SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/24/2014

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00005 AVREA – Proposed minor use permit to allow the use of a single family residence as a vacation rental. Site location is 1492 Valley View Dr, Los Osos. APN: 074-325-062

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

DRC2014-00005 AVREA JOHN W
MINOR USE PERMIT
VACATION RENTAL

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

EST/ LSOS
AS CAZ LCP RS

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name JOHN AVREA Daytime Phone 528-1994
Mailing Address 1492 VALLEY VIEW DR LOS OSOS, CA Zip Code 93402
Email Address: JWAVREA@HOTMAIL.COM

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

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 25,700 sq FT Assessor Parcel Number(s): 074-325-062
Legal Description: _____
Address of the project (if known): 1492 VALLEY VIEW DR, LOS OSOS, CA 93402
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:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): VACATION RENTAL LIC.

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 _____ Date 7-17-14

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): VACATION RENTAL PERMIT

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

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? N/A

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

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 5,300 sq. feet 160 % Landscaping: _____ sq. feet 100 %
Paving: _____ sq. feet 100 % Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres
Number of parking spaces proposed: N/A Height of tallest structure: N/A
Number of trees to be removed: -0- Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

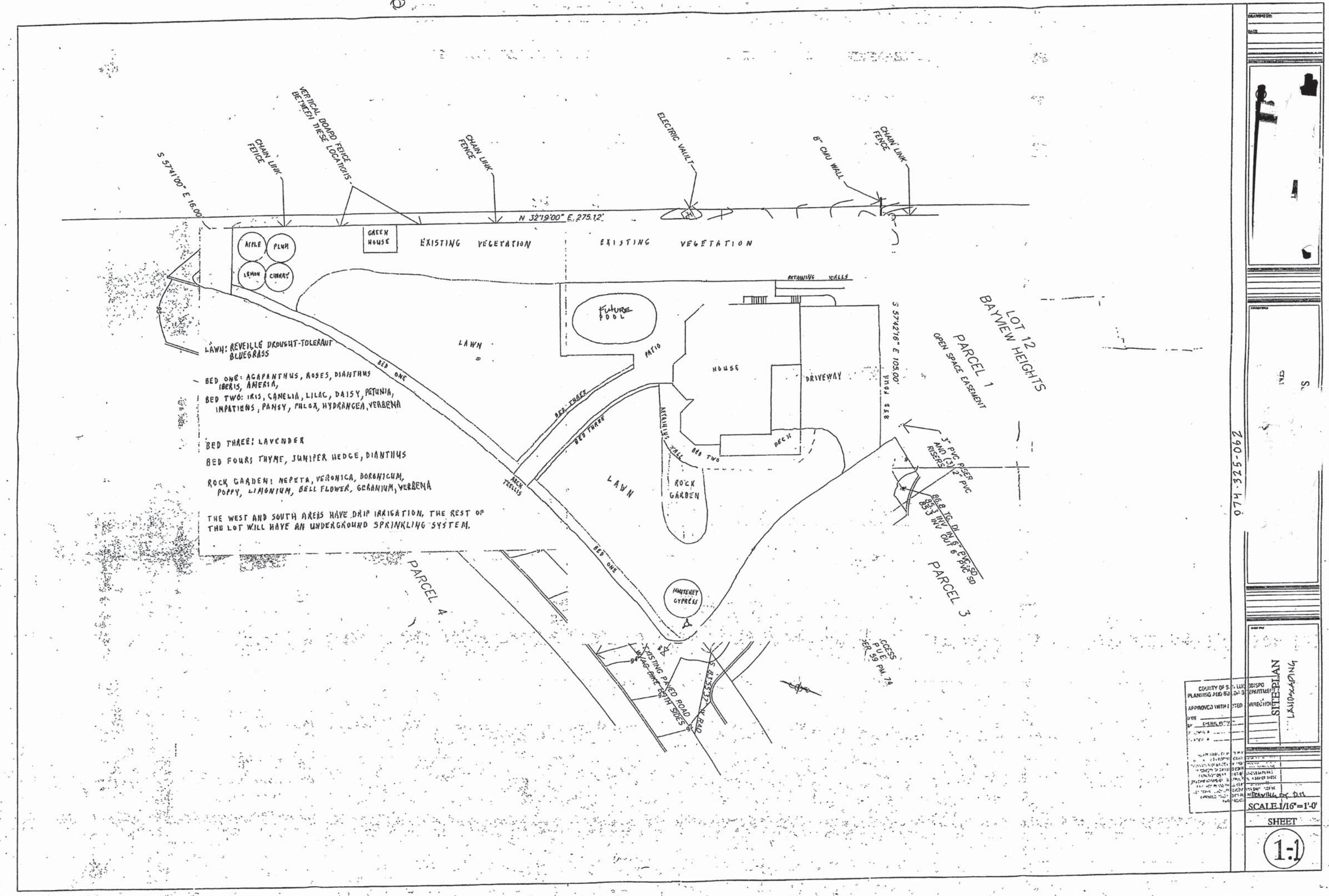
Proposed water source: ☐ On-site well ☐ Shared well ☐ Other N/A
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other N/A
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: LOS OSOS FIRE DEPT

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: 7
Total floor area of all structures including upper stories, but not garages and carports: Approx 5,300
Total of area of the lot(s) minus building footprint and parking spaces: _____



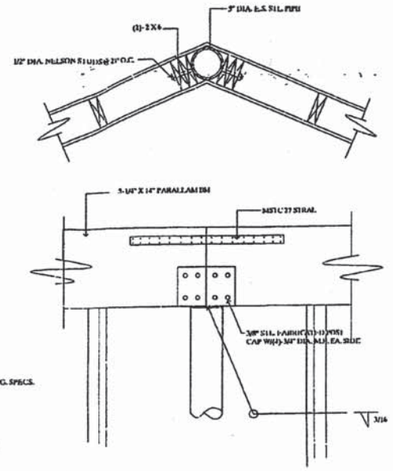
S 57°41'00" E 16.00'
CHAIN LINK FENCE
VERTICAL BOARD FENCE BETWEEN THESE LOCATIONS
CHAIN LINK FENCE
ELECTRIC VAULT
8" CMU WALL
CHAIN LINK FENCE
N 32°19'00" E 275.12'
GREEN HOUSE
EXISTING VEGETATION
EXISTING VEGETATION
APPLE
PLUM
LEMON
CHERRY
RETAINING WALLS
FUTURE POOL
LAWN
PATIO
HOUSE
DRIVEWAY
S 57°42'16" E 105.00'
LOT 12 BAYVIEW HEIGHTS
PARCEL 1
OPEN SPACE EASEMENT
BED FOUR
BED ONE
BED THREE
BED THREE
RETAINING WALL
BED TWO
DECK
ARCH TRELLIS
LAWN
ROCK GARDEN
3" PVC RISER AND (3) 2" PVC RISERS
86.8 TG DI
85.3 INV IN 6" PVC SD
85.3 INV OUT 6" PVC SD
PARCEL 3
PARCEL 4
BED ONE
MONTEREY CYPRESS
EXISTING PAVED ROAD W/AG BIKE BATH SIDES
S 83°55'37" W RAD
LAWN: REVEILLE DROUGHT-TOLERANT BLUEGRASS
BED ONE: AGAPANTHUS, ROSES, DIANTHUS IBERIS, AMERIA,
BED TWO: IRIS, CAMELIA, LILAC, DAISY, PETUNIA, IMPATIENS, PANSY, PHLOX, HYDRANGEA, VERBENA
BED THREE: LAVENDER
BED FOUR: THYME, JUNIPER HEDGE, DIANTHUS
ROCK GARDEN: NEPETA, VERONICA, DORONICUM, POPPY, LIMONIUM, BELL FLOWER, GERANIUM, VERBENA
THE WEST AND SOUTH AREAS HAVE DRIP IRRIGATION, THE REST OF THE LOT WILL HAVE AN UNDERGROUND SPRINKLING SYSTEM.
074-325-062
SITE PLAN
LANDSCAPING
SCALE 1/16"=1'-0"
SHEET
1-1

MISC. ARCHITECTURAL NOTES

1. ONE HOUR PROTECTION REQUIRED FOR ALL DOWNSTAIRS CONST. ONE HOUR PROTECTION FOR ALL STRUCTURE WITHIN 5' OF PROPERTY LINE.
2. EXTERIOR STUCCO WALLS SHALL HAVE A WRBP SCRIED AT OR BELOW THE FOUNDATION PLATE LINE AND 4" ABOVE EARTH, OR 2" MIN ABOVE PAVED AREAS THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (CBC SEC. 2306.5.)
3. PROVIDE ATTIC VENTILATION AREA EQUAL TO $\frac{1}{150}$ OF AREA TO BE VENTILATED ($\frac{1}{300}$ ALLOWED WHEN 50 % OF REQUIRED AREA IS LOCATED AT LEAST 3' ABOVE EAVE VENTS).
4. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFTEY GLAZING MATERIALS. (CBC SEC. 2406.) AT DOOR.
5. BATHROOMS, TOILET COMPARTMENTS, AND LAUNDRY ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH A MIN. OF 1- $\frac{1}{2}$ SQ.FT., OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. (CBC SEC. 1203.3.)
6. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HT. OF 70" ABOVE THE DRAIN INLET CBC SEC. 807.1.3.) HINGED SHOWER DOORS SHALL SWING OUTWARD (CBC SEC. 2407.) SHOWERS SHALL HAVE A MIN. AREA OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE (CBC SEC. 412.7.)
7. SKYLIGHTS SHALL COMPLY WITH CBC SEC. 2405 FOR GLAZED SKYLIGHTS OR WITH CBC SEC. 2603.9 FOR PLASTIC SKYLIGHTS. PROVIDE UL OR ICBO APPROVAL #.
10. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED PLAINLY VISIBLE AND LEGIBLE FROM THE STREET (CBC SEC. 502. CFC/SEC. 901.4.4.)

STRUCTURAL NOTES

1. ALL WORK SHALL COMPLY WITH 2001 EDITION C.B.C.
2. CONCRETE f'c= 2500 PSI. MIN.
3. HORIZ. FRAMING LUMBER SHALL BE #2 COAST REGION D.F. (MIN. U.N.O.)
4. REINFORCING STEEL: Fy= 40000 PSI.
5. FOOTINGS SHALL BE POURED AGAINST FIRM, UNDISTURBED NATURAL SOIL OR ENGINEERED COMPACTED FILL.
6. ALL NAILING SHALL BE COMMON WIRE NAILS CONFORMING TO THE LATEST EDITION OF THE U.B.C. WHERE AUTOMATIC NAILING IS USED, NAIL HEADS SHALL NOT PENETRATE PLYWOOD SHEATHING. CONNECTIONS LISTED ARE MIN. POSSIBLE.
7. LAP REINFORCING STEEL MIN. 40 DIAMETERS.
8. FRAMING ANCHORS SHALL BE "SIMPSON STRONG TIE" OR AS APPROVED BY ARCHITECT. Fy=40ksi. INSTALL ANCHORS PER MFG. SPECS.
9. CONTRACTOR SHALL CO-ORDINATE LOCATION OF SPECIAL ANCHOR BOLTS AND FRAMING ANCHORS TO ALLOW FOR PROPER INSTALLATION.
10. ALL PLYWOOD EDGES IN SHEARWALLS SHALL BE BLOCKED AND NAILED WITH FULL PERIMETER NAILING.
11. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR FIELD INSPECTIONS DURING CONSTRUCTION, NOR FOR THE METHOD OR FORM OF CONSTRUCTION.
12. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ERRORS AND OMISSIONS IN THE PROJECT NOT IN CONFORMANCE WITH THESE CALCULATIONS AND THE UNIFORM BUILDING CODE.
13. WATERPROOFING OF FOUNDATION AND RETAINING WALLS IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
14. SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR #2 OR BETTER AND SHALL BE ATTACHED TO THE FOUNDATION WITH 5/8"x10" ANCHOR BOLTS @ 48" O.C. OR AS NOTED ON THE PLANS. USE 2"x2"x3/16" PLATE WASHERS ON EACH BOLT.
15. ALL FOUNDATIONS SHALL BE POURED CONCRETE UNLESS NOTED OTHERWISE. ANY CONCRETE STEM WALL RETAINING MORE THAN 4" OF EARTH (FROM TOP OF GRADE TO BOTTOM OF FOOTING) SHALL BE ENGINEERED AS A RETAINING WALL. IT IS THE CONTRACTORS RESPONSIBILITY TO RECOGNIZE SUCH CONDITIONS AND BRING THEM TO THE ATTENTION OF THE ARCHITECT
16. ALL STUD WALLS ARE TO HAVE DOUBLE TOP PLATES OF THE SAME DIMENSION AS THE STUD. PLATES ARE TO LAP MIN. OF 4' BETWEEN SPLICES WITH AT LEAST (8) 16d NAILS THROUGH BOTH PLATES ON EACH SIDE OF ALL THE PLATE SPLICES OR AS NOTED ON FRAMING PLANS OR IN ENGINEERING. WHERE PLATES ARE DISCONTINUOUS DUE TO A POST OR OTHER FRAMING MEMBER. AN ST9224 STRAP SHALL BE USED TO SPLICE THE PLATE LINE TOGETHER, UNLESS NOTED OTHERWISE.
17. ALL PARTITION WALLS SHALL HAVE A DOUBLE JOIST OR SOLID BLOCKING DIRECTLY BELOW THE PARTITION.
18. ALL BUILT UP LAMINATED DOUBLE OR MULTIPLE 2X JOIST AND BEAMS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 12" O.C. AT BOTH TOP AND BOTTOM, STAGGERED WITH (3) 16d NAILS AT ENDS AND SPLICES UNLESS NOTED OTHERWISE.
19. ALL TRIMMERS SHALL HAVE SOLID BEARING TO FOUNDATION
20. ALL POST AND COLUMNS ARE TO BE INSTALLED WITH I.C.B.O. APPROVED POST OR COLUMN CAPS AND BASES UNLESS NOTED OTHERWISE.
21. POST USED FOR BEAMS OR GIRDER SUPPORTS SHALL BE EITHER 1.- SOLID, CONTINUOUS MEMBER TO THE FOUNDATION, OR 2.- SPLICED AT MID DEPTH OF FLOOR JOIST, WITH PULL, DIRECT AND GRAIN BEARING AND USING SOLID BLOCKING OR STRAP STRAPS ON ALL SIDES OF POST SPLICE UNLESS NOTED OTHERWISE.
22. NAIL DIAPHRAGM SHEATHING TO ALL RAFTERS, TRUSSES, JOIST BLOCKING, STRUTS AND FOUNDATION SILL CONNECTED TO SHEAR WALLS WITH DIAPHRAGM BOUNDRY NAILING (OR EDGE NAILING IF BOUNDRY NAILING IS NOT GIVEN) PNEUMATIC DRIVEN FASTENERS SHALL NOT BE OVERDRIVED BELOW THE SURFACE OF THE SHEATHING.
23. ROOF DIAPHRAGM SHALL BE COMPLETELY SHEATHED UNDER ALL OVERFRAMING.
24. ALL STEEL SHALL BE ASTM A36 OR ASTM A500-B FOR STRUCTURAL TUBING UNLESS NOTED. ALL BOLTS AND CONNECTING HARDWARE SHALL BE ASTM A307 UNLESS NOTED. WELDING ELECTRODES SHALL BE E70XX OR APPROVED EQUAL.
25. ALL SHOP WELDING SHALL BE BY AN APPROVED FABRICATOR AS SPECIFIED IN THE CURRENT EDITION OF THE UBC. ALL FIELD WELDING SHALL BE BY AN AWS QUALIFIED WELDER POSSESSING CURRENT QUALIFICATION DOCUMENTS FOR EACH SPECIFIC WELDING PROCESS AND PROCEDURE.
26. ALL WELDS REQUIRE "SPECIAL INSPECTIONS" AND SHALL BE INSPECTED BY AN AWS CERTIFIED INSPECTOR. "SPECIAL INSPECTORS" MUST BE NOTIFIED AND PROVIDED WITH STRUCTURAL STEEL PLANS AND DETAILS PRIOR TO ANY WELDING.
27. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR AND COMPLY WITH REQUIREMENTS AS STATED IN THE UBC AND LOCAL BUILDING CODES.
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



CD-1 CORNER PIPE SEC. @ ENTRY

William A. Torrey, AIA ARCHITECT (805) 481-0118 CA LIC C-18692	Job Description Structural Calculations MARTIN RESIDENCE	Job No. Date: Sheet

SHEARPANEL SCHEDULE

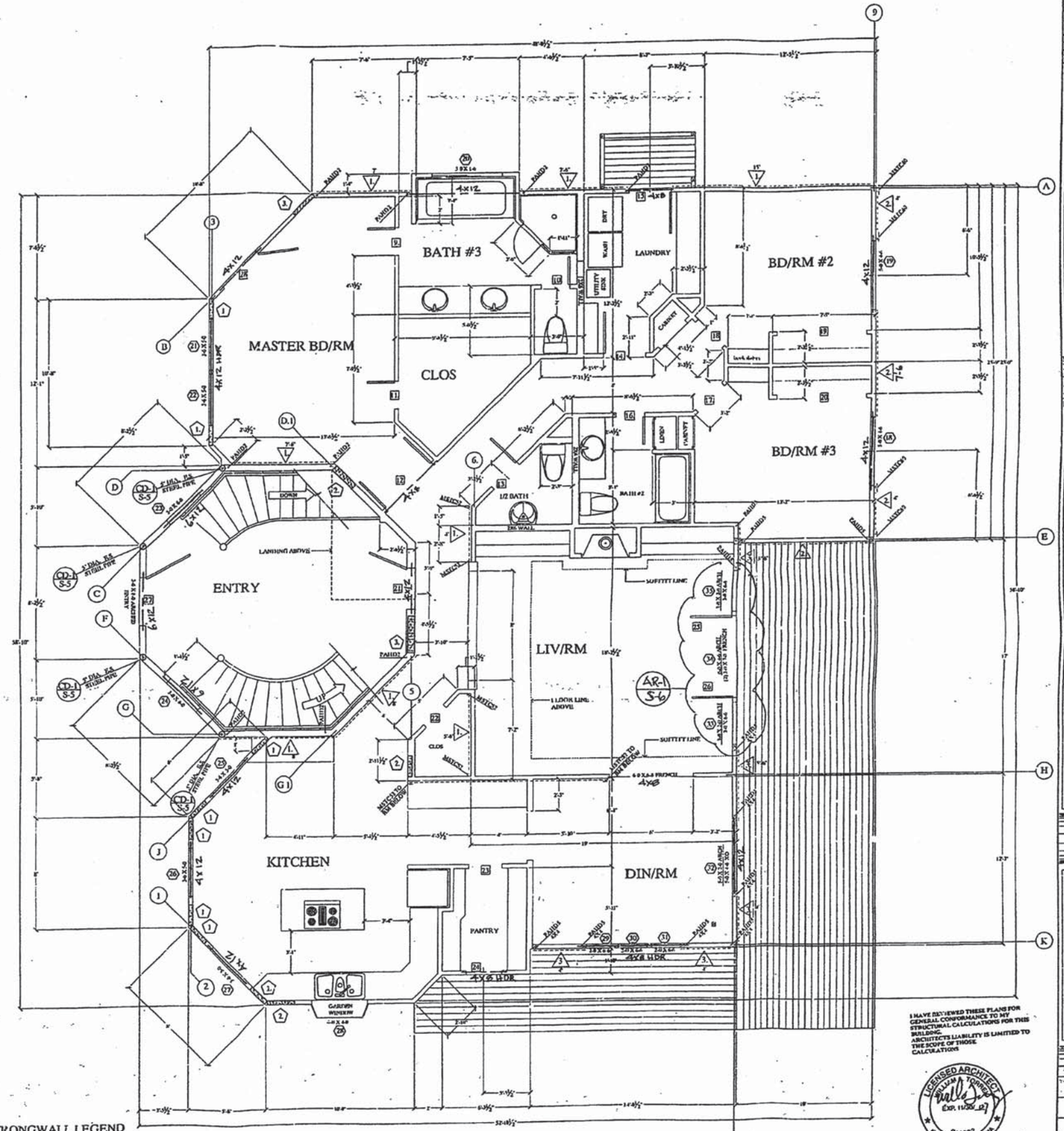
NO.	Material	Nailing	A. Bolts	A35 to top plate	Sill Nailing	PLF
1	3/8" CDX Ply or OSB	8d @ 6-6-12" o.c.	5/8" dia. 48" o.c.	48" o.c.	16d @ 8" o.c.	254
2	3/8" CDX Ply or OSB	8d @ 4-4-12" o.c.	5/8" dia. 48" o.c.	48" o.c.	16d @ 6" o.c.	384*
3	3/8" CDX Ply or OSB	8d @ 3-3-12" o.c.	5/8" dia. 32" o.c.	32" o.c.	16d @ 4" o.c.	492*
4	3/8" CDX Ply or OSB 3x min framing	8d @ 2-2-12" o.c.	5/8" dia. 24" o.c.	24" o.c.	16d @ 2" o.c.	636*
5	1/2" CDX Ply or OSB	10d @ 6-6-12" o.c.	5/8" dia. 48" o.c.	48" o.c.	16d @ 8" o.c.	310
6	1/2" CDX Ply or OSB	10d @ 4-4-12" o.c.	5/8" dia. 32" o.c.	32" o.c.	16d @ 4" o.c.	460*
7	1/2" CDX Ply or OSB 3x min framing	10d @ 3-3-12" o.c.	5/8" dia. 32" o.c.	32" o.c.	16d @ 3" o.c.	600*
8	1/2" CDX Ply or OSB 3x min framing	10d @ 2-2-12" o.c.	5/8" dia. 24" o.c.	24" o.c.	1/2" dia. lag @ 12" o.c.	770*

——— denotes extent of shearpanelling

NOTE:

1. All plywood edges in shearwalls shall be blocked and nailed with full perimeter nailing.
2. All shearpanel holdowns to SIMPSON or equal and installed @ double stud minimum U.O.N.
3. Where shearpanelling occurs on both sides of wall, sill nailing and/or anchor bolting shall be doubled. Use min. 3x framing.
4. Where holdowns occur at wood floor areas, holdown devices shall extend to concrete stem walls below. Refer to manufacturer's installation requirements.
5. All shearpanelling shall extend from floor to floor or roof diaphragm (plywood above). Refer to shearframe details on plans.
6. All anchor bolts to have 2" x 2" x 3/16" plate washers.

*7 All shearpanels that exceed 300 PLF shall have min. 3x framing @ abutting panel edges and have 3x bottom plate.



STRONGWALL LEGEND

1	SW18 X 9'-8"	620#
2	SW24 X 9'-8"	960#
3	SW32 X 9'-8"	1420#

NOTE: ALL EXTERIOR WALL OPENINGS TO HAVE 4X12 #1 DF HDR UNLESS NOTED OTHERWISE. INTERIOR HDRS. TO BE 4X6 UNLESS NOTED

FIRST FLOOR PLAN W/ FRAMING

ALL WINDOWS TO BE DUAL GLAZED PER T24 SCHEDULE PER PLAN & ELEVATIONS

I HAVE REVIEWED THESE PLANS FOR GENERAL CONFORMANCE TO MY STRUCTURAL CALCULATIONS FOR THIS BUILDING. ARCHITECTS LIABILITY IS LIMITED TO THE SCOPE OF THOSE CALCULATIONS

LICENSED ARCHITECT WILLIAM A. TORREY EXP. 11/30/07 C18692 STATE OF CALIFORNIA

JUN 15 2006

PARCEL 2 VALLEYVIEW LANE
LOS OSOS CA.
PRELIMINARY DRAWINGS

FLOOR PLAN
/ FRAMING

PN 0388

SHEET S-5

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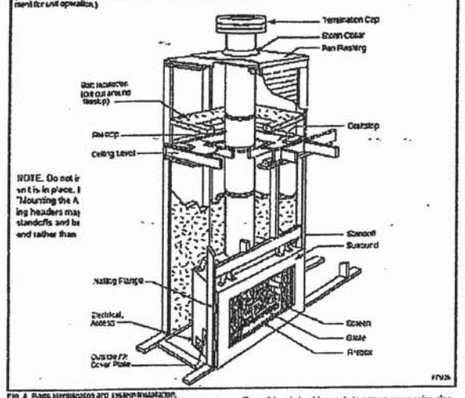
Parts Identification and Chase Installation

(Insulation methods shown are optional for cold climate, not a requirement for unit operation.)



NOTE. Do not i
ent is in place. I
"Mounting the A
ing headers may
standoffs and be
end rather than

Fig. 4 Parts identification and system installation.

Gas Line Installation

This appliance must be isolated from the gas supply piping system by closing its individual manual shut off valve during any pressure equal to or less than 1/2 psig (3.45 kPa).

The appliance and its individual shutoff valve must be disconnected from the gas supply piping system during any pressure testing of that system at test pressures in excess of 1/2 psig (3.45 kPa).

If gas piping from the source to the appliance location has not been accomplished, install the required pipe.

Consult local plumbing code to assure proper pipe size.

The gas pipeline can be brought in through the right side of the appliance. An access hole is provided to allow for the gas pipe installation and testing of any gas connection. It is most convenient to bring the gas line in from the right side, as this allows fan installation or removal without disconnecting the gas line.

NOTE: The gas line connection can be made with properly fitted 3/8" copper tubing, 1/2" rigid pipe or an approved flex connector, then reduced to 3/8" to the appliance. Because some municipalities have some additional local codes, it is always best to consult your local authority.

7412955 7

GBR36 Series Gas Appliance

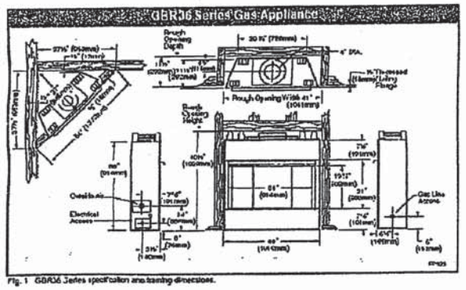
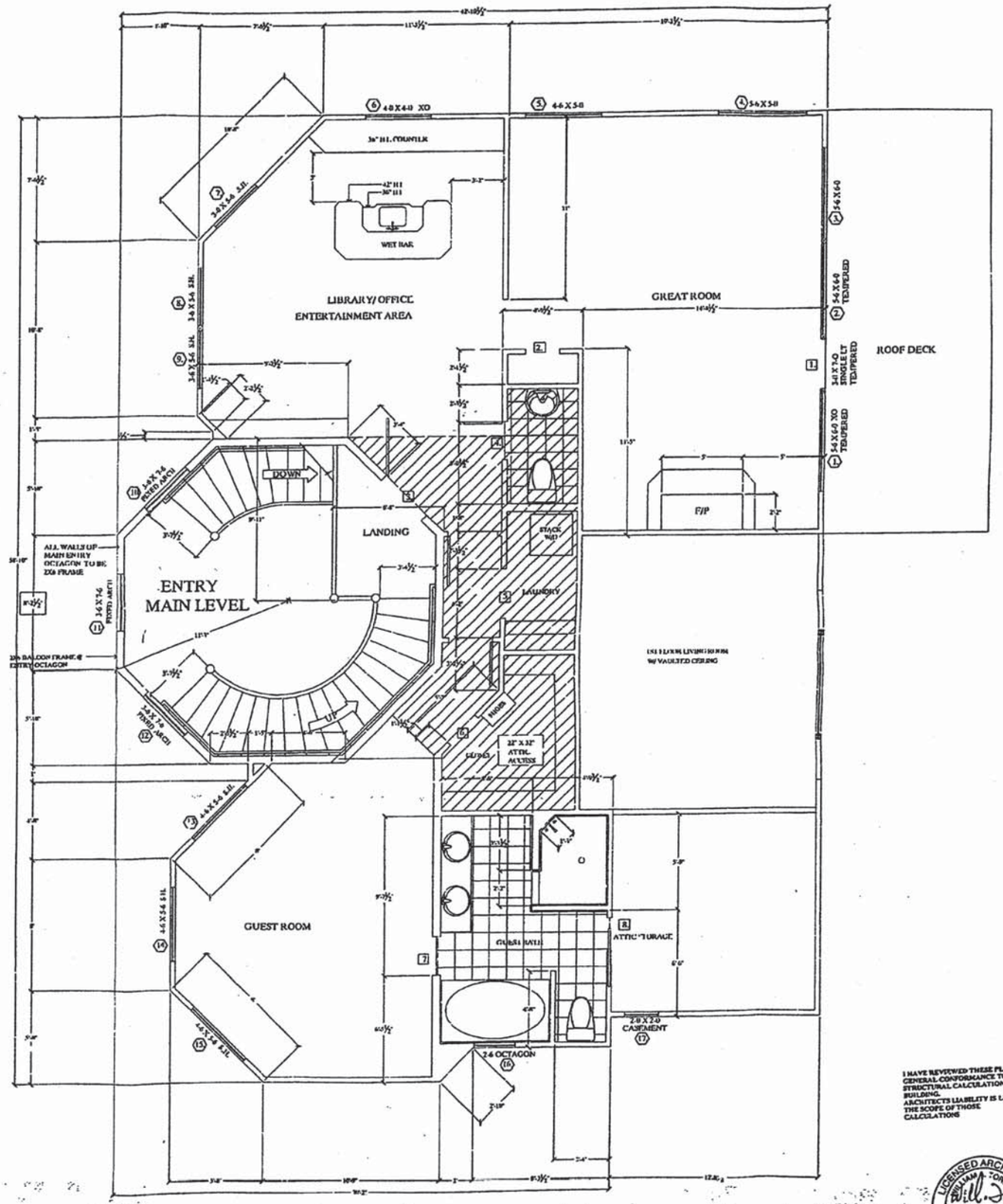


Fig. 1 GBR36 Series specification and framing dimensions.



2ND FLOOR PLAN

HATCHED AREA = DROP CEILING TO 7'-6"

I HAVE REVIEWED THESE PLANS FOR GENERAL CONFORMANCE TO MY STRUCTURAL CALCULATIONS FOR THIS BUILDING.
ARCHITECTS LIABILITY IS LIMITED TO THE SCOPE OF THOSE CALCULATIONS

LICENSED ARCHITECT
WILLIAM TORRES
EXP. 11/30/07
C18892
STATE OF CALIFORNIA

JUN 15 2006

2ND FLOOR PLAN
ROOF FRAMING LAYOUT

PN 0388

SHEET

S-7

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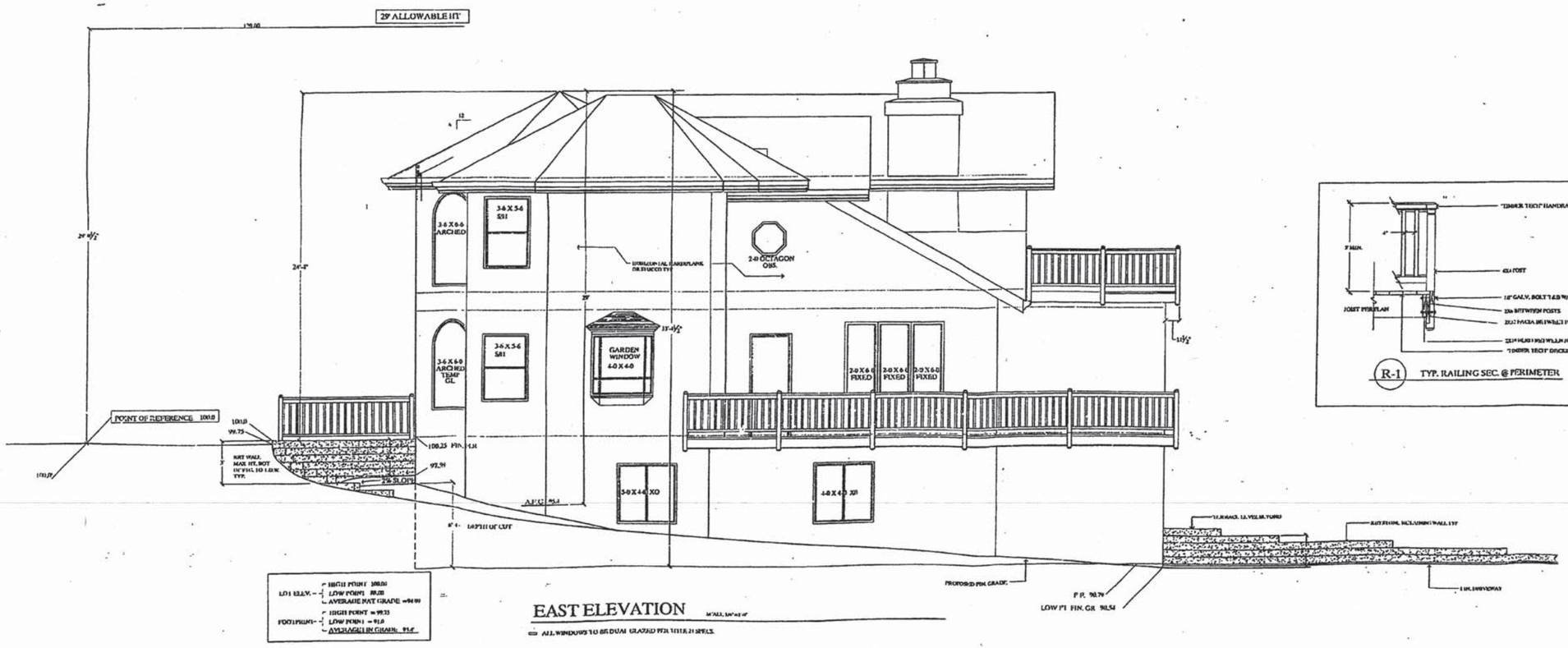
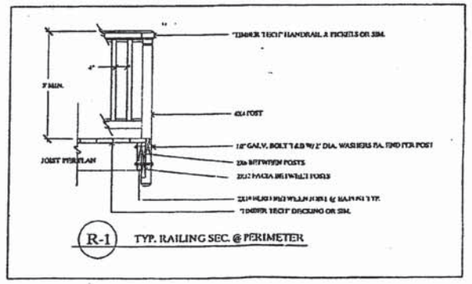
SOUTH ELEVATION

ALL WINDOWS TO BE DUAL GLAZED PER TITLE 24 SPECS.



EAST ELEVATION

ALL WINDOWS TO BE DUAL GLAZED PER TITLE 24 SPECS.



R-1 TYP. RAILING SEC. @ PERIMETER

JUN 15 2006

I HAVE REVIEWED THESE PLANS FOR GENERAL CONFORMANCE TO MY STRUCTURAL CALCULATIONS FOR THIS BUILDING. ARCHITECTS LIABILITY IS LIMITED TO THE SCOPE OF THOSE CALCULATIONS

LICENSED ARCHITECT WILLIAM D. SPEAR EXP. 11-08-07 C18092 STATE OF CALIFORNIA

DRAWING BY:

DATE

ELEVATIONS

SCALE 1/4"=1'-0"

SHEET

S-9

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NORTH ELEVATION

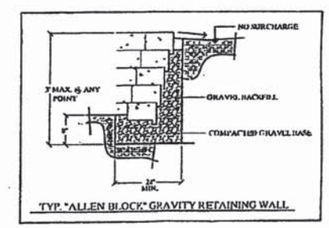
SCALE 1/8"=1'-0"

ALL WINDOWS TO BE DUAL GLAZED PER TITLE 24 REQ'S.

WEST ELEVATION

SCALE 1/8"=1'-0"

ALL WINDOWS TO BE DUAL GLAZED PER TITLE 24 REQ'S.



TYP. "ALLEN BLOCK" GRAVITY RETAINING WALL

DRAWING BY:

DATE:

SHEET TITLE

ELEVATIONS

SCALE: 1/4"=1'-0"

SHEET

S-9.1

BTF resident with notification that version water notifications now

ARCHITECTURAL NOTES

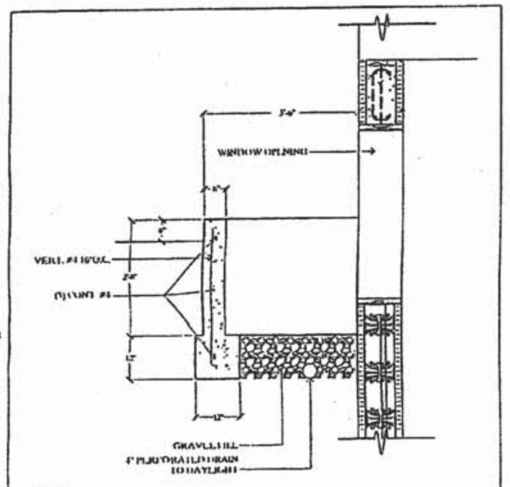
1. EXTERIOR SHEATHING AT WALLS SHALL HAVE A WEEP SCREED AT OR BELOW THE FOUNDATION PLATE LINE AND 4" MIN ABOVE EARTH, OR 2" MIN ABOVE PAVED AREAS THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
2. ATTIC ACCESS SHALL BE A MIN OF 22" X 30" AND SHALL HAVE A MIN 30" CLEAR HEAD ROOM ABOVE THE OPENING.
3. PROVIDE ATTIC VENTILATION AREA EQUAL TO 1/150 OF AREA TO BE VENTILATED (1/300 ALLOWED WITH 50 % OF REQUIRED AREA IS LOCATED 3' ABOVE EAVE VENTS)
4. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL. AREAS WITHIN 24" OF DOORS, WITHIN SHOWER ENCLOSURES & GLAZING IN STAIR LANDINGS & WITHIN 5'-0" OF THE BOTTOM & TOP OF STAIRWAYS.
5. LAUNDRY CHUTES AND DUMBWAITER SHAFTS WITH A CROSS SECTION AREA OF NOT MORE THAN 9 SQ. FT. MAY BE OF EITHER THE ONE HOUR FIRE RESISTIVE WALL CONSTRUCTION OR MAY HAVE THE INSIDE LAYERS OF THE APPROVED FIRE-RESISTIVE ASSEMBLY REPLACED BY A LINING OF NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL WITH ALL JOINTS LOCK-LAPPED. THE OUTSIDE LAYERS OF THE WALL SHALL BE AS REQUIRED FOR THE APPROVED CONSTRUCTION. ALL OPENINGS INTO ANY SUCH ENCLOSURE SHALL BE PROTECTED BY NOT LESS THAN A SELF CLOSING WOOD DOOR 1-3/8" THICK OR EQUIVALENT.
6. PROVIDE AT LEAST ONE EXIT DOOR WITH A MIN. WIDTH OF 3' AND 6'8" HEIGHT MIN CAPABLE OF OPENING 90 DEGREES.
7. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 8" LOWER THAN THE FLOOR LEVEL, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING. LANDINGS AND DOORS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR AND A LENGTH NOT LESS THAN 36".
8. BEDROOMS, LIVING ROOMS, KITCHENS, DINING ROOMS, FAMILY ROOMS, AND OTHER HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS, WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS A MIN. OF 5 SQ. FT. OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING TWO AIR CHANGES PER HOUR.
9. BEDROOMS, LIVING ROOMS, DINING ROOMS, FAMILY ROOMS AND OTHER HABITABLE ROOMS SHALL BE PROVIDED WITH A NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 1/10 OF THE FLOOR AREA OF SUCH ROOMS WITH A MIN. OF 10 SQ. FT.
10. EACH SLEEPING ROOM SHALL BE PROVIDED WITH AT LEAST ON EXTERIOR OPENING THAT HAS A MIN CLEAR OPENABLE AREA NOT LESS THAN 5.7 SQ. FT. & A MIN. NET CLEAR OPENING HEIGHT OF 24" MIN. NET CLEAR OPENING WIDTH 20" THE SILL HT. TO BE 44" MAX.
11. BATHROOMS, TOILET COMPARTMENTS, AND LAUNDRY ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS OF AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH A MIN. OF 1 1/2 SQ. FT. OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HR.
12. HABITABLE ROOMS OR AREAS SHALL HAVE A CEILING HT. OF NOT LESS THAN 7'6" EXCEPT AS OTHERWISE PERMITTED IN THE SEC. 1208.2
13. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE ROOM THAT HAS A MIN. FLOOR AREA OF 120 SQ.FT. ALL OTHER HABITABLE ROOMS EXCEPT KITCHENS SHALL HAVE A MIN. FLOOR AREA OF 70 SQ.FT. AT LEAST DIMENSION OF 7'
14. WATER CLOSET COMPARTMENTS SHALL BE A MIN OF 30" WIDE WITH A MIN OF 24" CLEARANCE IN FRONT OF THE STOOL.
15. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70" MIN ABOVE THE DRAIN INLET. HINGED SHOWER DOORS SHALL SWING OUTWARD. THE SHOWER SHALL BE A MIN OF 1024 SQ.IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" MIN DIAMETER CIRCLE.
16. OCCUPANCY SEPERATION BETWEEN A GARAGE (GROUP U) AND HOUSE (GROUP R-3) SHALL BE OF ONE HOUR CONST. ON GARAGE SIDE WITH A SELF CLOSING, TIGHT FITTING, SOLID CORE, WOOD DOOR 1-3/8" MIN THICKNESS OR SIMILAR FIRE RATED DOOR. WHERE THE SEPERATION IS A FLOOR CEILING ASSEMBLY, THE CEILING AND ALL SUPPORTING BEAMS, POSTS AND WALLS MUST BE PROTECTED.
17. EXPOSED HEAVY-TIMBER MEMBERS IN THE GARAGE, COMPLYING WITH TYPE IV CONSTRUCTION NEED NOT BE COVERED WITH FIRE-RATED MATERIAL. MIN. NOMINAL SIZE MEMBER SHALL BE 6X8 FOR COLUMNS, 6X10 FOR FLOOR BEAMS, AND 4X6 FOR ROOF BEAMS.
18. A PRIVATE GARAGE SHALL NOT HAVE AN OPENING INTO ANY ROOM USED FOR SLEEPING PURPOSES.
19. CARPORTS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SEC. 312 EXCEPTION 3
20. SKYLIGHTS SHALL COMPLY WITH CBC SEC. 2409 FOR GLASS SKYLIGHTS, OR WITH CBC SEC. 2603.7 FOR PLASTIC SKYLIGHT. PROVIDE ICBO APPROVAL NUMBER.
21. CORNICES, EAVE OVERHANGS, EXTERIOR BALCONIES AND SIMILAR ARCHITECTURAL APPENDAGES EXTENDING CLOSER THAN 5' TO THE PROPERTY LINE SHALL BE OF 1-HOUR OR HEAVY TIMBER CONST. SUCH PROJECTIONS SHALL NOT EXTEND CLOSER THAN 2' TO THE PROPERTY LINE. EAVES OVER WINDOWS REQUIRED FOR LIGHT OR VENTILATION SHALL NOT PROJECT CLOSER THAN 30" TO A SIDE OR REAR PROPERTY LINE.
22. SMOKE DETECTORS SHALL BE PROVIDED IN ALL SLEEPING ROOMS, IN AREAS GIVING ACCESS TO SLEEPING ROOMS, IN BASEMENTS, ON EACH STORY, ON THE UPPER LEVEL OF SPLIT LEVEL HOUSES, ON THE CEILING IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING AND HAVE A BATTERY BACKUP.
23. APPROVED NUMBERS AND ADDRESSES SHALL BE PROVIDED PLAINLY VISIBLE FROM THE STREET.
24. VERIFY COMPLIANCE WITH LOCAL BUILDING REQUIREMENTS. (SEE ELEVATION SHEET)
25. PRIOR TO ROOF-NAILING OR FRAMING INSPECTION VERIFY BY A QUALIFIED ENGINEER THAT THE MEASURED HEIGHT OF THE BUILDING IS IN ACCORDANCE WITH THE APPROVED PLANS. SUBMIT A LETTER OF COMPLIANCE WITH THE LOCAL BUILDING DEPT. AS REQUIRED.
26. A BACKWATER VALVE SHALL BE REQUIRED IF NOT EXISTING.
27. HOSE BIBBS SHALL BE PROTECTED BY APPROVED NON-REMOVABLE TYPE OF BACKFLOW PREVENTION DEVICE.

GENERAL NOTES

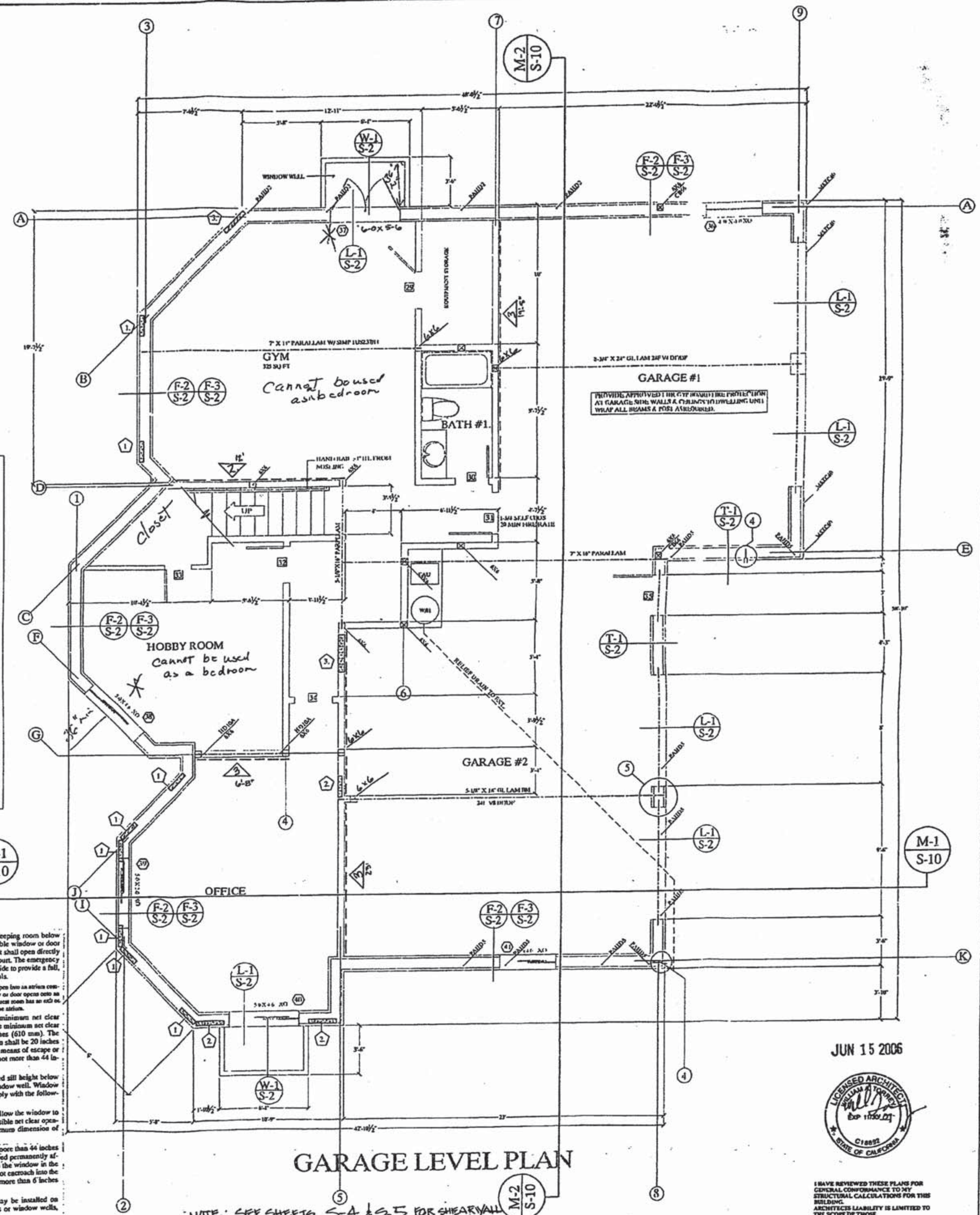
1. THE GENERAL CONTRACTOR AND/OR EACH SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE OWNER OR DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCY.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYP DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF 2001 CA. UBC, 2001 CA. MECHANICAL CODE, 2001 CA. ELECTRICAL CODE, 2001 CA. ENERGY CODE TITLE 24
5. APPROVAL BY THE BUILDING INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR AMBIGUOUS MUST BE REFERED TO THE DESIGNER OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
6. VIBRATION EFFECTS OF MECHANICAL EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE DESIGNER OR ENG. THIS INFORMATION MUST BE REQUESTED BY THE OWNERS PRIOR TO CONSTRUCTION AND PROVIDED BY THE MFG. OR APPROPRIATE SUPPLIER.
7. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUB CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ANY AND ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS RELATED TO THE WORK PROCEDURE. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.
8. THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
9. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQ. FT. PROVIDE ADEQUATE BRACING AND/OR SHORING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
10. CONSTRUCTION DOCUMENTS IDENTIFIED AS "BID SET" ARE NOT CONSTRUED AS BEING THE COMPLETED OR FINAL DRAWINGS AND THEY SHALL NOT BE IN ANY WAY USED AS SUCH.
11. ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A LATERAL LOAD OF 20 LBS. PER LIN. FT. APPLIED HORIZONTALLY AT A RIGHT ANGLE TO TOP RAIL. (50 LBS. FOR COMMERCIAL)
12. THESE PLANS ARE INTENDED SOLELY FOR THE USE OF THE OWNERS FOR CONSTRUCTION AND ARE EXPRESSLY NOT INTENDED FOR USE IN MARKETING. EXTERIOR ELEVATIONS AND OTHER DETAILS OF THESE PLANS ARE ONLY A REPRESENTATION AND MAY VARY SIGNIFICANTLY FROM THE ACTUAL CONSTRUCTION.
13. SLAB ON GRADE REQUIREMENTS TO BE PER THE SOIL ENGINEERS RECOMENDATIONS SOLELY. THE SLAB ON GRADE IS A NON-STRUCTURAL ITEM AND THEREFORE HAS NOT BEEN DESIGNED BY THE STRUCTURAL ENGINEER.
14. IN THE EVENT OF CONFLICT BETWEEN THE ARCHITECTURAL GENERAL NOTES AND THE STRUCTURAL GENERAL NOTES THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

PLUMBING & MECHANICAL

1. PROVIDE A BACKWATER VALVE IF ONE IS NOT CURRENTLY ON SITE.
2. PROVIDE A MIN. 12" X 12" ACCESS PANEL FOR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS, OR PROVIDE ALL PLUMBING FIXTURES TO HAVE RIGID JOINT CONNECTORS.
3. FIREPLACE GAS OUTLET CONTROL VALVE SHALL BE LOCATED IN THE SAME ROOM AS THE OUTLET, OUTSIDE THE REQUIRED HEARTH AREA BUT NOT MORE THAN 4' FROM SUCH OUTLET.
4. SHOW METHOD OF OBTAINING COMBUSTION AIR FOR GAS WATER HEATER AND GAS FURNACE COMPARTMENT. LOCATE WATER HEATER COMPARTMENT COMBUSTION AIR OPENINGS MUST BE LOCATED IN THE UPPER 12" OF THE COMPARTMENT ONLY. ALL COMBUSTION AIR MUST BE TAKEN FROM THE OUTSIDE, OR FROM A VENTILATED ATTIC.
5. FUEL BURNING WATER HEATERS ARE NOT PERMITTED IN BATHROOMS, CLOTHES CLOSETS, OR BEDROOMS WITH THE EXCEPTION OF DIRECT VENT WATER HEATERS.
6. GAS WATER HEATERS AND GAS FURNACES LOCATED IN GARAGES SHALL HAVE BURNERS ELEVATED 18" MIN. & PROTECTED FROM VEHICULAR IMPACT.
7. WATER HEATERS AND FURNACES LOCATED IN ATTIC OR UNDER FLOOR SPACES SHALL BE PROVIDED WITH ACCESS OPENINGS OR PASSAGEWAYS SUFFICIENT IN SIZE TO PERMIT REMOVAL OF THE LARGEST PIECE OF THE WATER HEATER OR FURNACE, OR 22" X 30" WHICHEVER IS LARGER. LOCATE THE OPENING WITHIN 20' OF THE EQUIPMENT.
8. ATTIC PASSAGEWAYS SHALL HAVE A CONTINUOUS FLOORING 24" MIN. IN WIDTH. PROVIDE A PERMANENT LIGHT OUTLET & LIGHT FIXTURE AT OR NEAR THE EQUIPMENT CONTROLLED BY A SWITCH AT THE REQUIRED OPENING.
9. TOILETS SHALL HAVE A MAX. OF 1.6 GAL. PER FLUSH. SHOWERHEAD FLOW SHALL NOT EXCEED 2.75 GAL. PER MIN. AT 40 PSI. BUILDING WATER PRESSURE SHALL NOT EXCEED 80 PSI. KITCHEN AND LAV FAUCET FLOW SHALL NOT EXCEED 2.2 GPM
10. HOSE BIBS SHALL BE PROTECTED BY APPROVED NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE.
11. COMBUSTION AIR OPENINGS SHALL CONFORM TO CMC. ... FURNACE ROOM SHALL BE 12" WIDER THAN THE FURNACE. PROVIDE A MIN. CLEAR WORKING SPACE OF 3" AT SIDES, TOP & BACK. PROVIDE A MIN. 30" WIDE WORKING SPACE ALONG THE ENTIRE FRONT OF THE FIRE BOX SIDE OF THE FURNACE WHETHER DOOR IS OPEN. PROVIDE A 30" WIDE MIN ACCESS DOOR.
12. VENT CLOTHES DRYER TO THE EXTERIOR OF THE BUILDING & EQUIP WITH A BACK DRAFT DAMPER.



W-1 WINDOW WELL & DRAIN



Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

EXCEPTION: The window or door may open into an atrium complying with Section 402 provided the window or door opens onto an exit-access balcony and the dwelling unit or guest room has an exit or exit-access doorway that does not open into the atrium.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (0.53 m²). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor.

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

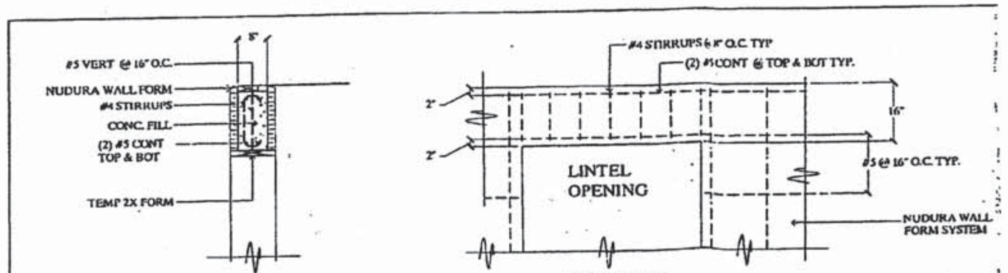
1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m²), with a minimum dimension of 36 inches (914 mm).

2. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm).

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided

1. The devices are equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge or effort; and

2. The building is equipped with smoke detectors installed in accordance with Section 310.9.



L-1 TYP DETAIL @ ALL OPENINGS

GARAGE LEVEL PLAN

NOTE: SEE SHEETS S-4 & S-5 FOR SHEARWALL @ 2ND FLOOR

JUN 15 2006

LICENSED ARCHITECT WILLIAM A. TORREY EXP 11/30/07 C18892 STATE OF CALIFORNIA

I HAVE REVIEWED THESE PLANS FOR GENERAL CONFORMANCE TO MY STRUCTURAL CALCULATIONS FOR THIS BUILDING. ARCHITECTS LIABILITY IS LIMITED TO THE SCOPE OF THOSE CALCULATIONS

DRAWN BY:
DATE
LANE

GARAGE LEVEL PLAN

1/4"=1'-0"

SHEET

S-3

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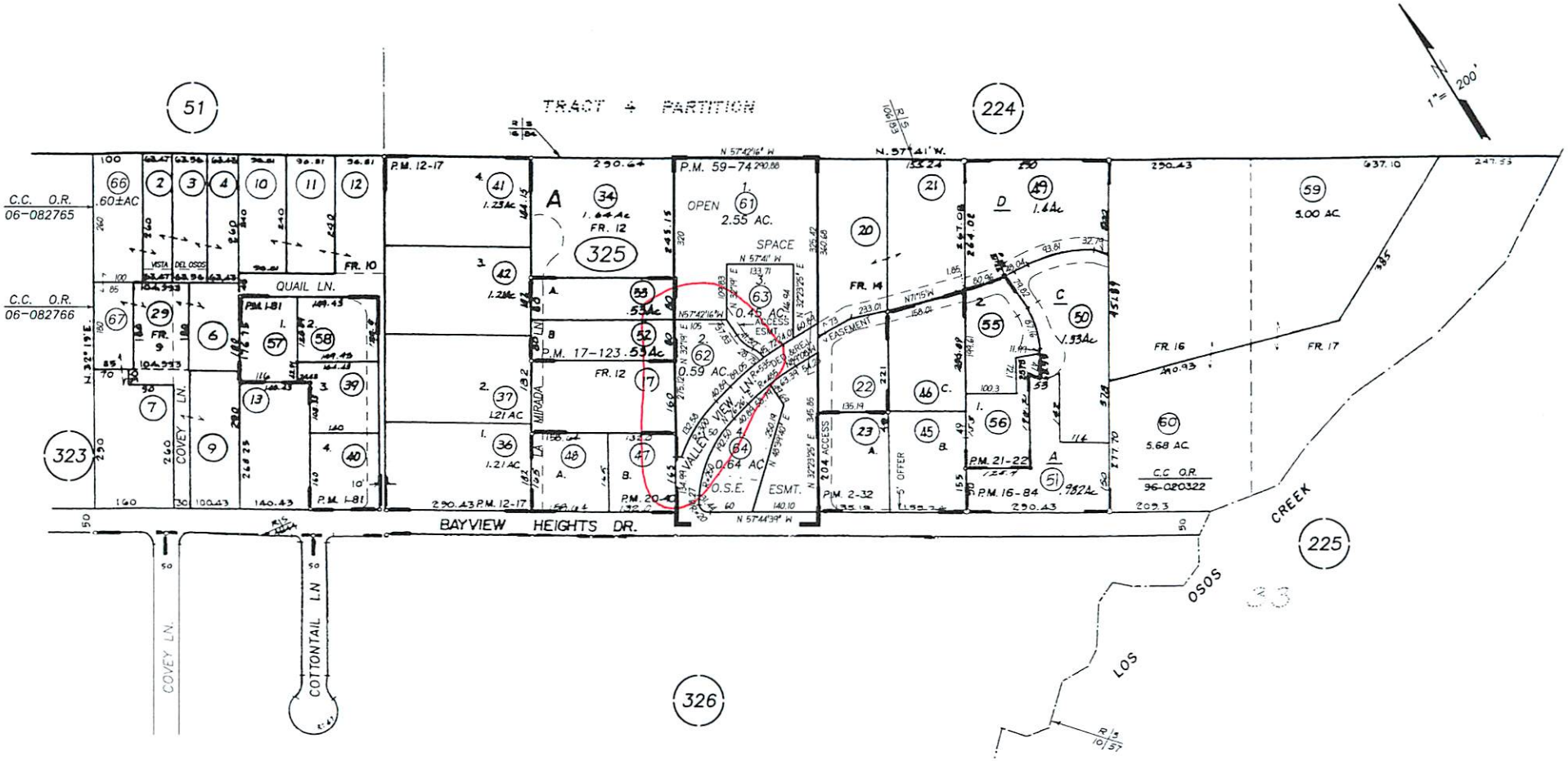


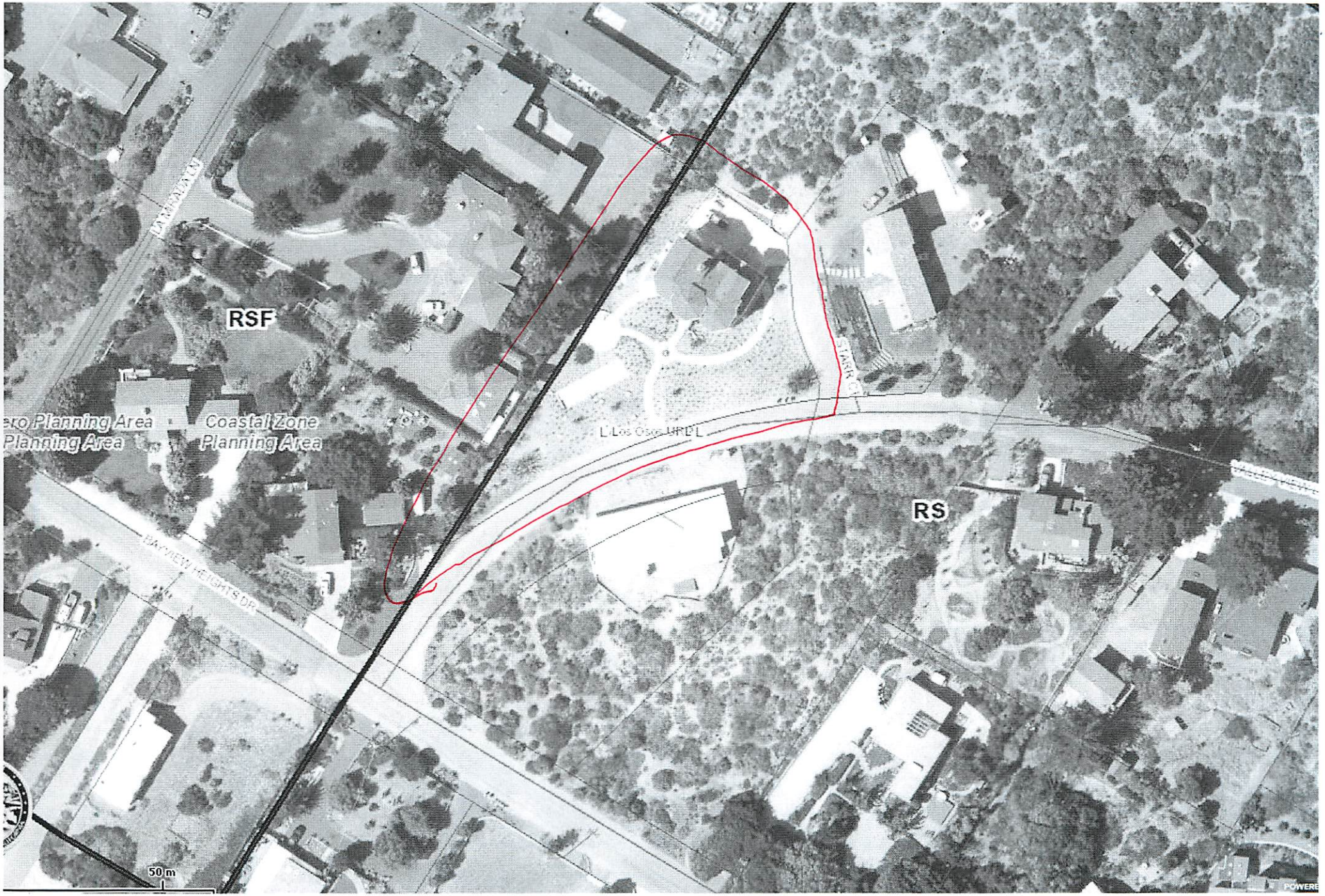
REVISIONS	
I.S.	DATE
NA	01-30-04
04-323	02-04-04
NA	04-29-09
14-143	01-08-14

100 0 200 400

JS 04-18-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

BAYVIEW HEIGHTS, R.M. Bk. 3, Pg. 67.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 074 PAGE 325


RSF
RS
ero Planning Area
Planning Area
Coastal Zone
Planning Area
L Los Osos URD L
STARR CT
BAYVIEW HEIGHTS DR
50 m

Parcel Summary Report For Parcel # 074-325-062

7/21/2014
8:24:45AM

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	AVREA JOHN W 1492 VALLEY VIEW DR LOS OSOS CA 93402-4414
OWN	AVREA MICHELE C

Address Information

Status	Address
P	01492 VALLEY VIEW LN LSOS

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CO-	055	0002	Los Osos	Estero Plannin	RS	LCP	CAZ	Y		
074325	062	0002	Los Osos	Estero Plannin	AS			N		

Parcel Information

Status	Description
Active	PM 59/74-75 PAR 2

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
NO. 02
LOS OSOS, ZONE B
AREA NO. 21
LOS OSOS, ZONE J
LOS OSOS, ZONE K

Parcel Summary Report For Parcel # 074-325-062

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

LOS OSOS

Case Information

Case Number:	Case Status:	
COD2007-00309	CLD	Primary Parcel

Description:
CONSTRUCTION IN SETBACK

COD2007-00353	CLD	Primary Parcel

Description:
DUPLICATE CASE OPENED IN ERROR

COD2010-00736	CLD	Primary Parcel

Description:
GRADING WITHOUT A PERMIT-LANDSCAPING PROJECT

DRC2014-00005	REC	Primary Parcel

Description:
VACATION RENTAL

PMT2005-02363	FNL	Primary Parcel

Description:
SINGLE FAMILY DWELLING W/ATT GARAGE & MINOR GRADING/ RETAINING WALLS < 3'/ 4 BEDROOMS/ GYM AND HOBBY ROOMS IN BASEMENT - TEMPORARY TRAILOR ON PROPERTY

PMT2006-01918	FNL	Primary Parcel

Description:
FIRESPRINKLERS FOR SINGLE FAMILY DWELLING AND GARAGE PMT2005-02363/ NFPA 13D 1999 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE HOUSE RFC43 RA0612/ GARAGE F1 RES 49 R3516

PMT2010-01882	FNL	Primary Parcel

Description:
AS BUILT MINOR GRADING FOR LANDSCAPING & NEW GAS LINE FOR FIRE PIT***RTB**

SEP2010-00033	ISS	Primary Parcel

Description:
Septic Inspection

ZON2013-00497	APV	Primary Parcel

Description:
MASSAGE THERAPIST

D010160	ERR	Related Parcel

Description:
ENTERED IN ERROR

Parcel Summary Report For Parcel # 074-325-062

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

D950241P WIT Related Parcel

Description:

TAKEN IN ERROR SHOULD BE ROAD NAME CASE

PMT2002-12210 CAN Related Parcel

Description:

MAJOR GRADING - CO95-055

S950083Q EX5 Related Parcel

Description:

SUBDIVISION 4 LOT CLUSTER

S950163N RDD Related Parcel

Description:

PROP ROAD NAME - STAR COURT