



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

January 3, 2023

Perry Enterprises, Mark Perry
3828 Caldwell Ave
Visalia, CA 93277

SUBJECT: Case No.: Coastal Development Permit (CDP21-024)) for the property at 3230 Beachcomber

Project Description: Approval of a Coastal Development Permit for new construction of an 1800 sf home with an attached 471 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5123 sf parcel on the corner of Panay St and Beachcomber Drive. This project is contingent on the approval of PAR22-02 for the land action and CDP21-014 for the demo of the existing home, both of which are being processed with the 3202 Beachcomber Drive project. The variance (VAR21-002) for additional height on the roof deck for wind screen was denied. The zoning is R-2/S.2A and the site is located in the Coastal Appeals Jurisdiction.

Dear Owner/Applicant,

The City of Morro Bay Planning Commission conditionally approved your request. 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 or the action is null and void.***

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 fee for processing appeals except for those not coastal permits in the coastal 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, and the County requires the original Notice of Exemption and at least one copy.

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,

Scot Graham
Community Development Director

By:

Nancy Hubbard, Contract Planner



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

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 Community Development Director pursuant to Municipal Code Section 17.60.150, render this entitlement null and void.

CASE NO: CDP21-024

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 3230 Beachcomber Drive

APPLICANTS: Perry Enterprises, Mark Perry

APN/LEGAL: 065-106-032 (existing APN, likely new APN to be assigned)

DATE APPROVED: January 3, 2023

APPROVED BY: Planning Commission

CEQA DETERMINATION: Categorical Exemption CEQA Guidelines Section 15303, Class 3a

The exemption applies to new single family dwellings in a residential zone. Additionally, none of the Categorical Exemption exceptions, noted under 15300.2, apply to the project.

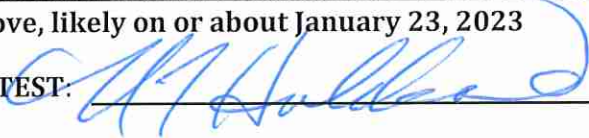
DESCRIPTION OF APPROVAL: Approval of a Coastal Development Permit for new construction of an 1800 sf home with an attached 471 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5123 sf parcel on the corner of Panay St and Beachcomber Drive. This project is contingent on the approval of PAR22-02 for the land action and CDP21-014 for the demo of the existing home, both of which are being processed with the 3202 Beachcomber Drive project. The variance (VAR21-002) for additional height on the roof deck for wind screen was denied. The zoning is R-2/S.2A and the site is located in the Coastal Appeals Jurisdiction.

Please see reverse for Permit Effective Date.

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: 831-427-4863. If you have any questions, please call the City of Morro Bay Community Development Department, 772-6264.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: Subject to the appeal periods noted above, likely on or about January 23, 2023

ATTEST:  _____ DATE: January 3, 2023

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



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF FINAL ACTION ON
COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: JANUARY 13, 2023

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP21-024

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

Applicant: Perry Enterprises, Mark Perry

Address: 3282 Caldwell Ave, Visalia, CA 93277

Project Description: Approval of a Coastal Development Permit for new construction of an 1800 sf home with an attached 471 sf garage and an 801-sf roof deck. The home has been assigned the address 3230 Beachcomber Drive and will be on a newly created 5123 sf parcel on the corner of Panay St and Beachcomber Drive. This project is contingent on the approval of PAR22-02 for the land action and CDP21-014 for the demo of the existing home, both of which are being processed with the 3202 Beachcomber Drive project. The variance (VAR21-002) for additional height on the roof deck for wind screen was denied. The zoning is R-2/S.2A and the site is located in the Coastal Appeals Jurisdiction.

Project Location: 3230 Beachcomber Drive

APN: 065-106-032 (existing APN, likely new APN to be assigned)

Zoning: R-1/S.2A

Land Use Plan/General Plan: Moderate Density Residential

Lot Area: 5118 square-feet

Filing Date: June 24, 2021

Approval Body: Planning Commission

Action Taken: Approve with Conditions

Action Date: January 3, 2023

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, 831-427-4863.

RESOLUTION NO. PC 02-23

A RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVAL OF COASTAL DEVELOPMENT PERMIT (CDP21-024) AND DENIAL OF THE VARIANCE REQUEST (VAR21-002) FOR THE PROPOSED PROJECT LOCATED AT 3230 BEACHCOMBER DRIVE

WHEREAS, the Planning Commission of the City of Morro Bay (the "City") conducted a public hearing January 3, 2023 conducted in a hybrid format with both an in-person meeting at the Morro Bay Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442 as well as through virtual public participation provided telephonically through Zoom, for the purpose of considering the approval of the CDP21-024, VAR21-002 new construction of a single family home on a new parcel; and

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

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

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

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

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303 Class 3a for new construction of a single family home on a residentially zoned parcel. Additionally, none of the Categorical Exemption Exceptions, noted under Section 15300.2, apply to the project.

Coastal Development Findings:

1. The Planning Commission finds that the project, as conditioned, is consistent with applicable provisions of the Local Coastal Program and Chapter 3 of the California Coastal Act for new construction of a new single family home on a new parcel.
2. The project, as conditioned, is in compliance with the General Plan and certified Local Coastal Program and will not be detrimental to the health, safety, and general welfare of persons residing or working in the surrounding neighborhood.

Variance Request Findings:

1. Variances granted are subject to conditions that assure that the adjustments do not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity with similar site constraints and in the same zoning district.

There are no conditions where a height exception for roof deck railing would not be considered a special privilege given that other homes in the surrounding neighborhood were required to comply with the applicable height standards. This finding is more difficult to justify because there is also no special circumstance applicable to this lot that might otherwise justify a height increase not granted to other lots in the surrounding neighborhood.

2. Because of special circumstances applicable to the subject property, including size, shape, topography and location, the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications.

This property does not have any special circumstances that would justify the granting of the requested variance in roof height to accommodate a wind screen that is above the height limit of the zoning district and higher than the required safety railing required for a deck.

3. The project is consistent with the General Plan and Land Use Plan within the Local Coastal Plan.

The Land Use section of the General Plan/LCP requires realistic development capacity that protects habitats, scenic resources and enforces development standards, including height, setbacks and lot coverage that shall be interpreted as maximums (or minimums) to be reduced or increased to protect and enhance the resources to meet the LCP objectives to the maximum extent possible (Policy LU1.2 paraphrased). The City's General Plan/LCP intends for projects to comply with the development standards applicable to the site as outlined more specifically in the City's Zoning Code/Coastal Implementation plan. The project variance request does not comply with the height limit for the zone and therefore, no special circumstances applicable to the site warrant such a request.

Section 2. Action. The Planning Commission does hereby approve Coastal Development Permit CDP21-024 and denies the Variance Request (VAR21-002) for the property located at 3230 Beachcomber Drive subject to the following conditions:

STANDARD CONDITIONS

1. This permit is granted for a Coastal Development Permit No CDP21-024, for new construction of a 1684 sf home with an attached 403 sf garage and an 801-sf roof deck. The home has been assigned the address 3230

Beachcomber Drive and will be on a newly created 5118 sf parcel which is dependent on the recording of the final Parcel Map (PAR22-02 processed with 3202 Beachcomber Drive)). This permit does not approve the additional height requested for the deck railing around the roof deck (VAR21-002 was Denied). The zoning is R-2/S.2A and the site is in the Coastal Appeals Jurisdiction.

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

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

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

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Construction Hours: Pursuant to MBMC subsection 9.28.030.I, Construction or Repairing of Buildings, the erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the Community Development Department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
3. 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.
4. Conditions of Approval on Building Plans: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Contingent on recorded final parcel map: The proposed demo of the existing home is required in order to finalize the parcel map. The issuance

of a building permit and construction of the proposed new home subject to this permit, is dependent on an approved final parcel map that has been recorded and evidence of recording provided to the Planning and Building Departments. The parcel map is being processed with the adjacent property.

6. Architecture: Building color and materials shall be as shown on plans approved by the Planning Commission and specifically called out on the plans submitted for a Building Permit to the satisfaction of the Community Development Director.
7. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. A licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's *Form Certification* based on a boundary survey shall be submitted with the request for foundation inspection.
8. Landscaping/Existing Tree Removal: The plans show two existing trees to be retained and protected as part of the development of the property. If either tree cannot be retained, it shall be mitigated by adding 2 new trees to the landscape plan for every existing tree removed that exceeds a trunk diameter of 6 inches. The mitigation trees shall be native and drought resistant and shall be 15 gallon containers or larger. All plants specified on the approved landscape plans shall provide coverage of all bare earth areas using drought tolerant, native plants and trees that will reach a 90% coverage within 5 years.
9. Construction during nesting season: If construction will occur between February 1 and June 30 of any given year, a biologist or arborist shall confirm that there are no nesting birds in the two retained existing trees that are proposed to remain on the site and will confirm that no habitat will be disturbed for trees to be removed. The biologist or arborist can also provide construction period protection methods to insure healthy survival of the retained trees.
10. Soil Engineering Report The construction methods and recommendations included in conclusions and recommendations in the GeoSolutions, Inc. report dated November 16, 2020 shall be included in the building permit plan submittal. Changes in the foundation system or structural design of the project will require an update letter from Geo Solutions, or a supplemental report from another qualified registered professional engineering firm with a specialty in geotechnical analysis of proposed developments.
11. Roof Deck: The roof deck shall be posted for the approved occupancy weight limits and enforcement of the occupancy limits is the responsibility of the property owner. All furniture and other items placed on the deck shall not be visible from the street level.

12. Parapet Wall/Roof Deck Railing: The parapet wall shall be raised to meet the safety railing height (i.e. 42 inches from roof deck finished floor) on all sides of the roof deck. No part of the required safety railing can be a transparent material, such as, but not limited to glass or plexiglass. The parapet wall cannot exceed the height requirement for this zoning district.
13. Shoreline Armoring Prohibited. Future shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) that is intended to protect or would have the effect of protecting the house and related development shall be prohibited. Shoreline protective devices (including replacement, augmentation, addition, and expansion associated with an existing device) shall not be allowed except where required to serve a coastal-dependent use consistent with Morro Bay General Plan/Coastal Land Use Plan Policy PS-3.3
14. Section 30235 Waiver. Any rights that the Permittees may have to construct and/or maintain shoreline armoring to protect the house and related development, including rights that may exist under Coastal Act Section 30235, the City of Morro Bay Local Coastal Program, or any other applicable laws, are waived.

BUILDING DIVISION CONDITIONS

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

- 1.) Building permit plans shall be submitted by a California licensed architect or engineer when required by the Business & Professions Code, except when otherwise approved by the Chief Building Official.
- 2.) The owner shall designate on the building permit application a registered design professional who shall act as the Registered Design Professional in Responsible Charge. The Registered Design Professional in Responsible Charge shall be responsible for reviewing and coordinating submittal documents prepared by others including phased and staggered submittal items, for compatibility with design of the building.
- 3.) The owner shall comply with the City's Structural Observation Program. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer of record or architect responsible for the structural design, to perform structural observation as defined in Section 220. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the building official. The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported

deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

- 4.) The owner shall comply with the City Special Inspection Program. Special inspections will be required by Section 1704 of the California Building Code. All Special Inspectors shall first be approved by the Building Official to work in the jurisdiction. All field reports shall be provided to the City Building Inspector when requested at specified increments for the construction to proceed. All final reports from Special Inspectors shall be provided to the Building Official when they are complete and prior to final inspection.
- 5.) A soils investigation performed by a qualified professional shall be required for this project. All cut and fill slopes shall be provided with subsurface drainage as necessary for stability; details shall be provided. Alternatively, submit a completed City of Morro Bay soils report waiver request.
- 6.) Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
- 7.) BUILDING PERMIT APPLICATION: To apply for building permits, submit three (3) sets of construction plans, fire sprinkler plans, if applicable, and supplemental documents to the Building Division.
- 8.) The Title sheet of the plans shall include, but not limited to:
 - Street address, lot, block, track, and Assessor Parcel Number
 - Occupancy Classification(s)
 - Construction Type
 - Maximum height of the building allowed and proposed
 - Floor area of the building(s)
 - Fire sprinklers proposed or existing
 - Minimum building setback allowed and proposed

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

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION:

- 1.) **SITE MAINTENANCE:** During construction, the site shall be maintained to not infringe on neighboring property, such as debris and dust. A storm water management plan shall be maintained through the duration of the project. The storm water management measures such as fiber rolls, silt fencing, etc. will be enforced by City staff by random site visits.
- 2.) **ARCHAEOLOGICAL MATERIALS:** In the event unforeseen archaeological resources are unearthed during any construction activities, all grading and or excavation shall cease in the immediate area and the find left untouched. The Building Official shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, Native American, or paleontologist, whichever is appropriate. The qualified professional shall evaluate the find and make reservations related to the preservation or disposition of artifacts in accordance with applicable laws and ordinances. If discovered archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the Building Official shall notify to county coroner. If human remains are found to be of ancient age and of archaeological and spiritual significance, the Building Official shall notify the Native American Heritage Commission. The developer shall be liable for costs associated with the professional investigation.
- 3.) **FOUNDATION SETBACK VERIFICATION:** Prior to the placement of concrete and upon completed form installation, a licensed surveyor is required to measure and record the distance from the proposed foundation walls to the established lot lines. The contractor shall submit these findings in letter format to the building inspector upon the request for a foundation inspection. Letter shall specify the findings of front, sides and rear yard setbacks as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some lot types.
- 4.) **BUILDING HEIGHT VERIFICATION:** Prior to roof sheathing or shear wall inspection, a licensed surveyor is required to measure and record the height of the structure. The contractor shall submit this finding in letter format to the building inspector upon the request for roof sheathing/shear wall inspection. Letter shall specify the recorded height of structure as defined in Title 17 of the MBMC. The Building Official shall have discretion on a case-by-case basis for some site-specific projects.
- 5.) **EXISTING BUILDINGS:** Where windows are required to provide emergency escape and rescue openings, replacement windows shall comply with the maximum sill height requirements of section R310.2.2 and the minimum opening area requirements of section R310.2.1 of the 2019 California Residential Code.

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

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

PUBLIC WORKS CONDITIONS

The plans are conditional approved and subject to the following conditions to be required at Building Permit submittal:

1. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. Each lot must submit a completed "SFR Performance Requirement Determination Form" to determine if any requirements should be submitted. The form should calculate all new or replace impervious surfaces or structures (roof surfaces, retaining walls, concrete driveways, etc.). All identified requirements must be submitted for review and approval. The requirements can be found in the Stormwater management guidance manual on the City's website www.morro-bay.ca.us/EZmanual (MBMC 14.48.140)
2. Frontage Improvements: The installation of frontage improvements is required. Show the installation of a City standard driveway approach B-6, sidewalk, curb and street tree. If permeable pavers are to be used, a modified driveway approach with a 12" wide PCC grade beam should be constructed to stabilize the front edge of

the pavers. An encroachment permit is required for any work within the Right of Way. (MBMC 14.44.020)

3. Driveway Approach: Residential driveway approaches are required as part of the frontage improvements and cannot exceed twenty feet in width. If a standard driveway approach cannot be located anywhere along the frontage Driveway without causing a potential safety issue or awkward vehicle maneuvers, then a greater driveway approach width may be approved after submitting sufficient evidence. (MBMC 17.44.030A)
4. Driveway Separations: The total width of residential driveways (excepting transitions) shall not exceed fifty percent of the frontage, and there shall be at Page 2 of 3 least twenty-two feet of standard curb and gutter between the top of driveways transitions on any one parcel. Update plans per City Municipal Code. (MBMC 17.44.030A)
5. Driveway Slopes: The maximum slope on residential driveways shall be 15%. A 20% slope is allowed with City Engineer approval and when special construction procedures and materials are used. (MBMC 17.44.030B)
6. Wall height: Solid walls cannot exceed three feet in height and 50% screened walls cannot exceed four feet in height. (MBMC 17.48.100B)
7. Sewer Lateral: Indicate and label if private sewer lateral pipe will be replaced or to remain in place. If the existing sewer lateral is proposed to remain in place, then perform a video inspection of the lateral (from the clean-out at structure to the connection at the sewer mainline pipe) and submit to Public Works via flash drive, prior to building permit plan approval. Requirements for the sewer video inspection can be located on the City's website at the following location: <https://www.morrobay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements>
Lateral shall be upgraded, repaired or replaced as required to prohibit inflow/infiltration. All repairs or replacements identified from sewer video, shall be noted on approved set of plans, prior to plan approval. (MBMC 14.07.030)
8. Sewer & Water Mainline: All proposed sewer and water mainline relocations or new installations must include plan and profiles in the plan set.
9. Sewer Mainline: Proposed relocation of sewer mainline must line up with existing eastern neighboring sewer mainline. No new turns allowed on the proposed sewer mainline.
10. Erosion and Sediment Control Plan: For small projects less than one acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area.

11. Water Meter: Indicate and label new or existing water meter on plans and include size of meter(s). (MBMC 13.04.140)
12. Grading and Drainage: Indicate on plans the existing and updated contours, drainage patterns, spot elevations, finish floor elevation and all existing and proposed drainage pipes and structures.
13. Utilities: Show all existing and proposed locations of the sewer lateral, water Page 3 of 3 service, and water and sewer mains on the building plans. Include sizes where appropriate. Note the location of all overhead utilities and construction underground service entrances per the CBC.
14. Retaining Wall within City Right-of-way: All retaining walls and structures within the City's right-of-way require City approval. Per City Municipal Code, Encroachments on the public right-of-way are not allowed without City approval. Proposed retaining walls will need to be relocated on plans or requires a Special Encroachment Permit Agreement be obtained. (MBMC 8.14.020)

Add the following Notes to the Plans:

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

FIRE DEPARTMENT CONDITIONS:

1. Fire Safety during Construction and Demolition shall be in accordance with 2019 California Fire Code, Chapter 33. This chapter prescribes minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations.
2. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090).

- a. *Automatic Fire sprinklers are required throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure AND/OR is in excess of 300 square feet addition OR where there is a change of occupancy to a more hazardous use as determined by the Fire Chief.*
3. An emergency escape window (or door which opens directly to the outside of the house) is required in every bedroom, or habitable basement. In the event of a fire, this window (or door) will allow people to escape, and/or allow firefighters to get into the house to rescue people.
4. Carbon monoxide alarms in new dwellings and sleeping units. An approved carbon monoxide alarm shall be installed in dwellings having a fossil fuel-burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. (CRC R315.2)
5. Address identification. All new and existing single-family residence and ADU's shall have their own approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on 3rd day of January 2023 on the following vote:

AYES: (m) Roschen, (s) Ingraffia, Rodriquez, King, Stewart

NOES:

ABSENT:

ABSTAIN:

Chairperson Stewart

ATTEST

Scot Graham, Community Development Director

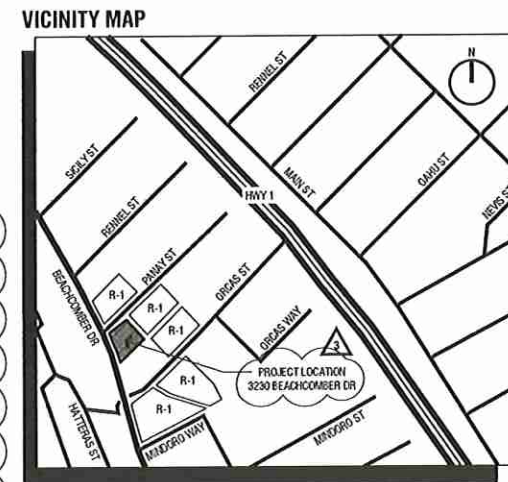
The foregoing resolution was passed and adopted this 3rd day of January 2023.

ABBREVIATIONS

AB	ANCHOR BOLT	INFO	INFORMATION
AC	ACR CONNECTION	INSL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ASOVE FINISH FLOOR	INV	INVERT
AL	ALUMINUM	JAN	JANITOR
APPROX	APPROXIMATELY	KIT	KITCHEN
ASPH	ASPHALT	LAM	LAMINATED
AVG	AVERAGE	LAV	LAVATORY
BD	BOARD	LB/#	POUND
BLDG	BUILDING	L.F./AF	LINEAR FOOT
BLK/BKLG	BLOCK/BLOCKING	LS	LAG SCREW
BM	BEAM	MAX	MAXIMUM
BN	BULLNOSE	MB	MACHINE BOLT
BOT	BOTTOM	MECH	MECHANICAL
C.F.	CUBIC FOOT	MFR	MANUFACTURER
C.I.	CUBIC INCH	MIN	MINIMUM
CI	CAST IRON	MISC	MISCELLANEOUS
CJ	CEILING JOIST/CONTROL JOINT	MTL	METAL
CL	CENTER LINE	(N)	NEW
CLR	CLEAR/CLEARANCE	N.G./N	NATURAL GRADE
CLG	CEILING	NO. / #	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLG	CEILING	OV	OVER
CMU	CONCRETE MASONRY UNIT	OS	OBSCURE
CO	CLEANOUT	O.C./O.C.	ON CENTER
COL	COLUMN	O.P.R.	OWNER PROVIDED
CONC	CONCRETE	O.P.R.	CONTRACTOR INSTALLED
CONN	CONNECTION	O.P.R.	OWNER PROVIDED
CONST	CONSTRUCTION	O.P.R.	OWNER INSTALLED
CONT	CONTINUOUS	OS	OCCUPANCY SENSOR
CTR	CENTER	OZ	OUNCE
CW	COLD WATER	PERF	PERFORATED
C.Y.	CUBIC YARD	PERP	PERPENDICULAR
DBL	DOUBLE	PH	PHONE
DEG	DEGREE	PL	PLATE / PROPERTY LINE
DEPT	DEPARTMENT	PLYWD	PLYWOOD
DET	DETAIL	PAR	PAIR
DF	DOUGLAS FIR	PREFAB	PRE-FABRICATED
DA	DIAMETER	P.S.F.	POUNDS PER SQUARE FOOT
DM	DIMENSION	P.S.I.	POUNDS PER SQUARE INCH
DN	DOWN	PTDF	PRESSURE TREATED DOUG FIR
DS	DOWNSPOUT	PVMT	PAVEMENT
DW	DISHWASHER	R	RISER
EA	EACH	RD	ROOF DRAIN
EJ	EXPANSION JOINT	REF	REFRIGERATOR
ELEC	ELECTRICAL	REQ	REQUIRED
ELEV	ELEVATION/ELEVATOR	RM	ROOM
ENCL	ENCLOSURE	RO	ROUGH OPENING
EOS	EDGE OF SLAB	ROW	RIGHT OF WAY
EQ	EQUAL	RTS	REFER TO STRUCTURAL
EQUIP	EQUIPMENT	RWD	REDWOOD
EST	ESTIMATE	S4S	SURFACED 4 SIDES
EXIST(E)	EXISTING	SC	SOLID CORE
EXT	EXTERIOR	SD	SMOKE DETECTOR
FAU	FORCED AIR UNIT	S.F./S.F.	SQUARE FOOT
FI	FIRE HYDRANT	SHT	SHEET
F.O.C.	FACE OF CURB	SHTG	SHEATHING
F.O.F.	FACE OF FINISH	SIM	SIMILAR
F.O.S.	FACE OF STUD	SPEC	SPECIFICATION
FD	FLOOR DRAIN	SST	STAINLESS STEEL
FDN	FOUNDATION	STD	STANDARD
FE	FIRE EXTINGUISHER	STM	STAINLESS
FF	FINISH FLOOR	STL	STEEL
F.F./FG	FINISH GRADE	T&G	TONGUE AND GROOVE
FR	FRISH	T	TYPICAL
FX	FIXTURE	TK	THICKNESS
FLR	FLOOR	TEL	TELEPHONE
FP	FACE OF STUD	TEMP	TEMPERATURE
FR	FRIGERAGE / FLOOR PLAN	T.O.C.	TOP OF CURB
F.S./FS	FINISH SURFACE	T.O.F.	TOP OF FOOTING
FT	FOOTING	T.O.W.	TOP OF WALL
FTG	FOOTING	T.O.S.	TOP OF SLAB
G	GAS	TV	TELEVISION
GA	GALVANIZED	TYP.	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GD	GARBAGE DISPOSAL	VCT	VINYL COMPOSITION TILE
GL	GLASS	VERT	VERTICAL
GYP	GYPSPUM	V.I.F.	VERIFY IN FIELD
HB	HOSE BIB	W	WITH
HC	HOLLOW CORE	WO	WITHOUT
HER	HEADER	WC	WATER CLOSET
HORIZ	HORIZONTAL	WD	WOOD
HREN	HARDWARE	WH	WATER HEATER
HT	HEIGHT	W.I.G.	WALK IN CLOSET
HW	HOT WATER	WT	WEIGHT
IN	INCH	YD	YARD
INCL	INCLUDE		

PERRY RESIDENCE - 3230 BEACHCOMBER

3230 BEACHCOMBER DR. MORRO BAY, CA
 PERMIT NUMBERS: CDP21-024, VAR21-02, CUP21-11



SHEET INDEX

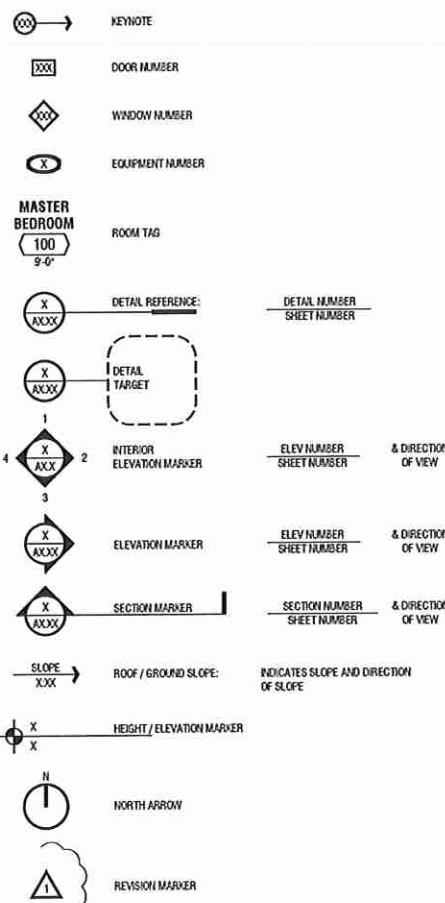
T1.0	TITLE SHEET
T2.0	EXISTING SITE AND PHOTO MATCH IMAGES

C1.0	GRADING & DRAINAGE PLAN
C2.0	UTILITY PLAN
1 OF 1	3230 BEACHCOMBER - HYDROLOGY EXHIBIT
1 OF 1	TOPO SURVEY, HIGH AND LOW POINT OF PROPOSED BUILDINGS

L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

A1.1	PROPOSED SITE PLAN
A2.0	FLOOR PLAN
A2.1	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	COLOR AND MATERIAL BOARD

DRAWING SYMBOLS



PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEMOLITION OF AN EXISTING 1,866 SF RESIDENCE AND 747 SF LOWER LEVEL GARAGE. IT ALSO PROPOSES THE MERGING OF 1 PARCEL CONSISTING OF 3 LOTS INTO 2 SEPARATE LOTS, EACH WITH THEIR OWN ASSESSORS PARCEL NUMBER. THE PROJECT FURTHER PROPOSES A NEW SINGLE FAMILY RESIDENCE ON THE NORTHWESTMOST LOT (LOT 1). THE PROPOSED RESIDENCE IS DESIGNED AS A SINGLE STORY WITH AN UNCONDITIONED AS DEPICTED ON EXTERIOR ELEVATION SHEETS A3.0 AND A3.1.

LAND USE REQUIREMENTS

ADDRESS	3230 BEACHCOMBER DRIVE, MORRO BAY CA 93442
APN	065-105-032
BLOCK AND TRACT	BLOCK 90, ATASCADERO BEACH TRACT
ZONING	R-1 SINGLE FAMILY RESIDENTIAL
OVERLAY ZONES	S-2A SPECIAL BUILDING SITE AND YARD STANDARDS
SPECIFIC AREA DESIGN GUIDELINES	MORRO BAY DESIGN GUIDELINES
CURRENT USE	R-1 SINGLE FAMILY RESIDENTIAL
PROPOSED USE	R-1 SINGLE FAMILY RESIDENTIAL
ALLOWED USE IN ZONE	RESIDENTIAL
ENTITLEMENTS/USE PERMIT REQUIRED	LOT LINE ADJUSTMENT/PARCEL MERGER
LOT SIZE	5,123 SF

LOT - 5,123 SF TOTAL			
UNCONDITIONED GARAGE	471 SF.		
CONDITIONED RESIDENCE	1,816 SF.		
TOTAL	2,287 SF.		
MAX SITE COVERAGE			
LOT COVERAGE	2,287 SF.	ALLOWABLE 50%	PROPOSED 45%
DENSITY			
ALLOWABLE	MODERATE (4-7 D.U. PER ACRE)	PROPOSED	LOW DENSITY
HEIGHT LIMIT			
ALLOWABLE	14 FT. (NO WALL MAY EXCEED 30 FT.)	PROPOSED	14'-6.5" (VARIANCE REQUESTED FOR EXTRA 6.5')
ALLOWABLE	14 FT. DECK RAILINGS	PROPOSED	14'-0"
ADJACENT ZONES			
NORTH	MCR MIXED COMMERCIAL/RESIDENTIAL		
EAST	MCR MIXED COMMERCIAL/RESIDENTIAL		
SOUTH	R-1 SINGLE FAMILY RESIDENTIAL		
WEST	OA-2, OPEN AREA 2		
SETBACKS - PER S.2A OVERLAY			
FRONT	MIN 15 FT. (INCLUDING GARAGE)	PROPOSED	15'-0"
SIDE (EXTERIOR YARD)	15 FT. (INCLUDING GARAGE)	PROPOSED	15'-0"
SIDE (INTERIOR YARD)	5'	PROPOSED	6'-7"
REAR	5'	PROPOSED	8'-2"
PARKING			
REQUIRED	2 COVERED AND ENCLOSED PER RESIDENCE	PROPOSED	2 COVERED AND ENCLOSED
PARKING DIMENSION			
STALL	10 FT. X 20 FT. MIN	DRIVEWAY WIDTH	18 FT.

PROJECT DIRECTORY

OWNER	PERRY ENTERPRISES, MARK PERRY	CONTACT:	MARK PERRY
	3828 CALDWELL AVENUE	PHONE:	559 765 5999
	VISALIA, CA 93277	EMAIL:	mark@perry.com
ARCHITECT	TEN OVER STUDIO	CONTACT:	JIM DUFFY
	539 MARSH ST.	PHONE:	805 541 1010
	SAN LUIS OBISPO, CA 93401	EMAIL:	jrd@tenoverstudio.com
CIVIL ENGINEER	WALSH ENGINEERING	CONTACT:	MATT WALSH
	1108 GARDEN ST.,	PHONE:	805 319 4943
	SUITE 202-204	EMAIL:	matt@walshengineering.net
	SAN LUIS OBISPO, CA 93401		
LANDSCAPE ARCHITECT	TEN OVER STUDIO	CONTACT:	JULIA OSERHOFF
	539 MARSH ST.	PHONE:	805 541 1010
	SAN LUIS OBISPO, CA 93401	EMAIL:	juliao@tenoverstudio.com
STRUCTURAL ENGINEER	PRAXIS ENGINEERING	CONTACT:	MIKE ALLSHOUSE
	1009 MORRO STREET,	PHONE:	805 489 9900
	SUITE 205	EMAIL:	mike@praxis-eng.com
	SAN LUIS OBISPO, CA		
ELECTRICAL ENGINEER	JUPE ELECTRICAL ENGINEERING	CONTACT:	SAL MELENDEZ
	2280 SANTA MARIA VARY, SUITE 04,	PHONE:	805 668 1390
	SANTA MARIA, CA	EMAIL:	sal@jupes.net
SURVEY	HORN LAND SURVEYS	CONTACT:	JODY HORN
	4295 SKYLINK LANE	PHONE:	805 239 0355
	PASO ROBLES, CA 93446	EMAIL:	hornlandsurveys@hotmail.com
SOILS ENGINEER	GEOSOLUTIONS INC.	CONTACT:	PATRICK B. MCNEILL
	220 HIGH STREET	PHONE:	805 543 8539
	SAN LUIS OBISPO, CA 93401	EMAIL:	patrick@geosolutions.net

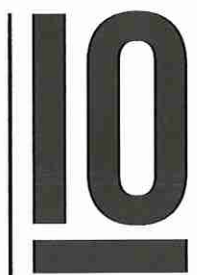
City of Morro Bay
 Planning Commission Approval
 Project #(s) CDP21-024
 ✓ Approved as Submitted
 - Approved with Changes
 Approval Date: 1/3/23
 Planner: N. Hubbard

CALIFORNIA CODE REFERENCES

- THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES
- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL BUILDING CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA EXISTING BUILDING CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2019 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF MORRO BAY CODE REFERENCES

- THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES
- CITY OF MORRO BAY MUNICIPAL CODE
 - TITLE 14 - BUILDINGS AND CONSTRUCTION
 - TITLE 17 - ZONING
 - CITY OF MORRO BAY DESIGN GUIDELINES - RESIDENTIAL, JULY 2015



TEN OVER STUDIO, INC
 539 Marsh Street,
 San Luis Obispo, CA
 805.541.0101
 Info@tenoverstudio.com
 www.tenoverstudio.com

LICENSED ARCHITECT
 JAMES H. DUFFY
 NOT FOR CONSTRUCTION
 0-30770
 7.31.2023
 RENEWAL
 STATE OF CALIFORNIA

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COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3230 BEACHCOMBER DR. MORRO BAY, CA 93442

NOT FOR CONSTRUCTION

DRAWN BY:	MM
CHKD BY:	JB
DATE	SUBMITAL
210316	INITIAL COP
210623	1ST RE-SUBMITAL - COP
211124	2ND RE-SUBMITAL - COP
211217	3RD RE-SUBMITAL - COP
220121	4TH RE-SUBMITAL - COP

TITLE SHEET

T1.0

RECEIVED
 FEB 01 2022
 City of Morro Bay
 Community Development Dept.

City of Morro Bay
 Planning Commission Approval
 Project #(s) CDP 21-024
 — Approved as Submitted
 — Approved with Changes
 Approval Date: _____
 Planner: _____



1 (E) RESIDENCE FROM BEACHCOMBER
 VIEW OF EXISTING CONDITION LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE. SEE IMAGE BELOW FOR PROPOSED DESIGN.



3 (E) RESIDENCE FROM BEACHCOMBER
 VIEW OF EXISTING CONDITION LOOKING SOUTHEAST FROM THE CORNER BEACHCOMBER AND PANAY. SEE IMAGE BELOW FOR PROPOSED DESIGN.



2 PROPOSED RESIDENCE FROM BEACHCOMBER
 VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM BEACHCOMBER DRIVE



4 PROPOSED RESIDENCE FROM BEACHCOMBER
 VIEW OF PROPOSED DESIGN LOOKING SOUTHEAST FROM THE CORNER OF BEACHCOMBER DRIVE AND PANAY STREET

10

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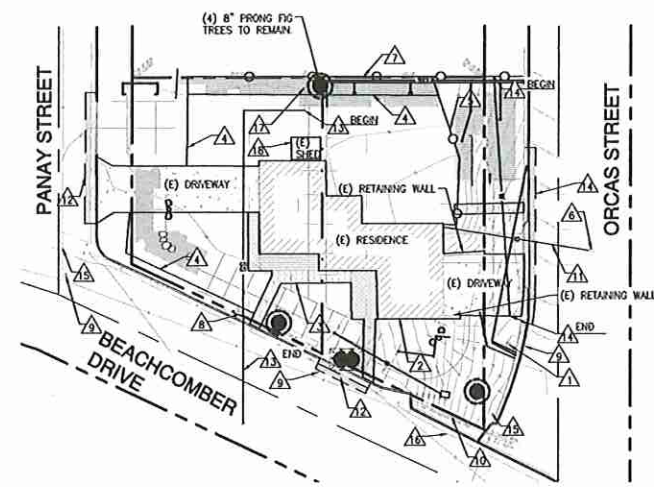
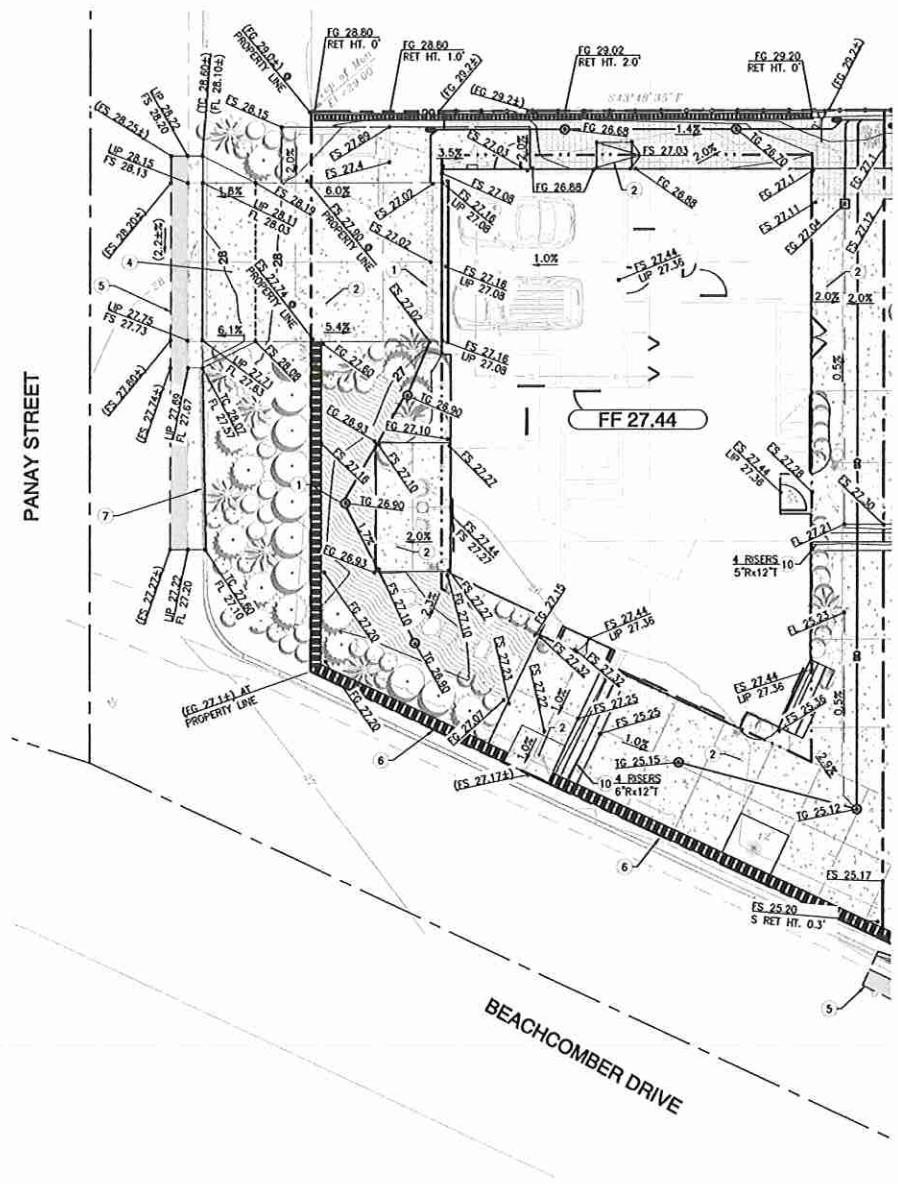
COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3230 BEACHCOMBER DR., MORRO BAY, CA 93442

DRWN BY:	IM
CHKD BY:	JB
DATE	SUBMITTAL
210316	INITIAL CCP
210623	1ST RE-SUBMITTAL - CCP
211124	2ND RE-SUBMITTAL - CCP
211217	3RD RE-SUBMITTAL - CCP
220121	4TH RE-SUBMITTAL - CCP

EXISTING SITE & PHOTO MATCH IMAGES

T3.0

NOT FOR CONSTRUCTION



DEMOLITION LEGEND

- EXISTING TREE TO BE PROTECTED IN PLACE (6 TOTAL)
- EXISTING TREE TO BE REMOVED (2 TOTAL)

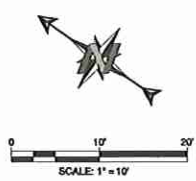
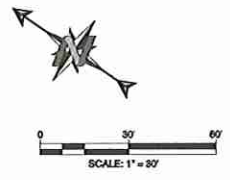
DEMOLITION KEY NOTES

- △ EXISTING FIRE HYDRANT TO REMAIN
- △ EXISTING RESIDENCE, RETAINING WALLS AND CONCRETE DRIVEWAYS TO BE REMOVED (3,550 SF)
- △ EXISTING WALKWAY PATHS TO BE REMOVED (595 SF)
- △ EXISTING RAILROAD LANDSCAPE TO BE REMOVED (147 LF)
- △ EXISTING FENCE TO BE REMOVED (56 LF)
- △ EXISTING JOINT POLE TO REMAIN
- △ EXISTING FENCE TO REMAIN
- △ EXISTING WATER 1/2" WATER METER TO REMAIN
- △ EXISTING WATER SHUT-OFF VALVE TO REMAIN
- △ EXISTING 12" CORRUGATED METAL PIPE TO REMAIN
- △ EXISTING OVERHEAD POWER LINE TO BE RELOCATED AFTER CONSTRUCTION (50 LF)
- △ SAWCUT AND REMOVE EXISTING CURB, GUTTER, AND PAVEMENT TO THE LIMITS SHOWN. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE (130 LF)
- △ REMOVE EXISTING 6" ACP SEWERLINE (110+ LF)
- △ REMOVE EXISTING 6" WATERLINE (82 LF)
- △ EXISTING 6" ACP WATERLINE TO REMAIN
- △ EXISTING 14" ACP WATERLINE TO REMAIN
- △ EXISTING 6" ACP SEWERLINE TO REMAIN
- △ EXISTING SHED TO BE REMOVED/DEMOLISHED (75 SF)

DEMOLITION DETAIL

GENERAL NOTES

1. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
2. ALL EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
3. FOR TREE REMOVALS AND TREE PROTECTION, SEE TREE REPORT/PLANS PREPARED BY OTHERS.
4. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
5. NO WORK SHALL OCCUR WITHIN(OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE.
 - A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMP, SIZE & LOCATION).
 - A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT.
 - IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.



811
Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (E)
- EXISTING PROPERTY LINE (EX. E)
- PROPOSED PROPERTY LINE (E)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL HEIGHT PER PLAN
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPEINED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- 12" SLOPE 0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING KEY NOTES:

1. PROPOSED 8" WIDE TRENCH DRAIN DURATRENCH MODEL DTP8 WITH TRAFFIC RATED GRADE OR APPROVED EQUAL.
2. PROPOSED CONCRETE PAVEMENT SECTION.
3. PROPOSED RETAINING WALL. RETAINED HEIGHT PER PLAN. RETAINING WALL DESIGNED BY OTHER.
4. PROPOSED DRIVEWAY APPROACH PER CITY OF MORRO STANDARD B-6.
5. PROPOSED SAWCUT AND PAVEMENT. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.
6. PROPOSED 18" SEAT WALL. DESIGNED BY OTHER.
7. PROPOSED CURB AND GUTTER PER CITY STANDARD B-1 (TYPE A-2).
8. PROPOSED VEGETATED OR ROCK LINED SWALE.
9. PROPOSED CURB THRU DRAIN PER CITY STANDARDS C-7 & C-8.
10. PROPOSED 4" CURB FACE PER CITY STANDARD B-1 (TYPE E).
11. PROPOSED STAIRS, RISE AND TREAD PER PLAN.

PROJECT IMPERVIOUS AREA TOTALS

DESCRIPTION	NEW IMPERVIOUS AREA	REPLACED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA
BUILDING/ROOF	1,243	996	0	2,239
HARDSCAPE	1,255	491	0	1,746
TOTAL	A) 2,498	B) 1,487	0	D) 3,985

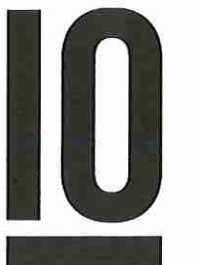
*E) NET IMPERVIOUS AREA = (A+B) - (C-D) OR WHERE (C-D) IS ZERO OR A NEGATIVE NUMBER
 (A+B) = NET IMPERVIOUS AREA: (3,985 + 0) = 3,985 SF
 PERFORMANCE REQUIREMENT = 1

GRADING QUANTITIES, DISTURBANCE

- A. ESTIMATED EARTHWORK QUANTITIES:
- | CUT | FILL | NET |
|--------|-------|--------------|
| 255 CY | 25 CY | 230 CY (CUT) |
- NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERZAN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.
- B. AREA OF DISTURBANCE: 5,123 SF (0.12 ACRES)
 IMPERVIOUS AREA: 3,985 SF (0.09 ACRES)
 PERVIOUS AREA: 1,138 SF (0.03 ACRES)
- NOTE: INCLUDES DRIVEWAY IMPROVEMENTS, BUILDING AND STRUCTURES, STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND WASTED STORAGE AREAS.
- C. AVERAGE EXISTING SLOPE WITHIN GRADING LIMITS: 12.2%
 *DETERMINED VIA AUTOCAD PROGRAM WITHIN PROPERTY LIMITS

City of Morro Bay
 Planning Commission Approval
 Project #(s) CDP 21-024
 Approved as Submitted
 Approved with Changes
 Approval Date: _____
 Planner: _____

NOT FOR CONSTRUCTION



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 San Luis Obispo, CA
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 info@tenoverstudio.com
 www.tenoverstudio.com



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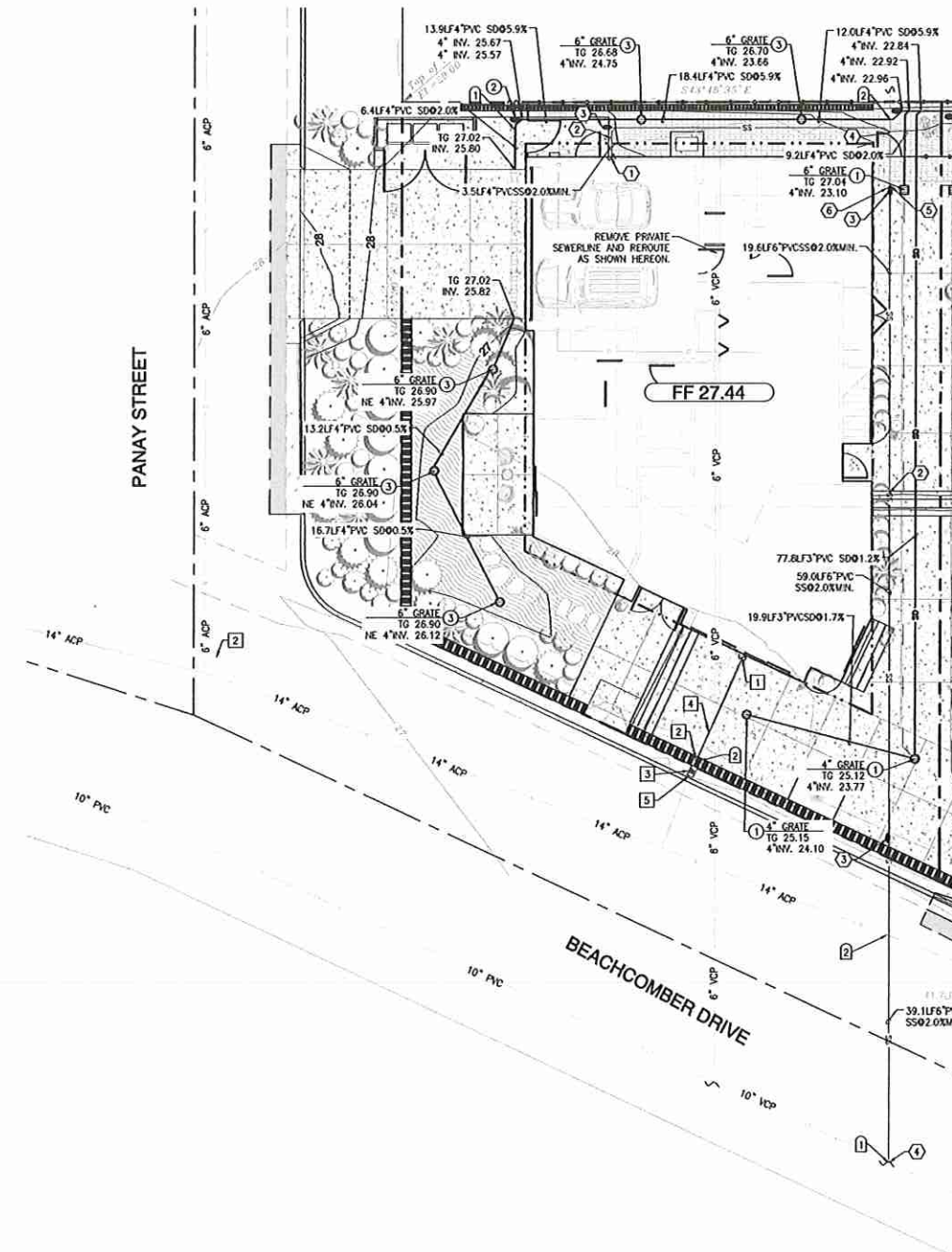
WALSH ENGINEERING
 1000 GARDEN STREET, SUITE 200 204
 SAN LUIS OBISPO, CA 93401
 WALSHENGINEERING.NET
 (805) 319-4948

COASTAL DEVELOPMENT PERMIT
PERRY RESIDENCE
 3230 BEACHCOMBER DR., MORRO BAY, CA 93442

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210623	1ST RE-SUBMITTAL - COP
210827	2ND RE-SUBMITTAL - COP

GRADING & DRAINAGE PLAN

C1.0



STORM KEY NOTES:

- ① PROPOSED 12" AREA STORM DRAIN WITH PEDESTRIAN RATED GRADE.
- ② PROPOSED STORM DRAIN CLEANOUT WITH COVER TO GRADE.
- ③ PROPOSED 8" AREA STORM DRAIN.

WATER KEY NOTES

- ① PROPOSED POINT OF CONNECTION TO PROPOSED BUILDING. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5.0' OF BUILDING.
- ② EXISTING 1" METER. TO BE RELOCATED PER KEYNOTE 3.
- ③ RELOCATED 5/8" METER.
- ④ PROPOSED 2" WATER LINE TO PROVIDE DOMESTIC AND FIRE SERVICES. PROVIDE REDUCER FITTING ON PRIVATE SIDE OF METER TO CONVERT FROM 1"(OR EXISTING LINE) TO 2" LINE. FIRE SPRINKLER DESIGNER TO CONFIRM SIZING. NOTIFY ENGINEER OF ANY NECESSARY REVISIONS.
- ⑤ PROPOSED POINT OF CONNECTION TO EXISTING LATERAL OFF MAIN.

SANITARY SEWER KEY NOTES

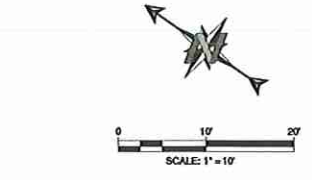
- ① PROPOSED POINT OF CONNECTION TO PROPOSED BUILDING. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION WITHIN 5.0' OF BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING.
- ② PROPOSED 6" SEWER LATERAL. MAINTAIN MINIMUM SLOPE OF 2.0% IN LATERAL.
- ③ PROPOSED SEWER CLEANOUT WITH COVER TO GRADE.
- ④ PROPOSED POINT OF CONNECTION TO EXISTING SEWER. CONNECT PER CITY DETAIL 5-1.
- ⑤ PROPOSED TRANSITION FROM EXISTING 6" TO NEW 6" SEWERLINE MAIN.
- ⑥ START OF LOCATION OF REROUTE OF SEWER LATERAL. EXISTING SEWER LINE PAST THIS LOCATION TO BE REMOVED. REROUTE AS SHOWN ON PLANS HEREON.

CAUTIONARY KEY NOTES

- ① THE EXACT UTILITY INVERT AND LOCATION IS UNKNOWN DURING PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL POTHOLE AND VERIFY PRIOR TO ORDERING MATERIALS. CONTRACTOR TO PROVIDE ENGINEER WITH POTHOLE INFORMATION 30 DAYS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS TO ALLOW ADEQUATE TIME FOR REVISIONS TO PLANS.
- ② MINIMUM 1" VERTICAL SEPARATION BETWEEN CROSSING OF STORM AND SEWER LINES.

UTILITY GENERAL NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
2. THE WIRE SERVICES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE BUILDING CODES AS AMENDED LOCALLY. EXCEPTIONS TO UNDERGROUNDING OF UTILITIES SHALL BE APPROVED BY BUILDING OFFICIALS.
3. FOR ON-SITE DRY UTILITY ROUTING, SEE HANDOUT PACKAGES PROVIDED BY UTILITY PURVEYORS.



811
 Know what's below. Call 811 before you dig.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (CL)
- EXISTING PROPERTY LINE (EX - R)
- PROPOSED PROPERTY LINE (P)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL HEIGHT PER PLAN
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- 50LF12"SD00.5%--- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

- 75LF6"SS02.0%--- SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- 6"DW--- DOMESTIC WATER SERVICE AND SIZE (DW)
- 6"FW--- FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK

City of Morro Bay
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UTILITY PLAN

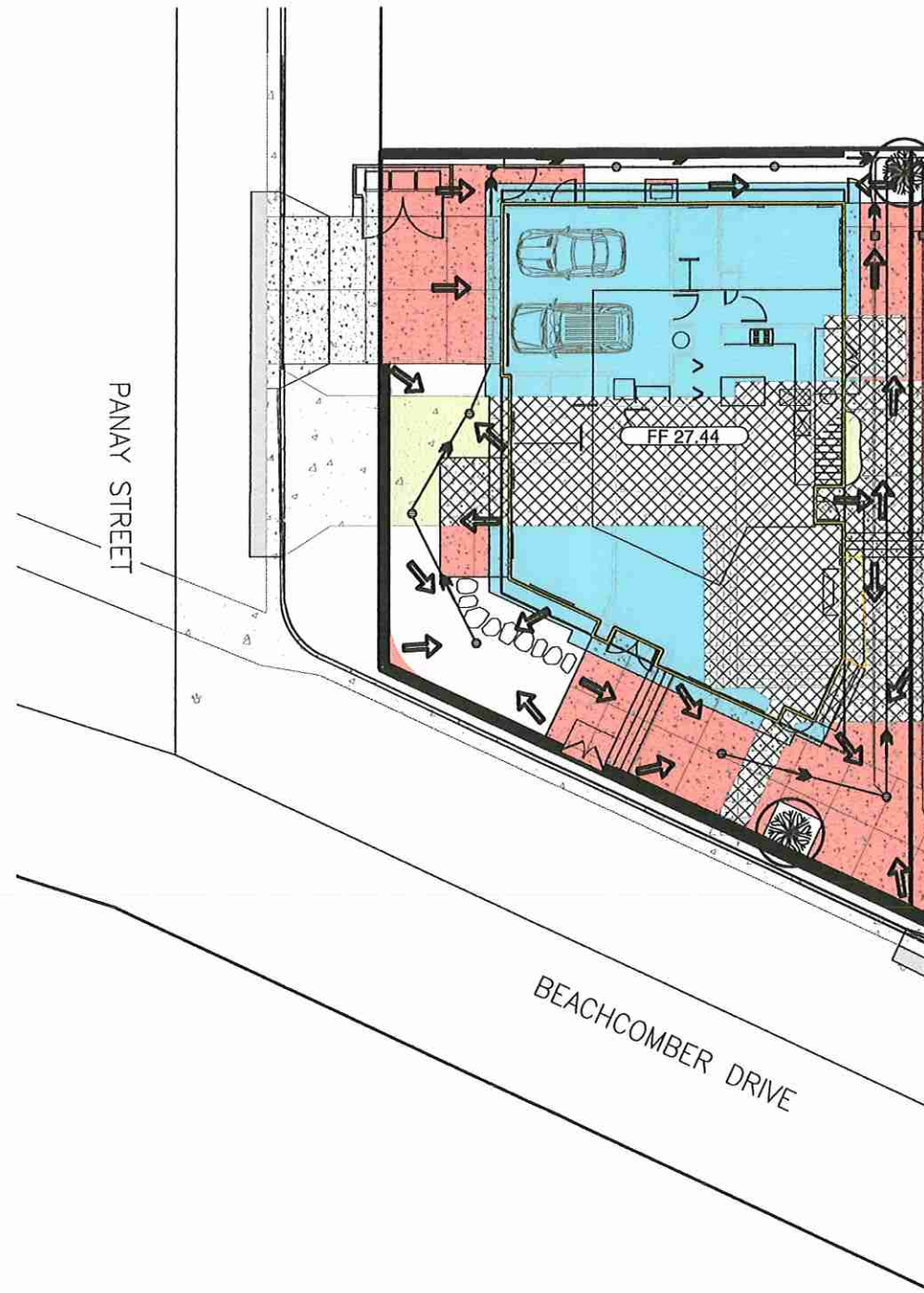
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GENERAL LEGEND - LOT 1 (NORTH)

- NEW HARDSCAPE IMPERVIOUS AREA (1,140 SF)
- NEW BUILDING IMPERVIOUS AREA (1,573 SF)
- IMPERVIOUS AREA REPLACED WITH LANDSCAPE/PERVIOUS DG SURFACE (160 SF)
- REPLACED IMPERVIOUS AREA (1,597 SF)
- LANDSCAPE AREA TO REMAIN (653 SF)
- TRIBUTARY AREA
- DIRECTION OF SURFACE FLOW
- DIRECTION OF PIPE FLOW

SITE AREA TOTALS - SOUTH LOT

DESCRIPTION		AREA (SF)	PERCENT OF TOTAL (%)
BUILDING	FLOOR	2,287	44.64
	ROOF OVERHANG	433	8.45
PAVEMENT/HARDSCAPE		1,591	31.06
PERVIOUS/LANDSCAPE		812	15.85
TOTAL		5,123	



PERRY RESIDENCE

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NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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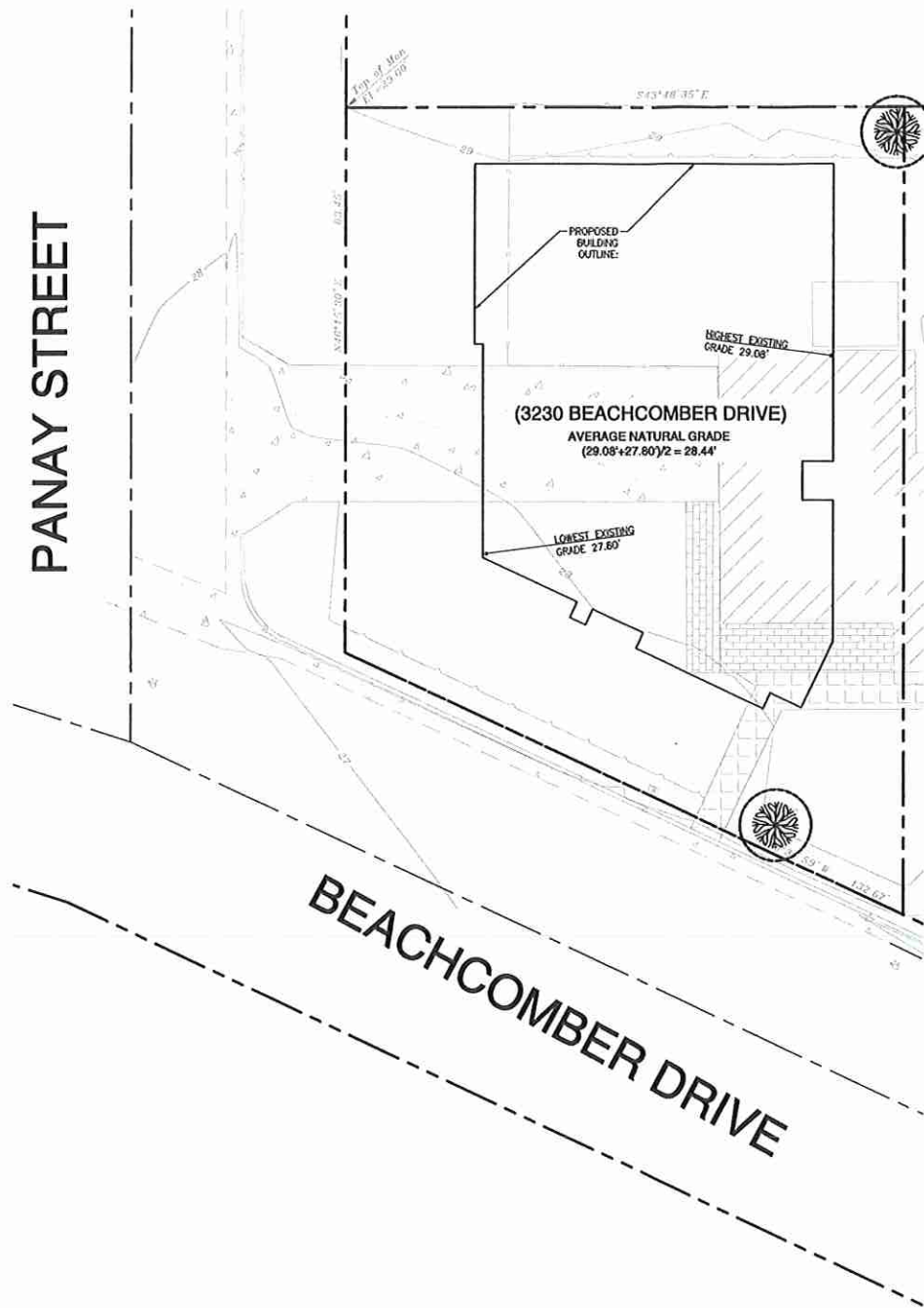
NO.	DATE	REVISIONS

MARK & STEVE PERRY
 PERRY RESIDENCE
 3202 & 3230 BEACHCOMBER DR., MORRO BAY, CA 93422

DESIGNED BY:	KDO
CHECKED BY:	KDO
APPROVED BY:	MSW
DATE:	1/31/22

3230
 BEACHCOMBER
 DRIVE-
 HYDROLOGY
 EXHIBIT

SHEET
1 OF 1



- GENERAL LEGEND**
- EXISTING/PROPOSED CENTERLINE (C)
 - - - EXISTING PROPERTY LINE (EX. P)
 - - - PROPOSED PROPERTY LINE (P)
 - - - PROPOSED SETBACK LINE
 - - - EXISTING/PROPOSED EASEMENT
 - - - PROPOSED SAWCUT
 - - - GUTTER FLOWLINE
 - - - PROPOSED CURB AND GUTTER
 - - - PROPOSED SLOTTED CURB
 - - - PROPOSED RETAINING WALL HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - - - PROPOSED CONCRETE PAVEMENT/HARDSCAPE
 - - - PROPOSED ASPHALT CONCRETE PAVEMENT
 - - - PROPOSED GRAVEL
 - - - PROPOSED PERVIOUS PAVEMENT
 - - - DEEPEMED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - - - RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

- DEMOLITION LEGEND**
- EXISTING TREE TO BE PROTECTED IN PLACE (5 TOTAL)
 - EXISTING TREE TO BE REMOVED (0 TOTAL)

SURVEY AND MAPPING

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY WAS PROVIDED TO THE PROFESSIONAL LAND SURVEYOR OR OWNER UPON THE START OF OUR DESIGN. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER. WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "TOPOGRAPHICAL SURVEY"
 DATED: 03/10/2010
 DANNY F. HORN
 566 SPRING STREET
 PASO ROBLES, CA 93446
 (805)239-0355

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF INITIAL SURVEY, THEREFORE EASEMENTS OR OTHER EEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN SHOWN AND THE BOUNDARY LINES SHOWN DO NOT REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES. DETERMINATION OF THE ACTUAL PROPERTY BOUNDARIES WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). PROPERTY LINES, EASEMENTS, AND BUILDING SETBACKS SHOULD BE DETERMINED FROM AN ACTUAL BOUNDARY SURVEY. IF NOT, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION.

BENCHMARK

CITY BENCH MARK # A-121 2" BRASS DISK SET @ MAIN AND RENNEL STREETS.
 ELEVATION = 44.05'

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS N 46°15'30"E AS SHOWN BETWEEN FOUND AND ACCEPTED MONUMENTS OF RECORD ALONG THE CENTERLINE OF PANAY STREET, PER 2 MB 15 (R).

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TOPO SURVEY:
 HIGH AND LOW
 POINT OF
 PROPOSED
 BUILDINGS

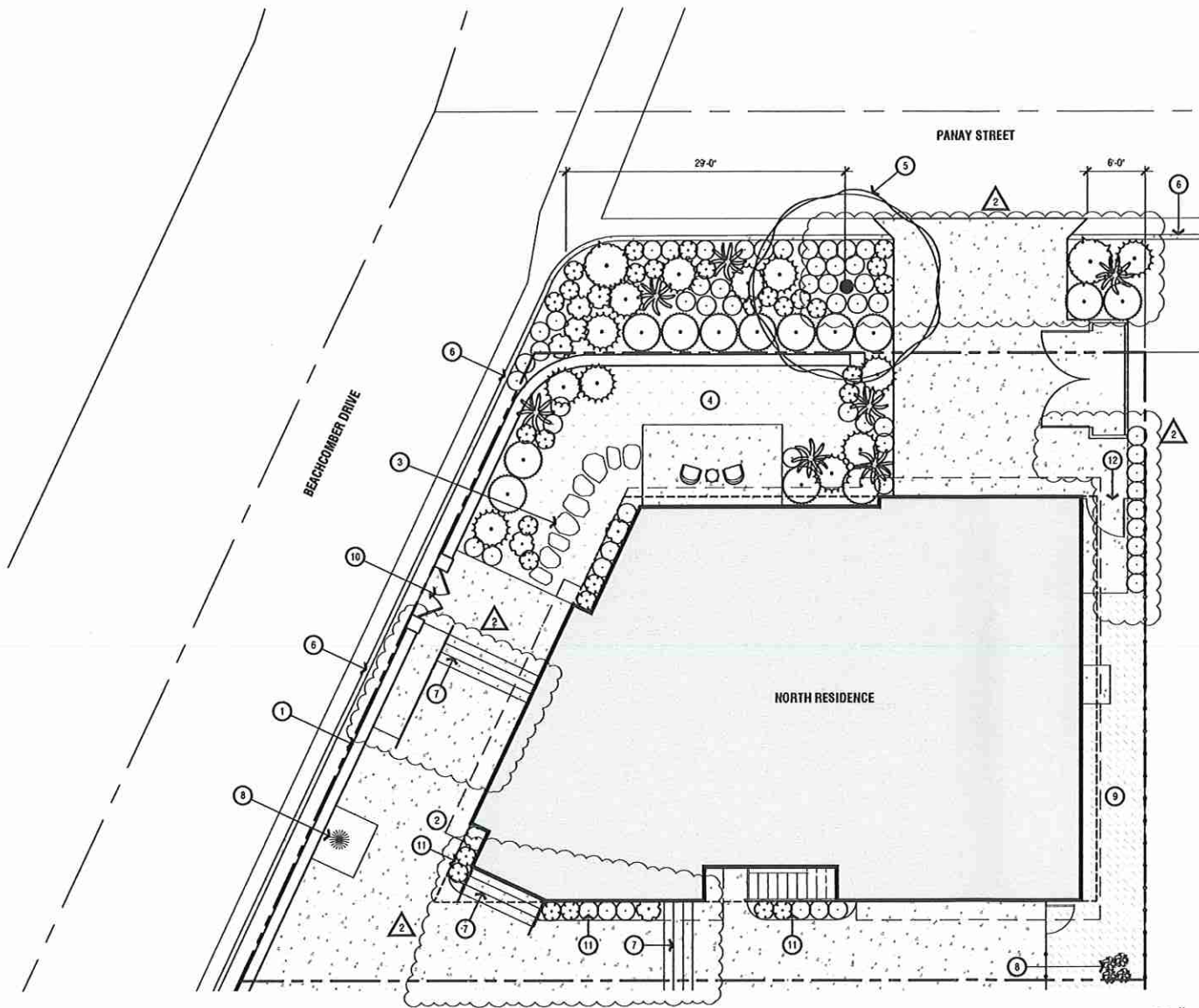
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1 PLANTING PLAN

PLANTING PLAN LEGEND

- FOOTPRINT OF (N) BUILDING
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- CENTERLINE OF ROAD
- MOUNTABLE CURB, PER CITY OF MORRO BAY ENGINEERING STDS.
- PROPOSED WOOD FENCE AT PROPERTY LINE
- EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

LANDSCAPE CALCULATIONS

NORTH HOUSE
 LOT SIZE: 5,123 SF
 TOTAL LANDSCAPE: 976 SF / 19%
 TOTAL PERMEABLE SURFACE: 1,409 SF

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS	
	1	Metrosideros excelsa / New Zealand Christmas Tree	15 gal	SIZE: 30 WIDE x UP TO 35' TALL WUCOLS P.F.: 1-3	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	12	Agave attenuata 'AGAWWS' / Ray of Light Foxtail Agave	5 gal	SIZE: 4' TALL X 6' WIDE WUCOLS P.F.: 1-3	
	2	Artemisia californica 'Canyon Grey' / Canyon Gray California Sagebrush	1 gal	SIZE: 1-2' TALL X 6' WIDE WUCOLS P.F.: 1-3	
	7	Coreopsis gigantea / Tree Coreopsis	1 gal	SIZE: 4-5' TALL & WIDE WUCOLS P.F.: 4-6	
	30	Lavandula stoechas / Spanish Lavender	1 gal	SIZE: 2' TALL & WIDE WUCOLS P.F.: 1-3	
	13	Muhlenbergia dubia / Pina Muhlly	3 gal	SIZE: 2-3' TALL & WIDE WUCOLS P.F.: 1-3	
	57	Pennisetum spathulatum / Rye Puffs	1 gal	SIZE: 2' TALL & WIDE WUCOLS P.F.: 4-6	
	8	Rosmarinus officinalis 'Roman Beauty' TM / Chef's Choice Rosemary	1 gal	SIZE: 1-3' TALL X 1-2' WIDE WUCOLS P.F.: 1-3	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	177	Dymondia margaritae / Silver Carpet Dymondia	Flat	16" o.c.	SIZE: 1-2' TALL X SPREADING WUCOLS P.F.: 1-3
GRASS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
	259 sf	Agrostis pallens / Thingrass	sod		SIZE: SPREADING WUCOLS P.F.: UNK.

PLANTING NOTES

1. PLANTING LAYOUT SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ANY SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS OF SMALLER CONTAINER SIZES MAY REQUIRE AN INCREASE IN PLANT QUANTITY AND SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MOST CURRENT VERSION OF ANSI Z60.1 STANDARDS FOR PLANT USOR, HEALTH AND OVERALL APPEARANCE. PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR INSTALLATION. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL UPON INSPECTION WITH NO ADDITIONAL COST TO THE OWNER.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE PLANTING SPECIFICATIONS FOR PLANTING AND SOIL CONDITIONING AND IS RESPONSIBLE TO ADHERING TO THOSE SPECIFICATIONS.
5. SEE SHEET L1.1 FOR PLANTING SPECIFICATIONS AND DETAILS.
6. ALL PROPOSED LANDSCAPE AREAS TO BE DRESSED WITH A MINIMUM 3" LAYER OF LOCALLY SOURCED MINI-FILL OR PETITE WALK-ON BARK, EXCEPT FOR SPREADING GROUND COVER AREAS. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.

KEYNOTES

- 1 (N) SOLID SEAT WALL, PER DETAIL 3, SHEET L1.1
- 2 (N) CONCRETE PAVING
- 3 (N) NATURAL STEPPING STONES
- 4 (N) WALKABLE LOW WATER USE GROUND COVER
- 5 (N) STREET TREE
- 6 (N) FACE OF CURB
- 7 (N) CONCRETE STEPS
- 8 (E) TREE TO REMAIN, PROTECT IN PLACE
- 9 (N) FENCED GRASS AREA
- 10 (N) WROUGHT IRON GATE, PER DETAIL 1, SHEET L1.1, SHALL BE 50% TRANSPARENT AND MAX 48" TALL
- 11 (N) LANDSCAPE PLANTER
- 12 (N) HORIZONTAL WOOD PRIVACY GATE PER DETAIL 2, SHEET L1.1

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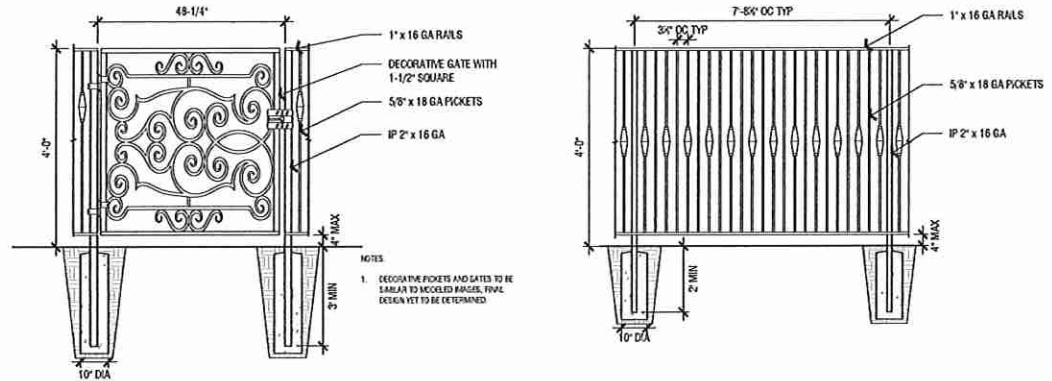
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CHKD BY:	JD / JB
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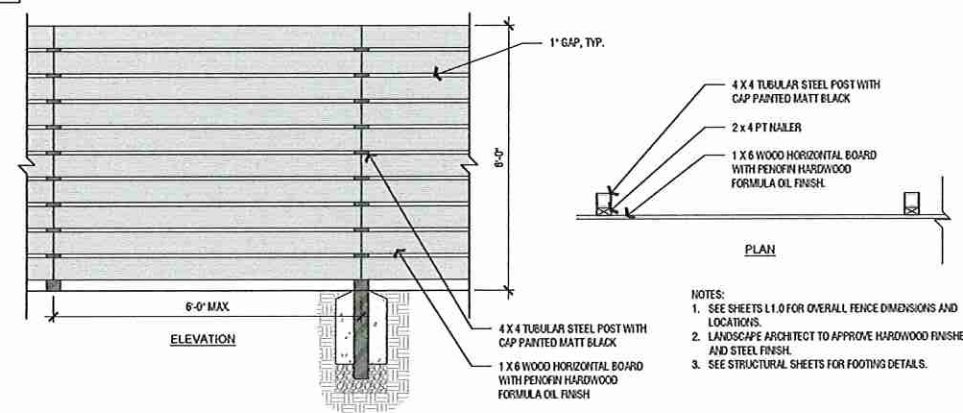
LANDSCAPE PLAN

L1.0



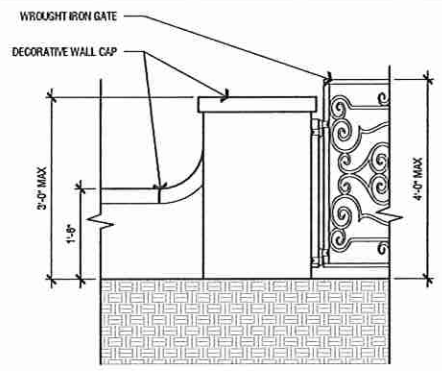
1 WROUGHT IRON FENCE AND GATES

SCALE: N.T.S.



2 6'-0" HORIZONTAL WOOD PRIVACY FENCE

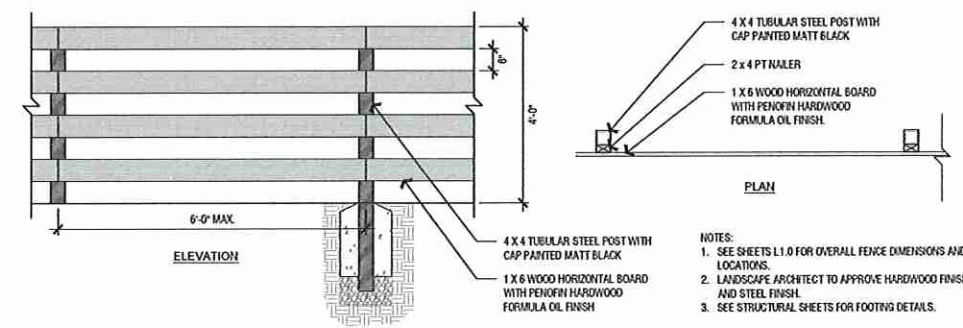
SCALE: 1/2" = 1'-0"



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3 LANDSCAPE SEAT WALL

SCALE: N.T.S.



4 4'-0" HORIZONTAL WOOD TRASH ENCLOSURE SCREEN AND GATES

SCALE: 1/2" = 1'-0"

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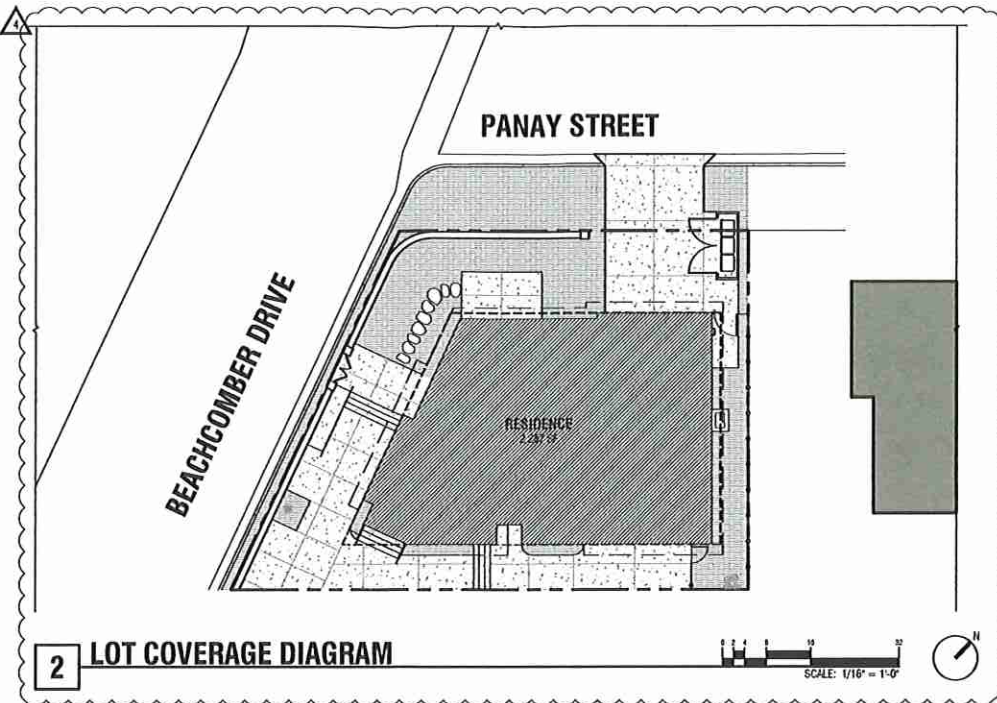
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LANDSCAPE
 DETAILS

L1.1

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2 LOT COVERAGE DIAGRAM

ARCHITECTURAL SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- - - - - PROPOSED SETBACK PER LOT SPLIT UNDER FUTURE LOT REFER TO CIVIL SHEETS FOR MORE INFORMATION
- LINE OF ROOF ABOVE
- PROPOSED WOOD FENCE AROUND PERIMETER OF PROPERTY
- (C)— CONCRETE CURB AND GUTTER
- ⊙ EXISTING CYPRESS TREE TO REMAIN, PROTECT IN PLACE
- ⊙ EXISTING FIG TREE TO REMAIN, PROTECT IN PLACE

ARCHITECTURAL SITE PLAN NOTES

1. PROPOSED LOT SPLIT UNDER SEPARATE PERMIT
2. REFER TO CIVIL PLANS FOR:
 - 2.1. AVERAGE NATURAL GRADE FOR EACH LOT
 - 2.2. TOPOGRAPHY AND CONTOURS
 - 2.3. ELEVATIONS AT ALL FLOOR LEVELS
 - 2.4. PERMEABLE AND IMPERMEABLE SURFACE SQUARE FOOTAGES AND PERCENTAGE CALCULATIONS
 - 2.5. ELEVATIONS AT ALL FLOOR LEVELS
3. REFER TO BUILDING CODE DATE SHEET T1.0 AND SHEET A1.2 FOR LOT COVERAGE CALCULATIONS
4. REFER TO LANDSCAPE SHEETS FOR:
 - 4.1. LANDSCAPING TO REMAIN
 - 4.2. FENCE AND GATE DETAILS

**City of Morro Bay
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___ Approved with Changes

Approval Date: _____

Planner: _____

PUBLIC WORKS NOTES

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, I.E. CURBS, BERMS, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
2. NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
 - A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY. THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMP: SIZE & LOCATION).
 - A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT OF WAY OR WITHIN A UTILITY EASEMENT.
 - IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT OF WAY.

LOT COVERAGE BREAKDOWN

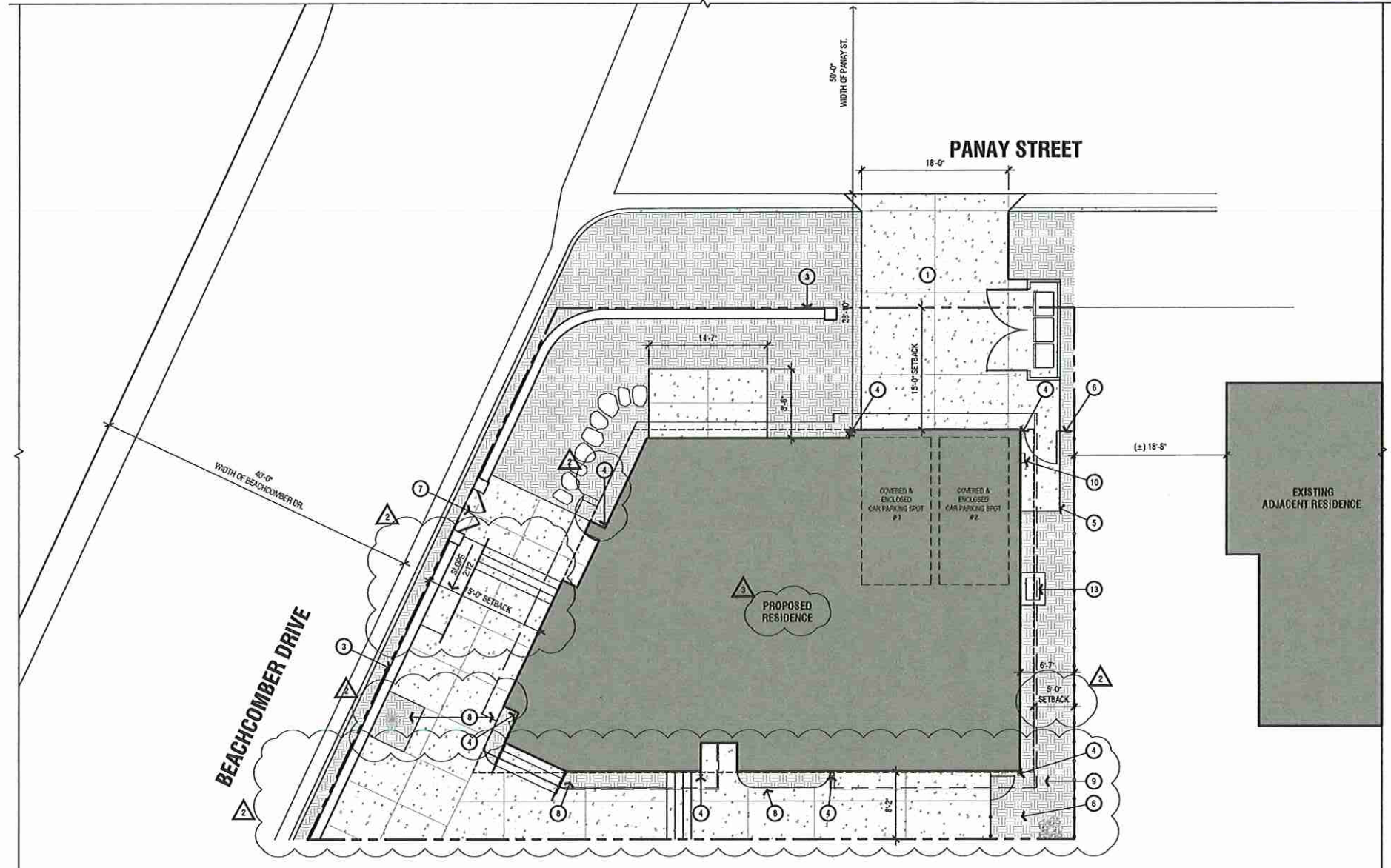
PER S.2A OVERLAY ZONE STANDARDS, CITY OF MORRO BAY ZONING REGULATIONS

MAX SITE COVERAGE	AREA	ALLOWABLE 50%	PROPOSED
LOT COVERAGE	2,287 SF	2,287 / 5,123 =	45%

SITE COVERAGE CALCULATED TO INCLUDE ONLY THE BUILDING FOOTPRINT. EXCLUDES NON-ELEVATED PATIOS AT NATURAL GRADE. SEE 1/A1.2 FOR EXTENT OF AREA COVERED IN CALCULATION.

KEYNOTES

- ① (N) CONCRETE DRIVEWAY AND CURB CUT PER CITY OF MORRO BAY STANDARDS PER ZONING CH. 17-11
- ② (N) MINI SPLIT HVAC SYSTEM CONDENSING UNIT ON CONCRETE PAD
- ③ (N) SEAT WALL, REFER TO CIVIL SHEETS AND LANDSCAPE DETAILS SHEET L1.1
- ④ LOCATION OF DOWNSPOUT OUTLET
- ⑤ (N) CONCRETE PAD AT EXTERIOR DOOR, SLOPE AWAY FROM RESIDENCE PER SITE PLAN GENERAL NOTES
- ⑥ HORIZONTAL WOOD SLAT PRIVACY FENCE, PLEASE SEE LANDSCAPE DETAILS 2/L1.1
- ⑦ (N) WROUGHT IRON SECURITY GATE REFER TO DETAIL L1.1
- ⑧ (N) BY GROUND LANDSCAPE PLANTER
- ⑨ (N) WOOD GATE
- ⑩ PROPOSED (N) ELECTRIC METER



1 PROPOSED SITE PLAN

10

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COASTAL DEVELOPMENT PERMIT

PERRY RESIDENCE

3230 BEACHCOMBER DR., MORRO BAY, CA 93442

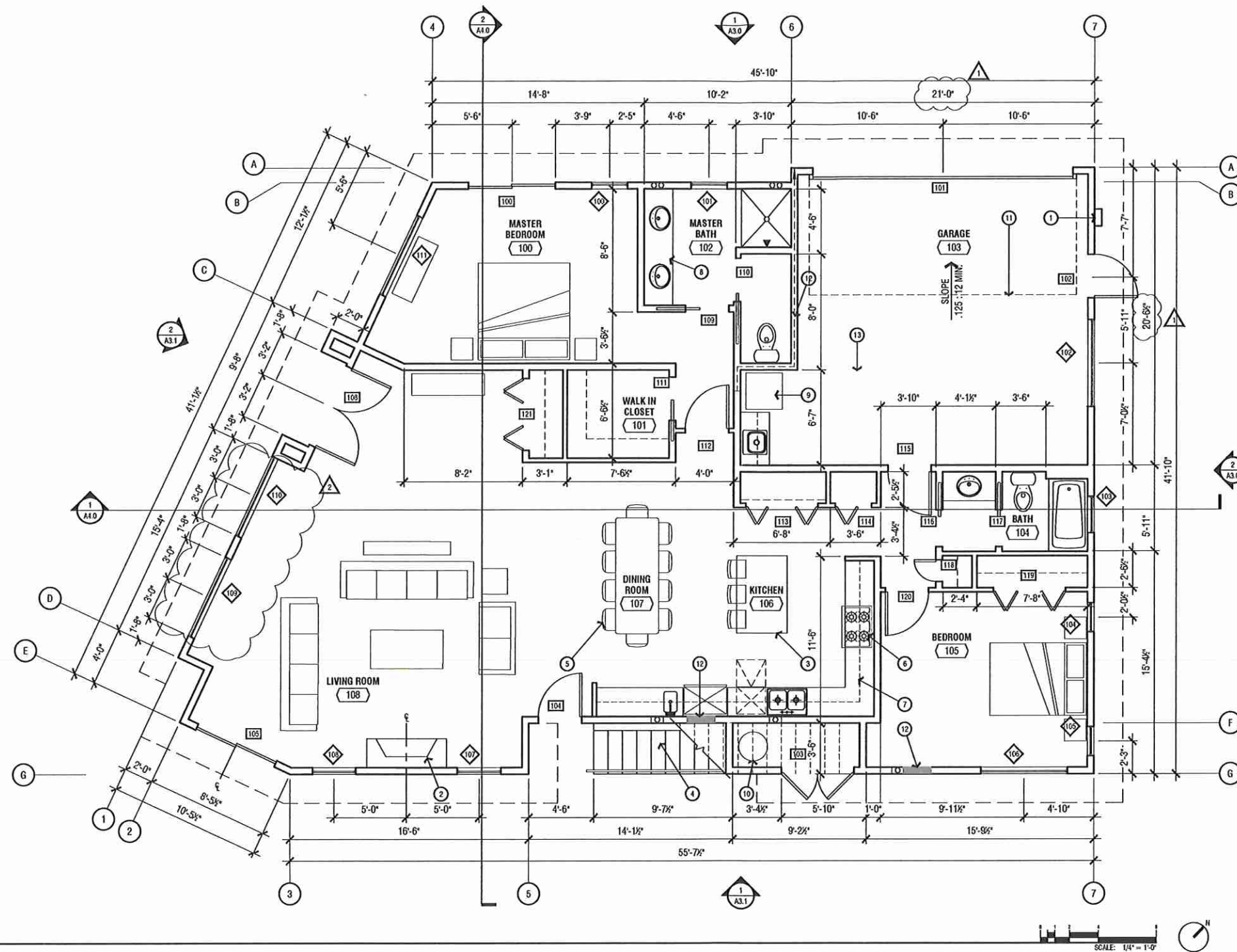
DRWN BY: AM
CHKD BY: JB

DATE	SUBMITTAL
210316	INITIAL CCP
210623	1ST RE-SUBMITTAL - CCP
211124	2ND RE-SUBMITTAL - CCP
211217	3RD RE-SUBMITTAL - CCP
220121	4TH RE-SUBMITTAL - CCP

PROPOSED SITE PLAN

A1.1

NOT FOR CONSTRUCTION



City of Morro Bay
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 ___ Approved as Submitted
 ___ Approved with Changes
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 Planner: _____

1 FLOOR PLAN

FLOOR PLAN LEGEND

- WINDOW TAG, REFER TO A7.0
- DOOR TAG, REFER TO A7.0
- EXTERIOR WALL, SEE W1 IN WALL SCHEDULE ON THIS SHEET
- INTERIOR 2x6 WALL, SEE W2 IN WALL SCHEDULE ON THIS SHEET
- INTERIOR 2x4 WALL, SEE W3 IN WALL SCHEDULE ON THIS SHEET

WALL ASSEMBLY SCHEDULE		
TYPE	DESCRIPTION (FROM LEFT TO RIGHT OF ASSEMBLY)	DETAIL GRAPHIC
W1	EXTERIOR WALL FINISH - REFER TO EXTERIOR ELEVATIONS ON A3.0 COR-A-VENT SV-3 RAINSCREEN SIDING VENT INSTALLED HORIZONTALLY (1) LAYER MENTO EXTERIOR WATER RESISTANT MEMBRANE. TAPE AT ALL JOINTS. 1.5\" EXTERIOR RIGID INSULATION (1) LAYER PLYWOOD SHEATHING - REFER TO STRUCTURAL 2x6 WOOD STUDS PER STRUCTURAL DENSE PACK CELLULOSE INSULATION PER T24 REPORT (1) LAYER 5/8\" GYP BOARD	
W2	(1) LAYER 5/8\" GYP BOARD 2x6 WOOD STUDS PER STRUCTURAL DENSE PACK CELLULOSE INSULATION PER T24 REPORT (1) LAYER 5/8\" GYP BOARD	
W3	(1) LAYER 5/8\" GYP BOARD 2x4 WOOD STUDS PER STRUCTURAL (1) LAYER 5/8\" GYP BOARD	

NOTE: INSULATE ALL WALLS AT BATHROOMS

KEYNOTES

- 1 ELECTRICAL METER, PLEASE SEE ELECTRICAL SHEETS FOR MORE INFORMATION
- 2 FIREPLACE
- 3 KITCHEN ISLAND, COUNTERTOP TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
- 4 ELECTRIC POWERED CHAIR LIFT, INSTALL PER MANUFACTURERS SPECIFICATIONS
- 5 FURNITURE TO BE OWNER SELECTED
- 6 KITCHEN APPLIANCES TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
- 7 CASEWORK, CABINETRY, AND COUNTERTOPS TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
- 8 BATHROOM COUNTERTOPS TO BE OWNER SELECTED AND CONTRACTOR INSTALLED
- 9 STACKED WASHER AND DRYER, OWNER SELECTED AND CONTRACTOR INSTALLED
- 10 TANK STYLE WATER HEATER, CONTRACTOR INSTALLED
- 11 ROLL UP GARAGE DOOR, OWNER SELECTED AND CONTRACTOR INSTALLED
- 12 PROPOSED LOCATION OF IN WALL DOWNSPOUT FROM ROOF DECK
- 13 EXTENT OF ROOF DECK ABOVE

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STUDIO, INC
 539 Marsh Street,
 San Luis Obispo, CA
 805.541.010
 Info@tenoverstudio.com
 www.tenoverstudio.com

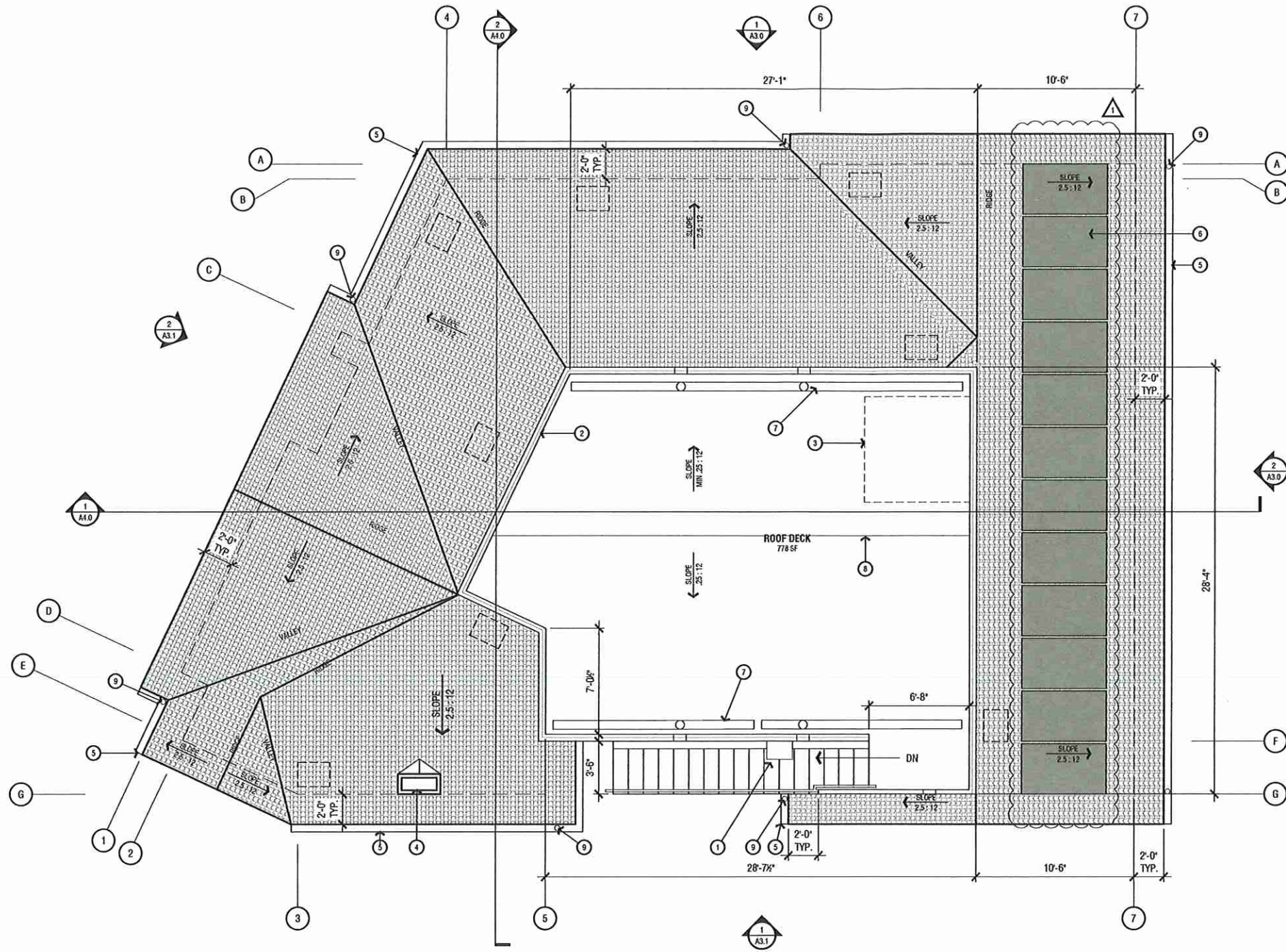


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PERRY RESIDENCE
 3230 BEACHCOMBER DR. MORRO BAY, CA 93442

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FLOOR PLAN
A2.0



1 ROOF PLAN

ROOF PLAN LEGEND

- EXTENT OF BUILDING BELOW
- [Hatched Box] TILE ROOFING

KEYNOTES

- ① ELECTRIC POWERED CHAIR LIFT
- ② WALL WITH GLASS GUARDRAIL, MIN. 42" TALL
- ③ PROPOSED HOT TUB BY OTHERS, EXACT LOCATION ON EAST WALL OF ROOF DECK TO BE DETERMINED
- ④ CHIMNEY
- ⑤ HALF ROUND GUTTER, TYP.
- ⑥ PROPOSED LOCATION OF APPROXIMATE 12 SOLAR PANEL ARRAY
- ⑦ MINIMUM DRAIN AND OVERFLOW DRAIN AT ROOF DECK: 1/4" DRAIN PIPE AND 3" OVERFLOW REQUIRED BY IPC.
- ⑧ HIGH POINT OF DECK
- ⑨ SURFACE MOUNTED DOWNSPOUT

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CHKD BY:	JB
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ROOF PLAN

A2.1



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PERRY RESIDENCE
 3230 BEACHCOMBER DR. MORRO BAY, CA 93442

EXTERIOR ELEVATIONS LEGEND

-  TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION
-  SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION

ELEVATION NOTES

1. REFER TO CIVIL SHEETS FOR SITE GRADING AND INFORMATION REGARDING AVERAGE NATURAL GRADE
2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF FITCH ON ALL DW STRUCTURES SHALL BE 2.5:12. REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY 09.5
5. REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

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KEYNOTES

1. 6'-1" REQUESTED HEIGHT EXTENSION TO CREATE A 3'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
2. EXTERIOR WALL MOUNTED SHIELDED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
3. METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
4. METAL WINDOW, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
5. DECORATIVE TILE, SEE SHEET A3.2 FOR PRECEDENT IMAGE

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LICENSED ARCHITECT
 JAMES M. DUFFY
 NOT FOR
 CONSTRUCTION
 C-30770
 7.31.2023
 RENEWAL
 STATE OF CALIFORNIA

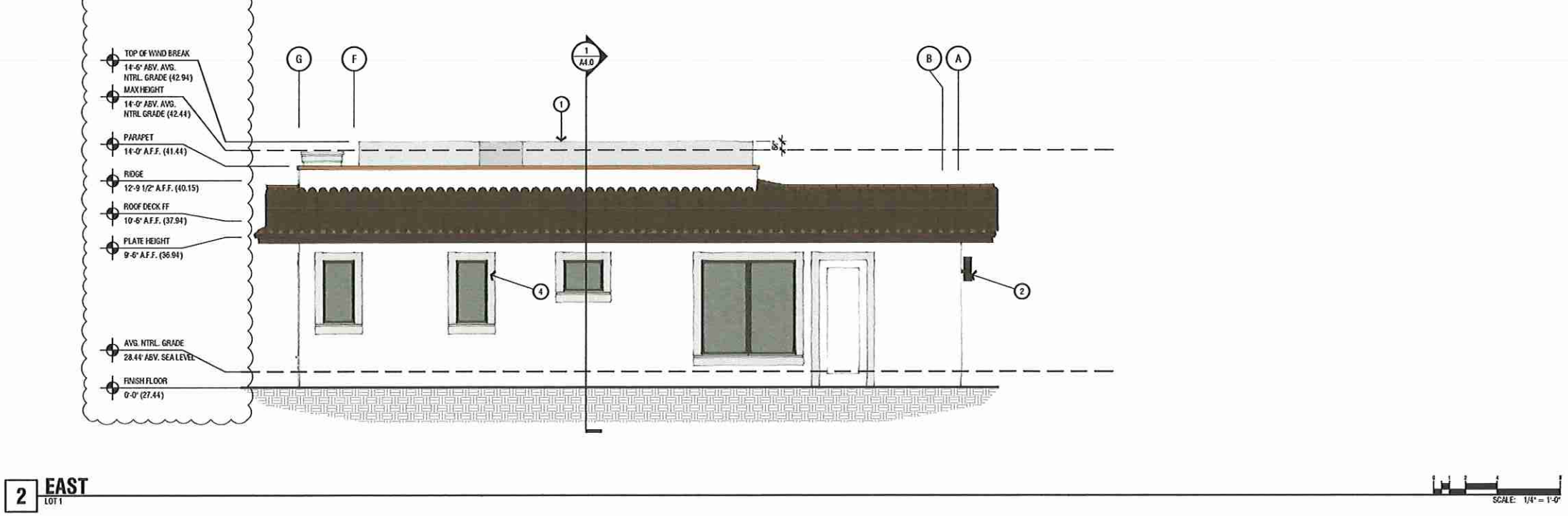
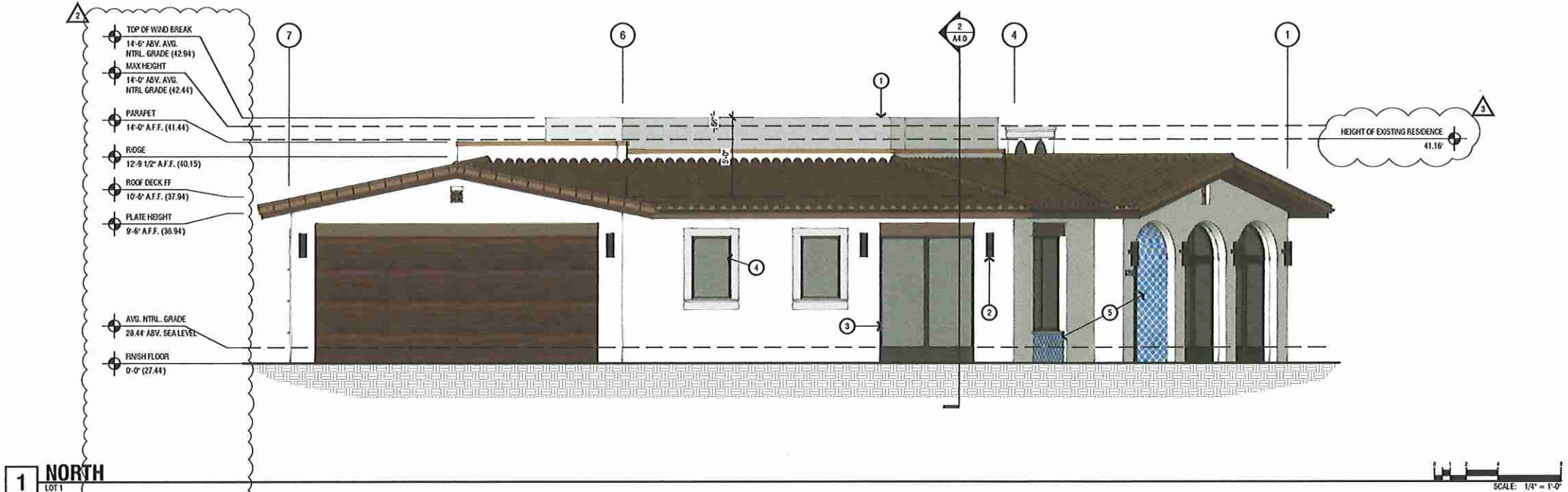
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EXTERIOR
ELEVATIONS

A3.0



EXTERIOR ELEVATIONS LEGEND

-  TILE ROOF, SEE SHEET A3.2 FOR MORE INFORMATION
-  SMOOTH FINISH STUCCO, SEE SHEET A3.2 FOR MORE INFORMATION

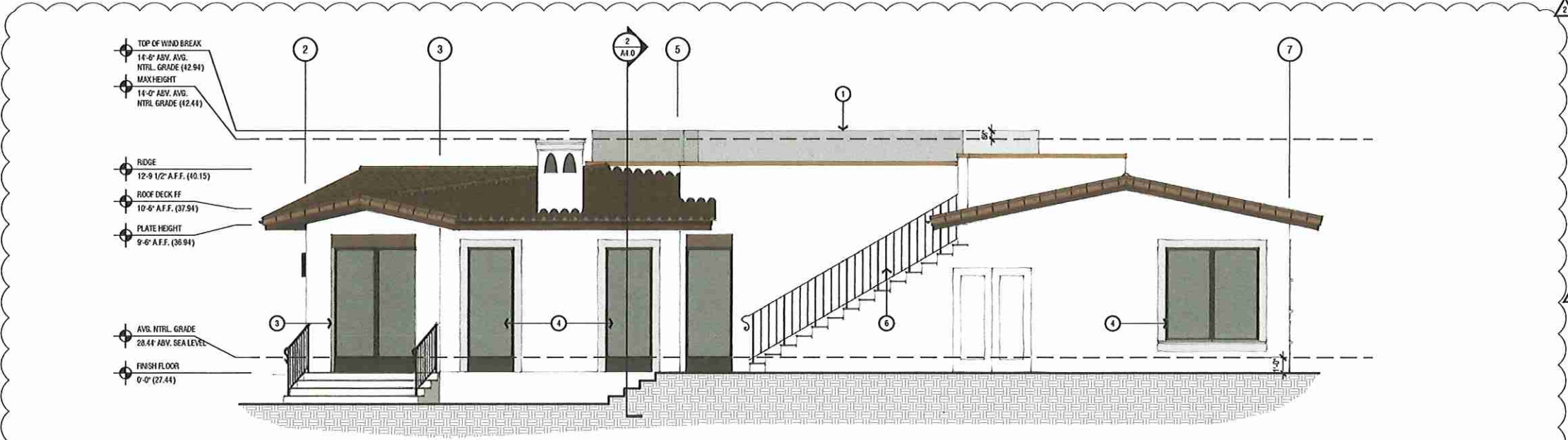
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2. MAXIMUM HEIGHT OF RESIDENCES IS MEASURED FROM AVERAGE NATURAL GRADE
3. ROOF PITCH ON ALL IN-STRUCTURES SHALL BE 2.5:12. REFER TO ROOF PLAN FOR MORE INFORMATION
4. LIGHTING TO BE MOUNTED AT LOW ELEVATIONS AND BE FULLY SHIELDED TO DIRECT LIGHTING DOWNWARD PER POLICY C9.5
5. REFER TO HEIGHT VARIANCE APPLICATIONS ATTACHED TO PLANNING PERMIT SUBMITTALS

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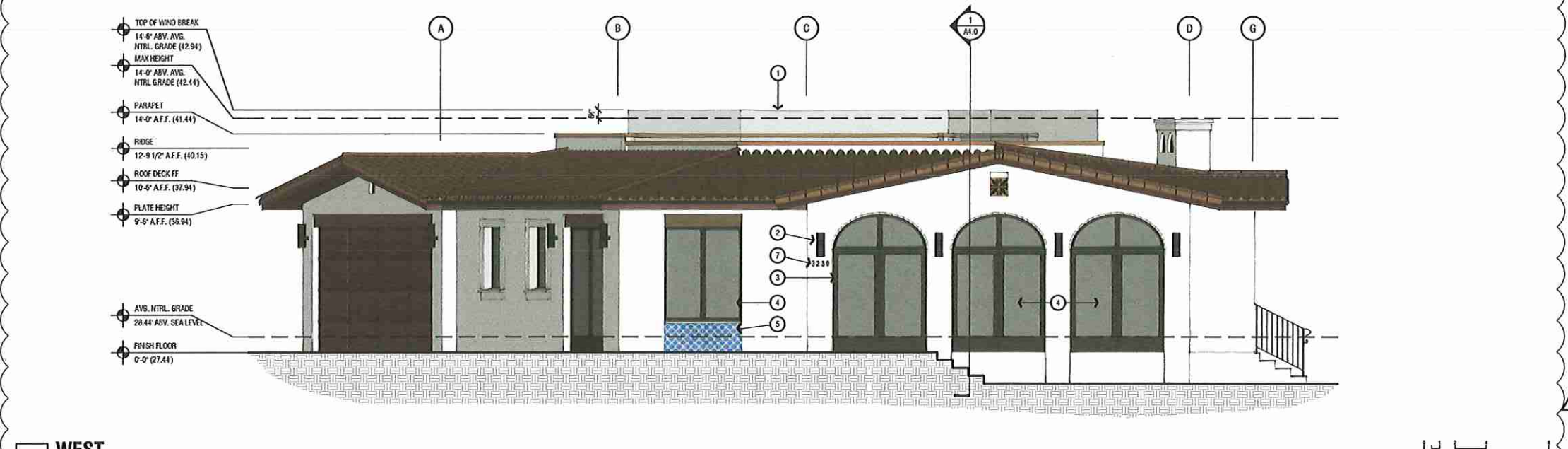
KEYNOTES

- 1 6" REQUIRED HEIGHT EXTENSION TO CREATE A 5'-0" HEIGHT GLASS WINDBREAK FOR THE ROOF DECK
- 2 EXTERIOR WALL MOUNTED SHIELDED LIGHT FIXTURE, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
- 3 METAL DOOR, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
- 4 METAL WINDOW, REFER TO SHEET A3.2 FOR PRECEDENT IMAGE
- 5 DECORATIVE TILE, SEE SHEET A3.2 FOR PRECEDENT IMAGE
- 6 DECORATIVE WROUGHT IRON RAILING, SEE SHEET A3.4 FOR PRECEDENT IMAGE
- 7 ADDRESS NUMBERS FLANKY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS 4" HIGH WITH 3" STROKES IN CONTRASTING COLOR FROM BACKGROUND



1 SOUTH
LOT 1

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



2 WEST
LOT 1

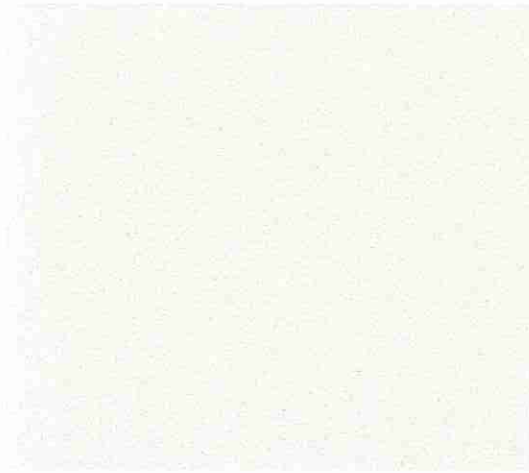
SCALE: 1/4" = 1'-0"

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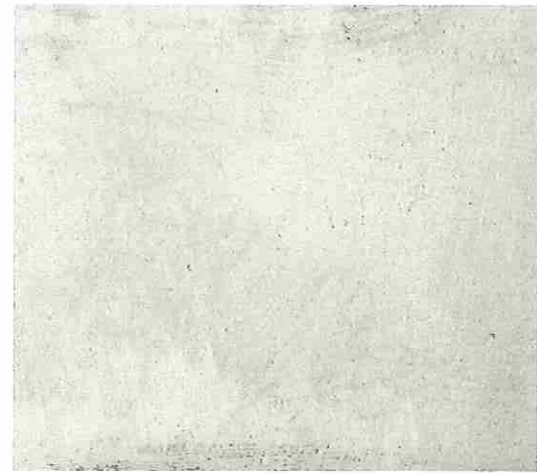
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EXTERIOR ELEVATIONS



SMOOTH STUCCO FINISH AT RESIDENCE & SITE WALLS (SW7001 MARSHMALLOW)



COLORED CONCRETE (MATCH COLOR OF FLAGSTONE PAVING)



SPANISH TILE ROOF MIXED RED & ORANGE COLOR



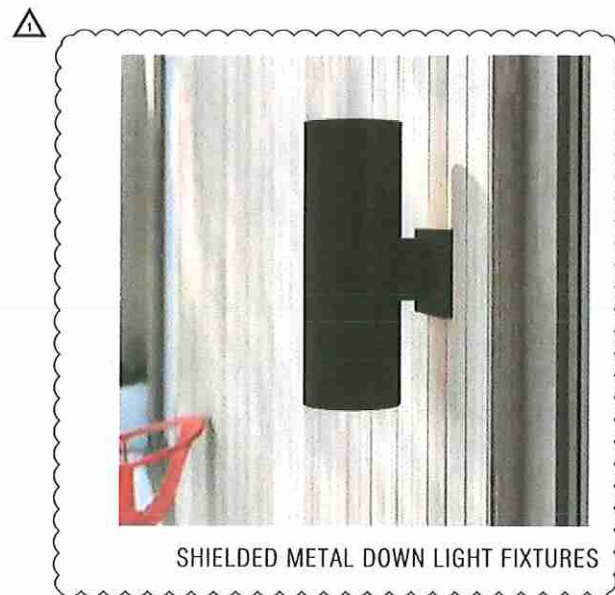
WOOD HEADERS, RAFTER TAILS & DECK CEILING FINISH (DARK WALNUT STAIN)



2'X2' FLAGSTONE PAVING



WROUGHT IRON RAILING & GUARDRAILS



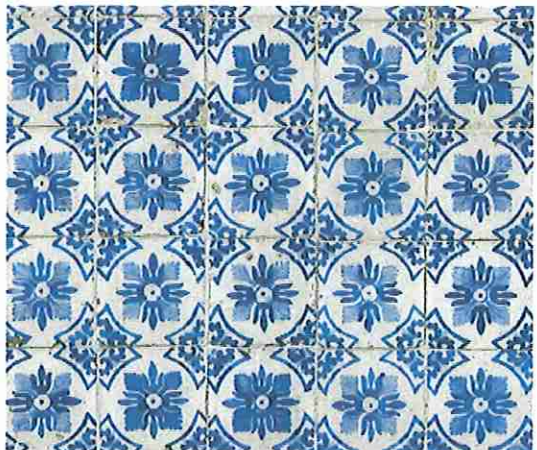
SHIELDED METAL DOWN LIGHT FIXTURES



METAL DOOR & WINDOW FRAME



PERMEABLE EURO COBBLE DRIVEWAY SANDSTONE



TILE ACCENTS



HORIZONTAL WOOD FENCING
COLOR TO MATCH THE DARK WALNUT STAIN OF THE WOOD FEATURES OF THE RESIDENCES

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MATERIAL BOARD

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A3.2