



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/14/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00012 DAY – Proposed minor use permit for a new 2485 sf single family residence with attached 840 sf garage. Site location is 3263 Shearer Ave, Cayucos. APN: 064-427-046

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

MINOR USE PERMIT

NEW 2485 SQ SFR W/ ATTACHED 840 SF GARAGE EST/ CAYU

GS LCP RSF

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

Applicant Name John Day / J. Ten Broeck Inc. Daytime Phone 555.3155
 Mailing Address 4568 Spanish Oaks SLO Zip Code 93401
 Email Address: jday910@gmail.com

Agent Name John Mac Donald Daytime Phone 925.1398
 Mailing Address 2813 Santa Barbara Canyon Zip Code 93430
 Email Address: jmacdon@charter.net

PROPERTY INFORMATION

Total Size of Site: 3600 sq ft Assessor Parcel Number(s): 06A-427-046
 Legal Description: Lot 32 Block 15 M 9 & 3
 Address of the project (if known): 3263 Shearer, 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.: Shearer Ave off Cheney

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 2485 sq. ft. SFR
w/ ATTACHED 840 sq. ft. 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 _____

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): N/A

Describe existing and future access to the proposed project site: Shearer Ave

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: Residential South: ↓
East: u West: _____

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1798 sq. feet 50 % Landscaping: 1360 sq. feet 41 %
Paving: 390 sq. feet 9 % Other (specify) _____
Total area of all paving and structures: 2140 sq. feet acres
Total area of grading or removal of ground cover: 2140 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 10'

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

Community System - List the agency or company responsible for provision: CDA-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: NA 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: 3
Total floor area of all structures including upper stories, but not garages and carports: 2405 s.f.
Total of area of the lot(s) minus building footprint and parking spaces: 1802 s.f.

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 3600 acres S-F
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Shearer Ave

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? 1
- 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: +/- 20' Location of connection: Shearer Ave
- 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 USD
2. Location of nearest police station: Garage ~~Garage~~ 1/2 mile Cayucos Dr.
3. Location of nearest fire station: EDF - 1/2 mile
4. Location of nearest public transit stop: Ocean Ave +/- 1 mile
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 *: Title 24: Green build

*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 :

J. TENBROECK, INC.

CAYUCOS, CALIFORNIA.

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 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.

PROPOSED RESIDENCE FOR J. TENBROECK, INC. 3263 SHEARER AVENUE CAYUCOS, CA

GENERAL NOTES

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2010 CBC CODE, 2010 CMC CODE, 2010 CFC, 2010 CEC, 2010 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 DOCUMENTS.
- 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 GANTRIES 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 ITEMS 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 GALVANIC PROTECTION BETWEEN DISSIMILAR 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, TRIMMINGS, HOLDINGS, FRAMES, CASTING, ETC. SHALL BE PAINTED.
- SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CORROSIVE SOILS. ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTION.
- SPECIFY WEATHER-RESISTANCE BARRIER AT ALL EXTERIOR WALLS (IBC 1402.1). 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 10-3 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 10-3(3).
- ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" ICBO 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 - SECTION 700.1.
- 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 ALL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE P.F.G. REDWOOD OR PRESSURE TREATED, "WOLMANIZED", C.B.C. SECTION 2305.4.
- ALL FRAMING LUMBER SHALL BE GRADE MARKED WITH QUALITY PER C.B.C. (CALIFORNIA BUILDING CODE) REQUIREMENTS.
- USE APPROVED FLASHING MATERIALS AT ALL EXTERIOR OPENINGS, UNLESS NOTED OTHERWISE. ALL SHEET METAL SHALL BE 24 GAUGE GALV OR BETTER, PAINTED WITH GALV. WASH PRIMER AND A ZINC DUST PRIMER, EXCEPTING PRE-FINISHED METAL AS APPROVED BY THE DESIGNER.
- PROVIDE ONE IN POUND WATERPROOF FELT MINIMUM UNDER ALL EXTERIOR COVERING.
- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF. GALVA AND FLASH WHERE NECESSARY FOR A COMPLETE AND WORKABLE INSTALLATION.
- CERTIFIED INSULATION MATERIALS - TITLE 24 SECTION 10.
- 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 WEATHERSTRIPPING.
- CONTRACTORS MUST GANG AND CONGEAL 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 REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CFC 409.2)
- ALL OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

SYMBOLS & ABBREVIATIONS

	COLUMN LINES, GRID LINES	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ASPHALTIC CONCRETE
	WINDOW SYMBOL	ADJ.	ADJACENT
	REVISION CLOUD AROUND REVISION	A.P.L.	ASSUMED PROPERTY LINE
	MATCH LINE SHADED PORTION IS THE SIDE CONSIDERED	B.C.R.	BEGIN CURB RETURN
	WORK FRONT CONTROL POINT OR DATUM POINT	B.F.	BOTTOM OF FOOTING
	SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN	B.O.F.	BOTTOM OF FABRIC BOARD
	DETAIL NUMBER	BRD.	BETWEEN
	SHEET NUMBER	C.B.	CATCH BASIN
	CONCRETE	C.O.	CENTERLINE
	MASONRY VENEER	C.L.	CLEANOUT
	CONCRETE BLOCK	CLR.	CLEAR
	GYPSUM BOARD NO DOUBLE LINES AT SMALL SCALE	C.H.U.	CONCRETE MASONRY UNIT
	BATT INSULATION	CONC.	CONCRETE
	PLYWOOD	CONT.	CONTINUOUS
	PROPERTY LINE	C.Y.	CUBIC YARD
	EXISTING GRADE NEW OR FINISHED	DET.	DETAIL
	NEW OR FINISHED CONTOURS	DN.	DOWN
	EXISTING CONTOURS	DRWG.	DRAWING
	TOP OF WALL	E.	EAST
	TOP OF CURB	E.A.	EACH
	TOP OF PAVEMENT	E.G.	EXISTING GRADE
	SIM. STD. STRUCTURAL	E.L.	ELEVATION
	TOP OF PARAPET	ELEC.	ELECTRICAL
	TOP OF FOOTING	ELEV.	ELEVATION
	TYP.	EQ.	EQUAL
	WEST	EXIST.	EXISTING
	WHERE OCCURS	EXP.	EXPANSION
	REINFORCEMENT	ETC.	ETCETERA
	RETENTION	FIN.	FINISH
	SECTION	F.G.	FINISH GRADE
		F.P.	FINISH PAVING
		FLR.	FLOOR
		F.H.	FIRE HYDRANT
		F.L.	FLOW LINE
		(F.T.C.)	FUTURE TOP OF FAVING OR CONCRETE
		(F.T.P.)	FUTURE TOP OF CURB
		FTG.	FOOTINGS
		G.	GUTTER
		GA	GAUGE
		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 CONTRACT
		O.C.	ON CENTER
		P.L.	PROPERTY LINE
		SCHDL.	SCHEDULE

RESIDENTIAL CAL GREEN MANDATORY MEASURES

JOINTS AND OPENINGS: ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN FLATES 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 VOC AND OTHER TOXIC COMPOUNDS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC 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:

- ESTABLISHED HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
- SIZE DUCT SYSTEMS ACCORDING TO ACC 29-0 OR EQUIVALENT.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-6 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 COMPETENCE 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.

APPLICABLE CODES

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CHAP. 4, 6 & 8)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA FIRE CODE (CFC)
- CALIFORNIA TITLE 24: CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- 2013 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

SHEET INDEX

SHEET #	CONTENTS
T-1	TITLE PAGE
A-1	SITE PLAN
A-2	GARAGE FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	BUILDING SECTION

PROJECT DATA

OWNER:
 J. TENBROECK, INC.
 4568 SPANISH OAKS
 SAN LUIS OBISPO, CA
 805-550-3155

LEGAL DESCRIPTION:
 3263 SHEARER AVENUE
 CAYUCOS, CA

APN 064-421-046

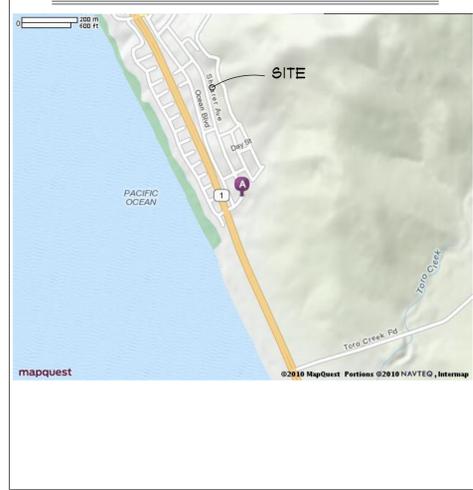
SQUARE FOOTAGE:
 SECOND FLOOR LIVING 1004 S.F.
 THIRD FLOOR LIVING 1481 S.F.
 TOTAL LIVING 2485 S.F.

GARAGE 840 S.F.
 DECKING 435 S.F.

LOT SIZE 3600 S.F.
 ALLOWABLE COVERAGE - 50% 1800 S.F.
 PROPOSED COVERAGE - 50% 1798 S.F.
 TOTAL IMPERVIOUS AREA 2140 S.F.

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.

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 :
 CARSTAIRS ENERGY
 P.O. BOX 4136
 SAN LUIS OBISPO, CA 93403
 805.904.9048

STRUCTURAL :
 ASHLEY & VANCE ENGINEERING, INC.
 860 WALNUT ST, STE C
 SAN LUIS OBISPO, CA 93401
 805.545.0010

SOILS ENGINEER:
 GeoSolutions
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.545.8559

DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
T-1
 OF 8 SHEETS

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 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.

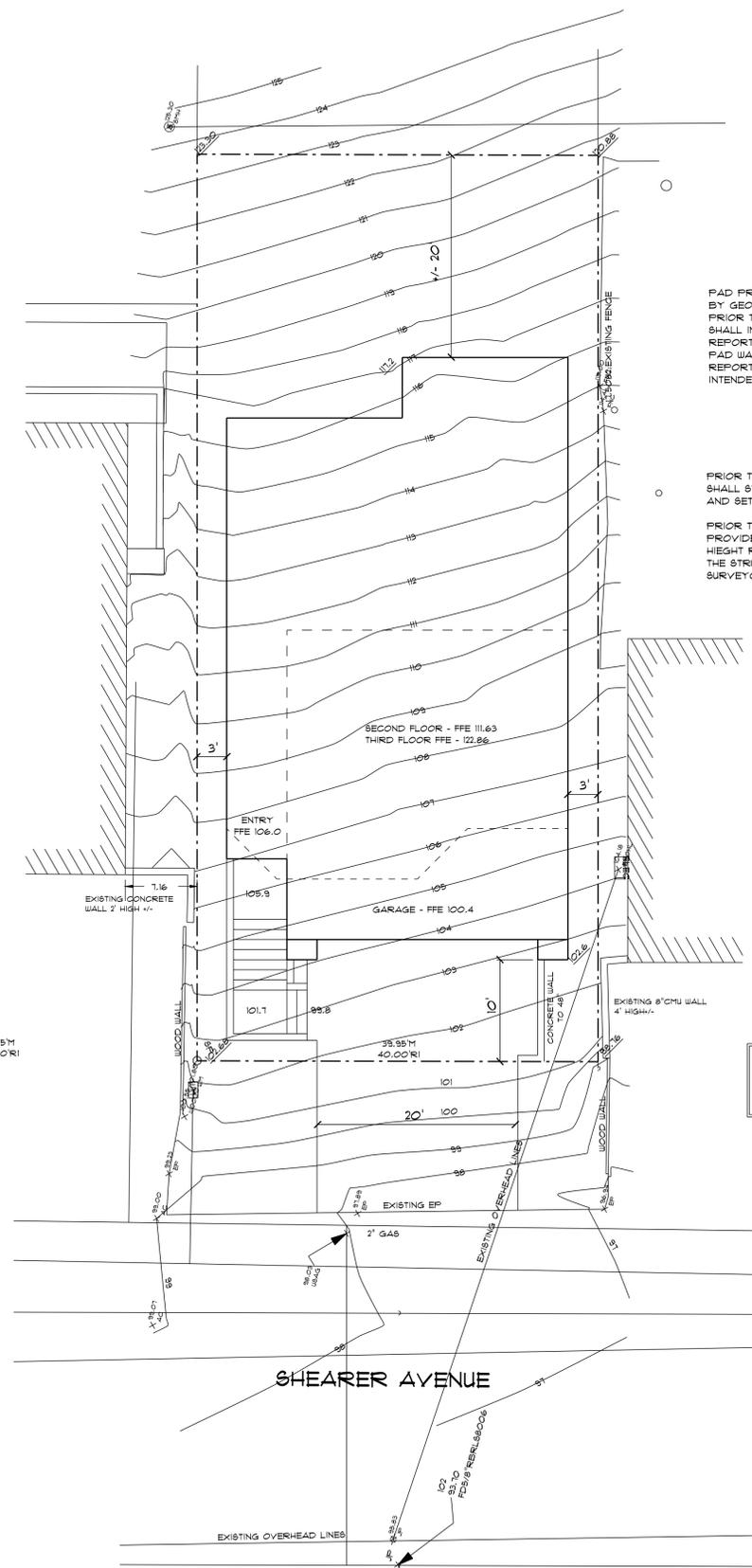
PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

SITE PLAN

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.

MAX. FLUSH VOLUMES & FLOW RATES:
 WATER CLOSETS: 1.28 GALLONS PER FLUSH (NET)
 SHOWERHEADS: 2.5 GALLONS PER MIN. @ 80 PSI
 LAVATORY FAUCETS: 2.0 GALLONS PER MINUTE @ 60 PSI
 W/ AERATORS
 KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE @ 60 PSI
 URINALS: 0.5 GALLONS PER FLUSH



PAD PREPARATION AS PER SOILS REPORT
 BY GEOSOLUTIONS DATED 2014.
 PRIOR TO PLACING STEEL REPRESENTATIVE OF SOILS FIRM
 SHALL INSPECT ALL EARTH WORK AND SUBMIT A
 REPORT IN WRITING TO BUILDING OFFICIAL THAT
 PAD WAS PREPARED IN ACCORDANCE WITH SOILS
 REPORT AND IS SUITABLE TO SUPPORT THE
 INTENDED STRUCTURE.

PRIOR TO ANY SITE DISTURBANCE, A LICENCED SURVEYOR OR CIVIL ENGINEER
 SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE
 AND SET A BENCHMARK

PRIOR TO APPROVAL OF ROOF NAILING INSPECTION, THE APPLICANT SHALL
 PROVIDE THE BUILDING INSPECTOR WITH DOCUMENTATION THAT GIVES THE
 HEIGHT REFERENCE, THE ALLOWABLE HEIGHT AND THE ACTUAL HEIGHT OF
 THE STRUCTURE. THIS CERTIFICATION SHALL BE PREPARED BY A LICENCED
 SURVEYOR OR CIVIL ENGINEER.

HEIGHT CALCULATION	
HIGH POINT	117.2
LOW POINT	102.6
AVERAGE GRADE	109.9

SITE PLAN

1/8" = 1'-0"

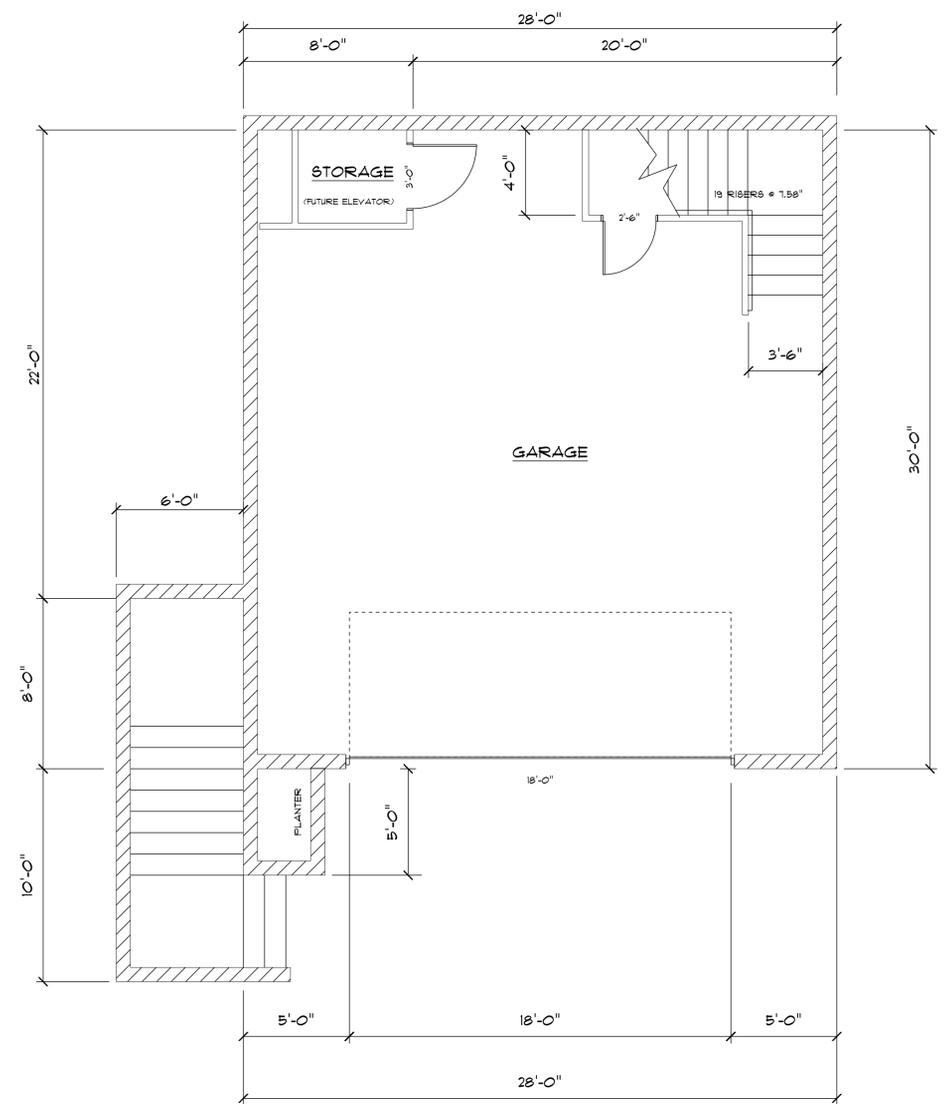
DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
A-1
 OF 8 SHEETS

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 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.



GARAGE FLOOR PLAN

1/4" = 1'-0"

PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

**GARAGE
 FLOOR PLAN**

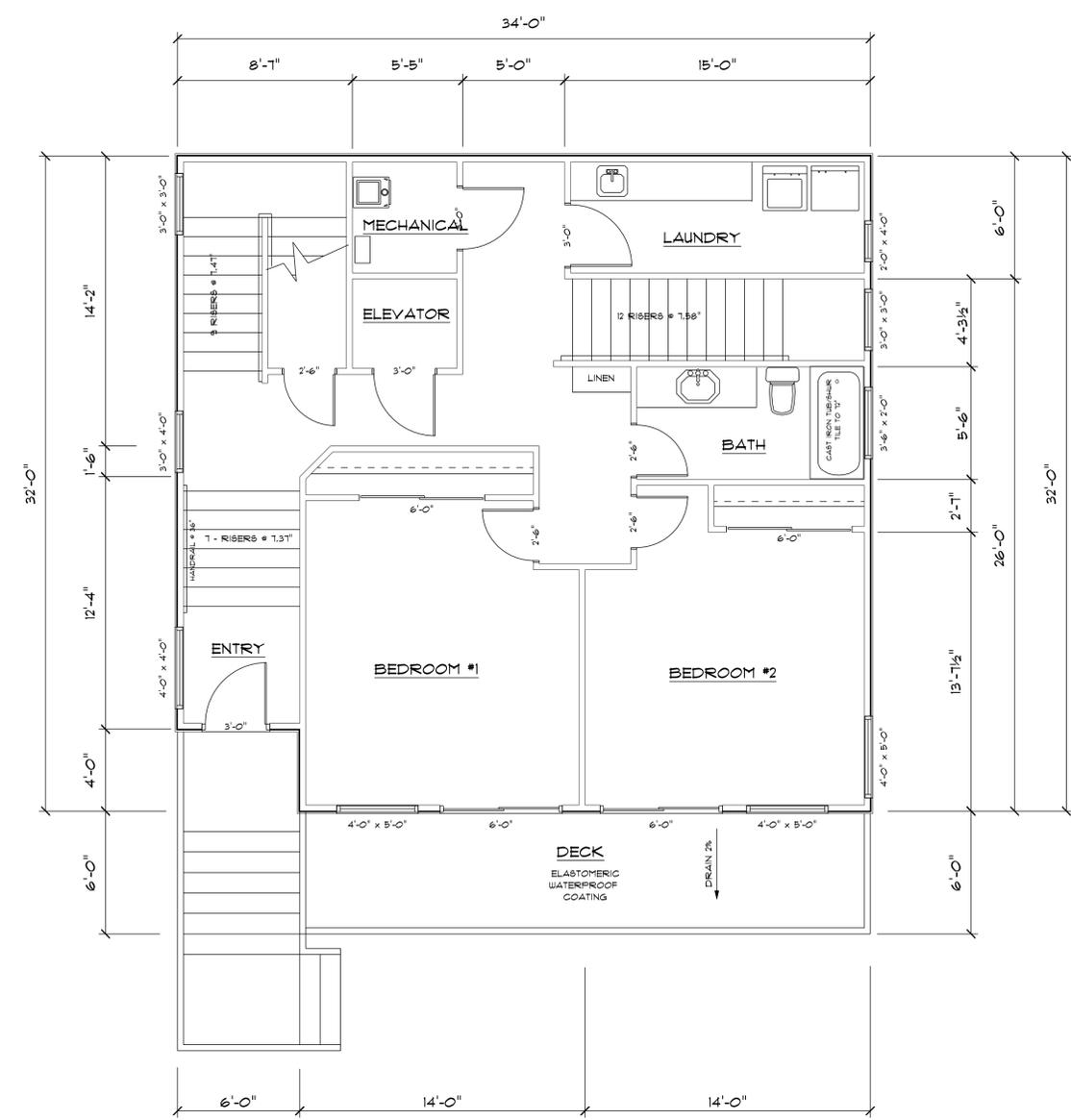
DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
A-2
 OF 8 SHEETS

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 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.



SECOND FLOOR PLAN

1/4" = 1'-0"

PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

**SECOND
 FLOOR PLAN**

DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
A-3
 OF 8 SHEETS

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

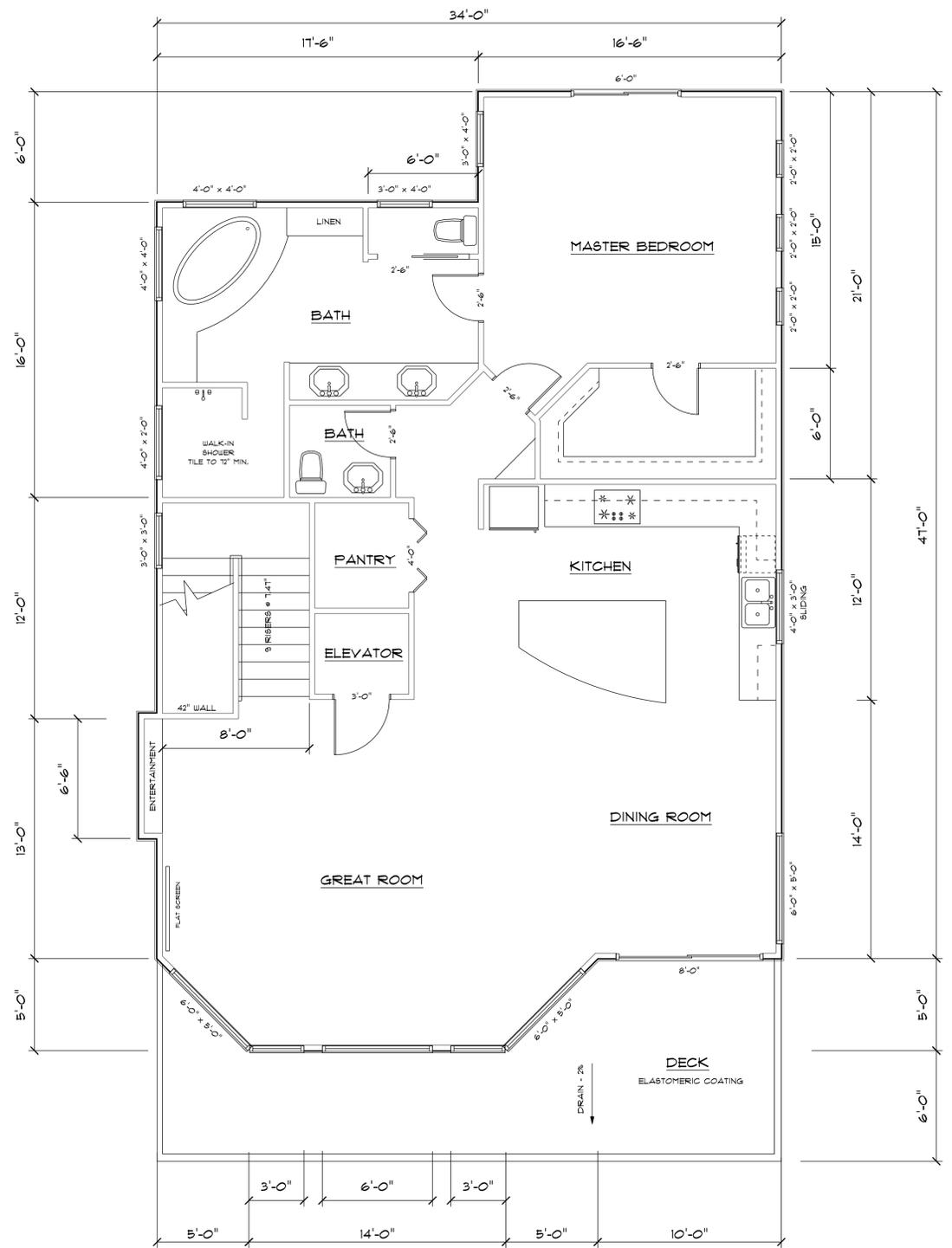
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

THIRD FLOOR
 PLAN

DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
A-4
 OF 8 SHEETS



UPPER FLOOR PLAN

1/4" = 1'-0"

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 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 AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

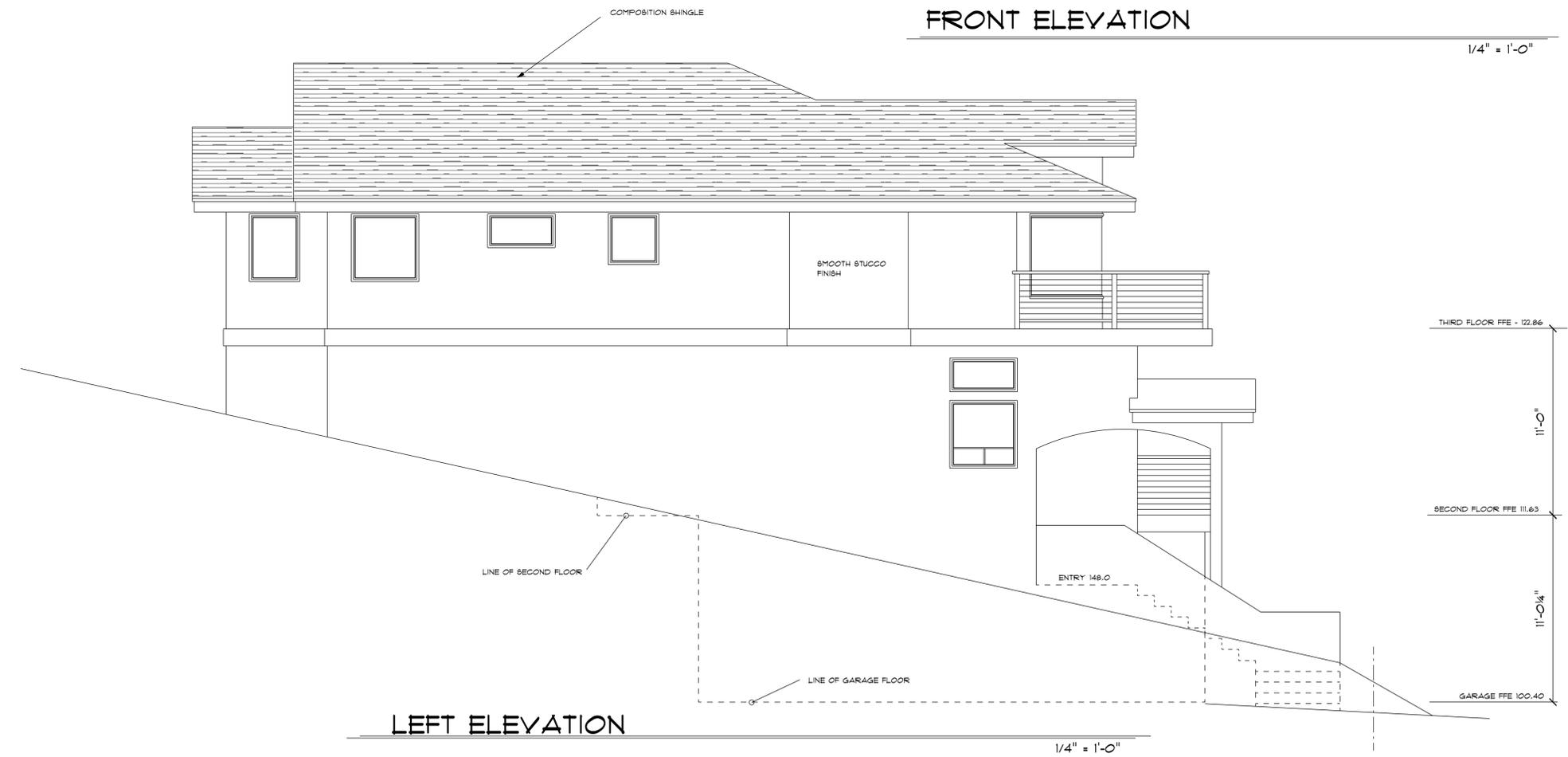
SHEET
A-5
 OF 8 SHEETS



FRONT ELEVATION

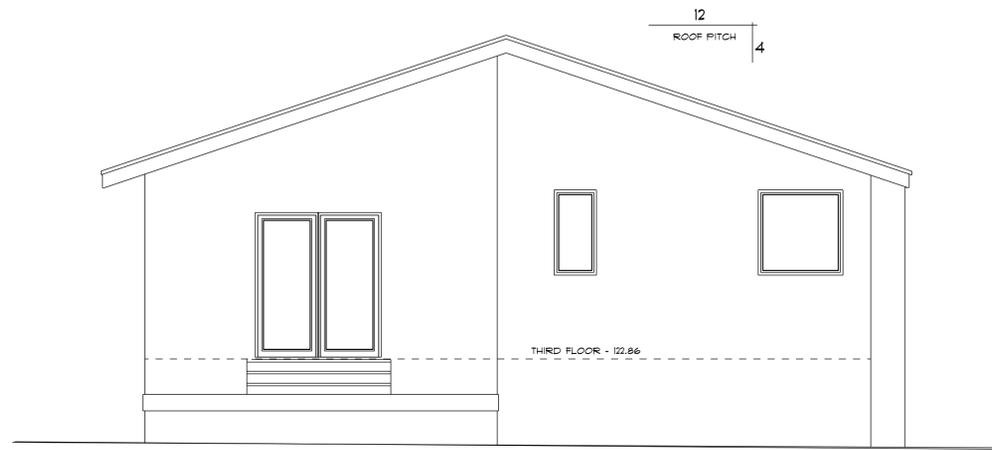
1/4" = 1'-0"

HEIGHT CALCULATION	
LOW POINT	111.2
HIGH POINT	123.6
AVERAGE GRADE	109.9
ALLOWABLE HEIGHT	28'
MAXIMUM HEIGHT	131.9



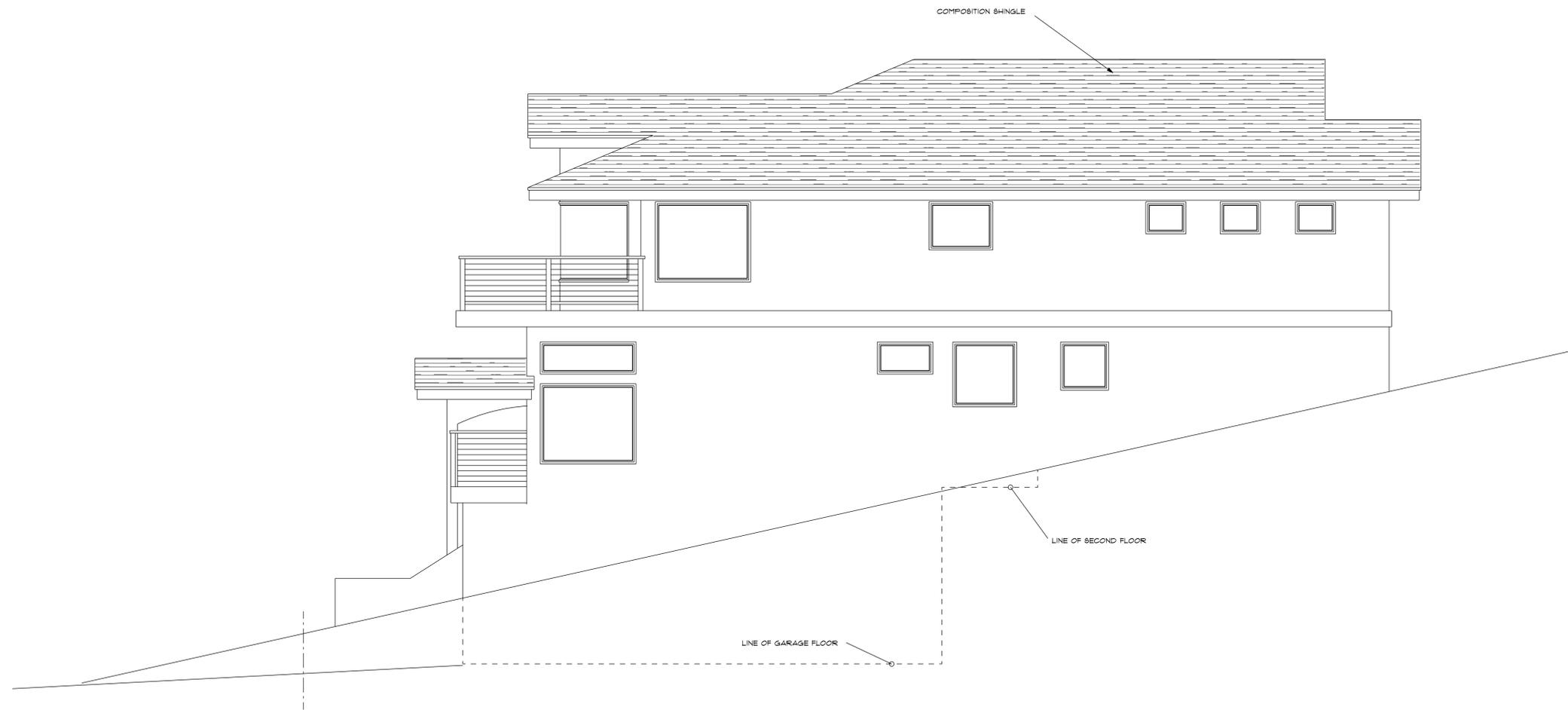
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 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.

PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
A-6
 OF 8 SHEETS

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

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

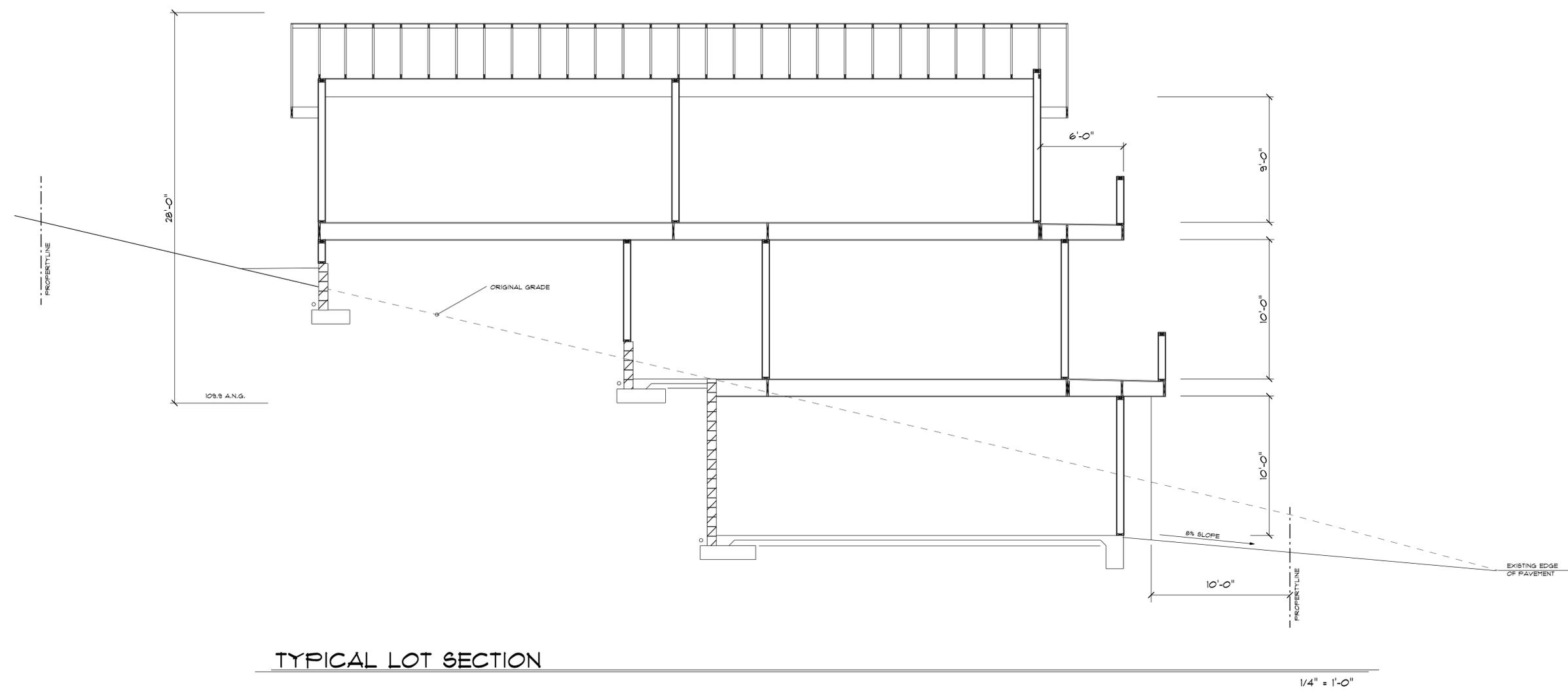
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER OR ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

PROPOSED RESIDENCE FOR
J. TENBROECK, INC.
 3263 SHEARER AVENUE
 CAYUCOS, CA

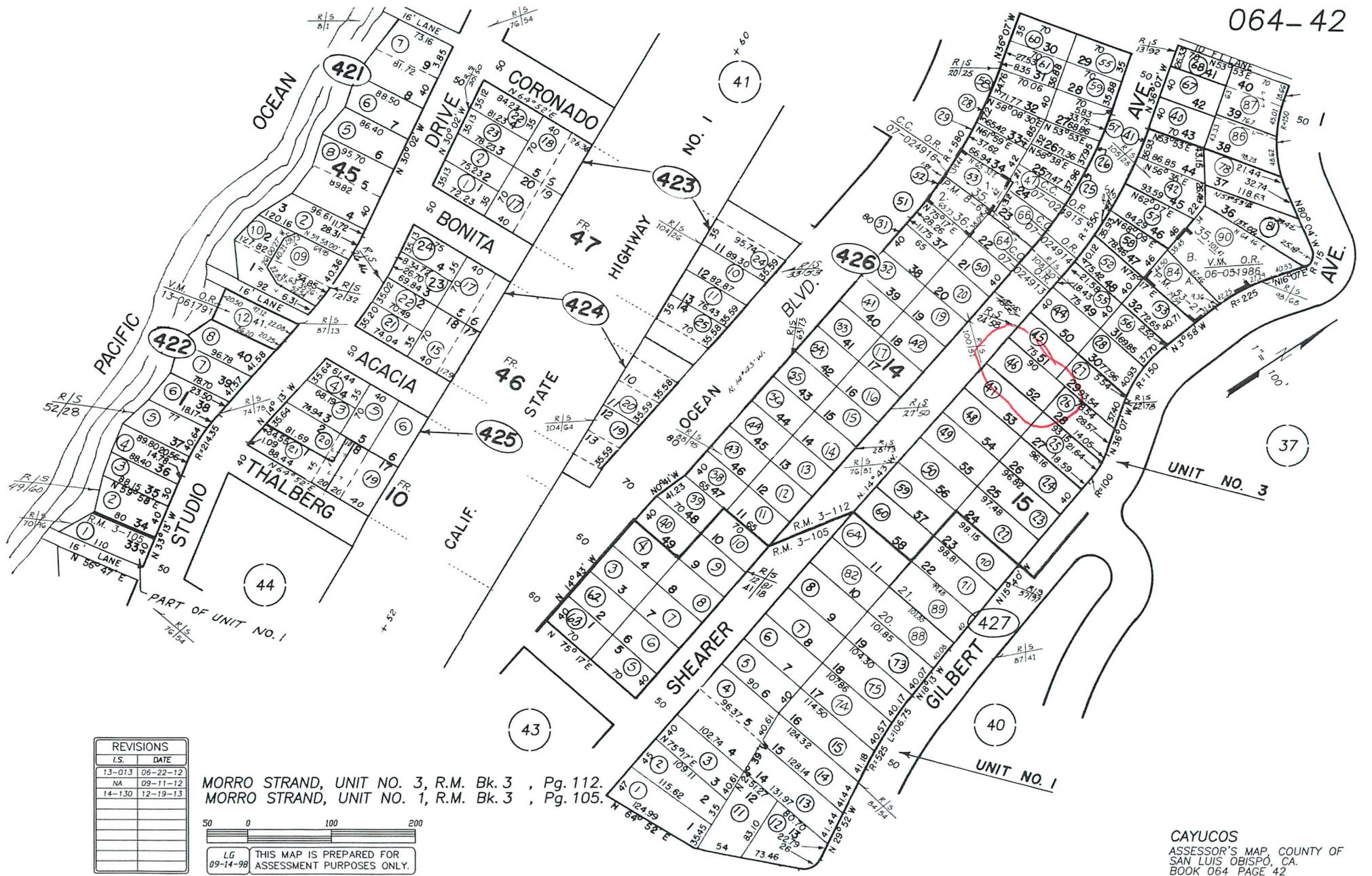
TYPICAL
 SECTION

DRAWN BY:	JHM
DATE:	8.6.14
REVISIONS	DATE

SHEET
A-7
 OF 8 SHEETS

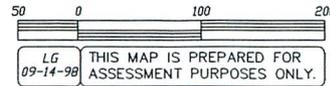


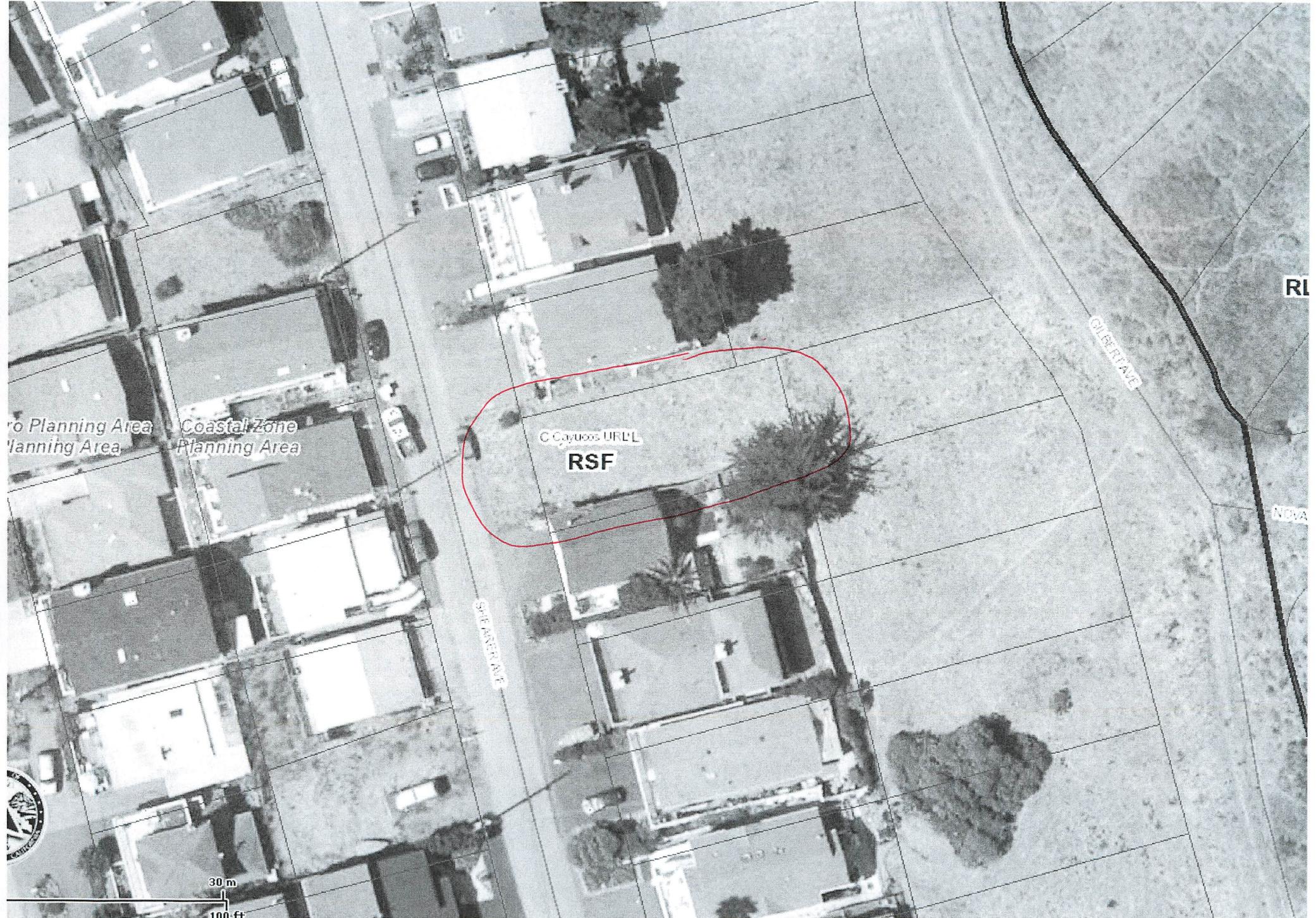
TYPICAL LOT SECTION



REVISIONS	
I.S.	DATE
13-013	06-22-12
NA	09-11-12
14-130	12-19-13

MORRO STRAND, UNIT NO. 3, R.M. Bk. 3 , Pg. 112.
 MORRO STRAND, UNIT NO. 1, R.M. Bk. 3 , Pg. 105.





Metro Planning Area

Coastal Zone Planning Area

CCayucos URLL

RSF

SILVER AVE

GILBERT AVE

NOVA

30 m

100 ft





Parcel Summary Report For Parcel # 064-427-046

8/11/2014
1:24:17PM

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 PHELPS ERIC T
 1323 DENTWOOD DR SAN JOSE CA 95118-

OWN PHELPS REVOCABLE TRUST

OWN PHELPS SUZANNE N

Address Information

<u>Status</u>	<u>Address</u>
P	03263 SHEARER AV CAYU

Lot Information:

<u>Tract / Townshp</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>
MORROST3	0015	0052	Cayucos	Estero Plannin	RSF	LCP	GS	Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	MORRO STR 3 BL 15 LT 52

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 064-427-046

8/11/2014
1:24:18PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAYUCOS
AREA NO. 10
AREA NO. 21
AREA NO. 10, ZONE A

Case Information

Case Number:

DRC2014-00012

Case Status:

REC

Primary Parcel

Description:

NEW 2485 SQ SFR W/ ATTACHED 840 SF GARAGE