CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Architectural Review Board

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: October 11, 2016

SUBJECT: Architectural Permit Application No. AP 15-797 to allow the demolition of a 2,552 square foot, two-story single family residence and the new construction of a 3,638 sf two story residence.

ADDRESS: 1239 Ocean View Boulevard. (APN 006-012-003)

ZONING/ LAND USE: R-1-H//Medium Density to 17.4 DU/ac

APPLICANT: Jeff Becom on behalf of Dan & Josie Perez, Owner

CEQA: Categorical Exemption, Section 15301(e)(1)

RECOMMENDATION

Receive report, hold public hearing, and approve AP 15-797 based on the findings and subject to the staff-recommended conditions.

BACKGROUND

On December 10, 2015 Jeff Becom applied for an Architectural Permit to allow the demolition of the existing two story residence and the construction of a first floor of 2,186 sf and a second story of 1,266 sf including the additional gross floor area of 186 sf for the peak in the great room and the foyer which count as double gross floor area because the height is in excess of 16 feet for a total of a 3,638 sf two story residence.

The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements

DISCUSSION
Staff Analysis

R-1-H Zoning Regulations: The allowable maximum building coverage is 35%and the proposed project site will have a building coverage of 29%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 59%. The allowable maximum gross floor area is 3,782 sf and the proposed project site will create a 3,638 sf residence.

Architectural Design Guidelines:

Architectural style and design:

Diverse architectural styles lie at the heart of Pacific Grove's distinctive character. New construction should be compatible with established styles. The proposed design is a classic Spanish Revival with its tile roof, stucco finish and arched doorways

Guideline # 1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

The houses along Ocean View Boulevard are eclectic the proposed Spanish Revival design adds to the character of the Ocean View Boulevard homes.

Guideline # 6: Try to place new windows where they will respect privacy between properties.

The window placement has taken into consideration the privacy of neighboring properties.

Guideline #12: Choose light fixtures that are compatible with the architectural style of the project.

The light fixtures complement the architectural style of this project.

Guideline #33: Door and window proportions should relate to the scale of the building itself.

The arched doorways are compatible with the arched windows and create an aesthetic rhythm.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS

1. Draft AP
2. Application materials
3. Project Plans

RESPECTFULLY SUBMITTED:

Laurel O'Halloran

_____

Laurel O'Halloran, Associate Planner

Item 7c

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # AP 15-797
Date: 12/10/15
Total Fees: $ 3251.70
Received by: WL

APPLICANT/OWNER:

Project Address: 1239 ocean view Blvd **APN:** 006-012-003

Project Description: demo existing home
replace w/ 2-story residence - 3499 sf

Applicant	Owner
Name: JEFFREY BECOM	Name: DAN & JOSIE PEREZ
Phone: 831-324-6110	Phone: 413-478-5816
Email: jeffreybecom@comcast.net	Email: dp.danielperez@outlook.com
Mailing Address: 217 HACIENDA CARMEL, CARMEL, CA 93923	Mailing Address: 2025 ROCKROSE COURT, GILROY, CA. 95020

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ AUP: Administrative UP	☐ IHS: Initial Historic Screening	☐ AVAR: Administrative VAR
☒ AP: Architectural Permit	☐ UP-A: UP Amendment	☐ HPP: Historic Preservation	☐ VAR-A: VAR Amendment
☐ AAP: Administrative AP	☐ AUP-A: AUP Amendment	☐ HD: Historic Determination	☐ AVAR-A: AVAR Amendment
☐ ADC: AP Design Change	☐ SU: Second Unit	☐ TPD: Tree Permit W/ Dev't	☐ MMP: Mitigation Monitoring
☐ SP: Sign Permit	☐ LLA: Lot Line Adjustment	☐ PUU: Undocumented Unit	☐ Stormwater Permit
☐ UP: Use Permit	☐ LM: Lot Merger	☐ VAR: Variance	☐ Other:

CEQA Determination:
- ☒ Exempt
- ☐ Initial Study & Mitigated Negative Declaration
- ☐ Environmental Impact Report

Review Authority:
- ☐ Staff
- ☐ ZA
- ☐ SPRC
- ☒ ARB
- ☐ HRC
- ☐ PC
- ☐ CC
- ☐ _____

Active Permits:
- ☐ Active Planning Permit
- ☐ Active Building Permit
- ☐ Active Code Violation
  Permit #: _____

Overlay Zones:
- ☐ Butterfly Zone
- ☐ Coastal Zone
- ☒ Area of Special Biological Significance (ASBS)
- ☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 13 Block: 356 Tract: Fairway Homes
ZC: R-1-H GP: Med. 17.4 Lot Size: 9347.10

☐ Historic Resources Inventory ☒ Archaeologically Sensitive Area

Staff Use Only:

PAID
$ 3,253.70
12-10-15

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: _____ **Date:** 12.10.15

Owner Signature (Required): _____ **Date:** 12-13-2015

Updated: 12/2/2015

PROJECT DATA SHEET

Project Address: 1239 Ocean View Blvd. **Submittal Date:** 12/10/15

Applicant(s): Dan & Josie Perez **Permit Type(s) & No(s):**

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-H-1	same	same)	
Building Site Area	9,347 SQ. FT.	—	—	
Density (multi-family projects only)	N/A			
Building Coverage	40% = 3738 SQ. FT.	2741 SQ. FT.		
Site Coverage	60% = 5,608 SQ. FT.	5,395 SQ. FT.		
Gross Floor Area	3,782 SQ. FT.	~~2,729~~ SQ. FT.	3,499 SQ. FT.	
Square Footage not counted towards Gross Floor Area			646 SQ. FT.	see SHEET A-0
Impervious Surface Area Created and/or Replaced		0	3,162 SQ. FT.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	all	— ft/A 100%	
Exterior Lateral Wall Length to be built	—	—	100%	
Building Height	25 FT.	19 FT.	24 FT.	
Number of stories	2	2	2	
Front Setback (NORTH)	15 FT	15 FT	15 FT	
EAST Side Setback (specify side)	10 FT	13 FT	10 FT	
WEST Side Setback (specify side)	10 FT	30 FT	10 FT	
Rear Setback (SOUTH)	10 FT	16 FT	10 FT	
Garage Door Setback	20 FT	25 FT	20 FT	
Covered Parking Spaces	1	2	1 plus	1 substandard
Uncovered Parking Spaces	0	0	0	
Parking Space Size (Interior measurement)	9' x 20'	9 x 20 + 9 x 20	1: 9 x 20	plus 1: 9 x 18
Number of Driveways	1	1	1	
Driveway Width(s)		12 FT	10 FT.	MINIMUM
Back-up Distance		25 FT	19 FT.	MINIMUM
Eave Projection (Into Setback)	3' maximum	3 FT	1 FT.	TYPICAL
Distances Between Eaves & Property Lines	3' minimum	10 FT.	9 FT.	MINIMUM
Open Porch/Deck Projections	0	0	0	
Architectural Feature Projections	—		3	BAY WINDOWS, all projecting 2' 8"
Number & Category of Accessory Buildings	—	0	0	
Accessory Building Setbacks	N/A			
Distance between Buildings	N/A			
Accessory Building Heights	N/A			
Fence Heights	6 FT.	6 FT.	6 FT.	MAXIMUM

**If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.*

[Rev. 01/14/14]

CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) 15-797
FOR A PROPERTY LOCATED AT 1239 OCEAN VIEW BOULEVARD TO ALLOW THE DEMOLITION OF A 2,552 SQUARE FOOT, TWO-STORY SINGLE FAMILY RESIDENCE AND THE NEW CONSTRUCTION OF A 3,638 SF TWO STORY RESIDENCE.

FACTS

1. The subject site is located at 1239 Ocean View Boulevard Pacific Grove, 93950 APN 006-012-003
2. The subject site has a designation of Medium Density 17.4 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The subject site is approximately 9,347.10 square feet.
5. The subject site is developed with a 2,552 sf two- story single family dwelling.
6. The existing structure is not on the Historic Resources Inventory.
7. The subject site is located in an Archeological sensitive area and an Archeological report was prepared by Gary Breschini, Ph.D. in December of 2015 and determined the subject parcel does not contain evidence of potentially significant cultural resources
8. The proposed project will trigger the Monterey Regional Stormwater Management Tier 1 development guidelines which includes single family residences that create 2,500 sf or more of impervious surface.
9. The subject site is located in the Area of Special Biological Significance Watershed(ASBS).
10. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 1,6,12, 33 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 15-797 to allow the demolition of a 2,552 square foot, two-story single family residence and the new construction of a 3,638 sf two story residence.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.

2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.

3. **Terms and Conditions**. These terms and conditions shall run with the land, and it is the intention of the Community and Economic Development (C&ED) Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Tree Protection Standards During Construction**: Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards,* all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

6. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.

7. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

   Tier 1 performance requirements must be met.
   Implement low impact development measures. Limit the disturbance of natural drainage features. Limit clearing, grading and soil compaction. Minimize impervious surfaces. Minimize runoff by dispersing runoff to landscape or permeable pavement.

8. **Lighting**: All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

9. **Archeology.** A qualified archeological monitor should be present during initial project excavations.

   If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.

10. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.

2. The Board authorizes Approval of Architectural Permit (AP) 15-797.

3. This permit shall become effective upon the expiration of the 10-day appeal period.

4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 11th day of October, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____
Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

_____ _____
Dan Perez, Owner Date

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 1239 Ocean View Blvd, Pacific Grove, CA 93950

Project Description: AP 150797

Description: To allow the demolition of the existing two story residence and the construction of a first floor a of 2,233 sf and a second story of 1,266 sf including the additional gross floor area of 186 sf for the peak in the great room and the foyer which count as double gross floor area because the height is in excess of 16 feet for a total of a 3,687 sf two story residence.

APN: 006012003000
ZC: R-1-H
Lot Size: 9,347 sf

Applicant Name:	Jeff Becom	Phone #:	(831) 224-6110
Mailing Address:	217 Hacienda Carmel, Ca 93923		
Email Address:	jeffreybecom@comcast.net		

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- ☐ Ministerial (Sec. 21080(b)(1):15268))
- ☐ Declared Emergency (Sec. 21080(b)(3): 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☐ Categorical Exemption
  Type and Section Number: 15301(e)(1)
- ☐ Statutory Exemption
  Type and Section Number:
- ☐ Other:

Exemption Findings:
Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact: Laurel OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran **Date:** March 17, 2016

BECOM

DESIGN

7 September 2016

Laurel O'Halloran, Associate Planner and
All Members of the Architectural Review Board
Economic and Community Development
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA. 93950

Proposed Perez Residence: 1239 Ocean View Boulevard

In my clients' and my last appearance before the Architectural Review Board on April 12, 2016, both neighbors and Board members raised several concerns. Since that time, several design changes have been made to address these concerns. For this second review, we are describing and graphically presenting reasons for the ARB to approve the design as modified.

Among the major issues raised were:

1) Massing and overall size of the proposal
2) Loss of neighbors' views
3) Proposed building width
4) Proposed building height
5) Fit of the proposed project into the neighborhood
6) Concern with large projects on Ocean View

With our changes and refinements, and reflected in the graphic and written explanations of the proposed design, we hope to have addressed each of these concerns.

1 & 2) Massing and Size of the proposal and the effect on neighbor's views:

In response to the concerns raised at the April ARB review, the formerly fourteen-foot-wide Portico to the west has been cut in half — a reduction of seven feet in overall building width. The Portico's four-foot overhang has been eliminated, and the Portico structure has been reduced to a functional minimum. While these revisions result in a loss in both protection from weather and privacy for my clients, these compromises create a much larger clear view of the Bay for their neighbors to the southwest.

In addition, the overall width of the proposal has been narrowed by one-foot-six-inches. This revision pulls the structure away from the east property line by this amount, placing the main wall of the east wing in the same line as the existing residence's east wall. This change not only reduces the size of the proposal but also allows for an expanded view for neighbors to the south and southeast. Furthermore, the arched gateway was eliminated on the east side and the gate itself was pulled back toward the rear of the property, contributing to an improved eastern view corridor.

Added together these changes represent a total reduction of eight-and-one-half feet in width. This is a substantial reduction on top of the already much-reduced width of the proposed project as compared to almost all other houses on Ocean View Boulevard.

Further Explanation of Proposal's Context and Compliance with ARB Guidelines

1) Building Mass

During the discussion by the Board last April, concerns were expressed that the site was being "over-built" and the proposal was "maximizing" the allowable building envelope. I believe this is a misunderstanding of the project. Along with the design modifications noted above, the proposed design is well below the maximum allowable building envelope. For graphic confirmation, please review:

Illustration A: Large Photomontage of R-1-H District;
Illustration C: Proposed Adjacent Site Photomontage; and
Illustration D: Full Buildable Envelope

3) Building Width

In reviewing the line of houses on Ocean View between Asilomar and Esplanade (Illustration A: Large Photomontage), it is clear that of the 21 houses shown, all but two take up the full buildable width of their sites facing Ocean View. Of these two, one is the current Perez residence.

The current Perez residence is the exception to all others as it only takes up about one-half of its buildable Ocean View frontage (53%). While neighbors have become accustomed to this narrow house on its wide lot and the open views that this affords, no new construction on this site could justify such an under-utilization of this large lot.

The proposed design was conceived to keep the parking and garages in the back of the lot so as to open the view corridor as much as possible for the neighbors to the southwest who have no other open view the ocean. We could have instead placed the garages along Ocean View as a one-story extension of the proposed design. But this would have taken the entire width of the buildable site and caused the neighbors to the southwest to lose nearly all of their view of the Bay. Design is

always a series of competing options, and this one appears to us to be the best for the neighborhood.

In addition to opening the view for the neighbors to the southwest, pulling the proposal back from the west property line to a minimum of15 feet and to over 30 feet along the west Ocean View frontage means that, once again, the Perez residence will be the exception to the existing houses along Ocean View. It will occupy much less than the allowable Ocean View frontage: 69% rather than the typical 100% of buildable width. This results in a much reduced mass of the building as well.

4) Building Height:

Again, the idea that the proposal takes up the entire maximum buildable envelope is a misunderstanding. The proposed residence only touches the twenty-five foot height limit at one point: the top of the lantern dome. All of the rest of the design would top out at between two to six feet below the maximum buildable height. Please view Illustration D: Full Buildable Envelope to see the maximum buildable envelope overlaid atop the Ocean View façade.

The perceived height will be even less than it would appear from the elevations, because the roof ridges are all set far back from the Ocean View Boulevard property line. For example, the roof ridge of the central section of the house is set at nineteen feet high but it is over thirty-three feet from the Ocean View property line. If it were a flat-roofed-section of that height, or if it were placed nearer to the front property line, it would appear much higher. For comparison please see the neighbor's house to the west, 1247 OVB, with its flat-roofed 18-foot section placed at the front setback line.

Another important component of building mass is what percentage of the building's allowable height is taken up by the structure. The site analysis shown on Illustration A: Large Photomontage succinctly tells the story of how the percentage of maximum allowable height and width facing Ocean View affects the appearance of mass.

5) Neighborhood Context

As seen in both Illustration C: Proposed Adjacent Site Photomontage and in Illustration A: Large Photomontage, the proposal is well within the norms of the neighborhood for height, width, and massing. Sections of the building are recessed and roofs are turned to differing orientations. Together with the pop-out bays and other projections, these keep the overall scale of the proposed project pedestrian-friendly and in keeping with the traditional scale of Ocean View Boulevard.

The perceived effect of maximum floor area as well as maximum site coverage and paved areas are based more on site location than on numbers. We kept below the allowable site coverage and FAR but also placed floor area and paved areas to best fit within the existing neighborhood.

For example, the proposed design maximizes the garden areas where they can be best seen: to the front and sides of the project. The ribbon driveway and hidden terrace maximize the perception and reality of green space, while the bulk of paved areas are concentrated to the rear, where they are hidden in the back at the patio. In addition, the paved area of the site has been reduced by nearly 800 square feet from the paved area of the existing house where the entire west side and rear yard are covered with decomposed granite and river rock.

While the maximum allowable floor area is utilized, this floor area is vital to work with the courtyard style of the house that forms the basis for my clients' choice of Spanish Colonial design. Circulation areas, hallways, and stairways tie the various sections of the structure together but are kept as low in height as possible to, again, reduce the overall mass of the proposal.

The owners are first generation Mexican-Americans. They wish to build a home that celebrates their heritage as well as the history of California and the Monterey Peninsula. This design does just that. The proposal is the result of a year of careful design. Quality materials and authentic details are proposed throughout. This is no faux-Mediterranean mansion. It is a carefully conceived and detailed return to the origins of Spanish Colonial design that is in keeping with the existing context of its Ocean View neighborhood.

Some comments were made during the April ARB meeting regarding the appropriateness of specific design elements. Of course, the dome is associated with mission architecture in California. But all across Latin America, domes also often call out residential entryways. The house cross was also questioned. For centuries, every house in Latin America included an iron cross at the peak of the roof. This was both a physical prayer for protection of the house and its occupants as well as a declaration of Catholic faith. In Spanish Colonial Revival, the house cross has often evolved into a weathervane — that is, an iron cross with a rotating arrow attached. In Spanish Revival architecture the form and location of the house cross live on.

This Proposed design is not a trophy house. All rooms are modest in both floor area and ceiling height. This is, instead, a design that meets the Perez family's very specific needs. Dan and Josie purchased their Ocean View house sixteen years ago with the expressed purpose of eventually building a new home for their family. The Perez family is now among the longest-term owners in their neighborhood. At every opportunity they have reminded their neighbors and neighbor's Realtors of their plans to build a new house on their site.

Upon completion, Dan Perez's elderly parents will move into their new home where they can be watched over, attended to, and join in all family activities. An accessible bedroom suite is designed for the first floor near the main entry to accommodate their needs. In addition to the Grandparents Suite and the Master Suite for Dan and Josie upstairs in the west wing, an adult Children's Suite is designed into the east wing for their married daughter and her husband who spend a great deal of time with the family. Attached to this area is a sleeping loft /

entertainment area for their grandchildren. Theirs is a tight-knit, extended family that requires a home that can accommodate all of their needs. This design accomplishes their goals without overburdening the site and while keeping within neighborhood norms.

6) Concern with Large Projects on Ocean View Boulevard

By studying Illustration A: Large Photomontage, I trust it is obvious that the proposed project fits into the streetscape. The Photomontage is to-scale, with all photographs taken at the same distance from the edge of Ocean View Boulevard. The view corridors between buildings are shown as accurately as possible. The analysis of each property in text below each house helps to set the proposed project into context.

More clarity on the findings for the Ocean View houses site-by-site analysis:

The span of houses along Ocean View was set to include the entirety of the R-H-1 zoning district of Ocean View Boulevard. It represents a wide range of Ocean View properties. The constructions date from 1948 to 2016. Again, as was already stated, nearly all of the houses take up 100% of their buildable Ocean View frontage. The trends in style and scale of building over the past nearly seventy years are apparent. While earlier houses from the fifties and sixties tended to be lower and with less square footage, by the seventies and eighties, houses grew to meet maximum allowable building heights and floor areas. In 1992, the zoning for R-1-H changed from a maximum height of 18 feet to allow for a maximum height of 25 feet. Immediately afterward, all further construction met this new maximum height.

Several of the newer homes in the neighborhood have taken up their full maximum allowable building envelope as seen from Ocean View Boulevard: See 1273 OVB, 14 Acropolis, 1247 OVB, 1223 OVB, 1205 OVB, 1129 OVB, and 1119 OVB.

Furthermore, continuing on Ocean View Boulevard to the east where a larger number of new homes have been constructed (673 OVB, 731 OVB, 755 OVB, 773 OVB, 807 OVB, 809 OVB, 849 OVB, 1007 OVB, 1017 OVB), all show that unlike the proposed Perez residence, most of the newer constructions fill the building envelope as far as maximum frontage width and maximum height spanning the built width. (See group of Illustrations E.) Some of these projects are successful; several are not. But by not utilizing the full building envelope, the Perez proposal is certainly more in line with the goals of the Architectural Review Guidelines.

Conclusion

The proposed Perez project is an exception to newer houses along Ocean View. It does not take up anywhere near the maximum frontage width or height allowed for a project on this lot.

I hope that the information provided above makes clear that the proposed project fits into its neighborhood, is far below maximums of height and width, and

will be a great addition to the City, as will the new home's gracious and civic-minded owners, Daniel and Josie Perez.

Sincerely,

Jeffrey Becom
Jeffrey Becom Design

217 HACIENDA CARMEL CARMEL CALIFORNIA 93923
Tel. 831/224-6110 jeffreybecom@comcast.net

BECOM

DESIGN

7 September 2016

Laurel O'Halloran, Associate Planner and
All Members of the Architectural Review Board
Economic and Community Development
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA. 93950

Proposed Perez Residence: 1239 Ocean View Boulevard

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Among the major issues raised were:

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3) Proposed building width
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5) Fit of the proposed project into the neighborhood
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With our changes and refinements, and reflected in the graphic and written explanations of the proposed design, we hope to have addressed each of these concerns.

1 & 2) Massing and Size of the proposal and the effect on neighbor's views:

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In addition, the overall width of the proposal has been narrowed by one-foot-six-inches. This revision pulls the structure away from the east property line by this amount, placing the main wall of the east wing in the same line as the existing residence's east wall. This change not only reduces the size of the proposal but also allows for an expanded view for neighbors to the south and southeast. Furthermore, the arched gateway was eliminated on the east side and the gate itself was pulled back toward the rear of the property, contributing to an improved eastern view corridor.

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During the discussion by the Board last April, concerns were expressed that the site was being "over-built" and the proposal was "maximizing" the allowable building envelope. I believe this is a misunderstanding of the project. Along with the design modifications noted above, the proposed design is well below the maximum allowable building envelope. For graphic confirmation, please review:

Illustration A: Large Photomontage of R-1-H District;
Illustration C: Proposed Adjacent Site Photomontage; and
Illustration D: Full Buildable Envelope

3) Building Width

In reviewing the line of houses on Ocean View between Asilomar and Esplanade (Illustration A: Large Photomontage), it is clear that of the 21 houses shown, all but two take up the full buildable width of their sites facing Ocean View. Of these two, one is the current Perez residence.

The current Perez residence is the exception to all others as it only takes up about one-half of its buildable Ocean View frontage (53%). While neighbors have become accustomed to this narrow house on its wide lot and the open views that this affords, no new construction on this site could justify such an under-utilization of this large lot.

The proposed design was conceived to keep the parking and garages in the back of the lot so as to open the view corridor as much as possible for the neighbors to the southwest who have no other open view the ocean. We could have instead placed the garages along Ocean View as a one-story extension of the proposed design. But this would have taken the entire width of the buildable site and caused the neighbors to the southwest to lose nearly all of their view of the Bay. Design is

always a series of competing options, and this one appears to us to be the best for the neighborhood.

In addition to opening the view for the neighbors to the southwest, pulling the proposal back from the west property line to a minimum of15 feet and to over 30 feet along the west Ocean View frontage means that, once again, the Perez residence will be the exception to the existing houses along Ocean View. It will occupy much less than the allowable Ocean View frontage: 69% rather than the typical 100% of buildable width. This results in a much reduced mass of the building as well.

4) Building Height:

Again, the idea that the proposal takes up the entire maximum buildable envelope is a misunderstanding. The proposed residence only touches the twenty-five foot height limit at one point: the top of the lantern dome. All of the rest of the design would top out at between two to six feet below the maximum buildable height. Please view Illustration D: Full Buildable Envelope to see the maximum buildable envelope overlaid atop the Ocean View façade.

The perceived height will be even less than it would appear from the elevations, because the roof ridges are all set far back from the Ocean View Boulevard property line. For example, the roof ridge of the central section of the house is set at nineteen feet high but it is over thirty-three feet from the Ocean View property line. If it were a flat-roofed-section of that height, or if it were placed nearer to the front property line, it would appear much higher. For comparison please see the neighbor's house to the west, 1247 OVB, with its flat-roofed 18-foot section placed at the front setback line.

Another important component of building mass is what percentage of the building's allowable height is taken up by the structure. The site analysis shown on Illustration A: Large Photomontage succinctly tells the story of how the percentage of maximum allowable height and width facing Ocean View affects the appearance of mass.

5) Neighborhood Context

As seen in both Illustration C: Proposed Adjacent Site Photomontage and in Illustration A: Large Photomontage, the proposal is well within the norms of the neighborhood for height, width, and massing. Sections of the building are recessed and roofs are turned to differing orientations. Together with the pop-out bays and other projections, these keep the overall scale of the proposed project pedestrian-friendly and in keeping with the traditional scale of Ocean View Boulevard.

The perceived effect of maximum floor area as well as maximum site coverage and paved areas are based more on site location than on numbers. We kept below the allowable site coverage and FAR but also placed floor area and paved areas to best fit within the existing neighborhood.

For example, the proposed design maximizes the garden areas where they can be best seen: to the front and sides of the project. The ribbon driveway and hidden terrace maximize the perception and reality of green space, while the bulk of paved areas are concentrated to the rear, where they are hidden in the back at the patio. In addition, the paved area of the site has been reduced by nearly 800 square feet from the paved area of the existing house where the entire west side and rear yard are covered with decomposed granite and river rock.

While the maximum allowable floor area is utilized, this floor area is vital to work with the courtyard style of the house that forms the basis for my clients' choice of Spanish Colonial design. Circulation areas, hallways, and stairways tie the various sections of the structure together but are kept as low in height as possible to, again, reduce the overall mass of the proposal.

The owners are first generation Mexican-Americans. They wish to build a home that celebrates their heritage as well as the history of California and the Monterey Peninsula. This design does just that. The proposal is the result of a year of careful design. Quality materials and authentic details are proposed throughout. This is no faux-Mediterranean mansion. It is a carefully conceived and detailed return to the origins of Spanish Colonial design that is in keeping with the existing context of its Ocean View neighborhood.

Some comments were made during the April ARB meeting regarding the appropriateness of specific design elements. Of course, the dome is associated with mission architecture in California. But all across Latin America, domes also often call out residential entryways. The house cross was also questioned. For centuries, every house in Latin America included an iron cross at the peak of the roof. This was both a physical prayer for protection of the house and its occupants as well as a declaration of Catholic faith. In Spanish Colonial Revival, the house cross has often evolved into a weathervane — that is, an iron cross with a rotating arrow attached. In Spanish Revival architecture the form and location of the house cross live on.

This Proposed design is not a trophy house. All rooms are modest in both floor area and ceiling height. This is, instead, a design that meets the Perez family's very specific needs. Dan and Josie purchased their Ocean View house sixteen years ago with the expressed purpose of eventually building a new home for their family. The Perez family is now among the longest-term owners in their neighborhood. At every opportunity they have reminded their neighbors and neighbor's Realtors of their plans to build a new house on their site.

Upon completion, Dan Perez's elderly parents will move into their new home where they can be watched over, attended to, and join in all family activities. An accessible bedroom suite is designed for the first floor near the main entry to accommodate their needs. In addition to the Grandparents Suite and the Master Suite for Dan and Josie upstairs in the west wing, an adult Children's Suite is designed into the east wing for their married daughter and her husband who spend a great deal of time with the family. Attached to this area is a sleeping loft /

entertainment area for their grandchildren. Theirs is a tight-knit, extended family that requires a home that can accommodate all of their needs. This design accomplishes their goals without overburdening the site and while keeping within neighborhood norms.

6) Concern with Large Projects on Ocean View Boulevard

By studying Illustration A: Large Photomontage, I trust it is obvious that the proposed project fits into the streetscape. The Photomontage is to-scale, with all photographs taken at the same distance from the edge of Ocean View Boulevard. The view corridors between buildings are shown as accurately as possible. The analysis of each property in text below each house helps to set the proposed project into context.

More clarity on the findings for the Ocean View houses site-by-site analysis:

The span of houses along Ocean View was set to include the entirety of the R-H-1 zoning district of Ocean View Boulevard. It represents a wide range of Ocean View properties. The constructions date from 1948 to 2016. Again, as was already stated, nearly all of the houses take up 100% of their buildable Ocean View frontage. The trends in style and scale of building over the past nearly seventy years are apparent. While earlier houses from the fifties and sixties tended to be lower and with less square footage, by the seventies and eighties, houses grew to meet maximum allowable building heights and floor areas. In 1992, the zoning for R-1-H changed from a maximum height of 18 feet to allow for a maximum height of 25 feet. Immediately afterward, all further construction met this new maximum height.

Several of the newer homes in the neighborhood have taken up their full maximum allowable building envelope as seen from Ocean View Boulevard: See 1273 OVB, 14 Acropolis, 1247 OVB, 1223 OVB, 1205 OVB, 1129 OVB, and 1119 OVB.

Furthermore, continuing on Ocean View Boulevard to the east where a larger number of new homes have been constructed (673 OVB, 731 OVB, 755 OVB, 773 OVB, 807 OVB, 809 OVB, 849 OVB, 1007 OVB, 1017 OVB), all show that unlike the proposed Perez residence, most of the newer constructions fill the building envelope as far as maximum frontage width and maximum height spanning the built width. (See group of Illustrations E.) Some of these projects are successful; several are not. But by not utilizing the full building envelope, the Perez proposal is certainly more in line with the goals of the Architectural Review Guidelines.

Conclusion

The proposed Perez project is an exception to newer houses along Ocean View. It does not take up anywhere near the maximum frontage width or height allowed for a project on this lot.

I hope that the information provided above makes clear that the proposed project fits into its neighborhood, is far below maximums of height and width, and

will be a great addition to the City, as will the new home's gracious and civic-minded owners, Daniel and Josie Perez.

Sincerely,

Jeffrey Becom
Jeffrey Becom Design

217 HACIENDA CARMEL CARMEL CALIFORNIA 93923
Tel. 831/224-6110 jeffreybecom@comcast.net

Item 7c

DATE: September 2, 2016

TO: Laurel O'Halloran, Assistant Planner
Economic & Community Development, City of Pacific Grove
300 Forest Avenue, Pacific Grove, CA 93950

FROM: Stan and Mary Jane Robbins
1252 Shell Avenue, Pacific Grove, CA 93950

Stan Robbins
Mary Jane Robbins

RE: Architectural Review Board review of Perez home at
1239 Ocean View, Pacific Grove, CA

As homeowners in Pacific Grove, and neighbors to the Perez family, we have seen both the original and the revised plans for the new home proposed on their property. We have had the opportunity to talk with the architect for this project, Jeff Becom, and appreciate his careful explanation and detailed drawings and photographs to show what has been adjusted to meet the request of the Architectural Review Board and adjacent neighbors. We like the revised plans and hope that the Board will approve them. We are also very happy that a multi-generational family is choosing to become permanent, full-time residents of Pacific Grove

The concerns of Pacific Grove citizens and neighbors, as we understand them, are three-fold:

1. Blocking the view: We find it unreasonable that people who did not buy property with a direct view of the bay can interfere with the home design of someone who did buy in a location to get a direct view, paying the extra price for that view. While it is always wonderful to have a view of the bay, having a view is not legally guaranteed by any guidelines available to the Architectural Review Board; it does not seem reasonable that the Board could be influenced to insist on unreasonable architectural changes just to ensure that neighbors behind can maintain what view they do currently have.

The Perez family has very generously and graciously adjusted their house plans to accommodate the wishes of their neighbors. We hope that the Board will acknowledge their generosity and allow them to go forward with this project.

2. Style of the house: While it is understandable that some may not prefer the Spanish Colonial Revival style chosen by the Perez family, we feel it most certainly does authentically represent the history of this area. It is reminiscent of Alto California, and certainly looks as appropriate in Pacific Grove as do the Victorians built in the late 1890s and 1900s.

While some may not agree with the style, or prefer a different style, this IS the Perez's home; and it is certainly appropriate that they be allowed to select the style they most enjoy.

3. Size of the house: The Perez home is within the published codes for size; it is also actually smaller than some of the other homes along Ocean View. Comments regarding wanting "no more big homes on Ocean View" are specious and without code support. If "no more big homes on Ocean View" is what is desired by the ARB, then guidelines and rules should be changed to reflect that; arbitrarily deciding that based on current codes is not appropriate or legal.

We would like to encourage the Architectural Review Board to carefully review the revised plans for the Perez home at 1239 Ocean View and allow them to build their home and fulfill their dream of enjoying many years here with their extended family. We know that the community will be enriched by their presence and their contributions.

August 29, 2016

City of Pacific Grove
Anastazia Aziz, Senior Planner
Architectural Review Board
300 Forest Avenue
Pacific Grove, CA 93950

RE: 1239 Ocean View Blvd.

Dear Architectural Review Board and Planning Department,

As a close neighbor; and someone directly impacted by any changes to 1239 Ocean View Blvd., we would like to voice our support of the new home being proposed by Mr. and Mrs. Perez.

In choosing to purchase a home in Pacific Grove a few years ago, one of the determining factors for us was the close sense of neighborhood, family, and community, the town of Pacific Grove fosters. An important part of the community feeling, and key purchasing decision for us, was the wide range of architectural styles found in the area. From small "breadbox" Victorians to larger more modern homes, these diverse and sometime eclectic styles drew us to the community.

The proposed Perez home will be a beautiful addition to our neighborhood and draws on the historic Spanish Colonial design vernacular found in some of the earliest buildings on the Monterey peninsula. We welcome its addition and fully support of the project, as proposed!

We look forward to watching the construction of the Perez's home.

Thank you for your time and consideration,

Jeff F. Dutra
1231 Ocean View Blvd.
Pacific Grove, CA 93950

From: Leonard J. Lovalvo M.D.

1247 Ocean View Blvd.

Pacific Grove, CA 93950

July 4, 2016

To: The City of Pacific Grove Community Planning and Development Department,

The Pacific Grove Architectural Review Board

Subject: Letter of support for the proposed building project at 1239 Ocean View Blvd.

To whom it may concern,

I have been a home owner in Pacific Grove for over twenty years. My Neighbor Dan Perez and his wife Josie have lived next door to us for nearly sixteen years. We understand that the proposed project at 1239 Ocean view Blvd is under review and we want our voices to be heard in the process and the upcoming ARB meeting considering the proposed home building project. My wife and I have reviewed the project thoroughly with the Perez family and strongly believe that the proposed home will be a beautiful addition to our neighborhood and look forward to its completion. As I'm sure the Perez family has communicated this home will be lived in full time by the family once completed and will be occupied by Dan, his wife and elderly parents. Unfortunately, my wife and I will be out of town on the date of the scheduled ARB meeting but we hope this letter clearly serves as testament to our full support for this beautiful proposed home. In closing, we strongly recommend approval of this project by the Architectural review board.

Thank you for your consideration,

Leonard J. Lovalvo M.D.

RUDOLPH I. ESTRADA

March 31, 2016

Architectural Review Board
City of Pacific Grove
300 Forest Drive
Pacific Grove, California 93950

RE: 1239 Ocean View Boulevard

Dear Architectural Review Board Members,

We would like to offer this letter of support on behalf of the newly proposed home Mr. and Mrs. Dan Perez are presenting before your Board.

My wife and are neighbors of the Perez's and live at 1123 Ocean View Boulevard. Last year, when the Perez family was contemplating razing their existing home and replacing it with the proposed home, they invited several neighboring residents over to discuss their plans. We considered this action very thoughtful and responsible of them to include us in their planning discussion. Since then Dan Perez has shared his very impressive home building plans with us and we strongly believe their new home will add significant beauty to our community.

We absolutely support their plans and look forward to the wonderful enhancement their new home will bring to our beautiful ocean front community.

In closing, we wish to reiterate the fact that we welcome the completion of their proposed home and wish to thank the Architectural Review Board for their consideration of our full support. If any member of the Board would like to discuss our impressions in greater detail, please feel free to contact me at 831-333-1033.

Respectfully,

Rudolph and Irene Estrada
1123 Ocean View Boulevard
Pacific Grove, California 93950

1123 OCEAN VIEW BOULEVARD -- PACIFIC GROVE- CALIFORNIA. 93950

FRONT – NORTH ELEVATION – OCEAN VIEW BOULEVARD

WEST – SIDE ELEVATION – MAIN ENTRANCE

JEFFREY BECOM DESIGN
217 HACIENDA CARMEL, CARMEL, CA 93923
831.224.6110 jeffreybecom@comcast.net

DATE

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-0.2
PRESENTATION ELEVATIONS

PEREZ RESIDENCE

1239 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA 93950

PROJECT DATA

PROJECT ADDRESS: 1239 OCEANVIEW BOULEVARD, PACIFIC GROVE 93950
APPLICANT: JEFFREY N. BECOM, BECOM DESIGN CELL: 831.224.6110

	REQUIRED / PERMITTED	PROPOSED CONDITION
ZONE DISTRICT	R-H-1	R-H-1
BLDG. SITE AREA	9,347 SQ. FT.	9,347 SQ. FT.
BUILDING COVERAGE	35% = 3271 SQ. FT.	29% = 2694 SQ. FT.
SITE COVERAGE	60% = 5,608 SQ. FT.	59% = 5498 SQ. FT.
GROSS FLOOR AREA	3,782 SQ. FT.	2,186 SQ.FT. LOWER FL. 1,266 SQ.FT. UPPER FL. 3,452 SQ. FT. SUBTOTAL
ADD'L FLOOR AREAS > 16'-0" IN HEIGHT: ADD TO GFA = TOTAL	(TO COUNT DOUBLE IN G.F.A.) PEAK OF GREAT ROOM PORTION OF FOYER	104 SQ.FT. 84 SQ.FT. 3,452 SQ. FT. SUBTOTAL 186 SQ.FT. SUBTOTAL 3,638 SQ.FT. TOTAL G.F.A.
EXEMPT FLOOR AREAS < 7'-0" IN HEIGHT:	(NOT COUNTED IN G.F.A.) AT BAY WINDOWS GARAGE #2 GARAGE WORKSHOP STORAGE / STUDIO	134 SQ.FT. 244 SQ.FT. 70 SQ.FT. 198 SQ.FT. 646 SQ.FT. TOTAL EXEMPT
BUILDING HEIGHT	25'-0"	25'-0"
NUMBER OF STORIES	TWO	TWO STORIES OVER PORTIONS OF EAST AND WEST WINGS WITH ALL OTHER AREAS ONE STORY
FRONT / NORTH SETBACK SOUTH / REAR SETBACK WEST SIDE / ENTRY SETBACK EAST SIDE SETBACK	15'-0" 10'-0" 10'-0" 10'-0"	15'-0" 10'-0" 15'-6" 11'-6"
GARAGE DOOR SETBACK	20'-0" TO STREET	71'-0" TO STREET FROM PRIVACY GATES
COVERED PARKING	ONE	ONE STANDARD SPACE (ACTUAL SIZE 11'X20')
ADDITIONAL COVERD SPACE (NOT REQUIRED)		ONE SUB-STANDARD (ACTUAL SIZE 12'X18'-6")
PARKING SPACE SIZE	9'X20' MINIMUM	11'X20'
UNCOVERED PARKING	NONE	NONE
NUMBER OF DRIVEWAYS	ONE	ONE
DRIVEWAY WIDTH		10'-0" MINIMUM
BACK-UP DISTANCE	19'-0" MINIMUM	20'-0"
EAVE PROJECTIONS INTO SETBACKS		FRONT 12" WEST SIDE 0 EAST SIDE 0 REAR 12"
MINIMUM DISTANCE BETWEEN EAVE PROJECTION & PROPERTY LINES		FRONT 14'-0" WEST SIDE 14'-0" EAST SIDE 10'-6" REAR 9'-0"
ARCHITECTURAL FEATURE - PROJECTIONS INTO SETBACK	-3'-8" MAXIMUM AT MAST. BEDRM. NORTH BAY INCLUDING 12" EAVE -1'-6" MAXIMUM AT LOFT EAST BAY INCLUDING 12" EAVE	
ARCHITECTURAL FEATURE - PROJECTIONS INTO HEIGHT LIMITS	CHIMNEY # 1 - AT 2'-0" ABOVE NEAREST STRUCTURE = 26'-0" MAX. HEIGHT	
ACCESSORY BUILDINGS		NONE
FENCE HEIGHTS	6'-0" MAX.	6'-0" MAX.
NO TREES ON SITE		SEE SHEET L-2
SITE IS NOT IN COASTAL ZONE		
SITE IS IN AN ARCHEOLOGICALLY SENSITIVE ZONE		SEE ARCHEOLOGICAL REPORT

SYMBOLS LEGEND

DETAIL NUMBER / SHEET NUMBER
SECTION
INTERIOR ELEVATION
DOOR SYMBOL
WINDOW SYMBOL
NOTE / MATERIAL
WOOD FRAME WALL
CONCRETE / MASONRY WALL
EDGE OF STRUCTURE ABOVE / BELOW / BEYOND
PROPERTY LINE
LINE OF SETBACK
CENTER LINE
AREA WITH LESS THAN 7'-0" CEILING HEIGHT

GENERAL NOTES

1 DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE AT ALL TIMES, AND LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER THOSE OF SMALL SCALE. DO NOT SCALE THE DRAWINGS.

2 ALL WORK SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND FIRE CODES, 2004 CALIFORNIA ELECTRICAL CODE, AND 2005 CALIFORNIA ENERGY CODE.

3 THE CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS AND NOTIFY THE DESIGNER TO RESOLVE ANY DISCREPANCIES. IF THERE ARE QUESTIONS REGARDING DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL AWAIT THE DESIGNER'S COMPLETE INSTRUCTIONS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

4 ANY WORK OR MATERIALS SHOWN ON THE DRAWINGS BUT NOT MENTIONED IN THE NOTES (OR VICE-VERSA) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS THOUGH IT WERE MENTIONED AND/OR SHOWN IN BOTH.

5 IF WORK IS SHOWN ON ONE DRAWING OR SHEET AND NOT ON ANOTHER, THE CONTRACTOR SHALL PROCEED AS IF IT WERE SHOWN ON BOTH.

6 THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY OBVIOUS ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR WILL BE EXPECTED TO FURNISH ALL NECESSARY ITEMS, MATERIALS OR LABOR THAT SOUND CONSTRUCTION DEMANDS AND REQUIRES IN ORDER TO PROFESSIONALLY COMPLETE THE PROJECT.

OWNERSHIP NOTES

1 THE DESIGNER, JEFFREY N. BECOM, CLAIMS TITLE AND ALL COPYRIGHT PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS.

2 THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THE DESIGNER HEREBY STATES THAT THEY ARE NOT INTENDED FOR, NOR SUITABLY ENGINEERED FOR, ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3 THE DESIGNER DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

PROJECT DIRECTORY

OWNERS — DANIEL AND JOSIE PEREZ
2025 ROCKROSE COURT, GILROY, CA 95020
TEL: 413.478.5816 OR 408.507.0265
EMAIL: DP.DANIEL.PEREZ@OUTLOOK.COM OR JOSIE.LOMELI.PEREZ@GMAIL.COM

STRUCTURAL ENGINEER — JERRY R. TAYLOR, CIVIL ENGINEER
PO BOX 51697, PACIFIC GROVE, CA 93950
TEL: 831.372.5890
EMAIL: JRTCE@ATT.NET
LICENSE #: 50683

SOILS ENGINEER — GRICE ENGINEERING INC.
CONTACT: LAWRENCE "SAM" GRICE
561-A BRUNKEN AVENUE, SALINAS, CA 93901
TEL: 831.594.7699 OR 831.422.9619
EMAIL: SAMGE@SBCGLOBAL.NET
LICENSE #: 954662

ARCHAEOLOGIST — ARCHAEOLOGICAL CONSULTING
CONTACT: GARY BRESCHINI, PH.D.
PO BOX 3377, SALINAS, CA 93912
TEL: 831.422.4912
FAX: 831.422.4913
EMAIL: COYOTE@COYOTEPRESS.COM

DESIGNER — BECOM DESIGN
CONTACT: JEFFREY N. BECOM
217 HACIENDA CARMEL, CARMEL, CA 93923
TEL: 831.224.6110
EMAIL: JEFFREYBECOM@COMCAST.NET

SIGNATURE OF DESIGNER

SHEET INDEX

SCOPE OF PROJECT

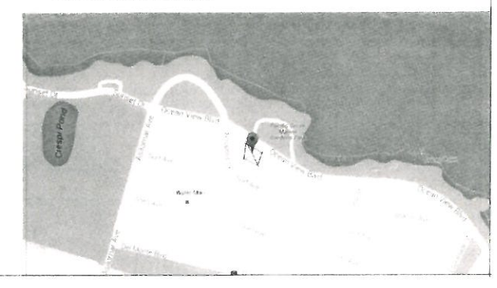
THE PROJECT CONSISTS OF FULL DEMOLITION OF A 2,552 SQUARE FOOT, TWO-STORY, NON-HISTORIC, SINGLE FAMILY RESIDENCE AND THE NEW CONSTRUCTION OF A 3,499 SQUARE FOOT, TWO-STORY, SINGLE FAMILY RESIDENCE.

HISTORIC STATUS

THE EXISTING STRUCTURE WAS BUILT IN 1979. DUE TO ITS RECENT DATE OF CONSTRUCTION, IT IS INELIGIBLE FOR INCLUSION ON THE PACIFIC GROVE HISTORIC RESOURCES INVENTORY.

PROJECT LOCATION

1239 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA 93950
LOT 13, BLOCK 356, FAIRWAY HOMES TRACT
ZONE: R-1-H
A.P.N.# 006-012-003-000



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DATE

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A - 0
PROJECT DATA

SITE PLAN SHEET NOTES

N-1 SEE COVER SHEET A-0 FOR ADDITIONAL SITE DATA AND PROJECT DATA
N-2 SEE LANDSCAPE PLAN SHEETS L-2 AND L-3 FOR HARDSCAPE, PLANTING, IRRIGATION, DRAINAGE, AND ADDITIONAL SITE WORK INFORMATION.
N-3 SEE FOUNDATION - BASEMENT PLAN SHEET A-2 FOR GRADING INFORMATION
N-4 THERE ARE NO EXISTING TREES ON THE SITE
N-5 ALL UTILITY SERVICES WILL BE ROUTED UNDERGROUND INCLUDING ELECTRIC, GAS, CABLE AND TELEPHONE

PROJECT SITE PLAN KEY

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1 PROPERTY LINE
2 LINE OF REQUIRED SETBACK
3 LOW PERIMETER WALL - 4'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE - REINFORCED C.M.U. WITH MISSION FINISH STUCCO
4 HIGH PERIMETER WALL - 6'-0" MAXIMUM HEIGHT ABOVE NATURAL GRADE - REINFORCED C.M.U. WITH MISSION FINISH STUCCO
5 PERIMETER WALL - TO MATCH HEIGHT OF ADJACENT FENCE - REINFORCED C.M.U. WITH MISSION FINISH STUCCO
6 GATEWAY INTEGRATED INTO STRUCTURE OF PERIMETER WALL WITH MISSION FINISH STUCCO
7 PAVED AREA OF SITE - SALTILLO TILE WITH DECORATIVE CERAMIC TILE ACCENTS OVER REINFORCED CONCRETE PAD - DRAIN STORMWATER TO CISTERN
8 DRIVEWAY APRON IN PUBLIC RIGHT-OF-WAY OUTSIDE OF PROPERTY LINE - DECOMPOSED GRANITE FINISH
9 PLANTED AREA OF DRIVEWAY APRON WITHIN PROPERTY LINE BUT OUTSIDE OF PRIVACY GATES
10 DRIVEWAY ENTRY PILLARS - REINFORCED C.M.U. WITH MISSION FINISH STUCCO
11 OCEAN VIEW BOULEVARD IS 9'-0" FROM EDGE OF GUTTER AND PAVING TO PROPERTY LINE - THIS AREA IS WITHIN PUBLIC RIGHT-OF-WAY
12 PLANTING AREA AT FINISH GRADE LEVEL - SEE LANDSCAPE PLANS
13 RAISED PLANTING AREA - 18" ABOVE FINISHED PAVING LEVEL - SEE LANDSCAPE PLANS
14 SEATING BENCH AT 18" ABOVE FINISHED PAVING LEVEL - REINFORCED C.M.U. WITH MISSION FINISH STUCCO AND LIMESTONE CAP
15 PORTICO - OPEN ON THREE SIDES - NOT INCLUDED IN G.F.A.
16 PERGOLA - OPEN TRELLIS ABOVE - NOT INCLUDED IN G.F.A.
17 COLONNADE - OPEN TO PATIO WITH TILE ROOF - NOT INCLUDED IN G.F.A.
18 EXTERIOR KITCHEN - OPEN ON TWO SIDES - NOT INCLUDED IN G.F.A.
19 STORAGE / STUDIO STRUCTURE - 6'-11" CEILING HEIGHT WITH STORAGE ABOVE - NOT LIVING SPACE - NOT INCLUDED IN G.F.A. - (STRUCTURE USED TO CLOSE EAST SIDE OF PATIO - COURTYARD)
20 GARAGE #1 - REQUIRED BY ZONING - 11'X20' INTERIOR DIMENSIONS - INCLUDED IN GROSS FLOOR AREA
21 GARAGE #2 - NOT REQUIRED BY ZONING - 12'X18' INTERIOR DIMENSIONS - FINISHED CLG. AT 6'-11" - NOT INCLUDED IN G.F.A. - (STRUCTURE USED TO CLOSE WEST SIDE OF PATIO - COURTYARD)
22 LINE OF 7,500-GALLON STORM WATER CISTERN BELOW
23 PORTICO PILLAR WITH STONE VENEER BASE AND MISSION FINISH STUCCO ABOVE
24 LINE OF EAVE ABOVE - 12" MAXIMUM PROJECTION INTO SETBACK - MINIMUM 9'-0" DISTANCE OF EAVE TO PROPERTY LINE
25 TRASH / RECYCLE AREA
26 LINE OF LOFT BAY WINDOW OVERHANG ABOVE - 2'-8" BAY PLUS 12" EAVE EQUALS 3'-8" PROJECTION FROM WALL WITH A MAXIMUM OF 2'-2" PROJECTION INTO EAST SIDE SETBACK - 7'-10" MINIMUM DISTANCE TO EAST PROPERTY LINE
27 LINE OF MASTER BEDROOM NORTH BAY WINDOW ABOVE - 2'-8" BAY PLUS 12" EAVE EQUALS 3'-8" PROJECTION INTO FRONT SETBACK - 11'-4" MINIMUM DISTANCE TO NORTH PROPERTY LINE
28 LINE OF BEDROOM #3 NICHE OVERHANG ABOVE - 14" MAXIMUM PROJECTION OF NICHE PLUS 12" EAVE PROJECTION EQUALS 26" MAXIMUM OVERALL PROJECTION FROM WALL - MINIMUM 11'-6" DISTANCE TO PROPERTY LINE
29 TWO UPPER FLOOR BAY WINDOW PROJECTIONS IN THE MASTER BEDROOM; ONE BAY WINDOW IN THE LOFT; AND THE NICHE PROJECTION IN BEDROOM #3 ALL HAVE CEILING HEIGHTS OF LESS THAN 7'-0" AND ARE THEREFORE NOT INCLUDED IN G.F.A.
30 GREAT ROOM - A ONE STORY ROOM WITH A 4-FOOT WIDE AREA AT THE PEAK OF THE VAULT THAT IS OVER 16'-0" IN HEIGHT; THEREFORE THIS HIGH AREA IS COUNTED TWICE IN GROSS FLOOR AREA CALCS.
31 FOYER AND TOWER - A TWO STORY STRUCTURE WITH A PORTION OVER 16'-0" IN HEIGHT; THEREFORE THIS HIGH AREA IS COUNTED TWICE IN GROSS FLOOR AREA CALCULATIONS
32 RECIRCULATING FOUNTAIN WITH GLAZED CERAMIC TILE FINISH AND LIMESTONE CAP

OCEAN VIEW BOULEVARD

TERRACE

PORTICO

PATIO

(CISTERN)

GARAGE #1

GARAGE #2

EXTERIOR KITCHEN

STORAGE / STUDIO

PLANTING

SITE PLAN

JEFFREY BECOM DESIGN
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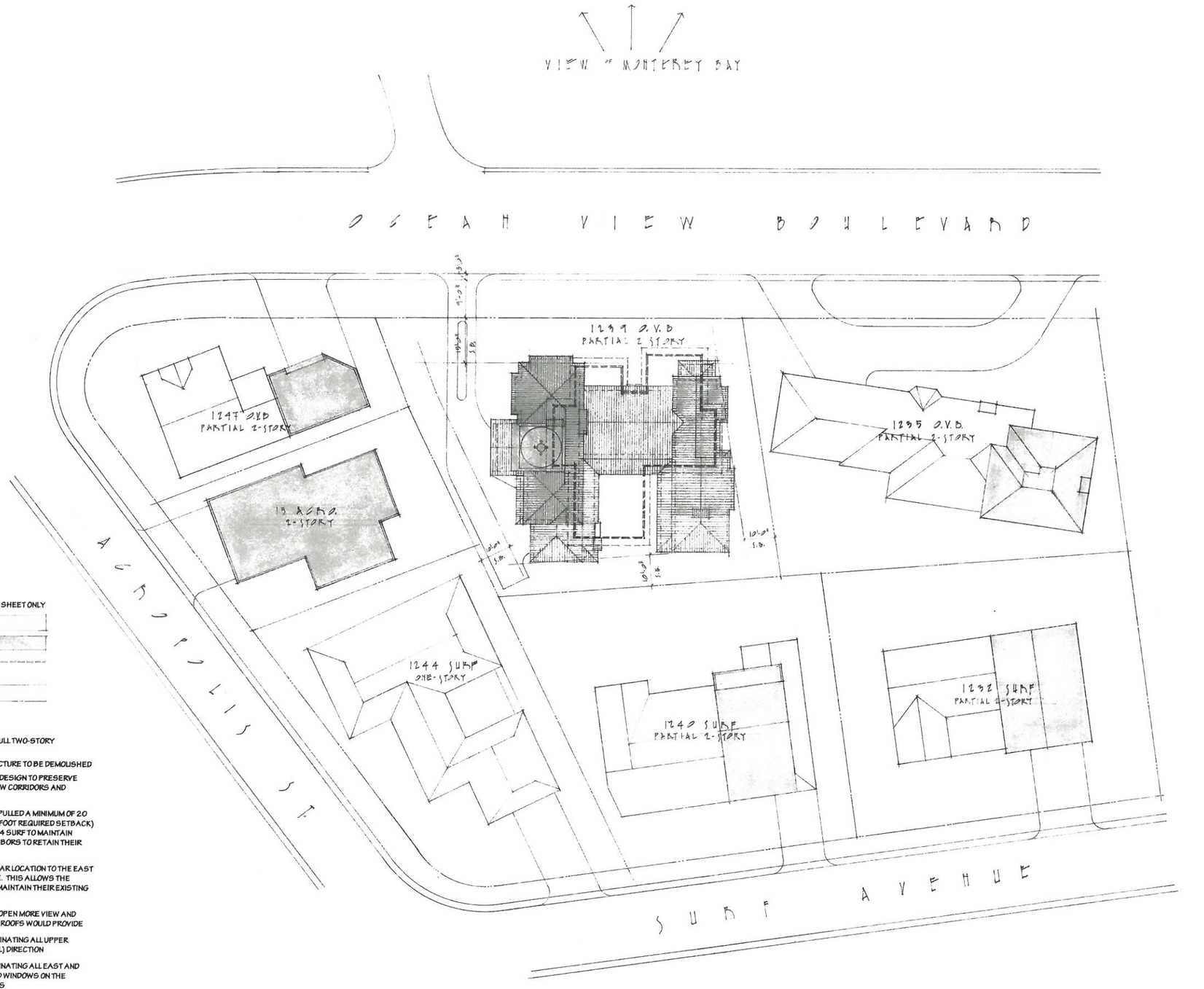
DATE

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-1
SITE PLAN



AREA SITE PLAN

LEGEND:

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

- SINGLE STORY PORTION OF RESIDENCES
- TWO-STORY PORTION OF RESIDENCES
- PERIMETER OF EXISTING TWO-STORY RESIDENCE TO BE DEMOLISHED
- LINE OF REQUIRED SETBACK
- PROPERTY LINE

NOTES:

1) THE PROJECT SITE IS SURROUNDED BY PARTIAL AND FULL TWO-STORY RESIDENCES
2) THE EXISTING RESIDENCE IS A FULL TWO-STORY STRUCTURE TO BE DEMOLISHED
3) EVERY EFFORT HAS BEEN MADE WITH THE PROPOSED DESIGN TO PRESERVE MOST OF UPHILL NEIGHBOR'S BAY VIEWS, BAY VIEW CORRIDORS AND ACCESS TO LIGHT AND PRIVACY

A) THE PROPOSED TWO-STORY WEST WING HAS BEEN PULLED A MINIMUM OF 20 FEET AWAY FROM THE WEST PROPERTY LINE (10 FOOT REQUIRED SETBACK) TO ALLOW THE SINGLE STORY RESIDENCE AT 1244 SURF TO MAINTAIN THEIR VIEW OF THE BAY AND OTHER UPHILL NEIGHBORS TO RETAIN THEIR VIEWS, LIGHT, AND PRIVACY

B) THE PROPOSED TWO-STORY EAST WING IS IN A SIMILAR LOCATION TO THE EAST PORTION OF THE EXISTING TWO-STORY RESIDENCE. THIS ALLOWS THE PROPERTIES AT 1240 SURF AND 1232 SURF TO MAINTAIN THEIR EXISTING BAY VIEWS

D) THE BULK OF THE OF THE PROJECT IS HIP ROOFED TO OPEN MORE VIEW AND LIGHT TO NEIGHBORS THAN THE OPTION OF GABLE ROOFS WOULD PROVIDE

E) NEIGHBOR'S PRIVACY HAS BEEN ENHANCED BY ELIMINATING ALL UPPER STORY VIEW WINDOWS FACING THE SOUTH (UPHILL) DIRECTION

F) NEIGHBOR'S PRIVACY HAS BEEN ENHANCED BY ELIMINATING ALL EAST AND WEST FACING VIEW WINDOWS EXCEPT FOR LIMITED WINDOWS ON THE NORTHERN PORTION OF THE EAST AND WEST WINGS

G) MOST UPPER-LEVEL WINDOWS THAT COULD IMPACT NEIGHBOR'S PRIVACY ARE TO BE GLAZED WITH OBSCURE GLASS

AREA SITE PLAN

1/16" = 1'-0"

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DATE
10-29-15
2-15-16
7 2 16

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-1.1
AREA SITE PLN.

FOUNDATION - BASEMENT PLAN KEY

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. LOW PERIMETER WALL - 4'-0" MAXIMUM HEIGHT
2. HIGH PERIMETER WALL - 6'-0" MAXIMUM HEIGHT ABOVE NATURAL GRADE
3. PAVED RIBBON DRIVEWAY - SLOPE UP FROM NATURAL GRADE AT NORTH PROPERTY LINE TO MEET AT 1-1/2" BELOW FINISHED FLOOR LEVEL AT MAIN ENTRY / FOYER
4. PAVED WALKWAY - SLOPE UP FROM NATURAL GRADE LEVEL AT NORTH PROPERTY LINE TO MEET PAVED LEVEL OF PORTICO
5. ARCHWAY AND GATE - A SEPARATE STRUCTURE FROM MAIN RESIDENCE THAT IS INTEGRATED INTO THE PERIMETER WALLS
6. PAVED AREA OF SITE - SLOPE A MINIMUM OF 1/4"/FOOT FOR DRAINAGE - DIRECT ALL STORMWATER VIA BURIED PIPING TO THE CISTERN UNDER THE PATIO - SEE LANDSCAPE PLANS FOR DETAILS
7. AREA OF DRIVEWAY APRON IN PUBLIC RIGHT-OF-WAY OUTSIDE OF THE NORTH PROPERTY LINE - FINISH WITH DECOMPOSED GRANITE OVER A COMPACTED GRAVEL
8. UNPAVED (PLANTED AREA OF RIBBON DRIVEWAY - FOLLOW SLOPE AND FINISHED LEVEL OF PAVED DRIVEWAY
9. ENTRY PILLARS AND PRIVACY GATES
10. OCEAN VIEW BOULEVARD IS 9'-0" FROM NORTH PROPERTY LINE TO EDGE OF STREET. THIS AREA IS A PUBLIC RIGHT-OF-WAY PLANTED AND MAINTAINED BY THE PROPERTY OWNER - SEE LANDSCAPE PLAN
11. PLANTING AREA - FOLLOW NATURAL GRADE LEVEL UNLESS OTHERWISE NOTED
12. RAISED PLANTING AREA - APPROXIMATELY 18" ABOVE FINISHED PAVING
13. SEATING BENCH AT 18" ABOVE FINISHED PAVING
14. PORTICO - OPEN THREE SIDES
15. PERGOLA - ROOFED WITH OPEN TRELLIS
16. COLONNADE - OPEN TO PATIO
17. EXTERIOR KITCHEN - SLOPE DOWN 1/4" PER FOOT TOWARD PATIO - MATCH FINISHED FLOOR LEVEL AT DOORWAY TO PASSAGEWAY
18. STORAGE / STUDIO - FINISHED FLOOR LEVEL EQUAL TO FINISHED FLOOR LEVEL OF LOWER FLOOR OF MAIN HOUSE
19. 7,500-GALLON STORMWATER CISTERN
20. EAST SIDE YARD PLANTING AREA: FINISHED GRADE TO SLOPE UP FROM ARCHWAY TO MEET RAISED PLANTING BED LEVEL AT BACK OF SITE
21. WEST SIDE YARD PLANTING AREA: FINISHED GRADE TO FOLLOW SLOPE OF DRIVEWAY
22. NORTH / FRONT YARD PLANTING AREA: FINISHED GRADE TO FOLLOW NATURAL GRADE AT PROPERTY LINE AND SLOPE UP TOWARD LEVEL OF PAVED TERRACE TO A HEIGHT OF 6" BELOW FINISHED FLOOR LEVEL

FOUNDATION - BASEMENT PLAN NOTES

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

N-1 SEE LANDSCAPE PLANS FOR FURTHER INFORMATION ON SITE DRAINAGE, IRRIGATION, AND PLANTING.

N-2 THE SITE IS ESSENTIALLY FLAT FROM EAST TO WEST. THE SITE HAS A GENTLE RISE FROM NORTH TO SOUTH OF APPROXIMATELY 18 INCHES OVER THE RUN OF 95 FEET FROM THE EDGE OF OCEAN VIEW BOULEVARD TO THE REAR PROPERTY LINE ON THE SOUTH SIDE. THIS EQUALS A SLOPE OF ONLY 0.18" PER FOOT IF NATURAL GRADE IS FOLLOWED.

N-3 EXISTING FINISHED GRADE IS SUNKEN APPROXIMATELY 12 INCHES BELOW NATURAL GRADE. THIS IS MOST OBVIOUS AT THE REAR PROPERTY LINE WHERE THERE IS A STEEP RISE AT THE FENCE BETWEEN PROPERTIES. THE FINISHED FLOOR LEVEL OF THE EXISTING RESIDENCE IS APPROXIMATELY THREE INCHES ABOVE THE EXISTING FINISHED GRADE LEVEL. THESE LOWERED FINISHED LEVELS WERE SET IN ORDER TO MORE CLOSELY CONFORM TO THE 18-FOOT HEIGHT LIMIT IN EFFECT AT THE TIME OF THE EXISTING RESIDENCE'S CONSTRUCTION. THIS DROP IN FINISHED GRADE LEVEL COMBINED WITH THE LOW SLOPE OF THE NATURAL GRADE HAS MEANT THAT THE EXISTING SITE HAS HAD CONTINUOUS PROBLEMS WITH FLOODING AND STORMWATER DRAINAGE.

N-4 THE PROPOSED PROJECT WILL RAISE THE FINISHED GRADE BACK TO NATURAL GRADE LEVEL AT MINIMUM, AND RAISE THE LEVEL OF THE PLANTING BEDS AT THE BACK OF THE SITE 18" ABOVE THE LEVEL OF THE PATIO IN ORDER TO ALLEVIATE THE EXISTING DRAINAGE PROBLEMS. FINISHED GRADE WILL BE SET TO ALLOW FOR A DRAINAGE SLOPE OF AT LEAST 1/4" PER FOOT OVER THE ENTIRE SITE.

N-5 FINISHED FLOOR LEVEL WILL MAINTAIN A MINIMUM OF 6 INCHES ABOVE FINISHED GRADE LEVEL AT PLANTING AREAS ADJACENT TO THE BUILDING ENVELOPE UNLESS OTHERWISE NOTED.

N-6 ALL AREAS OF PAVING WILL BE SLOPED A MINIMUM OF 1/4" PER FOOT AWAY FROM THE BUILDING ENVELOPE. → SLOPE DOWN →

N-7 ALL AREAS OF PLANTING WILL BE SLOPED A MINIMUM OF 1/4" PER FOOT AWAY FROM THE BUILDING ENVELOPE. → SLOPE DOWN →

N-8 THE PAVED FRONT TERRACE WILL BE SET 1-1/2 INCH BELOW FINISHED FLOOR LEVEL AT THE BUILDING FACE AND SLOPE AWAY FROM THE STRUCTURE 1/4" PER FOOT TO THE NORTH. FINISHED GRADE OUTSIDE THE TERRACE AREA WILL BE KEPT A MINIMUM OF 1-1/2 INCHES BELOW THE TERRACE LEVEL.

N-9 THE PAVED PATIO, PERGOLA, AND COLONNADE AREAS AT THE REAR OF THE SITE WILL ALL BE SET 1-1/2 INCHES MINIMUM BELOW FINISHED FLOOR LEVEL AND SLOPE AWAY FROM THE STRUCTURE A MINIMUM OF 1/4" PER FOOT. ALL STORMWATER REACHING THESE AREAS IS TO BE COLLECTED, PIPED, AND STORED IN THE CISTERN BELOW THE PATIO FOR LANDSCAPING NEEDS.

CUT AND FILL OF SOILS

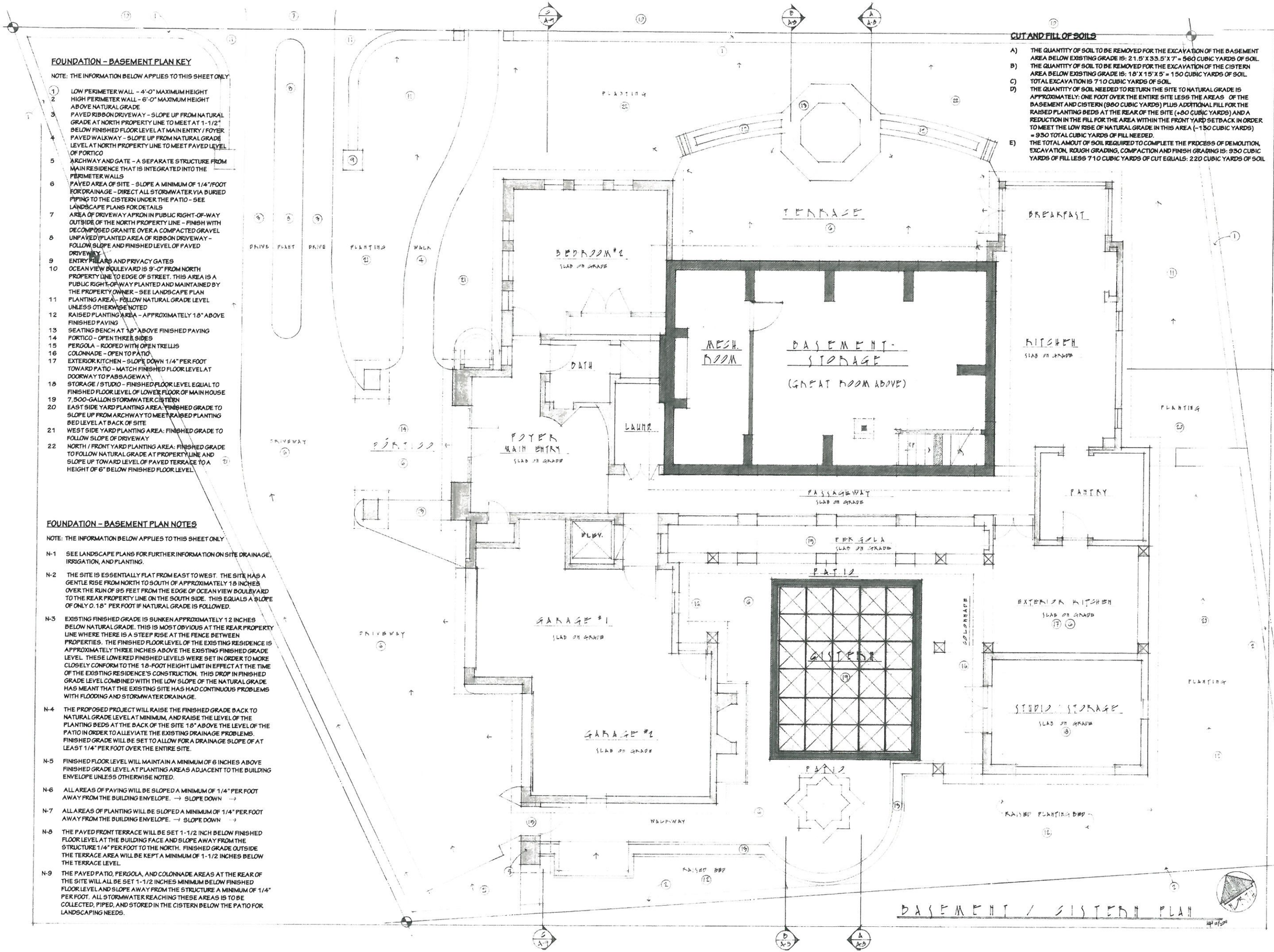
A) THE QUANTITY OF SOIL TO BE REMOVED FOR THE EXCAVATION OF THE BASEMENT AREA BELOW EXISTING GRADE IS: 21.5'X33.5'X7' = 560 CUBIC YARDS OF SOIL.

B) THE QUANTITY OF SOIL TO BE REMOVED FOR THE EXCAVATION OF THE CISTERN AREA BELOW EXISTING GRADE IS: 18'X15'X5' = 150 CUBIC YARDS OF SOIL.

C) TOTAL EXCAVATION IS 710 CUBIC YARDS OF SOIL.

D) THE QUANTITY OF SOIL NEEDED TO RETURN THE SITE TO NATURAL GRADE IS APPROXIMATELY: ONE FOOT OVER THE ENTIRE SITE LESS THE AREAS OF THE BASEMENT AND CISTERN (980 CUBIC YARDS) PLUS ADDITIONAL FILL FOR THE RAISED PLANTING BEDS AT THE REAR OF THE SITE (+80 CUBIC YARDS) AND A REDUCTION IN THE FILL FOR THE AREA WITHIN THE FRONT YARD SETBACK IN ORDER TO MEET THE LOW RISE OF NATURAL GRADE IN THIS AREA (-130 CUBIC YARDS) = 930 TOTAL CUBIC YARDS OF FILL NEEDED.

E) THE TOTAL AMOUT OF SOIL REQUIRED TO COMPLETE THE PROCESS OF DEMOLITION, EXCAVATION, ROUGH GRADING, COMPACTION AND FINISH GRADING IS: 930 CUBIC YARDS OF FILL LESS 710 CUBIC YARDS OF CUT EQUALS: 220 CUBIC YARDS OF SOIL



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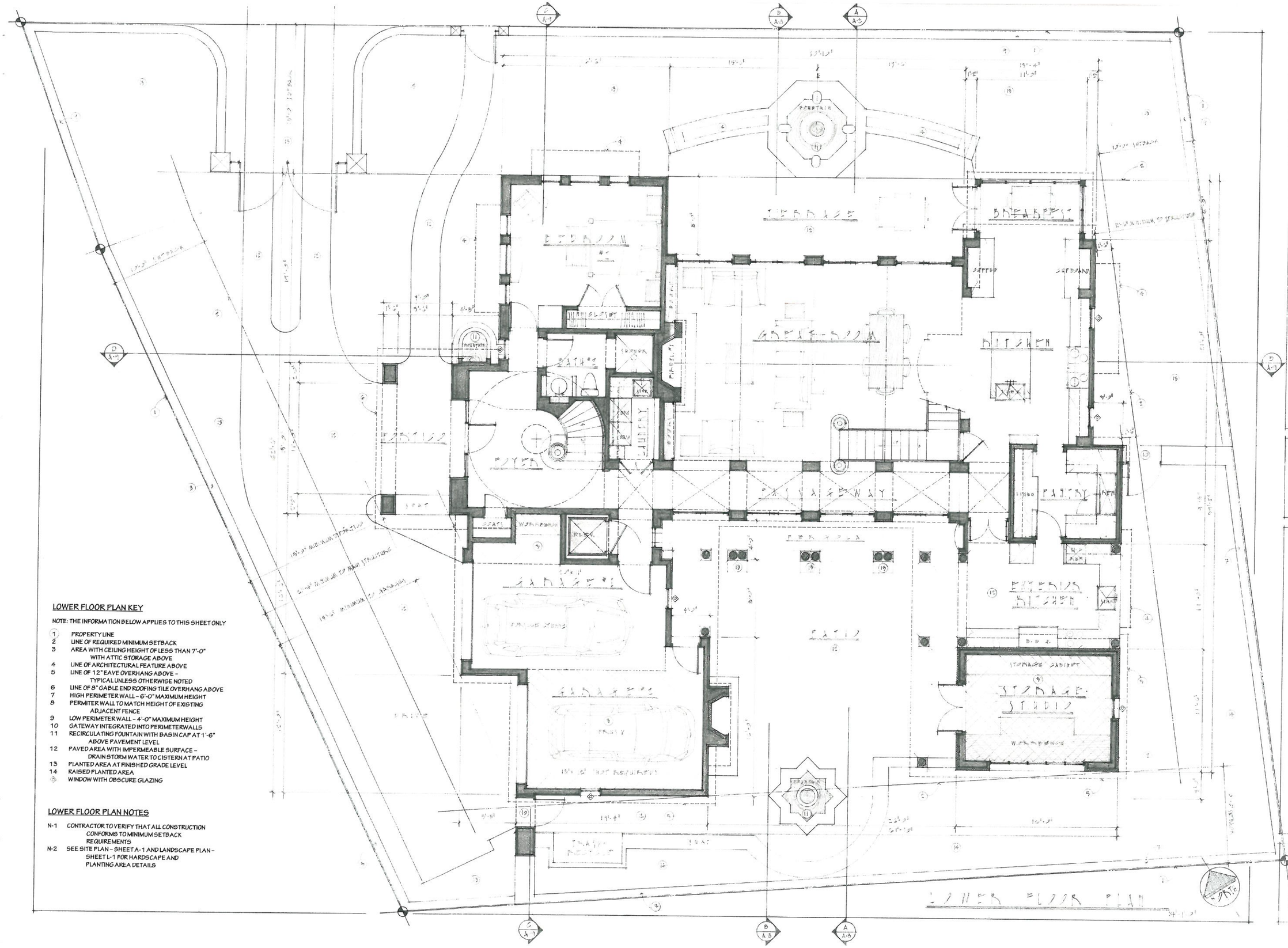
PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A - 2
FOUNDATION
BASEM'T. PLAN



LOWER FLOOR PLAN KEY

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. PROPERTY LINE
2. LINE OF REQUIRED MINIMUM SETBACK
3. AREA WITH CEILING HEIGHT OF LESS THAN 7'-0" WITH ATTIC STORAGE ABOVE
4. LINE OF ARCHITECTURAL FEATURE ABOVE
5. LINE OF 12" EAVE OVERHANG ABOVE – TYPICAL UNLESS OTHERWISE NOTED
6. LINE OF 8" GABLE END ROOFING TILE OVERHANG ABOVE
7. HIGH PERIMETER WALL – 6'-0" MAXIMUM HEIGHT
8. PERMITER WALL TO MATCH HEIGHT OF EXISTING ADJACENT FENCE
9. LOW PERIMETER WALL – 4'-0" MAXIMUM HEIGHT
10. GATEWAY INTEGRATED INTO PERIMETER WALLS
11. RECIRCULATING FOUNTAIN WITH BASIN CAP AT 1'-6" ABOVE PAVEMENT LEVEL
12. PAVED AREA WITH IMPERMEABLE SURFACE – DRAIN STORM WATER TO CISTERN AT PATIO
13. PLANTED AREA AT FINISHED GRADE LEVEL
14. RAISED PLANTED AREA
15. WINDOW WITH OBSCURE GLAZING

LOWER FLOOR PLAN NOTES

N-1 CONTRACTOR TO VERIFY THAT ALL CONSTRUCTION CONFORMS TO MINIMUM SETBACK REQUIREMENTS

N-2 SEE SITE PLAN – SHEET A-1 AND LANDSCAPE PLAN – SHEET L-1 FOR HARDSCAPE AND PLANTING AREA DETAILS

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PEREZ RESIDENCE
NEW CONSTRUCTION FOR
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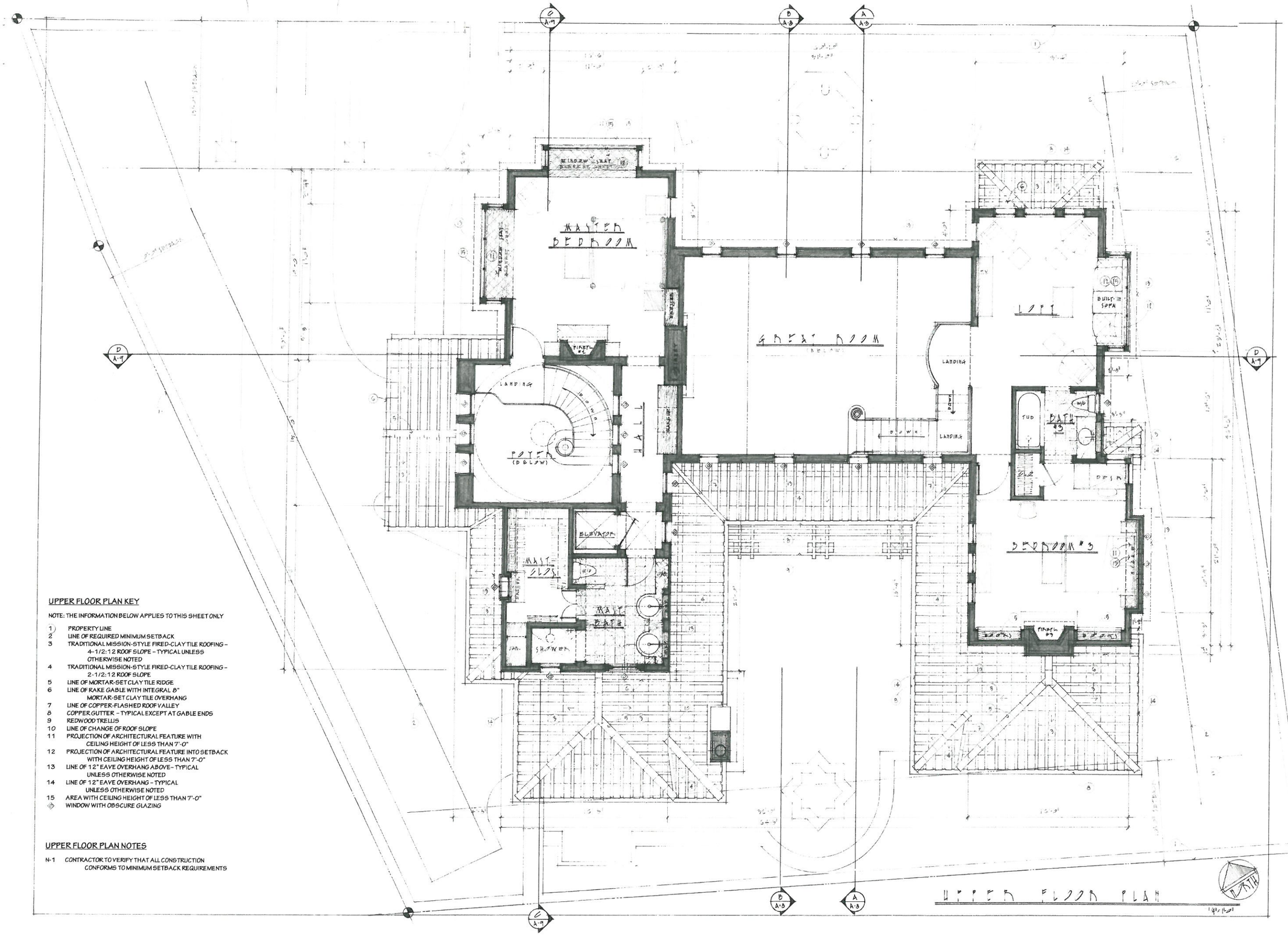
SHEET
A - 3
LOWER FLOOR PLAN



UPPER FLOOR PLAN KEY

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. PROPERTY LINE
2. LINE OF REQUIRED MINIMUM SETBACK
3. TRADITIONAL MISSION-STYLE FIRED-CLAY TILE ROOFING – 4-1/2:12 ROOF SLOPE – TYPICAL UNLESS OTHERWISE NOTED
4. TRADITIONAL MISSION-STYLE FIRED-CLAY TILE ROOFING – 2-1/2:12 ROOF SLOPE
5. LINE OF MORTAR-SET CLAY TILE RIDGE
6. LINE OF RAKE GABLE WITH INTEGRAL 8" MORTAR-SET CLAY TILE OVERHANG
7. LINE OF COPPER-FLASHED ROOF VALLEY
8. COPPER GUTTER – TYPICAL EXCEPT AT GABLE ENDS
9. REDWOOD TRELLIS
10. LINE OF CHANGE OF ROOF SLOPE
11. PROJECTION OF ARCHITECTURAL FEATURE WITH CEILING HEIGHT OF LESS THAN 7'-0"
12. PROJECTION OF ARCHITECTURAL FEATURE INTO SETBACK WITH CEILING HEIGHT OF LESS THAN 7'-0"
13. LINE OF 12" EAVE OVERHANG ABOVE – TYPICAL UNLESS OTHERWISE NOTED
14. LINE OF 12" EAVE OVERHANG – TYPICAL UNLESS OTHERWISE NOTED
15. AREA WITH CEILING HEIGHT OF LESS THAN 7'-0"

◇ WINDOW WITH OBSCURE GLAZING

UPPER FLOOR PLAN NOTES

N-1 CONTRACTOR TO VERIFY THAT ALL CONSTRUCTION CONFORMS TO MINIMUM SETBACK REQUIREMENTS

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PEREZ RESIDENCE
NEW CONSTRUCTION FOR
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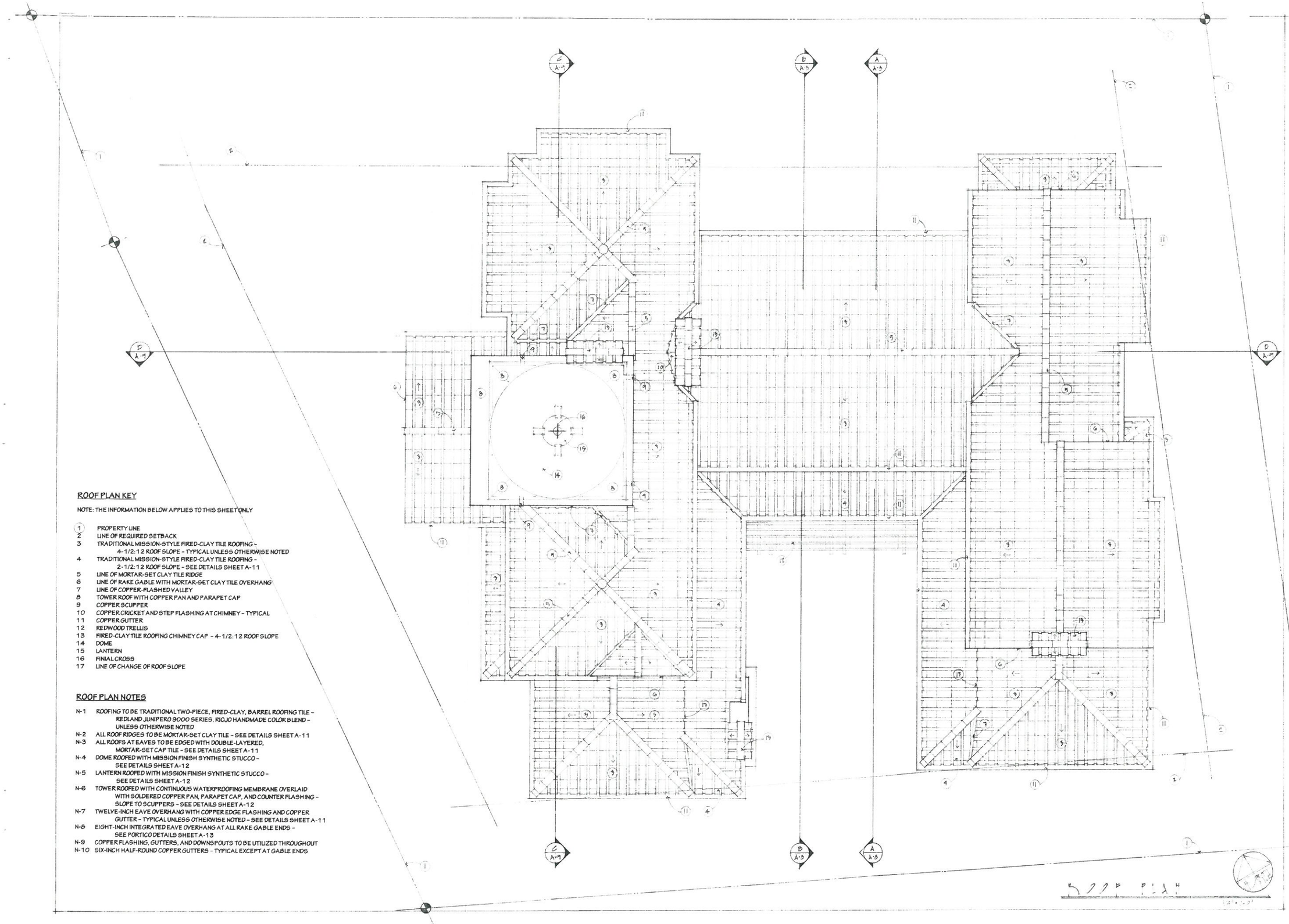
SHEET
A-4
UPPER FLOOR PLAN



ROOF PLAN KEY

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. PROPERTY LINE
2. LINE OF REQUIRED SETBACK
3. TRADITIONAL MISSION-STYLE FIRED-CLAY TILE ROOFING – 4-1/2:12 ROOF SLOPE – TYPICAL UNLESS OTHERWISE NOTED
4. TRADITIONAL MISSION-STYLE FIRED-CLAY TILE ROOFING – 2-1/2:12 ROOF SLOPE – SEE DETAILS SHEET A-11
5. LINE OF MORTAR-SET CLAY TILE RIDGE
6. LINE OF RAKE GABLE WITH MORTAR-SET CLAY TILE OVERHANG
7. LINE OF COPPER-FLASHED VALLEY
8. TOWER ROOF WITH COPPER PAN AND PARAPET CAP
9. COPPER SCUPPER
10. COPPER CRICKET AND STEP FLASHING AT CHIMNEY – TYPICAL
11. COPPER GUTTER
12. REDWOOD TRELLIS
13. FIRED-CLAY TILE ROOFING CHIMNEY CAP – 4-1/2:12 ROOF SLOPE
14. DOME
15. LANTERN
16. FINIAL CROSS
17. LINE OF CHANGE OF ROOF SLOPE

ROOF PLAN NOTES

- N-1 ROOFING TO BE TRADITIONAL TWO-PIECE, FIRED-CLAY, BARREL ROOFING TILE – REDLAND JUNIPERO 9000 SERIES, RIOJO HANDMADE COLOR BLEND – UNLESS OTHERWISE NOTED
- N-2 ALL ROOF RIDGES TO BE MORTAR-SET CLAY TILE – SEE DETAILS SHEET A-11
- N-3 ALL ROOFS AT EAVES TO BE EDGED WITH DOUBLE-LAYERED, MORTAR-SET CAP TILE – SEE DETAILS SHEET A-11
- N-4 DOME ROOFED WITH MISSION FINISH SYNTHETIC STUCCO – SEE DETAILS SHEET A-12
- N-5 LANTERN ROOFED WITH MISSION FINISH SYNTHETIC STUCCO – SEE DETAILS SHEET A-12
- N-6 TOWER ROOFED WITH CONTINUOUS WATERPROOFING MEMBRANE OVERLAID WITH SOLDERED COPPER PAN, PARAPET CAP, AND COUNTER FLASHING – SLOPE TO SCUPPERS – SEE DETAILS SHEET A-12
- N-7 TWELVE-INCH EAVE OVERHANG WITH COPPER EDGE FLASHING AND COPPER GUTTER – TYPICAL UNLESS OTHERWISE NOTED – SEE DETAILS SHEET A-11
- N-8 EIGHT-INCH INTEGRATED EAVE OVERHANG AT ALL RAKE GABLE ENDS – SEE PORTICO DETAILS SHEET A-13
- N-9 COPPER FLASHING, GUTTERS, AND DOWNSPOUTS TO BE UTILIZED THROUGHOUT
- N-10 SIX-INCH HALF-ROUND COPPER GUTTERS – TYPICAL EXCEPT AT GABLE ENDS

ROOF PLAN

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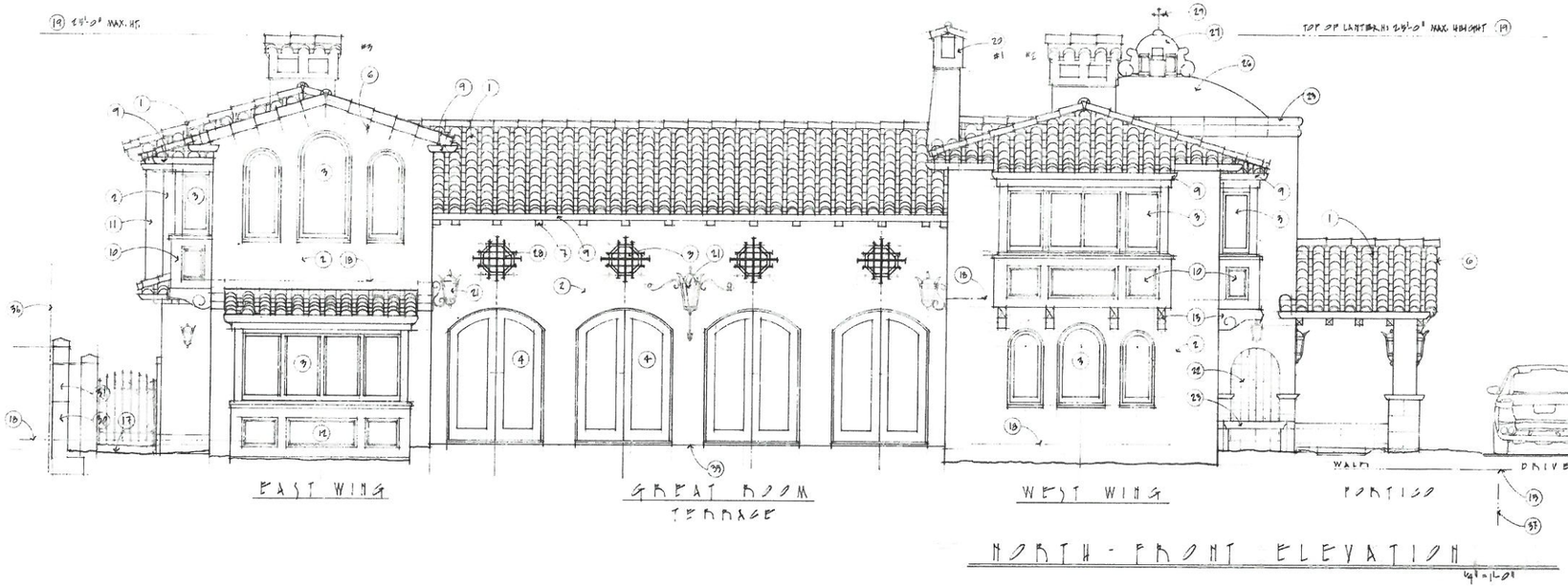
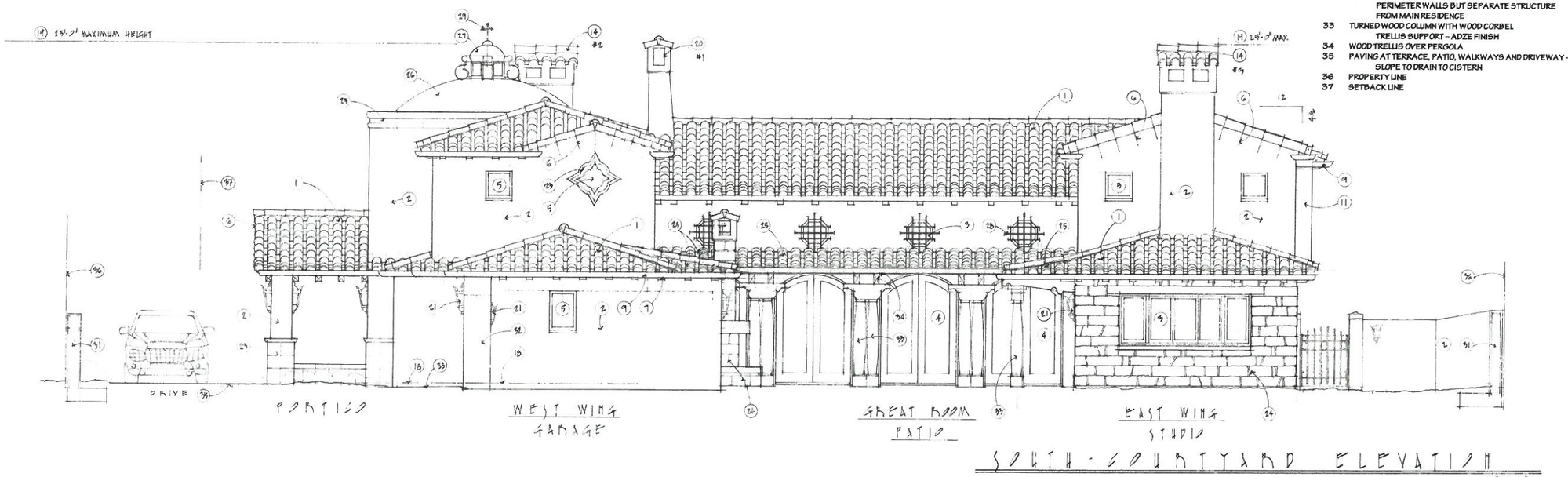
PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-5
ROOF PLAN





EXTERIOR ELEVATION KEY – NORTH AND SOUTH

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. MISSION STYLE CLAY TILE ROOFING – AT 4-1/2:12 SLOPE UNLESS OTHERWISE NOTED
2. STUCCO WITH HAND-TROWELED MISSION FINISH – TYPICAL
3. ALUMINUM-CLAD WOOD WINDOW – "MARVIN ULTIMATE" – TYPICAL
4. ALUMINUM-CLAD WOOD DOUBLE FRENCH DOOR – "MARVIN ULTIMATE"
5. ALUMINUM-CLAD WOOD WINDOW WITH OBSCURE GLAZING – "MARVIN ULTIMATE"
6. PROFILE OF ROOF TILE EDGE PATTERN CUT INTO STUCCO AT GABLE ENDS
7. 4X8 SHAPED WOOD RAFTER TAIL WITH ADZE FINISH – TYPICAL EXCEPT AT GABLES
8. 4X8 EXPOSED WOOD RAFTER WITH ADZE FINISH
9. COPPER GUTTER, FLASHING, AND DOWNSPOUTS – TYPICAL
10. PVC-CLAD RECESSED-PANEL PROJECTING BAY WINDOW
11. PVC-CLAD RECESSED-PANEL PROJECTION
12. PVC-CLAD RECESSED-PANEL POP-OUT BREAKFAST NOOK
13. 6X SHAPED WOOD SUPPORT BRACKET WITH ADZE FINISH
14. CHIMNEY WITH CLAY TILE ROOF CAP AND RECESSED SPARK ARRESTOR
15. EXISTING SUNKEN GRADE LEVEL – APPROXIMATELY 12" BELOW NATURAL GRADE
16. NATURAL GRADE LEVEL
17. FINISH GRADE LEVEL
18. FINISH FLOOR LEVEL
19. MAXIMUM ALLOWABLE BUILDING HEIGHT – 25'-0" ABOVE NATURAL GRADE AT TOP OF LANTERN
20. CHIMNEY #1 HEIGHT TO CONFORM TO BUILDING CODE REQUIREMENTS AT 26'-0" ABOVE NATURAL GRADE
21. CUSTOM ALL-BRASS EXTERIOR LIGHTING FIXTURE WITH OBSCURE GLAZING
22. RECIRCULATING FOUNTAIN AND BASIN FINISHED WITH CERAMIC TILE AND LIMESTONE CAP
23. CUT LIMESTONE VENEER WITH HAND-CHISELED FINISH
24. SPLIT-FACE NATURAL LIMESTONE VENEER
25. LOW-SLOPE CLAY TILE ROOF AT PERGOLA AND COLONNADE – AT 2:12 SLOPE
26. DOME ROOFED WITH SYNTHETIC STUCCO WITH MISSION FINISH
27. LANTERN ROOFED WITH SYNTHETIC STUCCO WITH MISSION FINISH
28. HAND-FORGED, POWDER-COATED STAINLESS STEEL WINDOW GRILL
29. HAND-FORGED, POWDER-COATED STAINLESS STEEL FINIAL CROSS
30. LOW PERIMETER WALL WITH MISSION FINISH STUCCO 4'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE EXCEPT ALONG WEST PROPERTY LINE WHERE WALL WILL STEP UP TO MATCH NEIGHBOR'S EXISTING FENCE HEIGHT
31. HIGH PERIMETER WALL WITH MISSION FINISH STUCCO – 6'-0" MAXIMUM HEIGHT ABOVE NATURAL GRADE
32. ARCHWAY WITH GATE – TRANSITION POINT FROM LOW TO HIGH PERIMETER WALLS – INTEGRATED WITH PERIMETER WALLS BUT SEPARATE STRUCTURE FROM MAIN RESIDENCE
33. TURNED WOOD COLUMN WITH WOOD CORBEL TRELLIS SUPPORT – ADZE FINISH
34. WOOD TRELLIS OVER PERGOLA
35. PAVING AT TERRACE, PATIO, WALKWAYS AND DRIVEWAY – SLOPE TO DRAIN TO CISTERN
36. PROPERTY LINE
37. SETBACK LINE

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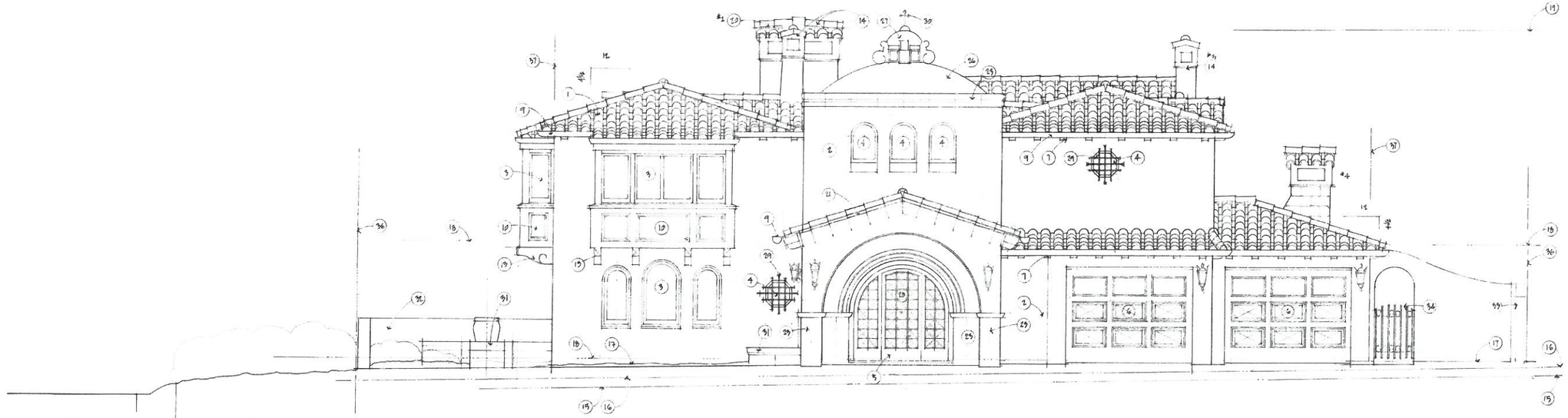
6.26.16

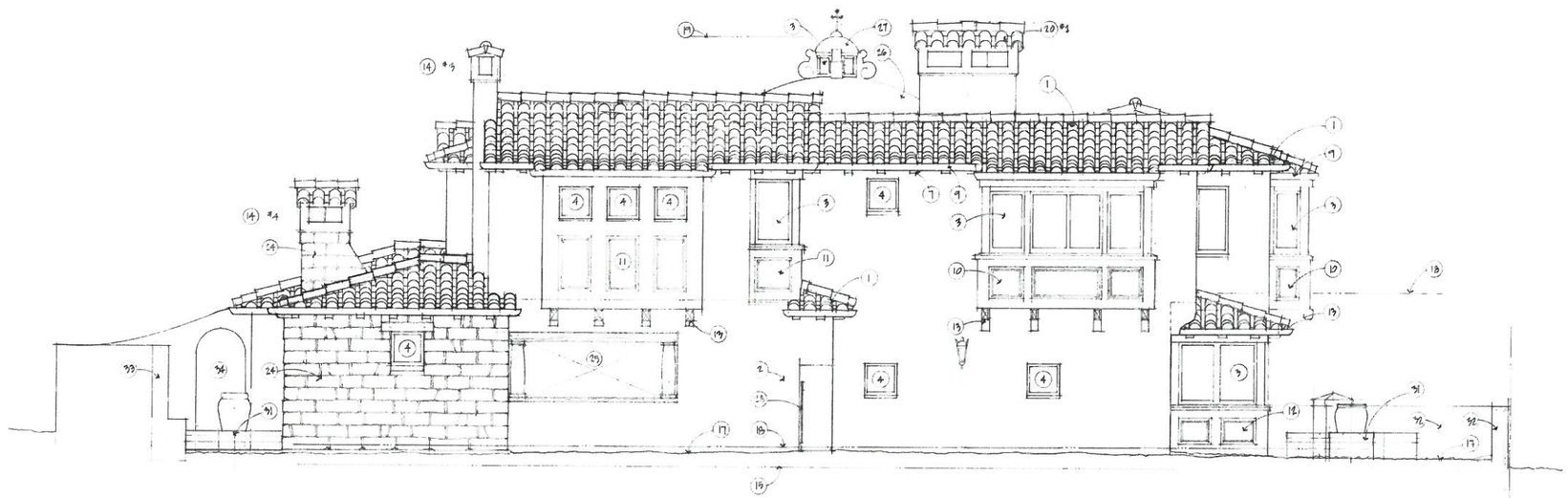
PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-6
NORTH & SOUTH ELEVATIONS



WEST - ENTRANCE ELEVATION

1/4" = 1'-0"



EAST - SIDE ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATION KEY - EAST AND WEST

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. MISSION STYLE CLAY TILE ROOFING - AT 4-1/2 : 12 SLOPE - UNLESS OTHERWISE NOTED
2. STUCCO WITH HAND-TROWELED MISSION FINISH
3. ALUMINUM-CLAD WOOD WINDOW - "MARVIN ULTIMATE" - TYPICAL
4. ALUMINUM-CLAD WOOD WINDOW WITH OBSCURE GLAZING - "MARVIN ULTIMATE"
5. CUSTOM HARDWOOD AND GLASS ARCHED ENTRY DOOR AND SIDELIGHTS
6. CUSTOM SECTIONAL ROLL-UP, NINE-PANEL, ALL-WOOD GARAGE DOOR
7. 4X8 SHAPED WOOD RAFTER TAIL WITH ADZE FINISH - TYPICAL EXCEPT AT GABLES
8. 4X8 EXPOSED WOOD RAFTER WITH ADZE FINISH
9. COPPER GUTTER, FLASHING, AND DOWNSPOUTS - TYPICAL
10. PVC-CLAD RECESSED-PANEL PROJECTING BAY WINDOW
11. PVC-CLAD RECESSED-PANEL PROJECTING BAY
12. PVC-CLAD RECESSED-PANEL POP-OUT BREAKFAST NOOK
13. 6X SHAPED WOOD SUPPORT BRACKET WITH ADZE FINISH
14. CHIMNEY WITH CLAY TILE ROOF AND RECESSED SPARK ARRESTOR
15. EXISTING SUNKEN GRADE LEVEL - APPROXIMATELY 12" BELOW NATURAL GRADE
16. NATURAL GRADE LEVEL
17. FINISHED GRADE LEVEL
18. FINISHED FLOOR LEVEL
19. MAX. ALLOWABLE BUILDING HEIGHT - 25'-0" ABOVE NATURAL GRADE
20. CHIMNEY #1 HEIGHT TO CONFORM TO BUILDING CODE REQUIREMENTS AT 26'-0" ABOVE NATURAL GRADE
21. PROFILE OF ROOF TILE EDGE PATTERN CUT INTO STUCCO AT GABLES
22. HAND-CARVED LIMESTONE ENTRY ARCHWAY WITH CHISELED FINISH
23. CUT LIMESTONE VENEER WITH HAND-CHISELED FINISH
24. SPLIT-FACE NATURAL LIMESTONE VENEER
25. OPEN AREA TO EXTERIOR KITCHEN
26. DOME ROOFED WITH SYNTHETIC STUCCO WITH MISSION FINISH
27. LANTERN ROOFED WITH SYNTHETIC STUCCO WITH MISSION FINISH
28. HAND-FORGED, POWDER-COATED STAINLESS STEEL ENTRY GRATING
29. HAND-FORGED, POWDER-COATED STAINLESS STEEL WINDOW GRILL
30. HAND-FORGED, POWDER-COATED STAINLESS STEEL FINIAL CROSS
31. RECIRCULATING FOUNTAIN AND BASIN FINISHED WITH CERAMIC TILE
32. LOW PERIMETER WALL WITH MISSION FINISH STUCCO - 4'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE
33. HIGH PERIMETER WALL WITH MISSION FINISH STUCCO - 6'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE
34. ARCHWAY WITH GATE - TRANSITION POINT FROM LOW TO HIGH PERIMETER WALLS - INTEGRATED WITH PERIMETER WALLS BUT SEPARATE STRUCTURE FROM MAIN RESIDENCE
35. CUSTOM SOLID BRASS LIGHTING FIXTURE WITH OBSCURE GLAZING
36. PROPERTY LINE
37. SETBACK LINE

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11 · 3 · 15
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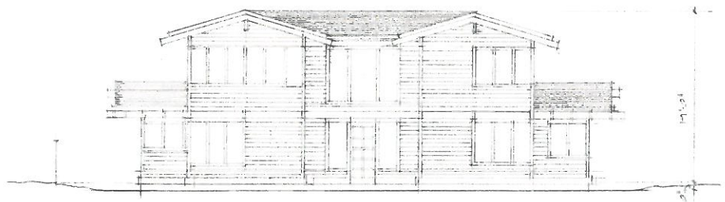
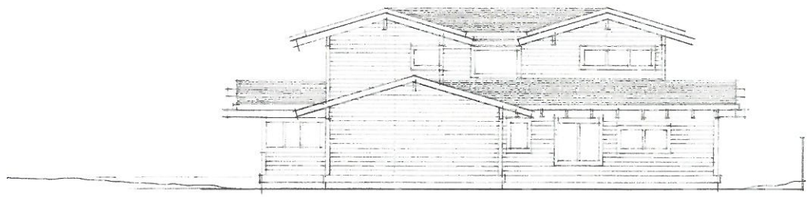
6 · 29 · 16

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

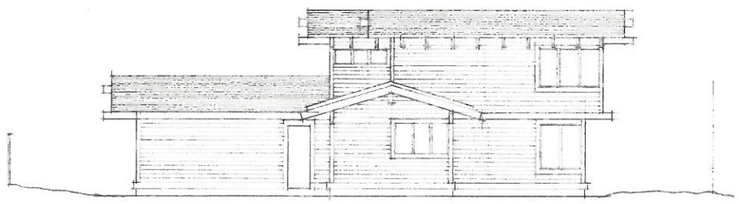
SHEET
A-7
EAST & WEST ELEVATIONS



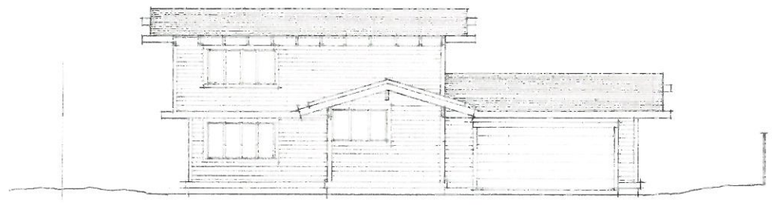
EXISTING NORTH - FRONT ELEVATION



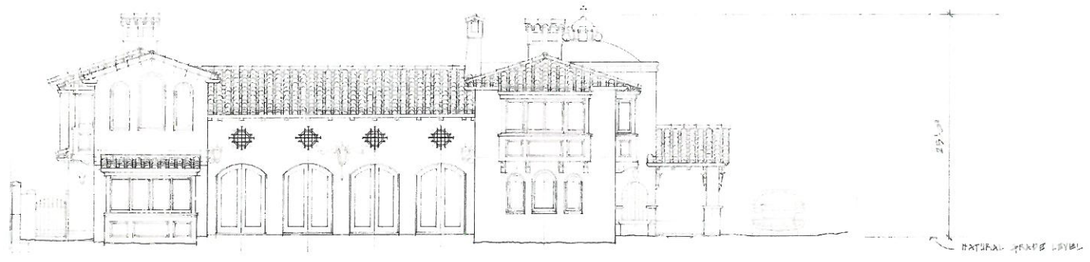
EXISTING SOUTH - REAR ELEVATION



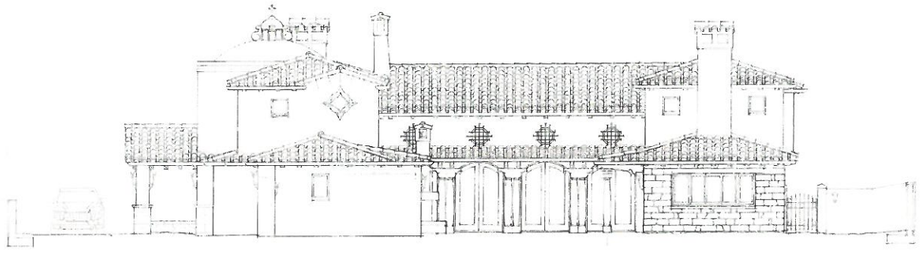
EXISTING EAST - SIDE ELEVATION



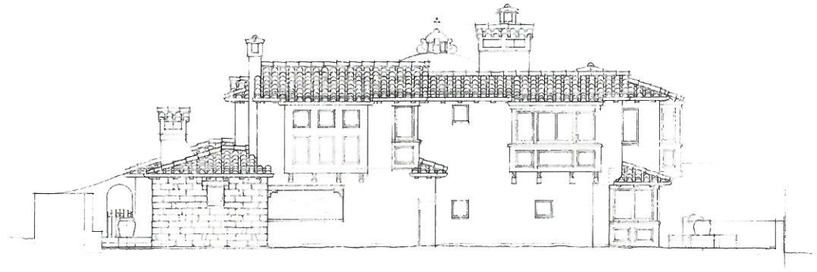
EXISTING WEST - SIDE ELEVATION



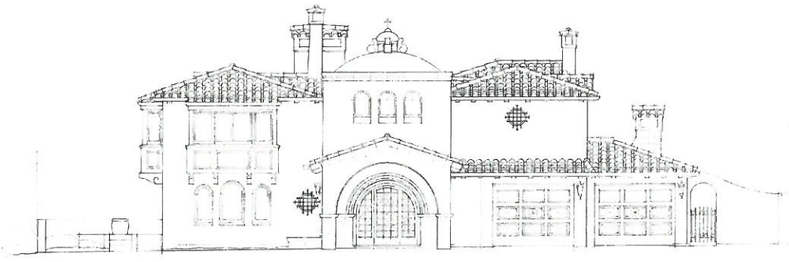
PROPOSED NORTH - FRONT ELEVATION



PROPOSED SOUTH - COURTYARD ELEVATION



PROPOSED EAST - SIDE ELEVATION



PROPOSED WEST - ENTRANCE ELEVATION

COMPARATIVE ELEVATIONS

COMPARATIVE ELEVATIONS SHEET NOTES

N-1 SEE FULL-SCALE PROPOSED ELEVATIONS SHEETS A-6 AND A-7 FOR ADDITIONAL DETAILS, MATERIALS AND DIMENSIONS.

N-2 SEE LARGE SCALE SECTION SHEET A-12 FOR ADDITIONAL DETAILS, MATERIALS AND DIMENSIONS.

N-3 MAXIMUM HEIGHT OF PROPOSED STRUCTURE IS 25'-0" ABOVE NATURAL GRADE AT TOP OF LANTERN DOME.

N-5 THE TOP OF THE CHIMNEY CAP (ARCHITECTURAL FEATURE) FOR CHIMNEY #1 IS 26'-0" ABOVE NATURAL GRADE LEVEL. CHIMNEY HEIGHT IS SET TO MEET BUILDING CODE REQUIREMENTS.

N-6 AT THE TIME OF THE CONSTRUCTION OF THE EXISTING RESIDENCE, THE MAXIMUM ALLOWABLE BUILDING HEIGHT WAS 18'-0". IN 1979 A VARIANCE WAS GRANTED TO ALLOW FOR CONSTRUCTION WITH A FINISHED HEIGHT OF 19'-0" ABOVE NATURAL GRADE. THE BUILDING WAS SUNKEN INTO THE GROUND 1'-0" TO ALLOW FOR A 20'-0" BUILDING HEIGHT TO REMAIN AS DESIGNED. THIS HAS RESULTED IN MANY ISSUES WITH DRAINAGE AND FLOODING OF THE EXISTING STRUCTURE AND GROUNDS AND LED TO THE DECISION TO FULLY DEMOLISH AND REBUILD FROM A NEW BASE LEVEL OF NATURAL GRADE.

N-7 THE PLATE HEIGHT OF LOWER FLOOR EAST WING IS 9'-0". THE PLATE HEIGHT OF UPPER FLOOR EAST WING IS 8'-0". FINISHED FLOOR LEVEL TO FINISHED FLOOR LEVEL OF EAST WING IS 10'-0".

N-8 THE PLATE HEIGHT OF LOWER FLOOR WEST WING IS 8'-0". THE PLATE HEIGHT OF UPPER FLOOR WEST WING IS 8'-0". FINISHED FLOOR LEVEL TO FINISHED FLOOR LEVEL OF WEST WING IS 9'-0".

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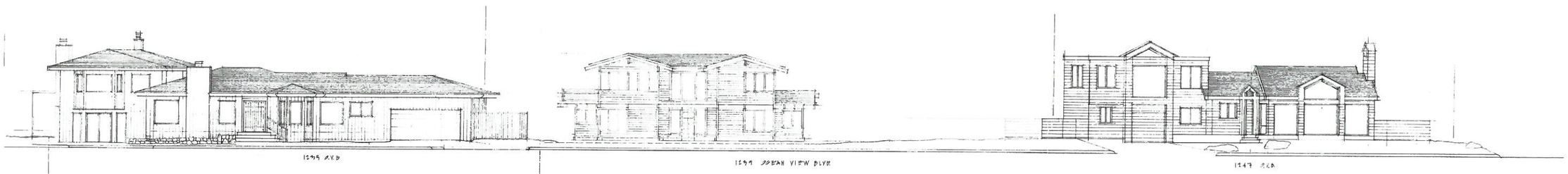
4.19.16
9.12.16

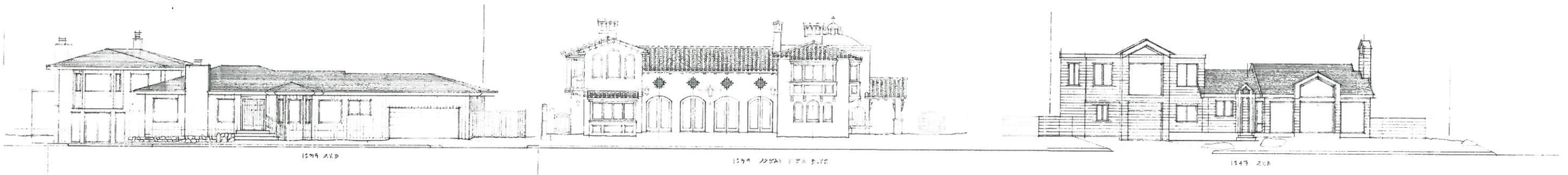
PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-7.1
EXIST. & PROP. ELEVATIONS



VIEW LOOKING SOUTH FROM OCEAN VIEW BOULEVARD

EXISTING



VIEW LOOKING SOUTH FROM OCEAN VIEW BOULEVARD

PROPOSED

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PEREZ RESIDENCE
NEW CONSTRUCTION FOR
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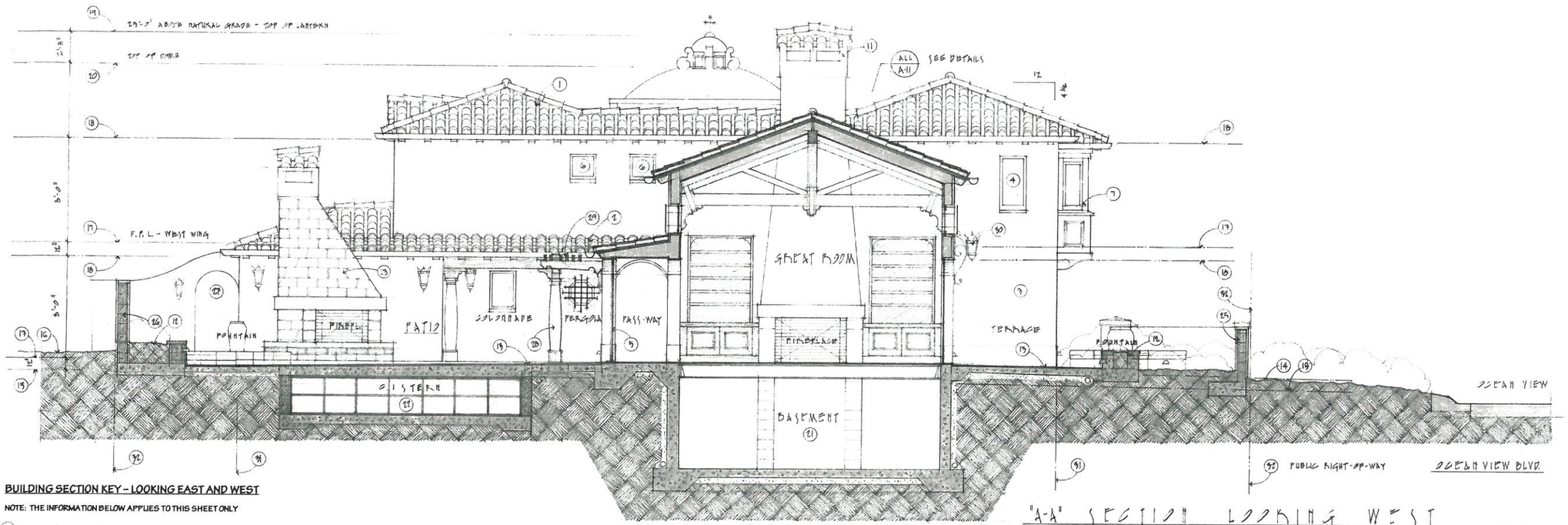
SHEET
A-7.2
ADJACENT SITE ELEVATIONS



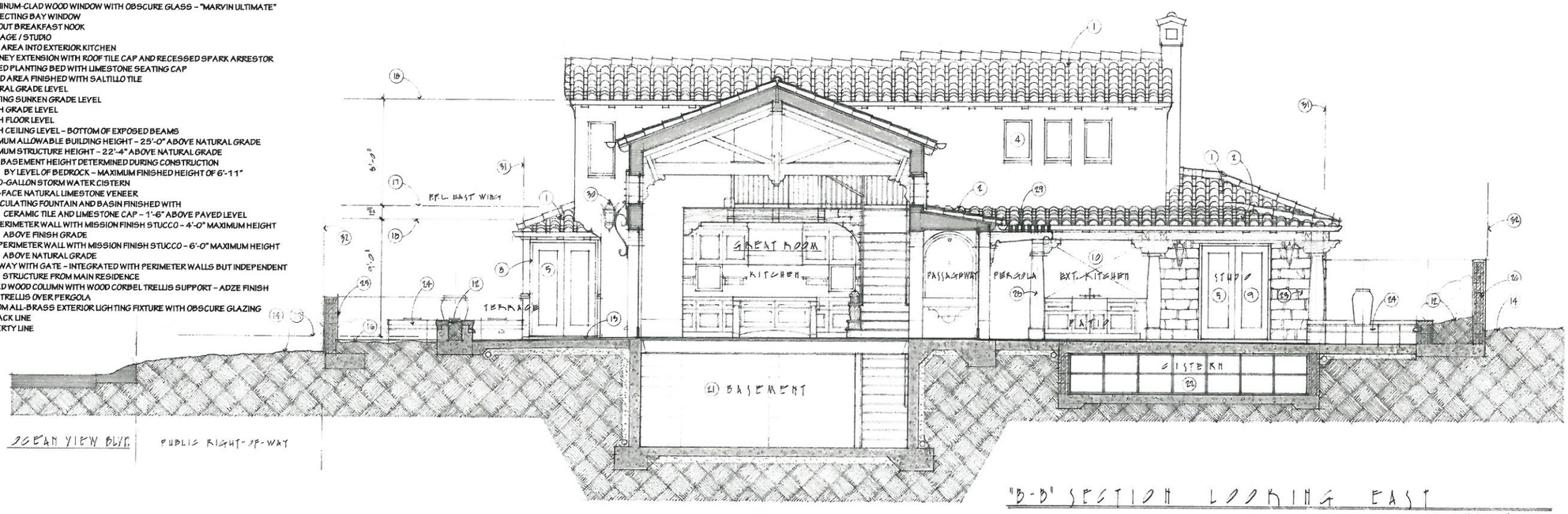
"A-A" SECTION LOOKING WEST

1/4" = 1'-0"

BUILDING SECTION KEY - LOOKING EAST AND WEST

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1. MISSION STYLE CLAY TILE ROOFING - 4-1/2 : 12 TYPICAL UNLESS OTHERWISE NOTED
2. MISSION STYLE CLAY TILE ROOFING - 2 : 12 AT PERGOLA AND COLONNADE
3. STUCCO WITH HAND-TROWELED MISSION FINISH - TYPICAL
4. ALUMINUM-CLAD WOOD WINDOW - "MARVIN ULTIMATE" - TYPICAL
5. ALUMINUM-CLAD WOOD DOUBLE FRENCH DOOR - "MARVIN ULTIMATE"
6. ALUMINUM-CLAD WOOD WINDOW WITH OBSCURE GLASS - "MARVIN ULTIMATE"
7. PROJECTING BAY WINDOW
8. POP-OUT BREAKFAST NOOK
9. STORAGE / STUDIO
10. OPEN AREA INTO EXTERIOR KITCHEN
11. CHIMNEY EXTENSION WITH ROOF TILE CAP AND RECESSED SPARK ARRESTOR
12. RAISED PLANTING BED WITH LIMESTONE SEATING CAP
13. PAVED AREA FINISHED WITH SALTILLO TILE
14. NATURAL GRADE LEVEL
15. EXISTING SUNKEN GRADE LEVEL
16. FINISH GRADE LEVEL
17. FINISH FLOOR LEVEL
18. FINISH CEILING LEVEL - BOTTOM OF EXPOSED BEAMS
19. MAXIMUM ALLOWABLE BUILDING HEIGHT - 25'-0" ABOVE NATURAL GRADE
20. MAXIMUM STRUCTURE HEIGHT - 22'-4" ABOVE NATURAL GRADE
21. FINAL BASEMENT HEIGHT DETERMINED DURING CONSTRUCTION BY LEVEL OF BEDROCK - MAXIMUM FINISHED HEIGHT OF 6'-11"
22. 7,500-GALLON STORM WATER CISTERN
23. SPLIT-FACE NATURAL LIMESTONE VENEER
24. RECIRCULATING FOUNTAIN AND BASIN FINISHED WITH CERAMIC TILE AND LIMESTONE CAP - 1'-6" ABOVE PAVED LEVEL
25. LOW PERIMETER WALL WITH MISSION FINISH STUCCO - 4'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE
26. HIGH PERIMETER WALL WITH MISSION FINISH STUCCO - 6'-0" MAXIMUM HEIGHT ABOVE NATURAL GRADE
27. ARCHWAY WITH GATE - INTEGRATED WITH PERIMETER WALLS BUT INDEPENDENT STRUCTURE FROM MAIN RESIDENCE
28. TURNED WOOD COLUMN WITH WOOD CORBEL TRELLIS SUPPORT - ADZE FINISH
29. WOOD TRELLIS OVER PERGOLA
30. CUSTOM ALL-BRASS EXTERIOR LIGHTING FIXTURE WITH OBSCURE GLAZING
31. SETBACK LINE
32. PROPERTY LINE



"B-B" SECTION LOOKING EAST

1/4" = 1'-0"

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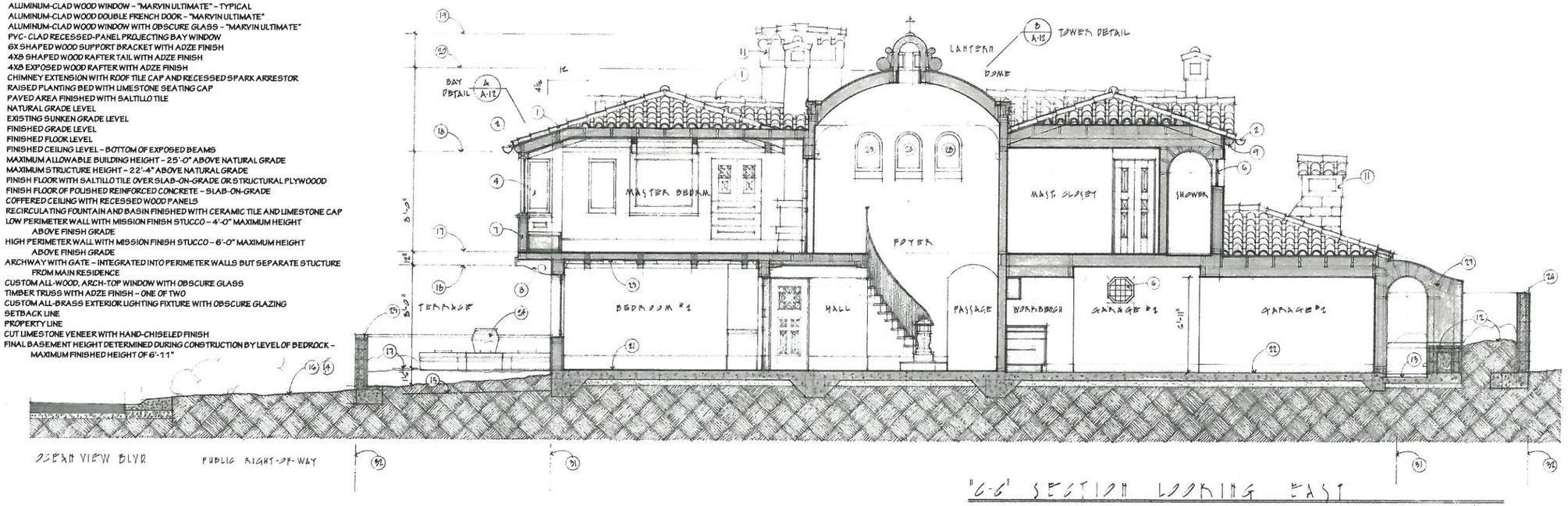
PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-8
BUILDING SECTIONS

BUILDING SECTION KEY - LOOKING EAST AND SOUTH

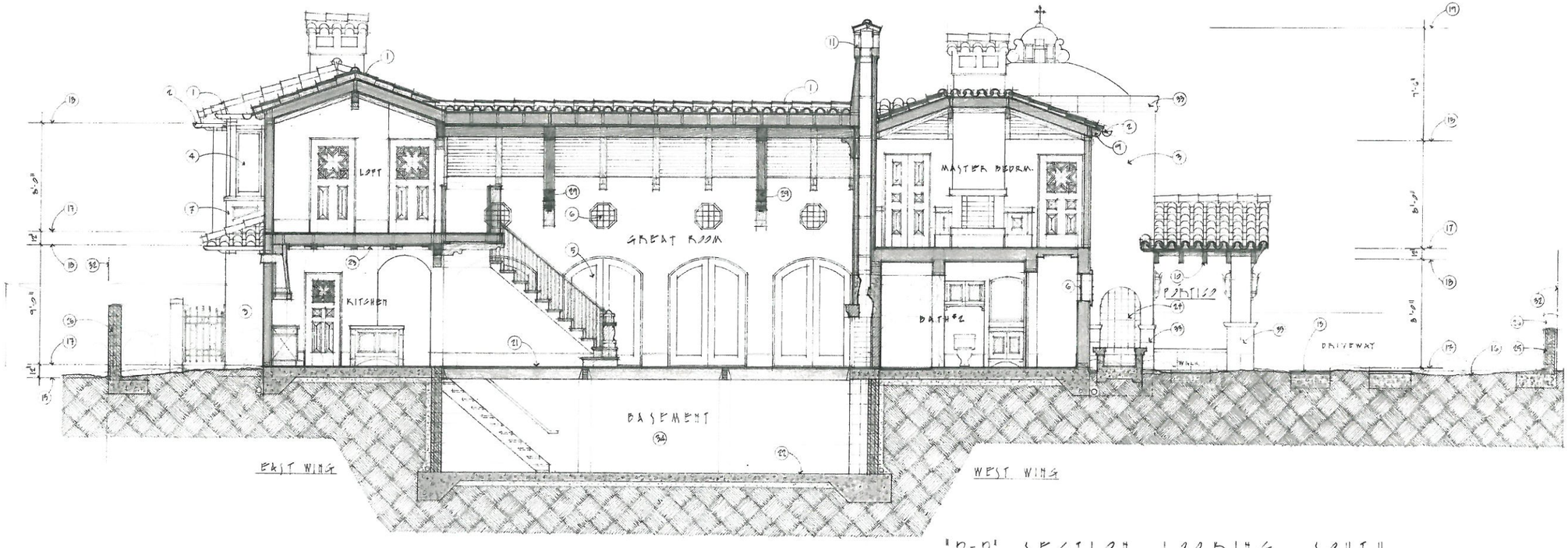
NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1) MISSION STYLE CLAY TILE ROOFING - 4-1/2 : 12 - TYPICAL UNLESS OTHERWISE NOTED
2 COPPER GUTTER, FLASHING, AND DOWNSPOUTS
3 STUCCO WITH HAND-TROWELED MISSION FINISH - TYPICAL
4 ALUMINUM-CLAD WOOD WINDOW - "MARVIN ULTIMATE" - TYPICAL
5 ALUMINUM-CLAD WOOD DOUBLE FRENCH DOOR - "MARVIN ULTIMATE"
6 ALUMINUM-CLAD WOOD WINDOW WITH OBSCURE GLASS - "MARVIN ULTIMATE"
7 PVC- CLAD RECESSED-PANEL PROJECTING BAY WINDOW
8 6X SHAPED WOOD SUPPORT BRACKET WITH ADZE FINISH
9 4X8 SHAPED WOOD RAFTER TAIL WITH ADZE FINISH
10 4X8 EXPOSED WOOD RAFTER WITH ADZE FINISH
11 CHIMNEY EXTENSION WITH ROOF TILE CAP AND RECESSED SPARK ARRESTOR
12 RAISED PLANTING BED WITH LIMESTONE SEATING CAP
13 PAVED AREA FINISHED WITH SALTILLO TILE
14 NATURAL GRADE LEVEL
15 EXISTING SUNKEN GRADE LEVEL
16 FINISHED GRADE LEVEL
17 FINISHED FLOOR LEVEL
18 FINISHED CEILING LEVEL - BOTTOM OF EXPOSED BEAMS
19 MAXIMUM ALLOWABLE BUILDING HEIGHT - 25'-0" ABOVE NATURAL GRADE
20 MAXIMUM STRUCTURE HEIGHT - 22'-4" ABOVE NATURAL GRADE
21 FINISH FLOOR WITH SALTILLO TILE OVER SLAB-ON-GRADE OR STRUCTURAL PLYWOOD
22 FINISH FLOOR OF POLISHED REINFORCED CONCRETE - SLAB-ON-GRADE
23 COFFERED CEILING WITH RECESSED WOOD PANELS
24 RECIRCULATING FOUNTAIN AND BASIN FINISHED WITH CERAMIC TILE AND LIMESTONE CAP
25 LOW PERIMETER WALL WITH MISSION FINISH STUCCO - 4'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE
26 HIGH PERIMETER WALL WITH MISSION FINISH STUCCO - 6'-0" MAXIMUM HEIGHT ABOVE FINISH GRADE
27 ARCHWAY WITH GATE - INTEGRATED INTO PERIMETER WALLS BUT SEPARATE STUCTURE FROM MAIN RESIDENCE
28 CUSTOM ALL-WOOD, ARCH-TOP WINDOW WITH OBSCURE GLASS
29 TIMBER TRUSS WITH ADZE FINISH - ONE OF TWO
30 CUSTOM ALL-BRASS EXTERIOR LIGHTING FIXTURE WITH OBSCURE GLAZING
31 SETBACK LINE
32 PROPERTY LINE
33 CUT LIMESTONE VENEER WITH HAND-CHISELED FINISH
34 FINAL BASEMENT HEIGHT DETERMINED DURING CONSTRUCTION BY LEVEL OF BEDROCK - MAXIMUM FINISHED HEIGHT OF 6'-11"



"C-C" SECTION LOOKING EAST

1/4" = 1'-0"



"D-D" SECTION LOOKING SOUTH

1/4" = 1'-0"

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PEREZ RESIDENCE
NEW CONSTRUCTION FOR
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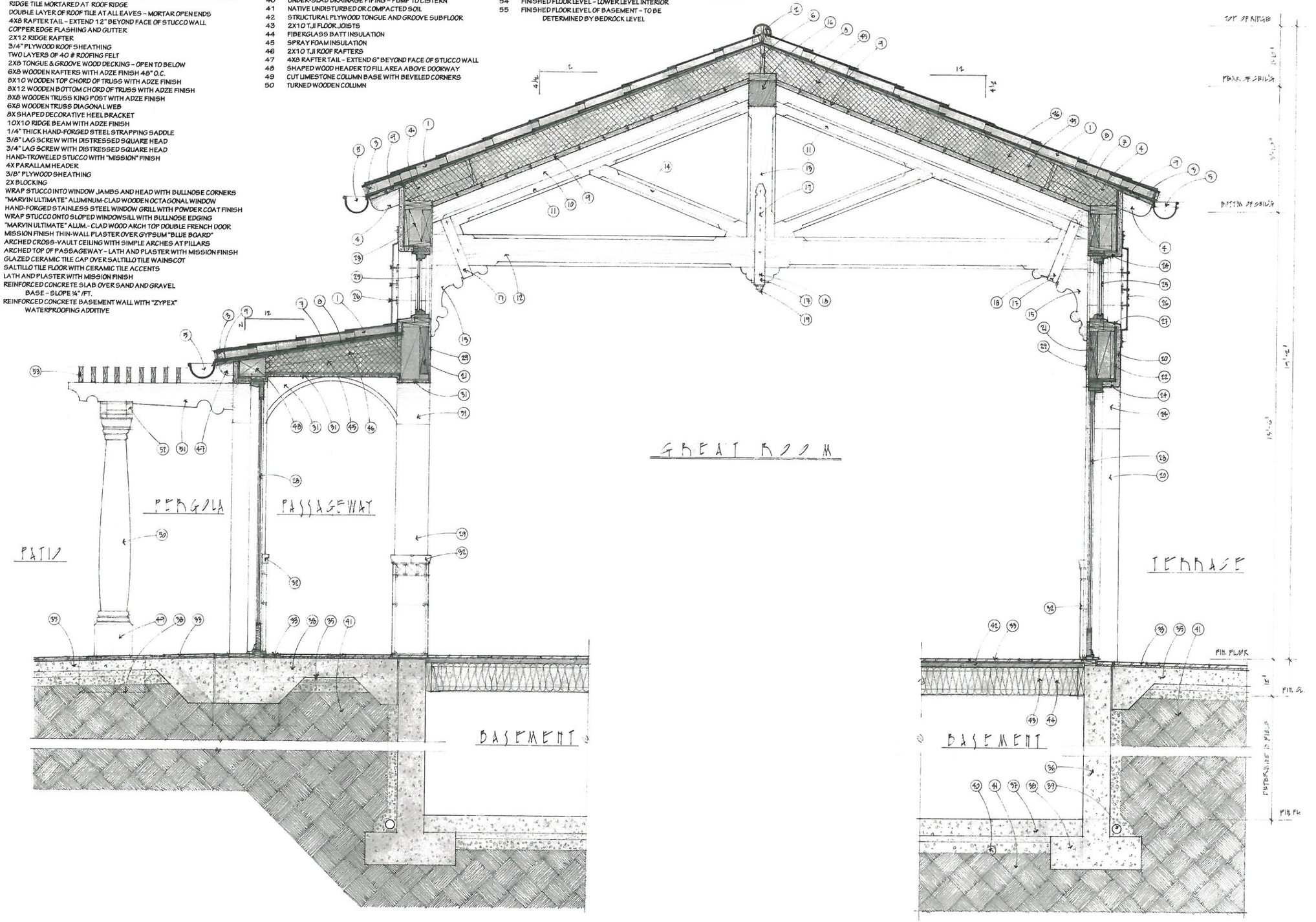
SHEET
A-9
BUILDING SECTIONS

LARGE SCALE SECTION KEY – GREAT ROOM

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1 MISSION STYLE FIRED-CLAY, TAPERED, TWO-PIECE BARREL ROOFING TILE
2 RIDGE TILE MORTARED AT ROOF RIDGE
3 DOUBLE LAYER OF ROOF TILE AT ALL EAVES – MORTAR OPEN ENDS
4 4X8 RAFTER TAIL – EXTEND 12" BEYOND FACE OF STUCCO WALL
5 COPPER EDGE FLASHING AND GUTTER
6 2X12 RIDGE RAFTER
7 3/4" PLYWOOD ROOF SHEATHING
8 TWO LAYERS OF 40 # ROOFING FELT
9 2X6 TONGUE & GROOVE WOOD DECKING – OPEN TO BELOW
10 6X8 WOODEN RAFTERS WITH ADZE FINISH 48" O.C.
11 8X10 WOODEN TOP CHORD OF TRUSS WITH ADZE FINISH
12 8X12 WOODEN BOTTOM CHORD OF TRUSS WITH ADZE FINISH
13 8X8 WOODEN TRUSS KING POST WITH ADZE FINISH
14 6X8 WOODEN TRUSS DIAGONAL WEB
15 8X SHAPED DECORATIVE HEEL BRACKET
16 10X10 RIDGE BEAM WITH ADZE FINISH
17 1/4" THICK HAND-FORGED STEEL STRAPPING SADDLE
18 3/8" LAG SCREW WITH DISTRESSED SQUARE HEAD
19 3/4" LAG SCREW WITH DISTRESSED SQUARE HEAD
20 HAND-TROWELED STUCCO WITH "MISSION" FINISH
21 4X PARALLAM HEADER
22 3/8" PLYWOOD SHEATHING
23 2X BLOCKING
24 WRAP STUCCO INTO WINDOW JAMBS AND HEAD WITH BULLNOSE CORNERS
25 "MARVIN ULTIMATE" ALUMINUM-CLAD WOODEN OCTAGONAL WINDOW
26 HAND-FORGED STAINLESS STEEL WINDOW GRILL WITH POWDER COAT FINISH
27 WRAP STUCCO ONTO SLOPED WINDOWSILL WITH BULLNOSE EDGING
28 "MARVIN ULTIMATE" ALUM.-CLAD WOOD ARCH TOP DOUBLE FRENCH DOOR
29 MISSION FINISH THIN-WALL PLASTER OVER GYPSUM "BLUE BOARD"
30 ARCHED CROSS-VAULT CEILING WITH SIMPLE ARCHES AT PILLARS
31 ARCHED TOP OF PASSAGEWAY – LATH AND PLASTER WITH MISSION FINISH
32 GLAZED CERAMIC TILE CAP OVER SALTILLO TILE WAINSCOT
33 SALTILLO TILE FLOOR WITH CERAMIC TILE ACCENTS
34 LATH AND PLASTER WITH MISSION FINISH
35 REINFORCED CONCRETE SLAB OVER SAND AND GRAVEL BASE - SLOPE ¼" /FT.
36 REINFORCED CONCRETE BASEMENT WALL WITH "ZYPEX" WATERPROOFING ADDITIVE
37 REINFORCED CONCRETE SLAB OVER SAND AND GRAVEL BASE WITH "ZYPEX" WATERPROOFING ADDITIVE
38 REINFORCED CONCRETE FOOTING SET INTO COMPACTED SOIL
39 FRENCH DRAIN SET INTO GRAVEL BED – DRAIN TO CISTERN
40 UNDER-SLAB DRAINAGE PIPING – PUMP TO CISTERN
41 NATIVE UNDISTURBED OR COMPACTED SOIL
42 STRUCTURAL PLYWOOD TONGUE AND GROOVE SUBFLOOR
43 2X10 TJI FLOOR JOISTS
44 FIBERGLASS BATT INSULATION
45 SPRAY FOAM INSULATION
46 2X10 TJI ROOF RAFTERS
47 4X8 RAFTER TAIL – EXTEND 6" BEYOND FACE OF STUCCO WALL
48 SHAPED WOOD HEADER TO FILL AREA ABOVE DOORWAY
49 CUT LIMESTONE COLUMN BASE WITH BEVELED CORNERS
50 TURNED WOODEN COLUMN
51 SHAPED REDWOOD TRELLIS SUPPORT – TWO PER COLUMN
52 SHAPED REDWOOD CAPITOL BRACKET – DRILL, BOLT AND PEG ALL CONNECTIONS
53 2X6 REDWOOD TRELLIS LATTICE – DRILL, BOLT AND PEG ALL CONNECTIONS
54 FINISHED FLOOR LEVEL – LOWER LEVEL INTERIOR
55 FINISHED FLOOR LEVEL OF BASEMENT – TO BE DETERMINED BY BEDROCK LEVEL



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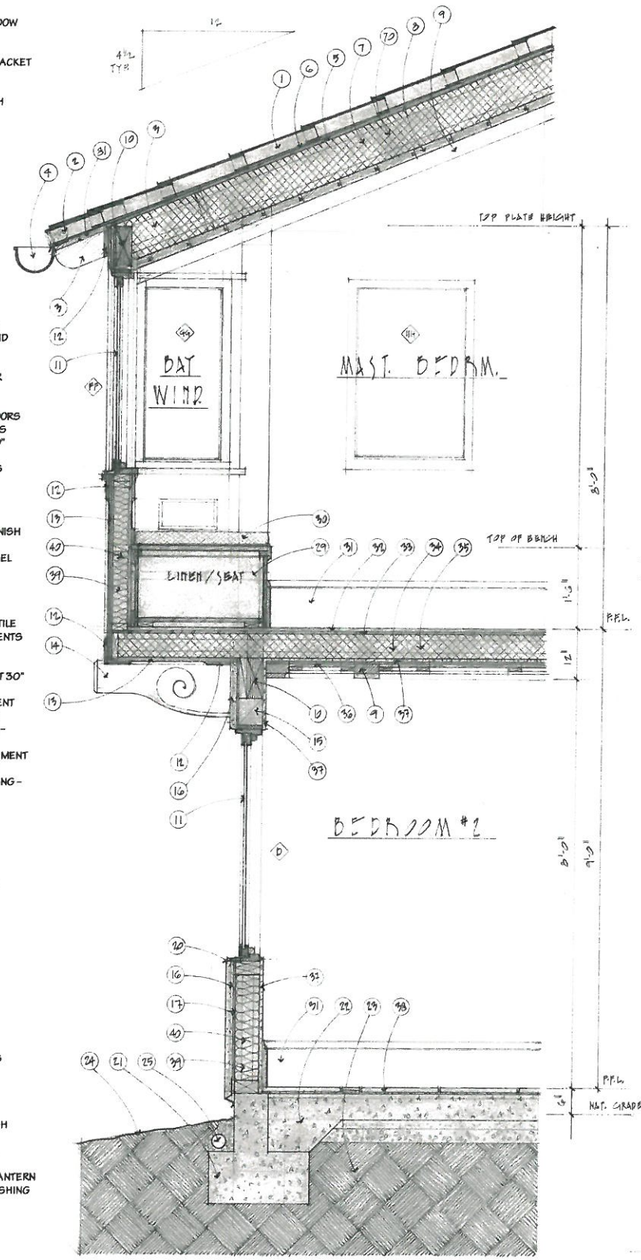
PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-11
LARGE SCALE SECTION

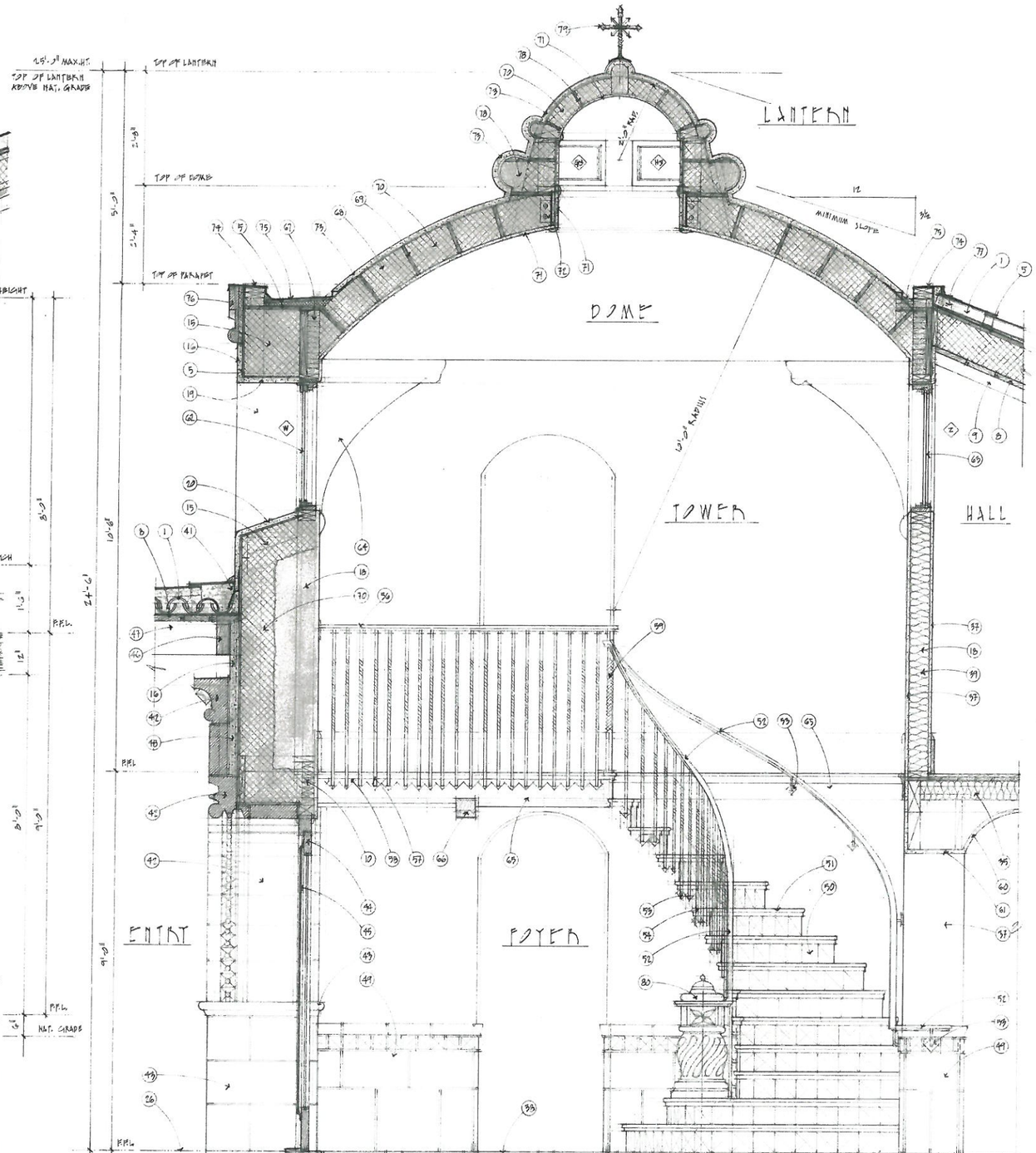
LARGE SCALE SECTION KEY – BAY WINDOW & TOWER

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

1 TRADITIONAL MISSION STYLE FIRED-CLAY, TAPERED, TWO-PIECE BARREL ROOFING TILE
2 DOUBLE LAYER OF ROOF TILE AT EAVES – MORTAR OPEN ENDS
3 4X8 RAFTER TAIL – EXTEND 12" BEYOND FACE OF WALL
4 COPPER EDGE FLASHING AND GUTTER
5 3/4" PLYWOOD ROOF SHEATHING
6 TWO LAYERS OF 40 # ROOFING FELT
7 2X10 TJI ROOF RAFTERS
8 2X8 TONGUE & GROOVE WOOD DECKING
9 4X6 WOOD BEAM WITH ADZE FINISH
10 4X PARALLAM HEADER
11 "MARVIN ULTIMATE" ALUMINUM-CLAD WOOD WINDOW
12 SHAPED PVC TRIM BOARD – PAINTED FINISH
13 RECESSED PVC PANEL – PAINTED FINISH
14 SHAPED WOOD 6X12 BAY WINDOW SUPPORT BRACKET WITH RELIEF CARVING AND ADZE FINISH
15 2X BLOCKING
16 HAND-TROWELED STUCCO WITH "MISSION" FINISH
17 3/8" PLYWOOD SHEATHING
18 2X6 TJI FRAME WALL
19 WRAP STUCCO INTO WINDOW JAMBS AND HEAD WITH BULLNOSE CORNERS
20 WRAP STUCCO ONTO SLOPED WINDOWSILL WITH BULLNOSE EDGING
21 REINFORCED CONCRETE FOOTING SET INTO UNDISTURBED OR COMPACTED SOIL
22 REINFORCED CONCRETE SLAB OVER SAND & GRAVEL BASE ON COMPACTED SOIL
23 COMPACTED SOIL OVER EXISTING GRADE – FILL TO NATURAL GRADE LEVEL
24 FINISH GRADE LEVEL – SLOPE FROM STRUCTURE
25 FRENCH DRAIN – DRAIN TO CISTERN
26 FINISHED FLOOR LEVEL – LOWER FLOOR INTERIOR
27 FINISHED FLOOR LEVEL – UPPER FLOOR INTERIOR
28 1X6 WOOD TONGUE AND GROOVE EAVE CLOSURE
29 BUILT-IN WINDOW SEAT / LINEN CHEST – HINGED LID
30 UPHOLSTERED FOAM SEAT PAD
31 1X10 PAINTED BASEBOARD AND TRIM CAP
32 FINISHED TONGUE-AND-GROVE HARDWOOD FLOOR
33 PLYWOOD TONGUE-AND-GROVE SUBFLOOR
34 2X6 TJI FLOOR JOISTS
35 INSULATION FOR SOUND REDUCTION BETWEEN FLOORS
36 COFFERED CEILING WITH RECESSED WOOD PANELS
37 THIN-WALL PLASTER OVER GYPSUM "BLUE BOARD" WITH MISSION FINISH
38 SALTILLO TILE FLOOR WITH CERAMIC TILE ACCENTS
39 FIBERGLASS BATT INSULATION
40 3-1/2" WOOD FRAME WALL
41 MORTAR SET ROOF RIDGE TILE
42 HAND-CARVED LIMESTONE ENTRY ARCHWAY
43 CUT LIMESTONE VENEER WITH HAND-CHISELED FINISH
44 HARDWOOD AND GLASS DOOR AND SIDELIGHTS
45 HAND-FORGED, POWDER-COATED STAINLESS STEEL ENTRY DOOR & SIDELIGHT SCREEN
46 4X10 OPEN RAFTER WITH ADZE FINISH
47 6X10 OPEN RIDGE BEAM WITH ADZE FINISH
48 MORTAR BED WITH STAINLESS STEEL LATH AND ANCHORS FOR ATTACHMENT OF STONE OR TILE
49 SALTILLO TILE WAINSCOT WITH CERAMIC TILE ACCENTS
50 DECORATIVE CERAMIC TILE STAIR RISERS
51 HARDWOOD STAIR TREAD AND NOSING
52 HAND-FORGED WROUGHT IRON STAIR HANDRAIL AT 30" ABOVE STAIR NOSING
53 HAND-FORGED WROUGHT IRON RAILING ATTACHMENT BRACKET – BOLT SECURELY INTO FRAMING
54 HAND-FORGED WROUGHT IRON STAIR BALUSTERS – 2 PER STEP, MAXIMUM 4" ON-CENTER
55 HAND-FORGED WROUGHT IRON BALUSTER ATTACHMENT BRACKET – BOLT SECURELY INTO FRAMING
56 HAND-FORGED WROUGHT IRON HANDRAIL AT LANDING – 42" TO TOP OF RAIL
57 HAND-FORGED WROUGHT IRON BALUSTERS – MAXIMUM 4" ON-CENTER
58 HAND-FORGED WROUGHT IRON CONTINUOUS SAW TOOTH BALUSTER BASE ATTACHMENT AT LANDING – BOLT SECURELY INTO FRAMING
59 HAND-FORGED WROUGHT IRON NEWEL POST – BOLT SECURELY INTO FRAMING OF LANDING
60 LATH AND PLASTER CROSS-VAULT CEILING
61 LATH AND PLASTER ARCHED CEILING
62 "MARVIN ULTIMATE" ALUMINUM-CLAD WOOD, ARCH-TOP WINDOW
63 CUSTOM ALL-WOOD, ARCH-TOP WINDOW WITH OBSCURE "OPALENE" GLASS
64 DECORATIVE LATH AND PLASTER GROIN VAULT AT INTERIOR CORNERS OF TOWER
65 WOOD EDGE TRIM AT FACE OF LANDING
66 6X6 LANDING SUPPORT BEAM WITH ADZE FINISH
67 4X PARALLAM HEADER / TENSION RING AT TOP OF TOWER / BASE OF DOME
68 1-1/8" PLYWOOD STRUCTURAL RIBS CUT TO RADIUS OF DOME
69 1-1/8" PLYWOOD BLOCKING AT 16" ON-CENTER – CUT TO RADIUS OF DOME
70 SPRAY FOAM INSULATION
71 LATH AND PLASTER DOME INTERIOR – MISSION FINISH
72 STEEL OCULUS COMPRESSION RING WITH WELDED FLANGES TO RECEIVE BOLTED DOME RIBS
73 SYNTHETIC STUCCO MULTI-COAT LATEX ROOFING SYSTEM WITH MISSION FINISH ON DOME & LANTERN
74 TOWER PARAPET WITH COPPER CAP AND EDGE FLASHING
75 TOWER ROOF WITH CONTINUOUS COPPER PAN – SLOPE TO DRAIN TO SCUPPERS
76 CARVED LIMESTONE VENEER TOWER FASCIA
77 MORTAR-SET ROOFING TILE WITH COPPER BASE FLASHING TO FOLLOW TILE PROFILE
78 1-1/8" PLYWOOD STRUCTURAL RIBS – CUT TO RADIUS OF LANTERN DOME AND TO FORM EACH SIDE OF LANTERN DECORATIVE EXTERIOR CROSS-RIBS
79 HAND-FORGED, POWDER-COATED STAINLESS STEEL FINIAL CROSS
80 HAND-CARVED, ALL-WOOD NEWEL POST



"A" LARGE-SCALE SECTION OF BAY WINDOW



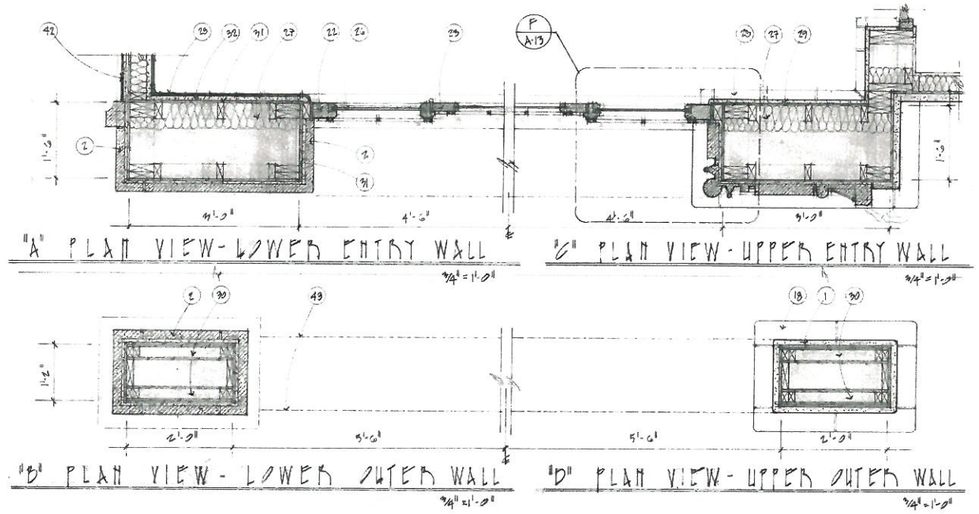
"B" LARGE-SCALE SECTION OF TOWER & DOME

JEFFREY BECOM DESIGN
217 HACIENDA CARMEL, CARMEL, CA 93923
831.224.6110 jeffreybecom@comcast.net

DATE
9.2.15
10.21.15
1.20.16

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

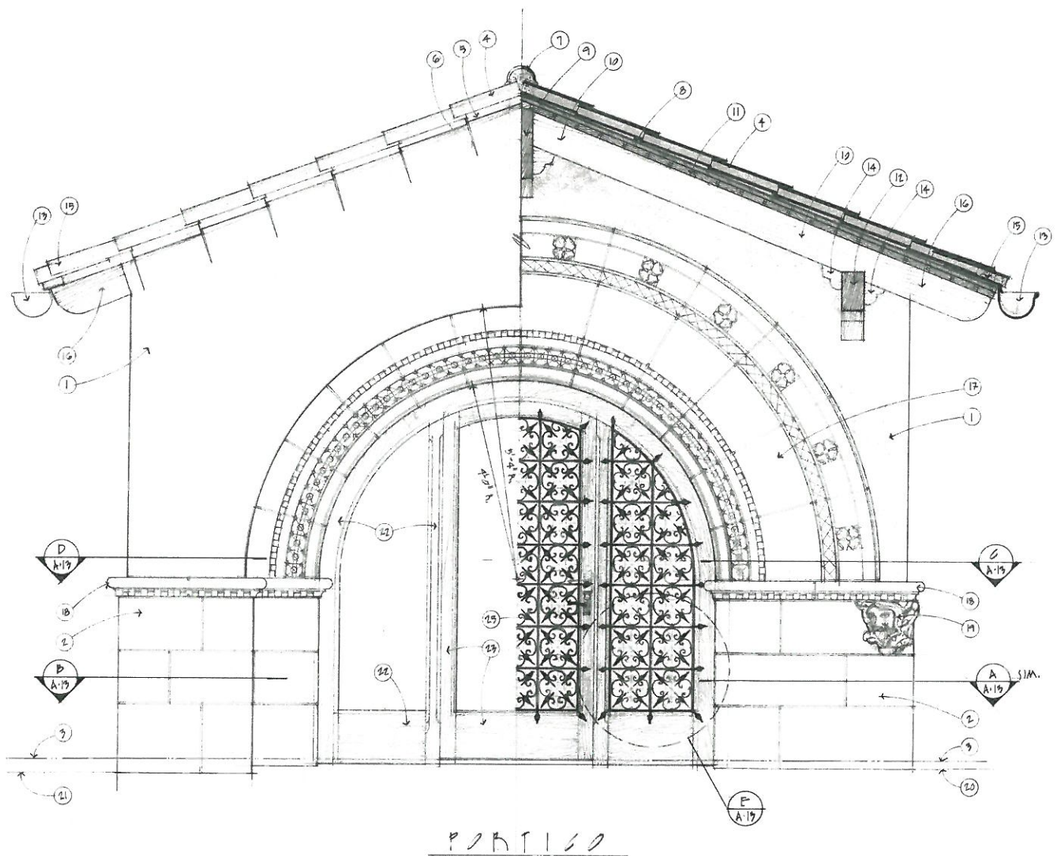
SHEET
A-12
LARGE SCALE SECTIONS

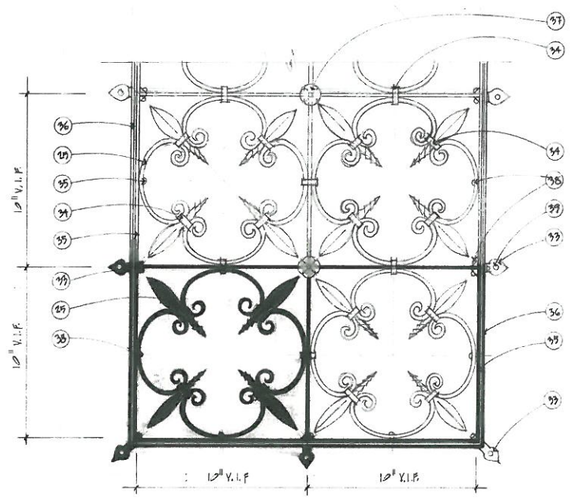


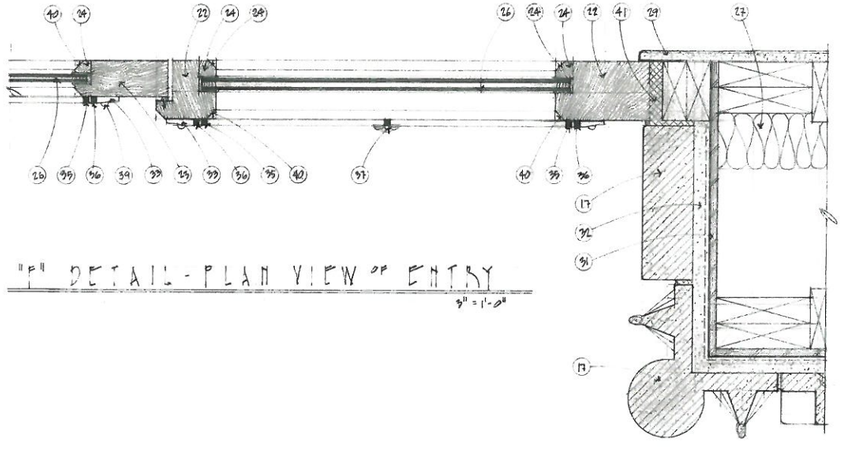
LARGE SCALE DETAILS KEY - PORTICO

NOTE: THE INORMATION BELOW APPLIES TO THIS SHEET ONLY

1. HAND-TROWELED STUCCO WITH "MISSION" FINISH
2. CUT LIMESTONE VENEER WITH HAND CHISELED FINISH
3. FINISHED FLOOR LEVEL - LOWER LEVEL INTERIOR
4. MISSION STYLE FIRED-CLAY TWO-PIECE BARREL ROOFING TILE
5. DOUBLE OVERHANGING ROOF TILES AT ALL GABLE ROOF ENDS
6. EXTEND EDGE LINE OF LOWER OVERHANGING ROOF TILE WITH RECESS INTO STUCCO WALL FOR A MINIMUM OF 8"
7. MORTAR RIDGE TILE AT ALL ROOF RIDGES
8. TWO LAYERS 40 # ROOFING FELT OVER SHEATHING
9. 6X14 WOODEN RIDGE BEAM WITH ADZE FINISH - OPEN TO BELOW
10. 4X8 WOODEN RAFTERS WITH ADZE FINISH - OPEN TO BELOW
11. 2X8 TONGUE & GROOVE WOOD DECKING - OPEN TO BELOW
12. 6X WOODEN SUPPORT BEAM WITH ADZE FINISH - OPEN TO BELOW
13. COPPER EDGE FLASHING AND GUTTER
14. SHAPED WOOD BRACKET USED TO HIDE ALL METAL STRUCTURAL ATTACHMENTS
15. DOUBLE LAYER OF ROOF TILE AT ALL EAVES - MORTAR OPEN ENDS
16. OPEN RAFTER TAIL - EXTEND 1'-6" BEYOND FACE OF STUCCO WALL
17. HAND-CARVED LIMESTONE ARCHWAY AT ENTRY WALL
18. HAND-CARVED LIMESTONE CAP AND DENTIL DETAIL
19. HAND-CARVED LIMESTONE SCULPTURE OF CONQUISTADOR - ONE OF TWO
20. LEVEL OF FINISHED DRIVEWAY AT INNER ENTRY WALL
21. LEVEL OF FINISHED DRIVEWAY AT OUTER PORTICO WALL
22. CUSTOM HARDWOOD DOOR AND SIDELIGHT FRAME
23. CUSTOM HARDWOOD DOOR WITH GLASS PANEL
24. BEVELED HARDWOOD GLASS STOP
25. HAND-FORGED STAINLESS STEEL DOOR SCREEN WITH POWDER COAT FINISH
26. DUAL-PANE TEMPERED GLASS PANEL
27. FIBERGLASS BATT INSULATION
28. HANDMADE GLAZED CERAMIC TILE CAP OVER GLAZED CERAMIC TILE WAINSCOT
29. MISSION FINISH THIN-WALL PLASTER OVER GYPSUM "BLUE BOARD"
30. SIMPSON "STRONG-WALL" AT EACH SIDE OF PILLAR OF OUTER PORTICO WALL
31. PLYWOOD BACKING FOR CERAMIC TILE/STONE VENEER
32. MORTAR BED WITH STAINLESS STEEL LATH AND ANCHORS FOR TILE OR STONE ATTACHMENT
33. HAND-FORGED STAINLESS STEEL ANCHORING BRACKET
34. HAND-FORGED STAINLESS STEEL STRAPPING TO JOIN SECTIONS OF METAL SCREEN
35. HAND-FORGED STAINLESS STEEL HINGED INNER FRAME - FOR GLASS ACCESS
36. HAND-FORGED STAINLESS STEEL FIXED OUTER FRAME
37. HAND-FORGED STAINLESS STEEL FLORET AT PANEL INTERSECTION
38. HAND-FORGED STAINLESS STEEL RIVET WHENEVER STRAPPING IS NOT POSSIBLE
39. STAINLESS STEEL BOLT TO ATTACH SCREEN TO DOOR FRAME
40. BEVEL INNER AND OUTER EDGES OF DOOR AND DOOR FRAME
41. SPRAY-FOAM INSULATION AT ALL FRAMING GAPS
42. HANDMADE TILE MURAL AT ENTRY FOUNTAIN
43. LINE OF STUCCO FACE OF ARCHWAY ABOVE





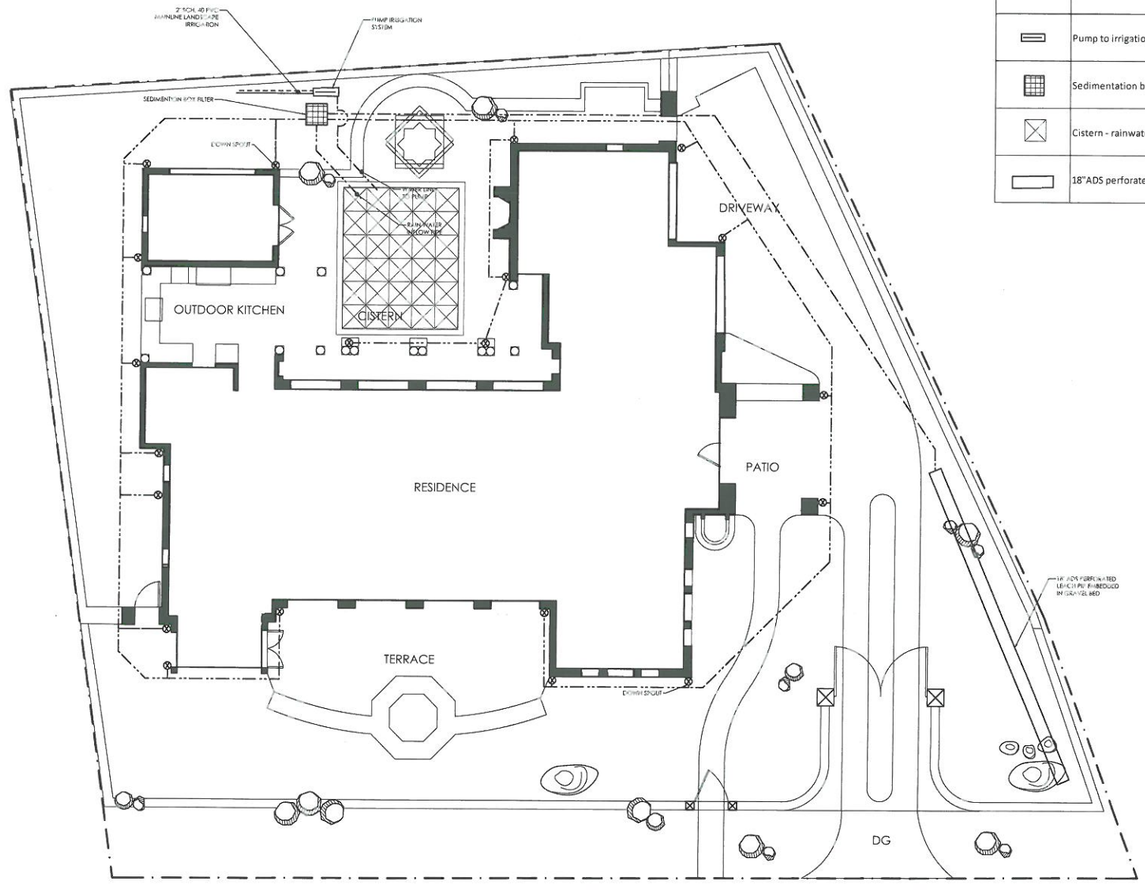


JEFFREY BECOM DESIGN
217 HACIENDA CARMEL, CARMEL, CA 93923
831.224.6110 jeffreybecom@comcast.net

DATE

PEREZ RESIDENCE
NEW CONSTRUCTION FOR
1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET
A-13
LARGE SCALE DETAILS



Legend	
Symbol	Description
⊗	Down spout connection
—·—·—	SDR drain pipe. Size TBD
———	PVC Mainline to irrigation system
▭	Pump to irrigation - system from cistern
▦	Sedimentation box/ filter
▨	Cistern - rainwater containment
▭	18"ADS perforated leach pipe 4' feet drain gravel envelope with filter fabric

NOTE:
Project adhere to Monterey Regional Stormwater Management Program. Project is compliance to the Tier 1 development guideline as follow:

Tier 1

Projects, including single family homes that are not part of a larger plan of development (SFHs), that create or replace 2,500 square feet or more of impervious surface.

Performance Requirements

1. Implement Low Impact Development (LID) Measures
2. Limit disturbance of natural drainage features
3. Limit clearing, grading, and soil compaction
4. Minimize impervious surfaces
5. Minimize runoff by dispersing runoff to landscape or permeable pavement

Implication

1. All storm water from roofs and hardscape, including terrace and rear patio, will be directed to a 7,500 gallon cistern under the patio area. Overflow storm water will be distributed to leach fields. See plan for details.
2. Landscaped surfaces will be fitted with drains to collect excess storm water and will be directed to the 7,500 gallon cistern reservoir.
3. All gutter downspouts, hardscape and landscape storm water directed to drain pipe collectors at grade. All storm water collectors will be connected to drain pipe. All drain pipes to be sloped from all collection points to cistern at ¼" per lineal foot.
4. Overflow cistern water will be distributed to underground leach field for disbursal. See plan detail
5. All landscape irrigation water will be provided by the storm water cistern reservoir
6. Impervious surfaces are predominately located in the rear of the property, conversely, landscaped areas dominate front and sides of property, thereby enhancing the public view areas.
7. Area of driveway apron in public-right-of-way outside of property line - decomposed granite finish

NORTH

0 4 8 16 32

1/8"=1'-0"

REVISIONS	BY

TAMURA DESIGNS INC.
1794 The Alameda
San Jose CA 95126
License no. 815992

DRAINAGE PLAN

PEREZ RESIDENCE
1236 Ocean View Pacific Grove, CA 93950

DATE:	2/26/2016
SCALE:	1/8" = 1'-0"
DRAWN:	XX
JOB:	
SHEET	L-3
OF	3 SHEETS

EXTERIOR MATERIALS AND FINISHES SCHEDULE

ROOF: TRADITIONAL TWO-PIECE, FIRED-CLAY, BARREL ROOFING TILE –
"REDLAND JUNIPERO 9000 SERIES, "RIOJO" HANDMADE COLOR BLEND

WALLS: HAND-TROWELED STUCCO WITH TRADITIONAL MISSION FINISH –
PAINTED BENJAMIN MOORE # HC-6 "WINDHAM CREAM"

WINDOWS: ALUMINUM-CLAD WOOD WINDOW –"MARVIN ULTIMATE"
CASCADE BLUE COLOR

FRENCH DOORS: ALUMINUM-CLAD WOOD WINDOW –"MARVIN ULTIMATE"
CASCADE BLUE COLOR

ENTRY DOOR AND SIDELIGHTS: CUSTOM MAHOGANY WITH DUAL PANE GLAZING –
NATURAL OIL FINISH

GARAGE DOORS: ALL-WOOD SECTIONAL, 9-PANEL, ROLL-UP DOOR WITH PAINTED FINISH –
OVERHEAD DOOR COMPANY SIGNATURE CARRIAGE DOOR –
PAINTED BENJAMIN MOORE # AF- 445"AVENTURINE"

EXPOSED WOOD RAFTERS, RAFTER TAILS, BRACKETS, EAVES, COLUMNS AND TRELLIS:
ADZE FINISH PAINTED BENJAMIN MOORE # AF- 445 "AVENTURINE"

BAY WINDOWS, POP-OUTS, AND BREAKFAST NOOK PROJECTIONS:
PVC PANELS AND TRIM PAINTED BENJAMIN MOORE
HC-116 "GUILFORD GREEN"

DOME & LANTERN: SYNTHETIC STUCCO MULTI-COAT LATEX ROOFING SYSTEM WITH
MISSION FINISH – PAINTED BENJAMIN MOORE # HC-6 "WINDHAM CREAM"

ENTRYWAY ARCH AND TOWER FASCIA: CARVED LIMESTONE VENEER WITH HAND
CHISELED FINISH – NATURAL TEXAS CREAM COLOR

STUDIO WALLS: SPLIT-FACE NATURAL LIMESTONE VENEER –
NATURAL TEXAS CREAM COLOR, DRY STACK PATTERN

PAVED SURFACES: DRIVEWAY, WALKWAY, TERRACE AND PATIO:
TRADITIONAL HANDMADE, HIGH-FIRE, UNGLAZED SALTILLO CLAY TILE FROM
"STONELIGHT TILE" – 8"X16", NATURAL COLOR BLEND
WITH GLAZED TILE ACCENTS PIECES FROM STONE LIGHT TILE

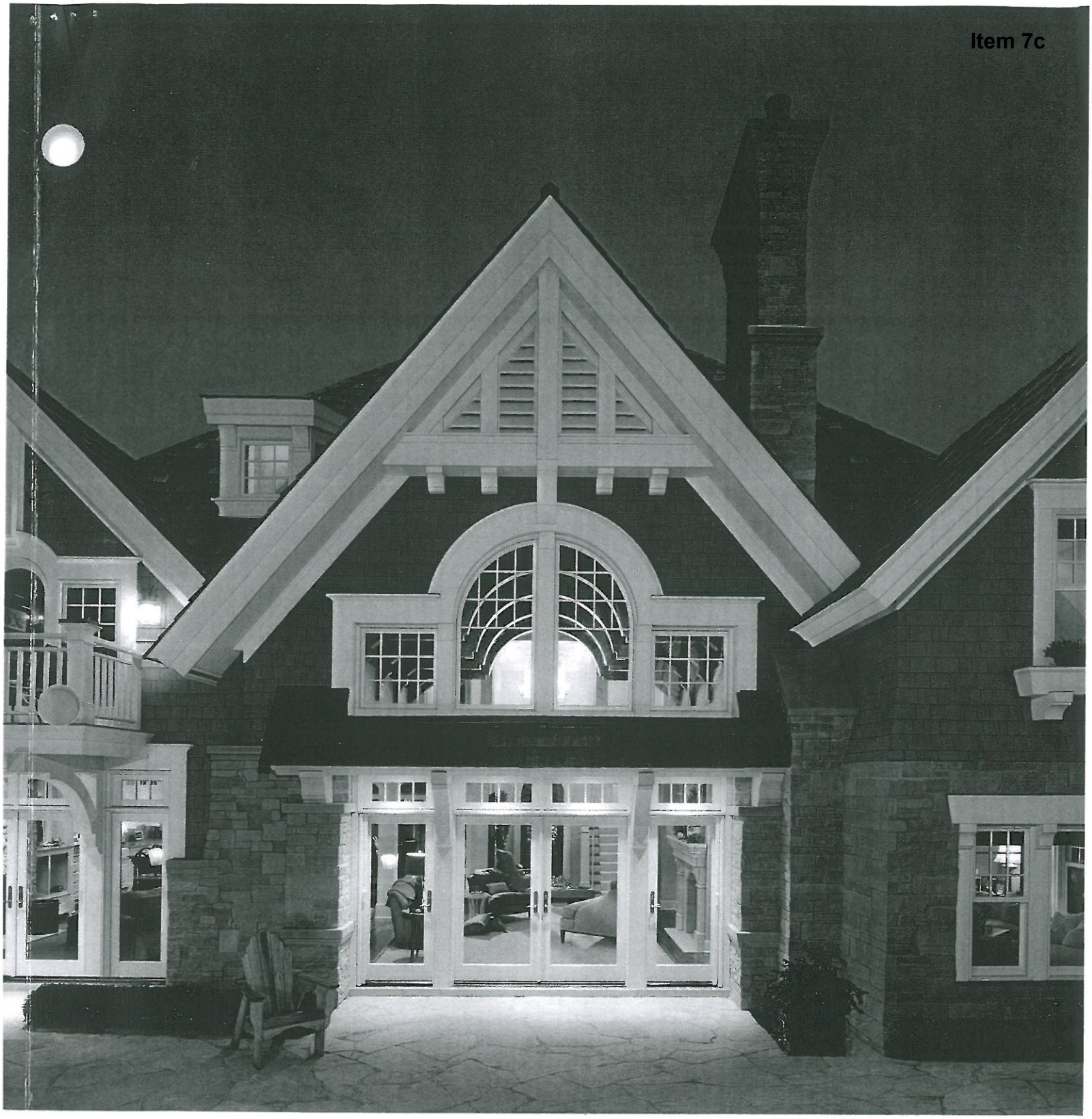
METAL DOOR AND WINDOW GRILLS AND FINIAL CROSS: HAND-FORGED,
POWDER-COATED STAINLESS STEEL –
COLOR: BENJAMIN MOORE # 3134-30 "IRON MOUNTAIN"

GUTTERS, DOWNSPOUTS AND FLASHINGS: HEAVY, 20-OUNCE COPPER WITH PRE-
PATINATED FINISH

LIGHTING FIXTURES: HANDMADE, HEAVY SOLID-BRASS WITH POWDER-COAT FINISH
AND OBSCURE GLAZING "LIGHTING INNOVATIONS", OILED BRONZE COLOR FINISH

OBSCURE GLAZING IN WINDOWS AND LIGHTING –
"HANDMADE IRRIDIZED AMBER ART GLASS"

Item 7c



WINDOWS & FRENCH DOORS

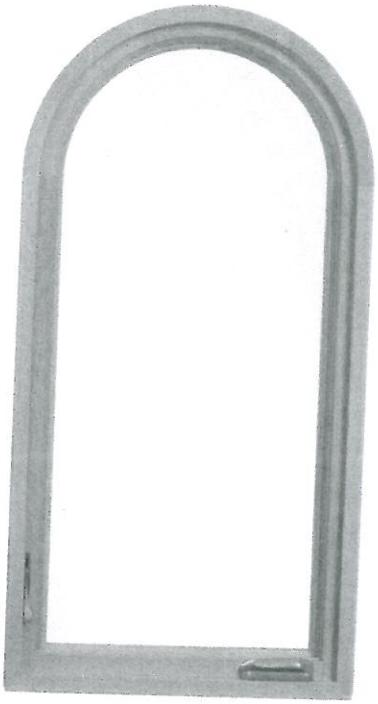
MARVIN
Windows and Doors

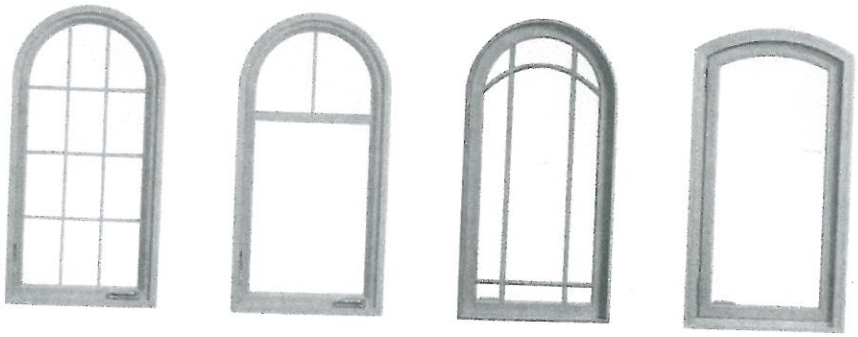
Built around you.

PRODUCT CATALOG

ULTIMATE CASEMENT & AWNING COLLECTION BENEFITS CONTINUED

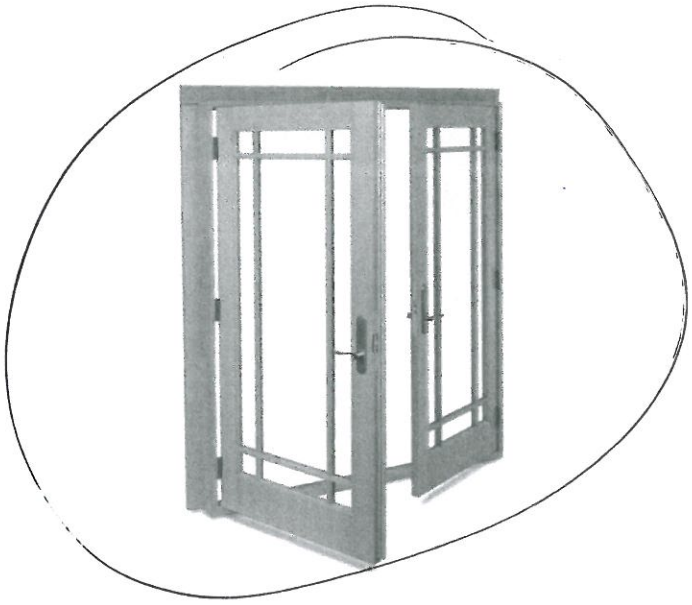
Our window makers don't know the meaning of "can't". The Ultimate Casement and Awning collection offers design solutions that border on uncountable. Available in Tripane, Picture Window, Transom, and even automated operation, the design combinations are truly endless. If you're looking for old world style that functions on a contemporary level, our Round Top Casement Windows are fully operational and extremely energy efficient, meeting all ENERGY STAR® requirements while still



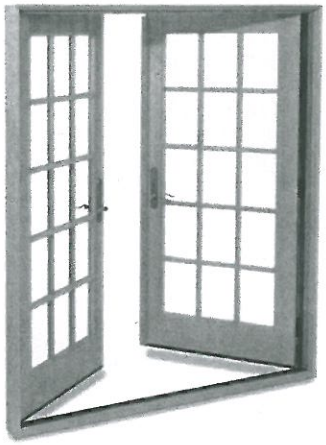


ULTIMATE CASEMENT ROUND TOP SHAPES AND DESIGNS

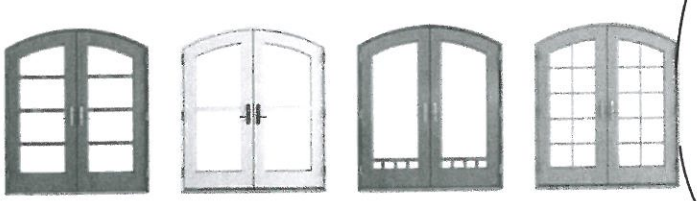
With over 60 different Round Top shapes, you'll enjoy unparalleled design flexibility.

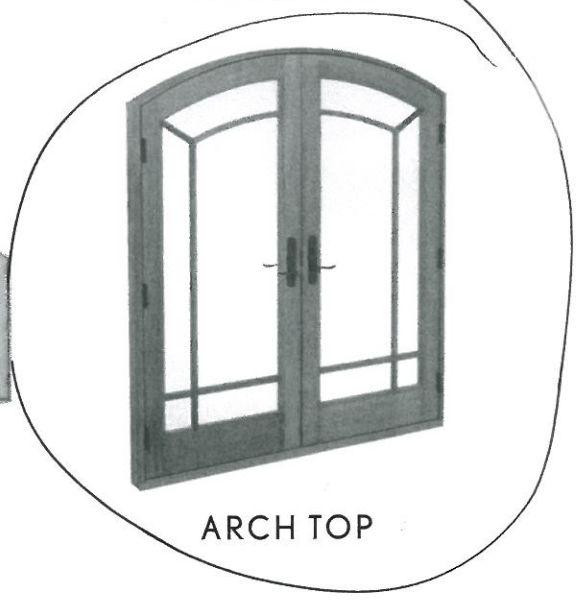


INSWING



OUTSWING





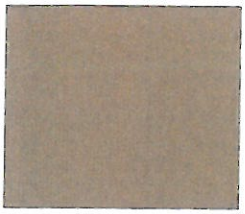
ARCH TOP

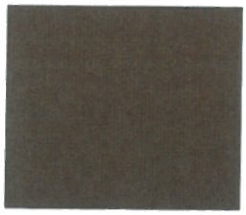
DESIGN POSSIBILITIES

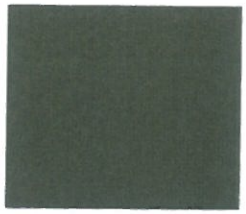
There are many more designs for divided lites.
Visit Marvin.com for more possibilities.

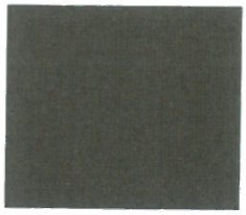
MARVIN® OPTIONS: STANDARD & CUSTOM COLORS

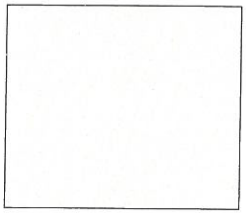
STANDARD CLAD COLORS:

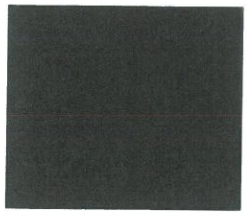

PEBBLE GRAY


BAHAMA BROWN

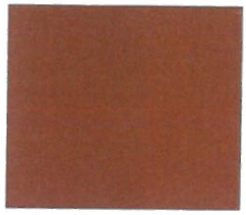

EVERGREEN

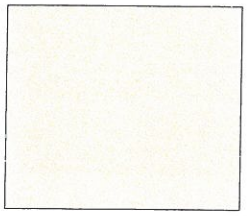

BRONZE

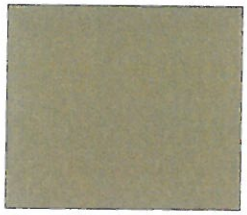

STONE WHITE

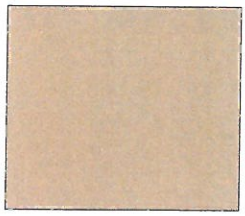

EBONY

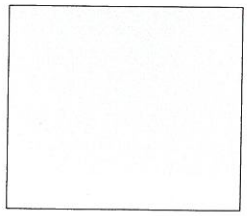

COBALT BLUE

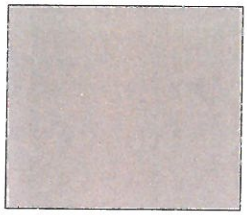

WINEBERRY


COCONUT CREAM


HAMPTON SAGE

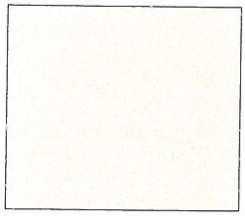

CASHMERE


ARCTIC WHITE


CUMULUS GRAY

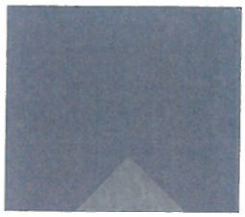

DESERT BEIGE

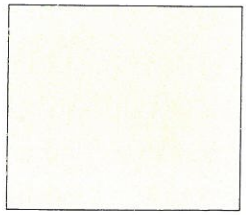

SHERWOOD GREEN


SIERRA WHITE

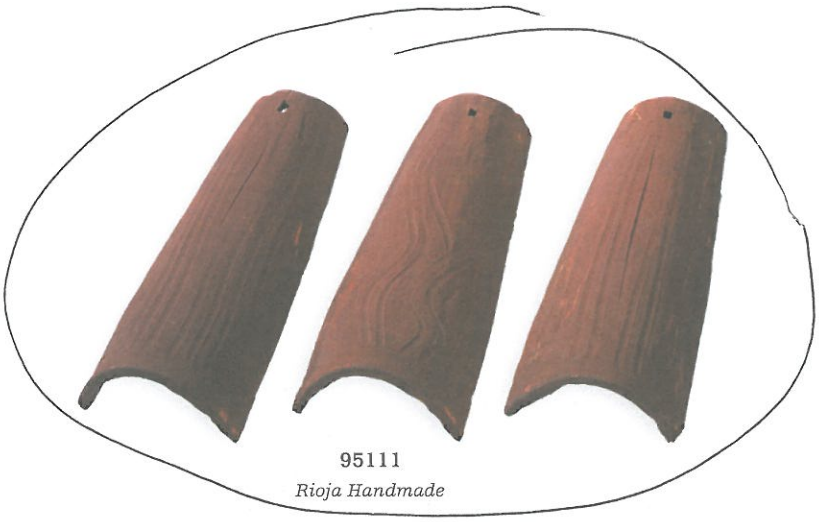
Printed color may not be an accurate representation. Ask your local Marvin retailer for color chips.


CADET GRAY

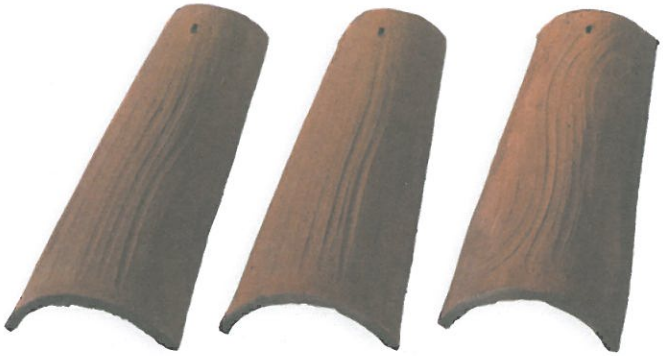

CASCADE BLUE


FRENCH VANILLA

Windows + French Door



95111
Rioja Handmade



9543
Cafe Antigua Handmade

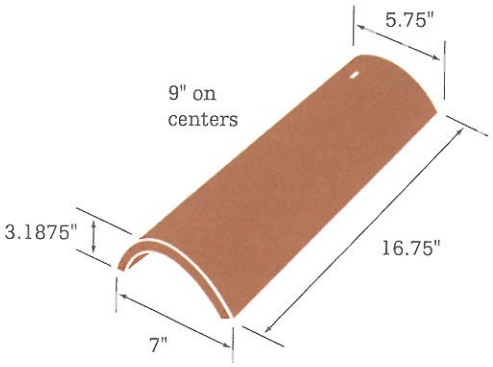
9597
Cafe Gold Flash Handmade

Junipero *9000 Series*

95111,9543: **Rioja Handmade & Cafe Antigua Handmade Blends** *Santa Barbara, CA*

Redland's two-piece Junipero clay tile re-captures the Spanish Colonial Revival and Adobe Ranch architectural roofstyles of the 20s and 30s. Junipero, the only ICC approved handmade tile, was created to meet the request for an exact match of the historic tile on The Biltmore Hotel in Santa Barbara, California. Junipero's thick body and collar, high barrel crown and artistic finish illuminates the handwork that is visible on its surface indentations. Each tile is a historic work of art with traditional earthen red colors and subtle sun-drenched golden flashes.

Exposure: 13.75" maximum, 3" head lap
Weight: 1400 lbs. per square (approx.)
Quantity: 232 pcs. per square (approx.)

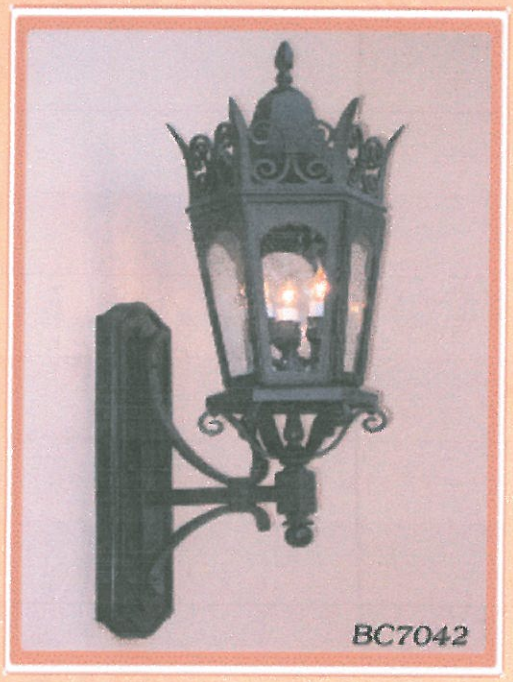


EXTERIOR LIGHTING

Item 7c

LIGHTING INNOVATIONS

Handcrafted Solid Brass Lanterns



*1024 W. Kirkwall Road * Azusa, Ca. 91702 * (626) 633-0266 * Fax (626) 633-0477*

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Item 7c

EXTERIOR COLORS

main Building

HC-6
windham cream

HC-116
guilford green

Pop outs - Bay Windows

AF-445

Garage Doors
& Rafter Tails

Door + Window

DET575
Blue Print

Wrought Iron + Ext. lights

2134-30
iron mountain

ENTRY

Item 7c

OBSCURE GLAZING

Bathroom & Closet
Windows