



**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:** April 12, 2016  
**SUBJECT:** Consideration of Architecture Permit No. 15-797 for a property located at 1239 Ocean View Boulevard to allow  
**CEQA STATUS:** Exempt

**RECOMMENDATION**

Review the application and consider a recommendation of approval.

**BACKGROUND**

**Application:** AP 15-797

**Location:** 1239 Ocean View Boulevard

**APN:** 006-012-003

**Applicant:** Jeffrey Becom

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.

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 3,687 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.

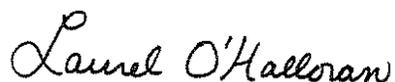
## **ENVIRONMENTAL REVIEW**

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:



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Laurel O'Halloran, Associate Planner



# 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 # Item AP 15-797

Date: 12/10/15

Total Fees: \$ 3251.70

Received by: ML

<b>APPLICANT/OWNER:</b>	Project Address: <u>1239 ocean view Blvd</u> APN: <u>006-012-003</u>	
	Project Description: <u>demo existing house</u> <u>replace w/ 2-story residence - 3499sf</u>	
<b>APPLICANT/OWNER:</b>	<b>Applicant</b>	<b>Owner</b>
	Name: <u>JEFFREY BECOM</u>	Name: <u>DAN &amp; JOSIE PEREZ</u>
	Phone: <u>831-224-6110</u>	Phone: <u>413-478-5816</u>
	Email: <u>jeffreybecom@comcast.net</u>	Email: <u>dp.danielperez@outlook.com</u>
Mailing Address: <u>217 HACIENDA CARMEL,</u> <u>CARMEL, CA 93923</u>	Mailing Address: <u>2025 ROCKWOOD</u> <u>COURT, GILROY, CA 95020</u>	
<b>PLANNING STAFF USE ONLY:</b>	<b>Permit Request:</b>	
	<input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> AVAR: Administrative VAR <input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP-A: UP Amendment <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> VAR-A: VAR Amendment <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP-A: AUP Amendment <input type="checkbox"/> HD: Historic Determination <input type="checkbox"/> AVAR-A: AVAR Amendment <input type="checkbox"/> ADC: AP Design Change <input type="checkbox"/> SU: Second Unit <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> PUU: Undocumented Unit <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> VAR: Variance <input type="checkbox"/> Other:	
	<b>CEQA Determination:</b>	
	<input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
	<b>Review Authority:</b>	
	<input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input checked="" type="checkbox"/> ARB <input type="checkbox"/> _____	
<b>Active Permits:</b>		
<input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____		
<b>Overlay Zones:</b>		
<input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Coastal Zone <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)		
<b>Property Information</b>		
Lot: <u>13</u> Block: <u>356</u> Tract: <u>Fairway Homes</u> ZC: <u>R-1-H</u> GP: <u>Med. 17.4</u> Lot Size: <u>9347.10</u>		
<input type="checkbox"/> Historic Resources Inventory <input checked="" type="checkbox"/> Archaeologically Sensitive Area		
<b>Staff Use Only:</b>		

**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: [Signature]

Date: 12-10-15

Owner Signature (Required): [Signature]

Date: 12-13-2015

PROJECT DATA SHEET

Project Address: 1239 Ocean View Blvd. Submittal Date: 2/18/16

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 <sup>sq</sup> FT.			
Density (multi-family projects only)	N/A			
Building Coverage	35% = 3,328 <sup>sq</sup> FT.	2,741 <sup>sq</sup> FT.	2,741 <sup>sq</sup> FT.	
Site Coverage	60% = 5,608 <sup>sq</sup> FT.	5,575 <sup>sq</sup> FT.	5,575 <sup>sq</sup> FT.	
Gross Floor Area	3,782 <sup>sq</sup> FT.	2,729 <sup>sq</sup> FT.	3,499 <sup>sq</sup> FT.	
Square Footage not counted towards Gross Floor Area			646 <sup>sq</sup> FT.	see SHEET A-0
Impervious Surface Area Created and/or Replaced		3,820	3,162	<sup>sq</sup> FT.
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	all	100% N/A	
Exterior Lateral Wall Length to be built	—	—	100%	
Building Height	25 FT.	19 FT.	25 FT.	
Number of stories	2	2	2	
Front Setback (NORTH)	15 FT	15 FT	15 FT	
<u>EAST</u> Side Setback (specify side)	10 FT	13 FT	10 FT	
<u>WEST</u> Side Setback (specify side)	10 FT	30 FT	14 FT	
Rear Setback (SOUTH)	10 FT	16 FT	10 FT	
Garage Door Setback	20 FT	25 FT	22 FT	GATE-TO-STREET
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
Number & Category of Accessory Buildings	—	0	0	projecting 2' 8"
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.



## 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

Item 7b

### 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 3,687 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 3,687 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 12<sup>th</sup> day of April, 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**

Item 7b

**Community Development Department – Planning Division**

300 Forest Avenue, Pacific Grove, CA 93950

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**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 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

# PEREZ RESIDENCE

1239 OCEAN VIEW BOULEVARD, PACIFIC GROVE, CA 93950

RECEIVED

FEB 18 2016

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

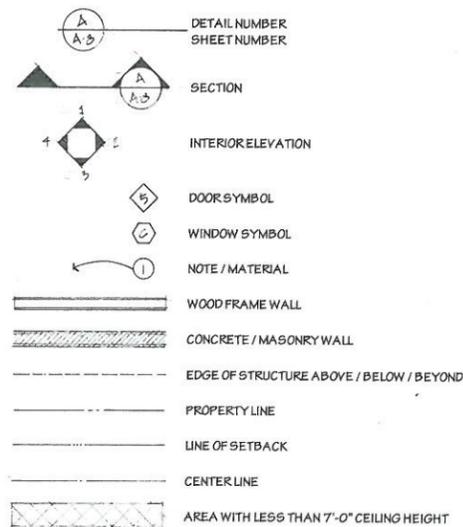


## PROJECT DATA

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% = 2741 SQ. FT.
SITE COVERAGE	60% = 5,608 SQ. FT.	59% = 5,575 SQ. FT.
GROSS FLOOR AREA	3,782 SQ. FT.	2,233 SQ. FT. LOWER FL. 1,266 SQ. FT. UPPER FL. 3,499 SQ. FT. SUBTOTAL
ADDL. 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. 3,499 SQ. FT. SUBTOTAL 186 SQ. FT. SUBTOTAL 3,687 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	15'-0"	15'-0"
SOUTH / REAR SETBACK	10'-0"	10'-0"
WEST SIDE / ENTRY SETBACK	10'-0"	14'-0"
EAST SIDE SETBACK	10'-0"	10'-0"
GARAGE DOOR SETBACK	20'-0" TO STREET	22'-0" TO STREET FROM PRIVACY GATES
COVERED PARKING	ONE	ONE STANDARD SPACE (ACTUAL SIZE 11'X20')
ADDITIONAL COVERED SPACE (NOT REQUIRED)		ONE SUB-STANDARD (ACTUAL SIZE 12'X18'-6")
PARKING SPACE SIZE	9'X20' MINIMUM	9'X20' MINIMUM
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 12" EAST SIDE 12" REAR 12"
DISTANCE BETWEEN EAVE PROJECTION & PROPERTY LINES		FRONT 14'-0" WEST SIDE 9'-0" EAST SIDE 9'-0" REAR 9'-0"
ARCHITECTURAL FEATURE - PROJECTIONS INTO SETBACK		3'-8" MAXIMUM INCLUDING 12" EAVE: AT MASTER BEDROOM NORTH BAY AT LOFT EAST BAY WINDOW AT BEDROOM #3 NICHE
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



## GENERAL NOTES

- 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.
- ALL WORK SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND FIRE CODES, 2004 CALIFORNIA ELECTRICAL CODE, AND 2005 CALIFORNIA ENERGY CODE.
- 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.
- 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.
- IF WORK IS SHOWN ON ONE DRAWING OR SHEET AND NOT ON ANOTHER, THE CONTRACTOR SHALL PROCEED AS IF IT WERE SHOWN ON BOTH.
- 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

- 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.
- 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.
- 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.LOMELLI.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

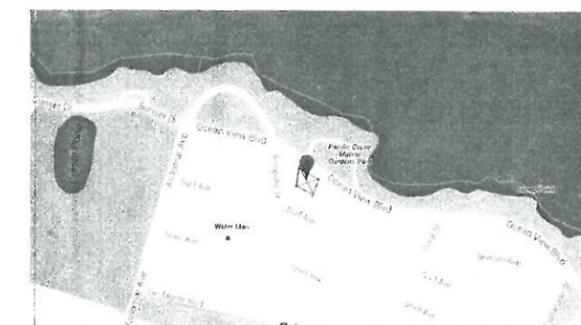
SIGNATURE OF DESIGNER

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## 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



## 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.

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DATE  
11.19.15  
2.17.16

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

SHEET  
A-0  
PROJECT DATA

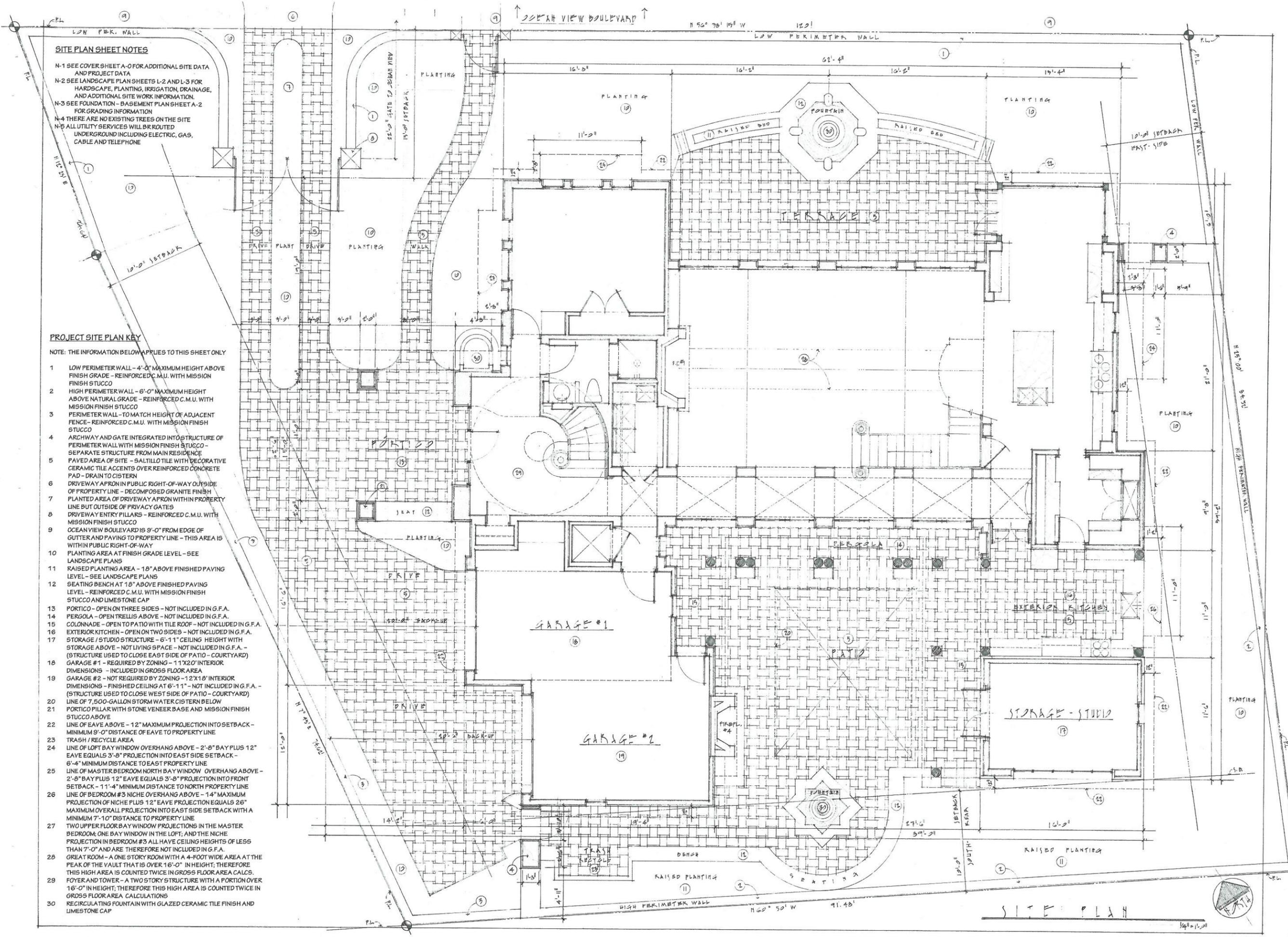


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**Perez Residence**  
 NEW CONSTRUCTION FOR  
 1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

**SHEET A-1**  
 SITE PLAN



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

SITE PLAN





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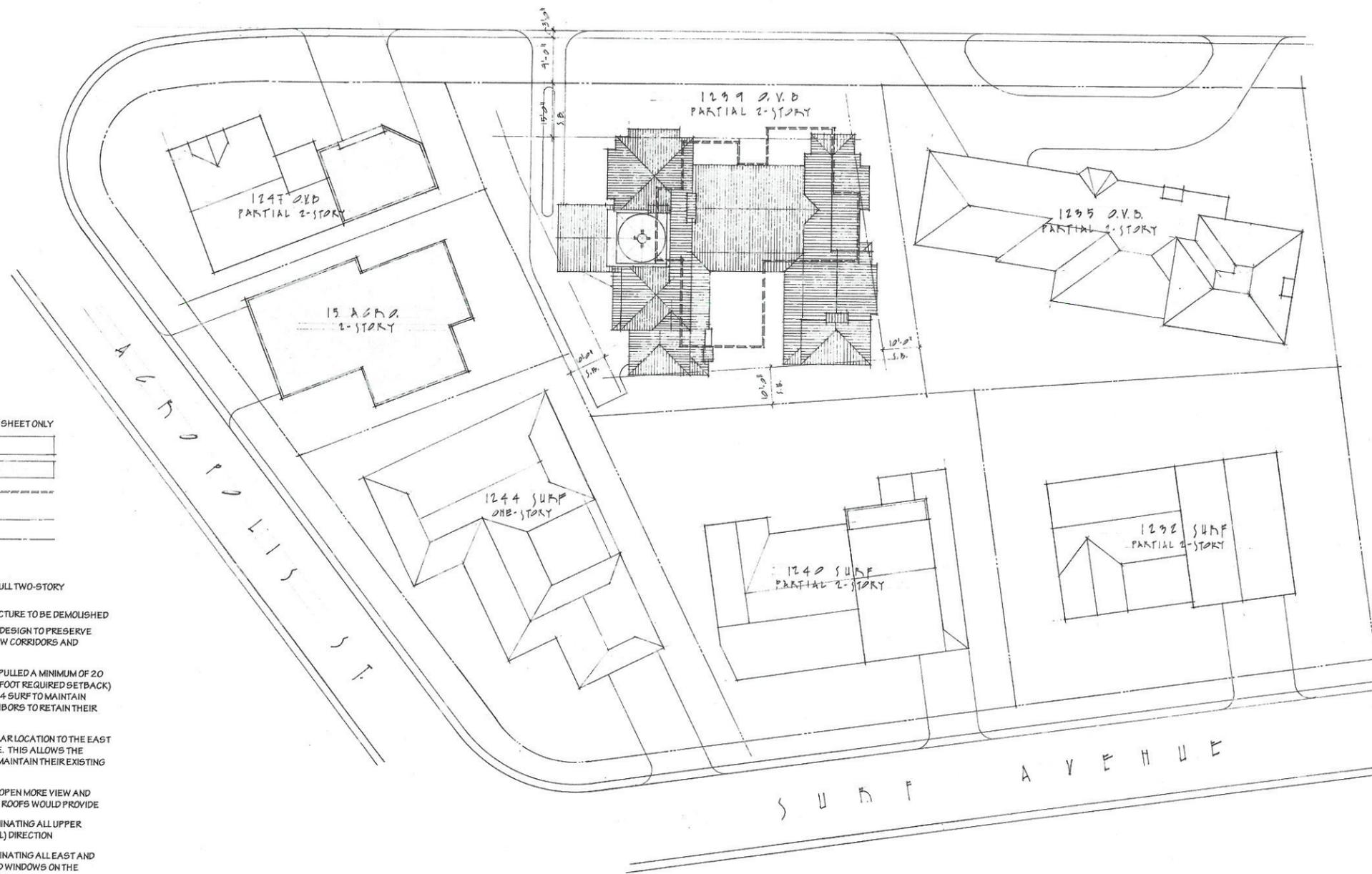
**DATE**  
 10.29.15  
 2.13.16

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

**SHEET**  
**A-1.1**  
 AREA SITE PLN.

VIEW OF MONTEREY BAY

OCEAN VIEW BOULEVARD



**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

1/16/16

**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" PER 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 UNPAVED / PLANTED AREA OF RIBBON DRIVEWAY - FOLLOW SLOPE AND FINISHED LEVEL OF PAVED DRIVEWAY
- 8 ENTRY PILLARS AND PRIVACY GATES
- 9 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
- 10 PLANTING AREA - FOLLOW NATURAL GRADE LEVEL UNLESS OTHERWISE NOTED
- 11 RAISED PLANTING AREA - APPROXIMATELY 18" ABOVE FINISHED PAVING
- 12 SEATING BENCH AT 18" ABOVE FINISHED PAVING
- 13 PORTICO - OPEN THREE SIDES
- 14 PERGOLA - ROOFED WITH OPEN TRELIS
- 15 COLONNADE - OPEN TO PATIO
- 16 EXTERIOR KITCHEN - SLOPE DOWN 1/4" PER FOOT TOWARD PATIO - MATCH FINISHED FLOOR LEVEL AT DOORWAY TO PASSAGEWAY
- 17 STORAGE / STUDIO - FINISHED FLOOR LEVEL EQUAL TO FINISHED FLOOR LEVEL OF LOWER FLOOR OF MAIN HOUSE
- 18 7,500-GALLON STORMWATER CISTERN
- 19 EAST SIDE YARD PLANTING AREA: FINISHED GRADE TO SLOPE UP FROM ARCHWAY TO MEET RAISED PLANTING BED LEVEL AT BACK OF SITE
- 20 WEST SIDE YARD PLANTING AREA: FINISHED GRADE TO FOLLOW SLOPE OF DRIVEWAY
- 21 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

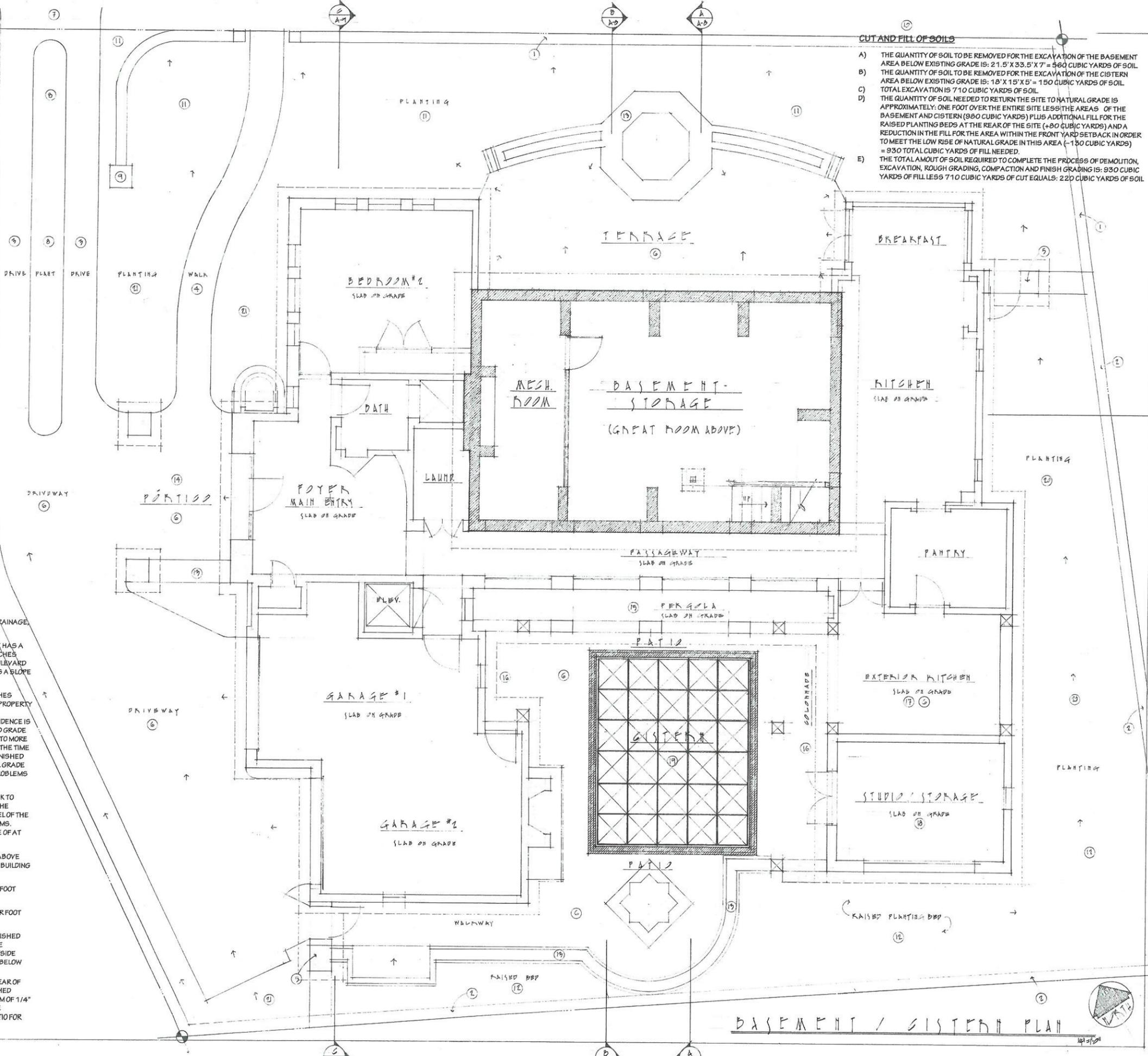
**FOUNDATION - BASEMENT PLAN NOTES**

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' X 33.5' X 7' = 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' X 15' X 5' = 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 (-150 CUBIC YARDS) = 930 TOTAL CUBIC YARDS OF FILL NEEDED.
- E) THE TOTAL AMOUNT 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



BASEMENT / CISTERN PLAN



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**SHEET**  
**A-2**  
 FOUNDATION  
 BASEMT. PLAN

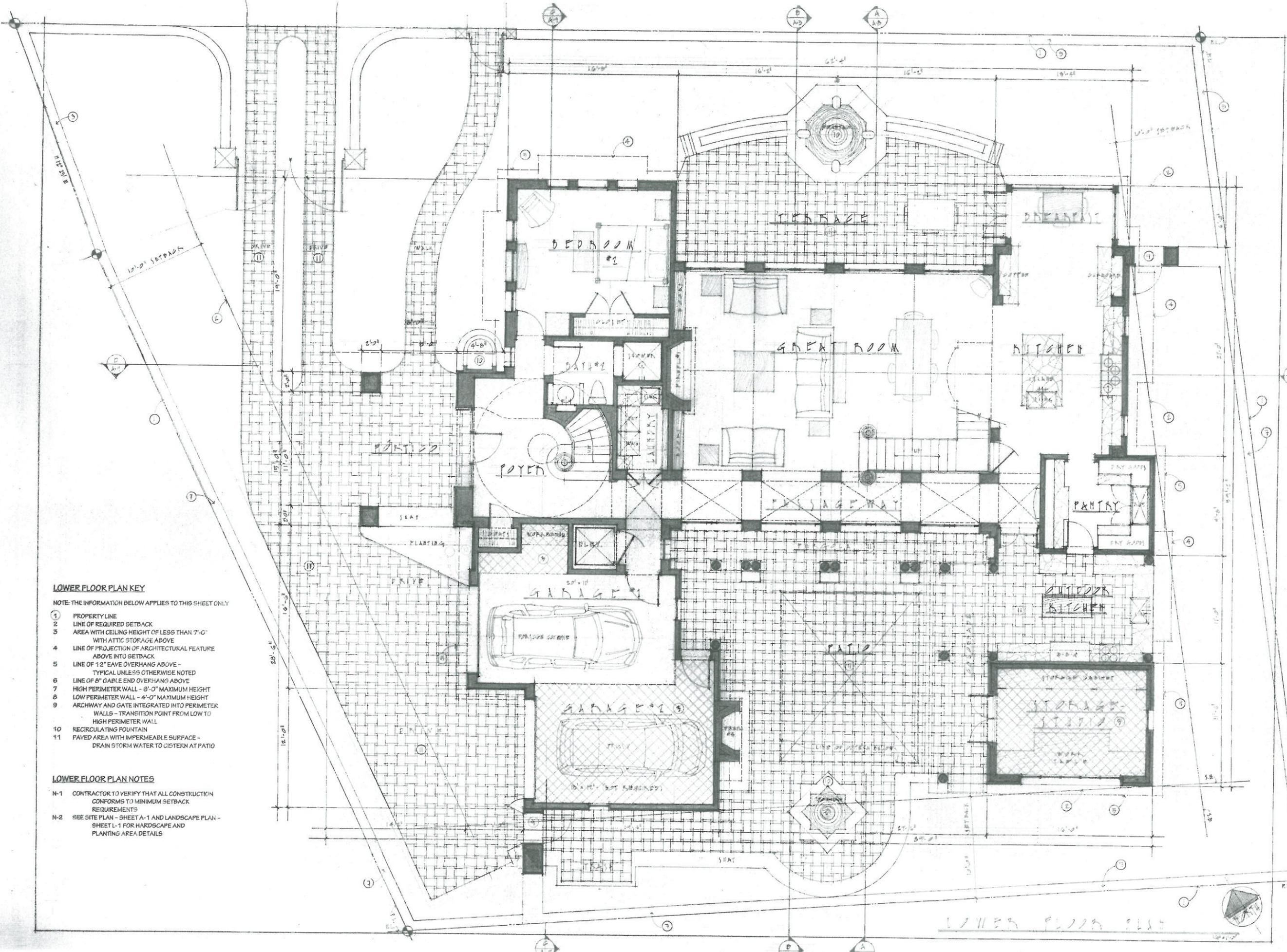


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SHEET  
**A - 3**  
 LOWER FLOOR PLAN



**LOWER FLOOR PLAN KEY**

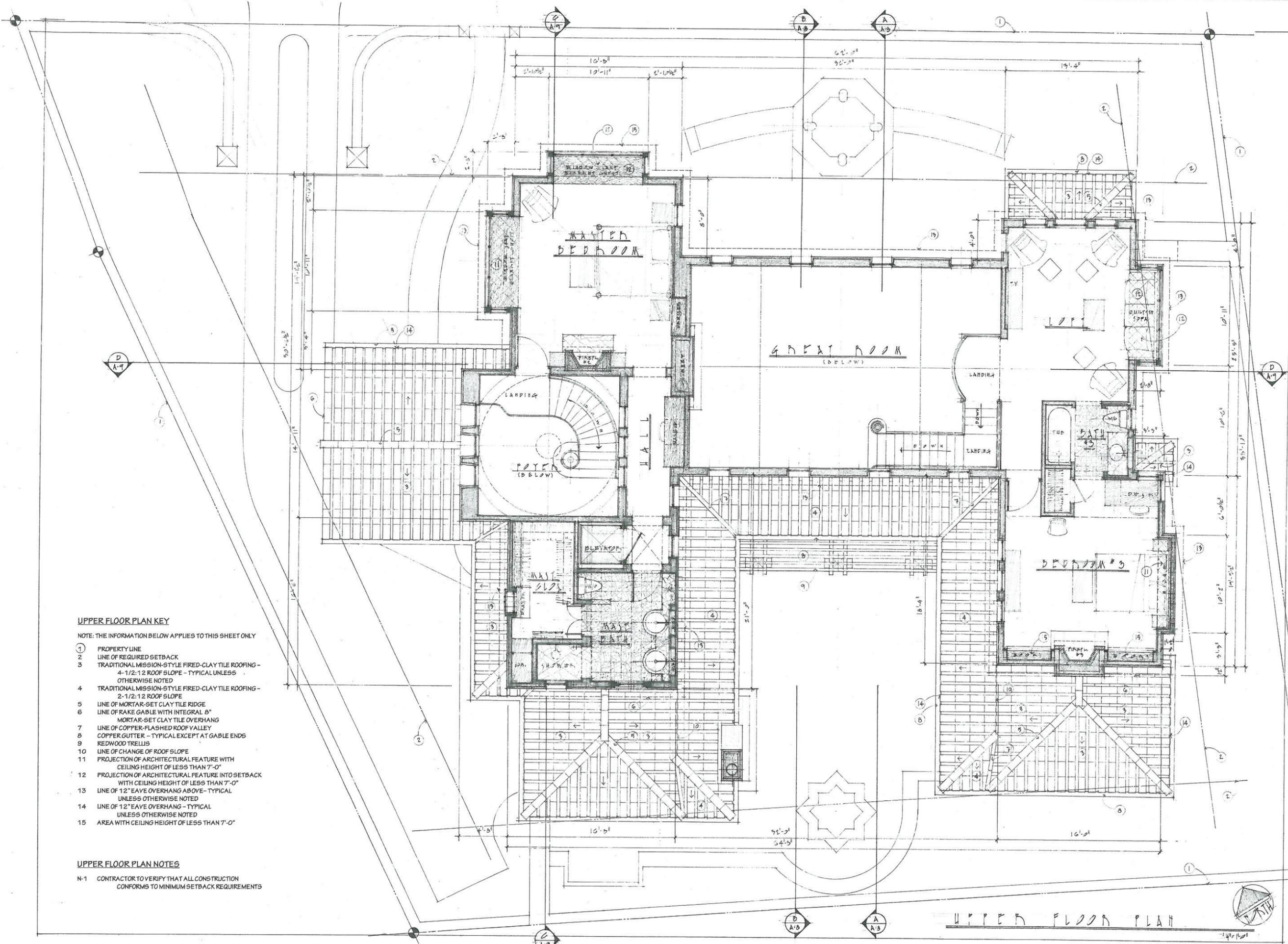
NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

- 1 PROPERTY LINE
- 2 LINE OF REQUIRED SETBACK
- 3 AREA WITH CEILING HEIGHT OF LESS THAN 7'-0" WITH ATTIC STORAGE ABOVE
- 4 LINE OF PROJECTION OF ARCHITECTURAL FEATURE ABOVE INTO SETBACK
- 5 LINE OF 12" EAVE OVERHANG ABOVE - TYPICAL UNLESS OTHERWISE NOTED
- 6 LINE OF 8" GABLE END OVERHANG ABOVE
- 7 HIGH PERIMETER WALL - 8'-0" MAXIMUM HEIGHT
- 8 LOW PERIMETER WALL - 4'-0" MAXIMUM HEIGHT
- 9 ARCHWAY AND GATE INTEGRATED INTO PERIMETER WALLS - TRANSITION POINT FROM LOW TO HIGH PERIMETER WALL
- 10 RECIRCULATING FOUNTAIN
- 11 PAVED AREA WITH IMPERMEABLE SURFACE - DRAIN STORM WATER TO CISTERN AT PATIO

**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

LOWER FLOOR PLAN



- UPPER FLOOR 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
  - 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"

**UPPER FLOOR PLAN NOTES**

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

UPPER FLOOR PLAN

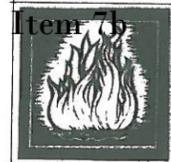


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**SHEET**  
**A-4**  
 UPPER FLOOR PLAN

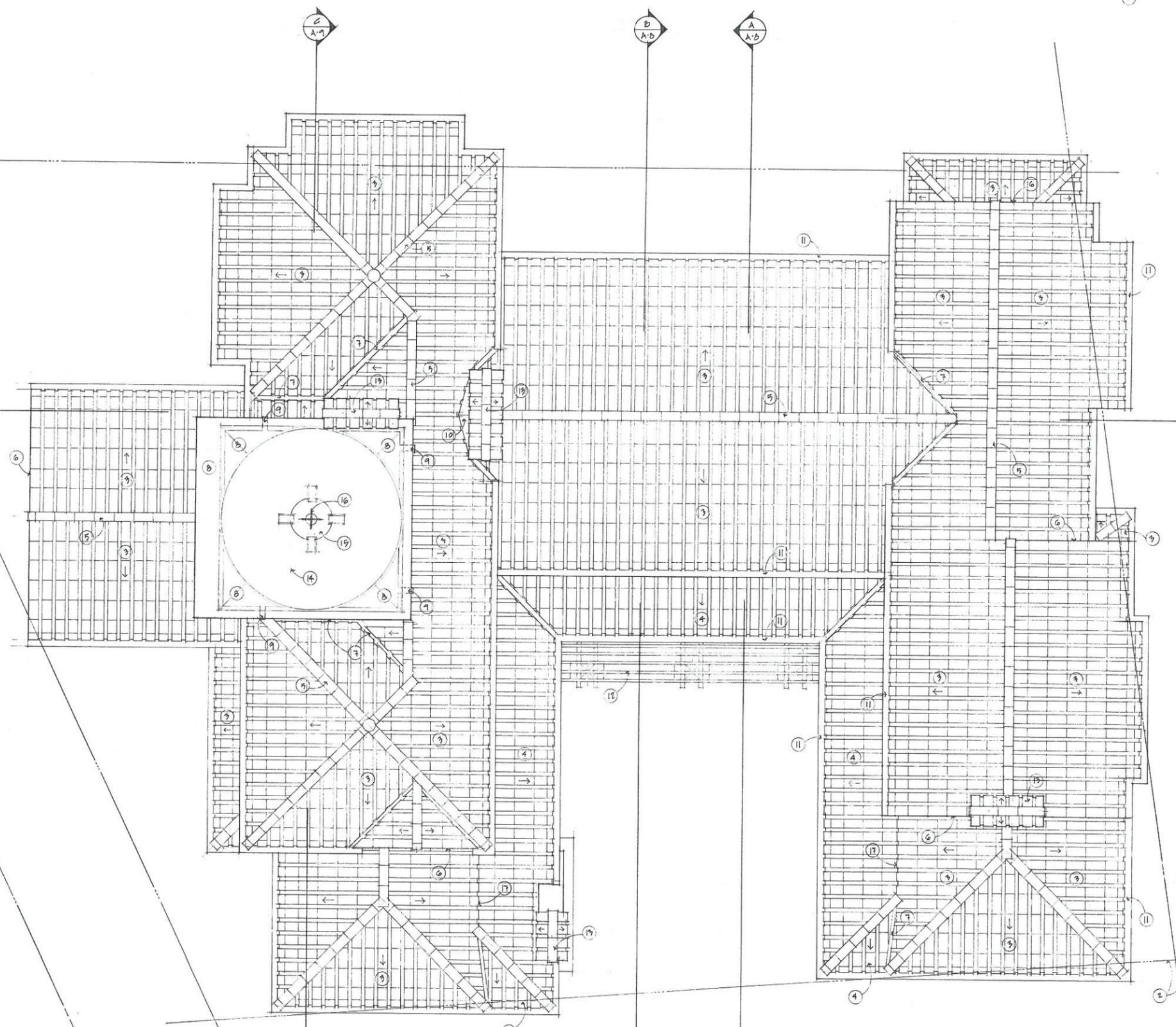


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SHEET  
**A-5**  
 ROOF PLAN



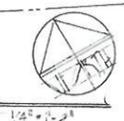
**ROOF PLAN KEY**

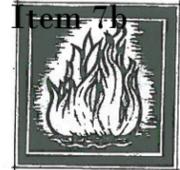
- NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY
- 1 PROPERTY LINE
  - 2 LINE OF REQUIRED SETBACK
  - 3 TRADITIONAL MISSION-STYLE FIRED-CLAY TILE ROOFING - 4-1/2:12 ROOF SLOPE - TYPICAL UNLESS OTHERWISE NOTED
  - 4 TRADITIONAL MISSION-STYLE FIRED-CLAY TILE ROOFING - 2-1/2:12 ROOF SLOPE - SEE 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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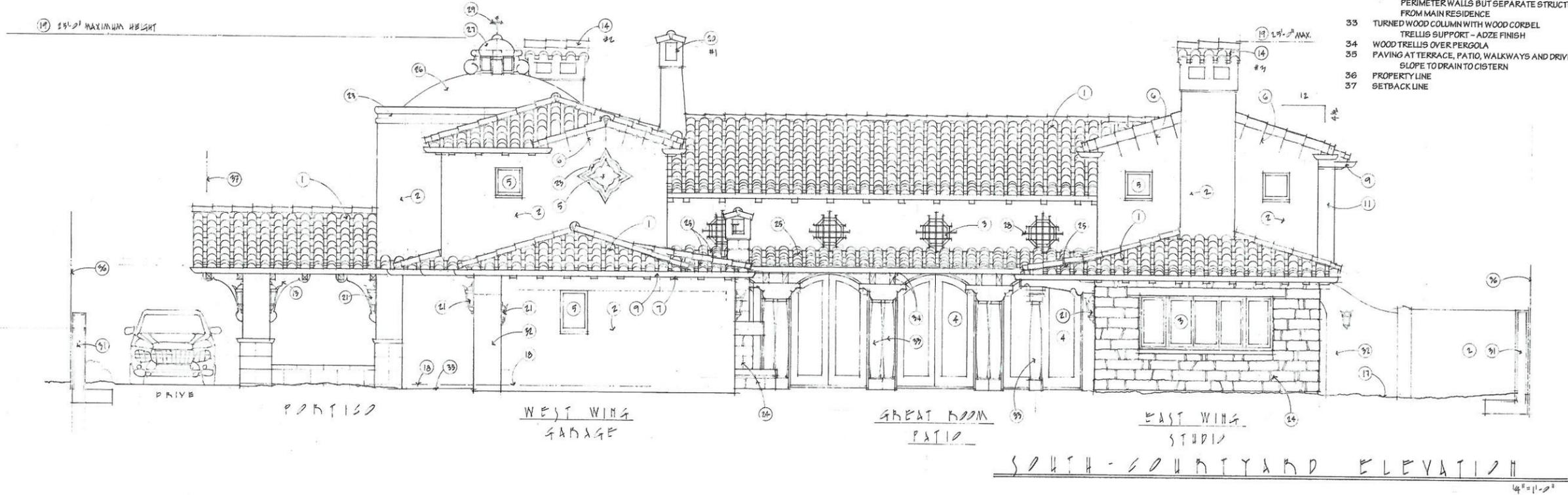
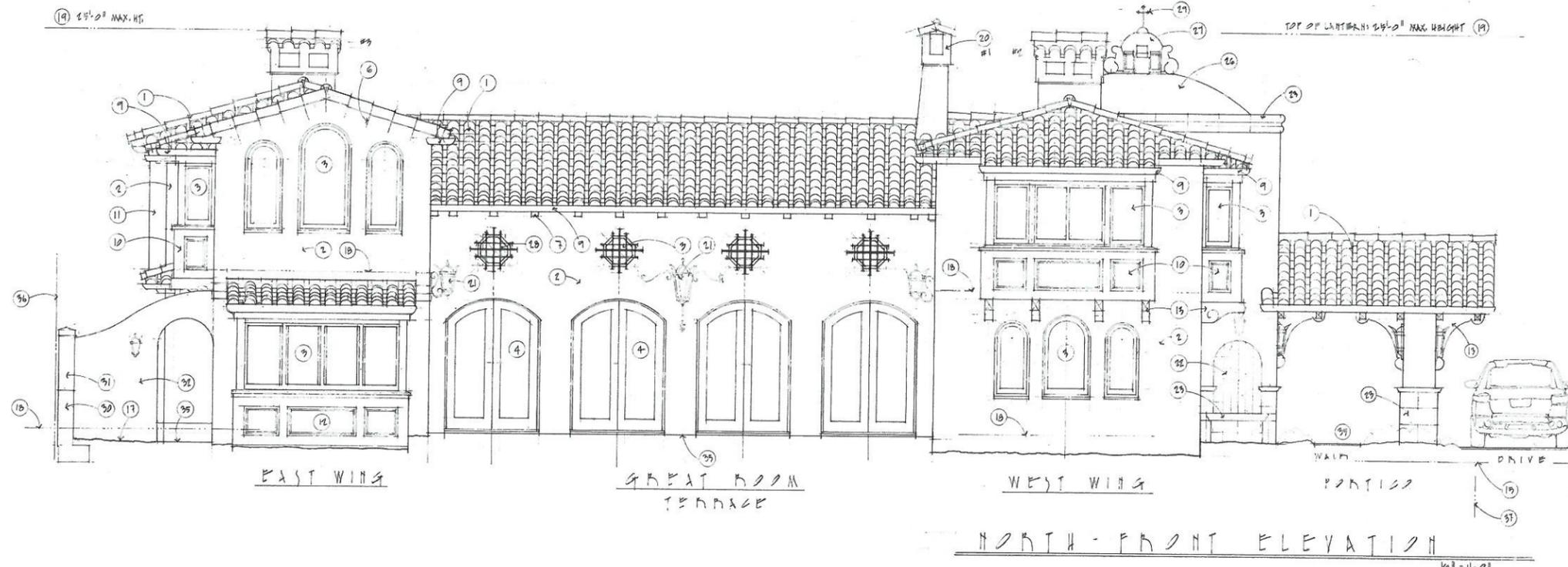
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 NEW CONSTRUCTION FOR  
 1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

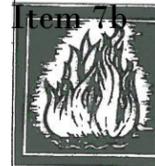
**SHEET**  
**A-6**  
 NORTH & SOUTH ELEVATIONS

**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 LANTERN ROOFED WITH SYNTHETIC STUCCO WITH MISSION FINISH
- 27 WINDOW GRILL
- 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



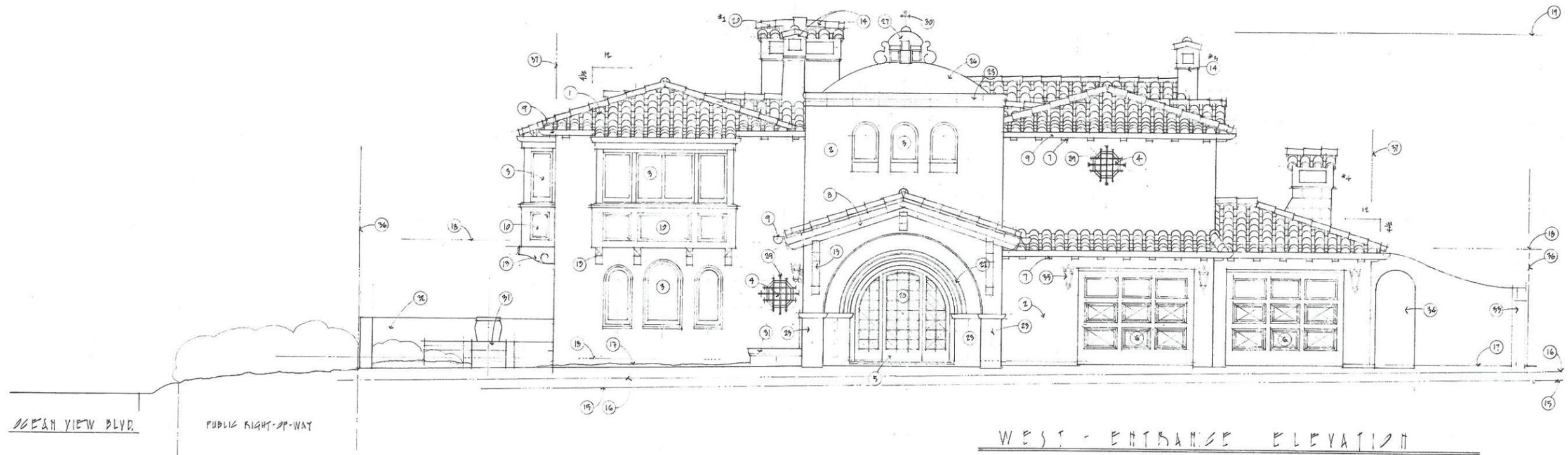


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**DATE**  
 11-09-15  
 2-15-16

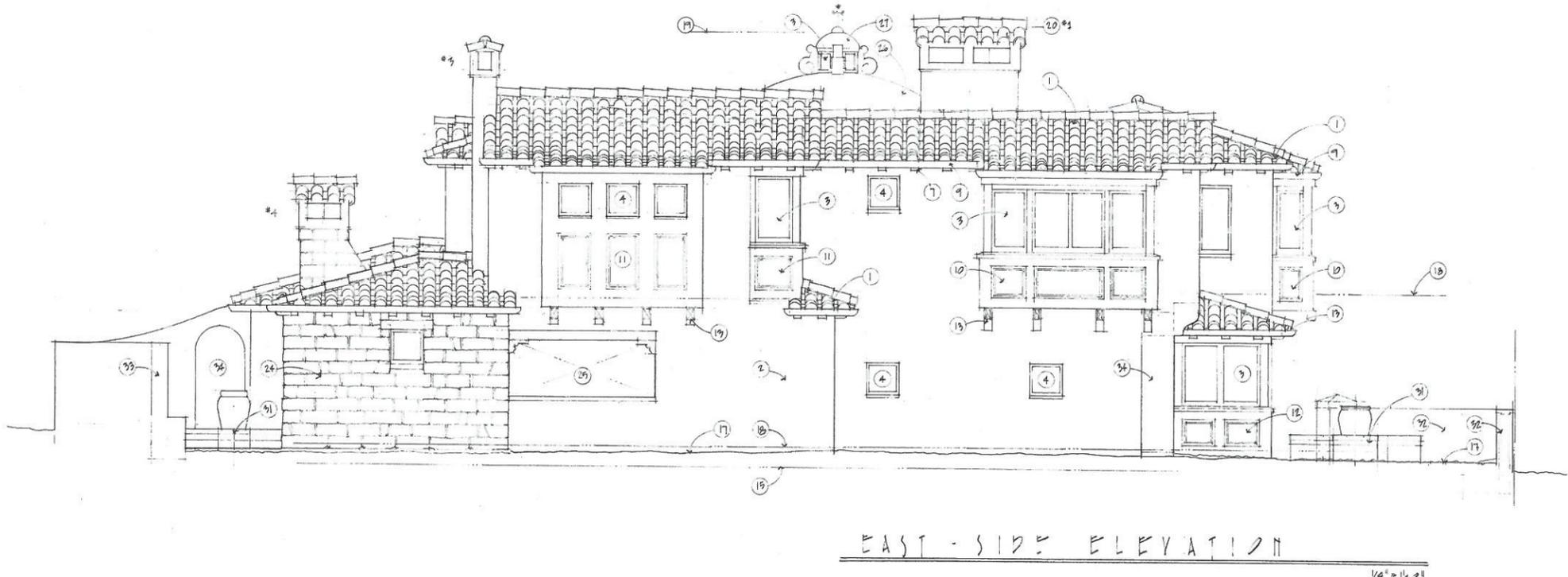
**PEREZ RESIDENCE**  
 NEW CONSTRUCTION FOR  
 1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

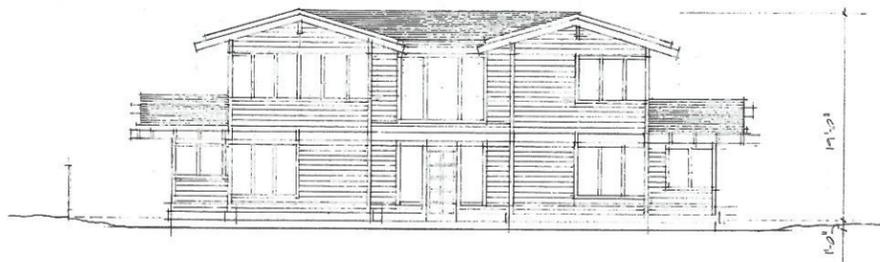
**SHEET**  
**A-7**  
 EAST & WEST ELEVATIONS



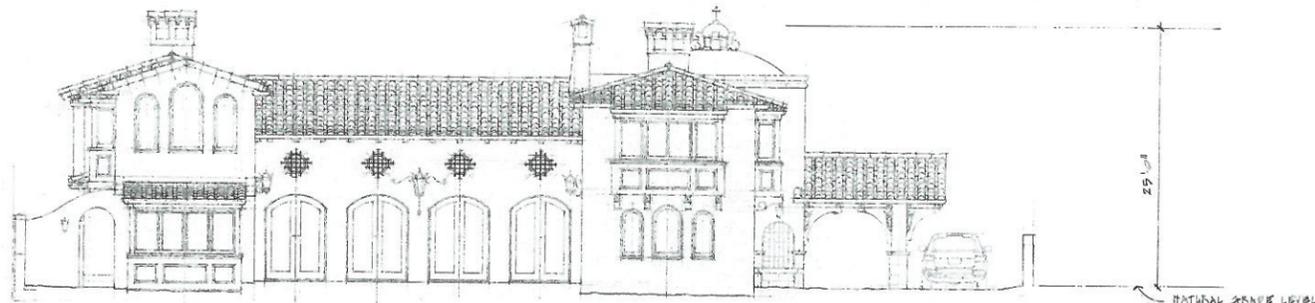
**EXTERIOR ELEVATION KEY - EAST AND WEST**

- 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

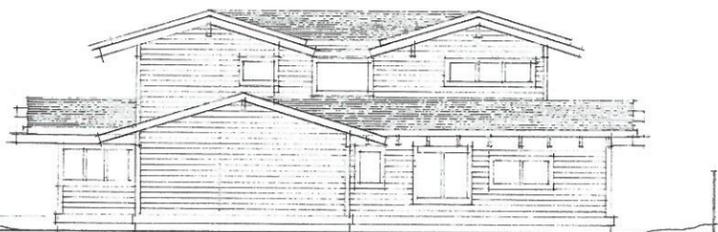




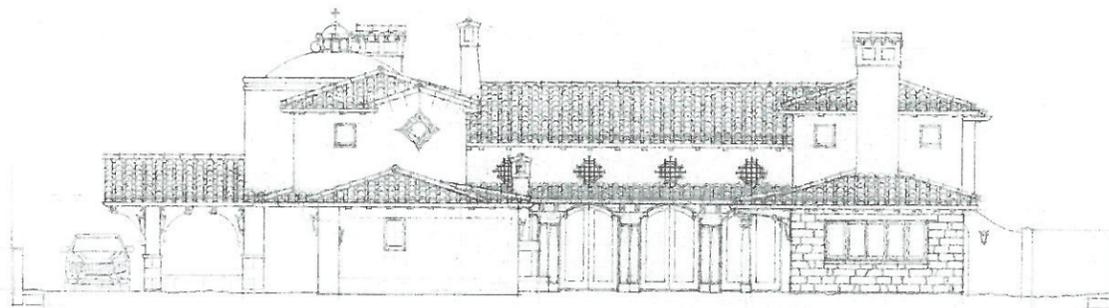
EXISTING NORTH-FRONT ELEVATION



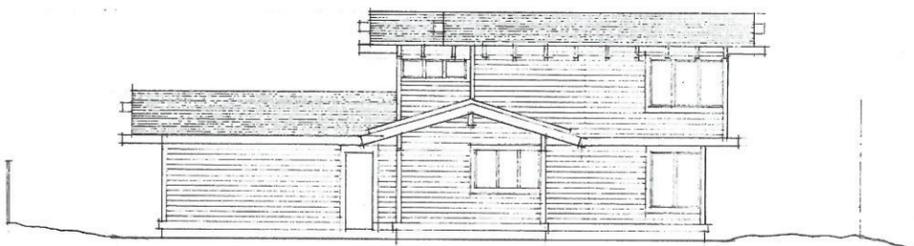
PROPOSED NORTH-FRONT ELEVATION



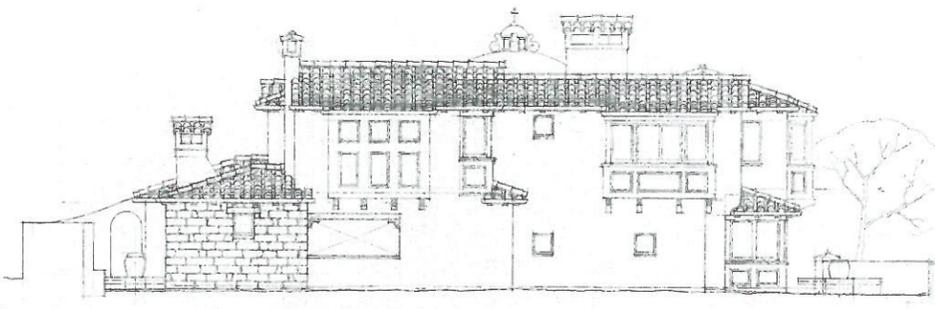
EXISTING SOUTH-REAR ELEVATION



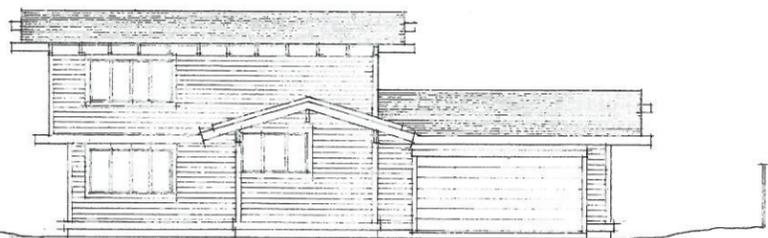
PROPOSED SOUTH-REAR ELEVATION



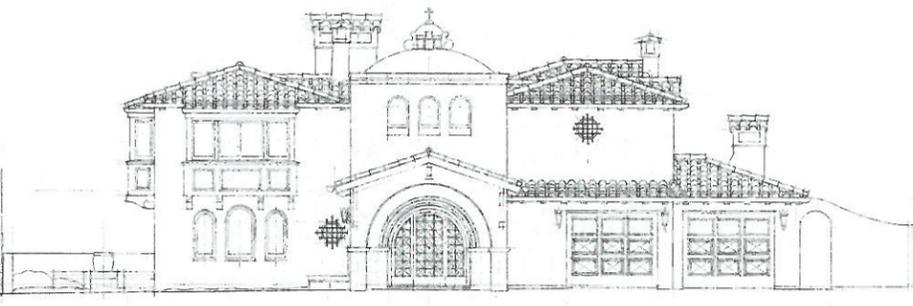
EXISTING EAST-SIDE ELEVATION



PROPOSED EAST-SIDE ELEVATION



EXISTING WEST-SIDE ELEVATION



PROPOSED WEST-SIDE 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".

Item 7b



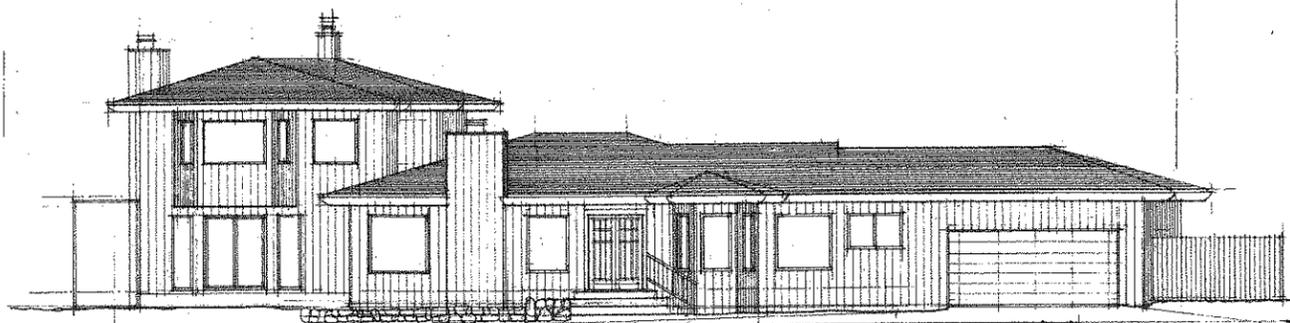
JEFFREY BECOM DESIGN  
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DATE

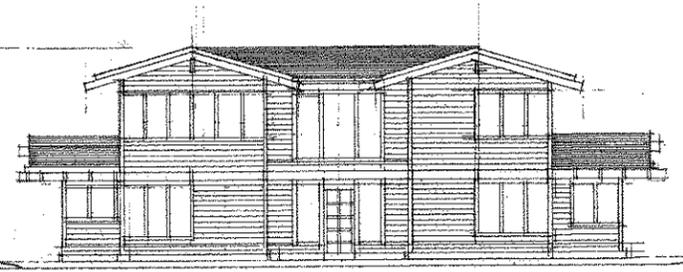
12.8.15  
2.19.16

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

SHEET  
A-7.1  
EXIST. & PROP.  
ELEVATIONS



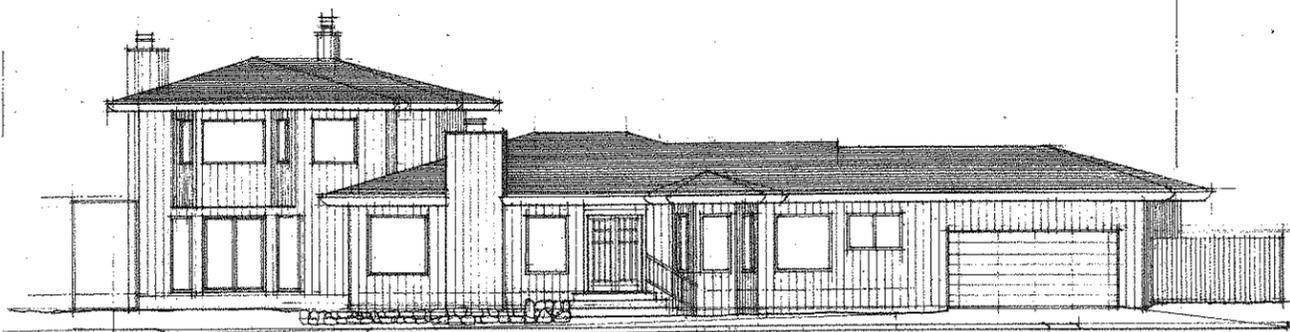
1295 AVB



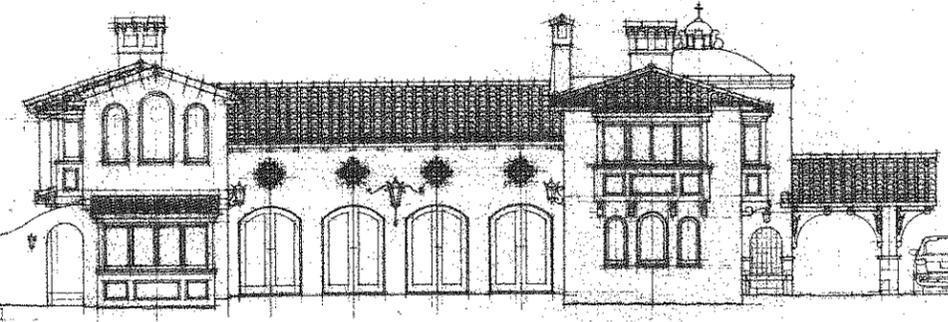
1695 OCEAN VIEW BLVD



VIEW LOOKING SOUTH FROM OCEAN VIEW BOULEVARD  
EXISTING



1295 AVB



1695 OCEAN VIEW BLVD



VIEW LOOKING SOUTH FROM OCEAN VIEW BOULEVARD  
PROPOSED

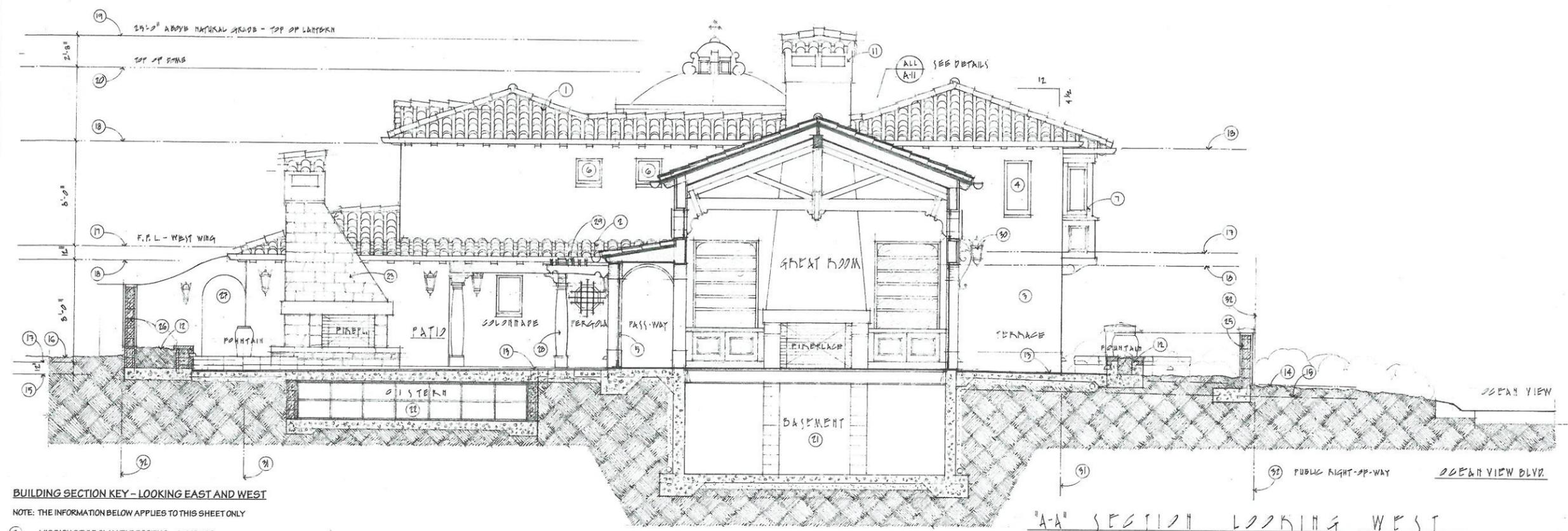


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 2-11-16

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

**SHEET**  
**A-8**  
 BUILDING SECTIONS

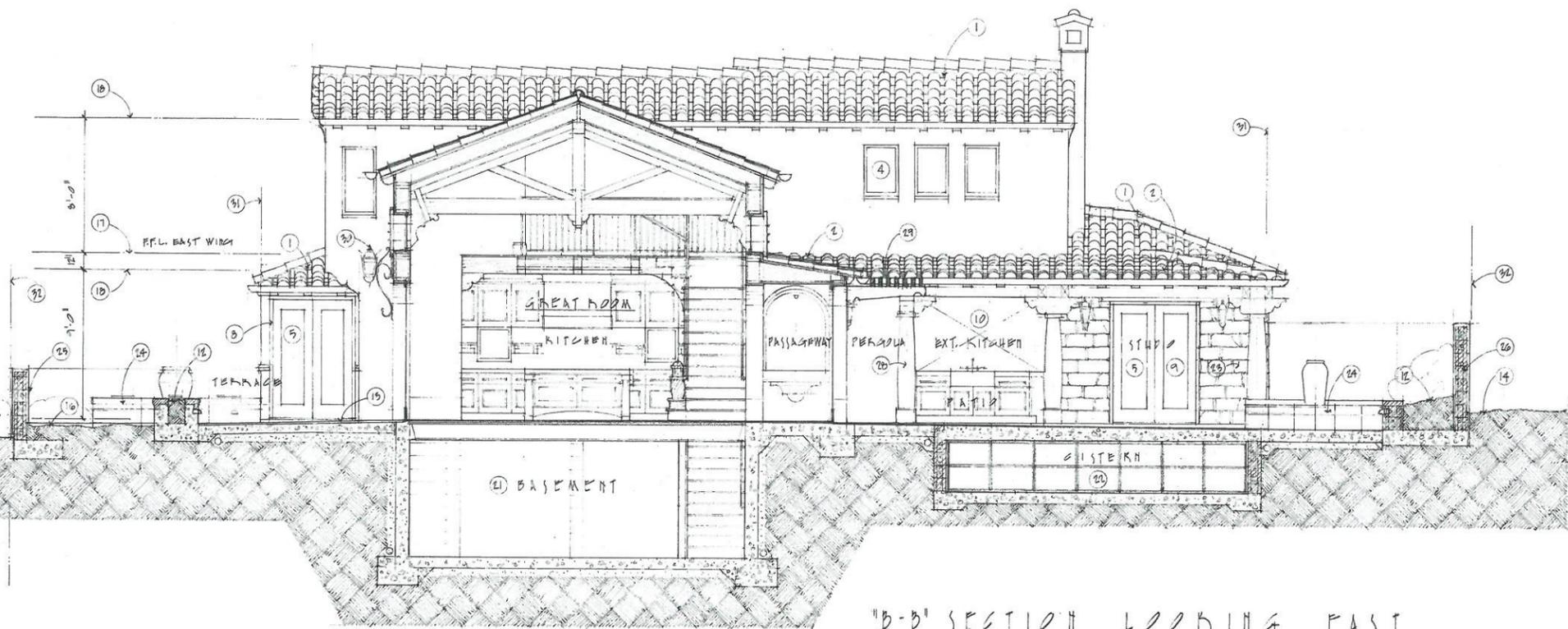


"A-A" SECTION LOOKING WEST

**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

OCEAN VIEW BLVD. PUBLIC RIGHT-OF-WAY

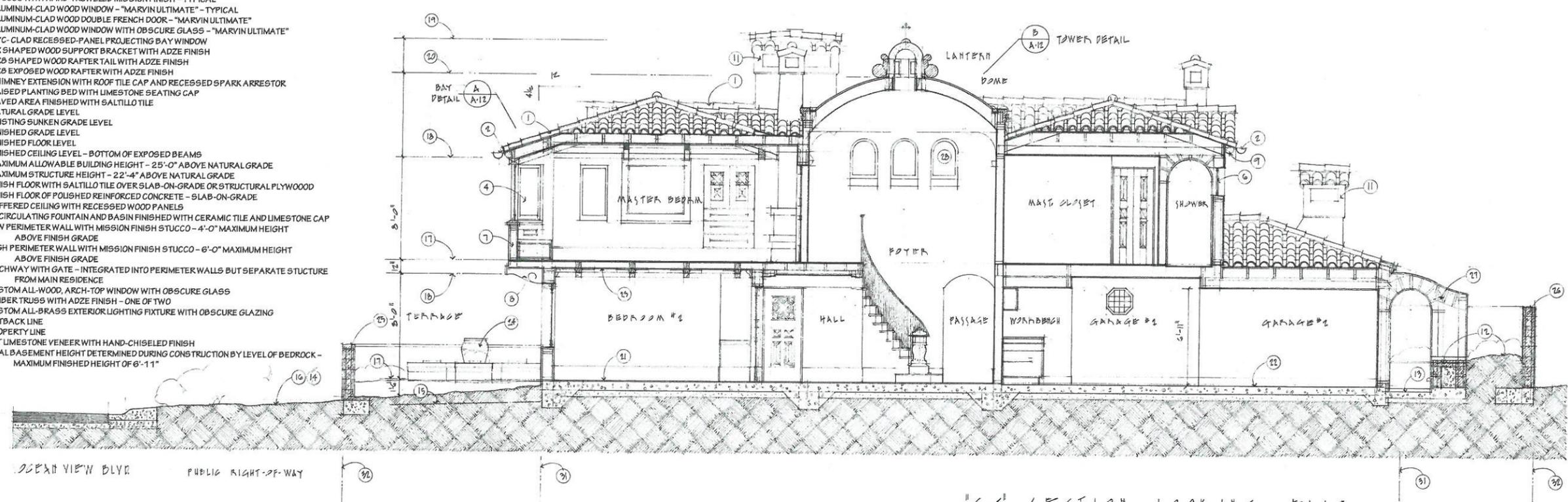


"B-B" SECTION LOOKING EAST

**BUILDING SECTION KEY - LOOKING EAST AND SOUTH**

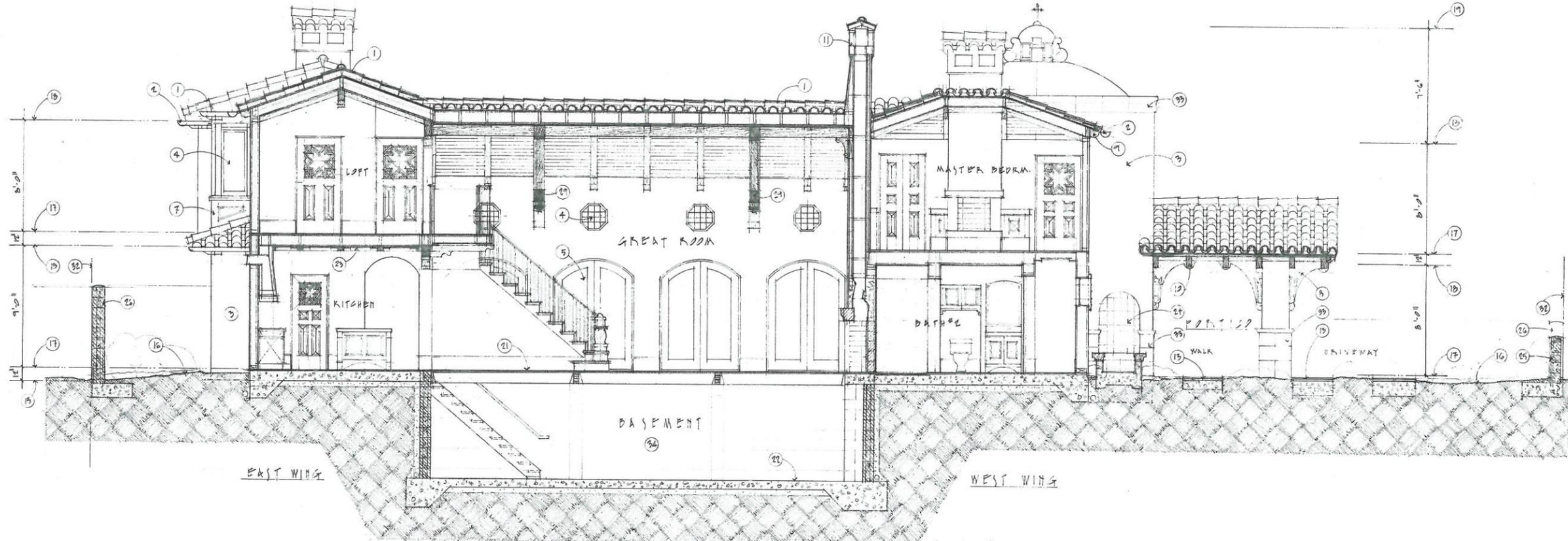
NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

- 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 STRUCTURE 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"



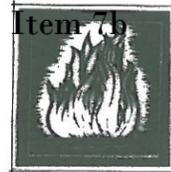
**"C-C" SECTION LOOKING EAST**

1/4" = 1'-0"



**"D-D" SECTION LOOKING SOUTH**

1/4" = 1'-0"



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**DATE**  
 11.7.15  
 2.11.16

**Perez Residence**  
 NEW CONSTRUCTION FOR  
 1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

**SHEET**  
**A-9**  
 BUILDING SECTIONS

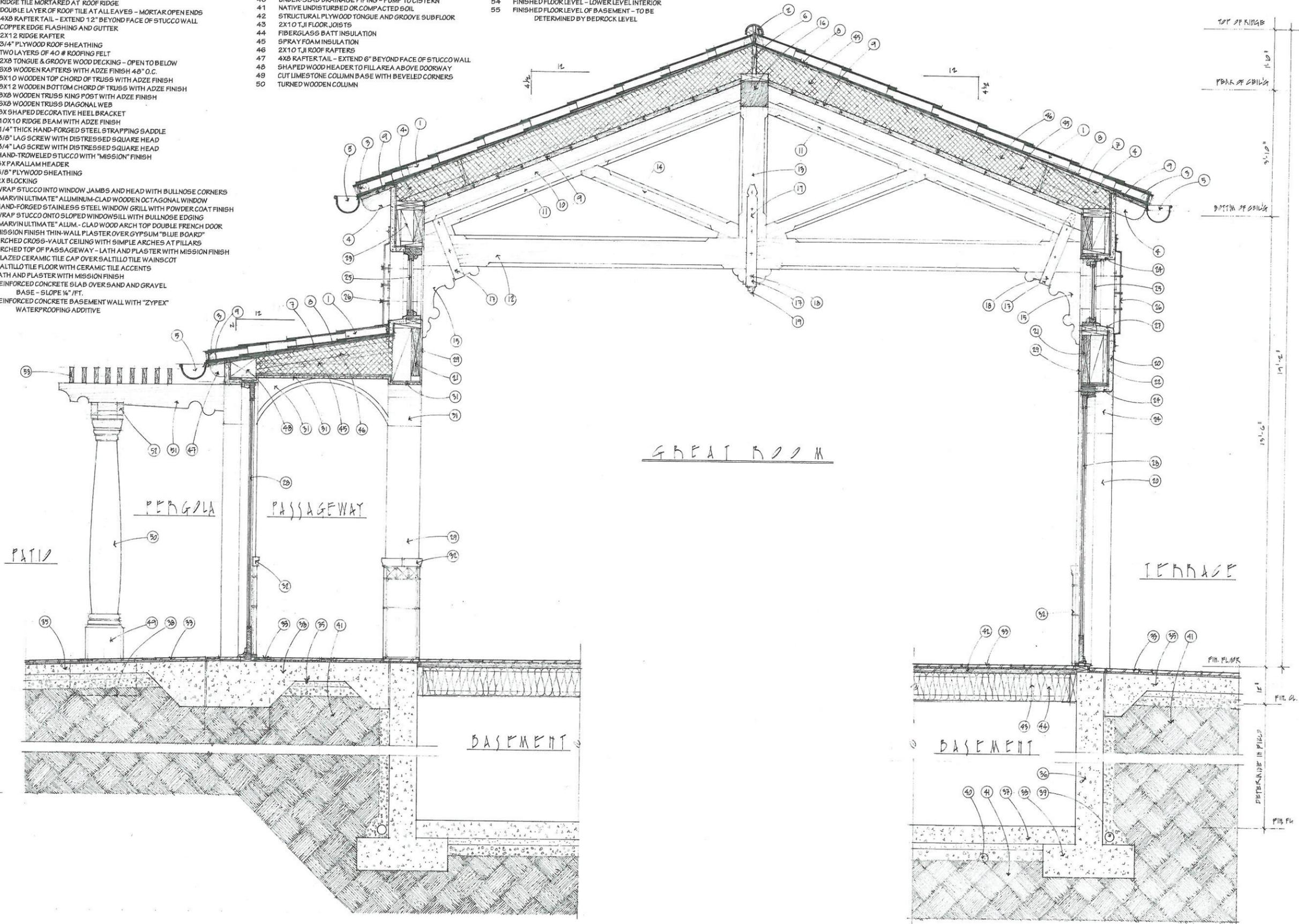
**LARGE SCALE SECTION KEY - GREAT ROOM**

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

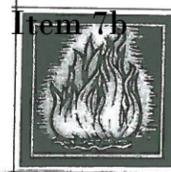
- 1 MISSION STYLE FIRED-CLAY, TAPERED, TWO-PIECE BARREL ROOFING TILE
- 2 RIDGE TILE MORTARED AT ROOF RIDGE
- 3 DOUBLE LAYER OF ROOF TILE AT ALL LEAVES - MORTAR OPEN ENDS
- 4 4X8 RAFTER TAIL - EXTEND 12" BEYOND FACE OF STUCCO WALL
- 5 COPPER EDGE FLASHING AND GUTTER
- 6 2X12 RIDGE RAFTER
- 7 3/4" PLYWOOD ROOF SHEATHING
- 8 TWO LAYERS OF 40 # ROOFING FELT
- 9 2X8 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 WRAP STUCCO ONTO SLOPED WINDOW SILL WITH BULLNOSE EDGING
- 27 "MARVIN ULTIMATE" ALUM-CLAD WOOD ARCH TOP DOUBLE FRENCH DOOR
- 28 ARCHED CROSS-VAULT CEILING WITH SIMPLE ARCHES AT PILLARS
- 29 GLAZED CERAMIC TILE CAP OVER SALTILLO TILE WAINSCOT
- 30 SALTILLO TILE FLOOR WITH CERAMIC TILE ACCENTS
- 31 LATH AND PLASTER WITH MISSION FINISH
- 32 REINFORCED CONCRETE SLAB OVER SAND AND GRAVEL BASE - SLOPE 1/4" FT.
- 33 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



GREAT ROOM



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DATE  
 10.17.15  
 1.20.16

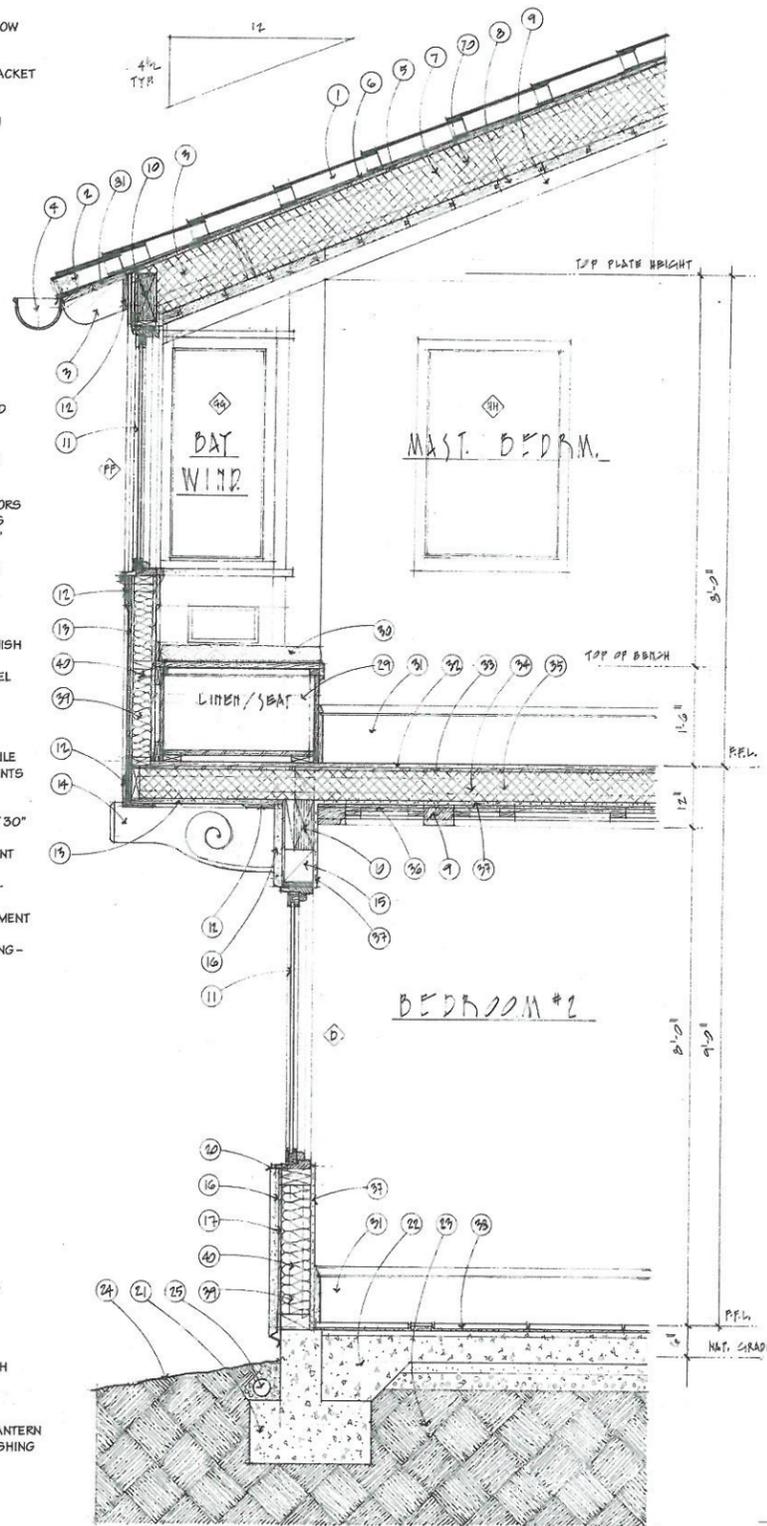
**Perez Residence**  
 NEW CONSTRUCTION FOR  
 1239 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950

SHEET  
**A-11**  
 LARGE SCALE SECTION

**LARGE SCALE SECTION KEY - BAY WINDOW & TOWER**

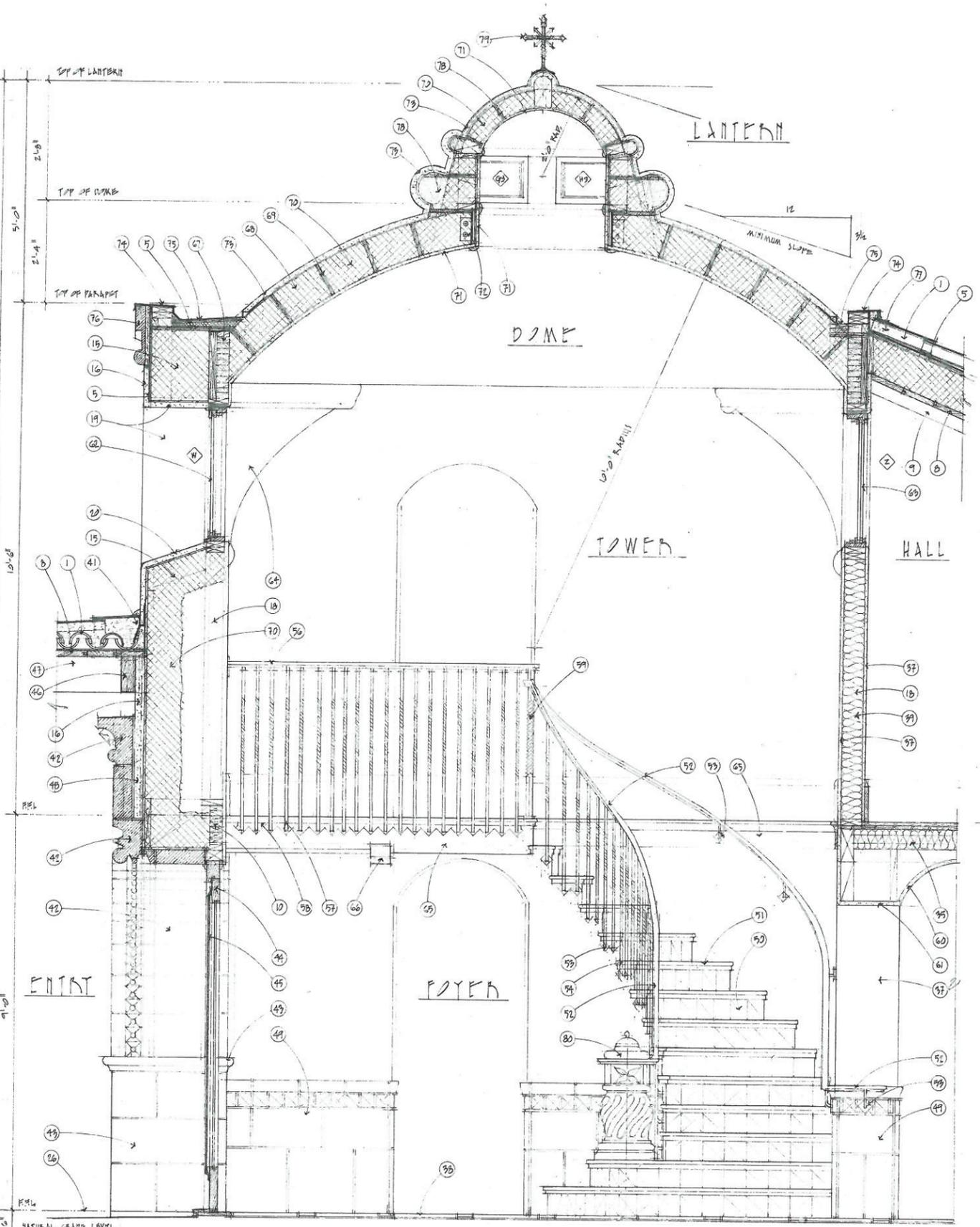
NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

- 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 4X8 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 WINDOW SILL 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-GROOVE HARDWOOD FLOOR
- 33 PLYWOOD TONGUE-AND-GROOVE 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 WAINGCOT 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 ARCH 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



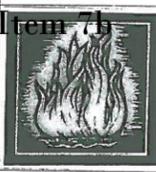
**A' LARGE-SCALE SECTION OF BAY WINDOW**

3/4" = 1'-0"



**B' LARGE-SCALE SECTION OF TOWER & DOME**

3/4" = 1'-0"

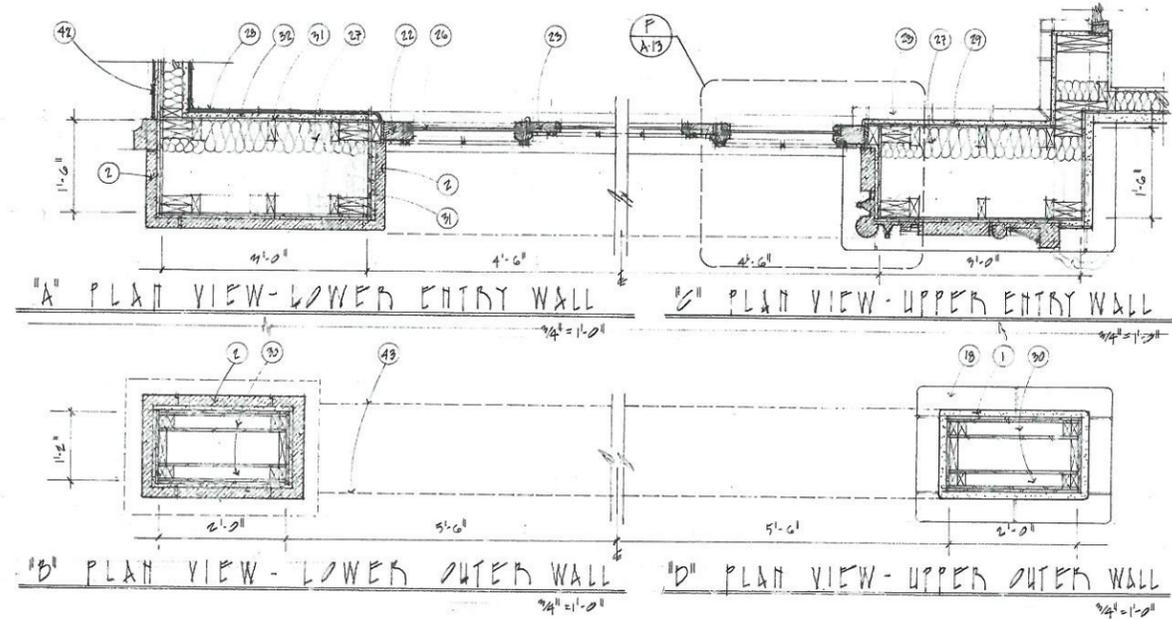


**JEFFREY BECOM DESIGN**  
 217 HACIENDA CARMEL, CARMEL, CA 93923  
 831.224.6110 jeffreymcom@comcast.net

**DATE**  
 7.2.15  
 10.21.15  
 1.30.16

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

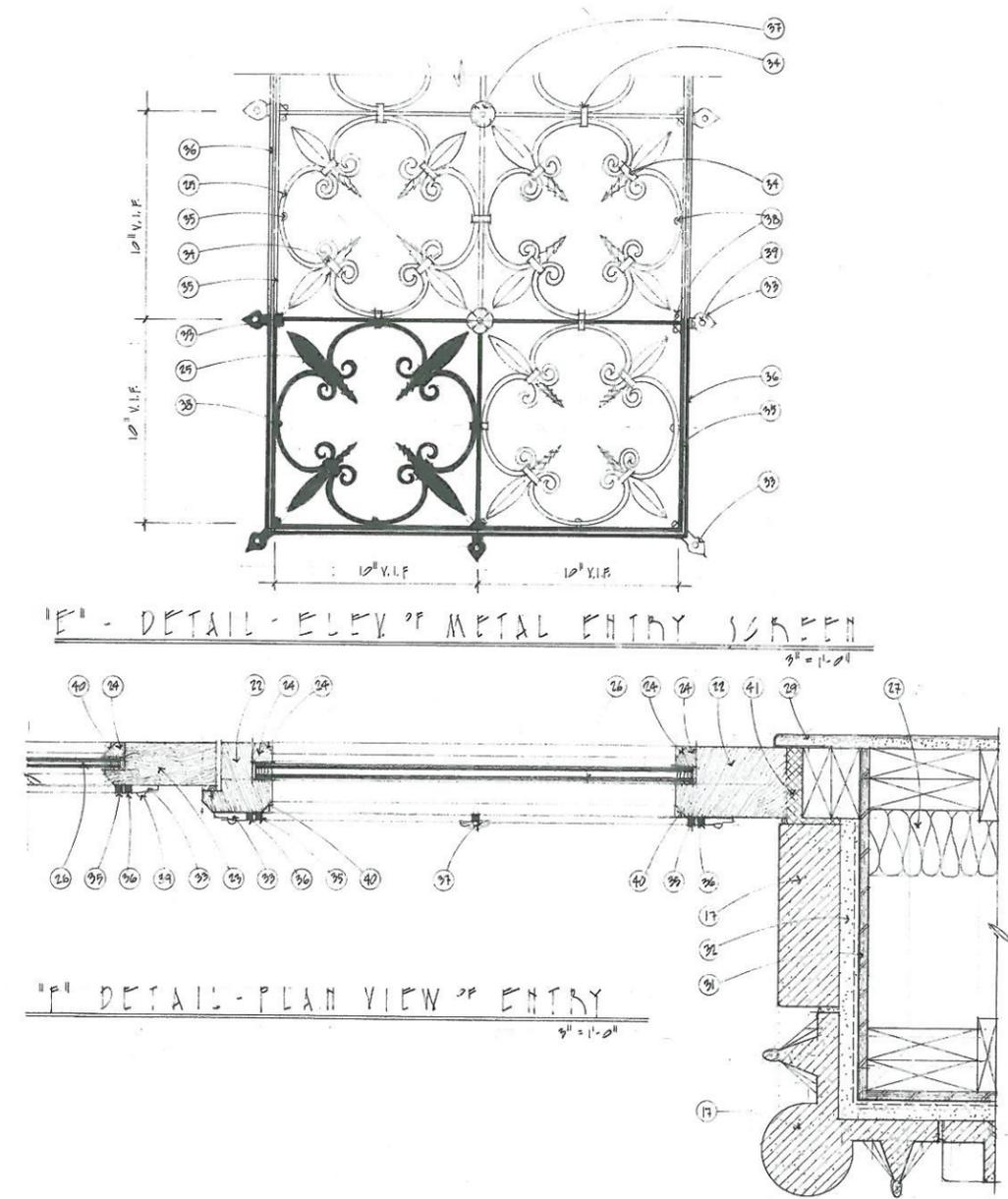
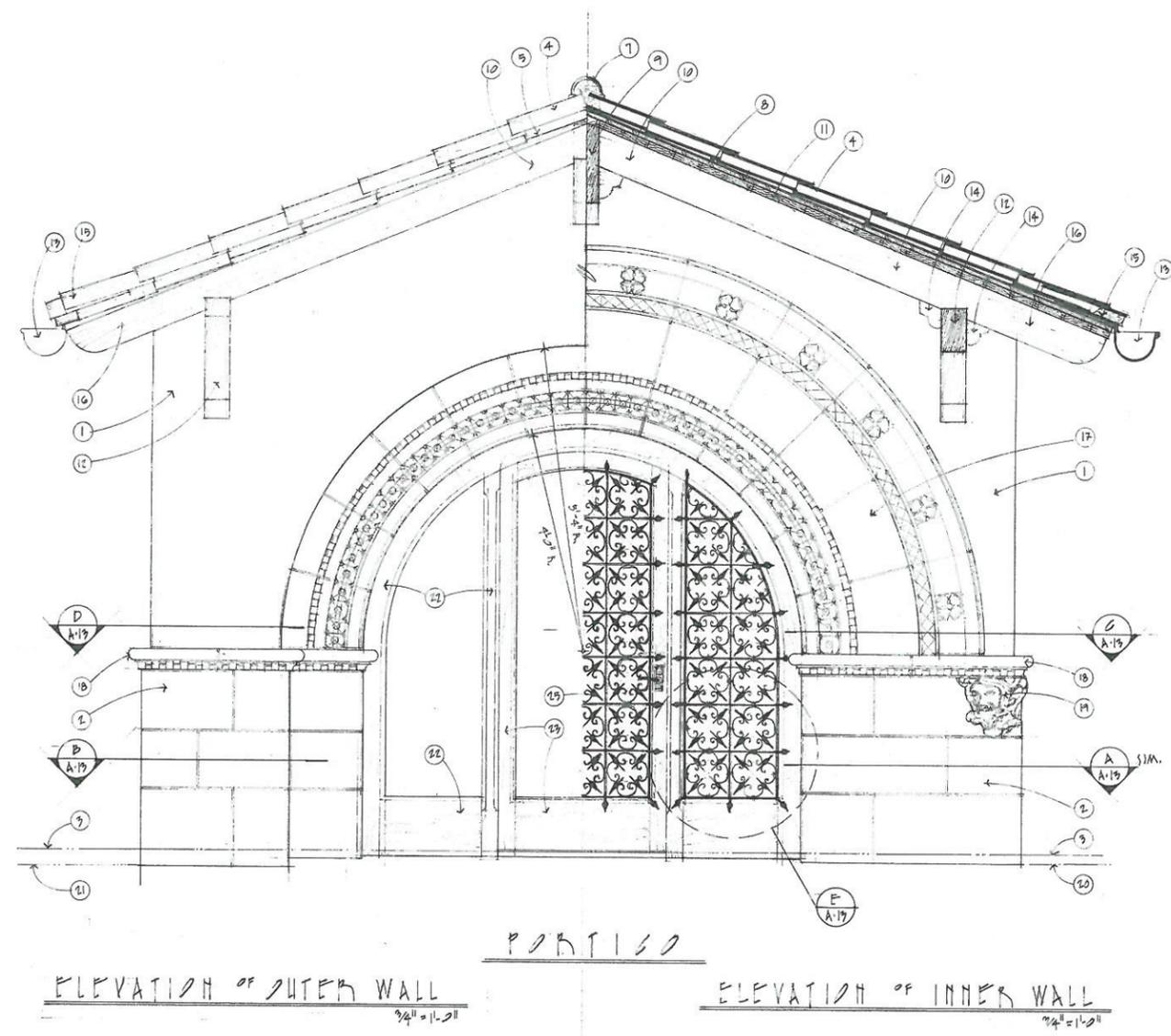
**SHEET A-12**  
 LARGE SCALE SECTIONS



**LARGE SCALE DETAILS KEY - PORTICO**

NOTE: THE INFORMATION BELOW APPLIES TO THIS SHEET ONLY

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1 HAND-TROWELED STUCCO WITH "MISSION" FINISH</li> <li>2 CUT LIMESTONE VENEER WITH HAND CHISELED FINISH</li> <li>3 FINISHED FLOOR LEVEL - LOWER LEVEL INTERIOR</li> <li>4 MISSION STYLE FIRED-CLAY TWO-PIECE BARREL ROOFING TILE</li> <li>5 DOUBLE OVERHANGING ROOF TILES AT ALL GABLE ROOF ENDS</li> <li>6 EXTEND EDGE LINE OF LOWER OVERHANGING ROOF TILE WITH RECESS INTO STUCCO WALL FOR A MINIMUM OF 8"</li> <li>7 MORTAR RIDGE TILE AT ALL ROOF RIDGES</li> <li>8 TWO LAYERS 40 # ROOFING FELT OVER SHEATHING</li> <li>9 6X14 WOODEN RIDGE BEAM WITH ADZE FINISH - OPEN TO BELOW</li> <li>10 4X8 WOODEN RAFTERS WITH ADZE FINISH - OPEN TO BELOW</li> <li>11 2X8 TONGUE &amp; GROOVE WOOD DECKING - OPEN TO BELOW</li> <li>12 6X WOODEN SUPPORT BEAM WITH ADZE FINISH - OPEN TO BELOW</li> <li>13 COPPER EDGE FLASHING AND GUTTER</li> <li>14 SHAPED WOOD BRACKET USED TO HIDE ALL METAL STRUCTURAL ATTACHMENTS</li> <li>15 DOUBLE LAYER OF ROOF TILE AT ALL LEAVES - MORTAR OPEN ENDS</li> <li>16 OPEN RAFTER TAIL - EXTEND 1'-6" BEYOND FACE OF STUCCO WALL</li> <li>17 HAND-CARVED LIMESTONE ARCHWAY AT ENTRY WALL</li> <li>18 HAND-CARVED LIMESTONE CAP AND DENTIL DETAIL</li> <li>19 HAND-CARVED LIMESTONE SCULPTURE OF CONQUISTADOR - ONE OF TWO</li> <li>20 LEVEL OF FINISHED DRIVEWAY AT INNER ENTRY WALL</li> <li>21 LEVEL OF FINISHED DRIVEWAY AT OUTER PORTICO WALL</li> <li>22 CUSTOM HARDWOOD DOOR AND SIDELIGHT FRAME</li> <li>23 CUSTOM HARDWOOD DOOR WITH GLASS PANEL</li> <li>24 BEVELED HARDWOOD GLASS STOP</li> </ul> | <ul style="list-style-type: none"> <li>25 HAND-FORGED STAINLESS STEEL DOOR SCREEN WITH POWDER COAT FINISH</li> <li>26 DUAL-PANE TEMPERED GLASS PANEL</li> <li>27 FIBERGLASS BATT INSULATION</li> <li>28 HANDMADE GLAZED CERAMIC TILE CAP OVER GLAZED CERAMIC TILE WAINGSOT</li> <li>29 MISSION FINISH THIN-WALL PLASTER OVER GYPSUM "BLUE BOARD"</li> <li>30 SIMPSON "STRONG-WALL" AT EACH SIDE OF PILLAR OF OUTER PORTICO WALL</li> <li>31 PLYWOOD BACKING FOR CERAMIC TILE/STONE VENEER</li> <li>32 MORTAR BED WITH STAINLESS STEEL LATH AND ANCHORS FOR TILE OR STONE ATTACHMENT</li> <li>33 HAND-FORGED STAINLESS STEEL ANCHORING BRACKET</li> <li>34 HAND-FORGED STAINLESS STEEL STRAPPING TO JOIN SECTIONS OF METAL SCREEN</li> <li>35 HAND-FORGED STAINLESS STEEL HINGED INNER FRAME - FOR GLASS ACCESS</li> <li>36 HAND-FORGED STAINLESS STEEL FIXED OUTER FRAME</li> <li>37 HAND-FORGED STAINLESS STEEL FLORET AT PANEL INTERSECTION</li> <li>38 HAND-FORGED STAINLESS STEEL RIVET WHENEVER STRAPPING IS NOT POSSIBLE</li> <li>39 STAINLESS STEEL BOLT TO ATTACH SCREEN TO DOOR FRAME</li> <li>40 BEVEL INNER AND OUTER EDGES OF DOOR AND DOOR FRAME</li> <li>41 SPRAY-FOAM INSULATION AT ALL FRAMING GAPS</li> <li>42 HANDMADE TILE MURAL AT ENTRY FOUNTAIN LINE OF STUCCO FACE OF ARCHWAY ABOVE</li> <li>43</li> </ul> |
|--|---|



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

DATE  
 12-12-17  
 2-15-16

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

**SHEET A-13**  
 LARGE SCALE DETAILS

REVISIONS	BY

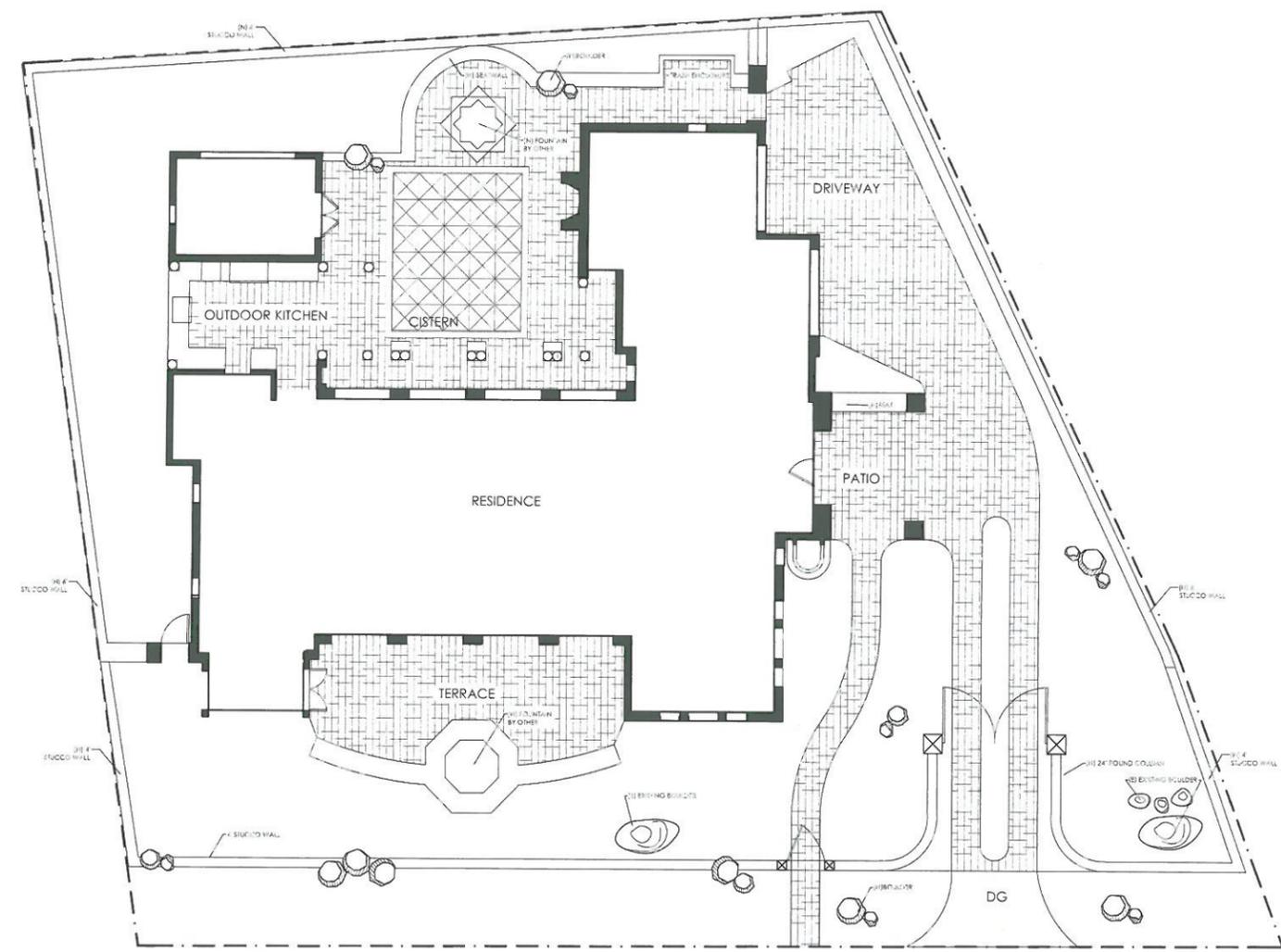
Item 7b

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1794 The Alameda  
San Jose CA 95126  
License no. 815992



HARDSCAPE PLAN

PEREZ RESIDENCE  
1236 Ocean View Pacific Grove, CA 93950



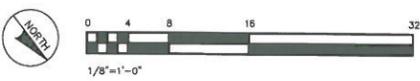
NOTE:  
Project adhere to Monterey Regional Stormwater Management Program. Project is compliance to the Tier 1 development guideline as follow:

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. Overflow cistern water will be distributed to underground leach field for disbursal. See plan detail
  4. All landscape irrigation water will be provided by the storm water cistern reservoir
  5. 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.
  6. Area of driveway apron in public-right-of-way outside of property line - decomposed granite finish

This design, ideas, and documents incorporated herein as an instrument of professional services, constitute the original and unpublished work of Tamura Designs, Inc., and the same shall not be duplicated, used or disclosed in whole or in part without written authorization of Tamura Designs, Inc. (copy right).



DATE: 2/17/2016
SCALE: 1/8" = 1'-0"
DRAWN: XX
JCB:
SHEET
L-1
OF 3 SHEETS

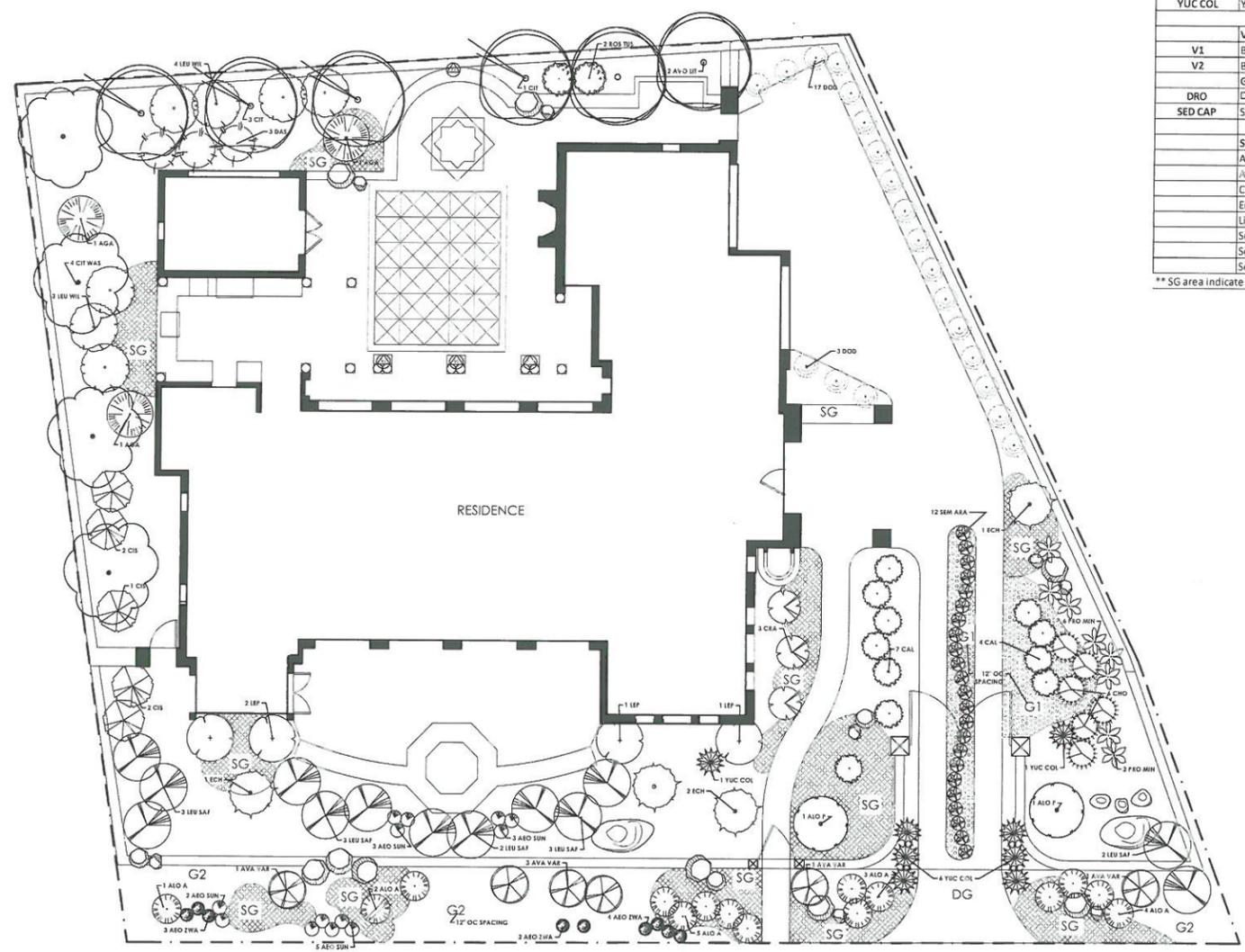
TAMURA DESIGNS INC.  
1794 The Alameda  
San Jose CA 95126  
License no. 815992

LANDSCAPE PLAN

**Perez Residence**  
1236 Ocean View Pacific Grove, CA 93950

PEREZ FRONT YARD PLANT LEGEND				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
ALO P	Aloe plicatilis	Fan Aloe	24"	2
AVO LIT	Avocado 'Little Cado'- dwarf	Little Cado Avocado	24"	2
CIT	Citrus x meyeri	Meyer Lemon	24"	5
CIT WAS	Citrus 'Washington Navel'	Washington Navel Orange	24"	4
<b>SHRUBS</b>				
AEO ZWA	Aeonium arboreum 'Zwartkop'	Black Rose Aeonium	1 gal	9
AEO SUN	Aeonium 'Sunburst'	Sunburst Aeonium	1 gal	13
AGA VAR	Agave attenuata 'Variegata'	Variegated Fox Tail Agave	5 gal	6
AGA	Agave tequilana	Blue Agave	5 gal	3
ALO A	Aloe arborescens	Torch Aloe	5 gal	15
CAL	Calandrinia grandiflora	Rock Purslane	5 gal	11
CHO	Chondropetalum tectorum	Small Cape Rush	5 gal	6
CIS	Cistus x purpureus	Orchid Rockrose	5 gal	5
CRA	Crasula arborescens	The Silver Dollar Plant	5 gal	3
DAS	Dasylinon wheeleri	Spoon Yucca	5 gal	3
DOD	Dodonaea viscosa	Hopbush	15 gal	20
ECH	Echium candicans	Pride of Madeira	5 gal	3
LEP	Leptospermum s. Gaiety Girl	Gaiety Girl New Zealand Tea Tree	5 gal	4
LEU SAF	Leucadendron 'Safari Sunset'	Safari Conebush	5 gal	13
LEU WIL	Leucadendron 'Wilson's Wonder'	Wilson's Wonder Conebush	5 gal	7
PRO MIN	Protea cynaroides 'Mini King'	Dwarf King Protea	5 gal	8
ROS TUS	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	1 gal	2
SEM ARA	Sempervivum arachnoideum 'arachnoides'	Hens and Chicks	1 gal	12
YUC COL	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	1 gal	8
<b>PEREZ FRONT YARD PLANT LEGEND</b>				
<b>VINES</b>				
V1	Bougainvillea 'San Diego Red'	Bougainvillea - red	5 gal	3
V2	Bougainvillea brasiliensis	Bougainvillea-purple	5 gal	1
<b>GROUNDCOVERS</b>				
DRO	Drosanthemum floribundum	Rosea iceplant	flats	7
SED CAP	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	flats	2
<b>Succulent Garden</b>				
	Aeonium	Aeonium	6"	
	Aloe striata	Coral Aloe	1gal	
	Cotyledon orbiculata	Pig's Ear	1gal	
	Echeveria	Hens and Chicks	4"	
	Limonium perezii	Sea Lavender	1gal	
	Sedum rupestre 'Angelina'	Angelina Stonecrop	4"	
	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	4"	
	Senecio mandraliscae	Blue Chalk Finger	4"	

\*\* SG area indicate on the plan will have these mixture of succulent plants: TBD after approval \*\*



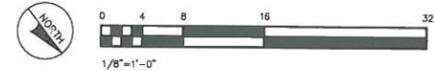
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## EXTERIOR MATERIALS AND FINISHES SCHEDULE

Item 7b

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 7b



**MARVIN**   
Windows and Doors

WINDOWS &  
FRENCH DOORS

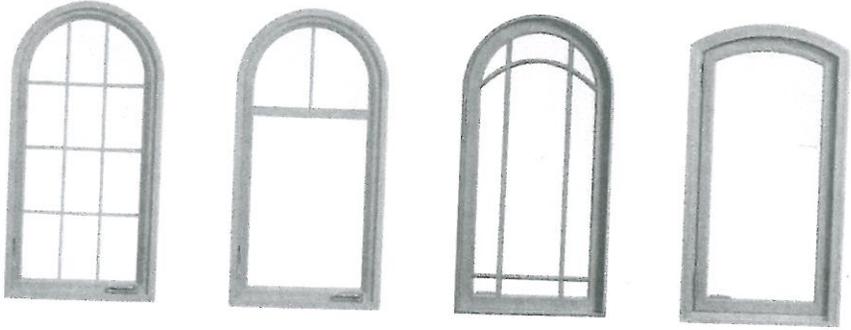
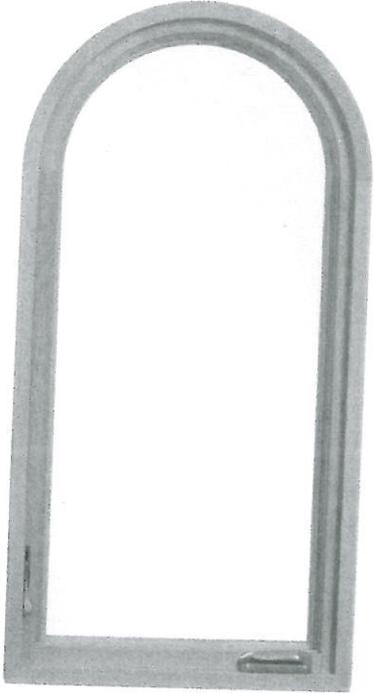
*Built around you.*

PRODUCT CATALOG

# ULTIMATE CASEMENT & AWNING COLLECTION BENEFITS CONTINUED

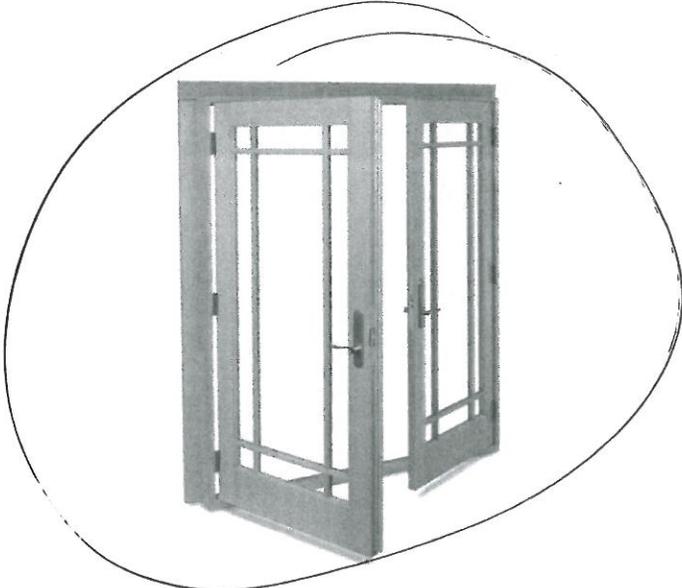
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Our window makers don't know the meaning of "can't". The Ultimate Casement and Awning collection offers design solutions that border on uncountable. Available in Tripane, Picture Window, Transom, and even automated operation, the design combinations 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<sup>®</sup> requirements while still

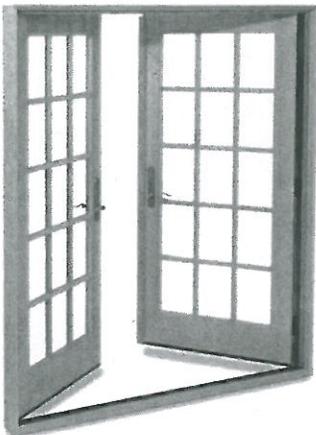


## ULTIMATE CASEMENT ROUND TOP SHAPES AND DESIGNS

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



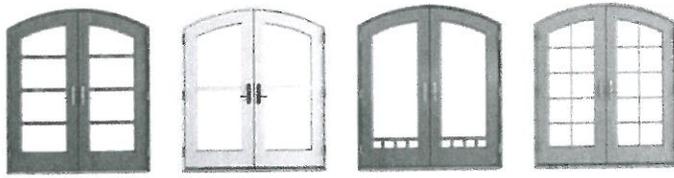
INSWING



OUTSWING



ARCH TOP

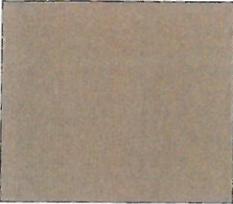


**DESIGN POSSIBILITIES**

There are many more designs for divided lites.  
Visit [Marvin.com](http://Marvin.com) for more possibilities.

# MARVIN® OPTIONS: STANDARD & CUSTOM COLORS

## STANDARD CLAD COLORS:



PEBBLE GRAY



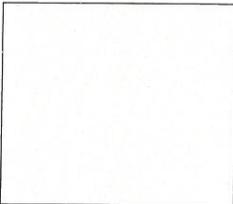
BAHAMA BROWN



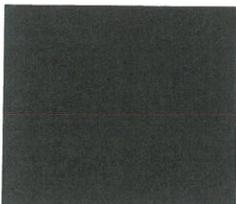
EVERGREEN



BRONZE



STONE WHITE



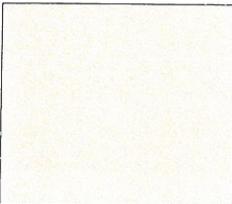
EBONY



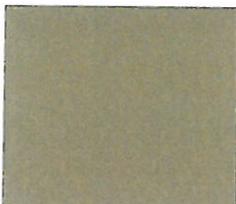
COBALT BLUE



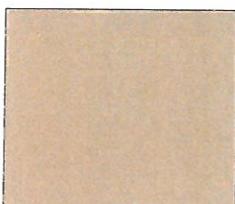
WINEBERRY



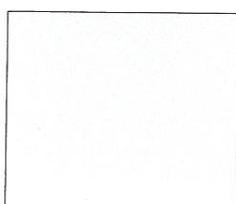
COCONUT CREAM



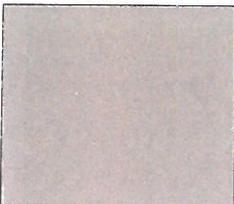
HAMPTON SAGE



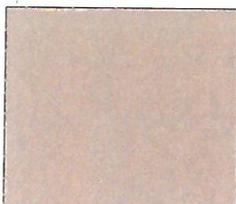
CASHMERE



ARCTIC WHITE



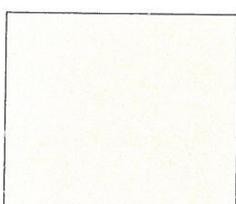
CUMULUS GRAY



DESERT BEIGE

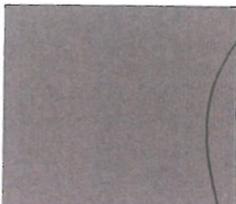


SHERWOOD GREEN



SIERRA WHITE

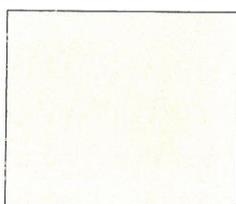
Printed color may not be an accurate representation. Ask your local Marvin retailer for color chips.



CADET GRAY



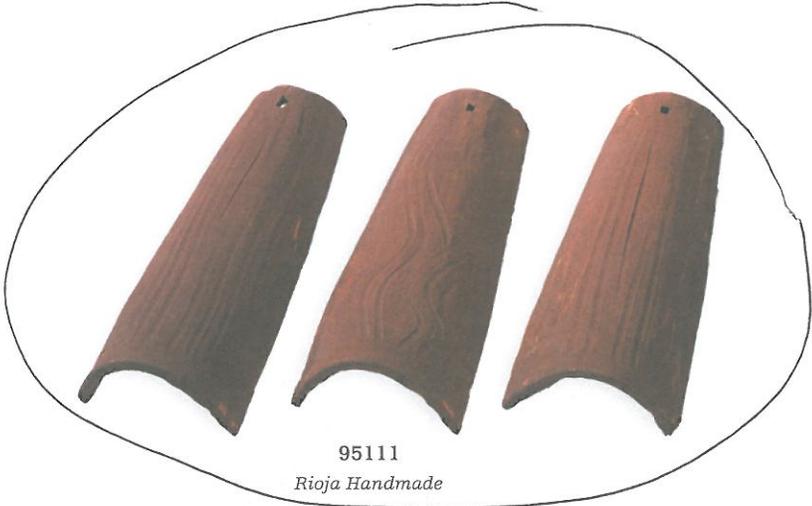
CASCADE BLUE



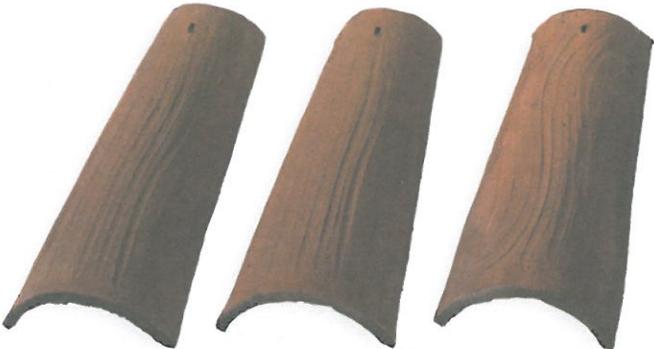
FRENCH VANILLA

*Windows  
+ French Door*





95111  
*Rioja Handmade*



9543  
*Cafe Antigua Handmade*



9597  
*Cafe Gold Flash Handmade*

# Junipero 9000 Series

Item 7b



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

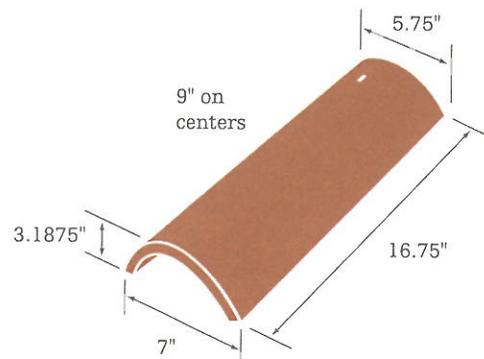
**R**edland's two-piece Junipero clay tile re-captures the Spanish Colonial Revival and Adobe Ranch architectural roofstyles of the 20s and 30s.

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

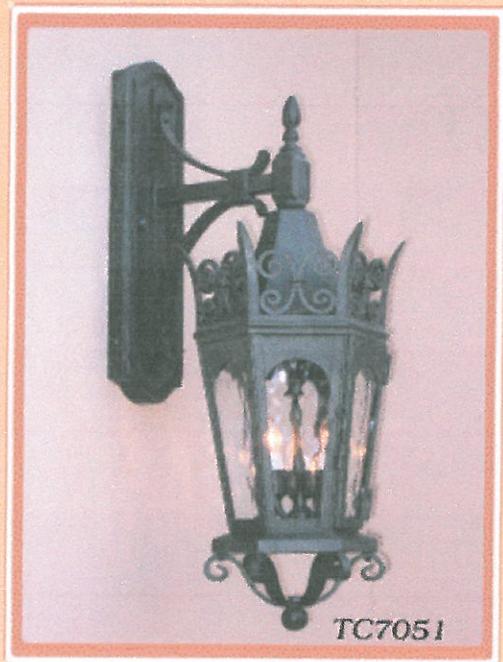
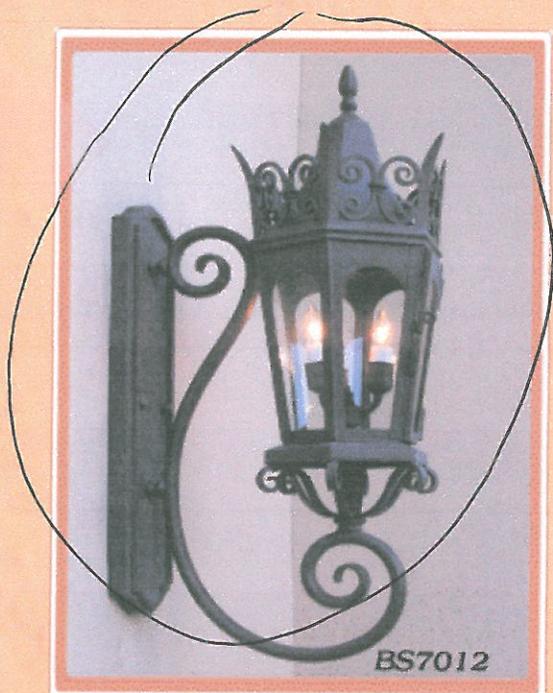
**Weight:** 1400 lbs. per square (approx.)

**Quantity:** 232 pcs. per square (approx.)



LIGHTING INNOVATIONS

Handcrafted Solid Brass Lanterns



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

PAGE 91

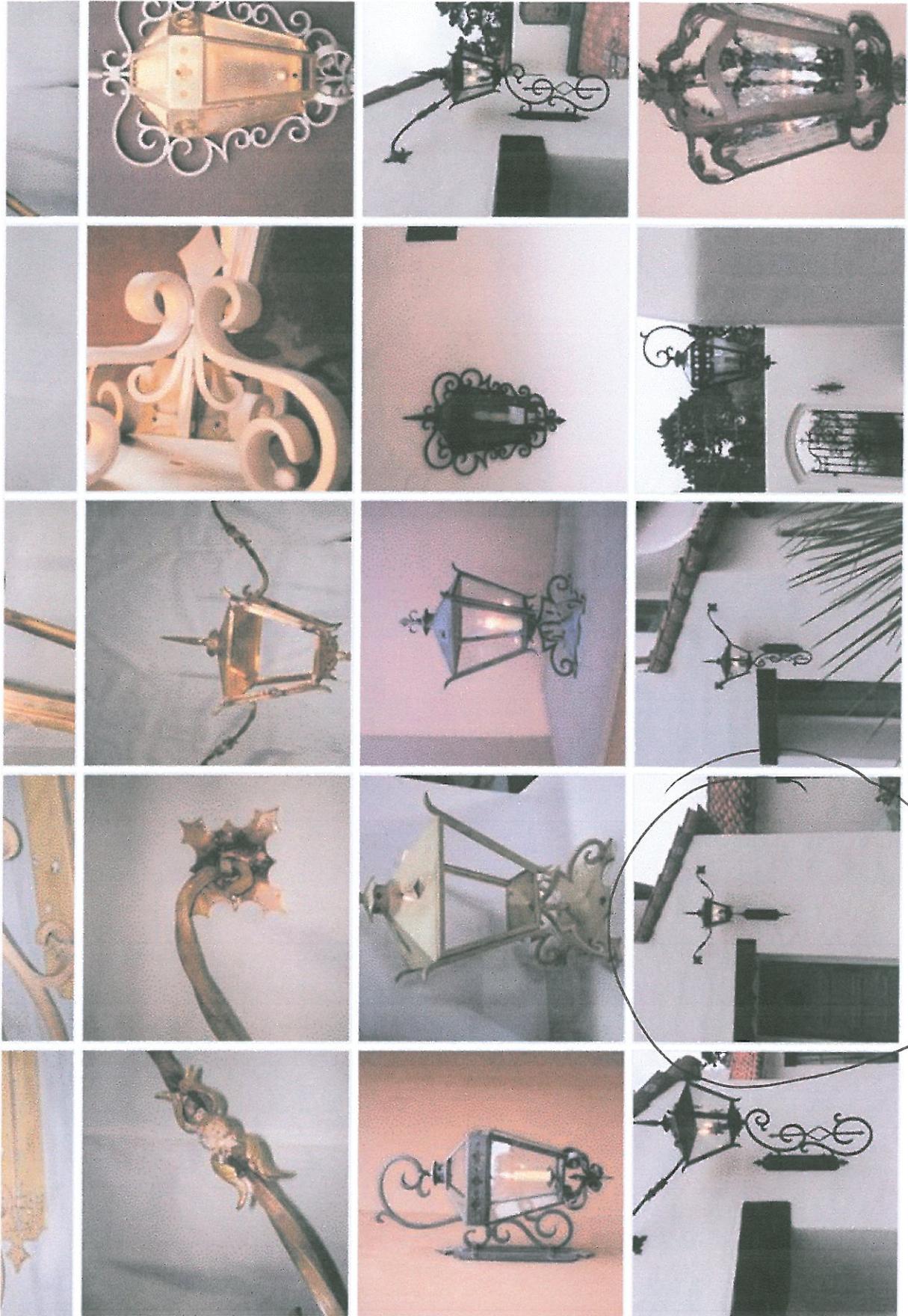
RECEIVED

MAR 1 2016

COMMUNITY DEV. DEPT.

Sign in

Download



main Building

HC-6  
windham cream

Pop outs - Bay Windows

HC-116  
guilford green

Garage Doors  
& Rafter Tails

AF-445

Door + Window

DET576  
Blue Print

Wrought Iron + ext. lights

2134-30

iron mountain

ENTRY STONEWORK

Item 7b



OBSCURE GLAZING

Item 7b



Bathroom & Closet  
Windows

# MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

## RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

**NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:**

Monterey Peninsula Water Management District Permit Office  
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ [www.mpwmd.net](http://www.mpwmd.net) ♦ Fax (831) 644-9558  
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: DAV & JOSIE PEREZ  
 Daytime telephone: 413-478-5816  
 Mailing Address: 2025 ROCKROSE CT  
GILROY, CA 95020

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: JEFFREY BECOM  
 Daytime telephone: (831) 224-6110  
 Mailing Address: 217 Hacienda Carmel  
Carmel CA 93923

**3. PROPERTY INFORMATION:**

What year was the house constructed? 1979 Existing Square-footage 2729 Proposed Square-footage 3782  
 Address: 1239 Ocean View Blvd. Pacific Grove Assessor Parcel Number 006-012-003  
 Is a water meter needed? (Circle one) YES  NO  If yes, how many meters are requested? N/A  
 Water company serving parcel: CAL AM Account Number: \_\_\_\_\_

*NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.*

**4. PROJECT DESCRIPTION (Be thorough and detailed):**

Full demolition of existing Single Family residence to be replaced with new Single Family residence

**5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.**

**Table No. 1 Existing Property Fixture Count**  
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8 =	3.6
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	2	x 2.0 =	4
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	1	x 2.0 =	2
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)	1	x 2.0 =	2
Clothes Washer	1	x 2.0 =	2
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink	1	x 1.0 =	1
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x =	
Other		x =	
Other		x =	
Other		x =	

**Table No. 2 Post Project Fixture Count**  
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2
Two Washbasins in the Master Bathroom	1	x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)	3	x 0.8 =	2.4
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	3	x 2.0 =	6
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	1	x 2.0 =	1.5
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)	1	x 2.0 =	2
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
<b>New Connection</b> -- Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"			
Subtotal proposed fixtures		x =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

\* Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT

TOTAL = 16.6

PROPOSED FIXTURE UNIT COUNT

TOTAL = 15.9

**DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

**6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.**

Signature of Owner/Agent: Jeffrey N. Becom Date: 12-10-15 Location Where Signed: Carmel, CA.  
 Print Name: \_\_\_\_\_ File or Plan Check Number: \_\_\_\_\_

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

AF Paralta Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Second Bathroom Protocol \_\_\_\_\_  
 AF Pre-Paralta Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ Water Entitlement \_\_\_\_\_ No water needed \_\_\_\_\_

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction

