



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/12/2016

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2016-00012 MILLER – Proposed minor use permit for the construction of a 1680 SF single family residence. Project location is on Mayer Ave and Studio Drive, Cayucos.
APN: 064-441-018

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

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

DRC2016-00012 MILLER
 MINOR USE PERMIT
 SFR (1680 SQ SFT)
 EST/ CAYU
 CAZ LCP RSF SSN

APPLICANT INFORMATION Check box for contact

person assigned to this project
 Landowner Name Matt Miller Daytime Phone 805-441-0834
 Mailing Address 9500 SAUSALITO RD ATASCADERO Zip Code 93422
 Email Address: matt@ironhardware.com

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

Agent Name John Mac Donald Daytime Phone 995-1398
 Mailing Address 2817 Santa Barbara Cayucos Zip Code 93430
 Email Address: Imacdo charter.net

PROPERTY INFORMATION

Total Size of Site: 40 X 70 26004 Assessor Parcel Number(s): 064-441-018
 Legal Description: _____
 Address of the project (if known): 105 MAYER AVE, CAYUCOS CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: MAYER AVE OFF STUDIO DRIVE
 Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT LOT

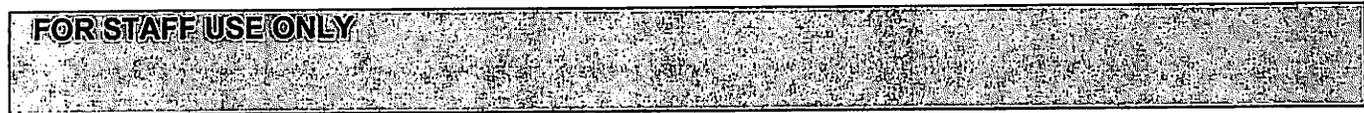
PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1680 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 [Signature] Date 8-3-16



SCANNED

OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246.

SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22.52/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highways 101 and 1).
- Location, size, design and text of all existing and proposed signs.
- Location and design of solid waste disposal facilities - as required by Section 22.10.150/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.
- Other _____



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): _____

Describe existing and future access to the proposed project site: MAYER AVE / STUDIO DRIVE

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: RES South: MAYER AVE / RES
East: HIGHWAY 1 West: RES

For all projects, answer the following:

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

Buildings: 1170 sq. feet 40 % Landscaping: 400 sq. feet 15 %
Paving: 450 sq. feet 15 % Other (specify) _____

Total area of all paving and structures: 1620 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 22

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10 Right 4 Left 4 Back 5

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

Community System - List the agency or company responsible for provision: CSIO

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: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

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

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: 2

Total floor area of all structures including upper stories, but not garages and carports: 1400 sf

Total of area of the lot(s) minus building footprint and parking spaces: 1400 sf



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: 2800 SF 40' x 70'
 Level to gently rolling, 0-10% slopes: _____ acres
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ 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: ADJACENT TO HIGHWAY 1 MINUS 10' ELEVATION

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? SFR
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis (OK or Problems)
 Will Serve Letter Pump Test _____ Hours / _____ GPM
 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 If 'Yes', please attach.
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: 10' Location of connection: MAYER AVE
2. What is the amount of proposed flow? _____ GPD
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: Migra
- 3. Where is the waste disposal storage in relation to buildings? _____
- 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: Cayucos Drive +/- 2 mi.
- 3. Location of nearest fire station: Cayucos Drive +/- 2 mi.
- 4. Location of nearest public transit stop: Highway 1 / Old Creek 0.5 mi.
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

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 *: STANDARD 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): MUP / T2011d

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)

PROPOSED RESIDENCE FOR :

TAMMY & MATT MILLER

CAYUCOS, CALIFORNIA.

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

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

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

OWNER:
 TAMMY & MATT MILLER
 9500 SAUSALITO ROAD
 ATASCADERO, CA 93422
 805.441.0834

LEGAL DESCRIPTION:
 65 MAYER AVENUE
 CAYUCOS, CA

LOT 16 BLOCK 9
 MORRO STRAND #1
 AFN 064-441-018

SQUARE FOOTAGE:

FIRST FLOOR GUEST UNIT	540 S.F.
SECOND FLOOR LIVING	530 S.F.
TOTAL LIVING	1070 S.F.
GARAGE	518 S.F.
DECKING	588 S.F.
LOT SIZE	252 S.F.
ALLOWABLE G6A	1595 S.F.
PROPOSED G6A	1588 S.F.

EROSION CONTROL AND BEST MANAGEMENT PRACTICES
 MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST
 INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY
 ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE
 EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL
 WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION
 CONTROL MEASURES ARE FUNCTIONAL.

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

TITLE-24 :

DRAWN BY:	JHM
DATE:	8.25.16
REVISIONS	DATE

STRUCTURAL :

SOILS ENGINEER:

SHEET
T-1
 OF 6 SHEETS

PROPOSED RESIDENCE FOR
TAMMY & MATT MILLER
 65 MAYER AVENUE
 CAYUCOS, CA

GENERAL NOTES

- ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2010 CBC CODE, 2010 CFC, 2010 CEC, 2010 CEC, 2010 CEC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
- CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION OF THE DOCUMENTS.
- CONTRACTOR SHALL CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AREAS, REFER TO BUILDING AND ADJOINING AREAS REFER TO BUILDING PLANS. REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH ROUGH GRADING.
- PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
- PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES TEMPORARY GUARD RAILS AND / OR 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 PIPING, 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 GALVANIZED 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 EXPOSED METAL TRIM, TRELLISER/RAILINGS, 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 (SIC 1401). NOTE TWO (2) LAYERS OF GRADE "D" TYPE PAPER REQUIRED OVER WOOD BASED WEATHING.
- THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS PLACE IN THE BLDG. A STATE INSULATION CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSULATION IS CONSISTENT WITH THE PLANS AND CONFORMS TO THE STATE ENERGY REGULATIONS NOTE ON PLANS TITLE 24, PART 2, CHAPTER 10-3 STANDARDS FOR INSULATING MATERIAL.
- THE BUILDER SHALL PROVIDE THE BLDG OWNER MANAGER AND ORIGINAL OCCUPANTS WITH A LIST OF THE FEATURE, MATERIALS, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY AND MAINTENANCE FOR EFFICIENT OPERATION NOTE ON THE PLANS TITLE 24 - SECTION 10-3(B).
- ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" ICBO FABRICATING SHOP PRIOR TO ANY STEEL BEING FABRICATED AND SENT TO THE JOBSITE. THE FABRICATING COMPANY SHALL BE APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY PER CBC - SECTION 1701.
- 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 JAIL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE P.G. REDWOOD OR PRESURE TREATED "SOLMANIZED" - CBC SECTION 2106.4
- 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 G.I. OR BETTER. PAINTED WITH SIL VINYL URETHANE PRIMER AND A ZINC DUST FINISH. EXCEPTING PREFINISHED METAL AS APPROVED BY THE DESIGNER.
- PROVIDE ONE (1) POUND WATERPROOF FELT MINIMUM UNDER ALL EXTERIOR COVERINGS.
- ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTER FLASHINGS, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF. GASKS AND FLASH WHERE NECESSARY FOR A COMPLETE AND WORKABLE INSTALLATION.
- CERTIFIED INSULATION MATERIALS. TITLE 24 SECTION 18.
- INSULATION INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS.
- NOT MORE THAN 25 AND SMOKE NOT MORE THAN 450
- AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND WEATHER-STRIPPING.
- CONTRACTORS MUST GANG AND CONCEAL FROM VIEW. ROOF VENTS WHEREVER POSSIBLE.
- ROOF DRAIN DOWN BROUITS MUST NOT DRAIN ONTO HARD OR BE VISIBLE FROM TRAFFIC AREAS.
- ALL OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BLDG'S OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CFC 408.3)
- ALL OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BLDG'S OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

SYMBOLS & ABBREVIATIONS

	COLUMN LINES, GRID LINES	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ASPHALT TO CONCRETE
	WINDOW SYMBOL	ADJ.	ADJOINING
	REVISION	A.P.L.	ASSUMED PROPERTY LINE
	CLOUD AROUND REVISION	B.C.R.	BESIN CURB RETURN
	MATCH LINE	B.F.	BOTTOM OF FOOTING
	SHADED PORTION IS THE EDGE CONSIDERED	B.O.F.	BOTTOM OF FASCIA
	WORK POINT	BRD	BOARD
	CONTROL POINT OR DATUM POINT	BTWN	BETWEEN
	SECTION IDENTIFICATION	C.B.	CATCH BASIN
	SHEET WHERE SECTION IS DRAWN	C.L.	CENTRELINE
	DETAIL NUMBER	C.O.	CLEANOUT
	SHEET NUMBER	C.L.R.	CLEAR
	KEYNOTES	C.M.U.	CONCRETE MASONRY UNIT
	CONCRETE	CONC.	CONCRETE
	MASONRY VENEER	CONT.	CONTINUOUS
	CONCRETE BLOCK	C.Y.	CUBIC YARD
	GYPHUM BOARD	DET.	DETAIL
	NO DOUBLE LINES AT SMALL SCALE	DN.	DOWN
	BATT INSULATION	DRWG.	DRAWING
	PLYWOOD	E.	EAST
	PROPERTY LINE	E.A.	EACH
	NEW FINISH GRADE SHOWN HORIZONTALLY	E.S.	EXISTING GRADE
	EXISTING GRADE NEW OR FINISHED	E.L.	ELEVATION
	FUTURE TOP OF PAVEMENT OR CONCRETE	ELEC.	ELECTRICAL
	FUTURE TOP OF CURB	ELEV.	ELEVATION
	TOP OF WALL	EQ.	EQUAL
	TOP OF FOOTING	EXIST.	EXISTING
	TOP OF FLASH COURSE	EXP.	EXPANSION
	TOP OF PAVEMENT	ETC.	ETCETERA
	STANDARD STRUCTURAL	FIN.	FINISH
	TOP OF PARAPET	F.S.	FINISH GRADE
	TOP OF FOOTING	F.P.	FINISH PAVING
	TOP OF FLASH COURSE	F.R.	FLOOR
	TYPICAL	F.H.	FIRE HYDRANT
	WHERE OCCURS	F.L.	FLOOR LINE
	REINFORCEMENT	(F.T.C.)	FUTURE TOP OF PAVING OR CONCRETE
	RETENTION SECTION	(F.T.P.)	FUTURE TOP OF CURB
	SECTION	FTG	FOOTING
	SCHEDULE	G.	GUTTER
	SCHEDULE	GA.	GAUGE
	SCHEDULE	GYP. BRD.	GYPHUM BOARD
	SCHEDULE	GALV.	GALVANIZED
	SCHEDULE	H.C.	HANDICAP
	SCHEDULE	H.T.	HIGHT
	SCHEDULE	H.P.	HIGH POINT
	SCHEDULE	J.	JOINT
	SCHEDULE	MAX.	MAXIMUM
	SCHEDULE	MIN.	MINIMUM
	SCHEDULE	M.T.	METAL
	SCHEDULE	N.	NORTH
	SCHEDULE	N.G.	NATURAL GRADE
	SCHEDULE	N.I.C.	NOT IN CONTRACT
	SCHEDULE	O.C.	ON CENTER
	SCHEDULE	P.L.	PROPERTY LINE
	SCHEDULE	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 70% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.

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

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

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

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

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

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

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

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

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

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

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

INTERIOR MOISTURE CONTROL

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

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

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

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

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

- ESTABLISHED HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
- SIZE DUCT SYSTEMS ACCORDING TO ACC 29-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.

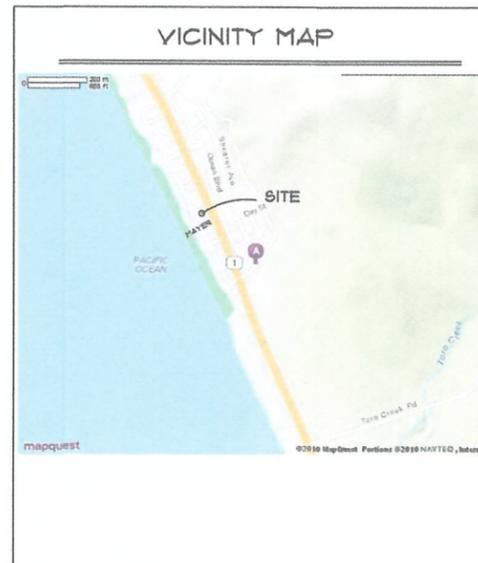
VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

SHEET INDEX

SHEET #	CONTENTS
T-1	TITLE PAGE
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS

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

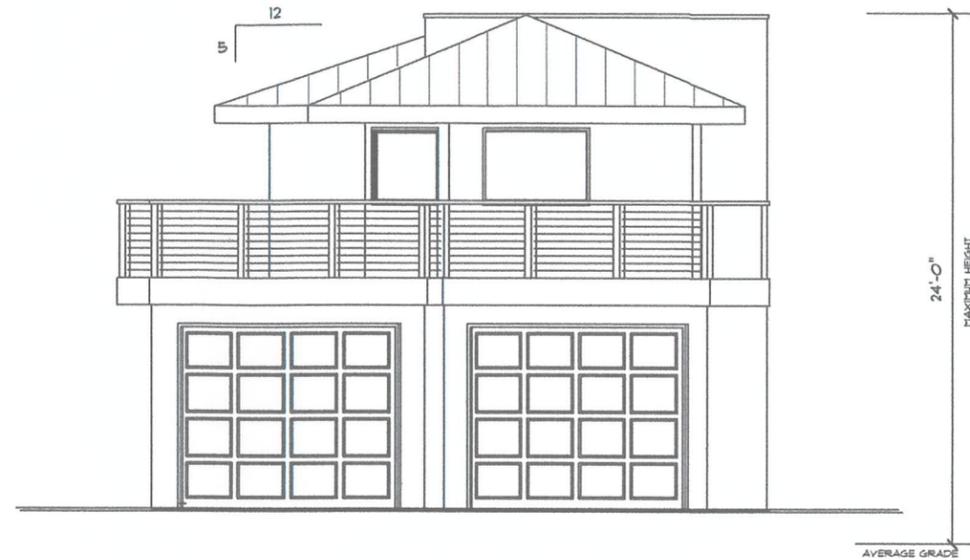


- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A CURRENT BUSINESS LICENSE PRIOR TO PERMIT ISSUANCE.
- ALL CONTRACTORS AND/OR OWNER-BUILDERS MUST SUBMIT CERTIFICATE OF WORKER'S COMPENSATION INSURANCE COVERAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT PER CALIFORNIA LABOR CODE SECTION 5000.
- GENERAL 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.
- THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB OR EDGE OF STREET PAVING IN NO PAVING CURB EXISTING LOCATIONS FROM THE PROPERTY LINE (6) WITH THE PUBLIC WORK DEPARTMENT.
- 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 5406.
- CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH-BIN TO INSURE PROPER CLEANUP OF ALL BUILDING MATERIALS.
- 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 CLEAR CONDITION AT ALL TIMES.

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

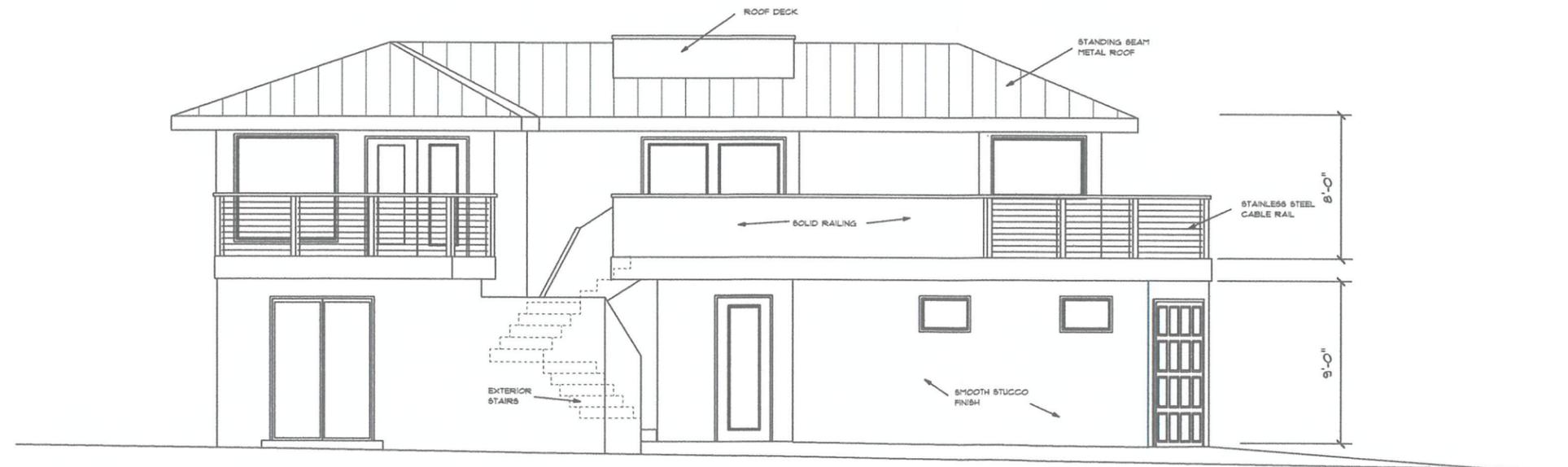
John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION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

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



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

PROPOSED RESIDENCE FOR
TAMMY & MATT MILLER
 65 MAYER AVENUE
 CAYUCOS, CA

**EXTERIOR
 ELEVATIONS**

DRAWN BY:	JHM
DATE:	8.24.16
REVISIONS	DATE

SHEET
A-4
 OF 6 SHEETS

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

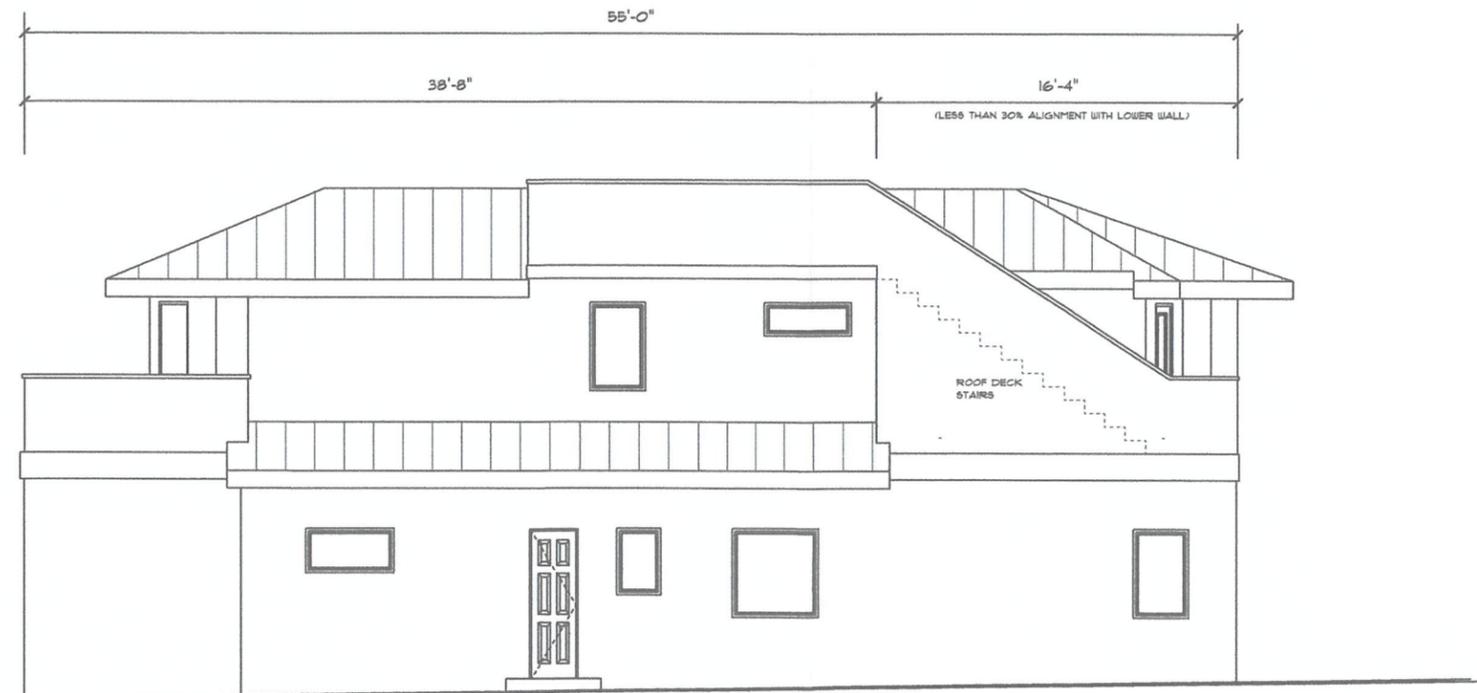
John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION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

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



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

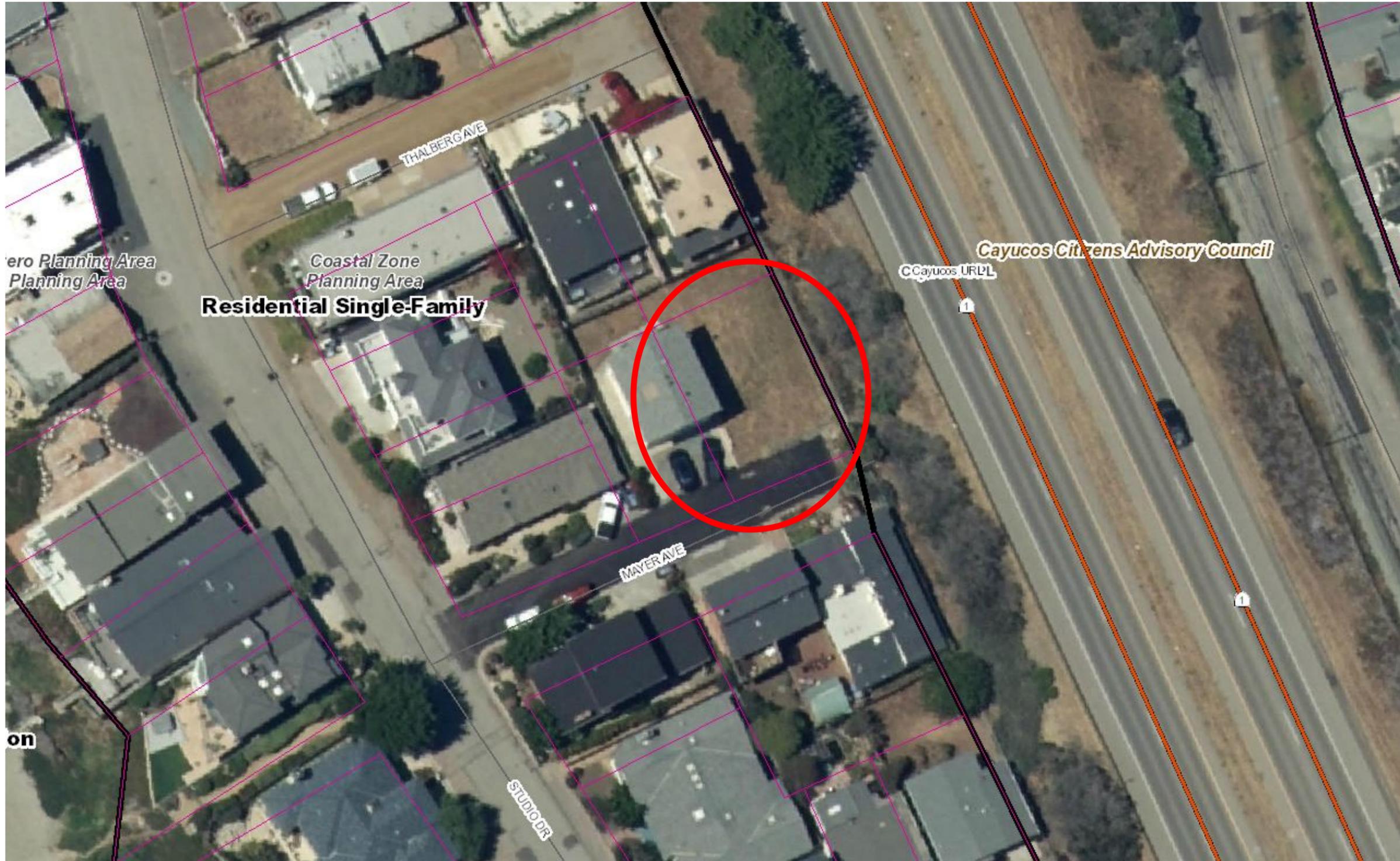
PROPOSED RESIDENCE FOR
TAMMY & MATT MILLER
 65 MAYER AVENUE
 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

DRAWN BY:	JHM
DATE:	8.24.16
REVISIONS	DATE

SHEET
A-5
 OF 6 SHEETS





ero Planning Area
Planning Area

Residential Single-Family

Coastal Zone
Planning Area

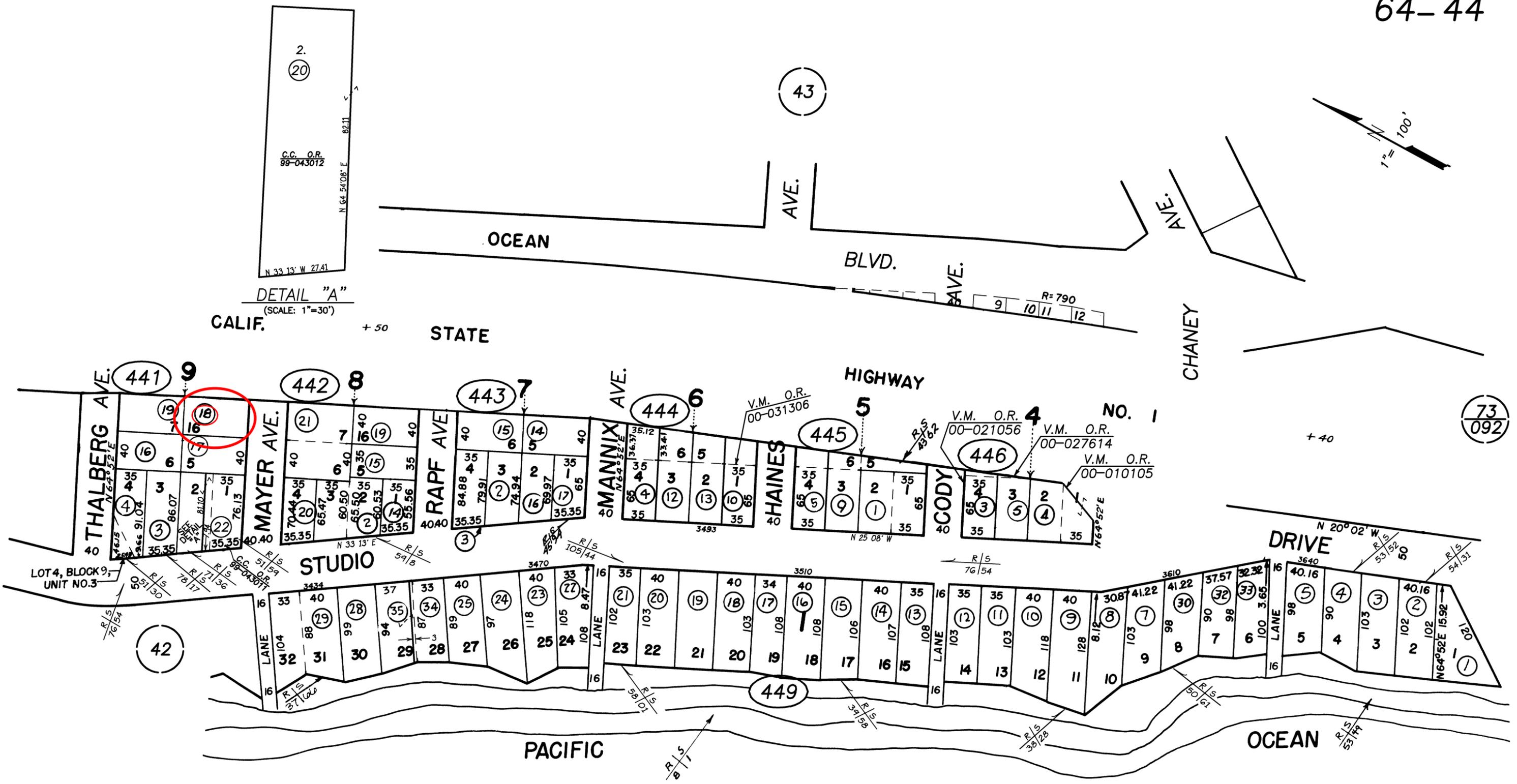
Cayucos URL
Cayucos Citizens Advisory Council

THALBERG AVE

MAYER AVE

STUDIO DR

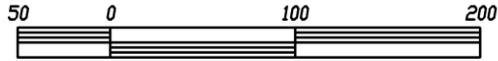
on



DETAIL "A"
(SCALE: 1"=30')



REVISIONS	
I.S.	DATE
NA	10-07-03
07-336	03-31-07



ER 11-22-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 064-441-018

9/7/2016
11:03:56AM

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 ESPARZA ANNA L
4115 NORMAL AVE LA CA 90029-

Address Information

Status **Address**
P 00065 MAYER AV 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>
064441	018	0001	Cayucos	Estero Plannin	CAZ					N
MORROST1	0009	0016	Cayucos	Estero Plannin	RSF	LCP	SSN	Y		

Parcel Information

Status **Description**
Active MORRO STR U 1 BL 9 LT 16

Notes

THIS APN IS ONE LEGAL PARCEL. JSM 7/15/16
LANDOWNR REQUESTED PRE-ADDRESSING. ADDRESS FOR FUTURE SFR IS 65 MAYER AVENUE AND PAID THE \$109.00 ADDRESSING FEE

~~Tax Districts~~
06/2010 ZMH.
COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21



Parcel Summary Report For Parcel # 064-441-018

9/7/2016
11:03:57AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10, ZONE A

Case Information

Case Number:

DRC2016-00012

Case Status:

REC

Primary Parcel

Description:

SFR (1680 SQ SFT)