

# PACIFIC GROVE HOTEL

8b.

## PROJECT STATISTICS

### OWNER:

MR. NADER AGHA  
449 ALVARADO STREET  
MONTEREY, CA 93490

### ARCHITECT:

RRM DESIGN GROUP  
3765 SOUTH HIGUERA STREET  
SUITE 102  
SAN LUIS OBISPO, CA 93401

### SITE INFORMATION:

STREET ADDRESS: 157 GRAND AVE.  
APN: 006-173-001  
ZONING: C-1-T  
LOT SIZE: 34,601 SF  
SITE COVERAGE:  
ALLOWED: 25,950 SF (75% OF LOT)  
PROPOSED: 24,748 SF (71.5% OF LOT)  
MAXIMUM HEIGHT:  
ALLOWED: 40' FROM EXT. GRADE  
(WITH SITE COVERAGE < 75%)

### BUILDING INFORMATION:

HOTEL: 137 ROOMS  
STREET LEVEL: 4,441 SF  
FIRST FLOOR: 17,971 SF  
SECOND FLOOR: 22,753 SF  
THIRD FLOOR: 22,753 SF  
TOTAL: 67,918 SF  
RESTAURANT:  
STREET LEVEL: 3,130 SF  
COURTYARD:  
STREET LEVEL: 5,400 SF  
PARKING:  
STREET LEVEL: 15,494 SF  
DEDICATED LOT: 8,841 SF

### PARKING CALCULATIONS:

PER PACIFIC GROVE MUNICIPAL CODE SECTION 23.64.190 (d)  
- NOT LESS THAN ONE PARKING SPACE FOR EACH FOUR GUEST ROOMS IN ANY HOTEL AND NOT LESS THAN ONE PARKING SPACE FOR EACH UNIT IN A MOTEL. THE PLANNING COMMISSION MAY REQUIRE ADDITIONAL PARKING AT A RATIO OF ONE SPACE FOR EACH 50 SF OF ACCESSORY DINING AREA WITHIN THE R-3-M DISTRICT

### REQUIRED:

ROOMS	35 SPACES
(137 ROOMS/4 = 35)	
DINING	38 SPACES
(60% OF 3130 SF = 1878 SF	
1878 SF/50SF = 38)	
HOLMAN	14 SPACES
(PER PARCEL MAP PM14-602	
CONDITIONS)	
TOTAL	87 SPACES

### PROVIDED:

ON SITE VALLEY	55 SPACES
HOLMAN	14 SPACES
DEDICATED LOT	30 SPACES
TOTAL	99 SPACES

## SHEET INDEX

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0123-01-CO015  
DATE: 07/01/15



PERSPECTIVE SKETCH  
CORNER OF FOUNTAIN AVE. AND CENTRAL AVE.

PACIFIC GROVE HOTEL  
CENTRAL AVENUE, PACIFIC GROVE CA

0123-01-CO015  
DATE: 7/01/15

A2





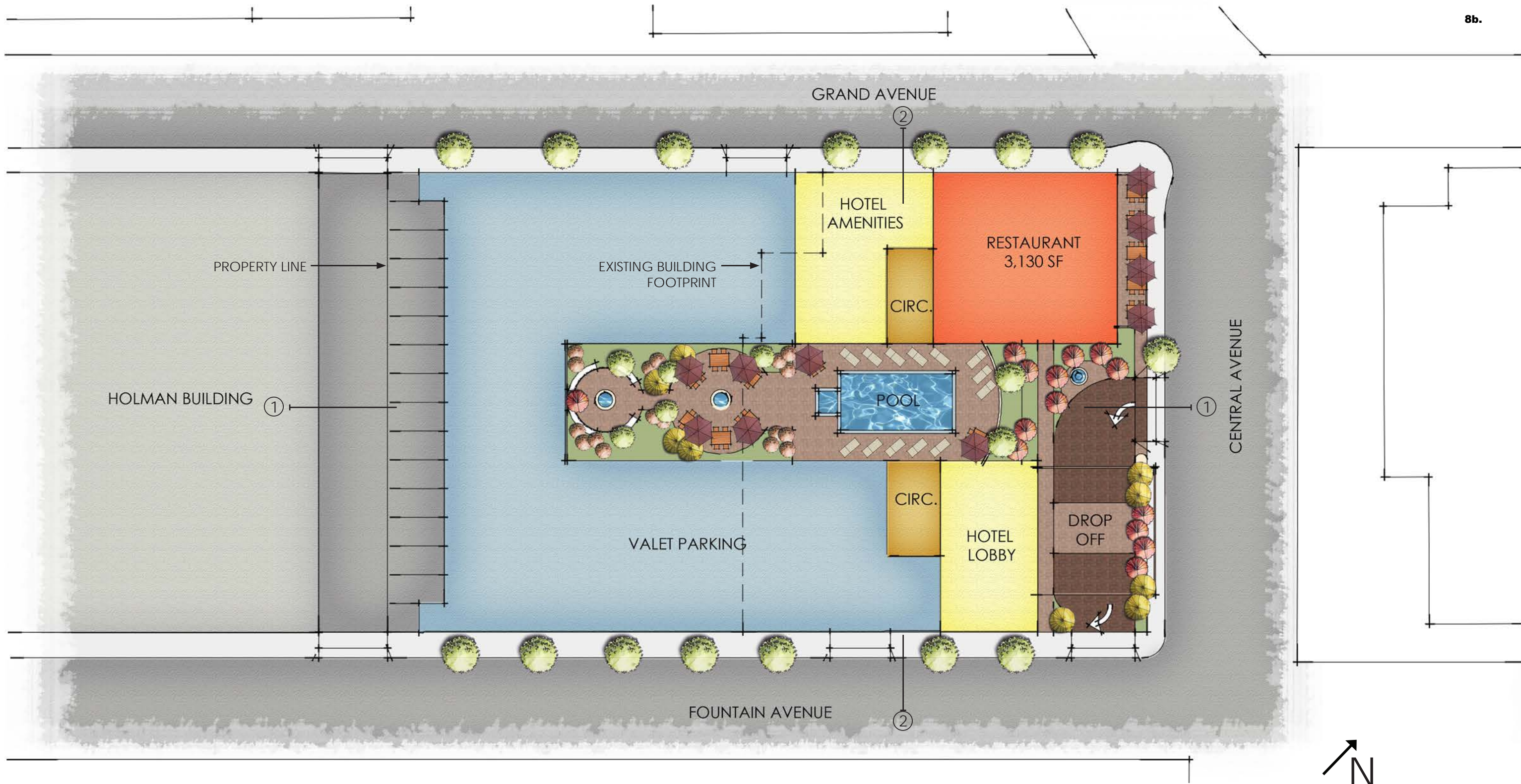
PERSPECTIVE SKETCH  
CORNER OF GRAND AVE. AND CENTRAL AVE.

PACIFIC GROVE HOTEL  
CENTRAL AVENUE, PACIFIC GROVE CA

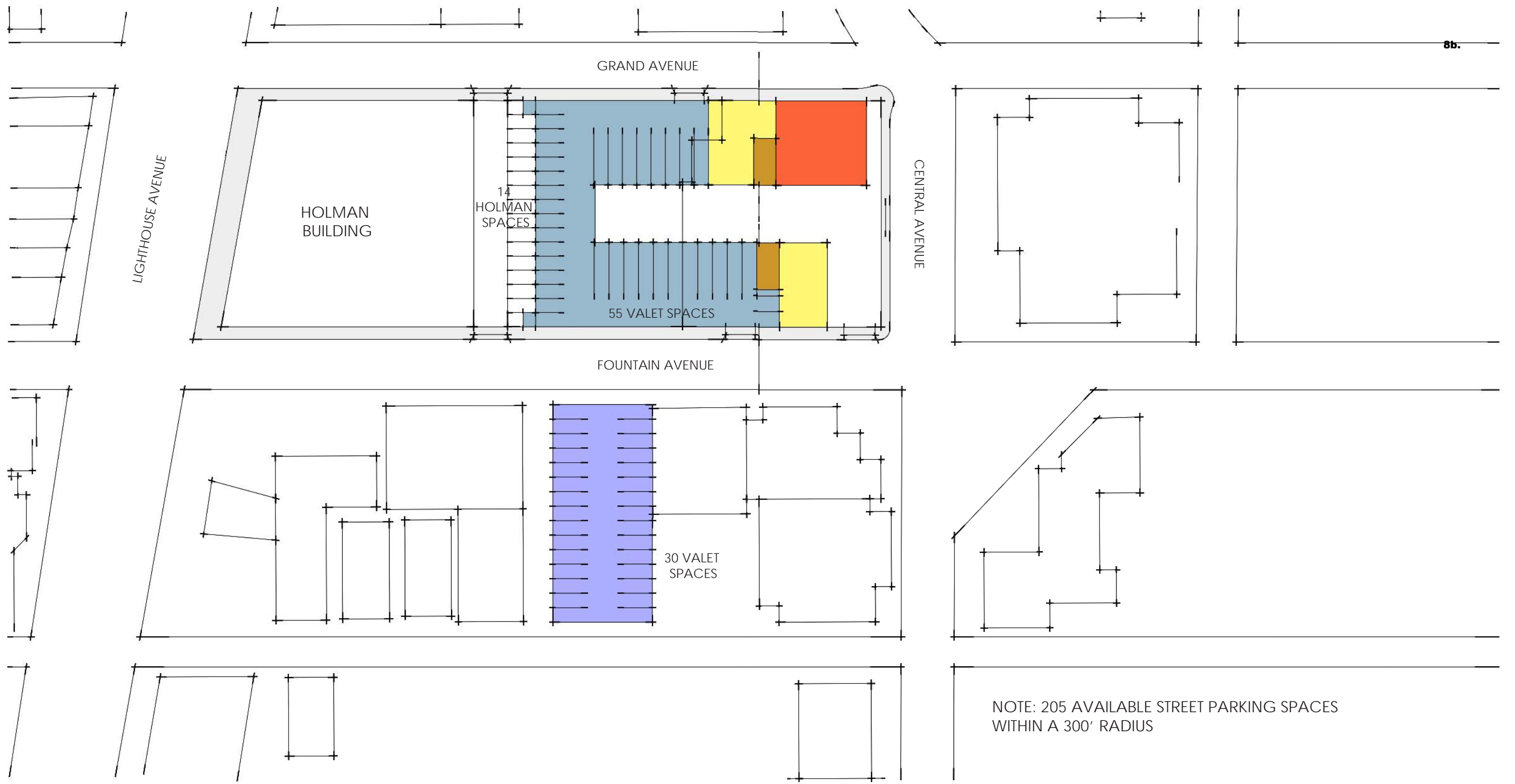
0123-01-CO015  
DATE: 7/01/15

A3





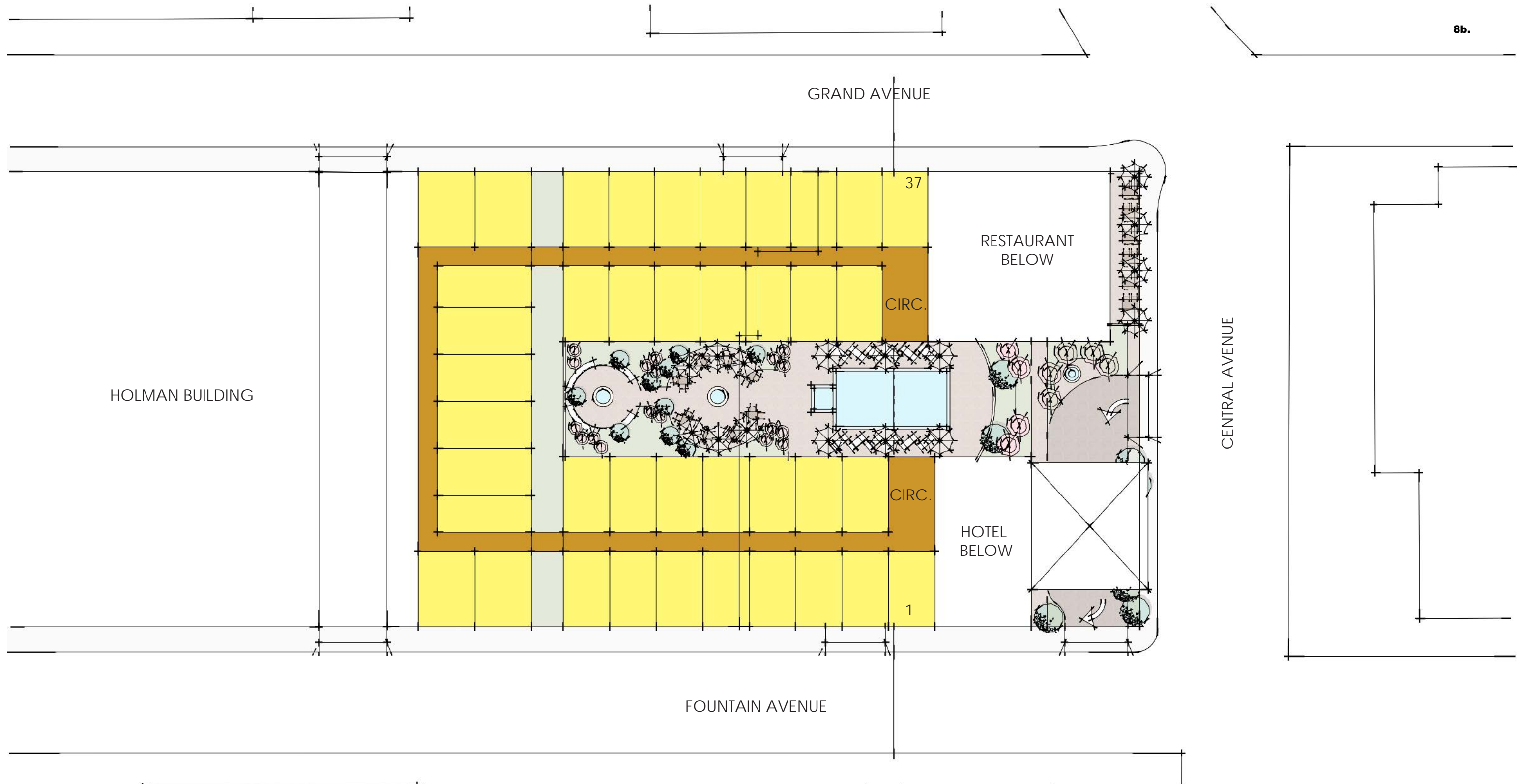
# ARCHITECTURAL SITE PLAN



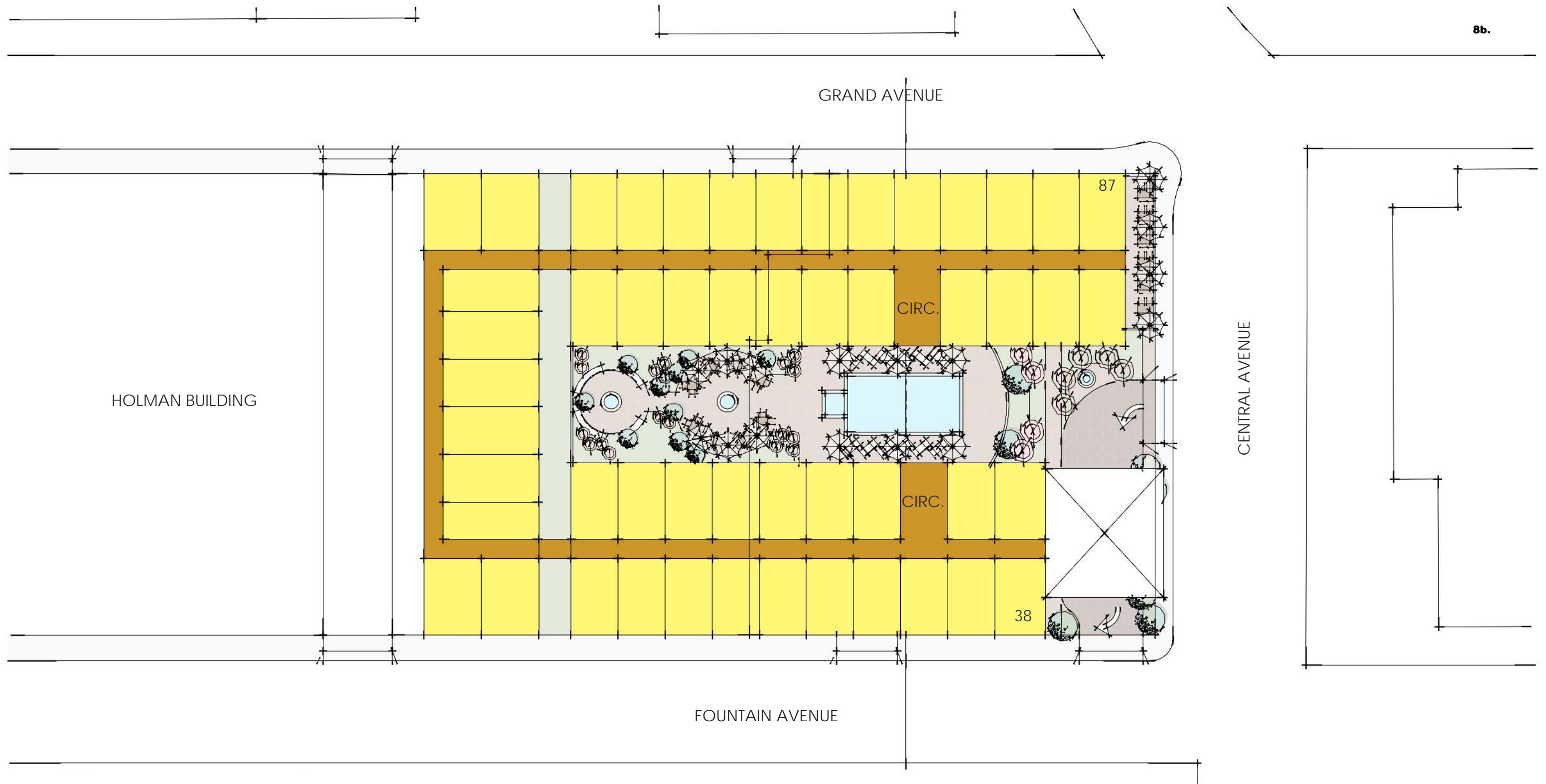
NOTE: 205 AVAILABLE STREET PARKING SPACES  
WITHIN A 300' RADIUS

# PARKING LAYOUT





FIRST FLOOR PLAN



## SECOND FLOOR PLAN

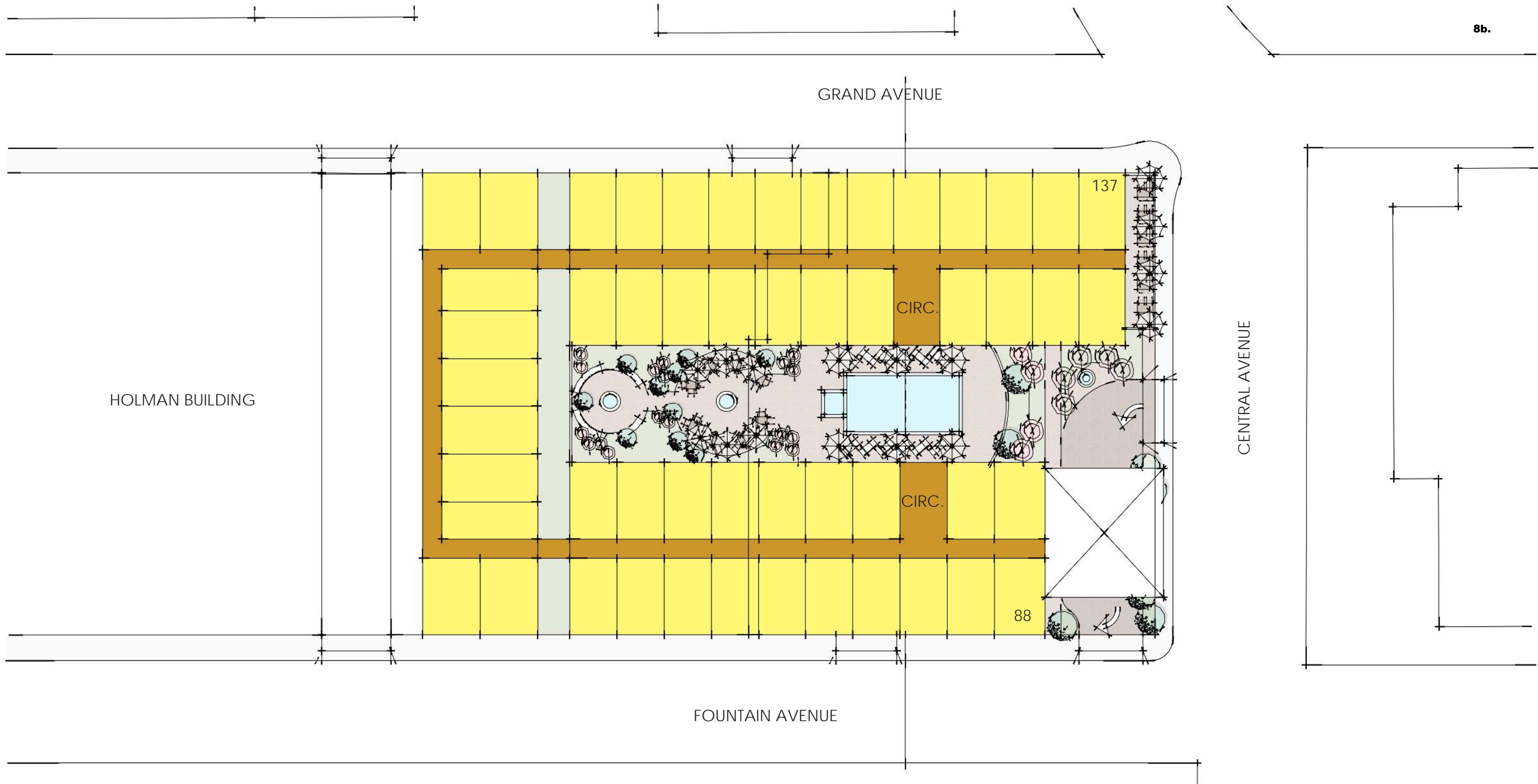
**PACIFIC GROVE HOTEL**  
CENTRAL AVENUE, PACIFIC GROVE CA

SCALE: 1" = 20'

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HOLMAN BUILDING

GRAND AVENUE

137

CIRC.

CENTRAL AVENUE

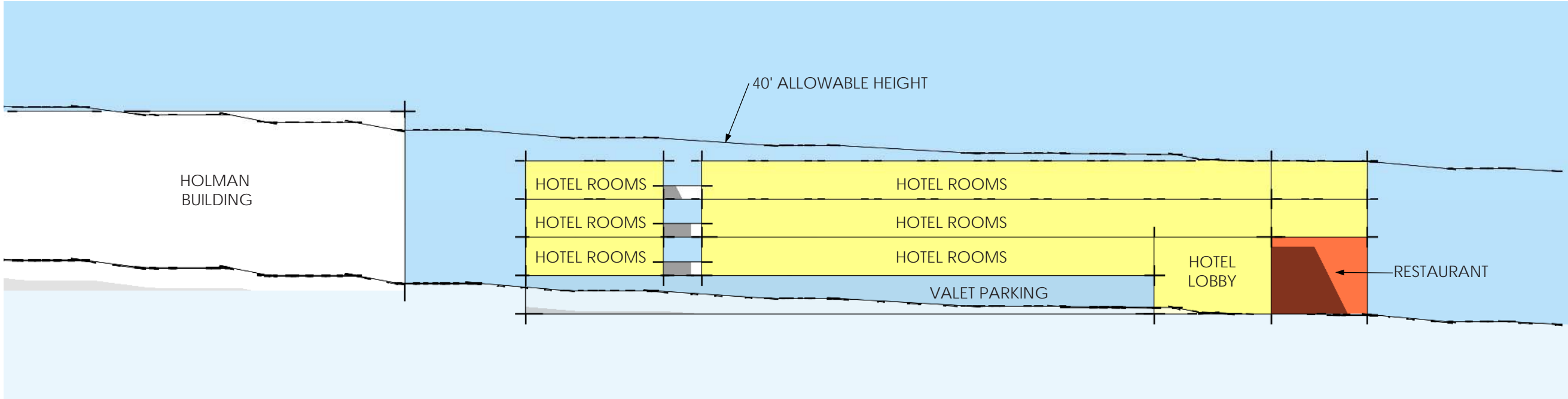
CIRC.

88

FOUNTAIN AVENUE

# THIRD FLOOR PLAN





# FOUNTAIN STREET ELEVATION

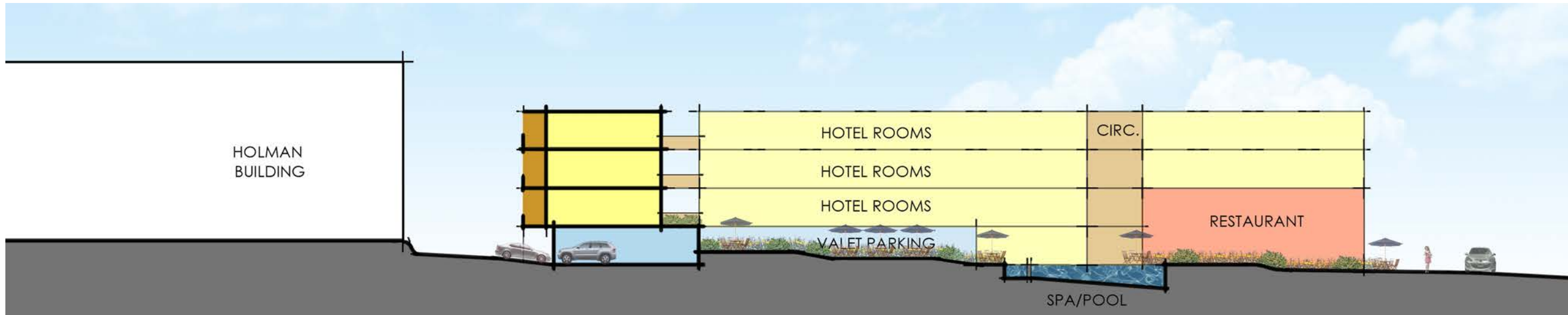
**PACIFIC GROVE HOTEL**  
CENTRAL AVENUE, PACIFIC GROVE CA

SCALE: 1" = 30'

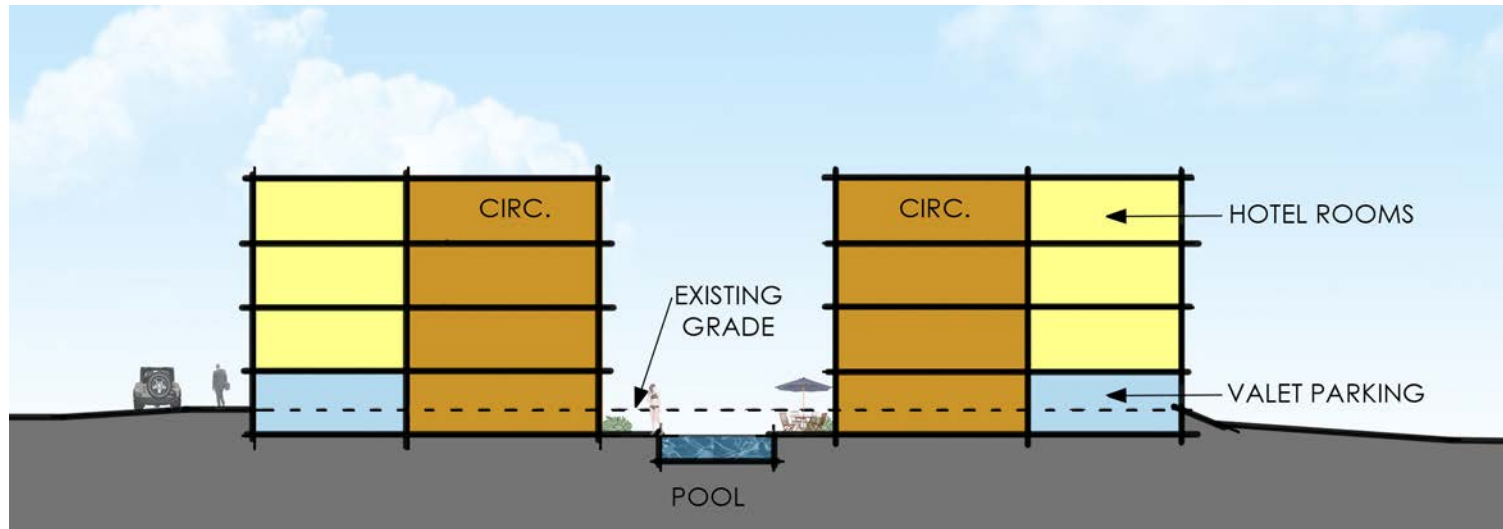
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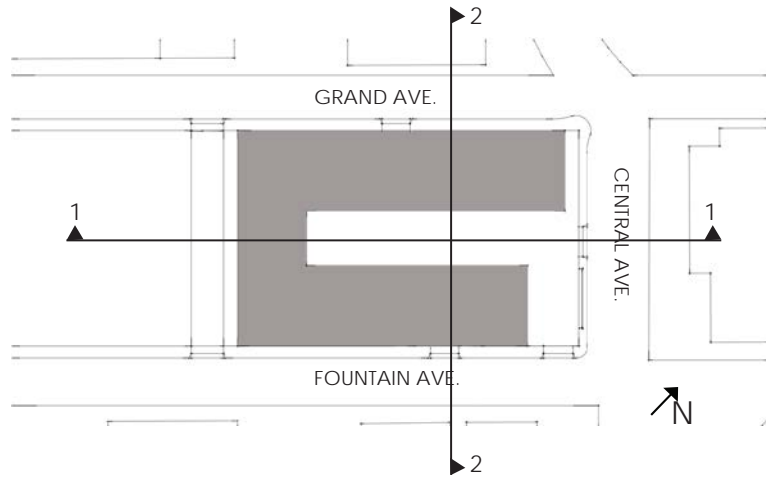




SITE SECTION 1



SITE SECTION 1



# SITE SECTIONS