



# DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 1/12/2015

TO: \_\_\_\_\_

FROM: BRANDI CUMMINGS, 805-781-1006, BCummings@co.slo.ca.us  
COASTAL Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00076 SHELBY MUP, PROPOSED 1083 SF ADDITION TO EXISTING 1172 SFR LOCATED AT 525 PACIFIC, CAYUCOS, APN: 064-144-011

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00076

SHELBY DIANE

## 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

MINOR USE PERMIT

1083 SQ FT ADDITION TO EXISTING 1172 SQ FT SFR

EST/ CAYU

CAZ LCP RSF SSN

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Diane Shelby Daytime Phone 925-989-2286  
Mailing Address 525 Pacific Ave Cayucos Zip Code 93430  
Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

## PROPERTY INFORMATION

Total Size of Site: 4539 s.f. Assessor Parcel Number(s): 064-199-011  
Legal Description: LOT 14 B1 8 Pajo Kohler Beach # 1  
Address of the project (if known): 525 Pac. Pic 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.: Pacific Ave

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

Ex. King SFR

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1083 s.f. addition to  
Existing 1172 s.f. SFR

## 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 Diane Shelby Date 9/6/15

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: Pac. S. 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? 5000 sq.

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

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

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 1628 sq. feet 36 % Landscaping: 2111 sq. feet 46 %  
Paving: 800 sq. feet 18 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 2428  sq. feet  acres  
Total area of grading or removal of ground cover: +/- 400  sq. feet  acres  
Number of parking spaces proposed: 2 Height of tallest structure: 24'  
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: Paso Robles Beach  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

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

For commercial/industrial projects answer the following:  
Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

For residential projects, answer the following:  
Number of residential units: 1 Number of bedrooms per unit: 3  
Total floor area of all structures including upper stories, but not garages and carports: 2255 s.f.  
Total of area of the lot(s) minus building footprint and parking spaces: +/- 2500 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:

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

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

## Physical Site Characteristic Information

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

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 4539 acres S.D.  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: \_\_\_\_\_

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Existing meter
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: 1-20'    Location of connection: Pacific 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 Disposal
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 Elementary
2. Location of nearest police station: Los Osos
3. Location of nearest fire station: Cayucos Drive
4. Location of nearest public transit stop: Dean Ave
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? 0.5 feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
Existing SER
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): \_\_\_\_\_  
\_\_\_\_\_
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

\*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): Building - MUP

(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.)

# RESIDENTIAL ADDITION FOR: DIANE SHELBY CAYUCOS, CALIFORNIA.

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

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ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING  
THE EXPRESS WRITTEN PERMISSION AND CONSENT OF  
John MacDonald.

## GENERAL NOTES

- ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2010 CBC CODE, 2010 CFC, 2010 CEC, 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 ON 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 CANOPIES AS REQUIRED BY THE LOCAL AGENCIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.
- IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING FROM THE DESIGNER.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND 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, TRAILER LAGERS, MOLDINGS, FRAMES, CASTING, ETC. SHALL BE PAINTED.
- SEE SOils REPORT FOR RECOMMENDATIONS REGARDING CORROSION RESISTANT. ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTED.
- SPECIFY WEATHER-RESISTANT BARRIER AT ALL EXTERIOR WALLS UBC 1402.1 NOTE TWO (2) LAYERS OF GRADE "D" TYPE PAPER REQUIRED OVER WOOD BARRIED 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 12 CHAPTER 010 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 FREQUENTLY AND MAINTENANCE FOR EFFICIENT OPERATION NOTE ON THE PLANS TITLE 24, SECTION 0405(B).
- ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" ICBC 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 1001.
- 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 ADOPTIONS, 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 PRESURE TREATED "SOLIMANIZED" C.B.C. SECTION 2306.4.
- 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 (S.I. OR BETTER), PAINTED WITH SIL. VINYL WASH PRIMER AND A ZINC DUST PRIMER, EXCEPTING PRESURE-TREATED METAL AS APPROVED BY THE DESIGNER.
- PROVIDE ONE 18 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, CAULK 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 26 AND SMOKE NOT MORE THAN 480.
- AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND WEATHER-STRIPPING.
- CONTRACTORS MUST GANG AND CONCEAL FROM VENT ROOF VENTS WHEREVER POSSIBLE.
- ROOF DRAIN DOWN SPOUTS MUST NOT DRAIN ONTO HARD OR BE VISIBLE FROM TRAFFIC AREA.
- 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 P.S.I. (CFC 408.2)
- ALL OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

## SYMBOLS & ABBREVIATIONS

	COLUMN LINE GRID LINE	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ASPHALTIC CONCRETE
	WINDOW SYMBOL	ADJ.	ADJACENT
	REVISION	A.P.L.	ASSUMED PROPERTY LINE
	HATCH LINE	B.C.R.	BEGIN CURB RETURN
	WORK POINT	B.F.	BOTTOM OF FOOTING
	SECTION IDENTIFICATION	B.O.F.	BOTTOM OF FACIA
	DETAIL NUMBER	B.O.P.	BOARD BETWEEN
	SHEET NUMBER	B.T.M.	BOTTOM
	KEYNOTE	C.B.	CATCH BASIN
	CONCRETE	C.L.	CENTERLINE
	MASONRY VENEER	C.O.	CLEARANCE
	CONCRETE BLOCK	CLR.	CLEAR
	GYP. BRD.	C.M.U.	CONCRETE MASONRY UNIT
	NO DOUBLE LINES AT SMALL SCALE	CONC.	CONCRETE
	BATT INSULATION	CONT.	CONTINUOUS
	PLYWOOD	C.Y.	CUBIC YARD
	PROPERTY LINE	DET.	DETAIL
	NEW FINISH GRADE	DN.	DOWN
	EXIST. HORIZONTAL	DRWG.	DRAWING
	EXIST. GRADE	E.	EAST
	EXIST. CONTOURS	EA.	EACH
	TOP OF WALL	E.G.	EXISTING GRADE
	TOP OF CURB	EL.	ELEVATION
	TOP OF PAVEMENT	ELEC.	ELECTRICAL
	SIMILAR STANDARD	ELEV.	ELEVATION
	STRUCTURAL	EQ.	EQUAL
	TOP OF PARAPET	EXIST.	EXISTING
	TOP OF ROOFING	EXP.	EXPANSION
	TOP OF FINISH CURB	ETC.	ETCETERA
	TOP OF PAVING	FIN.	FINISH
	TOP OF WALL	F.G.	FINISH GRADE
	TYPICAL	F.P.	FINISH PAVING
	WALL	F.R.	FLOOR
	WHERE OCCURS	F.H.	FIRE HYDRANT
	REINFORCEMENT	F.L.	FLOOR LINE
	RETENTION	F.T.C.	FUTURE TOP OF PAVING OR CONCRETE
	SECTION	F.T.P.	FUTURE TOP OF CURB
		FTG.	FOOTING
		G.	GUTTER
		GA.	GAUGE
		GYP. BRD.	GYP. BOARD
		GALV.	GALVANIZED
		H/C	HANDICAP
		HGT.	HEIGHT
		H.P.	HIGH POINT
		J.	JOINT
		J.M.	JUNCTION
		M.N.	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. 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 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-EMISSION MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFICI) 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-D OR EQUIVALENT.
- 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 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.

## SHEET INDEX

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A-3	LOWER FLOOR PLAN
A-4	UPPER FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS

## PROJECT DATA

OWNER:

DIANE SHELBY  
525 PACIFIC AVE.  
CAYUCOS, CA  
925-989-2286

LEGAL DESCRIPTION:

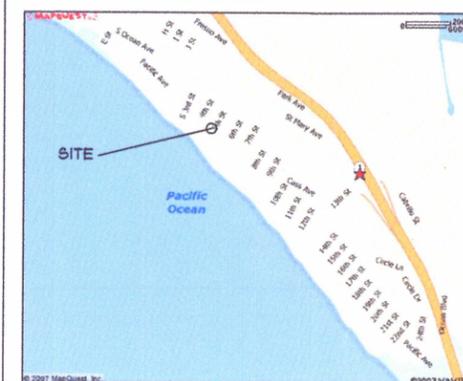
525 PACIFIC AVENUE  
CAYUCOS, CA

LOT 14 BLOCK B  
PASO ROBLES BEACH #1  
APN 064-144-011

SQUARE FOOTAGE:

EXISTING LIVING	1172 S.F.
FIRST FLOOR ADDITION	225 S.F.
SECOND FLOOR ADDITION	858 S.F.
TOTAL LIVING	2255 S.F.
GARAGE	231 S.F.
DECKING	415 S.F.
LOT SIZE	4539 S.F.
ALLOWABLE G5A (55%)	2496 S.F.
PROPOSED G5A (55%)	2486 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 :

DATE: 9.6.15

STRUCTURAL :

SOILS ENGINEER:

REVISIONS	DATE

SHEET  
**T-1**  
OF 7 SHEETS

## 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
- 2013 CALIFORNIA ENERGY CODE

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 FAX 805.995.1544

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 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR  
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

SHELBY RESIDENCE  
 525 PACIFIC AVE  
 CAYUCOS, CA

SITE PLAN

DRAWN BY: JHM

DATE: 9.6.15

REVISIONS DATE

REVISIONS	DATE

SHEET

A-1

OF 1 SHEETS

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.

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

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 ALTER-  
 NATIVE 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.

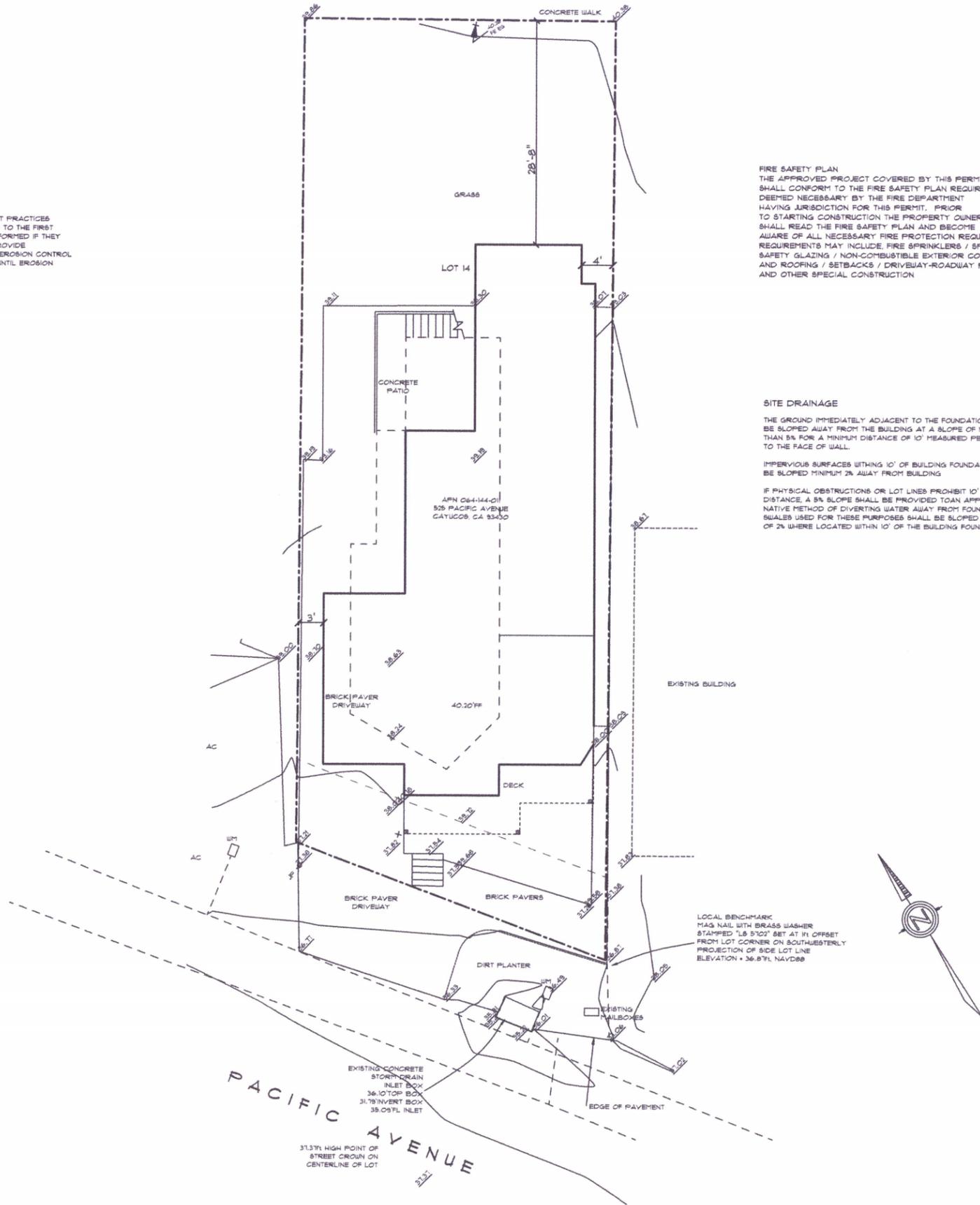
EXISTING  
 SEWER MANHOLE  
 38.33 RIM

EXISTING CONCRETE  
 STORM DRAIN  
 INLET BOX  
 36.10' TOP BOX  
 31.79' INVERT BOX  
 35.09' FL INLET

LOCAL BENCHMARK  
 MAG NAIL WITH BRASS WASHER  
 STAMPED "L8 5702" SET AT 1" OFFSET  
 FROM LOT CORNER ON SOUTHWESTERLY  
 PROJECTION OF SIDE LOT LINE  
 ELEVATION = 36.871 NAVD88

SITE PLAN

1/4" = 1'-0"



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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

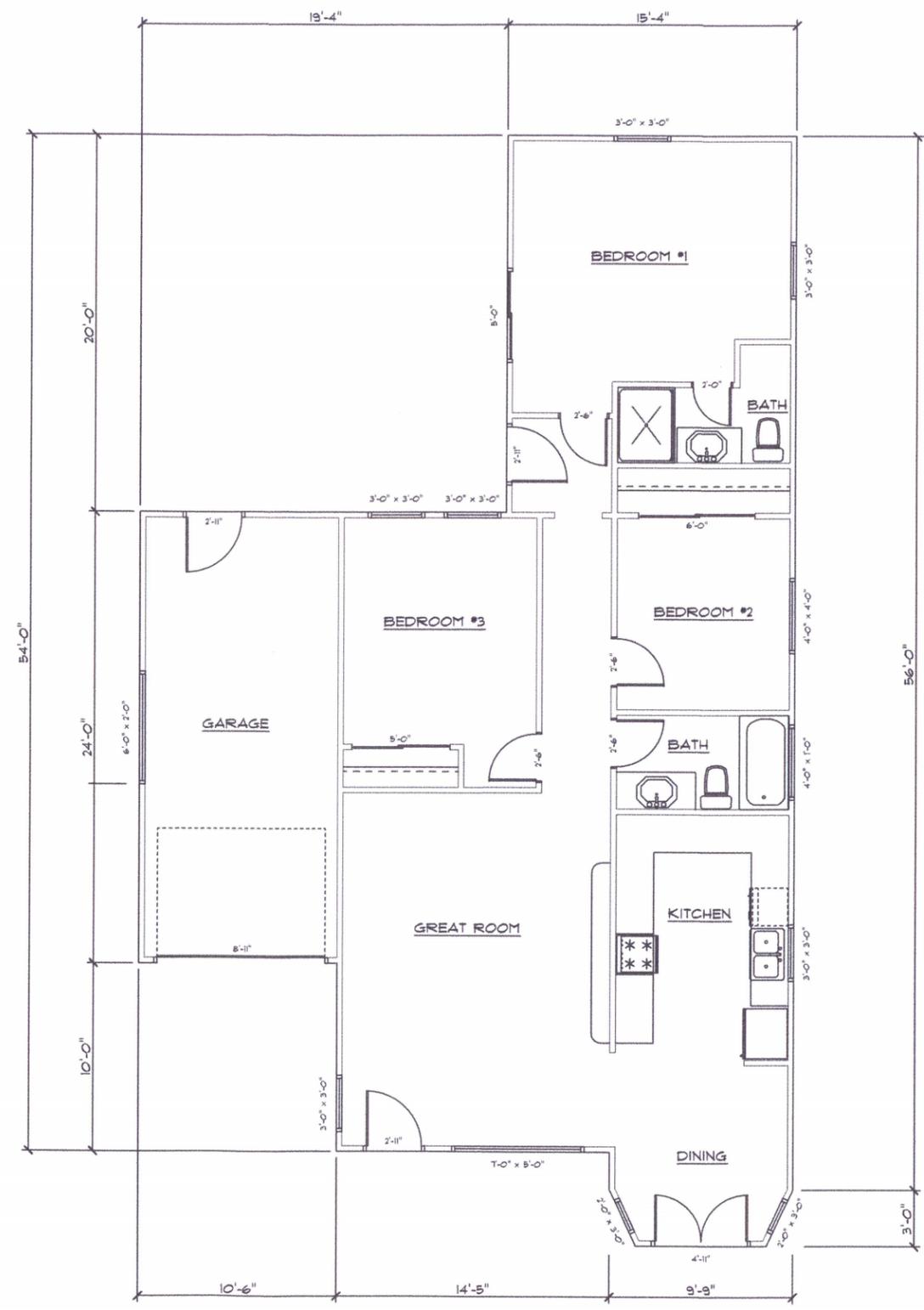
SOILS ENGINEER:

SHELBY RESIDENCE  
 525 PACIFIC AVE  
 CAYUCOS, CA

EXISTING  
 FLOOR PLAN

DRAWN BY:	JHM
DATE:	9.6.15
REVISIONS	DATE

SHEET  
**A-2**  
 OF 7 SHEETS



EXISTING FLOOR PLAN

1/4" = 1'-0"

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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

SHELBY RESIDENCE  
 525 PACIFIC AVE  
 CAYUCOS, CA

REVISED LOWER  
 FLOOR PLAN

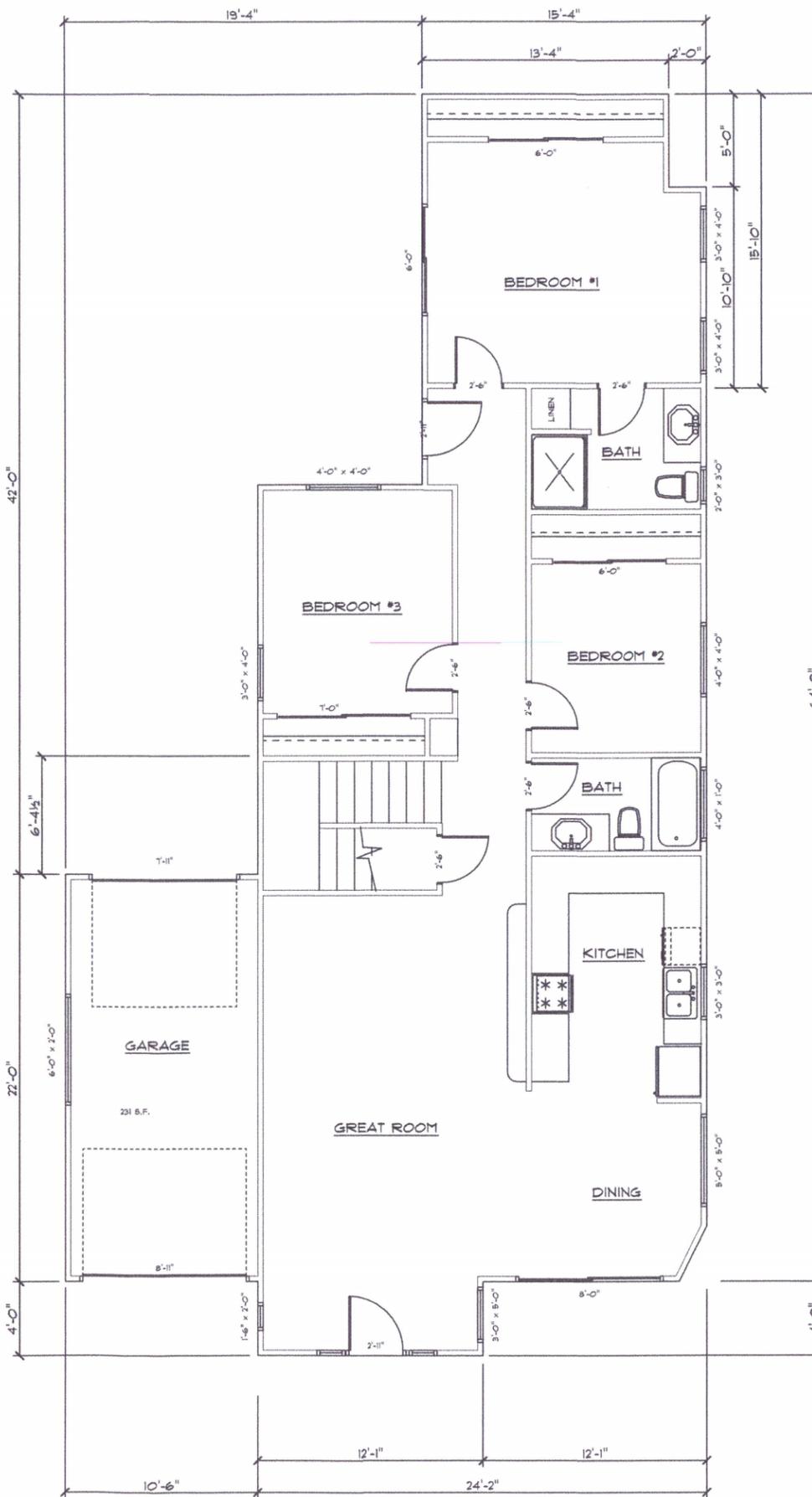
DRAWN BY: JHM

DATE: 3.6.15

REVISIONS DATE

REVISIONS	DATE

SHEET  
**A-3**  
 OF 7 SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"



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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

SHELBY RESIDENCE  
 525 PACIFIC AVE  
 CAYUCOS, CA

EXTERIOR  
 ELEVATIONS

DRAWN BY: JHM

DATE: 9.6.15

REVISIONS DATE

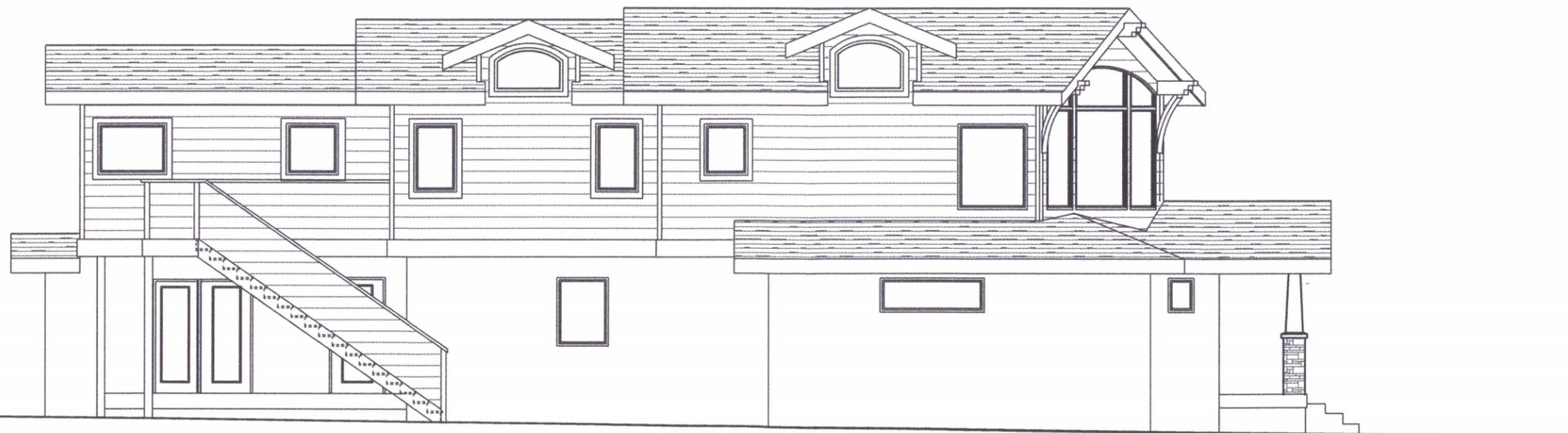
REVISIONS	DATE

SHEET  
**A-5**  
 OF 7 SHEETS



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

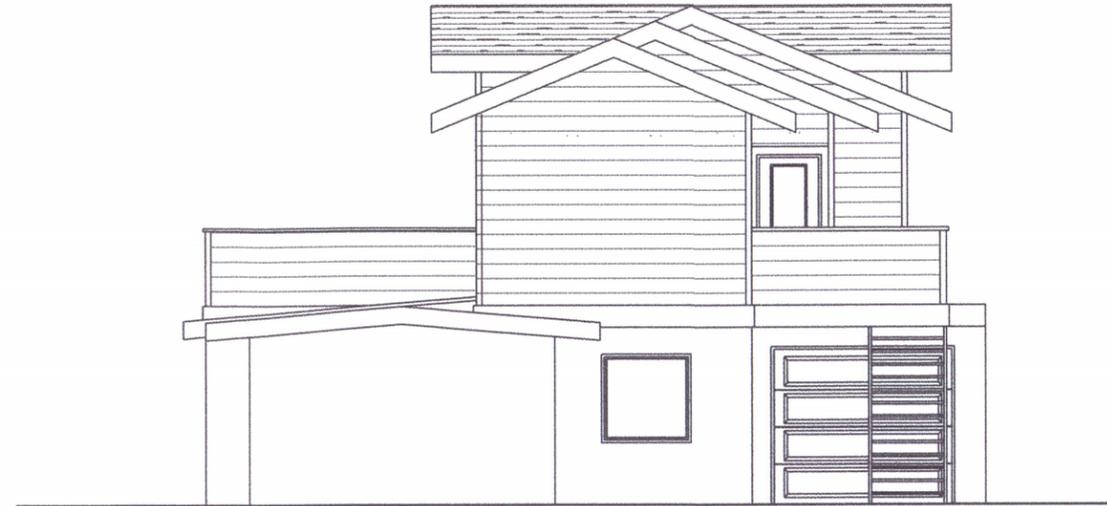
SOILS ENGINEER:

SHELBY RESIDENCE  
 525 PACIFIC AVE  
 CAYUCOS, CA

EXTERIOR  
 ELEVATIONS

DRAWN BY:	JHM
DATE:	9.6.15
REVISIONS	DATE

SHEET  
**A-6**  
 OF 7 SHEETS



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"







# Parcel Summary Report For Parcel # 064-144-011

1/11/2016  
8:30:16AM

## 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    SHELBY DIANE  
         57 LIVE OAK LN DANVILLE CA 94506-  
OWN    SHELBY TRUST

### Address Information

Status        Address  
P                00525 PACIFIC AV CAYU

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
064144	011	0001	Cayucos	Estero Plannin	CAZ			N		
PRBCH1	0008	0014	Cayucos	Estero Plannin	RSF	LCP	SSN	Y		D930145P

### Parcel Information

Status    Description  
Active    PR BCH 1 BL 8 LT 14

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 064-144-011

1/11/2016  
8:30:17AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10

AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2015-00076

REC

Primary Parcel

**Description:**

1083 SQ FT ADDITION TO EXISTING 1172 SQ FT SFR

PMT2007-02216

FNL

Primary Parcel

**Description:**

Electrical Panel Replacement REMOVE EXISTING 100 AMP METER MAIN AND REPLACE WITH NEW

ZON2005-00181

APV

Primary Parcel

**Description:**

VACATION RENTAL

ZON2014-00324

APV

Primary Parcel

**Description:**

VACATION RENTAL