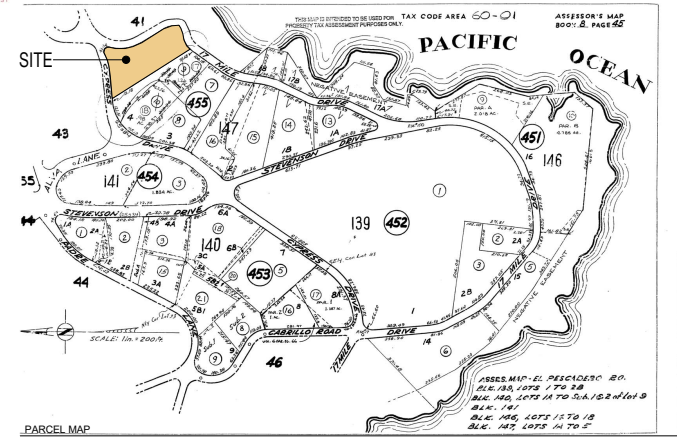




CARETAKER UNIT

3 CAR GARAGE

PROPOSED RESIDENCE



ZONING INFORMATION

PROPERTY ADDRESS	1488 CYPRESS DRIVE PEBBLE BEACH, CA 93953	
APN:	Parcel "1"	008-455-001-000 (1.79 ACRES)
	Parcel "2"	008-411-015-000 (.43 ACRES)
ZONING	Parcel "1"	LDR / 1.5-D (CZ)
	Parcel "2"	RC-D (CZ)
		DEL MONTE FOREST LUP PESCADERO WATERSHED
LOT SIZE	Parcel "1"	78,017 SF (1.79 ACRES)
	Parcel "2"	18,730 SF (.43 ACRES)
MAX ALLOWABLE LOT COVERAGE	15% (11,695 SF)	
PESCADERO WATERSHED SITE COVERAGE	9,000 SF MAX.	
FLOOR AREA RATIO	17.5% (13,645 SF)	
MAIN STRUCTURE		
MINIMUM SETBACKS		
FRONT	30 FEET	
SIDE	20 FEET	
REAR	20 FEET	
MAX HEIGHT LIMIT	30 FEET	
ACCESSORY STRUCTURES (HABITABLE)		
MINIMUM SETBACKS		
FRONT	50 FEET	
SIDE	6 FEET	
REAR	6 FEET	
MAX HEIGHT LIMIT	15 FEET	

PROPOSED BUILDING AREA

LEVEL 1	5119 SF.
LEVEL 2	4293 SF
LEVEL 2 OUTDOOR TERRACES	1471 SF
TOTAL	10,883 SF
DETACHED 3 CAR GARAGE	1150 SF
CARETAKER UNIT	1150 SF
PROPOSED SITE COVERAGE:	9000 SF

Sheet List	
Sheet Number	Sheet Name
A0.1	SITE PLAN
A0.2	SURVEY
A1.1	SOLAR & VIEW DIAGRAMS
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A8.1	3D VIEW
A8.2	3D VIEW
A8.3	3D VIEW

2 Site Plan
1" = 30'-0"

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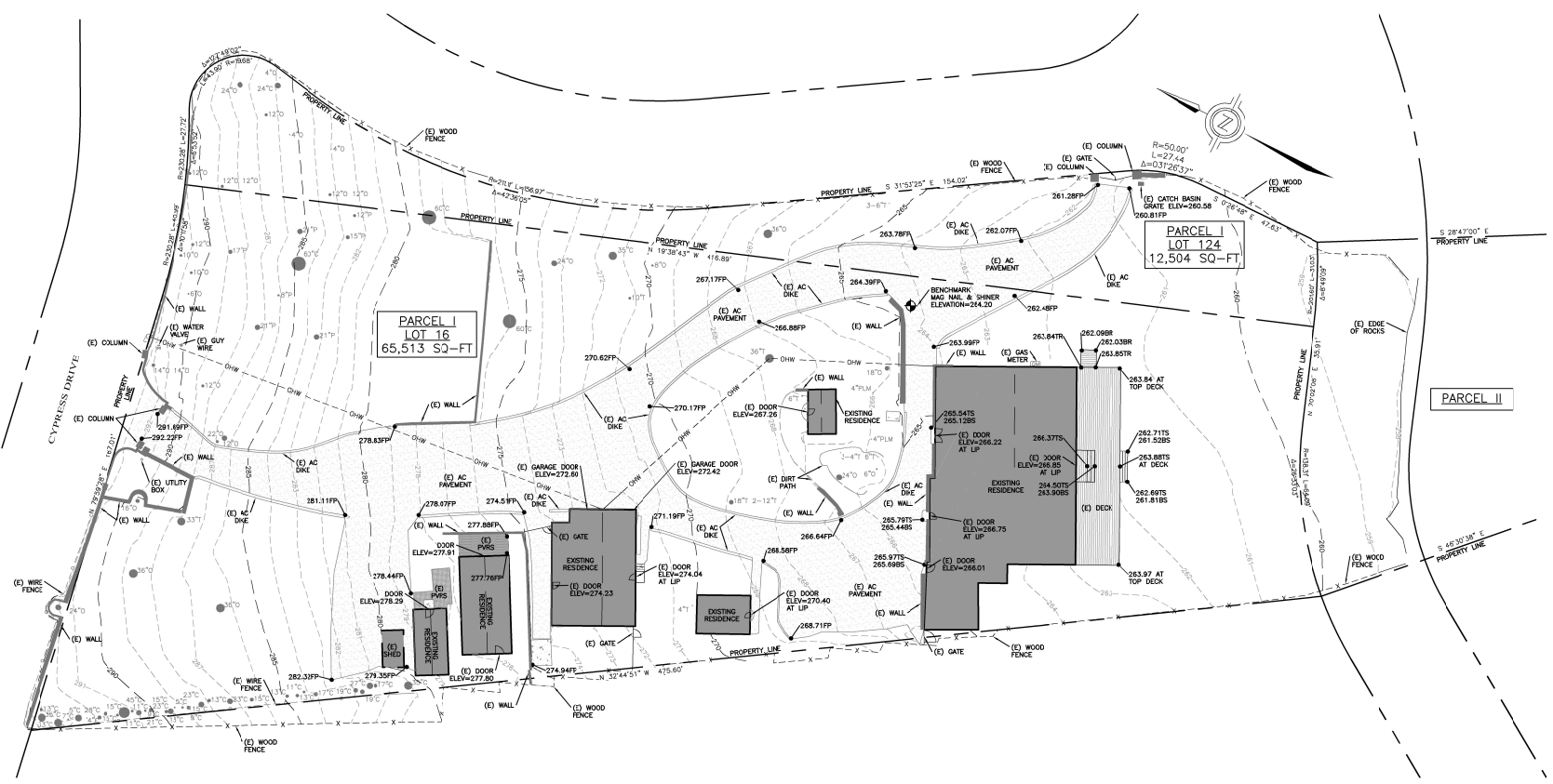
Project Status

Scale: As indicated
Drawn By: _____
Job: _____ Project Number: _____

Sheet
SITE PLAN

A0.1

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PARCEL I = 78,017 SQ-FT
LOT 16 = 65,513 SQ-FT
LOT 124 12,504 SQ-FT

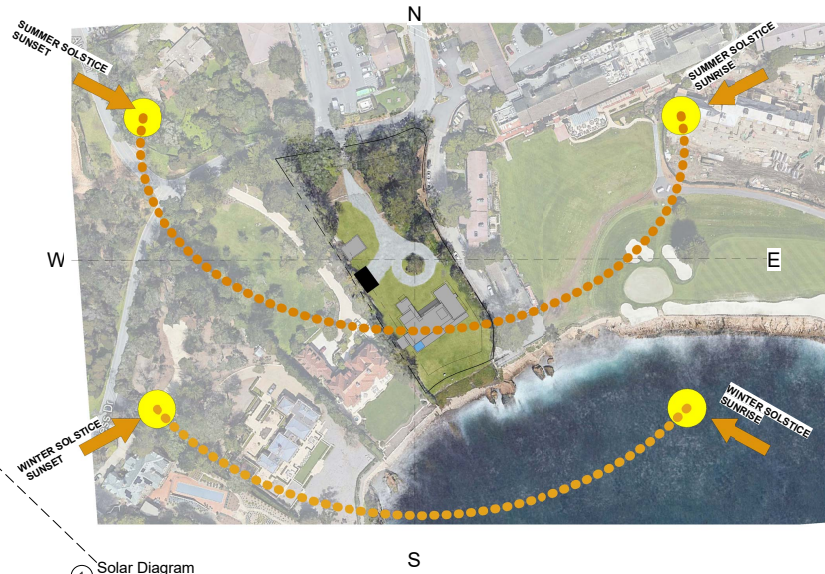
LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	PROPERTY LINE
	EDGE OF PAVEMENT
	EDGE OF WALL
	EXISTING BUILDING
	WOOD FENCE
	WIRE FENCE
	OVERHEAD WIRE
	CONCRETE/PAVERS
	ASPHALT CONCRETE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BR	BOTTOM RAMP
BS	BOTTOM STEP
C	CYPRESS TREE
ELEV	ELEVATION
E	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FP	FINISHED PAVEMENT
O	OAK TREE
P	PINE TREE
PLM	PALM TREE
PVRS	PAVERS
TR	TOP OF RAMP
TS	TOP OF STEP
T	TREE
WM	WATER METER

NOTES:
 1. BOUNDARY SHOWN HEREON IS APPROXIMATE BASED UPON EXISTING BOUNDARY EVIDENCE. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 2. UTILITIES 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. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS 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 COMPLY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
 8. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET JAG NAIL AND SHINER ON THE ASPHALT CONCRETE PATH, LOCATED NORTHEAST OF THE MOST SOUTHERLY BUILDING ON SUBJECT PROPERTY, AS SHOWN HEREON, HAVING AN ELEVATION OF 264.20, BASED ON AN ASSUMED DATUM



① Solar Diagram
1" = 100'-0"



View Diagram

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Job:	Project Number
Sheet SOLAR & VIEW DIAGRAMS	
A1.1	
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Project Status

Scale: 1/4" = 1'-0"

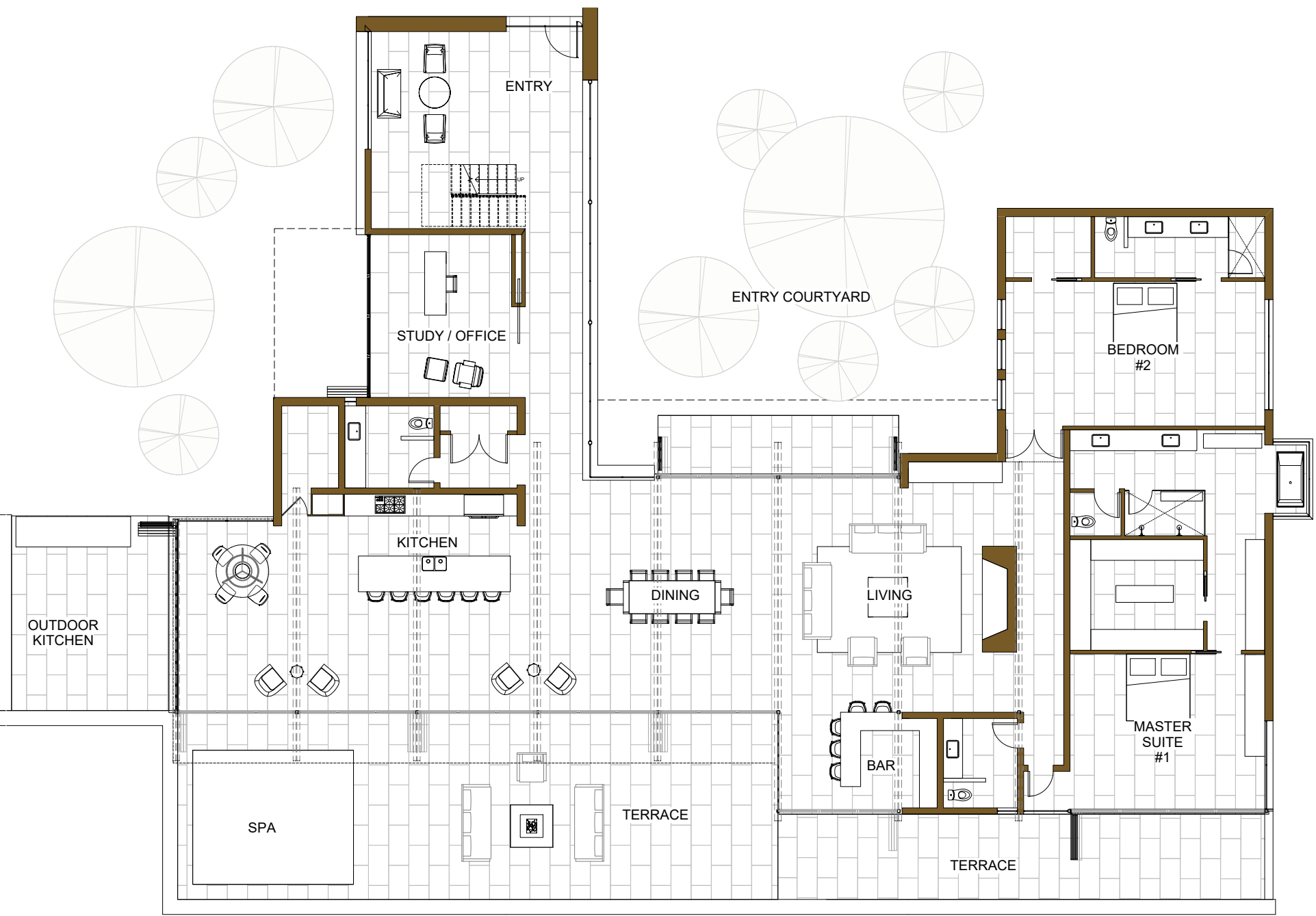
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Job: Project Number

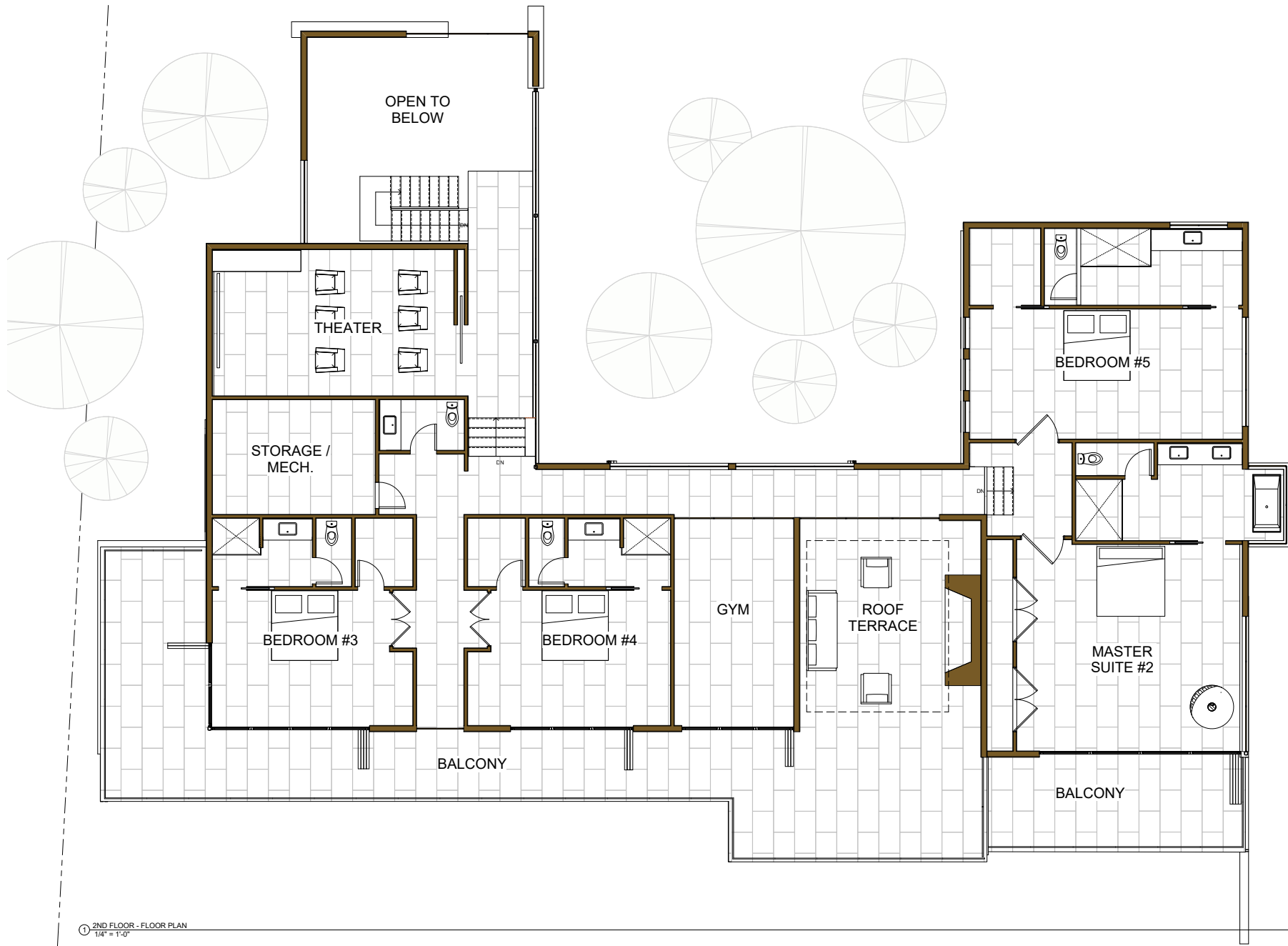
Sheet
1ST FLOOR PLAN

A2.1

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1 1ST LEVEL FLOOR PLAN
1/4" = 1'-0"



① 2ND FLOOR - FLOOR PLAN
1/4" = 1'-0"

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 A3.2

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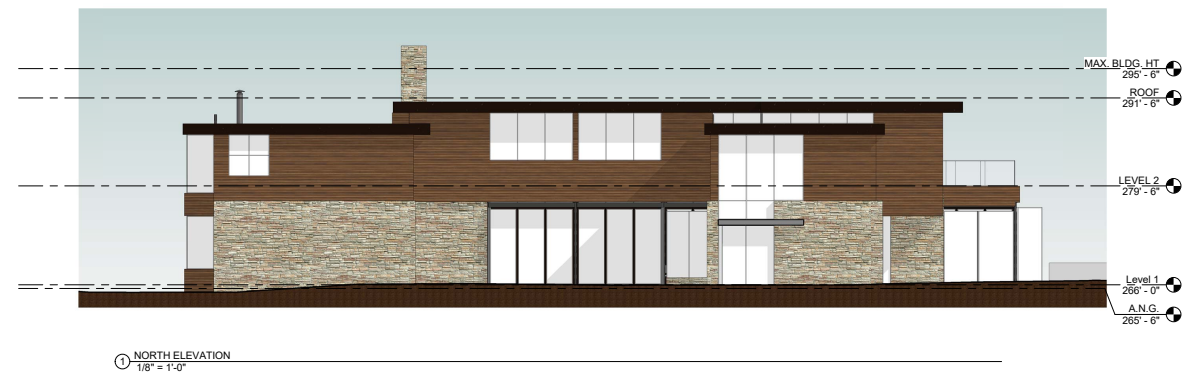
Project Status

Scale: 1/4" = 1'-0"
 Drawn By:
 Job: Project Number

Sheet
 2ND FLOOR PLAN

A2.2

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① NORTH ELEVATION

 1/8" = 1'-0"



② WEST ELEVATION

 1/8" = 1'-0"

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 Job: Project Number

Sheet

 EXTERIOR

 ELEVATIONS

A3.1

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① EAST ELEVATION

 1/8" = 1'-0"



② SOUTH ELEVATION

 1/8" = 1'-0"

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1488 Cypress Drive

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

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 EXTERIOR

 ELEVATIONS

A3.2



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Scale:	
Drawn By:	
Job:	Project Number
Sheet 3D VIEW	
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Project Status
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Sheet
 3D VIEW

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Sheet
 3D VIEW

A9.3
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