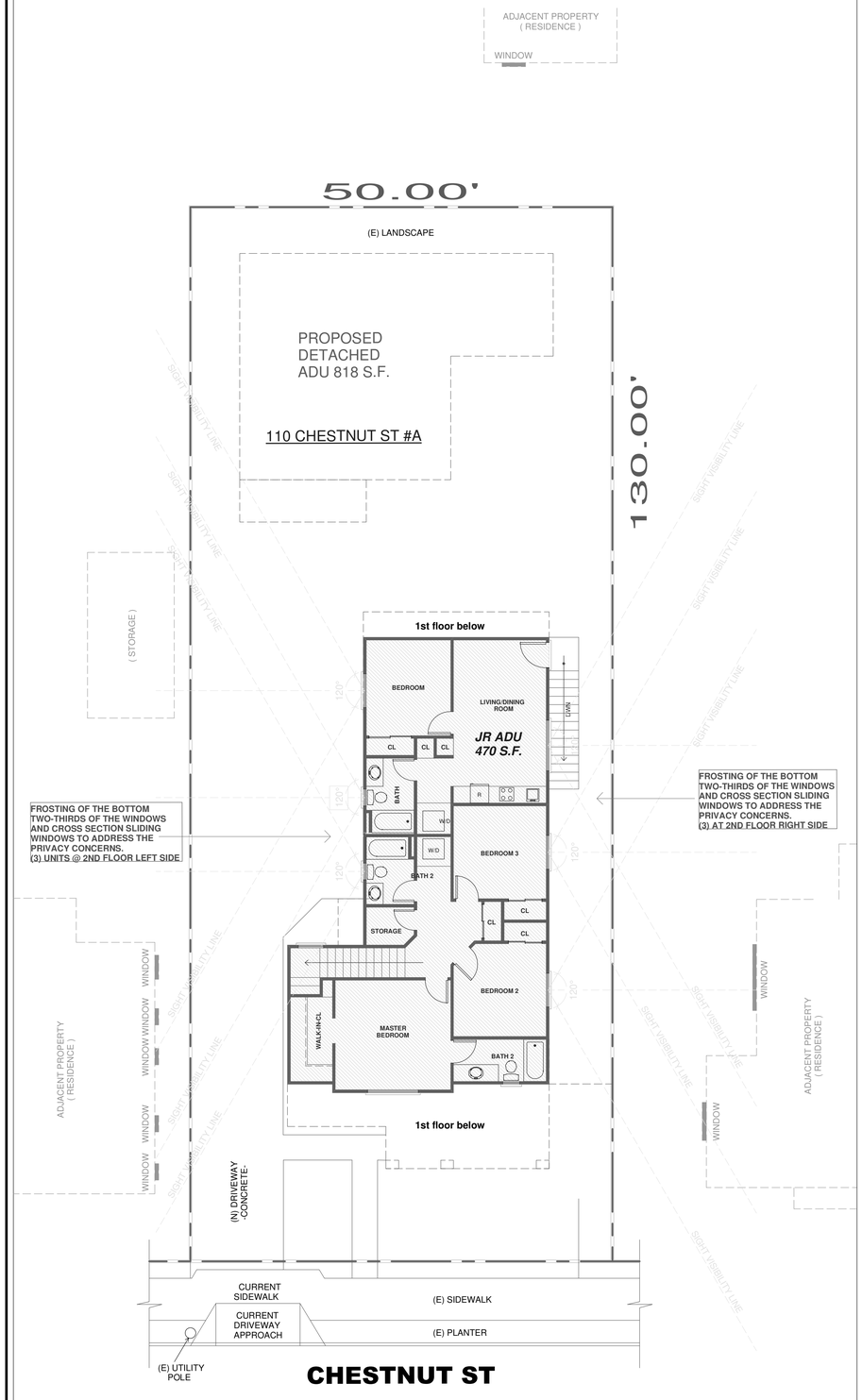


LINE OF SITE VISIBILITY DIAGRAM - SITE PLAN

1/8" = 1'-0"

PROJECT DATA

ZONING	R-L 5.5
DESCRIPTION OF USE	RESIDENTIAL
OCCUPANCY	R-3 / U
NUMBER OF STORIES	2 & 1
TYPE OF CONSTRUCTION	V-B
AUTO. FIRE SPRINKLER SYSTEMS	YES
LOT SIZE	6,500 S.F.
FLOOR AREA	2,543 S.F.
LOT COVERAGE	39.1 %
MAXIMUM HEIGHT	30'-0"

FLOOR AREAS

LOT AREA / APPRX.		6,500 S.F.
A. NEW MAIN HOUSE	at 1st floor	754 S.F.
	(at 2nd floor	860 S.F.)
B. NEW JR ADU	at 2nd floor	470 S.F.
C. NEW 3-CAR GARAGE		748 S.F.
D. NEW M.H. FRONT PORCH		148 S.F.
E. NEW DETACHED ADU		818 S.F.
F. NEW DETACHED ADU PORCH		75 S.F.
TOTAL FLOOR AREA =	at 1st floor	2,543 S.F.
	(at 2nd floor	1,330 S.F.)

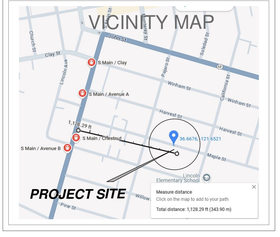
SCOPE OF WORK

PROPOSED TO BUILD A 3 BEDROOM,
2 & 1/2 BATHS 2-STORY MAIN HOUSE
(1,486 S.F.) WITH A (470 S.F.) JR. ADU
@ 2ND. FLOOR, A (748 S.F.) ATTACHED
3-CAR GARAGE & FRONT PORCH (148 S.F.).

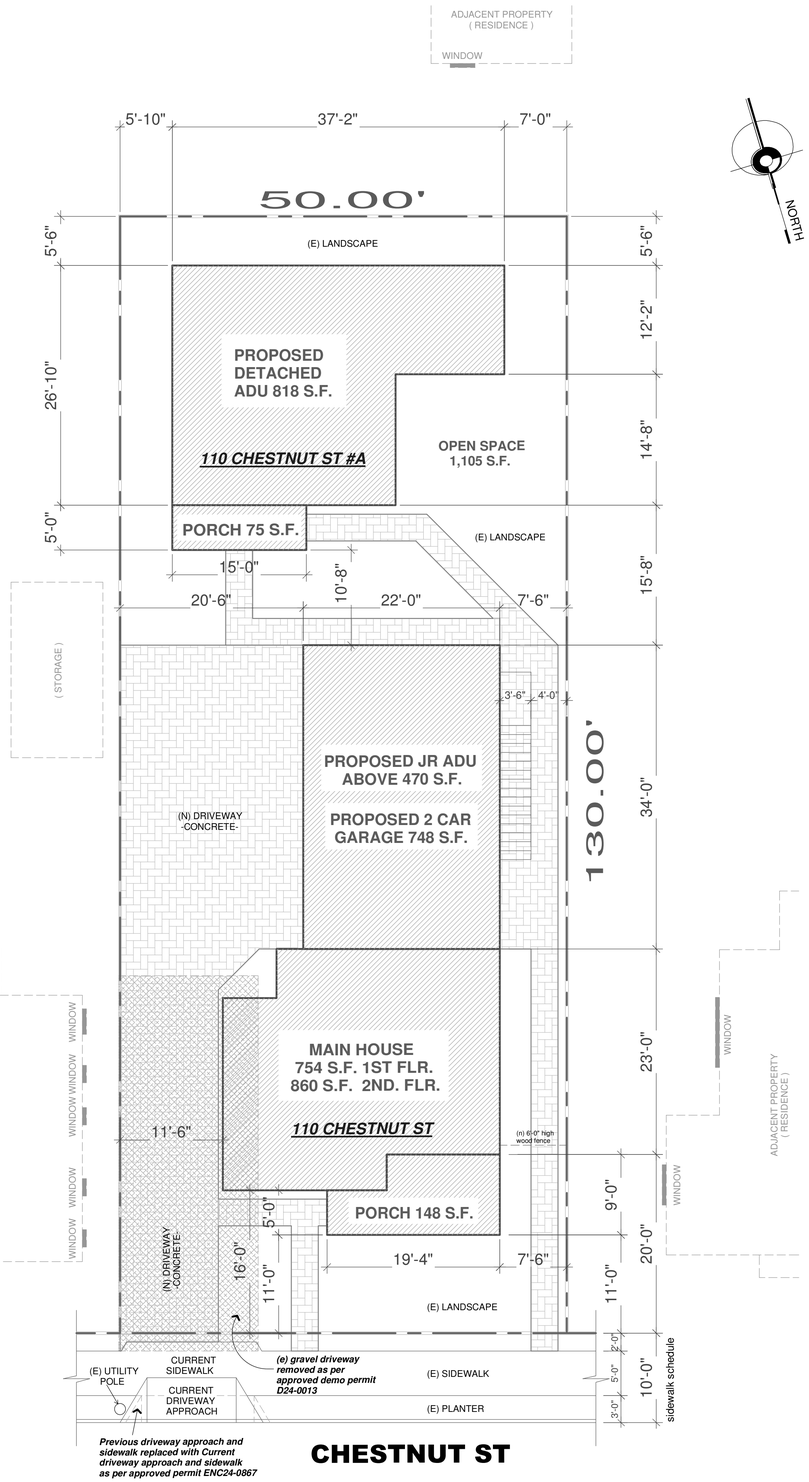
ALSO TO BUILD A DETACHED (818 S.F.)
1-STORY DETACHED ADU WITH (75 S.F.)
FRONT PORCH AT REAR YARD.

SHEET INDEX

1	SITE PLAN & PROJECT DATA
2	MAIN HOUSE & JR ADU PLANS
3	DETACHED ADU PLANS
U	UTILITY PLAN, GRADING & DRAINAGE AND THRESHOLD DETERMINATION
0	BEST MANAGEMENT PRACTICES



NEAREST DISTANCE TO BUS STOP: 1,128.2 FEET



SITE PLAN

1/8" = 1'-0"

REVISION DATE

SCALE : AS NOTED

DATE : 11/13/24

SITE PLAN & PROJECT DATA

MONROY Designs

JULIO MONROY - 1436 MARIN AVE
SALINAS CA 93906 - (831) 578-2266

PROPOSED NEW HOUSE W/ JR. ADU AND DETACHED ADU

FOR : JOSE & DOLORES CASTILLO

110 CHESTNUT ST SALINAS CA 93901

A.P.N. 002-453-005-000

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