



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/17/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00055 FORSYTH – Proposed minor use permit for a new single family residence of 2,664 sf with 904 sf unconditioned space and 495 sf garage. Site location is 2746 Richard Ave, Cayucos. APN: 064-204-023.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Ian Forsyth Daytime Phone 805-471-5399
 Mailing Address 600 Via Podaqa Palos Verdes Zip Code 90274
 Email Address: Estates

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name John MacDonald Daytime Phone 805 995-1398
 Mailing Address 2813 Santa Barbara Cayucos Zip Code 93430
 Email Address: jmacd@charter.net

PROPERTY INFORMATION

Total Size of Site: 3500 sq. Assessor Parcel Number(s): 064-204-023
 Legal Description: Lots 40; 41 Block 82 MS# 5
 Address of the project (if known): 2746 Richard, Cayucos
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New SFR 2,664 sq. ft.
w/ 904 sq. unconditioned ; 495 sq. garage

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 1-10-14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: Richard

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: R-1 South: _____
East: ↓ West: ↓

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 1726 sq. feet 50 % Landscaping: 1400 sq. feet 40 %

Paving: 350 sq. feet 10 % Other (specify) _____

Total area of all paving and structures: +/- 2100 sq. feet acres

Total area of grading or removal of ground cover: +/- 2400 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 28'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10 Right 3 Left 3 Back 5

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: CSA 10A

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Cayucos Sanitary

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cayucos Fire

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 4

Total floor area of all structures including upper stories, but not garages and carports: 2664

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 3500 acres *S.F.*
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Richard Avenue

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: +/- 5' Location of connection: Rear of Property
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: Mission
3. Where is the waste disposal storage in relation to buildings? Garage
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Cayucos
2. Location of nearest police station: Los Osos
3. Location of nearest fire station: Cayucos Town
4. Location of nearest public transit stop: High 1 / Ocean Ave
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Vacant lot
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Exceed Title 24 by 15%

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

N/A

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MUP, Building

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

PROPOSED RESIDENCE FOR :

IAN FORSYTH

CAYUCOS, CALIFORNIA.

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

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 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
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 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER OR ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

GENERAL NOTES

- ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2010 CBC CODE, 2010 CFC, 2010 CMC, 2010 CEC, 2007 California Energy Code.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
- CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION OF THE OCCUPANTS.
- CONTRACTOR SHALL CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AREAS. REFER TO BUILDING AND ADJOINING AREAS REFER TO BUILDING PLANS. REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH ROUGH GRADING.
- PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
- PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES TEMPORARY GUARD RAILS, AND / OR CANOPIES AS REQUIRED BY THE LOCAL AGENCIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.
- IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED IN WRITING FROM THE DESIGNER.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND TIES WITH THE PLUMBING, ELECTRICAL, GAS, TELEPHONE AND CABLE TV DRAWINGS.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT MANUFACTURERS.
- GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
- PROVIDE SALVAGING PROTECTION BETWEEN DISMILAR MATERIALS WHERE REQUIRED.
- ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL, TRIM, TRAILLAGE, RAILINGS, FOLDING, FRAMES, CASTING, ETC. SHALL BE PAINTED.
- SEE SOils REPORT FOR RECOMMENDATIONS REGARDING CORROSION RESISTANT ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTED.
- SPECIFY WEATHER-RESISTANCE BARRIER AT ALL EXTERIOR WALLS UBC 1403.1. NOTE TWO (2) LAYERS OF GRADE "D" TYPE PAPER REQUIRED OVER WOOD BASED SHEATING.
- THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS PLACE IN THE BLDG. A STATE INSULATION CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSULATION IS CONSISTENT WITH THE PLANS AND CONFORMS TO THE STATE ENERGY REGULATIONS NOTE ON PLANS TITLE 24 - PART 2, CHAPTER 2-15 STANDARDS FOR INSULATING MATERIAL.
- THE BUILDER SHALL PROVIDE THE BLDG OWNER MANAGER AND ORIGINAL OCCUPANTS WITH A LIST OF THE FEATURE MATERIALS, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY AND MAINTENANCE FOR EFFICIENT OPERATION NOTE ON THE PLANS TITLE 24 - SECTION 14-0303(B).
- ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" IBCO FABRICATING SHOP PRIOR TO ANY STEEL BEING FABRICATED AND SENT TO THE JOBSITE. THE FABRICATING COMPANY SHALL BE APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY PER CBC.
- THE CONTRACTOR SHALL FIELD VERIFY THE SITE CONDITIONS AS REPRESENTED IN THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- UNLESS NOTED OTHERWISE AS INDICATED DIMENSIONS ARE TO CENTER LINES OF COLUMNS, AND TO FACE OF WALLS.
- ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE GOVERNING AGENCY'S BUILDING CODE AND ITS ADDITIONS, AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING SAME SHALL BE REFERRED TO THE DESIGNER.
- ANY WALL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE P.G. REDWOOD OR PRESURE TREATED, "ULTRAVANISHED", CBC.
- ALL FRAMING LUMBER SHALL BE GRADE MARKED WITH QUALITY PER CBC. (CALIFORNIA BUILDING CODE) REQUIREMENTS.
- USE APPROVED FLASHING MATERIALS AT ALL EXTERIOR OPENINGS UNLESS NOTED OTHERWISE. ALL SHEET METAL SHALL BE 24 GAUGE S.I. OR BETTER. PAINTED WITH G.I. VINYL URETHANE AND A ZINC DUST PRIMER, EXCEPTING PRE-FINISHED METAL AS APPROVED BY THE DESIGNER.
- PROVIDE ONE (1) POUND WATERPROOF FELT MINIMUM UNDER ALL EXTERIOR COVERINGS.
- ALL EXTERIOR WALL OPENINGS, FLASHING, GUTTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF, CAULK AND FLASH WHERE NECESSARY FOR A COMPLETE AND SERVICEABLE INSTALLATION.
- CERTIFIED INSULATION MATERIALS, TITLE 24 SECTION 18.
- INSULATION INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS, NOT MORE THAN 25 AND SMOKE NOT MORE THAN 450.
- AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND LEAK-STRIPPING.
- CONTRACTORS MUST GANG AND CONCEAL FROM VIEW ROOF VENTS WHEREVER POSSIBLE.
- ROOF DRAIN DOWN SPOUTS MUST NOT DRAIN ONTO HARD OR BE VISIBLE FROM TRAFFIC AREAS.
- ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- PROVIDE PRESSURE REGULATORS FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CFC 608.2)

SYMBOLS & ABBREVIATIONS

	COLUMN LINES, GRID LINES	ABV.	ABOVE
	DOOR SYMBOL	A.C.	AMPHATIC CONCRETE
	WINDOW SYMBOL	ADJ.	ADJACENT
	REVISION	A.P.L.	ASSUMED PROPERTY LINE
	MATCH LINE	B.C.R.	BEAM CURB RETURN
	SHADED PORTION IS THE AGE CONSIDERED	B.F.	BOTTOM OF FOOTING
	WORK POINT	B.O.F.	BOTTOM OF FASCIA
	CONTROL POINT OR DATUM POINT	BRD	BOARD
	SECTION IDENTIFICATION	BTUN	BETWEEN
	SHEET WHERE SECTION IS DRAWN	C.B.	CATCH BASIN
	DETAIL NUMBER	C.L.	CENTERLINE
	SHEET NUMBER	C.O.	CLEAROUT
	KEYNOTES	CLR.	CLEAR
	CONCRETE	C.M.U.	CONCRETE MASONRY UNIT
	MASONRY VENEER	CONG.	CONCRETE
	CONCRETE BLOCK	CONT.	CONTINUOUS
	GYPSUM BOARD	C.Y.	CUBIC YARD
	NO DOUBLE LINES AT SMALL SCALE	DET.	DETAIL
	BATT INSULATION	DN.	DOWN
	PLYWOOD	DRUG.	DRAIVING
	PROPERTY LINE	E	EACH
	NEW FINISH GRADE	E.G.	EXISTING GRADE
	SHOWN HORIZONTALLY	EL.	ELEVATION
	EXISTING GRADE	ELEC.	ELECTRICAL
	NEW OR FINISHED CONTOURS	ELEV.	ELEVATION
	EXISTING CONTOURS	EQ.	EQUAL
	TOP OF WALL	EXST.	EXISTING
	TOP OF CURB	EXP.	EXPANSION
	TOP OF PAVEMENT	ETC.	ETCETERA
	SIMILAR	FIN.	FINISH
	STANDARD	F.G.	FINISH GRADE
	STRUCTURAL	F.P.	FINISH PAVING
	TOP OF PARAPET	FLR.	FLOOR
	TOP OF ROOFING	F.H.	FIRE HYDRANT
	TOP OF FLUSH CURB/HL	F.L.	FLOW LINE
	TOP OF PAVING	F.T.C.	FUTURE TOP OF PAVING OR CONCRETE
	TOP OF WALL	(F.T.P.)	FUTURE TOP OF CURB
	WEST	FTS	FOOTINGS
	WHERE OCCURS	G.	GUTTER
	REINFORCEMENT	GA	GAUGE
	RETENTION SECTION	GYP. BRD.	GYPSUM BOARD
		GALV.	GALVANIZED
		H/C	HANDICAP
		HT.	HEIGHT
		HP.	HIGH POINT
		JT.	JOINT
		MAX.	MAXIMUM
		MIN.	MINIMUM
		MTL.	METAL
		N.	NORTH
		N.G.	NATURAL GRADE
		N.I.C.	NOT IN CONTACT
		O.C.	ON CENTER
		P.L.	PROPERTY LINE
		SCHDL.	SCHEDULE

RESIDENTIAL CAL GREEN MANDATORY MEASURES

JOINTS AND OPENINGS. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO ENFORCING AGENCY.

A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.

V.O.C.'S DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC LIMITS.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSIONS LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL

VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED ON SLAB ON GRADE FOUNDATIONS.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE INSTALLED IN EVERY BATHROOM.

WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE MINIMUM INSULATION VALUE OF R-4.2

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 1. ESTABLISHED HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
 2. SIZE DUCT SYSTEMS ACCORDING TO ACC 24-D OR EQUIVALENT.
 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-5 OR EQUIVALENT.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETANCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED

APPLICABLE CODES

- 2010 CALIFORNIA ADMINISTRATIVE CODE (CHAP. 4, 6 & 8)
- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- 2010 CALIFORNIA MECHANICAL CODE (CMC)
- 2010 CALIFORNIA PLUMBING CODE (CPC)
- 2010 CALIFORNIA FIRE CODE (CFC)
- CALIFORNIA TITLE 24: CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
- COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
- COUNTY FIRE CODE ORDINANCE - TITLE 16
- COUNTY LAND USE ORDINANCE - TITLE 22

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A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	BUILDING SECTIONS

PROJECT DATA

OWNERS:
 IAN FORSYTH
 600 VIA BODEGA
 PALOS VERDES ESTATES, CA 90274
 805.471.9399

LEGAL DESCRIPTION:

LOT - 40 & 41 BLOCK - 82
 APN 064-204-023
 MORRO STRAND #5

SQUARE FOOTAGE:

LOWER LIVING 1508 S.F.
 UPPER LIVING 1156 S.F.
 TOTAL LIVING 2664 S.F.

BASEMENT (UNCONDITIONED) 904 S.F.

GARAGE 495 S.F.

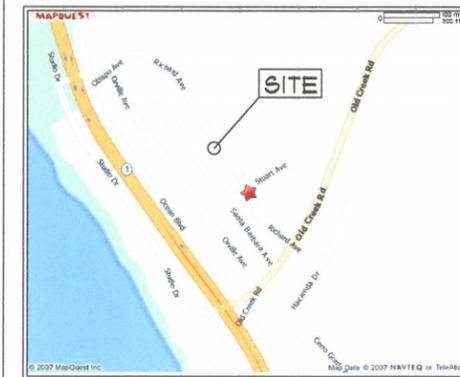
DECKING 562 S.F.

LOT SIZE (50' X 70') 3500 S.F.

ALLOWABLE COVERAGE (50%) 1750 S.F.

PROPOSED COVERAGE 1736 S.F.

VICINITY MAP



PROJECT TEAM

ARCHITECT:
 John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

TITLE-24 :

MELINDA KELLER
 MELINDA KELLER, P.E.
 413 BRANCH ST.
 SAN LUIS OBISPO, CA 93401
 805.440.9355

STRUCTURAL :

SOILS ENGINEER:

GeoSolutions
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8555

SHEET
T-1
 OF 8 SHEETS

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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

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 805.543.8539

FORSYTH RESIDENCE
 2746 RICHARD AVE
 CAYUCOS, CA

SITE PLAN

DRAWN BY: JHM

DATE: 1.4.14

REVISIONS DATE

REVISIONS	DATE

SHEET

A-1

OF 8 SHEETS

FIRE SAFETY PLAN
 THE APPROVED PROJECT COVERED BY THIS PERMIT
 SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS
 DEEMED NECESSARY BY THE FIRE DEPARTMENT
 HAVING JURISDICTION FOR THIS PERMIT. PRIOR
 TO STARTING CONSTRUCTION THE PROPERTY OWNER
 SHALL READ THE FIRE SAFETY PLAN AND BECOME
 AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS.
 REQUIREMENTS MAY INCLUDE FIRE SPRINKLERS / SPECIAL
 SAFETY GLASSING / NON-COMBUSTIBLE EXTERIOR CONSTRUCTION
 AND ROOFING / SETBACKS / DRIVEWAY-ROADWAY REQUIREMENTS
 AND OTHER SPECIAL CONSTRUCTION

PAO PREPARATION AS PER SOILS REPORT
 BY GEOSOLUTIONS DATED MARCH 1, 2012.
 PRIOR TO PLACING STEEL REPRESENTATIVE OF SOILS FIRM
 SHALL INSPECT ALL EARTH WORK AND SUBMIT A
 REPORT IN WRITING TO BUILDING OFFICIAL THAT
 PAO WAS PREPARED IN ACCORDANCE WITH SOILS
 REPORT AND IS SUITABLE TO SUPPORT THE
 INTENDED STRUCTURE.

GRADING AND EROSION CONTROL NOTES

ALL GRADING CONSTRUCTION SHALL CONFORM TO CBC-2010
 GRADING-33.

DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION

NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL
 TO ONE VERTICAL (2:1)

ALL DISTURBED AREA SHALL BE HYDRO-SEEDING OR PLANTED WITH APPROVED
 EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER COMPLETED CONSTRUCTION

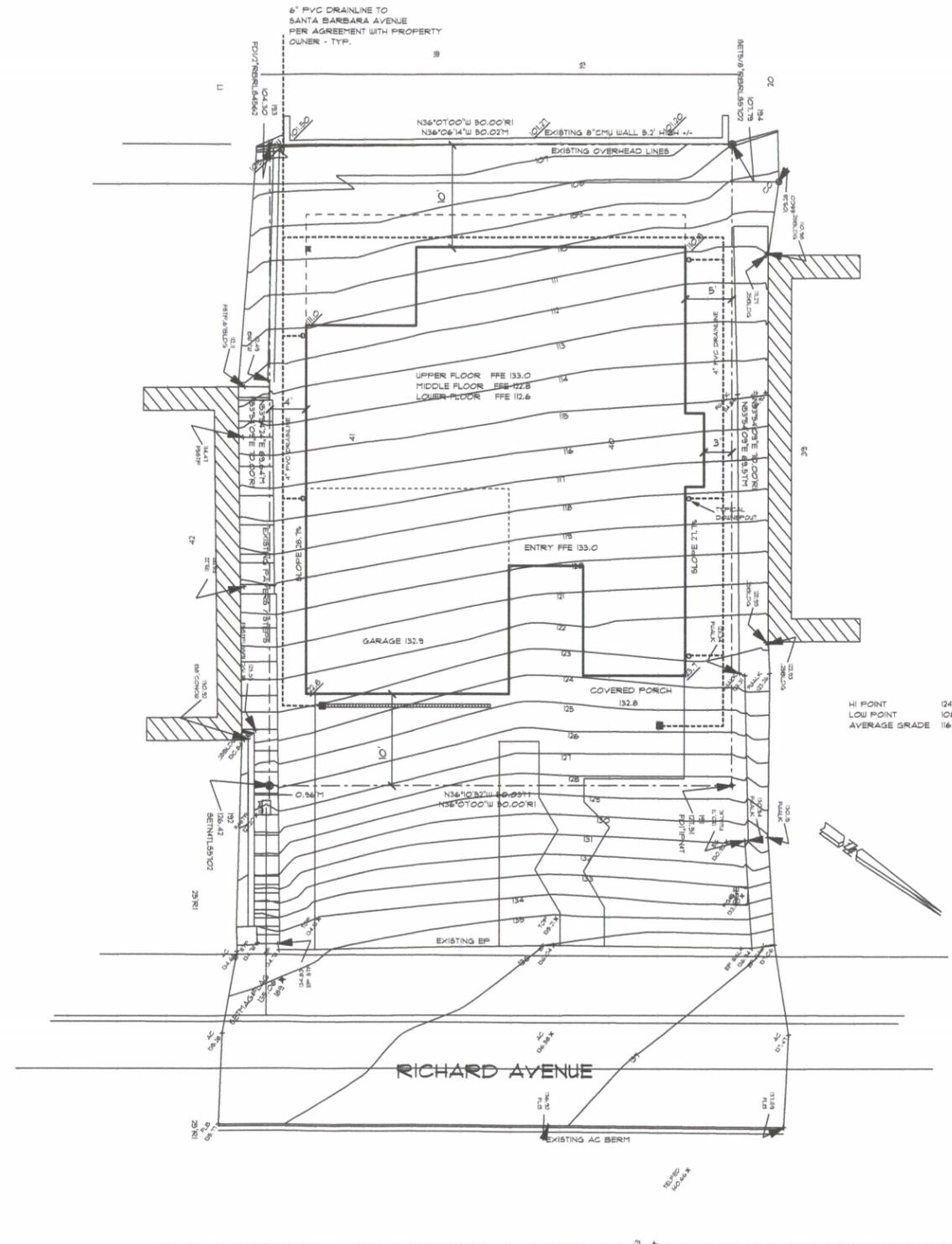
MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 2% FOR FIRST TWO FEET

RESPONSIBLE PARTY FOR SEDIMENTATION AND EROSION CONTROL
 JIM RANDEEN - (805) 471-9399

DUST MITIGATION MEASURES:

- CONSTRUCTION VEHICLE SPEED AT WORK SITE MUST BE LIMITED TO FIFTEEN (15) MPH OR LESS.
- BEFORE ANY GROUND DISTURBANCE, SUFFICIENT WATER MUST BE APPLIED TO THE AREAS TO BE DISTURBED TO PREVENT VISIBLE EMISSIONS FROM CROSSING PROPERTY LINE
- AREAS TO BE GRADED OR EXCAVATED MUST BE KEPT ADEQUATELY WETTED TO PREVENT VISIBLE EMISSIONS FROM CROSSING THE PROPERTY LINE.
- STORAGE PILES MUST BE KEPT ADEQUATELY WETTED, TREATED WITH A CHEMICAL DUST SUPPRESSANT, OR COVERED WHEN MATERIAL IS NOT BEING ADDED OR REMOVED FROM PILE.
- EQUIPMENT MUST BE WASHED DOWN BEFORE MOVING FROM PROPERTY ONTO A PAVED PUBLIC ROAD, AND
- VISIBLE TRACK-OUT ON THE PAVED PUBLIC ROAD MUST BE CLEANED USING WET BEEPING OR A HEPA FILTER EQUIPPED VACUUM DEVICE WITHIN 24 HOURS

EROSION CONTROL AND BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.



SITE DRAINAGE

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF WALL.

IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL BE SLOPED MINIMUM 2% AWAY FROM BUILDING

IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM FOUNDATION. SWALES USED FOR THESE PURPOSES SHALL BE SLOPED A MIN. OF 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION.

SITE PLAN

1/8" = 1'-0"

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 805.440.9355

SOILS ENGINEER:

GeoSolutions
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.943.8539

FORSYTH RESIDENCE
 2146 RICHARD AVE
 CAYUCOS, CA

LOWER FLOOR
 PLAN

DRAWN BY: JHM

DATE: 1.4.14

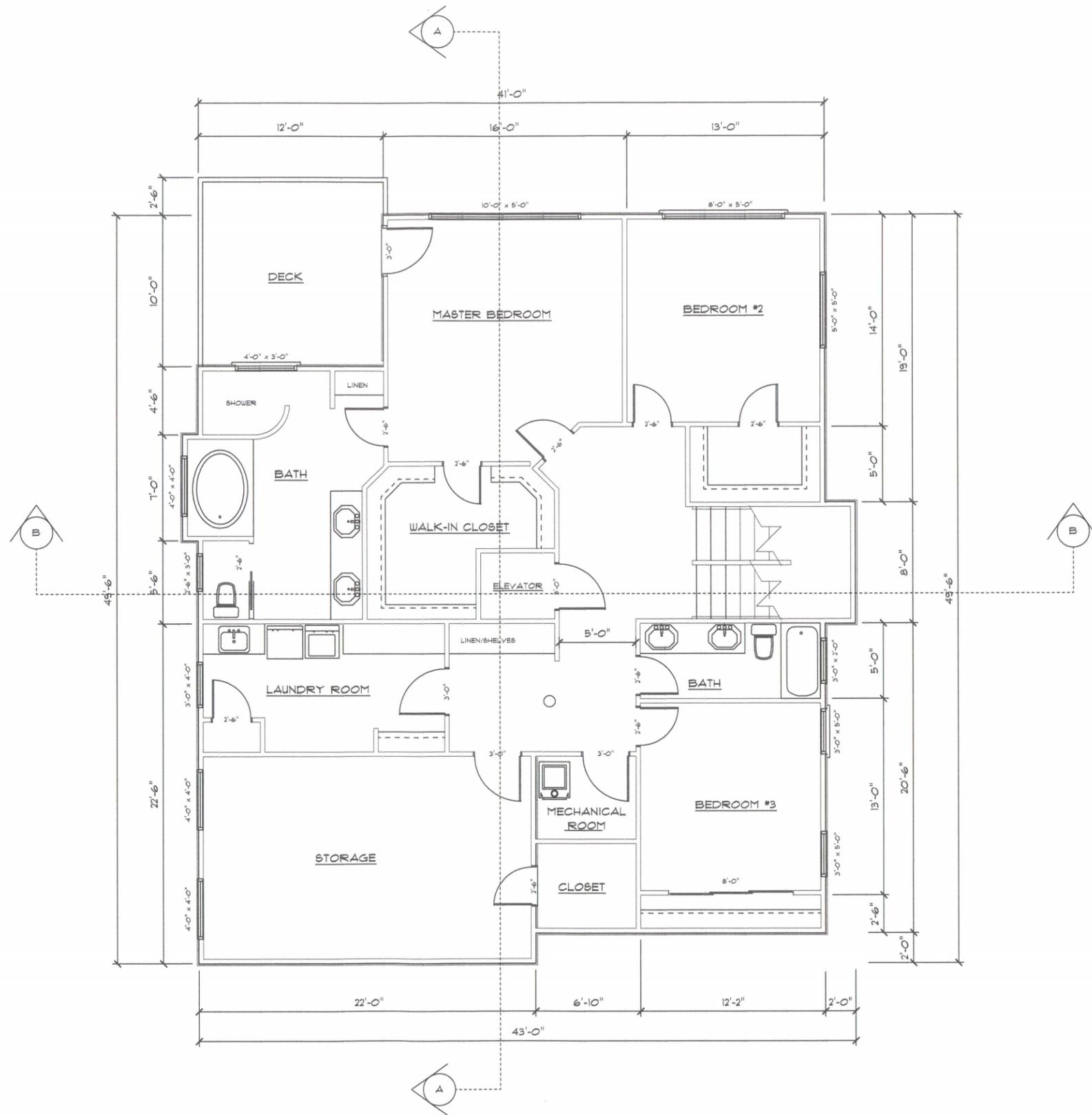
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REVISIONS	DATE

SHEET

A-2

OF 8 SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

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 805.543.8539

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 CAYUCOS, CA

UPPER FLOOR PLAN

DRAWN BY: JHM

DATE: 1.4.14

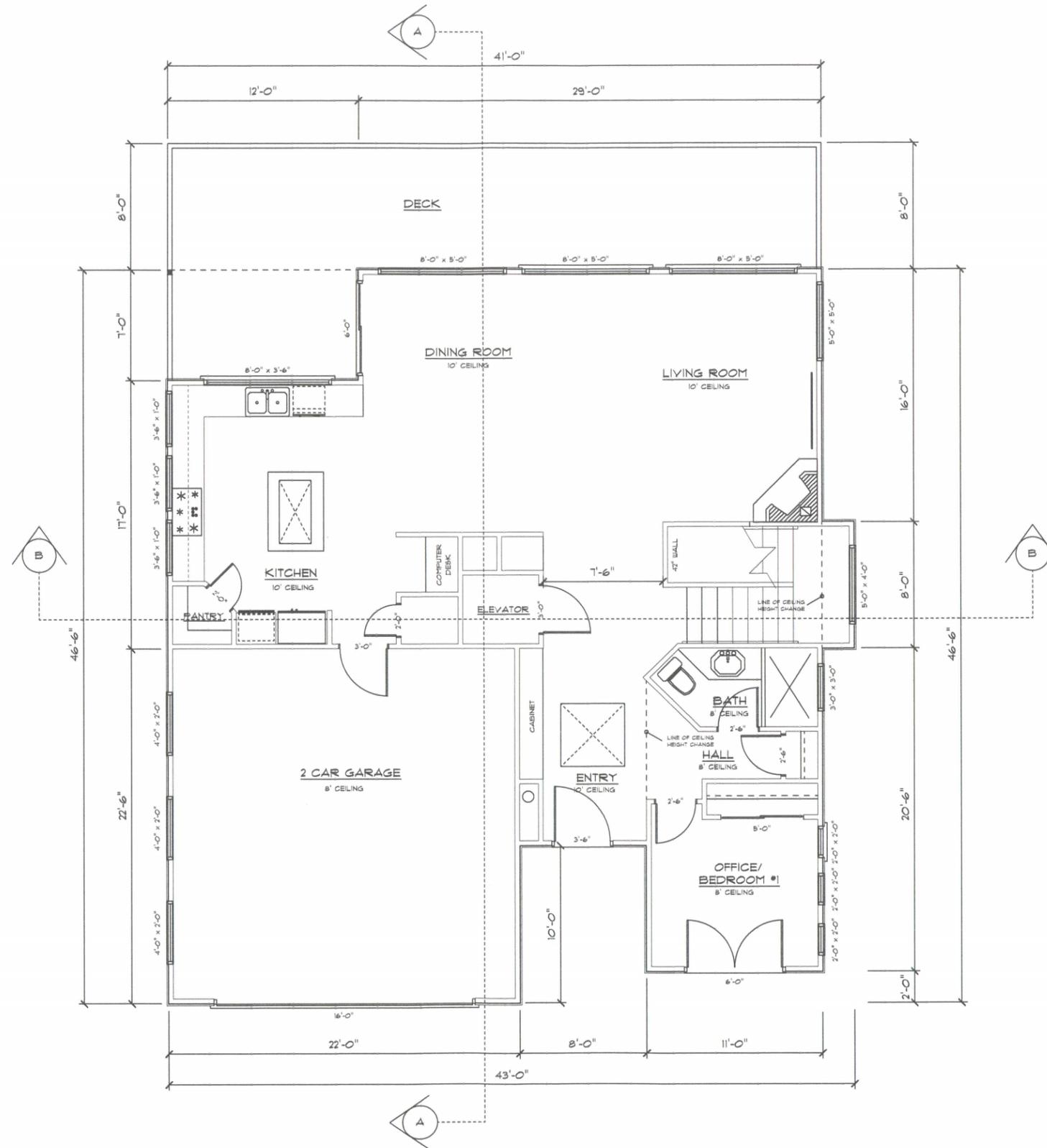
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REVISIONS	DATE

SHEET

A-3

OF 8 SHEETS



UPPER FLOOR PLAN

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LOWER FLOOR
 PLAN

DRAWN BY: JHM

DATE: 1.4.14

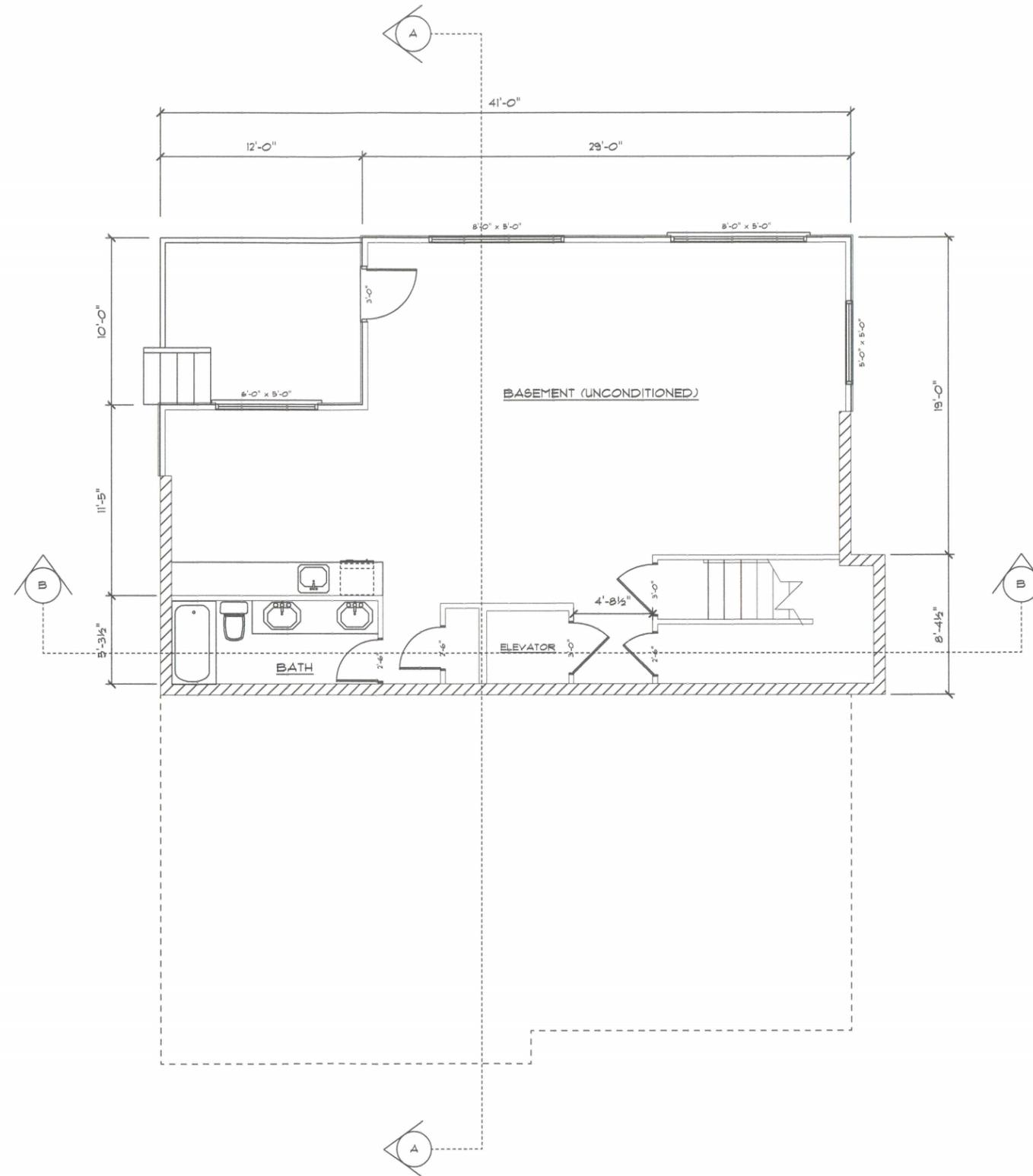
REVISIONS DATE

REVISIONS	DATE

SHEET

A-4

OF 8 SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

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 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

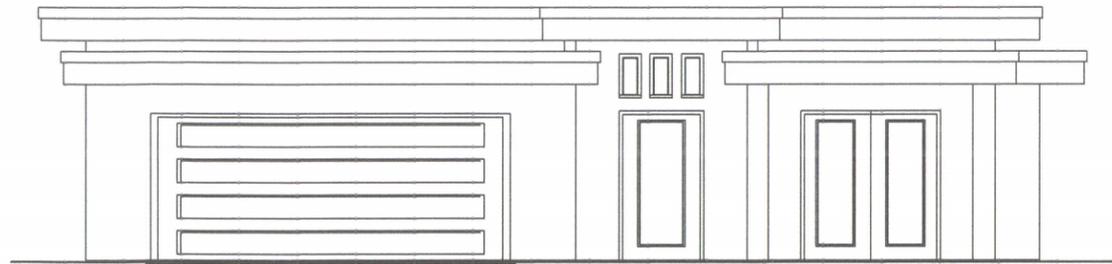
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REVISIONS DATE

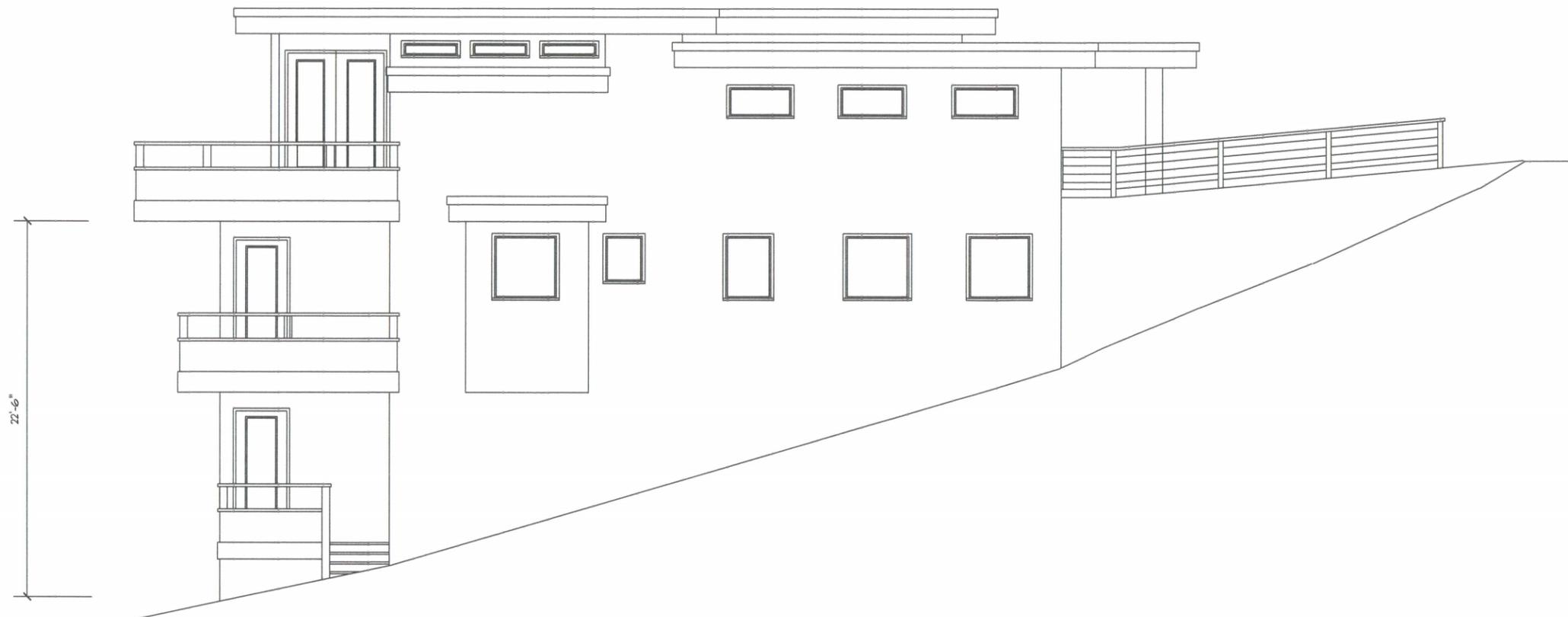
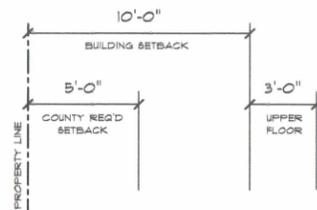
REVISIONS	DATE

SHEET
A-5
 OF 8 SHEETS



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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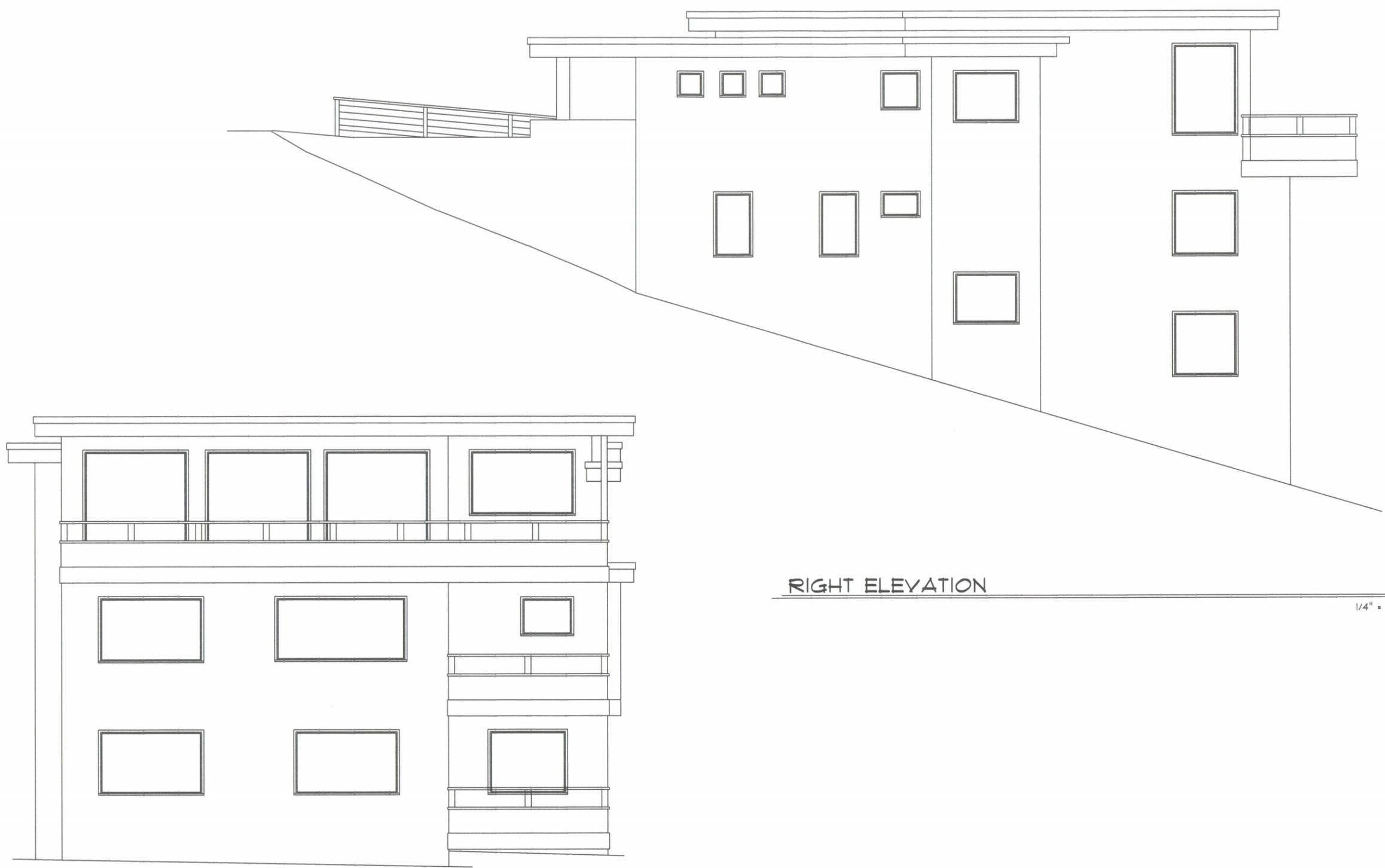
PROPOSED RESIDENCE
 FOR

2746 RICHARD AVE
 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

DRAWN BY:	JHM
DATE:	1.4.14
REVISIONS	DATE

SHEET
A-6
 OF 8 SHEETS



REAR ELEVATION

1/4" = 1'-0"

RIGHT ELEVATION

1/4" = 1'-0"

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FORSYTH RESIDENCE
 2746 RICHARD AVE
 CAYUCOS, CA

BUILDING
 SECTIONS

DRAWN BY: JHM

DATE: 1.4.14

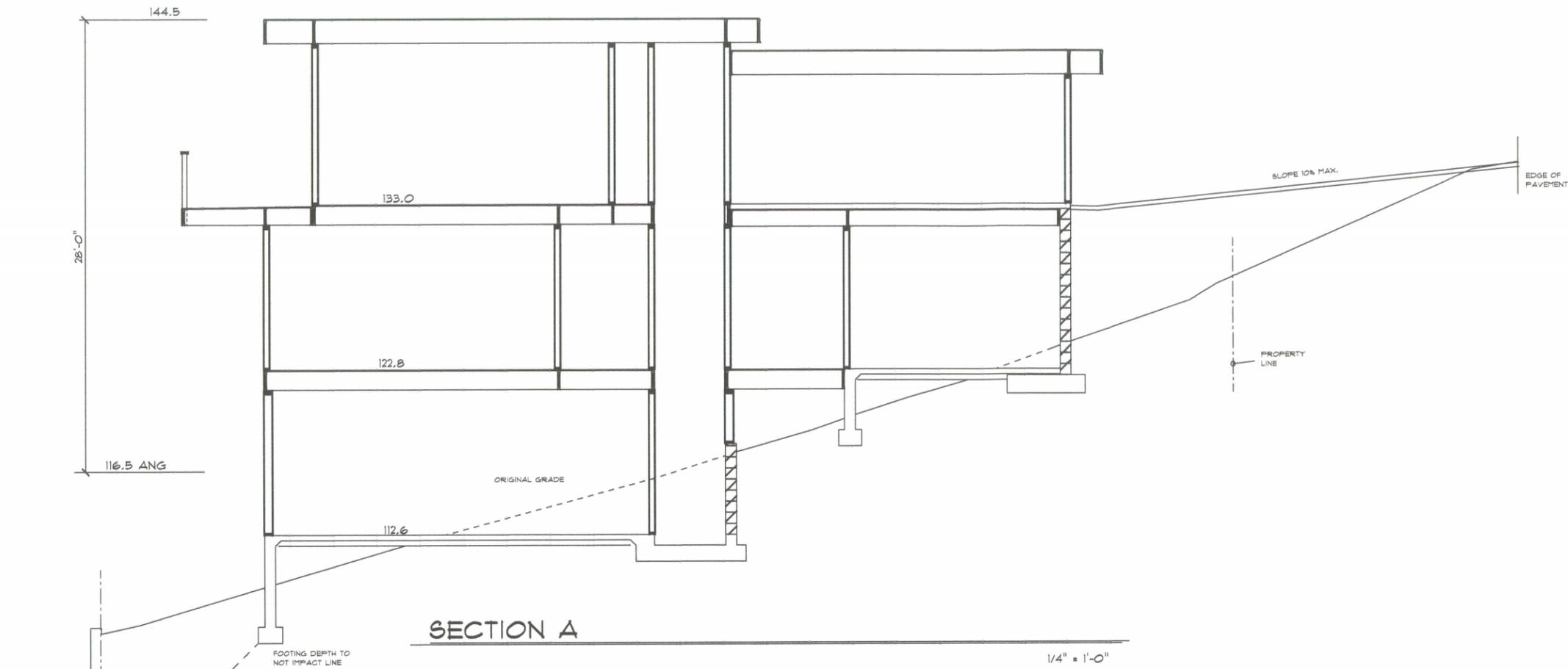
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REVISIONS	DATE

SHEET

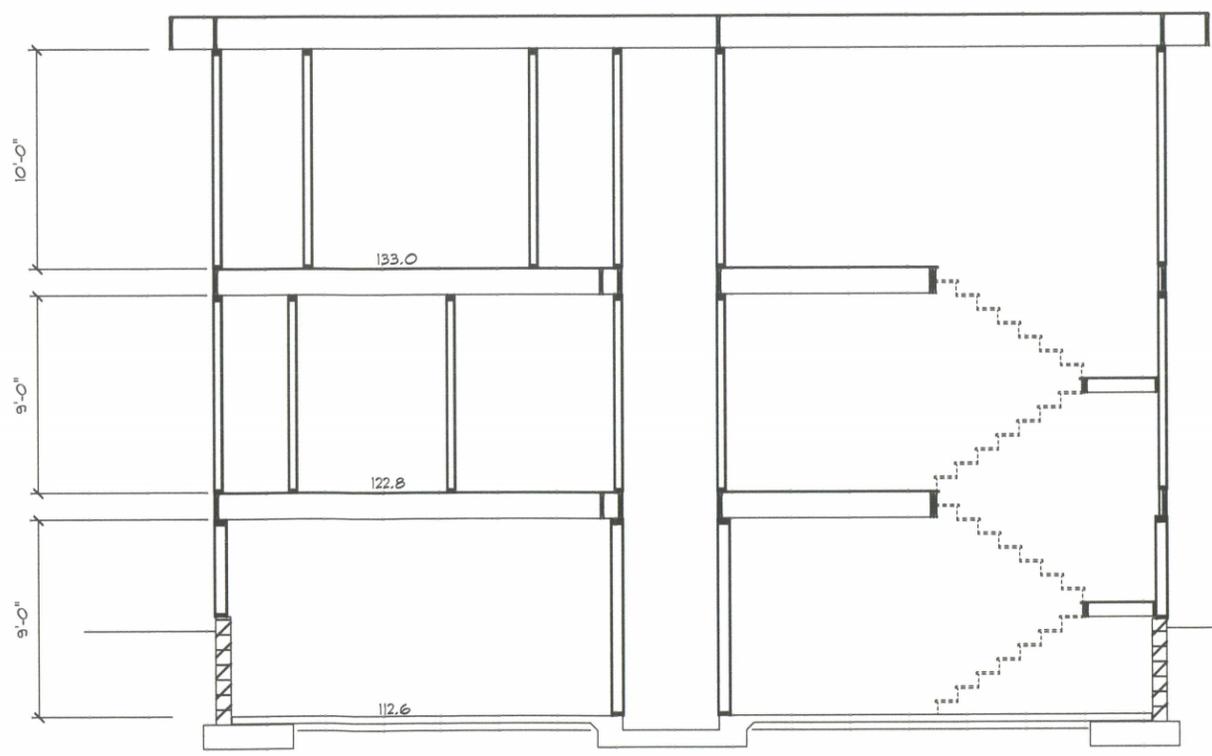
A-7

OF 8 SHEETS



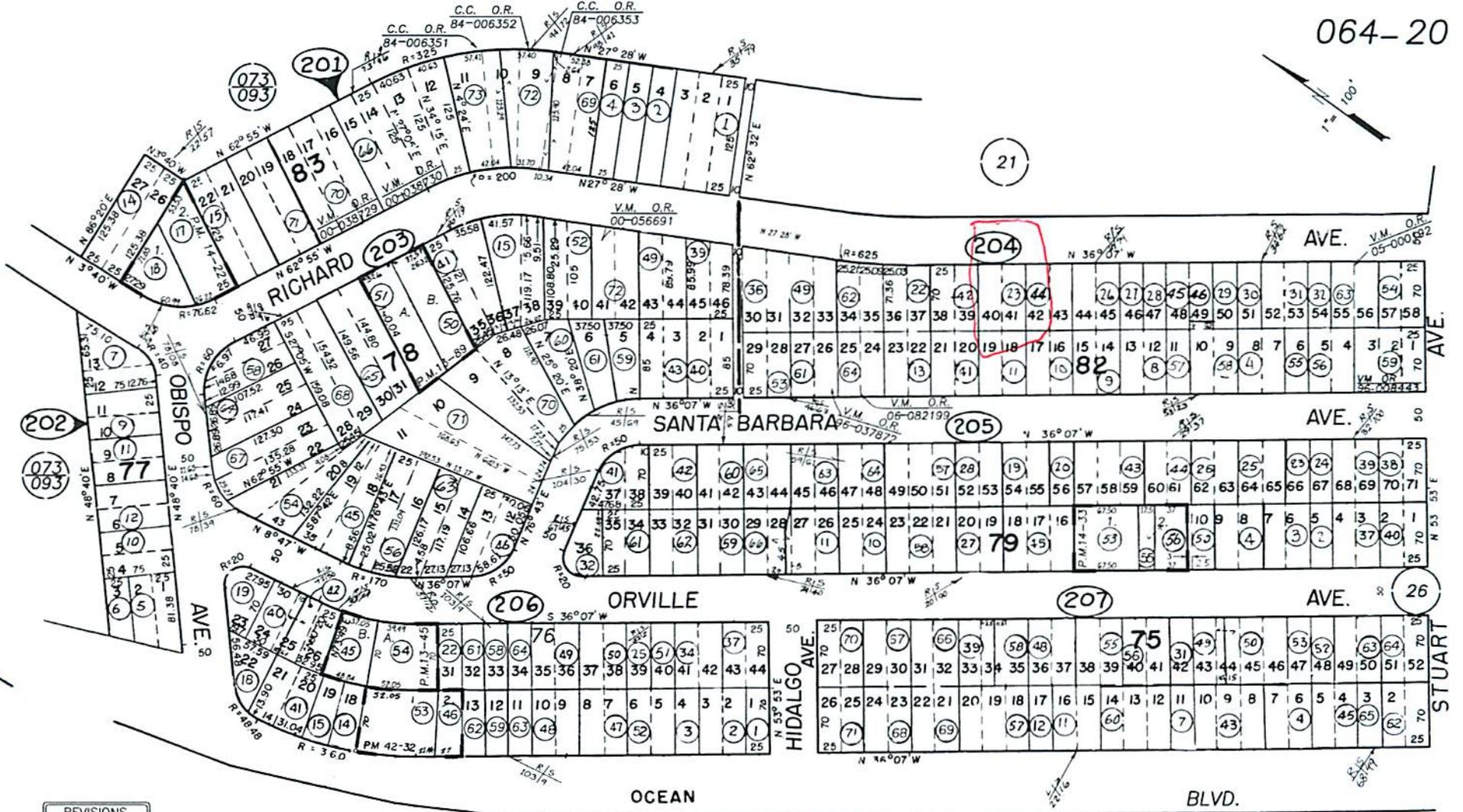
SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"



073
093

21

204

205

206

207

26

25

REVISIONS	
I.S.	DATE
NA	10-07-03
06-004	07-01-05
07-268	12-12-06
07-276	12-26-06
08-026	03-19-07



LZ 9/18/97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



RL

Estero
Planning Area

RSF

Cayuse UPL

RMF



50 m

200 ft

STU



Parcel Summary Report For Parcel # 064-204-023

1/10/2014
10:56:17AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN FORSYTH IAN C
2746 RICHARD AVE CAYUCOS CA 93430-1467

Address Information

Status Address
P 02746 RICHARD AV CAYU

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
MORROST5	0082	0040	Cayucos	Estero	RSF	LCP	GS	Y	L2	
MORROST5	0082	0041	Cayucos	Estero				Y	L2	

Parcel Information

Status Description
Active MORRO STR U5 BL 82 LTS 40 & 41

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21



Parcel Summary Report For Parcel # 064-204-023

1/10/2014
10:56:17AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10, ZONE A

Case Information

Case Number:

DRC2013-00055

Case Status:

REC

Primary Parcel

Description:

MUP FOR SFD OF 2,664 SQ FT WITH 904 SQ FT UNCONDITIONED SPACE AND 495 SQ FT GARAGE.