



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 11/12/2015

TO: _____

FROM: Brandi Cummings, 805-574-1006, BCummings@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00055 THURSTON MUP, PROPOSED GUESTHOUSE, GARAGE AND ART STUDIO, LOCATED AT 250 CABRILLO LANE, SAN LUIS OBISPO APN: 044-444-04

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

DRC2015-00055

THURSTON STEV

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

MUP TO WAIVE DISTANCE FOR GUEST HOUSE

SLOSLO/ EDNA

MTC

AR RS

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name GREGORY THURSTON Daytime Phone 805-550-5885
Mailing Address 240 CABRILLO LN Zip Code 93401
Email Address: gregory.thurston@gmail.com

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

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

PROPERTY INFORMATION

Total Size of Site: 1 acre Assessor Parcel Number(s): 044-444-004

Legal Description: GUESTHOUSE

Address of the project (if known): 250 CABRILLO LN

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: JUST SOUTH OF AIRPORT OFF HWY 227, CRESTMONT DR

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): GUESTHOUSE, GARAGE & ART STUDIO

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 10/29/15

FOR STAFF USE ONLY

Project Description:

Modification to Guesthouse Distance Standard

Reason:

- 1. Native California oak trees & existing septic leach line**

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): 1) WAIVE GUESTHOUSE DIST

Describe existing and future access to the proposed project site: STREET ACCESS

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

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

North: RESIDENTIAL South: RESIDENTIAL
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: _____ sq. feet _____ % Landscaping: 2000 sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

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

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

Number of parking spaces proposed: 2 Height of tallest structure: 13'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 170' Right 150' Left 20' Back 15'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: GOLDEN ST H2O
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: CAL 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: 1

Total floor area of all structures including upper stories, but not garages and carports: N/A

Total of area of the lot(s) minus building footprint and parking spaces: N/A

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: 1 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 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: PROJECT IS MOSTLY NOT VISIBLE
FROM STREET.

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? 40 GAL
4. How many service connections will be required? EXISTING
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING DWELLING
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. N/A
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. WILL SUPPLY; DONE IN 2013
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet N/A
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? NONE PROPOSED
 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: _____ Location of connection: _____ N/A
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: SAN LUIS GARBAGE
3. Where is the waste disposal storage in relation to buildings? NEXT TO 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: SLCUSD/LOS RANCHOS
2. Location of nearest police station: 1042 WALNUT ST.
3. Location of nearest fire station: BROAD ST & SANTA BARBARA
4. Location of nearest public transit stop: BROAD ST
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

N/A

1. Please describe the historic use of the property:

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

N/A

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

N/A

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

N/A

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 *: PASSIVE SOLAR H2O HEATING

*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:
DESERT/DROUGHT TOLERANT LANDSCAPE/ H2O PERMEABLE PAVING, RECYCLED MATERIALS, PASSIVE SOLAR HEATING

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?

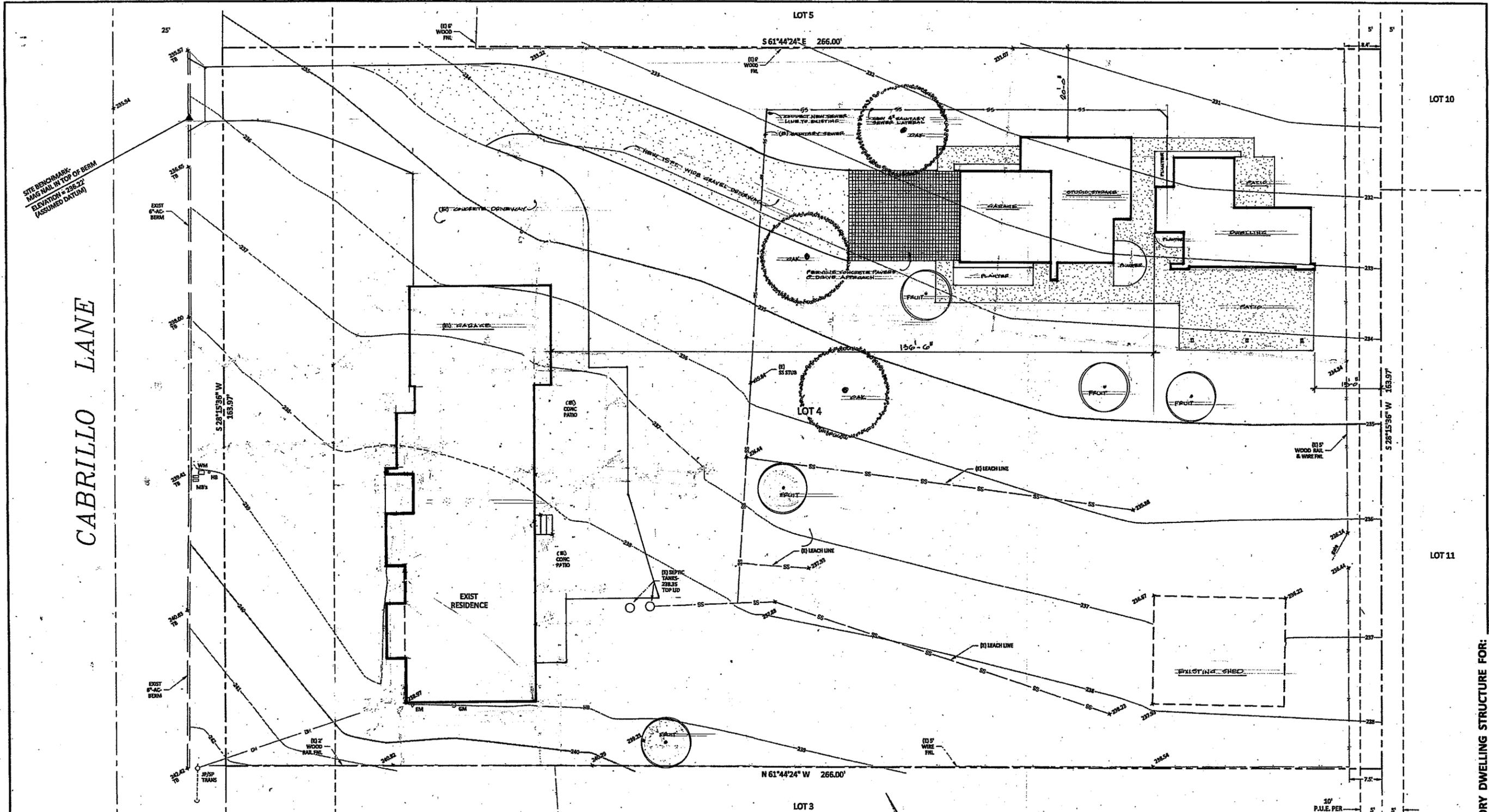
Yes No

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, BLDG, PMT

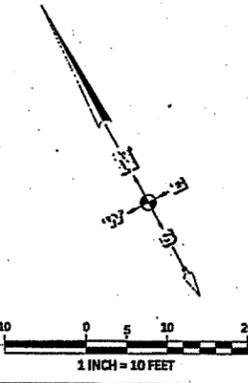
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



SITE BENCHMARK:
MAG NAIL IN TOP
ELEVATION = 235.22'
(ASSUMED DATUM)

CABRILLO LANE

TOPOGRAPHIC SURVEY
250 CABRILLO LANE
APN 044-444-004
LOT 4 IN BLOCK 4
TRACT 211
(6 MB 58)
County of San Luis Obispo
State of California
January 2012
SHEET 1 OF 1



LEGEND

—	PROPERTY LINE	FF THRESH	FINISHED FLOOR THRESHOLD
- - -	BUILDING LINE	GM	GAS METER
- · - · -	CENTERLINE	GW	GUIDE WIRE
- · - · -	FENCE LINE (FNL)	HB	HOSE BIB
- · - · -	CONCRETE EDGE	JP	JOINT POLE
- · - · -	OVERHEAD LINE	SP	SERVICE POLE
- · - · -	SEWER LINE AS NOTED	TS	TOP OF BERM
- · - · -	EDGE OF PAVEMENT (EP)	TC	TOP OF CONCRETE
- · - · -	WEEPLINE	TC	TOP OF CURB
AC	ASPHALT	TP	TOP OF PAVEMENT
CLF	CHAIN LINK FENCE	TS	TOP OF STEP
CONC	CONCRETE	TWL	TOP OF WALL
D/W	DRIVE WAY	WW	WALKWAY
EM	ELECTRIC METER	WM	WATER METER
FF GAR	FINISHED FLOOR GARAGE	WTBWS	WITH TRANSFORMER

SURVEYOR'S STATEMENT
THIS TOPOGRAPHIC MAP CORRECTLY REPRESENTS
A SURVEY MADE BY ME OR UNDER MY DIRECTION
AT THE REQUEST OF LOU SMITH IN JAN, 2012.

BY: *Terrill A. Green*
TERRILL A. GREEN PLS 7868



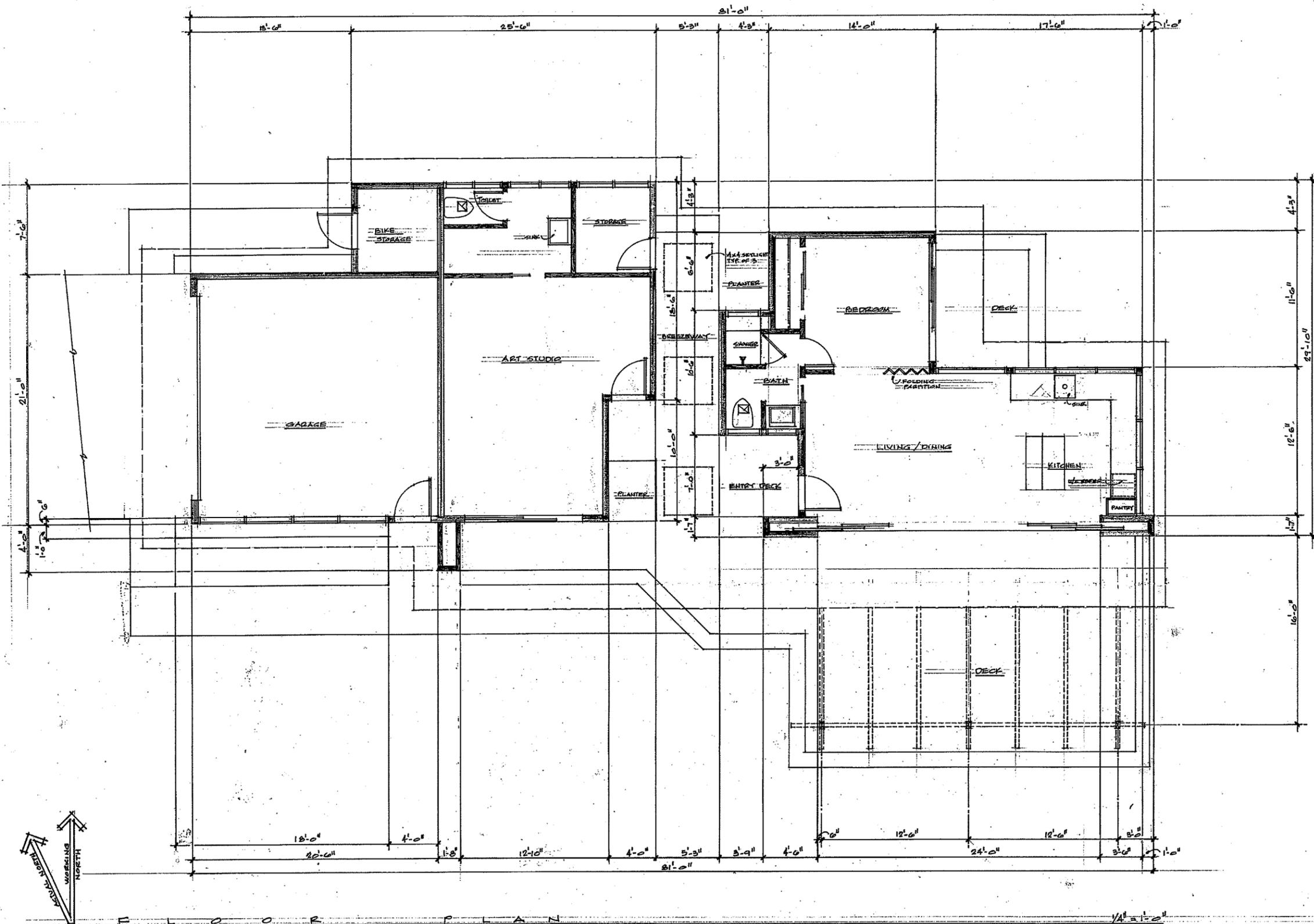
NOTE
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CABRILLO LANE WHICH BEARS S 28°15'36" W BETWEEN FOUND CENTERLINE
INTERSECTION MONUMENTS PER TRACT 211 (6 MB 58). SINGLE PRORATION METHOD WAS USED TO ESTABLISH DISTANCES ALONG CABRILLO LN
RIGHT-OF-WAY. RECORD ANGLES AND RECORD DISTANCES WERE USED TO ESTABLISH PROJECT REAR AND SIDE BOUNDARY LINES.

A CURRENT TITLE REPORT SHOULD BE REFERENCED FOR ANY POSSIBLE EASEMENTS NOT SHOWN ON THIS MAP.

SITE BENCHMARK
MAG NAIL IN TOP OF BERM 86.8' NE OF THE CENTERLINE OF EXISTING AC DRIVEWAY ENTRANCE TO 250 CABRILLO LANE.
ELEVATION = 235.22' (ASSUMED DATUM)

ACCESSORY DWELLING STRUCTURE FOR:
GREG THURSTON
240 CABRILLO LANE SAN LUIS OBISPO, CA. 93401

GREEN LAND SURVEYS
P.O. Box 107, Grover Beach, Ca. 93483
Ph: (805) 481-0330 Fax: (805) 481-0331
terri@greenlandsurveys.com



FLOOR AREAS

DWELLING	597.58
GARAGE, ART STUDIO, ETC.	970.58

WALL TYPES

(Symbol)	1/2" STUDS
(Symbol)	2x4 STUDS



JERRY SHAW
Residential Design
(805) 481-0308
www.jerryshawdesign.com

ACCESSORY DWELLING STRUCTURE FOR:
GREG THURSTON
240 CABRILLO LANE SAN LUIS OBISPO, CA. 93401

DATE / COMMENTS

SHEET

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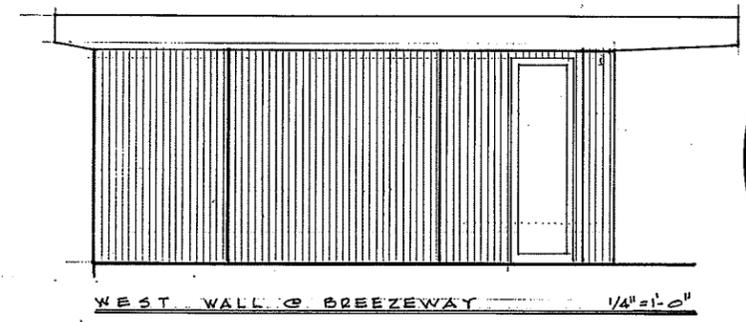
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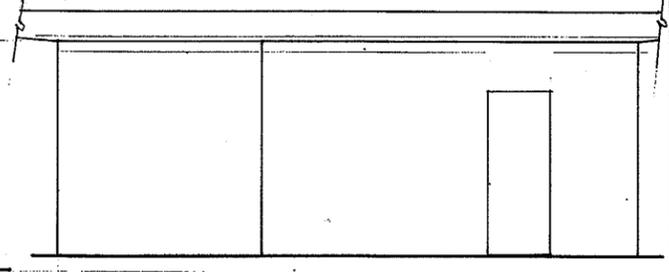
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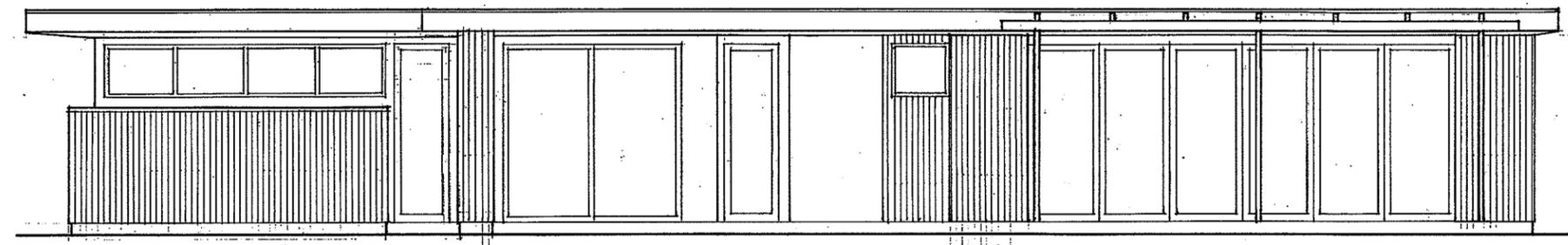
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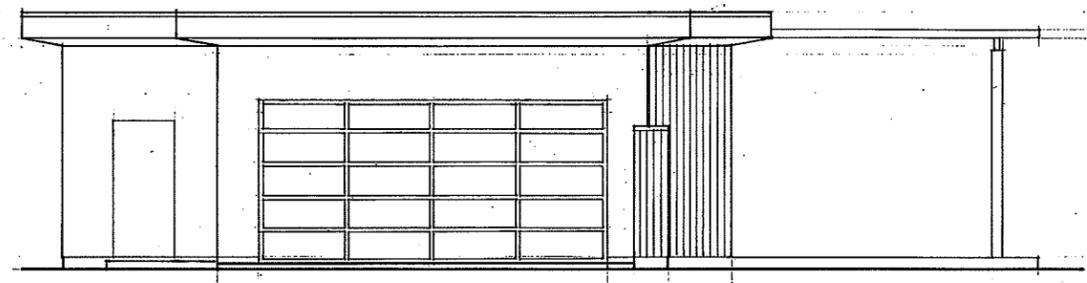
WEST WALL @ BREEZEWAY 1/4" = 1'-0"



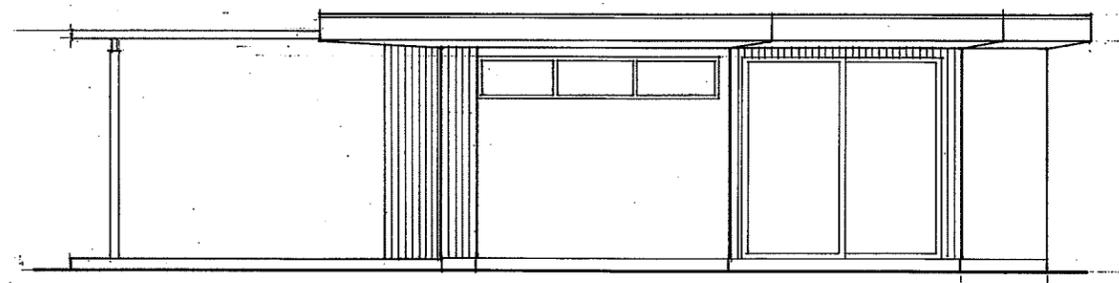
EAST WALL @ BREEZEWAY 1/4" = 1'-0"



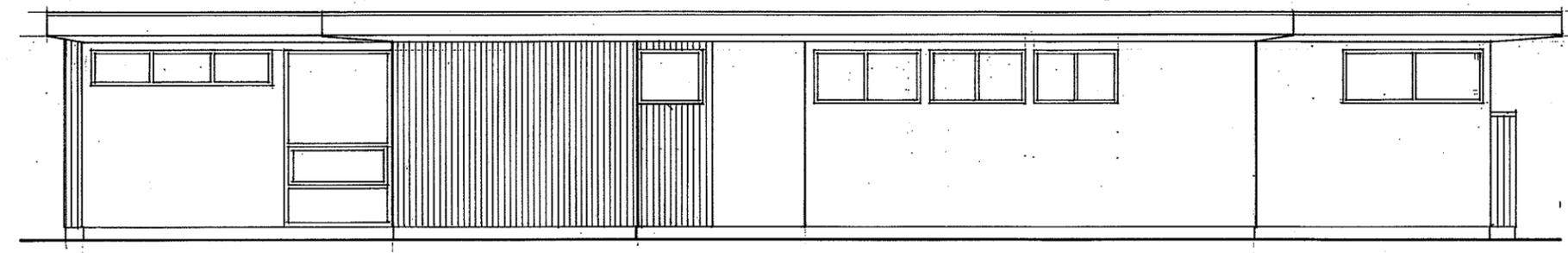
SOUTH ELEVATION 1/4" = 1'-0"



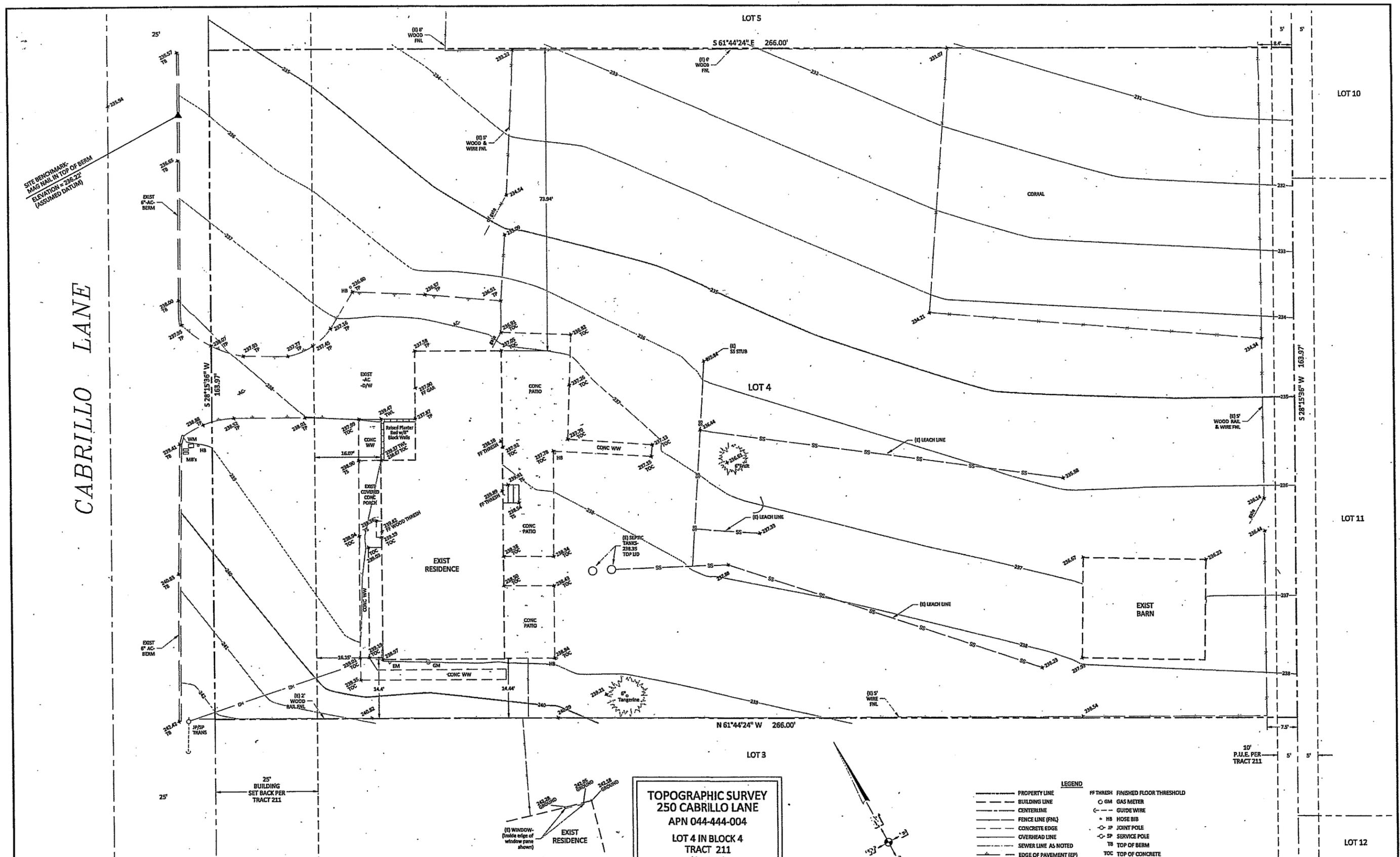
WEST ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"



SITE BENCHMARK
MAG NAIL IN TOP OF BERM
ELEVATION = 236.22'
(ASSUMED DATUM)

CABRILLO LANE

SURVEYOR'S STATEMENT
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A SURVEY MADE BY ME OR UNDER MY DIRECTION
AT THE REQUEST OF LOU SMITH IN JAN, 2012.

BY: *Terrill A. Green*
TERRI A. GREEN P.L.S. 7868



NOTE
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CABRILLO LANE WHICH BEARS S 28°15'36" W BETWEEN FOUND CENTERLINE INTERSECTION MONUMENTS PER TRACT 211 (6 MB 58). SINGLE PRORATION METHOD WAS USED TO ESTABLISH DISTANCES ALONG CABRILLO LN RIGHT-OF-WAY. RECORD ANGLES AND RECORD DISTANCES WERE USED TO ESTABLISH PROJECT REAR AND SIDE BOUNDARY LINES.

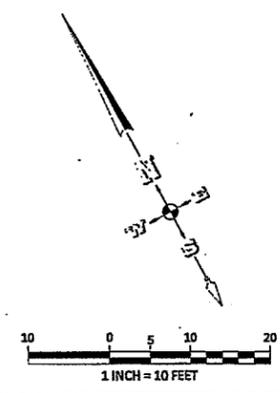
A CURRENT TITLE REPORT SHOULD BE REFERENCED FOR ANY POSSIBLE EASEMENTS NOT SHOWN ON THIS MAP.

SITE BENCHMARK
MAG NAIL IN TOP OF BERM 66.5' NE OF THE CENTERLINE OF EXISTING AC DRIVEWAY ENTRANCE TO 250 CABRILLO LANE.
ELEVATION = 236.22' (ASSUMED DATUM)

TOPOGRAPHIC SURVEY
250 CABRILLO LANE
APN 044-444-004
LOT 4 IN BLOCK 4
TRACT 211
(6 MB 58)

County of San Luis Obispo
State of California

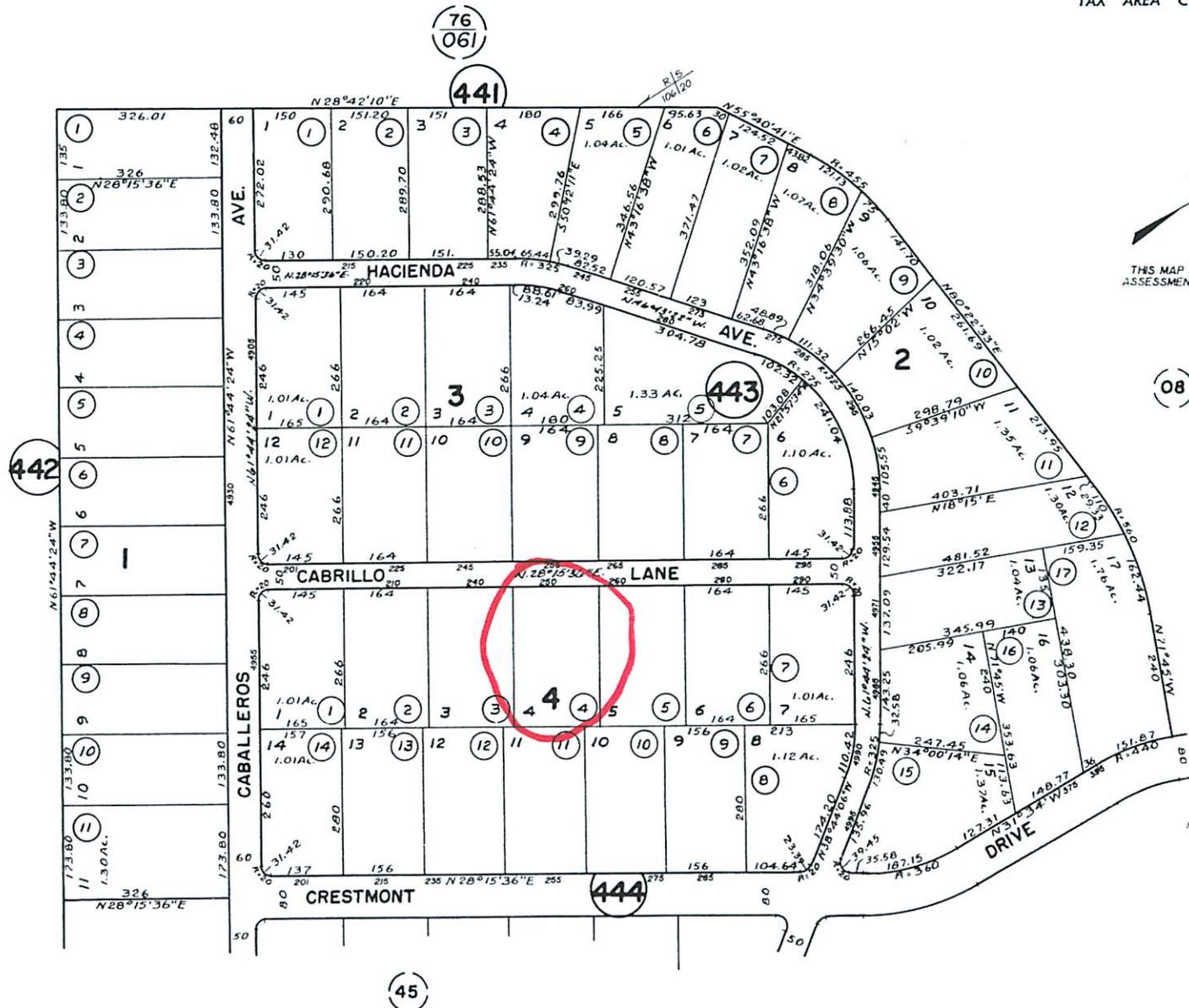
January 2012
SHEET 1 OF 1



LEGEND

—	PROPERTY LINE	FF THRESH	FINISHED FLOOR THRESHOLD
—	BUILDING LINE	GM	GAS METER
—	CENTERLINE	GW	GUIDEWIRE
—	FENCE LINE (FNL)	HB	HOSE BIB
—	CONCRETE EDGE	JP	JOINT POLE
—	OVERHEAD LINE	SP	SERVICE POLE
—	SEWER LINE AS NOTED	TB	TOP OF BERM
—	EDGE OF PAVEMENT (EP)	TOC	TOP OF CONCRETE
—	WEEPLINE	TC	TOP OF CURB
AC	ASPHALT	TP	TOP OF PAVEMENT
CLF	CHAIN LINK FENCE	TS	TOP OF STEP
CONC	CONCRETE	TWL	TOP OF WALL
D/W	DRIVE WAY	WW	WALKWAY
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THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

NOTE: LOTS 1.00 ACRE EXCEPT AS NOTED

REF: MAP 08

TRACT NO. 211
SAN LUIS OBISPO COUNTY
CALIFORNIA

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES



Parcel Summary Report For Parcel # 044-444-004

11/3/2015
3:49:14PM

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 THURSTON STEVEN R
240 CABRILLO LN SLO CA 93401-7910
OWN THURSTON GREGORY P

Address Information

Status Address
P 00250 CABRILLO LN EDNA

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>
211	0004	0004	Los Ranchos Ed	San Luis Obis	RS	AR		Y		

Parcel Information

Status Description
Active TR 211 BL 4 LT 4

Notes
DISCUSSED MUP TO (1) WAIVE DISTANCE FOR GUESTHOUSE; (2) EXCEED MAXIMUM SQFT FOR GARAGE/WORKSHOP. NOTE THAT EXIST. BARN COUNTS AS GARAGE SPACE. --M. CONGER 10/29/2015

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 044-444-004

11/3/2015
3:49:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2015-00055

REC

Primary Parcel

Description:

MUP TO WAIVE DISTANCE FOR GUEST HOUSE

PMT2011-01861

FNL

Primary Parcel

Description:

ATTACHED GARAGE ADDITION (734 SF), ADDITION TO SFD (791 SF), INTERIOR REMODEL (1,439 SF) OF ENTIRE DWELLING

PMT2012-00658

FNL

Primary Parcel

Description:

FIRE SPRINKLERS FOR ADDITION AND EXIST. SINGLE FAMILY DWELLING & GARAGE PMT2011-01861/ NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS HOUSE TYCO LF11 TY2596/ GARAGE TYCL TY FRD TY2131 175 DEGREE. 1" WATER METER