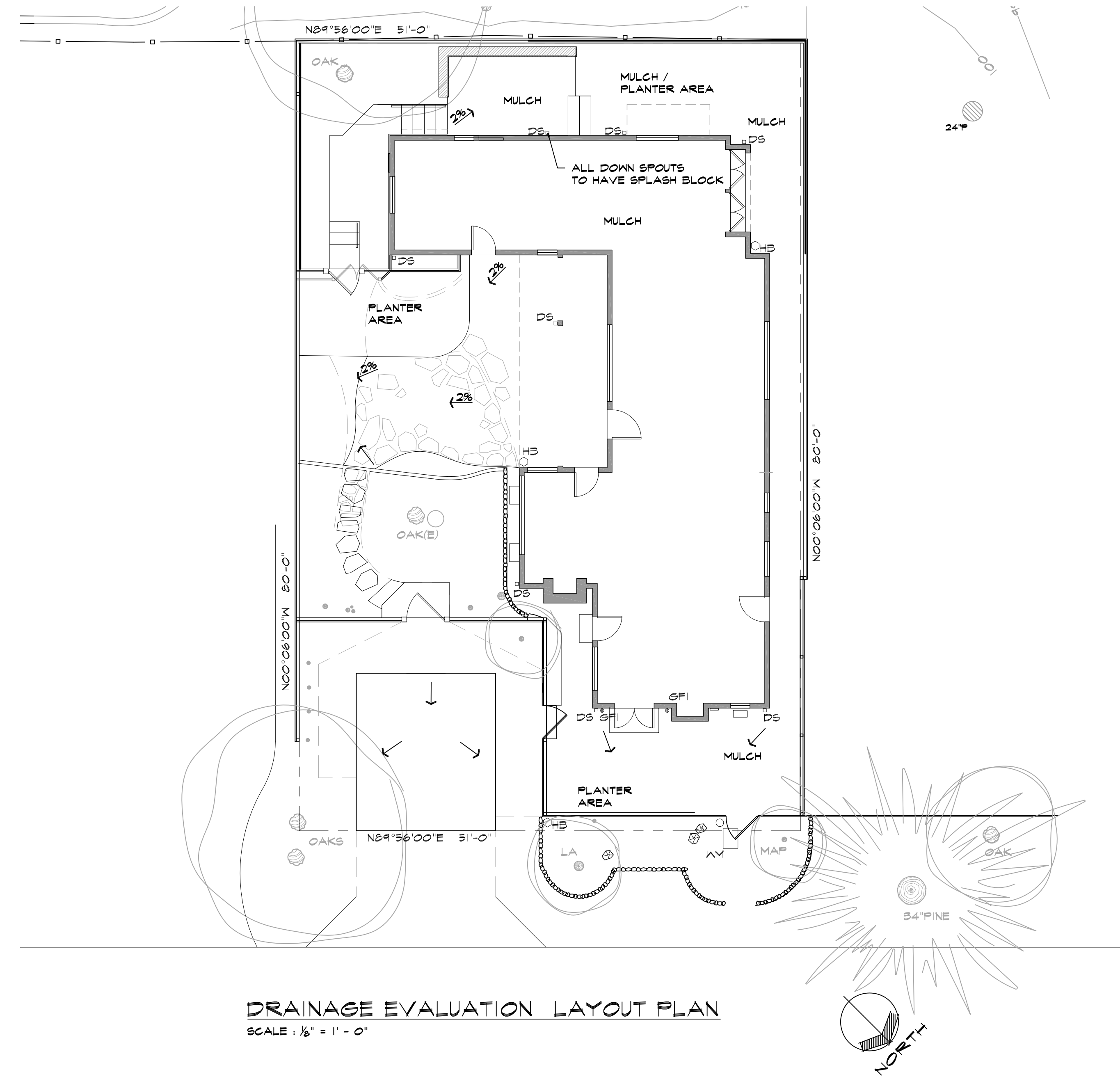


**EROSION CONTROL & WATER RUN-OFF MITIGATION:**

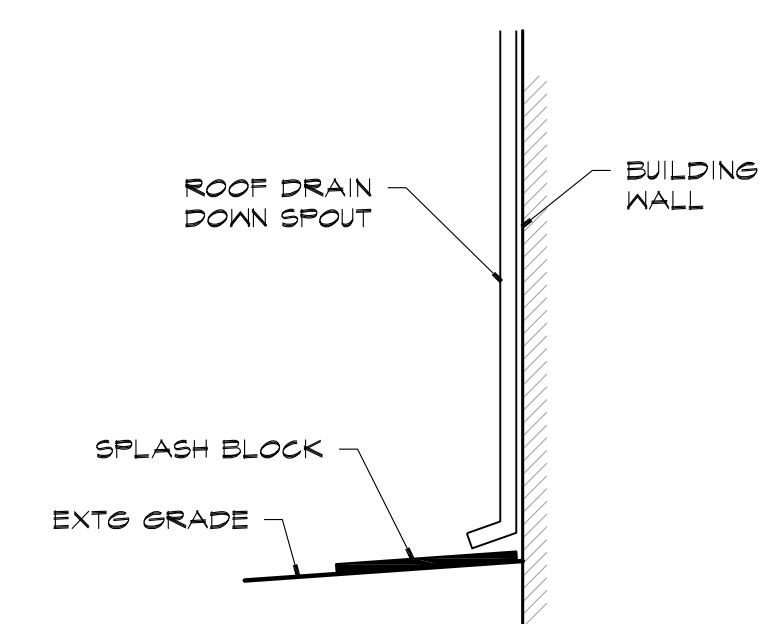
1. ALL GRADING SHALL CONFORM WITH THE CHAPTER 16.14 OF THE COUNTY OF MONTEREY COUNTY CODE TO REGULATE DISCHARGES TO THE COUNTY'S STORM DRAIN SYSTEM AND EROSION CONTROL WITH BEST MANAGEMENT PRACTICES (BMP'S). PRIOR TO ANY LAND DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES FOR REVIEW AND APPROVAL TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY STORM WATER & EROSION CONTROL REGULATIONS. THREE (3) INSPECTIONS AT THE BEGINNING, MIDDLE AND END OF THE PROJECT WILL BE MADE.
2. DURING CONSTRUCTION, MONTEREY COUNTY ENVIRONMENTAL SERVICES WILL CONDUCT A SITE INSPECTION TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF THE BMP'S INSTALLED (BEST MANAGEMENT PLANS) INCLUDING USE OF CRUSHED STONE, MULCH GEOTEXTILE FABRIC AND EROSION CONTROL BLANKETS. ADDITIONALLY A REVIEW THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.
3. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. PERIMETER EROSION CONTROL MEASURES SHALL BE PUT IN PLACE PRIOR TO CONSTRUCTION COMMENCING ALONG WITH SITE TREE PROTECTION.
5. SOIL THAT REMAINS ON THE SITE AS RECONFIGURED FOR LANDSCAPING FILL SOIL MATERIAL AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
6. ALL EROSION CONTROL MEASURES MUST BE KEPT IN PLACE UNTIL FINAL APPROVAL BY RMA-ENVIRONMENTAL SERVICES

**SITE DRAINAGE SYSTEM / REQUIREMENTS:**

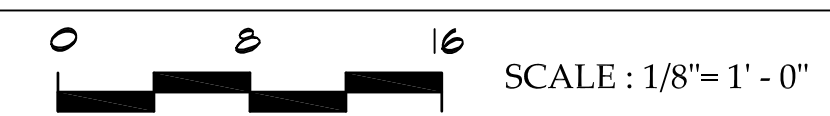
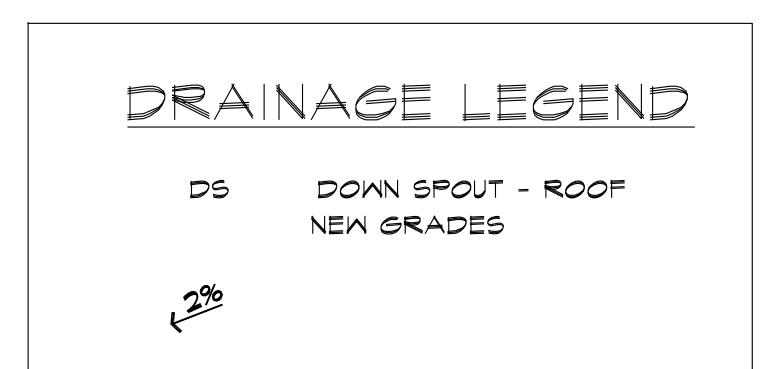
1. NOTE CITY OF CARMEL MUNICIPAL CODE (17.10 CMC) MEETS ALL REQUIREMENTS WHICH SATISFIES DRAINAGE TO OPEN GARDEN PLANTER AREAS
2. ALL HARDSCAPE DRAINS TO PLANTER SPACES IS UNDER 500 S.F.
3. DOWN SPOUTS SHALL ALL MAINTAIN SPLASH BLOCKS AND DIRECT WATER TO PLANTED GROUND
4. NO WATER FROM THE GARDEN PROPER ENTERS THE PUBLIC RIGHT OF WAY
5. SOILS IN THE PLANTED AND OPEN AREAS ARE WELL DRAINED, HYDROLOGIC TYPE.



**DRAINAGE EVALUATION LAYOUT PLAN**  
SCALE : 1/8" = 1' - 0"



**SPLASH BLOCK & DOWN SPOUT DTL.**  
SCALE : 1/8" = 1' - 0"



**SITE DRAINAGE COMPLIANCE**

Revisions

**Hall Landscape Design**  
Landscape Architects #3405  
582 Lighthouse Avenue  
Pacific Grove, Ca 93950  
(831) 655-3808  
e-mail: scott@halllandscape.com



**Audrey Bates**  
Alta Ave 3 SW of Mission Street  
Carmel, CA APN 010-115-017

**Drainage Identified**

Page Title:  
Job # 14.2022  
Date Printed: 06-06-2022  
Revision MASH  
Drawn By  
Sheet

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH HALL LANDSCAPE DESIGN. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE IRREVOCABLE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

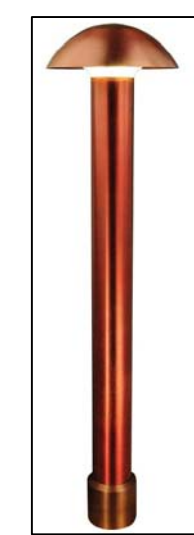
LIGHTING LEGEND			
Qty.	Symbol	Description	Product
2		WALL LIGHT	Auroralight LSN2-BR W 27 Meridan 1.25 watts BLP Bronze Finish
7		PATH LIGHT/ FLAT	Auroralight LPL2 SEPTOR 5 watt 2700K LED BLP Bronze Finish
5		STEP LIGHT	Auroralight LSR5-L Vertex 4 watt 2700 LED BLP finish
		TRANSFORMER	UNIQUE 300 WATT TRANSFORMER 300 SSL LED
		WIRING LOOP	
		GFI OUTLET	
		SWITCHING LOCATION	

**NOTE 1:**

° ALL LIGHTING SHALL FOLLOW MONTEREY COUNTY EXTERIOR LIGHTING GUIDELINES 16-010 OF THE MONTEREY GENERAL PLAN. PERFORMANCE CRITERIA SHALL FOLLOW STATE OF CALIFORNIA ENERGY EFFICIENCIES (TITLE 24, PART 6) . USE OF LED LIGHTS SHIELDED AND DOWN CASTING TO ENHANCE 'DARK SKY.'

- ANY CHANGE IN TYPE OR MANUFACTURER SHALL BE REVIEWED WITH LANDSCAPE ARCH.
- ALL FINISH IS TO BE BRONZE PATINA EXTRA DARK WEATHERED / Auroralight BLP-XD BRONZE
- ALL FIXTURES ARE LED AND UNDER THE CITY 15 WATT THRESHOLD
- ALL FIXTURES ARE GREATER THAN 10'-0" O.C. SPACING
- PATH LIGHT SHALL FOLLOW A MAXIMUM 18" TO THE LIGHT SOURCE ABOVE FINISH GRADE

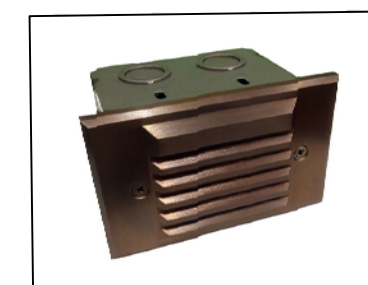
- LINE VOLTAGE JUNCTION BOXES SHALL BE INSTALLED BY LICENSED ELECTRICIAN
- ALL LANDSCAPE LIGHTING WIRE INSTALL PLACED INTO SCHEDULE 40 / 3" PIPE THROUGHOUT ALL LOCATIONS. RUN WIRE IN PIPE TO LOCATION, CAP & SEAL & LEAVE 5-FT MINIMUM COILED AT FIXTURE LOCATION FOR ADJUSTMENTS.
- GROUND LIGHTS SHALL BE MOUNTED ON EFGO POSTS W/ BRASS CAPS



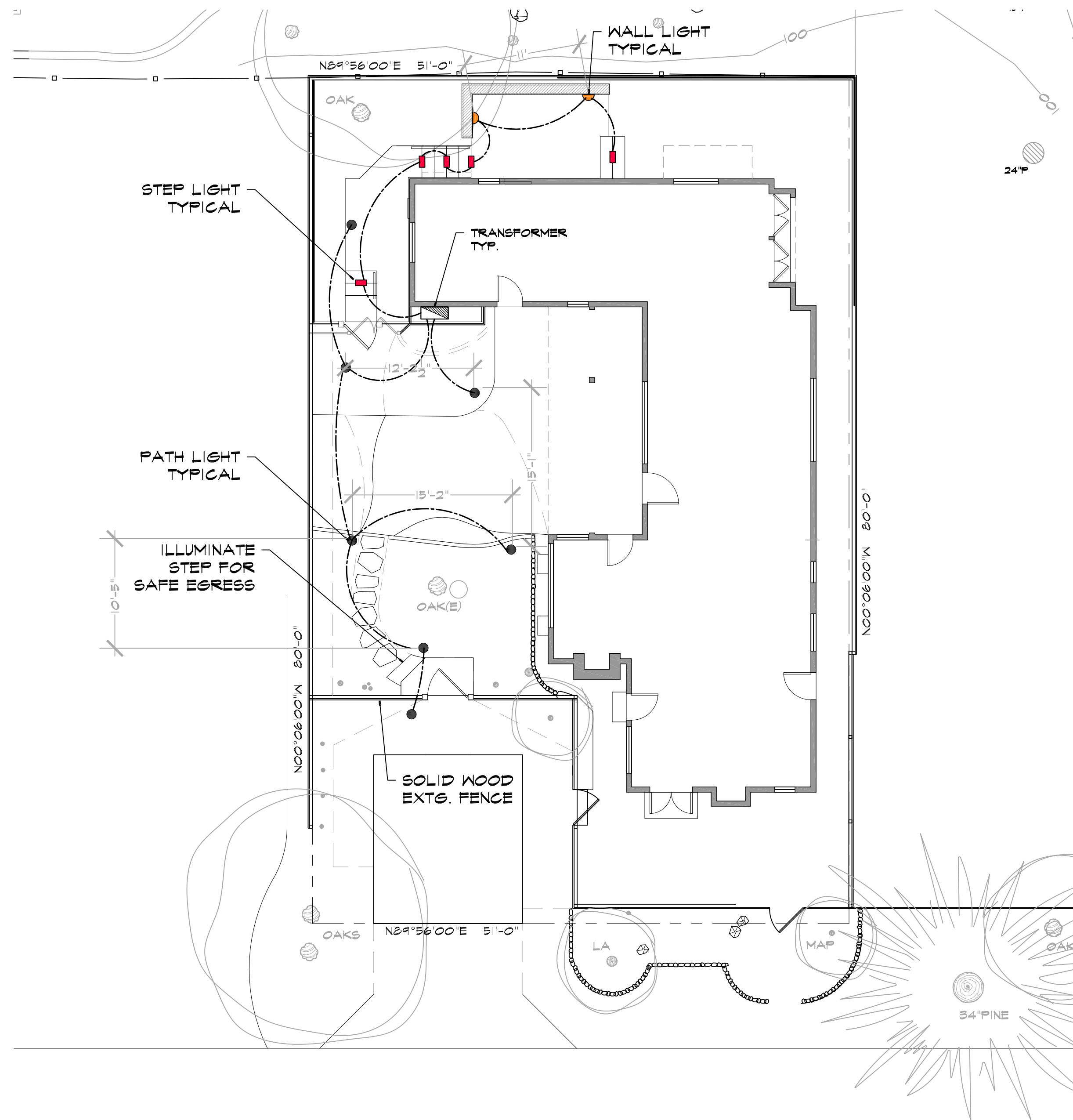
SCEPTER STEM PATH LIGHT



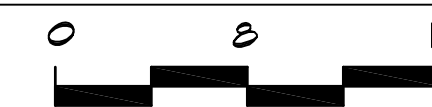
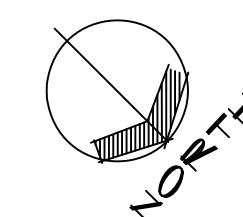
MERIDAN WALL LIGHT



STEP LIGHT LSR5-L VERTEX



**PROPOSED LIGHTING PLAN**  
SCALE: 1/8" = 1' - 0"



SCALE: 1/8" = 1' - 0"

Revisions	
△	UPDATE LIGHTING PLAN TO CONFORM TO DISTANCES

**Hall Landscape Design**  
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**Audrey Bates**  
Alta Ave 3 SW of Mission Street  
Carmel, CA APN 010-115-017

**Lighting Plan**

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of: 6 Sheets

# LPL2 SCEPTER

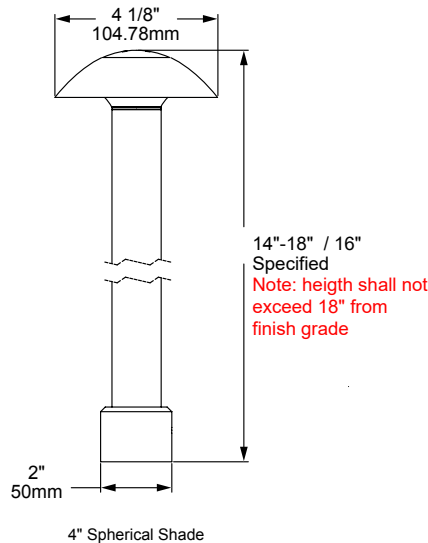


4" Spherical Shade

The ultra-compact size of the LPL2 allows for it to be installed discretely into planters and is ideal for illuminating pathways and intimate garden areas. With a modern yet timeless design, precision manufacturing, and the highest quality materials, the LPL2 luminaire is the perfect choice for any landscaping project. Every LPL2 path light includes a Thermally Integrated® Field Serviceable LED Module. Utilizing our Copper Core Technology®, the LPL2 module is precisely engineered to transfer heat away from the LED driver/circuit and dissipate throughout the luminaire, ensuring optimal performance, color consistency, and long life!

**Features include:**

- 5 Watt LED
- 2700K (80 & 90 CRI) or 3000K (80 CRI), or Amber 585-595nm
- Thermally Integrated® and Field Serviceable LED Module
- 12V Integral Driver, Dimmable to <10% typ.
- Compatible w/ 12V AC/DC ELV or MLV Transformers
- Solid Copper and Brass Construction
- Field Replaceable, UV & Shock Resistant Acrylic Lens
- Patent Pending



## COPPER CORE TECHNOLOGY®

Copper Core® is a registered trademark of Auroralight. It is synonymous with the mark of quality and integrity. It means that our products are built upon a superior foundation of Solid Copper, ensuring every critical part functions seamlessly together Thermally integrated® one component to the next. Auroralight manufactured without compromise, engineered with passion, in the USA.



12V

Powered by  
**CREE**  
LEDs



**SEE NEXT PAGE FOR ORDERING INFORMATION**





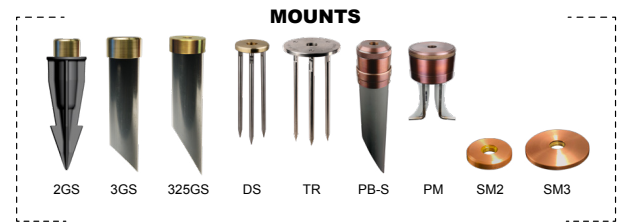
# LPL2 SCEPTER

**ORDERING GUIDE:** <sup>Prefix</sup> **LQPL** L (LED) PL (PATH LIGHT) 2 (SERIES)

INDICATES REQUIRED FIELD   
 INDICATES OPTIONAL FIELD   
 INCLUDED   
 QUICK SPEC (See Below)

**QUICK SPEC SKU** **LPL2-27-S4-18-2GS-NAT**

<b>LPL2</b>					
<p><b>LED COLOR</b> ✓</p> <p><b>[27]</b> 2700K, 80CRI</p> <p><b>[279]</b> 2700K, 90CRI</p> <p><b>[30]</b> 3000K, 80CRI</p> <p><b>[AMB]</b> Amber (3W) (585-595nm)</p> <p>NOTE: For other CCT and CRI options, contact factory</p>	<p><b>SHADE STYLE</b> ✓</p> <p><b>[NS]</b> No Shade</p> <p><b>[S4]</b> Spherical 4" Shade</p>	<p><b>HEIGHT</b> ✓</p> <p><b>[14]</b> 14"</p> <p><b>[16]</b> 16"</p> <p><b>[18]</b> 18"</p> <p><b>[20]</b> 20"</p>	<p><b>MOUNT</b></p> <p><b>[1/2]</b> 1/2" Male Thread</p> <p><b>[2GS]</b> Ground Stake w 2" Cap ✓</p> <p><b>[3GS]</b> Ground Stake w 3" Cap</p> <p><b>[325GS]</b> Ground Stake w 3 1/4" Cap</p> <p><b>[DS]</b> Deluxe Stake 9"</p> <p><b>[TR12]</b> 12" Trident Spike</p> <p><b>[PB-S]</b> Power Box w/ Stake (Inc. 60W 120-12V transformer)</p> <p><b>[PM-60]</b> 4" Pedestal Mount</p> <p><b>[SM3]</b> 3 1/4" Surface Mount</p> <p><b>[SM2]</b> 2 1/4" Surface Mount</p>	<p><b>FINISH</b></p> <p>Standard:</p> <p><b>[NAT]</b> Natural ✓</p> <p>Plus (\$):</p> <p><b>[BLP]</b> Bronze Living Patina</p> <p><b>[BLP-XD]</b> BLP Extra Dark</p> <p>Premium (\$\$\$):</p> <p><b>[NI]</b> Nickel PVD</p> <p><b>[PVD]</b> PVD Color (Contact Factory for Color Options)</p>	



# LSR5-L VERTEX

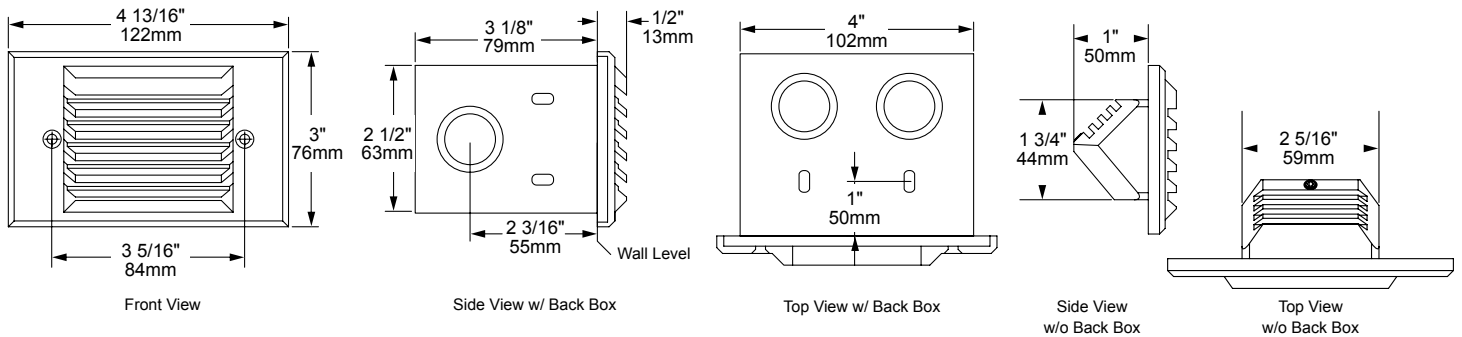


LSR5-L-NB-NAT

The **LSR5-L** is a low-energy recessed mount LED step light for interior or wet location use that offers excellent low-level illumination. Designed to fit any standard single-gang junction box. An optional stainless box is available, which allows the faceplate to be adjusted up to 1/2" should the receptacle be "out-of-plumb." The included high-density EPDM rubber gasket ensures internal components are protected from moisture and prevents light spill. The faceplate is precision machined from Solid Brass or Copper. Manufactured entirely in the USA. Exclusively by Auroralight.

**Features include:**

- 4 Watts and Up to 50 lumens
- Cree XLAMP® (XP-L) LED
- 2700K (80 & 90 CRI) or 3000K (80 CRI), or Amber 585-595nm
- Thermally Integrated® w/ Copper Core Technology®
- 12V Integral Constant Current Driver AC or DC input.
- Dimmable to <10% (TRIAC/Forward Phase)
- Compatible w/ 12V AC/DC MLV or ELV Transformers
- Solid Brass Faceplate



## COPPER CORE TECHNOLOGY®

Copper Core® is a registered trademark of Auroralight. It is synonymous with the mark of quality and integrity. It means that our products are built upon a superior foundation of Solid Copper, ensuring every critical part functions seamlessly together Thermally integrated® one component to the next. Auroralight manufactured without compromise, engineered with passion, in the USA.



12V



THERMALLY INTEGRATED

**SEE NEXT PAGE FOR ORDERING INFORMATION**



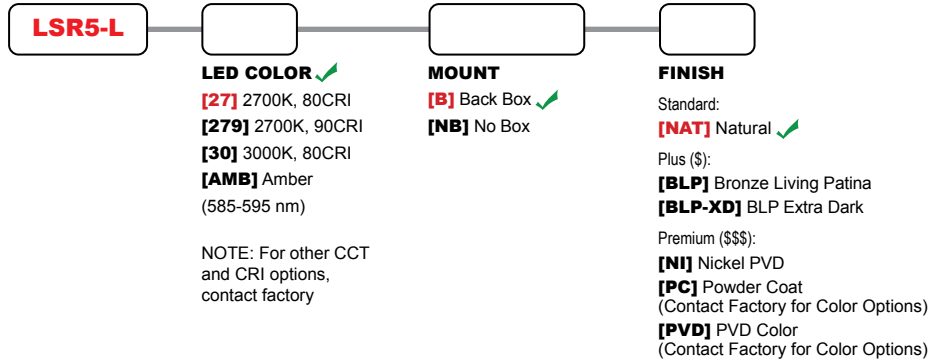


# LSR5-L VERTEX

**ORDERING GUIDE:** <sup>Prefix</sup> **LSR5-L** L (LED) S (STEP LIGHT) R (RECTANGULAR) 5 (INCHES) L (LOUVER)

INDICATES REQUIRED FIELD     INDICATES OPTIONAL FIELD     INCLUDED    [ \_ ] QUICK SPEC (See Below)

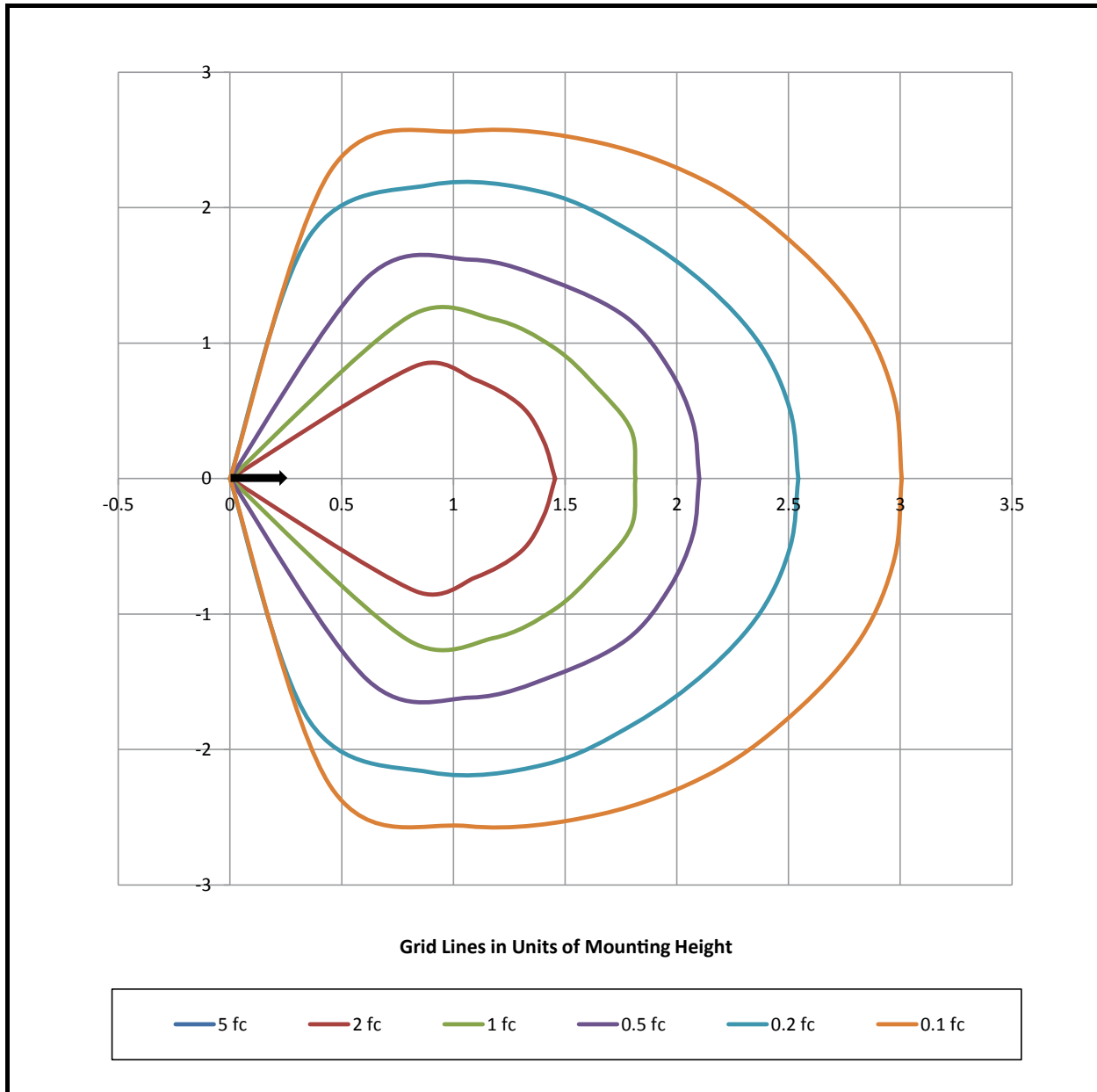
**QUICK SPEC SKU** **LSR5-L-BR-27-B-NAT**



## PHOTOMETRIC OVERVIEW

Information based on 4W. To download more in-depth IES photometric data, visit [auroralight.com/product/lsr5-l-vertex/](http://auroralight.com/product/lsr5-l-vertex/)

Mounting Height - 2 Feet





## LSW8 MERIDIAN



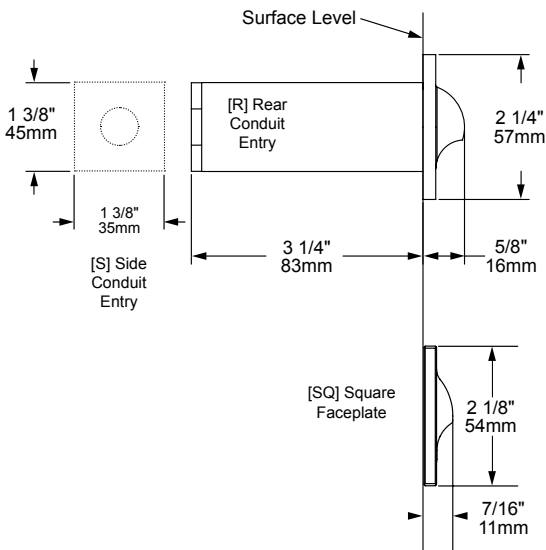
BR-NAT

The **LSW8** offers excellent illumination of walkways and steps in a small, rugged design. The graceful appearance of the eyelid effectively shields against glare, while the small aperture allows excellent forward projection with even illumination side to side. Pair with our LSW8-PL to provide design continuity, uniform spacing and light levels in the absence of a structure.

See **LSW16** and **LSW4** for additional size and wattage options.

### Features include:

- 1.25 Watts and up to 38 lumens
- Cree XP-L® High Density LED
- 2700K or 3000K (CRI 80 typ.)
- Interchangeable UV & Shock Resistant Silicone Optic
- Thermally Integrated®, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- IC Rated for interior and exterior use
- Copper and Brass Body w/ Brass or Copper Faceplate



### FACEPLATE OPTIONS



SQ-BR-NAT



CU-NAT



BR-NI

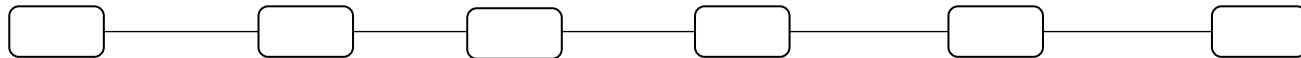


CU-BLP

### ORDERING GUIDE: **LSW8** L (LED) SW (STEP/WALL LIGHT) 8 (8 X 1/8 INCHES)

□ INDICATES REQUIRED FIELD

□ INDICATES OPTIONAL FIELD



#### FACEPLATE

- [BR] Brass
- [SQ-BR] Square Brass\*
- [CU] Copper

\*Available as Brass Only, NOT compatible with "FM" Option

#### OPTIC

- [N] 15° Narrow
- [M] 25° Medium
- [W] 40° Wide
- [WF] 60° Wide Flood
- [A] All Optics Kit

#### LENS

- [F] Frosted
- [C] Clear
- [DL] Black Dipped Lens

#### LED COLOR

- [27] 2700K, 80CRI
- [30] 3000K, 80CRI
- [AMB] Amber (585-595 nm)

NOTE: For other CCT and CRI options, contact factory

#### MOUNT

- [R] Rear Conduit Entry
- [S] Side Conduit Entry
- [R-FM] Rear Conduit Entry w/ Flush Mount (mud ring)\*\*
- [S-FM] Side Conduit Entry w/ Flush Mount (mud ring)\*\*

\*\* Available as Brass only

#### FINISH

- [NAT] Natural
- [BLP] Bronze Living Patina
- [BLP-XD] BLP Extra Dark
- [NI] Nickel PVD (BR)

### Highly Configurable Machined Brass LED Module

IP67 sealed module with encapsulated electronics, Copper PCB and interchangeable silicone optics.

