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

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: AUGUST 13, 2026

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. **CDP26-009**

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

Applicant: Josh Hodges

Address: 7737 Shane Street, Bakersfield, CA 93314

Project Description: *Administrative Coastal Development Permit for a remodel and addition to an existing 1,415 sf 2-story single-family home. The scope of work includes demolishing the existing 2nd story and rebuilding with additional living space, and remodeling the first floor to expand the living space, resulting in 2,189 sf of living space. This project is located in the RS-A zoning district and is outside of the Coastal Appeals Jurisdiction.*

Project Location: 2479 Hemlock Ave, Morro Bay, CA 93442

APN: 068-248-002

Zoning: RS-A

Land Use Plan/General Plan: Residential Single-Unit

Lot Area: 2,800 sf

Filing Date: 7/9/2026

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 8/3/2026

☒ 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.

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

August 3, 2026

Applicant: Josh Hodges
7737 Shane St
Bakersfield, CA 93314
josh@wiseelectric.biz

Agent: Stephen Boles
13117 Birkenfeld Ave
Bakersfield, CA 93314
sboles@4pointcontractors.com

RE: 2479 Hemlock Avenue
Planning Permit No. CDP26-009; Notice of Permit Approval

Project Description: Administrative Coastal Development Permit for a remodel and addition to an existing 1,415 sf 2-story single-family home. The scope of work includes demolishing the existing 2nd story and rebuilding with additional living space, and remodeling the first floor to expand the living space, resulting in 2,189 sf of total living space. This project is located in the RS-A zoning district and is outside of the Coastal Appeals Jurisdiction.

Dear Mr. Hodges,

The City of Morro Bay Community Development Department has conditionally approved CDP25-007. ***Please return the enclosed Acceptance of Conditions Form, signed, no later than August 17, 2026, to the Community Development Department at 955 Shasta Avenue, Morro Bay, CA 93442 or by email.***

The California Environmental Quality Act (CEQA) requires the City of Morro Bay to consider the environmental consequences of their actions before approving plans and policies to a course of action on a project. This project, however, has been deemed 'exempt' from CEQA. With this exemption, the City will file the attached Notice of Exemption (NOE) no later than 5 days after the issuance of this permit, or by August 10, 2026. NOE filing starts a 35-day statute of limitations period on legal challenges to the exemption determination.

Sincerely,

LAckerman

Lee Ackerman
Assistant Planner

Attachments:
- Findings of Approval
- Conditions of Approval
- Acceptance of Conditions Form
- Administrative Coastal Development Permit
- Notice of Final Action
- NOE Form

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
Planning Permit No. CDP26-009
Site location: 2479 Hemlock Ave

FINDINGS OF APPROVAL, Page 1 of 4

The Community Development Director may approve an application for a Coastal Development Permit only after making findings found under Morro Bay Zoning Code Section 17.39.070. Below are recommended determinations of the required findings:

Coastal Development Permit Findings:

1. ***LCP Consistency****. The project is consistent with the LCP.*

   Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Moderate Density Residential (RS-A), which is described as follows: Detached or attached single-family homes or some group housing uses.

2. ***Public Views****. The project protects or enhances public views.*

   Plan Morro Bay includes various policies related to the protection and enhancement of coastal public views. This project, however, is not located along the coast and therefore does not negatively impact coastal public views.

3. ***Habitat Protection****. The project protects vegetation, natural habitats and natural resources consistent with LCP.*

   The Conservation Element of Plan Morro Bay addresses the use and preservation of natural resources to improve the environmental quality of Morro Bay. This project is not located within mapped known environmentally sensitive habitat areas or habitat locations within the Conservation Element and therefore is not expected to compromise existing vegetation, natural habitats or natural resources.

4. ***Design Consistency****. The design, location, size, and operating characteristics of the proposed development is consistent with applicable LCP design requirements, including design plans and area plans incorporated into the LCP.*

   Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project are consistent with Sections 17.07 and 17.23 of the Morro Bay Zoning Code.

5. ***Coastal Access****. The project protects or enhances public access to and along the coast.*

   Plan Morro Bay includes various policies related to the protection and enhancement of public access to and along the coast. This project, however, is not located along the coast and therefore does not negatively public access to and along the coast.

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
Planning Permit No. CDP26-009
Site location: 2479 Hemlock Ave

FINDINGS OF APPROVAL, Page 2 of 4

6. ***Visitor Serving****. The project supports the LCP goal of providing for visitor-serving needs as appropriate, including providing low and no cost visitor and recreational facilities.*

Plan Morro Bay includes various policies related to visitor-serving needs. This project, however, is the replacement of an existing residential use and is therefore not required to provide low and no cost visitor and recreational facilities.

7. ***Appropriate Use****. The project is consistent with the allowed LCP uses associated with the property.*

Plan Morro Bay was adopted in 2021, encompassing both the City's General Plan and Coastal Land Use Plan (LCP). The project falls within the General Plan's land use designation of Moderate Density Residential, which is described as follows: Detached or attached single-family homes or some group housing uses.

Plan Morro Bay designates the City of Morro Bay Zoning Code as the regulatory authority for implementation of coastal requirements including allowed uses, development standards, and coastal resource protection standards. The design, size, location, and operating characteristics of this project are consistent with Sections 17.07 and 17.23 of the Morro Bay Zoning Code.

8. ***Coastal Resources****. The proposed development protects or enhances coastal resources, where applicable.*

Plan Morro Bay includes various policies related to the protection or enhancement of coastal resources. This project site, however, does not contain coastal resources and is therefore exempt from protecting or enhancing such resources.

9. ***Environmental Justice****. The project addresses whether proposed development results in environmental justice impacts, consistent with LCP environmental justice policies. When relevant, the project includes mitigation measures to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.*

The project does not trigger environmental justice impacts. No mitigation measures are required to minimize or eliminate potential adverse and/or disproportionate impacts of development on environmental justice communities.

10. **Hazards**. The proposed development is consistent with the LCP's coastal hazards provisions.

Coastal hazards include, but are not limited to, episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, coastal flooding, landslide, bluff and geologic instability, and the interaction of same, and all is impacted by sea level rise. This project, however, is not located along the coast and therefore is not subject to the LCP's coastal hazards provisions.

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
Planning Permit No. CDP26-009
Site location: 2479 Hemlock Ave

FINDINGS OF APPROVAL, Page 3 of 4

Zoning Ordinance Standards: RS-A (Lots 2,501 to 4,300 sf)		
	Standards	**Proposed**
Front Setback	15’	15’10”
Interior Side-Yard Setback	4’	4’
Rear Setback	5’	5’3”
Height	25’	24’4”
Lot Coverage	Max 50%	51.4% (reduced from existing 53.6%)

RESIDENTIAL DESIGN STANDARDS	FEATURES INCLUDED IN PROJECT DESIGN
Scale and Mass *The proportional relationship of a structure to the objects/structures in the immediate neighborhood*	The neighborhood is a mixture of one and two-story homes. The adjacent lots to the south and west have one-story homes, and the adjacent lot to the north has a two-story residence.
Surface Articulation *The architectural elements of the building design provide visual interest and necessary articulation.*	Project displays contemporary coastal architecture, and includes a garage entry and a recessed front entry. The structure features wood siding that adds articulation.
Building Orientation *Visible entryway and building placement on the parcel like other homes on immediate block*	The design of the home emphasizes the front doorway and garage. The building placement aligns with adjacent homes.
Garage and Driveway Design *Garage, carport, and driveway should not dominate the frontage, primary focus should be the home, not parking areas*	The garage is in the front of the home and does not dominate the front façade.
Sustainable Design Features *Dark-sky exterior lighting, non-reflective solar panels and other sustainable features shall be incorporated into the design when possible.*	Exterior lighting shall be downward facing and shielded for night sky preservation.

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
Planning Permit No. CDP26-009
Site location: 2479 Hemlock Ave

FINDINGS OF APPROVAL, Page 4 of 4

RESIDENTIAL DESIGN STANDARDS (contd.)	FEATURES INCLUDED IN PROJECT DESIGN
Building Materials *Exterior materials, including roofing and fencing shall be with a complementary pallet of colors and materials*	The new home will utilize sage green shiplap siding and white stucco on exterior siding. The window trim will be white fascia board. The front entry and garage doors will be brushed wood.
Architectural Elements *Building fenestrations and architectural features should be balanced and appropriate to the architectural style, as well as considerate of adjacent properties*	The proposed home will include balanced contemporary architectural elements, and the proposed structure is considerate to the adjacent properties.
Landscaping *Landscaping areas shall be maximized, especially along street frontages. Plant pallet needs to cover 90% of the bare earth areas within 5 years of growth. Plant selections should be through use of native, drought resistant plants in a variety of colors and heights*	Home to include drought resistant landscaping over the minimum amount required.

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COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

CONDITIONS OF APPROVAL, Page 1 of 6

The Community Development Director has reviewed this Coastal Development Permit application materials and finds the following:

STANDARD CONDITIONS

1. Permit. This permit is granted for the land described on Assessor Parcel Number 068-248-002 for the two-story home as shown on plans date-stamped and approved on August 3, 2026 and on file with the Community Development Department, as modified by these conditions of approval. Site development, including all buildings and other features, shall be located and designed substantially as shown on plans, unless otherwise specified herein.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced not later than two (2) years after the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Director, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Director. Any substantial change will require the filing of an application for an amendment.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicant's failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
6. Compliance with Conditions: Compliance with and execution of all conditions listed hereon shall be necessary, unless otherwise specified, prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Planning and Building Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
7. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation and/or salvage. The developer shall be liable for costs associated with the professional investigation.
8. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the certified Coastal Land Use plan and General Plan for the City of Morro Bay.

CONDITIONS OF APPROVAL, Page 2 of 6

PLANNING CONDITIONS

9. Construction Hours: Pursuant to section 9.28.030.I, Construction or Repairing of Buildings. The erection (including excavating), demolition, alteration or repair of any building or general land grading and contour activity using equipment in such a manner as to be plainly audible at a distance of fifty feet from the building other than between the hours of seven a.m. and seven p.m. on weekdays and eight a.m. and seven p.m. on weekends except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the community development department, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues.
10. Dust Control: That prior to issuance of any grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official.
11. Building Height Verification: Prior to foundation inspection, a licensed land surveyor shall measure and inspect the forms and submit a letter to the Community Development Director certifying that the tops of the forms are in compliance with the finish floor elevations as shown on approved plans. Prior to either roof nail or framing inspection, a licensed surveyor shall submit a letter to the building department.
12. Boundaries and Setbacks: The property owner is responsible for verification of lot boundaries. Prior to requesting foundation inspection, a licensed land surveyor shall verify lot boundaries and building setbacks to the satisfaction of the Community Development Director. A copy of the surveyor's Form Certification based on a boundary survey shall be submitted with the request for foundation inspection.
13. 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.
14. Full Detailed Landscape Plan on Building Plans: Prior to the issuance of the Building Permit, a fully detailed landscape plan shall be included in the approved set of

BUILDING CONDITIONS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

15. Please reach out to SLO County APCD for any asbestos or lead based paint identification and/or remediation requirements. Documentation will be required during the building permit stage of this project.
16. 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.
17. 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.
18. 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.

19. The owner shall comply with the City's 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 in order 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.
20. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
21. 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.
22. BUILDING PERMIT APPLICATION. To apply for building permits, submit three (3) sets of construction plans to the Building Division.
23. The Title sheet of the plans shall include:
    - a. Street address, lot, block, track and Assessor Parcel Number.
    - b. Description of use.
    - c. Type of construction.
    - d. Maximum Height of the building allowed and proposed.
    - e. Floor area of the building(s).
    - f. Vicinity map.
    - g. Minimum building set back per zoning designation or conditional use approval.

    All construction will conform to the 2025 editions of the California Building Code (CBC), California Green Building Code (CGBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), and the California Energy Code (CEnC). The CBC is based on the 2024 editions of the International Building Code which was published by the International Code Council. The CPC & CMC are based on the 2024 editions of the Uniform Plumbing & Mechanical Codes which were published by IAPMO. The CEC is based on the 2023 edition of the National Electrical Code published by the National Fire Protection Association (NFPA).

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

B. CONDITIONS TO BE MET DURING CONSTRUCTION

24. SITE MAINTENANCE. During construction, the site shall be maintained so as 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.
25. 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 professional investigation.

26. 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.
27. 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.
28. 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 CERTIFICATE OF OCCUPANCY

29. Prior to building division final approval all required inspections from the other various divisions must have been 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.
30. 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.
31. 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.
32. 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.
33. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
34. Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

REQUIRED AT BUILDING PERMIT SUBMITTAL

35. Stormwater Management: The City has adopted Low Impact Development (LID) and Post Construction requirements. All proposed projects must complete the “Performance Requirement Determination Form” and identify new and replaced impervious surfaces, to determine if any requirements should be submitted. The requirements can be found in the Stormwater management guidance manual on the City’s website https://www.morrobayca.gov/DocumentCenter/View/11114/MB-Stormwater-Management-EZ-manual (MBMC 14.48.140)
36. Sewer: Show and label all existing and proposed locations of the sewer mainline and sewer laterals. Include sizes where appropriate. See utility maps.

37. Sewer Video: Private Sewer Lateral Video Inspection is required. Prior to building permit approval, perform a video inspection of the private sewer lateral, from the cleanout at the structure to the connection at the public sewer main, including verification of the mainline connection. The video inspection shall be uploaded to the Public Works portal or submitted by USB flash drive for review. Public Works will review the video inspection. If any deficiencies are identified, the sewer lateral shall be repaired or replaced as necessary to eliminate inflow and infiltration. All required repairs or replacements shall be clearly shown and labeled on the approved plans. The video inspection shall comply with the City's Private Sewer Line (PSL) Video Inspection Requirements, available on the City's website, which include specific video standards and a list of potential deficiencies subject to correction:
    https://www.morro-bay.ca.us/DocumentCenter/View/13500/Private-Sewer-Line-Video-Requirements
    Please provide sewer lateral video with next plan submittal. (Reference: MBMC §14.07.030)
38. Water: Show and label all existing and proposed locations of the water mainline and water lateral lines. Include sizes where appropriate.
39. Water Meter: Indicate on plans location and sizes of both water meter and water lateral. Due fire sprinkler requirement, water meter and water service line (from meter to water mainline) is required to be upgraded to a 1" meter and 1" service line. Relocate water meter location as needed for new line connection. (MBMC 13.04.140 & 14.04.010.C)
40. Drainage: Due to roof demo, show and label roof downspouts, going toward vegetated/soil areas prior to overflowing into City right of way.
41. Construction Details: Add construction details of proposed installations.
42. Erosion and Sediment Control Plan: For small projects less than 1/2 acre and less than 15% slope, provide a standard erosion and sediment control plan. Show on plans the type and location of the control measures to provide protection against erosion of adjacent property and prevent sediment or debris from entering the City right of way, adjacent properties, any harbor, waterway, or ecologically sensitive area. Guidelines for the control plan may be found on the City's website at the following location: https://www.morrobayca.gov/documentcenter/view/462
    Erosion and Sediment Inspection: Add note to contact Public Works Inspector (Matt Bishop) at (805)772-6232 prior to starting any onsite work for erosion and sediment control inspection.
43. 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. It is the responsibility of the designer and contractor to verify all utility locations and connections for the project.
    3. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permit application and requirements are available on the City's website at the following location: https://www.morro-bay.ca.us/197/Public-Works.
        - A standard encroachment permit shall be required for the proposed driveway; the driveway shall comply with B-9 (Driveway Ramps: Size & Location)
        - A sewer encroachment permit shall be required for any repairs or installation of a sewer lateral within the City right-of-way or within a utility easement.
        - A water encroachment permit an water meter application shall be required for new water meter installations within the City right-of-way.
        - 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.

CONDITIONS OF APPROVAL, Page 6 of 6

FIRE CONDITIONS

44. Fire safety during Construction and Demolition shall be in accordance with 2025 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). 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 OR where there is a change of occupancy to a more hazardous use as determined by the Fire Chief.
45. Submit Fire sprinklers plan to Morro Bay Fire Department.
46. 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.
47. 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. (CDC R315.2)
48. Address Identification. All new and existing single-family residence 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).

Approved:

Airlin Singewald
Community Development Director

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

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL
Planning Permit No. CDP26-009
Site location: 2479 Hemlock Ave

APPLICANT: Josh Hodges

APN/LEGAL: 068-248-002

DATE APPROVED: August 3, 2026

APPROVED BY: Lee Ackerman, Assistant Planner, for Community Development Director

I, ______________________________ the undersigned, have read and reviewed
(Applicant's Name - Please Print)

the conditions of approval imposed by the City of Morro Bay in its action approving the above-referenced permit.

I have read, understand, and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the requirements of the Conditions of Approval as well as to all provisions of the Morro Bay Municipal Code.

______________________________ ______________
Applicant's Signature Date

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

Administrative 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. Per Municipal Code Section 17.48.080, this permit may be revoked or revised for cause if any of the conditions or terms of the permit are violated or if any law or ordinance is violated.

CASE NO: **CDP26-009**

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 2479 Hemlock Ave

APPLICANT: Josh Hodges

APN/LEGAL: 068-248-002

DATE APPROVED: August 3, 2026

APPROVED BY: Lee Ackerman, Assistant Planner, for Community Development Director

CEQA DETERMINATION: Exempt per Section 15301 Class 1: Existing Facilities

Administrative Coastal Development Permit for a remodel and addition to an existing 1,415 sf 2-story single-family home. The scope of work includes demolishing the existing 2nd story and rebuilding with additional living space, and remodeling the first floor to expand the living space, resulting in 2,189 sf of living space. This project is located in the RS-A zoning district and is outside of the Coastal Appeals Jurisdiction.

☒ **THIS PROPERTY IS LOCATED IN THE JURISDICTION OF THE CITY OF MORRO BAY.** An appeal period of ten (10) calendar days applies, within which time this permit is appealable to the City Council/Planning Commission.

☐ **THIS PROPERTY IS LOCATED IN THE COASTAL COMMISSION APPEALS JURISDICTION.** This City decision is appealable to the California Coastal Commission pursuant to Section 30603 of the California Public Resource Code. 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 addressed to: California Coastal Commission, 725 Front Street, Suite 300, Santa Cruz, CA 95060, Phone: 831-427-4863. Please call the City of Morro Bay Community Development Department at 805-772-6264 with any questions.

IF NOT APPEALED, YOUR PERMIT WILL BE EFFECTIVE: **August 13, 2026**

ATTEST: Ackerman Lee Ackerman, Assistant Planner DATE: August 3, 2026

THIS IS AN ADMINISTRATIVE APPROVAL AND DOES NOT CONSTITUTE A BUILDING PERMIT

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

NOTICE OF FINAL ACTION ON COASTAL DEVELOPMENT PERMIT

DATE OF NOTICE: AUGUST 13, 2026

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. **CDP26-009**

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

Applicant: Josh Hodges

Address: 7737 Shane Street, Bakersfield, CA 93314

Project Description: *Administrative Coastal Development Permit for a remodel and addition to an existing 1,415 sf 2-story single-family home. The scope of work includes demolishing the existing 2nd story and rebuilding with additional living space, and remodeling the first floor to expand the living space, resulting in 2,189 sf of living space. This project is located in the RS-A zoning district and is outside of the Coastal Appeals Jurisdiction.*

Project Location: 2479 Hemlock Ave, Morro Bay, CA 93442

APN: 068-248-002

Zoning: RS-A

Land Use Plan/General Plan: Residential Single-Unit

Lot Area: 2,800 sf

Filing Date: 7/9/2026

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 8/3/2026

☒ 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.

INCORPORATED JULY 17, 1964

CITY OF MORRO BAY

COMMUNITY DEVELOPMENT DEPARTMENT

955 Shasta Avenue
Morro Bay, CA 93442

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO:

☒ San Luis Obispo Co. Clerk
County Government Center
San Luis Obispo CA 93401

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

FROM:

City of Morro Bay
Community Development Department
955 Shasta Avenue
Morro Bay, CA 93442

Project Title: CDP26-009

Project Location - Specific: 2479 Hemlock Ave (APN 068-248-002)

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

Description of Project: Administrative Coastal Development Permit for a remodel and addition to an existing 1,415 sf 2-story single-family home. The scope of work includes demolishing the existing 2nd story and rebuilding with additional living space, and remodeling the first floor to expand the living space, resulting in 2,189 sf of living space. This project is located in the RS-A zoning district and is outside of the Coastal Appeals Jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
Contact: lackerman@morrobayca.gov, Lee Ackerman, Assistant Planner, 805-772-6577

Name of Person or Agency Carrying Out Project: Josh Hodges, 7737 Shane St, Bakersfield, CA 93314
josh@wiseelectric.biz (661)345-86267

Exempt Status: (Check One)

Reasons why project is exempt: Minor alteration and addition to existing single-family home.

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

☒ Categorical Exemption:
Type and Section Number: Class 1, Section 15301

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

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

☐ Statuary Exemption Code No.

Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Lee Ackerman, Assistant Planner **Telephone:** 805-772-6577

Email: lackerman@morrobayca.gov

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

Certification:

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

Signature: Title: Assistant Planner Date: 08/03/2026

PROPOSED REMODEL / ADDITION

FOR

MR. HODGES

2479 HEMLOCK AVENUE
MORRO BAY, CALIFORNIA
apn: 068-248-002

ABBREVIATIONS

[illegible]

FRAMING

1. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.

[illegible]

PLUMBING NOTES

P1. PLUMBING FIXTURES SHALL HAVE FLOW CONTROL DEVICES AS FOLLOWS:

[illegible]

FOUNDATION NOTES

[illegible]

TYPE OF CONSTRUCTION

TYPE: VB	ZONED : 'RS-A'
OCCUPANCY: R3/U	SPRINKLERED: NO

CONCRETE NOTES

[illegible]

CONSTRUCTION NOTES

[illegible]

SQUARE FOOTAGE

EXISTING CONDITIONED SPACE:

first floor:	847.00
second floor:	568.00
TOTAL:	1,415.00

garage: 403.00

REVISED CONDITION SPACE:

first floor:	1,095.00
second floor:	1,094.00
TOTAL:	2,189.00

garage: 250.00

SCOPE OF WORK

PROPOSED REMODEL & SECOND STORY ADDITION:
REMODEL FIRST FLOOR:
BEDROOMS, COFFEE BAR, BATH RM, LAUNDRY
& GARAGE

SECOND FLOOR ADDITION:
LIVING RM, KITCHEN, MASTER BEDROOM,
MASTER BATH & OPEN DECK

LOT NOTES:

EXISTING BUILDING HEIGHT:	20'-4" ABOVE NATURAL GRADE
NEW BUILDING HEIGHT:	24'-4" ABOVE NATURAL GRADE
NATURAL AVERAGE GRADE:	[illegible]

1. LOT SIZE= 2,000.00
2. EXISTING LOT COVERAGE:
   1,501.00 SQFT

   NEW LOT COVERAGE:
   1,440.00 SQFT
3. FRONT SETBACK LANDSCAPE COVERAGE: 224.00 SQFT
3. FRONT SETBACK HARDSCAPE COVERAGE: 211.00 SQFT

SHEET INDEX

A-01	TITLE SHEET	WSWH1	ANCHORAGE DETAILS
A-02	RESIDENTIAL MEASURES	WSWH2	FRAMING DETAILS
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A-04	SITE PLAN	E-1.2	ELECTRICAL ROOF PLAN
A-05	DEMO FIRST FLOOR PLAN	E-2.0	FIRST & SECOND FLOOR LIGHTING PLAN
A-06	DEMO SECOND FLOOR PLAN	E-3.0	FIRST & SECOND FLOOR MECH. EQUIPT. POWER PLAN
A-07	DEMO ROOF PLAN	E-4.0	ELECTRICAL NOTES
A-08	FOUNDATION PLAN	M-1.0	FIRST & SECOND FLOOR MECHANICAL PLAN
A-09	FIRST FLOOR PLAN	M-2.0	MECHANICAL NOTES
A-10	SECOND FLOOR FRAMING SECTION - 'A'	P-1.0	FIRST & SECOND FLOOR MECHANICAL PLAN
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A-12	SECOND FLOOR WALL FRAMING	P-3.0	FIRST & SECOND FLOOR PLUMBING - GAS & CONDENSATE
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S0.0	STRUCTURAL NOTES		
S0.1	STRUCTURAL NOTES		
D1.0	FOUNDATION DETAILS		
D2.0	ROOF FRAMING DETAILS		
D3.0	FLOOR FRAMING DETAILS		
D4.0	TYPICAL DETAILS		

SYMBOLS

△ X	SHEAR WALL PANEL	XX / A-XX	ELEVATION/SHEET NO.
○ X	HOLD DOWN	XX	ELEVATION NUMBER
XX / XXXX	DETAIL	XX / A-XX	SECTION
N	NORTH ARROW		

CODES COMPLIANCE

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN CODE

FIRE BLOCKING

[illegible]

City of Morro Bay
Administrative Approval
Project #(s): [illegible]
Approval Date: [illegible]
Planner: [illegible]

David Lara Engineering
[illegible]

REVISIONS
△
△

PLOT SCALE 1/4" = 1'0"
PLOT DATE 7-8-2026

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL. (661) 510-7085
EMAIL:
[illegible]

TITLE SHEET

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

SHEET NO.
A-01

2025 RESIDENTIAL MANDATORY MEASURES

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2. EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3. EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.

EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.

The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).

2. The minimum width of each EV space shall be 9 feet (2743 mm).

3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.

1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.

Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.

When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one 4.303.1.3.1 showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.

When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.

Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

[illegible]

[illegible]

Project #(s) ____

___ Approved as Submitted

___ Approved with Changes

[illegible] ____

[illegible] ____

David Lara Engineering
Po Box [illegible]
Albuquerque New Mexico
[illegible]
[illegible]

REVISIONS

△	
△	

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

PLOT DATE: 7-8-2024

THE DESIGN ELEMENT

P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL. (661) 549 7085
E-MAIL:
[illegible]

MANDATORY MEASURES

PROPOSED REMODEL/ADDITION FOR:

MR. HODGES

2179 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO. 2024066
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SHEET NO.

A-02

2025 RESIDENTIAL MANDATORY MEASURES

MAXIMUM INCREMENTAL REACTIVITY (MIR). THE MAXIMUM CHANGE IN WEIGHT OF OZONE FORMED BY ADDING A COMPOUND TO THE "BASE REACTIVE ORGANIC GAS (ROG) MIXTURE" PER WEIGHT OF COMPOUND ADDED, EXPRESSED TO HUNDREDTHS OF A GRAM (G O3/G ROC).
NOTE: MIR VALUES FOR INDIVIDUAL COMPOUNDS AND HYDROCARBON SOLVENTS ARE SPECIFIED IN CCR, TITLE 17, SECTIONS 94700 AND 94701.

MOISTURE CONTENT. THE WEIGHT OF THE WATER IN WOOD EXPRESSED IN PERCENTAGE OF THE WEIGHT OF THE OVEN-DRY WOOD.

PRODUCT-WEIGHTED MIR (PWMIR). THE SUM OF ALL WEIGHTED-MIR FOR ALL INGREDIENTS IN A PRODUCT SUBJECT TO THIS ARTICLE. THE PWMIR IS THE TOTAL PRODUCT REACTIVITY EXPRESSED TO HUNDREDTHS OF A GRAM OF OZONE FORMED PER GRAM OF PRODUCT (EXCLUDING CONTAINER AND PACKAGING).
NOTE: PWMIR IS CALCULATED ACCORDING TO EQUATIONS FOUND IN CCR, TITLE 17, SECTION 94521 (A).

REACTIVE ORGANIC COMPOUND (ROC). ANY COMPOUND THAT HAS THE POTENTIAL, ONCE EMITTED, TO CONTRIBUTE TO OZONE FORMATION IN THE TROPOSPHERE.

VOC. A VOLATILE ORGANIC COMPOUND (VOC) BROADLY DEFINED AS A CHEMICAL COMPOUND BASED ON CARBON CHAINS OR RINGS WITH VAPOR PRESSURES GREATER THAN 0.1 MILLIMETERS OF MERCURY AT ROOM TEMPERATURE. THESE COMPOUNDS TYPICALLY CONTAIN HYDROGEN AND MAY CONTAIN OXYGEN, NITROGEN AND OTHER ELEMENTS. SEE CCR TITLE 17, SECTION 94508(A).

4.503 FIREPLACES

4.503.1 GENERAL. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANT AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.

2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD 2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDINGS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S STANDARDS, AND CANADIAN CSA O121, CSA O151, CSA O153 AND CSA O325 STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CHAPTER 19, OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

1. A 4-INCH (101.6 MM) THICK BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   a. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE LESS THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
   b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

NOTES:

1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION [HCD]. WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:

1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

2025 Green Codes

1. PER CGC SECTION 4.106.2, PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.

2. PER CGC SECTION 4.106.3, CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.

3. PER CGC SECTION 4.408.1, RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARD CODE, CHAPTER 4, DIVISION 4.4.

4. PER CGC SECTION 4.504.2, FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMIT IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARD CODE, CHAPTER 4, DIVISION 4.5.

5. PER CGC SECTION 4.505.2.1, WHEN A VAPOR RETARDER IS REQUIRED, A CAPILLARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5, A 4 INCH THICK OR LARGER CLEAN AGGREGATE WITH VAPOR RETARDER IN DIRECT CONTACT WITH THE CONCRETE.

6. PER CGC SECTION 4.406.1, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

7. PER CALGREEN SECTION 4.106.4, A 1 INCH NOMINAL LISTED RACEWAY SHALL BE PROVIDED TO ACCOMMODATE A 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE RACEWAY IS TO BE CONTINUOUS AND ENCLOSED IN INACCESSIBLE OR CONCEALED AREAS OR SPACES. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) SHALL BE IDENTIFIED AND CLEARLY LABELED AS "EV CAPABLE". THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

8. PER CALGREEN SECTION 4.506.1, ALL BATHROOMS WITH TUBS AND/OR SHOWERS MUST BE VENTILATED WITH ENERGY STAR EXHAUST FANS AND, UNLESS FUNCTIONING AS A COMPONENT OF A "WHOLE HOUSE" VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

10. PER CALGREEN SECTION 4.303.1, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTION 4.303.1.1 THROUGH 4.303.1.4.5.

11. PER CALGREEN SECTION 4.303.2, PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

12. PER CALGREEN SECTION 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS WHERE APPLICABLE AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

13. PER CALGREEN SECTION 4.504.1, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

City of Morro Bay
Administrative Approval
Project #(s)
___ Approved as Submitted
___ Approved with Changes
[illegible]
[illegible]

David Lara Engineering
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[illegible]
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REVISIONS
△
△

PLOT SCALE 1/4" = 1'0"
PLOT DATE 1-8-2026

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL. (661) 343-7085
E-MAIL:
[illegible]@gmail.com

MANDATORY MEASURES
GREEN CODES

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO. [illegible]
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SHEET NO.
A-03

General Notes

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. ALTERNATE METHODS PROVIDING EQUAL OR GREATER PROTECTION MAY BE UTILIZED. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS, AVAILABLE AT WWW.CABMPHANDBOOKS.COM
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IMPLEMENTED WITH REQUIREMENTS OF THE LOCAL COUNTY STORMWATER MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STATE'S GENERAL PERMIT.
3. THE SWPPP SHALL:
   - 3.1 IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   - 3.2 BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION.
   - 3.3 BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND OR STREET.
5. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN AND IMPLEMENTATION BMP'S
6. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES DAMAGED EROSION CONTROL MEASURES OR SEDIMENT CONTROL MEASURES WHEN RAIN IS IMMINENT.
7. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
8. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
9. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
10. PER CGC SECTION 4.505.2.1, WHEN A VAPOR RETARDER IS REQUIRED, A CAPILLARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
11. PER CGC SECTION 4.406.1, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
12. PER CALGREEN SECTION 4.303.1, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTION 4.303.1.1 THROUGH 4.303.1.4.4.
13. PER CALGREEN SECTION 4.303.2, PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
14. PER CALGREEN SECTION 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.
15. PER CALGREEN SECTION 4.504.1, ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

Catch Basin / Inlet Protection

1. CATCH BASIN / INLET PROTECTION SHALL BE INSTALLED WHENEVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS EROSION CONTROL, SOIL STABILIZATION AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MOW DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENT REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

Stabilized Construction Entrance

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   - 2.1 LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   - 2.2 A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/ OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. INSTALL A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.
5. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
6. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
7. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

Equipment Maintenance Areas

1. VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS. DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENTS, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

Silt Fence

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.

Concrete Waste Management

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE & MORTAR PRODUCTS, A DESIGNATED AREA OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A SUFFICIENT DESIGNATED CONTAINMENT FACILITY OF PICKED UP AND DISPOSED OF PROPERLY.

Material Storage

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

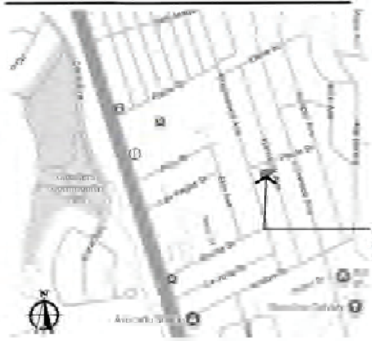
Vehicle / Equipment Fueling

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

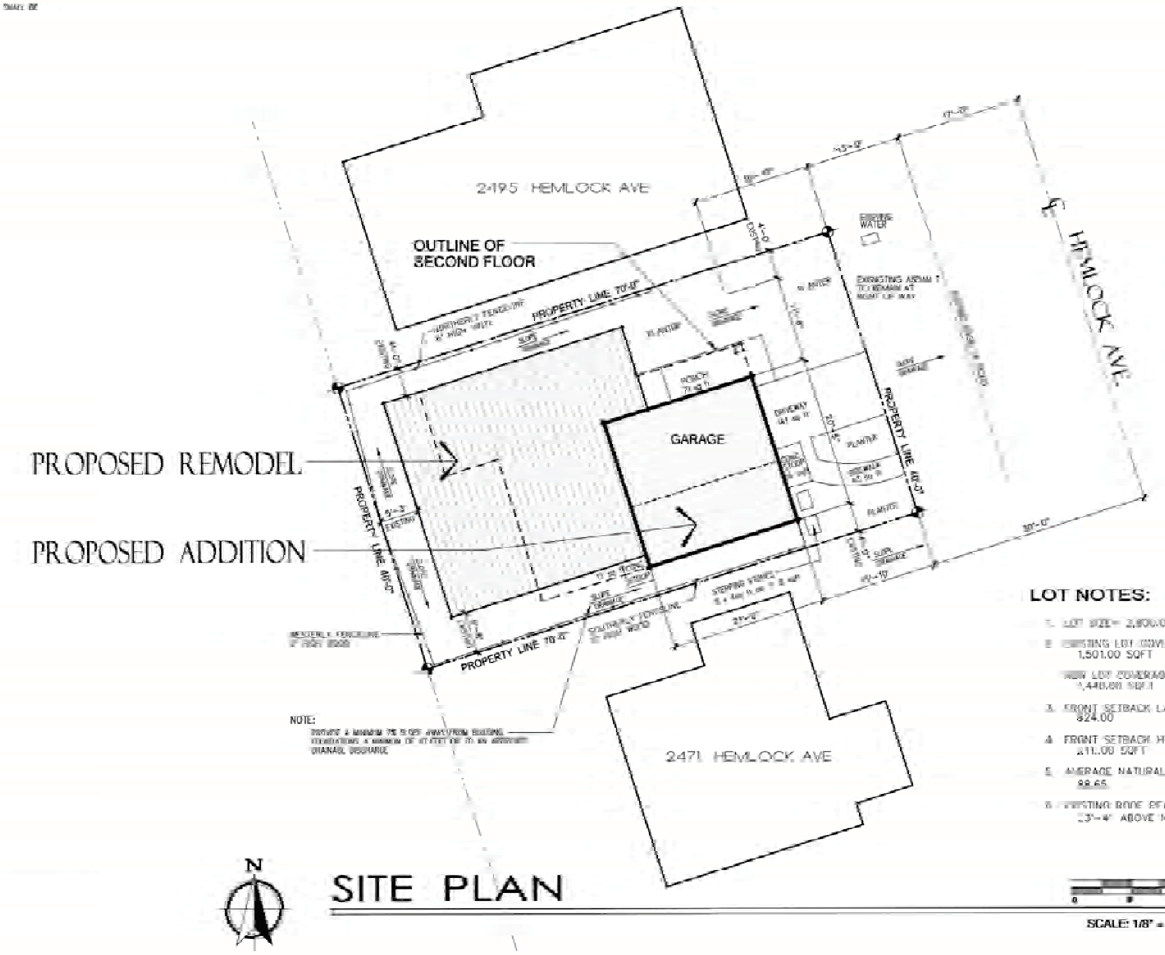
Erosion Control

1. SOIL / SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL / PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING / FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS / ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING / MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1500 LBS / ACRE, AND MULCH MAY NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICES

Vacinity Map



PROJECT LOCATION
2479 HEMLOCK AVE
Morro Bay , CA.



SITE PLAN

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

LOT NOTES:

1. LOT SIZE= 2,800.00
2. EXISTING LOT COVERAGE:
   1,501.00 SQFT

   NEW LOT COVERAGE:
   1,440.00 SQFT
3. FRONT SETBACK LANDSCAPE COVERAGE:
   824.00
4. FRONT SETBACK HARDSCAPE COVERAGE:
   211.00 SQFT
5. AVERAGE NATURAL GRADE:
   88.65
6. EXISTING ROOF PEAK:
   23'-4" ABOVE NATURAL GRADE

City of Morro Bay
Administrative Approval
Project #(s): ____
___ Approved as Submitted
___ Approved with Changes
Approval Date: ____
Planner: ____

David Lara Engineering

REVISIONS

PLOT SCALE: 1/8" = 1'0"
PLOT DATE: 7-8-2025

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL. (661) 549-7085
EMAIL:

SITE PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE
MORRO BAY, CALIFORNIA

SHEET NO.
A-04

ASBESTOS DISTURBANCE

PRE-DEMOLITION ENVIROMENTAL CHECKLIST

[illegible] SHOULD BE INSPECTED.

[illegible]

ELECTRICAL: [illegible] TRANSITE PIPE AND LIGHT FIXTURES.

INTERIOR WALLS: [illegible] WALLBOARD AND FIRE DOORS.

EXTERIOR WALLS: [illegible] SIDING, ASPHALT SHINGLES/SIDING, FELT UNDER SIDING, STUCCO, [illegible] COATINGS AND FIRE DOORS

ROOFING: ASPHALT SHINGLES, TAR-TYPE COATINGS (OFTEN AROUND VENTS, CHIMNEYS, ETC), TRANSITE SHINGLES, ROOFING FELTS, FLASHINGS, CHECK ALL FLAT ROOFS AND MULTIPLE LAYERS

CEILINGS: [illegible] CHECKED.

PLUMBING: [illegible]

FLOORING: ALL TYPES OF VINYL FLOOR TILE, SHEET FLOORING, LINOLEUM

INSULATION (LOUNG/WALL): [illegible] BLOCK

MISCELLANEOUS: [illegible]

DEMOLITION CHECKLIST

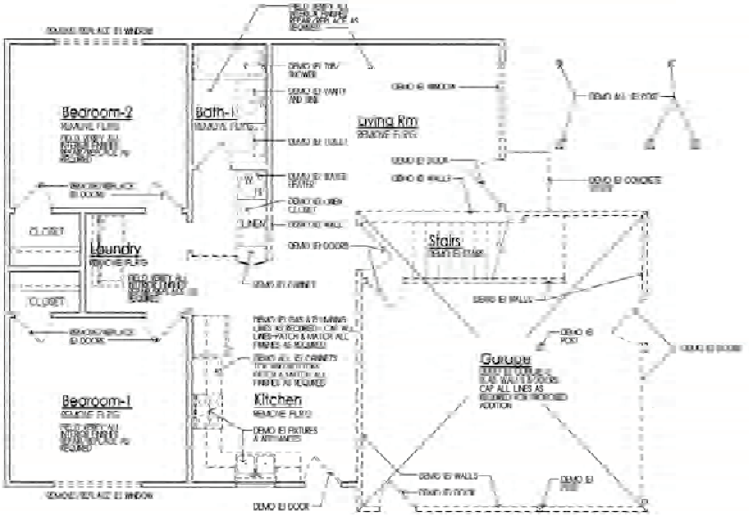
1. A COPY OF THE PERMIT FOR DEMOLITION SHALL BE OBTAINED BY CONTRACTOR OR OWNER BEFORE WORK BEGINS.
2. A PROJECTED SCHEDULE THAT PROVIDES FOR CARRYING OUT ALL WORK AS EXPEDITIOUSLY AS POSSIBLE THAT ALL PARTIES SHALL AGREE UPON.
3. [illegible] WASTE LINES.
4. [illegible]
5. [illegible] COMPATIBLE WITH THE EXISTING.
6. ALL WORK MUST BE CONDUCTED IN A MANNER THAT [illegible] SAFETY OF ALL [illegible] PERSONNEL.
7. [illegible] FROM THE GROUND TO THE [illegible]
8. EXISTING TREES, SHRUBS, AND OTHER [illegible] DAMAGED IN CONJUNCTION WITH DEMOLITION WORK.
9. ALL DIRT, MORTAR, [illegible] THE STREET OR ON ADJOINING PROPERTY, AND ALL [illegible]
10. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CLEANING [illegible] SATISFACTION OF THE CITY OR COUNTY AGENCY.
11. WASTE MATERIAL AND RUBBISH MAY NOT BE STORED NOR ALLOWED [illegible] ORDINANCES.
12. NO [illegible] MATERIAL, OR MATERIAL THAT CONTAINS DEBRIS [illegible]
13. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN AMPLE SANITARY FACILITIES FOR WORKERS. [illegible]
14. A DUMPSTER MUST BE [illegible] ON SITE DURING ENTIRE DEMOLITION [illegible]
15. ALL SIDEWALKS AND OR PEDESTRIAN WAYS MUST BE FREE OF DEBRIS AND KEPT SAFE AT ALL TIMES AND MUST NOT HINDER OR OBSTRUCT PATH OF TRAVEL.
16. ALL WELLS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND OTHER [illegible] NOT PART OF PROJECT.
17. NO MATERIAL MAY BE STORED WITHIN THE PUBLIC RIGHT OF WAY WITHOUT THE APPROVAL OF THE CITY OR COUNTY APPROVAL.

NOTE:

Field Verify All Existing Conditions Prior To Start
Of Demolition Process. Verify With Owner And Contractor
All Items That Are To Be Addressed For Demolition.
General Contractor Shall Be Responsible For
All Trades And Sub-conractors On The Job Site
Regarding This Project.

ELECTRCIAL AND MECHANICAL DEMO NOTES

1) POWER WIRING [illegible] TO REMAINING LOADS.
2) TELECOMMUNICATIONS, SECURITY WIRING, DATA WIRING, AND [illegible]
3) [illegible] PENETRATIONS TO MATCH EXISTING.
4) [illegible] JUNCTION BOX HOLES.
5) [illegible]
6) REMOVE EXISTING HVAC UNITS. COMPLETE DEMOLITION SHALL INCLUDE REMOVAL OF ANY & ALL PIPING CONNECTIONS, VALVES, CONTROL [illegible]
7) REMOVE EXISTING CEILING OR WALL GRILLES, REGISTER OR DIFFUSERS.
8) REMOVE EXISTING SUPPLY / RETURN / EXHAUST AIR DUCTWORK AND ANY & ALL DUCT INSULATION, FITTINGS & DAMPERS.
9) REMOVE EXISTING WALL THERMOSTAT / TEMPERATURE SENSOR / TEMPERATURE [illegible] THE THERMOSTAT LOCATION TO THE CONTROLLED EQUIPMENT. FIELD VERIFY.
10) REMOVE EXISTING HOT WATER SUPPLY & RETURN PIPING SYSTEM. DEMOLITION TO INCLUDE REMOVAL OF ALL PIPING, INSULATION, VALVES, FITTINGS AND [illegible]
11) REMOVE EXISTING WALL OR CEILING MOUNTED CABINET UNIT HEATER. DEMOLITION TO INCLUDE ALL CONNECTED WIRING, CONTROLS, VALVES & PIPING. FIELD VERIFY.
12) [illegible] DEMOLITION TO INCLUDE ALL WIRING, CONTROLS, DUCTWORK, [illegible] FIELD VERIFY.
13) [illegible] DEMOLITION TO INCLUDE ALL CONNECTED DUCTWORK, WIRING, CONTROLS AND PIPING. FIELD VERIFY.
14) REMOVE GAS WATER HEATER & EXISTING DOMESTIC WATER PLUMBING PIPING. COMPLETE DEMOLITION TO INCLUDE ALL HOT WATER & COLD WATER PIPING, WATER HEATER [illegible]


REMOVE/REPLACE (E) WINDOW
FIELD VERIFY ALL INTERIOR FINISHES REPAIR/REPLACE AS REQUIRED
DEMO (E) TUB/SHOWER
DEMO (E) VANITY AND SINK
DEMO (E) WALL
DEMO (E) WATER HEATER
DEMO (E) LINEN CLOSET
DEMO (E) WALL
DEMO (E) DOORS
DEMO (E) CABINET
Bedroom-2
REMOVE FLRG
FIELD VERIFY ALL INTERIOR FINISHES REPAIR/REPLACE AS REQUIRED
Bath-1
REMOVE FLRG
W
H
LINEN
REMOVE/REPLACE (E) DOORS
CLOSET
Laundry
REMOVE FLRG
FIELD VERIFY ALL INTERIOR FINISHES REPAIR/REPLACE AS REQUIRED
CLOSET
REMOVE/REPLACE (E) DOORS
Living Rm
REMOVE FLRG
DEMO (E) WINDOW
DEMO (E) DOOR
DEMO (E) WALLS
DEMO ALL (E) POST
DEMO (E) CONCRETE
Stairs
DEMO (E) STAIRS
DEMO (E) WALLS
DEMO (E) POST
DEMO (E) DOORS
REMOVE (E) GAS & PLUMBING LINES AS REQUIRED - CAP ALL LINES - PATCH & MATCH ALL FINISHES AS REQUIRED
DEMO ALL (E) CABINETS PATCH & MATCH ALL FINISHES AS REQUIRED
Kitchen
REMOVE FLRG
DEMO (E) FIXTURES & APPLIANCES
Bedroom-1
REMOVE FLRG
FIELD VERIFY ALL INTERIOR FINISHES REPAIR/REPLACE AS REQUIRED
Garage
DEMO (E) CONCRETE SLAB, WALLS & DOORS CAP ALL LINES AS REQUIRED FOR PROPOSED ADDITION
DEMO (E) WALLS
DEMO (E) DOOR
DEMO (E) POST
REMOVE/REPLACE (E) WINDOW
DEMO (E) DOOR

Demo First Floor

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

City of Morro Bay
[illegible]

David Lara Engineering
P.O. Box [illegible]
Albuquerque, New Mexico
[illegible]

REVISIONS

PLOT SCALE: 1/4" = 1'-0"
PLOT DATE: 1-8-2020

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL (661) 549-7305
EMAIL:
[illegible]

DEMO FIRST FLOOR PLAN

PROPOSED REMODEL/ADDITION FOR:

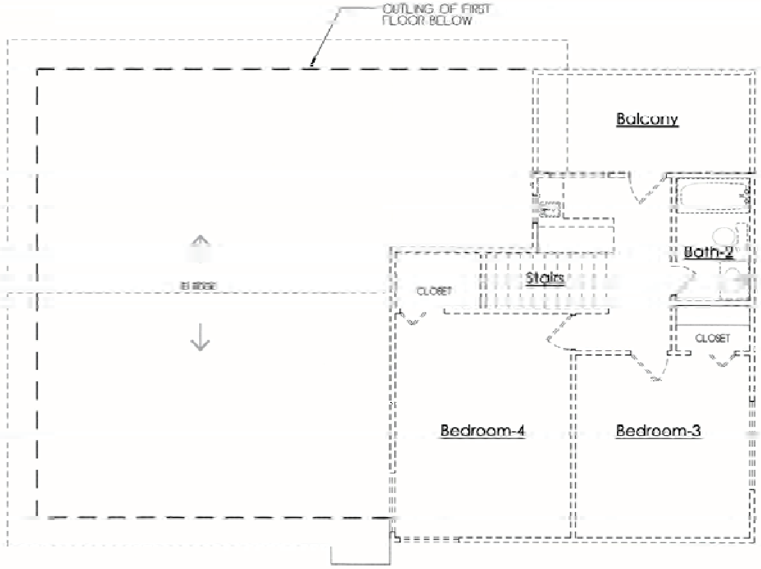
MR. HODGES

2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO. 2[illegible]
CONTRACT [illegible]

SHEET NO.

A-05



DEMO ENTIRE SECOND FLOOR

1. DEMOLITION OF ENTIRE SECOND FLOOR. INCLUDES ALL WALLS, DOORS, WINDOWS, PLUMBING FIXTURES, CABINETS, FLOORING AND STAIRS.
2. CAP ALL LINES AS PER CPC 2025, OR REMOVE AS REQUIRED.

Demo Second Floor

Also see Demo Notes on sheet A-05

0 4' 8'

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

City of Morro Bay
Administrative Approval
Project #(s) ____
___ Approved as Submitted
___ Approved with Changes
Approval Date: ____
Planner: ____

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REVISIONS
△
△

PLOT SCALE: 1/4" = 1'-0"
PLOT DATE: 7-8-2026

THE DESIGN ELEMENT
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DEMO SECOND
FLOOR PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO: 2[redacted]66
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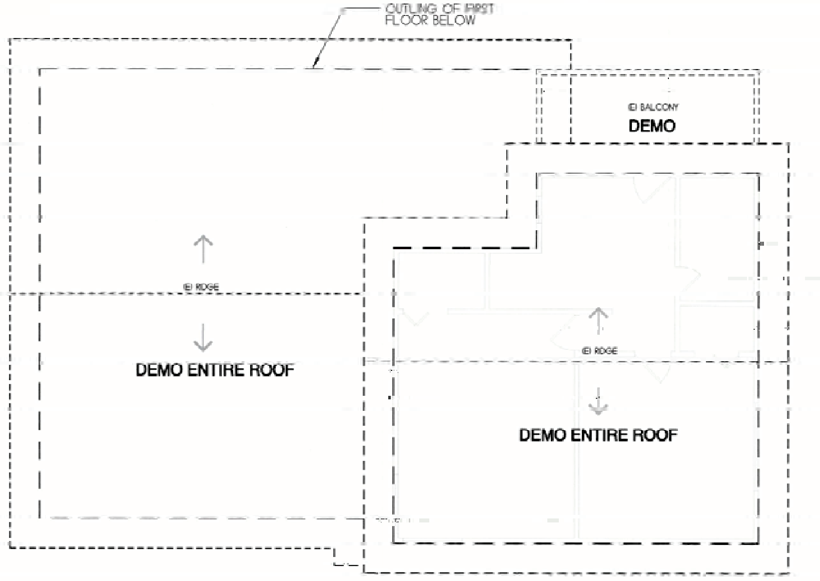
SHEET NO:
A-06



Demo Roof Plan

Also see Demo Notes on sheet A-05

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

City of Morro Bay
Administrative Approval
Project #(s) ______
___ Approved as Submitted
___ Approved with Changes
Approval Date: ______
Planner: ______

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REVISIONS

PLOT SCALE 1/4" = 1'-0"
PLOT DATE: 7-8-2026

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DEMO ROOF PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2478 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

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SHEET NO.
A-07

Stair Notes:

SEE TYPICAL STAIR DTLS. [illegible]

[illegible] & CONTINUOUS HANDRAIL

HANDRAIL +34"-38" ABOVE
THE NOSING OF TREADS

HANDGRIP PORTION OF HANDRAIL
SHALL NOT BE
LESS THAN 1-1/4" OR MORE THAN
2" O.D. (CBC 1009.3.3.4)

HANDRAIL SYSTEM TO SUPPORT
200 LB FORCE/LOAD PER TABLE [illegible]

THE LARGEST RISE AND RUN WITHIN A
FLIGHT OF STAIRS IS NOT TO EXCEED
THE SMALLEST BY MORE THAN 3/8

UNDERSIDE OF STAIRS
SHALL BE PROTECTED
W/ 5/8" TYPE X GYP.
BOARD & 1/4" PLASTER
FINISH

STAIR DATA

RISER= 7.78" or 7 11/64"
TREADS= 11" MIN.
NO. RISERS= 15
[illegible]

+42" HIGH RAILING W/
200 LB LOAD
CAPACITY, TYP.

DECORATIVE RAILING AT
BALCONY W/ 4" O.C. MAX
PICKET/ BALUSTER SPACING
TYPICAL

Dryer Vent Note:

EXHAUST DUCT SHALL NOT EXCEED 14'-0" INCLUDING (2) 90 DEGREE ELBOWS. IF DRYER VENT DUCT EXCEEDS 14'-0", AN IN LINE BOOSTER FAN SHALL BE INSTALLED [illegible] AND VENT THRU EXTERIOR.

Wall Legend

▭	EXISTING 2x4 D.F. STUD WALL FRAMING @ 16" O.C.
▬	2x4 D.F. STUD WALL FRAMING @ 16" O.C.
▬	2x4 D.F. STUD WALL FRAMING @ 16" O.C. W/ R-21 INSULATION AT ALL EXTERIOR WALLS
▭	2x6 D.F. STUD WALL FRAMING @ 16" O.C. W/ R-21 INSULATION AT ALL EXTERIOR WALLS
▨	FULL LENGTH 2x6 D.F. STUD WALL FRAMING @ 12" O.C. W/ R-21 INSULATION AT ALL EXTERIOR WALLS

General Notes

2 x 4 @ 16" O.C. WALLS W/ R-13 BLOWN-IN INSULATION, U.O.N.

2 x 6 @ 16" O.C. PLUMBING WALLS, WHERE NOTED

PLATE HEIGHTS ARE FROM CONCRETE SLAB F.F.

5/8" GYP. BOARD AT INTERIOR WALLS AND CEILINGS

SEE CONTRACTOR/OWNER FOR ALL FIXTURES, APPLIANCES, CABINETS AND FLOOR COVERING PREFERENCES

DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DRAWINGS

BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER, CONTRACTOR AND ENGINEER OF RECORD.

UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS W/ CLEARANCES AS REQ'D BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTION AS PER CMC 916.1(B)

Window Egress Note

WINDOW SUPPLIER SHALL BE RESPONSIBLE FOR VERIFYING THAT THEIR SUPPLIED WINDOWS FOR THIS PROJECT SHALL MEET MINIMUM WIDTH & HEIGHT REQUIREMENTS PER CURRENT C.B.C. FOR EGRESS FROM BEDROOM WINDOWS AS SHOWN ON THESE PLANS.

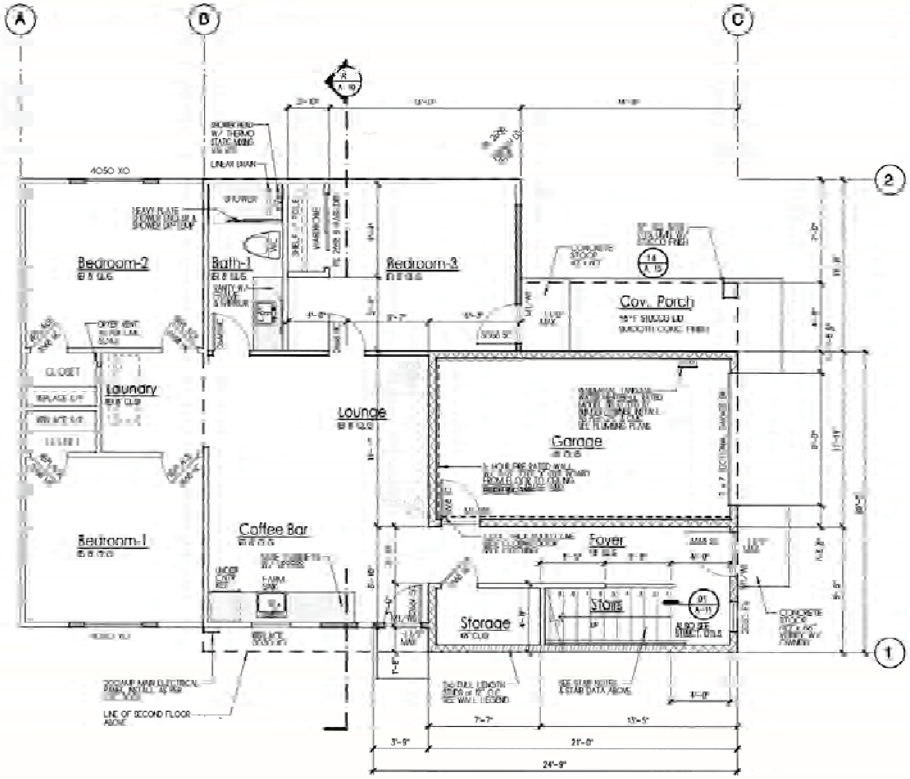
Attic Access Door

ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION [illegible] ATTIC ACCESS SHALL BE [illegible] TO PREVENT [illegible] CODE [illegible]

Energy Notes

1. ALL WINDOWS SHALL BE DUAL-GLAZED AND SHALL MEET AIR INFILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE, ASTM E283-74, AND SHALL BE CERTIFIED AND LABELED.
2. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.

   THE INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTION 719.2 CBC 2025
3. ALL EXHAUST FANS SHALL BE EQUIPPED WITH BACKDRAFT DAMPER.
4. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENITIVE TAPE OR MASTIC TO PREVENT AIR LOSS.
5. INSULATION OF ALL DUCTS SHALL CONFORM TO THE PROVISIONS OF SECTION 1005 OF THE CMC LATEST EDITION
6. SHOWER HEADS AND LAVATORY SINK HEADS MUST BE OF A MAKE AND MODEL NUMBER CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
7. THE OUTPUT CAPACITY OF THE CENTRAL GAS FURNACES SHALL NOT EXCEED THE BUILDING DESIGN HEAT LOSS BY MORE THAN 10%
8. CEILING FANS SHALL BE MOUNTED PER NEC 370.27
9. INSTALL 360 DEGREE LATERAL SEISMIC RESTRAINT AT TOP & BOTTOM 1/3 OF WATER HEATER. BOTTOM BRACE SHALL BE 4" MIN. ABOVE CONTROLS.
10. GENERAL LIGHTING IN TOILET ROOMS AND KITCHENS SHALL BE FLUORESCENT NON-SCREW LIGHT FIXTURE.
11. INTERCONNECT ALL SMOKE DETECTORS HARD WIRED INTO ELECTRICAL SYSTEM
12. TUB/SHOWER COMBO - INSTALL THERMOSTATIC OR PRESSURE BALANCE MIXING VALVES.
13. ALL WINDOWS SHALL BE "LOW-E" AS PER CALIFORNIA ENERGY CODE



First Floor Plan

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

PLOT SCALE: 1/4" = 1'-0"
PLOT DATE: 7-8-2026

THE DESIGN ELEMENT
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TEL. (661) 549-7085
EMAIL:
designelement.cad@gmail.com

David Lara Engineering

REVISIONS

FIRST FLOOR PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

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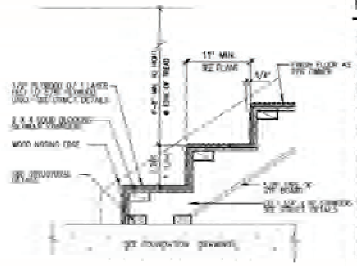
SHEET NO.
A-09



01 STAIR LOWER LANDING

Factory Built Fireplace

R1004.1 GENERAL. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

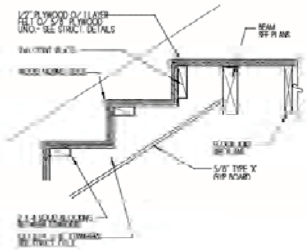
R1004.2 FACTORY-BUILT WOOD BURNING FIREPLACES. FACTORY-BUILT WOOD BURNING FIREPLACES SHALL [illegible] CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION [illegible]

R1004.2 HEARTH EXTENSIONS. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.

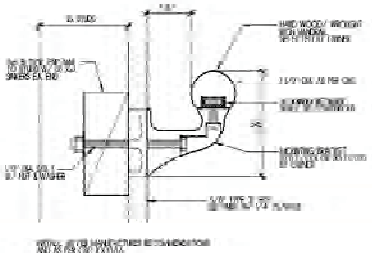
R1004.3 DECORATIVE SHROUDS. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS FOR FACTORY-BUILT FIREPLACES EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

R1004.4 UNVENTED GAS LOG HEATERS. [illegible] FACTORY-BUILT FIREPLACE UNLESS THE FIREPLACE SYSTEM HAS BEEN SPECIFICALLY TESTED, LISTED AND LABELED FOR SUCH USE IN ACCORDANCE WITH UL 127.

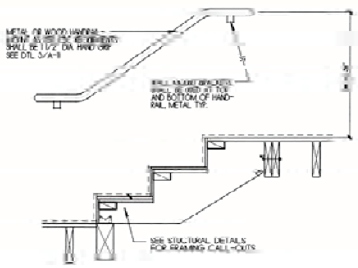
R1006.1 EXTERIOR AIR. FACTORY-BUILT OR MASONRY FIREPLACES COVERED IN THIS CHAPTER SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ENSURE PROPER FUEL COMBUSTION UNLESS THE ROOM IS MECHANICALLY VENTILATED AND CONTROLLED SO THAT THE INDOOR PRESSURE IS NEUTRAL OR POSITIVE.



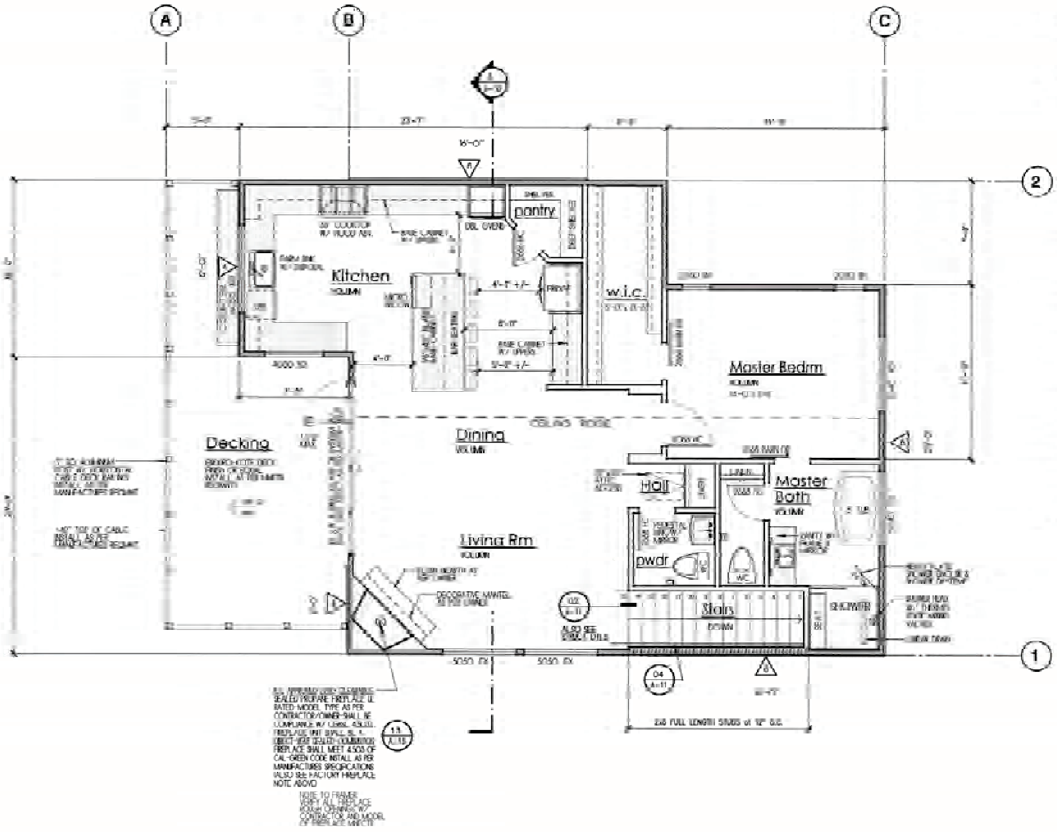
02 STAIR UPPER LANDING



03 HANDRAIL GRIP


METAL OR WOOD HANDRAIL SHALL BE 1 1/2" DIA. HAND GRIP SEE DTL. 3/A-11
WALL MOUNT BRACKETS SHALL BE USED AT TOP AND BOTTOM OF HANDRAIL, METAL TYP.
SEE STRUCTURAL DETAILS FOR FRAMING CALL-OUTS

04 HANDRAIL



Second Floor Plan

Also See Sheet A-09 For Legend And Notes

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

City of Morro Bay

David Lara Engineering

REVISIONS

PLOT SCALE 1/4" = 1'-0"
PLOT DATE: 7-8-2026

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL (661) 549-7085
EMAIL:
designelement.bc@gmail.com

SECOND FLOOR PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO: 2016-66
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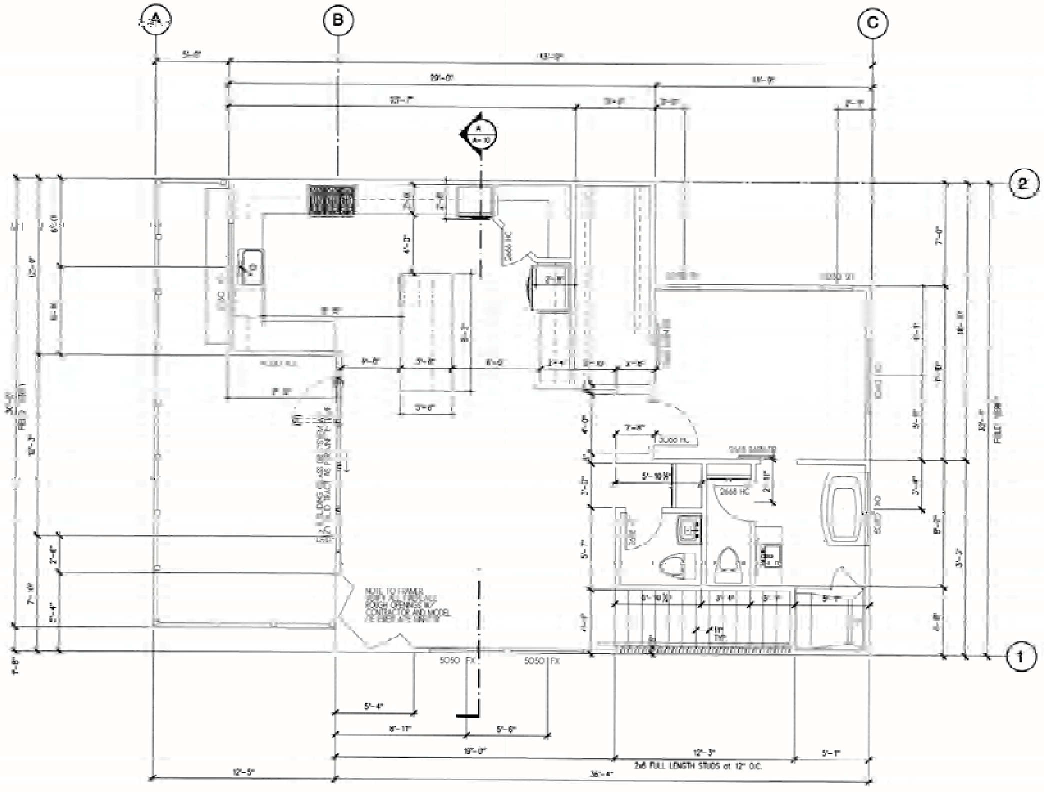
SHEET NO.
A-11



Second Floor Framing Plan

0 4' 8'

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

City of Morro Bay
Administrative Approval
Project #(s) ____
___ Approved as Submitted
___ Approved with Changes
Approval Date: ____
Planner: ____

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davidlara34@gmail.com

REVISIONS

PLOT SCALE: 1/4" = 1'-0"
PLOT DATE: 7-8-2026

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TEL (661) 549-7085
EMAIL:
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SECOND FLOOR FRAMING PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2470 HEMLOCK AVE
MORRO BAY, CALIFORNIA

JOB NO: 2026-04
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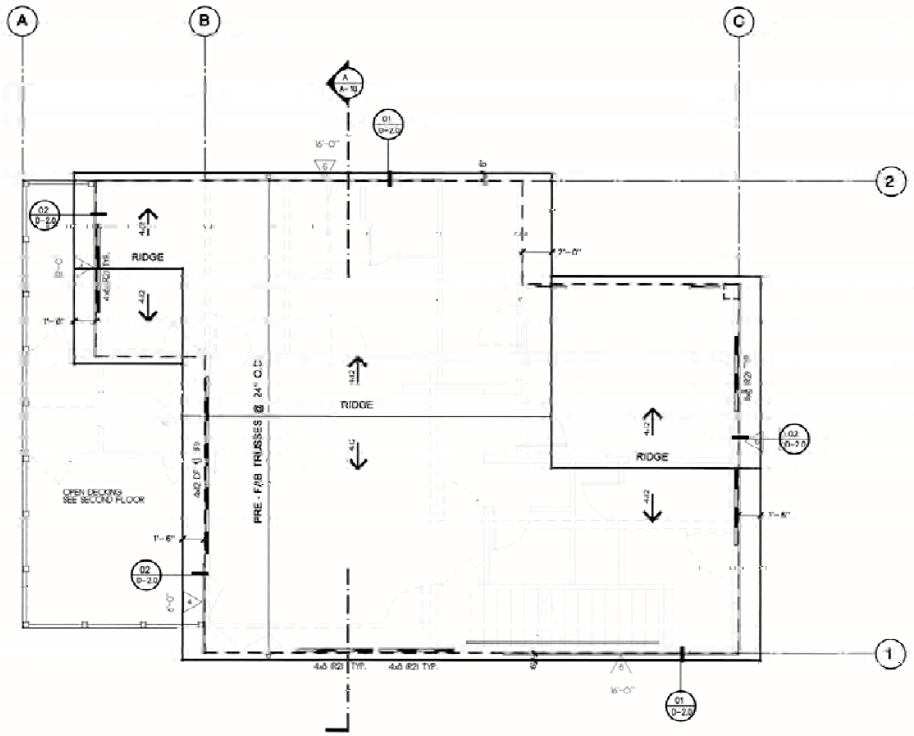
SHEET NO:
A-12



Roof Plan

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

City of Morro Bay
Administrative Approval
Project #(s) ____________
__ Approved as Submitted
__ Approved with Changes
Approval Date: ____________
Planner: ____________

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davidlara340@gmail.com

REVISIONS

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PLOT SCALE: 1/4" = 1'-0"
PLOT DATE: 7-8-2026

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA. 93390
TEL. (661) 549-7085
EMAIL:
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ROOF PLAN

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2475 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO: 2008166
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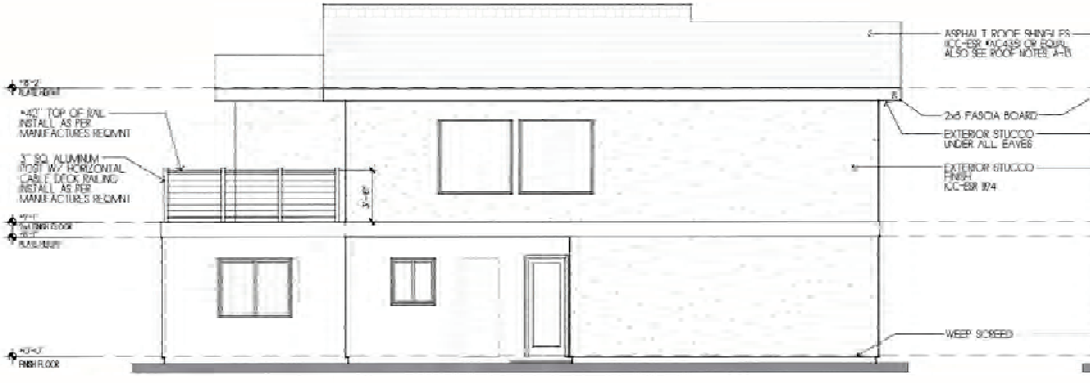
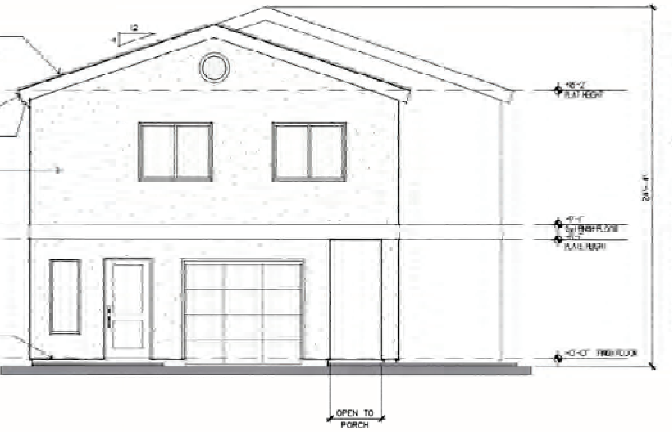
SHEET NO:
A-13

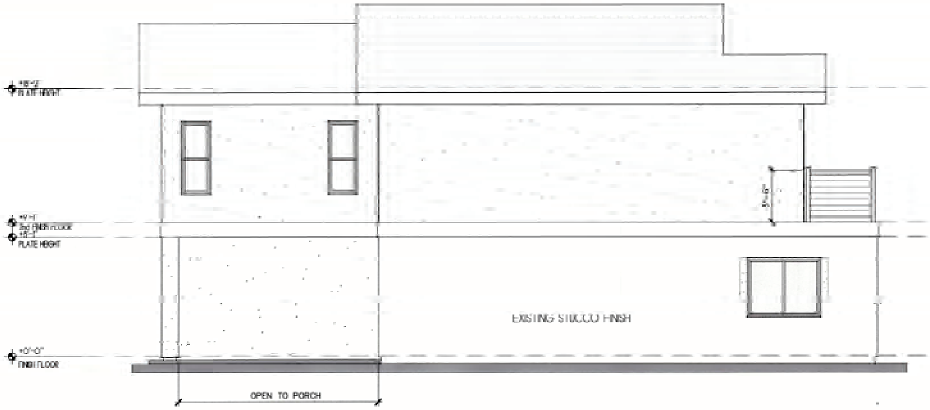
NOTE:
1. STUCCO TO BE APPLIED WITH TWO COAT SYNTHETIC APPLICATION PER CBC 2512
2. 2 LAYERS OF GRADE "D" PAPER UNDER THE CEMENT PLASTER, REQUIRED WHEN APPLIED OVER WOOD SHEATHING CBC 2510.6
VAPOR/WEATHER BARRIER UNDER THE 1" EPS FOAM BOARD SHALL BE DUPONT TYVEK STUCCO WRAP OR EQUAL


+18'-2" PLATE HEIGHT
+42" TOP OF RAIL INSTALL AS PER MANUFACTURES REQMNT
3" SQ. ALUMINUM POST W/ HORIZONTAL CABLE DECK RAILING INSTALL AS PER MANUFACTURES REQMNT
3'-6"
+9'-1" 2nd FINISH FLOOR
+8'-1" PLATE HEIGHT
+0'-0" FINISH FLOOR
ASPHALT ROOF SHINGLES ICC-ESR #AC438 OR EQUAL ALSO SEE ROOF NOTES A-B
2x8 FASCIA BOARD
EXTERIOR STUCCO UNDER ALL EAVES
EXTERIOR STUCCO FINISH ICC-ESR 1124
WEEP SCREED

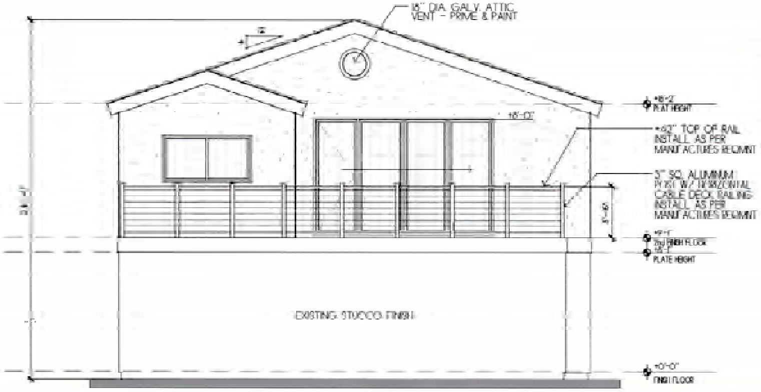
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION


18" DIA. GALV. ATTIC VENT – PRIME & PAINT
12
4
24'-4"
16'-0"
+18'-2" PLATE HEIGHT
+42" TOP OF RAIL INSTALL AS PER MANUFACTURES REQMNT
3" SQ. ALUMINUM POST W/ HORIZONTAL CABLE DECK RAILING INSTALL AS PER MANUFACTURES REQMNT
3'-6"
+9'-1" 2nd FINISH FLOOR
+8'-1" PLATE HEIGHT
EXISTING STUCCO FINISH
+0'-0" FINISH FLOOR

REAR ELEVATION

Exterior Elevations

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

City of Morro Bay
Administrative Approval
Project #(s) ___
__ Approved as Submitted
__ Approved with Changes
Approval Date ___
Planner ___

David Lara Engineering
Po Box [illegible]
Albuquerque, New Mexico
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[illegible]@gmail.com

REVISIONS
△
△

PLOT SCALE: 1/4" = 1'-0"
PLOT DATE 7-8 2026

THE DESIGN ELEMENT
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EXTERIOR ELEVATIONS

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

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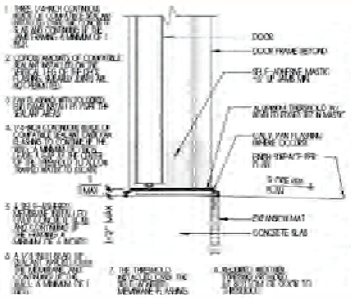
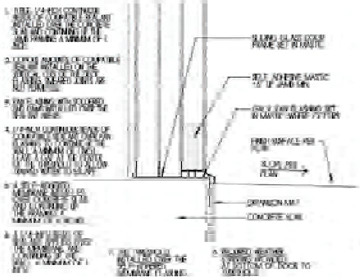
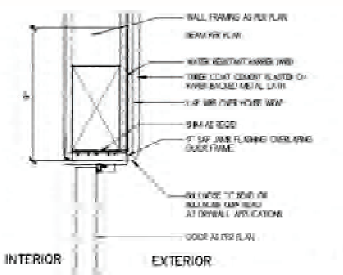
SHEET NO.
A-14



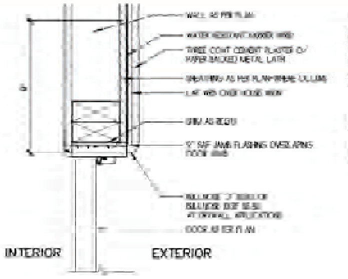
(01) THRESHOLD at DOOR



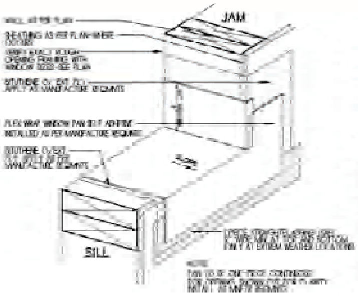
(02) THRESHOLD at SLIDING DOOR


WALL FRAMING AS PER PLAN
BEAM PER PLAN
WATER RESISTANT BARRIER (WRB)
THREE COAT CEMENT PLASTER O/ PAPER BACKED METAL LATH
LAP WRB OVER HOUSE WRAP
SHIM AS REQD
SAF JAMB FLASHING OVERLAPPING DOOR FRAME
DOOR AS PER PLAN
INTERIOR
EXTERIOR

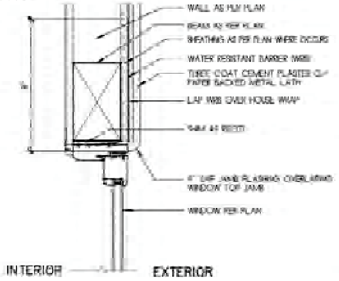
(03) FLASHING at DOOR HEAD


WALL AS PER PLAN
WATER RESISTANT BARRIER (WRB)
THREE COAT CEMENT PLASTER O/ PAPER BACKED METAL LATH
LAP WRB OVER HOUSE WRAP
SHIM AS REQD
9" SAF JAMB FLASHING OVERLAPPING DOOR JAMB
DOOR AS PER PLAN
INTERIOR
EXTERIOR

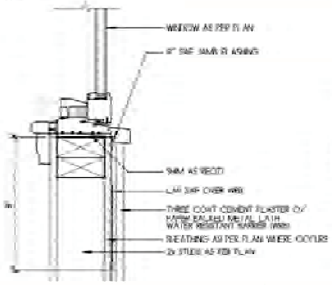
(04) FLASHING at DOOR JAMB


JAM
WALL AS PER PLAN
SHEATHING AS PER PLAN WHERE OCCURS
FLEX WRAP WINDOW PAN SELF ADHERE INSTALLED AS PER MANUFACTURE REQMNTS
SILL

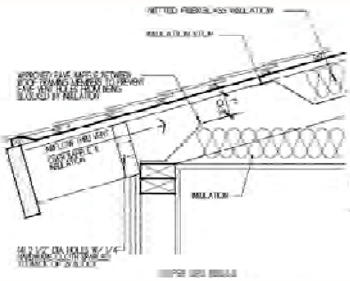
(05) TYP. WINDOW PAN


WALL AS PER PLAN
BEAM AS PER PLAN
SHEATHING AS PER PLAN WHERE OCCURS
WATER RESISTANT BARRIER (WRB)
THREE COAT CEMENT PLASTER O/ PAPER BACKED METAL LATH
LAP WRB OVER HOUSE WRAP
SHIM AS REQD
4" SAF JAMB FLASHING OVERLAPPING WINDOW TOP JAMB
WINDOW PER PLAN
INTERIOR
EXTERIOR

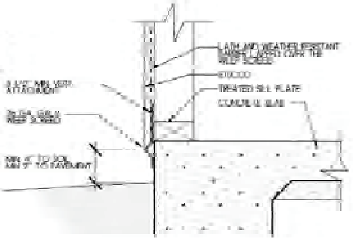
(06) FLASHING at WINDOW HEAD


WINDOW AS PER PLAN
SAF JAMB FLASHING
SHIM AS REQD
LAP SAF OVER WRB
THREE COAT CEMENT PLASTER O/ PAPER BACKED METAL LATH
WATER RESISTANT BARRIER (WRB)
SHEATHING AS PER PLAN WHERE OCCURS
2x STUDS AS PER PLAN

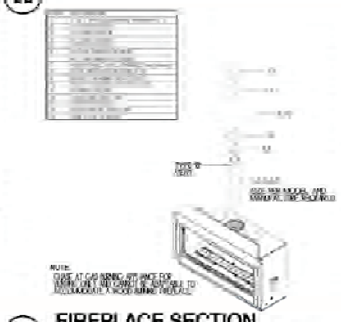
(07) FLASHING at WINDOW SILL



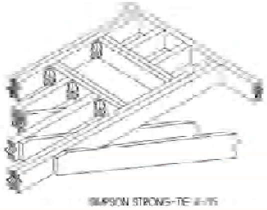
(08) EAVE VENT DETAIL



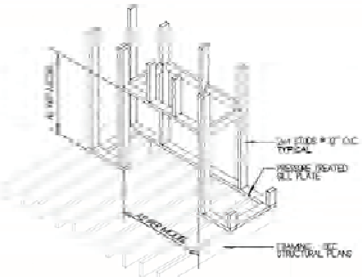
(09) WEEP SCREED



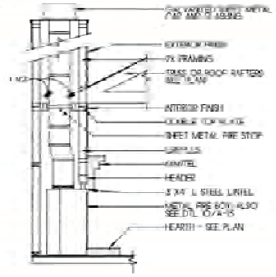
(10) FIREPLACE SECTION



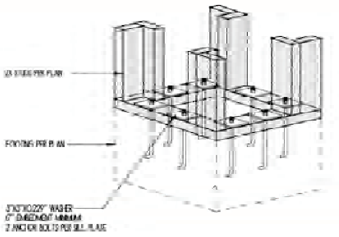
(11) CHIMNEY FRAMING


2x4 STUDS @ 16" O.C. TYPICAL
PRESSURE TREATED SILL PLATE
FRAMING - SEE STRUCTURAL PLANS

(12) FIREBOX FRAMING



(13) FIREPLACE SECTION



(14) BASE at BOX COLUMN

City of Morro Bay
Administrative Approval

David Lara Engineering

REVISIONS

PLOT SCALE 1/4" = 1'-0"
PLOT DATE 4-15-2026

THE DESIGN ELEMENT
P.O. BOX 20251
BAKERSFIELD, CA 93390
TEL (661) 519-7085
EMAIL:

DETAILS

PROPOSED REMODEL/ADDITION FOR:
MR. HODGES
2479 HEMLOCK AVE.
MORRO BAY, CALIFORNIA

JOB NO: 2026-1166
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SHEET NO:
A-15