



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 6/28/2016

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

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

**PROJECT DESCRIPTION:** DRC2015-00147 FOSTER – Proposed minor use permit for the construction of a new 1420 SF single family residence with attached 230 SF garage and 1032 SF basement. Project location is 30 16<sup>th</sup> Street, Cayucos. APN: 064-226-032

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*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.

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\_\_\_\_\_ Date

\_\_\_\_\_ Name

\_\_\_\_\_ Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00147

FOSTER MICHAEL

### 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

NEW 1420 S.F SFR W/ ATTACHED 230 S.F GARAGE AND 1032 S.F BASEMENT EST/ CAYU

AS LCP RSF SSN

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

Landowner Name Michael Foster Daytime Phone 805-234-3120  
 Mailing Address 255 Ash Cayucos Zip Code 93430  
 Email Address: m.foster@accountant.com

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

Agent Name John Mac Doole Daytime Phone 805-995-1398  
 Mailing Address 2813 Santa Barbara Zip Code 93430  
 Email Address: jmacdoe@charter.net

### PROPERTY INFORMATION

Total Size of Site: 3000 s.f. Assessor Parcel Number(s): 064-226-032  
 Legal Description: Lot 7 Block 5 Pajo Robles Beach # 2  
 Address of the project (if known): 30-16th Cayucos  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

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

Vacant lot

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 1420 s.f SFR w/ attached 230 s.f. garage & 1032 s.f. basement

### 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 \_\_\_\_\_

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: 16th St.

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

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

North: R-1 South: ↓  
East: ↓ West: \_\_\_\_\_

### For all projects, answer the following:

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

Buildings: ~~1070~~ 1070 sq. feet 36 % Landscaping: 1450 sq. feet 48 %  
Paving: 480 sq. feet 16 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 1550 sq. feet  sq. feet  acres  
Total area of grading or removal of ground cover: 2000 sq. feet  sq. feet  acres  
Number of parking spaces proposed: 2 Height of tallest structure: 24'  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 15 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: \_\_\_\_\_  
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: 1420 + 1070  
Total of area of the lot(s) minus building footprint and parking spaces: 1768 sq. ft.

# 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: 3000 acres S.S.  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
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: 16th ST - Frontage

**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: Exist 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: 4-20'    Location of connection: 16th St
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 Elementary
- 2. Location of nearest police station: Sub Station Cayucos Tr +/- 1/2 mile
- 3. Location of nearest fire station: Cayucos Drive +/- 1/2 mile
- 4. Location of nearest public transit stop: Ocean Ave +/- 25 mile
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? 1/2 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 \*: Green Code

\*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.)

# FOSTER RESIDENCE

## CAYUCOS, CALIFORNIA.

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

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 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF  
 John MacDonald

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

**FOSTER RESIDENCE**  
 30 16th STREET  
 CAYUCOS CA

### GENERAL NOTES

- 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 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 OBSERVED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING FROM THE DESIGNER.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PUMPING, ELECTRICAL, GAS, TELEPHONE, AND CABLE TV DRAINAGES.
- 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 DISSIPILAR MATERIALS WHERE REQUIRED.
- ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR FINISHED METAL TRIM, TRIM-LIKE BALUNES, HOLDING, FRAMES, CASTING, ETC. SHALL BE PAINTED.
- SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CORROSIVE SOILS. ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTED.
- SPECIFY WEATHER-RESISTANCE BARRIER AT ALL EXTERIOR WALLS. NOTE TWO (2) LAYERS OF GRADE "TD" TYPE FASER 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.
- 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.
- ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" ICBC FABRICATING SHOP PRIOR TO ANY STEEL BEING FABRICATED AND SENT TO THE JOB SITE. THE FABRICATING COMPANY SHALL BE APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY PER CBC.
- THE CONTRACTOR SHALL FIELD VERIFY THE SITE CONDITIONS AS REPRESENTED IN THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- UNLESS NOTED OTHERWISE AS INDICATED, DIMENSIONS ARE TO CENTER LINES OF COLUMNS AND TO FACE OF WALLS.
- ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE GOVERNING AGENCY'S BUILDING CODE AND ITS ADOPTIONS, AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS. ANY QUESTION REGARDING SCALE SHALL BE REFERRED TO THE DESIGNER.
- ANY ALL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE F.O. REDWOOD OR PRESURE TREATED, "WOLMANIZED" - CBC.
- ALL FRAMING LUMBER SHALL BE GRADE MARKED WITH QUALITY PER CBC (CALIFORNIA BUILDING CODE) REQUIREMENTS.
- USE APPROVED FLASHING MATERIALS AT ALL EXTERIOR OPENINGS. UNLESS NOTED OTHERWISE, ALL INSET METAL SHALL BE 34 GAUGE G.I. OR BETTER, PAINTED WITH S.I. VINYL WASH PRIMER AND A ZINC DUST PRIMER, EXCEPTING PRE-PANED METAL AS APPROVED BY THE DESIGNER.
- PROVIDE ONE 8 POUND WATERPROOF FELT MINIX UNDER ALL EXTERIOR COVERINGS.
- ALL EXTERIOR WALL OPENINGS, FLASHING, CENTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF. CAULK AND FLASH WHEN NECESSARY FOR A COMPLETE AND WORKABLE INSTALLATION.
- CERTIFIED INSULATION MATERIALS, TITLE 24.
- INSULATION INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS, NOT MORE THAN 38 AND SMOKE NOT MORE THAN 450.
- AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND WEATHER-STRIPPING.
- CONTRACTORS MUST GANG AND CONCEAL FROM VIEW, ROOF VENTS WHEREVER POSSIBLE.
- ROOF DRAIN DOWN BROUHS 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.

### SYMBOLS & ABBREVIATIONS

	COLUMN LINE, GRID LINE	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ASPHALTIC CONCRETE
	WINDOW SYMBOL	ADJ.	ADJACENT
	REVISION	A.P.L.	ADJACENT PROPERTY LINE
	HATCH LINE	B.C.R.	BESIN CURB RETURN
	WORK POINT	B.F.	BOTTOM OF FOOTING
	CONTROL POINT	B.O.F.	BOTTOM OF FASCIA
	SECTION IDENTIFICATION	BRD	BOARD
	DETAIL NUMBER	B.TUN	BETWEEN
	KEYNOTES	C.B.	CATCH-BAIN
	CONCRETE	C.L.	CENTERLINE
	MASONRY VENEER	C.O.	CLEAROUT
	CONCRETE BLOCK	C.F.	CLEAR
	GYPSUM BOARD	C.M.U.	CONCRETE MASONRY UNIT
	NO DOUBLE LINES	CONC.	CONCRETE
	BATT INSULATION	CONT.	CONTIGUOUS
	PLYWOOD	C.Y.	CUBIC YARD
	PROPERTY LINE	DET.	DETAIL
	NEW FINISH GRADE	DN.	DOWN
	MOUNT HORIZONTALLY	DRUG.	DRAWING
	EXISTING GRADE	E.	EAST
	EXISTING CONTOURS	EA.	EACH
	TOP OF WALL	E.G.	EXISTING GRADE
	TOP OF CURB	EL.	ELEVATION
	TOP OF PAVEMENT	ELEC.	ELECTRICAL
	SPILLAR STANDARD	ELEV.	ELEVATION
	STRUCTURAL TOP OF PARAPET	EQ.	EQUAL
	TOP OF FOOTING	EXIST.	EXISTING
	TOP OF SLAB	EXP.	EXPANSION
	TOP OF WALL	ETC.	ETCETERA
	TOP OF CURB	FN.	FINISH
	TOP OF PAVEMENT	F.G.	FINISH GRADE
	SPILLAR STANDARD	F.F.	FINISH FINISHING
	STRUCTURAL TOP OF PARAPET	FL.	FLOOR
	TOP OF FOOTING	F.H.	FIRE HYDRANT
	TOP OF SLAB	F.L.	FLOOR LINE
	TOP OF WALL	(F.T.C.)	FUTURE TOP OF PAVING OR CONCRETE
	TOP OF CURB	(F.T.P.)	FUTURE TOP OF CURB
	TOP OF PAVEMENT	FTG.	FOOTING
	SPILLAR STANDARD	G.	GUTTER
	STRUCTURAL TOP OF PARAPET	GA.	GAUGE
	TOP OF FOOTING	GYP. BRD.	GYPSUM BOARD
	TOP OF SLAB	GALV.	GALVANIZED
	TOP OF WALL	H.C.	HANDICAP
	TOP OF CURB	HT.	HIGHT
	TOP OF PAVEMENT	HP.	HIGH POINT
	SPILLAR STANDARD	JT.	JOINT
	STRUCTURAL TOP OF PARAPET	MAX.	MAXIMUM
	TOP OF FOOTING	MIN.	MINIMUM
	TOP OF SLAB	MTL.	METAL
	TOP OF WALL	N.	NORTH
	TOP OF CURB	N.S.	NATURAL GRADE
	TOP OF PAVEMENT	N.I.C.	NOT IN CONTRACT
	SPILLAR STANDARD	O.C.	ON CENTER
	STRUCTURAL TOP OF PARAPET	P.L.	PROPERTY LINE
	TOP OF FOOTING	SCHDL.	SCHEDULE

### RESIDENTIAL CAL GREEN MANDATORY MEASURES

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

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

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

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

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

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

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

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

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

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

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

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

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

INTERIOR MOISTURE CONTROL.

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

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

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

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

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

- ESTABLISHED HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
- SIZE DUCT SYSTEMS ACCORDING TO ACC 78-D OR EQUIVALENT.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 34-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.

AUTOMATIC 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)
- 2013 CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 15
- COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
- COUNTY FIRE CODE ORDINANCE - TITLE 16
- COUNTY LAND USE ORDINANCE - TITLE 22

### SHEET INDEX

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A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	BASEMENT PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS

### PROJECT DATA

OWNERS:  
 MICHAEL FOSTER & GRETCHEN ROSS  
 255 48th STREET  
 CAYUCOS CA 93430  
 805-234-3120

LEGAL DESCRIPTION:  
 LOT - 1 BLOCK - 5  
 APN 064-226-032  
 PASO ROBLES BEACH #2

SQUARE FOOTAGE:

FIRST FLOOR LIVING	840 S.F.
SECOND FLOOR LIVING	580 S.F.
TOTAL LIVING	1420 S.F.
GARAGE	230 S.F.
BASEMENT	1032 S.F.
DECKING	414 S.F.
LOT SIZE (40' x 75')	3000 S.F.
ALLOWABLE GSA (55%)	1650 S.F.
PROPOSED COVERAGE	1650 S.F.

RADIANT BARRIER ROOF SHEATHING REQUIRED  
 ON-DEMAND RECIRCULATING HOT WATER SYSTEM IS REQUIRED

SEPARATE PERMIT FOR:  
 FIRE SPRINKLERS

### 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 4736  
 SAN LUIS OBISPO, CA 93403  
 805.904.4736

STRUCTURAL :

SOILS ENGINEER:  
 GeoSolutions  
 220 HIGH STREET  
 SAN LUIS OBISPO, CA 93401  
 805.943.8559

DRAWN BY:	JHM
DATE:	6.23.16
REVISIONS	DATE
PLAN CHECK	

SHEET  
**T-1**  
 OF 7 SHEETS



STREETSCAPE PLAN

30 - 16th STREET

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  
MICHAEL FOSTER - (805) 234-3100

**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.

**SITE DRAINAGE**

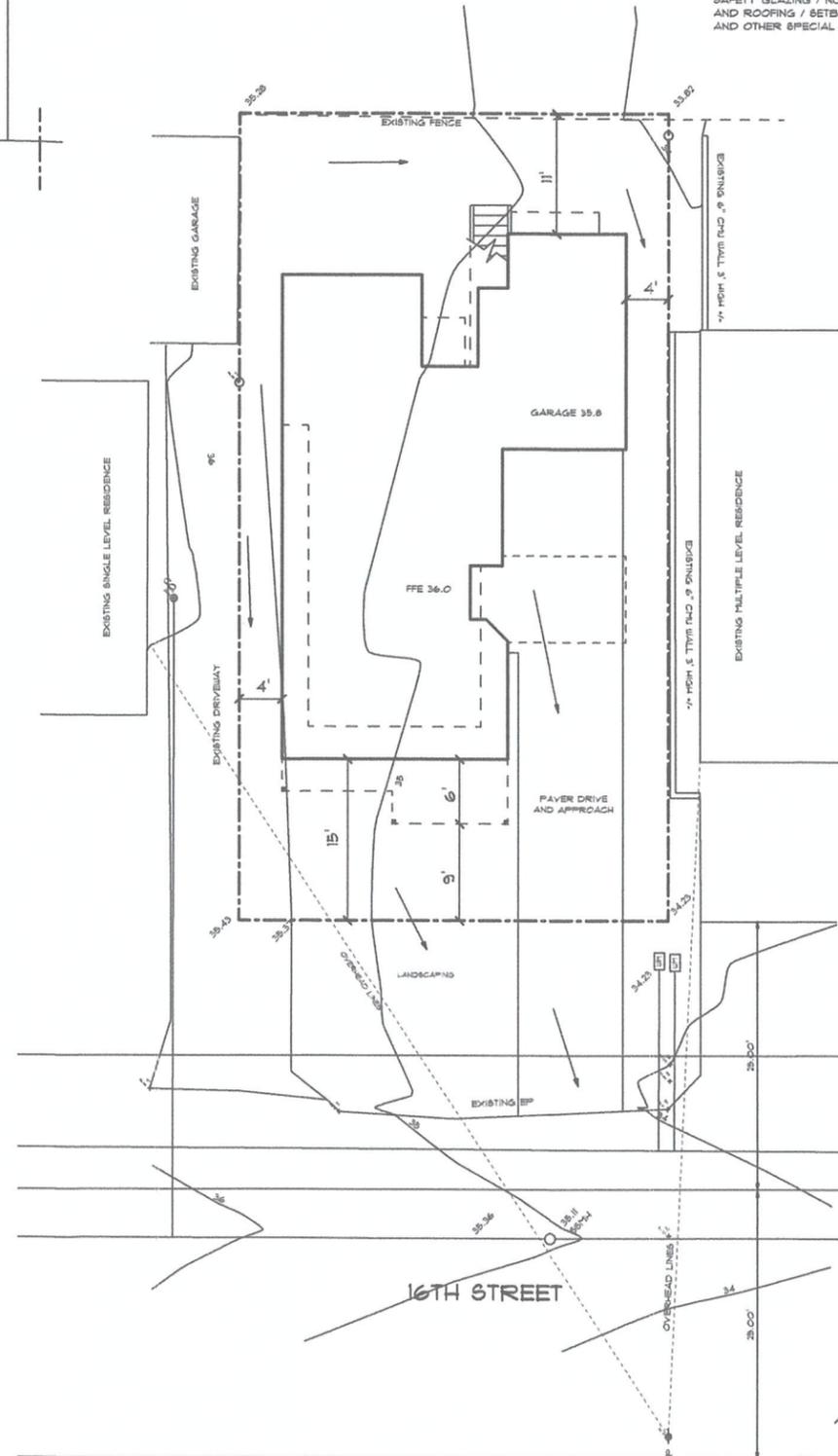
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 3% FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF WALL.

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. GUILLES USED FOR THESE PURPOSES SHALL BE SLOPED A MIN. OF 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION.

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

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



SITE PLAN

1/8" = 1'-0"

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Office 805.995.1398  
FAX 805.995.1544

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STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

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

SOILS ENGINEER:

GeoSolutions  
220 HIGH STREET  
SAN LUIS OBISPO, CA 93401  
805.543.8599

FOSTER RESIDENCE  
30 16th STREET  
CAYUCOS, CA

SITE PLAN

DRAWN BY:	JHM
DATE:	6.23.16
REVISIONS	DATE

SHEET  
**A-1**  
OF 7 SHEETS

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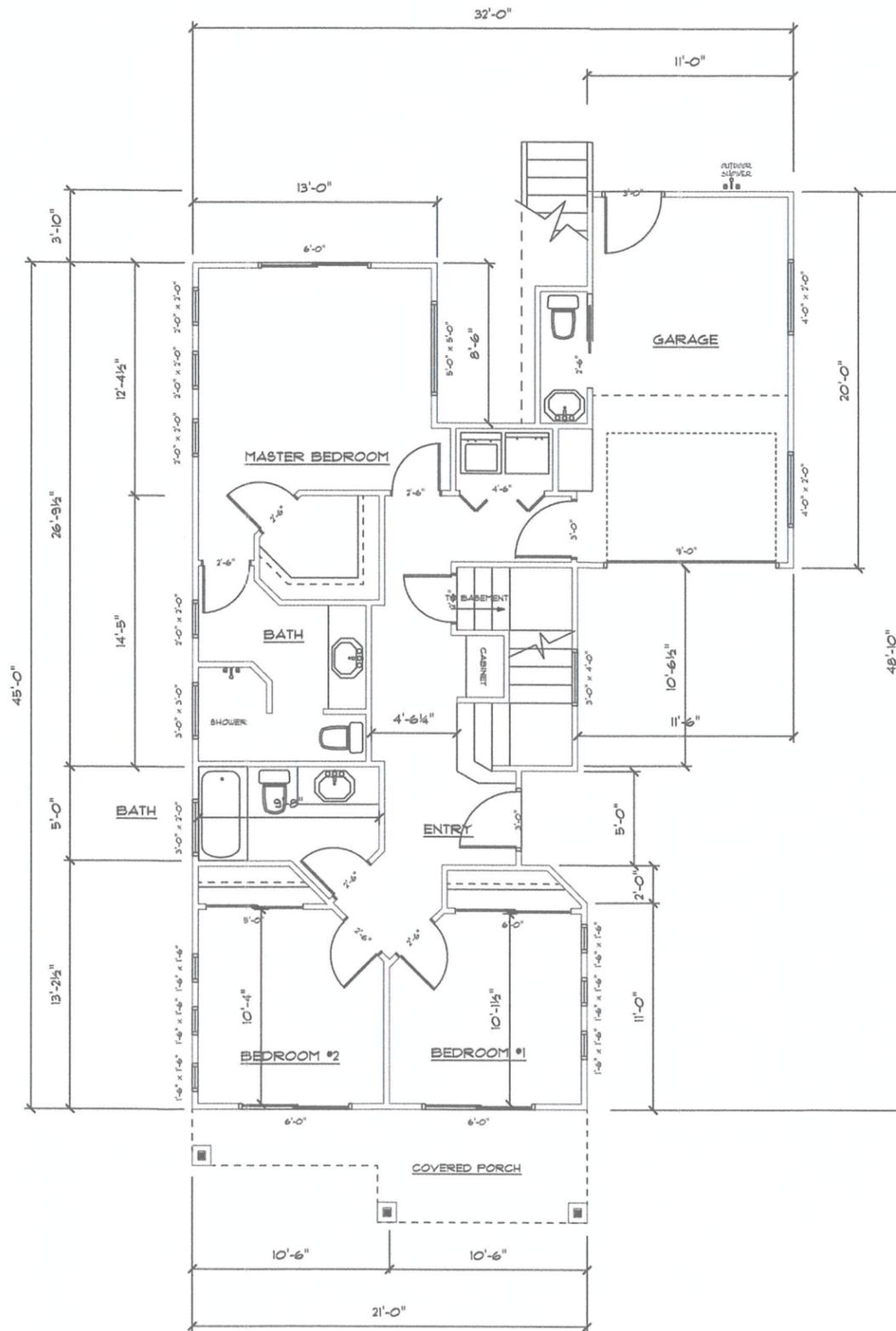
GeoSolutions  
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LOWER FLOOR  
 PLAN

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DATE:	6.23.16
REVISIONS	DATE

SHEET  
**A-2**  
 OF 7 SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

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FOSTER RESIDENCE  
 30 16th STREET  
 CAYUCOS, CA

UPPER FLOOR  
 PLAN

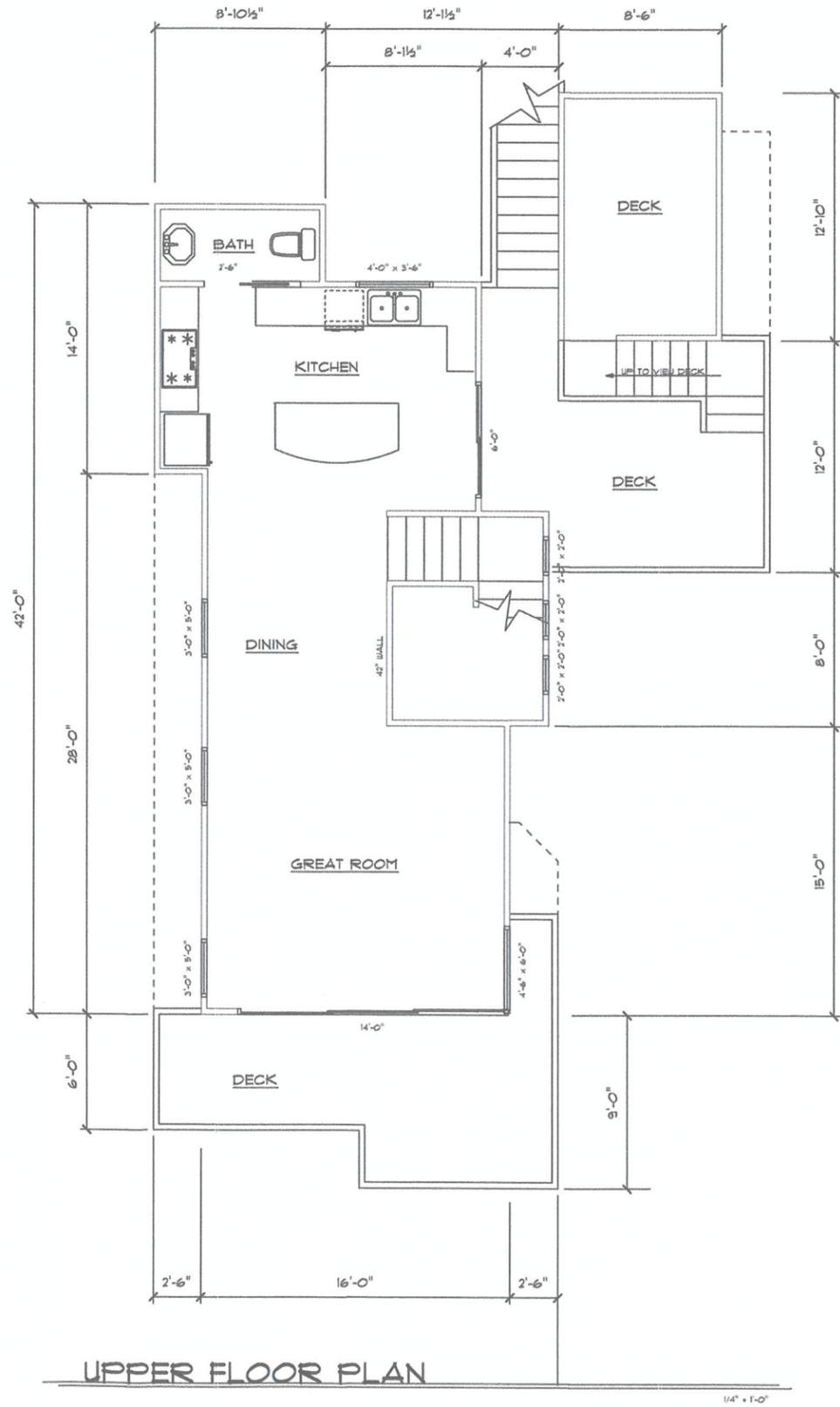
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DATE: 6.23.16

REVISIONS DATE

REVISIONS	DATE

SHEET  
**A-3**  
 OF 7 SHEETS



UPPER FLOOR PLAN

1/4" = 1'-0"

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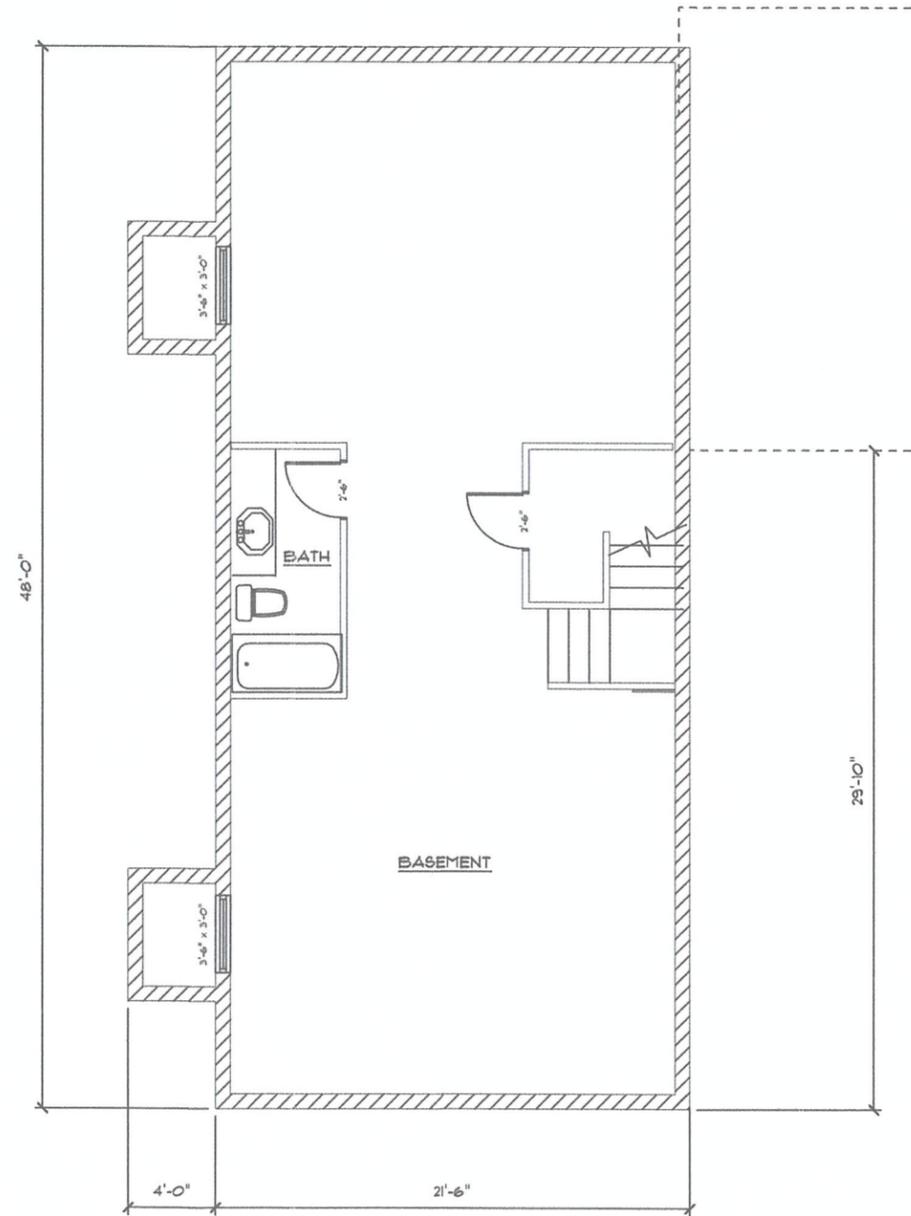
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FOSTER RESIDENCE  
 30 16th STREET  
 CAYUCOS, CA

BASEMENT PLAN



BASEMENT PLAN

1/4" = 1'-0"

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DATE:	6.23.16
REVISIONS	DATE

SHEET  
**A-4**  
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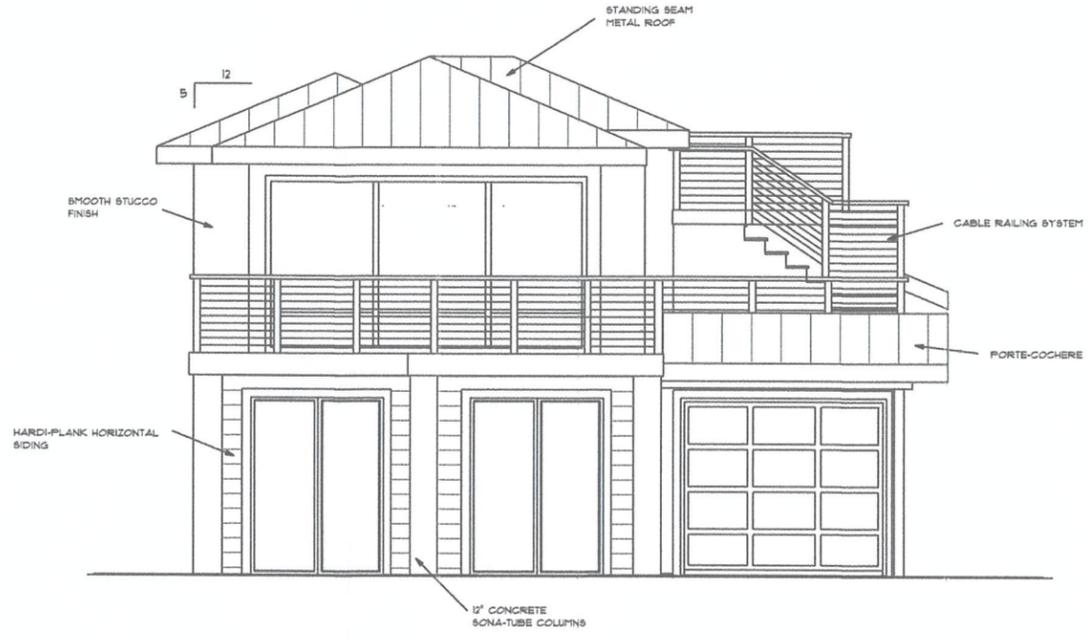
FOSTER RESIDENCE  
 30 16th STREET  
 CAYUCOS, CA

EXTERIOR  
 ELEVATIONS

DRAWN BY: JHM  
 DATE: 6.23.16

REVISIONS	DATE

SHEET  
**A-5**  
 OF 7 SHEETS



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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FOSTER RESIDENCE  
 30 16th STREET  
 CAYUCOS, CA

EXTERIOR  
 ELEVATIONS

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DATE: 6.23.16

REVISIONS DATE

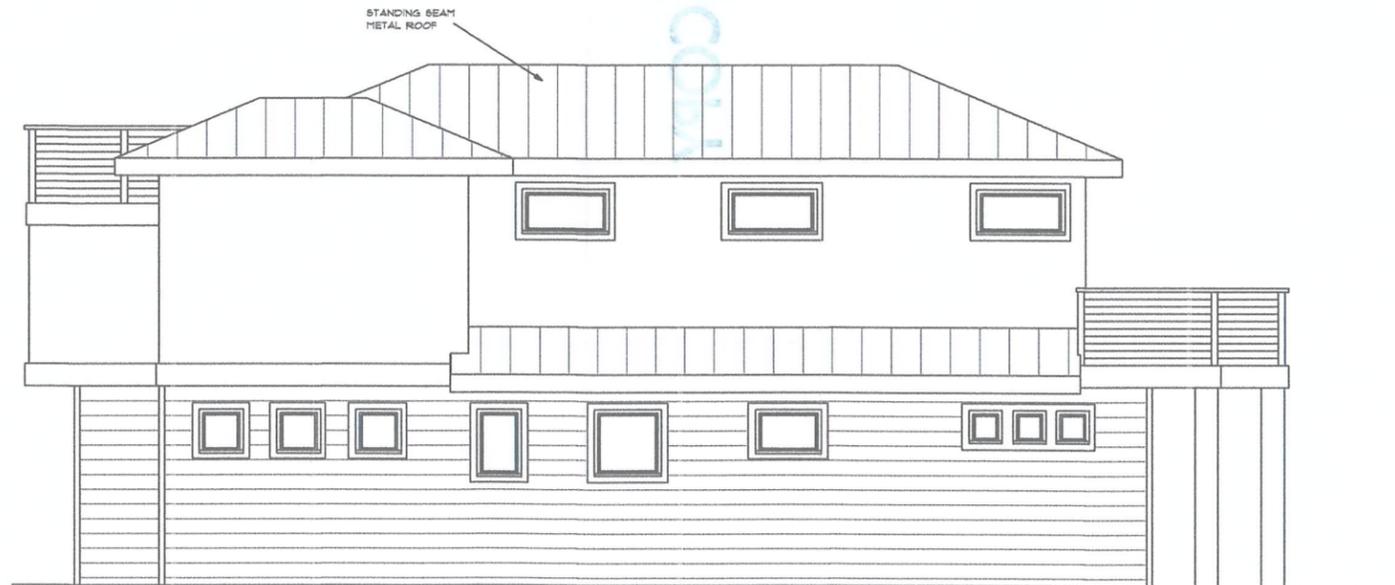
REVISIONS	DATE

SHEET  
**A-6**  
 OF 7 SHEETS



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"





**Residential Single-Family**

CCategory: RFL

064-226-032

Metro Planning Area

Coastal Zone Planning Area

Recreation

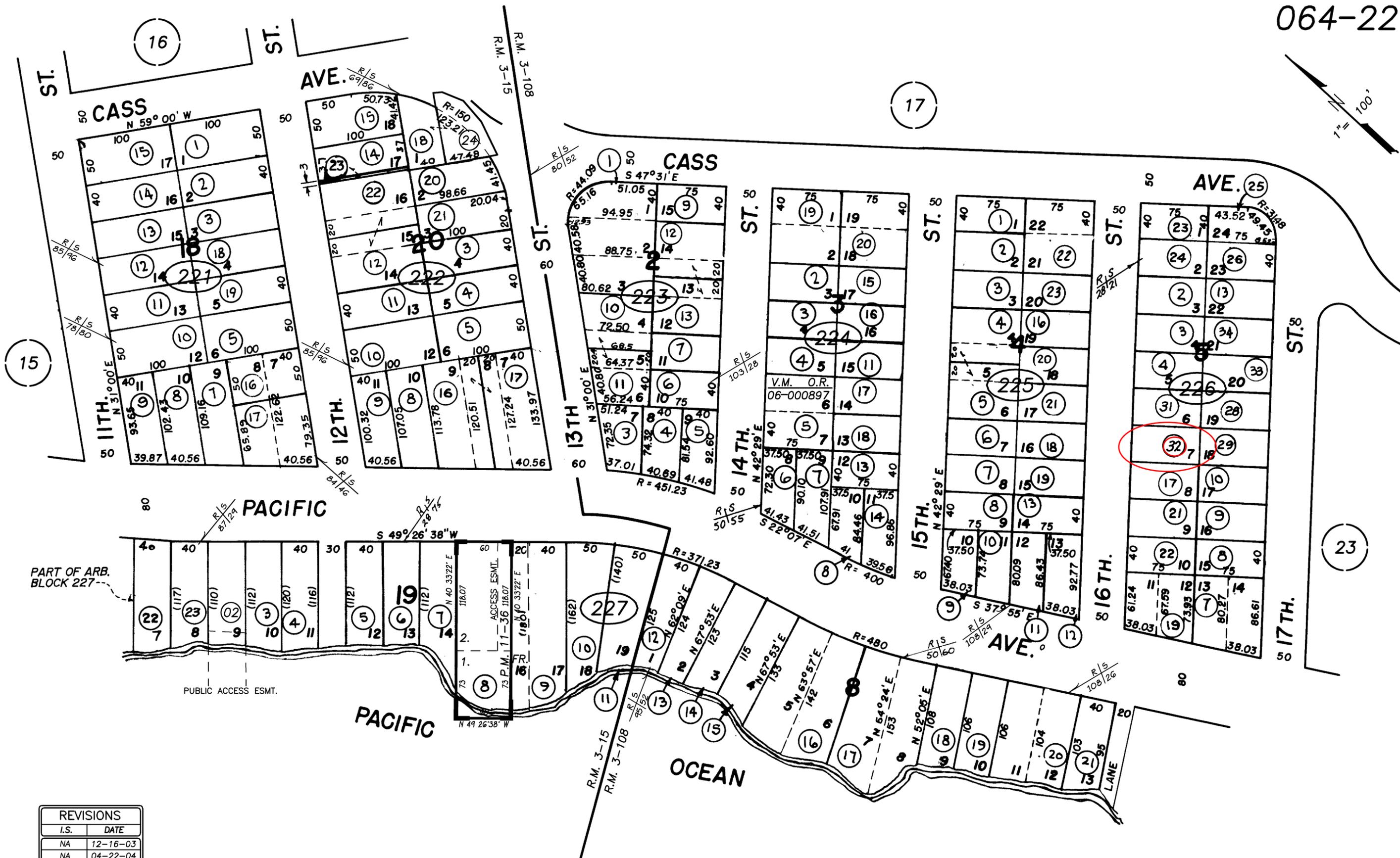
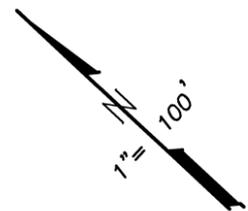
WINDY

CASSIA

WINDY

WINDY

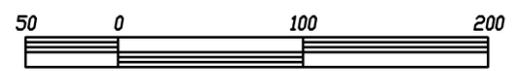
WINDY



PART OF ARB. BLOCK 227

PUBLIC ACCESS ESMT.

REVISIONS	
I.S.	DATE
NA	12-16-03
NA	04-22-04
NA	06-07-06
NA	02-14-08



GB 7/30/97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PASO ROBLES BEACH NO. 1, R.M. Bk. 3, Pg. 15  
 PASO ROBLES BEACH NO. 2, R.M. Bk. 3, Pg. 108

CAYUCOS  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 064 PAGE 22



# Parcel Summary Report For Parcel # 064-226-032

6/29/2016  
1:09:26PM

## 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    FOSTER MICHAEL  
         255 ASH AVE CAYUCOS CA 93430-1002  
OWN    ROSS GRETCHEN

### Address Information

Status            Address  
P                    00030 16TH ST CAYU

### Lot Information:

<u>Tract / Twncshp</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>
064226	032	0001	Cayucos	Estero Plannin	SSN			N		
PRBCH2	0005	0007	Cayucos	Estero Plannin	RSF	LCP	AS	Y		

### Parcel Information

Status    Description  
Active    PR BCH 2 BL 5 LT 7

### Notes

### Tax Districts

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



# Parcel Summary Report For Parcel # 064-226-032

6/29/2016  
1:09:26PM

## 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:**

DRC2015-00147

**Case Status:**

REC

Primary Parcel

**Description:**

NEW 1420 S.F SFR W/ ATTACHED 230 S.F GARAGE AND 1032 S.F BASEMENT