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Date <b>3/15/18</b>
Scale <b>AS SHOWN</b>
Drawn by <b>DDJ</b>
Job <b>1806</b>
Sheet <b>A0.1</b> Of Sheet

OWNER: GERALD LEIGH PROPERTIES 1101 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950	TEL: (831) 372-3431	ARCHITECT: JOHNSON ARCHITECTURAL GROUP ATTN: PHILIP C. JOHNSON, RA, GBC PO BOX 112 CARMEL VALLEY, CA 93924	TEL: (831) 659-4160  Phil@JAGARCH.com
CIVIL ENGINEER: MONTEREY BAY ENGINEERS ATTN: STEVE WILSON 607 CHARLES AVE, SUITE B SEASIDE, CA 93955	TEL: (831) 899-7899	STRUCTURAL ENGINEER: CENTRAL COAST ENGINEERS ATTN: DEREK JOHNSON 21 W. ALISAL ST. SALINAS, CA 93901	TEL: (831) 757-5554
MECHANICAL ENGINEER: MONTEREY ENERGY GROUP ATTN: DAVID KNIGHT 26465 CARMEL RANCHO BLVD, STE 8 CARMEL, CA 93923	TEL: (831) 372-8328  info@meg4.com	LANDSCAPE ARCHITECT: BELLINGER FOSTER STEINMETZ ATTN: MIKE BELLINGER 425 PACIFIC ST., #201 MONTEREY, CA 93940	TEL: (831) 646-1383

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	C-D	C-D	C-D	
Building Site Area		15,150 S.F.	15,150 S.F.	.35 ACRES
Density (multi-family projects only)	10 UNITS	1	10 UNITS	30 UNITS/ AC (14,531 S.F.)
Building Coverage	100%	23%	96%	
Site Coverage	100%	98%	89.9%	2% ( EXEMPT )
Gross Floor Area		3,472 S.F.	37,056 S.F.	
Square Footage not counted towards Gross Floor Area		500 S.F.	14,531 S.F.	UNDERGROUND PARK'G/ NOT COUNTED
Impervious Surface Area Created and/or Replaced		14,847 S.F.	13,633 S.F.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	---	321 FT/100%	--- ft/ --- %	
Exterior Lateral Wall Length to be built	---	---	517 FT	1ST FLR
Building Height	40'	21'	40'	
Number of stories	4	2	3	
Front Setback	0'	52'	1'-2"	
_____ WEST _____ Side Setback (specify side)	0'	42'	1'-2"	
_____ EAST _____ Side Setback (specify side)	0'/5'	0'/1'	1'-2" / 5' - 0"	
Rear Setback	0'/5'	0'/8'-4"	0' / 10' - 0"	
Garage Door Setback		N/A	N/A	
Covered Parking Spaces	13	8	20	1.3 x 10 = 13
Uncovered Parking Spaces	0	8	0	
Parking Space Size (Interior measurement)	9' x 20'	9 x 20	9 x 20	
Number of Driveways	1	4	1	
Driveway Width(s)		126'	24'	
Back-up Distance		N/A	N/A	
Eave Projection (Into Setback)	3' maximum	4 FT	3'	
Distances Between Eaves & Property Lines	██████████	0	0-7-7"	
Open Porch/Deck Projections		0	0	
Architectural Feature Projections		0	0	
Number & Category of Accessory Buildings		1 (STORAGE)	0	
Accessory Building Setbacks		1'	N/A	
Distance between Buildings		2'	N/A	
Accessory Building Heights		8'	N/A	
Fence Heights		6'	6'	

APN: 006-178-009-000			PROJECT ADDRESS: 520 LIGHTHOUSE AVENUE PACIFIC GROVE, CALIFORNIA 93950	
FLOOR	CLASSIFICATION	DECKS	UNIT	TOTALS
B-1	PARKING GARAGE			
	COMMON ROOM		886	
	UNCOND.		13,645	
	TOTAL		14,531	
1ST	RETAIL/COMM.			
	LEASE SPACE			12,192 S.F.
2ND	RESIDENTIAL			
	UNIT 201	253	2,395	
	UNIT 202	138	2,424	
	UNIT 203	183	2,196	
	UNIT 204	206	2,347	
	UNIT 205	132	2,353	
	TOTAL			11,715 S.F.
3RD	RESIDENTIAL			
	UNIT 301	303	2,305	
	UNIT 302	241	2,236	
	UNIT 303	232	2,200	
	UNIT 304	208	2,219	
	UNIT 305	285	2,200	
	TOTAL			11,160 S.F.
	TOTAL CONDITIONED			36,692 S.F.
	GROSS FLOOR AREA			51,587 S.F.

INFORMATIONAL  
A0.1 TITLE SHEET  
R1.0 RENDERINGS  
CIVIL  
C1.0 EXISTING SITE PLAN  
ARCHITECTURAL  
A1.0 SITE PLAN  
A2.1 DEMOLITION PLAN  
A2.0 UNDERGROUND PARKING PLAN  
A2.1 FIRST FLOOR PLAN  
A2.2 SECOND FLOOR PLAN  
A2.3 THIRD FLOOR PLAN  
A2.4 ROOF PLAN  
A3.1 ELEVATIONS  
A3.2 ELEVATIONS  
A3.3 SITE SECTIONS  
A3.4 SITE SECTIONS  
A8.1 EXTERIOR DETAILS  
LANDSCAPE  
LANDSCAPE PLAN  
CHARACTER IMAGES





18 SOUTH

SCALE: N.T.S.



6 EAST

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



20 NORTH

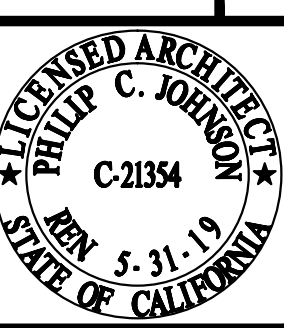
SCALE: 1/8"=1'-0"



8 WEST

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

REVISIONS	BY



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JAG ARCH.COM  
Tel: 831-659-4160  
Fax: 831-659-2382

520 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950

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RENDERINGS

Date 3/15/18

Scale AS SHOWN

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Job 1606

Sheet

R1

Of

Sheet



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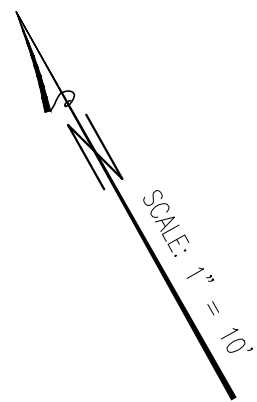
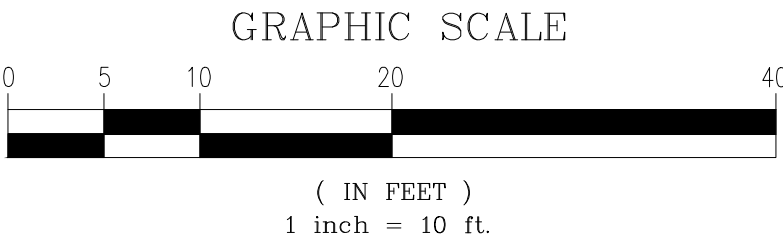


NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM. THE BENCHMARK IS A "SQUARE ON CURB" AT THE SOUTH END OF THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF CENTRAL AVENUE AND FOREST AVENUE. ELEVATION = 82.30'.
- +99.99' DENOTES GROUND ELEVATIONS AS SHOWN.
- 99.99' DENOTES ROOFPEAK ELEVATIONS AS SHOWN.
- DENOTES A FOUND MONUMENT.

LEGEND:

- FENCE LINE
- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- CATV CABLE TV VAULT
- CONC. CONCRETE
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FDC FIRE DEPARTMENT CONNECTION
- FFE FINISHED FLOOR ELEVATION
- GV GAS VALVE
- HB HOSE BOX
- LP LIGHT POST
- PC&E PC&E VAULT
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- T TREE, SPECIES NOT SPECIFIED
- TEL TELEPHONE VAULT
- UV UTILITY VAULT
- WM WATER METER
- WV WATER VALVE



TOPOGRAPHIC SURVEY

OF  
LOTS 7,9,10 & 11, BLOCK 42  
MAP OF PACIFIC GROVE RETREAT  
VOLUME 1, CITIES & TOWNS, PAGE 49

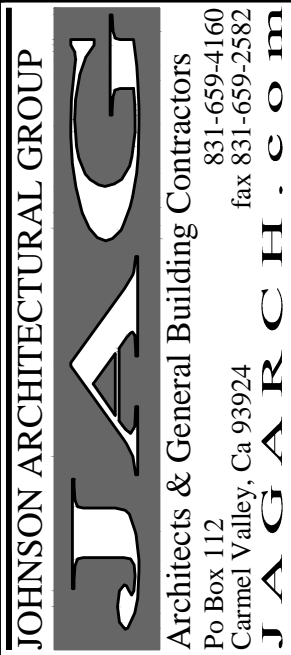
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
GREG ZIMMERMAN

BY  
MONTEREY BAY ENGINEERS, INC.  
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING  
607 Charles Ave Suite B Seaside, California 93955  
Phone: (831) 899-7899

SCALE: 1" = 8' JOB No. 16-051 MAY 2016  
FIELD: AL & JMS DRAWN BY: AL

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520 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950

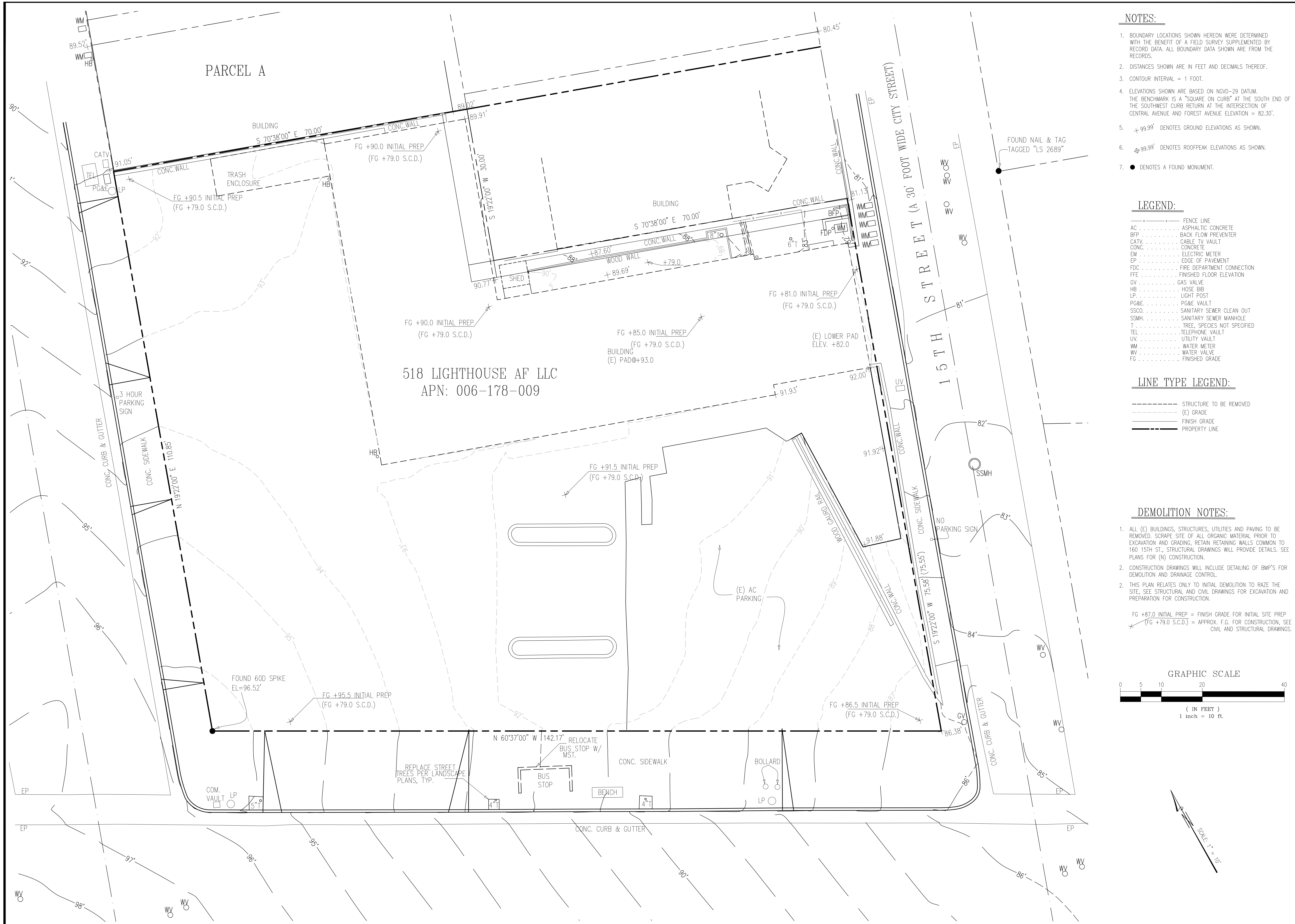
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TOPOGRAPHIC SURVEY

Date 2/1/18  
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Job 1606  
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Of Sheet







520 LIGHTHOUSE AVENUE  
PACIFIC GROVE, CALIFORNIA 93950

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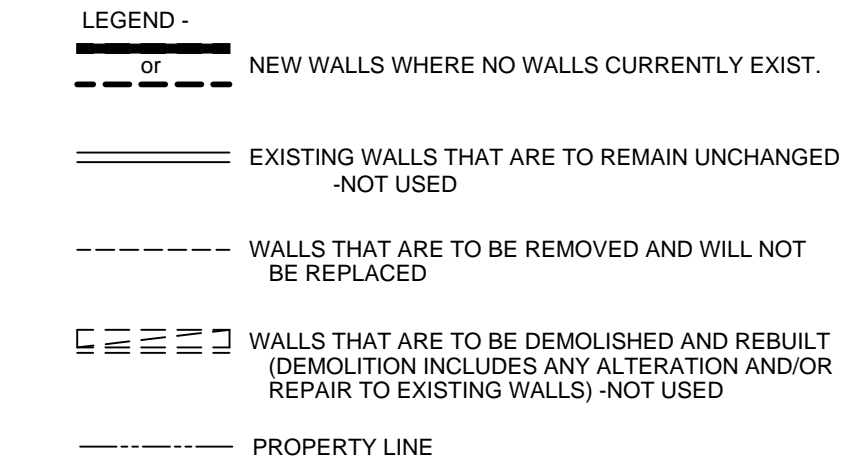
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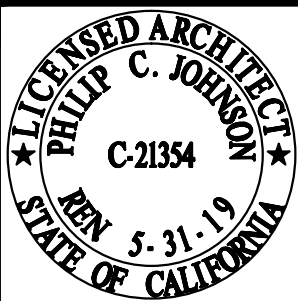
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NOTE: INTERIOR FLOORPLAN LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY, TYP.

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## FLOOR PLAN-BASEMENT

Date **3/15/18**

Scale **AS SHOWN**

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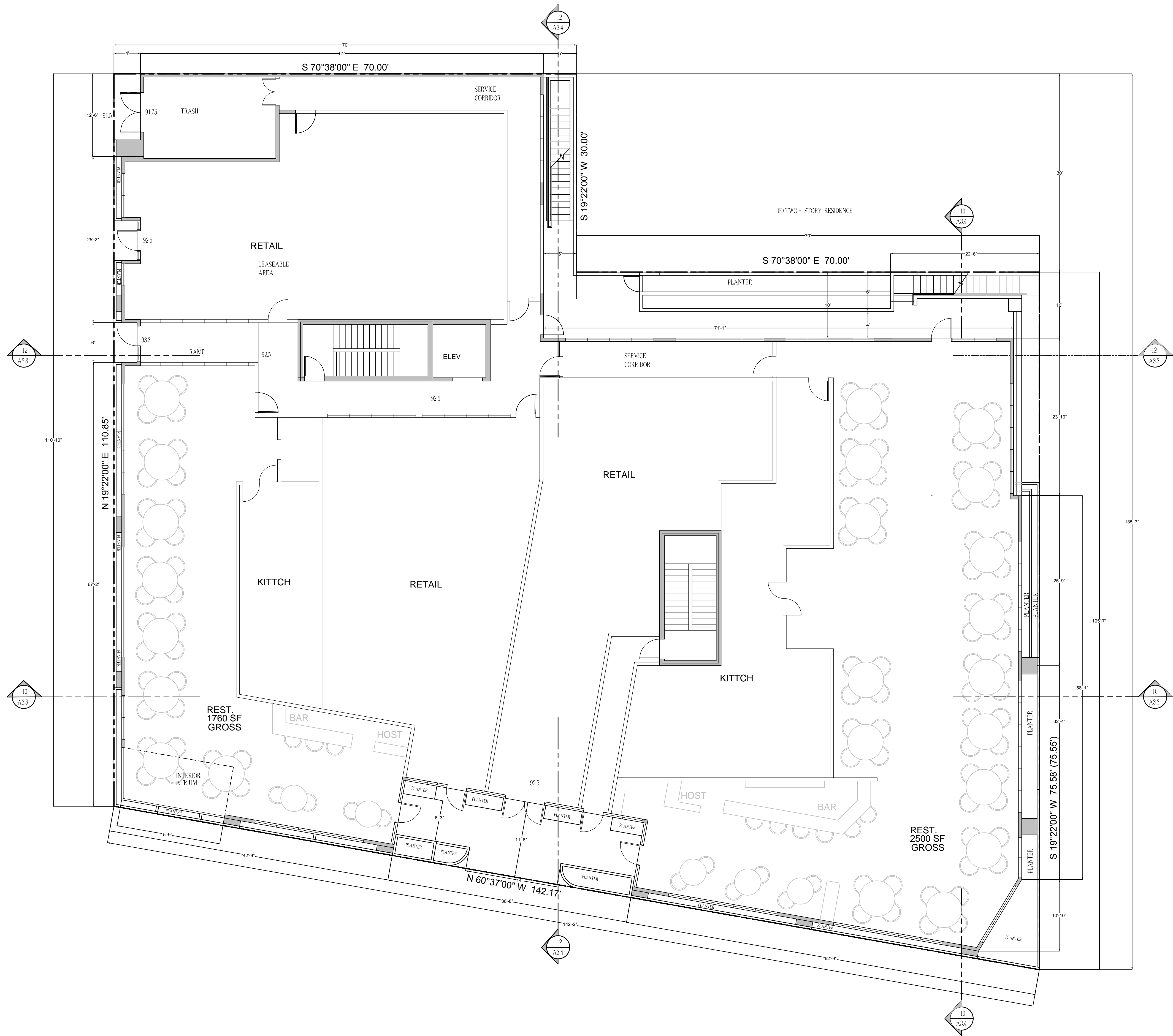
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20 FLOOR PLAN - BASEMENT

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



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- LEGEND -
- or NEW WALLS WHERE NO WALLS CURRENTLY EXIST.
  - EXISTING WALLS THAT ARE TO REMAIN UNCHANGED -NOT USED
  - WALLS THAT ARE TO BE REMOVED AND WILL NOT BE REPLACED
  - WALLS THAT ARE TO BE DEMOLISHED AND REBUILT (DEMOLITION INCLUDES ANY ALTERATION AND/OR REPAIR TO EXISTING WALLS) -NOT USED
  - PROPERTY LINE

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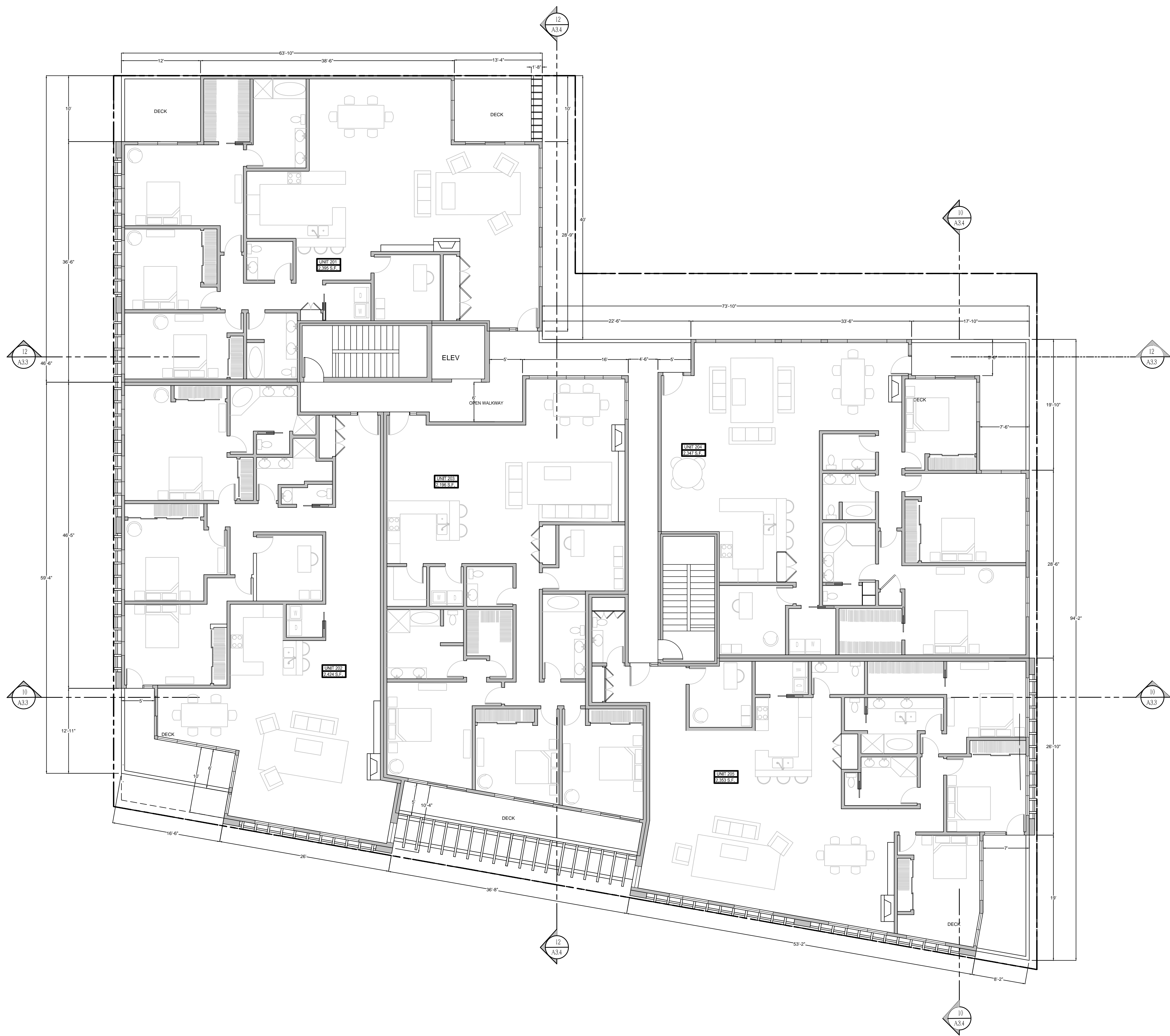
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**FLOOR PLAN-1ST FLOOR**

Date **3/15/18**  
 Scale **AS SHOWN**  
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 Job **1606**  
 Sheet **A2.1**  
 Of Sheet



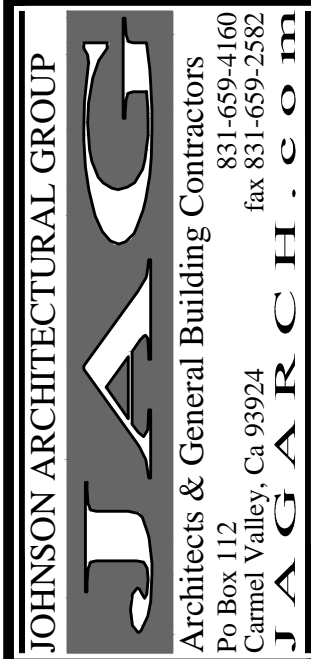
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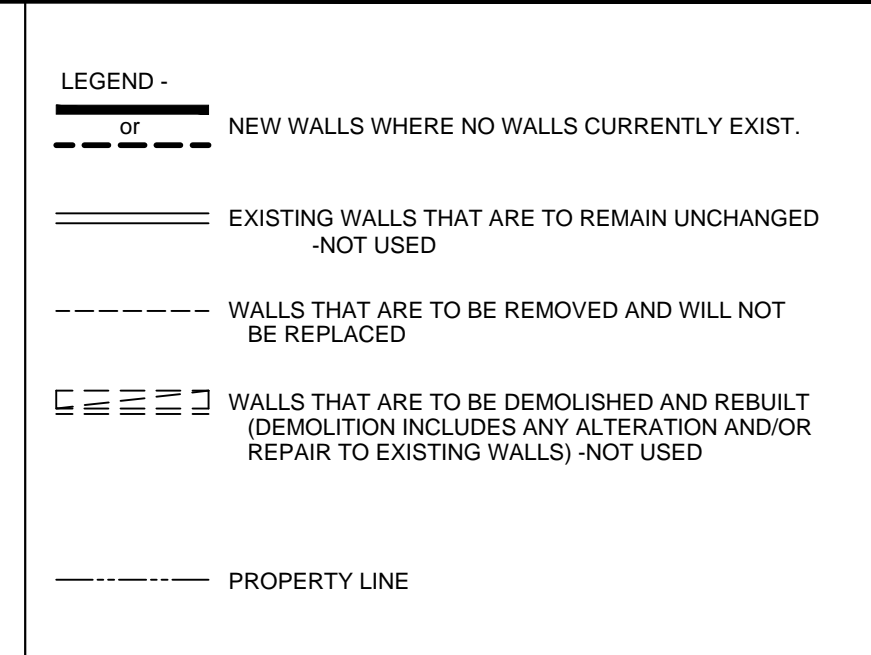
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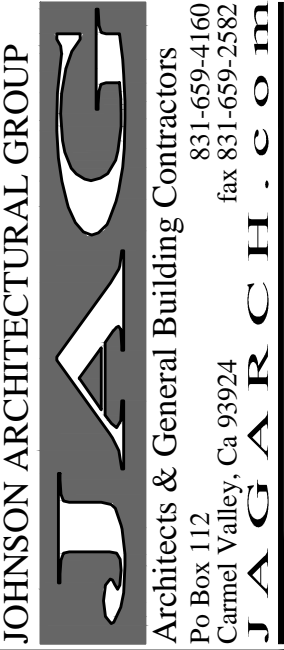
FLOOR PLAN-2ND FLOOR

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Job	1606
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## FLOOR PLAN-3RD FLOOR

Date **3/15/18**

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**Job 1606**

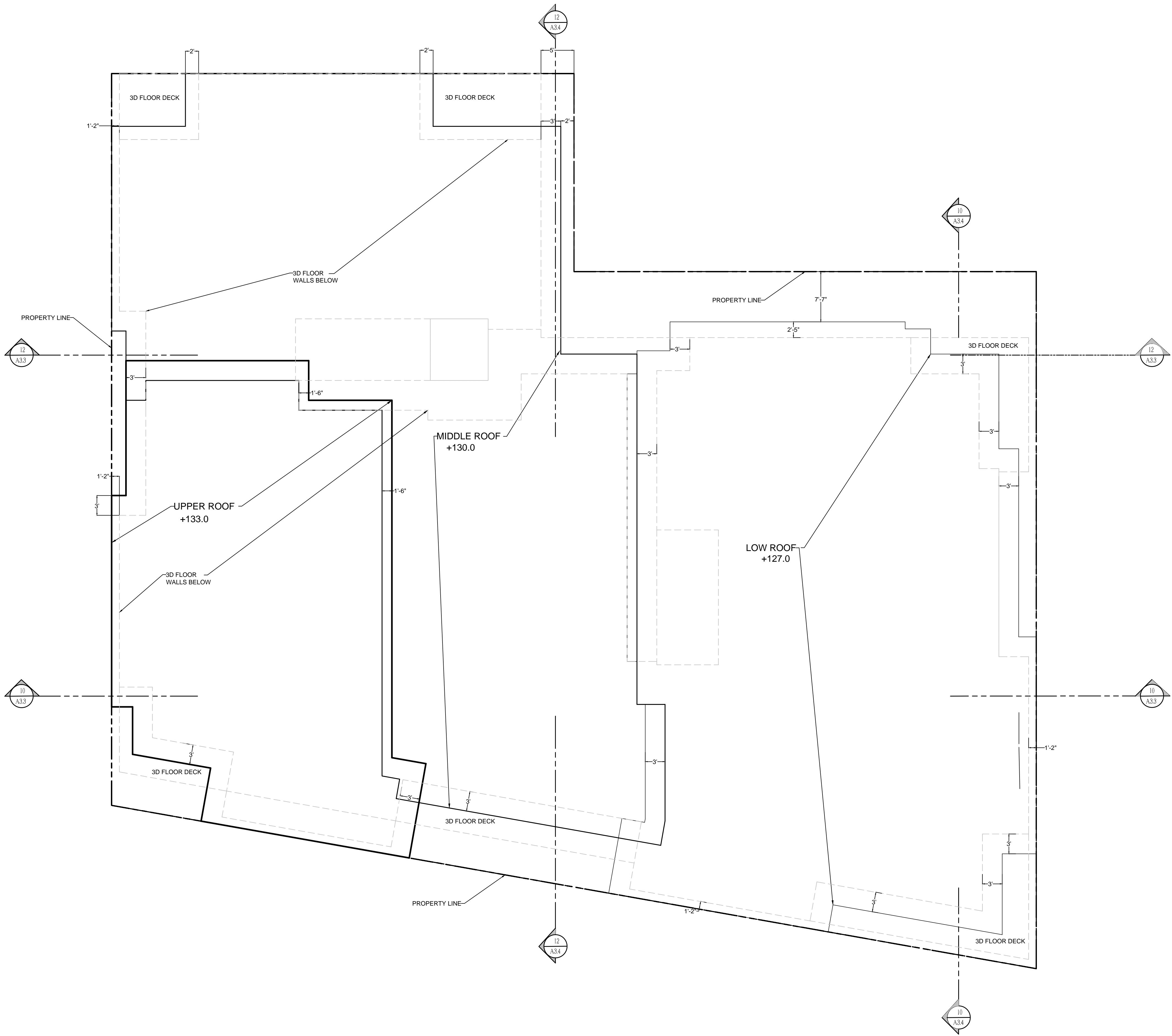
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SCALE: 1/8"=1'-0"



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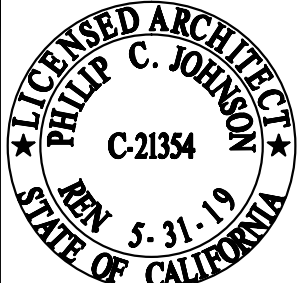
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20 ROOF PLAN

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

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ROOF PLAN

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Job <b>1606</b>
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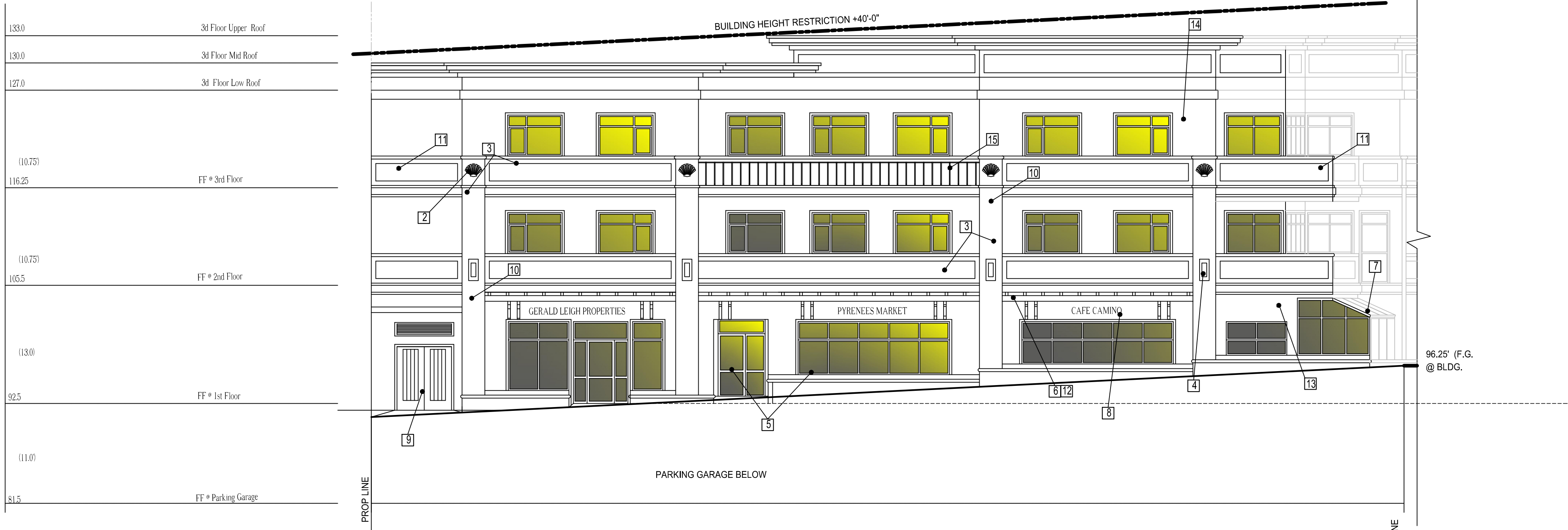


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16 SOUTH ELEVATION - LIGHTHOUSE AVE

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



20 WEST ELEVATION - FOUNTAIN STREET

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

KEY NOTES

- 1 FROSTED GLASS GUARDRAIL AT CENTER ONLY
- 2 BAS RELIEF ACCENT DETAIL
- 3 SMOOTH CEMENT PLASTER FINISH AT COLUMNS AND GUARDRAILS
- 4 SHIELDED/CUTOFF LIGHTING
- 5 MEDIUM BRONZE ANODIZED WINDOWS FRAMES AND STOREFRONTS
- 6 COMPOSITE MATERIAL TRELLIS
- 7 ATRIUM INTO RETAIL SPACE
- 8 BUILDING SIGNAGE
- 9 ENCLOSED TRASH AREA
- 10 COLOR: CLARK KENSINGTON N-C27 SILK & SATIN VERTICAL PLASTER ELEMENTS
- 11 COLOR: CLARK KENSINGTON N-C19 MYSTERIOUS GRAY HORIZONTAL PLASTER ELEMENTS
- 12 COLOR: CLARK KENSINGTON N-W32 STAR ANISE TRELLIS ELEMENTS
- 13 COLOR: CLARK KENSINGTON 09A-4 LET IT BE PLASTER WALL FIELD COLOR - 1ST & 2D FLR.
- 14 COLOR: CLARK KENSINGTON 22B-1 WINTER SUN PLASTER WALL FIELD COLOR - 3RD FLR.
- 15 STANDING SEAM METAL ROOF
- 16 CUSTOM-BILT METALS COLOR TERRA COTA

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ELEVATIONS

Date 3/15/18

Scale AS SHOWN

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Job 1606

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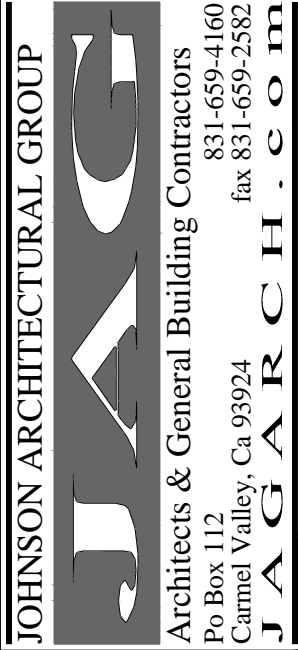
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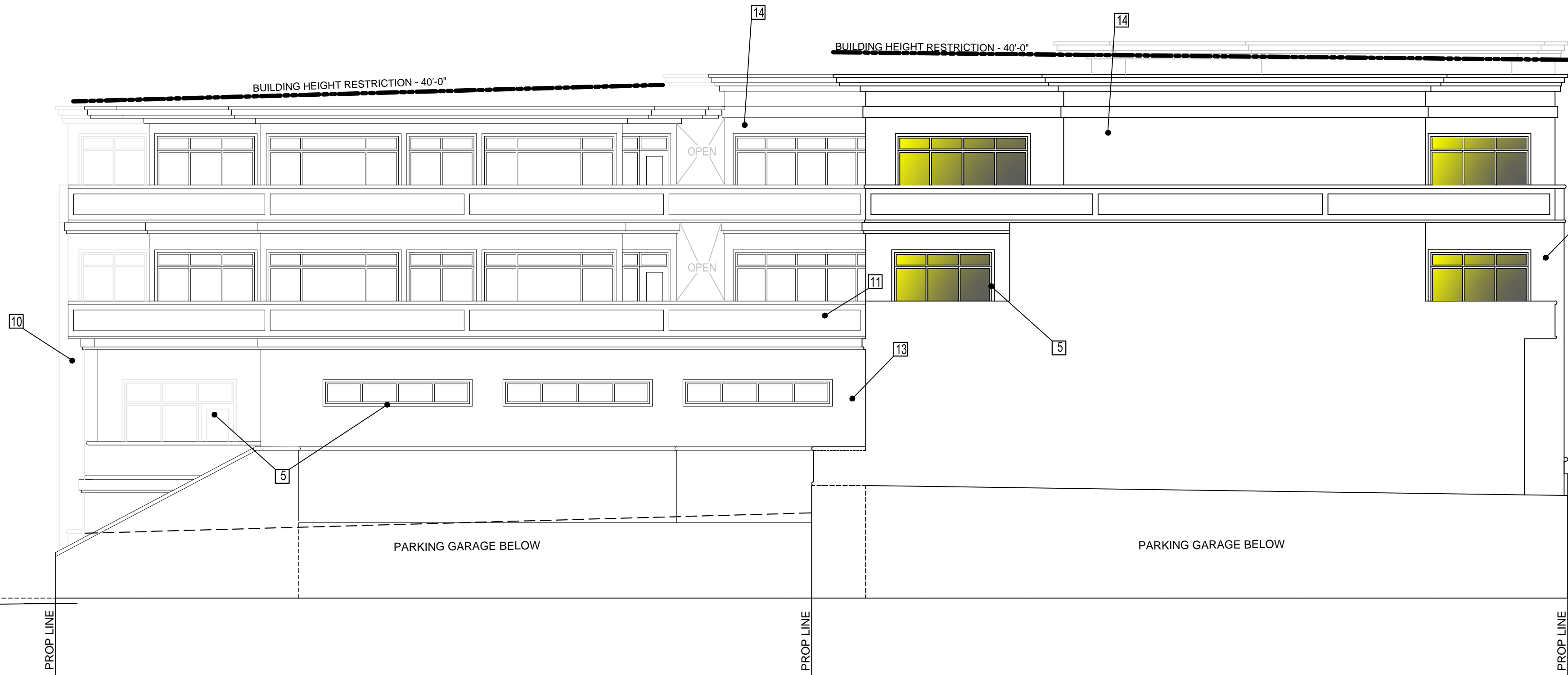
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ELEVATIONS

Date **3/15/18**  
Scale **AS SHOWN**  
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Sheet **A3.2**  
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TALLEST POINT OF 520 LIGHTHOUSE: 136.5

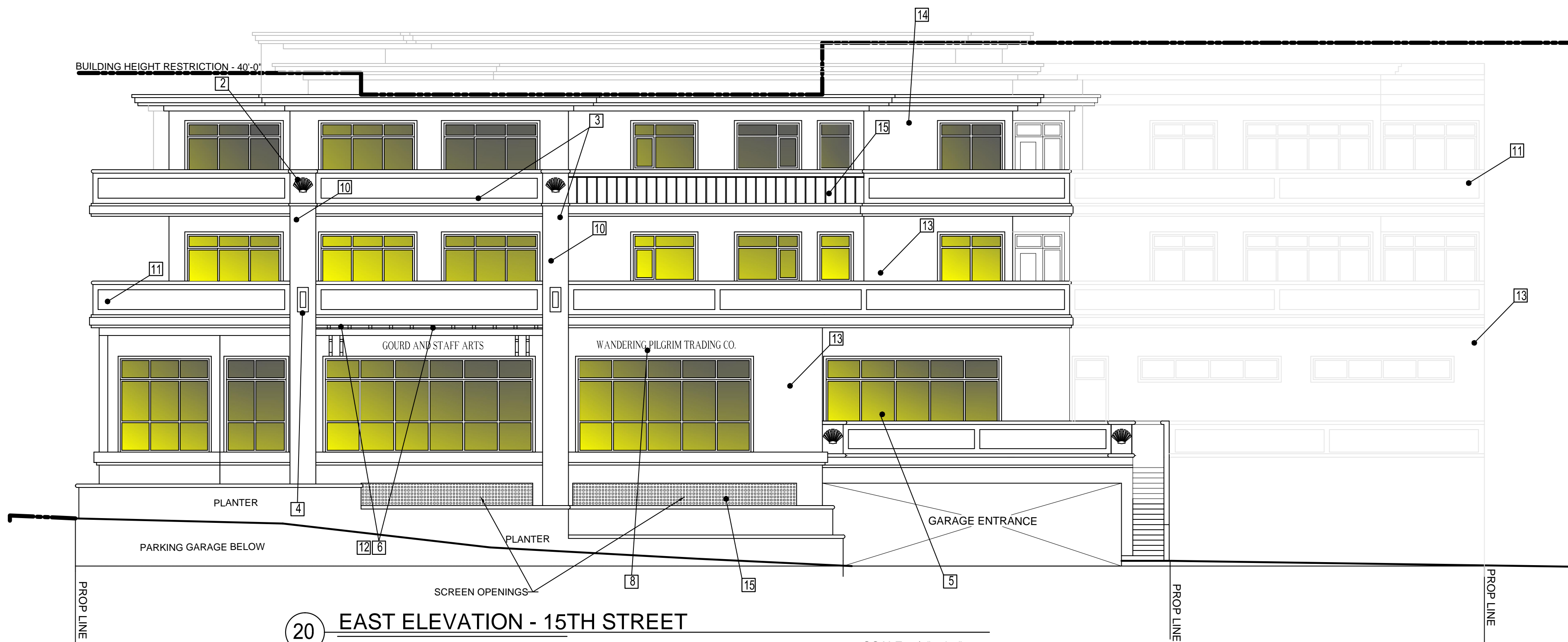
133.0	3d Floor Upper Roof
130.0	3d Floor Mid Roof
127.0	3d Floor Low Roof
116.25	FF * 3rd Floor
105.5	FF * 2nd Floor
92.5	FF * 1st Floor
81.5	FF * Parking Garage



16 NORTH ELEVATION

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

133.0	3d Floor Upper Roof
130.0	3d Floor Mid Roof
127.0	3d Floor Low Roof
116.25	FF * 3rd Floor
105.5	FF * 2nd Floor
92.5	FF * 1st Floor
81.5	FF * Parking Garage



20 EAST ELEVATION - 15TH STREET

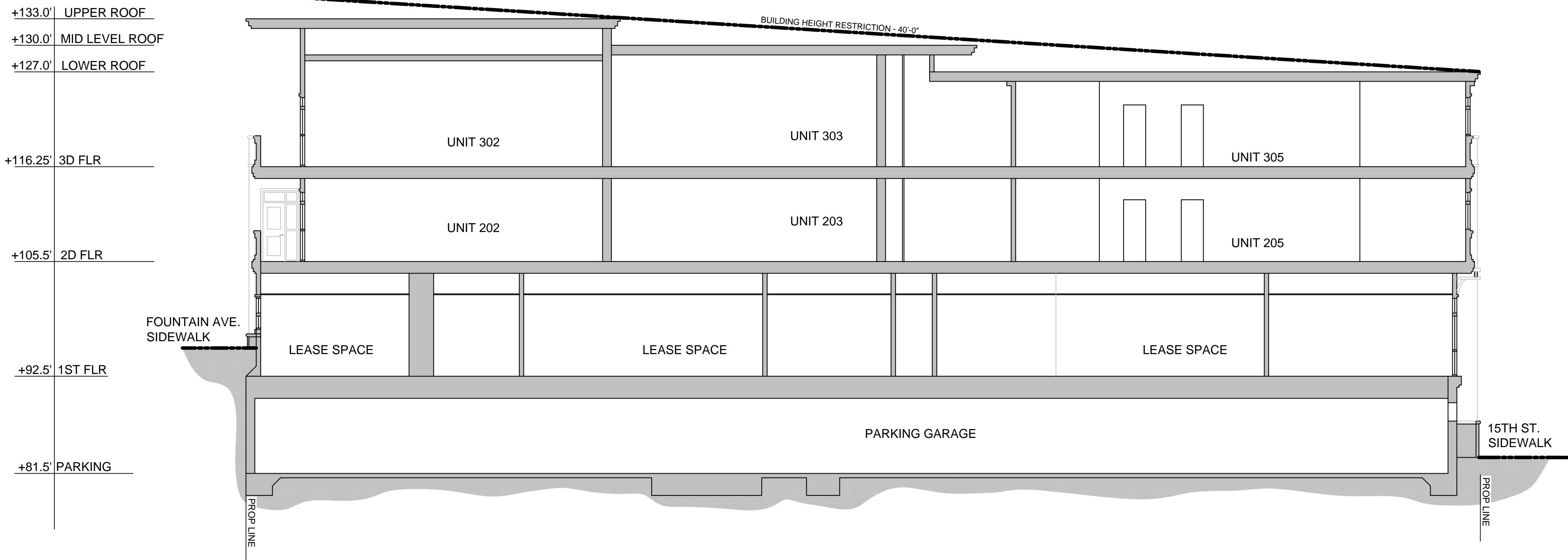
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KEY NOTES

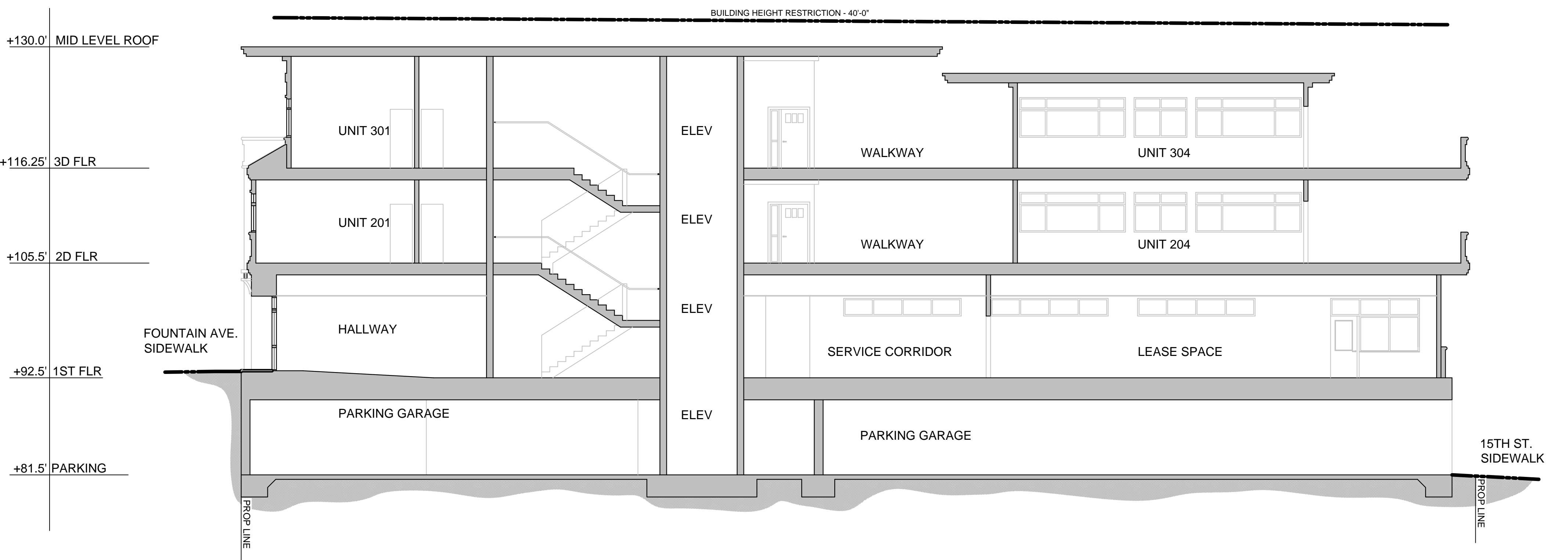
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- 8 BUILDING SIGNAGE
- 9 ENCLOSED TRASH AREA
- 10 COLOR: CLARK KENSINGTON N-C27 SILK & SATIN VERTICAL PLASTER ELEMENTS
- 11 COLOR: CLARK KENSINGTON N-C19 MYSTERIOUS GRAY HORIZONTAL PLASTER ELEMENTS
- 12 COLOR: CLARK KENSINGTON N-W32 STAR ANISE TRELLIS ELEMENTS
- 13 COLOR: CLARK KENSINGTON 09A-4 LET IT BE PLASTER WALL FIELD COLOR - 1ST & 2D FLR.
- 14 COLOR: CLARK KENSINGTON 22B-1 WINTER SUN PLASTER WALL FIELD COLOR - 3RD FLR.
- 15 STANDING SEAM METAL ROOF/GARAGE SCREEN
- 16 CUSTOM-BILT METALS COLOR TERRA COTA



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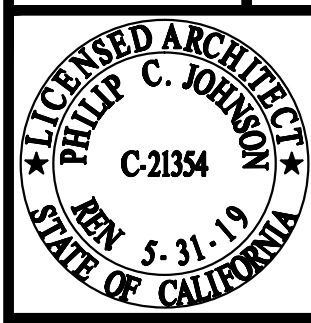


10 SITE SECTION  
SCALE: 1/8"=1'-0"



12 SITE SECTION  
SCALE: 1/8"=1'-0"

REVISIONS	BY



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**SITE SECTIONS**

Date **3/15/18**

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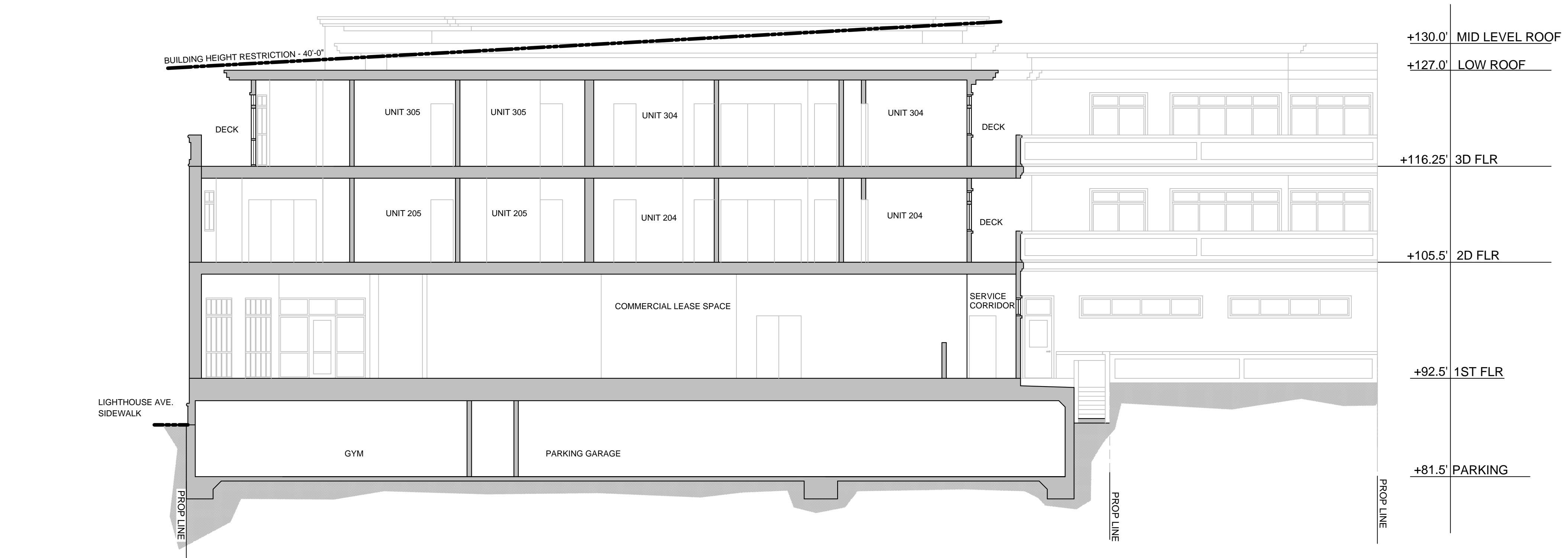
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Job **1606**

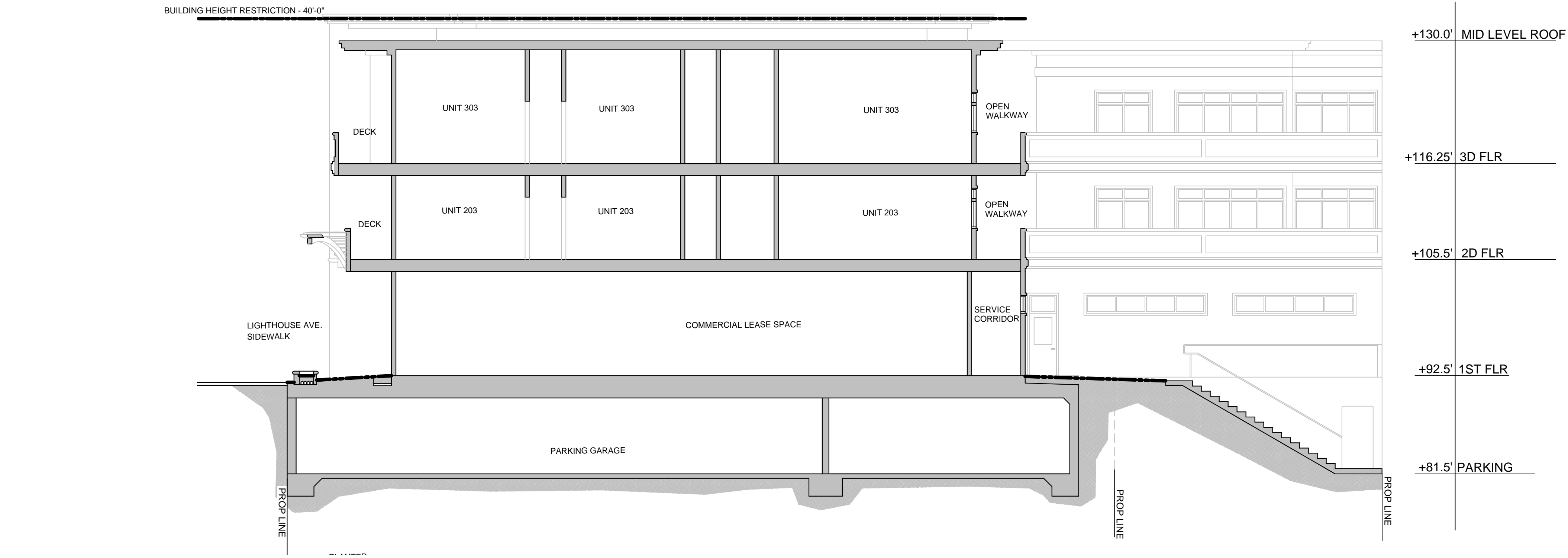
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10 SITE SECTION  
SCALE: 1/8"=1'-0"



12 SITE SECTION  
SCALE: 1/8"=1'-0"

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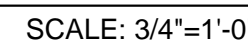
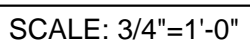
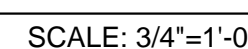
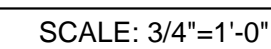
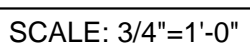
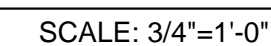
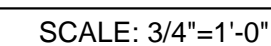
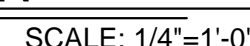
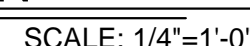
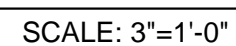
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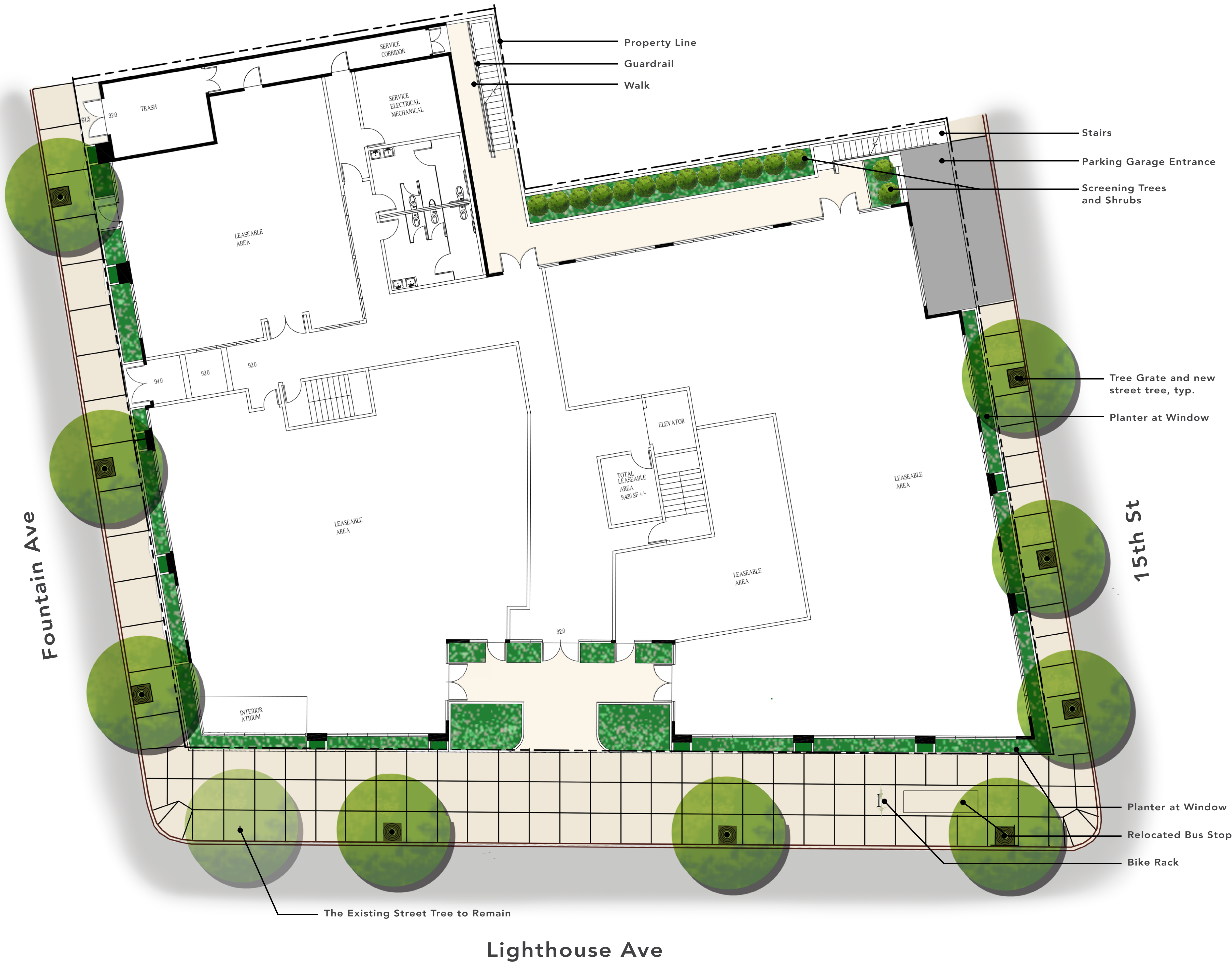
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Scale <b>AS SHOWN</b>
Drawn by <b>DDJ</b>
Job <b>1606</b>
Sheet <b>A8.1</b> Of Sheet





PLANT LIST

Building Entrance

Anigozanthos 'Big Red'	Red Kangaroo Paw	5 Gal.
Agave attenuata 'Blue Flame'	Agave	5 Gal.
Dietes vegeta	Fortnight Lily	1 Gal.
Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.
Leonotis leonurus	Lion's Tail	5 Gal.
Phormium 'maori chief'	New Zealand Flax	5 Gal.
Senecio talinoides mandraliscae	Blue Chalksticks	1 Gal.

Courtyard

Dietes vegeta	Fortnight Lily	1 Gal.
Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.
Pennisetum 'Fairy Tails'	Fountain Grass	5 Gal.
Raphiolepis indica	Indian Hawthorn	5 Gal.
Senecio talinoides mandraliscae	Blue Chalksticks	1 Gal.

Window Planters

Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.
Lantana montevidensis	Lantana	1 Gal.
Lomandra longifolia	Mat Rush	1 Gal.
Senecio talinoides mandraliscae	Blue Chalksticks	1 Gal.

Street Tree

Metrosideros excelsa	New Zealand Christmas 24" Box Tree	
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Planters



Planter Pots



LANDSCAPE PLAN  
CHARACTER IMAGES

520 LIGHTHOUSE AVENUE  
PACIFIC GROVE

11/10/17 . 16089