



449 ALVARADO STREET MIXED-USE BUILDING

VICINITY MAP



PROJECT DESCRIPTION

PROPOSED REUSE OF AN EXISTING RETAIL BUILDING AND NEW FRONTAGE BUILDING. THE EXISTING BUILDING IS A PROPOSED AS A 3-STORY RESIDENTIAL BUILDING. THE NEW BUILDING WILL BE CONSISTING OF (2) COMMERCIAL-LEASE SPACES ON THE GROUND FLOOR AND RESIDENTIAL UNITS ABOVE. OVERALL THE PROJECT WILL CONSIST OF NINETEEN RESIDENT UNITS INCLUDING (5) STUDIOS, (12) 1 BD, AND (2) 2 BD TYPE UNITS.

PROJECT DIRECTORY

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PROJECT ADDRESS: 449 ALVARADO STREET
MONTEREY, CA 93940

APN: 001-574-028-000

WATER USE CALCS

TOTAL WATER AVAILABLE = 1.372 AF

RETAIL/OFFICE:
1,730 SF (GROUP 1 USE) X 0.00007 = **0.12 AF (RETAIL)**

1.372 AF (TOTAL) - 0.12 AF (RETAIL) = 1.252 AF REMAINING

RESIDENTIAL:
TYP. UNIT W/ ONE BATHROOM & ONE KITCHEN = 0.058 AF
[1 SINK/DW (0.015 AF) + 1 WASH BASIN (0.01 AF) + 1 SHOWER (0.02 AF) + 1 TOILET (0.013 AF)] = 0.058 AF/UNIT

19 UNITS = 0.058 X 19 = **1.102 AF (RESIDENTIAL)**

TOTAL WATER USE:
0.12 (RETAIL) + 1.102 (RESIDENTIAL) = 1.222 AF TOTAL PROPOSED

EXISTING PROJECT STATISTICS

ZONING: PC-D PLANNED COMMUNITY WITH DESIGN AND DEVELOPMENT CONTROL OVERLAY

PARCEL SIZE: .301 ACRES (13,112 SF)

EXISTING GROSS AREA: 19,597 SF
BASEMENT FLOOR: 1,950 SF
GROUND FLOOR: 7,520 SF
SECOND FLOOR: 3080 SF

EXISTING LOT COVERAGE: 57.4% (GROUND FLOOR/PARCEL SIZE)

EXISTING F.A.R.: 1.5 (BUILDING GROSS / PARCEL SIZE)

EXISTING WATER FIXTURES:

- TOILETS:** TBD (PENDING VERIFICATION PRIOR TO DEMOLITION)
- LAVATORIES:** TBD (PENDING VERIFICATION PRIOR TO DEMOLITION)
- SHOWERS:** TBD (PENDING VERIFICATION PRIOR TO DEMOLITION)
- DRINKING FOUNTAINS:** TBD (PENDING VERIFICATION PRIOR TO DEMOLITION)

LANDSCAPE AREA: 1,065 SF
IMPERVIOUS SURFACE: 12,047 SF

EXISTING FRONT YARD SETBACK: 36'-0"

EXISTING HEIGHT: 40'-0" (2 STORIES AND BASEMENT)

PROJECT STATISTICS

ZONING: PC-D PLANNED COMMUNITY WITH DESIGN AND DEVELOPMENT CONTROL OVERLAY

PARCEL SIZE: .30 ACRES (13,112 SF)
MAX RES. DENSITY (DSP S.2.1): 100 DU/ACRE X .301 ACRE = 30.1 MAX
PROPOSED RES. UNITS: 20 TOTAL UNITS

BUILDING GROSS AREA: 26,687 SF

EXISTING BUILDING:

- BASEMENT FLOOR:** (NO UNITS PROPOSED)
- NEW DESIGNATED PRIVATE STORAGE:** 1,016 SF
- STORAGE CORRIDOR:** 1,022 SF
- RAMAINING BASEMENT AREA:** 9,912 SF
- TOTAL:** 11,950 SF

GROUND FLOOR:

- RESIDENTIAL:** 3,766 SF (6) 1BED, (2) STUDIOS
- COMMON:** 2,298 SF (LAUNDRY & CIRCULATION)
- TOTAL:** 7,520 SF

SECOND FLOOR:

- RESIDENTIAL:** 1,845 SF (4) 1BED UNITS
- COMMON:** 472 SF CIRCULATION
- TOTAL:** 2,317 SF

NEW THIRD FLOOR:

- RESIDENTIAL:** 1,845 SF (4) 1BED UNITS
- COMMON:** 472 SF CIRCULATION
- TOTAL:** 2,317 SF

NEW BUILDING:

- GROUND FLOOR:**
- RETAIL:** 1,332 SF
- COMMON:** 396 SF
- TOTAL:** 1,728 SF

SECOND FLOOR:

- RESIDENTIAL:** 1,501 SF (3) STUDIOS, (1) 1 BED
- COMMON:** 199 SF CIRCULATION
- TOTAL:** 1,700 SF

PROJECT STATISTICS

RESIDENTIAL UNITS:

- UNIT A ~ 1-BEDROOM:** ~ 553 SF (1)
- UNIT B ~ TYP. STUDIO:** ~ 301 SF (1)
- UNIT C ~ TYP. STUDIO:** ~ 332 SF (1)
- UNIT D ~ TYP. STUDIO:** ~ 315 SF (1)
- UNIT E ~ TYP. STUDIO:** ~ 294 SF (4)
- UNIT F ~ 1-BEDROOM:** ~ 627 SF (4)
- UNIT G ~ 1-BEDROOM:** ~ 460 SF (8)
- TOTAL RESIDENTIAL:** ~ 8,865 SF
- GENERAL RETAIL:** ~ 1,332 SF

PROPOSED COVERAGE: 70% (GROUND FLOOR/PARCEL SIZE)

PROPOSED F.A.R.: 2.03 (BUILDING GROSS/ PARCEL SIZE)

LANDSCAPE AREA: 575 SF
IMPERVIOUS SURFACE: 12,485 SF
 NOTE: NO TREES ARE TO BE REMOVED

ALLOWED / MAX. HEIGHT: 4 STORIES (DSP S.3.1)
MAX. PROPOSED HEIGHT: 38'-4" EXISTING
 38'-4" NEW BUILDING

YARD SETBACKS (DSP S.2.1):

FRONT	REQUIRED	PROPOSED
0 FT	0 FT	0 FT

FIRE REQUIREMENTS:

EXISTING	PROPOSED:
FIRE SPRINKLERS	YES
FIRE ALARM	YES

OPEN SPACE:

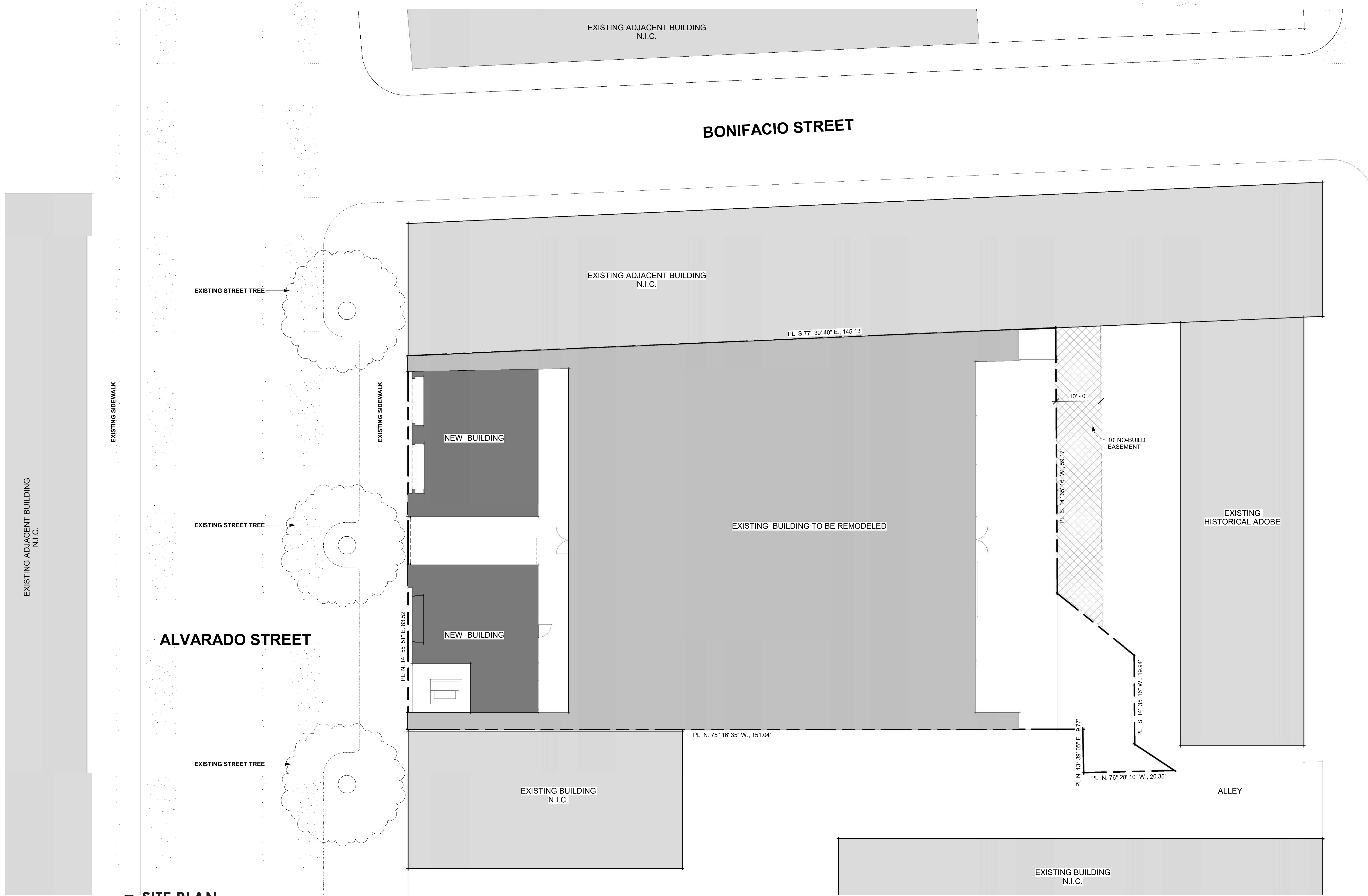
- INTERIOR OPEN SPACE:** 3,236 SF
- EXTERIOR OPEN SPACE:** 4,825 SF
- PRIVATE OPEN SPACE:** 4,927 SF

SHEET INDEX

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449 ALVARADO STREET TITLE SHEET

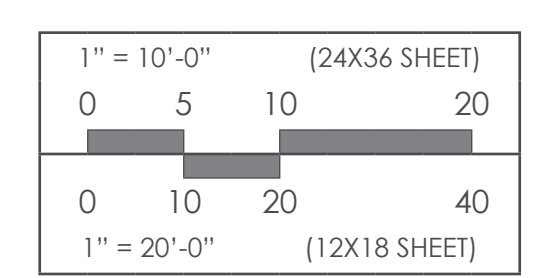


1 SITE PLAN
 1" = 10' - 0" (24 X 36 SHEET)



449 ALVARADO STREET

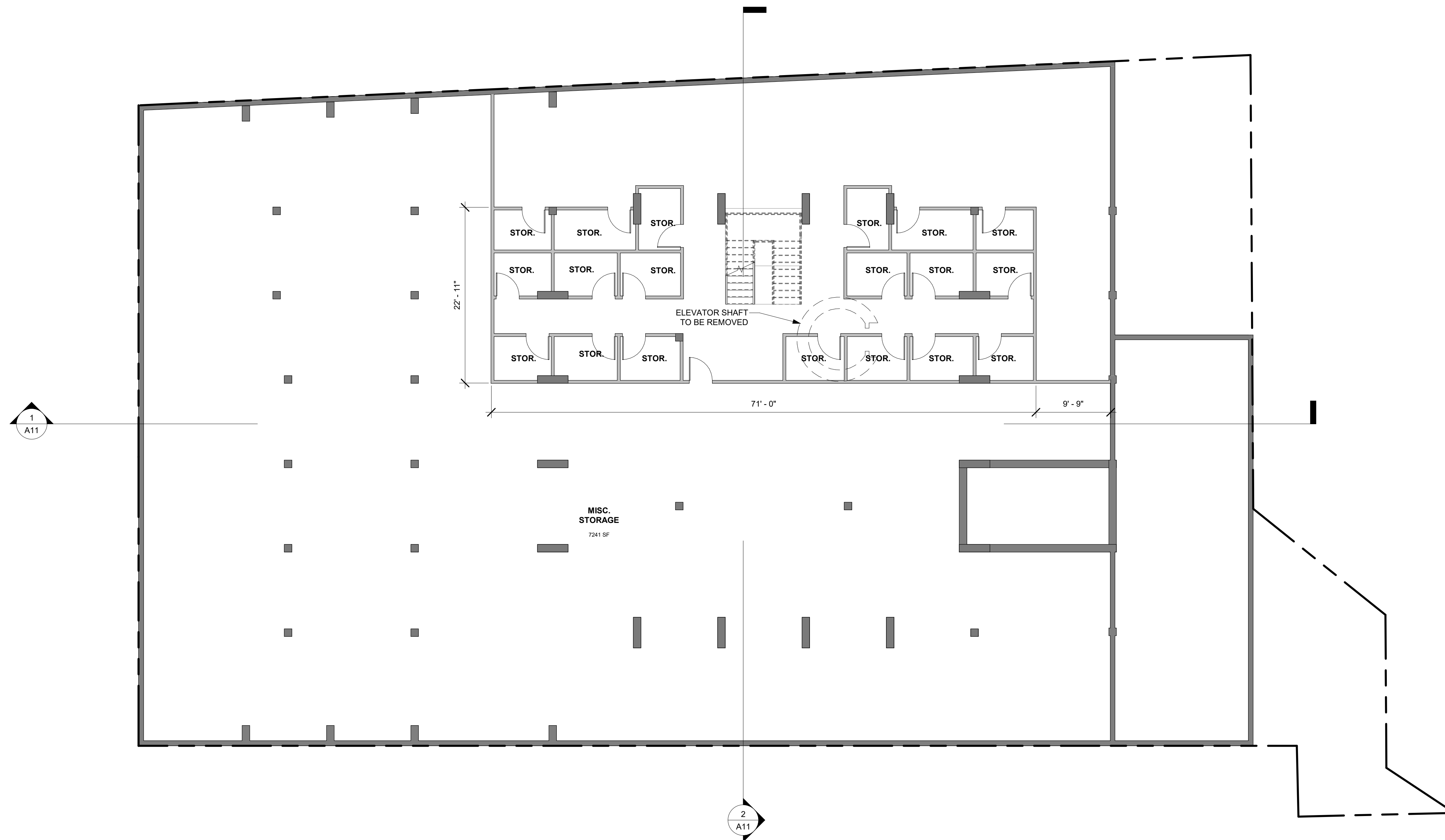
SITE PLAN



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TYLER STREET

A1



1 BASEMENT FLOOR PLAN
 1/8" = 1'-0" (24 X 36 SHEET)

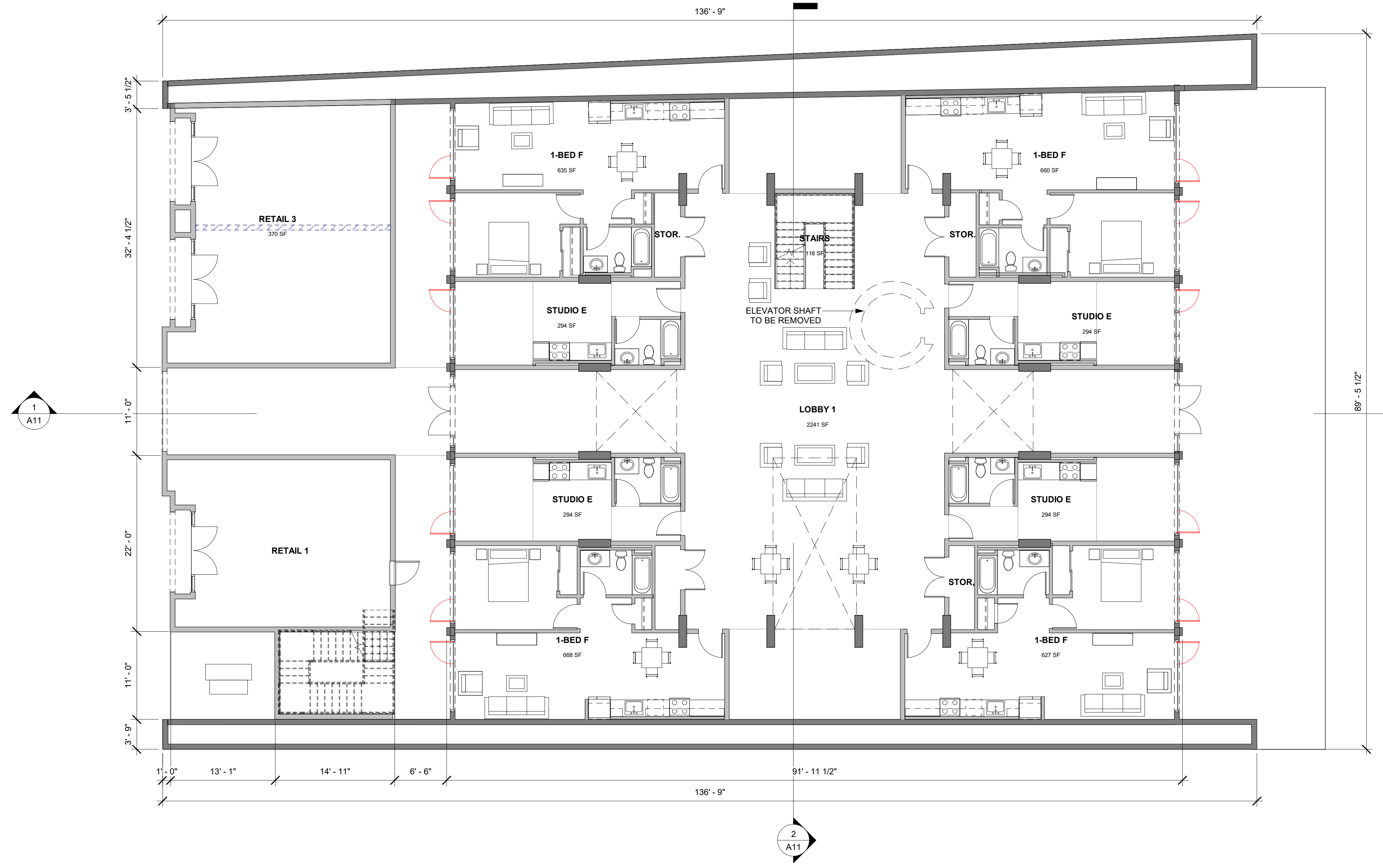


449 ALVARADO STREET
BASEMENT FLOOR PLAN

1/8" = 1'-0" (24X36 SHEET)			
0	4	8	16
1/16" = 1'-0" (12X18 SHEET)			
0	8	16	32

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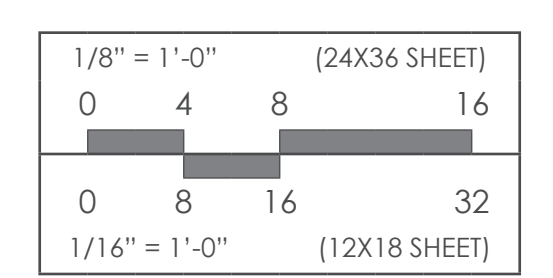
A2



1 GROUND FLOOR BUILDING PLAN
 1/8" = 1'-0" (24 X 36 SHEET)

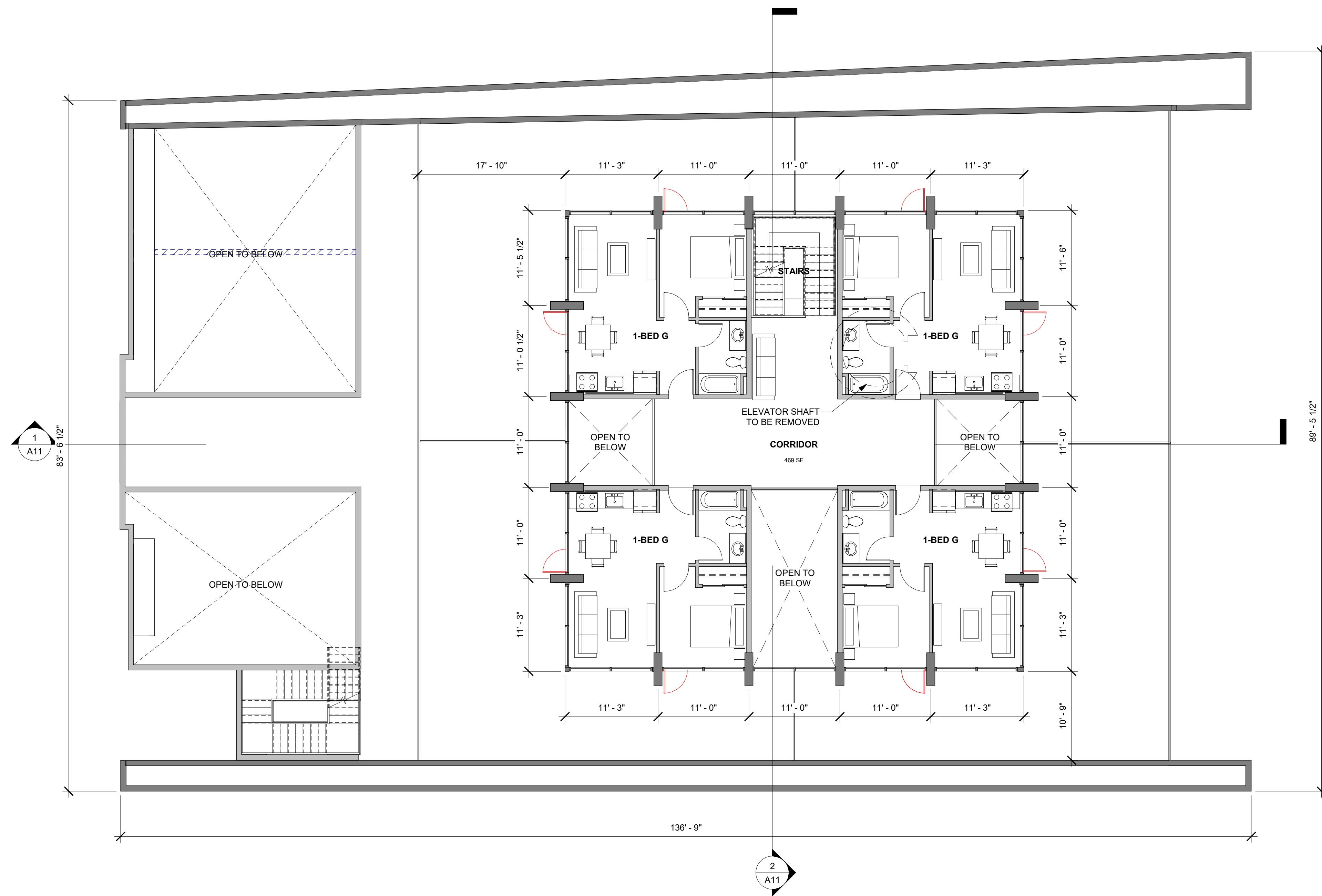


449 ALVARADO STREET GROUND FLOOR PLAN



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A3



1 SECOND FLOOR PLAN
 1/8" = 1'-0" (24 X 36 SHEET)

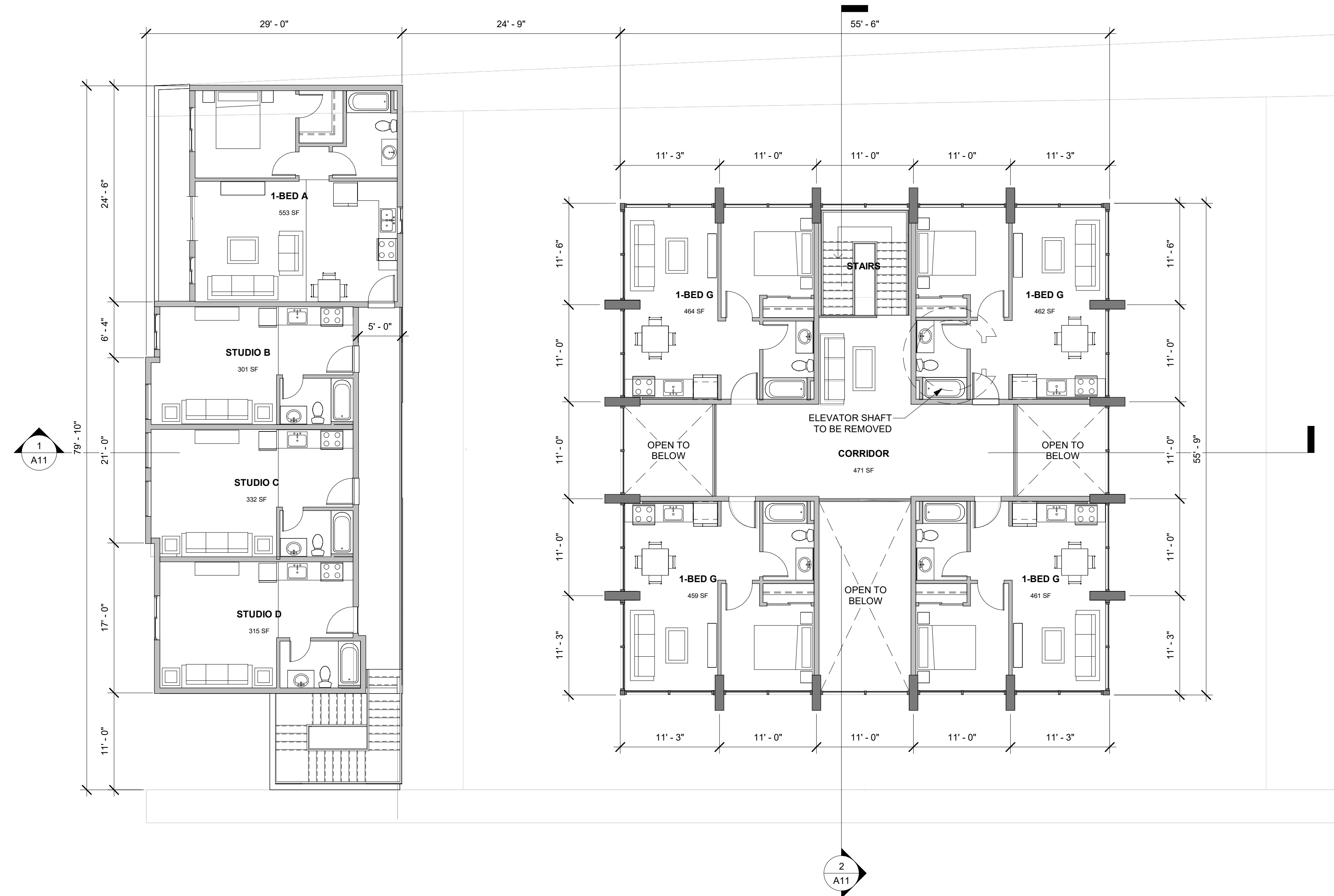


449 ALVARADO STREET
 SECOND FLOOR PLAN

1/8" = 1'-0" (24X36 SHEET)	
0	4 8 16
1/16" = 1'-0" (12X18 SHEET)	
0	8 16 32

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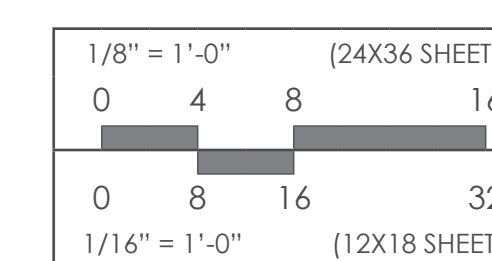
A4



1 **THIRD FLOOR PLAN**
 1/8" = 1'-0" (24 X 36 SHEET)

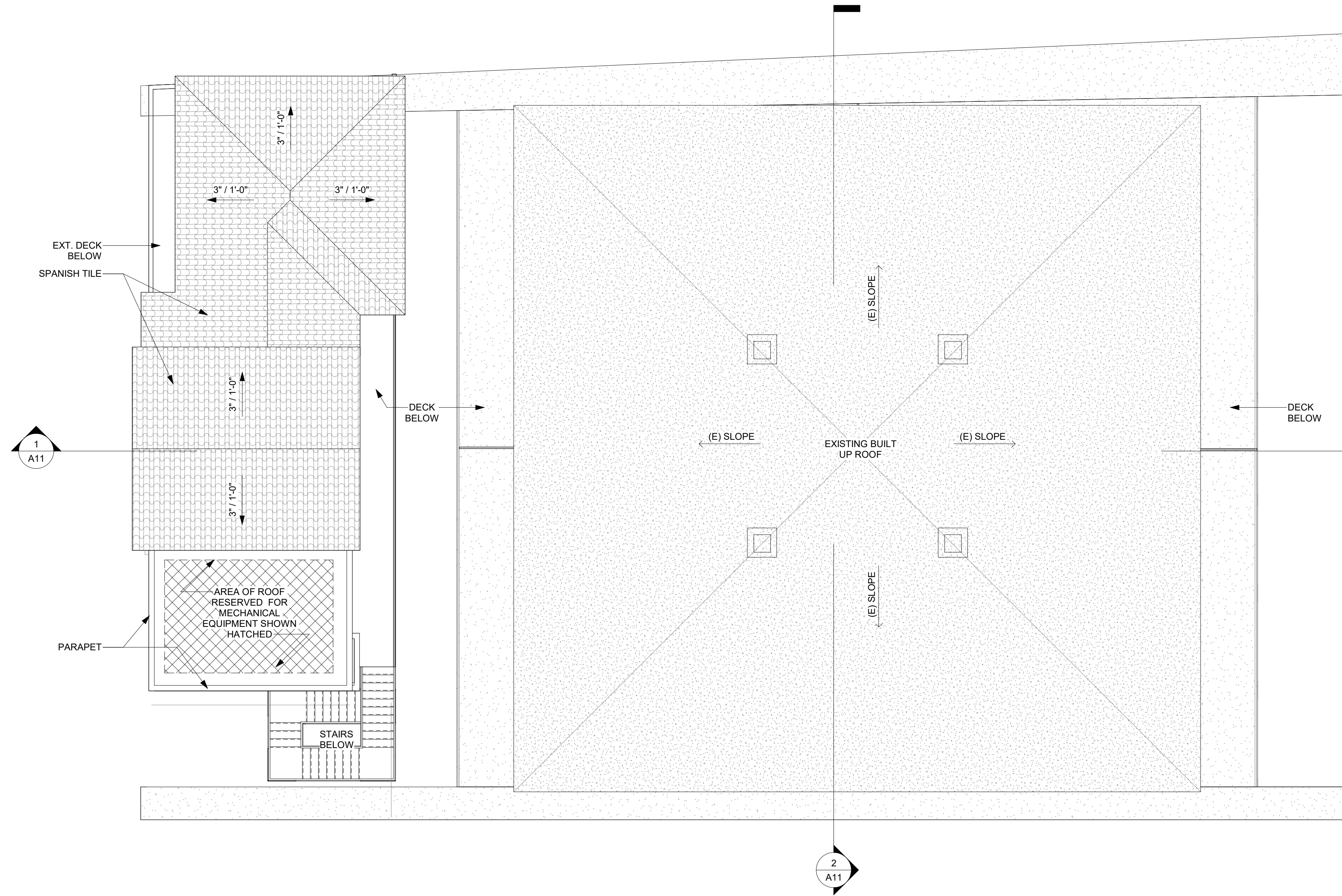


449 ALVARADO STREET
THIRD FLOOR PLAN



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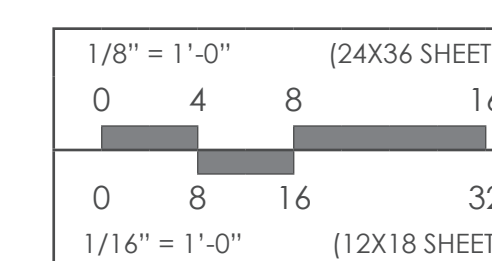
A5



1 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)

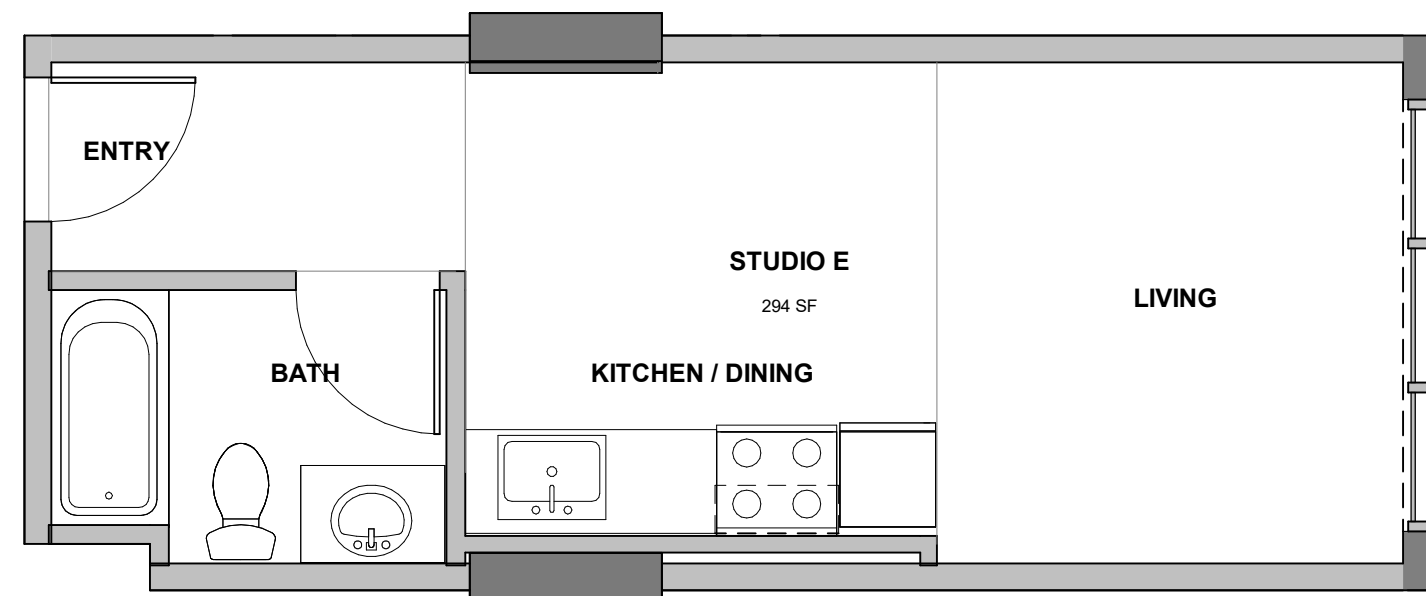


449 ALVARADO STREET
ROOF PLAN

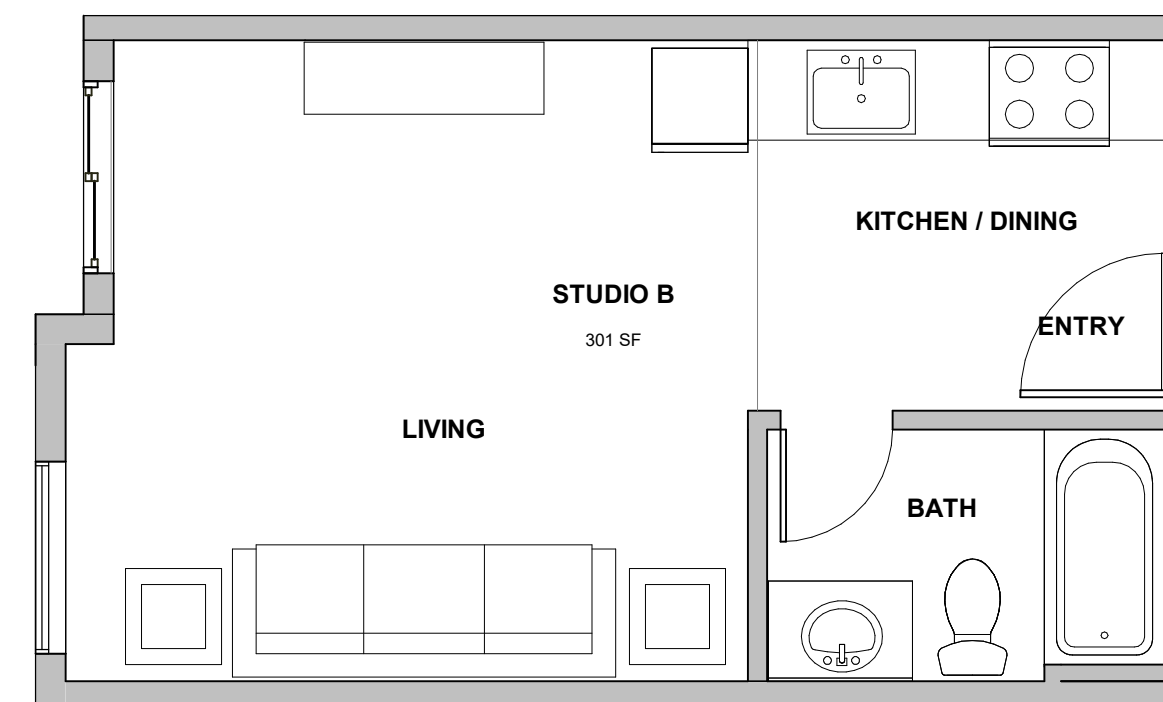


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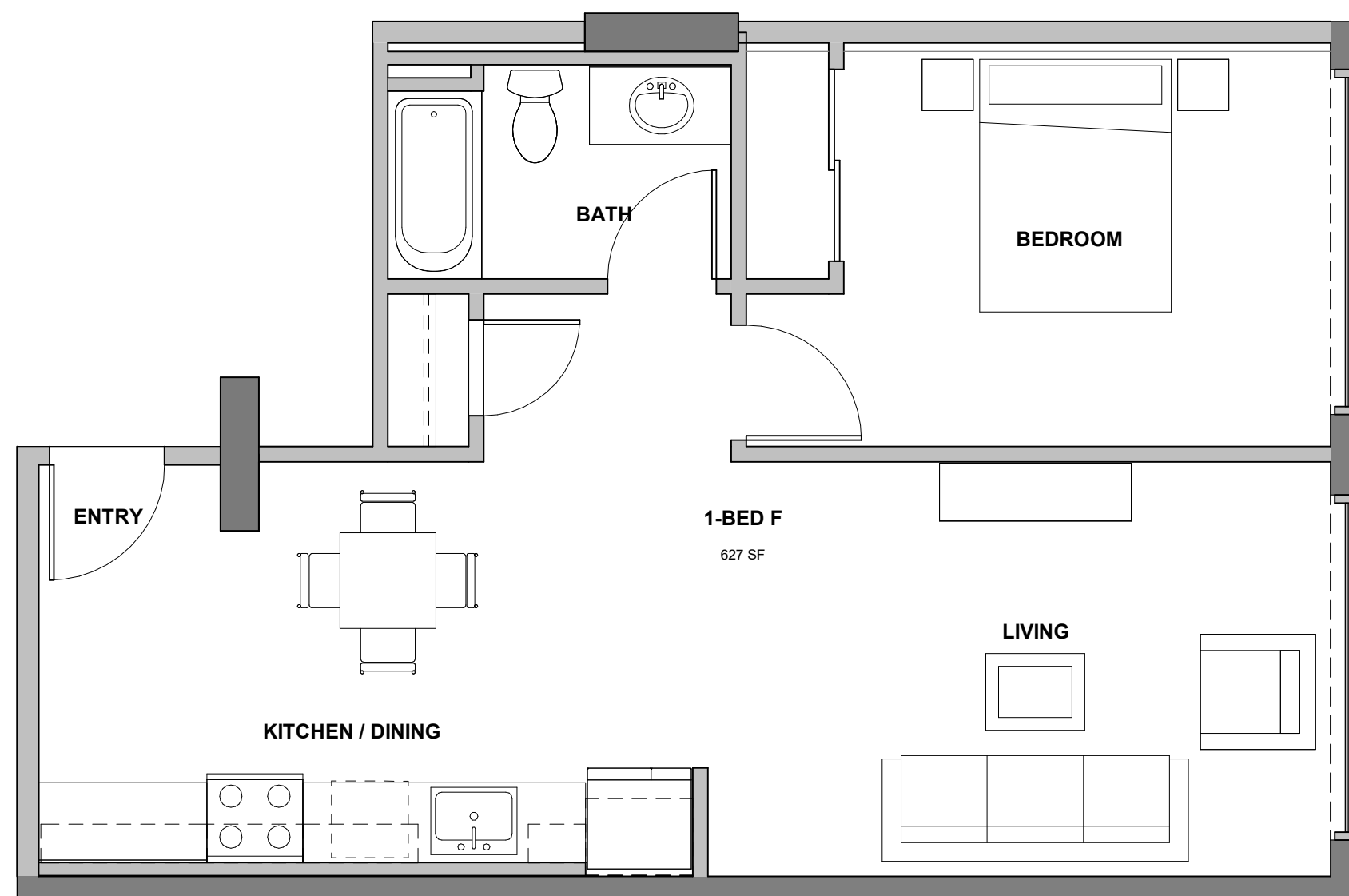
A6



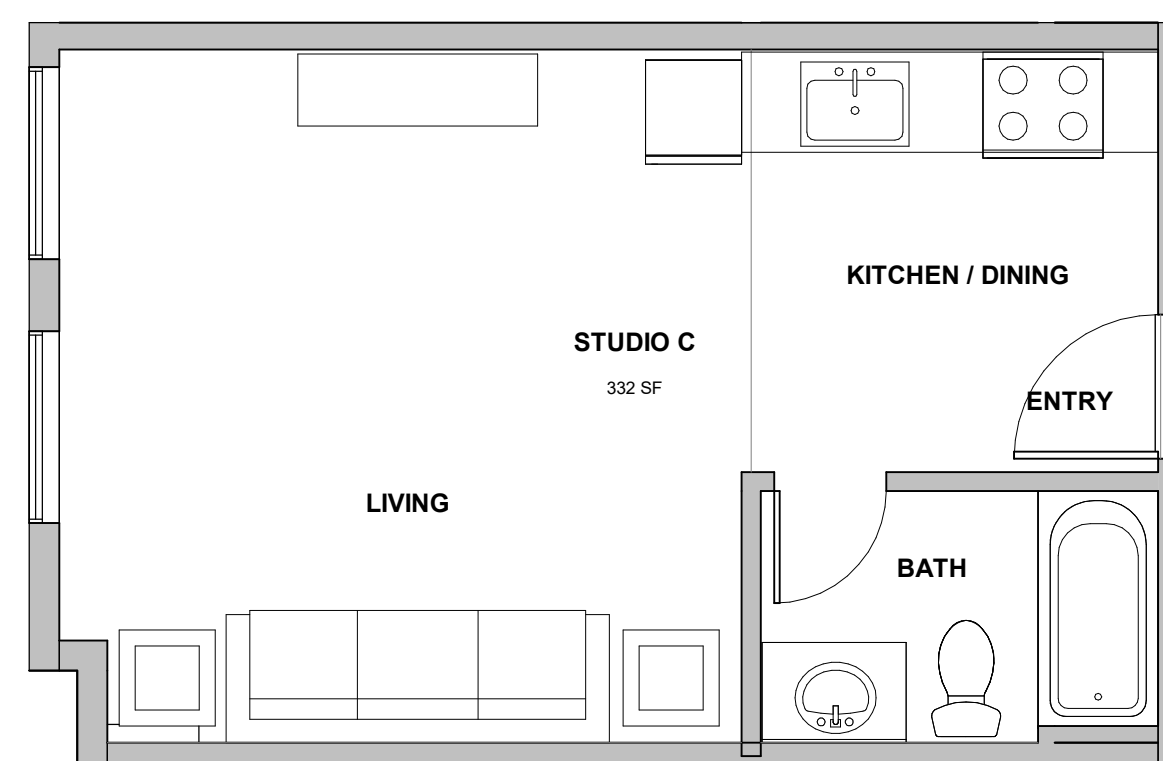
5 TYPICAL STUDIO UNIT E ~ 294 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



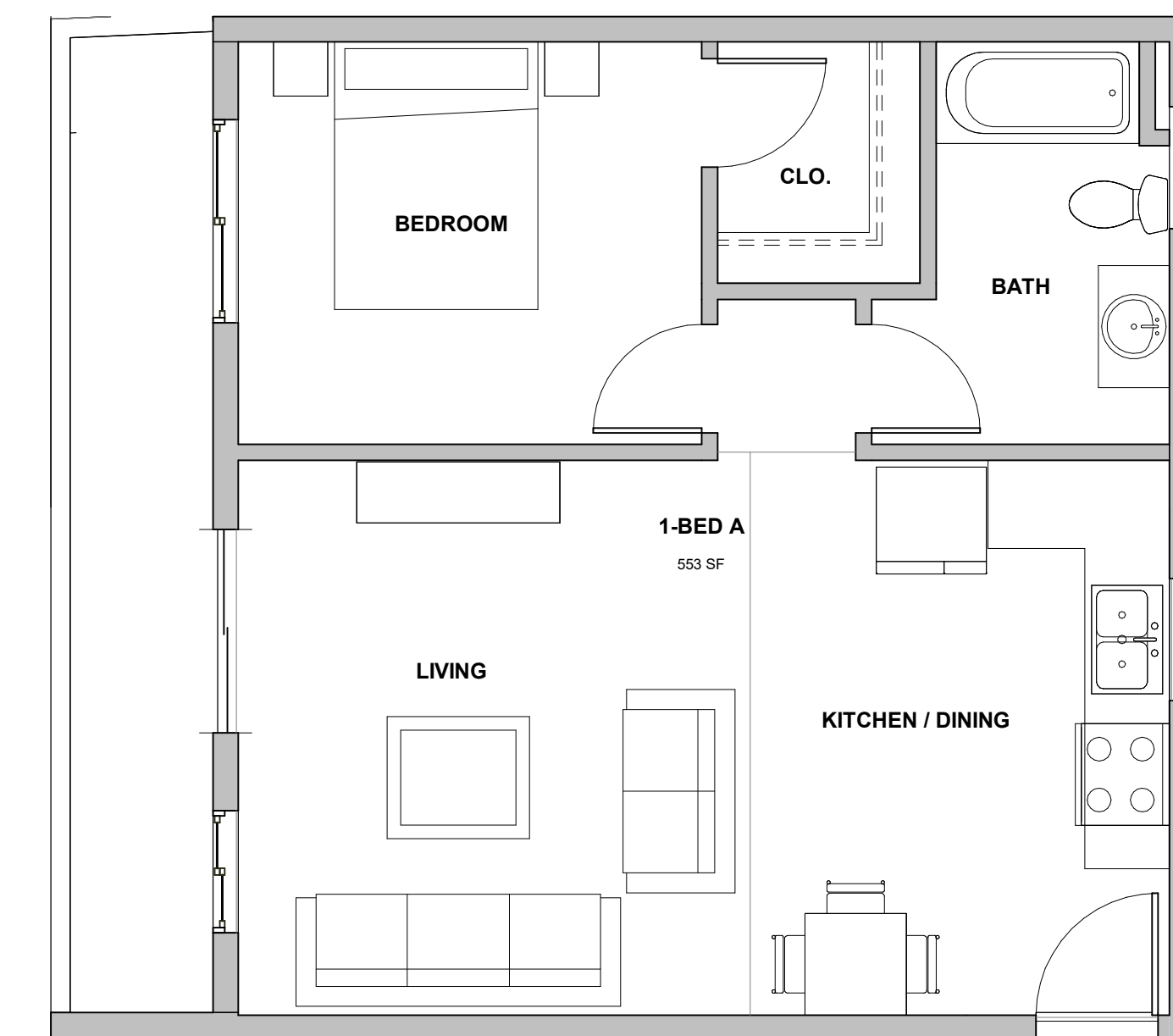
2 STUDIO PLAN B ~ 301 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



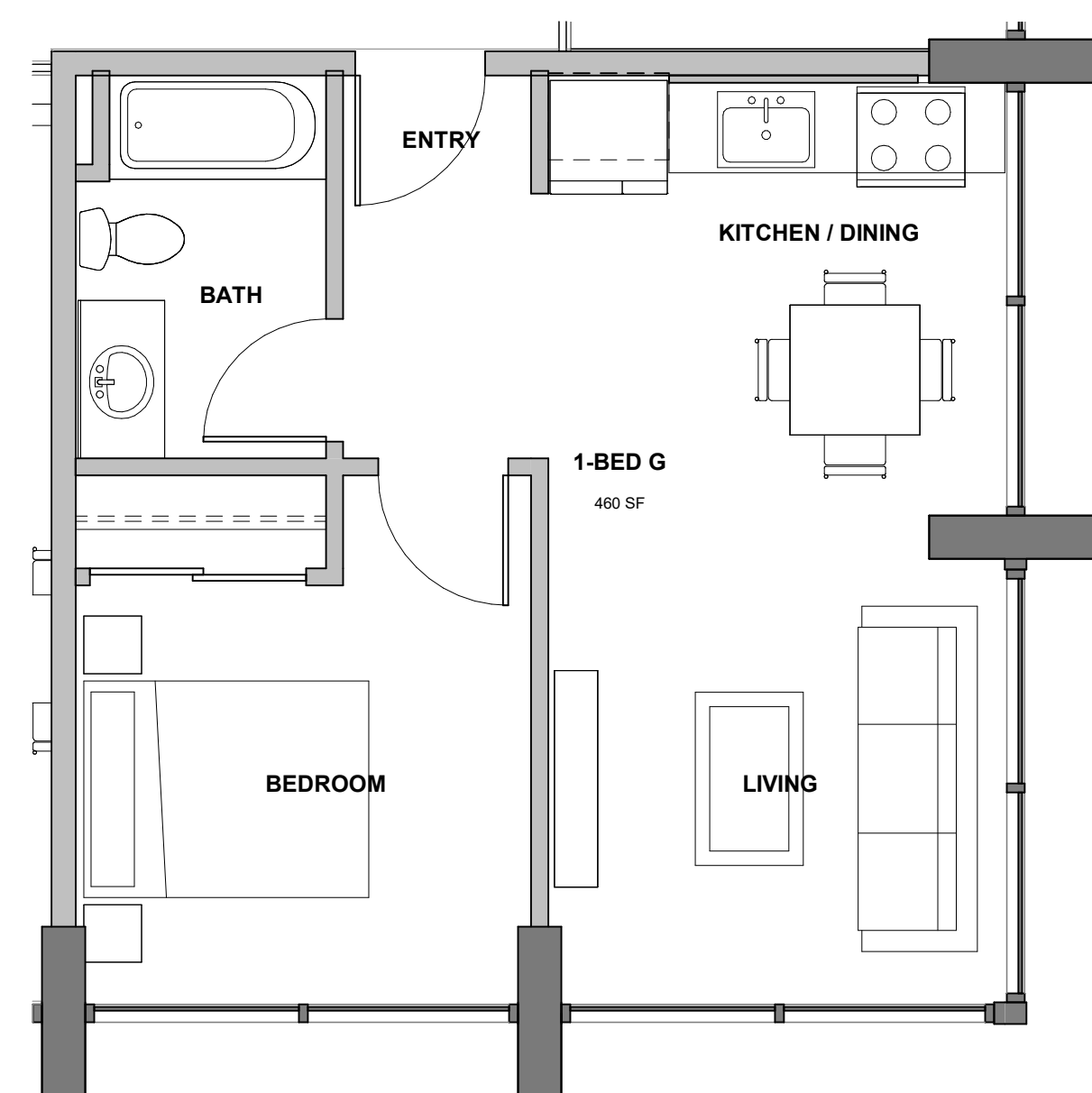
6 TYPICAL 1-BEDROOM PLAN F ~ 627 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



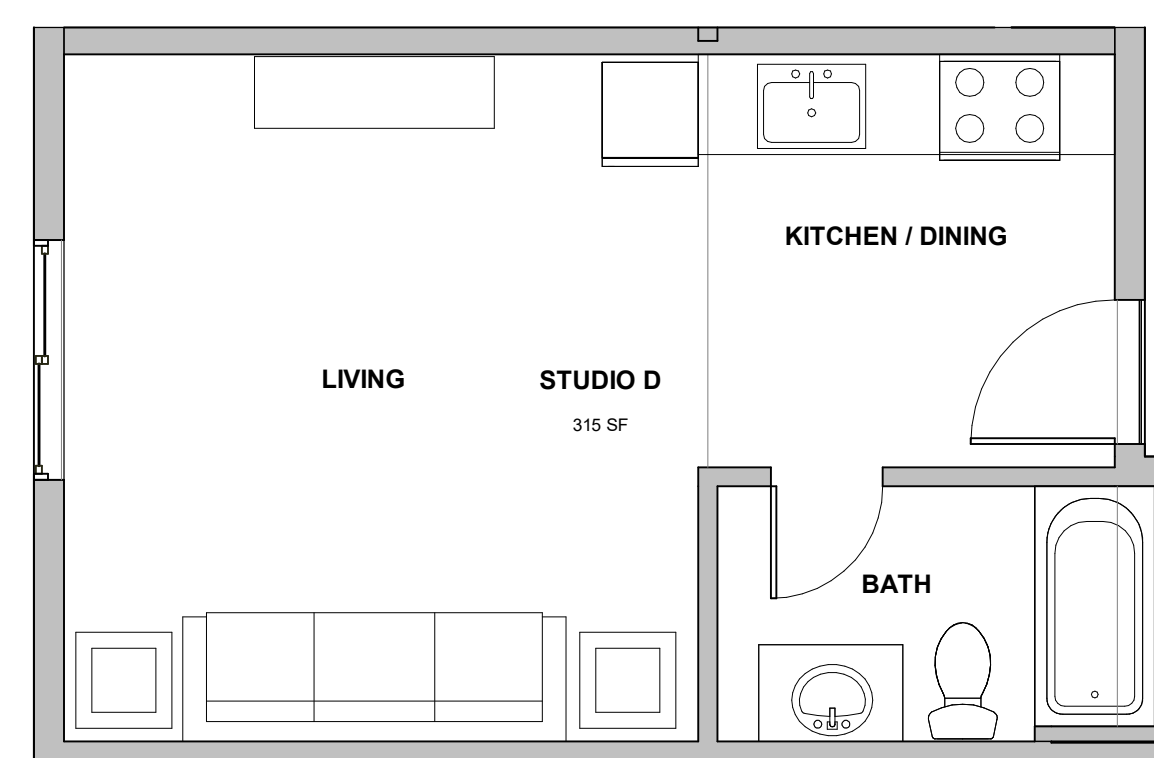
3 STUDIO PLAN C ~ 332 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



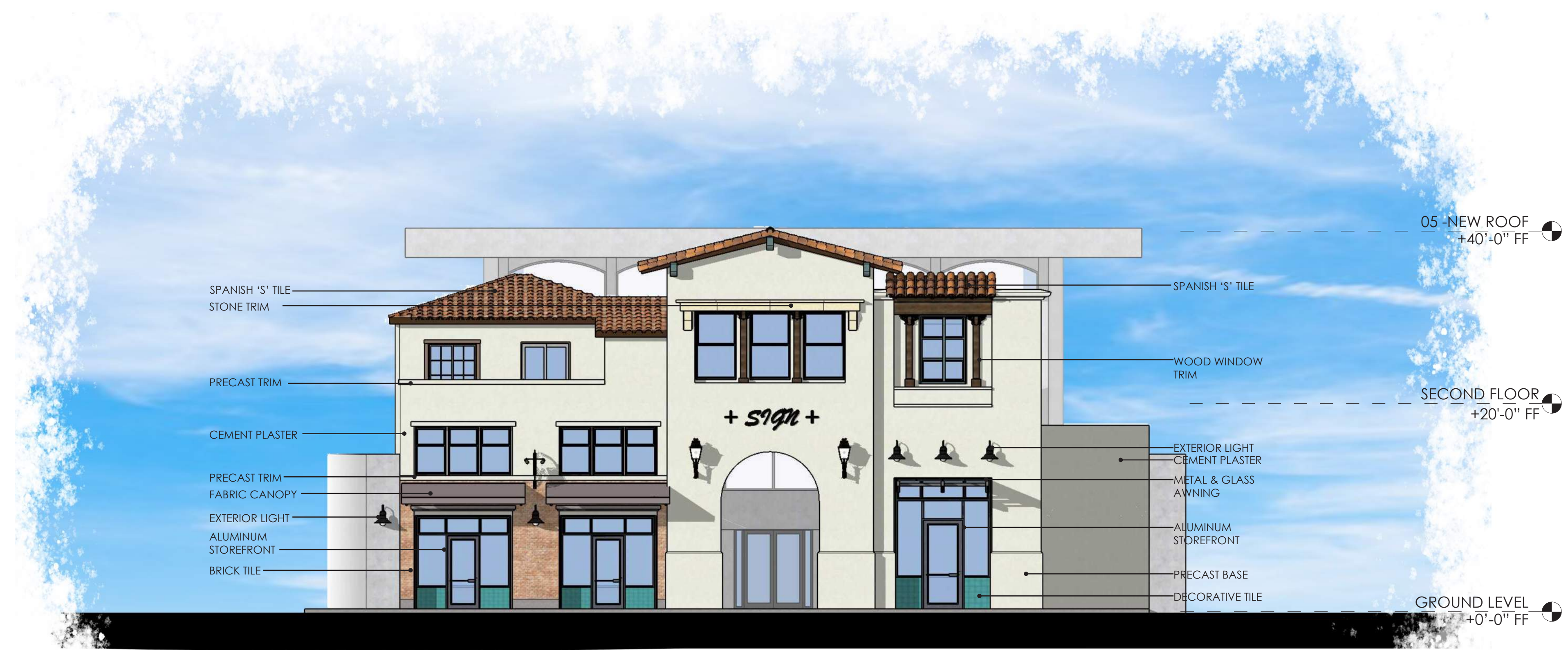
1 1-BEDROOM PLAN A ~ 553 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



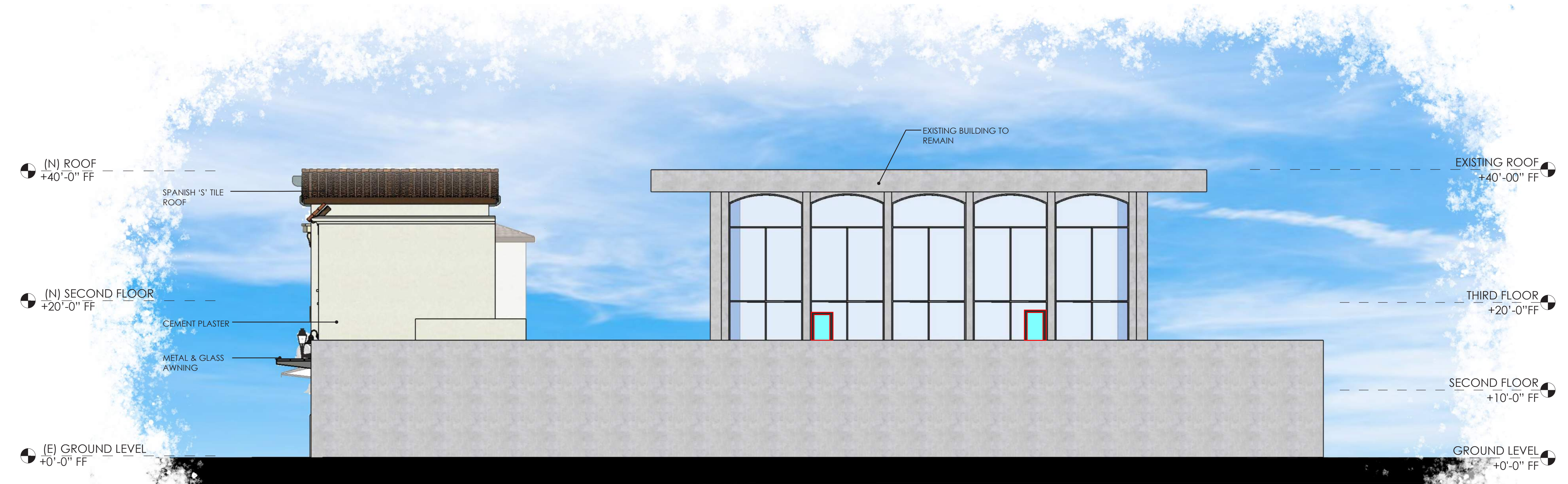
7 TYPICAL 1-BEDROOM PLAN G ~ 460 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



4 STUDIO PLAN D ~ 315 SQ FT
1/4" = 1'-0" (24 X 36 SHEET)



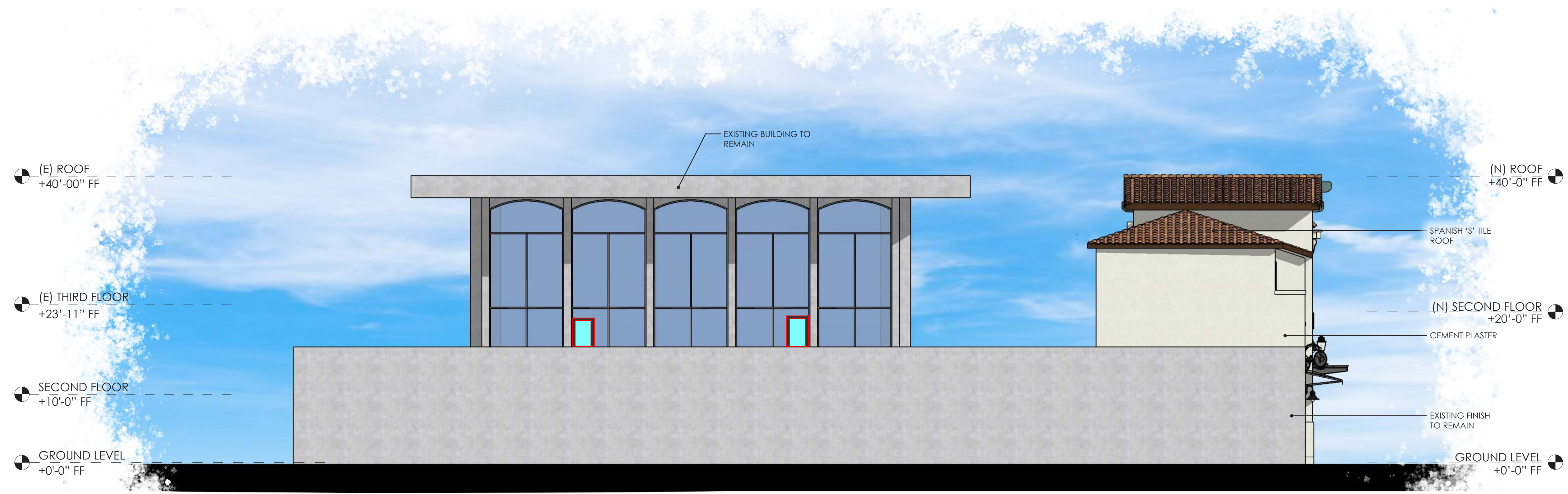
1 FRONT ELEVATION (WEST) - ALVARADO STREET
 1/8" = 1'-0" (24 X 36 SHEET)



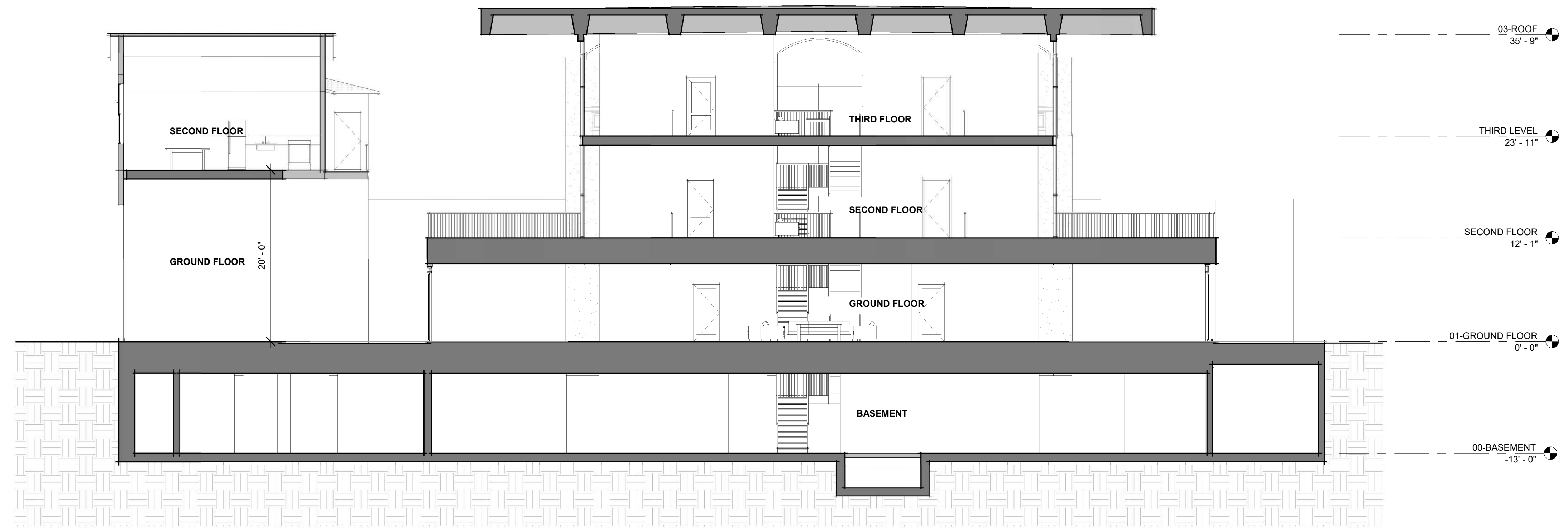
2 RIGHT ELEVATION (NORTH)
 1/8" = 1'-0" (24 X 36 SHEET)



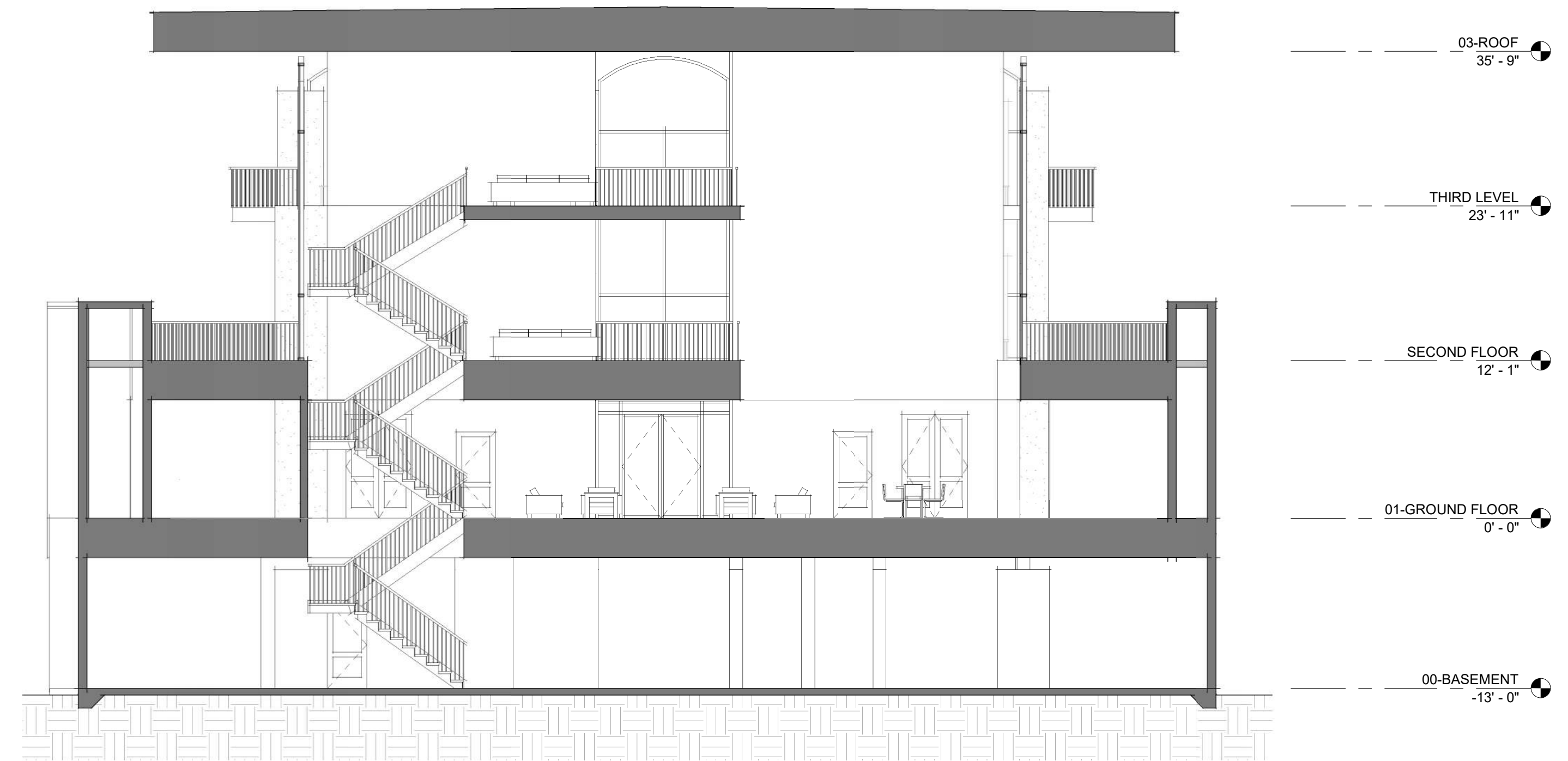
3 REAR ELEVATION (EAST)
1/8" = 1'-0" (24 X 36 SHEET)



4 LEFT ELEVATION (SOUTH)
1/8" = 1'-0" (24 X 36 SHEET)



1 **BUILDING SECTION**
 1/8" = 1'-0" (24 X 36 SHEET)



2 **BUILDING SECTION**
 1/8" = 1'-0" (24 X 36 SHEET)

