SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/6/2015

TO: _____

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00021 HOLLAND – Proposed variance for a new single family residence of 3,360 sf with an attached 1,074 sf garage. Site location is 460 Chaney Av, Cayucos. APN: 064-404-012

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

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planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00021 HOLLAND MATTH
VARIANCE
VARIANCE - NEW 3360 SQFT SFR W/ 1074 SQFT GARAGE
EST/ CAYU
GS LCP RSF

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Bettina ; Matt Holland Daytime Phone _____
Mailing Address 29001 Ironwood Saugus CA Zip Code 91390
Email Address: _____

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

☒ Agent Name John MacDonald Daytime Phone 995-1398
Mailing Address 2813 Santa Barbara Cayucos Zip Code 93430
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 3500 g.f. Assessor Parcel Number(s): 064-404-012
Legal Description: Lot 29;29 Block 11 Morro Strand #1
Address of the project (if known): _____
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Chaney Ave off Hwy 1

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 3360 g.f. SFR w/ 1074 s.f. 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 _____ Date 9-22-15

FOR STAFF USE ONLY

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: Chaney Ave off Hwy 1

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: R1
East: R1 West: R1

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1720 sq. feet 60 % Landscaping: 1000 sq. feet 45 %
Paving: 700 sq. feet 5 % Other (specify) _____
Total area of all paving and structures: 2420 s.f. ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 3000 ☒ 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 District

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: 3360 s.f.
Total of area of the lot(s) minus building footprint and parking spaces: 1780 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%: _____ acres
   Steep slopes over 30%: 3500 ~~acres~~ S.C
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: _____

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? ☒ Yes ☐ No
   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: Chaney 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
2. Location of nearest police station: Sub Station Cayucos Dr
3. Location of nearest fire station: Cayucos Dr
4. Location of nearest public transit stop: Hwy 1 & Old Creek +/- .05 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.

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

*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): Variance / 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 :

BETTINA & MATT HOLLAND

CAYUCOS, CALIFORNIA.

GENERAL NOTES

1. ALL WORK,MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2010 CBC CODE, 2010 CFC, 2010 CPC, 2010 CEC , 2001 California Energy Code.
2. 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.
3. CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION OF THE DOCUMENTS.
4. 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.
5. PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
6. 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.
7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.
8. 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.
9. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, ELECTRICAL, GAS, TELEPHONE, AND CABLE TV DRAWINGS.
10. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT MANUFACTURERS.
11. GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
12. PROVIDE SALVAGE PROTECTION BETWEEN DISSIMILAR MATERIALS WHERE REQUIRED.
13. ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.
14. UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL, TRIM, TRELLAGE,RAILINGS, MOLDINGS, FRAMES, CASTING, ETC., SHALL BE PAINTED.
15. SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CORROSIVE SOILS. ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTION.
16. SPECIFY WEATHER-RESISTANCE BARRIER AT ALL EXTERIOR WALLS UBC 1402.1, NOTE 1120 (2) LAYERS OF GRADE "D" TYPE PAPER REQUIRED OVER WOOD BASED SHEATING.
17. 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 12, CHAPTER 12-13 STANDARDS FOR INSULATING MATERIAL.
18. 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 10-103(B)
19. 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
20. 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.
21. UNLESS NOTED OTHERWISE AS INDICATED, DIMENSIONS ARE TO CENTER LINES OF COLUMNS, AND TO FACE OF WALLS.
22. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE GOVERNING AGENCY'S BUILDING CODE AND ITS ADOPTIONS, AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
23. WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING SAME SHALL BE REFERED TO THE DESIGNER.
24. ANY/ALL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE R.O. REDWOOD OR PRESSURE TREATED, "GOLMANIZED" . CBC.
25. ALL FRAMING LUMBER SHALL BE GRADE MARKED WITH QUALITY PER CBC. (CALIFORNIA BUILDING CODE) REQUIREMENTS.
26. USE APPROVED FLASHING MATERIALS AT ALL EXTERIOR OPENINGS, UNLESS NOTED OTHERWISE, ALL SHEET METAL SHALL BE 24 GAUGE G.I. OR BETTER, PAINTED WITH G.I. VINYL WASH PRIMER AND A ZINC DUST PRIMER, EXCEPTING PRE-FINISHED METAL AS APPROVED BY THE DESIGNER.
27. PROVIDE ONE 15 POUND WATERPROOF FELT MINIMUM UNDER ALL EXTERIOR COVERING.
28. ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF, CAULK AND FLASH WHERE NECESSARY FOR A COMPLETE AND WORKABLE INTALLATION.
29. CERTIFIED INSULATION MATERIALS ,TITLE 24 SECTION 118.
30. INSULATION INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS . NOT MORE THAN 25 AND SMOKE NOT MORE THAN 450
31. AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND WEATHER-STRIPPING .
32. CONTRACTORS MUST GANG AND CONCEAL FROM VIEW, ROOF VENTS WHEREVER POSSIBLE.
33. ROOF DRAIN DOWN SPOUTS MUST NOT DRAIN ONTO HARD OR BE VISIBLE FROM TRAFFIC AREAS.
34. ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
35. PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CPC 608.2)

SYMBOLS & ABBREVIATIONS

COLUMN LINES, GRID LINES

DOOR SYMBOL

WINDOW SYMBOL

REVISION
CLOUD AROUND REVISION

MATCH LINE
SHADED PORTION IS THE SIDE CONSIDERED

WORK POINT
CONTROL POINT OR DATUM POINT

SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

DETAIL NUMBER
SHEET NUMBER

KEYNOTES

CONCRETE
MASONRY VENEER
CONCRETE BLOCK

GYPSUM BOARD
NO DOUBLE LINES AT SMALL SCALE
BATT INSULATION

PLYWOOD

PROPERTY LINE

NEW FINISH GRADE
SHOWN HORIZONTALLY

EXISTING GRADE
NEW OR FINISHED CONTOURS

EXISTING CONTOURS

TOP OF WALL
TOP OF CURB
TOP OF PAVEMENT

@M	@PILAR
STD.	STANDARD
STRUC.	STRUCTURAL
T.O.P.	TOP OF PARAPET
T.F.	TOP OF FOOTING
(T.F.C.)	(TOP OF FLUSH CURB) TYP.
T.P.	TOP OF PAVING
T.W.	TOP OF WALL
TYP.	TYPICAL
W.	WEST
W/	WITH
W.O.	WHERE OCCURS
REINF.	REINFORCEMENT
RET.	RETENTION
SEC.	SECTION

ABV.	ABOVE
A.C.	ASPHALTIC CONCRETE
ADJ.	ADJACENT
A.P.L.	ASSUMED PROPERTY LINE
B.C.R.	BEGIN CURB RETURN
B.F.	BOTTOM OF FOOTING
B.O.F.	BOTTOM OF FASCIA
BRD	BOARD
BTWN	BETWEEN
C.B.	CATCH BASIN
C.L.	CENTERLINE
C.O.	CLEANOUT
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
C.Y.	CUBIC YARD
DET.	DETAIL
DN.	DOWN
DRWG.	DRAWING
E.	EAST
EA.	EACH
E.G.	EXISTING GRADE
EL.	ELEVATION
ELEC	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
ETC.	ETCETERA
FIN.	FINISH
F.G.	FINISH GRADE
F.P.	FINISH PAVING
FLR.	FLOOR
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
(F.T.C.)	FUTURE TOP OF PAVING OR CONCRETE
(F.T.P.)	FUTURE TOP OF CURB
FTG	FOOTING
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

1. ALL CONTRACTORS AND/OR OWNER-BUILDERS MUST SUBMIT CERTIFICATE OF WORKER'S COMPENSATION INSURANCE COVERAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT PER CALIFORNIA LABOR CODE, SECTION 1860.
2. GENERAL CONTRACTORS AND/OR OWNER-BUILDERS SHALL COMPLETE AND SUBMIT A CONTRACTOR'S LIST FROM THE DEPARTMENT OF CODE COMPLIANCE PRIOR TO REQUEST FOR FINAL INSPECTION.
3. THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB (OR EDGE OF STREET PAVING IF NO PAVING CURB EXISTING) LOCATION FROM THE PROPERTY LINE (S) WITH THE PUBLIC WORKS DEPARTMENT.

A. APPROVED TEMPORARY SANITARY FACILITIES (I.E. CHEMICAL TOILETS) SHALL BE IN THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTION J. HEALTH AND SAFETY CODE SECTION 5410.

B. CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEANUP OF ALL BUILDING MATERIALS.

C. STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAN CONDITION AT ALL TIMES.

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 10% 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 ROC AND OTHER TOXIC COMPOUNDS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC 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.

80% 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 29-D OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S 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 DOCUMENTATS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

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

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

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A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS

GREEN CHECKLIST THIRD-PARTY VERIFICATION BY:

CARSTAIRS ENERGY
P.O. BOX 4736
SAN LUIS OBISPO, CA 93403
805.904.9048

PROJECT DATA

OWNERS:
BETTINA & MATT HOLLAND
29001 IRONWOOD LANE
SAUGUS, CA 91390

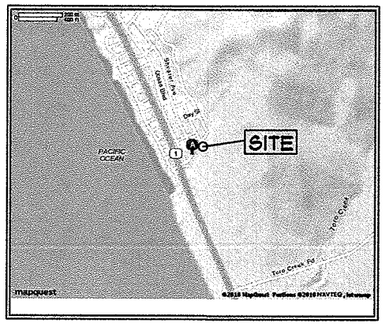
LEGAL DESCRIPTION:

LOT - 24 & 25 BLOCK - 11
APN 064-404-012
MORRO STRAND UNIT #1

SQUARE FOOTAGE:

LOWER LIVING	1620 S.F.
UPPER LIVING	1740 S.F.
TOTAL LIVING	3360 S.F.
GARAGE	1074 S.F.
DECKING	488 S.F.
LOT SIZE (50' X 70')	3500 S.F.
ALLOWABLE COVERAGE (50%)	1750 S.F.
PROPOSED COVERAGE	1720 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 :

STRUCTURAL :

SOILS ENGINEER:
GeoSolutions
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805.543.8539

John MacDonald, Architect
2813 Santa Barbara Avenue
Cayucos, CA 93430
Office 805.995.1398
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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
BETTINA & MATT HOLLAND
460 CHANEY AVENUE
CAYUCOS CA

DRAWN BY:	JHM
DATE:	6.25.15
REVISIONS	DATE

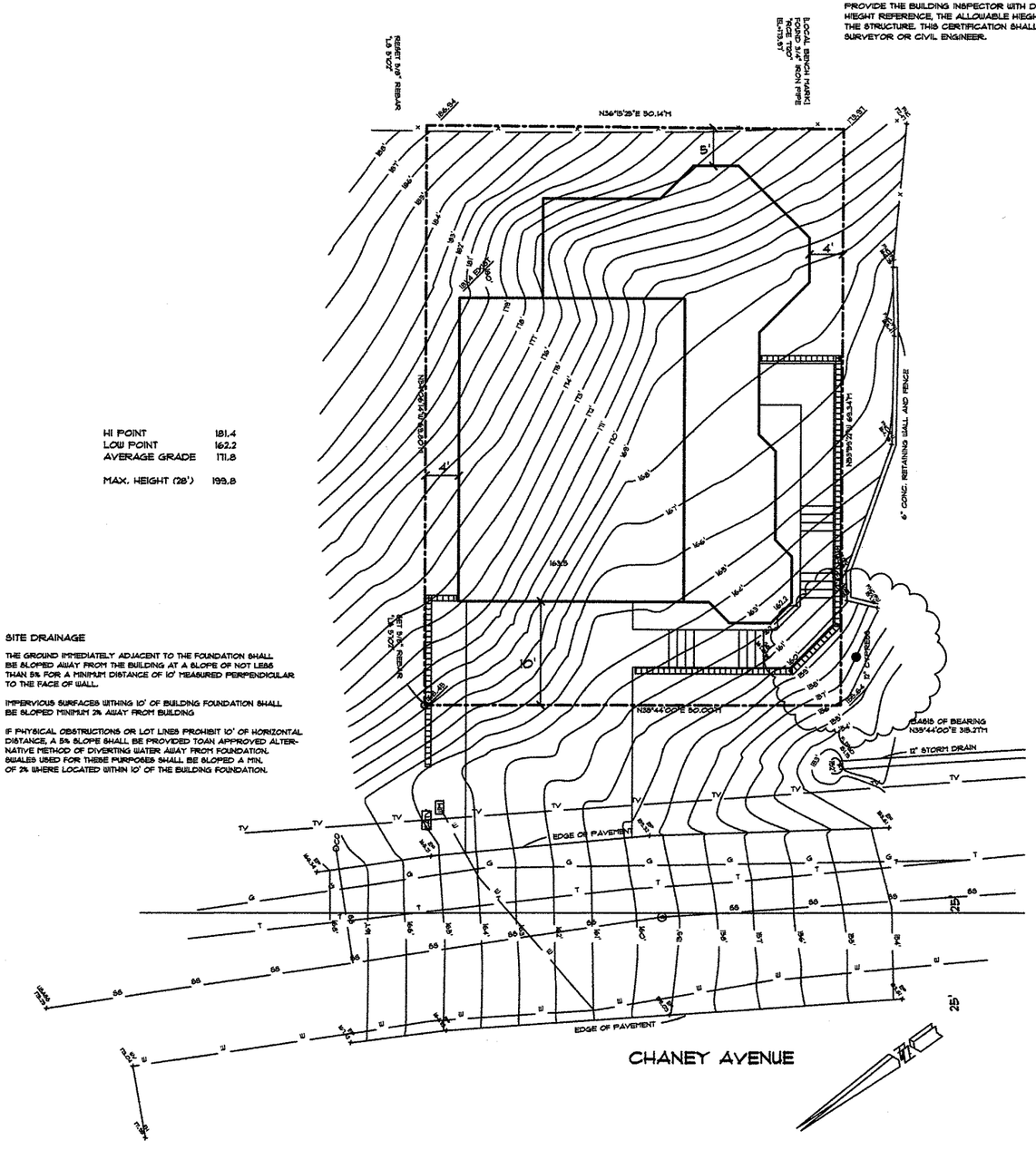
PLAN CHECK	

SHEET
T-1
OF 7 SHEETS

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 HIEGHT REFERENCE, THE ALLOWABLE HIEGHT AND THE ACTUAL HIEGHT OF THE STRUCTURE. THIS CERTIFICATION SHALL BE PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER.

HI POINT	181.4
LOW POINT	162.2
AVERAGE GRADE	171.8
MAX. HEIGHT (28')	199.8



SITE PLAN

1/8" = 1'-0"

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 WITHING 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 TOAN 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.

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.

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-SEEDED 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
MATT HOLLAND - (661) 435-6712

DUST MITIGATION MEASURES:

A) CONSTRUCTION VEHICLE SPEED AT WORK SITE MUST BE LIMITED TO FIFTEEN (15) MPH OR LESS.
B) PRIOR TO ANY GROUND DISTURBANCE, SUFFICIENT WATER MUST BE APPLIED TO THE AREAS TO BE DISTURBED TO PREVENT VISIBLE EMISSIONS FROM CROSSING PROPERTY LINE
C) AREAS TO BE GRADED OR EXCAVATED MUST BE KEPT ADEQUATELY WETTED TO PREVENT VISIBLE EMISSIONS FROM CROSSING THE PROPERTY LINE.
D) 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.
E) EQUIPMENT MUST BE WASHED DOWN BEFORE MOVING FROM PROPERTY ONTO A PAVED PUBLIC ROAD; AND
F) VISIBLE TRACK-OUT ON THE PAVED PUBLIC ROAD MUST BE CLEANED USING WET SWEEPING 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.

John MacDonald, Architect
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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

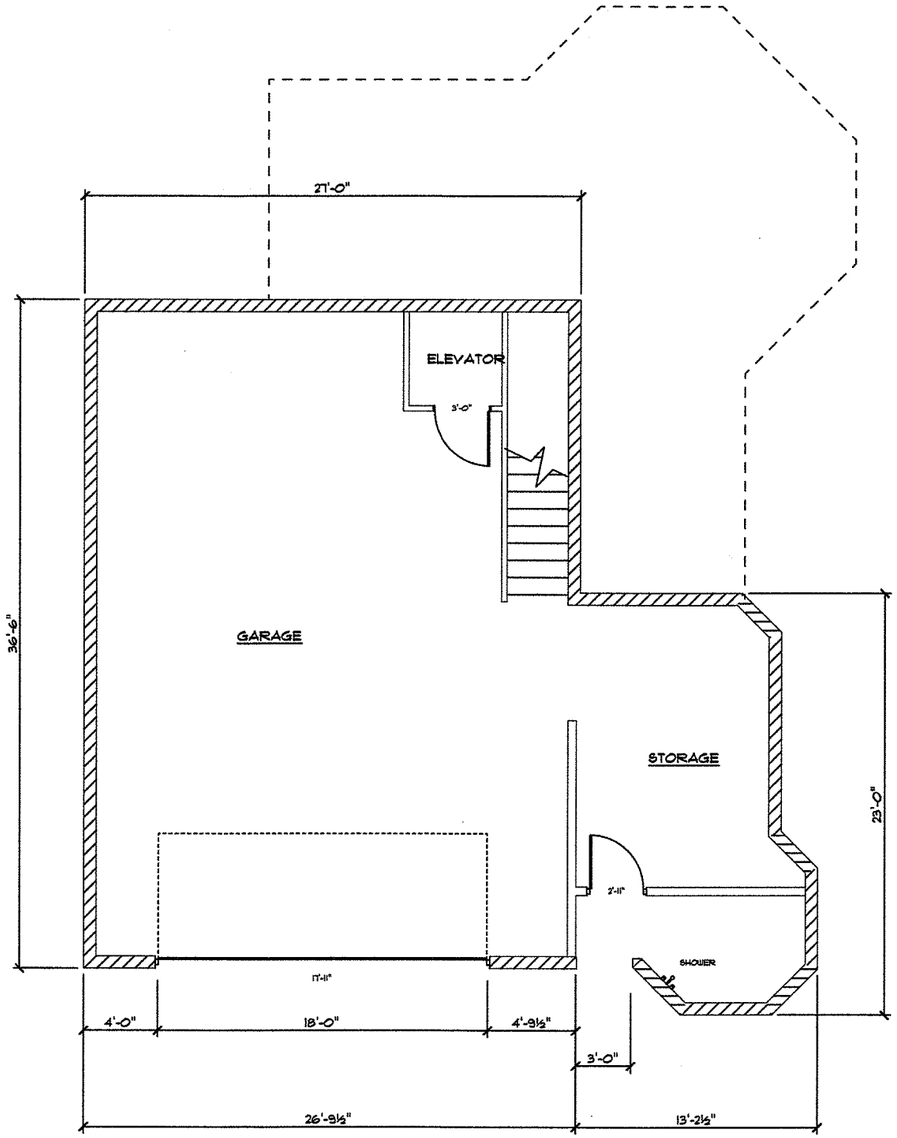
HOLLAND RESIDENCE
460 CHANEY AVE
CAYUCOS, CA

SITE PLAN

DRAWN BY:	JHM
DATE:	6.25.15

REVISIONS	DATE

SHEET
A-1
OF 7 SHEETS



GARAGE FLOOR PLAN

1/4" - 1'-0"

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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

HOLLAND RESIDENCE
460 CHANEY AVE
CAYUCOS, CA

GARAGE PLAN

DRAWN BY:	JHM
DATE:	6.25.15

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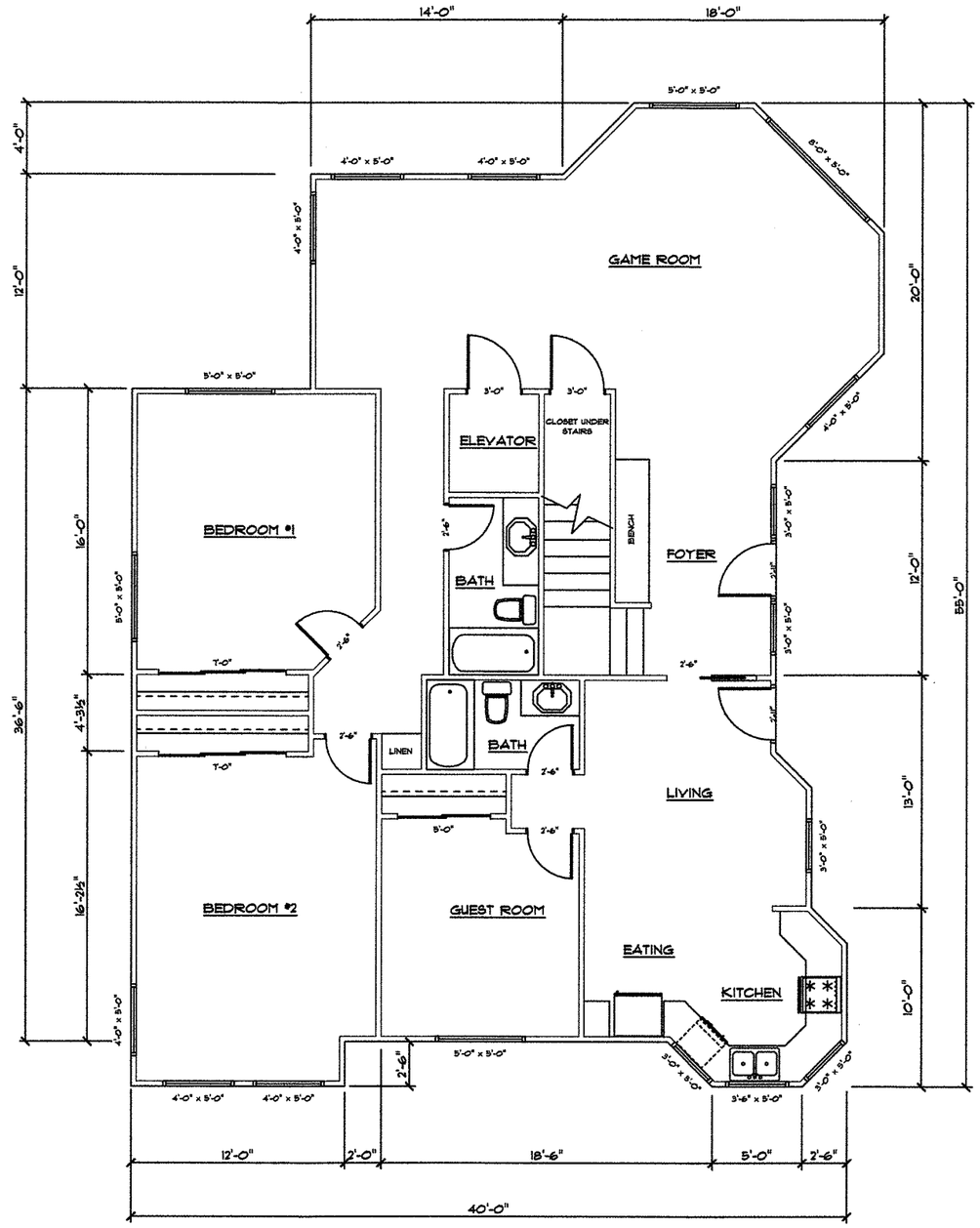
SHEET
A-2
OF 7 SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

John MacDonald, Architect
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Cayucos, CA 93430
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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

HOLLAND RESIDENCE
460 CHANEY AVE
CAYUCOS, CA

LOWER FLOOR PLAN

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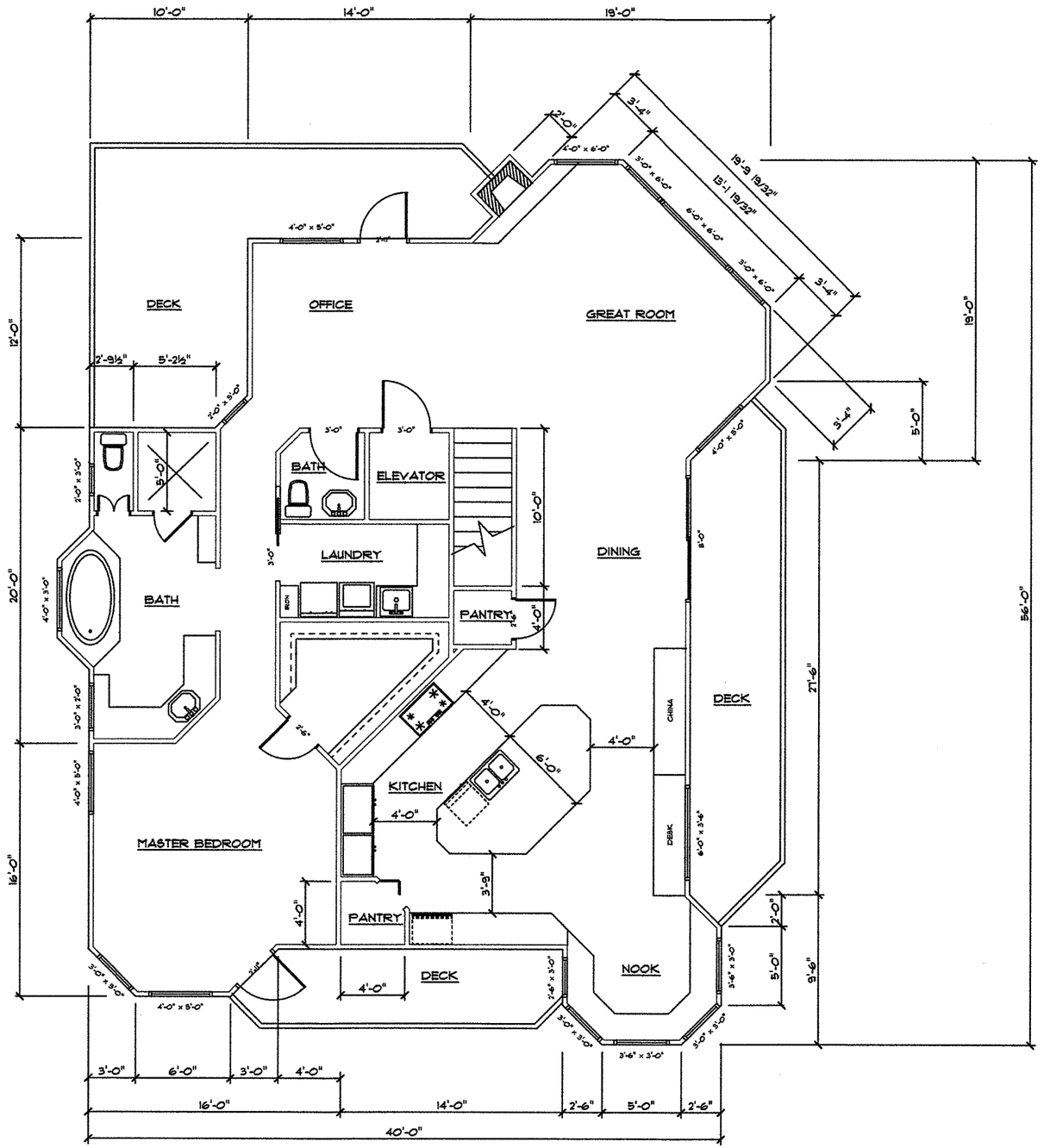
SHEET
A-3
OF 7 SHEETS



UPPER FLOOR PLAN

1/4" = 1'-0"

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Cayucos, CA 93430
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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

HOLLAND RESIDENCE
460 CHANEY AVE
CAYUCOS, CA

UPPER FLOOR PLAN

DRAWN BY:	JHM
DATE:	6.25.15

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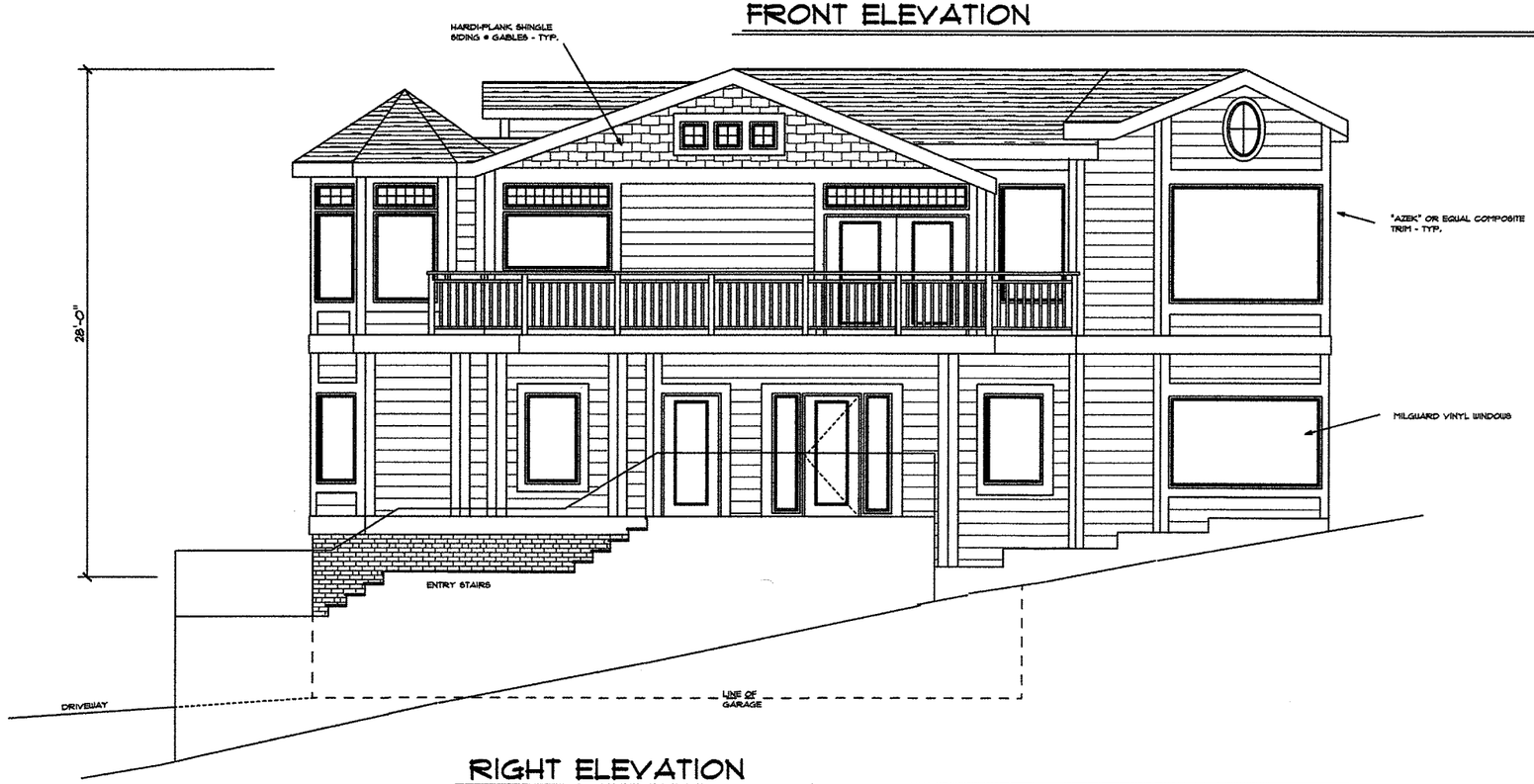
SHEET
A-4
OF 7 SHEETS

FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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ENERGY ANALYSIS:

SOILS ENGINEER:

HOLLAND RESIDENCE
460 CHANEY AVE
CATUCOS, CA

EXTERIOR ELEVATIONS

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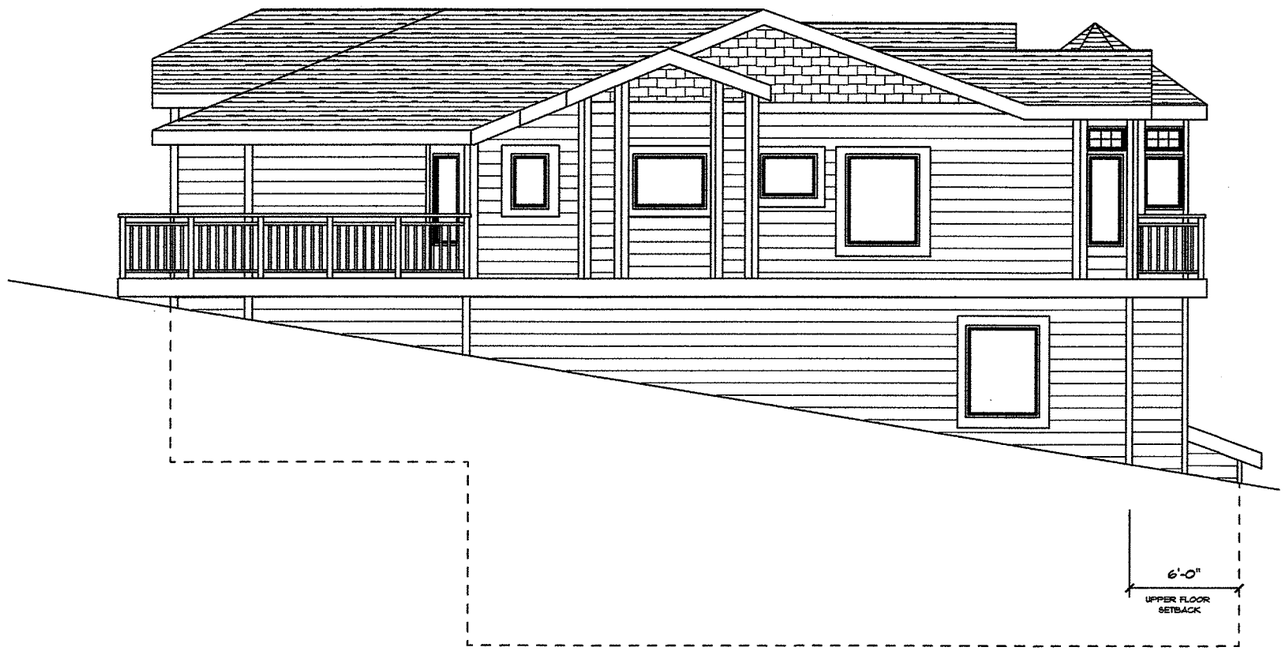
DATE:	6.25.15

REVISIONS	DATE

SHEET
A-5
OF 7 SHEETS

REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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ENERGY ANALYSIS:

SOILS ENGINEER:

HOLLAND RESIDENCE
460 CHANEY AVE
CAYUCOS, CA

EXTERIOR ELEVATIONS

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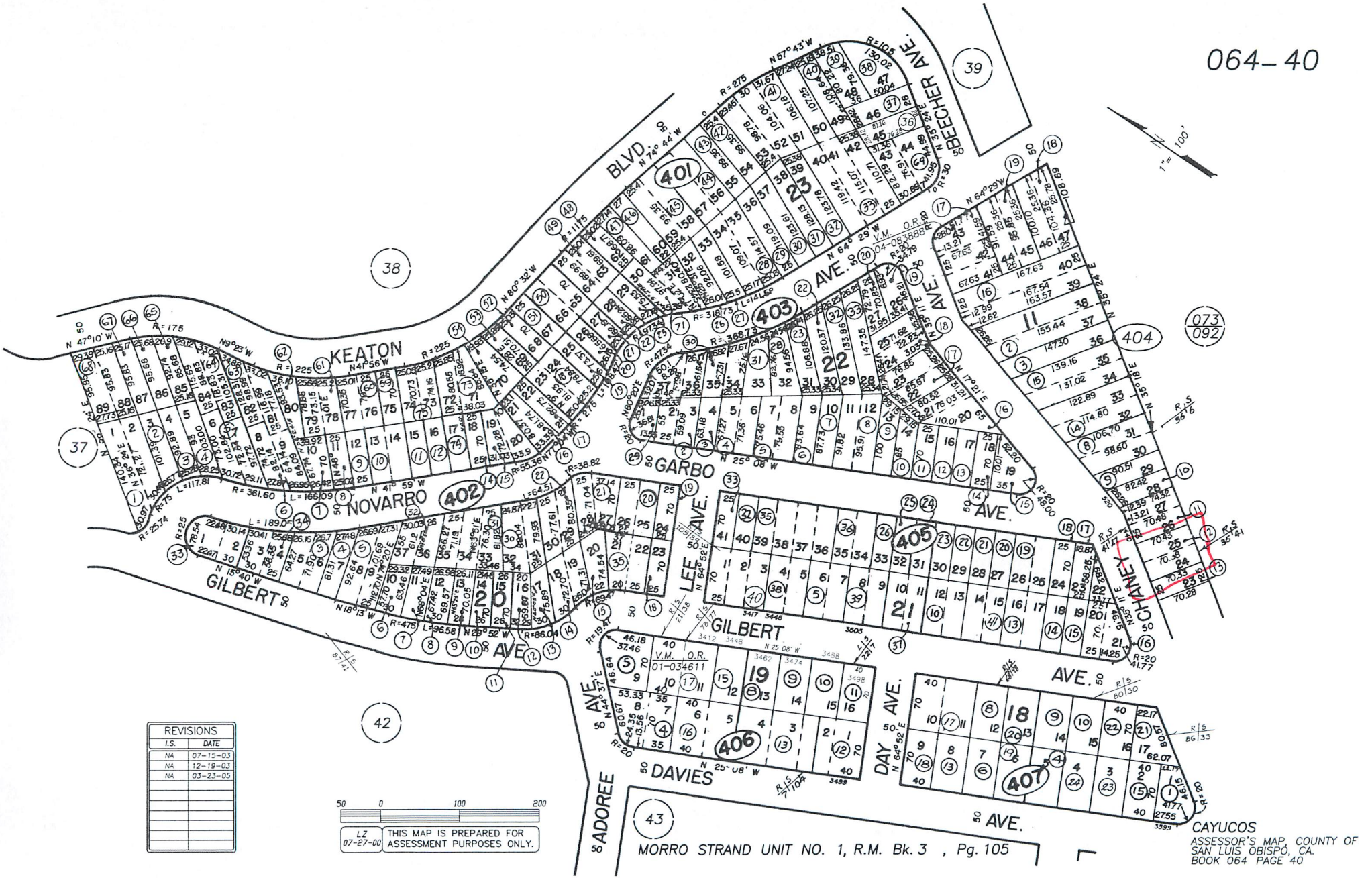
SHEET
A-6
OF 7 SHEETS



REVISIONS	
I.S.	DATE
NA	07-15-03
NA	12-19-03
NA	03-23-05

RL
RSF
PF
Planning Area Coastal Zone
Planning Area
50 m
200 ft

Parcel Summary Report For Parcel # 064-404-012

8/5/2015
12:50:28PM

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	HOLLAND MATTHEW R
	29001 IRONWOOD LN SANTA CLARITA CA 91390-
OWN	HOLLAND BETTINA M

Address Information

Status	Address
P	00460 CHANEY AV CAYU

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
MORROST1	0011	0024	Cayucos	Estero Plannin	RSF	LCP	GS	Y		
MORROST1	0011	0025	Cayucos	Estero Plannin				Y		

Parcel Information

Status	Description
Active	MORRO STR 1 BL 11 LTS 24 & 25

Notes

FRONT SETBACK 10'/SIDE 3'/REAR 5'. HT DEPENDS ON HOW THE HOUSE IS DESIGNED AND SLOPE OF LOT BETWEEN 22' AND 24' MAY NEED A MUP IF SLOPE IS BETWEEN 20%-30%. HAS A 50% LOT COVERAGE.

Tax Districts

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

Parcel Summary Report For Parcel # 064-404-012

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

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

Case Information

Case Number:	Case Status:	
DRC2015-00021	REC	Primary Parcel

Description:
VARIANCE - NEW 3360 SQFT SFR W/ 1074 SQFT GARAGE