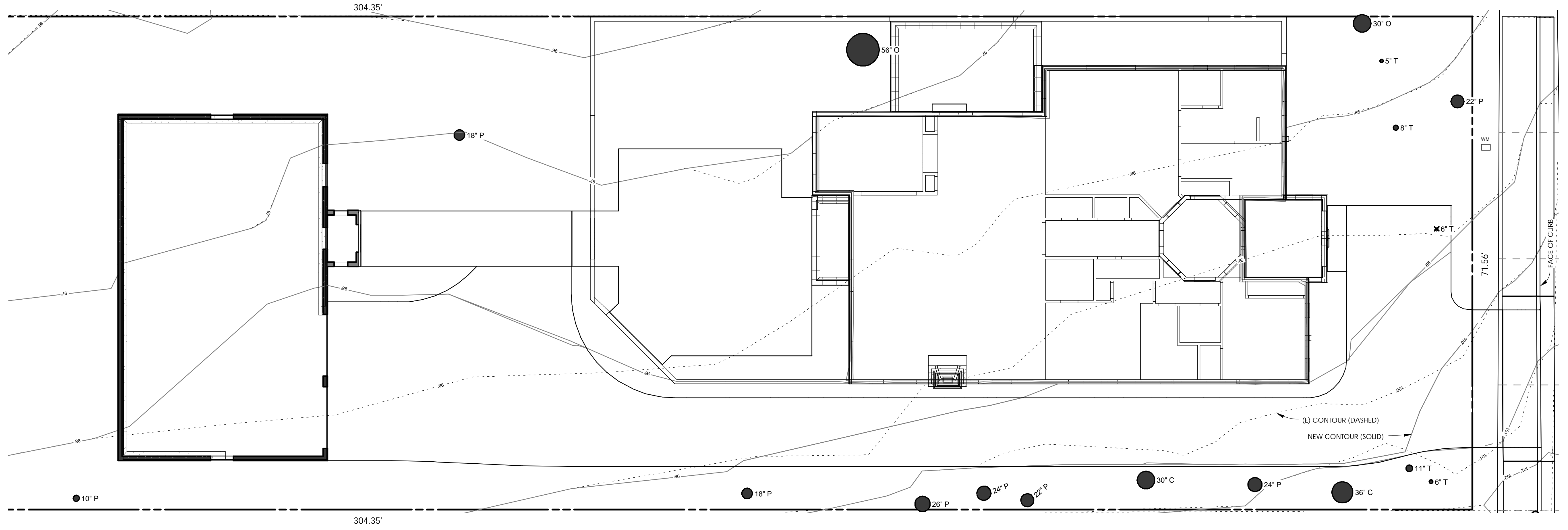
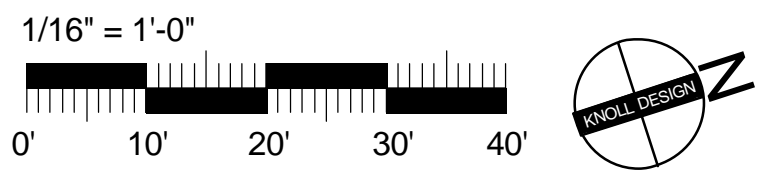


Sinex Avenue

SITE PLAN - EXISTING

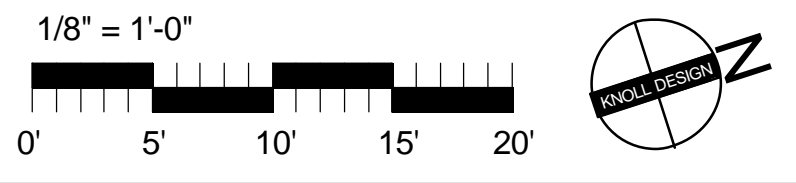
Scale: 1/16" = 1'-0" NOTE:
ALL ON SITE BUILDINGS AND PAVING SHALL BE
DEMOLISHED. PROTECT AND PRESERVE ALL TREES.

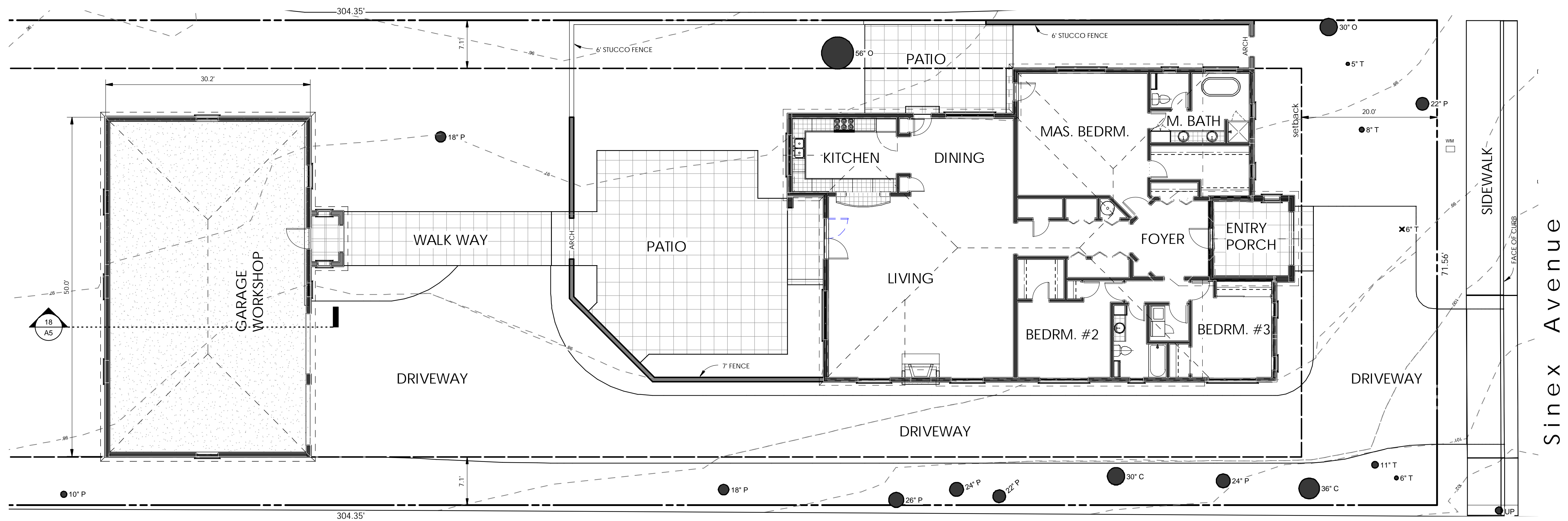


Sinex Avenue

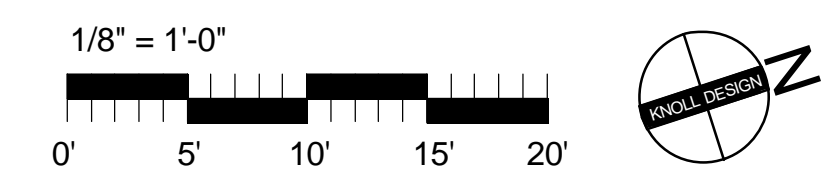
SITE PLAN - PARTIAL GRADING

Scale: 1/8" = 1'-0" NOTE:
NEW CONTOUR LINES REPRESENT APPROXIMATE ROUGH GRADE. EXISTING CONTOURS PER TOPOGRAPHIC MAP PROVIDED BY BASELINE LAND SURVEYORS.





SITE PLAN - PROPOSED - PARTIAL
Scale: 1/8" = 1'-0"

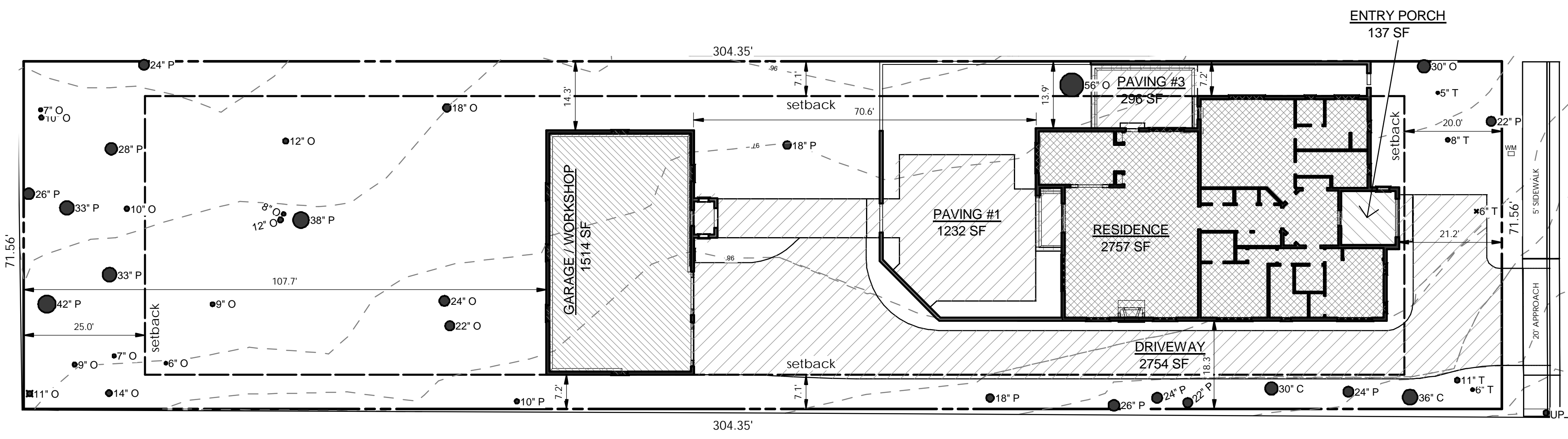


PROJECT DESCRIPTION
LEGAL DESCRIPTION: ASSRS MAP OF PACIFIC GROVE ACRES LOT 2 BLK 336.
PROPOSED IS THE DEMOLITION OF THE EXISTING RESIDENCE, ALL ACCESSORY STRUCTURES AND PAVING. BUILD A NEW RESIDENCE OF A SPANISH MEDITERRANEAN STYLE WITH A DETACHED GARAGE & WORKSHOP. NEW SIDEWALK AND DRIVEWAY APPROACH IN STREET RIGHT OF WAY. ONE TREE SHALL BE REMOVED.
CONSTRUCTION COSTS = \$235,000.

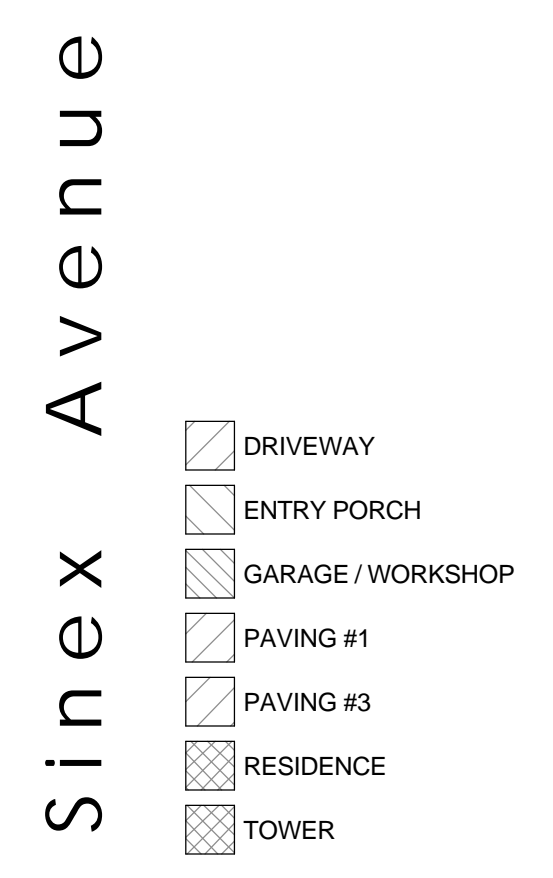
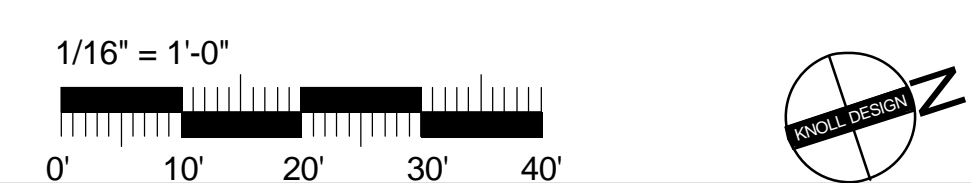
ZONING REGULATIONS

ZONING DISTRICT	R-1-B-3
MAX. BUILDING HEIGHT - MAIN BLDG.	25'
- ACCESSORY	15'
FRONT SETBACK	20'
REAR SETBACK	25'
SIDE SETBACK	7.1'
ON SITE PARKING, COVERED	TWO
LOT SIZE	21,779 SF
ALLOWABLE FLOOR AREA 23.16.050 (FLOOR AREA RATIO)	5750 SF
BUILDING COVERAGE 23.16.040 - 40%	8,711 SF
ALLOWABLE SITE COVERAGE 23.08.078 - 60%	13,067 SF

TOWER PLAN
Scale: 1/16" = 1'-0"



SITE PLAN - PROPOSED
Scale: 1/16" = 1'-0"

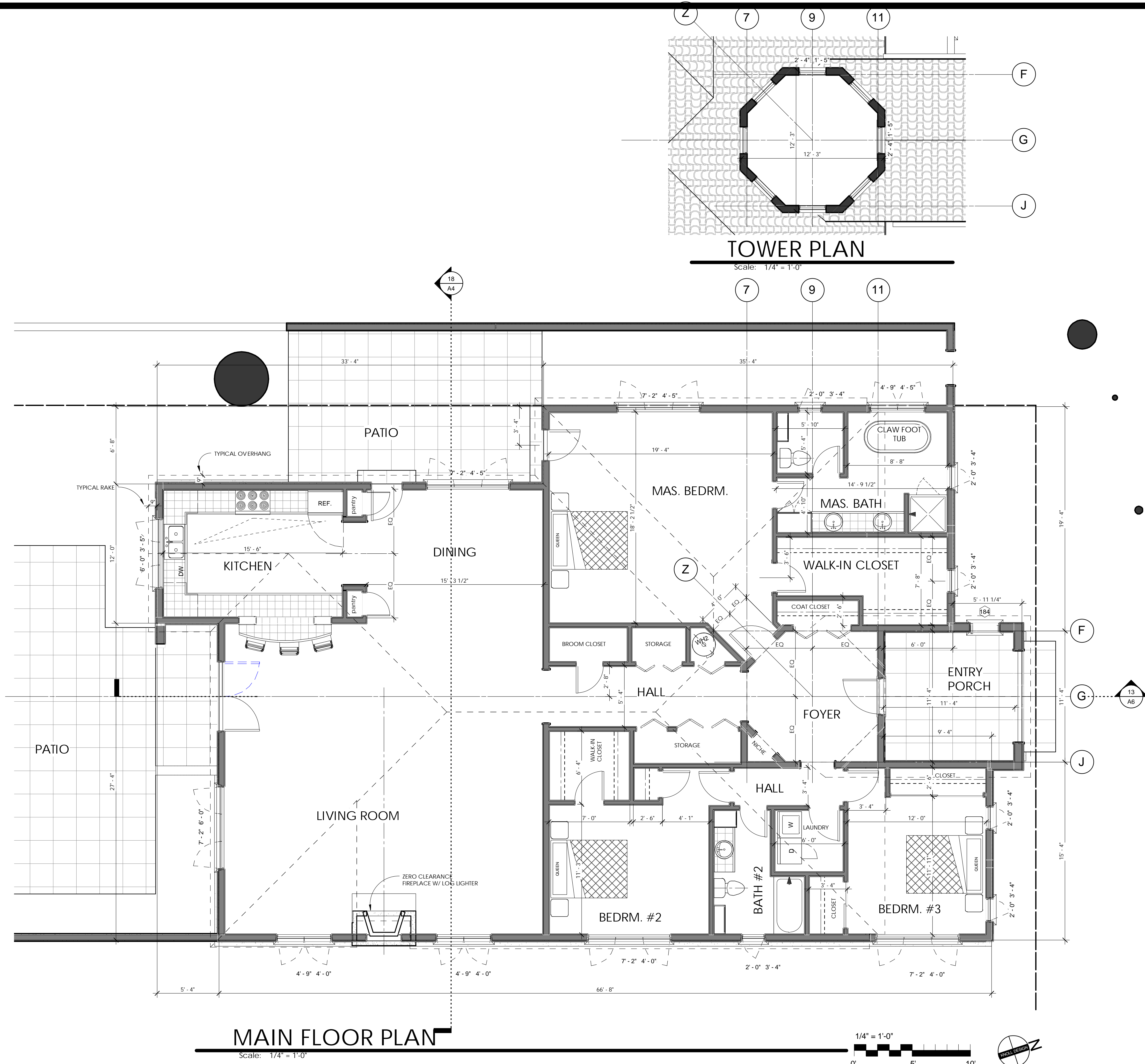


PROPOSED SITE COVERAGE

Name	Area
GARAGE / WORKSHOP	1514 SF
RESIDENCE	2757 SF
DRIVEWAY	2754 SF
ENTRY PORCH	137 SF
PAVING #1	1232 SF
PAVING #3	296 SF
Grand total	8690 SF

PROPOSED FLOOR AREA (FAR)

Name	Area
GARAGE / WORKSHOP	1514 SF
RESIDENCE	2757 SF
TOWER	129 SF
Grand total	4400 SF



MAIN FLOOR PLAN

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

TOWER PLAN

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

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Custom Residential Design
since 1982
KENT KNOLL - designer
p.o. box 3161 - Monterey, CA 93942
phone: 831-373-8509
fax: 831-373-3161
email: ken@kentknoll.com
website: www.kentknoll.com



owner: **JOSEPH DASILVA**
project: **New Residence at
1117 Sinex Avenue
Pacific Grove, CA 93950**

APN 006-612-009

DRAWING DATE:
7/26/2007

REVISIONS:

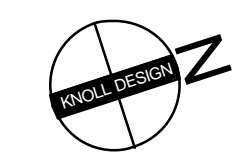
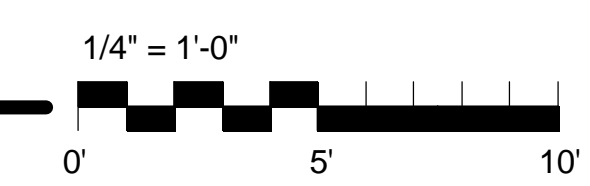
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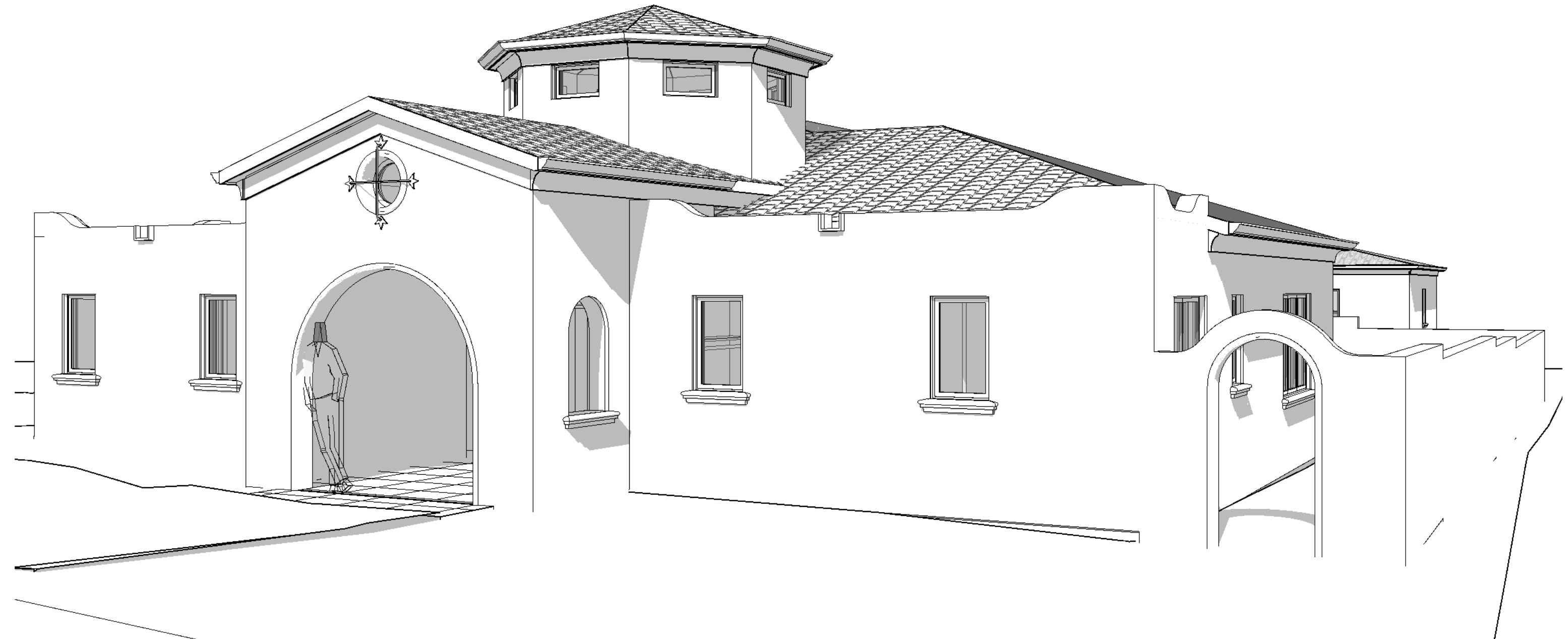
sheet title:
FLOOR PLAN

DASILVA

sheet number:

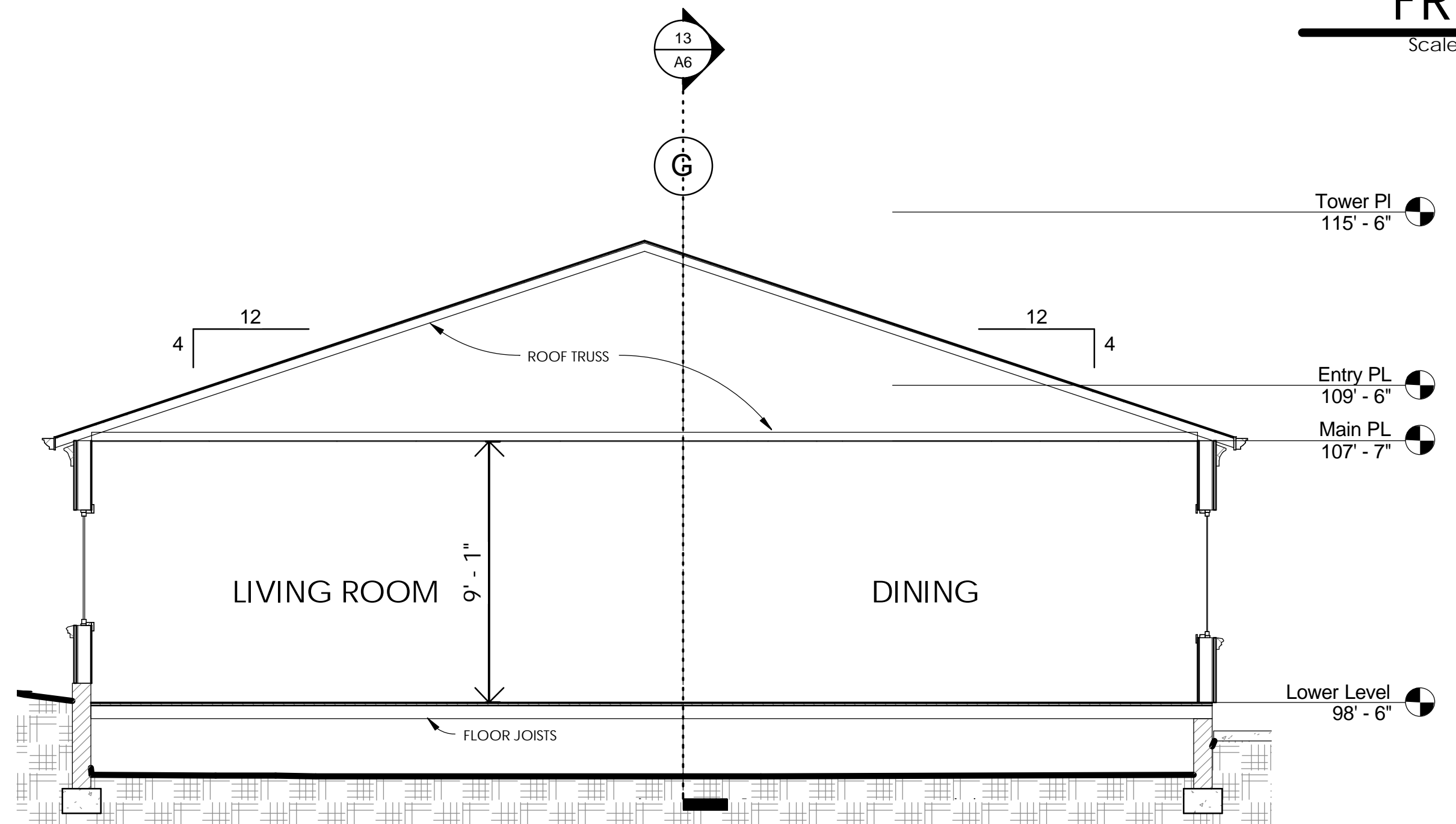
A3
CONCEPT



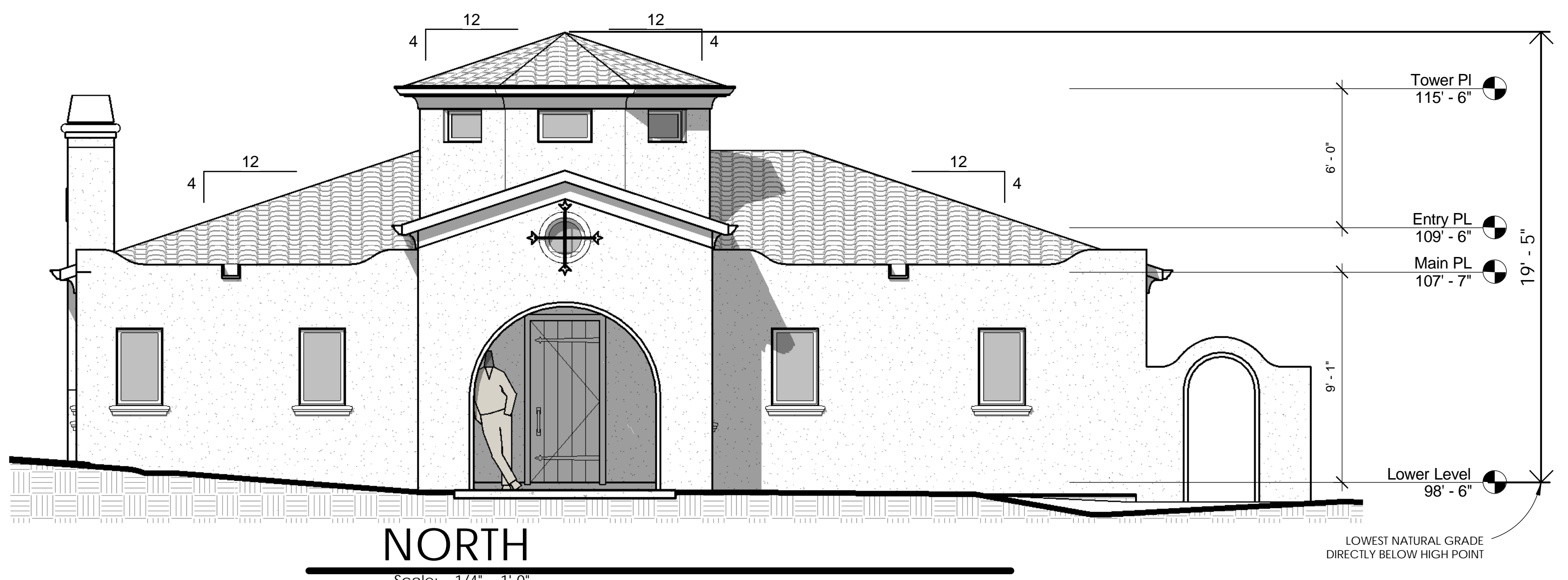


FRONT VIEW FROM NW

Scale:

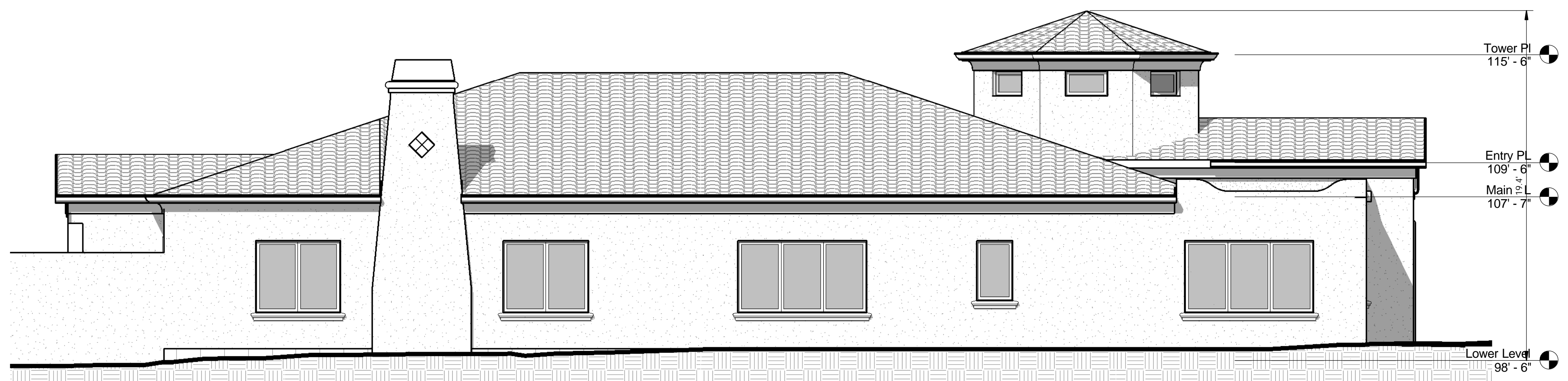


18 BUILDING SECTION 1 - RESIDENCE
Scale: 1/4" = 1'-0"



NORTH

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



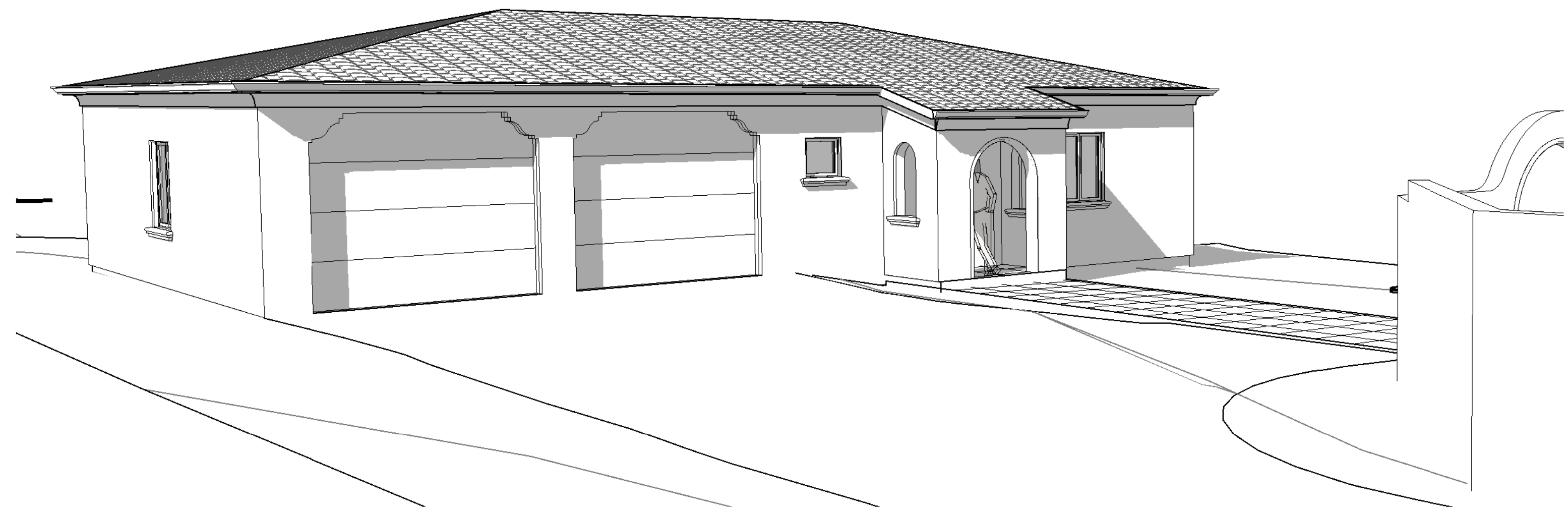
EAST

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

TYPICAL EXTERIOR MATERIALS
Mission finish stucco at exterior.
Clay tile roofing.
4" Ogee gutter and downspouts
2 X 6 exterior walls with recessed windows and doors (2 x 3 trimmer).
"Andersen" windows with profiled stucco sill.

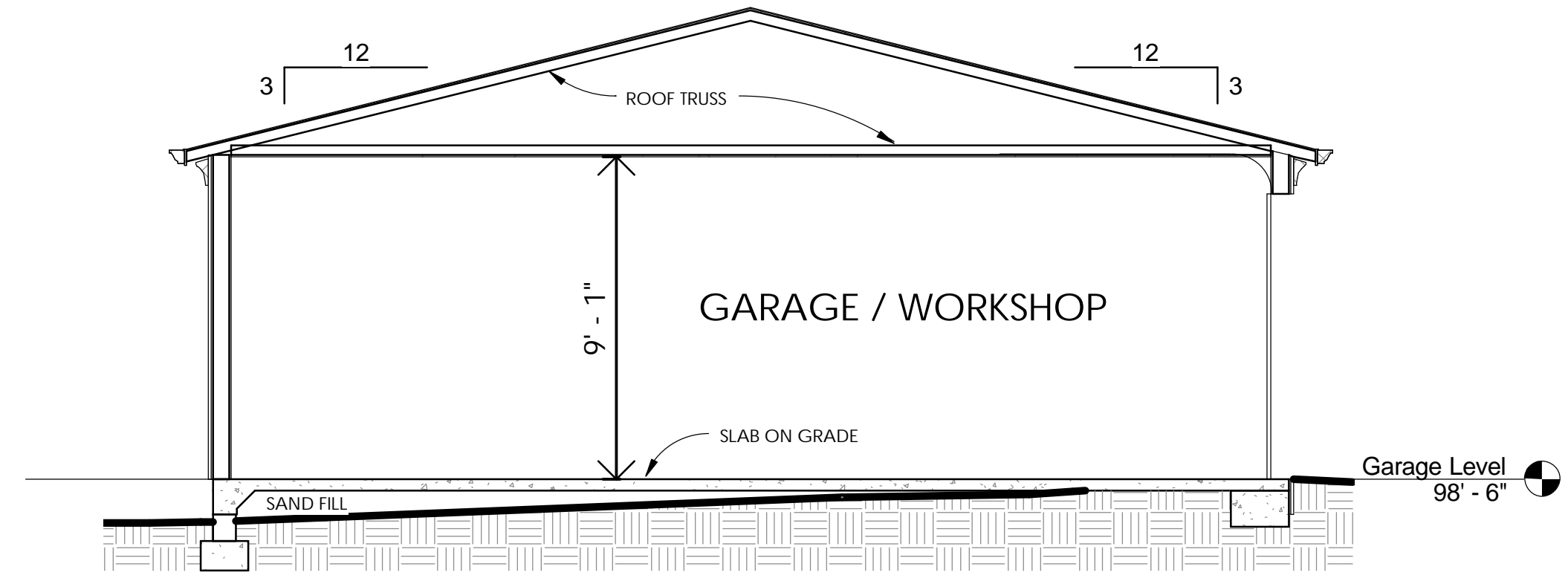
REVISIONS:

#	Date	Description

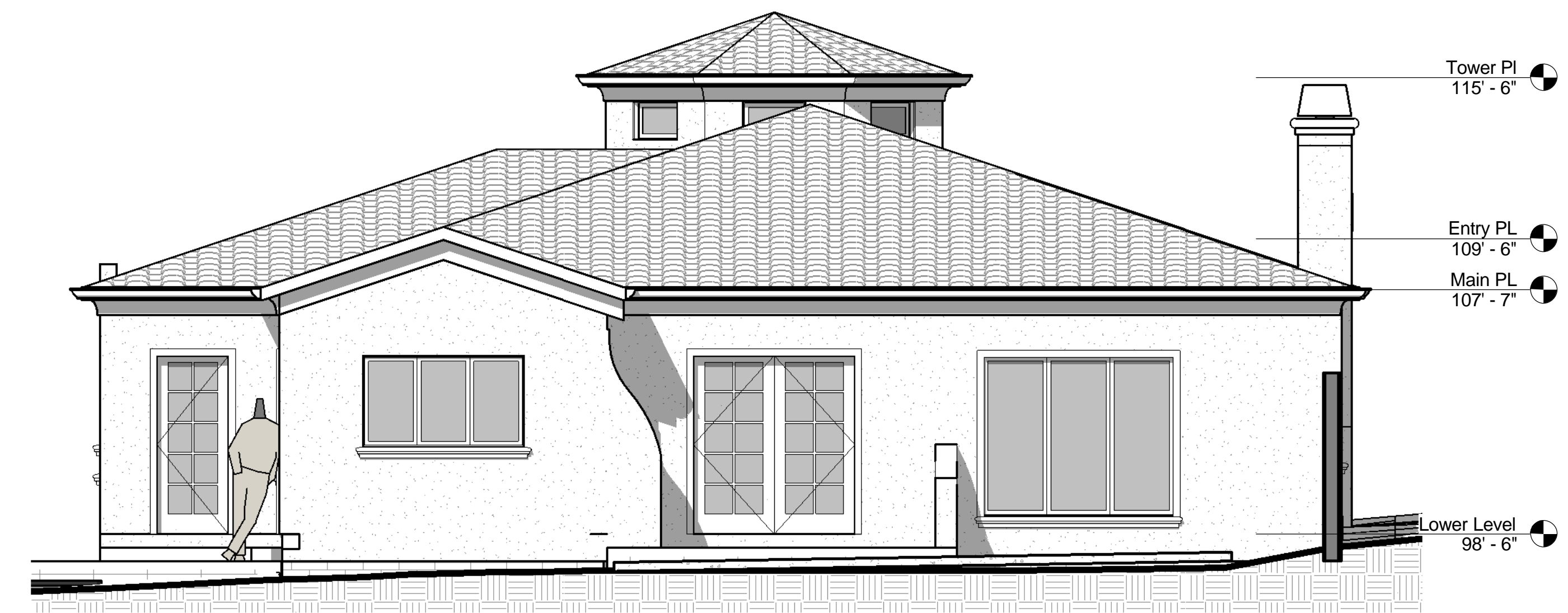


GARAGE - VIEW FROM NE

Scale:

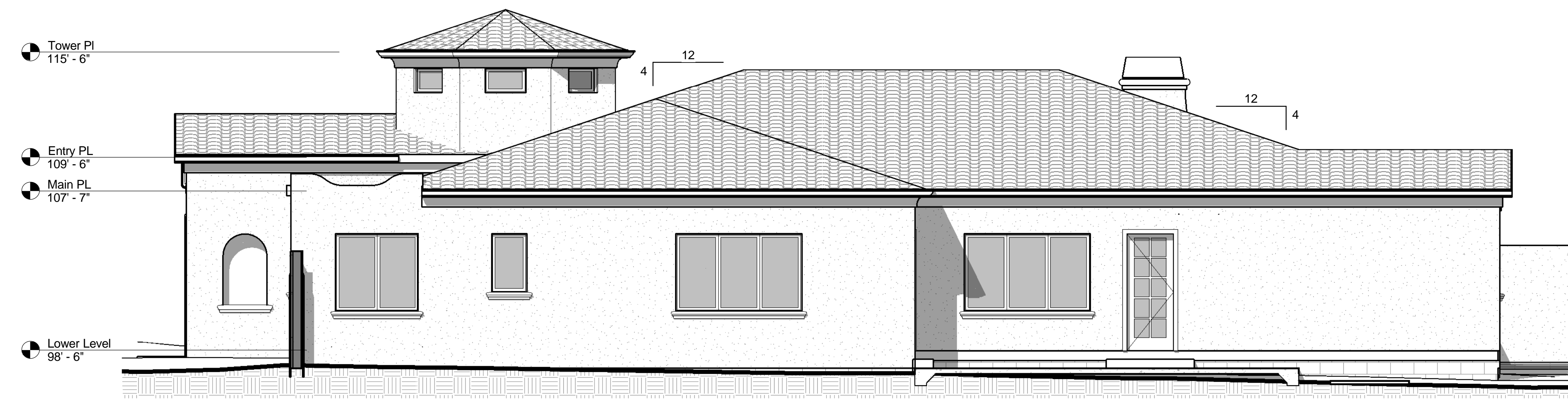


18 BUILDING SECTION - GARAGE
 Scale: 1/4" = 1'-0"



SOUTH

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



WEST

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

owner: **JOSEPH DASILVA**
 project: **New Residence at
 1117 Sinex Avenue
 Pacific Grove, CA 93950**
 APN 006-612-009

DRAWING DATE:
 7/26/2007

REVISIONS:

#	Date	Description

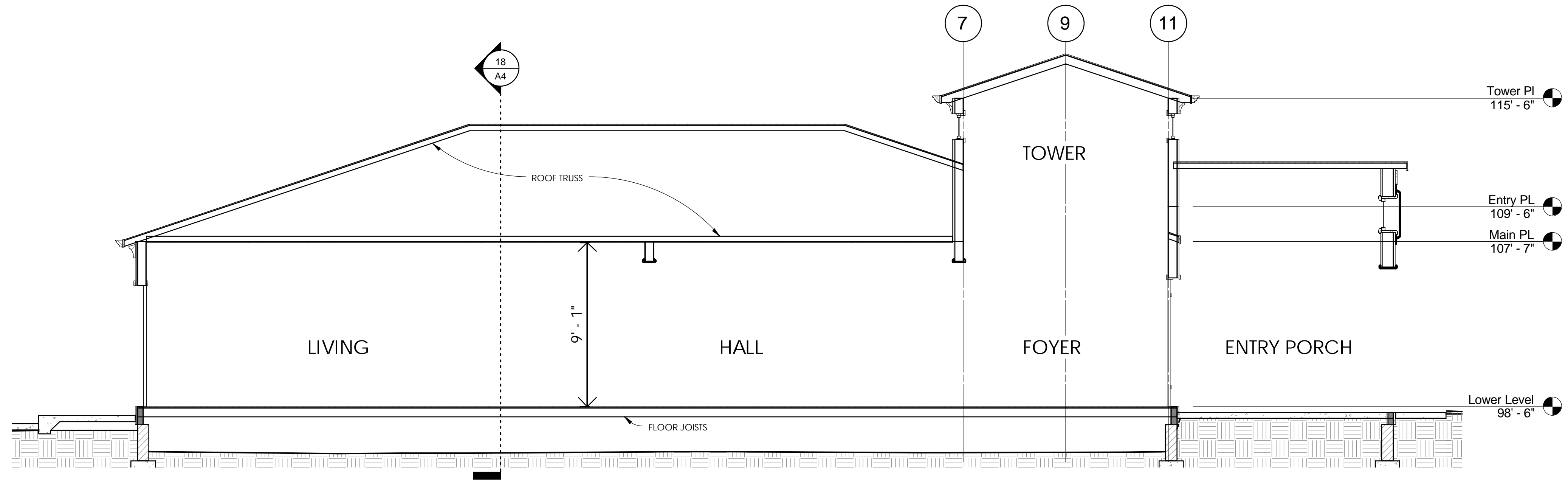
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**RESIDENCE
 EXTERIOR
 ELEVATIONS**

DASILVA

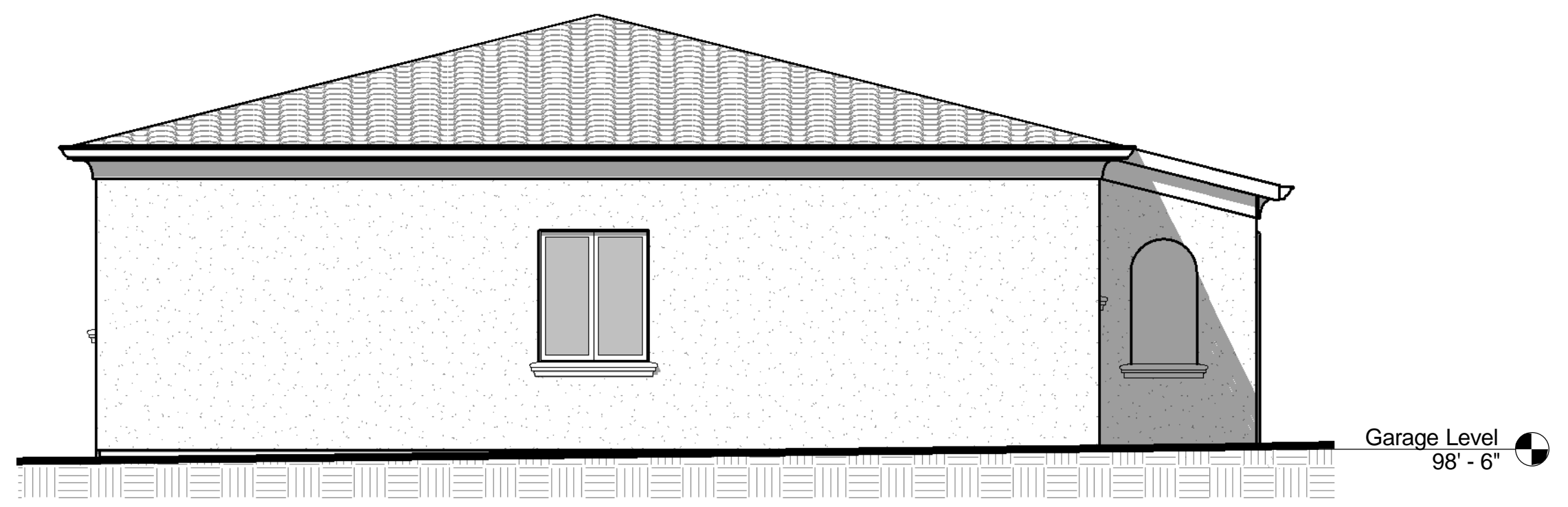
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A5

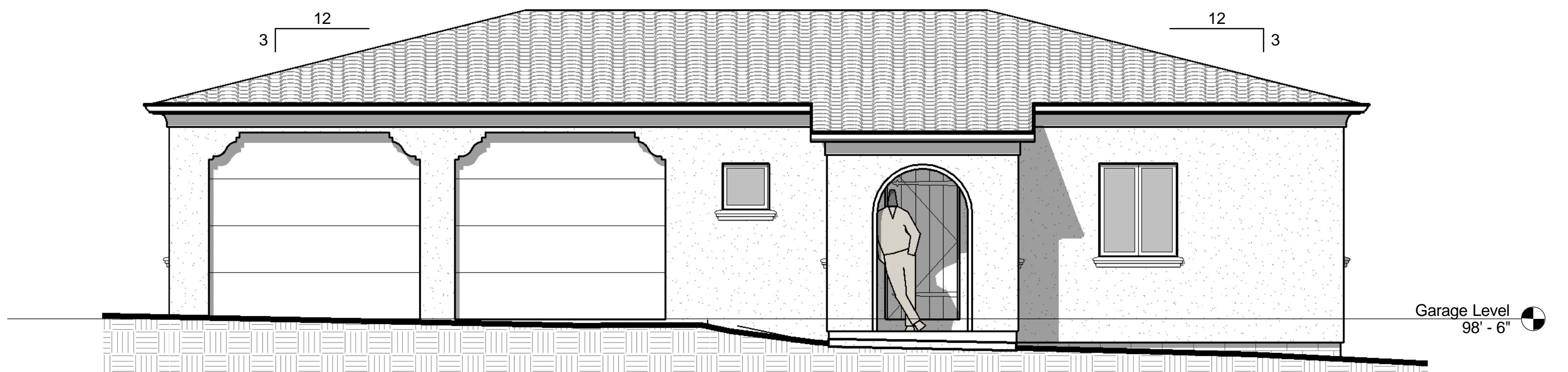
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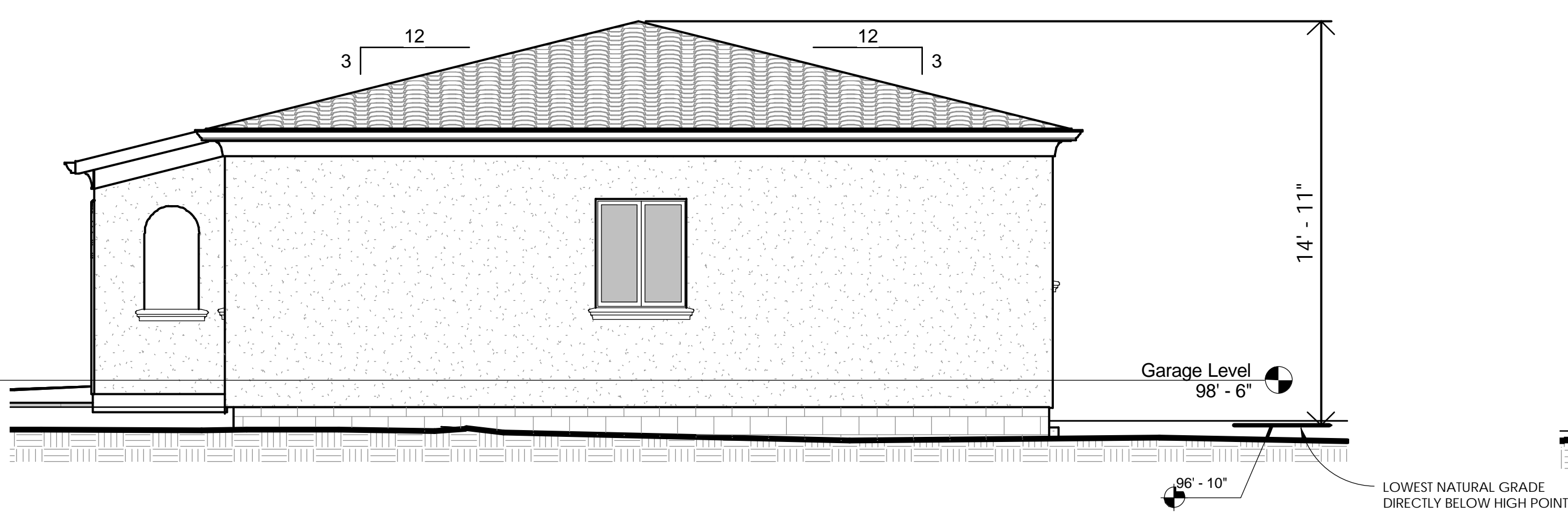
13 BUILDING SECTION 2 - RESIDENCE
Scale: 1/4" = 1'-0"



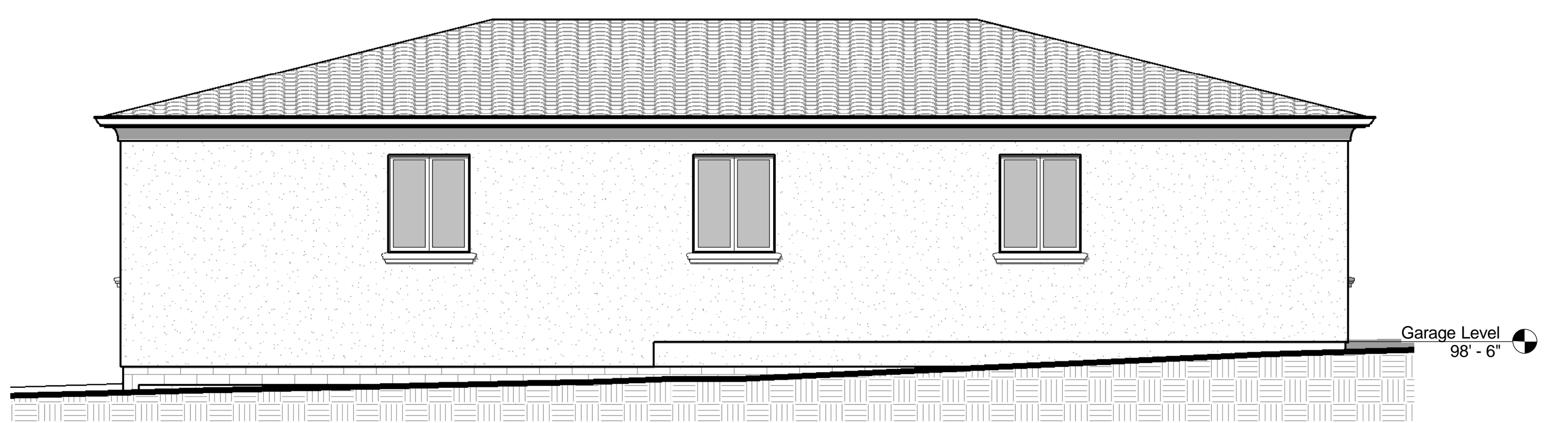
GARAGE - EAST
Scale: 1/4" = 1'-0"



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



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



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