



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

The City of Morro Bay provides essential public services and infrastructure to maintain a safe, clean, and healthy place for residents and visitors to live, work and play.

**Regular Meeting -Tuesday, June 20, 2023
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson – William Roschen

Vice-Chairperson Mike Rodriguez
Commissioner Asia King

Commissioner Joseph Ingraffia
Commissioner Eric Meyer

Public Participation:

Remote public participation is allowed in the following ways:

- *Community members may attend the meeting in person at the Morro Bay Veterans Hall*
- *Members of the public may watch the meeting and speak during the general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the "raise hand" feature to indicate your desire to provide public comment.*

Please click the link below to join the webinar:

➤ <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRWFUQT09>

Password: 135692

➤ *Or Telephone Attendee: 1 (408) 638-0968 or 1 (669) 900 6833 or 1 (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to "Raise Hand" for Public Comment*

- *Alternatively, members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Planning Commission at planningcommission@morrobayca.gov prior to the meeting. Agenda correspondence received at planningcommission@morrobayca.gov by 10 a.m. on the meeting day will be posted on the City website.*

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE/PLEDGE OF ALLEGEANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT

Members of the audience wishing to address the Planning Commission on City business matters not on the agenda may do so at this time. For those desiring to speak on items on the agenda, but unable to stay for the item, may also address the Planning Commission at this time.

PRESENTATIONS

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

A-2 Approval of minutes from the Planning Commission meeting of May 16, 2023.

Staff Recommendation: Approve minutes as submitted.

B. PUBLIC HEARINGS

B-1 Case No.: CUP23-06

Site Location: 646 Sequoia Court, Morro Bay, CA

Proposal: Request for approval of a Conditional Use Permit for a proposed new home with 4941 sf of living space with a 1493 sf garage/shop area. The site is 24,723 sf and is just outside of the coastal zone. This application reflects a change in the exterior façade of the home approved in 2021 as well as a larger footprint and interior reconfiguration. Based on the square footage of the home and the requirement to be under the new 2022 zoning code, this project requires a discretionary Conditional Use Permit approval. The site is in the RL zoning and Coastal Land Use area and is not in the coastal zone.

CEQA Determination: Section 15303, Class 3a new residential in a residential zoning district.

Staff Recommendation: Approve project subject to the findings and conditions of approval.

Staff Contact: Nancy Hubbard, Contract Planner, nhubbard@morrobayca.gov

B-2 Case No.: CDP 22-041/CUP22-12

Site Location: 2285 Emerald Circle, Morro Bay, CA

Proposal: Application for a Coastal Development Permit (CDP22-041) and Conditional Use Permit (CUP22-12) for a new 2,368 square-foot one-story single-family home with an attached 560sf 2car garage and a 126sf covered porch. The single-family home is located in the Cloisters in an MMR/CRR/GC (PD) Zone. The property is located within the Coastal Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3.

Staff Recommendation: Conditionally Approve

Staff Contact: Gabby Cortez, Assistant Planner, (805) 772-6270, gcortez@morrobayca.gov

C. NEW BUSINESS

D. UNFINISHED BUSINESS

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

G. ADJOURNMENT

The regular Planning Commission meeting scheduled for July 4, 2023, is cancelled. A special Planning Commission meeting will be held at the Morro Bay Elementary School Site, 1130 Napa Avenue, on Wednesday July 5, 2023, at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the Department at 805-772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday (eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

This Agenda may be found on the Internet at: www.morrobayca.gov/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morrobayca.gov/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located with the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is a \$326 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal

Planning Commission Meeting of June 20, 2023

Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet
 This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow.
 Approved projects are deleted on next version of log.

Agenda No: A-1
 Meeting Date 6-20-2023

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready Projects:											
1	Bradley	2285	Emerald Circle	12/5/2022	CDP22-041 / CUP22-12	CDP and CUP for new construction of a 2,368sf one story single family home and 2 car garage with a 126 rear covered patio on a vacant lot in the Cloisters subdivision.	Incomplete letter sent 1-5-2023, resubmit 3/30/23, Incomplete letter sent 4/25. Deemed completed and noticed for 6/20/23 PC hearing.	BLDG. - Approved 12/8/22 CO			gc
2	Patel	646	Sequoia Court	2/21/2023	MIN23-001 (requires CUP)	Proposed new home with 4803 sf of living space and a 1493 sf garage/shop area. The site is 24,723 sf and is just outside of the coastal zone.	Planning comments provided March 9, 2023. Resubmittal received March 27, 2023 and is under review. Project deemed complete, scheduling for PC hearing on June 20, 2023	BLDG. - Approved 3/2/23 CO			nh
3	Pavacich	501	Marina	12/31/2022	CDP22-044	New duplex residential unit, each 988sf with 276 sf single car garage. Project includes a detached ADU behind the existing duplex residential unit. Duplex unit faces Napa Ave, existing duplex unit with ADU behind has access from Marina Street	Project approved and deemed complete. Project is in the public notice stage with a decision on a permit on or about 6/16/23.				nh
4	City of Morro Bay		City-wide			Objective Design Standards draft (Zoning Code/ Implementation Plan amendment) to be added as Zoning Amendment Chapter 17.31	Objective Design Standards drafted as a result of 2020-2028 Housing Element Implementation grant funding. The Objective Design Standards are proposed to be added as an amendment to the Zoning Code (Chapter 17.31). Continued from 5/16/23 PC meeting. Hearing held on 6-6-23 with a continuance to 7-18-23.				nh
5	Luhr	1140	Allesandro Ave	1/20/2022	CUP22-06 / CDP22-004/ TTM22-04	Live/work mixed use, new construction of 5 residential units and 2 commercial units	Comment letter provided 2/13/22. Project deemed complete - processing will continue once Vesting Tentative Map submittal is complete. Vesting map submittal received May 12, 2022. Planning sent comment letter on 5/28/22, requires resubmittal. Resubmittal received with tentative tract map submittal on August 9, 2022, under review. PW disapproved the VTM, comment sent to applicant on 9-17-22, requires a resubmittal of the VTM. Applicant working with Public Works on some design issues in the public right of way. Once resolved, resubmittal required with any changes. VTTM approved by PW, planning will deem project complete and schedule for PC hearing.	BLDG. - Approved 2/14/22 CO			nh
6	Morro 94 LLC	3300	Panorama	1/18/2022	CUP 22-05/CDP22-003/TTM222-02	Submittal of combined concept and precise plan review for 61 unit subdivision. Project revised to 48 total housing units.	Received and under review. Notify Me account set up to provide information and publically available documents on the project. Subdivision Review committee meeting scheduled. Project comment letter sent 2/18/22, requires resubmittal and environmental review. Planning consultant team is preparing to hold a neighborhood meeting April 20, 2022 at Del Mar Elementary School at 6pm. City working with selected environmental consultant on contract and owner reimbursement agreements. TTM resubmittal received October 10, 2022, under review. Tentative Tract Map disapproved on November 2, 2022. Requires resubmittal with the CUP/CDP plans in order to be processed together. Environmental review is under contract and work has commenced. Anticipate process to take 6-9 months to complete. Resubmittal information received, planning and public works comments sent - will require a resubmittal before scheduling for PC conceptual review hearing.	BLDG. - Approved 2/14/22 CO			nh
7	Patel	1050	Morro Ave	11/17/2022	CUP22-10/ CDP22-039	Remodel existing hotel and add second floor with kitchen and hotel dining area, plus other guest amenities. Increase from 16 rooms to 27 rooms.	Under Review. Comments provided Dec 12, 2022, requires a resubmittal. Applicant is addressing parking issues included in the PW comment letter. Project resubmitted on February 8, 2023, Planning ready to deem complete, needs resubmittal to address storm water requirements, comment letter sent 3/8/23. Public works provided additional correction comments on March 27, 2023. Planning deemed complete on April 9, 2023, will be reviewed and processed under existing zoning code due to the delay of the certification of the 2022 zoning code. Project under review by PW, will be scheduled for PC hearing following resolution of PW open items. PW requires an additional submittal prior to scheduling for PC.	BLDG. - COND Approved CO			nh
8	Romero	563	Zanzibar	12/6/21	CDP21-048	Admin CDP for new 1978sf 2 story SFR with 533 sf garage and 2nd level 128sf deck	Incomplete letter sent 12/22/2021, Resubmittal 7/28, under review, resub on 12/21/22, corrections sent 1/19/23. Project deemed complete 5/24/23 and ready for noticing for administrative action, action noticed and accored June 14, 2023.	BLDG. Approved 12/15/21 CO			gc
9	Love	550	Kern	8/11/22	CDP22-027	CDP for new construction of a two story 2,411sf SFR with a 565sf garage and 1,000sf attached ADU.	Under review, Incomplete letter sent 8/31, Resubmittal on 11/16, Under review, second Incomplete letter sent 12/13/22, resubmittal on 1/09/23, minor edits request on 1/27/23, resubmittal 1/31/23, under review, minor edits request on 1/20 resubmittal on 1/31/23. Request that plans be revised to meet parking requirements 3/7/23.	BLDG. - COND Approved CO			gc
30 -Day Review, Incomplete or Additional Submittal Review Projects:											
10	Ferrin	2772	Indigo Circle	4/20/2023	CDP23-008/CUP23-08	A new single story 2,491sf SFR with an attached 559sf garage, and a 192sf studio on a vacant lot located in the Cloisters subdivision.	Incomplete letter sent 5/15.				gc
11	Boges	640	Kings	3/30/2023	CDP23-006	New detached 908sf ADU with attached to a 720sf garage below.	Incomplete Letter sent 4/20	BLDG. - Disapproved CO			gc/st
12	Newman	961	Balboa	3/27/2023	CDP 23-005	Admin CDP for a new 2058 sf house with an attached 409 sf garage and 185 sf storage space with a 450 sf ADU .	Under review. Incomplete Letter sent 4/20.	BLDG. - Approved 4/10/23 CO			st/cj
13	Palmer	515	Bernardo	3/9/2023	CDP23-004	Remodel and addition to existing 2,172 sf SFR and an interior studio ADU	Incomplete letter sent March 28, 2023. Resubmittal 5/17. Incomplete letter sent 5/30.	BLDG. - Disapproved 3/15/23			gc
14	Gillen	495	Embarcadero	3/7/2023	CUP23-04	Conceptual Review (no application) of potential redevelopment of city lease site at 495 Embarcadero as a mixed use development of hotel, restaurant, and retail uses.	Under review. Project needs Consent of Landowner. Applicant requested to put application on hold.	BLDG. - COND Approved CO			cj

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15	Nance	595	Morro Bay	2/7/2023	CDP23-003	Admin CDP for installation of one solar carport located in the existing Chase Bank parking lot.	Under review, incomplete letter sent 2/28/23, resubmittal on 4/17. Incomplete letter sent 5/11.	BLDG. - 2/16/23 CO			gc
16	McDonald	300	Sicity St	1/31/2023	CDP23-002	New 2155 s.f. SFR w/ attached 284 s.f. garage and 409 s.f. decking on a vacant lot .	Incomplete letter send 3/13/2023	BLDG. - Approved 2/10/23 CO			gc
17	Salbi	450	Marina	12/19/2022	CDP22-043	Admin CDP for two story single family home with garage and Accessory Dwelling Unit	Incomplete letter sent January 13th, resub on 2/7/23, under review, incomplete letter sent 3/2/23, resubmit 3/27/23, incomplete letter sent 4/10/23, Incomplete letter sent 4/12/23.	BLDG. - Approved 3/2/23 CO			gc
18	Agular	351	Panay	11/2/2022	CDP22-036	Demo existing one story 849sf SFR to build a two story 1,926sf SFR with a 226sf garage and a 280sf roof deck.	Under Review, Incomplete letter sent on 12/15/22, resubmittal 2/16/23, under review, incomplete letter sent 3/2/23, Resubmit 3/30/23, Incomplete Commet Letter sent 4/12/23, rebmitted 5/22/23	BLDG. - Approved 3/2/23 CO			gc
19	Gonzalez	590	Radcliff	10/25/2022	CDP22-034	Admin CDP for a new 1,956 two story SFR with a 522sf attached garage and 640sf second story deck.	Under review. Planning disapproved and incomplete letter sent on 11/22.	BLDG. - Approved 10/27/22 CO			gc/st
20	MSA Architects	2417	Greenwood Ave.	8/24/2022	CDP22-030	Admin CDP to develop a new 562 detached ADU	Incomplete letter sent on 9/12/22, resubmittal on 10/26, under review, minor edits request on 11/17, withdrawn.	BLDG. - Approved 8/25/22 CO			gc
21	Shepler	2181	Sumset Ave	8/24/2022	CDP22-029	CDP Application for a new third dwelling and one ADU on a property with two existing homes	Comment letter sent on 9-5-22. Resubmittal received 10/24/22, planning requires minor changes and sent letter November 10, 2022. Requires resubmittal.	BLDG. - Approved 8/25/22 CO			nh
22	Kersten	1358	Prescott	7/27/2022	CDP22-024	Admin CDP for partial conversion of an existing (522sf) attached garage into a single story 276sf ADU.	Incomplete letter sent on 08/09/22	BLDG. - Approved 8/9/22 CO			gc
23	California Coastal Investments, LLC	801	Embarcadero	6/28/2022	CUP22-09	Concept/Precise Plan CUP for mixed-use redevelopment of the Libertine Brewing Co. building to convert existing second floor to 7 hotel units and first floor as mix of restaurant, coffee shop, outdoor dining, provision of new public access	Under review. Incomplete letter sent 7/27/22. Resubmitted 1/27. Corrections letter sent 3/17/23. Resubmittal received and under review	BLDG. - Disapproved 2/10/23 CO			cj
24	McDonald	471	Panay	6/1/2022	CDP22-019	Admin CDP for the new construction of a two story residence	Incomplete Letter Sent 6/14	BLDG. - Approved 6/14/22 CO			gc
25	Vanderbyl	531	Yerba Buena	4/20/22	CDP22-015	Admin CDP for shed conversion into 468 sf ADU	Correction Letter send 5/12/22. Resubmittal received 7/21/22 - review comments sent on August 6, 2022, requires resubmittal. Resubmittal received and planning and building disapproved based on fire/life/safety issues. Resubmittal required.	BLDG. - COND Approved 5/11/22 CO			nh
26	Hartman	320	Orcas St	4/14/22	CUP22-07/ CDP22-010	New SFR with attached garage to replace home destroyed in fire	Correction letter sent 5/1/22. Resubmittal received March 28, 2023. Planning comments sent on April 10, 2023, project requires resubmittal with changes. Planning Comments sent - requires a resubmittal. Resubmittal received and under review. Planning comments sent 5/17/23, requires a resubmittal.	BLDG. - Approved 3/30/23 CO			nh
27	Morro Bay LLC (Keller)	1108	Front Steet	11/8/21	MAJ21-007	Major Modification permit for Expansion and extensive remodel of second floor short term rental unit.	Planning comments sent 11/23/21, requires resubmittal. Applicant may put this application on hold until the adoption of the new zoning code (i.e. includes street setbacks closer to the actual placement of the building) (needs the IP sections to be final via CCC approval)	BLDG. - Approved 11/17/21 CO			nh
28	Guesno	220	Atascadero Rd	10/4/21	MIN21-012	Minor Amendment - Change temporary outdoor dining area to permanent outdoor dining	Application will apply for a TUP for outdoor dining. This application is on hold until certification of new zoning code	NA			nh
29	Shorey	545	Atascadero Rd	3/30/21	CUP21-04/CDP21-013	Proposed 16 units of new townhomes on sloped vacant parcel	Project was reviewed and comments provided in 2021. Applicant requested to keep the project open and has been working with public works and caltrans on utility requirements and frontage improvements. Project resubmitted for review on April 19, 2023 - under review by all departments. Planning deemed project complete on 5-23-23. Requires environmental study before scheduling for PC hearing.				nh
30	Vistra	1290	Embarcadero	12/28/20	CDP20-026 & CUP20-14	Battery Energy Storage System (BESS) - New proposed project to construct 600MW BESS on old tank farm north of existing Morro Bay Power Plant. BESS to be constructed as 3 separate buildings, 30 feet in height plus 10 feet of screening for rooftop equipment.	Under initial review. Project deemed incomplete and incomplete letter sent 1-21-2021. Applicant resubmittal received 2-17-2021 and under review currently. Project deemed complete for processing on 2/23/2021. Project plans and documents being evaluated. Environmental review process in progress. NOP released and two scoping meetings held on 6/21/22 and 6/29/22. Environmental review and analysis still in process.	BLDG. - Approved 3/11/21 CO			cj
31		1290	Embarcadero		Master Plan	Morro Bay Power Plant Master Plan	The Master Plan for the Power Plant property was initiated in 2022 as a result of General Plan/LCP Policy LU-5.4 which requires a master plan be developed as a result of the planning permit application for the Battery Energy Storage System Project. Master Plan community workshop was held 9/14/22. Survey on the Master Plan done and tabulations still in process. The survey was done to seek additional community feedback on development of the Master Plan. The survey focused on the community's land use preferences, circulation improvements, and design amenities for the overall property.				cj
Projects Appealed to Planning Commission or PC Continued projects - none											
Projects Appealed or Forwarded to City Council											
31	Green	1175	Scott Street	6/28/21	CDP21-025 CUP21-07	New construction of 3 hotel units including one ADA unit and a residential security unit	Review comments provided on July 21, 2021. Requires a resubmittal for review. Discussed project with applicant, expected to have resubmittal ready in November 2021. Applicant is reviewing alternative designs for the project, staff provided input on 2/14/22. Resubmittal received October 25, 2022 - reviewing under both zoning codes. The project was redesigned to include only one hotel unit and one residential unit. Planning disapproved and letter was sent to applicant on November 18, 2022. requires a resubmittal	BLDG. - Approved 12/21/22 CO			nh
Environmental Review - none											

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Final Map Under Review Projects:											
32	Huber	2783	Coral Ave	8/30/22	TTM22-03	5 unit residential subdivision	Planning approved, forwarded to PW.	BLDG. - Approved 4/14/22 CO			nh
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / or State Department of Housing: - none											
Grants											
33	City of Morro Bay		City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management in coordination with County staff administration. City Council approved Cooperation Agreement for 2021-2023 CDBG Program Years at 5/26/20 Council meeting. Notice of Funding Availability for 2023 Program Year released fall 2022. Council draft recommendations considered 12/22 and final funding recommendations to be on 3-28-2023 to forward to County Board of Supervisors for inclusion in their Annual Action Plan 4/18/23. cj	No review performed.	N/R		cj
34	City of Morro Bay		City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				cj
Projects in Building Plan Check:											
35	Castillo	1055	Allesandro St.	6/3/2021	B21-0097	250 sf addition to rear of existing SFR, addition creates two bedrooms and one full bath.	Planning disapproved 7/2/21. Resubmittal received 7/25/22. Resubmittal disapproved 8/01/22.	Bldg. - Disapproved 3/27/23			gc
36	Castillo	1055	Allesandro St.	7/25/2022	B22-0158	Jr. Accessory Dwelling Unit (JADU) - Existing bedroom in primary dwelling will be converted to JADU.	Planning disapproved 8/1/22	Bldg. - Disapproved 3/27/23			gc
37	Conway	305	Arbutus	1/4/2023	B22-0269	DIGEPLAN - 390 sf addition, expanding lower level family room and 2nd level primary bedroom & bath, the remodel includes kitchen and relocating two bathrooms to accommodate the installation of new elevator. The addition creates a 2nd level 378 sf rear deck.	Planning disapproved 1/26/23. st Waiting on resubmittal	Bldg. - Disapproved 1/25/23			st
38	Hibbard	990	Balboa	2/17/2023	B23-0028	DIGEPLAN - Kitchen and Bathroom remodel and new FAU installation in an existing 1329 sf SFR	Approved 2/23/23. st.	Bldg. - Approved 4/11/23			st
39	Goldstein	186	Bayshore Dr.	11/4/20	B20-0190	Remodel kitchen, dining & living area.	Planning disapproved 11-6-20	Bldg. - Approved 11/09/20			sg
40	Carter	2035	Bayview Ave.	8/5/21	B21-0135	New SFR, 1980 sf living, with 483 sf attached garage, 96 sf covered deck, 267 sf covered rear patio and 32 sf covered front porch.	Disapproved 8-26-21. am	Bldg. Disapproved 9/21/21			cj
41	Perry	3202	Beachcomber Dr	2/9/23	B22-0264	Demo existing, new construction of 2567 sf home iwth a 2424 sf subterranean garage on lower level and 963 sf roof deck. Home to be located on newly configured parcel (requires final TM)	Planning disapproved 2/19/23. nh	Bldg. - Disapproved 3/6/23			nh
42	Perry	3230	Beachcomber Dr	2/9/23	B22-0265	New SFR on new parcel. Home is 1816 sf with a 471 sf garage and a roof deck.	Planning disapproved 2/19/23. nh	Bldg. - Disapproved 3/6/23			nh
43	Segovia	2824	Birch Ave.	3/21/22	B22-0057	Cover patio, conversion to sunroom.	Disapproved 4/1/22	Bldg. - Approved 3/24/22			gc
44	Dillard	1256	Bolton	3/30/22	B22-0072	Convert Unfinished Underfloor Space in 986 sf of conditioned livable space	Disapproved 4/7/22. Resubmittal approved 7/29/22.	Ready to issue			am
45	Berner	2750	Dogwood Ave.	12/6/22	B22-0260	Add 235 sq of conditioned space, including a new bathroom, additions to bedroom and utility room, 297 sf, roof deck, spiral stair, ground floor deck (136 sf), less than 30" above existing adjacent grade.	Planning approved 2/28/23. st	Bldg. - Approved 3/2/23			st
46	Robinson	2940	Dogwood Ave.	7/12/22	B22-0148	Install (2) bay windows, replacing (2) windows of smaller dimension on W facing front of house. Living Room: replace 5'x5' window w/ 50"x81" bay window. Bedroom: replace 32"x44" window w/ 50"x81" window.	Planning disapproved 7/19/22	Bldg. Conditionally Approved 7/18/22			cj

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47	Davison	209	Dunes	2/21/23	B23-0040	DIGEPLAN - Interior Remodel, kitchen, fireplace, flooring.	Planning approved 3/2/23. st	Bldg. - Approved 3/27/23			st
48	Ciano	115	Easter St	1/11/23	B22-0283	DIGEPLAN: Interior remodel of existing ADU, relocate bedroom and kitchen/dinning and living area (reverse locations). Replace windows, doors, add skylights, wall mounted radiator, tankless water heater and other MEP.	Planning approved 2/2/23. st	Bldg. Disapproved 5/2/23			st
49	Gambrill	571	Embarcadero	2/22/22	B22-0035	Conversion of 839sf office space into 1 vacation rental unit. Extension of harborwalk and replacement of existing gangway and boatdocks.	Disapproved 3-8-21. Disapproved resubmittal 6-2-22. new resubmittal received 9/1/22 under review. Disapproved 10/3/22. Approved 1/20/23. cj	Ready to issue			cj
50	Redican	725	Embarcadero	3/14/22	B22-0049	The project consists of a 608 SF interior remodel of the existing arcade retail space into an extension of the commercial kitchen prep area. All work is exclusive to the interior of the lower level with no impacts to the site, exterior elevation or occupant circulation of the existing building.	Disapproved 3-17-22. Resubmittal received 6-23-22 and conditionally approved 8/25/22	Ready to issue			cj
51	TLC Family Enterprises	833	Embarcadero	3/16/22	B22-0052	Addendum #1 to B20-0220 - Removal of parapet wall which requires removing steel post below and show railing on upper level. Revert back to cantilevered floor joists for hotel access walkway upstairs.	Disapproved 3-21-22	Bldg. - Disapproved 4/18/22			cj
52	Guldenbrein	481	Estero Ave	1/5/23	B23-0003	New fencing & retaining walls, exterior electrical grading & catch basin installation w/pump in front yard. (see plans)	Disapproved 1/19/23	Bldg. - Disapproved 1/18/23			st
53	Godfrey	396	Hill St.	12/7/22	B22-0261	Addendum #2 to B21-0045 Relocate hold down along grid 1 at basement	Ready to issue	Ready to issue			
54	Wilkie	476-A	Hill St.	3/26/20	B20-0057	ATTACHED ADU - Convert existing attached garage to 344 sf Accessory Dwelling Unit.	Correction letter sent 4/30/20.	Bldg. - Approved 4/8/22			nh
55	Duffy	2865	Ironwood Ave	4/24/23	B23-0087	Addendum #1 to permit B22-0201 - 1. Lower floor existing 2x4 exterior walls were shown in new plan as 2x6, but were not shown as being "demo'd". 2. Additional SF has been built inside garage space. 3. Structural beams and corresponding footing in slab removed.	Disapproved 4/27/23	Bldg. - Disapproved 5/1/23			st
56		2990	Ironwood Ave	3/2/23	B22-0285	DIGEPLAN - New three story SFR - 3799 sf living, 926 sf attached garage, with 2nd and 3rd floor decks totaling 210 sf, 562 sf covered patios and 535 sf under floor storage area.	Disapproved 3/9/23	BLDG. - Disapproved 3/27/23			GC
57	Lent	194	Island St	1/10/23	B23-0006	Remodel existing bonus room and portion of garage to ADU, construct new rooftop deck over portion of remodel/converted ADU.	Resubmittal needed. Planning approved 4/20/23	Bldg. - Approved 4/24/23			nh
58	Johnston	2781	Juniper Ave.	6/2/21	B21-0094	New 463 sf 2nd story deck at rear of existing SFR, also replace five existing windows with three new sliding glass doors.	planning disapproved 6/3/21. Planning approved resubmittal 7-20-21.	Ready to issue			sg
59	Cook	2941	Juniper	10/26/22	B22-0243	Demo unpermitted studio at lowest level of existing SFR and convert that space with additional underfloor space to create new workout area, bathroom, theatre, storage, and stairs to access upper levels adding aprox. 906 sf to SFR.	Planning approved 10/31/22	Ready to issue			SG
60	Tarver	671	Kern Ave	12/22/22	B22-0271	DIGEPLAN: New 255 SF attached Accessroy Dwelling Unit (ADU)	Planning resubmittal approved 4/5/23	Bldg - Approved 3/28/23			gc
61	Cia	2551	Koa Ave.	2/23/22	B22-0038	New 3 bed 2.5 bath SFR w/attached 2-car garage.	Planning Approved resubmittal 6/28	Ready to issue			gc
62	Daniels	964	Las Tunas St.	8/3/21	B21-0133	Remodel the laundry room & add a bedroom, bathroom & hallway to the back of existing home in phase I. Phase 2, build a detached garage	Planning approved 5-12-22	Bldg. - Approved 5/16/21			sg
63	Castro	979	Las Tunas St.	1/19/23	B23-0013	Conversion of existing detached garage & work shop to ADU - 642 sf, no addition.	Planning approved 2/1/23. gc.	Bldg. - Approve 4/26/23			gc
64	Hansen	2485	Laurel	3/27/23	B23-0058	Repair fire damage to attached garage, kitchen & utilities room.	Planning approved 4/10/23	BLDG. - Approved 4/12/23			SG
65	Drenick	2530	Laurel Ave.	9/22/21	B21-0174	Reconstruction of 560 sf two-car garage, garage foundation and 560 sf rooftop deck over garage. See permit B21-0141 for separate demolition permit for these structures.	Disapproved and Correction Letter sent 10/5/21. Planning approved 7/27/22	Bldg. - Approved 8/4/22			am

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
66	Kevorkian	2615	Laurel Ave.	1/10/23	B23-0005	Addendum #1 to B22-0183, Change the deck configuration to reduce square foot to below existing square foot.	Planning disapproved and sent incomplete comment letter on 1/27/23.	Bldg. - Approved 1/17/23			gc
67	Elliott	2620	Laurel Ave.	4/14/22	B22-0082	New SFR 2.5 story with attached garage.	Planning disapproved 4/16/22. Resubmittal disapproved 6/25/22. Planning approved 7/21/22	Ready to issue			nh
68	Novell/Johnson	273	Main	2/23/23	B23-0038	DIGEPLAN - 73 sf stairway addition to existing home to create interior connection between the upper and lower floors.	Planning disapproved 3/6/23. Waiting on resubmittal. Cj	BLDG. - Disapproved 3/2/23			cj
70	Peter	890	Main	3/7/23	B23-0043	DIGEPLAN -Remodel 990 sf one story commercial building, includes new floor and wall finishes, new furred wall, ADA improvements to restroom, one doorway, and new light fixtures. New ADA parking isle and space.	Planning approved 3/14.	BLDG. - Disapproved 4/10/23			sg
71	Peter	890	Main St.	2/13/19	B19-0026	ADA and parking lot improvements. ADA stall to be relocated closer to street and make van accessible.	Approved on 3/11/19 - sg	Bldg. - Approved 2/27/19	Disapproved on 4/15/19		sg
72	Sonic	1840	Main St.	10/17/17	B-	Sonic Drive-in Restaurant, 1395 sf building, 1020 sf covered patio, 2646 sf covered parking	Corrections sent 12-8-17. Resubmitted 3-2-18. Application incomplete and corrections sent 4-5-18. Resubmittal received and unaddressed corrections sent back 7-19-18. Project required to underground utilities. Utility plan and coordination with public utilities in process. cj. Requested permit extension. Awaiting resubmittal. Requested Permit Extension. Planning permit extension requested and granted to allow new permit expiration of April 2021. Emailed applicant 3-19-2021 advising them of permit expiration date and extension opportunities. No recent activity. Planning permit expires 4/18/2023.	BLDG - Disapproved by California Code Check (contract building inspection services (see memo) on 7-23-18. PB	Disapproved by jb on 11-21-17.	1-2-18 - Emailed BLDG (code ck) comments to architect. PB	cj
73	GenCal Enterprise, INC	2030	Main St.	9/21/22	B22-0232	The scope of work has changed. Applicant is now proposing to convert an existng space into an office space, and staff is awaiting the withdrawal of MIN22-005 to proceed with the Building Permit review process.	Planning approved 1/11/23	Bldg. - Disapproved 11/15/22			gc
74	Timothy and Allyson Cleath Family Trust	2790	Main St	11/8/22	B22-0248	Addendum to B22-0106, Modification to drain collection for parking lot. Sheets C-3 and C-4 revised. No change in flow to the bioswale per attached statement from civil engineer.	Approved 11-10-22. nh	Bldg - Approved 11/8/22			nh
75	Hauser	311	Mindoro St	1/3/23	B23-0001	Remove existing second floor cantilevered deck (615 sf), replace with (187 sf) deck.	Planning approved 2/3/23	Bldg. - Ready to issue			sg
76	Allen	310	Morro Bay Blvd.	5/2/23	B23-0093	Addendum #1 to permit B22-0040 - Adding two non-structural walls with doors to create office spaces within originally approved tenant space.	Approved 5/4/23	Bldg. - Disapproved 5/3/23			sg
77	Peterson	390	Morro Bay Blvd.	4/6/23	B23-0070	Addendum #1 to permit B22-0171 - Omit lower level windows in (E) openings from eastern elevation, add upper level windows in (E) openings. Add new window on northern elevation in (E) opening where ATM was formerly located.	Planning approved 4/6/23	Bldg. - Approved 4/10/23			nh
78	Orrom Properties	507	Morro Bay Blvd.	4/17/23	B23-0080	Install separation wall between this until and 828 Napa Ave, add accessible entry door and restroom.	Planning - Disapproved 4/20/23	Bldg. Disapproved 5/4/23			nh
79	JP Morgan Chase Bank	595	Morro Bay Blvd.	3/31/22	B22-0060	Installation of one solar carport, 99' 3 1/16" X 16' 7 3/8", with 15 modules, wall mounted PV equipment and four carport mounted lights, located in the existing Chase Bank parking lot.	disapproved 4/7/22	Bldg. - Disapproved 5/17/22			am
80	Orrom Properties	840	Napa	3/21/23	B23-0057	Interior renovation, replace windows, doors, electrical.	Planning approved 3/24/23	Bldg. - Approved 3/27/23			sg
81	Orrom Properties	860	Napa	3/29/23	B23-0066	New reconfigured exterior stairs and landing to replace existing, remove wood side, replace w/ stucco, new trash enclosure under stairs. Interior work consists of electrical, mechanical, range hood vent, and replace window for egress.	Planning approved 4/10/23	BLDG. - Approved 4/10/23			sg

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82	Mollaghaffari & Hawes	427	Oahu St.	5/5/22	B22-0087	New 2nd floor single family residence, 1048 sf living, with a 258 sf 2nd story deck, and 255 sf single car garage. (The garage and an ADU make up the 1st floor level, see permit B22-0088 for attached ADU).	Planning disapproved 5-12-22. Planning approved 1/20/23	Ready to issue			nh
83	Mollaghaffari & Hawes	427-A	Oahu St.	5/5/22	B22-0088	Attached ADU - 702 sf Accessory Dwelling Unit.	Planning disapproved 5-12-22/ Planning approved 1/20/23	Ready to issue			nh
84	Dowty	580	Olive	3/7/23	B23-0049	Removal of an existing 461 sf detached garage and construction of a new 1051 sf ADU.	Planning disapproved 4/4/23	BLDG. - Disapproved 3/30/23			st
85	Currey	154	Orcas St.	3/23/22	B22-0062	Remodel & additions to kitchen, entry, & masterbedroom.	Disapproved 4/11/22	Bldg. - Approved 12/1/22			gc
86	Currey	154-A	Orcas St	3/23/22	B22-0063	171 sf addition as an ADU	Disapproved 4-11-22	Bldg. - Approved 12/1/22			sg
87		965	Pelican	2/27/23	B23-0044	Addition to existing bathroom for a shower, 42 sf. Also reconfiguring existing bathroom.	Planning disapproved 3/2/23	BLDG. - Approved 3/2/23			st
88	Appel	400-A	Pico St	8/18/21	B21-0149	Convert existing garage to an ADU without changing the footprint of the garage.	Approved 8/25/21	Bldg. Disapproved 9/10/21			am
89	Lee	684	Piney Way	9/10/20	B20-0168	Demo existing detached 416 sf work shed with bathroom & reconstruct new 416 sf garage/shop with electrical, keeping existing bathroom on existing slab/foundation.	Planning disapproved 9/15/20. Requires a Admin CDP and Parking Exception prior to review and approval of the building permit. Planning disapproved resubmittal 2/24/21.	Bldg. - Disapproved 3/1/21			nh
90	Giannini	750	Radcliff Ave.	7/22/19	B19-0156	Remove three existing panel antennas, three radio and replace with three radio intergrated antennas and assoicated cabling. Install equipment expansions to the top of existing cabinets (approx 1'2") with associated electrical wiring.	Approved 9/26/19.	Ready to issue			cj
91	Macias/Mudge	153	Rennell	11/9/22	B22-0249	Construct new 1-story SF residence with 1,478 sf living area and 441 sf attached 2-car garage. There will be a 225 sf covered porch and 295 sf roof deck.	Planning disapproved 2/22/23. Planning approved 4/27/23	Bldg - Approved 2/23/23			gc
92	Nagy	646	Sequoia Ct.	4/20/22	B22-0085	New 2-story SFR, 3513 sf living, 1220 attached basement level garage, and 1156 sf covered patio.	Planning disapproved - project needs resubmittal to include conditions of approval and more detailed lanscape plan. Planning approved July 5, 2022.	Ready to issue			nh
93	Hanton	425	Shasta Ave	1/17/23	B23-0004	DIGEPLAN - Enclose the current breezeway to create a new 90 sf entry, a 350 sf addition creating a primary suite and bathroom, also create a valuted space in the existing garage by removing roof and replace with new composition roof.	Planning disapproved 2/16/23	Bldg. Disapproved 2/14/23			gc
94	Parker	580	Shasta Ave	8/31/20	B20-0159	Add new detached garage	Planning under review. Planning disapproved 9/8/20. Need resubmittal	Bldg. - Disapproved 9/14/20			nh
95		242	Surf St	2/23/23	B22-0282	DIGEPLAN - Demo existing 340 sf detached non-conforming garage and construct new 232 sf conforming garage with new 380 sf Accessory Dwelling Unit (ADU) atop and along side of new garage.	Planning disapprove 3/17/23. Planning approved 4/20/23	BLDG. - Disaapproved 4/24/23			NH
96	Stanton	351	Trinidad	3/26/19	B19-0054	Repairs to existing 200 sf rooftop deck. Replace all dry-rot structural members, install new waterproof membrane,, new copper drip edge flashing, replace plaster, replace guardrail if needed.	Disapproved 4/11/19. Awaiting resubmittal. Permit applciation expired	Bldg. - Approved 3/27/19			wu

#	Applicant/ Property Owner			Application Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
97	Regan	429	Tulare Ave.	5/27/22	B22-0106	531 sf second floor addition that includes a study and bathroom, stairwell and a 200 sf second story deck.	Planning Approved 6/7	Ready to issue			gc
98	Morro Bay Ventures	201	Verdon Ct.	1/4/23	B22-0273	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 1/11/23	Bldg. - Disapproved 2/3/23			nh
99	Morro Bay Ventures	202	Verdon Ct.	1/4/23	B22-0277	DIGEPLAN - New single story, single-family residence, 2,361 sf living, with 483 sf covered porch and a 450 sf attached garage.	Planning disapproved 2/2/23	Bldg. - Disapproved 2/3/23			nh
100	Morro Bay Ventures	205	Verdon Ct.	1/4/23	B22-0274	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0279 for attached ADU.	Planning disapproved 1/11/23	Bldg. - Disapproved 2/3/23			nh
101	Morro Bay Ventures	205-A	Verdon Ct.	1/4/23	B22-0279	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU). See permit B22-0274 for new SFR.	Planning disapproved 1/11/23	Bldg. - Disapproved 2/3/23			nh
102	Morro Bay Ventures	206	Verdon Ct.	1/4/23	B22-0276	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage.	Planning disapproved 1/11/23	Bldg. - Disapproved 2/3/23			nh
103	Morro Bay Ventures	210	Verdon Ct.	1/4/23	B22-0275	DIGEPLAN - New single story, single-family residence, 2,312 sf living, with 168 sf and 250 sf covered porches and a 485 sf attached garage. See permit B22-0280 for attached ADU.	Planning disapproved 1/11/23	Bldg. - Disapproved 2/3/23			nh
104	Morro Bay Ventures	210-A	Verdon Ct.	1/4/23	B22-0280	DIGEPLAN - New 517 sf attached Accessory Dwelling Unit (ADU) - See permit B22-0275 for new SFR.	Planning disapproved 1/11/23	Bldg. - Disapproved 2/3/23			nh
Planning Projects & Permits with Final Action:											
105	Bean	197	Main Street (formerly known as 199 Sandpiper)	12/19/19	CUP19-20, CDP19-04, VAR20-001	CUP/CDP for new home on triangular small parcel on the bluff. Proposed home is 526 sf 2-stories with access easement to Main Street	Project deemed incomplete, comment letter sent January 7, 2020. Resubmittal received 10/26/20 adding a variance request, under review. Incomplete, need resubmittal. Resubmittal received September 14, 2021, under review. Incomplete letter sent on Oct 4, 2021. Resubmittal received 10/29/21. Planning comment letter sent November 10, 2021, requires resubmittal. Project deemed complete and scheduled for planning commission on May 17, 2022. Planning Commission denied the project, and the owner has appealed. Scheduled for City Council, August 23, 2022 at the request of the applicant. City council upheld the appeal and approved the project. Project appealed to California Coastal Commission, pending review.	BLDG. - Approved 12/20/19 CO			nh
Staff Directory: Scot Graham - sg Chad Ouimet - co Cindy Jacinth - cj Pam Newman - pn Nancy Hubbard - nh Gabby Cortez - gc Susana Toner - st											

AGENDA ITEM: A - 2

DATE: 6/20/2023

ACTION:

ACTION MINUTES – MORRO BAY PLANNING COMMISSION
REGULAR MEETING – MAY 16, 2023
VETERANS MEMORIAL BUILDING – 6:00 PM

PRESENT:	Mike Rodriguez Joe Ingraffia Asia King Eric Meyer	Vice-Chairperson Commissioner Commissioner Commissioner
ABSENT:	Bill Roschen	Chairperson
STAFF:	Scot Graham Nancy Hubbard Cindy Jacinth	Community Development Director Contract Planner Senior Planner

ESTABLISH QUORUM AND CALL TO ORDER

MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

<https://youtu.be/tLAixiywGuU?t=77>

Rigmor Samuelsen, Morro Bay, commented that she is for the 1175 Scott Street project.

Terry Simons, Morro Bay, spoke against the agenda process.

Jeff Heller, Morro Bay, thanked the Planning Commission for their service.

Betty Winholtz, Morro Bay, spoke about the PW Advisory meeting which will be at the High School on Wednesday, May 17th @ 5:30 PM.

Judy Setting, Morro Bay, spoke about item 30 on the Project Tracking Log, she stated that it is about the Battery Energy Storage Facility and there is some misinformation and would like to have it corrected.

Public Participation:

Remote public participation is allowed in the following ways:

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at planningcommission@morrobayca.gov prior to the meeting.*
- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “raise hand” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input. Please click the link below to join the webinar:*
 - <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>
Password: 135692

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press * 9 to “Raise Hand” for Public Comment*

PRESENTATIONS

A. CONSENT CALENDAR

- A-1** Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of April 4, 2023.
Staff Recommendation: Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of April 18, 2023.
Staff Recommendation: Approve minutes as submitted.

MOTION: Chairperson Meyer moved to approve staff recommendation. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, King, and Meyer voting yes.

B. PUBLIC HEARING

- B-1** **Case No.:** CDP 21-025/ CUP21-07/PKG22-05
Site Location: 1175 Scott Street, Morro Bay, CA
Proposal: Application for a Conditional Use Permit, Coastal Development Permit and Parking Exception to allow a new mixed commercial/residential building proposed for the 2290 sf vacant parcel on the west side of Scott Street, just south of the intersection with Surf Street. The proposed project is a two-story 1535 sf two-story, four-bedroom hotel suite with fully ADA accessible ground floor which includes all the common area amenities. The third floor is a 1023 sf security residential dwelling with an 84-sf balcony and a 781-sf roof deck. There are no common area amenities for the hotel occupants outside of the hotel suite.

The project zoning is C-2/PD/SP, and the property is not located within the coastal appeals jurisdiction. The Coastal Land Use Designation is Community Commercial, and the property is located within the Cultural Resources overlay area.

CEQA Determination: Exempt under Section 15303, Class 3c for mixed-use commercial project with less than 10,000 sf of floor area in a commercial zoning district.

Staff Recommendation: Conditionally Approve the project pursuant to the findings and recommended conditions of approval.

Staff Contact: Nancy Hubbard, Contract Planner, (805) 772-6211, nhubbard@morrobayca.gov

Hubbard presented the staff report.

Commissioners presented their questions and comments to staff.

Vice- Chairperson Rodriguez opened the Public Comment period.
<https://youtu.be/tLAixiywGuU?t=1785>

Sean Green, Morro Bay, Applicant, spoke about his project.

Christine Barrett, Morro Bay, commented that she is not against the building but is concerned about the roof top deck size and the noise that she might have to deal with.

Travis Kenney, Morro Bay, commented that he is all for the project.

Terry Simons, Morro Bay, commented about his concerns of the handicap parking space, the entire frontage dedicated to driveway, and the large roof deck without a secondary access. He is supportive of the project but believes it is overreached in so many ways.

Betty Winholtz, Morro Bay, spoke against the project.

John Mitchell, Morro Bay, commented on parking and how parking will take up a lot of the street also mentioned the noise concern but would like to see more improvement in the area.

Shirley Frazier, Morro Bay, commented about the noise concern and the large roof top deck.

Susan Stewart, Morro Bay, spoke in favor of the project.

Hubbard clarified some questions from the community.

Commissioners presented their questions and comments to staff.

Sean Green, Morro Bay, Applicant, commented about the noise concern and stated that the roof deck is not accessible to guests.

Vice- Chairperson Rodriguez closed the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=3781>

Commissioners discussed the project.

MOTION: Commissioner King moved to approve staff recommendation and adopting the conditions of Resolution 07-23. Commissioner Ingraffia seconded, and the motion passes 4-0, with Ingraffia, Rodriguez, King, and Meyer voting yes.

B-2 Case No.: MAJ22-001

Site Location: 590 Morro Avenue, Morro Bay, CA

Proposal: Major Modification application (#MAJ22-001) to CP0-465/UP0-411 to allow modification of the existing hotel rooftop AT&T cell site for proposed removal and replacement of panel antennas, RRUs, and associated telecommunication equipment and upgrade of ground equipment room. The antennas and radio equipment would be screened by extending the existing rooftop screen on the northwest elevation by an additional 10' wide and 7' tall and constructing a second 7' tall x 12' wide rooftop screen on the northeast elevation. Project proposes to match existing 31'3" height and materials of existing screening. The project is located in the R-2/PD/S.4 zone district and is located outside of the coastal appeals jurisdiction.

CEQA Determination: Categorically Exempt under Section 15301

Staff Recommendation: Conditionally approve.

Staff Contact: Cindy Jacinth, Senior Planner, (805) 772-6577,
cjacinth@morrobayca.gov

Jacinth presented the staff report.

Commissioners presented their questions to staff.

Vice- Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=5753>

Tom Scully, the Applicant, spoke about the project.

Commissioners presented their questions to the Applicant.

Betty Winholtz, Morro Bay, spoke about the project being bulkier, and would like to know if there will be signage letting the public know that these antennas are there.

Terry Simons, Morro Bay, commented about signage of the building and spoke about the comparison of this project and the prior church project reviewed at a previous Planning Commission meeting.

John Whitworth, Morro Bay, spoke about concern of the RF emissions coming off the antennas.

Commissioners presented their questions to staff.

Vice- Chairperson Rodriguez closed the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=7082>

Commissioners discussed the project.

MOTION: Chairperson Ingraffia moved to approve staff recommendation with added conditions; the applicant shall relocate all antennas to the northwest corner of the building or provide evidence of why this is not possible. If relocation of all antennas to the northwest corner of the building is not possible the applicant shall relocate the antennas at the northeast corner of the building more toward the center of the roof and away from the roof edge to reduce visual impacts. The design and location of the antenna relocation shall be approved by the Community Development Director. Commissioner King seconded, and the motion passes 3-1, with Ingraffia, Rodriguez, King, voting yes and Meyer no.

B-3 Case No.: *Plan Morro Bay: Zoning Code Amendment / Objective Design Standards*

Site Location: Citywide

Applicant/Project Sponsor: City of Morro Bay

Proposed Project: The Zoning Code was adopted by the City Council on November 22, 2022, via Ordinance 654. Objective Design Standards (ODS) have been developed as implementation of the 2020-2028 Housing Element goals and policies. The ODS are proposed to be added as Chapter 17.31 to the 2022 Zoning Code. The consultant work to complete the Housing Element implementation policies was funded from the award to the City of Morro Bay of grant funding from CA Department of Housing and Community Development. The Objective Design Standards was created in response to recent housing bills, to provide for a streamlined approval process for eligible residential projects (2 or more units) subject to certain conditions consistent with the objective zoning and design standards. The ODS is in final draft form and upon favorable recommendation will be forwarded to City Council for amendment to the 2022 Zoning Code.

CEQA Determination: Environmental Impact Report (SCH #2021111026)

Staff Recommendation: Review Objective Design Standards, open public hearing, engage and consider public comments, and forward a favorable recommendation for approval of the Objective Design Standards as Chapter 17.49 of the 2022 Zoning Code to City Council with finding that no further environmental review is required pursuant to State CEQA Guidelines Section 15162.

Staff Contact: Scot Graham, Community Development Director, (805) 772-6291 sgraham@morrobayca.gov

Hubbard presented the staff report.

Kimmy Nguyen and Randy Russom from RRM were present via Zoom.

Commissioners presented their questions and comments.

Vice- Chairperson Rodriguez opened the Public Comment period.

<https://youtu.be/tLAixiywGuU?t=10049>

Terry Simons, Morro Bay, commented that he is happy that this item is ongoing and spoke about having a balance with the objective design standards.

Betty Winholtz, Morro Bay, commented that this item needs to be extended to the public. She feels that this will take away the uniqueness of the neighborhoods.

Vice- Chairperson Rodriguez closed the Public Comment period.
<https://youtu.be/tLAixiywGuU?t=10387>

Commissioners presented their comments and questions.

MOTION: Vice- Chairperson Rodriguez moved to continue this item to a date certain, June 6th, 2023. Commissioner Meyer seconded, and the motion passed 4-0, with Ingraffia, Rodriguez, Meyer, and King voting yes.

C. NEW BUSINESS

<https://youtu.be/tLAixiywGuU?t=11484>

Commissioner Ingraffia mentioned the public meeting about the Hwy 1/ Hwy 41 intersection with possible round-about will be held on May 17th at 5:30 PM at the High School.

D. UNFINISHED BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS

<https://youtu.be/tLAixiywGuU?t=11575>

Vice – Chairperson Rodriguez commented that Chairperson Roschen attended the Wind Farm Summit in Sacramento as well as two Councilmembers and Ted Schiafone the Harbor Director.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

Adjourn to the next regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on June 6, 2023, at 6:00 p.m.

Mike Rodriguez, Vice-Chairperson

ATTEST:

Scot Graham, Secretary



AGENDA NO: B-1

MEETING DATE: June 20, 2023

Staff Report

TO: Planning Commissioners

DATE: June 20, 2023

FROM: Nancy Hubbard, Contract Planner

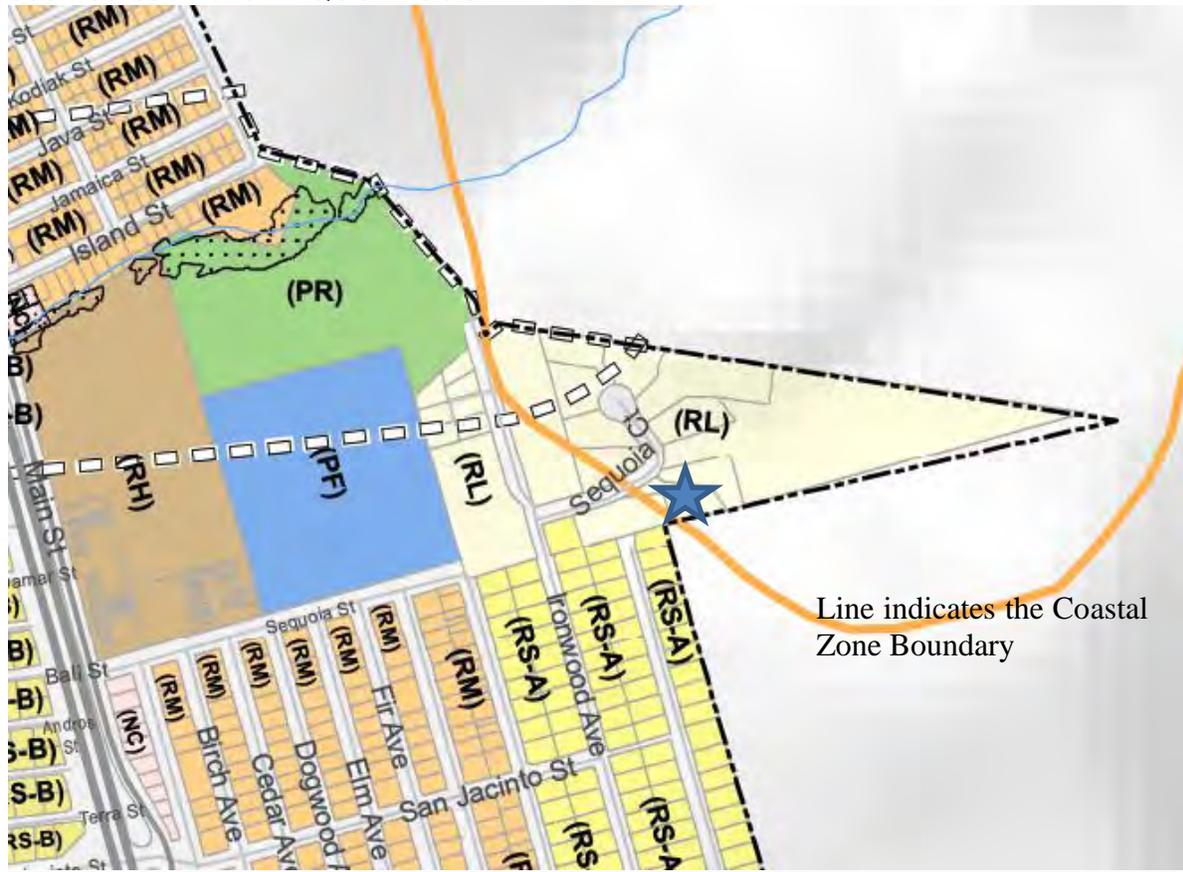
SUBJECT: Application for a Conditional Use Permit (CUP23-06) for a new home with a Junior Accessory Dwelling Unit on a vacant parcel outside of the Coastal Zone. The site is zoned RL.

RECOMMENDATION:

APPROVE THE CUP by approving Planning Commission **Resolution 11-23** that includes Findings and conditions of approval for the project.

LEGAL DESCRIPTION/APN:

065-150-009: 646 SEQUOIA COURT



Line indicates the Coastal Zone Boundary

ZONING DISTRICT AND PERMITS REQUIRED:

This project is one of the few in Morro Bay located outside of the Coastal Zone. The site is in a low-density residential zoning district and is not in any overlay areas. Because the proposed site is outside of the Coastal Zone, it is subject to the 2022 adopted zoning code, in its entirety. The proposed home requires a discretionary review and approval by the Planning Commission because it is over 2500 sf which requires the Design Review process. The size of the home (i.e. over 2500 sf) is also subject to Inclusionary Housing Requirements, which involves a payment in lieu of providing affordable housing equal to \$25 per sf of conditioned space - \$123,500 in this case), or can provide an ADU or JADU in the home design. The applicant has provided a 320 sf JADU to meet this requirement. The site includes a natural drainage pathway and existing trees as well as sloped terrain, and has provided a biologic study and a geotechnical report. See Exhibit C & D.

PROJECT SUMMARY:

A new home was approved on this site in 2021 through an administrative Minor Use Permit (under the previous zoning code). That home was a different architectural style with a smaller footprint (3550 sf living area with a 1220 sf garage/shop). The MUP permit was issued in 2022, and a building permit was under review when the site was sold to the current applicant. The proposed new home is primarily in the same location on the site with the same driveway design. The differences are that the new home is slightly larger than the previous home with 4941 sf of conditioned space on two levels above the 1493 sf semi subterranean garage level which includes parking for 3 vehicles, a shop/storage area, stairs and an elevator connection to the upper levels.



PROJECT ANALYSIS:

Biologic Survey Results: JBD Environmental Consulting provided an updated survey of the site on May 31, 2022, to identify the presence or absence of special status plants and to evaluate the potential for adverse impacts to such resources from the proposed development. The study identified 33 plant species, which did not include any special status plants. The project will be conditioned to follow recommendations from the December 2021 report that include biologic recommendations related to a native plant restoration plan and construction practices to avoid the spread of noxious plants. See Planning Conditions 6 & 9 in the Resolution.

Geotechnical report: GeoSolutions provided a review of the site for the previously

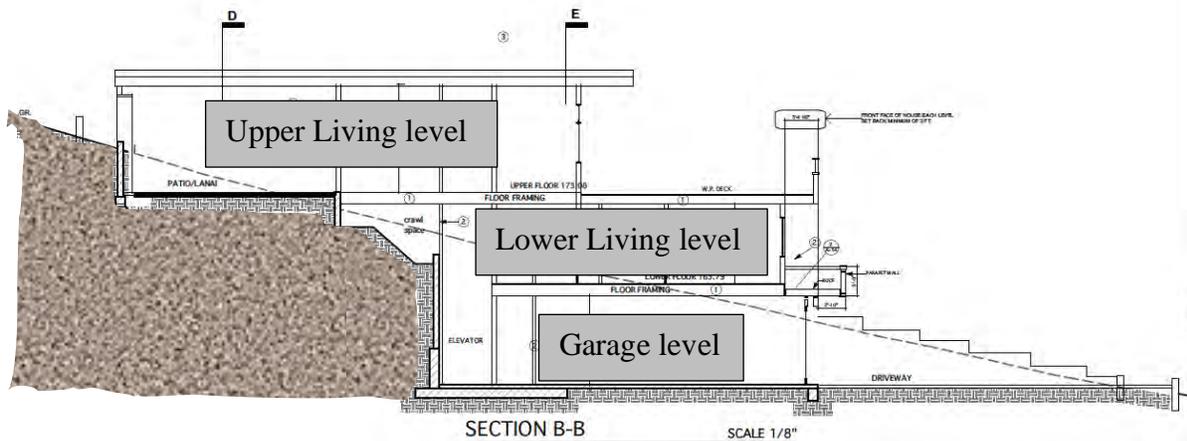
approved home, dated January 3, 2022. The report concluded that the proposed location on the site was suitable for a home. The primary concerns were expansive soils and settlement with foundations on two types of soil. Planning condition # 10 (see Exhibit A Resolution) requires an update of this report included with the building permit submittal to cover the expanded area of the foundation required for the new proposed home with the requirements that the construction methods for the new home follow the recommendations of the updated report.

ZONING/LAND USE & DEVELOPMENT STANDARDS:

The project site is zoned R-L and is in a low-density residential land use area. The R-L zoning designation has the purpose of stabilizing and maintaining the rural residential character of this zoning district. The proposed project meets the development standards for the zoning district.

Zoning Ordinance Standards: R-L		
	Standards	Proposed
Front Setback	20'	78' minimum
Side-Yard Setback	10'	10'
Rear Setback	20'	85'
Height	25'	22'1"
Lot Coverage	Max 45%	16%
Parking	2 Car Garage	3 Car Garage

The garage/basement level includes parking for 3 automobiles plus an area for a workshop/storage. The garage/basement level is accessible from an interior stairway, from the front facing garage doors and via an elevator to the main living area.



The home is on a sloped, irregularly shaped parcel slightly less than 1/2 acre in size. The elevation of the street at the bottom of the driveway is 130 ft above sea level and the highest point around the foundation is 180 ft above sea level. The garage level and the first living level (above the garage) are below grade on the east side of the home. The topography is a consistent slope from the front to the back of the parcel. Because of the sloped nature of the neighborhood, homes in the area have similar designs that stair-

step up or down the slope.

Site Characteristics	
Site Area	24723 Sq. Ft.
Existing Use	undeveloped
Terrain	sloped
Vegetation/Wildlife	Some native plants/trees
Archaeological Resources	Not in Coastal Resource Overlay area
Access	Sequoia Court

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District	Single Family Residential (R-L)
Zoning Overlay District	None
Special Treatment Area	N/A
Coastal Hazard Area	N/A
Specific Plan Area	N/A
Coastal Zone	Outside of the Coastal Zone

DESIGN REVIEW, RESIDENTIAL DESIGN GUIDELINES AND NEIGHBORHOOD COMPATIBILITY:

The project meets the criterion in the Design Review chapter of the zoning code (Chapter 17.38) related to the site planning and home design to ensure compatibility with the existing and potential development in the area and complies with the city regulations and standards. The review authority for homes larger than 2500 sf is the Planning Commission through a decision in a public hearing (Chapter 17.36.070).

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
Scale and Mass <i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i>	The immediate neighborhood are unique large parcels at the end of the city limits and are adjacent to agricultural uses in San Luis Obispo County. The homes in this area are larger than typical homes in Morro Bay, but relative to the parcel size, this home meets the proportional relationship requirements related to scale and mass.
Surface Articulation <i>The architectural elements of the building design provide visual interest and necessary articulation.</i>	The project includes visual interest and steps back in both upper levels at the front and the sides of the home. The design includes a recessed garage door with clerestory windows and an inviting front entry

<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>The home is set back from the street due to the slope of the parcel, like other homes in the area with an up-sloped parcel. The entry and driveway are visible and inviting.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The driveway is long and winding leading the eye to the home and entry. The garage doors are made of the same color and material as the accent siding.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>The home will include solar panels, likely not visible from the front of the home because of the roof slope. Plants proposed are all "low" water plant species.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>Proposed materials are a variety of wood, stone and several shades of grey stucco for the exterior.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The home is setback from the street and on a large parcel, without any privacy issues related to window placement. The design and architectural features are visual pleasing as well as the array of colors used in the exterior finishes.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The areas around the home will be irrigated landscaping and the larger portions of the site will remain natural, subject to the requirements of the Biologic Survey recommendations related to preservation and restoration of native plant species typical to this area.</p>



PROJECT MATERIALS BOARD:

Below are some of the materials to be used. See Exhibit B Plans for more images of materials to those proposed for this project.



PUBLIC NOTICE:

Notice of this item was published in the San Luis Obispo Tribune newspaper on June 9, 2023, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening’s public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3a for new construction of a single-family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The findings show that the project CUP, as proposed, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

RECOMMENDATION:

Staff recommends the Planning Commission approve the CUP by approving planning commission **Resolution 11-23** that includes findings and conditions of approval for the project.

EXHIBITS:

- Exhibit A – Planning Commission Resolution 11-23
- Exhibit B – Graphics/Plans
- Exhibit C – Biology Report
- Exhibit D – Geology Report

RESOLUTION NO. PC 11-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT CUP23-06 FOR A NEW
RESIDENTIAL DWELLING LOCATED AT 646 SEQUOIA COURT

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing on June 20, 2023, conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CUP23-06 for a new residential dwelling to be located at 646 Sequoia Court; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the appellant, applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3, Section 15303(a) for the construction of a single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2 apply to the project.

Conditional Use Permit findings

- A. The proposed development is outside of the coastal zone boundary in an area of larger parcels with the Land Use and Zoning designation of RL (low density residential). The project is consistent with the land use and zoning designations and will not have any substantial adverse impacts on the environment or coastal resources.
- B. The project is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Zoning Ordinance Standards: R-L		
	Standards	Proposed
Front Setback	20'	78' minimum
Side-Yard Setback	10'	10'
Rear Setback	20'	85'
Height	25'	22'1"
Lot Coverage	Max 45%	16%
Parking	2 Car Garage	3 Car Garage

Residential Design Guidelines, Design Review (Section 17.38) and Supplemental Requirements (Section 17.07.040):

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p>Scale and Mass <i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	<p>The immediate neighborhood are unique large parcels at the end of the city limits and are adjacent to agricultural uses in San Luis Obispo County. The homes in this area are larger than typical homes in Morro Bay, but relative to the parcel size, this home meets the proportional relationship requirements related to scale and mass.</p>
<p>Surface Articulation <i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	<p>The project includes visual interest and steps back in both upper levels at the front and the sides of the home. The design includes a recessed garage door with clerestory windows and an inviting front entry</p>
<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>The home is set back from the street due to the slope of the parcel, like other homes in the area with a sloped parcel. The entry and driveway are visible and inviting.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The driveway is long and winding leading the eye to the home and entry. The garage doors are made of the same color and material as the accent siding.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>The home will include solar panels, likely not visible from the front of the home because of the roof slope. Plants proposed are all "low" water plant species.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>Proposed materials are a variety of wood, stone and several shades of grey stucco for the exterior.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The home is setback from the street and on a large parcel, without any privacy issues related to window placement. The design and architectural features are visual pleasing as well as the array of colors used in the exterior finishes.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The areas around the home will be irrigated landscaping and the larger portions of the site will remain natural, subject to the requirements of the Biologic Survey recommendations related to preservation and restoration of native plant species typical to this area.</p>

Section 2: Action. The Planning Commission does hereby approve Conditional Use Permit (CUP23-06) subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted approving a Conditional Use Permit for a new construction of a 4941-sf single family home on a sloped site. The site is 24,723 sf and the proposed home is designed with two levels of conditioned living space totaling and a semi-subterranean lower-level garage and shop area totaling 1493 sf. The site is zoned R-L and is not located in the Coastal Zone. The project is subject to the approved 2022 Zoning Code.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this Resolution and is diligently pursued, thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Any extension may be granted by the City's Community Development Director (the "Director"), upon finding the project complies with all applicable provisions of the Morro Bay Municipal Code (the "MBMC"), General Plan and certified Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Minor changes to the project description and/or conditions of approval shall be subject to review and approval by the Director.
4. Compliance with the Law: (a) All requirements of any law, ordinance or regulation of the State of California, the City, and any other governmental entity shall be complied with in the exercise of this approval, (b) This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan for the City.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants' failure to comply with conditions of approval. Applicant understands and acknowledges the City is under no obligation to defend any legal actions challenging the City's actions with respect to the project. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: The applicant's establishment of the use or development of the subject property constitutes acknowledgement and acceptance of all Conditions of Approval. Compliance with and execution

of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Director. Failure to comply with any of these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the MBMC and is a misdemeanor.

7. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
2. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and wind blow earth problems shall be submitted for review and approval by the Building Official.
3. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
4. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
5. Architecture: Building color and materials shall be as shown on plans as approved in this permit and shall be used and specifically called out on the plans submitted for a Building Permit. Any proposed changes to the materials or colors must be submitted for review and approval by the Community Development Director.
6. Earthwork and Landscaping: New development should minimize grading and cut and fill operations and are required to provide a landscape plan with the building permit submittal that includes native and drought-tolerant plant

species that will blend and enhance the existing natural vegetation to result in 90% coverage of bare earth areas within 5 years. Landscape plan should also consider the increased risk of wildfires due to the steep terrain and the proximity to open agricultural land area to the east and south of the subject site.

7. Inclusionary Housing: Pursuant to Section 17.24.020 of the 2022 Zoning Code, this home is subject to the requirements Inclusionary Housing requirements which requires either an ADU (or JADU) be included in the design or payment of the Inclusionary Housing fee equal to \$25 per square foot of conditioned living space. This permit includes approval for a 340 sf Junior Accessory Dwelling Unit located on the middle level. No fee is required with inclusion of the JADU in the development.
8. JADU: A junior accessory dwelling unit cannot be used as a short-term rental unit (i.e., any rental under 30 days in continuous duration).
9. Biologic Recommendations -JBD Biologic Resource Assessment Report (December 2021): Construction activities shall follow the recommendations from the above noted report, which includes a native plant restoration plan, construction practices to avoid the spread of noxious plants and avoidance and minimization of disturbance to nesting birds in or near the area of construction. If construction activities are occurring during nesting season, between February 1 and September 15, a pre-construction survey shall be performed by a qualified biologist and provided to the city along with recommendations to reduce and/or eliminate impacts to nesting birds prior to commencement of construction activities.
10. Geotechnical Report: An update letter to the original January 3, 2022, report shall be provided with the building permit submittal to include the expanded footprint and area of disturbance. Foundation and grading recommendations in the report shall be followed in the site work and structural foundation design and construction. Construction shall include the recommended inspections and/or testing recommended, if any.

BUILDING DIVISION CONDITIONS

A. CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 2.) The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.

- 3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

All construction will conform to the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.
- 5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum

opening area requirements of section R310.2.1 of the 2019 California Residential Code.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY:

- 1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card. This permit card shall then be turned into the building division for scheduling of the final building inspection.
- 2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
- 3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.
- 4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
- 5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
- 6.) Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

1. Stormwater Management: If any corrections prior to permit issuance alter the square footage or composition of impervious surfaces, provide a new "Performance Requirement Determination Form". Adjust performance requirements as necessary.
<https://www.morrobayca.gov/DocumentCenter/View/11114/MB-StormwaterManagement-EZ-manual>
(MBMC 14.48.140)
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a city standard driveway approach per detail B-6 and one street tree per every 50' frontage. Existing trees can be used to comply with requirement. Show and label 18" asphalt cutback at all portions of curb & gutter to be replaced. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

3. Detailed Erosion and Sediment Control Plan: Required for sites greater than 1/2 acre, or for building or other site disturbance proposed on slopes over 15%, or for projects located within critical areas. The Plan shall show control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. It must include a written narrative, detailed site plan, typical drawing and details. Provided Control Plan schedule is dated for 2022, and the previous homeowner, Paul Nagy, is referenced as the Construction Superintendent and the person responsible for Erosion and Sediment Control. Please revise. Refer to Erosion and Sediment Control Plan Page 1.
4. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures. Clarify how drainage from roof and decks shall be directed to the City right-of-way. Include locations & details for drains or scuppers as necessary. Coordinate downspout locations between sheets. (CRC R106.1.1)
5. Drainage: Indicate on plans how drainage shall be directed to the City right-of-way from the eastern side of the structure & retaining wall. Refer to Civil Sheet 3. (CRC R106.1.1)
6. Water Meter: Specify size of water meter and service lateral on plans. Coordinate with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
7. Utilities: Show all existing and proposed locations of the sewer lateral, water service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CRC R106.1.1.
8. Driveway Slopes: The maximum slope on residential driveways shall be 15%. A 20% slope is allowed with Fire Department and City Engineer approval; refer to attached Administrative Infrastructure Design Exception form. (MBMC 17.44.030B)

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.
 - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).

- A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
- If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE DEPARTMENT CONDITIONS

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).
3. An emergency escape window (or door which opens directly to the outside of the house) is required in every bedroom, or habitable basement. In the event of a fire, this window (or door) will allow people to escape, and/or allow firefighters to get into the house to rescue people.
4. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)
5. Fire Access/Driveway Slope: Continue fire apparatus access road more than 16 feet in width from the driveway entry to the rear of the residence. Maximum slope of driveways serving residential development shall be 15%.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of June 2023 on the following vote :

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Roschen

CITY OF MORRO BAY NOTES:

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
2. NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION: [HTTPS://WWW.MORRO-BAY.CA.US/197/PUBLIC-WORKS](https://www.morro-bay.ca.us/197/PUBLIC-WORKS).
• A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY. THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMP; SIZE & LOCATION).
• A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT.
• IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.

CITY OF MORRO BAY BUILDING CONDITIONS:

SEE SHEET A-14 FOR COMPLETE SET OF M.B. BUILDING DEPT. CONDITIONS OF APPROVAL FOR CONSTRUCTION

ELECTRICAL MECH. NOTES

-PROVIDE GROUND TO COLD WATER PIPE BOND.
-PROVIDE A NO. 4 X 20'-0" CONCRETE ENCASED ELECTRODE, SUPPLEMENTAL UFER GROUND PER ARTICLE 250, N.E.C.
-PROVIDE (W.P.) G.F.I.C. 110V. W/IN 20'-0" OF ANY ROOF MTD. EQUIPMENT.
-ANY OUTLETS W/IN 6'-0" OF SINKS MUST BE (W.P.) G.F.I.C. (SEE PLAN).
-PROVIDE 18" CLEAR FOR ALL LIGHT FIXTURES IN CLOSETS - FROM FIXTURE TO STORAGE.
-ALL ELECTRICAL LIGHTING FOR THE KITCHEN AND BATHROOMS SHALL BE HIGH EFFICACY AND SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT.
-INTERCONNECT ALL SMOKE ALARMS. BATTERY BACK-UP REQUIRED. SMOKE DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM AND INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-PERMANENTLY LABEL EACH DISCONNECT, CLEARLY IDENTIFY THE CIRCUITRY THAT IS CONTROLLED BY THE DISCONNECT.

-PROVIDE A 4 WIRE BRANCH CIRCUIT TO THE RANGE, OVEN, AND DRYER. THE NEUTRAL CONDUCTOR MAY NO LONGER BE USED TO GROUND THE FRAME OR J BOX OF THE RANGE, OVEN AND DRYER.
-PROVIDE DESIGNATED 20 AMP GFCI CIRCUIT FOR MICROWAVE.

-20 AMP CIRCUIT IS REQUIRED FOR DWELLING UNIT BATHROOMS RECEPTACLES. NO OTHER LIGHTING FIXTURES OR OUTLETS ARE PERMITTED TO BE PLACED ON THE BATHROOM CIRCUIT. THE 20 AMP CIRCUIT MAY BE SHARED BY MORE THAN ONE BATHROOM.

-ILLUMINATED ADDRESS SIGN SHALL BE INSTALLED SO AS TO BE SEEN FROM THE STREET.
-LIGHTS WITHIN TUB AND/OR SHOWER ENCLOSURES MUST BE LISTED FOR DAMP LOCATIONS.
-CEILING FANS THAT EXCEED 35# IN WEIGHT SHALL BE SUPPORTED INDEPENDENT OF THE OUTLET.

-DESIGNATED 20 AMP CIRCUIT FOR:
A. EACH SMALL APPLIANCE CIRCUIT IN THE KITCHEN.
B. LAUNDRY ROOM EQUIPMENT.

-ALL EXTERIOR RECEPTACLES ARE REQUIRED TO BE GFCI PROTECTED, THIS INCLUDES OUTLETS USED IN OVERHANGS FOR CHRISTMAS LIGHTS.

-FIXTURES USED TO MEET FLOURESCENT LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS.

-LIGHTING FIXTURES IN CLOTHES CLOSETS TO COMPLY WITH NEC SECTION 410.

-FIXTURES ABOVE BATHTUBS: NO PARTS OF CORD CONNECTED FIXTURES, HANGING FIXTURES, TRACK LIGHTING, PENDANTS, OR CEILING FANS SHALL BE LOCATED DIRECTLY ABOVE THE TUB WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE BATHTUB RIM.

-LIGHT FIXTURES INSTALLED ON THE EXTERIOR OF THE BUILDING MUST BE LISTED FOR DAMP LOCATIONS.

-INCANDESCENT AND FLOURESCENT FIXTURES ARE NOT TO BE SWITCHED TOGETHER.

-METAL UNDERGROUND GAS PIPES SHALL NOT BE USED AS A GROUNDING ELECTRODE PER CEC 250-52(A)

-ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IS REQUIRED FOR ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE FIXTURES (I.E. RECEPTACLES, LIGHTS, SMOKE ALARMS, ETC.) INSTALLED IN DWELLING UNIT BEDROOMS.

-ALL RESIDENTIAL LIGHTING IS TO EITHER BE LED OR BE CONTROLLED BY A MOTION SENSOR WITH AN INTEGRAL PHOTO-CONTROL.

-IN OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY, AND UTILITY ROOMS FLOURESCENT LIGHTING IS TO BE INSTALLED, EXCEPT THAT INCANDESCENT LIGHTING MAY BE INSTALLED IF IT IS EITHER CONTROLLED BY AN OCCUPANT SENSOR THAT CANNOT BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE TO BE ALWAYS ON, OR BY A DIMMER SWITCH.

-LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS ARE TO BE FLUORESCENT EXCEPT THAT IF THEY ARE CONTROLLED BY AN OCCUPANT SENSOR THAT CANNOT BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE TO BE ALWAYS ON.

SPECIFY THE FOLLOWING REQUIREMENTS FOR RECEPTACLES SERVING COUNTERTOPS, ON ELECTRICAL PLAN:
A) RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
(SECTION 210-8(a) (7))
B) RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 18 IN. ABOVE THE COUNTERTOP.
(SECTION 210-52(c) (5))
C) RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 IN. BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 IN. BEYOND ITS SUPPORT BASE.
(SECTION 210-52(c) (5) EXCEPTION)

D) ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 IN BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPASHES OR DIVERS AND NO MEANS TO MOUNT WITHIN 18 IN. ABOVE COUNTERTOP, SUCH AS AN OVERHEAD CABINET.

-LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY I.C.B.O. (SECTION 150 (k)(4)) ALL RECESSED FIXTURES MUST BE CERTIFIED AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING. (SECTION 150 (k)(5))

SMOKE DETECTORS TO BE INSTALLED INSIDE ALL BEDROOMS A MINIMUM 3 FEET FROM A/C VENT AND A MINIMUM OF 3 FEET FROM RETURN AIR ON KITCHEN SIDE. (NFPA 70.3)

SMOKE DETECTORS TO BE APPROVED BY STATE FIRE MARSHALL.

FIRE AREA

FIRE AREA WILDLANDS BOUNDARY

PLUMBING NOTES:

-PROVIDE OWNER WITH THE MANUFACTURER'S LITERATURE, MAINTENANCE PROCEDURES, SPECIFICATIONS, FUNCTIONAL CAPABILITIES, AND STANDBY INPUTS AND OUTPUTS OF ALL MECHANICAL, HVAC, PLUMBING FIXTURES, AND EQUIPMENT INSTALLED IN THIS PROJECT.
-PLUMBING PLAN IS SCHEMATIC ONLY. THE INSTALLING CONTRACTOR SHALL REVIEW THE PLANS AND ASSUME RESPONSIBILITY FOR PROPER DISTRIBUTION.
-NON-LEAD SOLDERS ARE TO BE USED FOR CONNECTIONS IN POTABLE WATER COPPER PIPING.
-ALL PLUMBING FIXTURES SHALL BE GLUE FITTED.
-NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT 6" ABOVE GRADE OF STRUCTURE / GAS PIPING UNDER CONCRETE SLAB MAY BE PERMITTED ONLY WHEN INSTALLED IN ACCORDANCE TO THE STANDARD APPROVED BY THE BUILDING OFFICIAL. THE TERM "BUILDING OR STRUCTURE" SHALL INCLUDE PORCHES AND STEPS WHETHER COVERED OR UNCOVERED BREEZEWAYS, ROOF PORTE-COCHERES, ROOF PATIOS, CARPORTS, COVERED WALKS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES OR APPURTENANCES.
-CONTRACTOR SHALL APPLY FOR OR SCHEDULE REQUIRED SANITARY SEWER, NATURAL GAS, DOMESTIC WATER SERVICE CONNECTIONS TO THE JOB SITE.
-CONTRACTOR SHALL VERIFY ALL SANITARY SEWER INVERT ELEVATIONS AT POINT OF CONNECTION AND FINISH FLOOR GRADES PRIOR TO COMMENCEMENT OF WORK TO MAINTAIN MINIMUM SLOPE REQUIREMENTS OF .25" PER FOOT FOR ALL HORIZONTAL RUNS.
-ANY REROUTING OR ELEVATION CHANGE OF EXISTING UNDERGROUND UTILITIES NOTIFIED BY THIS PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
-ALL PIPING BELOW AND RUNNING PARALLEL TO FOOTINGS SHALL BE A MINIMUM DISTANCE FROM FOOTING AS PER DEPTH OF BURIED PIPE. (I.E., 12" DEEP - 12" DISTANCE AWAY)
-ALL WATER AND GAS PIPING PENETRATIONS THRU WALLS, FLOORS OR FOOTINGS SHALL BE ADEQUATELY PROTECTED WITH AND/OR WRAPPING WITH EX-TRU-COAT PLUMBING TAPE.
-GAS SERVICE PIPING SHALL BE STANDARD WEIGHT (SCHEDULE 40) WROUGHT IRON PIPE WITH ALL UNDERGROUND PIPING TO BE PRE-WRAPPED WITH APPROVED MATERIAL TO POINT 6" ABOVE GRADE MINIMUM.
-STUB AND CAP ALL GAS OUTLETS.
-PROVIDE INCOMING WATER LINES IN BOXES AT CLOTHES WASHER AND REFRIGERATOR SPACE.
-VACUUM BREAKERS TO BE INSTALLED AT ALL HOSE BIBBS.
-ALL AUTO VALVES SHALL HAVE AIR HAMMERS INSTALLED.
-ALL SHOWERS AND TUBS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
-PROVIDE 100 SQ. IN. COMBUSTION AIR TO WATER HEATER 1/2 TO BE WITH-IN 12" OF FINISH FLOOR AND CEILING.
-TANK SHALL HAVE EXTERNAL INSULATION BLANKET OF R-12 OR GREATER.
-HOT WATER INLET AND OUTLET PIPE INSULATED EXTERNALLY WRAPPED WITH R-48 OR GREATER (FIRST FIVE FEET IN UNCONDITIONED SPACE)
-WATER HEATER EQUIPMENT SHALL BE CERTIFIED BY CEC.
-SHOWERHEADS AND FAUCETS SHALL BE CERTIFIED BY CCC.
-PROVIDE 26 GA X 2" STRAP AT TOP AND BOTTOM 1/3 OF WATER HEATER NAILED TO SUPPORTING MEMBER, 4" MINIMUM SHALL BE MAINTAINED NAILED TO SUPPORTING MEMBER, 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE STRAP & THE WATER HEATER CONTROLS.
-SHOWER STALLS & TUBS SHALL COMPLY TO THE REQUIREMENTS OF U.P.C. 909 THRESHOLD 2" TO 9" DEEP.
-PROVIDE A NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS.
-MECHANICAL & PLUMBING CONTRACTORS TO POST CF-19 FORMS ON JOB SITE PRIOR TO FINAL INSPECTION.
-PROVIDE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES.
-PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT THE JOB SITE FOR ALL CIRCULATING TYPE TUBS.

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SMOKE DETECTORS TO BE APPROVED BY STATE FIRE MARSHALL.

FIRE DEPT. CONDITIONS

ADDRESS NUMBERS - PLANS FOR ADDRESS NUMBERS ON EVERY STRUCTURE SHALL MEET THE FOLLOWING REQUIREMENTS

-NUMBERS SHALL BE PLAINLY VISIBLE FROM THE FRONTAGE STREET

-ALL RESIDENTIAL NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

-ALL STRUCTURAL SPACE SHALL BE PROTECTED WITH APPROVED FIRE SPRINKLER SYSTEM. APPLICATION AND PERMIT BY OTHERS.

MOISTURE INSPECTION:

CONTRACTOR SHALL PROVIDE AT LEAST THREE RANDOM MOISTURE READINGS PERFORMED AT WALL AND FLOOR FRAMING IN THE PRESENCE OF THE BUILDING INSPECTOR PRIOR TO APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING TO VERIFY A MAXIMUM OF 19% MOISTURE CONTENT

SPECIAL INSPECTIONS

"AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED." SEE ENGINEERING SHEETS FOR INSPECTION SCHEDULE

GENERAL NOTES:

-DIMENSIONS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO ROOM OPENING CENTERS OR EDGES AND TO FACE OF STUD, NOT GYPOBOARD. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE HOME DESIGNER AND OBTAIN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.
-SITE CONDITIONS. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACTOR DOCUMENTS AND THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR CONTRACTOR SHALL NOTIFY THE HOME DESIGNER.
-TEMPORARY FACILITIES. CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE
-PROTECTION AND SAFETY. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE-EXTINGUISHERS, ETC.). NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILL, ACCIDENTS, EROSION, MUD, DUST, ETC.) STAINED OF MATERIALS AND EQUIPMENT SHALL NOT OVERLOAD ANY EXISTING, NEW AND OR TEMPORARY STRUCTURES ON THE BUILDING SITE.
-CHANGES. CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND SHALL BE APPROVED BY THE HOME DESIGNER. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.
-SUBSTITUTIONS. SUBSTITUTIONS REQUIRE OWNER AND HOME DESIGNER APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTORS EXPENSE.
-ALL APPLIANCES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, CABINETS/BUILT-INS, ACCESSORIES AND FINISHES LISTED OR SHOWN ON THE DRAWINGS SHALL BE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.

BUILDING SAFETY:

BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS AND STRUCTURES. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE A BUILDING OR STRUCTURE TO BE RE-INSPECTED. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT PROVIDE THE BASIS FOR REMOVAL OR ABRIGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES. 101.8 MAINTENANCE. [HCD 1, HCD 2]

FLOOR PLAN NOTES:

-WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS. INCLUDING HOUSE TO GARAGE.
-ALL WINDOWS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTE AND SHALL BE CERTIFIED AND LABELED.
-INTERIOR WALL COVERINGS TO BE 1/2" THICK, GYPSUM BOARD, UNLESS OTHERWISE NOTED (FLAMESPREAD CLASS 1).
-PROVIDE WATERPROOF HARDIE BACKER BOARD AT THE TUB AND SHOWER OR EQUAL.
-ALL PLUMBING TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA PLUMBING CODE.
-INSTALL BRASS FERRULE DRAIN AND OVERFLOW IN TUBS.
-WATER HEATER PROVIDE TEMPAND PRESSURE RELIEF VALVE TO EXTERIOR OF BUILDING WITH-IN 12" OF GROUND/VENT W/H THRU ROOF.
-ALL WINDOW GLAZING TO BE DUAL GLAZED.
-GLASS DOORS AND WINDOWS IMMEDIATELY ADJACENT TO OR IN DOORS SHALL BE TEMPERED. (WITH IN A 24" RADIUS)
-PROVIDE CERTIFICATION OF INSTALLATION BY INSULATION CONTRACTOR AND BUILDER. POST IN A CONSPICUOUS PLACE AT JOB SITE.
-WHERE POSSIBLE LOCATE ALL PLUMBING OR MECHANICAL VENTS TO REAR OF HOUSE.
-PROVIDE SUFFICIENT OPENING SIZES FOR ALL WINDOWS AND COORDINATE WITH SUPPLIER.
-ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
-RANGE HOODS IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH HORIZONTAL CLEARANCES AS REQUIRED BY THE RANGE / COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE VERTICAL CLEARANCES TO COMBUSTIBLE MATERIALS
-MASONRY AND FACTORY BUILT FIREPLACES:
-TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR.
-OUTSIDE AIR INTAKE WITH DAMPER. (NO PART OF THE INTAKE IS TO BE MORE THAN 12" ABOVE THE BOTTOM. OUTSIDE AIR INTAKE TO BE NON-CORROSIVE.)
-MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS MUST BE PROPERLY IDENTIFIED FOR LOCATION & SPECIFIC JOB TO BE PROVIDED BEFORE FRAME INSPECTION.
-ALL GLAZING INCLUDING SKYLIGHTS, SLIDING GLASS DOORS & FRENCH DOORS TO BE DUAL GLAZED.
-SILL HEIGHTS IN BEDROOMS NOT TO EXCEED 44" FROM FINISH FLOOR.
-PROVIDE 1" AIR SPACE BETWEEN THE TOP OF THE ATTIC INSULATION AND THE ROOF SHEATHING IN ALL VAULTED CEILINGS.
-IF THE DRYER VENT EXCEEDS THE MAX. ALLOWED 14'-0", THEN A 6" DIA. EQUIVALENT DRYER VENT SHALL BE USED. REFER TO DETAIL 18/AD-2.0
-THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.
-PROVIDE FIRE BLOCKING AT 10' INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY.
-THE ATTIC ACCESS SHALL BE WEATHER STRIPPED AND INSULATION ELEV. TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
-ALL TUB - SHOWER OPENINGS SHALL BE RODENT PROOF, W/1" CEMENT COVERING IN AN APPROVED MANNER
-FIRE BLOCK STUD WALLS AT 10 FOOT INTERVALS (HORIZONTAL AND VERTICAL), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS. (CBC SEC. 708.2.11) NOTE AND SHOW ON PLANS.

GENERAL NOTES:

-OWNER AND OR OWNER'S CONTRACTOR SHALL PROTECT PUBLIC INFRASTRUCTURE FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. NOTE: THE EXISTING STREET SECTIONS MAY BE SUBSTANDARD AND THE CONTRACTOR SHALL PROTECT THE PUBLIC INFRASTRUCTURE FROM DAMAGE BY HEAVY LOADING/EQUIPMENT DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR, AT OWNER'S EXPENSE, ANY/ALL DAMAGE TO PUBLIC INFRASTRUCTURE INCURRED DURING AND/OR DUE TO CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER.
-WHERE DETERMINED NECESSARY BY THE CITY ENGINEER, DAMAGED PORTIONS OF THE EXISTING CURB, GUTTER AND SEWERWALK ALONG THE PROPERTY FRONTAGE SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL APPROVAL.
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BUILDING SAFETY:

BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS AND STRUCTURES. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE A BUILDING OR STRUCTURE TO BE RE-INSPECTED. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT PROVIDE THE BASIS FOR REMOVAL OR ABRIGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES. 101.8 MAINTENANCE. [HCD 1, HCD 2]

FLOOR PLAN NOTES:

-WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS. INCLUDING HOUSE TO GARAGE.
-ALL WINDOWS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1972 AMERICAN NATIONAL STANDARDS INSTITUTE AND SHALL BE CERTIFIED AND LABELED.
-INTERIOR WALL COVERINGS TO BE 1/2" THICK, GYPSUM BOARD, UNLESS OTHERWISE NOTED (FLAMESPREAD CLASS 1).
-PROVIDE WATERPROOF HARDIE BACKER BOARD AT THE TUB AND SHOWER OR EQUAL.
-ALL PLUMBING TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA PLUMBING CODE.
-INSTALL BRASS FERRULE DRAIN AND OVERFLOW IN TUBS.
-WATER HEATER PROVIDE TEMPAND PRESSURE RELIEF VALVE TO EXTERIOR OF BUILDING WITH-IN 12" OF GROUND/VENT W/H THRU ROOF.
-ALL WINDOW GLAZING TO BE DUAL GLAZED.
-GLASS DOORS AND WINDOWS IMMEDIATELY ADJACENT TO OR IN DOORS SHALL BE TEMPERED. (WITH IN A 24" RADIUS)
-PROVIDE CERTIFICATION OF INSTALLATION BY INSULATION CONTRACTOR AND BUILDER. POST IN A CONSPICUOUS PLACE AT JOB SITE.
-WHERE POSSIBLE LOCATE ALL PLUMBING OR MECHANICAL VENTS TO REAR OF HOUSE.
-PROVIDE SUFFICIENT OPENING SIZES FOR ALL WINDOWS AND COORDINATE WITH SUPPLIER.
-ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
-RANGE HOODS IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH HORIZONTAL CLEARANCES AS REQUIRED BY THE RANGE / COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE VERTICAL CLEARANCES TO COMBUSTIBLE MATERIALS
-MASONRY AND FACTORY BUILT FIREPLACES:
-TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR.
-OUTSIDE AIR INTAKE WITH DAMPER. (NO PART OF THE INTAKE IS TO BE MORE THAN 12" ABOVE THE BOTTOM. OUTSIDE AIR INTAKE TO BE NON-CORROSIVE.)
-MANUFACTURER'S CERTIFICATION OF GLU-LAM BEAMS MUST BE PROPERLY IDENTIFIED FOR LOCATION & SPECIFIC JOB TO BE PROVIDED BEFORE FRAME INSPECTION.
-ALL GLAZING INCLUDING SKYLIGHTS, SLIDING GLASS DOORS & FRENCH DOORS TO BE DUAL GLAZED.
-SILL HEIGHTS IN BEDROOMS NOT TO EXCEED 44" FROM FINISH FLOOR.
-PROVIDE 1" AIR SPACE BETWEEN THE TOP OF THE ATTIC INSULATION AND THE ROOF SHEATHING IN ALL VAULTED CEILINGS.
-IF THE DRYER VENT EXCEEDS THE MAX. ALLOWED 14'-0", THEN A 6" DIA. EQUIVALENT DRYER VENT SHALL BE USED. REFER TO DETAIL 18/AD-2.0
-THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.
-PROVIDE FIRE BLOCKING AT 10' INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY.
-THE ATTIC ACCESS SHALL BE WEATHER STRIPPED AND INSULATION ELEV. TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
-ALL TUB - SHOWER OPENINGS SHALL BE RODENT PROOF, W/1" CEMENT COVERING IN AN APPROVED MANNER
-FIRE BLOCK STUD WALLS AT 10 FOOT INTERVALS (HORIZONTAL AND VERTICAL), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS. (CBC SEC. 708.2.11) NOTE AND SHOW ON PLANS.

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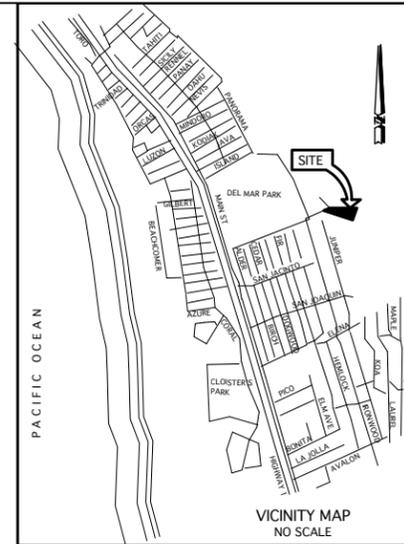
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Exhibit B

SITE PLAN SCALE 1" = 20'

- GRADING, STORM WATER AND EROSION CONTROL AS PER ATTACHED CIVIL ENGINEERING
- THERE ARE NO OPEN SPACE EASEMENTS OR DEVELOPMENT RESTRICTED AREAS ON THE PROPERTY
- SEWER LINE SHALL BE 4" PIPE WITH FACTORY WYE CONNECTION TO SEWER MAIN.



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CUSTOM HOME DESIGN

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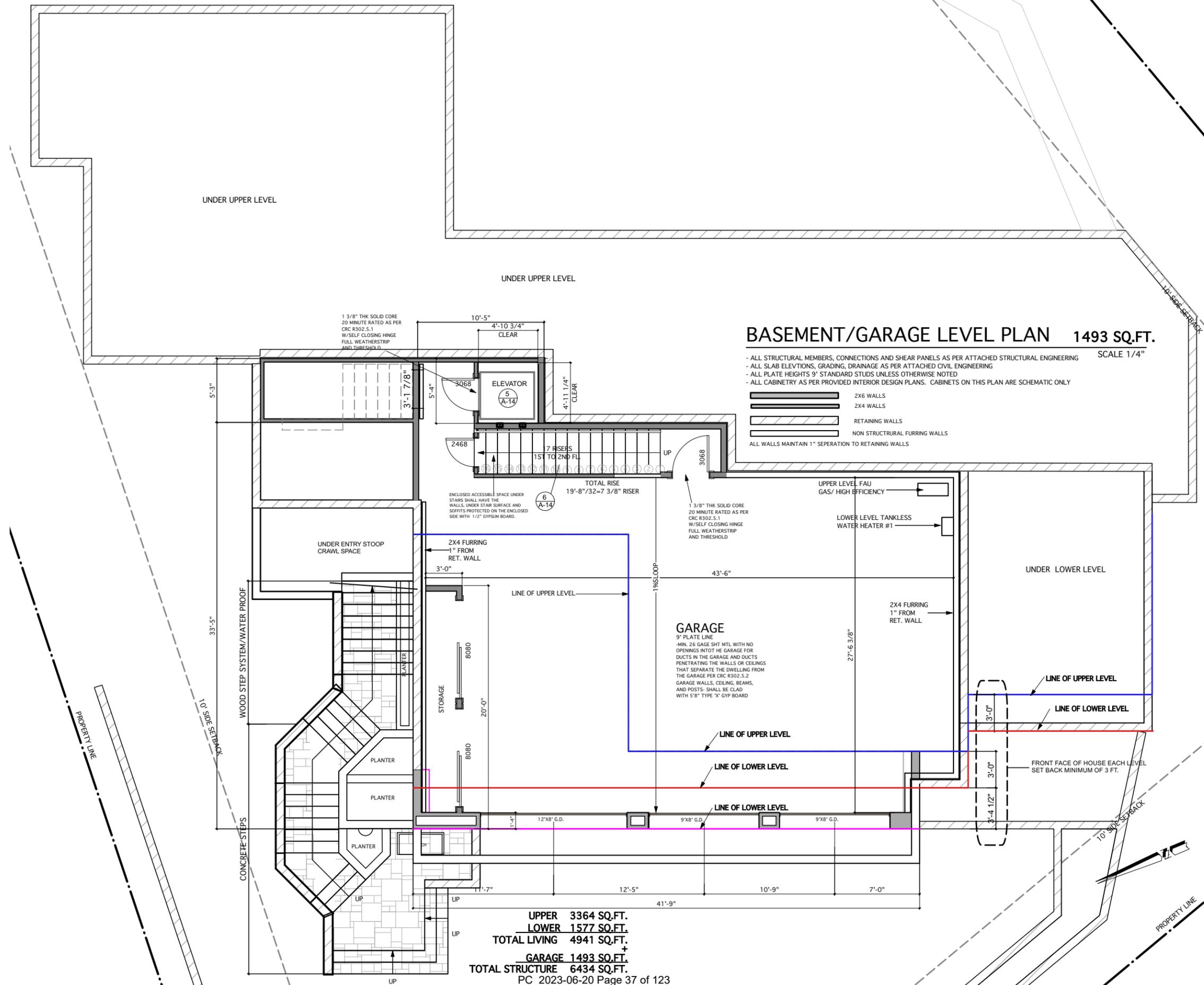
Amit and Vina Patel
PLANS FOR NEW SINGLE FAMILY DWELLING
APN 065-150-009
646 SEQUOIA COURT

APPLICANT
AMIT AND VINA PATEL
345 PICO ST.
MORRO BAY CA. 93442
805-748-8217

SITE LOCATION
646 SEQUOIA COURT
MORRO BAY CA.
LOT 10 TRCT 1028
APN 065-150-009

SHEET
SITE PLAN

PATEL **A-2**
5-12-23



Amit and Vina Patel
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SHEET
 BASEMENT-
 GARAGE PLAN

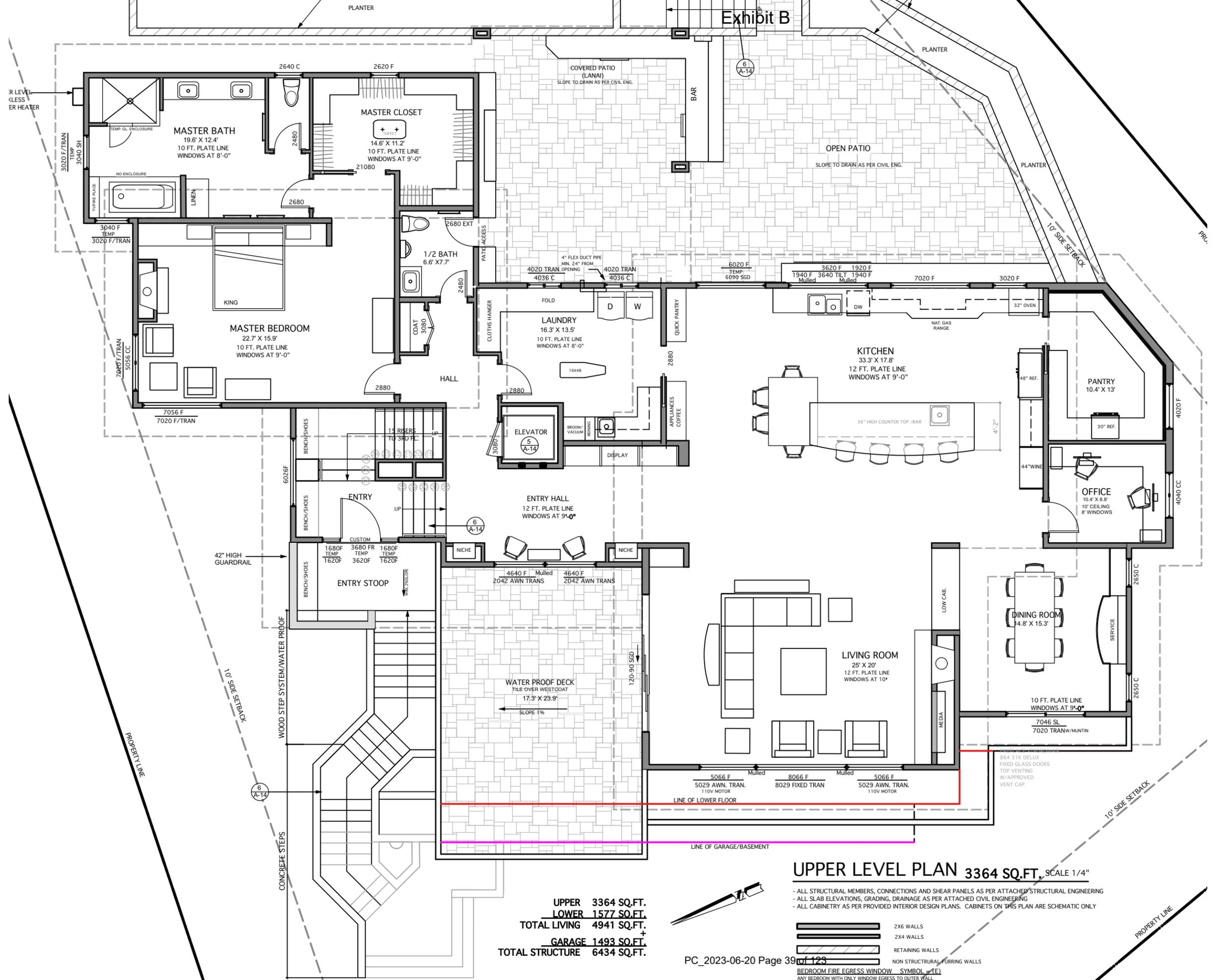


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UPPER 3364 SQ.FT.
LOWER 1577 SQ.FT.
TOTAL LIVING 4941 SQ.FT.
+ GARAGE 1493 SQ.FT.
TOTAL STRUCTURE 6434 SQ.FT.

UPPER LEVEL PLAN 3364 SQ.FT. SCALE 1/4"

- ALL STRUCTURAL MEMBERS, CONNECTIONS AND SHEAR PANELS AS PER ATTACHED STRUCTURAL ENGINEERING
- ALL SLAB ELEVATIONS, GRADING, DRAINAGE AS PER ATTACHED CIVIL ENGINEERING
- ALL CABINETRY AS PER PROVIDED INTERIOR DESIGN PLANS. CABINETS ON THIS PLAN ARE SCHEMATIC ONLY

- 2X6 WALLS
- 2X4 WALLS
- RETAINING WALLS
- NON STRUCTURAL FURRING WALLS

BEDROOM FIRE EGRESS WINDOW SYMBOL = (E)

ANY BEDROOM WITH ONLY WINDOW EGRESS TO OUTER WALL MUST HAVE AT LEAST ONE WINDOW THAT MEETS THESE SPECS

1. MIN 20" CLEAR WIDTH
2. MIN 24" CLEAR HEIGHT

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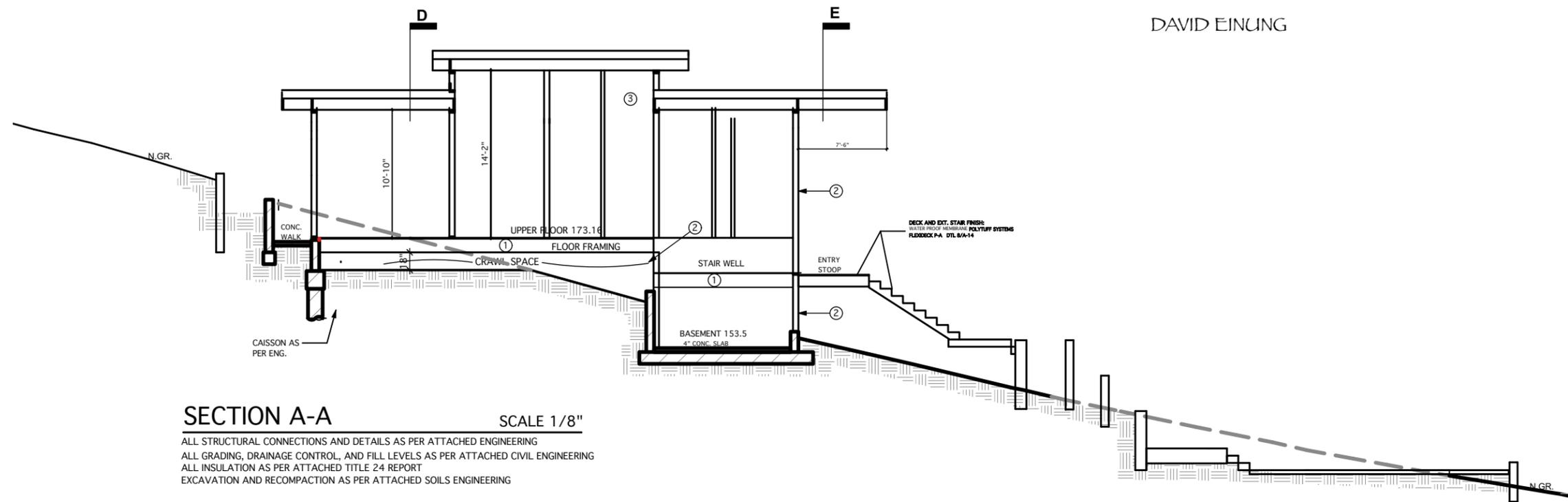
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UPPER LEVEL
PLAN

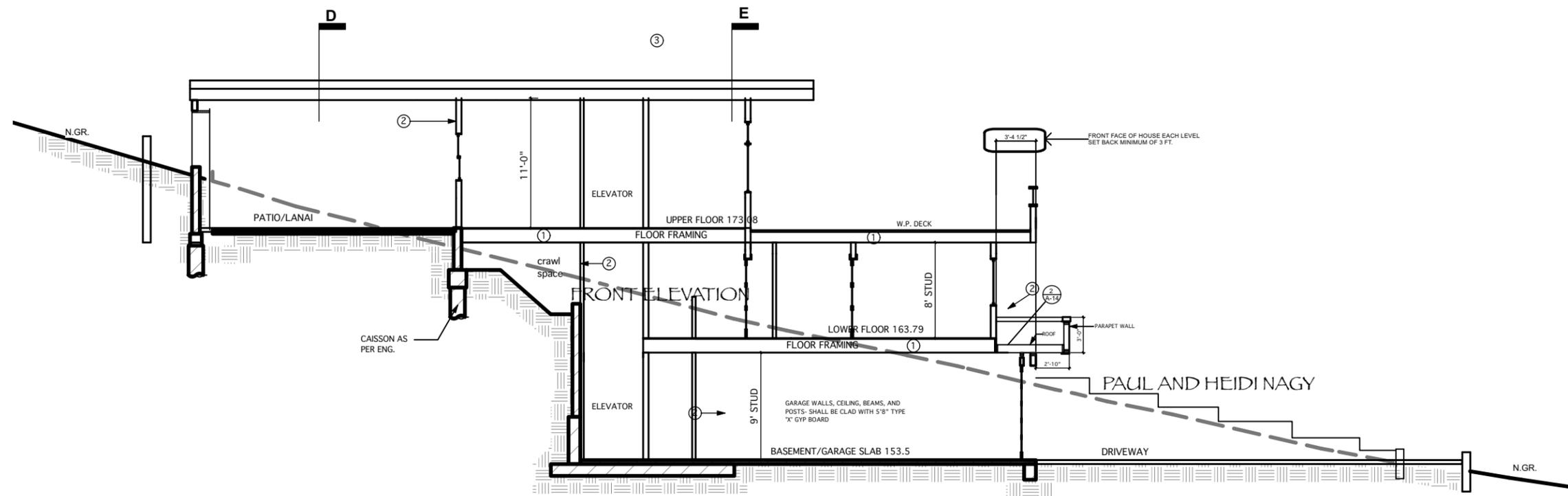
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SECTION A-A SCALE 1/8"

ALL STRUCTURAL CONNECTIONS AND DETAILS AS PER ATTACHED ENGINEERING
ALL GRADING, DRAINAGE CONTROL, AND FILL LEVELS AS PER ATTACHED CIVIL ENGINEERING
ALL INSULATION AS PER ATTACHED TITLE 24 REPORT
EXCAVATION AND RECOMPACTION AS PER ATTACHED SOILS ENGINEERING



SECTION B-B SCALE 1/8"

ALL STRUCTURAL CONNECTIONS AND DETAILS AS PER ATTACHED ENGINEERING
ALL GRADING, DRAINAGE CONTROL, AND FILL LEVELS AS PER ATTACHED CIVIL ENGINEERING
ALL INSULATION AS PER ATTACHED TITLE 24 REPORT
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SHEET
SECTIONS A / B

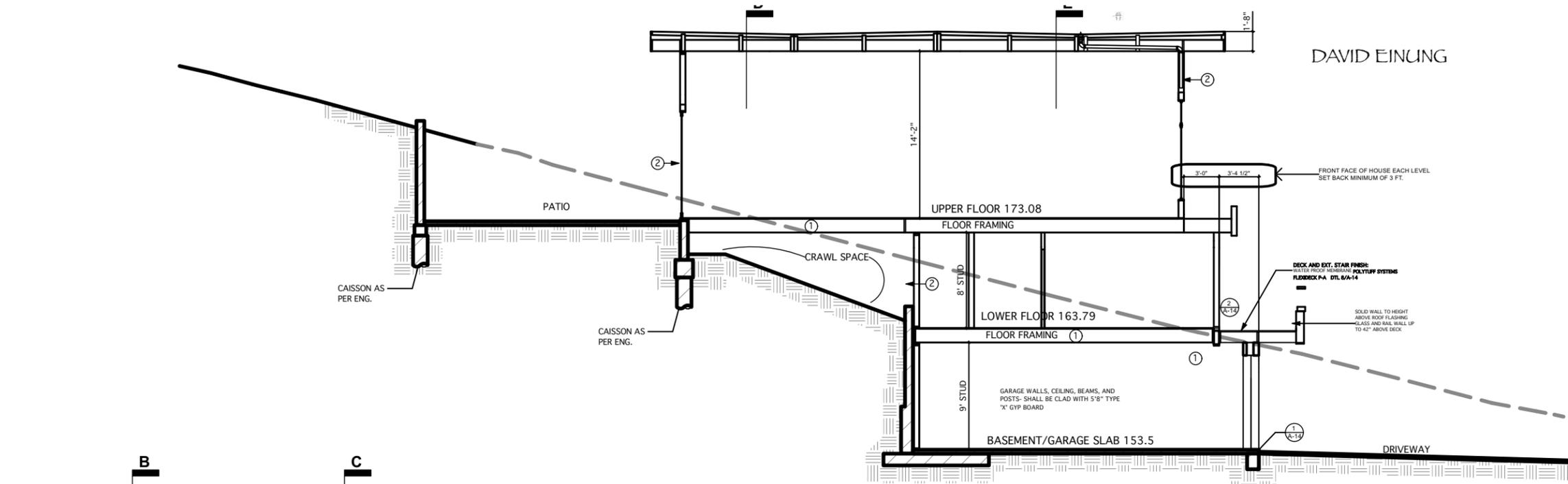


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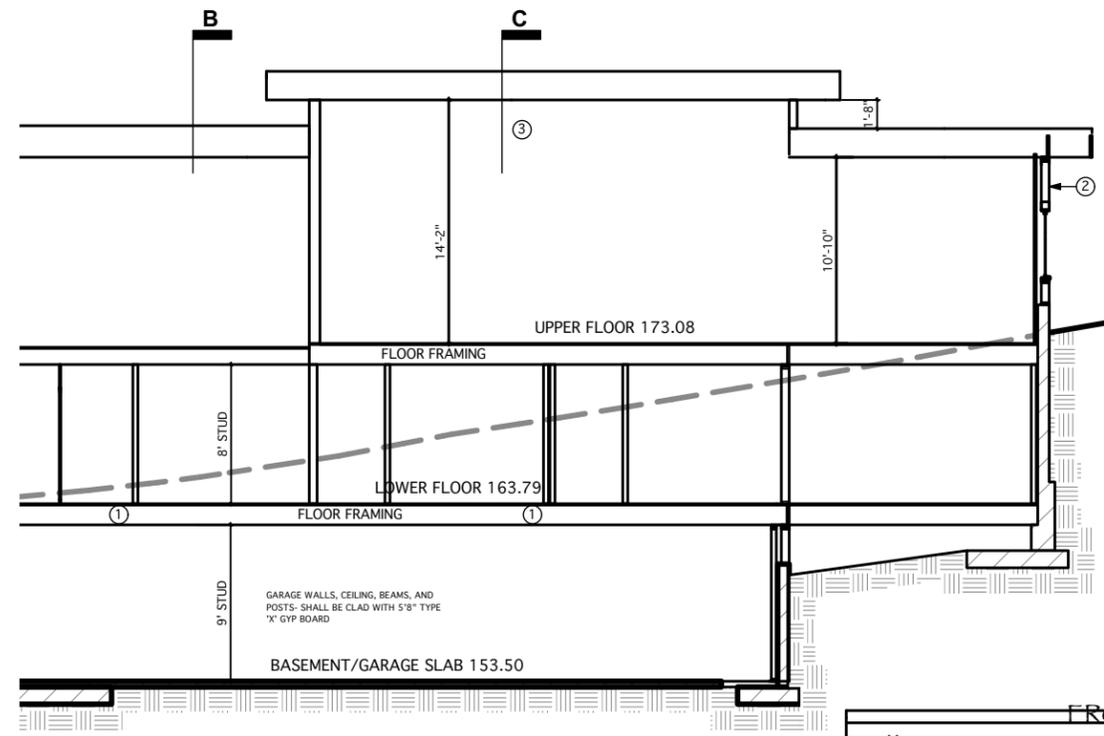
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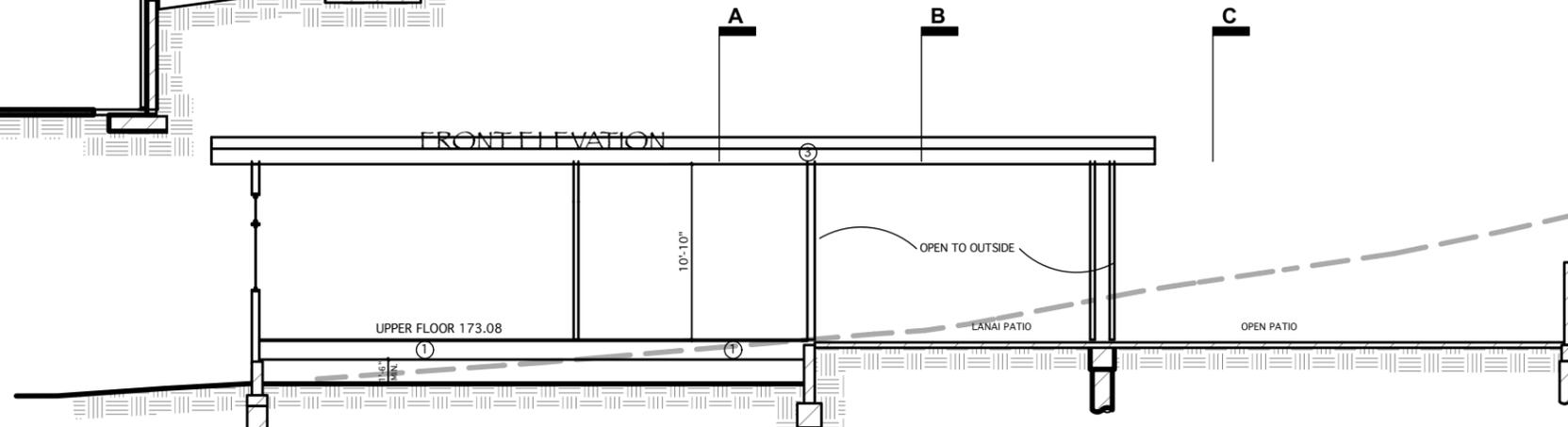


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SECTION E-E SCALE 3/16"

ALL STRUCTURAL CONNECTIONS AND DETAILS AS PER ATTACHED ENGINEERING
ALL GRADING, DRAINAGE CONTROL, AND FILL LEVELS AS PER ATTACHED CIVIL ENGINEERING
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EXCAVATION AND RECOMPACTION AS PER ATTACHED SOILS ENGINEERING



SECTION D-D SCALE 3/16"

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SECTION C-C SCALE

ALL STRUCTURAL CONNECTIONS AND DETAILS AS PER ATTACHED ENGINEERING
ALL GRADING, DRAINAGE CONTROL, AND FILL LEVELS AS PER ATTACHED CIVIL E
ALL INSULATION AS PER ATTACHED TITLE 24 REPORT
EXCAVATION AND RECOMPACTION AS PER ATTACHED SOILS ENGINEERING

- INSULATION KEY:
- ① R-19 FIBERGLASS BATTENS INSULATION
 - ② R-25 FIBERGLASS BATTENS INSULATION
 - ③ R-38 FIBERGLASS BATTENS INSULATION

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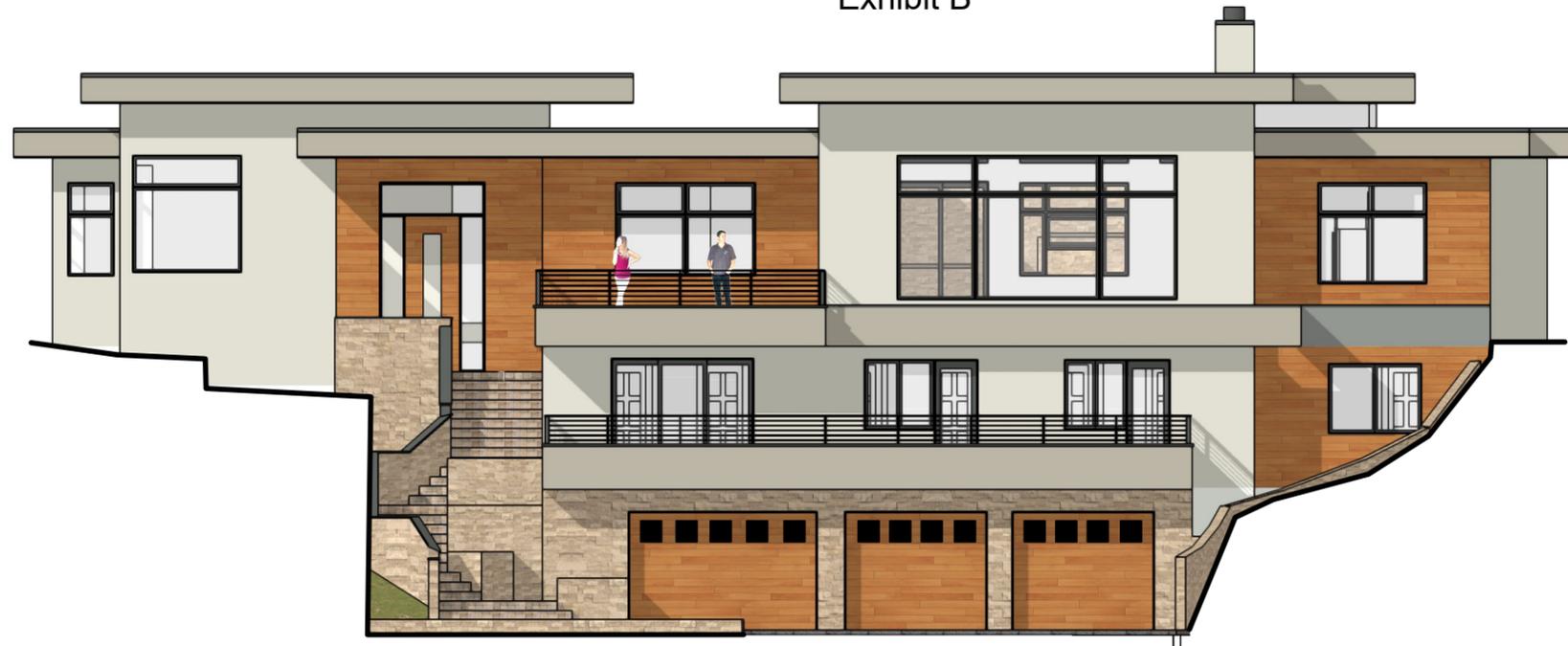
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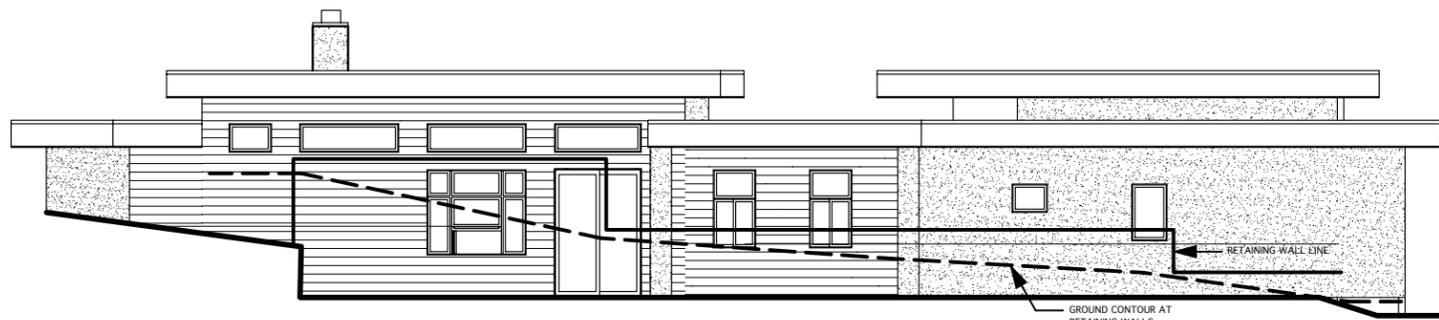
SHEET
SECTIONS C / D / E

A-7
PATEL 3-21-23

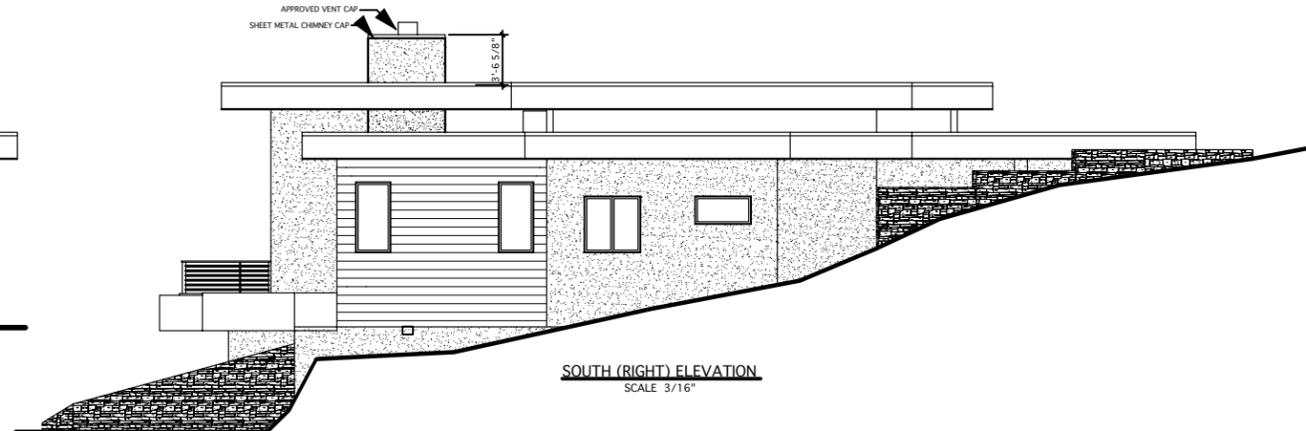
Exhibit B



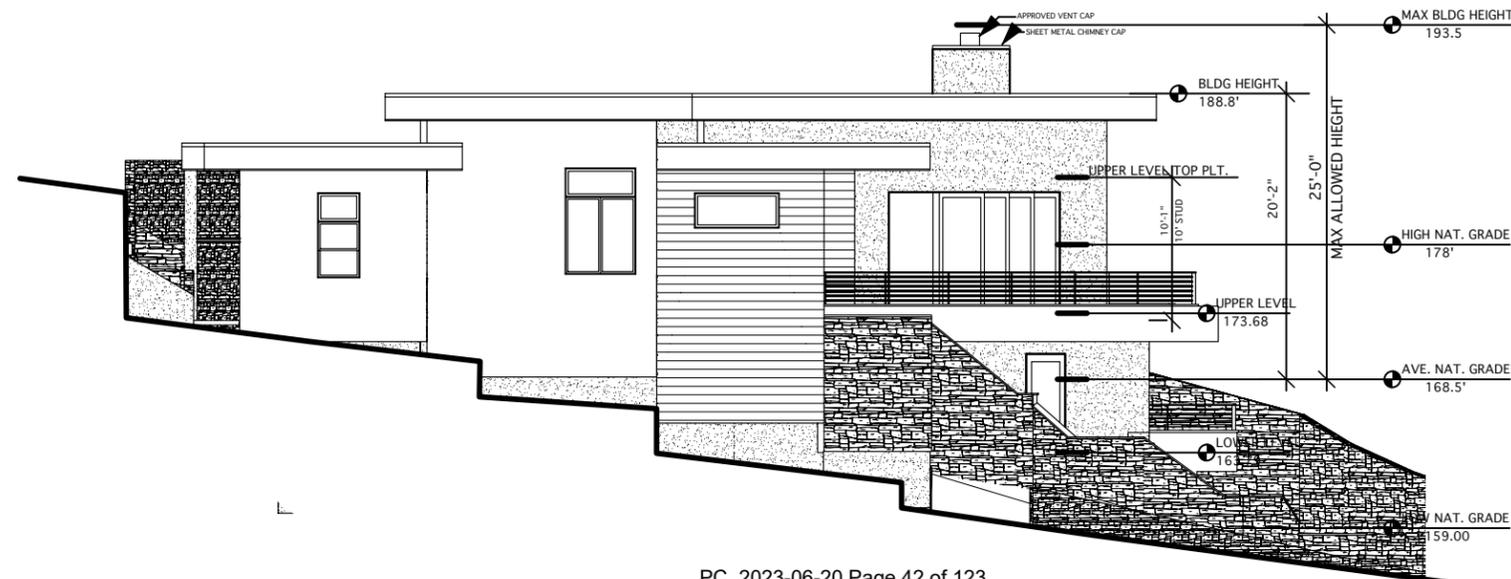
WEST (FRONT) ELEVATION + COLOR BOARD
SCALE 3/16"



EAST (BACK) ELEVATION
SCALE 3/16"



SOUTH (RIGHT) ELEVATION
SCALE 3/16"



- 1 ROOF: RUBBER MEMBRANE
- 2 WALL CLADDING STUCCO (SEE COLOR BOARD)
- 3 WOOD SIDING (SEE COLOR BOARD)
- 4 WINDOWS: MARVINE BLACK CLAD
- 5 HANDRAILS/ WOOD CAPS: PREPRIMED PINE COLOR: CHARCOAL GRAY



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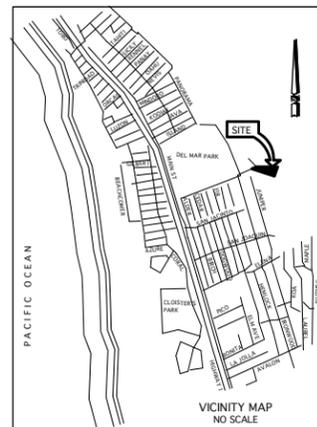
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SHEET
ELEVATIONS

A-8

PATEL 5-12-23

Exhibit B



WIDE VIEW OF HOUSE TO ADJOINING PROPERTY



DAVID EINUNG
CUSTOM HOME DESIGN

DAVIDEINUNG.COM

670 PINE RIDGE LN. ARROYO GRANDE 93401
805-674-2842 davidereinung@gmail.com

Amit and Vina Patel
PLANS FOR NEW SINGLE FAMILY DWELLING
APN 065-150-009
646 SEQUOIA COURT
MORRO BAY CA.

APPLICANT

AMIT AND VINA PATEL
345 PICO ST.
MORRO BAY CA. 93442
805-748-8217

SITE LOCATION

646 SEQUOIA COURT
MORRO BAY CA.
LOT 10 TRCT 1028
APN 065-150-009

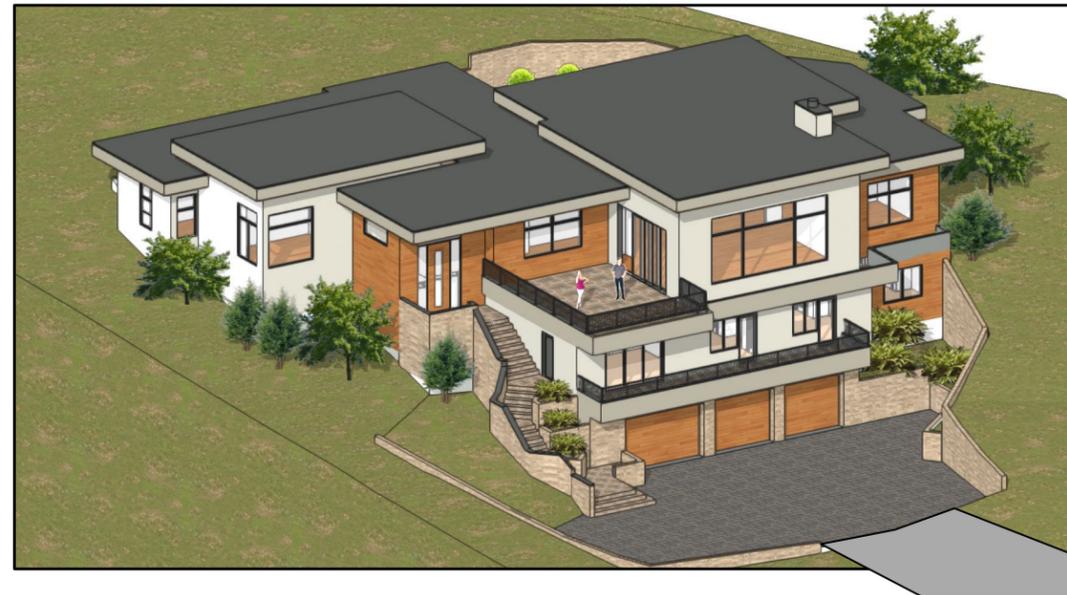
SHEET

NEIGHBORHOOD CONTEXT

A-10

PATEL 5-12-23

Exhibit B



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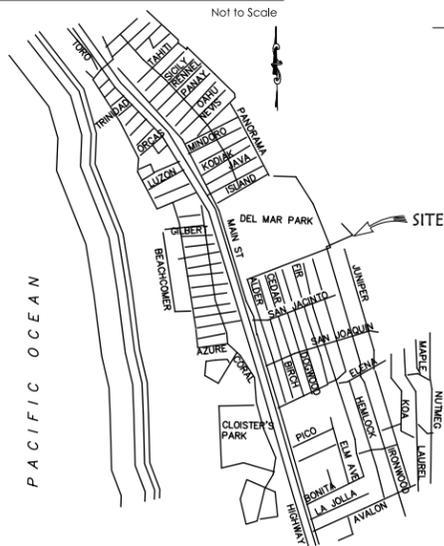
SHEET

PERSPECTIVES

A-11

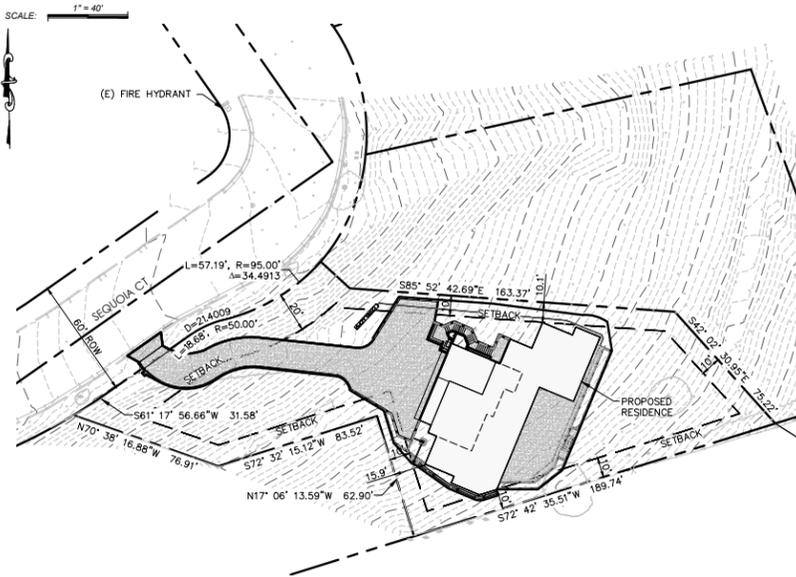
PATEL 5-12-23

VICINITY MAP



Patel, 646 Sequoia Ct., Morro Bay, CA - Grading, Drainage, & Erosion Control Plan

SITE MAP



SCOPE OF WORK

GRADING FOR THE CONSTRUCTION OF A NEW RESIDENCE.

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IS AN OPUS SOLUTION BASED ON GPS OBSERVATIONS FOR THE WELL MONUMENT AT THE END OF SEQUOIA COURT. ELEVATION = 139.14 NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG SEQUOIA COURT BEARING N 35° 00' 00" W.

LEGAL DESCRIPTION

LOT 10 OF TRACT 1028 AS SHOWN ON MAP FILED IN BOOK 12 AT PAGE 34, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

SURVEYOR

MICHAEL B. STANTON
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
(805) 594-1960

OWNER

AMIT AND LAVI PATEL
345 PICO ST.
MORRO BAY, CA 93442

APPLICABLE CODES

- 2022 Building Standards Codes
 - California Energy Code
 - California Building Code, Vol 1 & 2
 - California Electrical Code
 - California Fire Code
 - California Green Building Code
 - California Mechanical Code
 - California Plumbing Code
 - California Reference Standards Code
 - California Residential 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

PROJECT STATISTICS

Cut 2,565 CY±, Fill 47 CY±, Total 2,612 CY±
Max. cut = 17 ft, Max. fill = 3 ft
Average slope = 29.4%
Parcel Area = 0.58 ac±
Pre-Project (sf ±)
Impervious Area = 0, Total Project Area = 17,482
Post-Project (sf ±)
Total Impervious Area = 9,226, Pervious Area = 8,256
New Imp. Area = 9,226, Removed Imp. Area = 0
Replaced Imp. Surface = 0
Total Site Disturbance = 17,482

Retaining Wall
Total Length = 291'
Max Height = 11.5'

APN: 065-150-009

ABBREVIATIONS

AC	Asphalt Concrete Paving
AP	Angle Point
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
ELEV	Elevation
(E) & (I)	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point
INV	Invert Elevation
LT	Left
LF	Linear Feet
LP	Low Point
MH	Manhole
P	Point Of Curvature
PC	Property Line
PL	Point Of Reverse Curvature
PRC	Point Of Tangency
PT	Public Utility Easement
PUE	Polyvinyl Chloride
PVC	Radius
R	Right
RT	Right-Of-Way
RP	Radius Point
RW	Right-of-way
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
STA	Station
T	Telephone
TW	Top Of Wall
TYP	Typical
W	Water

LEGEND

---	Property Line
---	Centerline
---	Existing Ground Contour
---	Finish Grade Contour
---	Concrete
---	Edge of Pavement
---	Water Line
---	Water Valve
---	Fire Hydrant
---	Sanitary Sewer Main
---	Electrical Line
---	Overhead Line
---	Utility Pole
---	Guy Anchor
---	Telephone Line
---	Fence
---	Gas Main
---	Flowline
---	Proposed Grade & Direction
---	Construction Note Reference
---	Spot Elevation
---	Proposed Slope

GENERAL NOTES

- No construction shall be started without plans and/or permits approved by the city engineering department. The city engineering department shall be notified at least 24 hours prior to starting construction. Any construction done without approved plans or prior notification to the city's engineering department will be rejected and will be at the contractor's and/or owner's risk and expense.
- All construction work and installations shall conform to the City of Morro Bay Standard and Specifications and all work shall be subject to the approval of the City Engineer.
- Soils tests shall be done in accordance with City of Morro Bay Standards and Specifications. All tests must be done within 15 days prior to placing material. Testing results shall clearly indicate the location and source of the material.
- Compaction tests shall be done on subgrade material and material placed as specified by the city engineering department. Said tests shall be completed by a certified soils engineer and approved by the city engineering department prior to the placing of the next material.
- Subgrade material shall be compacted to a relative compaction of 95% (ASTM D1557) in the roadway prism between finished subgrade elevation and one foot below. All material in fill sections below the zone mentioned above and in the sidewalk sections shall be compacted to 90% (ASTM D1557) relative compaction.
- A registered civil engineer must certify that the improvements, when completed, are in conformance with the approved plans prior to the request or final inspection. Record drawings are to be prepared after construction is completed. The civil engineer certifying the improvements and preparing the record drawings shall be present when the final inspection is made.
- An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
- All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA) at 811 two to ten days prior to the start of excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.
- A city encroachment permit is required for any work within the public right-of-way, for both sewer and road construction and the inspection card shall be posted on the job site prior to the start of construction.
- The city inspector, acting on behalf of the city engineering department, may request revisions in the plans to solve unforeseen problems that may arise in the field. Revisions shall be reviewed by the design engineer prior to implementation. The inspector may alert the contractor to deviations in the work from the plans. The contractor shall remedy the work to comply with the plans to the satisfaction of the inspector.
- The construction contractor shall maintain a current, complete, and accurate record of all changes which deviate from the construction as proposed in these plans and specifications for the purpose of providing the engineer with a basis for record drawings. No changes shall be made without prior approval of the city engineering department and the design engineer.
- The structural section shall be based upon soils tests to determine the R-value of existing soil and a traffic index designated by the city engineering department and shown on each road section.
- All fresh cut and fill slopes shall be provided with a method of erosion control approved by the city community development and engineering departments prior to the final inspection.
- All utility relocations and/or alterations shall be the sole responsibility of the developer at his expense.
- In the event that the contractor notices irregularities in the line or grade he shall bring it to the immediate attention of the design engineer and the city engineering department. If he fails to do so, the contractor shall be responsible for any error in the grade and necessary reconstruction to correct such error.
- Existing pavement shall be saw-cut in accordance with the city/county standards and specifications to reveal a competent structural section and new paving shall be joined at this point. The structural section shall be inspected by the city engineering department prior to the placement of base.
- Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or licensed land surveyor in accordance with city standards and as required by state law, land surveyors act and subdivision map act.

GRADING NOTES

- All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
- The developer shall be responsible for scheduling a pre-construction meeting with the City and other affected agencies. The contractor shall notify the City Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
- Grading shall comply with the recommendations of the preliminary soils report by GeoSolutions, Inc. soils report # SL12479-1, dated January 3 2022.
- Estimated earth quantities: Cut: 2,565 CY, Fill: 47 CY
Note: exact shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based upon the difference between existing ground surface and proposed finish grades, or sub grades as shown on the plan, and should vary according to these factors. The contractor shall be responsible for site inspection and quantity take off, and shall bid accordingly.
- Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The City policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the ucb and City ordinances.
- No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).

- Dust control is to be maintained at all times during construction.
- Areas of fill shall be scarified, benched and recompact prior to replacing fill and observed by a soil or civil engineer.
- Fill material will be recompact to 90% of maximum density.
- Remove any deleterious material encountered before placing fill.
- All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
- Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
- Minimum slope away from buildings shall be 5% for the first ten feet around perimeter.
- The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
- All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
- Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

UNDERGROUND UTILITY NOTES

- An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
- All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA).

CITY OF MORRO BAY STANDARD NOTES

- Any damage, as a result of construction operations for this project, to City facilities, curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
- No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morrobay.ca.us/197/Public-Works>.
 - A standard encroachment permit shall be required for the proposed driveway, the driveway shall comply with 8-9 (Driveway Ramps: Size & Location).
 - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

Roberts Engineering, Inc.			
Patel, 646 Sequoia Ct., Morro Bay			
Title Sheet			
Design/Drawn TR / SEB	City Plan Checker	Approved for City Requirements Development Services Engineer Date	
Job # 21-72	City W.O. No.	1/13/2023 10:30 AM Timothy P. Roberts, RCE 35366 exp 09/30/23 Date	
California Coordinates (CCS88, Zone 5)		City Road #	1
5965620 E 2336773 N			4

	Roberts Engineering Timothy P. Roberts Civil Engineer - RCE 35366 2015 Vista de la Vina Tempeleton, CA 93465 Phone (805) 239-0664 Fax (805) 238-6148 Email tim@robertsenginc.com Website robertsenginc.com
--	---

Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/23	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	

EROSION CONTROL NOTES

- The site shall be maintained as to prevent flow of sediments from the project.
 - All areas over 5% grade which are disturbed by grading activities shall be hydroseeded with an approved perennial mix prior to final acceptance. Areas with established growth at the time of final acceptance need not be hydroseeded.
 - Erosion control and sediment control measures shall be provided for any site work.
 - Erosion control and sediment control measures shall be provided after construction is completed until permanent measures are in place.
 - During rainy season, all paved areas shall be kept clear of soil and debris.
 - All erosion protection measures shall be inspected and repaired as necessary at the end of each work day, and after each rainfall event.
 - An erosion control plan shall be prepared and approved by the County Engineer.
 - All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer shall submit a Notice of Intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB.
- Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
Name: Paul Nagy, (805) 235-4131

Seed Mix:
20 LB/AC BROMUS CARINATUS CUCAMONGA SEED MIX
8 LB/AC FESTUCA MICROSTACHYS SEED MIX
3 LB/AC TRIFOLIUM WILDENOVII SEED MIX

Mulch/Fertilizer/Binder:
1500 LB/AC WOOD FIBER MULCH
300 LB/AC 15/15/15 FERTILIZER
100 LB/AC ECOLOGY CONTROL M-BINDER TACKIFIER

SPECIAL INSPECTIONS

- All construction & inspections shall conform to 2022 California Building Code (CBC) Chapter 17.
- Special inspection requirement are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
- Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
- Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.
- A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data, etc.

Section 1705. Statement of Special Inspections:

- 1705.1 General. Where special inspection or testing is required by Section 1704, 1707 or 1708, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1705 for submittal by the permit application (see Section 1704.1.1).
- 1705.2 Content of statement of special inspections. The statement of special inspections shall identify the following:
 - The materials, systems, components and work required to have special inspection or testing by the building official or by the registered design professional responsible for each portion of the work.
 - The type and extent of each special inspection.
 - The type and extent of each test.
 - Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708.
 - For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

Section (Table) 1705.6 Required Verification and Inspection of Soils:

- Verify materials below footings are adequate to achieve the design bearing capacity shall be performed periodically during task.
- Verify excavations are extended to proper depth and have reached proper material, shall be performed periodically during task.
- Perform classification and testing of controlled fill materials, shall be performed periodically during task.
- Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill, shall be performed continuously during task.
- Prior to placement of controlled fill, observe subgrade and verify that site had been prepared properly, shall be performed periodically during task.

Observation & Testing Program:

- The project soils engineer shall perform the inspection & testing for the following tasks:
- Final plans
 - Stripping and clearing of vegetation
 - Recompaction of scarification soils
 - Fill placement and compaction
 - Over excavating
 - Verification of soils type & depth
 - Final report

The soil engineer of work shall be GeoSolutions, Inc., 220 High Street, San Luis Obispo, CA 93401
Soils Report #SL12479-1
The project engineer of work shall perform the inspection for the following tasks:

- Rough grading & site preparation
- Final grading inspection prior to final County inspection

The project engineer of work shall be Tim Roberts of Roberts Engineering, Inc., RCE 35366, 2015 Vista de la Vina, Templeton, CA 93465, phone (805) 239-0664
The Engineer or work shall state in writing the work is in substantial conformance with the approved plans.
The person responsible for BMP inspection is: Paul Nagy, (805) 235-4131

TREE PROTECTION NOTES

- Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
- Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dripline unless otherwise indicated.
- Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.
- Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.
- Tree protection fencing shall remain in place until the completion of construction.
- No vehicle parking or storage of materials under oak canopies.

EROSION CONTROL & INSPECTIONS

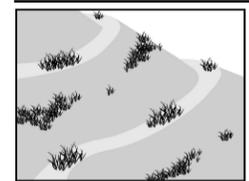
Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional.

SPECIAL INSPECTOR CONTACT INFORMATION
GeoSolutions
220 High Street
San Luis Obispo, CA 93401
(805) 543-8539
Kraig R. Crozier

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	INSPECTION REQUIRED
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X	<input checked="" type="checkbox"/>
2. Verify excavations are extended to proper depth and have reached proper material.	—	X	<input checked="" type="checkbox"/>
3. Perform classification and testing of compacted fill materials.	—	X	<input checked="" type="checkbox"/>
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	—	<input checked="" type="checkbox"/>
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	—	X	<input checked="" type="checkbox"/>

Hydroseeding



Description and Purpose
Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic applicator, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

Suitable Applications
Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g. EC-7, Erosion Control Blanket) is not a standalone erosion control BMP and should be combined with additional measures until vegetation establishment.

- Typical applications for hydroseeding include:
- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
 - Clearcut and graded areas exposed to seasonal rains or temporary irrigation.
 - Areas not subject to heavy wear by construction equipment or high traffic.

EC-4

Categories	
EC Erosion Control	<input checked="" type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>

Legend:
 Primary Category
 Secondary Category

Targeted Constituents

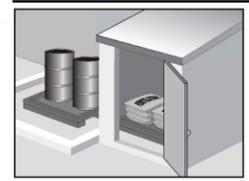
- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- EC-3 Hydraulic Mulch
- EC-4 Straw Mat
- EC-7 Erosion Control Blanket
- EC-8 Wood Matting
- EC-14 Compost Blanket
- EC-15 Non-Vegetative Stabilization



Material Delivery and Storage



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourse by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Suitable Applications
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease

- Legend:**
 Primary Category
 Secondary Category



WM-1

Categories	
EC Erosion Control	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:
 Primary Category
 Secondary Category

Targeted Constituents

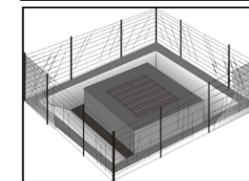
- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- None



Storm Drain Inlet Protection



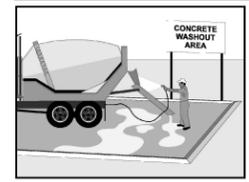
Description and Purpose
Storm drain inlet protection consists of a sediment filter or an impeding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary grottole storm drains inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications
Every storm drain inlet receiving runoff from un stabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment laden stormwater and non-stormwater discharges from entering the storm drain system.

- Limitations**
- Drainage area should not exceed 1 acre.
 - In general straw bales should not be used as inlet protection.
 - Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
 - Plaster
 - Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use



Concrete Waste Management



Description and Purpose
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 4 of this handbook to determine your project's risk level and if you are subject to these requirements).

- Suitable Applications**
Concrete waste management procedures and practices are implemented on construction projects where:
- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
 - Shingles containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, growing, and hydro-concrete demolition.
 - Concrete trucks and other concrete-coated equipment are washed onsite.



WM-8

Categories	
EC Erosion Control	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

Legend:
 Primary Category
 Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- None



ENGINEERS NOTES:

NO PUBLIC IMPROVEMENTS ARE PLANNED OR ANTICIPATED ON THIS PROJECT EXCEPT THE DRIVEWAY APPROACH AND UTILITY CONNECTIONS. ALL ONSITE IMPROVEMENTS WILL BE SUPERVISED BY THE BUILDING CONTRACTOR OR WILL BE SUBCONTRACTED TO APPROPRIATE PROFESSIONALS. THESE PLANS ARE BASED UPON ITEMS SUCH AS TOPOGRAPHY MAPS, RECORD PROPERTY MAPS, MUNICIPAL CODES AND SPECIFICATIONS, SOIL REPORTS, STRUCTURAL REPORTS, TRAFFIC REPORTS OR OTHER PROFESSIONAL REPORTS AND INFORMATION SUPPLIED BY AND PREPARED BY OTHERS. ROBERTS ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO AT THE TIME OF PROJECT DESIGN OR REVISIONS.

RETAINING WALLS:

- WALLS THAT EXCEED 42" IN HEIGHT OR SUPPORT A SURCHARGE MUST BE DESIGNED BY A STRUCTURAL ENGINEER/ARCHITECT. WALLS THAT EXCEED 30" IN HEIGHT SHALL PROVIDE A 42" HIGH HAND RAIL/FENCE ON TOP PER CBC 1013.1. RAIL OPENINGS SHALL NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.
- RETAINING WALLS TOTAL LENGTH = 10' X 2'
- RETAINING WALLS MIN/MAX HEIGHT = 30" X 2'

SITE DISTURBANCE:

THE OWNER OR CONTRACTOR ARE TO ENSURE THAT THE LIMITS OF SITE DISTURBANCE CONFORM TO THE APPROVED GRADING LIMITS. CONTACT THE ENGINEER OF RECORD FOR ALL CHANGES THAT AFFECT THE LIMITS OF GRADING SHOWN ON THE PLANS. EXCEEDING THE DISTURBANCE AREA MAY REQUIRE ADDITIONAL SITE INSPECTIONS. IF THE AREA OF DISTURBANCE EXCEEDS ONE ACRE, THAT A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED BY THE STATE QUALITY CONTROL BOARD. THE LOCAL AGENCY INSPECTOR MAY REQUIRE THE ENGINEER TO CERTIFY THE AREA OF DISTURBANCE AND THIS MAY REQUIRE ADDITIONAL SITE SURVEYING.

EARTHWORK:

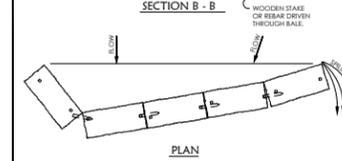
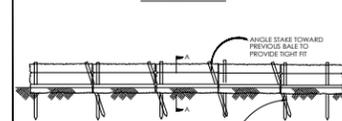
- EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES ARE DUE TO CLEARING ARE NOT INCLUDED IN THE ESTIMATES NOTED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY.
- ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED ONSITE AND BE PLACED OUTSIDE OF BUILDING AREA AS NON-STRUCTURAL FILL.

ADA COMPLIANCE

THE CONTRACTOR SHALL CONFIRM ALL GRADES ARE IN COMPLIANCE WITH ADA STANDARDS PRIOR TO POURING CONCRETE. ANY DISCREPANCIES DISCOVERED SHALL BE RELAYED TO THE DESIGN ENGINEER PROMPTLY FOR DISPOSITION.

SURVEYING:

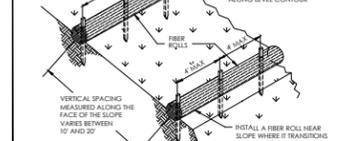
- THE PROJECT SURVEYOR SHALL PROVIDE ELEVATIONS ON THE SAW CUT LINE AT 25-FOOT STATIONS PER PLAN. STATIONING SHALL BE NOTED EITHER ON THE STAKE OR PAINTED ON THE ASPHALT, AND A CUT SHEET SHALL BE PROVIDED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.
- THE FOOTPRINT OF THE RESIDENCE/STRUCTURE SHOWN HEREON IS BASED UPON A GRAPHIC EXHIBIT PROVIDED BY THE OWNER, WHILE ASSUMED ACCURATE FOR PURPOSES OF THIS PLAN, IT IS NOT INTENDED FOR PRECISE BUILDING LAYOUT. THE PROJECT SURVEYOR WILL BE RESPONSIBLE TO OBTAIN THE CURRENT AND CORRECT ARCHITECTURAL PLANS AND CONTROL PROPERTY SET BACKS.
- IF THIS PROJECT REQUIRES FIELD STAKING AFTER DESIGN (I.E. BUILDING CORNERS, PAD LIMITS, DRIVEWAY/ROAD) THE SURVEYOR SHALL TAKE SPECIAL NOTE IF THIS DESIGN IS A USER COORDINATE SYSTEM AND NOT A WORLD COORDINATE SYSTEM SUPPLIED BY THE TOPOGRAPHIC MAP.
- PROJECT DESIGN IS BASED ON A SURVEY UNLESS OTHERWISE NOTED. IT DOES NOT ACCOUNT FOR ANY SURVEYING OMISSIONS OR ANY EXISTING IMPROVEMENTS NOT PROVIDED SUCH AS SEPTIC SYSTEMS, WELLS, UTILITIES, ETC. THAT ARE UNDERGROUND OR OTHERWISE LOCATED. THE SURVEYOR MAY NOT HAVE ACCESS TO NEIGHBORING PROPERTIES TO LOCATE IMPROVEMENTS AND TOPOGRAPHY THAT MAY OR MAY NOT AFFECT THE PROJECT DESIGN.



STRAW BALE DIKE

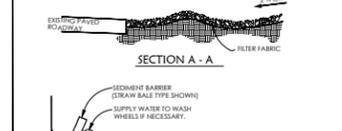
NOTE: 1. THE STRAW BALES SHALL BE PLACED ON SLOPE CORNERS.
2. BALES TO BE PLACED IN A ROW WITH THE FIBER SIDES ADJACENT TO THE STRAW. REDUCED OR FILTER FABRIC TO FILL GAPS BETWEEN THE BALES AND TRAP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BALES.

NOTE: INSTALL FIBER ROLL ALONG LEVEL CONTOUR.



NOTE: 1. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONSTITUTE SEDIMENT OFF SITE AND CAN BE PERMANENTLY STABILIZED.
3. FIBER ROLLS SHALL BE PLACED ALONG LEVEL SLOPE CORNERS TO MINIMIZE FLOODING OBSTRUCTIONS.

NOTE: 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR TO CARRY OFF SEDIMENT FROM THE DRIVEWAY OR WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANUP OF ANY WEAR SURF USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE CHRD PUBLIC RIGHT-OF-WAY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED ON AN AREA STABILIZED WITH CRUSHED STONE THAT IS NOT AN APPROVED SEDIMENT TRAP DETENTION BASIN.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Roberts Engineering
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Civil Engineer - RCE 35366
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Fax (805) 238-6148
Email tim@robertsenginc.com
Website robertsenginc.com

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/23	Date
Revisions This Sheet:	
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Roberts Engineering, Inc.
Patel, 646 Sequoia Ct., Morro Bay

Notes & Details

Design/Drawn	County Plan Checker	Approved for County Requirements
TR / SEB		Development Services Engineer
Job #	County W.O. No.	Date
21-72		1/13/2023 10:30 AM
Callout Coordinates (CCS83, Zone 3)	County Road #	Date
5965620 E 2336773 N		Timothy P. Roberts, RCE 35366 exp 09/30/23

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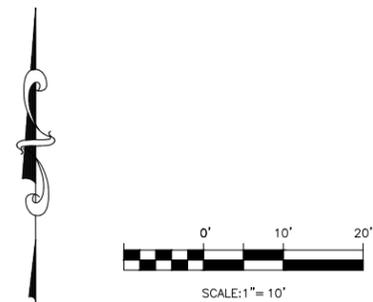


CONSTRUCTION NOTES

THE FOOTPRINT OF THE RESIDENCE SHOWN HEREON IS BASED UPON A GRAPHIC EXHIBIT PROVIDED BY THE OWNER. WHILE ASSUMED ACCURATE FOR PURPOSES OF THIS PLAN, IT IS NOT INTENDED FOR PRECISE BUILDING LAYOUT.

- (1) CONSTRUCT 6" PCC DRIVEWAY OVER 8" CLASS II AB COMPACTED TO 95%, OVER 24" SCARIFIED NATIVE COMPACTED TO 90% WIDTH PER PLAN. SEE ARCHITECTURAL PLAN FOR FINISH.
- (2) INSTALL DRIVE APPROACH PER CITY STD. B-6.
- (3) CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
- (4) CONSTRUCT EARTH VEGETATED EARTHEN SWALE - (36" WIDE BY 6" DEEP).
- (5) INSTALL STRAW WATTLES, TYPICAL.
- (6) GRADE TO DRAIN AWAY FROM PROPOSED STRUCTURE AT 5:1 TO 10 FEET MIN. TYPICAL.
- (7) CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
- (8) CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 10 LF - 4" PVC PIPE AT 5:1 ±.
- (9) INSTALL PAVERS PER MANUFACTURERS SPECIFICATIONS.
- (10) INSTALL 4" PVC SEWER LATERAL AT 5:24 MIN.
- (11) INSTALL SEWER CLEAN OUT.
- (12) INSTALL NEW 1" WATER METER PER CITY STD. W-3, SEE DETAIL ON SHEET 2.
- (13) INSTALL 1.5" SCH 40 PVC WATER SERVICE.
- (14) INSTALL ELECTRICAL, GAS, AND COMMUNICATION SERVICE PER PG&E JOINT SERVICE TRENCH STANDARDS.

- (15) DOWNSPOUT/SUPPER, TYPICAL. WHERE DOWNSPOUTS DRAIN ONTO FINISHED GRADE SOIL, PROVIDE A SPLASH BLOCK.
- (16) INSTALL GAS POLY SERVICE PER PG&E SERVICE TRENCH STANDARDS, SIZE PER MECHANICAL PLANS.
- (17) AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
- (18) INSTALL 12"x12" CATCH BASIN WITH GRAVEL BAGS PLACED AROUND THE INLET. SEE THE CATCH BASIN INSTALLATION DETAIL ON SHEET 4.
- (19) CONSTRUCT RETAINING WALL TO THE GRADES SHOWN ON THE PLAN. MAINTAIN 0.5' MIN. COVER OVER THE TOP OF THE FOOTING. THE TOP OF WALL SHALL BE A MIN. OF 0.5' ABOVE EXISTING GRADE. PLACE WALL DRAINS AT 2' O.C., SEE STRUCTURAL PLANS FOR WALL DETAILS.
- (20) NOT USED.
- (21) INSTALL 18"x18" CATCH BASIN, MID STATE PCC OR APPROVED EQUIVALENT WITH GRAVEL BAGS AROUND THE INLET.
- (22) CONSTRUCT 16' LONG LEVEL SPREADER, SEE DETAIL ON SHEET 2.
- (23) APPROXIMATE LOCATION OF EXISTING SEWER LATERAL, CONTRACTOR TO POT HOLE TO VERIFY LOCATION.
- (24) INSTALL 6" DIAMETER AREA DRAIN, NDS, OR APPROVED EQUAL, TYPICAL.
- (25) INSTALL 6" DIAMETER SCH 40 PVC DRAINAGE PIPE, TYPICAL.
- (26) CONSTRUCT PCC VALLEY GUTTER PER DETAIL ON SHEET 4.
- (27) CONSTRUCT OVER SIDE DRAIN WITH 4" PCC.
- (28) APPROXIMATE LOCATION OF EXISTING WATER SERVICE, CONTRACTOR TO POT HOLE TO VERIFY LOCATION.



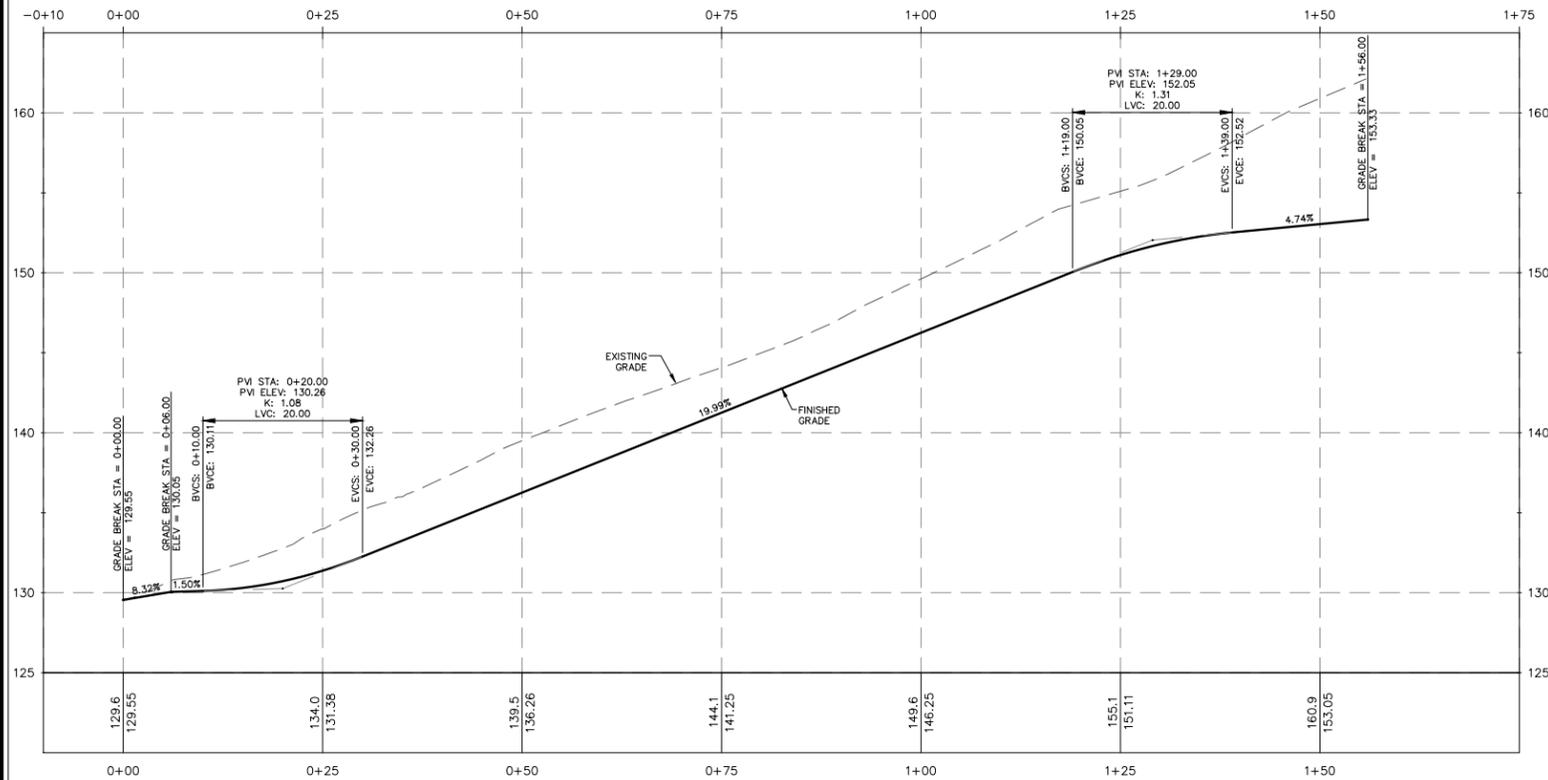
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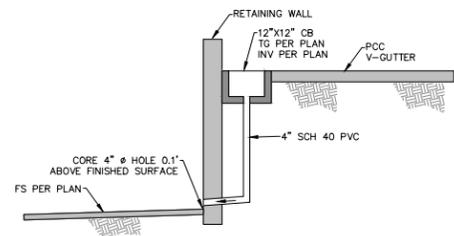
Roberts Engineering
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 Phone (805) 239-0664
 Fax (805) 238-6148
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 Website robertsenginc.com

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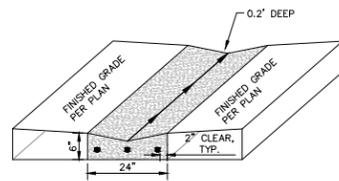
Roberts Engineering, Inc.		
Patel, 646 Sequoia Ct., Morro Bay		
Grading, Drainage, and Erosion Control Plan		
Design/Drawn TR / SEB	City Plan Checker	Approved for City Requirements
Job # 21-72	City W.O. No.	Development Services Engineer Date
California Coordinates (CC383, Zone 5)	City Road #	Timothy P. Roberts, RCE 35366 exp 09/30/23 Date
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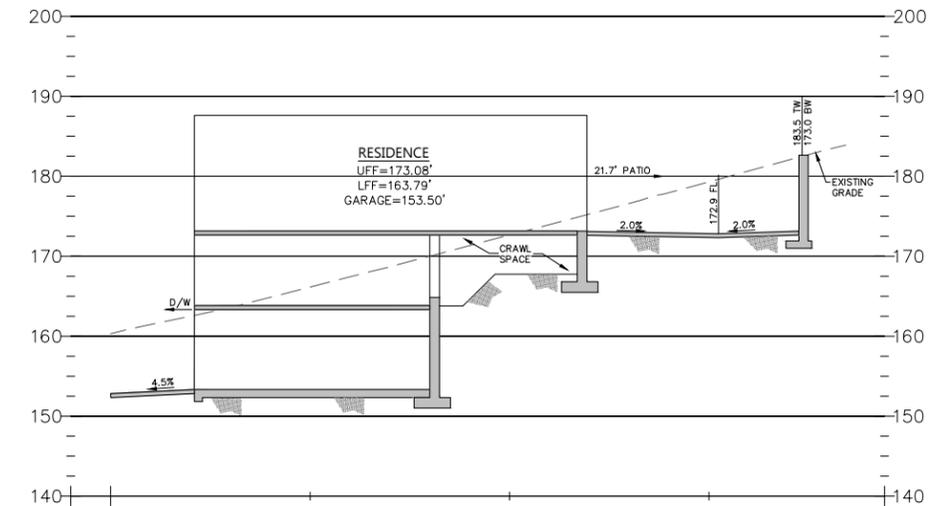
DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'



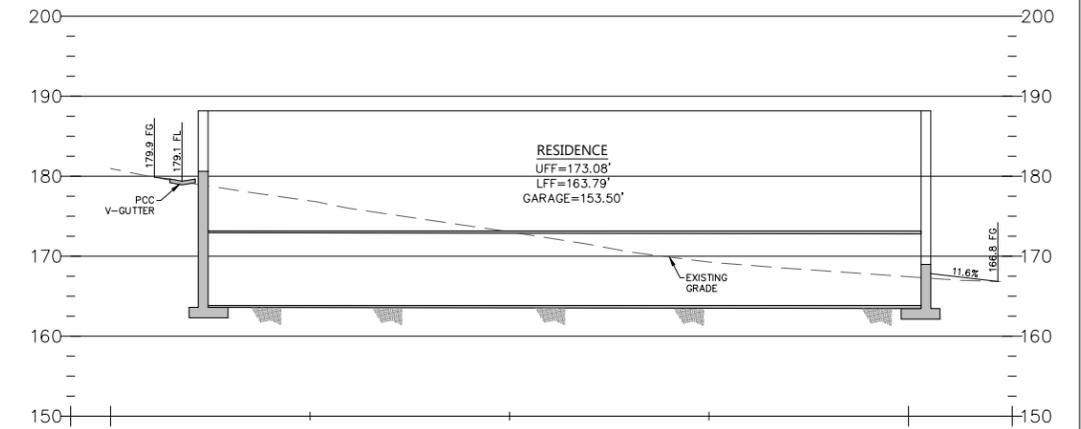
CATCH BASIN INSTALLATION DETAIL
NTS



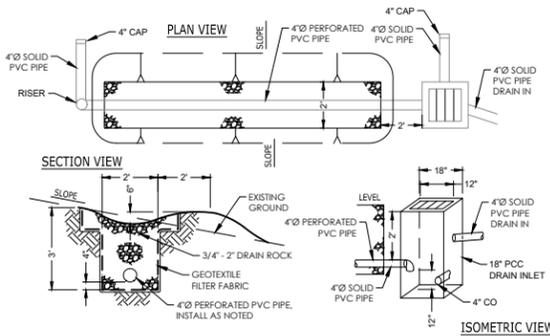
PCC V-GUTTER DETAIL
NTS
NOTE: #4 BAR AT 12" OC WITH 3 #4 LONGITUDINAL BARS



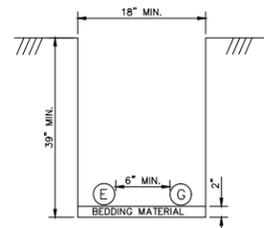
SECTION A-A
HORIZONTAL AND VERTICAL SCALE: 1"=10'



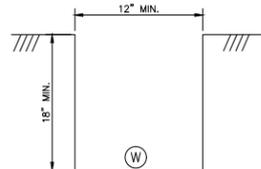
SECTION B-B
HORIZONTAL AND VERTICAL SCALE: 1"=10'



LEVEL SPREADER DETAIL
NOT TO SCALE



ELECTRICAL AND GAS TYPICAL SERVICE TRENCH DETAIL (PG&E SERVICE TRENCH DETAIL)
NTS



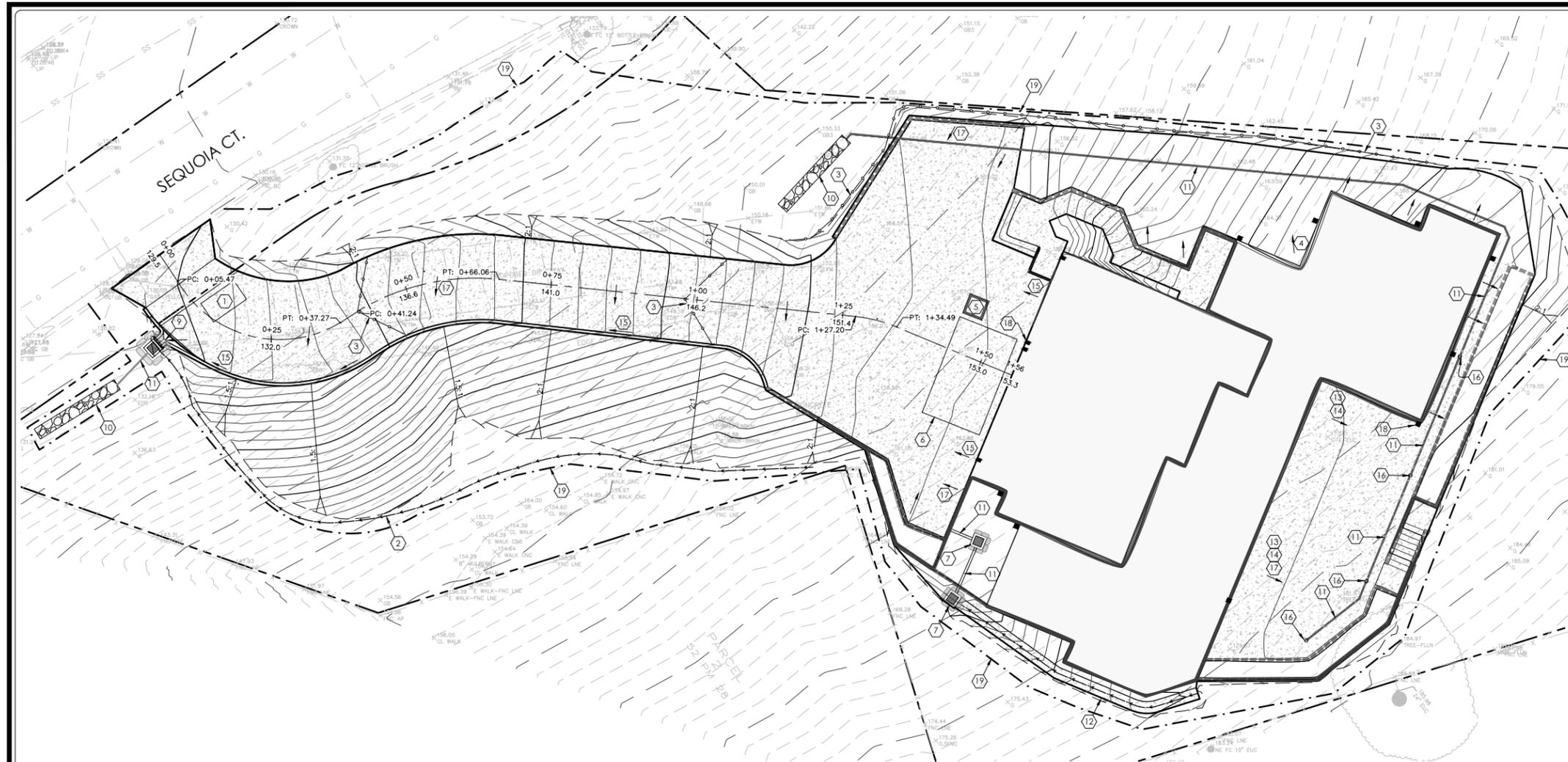
DOMESTIC WATER SERVICE TYPICAL TRENCH DETAIL
NTS
NOTE: 1. BACKFILL TO BE CLEAN NATIVE COMPACTED TO 90% IN LIFTS TO EXCEED 8" IN HEIGHT.

Roberts Engineering, Inc.			
Patel, 646 Sequoia Ct., Morro Bay			
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Erosion and Sediment Control Notes

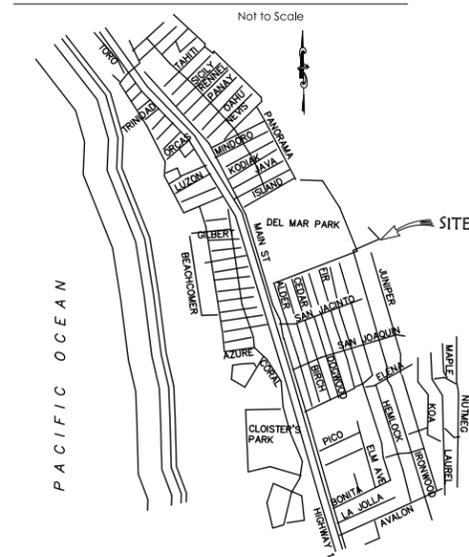
- SEE THE GRADING PLAN FROM ROBERTS ENGINEERING FOR ADDITIONAL DETAILS.
- 1 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
 - 2 CONSTRUCT EARTH VEGETATED EARTHEN SWALE - (36" WIDE BY 6" DEEP).
 - 3 INSTALL STRAW WATTLES, TYPICAL.
 - 4 GRADE TO DRAIN AWAY FROM PROPOSED STRUCTURE AT 5:1% FOR 10 FEET MIN. TYPICAL.
 - 5 CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
 - 6 CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2. INSTALL 10 LF - 4" PVC PIPE AT 5:1%.
 - 7 INSTALL 12"x12" CATCH BASIN WITH GRAVEL BAGS PLACED AROUND THE INLET.
 - 8 CONSTRUCT ROCK RIP RAP ENERGY DISSIPATOR PER CALTRANS STANDARD 72. USE BACKING NO. 3 TYPE ROCK, TYPE B PLACEMENT OVER GEOTEXTILE FABRIC. W = 5', L = 5', D = 0.75
 - 9 INSTALL 18"x18" CATCH BASIN, MID STATE PCC OR APPROVED EQUIVALENT WITH GRAVEL BAGS AROUND THE INLET.
 - 10 CONSTRUCT 16' LONG LEVEL SPREADER.
 - 11 INSTALL 6" DIAMETER SCH 40 PVC DRAINAGE PIPE, TYPICAL.
 - 12 CONSTRUCT PCC VALLEY GUTTER.
 - 13 DIRECT ROOF RUNOFF ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
 - 14 DIRECT RUNOFF FROM SIDEWALKS, AND WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
 - 15 DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS.
 - 16 INSTALL 6" DIAMETER AREA DRAIN, NDS, OR APPROVED EQUAL, TYPICAL.
 - 17 SURFACE SLOPE ARROWS, TYPICAL.
 - 18 DOWNSPOUT/SCUPPER, TYPICAL. WHERE DOWNSPOUTS DRAIN ONTO FINISHED GRADE SOIL, PROVIDE A SPLASH BLOCK.
 - 19 LIMITS FOR THE AREA OF DISTURBANCE.

Erosion and Sediment Control Narrative

- PROPOSED SCHEDULE OF GRADING ACTIVITIES:
8/01/2022 - BEGIN GRADING ACTIVITIES - SITE TO STABILIZED THROUGHOUT THIS PERIOD
9/15/2022 - BEGIN FOUNDATION CONSTRUCTION - SITE TO STABILIZED THROUGHOUT THIS PERIOD
- DESCRIPTION OF POTENTIALLY AFFECTED AREAS ADJACENT TO SITE:
THE SITE HAS A 4:1 NATURAL SLOPE TOWARDS SEQUOIA ST. EROSION CONTROL MEASURES SUCH AS STRAW WATTLES WILL BE PUT IN PLACE TO MAINTAIN THE SLOPE DURING CONSTRUCTION ACTIVITIES.
- DESCRIPTION OF SOILS, GEOLOGY, VEGETATION AND NEARBY CREEKS:
SOILS AND GEOLOGY - DARK BROWN TO DARK GRAYISH BROWN SANDY CLAY (CL-CH) WITH GRAVEL AND COBBLES.
VEGETATION - CHAPARRAL
NEARBY CREEKS - NONE
- DESCRIPTION OF CRITICAL AREAS OF HIGH ERODIBILITY POTENTIAL, UNSTABLE SLOPES:
NONE, THE SITE CURRENTLY HAS A 4:1 NATURAL SLOPE TOWARDS SEQUOIA ST.
- DESCRIPTION OF EROSION CONTROL MEASURES ON SLOPES, LOTS, STREETS, ETC:
STRAW WATTLES WILL BE PUT IN PLACE TO MAINTAIN THE SLOPE DURING CONSTRUCTION ACTIVITIES
- DESCRIPTION OF SEDIMENT DETENTION BASINS, INCLUDING DESIGN ASSUMPTION AND CALCULATIONS.
NO DETENTION BASINS ARE PROPOSED.
- DESCRIPTION OF EMERGENCY EROSION AND SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED FOR STORMS WITH 48 HOURS:
SOIL STOCK PILES WILL BE TARPED WITH STRAW WATTLES PLACED AROUND THE PERIMETER.
- NAME AND 24 HOUR TELEPHONE NUMBER OF PERSON RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL:
PAUL NAGY, 805-235-4131
- A SIGNED ACKNOWLEDGEMENT OF DEVELOPER AND GENERAL CONTRACTOR THAT THEY ARE FAMILIAR WITH AND SIGNED TO IMPLEMENT ABIDE BY THE PLAN, INCLUDING ROUTINE INSPECTION AND MAINTENANCE, SWPPP DOCUMENTATION AND EMERGENCY EROSION CONTROL MEASURES

PAUL NAGY, DEVELOPER AND GENERAL CONTRACTOR

VICINITY MAP



General Erosion and Sediment Control Notes

- CONTRACTOR/OWNER: NAME, ADDRESS, PHONE NUMBER, IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATIONS AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
- PLAN PREPARER: NAME, ADDRESS, AND PHONE NUMBER.
ROBERTS ENGINEERING, TIM ROBERTS, 805-239-0664
- CONSTRUCTION SUPERINTENDENT: NAME, ADDRESS, AND 24-HOUR PHONE NUMBER.
PAUL NAGY, 805-235-4131
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS. MONITORING INCLUDES MAINTAINING A FILE DOCUMENTING ON-SITE INSPECTIONS, PROBLEMS ENCOUNTERED, CORRECTIVE ACTIONS, AND NOTES AND A MAP OF REMEDIAL IMPLEMENTATION MEASURES.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS OR ANY HAZARDOUS SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE CLEAN-UP SHALL OCCUR.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAY.
- SANITARY FACILITIES SHALL BE MAINTAINED ON-SITE AS APPROPRIATE AND AWAY FROM THE STREET IN THE CASE OF A SPILL.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. ALL EARTH STOCKPILES OVER 2.0 YDS SHALL BE COVERED BY A TARP AND RINGED WITH STRAW BALES OR SILT FENCING. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 30TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

Erosion Protection Measure Removal

THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION UNTIL ALL DISTURBED SOIL AREAS ARE PERMANENTLY STABILIZED BY INSTALLATION AND ESTABLISHMENT OF LANDSCAPING, GRASS, MULCHING, OR ARE OTHERWISE COVERED AND PROTECTED FROM EROSION.

Initial Inspection

ON A SITE DEVELOPMENT OR ANY OTHER TYPE OF PROJECT, THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY RAIN EVENT OR OCTOBER 15TH WHICHEVER IS FIRST.

Owner Inspections and Inspection Logs

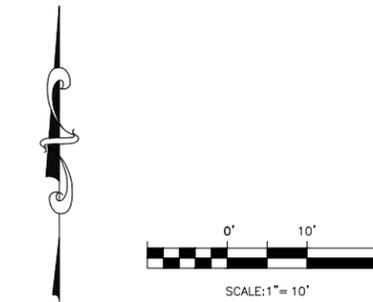
THE OWNER SHALL BE REQUIRED TO INSPECT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AND PROVIDE INFORMATION ON LOG FORMS. INSPECTIONS SHALL BE COMPLETED AS REQUIRED BY THE DETAILED EROSION CONTROL PLAN. LOGS ARE TO BE MAINTAINED ON-SITE AND AVAILABLE TO CITY INSPECTORS UPON REQUEST.

Final Inspection

A FINAL EROSION CONTROL INSPECTION SHALL BE REQUIRED PRIOR TO THE SALE OR CONVEYANCE TO NEW PROPERTY OWNER, PRIOR TO GRANTING OF CERTIFICATE OF OCCUPANCY, PRIOR TO THE REMOVAL OF EROSION CONTROL PREVENTION AND SEDIMENT CONTROL MEASURES, AND TO VERIFY THAT ALL PROPOSED PERMANENT MEASURES HAVE BEEN CORRECTLY INSTALLED. COPIES OF INSPECTION CONDUCTED BY OTHERS SHALL BE SUBMITTED TO THE CITY'S BUILDING DIVISION IN A TIMELY MANNER FOLLOWING THE CONCLUSION OF EACH INSPECTION.

Maintenance

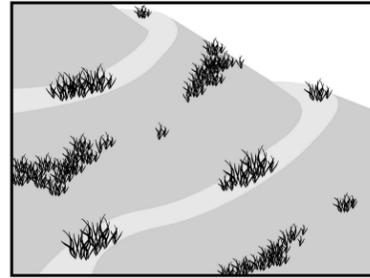
THE PERMITTEE SHALL MAINTAIN THE FACILITIES AND TECHNIQUES CONTAINED IN THE APPROVED DETAILED EROSION CONTROL PLAN SO AS TO CONTINUE TO BE EFFECTIVE DURING THE CONSTRUCTION PHASE, POST CONSTRUCTION PHASE, ESTABLISHMENT OF PERMANENT VEGETATION, OR ANY OTHER PERMITTED ACTIVITY. IF THE FACILITIES AND TECHNIQUES APPROVED IN A DETAILED EROSION CONTROL PLAN ARE NOT EFFECTIVE OR SUFFICIENT AS DETERMINED BY THE CITY SITE INSPECTION, THE PERMITTEE SHALL SUBMIT A REVISED PLAN WITHIN THREE WORKING DAYS OF WRITTEN NOTIFICATION BY THE CITY. UPON APPROVAL OF THE REVISED PLAN BY THE CITY, THE PERMITTEE SHALL IMMEDIATELY IMPLEMENT THE ADDITIONAL FACILITIES AND TECHNIQUES INCLUDED IN THE REVISED PLAN. IN CASES WHERE EROSION IS LIKELY TO OCCUR, THE CITY MAY REQUIRE THAT THE APPLICANT INSTALL INTERIM CONTROL MEASURES PRIOR TO SUBMITTAL OF THE REVISED EROSION CONTROL PLAN.



1/13/2023 10:31 AM

		<p>Roberts Engineering</p> <p>Timothy P. Roberts Civil Engineer - RCE 35366</p> <p>2015 Vista de la Vina Templeton, CA 93465 Phone (805) 239-0664 Fax (805) 238-6148 Email tim@robtsenginc.com Website robtsenginc.com</p>		<p>Record Drawings</p> <p>Timothy P. Roberts, RCE 35366 exp 09/30/23 Date</p> <p>Revisions This Sheet:</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> </table>		1		2		3		4		5		6		<p>Roberts Engineering, Inc. Patel, 646 Sequoia Ct., Morro Bay</p> <p>Erosion and Sediment Control Plan</p> <table border="1"> <tr> <td>Design/Drawn TR / SEB</td> <td>City Plan Checker</td> <td>Approved for City Requirements</td> </tr> <tr> <td>Job # 21-72</td> <td>City W.O. No.</td> <td>Development Services Engineer Date</td> </tr> <tr> <td>California Coordinates (CCS83, Zone 5)</td> <td>City Roads #</td> <td>Date 1/13/2023 10:31 AM</td> </tr> <tr> <td>5965620 E 2336773 N</td> <td></td> <td>1 of 2</td> </tr> </table>		Design/Drawn TR / SEB	City Plan Checker	Approved for City Requirements	Job # 21-72	City W.O. No.	Development Services Engineer Date	California Coordinates (CCS83, Zone 5)	City Roads #	Date 1/13/2023 10:31 AM	5965620 E 2336773 N		1 of 2
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5965620 E 2336773 N		1 of 2																													

Hydroseeding



Description and Purpose

Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic mulcher, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

Suitable Applications

Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g. EC-7, Erosion Control Blanket) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

Typical applications for hydroseeding include:

- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
- Cleared and graded areas exposed to seasonal rains or temporary irrigation.
- Areas not subject to heavy wear by construction equipment or high traffic.

EC-4

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

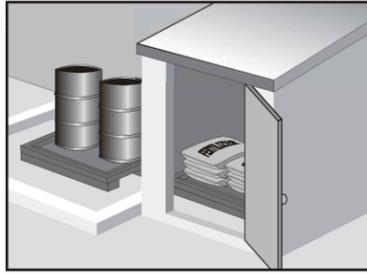
Potential Alternatives

- EC-3 Hydraulic Mulch
- EC-5 Soil Binders
- EC-6 Straw Mulch
- EC-7 Geotextiles and Mats
- EC-8 Wood Mulching
- EC-14 Compost Blanket
- EC-16 Non-Vegetative Stabilization

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Material Delivery and Storage



Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

WM-1

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

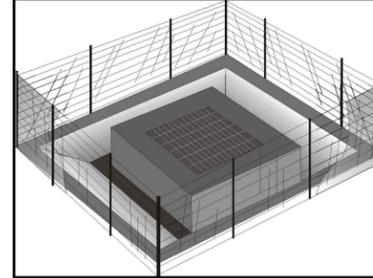
Potential Alternatives

None

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Storm Drain Inlet Protection



Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

SE-10

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

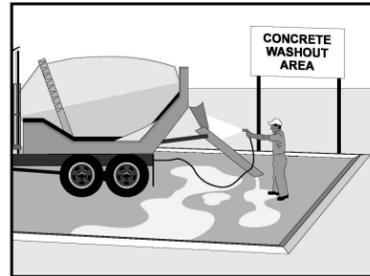
- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

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Concrete Waste Management

WM-8



Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

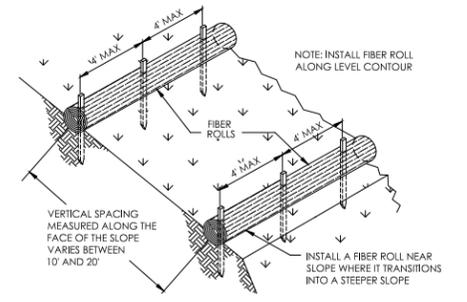
Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

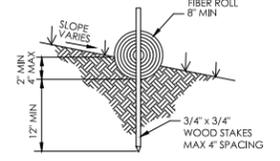
Potential Alternatives

None

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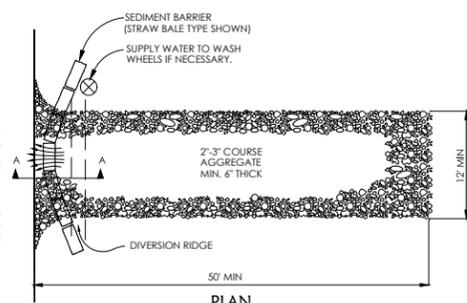
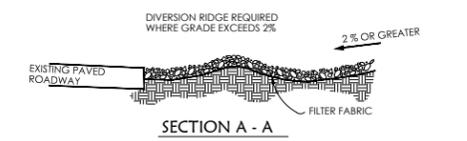
TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

- NOTE:
- INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - FIBER ROLLS SHALL BE PLACED ALONG LEVEL SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

FIBER ROLLS



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

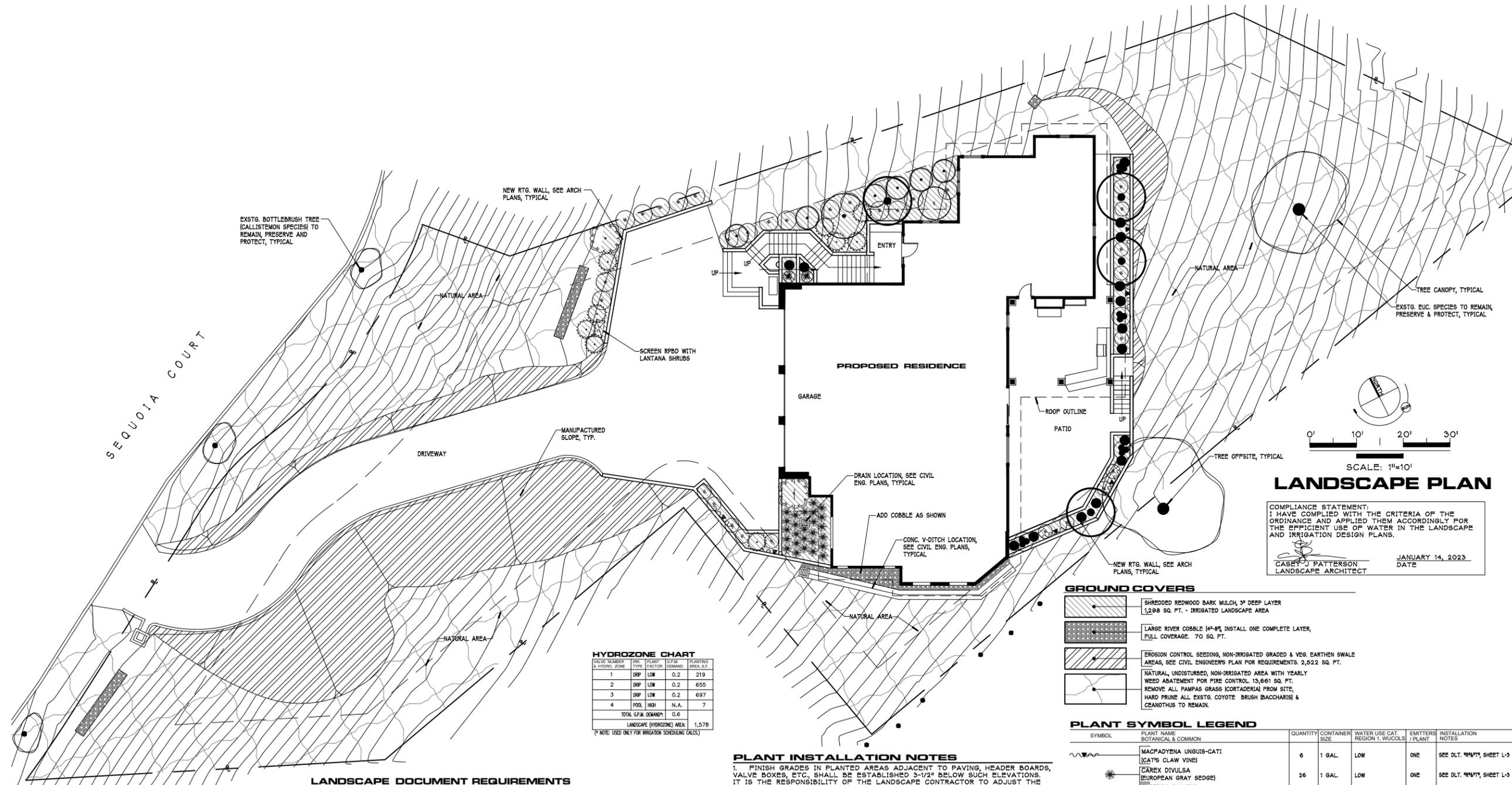
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Roberts Engineering, Inc.			
Patel, 646 Sequoia Ct., Morro Bay			
Erosion and Sediment Control Plan			
Design/Drawn TR / SEB	City Plan Checker	Approved for City Requirements	
Job # 21-72	City W.O. No.	Development Services Engineer Date	
California Coordinates (CC383, Zone 5)		City Road #	1/13/2023 10:31 AM
5965620 E 2336773 N			Timothy P. Roberts, RCE 35366 exp 09/30/23 Date
			2

Roberts Engineering
 Timothy P. Roberts
 Civil Engineer - RCE 35366
 2015 Vista de la Vina
 Templeton, CA 93465
 Phone (805) 239-0664
 Fax (805) 238-6148
 Email tim@robertsengine.com
 Website robertsengine.com

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/23	Date
Revisions This Sheet:	
1	
2	
3	
4	
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6	



LANDSCAPE PLAN

COMPLIANCE STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

CASEY J PATTERSON
LANDSCAPE ARCHITECT
JANUARY 14, 2023
DATE

HYDROZONE CHART

VALVE NUMBER	HYDRO. ZONE	IRR. TYPE	PLANT FACTOR	ESTIM. DEMAND	PLANTING AREA S.F.
1	DRP	LOW	0.2	219	
2	DRP	LOW	0.2	655	
3	DRP	LOW	0.2	697	
4	POOL	HIGH	N.A.	7	
TOTAL G.P.M. DEMAND:					0.6
LANDSCAPE (HYDROZONE) AREA:					1,578

(* NOTE: USED ONLY FOR IRRIGATION SCHEDULING CALCS.)

GROUND COVERS

	SHREDDED REDWOOD BARK MULCH, 3" DEEP LAYER 1,298 SQ. FT. - IRRIGATED LANDSCAPE AREA
	LARGE RIVER COBBLE (4"-8"), INSTALL ONE COMPLETE LAYER, FULL COVERAGE: 70 SQ. FT.
	EROSION CONTROL SEEDING, NON-IRRIGATED GRADED & VEG. EARTHEN SWALE AREAS, SEE CIVIL ENGINEER'S PLAN FOR REQUIREMENTS, 2,522 SQ. FT.
	NATURAL, UNDISTURBED, NON-IRRIGATED AREA WITH YEARLY WEED ABATEMENT FOR FIRE CONTROL, 13,661 SQ. FT. REMOVE ALL PAMPAS GRASS (CORTADERIA) FROM SITE, HARD PRUNE ALL EXIST. COYOTE BRUSH (BACCHARIS) & CEANOETHUS TO REMAIN.

PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME BOTANICAL & COMMON	QUANTITY	CONTAINER SIZE	WATER USE CAT. REGION 1, WUCOLS	EMITTERS / PLANT	INSTALLATION NOTES
	MACFADYENA UNGUIS-CATI (CAT'S CLAW VINE)	6	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	CAREX DIVULSA (EUROPEAN GRAY SEDGE)	26	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	ERIGERON GLAUCUS (SEASIDE DAISY)	15	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)	2	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	ROSEMARINUS O. "HUNTINGTON CARPET" (SWEET ROSEMARY)	14	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	LANTANA 'CONPATTI' (CONPATTI SPREADING LANTANA)	9	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	LESSINGIA PILAGHIOPOLIA 'SILVER CARPET' (SILVER CARPET)	17	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	PHOENIX ROEBELENI (PIGMY DATE PALM)	4	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	AGACIA COGNATA 'COUSIN ITT' (LITTLE RIVER WATTLE)	6	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	FREMONTODENDRON 'DARA'S GOLD' (FLANNEL BUSH)	1	1 GAL.	LOW	ONE	SEE DLT. PLANT, SHEET L-3
	ALTYOGYNE HUEGELII (BLUE HIBISCUS)	2	5 GAL.	LOW	TWO	SEE DLT. PLANT, SHEET L-3
	BOUGAINVILLEA SPECTABILIS (BOUGAINVILLEA)	1	5 GAL.	LOW	TWO	SEE DLT. PLANT, SHEET L-3
	SYAGRUS ROMANZOFFIANA (QUEEN PALM)	4	15 GAL.	LOW	THREE	SEE DLT. PLANT, SHEET L-3

PLANT INSTALLATION NOTES

- FINISH GRADES IN PLANTED AREAS ADJACENT TO PAVING, HEADER BOARDS, VALVE BOXES, ETC. SHALL BE ESTABLISHED 3-1/2" BELOW SUCH ELEVATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADJUST THE FINISH GRADES TO ACHIEVE EVEN, CONTINUOUS CONTOURS CAPABLE OF FACILITATING DRAINAGE. GRADES WILL SLOPE AWAY FROM STRUCTURES. ALL DEBRIS AND ROCKS 1" IN DIAMETER OR GREATER, EXPOSED FROM FINISH GRADING, CULTIVATING AND EXCAVATION WILL BE DISPOSED OF.
- SOIL PREPARATION: NEW PLANTING AREAS TILLED, IN TWO DIRECTIONS, TO A 6" DEPTH. SPREAD NITROLIZED REDWOOD SHAVINGS AT 6 C.Y. PER 1,000 S.F. AND A 15-7-15 FERTILIZER AT 10LBS. PER 1,000 S.F., THEN ROTOTILL INTO TOP 6".
- AS PART OF THE WORK, THE LANDSCAPE CONTRACTOR IS TO RENOVATE THE EXISTING NATURAL AREAS (AND PLANTS TO REMAIN), BY WEEDING, LIMITED PRUNING OF THE EXISTING PLANTS TO REMAIN FOR STRUCTURAL OR MAINTENANCE REASONS, REMOVING TRASH AND RUBBISH. REMOVE ALL PAMPAS GRASS FROM SITE.
- ALL PLANT MATERIALS WILL BE PLANTED PER PLANT PIT DETAILS. SEE SHEET L-3. BACKFILL MIXTURE WILL CONSIST OF 50% KELLOGG'S "GROMULCH", 50% NATIVE SOIL CAREFULLY BLENDED PRIOR TO PLACEMENT. NATIVE PLANTS WILL HAVE NO SOIL AMENDMENT USED IN MIXTURE - JUST NATIVE SOIL BROKEN UP FINELY. USE AGRIFORM (20-10-5), 21 GRAM SLOW RELEASE TABLETS IN BACKFILL MIXTURE AT THE RATE OF ONE FOR ONE GALLON PLANTS; TWO WITH FIVE GALLON PLANTS, 4 WITH 15 GALLON PLANTS AND LARGER. DO NOT USE FERTILIZER TABLETS ON THE NATIVE PLANTS.
- PLANT QUANTITIES SHOWN IN ALL PLANT SYMBOL LEGENDS ARE FOR CONVENIENCE ONLY; CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANTS SHOWN AS SYMBOLS ON PLANTING PLAN.
- AREAS OF BARK MULCH: BEFORE PLANTING, THE ENTIRE AREA WILL BE TREATED WITH "ROUNDUP" PER MANUFACTURER'S INSTRUCTIONS, THEN DEAD WEEDS REMOVED AND DISPOSED OF. CHIPCO'S "RONSTAR G" WILL BE USED AFTER THE 3" DEEP, BARK MULCH IS APPLIED, AND GROUND COVERS PLANTED, PER MANUFACTURER'S INSTRUCTIONS AND "WATERED-IN" BY THE LANDSCAPE CONTRACTOR.
- ONCE PLANTING IS COMPLETE, EACH PLANT PIT WILL BE HAND WATERED DEEPLY TO THE POINT OF RUN-OFF, THEN THE IRRIGATION SYSTEM WILL BE ACTIVATED TO BE CONTROLLED BY THE IRRIGATION CONTROLLER.
- ATTACHED VINES TO WALL WITH MASONRY VINE TIES, 4 PER PLAN MIN.
- THE MAINTENANCE PERIOD FOR THE LANDSCAPE CONTRACTOR WILL BE FOR 3 MONTHS FROM THE DATE OF INSTALLATION BEING ACCEPTED BY THE OWNER. SEE MAINTENANCE PROGRAM, SHEET L-3.

LANDSCAPE DOCUMENT REQUIREMENTS

- PROJECT INFORMATION:
DATE: JANUARY 14, 2023
PROJECT APPLICANT: DAVID EINUNG
PROJECT ADDRESS: 646 SEQUOIA COURT, MORRO BAY CA. APN+065-150-008.
- PROJECT CONTACTS:
DAVID EINUNG CUSTOM HOME DESIGN, 805-674-2842
CASEY J PATTERSON, LANDSCAPE ARCHITECT, 10659 REALITO AVE., ATASCADERO, CA. 805.466.7629
PROPERTY OWNER & CONTACT:
AMIT & VINA PATEL, 807-748-8217
PROJECT TYPE: NEW PRIVATE LANDSCAPE.
- MULCH ALL PLANTING BEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.
- ALL PLANTS USED FOR THE PLANTING AREAS OF THE SITE ARE IN THE "LOW" WATER-USE PLANT FACTOR CATEGORY (REGION 1) AS DETERMINED BY WUCOLS (LESS THAN 0.3).
- THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 C.Y./1,000 S.F. MIXED TO A DEPTH OF 6", UNLESS SUPERSEDED BY SOIL TESTING.
- SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.
- P.O.C. FOR IRRIGATION SYSTEM WILL BE OFF A DEDICATED, LANDSCAPE WATER METER.
- IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:
(A) AUTOMATIC IRRIGATION CONTROLLERS WILL USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
(B) IRRIGATION CONTROLLERS WILL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
(C) PRESSURE WILL REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
(D) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.
- ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.

SOIL TESTING

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO TEST SOIL FOR FERTILITY. THE RESULTS OF TEST SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS. CONTRACTOR IS TO APPLY THE FERTILIZER AND OTHER NUTRIENTS AT THE RATES STATED IN THE TEST FERTILITY TEST.
- THE SOIL TESTING WILL OCCUR BEFORE PLANTING OPERATION BEGIN. THE LANDSCAPE CONTRACTOR WILL DO SOIL SAMPLING IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A COPY OF THE RESULTS OF THE SOIL TESTING & RECOMMENDATIONS TO THE CITY FOR REVIEW AND ACCEPTANCE.
- THE FOLLOWING SOIL LABORATORY CAN PROVIDE THIS SOIL ANALYSIS: A & L WESTERN AGRICULTURAL LABORATORIES, INC. (209) 529-4080. USE SOIL ANALYSIS #53C WITH RECOMMENDATIONS AND FOLLOW THE COMPANY'S INSTRUCTION ON SAMPLING.

WATER BUDGET CALC.

SEE SHEET L-2, THIS SHEET FOR THE MAWA & ETWU WATER BUDGET CALCULATION AND IRRIGATION SCHEDULE IN REGARD TO COMPLIANCE WITH THE CITY'S LANDSCAPE & IRRIGATION ORDINANCE.

LANDSCAPE AREA CALCULATION

TOTAL LANDSCAPE SQUARE FOOTAGE OF SITE:	1,427 S.F.
HYDROZONE #1, LOW WATER USE PLANTINGS:	284 S.F.
HYDROZONE #2, LOW WATER USE PLANTINGS:	888 S.F.
HYDROZONE #3, LOW WATER USE PLANTINGS:	155 S.F.

REV	DESCRIPTION	DATE

LANDSCAPE ARCHITECT
CASEY J PATTERSON
10659 REALITO AVE., ATASCADERO, CA 94020
805.466.7629
CJP@CJPPRO.COM

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
NO. 10033
EXPIRES 12/31/2024

SEE PLANS, SPECIFICATIONS AND NOTES FOR ALL MATERIALS AND DIMENSIONS AND FOR ALL PRELIMINARY AND FINAL PREPARATION FOR THE PROJECT. ANY CHANGES TO THE PROJECT MUST BE WRITTEN AND APPROVED BY THE ARCHITECT. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN.

CASEY J PATTERSON
LANDSCAPE ARCHITECT
805.466.7629 CJP@CJPPRO.COM

LANDSCAPE PLAN
PROJECT: PATEL RESIDENCE
646 SEQUOIA COURT, MORRO BAY, CA

SCALE: 1" = 10'-0"
DATE: 1/14/23
JOB NO:
SHEET NO.
L-1

RECEIVED

FEB 21 2023

City of Morro Bay
Community Development Dept.

**SOILS ENGINEERING REPORT
646 SEQUOIA COURT
APN: 065-150-009
MORRO BAY, CALIFORNIA**

PROJECT SL12479-1

Prepared for

Paul Nagy
371 Piney Way
Morro Bay, California 93442

Prepared by

GEOSOLUTIONS, INC.
220 HIGH STREET
SAN LUIS OBISPO, CALIFORNIA 93401
(805) 543-8539

©

January 3, 2022

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REFERENCES

APPENDIX A

- Field Investigation
- Soil Classification Chart
- Trench Logs
- Classification Data With Soil Behavior Types

APPENDIX B

- Laboratory Testing
- Soil Test Reports

APPENDIX C

- Seismic Hazard Analysis
- Design Map Summary (SEAOC, 2019)

APPENDIX D

- Preliminary Grading Specifications
- Key and Bench with Backdrain



**SOILS ENGINEERING REPORT
646 SEQUOIA COURT
APN: 065-150-009
MORRO BAY, CALIFORNIA**

PROJECT SL12479-1

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed single-family residence to be located at 646 Sequoia Court, APN: 065-150-009, Morro Bay, California. See Figure 1: Site Location Map for the general location of the project area. Figure 1: Site Location Map was obtained from the program GIS Surfrider 1.8 (Elfelt, 2016).

1.1 Site Description

646 Sequoia Court is located at 35.3972 degrees north latitude and -120.8546 degrees east longitude at a general elevation of 156 feet above mean sea level. The property is irregular in shape and 24,831 square feet in size. The nearest intersection is where Sequoia Court intersects Ironwood Avenue approximately to the west of the property. The project property will hereafter be referred to as the "Site." See Figure 2: Site Plan for the general layout of the Site.

The Site is situated on a hill side that drops to the northwest at an approximate gradient of 4 to 1 (horizontal to vertical). Surface drainage follows the topography towards the northwest and flows towards Sequoia Court. Annual grasses currently vegetate the Site.

1.2 Project Description

The proposed single-family residence is anticipated to be three stories in height. At the time of the preparation of this report, the proposed single-family residence is to be constructed using light wood framing with reinforced concrete or structural masonry (CMU) retaining walls.

It is anticipated that the proposed single-family residence will utilize a slab-on-grade and/or raised wood lower floor system. Dead and sustained live loads are currently unknown, but they are anticipated to be relatively light with maximum continuous footing and column loads estimated to be approximately 1.5 kips per linear foot and 15 kips, respectively.



Figure 1: Site Location Map

Regional site geology was obtained from United States Geological Survey MapView internet application (USGS, 2013) which compiles existing geologic maps. Figure 4: Regional Geologic Map presents the geologic conditions in site vicinity as mapped on the *Geologic Map of the Morro Bay North Quadrangle* (Dibblee, 2006). The majority of all underlying material at the Site was interpreted as Franciscan Rocks.

Groundwater was not encountered in with of the trenches. It should be expected that groundwater elevations may vary seasonally and with irrigation practices.

Approximate Trenching Locations

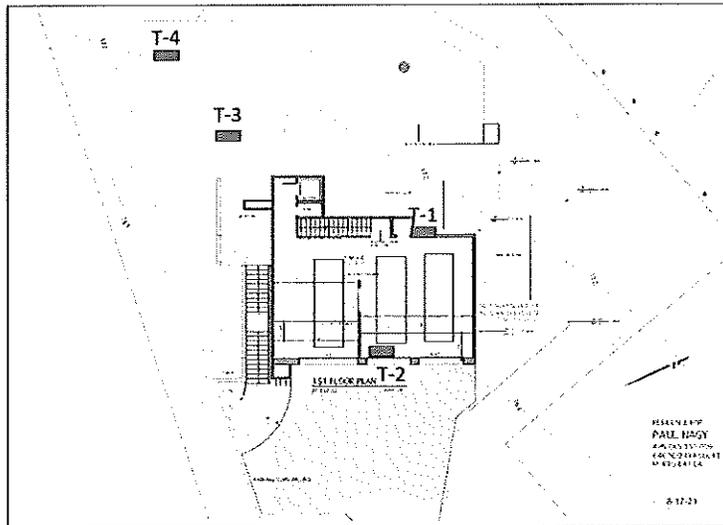
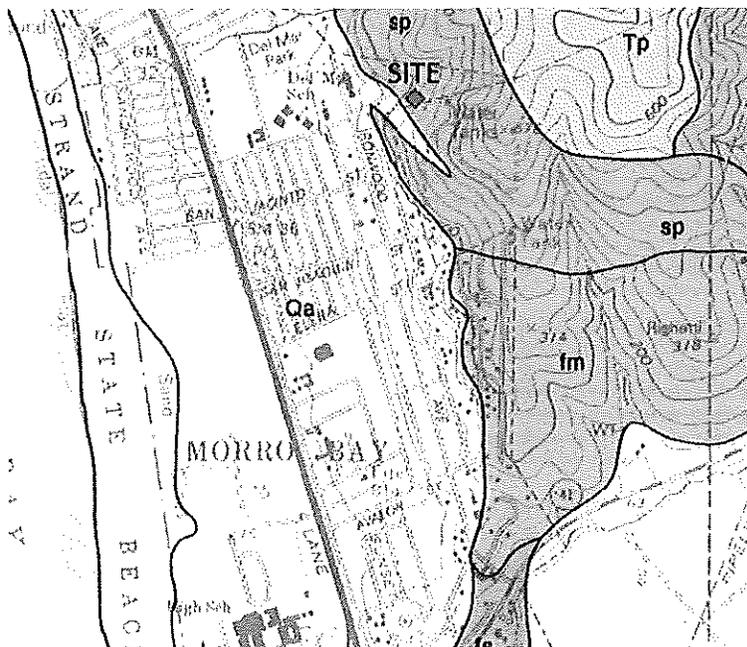


Figure 3: Field Investigation



MORRO BAY NORTH MAP (DF-215)

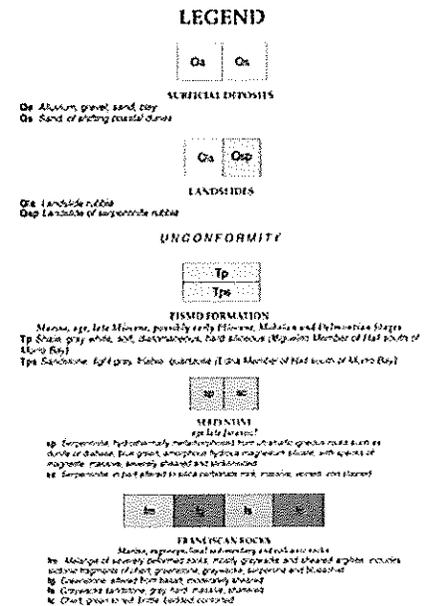


Figure 4: Regional Geologic Map

During the trenching operations the soils encountered were continuously examined, visually classified, and sampled for general laboratory testing. A project engineer has reviewed a continuous log of the soils encountered at the time of field investigation. See **Appendix A** for the Trenching Logs from the field investigation.

Laboratory tests were performed on soil samples that were obtained from the Site during the field investigation. The results of these tests are listed below in Table 1: Engineering Properties. Laboratory data reports and detailed explanations of the laboratory tests performed during this investigation are provided in **Appendix B**.

Table 2: Technical Design Parameters

Site Class	C "Very Dense Soil & Soft Rock"
Seismic Design Category	D
1-Second Period Design Spectral Response Acceleration, S_{D1}	(See Note 1)
Short-Period Design Spectral Response Acceleration, S_{DS}	0.771g
Site Specific MCE Peak Ground Acceleration, PGA_M	0.513g

Note 1: It is assumed that this design-period acceleration will not be required for the project.

5.0 LIQUEFACTION HAZARD ASSESSMENT

Liquefaction occurs when saturated cohesionless soils lose shear strength due to earthquake shaking. Ground motion from an earthquake may induce cyclic reversals of shear stresses of large amplitude. Lateral and vertical movement of the soil mass combined with the loss of bearing strength can result from this phenomenon. Liquefaction potential of soil deposits during earthquake activity depends on soil type, void ratio, groundwater conditions, the duration of shaking, and confining pressures on the potentially liquefiable soil unit. Fine, poorly graded loose sand, shallow groundwater, high intensity earthquakes, and long duration of ground shaking are the principal factors leading to liquefaction.

As the underlying material encountered at the Site was weathered rock rather than soil, there is no potential for liquefaction, seismically induced settlement or differential settlement. Rock material differs from soil in that it cannot be saturated, cohesion is considered infinite and relative density is not applicable. Assuming the rock material encountered at the Site accurately represents these conditions, liquefaction potential does not apply.

6.0 REMAINING SOIL-FOUNDATION DISCUSSION

It is anticipated that the building pad for the proposed residence will be excavated into the existing slope with all foundations excavated into the competent formational material encountered at depths of 4.5 to 13.5 feet below ground surface during the field investigation. All foundations are to be excavated into uniform material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is suitable for the proposed development provided the recommendations presented in this report are incorporated into the project plans and specifications.

The primary geotechnical concerns at the Site are:

1. The presence of potentially expansive material. Influx of water from irrigation, leakage from the residence, or natural seepage could cause expansive soil problems. Foundations supported by expansive soils should be designed by a Structural Engineer in accordance with the 2019 California Building Code.
2. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil and competent formational material. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with this report.

Table 3: Minimum Footing and Grade Beam Recommendations

	Perimeter Footings	Grade Beams
Minimum Width	12 inches (one or two story) 15 inches (three story)	12 inches
Minimum Depth	30 inches	18 inches
Minimum Embedment into Competent Formational Material	12 inches	--
Minimum Reinforcing*	6 #5 bars (3 top / 3 bottom)	4 #5 bars (2 top / 2 bottom)
Spacing	-	16 feet on-center each way

* Steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel (see WRI Design of Slab-on-Ground Foundations and ACI 318, Section 26.6.6 – Placing Reinforcement).

3 Minimum reinforcing for footings should conform to the recommendations provided in Table 3: Minimum Footing and Grade Beam Recommendations which meets the specifications of Section 1808.6 of the 2019 California Building Code for the soil conditions at the Site. Reinforcing steel should be held in place by stirrups at appropriate spacing to ensure proper positioning of the steel in accordance with WRI Design of Slab-on-Ground Foundations, and ACI 318, Section 26.6.6 – Placing Reinforcement.

4 A representative of this firm should observe and approve all foundation excavations for required embedment depth prior to the placement of reinforcing steel and/or concrete. Concrete should be placed only in excavations that are free of loose, soft soil and debris and that have been maintained in a moist condition with no desiccation cracks present.

5 An allowable dead plus live load bearing pressure of **2,000 psf** may be used for the design of footings founded in uniform competent formational material.

6 Allowable bearing capacities may be increased by one-third when transient loads such as wind and/or seismicity are included.

7 A total settlement of less than 1 inch and a differential settlement of less than 1 inch in 30 feet are anticipated.

8 Lateral forces on structures may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the uniform competent formational material and the bottom of the footings. For resistance to lateral loads, a friction factor of **0.35** may be utilized for sliding resistance at the base of footings extending a minimum of 30 inches deep with a minimum embedment of 12 inches into uniform competent formational material. A passive pressure of **400-pcf** equivalent fluid weight may be used against the side of shallow footings in uniform competent formational material. If friction and passive pressures are combined to resist lateral forces acting on shallow footings, the lesser value should be reduced by 50 percent.

9 Foundation excavations should be observed and approved by a representative of this firm prior to the placement of formwork, reinforcing steel and/or concrete.

10 Foundation design should conform to the requirements of Chapter 18 of the latest edition of the CBC (CBSC, 2019).

materials, above the competent formational material plus end bearing of the caissons should be ignored. A 5-foot setback from the face of descending slopes should be maintained prior to utilizing lateral or frictional design values Refer to Figure 6: Caisson Detail.

7. It is anticipated that the caissons will be connected by grade beams with a reinforced concrete slab for the upper floor level. Grade beams and slabs should be designed in accordance with the requirements of the 2019 California Building Code for foundations on expansive soils.
8. An equivalent fluid weight of 400 pounds per cubic foot acting on two times the pier diameter may be used to evaluate passive resistance, starting below the depth required for lateral equivalent fluid pressure noted above. The passive pressure may be increased by 1/3 for transient loads such as wind or seismic.
9. Actual pier depths, spacing, and reinforcement should be determined by the engineer, based on structural design considerations.
10. Caving and water intrusion are not anticipated to be a concern. If either occurs, the use of temporary casing may be required to facilitate construction. Casing and shaft diameters should be the same diameter. The casing should be progressively placed as drilling advances to design depth. If water intrusion is a problem, the concrete should be placed in the drilled holes prior to retrieving the temporary casing. The bottom of the casing should be maintained not less than 5 feet below the top of the concrete.
11. The Soils Engineer should be present at the Site during the caisson drilling and concrete placement operations to establish conformance with the design concepts, specification requirements, and to provide re-evaluation of these recommendations if site conditions vary from what is anticipated.

7.4 Slab-On-Grade Construction

1. Concrete slabs-on-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-on-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that is free of loose, soft soil and debris and that has been maintained in a moist condition with no desiccation cracks present.
2. Concrete slabs-on-grade should be in conformance with the recommendations provided in Table 4: Minimum Slab Recommendations. Reinforcing should be placed on-center both ways at or slightly above the center of the structural section. Reinforcing bars should have a minimum clear cover of 1.5 inches. Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI Design of Slab-on-Ground Foundations, Steel Placement). The recommended reinforcement may be used for anticipated uniform floor loads not exceeding 200 psf. If floor loads greater than 200 psf are anticipated, a Structural Engineer should evaluate the slab design.

Table 4: Minimum Slab Recommendations

Minimum Thickness	5 inches
Reinforcing*	#4 bars at 16 inches on-center each way
* Where lapping of the slab steel is required, laps in adjacent bars should be staggered a minimum of every five feet (see WRI/CSRI-81 recommendations for Steel Placement, Section 2).	

Moisture condensation under floor coverings has become critical due to the use of water-soluble adhesives. Therefore, it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

7.3 Exterior Concrete Flatwork

1. Due to the presence of expansive surface soils within the proposed development areas, there is a potential for considerable soil movement and distress to reinforced concrete flatwork if conventional measures are used, such as the placement of 4 to 6 inches of imported sand materials placed beneath concrete flatwork. Heaving and cracking are anticipated to occur. To reduce the potential for movement associated with expansive soils, we recommend the placement of a minimum of **24 inches of approved non-expansive import material placed as engineered fill beneath the flatwork.**
2. Minimum flatwork for conventional pedestrian areas should be a minimum of 4 inches thick and consist of No. 3 (#3) rebar spaced at 24 inches on-center each-way at or slightly above the center of the structural section.
3. Flatwork should be constructed with frequent joints to allow for movement due to fluctuations in temperature and moisture content in the adjacent soils. Flatwork at doorways, driveways, curbs and other areas where restraining the elevation of the flatwork is desired, should be doweled to the perimeter foundation by a minimum of No. 3 reinforcing steel dowels, spaced at a maximum distance of 24 inches on-center.
4. As an alternative, interlocking concrete pavers may be utilized for exterior improvements in lieu of reinforced concrete flatwork. Concrete pavers, when installed in accordance with manufacturers' recommendations and industry standards (ICPI), allow for a greater degree of soil movement as they are part of a flexible system. If interlocking concrete pavers are selected for use in the driveway area, the structural section should be underlain by a woven geotextile fabric, such as Mirafi HP570 or equivalent, to function as a separation layer and to provide additional support for vehicle tire loads.

7.4 Retaining Walls

1. Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the lateral pressures presented in Table 5: Retaining Wall Design Parameters and Figure 8: Retaining Wall Detail for the design of retaining walls at the Site. The Active Case may be used for the design of unrestrained retaining walls, and the At-Rest Case may be used for the design of restrained retaining walls.

Table 5: Retaining Wall Design Parameters

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Static, Active Case, Native ($\gamma'K_A$)	80
Static, Active Case, Granular Import ($\gamma'K_A$)	35
Static, At-Rest Case, Native ($\gamma'K_o$)	95
Static, At-Rest Case, Granular Import ($\gamma'K_o$)	50
Static, Passive Case, Uniform Competent Formational Material ($\gamma'K_P$)	400

material and concrete footings. Project designers may use a maximum toe pressure of **2,000 psf** for the design of retaining wall footings founded in uniform competent formational material.

6. For earthquake conditions, retaining walls greater than 6 feet in height should be designed to resist an additional seismic lateral soil pressure of **40 pcf (native)** equivalent fluid pressure for unrestrained walls (active condition). The pressure resultant force from earthquake loading should be assumed to act a distance of $\frac{1}{3}H$ above the base of the retaining wall, where H is the height of the retaining wall. Seismic active lateral earth pressure values were determined using the simplified dynamic lateral force component (SEAOC 2010) utilizing the design peak ground acceleration, PGA_M , discussed in Section 4.0 ($PGA_M = 0.513g$). The dynamic increment in lateral earth pressure due to earthquakes should be considered during the design of retaining walls at the Site. Based on research presented by Dr. Marshall Lew (Lew et al., 2010), lateral pressures associated with seismic forces should not be applied to restrained walls (at-rest condition).

7. Seismically induced forces on retaining walls are considered to be short-term loadings. Therefore, when performing seismic analyses for the design of retaining wall footings, we recommend that the allowable bearing pressure and the passive pressure acting against the sides of retaining wall footings be increased by a factor of one-third.

8. In addition to the static lateral soil pressure values reported in Table 5: Retaining Wall Design Parameters, the retaining walls at the Site should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a retaining wall, supplemental pressures will be induced and should be taken into account in the design of the retaining wall.

9. The recommended lateral earth pressure values are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a granular filter material be placed behind all proposed walls. The blanket of granular filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to 12 inches from the ground surface. The top 12 inches should consist of moisture conditioned, compacted, clayey soil. Neither spread nor wall footings should be founded in the granular filter material used as backfill.

10. A 4-inch diameter perforated or slotted drainpipe (ASTM D1785 PVC) should be installed near the bottom of the filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material and should daylight to discharge in suitably projected outlets with adequate gradients. The filter material should consist of a clean free-draining aggregate, such as a coarse aggregate mix. If the retaining wall is part of a structural foundation, the drainpipe must be placed below finished slab sub-grade elevation.

11. The filter material should be encapsulated in a permeable geotextile fabric. A suitable permeable geotextile fabric, such as non-woven needle-punched Mirafi 140N or equal, may be utilized to encapsulate the retaining wall drain material and should conform to Caltrans Standard Specification 88-1.03 for underdrains.

12. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the active and at-rest lateral earth pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50 percent. In addition, soil friction beneath the base of the foundations should be neglected.

geotextile grid, such as Tensar BX1200, Syntec SBX12, ADS BX124GG, or equivalent, be installed between the prepared sub-grade and base materials at the Site.

5. GeoSolutions, Inc. should be contacted prior to the design and construction of the pavement sections to provide recommendations regarding the selection of and installation of an appropriate laterally-reinforcing biaxial geogrid product.

8.4 ADDITIONAL GEOTECHNICAL SERVICES

The recommendations contained in this report are based on a limited number of trenches and on the continuity of the sub-surface conditions encountered. GeoSolutions, Inc. assumes that it will be retained to provide additional services during future phases of the proposed project. These services would be provided by GeoSolutions, Inc. as required by the City of Morro Bay, the 2019 CBC, and/or industry standard practices. These services would be in addition to those included in this report and would include, but are not limited to, the following services:

1. Consultation during plan development.
2. Plan review of grading and foundation documents prior to construction and a report certifying that the reviewed plans are in conformance with our geotechnical recommendations.
3. Consultation during selection and placement of a laterally-reinforcing biaxial geogrid product.
4. Construction inspections and testing, as required, during all grading and excavating operations beginning with the stripping of vegetation at the Site, at which time a site meeting or pre-job meeting would be appropriate.
5. Special inspection services during construction of reinforced concrete, structural masonry, high strength bolting, epoxy embedment of threaded rods and reinforcing steel, and welding of structural steel.
6. Preparation of construction reports certifying that building pad preparation and foundation excavations are in conformance with our geotechnical recommendations.
7. Preparation of special inspection reports as required during construction.
8. In addition to the construction inspections listed above, section 1705.6 of the 2019 CBC (CBSC, 2019) requires the following inspections by the Soils Engineer for controlled fill thicknesses greater than 12 inches as shown in Table 6: Required Special Inspections and Tests of Soils:

XXXXXXXXXXXX

APPENDIX A

Field Investigation

Soil Classification Chart

Trench Logs

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS		LABORATORY CLASSIFICATION CRITERIA		GROUP SYMBOLS	PRIMARY DIVISIONS	
COARSE GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS	Clean gravels (less than 5% fines*)	C_u greater than 4 and C_z between 1 and 3	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	
			Not meeting both criteria for GW	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines	
	More than 50% of coarse fraction retained on No. 4 (4.75mm) sieve	Gravel with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	GM	Silty gravels, gravel-sand-silt mixtures	
			Atterberg limits plot below "A" line and plasticity index greater than 7	GC	Clayey gravels, gravel-sand-clay mixtures	
	SANDS	Clean sand (less than 5% fines*)	C_u greater than 6 and C_z between 1 and 3	SW	Well graded sands, gravelly sands, little or no fines	
			Not meeting both criteria for SW	SP	Poorly graded sands and gravelly sands, little or no fines	
		More than 50% of coarse fraction passes No. 4 (4.75mm) sieve	Sand with fines (more than 12% fines*)	Atterberg limits plot below "A" line or plasticity index less than 4	SM	Silty sands, sand-silt mixtures
				Atterberg limits plot above "A" line and plasticity index greater than 7	SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS 50% or more passes No. 200 sieve	SILTS AND CLAYS (liquid limit less than 50)	Inorganic soil	$PI < 4$ or plots below "A"-line	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands	
		Inorganic soil	$PI > 7$ and plots on or above "A" line**	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
		Organic Soil	LL (oven dried)/ LL (not dried) < 0.75	OL	Organic silts and organic silty clays of low plasticity	
	SILTS AND CLAYS (liquid limit 50 or more)	Inorganic soil	Plots below "A" line	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	
		Inorganic soil	Plots on or above "A" line	CH	Inorganic clays of high plasticity, fat clays	
		Organic Soil	LL (oven dried)/ LL (not dried) < 0.75	OH	Organic silts and organic clays of high plasticity	
	Peat	Highly Organic	Primarily organic matter, dark in color, and organic odor	PT	Peat, muck and other highly organic soils	

*Fines are those soil particles that pass the No. 200 sieve. For gravels and sands with between 5 and 12% fines, use of dual symbols is required (i.e. GW-GM, GW-GC, GP-GM, or GP-GC).

**If the plasticity index is between 4 and 7 and it plots above the "A" line, then dual symbols (i.e. CL-ML) are required. If the "A" line, then dual symbols (i.e. CL-MH) are required.

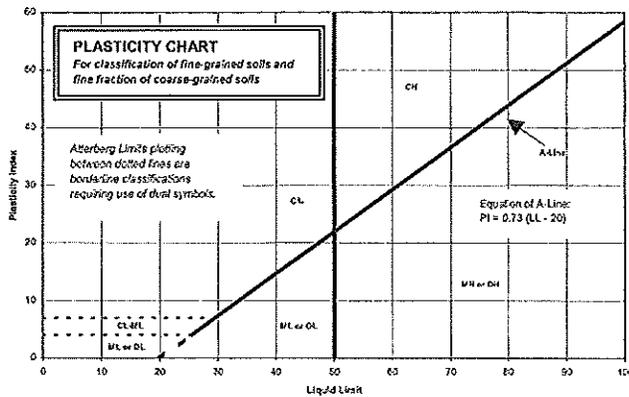
CLASSIFICATIONS BASED ON PERCENTAGE OF FINES

Less than 5%, Pass No. 200 (75mm) sieve
More than 12% Pass No. 200 (75 mm) sieve
5% - 12% Pass No. 200 (75 mm) sieve

GW, GP, SW, SP
GM, GC, SM, SC
Borderline Classification requiring use of dual symbols

CONSISTENCY		
CLAYS AND PLASTIC SILTS	STRENGTH TON/SQ. FT. **	BLOWS/ FOOT +
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	Over 4	Over 32

RELATIVE DENSITY	
SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/ FOOT +
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	Over 50



Drilling Notes:

- + Number of blows of a 140-pound hammer falling 30-inches to drive a 2-inch O.D. (1-3/8-inch I.D.) split spoon (ASTM D1586).
- ++ Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D1586), pocket penetrometer, torvane, or visual observation.

1. Sampling and blow counts
 - a. California Modified - number of blows per foot of a 140 pound hammer falling 30 inches
 - b. Standard Penetration Test - number of blows per 12 inches of a 140 pound hammer falling 30 inches

- Types of Samples:
- X - Sample
 - SPT - Standard Penetration
 - CA - California Modified
 - N - Nuclear Gauge
 - PO - Pocket Penetrometer (tons/sq.ft.)





220 High St, San Luis Obispo, CA 93401
 Phone: 805-543-8539
 1021 Tama Lane, Ste 105, Santa Maria, CA 93455
 Phone: 805-614-6333
 201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
 Phone: 805-966-2200

TRENCHING LOG

TRENCH NO. T-2
 JOB NO. SL12479-1

PROJECT INFORMATION		TRENCHING INFORMATION	
PROJECT:	646 Sequoia Ct	EQUIPMENT:	Backhoe
TRENCH LOCATION:	See Figure 3 - Front of Garage	BUCKET SIZE:	24 Inches
DATE TRENCHED:	September 15, 2021	SAMPLING METHOD:	Bag Sample
LOGGED BY:	K. Crozier	APPROX. ELEVATION:	Not Recorded

Depth of Groundwater: Not Encountered Trench Terminated At: 6 Feet Page 1 of 1

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	POCKET PEN	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICION ANGLE, (degrees)
-------	-----------	------	------------------	-----------	---------------	------------	----------------------	-------------------	-----------------------	----------------------	---------------------------	---------------------------	-------------------	--------------------------

0		CL	Sandy CLAY: dark grayish brown, dry to slightly moist, firm to stiff											
1														
2		CL	Sandy CLAY: yellowish brown, very stiff to hard, moist			4.0								
3						4.5								
4						4.5								
5		SC	Clayey SAND: yellowish brown, sandstone, very dense											
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														



220 High St, San Luis Obispo, CA 93401
 Phone: 805-543-8539
 1021 Tama Lane, Ste 105, Santa Maria, CA 93455
 Phone: 805-614-6333
 201 S. Milpas St, Ste 103, Santa Barbara, CA 93103
 Phone: 805-966-2200

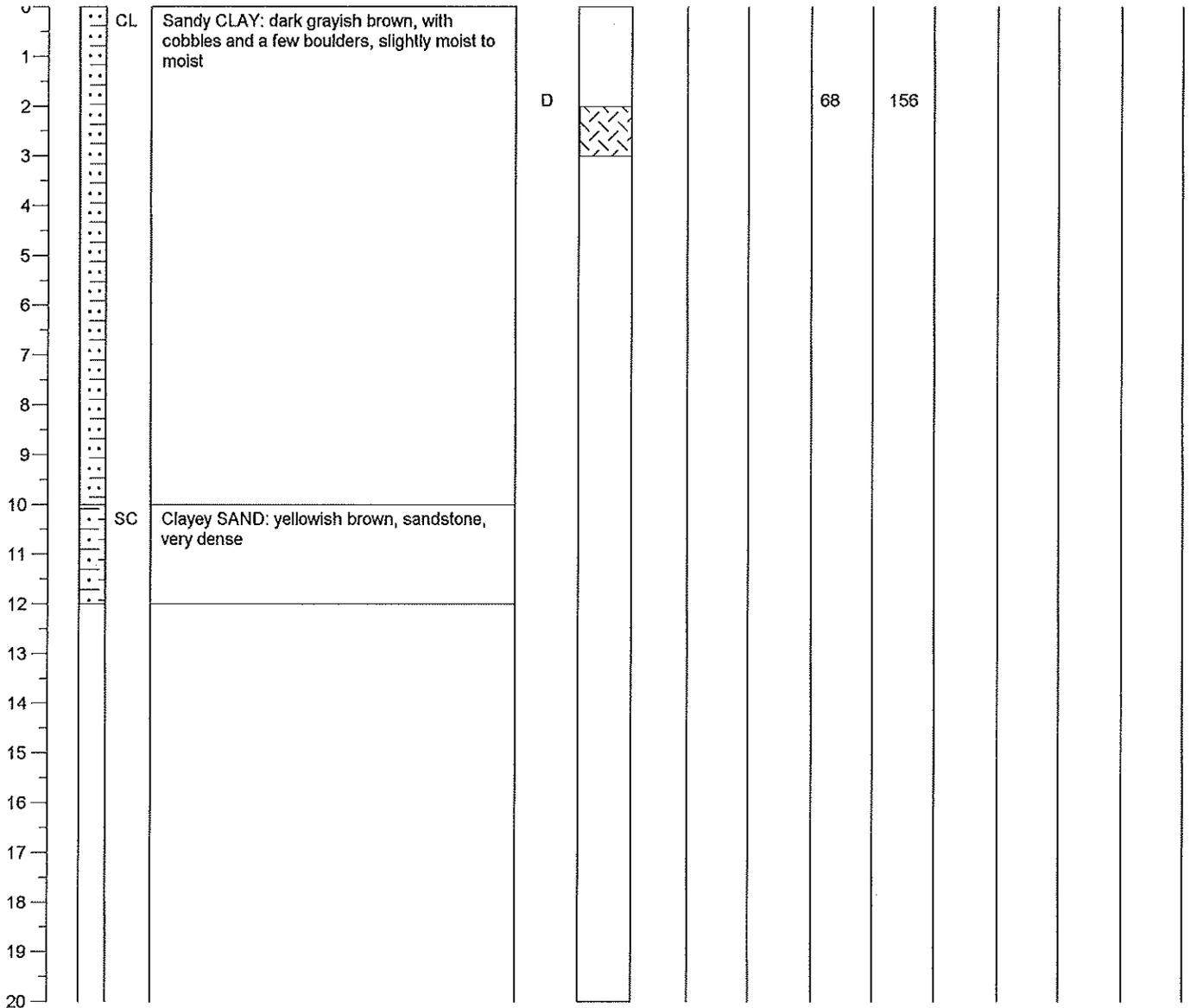
TRENCHING LOG

TRENCH NO. T-4
 JOB NO. SL12479-1

PROJECT INFORMATION		TRENCHING INFORMATION	
PROJECT:	646 Sequoia Ct	EQUIPMENT:	Backhoe
TRENCH LOCATION:	See Figure 3 - Upper Corner	BUCKET SIZE:	24 Inches
DATE TRENCHED:	September 15, 2021	SAMPLING METHOD:	Bag Sample
LOGGED BY:	K. Crozier	APPROX. ELEVATION:	Not Recorded

Depth of Groundwater: Not Encountered Trench Terminated At: 12 Feet Page 1 of 1

DEPTH	LITHOLOGY	USCS	SOIL DESCRIPTION	SAMPLE ID	SAMPLERS TYPE	POCKET PEN	MOISTURE CONTENT (%)	FINES CONTENT (%)	PLASTICITY INDEX (PI)	EXPANSION INDEX (EI)	OPTIMUM WATER CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	COHESION, C (psf)	FRICION ANGLE, (degrees)
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LABORATORY TESTING

This appendix includes a discussion of the test procedures and the laboratory test results performed as part of this investigation. The purpose of the laboratory testing is to assess the engineering properties of the soil materials at the Site. The laboratory tests are performed using the currently accepted test methods, when applicable, of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed bulk samples used in the laboratory tests are obtained from various locations during the course of the field exploration, as discussed in **Appendix A** of this report. Each sample is identified by sample letter and depth. The Unified Soils Classification System is used to classify soils according to their engineering properties. The various laboratory tests performed are described below:

Expansion Index of Soils (ASTM D4829) is conducted in accordance with the ASTM test method and the California Building Code Standard, and are performed on representative bulk and undisturbed soil samples. The purpose of this test is to evaluate expansion potential of the site soils due to fluctuations in moisture content. The sample specimens are placed in a consolidometer, surcharged under a 144-psf vertical confining pressure, and then inundated with water. The amount of expansion is recorded over a 24-hour period with a dial indicator. The expansion index is calculated by determining the difference between final and initial height of the specimen divided by the initial height.

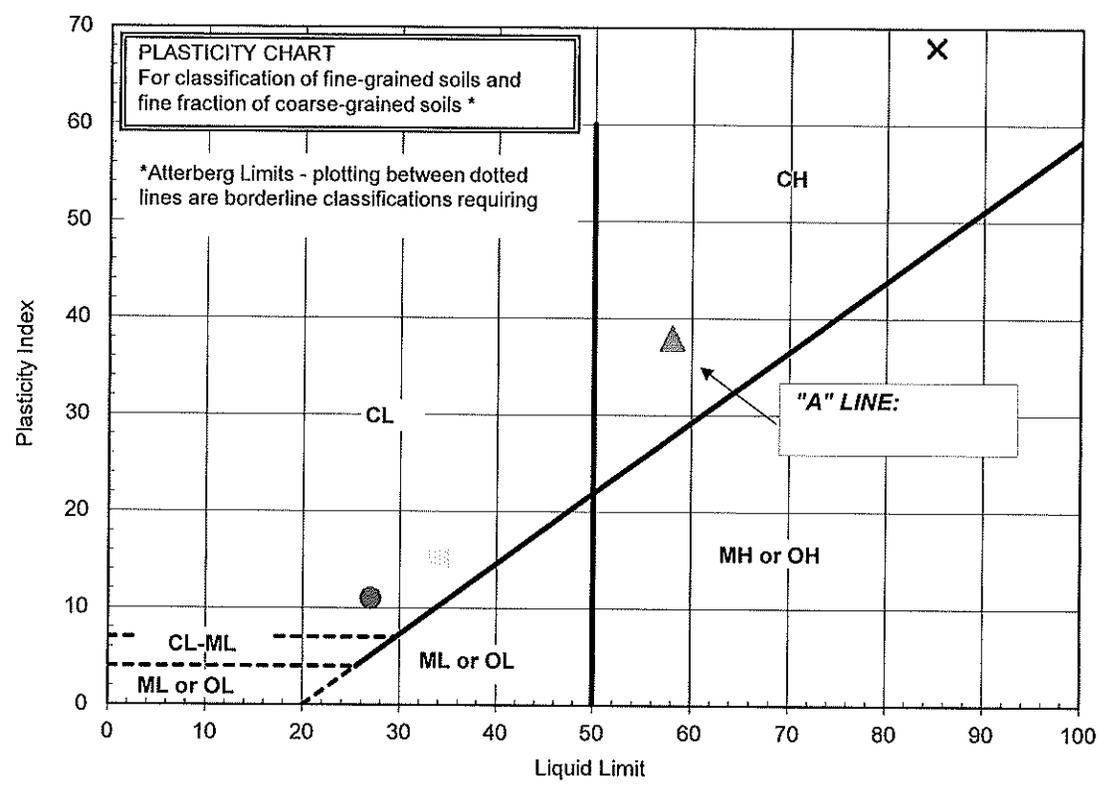
Laboratory Compaction Characteristics of Soil Using Modified Effort (ASTM D1557) is performed to determine the relationship between the moisture content and density of soils and soil-aggregate mixtures when compacted in a standard size mold with a 10-lbf hammer from a height of 18 inches. The test is performed on a representative bulk sample of bearing soil near the estimated footing depth. The procedure is repeated on the same soil sample at various moisture contents sufficient to establish a relationship between the maximum dry unit weight and the optimum water content for the soil. The data, when plotted, represents a curvilinear relationship known as the moisture density relations curve. The values of optimum water content and modified maximum dry unit weight can be determined from the plotted curve.

Liquid Limit, Plastic Limit, and Plasticity Index of Soils (ASTM D4318) are the water contents at certain limiting or critical stages in cohesive soil behavior. The liquid limit (LL or W_L) is the lower limit of viscous flow, the plastic limit (PL or W_P) is the lower limit of the plastic stage of clay and plastic index (PI or I_P) is a range of water content where the soil is plastic. The Atterberg Limits are performed on samples that have been screened to remove any material retained on a No. 40 sieve. The liquid limit is determined by performing trials in which a portion of the sample is spread in a brass cup, divided in two by a grooving tool, and then allowed to flow together from the shocks caused by repeatedly dropping the cup in a standard mechanical device. To determine the Plastic Limit a small portion of plastic soil is alternately pressed together and rolled into a 1/8-inch diameter thread. This process is continued until the water content of the sample is reduced to a point at which the thread crumbles and can no longer be pressed together and re-rolled. The water content of the soil at this point is reported as the plastic limit. The plasticity index is calculated as the difference between the liquid limit and the plastic limit.

Particle Size Analysis of Soils (ASTM D422) is used to determine the particle-size distribution of fine and coarse aggregates. In the test method the sample is separated through a series of sieves of progressively smaller openings for determination of particle size distribution. The total percentage passing each sieve is reported and used to determine the distribution of fine and coarse aggregates in the sample.

GeoSolutions, Inc. PLASTICITY INDEX TEST SUMMARY REPORT (ASTM D4318) (805) 543-8539

Project: 646 Sequoia Court
 Client: Paul Nagy
 Project #: SL12479-1
 Date: 9/22/21
 Checked by: AE



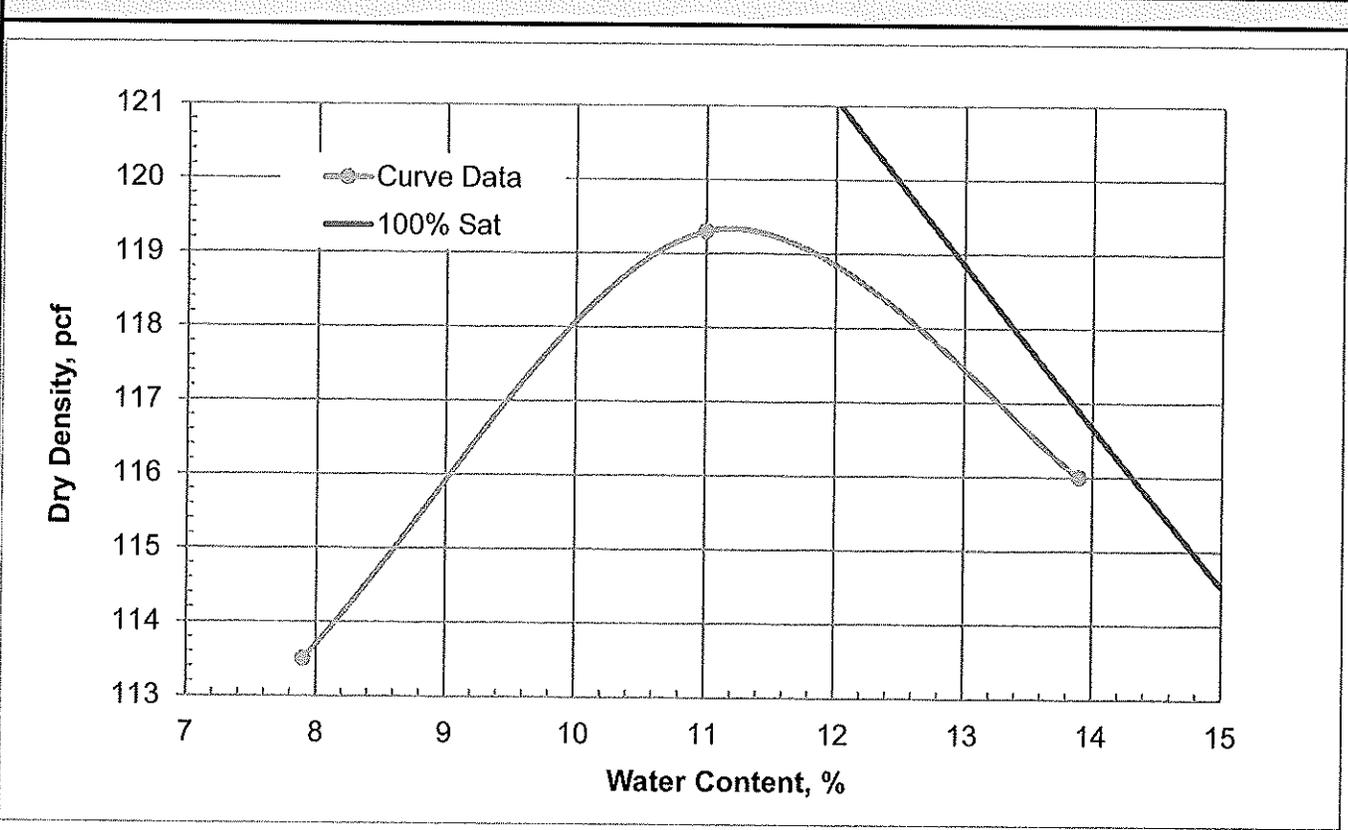
LEGEND			CLASSIFICATION	TEST RESULTS		
symbol	location	depth		Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
●	T-1	0-2'	Dark Brown Sandy Lean CLAY	27	16	11
▲	T-1	2-4.5'	Dark Yellowish Brown Sandy Fat CLAY	58	20	38
◻	T-1	4.5-6'	Light Yellowish Brown Sandy Lean CLAY	34	19	15
×	T-4	0-10'	Dark Grayish Brown Fat CLAY	85	17	68

Remarks:
 Testing was performed in accordance with ASTM D4318
 NP - material tested is nonplastic (liquid or plastic limit tests could not be performed)

Report By: Aaron Eichman

GeoSolutions, Inc. **LAB COMPACTION REPORT** **(805) 543-8539**
ASTM D1557

Project: 646 Sequoia Court Date Tested: September 21, 2021
 Client: Paul Nagy Project #: SL12479-1
 Sample: A Depth: 0.0 to 2.0 Feet Lab #: 11438
 Source: T-1 Sample Date: September 15, 2021
 Material: Dark Brown Sandy Lean CLAY Sampled By: KRC



ASTM Test Designation: D 698 D 1557
 Method (sieve size): A (#4) B (3/8") C (3/4")
 % Passing, Pf: _____ % Retained, Pc: _____ Estimated Measured
 Type of Rammer: Mechanical Manual
 Preparation Method Moist Dry
 100% Saturation Curve-Estimated Gs: 2.52

Laboratory Test Results				
Trial #	1	2	3	4
Water Content, %	7.9	11.0	13.9	
Dry Density, pcf	113.5	119.3	116.0	
MAXIMUM DRY DENSITY, pcf:	119.4	OPTIMUM MOISTURE, %:	11.2	

Report By: Aaron Eichman

SUBMITTAL HAZARD ANALYSIS

According to section 1613 of the 2019 CBC (CBSC, 2019), all structures and portions of structures should be designed to resist the effects of seismic loadings caused by earthquake ground motions in accordance with the *ASCE 7: Minimum Design Loads for Buildings and Other Structures*, hereafter referred to as ASCE7-16 (ASCE, 2016). Estimating the design ground motions at the Site depends on many factors including the distance from the Site to known active faults; the expected magnitude and rate of recurrence of seismic events produced on such faults; the source-to-site ground motion attenuation characteristics; and the Site soil profile characteristics. As per section 1613.2.2 of the 2019 CBC, the Site soil profile classification is determined by the average soil properties in the upper 100 feet of the Site profile and can be determined based on the criteria provided in Table 20.3-1 of ASCE7-16.

ASCE7-16 provides recommendations for estimating site-specific ground motion parameters for seismic design considering a Risk-targeted Maximum Considered Earthquake (MCE_R) in order to determine *design spectral response accelerations* and a Maximum Considered Earthquake Geometric Mean (MCE_G) in order to determine probabilistic geometric mean *peak ground accelerations*.

Spectral accelerations from the MCE_R are based on a 5% damped acceleration response spectrum and a 1% probability of exceedance in 50 years. *Maximum* short period (S_s) and 1-second period (S_1) spectral accelerations are interpolated from the MCE_R -based ground motion parameter maps for bedrock, provided in ASCE7-16. These spectral accelerations are then multiplied by site-specific coefficients (F_a , F_v), based on the Site soil profile classification and the maximum spectral accelerations determined for bedrock, to yield the *maximum* short period (S_{MS}) and 1-second period (S_{M1}) spectral response accelerations at the Site. According to section 11 of ASCE7-16 and section 1613 of the 2019 CBC, buildings and structures should be specifically proportioned to resist *design* earthquake ground motions. Section 1613.2.4 of the 2019 CBC indicates the site-specific *design* spectral response accelerations for short (S_{DS}) and 1-second (S_{D1}) periods can be taken as two-thirds of *maximum* ($S_{DS} = 2/3 * S_{MS}$ and $S_{D1} = 2/3 * S_{M1}$).

Per ASCE7-16, Section 21.5, the probabilistic maximum mean peak ground acceleration (PGA) corresponding to the MCE_G can be computed assuming a 2% probability of exceedance in 50 years (2475-year return period) and is initially determined from mapped ground accelerations for bedrock conditions. The site-specific peak ground acceleration (PGA_M) is then determined by multiplying the PGA by the site-specific coefficient F_h (where F_h is a function of Site Class and PGA).

Spectral response accelerations and peak ground accelerations, provided in this report were obtained using the computer-based Seismic Design Maps tool available from the Structural Engineers Association of California (SEAOC, 2019). This program utilizes the methods developed in ASCE 7-16 in conjunction with user-inputted Site location to calculate seismic design parameters and response spectra (both for period and displacement) for soil profile Site Classes A through E.

DISCLAIMER

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1. PRELIMINARY GRADING SPECIFICATIONS

A. General

1. These preliminary specifications have been prepared for the subject site; GeoSolutions, Inc. should be consulted prior to the commencement of site work associated with site development to ensure compliance with these specifications.
2. GeoSolutions, Inc. should be notified at least 72 hours prior to site clearing or grading operations on the property in order to observe the stripping of surface materials and to coordinate the work with the grading contractor in the field.
3. These grading specifications may be modified and/or superseded by recommendations contained in the text of this report and/or subsequent reports.
4. If disputes arise out of the interpretation of these grading specifications, the Soils Engineer shall provide the governing interpretation.

B. Obligation of Parties

1. The Soils Engineer should provide observation and testing services and should make evaluations to advise the client on geotechnical matters. The Soils Engineer should report the findings and recommendations to the client or the authorized representative.
2. The client should be chiefly responsible for all aspects of the project. The client or authorized representative has the responsibility of reviewing the findings and recommendations of the Soils Engineer. During grading the client or the authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.
3. The contractor is responsible for the safety of the project and satisfactory completion of all grading and other operations on construction projects, including, but not limited to, earthwork in accordance with project plans, specifications, and controlling agency requirements.

C. Site Preparation

1. The client, prior to any site preparation or grading, should arrange and attend a meeting which includes the grading contractor, the design Structural Engineer, the Soils Engineer, representatives of the local building department, as well as any other concerned parties. All parties should be given at least 72 hours' notice.
2. All surface and sub-surface deleterious materials should be removed from the proposed building and pavement areas and disposed of off-site or as approved by the Soils Engineer. This includes, but is not limited to, any debris, organic materials, construction spoils, buried utility line, septic systems, building materials, and any other surface and subsurface structures within the proposed building areas. Trees designated for removal on the construction plans should be removed and their primary root systems grubbed under the observations of a representative of GeoSolutions, Inc. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.
3. Once the Site has been cleared, the exposed ground surface should be stripped to remove surface vegetation and organic soil. A representative of GeoSolutions, Inc. should determine the required depth of stripping at the time of work being completed. Strippings may either be disposed of off-site or stockpiled for future use in landscape areas, if approved by the landscape architect.



4. If fill areas are constructed on slopes greater than 5-to-1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required.

11. Drainage

1. During grading, a representative of GeoSolutions, Inc. should evaluate the need for a sub-drain or back-drain system. Areas of observed seepage should be provided with sub-surface drains to release the hydrostatic pressures. Sub-surface drainage facilities may include gravel blankets, rock filled trenches or Multi-Flow systems or equal. The drain system should discharge in a non-erosive manner into an approved drainage area.

2. All final grades should be provided with a positive drainage gradient away from foundations. Final grades should provide for rapid removal of surface water runoff. Ponding of water should not be allowed on building pads or adjacent to foundations. Final grading should be the responsibility of the contractor, general Civil Engineer, or architect.

3. Concentrated surface water runoff within or immediately adjacent to the Site should be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

4. Water from roof downspouts should be conveyed in solid pipes that discharge in controlled drainage localities. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from building foundations, edges of pavements and sidewalks. For soil areas we recommend that a minimum of 2 percent gradient be maintained.

5. Attention should be paid by the contractor to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where hard edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

6. Sub-drains should be placed in established drainage courses and potential seepage areas. The location of sub-drains should be determined after a review of the grading plan. The sub-drain outlets should extend into suitable facilities or connect to the proposed storm drain system or existing drainage control facilities. The outlet pipe should consist of a non-perforated pipe the same diameter as the perforated pipe.

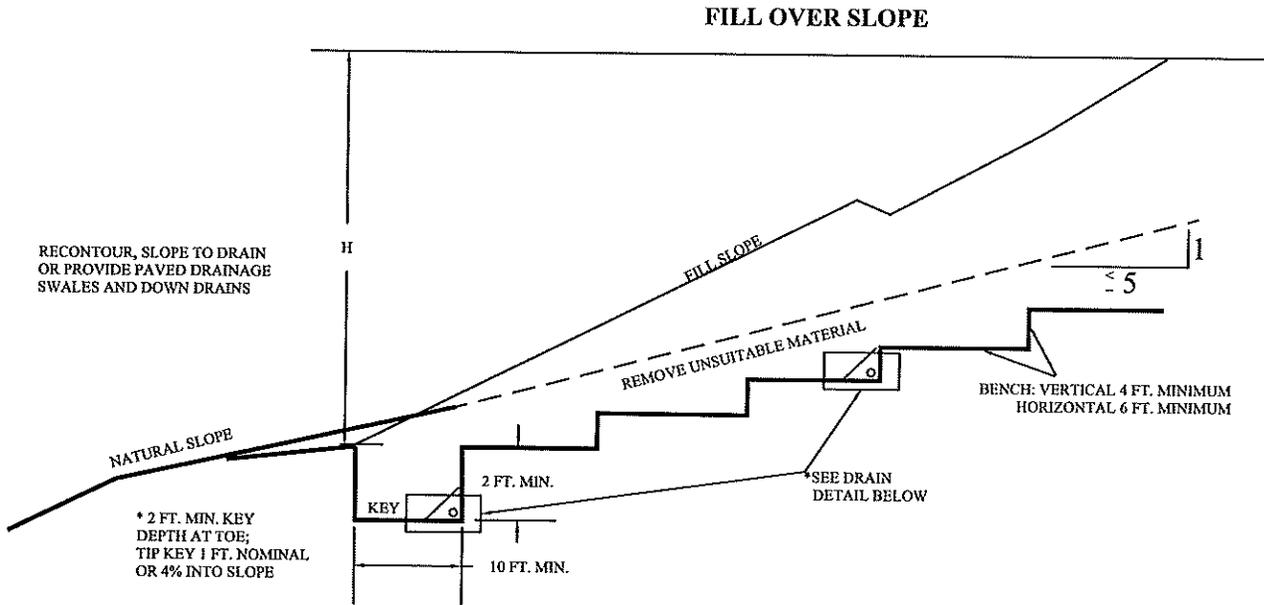
12. Landscaping

1. Maintenance of slopes is important to their long-term performance. Precautions that can be taken include planting with appropriate drought-resistant vegetation as recommended by a landscape architect, and not over-irrigating, a primary source of surficial failures.

2. Property owners should be made aware that over-watering of slopes is detrimental to long term stability of slopes.

13. Shoring and Sloped Back Excavations

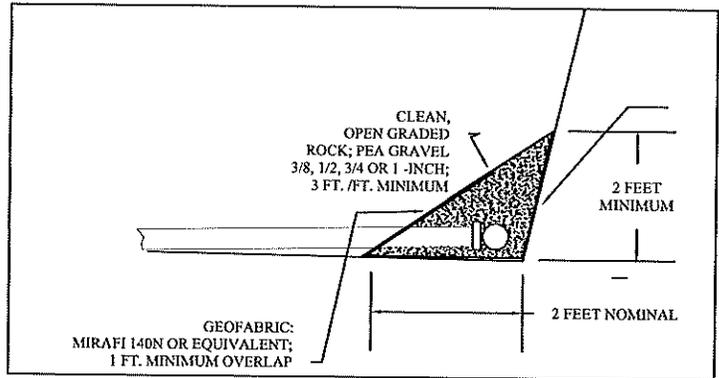
1. The attention of contractors, particularly the underground contractors, should be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork." Trenches or excavations greater than 5 feet in depth should be shored or sloped back in accordance with OSHA Regulations prior to entry.



NOTES:

*BACKDRAIN AS RECOMMENDED BY GEOTECHNICAL PER DETAIL.

DRAIN DETAIL



NTS

GeoSolutions, Inc.

220 High Street
San Luis Obispo, CA 93401
(805) 543-8539 Fax: (805) 543-2171

KEY AND BENCH WITH BACKDRAIN

**DETAIL
A**



May 31, 2022

Paul and Heidi Nagy
2797 Flora Street
San Luis Obispo, CA 93401

Kevin and Shelly McDowell
1815 6th Street
Los Osos, CA 93402

Subject: Botanical Survey Results for the 646 and 650 Sequoia Court Project, Assessor's Parcel Numbers 065-150-008 and 065-150-009, City of Morro Bay, California

Dear Mr. and Mrs. Nagy and McDowell:

This letter report documents the results of a botanical survey conducted for the 646 and 650 Sequoia Court project (project) located in the City of Morro Bay (City), San Luis Obispo County, California. The survey was conducted by JBD Environmental Consulting (JBD) to document the presence or absence and, extent of special status plants, and to evaluate the potential for adverse impacts to such resources from project development on Assessor's Parcel Numbers 065-150-008 and 065-150-009.

The Biological Resources Assessment report (JBD 2021) identified potentially suitable habitat within the project site for eleven special status plant species, including club-haired mariposa-lily (*Calochortus clavatus* var. *clavatus*), San Luis mariposa-lily (*Calochortus obispoensis*), Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*), San Luis Obispo owl's-clover (*Castilleja densiflora* var. *obispoensis*), Palmer's spineflower (*Chorizanthe palmeri*), paniculate tarplant (*Deinandra paniculate*), Eastwood's larkspur (*Delphinium parryi* ssp. *Eastwoodiae*), Betty's dudleya (*Dudleya abramsii* ssp. *Bettinae*), Blochman's dudleya (*Dudleya blochmaniae* ssp. *Blochmaniae*), Jones' layia (*Layia jonesii*), and most beautiful jewelflower (*Streptanthus albidus* ssp. *peramoenus*).

Residential development is proposed on the eastern terminus of Sequoia Court, approximately 1/4 mile east of the intersection of Highway 1 and Sequoia Court in Morro Bay, California. The approximate center of the project site occurs at latitude 35°23'49.62"N and longitude 120°51'16.99"W (WGS-84 datum). The project site is depicted on the northwest portion of the *Morro Bay North, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

Methodology

A botanical survey was conducted on Assessor's Parcel Numbers 065-150-008 and 065-150-009 (Survey Area) on May 2, 2022. The parcels were surveyed along intuitively controlled transects to achieve 100% visual inspection. During the field survey, an inventory of all plant species observed was compiled and the general site conditions were documented. The survey was conducted in accordance with current recommendations from USFWS and CDFW for botanical surveys. The survey followed Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants (USFWS 2000) and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018).

The botanical survey was conducted during the appropriate blooming season for all special status plant species with potential to occur. These include, club-haired mariposa-lily (*Calochortus clavatus* var. *clavatus*), San Luis mariposa-lily (*Calochortus obispoensis*), Cambria morning-glory (*Calystegia subacaulis*



ssp. *episcopalis*), San Luis Obispo owl's-clover (*Castilleja densiflora* var. *obispoensis*), Palmer's spineflower (*Chorizanthe palmeri*), paniculate tarplant (*Deinandra paniculate*), Eastwood's larkspur (*Delphinium parryi* ssp. *Eastwoodiae*), Betty's dudleya (*Dudleya abramsii* ssp. *Bettinae*), Blochman's dudleya (*Dudleya blochmaniae* ssp. *Blochmaniae*), Jones' layia (*Layia jonesii*), and most beautiful jewelflower (*Streptanthus albidus* ssp. *peramoenus*).

Existing Conditions and Vegetation

The Survey Area is occupied by non-native annual grassland, a eucalyptus windthrow, and landscaping. The non-native annual grassland displayed evidence of frequent mowing and disturbance. Very few native plants were observed. Non-native annual grasses and herbs dominate within this community, including wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), rattail fescue (*Festuca myuros*), and mustards (*Brassica nigra*; *Hirschfeldia incana*). Blooming annual and perennial herbs were also observed and include western blue-eyed grass (*Sisyrinchium bellum*), common vetch (*Vicia sativa* ssp. *Sativa*), hairy vetch (*Vicia villosa*), and treasure flower (*Gazania linearis*). A small, isolated eucalyptus windthrow runs along the southern end of the Survey Area. There is no herbaceous understory in this community due to the build-up of fallen eucalyptus leaves and shed bark. The landscaping is associated with an existing residence bordering the southwestern portion of the property. The landscaped area includes a mix of trees native to California, such as Monterey cypress (*Hesperocyparis macrocarpus*). Other non-native species observed include pampas grass (*Cortaderia selloana*), Crimson bottlebrush (*Callistemon citrinus*), and Ceanothus (*Ceanothis* Sp.)

Results

A total of 33 plant species were observed during the survey. A complete list of the species observed in the survey area is included in the attached floral compendium (Attachment C). The observed species were mostly those typical of disturbed grassland habitat in the vicinity of the project. No special status species were observed during the field survey.

Thank you for the opportunity to assist you with this important project. Please contact me if you have any questions or need additional information.

Sincerely,

JBD Environmental Consulting, LLC

A handwritten signature in black ink, appearing to read 'Jamie Deutsch'.

Jamie Deutsch, QSP/D
Principal Biologist



Appendix A – Survey Area



Basemap by ESRI, 2021.

Legend

-  Botanical Survey Area
-  Parcel Boundary
-  Building Location (Approximate)

Botanical Survey Area Map

646 and 650 Sequoia Court





Appendix B – Photographs



Photograph 1. View facing east of disturbed non-native grassland and eucalyptus windthrow on APN 065-150-009.



Photograph 2. View facing west of disturbed access road and landscaping bordering the south side of APN 065-150-009.



Photograph 3. View facing east of disturbed grassland habitat on APN 065-150-008



Photograph 4. View facing north of non-native annual grassland along the western portion of APN 065-150-008.



Appendix C – Plants observed within the Survey Area

Scientific Name	Common Name	Status	Origin (Native or Introduced)
Plants			
Trees			
<i>Callistemon citrinus</i>	crimson bottlebrush	None	Introduced (Planted)
<i>Eucalyptus globulus</i>	blue gum	None	Introduced, Cal-IPC Limited
<i>Hesperocyparis macrocarpus</i>	Monterey cypress	None	Native (Planted)
Shrubs			
<i>Ceanothus Sp.</i>	ceanothus	None	Introduced (Planted)
<i>Baccharis pilularis</i>	coyote brush	None	Native
<i>Diplacus aurantiacus</i>	sticky monkeyflower	None	Native
Herbs			
<i>Brassica nigra</i>	black mustard	None	Introduced, Cal-IPC Moderate
<i>Carduus pycnocephalus</i>	Italian thistle	None	Introduced, Cal-IPC Moderate
<i>Cirsium vulgare</i>	bull thistle	None	Introduced, Cal-IPC Moderate
<i>Convolvulus arvensis</i>	bindweed	None	Introduced
<i>Erodium cicutarium</i>	red-stemmed filaree	None	Introduced, Cal-IPC Limited
<i>Foeniculum vulgare</i>	sweet fennel	None	Introduced, Cal-IPC Moderate
<i>Gazania linearis</i>	treasure flower	None	Introduced, Cal-IPC Moderate
<i>Hirschfeldia incana</i>	perennial mustard	None	Introduced, Cal-IPC Moderate
<i>Lactuca serriola</i>	prickly lettuce	None	Introduced
<i>Lepidium draba</i>	white top	None	Introduced, Cal-IPC Moderate
<i>Malva nicaeensis</i>	bull mallow	None	Introduced
<i>Malva parviflora</i>	cheeseweed	None	Introduced
<i>Medicago polymorpha</i>	bur clover	None	Introduced, Cal-IPC Limited

Scientific Name	Common Name	Status	Origin (Native or Introduced)
<i>Melilotus indicus</i>	annual sweetclover	None	Introduced
<i>Plantago lanceolata</i>	English plantain	None	Introduced, Cal-IPC Limited
<i>Sisyrinchium bellum</i>	Western blue-eyed grass	None	Native
<i>Vicia sativa ssp. sativa</i>	common vetch	None	Introduced
<i>Vicia villosa</i>	hairy vetch	None	Introduced
Grasses			
<i>Avena barbata</i>	slender wild oats	None	Introduced; Cal-IPC - Moderate
<i>Bromus diandrus</i>	ripgut brome	None	Introduced; Cal-IPC - Moderate
<i>Bromus hordeaceus</i>	soft chess	None	Introduced, Cal-IPC Limited
<i>Bromus rubens</i>	red brome	None	Introduced; Cal-IPC - High
<i>Cortaderia selloana</i>	pampas grass	None	Introduced; Cal-IPC - High
<i>Cynodon dactylon</i>	Bermuda grass	None	Introduced; Cal-IPC - Moderate
<i>Festuca myuros</i>	rattail fescue	None	Introduced; Cal-IPC - Moderate
<i>Festuca perennis</i>	Italian rye grass	None	Introduced; Cal-IPC - Moderate
<i>Hordeum murinum</i>	foxtail barley	None	Introduced; Cal-IPC - Moderate

CRPR – California Rare Plant Rank, defined in California Native Plant Society Online Inventory and CDFW California Natural Diversity Database.

Cal-IPC – California Invasive Plant Council



AGENDA NO: B-2

MEETING DATE: June 20, 2023

Staff Report

TO: Planning Commissioners

DATE: June 12, 2023

FROM: Gabby Cortez, Assistant Planner

SUBJECT: 2285 Emerald Circle; Coastal Development Permit (CDP22-041) and Conditional Use Permit (CUP22-12) request for construction of a 2,368-sf single-family residence and a 560sf attached garage with a 126ft rear covered patio on a vacant lot in the Cloisters Subdivision. The property is zoned MMR/CRR/GC(PC) (Coastal Resource Residential/Golf Course/Planned Development) and is located in the Coastal Commission Appeals Jurisdiction.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by approving Planning Commission Resolution 12-23 (Exhibit A) which includes the Findings and Conditions of Approval for the project depicted on site development plans dated March 30, 2023.

APPLICANT:

John Bradley

AGENT:

Cody Lorange

ADDRESS/APN:

2285 Emerald Circle; 065-388-026

PROJECT DESCRIPTION:

The Applicant is requesting coastal development and conditional use permit approval to construct a 2,368sf single-family residence and 560 sf attached garage with a 126ft rear covered patio on a vacant lot in the Cloisters Subdivision.



Prepared By: GC Department Review: _____

PROJECT SETTING:

The project is located on Lot 71 in the south cluster of the Cloisters Subdivision, with a land use designation of low density residential per the Local Coastal Plan land use map. The project site lies within the MMR/CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development) Zoning District and is within the Coastal Commission Appeal Jurisdiction. This 8,616 sq. ft. lot is not visible from scenic Highway 1.



View of Vacant Lot



Photo Simulation of Proposed Home

Adjacent Zoning/Land Use			
North:	CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development)	South:	SCH- School
East:	MMR/CRR/GC/PD (Coastal Resource Residential/Golf Course/Planned Development) ; (Hwy 1)	West:	OA-1 (Open Area 1)

Site Characteristics	
Site Area	8,616 square feet
Existing Use	Vacant parcel
Terrain	Level and undeveloped
Vegetation/Wildlife	N/A
Archaeological Resources	N/A
Access	Emerald Circle

General Plan, Zoning Ordinance, & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Low Density Residential
Base Zone District	(MMR)/ (CCR) Coastal Resource Residential / (GC) Golf Course
Zoning Overlay District	(PD) Planned Development
Special Treatment Area	n/a
Combining District	n/a

Specific Plan Area	n/a
Coastal Zone	Located within the Coastal Commission Appeal Jurisdiction

Zoning Ordinance Standards		
	Standards	Proposed
Front Setback Garage setback	20 feet 25 feet	20.8 feet to main structure and 16.3 feet to support posts for the covered entry 25.04 Feet
Side-Yard Setback	6 feet	Northeast = 6.2' Southwest = 6.54'
Rear Setback	10 feet	10.04'
Height	14 feet	13.4'
Lot Coverage	Max. 45%	36%
Parking	2 Car Garage	2 Car Garage

PROJECT DISCUSSION:

Background

The proposed residence is located within the Cloisters Subdivision. The final map for this project was recorded in October 1996. The Cloisters project consists of 120 clustered residential lots and three open space lots that include a public park dedicated to the City and dune area dedicated to the State (California Department of Parks and Recreation). An assessment district was formed to maintain the public park (including the parking lot and restrooms) and open space areas. Public streets and street lighting are maintained by the City.

The Cloisters Subdivision went through a lengthy public review process, including review and approval by the California Coastal Commission on July 9, 1992 (A-4-MRB-91-44). The Planning Commission gave final approval of the Conditional Use Permit (CUP 28-90 Precise Plan) and Tentative Tract Map (TM 01-90) on August 16, 1993. The City Council accepted the public improvements for this subdivision on January 26, 1998.

In accordance with the Conditions of Approval for the overall subdivision, the Planning Commission is required to perform design review of each proposed residence as part of the Conditional Use Permit review. Projects located within the Coastal appeals jurisdiction require a coastal development permit review and approval by the Planning Commission.

Although no particular design style is required, homes with a Bungalow, Craftsman, or Cape Cod character are in keeping with the established design criteria (See photo simulations in Exhibit D). Three different height limits were established to preserve views and minimize visual impacts while complementing adjacent neighborhoods and providing for a variety of skylines. Lot 7 allows for a maximum building height of 14 feet above average natural grade. Garage structures should be set behind the front of the house a minimum of 4 feet and must be at least 25 feet from the front property line and must not dominate the street façade.

Cloisters Design Guidelines

Design Criteria		
	Proposed	Standards
Architectural Character	Consistent with common craftsman elements. This design has been approved by the Cloister's Design Review Committee (Exhibit C)	<ul style="list-style-type: none"> Bungalow, Craftsman, or Cape Cod character
Building Form and Massing	<ul style="list-style-type: none"> Horizontal and vertical articulation Variable ridge heights and wall planes Covered, recessed 	<ul style="list-style-type: none"> Horizontal and vertical articulation Variable ridge heights & wall planes Use features such as porches, balconies, arbors,

Roof Forms	<ul style="list-style-type: none"> • Gable Roof • Dimensional Asphalt Shingled roof 	<ul style="list-style-type: none"> • Gable, shed, hip forms with dormers are encouraged. • Detailed overhangs and eaves • Flat, unglazed concrete tile, clay tile, slate, dimensional asphalt shingles
Garage	<ul style="list-style-type: none"> • 560 sq. ft. two-car garage • Recessed 5 ft. from front. 	<ul style="list-style-type: none"> • Garages located behind the house preferred • Driveways should not dominate the landscape • Staggered/recessed doors recommended
Exterior Materials/Finishes	<p>See materials page (Exhibit D)</p> <ul style="list-style-type: none"> •Primary Material Board and Batten •Stained wood columns and trellis. •Accent Material Stucco and white brick 	Natural materials such as brick, stone, wood, light textured stucco, and split faced concrete block consistent with the chosen architectural style
Colors	See color page (Exhibit D)	Simple color schemes using a maximum of three

Residential Design Guidelines

The proposed project was evaluated in accordance with the City's adopted Residential Design Guidelines (Section 17.38) and Supplemental Requirements (Section 17.07.040) as noted below:

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p>Scale and Mass</p> <p><i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	The single-family home is consistent with the coastal nature of the Cloisters property. The proposed home meets the proportional relationship requirements related to scale and mass.
<p>Surface Articulation</p> <p><i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	The project includes visual interest and inviting entry. The project is proposing vinyl windows and a front entry canopy with exposed wood columns-stained brown which match the open trellis awing and exposed outlookers.

<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>Like other homes in the Cloisters the entry and driveway are visible and inviting with a recessed garage door which complies with the Cloister Design Guidelines.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The dark garage door matches other colors used throughout the home exterior. The garage is also set back from the front of the building by five feet.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>Plants proposed are all “low” water plant species, outdoor light fixtures shall be pointed downward and shielded. The home is also proposing to include roof mounted solar panels.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>The proposed materials comply with the Cloisters Design Guidelines such as wood, white board and batten as the primary material, fine white stucco siding as accent materials and brick painted white with a dimensional asphalt shingled roof.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The design and architectural features are visually pleasing as well as the colors used in the exterior finishes. The craftsman style home proposes a similar look and feel to other homes in the Cloisters subdivision.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The landscaping plan is compliant to the 50% required front setback landscaping standards, proposing low/ drought tolerant native plant species typical to this area with no irrigation proposed.</p>

Project Evaluation

The project meets all of the Morro Bay Municipal Code requirements, with the exception of the covered entryway to the home. The covered front entry is considered an architectural extension under the current zoning code, which is addressed in section 17.48.110 of the Morro Bay Municipal Code and reads as follows:

- **17.48.110 - Architectural extensions on residential structures.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS](#)

Architectural features on the residential structures, such as cornices, eaves and canopies may not extend closer than two feet to any lot line. Eaves and canopies may extend a maximum of four feet into the required front or street side setback, but not more than forty percent into required setback. Fireplaces, not exceeding eight feet in breadth and flying buttresses, may extend not closer than three feet to any side lot line or two feet into any front, rear, or street side setbacks. Oriel-type (bay windows supported only by a corbel or bracket) windows may extend not more than two feet into a required setback.

(Ord. 445 § 3 (part), 1995)

The policy does indicate that a canopy may extend a maximum of four feet into the required front setback. This policy has traditionally been interpreted to mean the canopy may cantilever into the front setback a maximum of four feet, but that support posts may not extend into the setback. Planning Condition of approval 12 has been added to the attached Resolution requiring the support posts be relocated out of the front setback.

The City's draft zoning code would allow for the support post for the canopy to remain in the proposed location. The Planning Commission specifically added language to the new zoning code to allow support posts for canopies to extend into the front setback to allow this type of improvement.

Table 17.23.050 of the new zoning code allows for encroachment into the front setback for "cornices, canopies, eaves, and similar architectural features to extend up to 40% of required setback depth or 4 feet, whichever is less. No closer than 2 feet from the lot line."

The definition of a canopy from the new draft zoning code:

Canopy. A roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

The draft zoning code is pending California Coastal Commission (CCC) certification. Should the CCC certify the zoning code (Coastal Implementation Plan) prior to the applicant moving forward with construction, there would be an opportunity for the applicant to maintain the current design.

The project is located within the CCC's appeal jurisdiction, thus requiring CDPs for

development of each lot to be reviewed and approved at a noticed public hearing. As the Cloisters project was fully considered for the impacts of the future homes that would be built on the new lots, there are no significant issues to be resolved related to coastal impacts. The view corridors, non-use areas, boardwalks and fenced off areas were all designed in accordance with the tract conditions of approval to protect and enhance coastal resources and provide coastal access consistent with the policies of Chapter 3 of the California Coastal Act. Development of single-family residential homes on these newly created lots, consistent with approved Design Guidelines and conditions of approval, will have no adverse impact on coastal resources or coastal access.

The individual project review is intended to ensure that the development of each of the lots within the tract continues to comply with the provisions of the Coastal Act. The various height limitations, setbacks and design criteria were established with the intent to create a built environment that will be in harmony with the natural surroundings. As proposed, the project appears consistent with the design criteria, architectural, and use restrictions as contained in the approved CC&R's, as well as Residential Design Guidelines as summarized above.

The Cloisters Design Review Committee has also reviewed and approved the project plans for consistency with the Cloister's Design Guidelines (See Cloisters Design Review Committee approval letter provided in Exhibit B).

PUBLIC NOTICE:

Notice of this item was posted at the site and published in the San Luis Obispo Tribune newspaper on June 9, 2023, and all property owners and occupants of record within 500 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ENVIRONMENTAL DETERMINATION:

Environmental review was performed for this project and staff determined it meets the requirements for a Categorical Exemption under CEQA Guidelines Section 15303 Class 3(a). This exemption applies to the construction of single-family residence in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to the project.

CONCLUSION:

The proposed project is consistent with all applicable development standards of the Zoning Ordinance, Cloisters Tract Conditions, CC&R's and Design Guidelines, the City's Residential Design Guidelines and applicable provisions of the General Plan and Local Coastal Plan. No modifications or exceptions to City development

requirements are proposed. The project has been found to be exempt from CEQA.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested Coastal Development Permit (CDP22-041) and Conditional Use Permit (CUP22-12) for the proposed project at 2285 Emerald, as shown on plans dated March 30, 2023, by adopting Planning Commission Resolution 12-23 which includes the Findings and Conditions of Approval for the project.

EXHIBITS:

- Exhibit A - Planning Commission Resolution 12-23
- Exhibit B - Cloisters Design Review Committee Letter April 7, 2023
- Exhibit C - Color and Materials Page
- Exhibit D - Photo simulations
- Exhibit E - Plan Reductions, dated March 30, 2023

RESOLUTION NO. PC 12-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CDP22-041) AND CONDITIONAL USE PERMIT (CUP22-12) TO ALLOW THE CONSTRUCTION OF A NEW 2,368SF SINGLE-FAMILY RESIDENCE WITH 560SF GARAGE AND 126SF REAR COVERED PATIO LOCATED IN THE CLOISTERS SUBDIVISION AND MMR/CRR/GC/PD ZONE DISTRICT AND WITHIN THE COASTAL APPEALS JURISDICTION AT 2285 EMERALD CIRCLE.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing in a hybrid format with both an in-person meeting at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, as well as through virtual public participation provided telephonically through Zoom on June 20, 2023, for the purpose of considering Coastal Development Permit CDP22-041 and Conditional Use Permit CUP22-12; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the appellant, applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Commission makes the following findings:

California Environmental Quality Act (CEQA)

1. The project is exempt from the California Environmental Quality Act, under Class 3(a), Section 15303 for the construction of a single-family residence in an urbanized area. Additionally, none of the Categorical Exemption exception, noted under Section 15300.2 apply to the project.

Coastal Development Permit findings

1. That the project is the construction of a Single-Family Residence in a residential zone. Specifically, the project is Coastal Development Permit and Conditional Use Permit approval for the construction of a 2,368-sf single-family residence and a 560-sf attached garage with a 126-sf rear covered patio on a vacant lot in the Cloisters Neighborhood. The project is consistent with the certified Local Coastal Program (LCP) and the General Plan for the City of Morro Bay.

Conditional Use Permit findings

1. The project will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood because the single-family residence and associated attached garage are permitted uses within the zoning district applicable to the project site and said structures will be constructed in accordance with all applicable project conditions and City regulations.
2. The project will not be injurious or detrimental to property and improvements in the neighborhood because the single-family residence and associated attached garage are designed to be consistent with the Design Guidelines, project conditions, and City regulations applicable to this development.
3. The project is an allowable use in the zoning district and is also in accordance with the certified Coastal Land Use plan for the City of Morro Bay, and is in conformance with the coastal access policies of Chapter 3 of the California Coastal Act.
4. The project is in conformance with the applicable conditions of approval for Tract 1996 (Case No. CUP 22-12/TM 01-90) as indicated in the attached staff report dated June 20, 2023.
5. The project design is consistent with the elements contained in the Cloisters Design Guidelines, approved CC&R's for Tract 1996, the Cloisters, that are intended to create a unified architectural and aesthetic consistency and tone so that each residence will harmonize with the beauty and natural surroundings and coastal nature of the property.
6. The project design is consistent with the elements contained in the City Council approved Residential Design Guidelines, as indicated in the attached staff report dated June 12, 2023.

Zoning Ordinance Standards: MMR/CCR/GC (PD)		
	Standards	Proposed
Front Setback	20'	20.8'
Garage setback	25'	25.04'
Side-Yard Setback	6'	6.2' (Northeast) 6.54' (Southwest)
Rear Setback	10'	10.04'
Height	14'	13.4'
Lot Coverage	Max 45%	36%
Parking	2 Car Garage	2 Car Garage

7. Residential Design Guidelines, Design Review (Section 17.38) and Supplemental Requirements (Section 17.07.040):

DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
<p>Scale and Mass <i>The proportional relationship of a structure to the objects/structures in the immediate neighborhood</i></p>	<p>The single-family home is consistent with the coastal nature of the Cloisters property. The proposed home meets the proportional relationship requirements related to scale and mass.</p>
<p>Surface Articulation <i>The architectural elements of the building design provide visual interest and necessary articulation.</i></p>	<p>The project includes visual interest and inviting entry. The project is proposing vinyl windows and a front entry canopy with exposed wood columns-stained brown which match the open trellis awing and exposed outlookers.</p>
<p>Building Orientation <i>Visible entryway and building placement on the parcel like other homes on immediate block</i></p>	<p>Like other homes in the Cloisters the entry and driveway are visible and inviting with a recessed garage door which complies with the Cloister Design Guidelines.</p>
<p>Garage and Driveway Design <i>Garage, carport and driveway should not dominate the frontage, primary focus should be the home, not parking areas</i></p>	<p>The dark garage door matches other colors used throughout the home exterior. The garage is also set back from the front of the building by five feet.</p>
<p>Sustainable Design Features <i>Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.</i></p>	<p>Plants proposed are all “low” water plant species, outdoor light fixtures shall be pointed downward and shielded. The home is also proposing to include roof mounted solar panels.</p>
<p>Building Materials <i>Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials</i></p>	<p>The proposed materials comply with the Cloisters Design Guidelines such as wood, white board and batten as the primary material, fine white stucco siding as accent materials and brick painted white with a dimensional asphalt shingled roof.</p>
<p>Architectural Elements <i>Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties</i></p>	<p>The design and architectural features are visually pleasing as well as the colors used in the exterior finishes. The craftsman style home proposes a similar look and feel to other homes in the Cloisters subdivision.</p>
<p>Landscaping <i>Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights</i></p>	<p>The landscaping plan is compliant to the 50% required front setback landscaping standards, proposing low/ drought tolerant native plant species typical to this area with no irrigation proposed.</p>

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit (CDP22-041) and Conditional Use Permit (CUP22-12) subject to the following conditions:

STANDARD CONDITIONS:

1. Permit: This permit is granted for the land described on Assessor Parcel Number 065-388-026 for the construction of a single-family residence as depicted on plans date stamped March 30, 2023, and on file with the Community Development Department, as modified by these conditions of approval. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise

specified herein.

2. Inaugurate Within Two Year: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed here on shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

PLANNING CONDITIONS:

1. CEQA Exemption: If the applicant elects to post the Categorical Exemption with the County Clerk's Office, then a required fee of \$50 fee shall be made payable to "County of San Luis Obispo" and delivered to the County Clerk along with the Categorical Exemption form attached to the coastal development permit. This filing has the effect of starting a 35-day statute of limitations period for challenges to the decision in place of the 180-day period otherwise in effect.
2. Construction Hours: Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. Dust Control: Prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.
4. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
5. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building inspector certifying that the height of the structures is in accordance with the approved plans and zoning ordinance standard.
6. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
7. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
8. The Cloisters Architectural Review Committee: The Cloisters Architectural

Review Committee shall be notified at the time of final occupancy to verify that the completed project complies with the approved plans.

9. The Cloisters Architectural Review Committee: The Cloisters Architectural Review Committee shall be notified of any modifications or revisions to the approved plans, prior to any installation or construction of the same.
10. Landscaping: Landscaping plan sheets shall be in the building set of plans and shall include irrigation details.
11. Solar Panels: Roof mounted solar panels shall be within the required building height standards and details shall be in the building set of plans.
12. Covered Entryway Support Posts. The applicant shall revise the design of the covered main entryway to move the support posts out of the front setback, subject to review and approval by the Community Development Director.

BUILDING DIVISION CONDITIONS

A. CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 2.) The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
- 3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.

- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) **BUILDING PERMIT APPLICATION:** To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

All construction will conform to the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Fire Code (IFC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Code (CGBC), Title 14 and 17 of the Morro Bay Municipal Code.

(Code adoption dates are subject to change. The code adoption year is established by application date of plans submitted to the Building Division for plan review.)

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or

disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.

- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case by case basis for some site-specific projects.
- 5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

C. CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY:

- 1.) Prior to building division final approval and request for final inspection, all required inspections from the other various divisions and departments must be completed and verified by a city inspector. All required final inspection approvals must be obtained from the various departments and documented on the permit card. This permit card shall then be turned into the building division for scheduling of the final building inspection.
- 2.) Any as-built drawings that were required by the building inspector or plans examiner must be submitted for approval prior to the request for final inspection.
- 3.) If structural observations were required, the final structural observation report shall be submitted to the building division prior to issuance of the certificate of occupancy or final inspection approval.

- 4.) If special inspections were required, the final special inspection report shall be submitted to the building division prior to the issuance of the certificate of occupancy or final inspection approval.
- 5.) Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
- 6.) Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the "Performance Requirement Determination Form" to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City's website: <https://www.morrobayca.gov/DocumentCenter/View/11114/MB-Stormwater-Management-EZ-manual>. Show compliance with Performance Requirement No. 1 as necessary; refer to Page 10 of the EZ Manual. (MBMC 14.48.140)
2. Frontage Improvements: Frontage improvements are required. Specify on plans that sidewalk shall be constructed per detail B-5, and curb & gutter per B-1. (MBMC 14.44.020)
3. Sewer Lateral: Perform a video inspection of the lateral (from the clean-out to the connection at the sewer mainline pipe) and submit to Public Works via flash drive. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>. Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to building plan approval. If existing lateral is inaccessible prior to construction, note on plans that a sewer video is to be provided to the City and any defects in lateral are to be repaired prior to final inspection. (MBMC 14.07.030)
4. Grading and Drainage: Indicate on plans the drainage patterns, and all proposed drainage pipes & structures. Clarify method of conveying runoff at northeast and southwest sides of structure to City right-of-way. (CRC R106.1.1)
5. Grading and Drainage: Design should maintain the historic drainage patterns, with no concentrated flow onto adjacent private property. If drainage cannot be easily conveyed to City ROW, at historic discharge location, provide for "level spreader" to result in sheet flow discharge.
6. Erosion and Sediment Control Plan: Provide a standard erosion and sediment control plan from the Engineer of Record. Show on plans the

control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan may be found on the City's website at the following location: <https://www.morrobayca.gov/documentcenter/view/462>

7. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Coordinate sizes with Fire Sprinkler plans. (MBMC 13.04.010 & 14.04.010.C)
8. Utilities: Note the location of all overhead utilities and construction underground service entrances per the CRC R106.1.1.

Add the following Notes to the Plans:

1. Any damage, as a result of construction operations for this project, to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: <https://www.morro-bay.ca.us/197/Public-Works>.
 - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location).
 - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
 - If a construction dumpster is used, the dumpster location shall be on private property, unless allowed by a temporary encroachment permit within the City right-of-way.

FIRE DEPARTMENT CONDITIONS

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090). Submit all plans and specification sheets for the required automatic fire sprinkler system to the Fire Department for review and approval prior to installation.
3. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon

monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 20th day of June 2023 on the following vote :

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson Roschen

ATTEST:

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted on this 20th day of June 2023.

Exhibit B
the Cloisters

DATE: 07 April 2023

TO: Cody Lrance

RE: 2285 Emerald Circle
Morro Bay, CA 93442

Mr. Cody Lrance,

This letter is regarding your approval of the Schematic Design review for 2285 Emerald Circle with one condition. The fireplace or fire pit annotated on your Site Plan shall be a non permanent structure and is less than 42" tall.

Signed:

DocuSigned by:
Heidi Gibson
348E914037784D4...

Heidi Gibson, Chair (consultant)

DocuSigned by:
Dawn Beattie
CC5E0530D3E14BB...

Dawn Beattie

DocuSigned by:
Vicki L
E12D95BC0AA148A...

Vicki McDonald

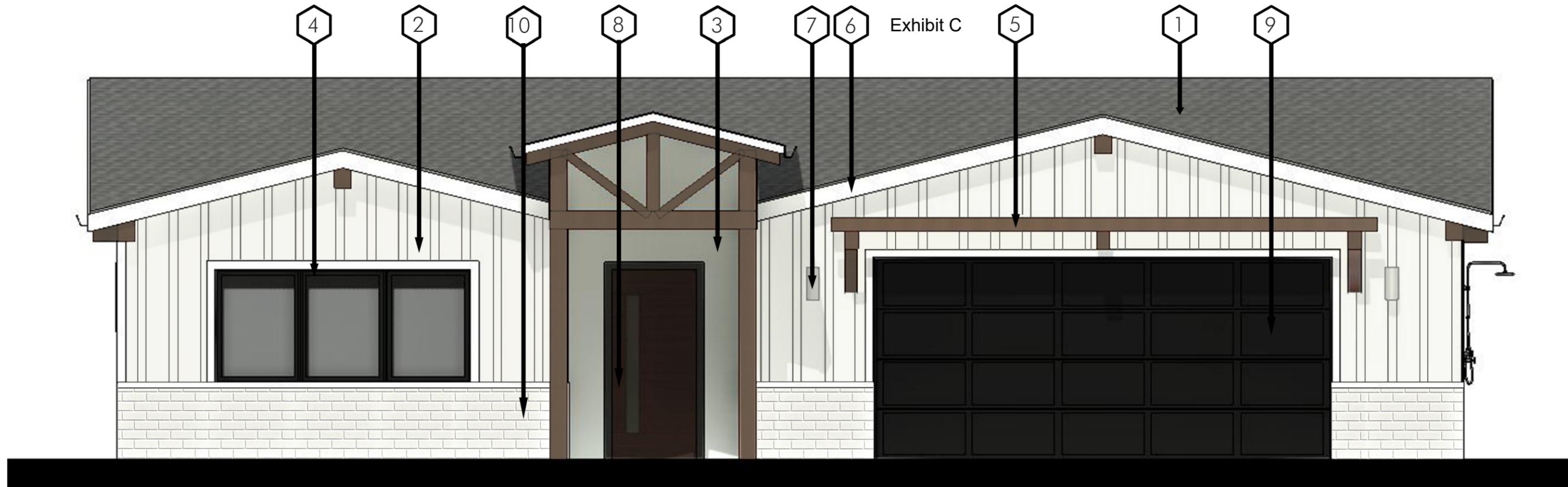
DocuSigned by:
Steve Stevens
9B3B15FA99FB484...

Steve Stevens

Rafael Marti

DocuSigned by:
R Butler
D0E29A016AAF4BA...

Bob Butler



1



COMPOSITION SHINGLE ROOF - BLACK

2



BOARD & BATTEN SIDING WHITE

3



STUCCO - WHITE FINE SAND FINISH

4



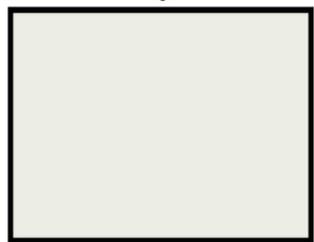
WINDOWS BLACK

5



EXPOSED WOOD STAINED BROWN

6



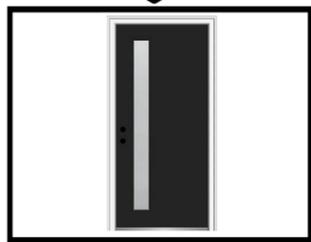
HARDIE TRIM & FASCIA BOARD WHITE

7



LIGHTING- WALL SCONCE STONE WASH FINISH

8



DECORATIVE ENTRY DOOR BLACK

9



GARAGE DOOR STEEL FLUSH PANEL, BLACK

10



BRICK SIDING PAINTED WHITE



BRADLEY RESIDENCE - COLOR MATERIAL BOARD

SCALE 1/4" = 1'

08/04/2022



BRADLEY RESIDENCE

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442



SHEET LIST

TITLE SHEETS

T1.1 TITLE SHEET

CIVIL

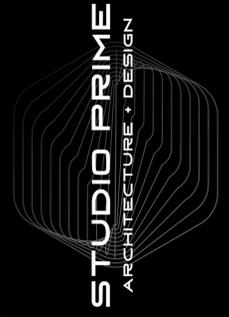
C1.0 TITLE & NOTE SHEET
C2.0 GRADING & DRAINAGE PLAN
C3.0 UTILITY PLAN

ARCHITECTURAL

A1.0 SITE PLAN
A2.1 FLOOR PLAN
A2.2 DOOR + WINDOW SCHEDULES
A3.0 ROOF PLAN
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A6.0 ARCHITECTURAL DETAILS

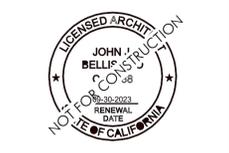
LANDSCAPE

L1.01 LANDSCAPE PLAN
L1.02 LANDSCAPE NOTES AND SCHEDULE
L2.01 IRRIGATION PLAN



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of the Architect.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and are responsible for all dimensions and conditions on this job and this office shall be notified in writing of any variations from the dimensions or conditions shown in these drawings.



BRADLEY RESIDENCE

JOHN BRADLEY

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442

ABBREVIATIONS

ABV ABOVE	FH FIRE HYDRANT	R RISER
ACOUS ACOUSTICAL	FHC FIRE HOSE CABINET	RAD RADIUS
ACT ACOUSTICAL CEILING TILE	FIN FINISH	RP REFLECTED CEILING PLAN
AD AREA DRAIN	FLR FLOOR	RD ROOF DRAIN
ADJ ADJUSTABLE	FLUOR FLUORESCENT	RE REFER
AFF ABOVE FINISH FLOOR	FS FINISHED SURFACE	REF REFRIGERATOR
ALT ALTERNATE	FT FOOT OR FEET	REINF REINFORCED
ALUM ALUMINUM	FW FRAMED WALL	REQD REQUIRED
APPROX APPROXIMATE	FUR FURRING	RESIL RESILIENT
ARCH ARCHITECT	GAL GALLON	RM ROOM
B.O. BOTTOM OF	GALV GALVANIZED	RO ROUGH OPENING
BALC BALCONY	GB GRAB BAR	RTU ROOF TOP UNIT (MECH)
BD BOARD	GC GENERAL CONTRACTOR	S SOUTH
BET BETWEEN	GL GLASS	SAFB SOUND ATTENUATION
BLDG BUILDING	GND GROUND	FIBER BATT
BLKG BLOCKING	GWB GYPSUM BOARD	SC SCUPPER
BLW BELOW	GYP GYPSUM	SCHED SCHEDULE
BM BEAM	H.W.H. HOT WATER HEATER	SEAL SEALANT
BOT BOTTOM	HWOD HARDWOOD	SECT SECTION
BRKT BRACKET	HWDR HARDWARE	SF SQUARE FOOT
BULKHD BULKHEAD	HM HOLLOW METAL	SHT SHEET
BUR BUILT UP ROOF	HORIZ HORIZONTAL	SIM SIMILAR
CG CORNER GUARD	HOUR HOUR	SPEC SPECIFICATION
CAB CABINET	HT HEIGHT	SQ SQUARE
CALK CALKING	ID INNER DIAMETER	SS STAINLESS STEEL
CEM CEMENT	INCAN INCANDESCENT	STD STANDARD
CEM CERAMIC	INSUL INSULATION	STL STEEL
CI CONTROL JOINT	INT INTERIOR	STOR STORAGE
CLG CEILING	JAN JANITOR	STRUCT STRUCTURAL
CLOS CLOSET	JST JOIST	SUSP SUSPENDED
CLR CLEAR	JOINT JOINT	SYM SYMMETRICAL
CO CASED OPENING	LAM LAMINATE	T TREAD
COL COLUMN	LAV LAVATORY	T&G TONGUE & GROOVE
CONC CONCRETE	LB(S) POUND(S)	TEL TELEPHONE
CONT CONTINUOUS	LDG LANDING	TER TERRAZZO
CPT CARPET	LT LIGHT	THK THICK
CT CERAMIC TILE	MAX MAXIMUM	THR THRESHOLD
CTR CENTER	MECH MECHANICAL	TO TOP OF
DBL DOUBLE	MEMB MEMBRANE	TYP TYPICAL
DET DETAIL	MFR MANUFACTURER	UC UNDERCUT
DIA DIAMETER	MIN MINIMUM	UNFN UNFINISHED
DIM DIMENSION	MISC MISCELLANEOUS	UNO UNLESS NOTED
DN DOWN	MO MASONRY OPENING	UNO OTHERWISE
DR DOOR	MTD MOUNTED	UNO UNLESS OTHERWISE
DG DOWN SPOUT	MTL METAL	NOTED NOTED
DW DISHWASHER	N NORTH	UTIL UTILITY
DWG DRAWING	NIC NOT IN CONTRACT	VCT VINYL COMPOSITION
E EAST	NO NUMBER	TILE TILE
EA EACH	NOM NOMINAL	VERT VERTICAL
EIFS EXTERIOR INSULATION & FINISH SYSTEM	NTS NOT TO SCALE	VIF VERIFY IN FIELD
ELEC ELECTRIC	O.P. OVERFLOW PIPE	VTR VENT TERMINATION
ELEV ELEVATION	OA OVERALL	PIPE PIPE
EMER EMERGENCY	OC ON CENTER	VWC VINYL WALL COVERING
ENCL ENCLOSURE	OD OUTSIDE DIAMETER	W WEST
EOS EDGE OF SLAB	OFF OFFICE	W/ WITH
EQ EQUAL	OH OPPOSITE HAND	W/O WITHOUT
EQUIP EQUIPMENT	OPG OPENING	WC WATERCLOSET
ETR EXISTING TO REMAIN	OPP OPPOSITE	WIN WINDOW
EW EACH WAY	PART PARTITION	WP WATERPROOF
EXP JT. EXPANSION JOINT	PERM PERIMETER	WS WESTSTACK
EXST EXISTING	PG PAINT GRADE	WAINSCOT WAINSCOT
F.O. FACE OF	PLAM PLASTIC LAMINATE	WT WEIGHT
FA FIRE ALARM	PLAS PLASTER	
FAP FIRE ANNUNCIATOR PANEL	PLYWD PLYWOOD	
FD FLOOR DRAIN	PTH OF TRAVEL	
FE FIRE EXTINGUISHER	PR PAIR	
FEP FIRE EXTINGUISHER PANEL	PT PAINT	
FG FINISH GROUP	PTD PAINTED	

DEVELOPMENT STANDARDS (OLD)

LOT COVERAGE (PER CLOISTERS DESIGN GUIDELINES)	
MAXIMUM LOT COVERAGE CRR ZONE:	45% (3,877 FT ²)
LOT AREA:	8,616 FT ²
PROPOSED LOT COVERAGE	
RESIDENCE FOOTPRINT:	2,368 FT ²
ATTACHED GARAGE FOOTPRINT:	560 FT ²
COVERED PORCHES:	209 FT ²
TOTAL LOT COVERAGE:	3,137 FT ² (36%)
BLDG FOOTPRINT:	3,137 FT ² (36%)
HARDSCAPE & DRIVEWAY:	2,297 FT ² (27%)
LANDSCAPING:	1,433 FT ² (17%)
NATIVE VEGETATION:	1,762 FT ² (20%)
LANDSCAPING (TABLE 17.09.030.B)	
MINIMUM LANDSCAPE AREA RL ZONE:	35% (3,016 FT ²)
LOT AREA:	8,616 FT ²
TOTAL PROPOSED LANDSCAPE AREA:	1,433 FT ² (16%)
TOTAL FRONT SETBACK AREA:	1,190 FT ²
HARDSCAPE IN FRONT SETBACK:	595 FT ² (50%)
LANDSCAPING IN FRONT SETBACK:	595 FT ² (50%)
SETBACKS (PER CLOISTERS DESIGN GUIDELINES)	
MINIMUM REQUIRED SETBACKS	
FRONT (MAIN BLDG):	20'
FRONT (GARAGE):	25'
TYPICAL:	6'
SIDE (INTERIOR/ 10% LOT WIDTH [60']):	10'
REAR (FROM VIEW CORRIDOR ESMNT):	10'
PROPOSED SETBACKS	
FRONT (MAIN BLDG):	20.8'
FRONT (GARAGE):	25.04'
SIDE (INTERIOR):	6.2' (NORTHEAST)
REAR (FROM VIEW CORRIDOR ESMNT):	6.54' (SOUTHWEST)
REAR:	10.04'
BUILDING HEIGHT (PER CLOISTERS DESIGN GUIDELINES)	
MAXIMUM BUILDING HEIGHT (SOUTH CLUSTER LOT, 71):	14'
NATURAL GRADE HIGH POINT:	22.99'
NATURAL GRADE LOW POINT:	22.5'
AVERAGE NATURAL GRADE:	22.7'
MAXIMUM ALLOWED HEIGHT (14' ABV AVG GRADE):	36.7'
PROPOSED HEIGHT: F.F. 22.7' + BLDG HT. 13.4' =	36.2'
AVERAGE SLOPE OF SITE:	
NATURAL GRADE HIGH PT:	22.99'
NATURAL GRADE LOW PT:	21.84'
ELEVATION CHANGE:	1.15'
LENGTH OF LOT:	146.51'
AVERAGE SLOPE:	0.8%
PARKING (TABLE 17.27.040)	
REQUIRED PARKING SPACES (SINGLE UNIT DWELLING) ONE UNIT PROPOSED:	2 SPACES / UNIT 2 SPACES REQ'D
PROPOSED PARKING SPACES ATTACHED GARAGE (2-CAR):	2 SPACES
IMPERVIOUS SURFACES	
EXISTING:	0 FT ²
PROPOSED:	
BUILDING FOOTPRINT	+3,137 FT ²
HARDSCAPE:	+2,297 FT ²
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	5,434 FT ²
NET CHANGE:	+5,434 FT ²

DEVELOPMENT STANDARDS (NEW)

LOT COVERAGE (PER CLOISTERS DESIGN GUIDELINES)	
MAXIMUM LOT COVERAGE RL ZONE:	45% (3,877 FT ²)
LOT AREA:	8,616 FT ²
PROPOSED LOT COVERAGE	
RESIDENCE FOOTPRINT:	2,368 FT ²
ATTACHED GARAGE FOOTPRINT:	560 FT ²
COVERED PORCHES:	209 FT ²
TOTAL LOT COVERAGE:	3,137 FT ² (36%)
BLDG FOOTPRINT:	3,137 FT ² (36%)
HARDSCAPE & DRIVEWAY:	2,297 FT ² (27%)
LANDSCAPING:	1,433 FT ² (17%)
NATIVE VEGETATION:	1,762 FT ² (20%)
LANDSCAPING (TABLE 17.09.030.B)	
MINIMUM LANDSCAPE AREA RL ZONE:	35% (3,016 FT ²)
LOT AREA:	8,616 FT ²
TOTAL PROPOSED LANDSCAPE AREA:	1,433 FT ² (16%)
TOTAL FRONT SETBACK AREA:	1,190 FT ²
HARDSCAPE IN FRONT SETBACK:	595 FT ² (50%)
LANDSCAPING IN FRONT SETBACK:	595 FT ² (50%)
SETBACKS (PER CLOISTERS DESIGN GUIDELINES)	
MINIMUM REQUIRED SETBACKS	
FRONT (MAIN BLDG):	20'
FRONT (GARAGE):	25'
TYPICAL:	6'
SIDE (INTERIOR/ 10% LOT WIDTH [60']):	10'
REAR (FROM VIEW CORRIDOR ESMNT):	10'
PROPOSED SETBACKS	
FRONT (MAIN BLDG):	20.8'
FRONT (GARAGE):	25.04'
SIDE (INTERIOR):	6.2' (NORTHEAST)
REAR (FROM VIEW CORRIDOR ESMNT):	6.54' (SOUTHWEST)
REAR:	10.04'
BUILDING HEIGHT (PER CLOISTERS DESIGN GUIDELINES)	
MAXIMUM BUILDING HEIGHT (SOUTH CLUSTER LOT, 71):	14'
NATURAL GRADE HIGH POINT:	22.99'
NATURAL GRADE LOW POINT:	22.5'
AVERAGE NATURAL GRADE:	22.7'
MAXIMUM ALLOWED HEIGHT (14' ABV AVG GRADE):	36.7'
PROPOSED HEIGHT: F.F. 22.7' + BLDG HT. 13.4' =	36.2'
AVERAGE SLOPE OF SITE:	
NATURAL GRADE HIGH PT:	22.99'
NATURAL GRADE LOW PT:	21.84'
ELEVATION CHANGE:	1.15'
LENGTH OF LOT:	146.51'
AVERAGE SLOPE:	0.8%
PARKING (TABLE 17.27.040)	
REQUIRED PARKING SPACES (SINGLE UNIT DWELLING) ONE UNIT PROPOSED:	2 SPACES / UNIT 2 SPACES REQ'D
PROPOSED PARKING SPACES ATTACHED GARAGE (2-CAR):	2 SPACES
IMPERVIOUS SURFACES	
EXISTING:	0 FT ²
PROPOSED:	
BUILDING FOOTPRINT	+3,137 FT ²
HARDSCAPE:	+2,297 FT ²
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	5,434 FT ²
NET CHANGE:	+5,434 FT ²

GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
*ALL APPLICABLE CODES LISTED INCLUDES ALL THEIR ASSOCIATED APPENDICES AND STANDARDS.
*CITY OF MORRO BAY MUNICIPAL CODES (MBMC).
ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK. OMISSIONS MADE IN THESE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
CONTRACTOR TO REVIEW TITLE 24 DOCUMENTATION TO PROVIDE A BUILDING THAT MEETS AND EXCEEDS THE BUILDING ENERGY AND EFFICIENCY AND PERFORMANCE AS REQUIRED BY ASHRAES/IESNA 90.1-1999 OR THE LOCAL ENERGY CODE, WHICHEVER IS MORE STRINGENT. THE BUILDING IS TO MEET THE ENERGY AND ATMOSPHERE, MINIMUM ENERGY PERFORMANCE PREREQUISITE POINT 2 PER THE USGBC LEED GREEN BUILDING RATING SYSTEM, VERSION 2.1.

PROJECT DIRECTORY

OWNER:	JOHN BRADLEY
ADDRESS:	1694 EL DORADO DR. THOUSAND OAKS, CA 91362 (805) 444-7100 JOHNBRADLEY@SBCGLOBAL.NET
PHONE:	
EMAIL:	
ARCHITECT:	STUDIO PRIME INC. JOHN BELLISARIO 971 OSOS ST. SAN LUIS OBISPO, CA 93401 (805) 776-3130 JOHN@STUDIOPRIMEINC.COM
CONTACT:	
ADDRESS:	
PHONE:	
EMAIL:	
CIVIL ENGINEER:	ROMANO DESIGN TIM ROMANO, PE, PLS 3141 AREZZO DR. SAN LUIS OBISPO, CA 93401 (805) 550-5910 TIM@ROMANODESIGN.US
CONTACT:	
ADDRESS:	
PHONE:	
EMAIL:	
LANDSCAPE ARCHITECT:	WES AROLA LANDSCAPE ARCHITECTURE WES AROLA 781 INGA RD. NIPOMO, CA 93444 (831) 247-9936 W@WESAROLA.COM
CONTACT:	
ADDRESS:	
PHONE:	
EMAIL:	

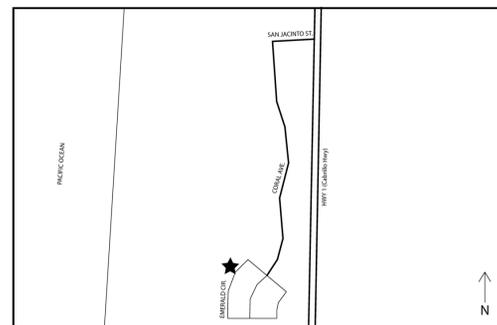
PROJECT DATA

PROJECT ADDRESS:	2285 EMERALD CIRCLE MORRO BAY, CA 93442
APN:	065-388-026
LEGAL:	LOT 71, TRACT 1996
LOT AREA:	0.19 ACRES (8,616 FT ²)
ZONING:	RL (NEW) MMR/CRR/GC/PD (OLD)
EXISTING USE:	EMPTY LOT
PROPOSED USE:	SFR
OCCUPANCY CLASSIFICATION:	GROUP R-3 / GROUP U
PROPOSED RESIDENTIAL SPACE (COND.):	2,368 FT ²
ATTACHED 2-CAR GARAGE (UNCOND.):	560 FT ²
PROPOSED TOTAL:	2,928 FT ²
COVERED PORCHES/PATIOS:	209 FT ²
STORIES:	1
BEDROOMS:	4
PROPOSED HEIGHT:	13'-5"
ALLOWABLE HEIGHT:	14'-0"
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
FIRE HAZARD SEVERITY ZONE:	HIGH
SPRINKLERS REQ'D:	YES, SEPARATE SUBMITTAL

SYMBOL LEGEND

	NORTH ARROW
	SECTION REFERENCE
	ELEVATION REFERENCE
	DETAIL REFERENCE
	DOOR TAG
	WINDOW TAG
	KEYNOTE
	ELEVATION REFERENCE

VICINITY MAP



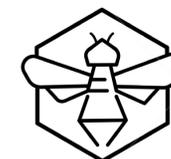
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1 03.23.23	CDP 3rd SUBMITTAL
REVISIONS	

T1.1

BRADLEY RESIDENCE

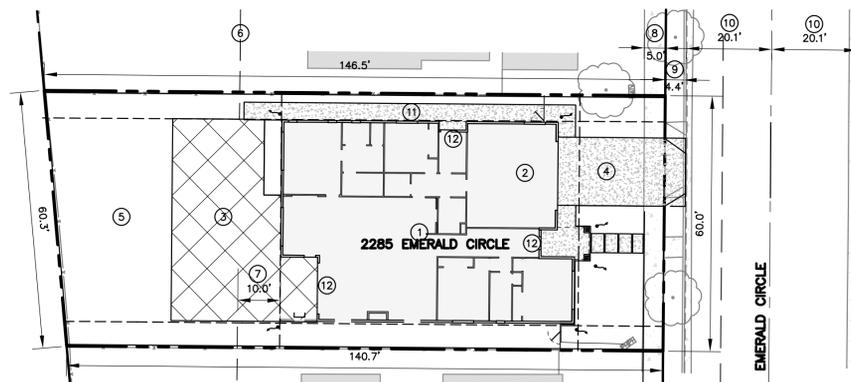
2285 EMERALD CIRCLE, MORRO BAY, CALIFORNIA 93442



HIVE ENGINEERING
 543 BRANCH STREET,
 SAN LUIS OBISPO, CA 93401
 WWW.HIVEENGINEERING.US
 dan@hiveengineering.us
 805-550-8546



PROFESSIONAL CA ENGINEER
 DANIEL PARKER-KING PE



- ① BRADLEY RESIDENCE FOOTPRINT
- ② 2-CAR GARAGE
- ③ PAVERS
- ④ 16' CONCRETE DRIVEWAY
- ⑤ LANDSCAPE AREA
- ⑥ SCENIC CONSERVATION EASEMENT PER 17-MB-83
- ⑦ 10' SETBACK
- ⑧ 5' SIDEWALK
- ⑨ 4.4' LANDSCAPING / DRIVEWAY RAMP AREA
- ⑩ 20' PARKING AND ROADWAY LANE
- ⑪ CONCRETE WALKWAY
- ⑫ EXTERIOR DOOR

KEY SITE FEATURES
 1" = 40'

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL LIMIT CONSTRUCTION ACTIVITY, INCLUDING EQUIPMENT MAINTENANCE AND SITE PREPARATION, TO THE HOURS BETWEEN 7:00 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY. NO CONSTRUCTION SHALL OCCUR ON WEEKENDS OR STATE HOLIDAYS. NON-NOISE GENERATING INTERIOR CONSTRUCTION ACTIVITIES SUCH AS PLUMBING, ELECTRICAL, DRYWALL AND PAINTING (WHICH DOES NOT INCLUDE THE USE OF COMPRESSORS, TILE SAWS, OR OTHER NOISE-GENERATING EQUIPMENT) ARE NOT SUBJECT TO THESE RESTRICTIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN CONSTRUCTION SUBCONTRACTORS.
3. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE SITE, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER AND THE OWNER.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS, FEES, ASSESSMENTS AND CHARGES REQUIRED TO COMPLETE THE WORK OF THIS CONTRACT.
5. INDIVIDUAL CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
6. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
7. ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH MIGHT ENDANGER THE STABILITY OF A STRUCTURE OR CAUSE DISTRESS TO A STRUCTURE.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR ALL EXCAVATION AS REQUIRED FOR STRUCTURAL STABILITY DURING ALL PHASES OF CONSTRUCTION.
10. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
11. OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF THE ENGINEER (SUPPORT SERVICES) SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES, OR METHODS. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING ANY PHASE OF CONSTRUCTION, SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY REGULATING GOVERNMENT AGENCIES) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
12. THE CONTRACTOR SHALL VERIFY AT SITE ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER.
13. THIS SET OF PLANS TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGE OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. (CBC 110)
14. THE CONTRACTOR SHALL PROVIDE SELF-CONTAINED TOILET UNIT. TOILET SHALL BE SHIELDED TO ENSURE PRIVACY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN TOILET IN CLEAN WORKING ORDER AND SCHEDULE REGULAR CLEANING, PUMPING AND SANITIZING. VERIFY EXACT LOCATION WITH OWNER.
15. ALL FINISHED GRADES SHALL SLOPE AWAY FROM BUILDINGS.

ABBREVIATIONS

AC	ASPHALT CONCRETE
AP	ANGLE POINT
BOF	BOTTOM OF FOOTING
BOW	BOTTOM OF WALL
CO	CLEAN-OUT
CL	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCTION
DIA & Ø	DIAMETER
E	ELECTRICAL
EG	EXISTING GRADE
ELEV	ELEVATION
(E) & ()	EXISTING
FO	FIBER OPTIC
FG	FINISHED GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GB	GRADE BREAK
FG	FINISHED GRADE
HDPE	HI-DENSITY POLYETHYLENE
HP	HIGH POINT
INW	INVERT ELEVATION
LT	LEFT
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
P	POWER
PC	POINT OF CURVATURE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RT	RIGHT
RP	RADIUS POINT
RW	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
T	TELEPHONE
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
W	WATER

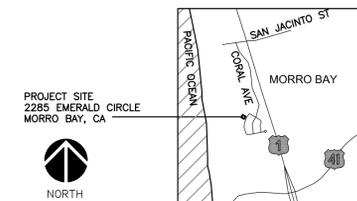
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING	---	---
WATER / FIRE WATER	W	W
SEWER	SS	SS
STORM DRAIN	SD	SD
CONTOUR	350	350
OH ELECTRIC	OH	OH
UNDERGROUND ELECTRIC	E	E
TRENCH DRAIN / FRENCH DRAIN	TD	TD
GAS	SSFM	SSFM
PRESSURIZED SEWER / STORM DRAIN	SSFM	SSFM
FENCE	○	○
ELECTRICAL POLE	●	●
LIGHT	⊙	⊙
LOW POINT	⊖	⊖
MANHOLE	⊙	⊙
POWER	⊙	⊙
POINT OF CURVATURE	⊙	⊙
PROPERTY LINE	⊙	⊙
POINT OF REVERSE CURVATURE	⊙	⊙
POINT OF TANGENCY	⊙	⊙
PUBLIC UTILITY EASEMENT	⊙	⊙
POLYVINYL CHLORIDE	⊙	⊙
RADIUS	○	○
RIGHT	○	○
RADIUS POINT	○	○
RIGHT-OF-WAY	○	○
SLOPE	○	○
STORM DRAIN	○	○
SANITARY SEWER	○	○
STATION	○	○
TELEPHONE	○	○
TOP OF FOOTING	○	○
TOP OF WALL	○	○
TYPICAL	○	○
WATER	○	○
HORIZONTAL / VERTICAL CONTROL	△	△
MANHOLE	○	○
UTILITY BOX	○	○
POST	○	○
RIGHT	○	○
RADIUS POINT	○	○
RIGHT-OF-WAY	○	○
SLOPE	○	○
STORM DRAIN	○	○
SANITARY SEWER	○	○
STATION	○	○
TELEPHONE	○	○
TOP OF FOOTING	○	○
TOP OF WALL	○	○
TYPICAL	○	○
WATER	○	○
POWER POLE ANCHOR	○	○
CATCH BASIN	○	○
HANDICAP PARKING	○	○
TREE	○	○
TREE LINE	○	○
BRUSH LINE	○	○
DIRT ROAD	○	○
EDGE OF ASPHALT	○	○
CONCRETE	○	○
MISC VALVE COVER	○	○
WATER VALVE	○	○
WATER METER	○	○
AC PAVING	○	○
CONCRETE	○	○
6" COMPACTED CLASS II BASE	○	○

ENGINEERS DECLARATION

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OF THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONAL CODE. I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF MORRO BAY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: HIVE ENGINEERING
 ADDRESS: 543 BRANCH STREET, SAN LUIS OBISPO CA, 93401
 TELEPHONE: 805-550-8546
 SIGNATURE OF ENGINEER: *Daniel Parker-King*



GOVERNING CODES

ALL WORK (WHERE REQUIRED) SHALL COMPLY WITH THE FOLLOWING CODES, STANDARDS AND REQUIREMENTS:

- 2022 MORRO BAY CODE OF ORDINANCES TITLE 14 - BUILDINGS AND CONSTRUCTION
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2018 IRC)
- 2019 CALIFORNIA MECHANICAL CODE (BASED ON THE 2018 UMC)
- 2019 CALIFORNIA ELECTRICAL CODE (BASED ON THE NFPA 70)
- 2019 CALIFORNIA PLUMBING CODE (BASED ON THE 2018 UPC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE (BASED ON THE 2018 IFC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA TITLE 24 DISABLED ACCESS REGULATIONS. ACCESSIBILITY FOR DISABLED PERSONS IN WHEELCHAIRS SHALL BE PROVIDED AS REQUIRED BY THE 2019 CBC.

EARTHWORK ESTIMATES

SOIL EXCAVATION	0	CUBIC YARDS
FILL	4	CUBIC YARDS
CUT	204	CUBIC YARDS
EXPORT	200	CUBIC YARDS
IMPORT	0	CUBIC YARDS

GRADING INFORMATION

EXISTING SITE AREA:	8,616	SQFT
STRUCTURES:		
SFR	2,368	SQFT
GARAGE	560	SQFT
COVERED PATIO	126	SQFT
TOTAL	3,054	SQFT (35%)
MAXIMUM LOT COVERAGE	3,877	SQFT (45%)
BUILDING FOOTPRINT	2,928	SQFT (34%)
HARDSCAPE & DRIVEWAY	2,423	SQFT (28%)
LANDSCAPING	290	SQFT (3%)
NATIVE VEGETATION	2,975	SQFT (35%)
EXISTING IMPERVIOUS	0	SQFT
PROPOSED IMPERVIOUS		
ADDITION	2,928	SQFT
HARDSCAPE	2,423	SQFT
TOTAL	5,351	SQFT (62%)
AVERAGE SLOPE CALC:	HIGH: 22.99 LOW: 22.50 DIST: 146'	(H-L / D) = 0.8%

VICINITY MAP

NO SCALE

PROJECT DATA

- | | |
|----------------------------|---|
| 1. OWNER: | JOHN BRADLEY
1694 EL DORADO DR.
THOUSAND OAKS, CA 91362 |
| 2. PROJECT SITE: | 2285 EMERALD CIRCLE
MORRO BAY CA, 93442 |
| 3. ASSESSOR PARCEL NUMBER: | 065-388-026 |
| 4. LEGAL: | LOT 71, TRACK 1996 |
| 5. ZONING: | MMR/CRR/GC/PD |

SHEETS

SHEET NO.	SHEET DESCRIPTION
C1.0	TITLE & NOTE SHEET
C1.1	GRADING AND DRAINAGE PLAN
C1.2	UTILITY PLAN

PROJECT CONSULTANTS

CIVIL ENGINEER	HIVE ENGINEERING 543 BRANCH STREET SAN LUIS OBISPO, CALIFORNIA 93401 805-550-8546 CONTACT: DAN PARKER-KING, PE
ARCHITECT	STUDIO PRIME INC. 2972 S. HIGUERA STREET SAN LUIS OBISPO, CA 93401 805-776-3130 CONTACT: JOHN BELLISARIO, AIA
STRUCTURAL ENGINEER	STUDIO PRIME INC. 2972 S. HIGUERA STREET SAN LUIS OBISPO, CA 93401 805-776-3130 CONTACT: HOWARD LEHWALD, PE
GEOTECHNICAL ENGINEER	GEOSOLUTIONS, INC. 1021 TAMA LN, STE 105 SANTA MARIA, CA (805) 614-6333 CONTACT: PATRICK McNEIL, PE
SURVEYOR	MBS LAND SURVEYS 3563 SUELODO STREET, UNIT Q. SAN LUIS OBISPO, CA 93401 (805) 594-1960 MICHAEL B. STANTON, PLS 5702

NO.	BY	DATE	REV	DESCRIPTION

JOB TITLE
 BRADLEY RESIDENCE,
 2285 EMERALD CIRCLE, MORRO BAY, CA

SHEET TITLE
 TITLE & NOTES SHEET

JOB NO.	19012
DATE	2/17/23
PAGE	1 OF 3
SHEET NO.	C1.0
SCALE	1" = 40'
REV	0

C1.0

EROSION CONTROL NOTES

- THE SITE SHALL BE MAINTAINED AS TO PREVENT FLOW OF SEDIMENTS FROM THE PROJECT.
- ALL AREAS OVER 5% GRADE WHICH ARE DISTURBED BY GRADING ACTIVITIES SHALL BE HYDROSEEDED WITH AN APPROVED PERENNIAL MIX PRIOR TO FINAL ACCEPTANCE. AREAS WITH ESTABLISHED GROWTH AT THE TIME OF FINAL ACCEPTANCE NEED NOT BE HYDROSEEDED.
- EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED FOR ANY SITE WORK.
- EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AFTER CONSTRUCTION IS COMPLETED UNTIL PERMANENT MEASURES ARE IN PLACE.
- DURING RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF SOIL AND DEBRIS.
- ALL EROSION PROTECTION MEASURES SHALL BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORK DAY, AND AFTER EACH RAINFALL EVENT.
- AN EROSION CONTROL PLAN SHALL BE PREPARED AND APPROVED BY THE CITY ENGINEER.
- ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.
- HYDRO SEEDING SPECIFICATIONS:
 - SEED MIX:
 - 20 LB/AC BROMUS CARINATUS CUCAMONGA SEED MIX
 - 8 LB/AC FESTUCA MICROSTACHYS SEED MIX
 - 3 LB/AC TRIFOLIUM WILLDENOVII SEED MIX
 - MULCH/FERTILIZER/BINDER:
 - 1500 LB/AC WOOD FIBER MULCH
 - 300 LB/AC 15/15/15 FERTILIZER
 - 100 LB/AC ECOLOGY CONTROL M-BINDER TACKIFIER

- SPECIAL INSPECTIONS**
- ALL CONSTRUCTION & INSPECTIONS SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTER 17.
 - SPECIAL INSPECTION REQUIREMENT ARE REQUIRED FOR THIS PROJECT, THE OWNER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON ALL TASKS IDENTIFIED BELOW.
 - SPECIAL INSPECTORS SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE COUNTY BUILDING DEPARTMENT, NAMES AND QUALIFICATIONS OF SPECIAL INSPECTOR(S) SHALL BE SUBMITTED TO THE COUNTY BUILDING DEPARTMENT FOR APPROVAL.

- EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF COMPONENTS LISTED IN THE SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE COUNTY BUILDING DEPARTMENT AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK. THE STATEMENT SHALL CONTAIN THE ITEMS LISTED IN CBC 1706.1.
- A FINAL REPORT PREPARED BY A SOIL OR CIVIL ENGINEER SHALL BE SUBMITTED TO THE FIELD INSPECTOR STATING THE WORK PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS, APPLICABLE CODES, AND IS FOUND TO BE SUITABLE TO SUPPORT THE INTENDED STRUCTURE. SUCH REPORT SHALL INCLUDE ANY FIELD PROGRESS REPORTS, COMPACTION DATA ETC.

SECTION 1705. STATEMENT OF SPECIAL INSPECTIONS:

1705.1 GENERAL. WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY SECTION 1704, 1707 OR 1708, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705 FOR SUBMITTAL BY THE PERMIT APPLICATION (SEE SECTION 1704.1.1).

1705.2 CONTENT OF STATEMENT OF SPECIAL INSPECTIONS. THE STATEMENT OF SPECIAL INSPECTIONS SHALL IDENTIFY THE FOLLOWING:

- THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OR TESTING BY THE BUILDING OFFICIAL OR BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR EACH PORTION OF THE WORK
- THE TYPE AND EXTENT OF EACH SPECIAL INSPECTION.
- THE TYPE AND EXTENT OF EACH TEST.
- ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION OR TESTING FOR SEISMIC OR WIND RESISTANCE AS SPECIFIED IN SECTION 1705.3, 1705.4, 1707 OR 1708.
- FOR EACH TYPE OF SPECIAL INSPECTION, IDENTIFICATION AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION OR PERIODIC SPECIAL INSPECTION.

SECTION (TABLE) 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS.

- VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY SHALL BE PERFORMED PERIODICALLY DURING TASK.
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. SHALL BE PERFORMED PERIODICALLY DURING TASK.
- PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS. SHALL BE PERFORMED PERIODICALLY DURING TASK.
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL. SHALL BE PERFORMED CONTINUOUSLY DURING TASK.
- PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAD BEEN PREPARED PROPERLY. SHALL BE PERFORMED PERIODICALLY DURING TASK.

OBSERVATION & TESTING PROGRAM.

- THE PROJECT SOILS ENGINEER SHALL PERFORM THE INSPECTION & TESTING FOR THE FOLLOWING TASKS:
- FINAL PLANS
 - STRIPPING AND CLEARING OF VEGETATION
 - RECOMPACTION OF SCARIFICATION SOILS
 - FILL PLACEMENT AND COMPACTION

- OVER EXCAVATING
- VERIFICATION OF SOILS TYPE & DEPTH
- FINAL REPORT

THE PROJECT ENGINEER OF WORK SHALL PERFORM THE INSPECTION FOR THE FOLLOWING TASKS:

- ROUGH GRADING & SITE PREPARATION
- FINAL GRADING INSPECTION PRIOR TO FINAL COUNTY INSPECTION

THE PROJECT ENGINEER OF WORK SHALL BE DAN PARKER-KING PE, 543 BRANCH STREET, SAN LUIS OBISPO, CA 93401 PHONE (805-550-8546)

THE ENGINEER OR WORK SHALL STATE IN WRITING THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.

EROSION CONTROL & INSPECTIONS

EROSION AND SEDIMENT CONTROL 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.

TREE PROTECTION NOTES

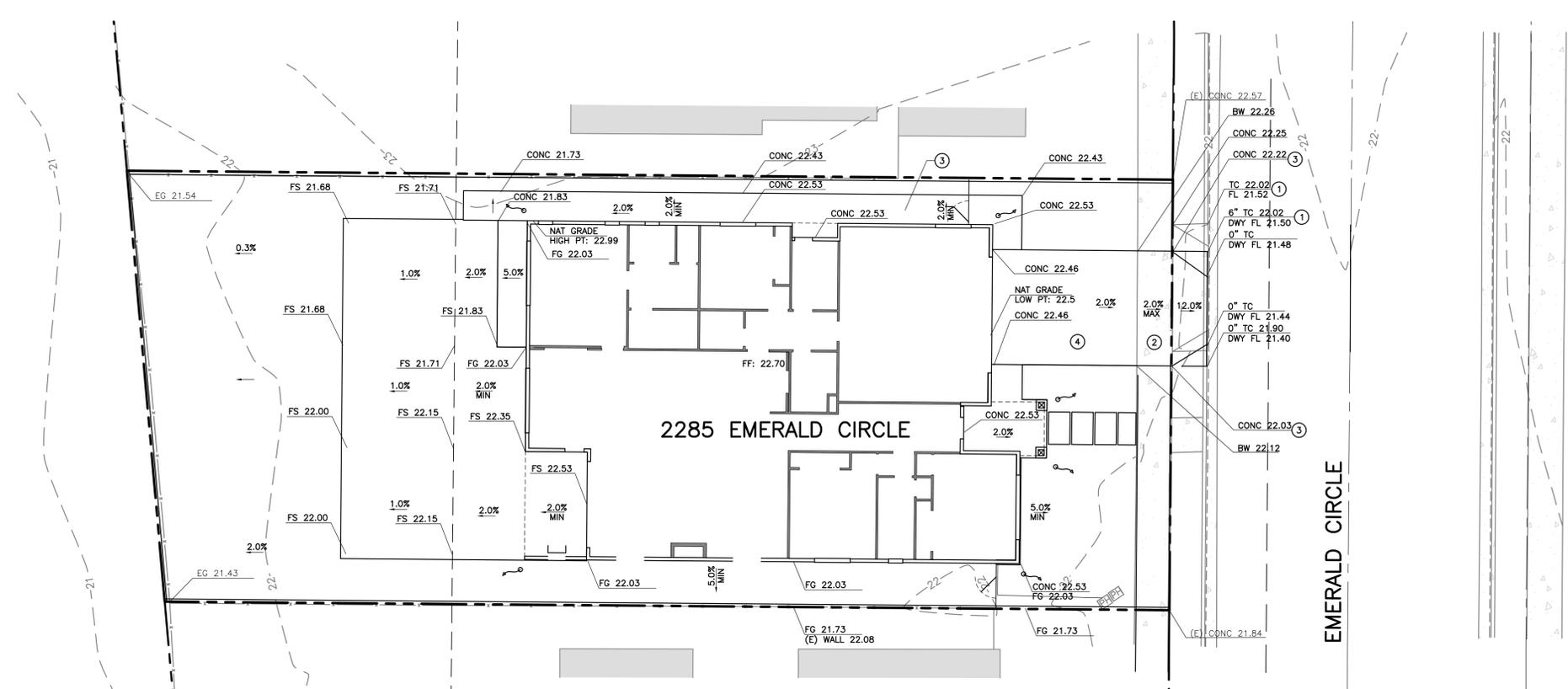
- TREES WITHIN 20 FEET OF GRADING OR TRENCHING SHALL BE PROTECTED BY PLACEMENT OF PROTECTIVE FENCING AS INDICATED.
- PROTECTIVE FENCING SHALL BE FOUR FEET HIGH CHAIN LINK OR SAFETY FENCE, AND SHALL BE PLACED AT THE DRIPLINE UNLESS OTHERWISE INDICATED
- TRENCHING AND EXCAVATION WITHIN TREE DRIPLINES SHALL BE HAND DUG OR BORED TO MINIMIZE ROOT DISTURBANCE. ANY ROOT ENCOUNTERED 1" DIAMETER OR GREATER, SHALL BE HAND CUT AND APPROPRIATELY TREATED.
- PRUNING OF LOWER LIMBS IN THE CONSTRUCTION AREA SHALL OCCUR PRIOR TO CONSTRUCTION ACTIVITIES TO MINIMIZE DAMAGE.
- TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION.
- NO VEHICLE PARKING OR STORAGE OF MATERIALS UNDER OAK CANOPIES

GRADING NOTES

- ALL GRADING SHALL CONFORM TO THE CITY OF MORRO BAY BUILDING CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
- CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
- BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF MORRO BAY FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON CITY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
- THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
- A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED, THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
- FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASH) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18' OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
- CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 1/2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
- SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 5% FOR 10 FEET (SOIL) AND 2% FOR 5 FEET (PAVED) - AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
- ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
- AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED.
- BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUEDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER.
- IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER
- ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR-ROUND.
- HIGHEST NATURAL GRADE: 22.99. LOWEST NATURAL GRADE: 22.50
AVERAGE NATURAL GRADE IS (22.99+22.50)/2 = 22.75

CONSTRUCTION NOTES

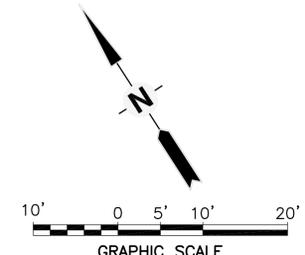
- DEMO AND REMOVE 20 LF OF CURB. CONSTRUCT 4 LF OF NEW 6" CURB PER CITY OF MORRO BAY STANDARD A-2.
- DEMO SIDEWALK AND REPLACE IN KIND.
- DEMO DRIVEWAY RAMP AND RECONSTRUCT 4' SOUTH.
- 16' WIDE, 20' LONG DRIVEWAY PER CITY OF MORRO BAY STANDARD B-6. DRIVEWAY SHALL BE 6" CONCRETE OVER 6" CLASS 2 AB, 95% MIN RELATIVE COMPACTION.
- 4" CONCRETE WALKWAY. SIDEWALK SHALL BE 4" CONCRETE OVER 6" CLASS II COMPACTED AB.



PLAN
1" = 10'

TABLE 1705.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	INSPECTION REQUIRED
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	—	X	X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X	X
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	—	X	X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—	X
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X	X



HIVE ENGINEERING
543 BRANCH STREET,
SAN LUIS OBISPO, CA 93401
WWW.HIVEENGINEERING.US
dan@hiveengineering.us
805-550-8546

REGISTERED PROFESSIONAL ENGINEER
DANIEL PARKER-KING
No. C-74672
Exp. 12/31/23
CIVIL
STATE OF CALIFORNIA

PROFESSIONAL CA ENGINEER
DANIEL PARKER-KING PE

NO.	DESCRIPTION	BY	DATE	REV

JOB TITLE
BRADLEY RESIDENCE
2285 EMERALD CIRCLE, MORRO BAY, CA

SHEET TITLE
GRADING PLAN

JOB NO.
19012

DATE
2/17/23

PAGE
2 OF 3

SHEET NO.

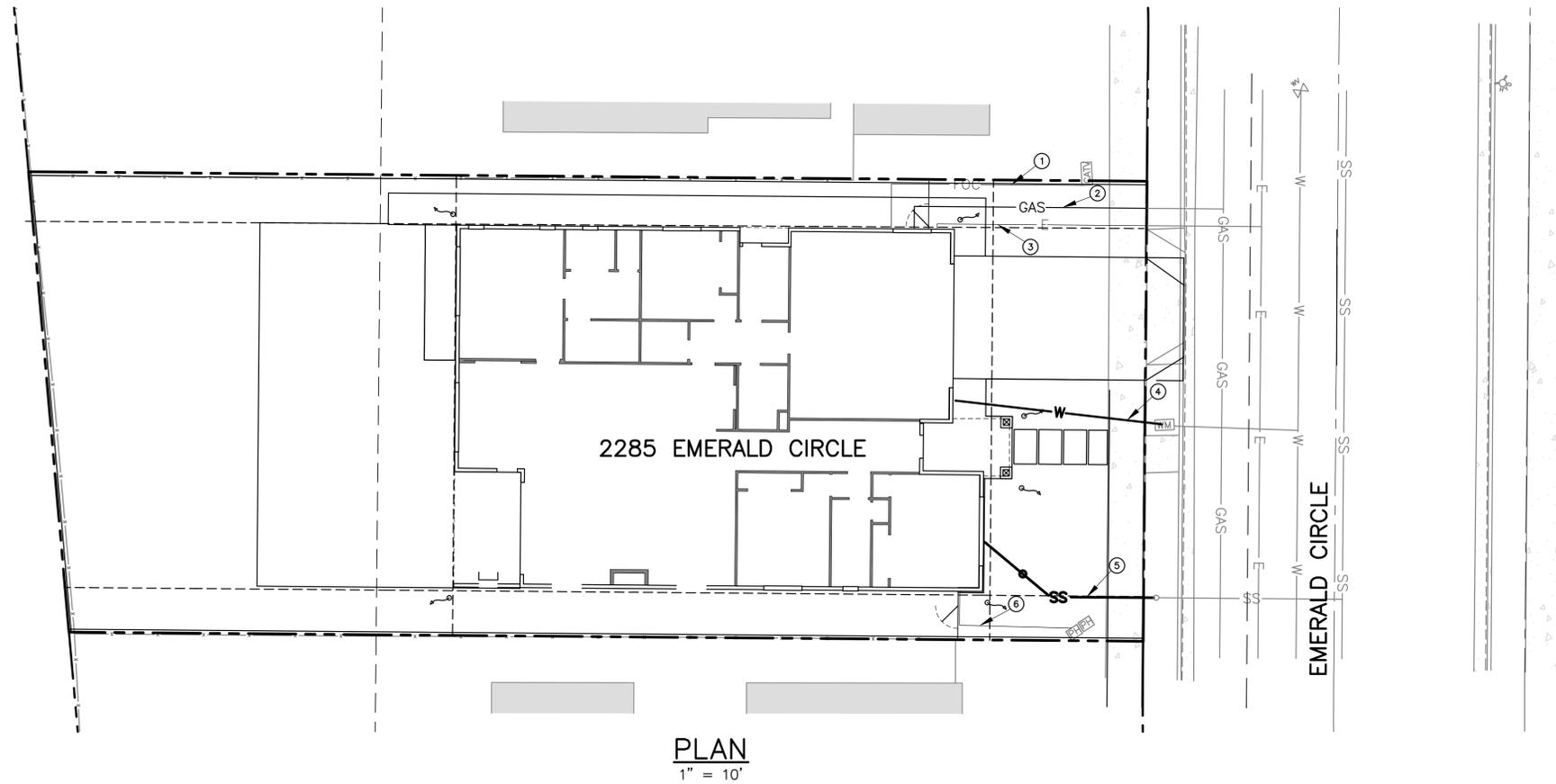
SCALE
1" = 10'

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COUNTY: SANTA BARBARA
 CITY: BUELLTON
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 CITY: BUELLTON
 CONTROL POINT:

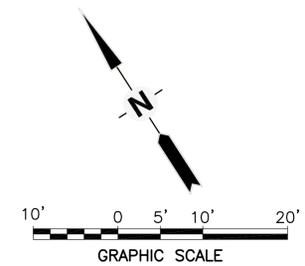


UTILITY NOTES

1. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DON'T SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE OR FITTING REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND WORKING SYSTEM.
2. ALL EXISTING UTILITIES AND TIE-IN POINTS SHOULD BE CONSIDERED ACTIVE UTILITIES, UNLESS OTHERWISE INDICATED.
3. UNLESS OTHERWISE SPECIFIED OR REQUIRED, USE CITY OF MORRO BAY STANDARD DETAILS FOR UTILITY INSTALLATIONS.
4. LOCATIONS FOR GAS AND ELECTRIC ARE ESTIMATED. APPROXIMATE LOCATIONS WILL BE DETERMINED PRIOR TO CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- ① INSTALL FO SERVICE.
- ② INSTALL 3/4" COPPER GAS SERVICE PER PG&E GREENBOOK LOCATION TO BE VERIFIED IN FIELD. CONNECTION LOCATION TO BE VERIFIED IN FIELD.
- ③ INSTALL UNDERGROUND ELECTRICAL SERVICE PER PG&E GREENBOOK CONNECTION LOCATION TO BE VERIFIED IN FIELD.
- ④ INSTALL NEW 1" PVC WL CONNECTION. INSTALL AT A MINIMUM OF 12" BELOW GRADE.
- ⑤ CONNECT TO EXISTING STUB-OUT AND INSTALL 4" PVC SS SERVICE CONNECTION PER CITY OF MORRO BAY STANDARD S-1. EXISTING SEWER LATERAL STUB-OUT LOCATION HAS BEEN IDENTIFIED BY A "S" STAMPED ON CURB
- ⑥ INSTALL TELEPHONE SERVICE.
- ⑦ IF ACCEPTED BY PG&E, CONTRACTOR MAY INSTALL ELECTRIC, GAS, AND FO IN A JOINT TENCH PER PG&E GREENBOOK DETAIL S5453.



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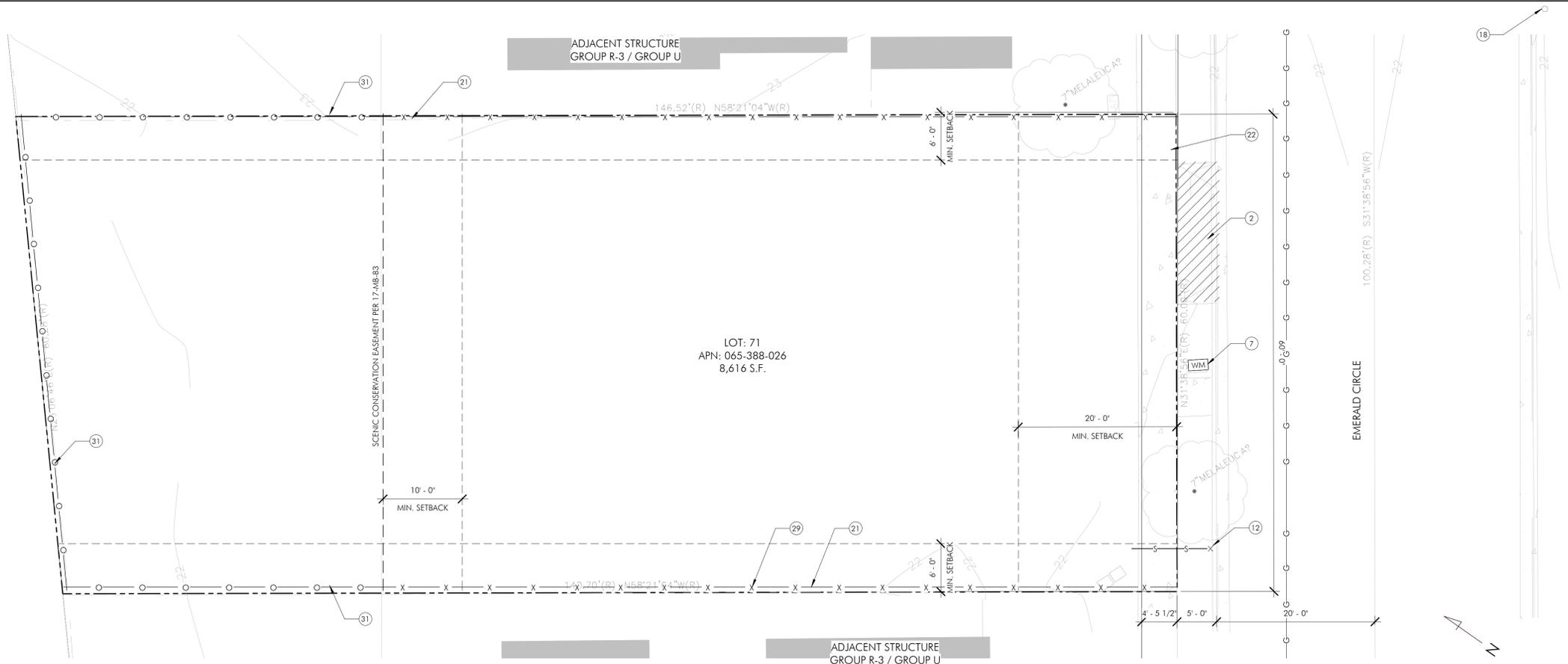
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JOB TITLE
 BRADLEY RESIDENCE
 2285 EMERALD CIRCLE, MORRO BAY, CA

SHEET TITLE
 UTILITY PLAN

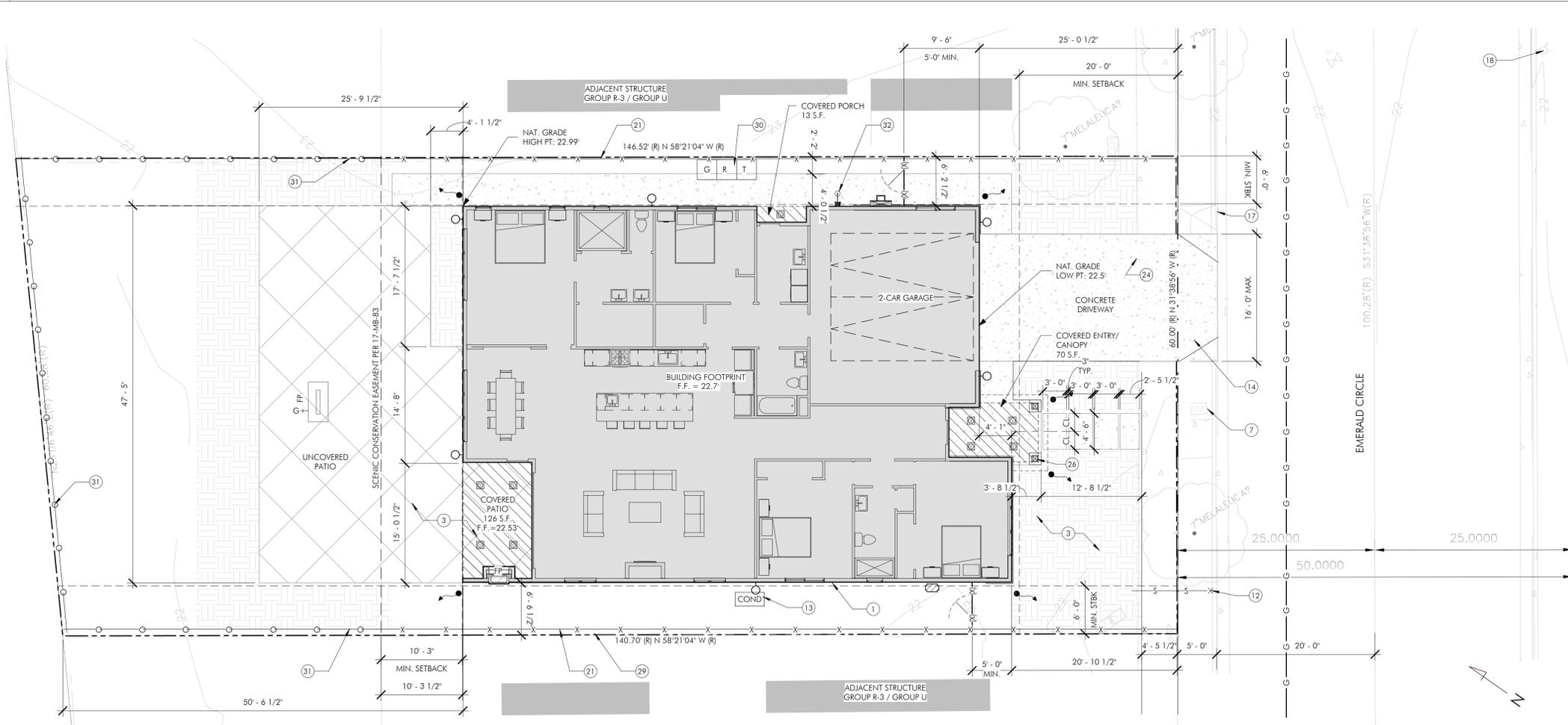
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DATE 2/17/23	SCALE 1"=10'
PAGE 3 OF 3	REV 0
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52 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



55 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. GRADING IS TO BE PERFORMED ONLY AS REQUIRED TO CONSTRUCT THE BUILDING FOOTPRINT, DRIVEWAY, WALKWAYS, AND COURTYARD SPACES.
2. DRAINAGE - 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET DRAINAGE, SWALES AND DITCHES SHALL BE IN COMPLIANCE WITH SECTION 1803.3. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR PROPERTY LINES 10 FEET OF HORIZONTAL DISTANCE, A 5- PERCENT SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITH IN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING - CBC 1803.3
3. TRASH AND RECYCLING CURBSIDE PICKUP CONTAINERS ARE TO BE STORED IN THE GARAGE, OUT OF VIEW FROM CITY STREETS (SEE SITE PLAN LABELS T & R). SOLID WASTE SHALL BE HANDLED AND STORED SO AS TO PREVENT NUISANCES, HEALTH AND FIRE HAZARDS, AND TO FACILITATE RECYCLING. SUITABLE CONTAINERS SHALL BE PROVIDED TO PREVENT BLOWING OR SCATTERING OF TRASH BY ANIMALS. SUITABLE SPACE AND CONTAINERS SHALL BE PROVIDED TO ENCOURAGE ON-SITE SORTING AND COLLECTION OF RECYCLABLES.
- 4.

FRONTAGE REQUIREMENTS

1. ALL REQUIRED FRONTAGE IMPROVEMENTS TO BE INSTALLED PER CURRENT CITY ENGINEERING STANDARDS, DATED MAY 2018.
2. REPLACED DRIVEWAY + APPROACH IS TO BE DESIGNED AND CONSTRUCTED PER CITY ENGINEERING STANDARD #B6 & B9.
3. ANY CURB AND STREET PAINTING WHICH IS DAMAGED DURING CONSTRUCTION OF THE DRIVEWAY APPROACH IS TO BE REPLACED TO CITY STANDARDS.
4. NEW STREET TREES REQUIRED. TREE SPECIES SELECTED AND PLANTING DETAILS SHALL CONFORM TO CITY ENGINEERING STANDARDS #B12.

LIGHTING NOTES

1. ALL LIGHTING ON THE EXTERIOR OF THE BUILDING IS TO MEET THE CITY'S DARK SKY REQUIREMENTS, AND WILL BE LIMITED TO NECESSARY AREAS SUCH AS ENTRANCES, COURTYARDS, AND WALKWAYS. SEE ZONING ORDINANCE SECTION 17.23.
2. NO LIGHTING OR ILLUMINATED DEVICE SHALL BE OPERATED SO AS TO CREATE GLARE WITH CREATES A HAZARD OR NUISANCE ON OTHER PROPERTY.

SITE PLAN KEYNOTES

1. OUTLINE OF BUILDING FOOTPRINT
2. DEMO (E) CONCRETE DRIVEWAY CURB CUT
3. PAVER/CONCRETE HARDSCAPE
4. (E)/(N) UNDERGROUND ELECTRICAL LINE
5. 200A ELECTRICAL PANEL LOCATION
6. X" WATER MAIN
7. (E)/(N) X" WATER METER
8. X" GAS MAIN
9. GAS METER LOCATION
10. UNDERGROUND PROPANE TANK LOCATION
11. X" SEWER MAIN
12. (E) SEWER LATERAL, TO REMAIN/BE REPLACED
13. AIR CONDITIONING/ HEAT PUMP CONDENSER LOCATION, PROVIDE CONC. PAD PER MANUF. SPECS
14. INSTALL DRIVEWAY APPROACH, PER CITY ENGINEERING STD#XXXX. 10% MAX SLOPE
15. INSTALL X" CONCRETE SIDEWALK w/ CURB + GUTTER, PER CITY ENGINEERING STD #
16. INSTALL NEW STREET TREE, MIN. 15-GALLON, OWNER SELECTED FROM APPROVED MASTER LIST, INSTALL PER CITY ENGINEERING STD #
17. INSTALL ADDRESS SIGNAGE AT DRIVEWAY ENTRANCE, TO BE HIGHLY VISIBLE w/ CONTRASTING BACKGROUND, MIN. 6" NUMBER HT., 1/2" MIN. STROKE
18. FIRE HYDRANT LOCATION
19. WALL MOUNTED EXTERIOR LIGHT, TYP. OWNER SELECTED, TO BE DOWNWARD FACING/SHIELDED, TO MEET CITY/COUNTY LIGHTING GUIDELINES
20. GAS GRILL LOCATION, OWNER SELECTED
21. (E) 5'-0" SOLID WOOD FENCE, TO REMAIN
22. (E) SIDEWALK
23. HOT TUB, OWNER SELECTED
24. (N) CONCRETE DRIVEWAY PER CITY ENGINEERING STD #
25. (N) GAS STUB-OUT FOR FUTURE FIRE PIT USE
26. INSTALL ADDRESS SIGNAGE, TO BE HIGHLY VISIBLE w/ CONTRASTING BACKGROUND, MIN. 6" NUMBER HT., 1/2" MIN. STROKE
27. (N) ELECTRICAL STUB-OUT FOR FUTURE FIRE PIT USE
28. (N) WATER STUB-OUT FOR FUTURE FIRE PIT USE
29. (E) RETAINING WALL AT BASE OF FENCE TO REMAIN
30. TRASH STORAGE BIN LOCATION BEHIND FENCE, SCREENED FROM VIEW FROM STREET
31. (E) 3'-0" OPEN WOOD PICKET FENCE LOCATED IN VIEW CORRIDOR EASEMENT, TO REMAIN
32. OUTDOOR SHOWER

SITE PLAN LEGEND

- PROPERTY LINE
- - - SETBACKS
- X (E) 5'-0" SOLID WOOD FENCE, TO REMAIN
- O (E) 3" WOOD PICKET FENCE, TO REMAIN
- X (N) 5'-0" SOLID WOOD FENCE, TO MATCH EXISTING SIDE YARD FENCE, SEE DETAIL S2/A6.0
- WM (E) WATER METER, TO REMAIN
- 200A ELECTRICAL METER
- GAS METER, COORDINATE INSTALLATION LOCATION w/ UTILITY COMPANY
- EXTERIOR WALL SCONCE LIGHTING
- 6" RECESSED IC RATED & MOISTURE PROOF LED LIGHT, EQUIPPED w/ MOTION SENSOR
- ROOF GUTTER DOWNSPOUT LOCATION
- CONCRETE AREA
- LANDSCAPE AREA
- BUILDING FOOTPRINT
- PAVER AREA



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BRADLEY RESIDENCE

JOHN BRADLEY

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442

SITE PLANS

AHJ APPROVAL STAMP

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ISSUE RECORD	
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REVISIONS	

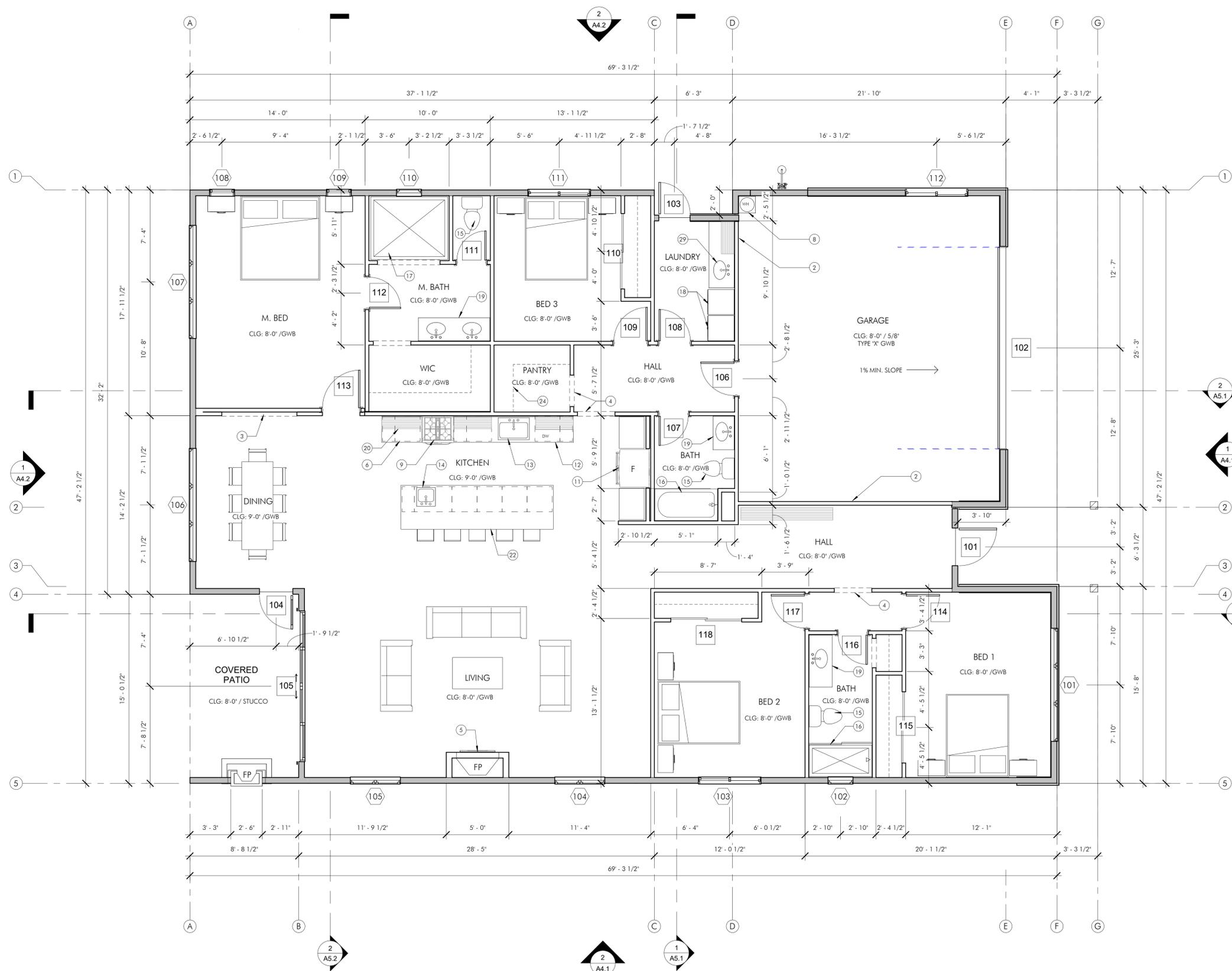
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GENERAL NOTES

- ALL DIMENSIONS ARE TO FRAMING. U.N.O. LABELED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWING. GC NOT TO SCALE DRAWINGS FOR MEASUREMENT, VERIFY MEASUREMENTS W/ DESIGNER IF NEEDED.
- ALL GLASS IN DOORS IS TO BE TEMPERED, AND ALL GLASS LABELED WITH
- ALL WINDOW AND DOOR STYLES, FINISHES, AND BRANDS ARE TO BE APPROVED BY OWNER.
- EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT (R311.2 CRC).
- LANDINGS WITH DOORS THAT DO NOT SWING OVER THE LANDING MAY HAVE A DIFFERENCE IN ELEVATION OF 7/32" MAX. BELOW THE TOP OF THE THRESHOLD (R311.3.1 CRC).
- ALL EXTERIOR DOORS ARE TO HAVE A LANDING EQUAL TO THE WIDTH OF THE DOOR AND 36" DEEP IN THE DIRECTION OF TRAVEL. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%). (R311.3 CRC)

FLOOR PLAN KEYNOTES

- ATTIC ACCESS LOCATION ABOVE, PROVIDE MIN. OPENING 22" X 30"
- PROVIDE 5/8" TYPE X GWB AT GARAGE CEILING & SIDE SEPARATING LIVING SPACE
- RECESSED WALL NICHE, SEE DETAIL XXAA.9
- INTERIOR WALL OPENING, 36"X42" W/ 8" HD HT.
- PRE-FAB GAS FIREPLACE, DIRECT VENT, SUPERIOR DRC2045, OR APPROVED EQUAL. TO BE LISTED AND LABELED. INSTALL PER CONDITIONS OF LISTING AND MANUFACTURER'S SPECIFICATIONS.
- 24" D BUILT-IN BASE CABINET W/ COUNTERTOP AT 36" A.F.F., OWNER SELECTED PER LOCATION.
- AIR-CONDITIONING CONDENSER LOCATION, PROVIDE CONCRETE SLAB
- GAS TANKLESS WATER HEATER, SELECTED BY OWNER(SEE T24 CALCS FOR SIZING & SPECS)
- 48" RANGE/OVEN W/ EXHAUST HOOD, OWNER SELECTED
- WALL OVEN, OWNER SELECTED
- 36" REFRIGERATOR/FREEZER COMBO, OWNER SELECTED
- DISHWASHER LOCATION, OWNER SELECTED
- KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE PLUMBING BELOW SINK FOR WATER FILTRATION SYSTEM
- PREP SINK, OWNER SELECTED
- TOILET FIXTURE, OWNER SELECTED
- TUB / SHOWER COMBO, TUB INSERT W/ TILE ABOVE, OWNER SELECTED
- CURBLESS TILED WALK-IN SHOWER, SEE DETAIL 32/A4.2. PROVIDE SHATTERPROOF GLASS DOOR & ENCLOSURE. PROVIDE BUILT-IN BENCH, LINEAR DRAIN FIXTURES SELECTED BY OWNER.
- WASHER / DRYER LOCATION, PROVIDE BUILT-IN COUNTERTOP O/ TOP AT 42" A.F.F
- PRE-FAB BATHROOM VANITY CABINET, OWNER SELECTED PER LOCATION
- 12" D UPPER CABINET, OWNER SELECTED PER LOCATION
- 12" D FULL-HEIGHT BUILT-IN STORAGE CABINET, OWNER SELECTED PER LOCATION
- 42" D DOUBLE-SIDED KITCHEN ISLAND W/ COUNTERTOP AT 36" A.F.F., OVERHANG 14"
- 18" D BUILT-IN BENCH SEAT W/ STORAGE
- OPEN SHELVING, OWNER SELECTED
- CUSTOM BUILT-IN CABINETS / STORAGE, OWNER SELECTED PER LOCATION
- CUSTOM GLASS WINE STORAGE ENCLOSURE, CONDITIONED, OWNER SELECTED
- GAS GRILL LOCATION, OWNER SELECTED
- FLOATING HEARTH
- LAUNDRY ROOM UTILITY SINK, OWNER SELECTED



WALL KEY

- 2x4 FRAMED WALL, STUDS SPACED 16" O.C. U.N.O.
- 2x6 FRAMED WALL, STUDS SPACED 16" O.C. U.N.O.
- DOOR
- WINDOW

SCALE: 1/4" = 1'-0"



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FLOOR PLAN

AHJ APPROVAL STAMP

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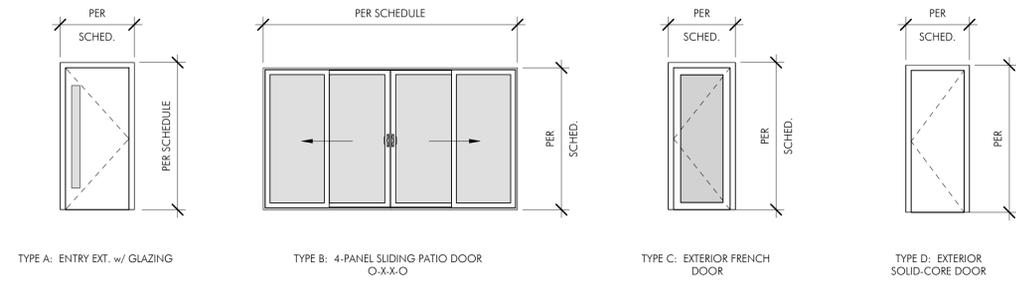
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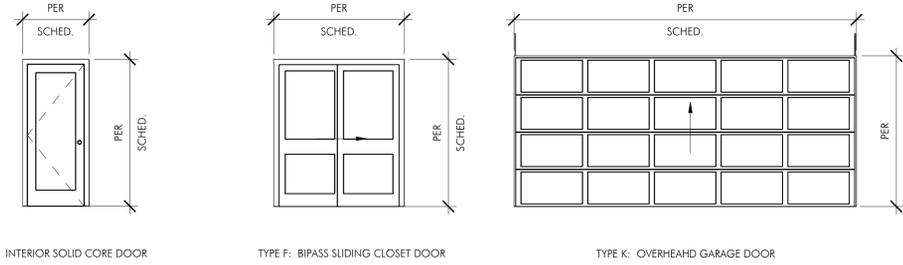


TYPE A: ENTRY EXT. w/ GLAZING

TYPE B: 4-PANEL SLIDING PATIO DOOR
O-X-X-O

TYPE C: EXTERIOR FRENCH DOOR

TYPE D: EXTERIOR SOLID-CORE DOOR



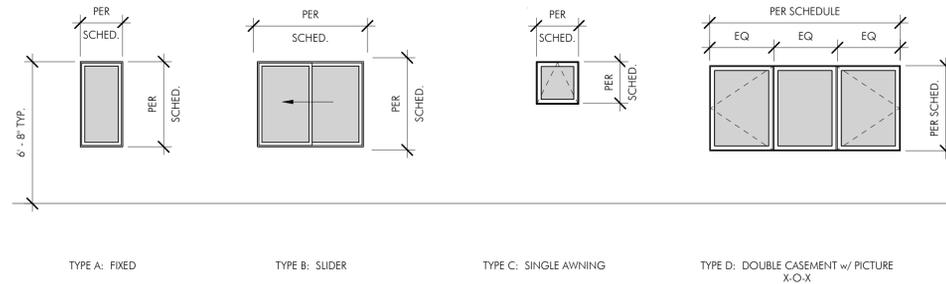
TYPE E: INTERIOR SOLID CORE DOOR

TYPE F: BYPASS SLIDING CLOSET DOOR

TYPE K: OVERHEAD GARAGE DOOR

42 DOOR TYPE ELEVATIONS

SCALE: 1/4" = 1'-0"



TYPE A: FIXED

TYPE B: SLIDER

TYPE C: SINGLE AWNING

TYPE D: DOUBLE CASEMENT w/ PICTURE
X-O-X

43 WINDOW TYPE ELEVATIONS

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

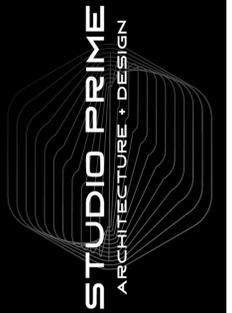
KEY	WIDTH	HEIGHT	TYPE	STYLE	THICKNESS	FRAME	FINISH	REMARKS	DETAIL
101	3'-0"	6'-8"	M	ENTRY DOOR	1 3/4"	TBD	TBD		
102	14'-0"	7'-0"	K	OVERHEAD GARAGE DOOR	1 1/2"	STEEL	TBD		
103	2'-6"	6'-8"	D	EXTERIOR SOLID-CORE	1 3/4"	WOOD	TBD		
104	2'-8"	6'-8"	C	EXTERIOR FRENCH DOOR	1 3/4"	TBD	TBD		
105	12'-0"	6'-8"	B	Tuscany® Swivel	N/A	TBD	TBD	Vinyl Doors	
106	2'-8"	6'-8"	E	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
107	2'-4"	6'-8"	H	INTERIOR SLIDING PATIO DOOR	1 3/8"	WOOD	TBD		
108	2'-6"	6'-8"	E	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
109	2'-8"	6'-8"	E	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
110	6'-0"	6'-8"	J	INTERIOR SLIDING CLOSET DOOR	1 3/8"	WOOD	TBD		
111	2'-4"	6'-8"	H	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
112	2'-6"	6'-8"	E	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
113	3'-0"	6'-8"	G	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
114	2'-8"	6'-8"	E	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
115	5'-8"	6'-8"	I	INTERIOR SLIDING CLOSET DOOR	1 3/8"	WOOD	TBD		
116	2'-4"	6'-8"	H	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
117	2'-8"	6'-8"	E	INTERIOR SOLID CORE	1 3/8"	WOOD	TBD		
118	5'-8"	6'-8"	I	INTERIOR SLIDING CLOSET DOOR	1 3/8"	WOOD	TBD		

GENERAL DOOR NOTES

- FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET T1.1.
- SEE GENERAL NOTES SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR DOOR LOCATIONS, DOOR SWING DIRECTION AND OPERATION.
- CONTRACTOR TO VERIFY ALL DOOR QUANTITIES.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER PRIOR TO CONSTRUCTION.
- ALL EXTERIOR DOORS SHALL HAVE FULL PERIMETER WEATHER STRIPPING AND APPROPRIATE THRESHOLD.
- ALL EXTERIOR DOORS SHALL HAVE A LEVEL LANDING ON EACH SIDE WITH A 2% MAX SLOPE IN ANY DIRECTION. THE LANDING SHALL BE THE WIDTH OF THE DOOR AND 36" MINIMUM IN THE DIRECTION OF TRAVEL. SECTION R311.3.
- MAX CHANGE IN HEIGHT AT EGRESS DOOR THRESHOLDS SHALL BE 1 1/2". WHEN THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING, A DIFFERENCE OF 7 3/4" MAX HEIGHT CHANGE IS PERMITTED. SECTION R311.3.1.
- EGRESS DOORS SHALL HAVE A MINIMUM 32" CLEAR WIDTH AND BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. SECTION R311.2.
- ALL GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1 AND SHALL BE IDENTIFIED AS SUCH PER SECTION R308.1.
- ALL EXTERIOR DOORS SHALL BE NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1 3/4" THICK, OR 20 MIN. RATED OR BETTER UNLESS OTHERWISE NOTED IN THE DOOR SCHEDULE.
- MARKED FIRE RATED DOORS SHALL BE SOLID WOOD OR HONEYCOMB-CORE STEEL DOORS 1-3/8" THICK OR 20 MINUTE RATED, AND EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. SECTION R302.5.1.
- CONTRACTOR SHALL VERIFY ALL FRENCH AND MULTI-SLIDING DOOR STYLES AND COLORS WITH OWNER PRIOR TO ORDERING.
- FINAL DOOR STYLE, FINISH AND COLOR SHALL BE OWNER APPROVED UNLESS NOTED OTHERWISE.

DOOR REMARKS

-



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BRADLEY RESIDENCE

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DOOR + WINDOW SCHEDULES

WINDOW SCHEDULE

KEY	WIDTH	HEIGHT	HD HT	TYPE	STYLE	FRAME	FINISH	U-VALUE	SHGC	REMARKS	DETAIL
101	9'-0"	4'-0"	6'-8"	D	DOUBLE CASEMENT w/ PICTURE	VINYL	BLK				
102	2'-0"	2'-0"	6'-8"	C	AWNING	VINYL	BLK				
103	5'-0"	4'-0"	6'-9"	B	SLIDER	VINYL	BLK				
104	4'-0"	2'-0"	6'-8"	B	SLIDER	VINYL	BLK				
105	4'-0"	2'-0"	6'-8"	B	SLIDER	VINYL	BLK				
106	9'-0"	4'-0"	6'-9"	D	DOUBLE CASEMENT w/ PICTURE	VINYL	BLK				
107	9'-0"	4'-0"	6'-9"	D	DOUBLE CASEMENT w/ PICTURE	VINYL	BLK				
108	2'-0"	4'-0"	6'-8"	A	FIXED	VINYL	BLK				
109	2'-0"	4'-0"	6'-8"	A	FIXED	VINYL	BLK				
110	2'-0"	2'-0"	6'-8"	C	AWNING	VINYL	BLK				
111	5'-0"	4'-0"	6'-8"	B	SLIDER	VINYL	BLK				
112	5'-0"	4'-0"	6'-8"	B	SLIDER	VINYL	BLK				

GENERAL WINDOW NOTES

- FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET T1.1.
- FINAL WINDOW SELECTION SHALL BE APPROVED BY OWNER.
- WINDOWS SHALL HAVE BLACK EXTERIOR FRAMES PER EXTERIOR ELEVATIONS. INTERIOR COLOR PER OWNER.
- R310: EGRESS WINDOWS ARE REQUIRED IN SLEEPING ROOMS AND MUST MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM OPENING SIZE SHALL BE 24" CLEAR HEIGHT BY 20" CLEAR WIDTH.
 - MINIMUM OPEN AREA PROVIDED SHALL BE 5.75 SF MINIMUM.
 - THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN +44" A.F.F.
 - EGRESS WINDOWS SHALL OPEN DIRECTLY TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R308: SAFETY GLAZING IS REQUIRED IN HAZARDOUS LOCATIONS. EACH PANE OF SAFETY GLAZING SHALL BE IDENTIFIED BY A PERMANENT MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. HAZARDOUS LOCATIONS INCLUDE:
 - GLAZING IN DOORS.
 - GLAZING ADJACENT TO DOORS WITHIN A 24" ARC OF THE VERTICAL EDGE OF A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN WINDOWS THAT IS GREATER THAN 9 SF, WITH THE BOTTOM EDGE LESS THAN 18" A.F.F., THE TOP EDGE MORE THAN 36" A.F.F. AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE GLAZING.
 - GLAZING IN GUARDS AND RAILINGS.
 - GLAZING IN WALLS OR ENCLOSURES THAT CONTAIN BATHTUBS OR SHOWERS THAT IS LESS THAN 60" A.F.F.
- SEE DETAIL XX/XXX FOR TYPICAL WINDOW FLASHING.
- CONTRACTOR SHALL VERIFY EGRESS WINDOWS MEET ALL CODE REQUIREMENTS PER MANUFACTURER PRIOR TO ORDERING.
- WINDOWS SHALL MEET ALL REQUIREMENTS OUTLINED IN T24 ENERGY REPORTS.
- ALL GLAZING SHALL BE DUAL PANE AND LOW-E.
- ALL WINDOWS SHALL HAVE RETRACTABLE INSECT SCREENS.

WINDOW REMARKS

-

AHJ APPROVAL STAMP

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1	CDP 3rd SUBMITTAL

REVISIONS	

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GENERAL NOTES

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW (2019 CBC 1203.2).
- AN AIRSPACE OF NOT LESS THAN 1 INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING (2019 CBC 1203.2).
- SEE 2019 CBC 1203.2 FOR LOCATING VENTILATION.
- GC TO PROVIDE BIRD BLOCK EAVE VENTS AT EVERY THIRD BAY, AND WITHIN 4'-0" OF EACH BUILDING CORNER.
- GC TO VERIFY THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
- UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF PLAN KEYNOTES

- CLASS A-RATED DIMENSIONAL COMP. SHINGLE ROOF, OWNER SELECTED
- OUTLINE OF WALLS BELOW, SHOWN DASHED
- GUTTER, FASCIA-PROFILE, OWNER SELECTED
- DOWNSPOUT LOCATION, OWNER TO APPROVE OUTLET TERMINATION LOCATION PRIOR TO INSTALL
- LOW-PROFILE UPPER ROOF VENT, SEE ATTIC VENTILATION CALC FOR MORE INFO
- UNDER-EAVE VENT LOWER ROOF VENT, SEE ATTIC VENTILATION CALC FOR MORE INFO
- ROOF-MOUNTED PV SOLAR PANEL SYSTEM, UNDER SEPARATE PERMIT BY OTHERS, MIN. kWdc PER ENERGY REPORT

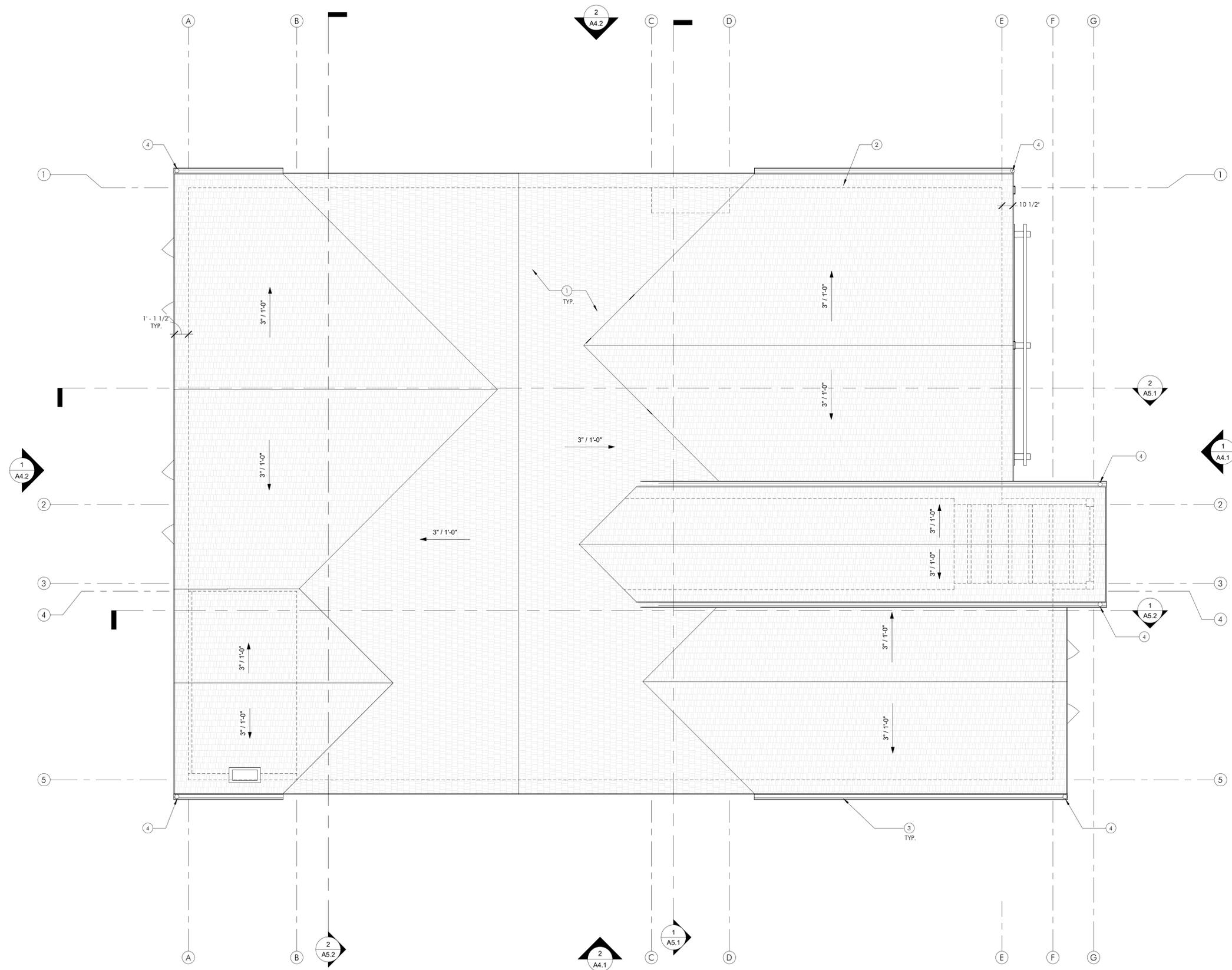
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ROOF PLAN LEGEND

- UNDER-EAVE VENT LOWER ROOF VENT, SEE ATTIC VENTILATION CALC FOR MORE INFO
- ROOF-MOUNTED PV SOLAR PANEL SYSTEM, UNDER SEPARATE PERMIT, MIN. kWdc PER ENERGY REPORT
- DOWNSPOUT LOCATION, OWNER TO APPROVE OUTLET TERMINATION LOCATION PRIOR TO INSTALL
- DIMENSIONAL COMP. SHINGLE ROOFING, CLASS A FIRE RATED



BRADLEY RESIDENCE

JOHN BRADLEY

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442

ROOF PLAN

AHJ APPROVAL STAMP

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ISSUE RECORD

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1	CDP 3rd SUBMITTAL

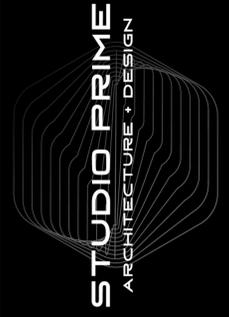
REVISIONS

NO.	DESCRIPTION

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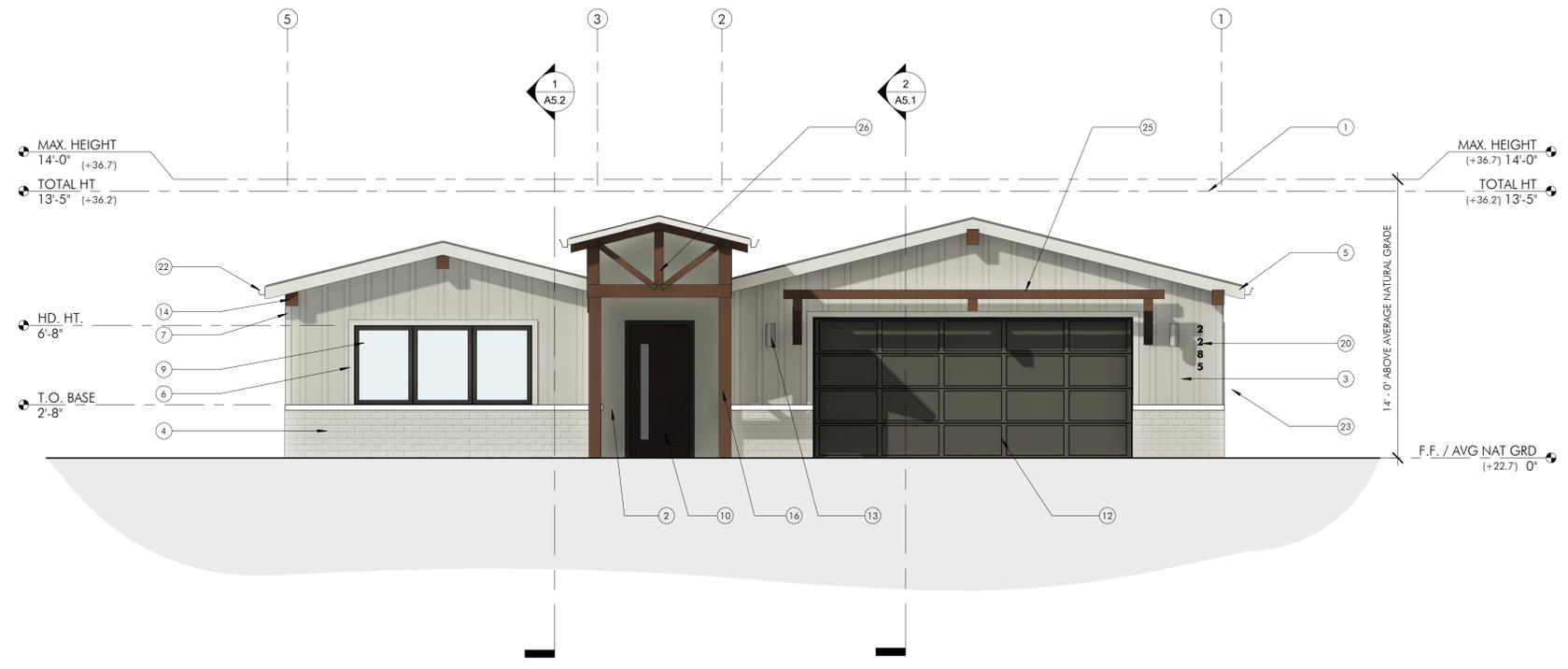
ELEVATION KEYNOTES

- 1 DIMENSIONAL ASPHALT COMP. SHINGLE ROOF, CLASS A FIRE-RATED, BLACK
- 2 STUCCO SIDING, FINE SAND FINISH, WHITE
- 3 FIBER CEMENT BOARD AND BATTEN SIDING, HARDIE OR APPROVED EQUAL, WHITE, BATTS SPACED 16" o.c.
- 4 BRICK SIDING, 32" HIGH, PAINTED WHITE TO MATCH BOARD AND BATTEN
- 5 2x8 FASCIA, WHITE
- 6 2x4 WINDOW + DOOR TRIM, WHITE
- 7 6" CORNER TRIM, WHITE
- 8 GABLE END VENT, PAINTED WHITE TO MATCH FASCIA/TRIM
- 9 VINYL WINDOWS, OWNER SELECTED, BLACK
- 10 DECORATIVE ENTRY DOOR, PER DOOR SCHEDULE, OWNER SELECTED. BLACK
- 11 EXTERIOR DOOR, OWNER SELECTED, BLACK
- 12 STEEL OVERHEAD GARAGE DOOR, OWNER SELECTED, BLACK
- 13 EXTERIOR LIGHT FIXTURE, BLACK, TO BE DOWNWARD-FACING AND SHIELDED, WAC LIGHTING OUTDOOR WALL CYLINDER LIGHT - MODEL WS-190212, OR APPROVED EQUAL
- 14 6x8 EXPOSED WOOD OUTLOOKER, STAINED BROWN, OWNER SELECTED
- 15 CUSTOM CHIMNEY SURROUND, IHP FIELD-FABRICATED SHROUD OR APPROVED EQUAL, PAINTED BLACK, MUST BE LISTED AND LABELED FOR USE w/ SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM. INSTALL IN ACCORDANCE w/ MANUF. INSTALLATION INSTRUCTIONS.
- 16 8" X 8" EXPOSED WOOD COLUMN, STAINED BROWN, SEE DETAIL XX/A6.X
- 17 DECORATIVE DURAVENT BLACK FIREPLACE EXHAUST VENT w/ CHIMNEY SHROUD, INSTALL PER MANUFACTURERS SPECIFICATIONS. TOP OF VENT TO BE LOCATED MIN 2 FEET ABOVE ROOF LINE W/IN 10 FEET HORIZONTAL DISTANCE FROM VENT TERMINATION
- 18 ELECTRICAL PANEL/METER LOCATION
- 19 GAS METER LOCATION
- 20 ADDRESS NUMBER, OWNER TO APPROVE LOCATION PRIOR TO INSTALLATION. TO BE LOCATED PLAINLY VISIBLE FROM STREET. NUMBERS TO BE MIN. 5" HIGH, 1/2" STROKE AND ON CONTRASTING BACKGROUND
- 21 ROOF-MOUNT PV SOLAR PANEL LOCATION, UNDER SEPARATE PERMIT BY OTHERS
- 22 ALUMINUM GUTTER, K-STYLE PROFILE, PAINTED TO MATCH FASCIA. OWNER SELECTED
- 23 EXTERIOR SHOWER FIXTURE, OWNER SELECTED
- 24 FOLDING GLASS PATIO DOOR, OWNER SELECTED, BLACK
- 25 EXPOSED WOOD OPEN TRELLIS AWNING w/ KICKERS, STAINED BROWN, SEE DETAIL XX/A6.X
- 26 EXPOSED WOOD TRUSSES, PER STRUCT, STAINED BROWN, SEE DETAIL XX/A6.X



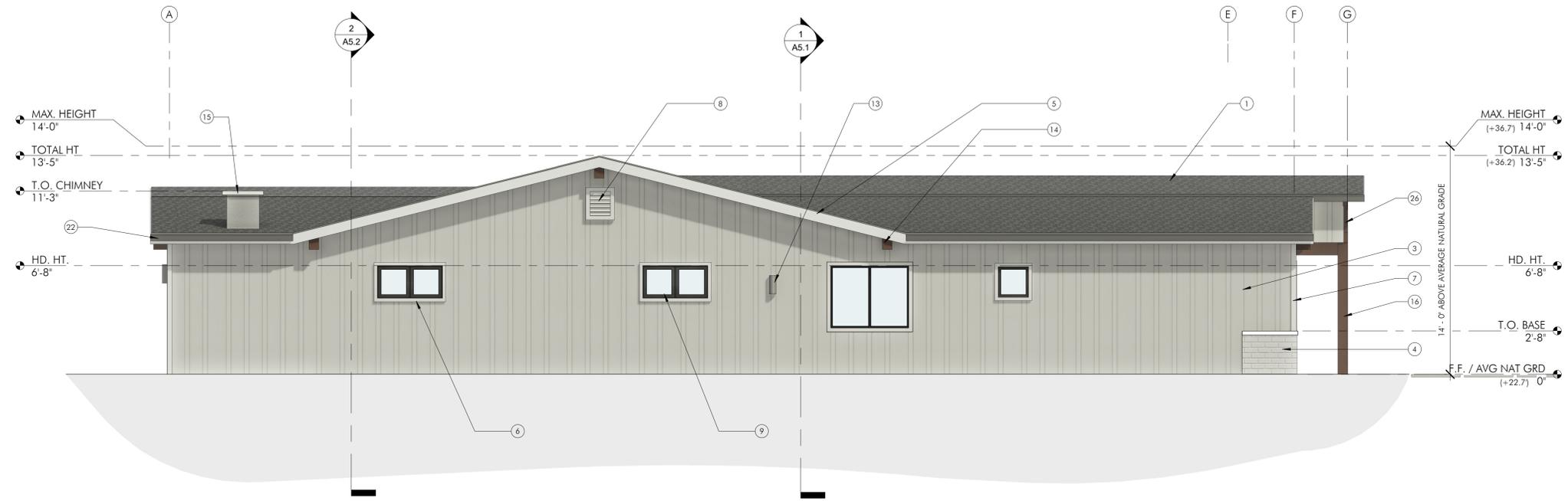
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52 EAST ELEVATION / FRONT

SCALE: 1/4" = 1'-0"



54 SOUTH ELEVATION / LEFT

SCALE: 1/4" = 1'-0"

BRADLEY RESIDENCE

JOHN BRADLEY

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442

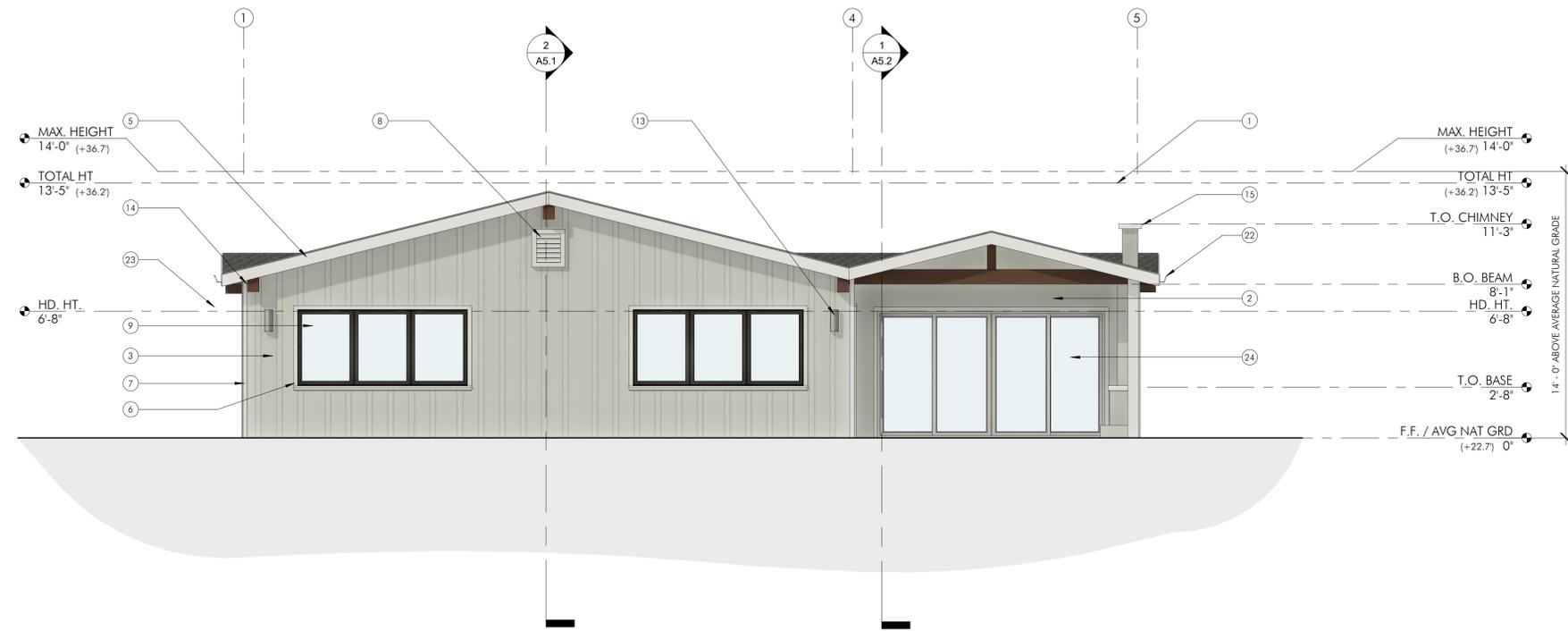
EXTERIOR ELEVATIONS

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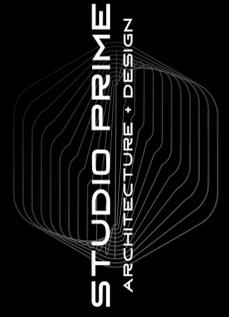
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REVISIONS	

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ELEVATION KEYNOTES

- 1 DIMENSIONAL ASPHALT COMP. SHINGLE ROOF, CLASS A FIRE-RATED, BLACK
- 2 STUCCO SIDING, FINE SAND FINISH, WHITE
- 3 FIBER CEMENT BOARD AND BATTEN SIDING, HARDIE OR APPROVED EQUAL, WHITE, BATTS SPACED 16" o.c.
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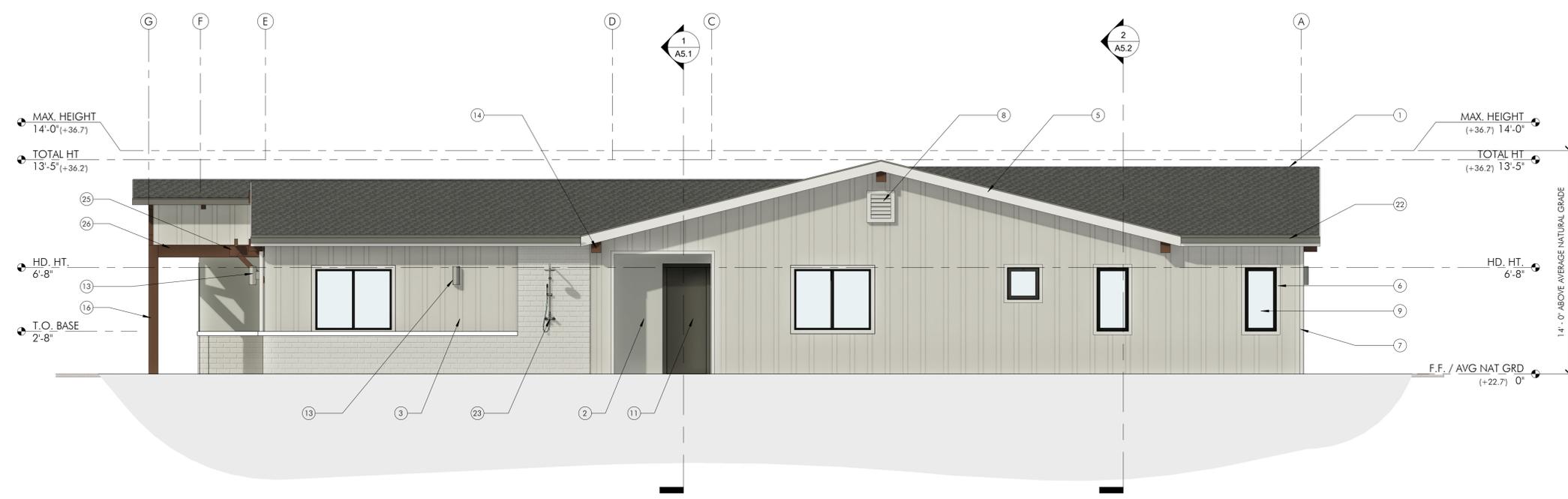
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52 WEST ELEVATION / BACK

SCALE: 1/4" = 1'-0"



54 NORTH ELEVATION / RIGHT

SCALE: 1/4" = 1'-0"

BRADLEY RESIDENCE

JOHN BRADLEY

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442

EXTERIOR ELEVATIONS

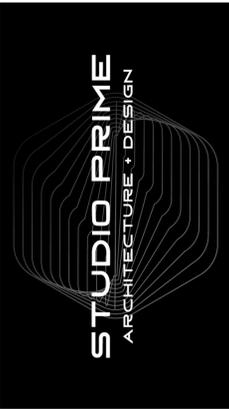
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REVISIONS	

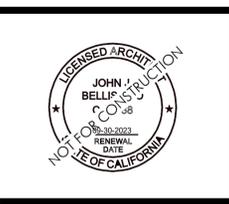
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<p>51 ---</p>	<p>31</p>	<p>21 TYP. EAVE</p>	
	<p>32 THRESHOLD</p>	<p>12 SLAB TO HARDSCAPE</p>	<p>SCALE: 1" = 1'-0"</p>
<p>52 SIDE YARD FENCE/GATE</p>	<p>42</p>	<p>33 INT. DOOR TRIM</p>	<p>23 COLUMN DETAIL</p>
<p>53 INT. WINDOW TRIM</p>	<p>43 EXT. DOOR TRIM</p>	<p>34 EXT. WALL - HARDIE</p>	<p>24 WINDOW FLASHING</p>



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BRADLEY RESIDENCE

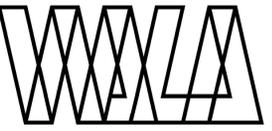
JOHN BRADLEY

2285 EMERALD CIRCLE (LOT 71)
MORRO BAY, CA 93442

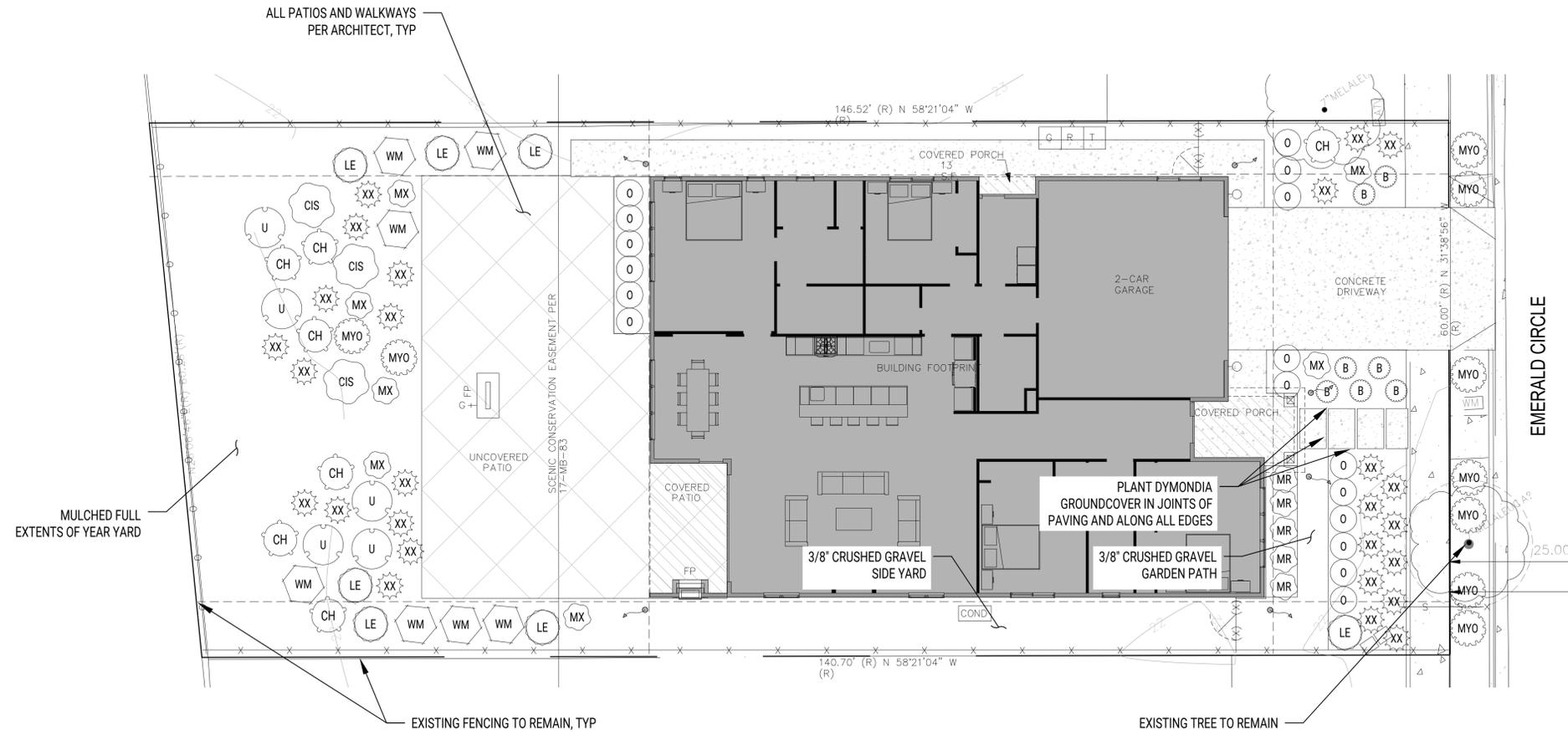
ARCHITECTURAL DETAILS

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WES AROLA LANDSCAPE ARCHITECTURE
W@WESAROLA.COM 831/247 9936



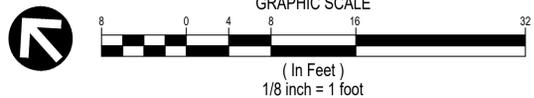
BRADLEY RESIDENCE
EMERALD CIRCLE, MORRO BAY, CA . 93442
LANDSCAPE PLANS

#	ITEM	DATE

DATE
03.23.2023

NOTES:
SEE SHEET L1.02 FOR FULL PLANTING SCHEDULE, NOTES
AND DETAILS

LANDSCAPE PLAN



L-1.01

PLANTING NOTES

CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.

ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION, SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.

ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

SOILS SHALL BE AMENDED PER A SOILS FERTILITY ANALYSIS AS EXPLAINED IN THE COMPLIANCE WITH MWEL0 NOTES ON THE IRRIGATION PLAN. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.

ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

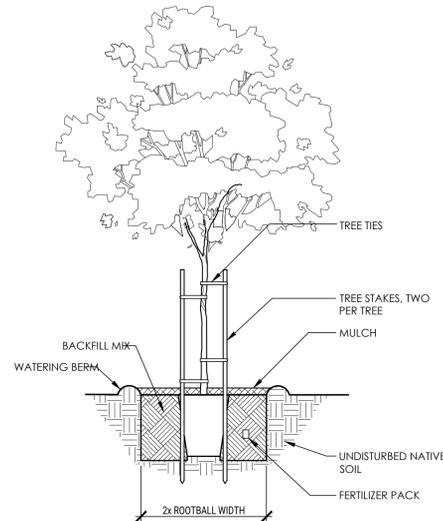
TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.

TREES TO BE PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.

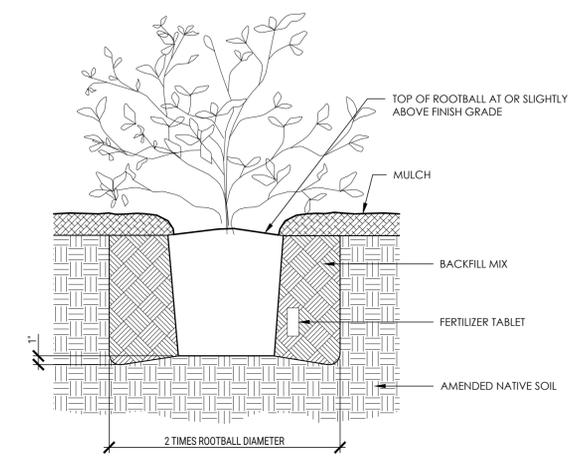
ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER OF STRINGY CEDAR BARK

PLANTING SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
B	ALOE X 'BLUE ELF' / BLUE ELF ALOE WATER USE: LOW	1 GAL.	7
CH	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH WATER USE: LOW	5 GAL.	7
CIS	CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE WATER USE: LOW	1 GAL.	3
LE	LEUCADENDRON SALIGNUM 'BLUSH' / BLUSH CONEBUSH WATER USE: LOW	5 GAL.	7
XX	MUHLENBERGIA DUBIA / PINE MUHLY WATER USE: LOW	1 GAL.	26
MYO	MYOPORUM PARVIFOLIUM 'PINK' / PINK TRAILING MYOPORUM WATER USE: LOW	1 GAL.	9
O	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE WATER USE: LOW	5 GAL.	17
MR	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN WATER USE: LOW	5 GAL.	5
MX	SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WATER USE: LOW	1 GAL.	7
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY WATER USE: LOW	5 GAL.	7
U	WESTRINGIA FRUTICOSA 'WES05' TM / MUNDI COAST ROSEMARY WATER USE: LOW	5 GAL.	5
AS NOTED ON THE PLAN	DYMONDIA GROUNDCOVER WATER USE: LOW	FROM FLATS @ 8' O.C.	



2 TREE PLANTING
1/2" = 1'-0"
329343-30



1 SHRUB PLANTING
1 1/2" = 1'-0"
329333-03



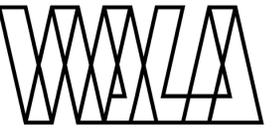
BRADLEY RESIDENCE
EMERALD CIRCLE . MORRO BAY . CA . 93442
LANDSCAPE PLANS

#	ITEM	DATE

DATE
03.23.2023

LANDSCAPE NOTES AND SCHEDULE

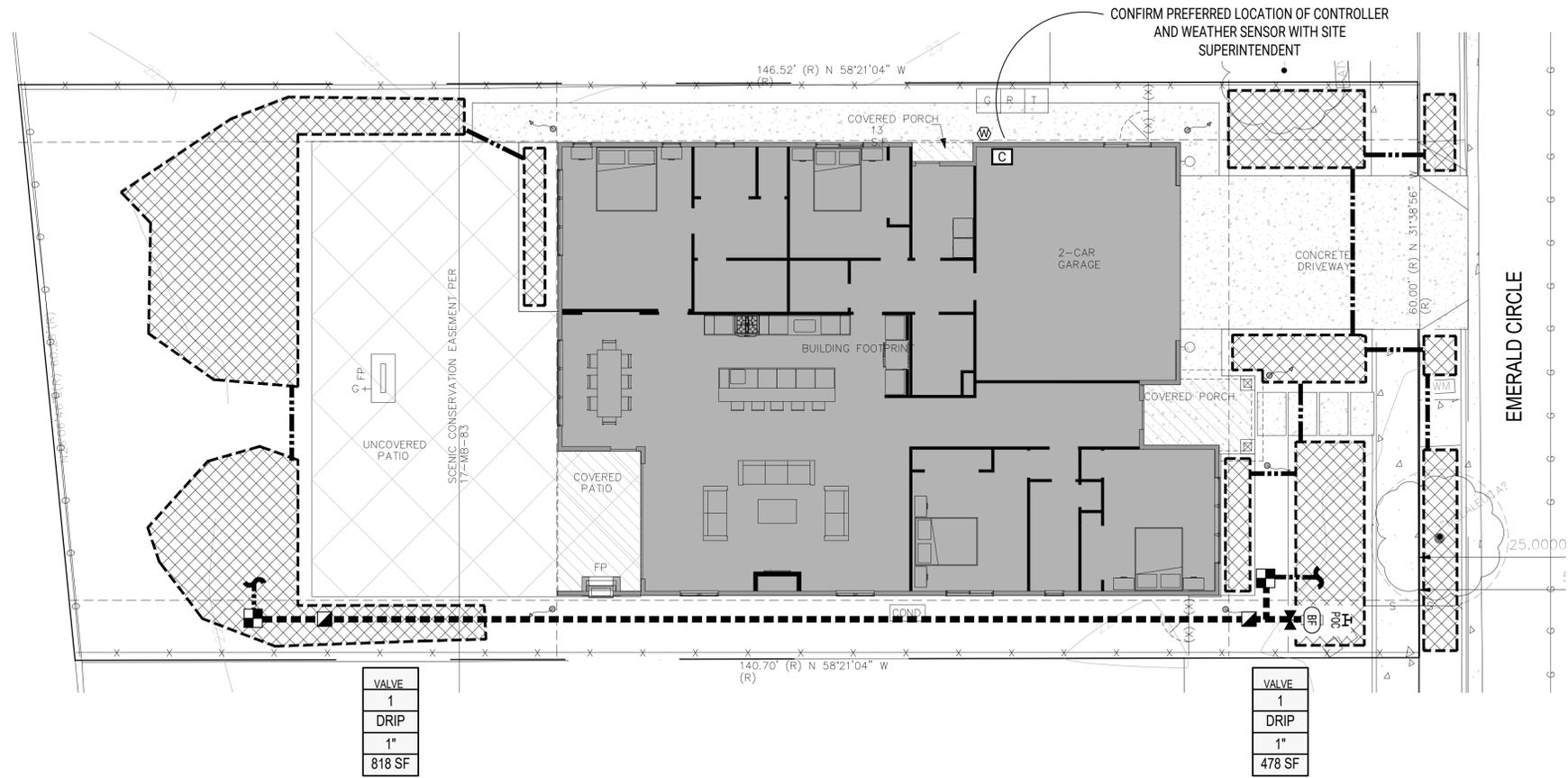
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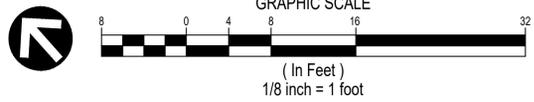
WES AROLA LANDSCAPE ARCHITECTURE
W@WESAROLA.COM 831/247 9936



BRADLEY RESIDENCE
EMERALD CIRCLE, MORRO BAY, CA . 93442
LANDSCAPE PLANS



NOTES:
SEE SHEET L2.02 FOR IRRIGATION SCHEDULE, NOTES AND DETAILS



#	ITEM	DATE

DATE
03.23.2023

IRRIGATION PLAN

L-2.01

IRRIGATION NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE.
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- ALL PIPING RUNNING UNDER HARDSCAPE/WALLS SHALL BE SLEEVED. MINIMIZE SLEEVING AS MUCH AS POSSIBLE BY LOCATING LATERALS AND MAINLINE IN PLANTING AREAS.
- FOR DRIP IRRIGATION AREAS, CONTRACTOR SHALL INSTALL AIR RELIEF VALVES, OPERATION INDICATORS, AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL COORDINATE POWER TO CONTROLLERS AND DEDICATE ONE (1) 20 AMP BREAKER FOR EACH CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. 120 VOLT SERVICE AND HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL SLEEVE UNDER PAVING PER PLANS AND SPECIFICATIONS. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF CONCRETE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
- CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED: 1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. 2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES. 3. ALL ZONES SHALL PASS A COVERAGE TEST. 4. CONTROLLERS SHALL BE FULLY OPERATIONAL.

COMPLIANCE WITH MWEO

- PROJECT INFORMATION - SEE COVER PAGE OF THIS DRAWING SET FOR ALL INFORMATION INCLUDING, DATE, PROJECT APPLICANT AND OWNER, AND ADDRESS.
- TOTAL IRRIGATED LANDSCAPE AREA: 1,296 SF
SHRUBS GROUNDCOVER AND TREES - 1,296 SF
TURF - 0 SF
- PROJECT TYPE - NEW CONSTRUCTION
- WATER SUPPLY - POTABLE
- CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENT PACKAGE:
X LANDSCAPE DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
X IRRIGATION DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
X GRADING DESIGN PLAN - PER CIVIL SHEETS
- SEE BELOW FOR WATER EFFICIENT LANDSCAPE WORKSHEET
- SEE BELOW FOR WATER BUDGET CALCULATIONS (MAWA) AND (ETWU)
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEO

[Signature]
WESLEY AROLA - CA RLA #5958

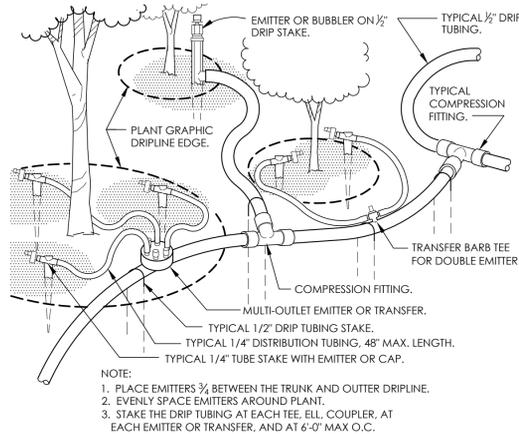
CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- SOILS MANAGEMENT REPORT**
Submit soil samples to a laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants. The soil analysis may include: soil texture; infiltration rate determined by laboratory test or soil texture infiltration rate table; pH; total soluble salts; sodium; percent organic matter; and recommendations. The soil analysis report shall be submitted to the local agency as part of the Certificate of Completion. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.
- CERTIFICATE OF COMPLETION** - SEE APPENDIX C OF THE MWEO
- IRRIGATION SCHEDULING** - PER SECTION 492.10 OF THE MWEO
- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE** - PER SECTION 492.11 OF THE MWEO
- IRRIGATION AUDIT REPORT** - PER SECTION 492.12 OF THE MWEO

IRRIGATION SCHEDULE

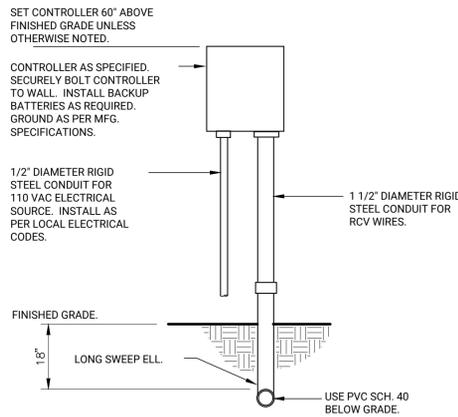
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO DZK-700-1 DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, PRESSURE REGULATOR AND FITTINGS.
	AREA TO RECEIVE DRIP EMITTERS AT EACH PLANT : PROVIDE (1) 1 GAL EMITTER / 1 GALLON PROVIDE (2) 1 GAL EMITTER / 5 GALLON PROVIDE (3) 1 GAL EMITTER / 15 GALLON
	IRRITROL 100P1-S GLOBE PRESSURE REDUCING STEM ELECTRIC REMOTE CONTROL VALVE, 1", GLOBE BODY CONFIGURATION, FLOW CONTROL
	MATCO-NORCA 770T PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, THREADED ENDS COMPLY WITH ASTM F1498, WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" - 4".
	TYPICAL HOSE BIB
	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH LOCKING BLANKET
	IRRITROL TC-6IN-R HYBRID CONTROLLER, 6- STATION, INDOOR MODEL, CLIMATE LOGIC COMPATIBLE, AND REMOTE-READY.
	IRRITROL RS1000 WIRELESS RAIN SENSOR
	POINT OF CONNECTION - CONFIRM LOCATION AND SIZE ON CIVIL PLANS
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.
	LATERAL SIZING MINIMUM LATERAL SIZE SHALL BE 3/4". SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

VALVE TAG	3/4"	0-9 GPM
VALUE	1"	9.1-18 GPM
X	1 1/4"	18.1-30 GPM
-	1 1/2"	31.1-40 GPM
X	2"	40.1-60 GPM
X		HYDROZONE AREA



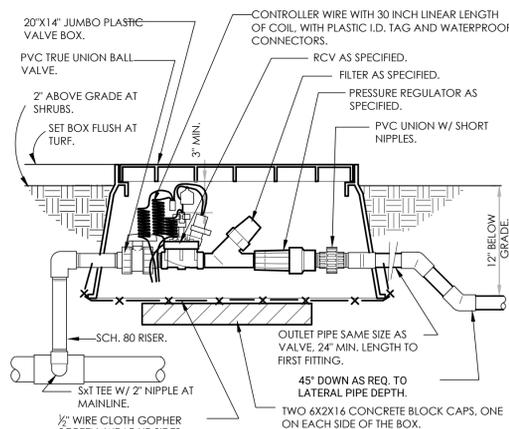
4 TYPICAL DRIP TUBING

1 1/2" = 1'-0" FX-IR-FX-DRIP-01



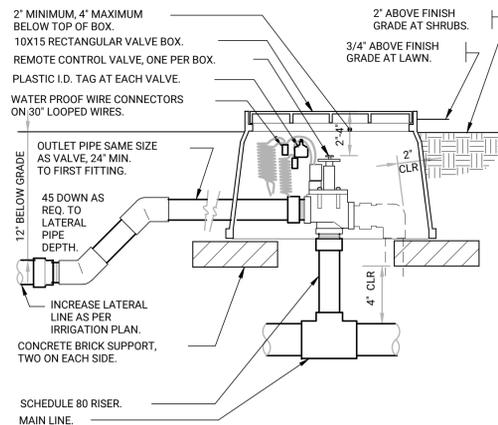
3 WALL MOUNT CONTROLLER

1" = 1'-0" FX-IR-FX-CONT-07



2 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" FX-IR-FX-DRIP-12



1 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-05

IRRIGATION CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

TERMINOLOGY
MAWA = Maximum Applied Water Allowance
ETO = Reference Evapotranspiration
0.62 = Conversion factor (to gallons per square foot)
ETAF = 0.55 for Residential Projects
ETAF = 0.45 for Non-Residential Projects
LA = Landscaped Area
ETAF for SLA = Additional ET Adjustment Factor for SLA (1.0 - 0.7 = 0.3)
SLA = Portion of Landscape Area identified as Special Landscape Area
ETAF = ET Adjustment Factor (ETAF)

Project Type = residential
Calculate for MAWA

	ETO	x	ETAF	x	AREA (sf)	x	CONVERSION	=	MAWA
MAWA (LA)	39.9	X	0.55	X	1,296	X	0.62	=	17,633
MAWA (SLA)	39.9	X	0.9	X	0	X	0.62	=	0
									MAWA (Gallons/Year) = 17,633
									ETWU (Gallons/Year) = 7,544

ESTIMATED TOTAL WATER USE (ETWU)

TERMINOLOGY
ETWU = Estimated Total Water Usage
ETO = Reference Evapotranspiration
0.62 = Conversion factor (to gallons per square foot)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area
IE = Irrigation Efficiency
SLA = Portion of Landscape Area identified as Special Landscape Area

ETWU = $\frac{ETO \times 0.62 \times (PF \times HA)}{IE} + SLA$

	Numerator	Plant Water Use Type	Ref ET	Conversion	PF	HA	Numerator	IE	SLA	ETWU
FRONT YARD	1	AREA FOR DRIP EMITTERS	L	39.9	0.62	0.2	478	2365	0.85	2,782
REAR YARD	2	AREA FOR DRIP EMITTERS	L	39.9	0.62	0.2	818	4047	0.85	4,761
										Total ETWU 7,544



BRADLEY RESIDENCE
EMERALD CIRCLE, MORRO BAY, CA. 93442
LANDSCAPE PLANS

#	ITEM	DATE

DATE: 03.23.2023

IRRIGATION NOTES AND SCHEDULE

L-2.02