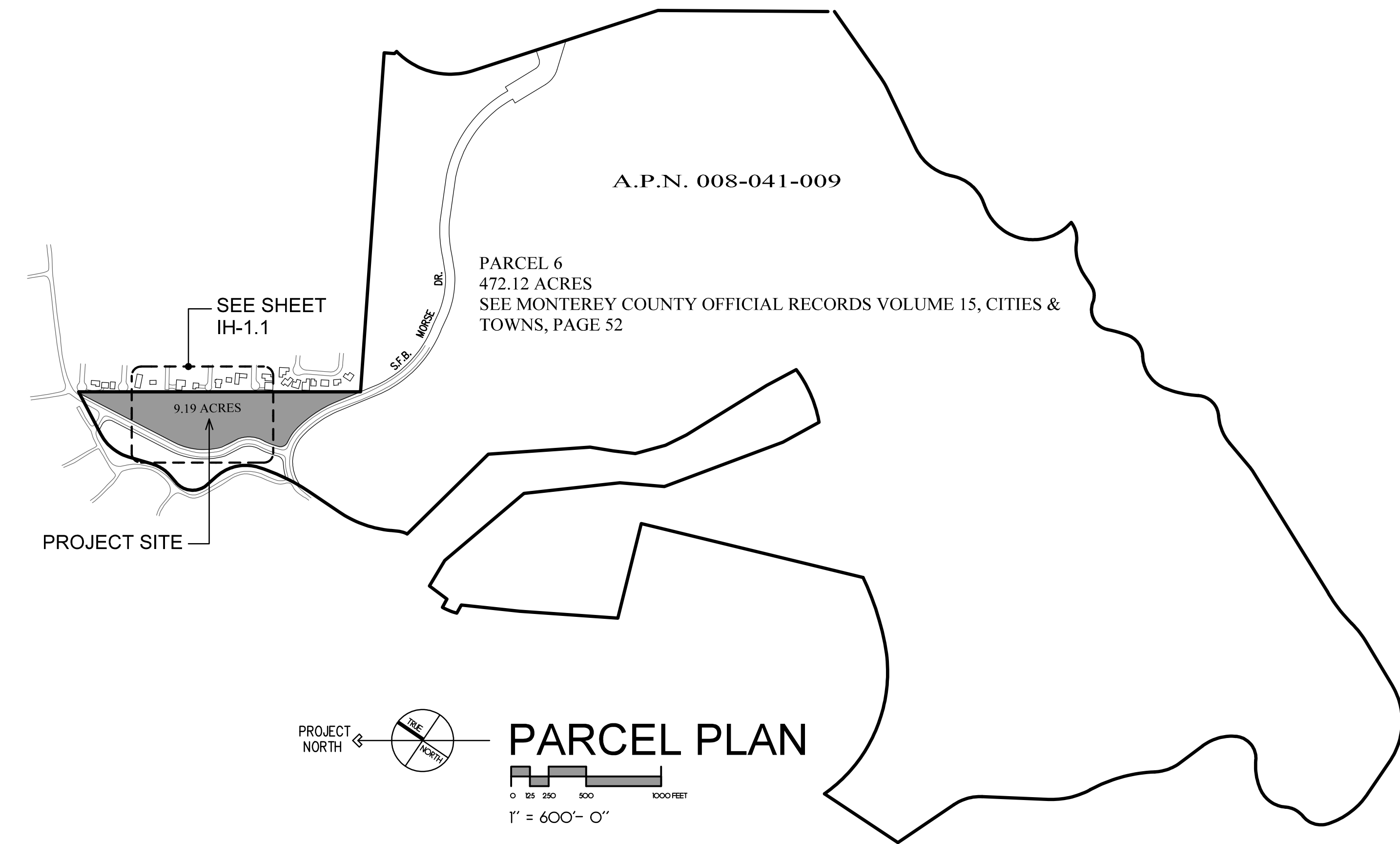
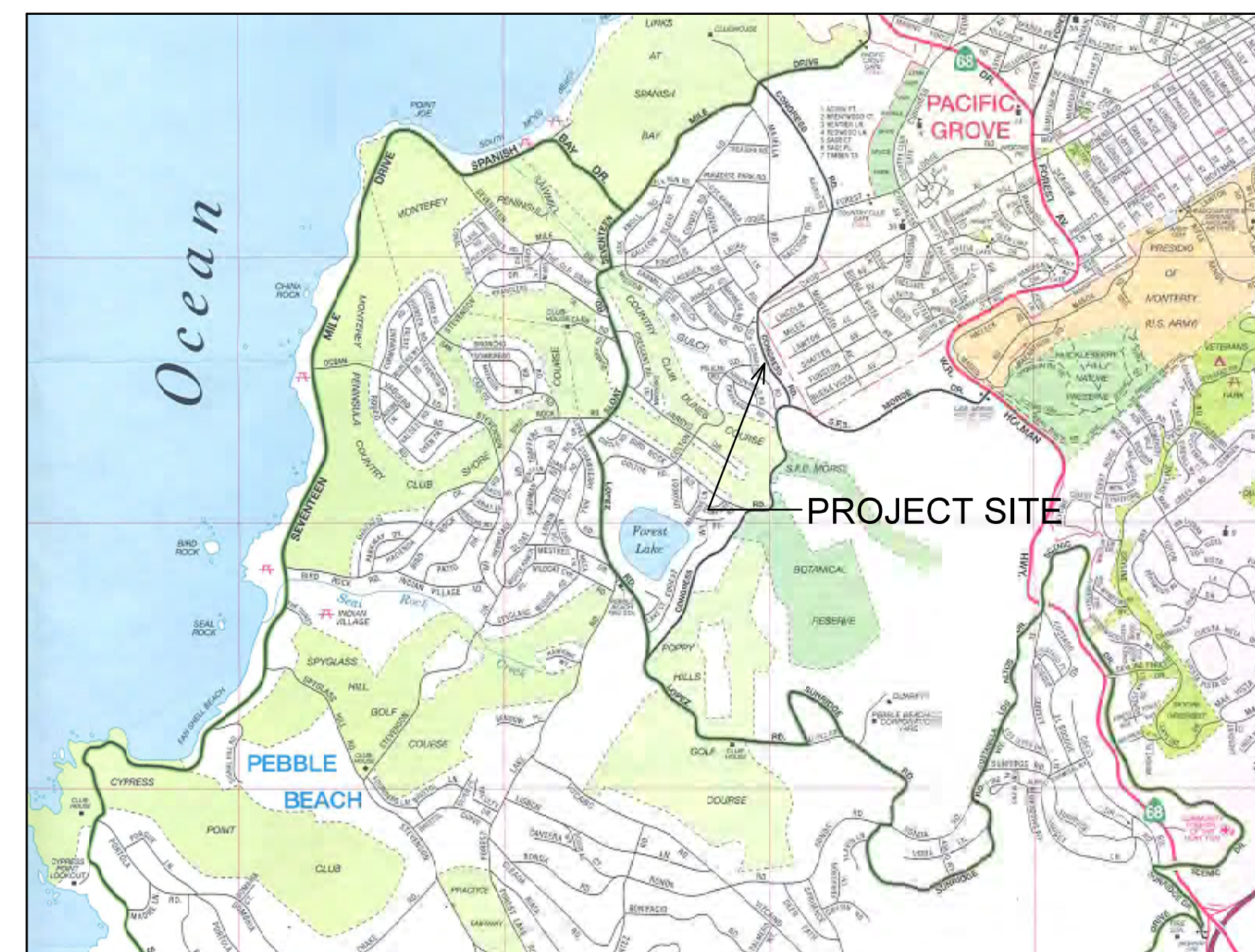


# DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN

# AREA D INCLUSIONARY HOUSING



### VICINITY MAP



### PROJECT INFORMATION

**PROJECT DESCRIPTION:**  
THE PROJECT INCLUDE THE CONSTRUCTION ON FOUR NEW 6-UNIT APARTMENT BUILDINGS (24 UNITS TOTAL), WITH 6,998 S.F. FLOOR AREA EACH. THE PROJECT ALSO INCLUDES A 431 S.F. OFFICE BUILDING, AND 12 FREE-STANDING CARPORTS.

**A.P.N.** Portion of 008-041-009  
**SITE AREA:** 9.19 ACRES (400,316 S.F.)  
**ZONING DESIGNATION:** MDR / 4 - D - RES  
**OCCUPANCY TYPE:** R - 2

**FLOOR AREAS:**

<b>BUILDING 1:</b>			
First Floor:	3,630 s.f.		
Second Floor:	3,368 s.f.		
Building Total:	6,998 s.f.	6,998 s.f.	
<b>BUILDING 2 (Same as Bldg. 1):</b>		6,998 s.f.	
<b>BUILDING 3 (Same as Bldg. 1):</b>		6,998 s.f.	
<b>BUILDING 4 (Same as Bldg. 1):</b>		6,998 s.f.	
<b>OFFICE BUILDING:</b>	431 s.f.		
<b>CARPORT STORAGE CLOSETS:</b>	576 s.f.		
<b>FLOOR AREA TOTAL:</b>		28,999 s.f.	

**FLOOR AREA RATIO:**

ALLOWABLE:		35%
PROPOSED:	28,999 / 400,316 =	7.24%

**LOT COVERAGE SUMMARY:**

<b>BUILDING COVERAGE</b>		16,056 s.f.
Apartment Buildings:	498 s.f.	
Office Building:	431 s.f.	
Carports:	6,240 s.f.	
<b>TOTAL BUILDING COVERAGE =</b>		22,794 s.f. (5.69%)

**IMPERVIOUS SURFACE COVERAGE**

Parking / Driveways:	33,160 s.f.
Walkways:	6,414 s.f.
Patios:	2,712 s.f.
<b>TOTAL IMPERVIOUS COVERAGE =</b>	42,286 s.f. (10.56%)

**TOTAL OVERALL LOT COVERAGE:** 65,080 s.f. (16.26%)

**MAXIMUM ALLOWABLE HEIGHT:** 27'

**REQUIRED SETBACKS:**

<b>MAIN STRUCTURES:</b>	<b>ACCESSORY STRUCTURES:</b>
Front: 20'	Front: 50'
Side: 10'	Side: 6'
Rear: 10'	Rear: 6'

**PARKING:**

<b>PARKING REQUIRED:</b>	
Office: 1/250 s.f. X 431 s.f. =	2
(16) 2-Bedrm. Apartments X 2 =	32
(8) 3-Bedrm. Apartments X 2.2 =	18
Guest Parking: 1 per 4 Units =	6
<b>TOTAL PARKING REQUIRED:</b>	58

**PARKING PROVIDED:**

Covered Spaces:	24
Uncovered Spaces (Standard):	40
Uncovered Spaces (Accessible):	3
<b>TOTAL PARKING PROVIDED:</b>	67

### PROJECT TEAM

**OWNER**  
PEBBLE BEACH COMPANY  
P.O. BOX 1767  
PEBBLE BEACH, CA 93953  
(831) 625-8490 (CHERYL BURRELL)

**ARCHITECT**  
FLETCHER & HARDON ARCHITECTS  
769 PACIFIC STREET  
MONTEREY, CALIFORNIA 93940  
(831) 373-5855

**CIVIL ENGINEER**  
L&S ENGINEERING AND SURVEYING, INC.  
2460 GARDEN ROAD, SUITE G  
MONTEREY, CALIFORNIA 93940  
(831) 655-2723

**LANDSCAPE ARCHITECT**  
BENNETT DESIGN GROUP  
4809 E. ANAHEIM STREET, SUITE B  
LONG BEACH, CALIFORNIA 90804  
(562) 597-2221

### SHEET INDEX

- ARCHITECTURAL**
- IH-0.1 TITLE SHEET
  - IH-1.1 SITE PLAN
  - IH-2.1 LIVING UNIT FLOOR PLANS
  - IH-2.2 BUILDINGS 1 & 3 FLOOR PLANS
  - IH-2.3 BUILDINGS 2 & 4 FLOOR PLANS
  - IH-3.1 BUILDING 2 ELEVATIONS (BUILDING 1 SIM.)
  - IH-3.2 BUILDING 3 ELEVATIONS (BUILDING 4 SIM.)
  - IH-4.1 OFFICE & CARPORT FLOOR PLANS & ELEVATIONS
- CIVIL**
- IH-5.1 TREE REMOVAL PLAN
  - IH-6.1 PRELIMINARY SITE LAYOUT PLAN
  - IH-7.1 PRELIMINARY GRADING & DRAINAGE PLAN
  - IH-7.2 SITE CROSS SECTIONS
  - IH-8.1 EROSION CONTROL PLAN
  - IH-9.1 CONSTRUCTION MANAGEMENT PLAN
  - IH-10.1 PRELIMINARY FUEL MANAGEMENT PLAN
- LANDSCAPE**
- L0.1 GENERAL LANDSCAPE/IRRIGATION NOTES
  - L0.2 LEGENDS, NOTES, & ABBREVIATIONS
  - L1.1 PLANTING PLAN A
  - L1.2 PLANTING PLAN B
  - L2.1 PLANTING DETAILS

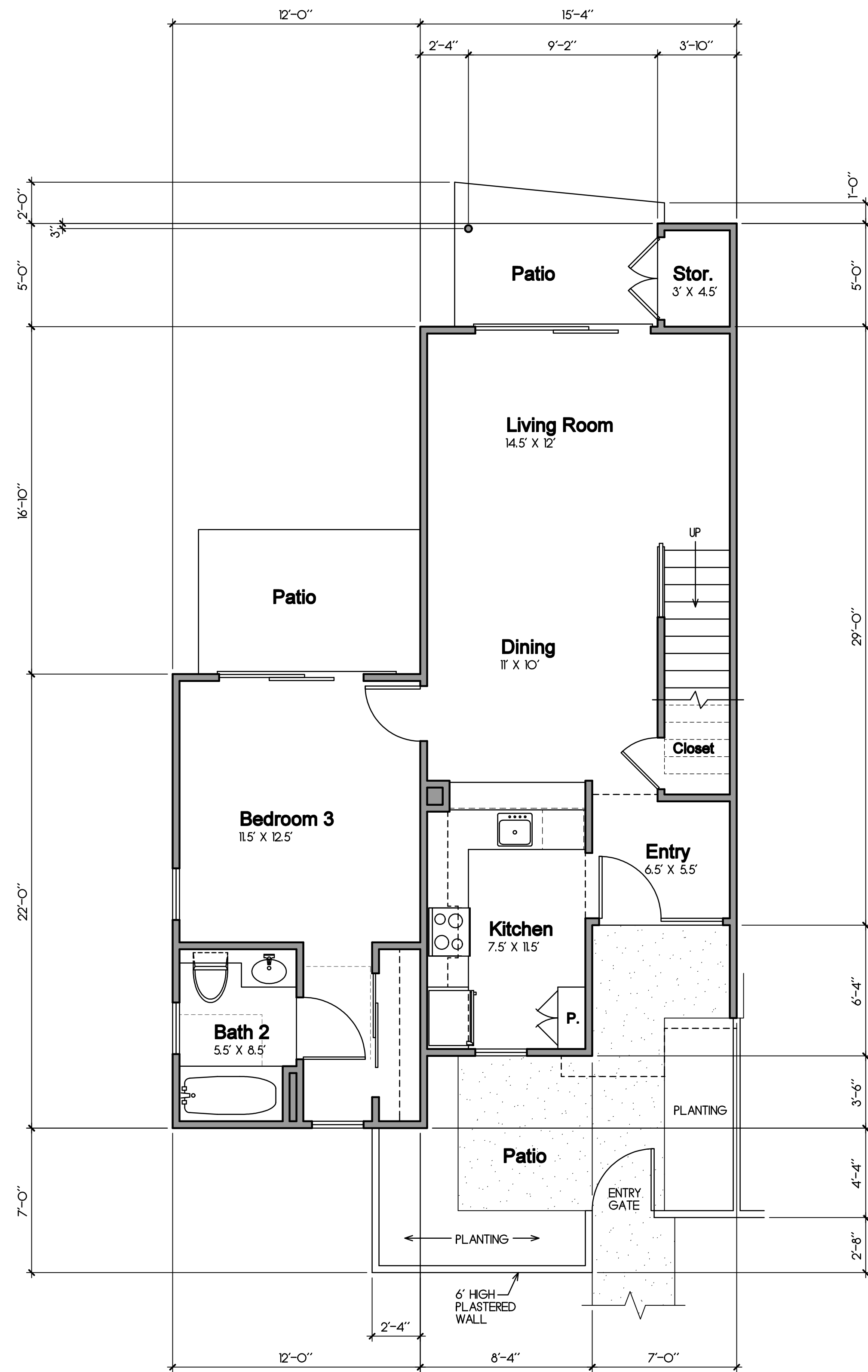
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<p>Fletcher + Hardoin Architects 769 Pacific Street Monterey, CA 93940 831-373-5855 www.fletcherhardoin.com</p>	<p>ENGINEERING AND SURVEYING, INC. 2460 Garden Road, Suite G, Monterey, California 93940 P: 831.655.2723 F: 831.655.3425 LandSurveyors.com</p>	<p><b>PEBBLE BEACH COMPANY</b> P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953 (831) 824-8497</p> <p>PARCEL INFORMATION: A.P.N.: 008-041-009 PARCEL 6 VOL. 15 CITIES &amp; TOWNS PAGE 52</p>	<p><b>AREA D</b> DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN AREA D INCLUSIONARY HOUSING</p>	<p><b>IH-0.1</b> REVISED: NOV. 19, 2014 DATE: OCT. 6, 2014</p>
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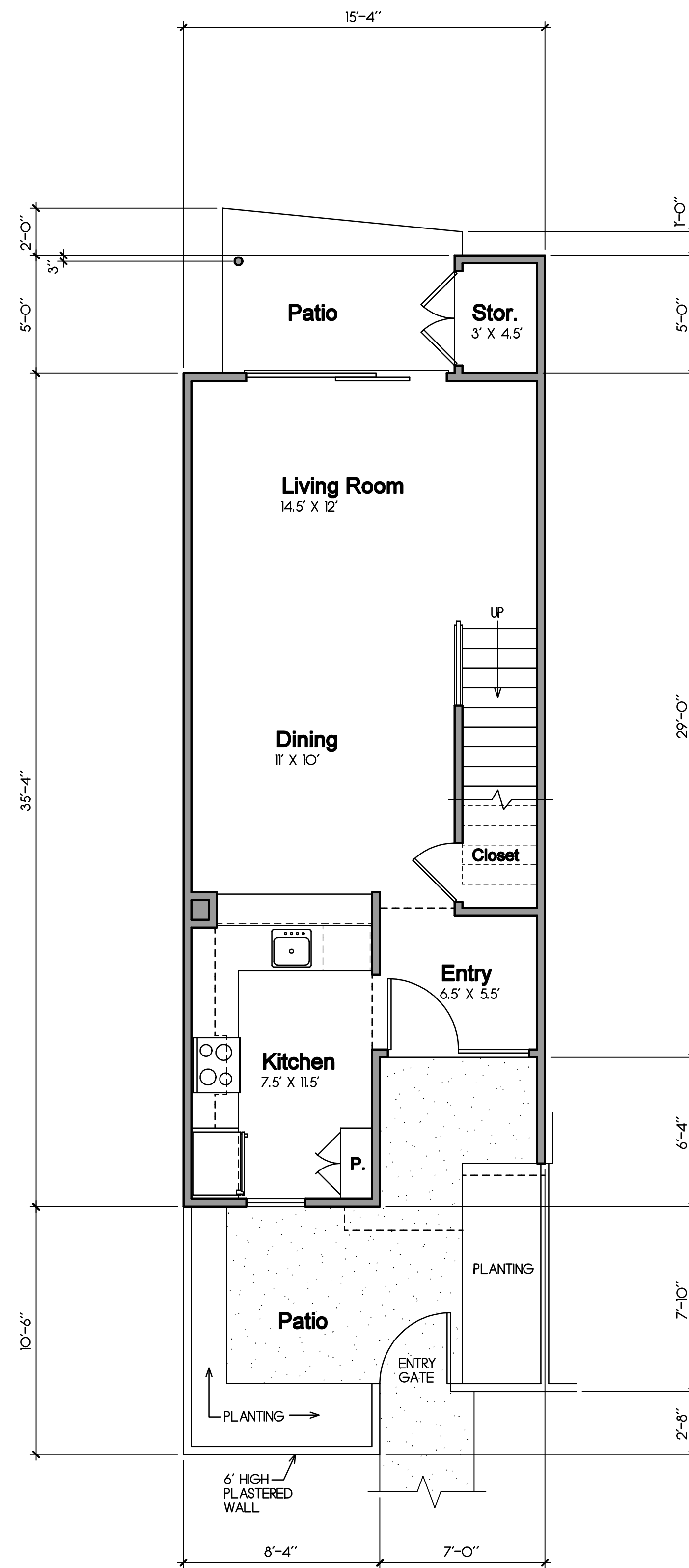




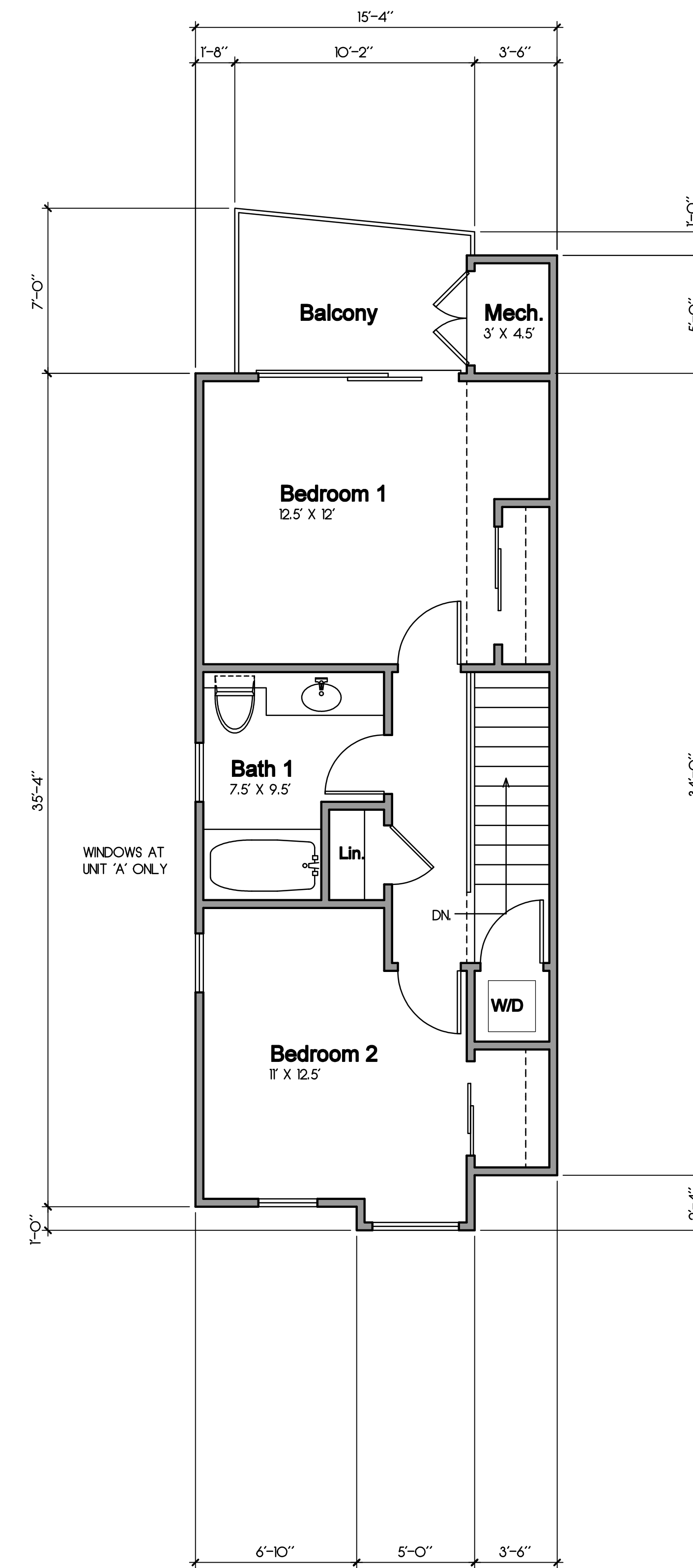




**UNIT 'A'**  
**FIRST FLOOR PLAN**  
 782 S.F.



**UNIT 'B'**  
**FIRST FLOOR PLAN**  
 517 S.F.



**UNITS 'A' & 'B'**  
**SECOND FLOOR PLAN**  
 561 S.F.

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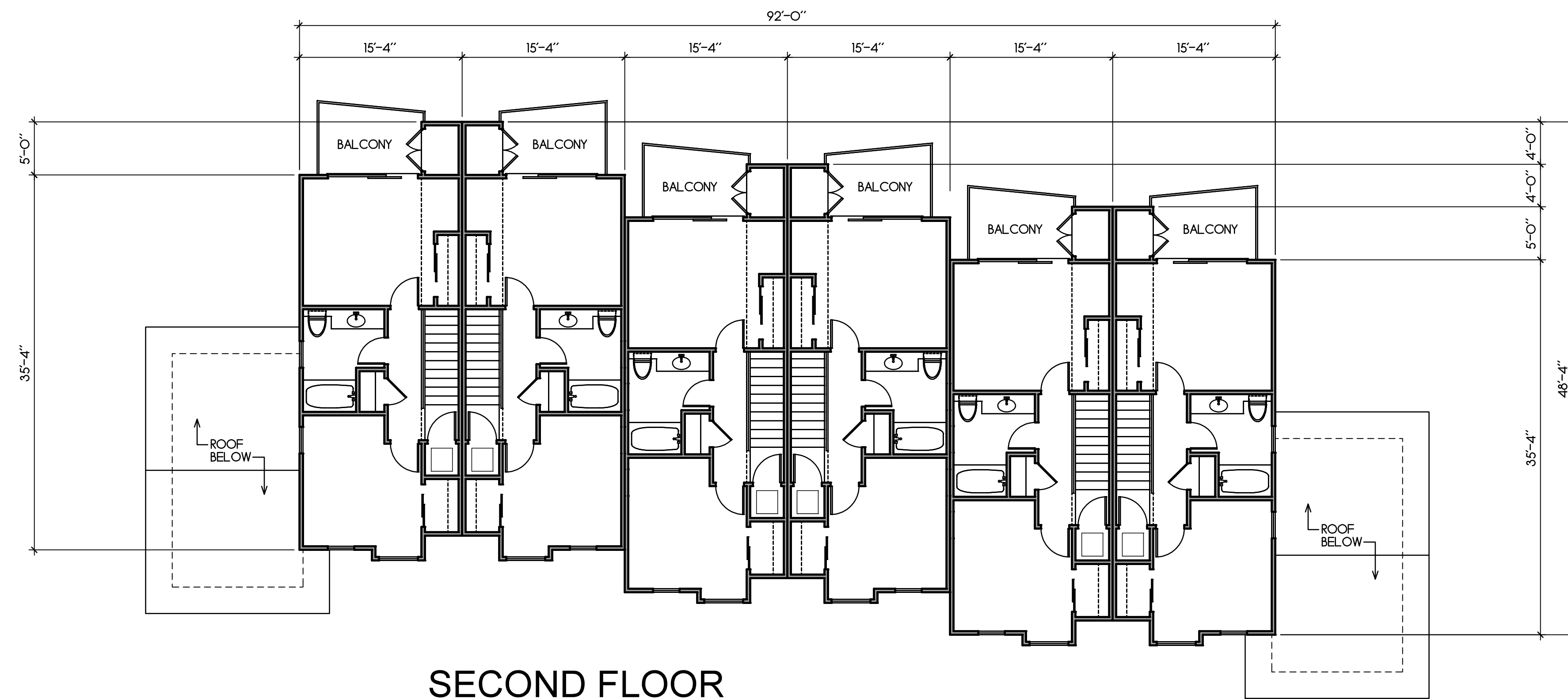
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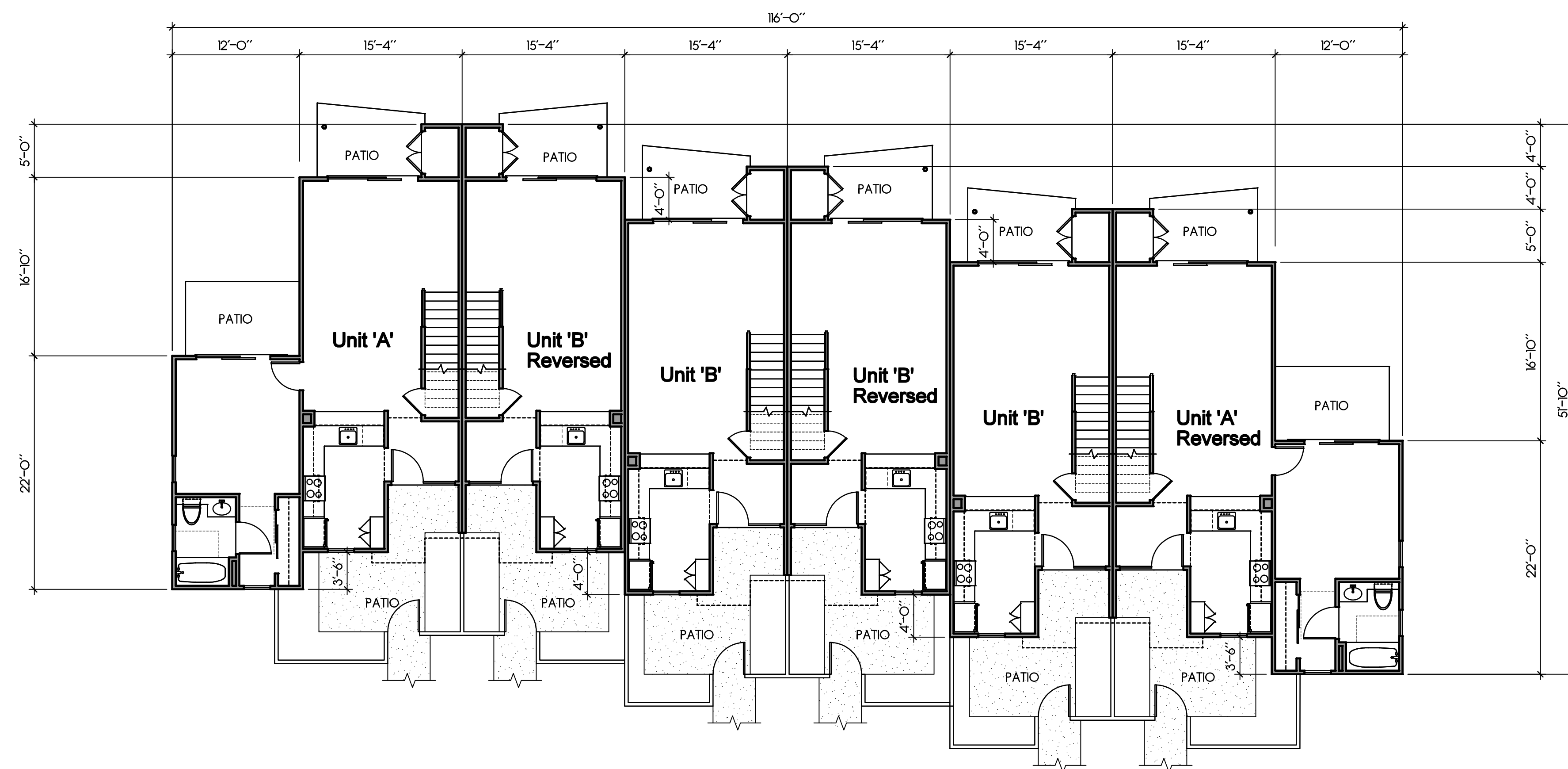
**AREA D**  
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN  
 AREA D INCLUSIONARY HOUSING

**IH-2.1**

DATE: JULY, 2013



**SECOND FLOOR**  
Floor Area = 3368 s.f.



**FIRST FLOOR**  
Floor Area = 3630 s.f.

**PROPOSED BUILDINGS '1' & '3' FLOOR PLANS**

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

Total Floor Area = 6,998 s.f.

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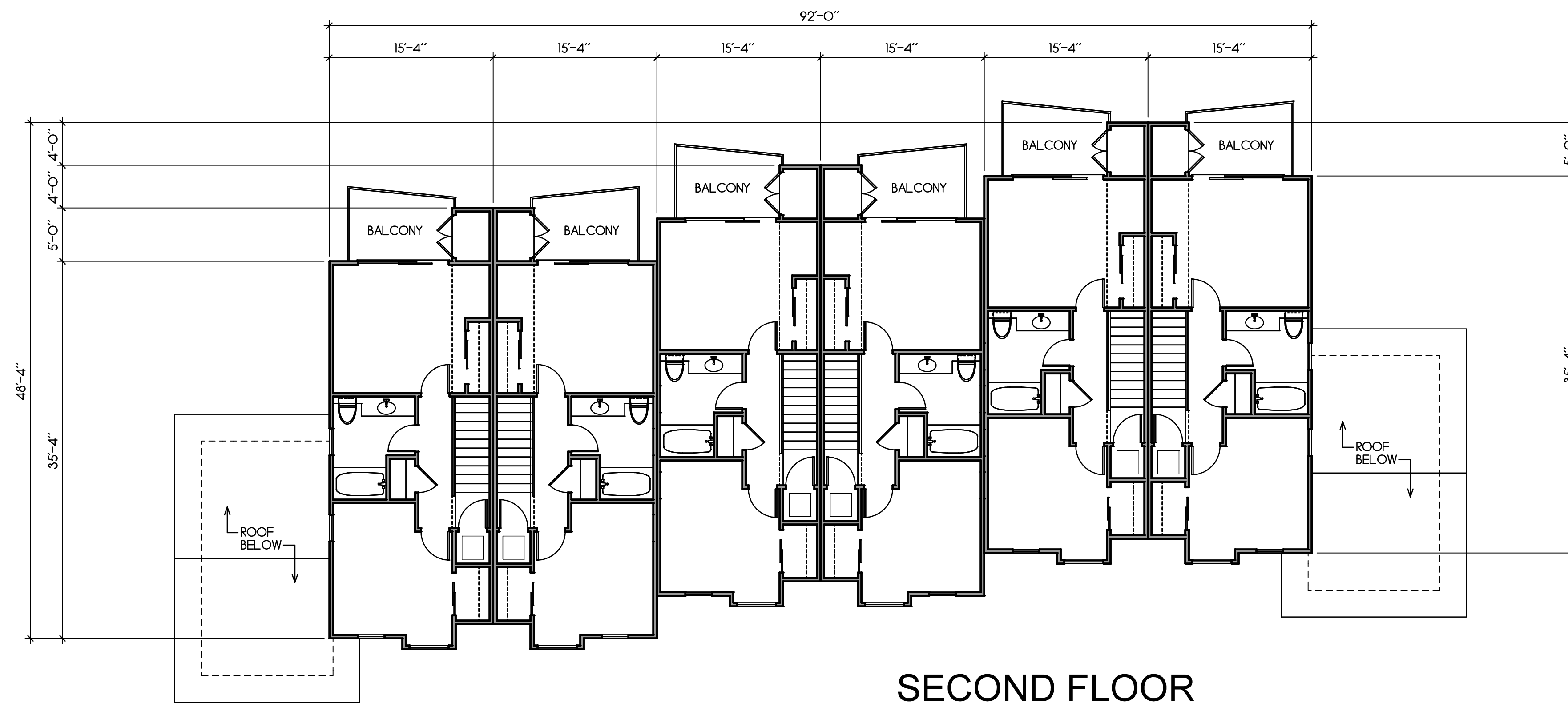
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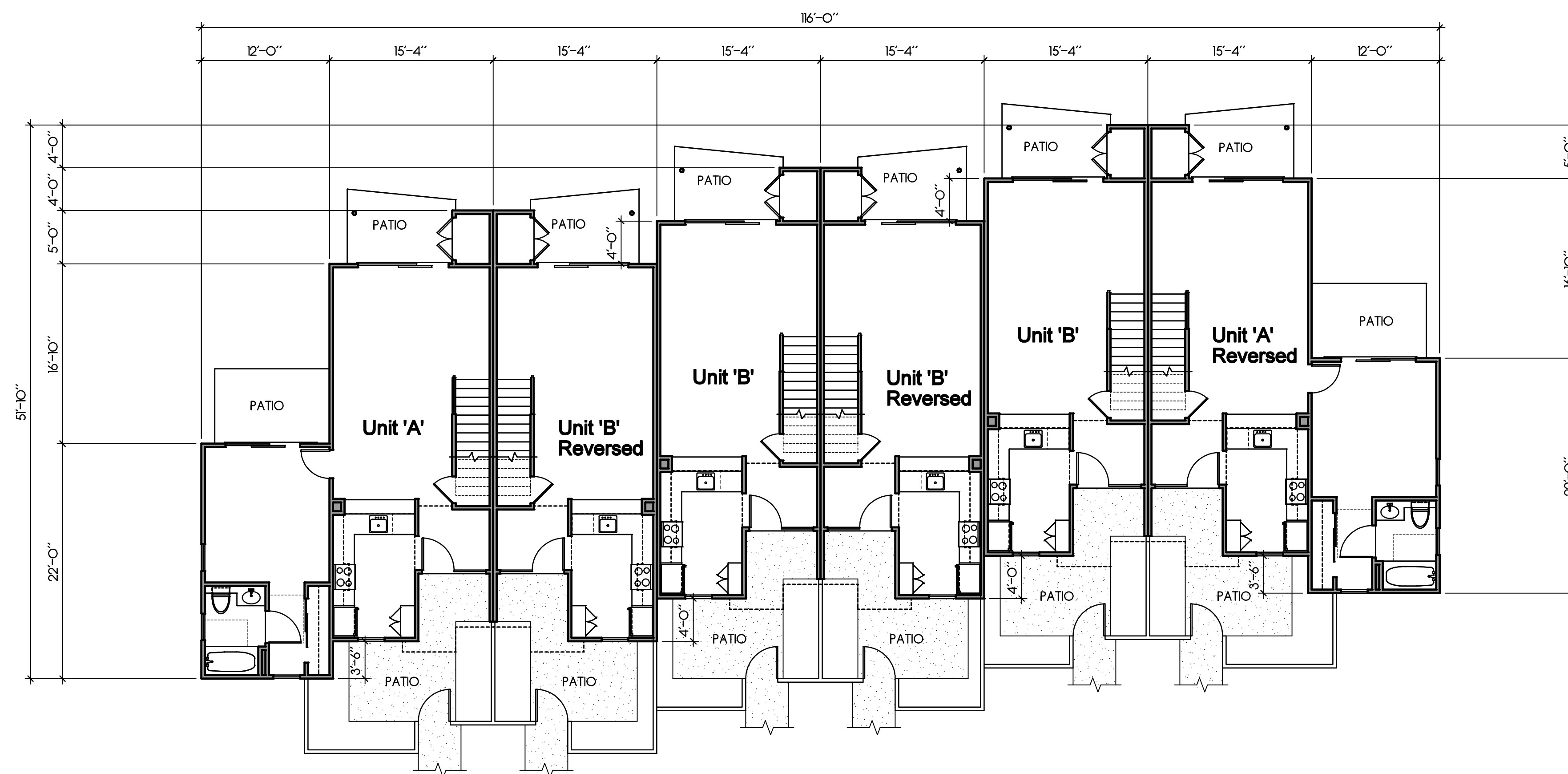
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DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN  
AREA D INCLUSIONARY HOUSING

**IH-2.2**

DATE: JULY, 2013



**SECOND FLOOR**  
Floor Area = 3368 s.f.



**FIRST FLOOR**  
Floor Area = 3630 s.f.

**PROPOSED BUILDINGS '2' & '4' FLOOR PLANS**

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

Total Floor Area = 6,998 s.f.

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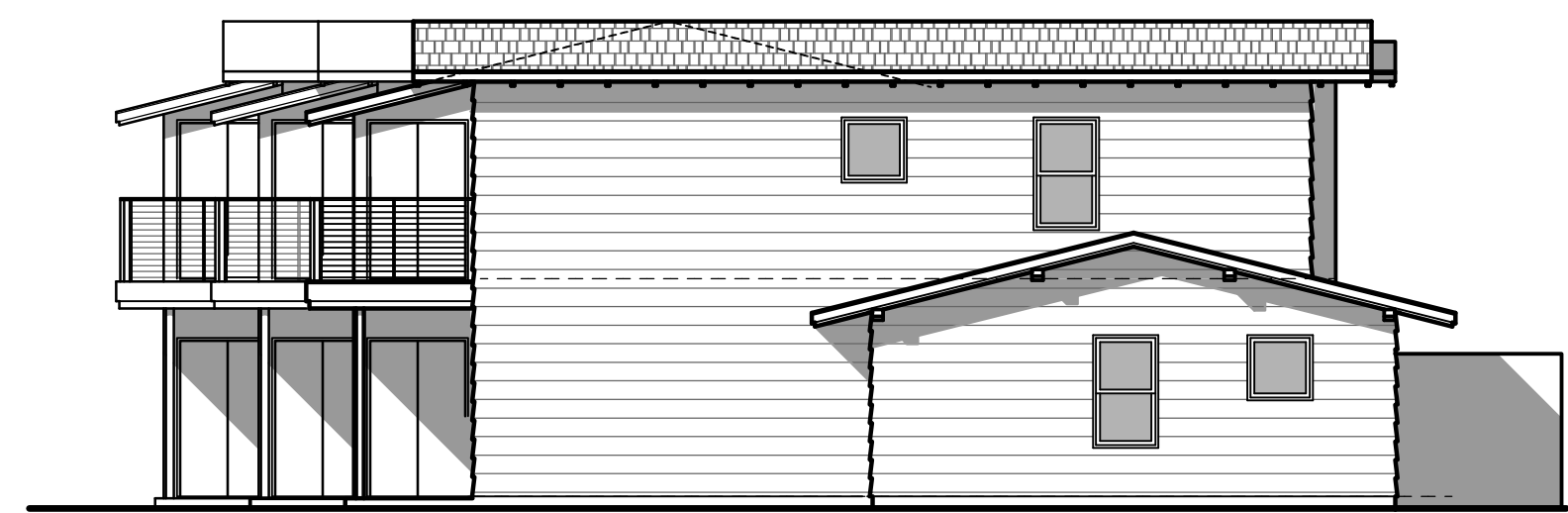
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DATE: JULY, 2013





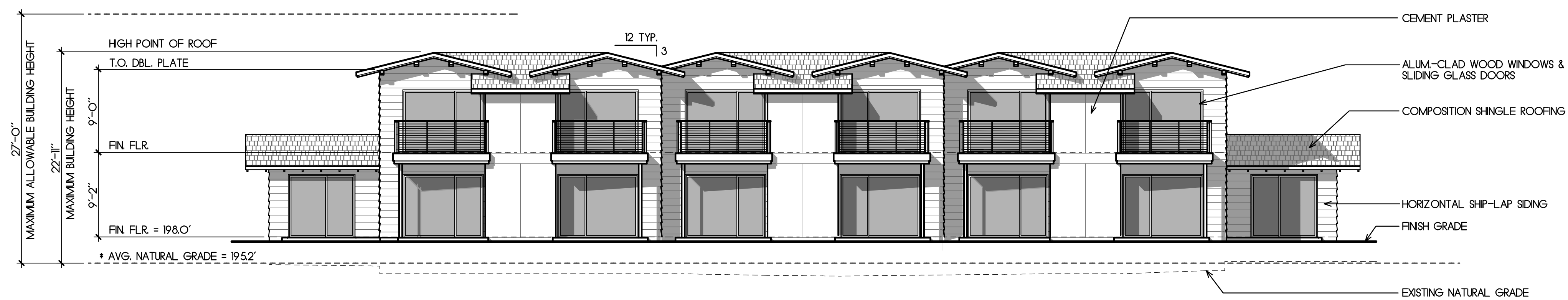
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

\*NOTE: FINISH FLOOR, AVERAGE NATURAL GRADE ELEVATIONS, AND MAXIMUM BUILDING HEIGHT SHOWN ABOVE ARE FOR BUILDING "2" WHICH IS THE TALLER BUILDING OF "1" AND "2" (WORST CASE).

BUILDING 2 ELEVATIONS (BUILDING 1 SIM.)

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

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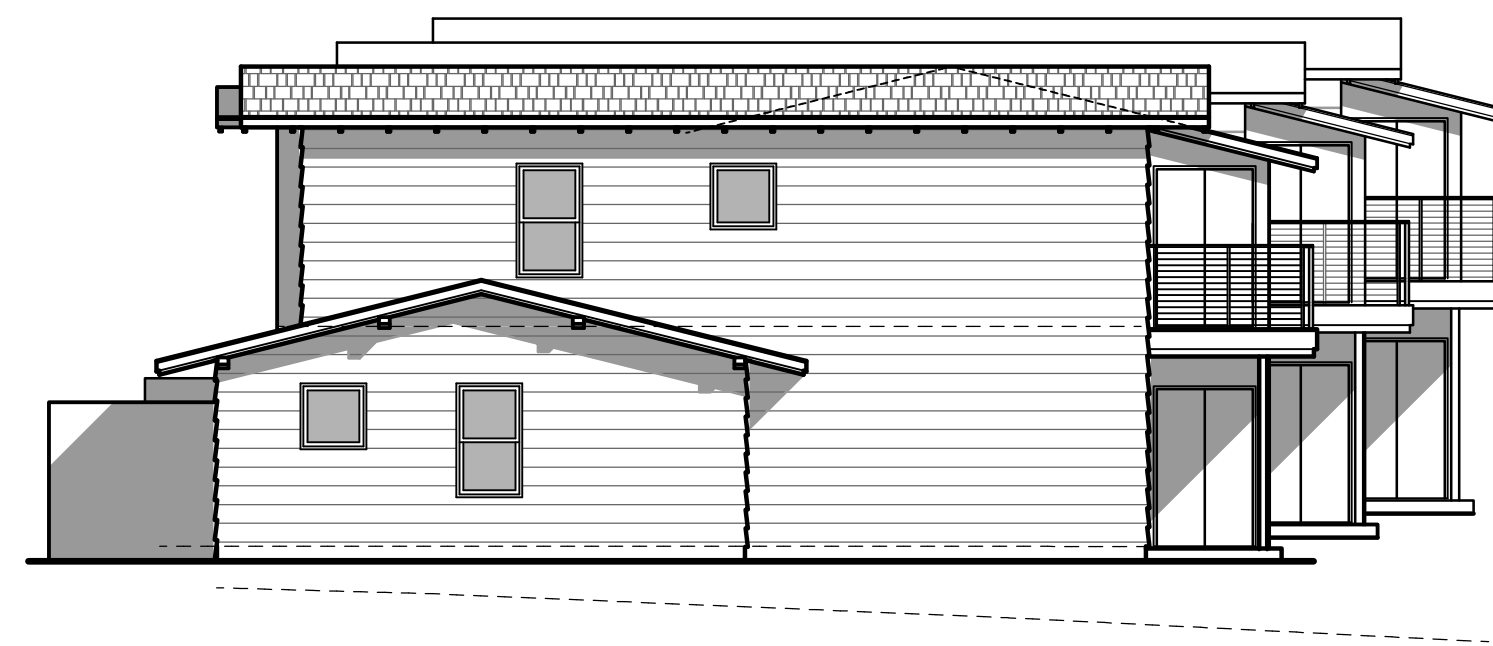
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AREA D INCLUSIONARY HOUSING

**IH-3.1**

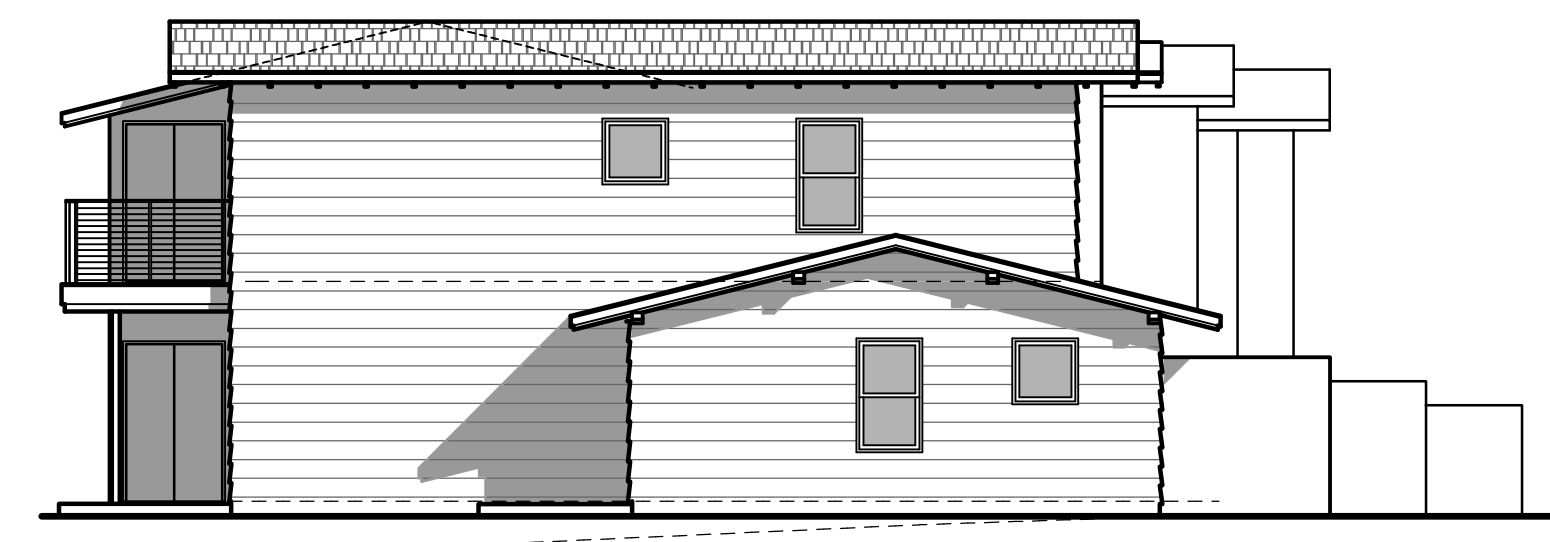
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

\*NOTE: FINISH FLOOR, AVERAGE NATURAL GRADE ELEVATIONS, AND MAXIMUM BUILDING HEIGHT SHOWN ABOVE ARE FOR BUILDING "3" WHICH IS THE TALLER BUILDING OF "3" AND "4" (WORST CASE).

BUILDING 3 ELEVATIONS (BUILDING 4 SIM.)

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

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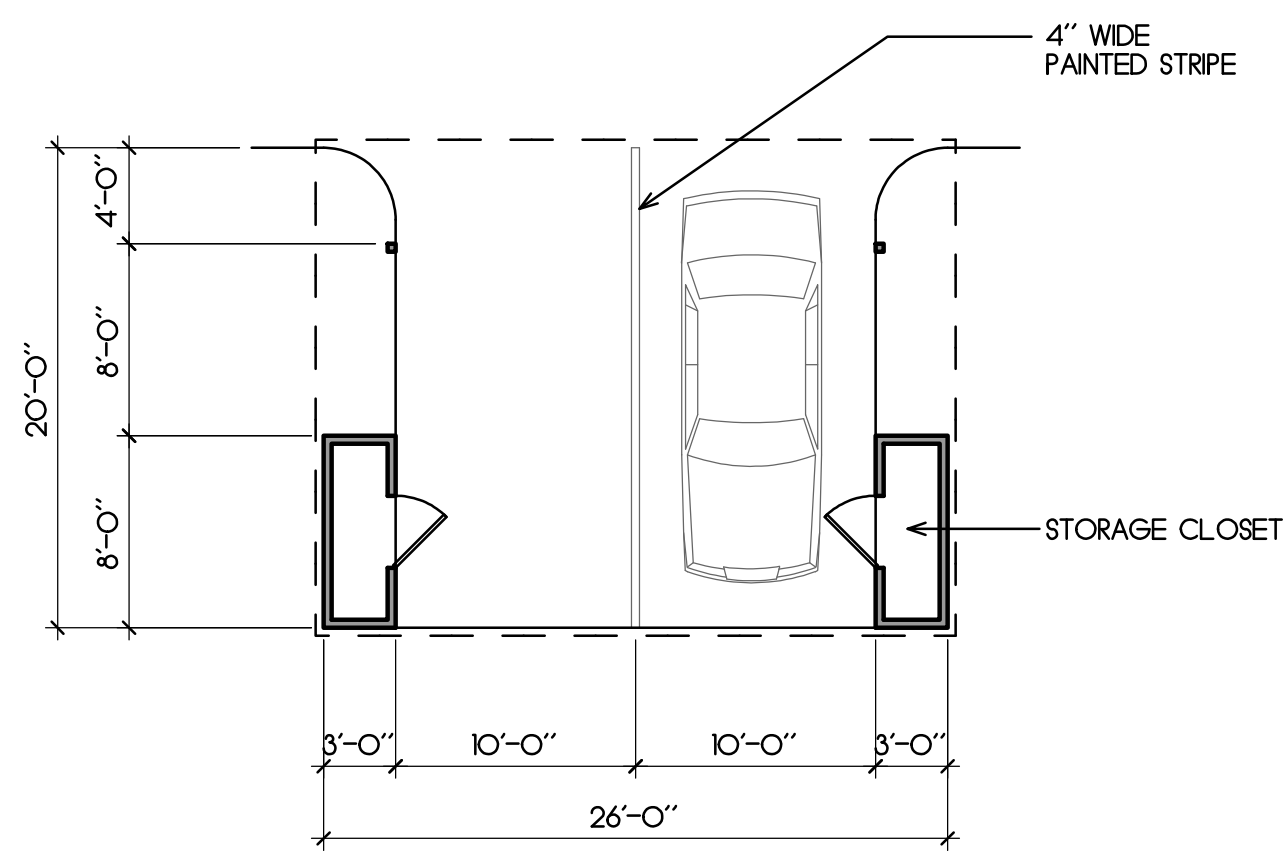
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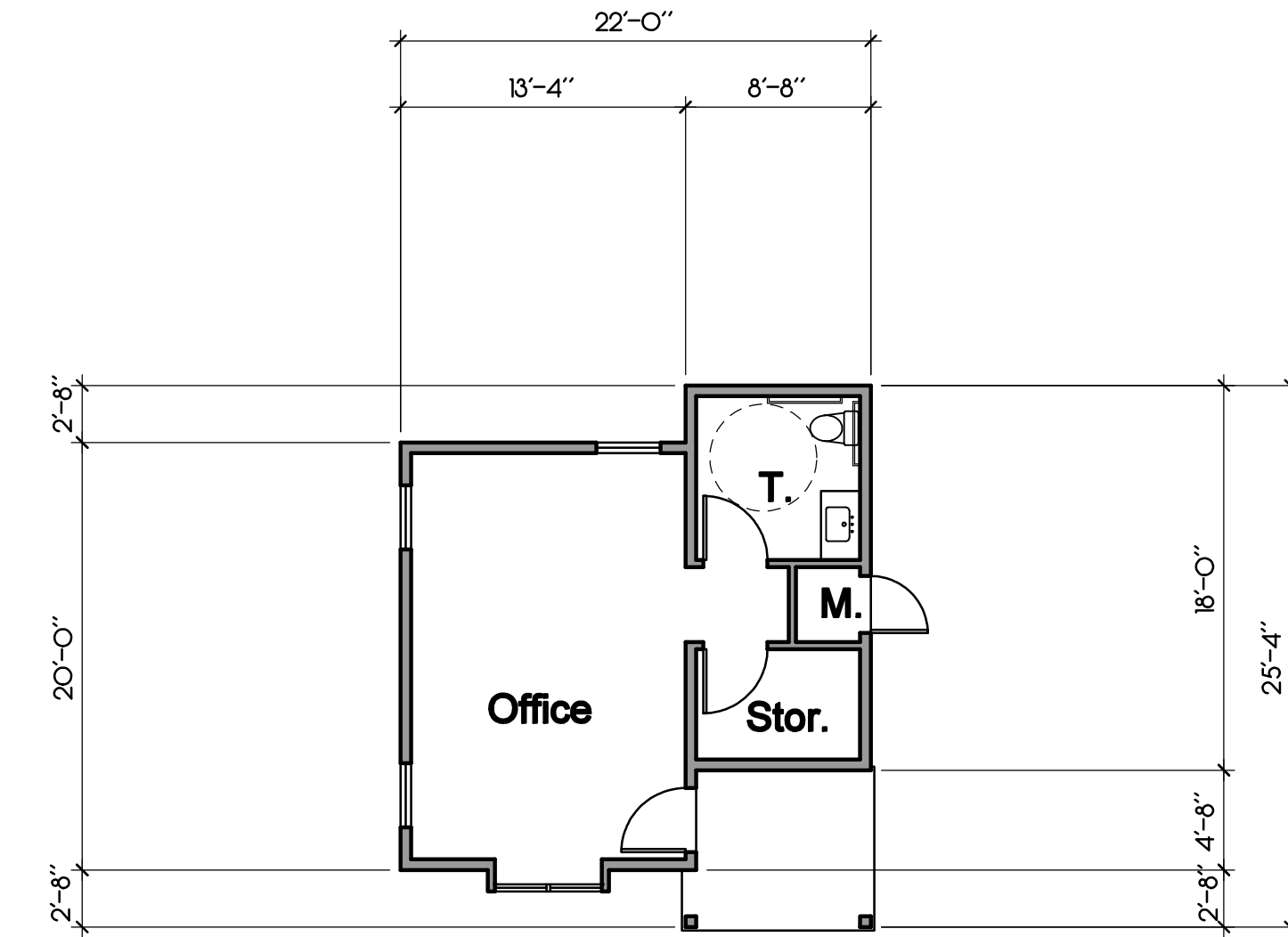
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DATE: JULY, 2013



**TYPICAL CARPORT PLAN**

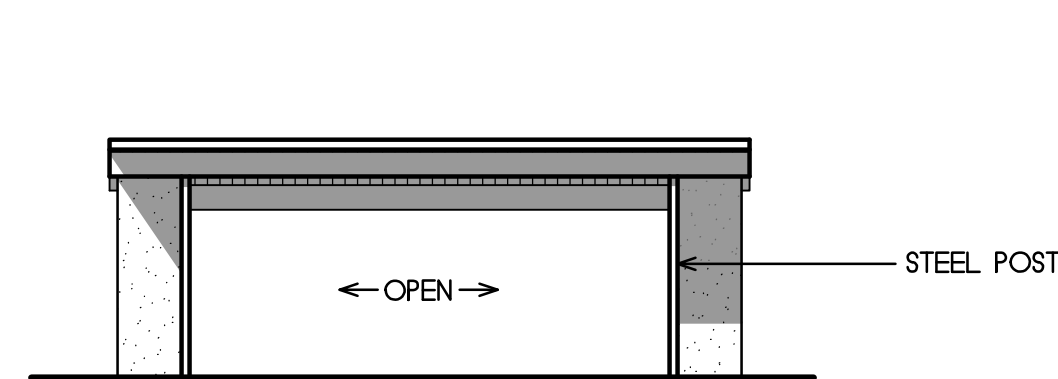
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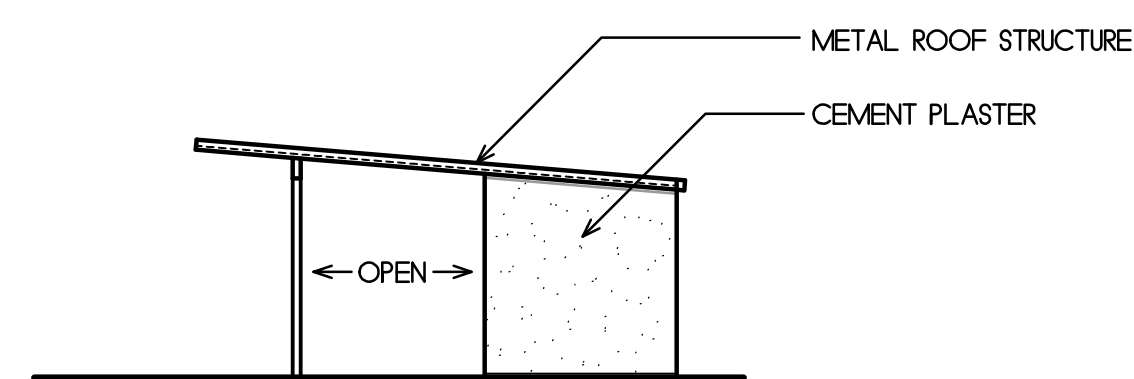
**OFFICE FLOOR PLAN**

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

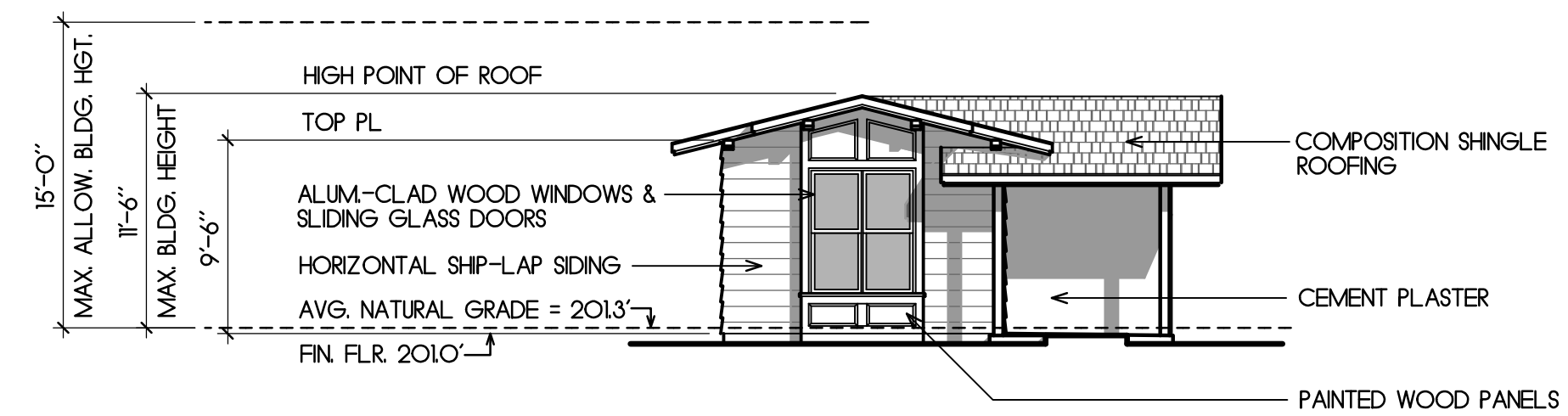
FLOOR AREA = 431 S.F.



**FRONT ELEVATION**



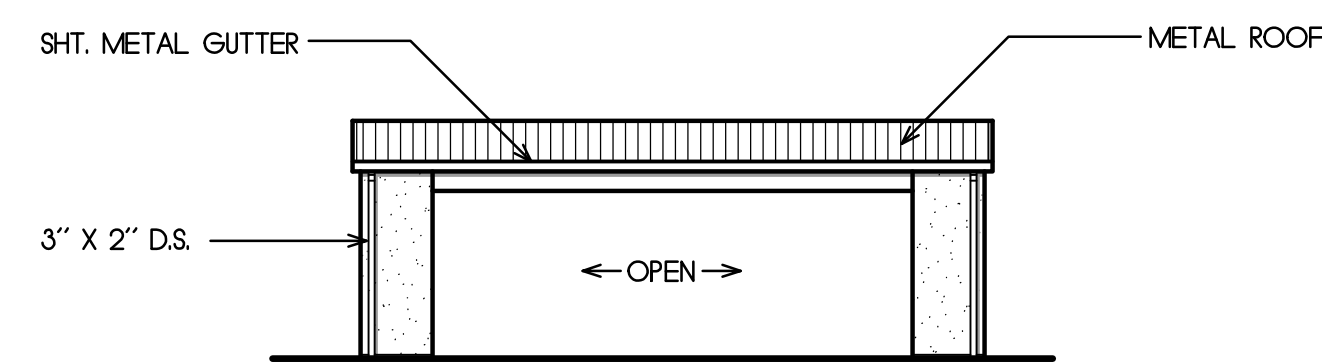
**SIDE ELEVATION**



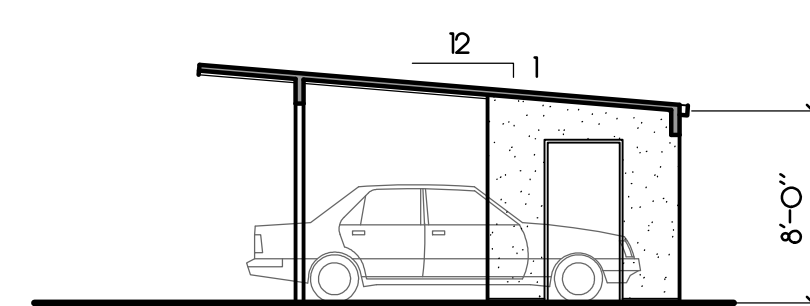
**WEST ELEVATION**



**EAST ELEVATION**



**REAR ELEVATION**



**SECTION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

**TYPICAL CARPORT ELEVATIONS**

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

**OFFICE ELEVATIONS**

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

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**AREA D**  
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AREA D INCLUSIONARY HOUSING

**IH-4.1**

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