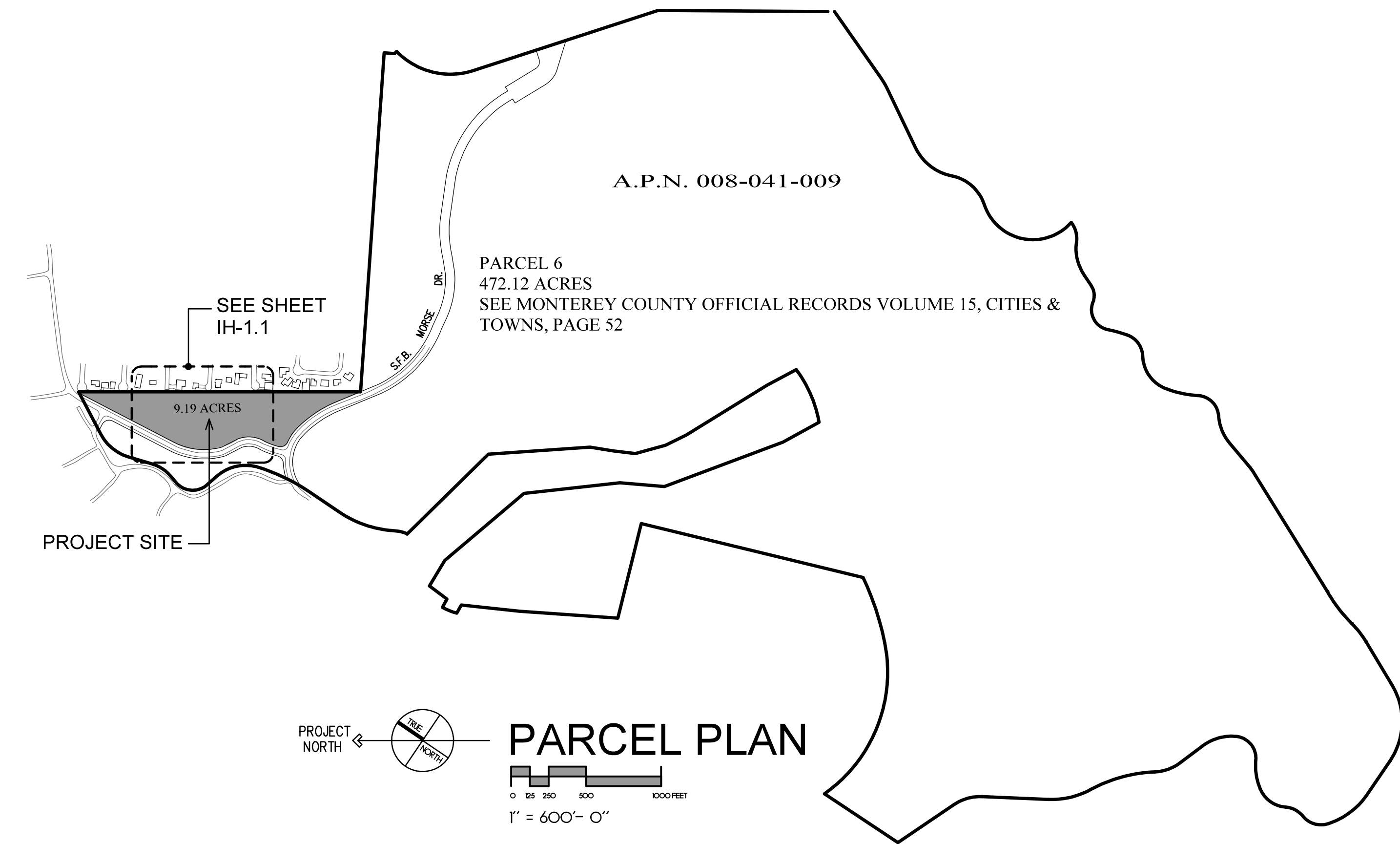


Exhibit 2
to
Attachment B

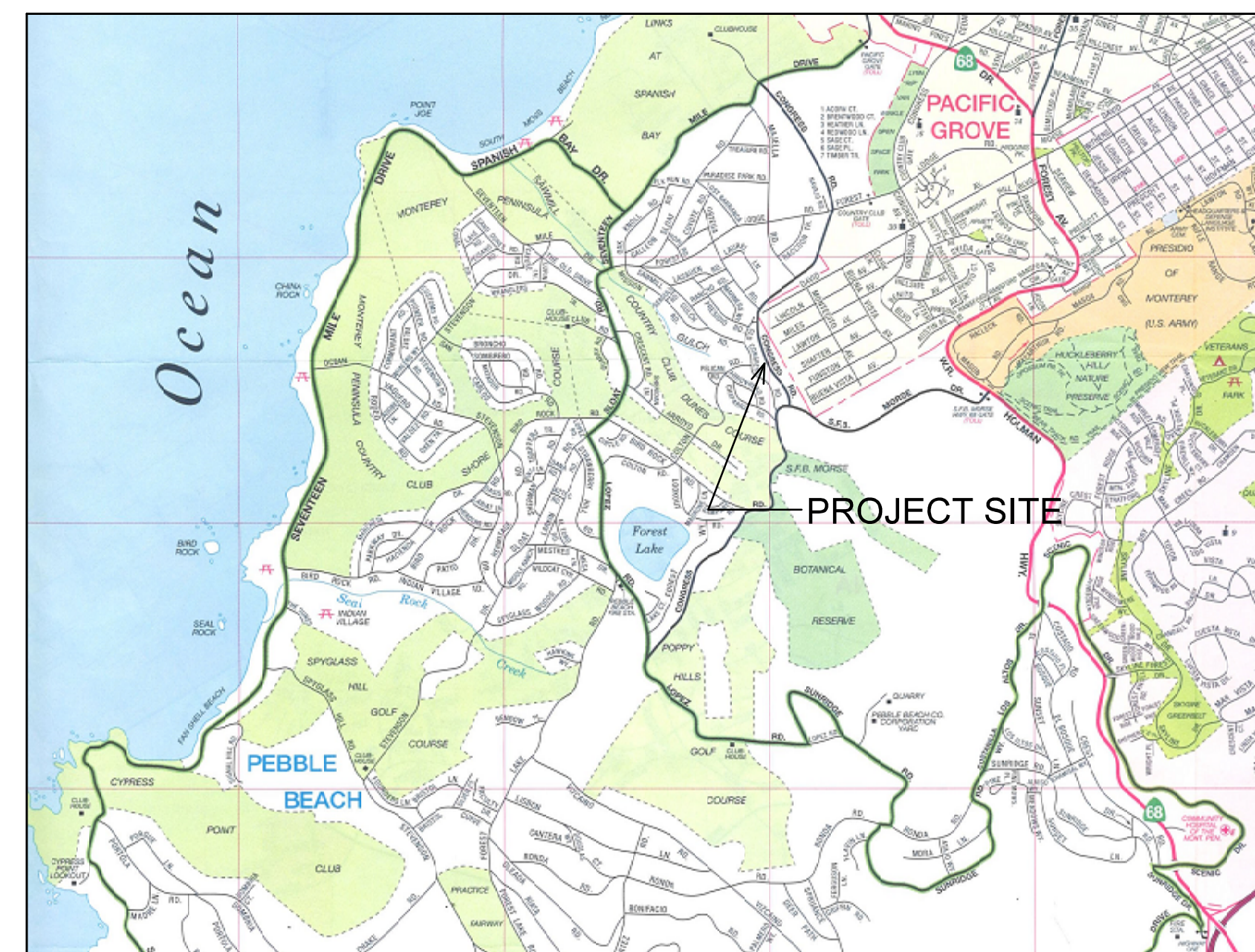
This page intentionally left blank.

DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN

AREA D INCLUSIONARY HOUSING



VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:

THE PROJECT INCLUDE THE CONSTRUCTION ON FOUR NEW 6-UNIT APARTMENT BUILDINGS (24 UNITS TOTAL), WITH 6,998 S.F. FLOOR AREA EACH. THE PROJECT ALSO INCLUDES A 431 S.F. OFFICE BUILDING, AND 12 FREE-STANDING CARPORTS.

A.P.N. Portion of 008-041-009

SITE AREA: 9.19 ACRES (400,316 S.F.)

ZONING DESIGNATION: MDR / 4 - D - RES

OCCUPANCY TYPE: R - 2

FLOOR AREAS:			
BUILDING 1:			
First Floor:	3,630 s.f.		
Second Floor:	3,368 s.f.		
Building Total:	6,998 s.f.	6,998 s.f.	
BUILDING 2 (Same as Bldg. 1):		6,998 s.f.	
BUILDING 3 (Same as Bldg. 1):		6,998 s.f.	
BUILDING 4 (Same as Bldg. 1):		6,998 s.f.	
OFFICE BUILDING:	431 s.f.		
CARPORT STORAGE CLOSETS:	578 s.f.		
FLOOR AREA TOTAL:		28,999 s.f.	

FLOOR AREA RATIO:		
ALLOWABLE:		35%
PROPOSED:	28,999 / 400,316 =	7.24%

LOT COVERAGE SUMMARY:		
BUILDING COVERAGE		16,056 s.f.
Apartment Buildings:		498 s.f.
Office Building:		6,240 s.f.
Carports:		6,240 s.f.
TOTAL BUILDING COVERAGE =		22,794 s.f. (5.69%)

IMPERVIOUS SURFACE COVERAGE	
Parking / Driveways:	33,160 s.f.
Walkways:	6,414 s.f.
Pavement:	2,712 s.f.
TOTAL IMPERVIOUS COVERAGE =	42,286 s.f. (10.56%)

TOTAL OVERALL LOT COVERAGE:	65,080 s.f. (16.26%)
------------------------------------	----------------------

MAXIMUM ALLOWABLE HEIGHT: 27'

REQUIRED SETBACKS:	
MAIN STRUCTURES:	ACCESSORY STRUCTURES:
Front: 20'	Front: 50'
Side: 10'	Side: 6'
Rear: 10'	Rear: 6'

PARKING:	
PARKING REQUIRED:	
Office: 1/250 s.f. X 431 s.f. =	2
(16) 2-Bedrm. Apartments X 2 =	32
(8) 3-Bedrm. Apartments X 2.2 =	18
Guest Parking: 1 per 4 Units =	6
TOTAL PARKING REQUIRED:	58

PARKING PROVIDED:	
Covered Spaces:	24
Uncovered Spaces (Standard):	40
Uncovered Spaces (Accessible):	3
TOTAL PARKING PROVIDED:	67

PROJECT TEAM

OWNER
PEBBLE BEACH COMPANY
P.O. BOX 1767
PEBBLE BEACH, CA 93953
(831) 625-8490 (CHERYL BURRELL)

ARCHITECT
FLETCHER & HARDON ARCHITECTS
769 PACIFIC STREET
MONTEREY, CALIFORNIA 93940
(831) 373-5855

CIVIL ENGINEER
L&S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CALIFORNIA 93940
(831) 655-2723

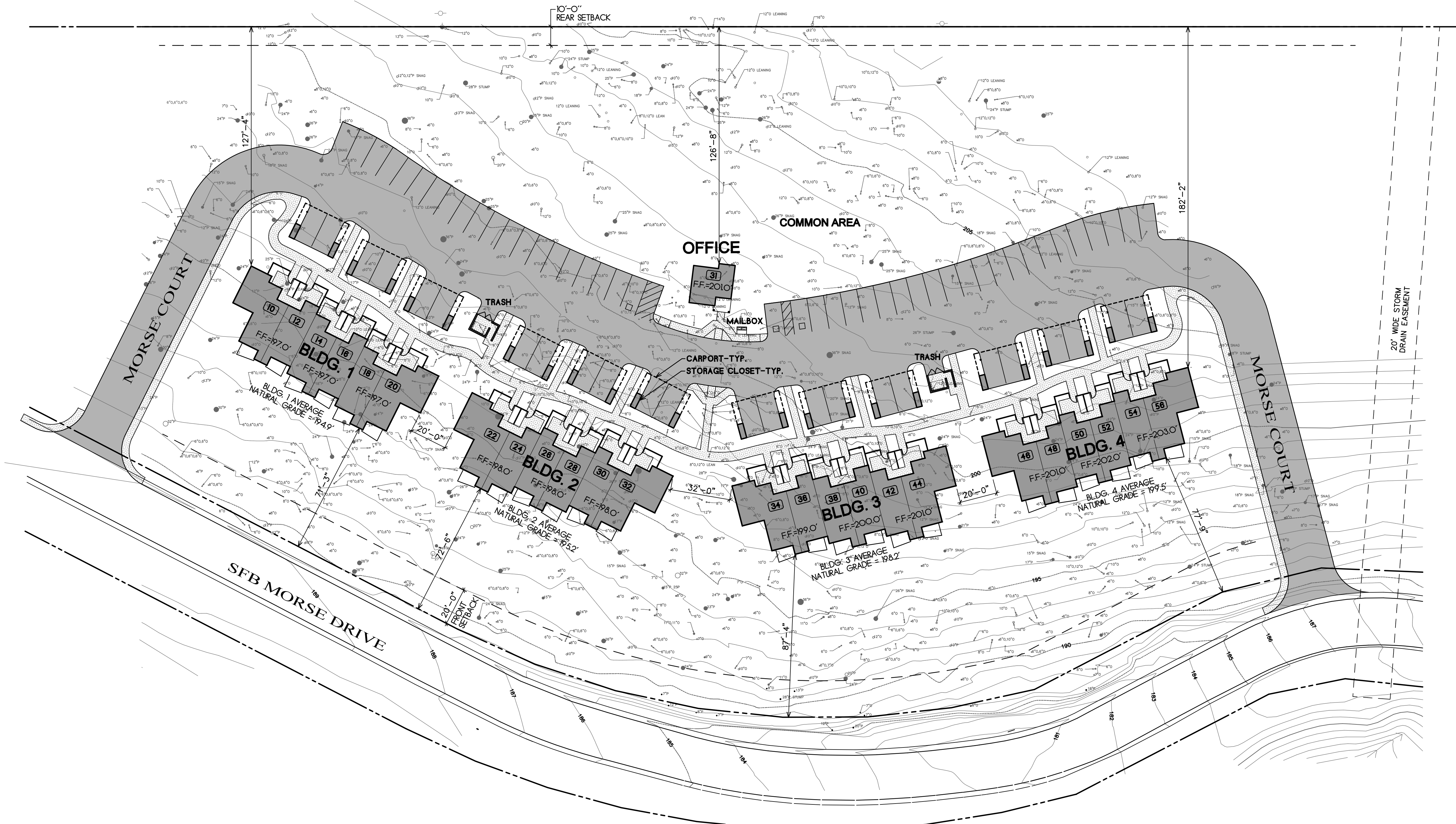
LANDSCAPE ARCHITECT
BENNETT DESIGN GROUP
4809 E. ANAHEIM STREET, SUITE B
LONG BEACH, CALIFORNIA 90804
(562) 597-2221

SHEET INDEX

- ARCHITECTURAL**
- IH-0.1 TITLE SHEET
 - IH-1.1 SITE PLAN
 - IH-2.1 LIVING UNIT FLOOR PLANS
 - IH-2.2 BUILDINGS 1 & 3 FLOOR PLANS
 - IH-2.3 BUILDINGS 2 & 4 FLOOR PLANS
 - IH-3.1 BUILDING 2 ELEVATIONS (BUILDING 1 SIM.)
 - IH-3.2 BUILDING 3 ELEVATIONS (BUILDING 4 SIM.)
 - IH-4.1 OFFICE & CARPORT FLOOR PLANS & ELEVATIONS
- CIVIL**
- IH-5.1 TREE REMOVAL PLAN
 - IH-6.1 PRELIMINARY SITE LAYOUT PLAN
 - IH-7.1 PRELIMINARY GRADING & DRAINAGE PLAN
 - IH-7.2 SITE CROSS SECTIONS
 - IH-8.1 EROSION CONTROL PLAN
 - IH-9.1 CONSTRUCTION MANAGEMENT PLAN
 - IH-10.1 PRELIMINARY FUEL MANAGEMENT PLAN
- LANDSCAPE**
- L0.1 GENERAL LANDSCAPE/IRRIGATION NOTES
 - L0.2 LEGENDS, NOTES, & ABBREVIATIONS
 - L1.1 PLANTING PLAN A
 - L1.2 PLANTING PLAN B
 - L2.1 PLANTING DETAILS

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

	<p>Fletcher + Hardon Architects 769 Pacific Street Monterey, CA 93940 831-373-5855 www.fletcherhardon.com</p>		<p>L&S ENGINEERING AND SURVEYING, INC. 2460 Garden Road, Suite G, Monterey, California 93940 P: 831.655.2723 F: 831.655.2425 LandSurveyors.com</p>		<p>PEBBLE BEACH COMPANY P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953 (831) 624-8497</p> <p>PARCEL INFORMATION: A.P.N.: 008-041-009 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52</p>	<p>AREA D DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN AREA D INCLUSIONARY HOUSING</p>	<p>IH-0.1 REVISED: NOV. 19, 2014 DATE: OCT. 6, 2014</p>
--	---	--	--	--	---	---	--



PROJECT NORTH  **SITE PLAN - 24 UNITS**
SCALE: 1" = 30'

LEGEND

 Living Unit Address Number

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

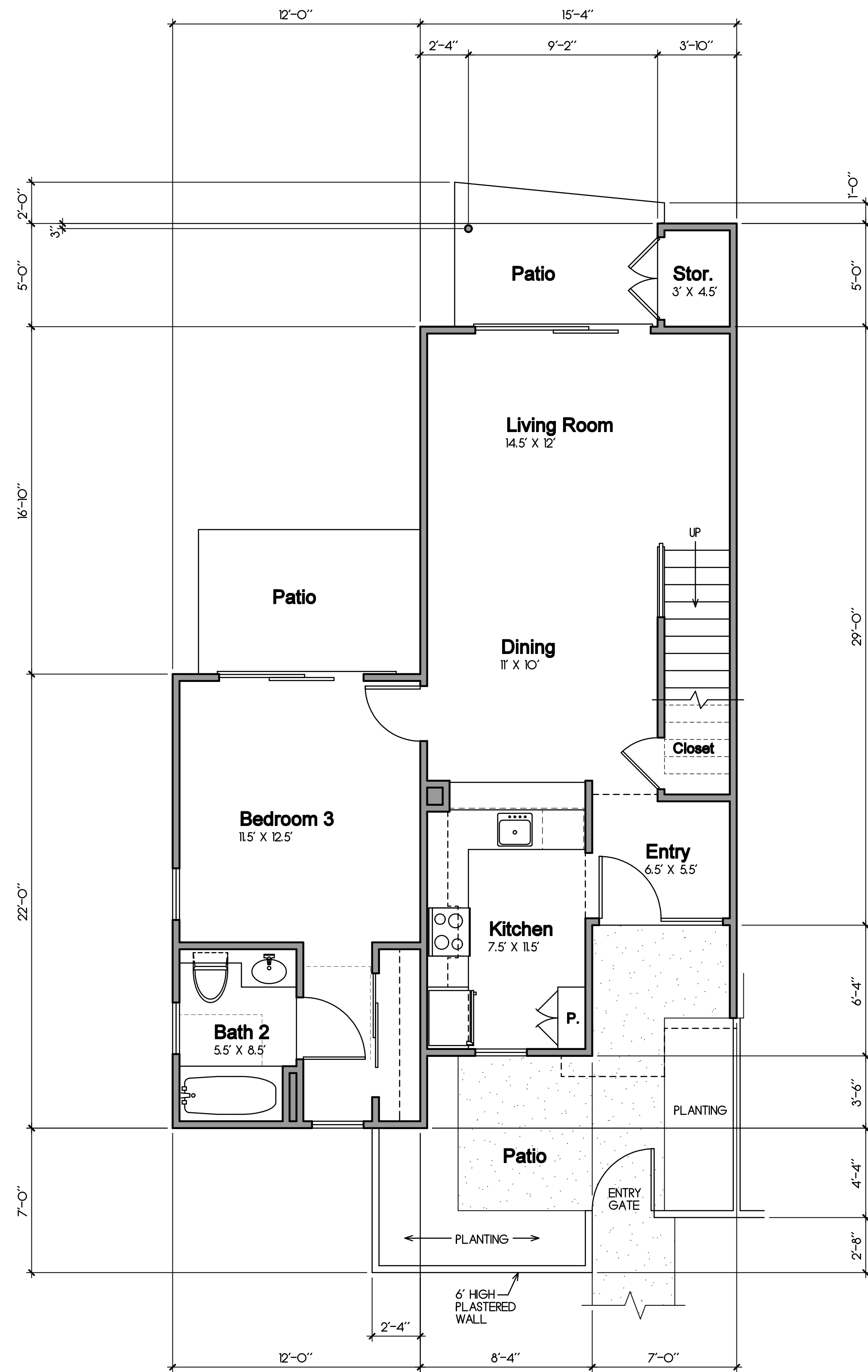
F+H
Fletcher + Hardoin
Architects
769 Pacific Street
Monterey, CA 93940
831-373-5855
www.fletcherhardoin.com

LS ENGINEERING AND SURVEYING, INC.
2490 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSurveyors.com

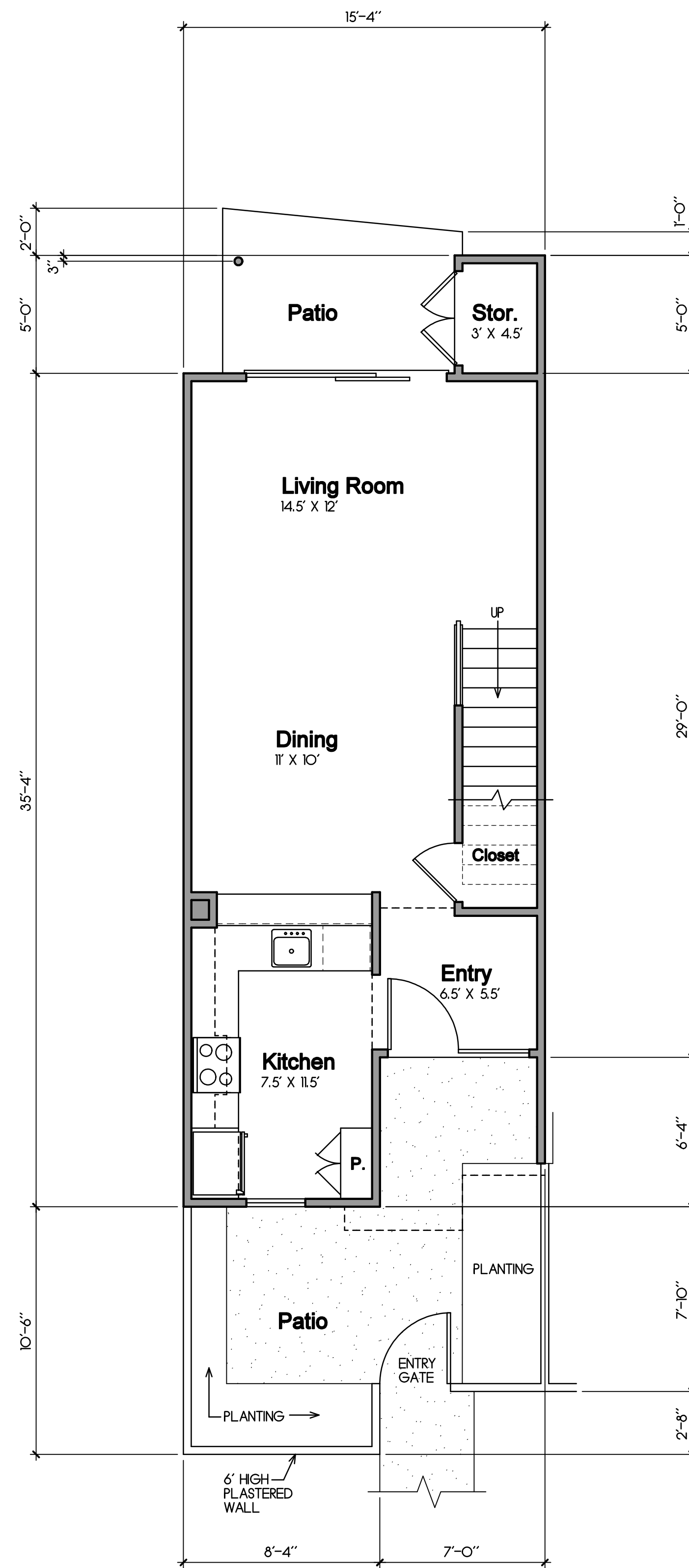
PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497
PARCEL INFORMATION: A.P.N.: 008-041-009
PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

AREA D
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
AREA D INCLUSIONARY HOUSING

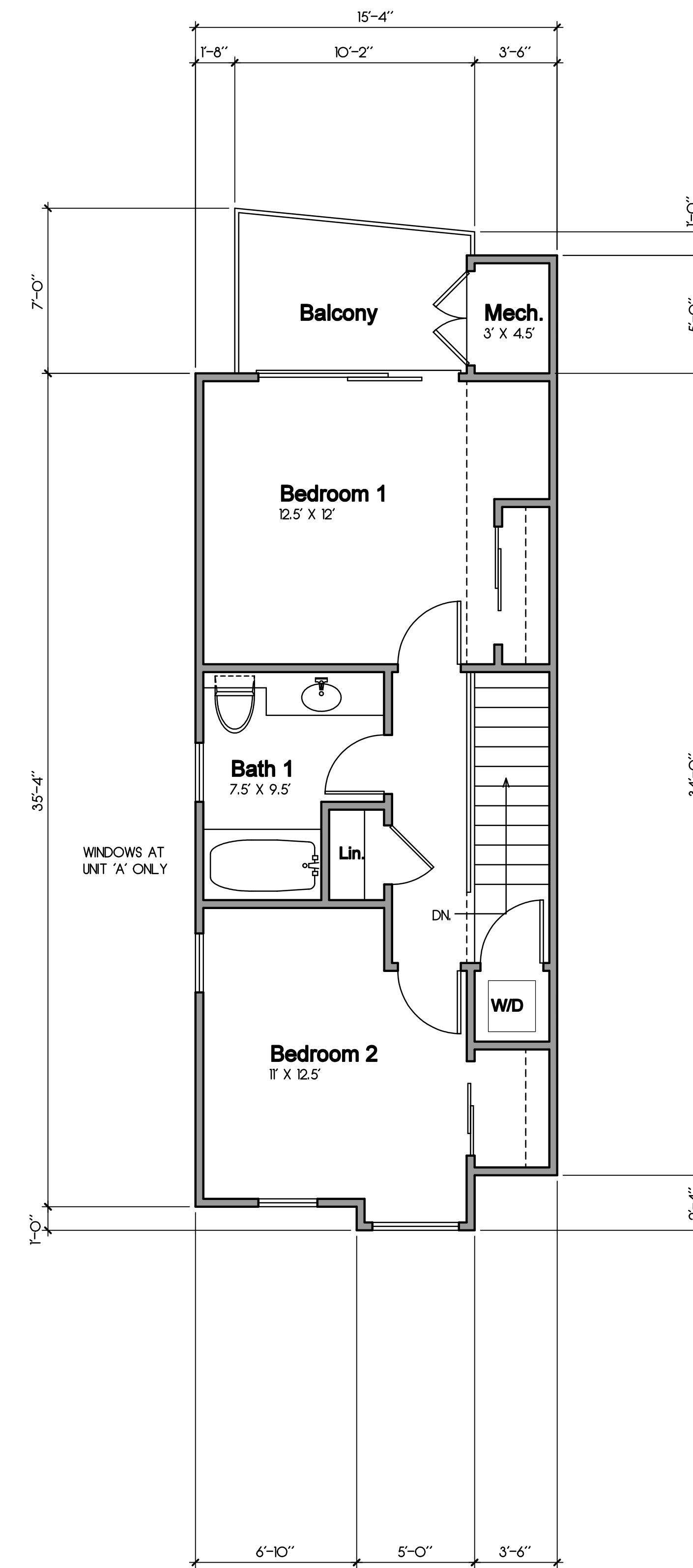
IH-1.1
REVISED NOV. 19, 2014
DATE: OCT. 6, 2014



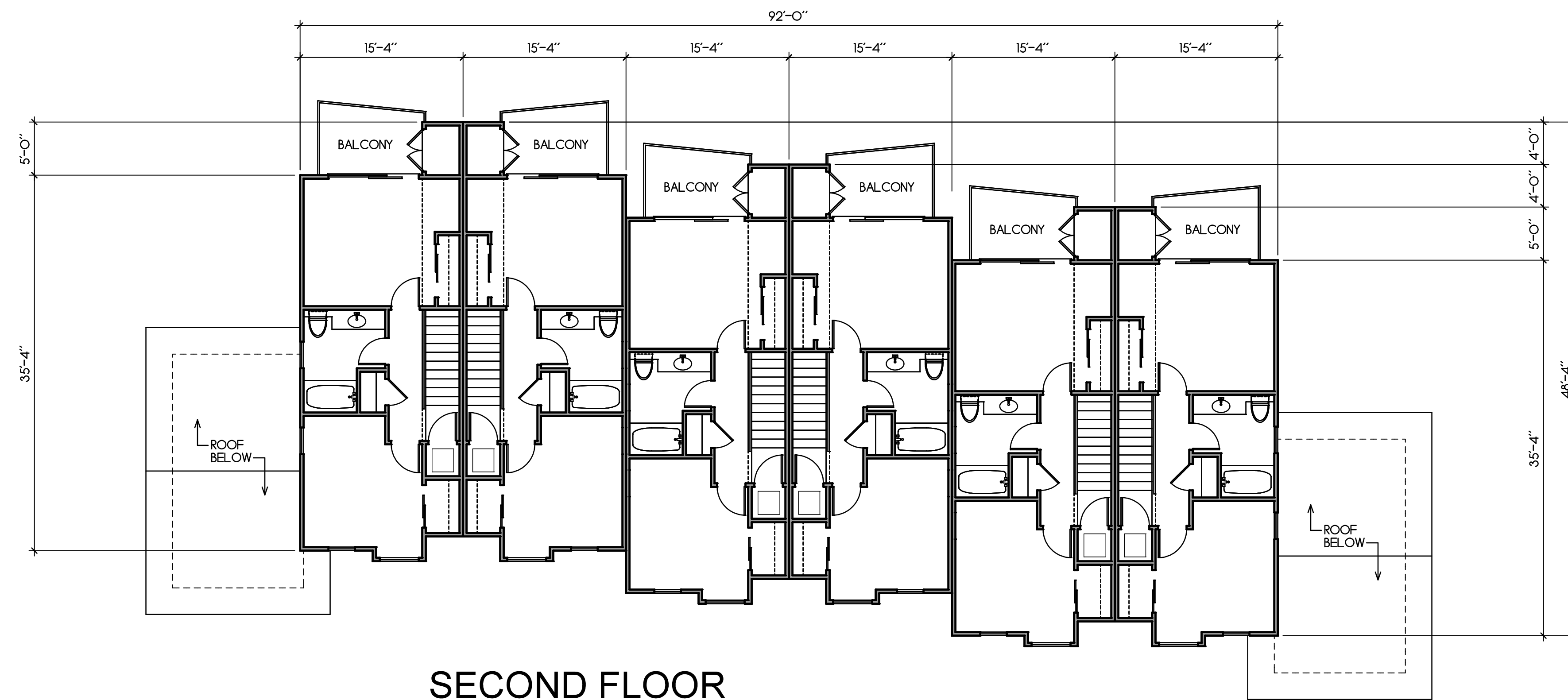
UNIT 'A'
FIRST FLOOR PLAN
 782 S.F.



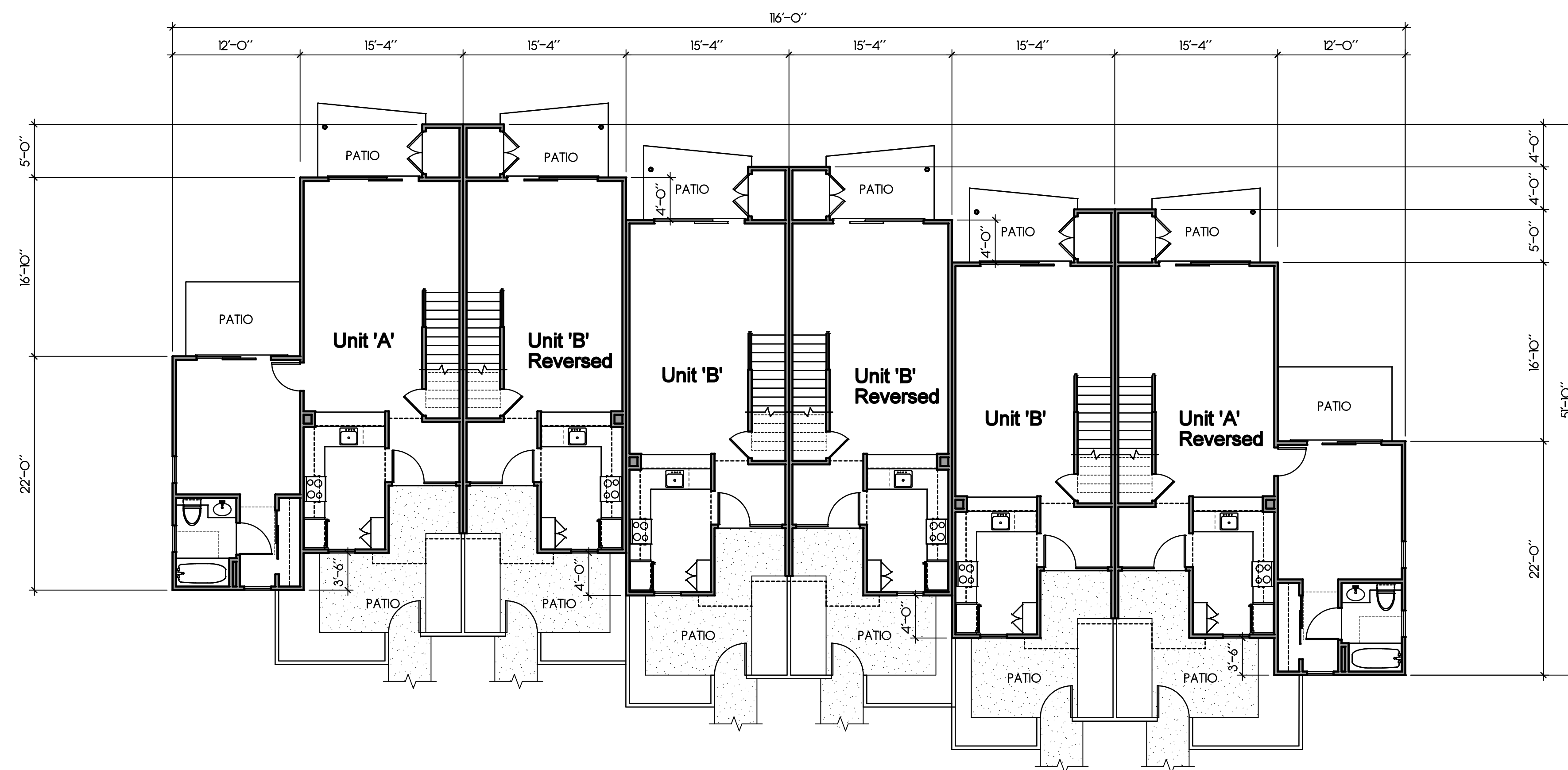
UNIT 'B'
FIRST FLOOR PLAN
 517 S.F.



UNITS 'A' & 'B'
SECOND FLOOR PLAN
 561 S.F.



SECOND FLOOR
Floor Area = 3368 s.f.



FIRST FLOOR
Floor Area = 3630 s.f.

PROPOSED BUILDINGS '1' & '3' FLOOR PLANS

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

Total Floor Area = 6,998 s.f.

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
Fletcher + Hardoin
Architects
769 Pacific Street
Monterey, CA 93940
831-373-5855
www.fletcherhardoin.com

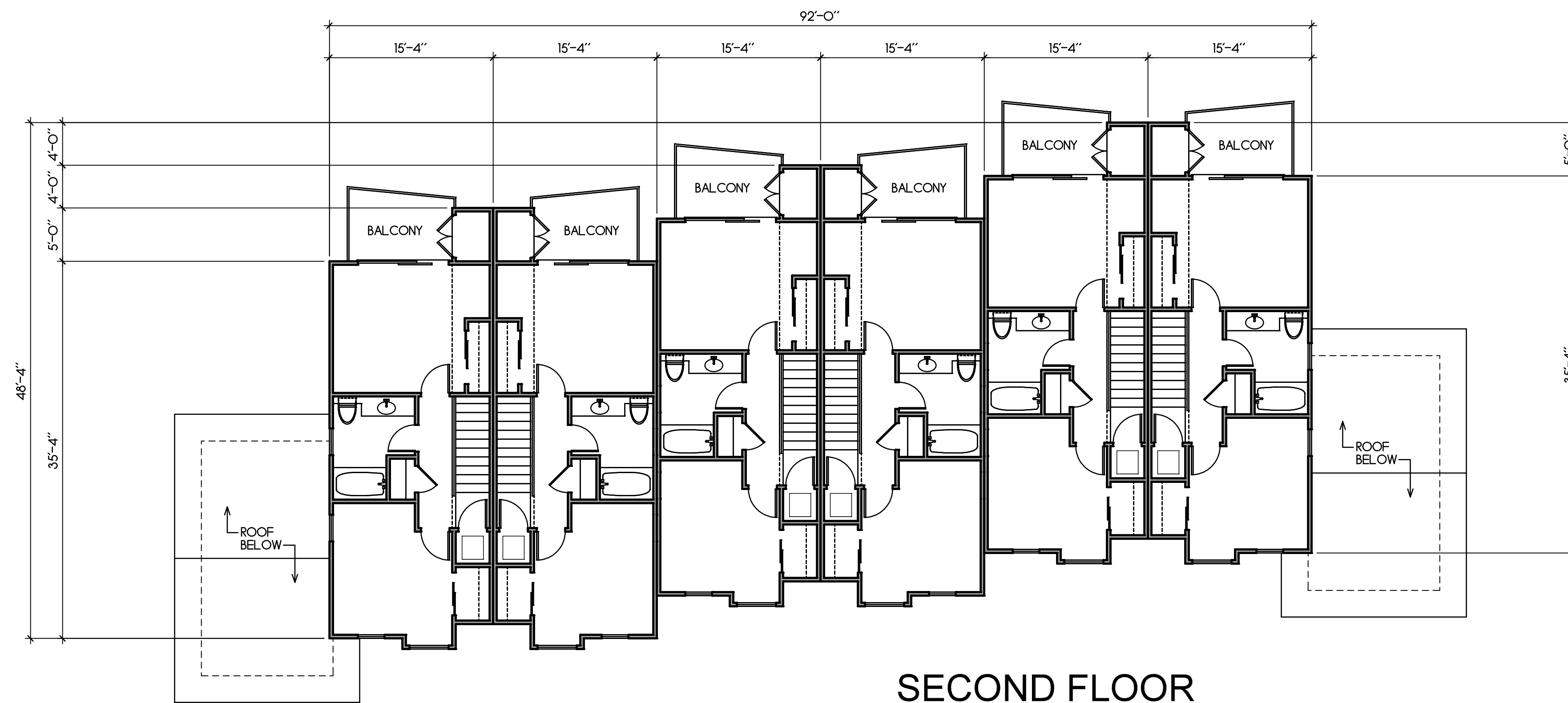
LS ENGINEERING AND SURVEYING, INC.
2490 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497
PARCEL INFORMATION: A.P.N.: 008-041-009
PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

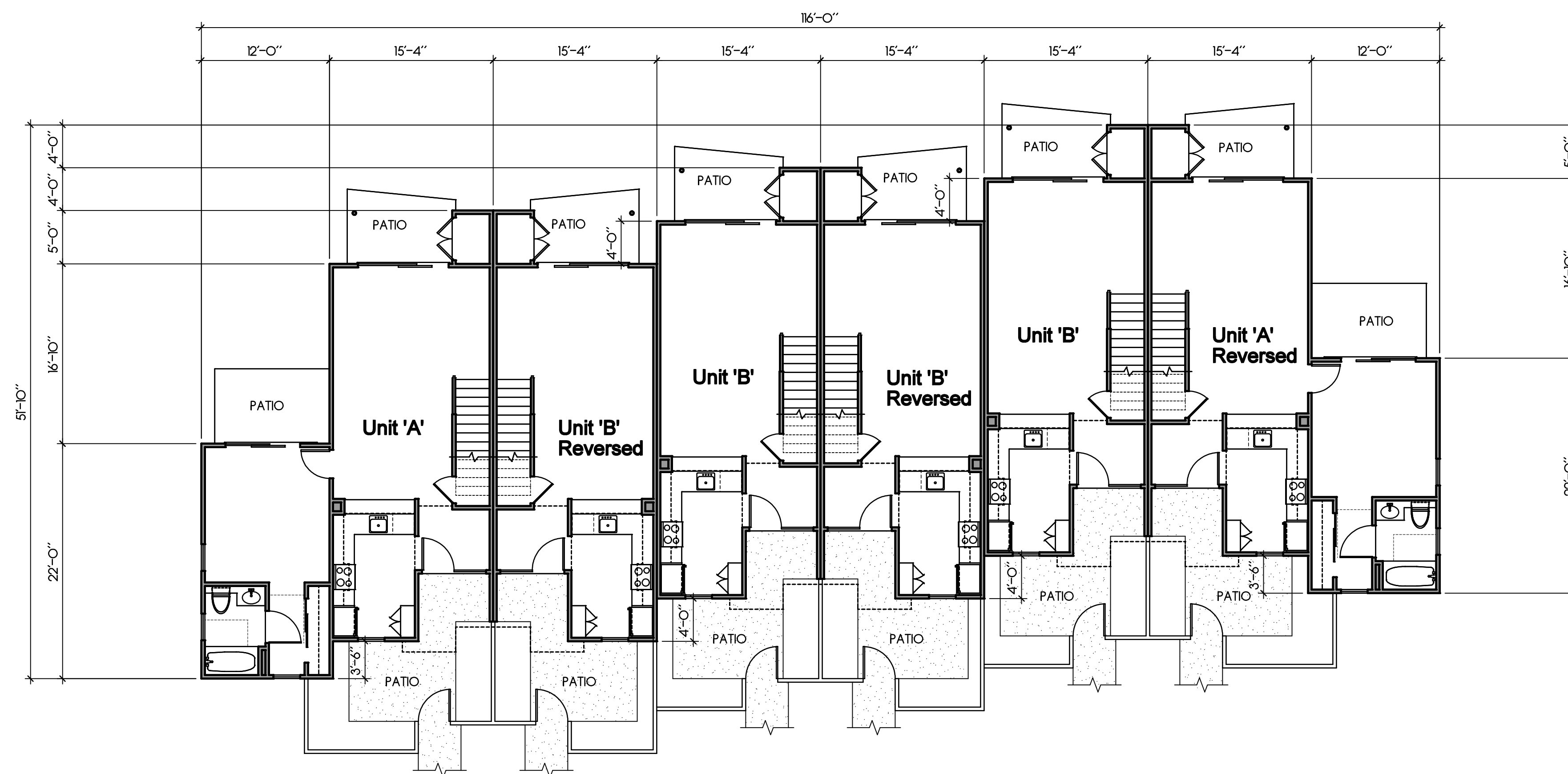
AREA D
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
AREA D INCLUSIONARY HOUSING

IH-2.2

DATE: JULY, 2013



SECOND FLOOR
Floor Area = 3368 s.f.



FIRST FLOOR
Floor Area = 3630 s.f.

PROPOSED BUILDINGS '2' & '4' FLOOR PLANS

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

Total Floor Area = 6,998 s.f.

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
Fletcher + Hardoin
Architects
759 Pacific Street
Monterey, CA 93940
831-373-5855
www.fletcherhardoin.com

LS ENGINEERING AND SURVEYING, INC.
2450 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497
PARCEL INFORMATION: A.P.N.: 008-041-009
PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

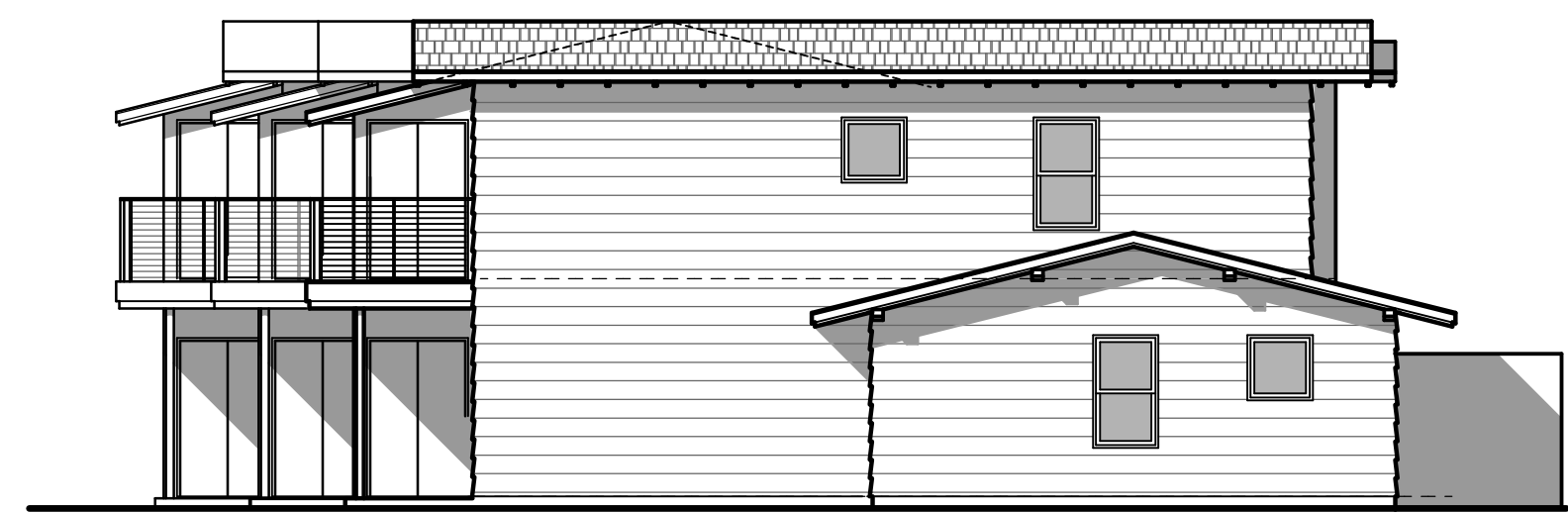
AREA D
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
AREA D INCLUSIONARY HOUSING

IH-2.3

DATE: JULY, 2013



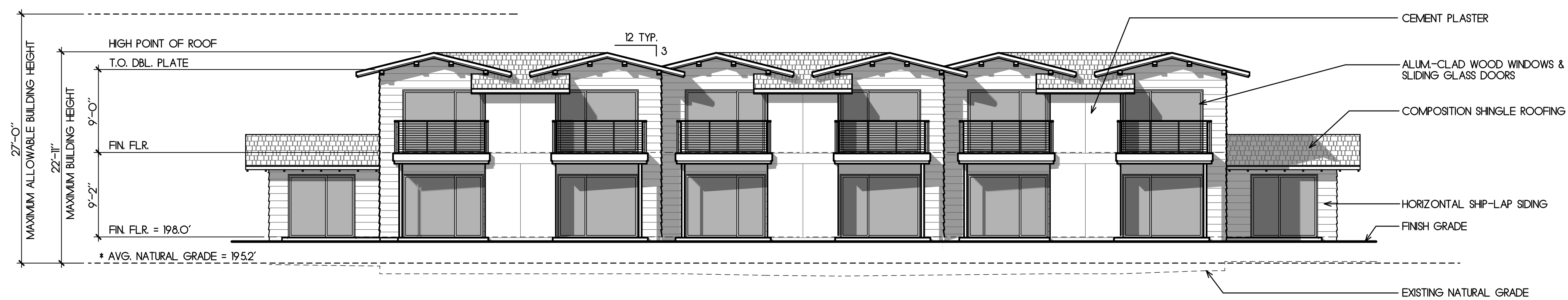
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

*NOTE: FINISH FLOOR, AVERAGE NATURAL GRADE ELEVATIONS, AND MAXIMUM BUILDING HEIGHT SHOWN ABOVE ARE FOR BUILDING "2" WHICH IS THE TALLER BUILDING OF "1" AND "2" (WORST CASE).

BUILDING 2 ELEVATIONS (BUILDING 1 SIM.)

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

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
 Fletcher + Hardoin
 Architects
 769 Pacific Street
 Monterey, CA 93940
 831-373-5855
 www.fletcherhardoin.com

LS ENGINEERING AND SURVEYING, INC.
 2450 Garden Road, Suite G, Monterey, California 93940
 P: 831.655.2723 F: 831.635.3425
 LandEngineers.com

PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
 (831) 624-8497
 PARCEL INFORMATION: A.P.N.: 008-041-009
 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

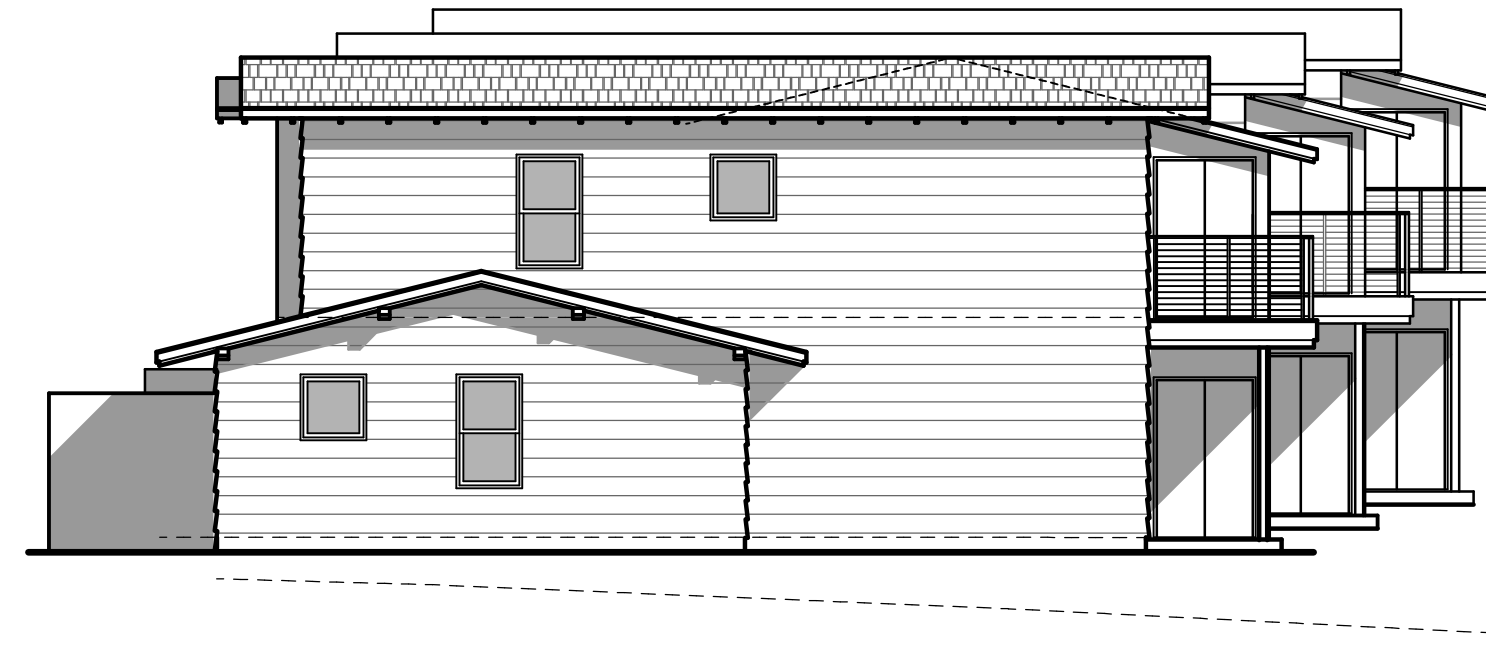
AREA D
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
 AREA D INCLUSIONARY HOUSING

IH-3.1

DATE: JULY, 2013



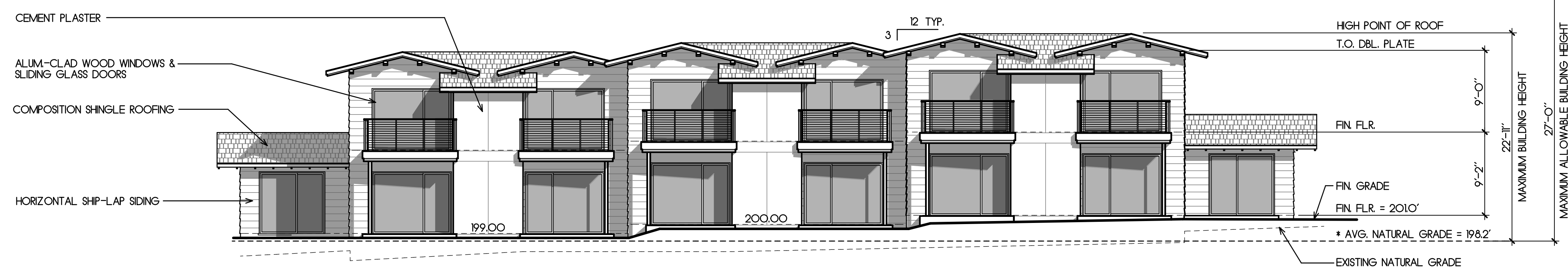
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

*NOTE: FINISH FLOOR, AVERAGE NATURAL GRADE ELEVATIONS, AND MAXIMUM BUILDING HEIGHT SHOWN ABOVE ARE FOR BUILDING "3" WHICH IS THE TALLER BUILDING OF "3" AND "4" (WORST CASE).

BUILDING 3 ELEVATIONS (BUILDING 4 SIM.)

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

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
 Fletcher + Hardoin
 Architects
 769 Pacific Street
 Monterey, CA 93940
 831-373-5855
 www.fletcherhardoin.com

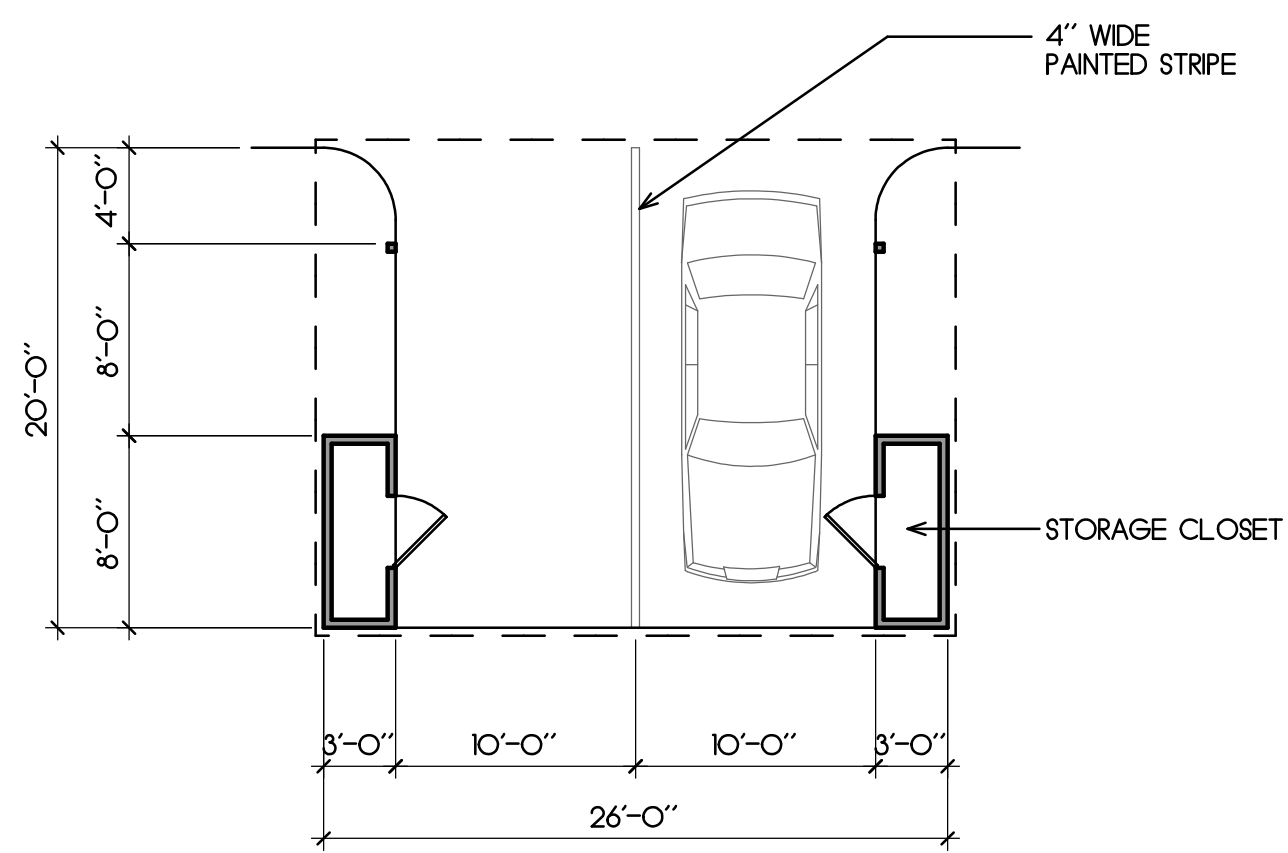
LS ENGINEERING AND SURVEYING, INC.
 2480 Garden Road, Suite G, Monterey, California 93940
 P: 831.655.2723 F: 831.655.3425
 LandEngineers.com

PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93955
 (831) 624-8497
 PARCEL INFORMATION: A.P.N.: 008-041-009
 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

AREA D
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
 AREA D INCLUSIONARY HOUSING

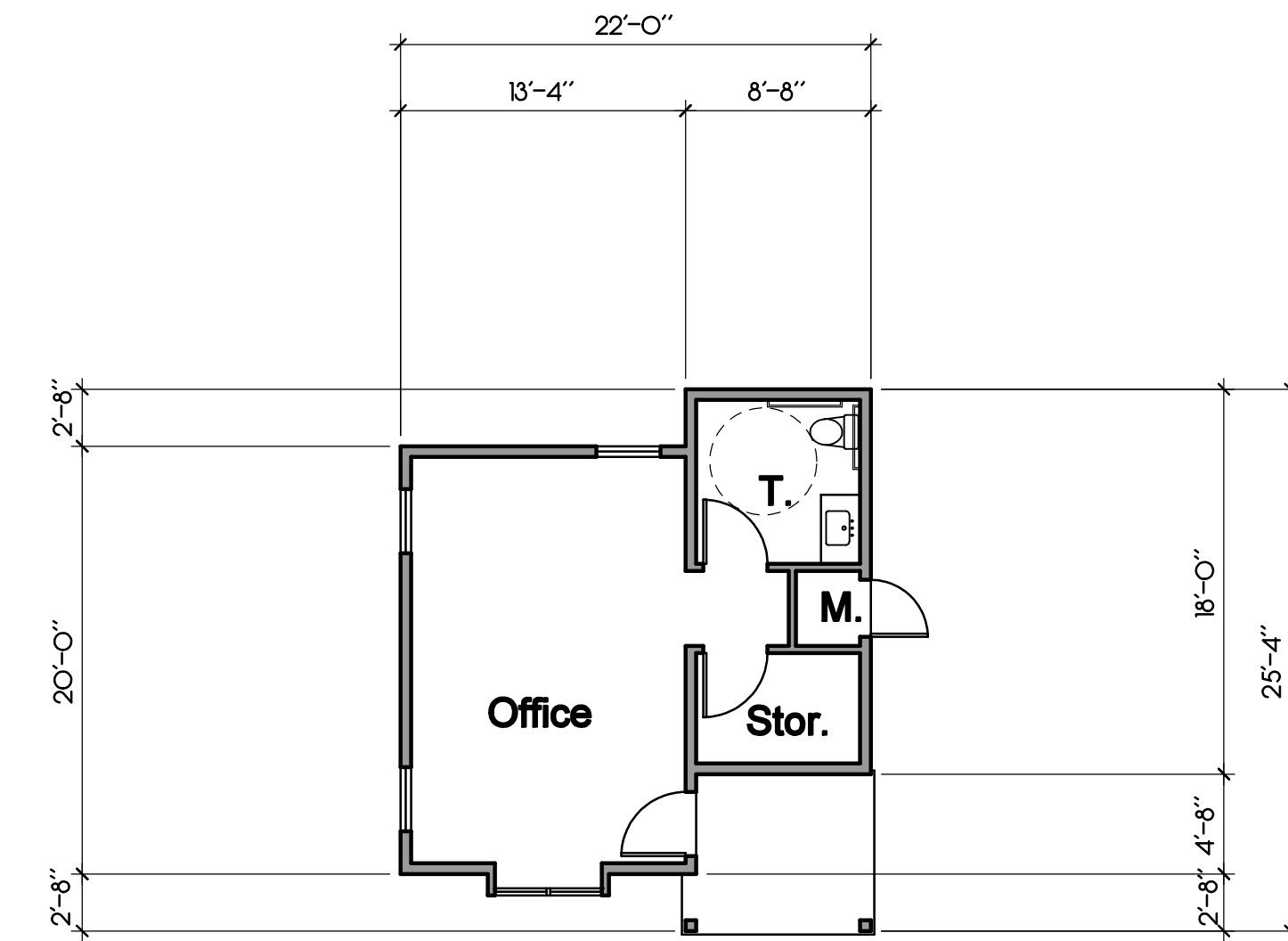
IH-3.2

DATE: JULY, 2013



TYPICAL CARPORT PLAN

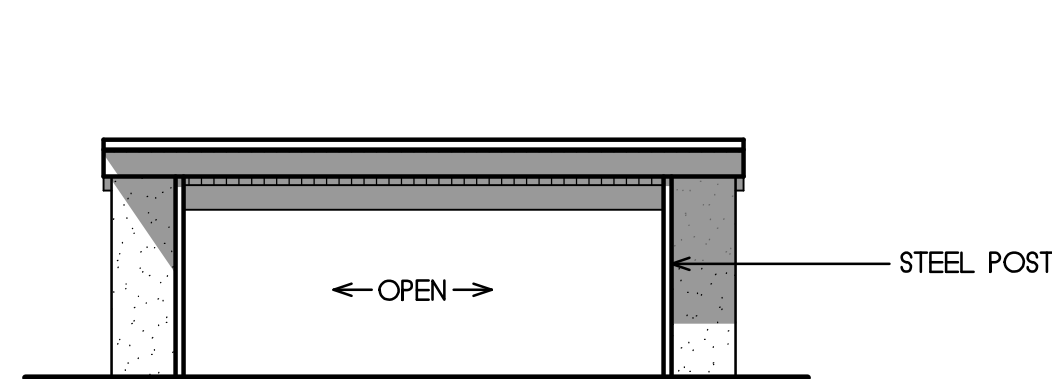
SCALE: 1/8" = 1'-0"



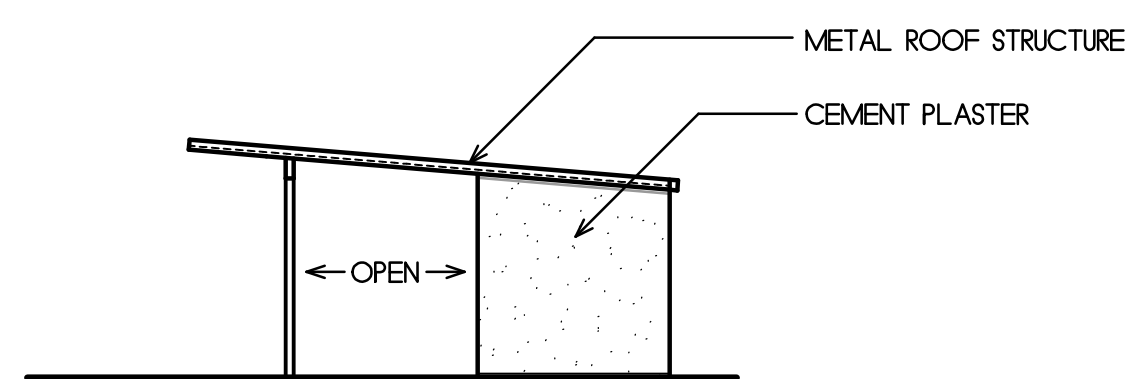
OFFICE FLOOR PLAN

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

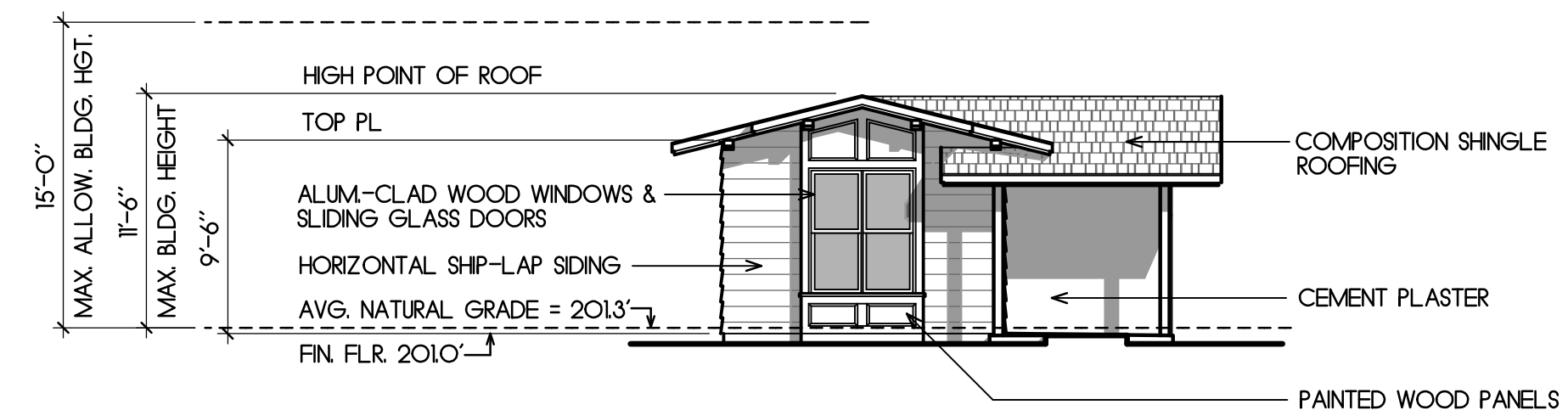
FLOOR AREA = 431 S.F.



FRONT ELEVATION



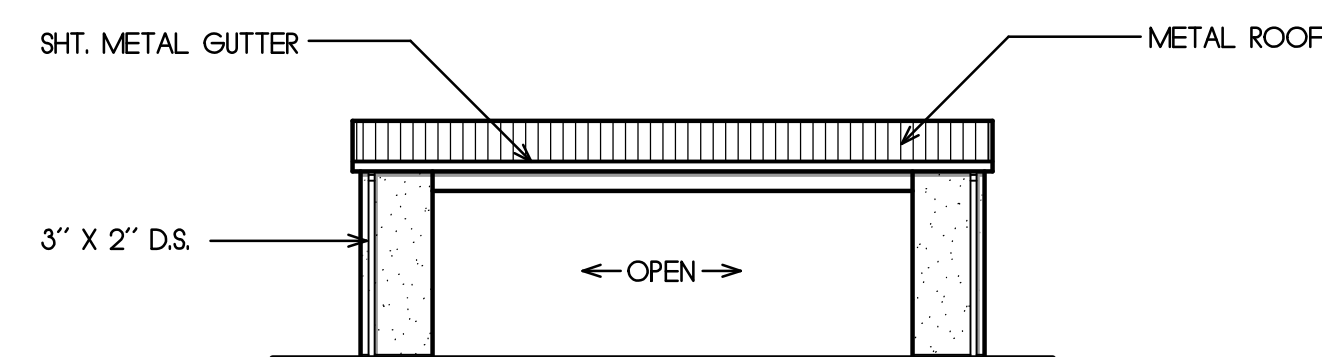
SIDE ELEVATION



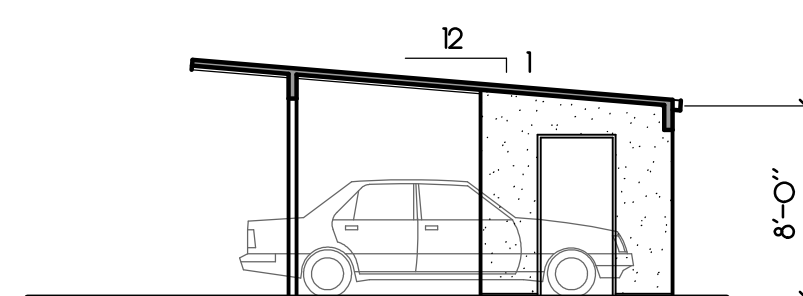
WEST ELEVATION



EAST ELEVATION



REAR ELEVATION



SECTION



SOUTH ELEVATION



NORTH ELEVATION

TYPICAL CARPORT ELEVATIONS

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

OFFICE ELEVATIONS

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

©2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
 Fletcher + Hardoin
 Architects
 769 Pacific Street
 Monterey, CA 93940
 831-373-5855
 www.fletcherhardoin.com

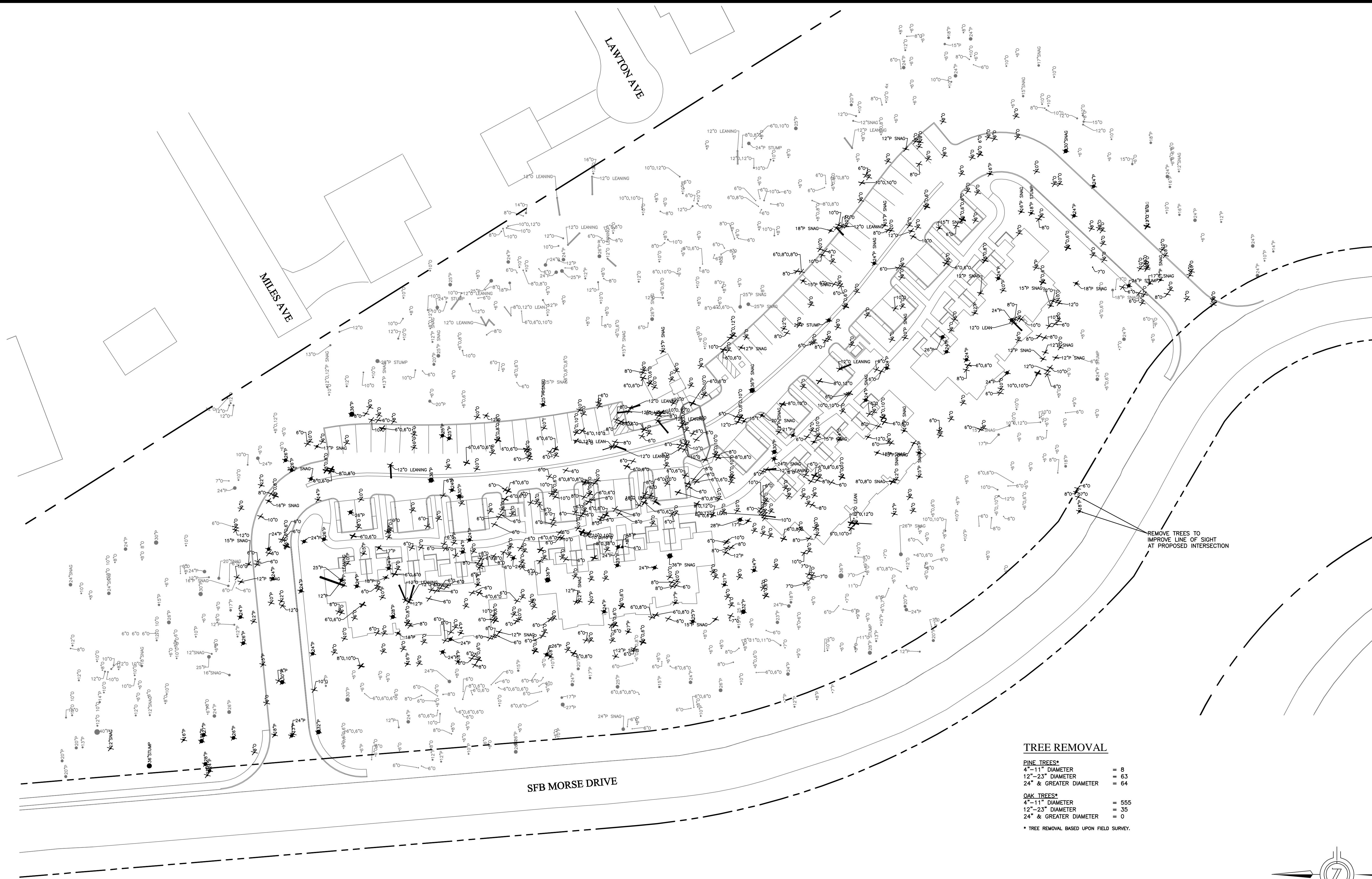
LS ENGINEERING AND SURVEYING, INC.
 2480 Garden Road, Suite C, Monterey, California 93940
 P: 831.656.2723 F: 831.655.3425
 LandEngineers.com

PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93963
 (831) 624-8497
 PARCEL INFORMATION: A.P.N.: 008-041-009
 PARCEL 6 VOL. 15 CITIES & TOWNS PAGE 52

AREA D
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
 AREA D INCLUSIONARY HOUSING

IH-4.1

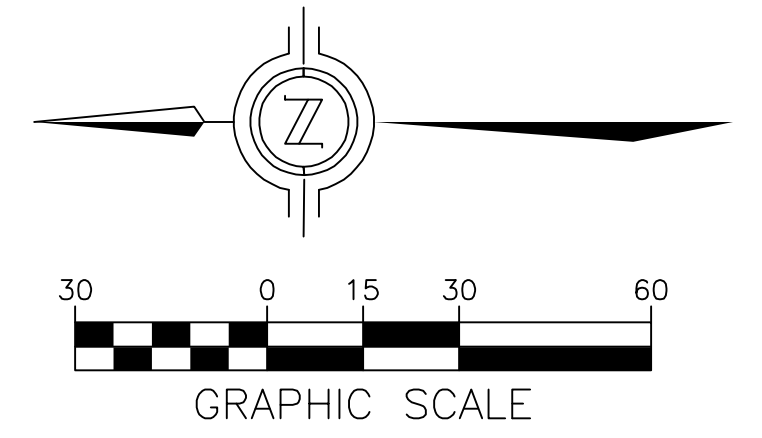
DATE: JULY, 2013



REMOVE TREES TO
IMPROVE LINE OF SIGHT
AT PROPOSED INTERSECTION

TREE REMOVAL

PINE TREES*	
4"-11" DIAMETER	= 8
12"-23" DIAMETER	= 63
24" & GREATER DIAMETER	= 64
OAK TREES*	
4"-11" DIAMETER	= 555
12"-23" DIAMETER	= 35
24" & GREATER DIAMETER	= 0
* TREE REMOVAL BASED UPON FIELD SURVEY.	



© 2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
Fletcher + Hardoin
Architects
769 Pacific Street
Monterey, CA 93940
831-373-5855
www.fletcherhardoin.com

ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8900
PARCEL INFORMATION: 008-041-009
PARCEL 6, VOLUME 15, CITIES AND TOWNS, PAGE 52

AREA D
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
AREA D INCLUSIONARY HOUSING
TREE REMOVAL PLAN

IH-5.1
DATE: NOV. 2014

LAND DISTURBANCE

2.673 acres

EARTHWORK

CUT = 3,325 CY
FILL = 3,325 CY
NET = 0 CY*

* EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE. THESE ARE ESTIMATES ONLY.

IMPERVIOUS AREA

NEW HARDSCAPE/PARKING LOT = 42,286 SQFT
NEW STRUCTURES = 22,794 SQFT

OFF-SITE UTILITIES

PROPOSED WATER SUPPLY BY CALIFORNIA AMERICAN WATER SUPPLY COMPANY AND PROPOSED SEWAGE DISPOSAL BY PEBBLE BEACH COMMUNITY SERVICES DISTRICT.

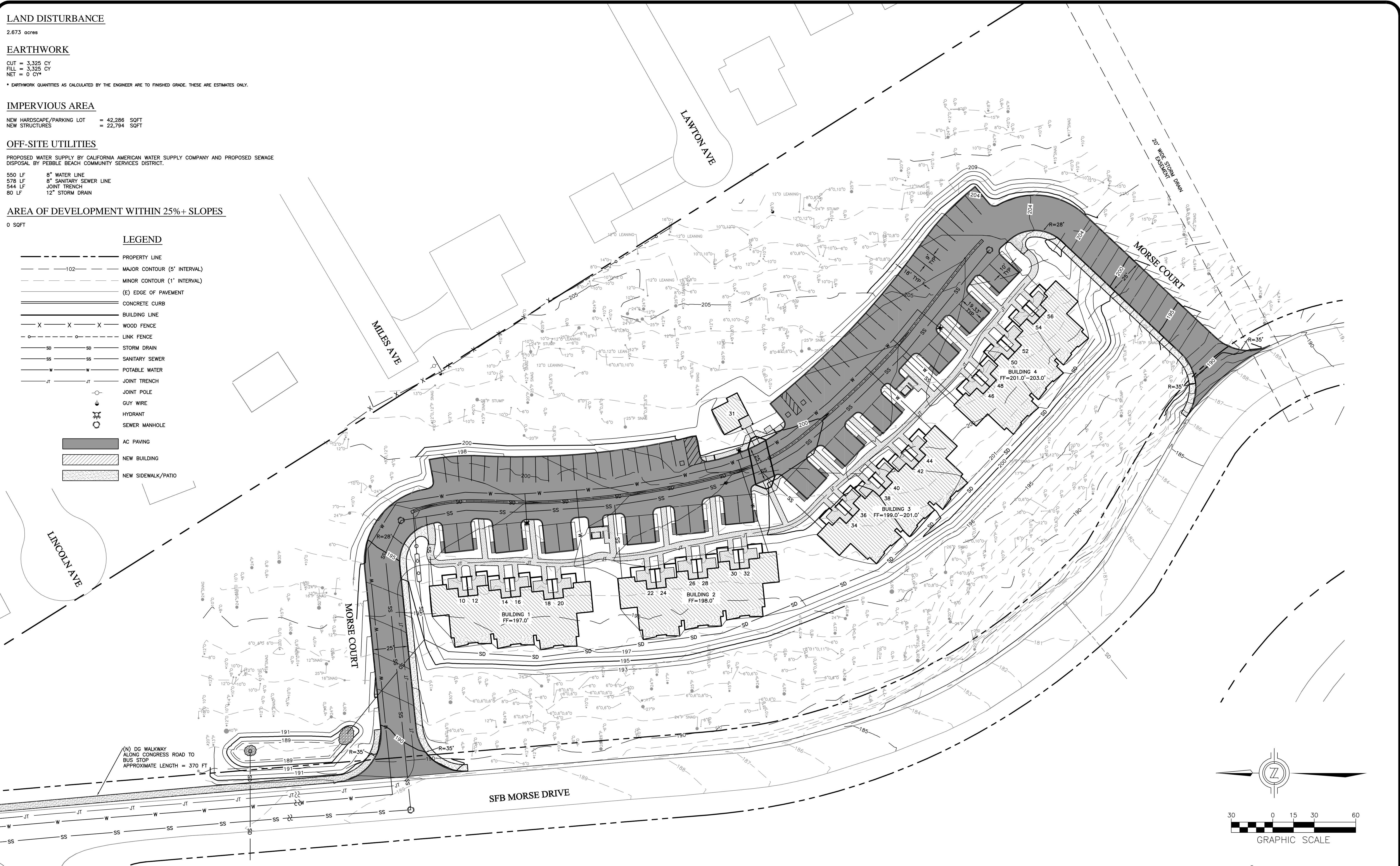
550 LF 8" WATER LINE
578 LF 8" SANITARY SEWER LINE
544 LF JOINT TRENCH
80 LF 12" STORM DRAIN

AREA OF DEVELOPMENT WITHIN 25%+ SLOPES

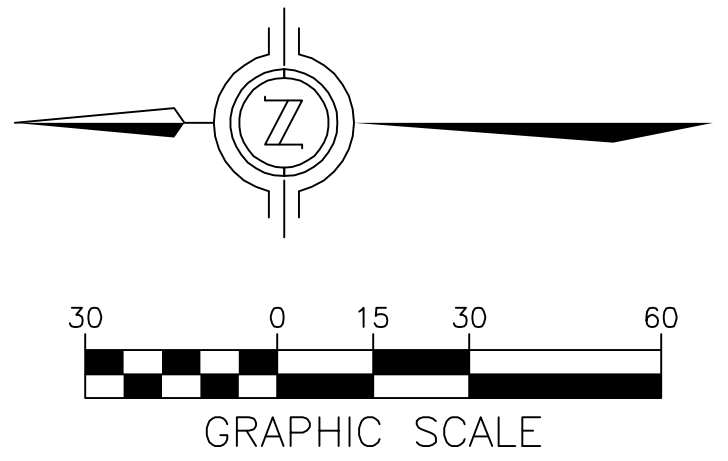
0 SQFT

LEGEND

- PROPERTY LINE
- - - - - MAJOR CONTOUR (5' INTERVAL)
- - - - - MINOR CONTOUR (1' INTERVAL)
- (E) EDGE OF PAVEMENT
- ==== CONCRETE CURB
- ==== BUILDING LINE
- X - X - X WOOD FENCE
- - - - - LINK FENCE
- SD SD STORM DRAIN
- SS SS SANITARY SEWER
- W W POTABLE WATER
- JT JT JOINT TRENCH
- JOINT POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- AC PAVING
- ▨ NEW BUILDING
- ▨ NEW SIDEWALK/PATIO



(N) DC WALKWAY ALONG CONGRESS ROAD TO BUS STOP APPROXIMATE LENGTH = 370 FT



© 2013 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

F+H
Fletcher + Hardoin
Architects
769 Pacific Street
Monterey, CA 93940
831-373-5855
www.fletcherhardoin.com

ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8900
PARCEL INFORMATION: 008-041-009
PARCEL 6, VOLUME 15, CITIES AND TOWNS, PAGE 52

AREA D
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
AREA D INCLUSIONARY HOUSING
PRELIMINARY SITE LAYOUT PLAN

IH-6.1
DATE: NOV. 2014

REQUIRED DETENTION VOLUME CALCULATED PER MONTEREY COUNTY STANDARDS

PBC-Area D Inclusionary Housing																		
MODIFIED RATIONAL METHOD																		
PRE-DEVELOPMENT		POST DEVELOPMENT		Calculated 10 year Qpeak (pre-development) = 1.1 cfs														
A _{catchment}	A _{impervious}	A _{catchment}	A _{impervious}															
3.128 acres	1.764 acres	1.764 acres	1.364 acres															
C	C _{impervious}	C	C _{impervious}															
0.2	0.51	0.2	0.51															
Q _c	Q _c	Q _c	Q _c															
1.1 cfs	4.2 cfs	1.1 cfs	4.2 cfs															
T _c	T _c	T _c	T _c															
15 min	15 min	15 min	15 min															
Interval	i (10 year)	i (100 year)	TIME STEP (minutes)	T=Interval* TIME STEP (minutes)	f = (7.75)/√T	C	A (acres)	Q (cfs)	V=QT*(60s/min) (CF)	f = (7.75)/√T	C	A (acres)	Q (cfs)	V=QT*(60s/min) (CF)	Q _{peak} (10 year) (cfs)	V _{peak} (10 year) (cfs)	DIFFERENCE (V POST-V PRE-V _{peak}) (CF)	Add 30% Silt Storage
1	0.88	1.33	10	10	2.16	0.2	3.13	1.35	809.53	3.26	0.51	3.13	5.15	3090.81	1.101629	660.9776	1,620.30	2,106.39
2	0.88	1.33	10	20	1.52	0.2	3.13	0.95	1,144.85	2.30	0.51	3.13	3.64	4371.06	1.101629	1321.955	1,904.26	2,475.53
3	0.88	1.33	10	30	1.25	0.2	3.13	0.78	1,402.15	1.88	0.51	3.13	2.97	5353.43	1.101629	1982.933	1,968.35	2,558.86
4	0.88	1.33	10	40	1.08	0.2	3.13	0.67	1,619.06	1.63	0.51	3.13	2.58	6181.61	1.101629	2643.91	1,918.64	2,494.23
5	0.88	1.33	10	50	0.96	0.2	3.13	0.60	1,810.16	1.46	0.51	3.13	2.30	6911.25	1.101629	3304.888	1,796.20	2,335.06
6	0.88	1.33	10	60	0.88	0.2	3.13	0.55	1,982.93	1.33	0.51	3.13	2.10	7570.90	1.101629	3965.866	1,622.10	2,108.73
7	0.88	1.33	10	70	0.82	0.2	3.13	0.51	2,141.81	1.23	0.51	3.13	1.95	8177.50	1.101629	4626.843	1,408.85	1,831.50
8	0.88	1.33	10	80	0.76	0.2	3.13	0.48	2,289.69	1.15	0.51	3.13	1.82	8742.12	1.101629	5287.821	1,164.60	1,513.98
9	0.88	1.33	10	90	0.72	0.2	3.13	0.45	2,428.59	1.09	0.51	3.13	1.72	9272.42	1.101629	5948.798	895.03	1,163.54
10	0.88	1.33	10	100	0.68	0.2	3.13	0.43	2,559.96	1.03	0.51	3.13	1.63	9773.98	1.101629	6609.776	604.25	785.53
11	0.88	1.33	10	110	0.65	0.2	3.13	0.41	2,684.90	0.98	0.51	3.13	1.55	10251.04	1.101629	7270.753	295.38	384.00
12	0.88	1.33	10	120	0.62	0.2	3.13	0.39	2,804.29	0.94	0.51	3.13	1.49	10706.86	1.101629	7931.731	(29.16)	(37.91)
13	0.88	1.33	10	130	0.60	0.2	3.13	0.37	2,918.80	0.90	0.51	3.13	1.43	11144.06	1.101629	8592.709	(367.45)	(477.69)
14	0.88	1.33	10	140	0.58	0.2	3.13	0.36	3,028.98	0.87	0.51	3.13	1.38	11564.73	1.101629	9253.686	(717.93)	(933.31)
15	0.88	1.33	10	150	0.56	0.2	3.13	0.35	3,135.29	0.84	0.51	3.13	1.33	11970.64	1.101629	9914.664	(1,079.32)	(1,403.12)
16	0.88	1.33	10	160	0.54	0.2	3.13	0.34	3,238.12	0.81	0.51	3.13	1.29	12363.22	1.101629	10575.64	(1,450.54)	(1,885.70)
17	0.88	1.33	10	170	0.52	0.2	3.13	0.33	3,337.77	0.79	0.51	3.13	1.25	12743.72	1.101629	11236.62	(1,830.68)	(2,379.88)
18	0.88	1.33	10	180	0.51	0.2	3.13	0.32	3,434.54	0.77	0.51	3.13	1.21	13113.18	1.101629	11897.6	(2,218.96)	(2,884.65)
19	0.88	1.33	10	190	0.49	0.2	3.13	0.31	3,528.65	0.75	0.51	3.13	1.18	13472.51	1.101629	12558.57	(2,614.72)	(3,399.14)
20	0.88	1.33	10	200	0.48	0.2	3.13	0.30	3,620.32	0.73	0.51	3.13	1.15	13822.50	1.101629	13219.55	(3,017.37)	(3,922.59)
21	0.88	1.33	10	210	0.47	0.2	3.13	0.29	3,709.73	0.71	0.51	3.13	1.12	14163.85	1.101629	13880.53	(3,426.41)	(4,454.33)
22	0.88	1.33	10	220	0.46	0.2	3.13	0.29	3,797.03	0.69	0.51	3.13	1.10	14497.16	1.101629	14541.51	(3,841.37)	(4,993.79)
23	0.88	1.33	10	230	0.45	0.2	3.13	0.28	3,882.36	0.68	0.51	3.13	1.07	14822.98	1.101629	15202.48	(4,261.87)	(5,540.43)
24	0.88	1.33	10	240	0.44	0.2	3.13	0.28	3,965.87	0.67	0.51	3.13	1.05	15141.79	1.101629	15863.46	(4,687.54)	(6,093.80)
25	0.88	1.33	10	250	0.43	0.2	3.13	0.27	4,047.64	0.65	0.51	3.13	1.03	15454.03	1.101629	16524.44	(5,118.06)	(6,653.48)

EARTHWORK



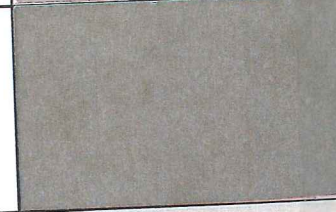
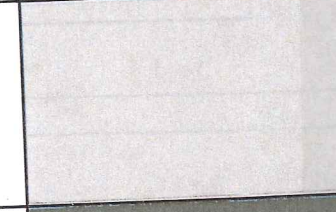


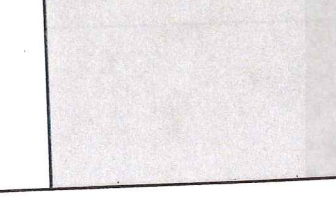
CUT = 3,325 CY
 FILL = 3,325 CY
 NET = 0 CY*

* EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE. THESE ARE ESTIMATES ONLY.



**PEBBLE BEACH AREA D INCLUSIONARY HOUSING
EXTERIOR COLOR BOARD**

6/3/2013

1	ROOFING - COMPOSITION SHINGLES OWENS CORNING OAKRIDGE SHINGLES COLOR/FINISH: POPPER MILL GRAY	
2	CEMENT PLASTER KELLY-MOORE "GLEN ABBEY" #KM3957-2	
3	EXTERIOR LAPPED WOOD SIDING SMOOTH REDWOOD OR CEDAR (OR EQUAL) KELLY-MOORE "GREYWOOD" #KM3958-3	
4	EXTERIOR WOOD FASCIAS, TRIM, & ROOF EAVES SMOOTH DOUGLAS FIR (OR EQUAL) KELLY-MOORE "SAND DUNE" #KM3955-1	
5	METAL DECK RAILINGS GALVANIZED & PAINTED STEEL KELLY-MOORE "FAIR FIELDSTONE" #KM3959-3	
6	ALUM.-CLAD WD. WINDOWS & SLIDING GLASS DOORS MARVIN (OR EQUAL) PEBBLE GRAY	
7	METAL GUTTERS, DOWNSPOUTS, & METAL ROOFING PAINTED GALVANIZED SHEET METAL KELLY-MOORE "SAND DUNE" #KM3955-1 METAL ROOFING: CLOSEST MATCHING STD. COLOR	

Material
Descript

Material:
Descripti

Materials
Descripti