



New Residence at  
2nd Ave. 2 NE of Guadalupe & Carmel - by the Sea  
M. SANDHU DEVELOPMENT INC.  
3223 Golf Links Rd. Ceres, CA 95307 209.535-0098 MSDINC23@gmail.com

Jim Sullivan ~ Architect  
P.O. Box 2511 Monterey, CA 93942 831.521.7178 jsullarch@yahoo.com

6/24/2019



**PAVERS:**

'BASALITE' ARTISAN  
COBBLESTONE  
COLOR- POSITANO  
SIZE:  
SQUARE 5 1/2"x5 1/2"  
RECTANGLE 5 1/2"x8 1/4"  
MEGA 11x8 1/4"



**EXTERIOR LIGHT FIXTURES:**

A 'TECHLIGHTING' PITCH SINGLE WALL  
SCONCE BLACK - LED MAX. 400 LUMENS  
5" HT. x 5" W. x 2 7/8" D.



B 'SEA GULL LIGHTING' 8538501-12 ONE  
LIGHT OUTDOOR WALL LANTERN BLACK -  
8 1/2" HT. x 10" W. x 11 3/8" D.  
LED MAX. 400 LUMENS



C 'SUNSET LIGHTING' FG2535-77 LANDSCAPE  
PATH LIGHT BLACK - LED MAX. 225 LUMENS  
18" HT. x 5 1/2" W. x 6 7/8" D. SPACED MIN.  
10'-0" APART

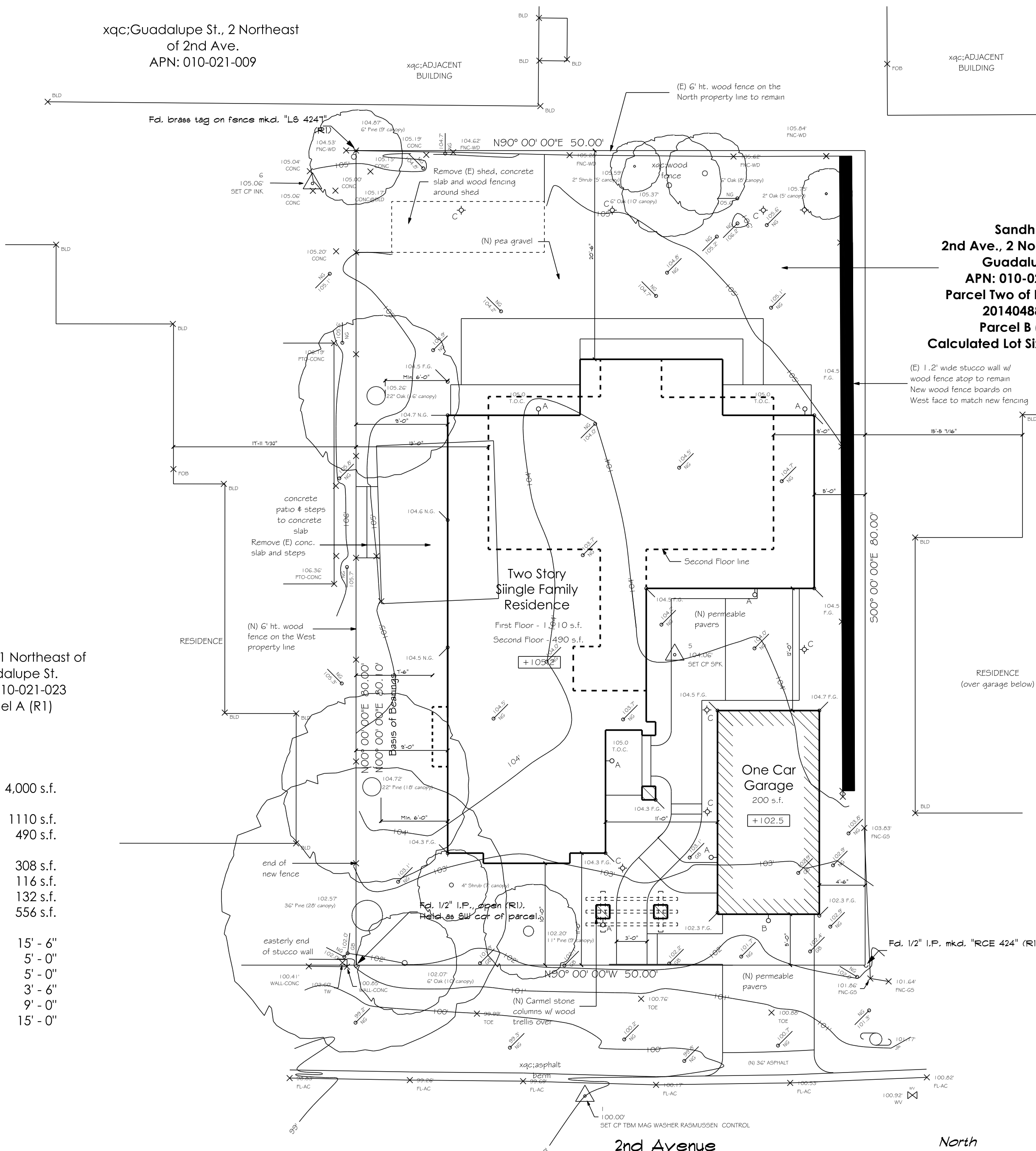


2nd Ave., 1 Northeast of  
Guadalupe St.  
APN: 010-021-023  
Parcel A (R1)

**PROJECT DATA:**

LOT AREA	4,000 s.f.
FLOOR AREA	
First Floor	1110 s.f.
Second Floor	490 s.f.
SITE COVERAGE	
Permeable pavers	308 s.f.
Permeable pea gravel	116 s.f.
Impermeable concrete stoops	132 s.f.
Total	556 s.f.
YARD SETBACKS	
Front - House	15' - 6"
Front - Garage	5' - 0"
Right Side - House	5' - 0"
Right Side - Garage	3' - 6"
Left Side	9' - 0"
Rear	15' - 0"

xqc:Guadalupe St., 2 Northeast  
of 2nd Ave.  
APN: 010-021-009



Sandhu  
2nd Ave., 2 Northeast of  
Guadalupe  
APN: 010-021-022  
Parcel Two of Doc. No.  
2014048882  
Parcel B (R1)  
Calculated Lot Size: 4,000 S.F.

2nd Ave., 3 Northeast of  
Guadalupe St.  
APN: 010-021-017  
Parcel C (R1)

Proposed  
**SITE PLAN**

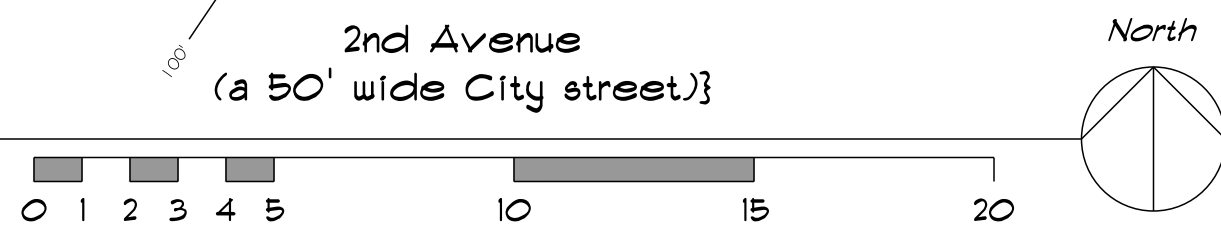
1/8" = 1'-0"

New Residence at  
2nd Ave 2 NE of Guadalupe St. Carmel-by-the-Sea, CA 93921

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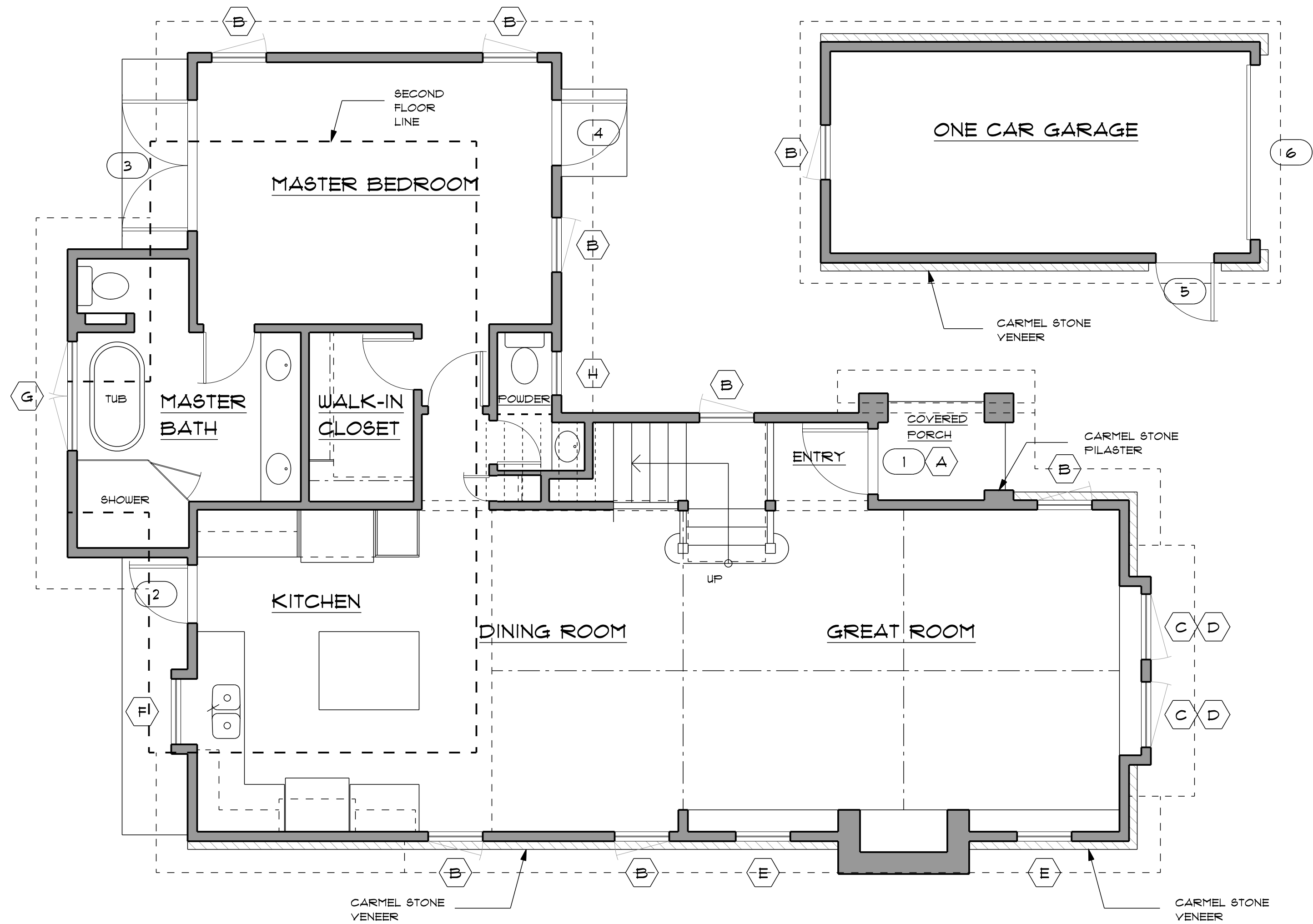
Jim Sullivan ~ Architect

P.O. Box 2571 Monterey, CA 93942 831.521.7178



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6/24/2019  
7/10/2019  
8/28/2019  
9/10/2019  
9/17/2019



Proposed  
**FIRST FLOOR PLAN**

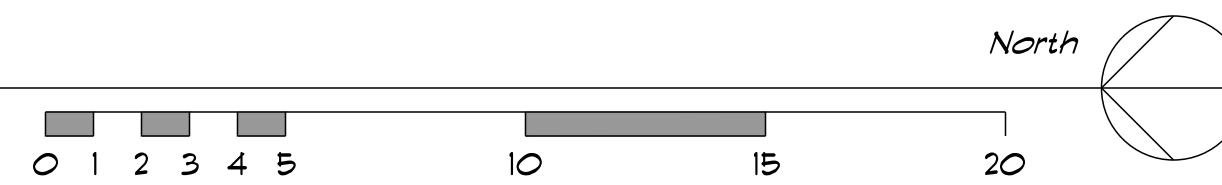
1/4" = 1'-0"

New Residence at  
 2nd Ave 2 NE of Guadalupe St. Carmel-by-the-Sea, CA 93921

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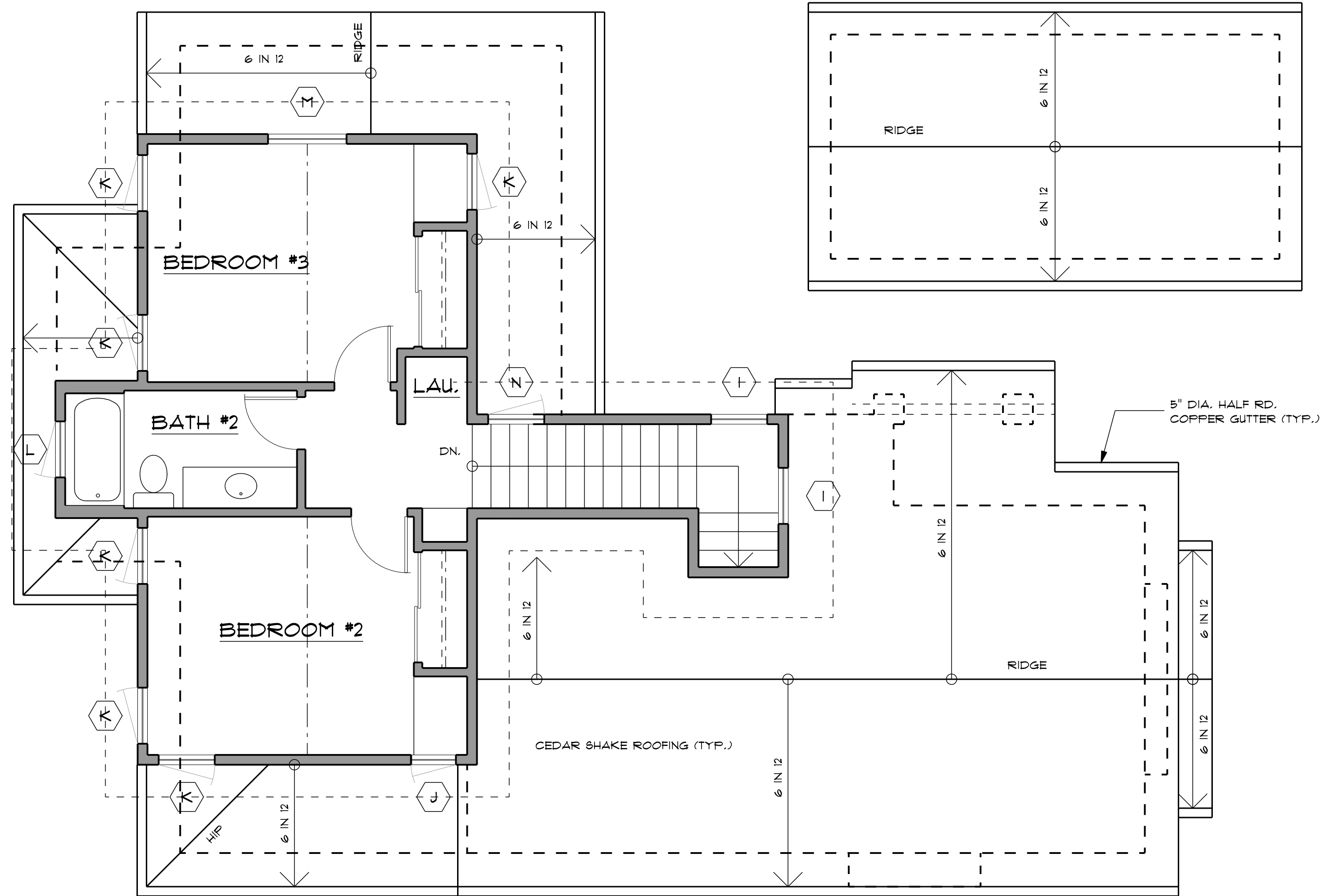
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2.

6/24/2019  
 7/10/2019  
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 9/18/2019



Proposed  
**SECOND FLOOR & LOW ROOF PLAN**

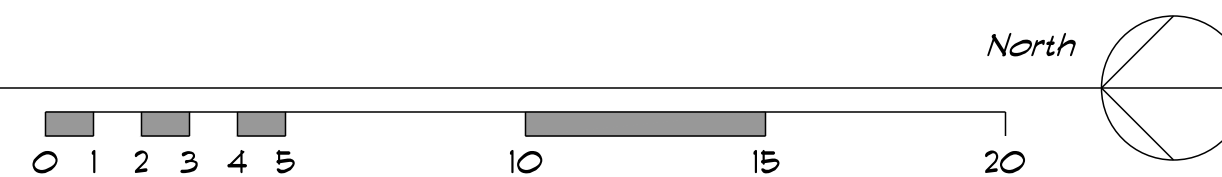
1/4" = 1'-0"

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### Do a little window shopping

Home (/) // Photo Gallery (/Galleries) //



Careers (/OurStory/CareerOpport)

For Homeowners

For Professionals

<https://www.sierrapacificwindows.com/Galleries/Detail/269>

1/2

### Open the possibilities with our Casement Windows

Home (/) // Casement Window (/Product/FilterProducts/1/1/R) // Aspen Casement

BACK

Our Story

Windows

Doors

Wall Systems

Design Ideas

#### Aspen Casement

Where To Buy (/WhereToBuy)

Known for its architecturally sculpted lines and hidden locking system, the Aspen Collection has been re-engineered for even better structural performance and resistance to air and water intrusion.

Careers (/OurStory/CareerOpport)

- Exclusive hidden locking system for clean interior lines.
- High-performance hardware enables large operable sizes.
- Unique lock adjustment reduces operating force in large units.
- Superior screen with lift rail.

For Professionals



SEE ELEVATIONS FOR GLASS CUT-UPS & 3A FOR SIZES

EXTERIOR TO BE ALUM. CLAD IN STANDARD BLACK FINISH



Where To Buy (/WhereToBuy)

<https://www.sierrapacificwindows.com/Product/Detail/Window/Casement/Aluminum%20Clad%20Wood/Aspen%20Casement>

1/3

### Awning Windows keep the fresh air coming

cts/1/2/R) // Aspen Awning

BACK

Our Story

Windows

Doors

Wall Systems

Design Ideas

Where To Buy (/WhereToBuy)

#### Aspen Awning

Careers (/OurStory/CareerOpport)

Known for its architecturally sculpted lines and hidden locking system, the Aspen Collection has been re-engineered for even better structural performance and resistance to air and water intrusion.

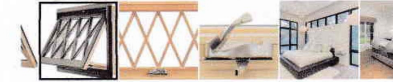
For Homeowners

- Exclusive hidden locking system for clean interior lines.
- High-performance hardware enables large operable sizes.
- Superior screen with lift rail.
- Continuous foam weather strip on frame increases air and water performance.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.
- Many design options available.



SEE ELEVATIONS FOR GLASS CUT-UPS & 3A FOR SIZES

EXTERIOR TO BE ALUM. CLAD IN STANDARD BLACK FINISH



Where To Buy (/WhereToBuy)

<https://www.sierrapacificwindows.com/Product/Detail/Window/Awning/Aluminum%20Clad%20Wood/Aspen%20Awning>

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FAVORITE

#### DUTCH SERIES 4644D (IG)

View this door on your house, or on one of ours. (Interactive-door)

FEATURES EXTERIOR <https://www.roguevalleydoor.com/products/779/en-Exterior>

With Rogue Valley Door, choosing the perfect door for your home has never been easier.

FIND A DEALER

Enter ZIP

FIND DEALER

Below is a guide to note all of your available options

All Woods All Glasses All Sizes Rogue Premium

WOOD TYPE

Size/Max

DOOR 101

Milwork & Dentil Shelves <https://www.roguevalleydoor.com/milwork-dentil-shelves> Sticking Profiles <https://www.roguevalleydoor.com/sticking-profiles> Wood & Glass Options <https://www.roguevalleydoor.com/wood-glass-options>

<https://www.roguevalleydoor.com/products/1145>

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### Swinging Doors let the elegance in

BACK

Our Story

Windows

Doors

Wall Systems

Design Ideas

Where To Buy (/WhereToBuy)

Careers (/OurStory/CareerOpport)

For Homeowners

#### Inswing - CA

Single or double, with or without sidelites, Sierra Pacific's inswing doors are the most eloquent answer to opening your world to the outdoors. Personalize your design with a graceful radius top, lockrail, or bottom panel. Beyond their beauty, you'll quickly see our doors are built to the highest of quality standards.

- 1-3/4" thick panels.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.
- Constructed of the heaviest extruded aluminum cladding, .062" thick frame & .075" thick panels.
- Multi-point locking mechanism with solid forged brass handles.
- Continuous extruded nailing flange integral part of the frame extrusion and factory applied drip cap affording the best installation.
- Standard: Stiles and top rail 4-5/8"; bottom rail 6-13/16".
- Optional swing screen.
- Personalize designs with optional radius top, lockrail, or bottom panel.
- Largest selection of options including 75 exterior AAMA 2605 powder-coat and anodize finishes.

ts/2/R) // Inswing - CA



Where To Buy (/WhereToBuy)

<https://www.sierrapacificwindows.com/Product/Detail/Door/Swinging/Aluminum%20Clad%20Wood/Inswing%20-%20CA>

1/3

### Swinging Doors let the elegance in

Home (/) // Swinging Door (/Product/FilterProducts/2/R) // Outswing - CA



Wall Systems

Design Ideas

#### Outswing - CA

Where To Buy (/WhereToBuy)

Single or double, with or without sidelites, Sierra Pacific's outswing doors are the most eloquent answer to opening your world to the outdoors. Personalize your design with a graceful radius top, lockrail, or bottom panel. Beyond their beauty, you'll quickly see our doors are built to the highest of quality standards.

Careers (/OurStory/CareerOpport)

- 1-3/4" thick panels.
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- Constructed of the heaviest extruded aluminum cladding, .062" thick frame & .075" thick panels.
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- Largest selection of options including 75 exterior AAMA 2605 powder-coat and anodize finishes.

For Professionals

For Professionals



Where To Buy (/WhereToBuy)

<https://www.sierrapacificwindows.com/Product/Detail/Door/Swinging/Aluminum%20Clad%20Wood/Outswing%20-%20CA>

1/3

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Jim Sullivan ~ Architect

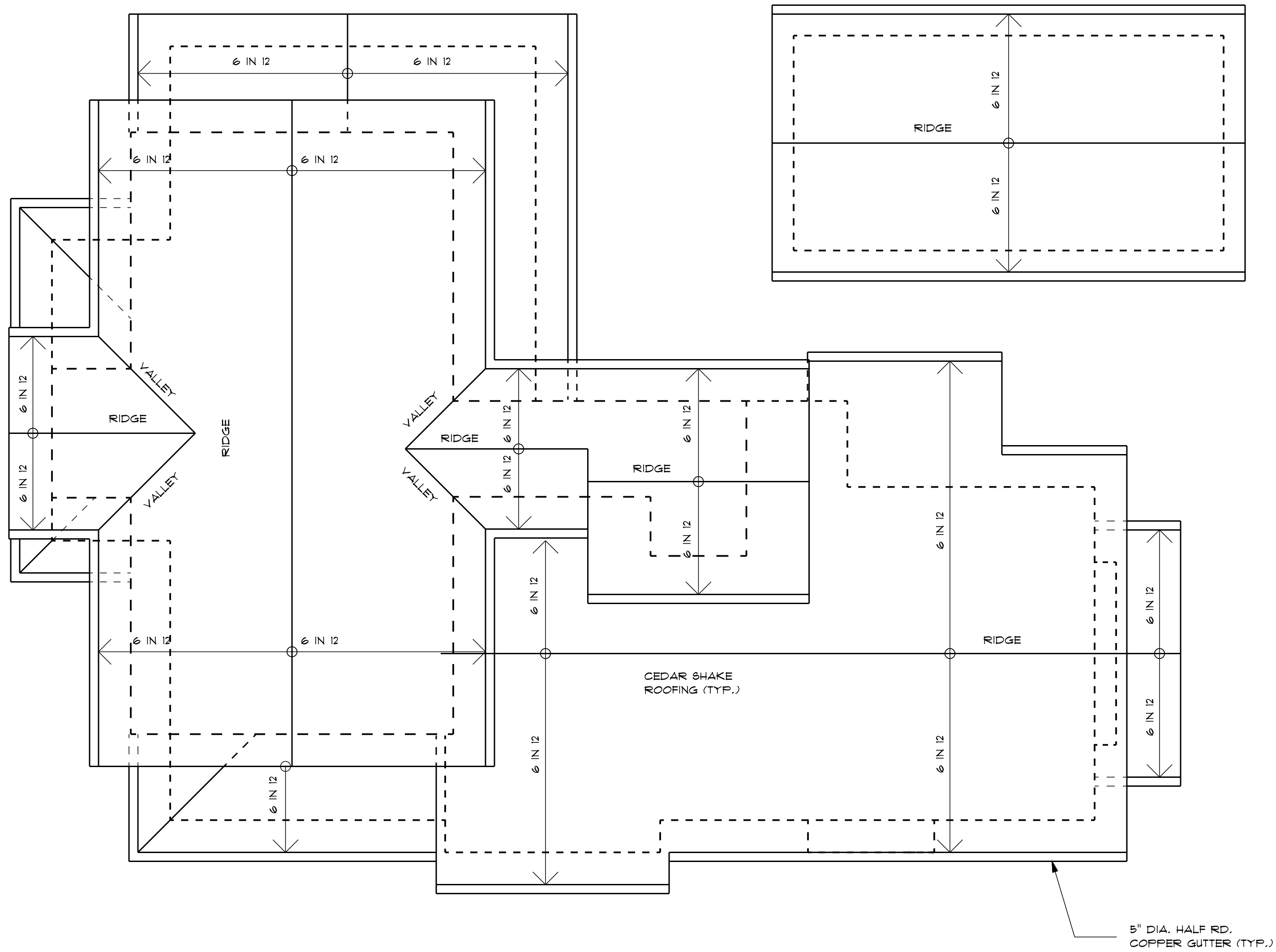
P.O. Box 2571 Monterey, CA 93942 831.521.7178

3B.

9/10/2019

9/18/2019





Proposed  
**ROOF PLAN**

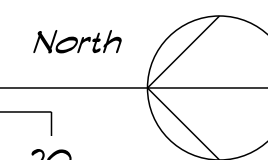
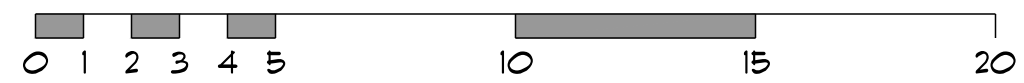
1/4" = 1'-0"

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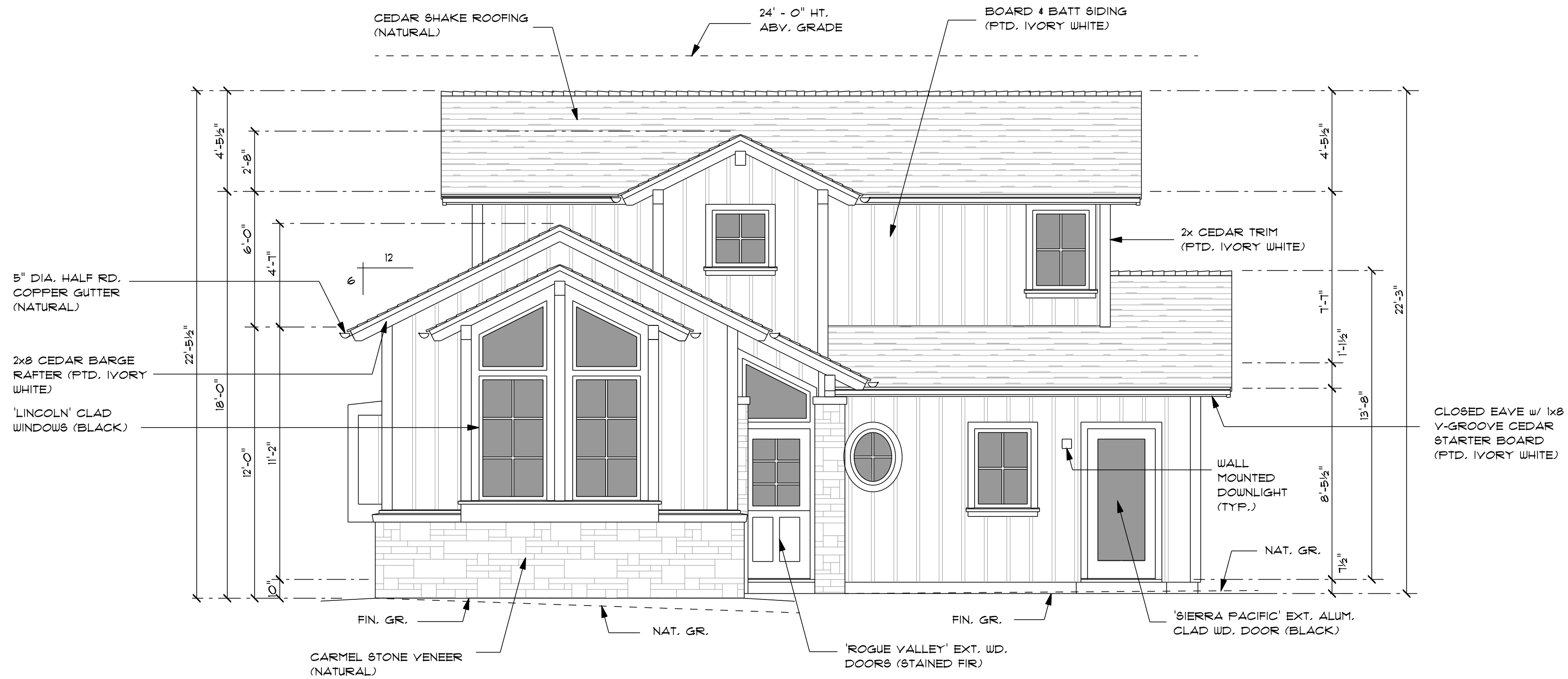
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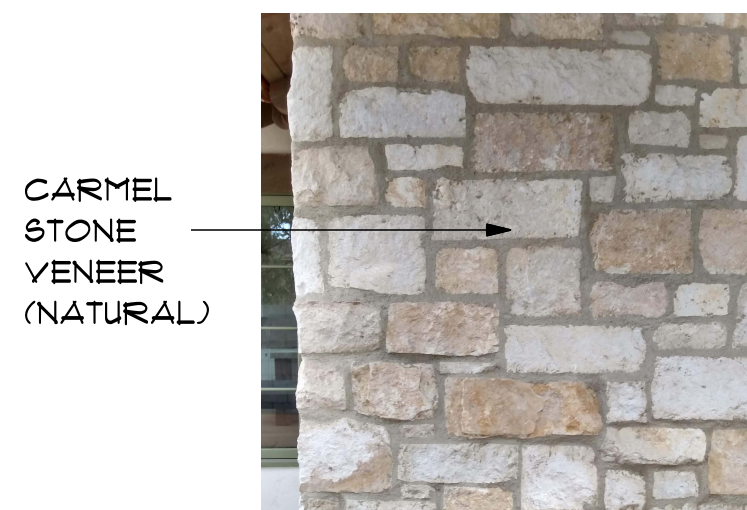
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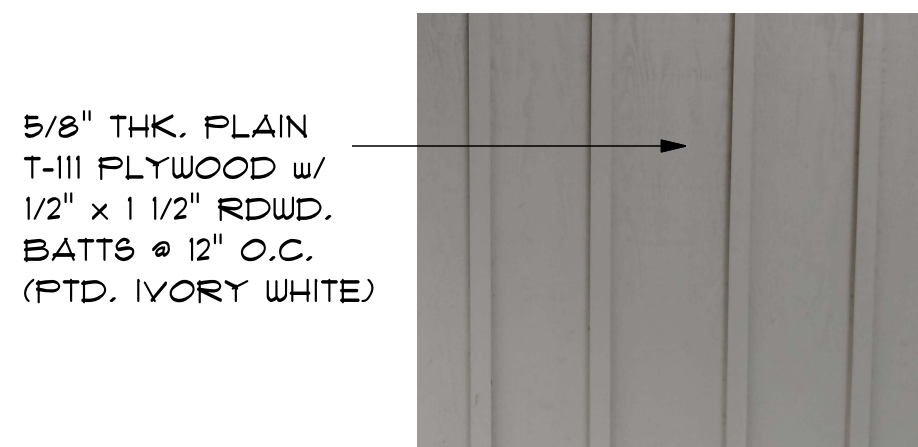


**FRONT ELEVATION - (South)**



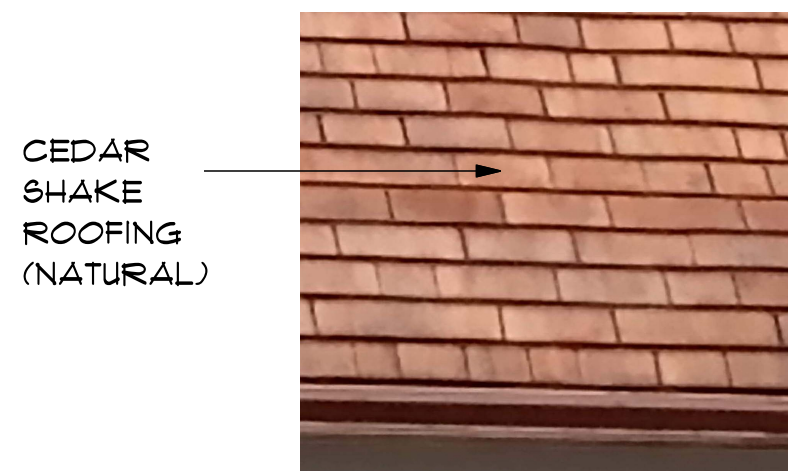
CARMEL STONE VENEER (NATURAL)

STONE PATTERN



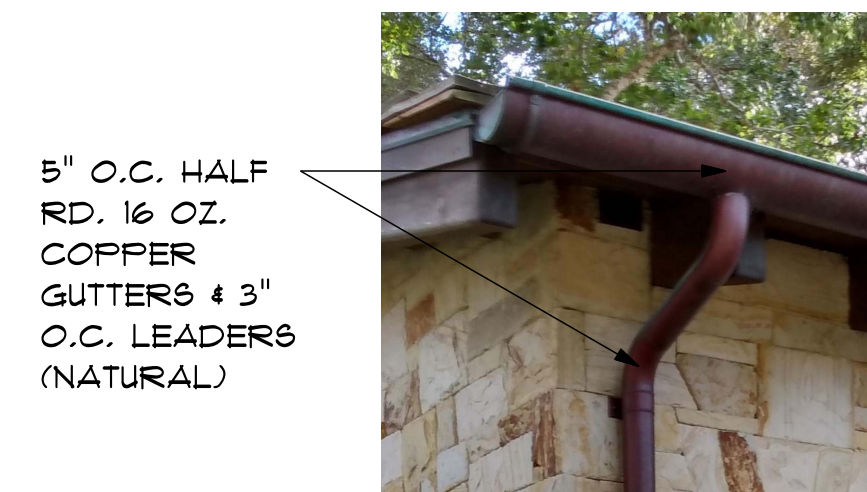
5/8" THK. PLAIN T-111 PLYWOOD w/ 1/2" x 1 1/2" RDWD. BATTS @ 12" O.C. (PTD. IVORY WHITE)

BOARD & BATT SIDING



CEDAR SHAKE ROOFING (NATURAL)

WOOD ROOFING



5" O.C. HALF RD. 16 OZ. COPPER GUTTERS & 3" O.C. LEADERS (NATURAL)

GUTTERS

Proposed  
**EXTERIOR ELEVATIONS**

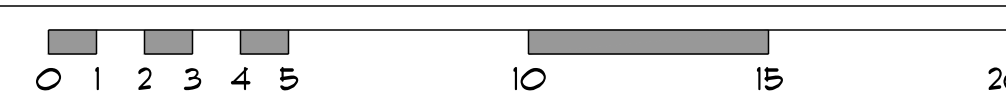
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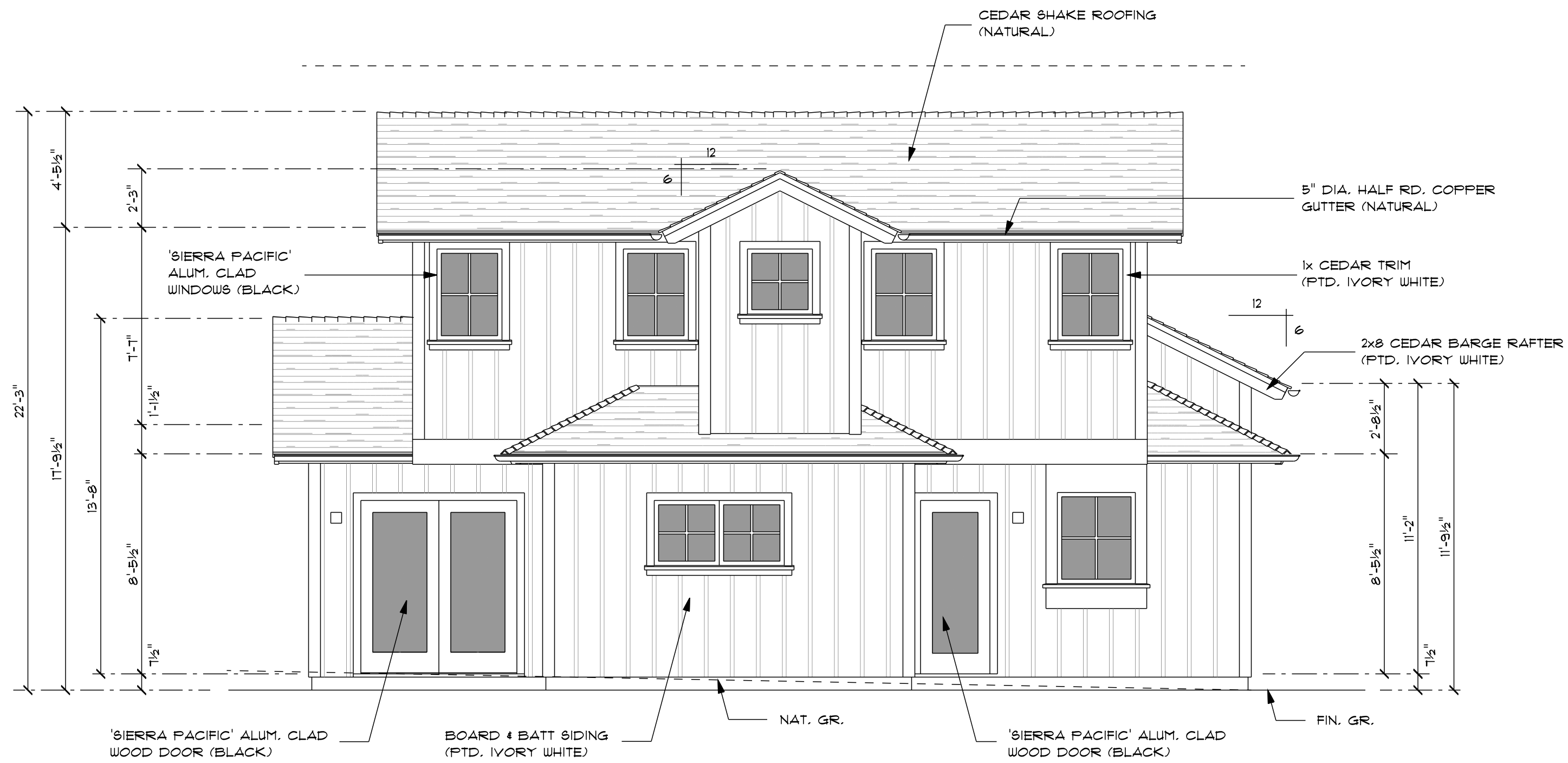
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**REAR ELEVATION - (North)**

Proposed

**EXTERIOR ELEVATIONS**

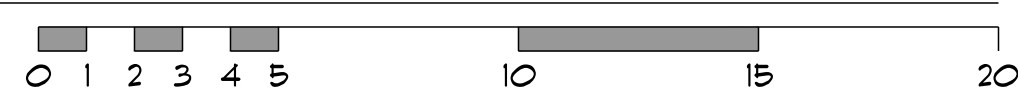
1/4" = 1'-0"

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6.

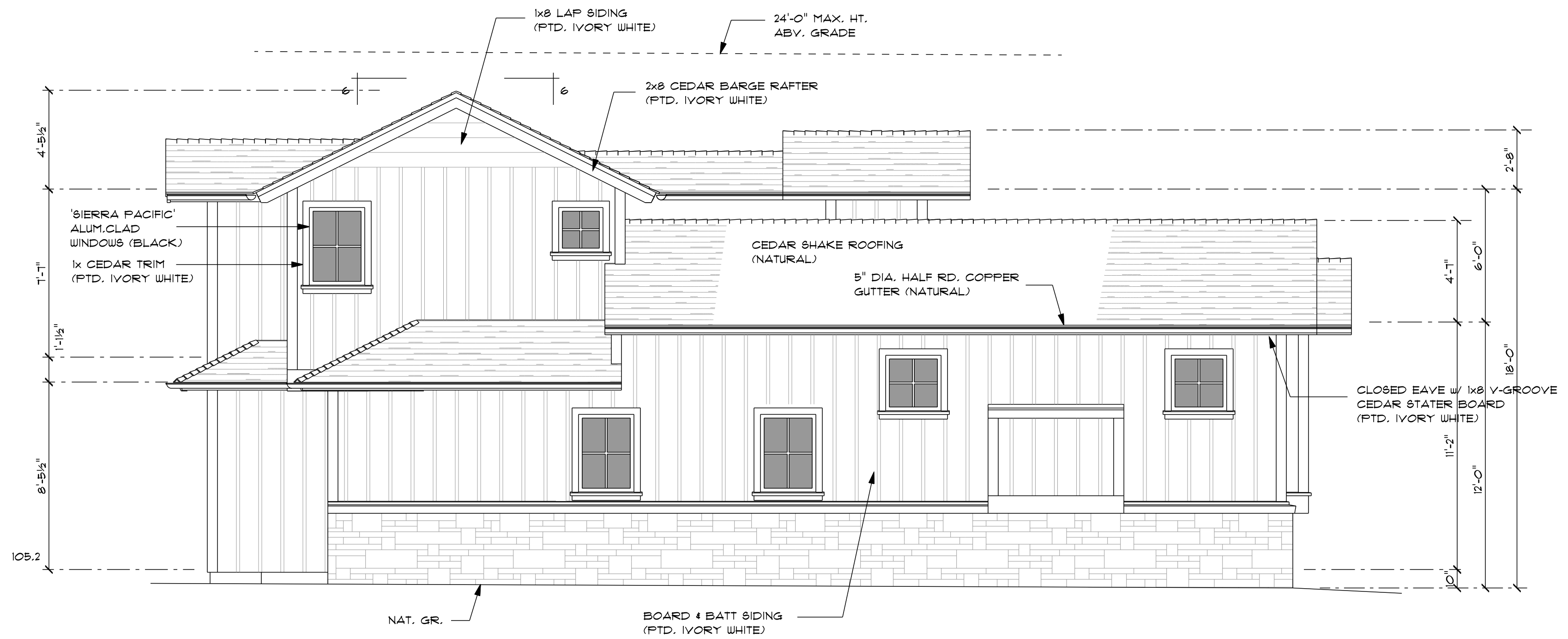
6/24/2019

7/10/2019

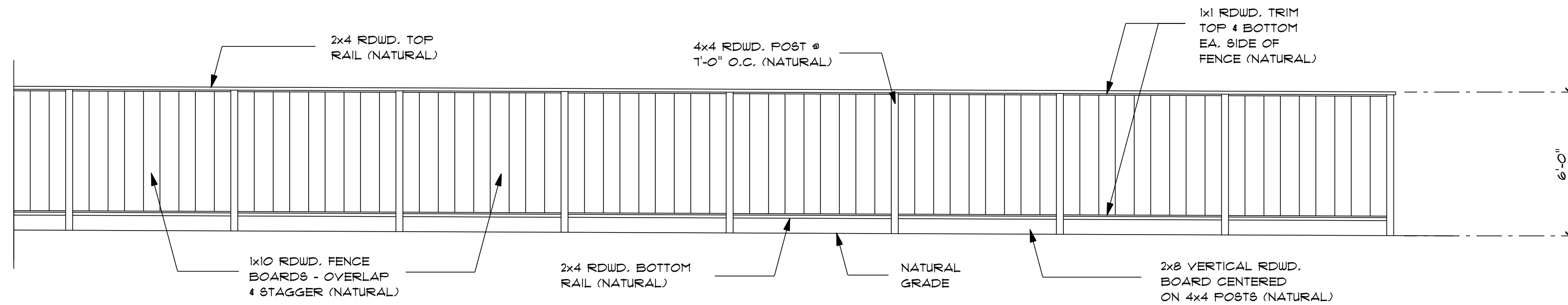
8/28/2019

9/18/2019





**LEFT SIDE ELEVATION - (West)**



**FENCE ELEVATION**

Proposed  
**EXTERIOR ELEVATIONS**

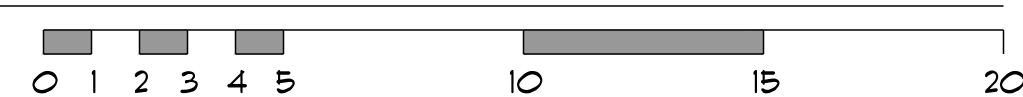
1/4" = 1'-0"

New Residence at  
2nd Ave 2 NE of Guadalupe St. Carmel-by-the-Sea, CA 93921

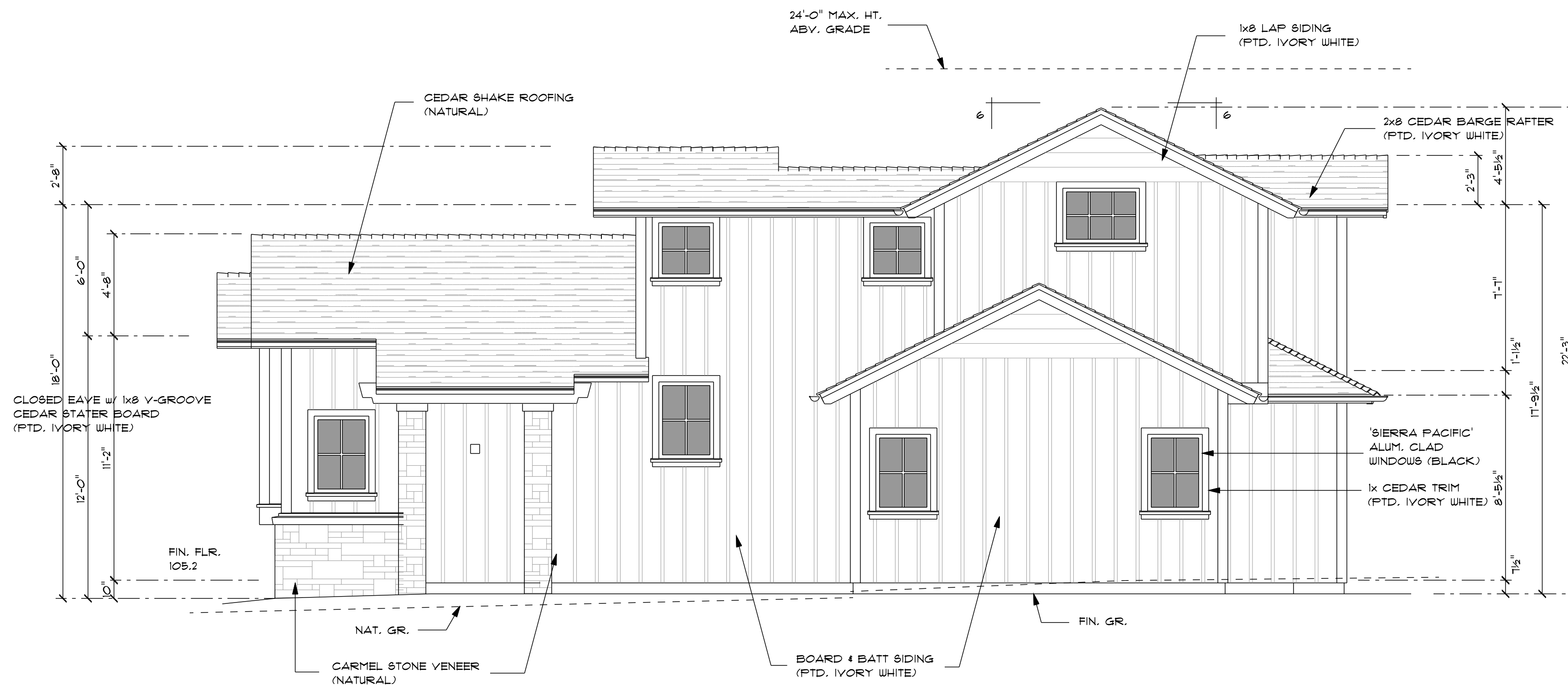
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**RIGHT SIDE ELEVATION - (East)**

Proposed

**EXTERIOR ELEVATIONS**

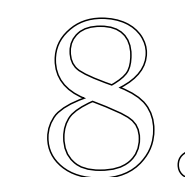
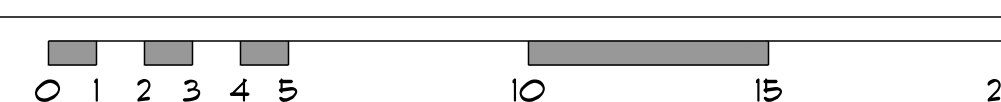
1/4" = 1'-0"

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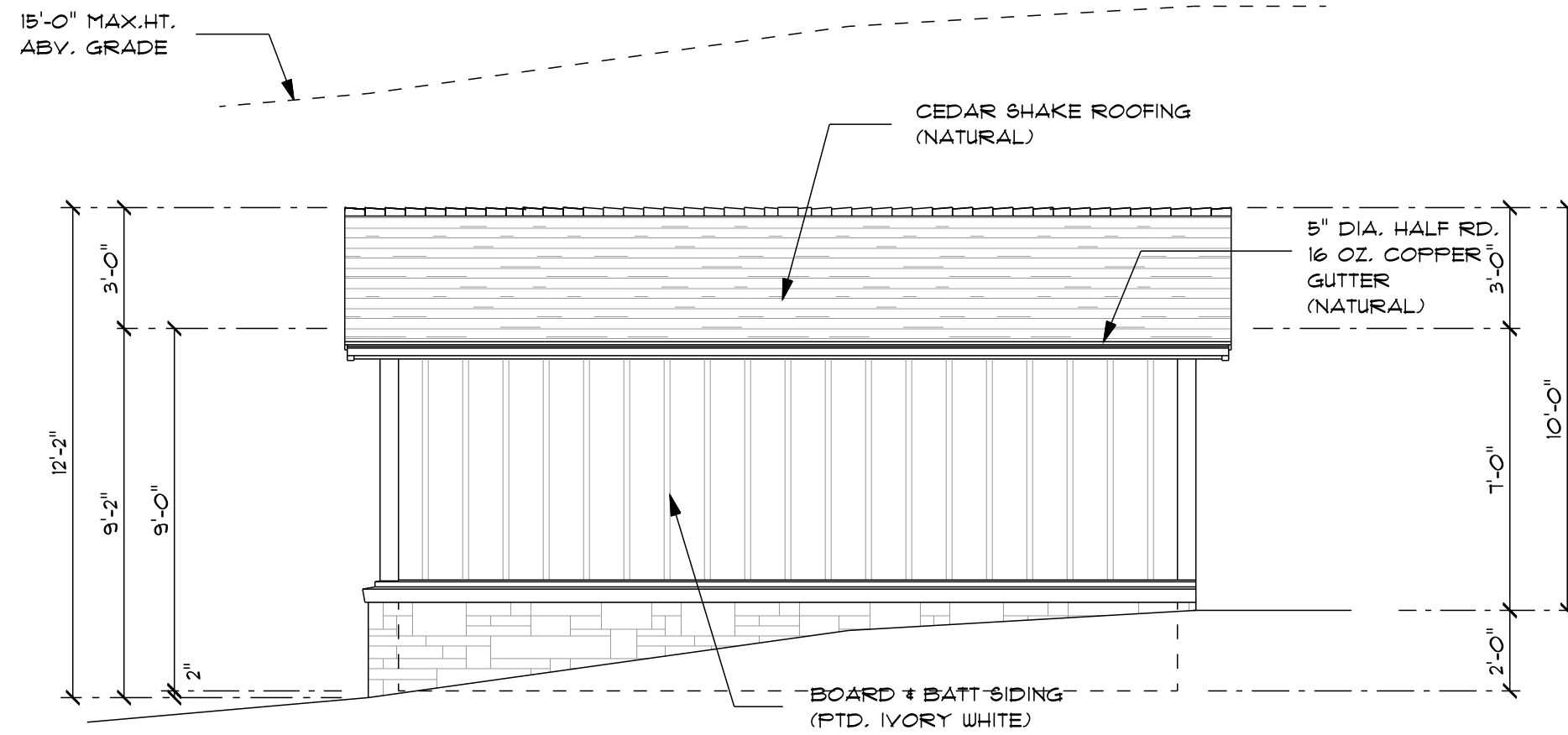
7/10/2019

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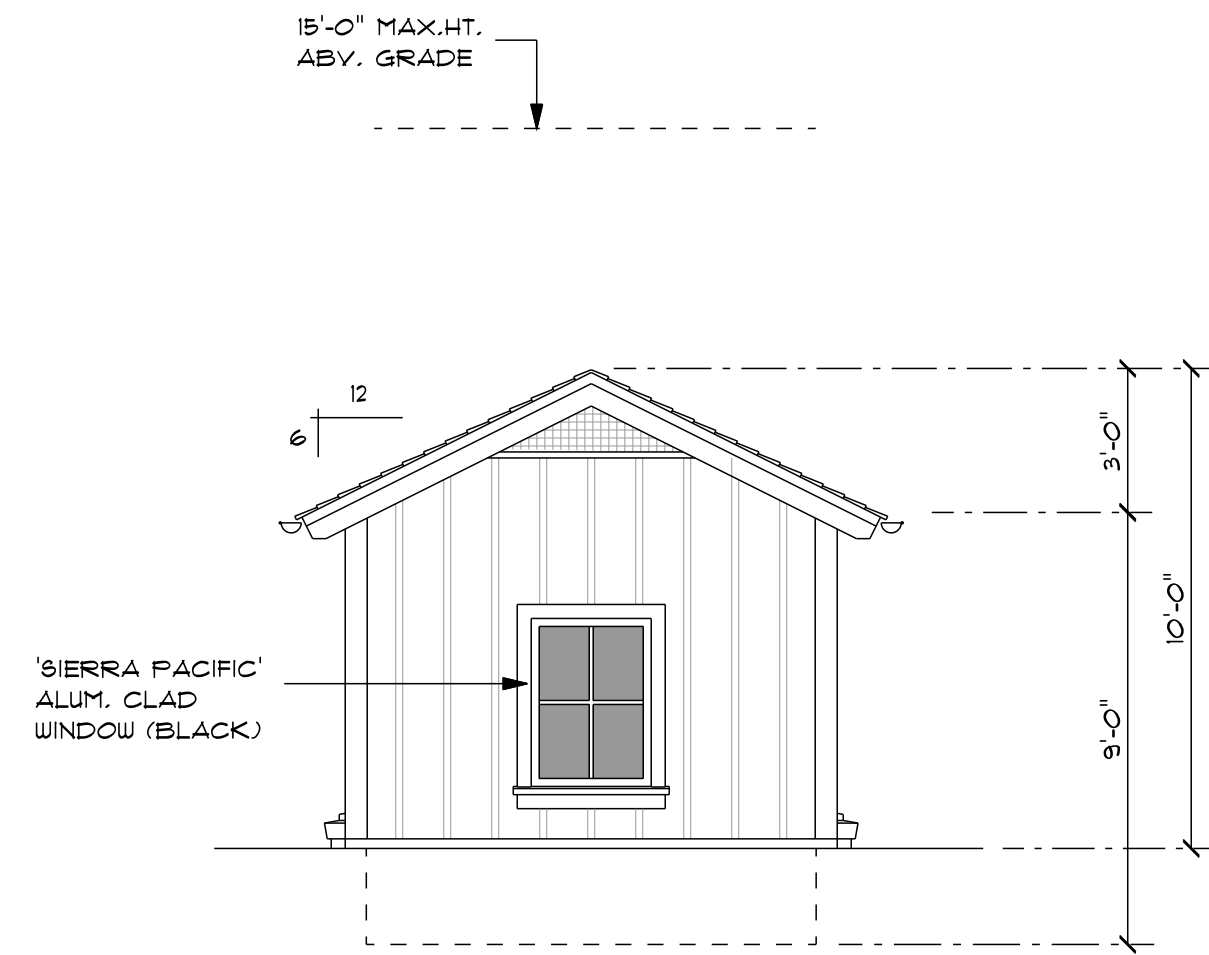
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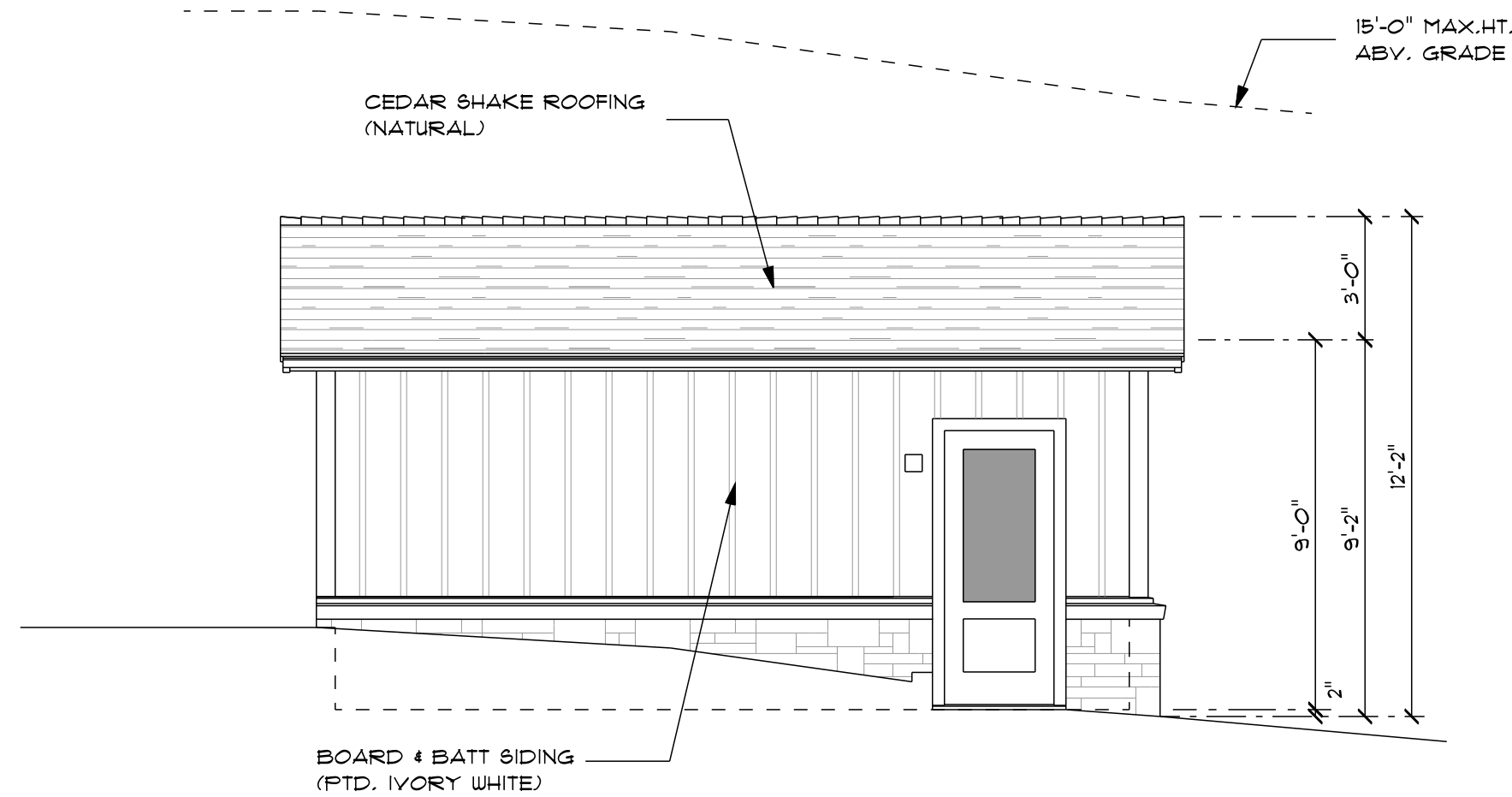




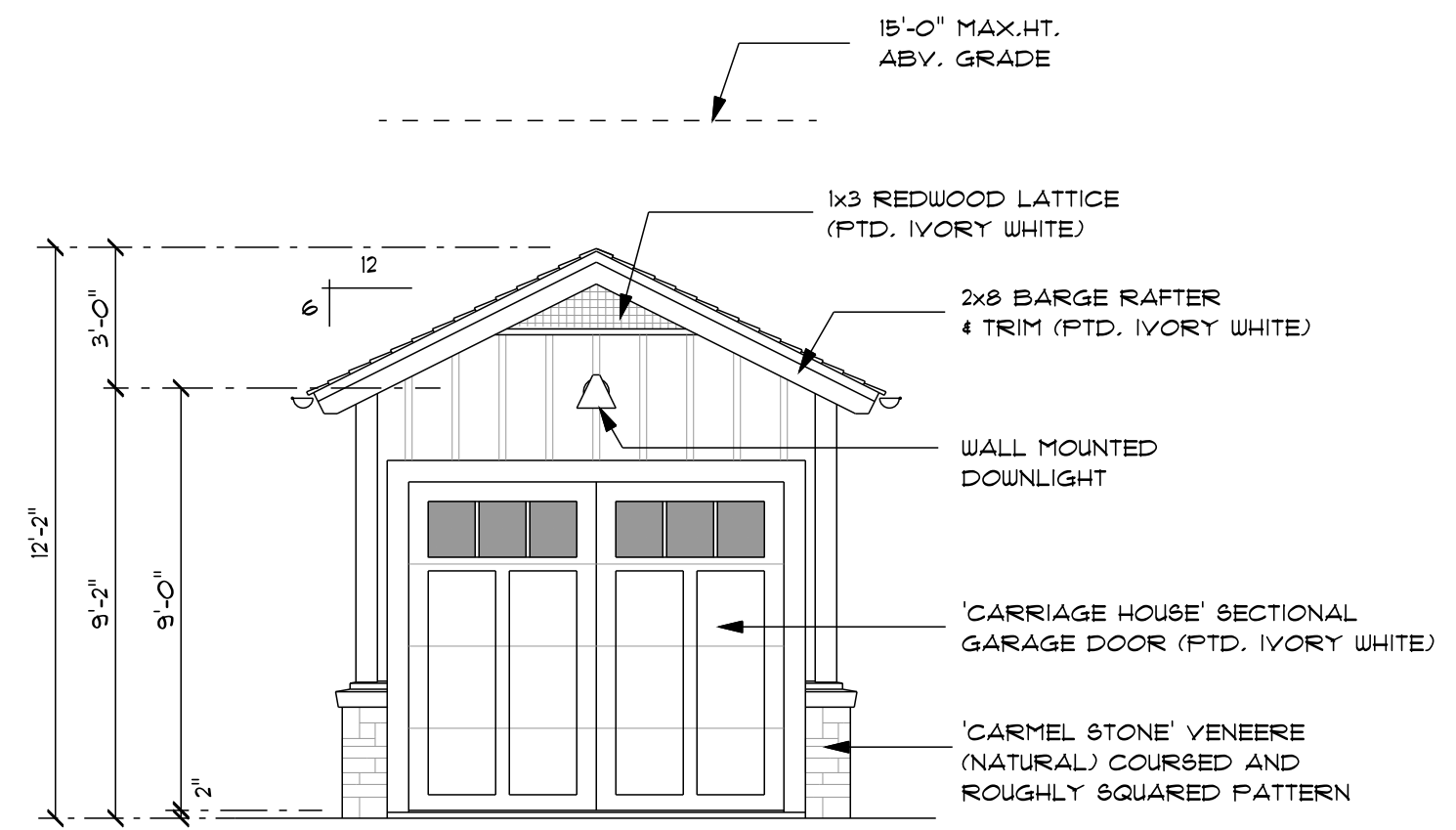
RIGHT SIDE ELEVATION - (East)



REAR ELEVATION - (North)



LEFT SIDE ELEVATION - (West)



FRONT ELEVATION - (South)

Proposed  
**GARAGE ELEVATIONS**

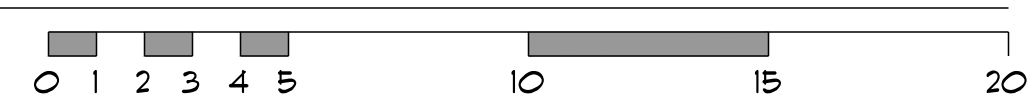
1/4" = 1'-0"

New Residence at  
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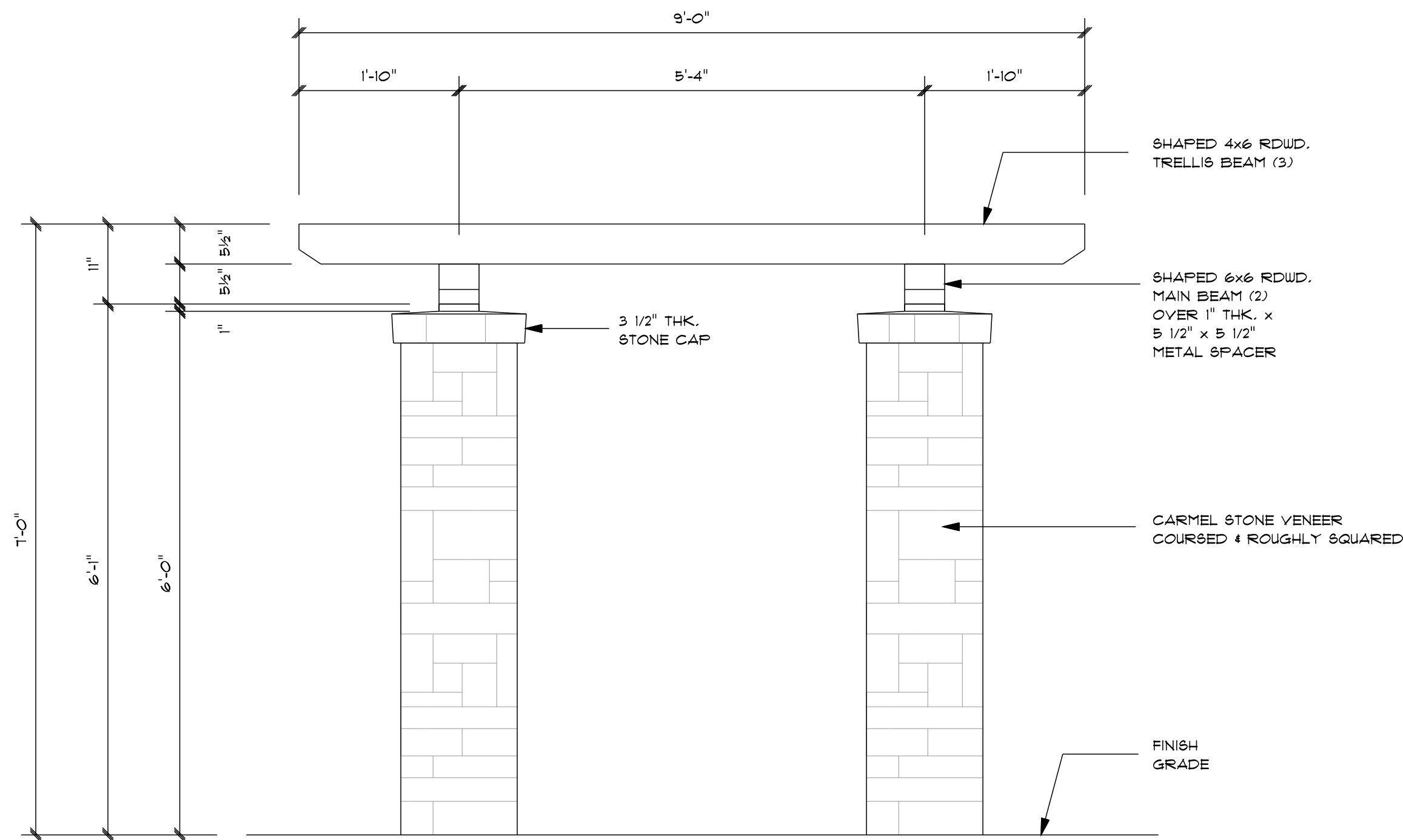
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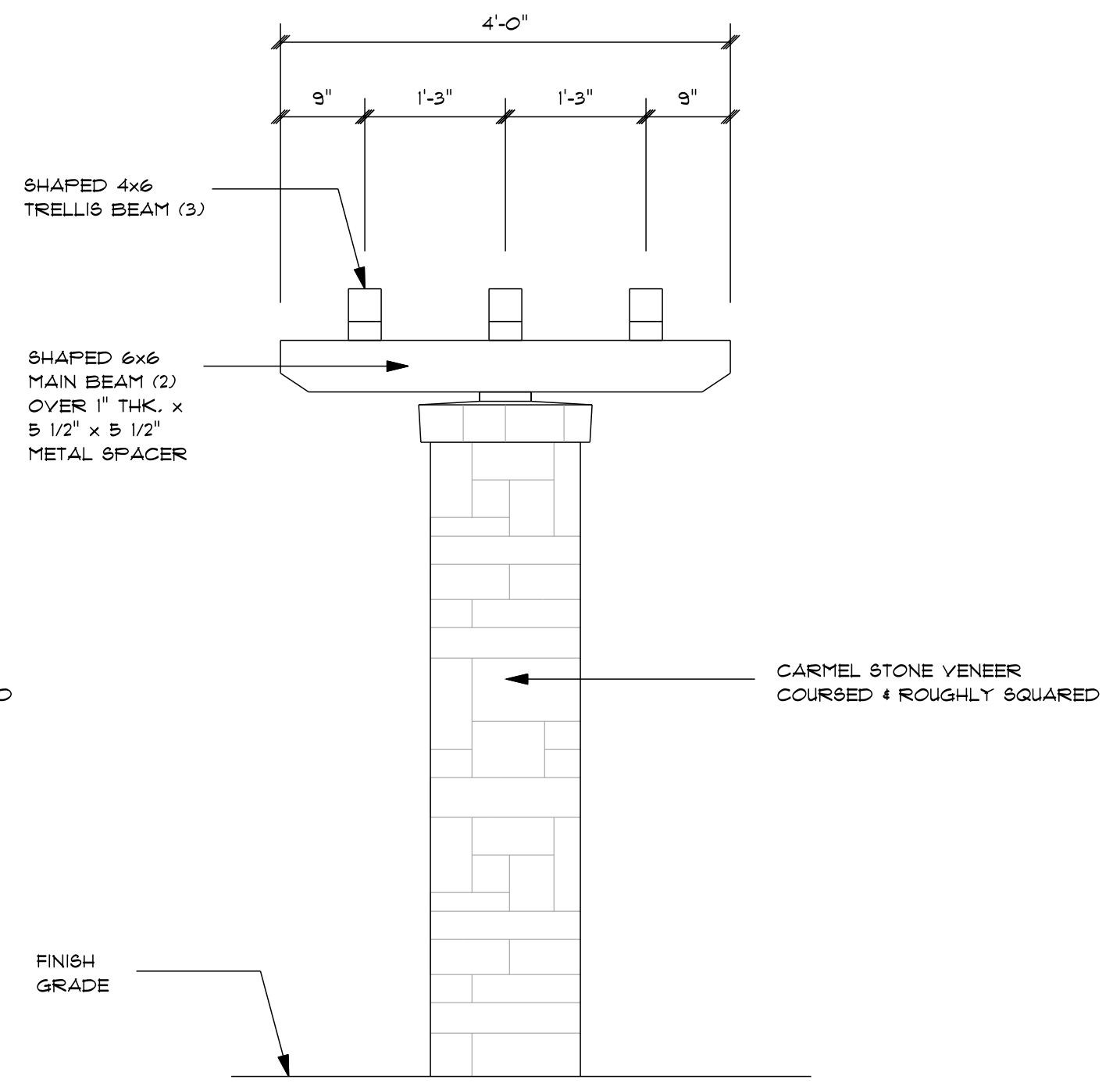
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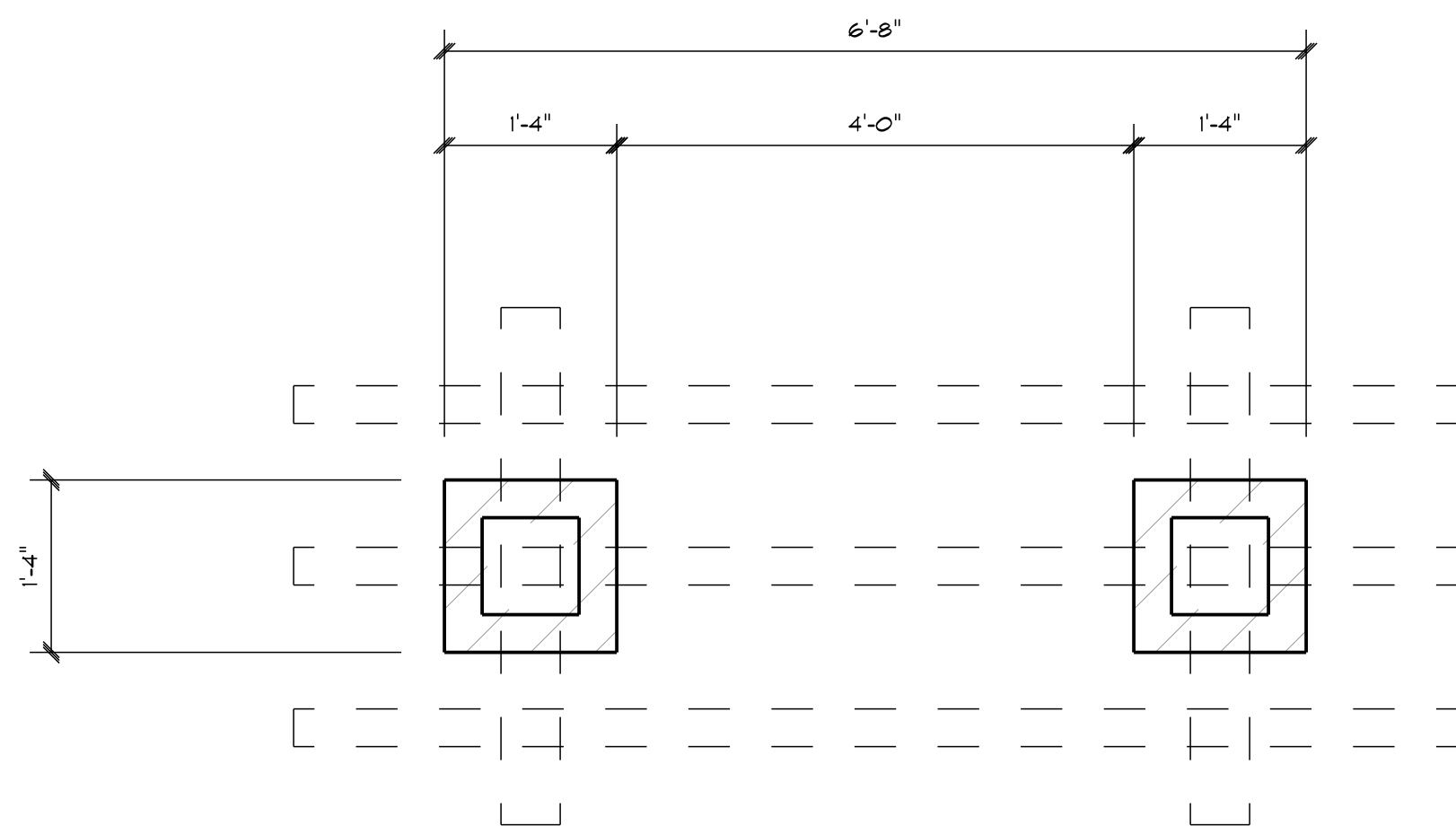




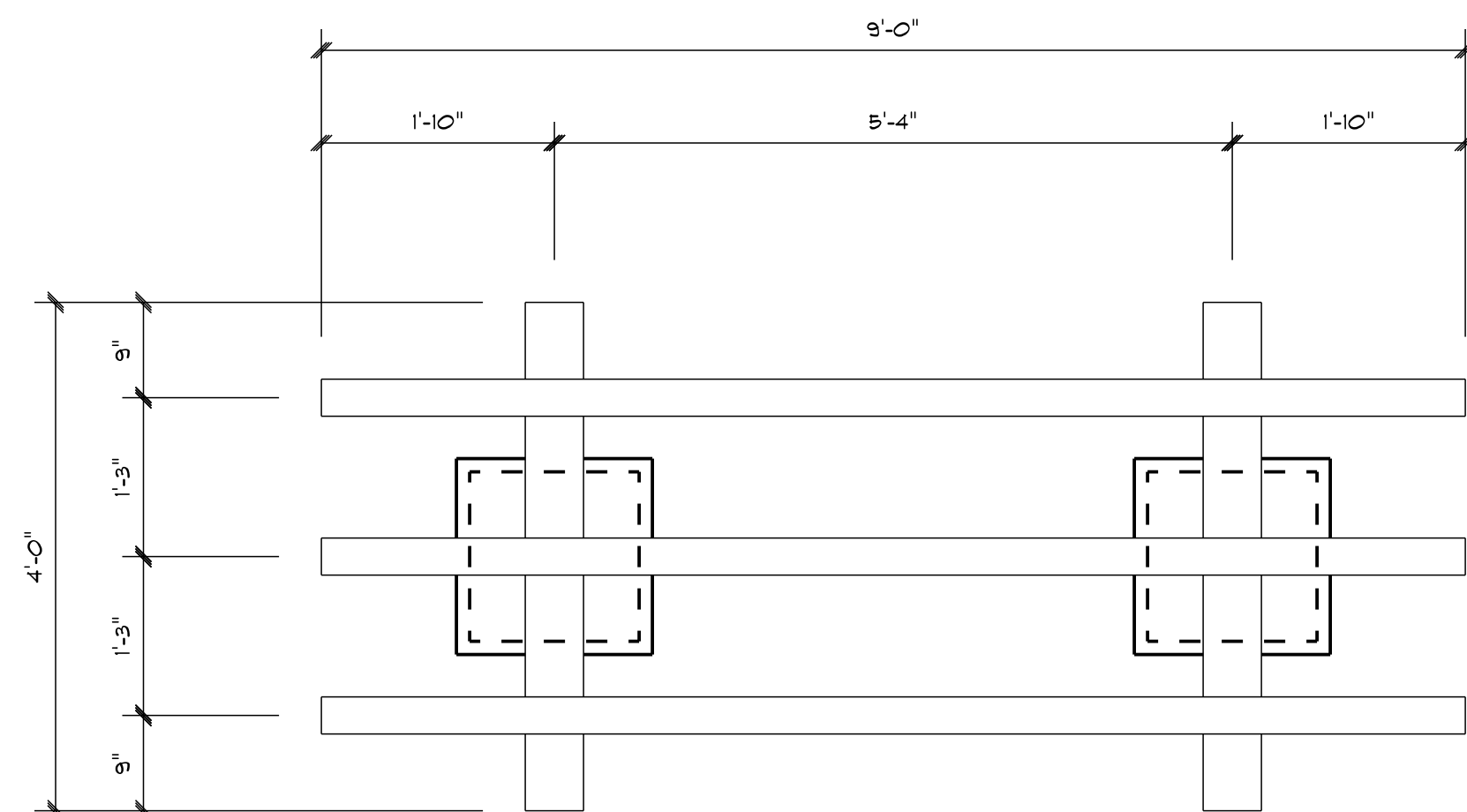
**FRONT/REAR ELEVATION**  
3/4" = 1'-0"



**SIDE ELEVATION**  
3/4" = 1'-0"



**ARBOR PLAN**  
3/4" = 1'-0"



**TRELLIS PLAN**  
3/4" = 1'-0"

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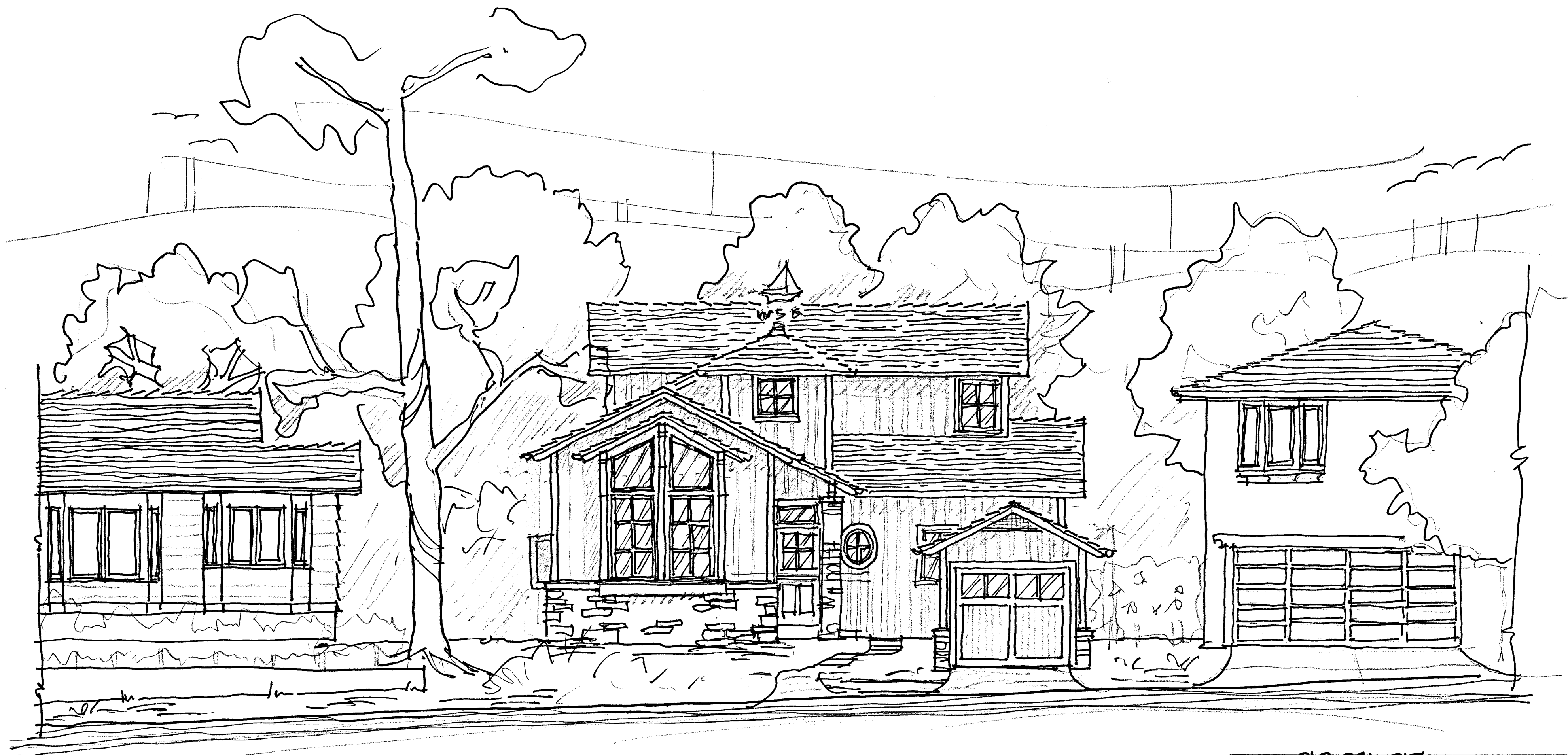
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9A.

9/10/2019



010-021-023

010-021-022

010-021-017

STREETSCAPE - Looking North along 2nd Ave.

3/16" = 1'-0"

New Residence at  
221 AVE. 2 NE of Guadalupe & Carmel-by-the-Sea  
M. SANDHU DEVELOPMENT INC.

Jim Sullivan ~ Architect

P.O. BOX 2571 MONTEREY, CA 93942 831.521.7178

10.

6/24/2019



**Map Legend:**

Basis of Bearings: As shown or noted hereon.

Horizontal Datum: Assumed.

Vertical Datum: Assumed.

Site Benchmark: Control Point #1, a Mag nail & control washer marked "Rasmussen" as shown hereon.

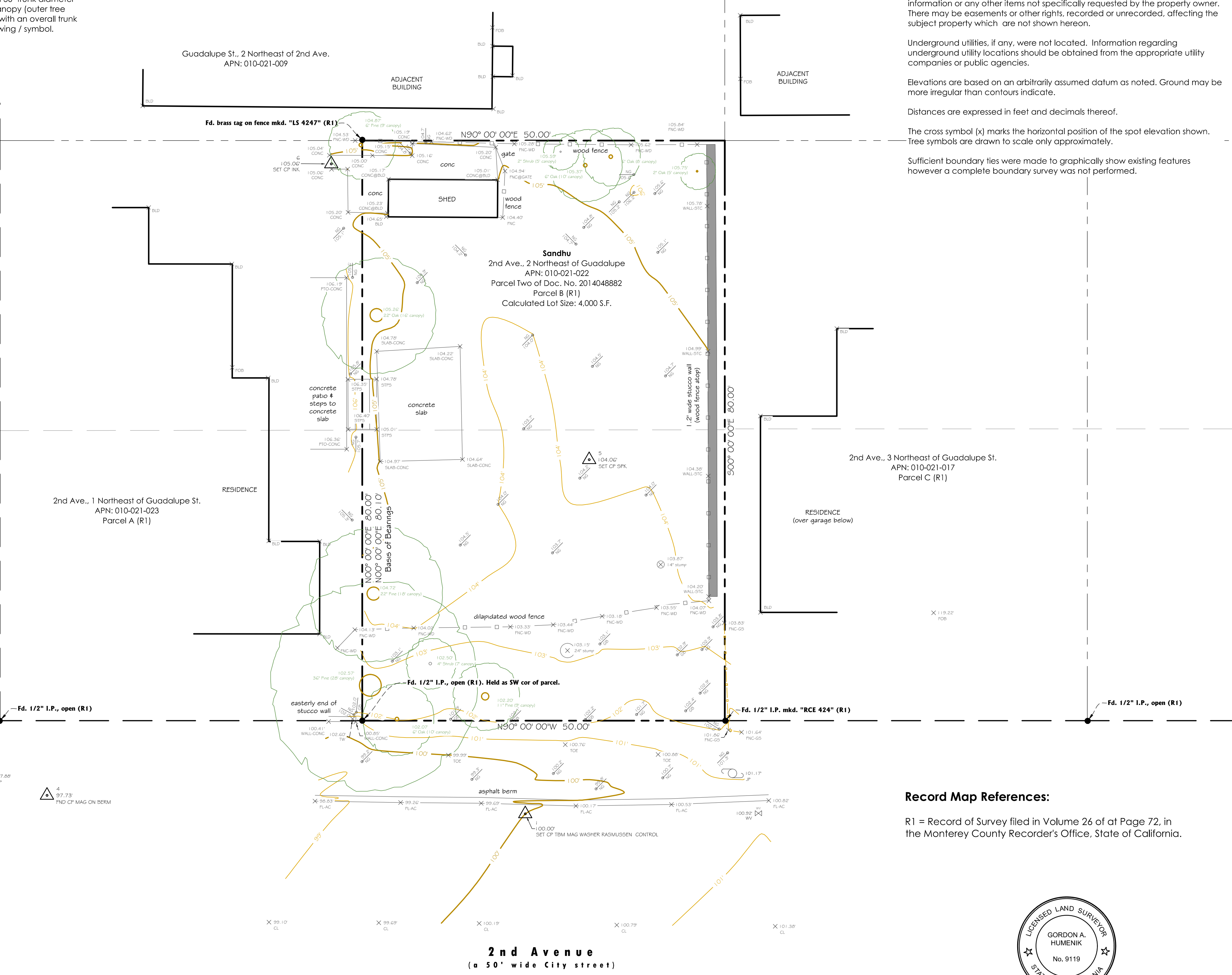
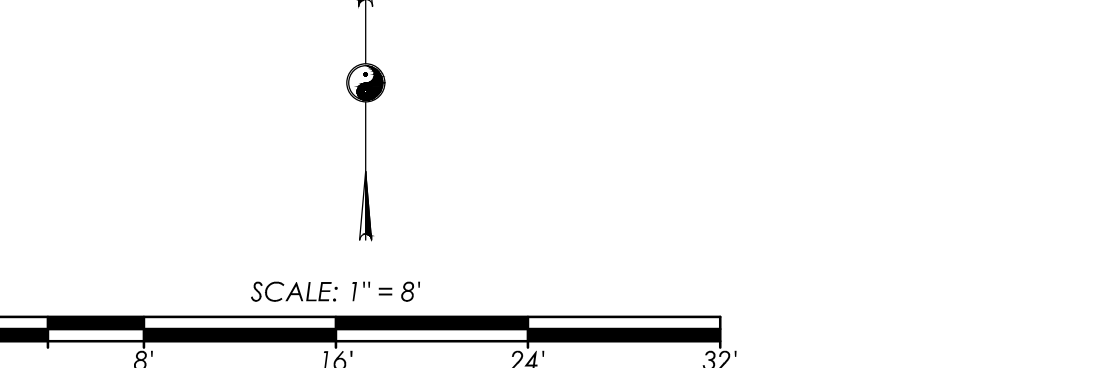
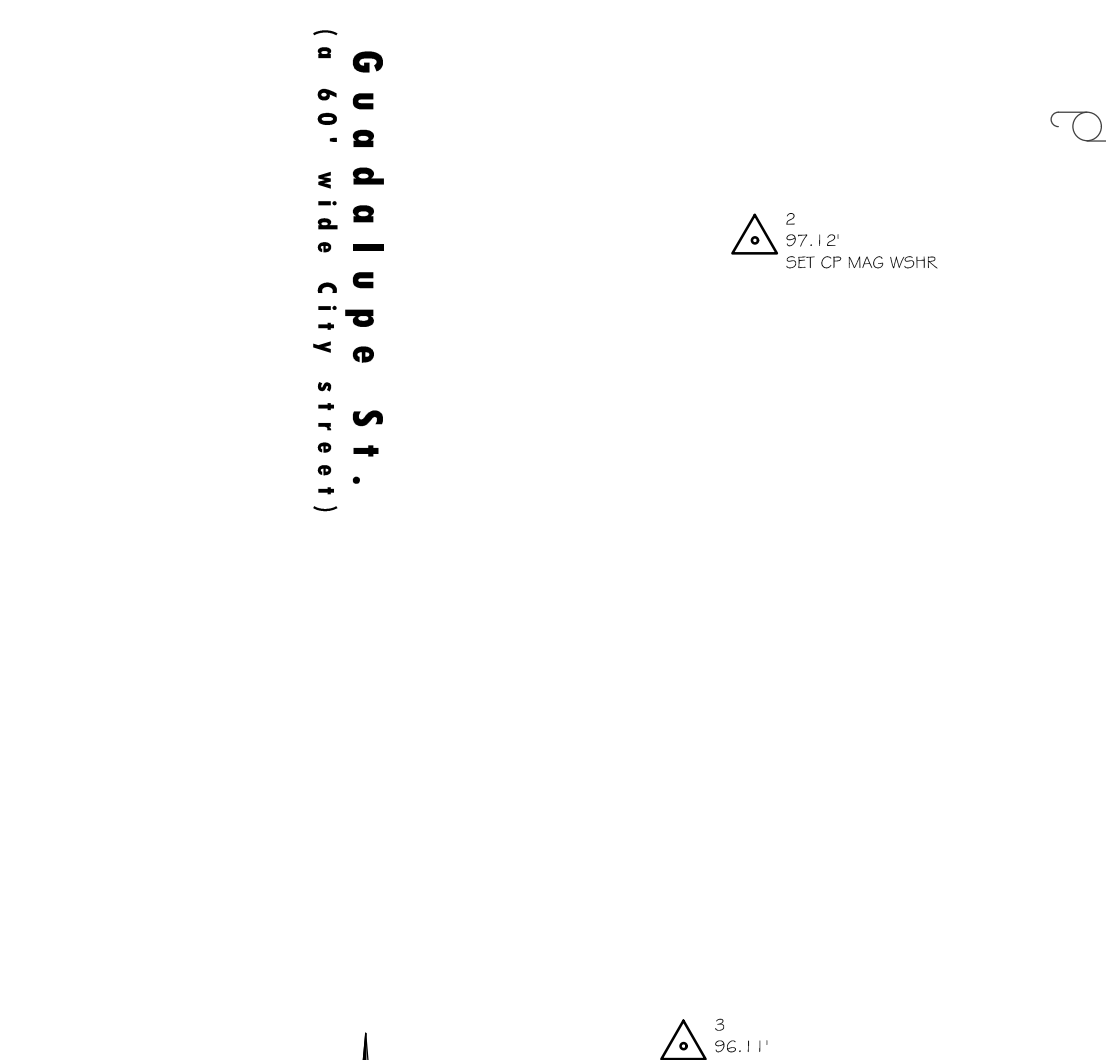
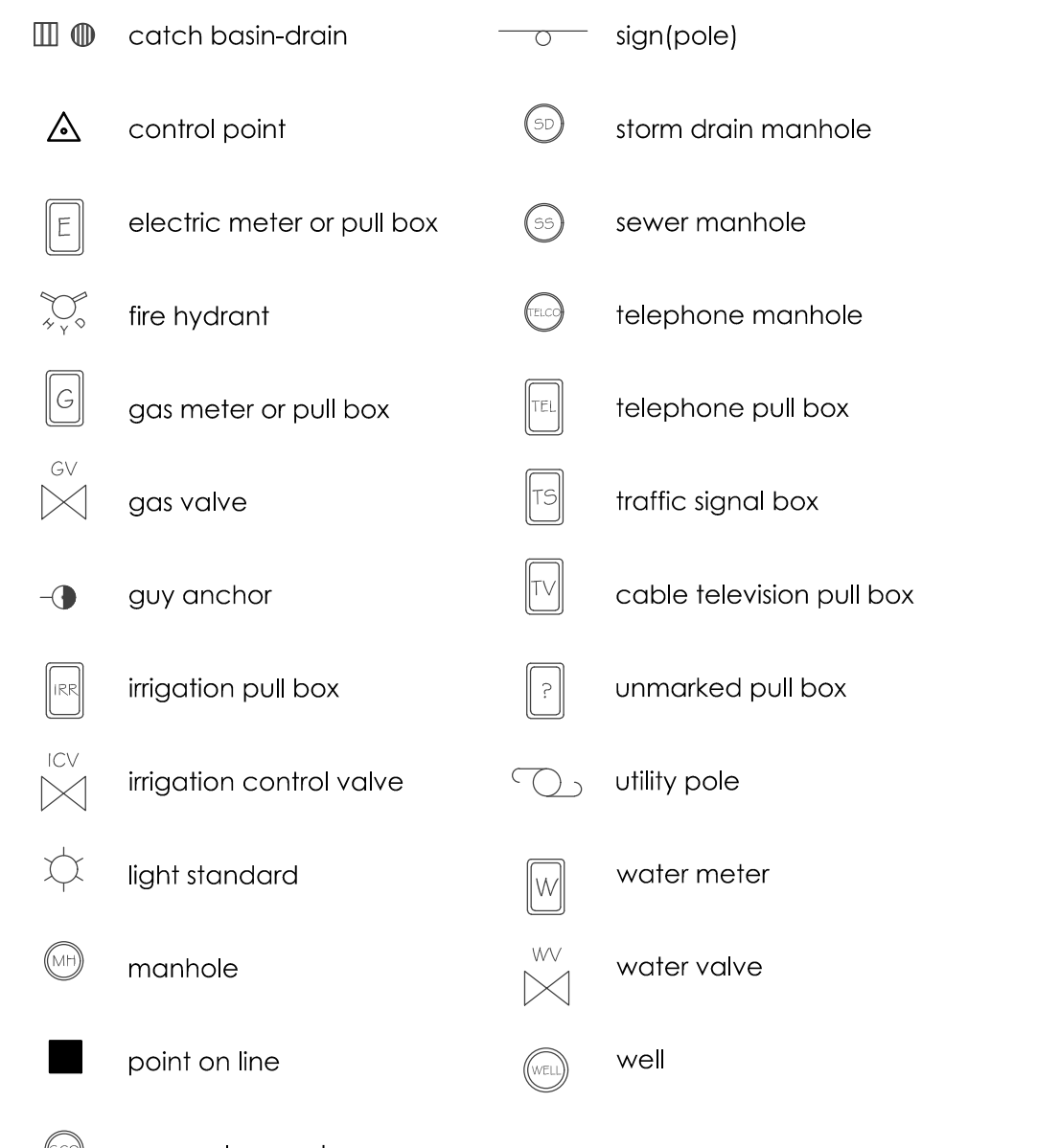
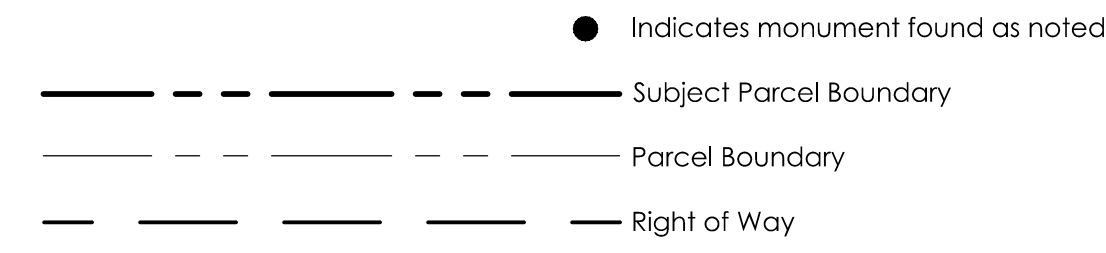
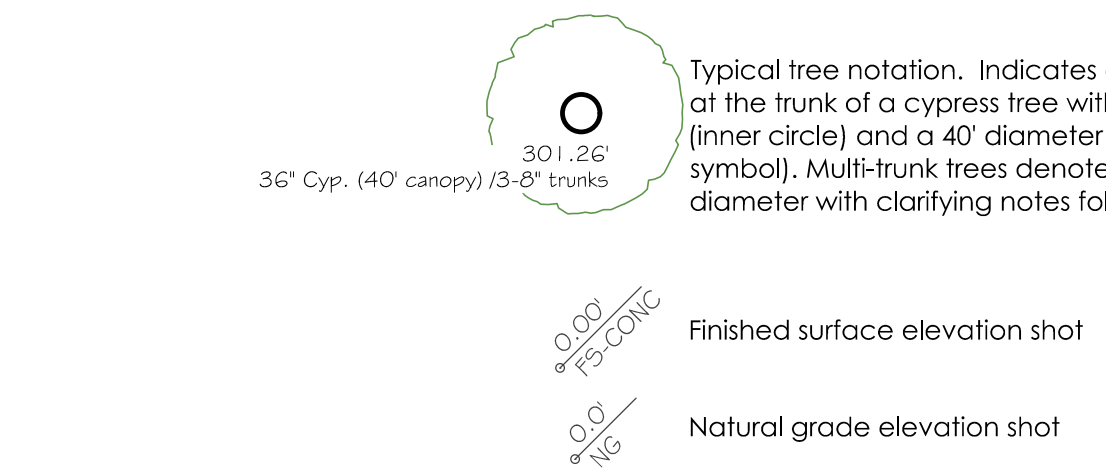
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

- Boundary Legend**
- A.G.S. - above ground surface
  - AP - angle point
  - BC - brass cap or begin curve
  - B.G.S. - below ground surface
  - COR - corner
  - CP - control point
  - CTL - CONTROL
  - DOC - document
  - ENG/ENGR - engineer
  - FD/FND - found
  - F.T.C. - from true corner
  - I.P. - iron pipe
  - L/T/L&T - lead & tag
  - LS - land surveyor
  - M-T - MAG NAIL & tag
  - MAG - MAG NAIL
  - MKD - marked
  - MON - monument
  - N-T - nail & tag
  - N.R.F. - no record found
  - O.R. - Official Records, Monterey County
  - POL - point on line
  - RCE - registered civil engineer
  - ROW - right of way
  - SPK - spike
  - STA - station(control point)
  - TBM - temporary benchmark
- Topography Legend**
- AC - asphalt concrete
  - AL - area light
  - BLD/BLDG - building
  - BLDR(S) - boulder(s)
  - BOC - back of curb
  - BRK - brick
  - BTM/BOT - bottom
  - BW - back of walk
  - CF - curb face
  - CHIM - chimney
  - CL - centerline
  - CLM - column
  - CNC - concrete
  - DC - decomposed granite
  - DK - deck
  - DW - driveway
  - EA - exposed aggregate concrete
  - ENCL - enclosure
  - EP - edge of paving
  - FF - finished floor
  - FFTHRESH - finished floor threshold
  - FH - fire hydrant
  - FL - flow line
  - FLNC - natural grade
  - FNC - fence
  - FNC-BW - barbed wire fence
  - FNC-CL - chain-link fence
  - FNC-GS - grapestake fence
  - FNC-HW - hogwire fence
  - FNC-I - iron fence
  - FNC-LAT - lattice fence
  - FNC-PR - post & rail fence
  - FNC-WD - wood fence
  - FNC-WI - wrought iron fence
  - FNC-WR - wire fence
  - FOB - face of building
  - FOW - face of wall
  - FS - finished surface
  - FTG - footing
  - GAR - garage
  - GB - grade break
  - GUT - edge of gutter
  - GUY - guy anchor
  - GRVL - gravel
  - HC - handicap
  - HDG - hedge
  - INT - intersection
  - LNDC - landing
  - LP - edge of conc gutter
  - MB - mailbox
  - NG - natural grade
  - P - pool
  - PF-PIN FLAG
  - PF-B - blue pin flag
  - PF-G - green pin flag

- PF-O - orange pin flag
- PF-P - pink pin flag
- PF-PL - purple pin flag
- PF-R - red pin flag
- PF-W - white pin flag
- PF-Y - yellow pin flag
- PLTR - planter
- PTO - patio
- PVR - paver
- RD - road
- RDG - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TOE - toe of slope
- TW/TOW - top of wall
- WALL-AB - Allen Block wall
- WALL-CMU - concrete masonry unit wall
- WALL-CRML - Carmel stone wall
- WALL-DSTN - dry stack stone wall
- WALL-RR - rrie wall
- WALL-STC - stucco wall
- WLK - sidewalk

- Utility Legend**
- CATV - cable tv
  - COMM - communications
  - CO or C/O - clean out
  - DDCV - double detector check valve
  - EM - electric meter
  - EO - electric outlet
  - GM - gas meter
  - GV - gas valve
  - HB - hose bib
  - ICV - irrigation control valve
  - IRR - irrigation
  - JF - joint utility pole
  - LT - light
  - LT-STD - light standard
  - PB - utility pull box
  - PB-? - unmarked pull box
  - PM - paint mark
  - PM-B - blue PM (water)
  - PM-G - green PM (sewer)
  - PM-O - orange PM (catv/comm)
  - PM-P - pink PM (unknown facilities)
  - PM-PL - purple PM (reclaimed water/irr)
  - PM-R - red PM (elec)
  - PM-W - white paint mark
  - PM-Y - yellow PM (gas)
  - PP - power/utility pole
  - SCO - sewer clean out
  - SDMH - storm drain manhole
  - SSMH - sanitary sewer manhole
  - ST LT - street light
  - STN - stone
  - TELCO - telephone
  - TG - top of drain grate
  - UP - utility pole
  - UTIL - utility
  - VLT - vault
  - VLT-GTE - GTE vault
  - VLT-PB - PacBell vault
  - VLT-PGE - PG&E vault
  - VLT-TELCOM - telecommunications vault
  - VLT-? - unmarked vault
  - VLT-VRZ - Verizon vault
  - WD - wood
  - WL - water line
  - WM - water meter
  - WV - water valve



**Surveyor's Notes:**

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

**Record Map References:**

R1 = Record of Survey filed in Volume 26 of at Page 72, in the Monterey County Recorder's Office, State of California.



**Topographic Survey**

2nd Ave., 2 Northeast of Guadalupe, APN: 010-021-022  
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For & Requested By: Manjit Sandhu

February 2019

**Rasmussen Land Surveying, Inc.**  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545

**DRAWING REVISIONS:**  
February 2019 - Original Survey







**PLANT LIST**

Code	Botanical Name	Common Name	Notes/Synonym	CA Native	Wucols	Size	Qty.
A	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Grass-like	no	low	1 gal.	3
B1	Thymus praecox 'Purple Carpet'	Purple Carpet Thyme	Groundcover (sun)	no	low	1 gal.	16
B2	Satureja douglasii	Yerba Buena	Clinopodium	yes	low	1 gal.	4
C	Ceanothus griseus horizontalis	Carmel Creeper	C. thyrsiflorus var. hor.	yes	low	1 gal.	6
D	Rhamnus californica 'Seaview Improved'	California Coffeeberry	Frangula californica	yes	low	1 gal.	2
E	Dodonea viscosa	Hopbush	6' + for screen	no	low	5 gal.	4
F	Vitis californica 'Roger's Red'	California Grape	Vine	yes	low	5 gal.	9
H	Heuchera x 'Plum Royale'	Plum Royale Choral Bells	Perennial	yes	low	1 gal.	15

**ALTERNATIVES**

Code	Botanical Name	Common Name	Notes/Synonym	CA Native	Wucols
A	Carex praegracilis	Slender Sedge		yes	low
B1	Thymus praecox 'Rose Red'	Rose Red Carpet Thyme	Groundcover (sun)	no	low
B2	Lippia nodiflora 'Rosea'	Lippia	Phyla or Kurapia	no	low
C	Loropetalum chinese	Fringe Flower		yes	low
D	Westringia fruticosa	Australian Rosemary		yes	low
E	Arctostaphylos 'Howard McMinn'	McMinn Manzanita	6' + for screen	no	low
E	Prunus Caroliniana 'Bright n Tight'	Dwarf Carolina Cherry	6' + for screen	no	low

**General Landscape Planting Specifications**

**A. General Requirements**

All plants shall be quality nursery stock, labeled true to name and variety, well rooted and properly "hardened off". Soil in pots should be moist before removing plants for installation.

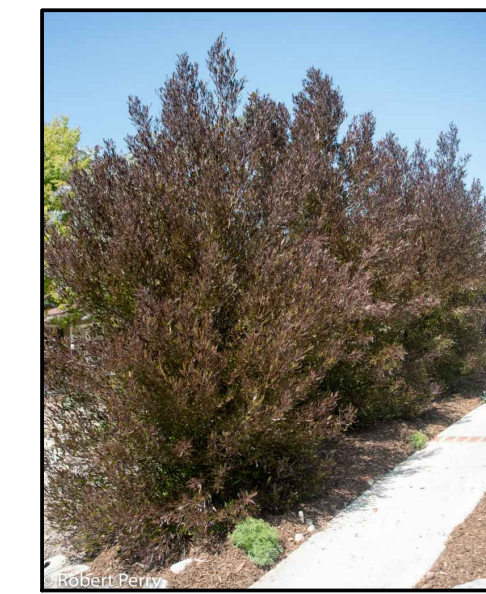
**B. Installation**

**Soil Preparation** - soil areas that are compacted during site preparation should be ripped to a minimum of twelve inches prior to beginning soil preparation. Planting areas shall be amended with well-rotted compost. Apply at a rate of six cubic yards per 1000 sq. ft. The soil preparation material should be broadcast uniformly over all areas to be planted and worked to a depth of six inches to obtain a uniform blend with the soil. Soil should be watered before adding plants.

**Planting Pits** - Plant at spacings and in areas indicated on the plan. Depth shall be the same depths as the root ball, less 1", to allow the crown to sit 1" above finished grade. Soil shall be firmly pressed around each plant and the excess soil removed from the crown. Each plant shall be immediately watered upon completion of planting.

**Finish and Mulch** - Soil areas adjacent to buildings shall slope away from the buildings at 1% minimum. After planting, organic, seed-free mulch shall be applied to all planting areas to a minimum depth of 3" to assist with water conservation and weed suppression.

Gopher baskets recommended



Dodonea viscosa 'Purpurea'



Vitis californica 'Roger's Red'



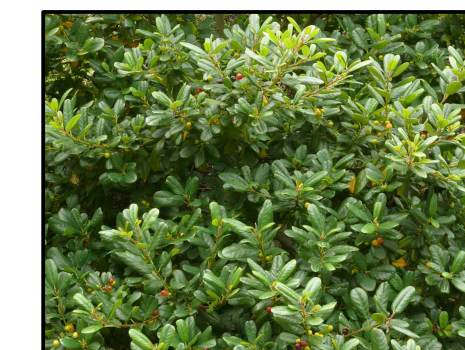
Thymus praecox 'Purple Carpet'



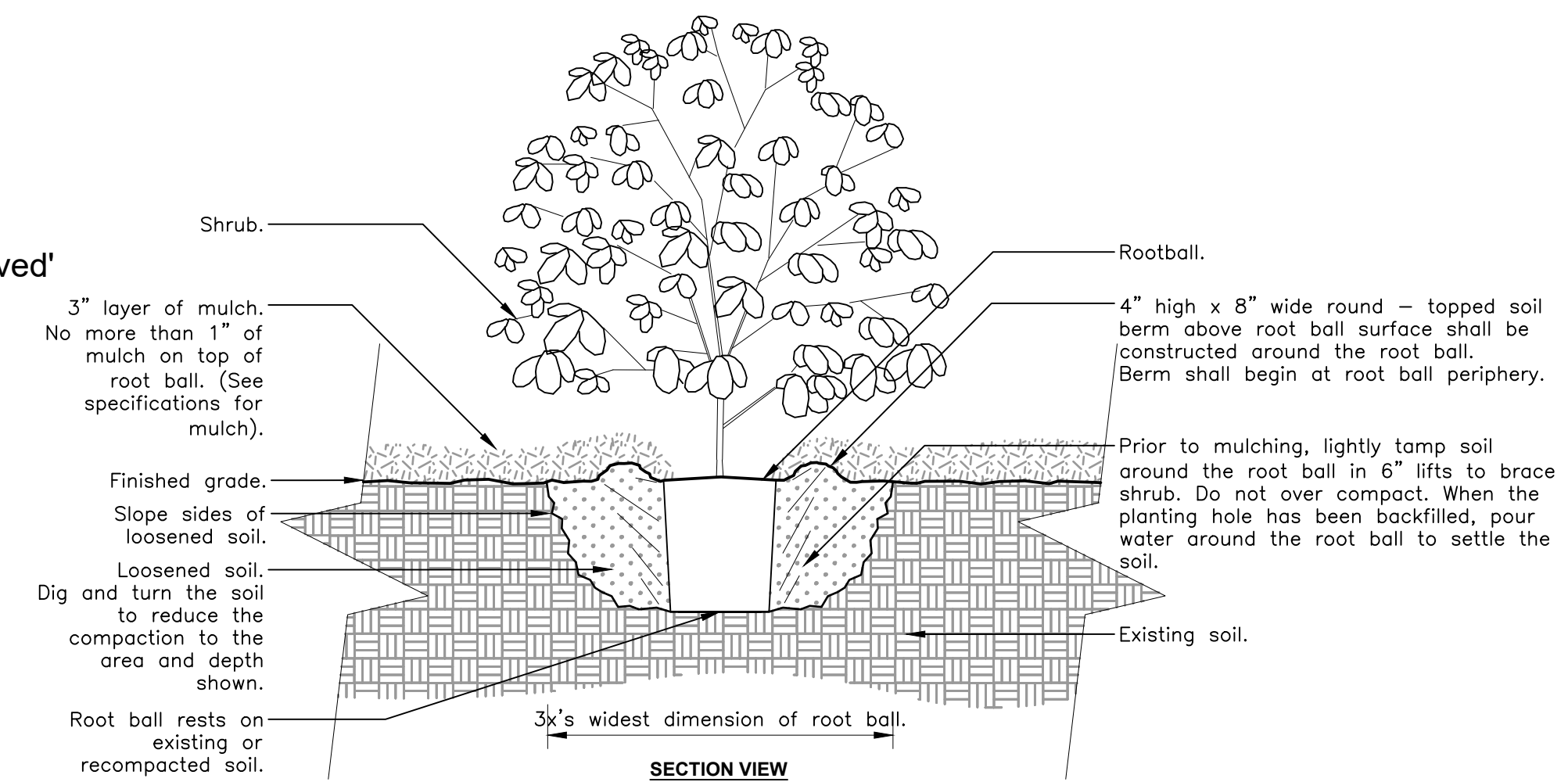
Heuchera x 'Plum Royale'



Lomandra longifolia 'Breeze'



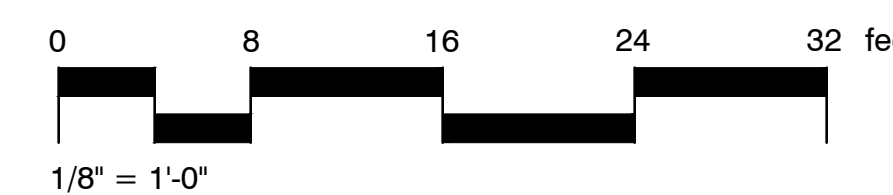
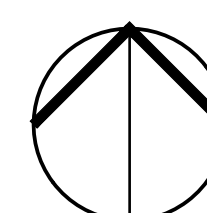
Rhamnus californica 'Seaview Improved'



- Notes:  
 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.  
 2- See specifications for further requirements related to this detail.

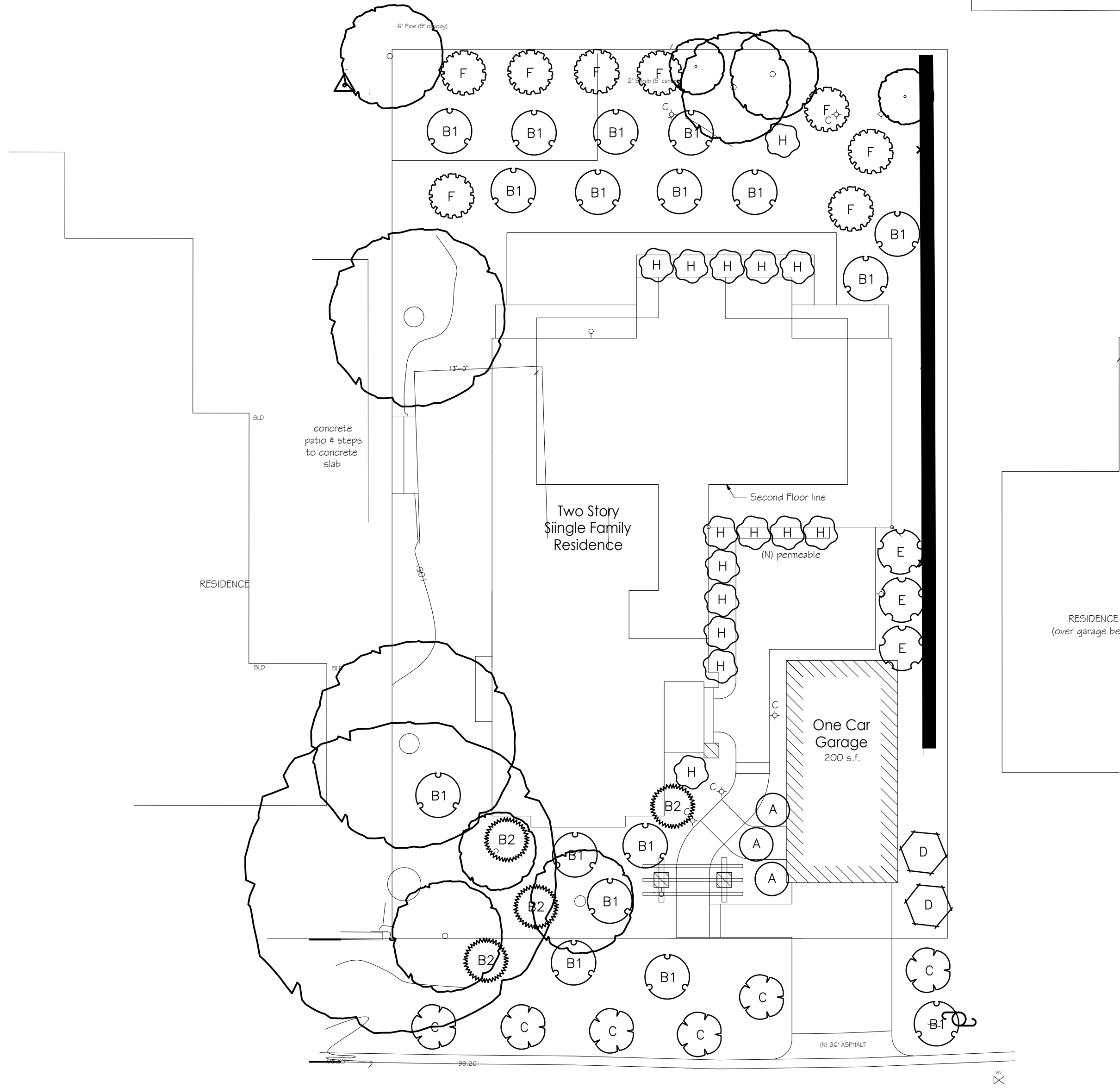
**1 SHRUB - UNMODIFIED SOIL**  
 3/4" = 1'-0"

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 FX-PL-FX-SHRB-04



**PLANTING PLAN**

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE REQUIREMENTS ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"



2nd Avenue  
 (a 50' wide City street)

**NEW RESIDENCE**  
 2nd Ave. 2 NE of Guadalupe St.  
 Carmel-by-the-Sea, CA 93921  
**M. SANDHU DEVELOPMENT INC.**



Revision	Date	CKBY

Date:	6/21/19
Scale:	as noted
Drawn By:	B. Cole
Job Number:	18-5-22
Sheet:	<b>L1</b>







