

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 24107) authorizes the installation of new landscaping, landscape lighting, drip irrigation, fencing along the north side of the property, a trash and generator shelter, a new rear yard fireplace and seating, and a generator on the site of a single-family residence located at the Southwest corner of Carmelo and Seventh Avenue. The project shall be constructed as depicted in the plans prepared by Hall Landscape Design dated approved by Community Planning & Building Department on June 7, 2024 unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. 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 review and subsequent approval by the Community Planning & Building Director.	✓
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.	✓
4.	Modifications. 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.	✓
5.	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.	✓
6.	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 the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.	✓

	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.	
7.	Exterior Lighting. 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.	✓
8.	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.	✓
9.	Cultural Resources. 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 the 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.	✓
10.	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)	✓
11.	Conditions of Approval. This signed copy of the 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.	✓

Landscape Conditions		
12.	<p>Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.</p>	✓
13.	<p>Tree Removal. 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.</p>	✓
14.	<p>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.</p>	✓
15.	<p>Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● 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. ● 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 	✓

	<p>Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</p> <ul style="list-style-type: none"> • 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. <p>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 investigation by the City Forester has been completed and mitigation measures have been put in place.</p>	
ENVIRONMENTAL COMPLIANCE CONDITIONS		
16.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments 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 on 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.	✓
17.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✓
18.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.	✓
19.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
SPECIAL CONDITIONS		
20.	Generator. Prior to the issuance of a building permit, the applicant shall submit the manufacturer's specifications for the new generator, including noise emittance levels. Prior to the final inspection, the applicant shall engage a qualified acoustical consultant to perform a special inspection testing of the spa and submit a report demonstrating that the noise level does not exceed 60 decibels at the property lines.	✓
21.	Landscape Installation. All new landscaping shall be installed on-site prior to scheduling of final inspection.	✓
22.	Conditions of Approval Acknowledgement . Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be signed by the Property Owner, Applicant, and Contractor and submitted to the Building Safety Division.	✓
23.	Building Permit Required. Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.	✓

Acknowledgement and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date



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 24107

Owner Name: WEST WILLIAM COREY & NOREEN ELLEN TRS

Case Planner: Jacob Olander, Assistant Planner

Date Posted: _____

Date Approved:

Project Location: SW Corner Carmelo & Seventh Avenues

APN #: 010268001000 **BLOCK/LOT:** T/ALL LOT 1

Applicant: Scott Hall

Project Description: This approval of Design Study (DS 24107) authorizes the installation of new landscaping, landscape lighting, drip irrigation, fencing along the north side of the property, a trash and generator shelter, a new rear yard fireplace and seating, and a generator on the site of a single-family residence located at the Southwest corner of Carmelo and Seventh Avenue. The project shall be constructed as depicted in the plans prepared by Hall Landscape Design dated approved by Community Planning & Building Department on June 7, 2024 unless modified by the conditions of approval contained herein.

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.

Approved 6/7/2024
 DS 24107 (West)
 Jacob Olander, Assistant Planner
 Carmel-by-the-Sea
 Community Planning and Building

DATA:
 BLOCK 'T'
 LOT 1 N PT3
 SW CORNER CARMELO & 7TH AVENUE
 DISTRICT R-1
 PROPERTY 68-ft X 100-ft...6800 sq ft

SCOPE OF LANDSCAPE WORK:

SCOPE OF TASKS INCLUDE:

- NEW FIREPLACE AND CARMEL STONE SEAT WALL IN AN EXISTING OUTDOOR SITTING AREA THE CURRENT AREA IS CRUSHED ROCK & PROPOSED TO BE BARK WHICH SLIGHTLY EXPANDS UPON THE EXISTING PERVIOUS AREA
 - Seating Wall flanks both sides of the Fireplace
 - Fireplace to be veneered with Carmel Stone ledge cut stone
 - Fireplace to be supplied with natural gas line with all the safety compliant measures
 - Ceramic Logs to be used in the fire box
- RENOVATE THE CURRENT DEAD & DECLINING PLANTING IN THE PROPOSED AREA WITH MORE SENSIBLE WATER SAVING PLANT GENERA FROM A CALIFORNIA PLANT PALETTE AND MEDITERRANEAN CLIMATES WHICH USE FAR LESS WATER.
- UPDATE AND EXPAND CURRENT IRRIGATION IRRIGATION SYSTEM WITH A SENSIBLE IRRIGATION DELIVERY SYSTEM WHICH FOLLOWS CURRENT STATE WATER RESOURCES AND MONTEREY COUNTY WATER MANAGEMENT EFFICIENT GARDEN WATER USE REQUIREMENTS
- LIGHTING: ADD SAFETY EGRESS IN THE BACKYARD BY THE ADDITION SOME SENSIBLE LIGHT FIXTURES WHICH MEET THE CITY REQUIREMENTS AND ARE LOW VOLTAGE AND LED.

THE HOUSE, BUILT IN 1928 HAS REMAINED THE SIMPLE WOOD SHINGLED AND SIDED BOARD. AN ADDITION WAS BUILT IN 1987 WHERE THE MODIFICATIONS WERE CONSISTENT WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AND CONDITIONS.

THE HOUSE FLOOR COVERAGE ON THE SITE IS LESS THAN THE ALLOWABLE BY 606 sq feet. THE SITE COVERAGE EVEN WITH PERMEABLE MATERIALS IS OVER THE ALLOWABLE MAXIMUM. THE PROPOSED ADJUSTED SITE COVERAGE IS UNDER THE ALLOWED QUOTA BY 75sf. THE ADJUSTMENTS IN THE SURFACES WERE MADE EVEN WITH THE SPECIAL CIRCUMSTANCES WHICH SHOULD BE APPLICABLE TO THIS PROPERTY. THE FRONT ENTRY WHICH IS ALL EXISTING CARMEL STONE SHOULD BE PRESERVED TO CONTINUE TO HONOR THE HISTORICITY OF THE SITE AND HOME. THE PRESERVATION OF THE CARMEL STONE COURTYARD AND WALK IS A SMALL CONCESSION TO KEEP NOT ONLY THE HOME'S HISTORIC FLAVOR BUT THE CITY OF CARMEL-by-the-SEA NEIGHBORHOOD SPIRIT.

EGRESS AROUND THE SIDE OF THE HOUSE AND DOORWAY LANDINGS (required by the California Building code), ALL FOR SAFE NAVIGATION AROUND THE SITE. OUTDOOR LIVING SPACE ON THE PROPERTY ARE EXISTING AND WITH THIS ADDITIONAL OUTDOOR USE ARE AN IMPROVEMENT ENJOYED BY OTHER PROPERTIES IN THE NEIGHBORHOOD AND WOULD NOT BE AVAILABLE TO THE PROPERTY BASED UPON REMOVAL OF THE BASIC CIRCULATION AND HISTORY BARONG THE SITE.

MAINTAINING THE EXISTING WALKWAYS AND LOCATIONS FOR ENTRY IS A SAFE AND PRACTICAL SOLUTION AND WILL NOT BE DETRIMENTAL TO PROPERTY OR INJURIOUS TO PUBLIC HEALTH, SAFETY OR WELFARE.

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE PREFORMED 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 STANDARDS CODE 2022 REGULATIONS (TITLE24) FOR MASONRY, ELECTRICAL & PLUMBING SCOPES OF WORK.
- INSTALLATION OF THE NEW NATURAL GAS FIREPLACE SHALL ALSO FOLLOW THE CARMEL BY THE SEA MUNICIPAL TITLE 15.24 /2022 BUILDING CODES / PLUMBING CODE (CPC) FOR NATURAL GAS INSTALLATION.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT **USA (800) 642-2444 OR ON LINE**. ISSUANCE OF THE PERMIT RESTS WITH THE CONTRACTOR RECEIVING AN 811 TICKET PROVING ALL UTILITIES HAVE BEEN SURVEYED AND MARKET AT THE STREET BY THE APPROPRIATE AGENCIES.
- THE LANDSCAPE CONTRACTOR SHALL HOLD CURRENT CITY BUSINESS LICENSE.
- THE CALIFORNIA LICENSED LANDSCAPE CONTRACTOR SHALL CARRY AM MINIMUM 2 MILLION DOLLARS LIABILITY INSURANCE POLICY AND SHALL PROVIDE PROOF AND NAME THE OWNER IN THE ASSURANCE AT TIME OF THE CONTRACT SIGNING.
- THE CONTRACTOR SHALL PROVIDE A PORTABLE TOILET WHICH SHALL BE SCREENED FROM PUBLIC VIEW DURING THE PROJECT CONSTRUCTION.
- ADDITIONAL CONSTRUCTION NEEDS AND TREE PROTECTION MEASURES MAY BE FOUND ON SHEET 6



PROJECT LOCATION

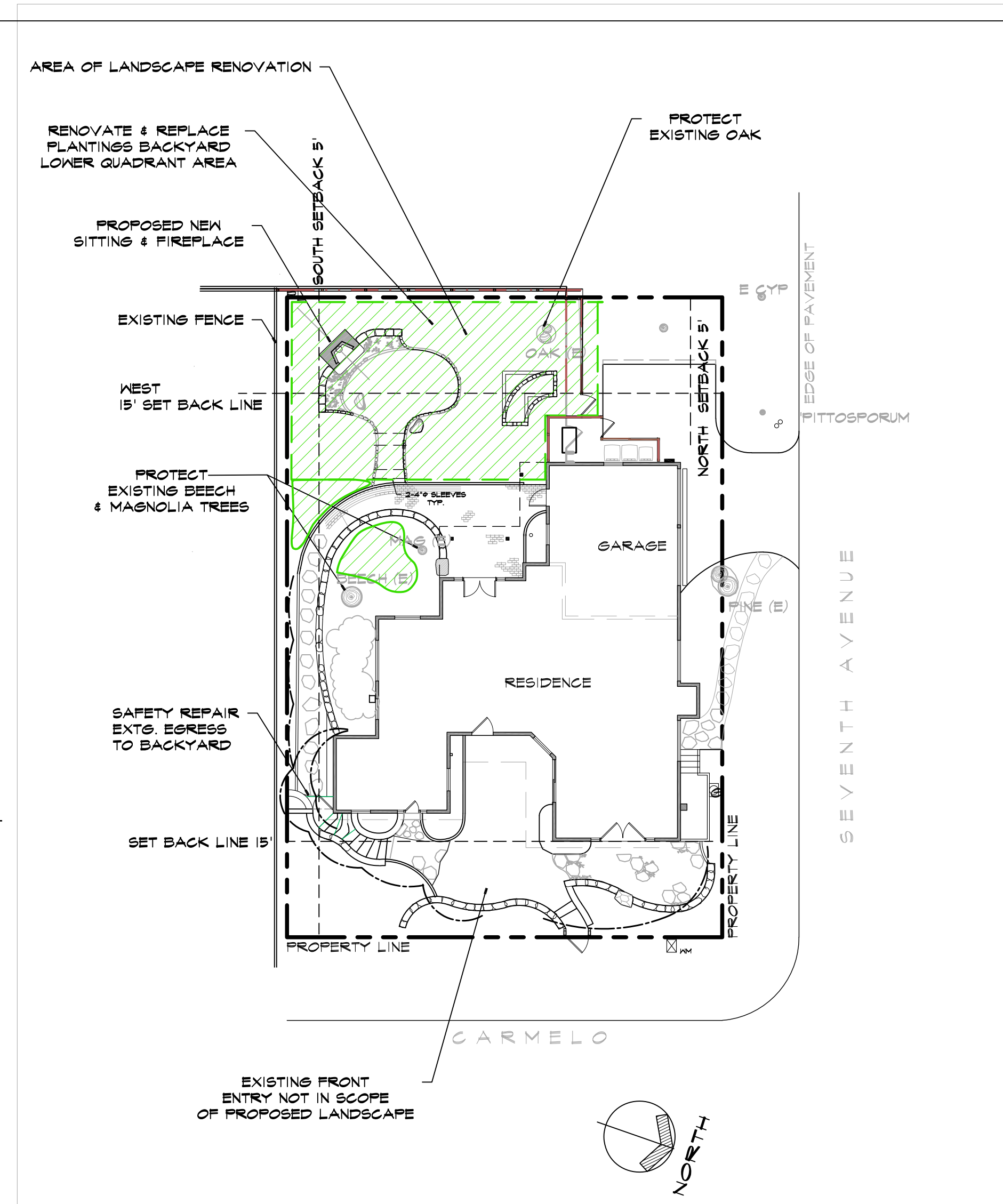
VICINITY MAP



VIEW OF FRONT ENTRY



PROPOSED AREA FOR OUTDOOR FIREPLACE



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

PROPOSED AREA FOR GARDEN RENOVATION

SHEET INDEX:

1	PROJECT TITLE SHEET
2	EXISTING & PROPOSED SITE
3	CONSTRUCTION LAYOUT & DTLs
4	IRRIGATION + LIGHTING PLANS
5	PLANTING PLAN
6	BEST MANAGEMENT PRACTICES

Corey & Noreen West Garden LANDSCAPE RENOVATION BACKYARD & FIREPLACE

PROPOSED OUTDOOR FIREPLACE & PLANTING, IRRIGATION & LOW SAFETY LIGHTING



REVISION #1 NOTES:
 REFER TO SHEET 2 FOR
 • CLARIFICATION OF SETBACKS & WEST FENCE LINE

Revisions
 CLARIFY WEST FENCE SHOW SETBACKS ON PROPOSED DWG.

Hall Landscape Design Inc.
 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
 7-26-2024
 DATE
 STATE OF CALIFORNIA

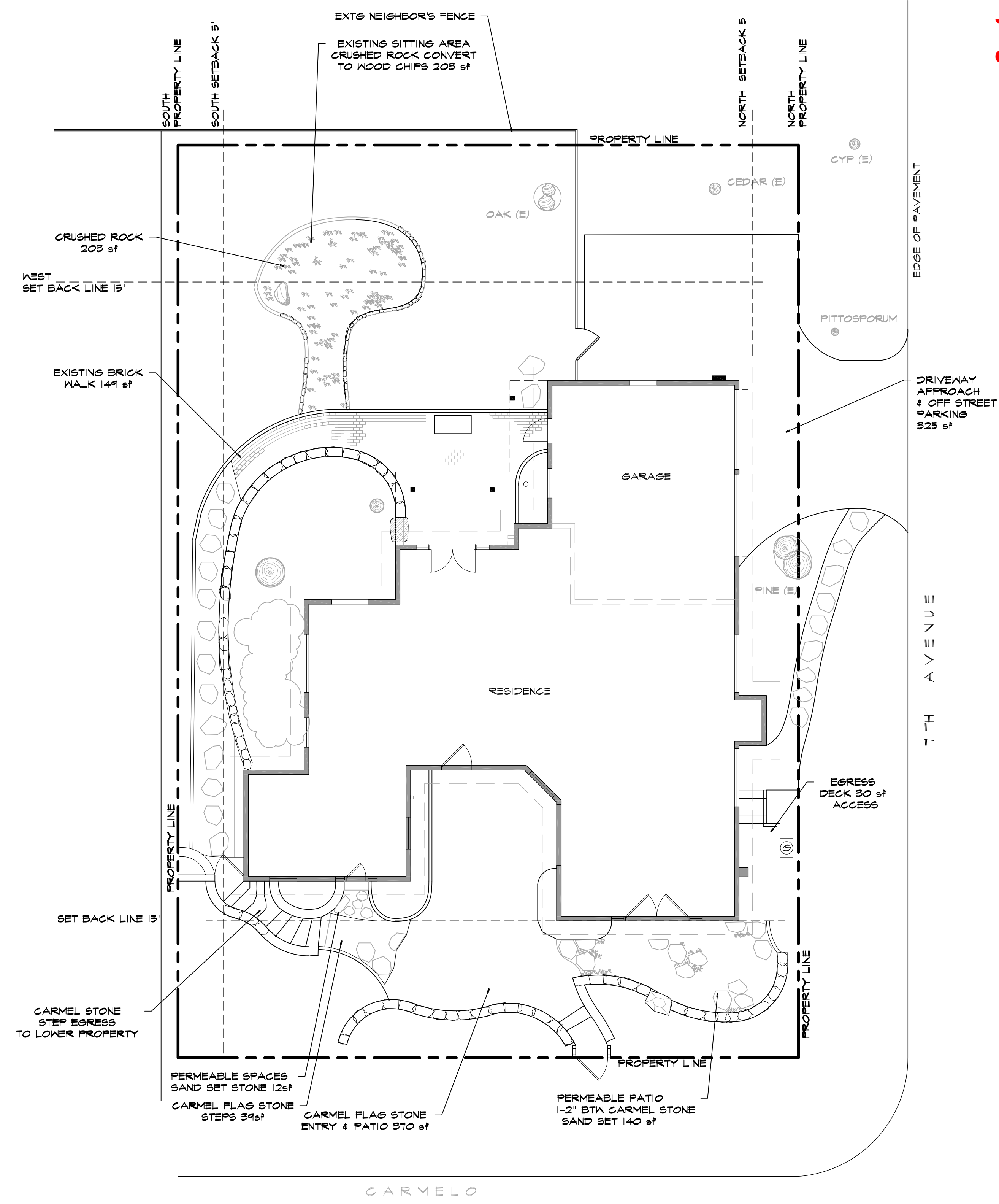
Corey & Noreen West
 SW Corner Carmelo & 7th Ave
 Carmel-by-the-Sea apn 010-268-001

Page Title:
Fireplace & Landscape

Job #	11-2023
Date	03/02/2024
Revision	5-28-2024
Drawn By	MASH
Sheet	1

of: 6 Sheets

Approved 6/7/2024
 DS 24107 (West)
 Jacob Olander, Assistant Planner
 Carmel-by-the-Sea
 Community Planning and Building

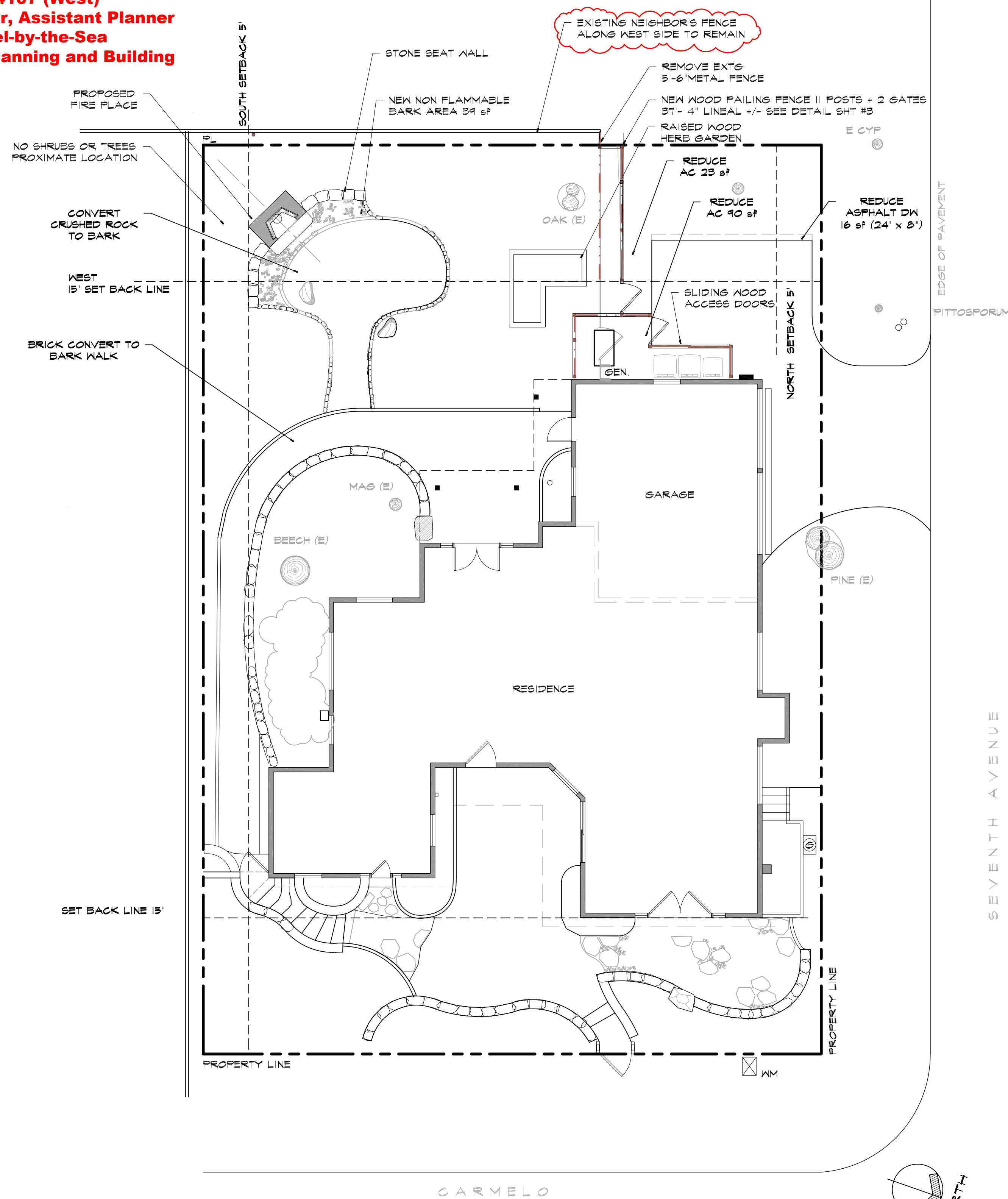


EXISTING SITE CONDITION
 SCALE: 1/8" = 1' - 0"

SITE LANDSCAPE LOT COVERAGE

SW Corner Carmelo & 7th Ave Carmel-by-the-Sea
 Lot Size 6,800 Square feet APN 010-268-001

ZONE	AREAS IDENTIFIED SITE LANDSCAPE COVERAGE	EXISTING IMPERVIOUS	EXISTING PERVIOUS	***** PROPOSED IMPERVIOUS	***** PROPOSED PERVIOUS	COMPARE TOTAL COVERAGE
Existing:						
1	FRONT ENTRY - Walk and Entry Patio	370	0	370	0	
2	FRONT SIDE PATIOS - Permeable sand set: South Entry + BBQ Patio		191	0	191	
3	DRIVEWAY - Asphalt Off Street Parking & Approach/ REDUCE 55 sf	325	0	196	0	
4	BACKYARD : Brick Sand Set Pavers / CONVERT TO BARK		149	0	0	
5	BACKYARD : Sitting Area Crushed Rock (to be reduced to bark)		203	0	0	
6	EXISTING North Access Deck Landing (slots pervious)		30	0	30	



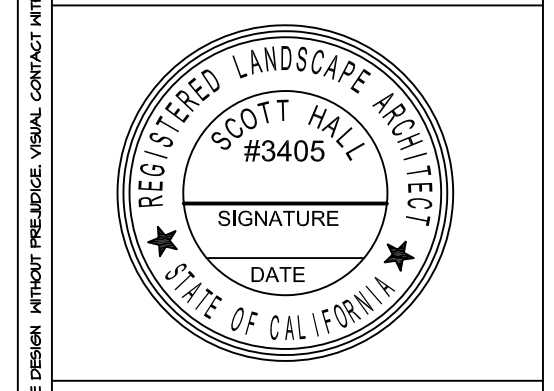
PROPOSED SITE CONDITION
 SCALE: 1/8" = 1' - 0"

ZONE	AREAS IDENTIFIED SITE LANDSCAPE COVERAGE	EXISTING IMPERVIOUS	EXISTING PERVIOUS	***** PROPOSED IMPERVIOUS	***** PROPOSED PERVIOUS	COMPARE TOTAL COVERAGE
7	Proposed: BACKYARD Crushed Rock Sitting Area / Convert to Bark - expand 40 square feet		0	0	0	
TOTAL EXISTING SITE COVERAGE		695	573	-----	-----	1,268
TOTAL PROPOSED SITE COVERAGE		-----	-----	566	221	787
ALLOWABLE SITE COVERAGE		-----	-----	-----	-----	861

- NOTES:
- 1.) Lot Size 6,800 sf
 - 2.) House BASE FLOOR AREA ALLOWED 2,676 sf
 - 3.) House BASE FLOOR AREA EXISTING 2,070 sf
 - 4.) Building Area UNDER THE ALLOTTED 606 sf
 - 5.) Site Coverage THE ALLOTTED 861 sf
 - 6.) Amended / Reduced Proposed Site Coverage ... 786 sf Excess of 75 sq. ft. Better than Allotted

Revisions
 CLARIFY WEST FENCE SHOW SETBACKS ON PROPOSED DWG.

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

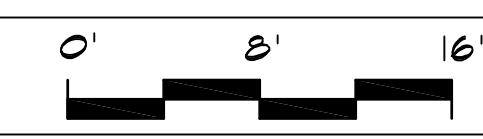


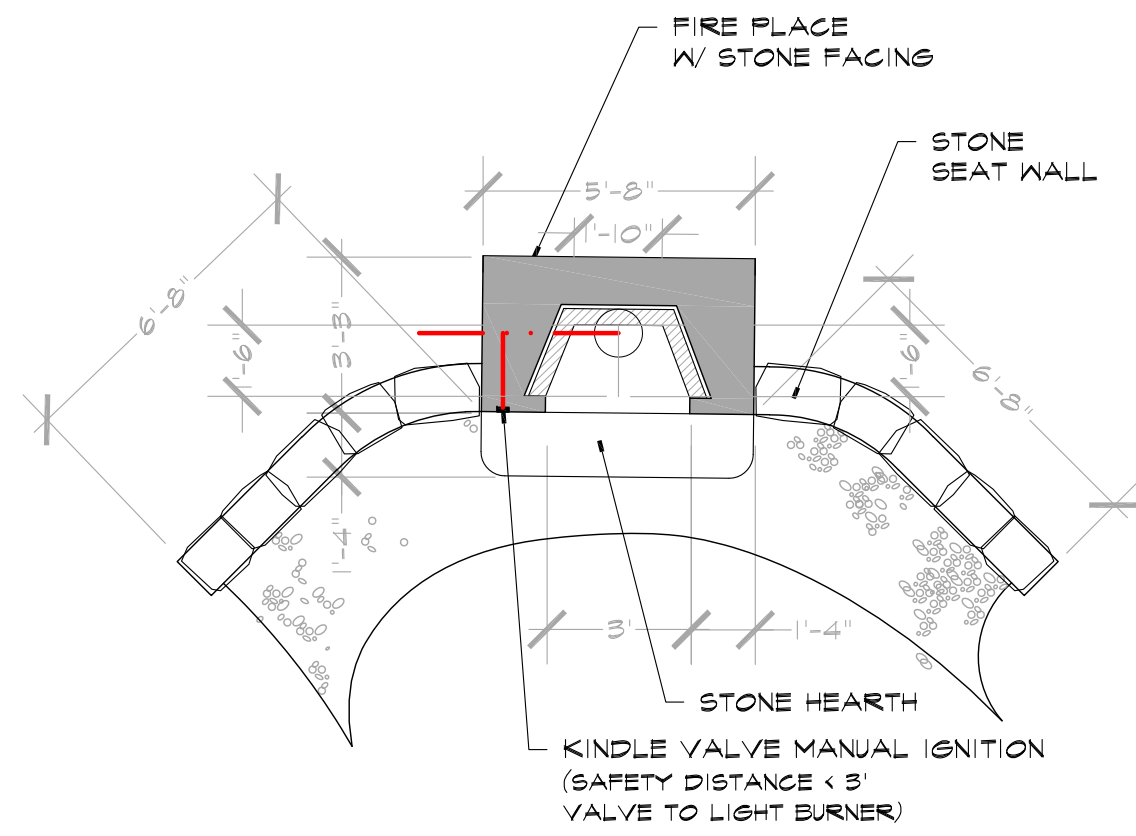
Corey & Noreen West
 SW Corner Carmelo & 7th Ave
 Carmel-by-the-Sea apn 010-268-001

Page Title:
Site Conditions
Extg. / Proposed

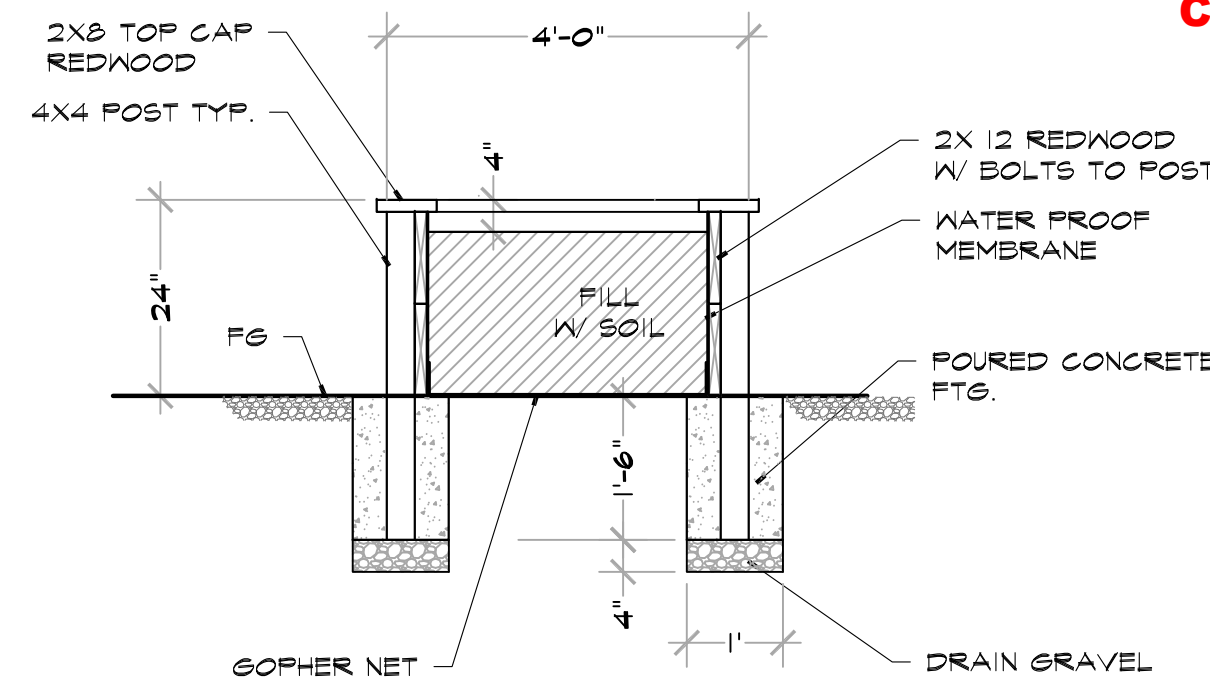
Job # 11-2023
 Date 03-02-2024
 Revision 5-28-2024
 Drawn By MASH
 Sheet

2
 of: 6 Sheets



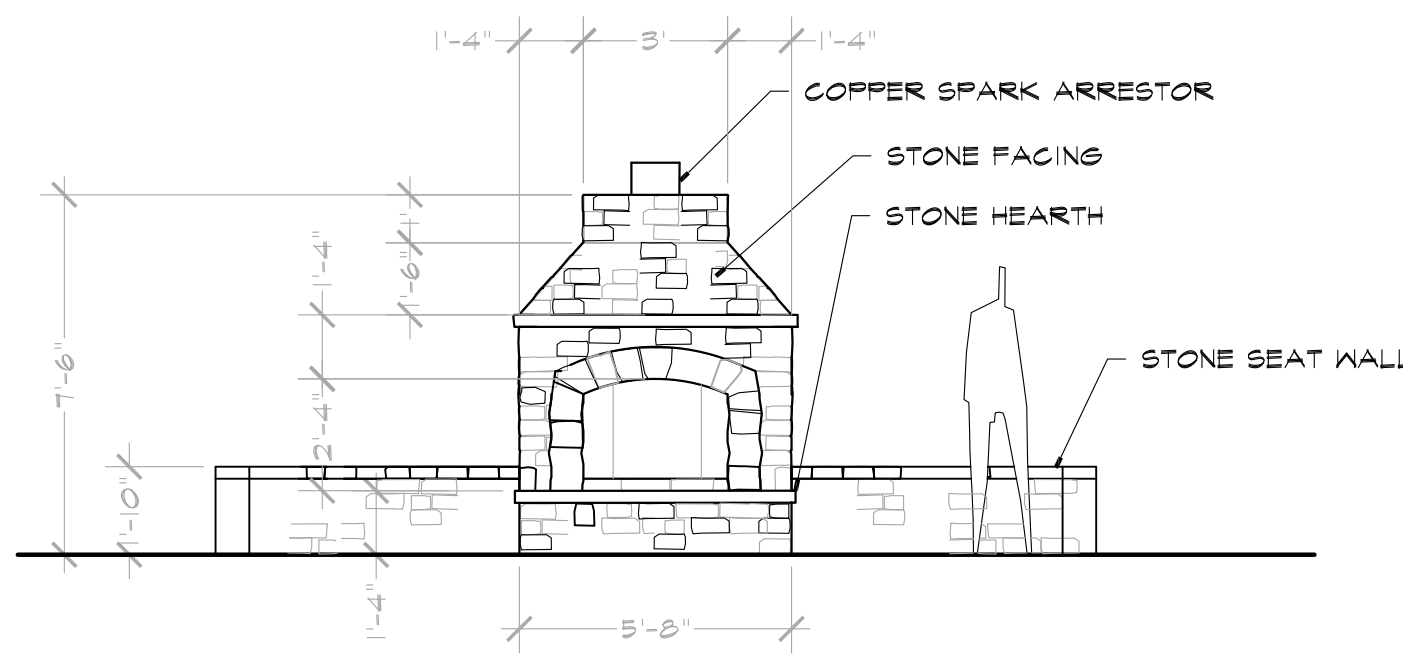


FIRE PLACE PLAN



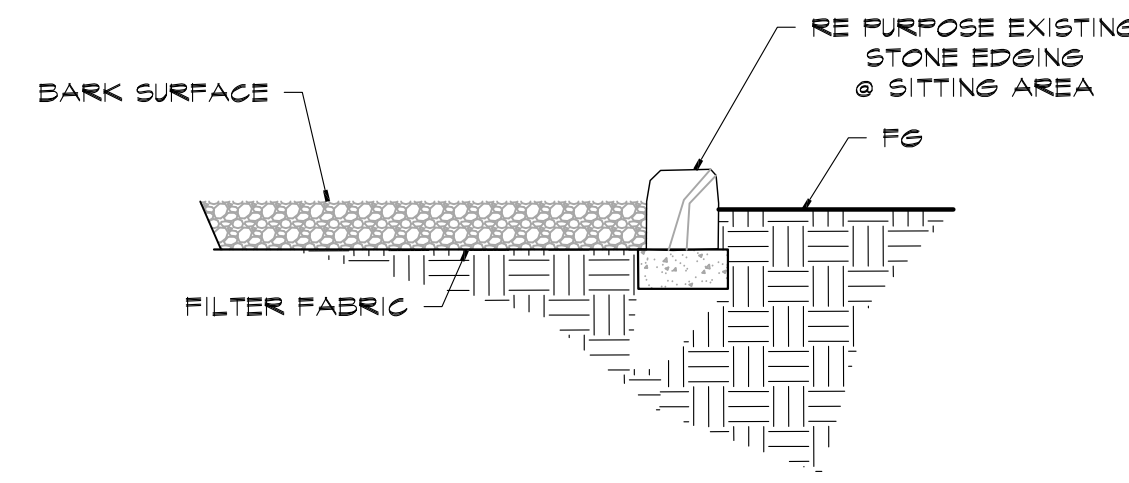
VEGETABLE BED DETAIL

SCALE : 1/2" = 1' - 0"



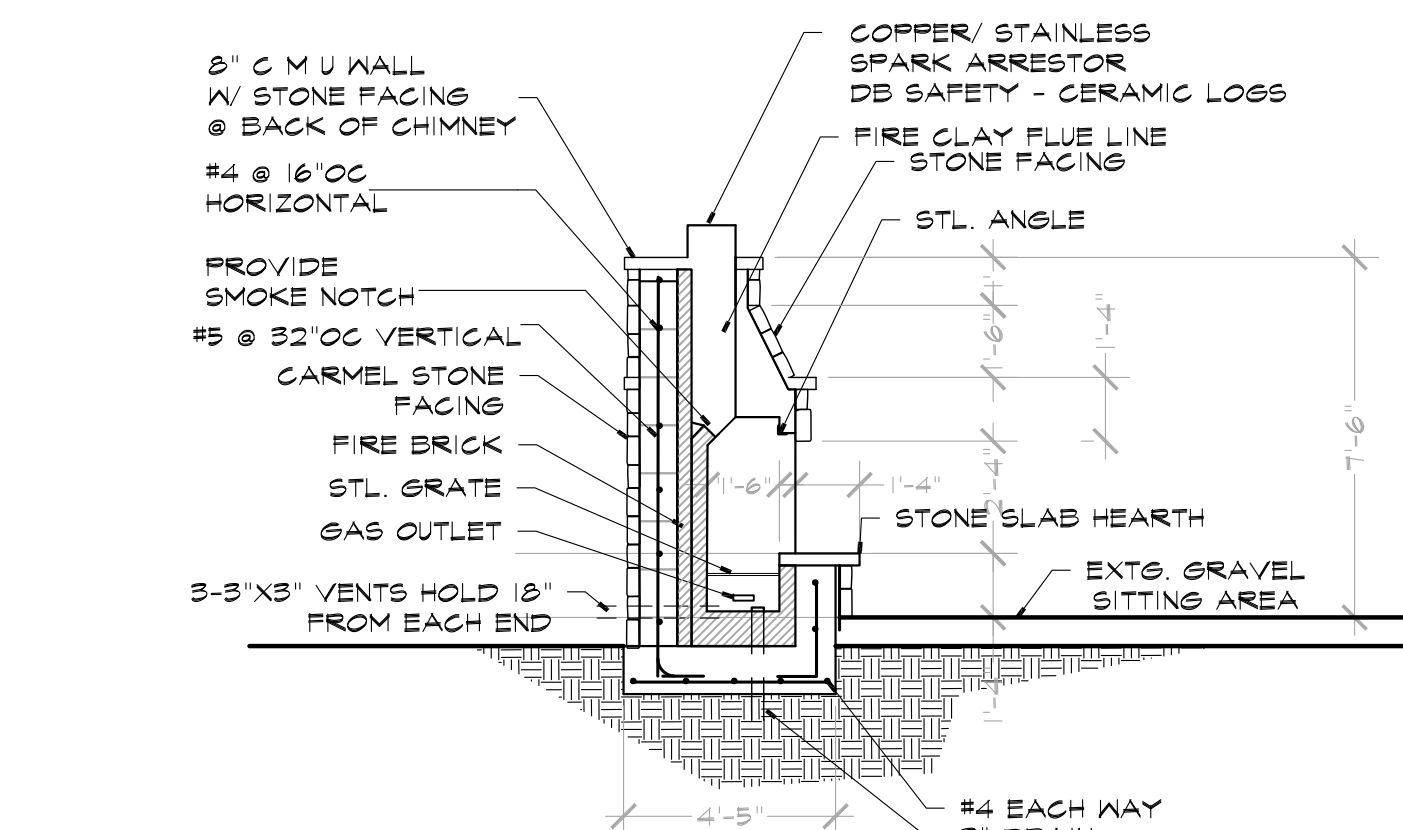
FIRE PLACE ELEVATION

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



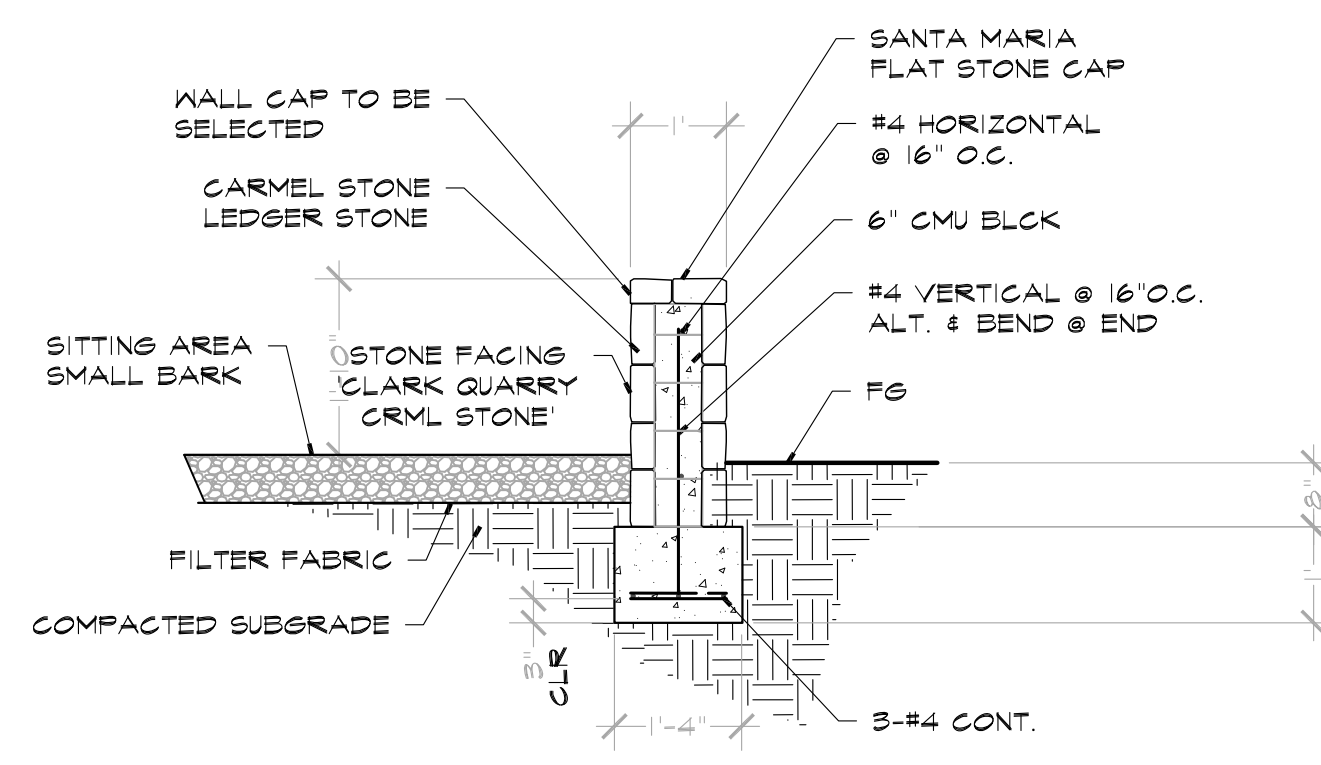
SITTING AREA

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



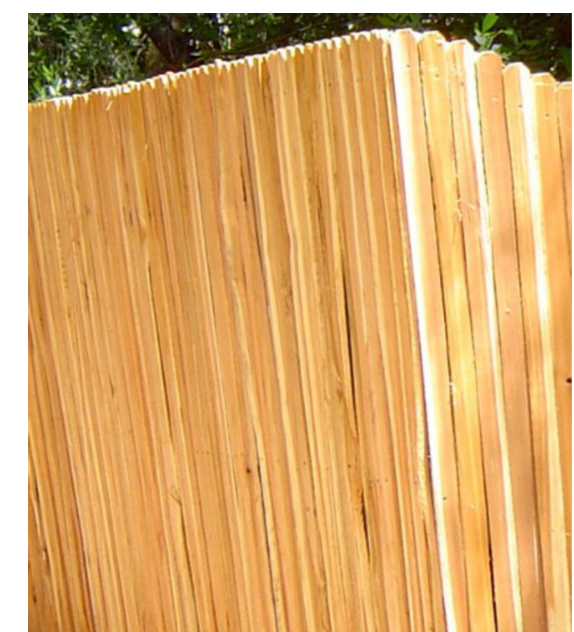
FIRE PLACE SECTION

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



SEAT WALL DETAIL

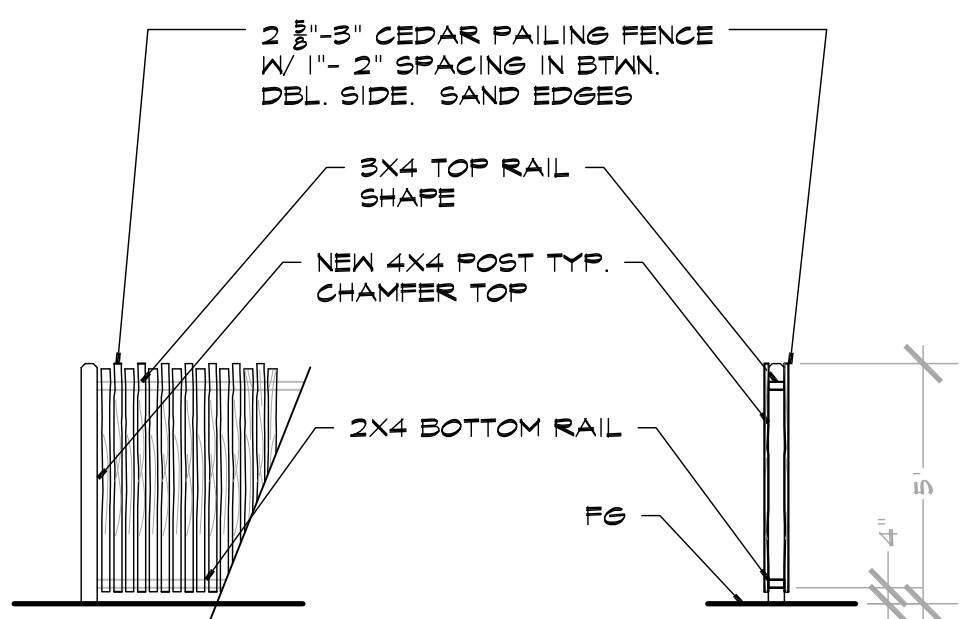
SCALE : 1/4" = 1' - 0"



CEDAR FENCE MATERIAL IMAGE

SCALE : NONE

CEDAR COLOR AT TIME OF INSTALLATION & WITHOUT SPACING PER OR RHYTHM OF UNEVEN TOP. FENCING MATCH ON SITE.



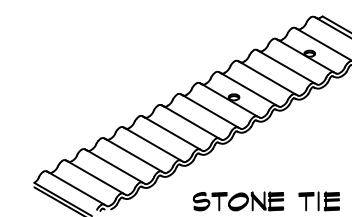
FENCE ALONG NORTH SIDE DETAIL

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

NOTES FIREPLACE:

- THE FIREPLACE PROPOSED IS NATURAL GAS CARMEL STONE CLAD FIRE BOX. THE STONE IS TIGHT FIT AN OF CARMEL VILLAGE STYLE.
- CHIMNEY IS A PERMANENT VENT OPENING NOT LESS THAN 54 SQ INCHES
- THE FIRE LOGS BURNER RATED 75,000 BTU
- LIGHTING THE UNIT IS MANUAL USING A KINDLER VALVE PROXIMATE TO SAFE CODE DISTANCES TO LIGHT THE CERAMIC LOGS
- A 3/4" KINDLER VALVE IS SPECIFIED

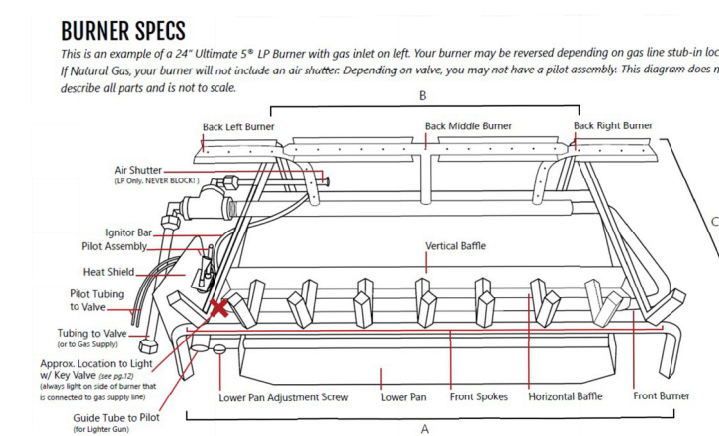
NOTE : STONE TIES CORRUGATED GALVANIZED OR STAINLESS WALL TIES - USE SIMPSON STRONGS TIE BT-R 100 6-11 OR EQUAL



STONE TIE



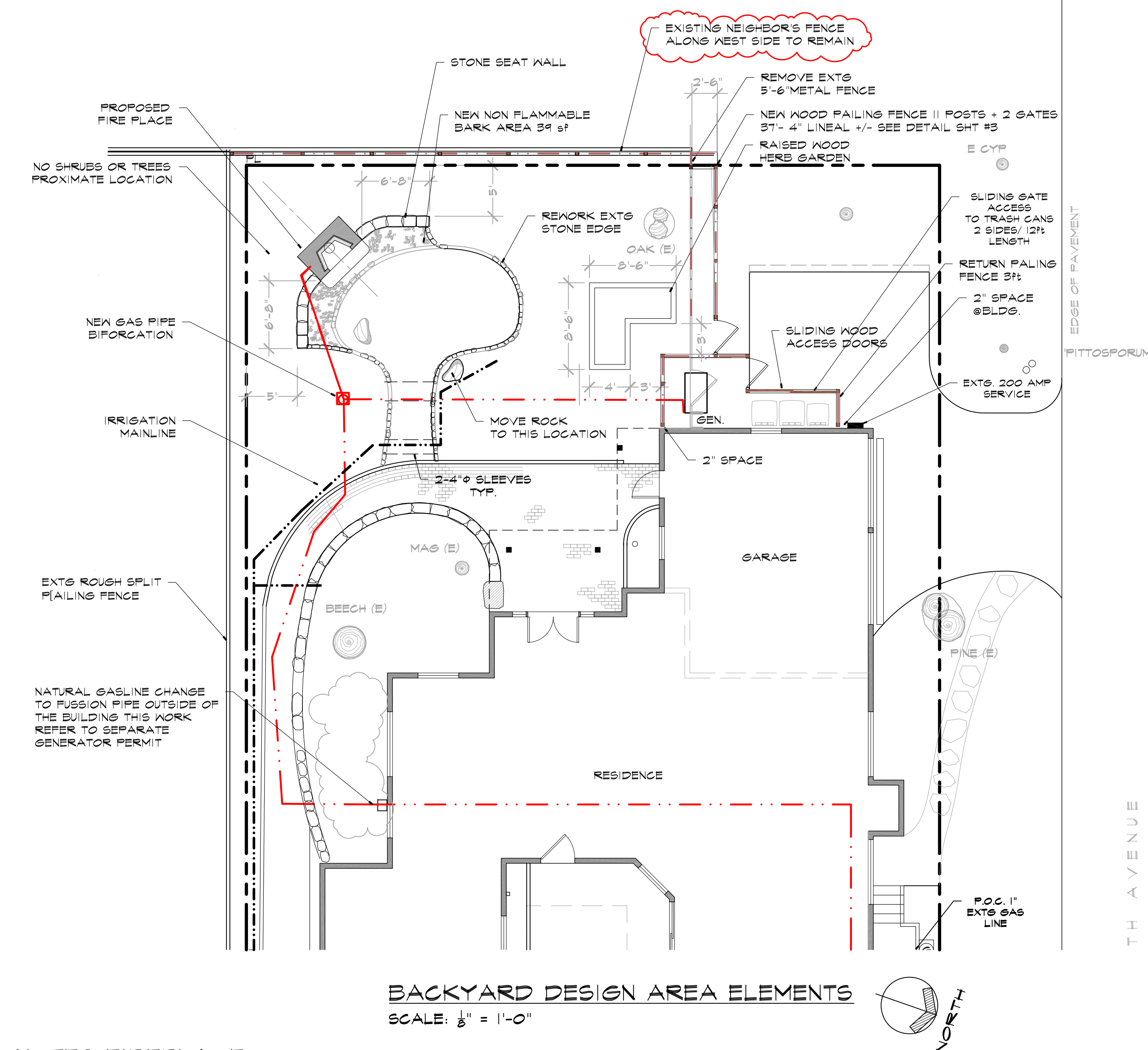
CARMEL STONE LEDGER VENEER



FIREPLACE BURNER & CERAMIC LOGS

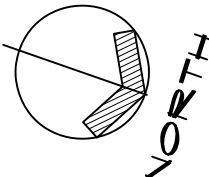


24" Rocky Mountain Split Prehistoric®



BACKYARD DESIGN AREA ELEMENTS

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



T H AVENUE

Revisions
CLARIFY WEST FENCE SHOW SETBACKS ON PROPOSED DWG.

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SW Corner Carmelo & 7th Ave
Carmel-by-the-Sea apn 010-268-001

Page Title:
**Construction
Layout & Details**

Job # 11-2023
Date 03-02-2024
Revision 5-28-2024
Drawn By MASH
Sheet

IRRIGATION MATERIALS

- IRRIGATION CONTROLLER:
- HUNTER HPC 6 Smart Clock

- RAIN SENSOR / WIRELESS WEATHER STATION
 HUNTER Wireless RAIN CLIK verify product & operation
 POINT OF CONNECTION - Verification: Meter located front Yard Gate
- BEFORE BACKFLOW VERIFY GATE VALVE : Spheres SCH 20 Ball Valve
 - VERIFY / ADD Flow Sensor to Master Valve PRODUCT HC 1"
 - FLOW SENSOR : Hunter HC 1" FLOW METER / INSTALL W/ MASTER VALVE
 - A Freeze Blanket shall be installed over the RP unit
 - A certified Test shall be made at time of installation & each year following by a Plumber or certified American Water Works Technician

MAIN LINE:
 1" Schedule 40 PVC

LATERAL LINE:
 3/4" Schedule 40 PVC/ Pipe to the Plant Irrigating Zone

MASTER VALVE
 WEATHERMATIC 21000 / 1" REMOTE VALVE

- IRRIGATION ZONE VALVES
- WEATHERMATIC 21000 / 1" REMOTE VALVES ---
 - A 3/4" Netatim Arkal disc filter shall be installed after each valve
 - Regulator after Filter shall be 30 PSI Senniger Regulator PMR30MP
 - Place each Valve into 10" Carson or equal Valve box

- DRIP LINE & EMITTERS:
- PVC Schedule 40 Pipe 3/4" shall install as the run to actual planted areas
 - DRIP LINE Distribution tubing shall be 1/2" Polyethylene Tubing mfg. Argifim or Netatim
 - EMITTERS shall be Netatim self piercing 1 gallon per hour(SPCV10). Pressure compensating range: 10.15 to 52 psi
 - EMITTER NUMBERS vary per plant container size (T.B.D.) in Final Working Drawings

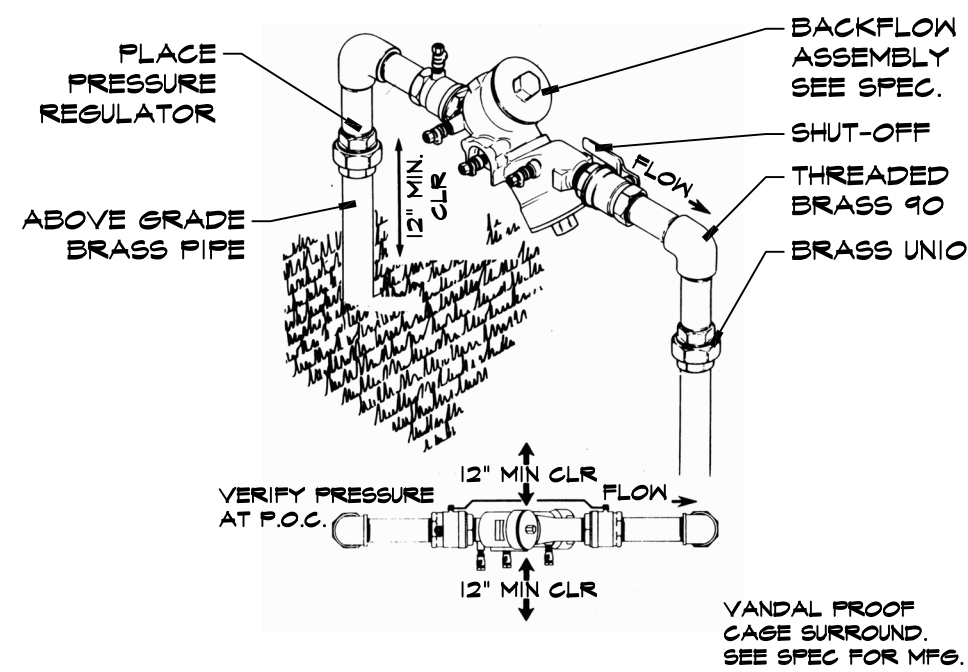
- HOSE BIB:
- Rainbird 44 RC Quick Coupler Valve with Yellow Cover (Provide in box)
 - Supply Two Hose Keys
 - Alternate or at various points instead of IN GROUND QC Install Champion 1" Garden Valve Brass Inlet Hose Bib
 - Review w/ Owner

Water Efficient Landscape Worksheet
 Wiggins Landscape Renovation

Zone	Plant factor (pf)	Irrigation method	Irrigation Efficiency	ETAE (PF/E)	Landscape Area (sq. ft)	ETAFx Area	ETWU
1	0.2	DRIP	0.81	0.25	63	15.75	393.83
2	0.2	TEC	0.81	0.25	272	68	1700.32
3	0.4	TEC	0.81	0.5	36	18	450.09
4	0.2	TEC	0.81	0.25	274	68.5	1712.82
5	0.2	TEC	0.81	0.25	167	41.75	1043.95
Totals							5302

Average ETAF= 0.27
 MAWA= 11168

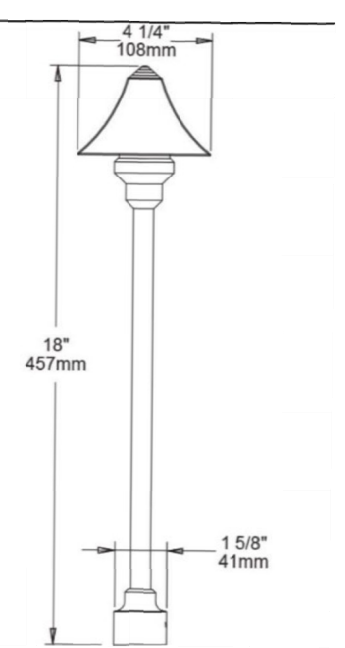
SUMMATION
 Total Landscape Area= 812 sq ft
 ETWU Total= 6,777 gallons
 MAWA Total= 11,168 gallons



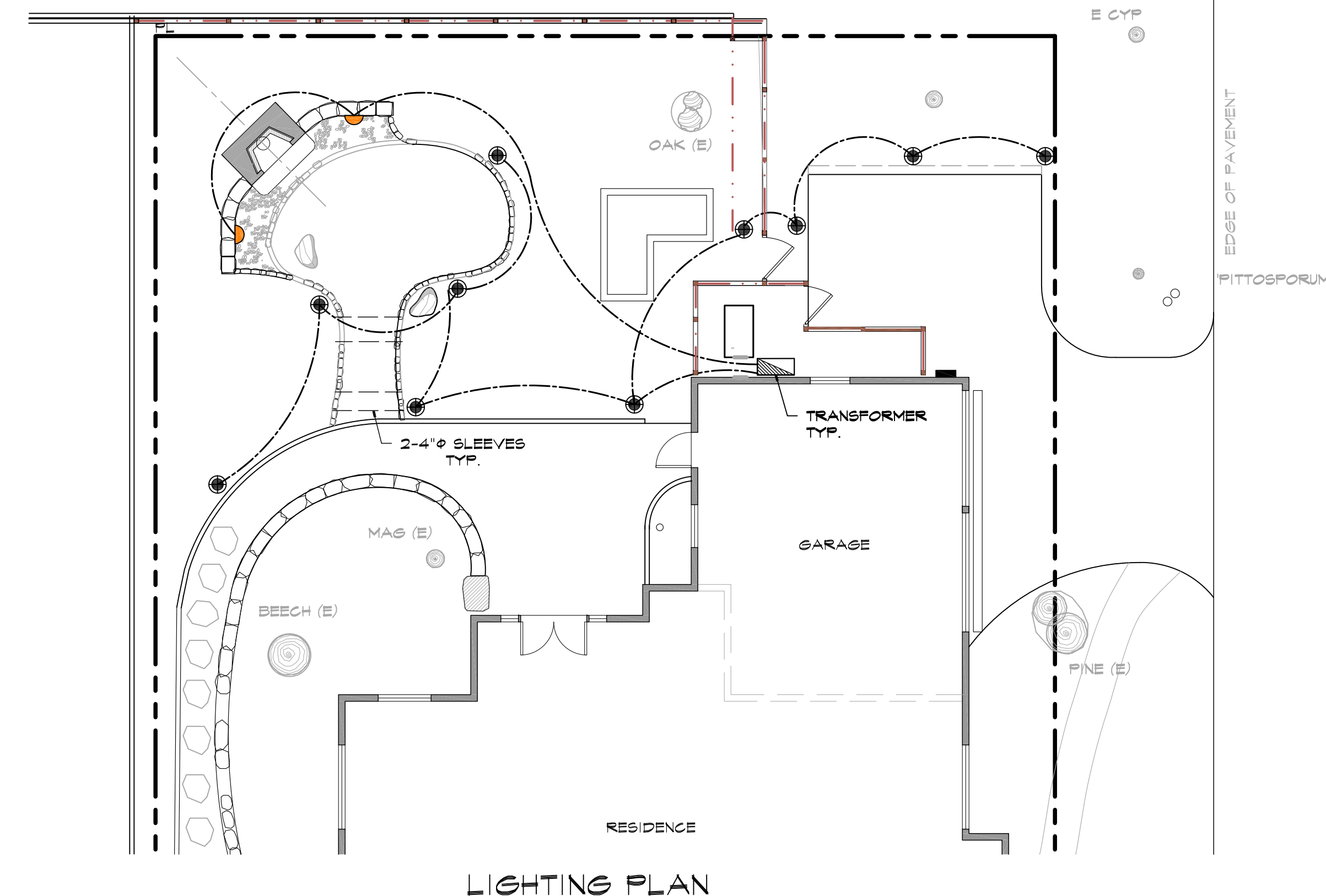
BACKFLOW ASSEMBLY NTS

Qty.	Symbol	Description	Product
		WALL LIGHT	AuroraLight LSN & Meridan 15 watts 123 Lumens / dark bronze finish
		PATH LIGHT / STEM	AuroraLight HPL4B Laguna 2700k LED BLP Bronze Finish 2.5 or 3.5 watts / 123 Lumens
		TRANSFORMER	Mfg. Unique 300 Watt 300 SSL- LED Series
		LIGHT MOUNTING	Ground Lights shall be mounted EPCO POSTS w/ brass caps
		WIRING LOOP	
		GFI Outdoor Outlet	
		SWITCHING LOCATION	

- NOTES:
- ALL WATTAGE / LUMENS FOR FIXTURES & SPACING SHALL CONFORM TO CITY MUNICIPAL / BUILDING CODES
 - ANY CHANGE IN TYPE OR MANUFACTURER SHALL BE REVIEWED WITH LANDSCAPE ARCH.
 - LIGHTS FIXTURES DESIGNED TO BE DOWN CAST LIGHT WITH BUILT-IN SHIELDING
 - ALL FINISH IS TO BE BRONZE PATINA / AuroraLight BLP
 - ALL FIXTURES ARE LED AND FAR UNDER CITY MUNICIPAL CODE LUMENS
 - PATH LIGHTS TO BE SET MAXIMUM 18" TALL - NOTE STANDARD PRODUCT HEIGHT IS 18" TO THE TOP OF THE CAP. THE LIGHT SOURCE IS BELOW THAT THRESHOLD.
 - LINE VOLTAGE JUNCTION BOXES SHALL BE INSTALLED BY LICENSED ELECTRICIAN
 - ALL LANDSCAPE LIGHTING WIRE INSTALL PLACED INTO SCHEDULE 40 / 3/4" PIPE
 - THROUGHOUT ALL LOCATIONS. RUN WIRE IN PIPE TO LOCATION, CAP & SEAL & LEAVE 5-FT MINIMUM COILED AT FIXTURE LOCATION FOR ADJUSTMENTS.



IRRIGATION PLAN



LIGHTING PLAN

Revisions

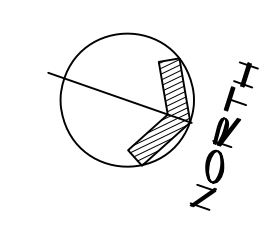
Hall Landscape Design Inc.
 Landscape Architects #3405
 582 Lighthouse Avenue
 Pacific Grove, Ca 93950
 (831) 655-3808
 e-mail: scott@halllandscape.com



Corey & Noreen West
 SW Corner Carmelo & 7th Ave
 Carmel-by-the-Sea apn 010-268-001

Page Title:
Irrig + Lighting Plans

Job # 11-2023
 Date 03-01-2024
 Revision
 Drawn By MASH
 Sheet



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Plant List: landscape renovation backyard

Sym	PLANT SPECIES	COMMON NAME	wcolos IV rate	Size	Qty.
SS	Screening Shrubs:				
SS-1	Ceanothus thyrsiflorus 'Snow Flurry' alternative: Rhamnus alaternus	White Flw. Mt. Lilac Italian Buckthorn	L	5g	13
FS	Flowering Shrubs :				
FS-1	Carpenteria californica 'Elizabeth' alternative: Cornus 'Eddie's White Wonder'	Bush Anemone Dogwood	L	5g	2
FS-2	Lochroma cyanea 'Royal Blue' alternative: Alogone hugelli	Lochroma	M	5g	1
FSM-1	Alyogyne hugelli alternative spp. 'hakifolia'	Australian blue Hibiscus	L	5g	2
FSM-2	Philadelphus lewesii	Sweet Mock Orange	L	5g	1
GR	Grasses:				
GR-1	Lomandra 'Platinum Beauty' / 'Arctic Frost'	Matt Rush	M	1g	9
GR-2	Festuca rubra 'Patrick's Point' alternative: Festuca 'Beyond Blue'	Blue Fescue	VL	plgs	220
GR-3	Armeria maritima 'Alliacea'	Sea Pinks	M	4"	36
GC	Ground Covers Shrub like 1-2ft:				
GC-1	Grevillea lanigera Mnt Tamboritha alternative: Correa puchella 'Carmen Bells'	Low Grevillea	L	5g	3
P	Perennials:				
P-1	Iris douglasiana spp. 'Santa Lucia Brett's choice'	Native Blue Iris	L	1g	3
P-2	Lavendula angustifolia 'Hidcote'	Lavender	L	1g	7
P-3	Helleborus HGC Series 'Ice 'N Roses'	Lenten Rose	L	1g	3
T	Trees:				
T-1	Malus floribunda domestica white alternatives: Ceanothus g. 'Ray Hartman' std form	Flowering apple Coast Lilac tree form	M	15g 5g	
V	Vine:				
V-1	Clematis ligusticifolia alternatives: Pandora jasminoides 'Alba' Lonicera hispidula	Virgin's Bower	M L L	5g	2
Herbs	Raised Herb & Vegetable Garden Plants to be selected by season	36 s.f. Install goffer wire 2 cyds container mix w/ lava rock			
Bark	Wood mulch Bark Use micro-bark throughout / planting, paths and sitting area	approx 18 cyds spread minimum 2" thickness			



FS-1 LOCHROMA



T-1 M 'SPRING SNOW'



T-1 ALT CEANOTHUS



FS-1 CARPENTERIA



SS-1 RHAMNUS



SS-1 CEANOTHUS



BLUE FLW ALT



GC-1 GREVILLEA



V-1 PANDOREA



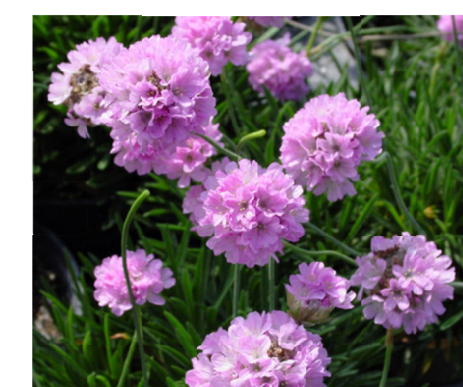
V-1 ALT. LONICERA



GR-1 LOMANDRA



GR-2 FESTUCA



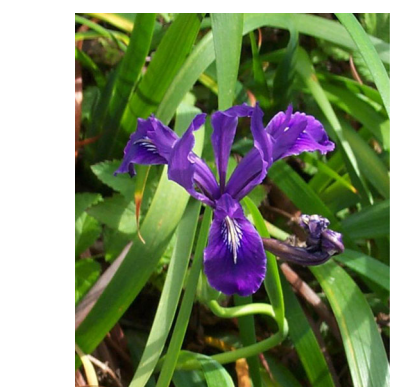
GR-3 ARMERIA



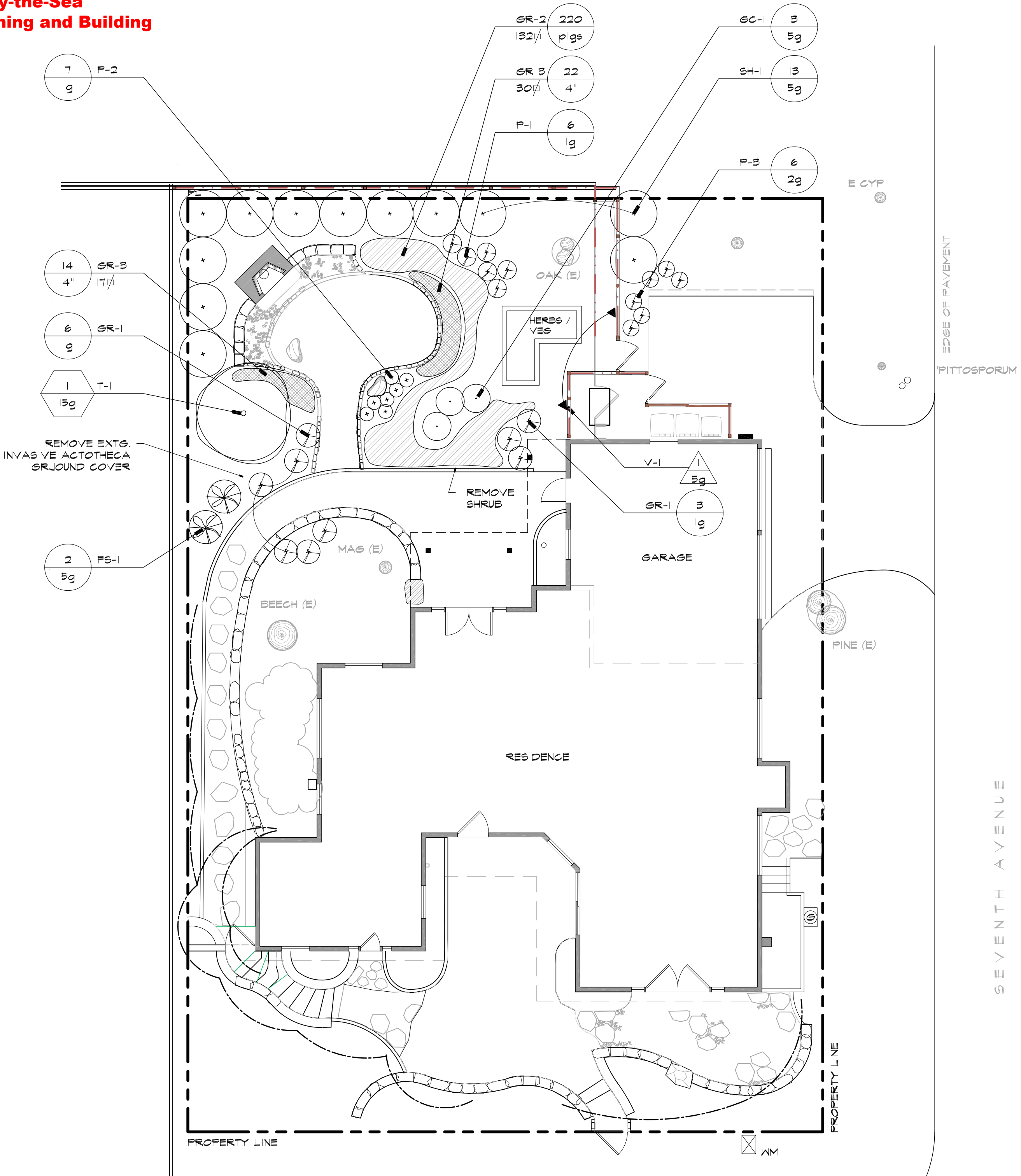
P-2 LAVENDULA



P-3 HELLEBORUS



P-1 IRIS DOUGLASIANA



Revisions

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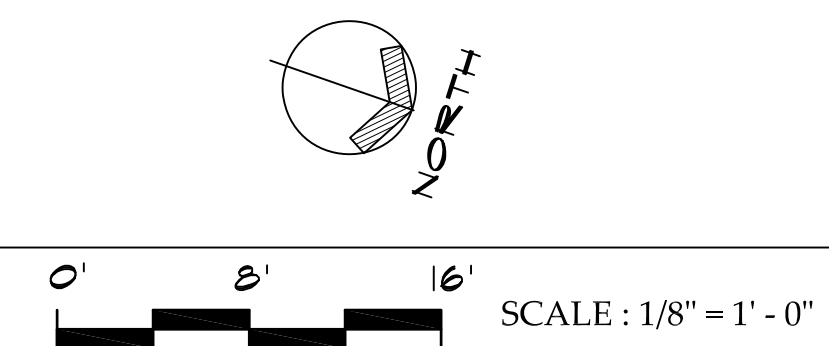
Corey & Noreen West
 SW Corner Carmelo & 7th Ave
 Carmel-by-the-Sea apn 010-268-001

Page Title:
Planting Plan

Job # 11-2023
 Date 03-03-2024
 Revision
 Drawn By MASH
 Sheet

5
 of: 6 Sheets

PLANTING PLAN RENOVATION BACKYARD



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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.

MATERIALS & WASTE MANAGEMENT Non-Hazardous Materials <ul style="list-style-type: none"> Bears and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days. Use (but don't overuse) reclaimed water for dust control. Hazardous Materials <ul style="list-style-type: none"> Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast. Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. Arrange for appropriate disposal of all hazardous wastes. 	EQUIPMENT MANAGEMENT & SPILL CONTROL Maintenance and Parking <ul style="list-style-type: none"> Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. Perform major maintenance, repair jobs, and vehicle and equipment washing off site. If refueling or vehicle maintenance must be done onsite, work in a bermed area away from streets, drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste. If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters. Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc. Spill Prevention and Control <ul style="list-style-type: none"> Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made. Wash out spills or leaks immediately and dispose of cleaning materials properly. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rag). Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number; 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours). 	EARTHWORK & CONTAMINATED SOILS Erosion Control <ul style="list-style-type: none"> Schedule grading and excavation work for dry weather only. Stabilize all denuded areas, until and maintain temporary erosion controls (such as erosion control fabric or banded filter matrix) until vegetation is established. Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned. Sediment Control <ul style="list-style-type: none"> Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, filter rolls, berms, etc. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins. Keep excavated soil on the site where it will not collect into the street. Transfer excavated materials to dump trucks on the site, not in the street. Contaminated Soils <ul style="list-style-type: none"> If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: <ul style="list-style-type: none"> Unusual soil conditions, discoloration, or odor Abandoned underground tanks Abandoned wells Buried barrels, debris, or trash 	PAVING/ASPHALT WORK <ul style="list-style-type: none"> Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters. Do not use water to wash down fresh asphalt concrete pavement. 	CONCRETE, GROUT & MORTAR APPLICATION <ul style="list-style-type: none"> Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain. Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite. 	PAINTING & PAINT REMOVAL Painting cleanup <ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters. For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment facility. Never pour paint down a storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or landfilled off-site for proper disposal. Paint Removal <ul style="list-style-type: none"> Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste. Contain multiple-piled landscaping materials by storing them under tarps when they are not actively being used. Use erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied. Discontinue application of any erodible landscape material within 7 days before a forecast rain event or during wet weather. 	DEWATERING <ul style="list-style-type: none"> Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all distributed areas or otherwise ensure compliance. When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or landfilled off-site for proper disposal.
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Approved 6/7/2024
DS 24107 (West)
Jacob Olander, Assistant Planner
Carmel-by-the-Sea
Community Planning and Building

TREE PROTECTION & FOREST ENHANCEMENT FOR THE GARDEN RENOVATION

No trees are to be removed on this project.

The overall practical goal in contributing to the forest stewardship is conservation of water and maintain storm run-off following the City tree protection goals in City Tree Protection Plan 17.48

CONSTRUCTION SAFE GUARDS:

- One Large Oak occupies a corner of the proposed renovation area within the property boundary. The tree Protection zone shall be equal to the drip line of 18" distance radial out from the tree for every one inch of trunk diameter measured 4 1/2 ft (four feet six inches). Site and street conditions may compromise this condition. In the cases they do the City Forester shall be called to assist in the determination of distance.
- Per the Municipal Code Chapter 17.48.110 no materials may be stored within the drip line of the protected tree and extending to the drip lines of trees on adjacent parcels.
- Codes and Ordinances: 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 these drawings for the exterior of the project design.
- LIGHTING: All outdoor Lighting conforms to the City of Carmel-by-the-Sea requirements and follows the Lighting plan found on Sheet 4 of this Plan Set. In particular Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture. Each light shall be spaced not less than 10 feet apart. Landscape lighting is not used for tree, wall fence or accent. The purpose of the landscape lighting is to safely illuminate walkways and entrance to the garden. All fixtures are shielded and down facing. The manufacturer's specifications including the illumination is included on this sheet.
- Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning a& Building Department with in 24 hours. Work will be permitted to recommence once resources are evaluated by the Building Department.

Revisions

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Corey & Noreen West
SW Corner Carmelo & 7th Ave
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apn 010-268-001

Best Mng. Plan

STORM DRAIN POLLUT... O \$10,000 PER DAY!

CITY CARMEL by-the-SEA BMPs *** ENGLISH ***



LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

MANEJO DE MATERIALES Y RESIDUOS Materiales no peligrosos <ul style="list-style-type: none"> Haga un borde alrededor y cubra con lona impermeable las pilas de arena, tierra u otros materiales de construcción cuando haya pronostico de lluvia o si no se está usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible. Use (but don't overuse) agua reciclada para control de polvo. Materiales peligrosos <ul style="list-style-type: none"> Etiquete todos los materiales y residuos peligrosos (como pesticidas, pinturas, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales. Almacene los materiales y residuos peligrosos en contenedores que no permitan filtración luego de contrastar recipientes apropiados y cubiertos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia. Al aplicar los materiales peligrosos, siga las instrucciones de las etiquetas y siga cuidadosamente las instrucciones de seguridad. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas. Almacenar y disponer apropiadamente de todos los residuos peligrosos. 	MANEJO DEL EQUIPO Y CONTROL DE DERRAMES Mantenimiento y estacionamiento <ul style="list-style-type: none"> Designar un área especial, usando lona impermeable de control de polvillo, para estacionar los vehículos y el equipo, y para almacenamiento. Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción. Si es necesario poner gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en una área bermeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deséchelos de los líquidos como materiales peligrosos. Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpie solo con agua, en una área cercada que no permita que el agua o el equipo llegue a curbs, calles, desagües de aguas pluviales o superficies acuosas (lagos, arroyos, etc.). No lave vehículos o equipos en el sitio de construcción. Use métodos en seco (incluyendo absorbentes, y mantenimiento control de sedimentos, como rollos de fibra, cerca de sedimentos o esteras de sedimentos). Previenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o esteras de sedimentos. Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser accedida a la calle. Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle. Si se observan cualquier de las siguientes condiciones, analice la tierra para determinar contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local. <ul style="list-style-type: none"> Contaminación inusual en la tierra, descoloración o olor Tanque enterrado abandonado Pozos de agua abandonados Bariles, barriles o residuos enterrados 	TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS Control de erosión <ul style="list-style-type: none"> Evite pavimentar o recibir pavimento en temporada de lluvias o cuando se haya pronostico de lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse. Cubra las rejillas de los desagües de aguas pluviales y las bocas de desagüe con una capa de sellado, capa ligante, capa de lechada (slurry seal), capa final final, etc. Humedece y recicle o deséchelos apropiadamente el exceso de grava o arena sobrante. NO la lleve a la calle. Use el agua con la que lavó el concreto de lavado apropiadamente fuera del sitio de construcción. Control de sedimento <ul style="list-style-type: none"> Proteja las rejillas de los desagües de aguas pluviales, canales, curbs y cursos de drenaje, usando apropiadas técnicas de control de polvillo, como bollos de fibra, rollos de fibra, cercas, etc. Corte y limpie el paño con agua apropiada. Filtre y vuelva a usar los diluyentes y solventes. Deséchelos del resto y del diluyente/solvente como desecho peligroso. 	APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y ARGAMASA <ul style="list-style-type: none"> Guarde el concreto, la lechada de cemento y la argamasa cubiertos, en pallets y alejados de las áreas de drenaje. Estos materiales nunca deben llegar a los desagües pluviales. Lave el concreto del equipo y la base de agua, pinte lo más que pueda con la última pintura en el paño y limpie el paño con diluyente/solvente en un área apropiada. Filtre y vuelva a usar los diluyentes y solventes. Deséchelos del resto y del diluyente/solvente como desecho peligroso. Use el agua con la que lavó el concreto de lavado apropiadamente fuera del sitio de construcción. 	PINTANDO Y REMOVIENDO PINTURA Limpieza después de pintar <ul style="list-style-type: none"> Nunca lave los pinceles ni esguajes los restos de pintura en la calle, en las curbs, desagües pluviales o superficies de aguas pluviales, lagos, etc.). Al terminar de usar pintura a base de agua, pinte lo más que pueda con la última pintura en el paño y limpie el paño con diluyente/solvente en un área apropiada. Filtre y vuelva a usar los diluyentes y solventes. Deséchelos del resto y del diluyente/solvente como desecho peligroso. Use el agua con la que lavó el concreto de lavado apropiadamente fuera del sitio de construcción. 	EXTRACCIÓN DEL AGUA Control de contaminación <ul style="list-style-type: none"> Controlar efectivamente toda el agua que corre al sitio, o dentro del sitio y que corra hacia aguas protegidas en el sitio. Derivar toda el agua que venga hacia el sitio para que no llegue a las áreas distribuidas o de alguna otra manera negativa de proteger la calidad del agua para cumplir con las ordenanzas. Al estar en el agua, notifique y obtenga el permiso de la autoridad local antes de descargar agua en la curbs de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o derivar a través de un depósito, tanque o estera de sedimento y/o pueda ser requerida la descarga en un drenaje de concreto y acido fosfo. En las áreas que se deben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario analizar y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o almacenada fuera del sitio para su eliminación apropiada.
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¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!

CITY CARMEL by-the-SEA BMPs *** SPANISH ***

BEST PROJECT MANAGEMENT PRACTICES DURING GARDEN CONSTRUCTION

auroralight

Signature Series Classic Auroralight

HPL4B LAGUNA

TYPE: PATH LIGHT
CAT #: HPL4B

Features include:

- Interchangeable LED Module in 2.5 or 3.5 Watts
- Up to 123 Lumens
- 2700K (80 CRI) or 3000K (80 CRI)
- Thermally Integrated® Field Serviceable LED Module
- 12V Integral Driver, Dimmable to <10% lyp.
- Compatible w/ 12V AC/DC ELY or MLV Transformers
- Solid Copper and Brass Construction
- Contact Factory for Custom Height

COPPER

auroralight

Signature Series Classic Auroralight

LSW8 MERIDIAN

TYPE: WALL/POLE/CEILING/RECESSED
CAT #: LSW8

Features include:

- 1.25 Watts up to 123 Lumens
- Cree LED™ XLAMP® (XP-L)
- Interchangeable UV & Shock Resistant Silicone Optic
- 2700K (80 & 90 CRI), 3000K (80 CRI), 4000K (80 CRI), or Amber (505-505)
- Thermally Integrated® w/ Copper Core Technology®
- 12V Integral Constant Current Driver (Remote 12V AC/DC Transformer Required)
- Dimmable to <10% (TRIAC/Forward Phase) via Compatible Transformer
- Compatible w/ 12V AC/DC ELY or MLV Transformers
- Dual Light for Interior IC, and Exterior Wet Location Use
- Solid Brass and Copper Construction

COPPER

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