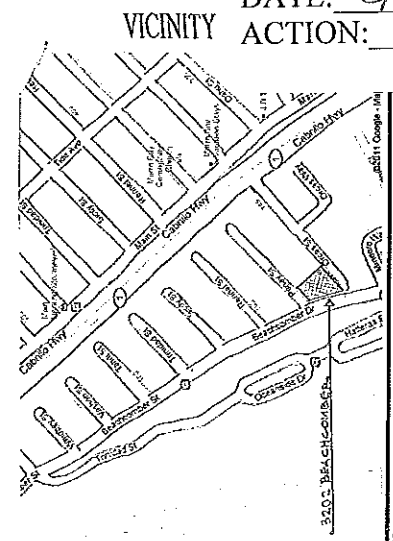
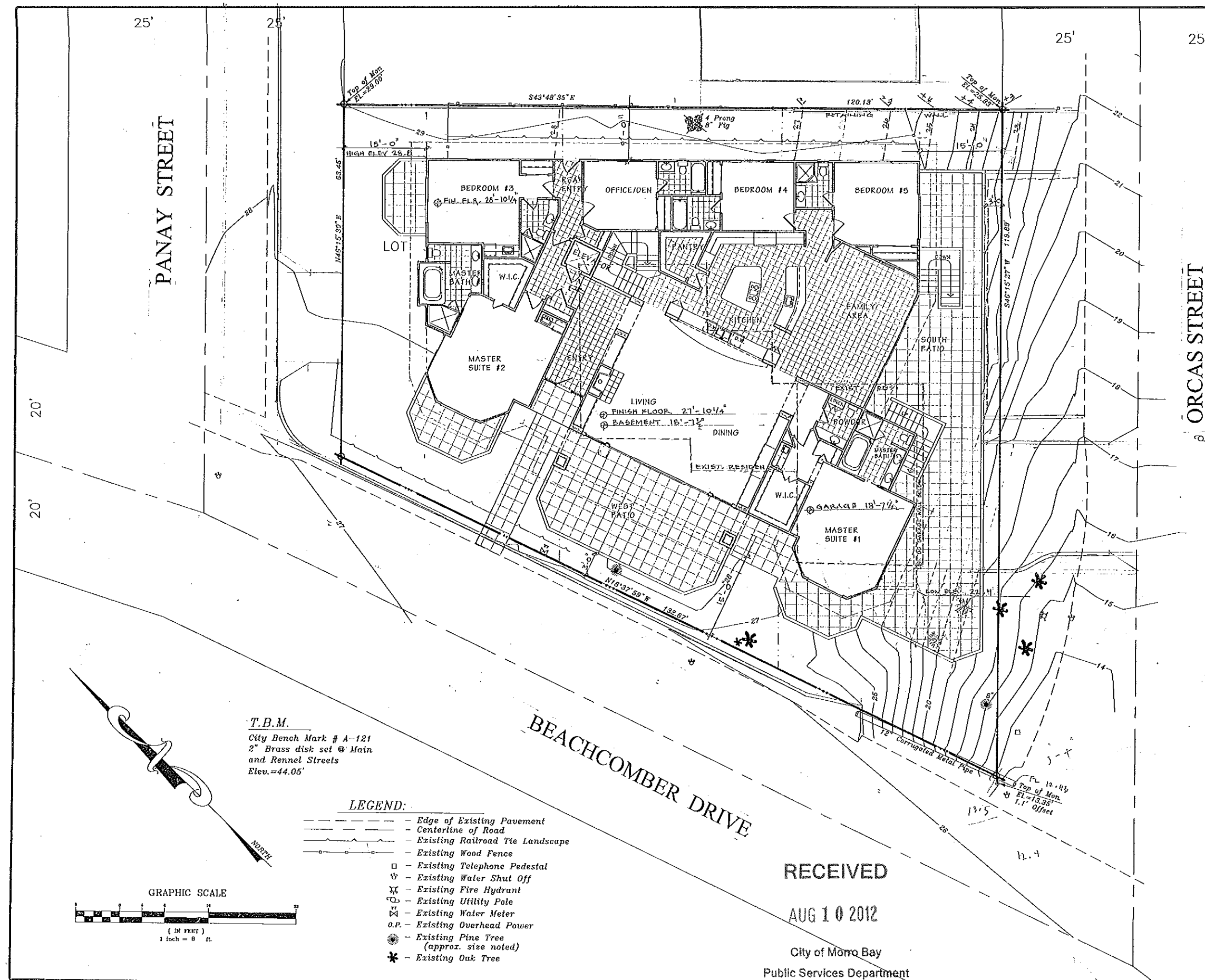




PROJECT DATA

OWNER:
 Mark Perry / Perry Enterprises
 801 South Akers Street, Suite 150
 Visalia, California 93277
 805-714-9000

AGENT / ARCHITECT
 P.O. Box 123
 Cambria, California 93428
 805-927-3376

PROJECT ADDRESS / LEGAL DESCRIPTION
 3202 Beachcomber Drive
 Morro Bay California 93422
 Assessor's Parcel No. 065-106-032
 Lots 1, 2 and 3 Block 9 D
 Atascadero Beach Tract
 City of Morro Bay
 County of San Luis Obispo

PROJECT DESCRIPTION
 Remove an existing one story residence with a daylight basement garage and replace it with a new one story residence that includes a main floor, a daylight basement with garage and a roof deck. The project includes grading for a daylight basement.

ZONING
 R 1 Standards with S.2A Overlay zone standards

LOT AREA
 Three lots totaling 11.012 S.F.
 Proposed Lot Coverage is 5096 S.F. or 46 %

SETBACKS
 Front and corner 15 feet
 Rear 5 feet
 Interior / side 9 feet

HEIGHT
 Proposed 17 feet height to top of 4:12 roof pitch from average natural grade.
 Calculations - High point 28.8 feet
 Low point 22.4 feet
 A.N.G. 51.2 feet $\pm 2 = 25' - 0"$
 Max ht. 17 ft. $\pm 2 = 15' - 0"$ feet or $\pm 2' - 0"$
 Proposed height 17 feet above avg. nat. grade

SHEET INDEX

Sheet no.	Description
1.	SITE PLAN, PROJECT DATA
1.B	EXISTING SITE PLAN
A-1	MAIN FLOOR PLAN
A-2	BASEMENT FLOOR PLAN
A-3	ROOF DECK PLAN
A-4	ELEVATIONS - EAST & NORTH
A-5	ELEVATIONS - WEST & SOUTH

DANNY F. HORN - Land Surveyor
 566 Spring Street
 Paso Robles, CA. 93446
 Office: (805) 239-0355 Fax: (805) 239-1349

REQUESTED BY:
 Perry Enterprises
 3202 Beachcomber Drive
 Morro Bay, CA. 93442

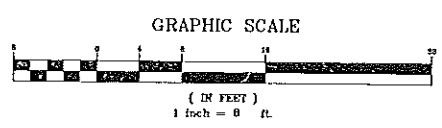
TOPOGRAPHICAL SURVEY
 LOTS 1-3
 BLOCK 9D
 ATASCADERO BEACH
 A.P.N. - 065-106-032
 SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

DRAWN: J.A.H. **CHECKED:** D.F.H.
 DATE: 8-15-12
 SCALE: 1" = 8'
 JOB No: 1591T
 SHEET
A-1
 OF 1 SHEETS

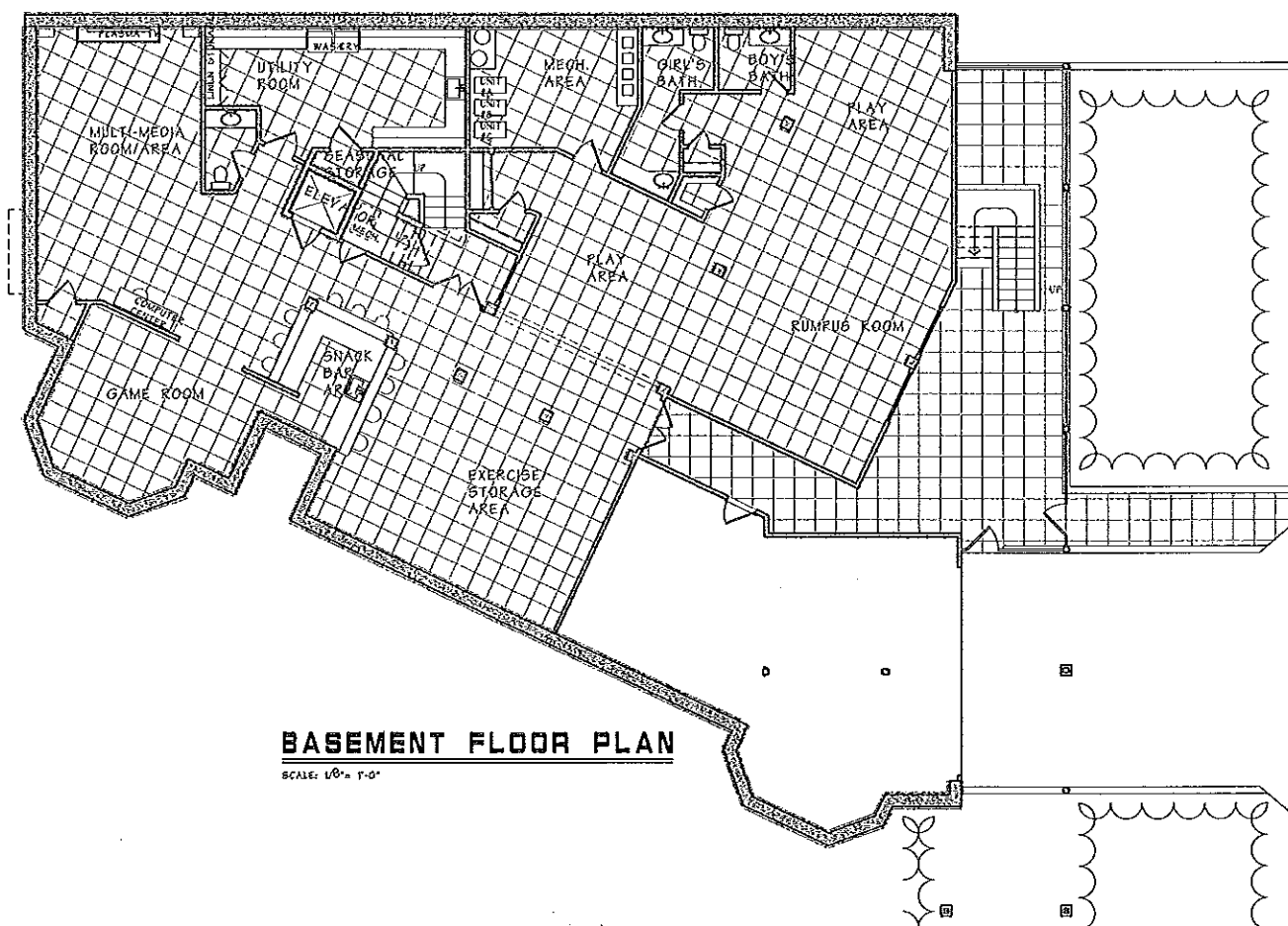
RECEIVED
 AUG 10 2012
 City of Morro Bay
 Public Services Department

T.B.M.
 City Bench Mark # A-121
 2" Brass disk set @ Main
 and Rennel Streets
 Elev. = 44.05'

- LEGEND:**
- - - Edge of Existing Pavement
 - - - Centerline of Road
 - - - Existing Railroad Tie Landscape
 - - - Existing Wood Fence
 - - Existing Telephone Pedestal
 - ψ - Existing Water Shut Off
 - ⊕ - Existing Fire Hydrant
 - ⊙ - Existing Utility Pole
 - ⊗ - Existing Water Meter
 - O.P. - Existing Overhead Power
 - ⊙ - Existing Pine Tree (approx. size noted)
 - * - Existing Oak Tree



BASE-8



BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

ORCAS STREET

PROPOSED NEW CONSTRUCTION FOR:

PERRY RESIDENCE

3202 MORRO BEACH DRIVE
MORRO BAY, CALIFORNIA

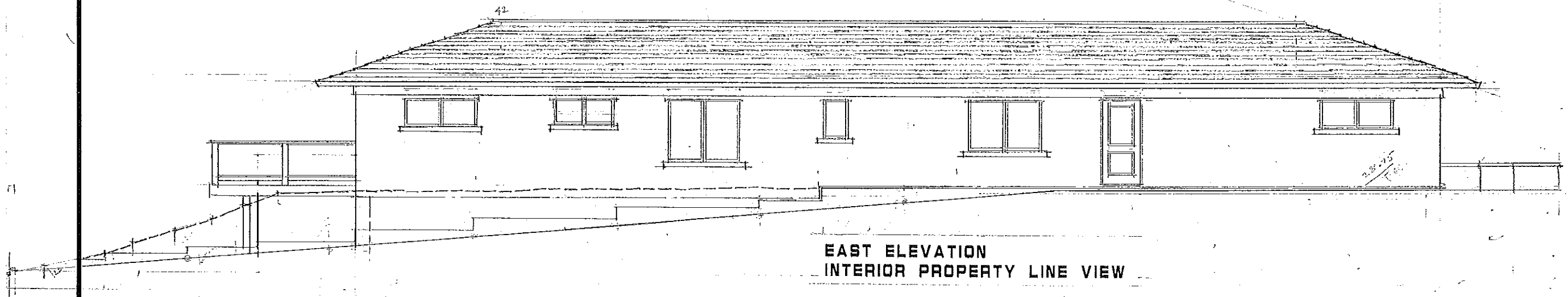
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DAVID BROWN
CHECKED BY:

DATE:
AUG. -06-2012
SCALE:
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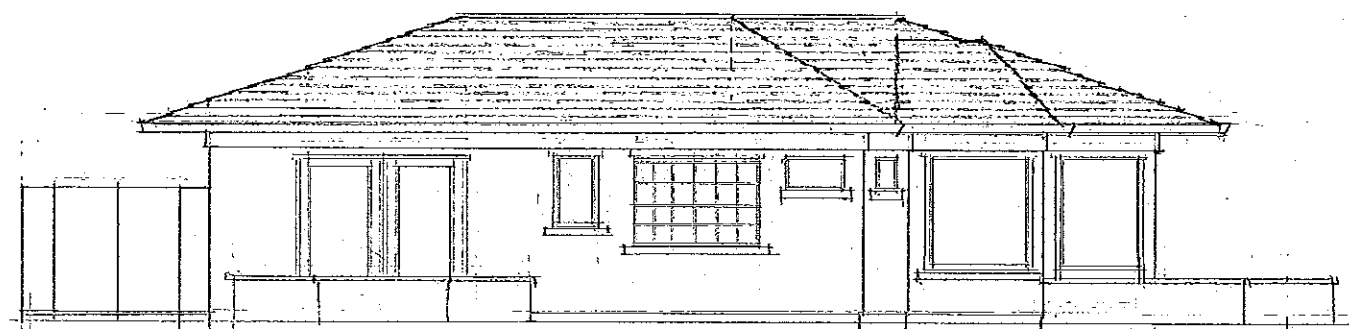
SHEET
A-2
OF SHEETS

REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(805) 927-3370 FAX 805-4721
P.O. BOX 123 - CAMERON - CA 95428



EAST ELEVATION
INTERIOR PROPERTY LINE VIEW



NORTH ELEVATION
PANAY STREET VIEW

TYPICAL ELEVATION NOTES:

- (A) ROOFING: CONCRETE TILE
- (B) WINDOWS: ALUMINUM/ VINYL CLAD
- (C) WALLS: EXTERIOR PLASTER/ STUCCO
- (D) HANDRAILS: WOOD AND GLASS
- (E) PLANTER WALLS: ROCK OR STUCCO
- (F) NATURAL GRADE
- (G) FINISH GRADE
- (H) HIGH POINT
- (I) LOW POINT
- (J) AVG NATURAL GRADE
- (K) MAXIMUM BUILDING HEIGHT
- (L) WOOD GARAGE DOOR

REVISIONS	BY

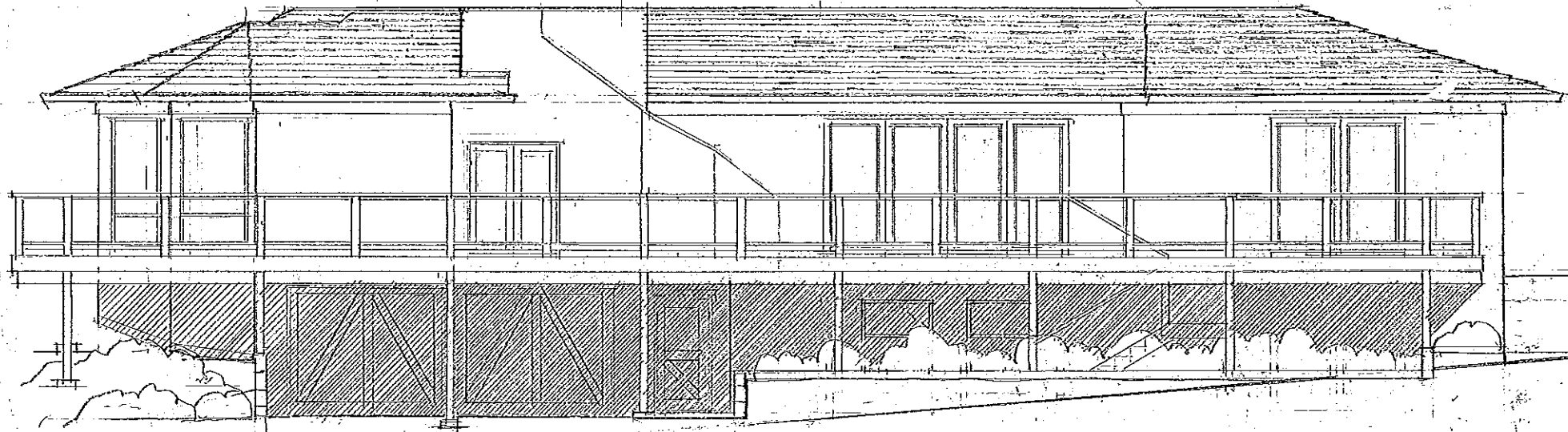
DAVID M. BROWN
ARCHITECT
(609) 827-3376 FAX 927-475
P.O. BOX 123 - CAMDEN, CA 92023

PROPOSED NEW CONSTRUCTION FOR:
PERRY RESIDENCE
M: ORO BEACH DRIVE
MORRO BAY, CALIFORNIA

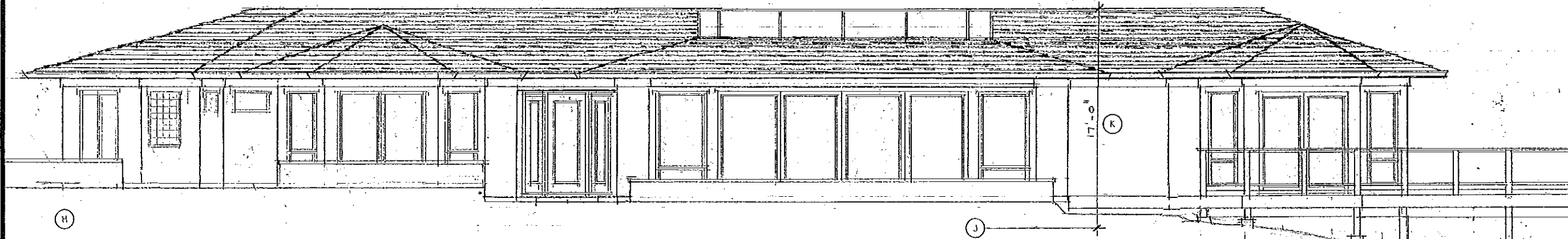
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DATE 8.6.12
SCALE
JOB NO.
SHEET
A-4
OF SHEETS

TYPICAL ELEVATION NOTES:

- (A) ROOFING: CONCRETE TILE
- (B) WINDOWS: ALUMINUM/ VINYL CLAD
- (C) WALLS: EXTERIOR PLASTER/ STUCCO
- (D) HANDRAILS: WOOD AND GLASS
- (E) PLANTER WALLS: ROCK OR STUCCO
- (F) NATURAL GRADE
- (G) FINISH GRADE
- (H) HIGH POINT
- (I) LOW POINT
- (J) AVG NATURAL GRADE
- (K) MAXIMUM BUILDING HEIGHT
- (L) WOOD GARAGE DOOR



SOUTH ELEVATION
ORCAS STREET VIEW



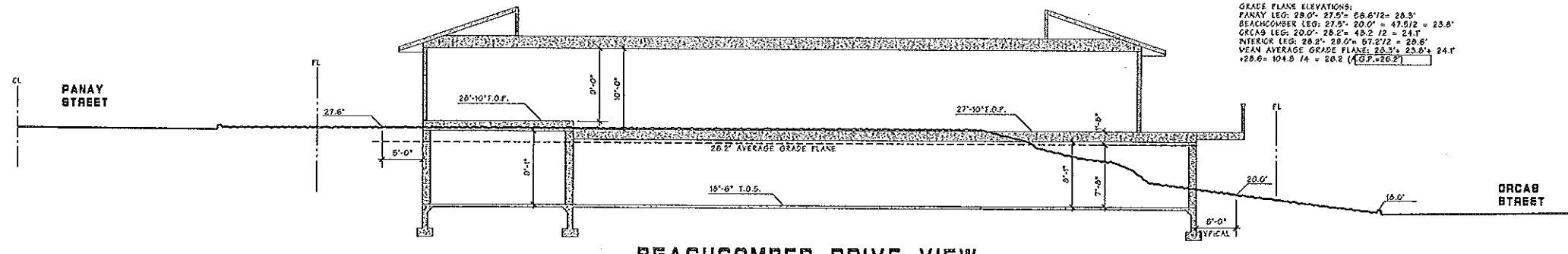
WEST ELEVATION
BEACHCOMBER STREET VIEW

REVISIONS	BY

DAVID M. BROWN
ARCHITECT
(605) 927-3378 FAX 927-4725
P.O. BOX 123 - CAMARCA - CA 95420

PROPOSED NEW CONSTRUCTION FOR:
PERRY RESIDENCE
101 RO BEACH DRIVE
MORRO BAY, CALIFORNIA

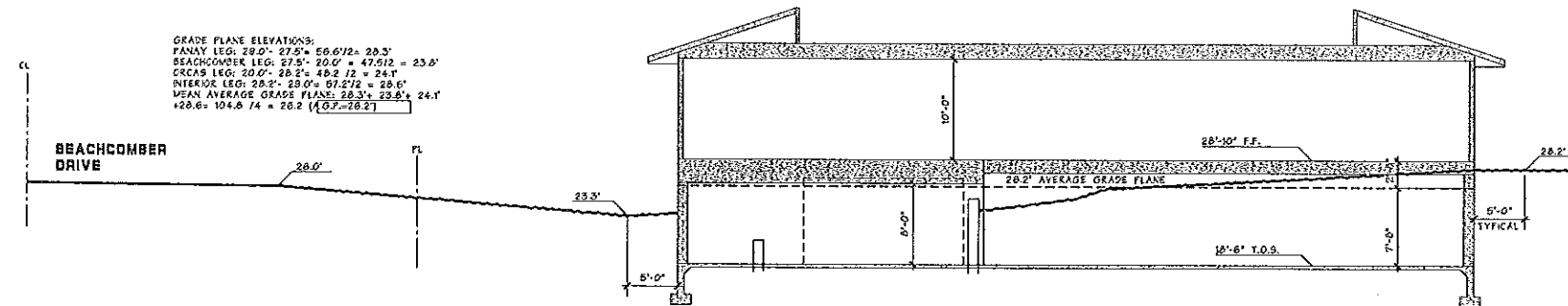
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OF SHEETS



BEACHCOMBER DRIVE VIEW

SCALE: 1/8" = 1'-0"

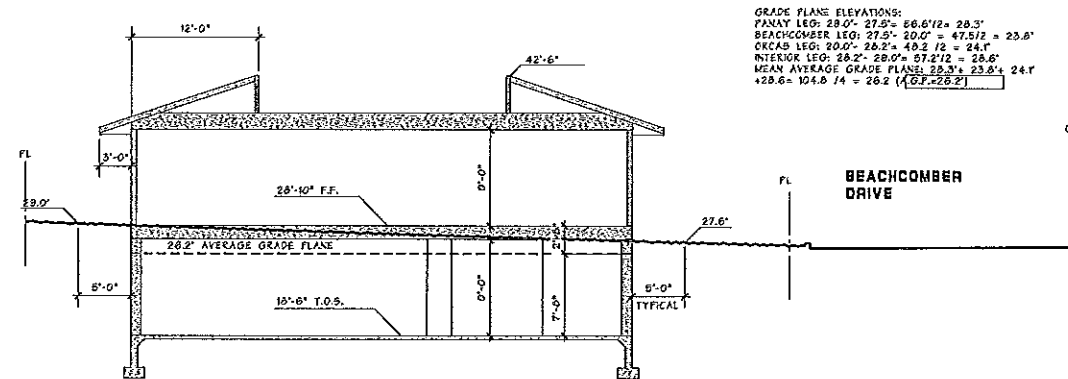
GRADE PLANE ELEVATIONS:
 PANAY LEG: 28.0' - 27.5' = 56.5/2 = 23.3'
 BEACHCOMBER LEG: 27.5' - 20.0' = 47.5/2 = 23.8'
 ORCAS LEG: 20.0' - 28.2' = 48.2/2 = 24.1'
 INTERIOR LEG: 28.2' - 28.0' = 0.2/2 = 0.1'
 MEAN AVERAGE GRADE PLANE: 23.3' + 23.8' + 24.1' + 0.1' / 4 = 23.3'



ORCAS STREET VIEW

SCALE: 1/8" = 1'-0"

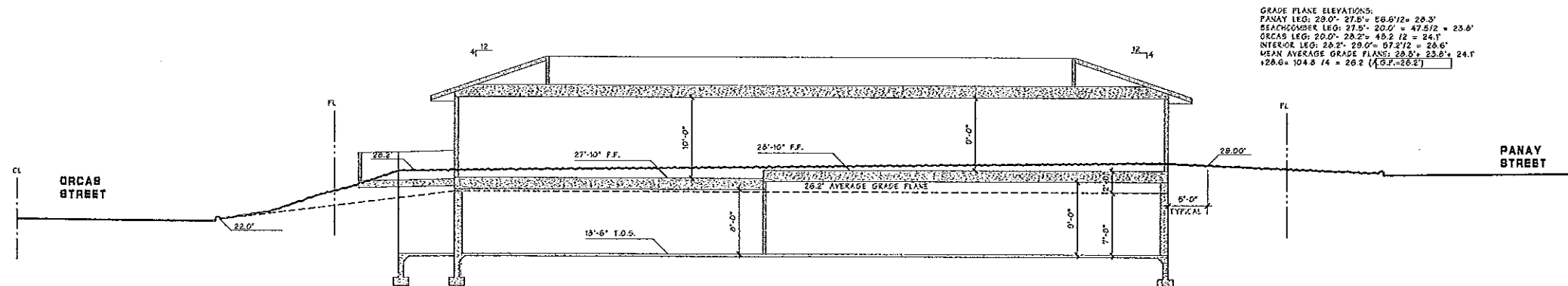
GRADE PLANE ELEVATIONS:
 PANAY LEG: 28.0' - 27.5' = 56.5/2 = 23.3'
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 INTERIOR LEG: 28.2' - 28.0' = 0.2/2 = 0.1'
 MEAN AVERAGE GRADE PLANE: 23.3' + 23.8' + 24.1' + 0.1' / 4 = 23.3'



PANAY STREET VIEW

SCALE: 1/8" = 1'-0"

GRADE PLANE ELEVATIONS:
 PANAY LEG: 28.0' - 27.5' = 56.5/2 = 23.3'
 BEACHCOMBER LEG: 27.5' - 20.0' = 47.5/2 = 23.8'
 ORCAS LEG: 20.0' - 28.2' = 48.2/2 = 24.1'
 INTERIOR LEG: 28.2' - 28.0' = 0.2/2 = 0.1'
 MEAN AVERAGE GRADE PLANE: 23.3' + 23.8' + 24.1' + 0.1' / 4 = 23.3'



INTERIOR VIEW

SCALE: 1/8" = 1'-0"

GRADE PLANE ELEVATIONS:
 PANAY LEG: 28.0' - 27.5' = 56.5/2 = 23.3'
 BEACHCOMBER LEG: 27.5' - 20.0' = 47.5/2 = 23.8'
 ORCAS LEG: 20.0' - 28.2' = 48.2/2 = 24.1'
 INTERIOR LEG: 28.2' - 28.0' = 0.2/2 = 0.1'
 MEAN AVERAGE GRADE PLANE: 23.3' + 23.8' + 24.1' + 0.1' / 4 = 23.3'

REVISIONS:	BY:

DAVID M. BROWN
 ARCHITECT
 (805) 827-3376 FAX 827-4751
 T.O. BOX 123 - CAMBRIA - CA 93825

PROPOSED NEW CONSTRUCTION FOR:
PERRY RESIDENCE
 3202 BEACHCOMBER DRIVE
 MORRO BAY, CALIFORNIA

DRAWN BY:
 DAVID BROWN
 CHECKED BY:

DATE:
 8-6-12
 SCALE:
 1/8" = 1'-0"
 JOB NUMBER:
 050110-DWR.

SHEET

AS1

OF SHEETS