

**LEGORRETA
+
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LEGEND

- EL. FIN. FLOOR ELEVATION
- FF. FINISHED GRADE
- F.G. TOP OF GARAGE
- T.O.P. TOP OF PARAPET
- A.F.F. ABOVE FINISHED FLOOR
- SPOT ELEVATION (PLAN)
- ELEVATION (SECTION)
- CEILING HEIGHT CHANGE
- FINISHING MATERIAL CHANGE

REVISIONS

△ BUILDING ROTATION - JULY 2015

KEY PLAN

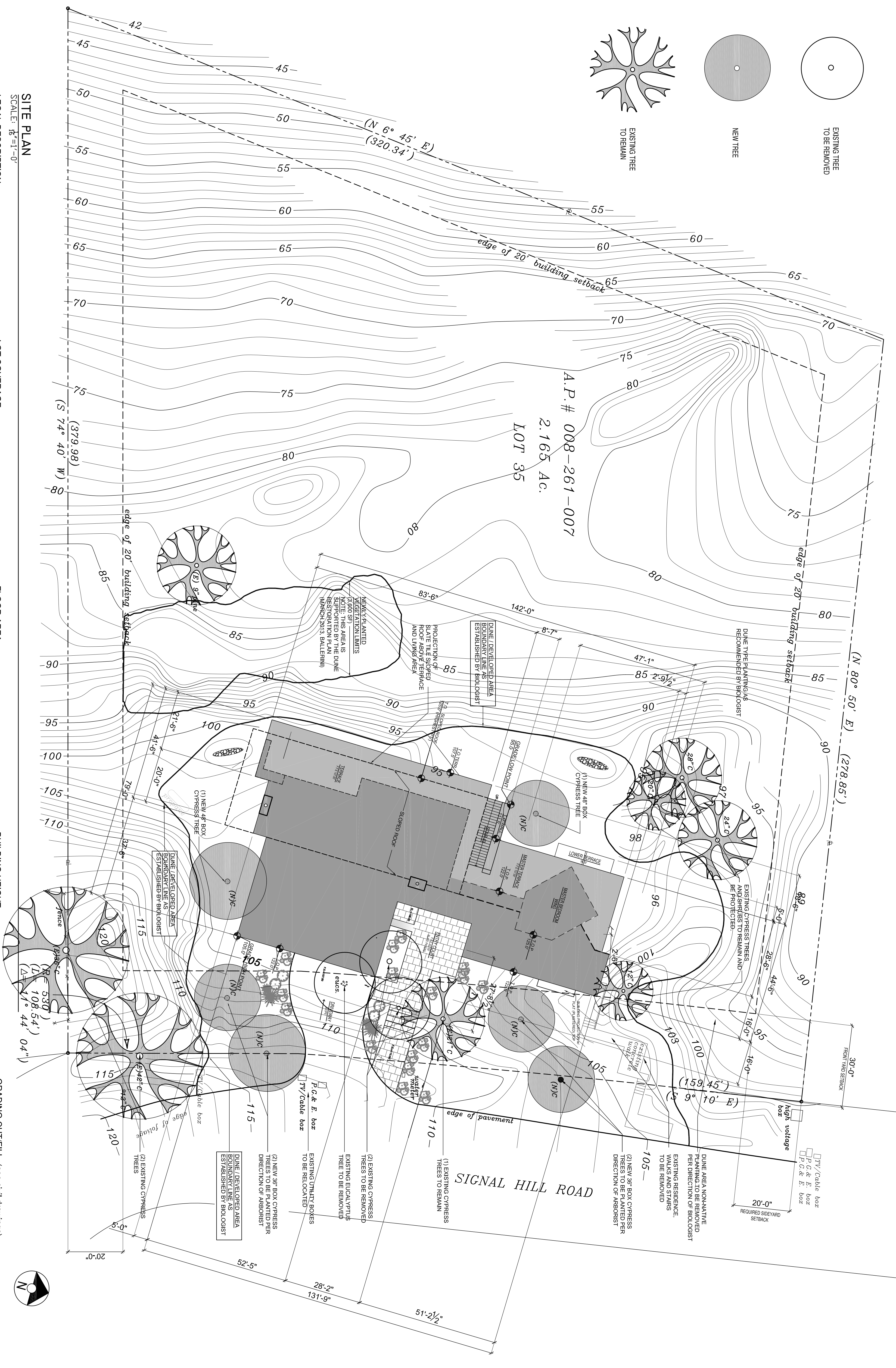
**CASA
PEBBLE BEACH**

1170 SIGNAL HILL ROAD
PEBBLE BEACH, CALIFORNIA

SITE
PLAN

A-1.0

DATE 2/19/2018 SCALE 1/8"=1'-0"



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

LEGAL DESCRIPTION:

SUBDIVISION: EL PESCADERO RHO
PLANNING AREA: GREATER MONTEREY PENINSULA
AREA PLAN: DEL MONTE FOREST LAND USE PLAN
COUNTY FILE NUMBER: PLN100338L
ADDRESS: 1170 SIGNAL HILL DRIVE
PEBBLE BEACH, CA 93953
ACCESSOR'S PARCEL NO.: 008-261-007
LOT NO.: 35
ZONING: LDR/1.5-D (CZ)
USE: SINGLE FAMILY RESIDENTIAL

LOT COVERAGE

LOT SIZE: 2.165 Acres = (94,307 s.f.)
MAXIMUM ALLOWABLE BUILDING COVERAGE (per code): 14,146 s.f.
94,307 s.f. x 15% =
ACTUAL BLDG. COVERAGE: 8,058 s.f. / 94,307 s.f. = 8.53%

IMPERVIOUS LOT COVERAGE:
BUILDING FOOTPRINT: 8,058 s.f.
ENTRANCE COURT (Stone Pavers): 986 s.f.
UNCOVERED TERRACES (Stone Pavers): 106 s.f.
DRIVEWAY (Concrete): 658 s.f.
TOTAL: 10,008 s.f. = 10.62%
* Includes all covered terraces, decks and garage.

FLOOR AREA

MAXIMUM ALLOWABLE FLOOR AREA - (LDR/1.5D): 17,152
ALLOWABLE FLOOR AREA: 16,504 s.f.
94,307 s.f. x 17.5% =

EXPOSED FLOOR AREA / RATIO:
LOWER LEVEL: 5,229 s.f.
FIRST FLOOR (w/GARAGE): 5,428 s.f.
SECOND FLOOR: 1,228 s.f.
TOTAL FLOOR AREA: 11,933 s.f. / 94,307 = 12.62%

BUILDING HEIGHT

MAXIMUM ALLOWABLE HEIGHT - LDR/1.5D: 30 FEET
HEIGHT CALCULATION:
HIGH POINT OF NATURAL GRADE: 105.0'
LOW POINT OF NATURAL GRADE: 85.0'
DIFFERENTIAL: 20.0'

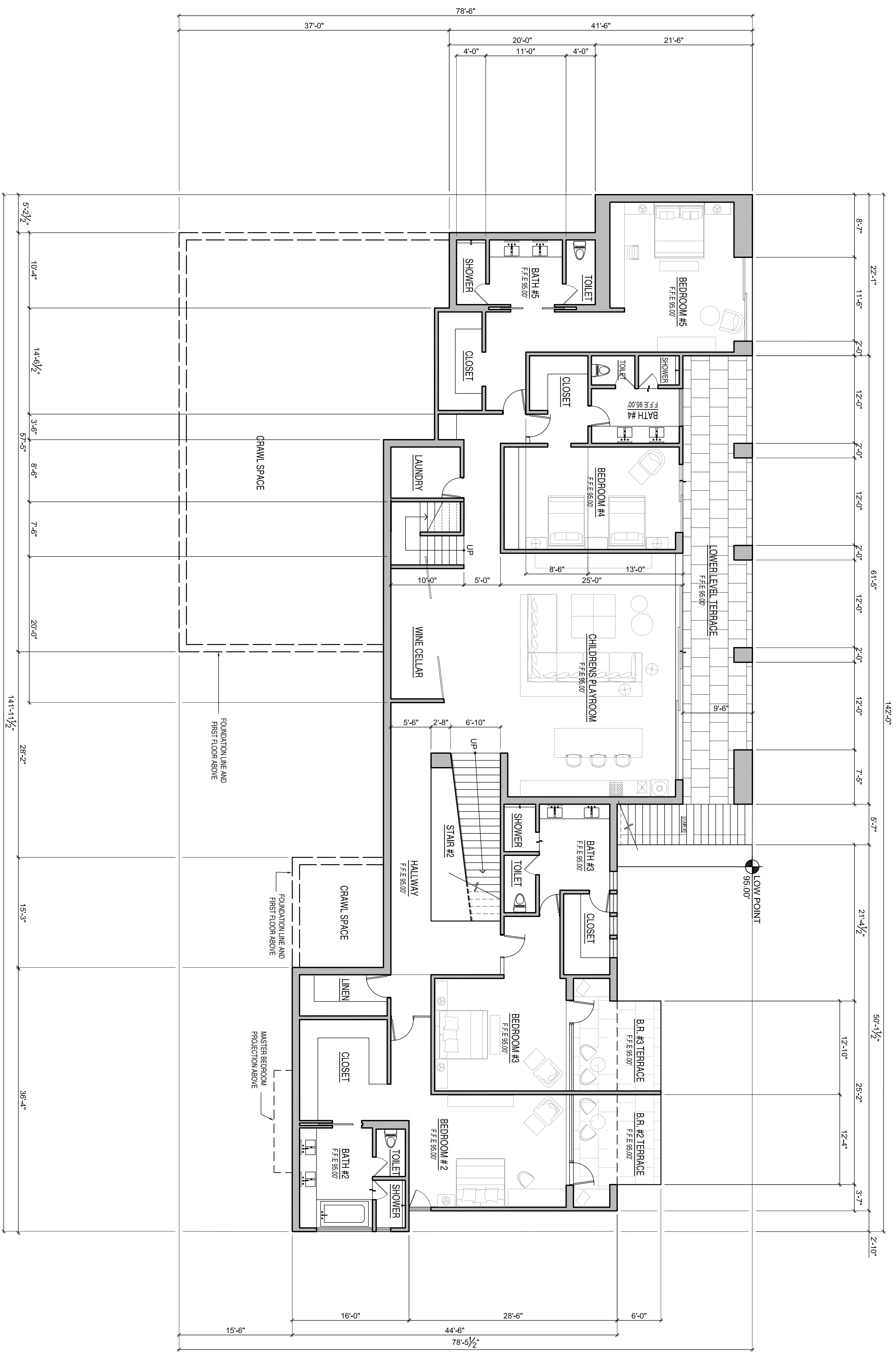
AVERAGE GRADE: 107/2 = 5' + 95.0' = 100.0'
ACTUAL HEIGHT ELEVATION: 100' + 25' = 125.0'

GRADING CUT/FILL (see civil drawings)

CUT: 1,200 CY
FILL: 300 CY
EXPORT: 700 CY

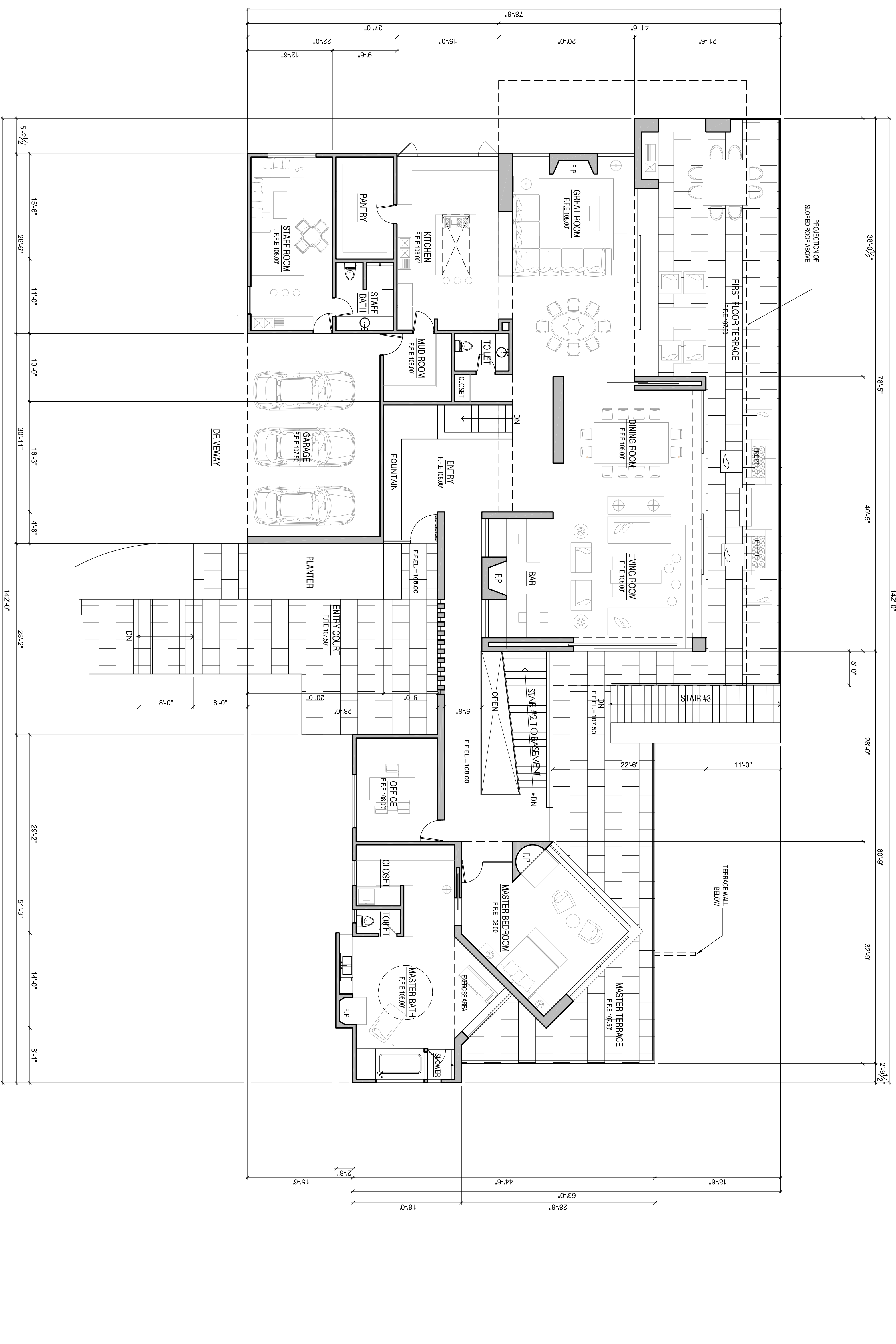
REQUIRED PARKING

REQUIRED PARKING FOR SINGLE FAMILY DWELLINGS: 2 CARS
COVERED PARKING SPOTS PROVIDED: 3 CARS



GROUND FLOOR / BASEMENT PLAN
 SCALE: 1/8"=1'-0"





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

LEGEND

REVISIONS

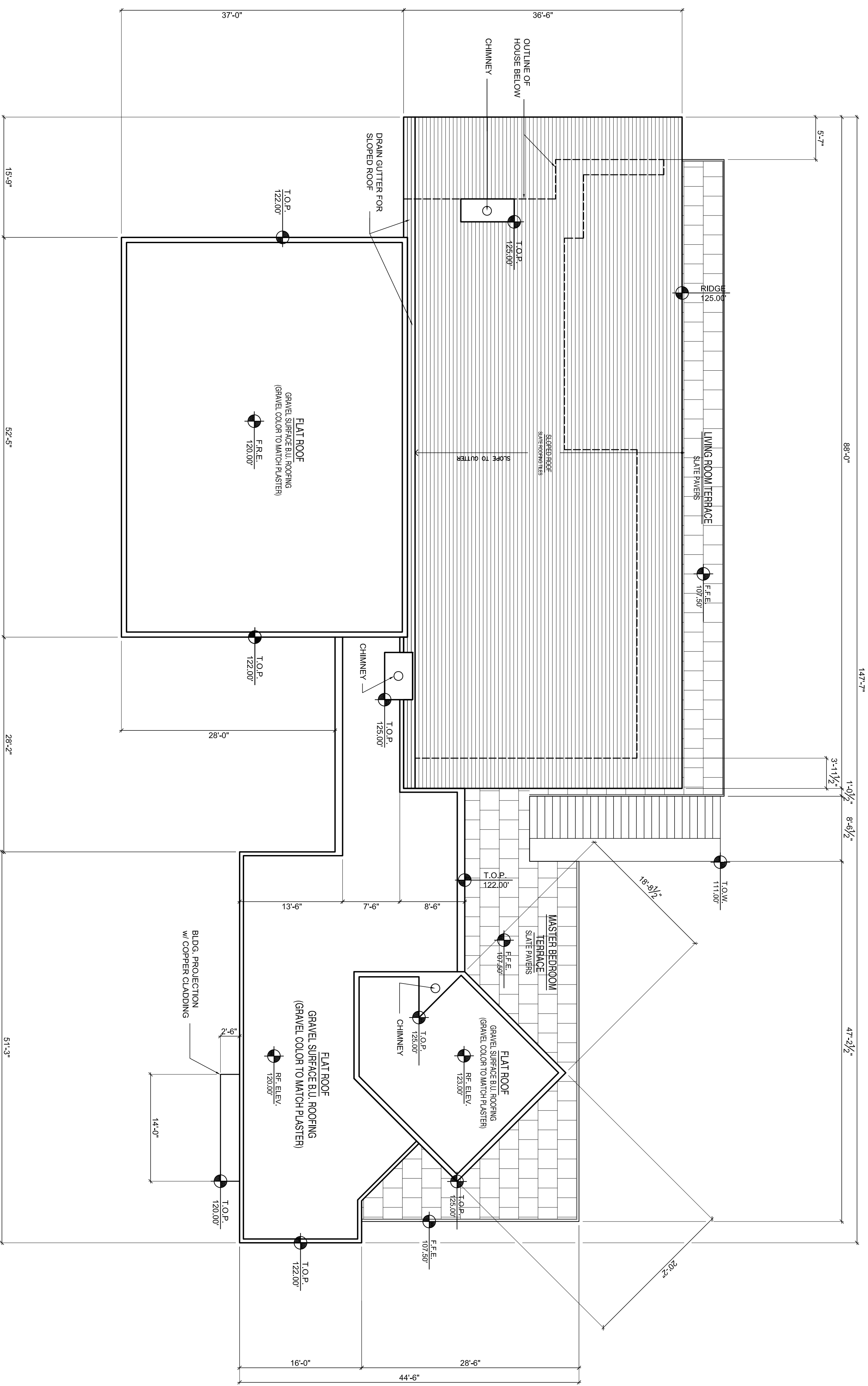
△ EIR MITIGATION - FEBRUARY 2018

KEY PLAN

ROOF PLAN

A-3.2

DATE SCALE
 2/20/2018 1/8"=1'-0"

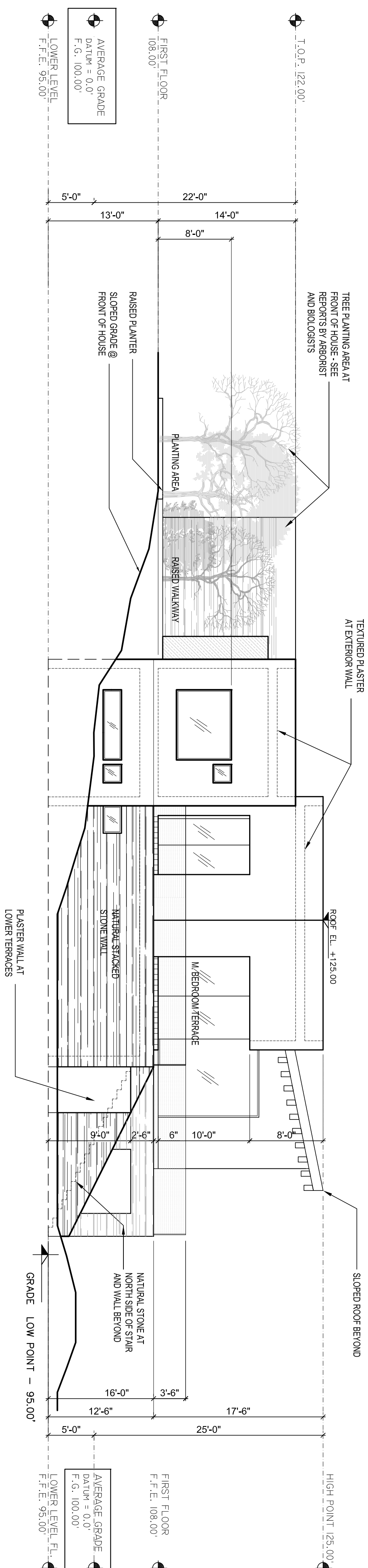


ROOF PLAN
 SCALE: 1/8"=1'-0"

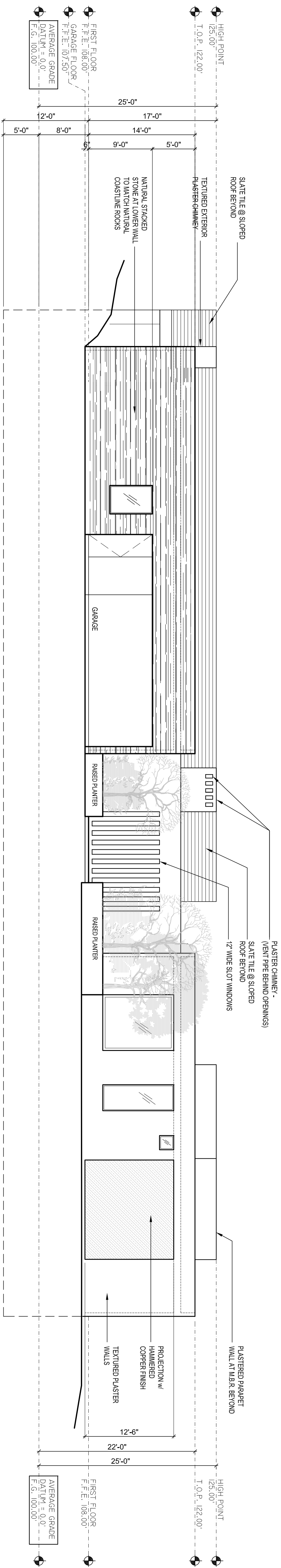


REVISIONS

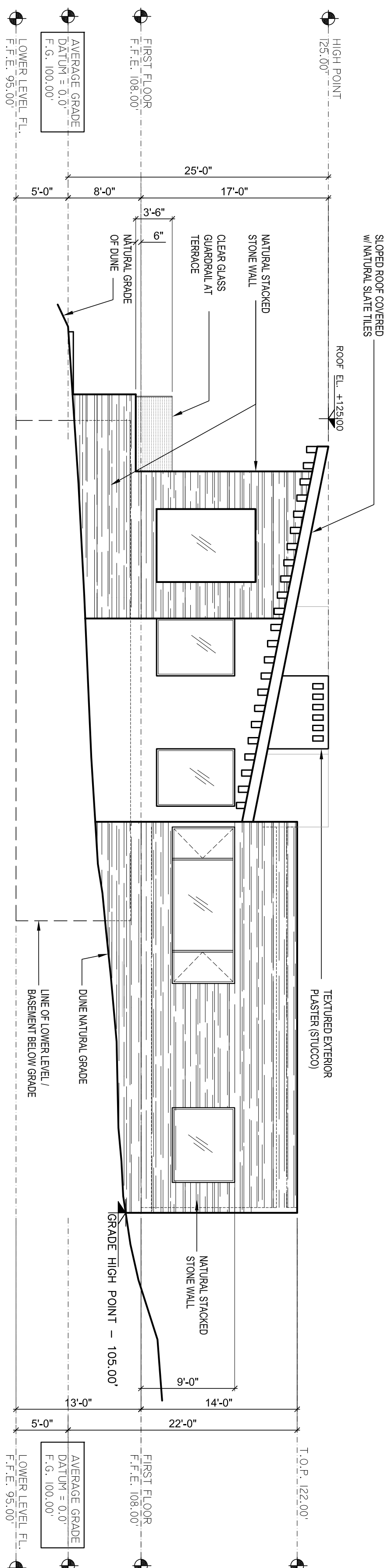
△ EIR MITIGATION - AUGUST 2017



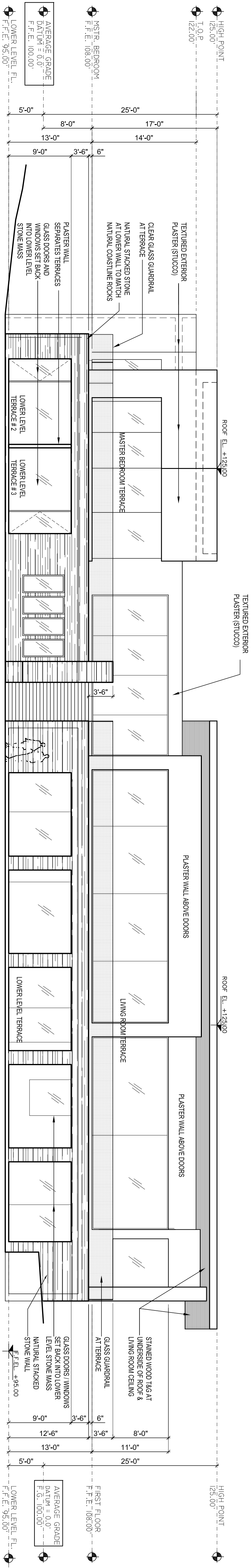
NORTH ELEVATION
 SCALE: 1/8"=1'-0"



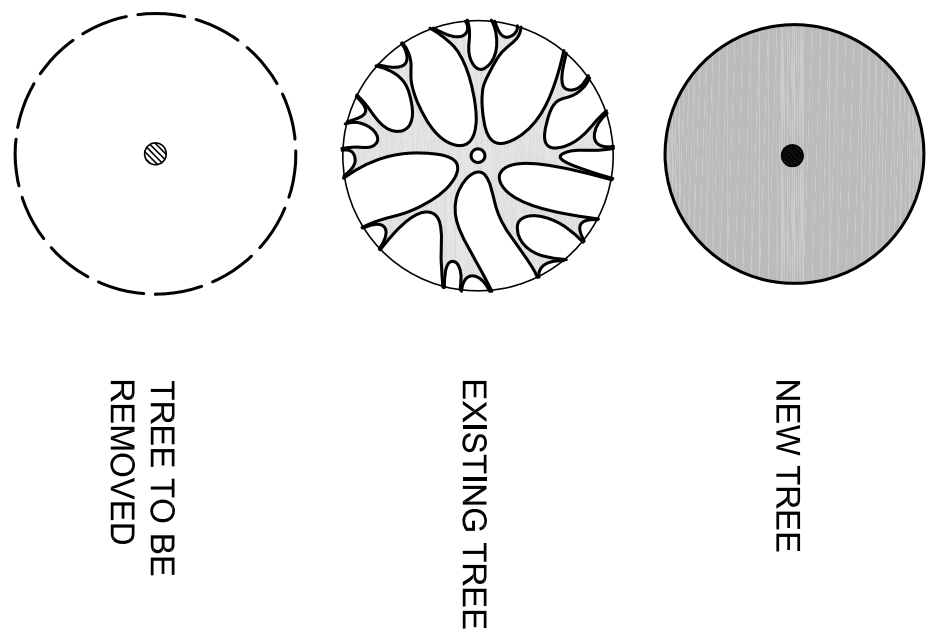
EAST (STREET) ELEVATION
 SCALE: 1/8"=1'-0"



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

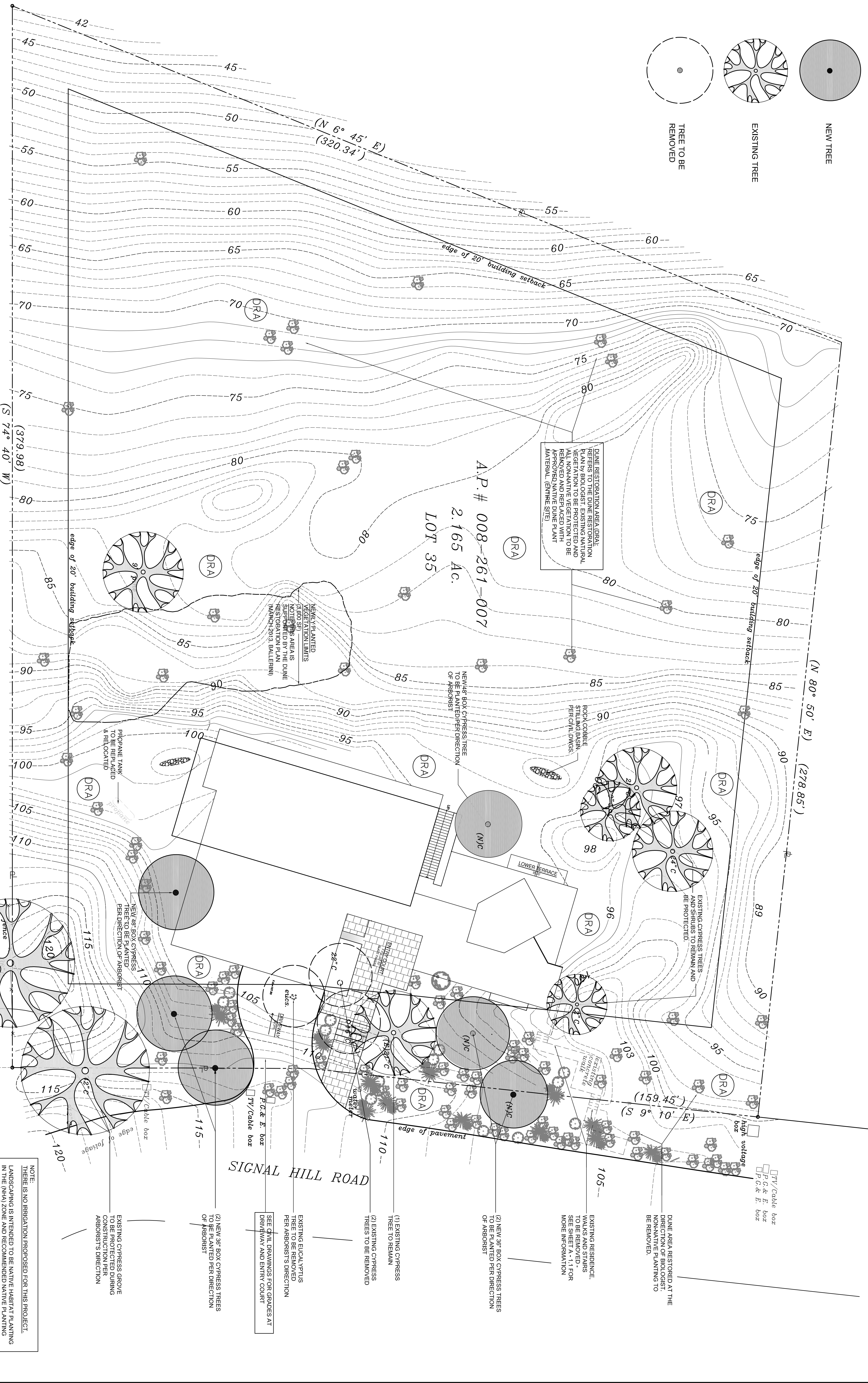


WEST ELEVATION
 SCALE: 1/8"=1'-0"



PROJECT AREA SUMMARY CALCULATIONS
(BASED ON BALDWIN DUNE RESTORATION PLAN JULY 2018)

TOTAL SITE AREA: 94,307 s.f.
 BUILDING FOOTPRINT: 8,058 s.f.
 DRIVEWAY, ENTRY WALK: 4,000 s.f.
 UNDEVELOPED DUNE AREA: 82,249 s.f.
 NEWLY PLANTED VEGETATION AREA: 3,600 s.f.



LEGEND

- PVC Cable box
- P.C. & E. box
- P.C. & E. box
- P.C. & E. box

REVISIONS

- △ BUILDING ROTATION - JULY 2015
- △ ERM MITIGATION - AUGUST 2017

LEGEND

- EL. ELEVATION
- FL. FINISHED FLOOR ELEVATION
- F.C.H. FINISHED CEILING HEIGHT
- F.O.P. FINISHED OPENING TO TOP OF WALL EL.
- T.O.W. TOP OF WALL EL.
- A.F.F. ABOVE FINISHED FLOOR
- SPOT ELEVATION (PLAN)
- ELEVATION (SECTION)
- FIN. FINISHING MATERIAL CHANGE
- * FINISHING MATERIAL CHANGE

NOTE:

THERE IS NO IRRIGATION PROPOSED FOR THIS PROJECT.

LANDSCAPING IS INTENDED TO BE NATIVE HABITAT PLANTING IN THE (DRA) ZONE AND RECOMMENDED NATIVE PLANTING IN THE (DRA) ZONE. ACTUAL PLANT SPECIES AND PLANTING RESTORATION PLAN PREPARED BY ZANDER ASSOCIATES AND ARE A PART OF THESE DOCUMENTS.

TREES: THE TREES SHOWN ON THIS PLAN ARE EITHER EXISTING AND WILL REMAIN AS NOTED EXISTING TO BE THE DIRECTION OF THE PROJECT ARBORIST. FINAL LOCATION AND PLANTING SPECIFICATIONS FOR ALL TREES WILL BE DIRECTED IN THE FIELD BY THE ARBORIST.

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

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CASA PEBBLE BEACH
 1170 SIGNAL HILL ROAD
 PEBBLE BEACH, CALIFORNIA
 LANDSCAPE PLAN
L-1.0
 SCALE 1/8"=1'-0"
 DATE 2/20/18