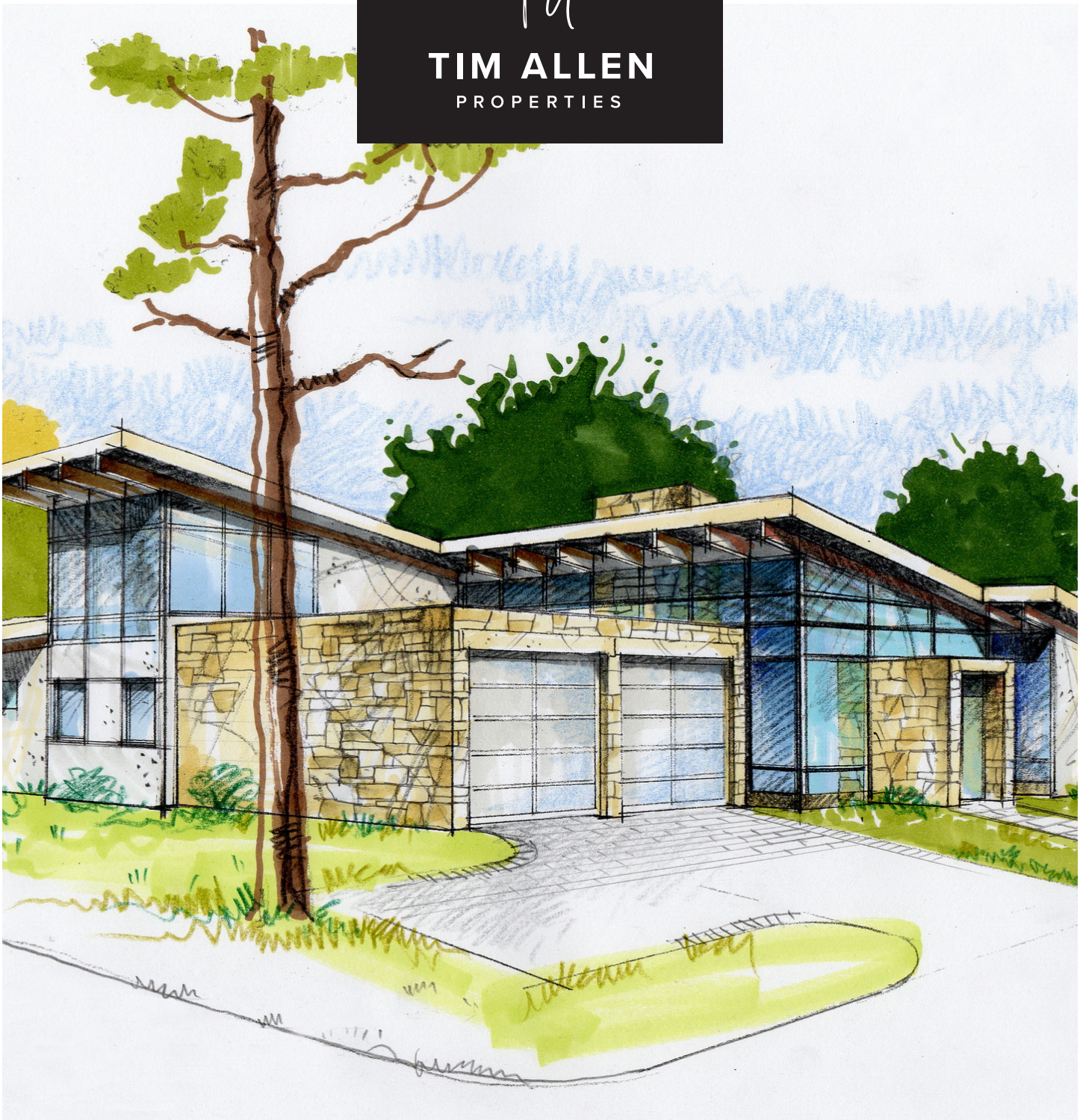
TA

TIM ALLEN

PROPERTIES



1105 Wildcat Canyon Road, Pebble Beach

WILDCAT CANYON LOT WITH PLANS

WildcatLot.com

WILDCAT CANYON LOT WITH PLANS

1105 Wildcat Canyon Road, Pebble Beach

The time to build is now! Buildable vacant land in Pebble Beach is a rare commodity. Buildable vacant land in Pebble Beach with plans for a new single family residence is rarer still. This opportunity includes a 9,700 square foot lot with plans for a 3 bedroom contemporary styled 2,299 square foot home. One of the bedrooms is a 375 square foot guest suite with separate entry or entry from the main house. Designed by local architect Anatoly Ostretsov the house has vaulted ceilings thoughout designed to capture the natural light from the perfect southern exposure. Located on a corner lot in a very private area of Pebble Beach the property is within walking distance to the ocean or a golf cart ride away from the Monterey Peninsula Country Club. Preliminary planning and consultant's reports have been completed and the project is ready for a new owner to add their personal touch and start the process of building their dream home.

Offered at $695,000

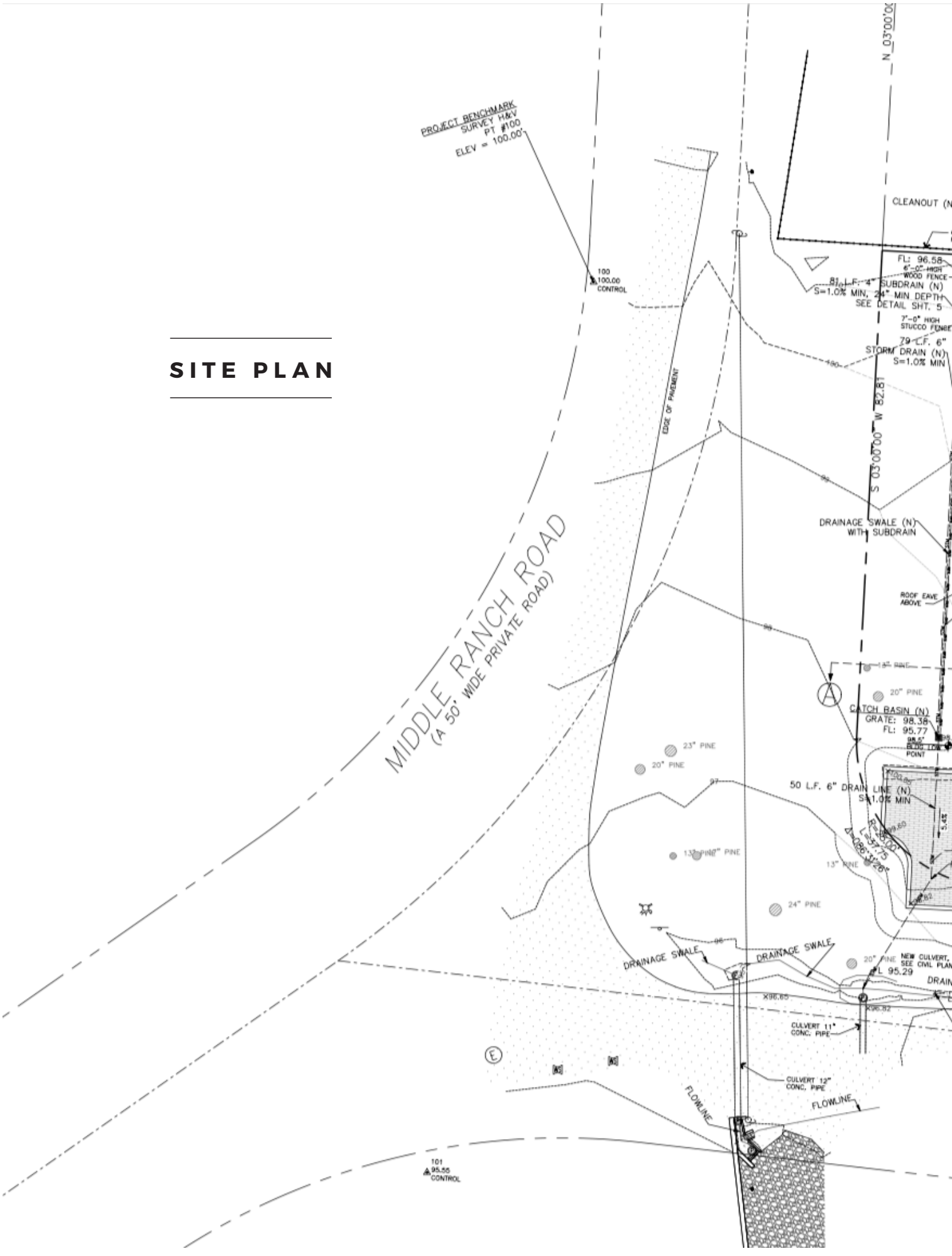
Presented by TIM ALLEN

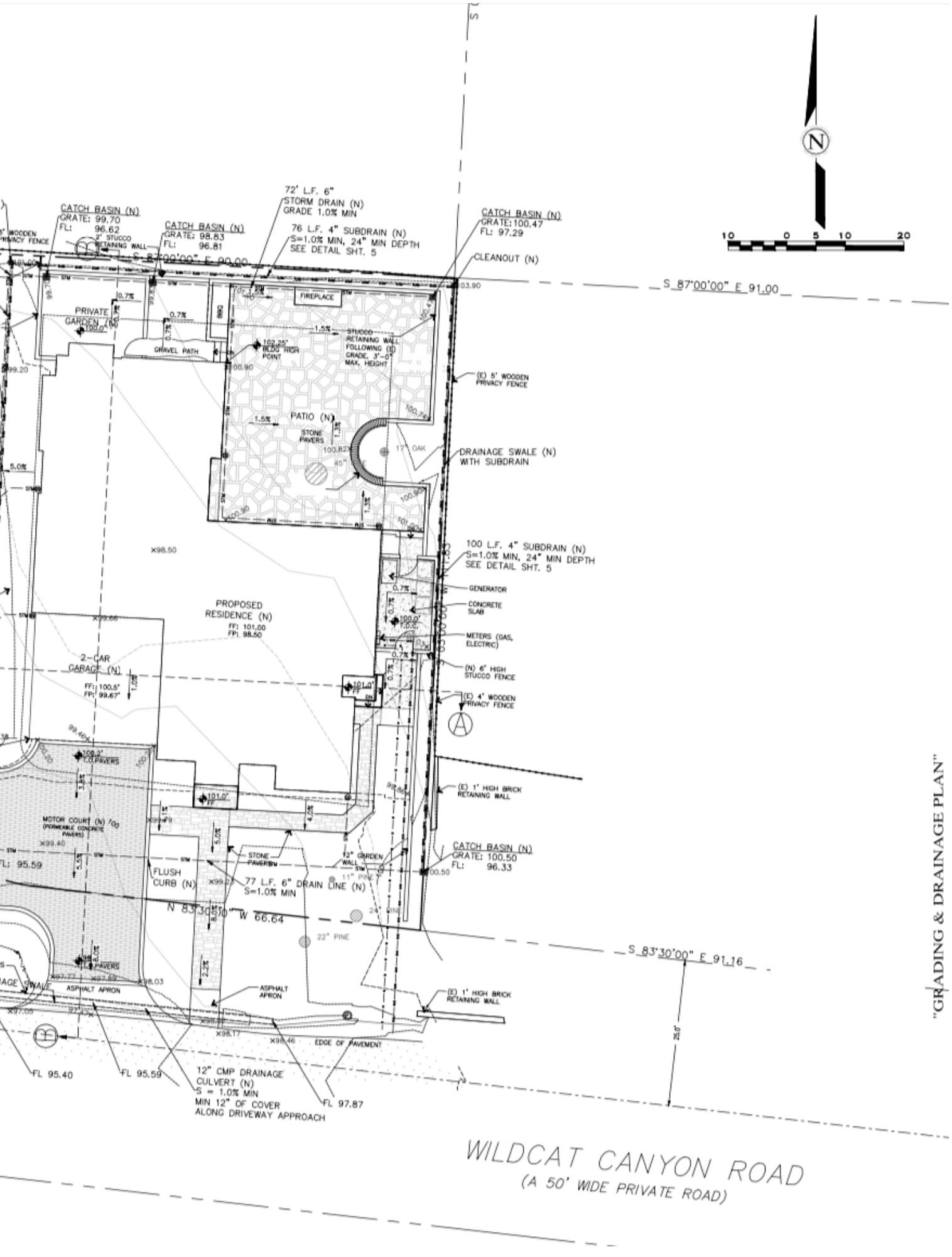
COLDWELL BANKER GLOBAL LUXURY

PROPERTY INFORMATION

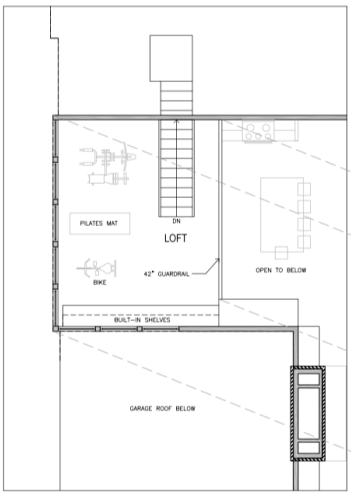
3 Bedrooms | 3.5 Bathrooms | 9,700 SqFt | 2,299 SqFt

SITE PLAN

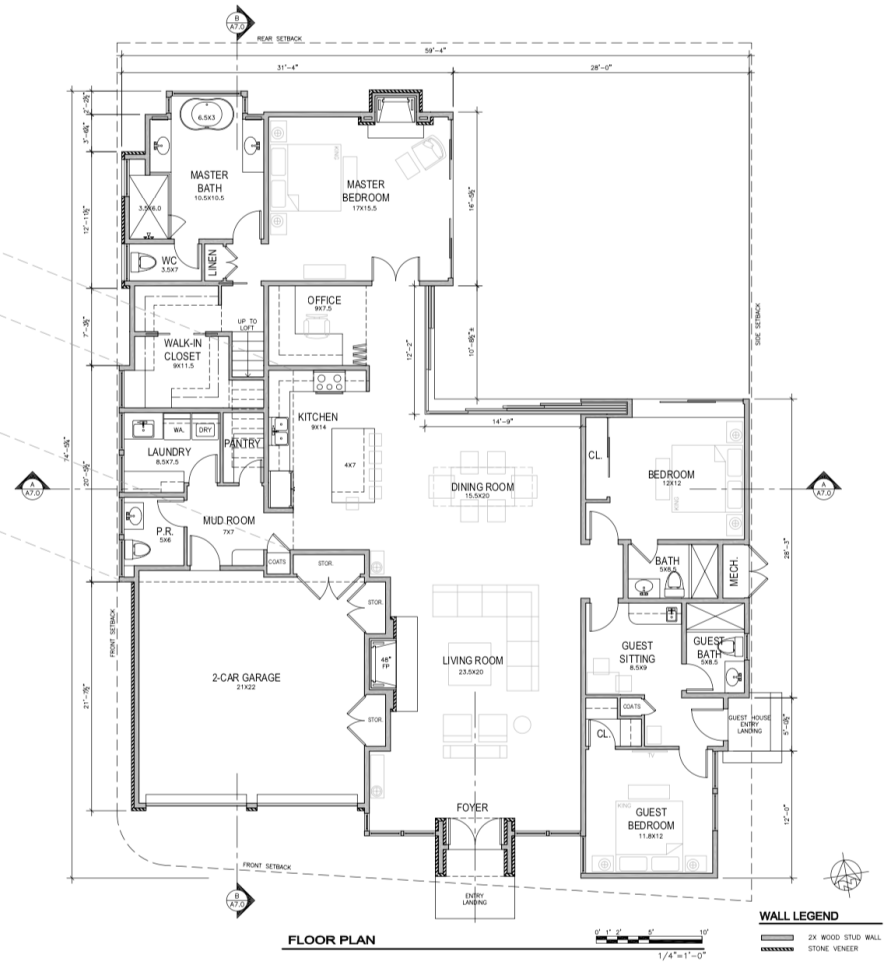

PROJECT BENCHMARK
SURVEY H&V
PT #100
ELEV = 100.00'
100
100.00
CONTROL
MIDDLE RANCH ROAD
(A 50' WIDE PRIVATE ROAD)
EDGE OF PAVEMENT
CLEANOUT (N
FL: 96.58
6'-0" HIGH
WOOD FENCE
81 L.F. 4" SUBDRAIN (N)
S=1.0% MIN, 24" MIN DEPTH
SEE DETAIL SHT. 5
7'-0" HIGH
STUCCO FENCE
79 L.F. 6"
STORM DRAIN (N)
S=1.0% MIN
S 03°00'00" W 82.81
DRAINAGE SWALE (N)
WITH SUBDRAIN
ROOF EAVE
ABOVE
20" PINE
CATCH BASIN (N)
GRATE: 98.38
FL: 95.77
23" PINE
20" PINE
POINT
50 L.F. 6" DRAIN LINE (N)
S=1.0% MIN
13" PINE
24" PINE
DRAINAGE SWALE
DRAINAGE SWALE
20" PINE
NEW CULVERT,
SEE CIVIL PLAN
FL 95.29
DRAIN
CULVERT 11"
CONC. PIPE
CULVERT 12"
CONC. PIPE
FLOWLINE
FLOWLINE
101
95.55
CONTROL


CATCH BASIN (N)
GRATE: 99.70
FL: 96.62
2' STUCCO RETAINING WALL
CATCH BASIN (N)
GRATE: 98.83
FL: 96.81
72' L.F. 6" STORM DRAIN (N) GRADE 1.0% MIN
76 L.F. 4" SUBDRAIN (N) S=1.0% MIN, 24" MIN DEPTH SEE DETAIL SHT. 5
CATCH BASIN (N)
GRATE:100.47
FL: 97.29
CLEANOUT (N)
S 87°00'00" E 90.00
S 87°00'00" E 91.00
PRIVATE GARDEN (N)
FIREPLACE
BBQ
GRAVEL PATH
102.25" BLDG HIGH POINT
STUCCO RETAINING WALL FOLLOWING (E) GRADE, 3'-0" MAX. HEIGHT
(E) 5' WOODEN PRIVACY FENCE
PATIO (N)
STONE PAVERS
17" OAK
DRAINAGE SWALE (N) WITH SUBDRAIN
100 L.F. 4" SUBDRAIN (N) S=1.0% MIN, 24" MIN DEPTH SEE DETAIL SHT. 5
GENERATOR
CONCRETE SLAB
METERS (GAS, ELECTRIC)
(N) 6" HIGH STUCCO FENCE
(E) 4' WOODEN PRIVACY FENCE
PROPOSED RESIDENCE (N)
FF: 101.00
FP: 98.50
2-CAR GARAGE (N)
FF: 100.5'
FP: 99.67'
MOTOR COURT (N) (PERMEABLE CONCRETE PAVERS)
FLUSH CURB (N)
STONE PAVERS
12" GARDEN WALL
CATCH BASIN (N)
GRATE: 100.50
FL: 96.33
77 L.F. 6" DRAIN LINE (N) S=1.0% MIN
N 83°30'00" W 66.64
S 83°30'00" E 91.16
22" PINE
24" PINE
(E) 1' HIGH BRICK RETAINING WALL
ASPHALT APRON
EDGE OF PAVEMENT
FL 95.40
FL 95.59
12" CMP DRAINAGE CULVERT (N) S = 1.0% MIN MIN 12" OF COVER ALONG DRIVEWAY APPROACH
FL 97.87
25.0'
WILDCAT CANYON ROAD
(A 50' WIDE PRIVATE ROAD)
10 0 5 10 20
"GRADING & DRAINAGE PLAN"

AO ARCHITECTURAL DESIGN
831 · 682 · 1331



LOFT PLAN



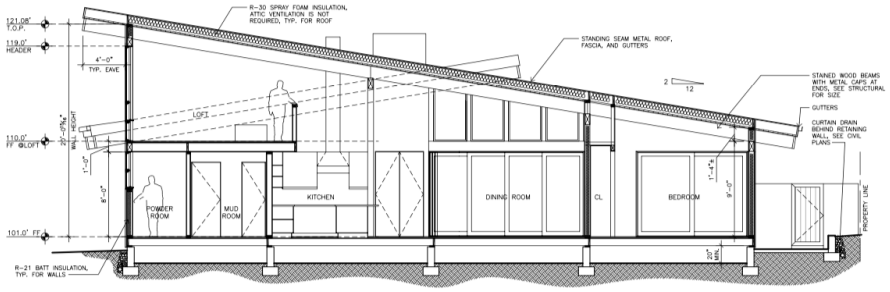
FLOOR PLAN

1/4"=1'-0"

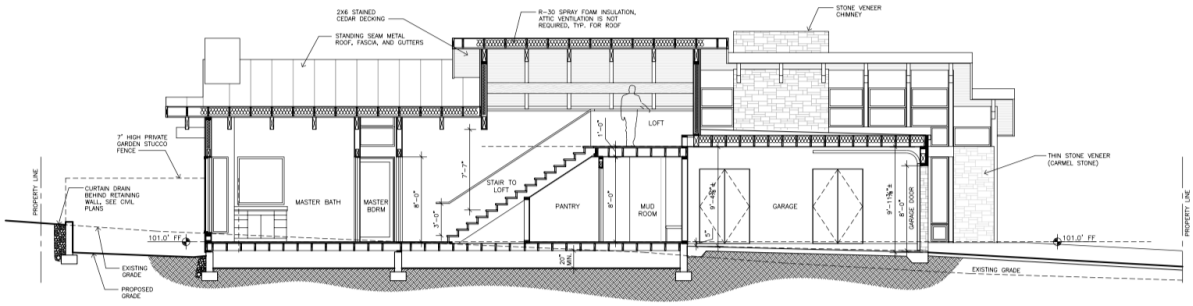
WALL LEGEND

2X WOOD STUD WALL

STONE VENEER

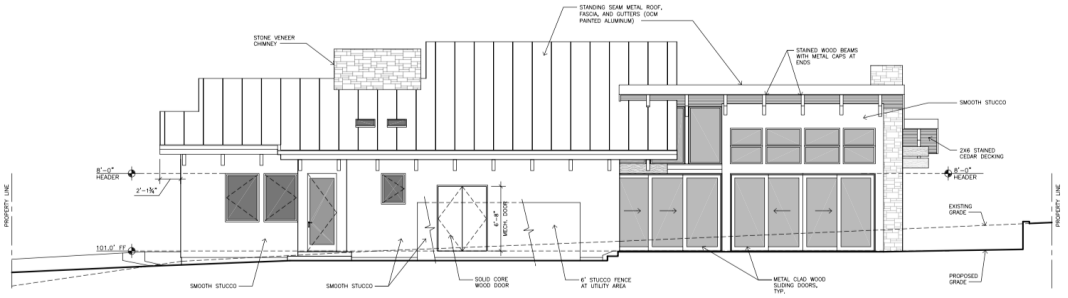


SECTION A-A | 1/4"=1'-0"

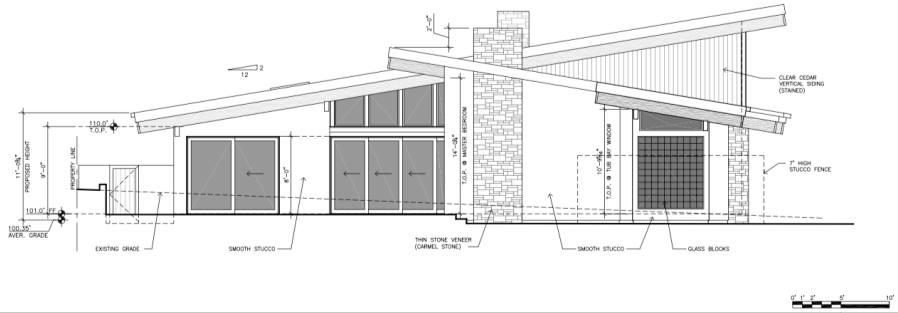


SECTION B-B | 1/4"=1'-0"

PLANS

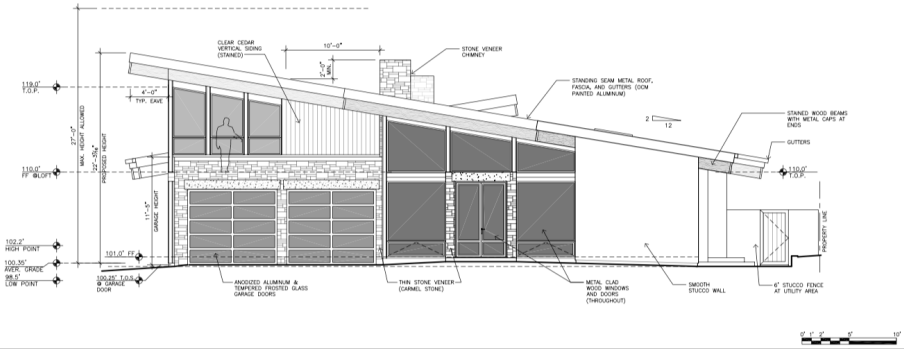


EAST ELEVATION | 1/4"=1'-0"



NORTH ELEVATION | 1/4"=1'-0"

WEST ELEVATION | 1/4"=1'-0"



SOUTH ELEVATION | 1/4"=1'-0"

COLDWELL BANKER

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