

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE 2019 CALIFORNIA BUILDING CODE (**CBC**) AND APPENDICES H, I, AND J; CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE, CALIFORNIA ENERGY CODE, FIRE CODE (SEE CMC TITLE 8), AND 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY ORDINANCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLAN A4.1 FOR ADDITIONAL INFORMATION.
6. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 2304.S.1 U.O.N.
7. NO EXISTING FIRE SUPPRESSION SYSTEM. NEW FIRE SPRINKLERS TO BE INSTALLED. DEFERRED SUBMITTAL AND UNDER SEPARATE PERMIT.

SHEET INDEX

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PROJECT DATA

SCOPE OF WORK:

NEW 2-STORY RESIDENCE WITH ATTACHED GARAGE ON 4,000 SF LOT. DEMOLISH EXISTING GARAGE.

CONSTRUCTION TYPE: V-B
 OCCUPANCY: R-3
 FIRE SPRINKLERS: R, YES
 WATER: CAL-AM (E)
 SEWER: CARMEL AREA WASTE WATER DISTRICT (E)

TREE REMOVAL: NONE (0)
 GRADING: 115 CUBIC YARDS CUT, 25 CUBIC YARDS FILL

CALCULATIONS:

FLOOR AREA CALCULATIONS:

FLOOR AREA:
 UPPER FLOOR: 885.0 SF
 LOWER FLOOR: 904.0 SF
 INCLUDING GARAGE: (200.0 SF)
 TOTAL FLOOR AREA: 1789.0 SF
 (see sheet A9 for additional information)

SITE COVERAGE:

DRIVEWAY: 36.0 SF
 FRONT PORCH AND WALKWAY: 75.9 SF
 COVERED PATIO: 215.0 SF
 RETAINING WALL @ NEIGHBOR'S HOUSE: 26.5 SF

TOTAL COVERAGE: 363.4 SF

PERMEABILITY:

PERMEABLE COVERAGE: 0.0 SF
 IMPERMEABLE COVERAGE: 363.4 SF

PROJECT DATA

PROPERTY ADDRESS: S/W CORNER FIFTH AVENUE AND LINCOLN STREET
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

BLOCK/LOT: BLOCK FF, LOTS 1

A.P.N. 010-212-022-000

ZONING: R-1 SINGLE FAMILY RESIDENTIAL

PERMITS:

OWNER **TERRY RUSSEY AND PAULA HAZDOVAC**
 1158 CHAPARRAL ROAD
 PEBBLE BEACH, CA
 93953

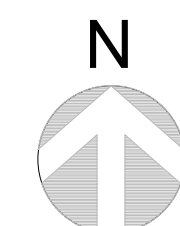
ARCHITECT: **ADAM JESELNICK ARCHITECT**
 24398 PORTOLA AVENUE
 CARMEL, CA 93923
 PHONE: (831) 620.5164 m
 CONTACT: ADAM JESELNICK AIA
 EMAIL: aejarch@gmail.com

CONTRACTOR: TBD

SURVEYOR: **LUCIDO SURVEYORS**
 2 SAUCITO AVENUE
 DEL REY OAKS, CALIFORNIA 93940
 (831) 620-5032
 INFO@LUCIDOSURVEYORS.COM



1 VICINITY MAP
 SCALE: N.T.S.



SHEET NAME:
 PROJECT DATA
 AND
 SITE LOCATION

SHEET DATE:
 06-09-2020

SHEET SCALE:
 AS NOTED

A0

GENERAL NOTES

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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

SPECIFICATIONS

SPECIFICATIONS AS NOTED ON THE ARCHITECTURAL AND ENGINEERING PLANS.

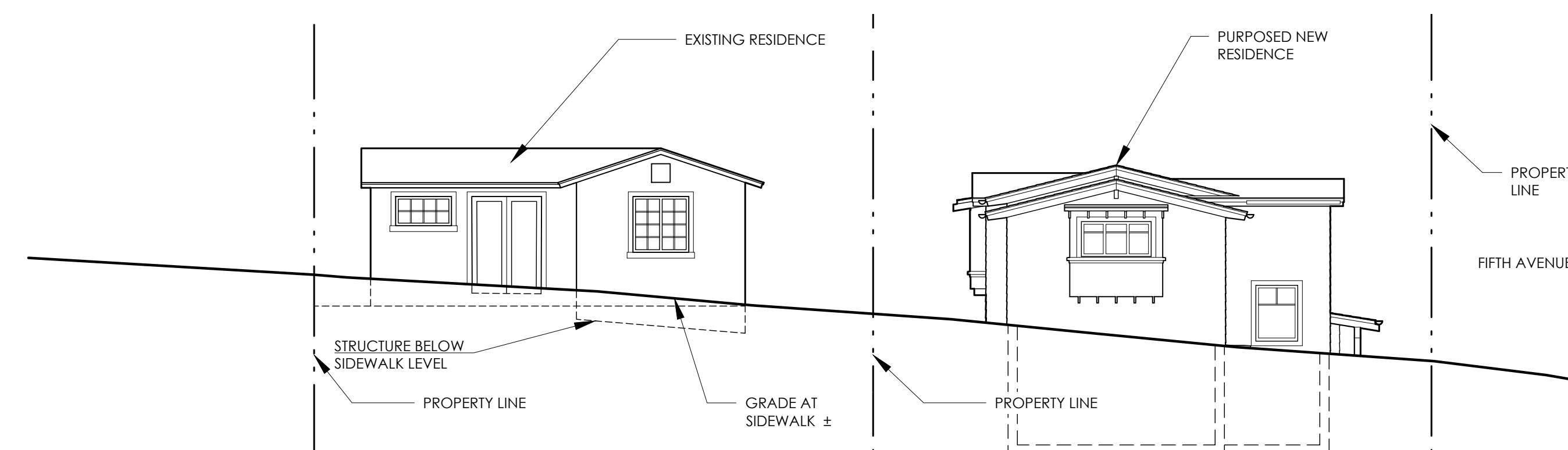
EXISTING SITE PHOTOGRAPH



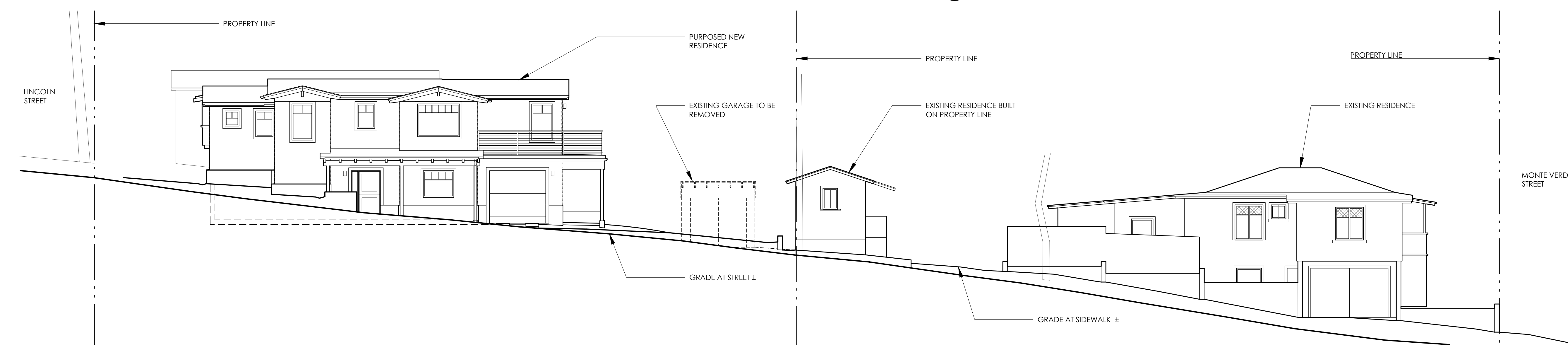
ADAM JESELNICK
ARCHITECT



RUSSEY RESIDENCE
S/W CORNER FIFTH AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921



1 STREET ELEVATION; EAST, LINCOLN STREET
SCALE: 1/8" = 1'-0"



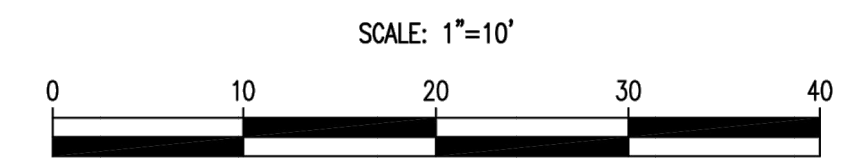
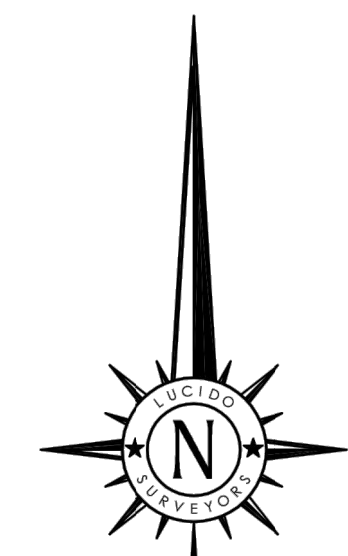
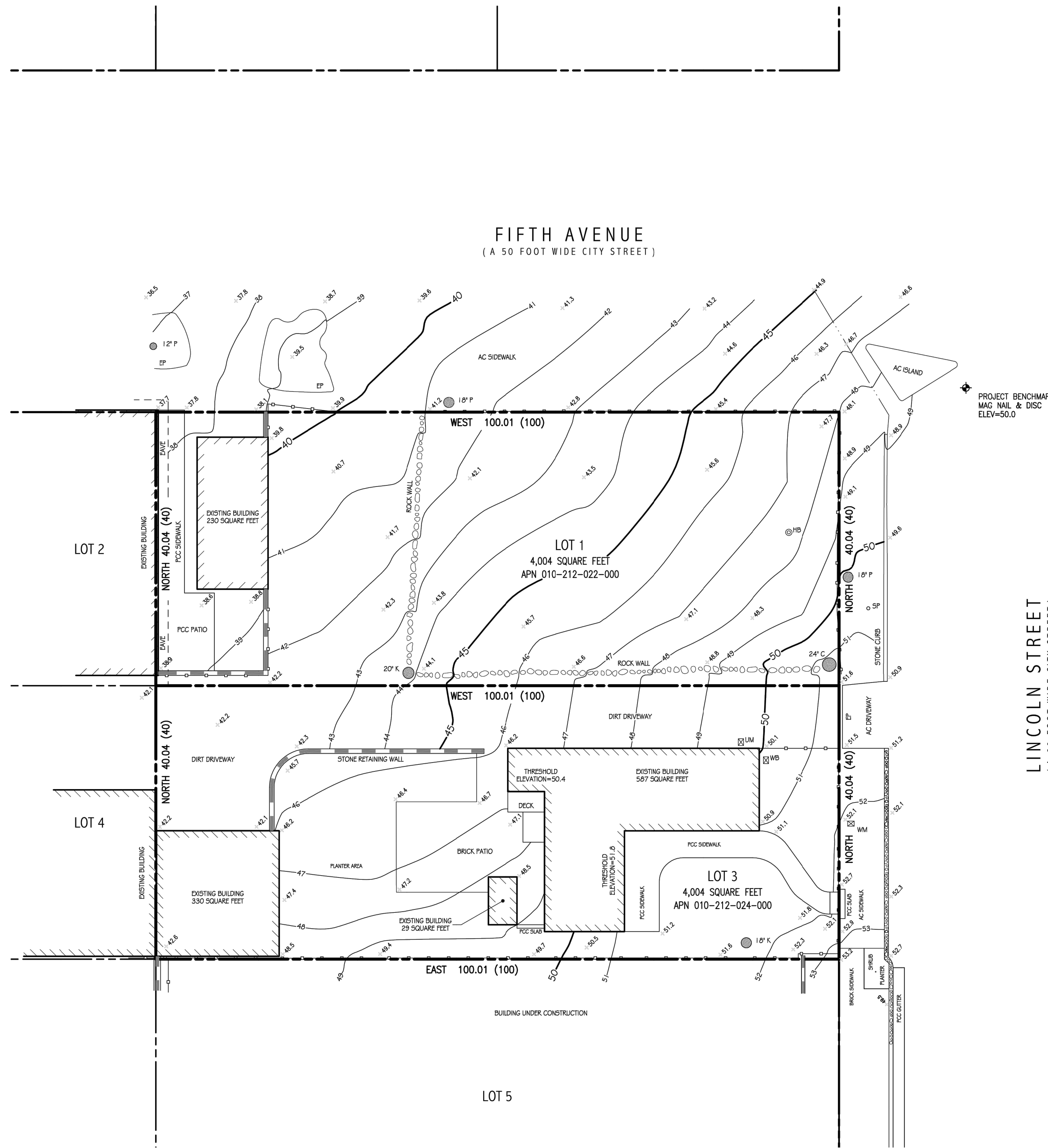
1 STREET ELEVATION, NORTH; FIFTH AVENUE
SCALE: 1/8" = 1'-0"

SHEET NAME:	STREET ELEVATIONS
SHEET DATE:	06-09-2020
SHEET SCALE:	as noted

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LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- - - RECORD SETBACK
- - - OLD RECORD LINE
- ◆ PROJECT BENCHMARK
- 50 — CONTOUR (MAJOR)
- EP — CONTOUR (MINOR)
- EP — EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER
- BACK OF CURB
- SIDEWALK
- BACK OF SIDEWALK
- DRIVEWAY
- EDGE OF DRIVEWAY
- FLOWLINE
- FLOWLINE
- ⊙ HB HOSE BIB
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- STONE RETAINING WALL
- ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- BUILDING OUTLINE
- ⊙ UM UTILITY METER (POSSIBLE ELECTRIC METER)
- ⊙ WB WOOD BOX (POSSIBLE GAS METER)
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMF CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- 8.9 SPOT ELEVATION



BASIS OF BEARINGS:

THE BEARING OF WEST AS SHOWN ON THE MAP FILED IN VOLUME 21, PAGE 123, OF SURVEYS, AS FOUND MONUMENTED BUT NOT SHOWN HEREON IS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE NORTHEASTERLY CORNER OF LOT 1 AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. A RECORD OF SURVEY IS ON FILE AT VOLUME 34 OF SURVEYS AT PAGE 20, RECORDS OF MONTEREY COUNTY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 4" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER OF 2019.

TOPOGRAPHIC SITE SURVEY

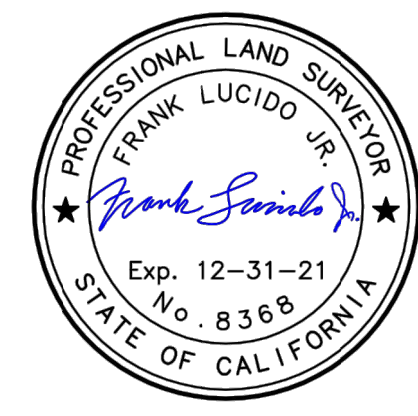
OF
LOT 3, BLOCK 54 VOLUME 1, C&T PAGE 2

per
DOCUMENT: 2017058235
 Records of Monterey County
 PREPARED FOR
Paula Hazdovac

BY
LUCIDO SURVEYORS
 Boundary and Construction Surveys · Topographic and Planimetric Mapping
 ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
 DEL REY OAKS, CALIFORNIA 93940
 info@lucidosurveyors.com
 (831) 620-5197

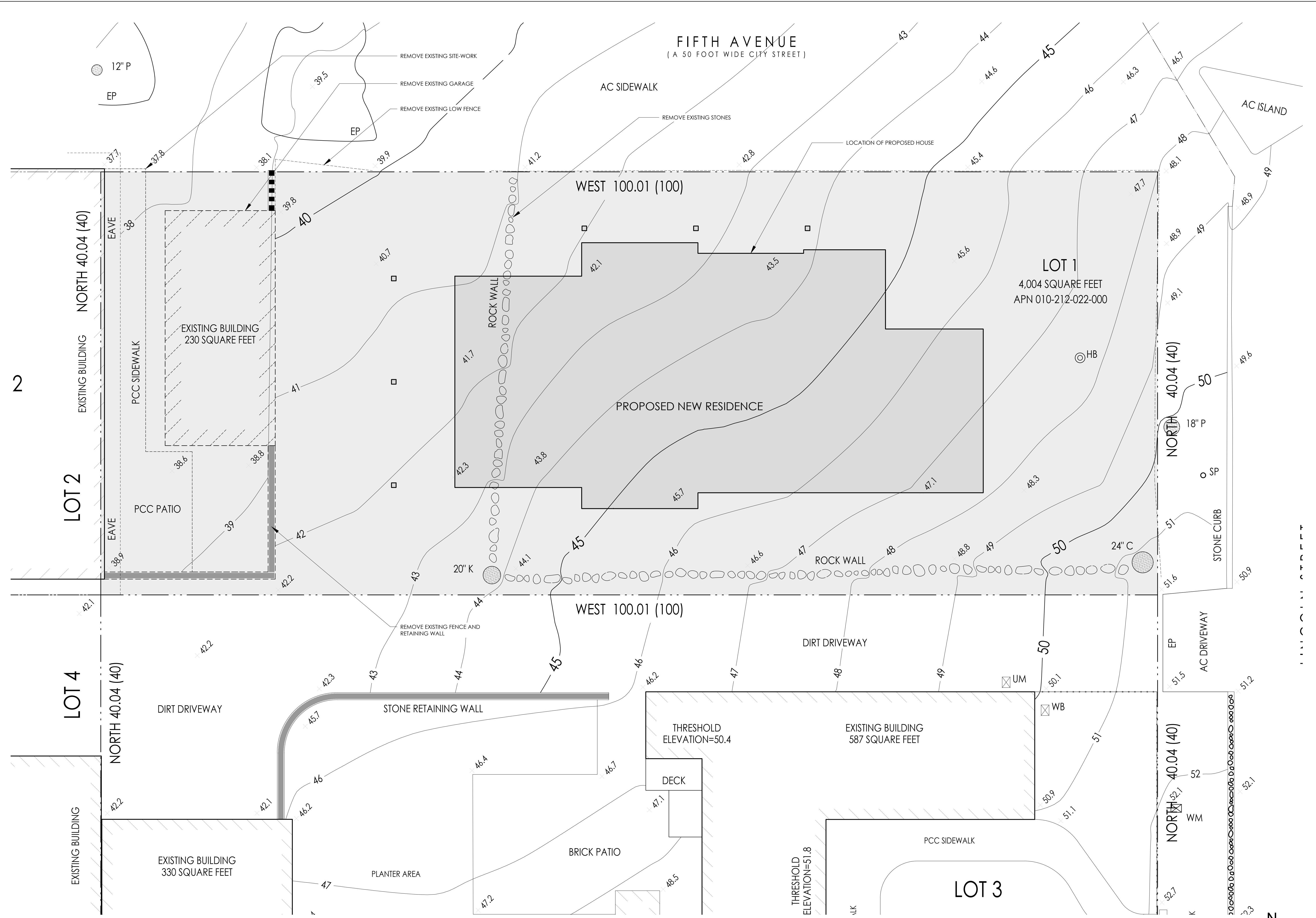
SCALE: 1"=10' PROJECT No. 2374
 CITY OF CARMEL COUNTY OF MONTEREY STA1



SV 1

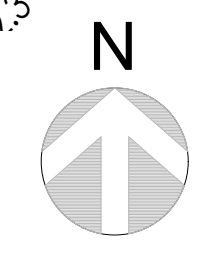
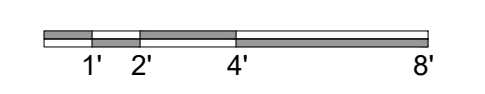
REVISION # 1 10-11-2020 PLANNING

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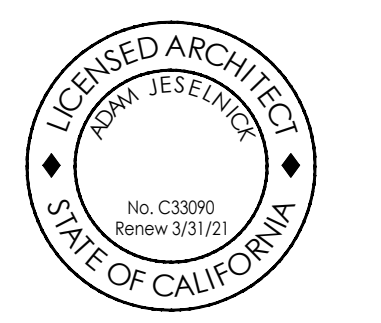


1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

REVISION # 2 10-11-2020 PLANNING



ADAM JESELNICK ARCHITECT



RUSSEY RESIDENCE
S/W CORNER FIFTH AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SHEET NAME:	PROPOSED SITE PLAN
SHEET DATE:	06-09-2020
SHEET SCALE:	1/8" = 1'-0"

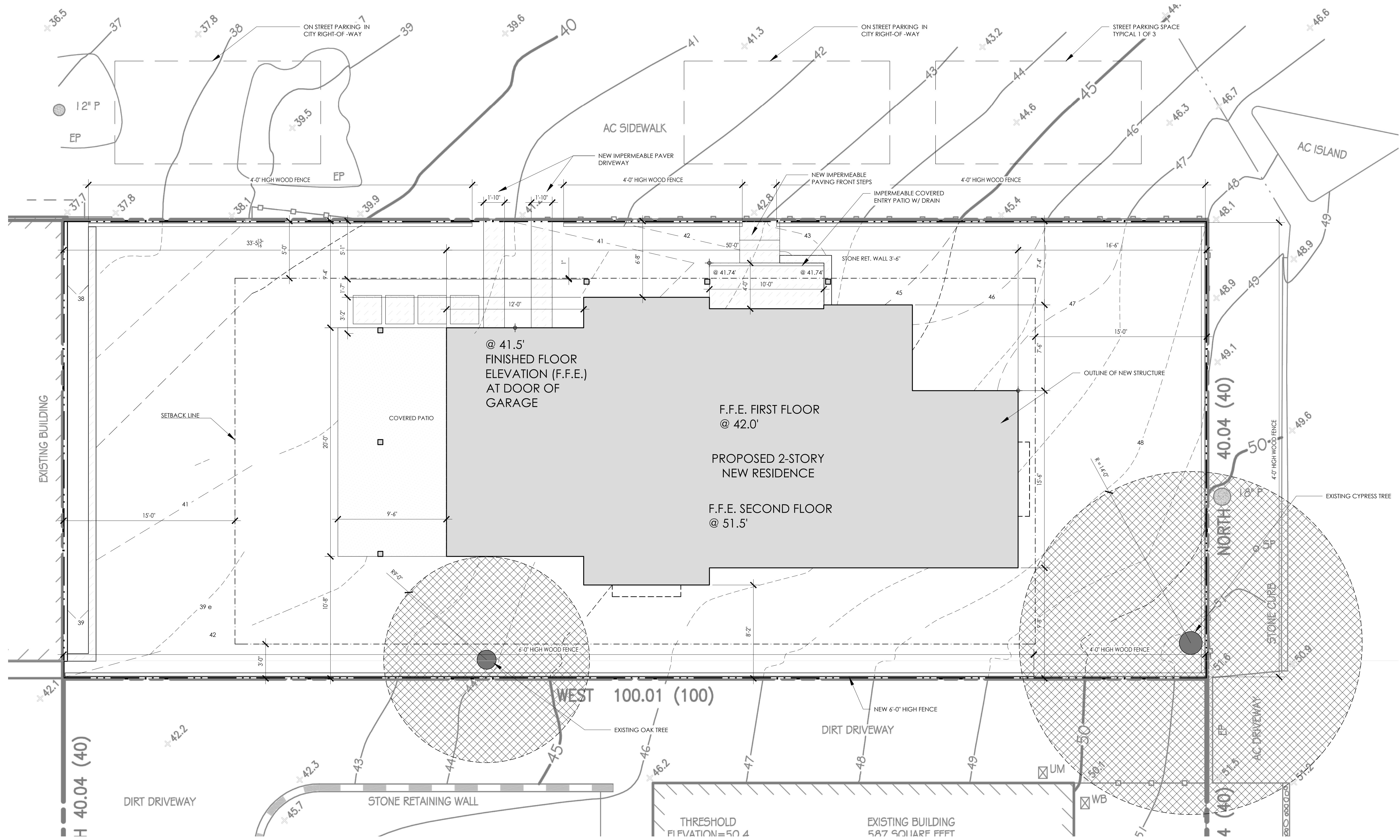
A3

SITE PLAN NOTES:

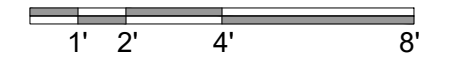
1. PROTECT EXISTING TREES AS REQUIRED BY CITY CODE.
2. NO CHANGE TO EXISTING SITE DRAINAGE U.N.O.
3. COORDINATE UTILITIES WITH PG&E, CAWD, CAL-AM EXISTING OVERHEAD ELECTRICAL SERVICE TO REMAIN.
4. DEMOLITION LIMITED TO AREAS NOTED ON PLAN.
5. PRIOR TO FINAL BUILDING INSPECTION, THE APPLICANT SHALL REMOVE ALL EXISTING GRAVEL, FENCING, AND BRICK POSTS LOCATED IN THE CITY R.O.W. AS INDICATED. THE EXISTING GRAVEL AND IMPROVEMENTS SHALL BE NOTED AS PROPOSED FOR REMOVAL ON THE LANDSCAPE PLANS SUBMITTED TO THE PLANNING COMMISSION FOR FINAL REVIEW.

GRADING PLAN NOTES:

1. APPROX. 150 CUBIC YARDS OF SOIL (CUT) TO BE REMOVED FOR NEW CONCRETE FOUNDATIONS ONLY AT ADDITION. NO NET EXPORT.
2. NO CHANGES TO EXISTING SITE DRAINAGE U.N.O.

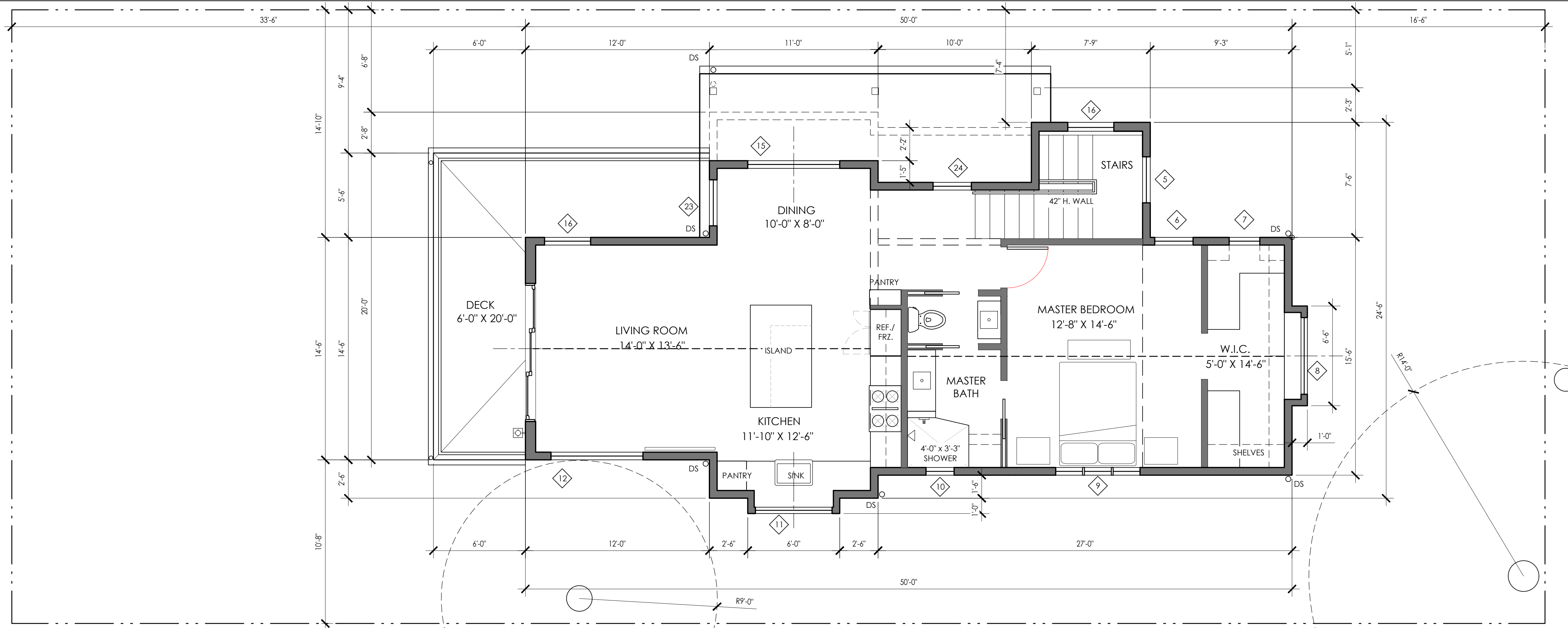


1 SITE PLAN
SCALE: 1/4" = 1'-0"

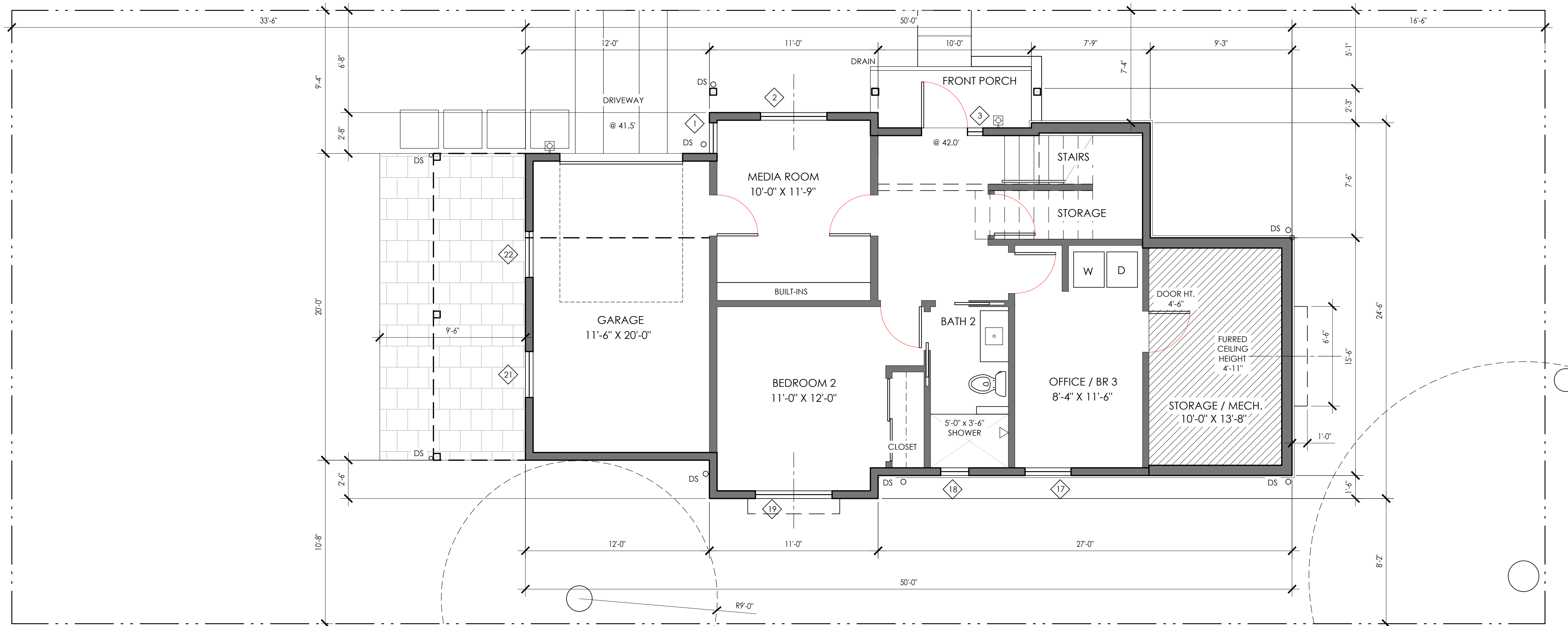


RUSSEY RESIDENCE
S/W CORNER FIFTH AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SHEET NAME:	SITE PLAN
SHEET DATE:	06-09-2020
SHEET SCALE:	1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NAME:

FLOOR PLAN

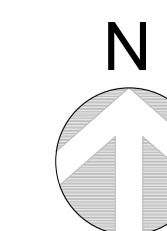
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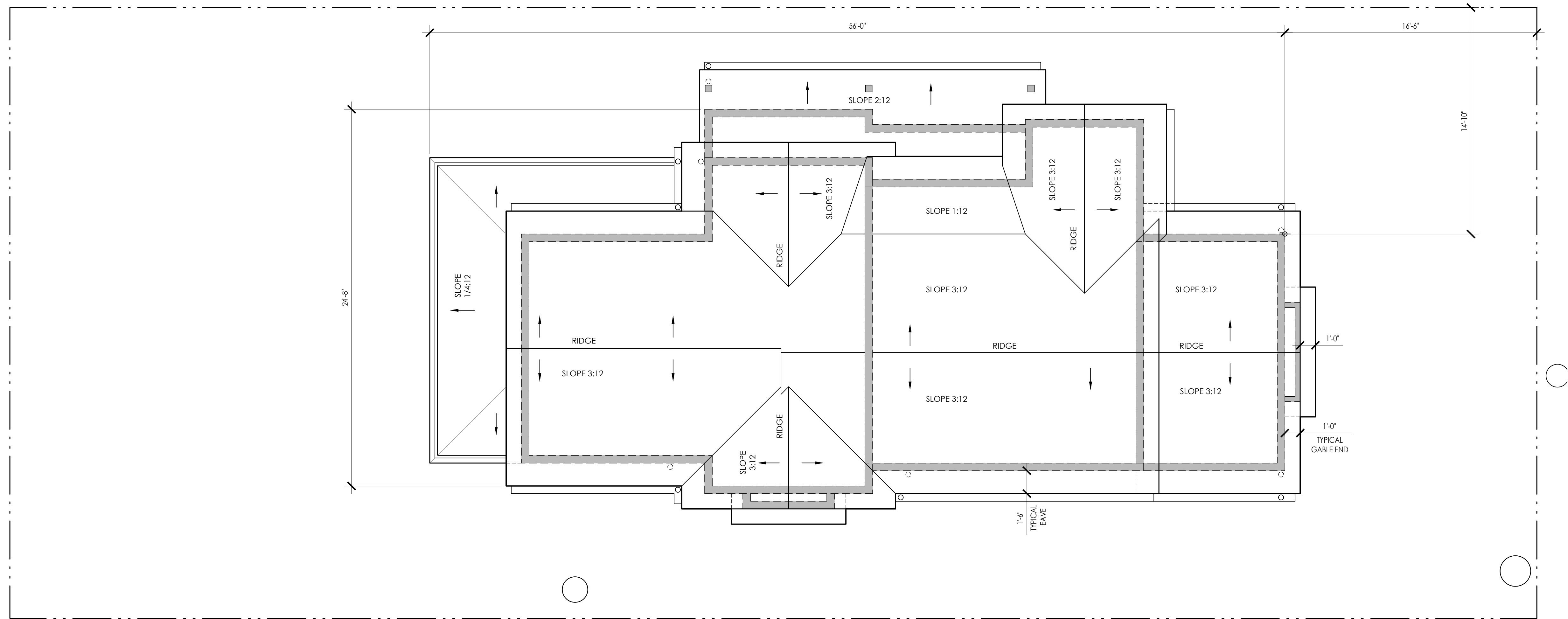
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1/4" = 1'-0"

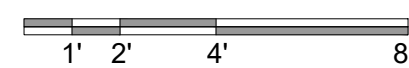
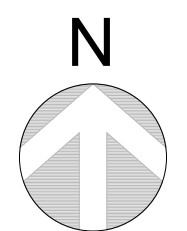
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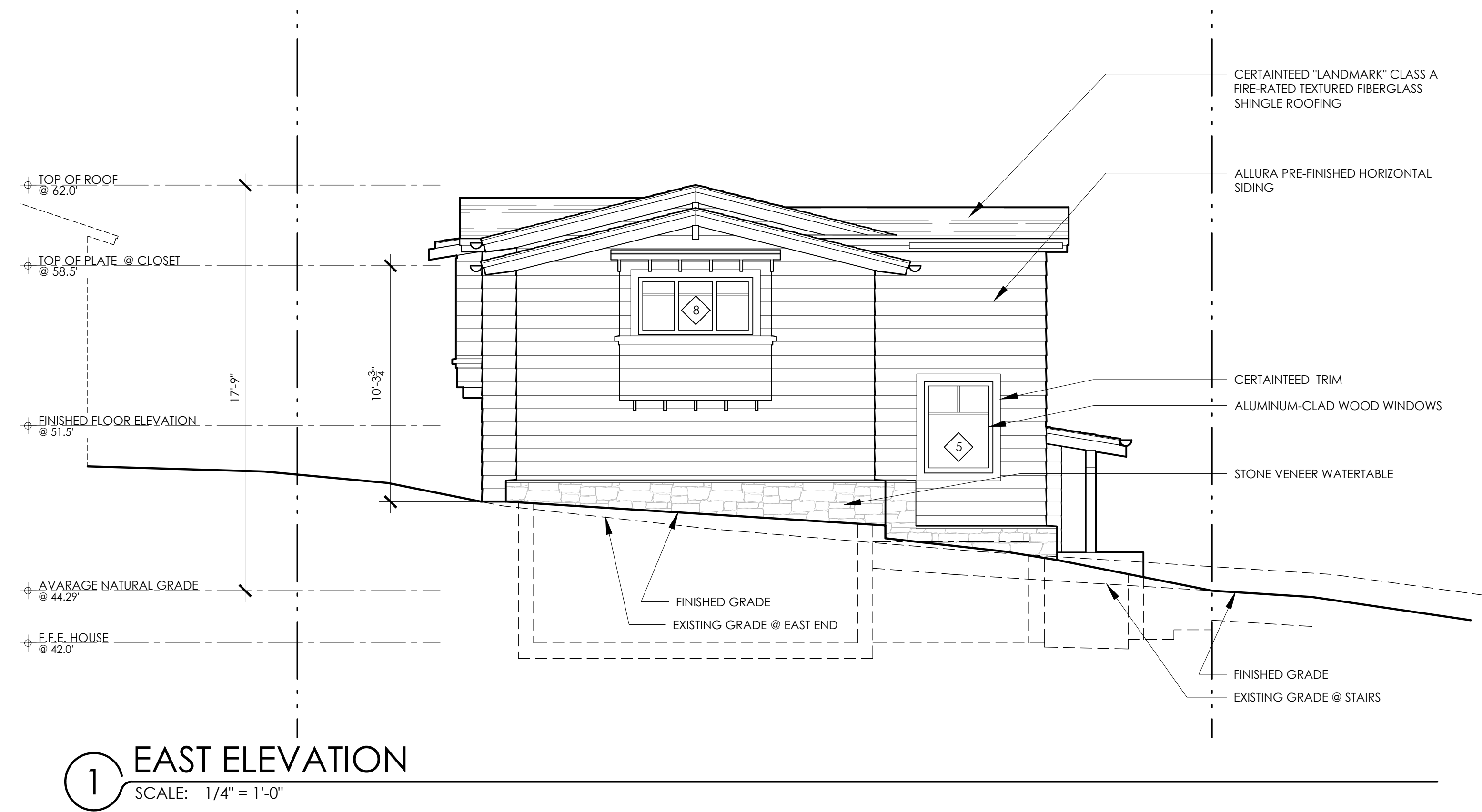
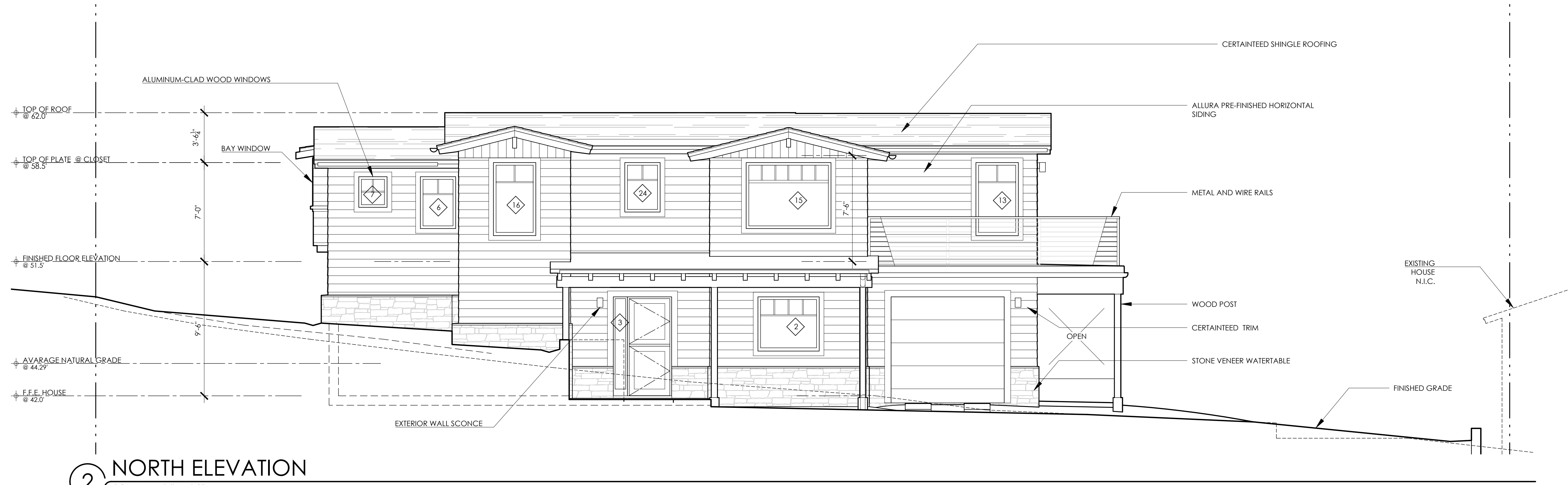


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

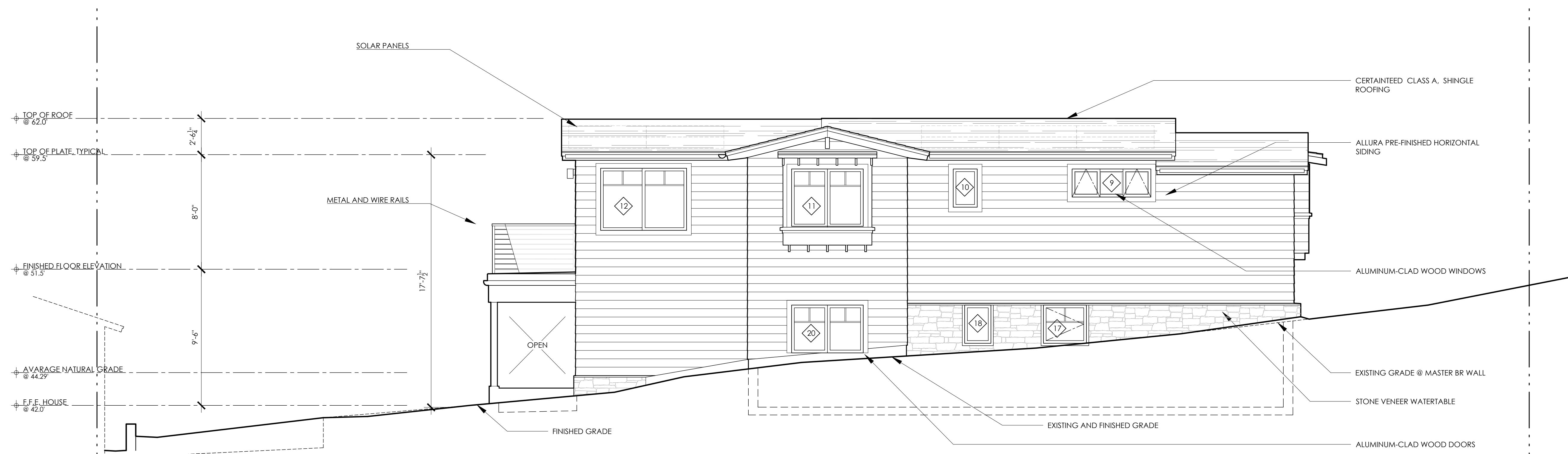


REVISION # 2 10-11-2020 PLANNING

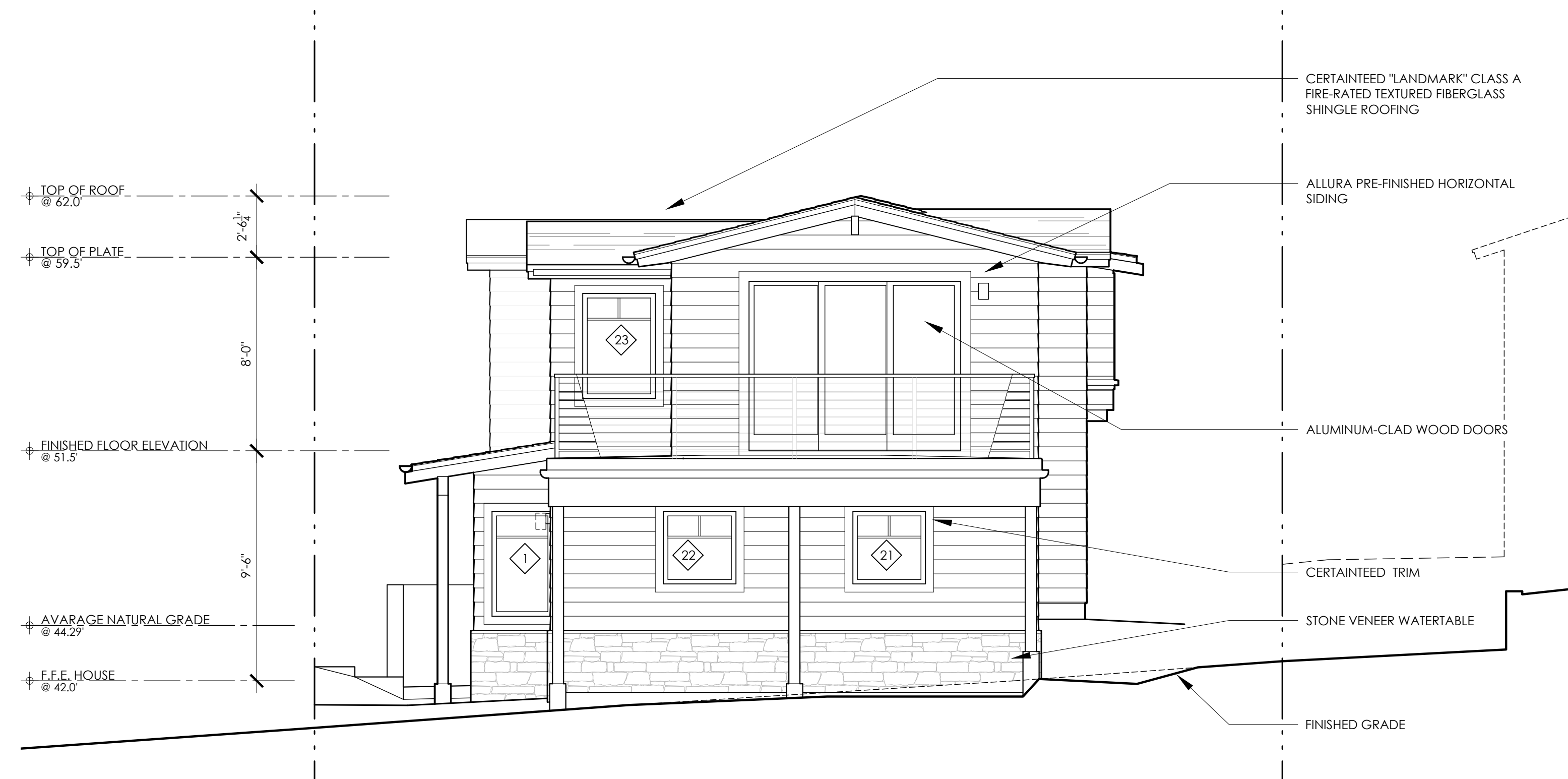
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SHEET DATE:	06-09-2020
SHEET SCALE:	1/4" = 1'-0"



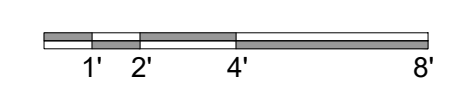
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2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



REVISION # 2 10-11-2020 PLANNING

ADAM JESELNICK ARCHITECT

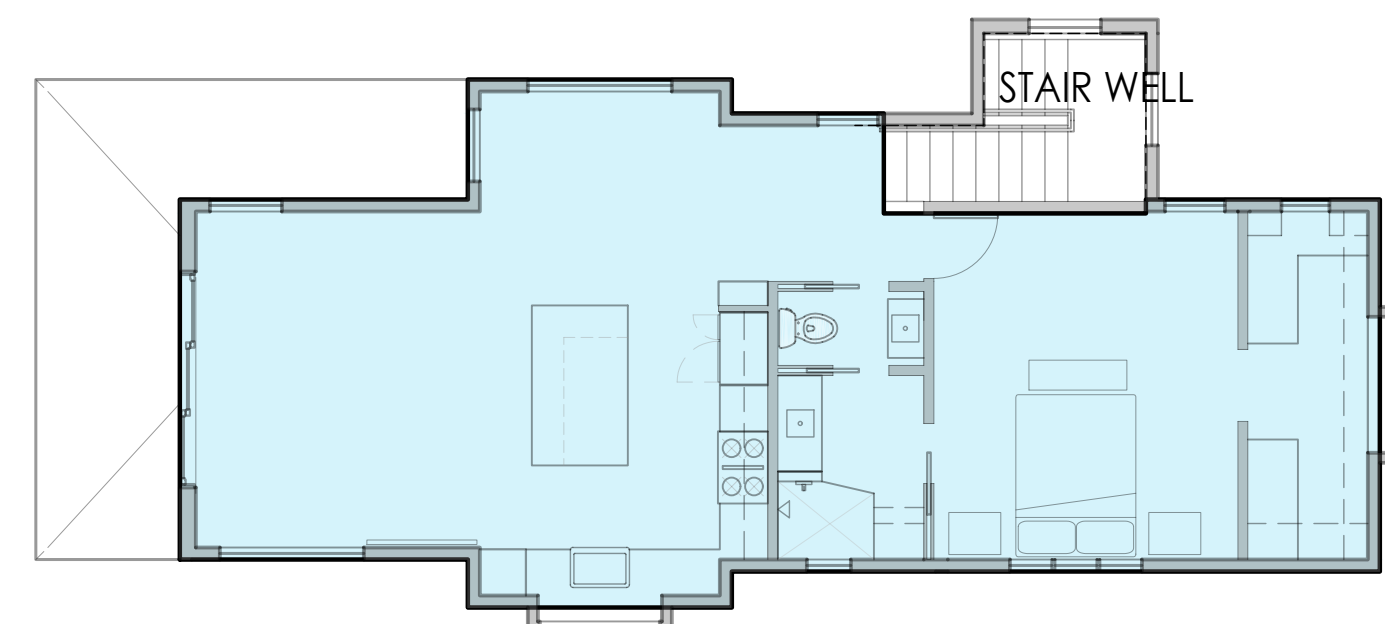


RUSSEY RESIDENCE
S/W CORNER FIFTH AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921

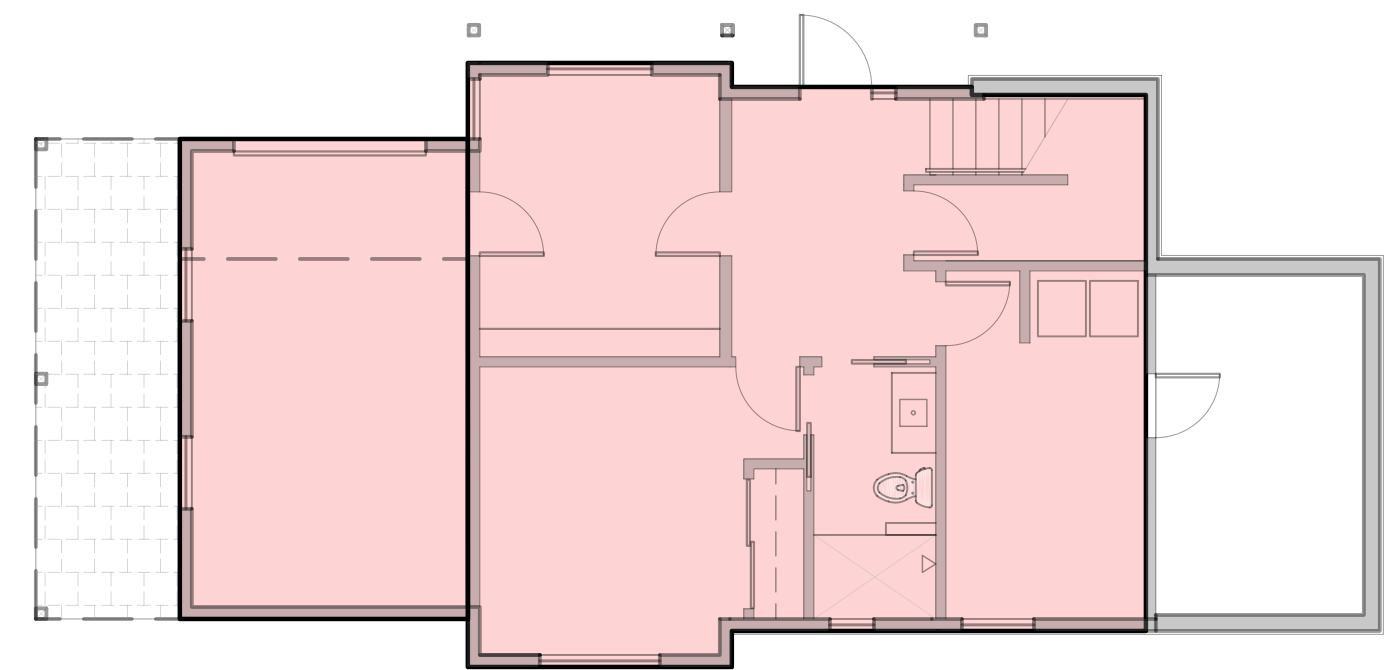
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SHEET DATE:	06-09-2020
SHEET SCALE:	1/4" = 1'-0"

A8

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885 SQUARE FT.
SECOND FLOOR USABLE AREA



904 SQUARE FT.
FIRST FLOOR USABLE AREA

FLOOR AREA IN SQARE FEET	
LEVEL	SQUARE FOOTAGE
FIRST FLOOR	= 904.00 SQ. FT.
SECOND FLOOR	= 885.00 SQ. FT.
TOTAL	= 1789.00 SQ. FT.
MAXIMUM ALLOWABLE	= 1800.00 SQ. FT.

Window Schedule						
#	Level		Rough Dimensions			
			From floor	Window Width	X Window Height	
1	Lower	Right: Media Room	30"	24"	52"	Centered Picture, Moveable Transom, 1 Pane
2	Lower	Front: Media Room	38"	52"	46"	Centered Picture, Moveable Transom w/Panes
3	Lower	Front: Side light by door	0"	12"	7'-0"	Picture Side Light
4	Lower	Front: Stairwell	56"	32"	40"	Centered Picture, Transom w/Panes
5	Upper	Left: Stairwell	11' (from f.f.)	36"	48"	Centered Picture, Moveable Transom w/Panes
6	Upper	Front: Master BR	32"	24"	44"	Picture, Casement
7	Upper	Front: WIC	48"	24"	26"	Picture w/UV protection
8	Upper	Left: WIC Faux window	48"	60"	36"	Centered Picture w/9 Panes, UV protection
9	Upper	Rear: Master BR Rear Wall	52"	66"	22"	Centered 3 Separate Picture, 1 each side w/Top Hinge Awning
10	Upper	Rear: Master Shower	56"	22"	32"	Centered Picture, Top Hinge Awning w/Translucent or Opaque Glass
11	Upper	Rear: Kitchen window	36"	66"	48"	Picture, Moveable Transom w/Panes
12	Upper	Rear: Living room	32"	60"	52"	Picture, Transom w/Panes
13	Upper	Right: Living room	34"	32"	62"	Picture, Transom w/Panes
14	Upper	Front: Deck /na	na		78"	Picture Patio Doors/slide to Left, 1 Stationary Picture
15	Upper	Front: Dining room	32"	72"	56"	Centered Picture, Transom w/Panes
16	Upper	Front: Stair landing	34"	32"	62"	Picture, Moveable Transom w/Panes
17	Lower	Rear: Office	48"	36"	42"	Picture, Casement
18	Lower	Rear: Shower	56"	22"	32"	Centered Picture, Top Hinge Awning w/Translucent or Opaque Glass
19	Lower	Rear: Bedroom #2 /na	0"	60"	84"	Picture Patio Door
20	Lower	Rear: Bedroom #2	44"	28"	40"	Picture, Casement
21	Lower	Right: Garage	48"	32"	36"	Picture, Transome w/2 Panes
22	Lower	Right: Garage	48"	32"	36"	Picture, Transome w/2 Panes
23	Upper	Right: Dining	32"	36"	52"	Picture, Moveable Transom w/Panes
24	Upper	Front: Top of Stairs	32"	30"	42"	Picture, Moveable Transom w/Panes

E:\01_Current_Data_files\2016-Jobs\Adam\012-Russey\Drawings\012-Russey-sheetset_planning.dwg, 10/21/2020 1:32:18 PM, AutoCAD PDF (General Documentation).pc3, ARCH full bleed D (24.00 x 36.00 Inches)



BRONZE COLOERED WALL SCONCE

EXTERIOR LIGHTING WITH MAXIMUM 225 LUMEN LAMP



CERTAINEED "LANDMARK" CLASS A FIRE-RATED TEXTURED FIBERGLASS SHINGLE ROOFING

CLASS A SLOPED ROOF



PELLA ALUMINUM-CLAD WOOD WINDOWS

WINDOWS AND DOORS



ALLURA PRE-FINISHED HORIZONTAL SIDING

EXTERIOR WALL SURFACES



CERTAINEED TRIM COLOR

TRIM



STONE VENEER

EXTERIOR WALL SURFACES-CHIMNEY



PERMEABLE PAVERS, AQUALINE, COLOR: GRAY GRANITE

PATIOS, WALKWAYS

1 COLOR AND MATERIAL PALETTE
SCALE: NTS

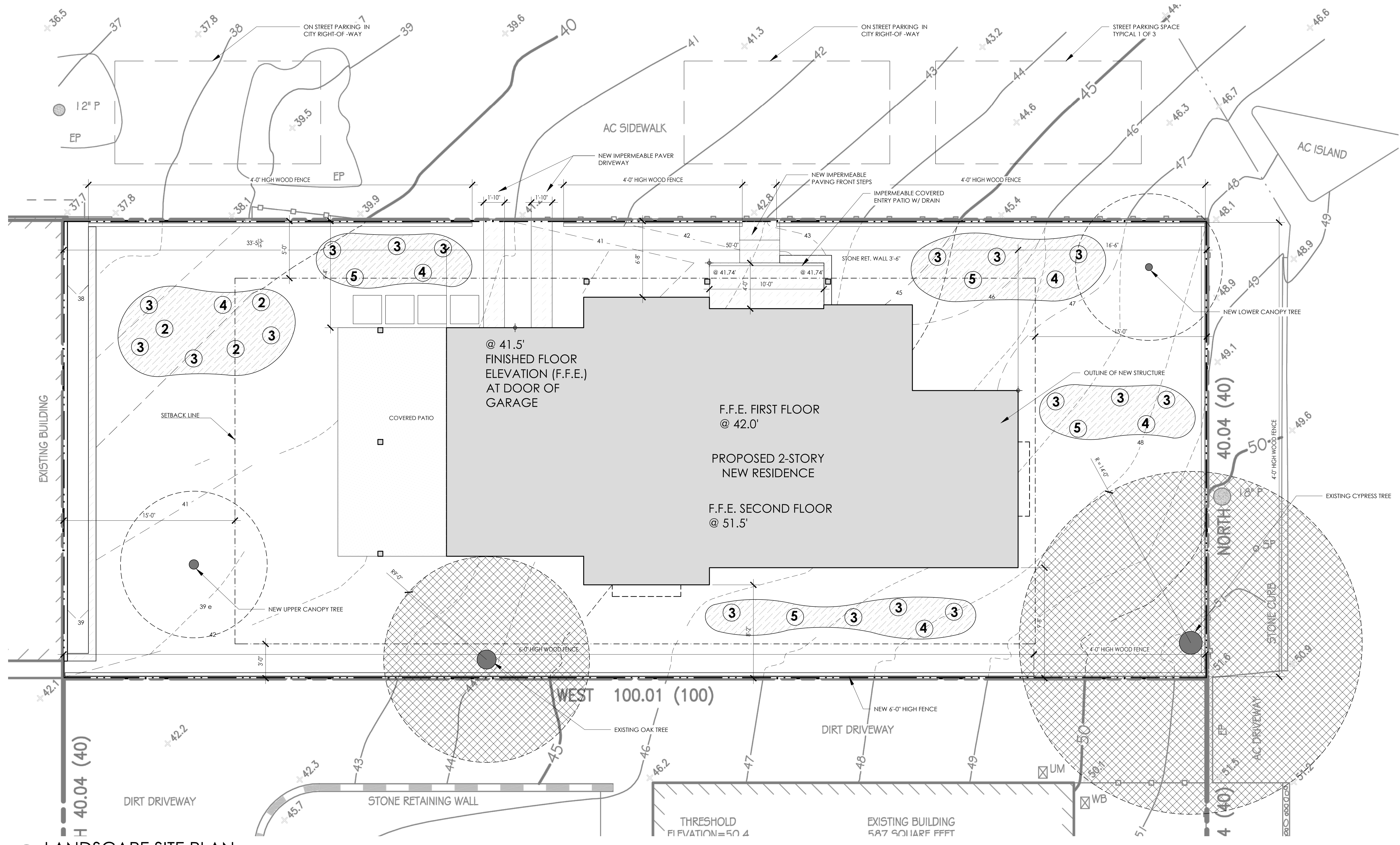
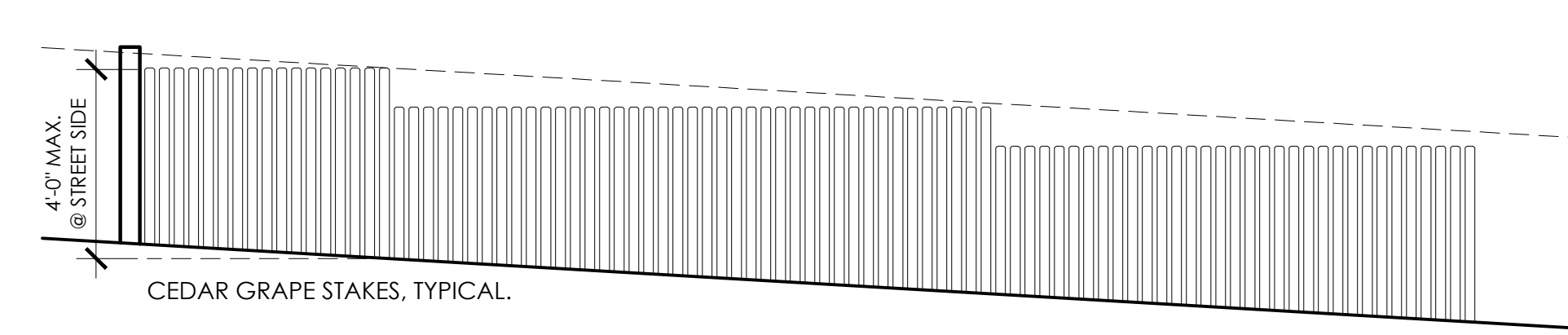
PLANT SPECIES LIST:

1. ---
2. CALIFORNIA OAT GRASS / *Danthonia californica*
3. CREEPING RED FESCUE / *Festuca rubra*
4. COMMON LAVENDER / *Lavandula angustifolia*
5. PINK BREATH OF HEAVEN / *Coleonema pulchellum*
6. HEAVENLY BAMBOO / *Nandina*

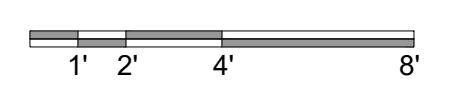
LANDSCAPE PLAN NOTES

1. SITE COVERAGE AS NOTED ON SITE PLAN. ALL OTHER AREAS TO BE COVERED BY DIRT OR WOOD CHIPS AS ALLOWED BY CITY ORDINANCE.
2. NO CHANGES TO EXISTING SITE DRAINAGE U.N.O.
3. ONE (1) NEW UPPER CANOPY AND ONE (1) NEW LOWER CANOPY TREE TO BE PLANTED IN ACCORDANCE WITH RECOMMENDATIONS OF THE CITY FORESTER.
4. EXISTING OAK TREE TO BE TRIMMED PER SEPARATE TREE TRIMMING PERMIT AND AS APPROVED BY THE FOREST AND BEACH COMMISSION.
5. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION REGARDING SITE FENCING, FINISH GRADES.
6. ALL NEW PLANTINGS TO BE NATIVE AND/OR DROUGHT-RESISTANT SPECIES. PLANTS TO BE INSTALLED IN AN INFORMAL ARRANGEMENT IN CONFORMANCE WITH THE CITY OF CARMEL RESIDENTIAL DESIGN GUIDELINES.
7. DRIP IRRIGATION WITH RAIN SENSOR TO BE UTILIZED FOR ALL NEW PLANTINGS.

FENCE DESIGN, TYPICAL



1 LANDSCAPE SITE PLAN
SCALE: 1/4" = 1'-0"



RUSSEY RESIDENCE
S/W CORNER FIFTH AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SHEET NAME:	LANDSCAPE PLAN
SHEET DATE:	06-09-2020
SHEET SCALE:	1/4" = 1'-0"

L1