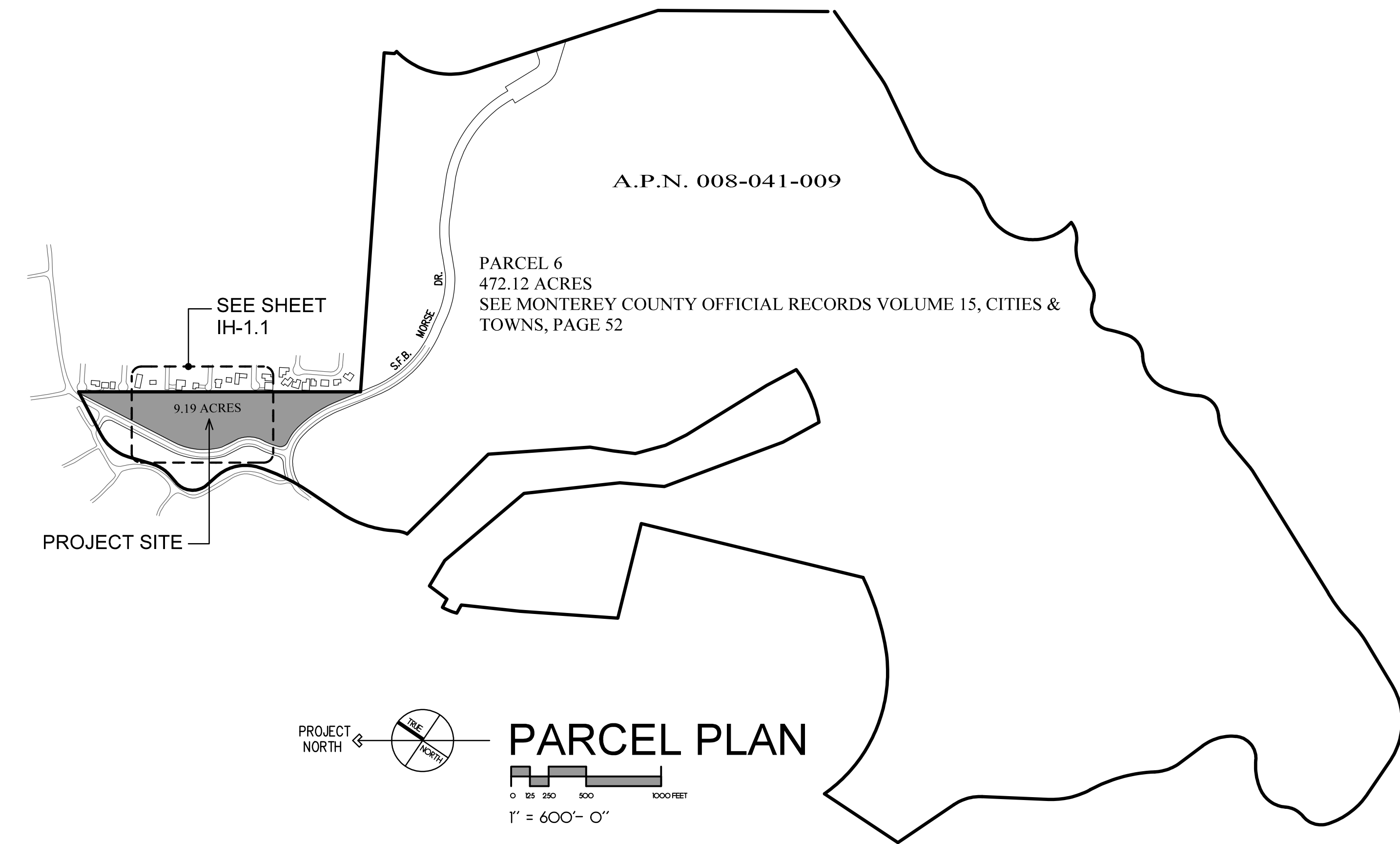
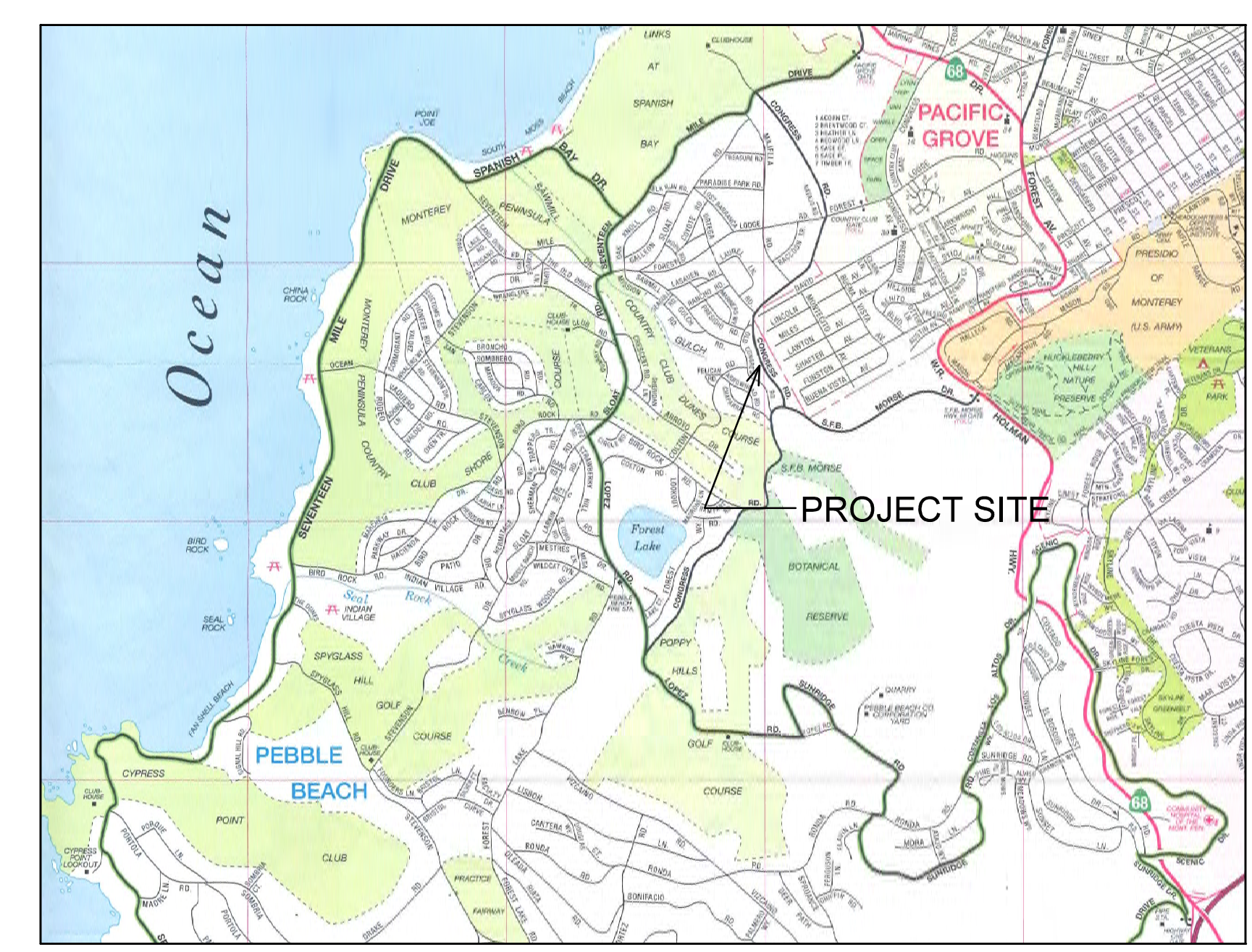


DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN

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:

BUILDING 1:			
First Floor:	3,630 s.f.		
Second Floor:	3,368 s.f.		
Building Total:	6,998 s.f.	6,998 s.f.	
BUILDING 2 (Same as Bldg. 1):		6,998 s.f.	
BUILDING 3 (Same as Bldg. 1):		6,998 s.f.	
BUILDING 4 (Same as Bldg. 1):		6,998 s.f.	
OFFICE BUILDING:	431 s.f.		
CARPORT STORAGE CLOSETS:	578 s.f.		
FLOOR AREA TOTAL:		28,999 s.f.	

FLOOR AREA RATIO:

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

LOT COVERAGE SUMMARY:

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

IMPERVIOUS SURFACE COVERAGE

Parking / Driveways:	29,556 s.f.
Walkways:	6,414 s.f.
Patios:	2,712 s.f.
TOTAL IMPERVIOUS COVERAGE =	38,682 s.f. (9.66%)

TOTAL OVERALL LOT COVERAGE: 61,476 s.f. (15.35%)

MAXIMUM ALLOWABLE HEIGHT: 27'

REQUIRED SETBACKS:

MAIN STRUCTURES:	ACCESSORY STRUCTURES:
Front: 20'	Side: 6'
Side: 10'	Rear: 6'
Rear: 10'	

PARKING:

PARKING REQUIRED:	
(16) 2-Bedrm. Apartments X 2 =	32
(8) 3-Bedrm. Apartments x 2.2 =	18
Office: 1/250 s.f. X 431 s.f. =	2
TOTAL PARKING REQUIRED:	52

PARKING PROVIDED:

Covered Spaces:	24
Uncovered Spaces (Standard):	26
Uncovered Spaces (Accessible):	3
TOTAL PARKING PROVIDED:	53

PROJECT TEAM

OWNER
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 (831) 625-8490 (CHERYL BURRELL)

ARCHITECT
 FLETCHER & HARDON ARCHITECTS
 769 PACIFIC STREET
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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 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

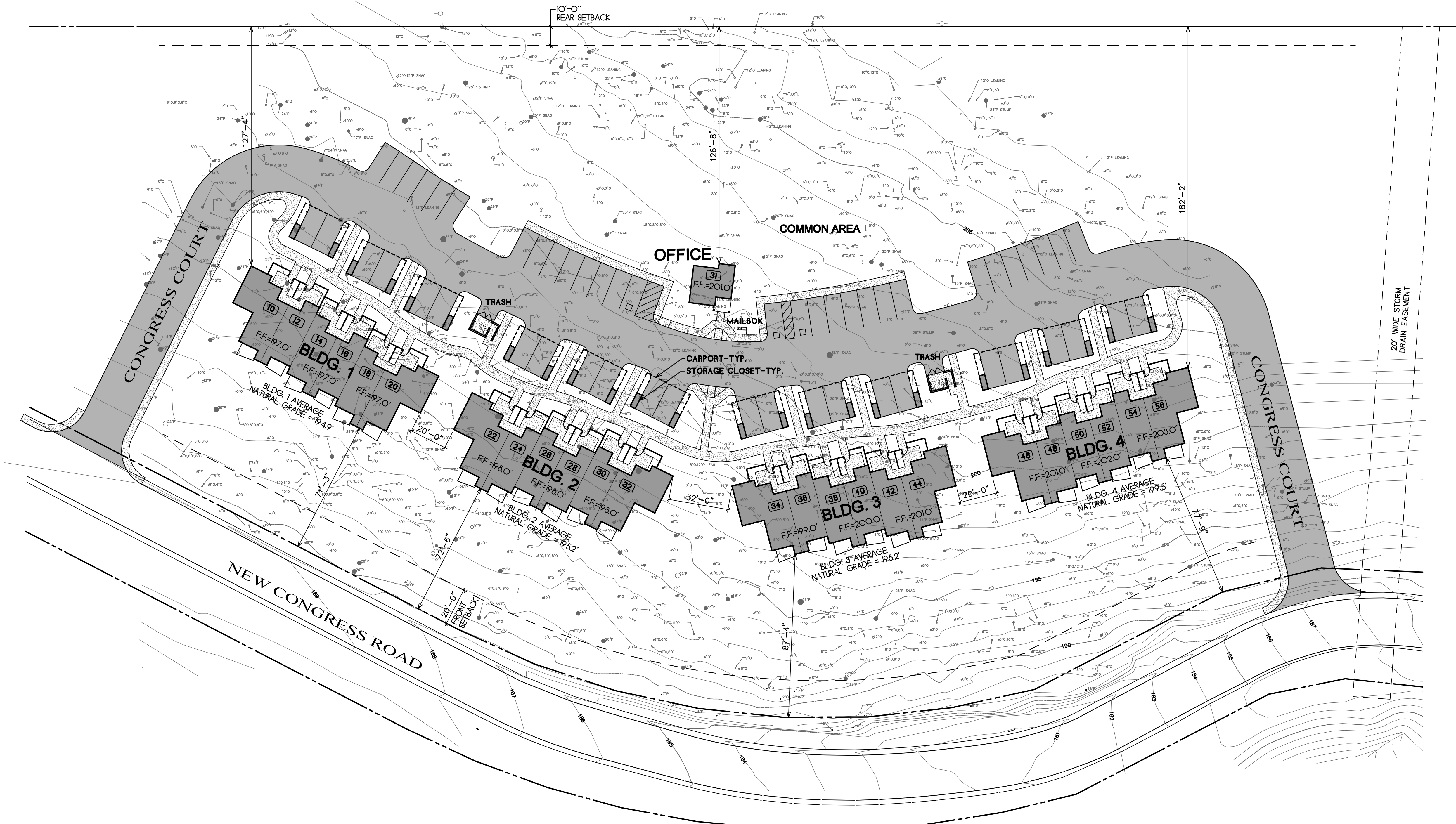
- IH-5.1 TREE REMOVAL PLAN
- IH-6.1 PRELIMINARY SITE LAYOUT PLAN
- IH-7.1 PRELIMINARY GRADING & DRAINAGE PLAN
- IH-7.2 SITE CROSS SECTIONS
- IH-8.1 EROSION CONTROL PLAN
- IH-9.1 CONSTRUCTION MANAGEMENT PLAN
- IH-10.1 PRELIMINARY FUEL MANAGEMENT PLAN

LANDSCAPE

- L0.1 GENERAL LANDSCAPE/IRRIGATION NOTES
- L1.1 PLANTING PLAN A
- L1.2 PLANTING PLAN B

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PROJECT NORTH  **SITE PLAN - 24 UNITS**
SCALE: 1" = 30'

LEGEND

 Living Unit Address Number

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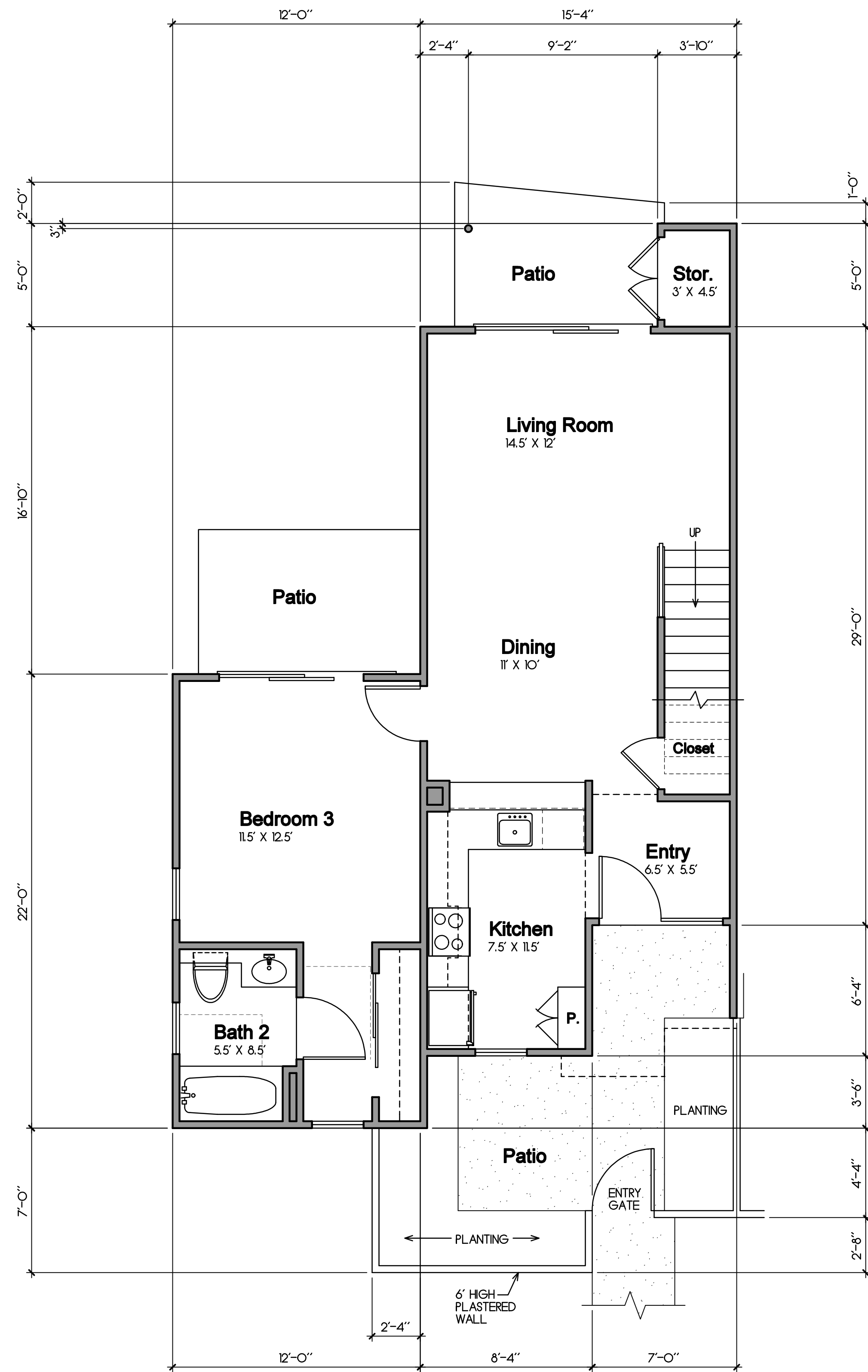
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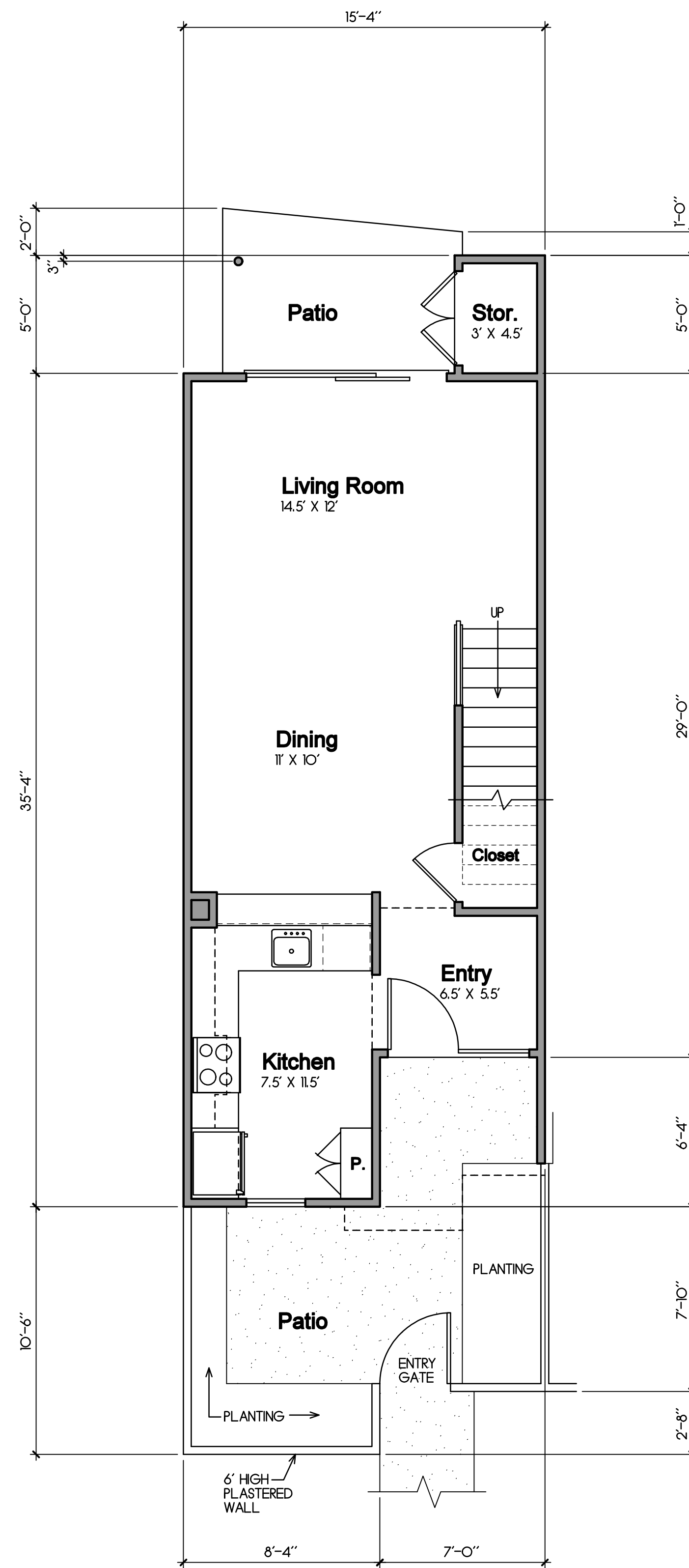
AREA D
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
AREA D INCLUSIONARY HOUSING

IH-1.1

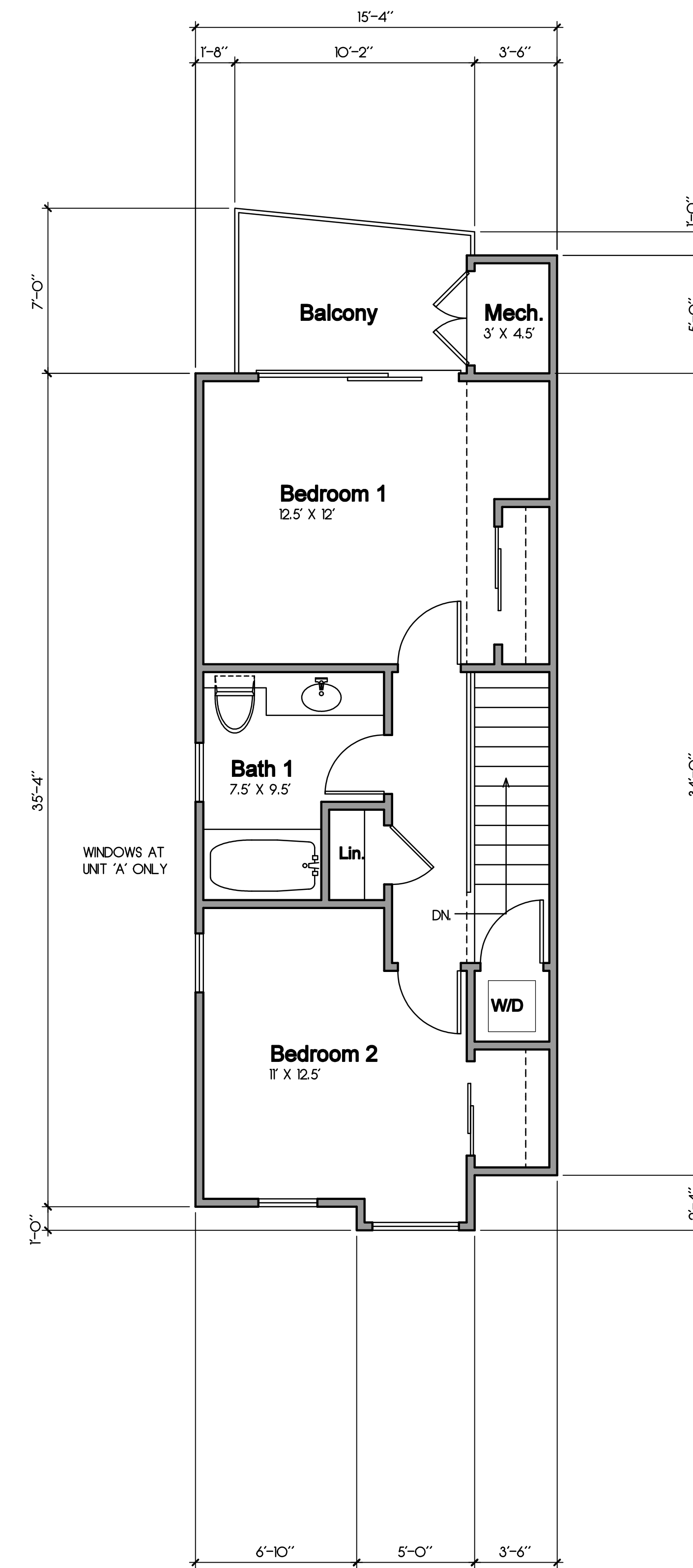
DATE: JULY, 2013



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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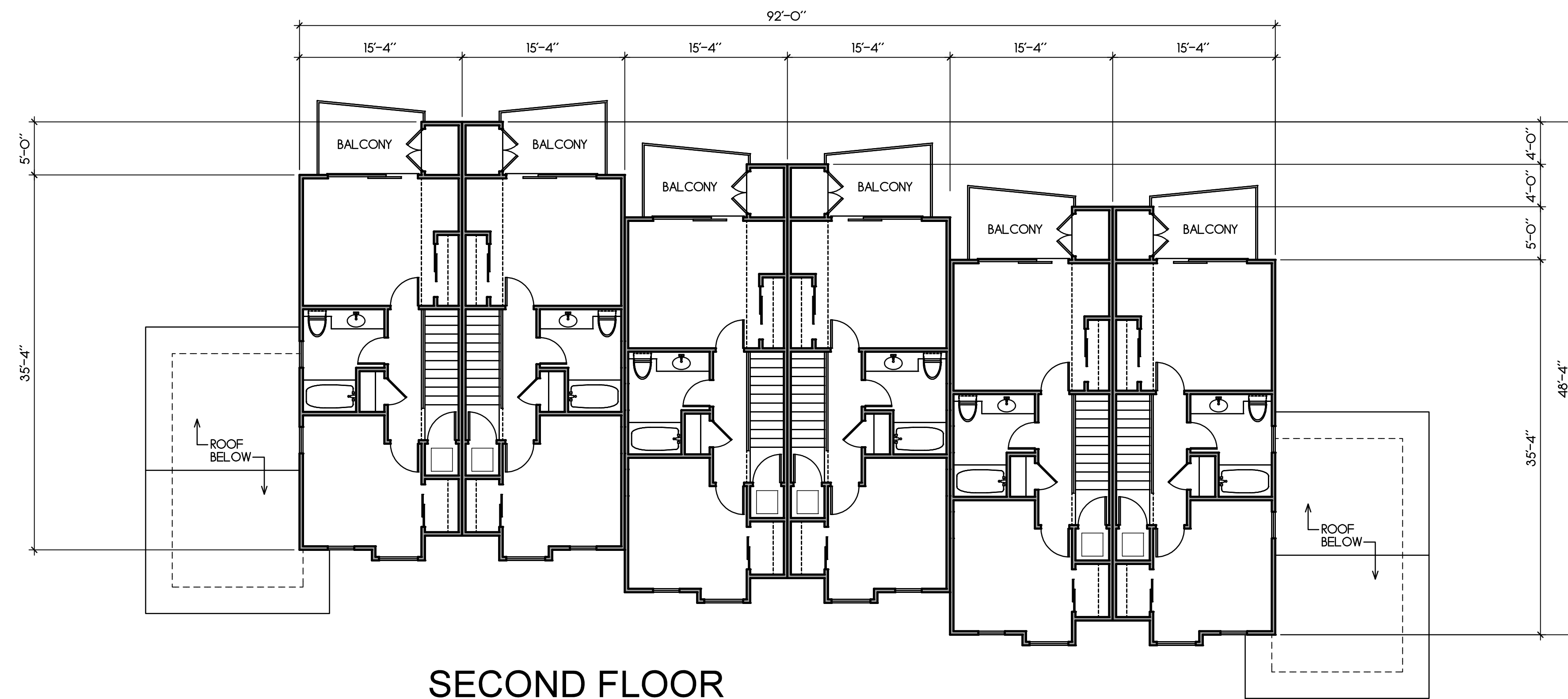
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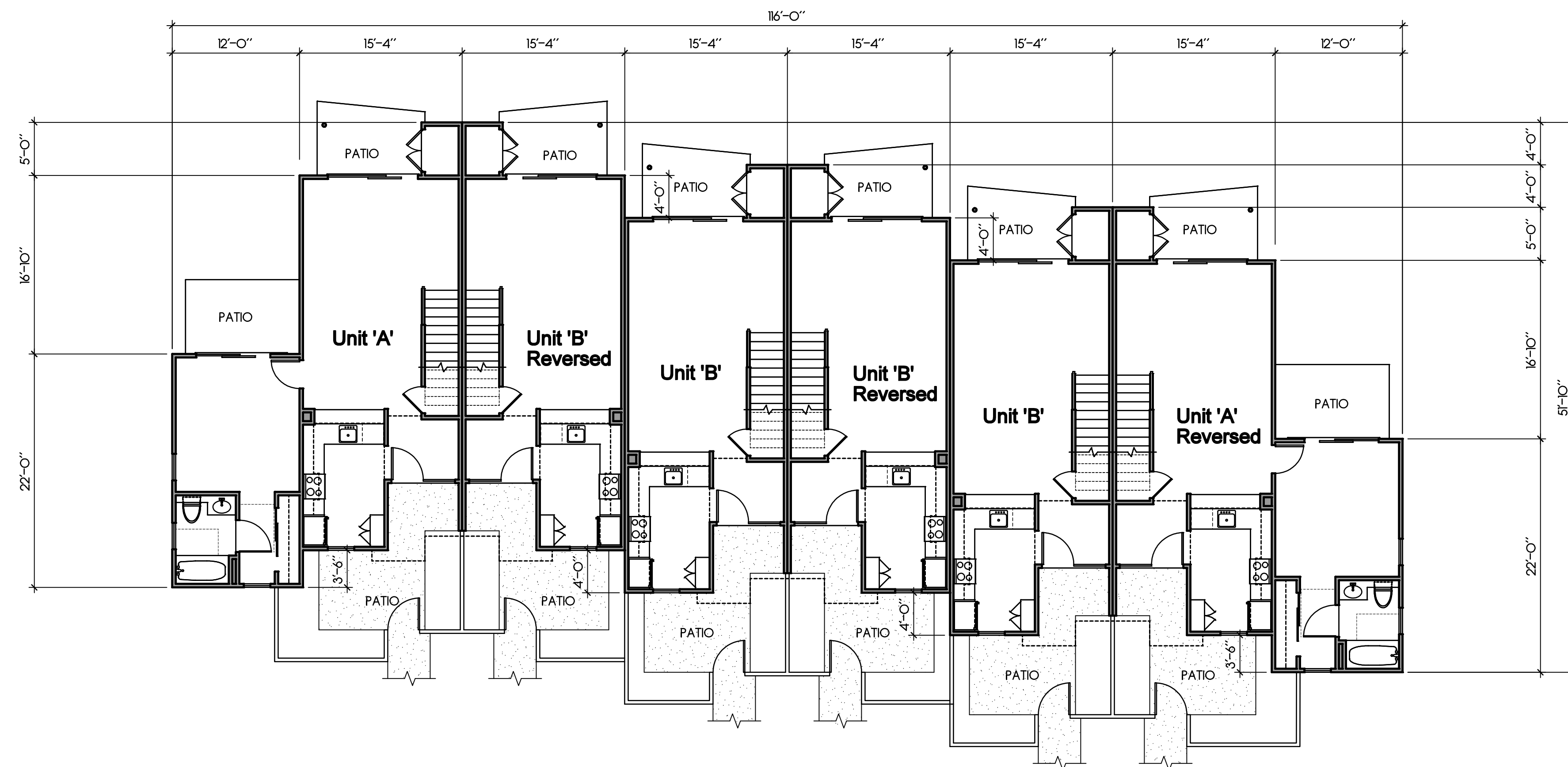
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 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

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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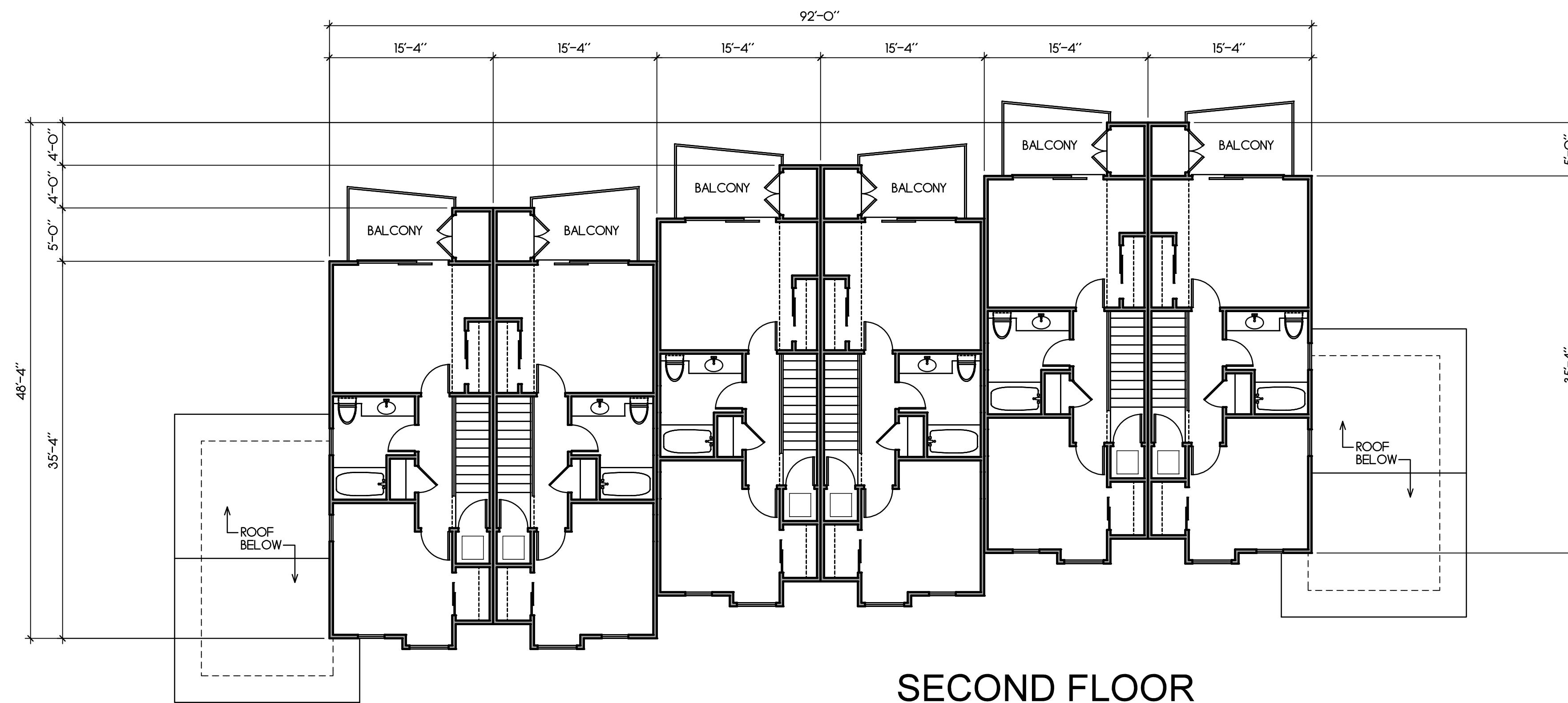
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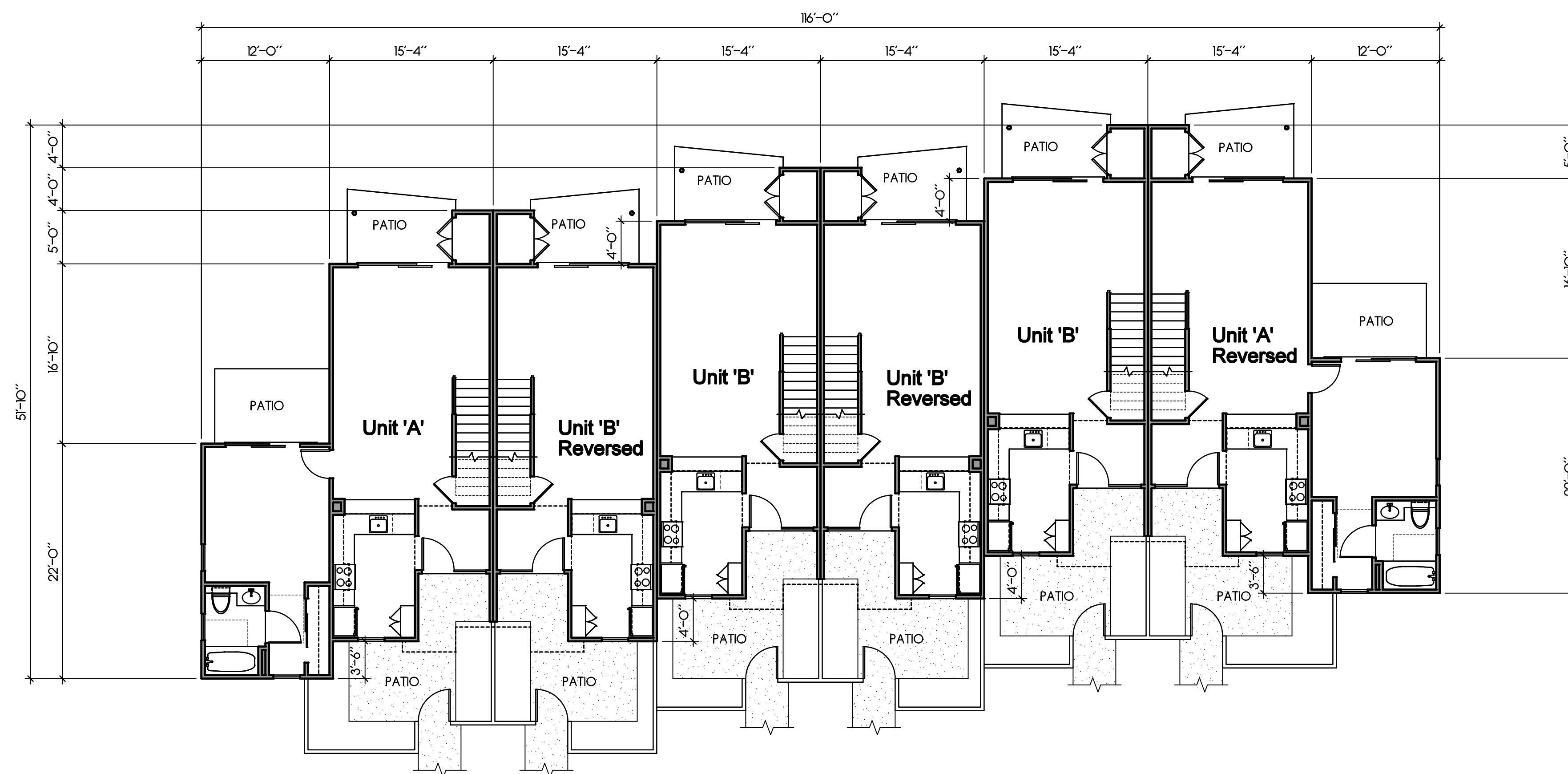
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PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

AREA D
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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PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

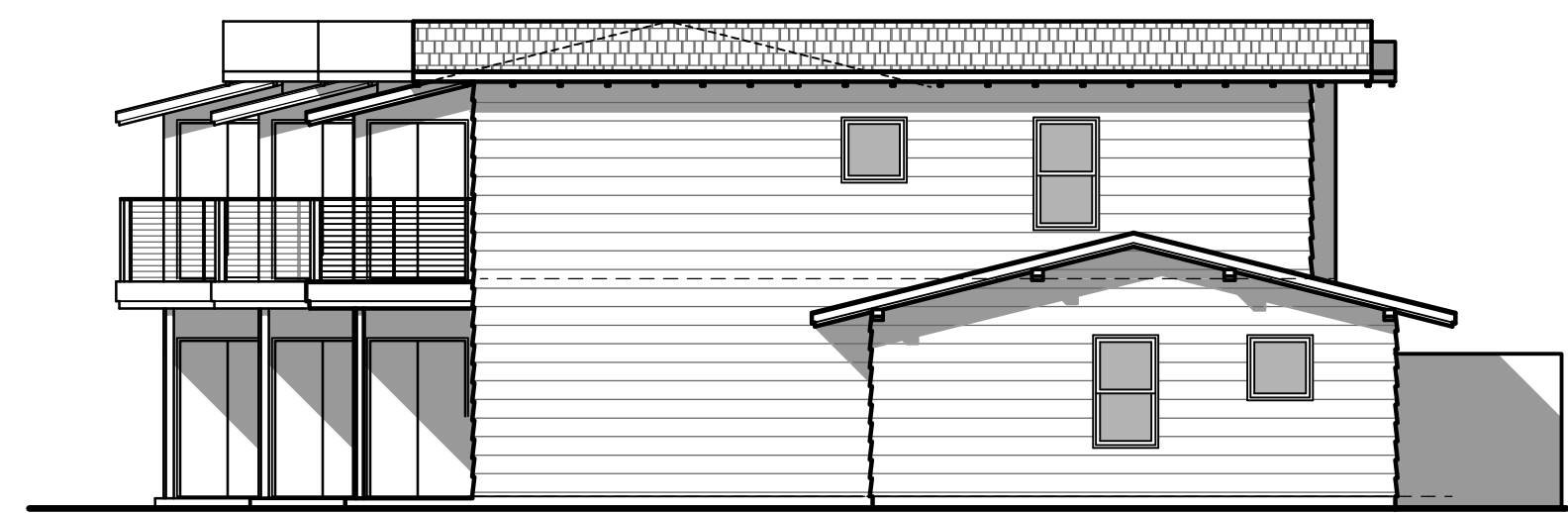
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AREA D INCLUSIONARY HOUSING

IH-2.3

DATE: JULY, 2013



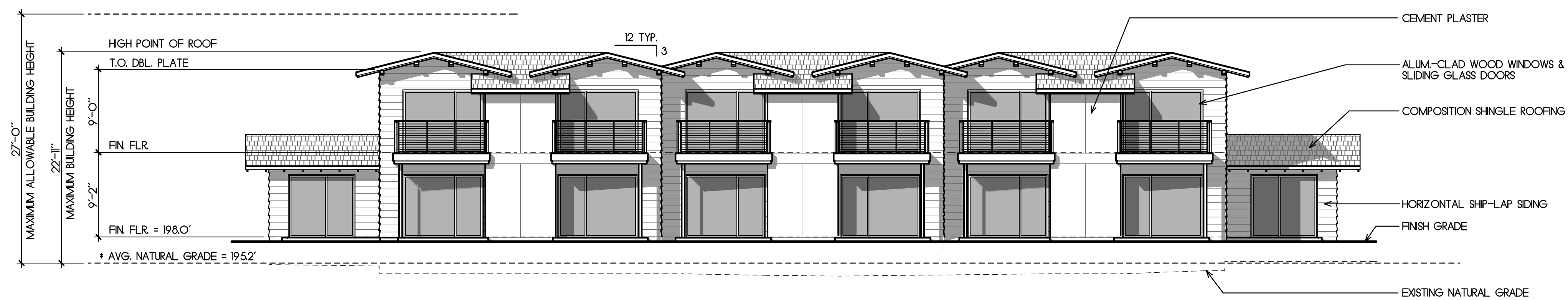
EAST ELEVATION



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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PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

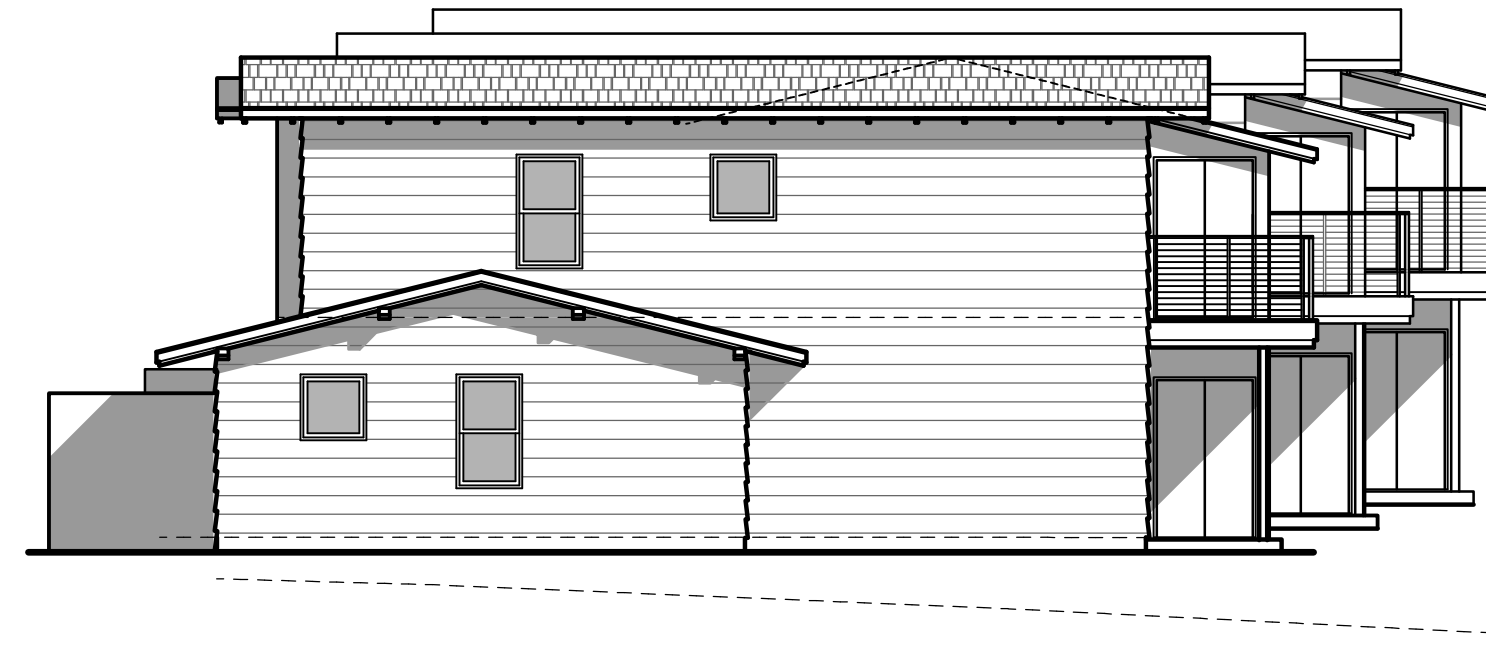
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AREA D INCLUSIONARY HOUSING

IH-3.1

DATE: JULY, 2013



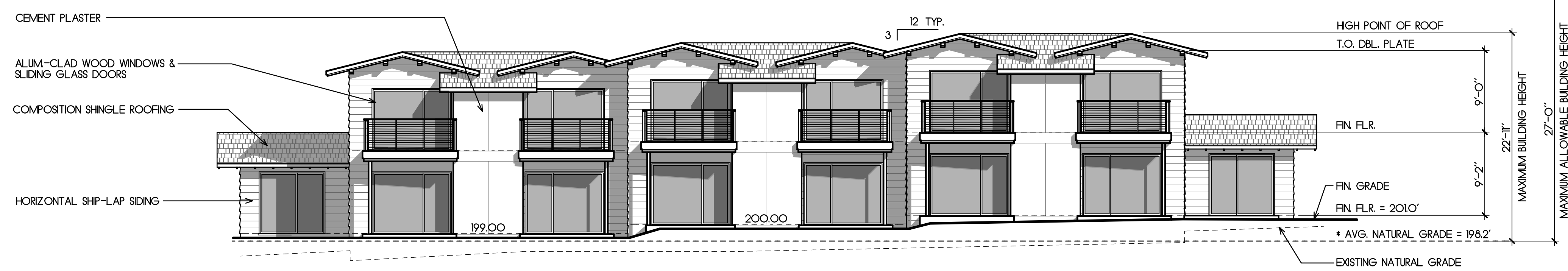
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

*NOTE: FINISH FLOOR, AVERAGE NATURAL GRADE ELEVATIONS, AND MAXIMUM BUILDING HEIGHT SHOWN ABOVE ARE FOR BUILDING "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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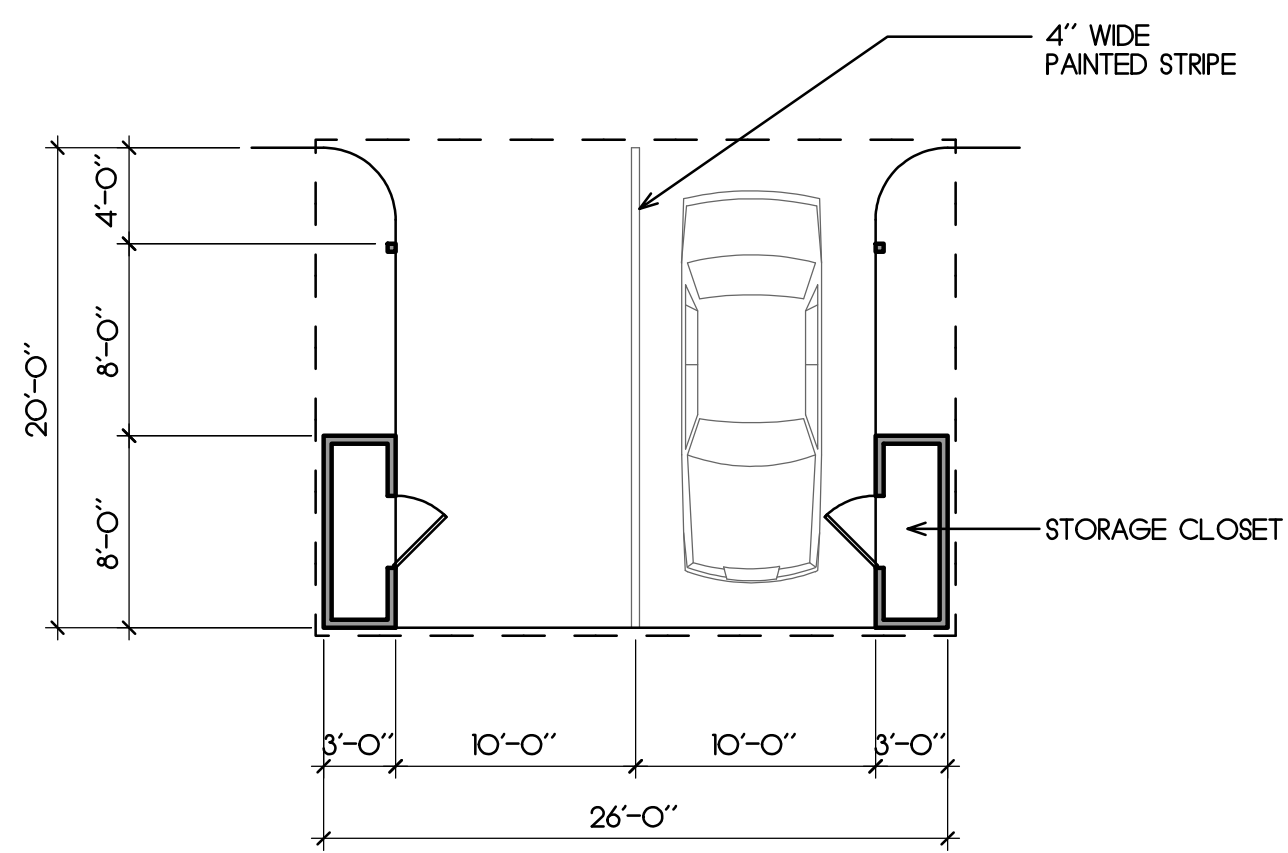
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 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

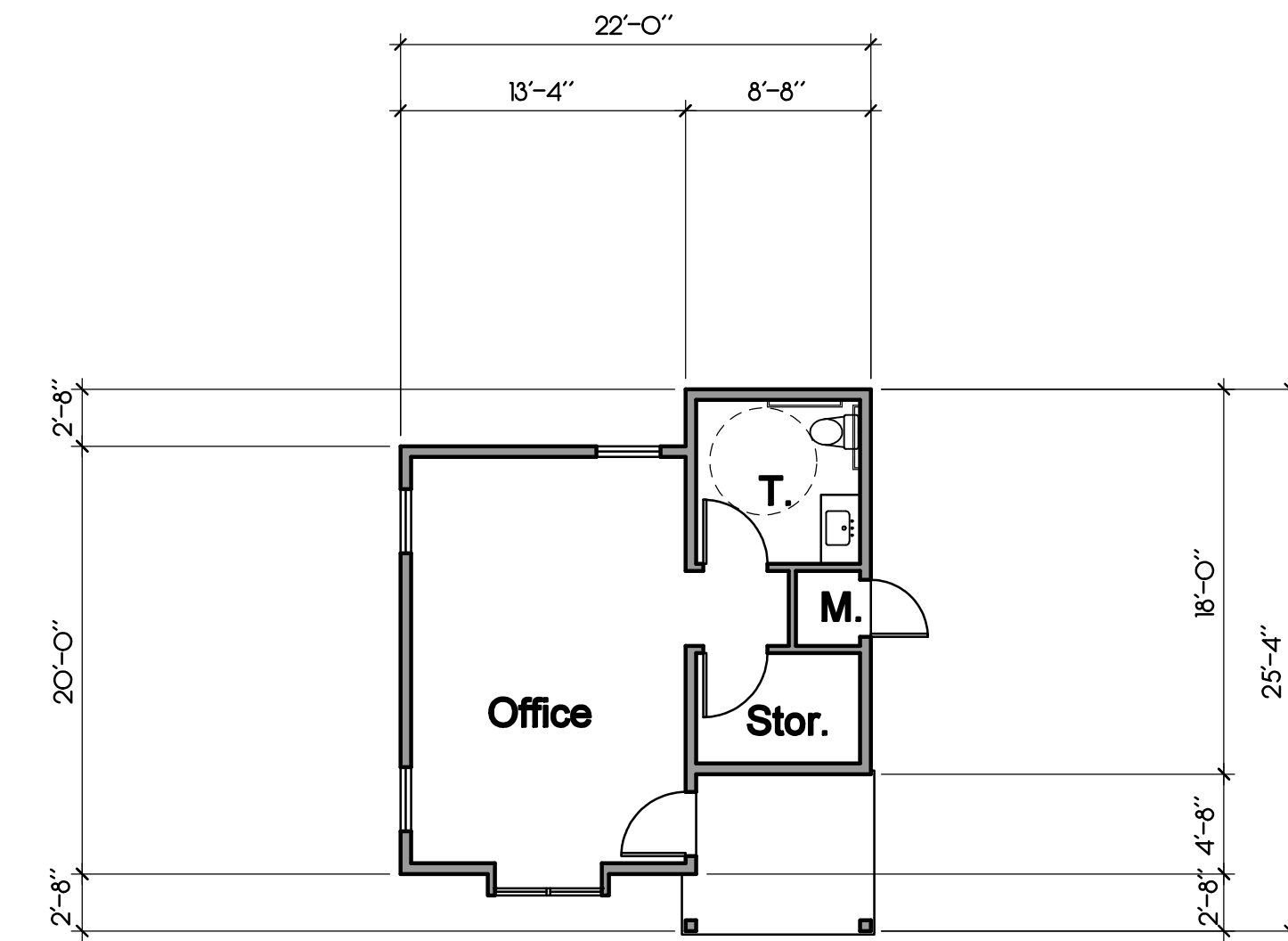
AREA D
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
 AREA D INCLUSIONARY HOUSING

IH-3.2
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TYPICAL CARPORT PLAN

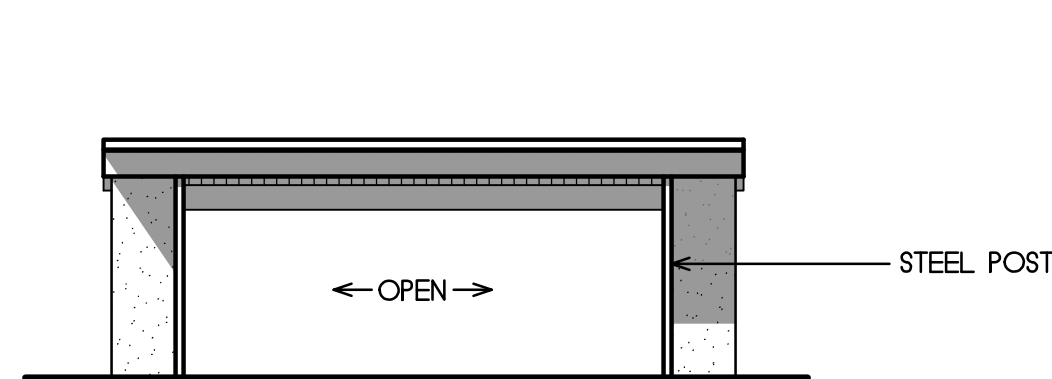
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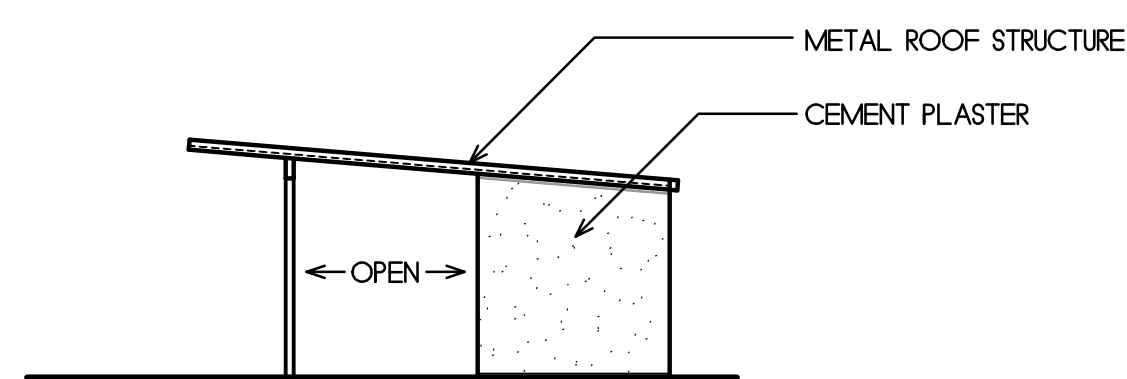
OFFICE FLOOR PLAN

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

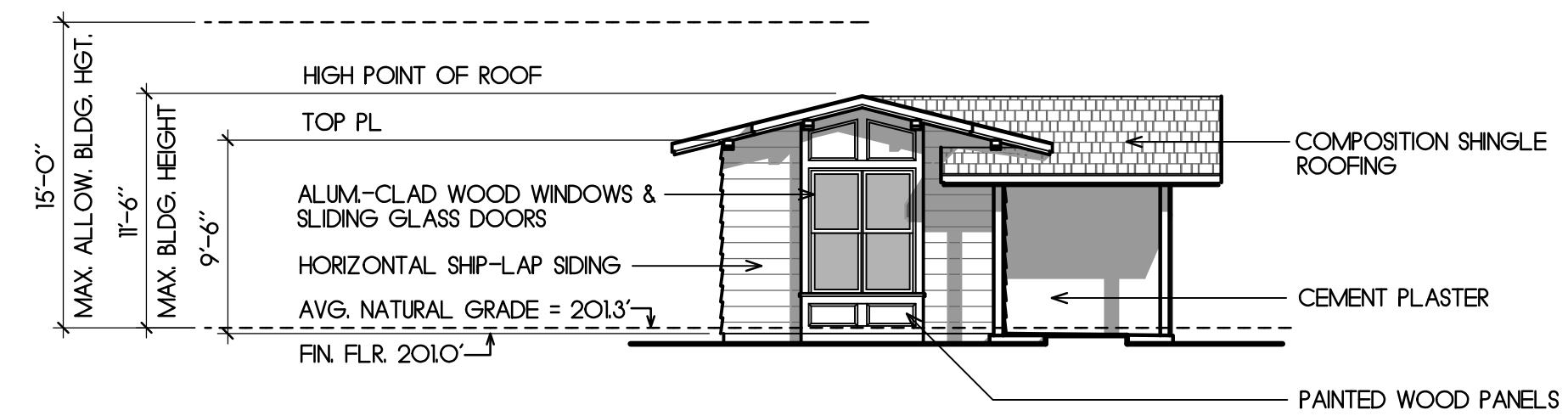
FLOOR AREA = 431 S.F.



FRONT ELEVATION



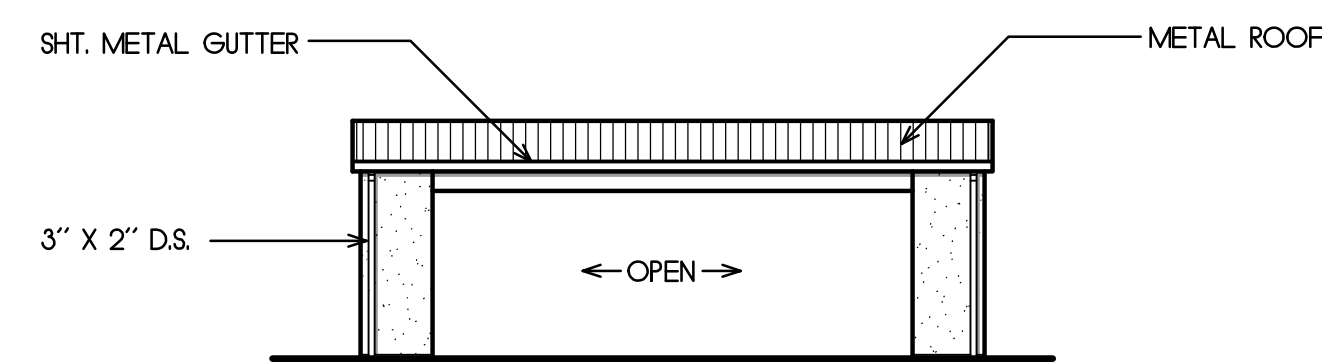
SIDE ELEVATION



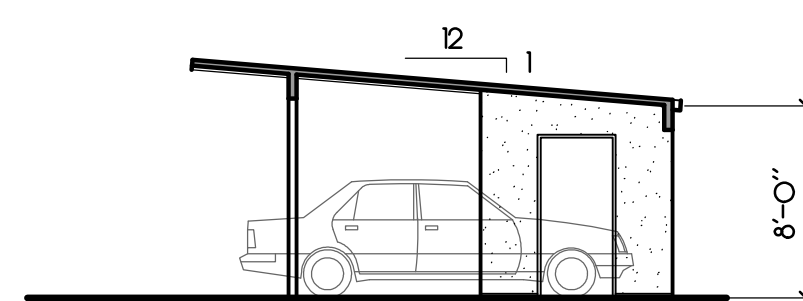
WEST ELEVATION



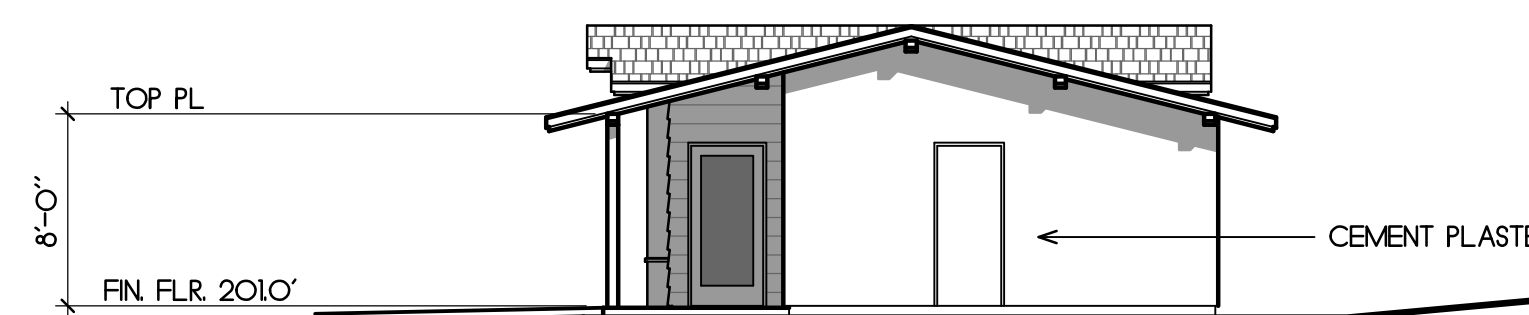
EAST ELEVATION



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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 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

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

IH-4.1

DATE: JULY, 2013