



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Wednesday, February 19, 2014
Veteran's Memorial Building - 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Rick Grantham

Vice-Chairperson Vacant
Commissioner Michael Lucas

Commissioner John Fennacy
Commissioner Robert Tefft

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

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6291. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR - None

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

B-1 **Case No.:** CP0-408

Site Location: 1000 Ridgeway

Proposal: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 square foot garage. This site is located outside of the appeals jurisdiction of the California Coastal Commission.

CEQA Determination: Categorically Exempt, Class 1 and Class 3

Staff Contact: Cindy Jacinth, Associate Planner (805) 772-6577

B-2 **Case No.:** N/A

Site Location: 310 Kern

Proposal: Appeal of the removal of a tree located in the public right of way.

CEQA Determination: N/A

Staff Contact: Damaris Hanson, Engineering Technician (805) 772-6265

C. UNFINISHED BUSINESS

C-1 Current and Advanced Planning Processing List

Staff Recommendation: Receive and file.

Upcoming Projects: 300 Piney Way Condition Modification

D. NEW BUSINESS

D-1 Stormwater Management Post Construction and Low Impact Development Requirements

Staff Recommendation: Receive report and provide comments as necessary.

E. FUTURE AGENDA ITEMS

E-1 Planning Commission Declaration of Future Agenda Items

E-2 Staff Future Agenda Items

- Schedule regular and joint Planning Commission meeting dates for 2014
- Election of Chair and Vice Chair

F. ADJOURNMENT

Adjourn to the a next regularly scheduled Planning Commission meeting at the Veteran's Memorial Building, 209 Surf Street, on Wednesday, March 5, 2014, 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 Public Services Department, 955 Shasta Avenue, for any revisions or call the department at 772-6261 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 Public Services 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 Public Services Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Public Services Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Public Services Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/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.morro-bay.ca.us/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 come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium 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 Public Services 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 within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 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 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.



AGENDA NO: B-1
MEETING DATE: February 19, 2014

Staff Report

TO: Planning Commissioners **DATE:** February 13, 2014

FROM: Cindy Jacinth, Associate Planner

SUBJECT: Appeal of Administrative Coastal Development Permit #CP0-408 for demolition of an existing single-family residence and subsequently construct a 4,829 square foot single-family residence with a 1,201 square foot garage

RECOMMENDATION:

Deny the appeal and approve the Coastal Development Permit by adopting a motion including the following actions:

- A. Adopt Planning Commission Resolution 03-14 which includes the Findings and Conditions of Approval and the site development plans dated November 15, 2013.

APPELLANT: Katherine Caldwell

APPLICANTS: Reed and Carol Adamson

LEGAL DESCRIPTION/APN: 066-246-006

PROJECT DESCRIPTION: An Administrative Coastal Development Permit was issued on December 20, 2013 for the demolition of an existing 1,649 square foot house and construction of a new two story single-family residence proposed to be 4,829 square feet with a 1,201 square foot garage/workshop and a 120 square foot covered porch at the property located at 1000 Ridgeway. An appeal of this action was submitted on December 30, 2013, and the project is before the Planning Commission as the appellant body.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-1/ Single-family residential	South:	R-1/ Single-family residential
East:	OA-2/PD / Open space	West:	R-1/ Single-family residential

Prepared By: __CJ__ Department Review: _____

Site Characteristics	
Site Area	Approximately 7,336 square feet
Existing Use	Residential
Terrain	Flat. Graded and developed
Vegetation/Wildlife	Previously disturbed site
Archaeological Resources	Site is not located within 300 feet of an archeological resource
Access	Ridgeway and Fairview Avenues

General Plan, Zoning Ordinance & Local Coastal Plan Designations	
General Plan/Coastal Plan Land Use Designation	Moderate density residential
Base Zone District	R-1
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, however not in the Appeals Jurisdiction nor Original Jurisdiction

REGULATORY SETTING:

The function and duties of the Planning Commission as the appellant body are to review the appeal, administrative record and written correspondence received by staff and included in the staff report, and take one of the following actions:

- A. Conduct a public hearing considering the concerns raised by the appellant, and uphold or deny the appeal; or
- B. If new evidence comes to light at the hearing that was not previously reviewed by staff, remand the matter back to staff for further review and action.

The Planning Commission, under option A above, shall conduct a no de novo review in that the appellant body shall consider only the same application, plans and related materials that were the subject of the original decision.

PROJECT DISCUSSION

Staff considered the proposed project in light of the City’s Zoning Ordinance, General Plan, and Local Coastal Plan and found the requested development consistent with the applicable City documents listed above and issued a Coastal Development Permit on December 20, 2013. This approval was subsequently appealed requesting the Planning Commission “rescind current permit allowing development of property as planned or modify existing permit to scale back

project to conform with the City's Land Use Plan, policies and elements." The Appellant's grounds for appeal and staff's response to this appeal is presented below.

APPEAL ISSUES:

Appellant Katherine Caldwell bases an appeal of the project on the following grounds (See Exhibit A for the full appeal form):

Appeal Issue #1: *"Visual Resources Policy 12.01 provides that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. This property borders on State Park land which is designated for open space and recreation. As such, the area is visited daily by local residents and visitors alike. In addition, Section 30253 of the Coastal Act calls for the protection of special neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational users."*

Staff response: The Visual Resources Element of the General Plan and the Visual Resources chapter of the City's certified Local Coastal Program (LCP) identifies three neighborhoods which require consideration for neighborhood character protection. These are the Embarcadero area, the Downtown and the Atascadero Beach Tract area. The property at 1000 Ridgeway does not fall within the boundary area of these three neighborhoods. This property located at the corner of Ridgeway and Fairview is located in Planning Area 7. Although in keeping with consideration for MBMC 17.48.190, neighborhood compatibility and protection of visual resources, the Applicant has submitted visual simulation information in response to this Appeal demonstrating the existing home with a architectural rendering demonstrating the proposed elevation changes.

The proposed project was reviewed by staff for conformance with the General Plan and LCP and its implementation document, the Zoning Ordinance. The project was found to have met all development standards relating to setbacks, lot coverage and maximum height. The proposed development will not alter or lessen recreational opportunities within the Black Hill area or trail system. In fact, the home currently has non-conforming exterior side yard and rear yard setbacks that will be brought into conformance with the new proposal and thus farther from the public right of way where pedestrians may walk by.

Appeal Issue #2: *"The property line of this proposed development is just a few feet from a trail head which directs users through a forested area up to a beloved vista known both as Black Mountain and Black Hill. This geographic area makes an enormous contribution to the visual quality of Morro Bay. It includes not just the back side of the house on Ridgeway but also the walk or drive up Ridgeway Avenue to the trail head. If this property were developed as submitted, the view from Black Hill would lose its pristine beauty and the structure would loom out of proportion to all existing structures in the area."*

Staff response: The project as proposed is the demolition and reconstruction of an existing one story single family home to a two story home within the setbacks, lot coverage and maximum

building height on a previously developed private property. The Applicant has submitted photographic architectural renderings which show the project's character and scale with the surrounding architecture of the neighborhood. There is no evidence to support the claim the structure would loom out of proportion to all existing structures in the area because the proposed project is a two story home in an established neighborhood of two story homes (See attached Exhibit G).

Appeal Issue #3: *“Visual Resources Policy 12.02 provides that permitted developments shall be sited and designed to protect views to and along the coast. As stated above, the view of the coastline and Morro Rock from the State Park trail would be negatively impacted by this development. Policy 12.02 further provides that permitted developments shall be visually compatible with the surrounding areas. While there is a not yet specific design criterion for this area, it is clear from the plans that this proposed residence is incompatible with its neighborhood in design and square footage.”*

Staff response: The proposed development at 1000 Ridgeway is a previously developed site. The demolition of the existing single family home and reconstruction of a two story single family home has been found to be within the residential development standards for maximum height, maximum lot coverage and within allowed setbacks. The views of the coastline and Morro Rock would not be negatively impacted by the proposed development. The proposed project as a two story home is consistent with other two homes within this planning area. The Applicant has submitted a photo exhibit showing the viewpoints from various vantage points along the Black Hill Natural Area which are attached as an Exhibit.

Appeal Issue #4: *“Section D of the Visual Resources element provides, ‘It is desirable to enhance Morro Bay’s views. It is equally desirable that the City consciously seek to take better advantage of its visual qualities while attempting to restore and repair the damage that had been done to those qualities.’ As a resident of Morro Bay, I interpret this provision to include poor choices made in granting permits for developments that detract from existing neighborhoods. Area 4, Morro Highlands, is defined in the LUP as an area that is visually appealing because of its landscaping and rural character. In the last decade, several residential permits were issued for large-scale homes that do not contribute to the overall appeal of their surrounding neighborhoods. These homes destroy the rural character and damage the visual quality that our City policy is drafted to protect. Homes modeled after castles, monasteries, French chateaus, and mausoleums have their place but do not enhance the existing housing stock in Area 4. The scale of the proposed development at 1000 Ridgeway Avenue is misaligned with the Visual Resources element and policies of the LUP.*

Staff response: The application submitted for demolition and reconstruction is consistent with all development standards as prescribed by the Zoning Ordinance which is the implementation plan of the City's General Plan and Local Coastal Program. The property located in the R-1 zoning district does not have prescribed architectural standards limiting size of homes.

Appeal Issue #5: *Under Policy 1.32, any development within the State Park must be consistent with the provision of Chapter 3 of the Coastal Act. While this property is not within the State Park boundary, it shares the boundary line. As noted above, Coastal Act Section 30253 calls for its protection as ‘special neighborhood’.*”

Staff response: Under the City’s certified LCP; there are three neighborhoods in the City designated as “special neighborhoods”: the Embarcadero area, the Downtown area, and the Atascadero Beach Tract neighborhoods. Although the property parcel shares a boundary line with the State Park property, it is a previously developed parcel with non-conforming setbacks. The proposed development will bring the project into conformance and increase the structure setback of the new home to the State Park property.

Appeal Issue #6: *Policy 1.33 states that the Black Hill Natural Area is designated as an environmentally sensitive habitat. Directly behind the boundary line with the State Park, there is a narrow dirt trail frequently used as a highway by animal life in the State Park. A development of this size may impact their habitat. Resource protection policies contained in the LUP and the Coastal Act must be adhered to in this case.*

Staff response: Insufficient evidence exists to determine the extent of animal occurrences. The property’s rear yard setback is currently non-conforming at 3 feet four inches. The property development would construct the project with a rear yard setback that exceeds the minimum requirement of 10 feet to over 24 feet. This would increase the distance of the structure from the property line to the neighboring parcel thereby minimizing impact to animal life residing in the State Park. In addition, the current structure exterior side yard setback is 4 feet 8.5 inches with the new home proposed to have an exterior side yard setback of 10 feet.

Also, LCP Policy 11.05 regarding environmentally sensitive habitat area policies identifies the threshold for projects on parcels within 250 feet of designated areas which this parcel is not within 250 foot threshold.

Appeal Issue #7: *Based on the proposed square footage of this development, it is likely that water usage will be significantly higher than at present, even with water saving devices installed throughout the home workshop. Water is a resource that we are in short supply of. The Land Use Plan acknowledges that “[t]he City’s existing water production system will not be sufficient to serve existing customers.”... This proposed development is contrary to good water conservation practices.*

Staff response: City records show that the existing home was built in 1952. City Municipal Code Requirements (Chapter 13.20 for determining the water equivalency unit (WEU) for a residential single family project is based 10,780 cubic feet of water per year for a single family home and not based on the size of home. Additionally, projects which involve the demolition of

a building where the number of water equivalencies required by the new uses is less than or equal to those credited to the demolished building(s). Water equivalencies credited to demolished buildings shall be limited to the highest number of water equivalencies credited to legally permitted uses which have existed in the building since January 1, 1977, based upon the most current water equivalency table contained in Section 13.20.070 of the code

Appeal Issue #8: Non-permitted Rental Property Potential. A home of this size can easily become another illegally converted multi-family residence, either by the current owners or subsequent owners who may see opportunity for rental income.

Staff response: Staff review of projects regarding potential for illegal rental properties is based on the number of kitchens. The City defines a unit as the presence of kitchen. Those projects which include a wetbar, although not a full kitchen, are processed with a deed restriction preventing it from being turned into a non-permitted second unit and by deed restricting it informs future owners during title research. In addition, single family homes are permitted to create secondary dwelling units in R-1 zones subject to the requirements at MBMC 17.48.320. A coastal development permit is required for all new second units.

PROJECT ANALYSIS:

Protection of Visual Resources and Compatible Design

The Zoning Ordinance which is the implementation plan for the policies and program of the City's General Plan and Local Coastal Program addresses protection of visual resources and compatible design at Section 17.48.190 of the Zoning Ordinance (Protection of Visual Resources and Compatible Design). The section is cited as follows below:

New development shall project and, where feasible, enhance the visual quality of the surrounding area. New development may be permitted only if the siting and design meet the following standards:

- A. Protection of public views: significant public views to and along the coast are protected.
- B. Natural landform protection: alterations to natural landforms are minimized.
- C. Compatibility: the development is visually compatible with the character of the surrounding area and any design themes adopted for the area by the city.
- D. Visual quality: restores and enhances visual quality in visually degraded areas.
- E. Scenic area standards: in highly scenic areas, as depicted in the Morro Bay coastal land use plan/coastal element, the following additional standards shall also apply:
 - 1.Character: the proposed development shall be subordinate in character to its surroundings.
 - 2.Height/bulk: the height/bulk relationships in the development shall be compatible with the surrounding area.

- 3.Parks or open space: parks or open space shall be designated and incorporated into new developments.
- 4.View corridors: view corridors shall be incorporated into the development to protect significant public views to and along the shoreline and other scenic areas.
- 5.Landscaping: landscaping shall be provided to restore and enhance visually degraded areas using native, if feasible, and drought-resistant plant and tree species.
- 6.Preservation and enhancement: preservation and enhancement of views of the ocean, bay, sandspit and Morro Rock

The neighborhood within which the residence is proposed contains quite a mix of housing styles and types, but predominantly two story homes. Attached as Exhibit G is a map of the neighborhood with identified compatible homes within a two block radius. In addition to these specific houses, a glance around the neighborhood illustrates a varied mix of old and redeveloped properties. The mixed residential area is visually appealing primarily because of landscaping, larger lot size and semi-rural character. Mature Monterey pines are interspersed among residences some of which have been designed to take advantage fo the trees and serve to frame views and create pleasant settings for homes. Staff review of the project determined that the proposal for 1000 Ridgeway seeks to maintain compatibility with the redeveloped two story houses predominantly in this area.

Although the home would go from one story to two story with additional square feet, the project proposes the removal of a guest house structure near the rear property and stays with maximum lot coverage. Based on the existence of homes within the area, the height/bulk relationship is consistent. View corridors from the Black Hills hiking trail are maintained and are negligible the farther up the trail ones goes. The view of the Bay and Morro Rock is preserved.

Zoning Ordinance Standards

	Standards	Existing	Proposed
Front Yard Setback	20 feet		20 feet
Interior Side Yard Setback	5 feet		5 feet
Exterior Side Yard Setback	10 feet	4 feet 8.5 inches	10 feet
Rear Yard Setback	10 feet	3 feet 4 inches	24 feet 4.5 inches
Lot Coverage	Max 45% allowed		44%
Height	25 feet		25 feet

ENVIRONMENTAL DETERMINATION

Environmental review was performed for this project which staff determined the project is

Categorically Exempt under the Class 3 exemption for construction of a single-family residence. There are no known sensitive resources or other unique circumstances applicable to the site or its surroundings that would suggest this exemption ought not be applied.

PUBLIC NOTICE: Notice of this item was published in the San Luis Obispo Tribune newspaper on February 7, 2014 and all property owners of record within 300 feet and occupants within 100 feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

CONCLUSION: Staff has concluded that the grounds for an appeal of the project's approval are inadequate to repeal the Director's approval of the Administrative Coastal Development Permit based on the above staff analysis. The project submittal was sufficient to make the necessary findings for approval including that the project is consistent with the City's General Plan, Local Coastal Program and the Municipal Code.

Staff recommends that the Planning Commission deny the appeal and uphold the Director approval of the Administrative Coastal Development Permit #CP0-408 subject to the findings and conditions of approval as specified by Planning Commission Resolution #03-14 attached as Exhibit A.

EXHIBITS:

Exhibit A – Planning Commission Resolution 03-14

Exhibit B – Appeal received by Appellant dated December 30, 2013

Exhibit C – Administrative Coastal Development Permit (CDP) dated December 20, 2013

Exhibit D – Approved CDP Plans/ Reductions dated November 15, 2013

Exhibit E – Response from Applicant to Appeal dated February 3, 2014

Exhibit F – Visual Simulation Overlay of Existing to Proposed Home received February 5, 2014

Exhibit G – Addendum Letter dated February 13, 2014 from Applicant's Architect including Neighborhood Compatibility Analysis, Architectural Elevation Simulation, Photo Exhibit of View of Property from Black Hill Natural Area and Photo Exhibit of Existing Homes that Block State Park Views

Exhibit H -- Letters received from Neighbors

ATTACHMENT A

RESOLUTION NO. PC 03-14

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION DENYING THE APPEAL OF THE APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT (CP0-408) FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY RESIDENCE AT 1000 RIDGEWAY AVENUE. THE HOUSE IS PROPOSED TO BE 4,829 SQUARE FEET WITH A 1,201 SQUARE FOOT TWO CAR GARAGE/WORKSHOP AND A 120 SQUARE FOOT COVERED PORCH.

WHEREAS, the Planning Commission of the City of Morro Bay conducted a public hearing at the Morro Bay Veteran's Hall, 209 Surf Street, Morro Bay, California, on February 19, 2014, for the purpose of considering an appeal filed against Coastal Development Permit #CP0-408; and

WHEREAS, notices of said public hearing were made 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 and testimony of the 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. Pursuant to the California Environmental Quality Act, the Director has found the project as proposed categorically exempt under Section 15303, Class 3(a), "New Construction or Conversion of Small Structures," because the project is a single-family home in a residential zone and does not have a significant effect on the environment.

Coastal Development Permit Findings

2. The Planning Commission finds the development of a new single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
3. The Planning Commission finds the project as proposed is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density development; has similar bulk and scale of the adjacent structures; and like other structures in the neighborhood, the proposed project is two stories and has an attached two car garage.

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Planning Commission Resolution #03-14

CP0-408

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4. The Planning Commission finds that the development of a new single-family residence will not cause any health and safety concerns, and will not impact neighboring uses, environmentally sensitive habitat areas, or otherwise create significant impacts.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit #CP0-408 subject to the following conditions:

STANDARD CONDITIONS

1. 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.
2. Compliance with Conditions: By signing the Acceptance of Conditions of Approval form, the owner or designee accepts and agrees to comply with all Conditions of Approvals. Deviation from this requirement shall be permitted only by written consent of the Public Services 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.
3. 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 Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
4. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

CODE REQUIREMENTS:

1. 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 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 Public Services 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. (MBMC Section 17.58.130)
2. Changes: Any minor change may be approved by the Public Services Director. Any substantial change will require the filing of an application for an amendment to be reviewed by the Planning Commission. (MBMC Section 17.58.120)

ATTACHMENT A

3. 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. This condition and agreement shall be binding on all successors and assigns. (MBMC Section 5.30.540)

4. Construction Hours: Pursuant to Morro Bay Municipal Code 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. (MBMC Section 9.28.030)

Planning Conditions:

1. Building Height Certification: Note on the site plan prepared for the building permit, "Prior to either roof nail or framing inspection a licensed surveyor is required to measure the height of the structure and submit a letter to the Planning Division, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310." (MBMC Section 17.12.310)

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. (MBMC Section 17.52.070)

3. 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, knowledgeable in local indigenous culture, 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. (MBMC Section 17.48.310)

4. The northwest corner of the property must be left free and clear of visual obstructions pursuant to Morro Bay Municipal Code 17.48.210.

5. The applicant shall comply with all Planning conditions listed above and obtain a final

ATTACHMENT A

inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Sprinklers. The new residence shall be equipped with an automatic fire sprinkler system, in accordance with Morro Bay Municipal Code, Section 14.08.090(I)(2) and 2010 California Residential Code, Section R313.
2. Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. (CRC 315)
3. Fire Safety During Construction and Demolition shall be in accordance with 2010 California Fire Code, Chapter 14. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations.

Public Works Conditions:

1. Provide a Drainage Report prepared by a Registered Civil Engineer. The Drainage Report shall conform to Stormwater Management for New and Redevelopment Projects within the City of Morro Bay in the July 2011 amendment to the City Standard Drawings and Specifications*. Specifically, with a lot coverage of between 2,500 and 5,000 square feet of impervious surface, this project shall meet the requirements of the following Parts:
 - a. Part 1: Protection of Water Quality - **Exempt**
 - b. Part 2: Runoff Volume Controls (LID) - **Tier 2 requirements**
 - c. Part 3: Peak Runoff Flow Control – **All requirements**
2. Provide a standard erosion and sediment control plan. 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.
3. Perform improvements (e.g. driveway approach) in the City right of way per City Engineering Standards with a Standard Encroachment Permit. Maximum driveway approach width for residential properties is 20 feet. Non-standard improvements in the right of way (e.g. staircase and drainage swale) shall require a Special Encroachment

ATTACHMENT A

Planning Commission Resolution #03-14

CP0-408

Page 5

Permit.

4. The paved section of Ridgeway shall be widened on the south side to make a street section half-width of 18 feet.

Add the following Notes to the Plans:

Any damage 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.

1. *For more information go to: <http://ca-morrobay.civicplus.com/index.aspx?NID=688> Scroll to the bottom and click Engineering Standards for LID/Hydromodification

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 19th day of February, 2014 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rick Grantham, Chairperson

ATTEST

Rob Livick, Planning Secretary

The foregoing resolution was passed and adopted this 19th day of February 2014.

EXHIBIT B

RECEIVED

DEC 30 2013



CITY OF MORRO BAY
City of Morro Bay
Public Services Department

Public Services Department
Planning Division

955 Shasta Avenue
Morro Bay, CA 93442
(805) 772-6577

APPEAL FORM

In CCC Appeals Jurisdiction?

YES - No Fee
 NO - Fee Paid: Yes No

Project Address being appealed: 1000 Ridgeway Avenue - File #: CP0-408	
Appeal from the decision or action of (governing body or City officer): <input checked="" type="checkbox"/> Administrative Decision <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	
Appeal of action or specific condition of approval: Coastal Development Permit allowing demolition of existing residence and subsequent construction of new single family residence comprised of a 4,829 sq. ft house, 1,201 sq. ft. 2-car garage/workshop and a 120 sq. ft. covered porch.	
Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision): File #: CP0-408	
Date decision or action rendered:	
Grounds for the appeal (attach additional sheets as necessary): See attached.	
Requested relief or action: Recind current permit allowing development of property as planned or modify existing permit to scale back project to conform with City's Land Use Plan, policies and elements.	
Appellant (please print): Katherine Caldwell	Phone: (805) 540-1470
Address: 530 Estero Ave., Morro Bay, CA 93442	
Appellant Signature: <u>K Caldwell</u>	Date: <u>12/30/2013</u>

FOR OFFICE USE ONLY	
Accepted by: <u>Kathie Mcneil</u>	Date appeal filed: <u>12/30/13</u>
Appeal body: <u>PL</u>	Date of appeal hearing: <u>TBD</u>

EXHIBIT B

Appeal Form Attachment re File #CP0-408
December 30, 2013

Policy 12.01

Visual Resources Policy 12.01 provides that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. This property borders on State Park land which is designated for open space and recreation. As such, the area is visited daily by local residents and visitors alike. In addition, Section 30253 of the Coastal Act calls for the protection of special neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational users.

The property line of this proposed development is just a few feet from a trail head which directs users through a forested area up to a beloved vista known both as Black Mountain and Black Hill. This geographic area makes an enormous contribution to the visual quality of Morro Bay. It includes not just the back side of the house on Ridgeway but also the walk or drive up Ridgeway Avenue to the trail head. If this property were developed as submitted, the view from Black Hill would lose its pristine beauty and the structure would loom out of proportion to all existing structures in the area.

Policy 12.02

Visual Resources Policy 12.02 provides that permitted developments shall be sited and designed to protect views to and along the coast. As stated above, the view of the coastline and Morro Rock from the State Park trail would be negatively impacted by this development. Policy 12.02 further provides that permitted developments shall be visually compatible with the surrounding areas. While there is a not yet specific design criterion for this area, it is clear from the plans that this proposed residence is incompatible with its neighborhood in design and square footage.

Section D of the Visual Resources element provides, "*It is desirable to enhance Morro Bay's views. It is equally desirable that the City consciously seek to take better advantage of its visual qualities while attempting to restore and repair the damage that had been done to those qualities.*" As a resident of Morro Bay, I interpret this provision to include poor choices made in granting permits for developments that detract from existing neighborhoods. Area 4, Morro Highlands, is defined in the LUP as an area that is visually appealing because of its landscaping and rural character. In the last decade, several residential permits were issued for large-scale homes that do not contribute to the overall appeal of their surrounding neighborhoods. These homes destroy the rural character and damage the visual quality that our City policy is drafted to protect. Homes modeled after castles, monasteries, French chateaus, and mausoleums have their place but do not enhance the existing housing stock in Area 4. The scale of the proposed development at 1000 Ridgeway Avenue is misaligned with the Visual Resources element and policies of the LUP.

EXHIBIT B

Appeal Form Attachment re File #CPO-408
December 30, 2013

Policy 1.32

Under Policy 1.32, any development within the State Park must be consistent with the provisions of Chapter 3 of the Coastal Act. While this property is not within the State Park boundary, it shares the boundary line. As noted above, Coastal Act Section 30253 calls for its protection as a “special neighborhood.”

Policy 1.33

Policy 1.33 states that the Black Hill Natural Area is designated as an environmentally sensitive habitat. Directly behind the boundary line with the State Park, there is a narrow dirt trail frequently used as a highway by animal life in the State Park. A development of this size may impact their habitat. Resource protection policies contained in the LUP and the Coastal Act must be adhered to in this case.

Water Conservation

Based on the proposed square footage of this development, it is likely that water usage will be significantly higher than at present, even with water saving devices installed throughout the home and workshop.

Water is a resource that we are in short supply of. The Land Use Plan acknowledges that “[t]he City’s existing water production system will not be sufficient to serve existing customers.” Earlier this month, several federal and California lawmakers called on Gov. Jerry Brown and President Obama to declare a drought emergency and a federal disaster in the state. This proposed development is contrary to good water conservation practices.

Non-permitted Rental Property Potential

A home of this size can easily become another illegally converted multi-family residence, either by the current owners or subsequent owners who may see opportunity for rental income.

EXHIBIT C



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

December 20, 2013

Reed and Carol Adamson
1504 Thornlake Drive
Bakersfield, CA 93312

SUBJECT: Case No.: CP0-408

SITE: APN: 066-246-006

Address: 1000 Ridgeway Avenue

Project Description: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Dear Mr. Foster,

The Public Services Department has conditionally approved your request for a Coastal Development Permit as described above with the attached conditions. This action does not constitute a building permit. Any further processing of this project must be initiated by the applicant, subject to the applicable rules and regulations of the Morro Bay Municipal Code. ***Please be advised that you must return the enclosed Acceptance of Conditions form, signed, to this department prior to the issuance of a building permit.***

The Morro Bay Municipal Code provides for an appeal of the action by the Planning Commission within ten (10) days of adoption and anyone wishing to appeal may do so in writing by delivering such letter to the office of the City Clerk. There is a processing fee for appeals which are not coastal permits within the appeals jurisdiction.

Please also find enclosed the Notice of Exemption for your project. The City of Morro Bay no longer files notices of exemptions. You may file the Notice of Exemption with the County Clerk's office located in the County Government Building in San Luis Obispo. The filing fee is \$50.00.

FINANCE
595 Harbor Street

ADMINISTRATION
595 Harbor Street

FIRE DEPT.
715 Harbor Street

PUBLIC SERVICES
955 Shasta Avenue

HARBOR DEPT.
1275 Embarcadero Road

CITY ATTORNEY
595 Harbor Street

POLICE DEPT.
870 Morro Bay Boulevard

RECREATION & PARKS
1001 Kennedy Way

EXHIBIT C

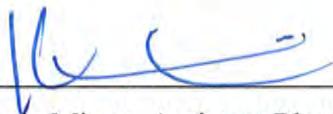
Section 15062(d) of The California Environmental Quality Act (CEQA) provides:

“The filing of a Notice of Exemption and the posting on the list of notices start a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180 day statute of limitations will apply.”

Sincerely,

Rob Livick
Director Public Services Department

By:



Katie Mineo, Assistant Planner

EXHIBIT C



City of Morro Bay

Morro Bay, CA 93442

(805) 772-6200

www.morro-bay.ca.us

COASTAL DEVELOPMENT PERMIT

This approval is based upon the attached findings and is valid only if the attached conditions are met and only after the applicable appeal period. Failure to comply with the conditions of this permit shall, at the discretion of the Public Services Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: CP0-408

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 1000 Ridgeway Avenue

APPLICANT: Reed and Carol Adamson

APN/LEGAL: 066-246-006

DATE APPROVED: December 20, 2013

APPROVED BY: Public Services Director

CEQA DETERMINATION: Categorical Exemption: Section 15303, Class 3(a)

DESCRIPTION OF APPROVAL: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Please see reverse for Permit Effective Date.

EXHIBIT C

YOUR PROPERTY IS LOCATED IN THE CITY OF MORRO BAY JURISDICTION, THERE IS AN APPEAL PERIOD OF TEN (10) *Calendar days*, WITHIN WHICH TIME YOUR PERMIT IS APPEALABLE TO THE CITY COUNCIL/PLANNING COMMISSION

YOUR PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION: THE FOLLOWING COASTAL COMMISSION APPEAL PERIOD APPLIES TO YOUR PROJECT: This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) *Working days* following Commission receipt of this notice and after expiration of the City of Morro Bay appeal period. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, Ste. 300, Santa Cruz, CA 95060, Phone: 415-427-4863. If you have any questions, please call the City of Morro Bay Public Services Department, 772-6270.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: December 31, 2013

ATTEST:  _____ DATE: 12/20/13

**THIS IS A DISCRETIONARY APPROVAL AND DOES NOT
CONSTITUTE A BUILDING PERMIT**

EXHIBIT C

PUBLIC SERVICES DEPARTMENT

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CP0-408

THE FOLLOWING PROJECT IS LOCATED IN THE MORRO BAY COASTAL ZONE AND A COASTAL PERMIT APPLICATION HAS BEEN ACTED ON BY THE CITY.

Applicant: Reed and Carol Adamson

Address: 1000 Ridgeway Avenue

Project Description: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Project Location: 1000 Ridgeway Avenue

APN: 066-246-006

Zoning: R-1

Land Use Plan/General Plan: Low/Medium Density

Lot Area: 7,336 square feet

Filing Date: September 12, 2013

Approval Body: Public Services Director

Action Taken: Approved with Conditions

Action Date: December 20, 2013



THIS SITE IS OUTSIDE OF THE COASTAL COMMISSION APPEAL JURISDICTION



This City decision is appealable to the California Coastal Commission pursuant to the California Public Resource Code, Section 30603. The applicant or any aggrieved person may appeal this decision to the Coastal Commission within TEN (10) working days following Commission receipt of this notice. Appeals must be in writing and should be addressed to: California Coastal Commission, 725 Front Street, #300, Santa Cruz, CA 95060, 531-427-4863.

EXHIBIT C

APPLICANT'S ACCEPTANCE
OF
CONDITIONS OF APPROVAL

CASE NO. CP0-408

SITE LOCATION: 1000 Ridgeway Avenue

APPLICANT NAME: Reed and Carol Adamson

APPROVAL BODY: Public Services Director

DATE OF ACTION: December 20, 2013

I, _____ the undersigned, have read and
(*APPLICANT'S NAME - PLEASE PRINT*)

reviewed the conditions of approval imposed by the Approval Body in its action

approving Case Number: CP0-408

I UNDERSTAND AND ACCEPT SAID CONDITIONS AND AGREE TO FULLY COMPLY WITH THEM.

APPLICANT'S SIGNATURE

DATE

EXHIBIT C

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Morro Bay
Public Services Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: New Single-Family Residential

Project Location - Specific: 1000 Ridgeway Avenue

Project Location - City: MORRO BAY County: SAN LUIS OBISPO

Description of Project: Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Name of Public Agency Approving the Project: CITY OF MORRO BAY

Name of Person or Agency Carrying Out Project: Reed and Carol Adamson

Exempt Status: (Check One)

Reasons why project is exempt: Section 15303, Class 3(a), proposed project is one new single-family residence.

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Categorical Exemption:
Type and Section Number: 15303,
Class 3(a)

Statuary Exemption Code No. _____

Lead Agency: City of Morro Bay

Contact Person: Katie Mineo Telephone: (805) 772-6291

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature:  Title: Assistant Planner Date: 12/20/13

EXHIBIT C

FINDINGS OF APPROVAL

**Site Address: 1000 Ridgeway Avenue
Coastal Development Permit #CP0-408**

Project Description

Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act, the Director has found the project as proposed categorically exempt under Section 15303, Class 3(a), "New Construction or Conversion of Small Structures," because the project is a single-family home in a residential zone and does not have a significant effect on the environment.

Coastal Development Permit Findings

1. The Director has found the development of a new single-family residence is consistent with the applicable provisions of the General Plan and certified Local Coastal Program.
2. The Director has found the project as proposed is consistent with the character of the neighborhood in which it is located. It is surrounded by compatible uses of low density development; has similar bulk and scale of the adjacent structures; and like other structures in the neighborhood, the proposed project is two stories and has an attached two car garage.
3. The Director has found the development of a new single-family residence will not cause any health and safety concerns, and will not impact neighboring uses, environmentally sensitive habitat areas, or otherwise create significant impacts.

EXHIBIT C

CONDITIONS OF APPROVAL

**Site Address: 1000 Ridgeway Avenue
Coastal Development Permit #CP0-408**

Project Description

Administrative Coastal Development Permit to demolish the existing residence and construct a new two story single-family residence at 1000 Ridgeway Avenue. The house is proposed to be 4,829 square feet with a 1,201 square foot two car garage/workshop and a 120 square foot covered porch.

Standard Conditions

1. 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.
2. Compliance with Conditions: By signing the Acceptance of Conditions of Approval form, the owner or designee accepts and agrees to comply with all Conditions of Approvals. Deviation from this requirement shall be permitted only by written consent of the Public Services 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.
3. 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 Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
4. Conditions of Approval: The Findings and Conditions of Approval shall be included as a full-size sheet in the Building Plans.

Code Requirements:

1. 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 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 Public Services Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local

EXHIBIT C

Coastal Program Land Use Plan (LCP) in effect at the time of the extension request. (MBMC Section 17.58.130)

2. Changes: Any minor change may be approved by the Public Services Director. Any substantial change will require the filing of an application for an amendment to be reviewed by the Planning Commission. (MBMC Section 17.58.120)
3. 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. This condition and agreement shall be binding on all successors and assigns. (MBMC Section 5.30.540)
4. Construction Hours: Pursuant to Morro Bay Municipal Code 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. (MBMC Section 9.28.030)

Planning Conditions:

1. Building Height Certification: Note on the site plan prepared for the building permit, "Prior to either roof nail or framing inspection a licensed surveyor is required to measure the height of the structure and submit a letter to the Planning Division, certifying that the height of the structure is in accordance with the approved set of plans and complies with the height requirements of the Morro Bay, Municipal Code Section 17.12.310." (MBMC Section 17.12.310)
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. (MBMC Section 17.52.070)
3. 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, knowledgeable in local indigenous culture, or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or

EXHIBIT C

salvage. The developer shall be liable for costs associated with the professional investigation. (MBMC Section 17.48.310)

4. The northwest corner of the property must be left free and clear of visual obstructions pursuant to Morro Bay Municipal Code 17.48.210.
5. The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.

Building Conditions:

1. Prior to construction, the applicant shall submit a complete building permit application and obtain the required building permit.

Fire Conditions:

1. Fire Sprinklers. The new residence shall be equipped with an automatic fire sprinkler system, in accordance with Morro Bay Municipal Code, Section 14.08.090(I)(2) and 2010 California Residential Code, Section R313.
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 - a. Part 1: Protection of Water Quality - **Exempt**
 - b. Part 2: Runoff Volume Controls (LID) - **Tier 2 requirements**
 - c. Part 3: Peak Runoff Flow Control – **All requirements**

EXHIBIT C

2. Provide a standard erosion and sediment control plan. 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.
3. Perform improvements (e.g. driveway approach) in the City right of way per City Engineering Standards with a Standard Encroachment Permit. Maximum driveway approach width for residential properties is 20 feet. Non-standard improvements in the right of way (e.g. staircase and drainage swale) shall require a Special Encroachment Permit.
4. The paved section of Ridgeway shall be widened on the south side to make a street section half-width of 18 feet.

Add the following Notes to the Plans:

Any damage 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.

*For more information go to: <http://ca-morrobay.civicplus.com/index.aspx?NID=688>
Scroll to the bottom and click Engineering Standards for LID/Hydromodification

EXHIBIT C

ADAMSON RESIDENCE

SITE ADDRESS: 1000 RIDGEWAY AVE, MORRO BAY, CA 93442



CAL GREEN MANDATORY MEASURES:

- SITE DEVELOPMENT:**
 4.106.2 A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
 4.106.3 THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.
- WATER EFFICIENCY AND CONSERVATION:**
 4.303.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
 1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
 4.303.2 WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES.
 4.303.3 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
- OUTDOOR WATER USE:**
 4.304.1 AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
- ENHANCED DURABILITY AND REDUCED MAINTENANCE:**
 4.408.1 JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.
- CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING:**
 4.408.1 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
 4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
- BUILDING MAINTENANCE AND OPERATION:**
 AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.
- FIREPLACES:**
 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

- VOC'S:**
 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
 4.504.2.3 AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 4.504.3 CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 4.504.4 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFICI) FLOORSCORE PROGRAM.
 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

- INTERIOR MOISTURE CONTROL:**
 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
 4.505.1 EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.
 4.507.1 WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
 4.507.2 DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT.
 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

- INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:**
 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
 702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

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

GENERAL NOTES:

- THIS PROJECT SHALL COMPLY WITH APPLICABLE PORTIONS OF THE FOLLOWING CODES:
 AMERICAN DISABILITIES ACT
 FEDERAL ACCESSIBILITY STANDARDS
 TITLE 24 ACCESSIBILITY STANDARDS
 CALIFORNIA ENERGY CODE, 2010 EDITION
 CALIFORNIA BUILDING CODE, 2010 EDITION
 INTERNATIONAL FIRE CODE, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- ALL LUMBER SHALL BE GRADE MARKED WITH STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED AND SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19%; AND POSTS SHALL BE DOUGLAS FIR #2 OR BETTER AND SEAMS DOUGLAS FIR #1 OR BETTER. FOR NAILING REQUIREMENTS SEE CBC NAILING SCHEDULE - TABLE 2304.9.1
- ALL DESIGNS AND OTHER INFORMATION ON THESE DRAWINGS ARE TO BE USED ON THE SPECIFIED PROJECT AND SHALL NOT BE USED ELSEWHERE WITHOUT EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, RUEL J. CZACH
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS ON THE JOB AND NOTIFY ARCHITECT OF ANY VARIATIONS FROM DIMENSIONS & CONDITIONS SHOWN BY DRAWINGS; CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING
- DRAWING DETAILS ARE TYPICAL FOR SIMILAR CONDITIONS; NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES; WHEN THERE IS A CONFLICT BETWEEN REQUIREMENTS SHOWN ON DRAWINGS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN BUT WILL NEED TO BE VERIFIED BY THE ARCHITECT; WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ANY REVISION MADE BY THE CONTRACTOR AT THE DIRECTION OF ANYONE OTHER THAN THE ARCHITECT IS UNDERTAKEN SOLELY AND COMPLETELY AT THE CONTRACTOR'S RISK; ANY REVISION MADE BY THE OWNER WITHOUT CONSULTING THE ARCHITECT IS UNDERTAKEN SOLELY AND COMPLETELY AT THE OWNER'S RISK; ALL REVISIONS APPROVED BY THE ARCHITECT SHALL BE IN WRITING
- THE BUILDING CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING WORKMEN, STRUCTURE UNDER CONSTRUCTION, ETC. AND OBSERVATION VISITS TO THE SITE BY THE ARCHITECT DO NOT INCLUDE OBSERVATION OF THESE MEASURES
- SEE STRUCTURAL ENGINEERING CALCULATIONS AND NOTES FOR ADDITIONAL INFORMATION
- SEE ENERGY EFFICIENCY CERTIFICATE OF COMPLIANCE FORMS FOR ADDITIONAL INFORMATION INCLUDING AREAS OF SPECIAL GLAZING
- ADDITIONAL MECHANICAL OR OTHER EQUIPMENT NOT SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE INSTALLATION
- TRUSSES SHALL BE FABRICATED IN THE SHOP OF AN ICBO APPROVED FABRICATOR IN ACCORDANCE WITH CBC SECTIONS 1704 AND 2303.4 AND TRUSS FABRICATOR'S ENGINEERING SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER FOR APPROVAL AND SUBMITTAL TO PUBLIC AGENCIES PRIOR TO TRUSS INSTALLATION; TRUSS CALCULATIONS SHALL SHOW ALL AXIAL AND DRAG LOADS
- AS OF THE PRESENT DATE, THE FINDINGS OF THESE DRAWINGS ARE VALID FOR THE PROJECT TO KNOWLEDGE OF THIS ARCHITECT; WITH THE PASSAGE OF TIME, CHANGES IN THE CONDITION OF THE PROPERTY CAN OCCUR, FEDERAL, STATE OR LOCAL CODES CAN CHANGE; PERMITS CAN EXPIRE OR OTHER EVENTS CAN OCCUR BEYOND THE CONTROL OF THIS ARCHITECT WHICH CAN RENDER PARTS OF THESE DOCUMENTS INVALID

13 PRIOR TO EITHER ROOF NAIL OR FRAMING INSPECTION A LICENSED SURVEYOR IS REQUIRED TO MEASURE THE HEIGHT OF THE STRUCTURE AND SUBMIT A LETTER TO THE BUILDING INSPECTOR, CERTIFYING THAT THE HEIGHT OF THE STRUCTURE IS IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLIES WITH THE HEIGHT REQUIREMENTS OF THE CITY OF MORRO BAY "M.B.M.C.17.12.310"

14 IT IS THE OWNER'S RESPONSIBILITY TO VERIFY LOT LINES; PRIOR TO FOUNDATION INSPECTION THE LOT CORNERS SHALL BE STAKED AND SETBACKS MARKED BY A LICENSED PROFESSIONAL

15 OWNER AND OR OWNER'S CONTRACTOR ARE TO TAKE PRECAUTION AGAINST DAMAGING ROAD SURFACES

16 AN ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO ANY/ALL WORK IN THE PUBLIC RIGHT-OF-WAY

17 EROSION AND DRAINAGE CONTROL FEATURES ARE TO BE PLACED IN THE EVENT OF RAIN OR OTHER EROSION ACTION TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE; EROSION CONTROL DEVICES SHALL BE INSTALLED AND IN PLACE FOLLOWING DAILY CONSTRUCTION ACTIVITIES DURING THE PERIOD FROM NOVEMBER 1 TO MARCH 31 AND THE APPLICANT SHALL NOTIFY THE BUILDING DIVISION OF ANY CHANGES IN CONSTRUCTION WHICH WILL REQUIRE ADDITIONAL EROSION CONTROL MEASURES

18 CONTROL MEASURES SHALL PREVENT SEDIMENT OR DEBRIS FROM ENTERING THE CITY RIGHT-OF-WAY, ROADWAY, OR ADJACENT PROPERTIES; SUCH CONTROL ALSO SERVES AS AN AID TO MEETING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM AUTHORIZED BY THE CLEAN WATER ACT AND ADMINISTERED BY THE STATE OF CALIFORNIA; DURING THE CONSTRUCTION PERIOD, THE PROJECT FRONTAGE SHALL BE SWEPT AND KEPT FREE OF DIRT, DUST, AND DEBRIS AND AT THE CONCLUSION OF CONSTRUCTION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT

19 ALL WELDING SHALL BE PERFORMED IN THE SHOP OF ICBO APPROVED FABRICATOR IN ACCORDANCE WITH CBC CHAPTER 17

20 SHOP DRAWINGS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER, FOR APPROVAL, OF ALL STEEL FABRICATION W/ COPY TO THE ARCHITECT

21 PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1998, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, & CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA [CFG/TITLE 19, SECTION 19.20.029 (a)]

LOT DESCRIPTION

ADDRESS: 1000 RIDGEWAY AVE., MORRO BAY
 LOT: 10
 BLOCK: 13
 APN: 066-246-006
 LOT AREA: 7336 SQ.FT.
 ZONING: R-1, SINGLE FAMILY RESIDENTIAL

LOT COVERAGE:

45% MAXIMUM COVERAGE
 EXISTING LOT COVERAGE - 2854 S.F. (39%)
 PROPOSED LOT COVERAGE - 3260 S.F. (44%)

MINIMUM BUILDING SETBACKS:

FRONT - 20'
 REAR - 10'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PROPOSED BUILDING SETBACKS:

FRONT - 20'
 REAR - 24'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PARKING EXCEPTION:

PARKING EXCEPTION PERMIT GRANTED, #A00-075, TO ALLOW REDUCED GARAGE SETBACK OF 11'

BUILDING AREAS:

EXISTING RESIDENCE TO BE DEMOLISHED: 1649 S.F.

PROPOSED RESIDENCE:

LOWER LIVING AREA: 1681 SQ.FT.
 UPPER LIVING AREA: 2942 SQ.FT.
 TOTAL: 4629 SQ.FT.
 GARAGE/WORKSHOP: 1201 SQ.FT.
 UPPER COVERED DECK: 192 SQ.FT.
 LOWER COVERED PORCH: 120 SQ.FT.

BUILDING HEIGHT:

LOWEST GRADE ADJACENT TO BUILDING: 159.7'
 HIGHEST GRADE ADJACENT TO BUILDING: 169.1'

AVERAGE NATURAL GRADE:

164.4'

MAX. BUILDING HEIGHT:

189.4'

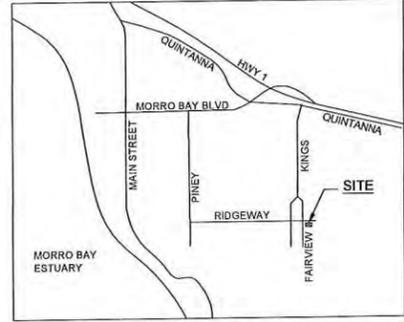
TYPE OF CONSTRUCTION:

TYPE V-B TWO-STORY

SHEET INDEX

- T1) TITLE SHEET
- C1) GRADING AND DRAINAGE PLAN
- C2) DRAINAGE SYSTEM PLAN
- C3) CIVIL NOTES AND DETAILS
- C4) CIVIL DETAILS
- A1) PROPOSED SITE PLAN
- A2) EXISTING SITE/DEMO PLAN
- A3) LOWER FLOOR PLAN
- A4) UPPER FLOOR PLAN
- A5) ROOF PLAN
- A6) ELEVATIONS
- A7) ELEVATIONS
- A8) SECTIONS
- A9) ARCHITECTURAL DETAILS
- A10) ARCHITECTURAL DETAILS
- E1) LOWER FLOOR ELECTRICAL PLAN
- E2) LOWER FLOOR LIGHTING PLAN
- E3) UPPER FLOOR ELECTRICAL PLAN
- E4) UPPER FLOOR LIGHTING PLAN
- 1.1) STRUCTURAL NOTES
- 2.0) FOUNDATION PLAN
- 2.1) FOUNDATION DETAILS
- 2.2) FOUNDATION DETAILS
- 2.3) FOUNDATION DETAILS
- 2.4) FOUNDATION DETAILS
- 2.5) FOUNDATION DETAILS
- 3.0) FLOOR FRAMING PLAN
- 3.1) FLOOR FRAMING DETAILS
- 3.2) FLOOR FRAMING DETAILS
- T24) TITLE T24 CALCULATIONS
- COA) CONDITIONS OF APPROVAL

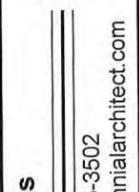
CITY OF MORRO BAY
 PLANTING DIVISION
 CASE NO. CPO-408
 APPROVED [checkmark]
 BY: DJR DATE: 12/20/13
 KM



VICINITY MAP

REVISIONS

NO.	DATE	BY



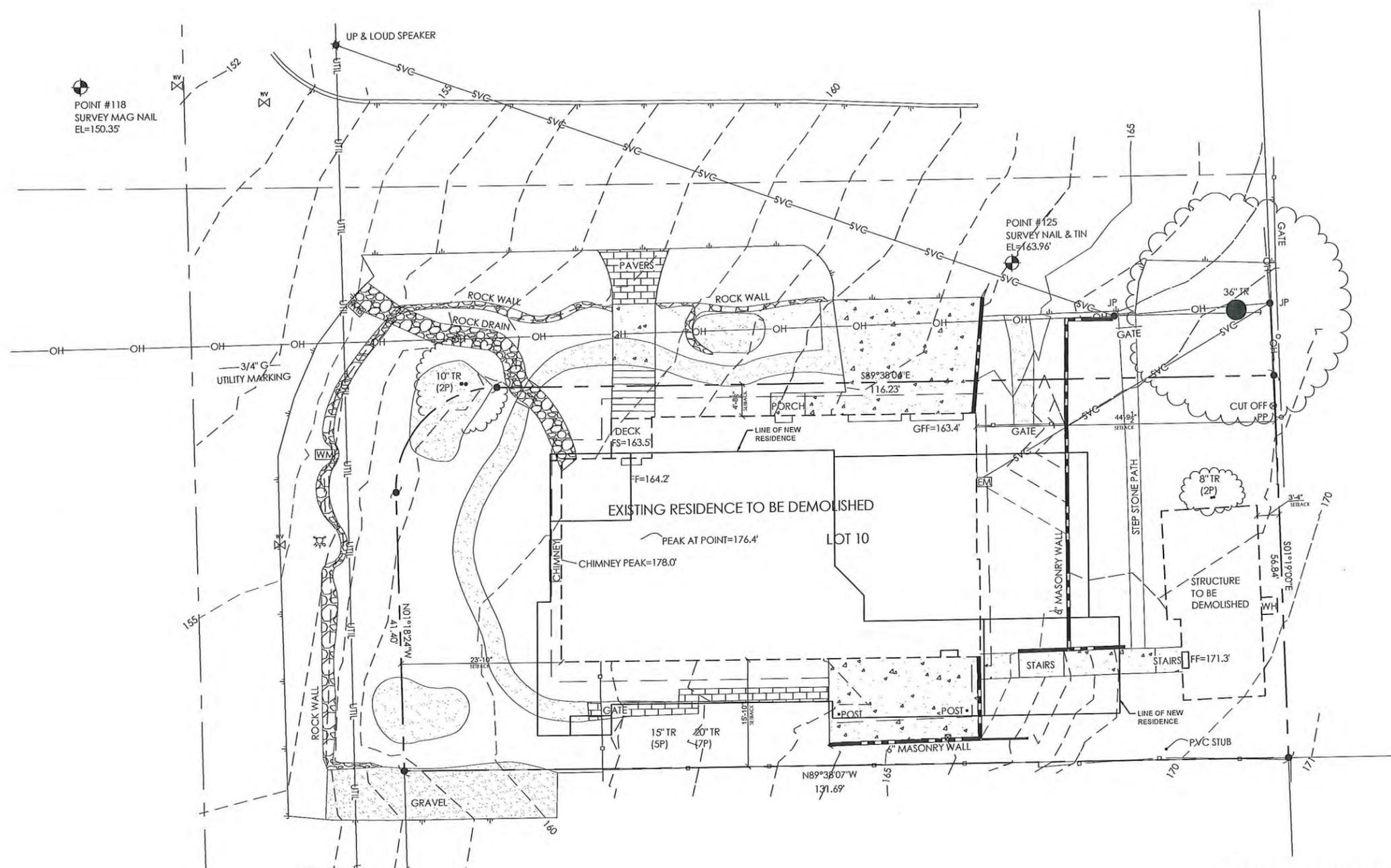
the perennial architect & associates
 Ph 805 995-3502
 ruel@perennialarchitect.com
 Ruel J. Czach, Architect
 P.O. 246, Cayucos Ca 93430

Proposed Residence For:
 REED & CAROL ADAMSON
 1504 THORNLAKE DRIVE,
 BAKERSFIELD, CA 93312
 PHONE: (661) 589-6037

Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 11/6/13
 SCALE: 1/8" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: T1
 OF: SHEETS

EXHIBIT C



LEGEND

- ★ LIGHT POLE
- TR ● TREE
- JP ● JOINT POLE
- UP ● UTILITY POLE
- SVC— OVERHEAD POWER SERVICE
- OH— OVERHEAD LINES
- UTIL— OVERHEAD UTILITY LINES
- GUY WIRE
- WIRE FENCE
- STOCKADE FENCE
- ▭ BASE PATH
- ▭ CONCRETE
- ▭ BRICK
- ▭ ROCK PATH / WALL
- WH WATER HEATER ENCLOSURE
- FF FINISH FLOOR
- GFF GARAGE FINISH FLOOR
- EM ELECTRIC METER
- WM WATER METER
- SP SURVEY POINT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ REBAR & CAP 15 7835'
- WALL AS NOTED

EXISTING/DEMO SITE PLAN

CITY OF MORRO BAY
PLANNING DIVISION

CASD NO. CPD-408

APPROVED CLEARED

BY: DIA DATE: 12/20/13

16m

REVISIONS	BY

the perennial architect & associates

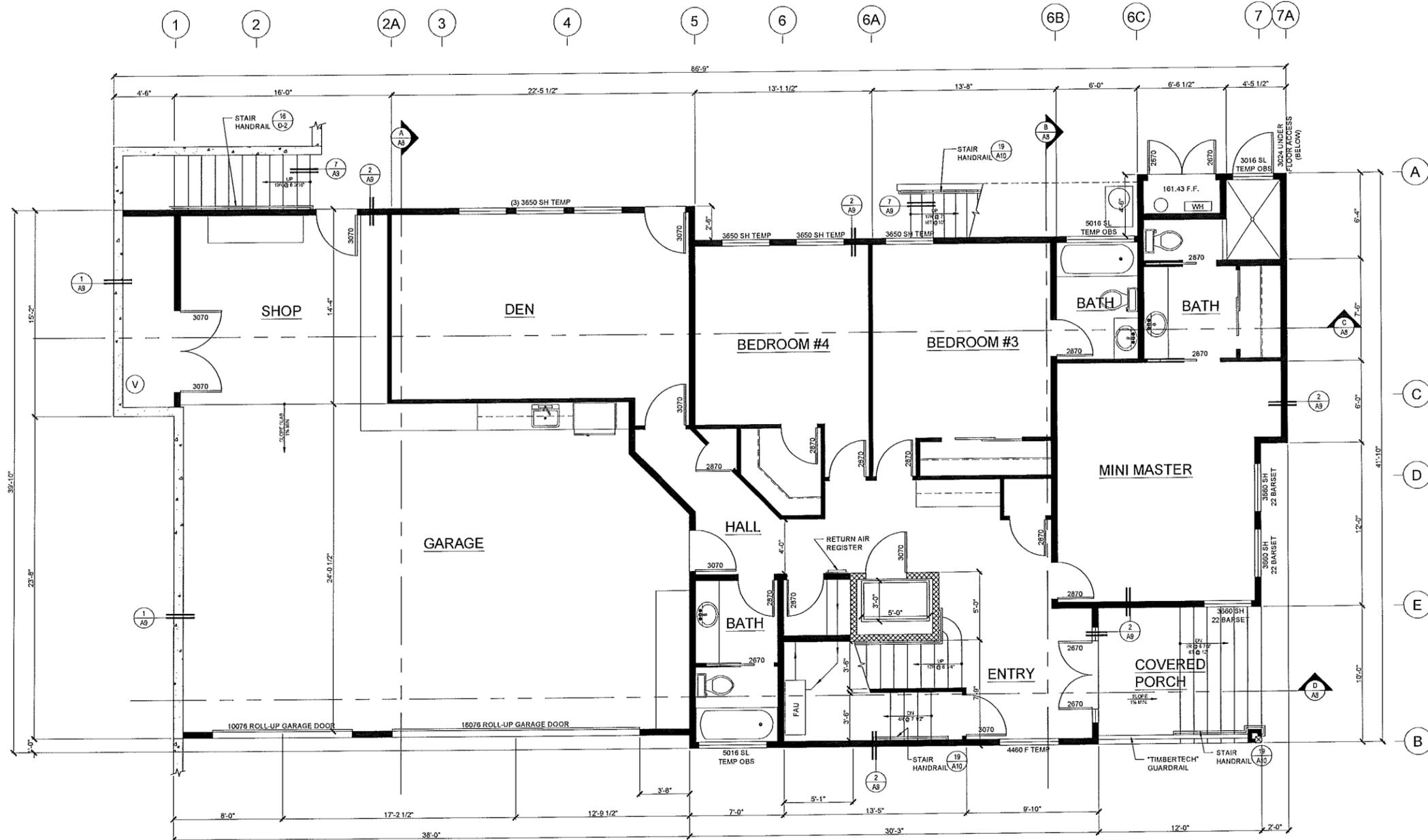
Ruel J. Czach, Architect
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DATE	11/6/13
SCALE	1/8" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	A2

EXHIBIT C



FLOOR PLAN NOTES:

- 1 ALL SILLS, HAILERS, LEDGERS & OTHER LUMBER WITHIN 8' OF THE GROUND OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED, OR EQUAL, DOUGLAS FIR #2 UNLESS 2x4 ELEMENT THAT MAY BE P.T.D.F., OR EQUAL, CONSTRUCTION GRADE
- 2 ALL FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AND BE DOUGLAS FIR #2 OR BETTER AND SHALL MEET NAILING REQUIREMENTS PER CBC NAILING SCHEDULE - TABLE 2304.9.1
- 3 ALL HEADERS & BEAMS SHALL BE DOUGLAS FIR (DF) #1 OR BETTER. ALL POSTS SHALL BE DF #2 OR BETTER, & ALL STUDS SHALL BE DF CONSTRUCTION GRADE 2x4 MIN @16"oc UNLESS OTHERWISE NOTED OR PER CBC TABLE 2308.9.1
- 4 ALL HEADERS NOT SPECIFIED SHALL BE 4x6 DF FOR 2x4 WALLS AND 6x6 DF FOR 2x6 WALLS, ALL HEADERS 4x10 OR LARGER SHALL HAVE DOUBLE TRIMMERS UNLESS OTHERWISE NOTED
- 5 INSTALL DOUBLE MEMBERS OR DOUBLE BLKG UNDER ALL POSTS ABOVE EXCEPT WHERE SUPPORTED BY BEAMS OR HEADERS; ALL POSTS TO HEADER OR BEAM BELOW SHALL HAVE A POST CONNECTION SUCH AS A PC POST CAP UNLESS OTHERWISE NOTED; ALL CONTINUOUS POST TO FLUSH HEADER CONNECTIONS SHALL HAVE AC POST CAP; AND ALL POST TO CONTINUOUS HEADERS SHALL HAVE BC POST CAP
- 6 INSTALL BEARING PLATES AND PRESSURE BLOCKS AS NOTED ON PLANS OR ENGINEERING UNDER THE ENDS OF SHEAR WALLS AND INSTALL A PRESSURE BLOCK BETWEEN PLYWOOD FLOOR AND TOP PLATES BELOW
- 7 ALL INTERIOR WALLS SHALL HAVE 1/2" GYPSUM BOARD MIN. W/SD COOLER NAILS AND CEILINGS SHALL HAVE 5/8" GYPSUM BOARD W/SD COOLER NAILS @ 7" O.C. UNLESS OTHERWISE NOTED; WALLS, CEILINGS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 5/8" TYPE 'X' GYPBOARD ON THE ENCLOSED SIDE

- 8 PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 3/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR DOORS IN COMPLIANCE WITH SECTION 715.4.3. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED; DOORS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- 9 ALL WINDOWS AND SKYLIGHTS SHALL BE DUAL-GLAZED, WITH LOW-E SQUARED COATINGS, AND A U-VALUE NOT TO EXCEED .39 AND AN SHGC VALUE EQUAL TO 0.37 - REVIEW CERTIFICATE OF COMPLIANCE
- 10 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL SUCH AS TEMPERED GLASS:
 - A) FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE;
 - B) FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES;
 - C) DOORS AND ENCLOSURES FOR BATH TUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 70" ABOVE A STANDING SURFACE AND DRAIN INLET. HINGED SHOWER DOORS SHALL SWING OUTWARD;

- D) GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE
- 11 ALL CEILINGS 8'-0" MINIMUM UNLESS OTHERWISE NOTED. SEE ELECTRICAL PLANS FOR CEILING SOFFIT LOCATIONS; AND ALL STAIRWAY HEADROOM CLEARANCES SHALL BE 6'-8" MIN ABOVE TREADS
- 12 PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT FLOOR & CEILING LEVELS AND AT 10 FEET INTERVALS VERTICALLY IN WALLS AND AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS BETWEEN FLOOR LEVELS OR FLOORS TO CEILINGS OR ATTICS
- 13 ALL FACTORY BUILT FIREPLACES, WINDOWS, AND SKYLIGHTS SHALL BE LISTED WITH AN APPROVED AGENCY AND SLOPED GLAZING SHALL CONFORM WITH THE CBC REQUIREMENTS IN CHAPTERS 2405 AND 2610
- 14 THE MAXIMUM LEVEL CHANGE AT A DOORWAY SHALL BE 1"
- 15 MINIMUM HALL OR CORRIDOR WIDTH TO BE 36"
- 16 RAILS OR ORNAMENTAL PATTERN OF GUARDS SHALL NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH OPENINGS. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6"
- 17 HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS MINIMUM AND BOTH SIDES UNLESS LESS THAN 44" WIDE OR SERVING ONE DWELLING UNIT
- 18 AT LEAST ONE WINDOW IN EACH SLEEPING ROOM OR BASEMENT SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR, A MIN. NET CLEAR OPENING AREA OF 5.7 SQUARE FEET, A MIN. NET CLEAR OPENING WIDTH OF 20 INCHES, AND A MINIMUM NET CLEAR HEIGHT OF 24 INCHES

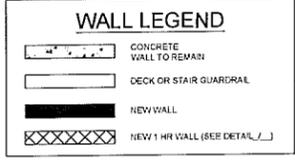
- 19 PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
- 20 WHERE CERAMIC TILE IS USED AS A FINISH WALL SURFACE, IT SHALL BE PLACED OVER TYPE WR GYPSUM BOARD OR 3/8" CDX PLYWOOD W/ BUILDING PAPER & 3/4" MORTAR BASE. WHERE CERAMIC TILE IS USED AS A FINISH WALL OR TUB SURFACE IN A SHOWER OR TUB, IT SHALL BE PLACED OVER CONCRETE HARDIEBOARD OR EQUAL
- 21 PROVIDE 2" MINIMUM CLEARANCE BETWEEN COMBUSTIBLE MATERIAL AND FIREPLACE OR CHIMNEY WALLS AND CHIMNEY CHASES SHALL BE SHEATHED WITH PLYWOOD ON ALL EXTERIOR WALLS
- 22 ALL FIREPLACES SHALL HAVE APPROVED CLOSEABLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR
- 23 FOR GLASS SKYLIGHTS, THE TOP GLAZING LAYER SHALL BE TEMPERED GLASS AND THE BOTTOM GLAZING LAYER SHALL BE LAMINATED GLASS WITH A 30 MIL POLYVINYL BUTYRYL INTERLAYER
- 24 ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES BEFORE INSTALLATION
- 25 SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT FINISH TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN INLET AND ALL EXPOSED GROUT SHALL BE SEALED WELL OR EPOXY-BASED; HINGED SHOWER DOORS SHALL SWING OUTWARD
- 26 WHERE CERAMIC TILE IS USED AS A FINISH FLOOR SURFACE OVER WOOD FRAMING, IT SHALL BE PLACED OVER CDX PLYWOOD, CONCRETE HARDIEBOARD OR EQUAL, BUILDING PAPER & 1 1/4" MORTAR BASE W/ WIRE LATH AND DOUBLE BOTTOM PLATES & ALL EXPOSED GROUT SHALL BE SEALED
- 27 WHERE CERAMIC TILE IS USED OVER CONCRETE SLAB A CRACK ISOLATION WATERPROOF MEMBRANE SHALL BE USED PER MANUFACTURER'S SPECS - COMPOSEAL GOLD OR APPROVED EQUAL

- 28 ELEVATOR SHAFT WALLS TO BE SHEATHED W/2 LAYERS OF TYPE "X" GYPSUM BOARD. SEE DETAIL. ALL OPENINGS TO BE 1-HR. U.L. LABELED DOORS & ASSEMBLIES
- 29 ALL MASONRY GROUT SHALL CONTAIN LOW ALKALI, 0.6% OR LESS, PORTLAND CEMENT, CLEAN WASHED SAND, AND CLEAN, POTABLE, SALT-FREE WATER. EFFLORESCENCE STAIN IS NOT ACCEPTABLE, AND ALL JOINTS SHALL BE TOOLED, COMPACTED MORTAR JOINTS, CONCAVE OR "V" TYPE
- 30 ALL LIVING AREA ROOMS INCLUDING, BUT NOT LIMITED TO, ALL BATHROOMS, BEDROOMS, KITCHEN AND LAUNDRY ROOM SHALL HAVE OWENS CORNING QUIETZONE OR EQUAL BATT INSULATION FOR ENTIRE PERIMETER OF ROOM INCLUDING ALL FLOORS OR CEILINGS AND CALKING SHALL BE PROVIDED AROUND THE PERIMETER OF UNTAPED EDGES OF DRYWALL PANELS, PLUMBING FIXTURES, PIPES, AND WALL PLATES; ARCHITECT WILL BE CALLED OUT TO INSPECT SOUND, WALL AND FLOOR INSULATION WITH 5 DAYS NOTICE BEFORE COVERING UP
- 31 PROVIDE LOW-E "SQUARED" GLAZING IN THE LOCATIONS NOTED IN THE ENERGY COMPLIANCE FORMS DATED 1/2008
- 32 SEE ELECTRICAL PLANS AND SECTIONS FOR SOFFIT LOCATIONS AND SIZES AND FOR PLUMBING AND HEATING INFORMATION
- 33 SEE FRAMING PLANS FOR HEATING DUCT AND REGISTER INFORMATION
- 34 ALL WALLS, FLOORS, OR CEILINGS REQUIRED TO BE FIRE-RATED SHALL BE OF REQUIRED FIRE-RATED CONSTRUCTION INCLUDING OPENINGS AS PER THE CBC AND SHALL INCLUDE FIRE DAMPERS OR FUSIBLE LINKS IN DUCTWORK THRU ASSEMBLY

BUILDING SECURITY:

- 1 EXIT DOOR JAMBS SHALL BE SECURED TO FRAMING MEMBERS BY NO LESS THAN 5-180 NAILS IN EACH JAMB, HAVE HORIZ. BLOCKING AT DOOR HEIGHT BETWEEN STUDS 3 STUD SPACES EACH SIDE OF OPENING. TRIMMERS SHALL BE FULL LENGTH, HAVE RABBETED ONE-PIECE JAMB, & INSTALLED W/ SOLID BACKING FOR 6" ABV & BELOW STRIKE
- 2 EXTERIOR DOOR STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE OF MIN 18 GA STEEL, BRONZE, OR BRASS, A MIN OF 3 1/2" IN LENGTH, SECURED TO JAMB W/ MIN OF 2-2 1/2" LONG SCREWS, AND HINGES FOR OUTSWINGING DOORS SHALL BE EQUIPPED W/ NONREMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK
- 3 ALL EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A DOUBLE-CYLINDER OR SINGLE-CYLINDER DEADBOLT W/ A MIN 1" EXTRA-STRONG PROJECTION, A CYLINDER GUARD, A MIN OF 5 PIN TUMBLERS, AND SHALL BE CONNECTING TO INNER LOCK W/ AT LEAST 1/4" DIAMETER SCREWS

1ST FLOOR PLAN



REVISIONS	BY

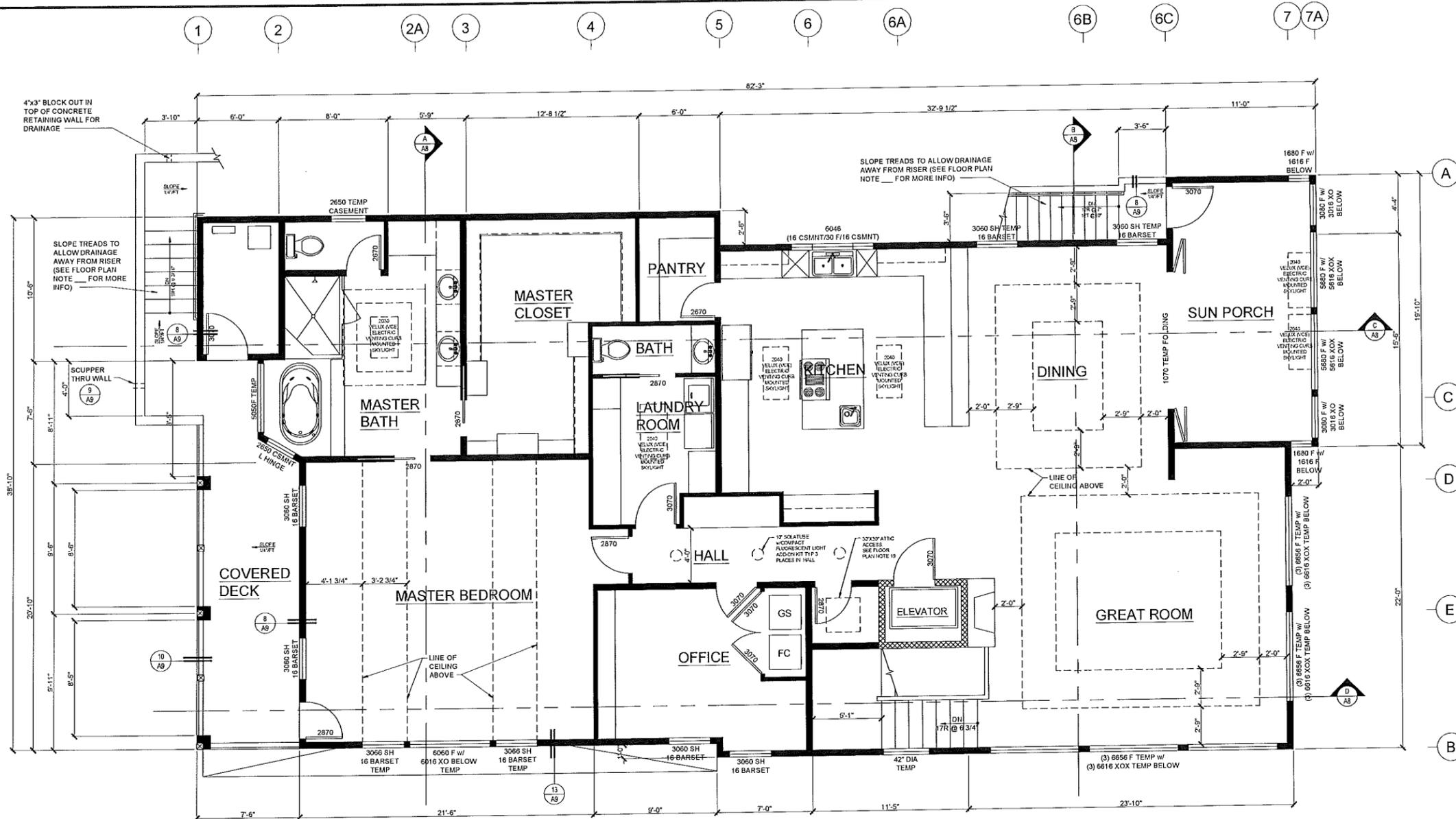
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 MORRO BAY, CA 93442

DATE 11/8/13
 SCALE 1/4" = 1'-0"
 DRAWN JB
 JOB ADAMSON
 SHEET **A3**

EXHIBIT C



2ND FLOOR PLAN

FLOOR PLAN NOTES:

- ALL SILLS, NAILERS, LEDGERS & OTHER LUMBER WITHIN 8" OF THE GROUND OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED OR EQUAL, DOUGLAS FIR #2 UNLESS 2x4 ELEMENT THAT MAY BE P.T.D.F., OR EQUAL, CONSTRUCTION GRADE
- ALL FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AND BE DOUGLAS FIR #2 OR BETTER AND SHALL MEET NAILING REQUIREMENTS PER CBC NAILING SCHEDULE - TABLE 2304.9.1
- ALL HEADERS & BEAMS SHALL BE DOUGLAS FIR (DF) #1 OR BETTER, ALL POSTS SHALL BE DF #2 OR BETTER, & ALL STUDS SHALL BE DF CONSTRUCTION GRADE 2x4 MIN @ 16" OC UNLESS OTHERWISE NOTED OR PER CBC TABLE 2309.9.1
- ALL HEADERS NOT SPECIFIED SHALL BE 4x6 DF FOR 2x4 WALLS AND 6x6 DF FOR 2x6 WALLS, ALL HEADERS 4x10 OR LARGER SHALL HAVE DOUBLE TRIMMERS UNLESS OTHERWISE NOTED
- INSTALL DOUBLE MEMBERS OR DOUBLE BLKG UNDER ALL POSTS ABOVE EXCEPT WHERE SUPPORTED BY BEAMS OR HEADERS; ALL POSTS TO HEADER OR BEAM BELOW SHALL HAVE A POST CONNECTION SUCH AS A PC POST CAP UNLESS OTHERWISE NOTED; ALL CONTINUOUS POST TO FLUSH HEADER CONNECTIONS SHALL HAVE AC POST CAP; AND ALL POST TO CONTINUOUS HEADERS SHALL HAVE BC POST CAP
- INSTALL BEARING PLATES AND PRESSURE BLOCKS AS NOTED ON PLANS OR ENGINEERING UNDER THE ENDS OF SHEAR WALLS AND INSTALL A PRESSURE BLOCK BETWEEN PLYWOOD FLOOR AND TOP PLATES BELOW
- ALL INTERIOR WALLS SHALL HAVE 1/2" GYPSUM BOARD MIN. W/5d COOLER NAILS AND CEILINGS SHALL HAVE 5/8" GYPSUM BOARD W/5d COOLER NAILS @ 7" O.C. UNLESS OTHERWISE NOTED; WALLS, CEILINGS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD ON THE ENCLOSED SIDE
- PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE; GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 3/8" TYPE X GYPSUM BOARD OR EQUIVALENT; DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR DOORS IN COMPLIANCE WITH SECTION 715.4.3; OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING; DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- ALL WINDOWS AND SKYLIGHTS SHALL BE DUAL-GLAZED, WITH LOW-E SQUARED COATINGS, AND A U-VALUE NOT TO EXCEED .39 AND AN SHGC VALUE EQUAL TO 0.37 - REVIEW CERTIFICATE OF COMPLIANCE
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL SUCH AS TEMPERED GLASS:
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE;
 - FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES;
 - DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 70" ABOVE A STANDING SURFACE AND DRAIN INLET; HINGED SHOWER DOORS SHALL SWING OUTWARD;

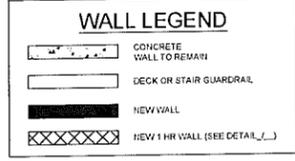
- GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE
- ALL CEILINGS 8'-0" MINIMUM UNLESS OTHERWISE NOTED; SEE ELECTRICAL PLANS FOR CEILING SOFFIT LOCATIONS; AND ALL STAIRWAY HEADROOM CLEARANCES SHALL BE 6'-8" MIN ABOVE TREADS
- PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT FLOOR & CEILING LEVELS AND AT 10 FEET INTERVALS VERTICALLY IN WALLS AND AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS BETWEEN FLOOR LEVELS OR FLOORS TO CEILINGS OR ATTICS
- ALL FACTORY-BUILT FIREPLACES, WINDOWS, AND SKYLIGHTS SHALL BE LISTED WITH AN APPROVED AGENCY AND SLOPED GLAZING SHALL CONFORM WITH THE CBC REQUIREMENTS IN CHAPTERS 2405 AND 2610
- THE MAXIMUM LEVEL CHANGE AT A DOORWAY SHALL BE 1"
- MINIMUM HALL OR CORRIDOR WIDTH TO BE 36"
- RAILS OR ORNAMENTAL PATTERN OF GUARDS SHALL NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH OPENINGS; TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6"
- HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS MINIMUM AND BOTH SIDES UNLESS LESS THAN 44" WIDE OR SERVING ONE DWELLING UNIT
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM OR BASEMENT SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR, A MIN. NET CLEAR OPENING AREA OF 5.7 SQUARE FEET, A MIN. NET CLEAR OPENABLE WIDTH OF 20 INCHES, AND A MINIMUM NET CLEAR HEIGHT OF 24 INCHES

- PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
- WHERE CERAMIC TILE IS USED AS A FINISH WALL SURFACE, IT SHALL BE PLACED OVER TYPE WR GYPSUM BOARD OR 3/8" CDX PLYWOOD W/ BUILDING PAPER & 3/4" MORTAR BASE; WHERE CERAMIC TILE IS USED AS A FINISH WALL OR TUB SURFACE IN A SHOWER OR TUB, IT SHALL BE PLACED OVER CONCRETE HARDIEBOARD OR EQUAL
- PROVIDE 2" MINIMUM CLEARANCE BETWEEN COMBUSTIBLE MATERIAL AND FIREPLACE OR CHIMNEY WALLS AND CHIMNEY CHASES SHALL BE SHEATHED WITH PLYWOOD ON ALL EXTERIOR WALLS
- ALL FIREPLACES SHALL HAVE APPROVED CLOSEABLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR
- FOR GLASS SKYLIGHTS, THE TOP GLAZING LAYER SHALL BE TEMPERED GLASS AND THE BOTTOM GLAZING LAYER SHALL BE LAMINATED GLASS WITH A 30 MIL POLYVINYL BUTYRYL INTERLAYER
- ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES BEFORE INSTALLATION
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT FINISH TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN INLET AND ALL EXPOSED GROUT SHALL BE SEALED W/ AN EPOXY-BASED; HINGED SHOWER DOORS SHALL SWING OUTWARD
- WHERE CERAMIC TILE IS USED AS A FINISH FLOOR SURFACE OVER WOOD FRAMING, IT SHALL BE PLACED OVER CDX PLYWOOD, CONCRETE HARDIEBOARD OR EQUAL, BUILDING PAPER & 1 1/4" MORTAR BASE W/ WIRE LATH AND DOUBLE BOTTOM PLATES & ALL EXPOSED GROUT SHALL BE SEALED
- WHERE CERAMIC TILE IS USED OVER CONCRETE SLAB A CRACK ISOLATION WATERPROOF MEMBRANE SHALL BE USED PER MANUFACTURER'S SPECS - COMPOSEAL GOLD OR APPROVED EQUAL

- ELEVATOR SHAFT WALLS TO BE SHEATHED W/2 LAYERS OF TYPE "X" GYPSUM BOARD, SEE DETAIL; ALL OPENINGS TO BE 1-HR. U.L. LABELLED DOORS & ASSEMBLIES
- ALL MASONRY GROUT SHALL CONTAIN LOW ALKALI, 0.6% OR LESS, PORTLAND CEMENT, CLEAN WASHED SAND, AND CLEAN, POTABLE, SALT-FREE WATER. EFFLORESCENCE STAIN IS NOT ACCEPTABLE, AND ALL JOINTS SHALL BE TOoled, COMPACTED MORTAR JOINTS, CONCAVE OR "V" TYPE
- ALL LIVING AREA ROOMS INCLUDING, BUT NOT LIMITED TO, ALL BATHROOMS, BEDROOMS, KITCHEN AND LAUNDRY ROOM SHALL HAVE OWENS CORNING QUIETZONE OR EQUAL BATT INSULATION FOR ENTIRE PERIMETER OF ROOM INCLUDING ALL FLOORS OR CEILINGS AND CAULKING SHALL BE PROVIDED AROUND THE PERIMETER OF UNPAIRED EDGES OF DRYWALL PANELS, PLUMBING FIXTURES, PIPES, AND WALL PLATES; ARCHITECT WILL BE CALLED OUT TO INSPECT SOUND, WALL AND FLOOR INSULATION WITH 5 DAYS NOTICE BEFORE COVERING UP
- PROVIDE LOW-E "SQUARE" GLAZING IN THE LOCATIONS NOTED IN THE ENERGY COMPLIANCE FORMS DATED 1/2008
- SEE ELECTRICAL PLANS AND SECTIONS FOR SOFFIT LOCATIONS AND SIZES AND FOR PLUMBING AND HEATING INFORMATION
- SEE FRAMING PLANS FOR HEATING DUCT AND REGISTER INFORMATION
- ALL WALLS, FLOORS, OR CEILINGS REQUIRED TO BE FIRE-RATED SHALL BE OF REQUIRED FIRE-RATED CONSTRUCTION INCLUDING OPENINGS AS PER THE CBC AND SHALL INCLUDE FIRE DAMPERS OR FUSIBLE LINKS IN DUCTWORK THRU ASSEMBLY

BUILDING SECURITY:

- EXIT DOOR JAMBS SHALL BE SECURED TO FRAMING MEMBERS BY NO LESS THAN 5-16d NAILS IN EACH JAMB, HAVE HORIZ. BLOCKING AT DOOR HEIGHT BETWEEN STUDS 3 STUD SPACES EACH SIDE OF OPENING, TRIMMERS SHALL BE FULL LENGTH, HAVE RABBETED ONE-PIECE JAMB, & INSTALLED W/ SOLID BACKING FOR 6" ABV & BELOW STRIKE
- EXTERIOR DOOR STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE OF MIN 16 GA STEEL, BRONZE, OR BRASS, A MIN OF 3 1/2" IN LENGTH, SECURED TO JAMB W/ MIN OF 2 1/2" LONG SCREWS, AND HINGES FOR OUTSWINGING DOORS SHALL BE EQUIPPED W/ NONREMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK
- ALL EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A DOUBLE-CYLINDER OR SINGLE-CYLINDER DEADBOLT W/ A MIN 1" EXTRA-STRONG PROJECTION, A CYLINDER GUARD, A MIN OF 5 PIN TUMBLERS, AND SHALL BE CONNECTING TO INNER LOCK W/ AT LEAST 1/4" DIAMETER SCREWS



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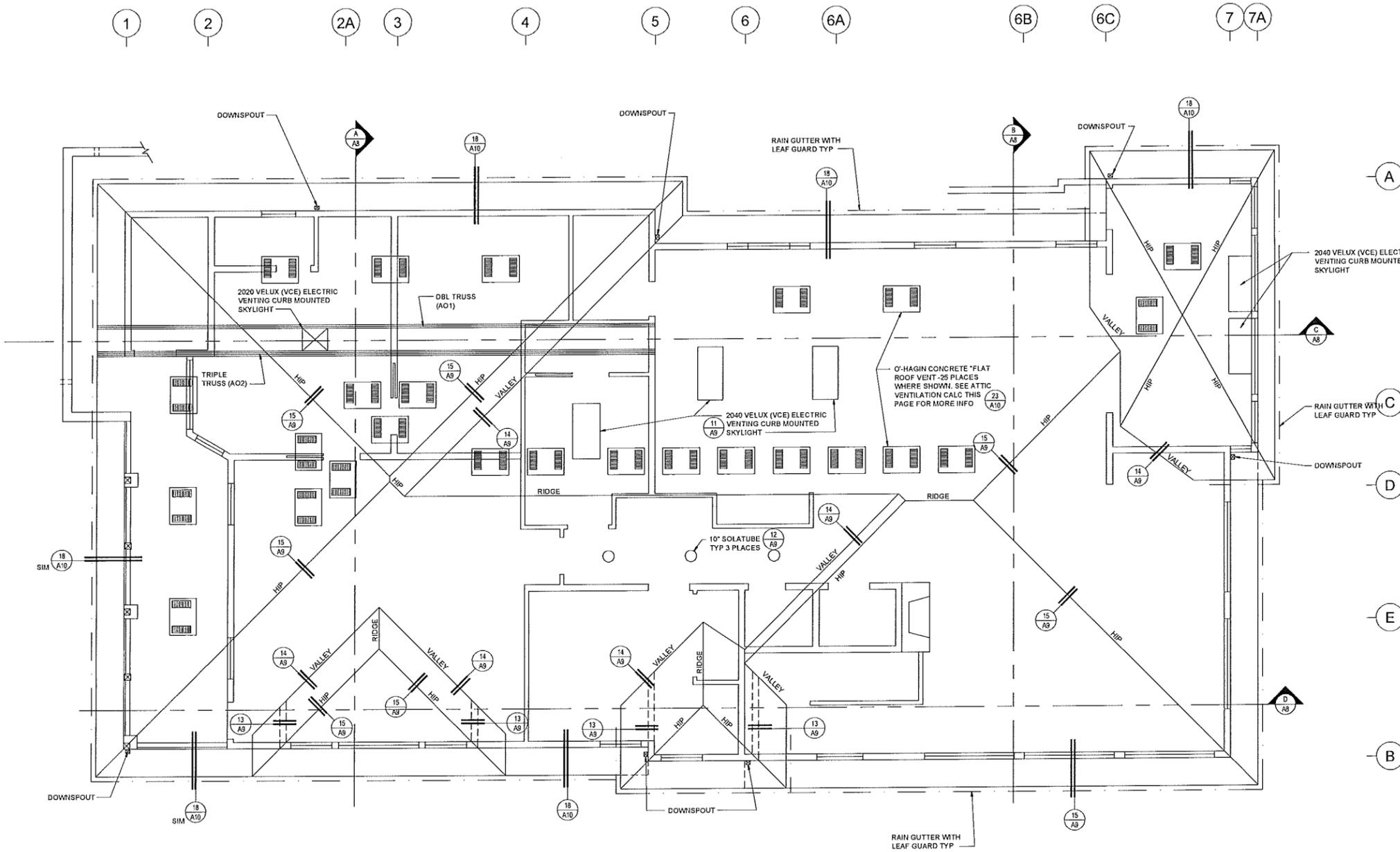
Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 11/6/13
 SCALE: 1/4" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET

A4

OF SHEETS

EXHIBIT C



- ROOF FRAMING NOTES:
- 1 PROVIDE FIRE STOPS @ CEILING LEVEL IN STACKS & DUCT CHASES AS PER CBC CHAPTER 7
 - 2 PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
 - 3 ATTIC VENTILATION CALCULATION:
2734 SF ATTIC AREA x 300 = 9.11 SF VENTING
PROVIDE 25" O'HAGIN CONCRETE "FLAT" VENTS AND INSTALL PER MANUFACTURER'S SPECS. ORDER COLOR TO MATCH ROOFING COLOR.
PROVIDE 48 LINEAR FEET MINIMUM OF VENTED HARDIESOFFIT, OR EQUAL, FIBER-CEMENT SOFFIT AT UPSTAIRS PORCH
 - 4 ATTIC VENTILATION SHALL HAVE 50 PERCENT OF THE REQUIRED AREA LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS
 - 5 ALL OVERHANGS AND PORCHES SHALL HAVE 1/4" FIBER-CEMENT MATERIAL, HARDIESOFFIT OR EQUAL, OVER SHEATHING OR IN PORCH CEILINGS IN ALL EXTERIOR LOCATIONS, PORCH CEILINGS OPEN TO ATTIC SPACE SHALL HAVE VENTED HARDIESOFFIT

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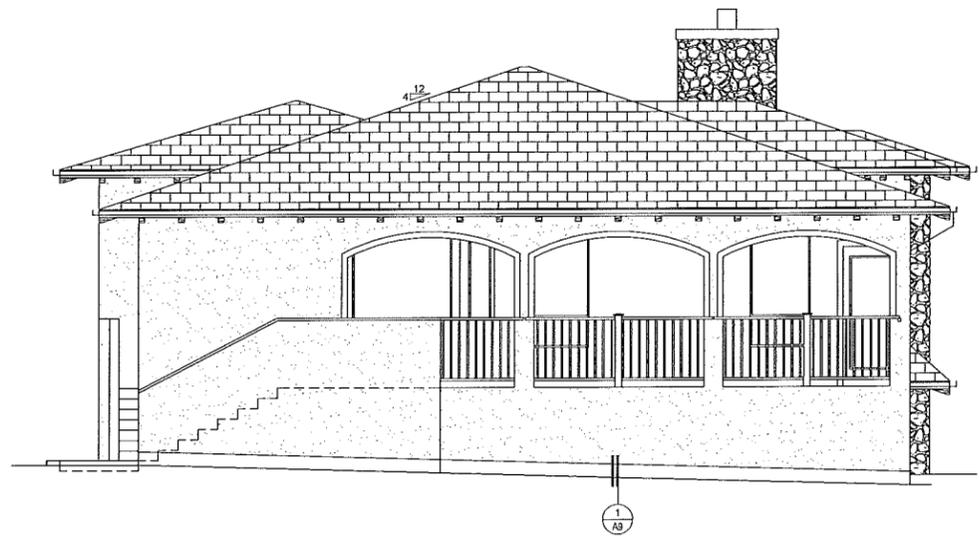
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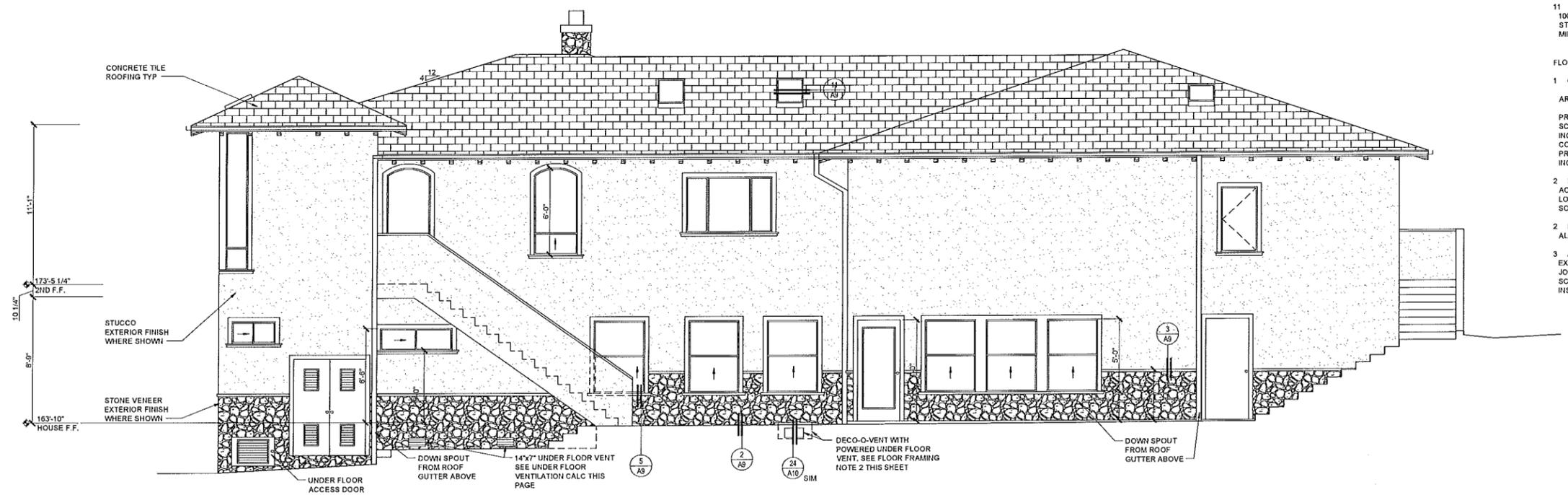
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ROOF PLAN

EXHIBIT C



EAST ELEVATION



SOUTH ELEVATION

ELEVATION NOTES:

- 1 ALL EXTERIOR OPENINGS, DECKS, CHIMNEY TO ROOF, ROOF TO WALL, ETC. EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHERPROOF WITH 16 OZ. HALF HARD COPPER SOLDERED AT ALL JOINTS
- 2 PROVIDE "RAINDROP" HOUSEWRAP, PER MANUFACTURERS SPECIFICATIONS, OR EQUAL UNDER STUCCO AND USE APPROVED WEEP SCREED AT EDGES - ALL PLYWOOD SHALL HAVE 1/8" GAP BETWEEN SHEETS AND PROVIDE A PROPERLY LAPPED WATERPROOF BUILDING PAPER UNDER WOOD SIDING
- 3 ALL ROOF & WATERPROOF DECK COVERING SHALL CONFORM TO THE STANDARDS OF CBC CHAPTER 15 AND SHALL BE FASTENED PER MANUFACTURERS SPECS AND ROOF COVERING SHALL BE A MINIMUM RATING OF "CLASS C"
- 4 ALL ROOF DECK COVERINGS SHALL BE CERTIFIED AS TO THEIR SOLAR REFLECTANCE AND EMITTANCE VALUES AND THESE VALUES OF THE ROOFING SHALL BE AS GOOD OR BETTER THAN THE ONES SHOWN IN THE ENERGY CALCULATIONS
- 5 EXTERIOR WALL COVERINGS TO BE 7/8" PORTLAND CEMENT PLASTER OVER WIRE LATH AND APPROVED MINIMUM 26 GAUGE CORROSION-RESISTANT WEEP SCREED AT EDGES INSTALLED PER CBC AND ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES WITH AT LEAST TWO COATS OF A PAINTABLE WATER-REPELLENT PRESERVATIVE BEFORE INSTALLATION LIBERALLY APPLIED TO LAP AND BUTT JOINTS, END GRAIN AND THE EDGES OF PANEL PRODUCTS WITH PROPER DRYING BETWEEN COATS AND BEFORE PAINTING
- 6 PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS WHERE STUCCO EXTERIOR HOUSE WALL CONNECTS WITH STUCCO GARDEN OR DECK WALL
- 7 A 2" GAP SHALL BE MAINTAINED BETWEEN EXTERIOR HARDSCAPE SURFACES AND CEMENT PLASTER WEEP SCREEDS WITH A CONCRETE CURB
- 8 EXTERIOR SHEATHING UNDER STUCCO FINISH SHALL BE 3/8" MIN. ALL-VENEER PLYWD, OSB, OR APA COM-PLY, 2x4, W/ B/LG BETWEEN STUDS AT HORIZ. PANEL JOINTS IF HORIZ ORIENTATION OR 1/2" MIN. OSB OR 5-PLY LAYER PLYWD PANELS, 3216 IF VERTICAL ORIENTATION AND SHALL HAVE A 1/8" HORIZ JOINT SPACING GAP AT 2" BELOW FIN IN BAND JOIST/BLKG AND IN CENTER OF LOWER OR MAIN FLOOR TOP PLATE
- 9 ALL EXTERIOR SHEATHING OF PARTICLE BOARD OR ORIENTED STRAND BOARD (OSB) SHALL HAVE ALL UNSEALED OR CUT EDGES SEALED WITH ONE COAT MINIMUM OF LATEX-BASED EXTERIOR PAINT
- 10 INSTALL WINDOW FLASHING USING METHOD APPROVED BY THE CALIFORNIA ASSOCIATION OF WINDOW MANUFACTURERS WITH BARRIER-COATED, REINFORCED FLASHING MATERIAL AND APPROPRIATE SEALANT/CALKING
- 11 FRONT ELEVATION SHALL HAVE HOUSE NUMBERS, 1000, LOCATED AS TO BE EASILY VISIBLE FROM THE STREET IN CONTRASTING COLOR W/ BUILDING WALL A MIN OF 5" HIGH & 1/2" STROKE WIDTH

FLOOR FRAMING NOTES:

- 1 CRAWLSPACE VENTILATION CALCULATION:
1537 SF CRAWLSPACE AREA/150 = 10.25 SF VENT AREA REQUIRED
PROVIDE 1- CRAWLSPACE DOOR VENT @ 230 SQ IN.
PROVIDE 7 - 14" x 14" CUSTOM SOLID COPPER SCREENED FOUNDATION VENTS AT 148 SQUARE INCHES FREE AIRFLOW AND 2 - 14" x 6" SCREENED COPPER FOUNDATION VENTS, THUNDERBIRD PRODUCTS PART# WFV1500F OR EQUAL, AT 74 SQ INCHES FREE AIRFLOW AREA
- 2 PROVIDE 1 - DEC-O-VENT FOUNDATION VENT ACCESSWAY AND 1 - POWERED CRAWLSPACE VENT, LOMANO PCV-1 OR EQUAL, AT NORTHEAST AND SOUTHEAST CORNERS OF THE CRAWLSPACE
- 2 PROVIDE 18" x 24" MIN. CRAWLSPACE ACCESS INTO ALL AREAS OF UNDERFLOOR CRAWLSPACE
- 3 ALL WATERPROOF DECKS SHALL HAVE 1 1/8" A-C EXTERIOR T & G PLYWOOD UNDERLAYMENT W/ ALL JOINTS BLOCKED GLUED TO JOISTS W/ #8 x 2 1/2" DECK SCREWS @ 8" O.C., RETIGHTEN SCREWS PRIOR TO INSTALLATION OF DECKING

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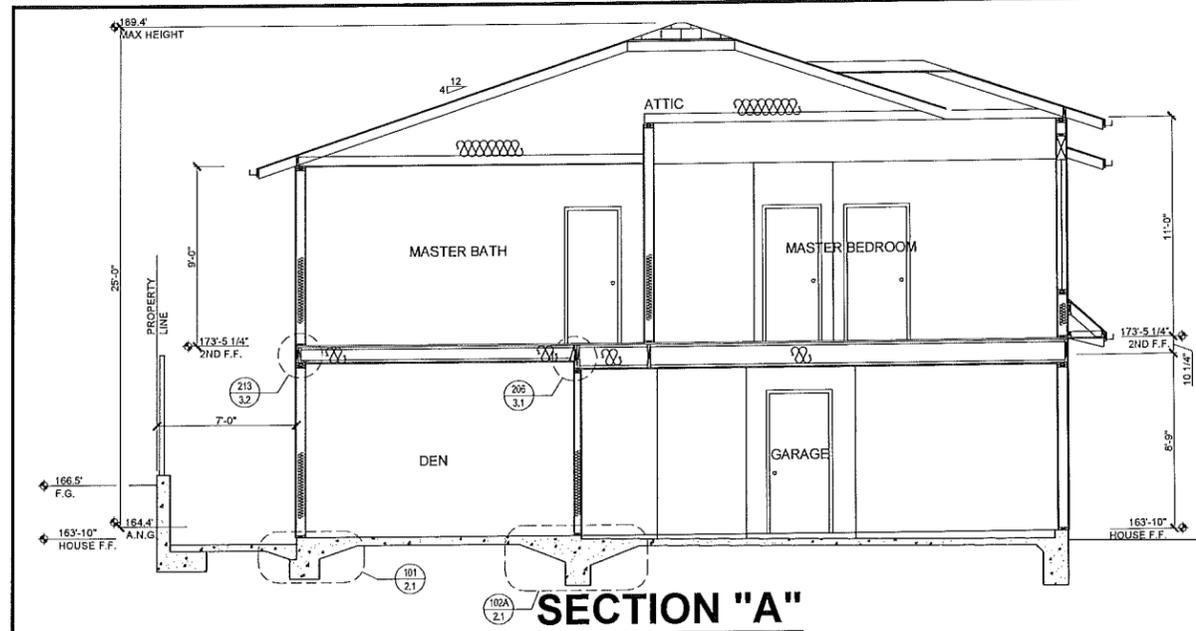
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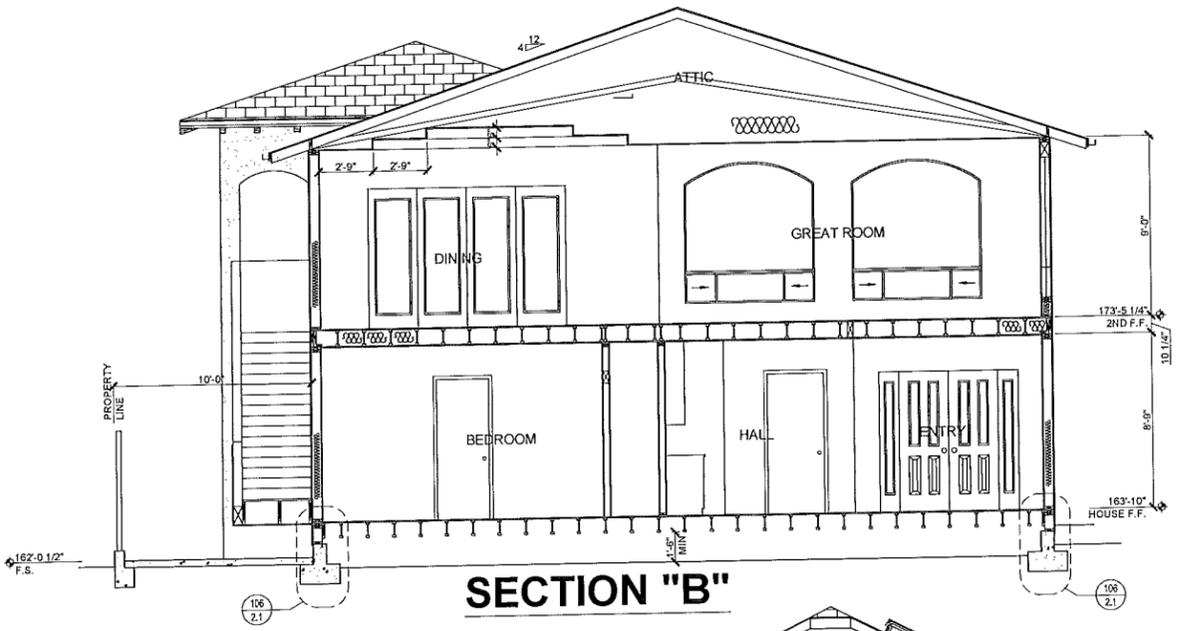
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SCALE: 1/4" = 1'-0"
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JOB: ADAMSON
SHEET: **A7**
OF SHEETS

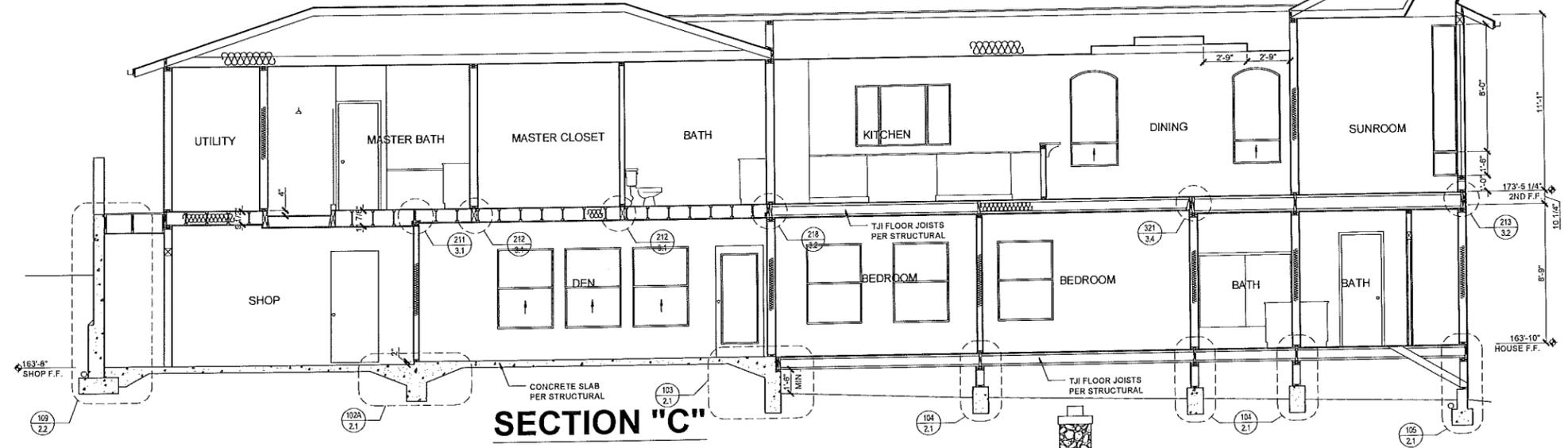
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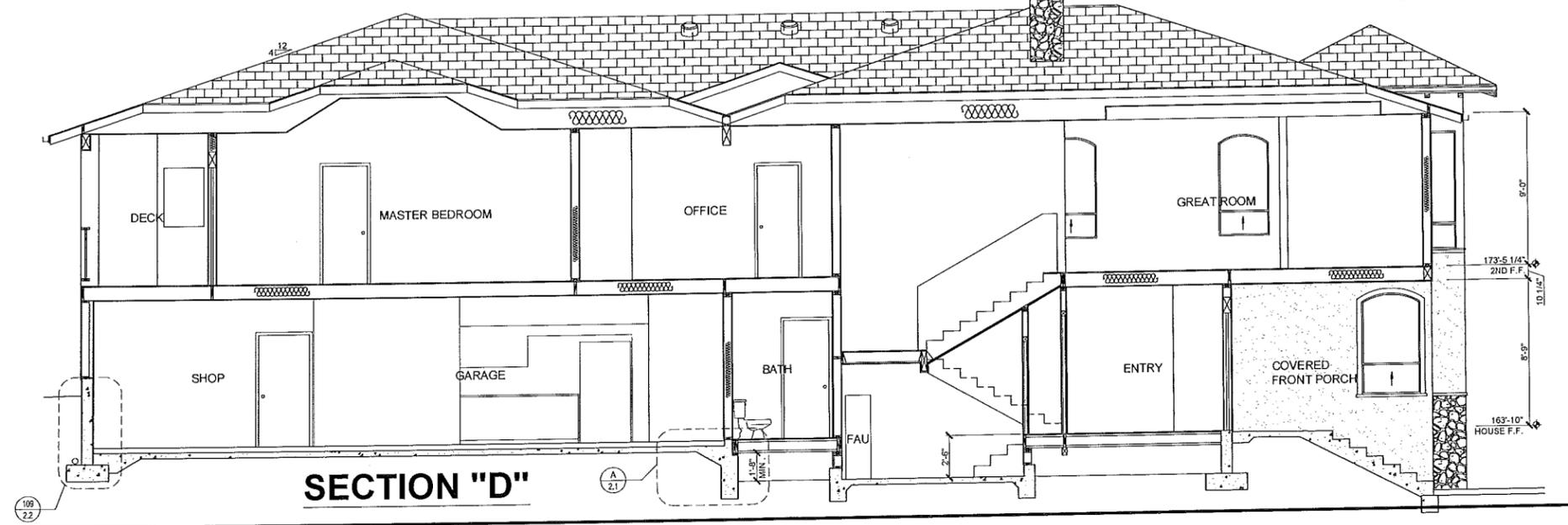
SECTION "A"



SECTION "B"



SECTION "C"



SECTION "D"

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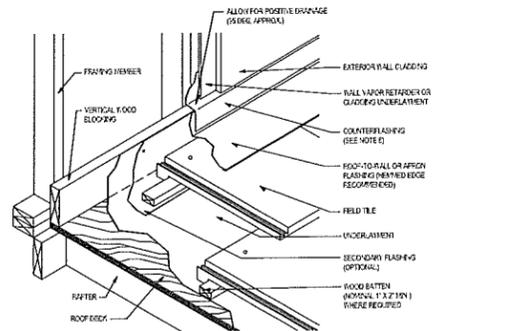
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 JOB: ADAMSON
 SHEET:

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OF SHEETS

EXHIBIT C

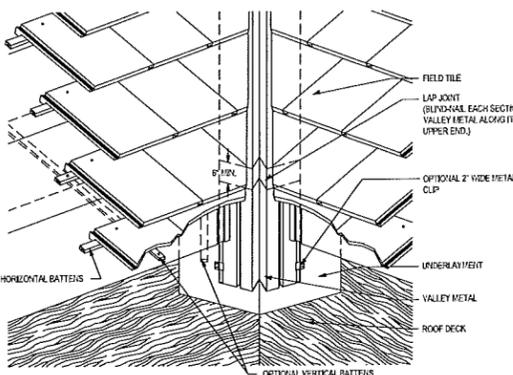


Note: Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and downspout horizontal attachments shall be flashed in a manner similar to that shown in the detail. Other methods approved by local building officials will be allowed. See Technical Bulletin at www.perennialarchitect.com.

Notes:

- One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4419 Type I) or approved equal is the minimum underlayment on all roof applications. Other underlayments as approved by local building officials will be allowed.
- Underlayment shall extend a minimum of 4" up vertical wall above roofline.
- As per flashing or other methods shall be used in areas where necessary to meet all requirements. Roofing shall be installed in accordance with manufacturer's instructions. Roofing shall be installed in a manner that provides a minimum of 2" overlap between courses. The upper flashing is required to be installed a minimum of 2" over the lower flashing on all shingles.
- Field tile flashing is required to be installed in a manner that provides a minimum of 2" overlap between courses.
- Dimensions shown are minimums and are intended to allow for reasonable tolerances due to field conditions.
- The main edge of the counterflashing shall be set above the roof deck a minimum of 4" for flat tile, 6" for low profile tile, and 8" for high profile tile.
- All nail flashing shall be a minimum of No. 20 gal. G-90 galvanized.

13 ROOF TO WALL FLASHING N.T.S.

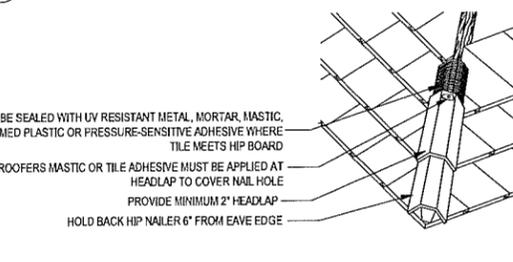


Note: Metal valley flashing is to comply with IRC section 1507.3.8, IRC section R0903.8 and USC section 1908.4 unless approved by local building officials. When flat profile tile is installed as 'closed valley' a closed valley metal or a single crown valley metal with a battens extension of 4" shall be used.

Notes:

- One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4419 Type I) or approved equal is the minimum underlayment on all roof applications. Other underlayments as approved by local building officials will be allowed.
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- For the flashing schedule see Flashing Table 1A and 1B.
- The metal valley flashing shall be a minimum of No. 20 gauge G-90 galvanized steel, 16 oz. copper or an equivalent longer life non-corrosive metal.
- Other valley metal profiles are available. See NC 112B.
- For the flashing schedule see Flashing Table 1A and 1B.
- The metal valley flashing shall be a minimum of 4" over the valley metal.
- Battens for tiles with protruding anchor legs are optional for slopes between 3:12 and 7:12. Direct deck attachment of tiles is permissible, verify with local building code.
- Dimensions shown are minimums and are intended to allow for reasonable tolerances due to field conditions.
- Valley metal design must be able to control and discharge expected water flows.

14 VALLEY FLASHING DETAIL N.T.S.

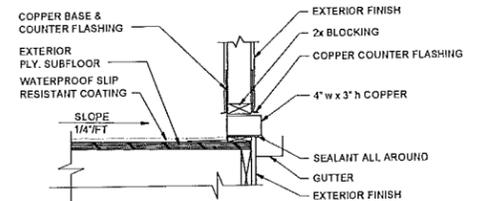


Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and downspout horizontal attachments shall be flashed in a manner similar to that shown in the detail. Other methods approved by local building officials will be allowed. See Technical Bulletin at www.perennialarchitect.com.

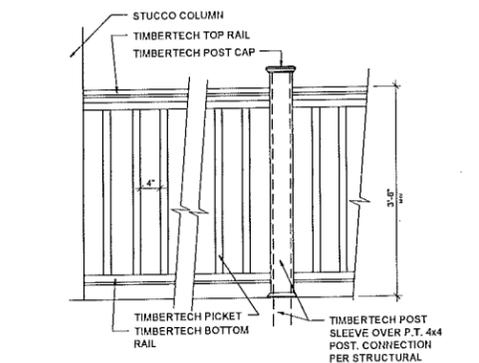
Notes:

- One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4419 Type I) or approved equal is the minimum underlayment on all roof applications. Other underlayments as approved by local building officials will be allowed.
- All hip and ridge tile are required to have a mastic approved adhesive between laps of tiles.
- For the flashing schedule see Flashing Table 1A and 1B.
- Battens for tiles with protruding anchor legs are optional for slopes between 3:12 and 7:12. Direct deck attachment of tiles is approved by local building officials will be allowed.
- Roofers mastic or the adhesive must be applied at hip and ridge tile headlap to cover nail hole and create a bond between ridge tiles.
- Field tiles shall be cut to within an average of 1/2" of nail board. Nail each tile with a corrosion-resistant fastener of sufficient length to penetrate nail board a minimum 3/4".
- Cut tiles without nail holes may be bed, rebed and mastic or caulked with the adhesive, mastic or cut tile resin.

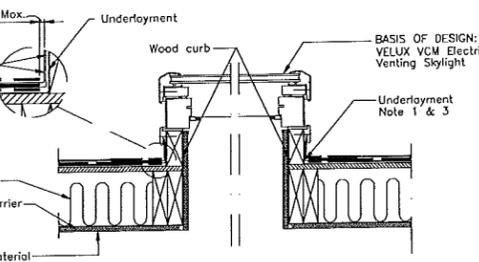
15 VALLEY FLASHING DETAIL N.T.S.



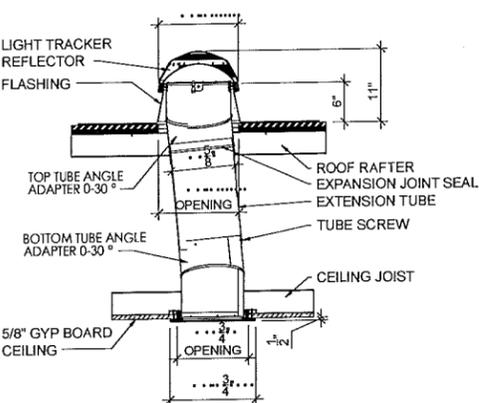
9 DECK TO WALL FLASHING 1 1/2" = 1'-0"



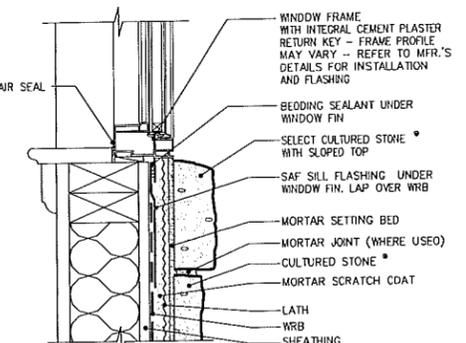
10 TIMBERTECH HANDRAIL 3/4" = 1'-0"



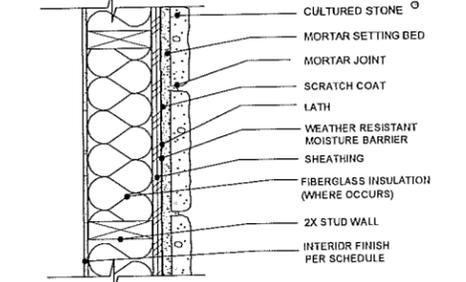
11 SKYLIGHT DETAIL 1 1/2" = 1'-0"



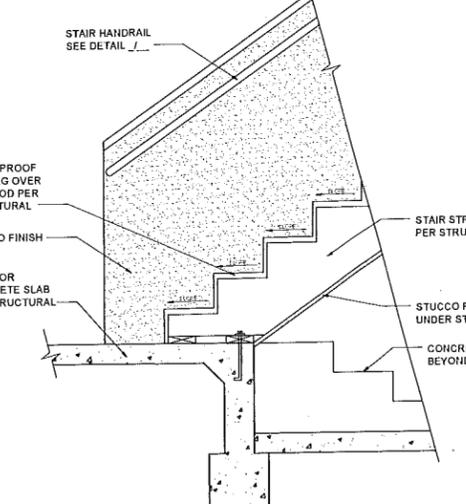
12 SOLATUBE DETAIL 1" = 1'-0"



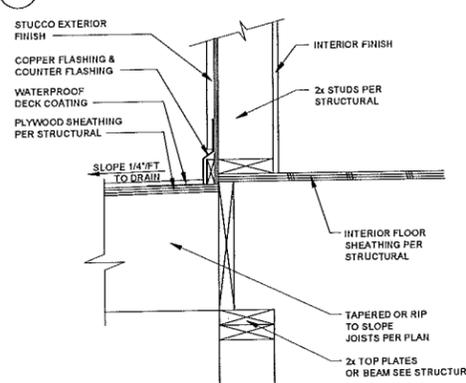
5 STONE VENEER AT WINDOW SILL 1 1/2" = 1'-0"



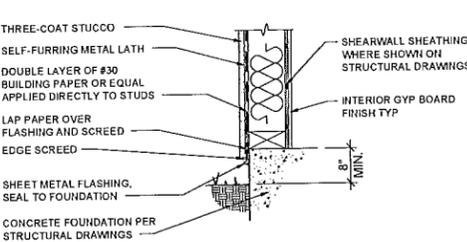
6 TYP STONE VENEER AT WOOD WALL 1 1/2" = 1'-0"



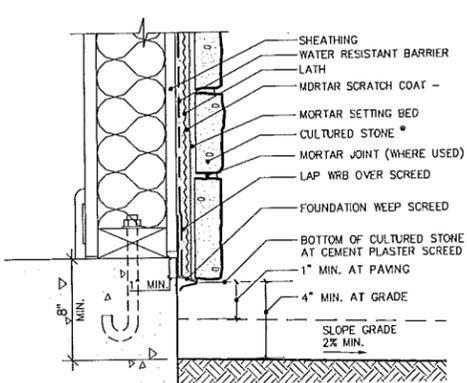
7 EXTERIOR STAIR DETAIL 3/4" = 1'-0"



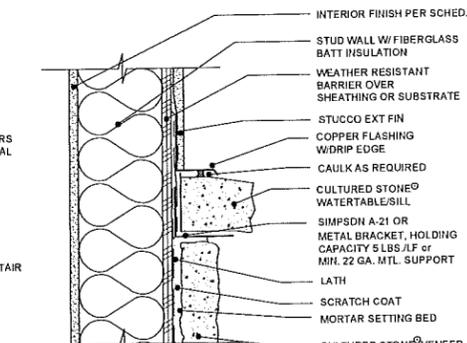
8 DECK TO WALL FLASHING 1 1/2" = 1'-0"



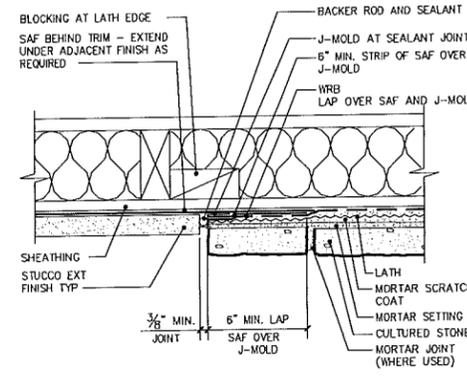
1 EXTERIOR STUCCO FINISH w/ WEEP SCREED 1" = 1'-0"



2 STONE VENEER AT FOUNDATION 3" = 1'-0"



3 STONE VENEER SILL TO STUCCO WALL 1 1/2" = 1'-0"



4 STONE VENEER TO STUCCO WALL (VERTICAL) 3" = 1'-0"

REVISIONS	BY

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 1504 THORNLAKE DRIVE,
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 ruel@perennialarchitect.com

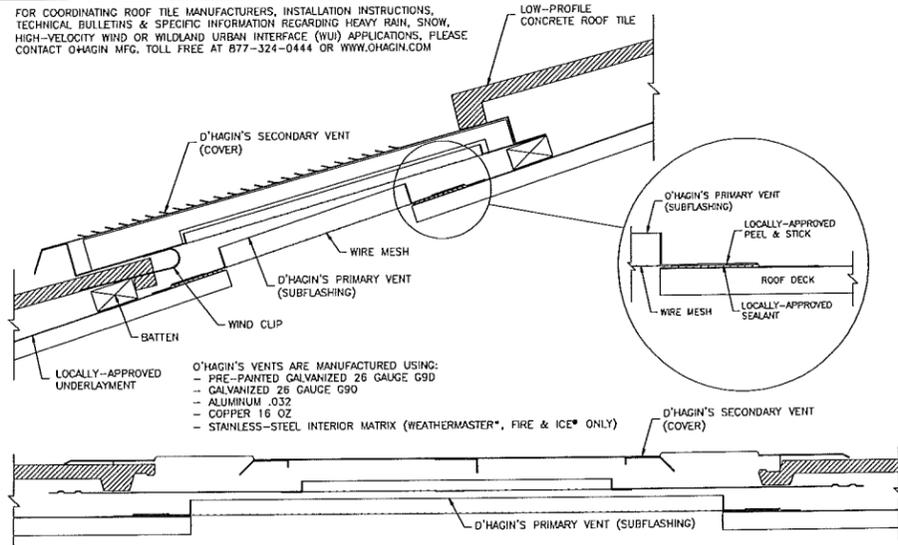
Ruel J. Czach, Architect
 P.O. 246, Cayucos Ca 93430

Project:
SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE: 1/16/13
 SCALE: 1/4" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: **A9**

EXHIBIT C

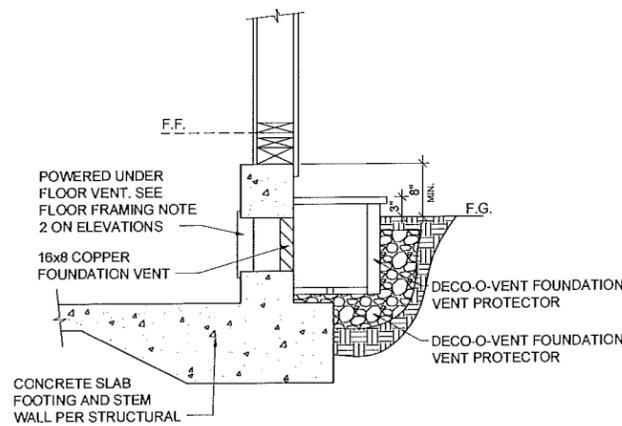
FOR COORDINATING ROOF TILE MANUFACTURERS, INSTALLATION INSTRUCTIONS, TECHNICAL BULLETINS & SPECIFIC INFORMATION REGARDING HEAVY RAIN, SNOW, HIGH-VELOCITY WIND OR WILDLAND URBAN INTERFACE (WUI) APPLICATIONS, PLEASE CONTACT OHAGIN MFG. TOLL FREE AT 877-324-0444 OR WWW.OHAGIN.COM



MODEL "FLAT" STYLE VENTS FOR CONCRETE TILE ROOFS
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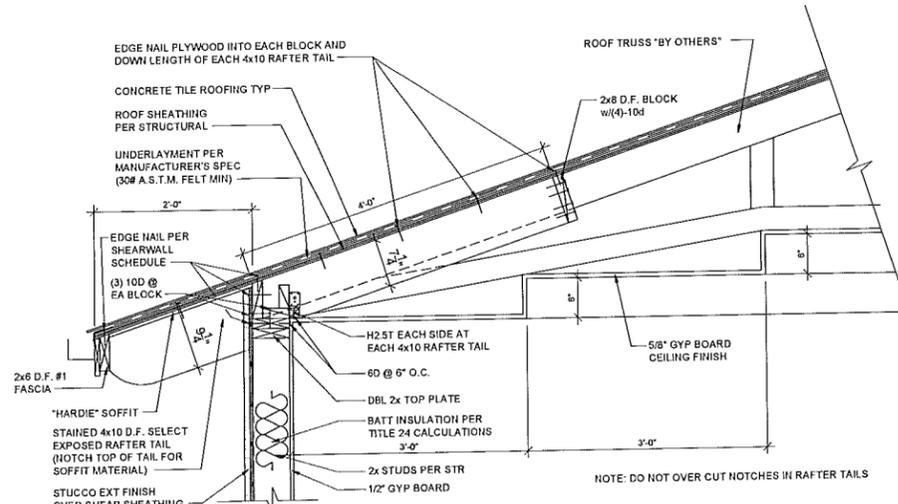
23 TYPICAL ROOF VENT
SEE ATTIC VENTILATION CALCULATION ON ROOF PLAN FOR MORE INFO

N.T.S.

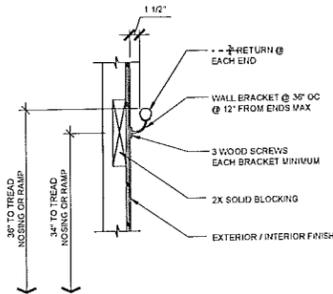


24 POWERED UNDER FLOOR VENTILATION FAN WITH DECO-O-VENT PROTECTOR
SEE UNDER FLOOR VENTILATION CALCULATION ON ELEVATIONS FOR MORE INFO

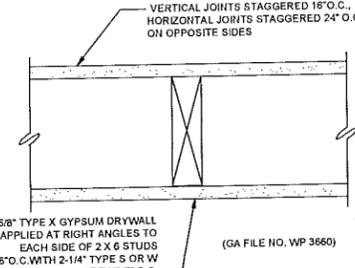
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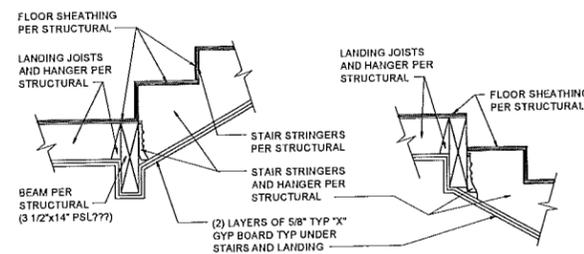
18 TYP EAVE DETAIL/STEPPED CEILING DETAIL
1" = 1'-0"



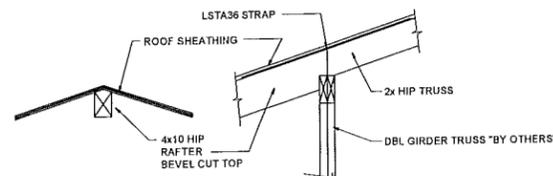
19 STAIR HANDRAIL DETAIL
1" = 1'-0"



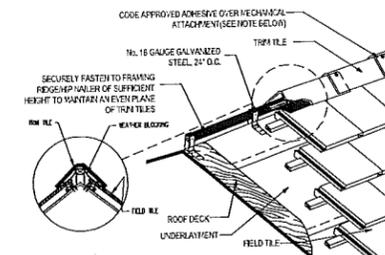
20 1 HR WALL
1" = 1'-0"



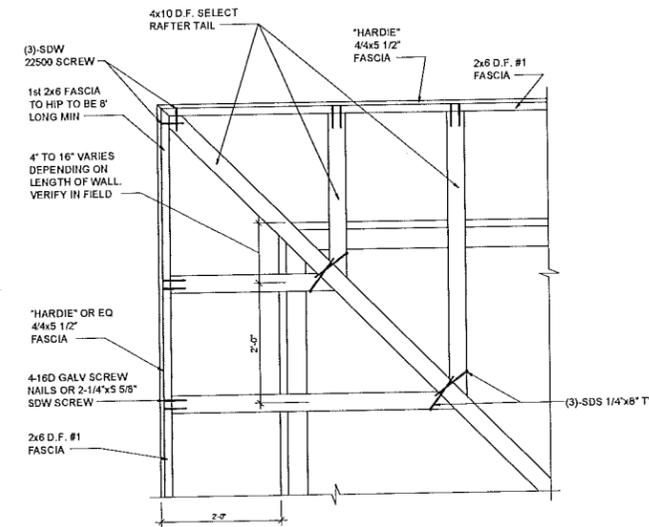
21 INTERIOR STAIR TO LANDING
1" = 1'-0"



22 4x HIP TO ROOF TRUSS
1" = 1'-0"



16 RIDGE DETAIL
1" = 1'-0"



17 EXPOSED RAFTER TAIL DETAIL
1" = 1'-0"



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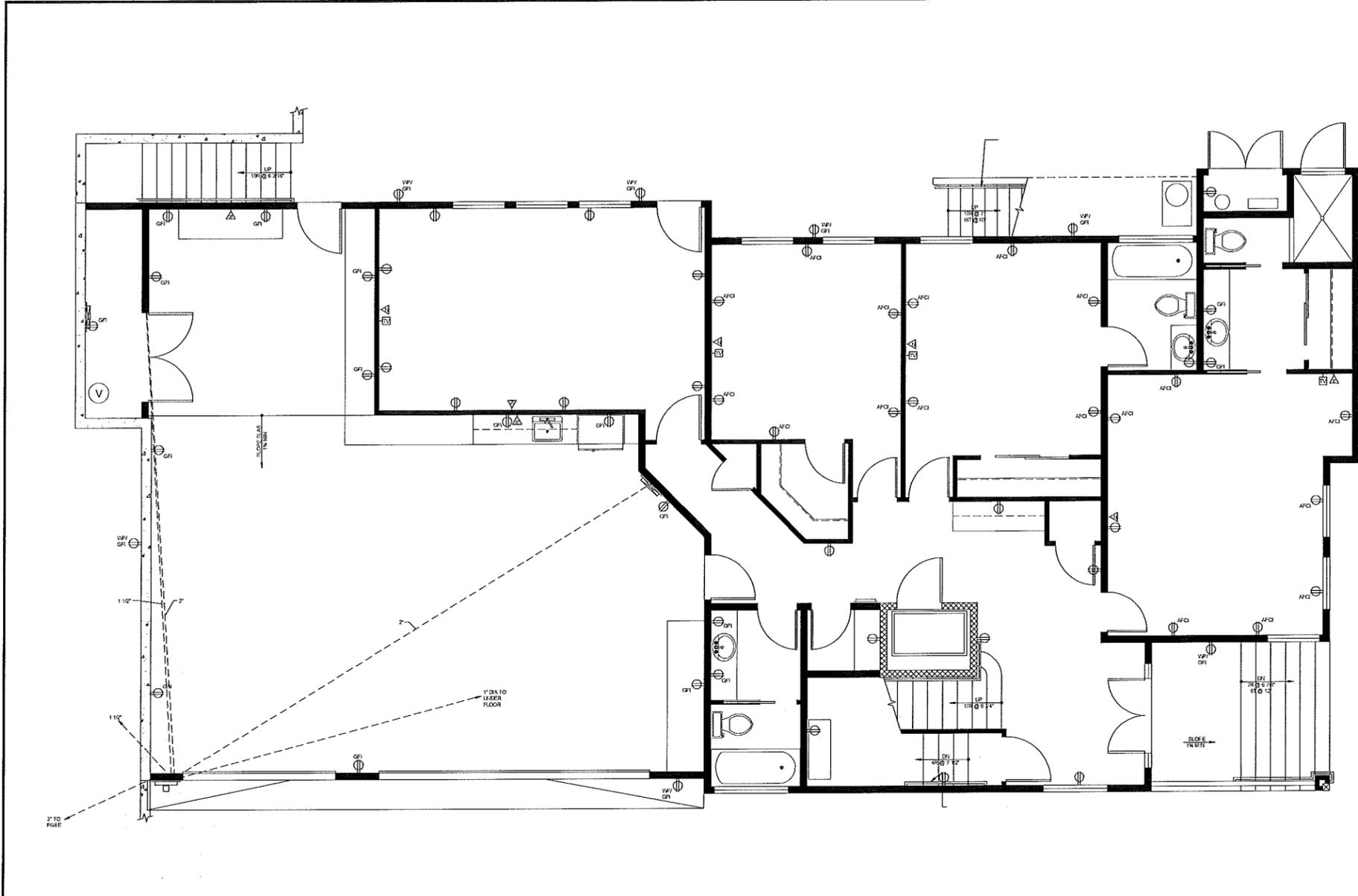
Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE: 11/6/13
SCALE: 1/4" = 1'-0"
DRAWN: JB
JOB: ADAMSON
SHEET:

A10

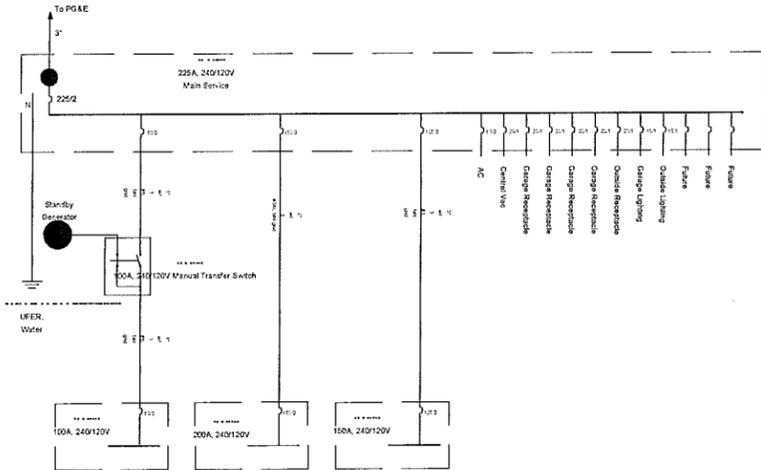
OF SHEETS

EXHIBIT C



1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



ONE LINE DIAGRAM

ELECTRICAL SYMBOLS

	DOUBLE CONVENIENCE OUTLET
	GROUND FAULT INTERRUPTER - GFI
	WATERPROOF w/ GFI
	220 VOLT DUPLEX OUTLET
	ARC FAULT CIRCUIT INTERRUPTER
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED @ 10' 4"
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	TELEVISION JACK
	NETWORK JACK

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 11916(C) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 11916(C)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC" RATED; IN WALL-TED CEILING SHALL HAVE SLOPED RECESSED CAN'S AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (A) TO LESS THAN 2.0 CFM AT 75 PASCALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLUORESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (C) 8.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(a) AND SHALL BE LOCATED EITHER 18" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (minimum); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURER'S RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT REQUIRING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRE(S)) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (NEC 210.12(B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 90% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 90% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007.0)
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND PROVIDE BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 1792.1.3(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING OR GAS BURNING EQUIPMENT; PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER (CMC SEC. 504.3)
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. JOIST STRUCTURED PARALLEL TO FAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPosition
MODEL: TG9500R12MP11
BTUR: 57,000 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: 2 TANKLESS
MODEL: ORGV2F90-533T
BTUR: 199,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: TG9500C16MP11JCJD12S4152
BTUR: 76,000 OUTPUT
EFFICIENCY: 96%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988. PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFCITITLE 19, SECTION 19.20.029 (a))

REVISIONS	BY
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ruel@perennialarchitect.com

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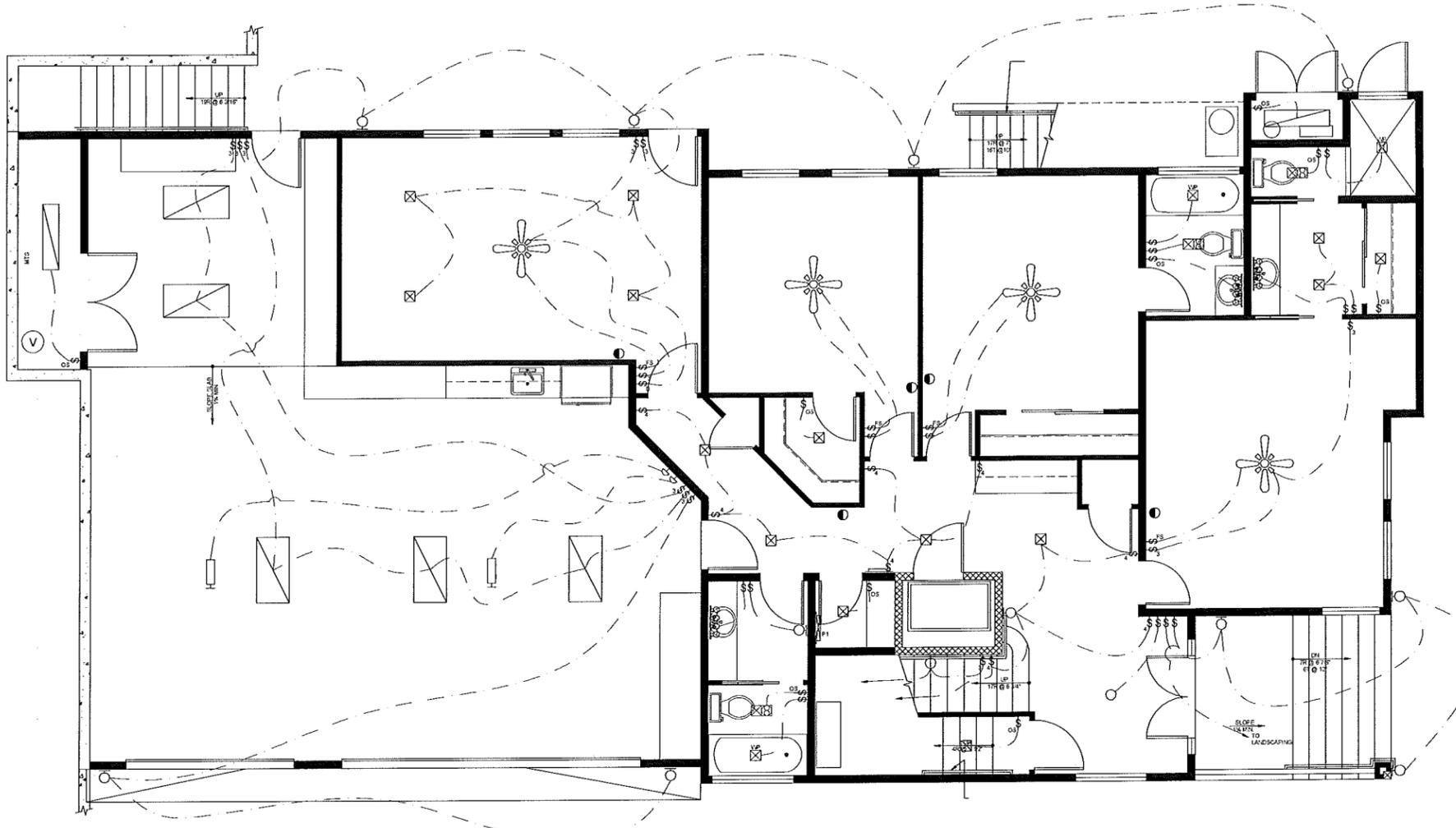
DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	E1

OF SHEETS

EXHIBIT C

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- OUTDOOR LIGHTING LUMINAIRE THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRE OR ARE CONTROLLED BY OCCUPANT SENSOR(S) WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(6)
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- WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 60 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE IC RATED, IN HAULTED CEILING SHALL HAVE SLOPED RECESSED CANIS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS
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- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210.52(a) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOP UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (COUNTERTOP); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT REEDING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRE) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CEC 210.12 (B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERTOPS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007(B))
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSH/RETUR VALVES IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.1 & 5 CODE, SECTION 1702.1.3(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE CEILING & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER(CMC SEC. 504.3)
- PROVIDE MINIMUM CLEARANCES FOR FAN PER CMC 704 AND AS PER MANUFACTURERS LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE;
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNOBSTRUCTED PASSAGE TO FAN AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPOSITION
MODEL: T9500B12MP11
BTUH: 57,000 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: ZATANKLESS
MODEL: CR07790-533T
BTUH: 159,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T9500B15MP11/JCJ4254152
BTUH: 76,000 OUTPUT
EFFICIENCY: 95.5%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988. PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFC TITLE 19, SECTION 19.20.029 (a))



1ST FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SYMBOLS	
	WALL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER / PHOTO VOLTAIC SWITCH
	WALL SWITCH w/ OCCUPANT SENSOR
	GARAGE DOOR PUSH-BUTTON
	CEILING FIXTURE, SURFACE MOUNTED
	CEILING, RECESSED COMPACT FLUORESCENT
	WALL MOUNTED FIXTURE
	WALL MOUNTED SCONCE
	FLOOD LIGHT
	WALL MOUNTED FIXTURE
	4' X 2' LONG SINGLE FLUORESCENT
	4' X 2' DOUBLE FLUORESCENT TUBE
	THERMOSTAT
	EXHAUST FAN / COMPACT FLUORESCENT LIGHT
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED @ 48"
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	CEILING MOUNTED FAN WITH FLUORESCENT LIGHTS
	12' SQUARE w/COMPACT FLUORESCENT LIGHT ADD-ON KIT

REVISIONS	BY

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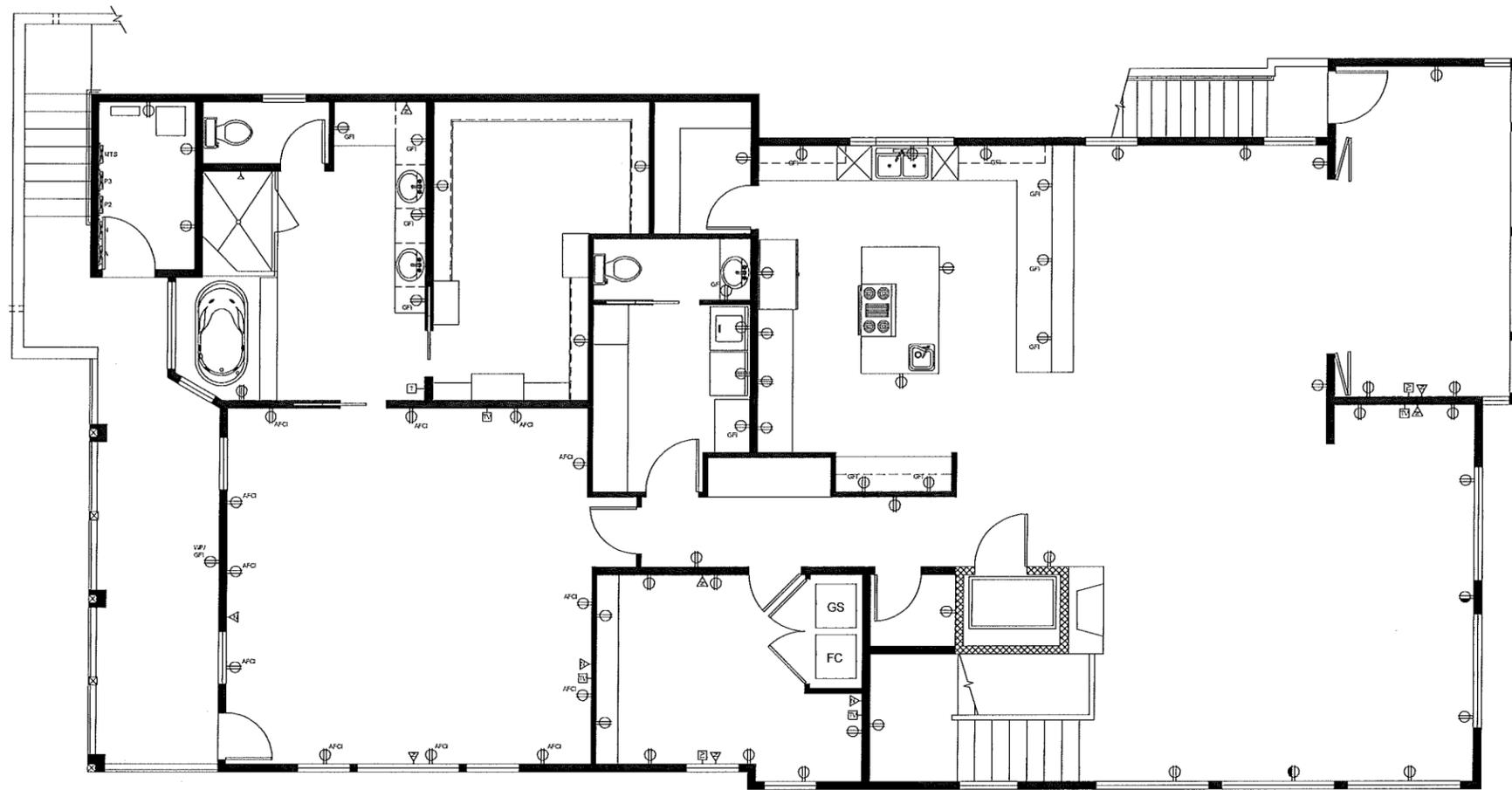
Ruel J. Czach, Architect
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Proposed Residence For:
REED & CAROL ADAMSON
1504 THORNLAKE DRIVE,
BAKERSFIELD, CA 93312
PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE: 11/6/13
SCALE: 1/4" = 1'-0"
DRAWN: JB
JOB: ADAMSON
SHEET: **E2**

EXHIBIT C



2ND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS	
	DOUBLE CONVENIENCE OUTLET
	GROUND FAULT INTERRUPTER - GFI
	WATERPROOF GFI
	20 VOLT DUPLEX OUTLET
	AFCI FAULT CIRCUIT INTERRUPTER
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED 6\"/>
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	TELEVISION JACK
	NETWORK JACK

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLOURESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(4) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(4)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR 100 SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIAL SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 30 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE 1" RATED, IN VAULTED CEILING SHALL HAVE SLOPED RECESSED CANS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELLED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLOURESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (F) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210.52(a) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (commercial); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS & LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AFCI-FALT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CBC 210.12 (B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007(b))
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS AND LAVN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD

- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 1792.13(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM IT'S CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 30" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER(CMC SEC. 504.3)
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNOBSTRUCTED PASSAGE TO FAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 703
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPosition
MODEL: TG95060B12MP11
BTUH: 57,000 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: 2 TANKLESS
MODEL: CRO2290-533T
BTUH: 199,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: TG9580C15MP11/JC/D4234152
BTUH: 76,000 OUTPUT
EFFICIENCY: 96%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 130 OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, & CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFC/TITLE 19, SECTION 19.20.029 (a))

REVISIONS	BY



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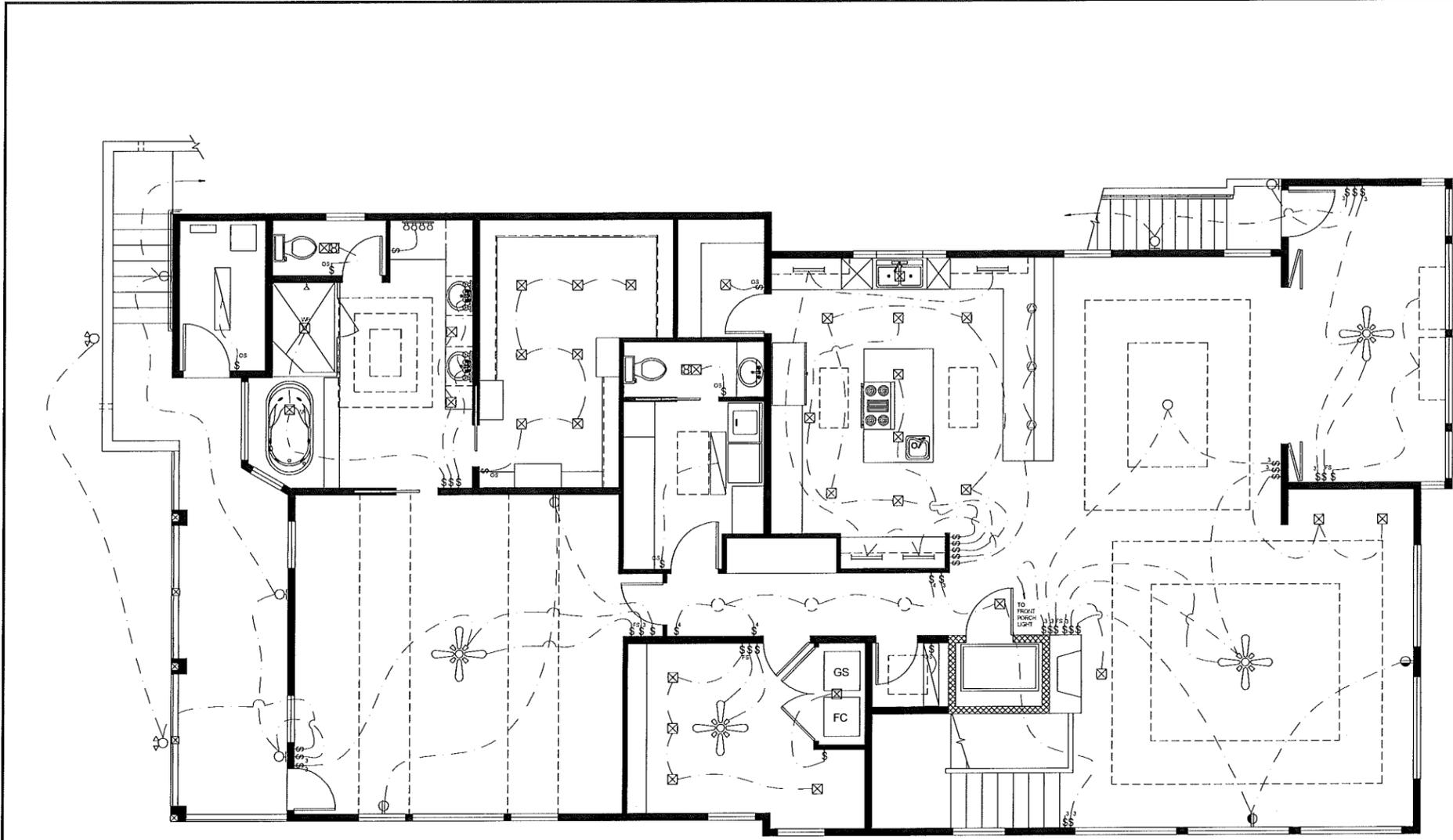
Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE: 11/6/13
SCALE: 1/4" = 1'-0"
DRAWN: JB
JOB: ADAMSON
SHEET:

E3

OF SHEETS

EXHIBIT C



2ND FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SYMBOLS	
	WALL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER / PHOTO VOLTAGE SWITCH
	WALL SWITCH w/ OCCUPANT SENSOR
	GARAGE DOOR PUSHBUTTON
	CEILING FIXTURE, SURFACE MOUNTED
	CEILING, RECESSED COMPACT FLUORESCENT
	WALL MOUNTED FIXTURE
	WALL MOUNTED SCONCE
	FLOODLIGHT
	WALL MOUNTED FIXTURE
	4'x4' LONG SINGLE FLUORESCENT
	4'x8' DOUBLE FLUORESCENT TUBE
	THERMOSTAT
	EXHAUST FAN/COMPACT FLUORESCENT LIGHT
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED UNIT
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	CEILING MOUNTED FAN WITH FLUORESCENT LIGHTS
	10' SOLATURE w/ COMPACT FLUORESCENT LIGHT ADD-ON KIT

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(d)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A NEEDLE BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC RATED"; IN VAULTED CEILING SHALL HAVE SLOPED RECESSED CANNS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLUORESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70) AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35) WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A SINGLE BLOWER CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (D) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70 AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(a) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTER TOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (WHEN NOT); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM, KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) IN THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATIONS WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (NEC 210.12 (B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD DR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007B)
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UPC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSH/TOILET VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H.S. 5 CODE, SECTION 11921.3(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 2" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM IT'S CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE MINIMUM 1/2" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURIED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER (CMC SEC. 504.5)
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNBOSS TRUCTED PASSAGE TO FAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T995060B12MP11
BTUH: 57,500 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: STAINLESS
MODEL: CRGV2F90-533T
BTUH: 199,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T995060C16MP11/JCJD4254152
BTUH: 76,000 OUTPUT
EFFICIENCY: 96%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE IFSPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPTS PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFCPTITLE 19, SECTION 19.20.029 (a))

REVISIONS	BY



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Proposed Residence For:
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 BAKERSFIELD, CA 93312
 PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	E4

OF SHEETS

ADAMSON RESIDENCE

SITE ADDRESS: 1000 RIDGEWAY AVE, MORRO BAY, CA 93442



CAL GREEN MANDATORY MEASURES:

SITE DEVELOPMENT:
 4.106.2 A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
 4.106.3 THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.

WATER EFFICIENCY AND CONSERVATION:
 4.303.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
 1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
 4.303.2 WHEN USING THE CALCULATION METHOD SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES.
 4.303.3 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.

OUTDOOR WATER USE:
 4.304.1 AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

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

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING:
 4.408.1 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
 4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

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

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

VOC'S:
 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 4.504.1 DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 4.504.2.3 AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 4.504.3 CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 4.504.4 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM.
 4.504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL:
 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
 4.506.1 EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.
 4.507.1 WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
 4.507.2 DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT.
 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS:
 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
 702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

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

GENERAL NOTES:

- THIS PROJECT SHALL COMPLY WITH APPLICABLE PORTIONS OF THE FOLLOWING CODES:
 AMERICAN DISABILITIES ACT
 FEDERAL ACCESSIBILITY STANDARDS TITLE 24 ACCESSIBILITY STANDARDS
 CALIFORNIA ENERGY CODE, 2010 EDITION
 CALIFORNIA BUILDING CODE, 2010 EDITION
 INTERNATIONAL FIRE CODE, 2010 EDITION
 CALIFORNIA PLUMBING CODE, 2010 EDITION
 CALIFORNIA MECHANICAL CODE, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- ALL LUMBER SHALL BE GRADE MARKED WITH STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED AND SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19%; AND POSTS SHALL BE DOUGLAS FIR #2 OR BETTER AND BEAMS DOUGLAS FIR #1 OR BETTER; FOR NAILING REQUIREMENTS SEE CBC NAILING SCHEDULE - TABLE 2304.9.1
- ALL DESIGNS AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED ELSEWHERE WITHOUT EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, RUEL J. CZACH
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS ON THE JOB AND NOTIFY ARCHITECT OF ANY VARIATIONS FROM DIMENSIONS & CONDITIONS SHOWN ON DRAWINGS; CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING
- DRAWING DETAILS ARE TYPICAL FOR SIMILAR CONDITIONS; NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES; WHEN THERE IS A CONFLICT BETWEEN REQUIREMENTS SHOWN ON DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN BUT WILL NEED TO BE VERIFIED BY THE ARCHITECT; WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ANY REVISION MADE BY THE CONTRACTOR AT THE DIRECTION OF ANYONE OTHER THAN THE ARCHITECT IS UNDERTAKEN SOLELY AND COMPLETELY AT THE CONTRACTOR'S RISK; ANY REVISION MADE BY THE OWNER WITHOUT CONSULTING THE ARCHITECT IS UNDERTAKEN SOLELY AND COMPLETELY AT THE OWNER'S RISK; ALL REVISIONS APPROVED BY THE ARCHITECT SHALL BE IN WRITING
- THE BUILDING CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING WORKMEN, STRUCTURE UNDER CONSTRUCTION, ETC. AND OBSERVATION VISITS TO THE SITE BY THE ARCHITECT DO NOT INCLUDE OBSERVATION OF THESE MEASURES
- SEE STRUCTURAL ENGINEERING CALCULATIONS AND NOTES FOR ADDITIONAL INFORMATION
- SEE ENERGY EFFICIENCY CERTIFICATE OF COMPLIANCE FORMS FOR ADDITIONAL INFORMATION INCLUDING AREAS OF SPECIAL GLAZING
- ADDITIONAL MECHANICAL OR OTHER EQUIPMENT NOT SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE INSTALLATION
- TRUSSES SHALL BE FABRICATED IN THE SHOP OF AN ICBO APPROVED FABRICATOR IN ACCORDANCE WITH CBC SECTIONS 1704 AND 2303.4 AND TRUSS FABRICATOR'S ENGINEERING SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER FOR APPROVAL AND SUBMITTAL TO PUBLIC AGENCIES PRIOR TO TRUSS INSTALLATION; TRUSS CALCULATIONS SHALL SHOW ALL AXIAL AND DRAG LOADS
- AS OF THE PRESENT DATE, THE FINDINGS OF THESE DRAWINGS ARE VALID FOR THE PROJECT TO KNOWLEDGE OF THIS ARCHITECT; WITH THE PASSAGE OF TIME, CHANGES IN THE CONDITION OF THE PROPERTY CAN OCCUR, FEDERAL, STATE OR LOCAL CODES CAN CHANGE; PERMITS CAN EXPIRE OR OTHER EVENTS CAN OCCUR BEYOND THE CONTROL OF THIS ARCHITECT WHICH CAN RENDER PARTS OF THESE DOCUMENTS INVALID

- PRIOR TO EITHER ROOF NAIL OR FRAMING INSPECTION A LICENSED SURVEYOR IS REQUIRED TO MEASURE THE HEIGHT OF THE STRUCTURE AND SUBMIT A LETTER TO THE BUILDING INSPECTOR, CERTIFYING THAT THE HEIGHT OF THE STRUCTURE IS IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLIES WITH THE HEIGHT REQUIREMENTS OF THE CITY OF MORRO BAY M.B.M.C.17.12.310
- IT IS THE OWNER'S RESPONSIBILITY TO VERIFY LOT LINES; PRIOR TO FOUNDATION INSPECTION THE LOT CORNERS SHALL BE STAKED AND SETBACKS MARKED BY A LICENSED PROFESSIONAL
- OWNER AND OR OWNER'S CONTRACTOR ARE TO TAKE PRECAUTION AGAINST DAMAGING ROAD SURFACES
- AN ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO ANY/ALL WORK IN THE PUBLIC RIGHT-OF-WAY
- EROSION AND DRAINAGE CONTROL FEATURES ARE TO BE PLACED IN THE EVENT OF RAIN OR OTHER EROSION ACTION TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE; EROSION CONTROL DEVICES SHALL BE INSTALLED AND IN PLACE FOLLOWING DAILY CONSTRUCTION ACTIVITIES DURING THE PERIOD FROM NOVEMBER 1 TO MARCH 31 AND THE APPLICANT SHALL NOTIFY THE BUILDING DIVISION OF ANY CHANGES IN CONSTRUCTION WHICH WILL REQUIRE ADDITIONAL EROSION CONTROL MEASURES
- CONTROL MEASURES SHALL PREVENT SEDIMENT OR DEBRIS FROM ENTERING THE CITY RIGHT-OF-WAY, ROADWAY, OR ADJACENT PROPERTIES; SEPT CONTROL ALSO SERVES AS AN AID TO MEETING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM AUTHORIZED BY THE CLEAN WATER ACT AND ADMINISTERED BY THE STATE OF CALIFORNIA; DURING THE CONSTRUCTION PERIOD, THE PROJECT FRONTAGE SHALL BE SWEEP AND KEPT FREE OF DIRT, DUST, AND DEBRIS AND AT THE CONCLUSION OF CONSTRUCTION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT
- ALL WELDING SHALL BE PERFORMED IN THE SHOP OF ICBO APPROVED FABRICATOR IN ACCORDANCE WITH CBC CHAPTER 17
- SHOP DRAWINGS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER, FOR APPROVAL, OF ALL STEEL FABRICATION W/ COPY TO THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, & CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA [CFC/TITLE 19, SECTION 19.20.029 (a)]

LOT DESCRIPTION

ADDRESS: 1000 RIDGEWAY AVE., MORRO BAY
 LOT: 10
 BLOCK: 13
 APN: 066-246-006
 LOT AREA: 7336 SQ.FT.
 ZONING: R-1, SINGLE FAMILY RESIDENTIAL

LOT COVERAGE:
 45% MAXIMUM COVERAGE
 EXISTING LOT COVERAGE - 2854 S.F. (39%)
 PROPOSED LOT COVERAGE - 3260 S.F. (44%)

MINIMUM BUILDING SETBACKS:
 FRONT - 20'
 REAR - 10'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PROPOSED BUILDING SETBACKS:
 FRONT - 20'
 REAR - 24'
 INTERIOR SIDE - 5'
 EXTERIOR SIDE - 10'

PARKING EXCEPTION:
 PARKING EXCEPTION PERMIT GRANTED, #ADD-075, TO ALLOW REDUCED GARAGE SETBACK OF 11'

BUILDING AREAS:
 EXISTING RESIDENCE TO BE DEMOLISHED: 1649 S.F.
 PROPOSED RESIDENCE:
 LOWER LIVING AREA: 1881 SQ.FT.
 UPPER LIVING AREA: 2942 SQ.FT.
 TOTAL: 4829 SQ.FT.
 GARAGE/WORKSHOP: 1261 SQ.FT.
 UPPER COVERED DECK: 192 SQ.FT.
 LOWER COVERED PORCH: 120 SQ.FT.

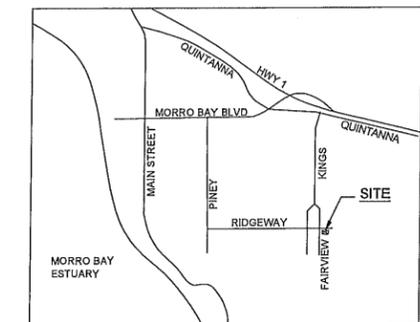
BUILDING HEIGHT:
 LOWEST GRADE ADJACENT TO BUILDING: 159.7'
 HIGHEST GRADE ADJACENT TO BUILDING: 169.1'
 AVERAGE NATURAL GRADE: 164.4'
 MAX. BUILDING HEIGHT: 189.4'

TYPE OF CONSTRUCTION:
 TYPE V-B TWO-STORY

SHEET INDEX

- T1) TITLE SHEET
- C1) GRADING AND DRAINAGE PLAN
- C2) DRAINAGE SYSTEM PLAN
- C3) CIVIL NOTES AND DETAILS
- C4) CIVIL DETAILS
- A1) PROPOSED SITE PLAN
- A2) EXISTING SITE/DEMO PLAN
- A3) LOWER FLOOR PLAN
- A4) UPPER FLOOR PLAN
- A5) ROOF PLAN
- A6) ELEVATIONS
- A7) ELEVATIONS
- A8) SECTIONS
- A9) ARCHITECTURAL DETAILS
- A10) ARCHITECTURAL DETAILS
- E1) LOWER FLOOR ELECTRICAL PLAN
- E2) LOWER FLOOR LIGHTING PLAN
- E3) UPPER FLOOR ELECTRICAL PLAN
- E4) UPPER FLOOR LIGHTING PLAN
- 1.1) STRUCTURAL NOTES
- 2.0) FOUNDATION PLAN
- 2.1) FOUNDATION DETAILS
- 2.2) FOUNDATION DETAILS
- 2.3) FOUNDATION DETAILS
- 2.4) FOUNDATION DETAILS
- 2.5) FOUNDATION DETAILS
- 3.0) FLOOR FRAMING PLAN
- 3.1) FLOOR FRAMING DETAILS
- 3.2) FLOOR FRAMING DETAILS
- T24) TITLE T24 CALCULATIONS
- COA) CONDITIONS OF APPROVAL

CITY OF MORRO BAY
 PLANNING DIVISION
 CASE NO. CPO-408
 APPROVED ✓
 BY: DIR. DATE: 12/20/13
 KM.



VICINITY MAP

REVISIONS	BY

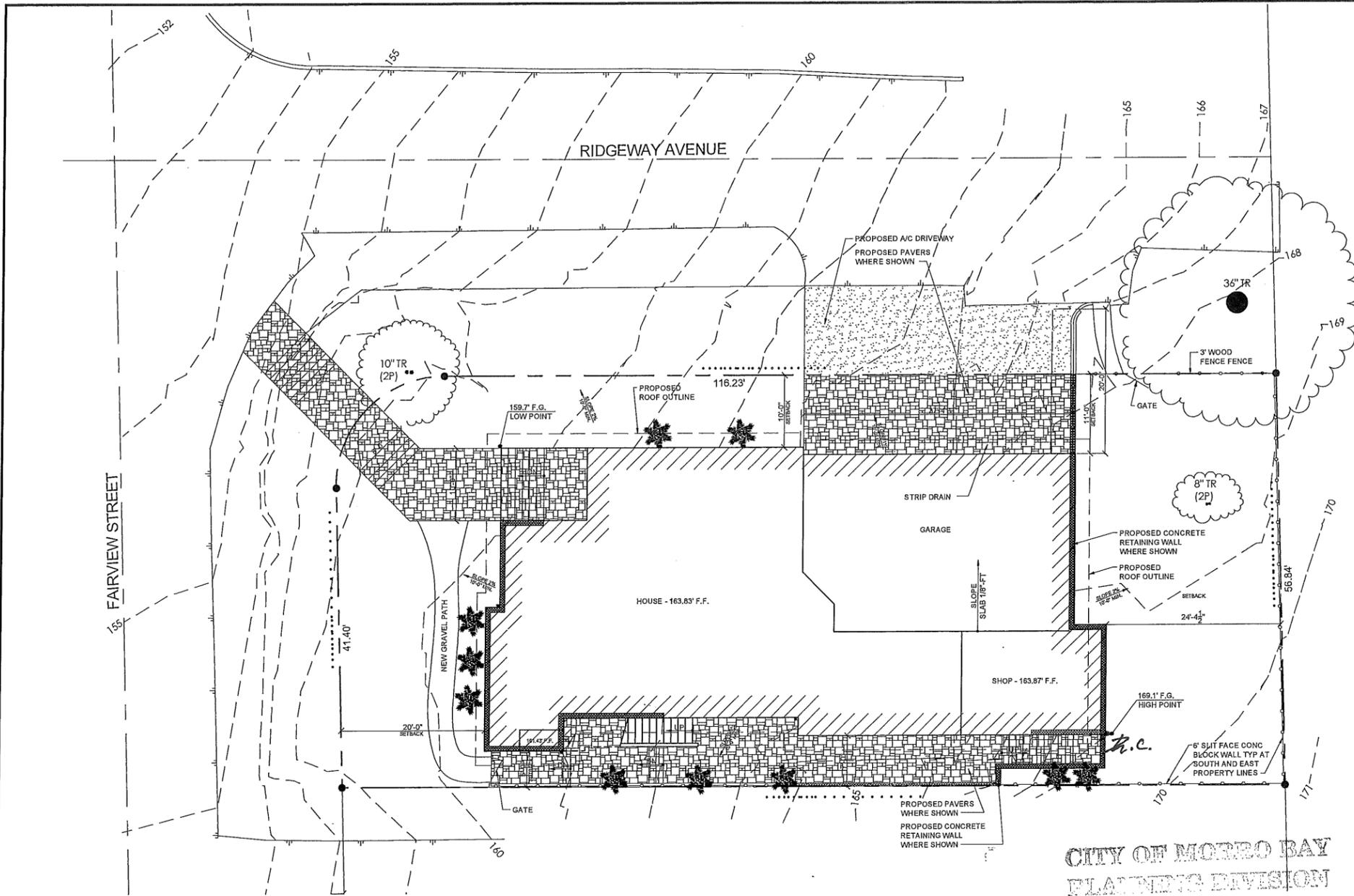
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 MORRO BAY, CA 93442

DATE: 11/6/13
 SCALE: 1/8" = 1'-0"
 DRAWN: JB
 JOB: ADAMSON
 SHEET: T1

EXHIBIT D

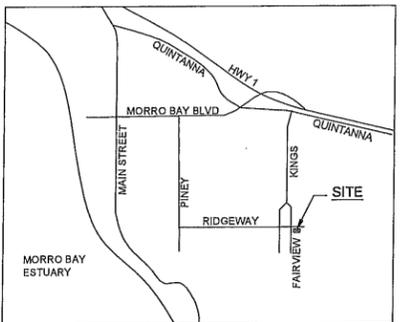


SITE PLAN NOTES:

- 1 WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, FINISH GRADE SHALL BE 2% MIN. AWAY FROM BUILDING FOR 10'-0" MIN. HORIZONTAL DISTANCE; GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A 5% MIN. SLOPE FOR A 10'-0" MIN., UNLESS PROHIBITED BY PHYSICAL OBSTRUCTIONS OR LOT LINES, IN WHICH CASE WATER SHALL BE DIVERTED AWAY FROM THE FOUNDATION BY AN APPROVED ALTERNATIVE METHOD; IMPERVIOUS SURFACES SHALL BE SLOPED MIN. 2% WITHIN 10'-0" OF THE BUILDING FOUNDATION
- 2 ALL CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL
- 3 PROVIDE GUTTERS & DOWNSPOUTS THROUGHOUT & DIRECT INTO AN APPROPRIATE DRAIN OUTLET
- 4 ALL DISTURBED SLOPES SHALL BE LANDSCAPED OR REPLANTED W/ NATIVE GRASSES AS SOON AS POSSIBLE AFTER GRADING
- 5 SEE TOPOGRAPHICAL SURVEY BY A LICENSED CIVIL ENGINEER FOR ADDITIONAL INFORMATION ON WHICH THIS SITE & GRADING PLAN IS BASED
- 6 ALL VEGETATION INCLUDING TREES, SHRUBS, RUBBISH, WEEDS, GRASS, AND ALL SOIL CONTAINING DELETERIOUS MATTER SUCH AS ROOTS, SHALL BE STRIPPED AND REMOVED FROM THE STRUCTURE SITE
- 7 IF ANY UNEXPECTED UNDERGROUND CONDITIONS ARE ENCOUNTERED INCLUDING MATERIALS OTHER THAN NATIVE SOILS SUCH AS ROCK OR BEDROCK, BURIED STRUCTURES, OR UNDERGROUND WATER AT THE TIME OF GRADING OR FOOTING PREPARATION, THE SOIL ENGINEER SHALL BE CALLED OUT TO THE SITE FOR POSSIBLE ADDITIONAL RECOMMENDATIONS AT THAT TIME
- 8 ALL ELECTRICAL, TELECOMMUNICATION, AND OTHER UTILITIES SHALL BE INSTALLED IN AN APPROVED METHOD OF CONSTRUCTION UNDERGROUND
- 9 UTILITY LINES:
 - A. BACKFILL FOR UTILITY LINES TRAVERSING AREAS PROPOSED FOR FACILITIES, PAVEMENTS, CONCRETE SLABS-ON-GRADE, OR AREAS TO RECEIVE ENGINEERED FILL FOR FUTURE CONSTRUCTION SHALL BE COMPACTED IN ACCORDANCE WITH THE SAME REQUIREMENTS FOR ADJACENT AND/OR OVERLYING FILL MATERIALS;
 - B. COMPACTION SHALL INCLUDE HAUNCH AREA, SPRING LINE AND FROM TOP OF PIPE TO FINISHED SUBGRADE; THE HAUNCH AREA UP TO ONE FOOT ABOVE THE TOP OF THE PIPE SHALL BE BACKFILLED WITH "COHESIONLESS" MATERIAL;
 - C. COHESIONLESS NATIVE MATERIALS MAY BE USED FOR TRENCH AND PIPE OR CONDUIT BACKFILL; THE TERM "COHESIONLESS," AS USED HEREIN, IS DEFINED AS MATERIAL WHICH WHEN DRY, WILL FLOW READILY IN THE HAUNCH AREA OF THE PIPE TRENCH;
 - D. PIPE BACKFILL MATERIALS SHOULD NOT CONTAIN ROCKS LARGER THAN TWO INCHES IN MAXIMUM DIMENSION; WHERE ADJACENT NATIVE MATERIALS EXPOSED ON THE TRENCH BOTTOM CONTAIN PROTRUDING ROCK FRAGMENTS LARGER THAN TWO INCHES IN MAXIMUM DIMENSION, CONDUITS AND PIPELINES SHALL BE LAID ON A BEDDING CONSISTING OF CLEAN, COHESIONLESS SAND (SP), IN THE UNIFIED SOILS CLASSIFICATION SYSTEM;
 - E. COMPACTION REQUIREMENTS, WHERE NOT OTHERWISE SPECIFIED IN THESE PLANS OR IN THESE RECOMMENDATIONS, SHALL BE 80% TO 30 INCH BELOW FINISHED GRADE TO FINISHED SUBGRADE
- 10 PROVIDE MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER UPC 719.0 AND ADDITIONAL CLEANOUTS NECESSARY TO ACCESS SYSTEM
- 11 PROVIDE A BACKWATER VALVE ON SEWER LINE ADJACENT TO BUILDING ON THE SITE WITH A PERMANENT ACCESS BOX, EASILY VISIBLE AND ACCESSIBLE WITH EASY OPEN BOLTS OR SCREWS, AT GROUND LEVEL TO SEE AND ACCESS THE VALVE
- 12 ALL HILLSIDE GRADING AND CONSTRUCTION OF FILL SLOPES SHALL CONFORM TO THE MINIMUM STANDARDS LISTED IN CHAPTER 33 OF THE CALIFORNIA BUILDING CODE
- 13 SOIL CUTS OVER 5'-0" IN DEPTH REQUIRE AN OSHA PERMIT; IF CUTS STEEPER THAN ALLOWED BY STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDINANCES FOR "EXCAVATIONS, TRENCHES, EARTHWORK" ARE PROPOSED, A NUMERICAL SLOPE STABILITY ANALYSIS MAY BE NECESSARY FOR TEMPORARY CONSTRUCTION SLOPES FROM A SOIL ENGINEERING FIRM
- 14 CONTROL MEASURES SHALL PREVENT SEDIMENT OR DEBRIS FROM ENTERING ADJACENT PROPERTIES; SUCH CONTROL ALSO SERVES AS AN AID TO MEETING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM AS AUTHORIZED BY THE CLEAN WATER ACT AND ADMINISTERED BY THE STATE OF CALIFORNIA
- 15 SEE SOIL ENGINEERING REPORT, PROJECT SLO7889-1, BY GEOSOLUTIONS, INC. DATED APRIL 5, 2012 FOR MORE INFORMATION CONCERNING GRADING AND SOILS FOR THIS PROJECT
- 16 A REPRESENTATIVE OF THE SOIL ENGINEERING FIRM SHALL:
 - A. REVIEW AND APPROVE THE PLANS AND SPECIFICATIONS FOR FOUNDATION SUPPORT, FILL SELECTION, FILL PLACEMENT OR OTHER RECOMMENDATIONS PRESENTED IN THEIR REPORT PRIOR TO CONSTRUCTION;
 - B. REVIEW EARTHWORK OPERATIONS AND CONSTRUCTION INSPECTIONS AND TESTING AS REQUIRED RELATING TO SITE CLEARING, EXCAVATIONS, GROUND STABILIZATION, IMPORTED MATERIALS, PLACEMENT AND COMPACTION OF FILL MATERIALS, PRE-MOISTENING VERIFICATION AND COMPACTION AND FINISHED GRADING;
 - C. OBSERVE AND APPROVE ALL FOUNDATION EXCAVATIONS FOR REQUIRED EMBEDMENT DEPTH PRIOR TO THE PLACEMENT OF REINFORCING STEEL AND/OR CONCRETE;
 - D. DETERMINE THAT SOIL IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE AND WILL PROVIDE PAD CERTIFICATION/FINAL REPORT PER CBC 7015;
 - E. REVIEW ANY REVISIONS TO THE PROJECT SCOPE, ANY CHANGE IN STRUCTURAL DETAIL, OR CHANGE IN CONSULTANT TO ALLOW FOR TIMELY REVIEW AND REVISION OF RECOMMENDATIONS AND FOR ORDERLY TRANSFER OF RESPONSIBILITY AND APPROVAL;
 - F. AT THE TIME OF GRADING, WILL MAKE RECOMMENDATIONS, OBSERVE AND TEST SOIL AS NECESSARY AND THE CONTRACTOR SHALL GIVE THE FIRM A MINIMUM OF 7 WORKING DAYS ADVANCE NOTICE
- 17 REVIEW SPECIAL INSPECTIONS REQUIREMENTS BY THE SOIL, STRUCTURAL, OR OTHER ENGINEERS AS PER REPORTS AND PLANS
- 18 PAVEMENT SECTIONS SHALL HAVE A MINIMUM OF 6 INCHES OF CLASS II AGGREGATE BASE AND SLOPED TO DRAIN;
 - A. ALL PAVEMENT CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS;
 - B. AGGREGATE BASES AND SUB-BASES SHOULD ALSO BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% BASED ON THE ASTM D1557-91 TEST METHOD;
 - C. ALL PAVEMENT SECTIONS SHALL BE CROWNED FOR GOOD DRAINAGE
 - D. SHALL MEET THE REQUIREMENTS OF THE SOIL ENGINEERING REPORT
- 19 IF GRADING OPERATIONS EXTEND INTO THE RAINY SEASON, NOVEMBER 1 THROUGH MARCH 31, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL PROVIDE PROTECTION AGAINST EROSION OF ADJACENT PROPERTY AND PREVENT SEDIMENT OR DEBRIS FROM ENTERING THE CITY RIGHT OF WAY OR ROADWAY, ADJACENT PROPERTIES, ANY HARBOR, WATERWAY, OR ECOLOGICALLY SENSITIVE AREA

CITY OF MORRO BAY
 PLANNING DIVISION
 CASE NO. CPD-408
 APPROVED CLEARED
 BY: DID-1 DATE: 12/20/13
 km

SITE PLAN

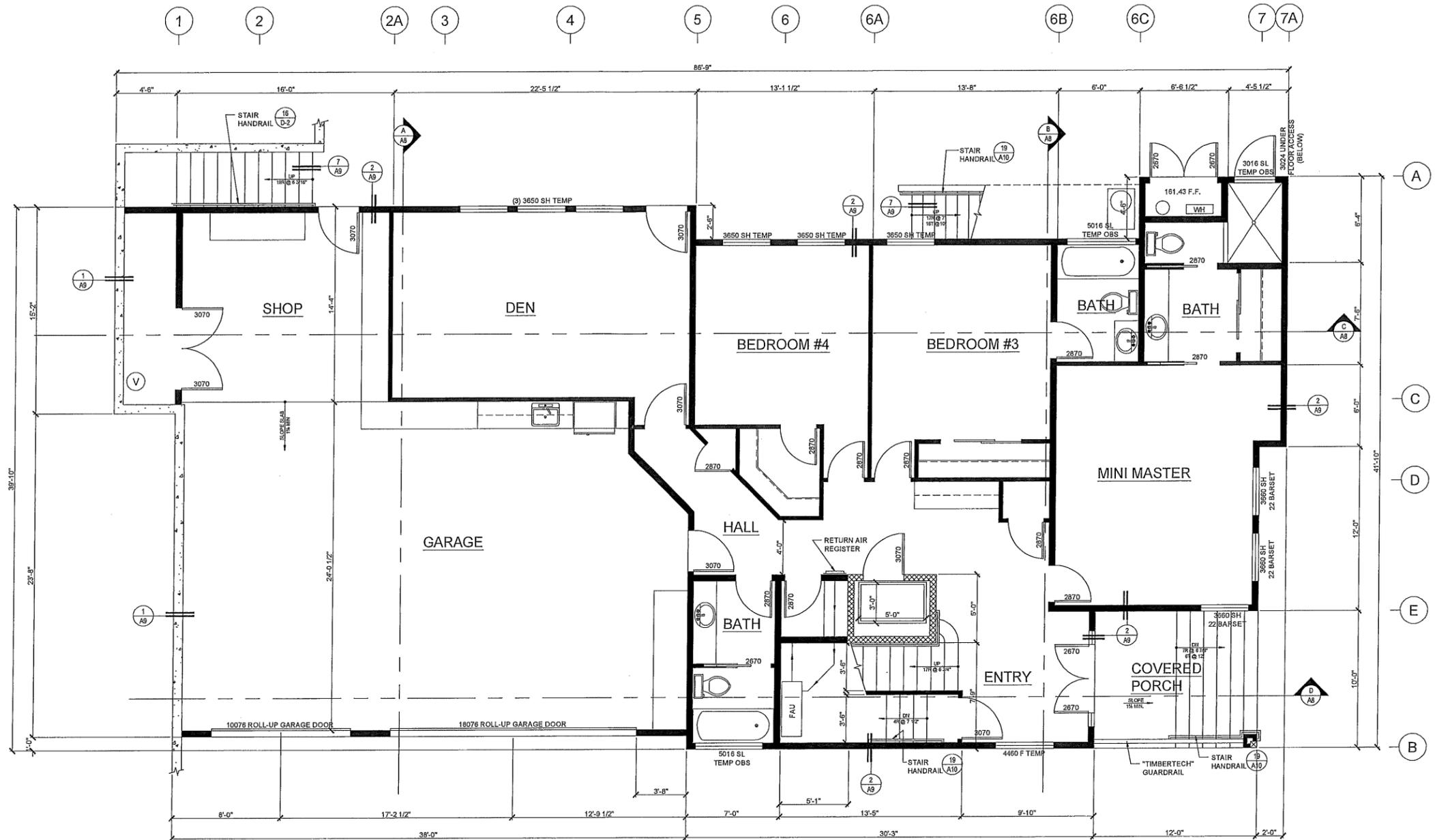


VICINITY MAP

REVISIONS	BY

the perennial architect & associates Ruel J. Czach, Architect P.O. 246, Cayucos Ca 93430 Ph 805 995-3502 ruel@perennialarchitect.com	Proposed Residence For: REED & CAROL ADAMSON 1504 THORNLAKE DRIVE, BAKERSFIELD, CA 93312 PHONE: (661) 589-6037
Project: SINGLE FAMILY RESIDENCE APN: 066-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442	DATE: 11/8/13 SCALE: 1/8" = 1'-0" DRAWN: JB JOB: ADAMSON SHEET: A1

EXHIBIT D



FLOOR PLAN NOTES:

- ALL SILLS, NAILERS, LEDGERS & OTHER LUMBER WITHIN 8" OF THE GROUND OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED, OR EQUAL, DOUGLAS FIR #2 UNLESS 2x4 ELEMENT THIN MAY BE P.T.D.F., OR EQUAL, CONSTRUCTION GRADE
- ALL FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT NOT TO EXCEED 19% AND BE DOUGLAS FIR #2 OR BETTER AND SHALL MEET NAILING REQUIREMENTS PER CBC NAILING SCHEDULE - TABLE 2304.3.1
- ALL HEADERS & BEAMS SHALL BE DOUGLAS FIR (DF) #1 OR BETTER, ALL POSTS SHALL BE DF #2 OR BETTER, & ALL STUDS SHALL BE DF CONSTRUCTION GRADE 2x4 MIN @16"o unless otherwise noted OR PER CBC TABLE 2304.3.1
- ALL HEADERS NOT SPECIFIED SHALL BE 4x6 DF FOR 2x4 WALLS AND 6x6 DF FOR 2x6 WALLS, ALL HEADERS 4x10 OR LARGER SHALL HAVE DOUBLE TRIMMERS UNLESS OTHERWISE NOTED
- INSTALL DOUBLE MEMBERS OR DOUBLE BLKG UNDER ALL POSTS ABOVE EXCEPT WHERE SUPPORTED BY BEAMS OR HEADERS, ALL POSTS TO HEADER OR BEAM BELOW SHALL HAVE A POST CONNECTION SUCH AS A PC POST CAP UNLESS OTHERWISE NOTED; ALL CONTINUOUS POST TO FLUSH HEADER CONNECTIONS SHALL HAVE AC POST CAP; AND ALL POST TO CONTINUOUS HEADERS SHALL HAVE BC POST CAP
- INSTALL BEARING PLATES AND PRESSURE BLOCKS AS NOTED ON PLANS OR ENGINEERING UNDER THE ENDS OF SHEAR WALLS AND INSTALL A PRESSURE BLOCK BETWEEN PLYWOOD FLOOR AND TOP PLATES BELOW
- ALL INTERIOR WALLS SHALL HAVE 1/2" GYPSUM BOARD MIN. W/5/8" COOLER NAILS AND CEILINGS SHALL HAVE 5/8" GYPSUM BOARD W/4" COOLER NAILS @ 7" O.C. UNLESS OTHERWISE NOTED; WALLS, CEILINGS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD ON THE ENCLOSED SIDE

- PRIVATE GARAGES SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE; GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 3/8" TYPE X GYPSUM BOARD OR EQUIVALENT; DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR DOORS IN COMPLIANCE WITH SECTION 715.4.3; OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED; DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING; DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- ALL WINDOWS AND SKYLIGHTS SHALL BE DUAL-GLAZED, WITH LOW-E SQUARED COATINGS, AND A U-VALUE NOT TO EXCEED .39 AND AN SHGC VALUE EQUAL TO 0.37 - REVIEW CERTIFICATE OF COMPLIANCE
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING MATERIAL SUCH AS TEMPERED GLASS:
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE;
 - FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBES;
 - DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 70" ABOVE A STANDING SURFACE AND DRAIN INLET; HINGED SHOWER DOORS SHALL SWING OUTWARD;

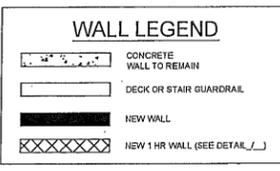
- GLAZING IN WALLS ENCLOSED STAIRWAY LANDINGS OR WITHIN 5" OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 50" ABOVE A WALKING SURFACE
- ALL CEILINGS 8'-0" MINIMUM UNLESS OTHERWISE NOTED; SEE ELECTRICAL PLANS FOR CEILING SOFFIT LOCATIONS; AND ALL STAIRWAY HEADROOM CLEARANCES SHALL BE 6'-8" MIN ABOVE TREADS
- PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT FLOOR & CEILING LEVELS AND AT 10 FEET INTERVALS VERTICALLY IN WALLS AND AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS BETWEEN FLOOR LEVELS OR FLOORS TO CEILINGS OR ATTICS
- ALL FACTORY-BUILT FIREPLACES, WINDOWS, AND SKYLIGHTS SHALL BE LISTED WITH AN APPROVED AGENCY AND SLOPED GLAZING SHALL CONFORM WITH THE CBC REQUIREMENTS IN CHAPTERS 2405 AND 2610
- THE MAXIMUM LEVEL CHANGE AT A DOORWAY SHALL BE 1"
- MINIMUM HALL OR CORRIDOR WIDTH TO BE 36"
- RAILS OR ORNAMENTAL PATTERN OF GUARDS SHALL NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH OPENINGS; TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM ELEMENT OF A GUARDRAIL AT A STAIR SHALL BE LESS THAN 6"
- HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS MINIMUM AND BOTH SIDES UNLESS LESS THAN 44" WIDE OR SERVING ONE DWELLING UNIT
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM OR BASEMENT SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR, A MIN. NET CLEAR OPENING AREA OF 5.7 SQUARE FEET, A MIN. NET CLEAR OPENABLE WIDTH OF 20 INCHES, AND A MINIMUM NET CLEAR HEIGHT OF 24 INCHES

- PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
- WHERE CERAMIC TILE IS USED AS A FINISH WALL SURFACE, IT SHALL BE PLACED OVER TYPE WR GYPSUM BOARD OR 3/8" CDX PLYWOOD W/ BUILDING PAPER & 3/4" MORTAR BASE; WHERE CERAMIC TILE IS USED AS A FINISH WALL OR TUB SURFACE IN A SHOWER OR TUB, IT SHALL BE PLACED OVER CONCRETE HARDIEBOARD OR EQUAL
- PROVIDE 2" MINIMUM CLEARANCE BETWEEN COMBUSTIBLE MATERIAL AND FIREPLACE OR CHIMNEY WALLS AND CHIMNEY CHASES SHALL BE SHEATHED WITH PLYWOOD ON ALL EXTERIOR WALLS
- ALL FIREPLACES SHALL HAVE APPROVED CLOSEABLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR
- FOR GLASS SKYLIGHTS, THE TOP GLAZING LAYER SHALL BE TEMPERED GLASS AND THE BOTTOM GLAZING LAYER SHALL BE LAMINATED GLASS WITH A 30 MIL POLYVINYL BUTYRYL INTERLAYER
- ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES BEFORE INSTALLATION
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT FINISH TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN INLET AND ALL EXPOSED GROUT SHALL BE SEALED W/ AN EPOXY-BASED; HINGED SHOWER DOORS SHALL SWING OUTWARD
- WHERE CERAMIC TILE IS USED AS A FINISH FLOOR SURFACE OVER WOOD FRAMING, IT SHALL BE PLACED OVER CDX PLYWOOD, CONCRETE HARDIEBOARD OR EQUAL, BUILDING PAPER & 1 1/4" MORTAR BASE W/ WIRE LATH AND DOUBLE BOTTOM PLATES & ALL EXPOSED GROUT SHALL BE SEALED
- WHERE CERAMIC TILE IS USED OVER CONCRETE SLAB A CRACK ISOLATION WATERPROOF MEMBRANE SHALL BE USED PER MANUFACTURER'S SPECS - COMPOSEAL GOLD OR APPROVED EQUAL

- ELEVATOR SHAFT WALLS TO BE SHEATHED W/2 LAYERS OF TYPE "X" GYPSUM BOARD, SEE DETAIL; ALL OPENINGS TO BE 1-HR. U.L. LABELLED DOORS & ASSEMBLIES
- ALL MASONRY GROUT SHALL CONTAIN LOW ALKALI, 0.6% OR LESS, PORTLAND CEMENT, CLEAN WASHED SAND, AND CLEAN, POTABLE, SALT-FREE WATER - EFFLUESCENCE STAIN IS NOT ACCEPTABLE; AND ALL JOINTS SHALL BE TOOLED, CONCAVE OR "V" TYPE
- ALL LIVING AREA ROOMS INCLUDING, BUT NOT LIMITED TO, ALL BATHROOMS, BEDROOMS, KITCHEN AND LAUNDRY ROOM SHALL HAVE OWENS CORNING QUIETZONE OR EQUAL BATT INSULATION FOR ENTIRE PERIMETER OF ROOM INCLUDING ALL FLOORS OR CEILINGS AND CAULKING SHALL BE PROVIDED AROUND THE PERIMETER OF UNPAID EDGES OF DRYWALL PANELS, PLUMBING FIXTURES, PIPES, AND WALL PLATES; ARCHITECT WILL BE CALLED OUT TO INSPECT SOUND, WALL AND FLOOR INSULATION WITH 5 DAYS NOTICE BEFORE COVERING UP
- PROVIDE LOW-E "SQUARED" GLAZING IN THE LOCATIONS NOTED IN THE ENERGY COMPLIANCE FORMS DATED 1/2008
- SEE ELECTRICAL PLANS AND SECTIONS FOR SOFFIT LOCATIONS AND SIZES AND FOR PLUMBING AND HEATING INFORMATION
- SEE FRAMING PLANS FOR HEATING DUCT AND REGISTER INFORMATION
- ALL WALLS, FLOORS, OR CEILINGS REQUIRED TO BE FIRE-RATED SHALL BE OF REQUIRED FIRE-RATED CONSTRUCTION INCLUDING OPENINGS AS PER THE CBC AND SHALL INCLUDE FIRE DAMPERS OR FUSIBLE LINKS IN DUCTWORK THRU ASSEMBLY

- EXIT DOOR JAMBS SHALL BE SECURED TO FRAMING MEMBERS BY NO LESS THAN 5-16d NAILS IN EACH JAMB, HAVE HORIZ BLOCKING AT DOOR HEIGHT BETWEEN STUDS & STUD SPACES EACH SIDE OF OPENING, TRIMMERS SHALL BE FULL LENGTH, HAVE RABBETED ONE-PIECE JAMB, & INSTALLED W/ SOLID BACKING FOR 6" ABV & BELOW STRIKE
- EXTERIOR DOOR STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE OF MIN 16 GA STEEL, BRONZE, OR BRASS, A MIN OF 3 1/2" IN LENGTH, SECURED TO JAMB W/ MIN OF 2-2 1/2" LONG SCREWS, AND HINGES FOR OUTSWINGING DOORS SHALL BE EQUIPPED W/ NONREMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK
- ALL EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A DOUBLE-CYLINDER OR SINGLE-CYLINDER DEADBOLT W/ A MIN 1" EXTRA-STRONG PROJECTION, A CYLINDER GUARD, A MIN OF 5 PIN TUMBLERS, AND SHALL BE CONNECTING TO INNER LOCK W/ AT LEAST 1/4" DIAMETER SCREWS

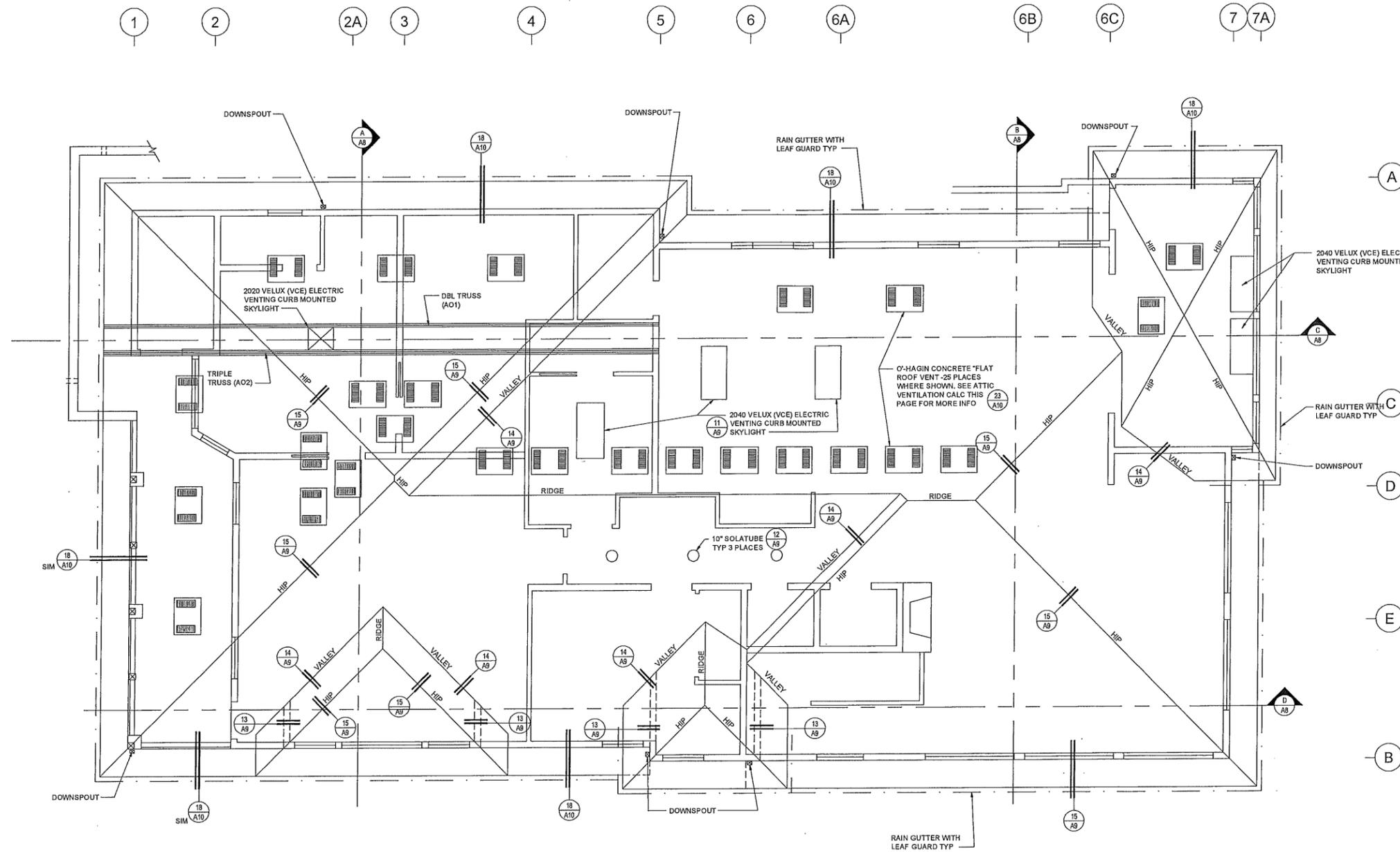
1ST FLOOR PLAN



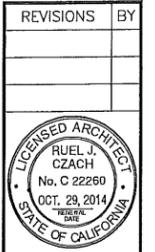
BUILDING SECURITY:

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Project:	SINGLE FAMILY RESIDENCE APN: 066-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442
DATE:	11/6/13
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DRAWN:	JB
JOB:	ADAMSON
SHEET:	A3

EXHIBIT D



- ROOF FRAMING NOTES:
- 1 PROVIDE FIRE STOPS @ CEILING LEVEL IN STACKS & DUCT CHASES AS PER CBC CHAPTER 7
 - 2 PROVIDE 30" x 30" MIN. ATTIC ACCESS FOR MECHANICAL EQUIPMENT
 - 3 ATTIC VENTILATION CALCULATION:
2734 SF ATTIC AREA @ 300 = 9.11 SF VENTING
PROVIDE 25 - O'HAGIN CONCRETE "FLAT" VENTS AND INSTALL PER MANUFACTURER'S SPECS, ORDER COLOR TO MATCH ROOFING COLOR;
PROVIDE 48 LINEAR FEET MINIMUM OF VENTED HARDIESOFFIT OR EQUAL, FIBER-CEMENT SOFFIT AT UPSTAIRS PORCH
 - 4 ATTIC VENTILATION SHALL HAVE 50 PERCENT OF THE REQUIRED AREA LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS
 - 5 ALL OVERHANGS AND PORCHES SHALL HAVE 1/4" FIBER-CEMENT MATERIAL, HARDIESOFFIT OR EQUAL, OVER SHEATHING OR IN PORCH CEILINGS IN ALL EXTERIOR LOCATIONS; PORCH CEILINGS OPEN TO ATTIC SPACE SHALL HAVE VENTED HARDIESOFFIT



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SHEET	A5

ROOF PLAN

EXHIBIT D



WEST ELEVATION



NORTH ELEVATION

- ELEVATION NOTES:
- 1 ALL EXTERIOR OPENINGS, DECKS, CHIMNEY TO ROOF, ROOF TO WALL, ETC. EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHER-PROOF WITH 16 OZ. HALF-HARD COPPER SOLDERED AT ALL JOINTS
 - 2 PROVIDE "RAINDROP" HOUSEWRAP, PER MANUFACTURERS SPECIFICATIONS, OR EQUAL UNDER STUCCO AND USE APPROVED WEEP SCREED AT EDGES - ALL PLYWOOD SHALL HAVE 1/8" GAP BETWEEN SHEETS AND PROVIDE A PROPERLY LAPPED WATERPROOF BUILDING PAPER UNDER WOOD SIDING
 - 3 ALL ROOF & WATERPROOF DECK COVERING SHALL CONFORM TO THE STANDARDS OF CBC CHAPTER 15 AND SHALL BE FASTENED PER MANUFACTURERS SPECS AND ROOF COVERING SHALL BE A MINIMUM RATING OF "CLASS C"
 - 4 ALL ROOF DECK COVERINGS SHALL BE CERTIFIED AS TO THEIR SOLAR REFLECTANCE AND EMITTANCE VALUES AND THESE VALUES OF THE ROOFING SHALL BE AS GOOD OR BETTER THAN THE ONES SHOWN IN THE ENERGY CALCULATIONS
 - 5 EXTERIOR WALL COVERING TO BE 7/8" PORTLAND CEMENT PLASTER OVER WIRE LATH AND APPROVED MINIMUM 26 GAUGE CORROSION-RESISTANT WEEP SCREED AT EDGES INSTALLED PER CBC AND ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES WITH AT LEAST TWO COATS OF A PAINTABLE WATER-REPELLENT PRESERVATIVE BEFORE INSTALLATION LIBERALLY APPLIED TO LAP AND BUTT JOINTS, END GRAIN AND THE EDGES OF PANEL PRODUCTS WITH PROPER DRYING BETWEEN COATS AND BEFORE PAINTING
 - 6 PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS WHERE STUCCO EXTERIOR HOUSE WALL CONNECTS WITH STUCCO GARDEN OR DECK WALL
 - 7 A 2" GAP SHALL BE MAINTAINED BETWEEN EXTERIOR HARDSCAPE SURFACES AND CEMENT PLASTER WEEP SCREEDS WITH A CONCRETE CURB
 - 8 EXTERIOR SHEATHING UNDER STUCCO FINISH SHALL BE 3/8" MIN. ALL-VENEER PLYWD, OSB, OR APA COM-PLY, 24/0, W/ BLKG BETWEEN STUDS AT HORIZ PANEL JOINTS IF HORIZ ORIENTATION OR 15/32" MIN. OSB OR 5-PLY/5-LAYER PLYWD PANELS, 32/16 IF VERTICAL ORIENTATION AND SHALL HAVE A 1/8" HORIZ JOINT SPACING GAP AT 2" BELOW FIN FLR IN BAND JOIST/BLKG AND IN CENTER OF LOWER OR MAIN FLOOR TOP PLATE
 - 9 ALL EXTERIOR SHEATHING OF PARTICLE BOARD OR ORIENTED STRAND BOARD (OSB) SHALL HAVE ALL UNSEALED OR CUT EDGES SEALED WITH ONE COAT MINIMUM OF LATEX-BASED EXTERIOR PAINT
 - 10 INSTALL WINDOW FLASHING USING METHOD APPROVED BY THE CALIFORNIA ASSOCIATION OF WINDOW MANUFACTURERS WITH BARRIER-COATED, REINFORCED FLASHING MATERIAL AND APPROPRIATE SEALANT/CALKING
 - 11 FRONT ELEVATION SHALL HAVE HOUSE NUMBERS, 1000, LOCATED AS TO BE EASILY VISIBLE FROM THE STREET IN CONTRASTING COLOR W/ BUILDING WALL A MIN OF 5" HIGH & 1/2" STROKE WIDTH

- FLOOR FRAMING NOTES:
- 1 CRAWLSPACE VENTILATION CALCULATION:
1537 SF CRAWLSPACE AREA/150 = 10.25 SF VENT AREA REQUIRED
PROVIDE 1- CRAWLSPACE DOOR VENT @ 230 SQ. IN.
PROVIDE 7- 14" x 14" CUSTOM SOLID COPPER SCREENED FOUNDATION VENTS AT 149 SQUARE INCHES FREE AIRFLOW AND 2- 14" x 6" SCREENED COPPER FOUNDATION VENTS, THUNDERBIRD PRODUCTS PART# WVF1608F OR EQUAL, AT 74 SQ INCHES FREE AIRFLOW AREA
 - 2 PROVIDE 1 - DEC-O-VENT FOUNDATION VENT ACCESSWAY AND 1 - POWERED CRAWLSPACE VENT, LOMANCO PCV-1 OR EQUAL, AT NORTHEAST AND SOUTHEAST CORNERS OF THE CRAWLSPACE
 - 2 PROVIDE 18" x 24" MIN. CRAWLSPACE ACCESS INTO ALL AREAS OF UNDERFLOOR CRAWLSPACE
 - 3 ALL WATERPROOF DECKS SHALL HAVE 1 1/8" A-C EXTERIOR T & G PLYWOOD UNDERLAYMENT W/ ALL JOINTS BLOCKED GLOUED TO JOISTS W/ #8 x 2 1/2" DECK SCREWS @ 8" O.C., RETIGHTEN SCREWS PRIOR TO INSTALLATION OF DECKING

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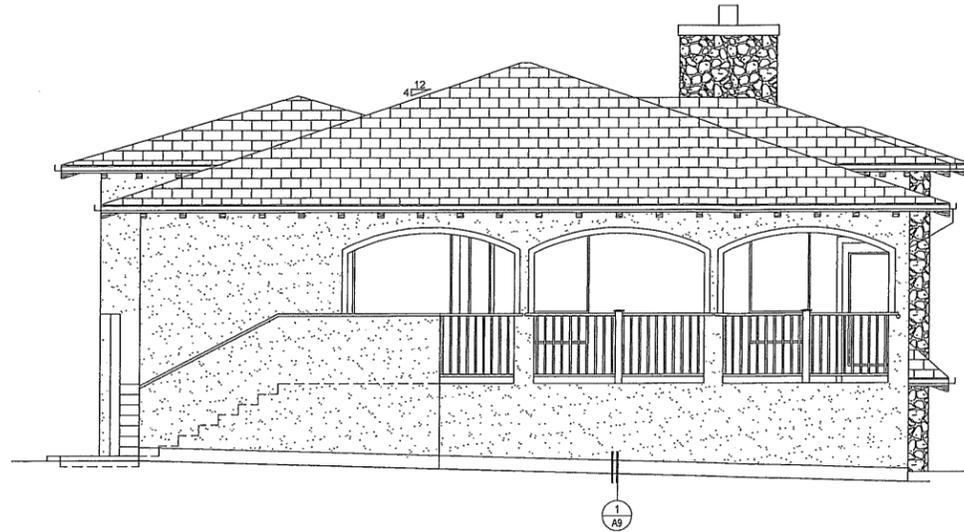
Ruel J. Czach, Architect
P. O. 246, Cayucos Ca 93440

Proposed Residence For:
REED & CAROL ADAMSON
1504 THORNLAKE DRIVE,
BAKERSFIELD, CA 93312
PHONE: (661) 589-6037

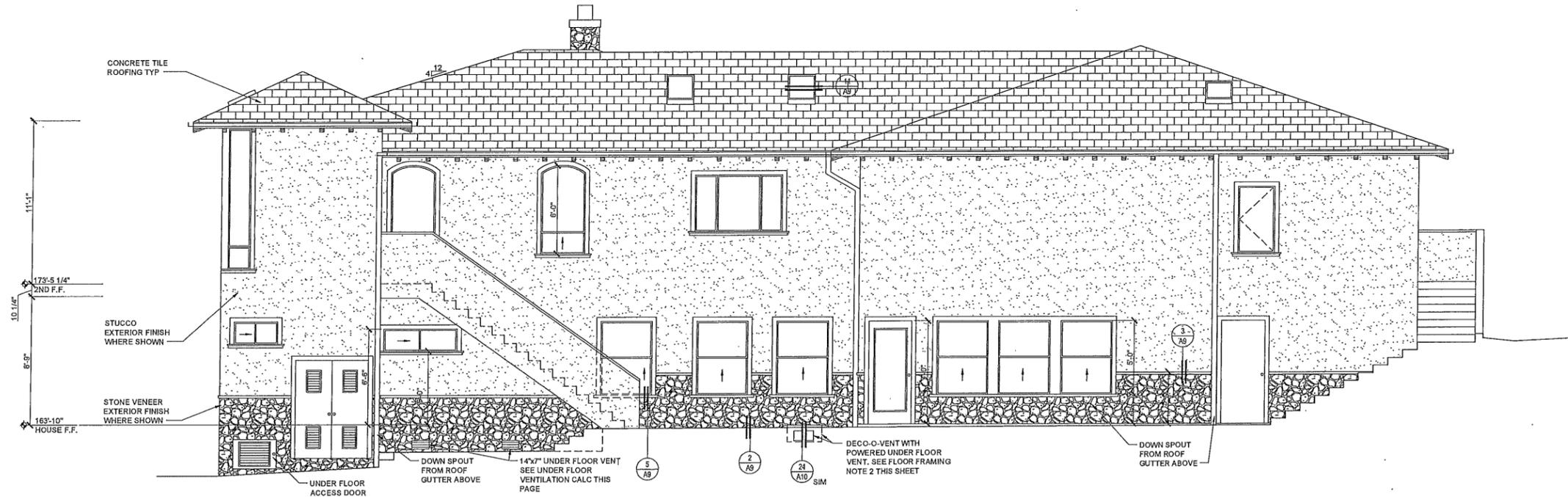
Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE: 11/6/13
SCALE: 1/4" = 1'-0"
DRAWN: JB
JOB: ADAMSON
SHEET: **A6**

EXHIBIT D



EAST ELEVATION



SOUTH ELEVATION

ELEVATION NOTES:

- 1 ALL EXTERIOR OPENINGS, DECKS, CHIMNEY TO ROOF, ROOF TO WALL, ETC. EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHERPROOF WITH 16 OZ. HALF HARD COPPER SOLDERED AT ALL JOINTS
- 2 PROVIDE "RAINDROP" HOUSEWRAP, PER MANUFACTURERS SPECIFICATIONS, OR EQUAL UNDER STUCCO AND USE APPROVED WEEP SCREED AT EDGES - ALL PLYWOOD SHALL HAVE 1/8" GAP BETWEEN SHEETS AND PROVIDE A PROPERLY LAPPED WATERPROOF BUILDING PAPER UNDER WOOD SIDING
- 3 ALL ROOF & WATERPROOF DECK COVERING SHALL CONFORM TO THE STANDARDS OF CBC CHAPTER 15 AND SHALL BE FASTENED PER MANUFACTURERS SPECS AND ROOF COVERING SHALL BE A MINIMUM RATING OF "CLASS C"
- 4 ALL ROOF DECK COVERINGS SHALL BE CERTIFIED AS TO THEIR SOLAR REFLECTANCE AND EMITTANCE VALUES AND THESE VALUES OF THE ROOFING SHALL BE AS GOOD OR BETTER THAN THE ONES SHOWN IN THE ENERGY CALCULATIONS
- 5 EXTERIOR WALL COVERING TO BE 7/8" PORTLAND CEMENT PLASTER OVER WIRE LATH AND APPROVED MINIMUM 26 GAUGE CORROSION-RESISTANT WEEP SCREED AT EDGES INSTALLED PER CBC AND ALL EXTERIOR WOOD SHALL BE SEALED ON ALL SURFACES WITH AT LEAST TWO COATS OF A PAINTABLE WATER-REPELLENT PRESERVATIVE BEFORE INSTALLATION LIBERALLY APPLIED TO LAP AND BUTT JOINTS, END GRAIN AND THE EDGES OF PANEL PRODUCTS WITH PROPER DRYING BETWEEN COATS AND BEFORE PAINTING
- 6 PROVIDE EXPANSION JOINTS AT ALL INTERIOR CORNERS WHERE STUCCO EXTERIOR HOUSE WALL CONNECTS WITH STUCCO GARDEN OR DECK WALL
- 7 A 2" GAP SHALL BE MAINTAINED BETWEEN EXTERIOR HARDSCAPE SURFACES AND CEMENT PLASTER WEEP SCREEDS WITH A CONCRETE CURB
- 8 EXTERIOR SHEATHING UNDER STUCCO FINISH SHALL BE 3/8" MIN. ALL-VENEER FLYWD, OSB, OR APA COM-PLY, 240, W/ BLKG BETWEEN STUDS AT HORIZ PANEL JOINTS IF HORIZ ORIENTATION OR 15/32" MIN. OSB OR 5-PLY/5-LAYER PLYWD PANELS, 32/16 IF VERTICAL ORIENTATION AND SHALL HAVE A 1/8" HORIZ JOINT SPACING GAP AT 2" BELOW FIN FLR IN BAND JOIST/BLKG AND IN CENTER OF LOWER OR MAIN FLOOR TOP PLATE
- 9 ALL EXTERIOR SHEATHING OF PARTICLE BOARD OR ORIENTED STRAND BOARD (OSB) SHALL HAVE ALL UNSEALED OR CUT EDGES SEALED WITH ONE COAT MINIMUM OF LATEX-BASED EXTERIOR PAINT
- 10 INSTALL WINDOW FLASHING USING METHOD APPROVED BY THE CALIFORNIA ASSOCIATION OF WINDOW MANUFACTURERS WITH BARRIER-COATED, REINFORCED FLASHING MATERIAL AND APPROPRIATE SEALANT/CALKING
- 11 FRONT ELEVATION SHALL HAVE HOUSE NUMBERS, 1000, LOCATED AS TO BE EASILY VISIBLE FROM THE STREET IN CONTRASTING COLOR W/ BUILDING WALL A MIN OF 5" HIGH & 1/2" STROKE WIDTH

FLOOR FRAMING NOTES:

- 1 CRAWLSPACE VENTILATION CALCULATION: 1537 SF CRAWLSPACE AREA / 150 = 10.25 SF VENT AREA REQUIRED
PROVIDE 1 - CRAWLSPACE DOOR VENT @ 230 SQ. IN.
PROVIDE 7 - 14" x 14" CUSTOM SOLID COPPER SCREENED FOUNDATION VENTS AT 148 SQUARE INCHES FREE AIRFLOW AND 2 - 14" x 6" SCREENED COPPER FOUNDATION VENTS, THUNDERBIRD PRODUCTS PART# WFV1608F OR EQUAL, AT 74 SQ INCHES FREE AIRFLOW AREA
- 2 PROVIDE 1 - DEC-O-VENT FOUNDATION VENT ACCESSWAY AND 1 - POWERED CRAWLSPACE VENT, LOMANCO PCV-1 OR EQUAL, AT NORTHEAST AND SOUTHEAST CORNERS OF THE CRAWLSPACE
- 2 PROVIDE 18" x 24" MIN. CRAWLSPACE ACCESS INTO ALL AREAS OF UNDERFLOOR CRAWLSPACE
- 3 ALL WATERPROOF DECKS SHALL HAVE 1 1/8" A/C EXTERIOR T & G PLYWOOD UNDERLAYMENT W/ ALL JOINTS BLOCKED GLUED TO JOISTS W/ #8 x 2 1/2" DECK SCREWS @ 6" O.C., RETIGHTEN SCREWS PRIOR TO INSTALLATION OF DECKING

REVISIONS	BY



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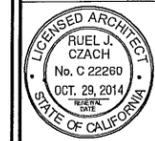
DATE 11/6/13
SCALE 1/4" = 1'-0"
DRAWN JB
JOB ADAMSON
SHEET

A7

OF SHEETS

EXHIBIT D

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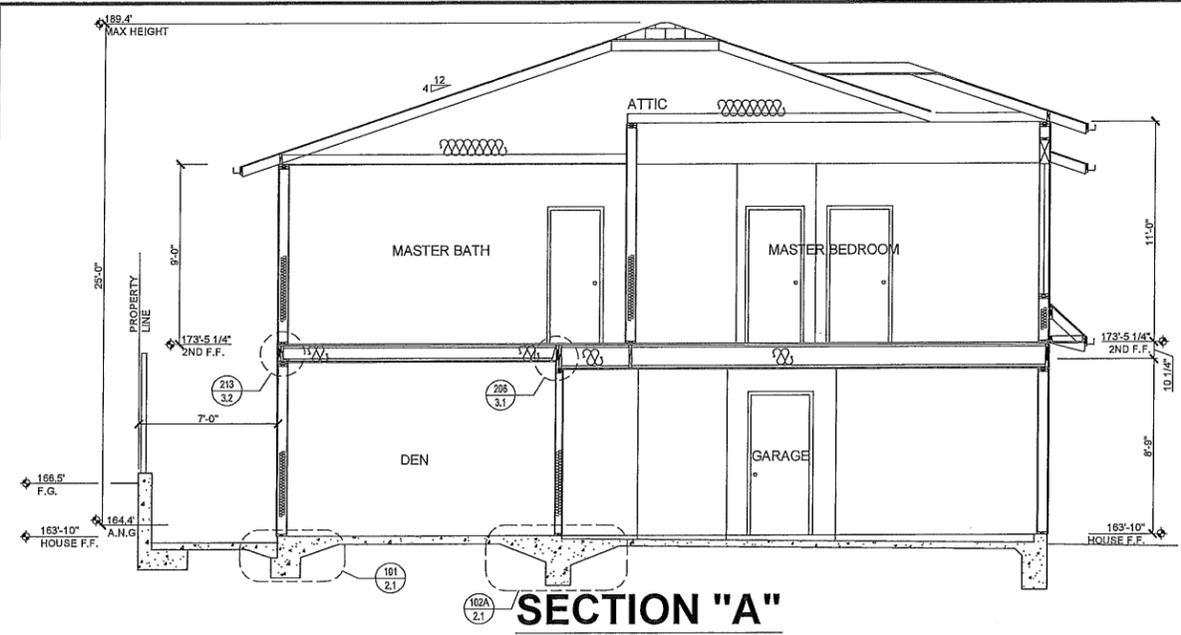
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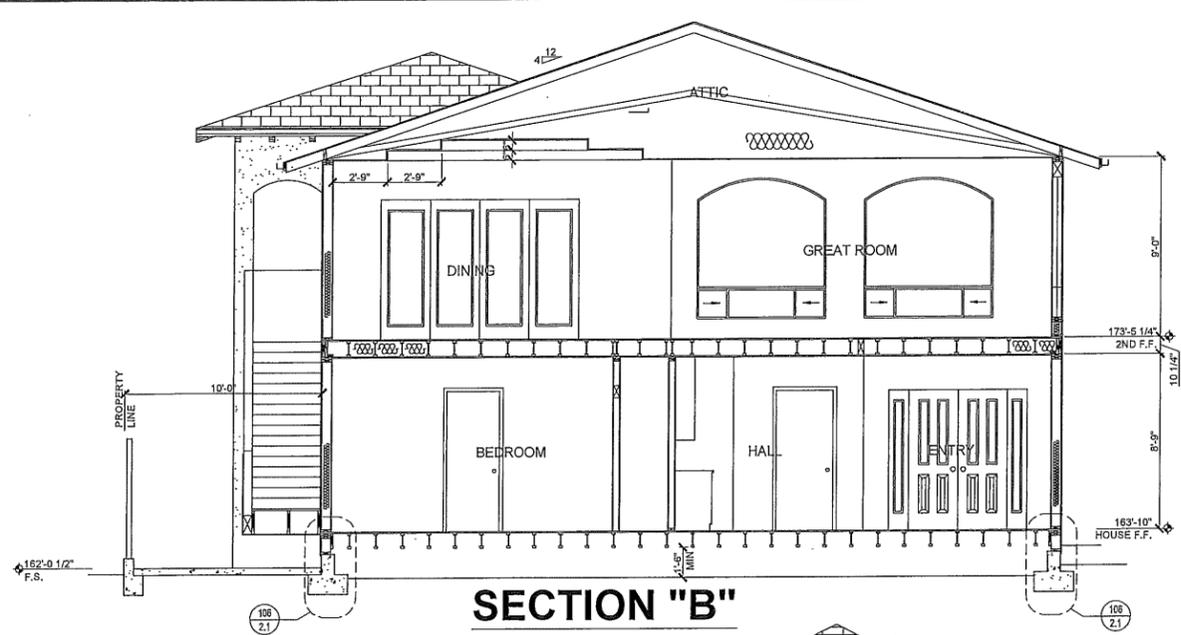
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SCALE: 1/4" = 1'-0"
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JOB: ADAMSON

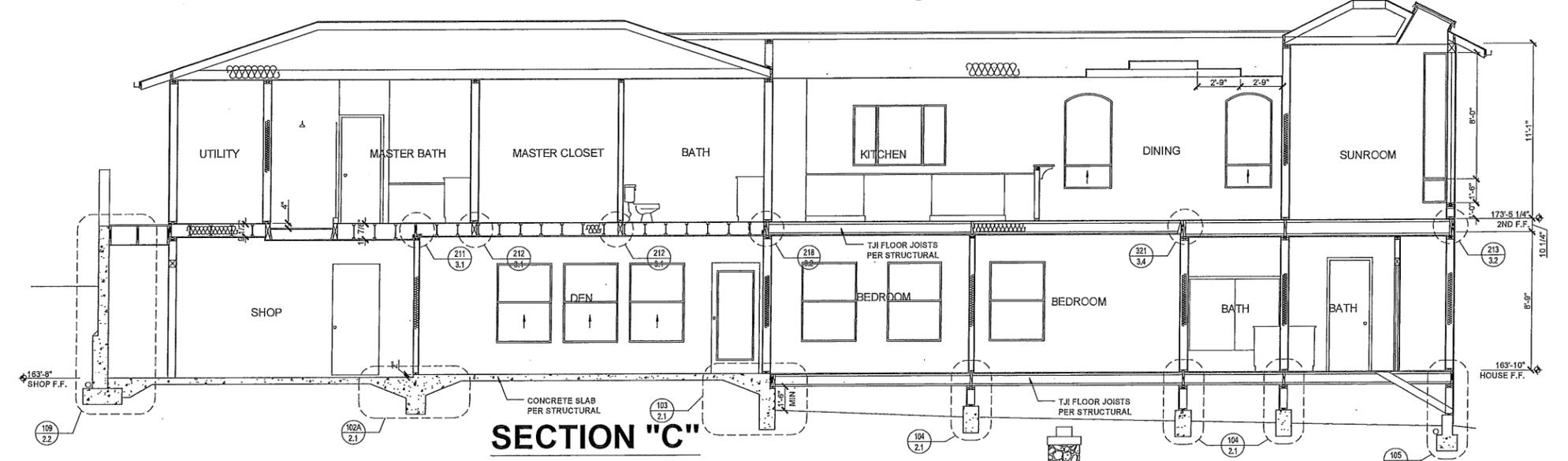
SHEET **A8**
OF SHEETS



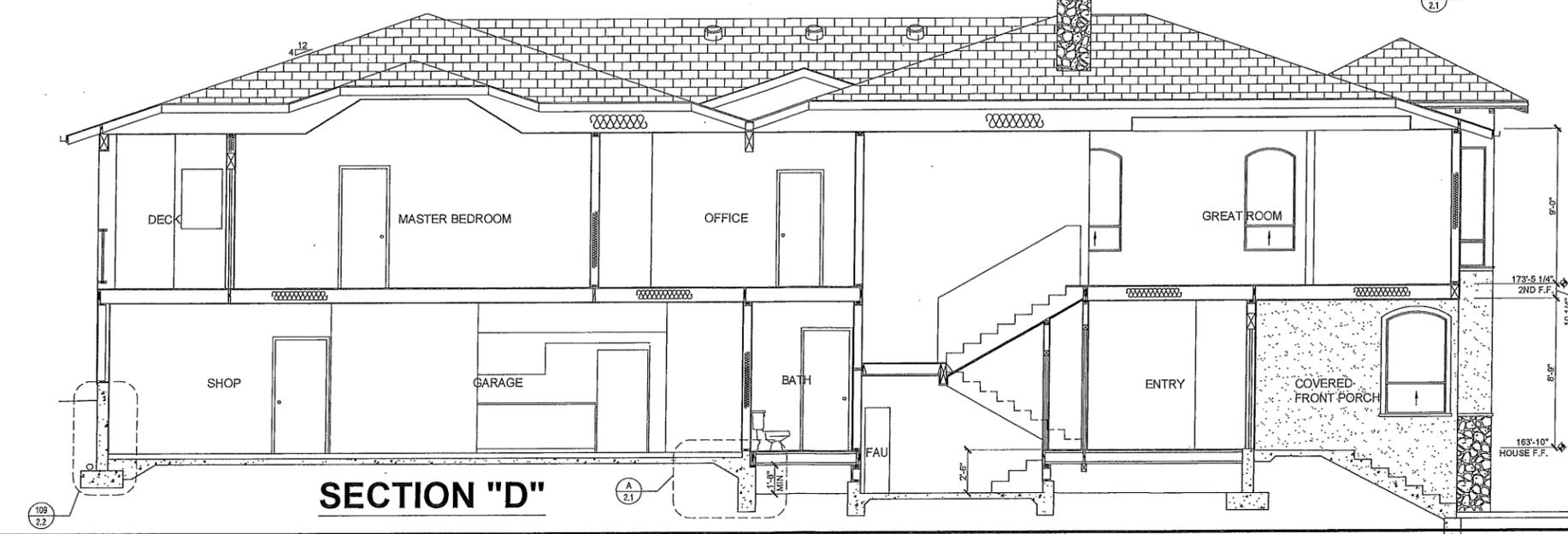
SECTION "A"



SECTION "B"

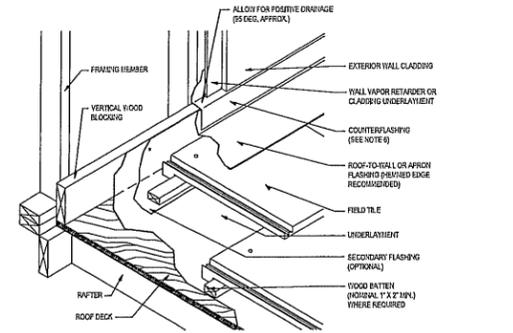


SECTION "C"



SECTION "D"

EXHIBIT D



13 ROOF TO WALL FLASHING N.T.S.

Note: Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and dormers horizontal absorbents shall be flashed with weather blocking material to keep water on the surface of the field tile. Other methods approved by local building official will be allowed. See Technical Bulletin at www.tremco.org

Note: Provide one layer of No. 30 asphalt-saturated felt complying with ASTM D-228 Type II (ASTM D4899 Type IV) or approved equal as a minimum underlayment on all tile roof applications. Other underlayment as approved by local building officials will be allowed. Underlayment shall extend a minimum of 4" up vertical wood blocking or wall.

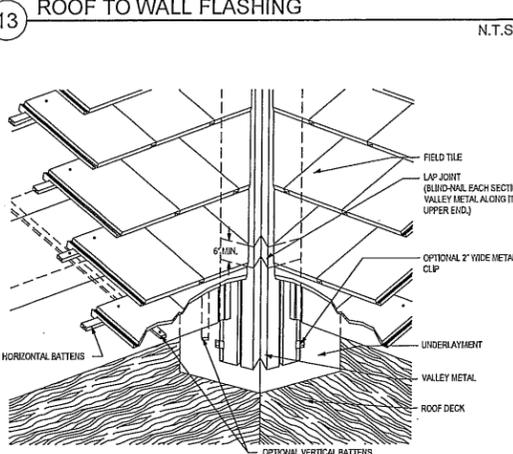
1. Apply flashing or other roof-to-wall details necessary to provide a weather-resistant flashing. Roof-to-wall flashing shall extend a minimum of 2" up vertical walls, and provide a minimum of 2" of overlap/step onto tile. The apron flashing is required to be installed a minimum of 2" from the vertical wall and extend a minimum of 2" over the roof deck.

2. Solid wood blocking is required behind secondary counter-flashing applications.

3. Dimensions shown are minimums and are intended to allow for reasonable tolerances due to field conditions.

4. The bottom edge of the counter-flashing height settings shall be set above the roof deck a minimum of 6" for flat tile, 8" for low profile tile, and 10" for high profile tile.

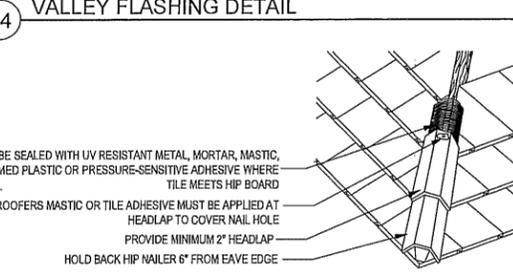
5. All roof flashing shall be a minimum of No. 26 ga. G-60 galvanized.



14 VALLEY FLASHING DETAIL N.T.S.

Note: Metal valley flashing to comply with IRC section 1507.3.9, IRC section R905.3.8 and UBC section 1608.4 unless approved by local building official. When installed tile is installed as "closed-valley" a closed valley metal or a single crown valley metal with a batten extension shall be used.

Note: 1. One layer of No. 30 asphalt-saturated felt complying with ASTM D-228 Type II (ASTM D4899 Type IV) or approved equal is the minimum underlayment on all tile roof applications. Other underlayment as approved by local building officials will be allowed. 2. Cut tile pieces should be secured by one or a combination of the following: (a) code approved adhesive; (b) wire ties (c) batten extender (d) cut tile clip or (e) other code approved fastening device. 3. Metal valley flashing will be a minimum of No. 26 gage G-60 galvanized steel, 16 oz. copper or an equivalent longevity non-corrosive metal. 4. Other valley metal profiles are available. See MC-128. 5. For the fastening schedule(s) see Fastening Table 1A and 1B. 6. Tile must extend a minimum of 4" over the valley metal. 7. Battens for tiles with protruding anchor lags are optional for slopes between 3:12 and 7:12. Direct deck attachment of tile is permissible, verify with local building code. 8. Dimensions shown are minimums and are intended to allow for reasonable tolerances due to field conditions. 9. Valley metal design must be able to control and discharge expected water flows.



15 VALLEY FLASHING DETAIL N.T.S.

HIPS TO BE SEALED WITH UV RESISTANT METAL, MORTAR, MASTIC, PREFORMED PLASTIC OR PRESSURE-SENSITIVE ADHESIVE WHERE TILE MEETS HIP BOARD

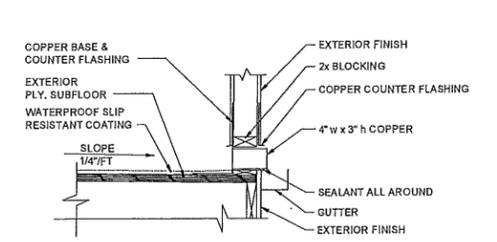
ROOFERS MASTIC OR TILE ADHESIVE MUST BE APPLIED AT HEADLAP TO COVER NAIL HOLE

PROVIDE MINIMUM 2" HEADLAP

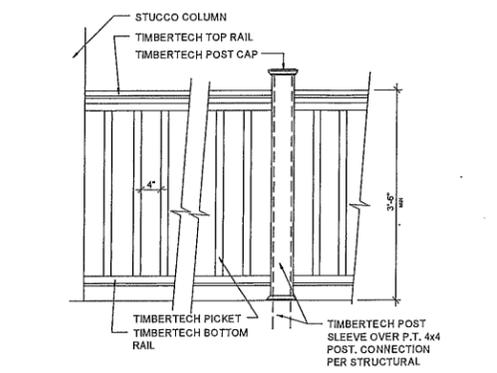
HOLD BACK HIP NAILER 6" FROM EAVE EDGE

Openings at hips, ridges and head walls including chimneys, skylights, solar panels, and dormers horizontal absorbents shall be flashed with weather blocking material to keep water on the surface of the field tile. Other methods approved by local building official will be allowed. See Technical Bulletin at www.tremco.org

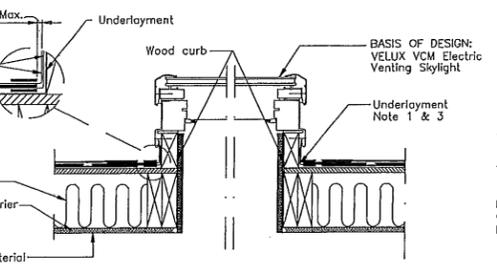
Note: 1. One layer of No. 30 asphalt-saturated felt complying with ASTM D-228 Type II (ASTM D4899 Type IV) or approved equal as a minimum underlayment on all tile roof applications. Other underlayment as approved by local building officials will be allowed. 2. All hip and ridge tile are required to have a code approved adhesive between laps of tile. 3. For tile fastening schedule(s) see Fastening Table 1A and 1B. 4. Battens for tiles with protruding anchor lags are optional for slopes between 3:12 and 7:12. Direct deck attachment of tile as approved by local building official is allowed. 5. Roofers mastic or the adhesive must be applied at hip and ridge trim headlap to cover nail hole and create a bond between ridge tiles. Field tiles shall be cut to within an average of 1/2" of eave board. Field tiles must have a corrosion-resistant fastener of sufficient length to penetrate nailer board a minimum 3/4". Cut tiles without nail holes may be drilled, notched and nailed or sealed with the adhesive, size and/or cut tile dips.



9 DECK TO WALL FLASHING 1 1/2" = 1'-0"

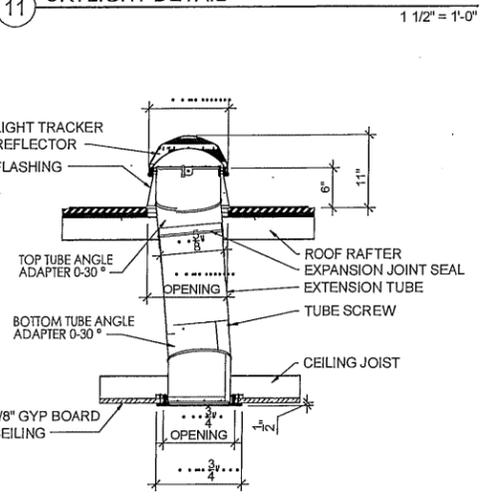


10 TIMBERTECH HANDRAIL 3/4" = 1'-0"

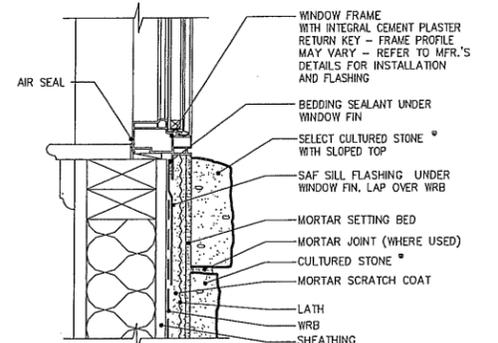


11 SKYLIGHT DETAIL 1 1/2" = 1'-0"

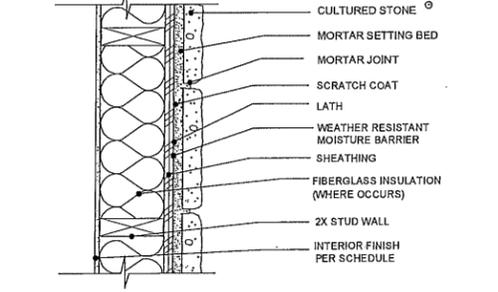
- Underlayment to be folded up against all sides of curb.
- Vapor barrier should be used to avoid moisture.
- Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ underlayment in areas with severe weather conditions.



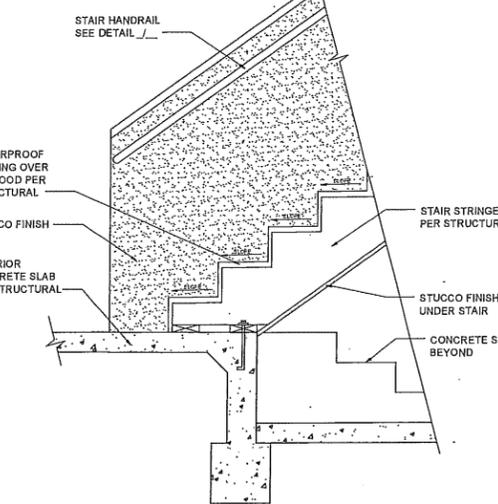
12 SOLATUBE DETAIL 1" = 1'-0"



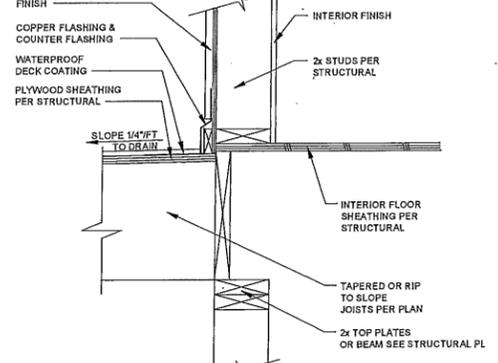
5 STONE VENEER AT WINDOW SILL 1 1/2" = 1'-0"



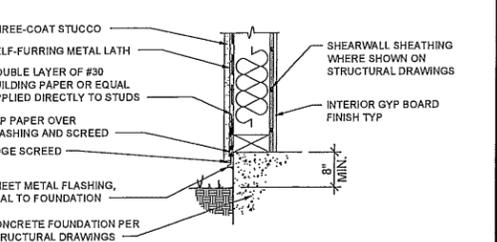
6 TYP STONE VENEER AT WOOD WALL 1 1/2" = 1'-0"



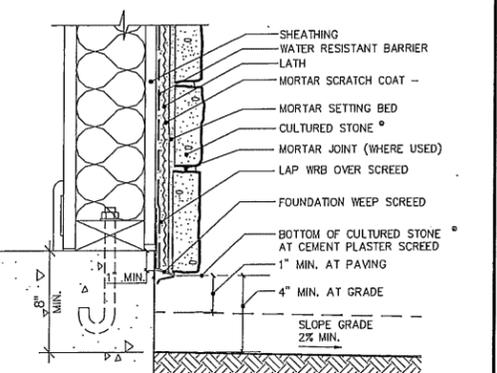
7 EXTERIOR STAIR DETAIL 3/4" = 1'-0"



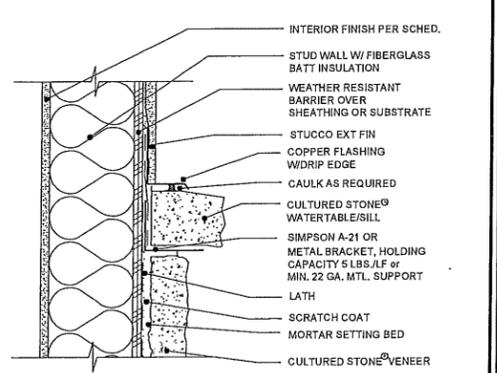
8 DECK TO WALL FLASHING 1 1/2" = 1'-0"



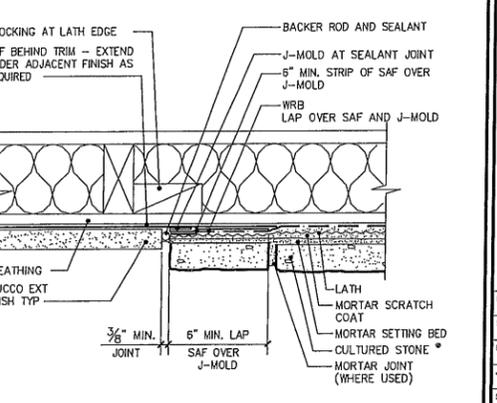
1 EXTERIOR STUCCO FINISH w/ WEEP SCREED 1" = 1'-0"



2 STONE VENEER AT FOUNDATION 3" = 1'-0"



3 STONE VENEER SILL TO STUCCO WALL 1 1/2" = 1'-0"



4 STONE VENEER TO STUCCO WALL (VERTICAL) 3" = 1'-0"

REVISIONS	BY

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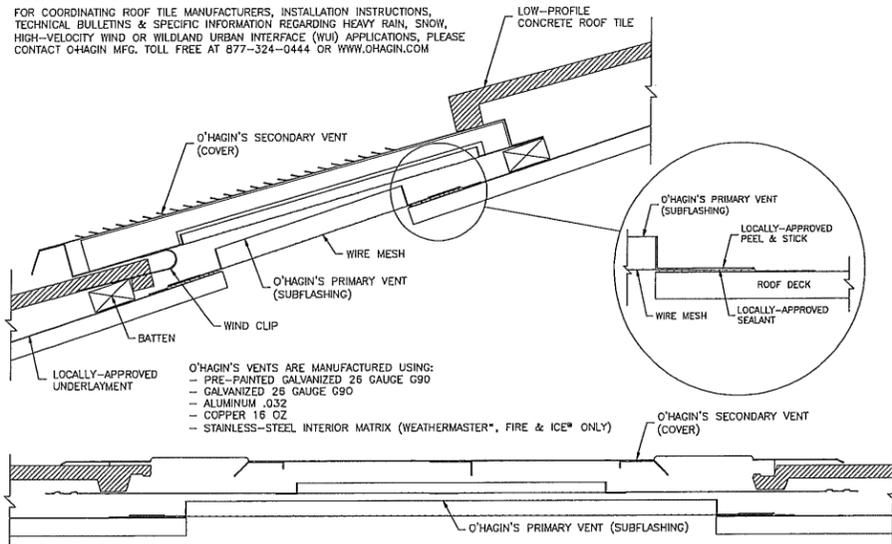
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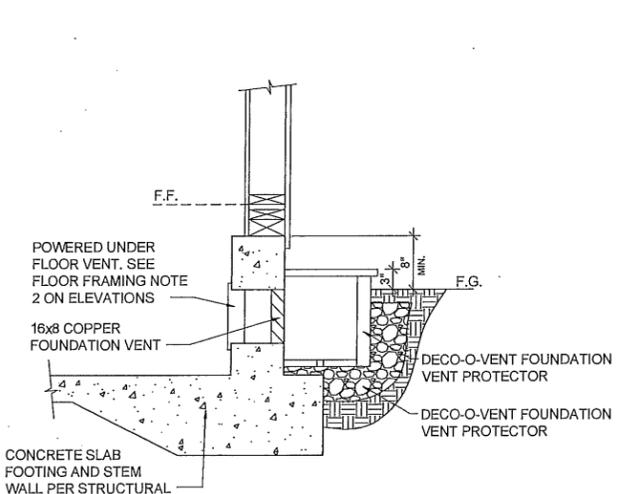
EXHIBIT D

FOR COORDINATING ROOF TILE MANUFACTURERS, INSTALLATION INSTRUCTIONS, TECHNICAL BULLETINS & SPECIFIC INFORMATION REGARDING HEAVY RAIN, SNOW, HIGH-VELOCITY WIND OR WILDLAND URBAN INTERFACE (WUI) APPLICATIONS, PLEASE CONTACT O'HAGIN MFG. TOLL FREE AT 877-324-0444 OR WWW.OHAGIN.COM

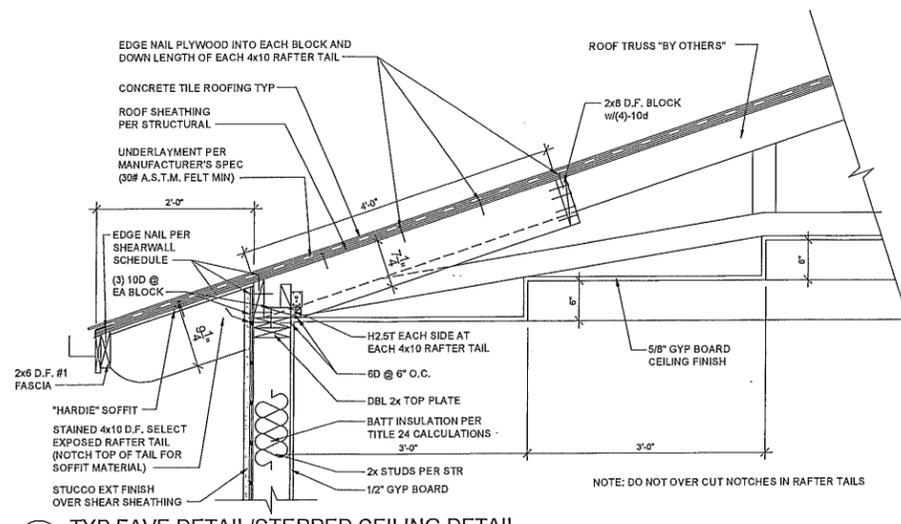


MODEL "FLAT" STYLE VENTS FOR CONCRETE TILE ROOFS
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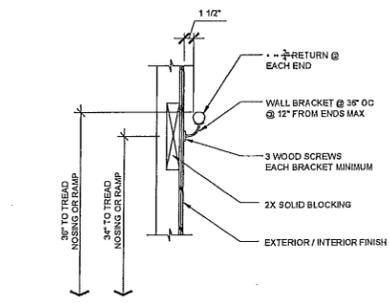
23 TYPICAL ROOF VENT
SEE ATTIC VENTILATION CALCULATION ON ROOF PLAN FOR MORE INFO
N.T.S.



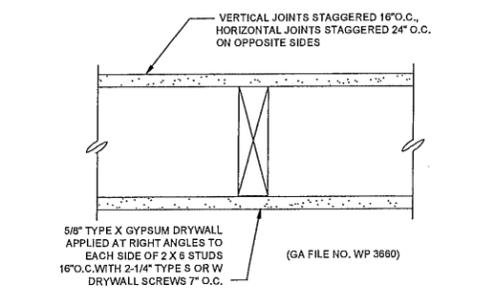
24 POWERED UNDER FLOOR VENTILATION FAN WITH DECO-O-VENT PROTECTOR
SEE UNDER FLOOR VENTILATION CALCULATION ON ELEVATIONS FOR MORE INFO
N.T.S.



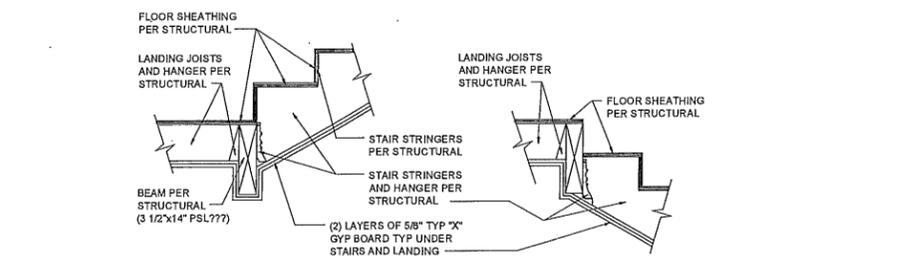
18 TYP EAVE DETAIL/STEPPED CEILING DETAIL
1" = 1'-0"



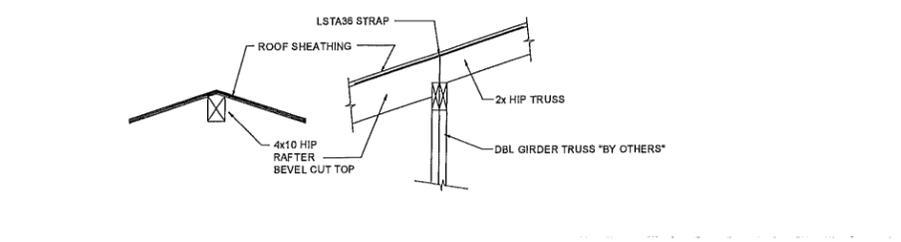
19 STAIR HANDRAIL DETAIL
1" = 1'-0"



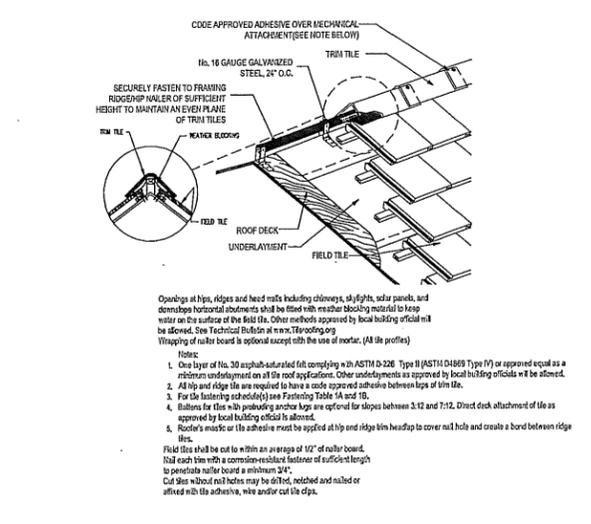
20 1 HR WALL
1" = 1'-0"



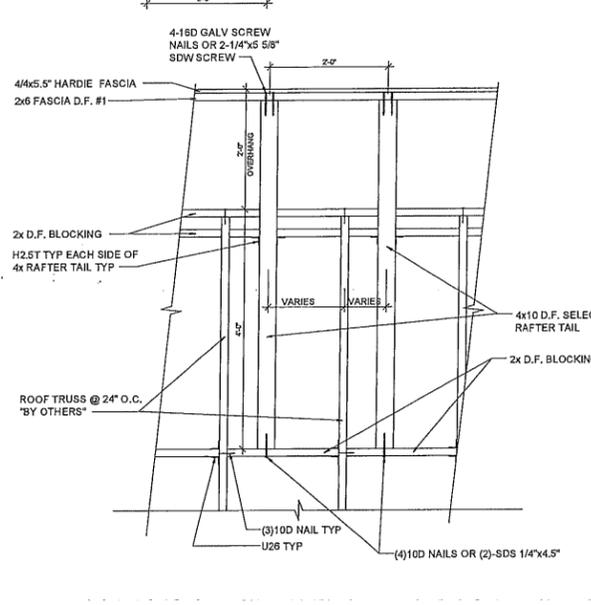
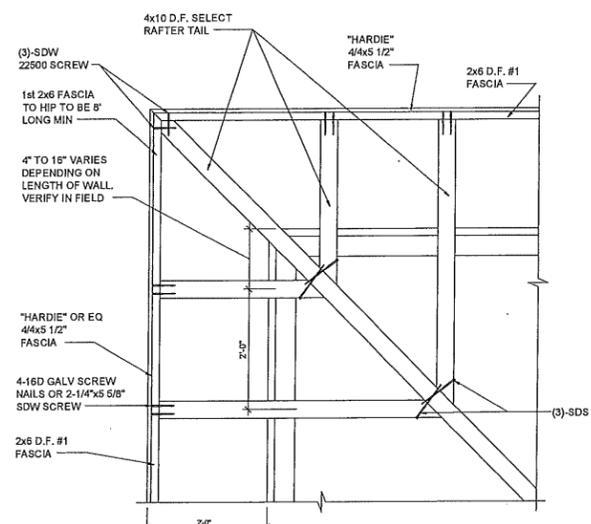
21 INTERIOR STAIR TO LANDING
1" = 1'-0"



22 4x HIP TO ROOF TRUSS
1" = 1'-0"



16 RIDGE DETAIL
1" = 1'-0"



17 EXPOSED RAFTER TAIL DETAIL
1" = 1'-0"

REVISIONS	BY

LICENSED ARCHITECT
RUEL J. CZACH
No. C 22260
OCT. 29, 2014
STATE OF CALIFORNIA

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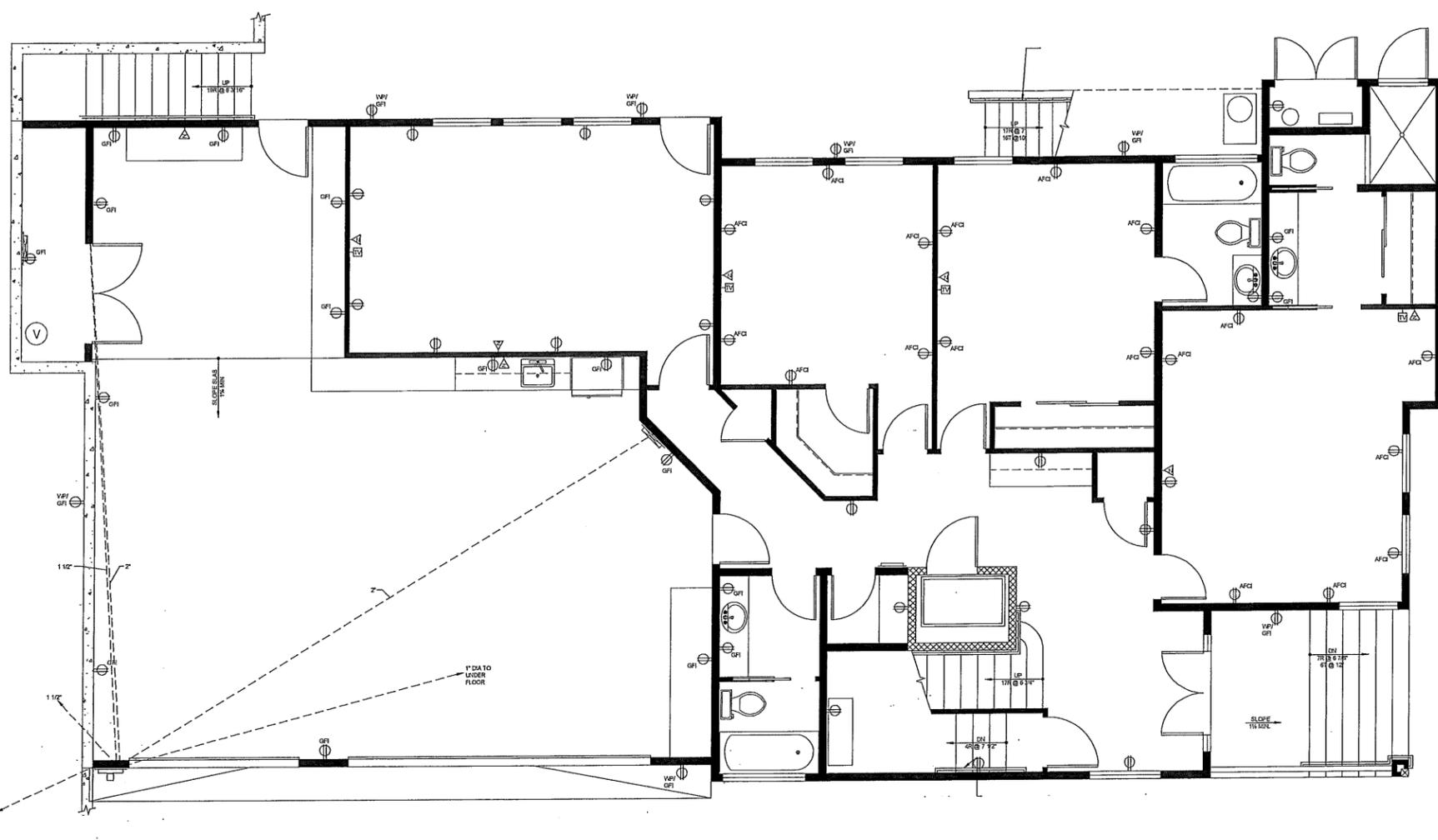
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EXHIBIT D

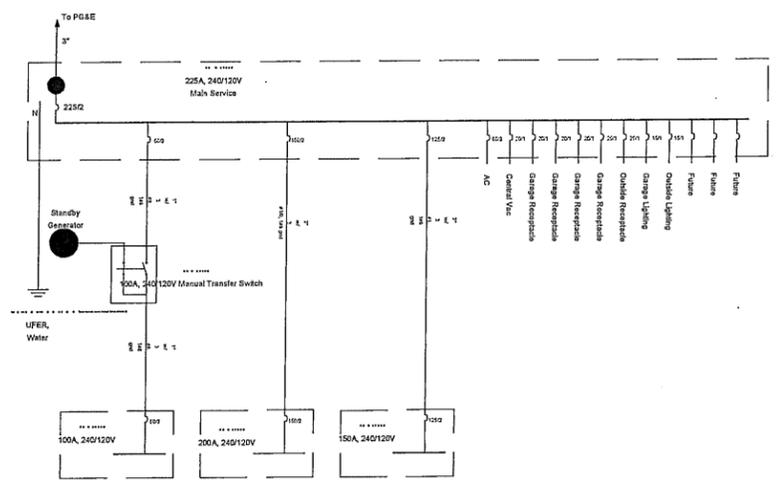
ELECTRIC, PLUMBING, MECHANICAL NOTES:

- 1 IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- 2 IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(6) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- 3 IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- 4 OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(6)
- 5 HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- 6 WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- 7 RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC" RATED, IN VAULTED CEILING SHALL HAVE SLOPED RECESSED CANS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS
- 8 PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET 4" MIN. CLEARANCE FOR FLUORESCENT LIGHTS
- 9 ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (2) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 2" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 77' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- 10 ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- 11 RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(b) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (60mm min. height); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 705.7, EXCEPTION 1
- 12 PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITH 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- 13 PROVIDE MANUFACTURER'S RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING
- 14 AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- 15 ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (NEC 210.12 (B))
- 16 ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1-20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- 17 CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- 18 NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- 19 NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- 20 BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- 21 BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- 22 BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- 23 NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- 24 NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- 25 PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007(b))
- 26 PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- 27 PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- 28 STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- 29 IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- 30 TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- 31 ALL WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 17921.3(b)
- 32 WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- 33 PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- 34 PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- 35 ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- 36 GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- 37 PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 705 AND 1502
- 38 PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- 39 PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- 40 ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- 41 ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- 42 CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER (CMC SEC. 504.3)
- 43 PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- 44 ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- 45 HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- 46 PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNOBSTRUCTED PASSAGE TO FALL AND 3/4" COX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- 47 UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- 48 UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPosition
MODEL: TG9508012MP11
BTU's: 57,000 OUTPUT
EFFICIENCY: 85.5%
- 49 WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: 2 TANKLESS
MODEL: CRGV2F90-533T
BTU's: 193,000
ENERGY FACTOR: 0.95
- 50 ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: TG9508016MP11/JCD4254152
BTU's: 76,000 OUTPUT
EFFICIENCY: 96%
- 51 FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- 52 DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- 53 PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, & CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFC/TITLE 19, SECTION 19.20.029 (a))



1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



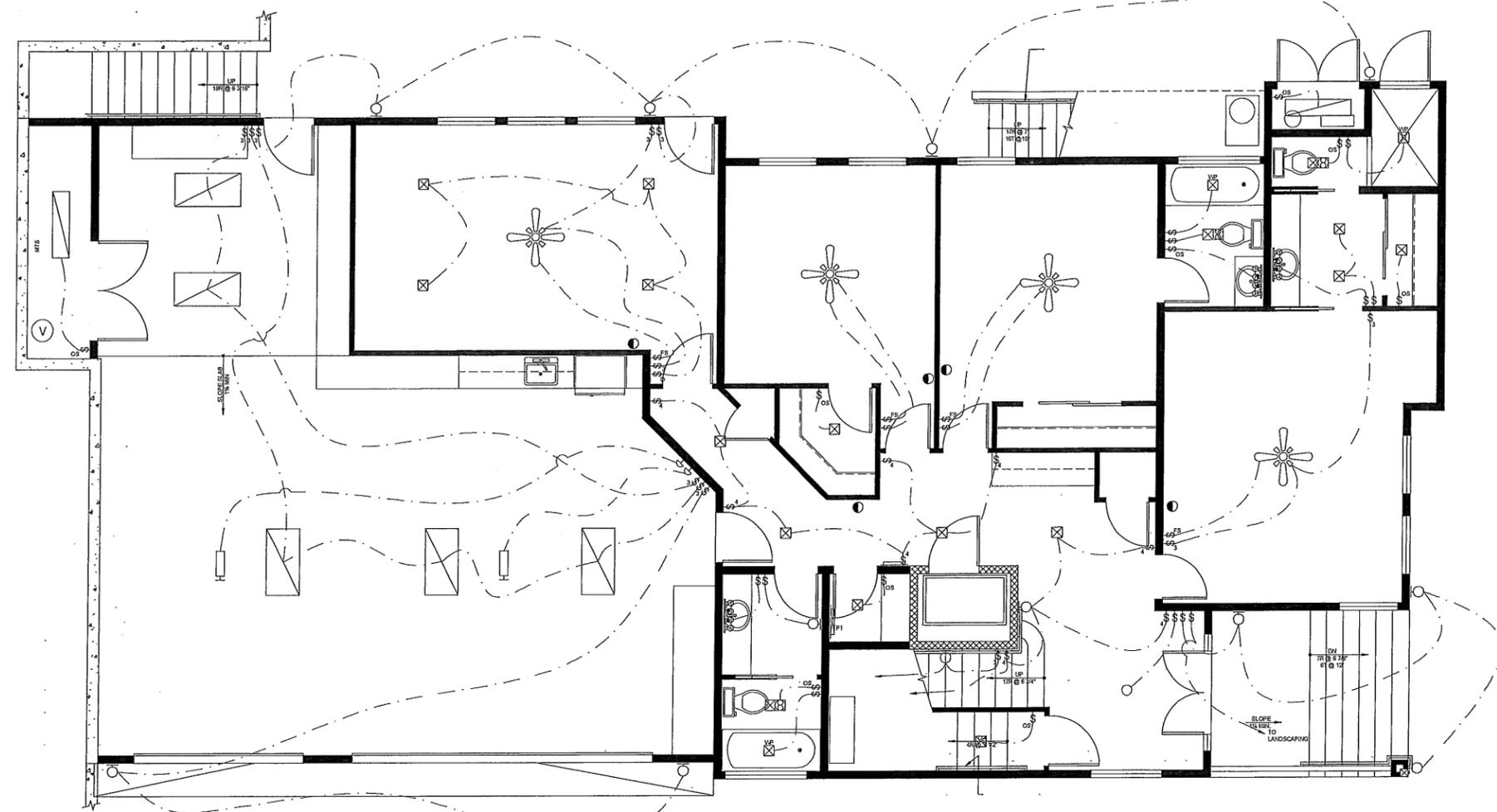
ONE LINE DIAGRAM

ELECTRICAL SYMBOLS

	DOUBLE CONVENIENCE OUTLET
	GROUND FAULT INTERRUPTER - GFI
	WATERPROOF w GFI
	200 VOLT DUPLEX OUTLET
	ARC FAULT CIRCUIT INTERRUPTER
	SMOKE DETECTOR - HARD WIRED
	WALL MOUNTED 80/200
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	TELEVISION JACK
	NETWORK JACK

REVISIONS	BY
the perennial architect & associates Ruel J. Czach, Architect P.O. 246, Cayucos Ca 93430 Ph 805 995-3502 ruel@perennialarchitect.com	
Proposed Residence For: REED & CAROL ADAMSON 1504 THORNLAKE DRIVE, BAKERSFIELD, CA 93312 PHONE: (661) 589-6037	Project: SINGLE FAMILY RESIDENCE APN: 066-0-246-006 1000 RIDGEWAY AVE. MORRO BAY, CA 93442
DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	E1
OF	SHEETS

EXHIBIT D



1ST FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SYMBOLS	
	WALL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER / PHOTO VOLTAIC SWITCH
	WALL SWITCH w/ OCCUPANT SENSOR
	GARAGE DOOR PUSH BUTTON
	CEILING FIXTURE, SURFACE MOUNTED
	CEILING, RECESSED COMPACT FLUORESCENT
	WALL MOUNTED FIXTURE
	WALL MOUNTED SCONCE
	FLOOD LIGHT
	WALL MOUNTED FIXTURE
	4'-0" LONG SINGLE FLUORESCENT
	4'-0" DOUBLE FLUORESCENT TUBE
	THERMOSTAT
	EXHAUST FAN / COMPACT FLUORESCENT LIGHT
	SMOKE DETECTOR - HARD WIRE WALL MOUNTED @ 4'x4"
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	CEILING MOUNTED FAN WITH FLUORESCENT LIGHTS
	1" SQUARE W/COMPACT FLUORESCENT LIGHT ADD-ON KIT

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPERATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(9) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALLY ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(6)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET; BALLASTS FOR LAMPS 15 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC" RATED, IN VAULTED CEILING SHALL HAVE SLOPED RECESSED CANS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (AT) TO LESS THAN 2.0 CFM AT 75 PASGALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLUORESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 6" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (0) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 8" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210.52(b) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE IN-LET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (minimum); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRE SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURER'S RECD ELECTRICAL & MECHANICAL HOUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CEC 210.12 (B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/8 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007(B))
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2.H & S CODE, SECTION 11921.3(0)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM IT'S CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 4" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION - MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER(CMC SEC. 504.3)
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNOBSTRUCTED PASSAGE TO FAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:

MAKE:	YORK MULTIPosition
MODEL:	TG55060B12MP11
BTUH:	57,000 OUTPUT
EFFICIENCY:	95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:

MAKE:	2 TANKLESS
MODEL:	CRGV2F90-53T
BTUH:	199,000
ENERGY FACTOR:	0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:

MAKE:	YORK
MODEL:	TG55060C15MP11/ JC104254152
BTUH:	75,000 OUTPUT
EFFICIENCY:	95%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA (CFC TITLE 19, SECTION 19.29.929 (a))

REVISIONS	BY

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rue@perennialarchitect.com

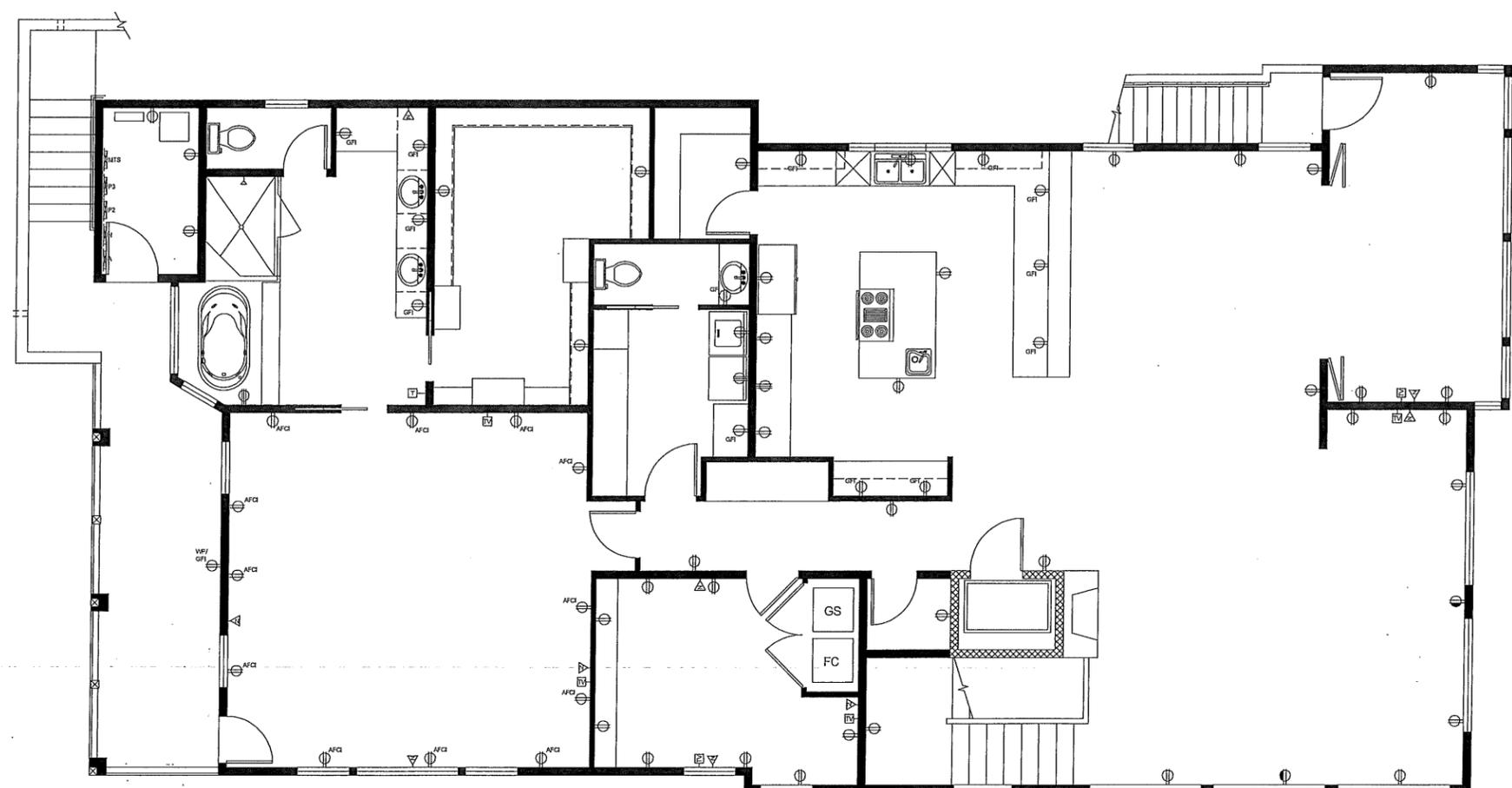
Proposed Residence For:
REED & CAROL ADAMSON
1504 THORNLAKE DRIVE,
BAKERSFIELD, CA 93312
PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

Date: 11/6/13
Scale: 1/4" = 1'-0"
Drawn: JB
Job: ADAMSON
Sheet: **E2**

OF SHEETS

EXHIBIT D



2ND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS

	DOUBLE CONVENIENCE OUTLET
	GROUND FAULT INTERRUPTER - GFI
	WATERPROOF w/GFI
	220 VOLT DUPLEX OUTLET
	ARC FAULT CIRCUIT INTERRUPTER
	SMOKE DETECTOR - HARD WIRED WALL MOUNTED @ 0'6"
	MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	TELEVISION JACK
	NETWORK JACK

ELECTRIC, PLUMBING, MECHANICAL NOTES:

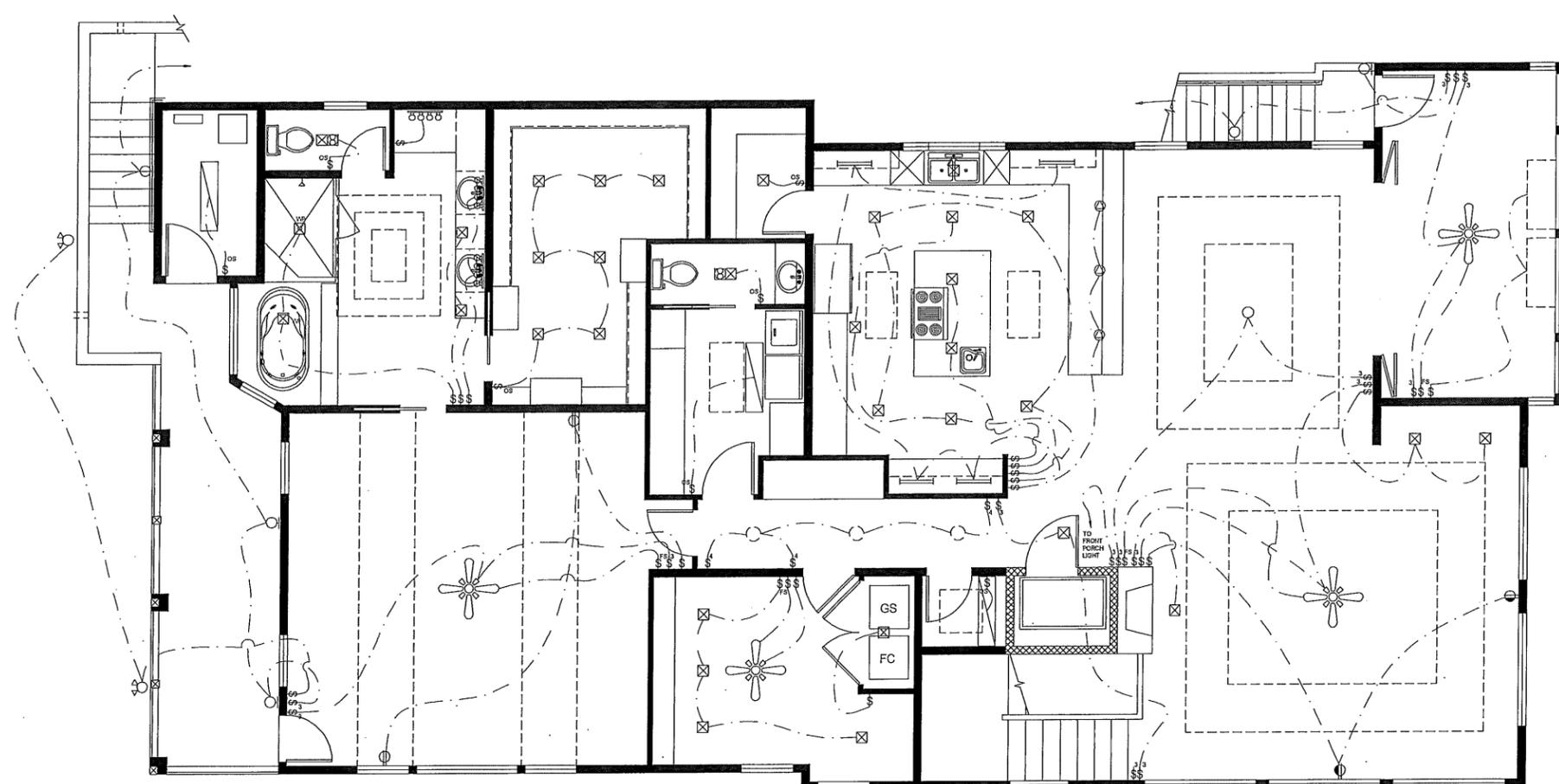
- IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLOURESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(a) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(a)
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- WALL MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC" RATED, IN VAULTED CEILINGS SHALL HAVE SLOPED RECESSED CANS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (A) TO LESS THAN 2.0 CFM AT 75 PASCALS
- PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 6" MIN. CLEARANCE FOR FLUSH OR FLOURESCENT LIGHTS
- ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 80') WITH A MINIMUM VENTILATION RATE OF 100 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (0) 83.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(b) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 6" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 48" ABOVE FINISHED FLOOR (60mm); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- PROVIDE MANUFACTURERS REED ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT NEEDING SERVICING
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (NEC 210.12 (B))
- ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERTOPS & EVERY LARGE KITCHEN APPLANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 60% OF THEIR WIDTH
- BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/8 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI [UPC 1007(b)]
- PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 12" ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- STRAP WATER HEATER AT TOP 1/3 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- TUBS TO BE PROVIDED WITH PLUMBING ACCESS; IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- ALL WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 17921.2(b)
- WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACES
- PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 30" OF THE APPLIANCE SERVED
- ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER [CMC SEC. 504.3]
- PROVIDE MINIMUM CLEARANCES FOR FAU PER CMC 704 AND AS PER MANUFACTURER'S LISTING
- ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNOBSTRUCTED PASSAGE TO FAU AND 34" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPosition
MODEL: TGS5060B12MP11
BTUH: 57,000 OUTPUT
EFFICIENCY: 95.5%
- WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: 2 TANKLES55
MODEL: CRV2790-53ST
BTUH: 199,000
ENERGY FACTOR: 0.95
- ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: TGS5060B12MP11/JC/D4284152
BTUH: 78,000 OUTPUT
EFFICIENCY: 95%
- FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA [CFC/TITLE 15, SECTION 19.20.029 (a)]

REVISIONS	BY
the perennial architect & associates Ruel J. Czach, Architect Ph 805 995-3502 P.O. 246, Cayucos Ca 93430 ruel@perennialarchitect.com	
Proposed Residence For:	REED & CAROL ADAMSON
Project:	SINGLE FAMILY RESIDENCE
APN:	066-246-006
Address:	1504 THORNLAKE DRIVE, BAKERSFIELD, CA 93312
PHONE:	(661) 589-6037
DATE:	11/6/13
SCALE:	1/4" = 1'-0"
DRAWN:	JB
JOB:	ADAMSON
SHEET:	E3

EXHIBIT D

ELECTRIC, PLUMBING, MECHANICAL NOTES:

- 1 IN KITCHENS, 50% OF THE WATTAGE USED IN THE FIXTURES OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES; ALL OTHER KITCHEN LUMINAIRES SHALL BE CONTROLLED BY SEPARATE SWITCHES THAN THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES; ALL FLUORESCENT FIXTURES IN STRUCTURE SHALL HAVE ELECTRONIC BALLASTS
- 2 IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS THE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(6) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION
- 3 IN ALL OTHER ROOMS IN STRUCTURE PERMANENTLY INSTALLED LUMINAIRES SHALL BE CONTROLLED BY A DIMMER SWITCH
- 4 OUTDOOR LIGHTING LUMINAIRES THAT ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(6)
- 5 HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET; BALLASTS FOR LAMPS 13 WATTS OR GREATER SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 30 KHZ; OUTDOOR HID LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND A FACTORY INSTALLED HID BALLAST
- 6 WALL-MOUNTED LIGHT FIXTURES ABOVE VANITIES SHALL BE PLACED WITH BOTTOM AT 80 INCHES; LIGHTS FOR AREAS OUTSIDE THE KITCHEN SHALL HAVE SWITCHES INSTALLED OUTSIDE OF THE KITCHEN
- 7 RECESSED LIGHT FIXTURES IN AREAS TO RECEIVE INSULATION SHALL BE "IC" RATED, IN VAULTED CEILING SHALL HAVE SLOPED RECESSED CANS AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS (A1) TO LESS THAN 2.0 CFM AT 75 PASCALS
- 8 PROVIDE 18" MIN. HORIZ. CLEARANCE FROM LIGHT FIXTURE TO STORAGE SHELF IN CLOSET, 5" MIN. CLEARANCE FOR FLUOR. OR FLUORESCENT LIGHTS
- 9 ALL BATHROOMS SHALL BE PROVIDED WITH EXHAUST FANS DUCTED TO THE OUTSIDE (MIN. 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') AND PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM; KITCHEN SHALL BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 35') WITH A MINIMUM VENTILATION RATE OF 60 CFM; WHOLE BUILDING VENTILATION: PROVIDE A WHOLE BUILDING CONTINUOUS EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF (Q) 85.7 CFM DUCTED TO THE EXTERIOR WITH A MINIMUM OF 5" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70' AND ALL SHALL HAVE BACKDRAFT OR AUTOMATIC DAMPERS
- 10 ELECTRICAL WIRING TO BE 12 GAUGE ROMEX W/ GROUND AND PROVIDE A CONCRETE ENCASED GROUND PER NEC
- 11 RECEPTACLE OUTLETS SHALL COMPLY WITH NEC ART. 210-52(b) AND SHALL BE LOCATED EITHER 15" ABOVE FINISHED FLOOR OR 4" ABOVE COUNTERTOPS UNLESS OTHERWISE NOTED; PROVIDE OUTLET GASKETS ON ALL OUTLETS & SWITCHES LOCATED ON EXTERIOR WALLS; SWITCHES SHALL BE LOCATED 4" ABOVE FINISHED FLOOR (commercial); PROVIDE PUTTY PADS TO PROTECT OUTLET BOXES IN FIRE-RATED WALL ASSEMBLIES EXCEPT WHERE ALLOWED UNDER CBC 709.7, EXCEPTION 1
- 12 PROVIDE AN APPROVED, HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP, MOUNTED ON THE CEILING OR WALL AT A POINT LOCATED IN THE HALL BETWEEN BEDROOMS AND LIVING ROOM - KITCHEN AREA AND IN EACH BEDROOM WITHIN 12" OF CEILING AND MINIMUM OF 24" FROM ANY AIR OUTLET OR RETURN - INTERCONNECT ALL DETECTORS
- 13 PROVIDE MANUFACTURERS RECD ELECTRICAL & MECHANICAL HOOKUPS & LIGHT FIXTURE IN ATTIC OR UNDERFLOOR SPACE REQUIRING ACCESS OR CONTAINING ANY EQUIPMENT REQUIRING SERVICING
- 14 AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF THE DWELLING SHALL BE 20 AMP CIRCUIT AND MUST BE GFCI PROTECTED; PROVIDE ONE OR MORE EXTERIOR OUTLET(S) NEAR THE HOSE BIB(S) THAT CAN CONTROL IRRIGATION SYSTEM(S) AND VERIFY LOCATION(S) WITH OWNER
- 15 ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER PROTECTION OF THE ENTIRE BRANCH CIRCUIT (CFC 210.12 (6))
- 16 ALL CIRCUITS SHALL BE 20 AMP MINIMUM AND THERE SHALL BE NO MORE THAN 1 - 20 AMP CIRCUIT PER EVERY FOUR DUPLEX OUTLETS ALONG KITCHEN COUNTERS & EVERY LARGE KITCHEN APPLIANCE SHALL HAVE ITS OWN 20 AMP CIRCUIT
- 17 CONTRACTOR SHALL VERIFY WITH THE OWNER THE LOCATION OF THE TELEVISION, DVD OR VCR, STEREO SYSTEM, COMPUTER, SPEAKERS AND ASSOCIATED INTERCONNECTED WIRING AND CONNECTION BOXES
- 18 NOTCHES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 25% OF THEIR WIDTH
- 19 NOTCHES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- 20 BORED HOLES IN BEARING STUDS AND POSTS SHALL NOT EXCEED 40% OF THEIR WIDTH
- 21 BORED HOLES IN NON-BEARING STUDS AND POSTS SHALL NOT EXCEED 80% OF THEIR WIDTH
- 22 BORED HOLES IN JOISTS, RAFTERS, OR BEAMS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER
- 23 NOTCHES IN THE TOP OR BOTTOM OF JOISTS, RAFTERS, OR BEAMS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN
- 24 NOTCHES AT THE ENDS OF JOISTS OR BEAMS SHALL NOT EXCEED 1/4 OF THE DEPTH OF MEMBER
- 25 PROVIDE PRESSURE REGULATOR IF WATER PRESSURE EXCEEDS 80 PSI (UPC 1007(B))
- 26 PROVIDE APPROVED, NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS AND SEWER BACKFLOW PREVENTION DEVICE AND PROVIDE A MAIN SEWER LATERAL CLEANOUT 2 FEET FROM BUILDING AS PER CPC 719.0
- 27 PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE FOR WATER HEATER W/ 3/4" DIAMETER HARD COPPER DRAIN TERMINATING OUTSIDE 1' ABOVE GRADE W/ UNTHREADED END POINTING DOWNWARD
- 28 STRAP WATER HEATER AT TOP 1/2 AND BOTTOM 1/3 OF TANK TO RESIST DISPLACEMENT DUE TO EARTHQUAKE MOTION PER UMC 504 AND PROVIDE MINIMUM CLEARANCES FOR WATER HEATER PER UPC 1308
- 29 IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, UPC SECTION 412.7
- 30 TUBS TO BE PROVIDED WITH PLUMBING ACCESS: IF JETTED TUB THEN ACCESS SHALL BE LOCATED TO EASILY SERVICE MOTOR AND SWITCH
- 31 ALL WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2 H & S CODE, SECTION 17921.3(B)
- 32 WATER CLOSET COMPARTMENTS SHALL BE 30" MINIMUM IN WIDTH AND HAVE 24" MINIMUM CLEARANCE IN FRONT AND HAVE 15" CLEAR FROM ITS CENTERLINE TO WALLS OR OTHER FIXTURES
- 33 PROVIDE PIPE INSULATION ON ALL HOT WATER PIPES WHICH ARE LOCATED IN UNINSULATED WALL, FLOOR, OR CEILING SPACE
- 34 PROVIDE CAST IRON PIPE FOR UPPER FLOOR WATER-CLOSET DRAIN LINES THROUGH FLOOR FRAMING AND IN 6" STUDS MINIMUM OF LOWER FLOOR WALLS OR INSTALL A SOUND INSULATING CHASE ADJACENT TO ANY LIVING SPACE WITH PLASTIC PIPE FULLY SURROUNDED BY 3 1/2 INCH DEEP, R-13 BATT INSULATION MINIMUM
- 35 ALL GAS PIPING UNDER STRUCTURE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE GRADE AND UNDERGROUND COPPER PIPING SHALL BE TYPE K
- 36 GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING
- 37 PROVIDE COMBUSTION AIR OPENINGS WITHIN 12" OF THE FLOOR & CEILING FOR GAS BURNING EQUIPMENT, PROVIDE FOR UNBURNED GAS REMOVAL AS PER CMC 504, AND PROVIDE CLEARANCES PER MANUF SPECS AND CMC 703 AND 1202
- 38 PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN STOVE
- 39 PROVIDE 2" MIN. CLEARANCE FROM COMBUSTIBLE MATERIAL TO FIREPLACE OR CHIMNEY WALLS
- 40 ALL GAS SHUT OFF VALVES FOR APPLIANCES SHALL BE LOCATED WITHIN 36" OF THE APPLIANCE SERVED
- 41 ALL GAS SHUT OFF VALVES SHALL FOR FIREPLACES AND BARBECUES SHALL BE LOCATED OUTSIDE THE HEARTH AREA AND WITHIN 48" OF THE APPLIANCE SERVED
- 42 CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER (CMC SEC. 504.3)
- 43 PROVIDE MINIMUM CLEARANCES FOR FAN PER CMC 704 AND AS PER MANUFACTURERS LISTING
- 44 ALL SPACE CONDITIONING, WATER HEATING, LIGHTING, AND PLUMBING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE APPLIANCE EFFICIENCY STANDARDS, THE CALIFORNIA ENERGY EFFICIENCY STANDARDS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE - CHAPTER 7, THE CALIFORNIA PLUMBING CODE, AND THE CERTIFICATE OF COMPLIANCE
- 45 HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS
- 46 PROVIDE 30" x 30" ATTIC ACCESS WITH 24" WIDE MIN. UNJOISTED PASSAGE TO RAU AND 3/4" CDX PLYWOOD FLOOR SHEATHING CONFORMING TO PROVISIONS OF CMC 708
- 47 UNDERFLOOR FURNACE OR WATER HEATER: PROVIDE LEVEL 4" THICK CONCRETE SLAB FOR FURNACE AND WATER HEATER SIZED TO PROVIDE 30" OF CLEARANCE IN FRONT OF EACH UNIT AND GAS SERVICE
- 48 UNDERFLOOR FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK MULTIPOSITION
MODEL: T96506B12MP11
BTUH: 57,000 OUTPUT
EFFICIENCY: 95.5%
- 49 WATER HEATERS SHALL BE AS FOLLOWS OR EQUAL:
MAKE: 2 TANKLESS
MODEL: CROV2F90-533T
BTUH: 199,000
ENERGY FACTOR: 0.95
- 50 ATTIC FURNACE SHALL BE AS FOLLOWS OR EQUAL:
MAKE: YORK
MODEL: T965080C16MP11/JCJ4234152
BTUH: 76,000 OUTPUT
EFFICIENCY: 96%
- 51 FURNACE AND AIR CONDITIONING CONDENSING EQUIPMENT SHALL BE SECURELY FASTENED TO ITS SUPPORT, CONCRETE SLAB OR PLATFORM TO PREVENT DISPLACEMENT
- 52 DO NOT CHANGE ANY OF THE REGISTER LOCATIONS WITHOUT THE PERMISSION OF THE ARCHITECT
- 53 PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM WHICH COMPLIES WITH NATIONAL FIRE CODE NFPA 13D OR THE CALIFORNIA STATE FIRE MARSHALL RESIDENTIAL SPRINKLER STANDARD OF JAN 1988, PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COUNTY FIRE AND BLDG DEPT'S PRIOR TO SYSTEM INSTALLATION, A CONTRACTOR SHALL BE LICENSED BY STATE OF CALIFORNIA [FCFC] TITLE 18, SECTION 19.2.029 (a)



2ND FLOOR LIGHTING PLAN

1/4" = 1'-0"

LIGHTING SYMBOLS	
	WALL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	TIMER / PHOTO VOLTAIC SWITCH
	WALL SWITCH w/ OCCUPANT SENSOR
	GARAGE DOOR PUSH-BUTTON
	CEILING FIXTURE, SURFACE MOUNTED
	CEILING, RECESSED COMPACT FLUORESCENT
	WALL MOUNTED FIXTURE
	WALL MOUNTED SCOSNCE
	FLOOD LIGHT
	WALL MOUNTED FIXTURE
	4'-0" LONG SINGLE FLUORESCENT
	4'-0" DOUBLE FLUORESCENT TUBE
	THERMOSTAT
	EXHAUST FAN / COMPACT FLUORESCENT LIGHT
	SMOKE DETECTOR - HARD WIRED
	WALL MOUNTED 1/2" MAIN ELECTRICAL PANEL & METER
	SUB PANEL
	CEILING MOUNTED FAN WITH FLUORESCENT LIGHTS
	1/2" GROTATURE w/COMPACT FLUORESCENT LIGHT ADD-ON KIT

REVISIONS	BY

the perennial architect & associates

Ruel J. Czach, Architect
P.O. 246, Cayucos Ca 93430
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rue@perennialarchitect.com

Proposed Residence For:
REED & CAROL ADAMSON
1504 THORNLAKE DRIVE,
BAKERSFIELD, CA 93312
PHONE: (661) 589-6037

Project:
SINGLE FAMILY RESIDENCE
APN: 066-246-006
1000 RIDGEWAY AVE.
MORRO BAY, CA 93442

DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	E4

SHEETS

EXHIBIT E
THE PERENNIAL ARCHITECT AND ASSOCIATES

Phone (805) 995-3502

Ruel J. Czach, Architect ruel@perennialarchitect.com
• P.O. Box 246 • Cayucos, CA 93430 •

RECEIVED

February 3, 2014

FEB 03 2014

City of Morro Bay
Public Services Department Planning Division
955 Shasta Avenue, Morro Bay, CA 93442
805-772-6577

City of Morro Bay
Public Services Department

Re: 1000 Ridgeway Avenue, File #:CP0-408

Response to Appeal of proposed single-family residence:

The General Plan for the City of Morro Bay considers many parts of our city important visual resource areas including Morro Rock, the State Parks, views from Highway One, the State Beaches, Morro Creek and adjacent flatlands, the Embarcadero Area, Central Morro Bay, Coleman Park, etc. This project is located in the Morro Heights, in a area of Morro Bay where visual resources are not considered at risk and where visual concerns are not considered in the General Plan.

Three neighborhoods are mentioned in the General Plan "which require consideration for neighborhood protection," such as scale, height and bulk. This neighborhood is not among those three. Specific design guidelines have been developed in those neighborhoods to meet these requirements. The proposed home meets all the requirements of the General Plan

Some trails in the adjacent State Park are considered important visual resources in the General Plan but not the trail that has a connection to Ridgeway from this project. This trail is one of many trails that connect to these protected trails where there are beautiful panoramic views. When these connector trails leave the urban setting, there is always some buildings which block these limited views but only for a short distance until the connector trail reaches the main view trails in the Park.

Impact of visual resources will be very minor as most of this project will not be able to be seen from the State Park property due to trees blocking the view of the project. See the attached photo from the trail that starts off Ridgeway and shows that there will be minimal impact to any possible views from the State Park.

EXHIBIT E

The appellate says that the new home will not be in proportion to the homes in the area, yet the existing home is only one-story and most of the homes in the area are two-story homes. Reed and Carol are building a two-story home that is compatible with the homes in the neighborhood. I have attached photos of 18 homes within two blocks of the Adamson's home that are as large or larger in scale and mass.

The appellate says in the appeal, "in the last decade, residential permits were issued ...for homes that do not contribute to the overall appeal of their surrounding neighborhood. The City has had a long and rich history of allowing its citizens the freedom to build the homes that they appreciate and love.

The appellate talks about damaging the visual quality of our City by the style and type of architecture. Having worked in architecture and architectural design for over 30 years, statements like this are very divisive because they say that one person's taste is better than another's taste. This argument is only effective when used to plan covenants, codes and restrictions of a new subdivision or large-scale development.

There is an established process for creating architectural restrictions that include community discussion to create restrictions that include a well-thought out area of impact. If you are inclined to create new restrictions, I invite you to follow the established due process to create new ordinances.

The appellate talks about this being a special neighborhood and deserving special protection under the Coastal Act. I think that my neighborhood is special, as most residents probably think about their own neighborhoods. But I don't live in one of the special neighborhoods that the Coastal Act specifically talks about.

I was involved in the general plan update in Cayucos as an elected member of the Cayucos Citizens Advisory Council for 12 years. The Coastal Act specifically defined the special neighborhoods in Cayucos as only the neighborhoods between the first major road and the ocean. All the other neighborhoods in Cayucos are not considered special neighborhoods and do not have any additional restrictions placed on them as such. This is also true in Morro Bay where all the other neighborhoods not specified are not considered "special" according to the Coastal Act even though they have great views and are special to the residents who live there.

The appellate leaves off some significant wording when calling this Morro Heights neighborhood a "special neighborhood" according to the Coastal Act Section 30253. That wording is "New development shall...protect special communities and neighborhoods, which, because of their unique characteristics, are popular visitor destination points for recreational use." This neighborhood is primarily for the residents of our city and not a popular visitor destination point for recreational use.

EXHIBIT E

On the issue of environmentally sensitive habitat for animal life, as the appellate brought up, the property now consists of a residence and guesthouse. The guesthouse is only inches from the State Park boundary and, in my judgment, has much more impact on animal life than the new home will have. In building their new home, Reed and Carol are tearing down the guesthouse and they are building their new home thirty feet away from the State Park. The impact to the wildlife will be much less than currently exists with a guest house only 3 feet away.

Water and energy conservation:

Water conservation and energy conservation are major concerns for all Californians. Our goal is to reduce the water usage in the house and on the property and to reduce energy usage significantly from what the existing house uses.

A. Water

1. Current House. The current structures are old, being built in the 50's, and are not "water efficient".
 - a. The underground water service is the original galvanized steel water line that could be leaking now and will definitely start leaking in the future. How much water is going to be wasted before we notice a problem?
 - b. Most of the water lines in the house are galvanized water lines that produce rust which clog the plumbing fixtures. The rusty water requires more "water flow" to clear the lines. The old lines are creating more water usage than is necessary.
 - c. The toilets and plumbing fixtures are not efficient low flow units. Installing low flow units now are not an option due to the decrease in water pressure and volume caused by the reduced size of the compromised galvanized water lines.
2. Current Landscaping.
 - a. The current landscaping has plants that are not drought tolerant and requires irrigation.
 - b. Site containment of water is not required now allowing storm water or irrigation water to "run off" the site.

EXHIBIT E

3. New House. There is a concern, due to the size of the house, more water will be used. There will be two of us living in the house; we don't plan on flushing, showering, or doing more laundry because of the house size.

We will live on the second floor, when they visit us, our kids, grandkids and friends will use the first floor. Our guests will do a better job of water conservation, staying in a water efficient house than if they stayed in a hotel with older water conservation requirements.

- a. The new house will have a new water service, including meter, from the city water line to the house.
 - b. All plumbing lines will be installed using modern and efficient materials and designs.
 - c. All plumbing fixtures will be code compliant and efficient low flow units.
4. New Landscaping.
 - a. The "structural" footprint of the current house and guest house is 2854 sq. ft., the "structural" footprint of the new house will be 3260 sq. ft. There will be a difference of 406 sq. ft. that will not have to be landscaped and maintained.
 - b. The drawings shows the use of more hardscape on the south side of the property, requiring no landscape maintenance.
 - c. Starting with a "clean slate" will allow us to use more native, draught tolerant landscape plants.
 - d. The new project design requires the site containment of storm water and irrigation water. This contained water could be used for irrigation.

EXHIBIT E

B. Energy Conservation. As more power plants are going off line, and our current gas pipelines are at their maximum capacity we need to be concerned about our electrical and gas usage. Not only will the new house be water efficient, it will also be extremely energy efficient. The new house should use less water and energy than the existing house.

1. Existing House. The existing house is not title 24 compliant and would get an “F” grade for energy conservation.
 - a. Water heaters;
 1. Guest house – 8 year old tank style gas water heater
 2. Main house – 3 year old tank style gas water heater
 - b. Heating;
 1. Guest house – Electric baseboard heaters.
 2. Main house – 3 year old gas furnace with little to no insulation on the ducts.
 - c. Windows;
 1. Guest house –single pane windows.
 2. Main house- single pane windows.
 - d. Insulation;
 1. Guest house – There is no insulation in walls, ceiling or under the floor.
 2. Main house – 3” of insulation over the bedrooms. No insulation in walls, ceilings or under the floor.
 - e. Lighting;
 1. Guest House – Mostly incandescent.
 2. Main House – Mostly incandescent.
2. New House; The new house will be energy efficient and Title 24 Compliant.
 - a. Water heaters: Each floor will have its own highly efficient tank less water heater. We will not be heating water until it is required.
 - b. Heating: Each floor will have its own heating unit. The first floor will not be heated unless guests are using the lower floor.
 - c. Windows: All windows will be dual paned.
 - d. Insulation;
 1. Walls – The exterior walls will be 6” walls allowing for R-21 insulation.
 2. Ceiling – R-60 insulation.
 3. Under 1st Floor – R-25 insulation.
 - e. Lighting: all lighting will be energy efficient Title 24 compliant.

EXHIBIT E

As far as the issue of non-permitted rental property use, prior to May 2010, this property was used as a multi-family rental property. Our goal is to build a single family residence that can't be used for a multi-family rental income property.

A thorough review of the proposed project construction drawings reveal that the main living area of the house will be the second floor that contains the master suite, living room, laundry room, kitchen and dining room. The first floor contains the garage and guest room space for family and friends, when they come to visit us. Access between floors is via and elevator and a stairway.

- a. The major utilities (gas, water and electric) are sized for the specific room loads. It would take a major effort and expense to get the utilities needed for a second kitchen and laundry facility routed to the first floor.
- b. Due to the garage set back variance (11') that was granted in 2012, all onsite parking will be in the 3 car garage. There will not be enough room to park vehicles in the driveway. The garage to house access is only on the first floor with no easy access to the second floor. If this were a multi-family residence, the tenants would have to share the same parking facility that contains infrastructure for both the first and second floor.
- c. An elevator is being installed for access between floors. It would be cost prohibitive to remove the elevator.
- d. This project is going to be an expensive undertaking increasing the property value significantly. It would be cost prohibitive to obtain the property and convert it to rental property.

The property, as it is now, would be easy to convert to an illegal multi-family rental property. There is ample onsite parking for 3 units.

Prior to us owning this property, it was used as a multi-family rental property.

- a. Unit A
 - a. Main house, 2 bedroom, 1 1/2 bath.
- b. Unit B
 - a. Studio apartment located behind the garage. This room is currently a game room and has a garage access and an outside access.
- c. Unit C
 - a. One bedroom apartment. This is currently a detached guest house located on the southeast corner of the property.



NORTH ELEVATION



EAST ELEVATION

REVISIONS BY



the perennial architect & associates

Ruel J. Czach, Architect
 P.O. 246, Cayucos Ca 93430
 Ph 805 995-3502
 ruel@perennialarchitect.com

Proposed Residence For:
 REED & CAROL ADAMSON
 1504 THORNLAKE DRIVE,
 BAKERSFIELD, CA 93312
 PHONE: (661) 589-6037

Project:
 SINGLE FAMILY RESIDENCE
 APN: 066-246-006
 1000 RIDGEWAY AVE.
 MORRO BAY, CA 93442

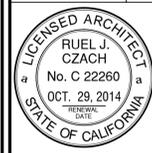
DATE 11/6/13
 SCALE -
 DRAWN JB
 JOB ADAMSON
 SHEET

A6

OF SHEETS



REVISIONS	BY



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DATE	11/6/13
SCALE	1/4" = 1'-0"
DRAWN	JB
JOB	ADAMSON
SHEET	



NORTH ELEVATION



EAST ELEVATION

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DATE	2/7/14
SCALE	-
DRAWN	JB
JOB	ADAMSON
SHEET	-
OF	SHEETS



WEST ELEVATION

REVISIONS	BY



the perennial architect & associates

Ruel J. Czach, Architect
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 DRAWN JB
 JOB ADAMSON
 SHEET
 OF SHEETS

EXHIBIT G
THE PERENNIAL ARCHITECT AND ASSOCIATES

Phone (805) 995-3502

Ruel J. Czach, Architect ruel@perennialarchitect.com
• P.O. Box 246 • Cayucos, CA 93430 •

RECEIVED

FEB 13 2014

City of Morro Bay
Public Services Department

February 13, 2014

**City of Morro Bay
Public Services Department Planning Division
955 Shasta Avenue, Morro Bay, CA 93442
805-772-6577**

Re: 1000 Ridgeway Avenue, File #:CP0-408

Addendum to Response to Appeal of proposed single-family residence:

I have included 18 photographs of homes in the immediate vicinity, within 2 blocks, of homes that appear to be as large in size as the home at 1000 Ridgeway will appear to residents in the community. The photographs have addresses posted on them and there is also a map that points out the location of each home in the neighborhood.

I have not included additional photographs, but I have at least 9 other homes that are slightly smaller looking but are almost as large as the Adamson's home. As with most of the neighborhoods in Morro Bay, there are some larger and some smaller homes scattered throughout the neighborhood. Our history as a city started mainly as a recreational beach community of small seasonally-used homes, which were smaller for that reason.

I have included 3 photo-renderings of the proposed home with the West, North and East Elevations. This home fits in with similarly sized homes in the neighborhood and is not out of scale with existing homes. These photo-renderings are based on the story pole photo-renderings we submitted previously.

I have attached eight photographs of views from the trail that leads from Ridgeway Street up into the State Park. The home site is virtually blocked from view by trees and foliage and the new home will have a negligible impact on public views.

EXHIBIT G

There is also one photograph of the back of the existing guest house showing how close it is to the State Park boundary. This guest house will be removed as part of this project and the new home will be built 30 feet away from the State Park Boundary. This should significantly reduce the impact of the new home on wildlife habitat in the State Park.

I have also included 9 pictures showing a variety of homes that have been approved and built adjacent to State Park property that do have a significant impact on the views of the ocean and the bay. Many of these are located off of a trail that is paved and used extensively by the public. Three of the photos show houses just up Fairview Avenue from this project site. The point being that the City has often approved of building homes that block public views from the State Park property and it would be unusual and unique for the City to start now, in denying this home.

Also included are copies of letters of support from 2 additional residents who live in the neighborhood or walk this path almost daily.

Let me know if you have any questions or need additional information,



Ruel J. Czach, Architect
805-471-9342 (cell)

EXHIBIT G

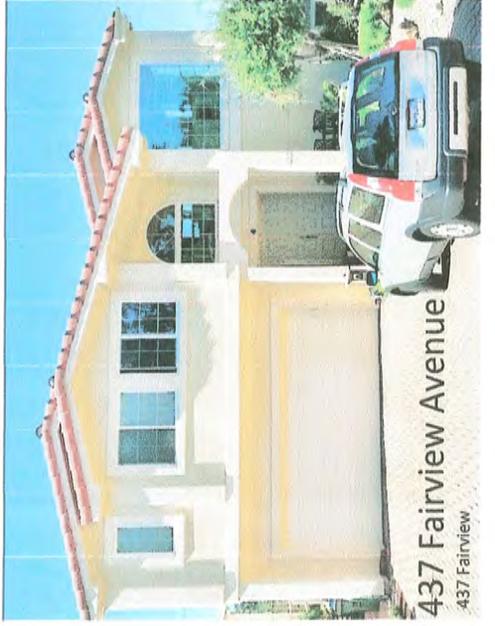
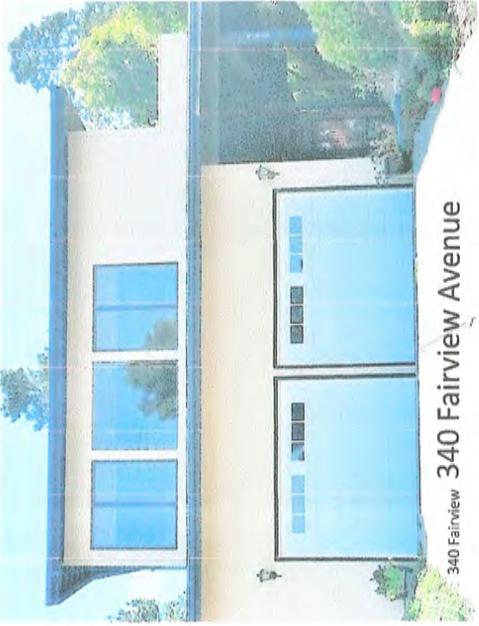
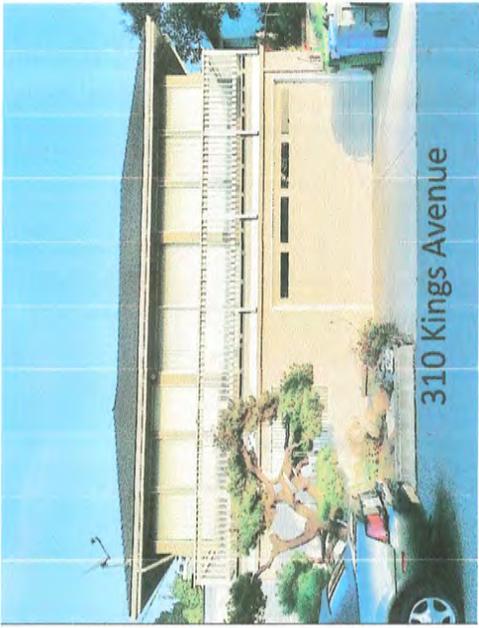


EXHIBIT G

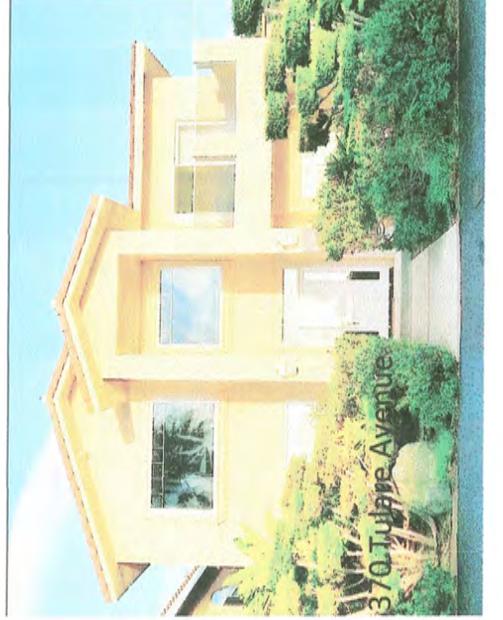
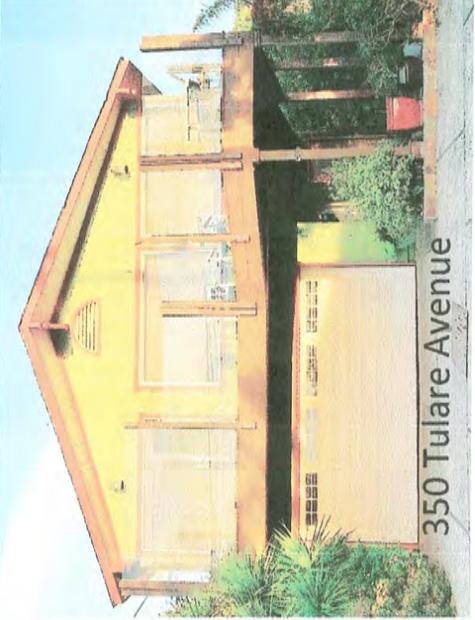
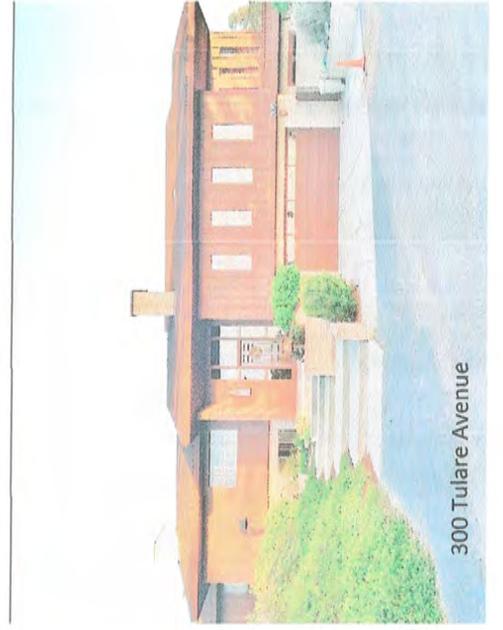
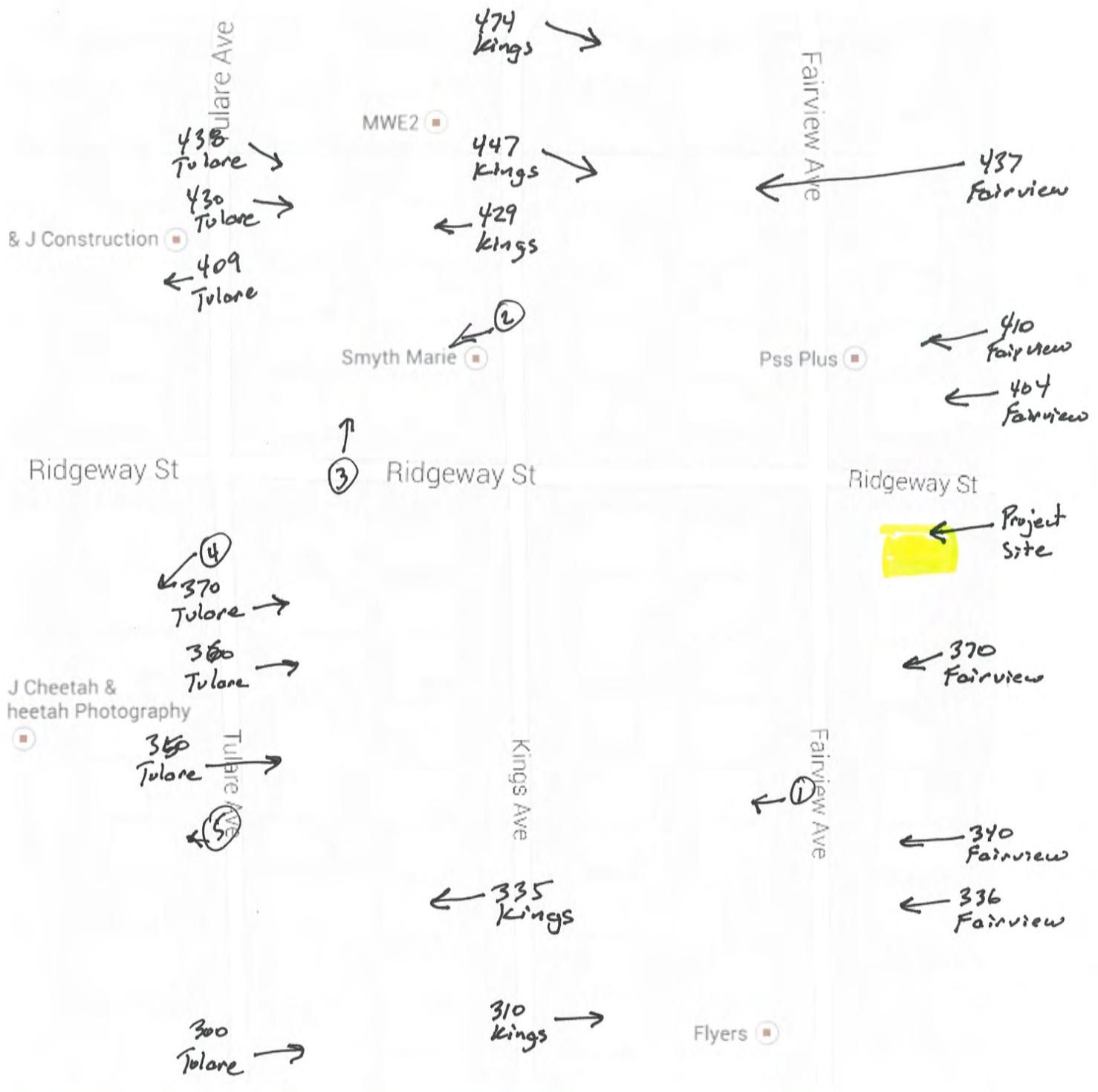


EXHIBIT G



1000 Ridge way Neighborhood

Map data ©2014 Google 100 ft

EXHIBIT G

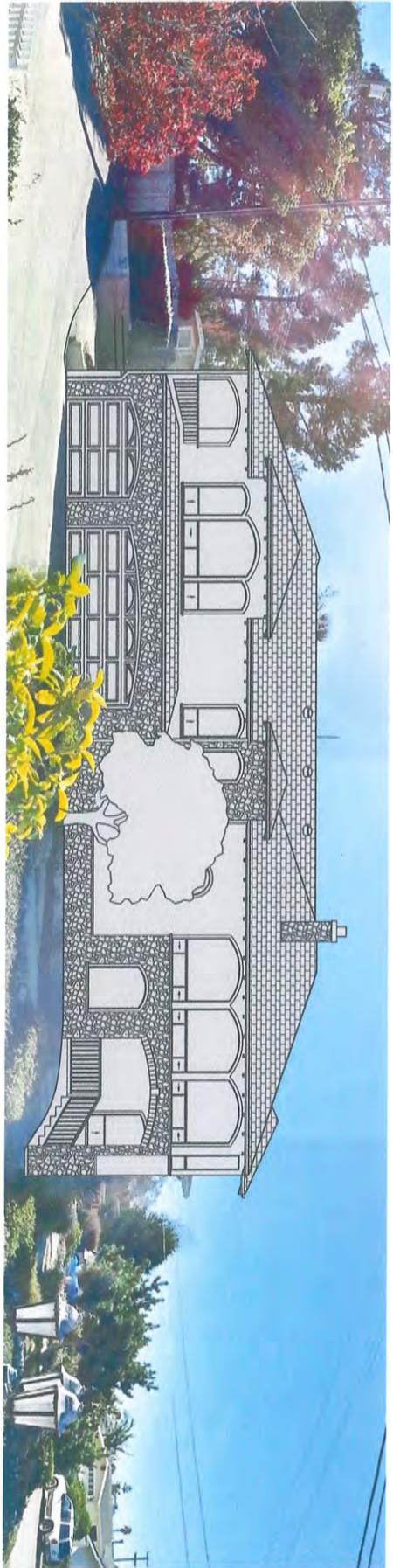


WEST ELEVATION

EXHIBIT G



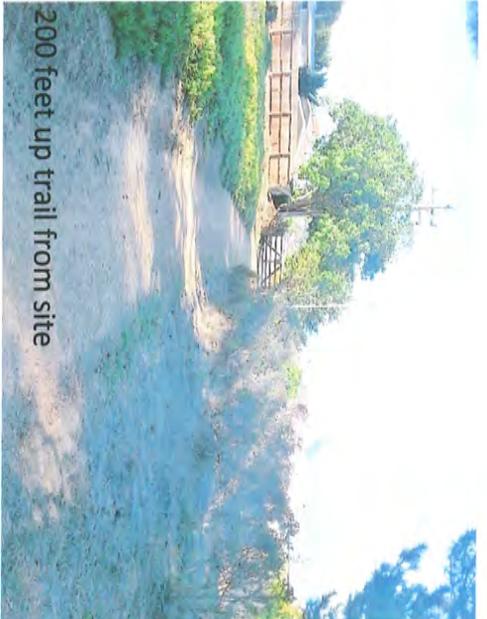
EAST ELEVATION



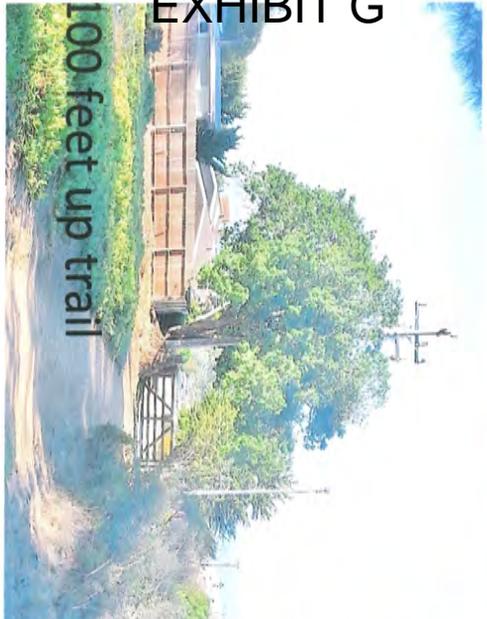
NORTH ELEVATION



EXHIBIT G



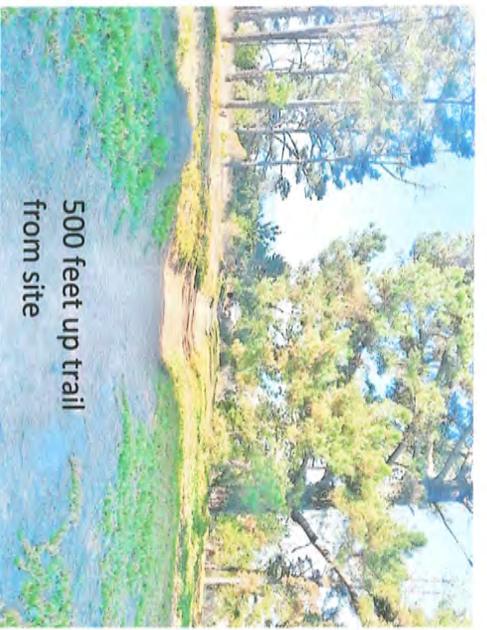
200 feet up trail from site



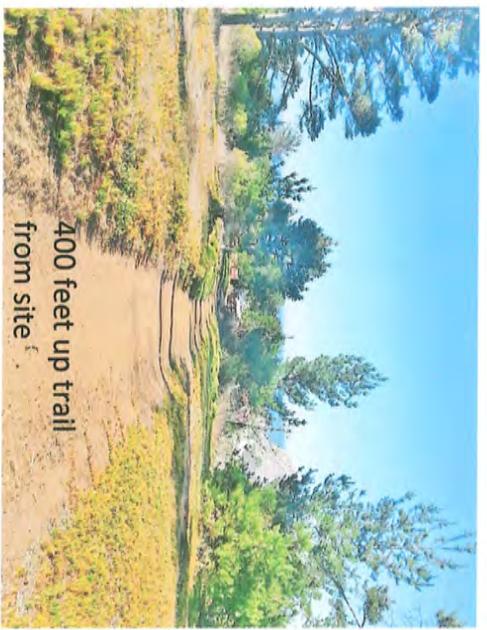
100 feet up trail



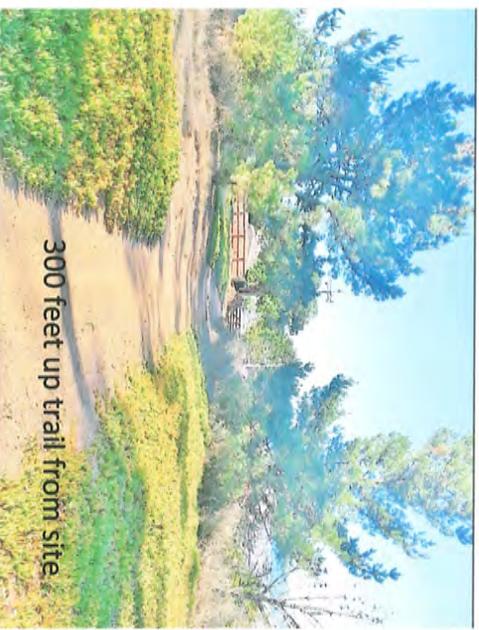
Existing Guesthouse next to State Park boundary



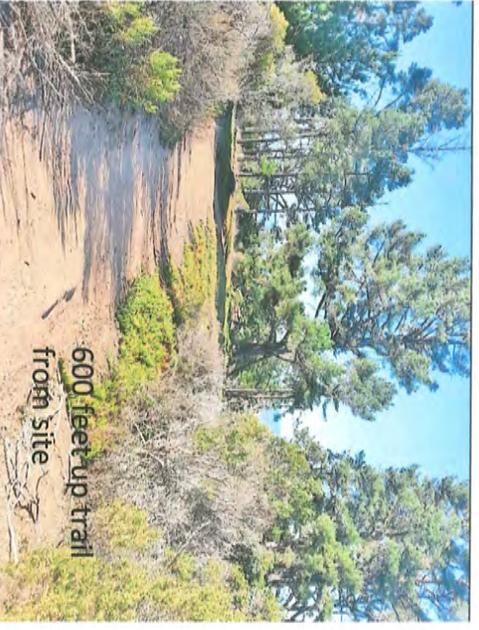
500 feet up trail from site



400 feet up trail from site



300 feet up trail from site



600 feet up trail from site

EXHIBIT G

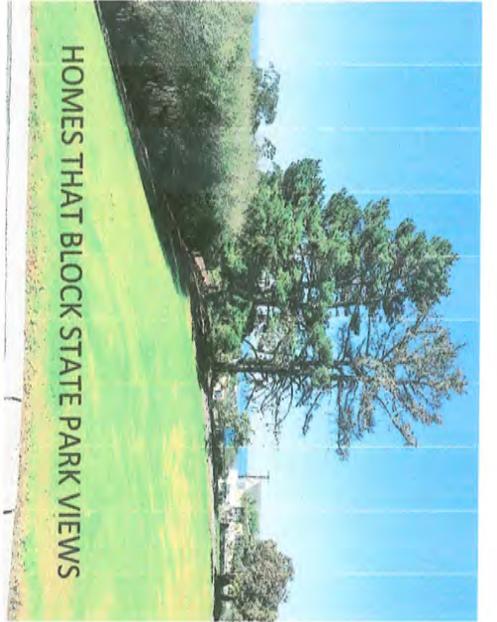
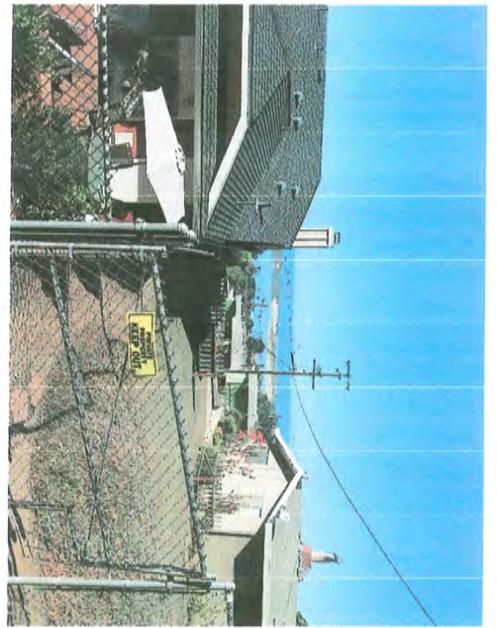


EXHIBIT H

Thomas Nicholas
400 Kings Avenue
Morro Bay, CA 93442
January 29, 2014

RECEIVED

FEB 03 2014

City of Morro Bay
Public Services Department

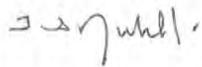
Morro Bay Planning Commission
955 Shasta Avenue
Morro Bay, CA 93442

To whom it may concern:

I am writing in support of the home construction project at 1000 Ridgeway Avenue in Morro Bay.

I believe this project will be beneficial to the community by increasing home values in our neighborhood. In speaking with the home owners I am convinced that their choices of building materials, appliances, and landscaping will actually reduce the carbon footprint, of this property, from current older home that now stands at this address.

Sincerely,



Thomas Nicholas

EXHIBIT H

To Whom it May Concern

January 26 2014

We are Harry and Treva Thornton, we live at 998 Ridgeway St in Morro Bay, We are writing in support of the project at 1000 Ridgeway St.

We do not understand why anyone would object to the project. The Adamsom's have taken every effort to make it fit into the neighborhood.

When we built our home in 1990,we found there are all the necessary rules and regulations built in, to the building code, that would take care of anyone over building in Morro Bay.

We have met Reed & Carol Adamson and have found them to be some one who would be an asset to our community, as well as the new house.

Harry and Treva Thornton

RECEIVED

FEB 03 2014

City of Morro Bay
Public Services Department

EXHIBIT H

RECEIVED

FEB 13 2014

City of Morro Bay
Public Services Department

Ruth and James Bianchi
751 Cabrillo Place
Morro Bay CA 93442

February 11, 2013

Planning Commission
City of Morro Bay

Re: Proposed structure at 1000 Ridgeway Avenue

Dear commissioners:

There is apparently an issue before you as to whether the new proposed two-story residence at 1000 Ridgeway Ave. "blocks views to the ocean" in violation of Morro Bay's code or Charter. I urge you to find that the proposed structure does not violate either the Code or the Charter in that regard, and should not be further limited in scope.

Daily walks to the top of Black Hill are a part of my routine, and I am, therefore, very familiar with the area near 1000 Ridgeway. The proposed structure will not and cannot block any views toward the ocean from any part of Morro Bay. The property is at the eastern edge of the city limits, so it is impossible to be in the City of Morro Bay and have one's view to the ocean blocked by anything at this address.

The only views to the ocean that could be obstructed are views from parklands owned by the State of California, outside the jurisdiction of the City of Morro Bay. I think it would be an improper, extra-legal act for this Commission to limit this proposed development if it similarly finds that any obstruction of view can occur only beyond the city's limits.

EXHIBIT H

Even from State parkland, any obstruction of view toward the ocean is trivial. Clearly, existing one-story structures are clearly not prohibited, even though they do block views to the ocean. One must go uphill into the park 50+ feet to begin to see over the top of the existing one-story structure toward the ocean. One can only go another 50+ feet uphill before a partial ocean view is available, but even that partial view is heavily obscured by trees. So, there is only a small zone in which going from existing one story to two stories would make any difference at all. The partially obscured view that would be lost by going to two stories is hardly revealing of the ocean or coastline.

More importantly, if one wishes to see the ocean or coast, one only need to look down Ridgeway Avenue itself, which is directly adjacent to the existing and proposed structure. So if one is for some reason exactly behind the proposed structure at 1000 Ridgeway Ave., with slight swiveling of one's head, there is an unobstructed view down Ridgeway immediately adjacent to 1000 Ridgeway Ave. From the normal, main path in the Park, the view down Ridgeway is the dominant, prevailing view anyway.

This Commission and the City of Morro Bay should take no action to limit the currently proposed development since: 1) no views would be blocked from any point within the City's limits; 2) only a partial and limited ocean view from a small zone of the State Park, obstructed by trees, is capable of being lost; 3) a loss of the partial and obstructed view is trivial because an clear view toward the ocean exists immediately to the North down Ridgeway, and this view is the prevailing view from the main hiking trail in that area of the Park.

Sincerely,

Ruth Bianchi James Bianchi

EXHIBIT H

RECEIVED

FEB 13 2014

City of Morro Bay
Public Services Department

To: Morro Bay Planning Commission

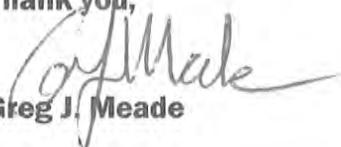
**From: Property owner Greg J. Meade
385 Kings Ave.
Morro Bay, CA 93442**

Re: New SFD at 1000 Ridgeway Ave. Morro Bay, CA

Dear Sirs and Madams,

This Letter is in support of the Adamson family, and their right to build a large house on their lot in Morro Bay. I walk right by this project frequently walking the trails on the state property around Black Hill; to me the beauty of a custom home neighbor hood is with the diversity of the occupant's needs and lifestyles. Some like a large home, some like a small home, and, as long as it conforms to setbacks and heights allowed by the planning department, they should be allowed to build the home as small or as large as they want and need. Please allow the Adamson's to build their dream home just as it is designed, it is their right, and I support it completely.

Thank you,


Greg J. Meade



AGENDA NO:

MEETING DATE: February 19, 2014

Staff Report

TO: Planning Commission

DATE: February 13, 2014

**FROM: Rob Livick, Public Services Director
Damaris Hanson, Engineering Technician IV**

SUBJECT: Appeal of the removal of a tree located in the public right of way at 310 Kern Ave

RECOMMENDATION

Staff recommends that the planning Commission hear the appeal, and deny the appeal and allow the removal of the tree.

ALTERNATIVE

Uphold the appeal and allow for extensive maintenance, specifically cabling the larger limbs and trimming for weight reduction.

FISCAL IMPACT

Removal of the tree is approximately \$5,000, the trimming and cabling is approximately \$1500 plus an additional \$100/yr in inspection fees for the cabling. However, should the Planning Commission choose to uphold the appeal, there may be exposure to additional property damage claims.

BACKGROUND

Public Services Staff along with the City Attorney's Risk Management Department made the decision to remove a tree located in the public right-of-way, municipal code section 12.08.070 requires staff to post the tree for a minimum of 10 days and all property owner and residents within 300 ft. of the tree be notified of the tree removal. Any person aggrieved by the intended removal may file an appeal to the Planning Commission within the 10 day appeal period and with the payment of the applicable fee.

The decision to remove the tree was based on the tree being a hazard to persons or to

Prepared By: DH

Dept Review: RL

City Manager Review:

City Attorney Review:

property outside the drip line. The tree was posted for removal and noticed accordingly and an appeal was filed (Attachment 1) within the ten (10) day appeal period. The appellant doesn't feel the tree should be removed based on the visual and habitat benefits the tree provides, as stated in the appeal, and asks the Planning Commission to reconsider the decision to remove this tree, and explore some of the alternatives.

DISCUSSION

The request for removal was made by the property owner at 310 Kern Ave, the reason for removal are detailed in the attached arborist report submitted by the property owner completed by Robert Schreiber (Attachment 2). Accompanying the arborist report was also a letter by the property owner stating the request for removal and compensation for damages to the property located at 310 Kern. When an arborist report is submitted by a member of the public the City has a policy to get a second opinion from another qualified arborist. The City then hired Greenvale Tree Co. to get an arborist report. (Attachment 3) Because the request for removal was accompanied with a claim for property damage, the City Attorney's Risk Management Department had the City's claims adjuster visit the property for an evaluation. The decision was then made to remove the tree based mitigating the risk to the City and damage to the property located at 310 Kern.

CONCLUSION

The decision to remove the tree was based on the tree being a hazard to persons or to property outside the drip line. The Commission shall consider denying the appeal and allow the removal of the tree or alternatively if the Commission determines the benefits of keeping the tree outweigh the risk of removal then uphold the appeal and allow for extensive maintenance, specifically cabling the larger limbs and trimming for weight reduction.

Attachments

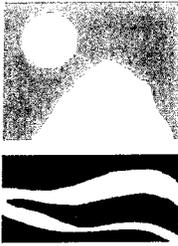
Attachment 1: Tree Appeal

Attachment 2: Arborist report submitted by property owner at 310 Kern

Attachment 3: Arborist report by City request

Attachment 4: Memo dated 2/13/2014 from Anne Russell Interim City Attorney

JAN 23 2014



CITY OF MORRO BAY
City of Morro Bay
Public Services Department

Public Services Department
Planning Division

955 Shasta Avenue
Morro Bay, CA 93442
(805) 772-6577

APPEAL FORM

In CCC Appeals Jurisdiction?

- YES - No Fee
 NO - Fee Paid: Yes No

Project Address being appealed: 310 KERN	
Appeal from the decision or action of (governing body or City officer): <input checked="" type="checkbox"/> Administrative Decision <input type="checkbox"/> Planning Commission <input type="checkbox"/> City Council	
Appeal of action or specific condition of approval: Stopping A REMOVAL of A SPECIMEN PINE.	
Permit number and type being appealed (ie. coastal permit, use permit, tentative subdivision): N/A	
Date decision or action rendered: 1-16-14	
Grounds for the appeal (attach additional sheets as necessary): SEE ATTACHED	
Requested relief or action: SEE ATTACHED	
Appellant (please print): Gail COFFMAN	Phone: (805) 777-5473
Address: 320 KERN M.B., CA 93442	
Appellant Signature: Gail Coffman	Date: 1-23-14

FOR OFFICE USE ONLY

Accepted by:	Date appeal filed:
Appeal body:	Date of appeal hearing:

Gail Coffman

Public Services Dept.»

Damaris Hanson

I am writing this letter of appeal regarding the large Specimen pine tree located between 310 and 320 Kern Avenue. This beautiful tree should be protected, in every possible way by the City of Morro Bay. No one should have been allowed to build directly on top of this large tree's root system. Most trees are similar to icebergs in that a larger portion of the tree does not show above ground. Most of these large trees exist because of the underground water tables. This particular tree has been at its location **long before anyone else** first built on this hillside, and long before there was a Kern Avenue. **Please reconsider your decision to remove this tree.**

This is to inform you that, I, Gail Coffman, owner of the property at 320 Kern Avenue, Morro Bay, want it understood that **I am 100% opposed to the removal of the specimen pine located between 310 and 320 Kern.** It concerns me that this decision is being done in haste. I received on Saturday, January 18th, the only communication stating that I had any part in this decision making process. The postmark is dated: 1/16/2014. I sincerely hope that I am not wasting my time. According to my calculations, that gives me less than one week to try to defend the beautiful tree.

I will try to state this as clearly as I see it.

1. The damage to the garage is already done.
2. The concern over pitch canker disease is somewhat unfounded. Originally, I had thought that this meant the tree was basically terminal, because of the way the media spoke about the pitch canker disease. However, since reading more online about the disease I have greater insight and more clarity to this subject. I quote the article from:

- a. **MANAGEMENT:** Pitch canker can result in extensive damage and even death of infected trees. However, not all infected trees become severely diseased, and of those that do, some recover. Experiments under controlled conditions show that susceptible Monterey pine trees repeatedly exposed to the pathogen may gain resistance over time, and field studies have confirmed that trees in areas where pitch canker has been present for 10 or more years tend to be more resistant to the disease than trees in areas where the pathogen has only recently become established. **Therefore landowners and land managers should take a conservative approach to removing diseased trees, because there is a possibility they may recover completely.**
 - b. **MANAGING THE DISEASE IN INFECTED TREES:** Where trees have sustained a limited number of infections, removing symptomatic branches can effectively eliminate the disease. Of course, new infections can occur, and studies have shown that pruning doesn't slow the development of pitch canker in stands where the disease is well established. However, pruning can be used strategically to enhance the aesthetic quality of a tree and thereby delay its removal from the landscape.
3. The concern over the Spanish moss is one that I have been battling with some level of success. I ordered the needed ingredients to mix the Bordeaux mixture, as advised, from the article: <http://www.gardenguides.com/129299-sprays-kill-spanish-moss.html>
 - a. **COPPER SULFATE (BORDEAUX MIXTURE):** Copper-based chemicals should be treated as a herbicide rather than as a mineral. Copper sulfate is often marketed as bluestone. You can purchase copper sulfate sprays that are premixed, or mix your own. One good mixture, which is known as Bordeaux mixture, combines copper sulfate, lime and water in ratio of one part copper sulfate and one part lime to 10 parts water. Do not apply copper sulfate to trees in spring when new leaves and buds appear on the branches. During this time the chemical can kill the new growth.
 - b. This article also suggests the usage of Potassium and/or Zinc.
 - c. I sprayed the Bordeaux mixture on plants in my front yard about 4 months ago. Bougainvillea, hedge plants, Hollywood Junipers and a large Star Pine, these were all showing signs of Spanish moss. I plan to repeat this spraying within the next week. I have noticed that where I have sprayed the hedges and Junipers, that the moss is subsiding. I have recently followed up with a high pressure hose and managed to knock down some of the dead moss. So, yes I do believe it can be controlled.
 4. As stated in #1, the damage is already done to the garage. The question is how to try to satisfy all parties concerned.
 5. I recently watched as the City repaired the road in front of the Chase Bank on Morro Bay Blvd. The careful removal of part of the encroaching root system was the solution to repairing the street and saving the flowering eucalyptus tree. **Nice job.** Why can
-

this same intervention not be done with the Specimen pine tree at 310 Kern? This is a beautiful tree and should be protected. The existing, beautiful Specimen pines are a diminishing number in Morro Bay and they greatly enhance the beauty of our coastal community. These pines are what gives the city its enhanced beauty. They serve a purpose. They provide shelter, shade, and living area for the various local squirrels and birds. Without this lovely tree, both properties are also being de-valued.

6. The efforts you put into the little flowering eucalyptus, in front of the Chase Bank, should also be afforded this tree.
7. By going to Google Earth you can visualize what these two properties will look like with this tree. It's not good. Both properties will look much less attractive and less marketable.
8. **Please, please, please reconsider the death sentence to this tree, and explore some of the alternatives.**

Sincerely,



Gail Coffman
1/22/2014



[UC IPM Home](#) > [Homes, Gardens, Landscapes, and Turf](#) > [Pitch Canker](#)

How to Manage Pests

Pests in Gardens and Landscapes

Pitch Canker

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Revised 5/13

In this Guideline:

- [Identification and damage](#)
- [About Pest Notes](#)
- [Vectors of pitch canker](#)
- [Publication](#)
- [Distribution of the disease](#)
- [Glossary](#)
- [Management](#)

Pitch canker, a disease that affects many pine species, is caused by the fungus *Fusarium circinatum*. This fungus can also infect Douglas-fir, but symptoms are usually limited to tip dieback.

Most pines native to California are susceptible to pitch canker, but Monterey pine, *Pinus radiata*, is the most widely affected host. The most recent severe outbreak of this disease in California was in populations of native bishop pine, *P. muricata*, at the Point Reyes National Seashore.

Pitch canker was first observed in California in Santa Cruz County in 1986. Since then the disease has spread rapidly and now occurs in 18 coastal counties. Pitch canker also occurs in the southeastern United States and in Mexico, Chile, Japan, South Korea, Italy, France, Spain, Portugal, and South Africa. Evidence indicates the pathogen may have originated in Mexico, and its introduction into California came by way of the southeastern United States.

IDENTIFICATION AND DAMAGE

The fungus causes infections (lesions) that can encircle (or girdle) branches, exposed roots, and the main stems (trunks) of pine trees. The tips of girdled branches wilt as a result of obstructed water flow, causing needles to turn yellow and then brown. The fascicles (needle clusters) eventually fall off, leaving bare branch ends. Multiple branch infections can cause extensive dieback in the crown of the tree and may lead to tree mortality.

The fungus isn't known to move within the tree; therefore, each canker or lesion is a separate and distinct infection. Resin (pitch) accumulates on a branch at the site of infection, and removal of the bark reveals honey-colored resin-soaked wood. Flattened or slightly sunken cankers on the main stem of the tree usually appear after the tree already has multiple branch infections. The flow of resin from main stem infections can coat the bark up to several feet below the infection site. Infected trees are often attacked by engraver beetles, which may cause death of additional branches, treetops, or the entire tree.

Infections of Douglas-fir often induce no symptoms: consequently, infected seedlings or cuttings may serve as vehicles for dissemination of the pathogen.

Certain insects and other pathogens, often in combination, can cause wilting of branch tips or other damage resembling that caused by pitch canker ([Table 1](#)). Though the disease can usually be diagnosed based on symptoms, diseased tissue must be cultured in a laboratory for a definitive identification.

Fusarium circinatum can also be a cause of seedling mortality. Seedling infections can result from inoculum present on seed, in soil, or the litter layer. Emerging seedlings may die quickly and not develop symptoms that are distinctive enough to identify *F.*



Infected Monterey pine branch tips showing initial wilting.



Monterey pine branch tips showing discolored needles at infection site.

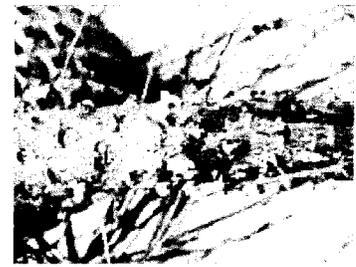


Infected Monterey pine branch tips showing chlorotic and dead needles caused by a girdling lesion.

circinatum as the cause. On older seedlings, resin typically accumulates on the stem near the soil line, with honey-colored lesions beneath the bark.

VECTORS OF PITCH CANKER

Insects can transmit the pitch canker fungus during exploratory feeding on trees. The fungus has been isolated from a number of insects, and those capable of vectoring the pitch canker pathogen include engraver beetles (*Ips* species), twig beetles (*Pityophthorus* species), cone beetles (*Conophthorus radiatae*), and deathwatch beetles (*Ernobius punctulatus*). Adult spittlebugs, *Aphrophora canadensis*, haven't been demonstrated to carry the fungus, but their nymphs do create wounds that may become infected if fungal spores are already present on the branch surface.



Infected Monterey pine branch showing resin accumulation on the surface.

DISTRIBUTION OF THE DISEASE

The distribution of pitch canker in California indicates that the mild climate of the central and southern coasts is conducive to disease development. In a survey of 39 plots on the Monterey Peninsula, strong trends were found with respect to disease severity and geographic location. On average, trees in plots located adjacent to the coast had significantly higher levels of disease than trees in plots located just a few miles inland. Furthermore, disease increased more rapidly in coastal plots than in inland plots. More severe disease near the coast reflects a greater frequency and longer duration of fog, which provides the moisture required for the pathogen to infect shallow wounds insects create.



Infected Monterey pine branch showing a honey-colored lesion beneath the surface.

The survey conducted on the Monterey Peninsula also documented significant differences in disease severity in the urban forest versus the natural forest. On average, trees in landscaped areas and small open spaces had higher levels of disease than trees in larger, less disturbed forests.

Table 1. Comparison of Pine Tree Maladies with Some Similar Symptoms.¹

Malady	Oozing or streaming pitch	Lumpy, protruding, or tubular masses	Yellow to red wilted tip needles	Yellow to red unwilted tip needles	Dead tips and needle drop	Cones or conelets abort	Swelling on branches	Silk webbing on tips
blight, Aleppo pine	*		**	*	**			
caterpillars					**			**
cone beetles		**				**		
Diplodia canker and blight	*		**	*	**	*		
dwarf mistletoe	2			*	*		**	
injuries or pruning wounds	**	*						
<i>Ips</i> bark beetles		*	*	**	**	*		
pine scales			*	**	**			
pitch canker	**		**	**	**	**		
pitch moths	*	**	*		*		*	
red turpentine beetle		**						
salt, wind, or drought dieback				**	**			
shade-suppressed branches			*	**	*			
tip moths			*	**	*			
twig beetles			*	**	**	*		
weevils				*	**			
western gall rust	*			**	*	*	**	

KEY: *Symptom occasionally occurs **Symptom usually occurs

¹ Other abiotic disorders such as poor growing conditions and inappropriate cultural practices can also cause many of these symptoms.

² Extensive branch swelling and distortion caused by dwarf mistletoe might cause resin flow.

Sources: Adapted from Adams, D. Unpublished. *Pitch Canker: An Introduced Disease*. Davis: Calif. Dept. of Forestry and Fire Protection; and Dallara, P. L., A. J. Storer, T. R. Gordon, and D. L. Wood. 1995. *Tree Notes No. 20*. Sacramento: Calif. Dept. of Forestry and Fire Protection.

MANAGEMENT

Pitch canker can result in extensive damage and even death of infected trees. However, not all infected trees become severely diseased, and of those that do, some recover. Experiments under controlled conditions show that susceptible Monterey pine trees repeatedly exposed to the pathogen may gain resistance over time, and field studies have confirmed that trees in areas where pitch canker has been present for 10 or more years tend to be more resistant to the disease than trees in areas where the pathogen has only recently become established. Therefore, landowners and land managers should take a conservative approach to removing diseased trees, because there is a possibility they may recover completely.

Resistance to Pitch Canker

Although Monterey pine is a susceptible species, some individual trees are resistant to the disease. Resistant Monterey pines can be vegetatively propagated as rooted cuttings, and trees that develop from cuttings of resistant trees retain the resistance of the parent tree. Resistance may be a useful tool for managing the disease in landscape settings, on Christmas tree farms, and in commercial forestry.

However, genetic resistance may cease to be effective due to changes in the pathogen population over time. Trees that now appear resistant could become susceptible if more virulent strains of the fungus arise through mutations or genetic recombination due to sexual reproduction, or if new strains of the fungus are introduced from elsewhere in the world. Thus, Monterey pines will always be at some risk of future damage from pitch canker, and resistant Monterey pine stock should be used only where planting a nonsusceptible species isn't an option.

Preventing Movement of the Pathogen

In order to minimize damage caused by pitch canker, it is important to prevent movement of the pathogen to noninfested areas. With this in mind, the California State Board of Forestry designated a zone of infestation that includes most of coastal California as described on a site maintained by the [Pitch Canker Task Force](#). You can also contact the agricultural commissioner in your county to determine whether you are within this zone.

Local regulations may apply to moving potentially infested materials to areas outside the zone of infestation. Because the pathogen can survive in wood cut from infected trees, use or dispose of infected trees locally; see www.firewood.ca.gov. The pathogen can also survive in soil or seed and can infect seedlings that show no symptoms. Consequently, avoid moving any of these materials into areas where the disease doesn't already occur.

Managing the Disease in Infected Trees

Where trees have sustained a limited number of infections, removing symptomatic branches can effectively eliminate the disease. Of course, new infections can occur, and studies have shown that pruning doesn't slow the development of pitch canker in stands where the disease is well established. However, pruning can be used strategically to enhance the aesthetic quality of a tree and thereby delay its removal from the landscape.

In areas where Monterey pine isn't native—most of California outside of Año Nuevo, Cambria, and Monterey—when replanting, select pines that are resistant to pitch canker (Table 2) or select other nonsusceptible trees.

Although insects often initiate infections, insecticides don't offer a practical way to control pitch canker. Likewise, fungicides with activity against the pitch canker pathogen are available, but no effective techniques for using them to control the disease have yet been demonstrated. For more information about managing pitch canker, consult the Web site of the Pitch Canker Task Force listed in Online Resources.

Table 2. Susceptibility to Pitch Canker of Some Conifers Grown in California.

Species	Common name	Status ¹	Susceptibility	
			Greenhouse ²	Field ³
<i>Pinus attenuata</i>	knobcone pine	native	S	S
<i>Pinus canariensis</i>	Canary Island pine	exotic	R	R
<i>Pinus contorta</i> subspecies <i>contorta</i>	shore pine	native	S	S
<i>Pinus contorta</i> subspecies <i>murrayana</i>	lodgepole pine	native	S	N

<i>Pinus coulteri</i>	Coulter pine	native	S	S-
<i>Pinus eldarica</i>	Eldarica pine	exotic	S	N
<i>Pinus halepensis</i>	Aleppo pine	exotic	S	S
<i>Pinus jeffreyi</i>	Jeffrey pine	native	S	N
<i>Pinus lambertiana</i>	sugar pine	native	S	N
<i>Pinus monophylla</i>	pinyon pine	native	S-	N
<i>Pinus muricata</i>	bishop pine	native	S	S
<i>Pinus pinea</i>	Italian stone pine	exotic	R	R
<i>Pinus ponderosa</i>	ponderosa pine	native	S	S-
<i>Pinus radiata</i>	Monterey pine	native	S	S
<i>Pinus sabiniana</i>	gray pine	native	S	S-
<i>Pinus sylvestris</i>	Scotch pine	exotic	S	N
<i>Pinus thunbergii</i>	Japanese black pine	exotic	R	N
<i>Pinus torreyana</i>	Torrey pine	native	S	S-
<i>Pseudotsuga menziesii</i>	Douglas-fir	native	S-	S-

¹ Native species are found in native forests but may also be grown as timber species (e.g., ponderosa pine) or as landscape trees (e.g., Monterey pine); the exotic species are commonly planted in various parts of the state.

² Greenhouse tests of susceptibility were based on artificial inoculations. Species are rated as susceptible (S) if they sustained definite lesions at the site of inoculation or resistant (R) if there was little or no lesion development. For species rated as S-, most tested individuals were resistant, but a small percentage appeared moderately susceptible. N indicates a species that hasn't been tested.

³ Field susceptibility is based on observations of natural infections. Species are rated as susceptible (S) if numerous trees are known to be infected, if some trees have sustained severe damage from pitch canker, or both. Species that have frequently been observed in otherwise infested areas, for which few or no trees are known to have sustained natural infections and none has been heavily damaged by pitch canker are rated as resistant (R); the level of resistance differs within this group. For species rated as S-, one or more infected trees have been observed, but the number of observations is too limited to provide a meaningful estimate of their relative susceptibility. For species rated as N, no infected trees have been observed, but the occurrence of this species in proximity to natural inoculum is too infrequent to conclude that the lack of disease is indicative of resistance.

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ONLINE RESOURCES

[Pitch Canker Task Force](#)

[California Firewood Task Force](#)

PUBLICATION INFORMATION



Pest Notes: Pitch Canker

UC ANR Publication 74107

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Editor: M. Fayard

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Sprays to Kill Spanish Moss

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Although many people who see Spanish moss in a tree think it is a parasite, it is actually a bromeliad that does not harm the tree directly. What little damage Spanish moss inflicts on a tree occurs when heavy infestations shade the tree. Although most university agricultural centers do not approve the use of sprays to kill Spanish moss, a few sprays are effective in killing Spanish moss while not harming trees.

Copper Sulfate

Copper-based chemicals should be treated as an herbicide rather than as a mineral. Copper sulfate is often marketed as bluestone. You can purchase copper sulfate sprays that are premixed, or mix your own. One good mixture, which is known as the Bordeaux mixture, combines copper sulfate, lime and water in a ratio of one part copper sulfate and one part lime to 10 parts water. Do not apply copper sulfate to trees in spring when new leaves and buds appear on the branches. During this time the chemical can kill the new growth.

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Potassium

Potassium salt of fatty acids is made from naturally occurring, biodegradable fatty acids. The spray is used to kill many types of moss including Spanish moss, as well as for killing moss on decks or rooftops. The chemical may be used around home areas because it is nonstaining and will not harm other plant varieties. It contains no zinc or iron and is noncorrosive to metals. Sprays containing potassium salt of fatty acids are toxic to aquatic invertebrates.

Zinc

Zinc is a metal that will kill any moss that tries to grow near it. For this reason, roof flashing and metal hardware around skylights are often treated with zinc. Zinc-based sprays will kill moss without harming trees. Zinc comes in many forms, including zinc sulfate and zinc chloride as well as a zinc-copper sulfate mix. Zinc sulfate may be applied to Spanish moss in a concentrated powder form. Zinc chloride in a 13 percent concentration powder may be applied directly to moss as well. Zinc chloride in a 62 percent concentration must be mixed with water at a rate of 1 pint zinc chloride to 3 gallons water.

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Zone 5 | Blooming
- Purple Columbine In Bloom
Zone 5 | Blooming
- Growing My First Raised Beds G...
Zone 5 | Planting
- Identify Flowers/Plants
Zone 10 | Blooming
- Fall Planting
Zone 8 | Planting

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- Extension: What You Need to Know About Spanish Moss
- University of California Extension: Bordeaux Mixture
- Oregon State University Extension: Chemical Moss Control for Roofs, Decks, and Stairways

Read More Like This

- Does Spanish Moss Kill Trees?
- How to Treat Spanish Moss for Bugs
- How to Treat Spanish Moss

Keywords: Spanish moss, weed control, moss spraying



About this Author

Tracy S. Morris has been a freelance writer since 2000. She has published two novels and numerous online articles. Her work has appeared in national magazines and newspapers, including "Ferrets," "CatFancy," "Lexington Herald Leader" and "The Tulsa World."

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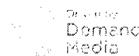
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Not very many Specimen pines are left.

Attachment 2

RECEIVED
City of Morro Bay

NOV 05 2013

Administration

DATE:
10/29/13

FROM:
Brien Steven Schwimer
Anne O'Brien
310 Kern Avenue
Morro Bay, CA 93442
APN #066-241-013
805.704.0303 (msg)
805.772.7922
brienschwimer@gmail.com
anne@anneobrien.me

TO:
Jamie L. Irons
Mayor
City of Morro Bay
City Hall 595 Harbor Street
Morro Bay, CA 93442
805.550.6595
805.772.6200
805.772 7329 (fax)

RE:
City of Morro Bay Monterey Pine tree #1824. Located at the junction of Kern Avenue and Luisita, and its damage to the property at 310 Kern Avenue, Morro Bay. Request removal of tree and compensation for damages at my property above.

ATTACHMENT: Report, Robert Schreiber, Tree & Environmental Specialist, ISA Certified Arborist #FL-0314A, ASCA Academy Graduate, 170 Terra St., Morro Bay, CA 93442, 805-441-3715

Dear Mayor Irons:

I am the owner of the property at 310 Kern Ave, Morro Bay. My mother, Anne O'Brien, and I have resided here since 1985. The buildings here were built between 1947-1963. That makes my property almost a landmark. Including considering the botanical garden in the back yard.

The City of Morro Bay has a serious hazard and liability with, Monterey Pine tree #1824, which overhangs the only way in and out of my residential property. I respectfully request its removal, as well as an assessment and payment of damages, required repairs, and approval of permits for repairs in regards to tree #1824.

Tree#1824 presents a clear and present danger to anyone entering or leaving my property, utility lines, cars, and pedestrians. For example, on October 12, 2013, my mother, who is disabled, slipped and fell on the pine needles on the walkway underneath tree #1824. In addition, tree 1824 roots completely cross the width of my property (50 ft.) and extend 4 ft. across my neighbors' property at 300 Kern Avenue. For more information about the hazard of this tree, please see the attached report from Robert Schreiber.

In summer 2012, the retaining wall in front of my bedroom collapsed. At that time, I had the retaining wall replaced, and had excess sand moved up into the backyard. I also had French drains built along the north and south edges of my property and retaining walls in the front (west) of the property to perform preventative maintenance against what I thought was erosion.

At that time, my mother took a good hard look at the Monterey Pine. She recognized that the tree had pine pitch canker, Spanish Moss, and was becoming a serious hazard due to dead fall, tip death, and pine cones dropping from squirrels. She called the below for help:

- Damaris, City Hall Admin., 772-6200 x.265
- Mike Wilcox, Trees 772-6285
- Rich, Animal Services 781-4400

The City did examine the tree and declared it sick with the pine pitch canker and Spanish Moss. Plus, they tagged it as tree #1824. However, they said that it was the "nesting season," and that they had no resources to deal with "rogue squirrels." Hence, the tree had to stay. In retrospect, the City of Morro Bay was negligent in its response to a serious private and public menace.

During June 2013, the retaining wall in front of my office collapsed. Theretofore, it consisted of these retaining walls:

- Rock blasted from Morro Rock during WWII.
- Concrete forms.
- Additional brick terracing.

I had an emergency retaining wall built. And, realized that tree #1824 NOT erosion, was the culprit. Consequently, my mother called Mike Wilcox again. He did not return her call. (Again, see the report from Robert Schreiber attached.)

I am giving my mother, Anne O'Brien, authorization to deal with the issues about City of Morro Bay tree #1824, because I am working under contract outside the county.

I am asking the City of Morro Bay to please take swift responsibility for removal of tree #1824 and payment for repairs to my residential property.

Thank you for your attention to this matter.

Respectfully submitted,

Brien Steven Schwimer

Brien S. Schwimer 10/27/13



Robert Schreiber

Tree & Environmental Specialist
ISA Certified Arborist #FL-0314A
ASCA Academy Graduate
170 Terra St., Morro Bay, CA 93442
805-441-3715



October 15, 2013

Brien Steven Schwimer
Anne O'Brien
310 Kern Avenue
Morro Bay, CA 93442
805.704.0303
brienschwimer@gmail.com
anne@anneobrien.me

SUBJECT: CITY OF MORRO BAY TREE #1824 EVALUATION
SCHWIMER RESIDENCE
310 KERN AVENUE, MORRO BAY, CA
APN 066-241-013

This report includes an analysis of the impact of City of Morro Bay tree #1824, a Monterey Pine tree [*Pinus radiate*] located at 310 Kern Avenue, Morro Bay, CA on that property. Recommendations to remove the tree are also provided.

OBSERVATIONS:

The subject tree, a Monterey Pine tree (*Pinus radiate*) is located adjacent to a stand alone garage located at 310 Kern Ave. (see pictures #1, 2 & 3 attached). This tree was evaluated during the period September 16, 2013 thru October 10, 2013. The specific information regarding this tree is as follows: 47" DSH (Diameter Standard Height [DSH]). The DSH is measured at 4.5 feet above ground. The height is 80 feet and the width is 80 feet. The health of the tree appears to be compromised with signs of pitch canker (see picture #4 attached), Spanish Moss, and large amounts of dead wood intertwined in utility lines (see picture #5 attached). Root growth from the subject tree extends in a southerly direction across the subject property approximately 54 feet and has caused extensive damage to the garage structure, retaining walls, driveway, stairway, walkway and adjoining property cinderblock wall (see pictures #6 – 17 attached). Owner's mother, Anne O'Brien, reports that, in the fall of 2012 she reported health and liability problems with the tree to the City of Morro Bay. At the time, the City confirmed that her diagnosis of pitch canker and Spanish Moss infestation were correct and tagged the tree. However, the City refused to remove the tree.

ANALYSIS:

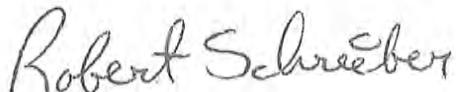
The tree in question (described above) is near a stand-alone garage, driveway and single family residence. The root growth is concentrated down-hill directly in line with the garage, driveway and retaining walls for the single family residence. There is obvious evidence of seizure of the driveway asphalt and cracking and movement of the walls of the garage, walkway, retaining walls and cinder block wall of the neighboring property (300 Kern Avenue). The subject property width is 50' and additional root migration in a southerly direction poses a real threat to the retaining wall of the neighboring property at 300 Kern Avenue. Horizontal limb growth with extreme deadwood concentration and untrimmed end weight inter-mixed with utility lines is also evident (see picture #18).

RECOMMENDATIONS:

Due to the substantial root activity compromising the structures noted above as well as the extensive end-weight of branches directly inter-mixed with utility lines and the general declining health of the subject tree, it is recommended that the tree be removed to prevent additional damage to property as well as minimizing the potential harm to persons either in close proximity to the tree or in near-by structures.

CONCLUSION:

The immediate removal of the subject tree, #1824, will mitigate actual harm to property that already has occurred as well as eliminate potential risk of additional property damage or possible injury to persons.



Robert Schreiber
ISA Certified Arborist
#FL0314A
Arbor First

Picture # 1



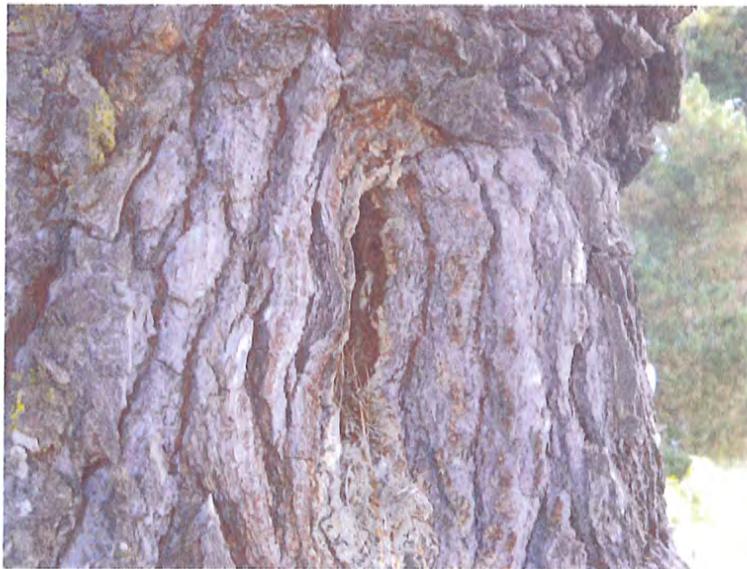
Picture # 2



Picture # 3



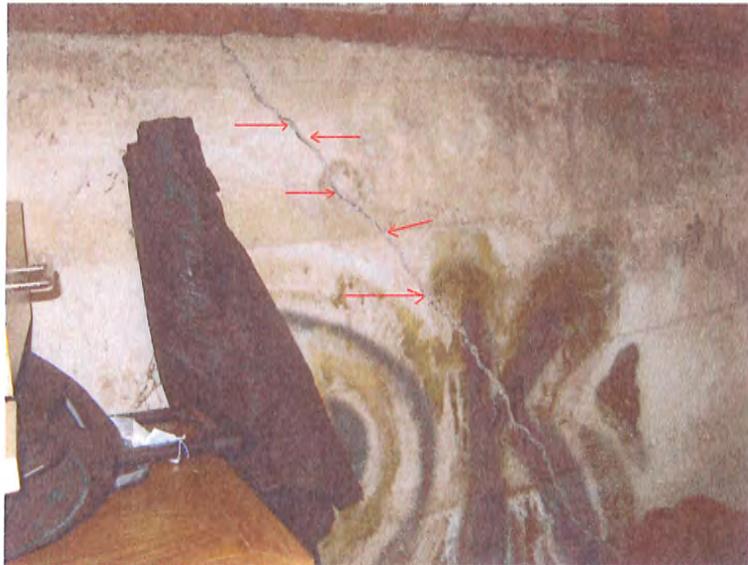
Picture # 4



Picture #5



Picture #6



Picture #7



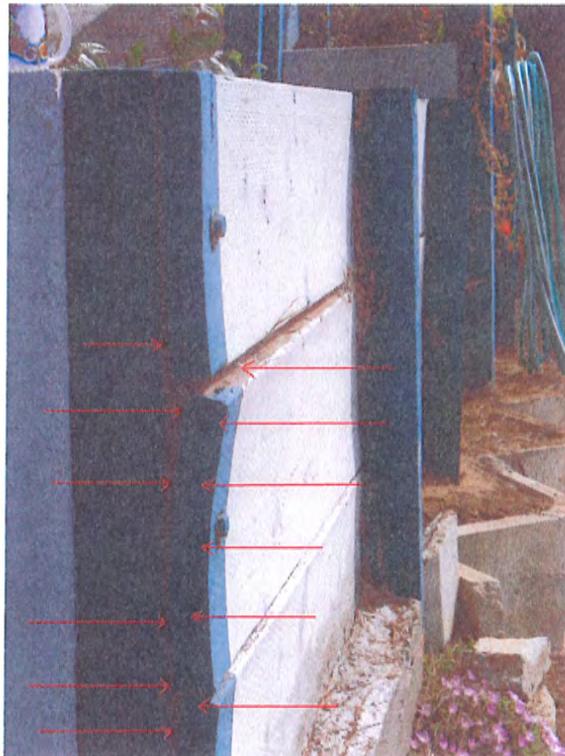
Picture #8



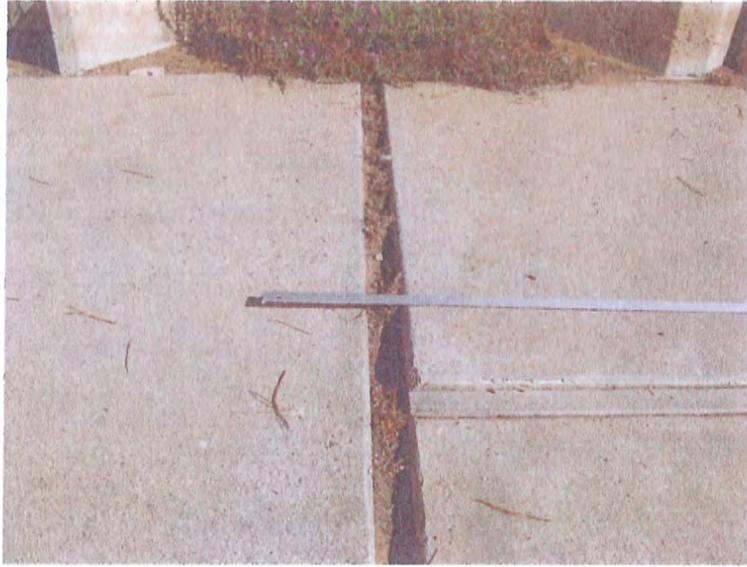
Picture #9



Picture #10



Picture #11



Picture #12



Picture #13



Picture #14



Picture #15



Picture #16



Picture #17



Picture #18



TERMS OF ASSIGNMENT

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations inspections and activities of Arbor First:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Arbor First, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Arbor First and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Arbor First and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Arbor First makes no warrantee, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either written or verbal, for any particular purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Arbor First or the consultant as to the sufficiency or accuracy of that information.
10. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18 % APR). All checks returned for insufficient funds or any other reason will be subject to a \$30.00 service fee. Advance payment of fees may be required in some cases.

Attachment 3



PO Box 13234 San Luis Obispo, CA 93406
Office: (805) 544-1124 772-8500 Cell: 235-5175
Steve Franzmann, Certified Arborist WE 0941A
www.greenvaltree.com

November 21, 2013

City of Morro Bay
595 Shasta
Morro Bay, CA 93442

This report is in regards to the tree at 310 Kern. It is catalogued as city tree #1824 ~ a Monterey Pine with a DBH of 42 inches. The overall health of this tree, at this time seems good. The color is good and there are no outward signs of beetle infestation. This tree does however have two very large co-dominant stems which can be a cause of concern for failure. The larger of the two co-dominant stems leans over the property at 310 Kern; therefore, it needs weight reduction pruning and cabling to ensure the safety for the residents. This tree can be saved with installing 2 sets of cables and weight reduction pruning, which will need to be inspected periodically. The other option is removal because of the size of the tree, the structures and the inherent weakness of co-dominant stems on Monterey Pines.

Respectfully,

Steve Franzmann

Attachment 4

February 13, 2014

MEMORANDUM

TO: PLANNING COMMISSION

FROM: ANNE M. RUSSELL, INTERIM CITY ATTORNEY

RE: TREE #1824 AT 310 KERN AVENUE

RECOMMENDATION

Determine if the tree constitutes a hazard to persons or to property outside the drip line. If yes, authorize issuance of a tree removal permit under the City's Tree Regulation. If no, deny the permit.

Consider agendizing in the future, review and possible recommendation to the Council to amend the tree ordinance to: (1) clarify/state that property owners, not the City, are owners of the trees and landscaping on their property in the right of way; (2) clarify/state property owners are responsible for maintenance, including pruning and trimming, for street trees and landscaping on their property in the public right of way and responsible for damage or injury caused by street trees or landscaping on their property; (3) shift the costs of removal of any tree in the right of way to the property owner to save street funds for repair and improvement of streets not maintenance of private landscaping; (4) clarify that removal of a tree can be for damage inside the drip line of the tree if it affects a structure; (5) other items the Commission feels should be addressed.

DISCUSSION

Public Services staff requested this memorandum regarding the above tree.

The City has received a claim for \$27,000 for damage allegedly caused by the tree tagged as #1824 to the property owner's garage and retaining walls. The property owner also claims it is a hazard to persons, that his mother slipped and fell on the pine needles a while back, and when the tree was pruned, constituted a safety hazard while sap was dripping. There is a difference of opinion as to what caused the damage, the tree roots or soil expansion and contraction together with downward gravitational pull due to ground water travelling through the hill.

The City's Tree Regulations, found in Municipal Code Section 12.08.010 and following, vest the City's Director of Public Works with the responsibility for enforcing the chapter (12.08.030) and with jurisdiction and control of the location and placement of all trees in the public rights of way, together

with supervision, direction and control for the care, trimming, removal, relocation and replacement thereof. (12.08.050). No person other than the Director of Public Works, or his designee, shall prune, plant, remove or replace a tree in the public right of way without a permit.(12.08.060)

No tree can be removed from the public right of way unless it meets one of the criteria of Section 12.08.070, ie., interferes with the necessary improvement of the public right of way, the installation of public utilities or is a hazard to person or property outside the drip line of the tree at maturity, or creates such a condition as to constitute a hazard or an impediment to the progress or vision of anyone traveling on or within the public right of way. The only applicable bases for removal would be a hazard to person or **property outside the drip line of the tree at maturity**. The City has the responsibility to pay for the removal and replacement of such a tree.

The language of Section 12.08.070 is not entirely clear. Nor is the question of liability for the damage caused by the tree. The property owner owns the underlying property; the City merely has an easement for right of way purposes. The City has control over the trees. The easement is larger than the actual street. Some cities have sidewalks in this area. Morro Bay does not at this location.



City of Morro Bay
Public Services/Planning Division
Current Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning Division
New Planning items or items recently updated are highlighted in yellow. Building permit updates are highlighted in green.

Approved projects are deleted on next version of log.

Agenda No: C-1

Meeting Date: February 19, 2014

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Hearing or Action Ready									
1	Adamson	1000 Ridgeway	9/12/13	CP0-408	Admin Coastal Development Permit for Demo/Reconstruct of single family residence.	Parking Exception previously granted by Planning Commission for reduced driveway length Oct. 2012. CJ. KM - Correction letter sent 10/11/13. Corrections received 11/18/13. Permit issued on 12/20/13 and project appealed on 12/30/13. Contacted applicant to request additional info for appeal hearing. Appeal to be heard by PC on or before 2/19/14.	Bldg -- Review complete, applicant to obtain building permit prior to construction	BCR: Resubmit plans to address comments noted in memo of 10/14/13 - drainage report and street widening required	
2		310 Kern	1/23/14	SE0-851	Appeal of Public Street Tree Removal	Appeal received on 1/23/14.	No review performed.		
3	City of Morro Bay	Citywide	n/a	A00-018	Zoning Text Amendment	Review of amendments to Title 17 of the Morro Bay Municipal Code and Master Fee Schedule. Amendments proposed to implement programs identified in the 2009-2013 Housing Element of the Morro Bay General Plan. To be reviewed at the 1-15-14 Planning Commission meeting with recommendations to be forwarded to the City Council. Approved by City Council on 1-28-14. Incorrect Ordinance Language - will re-hear the item at the 2-25-14 Council meeting. To be noticed as a public hearing on 2-11-14	No review performed.		
4	Francis	210 Andros	1/24/14	AD0-087	Administrative Parking Exception (concurrent with Building Permit application #30070)	Under initial review GN - Parking Exception to Allow Reduced Garage Width of less than 20 feet Noticed for admin approval 2/3/14. CJ.	BC- conditionally approved.		
30 -Day Review, Incomplete or Additional Submittal Review									
5	Najarian	325 Zanzibar	2/3/14	CP0-425	New SFR	Under initial review	TP-conditionally approved		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
6	Beckett	175 Easter	2/3/14	CP0-424	Partial Demo & Reconstruct of SFR	Under initial review			
7	The Gas Company	0 Kings Ave	1/30/14	A00-019 (amendment of CP0-385)	Advance Meter Project - amend existing CDP to change location of 29' pole for DCU	Under initial review			
8	Inn at MB	60 State Park Road	1/28/14	Minor Amendment of Existing Planning Permit	Commercial Improvements to Hotel	Under initial review			
9	AT&T	590 Morro	1/16/14	CP0-126 / UP0-084	Upgrade of unmanned telecommunications facility	Under initial review			
10	Groom	3039 Ironwood	1/15/14	CP0-422	New Single Family Home - concurrent permitting with Building Division	Under initial review	BC- conditionally approved.	BCR-under review	
11	Dynegy	1290 Embarcadero	1/13/14	CP0-421	Demolition of outlying buildings at Morro Bay Power Plant	Under initial review	BC-please route to building.		
12	Cockrill	3031 Beachcomber	1/13/14	CP0-420	Addition to Existing Single Family Home in Coastal Appeals Area - concurrent permitting	Under initial review	BC- conditionally approved.		
13	Frye	3420 Toro Lane	1/13/14	CP0-419	New Single Family Home	Under initial review. Met w/ Applicant 1-17-14 re Incomplete Submittal of Plans. Resubmitted 1-23-14. CJ.	BC-disapproved- need geologic and engineering geology report.		
14	McAlexander	480 Arcadia	1/13/14	AD0-086	Administrative Parking Exception for Building Permit application	Under initial review. Spoke w/ Applicant 1-30-14 regarding Building Permit app. Review complete and noticing to be prepared.	BC-please route to building.		
14	Leage	1185-1215 Embarcadero	1/9/14	UP0-058	Floating Docks - Phase 2	Under initial review	BC-under review.		
15	Wammack	505 Walnut	12/31/13	CP0-417	Coastal Development Permit for new SFR on vacant lot - concurrent permitting for Building Permit	GN - Incomplete letter sent 1/31/14	BC- conditionally approved.	BCR-under review	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
16	Gonzalez	481 Java	12/30/13	UP0-374	Conditional Use Permit for Non conforming single family residence	KM - Under initial review. GN - Incomplete letter sent 1/30/14	BC-under review.		
17	Turner	360 Cerrito	12/12/13	CP0-415	Admin CDP	Under review. GN - Submittal complete. To be noticed for Administrative CDP with 10 day comment period. CJ.	BC- conditionally approved.		
18	Jacober	456 Oahu	12/12/13	AD0-085	Parking Exception (concurrent with Building Permit application #30067)	KM- Under initial review. Submitted concurrently with building permit application for SF addition. Application deemed complete 1/8/14. To be noticed week of 2/10/14	BC- conditionally approved.	DH-comments provided 1.8.14	
19	Turner	356 Yerba Buena	10/30/13	CP0-412	Single Family Addition & Remodel	Property located within ESH area. Wetlands delineation study received. Incomplete letter sent 11-26-13. CJ.	BC- conditionally approved.TP-Cond Approve 11/25/13.		
20	Buquet	647 Estero	10/16/13	CP0-411	Admin Coastal Development Permit for new SFR	KM - Under review. Corrections returned 11/15/13. Meeting with applicant on 1-7-14 to discuss project. Applicant to resubmit plans per discussion with staff. Resubmittal received 1-22-14	Review complete, applicant to obtain building permit prior to construction. TP/FD Approves 11/6/13.	DH-Comments provided	
21	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Project subject to bluff development standards.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
22	Hough	279 Main	10/7/13	CP0-409 & UP0-366	CDP and CUP to construct a single family home on vacant lot	CJ- Project reviewed and additional info requested 11-21-13. Met with Applicant's representative 11-21-13. Resubmittal received and under review. CJ	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove 12/17/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13	
23	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant scheduled for 2-13-14.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP-Disapprove 11/19/13.	N/R	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EF 12/16/13
24	AT&T	788 Main St.	6/10/13	UP0-362 & CP0-403	Special Use Permit for Recycling Container Enclosure in Parking Lot	CJ- Application under Review. Deemed Incomplete. Letter sent 7-9-13. Resubmittal received 11-5-13. Letter of incompleteness sent 12-4 CJ.	Bldg -- Review complete, applicant to obtain building permit prior to construction. TP-FD Disapprove Express Check 3/18/13 & FD Disapprove	RS- Rvw complete no frontage improvements required	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
25	Goodwin	2920 Juniper	5/21/13	CP0-399	Coastal Development Permit for new SFR on vacant lot	CJ- Application deemed incomplete. Requested corrections 6/10/13.	BC-please route to building.	RS&DH-Plan revisions reqd per memo 5/29/13	
Continued projects									
26	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. Design contract currently under review.	
Projects in Process									
28	Parker/Steinmann	885 Embarcadero	11/6/13	UP0-372 (Amendment of CUP 28-02)	Amendment to Use Permit 28-02 to modify location of trash enclosure	KM - Corrections returned 11-21-13. Waiting on applicant to submit withdrawal letter.	BC- disapproved. Fire denied 11-26-13. TP-Disapprove 11/22/13.		
29	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13	RPS: Initial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17 and are awaiting their comment letter. Left messages for project Architect 10/18/13 advising him of Caltrans concerns.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
30	Frye	244 Shasta	3/6/13	CP0-396 and AD0-081	Secondary Unit and Parking Exception.	Proposed creation of secondary unit from garage. Parking exception. First Noticed 5-16-13. Setbacks noted on plan incorrect, therefore project required to be re-noticed on 6/26/13. Applicant now required to comply with or amend existing permit #CP0-013 before proceeding with proposed project. Met with applicant's representative regarding previously approved permit. Waiting for applicant's resubmittal. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	No review performed.	NR	
31	LaPlante	3093 Beachcomber	11/3/11	CP0-365	New SFR. Resubmittal and Phase 1 Arch report 2/6/12.	SD-- Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Environmental in process. Letter sent 4/11/2012 requesting environmental study. Applicant has requested a meeting on August 9, 2012 to review environmental study request. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Applicant will provide MND fees with submittal of Biological report. 8/9/12 MR met with applicant and owner to discuss environmental issues. Would require a detailed MND. Applicant is still considering preparation of Biological Report. Staff met with applicant and his agent, discussed elements of the project especially the Biological report needs to be prepared. Draft biological report received and under review. Project referred to environmental consultant and Coastal. MND in process. Applicant revising bio report.	Review complete, applicant to obtain building permit prior to construction.	DH comments submitted 1/18/2012. Provide EC, drainage report, SW mgmt.	No Comments to date

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Environmental Review									
26	City of Morro Bay	N/A			MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review-tentatively scheduled for 10/14/2013.	No review performed.	NR	
32	Meissner	1387 Hillcrest	12/12/13	CP0-416	Admin CDP	KM - Under review. Project within threshold for proximity to cultural resources. Project deemed not exempt from CEQA and subject to an initial study. Letter sent to applicant 1/6/14.	BC- conditionally approved.		
33	Lucky 7	1860 Main	3/12/13	CP0-394	Construct Fuel Island Canopy	CJ- Requested additional info. 3-29-13 Resubmittal received 7-22. Project deemed not exempt from CEQA. Initial Study in process. Requested photometric plan for new lighting of canopy via phone 1-28-14 for initial study. Photometric plan and revised plans received 2-10-14. Reviewing new material submitted for inclusion in Initial Study. CJ.	Review complete, applicant to obtain building permit prior to construction. FD Approval CPO 394 8/23/13	Approved BCR 3/18/13	
34	Sequoia Court Estates	670 Sequoia	4/3/12	UP0-349 & S00-112	Parcel Map. 3 parcels and an open space parcel. A revised subdivision map was submitted for review on August 6, 2012.	Incomplete letter sent to applicant/agent. Project submitted without necessary materials for processing. Applicant submitted a revised plan reducing the number of lots, and is providing additional information as requested addressing City requested information. Additional information submitted; waiting for biological report. Report should be submitted in September 2012. Needs drainage plans. MR: Second incomplete letter sent 11/13/12. MND in preparation. Susan Craig, Coastal Commission staff confirmed property is entirely outside coastal zone. Met with applicant on 1/30/2013 project moving ahead, staff waiting on resubmittal. Applicant directed to obtain wetland determination. Project waiting on applicant. Resubmittal received 9-10-13. Corrections sent to applicant. Project still does not meet code requirements. Subdivision Review Committee to review project 2/11/14.	Review complete, applicant to obtain building permit prior to construction. TP/FD Disapprove SOO-112 w/corrections 10/18/13.	BCR- comments submitted 4/17/12. Drainage issues need to be addressed. 1/17/14 Drainage report incomplete. Developer needs to show how water quality requirements will be addressed. Peak flow mitigation not required at this phase.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Grants									
35	Sustainable Communities	City-wide			\$900,000 Grant Opportunity for funding for long-range planning activities including LCP update, General Plan. State has not released grant information for the next application cycle.	Draft guidelines not yet released for 3rd round of funding. Funding criteria changed for 3rd round to focus on transportation priorities. Consultant analysis of City competitiveness determined to be not advisable based on change in funding criteria from earlier funding rounds.	No review performed.	N/A	
36	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with Coastal Conservancy staff to commence grant contract. Grant activity start date expected to be February 2014.	No review performed.	N/A	
27	City of Morro Bay	City-wide			CDBG funding to CAPSLO for operation of the Prado Day Center & Homeless Shelter, & Senior Nutrition Program	Staff has ongoing responsibilities for contract management.	No review performed.	N/R	

#	Applicant/ Property Owner	Project Address	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 requiring coordination with another jurisdiction									
37	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond	
38	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 1/22/14.	
Preapplication projects									
39		Little Morro Creek Road			BMX park	Permit process info provided to applicant on 7-23-13. Staff met with applicant on 8/30/13 to provide further application requirement info. Provided additional clarifying information 11-19-13 to applicant who is finalizing use permit application package. No recent contact.	Met with applicant.	Met w/ applicant 10/15/13 to determine project scope	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Final Map Under Review									
40	Zinngarde	1305 Teresa	5/9/11	Map	Final Map. Public Works review of the final map, CCR's and conditions of approval. Plans 8/5/11. Applicant resubmitted CCRS. Incomplete submittal as of 1/23/12. Resubmitted 4/4/2012	KW--Comments given to applicant, held meeting on 9/27/2011 regarding comments. Biological being review by applicant to address drainage issues. Biological Report approved by Planning as well as the CCRs. Tentative map improvements.	Improvements under construction.	DH - PIP submitted PIP to be built prior to map recordation. Public Improvements under construction.	
41	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH boundary.	No review preformed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive									
42	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland) . Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW-Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.	
43	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map, CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted.	Please route project to Building upon resubmittal.	N/A	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects going forward to Coastal Commission for review									
44	City of Morro Bay		Citywide	2/1/13	Ordinance 556	AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.27 ESTABLISHING REGULATIONS AND PROCEDURES ENTITLED "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas" and Modify THE TITLE PAGE TO REFLECT THE NEW CHAPTER.	Application for Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC working on addressing issues	No review preformed.	N/A

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects Appealed or Forwarded to City Council									
45	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction.			
46	City of Morro Bay	N/A		n/a	Urban Forest Management Plan	Public Works anticipating to present plan at Nov. 20th PC meeting. Presented to Planning Commission at 11-20-13 meeting which provided comments to be forwarded to Council.	No review performed.		
47	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item to be back to City Council first meeting in Nov. Workshops scheduled 9/29/11 & 10/6/11. Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 PC meeting scheduled to review North Main Street District. Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Second workshop in process of being scheduled. Contacted Chamber of Commerce to set up three remaining workshops for Feb. 2014. CJ.	No review performed.	N/R	
48	Perry	3202 Beachcomber	9/8/11	AD0-067	Variance. Demo/Reconstruct. New home with basement in S2A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete.	Review complete, applicant to obtain building permit prior to construction.	See above	
Projects in Building Plan Check									
49	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013)	BC- Returned for corrections 1/9/13.	N/A	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
50	Sherrod	938 Anchor	11/8/13	B-30053	SFR Add/ Remodel	KM -Under review. Corrections returned 12-9-13.	BC- Resubmitted 0210/14.		
51	Francis	210 Andros	12/16/13	B-30070	SFR Addition	KM - Denial letter sent 1-15-14	BC-On hold during Planning process.		
52	Skousen	175 Bali	11/18/13	B-30055	SFR Add/ Roof Deck	Requested corrections 11/19/13. CJ.	BC- Returned for corrections 11/21/13.		
53	Cockrill	3031 Beachcomber	12/16/13	B-30068	SFR Add/ Remodel	Addition exceeds 10% in appeals area. Needs CDP. CJ	BC-On hold during Planning process.		
54	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. MR: Met with applicant to go over environmental issues.	BC- Application on hold during planning process	DH- Provide SW mgmt, drainage rpt, EC.	
55	Bowser	580 Downing	1/27/14	B-30091	SFR Addition/ Remodel	CJ- Requested corrections 2-10-14	BC-under review.		
56	Van Beuran	701 Embarcadero	1/14/14	B-30083	Repairs to existing piles in water	CJ- Waiting on Coastal Commission waiver	BC-returned for corrections 02/11/14.		
57	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Needs CDP	BC- on hold pending planning process.	Memo of 11029/13. CDP application should address soil	
58	Conrad	2820 Greenwood	12/30/13	B-30079	SFR Add/ Second Unit	Under review. 2nd unit will require CDP.	BC- under review.		
59	Friends of MB Library	625 Harbor	12/18/13	B-30071	Remodel Library	KM - Needs CDP.	BC- out for corrections 02/03/2014		
60	Skiff	2639 Hemlock	1/6/14	B-30081	SFR Addition- construct shop		BC- met with applicant and returned plans for revision.		
61	Methodist Church	3000 Hemlock	8/16/12	B-29752	Construct new modular classroom, site work.	Approved by MR 8-30-12	BC- Issued 02.02.14. FD Approves 11/12/13	BCR- 11/01/13 Revised Drainage report received and is under review. 1/7/14 Drainage report and plans approved	
62	Ferguson	605 Ironwood	4/24/13	B-29861	New SFR	KM - Approved 10/15/13.	BC- RTI. FD Approval CPO 400 8/22/13	BCR-11/01/13- Developer reduced impervious area to reduce requirements.	
63	Groom	3039 Ironwood	1/15/14	B-30084	New SFR	Needs CDP.	BC-under review.		
64	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel	KM - Disapproved due to nonconforming issues 10/22/13. GN - Sent out incomplete letter 1/30/14 with revisions,	BC- on hold pending planning process.	Plans returned w/o comment until PIng issue resolved	
65	Bell	335 Kings	12/12/14	B-30066	Rooftop PV system	CJ- under review.	BC-resubmitted 1/22/14, sent to Planning.		
66	Naran	2176 Main	5/13/13	B-29918	Partial change of occupancy	CJ - Corrections sent 5-29. Resubmittal received 11-20 and corrections sent 12-10-13.	BC-returned for corrections 12/16/13.	N/R	
67	Bae	2615 Maple	1/13/14	B-30096	Bathroom Remodel	CJ - no planning issues. Approved.	BC-under review.		
68	Moodey	690 Monterey	12/30/13	B-30075	R&R existing staircases	CJ- approved	BC-RTI.		
69	Frantz	499 Nevis	9/23/12	B-29510	New SFR	CJ- approved	BC- RTI 9/16/2013.	N/A	
70	Jacober	456 Oahu	12/11/13	B-30067	SFR Add/ voluntarily remove illegal garage conversion.	KM - Under review.	BC-under review.		
71	Heller	271 Palm	10/31/13	B-30045	Remodel	KM - Under review. Corrections returned 11-20-13.	BC- returned for corrections 11/22/13.		
72	Adamson	1000 Ridgeway	9/11/13	B-30008	New SFR	CJ - on hold until CDP approval. CDP under appeal.	BC- returned for corrections 12/30/13.	BCR: Revise plans per memo of 10/14/13	

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
73	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. Wayne Adams submitted a letter 1/6/14 requesting that the City determine the remaining permit considered abandoned.	BC- on hold pending planning process.	BCR-approved 5/13/13	
74	Inn at MB	60 State Park	6/27/13	B-29884	Main Building Remodel	CJ- Corrections sent 7-17 including need to modify planning permit. Resubmittal received and response sent 12-18 to amend planning permit. Minor amendment necessary.	BC- Returned for corrections 12/19/13.	RS - Referred to State Parks for comment on frontage imprvmts	
75	Wammack	505 Walnut	12/31/13	B-30076	New SFR	CJ - needs CDP	BC-under review.		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations
Projects & Permits with Final Action									
76	Volk	800 Quintana	10/14/13	CP0-413 & UP0-368	R/R Antennas & TMA Units	CJ- Project reviewed and ready for Planning Commission meeting 11/20/13. Project to include a height exception to increase height by 3 feet. Project approved by Planning Commission on November 20, 2013 but inadequate noticing was provided, project to be renoticed for the January 15, 2014 P.C. meeting. Applicant requesting continuance to the 2/5/14 PC meeting to allow time to revise RF report. Revised information received. PC approved 2/5/14. CJ	FD/TP-Cond. Approve 11/13/13. BC- conditionally approved.	RPS: Rcmd Approval with no comments	
77	Community Development Block Grant (CDBG) / HOME Program through Urban County Consortium	Downtown City-wide area	Yearly Funding Cycle		CDBG Applications received 10/12/12. Nine applications received. Draft funding recommendations to be adopted at 11/13/12 City Council Meeting. Final Funding Approval heard at 2-13-13 City Council Meeting. Final action taken by County Board of Supervisors 3-5-13.	Application recommended for funding is Pedestrian Accessibility Improvements for City of Morro Bay. Council approved on 11-13 funding for Senior Nutrition and Pedestrian Accessibility. 2nd Funding Workshop to be held at Community Center on 1/9/13. Subrecipient Agreement and NEPA Environmental Review under review. CEQA NOE filed. NEPA clearance obtained 6/21/13. FY2014 Funding Cycle: Applications released on 9/9/13 and due on 10/15/13. Needs Workshop held on 9/16/13 at City of Atascadero. Draft funding recommendations to Council on 11/12/13. Council approved staff recommendation on 11/12/13. 2nd public workshop held on 1/7/14. Final funding recommendations to be heard at City Council on 1/28/14.	No review performed.	2014 application submitted 10/14/13	



City of Morro Bay

Public Services/Planning Division

Advanced Planning Work Program

Work Item	Requested by	Date Requested	Comments	Estimated Staff Hours	Planning Commission	City Council	Coastal Commission
Updating the Strategic plan matrix for managing the greening process	City Council	Annually	Original green matrix went to P.C. on 7/6/09 and then to C.C. on 12/14/09. Now subject to annual updates	20 hours	Annual Updates	Annual Updates	
CEQA Implementation Guidelines	City Council	2006	CEQA guidelines were adopted in March 9, 1981 need to be updated.	120 to 160	TBD	TBD	NA
North Main Street Parking Plan	City Council	2011	Text amendment to be review by Planning Commission and PC to make recommendation to City Council 4/18/12 PC mtg. City Council took action on June 3, 2012 and Approved the amendment. Text Amendment ready to be submitted to California Coastal Commission	100	4/18/2012	6/4/2012	TBD
Sign Ordinance Update	City Council	2010	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on May 2011. Scheduled for 5/10/11 CC meeting, item was continued. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report on the status of this project brought to PC on 2/7/2011. The item shall be brought back to City Council first meeting in November. Workshops scheduled September 29, 2011 and October 6, 2011.-Workshop results going to City Council December 13, 2011. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Currently an intern is working on the Sign Ordinance. Update due to City Council in June 2013	150 to 250 + consultant hrs	Project went to P.C. on May 16, 2012. At this meeting staff was given several tasks to accomplish prior to the June 20, 2012 meeting including the following: bring back survey results differentiating between the surveys, a new matrix with all definitions including those new definitions provided by the Commission, bring back pictures of signs, clarification of the difference between internally and externally illuminated signs, limitations on materials, encourage increase in window signs, add a column for staff recommendations, define shopping center, enlarge the downtown area.	TBD	
Wireless Ordinance	City Council	2009	Text amendment. Ready to be submitted to California Coastal Commission				
Updated Zoning Ordinance	CC based on CCC letter	2010	Project on hold pending direction.	1,800	TBD	TBD	TBD
Updated General Plan/LCP	CC based on CCC letter	2010	Subcommittee formed. Meetings held are: 11/9/11 to develop plan of action, 12/7/11 to review Access & Recreation Element. Changes were made but not yet finalized. 1/9/12 to review Harbor Resources Element. Next meeting scheduled for 1/30/12 to discuss Visual Resources. No additional meetings held. Work plan for the update of the General Plan and LCP due back to City Council on June 25, 2013	1,800	TBD	TBD	TBD
2014 Housing Element Update		2013	The City of Morro Bay is required to update their Housing Element (5th Cycle). The update is due June 14, 2014. Staff will be sending out an RFP for a consultation to assist with the preparation of the update.				
Status report on Progress of Planning Study Committee Solutions (May '13)	City Council	2013					



AGENDA NO: D-1

MEETING DATE: February 19, 2014

Staff Report

TO: Planning Commission **DATE: February 13, 2014**

FROM: Barry Rands, PE – Associate Engineer

**SUBJECT: Storm Water Management Guidance Manual for Low Impact
Development & Post-Construction Requirements**

RECOMMENDATION

That the Planning Commission receive a presentation of the draft **Storm Water Management Guidance Manual for Low Impact Development & Post-Construction Requirements**, take public testimony and provide comments to staff.

FISCAL IMPACT

Other than additional staff responsibilities in monitoring and reporting compliance, there is no fiscal impact to the City.

SUMMARY

The Guidance Manual is intended to assist developers in understanding and complying with stormwater management requirements recently adopted by the Regional Water Quality Control Board.

BACKGROUND

In July of 2013 the Regional Water Quality Control Board adopted post-construction stormwater control requirements for certain types of new and redevelopment projects. The requirements go into effect March 6, 2014. The requirements can become technically complex for large projects. Therefore, City staff has drafted two Guidance Manuals to assist developers in understanding and complying with these new requirements. An abbreviated, "EZ Manual" covers only what is required for the vast majority of projects typical to Morro Bay: construction or replacement of single-family residences. The complete Guidance Manual provides the remaining technical details required for more complex developments such as multi-family and commercial projects. The Guidance Manuals provide a supplement to the City Engineering Standards and replaces the July 2011 supplement that contained interim stormwater management regulations pending the adoption of these requirements.

DISCUSSION

Developers should already be familiar with stormwater control requirements intended to protect water

Prepared By: BCR

Dept Review: RL

City Manager Review: _____

City Attorney Review: _____

quality during and after construction. The interim requirements that are currently in place are similar to these new requirements. The requirements apply to new or replaced impervious surfaces such as parking lots, sidewalks and roofs that generate stormwater runoff that damage downstream rivers, lakes and streams. These impervious surfaces also reduce the amount of rainwater that can soak into the ground and replenish our groundwater supplies. The new post-construction requirements are intended to reduce the long-term water quality impacts associated with development through site design and structural stormwater control measures.

The requirements affect any development or redevelopment that creates or replaces over 2,500 square feet of impervious surface. The requirements increase with increasing project size. The minimum requirements include various aspects of site planning to preserve pervious surfaces and reduce runoff, while larger projects will require progressively more comprehensive stormwater management measures including runoff filtration, retention, infiltration, and detention.

CONCLUSION

After hearing the presentation of the Guidance Manual and taking public testimony, the Commission should make recommendations to staff.

ATTACHMENTS

DRAFT Storm Water Management Guidance Manual for Low Impact Development & Post-Construction Requirements (Main Manual)

DRAFT Storm Water Management Guidance Manual for Low Impact Development & Post-Construction Requirements (EZ Manual)

STORM WATER
MANAGEMENT
GUIDANCE MANUAL
FOR
LOW IMPACT DEVELOPMENT
&
POST-CONSTRUCTION
REQUIREMENTS

MAIN MANUAL

March 6, 2014

DRAFT



City of Morro Bay, California

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Introduction

Post-Construction Stormwater Management Performance Requirements

The primary objective of these Post-Construction Stormwater Management Performance Requirements is to minimize the downstream impact of increased stormwater runoff that often occurs as the result of development or redevelopment projects. The Post-Construction Requirements emphasize protecting and, where degraded, restoring key watershed processes to create and sustain healthy watersheds. Maintenance and restoration of watershed processes is necessary to protect water quality and beneficial uses.

The intention of this Guidance Manual is to provide developers a tool to both determine the specific requirements for a given project and to plan and design the project so that those requirements are met as efficiently as possible.

DRAFT

Definitions Related to Post-Construction Requirements

Bioretention – A Stormwater Control Measure designed to retain stormwater runoff using vegetated depressions and soils engineered to collect, store, treat, and infiltrate runoff. Bioretention designs do not include underdrains.

Biotreatment or Biofiltration Treatment – A Stormwater Control Measure designed to detain stormwater runoff, filter stormwater through soil media and plant roots, and release the treated stormwater runoff to the storm drain system. Biotreatment systems include an underdrain.

Discretionary Approval – A project approval which requires the exercise of judgment or deliberation when the MS4 decides to approve or disapprove a particular activity, as distinguished from situations where the MS4 merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Dispersion – The practice of routing stormwater runoff from impervious areas, such as rooftops, walkways, and patios, onto the surface of adjacent pervious areas. Stormwater runoff is dispersed via splash block, dispersion trench, or sheet flow and soaks into the ground as it moves slowly across the surface of the pervious area.

Drainage Management Area (DMAs) – Following the low impact development principle of managing stormwater through small-scale, decentralized measures, DMAs are designated individual drainage areas within a Regulated Project that typically follow grade breaks and roof ridge lines and account for each surface type (e.g., landscaping, pervious paving, or roofs). Stormwater Control Measures for runoff reduction and structural facilities are designed for each DMA.

Equivalent Impervious Surface Area – is equal to *Impervious Tributary Surface Area* (ft²) + *Pervious Tributary Surface Area* (ft²), where *Impervious Tributary Surface Area* is defined as the sum of all of the site's conventional impervious surfaces, and *Pervious Tributary Surface Area* is defined as the sum of all of the site's pervious surfaces, corrected by a factor equal to the surface's runoff coefficient.

Evapotranspiration (ET) – The loss of water to the atmosphere by the combined processes of evaporation (from soil and plant surfaces) and transpiration (from plant tissues).

Flow-Through Water Quality Treatment Systems – Stormwater Control Measures that are designed to treat stormwater through filtration and/or settling. Flow-through systems do not provide significant retention or detention benefits for stormwater volume control.

Gross Impervious Area – Impervious surfaces that are created or replaced by the project. Manufactured permeable surfaces (pervious paving, gapped paving stones, etc.) may be considered as a pervious surface and are considered on a case by case basis. If sidewalks or new pavement in the City right of way is planned or required by code, these surfaces shall also be included in the total. Do not include the surface area of decks with gaps that allow runoff to drain to permeable surfaces below. Gross Impervious Area is used in the initial determination of performance requirements.

Groundwater Basins – Groundwater basin areas defined by the California Department of Water Resources (DWR) and used in the Central Coast Water Board Joint Effort for Hydromodification Control to identify groundwater receiving-water issues and areas where recharge is a key watershed process. DWR based identification of the groundwater basins on the presence and areal extent of unconsolidated alluvial soils identified on a 1:250,000 scale from geologic maps provided by the California Department of Conservation, Division of Mines and Geology. DWR then further evaluated identified groundwater basin areas through review of relevant geologic and hydrogeologic reports, well completion reports, court-determined adjudicated basin boundaries, and contact with local agencies to refine the basin boundaries.

Impervious Surface – A hard, non-vegetated surface area that prevents or significantly limits the entry of water into the soil mantle, as would occur under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of Performance Requirements are exceeded. However, for modeling purposes, open, uncovered facilities that retain/detain water (e.g., retention ponds, pools) shall be considered impervious surfaces. There are three methods of calculating impervious surface area, depending on the context of the calculation. For more details, see *Net Impervious Area, Gross Impervious Area, and Equivalent Impervious Area* definitions.

Land recycling – The reuse of abandoned, vacant, or underused properties for redevelopment or repurposing

Landscaped Areas – Areas of soil and vegetation not including any impervious surfaces of ancillary features such as impervious patios, BBQ areas, and pools.

Large River – A river draining 200 square miles or more.

Low Impact Development (LID) – A stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

Ministerial Approval – A project approval which involves little or no personal judgment by the MS4 as to the wisdom or manner of carrying out the project and only involves the use of fixed standards or objective measurements.

Native Vegetation – Vegetation comprised of plant species indigenous to the Central Coast Region and which reasonably could have been expected to naturally occur on the site.

Net Impervious Area – The sum of new and replaced post-project impervious areas, minus any reduction in total imperviousness from the pre-project to post-project condition: *Net Impervious Area =*

(New and Replaced Impervious Area) – (Reduced Impervious Area Credit), where Reduced Impervious Area Credit is the total pre-project to post-project reduction in impervious area, if any.

New Development – Land disturbing activities that include the construction or installation of buildings, roads, driveways and other impervious surfaces. Development projects with pre-existing impervious surfaces are not considered New Development.

Percentile Rainfall Event (e.g., 85th and 95th) – A percentile rainfall event represents a rainfall amount which a certain percent of all rainfall events for the period of record do not exceed. For example, the 95th percentile rainfall event is defined as the measured rainfall depth accumulated over a 24-hour period, for the period of record, which ranks as the 95th percentile rainfall depth based on the range of all daily event occurrences during this period.

Permeable or Pervious Surface – A surface that allows varying amounts of stormwater to infiltrate into the ground. Examples include pasture, native vegetation areas, landscape areas, and permeable pavements designed to infiltrate.

Pre-Project – Stormwater runoff conditions that exist onsite immediately before development activities occur. This definition is not intended to be interpreted as that period before any human-induced land activities occurred. This definition pertains to redevelopment as well as initial development.

Project Site – The area defined by the legal boundaries of a parcel or parcels of land within which the new development or redevelopment takes place and is subject to these Post-Construction Stormwater Management Requirements.

Rainwater Harvest – Capture and storage of rainwater or stormwater runoff for later use, such as irrigation (without runoff), domestic use (e.g. toilets), or storage for fire suppression.

Receiving Waters – Bodies of water, surface water systems or groundwater that receive surface water runoff through a point source, sheet flow or infiltration.

Redevelopment – On a site that has already been developed, construction or installation of a building or other structure subject to the Permittee's planning and building authority including: 1) the creation or addition of impervious surfaces; 2) the expansion of a building footprint or addition or replacement of a structure; or 3) structural development including construction, installation or expansion of a building or other structure. It does not include routine road maintenance, nor does it include emergency construction activities required to immediately protect public health and safety.

Replaced Impervious Surface – The removal of existing impervious surfaces down to bare soil or base course, and replacement with new impervious surface. Replacement of impervious surfaces that are part of routine road maintenance activities are not considered replaced impervious surfaces.

Self-Retaining Areas – (also called “zero discharge” areas), are designed to retain some amount of rainfall (by ponding and infiltration and/or evapotranspiration) without producing stormwater runoff. Self-Retaining Areas may include graded depressions with landscaping or pervious pavement.

Self-Treating Areas – are a portion of a Regulated Project in which infiltration, evapotranspiration and other natural processes remove pollutants from stormwater. The self-treating areas may include conserved natural open areas and areas of native landscaping. The self-treating area only treats the rain falling on itself and does not receive stormwater runoff from other areas.

Routine Road Maintenance – includes pothole and square cut patching; overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage; shoulder grading; reshaping/regrading drainage systems; crack sealing; resurfacing with in-kind material without expanding the road prism or altering the original line and grade and/or hydraulic capacity of the road.

Single-Family Residence – The building of one single new house or the addition and/or replacement of impervious surface associated with one single existing house, which is not part of a larger plan of development.

Stormwater Control Measures – Stormwater management measures integrated into project designs that emphasize protection of watershed processes through replication of pre-development runoff patterns (rate, volume, duration). Physical control measures include, but are not limited to, bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water use. Design control measures include but are not limited to conserving and protecting the function of existing natural areas, maintaining or creating riparian buffers, using onsite natural drainage features, directing runoff from impervious surfaces toward pervious areas, and distributing physical control measures to maximize infiltration, filtration, storage, evaporation, and transpiration of stormwater before it becomes runoff.

Stormwater Control Plan – A plan, developed by the Regulated Project applicant, detailing how the project will achieve the applicable Post-Construction Stormwater Management Requirements (for both onsite and offsite systems).

Tributary Area – The entire project area except for undisturbed areas of planted areas with native vegetation that do not receive runoff from other areas and impervious surface areas that discharge to infiltration areas that will not produce runoff or create nuisance ponding. The Drainage Management Areas are smaller Tributary Areas that cumulatively make up the Tributary Area of the entire site.

Does My Project Need to Meet Post-Construction Performance Requirements?

Projects subject to these Post-Construction Performance Requirements include all New Development or Redevelopment projects that create and/or replace $\geq 2,500$ square feet of impervious surface (collectively over the entire project site). In general, the larger the impervious surface created or replaced, the more rigorous the requirements become. However, the requirements are also dependent on project type and location. Consequently, these three elements (gross impervious area, project type, and project location) need to be determined and quantified as a first step in the process.

1. **Gross Impervious Area:** Gross Impervious Area is the total of newly created and replaced impervious surfaces. Existing impervious surfaces that are within the project site but are not being replaced do not count in this calculation. Impervious surfaces are any hard, non-vegetated surface areas that prevent or significantly limit the entry of water into the soil. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Manufactured permeable surfaces (pervious paving, gapped paving stones, etc.) may be considered as pervious surfaces and are considered on a case by case basis. If sidewalks or new pavement in the City right of way is planned or required by code, these surfaces shall also be included in the total. Surface areas of decks with gaps that allow runoff to drain to permeable surfaces below are not considered impervious areas. For redevelopment projects, both new and replaced impervious surfaces are included. If the Gross Impervious Area is less than 2,500 square feet, the project is exempt from requirements.
2. **Type of Project:** A list of types of projects that are exempt for all stormwater requirements is detailed below, also see Appendix A. If not exempt:
 - a. Is the project a new development or redevelopment project? Projects are classified as redevelopment if the project replaces or adds to existing impervious surfaces. Projects located on land with no existing impervious surfaces are considered new development.
 - b. Does the project involve the construction or reconstruction of one or more detached single family residences (SFR)?
3. **Location:** The City is divided into several Watershed Management Zones. The map in Appendix B shows the boundaries of these zones. A Google Earth overlay is available on the City website for more precise project location.

The Performance Requirement Determination Form in Appendix C is provided to document the results of the above assessment. It shall be completed and filed with the Planning permit application. If the project is exempt, no further documentation is required. If not exempt, a calculation of the Net Impervious Area is required.

PROJECTS EXEMPT FROM STORMWATER REQUIREMENTS

Project that are exempt from the Post-Construction Performance are as follows (check any box on the list and no further action is required):

- Road and Parking Lot maintenance:
 - Road surface repair including slurry sealing, fog sealing, and pothole and square cut patching
 - Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage
 - Shoulder grading
 - Cleaning, repairing, maintaining, reshaping, or re-grading drainage systems
 - Crack sealing
 - Resurfacing with in-kind material without expanding the road or parking lot
 - Practices to maintain original line and grade, hydraulic capacity, and overall footprint of the road or parking lot
 - Repair or reconstruction of the road because of slope failures, natural disasters, acts of God or other man-made disaster
- Sidewalk and bicycle path or lane projects, where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas
- Trails and pathways, where no other impervious surfaces are replaced or created, and built to direct stormwater runoff to adjacent vegetated areas
- Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics
- Curb and gutter improvement or replacement projects that are not part of any additional creation or replacement of impervious surface area (e.g., sidewalks, roadway)
- Second-story additions that do not increase the building footprint
- Raised (not built directly on the ground) decks, stairs, or walkways designed with spaces to allow for water drainage
- Photovoltaic systems installed on/over existing roof or other impervious surfaces, and panels located over pervious surfaces with well-maintained grass or vegetated groundcover, or panel arrays with a buffer strip at the most down gradient row of panels
- Temporary structures (in place for less than six months)
- Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices
- Above-ground fuel storage tanks and fuel farms with spill containment system

Net Impervious Area Calculation

Net Impervious Area is the Gross Impervious Area minus any reduction in total imperviousness from the pre-project to post-project condition: $\text{Net Impervious Area} = (\text{Gross Impervious Area}) - (\text{Reduced Impervious Area Credit})$, where Reduced Impervious Area Credit is the total pre-project to post-project reduction in impervious area, if any. The result of this calculation is used to determine if a project is subject to PR.2 or in the case of an SFR project, subject to PR.3 requirements.

Examples of Calculating Net Impervious Area

Example 1:

The project is a property that is an existing commercial shopping center with 100,000 sf of impervious surface, including buildings, parking lot, etc. The new project will redevelop the site and have a total impervious area of 85,000 sf.

The **Reduced Imperious Area Credit** is $100,000 - 85,000 = 15,000$ sf.

The **Net Impervious Area** is $85,000 - 15,000 = 70,000$ sf.

The **Net Impervious Area** is 70,000 sf which is greater than 5,000 sf.

The project is subject to PR.2.

Design the Water Quality Treatment measures to treat the water runoff from the 85,000 sf of impervious area.

Example 2:

The project is an existing commercial shopping center with 100,000 sf of impervious surface. The new project will redevelop the entire site leaving a gross impervious area of 52,000 sf. (they've added a lot of landscaping and used green roofs to reduce the impervious area by 48,000 sf).

The **Reduced Imperious Area Credit** is $100,000 - 52,000 = 48,000$ sf.

The **Net Impervious Area** is $52,000 - 48,000 = 4,000$ sf.

The **Net Impervious Area** is 4,000 sf which is less than 5,000 sf.

The project is **NOT** subject to PR.2 (though it may be subject to other PRs).

Once the Net Impervious Area Calculation is determined, use the following flow charts to determine the Post-Construction Performance Requirements for the project. Complete the Performance Requirement Determination Form (Appendix C) once the Flow Charts have been used to determine Performance Requirements.

Flow Charts

Performance Requirements Flow Chart
for non-exempt projects

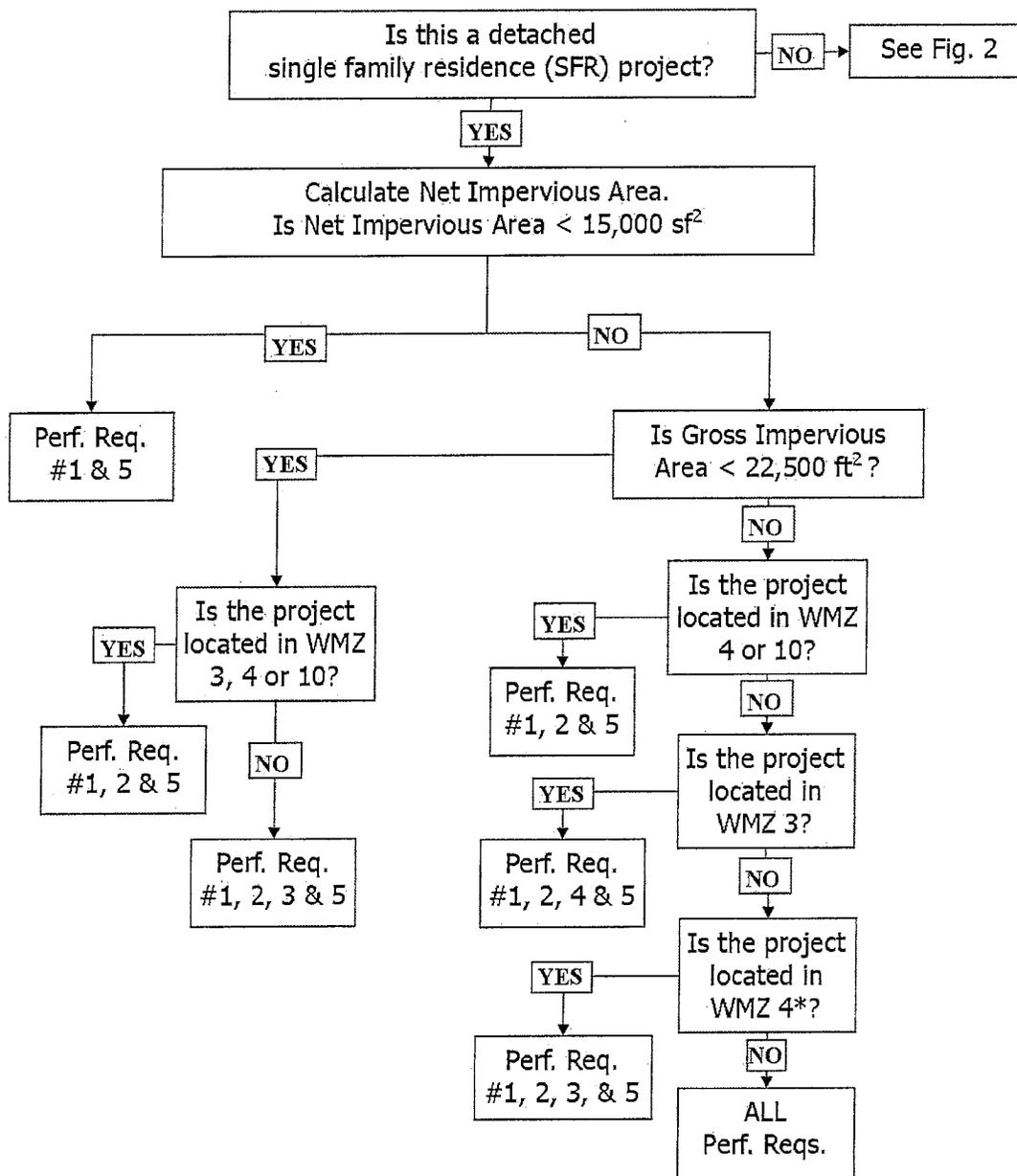


Figure 1

Performance Requirements Flow Chart
for non-exempt projects
(other than SFR projects)

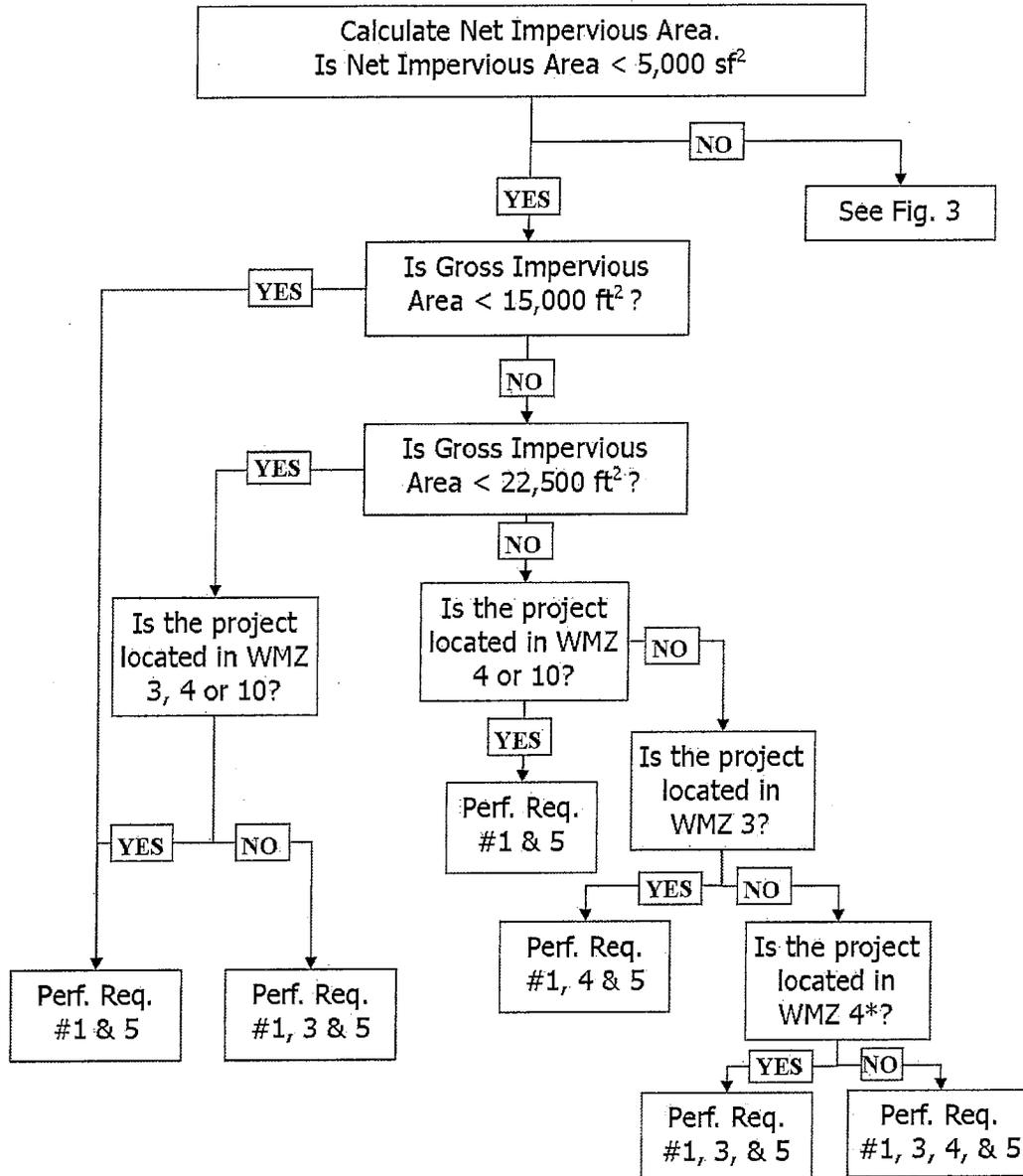


Figure 2

For Projects with Net Impervious Area $\geq 5,000$ sf²
(other than SFR projects)

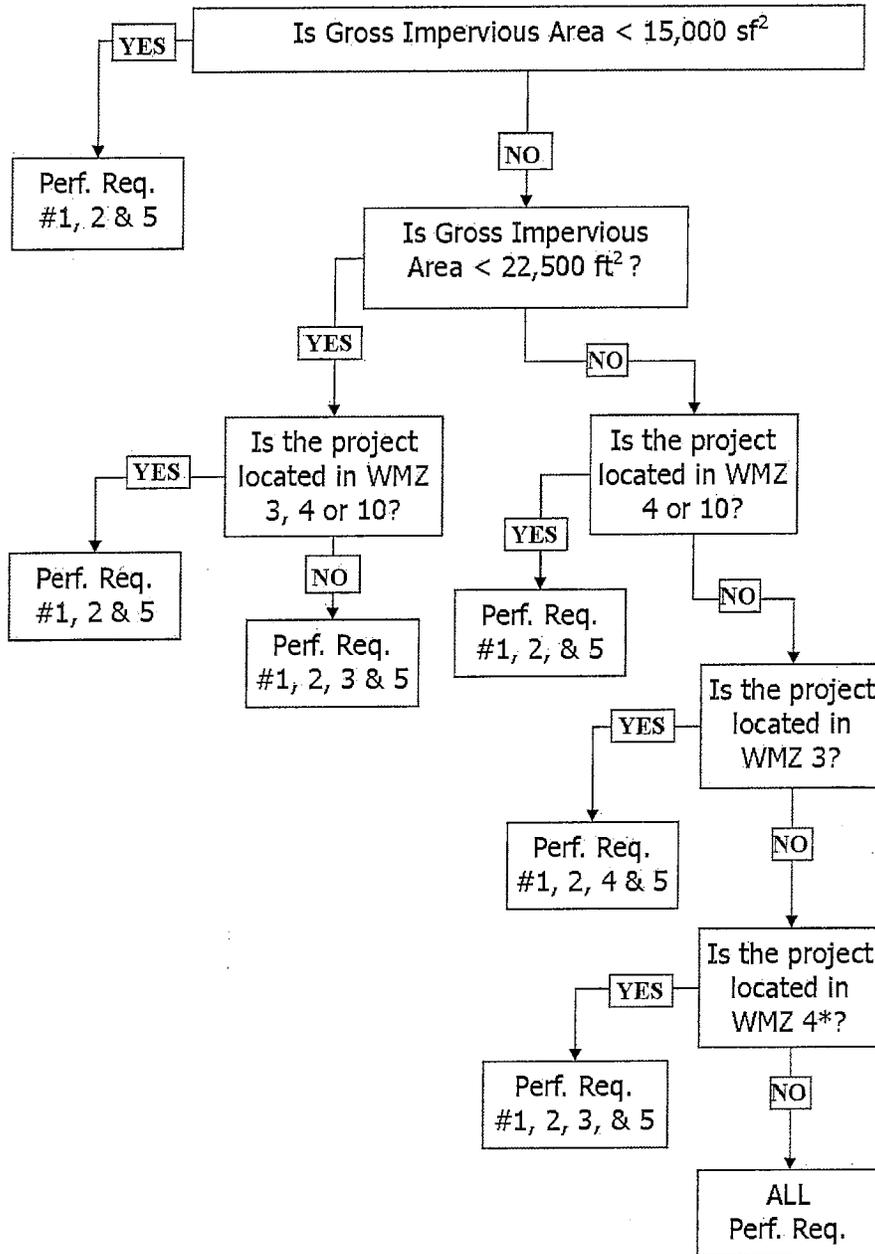


Figure 3

Section 1

Performance Requirement No. 1

Site Design and Runoff Reduction

Projects subject to Performance Requirement No. 1 (PR.1) are:

Projects that create and/or replace $\geq 2,500$ square feet of impervious surface (collectively over the entire project site), including detached single-family homes.

The Project Engineer shall submit a stamped and signed copy of the Performance Requirement No.1 Certification, as included on the following page; certifying Low Impact Development design strategies are included in the project design. Each strategy that has been incorporated into the design should be initialed by the project engineer, or marked NA if not applicable.

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PERFORMANCE REQUIREMENT NO. 1 CERTIFICATION	
LOW IMPACT DEVELOPMENT (LID) DESIGN STRATEGY	INCORPORATED
1. Limit disturbance of creeks and natural drainage features.	
2. Minimize compaction of highly permeable soils.	
3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	
4. Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	
5. Minimize stormwater runoff by implementing one or more of the following design measures:	
a) Direct roof runoff into cisterns or rain barrels for reuse.	
b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	
c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	
d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	
e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	

I, _____, acting as the Project Engineer for _____ project, located at _____, hereby state that the Site Design and Runoff Reductions design strategies initialed above have been incorporated into the design of the project.

Signature

Date

Section 2

Performance Requirement No. 2

Water Quality Treatment

Projects subject to Performance Requirement No. 2 (PR.2) are:

Projects with $\geq 5,000$ square feet of Net Impervious Area, except detached single-family homes.

Detached single-family homes $\geq 15,000$ square feet of Net Impervious Area.

Projects subject to PR.2 are also subject to PR.1. Applicant is required to submit PERFORMANCE REQUIREMENT NO.1 CERTIFICATION.

PR.2 requires the applicant to provide Water Quality Treatment design measures to reduce pollutant loads and concentrations using physical, biological, and chemical removal.

The Project Engineer shall identify which of the on-site water quality treatment measures on the following page is included in the design. The on-site water quality treatment measures are listed in order of preference. The plans shall clearly identify the type, location, and size of all on-site water quality treatment measures. Initial each on-site water quality treatment measure and note the page of the plans that shows the location and size, that has been incorporated into the design or mark NA if not applicable. Submit a stamped and signed copy of the PR.2 Certification.

PERFORMANCE REQUIREMENT NO. 2 CERTIFICATION		
	ON-SITE WATER QUALITY TREATMENT MEASURES	INCORPORATED
1.	<p>Low Impact Development (LID) Treatment Systems designed to retain stormwater runoff generated by the 85th percentile 24-hour storm (see Appendix I). Stormwater Control Measures Implemented (check all that apply, design documentation is required):</p> <p><input type="checkbox"/> Harvesting and Use, <input type="checkbox"/> Infiltration, <input type="checkbox"/> Evapotranspiration</p>	
2.	<p>Biofiltration Treatment Systems – with the following design parameters:</p> <p>(1) Maximum surface loading rate appropriate to prevent erosion, scour and channeling within the biofiltration treatment system itself and equal to 5 inches per hour, based on the flow of runoff produced from a rain event equal to or at least 0.2 inches per hour intensity</p> <p>(2) Follow Central Coast LID Bioretention Design Guidance for other parameters. If site conditions warrant, an underdrain with discharge to a storm drainage facility is allowed.</p>	
3.	<p>Non-Retention Based Treatment Systems – designed to meet at least one of the following hydraulic sizing criteria:</p> <p>(a) Volume Hydraulic Design Basis – Treatment systems whose primary mode of action depends on volume capacity shall be designed to treat stormwater runoff equal to the volume of runoff generated by the 85th percentile 24-hour storm event (see Appendix I)</p> <p>(b) Flow Hydraulic Design Basis – Treatment systems whose primary mode of action depends on flow capacity shall be sized to treat the flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity.</p>	
4.	Stormwater Control Plan is required – see Appendix K	

I, _____, acting as the Project Engineer for _____ project, located at _____, hereby state that the On-Site Water Quality Treatment Measures initialed above have been incorporated into the design of the project.

Signature

Date

Section 3

Performance Requirement No. 3

Runoff Retention

Projects subject to Performance Requirement No. 3 (PR.3) are:

Single Family Residential Projects that create and/or replace $\geq 15,000$ square feet of Net Impervious Area and other projects which create and/or replace $\geq 15,000$ square feet of Gross Impervious Area in Watershed Management Zones (WMZ) 1, 2, 4*, 5, 6, 8 and 9.

PR. 3 requires the applicant to manage Runoff Retention from the site.

Adjustment to PR.3 Requirements for Redevelopment Projects – Where the Project includes replaced impervious surface, the following adjustment applies. This adjustment is accounted for in the Tributary Area calculation in Appendix E:

- i) The total amount of replaced impervious surface shall be multiplied by 0.5 when calculating the volume of runoff subject to PR.3 requirements.

The Project Engineer shall certify that the Runoff Retention requirements were included in the design either onsite or through an Alternative Compliance agreement.

Compliance with PR.3:

- Identify WMZ and treatment requirements
- LID Site Assessment Check List
- LID Site Design Measures Certification
- A Stormwater Control Plan is required (see Appendix K) and shall include discrete Drainage Management Areas (DMAs), structural Storm Water Control Measures (SCM), hydraulic sizing calculations, and off-site mitigation.

Design Rainfall Events & Treatment Requirement for WMZs

WMZ	Treatment Options & Design Rainfall	Check Applicable WMZs
WMZ 1	Via Infiltration, prevent offsite discharge from events up to the 95 th percentile 24-hour rainfall event as determined from local rainfall data.	
WMZ 2	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 95 th percentile 24-hour rainfall event as determined from local rainfall data.	
WMZ 3, 4 & 10	Not Applicable	
WM 4 *	Via Infiltration, prevent offsite discharge from events up to the 95 th percentile 24-hour rainfall event as determined from local rainfall data.	
WMZ 9	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 85 th percentile 24-hour rainfall event as determined from local rainfall data.	
* Applicable only to those areas that overlay designated Groundwater Basins		

LID Site Assessment Checklist

	Included
1. Site topography	_____
2. Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs	_____
3. Depth to seasonal high groundwater	_____
4. Locations of groundwater wells used for drinking water	_____
5. Depth to an impervious layer such as bedrock	_____
6. Presence of unique geology (e.g., karst)	_____
7. Geotechnical hazards	_____
8. Documented soil and/or groundwater contamination	_____
9. Soil types and hydrologic soil groups	_____
10. Vegetative cover/trees	_____
11. Run-on characteristics (source and estimated runoff from offsite which discharges to the project area)	_____
12. Existing drainage infrastructure for the site and nearby areas including the location of municipal storm drains	_____
13. Structures including retaining walls	_____
14. Utilities	_____
15. Easements	_____
16. Covenants	_____
17. Zoning/Land Use	_____
18. Setbacks	_____
19. Open space requirements	_____
20. Other pertinent overlay(s)	_____

LID Site Design Measures

The Project Engineer shall certify the Project design optimizes the use of the following design measures. Initial each runoff retention measure that has been incorporated and optimized into the design or mark NA if not applicable

PERFORMANCE REQUIREMENT NO. 3 CERTIFICATION OF LID SITE DESIGN MEASURES		
	DESIGN MEASURE	INCORPORATED/OPTIMIZED
1.	Defining the development envelope, identifying the protected areas, and identifying areas that are most suitable for development and areas to be left undisturbed	
2.	Identifying conserved natural areas, including existing trees, other vegetation, and soils (shown on the plans)	
3.	Limit the overall impervious footprint of the project	
4.	Design of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	
5.	Set back development from creeks, wetlands, and riparian habitats	
6.	Design conforms the site layout along natural landforms	
7.	Design avoids excessive grading and disturbance of vegetation and soils	

I, _____, acting as the Project Engineer for _____ project, located at _____, hereby state that LID Site Design Measures initialed above have been incorporated into the design of the project.

Signature

Date

Drainage Management Areas (DMAs)

The site shall be designed to provide for decentralized storm water management with discrete DMAs.

- (1) Provide a map of the entire project site showing the discrete DMAs and detailing the drainage for the rainfall event specified.
- (2) Drainage from each DMA shall be accounted for using the following measures:
 - (a) Undisturbed or areas planted with native vegetation that do not receive runoff from other areas are self-treating and no additional stormwater management is required.
 - (b) Runoff from impervious surfaces, generated by the rainfall events identified for PR.3, may be directed to undisturbed or natural landscaped areas. Where the design demonstrates that this runoff will be infiltrated and will not produce runoff to the storm drain system, or a surface receiving waterbody, or create nuisance ponding, then no additional stormwater management is required for these impervious surfaces.
 - (c) Runoff that cannot be captured by the above methods must be managed by a structural stormwater control measure as described below.

Structural Stormwater Control Measures (SCM)

SCMs shall optimize retention and result in optimal protection and restoration of watershed processes. SCMs are typically small-scale, decentralized facilities designed to infiltrate, evapotranspire, filter, or capture and use stormwater. SCMs shall be sized and designed as described in Appendix E.

Off-Site Mitigation

Off-site mitigation of full Retention Volume is not required where technical infeasibility, as described in the Alternate Compliance section (Section 7), limits on-site compliance with the Runoff Retention Performance Requirement AND ten percent of a project's Equivalent Impervious Surface Area¹ has been dedicated to retention-based Stormwater Control Measures. (NOTE: PR.2, the Water Quality Treatment Performance Requirement is NOT subject to this adjustment. Mitigation to achieve full compliance with the Water Quality Treatment Performance Requirement is required on- or off-site.)

¹ Calculate Equivalent Impervious Surface Area using guidance in Appendix F

- Use the Appendix F instructions to calculate the ten percent adjustment for applying the Runoff Retention Performance Requirement.
- Use the Appendix G instructions to calculate the Off-Site retention requirements when a Project subject to the Runoff Retention Performance Requirement cannot allocate the full ten percent of the project site's Equivalent Impervious Surface Area to retention-based Stormwater Control Measures.

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Section 4

Performance Requirement No. 4

Small Peak Flow Control

Projects subject to Performance Requirement No. 4 (PR.4) are:

- Projects that create and/or replace $\geq 22,500$ square feet of gross impervious surface (collectively over the entire project site); and are in Watershed Management Zones 1, 2, 3, 6, or 9

PR. 4 requires the applicant to manage post-development peak flows discharged from the site.

The Project Engineer shall provide a Hydrology Report demonstrating that post-development storm water runoff peak flows discharged from the site do not exceed pre-project peak flows for the 2- through 10- year storm events. If detention storage is required, use the same design method described in the following Section 5.

Section 5

Performance Requirement No. 5

Large Peak Flow Control

All non-exempt new development or redevelopment projects that create or replace more than 2,500 square feet of impervious surfaces are subject to Performance Requirement 5. Exempt projects are those that are located in areas that have no potential for downstream flooding. For example, projects along the west side of the Embarcadero that drain directly to the bay are exempt from flood control requirements.

Goal:

For peak runoff flow control, post-development peak runoff flows shall be reduced to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. For the purposes of runoff flow control, the pre-development condition shall be natural soil and vegetation. As this performance requirement overlaps with PR4 at the 10-year storm event, the most conservative design of the two shall govern if the project is required to meet both requirements.

Methods:

- Detention basin design shall include development of a post-construction runoff hydrograph that is routed through the basin. If NRCS TR-20 is used, the following assumptions shall apply:
 - Storm Type: Type 1, 24-hr, San Luis Obispo D, or custom rainfall curve for Morro Bay²
 - Antecedent Moisture Condition: 2
 - Storm Duration: 24 hours
 - 24-hour rainfall depths: per NOAA Precipitation maps (<http://hdsc.nws.noaa.gov/hdsc/pfds>)
- Detention storage may be surface or subsurface. Parking areas may be used for detention as long as flood depth does not exceed six inches in the 100-year event.
- Multi-purpose basins may be designed to address both water quality and runoff control criteria, as long as all design goals are achieved.
- For other detention basin design standards, refer to the current version of the SLO County Public Improvement Standards.

² Some hydrologic modeling programs, such as HydroCAD v.10, have built in Storm Types for San Luis Obispo (taken from the SLO Creek WMP). Such programs also have the ability to create custom storm curves. The analysis may use the standard Type 1 or one of the storm types specific to the site.

Section 6

Performance Requirement No. 6

Special Circumstances

Performance Requirement No. 6 (PR.6) is Special Circumstances as defined by the Central Coast Regional Water Quality Control Board:

Projects that are subject to Special Circumstances based on certain site and/or receiving water conditions may be exempt from Runoff Retention and/or Peak Management Performance Requirements where those Performance Requirements would be ineffective to maintain or restore beneficial uses of receiving waters.

Special Circumstances are defined as projects that discharge stormwater to the following:

- Highly Altered Channels
- Intermediate Flow Control Facility
- Historic Lake and Wetland

Projects subject to Special Circumstances must still comply with the Water Quality Treatment Performance Requirements if so required.

Section 7

Alternative Compliance

Technical Infeasibility

When on-site compliance is demonstrated to be technically infeasible, Water Quality Treatment (PR.2), Runoff Retention (PR.3), and Peak Management Performance Requirements (PR.4 & 5) may be achieved through off-site SCMs or through use of the Ten Percent Adjustment to Retention Requirement (Appendix F).

An application for approval of Alternative Compliance based on technical infeasibility shall include a site-specific hydrologic analysis conducted and endorsed by a registered professional engineer, geologist, architect, and/or landscape architect, demonstrating that compliance with the applicable numeric Post-Construction Stormwater Management Requirements is technically infeasible.

Technical Infeasibility may be caused by site conditions, including:

- i) Depth to seasonal high groundwater limits infiltration and/or prevents construction of subgrade stormwater control measures³
- ii) Depth to an impervious layer such as bedrock limits infiltration
- iii) Sites where soil types significantly limit infiltration
- iv) Sites where pollutant mobilization in the soil or groundwater is a documented concern
- v) Space constraints (e.g., infill projects, some redevelopment projects, high density development)
- vi) Geotechnical hazards
- vii) Stormwater Control Measures located within 100 feet of a groundwater well used for drinking water
- viii) Incompatibility with surrounding drainage system (e.g., project drains to an existing stormwater collection system whose elevation or location precludes connection to a properly functioning treatment or flow control facility)

See Appendix H for methods of determining feasibility of infiltration measures.

³ According to the CASQA Frequently Asked Questions about LID, "some MS4 permits and BMP guidance manuals require anywhere from 3-10 feet of separation from the groundwater level for infiltration practices. This distance depends on the soil type, pollutants of concern, and groundwater use. In some cases, however, where there may be groundwater or soil contamination, LID infiltrative practices may be restricted completely. (p. 7 in https://www.casqa.org/Portals/0/LID/CA_LID_FAQ_06-28-2011.pdf)

If the Technical Infeasibility analysis is approved, the use of the Ten Percent Adjustment to Retention Requirement method of compliance may be used (Appendix F). For off-site mitigation, a plan detailing the project(s) that will provide off-site mitigation shall be submitted. The proposed off-site projects may be existing facilities and/or prospective projects that are as effective in maintaining watershed processes as implementation of the applicable Post-Construction Stormwater Requirements on-site. The description shall include:

- a) The location of the proposed off-site project(s), which must be within the same watershed as the Regulated Project. Alternative Compliance project sites located outside the watershed may be approved by the Central Coast Water Board Executive Officer.
- b) A schedule for completion of offsite mitigation project(s), where the off-site mitigation project(s) has not been constructed.

Watershed or Regional Management Plan

The City of Morro Bay does not have an approved Watershed or Regional Management Plan.

Urban Sustainability Area

Projects located within an approved Urban Sustainability Area (USA) may apply for Alternative Compliance for numeric Runoff Retention and Peak Management Performance Requirements without demonstrating technical infeasibility; however the City of Morro Bay has not established an Urban Sustainability Area.

Application for approval of an Urban Sustainability Area may be made to the Central Coast Regional Water Quality Control Board. The Urban Sustainability Area may only encompass redevelopment in high density urban centers that are pedestrian-oriented and/or transit-oriented development projects intended to promote infill of existing urban areas. The USA proposal must include, at minimum:

- i) A definition and delineation of the USA for high-density infill and redevelopment for which area-wide approval for Alternative Compliance is sought.
- ii) Information and analysis that supports the intention to balance water quality protection with the needs for adequate housing, population growth, public transportation, land recycling, and urban revitalization.
- iii) Demonstration that implementation of Alternative Compliance for Regulated Projects in the USA will meet or exceed the on-site requirements for Runoff Retention and Peak Management. The proposal must include quantitative analysis used to evaluate off-site compliance. Identification of specific off-site projects is not necessary for approval of the USA designation.

Projects in a USA may meet Water Quality Treatment Performance Requirements off-site only when:

- i) It has been demonstrated that on-site water quality treatment is Technically Infeasible;
AND
- ii) The proposed off-site project(s) have been demonstrated to comply with the Water Quality Treatment Performance Requirements.

Off-Site Compliance Project(s) Requirements

Location of Alternative Compliance Project(s) – The location of the proposed off-site project(s) must be within the same watershed as the Project. Alternative Compliance project sites located outside the watershed may be approved by the Central Coast Water Board Executive Officer.

Timing and Funding Requirements for Alternative Compliance Projects – A schedule for the completion of off-site mitigation projects, including milestone dates to identify funding, design, and construction of the off-site projects shall be submitted with the application for Alternative Compliance.

- a) Complete the project(s) as soon as practicable and no longer than four years from the date of the certificate of occupancy for the project for which off-site mitigation is required, unless a longer period is otherwise authorized by the Central Coast Water Board Executive Officer.
- b) The timeline for completion of the off-site mitigation project may be extended, up to five years with prior Central Coast Water Board Executive Officer approval. Central Coast Water Board Executive Officer approval will be granted contingent upon a demonstration of good faith efforts to implement an Alternative Compliance project, such as having funds encumbered and applying for the appropriate regulatory permits.
- c) Off-site mitigation projects on public property shall be fully funded by the applicants.
- d) Off-site mitigation projects on private property shall include all documentation necessary to provide legal authority to use the property for the mitigation and shall include project bonding.

Section 8

Maintenance and Reporting

An Operation and Maintenance Plan (O&M) is required for all projects that utilize Structural Control Measures (SCMs) to satisfy Performance Requirements 2, 3, 4 and/or 5. A maintenance program is essential to ensure that the stormwater facilities continue to function as designed to maintain water quality and prevent possible flooding and property damage.

A proper maintenance plan must include:

- Site map of all SCMs requiring O&M practices to function as designed
- Procedures are provided for each structural control measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices
- Short and long term maintenance requirements
- Estimated cost for maintenance

Appendix J has templates to aid in the development of the O&M Plan.

The SWCP and O&M plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The plans shall be stamped, signed and include a certifying statement indicating that all stormwater BMPs have been designed to meet the City's stormwater quality requirements.

Applicants of regulated projects subject to Performance Requirements 2, 3, 4 or 5 are required to demonstrate compliance with these requirements on an annual basis.

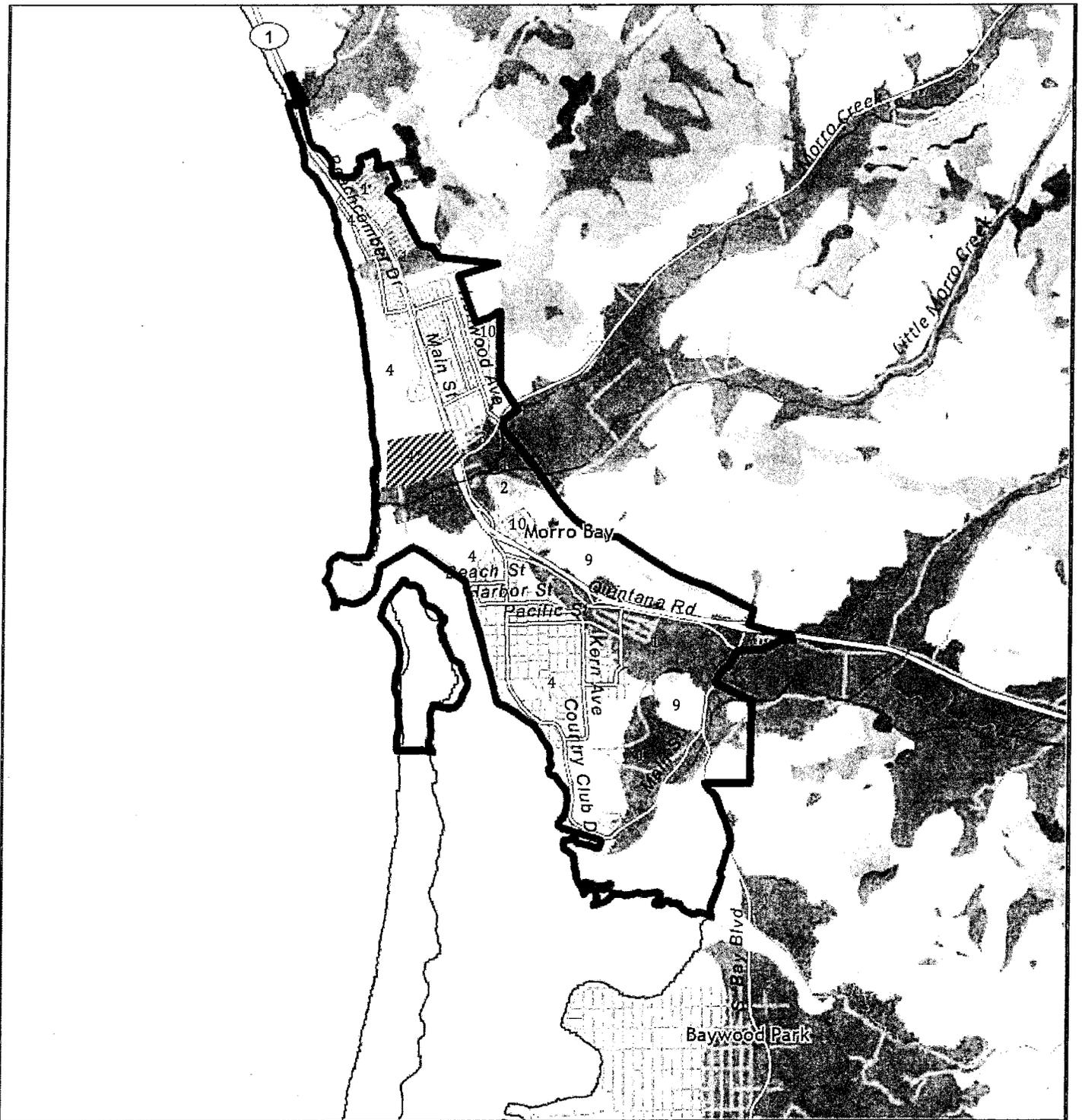
APPENDIX A

PROJECTS EXEMPT FROM STORMWATER REQUIREMENTS

Project that are exempt from the Post-Construction Performance are as follows (check any box on the list and no further action is required):

- Road and Parking Lot maintenance:
 - Road surface repair including slurry sealing, fog sealing, and pothole and square cut patching
 - Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage
 - Shoulder grading
 - Cleaning, repairing, maintaining, reshaping, or re-grading drainage systems
 - Crack sealing
 - Resurfacing with in-kind material without expanding the road or parking lot
 - Practices to maintain original line and grade, hydraulic capacity, and overall footprint of the road or parking lot
 - Repair or reconstruction of the road because of slope failures, natural disasters, acts of God or other man-made disaster
- Sidewalk and bicycle path or lane projects, where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas
- Trails and pathways, where no other impervious surfaces are replaced or created, and built to direct stormwater runoff to adjacent vegetated areas
- Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics
- Curb and gutter improvement or replacement projects that are not part of any additional creation or replacement of impervious surface area (e.g., sidewalks, roadway)
- Second-story additions that do not increase the building footprint
- Raised (not built directly on the ground) decks, stairs, or walkways designed with spaces to allow for water drainage
- Photovoltaic systems installed on/over existing roof or other impervious surfaces, and panels located over pervious surfaces with well-maintained grass or vegetated groundcover, or panel arrays with a buffer strip at the most down gradient row of panels
- Temporary structures (in place for less than six months)
- Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices
- Above-ground fuel storage tanks and fuel farms with spill containment system

APPENDIX B WATERSHED MANAGEMENT ZONES



CENTRAL COAST JOINT EFFORT

Morro Bay, California

Watershed management zones

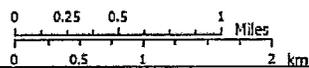
- | | | |
|---|---|----|
| 1 | 5 | 9 |
| 2 | 6 | 10 |
| 3 | 7 | |
| 4 | 8 | |

Urban area boundary

Data sources

Watershed management zones: Stillwater Sciences, 2012

Base data: ESRI 2010



Stillwater Sciences
www.stillwatersci.com

APPENDIX C

PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Section 1 & 2 only.

Section 1: General Information	
Project name	
Project Address	
Assessor's Parcel Number(s)	
Name of Applicant	
Applicant email address:	
Applicant phone:	
Project Type (e.g. single-family residential, commercial, etc.)	
Section 2: Area Information	
Total Project Area	
Total Existing impervious surface area	
Proposed Gross Impervious Area Calculation	
a. Rooftops	
b. Driveways	
c. Patios	
d. Parking Lots	
e. Other	
Total Gross Impervious Area	
If Gross Impervious Area <2,500 ft ² , write "EXEMPT". Otherwise continue to Sec. 3	
Section 3: PR Determination	
Watershed Management Zone (App. B)	
Net Impervious Area (from page 5)	
Performance Requirements (from Flow Charts)	

APPENDIX D

Definitions Related to Post-Construction Requirements

Bioretention – A Stormwater Control Measure designed to retain stormwater runoff using vegetated depressions and soils engineered to collect, store, treat, and infiltrate runoff. Bioretention designs do not include underdrains.

Biotreatment or Biofiltration Treatment – A Stormwater Control Measure designed to detain stormwater runoff, filter stormwater through soil media and plant roots, and release the treated stormwater runoff to the storm drain system. Biotreatment systems include an underdrain.

Discretionary Approval – A project approval which requires the exercise of judgment or deliberation when the MS4 decides to approve or disapprove a particular activity, as distinguished from situations where the MS4 merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Dispersion – The practice of routing stormwater runoff from impervious areas, such as rooftops, walkways, and patios, onto the surface of adjacent pervious areas. Stormwater runoff is dispersed via splash block, dispersion trench, or sheet flow and soaks into the ground as it moves slowly across the surface of the pervious area.

Drainage Management Area (DMAs) – Following the low impact development principle of managing stormwater through small-scale, decentralized measures, DMAs are designated individual drainage areas within a Regulated Project that typically follow grade breaks and roof ridge lines and account for each surface type (e.g., landscaping, pervious paving, or roofs). Stormwater Control Measures for runoff reduction and structural facilities are designed for each DMA.

Equivalent Impervious Surface Area – is equal to *Impervious Tributary Surface Area* (ft²) + *Pervious Tributary Surface Area* (ft²), where *Impervious Tributary Surface Area* is defined as the sum of all of the site's conventional impervious surfaces, and *Pervious Tributary Surface Area* is defined as the sum of all of the site's pervious surfaces, corrected by a factor equal to the surface's runoff coefficient.

Evapotranspiration (ET) – The loss of water to the atmosphere by the combined processes of evaporation (from soil and plant surfaces) and transpiration (from plant tissues).

Flow-Through Water Quality Treatment Systems – Stormwater Control Measures that are designed to treat stormwater through filtration and/or settling. Flow-through systems do not provide significant retention or detention benefits for stormwater volume control.

Gross Impervious Area – Impervious surfaces that are created or replaced by the project. Manufactured permeable surfaces (pervious paving, gapped paving stones, etc.) may be considered as a pervious

surface and are considered on a case by case basis. If sidewalks or new pavement in the City right of way is planned or required by code, these surfaces shall also be included in the total. Do not include the surface area of decks with gaps that allow runoff to drain to permeable surfaces below. Gross Impervious Area is used in the initial determination of performance requirements.

Groundwater Basins – Groundwater basin areas defined by the California Department of Water Resources (DWR) and used in the Central Coast Water Board Joint Effort for Hydromodification Control to identify groundwater receiving-water issues and areas where recharge is a key watershed process. DWR based identification of the groundwater basins on the presence and areal extent of unconsolidated alluvial soils identified on a 1:250,000 scale from geologic maps provided by the California Department of Conservation, Division of Mines and Geology. DWR then further evaluated identified groundwater basin areas through review of relevant geologic and hydrogeologic reports, well completion reports, court-determined adjudicated basin boundaries, and contact with local agencies to refine the basin boundaries.

Impervious Surface – A hard, non-vegetated surface area that prevents or significantly limits the entry of water into the soil mantle, as would occur under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of Performance Requirements are exceeded. However, for modeling purposes, open, uncovered facilities that retain/detain water (e.g., retention ponds, pools) shall be considered impervious surfaces. There are three methods of calculating impervious surface area, depending on the context of the calculation. For more details, see *Net Impervious Area, Gross Impervious Area, and Equivalent Impervious Area* definitions.

Land recycling – The reuse of abandoned, vacant, or underused properties for redevelopment or repurposing

Landscaped Areas – Areas of soil and vegetation not including any impervious surfaces of ancillary features such as impervious patios, BBQ areas, and pools.

Large River – A river draining 200 square miles or more.

Low Impact Development (LID) – A stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

Ministerial Approval – A project approval which involves little or no personal judgment by the MS4 as to the wisdom or manner of carrying out the project and only involves the use of fixed standards or objective measurements.

Native Vegetation – Vegetation comprised of plant species indigenous to the Central Coast Region and which reasonably could have been expected to naturally occur on the site.

Net Impervious Area – The sum of new and replaced post-project impervious areas, minus any reduction in total imperviousness from the pre-project to post-project condition: *Net Impervious Area = (New and Replaced Impervious Area) – (Reduced Impervious Area Credit)*, where *Reduced Impervious Area Credit* is the total pre-project to post-project reduction in impervious area, if any.

New Development – Land disturbing activities that include the construction or installation of buildings, roads, driveways and other impervious surfaces. Development projects with pre-existing impervious surfaces are not considered New Development.

Percentile Rainfall Event (e.g., 85th and 95th) – A percentile rainfall event represents a rainfall amount which a certain percent of all rainfall events for the period of record do not exceed. For example, the 95th percentile rainfall event is defined as the measured rainfall depth accumulated over a 24-hour period, for the period of record, which ranks as the 95th percentile rainfall depth based on the range of all daily event occurrences during this period.

Permeable or Pervious Surface – A surface that allows varying amounts of stormwater to infiltrate into the ground. Examples include pasture, native vegetation areas, landscape areas, and permeable pavements designed to infiltrate.

Pre-Project – Stormwater runoff conditions that exist onsite immediately before development activities occur. This definition is not intended to be interpreted as that period before any human-induced land activities occurred. This definition pertains to redevelopment as well as initial development.

Project Site – The area defined by the legal boundaries of a parcel or parcels of land within which the new development or redevelopment takes place and is subject to these Post-Construction Stormwater Management Requirements.

Rainwater Harvest – Capture and storage of rainwater or stormwater runoff for later use, such as irrigation (without runoff), domestic use (e.g. toilets), or storage for fire suppression.

Receiving Waters – Bodies of water, surface water systems or groundwater that receive surface water runoff through a point source, sheet flow or infiltration.

Redevelopment – On a site that has already been developed, construction or installation of a building or other structure subject to the Permittee's planning and building authority including: 1) the creation or addition of impervious surfaces; 2) the expansion of a building footprint or addition or replacement of a structure; or 3) structural development including construction, installation or expansion of a building or other structure. It does not include routine road maintenance, nor does it include emergency construction activities required to immediately protect public health and safety.

Replaced Impervious Surface – The removal of existing impervious surfaces down to bare soil or base course, and replacement with new impervious surface. Replacement of impervious surfaces that are part of routine road maintenance activities are not considered replaced impervious surfaces.

Self-Retaining Areas – (also called “zero discharge” areas), are designed to retain some amount of rainfall (by ponding and infiltration and/or evapotranspiration) without producing stormwater runoff. Self-Retaining Areas may include graded depressions with landscaping or pervious pavement.

Self-Treating Areas – are a portion of a Regulated Project in which infiltration, evapotranspiration and other natural processes remove pollutants from stormwater. The self-treating areas may include conserved natural open areas and areas of native landscaping. The self-treating area only treats the rain falling on itself and does not receive stormwater runoff from other areas.

Routine Road Maintenance – includes pothole and square cut patching; overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage; shoulder grading; reshaping/regrading drainage systems; crack sealing; resurfacing with in-kind material without expanding the road prism or altering the original line and grade and/or hydraulic capacity of the road.

Single-Family Residence – The building of one single new house or the addition and/or replacement of impervious surface associated with one single existing house, which is not part of a larger plan of development.

Stormwater Control Measures – Stormwater management measures integrated into project designs that emphasize protection of watershed processes through replication of pre-development runoff patterns (rate, volume, duration). Physical control measures include, but are not limited to, bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water use. Design control measures include but are not limited to conserving and protecting the function of existing natural areas, maintaining or creating riparian buffers, using onsite natural drainage features, directing runoff from impervious surfaces toward pervious areas, and distributing physical control measures to maximize infiltration, filtration, storage, evaporation, and transpiration of stormwater before it becomes runoff.

Stormwater Control Plan – A plan, developed by the Regulated Project applicant, detailing how the project will achieve the applicable Post-Construction Stormwater Management Requirements (for both onsite and offsite systems).

Tributary Area – The entire project area except for undisturbed areas of planted areas with native vegetation that do not receive runoff from other areas and impervious surface areas that discharge to infiltration areas that will not produce runoff or create nuisance ponding. The Drainage Management Areas are smaller Tributary Areas that cumulatively make up the Tributary Area of the entire site.

APPENDIX E

Hydrologic Analysis and Stormwater Control Measure Sizing Guidance

Project site conditions will influence the ability to comply with the Water Quality Treatment and Runoff Retention Performance Requirements. This Appendix provides the acceptable Stormwater Control Measure (SCM) sizing methodology to evaluate runoff characteristics. This guidance provides a simple event-based approach and a runoff routing approach. Both of these approaches are based on sizing for a single-event and avoid the necessity of using calibrated, continuous simulation modeling. The project applicant may use a locally/regionally calibrated continuous simulation-based model to improve hydrologic analysis and SCM sizing.

1) Determination of Retention Tributary Area

Determining the Retention Tributary Area is the basis for calculating the runoff volumes subject to Performance Requirement Number 3. Retention Tributary Area should be calculated for each individual Drainage Management Area to facilitate the design of SCMs for each Drainage Management Area. The generic equation below illustrates how various portions of the site are addressed when determining the Retention Tributary Area. The Retention Tributary Area calculation must also account for the adjustments for Redevelopment Projects subject to Performance Requirement No. 3.

a) Compute the Retention Tributary Area, using the equation:

$$\text{Retention Tributary Area} = (\text{Entire Project Area}) - (\text{Undisturbed or Planted Areas})^* - (\text{Impervious Surface Areas that Discharge to Infiltrating Areas})^{**}$$

* As defined under Drainage Management Areas 2.a (in Section 3)

** As defined under Drainage Management Areas 2.b. (in Section 3)

a) Adjustments for Redevelopment Project Retention Tributary Area – Where the Regulated Project includes replaced impervious surface, the following Retention Tributary Area adjustments apply:

- i) Redevelopment Projects outside an approved Urban Sustainability Area, as described in the Alternative Compliance Section. – The total amount of replaced impervious surface area shall be multiplied by 0.5 when calculating the Retention Tributary Area.
- ii) Redevelopment Projects located within an approved Urban Sustainability Area, as described in the Alternative Compliance Section. – The replaced impervious surface areas may be subtracted from the Retention Tributary Area. The total amount of runoff volume to be retained from replaced impervious surfaces shall be equivalent to the pre-project runoff volume retained.

2) Determination of Retention Volume

- a) Based on the Regulated Project's Watershed Management Zone, determine the Regulated Project's Runoff Retention Requirement (e.g., Retain 95th Percentile 24-hour Rainfall Event, or, Retain 85th Percentile 24-hour Rainfall Event).
- b) Determine the 85th or 95th percentile 24-hour rainfall event (Appendix I)
- c) Compute the Runoff Coefficient⁴ "C" for the area tributary to the SCMs, using the equation:

$$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$$

Where "i" is the fraction of the tributary area that is impervious⁵

- d) Compute Retention Volume:

Retention Volume for 95th Percentile 24-hr Rainfall Depth = C x Rainfall Depth_{95th} x Retention Tributary Area

or,

Retention Volume for 85th Percentile 24-hr Rainfall Depth = C x Rainfall Depth_{85th} x Retention Tributary Area

All rainfall directly incident to each SCM must be considered in determining runoff, including: tributary landscaping, impervious areas, pervious pavements, and bioretention features.

Note: For redevelopment projects located within an approved Urban Sustainability Area the total amount of runoff volume to be retained from replaced impervious surfaces shall be equivalent to the pre-project runoff volume retained.

3) Structural Stormwater Control Measure Sizing

The Project engineer shall use structural SCMs that optimize retention and result in optimal protection and restoration of watershed processes, such as Structural Control Measures associated with small-scale, decentralized facilities designed to infiltrate, evapotranspire, filter, or capture and use stormwater, to address the volumes calculated in 2 (above). Where the Project is within a Watershed Management Zone where infiltration is required, SCM designs that optimize infiltration of the entire Retention Volume is required, to minimize the potential need for off-site mitigation. Various resources provide design guidance for fully infiltrative SCMs including:

- The Contra Costa C.3 Manual
- The City of Santa Barbara LID BMP Manual
- The City of San Diego LID Design Manual, July 2011
- Central Coast LID Initiative Bioretention Design Guidance

⁴ As set forth in WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), pages 175-178 and based on the translation of rainfall to runoff using a runoff regression equation developed using two years of data from more than 60 urban watersheds nationwide.

⁵ As defined in Post-Construction Requirements Attachment D.

- a) Calculate SCM Capture Volume – Calculate the required SCM Capture Volume, associated with the Regulated Project’s Runoff Retention Requirement, by one of the following methods:

Method 1: Simple Method

SCM Capture Volume = Retention Volume for 95th Percentile 24-hr Rainfall Depth

or,

SCM Capture Volume = Retention Volume for 85th Percentile 24-hr Rainfall Depth

Method 2: Routing Method

Use a hydrograph analysis⁶ to determine the SCM Capture Volume needed to retain the Retention Volume for 95th or 85th Percentile 24-hr Rainfall Depth calculated in 2 (above). The SCM Capture Volume shall be based on both the rate of flow from tributary areas into the SCM, and the rate of flow out of the SCM through infiltration into the underlying soil during the rain event. When conducting the hydrograph analysis, adhere to the criteria included in Table 1. The SCM shall be designed such that a single 95th or 85th Percentile 24-hr Rainfall Event will not overflow the SCM.

If the Retention Volume cannot infiltrate within 48-hours, a multiplier of 1.20 shall be applied to the SCM Capture Volume calculated through the routing method.

TABLE 1: Routing Method Criteria

Parameter	Criteria
Hydrograph Analysis Method	National Resources Conservation Service
Pond Routing Method	Storage-indication, unless otherwise justified to be more correct based on site and storage conditions.
Infiltration Rate	Underlying soil saturated infiltration rate, as indicated by on-site testing.
Rainfall Distribution	National Resources Conservation Service Type I ⁷ or based on local rainfall data
Time of Concentration	No less than 10 minutes
Time Increment	0.10 hour, unless otherwise justified to be more correct based on rainfall distribution

⁶ HydroCAD is an example of a commonly used and widely accepted program for performing hydrograph analyses and design of stormwater infrastructure. HydroCAD is based on U.S. Department of Agriculture Soil Conservation Service’s (now Natural Resources Conservation Service) TR-55: Urban Hydrology for Small Watersheds.

⁷ The National Resources Conservation Service developed standard 24-hour rainfall distributions for hydrograph analyses. These rainfall distributions were intended to represent intensities associated with shorter duration storms, ranging from durations of 30 minutes to 12 hours. The National Resources Conservation Service Type 1 storm applies to the California West Coast, including the Central Coast Region. The Type 1 rainfall distribution was derived using National Oceanic Atmospheric Administration Atlas 2 rainfall statistics for the 1-year through 100-year storm.

- b) Demonstration of Compliance – Project engineer shall demonstrate that site SCMs: a) will infiltrate and/or evapotranspire the Retention Volume or, b) will provide sufficient Capture Volume to retain the Retention Volume. Any outlet (i.e., underdrain) installed in a structural SCM shall be installed above the elevation of any portion of the structural SCM dedicated to Retention Volume storage.

Compliance with Water Quality Treatment Performance Requirement – Projects that propose to use the retention-based structural Stormwater Control Measures, shall also meet the Water Quality Treatment Performance Requirement, and demonstrate in the Stormwater Control Plan, that the Water Quality Treatment Performance Requirement is being fully met.

DRAFT

APPENDIX F

Ten Percent Adjustment to Retention Requirement – Calculation Instructions

Where technical infeasibility, as described in the Alternative Compliance, prevents full on-site compliance with the Runoff Retention Performance Requirement, on-site retention of the full Retention Volume per Section PR.3 is not required and the Project is required to dedicate no less than ten percent of the Project's Equivalent Impervious Surface Area to retention-based Stormwater Control Measures. The Water Quality Treatment Performance Requirement is not subject to this adjustment, i.e.,

Calculating Ten Percent of a Project's Equivalent Impervious Surface Area

The area of the project that must be dedicated to structural SCMs to waive off-site compliance with the Runoff Retention Requirement is equal to ten percent of the project's Equivalent Impervious Surface Area, defined as:

Equivalent Impervious Surface Area (ft²) = (Impervious Tributary Surface Area (ft²) + (Pervious Tributary Surface Area (ft²))

Impervious Tributary Surface Area is defined as the sum of all of the site's conventional impervious surfaces. When calculating Impervious Tributary Area:

- Do include: concrete, asphalt, conventional roofs, metal structures and similar surfaces
- Do not include: green roofs

Pervious Tributary Surface Area is defined as the sum of all of the site's pervious surfaces, corrected by a factor equal to the surface's runoff coefficient. When calculating Pervious Tributary Surface Area:

- Do include surfaces such as: unit pavers on sand; managed turf⁸; disturbed soils; and conventional landscaped areas (see Table 1 for correction factors).

Example:

Project Site includes 500 ft² of unit pavers on sand.

Pervious Tributary Surface Area = 500 ft² × C = 50 ft²

Where C = Correction Factor for unit pavers, 0.1, from Table 1.

- Do not include: Infiltration SCM surfaces (e.g., SCMs designed to specific performance objectives for retention/infiltration) including, bioretention cells, bioswales; natural and

⁸ Managed Turf includes turf areas intended to be mowed and maintained as turf within residential, commercial, industrial, and institutional settings.

undisturbed landscape areas, or landscape areas compliant with the Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7.), or a local ordinance at least as effective as the Model Water Efficient Landscape Ordinance.

TABLE 1: Correction Factors⁹ for Use in Calculating Equivalent Impervious Surface Area

Pervious Surface	Correction Factor
Disturbed Soils/Managed Turf (dependent on original Hydrologic Soil Group)	A: 0.15 B: 0.20 C: 0.22 D: 0.25
Pervious Concrete	0.60
Cobbles	0.60
Pervious Asphalt	0.55
Natural Stone (without grout)	0.25
Turf Block	0.15
Brick (without grout)	0.13
Unit Pavers on Sand	0.10
Crushed Aggregate	0.10
Grass	0.10

⁹ Factors are based on runoff coefficients selected from different sources: Turf and Disturbed Soils from *Technical Memorandum: The Runoff Reduction Method*. Center for Watershed Protection & Chesapeake Stormwater Network. p.13, April 18, 2008.

http://town.plympton.ma.us/pdf/land/scheuler_runoff_reduction_method_techMemo.pdf. All other correction factors from *C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, Appendix F*, p. F-9., May 2004.

http://www.sanjoseca.gov/planning/stormwater/pdfs/appendices_files/Appendix_F_Final.pdf

APPENDIX G

Calculating Off-Site Retention Requirements When Less Than 10 Percent of the Project Site Equivalent Impervious Surface Area is Allocated to Retention-Based Structural Stormwater Control Measures

The following instructions demonstrate how to determine the Off-Site Retention Requirements when a Project subject to the Runoff Retention Performance Requirement, cannot allocate the full 10% of the project site's Equivalent Impervious Surface Area¹⁰ to retention-based Stormwater Control Measures (SCMs).

STEP A. Potential Off-Site Mitigation Retention Volume

First calculate the Potential Off-Site Mitigation Retention Volume, which represents the additional volume of runoff that would have been retained on-site, had the full 10% of Equivalent Impervious Surface Area been dedicated to retention-based SCMs.

Equation A:

Potential Off-Site Mitigation Retention Volume = (the portion of the 10% Equivalent Impervious Area not allocated on-site) X (the On-Site Retention Feasibility Factor)

Where:

- *The portion of the 10% Equivalent Impervious Surface Area not allocated on-site* is that portion not allocated to on-site structural retention-based SCMs. For example, if 10% of Equivalent Impervious Surface Area is 1,000 ft² and only 8% (800 ft²) is allocated to retention-based SCMs, the remaining 2% (200 ft²) is the value inserted in the equation.
- *The On-Site Retention Feasibility Factor* is the ratio of Design Retention Volume¹¹ managed on-site (ft³), to actual area (ft²) allocated to structural SCMs. This establishes the site's retained volume:area ratio, expressed as cubic feet of retained runoff volume per square foot of area. For example, if a project is able to infiltrate 3,500 ft³ of runoff over an 800-ft² area, this ratio of 3,500:800, or 4.38, is the On-Site Retention Feasibility Factor.

STEP B. Actual Off-Site Mitigation Retention Volume

Next, determine the Actual Off-Site Mitigation Retention Volume, which may be less than the Potential Off-Site Mitigation Retention Volume. The Actual Off-Site Mitigation Retention Volume is the lesser of the volume calculated in Equation A, and the remaining portion of the Design Retention Volume,

¹⁰ Calculate Equivalent Impervious Surface Area using guidance in Post-Construction Requirements Attachment E

¹¹ Calculate Design Retention Volume using guidance in Post-Construction Requirements Attachment D, or equivalent method. Final Design Retention Volumes should reflect the applicant's demonstrated effort to use non-structural design measures to reduce the amount of runoff (e.g., reduction of impervious surfaces) as required by the Post-Construction Requirements' LID Development Standards (Section B.4.d).

calculated per Appendix E, not controlled on-site. There are two possible outcomes when the Runoff Retention Performance Requirement is not met on-site and less than 10% of the site's Equivalent Impervious Surface Area is allocated to retention-based SCMs:

- Potential Off-Site Mitigation Retention Volume is the Actual Off-Site Mitigation Retention Volume
- Remaining Design Retention Volume represents Actual Off-Site Design Retention Mitigation Volume

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APPENDIX H

Soil Infiltration Assessment

Introduction and Purpose

This document provides guidance for conducting a Soil Infiltration Assessment to support the use of shallow or deep infiltration based stormwater control measures (SCMs), such as low impact development. This guidance is intended to provide a universal starting point for assessment of the infiltration characteristics of each project site and provide useful data in a cost-effective manner. Consideration and discussion of the application of these guidelines among the jurisdiction, the design professional and the geotechnical engineer is encouraged. They should be modified using sound engineering and geologic judgment to accommodate the unique characteristics of each project as they relate to each unique site.

The guidelines walk the user through a step-wise process from an Initial Site Assessment to a level of soil/geotechnical methodology appropriate for the site. The concept is to obtain information to:

1. Assess the general potential within the site for infiltration based SCMs
2. Provide a preliminary methodology to obtain soil infiltration data while balancing the need for data with the cost of acquiring the data.
3. Provide an extended or more comprehensive soil/geotechnical methodology where the results from the preliminary methodology as well as other site considerations warrant a more thorough soil analysis to facilitate better SCM design.

Note: Throughout this document the term “boring” is used for the purpose of observing the soil profile. However, except as indicated otherwise, an “excavation” may be substituted for the same purpose. Similarly, the term “drill” is the term used as the means of creating the boring. Except as otherwise indicated, it is meant to be synonymous with “excavating” or “digging” of an excavation. The two methods are meant to be interchangeable.

THESE METHODS DO NOT ADDRESS HEALTH OR SAFETY ASPECTS ASSOCIATED WITH THEIR USE. HEALTH AND SAFETY OF PERSONEL CONDUCTING THE METHODOLOGIES AND OF PEDESTRIANS, PASSERS-BY, SITE OWNERS OR TENANTS, ETC. SHOULD BE CONSIDERED. IT IS THE RESPONSIBILITY OF THE USER TO COMPLY WITH ALL APPLICABLE HEALTH AND SAFETY LAWS, REGULATIONS, POLICIES AND PROCEDURES, AND TO ENSURE THAT THE METHODOLOGIES ARE USED SAFELY.

The methodologies are guidelines only for the means of assessing the infiltration rates. Aspects related to permits, disposal of soil cuttings and samples, backfill, compaction, site restoration, etc. are not addressed. It is incumbent on the user to follow all laws, regulations, policies and procedures in decommissioning the borings.

Step 1: Initial Site Assessment

Initial Site Assessment is encouraged early in the design of post-construction SCMs. Infiltration SCMs may be required to comply with State post-construction stormwater control requirements. Various

characteristics of a site may limit or preclude the use of infiltration SCMs including soil and geotechnical constraints. Early in the project planning phase, the Project Applicant should identify all site characteristics that may influence (both positively and negatively), the ability of the site to infiltrate stormwater. The list below relates to soil and geotechnical feasibility only and the Project Applicant is encouraged review the full list of possible infeasibility constraints as provided by the municipality.

Initial Site Assessment related to infiltration potential should include, but is not limited to:

- Slope / topography of parcel
- Descending slopes nearby
- Protected Vegetation (endangered species, heritage oaks, etc.)
- Springs, seeps
- Bedrock outcrops
- Soil types from USDA Soil Charts, local geologic and geotechnical knowledge, etc.
- Area(s) available for infiltration
- Nearby wells
- Soil of groundwater contamination
- Other geotechnical constraints that may impact public safety or property

Step 2: Interpretation of Initial Site Assessment

If the Initial Site Assessment indicates that there is documentation of characteristics that entirely preclude the use of shallow or deep infiltration based SCMs, go to **Step 2A**. Examples of such characteristics might be unstable slopes throughout the site; high groundwater, shallow impervious bedrock throughout the site, etc. **Note:** poor soils do not necessarily preclude the use of infiltration based BMPs but may limit the amount of infiltration.

If the Initial Site Assessment indicates that site characteristics do not preclude the use of infiltration based SCMs, go to **Step 2B**.

Step 2A: Omit use of infiltration-based SCMs, Infiltration analysis complete.

When site conditions entirely preclude the use of infiltration-based SCMs, the Project Applicant will need to contact the municipal representative responsible for the project to determine any required documentation of the infiltration infeasibility and the adjusted post-construction requirements for the project.

Step 2B: Conduct Quick Infiltration Testing

If Initial Site Assessment indicates that use of shallow infiltration-based SCMs (e.g. vegetated swales, bioswales, bioretention facilities, shallow infiltration basins, etc.) may be feasible, a "Shallow Quick Infiltration Test" may provide information to refine shallow SCM siting within the project and associated sizing calculations. See **Attachment 1** for Shallow Quick Infiltration Test methodology.

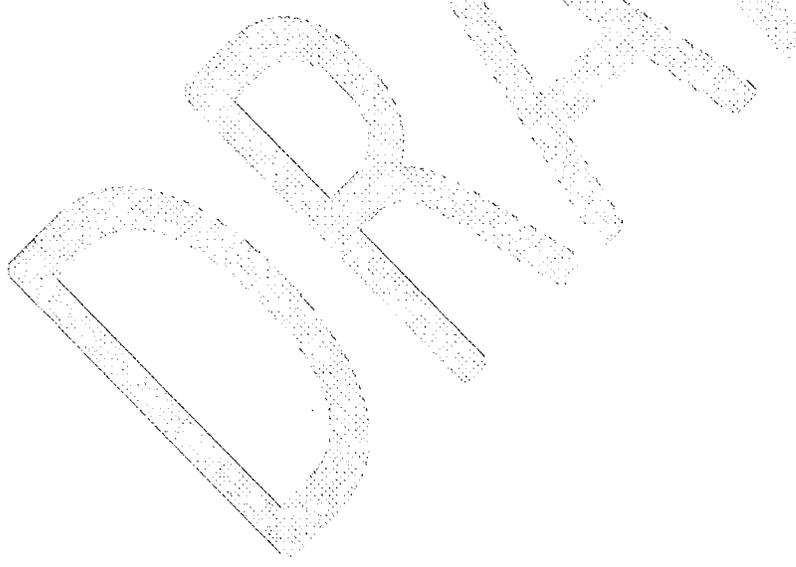
If Initial Site Assessment indicates that use of deep SCMs (e.g. seepage pits, deep infiltration basins, etc.) may be feasible, a “Deep Quick Infiltration Test” may provide information to refine deep SCM siting within the project and associated sizing calculations. See **Attachment 2** for Deep Quick Infiltration Test methodology.

Step 2C: Interpretation of Quick Infiltration Test Results

If results of the “quick” test (shallow or deep) are 5 inches/hour or slower (moderate to poor soils), then no further data are needed and soil infiltration assessment is complete. Design of SCMs should be based upon the data acquired, as modified by appropriate factors (i.e. factors for size and scale of the SCM, anticipated maintenance, initial and final silt loading, etc.)

Similarly, if results of the Quick Infiltration Testing (shallow or deep) indicate good soils (infiltration rates faster than 5 inches/hour), AND no further data are considered to be necessary for the SCM design, soil infiltration assessment is complete. Design of SCMs should be based upon the data acquired, as modified by appropriate factors (i.e. factors for size and scale of the SCM, anticipated maintenance, initial and final silt loading, etc.).

If results of the Quick Infiltration Testing (shallow or deep) indicate good soils (i.e. infiltration rates faster than 5 inches/hour), AND other considerations may necessitate more soil data, then “Extended Infiltration Testing” should be conducted. See **Attachment 3** for Extended Infiltration Testing methodology.



ATTACHMENT 1

Shallow Quick Infiltration Testing Methodology

1. For small sites with limited areas for infiltration-based SCMs, drill 1 profile boring and 2 infiltration test borings in each potential SCM area.
2. For acreage and unconstrained sites:
 - Up to 5 acres: drill 1 profile boring and 2 infiltration test borings per acre potentially usable for SCMs.
 - Over 5 acres: drill 1 profile boring and 2 infiltration test borings per geologic unit that may be usable for SCMs, with 2 to 4 infiltration test borings associated with each profile boring.
3. Profile borings should be 6" to 12" diameter. Where the planned SCMs will be constructed near the site's existing grade, borings should be 10' to 15' deep. If significant cuts will be necessary to install the SCMs, the borings should extend 5' to 10' below the invert of the planned SCM. The boring cuttings should be observed and the soils in the borings sampled as necessary to allow accurate logging. Where excavations are utilized to determine the profile, they should be no wider than necessary to facilitate logging of the strata with the same level of detail as for borings.
4. All soil strata should be identified on the logs as to USCS classification, consistency, presence of moisture or free water, color, impermeable and permeable zones, and any other characteristics that may be pertinent to infiltration potential. All logs should include the boring identification, date of drilling, auger type and diameter, sampling methods, and surface elevation (known or assumed).
5. Infiltration test borings should also be 6" to 12" diameter. They should be of depths such that the zone tested will range from about the elevation of SCM invert, to about 2' below the elevation of the invert.
6. Infiltration test excavations should be dug by any means to approximately the elevation of the *top* of the planned SCM. From the elevation of the top of the planned SCM to 2' below the elevation of the *invert* of the SCM, a hand auger or hand shovel should be used to excavate the actual test zone. Preferably, the test zone should be 6" to 12" in diameter; if conditions mandate a larger diameter, it should be as close to 12" as is practicable.
7. A perforated pipe, of a diameter that will facilitate the taking of the test measurements should be placed in each test boring or in the test zone of each test excavation.
8. The annulus between each perforated pipe and the boring sidewall should be filled with fine gravel.
9. A suitable elevation datum should be established from which each measurement can be taken. The elevation of the datum relative to the elevation of the top of the SCM should be noted.

10. Using a hose equipped with a water meter, a graduated water tank, or other suitable means of measuring water volume, add water to the approximate elevation of *top* of the planned SCM and maintain the head for 30 minutes.
11. At the end of the 30-minute period, shut off water and record volume of water that entered the test boring.
12. As the water level falls, measure from the datum to the water level at suitable intervals. Measurements should be to the degree of precision practicable (usually 1/8-inch or 0.01 foot) for a period of 2 hours. Depending upon the rate of fall, intervals between measurements may need to be from 1 minute to 30 minutes. Intervals should be as uniform as is practicable, however, as the water level falls and the head is reduced, the infiltration rate may decrease and the measurement intervals may need to be incrementally lengthened.
13. If a test boring runs dry within 2-hour measurement period, refill the boring and continue measuring the falling head to end of original 2-hour period. If it runs dry again, refill and continue measurements to the end of the original 2-hour period. If it runs dry a third time, do not refill, the testing of that boring is complete.
14. If the fall recorded in any test boring is less than 6" in 2 hours, continue taking measurements for an additional 2 hours (4 hours total).
15. See **Attachment 4** for a discussion of how to report the test results.

ATTACHEMENT 2

Deep Quick Infiltration Testing Methodology

1. For small sites with limited areas for infiltration-based SCMs, drill 2 profile / test borings in each potential deep SCM area.
2. For acreage and unconstrained sites:
 - Up to 5 acres: drill 3 profile / test borings per acre potentially usable for SCMs.
 - Over 5 acres: drill 4 profile / test borings per geologic unit that may be usable for SCMs.
3. Profile / test borings should be 6" to 12" diameter. The borings should extend 5' to 10' below the bottom of the planned SCM. The boring cuttings should be observed and the soils in the borings sampled as necessary to allow accurate logging. Use of excavations for deep testing is probably not practical.
4. All soil strata should be identified on the logs as to USCS classification, consistency, presence of moisture or free water, color, permeable and impermeable zones, and any other characteristics that may be pertinent to infiltration potential. All logs should include the boring identification, date of drilling, auger type and diameter, sampling methods, and surface elevation (known or assumed).
5. A perforated pipe, of a diameter that will facilitate the taking of test measurements should be placed in each profile / test boring.
6. The annulus between each perforated pipe and the boring sidewall should be filled with fine gravel.
7. A suitable elevation datum should be established from which each measurement can be taken. The elevation of the datum relative to the elevation of the top of the SCM should be noted.
8. Using a garden hose equipped with a water meter, a graduated water tank, or other suitable means of measuring water volume, add water to approximate elevation of *top* of the planned SCM and maintain the head for 30 minutes.
9. At the end of the 30-minute period, shut off water and record volume of water that entered the test boring.
10. As the water level falls, measure from the datum to the water level at suitable intervals. Measurements should be to the degree of precision practicable (usually 1/8-inch or 0.01 foot) for a period of 2 hours. Depending upon the rate of fall, intervals between measurements may need to be from 1 minute to 30 minutes. Intervals should be as uniform as is practicable, however, as the water level falls and the head is reduced, the infiltration rate may decrease and the reading intervals may need to be incrementally lengthened.
11. If a test boring runs dry within the 2-hour measurement period, refill the boring and continue measuring the falling head to end of original 2-hour period. If it runs dry again, refill and

continue measurements to the end of the original 2-hour period. If it runs dry a third time, do not refill, the testing of that boring is complete.

12. If the fall recorded in any test boring is less than 6" in 2 hours, discontinue testing as deep infiltration is not practical.
13. See **Attachment 4** for a discussion of how to report the test results.

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ATTACHMENT 3

Extended Test Methodology

The following “extended” methodology is intended to provide more comprehensive soil/geotechnical information where the results from the Initial Site Assessment and/or Quick methodology, as well as other site and design considerations warrant a more thorough soil analysis to facilitate better SCM design.

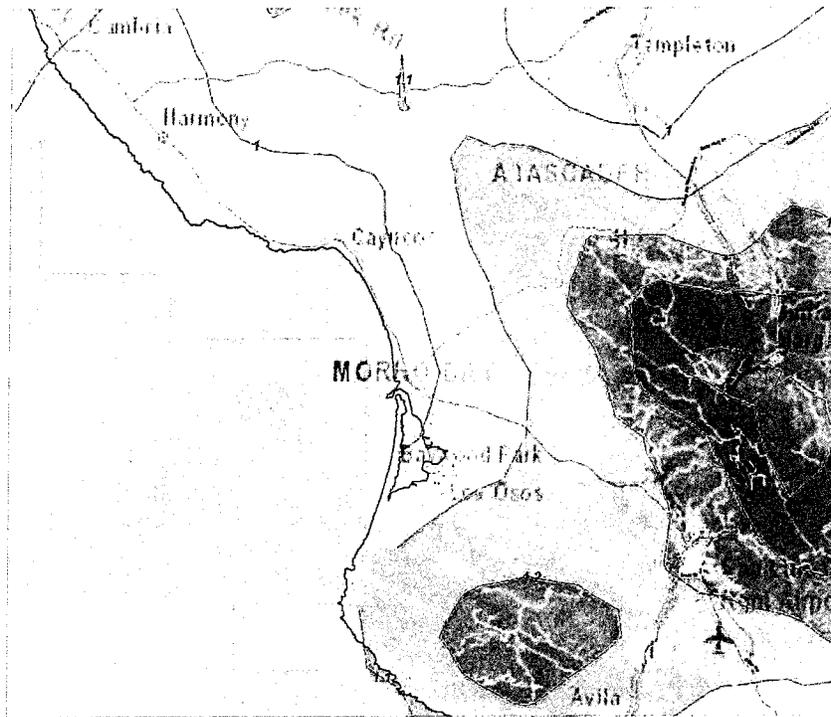
1. Extended test methodology for *deep* SCMs is too complex an issue to be adequately addressed in these guidelines. Test locations, depths, methods, etc. should be discussed among the jurisdiction, the design professional and the geotechnical engineer and a consensus reached as to the appropriate means of securing the data required for design of the deep SCMs on the specific site.
2. For *shallow* extended testing, locations, depths, continuity of subsurface conditions, etc. should be discussed among the jurisdiction, the design professional and the geotechnical engineer. Consideration should be given to drilling and testing at least twice as many test borings as recommended under Quick Testing.
3. Extended shallow test methodology should be essentially the same as Steps 3 through 14 under Quick Testing, except for the following:
 - a. Consideration should be given to presoaking the test borings for up to 24 hours prior to commencing testing.
 - b. Measurements for extended testing should continue for 4 hours or more, regardless of infiltration rates.
 - c. The 30-minute constant head period may be excluded if adequate constant head data were obtained during Quick Testing.
4. See **Attachment 4** for a discussion of how to report the test results.

ATTACHMENT 4

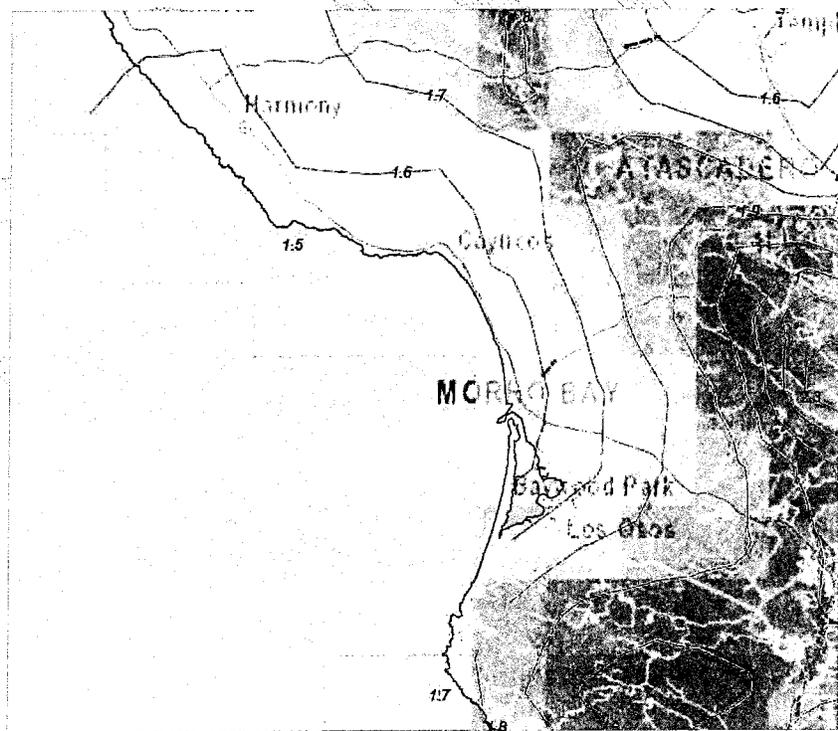
Reporting of Test Results

1. Reporting of test results, whether quick or extended, shallow or deep, should contain essentially the same information.
2. For each test boring, tabulate the test data showing:
 - a. Test identification
 - b. Date drilled
 - c. Date tested
 - d. Test boring diameter
 - e. Perforated pipe diameter
 - f. Test boring depth
 - g. Stratum present in the test zone
 - h. Elevation of top of SCM (known or assumed)
 - i. Elevation of invert of SCM (known or assumed)
 - j. Test duration
 - k. Volume introduced between commencement of filling and the end of the 30-minute constant head period, typically in units of cubic feet
 - l. Head during initial 30-minute period
 - m. Time of the first falling head measurement and depth to the water surface
 - n. Time of each subsequent measurement and depth to the water surface
 - o. Intervals between measurements
 - p. Incremental drop between measurements
 - q. Infiltration rate between measurements, typically in units of inches per hour
3. Provide a map showing the approximate locations of all profile and test borings, as well as property lines, landmarks, planned improvements and SCM locations (if known), and other pertinent features that will help the user better understand the boring and testing program.
4. Provide log of each profile boring
5. Provide report summarizing data and discussing the potential for use of infiltration based SCMs on the site or area(s) tested.

APPENDIX I
85th and 95th Percentile 24-hr Rainfall Depth Maps



85th Percentile



95th Percentile

APPENDIX J
Operations, Maintenance and Reporting

**POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM OPERATIONS AND
MAINTENANCE FORMS INSTRUCTIONS**

INSTRUCTIONS FOR RECORDING CONSTRUCTIVE NOTIFICATION

After determining a development is required to complete a Stormwater Control Plan (SWCP) with post construction Best Management Practices (BMPs) the applicant (land owner/developer) shall record a Constructive Notification for Private Stormwater Management System Operations and Maintenance with the San Luis Obispo County Clerk-Recorder's office. The constructive notification shall be recorded prior to occupancy.

The standard constructive notification and attachments can be obtained from the following locations:

- <http://www.morro-bay.ca.us/stormwater>
- Public Services Department 955 Shasta Ave Morro Bay Ca 93442

The applicant shall fill out the constructive notification (per the instructions below) and submit to the City for review and approval. Following City approval, the applicant shall have the constructive notification notarized then filed with the County Clerk-Recorder. The property owner shall then complete annual self-inspections and submit to the Planning and Building Department.

OVERVIEW OF PROCEDURE

I. Complete Constructive Notification and Exhibits

The applicant shall fill out the three (3) part constructive notification prior to submitting for review and approval. (See DETAILED INSTRUCTIONS below for filling out the Constructive Notification, EXHIBIT A and EXHIBIT B forms.)

II. Submit the Constructive Notification & Exhibits to the Engineering Department

Upon completion of the draft constructive notification, the applicant shall submit a copy to the City for review and approval. The constructive notification shall be submitted to the following address (or submitted via email to the City contact person):

City of Morro Bay Public Services Department
955 Shasta Ave
Morro Bay, CA 93465

III. Revise and Resubmit (if applicable)

The applicant shall make any necessary modifications to the constructive notification based on the City's review. The revised constructive notification shall then be resubmitted to the City.

IV. Notarize Constructive Notification

Following City approval (including City Representative signature on EXHIBIT A), the constructive notification shall be notarized.

The applicant shall retain a notary public to notarize the constructive notification. The applicant shall sign the constructive notification and the notary shall complete and sign the constructive notification.

V. Record Constructive Notification

Following notarizing, the constructive notification (and Exhibits) shall be recorded with the County Clerk Recorders office located at:

County of San Luis Obispo Clerk-Recorder's Office
1055 Monterey Street Room D120
San Luis Obispo, CA 93408-3237

The Clerk-Recorder will keep the document for processing and mail the original back to the Public Services Department. The applicant may purchase a copy of the constructive notification.

For additional information on recording documents and associated fees, visit the County Clerk-Recorder's website at <http://www.slocounty.ca.gov/clerk.htm>.

VI. Inspections

Annually, the current property owner (or representative) shall complete a self-inspection of the Project Stormwater Management System. EXHIBIT B of the recorded constructive notification shall be completed and submitted annually by June 15th to:

City of Morro Bay
Public Services Department
Annual Reporting Requirements
955 Shasta Ave,
Morro Bay, CA 93442

-or-

brands@morro-bay.ca.us
Subject: Annual Reporting
Requirements

For questions please contact the Engineering Department at (805) 772-6215 or the Public Services Department at (805) 772-6261.

DETAILED INSTRUCTIONS

CONSTRUCTIVE NOTIFICATION

The following information shall be completed:

- Property Address
- Property APN
- Permit/Project #
- Property Legal Description NOTE: The legal description is available in the property owner's title report.

See section IV above regarding Notarize Constructive Notification

EXHIBIT A - POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE PLAN

PART 1A - GENERAL INFORMATION

- 1 **Property APN(s):** If the project has a shared Stormwater Management System (i.e. HOA), insert all the Property APNs served by the SYSTEM. Highlight the Property APN which contains the shared Structural Stormwater Control Measures (SCMs), such as a basin.
- 2 **Project Address(es):** where the Structural Stormwater Control Measures (SCMs) to be maintained are located.

- 3-6 Self-explanatory
- 7-8 **Designer and Company/Firm:** Insert name of the original designer of the stormwater management system. In the case that the Designer is not longer available or practicing, the Company/Firm to which the designer worked will be considered responsible to supply information regarding the SYSTEM.
- 9-11 Self-explanatory
- 12 **Estimated Annual Cost for Maintenance Once Established (Attach Cost Estimate Spreadsheet):** Designer to provide an estimate of annual cost to owner for services to inspect, maintain, and report on SYSTEM per instructions provide in this Exhibit. (Consider line item for inflation.)
- 13 **Other Pertinent Info:** For example, is the SYSTEM shared? Specifics of how will it be managed.

PART 1B - STRUCTURAL CONTROL MEASURE (SCM) DETAILS

General: Data provided on these sheets should match information provided in the Stormwater Control Plan (SWCP) or other plans approved by the City of Morro Bay for the permitted project.

A Structural Control Measure (SMC) is defined by the RWQCB as: *Any structural facility designed and constructed to mitigate the adverse impacts of storm water and urban runoff pollution.*

Numbers for SCMs shall be assigned by the City of Morro Bay officials at approval of the project SWCP or other plan.

- 1 **Purpose(s) of SCM (check all that apply):** See City Morro Bay Stormwater Management Requirements.
- 2 Self explanatory
- 3 **Description & Location of SCM (As necessary, refer to PART 2 – Drawings & Photos):** The most effective means to describe the location of SCMs on a project site is in reference to a Drawing. (See Part 2 explanation.) If there is a basin serving multiple properties on its own lot, note which properties (by APN) the SCM serves.
- 4 **Drainage Design Criteria:** Per approved SWCP or Drainage Plan.
- 5 **Design Details (as applicable):** Per approved SWCP or Drainage Plan. If it does not apply, write N/A.
- 6 Self-explanatory
- 7 **SCM Inspection & Maintenance Requirements:** These requirements will be based on the design life and considerations of the SCMs ability to meet requirements for water quality and/or flow control as set out by RWQCB and the City Morro Bay.

Short Term Requirements include those things that will be required within a reporting year, i.e. clearing of debris, sediment or other obstructions to inlets.

Long-Term Requirements would be those things done on multiple-year schedule (2-year, 5 year, 10 year) to ensure the continual proper functioning of the SCM. For example, for a filter strip or biofiltration swale, include a plan ensuring the vegetation is healthy and method for replacement of plants (planting plan). For basins (infiltration or detention), provide a schedule for vegetation management and sediment removal. The replacement of inlet grates or other devices that could rust or degrade should be considered in this area, along with the design life.

PART 2 - DRAWINGS AND PHOTOS

The official documents related to the approved design of the Project's Stormwater Control Measure(s) (signed by the Engineer of Record) are required as a part of the Plan. If changes are made to the design of the SCM during construction, Record Drawings must be submitted. Include dated photos of the completed SCM with pertinent notes (i.e. direction from which the photo was taken.)

Reduced size Site and Drainage Plans and/or Details Sheets shall be provided. Any relevant details shall be copied at the original scale on 8.5x11 (for example, on an exhibit) for inclusion in the Plan. Ensure any exhibits include all the listed components.

PART 3 - CERTIFICATION AND APPROVAL

Along with the Owner and Designer, the designer or a 3rd party professional engineer, geologist, architect or landscape architect is required to field verify the Stormwater Control Measure(s) per RWQCB Resolution No. R3-2013-0032 Attachment 1, Section D. Field Verification of Post-Construction Stormwater Control Measures. Prior to the submittal of this Plan, it is recommended that the field verifier signatory and City official signatory visit the site together to inspect the SCMs, discuss the proposed plan and any potential issues prior to submittal.

EXHIBIT B - POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE CHECKLIST TEMPLATE

General: The initial purpose of Exhibit B is to produce a template checklist which will be used for inspections and submitted to the City annually by June 15th. The approved template will be included in the recorded document, so consideration of checklist items that meet the short and long term maintenance requirements of the SCM is important. Since each SYSTEM design is different, it is the responsibility of the designer/engineer to advise the owner in completing the checklist, which must be approved by the City prior to recordation.

For this reason, the template can change in content to meet the particular SCM's maintenance needs. Two examples are included for a Biofiltration Area/Swale and Catch Basin(s).

Suggestions for Inspection Timing: Note that the official rainy season in California is October 15th – April 15th, so annual inspections of SYSTEMS would logically occur before October 15th to beat the possibility of a storm coming before any required maintenance is undertaken. Monthly inspections could be scheduled along with planned landscaping maintenance of the overall site, so the removal of vegetation debris or sediment could be done simultaneously. If the Project is a HOA-run development or similar, it will be beneficial to consider the project Operations & Maintenance schedule and add the SYSTEM maintenance therein.

Inspectors: It is required for a licensed Civil Engineer or Qualified SWPPP Practitioner (QSP) to sign off on the checklist annually. However, this does not prevent the signatory from delegating inspection responsibly to trained maintenance staff. All inspectors must be listed, and initialed to designate who did each inspection. However, the responsibility for certifying that the information provided is true & correct rests on the signatory.

Corrective Action/ Required Maintenance: Inspectors shall estimate how long it will take to rectify the situation in discussion with the owner, and re-inspect promptly. Any issues that are not addressed shall be recorded.

RECORDING REQUESTED BY:

WHEN RECORDED, PLEASE RETURN TO
County of San Luis Obispo Planning and Building Department
County Government Center, Room 208
San Luis Obispo, CA 93408
Ph: (805) 781-5600

NOTICE OF ADDITIONAL INFORMATION

Building Permit # _____ (for office use--staff to provide)

Property Address: _____
(Street No. & Street Name, City, State, Zip)

Property APN: _____ Permit/Project#: _____

Property Legal Description:

Owner of the aforesaid property does here by give

**CONSTRUCTIVE NOTIFICATION
For Private Stormwater Management System
Operations and Maintenance**

The Applicant (Individual; Married Person, a HOA, A for Profit, or non-Profit Corporation), herein after referred to as "OWNER" of the real property referenced above, hereby required by existing City codes and regulations to utilize "on-site stormwater management systems (i.e. structural and/or non-structural) to minimize runoff and pollutants in runoff and to provide permanent storm drainage to control, manage, retain, treat, infiltrate and dispose of" (1) "on-site storm drainage for the Project" and (2) "ancillary street and site drainage from the adjoining street and sites" as stipulated in the approved project plans and contained within the required Stormwater Management System Operations & Maintenance Plan.

The Owner is solely responsible for the **Private Stormwater Management System**, hereinafter referred to as "**SYSTEM**" and attached as Exhibit "A". The Owner agrees to the following conditions in compliance with all local, state, federal laws and regulations:

1. **MAINTENANCE:** OWNER shall maintain, monitor, inspect, clean and repair the SYSTEM as required in Exhibit "A" – Post Construction Stormwater Management System Operations & Maintenance Plan.
 2. **DOCUMENT & REPORT:** OWNER shall document all maintenance, monitoring, inspections, cleanings and repairs made to the SYSTEM in the annual report submitted to the City by June 15th of each year in the form as approved by the City as detailed in Exhibit "B" – Post Construction Stormwater Management System Operations & Maintenance Checklist.
 3. **CITY RIGHTS & AUTHORITY:** the City has the right and authority to inspect the SYSTEM to determine compliance with this constructive notification (i.e. maintenance, monitoring, inspections, cleanings, repairs, documentation and reporting) which may result in enforcement activities and/or abatement if necessary pursuant to existing and future laws and regulations.
1. **FAILURE TO MAINTAIN, MONITOR, INSPECT, CLEAN, REPAIR AND REPORT SYSTEM:** Failure to maintain, monitor, inspect, clean, repair, or document and report as required herein shall constitute a public nuisance. The City may remedy such public nuisance through any of the applicable procedures as set forth in the City of Morro Bay Municipal Code, and/or may pursue any other legal or equitable remedies to abate such public nuisance.

- 5. **INDEMNIFICATION:** Owner further agrees to defend, indemnify, protect and hold the City and its agents, officers and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including to Owner's tenants, guests, invitees, agents or employees, which arise from or are connected with or caused or claimed by the acts or omissions of Owner, and its agents, employees or contractors, in performing the obligations specified herein, and all expenses of investigating and defending against same; provided, however, that Owner's duty to indemnify and hold harmless all not include any claims or liability arising from the established sole negligence or willful misconduct of the City, its agents, officers or employees.

- 6. **BINDING ON FUTURE OWNERS:** This covenant shall run with the land and shall be binding upon the undersigned owners, their heirs, executors, administrators, assigns and successors in interest.

OWNER(S) OF RECORD:

 (Owner's Signature)

 (Owner's Signature)

 (Owner Print Name & Title)

 (Owner Print Name & Title)

State of California
 County of San Luis Obispo

On _____, 20____, before me, _____
 and _____

_____, personally appeared before _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____(Seal), Notary Public

City of Morro Bay

For Private Stormwater Management System Operations and Maintenance

EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan

The 'Stormwater Management System Operations & Maintenance Plan' is to be filled out by landowner/designer and attached to the Constructive Notification for Private Stormwater Management System Operations and Maintenance upon recording. **NOTE: EXHIBIT B – 'Post Construction Stormwater Management System Operations & Maintenance Checklist' template is to be attached to the Constructive Notification. The approved and recorded template shall be filled out by the owner and submitted to the City by June 15th of each year.**

PART 1A – General Information

General Information	
1	Property APN(s):
2	Project Address(es):
3	Owner:
4	Address:
5	Phone:
6	Email:
Stormwater Management System Information	
7	Designer: <input type="checkbox"/> CE <input type="checkbox"/> QSP <input type="checkbox"/> QSD <input type="checkbox"/> Other
8	Company/Firm:
9	Address:
10	Phone:
11	Email:
12	Estimated Annual Cost for Maintenance Once Established*:
13	Other Pertinent Info:

*Attach Cost Estimate Spreadsheet

PART 1B: STRUCTURAL CONTROL MEASURE (SCM) DETAILS

SCM#: _____

1. Purpose(s) of SCM (check all that apply):	<input type="checkbox"/> Water Treatment <input type="checkbox"/> Runoff Retention <input type="checkbox"/> Peak Management																
2. Type(s) of SCM Installed:	<input type="checkbox"/> Retention/Infiltration Basin, Trench, or Swale <input type="checkbox"/> Biofiltration Swale <input type="checkbox"/> Water Quality Unit <input type="checkbox"/> Subsurface Basin <input type="checkbox"/> Catch Basin <input type="checkbox"/> Proprietary Devices <input type="checkbox"/> Detention Basin <input type="checkbox"/> Filter Strip(s) <input type="checkbox"/> Other: _____																
3. Description & Location of SCM (As necessary, refer to PART 2 – Drawings & Photos):	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite Description: _____																
4. Drainage Design Criteria:	Design Storm Flow (cfs): _____ Design Storm Capacity (ft ³): _____																
5. Design Details (As applicable):	<table border="1"> <tr> <td data-bbox="427 842 643 898">Length (ft):</td> <td data-bbox="643 842 859 898"></td> <td data-bbox="859 842 1138 898">Surface Area (ft²):</td> <td data-bbox="1138 842 1365 898"></td> </tr> <tr> <td data-bbox="427 898 643 955">Width (ft):</td> <td data-bbox="643 898 859 955"></td> <td data-bbox="859 898 1138 955">Capacity/Volume (ft³):</td> <td data-bbox="1138 898 1365 955"></td> </tr> <tr> <td data-bbox="427 955 643 1012">Depth (ft):</td> <td data-bbox="643 955 859 1012"></td> <td data-bbox="859 955 1138 1012">Vegetation Height (in):</td> <td data-bbox="1138 955 1365 1012"></td> </tr> <tr> <td data-bbox="427 1012 643 1068">Slope (ft/ft):</td> <td data-bbox="643 1012 859 1068"></td> <td data-bbox="859 1012 1138 1068">Design Life (yrs):</td> <td data-bbox="1138 1012 1365 1068"></td> </tr> </table>	Length (ft):		Surface Area (ft ²):		Width (ft):		Capacity/Volume (ft ³):		Depth (ft):		Vegetation Height (in):		Slope (ft/ft):		Design Life (yrs):	
Length (ft):		Surface Area (ft ²):															
Width (ft):		Capacity/Volume (ft ³):															
Depth (ft):		Vegetation Height (in):															
Slope (ft/ft):		Design Life (yrs):															
6. SCM Product Specifications (attach applicable specification sheets):	Product Name: _____ Manufacturer/Model Number: _____ Number Installed: _____ Product Life: _____																
7. SCM Inspection & Maintenance Requirements:	Date of installation: _____ Short Term Required Maintenance (describe or attach plan): _____ Long Term Required Maintenance (describe or attach plan): _____																

Include additional pages for multiple SCMs as necessary.

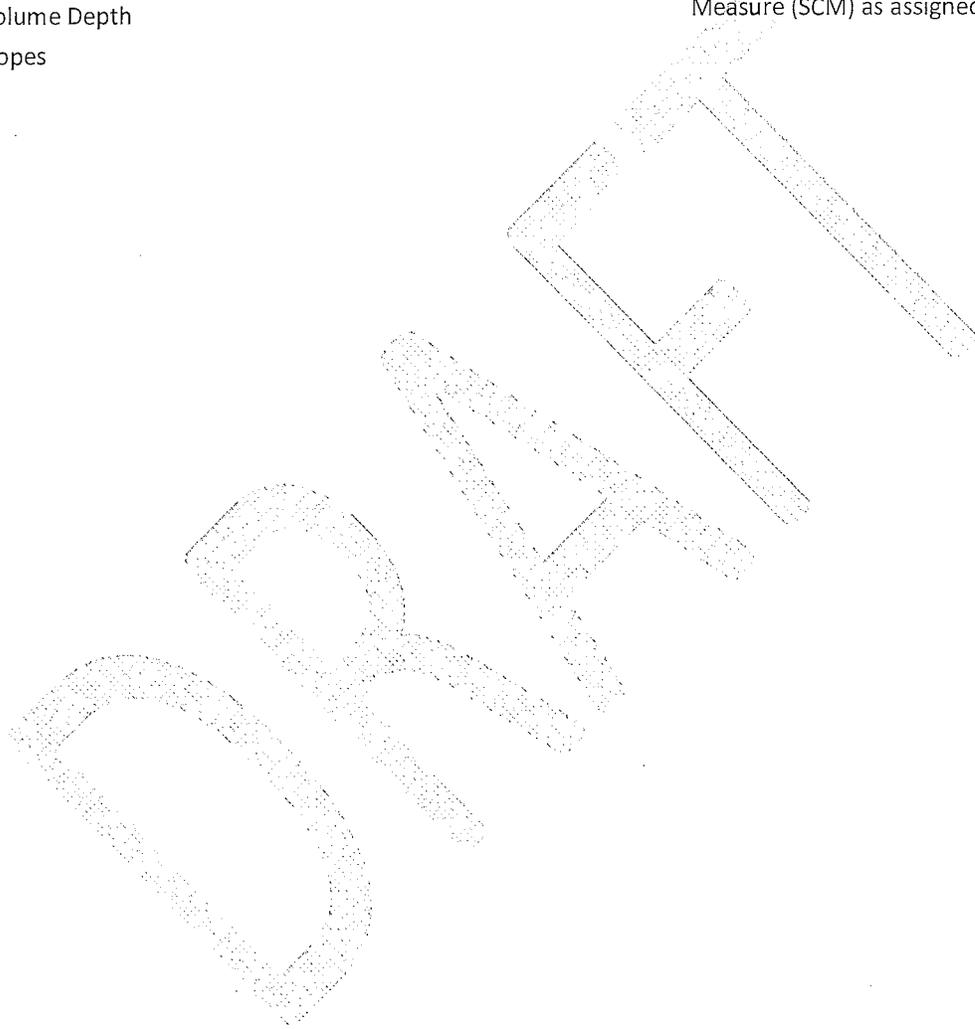
Page ___ of ___

PART 2 – Drawings & Photos

In addition to the location description, provide a copy of drawings showing each Structural Control Measure. Provide a plan view showing SCM location(s) relative to the parcel property lines. Include any details of the SCM and any additional sheets, reduced site plans or dated post construction photos to clearly define the limits of the SCM(s).

Ensure the drawings include the following:

- | | | | |
|--------------------------|---------------------|--------------------------|---|
| <input type="checkbox"/> | North Arrow | <input type="checkbox"/> | Surface Area |
| <input type="checkbox"/> | Scale or Dimensions | <input type="checkbox"/> | Cross Section(s) |
| <input type="checkbox"/> | Length/Width | <input type="checkbox"/> | Unique Number for Each Structural Control Measure (SCM) as assigned by the City |
| <input type="checkbox"/> | Volume Depth | | |
| <input type="checkbox"/> | Slopes | | |



EXAMPLE TEMPLATE

City of Morro Bay

For Private Stormwater Management System Operations and Maintenance

EXHIBIT B – Post Construction Stormwater Management System Operations & Maintenance Checklist

The following TEMPLATE shall be tailored to the Project SCMs and submitted with EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan for approval. Remove all unnecessary text or instructions such as 'EXAMPLE' prior to submission. Contact the City for electronic forms.

Completed forms shall be submitted annually by June 15th to:

City of Morro Bay
Public Services Department
955 Shasta Ave
Morro Bay, CA 93442

-or-

brands@morro-bay.ca.us
Subject: Annual Reporting Requirements

General Information			
Property APN(s):			
Project Address(es):			
Owner:			
Address:			
Phone:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Email:</td> <td style="padding: 2px;"></td> </tr> </table>	Email:	
Email:			
Report Year:			
Inspector(s) (First & Last Name, Initials):			
Date of Inspection(s):			
SCM Number(s) Inspected:			

I certify the provided information to be true and correct and that the Structural Stormwater Control Measures (SCMs) on my property have been maintained, monitored, inspected, cleaned and repaired as required in EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan.

Owner	Inspecting Party Representative <input type="checkbox"/> Licensed Civil Engineer or <input type="checkbox"/> QSP No. _____
Printed Name	Printed Name
Signature	Signature
Date	Date

During this reporting period (check all that apply):

- Completed inspections as required in EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan
- Completed required short and long term maintenance as required in EXHIBIT A
- Completed corrective action(s) per the inspection (if applicable)
- Updated the EXHIBIT A - Post Construction Stormwater Management System O&M Plan to reflect revised site conditions. (Attach any updates.)
- No spills or system upsets occurred on site.
- Cleaned all spills promptly and reported the spill as required. *

*For all site spills, list spill date, content, volume and resolution:

Date	Content	Volume	Resolution	Inspector's Initials

EXAMPLE 1: Biofiltration Areas /Swales
Inspection and Maintenance Checklist

Inspected by (Print Name, Initials): <i>If multiple, list all.</i>		Report Year:	
Areas Inspected: <i>(see SCM location map in Post Construction Stormwater Management System Operations & Maintenance Plan)</i>		<i>If corrective action is required AND a re-inspection is warranted, indicate</i> Re-check date:	

Inspection frequency key: A = Annually on _____ (Specify Date, i.e. October 15th) of each year, M = Monthly, S = after major storm events

Inspection Items	Inspection Frequency	Date Inspected	Inspectors Initials	Maintenance Needed? (Yes/No)	Comments/Description
Is there standing water longer than 1 week after a storm event?	S				
Evidence of erosion?	S				
Vegetation appropriate and healthy?	A				
Area free of debris?	M				
Inlets free of obstructions?	M				
Is there obviously trapped sediment in need of removal (covers vegetation or greater than 3-inches at any spot)?	A				

Inspector comments: *(Use additional sheets or back of this sheet if more room is necessary, include Inspector's initials.)*

Overall condition of facility: Acceptable Unacceptable

Corrective Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

Property APN: _____

SCM # _____

Page ___ of

EXAMPLE 2: Catch Basin(s)
Inspection and Maintenance Checklist

Inspected by (Print Name, Initials): <i>If multiple, list all.</i>		Report Year:	
Areas Inspected: <i>(see SCM location map in Post Construction Stormwater Management System Operations & Maintenance Plan)</i>		<i>If corrective action is required AND a re-inspection is warranted, indicate Re-check date:</i>	

Inspection frequency key: A = Annually on _____ (*Specify Date, i.e. October 15th*) of each year, M = Monthly, S = after major storm events

Inspection Items	Inspection Frequency	Date Inspected	Inspector's Initials	Maintenance Needed? (Yes/No)	Comments/Description
Inlets free of obstructions?	A				
Basins free of obstructions, debris (vegetation)?	A				
Drainage area & slopes leading to catch basin free of sediment & debris?	A				
Is there obviously trapped sediment in need of removal (greater than 3 inches)?	A				

Inspector comments: (*Use additional sheets or back of this sheet if more room is necessary, include Inspector's initials.*)

Overall condition of facility: Acceptable Unacceptable

Corrective Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

STORM WATER
MANAGEMENT
GUIDANCE MANUAL
FOR
LOW IMPACT DEVELOPMENT
&
POST-CONSTRUCTION
REQUIREMENTS
EZ MANUAL

March 6, 2014

DRAFT



City of Morro Bay, California

Introduction

Post-Construction Stormwater Management Performance Requirements

The primary objective of these Post-Construction Stormwater Management Performance Requirements is to minimize the downstream impact of increased stormwater runoff that often occurs as the result of development or redevelopment projects. The Post-Construction Requirements emphasize protecting and, where degraded, restoring key watershed processes to create and sustain healthy watersheds. Maintenance and restoration of watershed processes is necessary to protect water quality and beneficial uses.

The intention of this Guidance Manual is to provide developers a tool to both determine the specific requirements for a given project and to plan and design the project so that those requirements are met as efficiently as possible.

This manual can be used for individual single-family residence projects (Net Impervious Area <15,000 SF) here in Morro Bay; if your project doesn't fit into this category then the Main Manual shall be used.

Definitions Related to Post-Construction Requirements

Discretionary Approval – A project approval which requires the exercise of judgment or deliberation when the MS4 decides to approve or disapprove a particular activity, as distinguished from situations where the MS4 merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Dispersion – The practice of routing stormwater runoff from impervious areas, such as rooftops, walkways, and patios, onto the surface of adjacent pervious areas. Stormwater runoff is dispersed via splash block, dispersion trench, or sheet flow and soaks into the ground as it moves slowly across the surface of the pervious area.

Evapotranspiration (ET) – The loss of water to the atmosphere by the combined processes of evaporation (from soil and plant surfaces) and transpiration (from plant tissues).

Gross Impervious Area – Impervious surfaces that are created or replaced by the project. Manufactured permeable surfaces (pervious paving, gapped paving stones, etc.) may be considered as a pervious surface and are considered on a case by case basis. If sidewalks or new pavement in the City right of way is planned or required by code, these surfaces shall also be included in the total. Do not include the surface area of decks with gaps that allow runoff to drain to permeable surfaces below. Gross Impervious Area is used in the initial determination of performance requirements.

Impervious Surface – A hard, non-vegetated surface area that prevents or significantly limits the entry of water into the soil mantle, as would occur under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of Performance Requirements are exceeded. However, for modeling purposes, open, uncovered facilities that retain/detain water (e.g., retention ponds, pools) shall be considered impervious surfaces. There are three methods of calculating impervious surface area, depending on the context of the calculation. For more details, see *Net Impervious Area, Gross Impervious Area, and Equivalent Impervious Area* definitions.

Landscaped Areas – Areas of soil and vegetation not including any impervious surfaces of ancillary features such as impervious patios, BBQ areas, and pools.

Low Impact Development (LID) – A stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.

Ministerial Approval – A project approval which involves little or no personal judgment by the MS4 as to the wisdom or manner of carrying out the project and only involves the use of fixed standards or objective measurements.

Native Vegetation – Vegetation comprised of plant species indigenous to the Central Coast Region and which reasonably could have been expected to naturally occur on the site.

Net Impervious Area – The sum of new and replaced post-project impervious areas, minus any reduction in total imperviousness from the pre-project to post-project condition: *Net Impervious Area = (New and Replaced Impervious Area) – (Reduced Impervious Area Credit)*, where *Reduced Impervious Area Credit* is the total pre-project to post-project reduction in impervious area, if any.

New Development – Land disturbing activities that include the construction or installation of buildings, roads, driveways and other impervious surfaces. Development projects with pre-existing impervious surfaces are not considered New Development.

Permeable or Pervious Surface – A surface that allows varying amounts of stormwater to infiltrate into the ground. Examples include pasture, native vegetation areas, landscape areas, and permeable pavements designed to infiltrate.

Pre-Project – Stormwater runoff conditions that exist onsite immediately before development activities occur. This definition is not intended to be interpreted as that period before any human-induced land activities occurred. This definition pertains to redevelopment as well as initial development.

Project Site – The area defined by the legal boundaries of a parcel or parcels of land within which the new development or redevelopment takes place and is subject to these Post-Construction Stormwater Management Requirements.

Rainwater Harvest – Capture and storage of rainwater or stormwater runoff for later use, such as irrigation (without runoff), domestic use (e.g. toilets), or storage for fire suppression.

Receiving Waters – Bodies of water, surface water systems or groundwater that receive surface water runoff through a point source, sheet flow or infiltration.

Redevelopment – On a site that has already been developed, construction or installation of a building or other structure subject to the Permittee's planning and building authority including: 1) the creation or addition of impervious surfaces; 2) the expansion of a building footprint or addition or replacement of a structure; or 3) structural development including construction, installation or expansion of a building or other structure. It does not include routine road maintenance, nor does it include emergency construction activities required to immediately protect public health and safety.

Replaced Impervious Surface – The removal of existing impervious surfaces down to bare soil or base course, and replacement with new impervious surface. Replacement of impervious surfaces that are part of routine road maintenance activities are not considered replaced impervious surfaces.

Routine Road Maintenance – includes pothole and square cut patching; overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage; shoulder grading; reshaping/regrading drainage systems; crack sealing; resurfacing with in-kind material without expanding the road prism or altering the original line and grade and/or hydraulic capacity of the road.

Self-Retaining Areas – (also called “zero discharge” areas), are designed to retain some amount of rainfall (by ponding and infiltration and/or evapotranspiration) without producing stormwater runoff. Self-Retaining Areas may include graded depressions with landscaping or pervious pavement.

Self-Treating Areas – are a portion of a Regulated Project in which infiltration, evapotranspiration and other natural processes remove pollutants from stormwater. The self-treating areas may include conserved natural open areas and areas of native landscaping. The self-treating area only treats the rain falling on itself and does not receive stormwater runoff from other areas.

Single-Family Residence – The building of one single new house or the addition and/or replacement of impervious surface associated with one single existing house, which is not part of a larger plan of development.

Stormwater Control Measures – Stormwater management measures integrated into project designs that emphasize protection of watershed processes through replication of pre-development runoff patterns (rate, volume, duration). Physical control measures include, but are not limited to, bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water use. Design control measures include but are not limited to conserving and protecting the function of existing natural areas, maintaining or creating riparian buffers, using onsite natural drainage features, directing runoff from impervious surfaces toward pervious areas, and distributing physical control measures to maximize infiltration, filtration, storage, evaporation, and transpiration of stormwater before it becomes runoff.

Tributary Area – The entire project area except for undisturbed areas of planted areas with native vegetation that do not receive runoff from other areas and impervious surface areas that discharge to infiltration areas that will not produce runoff or create nuisance ponding. The Drainage Management Areas are smaller Tributary Areas that cumulatively make up the Tributary Area of the entire site.

Does My Project Need to Meet Post-Construction Performance Requirements?

Projects subject to these Post-Construction Performance Requirements include all New Development or Redevelopment projects that create and/or replace $\geq 2,500$ square feet of impervious surface (collectively over the entire project site). In general, the larger the impervious surface created or replaced, the more rigorous the requirements become. However, a single family residence (SFR) project has a higher threshold before advance requirements apply. Consequently, these two elements (gross impervious area and project type) need to be determined and quantified as a first step in the process.

1. **Gross Impervious Area:** Gross Impervious Area is the total of newly created and replaced impervious surfaces. Existing impervious surfaces that are within the project site but are not being replaced do not count in this calculation. Impervious surfaces are any hard, non-vegetated surface areas that prevent or significantly limit the entry of water into the soil. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Manufactured permeable surfaces (pervious paving, gapped paving stones, etc.) may be considered as pervious surfaces and are considered on a case by case basis. If sidewalks or new pavement in the City right of way is planned or required by code, these surfaces shall also be included in the total. Surface areas of decks with gaps that allow runoff to drain to permeable surfaces below are not considered impervious areas. For redevelopment projects, both new and replaced impervious surfaces are included. If the Gross Impervious Area is less than 2,500 square feet, the project is exempt from requirements.
2. **Type of Project:** A list of types of projects that are exempt for all stormwater requirements is detailed below. If not exempt:
 - a. Is the project a new development or redevelopment project? Projects are classified as redevelopment if the project replaces or adds to existing impervious surfaces. Projects located on land with no existing impervious surfaces are considered new development.
 - b. Does the project involve the construction or reconstruction of one detached single family residence (SFR)? If not, the applicant must use the Main Manual.

The Performance Requirement Determination Form in Appendix A is provided to document the results of the above assessment. It shall be completed and filed with the Planning permit application. If the project is exempt, no further documentation is required. If not exempt, a calculation of the Net Impervious Area is required.

PROJECTS EXEMPT FROM STORMWATER REQUIREMENTS

Project that are exempt from the Post-Construction Performance are as follows (check any box on the list and no further action is required):

- Road and Parking Lot maintenance:
 - Road surface repair including slurry sealing, fog sealing, and pothole and square cut patching
 - Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage
 - Shoulder grading
 - Cleaning, repairing, maintaining, reshaping, or re-grading drainage systems
 - Crack sealing
 - Resurfacing with in-kind material without expanding the road or parking lot
 - Practices to maintain original line and grade, hydraulic capacity, and overall footprint of the road or parking lot
 - Repair or reconstruction of the road because of slope failures, natural disasters, acts of God or other man-made disaster
- Sidewalk and bicycle path or lane projects, where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas
- Trails and pathways, where no other impervious surfaces are replaced or created, and built to direct stormwater runoff to adjacent vegetated areas
- Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics
- Curb and gutter improvement or replacement projects that are not part of any additional creation or replacement of impervious surface area (e.g., sidewalks, roadway)
- Second-story additions that do not increase the building footprint
- Raised (not built directly on the ground) decks, stairs, or walkways designed with spaces to allow for water drainage
- Photovoltaic systems installed on/over existing roof or other impervious surfaces, and panels located over pervious surfaces with well-maintained grass or vegetated groundcover, or panel arrays with a buffer strip at the most down gradient row of panels
- Temporary structures (in place for less than six months)
- Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices
- Above-ground fuel storage tanks and fuel farms with spill containment system

Net Impervious Area Calculation

Net Impervious Area is the Gross Impervious Area minus any reduction in total imperviousness from the pre-project to post-project condition: $\text{Net Impervious Area} = (\text{Gross Impervious Area}) - (\text{Reduced Impervious Area Credit})$, where Reduced Impervious Area Credit is the total pre-project to post-project reduction in impervious area, if any. The result of this calculation is used to determine if a project is subject to the requirements described in this EZ Manual

Examples of Calculating **Net Impervious Area**

Example 1:

The project is a property that is an existing residence with 20,000 sf of impervious surface, including residence, garage, driveway, tennis court, etc. The new project will redevelop the site and have a total impervious area of 18,000 sf.

The **Reduced Impervious Area Credit** is $20,000 - 18,000 = 2,000$ sf.

The **Net Impervious Area** is $18,000 - 2,000 = 16,000$ sf.

The **Net Impervious Area** is 16,000 sf which is greater than 15,000 sf .

The project is subject to requirements in the Main Manual.

Example 2:

The project is a property that is an existing residence with 20,000 sf of impervious surface, including residence, garage, driveway, tennis court, etc. The new project will redevelop the site, replacing the 4,000 SF paved tennis court with natural grass bocce courts and landscaping resulting in a total impervious area of 16,000 sf.

The **Reduced Impervious Area Credit** is $20,000 - 16,000 = 4,000$ sf.

The **Net Impervious Area** is $16,000 - 4,000 = 12,000$ sf.

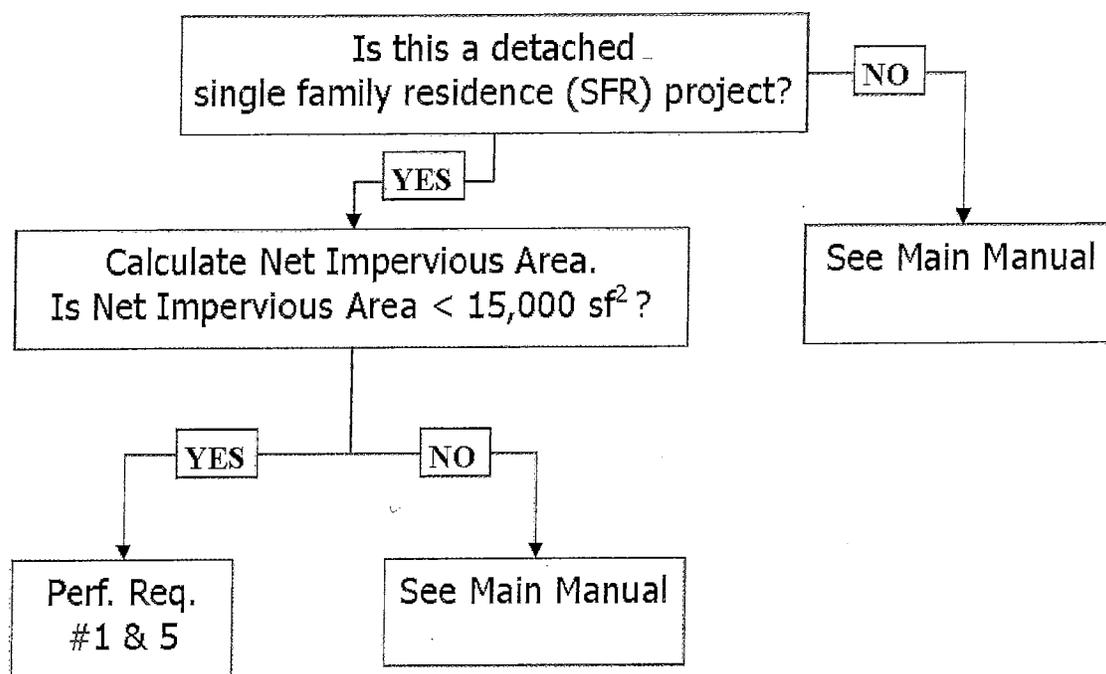
The **Net Impervious Area** is 12,000 sf which is less than 15,000 sf .

The project is subject to requirements in this Manual.

Once the Net Impervious Area Calculation is determined, use the following flow chart to determine the Post-Construction Performance Requirements for the project. Complete the Performance Requirement Determination Form (Appendix A) once the Flow Chart has been used to determine Performance Requirements.

Flow Chart

Performance Requirements Flow Chart for non-exempt projects



Performance Requirement No. 1

Site Design and Runoff Reduction

Projects subject to Performance Requirement No. 1 (PR.1) are:

Projects that create and/or replace $\geq 2,500$ square feet of impervious surface (collectively over the entire project site), including detached single-family homes.

The Project Engineer shall submit a stamped and signed copy of the Performance Requirement No.1 Certification, as included on the following page; certifying Low Impact Development design strategies are included in the project design. Each strategy that has been incorporated into the design should be initialed by the project engineer, or marked NA if not applicable.

PERFORMANCE REQUIREMENT NO. 1 CERTIFICATION	
LOW IMPACT DEVELOPMENT (LID) DESIGN STRATEGY	INCORPORATED
1. Limit disturbance of creeks and natural drainage features.	
2. Minimize compaction of highly permeable soils.	
3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.	
4. Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.	
5. Minimize stormwater runoff by implementing one or more of the following design measures:	
a) Direct roof runoff into cisterns or rain barrels for reuse.	
b) Direct roof runoff onto vegetated areas safely away from building foundations and footings.	
c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	
d) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.	
e) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	

I, _____, acting as the Project Engineer for _____ project, located at _____, hereby state that the Site Design and Runoff Reductions design strategies initialed above have been incorporated into the design of the project.

Signature

Date

Performance Requirement No. 5

Large Peak Flow Control

All non-exempt new development or redevelopment projects that create or replace more than 2,500 square feet of impervious surfaces are subject to Performance Requirement 5. Exempt projects are those that are located in areas that have no potential for downstream flooding. For example, projects along the west side of the Embarcadero that drain directly to the bay are exempt from flood control requirements.

Goal:

For peak runoff flow control, post-development peak runoff flows shall be reduced to within 5% of the pre-development flows from the 10, 25, 50 and 100-year rainfall events. For the purposes of runoff flow control, the pre-development condition shall be natural soil and vegetation.

Methods:

- Detention basin design shall include development of a post-construction runoff hydrograph that is routed through the basin. If NRCS TR-20 is used, the following assumptions shall apply:
 - Storm Type: Type 1, 24-hr, San Luis Obispo D, or custom rainfall curve for Morro Bay¹
 - Antecedent Moisture Condition: 2
 - Storm Duration: 24 hours
 - 24-hour rainfall depths: per NOAA Precipitation maps (<http://hdsc.nws.noaa.gov/hdsc/pfds>)
- Detention storage may be surface or subsurface. Parking areas may be used for detention as long as flood depth does not exceed six inches in the 100-year event.
- The detention facility may be designed to satisfy PR.1 by incorporating infiltration capacity or dead storage volume for reuse.
- For other detention basin design standards, refer to the current version of the SLO County Public Improvement Standards.

¹ Some hydrologic modeling programs, such as HydroCAD v.10, have built in Storm Types for San Luis Obispo (taken from the SLO Creek WMP). Such programs also have the ability to create custom storm curves. The analysis may use the standard Type 1 or one of the storm types specific to the site.

Section 8

Maintenance and Reporting

An Operation and Maintenance Plan (O&M) is required for all projects that utilize Structural Control Measures (SCMs) to satisfy Performance Requirements 1 and 5. A maintenance program is essential to ensure that the stormwater facilities continue to function as designed to maintain treatment, peak flow control and prevent possible flooding and property damage.

A proper maintenance plan must include:

- Site map of all facilities requiring O&M practices to function as designed
- Procedures are provided for each structural control measure including, but not limited to, LID facilities, retention/detention basins, and outlet control structures.
- Short and long term maintenance requirements
- Estimated cost for maintenance

Appendix K in the Main Manual has templates to aid in the development of the O&M Plan.

The O&M plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The plans shall be stamped, signed and include a certifying statement indicating that all stormwater BMPs have been designed to meet the City's stormwater management requirements.

Applicants of regulated projects subject to Performance Requirement 5 are required to demonstrate compliance with these requirements on an annual basis.

APPENDIX A

SFR PERFORMANCE REQUIREMENT DETERMINATION FORM

The following form shall be completed for all SFR development and redevelopment projects. Projects that are exempt from performance requirements are required to complete Section 1 & 2 only.

Section 1: General Information	
Project name	
Project Address	
Assessor's Parcel Number(s)	
Name of Applicant	
Applicant email address:	
Applicant phone:	
Project Type (e.g. single-family residential, commercial, etc.)	
Section 2: Area Information	
Total Project Area	
Total Existing impervious surface area	
Proposed Gross Impervious Area Calculation	
a. Rooftops	
b. Driveways	
c. Patios	
d. Parking Lots	
e. Other	
Total Gross Impervious Area	
If Gross Impervious Area <2,500 ft ² , write "EXEMPT". Otherwise continue to Sec. 3	
Section 3: PR Determination	
Net Impervious Area	
Performance Requirements (from Flow Chart)	