

WITKOWSKI RESIDENCE

design team

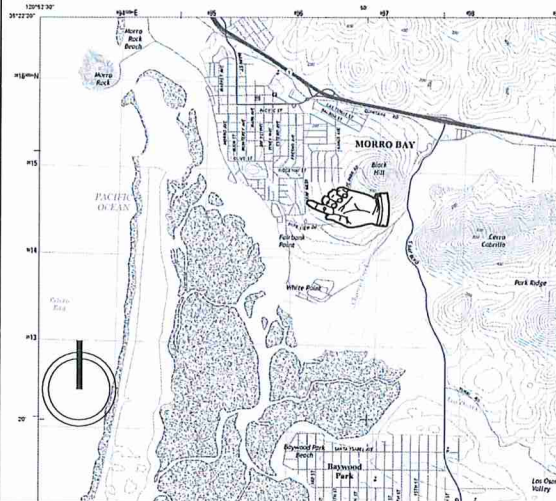
OWNER:
MARY & MARSHALL WITKOWSKI
200 KERN AVE
MORRO BAY, CA 93422

ARCHITECT:
GREG WYNN, AIA
P.O. BOX 14345
SAN LUIS OBISPO, CALIFORNIA 93406
(805) 801-3414

applicable codes

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL BUILDING CODE
2025 CALIFORNIA ELECTRIC CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA EXISTING BUILDING CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA REFERENCED STANDARDS CODE
CITY OF MORRO BAY MUNICIPAL CODE
TITLE 12 STREETS AND SIDEWALKS
TITLE 14 BUILDINGS AND CONSTRUCTION
TITLE 17 ZONING

vicinity map



sheet index

ARCHITECTURAL:
A0-1 COVER SHEET
A0-2 TOPOGRAPHIC PLAN
A1-1 ARCHITECTURAL SITE PLAN / PRELIMINARY GRADING PLAN
A1-2 SITE DETAILS
A2-0 EXISTING FLOOR PLAN / SITE PLAN
A2-1 LOWER FLOOR PLAN
A2-2 UPPER FLOOR PLAN
A3-1 SECTIONS / ROOF PLAN
A4-1 EXTERIOR ELEVATIONS
A4-2 EXTERIOR ELEVATIONS

L1-0 LANDSCAPE PLAN
L2-0 PLANTING PLAN

scope of work

COASTAL DEVELOPMENT PERMIT.
REMOVE AND RECYCLE EXISTING SINGLE FAMILY RESIDENCE.
CONSTRUCT NEW 2-STORY RESIDENCE w/ JADU.

public works

ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATION.

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR WITHIN CITY EASEMENTS FOR CONNECTIONS TO PUBLIC UTILITIES. WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO DEMOLITIONS, UTILITIES, WATER, SEWER, AND FIRE SERVICE LATERALS, CURB, GUTTER, AND SIDEWALK, DRIVEWAY APPROACHES, SIDEWALK UNDERDRAINS, STORM DRAIN IMPROVEMENTS, STREET TREE PLANTING OR PRUNING, CURB RAMPS, STREET PAVING, AND PEDESTRIAN PROTECTION OR CONSTRUCTION STAGING IN THE RIGHT-OF-WAY.

ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER AND SIDEWALK OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.

CONTACT THE PUBLIC WORKS DEPARTMENT WITH AT LEAST 48 HOURS NOTICE FOR ANY REQUIRED ENCROACHMENT PERMIT INSPECTION OR FINAL INSPECTION.

THE PUBLIC IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR PRIOR TO FINAL INSPECTION APPROVALS AND/OR OCCUPANCY OF ANY BUILDING.

A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.

THE ADJOINING STREET AND SIDEWALK SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD, AND CONSTRUCTION DEBRIS AT THE END OF EACH WORKING DAY.

ALL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS DESIGNED AT LESS THAN 2% SHALL HAVE FINAL GRADIENTS CERTIFIED BY A LICENSED LAND SURVEYOR OR ENGINEER PRIOR TO FINAL INSPECTION APPROVALS.

THE DESIGNER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS AND CONNECTIONS.

erosion control

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION, AND GROUND DISTURBING ACTIVITIES.

property corners

ALL PROPERTY CORNER MONUMENTS SHALL BE IN PLACE AND IDENTIFIED AT THE TIME OF THE FOUNDATION INSPECTION REQUEST.

separate permit

THE FOLLOWING ITEMS ARE INTEGRAL TO THE PROJECT AND WILL BE ISSUED UNDER SEPARATE PERMIT.

FUTURE PV SOLAR SYSTEMS
13-D FIRE SPRINKLERS

addressing

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS CLEARLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, WITH A 4" MINIMUM HEIGHT AND 1/2" MINIMUM STROKE WIDTH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

energy features

SUSTAINABLE PRACTICE AND ENERGY REDUCING ELEMENTS LISTED BELOW ARE PROPOSED FOR THE PROJECT.

LOW WATER REQUIREMENT PLANTINGS.
LOW FLOW TOILETS AND WATER CONSERVING FIXTURES.

CLOSED-CELL INSULATION TO CREATE AN AIR INFILTRATION BARRIER.

ADDITIONAL ROOF INSULATION (R-38).

COMPACT FORM TO LIMIT INSULATED SURFACES.

DUAL-PANE FIBERGLASS WINDOWS TO MEET NEW ENERGY STAR 7 REQUIREMENTS.

HIGH EFFICIENCY MECHANICAL EQUIPMENT INCLUDING HEAT PUMP WATER HEATER.

ROOF AND ELECTRICAL PANEL READY FOR FUTURE SOLAR.
EV CAR CONNECTION.

ADDRESS:

200 KERN AVE
MORRO BAY, CALIFORNIA

APN:

066-264-015

SITE AREA:

11,844 SF (0.27 Ac)

CURRENT ZONING:

RS-A

FIRE HAZARD:

HIGH

CONSTRUCTION TYPE:

V-B (ANY MATERIALS)

OCCUPANCY:

R-3 (SINGLE FAMILY)

PARKING REQUIRED:

2 SPACES REQUIRED
2 SPACES PROVIDED (NO CHANGE)

LOT COVERAGE:

45% OF 11,844 SF LOT AREA = 5,330 SF MAX
COVERAGE = 3,614 SF (31%)

SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT	20'	44.12'	34.19'
SIDE	5'	3.85'	5.01'
REAR	10'	19.46'	10.83'

EXISTING BUILDING:

EXISTING LIVING AREA 1,845 SF
EXISTING GARAGE 477 SF

PROPOSED LOWER LEVEL 2,267 SF
PROPOSED UPPER LEVEL 2,568 SF
TOTAL HABITABLE AREA 4,835 SF

UPPER DECK AREA 459 SF

GARAGE 451 SF
JADU 194 SF

TOTAL NEW HABITABLE AREA (SCHOOL FEES) 2,990 SF

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 OTHER PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.

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.

EROSION PREVENTION TECHNIQUES ARE REQUIRED TO PROTECT SOIL PARTICLES FROM THE FORCE OF RAIN AND WIND. THESE TECHNIQUES MAY INCLUDE GROUND COVER OR PLANTING & INSTALLATION OF EROSION CONTROL MATTING.

SEDIMENT CONTROL MEASURES ARE REQUIRED WHEN SOIL HAS BEEN DISLODGED TO RETAIN SOIL PARTICLES ON-SITE. THESE MAY INCLUDE SILT FENCES, STRAW WATLES, SEDIMENT BARRIERS, OR SEDIMENT DETENTION BASINS.

NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION: <https://www.morro-bay.ca.us/197/Public-Works>

ENCROACHMENTS FOR THIS PROJECT INCLUDE:
DRIVEWAY ENCROACHMENT PER DETAIL B-9
SEWER ENCROACHMENT PERMIT FOR SEWER LATERAL WORK IN THE RIGHT OF WAY.
WATER ENCROACHMENT PERMIT FOR UPGRADED LATERAL AND METER WORK.
DUMPSTERS IN THE CITY RIGHT-OF-WAY.

fire dept. notes

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH 2022 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.

AUTOMATIC FIRE SPRINKLERS. AN AUTOMATIC FIRE SPRINKLER SYSTEM, IN ACCORDANCE WITH NFPA 13-D, CALIFORNIA FIRE CODE (SECTION 903) AND MORRO BAY MUNICIPAL CODE (SECTION 14.08.090), SUBMIT AUTOMATIC FIRE SPRINKLERS PLANS TO THE FIRE DEPARTMENT.

THIS PROJECT IS IN A HIGH OR VERY HIGH FIRE SEVERITY ZONE. NEW CONSTRUCTION AND RENOVATIONS MUST COMPLY WITH STATE AND LOCAL WILDLAND-URBAN INTERFACE (WUI) BUILDING CODES. ALL BUILDINGS MUST HAVE A FIRE-RETARDANT ROOF ASSEMBLY THAT COMPLIES WITH CLASS A REQUIREMENTS. WOOD SHAKES AND SHINGLES ARE PROHIBITED. ANY UTILITIES, PIPES, OR MECHANICAL DEVICES IN AN EXPOSED UNDER-FLOOR AREA MUST BE ENCLOSED WITH MATERIAL THAT MEETS ONE-HOUR FIRE-RESISTIVE CONSTRUCTION STANDARDS. CALIFORNIA'S NEW 2025 WILDLAND URBAN INTERFACE (WUI) BUILDING CODE (TITLE 24, PART 7), CHAPTER 49 OF THE CALIFORNIA FIRE CODE, CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

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.

ADU'S MUST HAVE EXTERIOR ACCESS THAT IS INDEPENDENT FROM THE PRIMARY RESIDENCE.

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 FIREPLACE. 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. (CFC R515.2)

ADDRESS IDENTIFICATION. ALL NEW AND EXISTING SINGLE-FAMILY RESIDENCES AND ADU'S SHALL HAVE THEIR OWN APPROVED ADDRESS LETTERS OR BUILDING NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (CFC 505).

design criteria

THE FOLLOWING DESIGN CRITERIA IS USED AS THE BASIS FOR CALCULATION:

CONSTRUCTION TYPE	V-B
RISK CATEGORY	II
NUMBER OF STORIES	1
MAX HEIGHT ABOVE GRADE	25'
UNIFORM LIVE LOAD FLOOR	40 PSF
UNIFORM LIVE LOAD EXTERIOR DECK	60 PSF
UNIFORM LIVE LOAD ROOF	20 PSF
BASIC WIND SPEED	85 mph
SEISMIC IMPORTANCE FACTOR	1.0
SITE CLASS	D
FORCE RESISTANCE SYSTEM	SHEAR WALL
SEISMIC RESPONSE COEFFICIENT	0.712
ANALYSIS PROCEDURE	SIMPLIFIED BASE SHEAR
RESPONSE MODIFICATION	6.5
SOIL BEARING PRESSURE	2,000 PSF
FLOOD DATA	N/A

WOOD	DOUG FIR - LARCH #2
CONCRETE	2,500 psi
REBAR (#3)	40 ksi
REBAR MIN (#4 AND UP)	60 ksi
BOLTS	A307

City of Morro Bay
Planning Commission Approval

Project #(s) CDP26-007/DR25-007
☒ Approved as Submitted
☐ Approved with Changes

Approval Date: 06-16-2026
Planner: hooker



architecture - planning

p.o. box 14345
san luis obispo, ca
93406

(805) 801-3414

greg
wynn
architect

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GREG WYNN

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WITKOWSKI RESIDENCE

200 KERN AVENUE
MORRO BAY, CA 93442

REVISIONS:

APN #066-264-015
CDP PERMIT
SINGLE FAMILY
RESIDENCE

JOB # 2103 - WITKOWSKI

PLOT DATE 06 JUNE 2026

ISSUED

COVER SHEET

A0-1

CDP2

Project #(s) _____
Approved as Submitted _____
Approved with Changes _____

Approval Date: _____
Planner: _____

SYMBOL LEGEND:	
—X—	FENCE LINE
SS	SEWER MAIN
W	WATER MAIN
G	GAS MAIN
ETC	ELEC/TELEPHONE/CABLE
OHE	OVERHEAD ELECTRIC
DI	DROP INLET AT CURB
DI	DROP INLET
SD	STORM DRAIN MANHOLE
FD	FIRE HYDRANT
WV	WATER WELL
WV	WATER VALVE
WM	WATER METER
SM	SEWER MANHOLE
SC	SEWER CLEANOUT
PG&E	PG&E BOX
GM	GAS METER
TL	TELEPHONE BOX
SB	SIGNAL BOX
CTV	CABLE T.V. BOX
EB	ELECTRIC BOX
TM	TELEPHONE MANHOLE
SL	STREET LIGHT
JP	JOINT POLE
PP	POWER POLE
GW	GUY WIRE
MW	MONITORING WELL

ABBREVIATIONS	
AC	ASPHALT CONCRETE
AP	ANGLE POINT
BM	BENCH MARK
BLDG	BUILDING
BOW	BACK OF WALK
CB	CATCH BASIN
CO	CURB FACE
COL	CLEAN OUT
COR	CORNER
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CRN	CROWN OF STREET
DI	DROP INLET
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FF	FINISH FLOOR
FW	FACE OF WALL
HSE	HOUSE COR
GR	GRASS
IP	IRON PIPE
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
LT	LIGHT
LT	MANHOLE
PP	POWER POLE
PVC	POLYVINYL PIPE
REBAR	REBAR
RCP	REINFORCED CONCRETE PIPE
R10	CANOPY RADIUS
SD	STORM DRAIN
SL	POINT ON SLOPE
SS	SEWER
STP	STEP
STR	STAIRS
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
TW	TOP OF WALL
W	WATER
WL	WALL
WM	WATER METER
WV	WATER VALVE

SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON MAY 3, 2021.

MICHAEL B. STANTON, PLS 5702 DATE _____

SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER FEE CONVEYANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL 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). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS NGS BENCH MARK "TIDAL 5", BEING A BRASS DISC IN THE TOP OF A CONCRETE BLOCK CONTAINING A BRASS PLAQUE STAMPED "CENTENNIAL STAIRWAY 1870-1970", NEAR DORN'S CAFE, APPROX. 43' WEST OF THE CL. OF MARKET STREET IN THE WIDENED SECTION OF SIDEWALK.

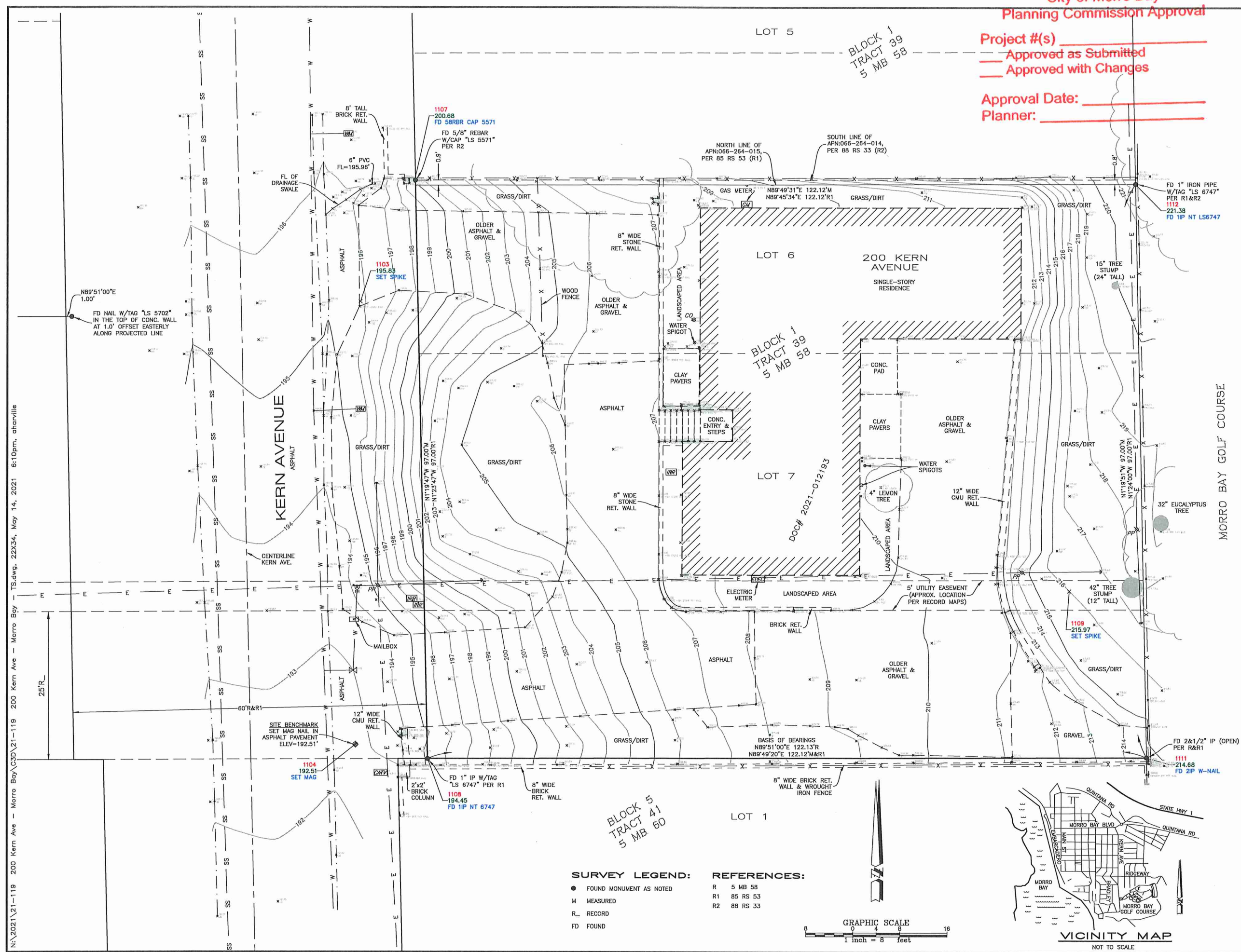
ELEVATION= 36.50' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE NORTHERLY LINE OF TRACT 41, BEARING N 89° 49' 20" E, PER 85 RS 53.

SITE DATA:
ADDRESS: 200 KERN AVE
ASSESSOR'S PARCEL NO (APN): 066-264-015

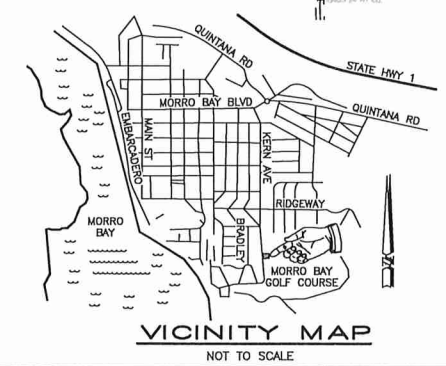
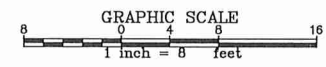
TOPOGRAPHIC MAP
A PORTION OF GOVERNMENT LOT 4 OF SECTION 31, IN TOWNSHIP 29 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND ALL OF LOT 7 AND A PORTION OF LOT 6 OF BLOCK 1 OF TRACT NO. 39, AS SHOWN ON MAP FILED IN BOOK 5 AT PAGE 58, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF MARY & MARSHALL WITKOWSKI
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
May 14, 2021 JOB #21-119

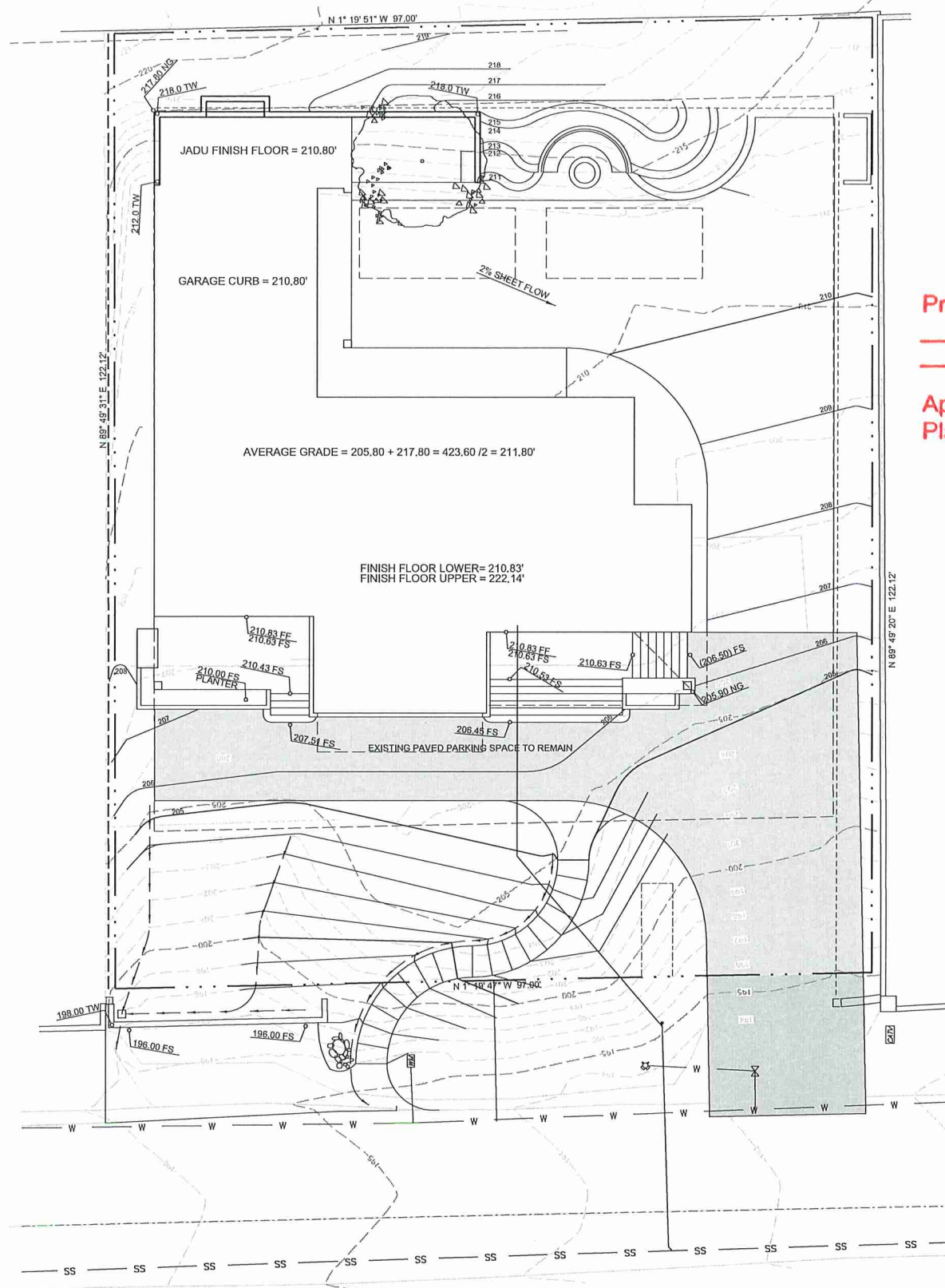


SURVEY LEGEND:	
●	FOUND MONUMENT AS NOTED
M	MEASURED
R	RECORD
FD	FOUND

REFERENCES:	
R	5 MB 58
R1	85 RS 53
R2	88 RS 33



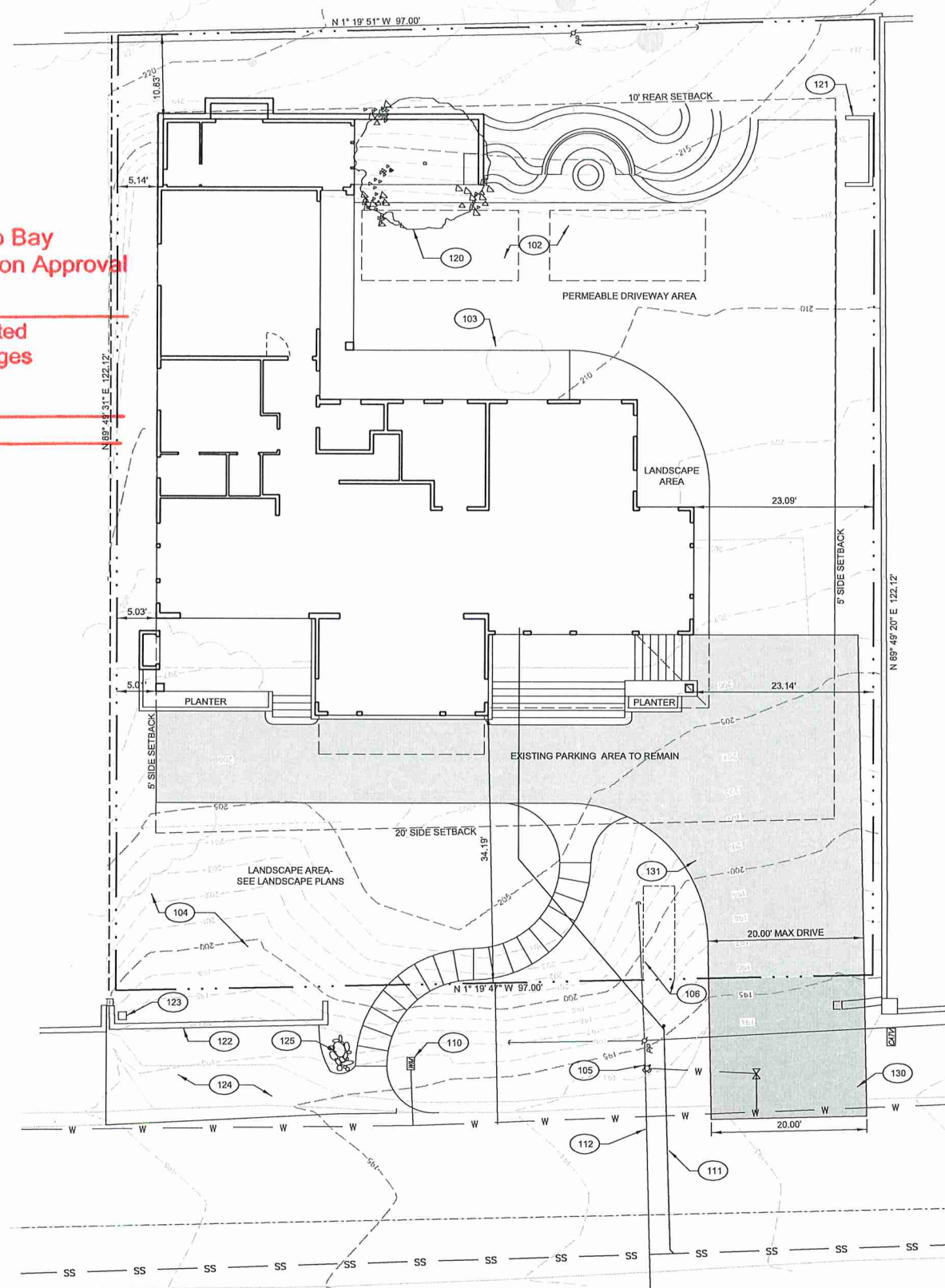
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City of Morro Bay
Planning Commission Approval

Project #(s) _____
 _____ Approved as Submitted
 _____ Approved with Changes

Approval Date: _____
Planner: _____

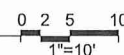


site keynotes

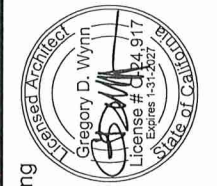
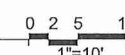
 INDICATES NOTE

- | | | | |
|------|--|------|--|
| 101. | EXISTING 30% DRIVE TO REMAIN. | 120. | TREE. SEE LANDSCAPE PLAN. |
| 102. | EXISTING 3' x 20' PARKING AREA TO REMAIN. | 121. | TRASH CAN SCREEN |
| 103. | EXISTING SHRUB TO BE REMOVED. | 122. | 2' TALL RETAINING CURB. |
| 104. | EXISTING DRIVEWAY ASPHALT TO BE REMOVED AND RE-LANDSCAPED. | 123. | 12" DROP INLET WITH OUTLET AT (E) FLOWLINE. |
| 105. | (E) FILL HYDRANT TO REMAIN | 124. | ASPHALT FOR SINGLE PARKING SPACE. |
| 106. | UTILITY EASEMENT FOR POLE GUY. SEE SHEET 1-2. | 125. | DRAINAGE ENGINE DSSIPATOR. |
| 110. | UPGRADE WATER METER AND LATERAL TO 1". | | |
| 111. | UPGRADE 4" CLAY FROM CLEAN OUT TO SEWER MAIN, 4"-SDR35. | 126. | 2" AC OF 4" CLASS 2 BASE PER CITY STANDARD B-8. CUT 18" INTO COMPETENT ROAD PER CITY ENGINEER. |
| 112. | EXISTING OVERHEAD POWER AND COMMUNICATION TO REMAIN. | 131. | 4" CONCRETE FLATWORK α 6" COMPACTED BASE. |

preliminary site grading plan



architectural site plan



architecture - planning
p.o. box 14345
san luis obispo, ca
93406
(805) 801-3414

greg
wynn
architects

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GREG WYNN

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WITKOWSKI RESIDENCE

REVISIONS:

APN #066-264-015
CDP PERMIT
SINGLE FAMILY
RESIDENCE

JOB # 2103 - WITKOWSKI

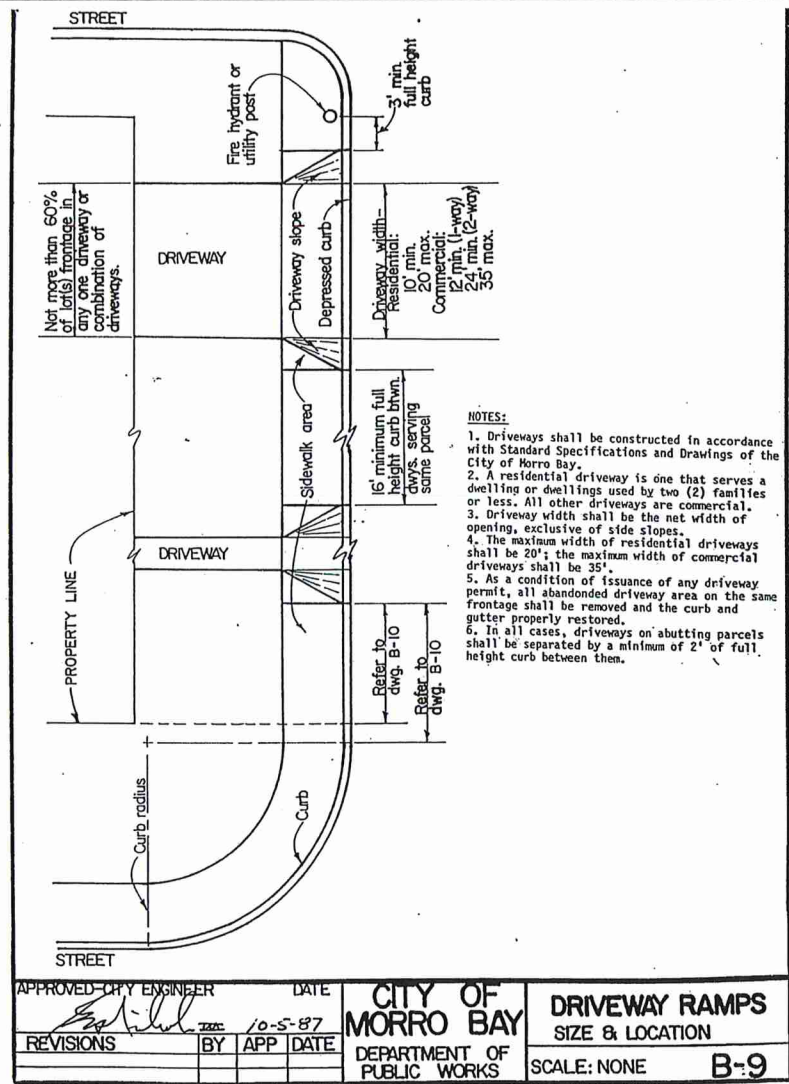
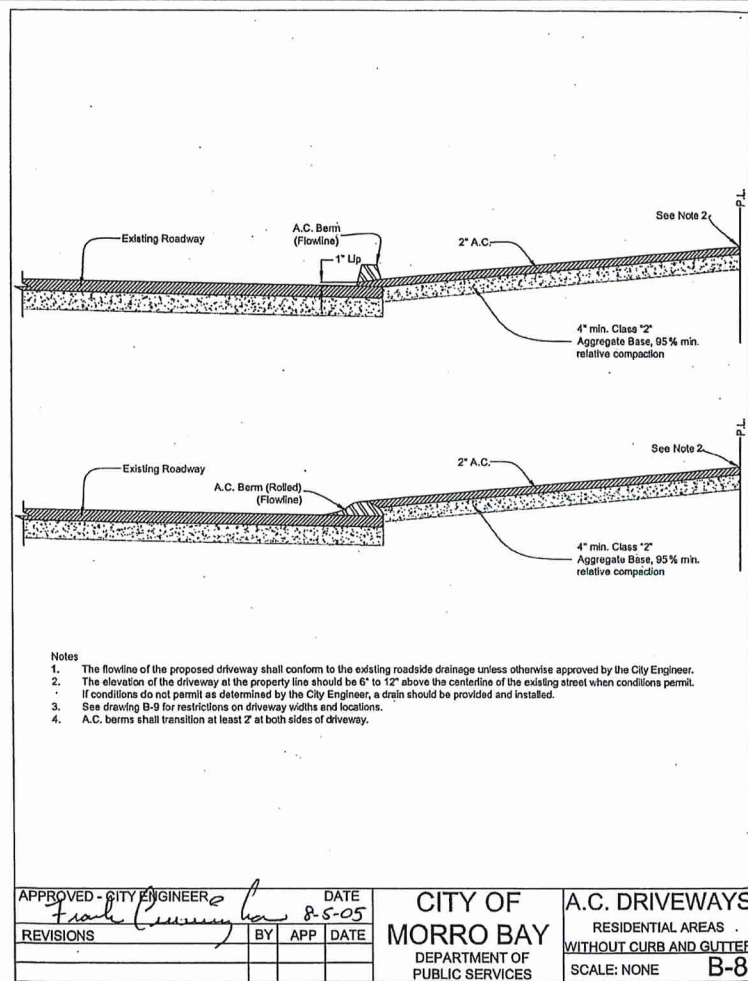
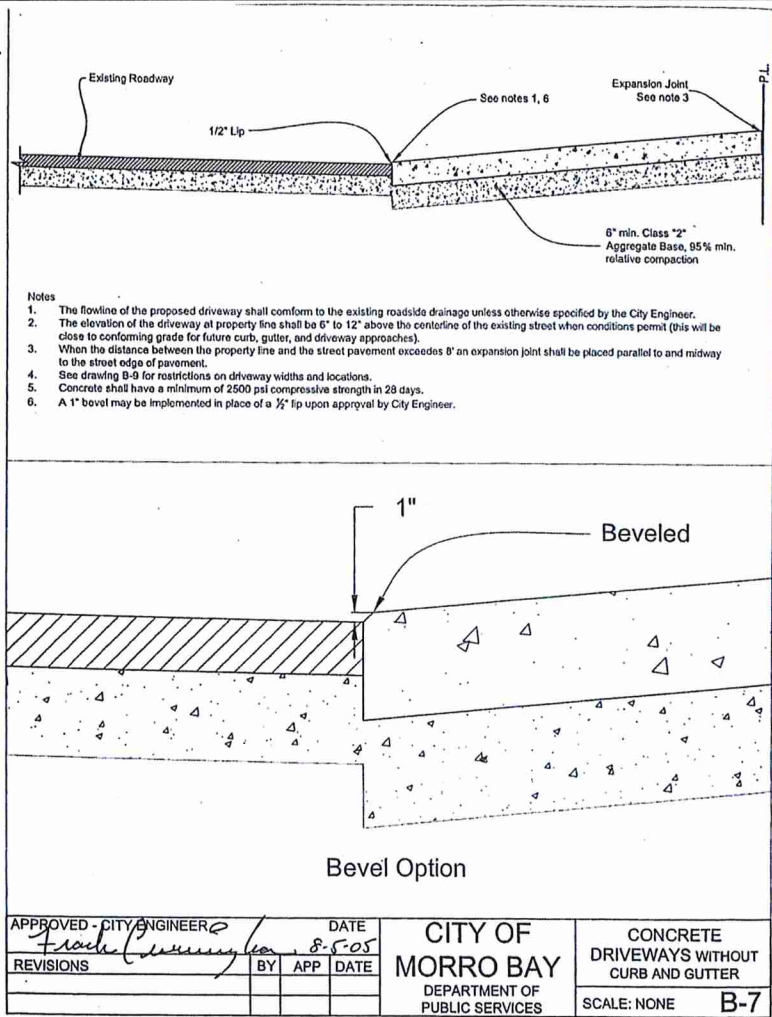
PLOT DATE	06 JUNE 2026
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ISSUED

SITE PLAN

A1-1

CDP2



architecture - planning
p.o. box 14345
san luis obispo, ca
93406
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ggreg
wynn
architect

Gregory D. Wynn
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GREG WYNN

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WITKOWSKI RESIDENCE
200 KERN AVENUE
MORRO BAY, CA 93442

REVISIONS:

APN #066-264-015
CDP PERMIT
SINGLE FAMILY
RESIDENCE

JOB # 2103 - WITKOWSKI
PLOT DATE 06 JUNE 2026
ISSUED

SITE DETAILS
A1-2
CDP2

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On November 10, 2022 before me Dana Nell, a Notary Public of the State of California, personally appeared, Charlton Birden, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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

Dana P. Nell
Signature of Notary



RECORDING REQUESTED BY AND AFTER RECORDING RETURN TO:

at&t

PACIFIC BELL TELEPHONE COMPANY
dba AT&T California
870 N. McCarthy Blvd, Suite 100
Milpitas, CA 95035

Documentary Transfer Tax: \$0
Value less than \$100
R&T Code § 11011 / Lined to Full Value

By: Joseph DeGuzman, Right of Way Manager

APN: 066-264-015
LOC: 200 Kern Avenue, Morro Bay

2023026315

Elaina Cano
San Luis Obispo - County Clerk-Recorder
09/05/2023 10:45 AM

Recorded at the request of:

Title: 1
Page: 5155.00
Total: \$155.00
Total: \$155.00

FILED

GEO: MRBAC11

QUITCLAIM EASEMENTS

Pacific Telephone & Telegraph Company Easement

PACIFIC BELL TELEPHONE COMPANY, a California Corporation, dba AT&T California, does hereby release and quitclaim to Mary and Marshall Witkowski, all its rights, title, and interests in and to those certain easements recorded September 22, 1941, Book 5 Page 38, of Official Records in the City of Morro Bay, County of San Luis Obispo.

SEE EXHIBITS "B" & "C"

AT&T California covenants that the easement hereby quitclaimed is not necessary or useful in the performance of its duties to the public.

Executed this 10th day of November, 2022

Pacific Bell Telephone Company, dba AT&T California.

BY: Charlton Birden
Area Manager, AT&T California

City of Morro Bay
Planning Commission Approval

Project #(s) _____
Approved as Submitted
Approved with Changes

Approval Date: _____
Planner: _____

A portion of the parcel as described in deed to John M. Keely, Barbara R. Keely, Trustees of the Keely Family Revocable Living Trust U/D/T 7/31/87, per Document No. 1999-033962 of Official Records, in the City of Morro Bay, County of San Luis Obispo, California, described as follows:

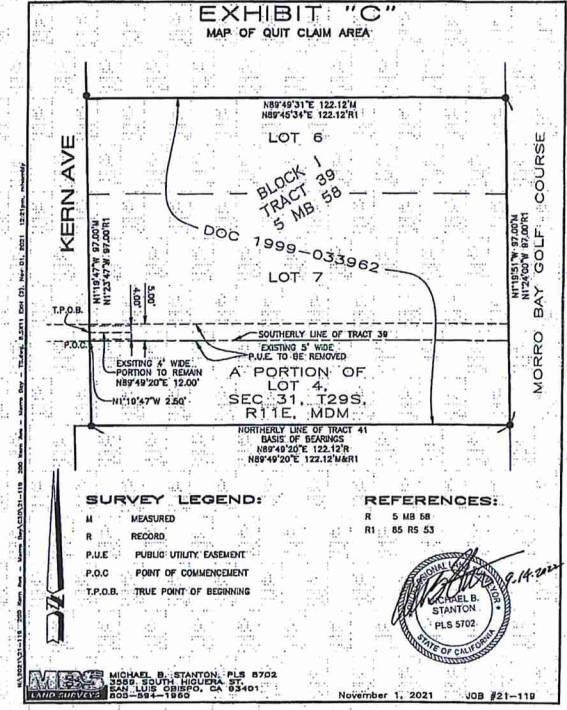
Being the Southernly 5 feet of Lot 7 of Tract 39 of said Keely parcel.

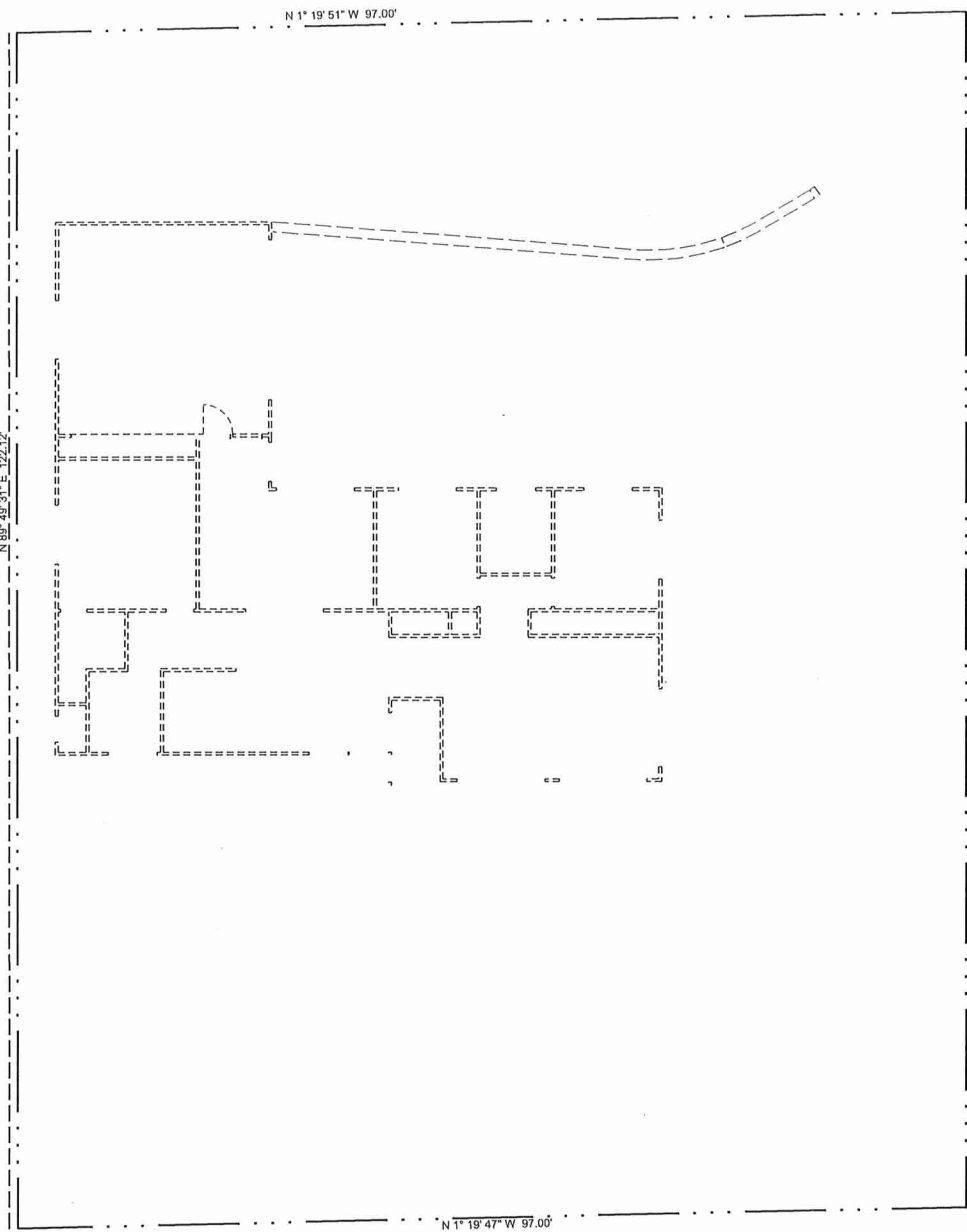
Exempting a strip of land 4 feet in width, lying 2 feet on each side of the following described center line:

Commencing at the Southwest corner of Lot 7 of said Keely parcel; thence North 1°19'47" West a distance of 2.5 feet to the True Point of Beginning; thence 1) North 89°49'20" East a distance of 12 feet to the point of terminus.

The above-described parcel is graphically shown on Exhibit C attached hereto and made a part hereof.

C:\WINNT\Profile\charlton\Personal\WordFiles\Survey\Exhibits\exclLegal\Description Base.doc
11/1/2021 12:25 PM





existing site / floor plan

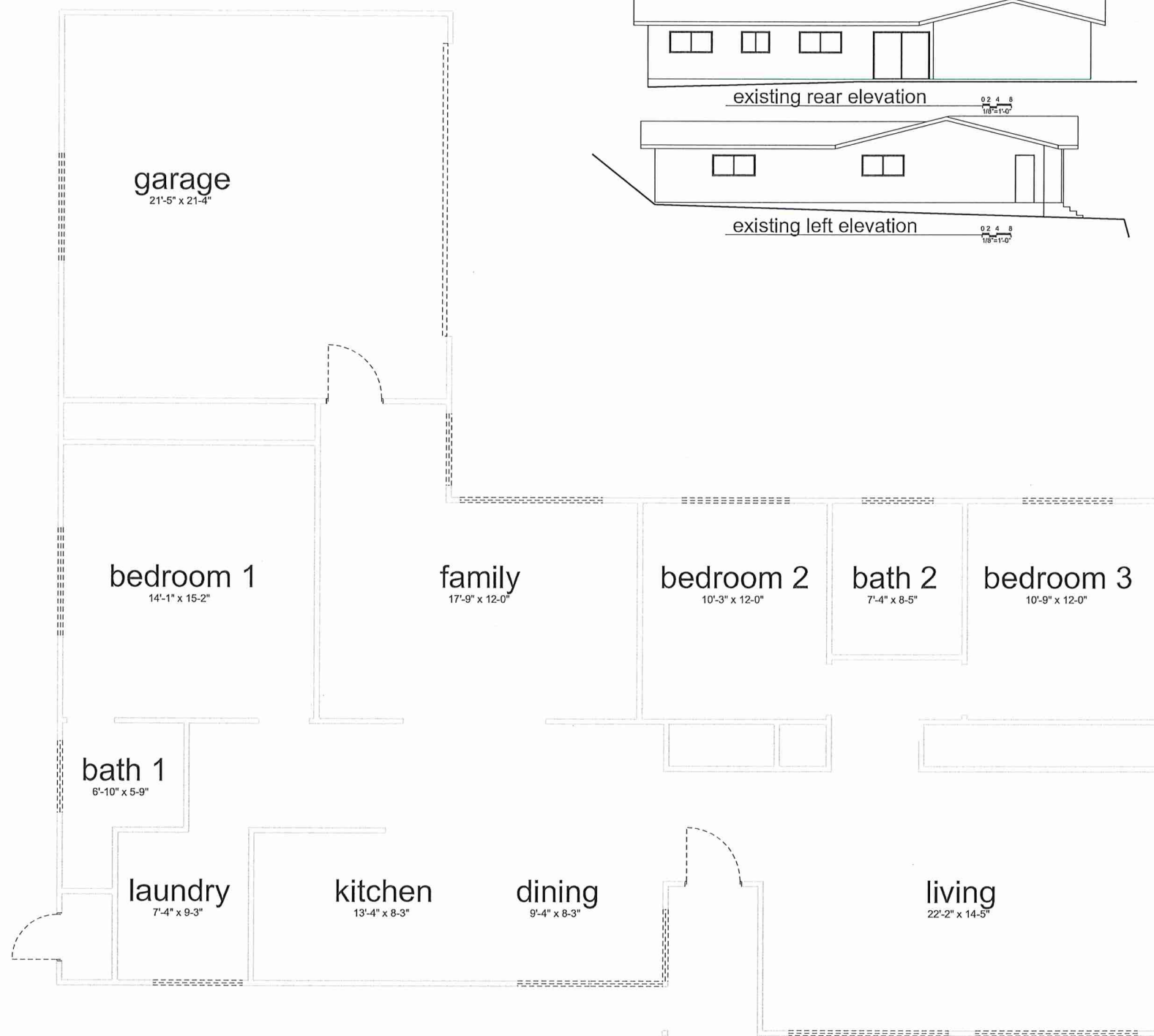
WALLS TO BE REMOVED SHOWN DASHED

0 2 5 10
1"=10'

City of Morro Bay
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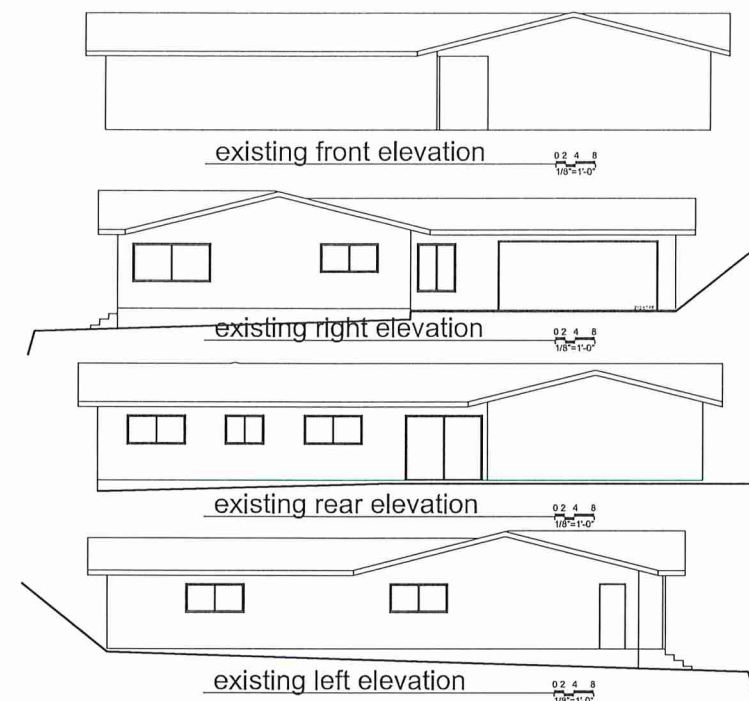
Approval Date: _____
Planner: _____



existing floor plan

WALLS TO BE REMOVED SHOWN DASHED

0 2 5 10
1"=4'



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san luis obispo, ca
93406
(805) 801-3414

greg
wynn
architect

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WITKOWSKI RESIDENCE

200 KERN AVENUE
MORRO BAY, CA 93442

REVISIONS:

APN #066-264-015
CDP PERMIT
SINGLE FAMILY
RESIDENCE

JOB # 2103 - WITKOWSKI

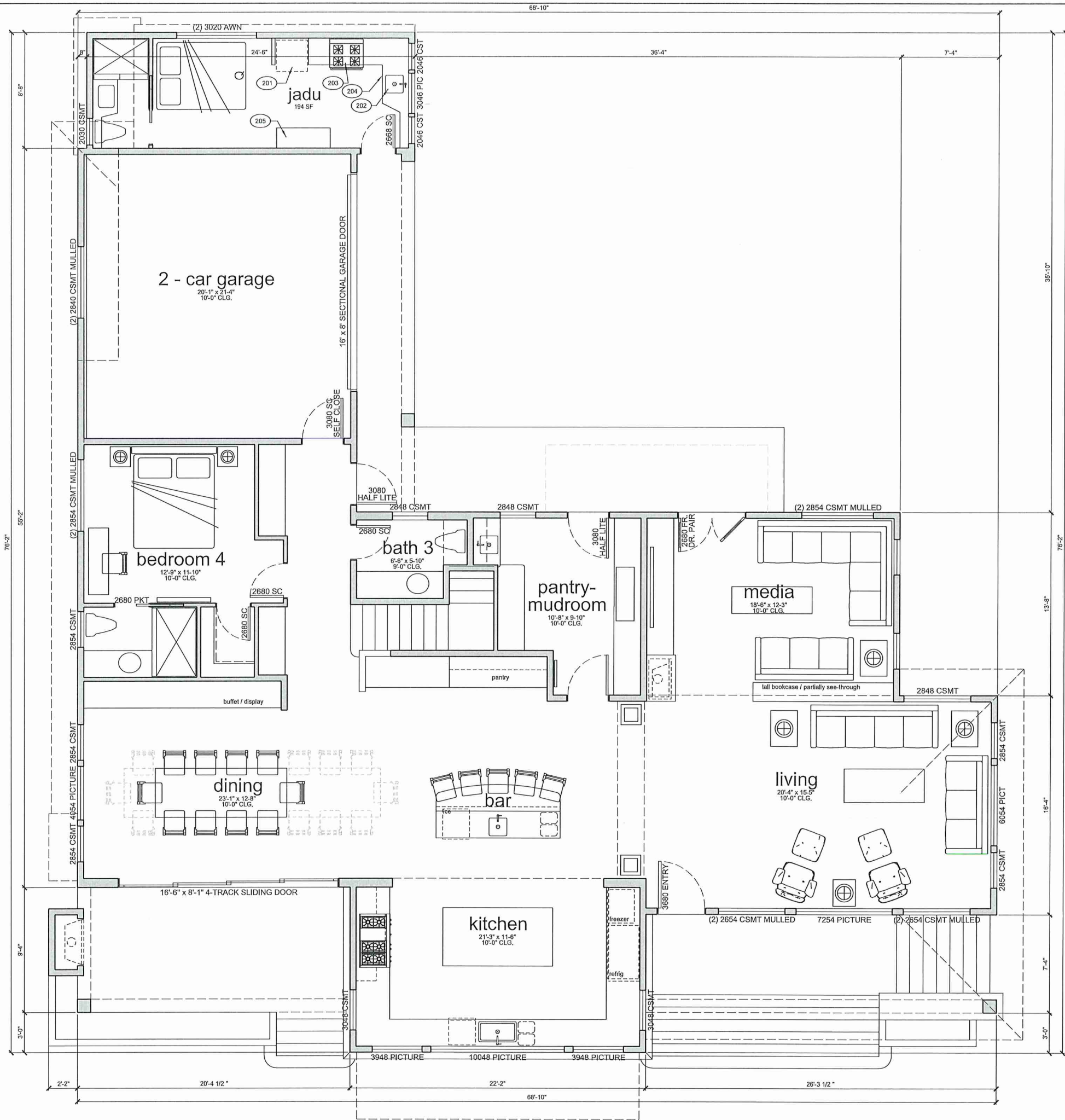
PLOT DATE 06 JUNE 2026

ISSUED

EXISTING / DEMO PLAN

A2-0

CDP2



floor plan keynotes

- INDICATES FLOOR PLAN NOTE.
- 201. PROVIDE 30" SPACE FOR 16 CU. FT. REFRIGERATOR AND ROUGH PLUMB FOR ICE MAKER IN RECESSED WALL BOX.
 - 202. KITCHEN SINK w/ HOT AND COLD (1.8 gpm max.)
 - 203. 30" WIDE COOKTOP w/ 30" VENT TO ROOF w/ BACKDRAFT DAMPER. VERIFY DIMENSIONS WITH MANUFACTURER.
 - 204. BUILT IN CABINET.
 - 205. FULL HEIGHT CLOTHES STORAGE.

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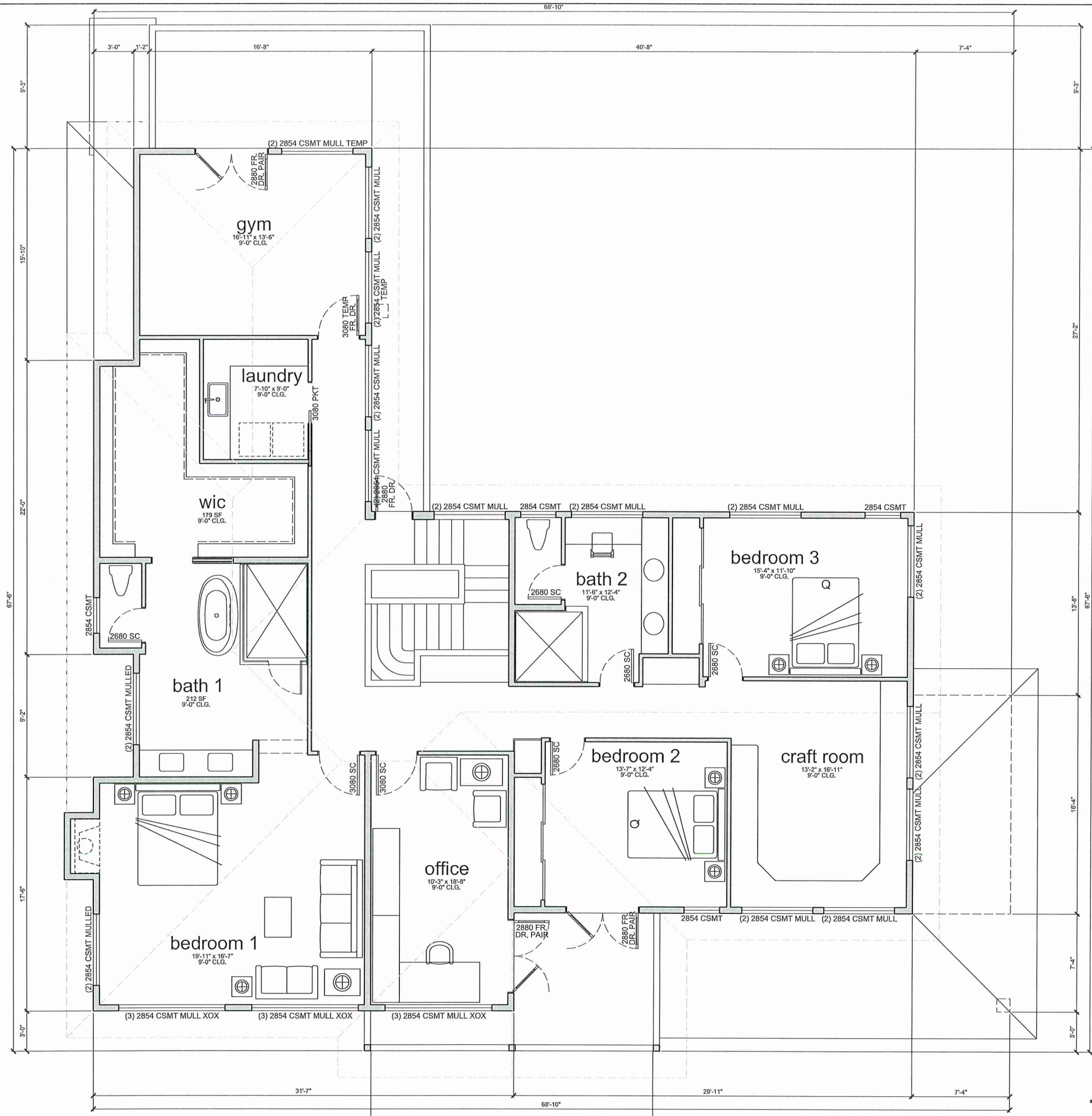
PLOT DATE 06 JUNE 2026

ISSUED

LOWER DIMENSION PLAN

A2-1

CDP2

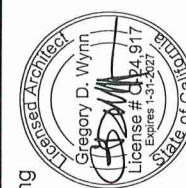


City of Morro Bay
Planning Commission Approval

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floor plan dimensions
0 1 2 4
1/4"=1'-0"



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JOB # 2103 - WITKOWSKI

PLOT DATE 06 JUNE 2026

ISSUED

UPPER DIMENSION PLAN

A2-2

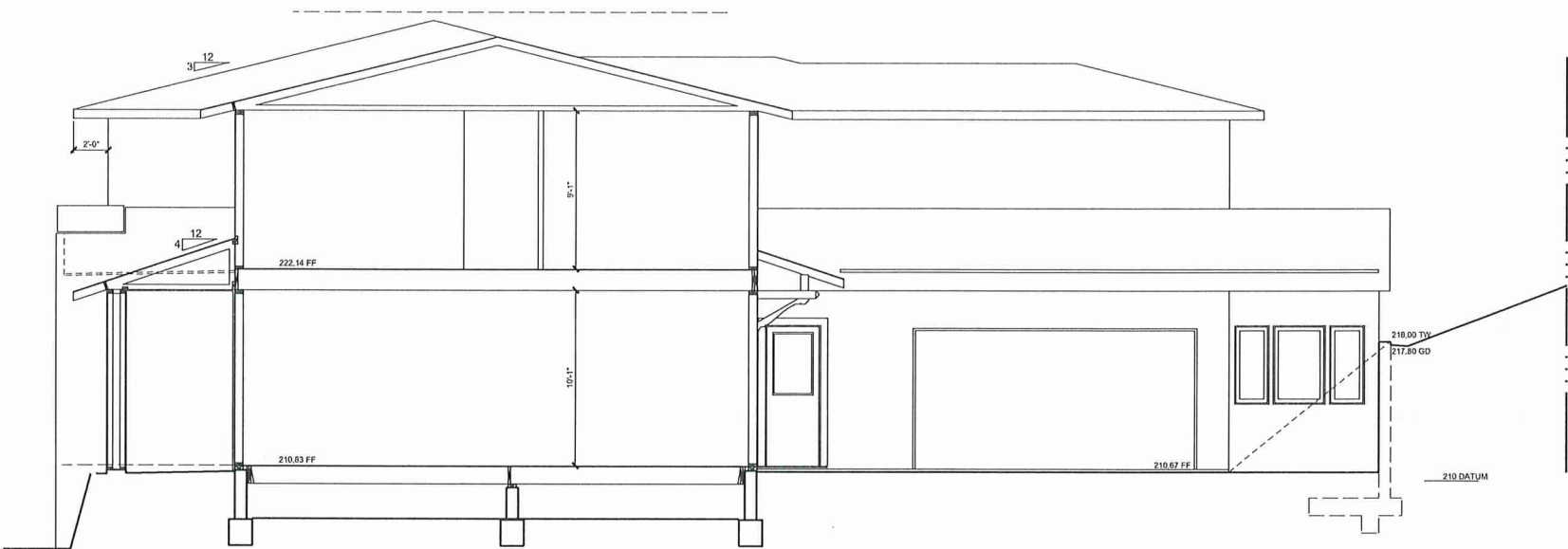
CDP2

section notes

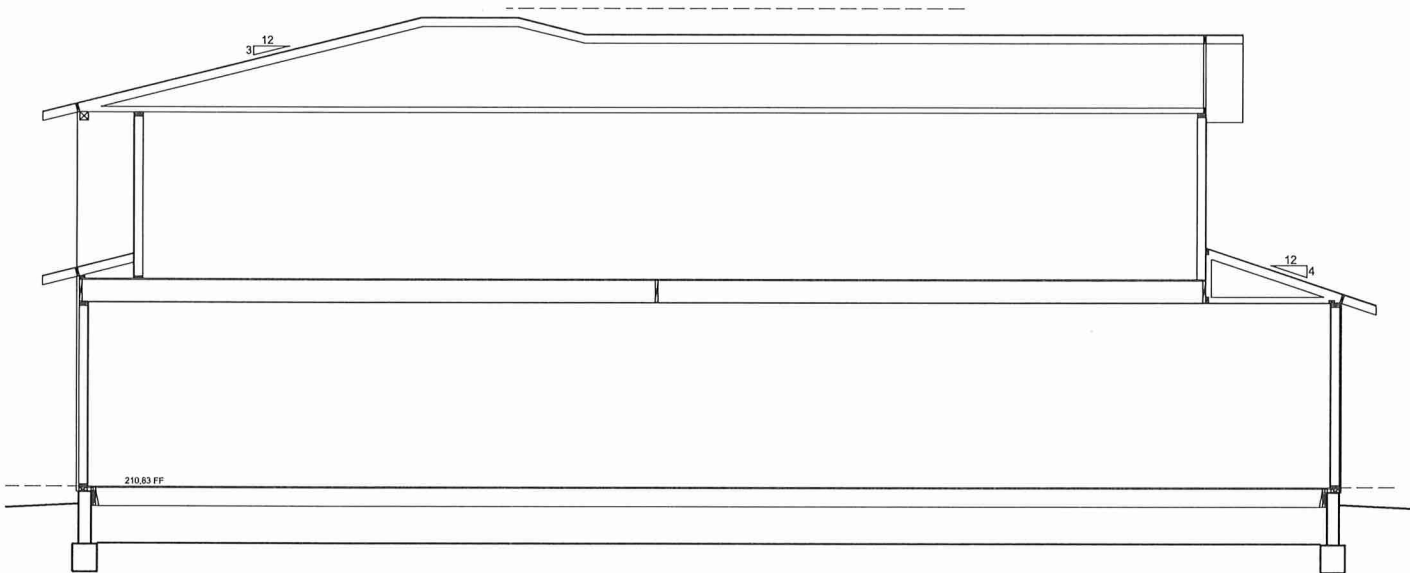
INSULATION: R-38 @ CEILING - 2" CLOSED CEL FOAM PLUS R-30 BATT
R-19 @ EXTERIOR WALLS- 2" CLOSED CEL FOAM PLUS R-11 BATT

EXTERIOR WALLS:
WUI RATED WOOD SIDING of WRB

EXTERIOR WINDOWS:
MILGARD FIBERGLASS C-700, BRONZE



section A



section B

roof plan notes:

OVERHANG AND EAVES:
EAVES- 2'-0" UNLESS NOTED OTHERWISE

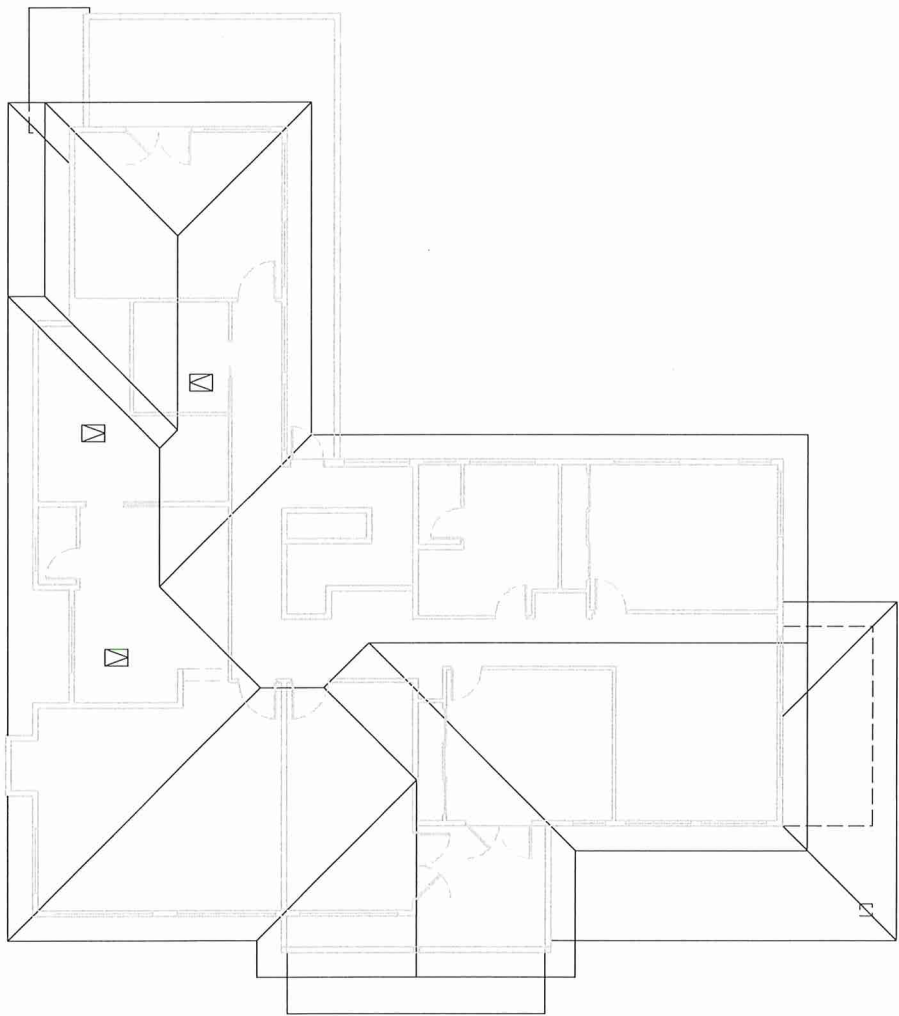
ARCHITECTURAL GRADE ASPHALT SHINGLE of TITANIUM UDL WRB.
INSTALL DOUBLE LAYER AT PITCH BREAKS.

GUTTERS AND DOWNSPOUTS:
GUTTER ALL EAVES AND TIE TO DOWNSPOUT DRAINS WITH SPLASHBLOCKS.

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roof plan



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PLOT DATE 06 JUNE 2026

ISSUED

FRAMING SECTIONS
ROOF PLAN

A3-1

CDP2



right elevation (south) 0 1 2 4
1/4"=1'-0"



front elevation (west) 0 1 2 4
1/4"=1'-0"

exterior materials:

MATERIALS SHALL BE AS FOLLOWS:

WALLS:
DOLLY VARDEN T&G WOOD SIDING, MUSHROOM STAIN

ROOF:
ASPHALT SHINGLES or WRB. SEE SECTION FOR SLOPE.

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JOB # 2103 - WITKOWSKI

PLOT DATE 06 JUNE 2026

ISSUED

EXTERIOR ELEVATIONS

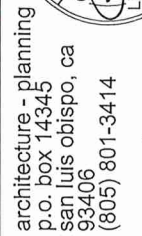
A4-1

CDP2

MATERIALS SHALL BE AS FOLLOWS:

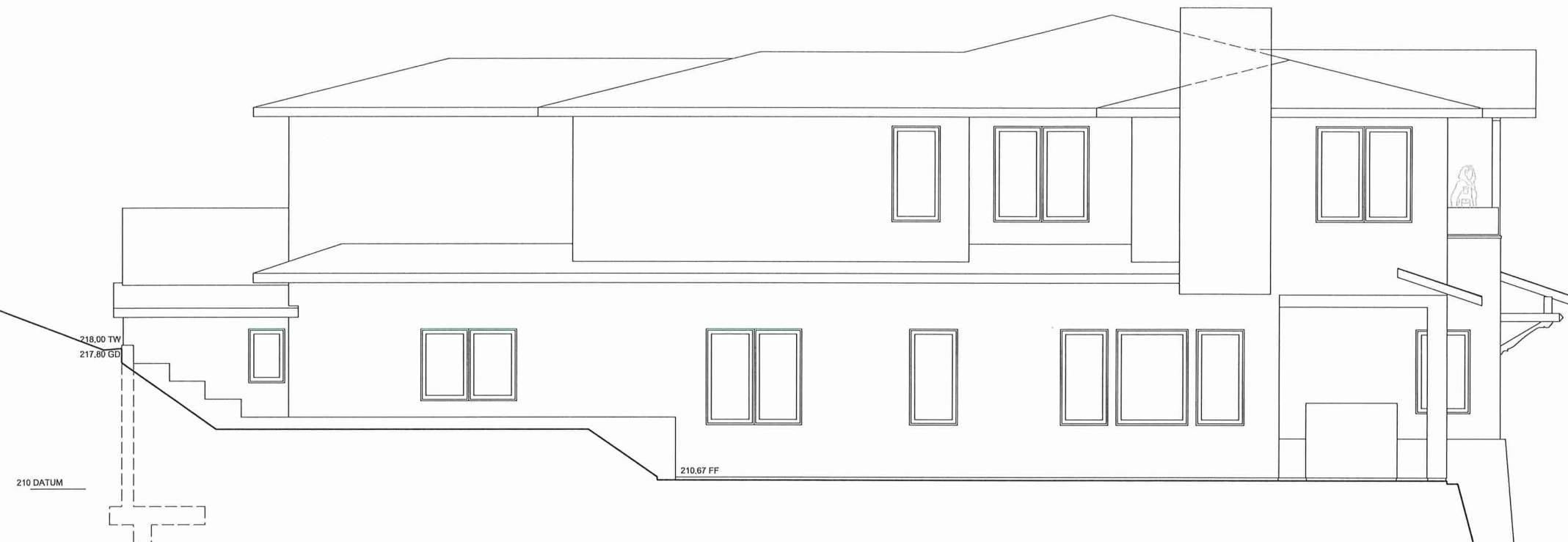
WALLS:
DOLLY VARDEN T&G WOOD SIDING, MUSHROOM STAIN

ROOF:
ASPHALT SHINGLES @ WRB. SEE SECTION FOR SLOPE.

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left elevation (north)



rear elevation (east)

City of Morro Bay
Planning Commission Approval

Project #(s) _____

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☐ Approved with Changes

Approval Date: _____

Planner: _____

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MORRO BAY, CA 93442

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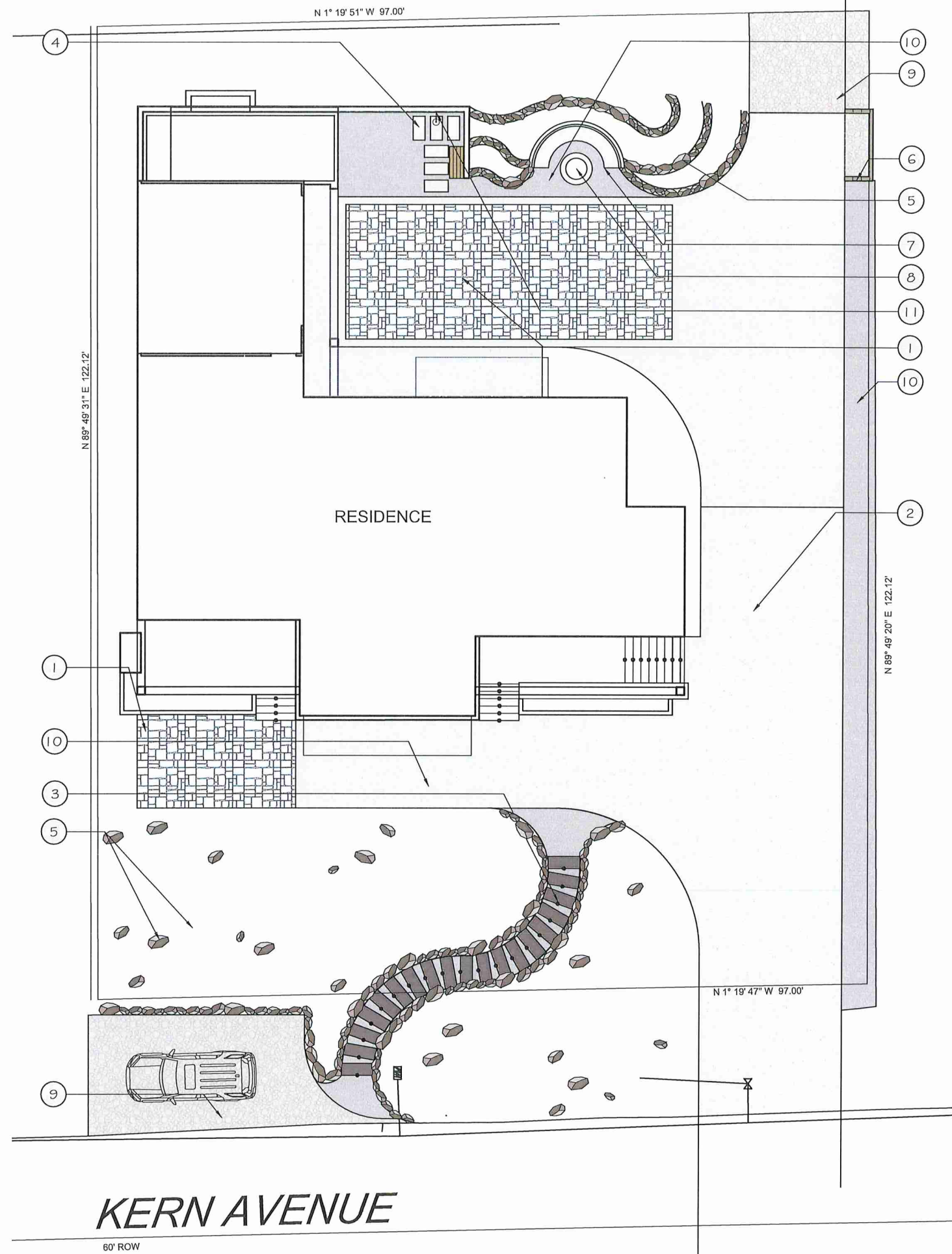
PLOT DATE 06 JUNE 2026

ISSUED

EXTERIOR ELEVATIONS

A4-2

CDP2



City of Morro Bay
Planning Commission Approval

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REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
①	DECORATIVE PAVING INLAY - CONCRETE OR STONE	
②	VEHICULAR PAVING - CONCRETE OR ASPHALT	
③	STONE STEPS - 18" X 48" NATURAL STONE SLAB STAIRCASE	
④	STONE PAVING SLABS - 18" X 36" NATURAL STONE SLABS IN GRAVEL	
⑤	DRY STACKED BOULDER WALLS AND BOULDER PLACEMENTS, SYM TYP	
⑥	WOODEN TRASH ENCLOSURE - TO MATCH EXISTING FENCE	
⑦	CONCRETE SEAT WALL WITH BACK REST	
⑧	FIRE PIT	
⑨	GRAVEL PARKING AND UTILITY AREA, SYM TYP	
⑩	GRAVEL IN PLANTERS AND WALKING AREAS, SYM TYP	
⑪	OUTDOOR SHOWER WITH BENCH	



8' 0' 8' 16' 24'
SCALE: 1"=8'

SHEET TITLE
**HARDSCAPE CONCEPT
PLAN**
PROJECT NAME & ADDRESS
**WITKOWSKI RESIDENCE
200 KERN AVE.
MORRO BAY, CA 93442**

REVISION	DATE
CONCEPT	2.20.26
REVISION 1	3.2.26
REVISION 2	

DRAWN BY
DM, EL
OWNER APPROVAL

STAMP
**NOT FOR
CONSTRUCTION**

PROJECT NUMBER
D26003

FILE NAME
Witkowski Residence REV1

PLOT DATE
MARCH 2, 2026

SHEET NUMBER

L-1.0

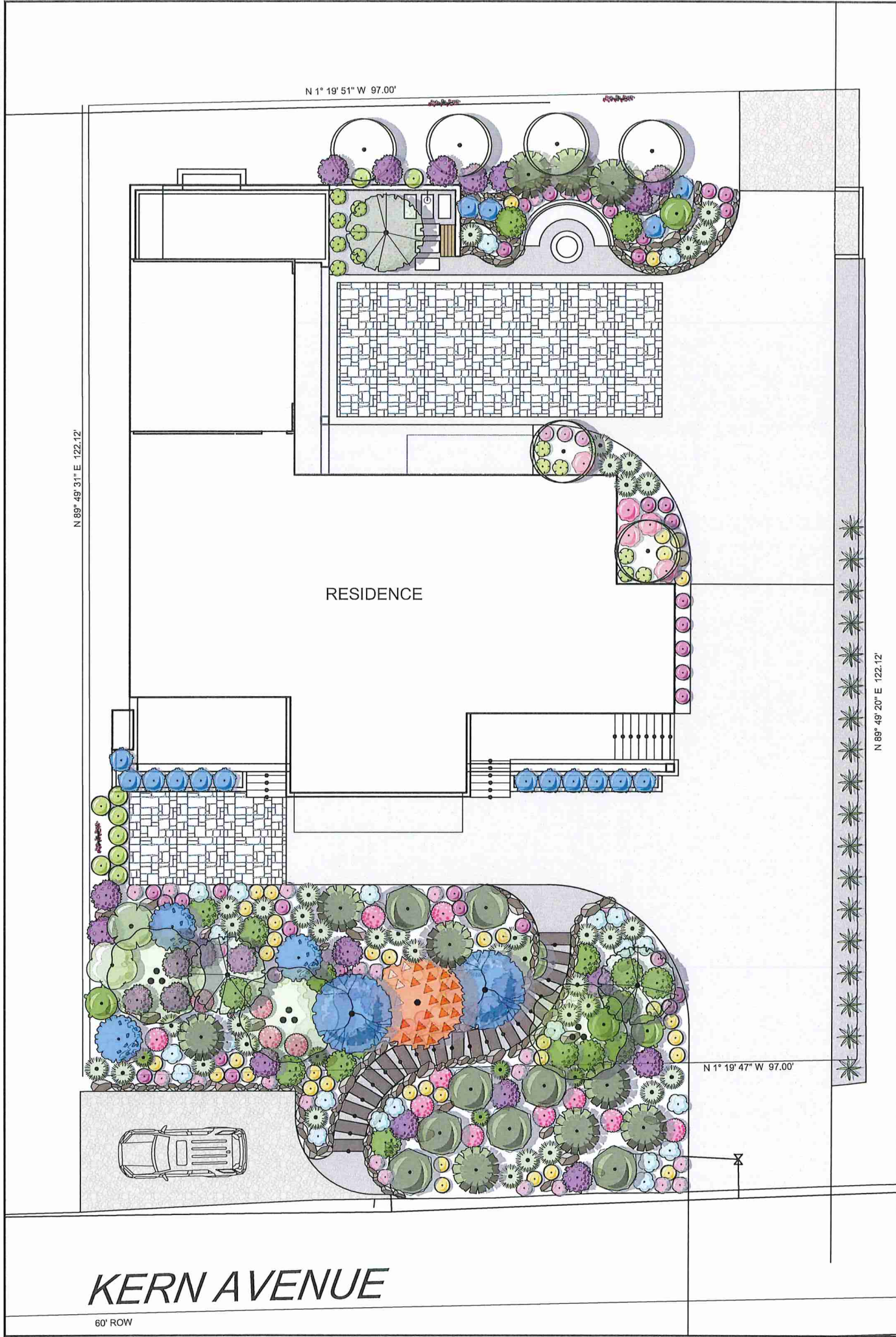


8045 Morro Road
Atascadero, CA 93422
805-466-6263
www.madronelandscape.com
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SHEET SIZE: 22" X 34"

M:\JOB FILES\Witkowski Residence\CAD\Witkowski Residence REV1.dwg



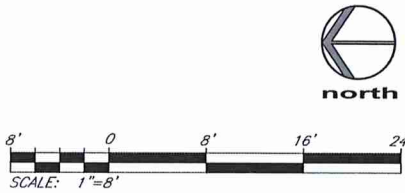
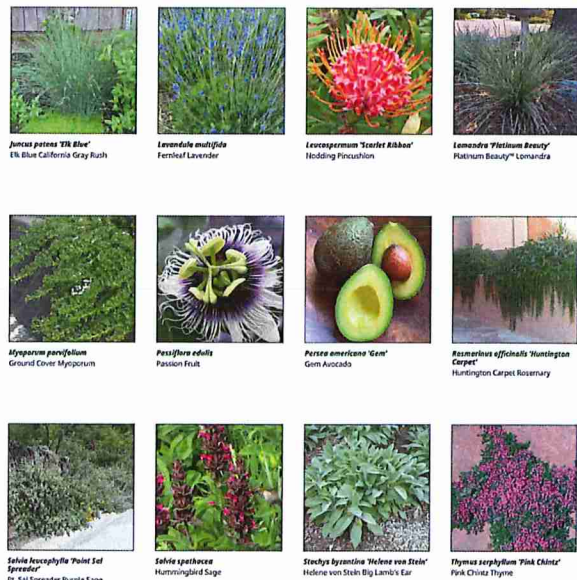
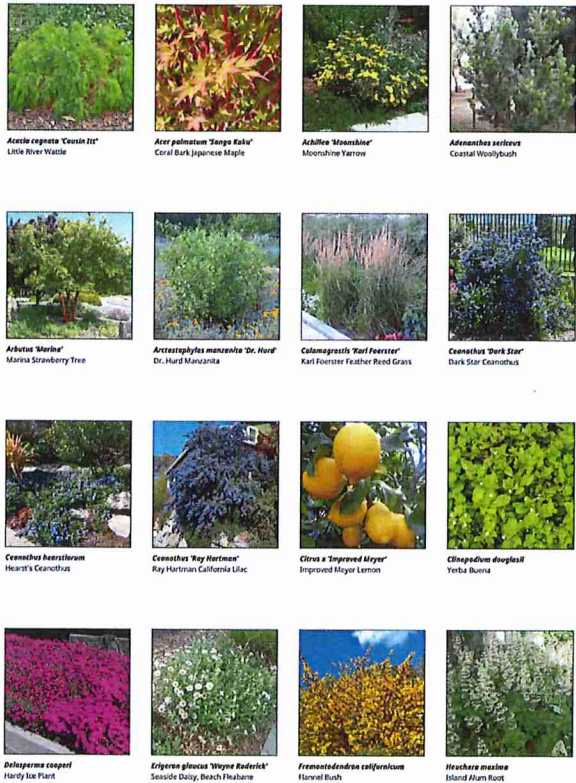
PLANT SCHEDULE		
SYM-BOL	BOTANICAL / COMMON NAME	CONT
TREES		
	ARBUTUS X 'MARINA' / ARBUTUS, MULTI-TRUNK	36" BOX
	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD MANZANITA	24" BOX
	CITRUS / AVOCADO / FRUIT TREE	15 GAL
SHRUBS		
	ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE	1 GAL
	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	1 GAL
	ADENANTHOS SERICEUS 'SHERWOOD MIST' / SHERWOOD MIST COASTAL WOOLLYBUSH	5 GAL
	CEANOTHUS HEARSTIORITY / HEARST CEANOTHUS	5 GAL
	CEANOTHUS X 'RAY HARTMAN' / RAY HARTMAN WILD LILAC	15 GAL
	CEANOTHUS X 'DARK STAR' / CALIFORNIA LILAC	5 GAL
	DELOSPERMA COOPERI / PURPLE ICE PLANT	1 GAL
	ERIGERON GLAUCUS 'WAYNE RODERICK' / WAYNE RODERICK SEASIDE DAISY	1 GAL

	REMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH	5 GAL
	HEUCHERA MAXIMA / ISLAND ALUM ROOT	1 GAL
	LAVANDULA MULTIFIDA / CANARY ISLAND LAVENDER	1 GAL
	LEUCOSPERMUM X 'SCARLET RIBBON' / NODDING PINKCUSHION	5 GAL
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	5 GAL
	SALVIA LEUCOPHYLLA 'POINT SAL' / POINT SAL PURPLE SAGE	1 GAL
	SALVIA SPATHACEA / HUMMINGBIRD SAGE	1 GAL
	SATUREJA DOUGLASII / YERBA BUENA	1 GAL
	STACHYS BYZANTINA 'SILVER CARPET' / SILVER CARPET LAMB'S EARS	1 GAL
	THYMUS SERPYLLUM 'PINK CHINTZ' / PINK CHINTZ CREEPING THYME	1 GAL
VINES		
	PASSIFLORA EDULIS 'FREDERICK' / FREDERICK PASSION FRUIT	5 GAL
GRASSES		
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	1 GAL
	LOMANDRA LONGIFOLIA 'ROMA' 1.3' TM / PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL

City of Morro Bay
Planning Commission Approval

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PLANTING CONCEPT
PLAN
PROJECT NAME & ADDRESS
WITKOWSKI RESIDENCE
200 KERN AVE.
MORRO BAY, CA 93442

REVISION	DATE
CONCEPT	2.20.26
REVISION 1	3.2.26
REVISION 2	

DRAWN BY DM, EL OWNER APPROVAL

STAMP NOT FOR CONSTRUCTION

PROJECT NUMBER D26003

FILE NAME Witkowski Residence REV1

PLOT DATE MARCH 2, 2026

SHEET NUMBER
L-2.0