



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: SEPTEMBER 11, 2026

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP26-010

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

Applicant: Brady Landis

Address: 37676 Rio Vista Dr, Springville, CA 93265

Project Description: *Administrative Coastal Development Permit for demolition of 117 sf of existing single-story SFH, addition of 545 sf of conditioned space and a 381-sf attached garage to the first floor, and construction of a 965-sf attached ADU on the 2nd story with a 688-sf uncovered terrace above the first floor. Project is in the RS-A zoning district and is outside the Coastal Appeals Jurisdiction.*

Project Location: 2605 Ironwood Ave, Morro Bay, CA 93442

APN: 068-245-035

Zoning: RS-A

Land Use Plan/General Plan: Residential Single-Unit

Lot Area: 3,995 sf

Filing Date: 8/18/2026

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 9/1/2026

☒ 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.



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September 1, 2026

Brady Landis
37676 Rio Vista Dr
Springville, CA 93265
Sent via email: bradylandis@icloud.com

**RE: 2605 Ironwood Avenue
Planning Permit No. CDP26-010; Notice of Permit Approval**

Project Description: Administrative Coastal Development Permit for demolition of 117 sf of existing single-story SFH, addition of 545 sf of conditioned space and a 381-sf attached garage to the first floor, and construction of a 965-sf attached ADU on the 2nd story with a 688-sf uncovered terrace above the first floor. Project is in the RS-A zoning district and is outside the Coastal Appeals Jurisdiction.

Dear Mr. Landis,

The City of Morro Bay Community Development Department has conditionally approved CDP26-010. ***Please return the enclosed Acceptance of Conditions Form, signed, no later than September 15, 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 September 8, 2026. NOE filing starts a 35-day statute of limitations period on legal challenges to the exemption determination.

Sincerely,

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



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ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT
Planning Permit No. CDP26-010
Site location: 2605 Ironwood 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.



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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, tsunamis, 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.



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 Site location: 2605 Ironwood Ave

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Zoning Ordinance Standards: RS-A (Lots 2,501 to 4,300 sf)		
	Standards	Proposed
Front Setback	15'	20'5"
North Interior Side-Yard Setback	4'	4'
South Interior Side-Yard Setback	4'	3'1" (existing)
Rear Setback	5'	5'
Height	25'	21'1"
Lot Coverage	Max 50%	49.93%

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



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



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CONDITIONS OF APPROVAL, Page 1 of 7

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 068-245-035 for the SFH addition and attached ADU as shown on plans date-stamped and approved on September 1, 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.



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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 plans.

BUILDING CONDITIONS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT:

15. 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.
16. 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.
17. 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.
18. 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.



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19. Mitigation measures for natural occurring asbestos require approval from San Luis Obispo County Air Pollution Control District.
20. 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.
21. **BUILDING PERMIT APPLICATION.** To apply for building permits, submit three (3) sets of construction plans to the Building Division.
22. 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

23. **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.
24. **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.
25. **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.



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26. **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.
27. **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

28. 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.
29. 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.
30. 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.
31. 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.
32. Final soils summary report from the geotechnical representative indicating compliance with the required conditions set forth in the soils report.
33. Final T-24 energy reports (Certificates of Installation).

PUBLIC WORKS CONDITIONS

REQUIRED AT BUILDING PERMIT SUBMITTAL

34. Frontage Improvements (Value Based): Per MBMC 14.44.030, frontage improvements are required whenever the value of the proposed on-site improvements is greater than fifty percent of the value of the existing structure as determined by the City Engineer. Provide project construction cost and provide documented structure value. If applicable, due to Ironwood Ave. being a collector street, show and label frontage improvements consisting of the following:
 - a. Ironwood Ave. is a collector street and shall be developed to the Collector street width of 60' along the frontage, per City detail A-2.
 - b. The installation of concrete curb and gutter (per City detail B-1) on frontages.
 - c. The installation of a city standard driveway approach is required per detail B-6 without the ADA sidewalk.
 - d. Repairs of the existing deteriorated frontage.
 - e. Show and label an 18" minimum to 10' maximum asphalt cut and pave back at all portions of concrete curb and gutter to be installed. Add note that asphalt cut and pave back will be needed to be replaced at nearest clean edge extending to competent street material, per Public Works inspector's recommendations. (MBMC 14.44.020)
35. **Easements:** Identify and label all easements.



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36. 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)
37. Permeable Pavers: If permeable pavers are proposed, provide and label a permeable paver detail.
38. Driveway Approach: Show and label proposed driveway approach per City standard detail B-7 or B-8.
39. Driveway Transitions: No part of the driveway transition shall extend closer than one foot to side of property line of the property being served by the driveway. (MBMC 17.27.100 D)
40. Residential Driveway Width: Proposed residential driveways and driveway approaches must adhere to a 10-foot minimum and 20-foot maximum. Add dimension of driveway width. (MBMC 17.27.100 G).
41. Driveway Surface: Driveways shall be surfaced with asphalt or concrete paving or alternative as approved by the City Engineer. (MBMC 17.27.100I)
42. AC Cut & Pave Back: Show and label a 18" minimum to 10' maximum asphalt cut and pave back at all new concrete driveway edge that meets street AC. Add note that asphalt cut and pave back will be needed to be replaced at nearest clean edge per Public Works inspector recommendations.
43. Sewer: Show and label all existing and proposed locations of the sewer mainline and sewer laterals. Include sizes where appropriate. See utility maps.
44. 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)
45. Water: Show and label all existing and proposed locations of the water mainline and water lateral lines. Include sizes where appropriate.
46. 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)
47. Grading and Drainage: Show and label existing and proposed contours, drainage patterns, existing and proposed spot elevations, finish floor elevation, adjacent elevations, how stormwater is not being directed to neighboring property, roof downspouts, and all drainage pipes and structures draining to City right of way on the plan. All runoffs shall be directed to vegetated areas prior to overflowing into City right of way. (CBC 107.2.1/CRC R106.1.1)
48. Drainage System: All drainage basins and other physical drainage system elements (i.e. bubblers, area drains, or trench drains) are not allowed within the City's right of way.
49. Construction Details: Add construction details of proposed installations.



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50. 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.
51. 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.

FIRE CONDITIONS

52. 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.
53. Automatic fire sprinklers. An automatic fire sprinkler system, in accordance with NFPA 13-D, California Fire Code (Section 903) and Morro Bay Municipal Code (Section 14.08.090). Submit fire sprinkler plans to Morro Bay Fire Department for both the main residence and ADU. 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.
54. 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.

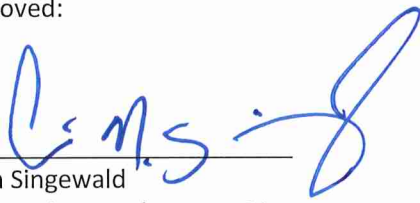


CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

CONDITIONS OF APPROVAL, Page 7 of 7

55. 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)
56. 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: _____ Brady Landis _____
APN/LEGAL: _____ 068-245-035 _____
DATE APPROVED: _____ September 1, 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: CDP26-010

THIS PERMIT IS HEREBY APPROVED AND ISSUED FOR:

SITE ADDRESS: 2605 Ironwood Ave
APPLICANT: Brady Landis
APN/LEGAL: 068-245-035
DATE APPROVED: September 1, 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 demolition of 117 sf of existing single-story SFH, addition of 545 sf of conditioned space and a 381-sf attached garage to the first floor, and construction of a 965-sf attached ADU on the 2nd story with a 688-sf uncovered terrace above the first floor. Project is in the RS-A zoning district and is outside 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: September 11, 2026

ATTEST:

Lee Ackerman, Assistant Planner

DATE: September 1, 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: SEPTEMBER 11, 2026

NOTICE OF FINAL CITY ACTION on Coastal Development Permit No. CDP26-010

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

Applicant: Brady Landis

Address: 37676 Rio Vista Dr, Springville, CA 93265

Project Description: *Administrative Coastal Development Permit for demolition of 117 sf of existing single-story SFH, addition of 545 sf of conditioned space and a 381-sf attached garage to the first floor, and construction of a 965-sf attached ADU on the 2nd story with a 688-sf uncovered terrace above the first floor. Project is in the RS-A zoning district and is outside the Coastal Appeals Jurisdiction.*

Project Location: 2605 Ironwood Ave, Morro Bay, CA 93442

APN: 068-245-035

Zoning: RS-A

Land Use Plan/General Plan: Residential Single-Unit

Lot Area: 3,995 sf

Filing Date: 8/18/2026

Approval Body: Community Development Director

Action Taken: Approve with Conditions

Action Date: 9/1/2026



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

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: CDP26-010

Project Location - Specific: 2605 Ironwood Ave (APN 068-245-035)

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

Description of Project: *Administrative Coastal Development Permit for demolition of 117 sf of existing single-story SFH, addition of 545 sf of conditioned space and a 381-sf attached garage to the first floor, and construction of a 965-sf attached ADU on the 2nd story with a 688-sf uncovered terrace above the first floor. Project is in the RS-A zoning district and is outside 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: Brady Landis, 37676 Rio Vista Dr, Springville, CA 93265
bradylandis@icloud.com (805)235-9461

Exempt Status: (Check One)

Reasons why project is exempt: Addition to existing single-family home and attached ADU.

- ☐ 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: 09/01/2026

APN: 068-245-035

IRWIN ADDITION + ATTACHED ADU MORRO BAY, CALIFORNIA

AUGUST 14, 2026

PROJECT DATA / PLANNING ANALYSIS

PROJECT DESCRIPTION:	ADDITION + ATTACHED ADU
PROJECT ADDRESS:	2405 IRONWOOD AVE. MORRO BAY, CA 93442
ASSESSORS PARCEL NUMBER:	068-245-035
LEGAL DESCRIPTION:	CYMB MORRO DEL MAR 2 BL 11 LT 10
USE/OCCUPANCY:	R3 OCCUPANCY
ZONING:	RESIDENTIAL SINGLE-UNIT (RS-A)
CONSTRUCTION TYPE:	TYPE V (V-B)
WILDLAND-URBAN INTERFACE:	NO
YEAR BUILT:	1956
PROPERTY AREA:	0.092 ACRES (3995.26 SQ. FT.)
DESIGN CRITERIA:	SEE S1.1 - STRUCTURAL NOTES
FIRE SPRINKLERS:	SPRINKLERED (R OCCUPANCY) FIRE SPRINKLER PLAN TO BE A SEPERATE SUBMITTAL
BUILDING HEIGHT:	+22'-4 3/4" FROM AVERAGE NATURAL GRADE (25' ALLOWABLE PER TABLE 17.07.030 A: DEVELOPMENT STANDARDS—RS DISTRICTS)

SETBACKS: STANDARD SETBACKS PER TABLE 17.07.030 A: DEVELOPMENT STANDARDS—RS DISTRICTS:	ALLOWABLE AT ATTACHED ADU PER MORRO BAY ADU DEVELOPMENT STANDARDS:
FRONT - 15'-0" REAR - 5'-0" SIDES - 5'-0" (10% OF 50' WIDTH)*	FRONT - 15'-0" REAR - 4'-0" SIDES - 4'-0"
*EXISTING STRUCTURE SOUTH FACE AT 3'-3" FROM PROPERTY LINE TO REMAIN	

FIRE HAZARD SEVERITY ZONE (FHSZ): THIS PROPERTY IS IN LOCAL RESPONSIBILITY AREA (LRA)
--

THE GEOGRAPHIC CENTER OF THIS PARCEL IS LOCATED IN AN AREA THAT THE STATE FIRE MARSHAL HAS IDENTIFIED AS HAVING NO FIRE HAZARD SEVERITY ZONE IN LOCAL RESPONSIBILITY AREA, PER GOVERNMENT CODE SECTION 51178.

FEMA FLOOD ZONE:	100% OF PARCEL WITHIN AREA OF MINIMAL FLOOD HAZARD (ZONE X)
COASTAL ZONE:	YES

WASTE SYSTEM:	SEWER SYSTEM
VIDEO INSPECTION OF THE EXISTING LATERAL (FROM THE CLEAN-OUT AT STRUCTURE TO THE CONNECTION AT THE SEWER MAINLINE PIPE) TO BE PERFORMED AND SUBMITTED TO PUBLIC WORKS	

EXISTING AND PROPOSED SQUARE FOOTAGES (NET AND GROSS):	
PRIMARY DWELLING	ATTACHED ADU
EXISTING: 855 SF - GROSS	NET SQUARE FOOTAGES ADU: ATTACHED ADU FLOOR AREA TOTAL: 888 SF (ALLOWABLE 1000 SF) ADU INGRESS / EGRESS FLOOR AREA: 77 SF (ALLOWABLE 150 SF) ADU TOTAL WITH INGRESS: 965 SF EXTERIOR ROOF TERRACE: 688 SF BEDROOM 01 PATIO: 58 SF
117 SF - TO BE DEMOLISHED SEE DEMO PLAN: D2.0	
EXISTING TO REMAIN: 738 SF - GROSS (659 - NET)	GROSS SQUARE FOOTAGE ADU: ATTACHED ADU: 1038 SF GROSS
ADDITION TO EXISTING UNIT: ADDITION: 545 SF - GROSS (458 SF - NET) GARAGE: 381 SF - GROSS (333 SF - NET) TOTAL: 926 SF - GROSS (791 SF - NET)	
SQUARE FOOTAGE TOTALS:	
CONDITIONED FLOOR AREA = EXISTING + ADDITION (659 SF + 458 SF) = 1,117 SF	
TOTAL FLOOR AREA = CONDITIONED FLOOR AREA + GARAGE (1,117 SF + 333 SF) = 1,450 SF	
EXISTING AND PROPOSED LOT COVERAGE:	
EXISTING LOT COVERAGE: (855 SF / 3995.26 LOT SF)	PROPOSED LOT COVERAGE: GROSS SQUARE FOOTAGES: ATTACHED ADU TOTAL: 1058 SF + ROOF TERRACE: 730 SF + BEDROOM 01 PATIO: 69 SF + COVERED LEVEL 01 PORCH: 138 SF = LOT COVERAGE TOTAL: 1,995 SF
* 100 = 21.4%	1,995 SF / 3,995.26 LOT SF
	* 100 = 49.93%
	ALLOWED PER TABLE 17.07.030 A: DEVELOPMENT STANDARDS—RS DISTRICTS: 50% MAXIMUM ALLOWABLE FOR LOTS BETWEEN 2,501 TO 4,300 SF

IMPERMEABLE SURFACE CALCULATIONS:	
TOTAL PROJECT AREA: 4,543 SF	PROPOSED GROSS IMPERVIOUS AREA: A. ROOFTOPS: 1,869 SF B. DRIVEWAYS: 384 SF C. PATIOS: 324 SF D. PARKING LOTS: 0 SF E. OTHER: 318 SF
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1,902 SF	TOTAL GROSS IMPERVIOUS AREA: 2,895 SF

BUILDING CODE SUMMARY

THE FOLLOWING IS A SUMMARY OF THE PRIMARY BUILDING CODE ISSUES RELATED TO THE PROJECT. CODE REFERENCES ARE PROVIDED IN PARAPHRASED FORM AND NOT INTENDED TO BE COMPLETE.

ALL CONSTRUCTION WILL CONFORM TO THE FOLLOWING APPLICABLE CODES:

APPLICABLE CODES
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA GREEN BUILDING CODE (CGBC)

TITLE 14 AND 17 OF THE MORRO BAY MUNICIPAL CODE.

USE / OCCUPANCY
R3 OCCUPANCY

CONSTRUCTION TYPE
TYPE V (V-B)

GENERAL CONDITIONS TO BE MET

CONDITIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 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.
- 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.
- 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.
- THE OWNER SHALL COMPLY WITH THE CITY SPECIAL INSPECTION PROGRAM. SPECIAL INSPECTIONS WILL BE REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE AND A STATEMENT OF SPECIAL INSPECTIONS IS REQUIRED ON THE STRUCTURAL COVER SHEET. ALL SPECIAL INSPECTORS SHALL FIRST BE APPROVED BY THE BUILDING OFFICIAL TO WORK IN THE JURISDICTION. ALL FIELD REPORTS SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR WHEN REQUESTED AT SPECIFIED INCREMENTS FOR THE CONSTRUCTION TO PROCEED. ALL FINAL REPORTS FROM SPECIAL INSPECTORS SHALL BE PROVIDED TO THE BUILDING OFFICIAL WHEN THEY ARE COMPLETE AND PRIOR TO FINAL INSPECTION.
- 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.
- MITIGATION MEASURES FOR NATURAL OCCURRING ASBESTOS REQUIRE APPROVAL FROM SAN LUIS OBISPO COUNTY AIR POLLUTION CONTROL DISTRICT.
- BUILDING PERMIT APPLICATION: TO APPLY FOR BUILDING PERMITS, SUBMIT THREE (3) SETS OF CONSTRUCTION PLANS, FIRE SPRINKLER PLANS, IF APPLICABLE, AND SUPPLEMENTAL DOCUMENTS TO THE BUILDING DIVISION.

CONDITIONS TO BE MET DURING CONSTRUCTION:

- SITE MAINTENANCE:** DURING CONSTRUCTION, THE SITE SHALL BE MAINTAINED TO NOT INFRINGE ON NEIGHBORING PROPERTY, SUCH AS DEBRIS AND DUST. A STORM WATER MANAGEMENT PLAN SHALL BE MAINTAINED THROUGHOUT 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.
- ARCHAEOLOGICAL MATERIALS:** IN THE EVENT UNFORESEEN ARCHAEOLOGICAL RESOURCES ARE UNEARTHED DURING ANY CONSTRUCTION ACTIVITIES, ALL GRADING AND OR EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE FIND LEFT UNTOUCHED. THE BUILDING OFFICIAL SHALL BE NOTIFIED SO THAT THE EXTENT AND LOCATION OF DISCOVERED MATERIALS MAY BE RECORDED BY A QUALIFIED ARCHAEOLOGIST, NATIVE AMERICAN, OR PALEONTOLOGIST, WHICHEVER IS APPROPRIATE. THE QUALIFIED PROFESSIONAL SHALL EVALUATE THE FIND AND MAKE RESERVATIONS RELATED TO THE PRESERVATION OR DISPOSITION OF ARTIFACTS IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES. IF DISCOVERED ARCHAEOLOGICAL RESOURCES ARE FOUND TO INCLUDE HUMAN REMAINS, OR IN ANY OTHER CASE WHEN HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, THE BUILDING OFFICIAL SHALL NOTIFY TO COUNTY CORONER. IF HUMAN REMAINS ARE FOUND TO BE OF ANCIENT AGE AND OF ARCHAEOLOGICAL AND SPIRITUAL SIGNIFICANCE, THE BUILDING OFFICIAL SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION. THE DEVELOPER SHALL BE LIABLE FOR COSTS ASSOCIATED WITH THE PROFESSIONAL INVESTIGATION.
- 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.
- 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.
- 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 2025 CALIFORNIA RESIDENTIAL CODE.
- CONDITIONS TO BE MET PRIOR TO FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY:**
 - PRIOR TO BUILDING DIVISION FINAL APPROVAL AND REQUEST FOR FINAL INSPECTION, ALL REQUIRED INSPECTIONS FROM THE OTHER VARIOUS DIVISIONS AND DEPARTMENTS MUST BE COMPLETED AND VERIFIED BY A CITY INSPECTOR. ALL REQUIRED FINAL INSPECTION APPROVALS MUST BE OBTAINED FROM THE VARIOUS DEPARTMENTS AND DOCUMENTED ON THE PERMIT CARD. THIS PERMIT CARD SHALL THEN BE TURNED INTO THE BUILDING DIVISION FOR SCHEDULING OF THE FINAL BUILDING INSPECTION.
 - 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.
 - 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.
 - 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.
 - FINAL SOILS SUMMARY REPORT FROM THE GEOTECHNICAL REPRESENTATIVE INDICATING COMPLIANCE WITH THE REQUIRED CONDITIONS SET FORTH IN THE SOILS REPORT.
 - FINAL T-24 ENERGY REPORTS (CERTIFICATES OF INSTALLATION).

PROJECT DIRECTORY

OWNER:	DENNIS AND JULIE IRWIN 6703 W. MARY LANE VISALIA, CA 97277 Telephone: +1 559-909-3496 EMAIL: dennisirwin@gmail.com
ARCHITECT:	GRANITE J. LANDIS 37676 RIO VISTA DR., SPRINGVILLE, CA 93265 LICENSE NUMBER C-41145 TELEPHONE: +1 559 359 2128 E-MAIL: granite.landis@proton.me Contact: Granite J. Landis Brady Landis
GENERAL CONTRACTOR:	BRADY LANDIS (DBA LANDIS CONSTRUCTION) 37676 RIO VISTA DR., SPRINGVILLE, CA 93265 LICENSE NUMBER 731532 TELEPHONE: +1 559 359 2128 E-MAIL: bradylands@icloud.com Contact: Brady Landis
STRUCTURAL ENGINEER:	SP ENGINEERING 971 OSOS STREET SAN LUIS OBISPO, CA 93401 HOWARD E LEHWALD LICENSE NUMBER 77619 TELEPHONE: +1 805 476 8101 E-MAIL: obby@sp-engineer.com Contact: Abby Lentz
SURVEYOR:	GB LAND SURVEYING P.O. BOX 809, MORRO BAY, CA Office: +1 805 225 1309 Contact: Gary Baines
CIVIL ENGINEER:	ENGINEERING DESIGN PROFESSIONALS, INC. P.O. BOX 222 MORRO BAY, CA 93443 Office: +1 805 602 6167 E-MAIL: dsotelo@edpincorporated.com Contact: Daniel Sotelo
GEOTECHNICAL ENGINEER:	GEO SOLUTIONS 220 HIGH STREET SAN LUIS OBISPO, CA 93401 LICENSE NUMBER C-61361 Office: +1 805 543 8539 E-MAIL: info@geosolutions.net Contact: Kraig R. Crozier
ENERGY CONSULTANT:	TITLE 24 ASAP 1000 W LORETTA ST MERIDIAN, ID 83646 Office: +1 833 482 4362 E-MAIL: lino@title24asap.com Contact: Lina Hartwig

DRAWING INDEX

GENERAL	
G0.0	PROJECT TITLE SHEET & DRAWING INDEX - REVISED
ARCHITECTURAL	
A0.1	EXISTING AND DEMO SITE PLAN
A1.2	SITE PLAN - ROOF PLAN - REVISED
L1.0	LANDSCAPE PLAN - LEVEL 01
D2.0	DEMO AND EXISTING FLOOR PLAN - LEVEL 01
A2.0F	FLOOR PLAN - FINISH PLAN - LEVEL 01
A2.1F	FLOOR PLAN - FINISH PLAN - LEVEL 02
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A9.0	MATERIAL BOARD AND RENDER
*PER INSTRUCTIONS FOR RESUBMITTAL - THE SHEET INDEX SHALL ALSO DENOTE THE SHEETS BEING CHANGED. BOLD WORDS INDICATE THE CHANGE, UPDATE, OR ADDITION OF SHEETS WITHIN THIS SET.	

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GRANITE J. LANDIS, ARCHITECT

37676 RIO VISTA DR., SPRINGVILLE, CA 93265 USA
+1 559 359 2677
granite.landis@proton.me

City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted
Approval Date: 09-01-2026
Planner: Lee Ackerman





IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
VISALIA, CA 97277

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

(FOR OFFICIAL USE)

ISSUES AND REVISIONS	
DATE	ISSUE
05/12/26	PERMIT SUBMITTAL
07/31/26	CDP RESUBMITTAL
08/14/26	CDP RESUBMITTAL

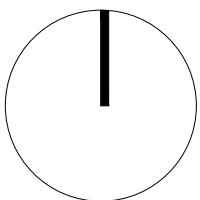
08.14.2026

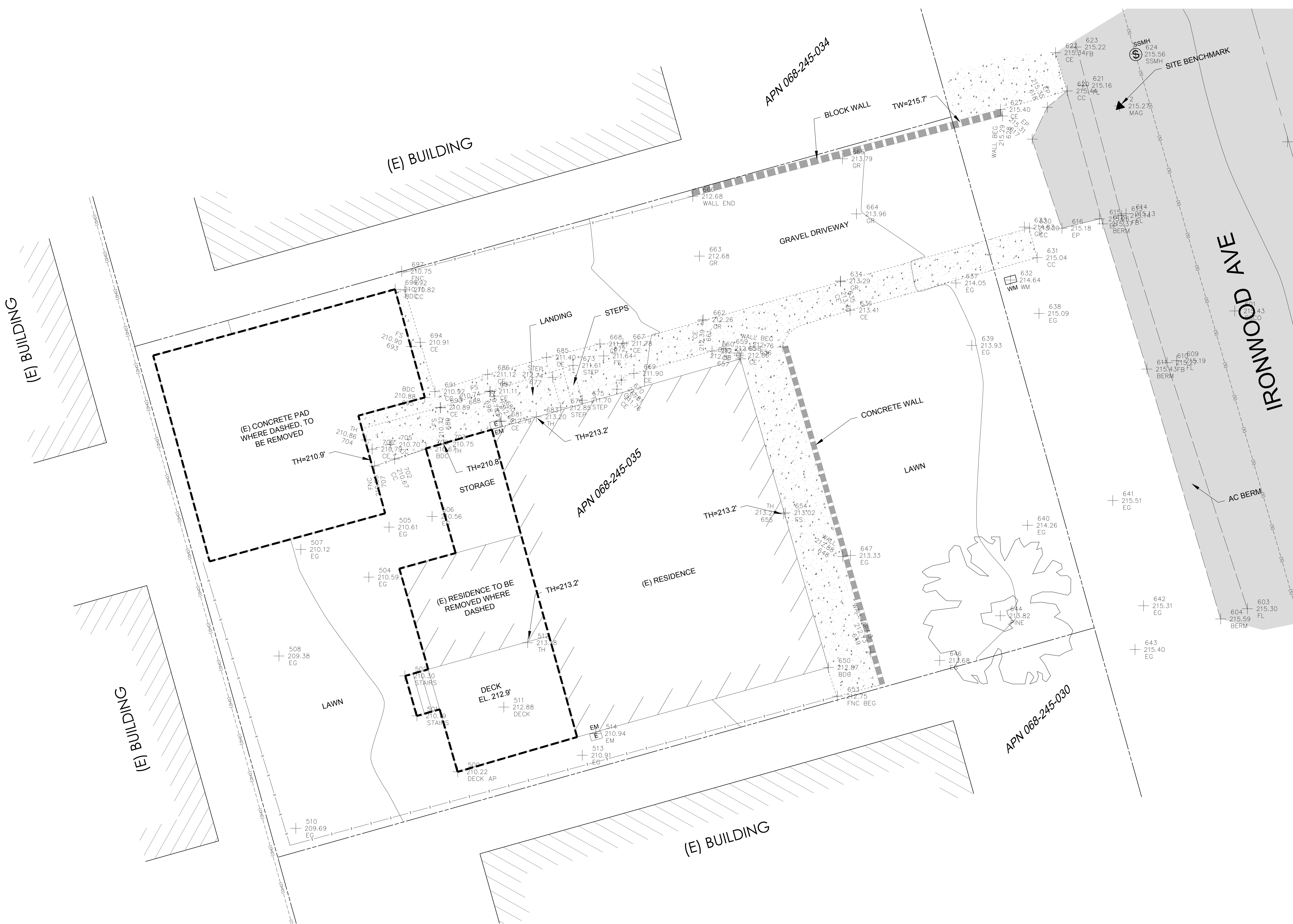
SCALE: AS NOTED
DRAWN BY: G.JL

COVER SHEET &
PROJECT INFORMATION -

G0.0
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VICINITY MAP





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GRANITE J. LANDIS, ARCHITECT

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granite.jlandis@protonmail.com

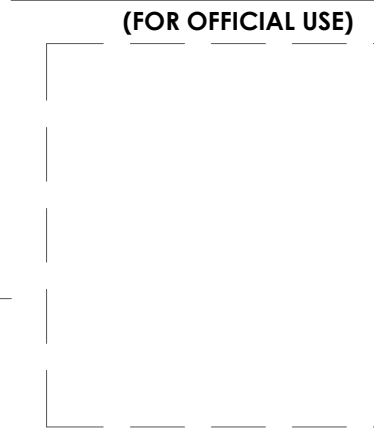
City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted
Approval Date: 09-01-2026
Planner: Lee Ackerman



IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
MORRO BAY, CA 93927

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145



ISSUES AND REVISIONS

DATE	ISSUE
05/12/26	PERMIT SUBMITTAL
07/31/26	CDP RESUBMITTAL A
08/14/26	CDP RESUBMITTAL A

08.14.2026

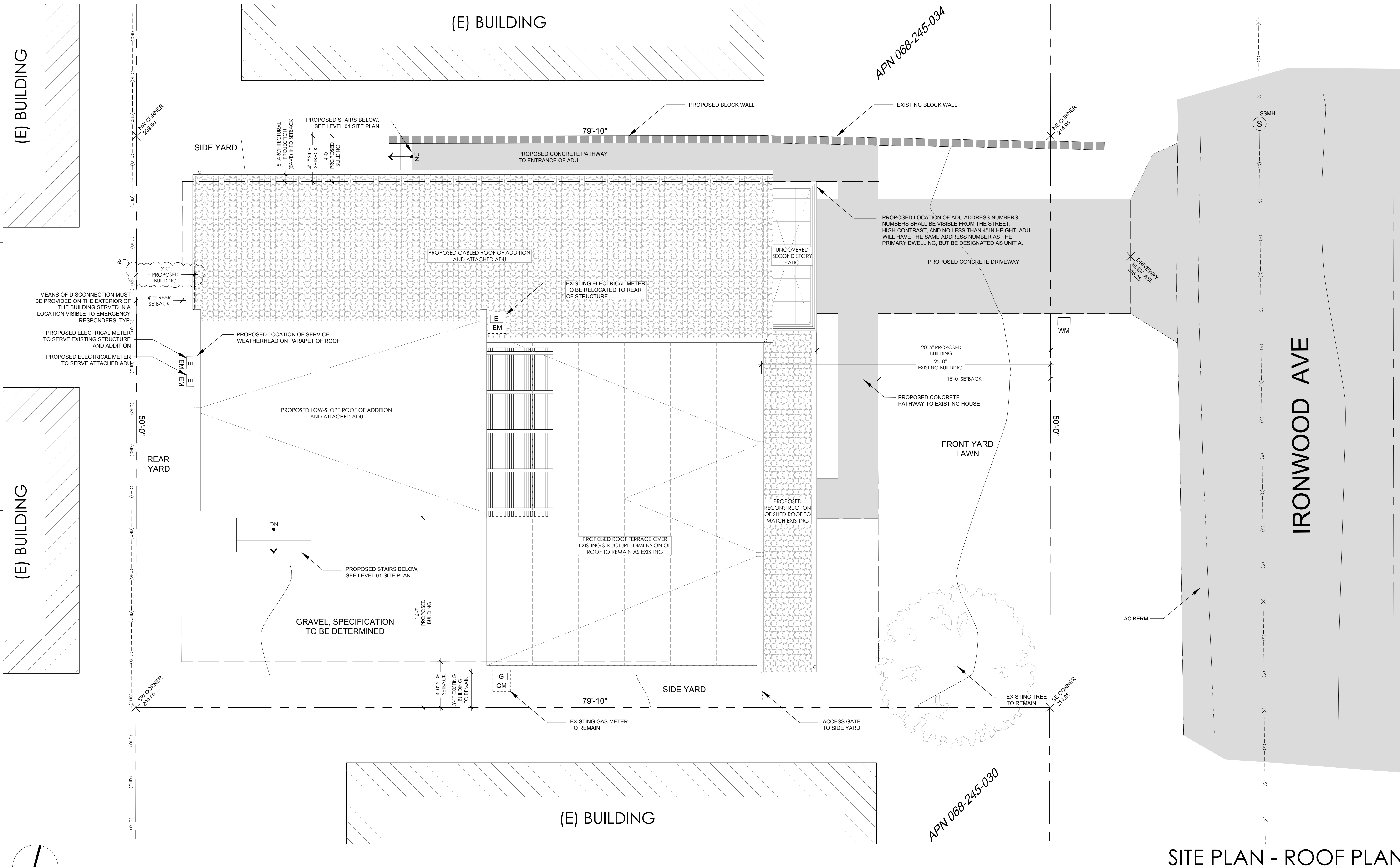
SCALE: AS NOTED

DRAWN BY: G.J.L.

PLOT PLAN -
EXISTING AND DEMO

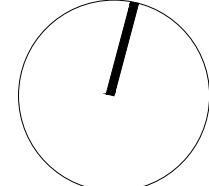
PLOT PLAN - EXISTING AND DEMO 01 A0.1
1/4" = 1'-0"

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(E) BUILDING

(E) BUILDING



PERMEABLE SURFACE

EXISTING:
TOTAL PROJECT AREA: 4,543 SF
TOTAL EXISTING PERMEABLE SURFACE AREA: 2,641 SF

PROPOSED TOTAL PERMEABLE SURFACE AREA:
1,648 SF (36.3%)

HARDSCAPE

EXISTING:
TOTAL PROJECT AREA: 4,543 SF
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1,902 SF

PROPOSED GROSS IMPERVIOUS AREA:

- A. ROOFTOPS: 1,869 SF
- B. DRIVEWAYS: 384 SF
- C. PATIOS: 324 SF
- D. PARKING LOTS: 0 SF
- E. OTHER: 318 SF

TOTAL GROSS IMPERVIOUS AREA: 2,895 SF (63.7%)

FIRE RATING NOTES

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1-HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL AREA. CBC TABLE 721.1(2), ITEM #15-1.12Q, SEE WALL SCHEDULES FOR 1-HOUR ASSEMBLY.

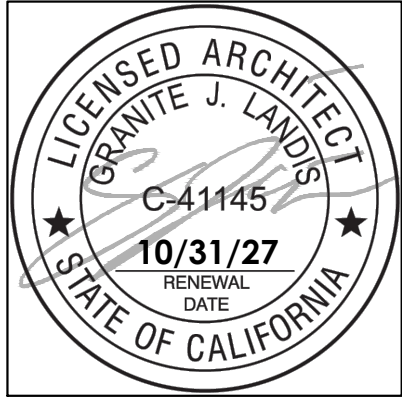
SITE PLAN - ROOF PLAN 01
1/4" = 1'-0"

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GRANITE J. LANDIS, ARCHITECT

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City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted
Approval Date: 09-01-2026
Planner: Lee Ackerman



IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
MORRO BAY, CA 93927

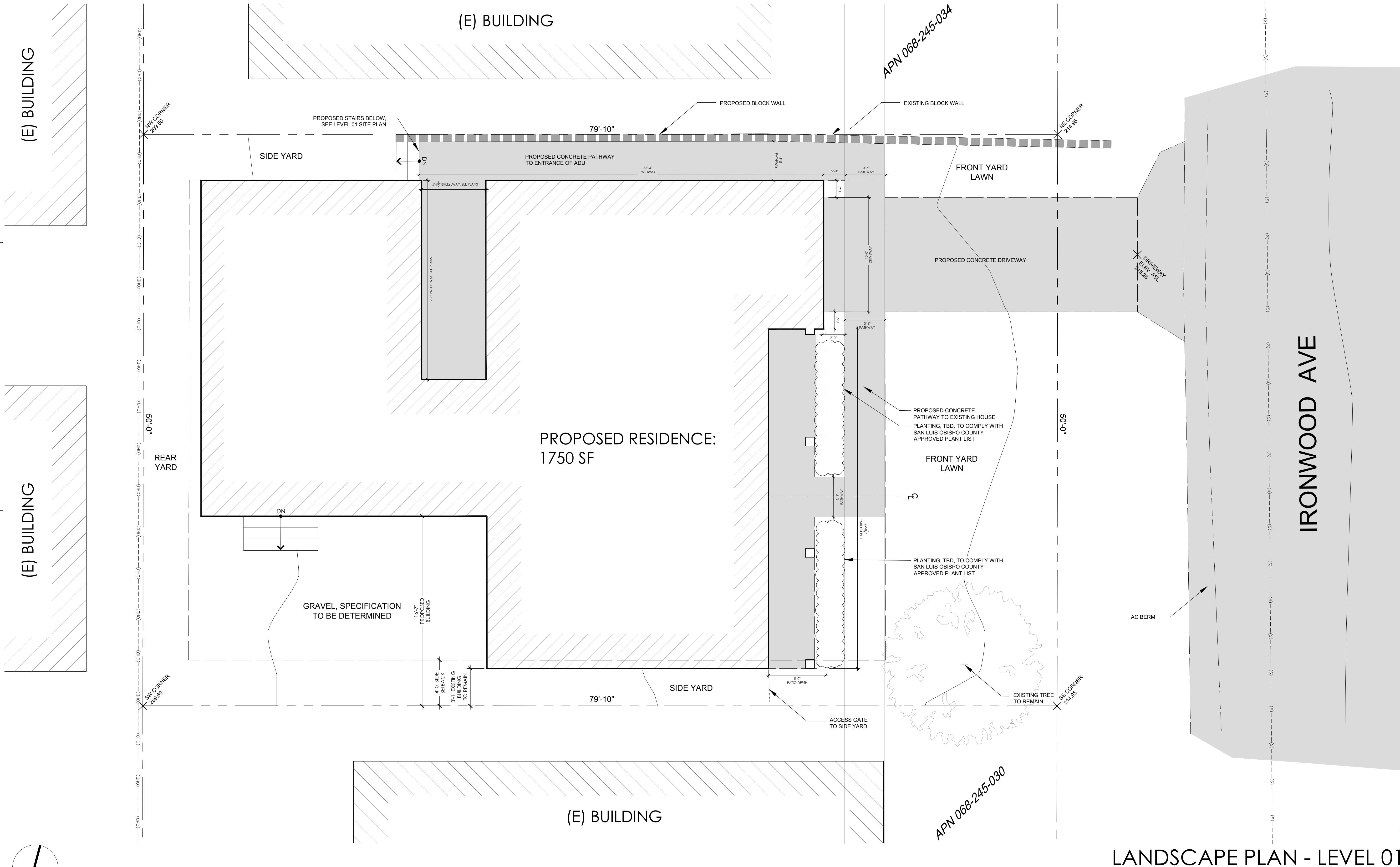
PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

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ISSUES AND REVISIONS	
DATE	ISSUE
05/12/26	PERMIT SUBMITTAL
07/31/26	CDP RESUBMITTAL
08/14/26	CDP RESUBMITTAL

08.14.2026
SCALE: AS NOTED
DRAWN BY: G.J.L.

SITE PLAN -
ROOF PLAN



LANDSCAPE PLAN - LEVEL 01

1/4" = 1'-0"

PERMEABLE SURFACE

EXISTING:
TOTAL PROJECT AREA: 4,543 SF
TOTAL EXISTING PERMEABLE SURFACE AREA: 2,641 SF

PROPOSED TOTAL PERMEABLE SURFACE AREA:
1,648 SF (36.3%)

HARDSCAPE

EXISTING:
TOTAL PROJECT AREA: 4,543 SF
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1,902 SF

PROPOSED GROSS IMPERVIOUS AREA:

- A. ROOFTOPS: 1,869 SF
- B. DRIVEWAYS: 384 SF
- C. PATIOS: 324 SF
- D. PARKING LOTS: 0 SF
- E. OTHER: 318 SF

TOTAL GROSS IMPERVIOUS AREA: 2,895 SF (63.7%)

FRONT SETBACK

TOTAL FRONT SETBACK AREA: 1010.5 SF
TOTAL IMPERVIOUS SURFACE AREA: 306.5 SF
TOTAL LANDSCAPED SURFACE AREA: 704 SF

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City of Morro Bay
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IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
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VICALIA, CA 93277

PREPARED BY:
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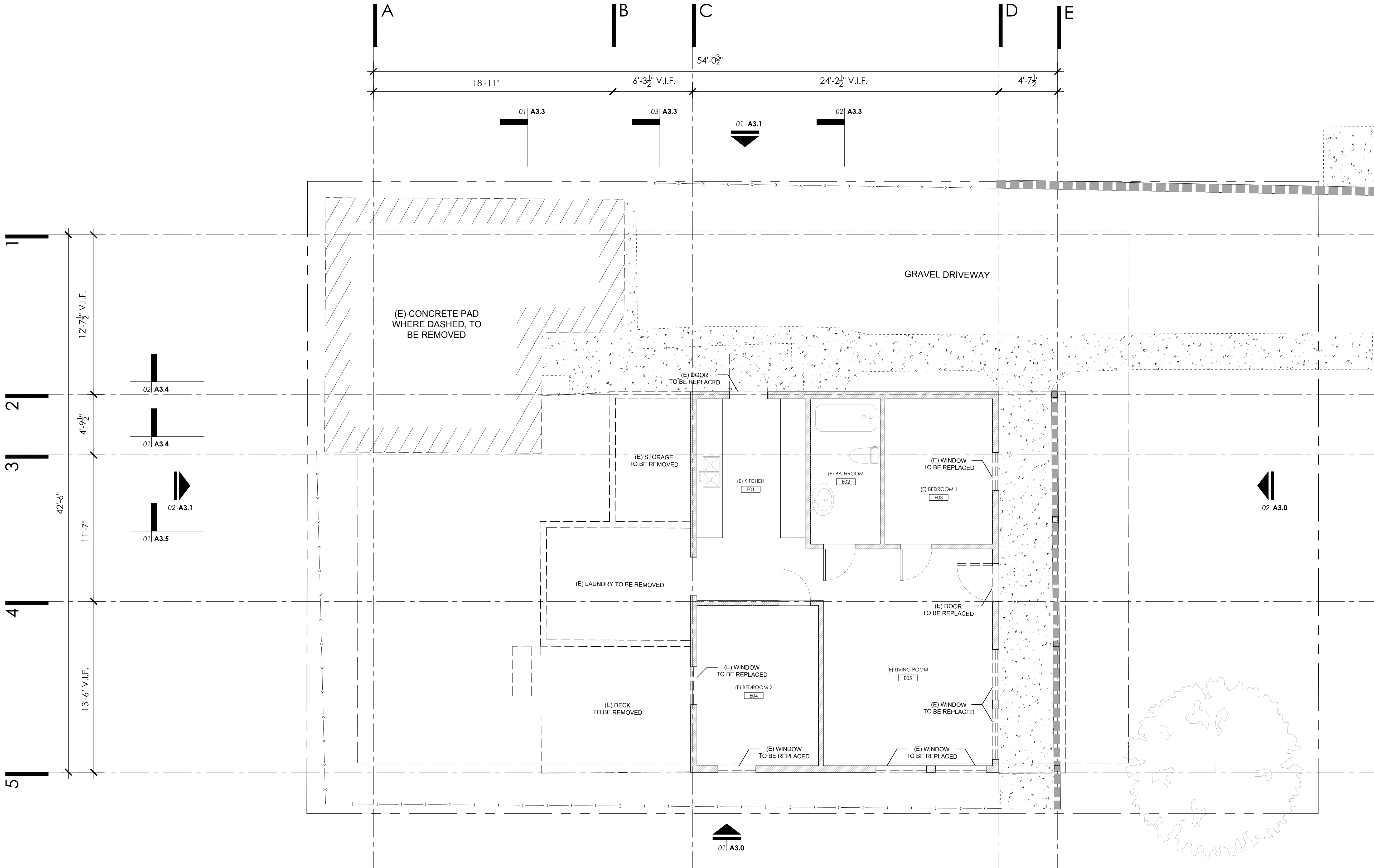
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08.14.2026

SCALE: AS NOTED
DRAWN BY: G.J.L.

LANDSCAPE PLAN -
LEVEL 01

L1.0
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DEMO AND EXISTING - PLAN - LEVEL 01

1/4" = 1'-0"

STAIRWAY REQUIREMENTS:

- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC SEC. R311.7.1)
- RISER HEIGHT SHALL NOT EXCEED 7 1/2 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.1)
- TREAD DEPTH (MEASURED BETWEEN THE NOSINGS) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.2)
- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKING. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. (CRC SEC. R311.7.5.2.1)
- NOSINGS NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9' 1/4". (CRC SEC. R311.7.5.3)

HANDRAIL REQUIREMENTS:

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS FLIGHT OF STAIR WITH FOUR OR MORE RISERS. (CRC SEC. R311.7.8)
- THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE TREAD NOSINGS (CRC SEC. R311.7.8.1)
- HANDRAILS SHALL BE GRIPPABLE AND SHALL BE OF ONE THE FOLLOWING TYPES:
TYPE I - HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL BE NOT LESS THAN 1 1/4" NOR GREATER THAN 2" IN DIAMETER. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 4 1/2 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/2 INCHES. EDGES SHALL HAVE MINIMUM RADII OF 0.01 INCHES. (CRC SEC. R311.7.8.3)
TYPE II - HANDRAILS WITH A PERIMETER OF GREATER THAN 4 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 2" VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 3/8 INCHES WITHIN 1 INCHES BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 1 INCHES TO A LEVER THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. MINIMUM RADII OF 0.01 INCHES. (CRC SEC. R311.7.8.3)

GUARDRAIL REQUIREMENTS:

- GUARDS SHALL BE LOCATED ALONG OPEN SIDES OF DECKS, PORCHES, LANDINGS, STAIRS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY OF THE EDGE OF THE OPEN SIDE. (CRC SEC. R312.1.1)
- GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. (CRC SEC. R312.1.2)
- GUARDRAILS AND HANDRAILS SHALL BE CAPABLE TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. (CRC TABLE R301.5 FOOTNOTES 9)
- GUARDRAIL IN RAIL COMPONENTS, BALUSTERS, AND PANEL FILLS SHALL BE CAPABLE TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT. (CRC TABLE R301.5 FOOTNOTES F AND H)

EXCEPTIONS -

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS. THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

GUARDS SHALL NOT HAVE OPENING FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (CRC SEC. R312.1.3)

THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.

GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES IN DIAMETER.

GENERAL NOTES:

- FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR GRIDLINE, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- SEE **FLOOR PLAN - KEY PLAN(S)** FOR SPECIFIED WALL TYPES.
- PROVIDE VENTING OF ALL APPLIANCES IN COMPLIANCE WITH CMC CHAPTER 8 REQUIREMENTS.
- PROJECT SHALL COMPLY WITH 2025 GREEN BUILDING STANDARDS SECTION 4.303 REQUIREMENTS FOR WATER SAVING PLUMBING FIXTURES AND FLOW RATES.
- SHOWER FLOOR AND WALLS SHALL BE NON-ABSORBENT AND SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR FOR CRC SECTION 307.2
- AT FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT AS REQUIRED PER CGRC SECTION 4.4.10.
- WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
- CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
- SEE **INTERIOR ELEVATIONS** FOR SPECIFIED FIXTURES AND FINISHES.

PLAN KEY NOTES

- CUSTOM VANITY CABINET, COUNTERTOP AND SINK, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- WATER CLOSET, TO BE DETERMINED, TO COMPLY WITH CALGREEN **4.303.1.1**
- LAVATORY FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN **4.303.1.4.1**
- FREESTANDING BATHTUB AND FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN **4.303.1.3.2, MULTIPLE SHOWERHEADS**
- BUILT-IN MILLWORK, DETAILS TO BE DETERMINED BY OWNER AND LANDIS DESIGN-BUILD
- EXISTING LAVATORY SINK AND FAUCET, TO REMAIN
- EXISTING KITCHEN SINK AND FAUCET, TO REMAIN
- EXISTING BATHTUB, FAUCET AND DRAIN, TO REMAIN
- EXISTING WATER CLOSET, FAUCET AND DRAIN, TO REMAIN
- DISHWASHER, TO BE DETERMINED
- BUILT-IN SHOWER BENCH
- PERFORMANCE PLATINUM™ SUPER HIGH EFFICIENCY CONDENSING TANKLESS GAS WATER HEATERS, OR EQUIVALENT (TO HAVE A MIN. UEF OF 0.83 PER TITLE 24). CONTRACTOR TO CONFIRM CAVITY SIZING. SEPARATE HEATER FOR PRIMARY RESIDENCE AND ADU
- CURTAIN TRACK ABOVE
- CUSTOM BENCH SEATING, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- BUILT-IN MILLWORK, DETAILS TO BE DETERMINED BY OWNER AND LANDIS DESIGN-BUILD
- EXISTING LAVATORY SINK AND FAUCET, TO REMAIN
- EXISTING KITCHEN SINK AND FAUCET, TO REMAIN
- EXISTING BATHTUB, FAUCET AND DRAIN, TO REMAIN
- EXISTING WATER CLOSET, FAUCET AND DRAIN, TO REMAIN
- DISHWASHER, TO BE DETERMINED
- LINE OF EAVE (OVERHANG/PROJECTIONS) ABOVE
- KITCHEN FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN **4.303.1.4.4**
- SHOWER HEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN **4.303.1.3.1, SINGLE SHOWERHEAD**
- CABINET-DEPTH REFRIGERATOR, TO BE DETERMINED, SUMMIT APPLIANCE, MODEL #FFB17450M SHOWN
- CUSTOM CONCRETE COUNTERTOP, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- OPENING SHELVING ABOVE, DETAILS TO BE DETERMINED BY OWNER AND LANDIS DESIGN-BUILD
- GAS RANGE, TO BE DETERMINED BY OWNER, 30" RANGE SHOWN
- SHOWER RAINHEAD, TO BE DETERMINED BY OWNER, 30" RANGE SHOWN
- RANGE HOOD, TO BE DETERMINED BY OWNER, 30" RANGE SHOWN
- SHOWER NICHE, TO BE DETERMINED, SHOWN AT 12" WIDE
- AREA DRAIN
- EMERGENCY ESCAPE AND RESCUE OPENING, COMPLIANT WITH R319.2
- 3'-0" X 6'-8" EGRESS DOOR, COMPLIANT WITH R318.2 LANDING TO BE COMPLIANT WITH R318.3

LEGEND

--- EXISTING FRAMING TO REMAIN. SEE STRUCTURAL FOR REQUIRED MODIFICATION.

--- STRUCTURE TO BE REMOVED. SEE STRUCTURAL FOR REQUIRED MODIFICATION.

--- 1-HOUR FIRE RATING OF WALL REQUIRED WITHIN 3-5 FEET OF PROPERTY LINE. SEE A5.0. WALL SCHEDULES FOR ASSEMBLY.

GENERAL NOTES

CONTRACTOR TO VERIFY EXISTING CONDITIONS. ARCHITECT SHALL BE CONTACTED IF DISCREPANCIES BETWEEN DRAWN EXISTING CONDITIONS AND ACTUAL EXISTING CONDITIONS OCCUR.

DRAWN FRAMING IS FOR DIAGNOSTIC PURPOSES ONLY. FRAMING SHALL FOLLOW STRUCTURAL REQUIREMENTS.

FLOOR/CEILING ASSEMBLY

PER Weyerhaeuser Technical Resource Sheet #13-4035

1/8" CERAMIC TILE ADHERED TO CONCRETE CORE 3 WITH THINSET MORTAR (ETC 44, REPORT A1-020802.4) OR 3/8" ENGINEERED HARDWOOD FLOATING OVER CONCRETE CORE 3 (ETC 44, REPORT A1-020802.4) TO BE DETERMINED BY OWNER BEFORE INSTALLATION

1 1/8" EDGE GOLD OSB (T&G)

1/2" 11 7/8"

3 1/2" FIBERGLASS BATT, (R13)

RC DELUXE RESILIENT CHANNELS

2-LAYERS 5/8" TYPE X GYPSUM

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City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted

Approval Date: 09-01-2026
Planner: Lee Ackerman

LICENSED ARCHITECT
GRANITE J. LANDIS
C-41145
10/31/27
RENEWAL DATE
STATE OF CALIFORNIA

IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: **DENNIS AND JULIE IRWIN**
6703 W. MARY LANE
VISTA, CA 92083

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

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ISSUES AND REVISIONS

DATE	ISSUE
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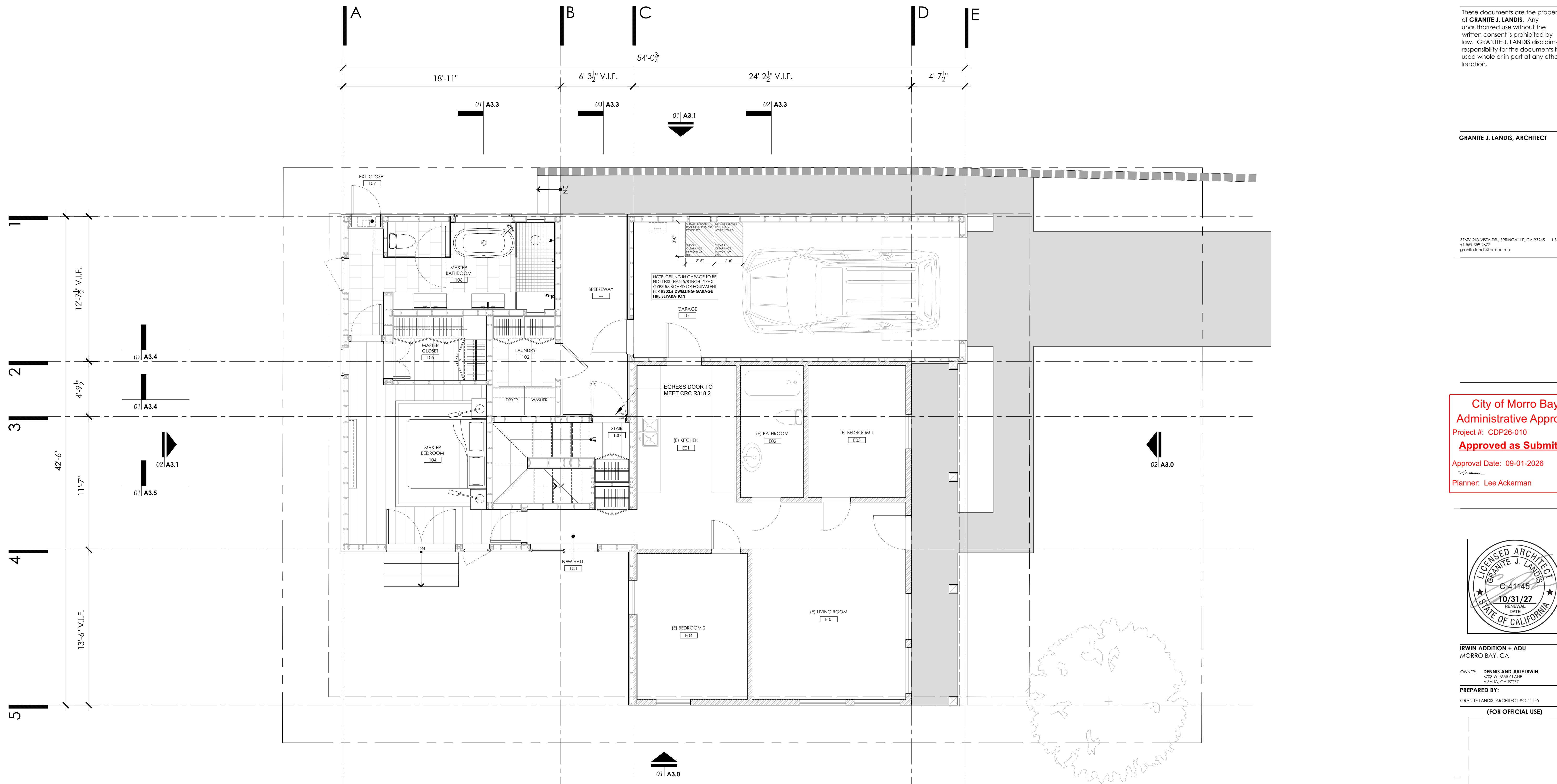
SCALE: AS NOTED

DRAWN BY: G.J.L.

DEMO AND EXISTING - PLAN - LEVEL 01

D2.0

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FLOOR PLAN - FINISH PLAN - LEVEL 01

1/4" = 1'-0"

STAIRWAY REQUIREMENTS:

- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC SEC. R311.7.1)
- RISER HEIGHT SHALL NOT EXCEED 7 1/2 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.1)
- TREAD DEPTH (MEASURED BETWEEN THE NOSINGS) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.2)
- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. (CRC SEC. R311.7.5.3)
- NOSINGS NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". (CRC SEC. R311.7.5.3)

HANDRAIL REQUIREMENTS:

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS FLIGHT OF STAIR WITH FOUR OR MORE RISERS. (CRC SEC. R311.7.8)
- THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE TREAD NOSINGS (CRC SEC. R311.7.8.1)
- HANDRAILS SHALL BE GRIPPABLE AND SHALL BE ONE OF THE FOLLOWING TYPES:
TYPE I - HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL BE NOT LESS THAN 1 1/4" NOR GREATER THAN 2" IN DIAMETER. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 4 1/2 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/2 INCHES. EDGES SHALL HAVE MINIMUM RADIUS OF 0.01 INCHES. (CRC SEC. R311.7.8.3)
TYPE II - HANDRAILS WITH A PERIMETER OF GREATER THAN 4 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 7" VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCHES WITHIN 5/16 INCHES BELOW THE HIGHEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 7 INCHES TO A LEVER THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. MINIMUM RADIUS OF 0.01 INCHES. (CRC SEC. R311.7.8.3)

GUARDRAIL REQUIREMENTS:

- GUARDS SHALL BE LOCATED ALONG OPEN SIDES OF DECKS, PORCHES, LANDINGS, STAIRS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY OF THE EDGE OF THE OPEN SIDE. (CRC SEC. R312.1.1)
- GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. (CRC SEC. R312.1.2)
- GUARDRAILS AND HANDRAILS SHALL BE CAPABLE TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. (CRC TABLE R301.5 FOOTNOTES D)
- GUARDRAIL INFILL COMPONENTS, BALUSTERS, AND PANEL FILLERS SHALL BE CAPABLE TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT. (CRC TABLE R301.5 FOOTNOTES F AND H)

EXCEPTIONS -

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS. THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

GUARDS SHALL NOT HAVE OPENING FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (CRC SEC. R312.1.3)

THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.

GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-6 INCHES IN DIAMETER.

GENERAL NOTES:

- FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR GRIDLINE, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- SEE **FLOOR PLAN - KEY PLAN(S)** FOR SPECIFIED WALL TYPES.
- PROVIDE VENTING OF ALL APPLIANCES IN COMPLIANCE WITH CMAC CHAPTER 8 REQUIREMENTS.
- PROJECT SHALL COMPLY WITH 2025 GREEN BUILDING STANDARDS SECTION 4.303 REQUIREMENTS FOR WATER SAVING PLUMBING FIXTURES AND FLOW RATES.
- SHOWER FLOOR AND WALLS SHALL BE NON-ABSORBENT AND SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR FOR CRC SECTION 307.2.
- AT FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT AS REQUIRED PER CGBC SECTION 4.4.10.
- WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
- CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
- SEE **INTERIOR ELEVATIONS** FOR SPECIFIED FIXTURES AND FINISHES.

PLAN KEY NOTES

- CUSTOM VANITY CABINET, COUNTERTOP AND SINK, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- WATER CLOSET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.1
- LAVATORY FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.4.1
- FREESTANDING BATHTUB AND FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.4.1
- LAVATORY FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.4.1
- SHOWER NICHE, TO BE DETERMINED, SHOWN AT 1/2" WIDE
- SHOWER RAINHEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, **MULTIPLE SHOWERHEADS**
- SHOWER HEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, **MULTIPLE SHOWERHEADS**
- HANDHELD SHOWER, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, **MULTIPLE SHOWERHEADS**
- BUILT-IN SHOWER BENCH
- PERFORMANCE PLATINUM™ SUPER HIGH EFFICIENCY CONDENSING TANKLESS GAS WATER HEATERS, OR EQUIVALENT, TO HAVE A MIN. UEF OF 0.85 PER TITLE 24I, CONTRACTOR TO CONFIRM CAVITY SIZING, SEPARATE HEATER FOR PRIMARY RESIDENCE AND ADU
- CURTAIN TRACK ABOVE
- CUSTOM BENCH SEATING, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- BUILT-IN MILLWORK, DETAILS TO BE DETERMINED BY OWNER AND LANDIS DESIGN-BUILD
- EXISTING LAVATORY SINK AND FAUCET, TO REMAIN
- EXISTING KITCHEN SINK AND FAUCET, TO REMAIN
- EXISTING BATHTUB, FAUCET AND DRAIN, TO REMAIN
- EXISTING WATER CLOSET, FAUCET AND DRAIN, TO REMAIN
- DISHWASHER, TO BE DETERMINED
- LINE OF EAVE (OVERHANG/PROJECTIONS) ABOVE
- WATER CLOSET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.4.4
- SHOWER HEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.1, **SINGLE SHOWERHEAD**
- CABINET-DEPTH REFRIGERATOR, TO BE DETERMINED, SUMMIT APPLIANCE, MODEL #FFB174SSM SHOWN
- CUSTOM CONCRETE COUNTERTOP, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- OPENING SHELVE, ABOVE, DETAILS TO BE DETERMINED BY OWNER AND LANDIS DESIGN-BUILD
- GAS RANGE, TO BE DETERMINED BY OWNER, 30" RANGE SHOWN
- RANGE HOOD, TO BE DETERMINED BY OWNER, 30" RANGE SHOWN
- SHOWER HEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, **MULTIPLE SHOWERHEADS**
- SHOWER NICHE, TO BE DETERMINED, SHOWN AT 12" WIDE
- AREA DRAIN
- EMERGENCY ESCAPE AND RESCUE OPENING, COMPLIANT WITH R319.2
- 3'-0" X 8'-0" EGRESS DOOR, COMPLIANT WITH R318.2 LANDING TO BE COMPLIANT WITH R318.3

LEGEND

EXISTING FRAMING TO REMAIN, SEE STRUCTURAL FOR REQUIRED MODIFICATION.

STRUCTURE TO BE REMOVED, SEE STRUCTURAL FOR REQUIRED MODIFICATION.

1-HOUR FIRE RATING OF WALL REQUIRED WITHIN 3.5 FEET OF PROPERTY LINE, SEE A.S.D. WALL SCHEDULES FOR ASSEMBLY

GENERAL NOTES

CONTRACTOR TO VERIFY EXISTING CONDITIONS, ARCHITECT SHALL BE CONTACTED IF DISCREPANCIES BETWEEN DRAWN EXISTING CONDITIONS AND ACTUAL EXISTING CONDITIONS OCCUR.

DRAWN FRAMING IS FOR DIAGRAMMATIC PURPOSES ONLY. FRAMING SHALL FOLLOW STRUCTURAL REQUIREMENTS.

FLOOR/CEILING ASSEMBLY
PER WATERHAUSER TECHNICAL RESOURCE SHEET #14-4035
STC 64 OR 62 AND FIRE RATING REQUIREMENTS (1.1.10)

CERAMIC TILE ADHERED TO SONIS CORE 3 WITH THINSET MORTAR (UTC 44; REPORT A1-020802.4) OR 3/8" ENGINEERED HARDWOOD FLOATING OVER SONIS CORE 3 (UTC 62; REPORT A1-020802.1) TO BE DETERMINED BY OWNER BEFORE INSTALLATION

1 1/8" EDGE GOLD OSB (T&G)

1/8 11 7/8"

3 1/2" FIBERGLASS BATT, (R13)

RC DELUXE RESILIENT CHANNELS

2-LAYERS 5/8" TYPE X GYPSUM

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GRANITE J. LANDIS, ARCHITECT

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City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted
Approval Date: 09-01-2026
Planner: Lee Ackerman



IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
MORRO BAY, CA 93927

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

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ISSUES AND REVISIONS	
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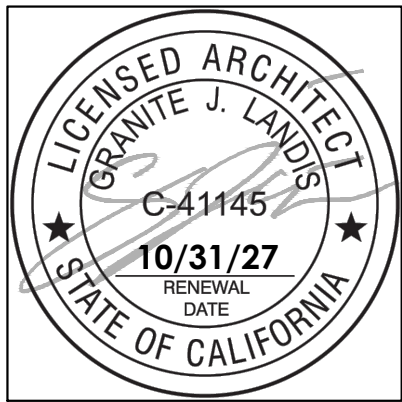
SCALE: AS NOTED

DRAWN BY: G.J.L

FLOOR PLAN - FINISH PLAN
LEVEL 01

A2.0F
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City of Morro Bay
Administrative Approval
Project #: CDP26-010
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Approval Date: 09-01-2026
Planner: Lee Ackerman



IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
VISTA, CA 92083

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

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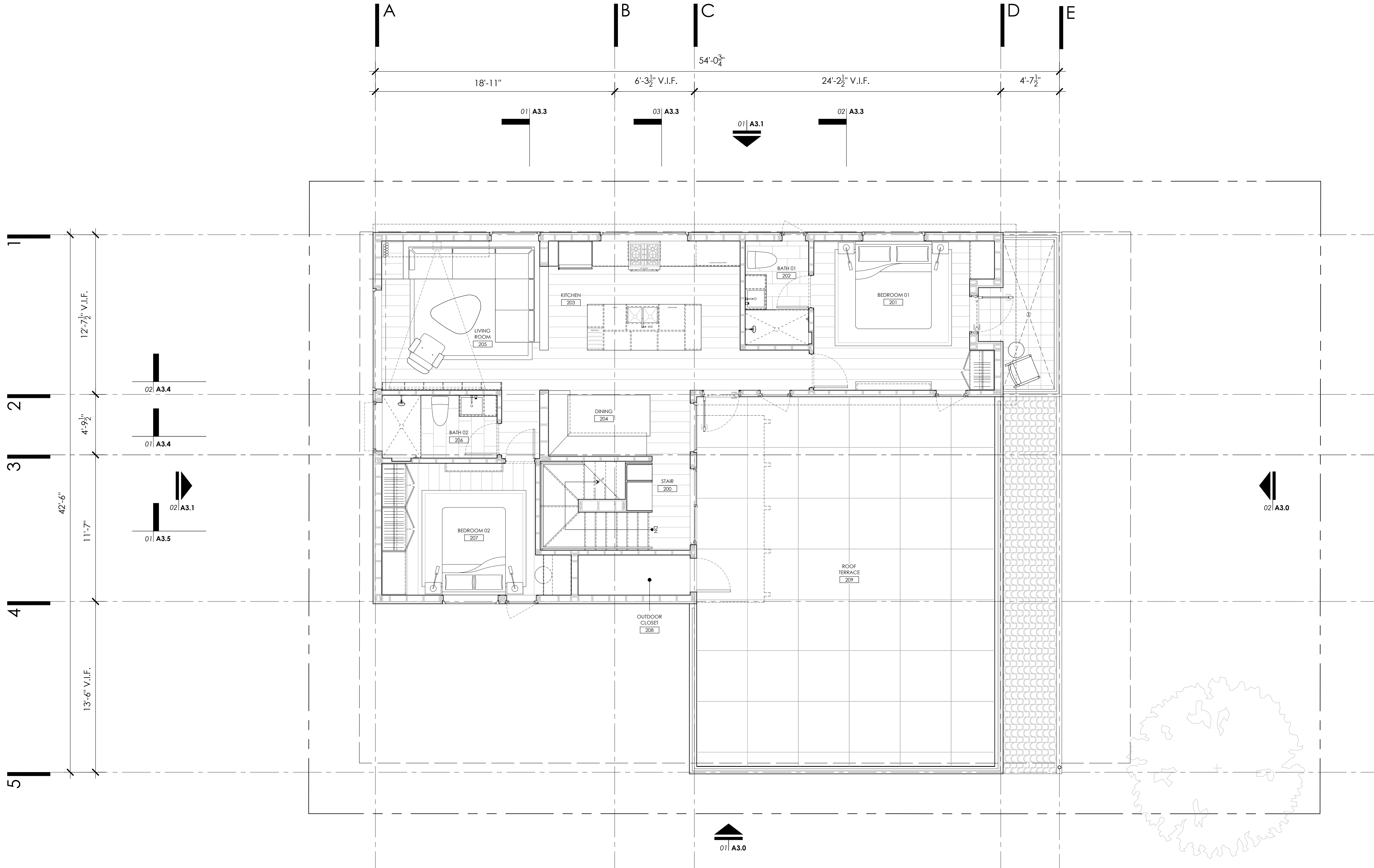
SCALE: AS NOTED

DRAWN BY: G.J.L

FLOOR PLAN - FINISH PLAN
LEVEL 02

A2.1F

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FLOOR PLAN - FINISH PLAN - LEVEL 02
1/4" = 1'-0"

STAIRWAY REQUIREMENTS:

- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC SEC. R311.7.1)
- RISER HEIGHT SHALL NOT EXCEED 7 7/8 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.1)
- TREAD DEPTH (MEASURED BETWEEN THE NOSINGS) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.2)
- WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OR ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKING. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. (CRC SEC. R311.7.5.3.1)
- NOSINGS NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". (CRC SEC. R311.7.5.3)

HANDRAIL REQUIREMENTS:

- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS FLIGHT OF STAIR WITH FOUR OR MORE RISERS. (CRC SEC. R311.7.8)
- THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE TREAD NOSINGS (CRC SEC. R311.7.8.1)
- HANDRAILS SHALL BE GRIPPABLE AND SHALL BE OF ONE OF THE FOLLOWING TYPES:
TYPE 1 - HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL BE NOT LESS THAN 1 1/4" NOM. GREATER THAN 2" IN DIAMETER. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/2 INCHES. EDGES SHALL HAVE MINIMUM RADIUS OF 0.01 INCHES. (CRC SEC. R311.7.8.3)
TYPE 2 - HANDRAILS WITH A PERIMETER OF GREATER THAN 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 2" VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/8 INCHES WITHIN 1 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 8 INCHES TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2-3/4 INCHES. MINIMUM RADIUS OF 0.01 INCHES. (CRC SEC. R311.7.8.3)

GUARDRAIL REQUIREMENTS:

- GUARDS SHALL BE LOCATED ALONG OPEN SIDES OF DECKS, PORCHES, LANDINGS, STAIRS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY OF THE EDGE OF THE OPEN SIDE. (CRC SEC. R312.1.1)
- GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. (CRC SEC. R312.1.2)
- GUARDRAILS AND HANDRAILS SHALL BE CAPABLE TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. (CRC TABLE R301.5 FOOTNOTE D)
- GUARDRAIL IN FL COMPONENTS, BALUSTERS, AND PANEL FILLERS SHALL BE CAPABLE TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT. (CRC TABLE R301.5 FOOTNOTES F AND H)
EXCEPTIONS -
GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS, WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS. THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
GUARDS SHALL NOT HAVE OPENING FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (CRC SEC. R312.1.3)
THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER.

GENERAL NOTES:

- FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR GRIDLINE, UNLESS OTHERWISE NOTED.
- GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- SEE FLOOR PLAN - KEY PLAN(S) FOR SPECIFIED WALL TYPES.
- PROVIDE VENTING OF ALL APPLIANCES IN COMPLIANCE WITH CMAC CHAPTER 8 REQUIREMENTS.
- PROJECT SHALL COMPLY WITH 2025 GREEN BUILDING STANDARDS SECTION 4.303 REQUIREMENTS FOR WATER SAVING PLUMBING FIXTURES AND FLOW RATES.
- SHOWER FLOOR AND WALLS SHALL BE NON-ABSORBENT AND SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR FOR CRC SECTION 307.2
- AT FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT AS REQUIRED PER CGBC SECTION 4.4.10.
- WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
- CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SECTIONS.
- SEE INTERIOR ELEVATIONS FOR SPECIFIED FIXTURES AND FINISHES.

PLAN KEY NOTES

- CUSTOM VANITY CABINET, COUNTERTOP AND SINK, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- WATER CLOSET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.1
- LAVATORY FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.4.1
- PRESTANDING BATHTUB AND FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN REQUIREMENTS, KOHLER CERISE 60" X 20" FREESTANDING BATHTUB SHOWN WITH KOHLER TONE™ FLOOR-MOUNT BATHTUB FILLER WITH HANDSHOWER
- LAVATORY FAUCET, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.4.1
- SHOWER NICHE, TO BE DETERMINED, SHOWN AT 16" WIDE
- SHOWER RAINHEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, MULTIPLE SHOWERHEADS
- SHOWER HEAD, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, MULTIPLE SHOWERHEADS
- HAND-HELD SHOWER, TO BE DETERMINED, TO COMPLY WITH CALGREEN 4.303.1.3.2, MULTIPLE SHOWERHEADS
- BUILT-IN SHOWER BENCH
- PERFORMANCE PLATINUM™ SUPER HIGH EFFICIENCY CONDENSING TANKLESS GAS WATER HEATERS, OR EQUIVALENT (TO HAVE A MIN. UEF OF 0.93 PER TITLE 24), CONTRACTOR TO CONFIRM CAVITY SIZING, SEPARATE HEATER FOR PRIMARY RESIDENCE AND ADU
- CURTAIN TRACK ABOVE
- CUSTOM BENCH SEATING, TO BE DESIGNED BY LANDIS DESIGN-BUILD
- BUILT-IN MILLWORK, DETAILS TO BE DETERMINED BY OWNER AND LANDIS DESIGN-BUILD
- EXISTING LAVATORY SINK AND FAUCET, TO REMAIN
- EXISTING KITCHEN SINK AND FAUCET, TO REMAIN
- EXISTING BATHTUB, FAUCET AND DRAIN, TO REMAIN
- EXISTING WATER CLOSET, FAUCET AND DRAIN, TO REMAIN
- DISHWASHER, TO BE DETERMINED

LEGEND

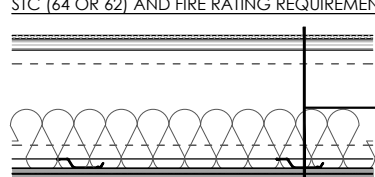
- EXISTING FRAMING TO REMAIN, SEE STRUCTURAL FOR REQUIRED MODIFICATION.
- STRUCTURE TO BE REMOVED, SEE STRUCTURAL FOR REQUIRED MODIFICATION.
- 1-HOUR FIRE RATING OF WALL REQUIRED WITHIN 5-5 FEET OF PROPERTY LINE, SEE A3.0, WALL SCHEDULES FOR ASSEMBLY

GENERAL NOTES

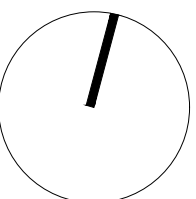
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DRAWN FRAMING IS FOR DIAGRAMMATIC PURPOSES ONLY, FRAMING SHALL FOLLOW STRUCTURAL REQUIREMENTS.

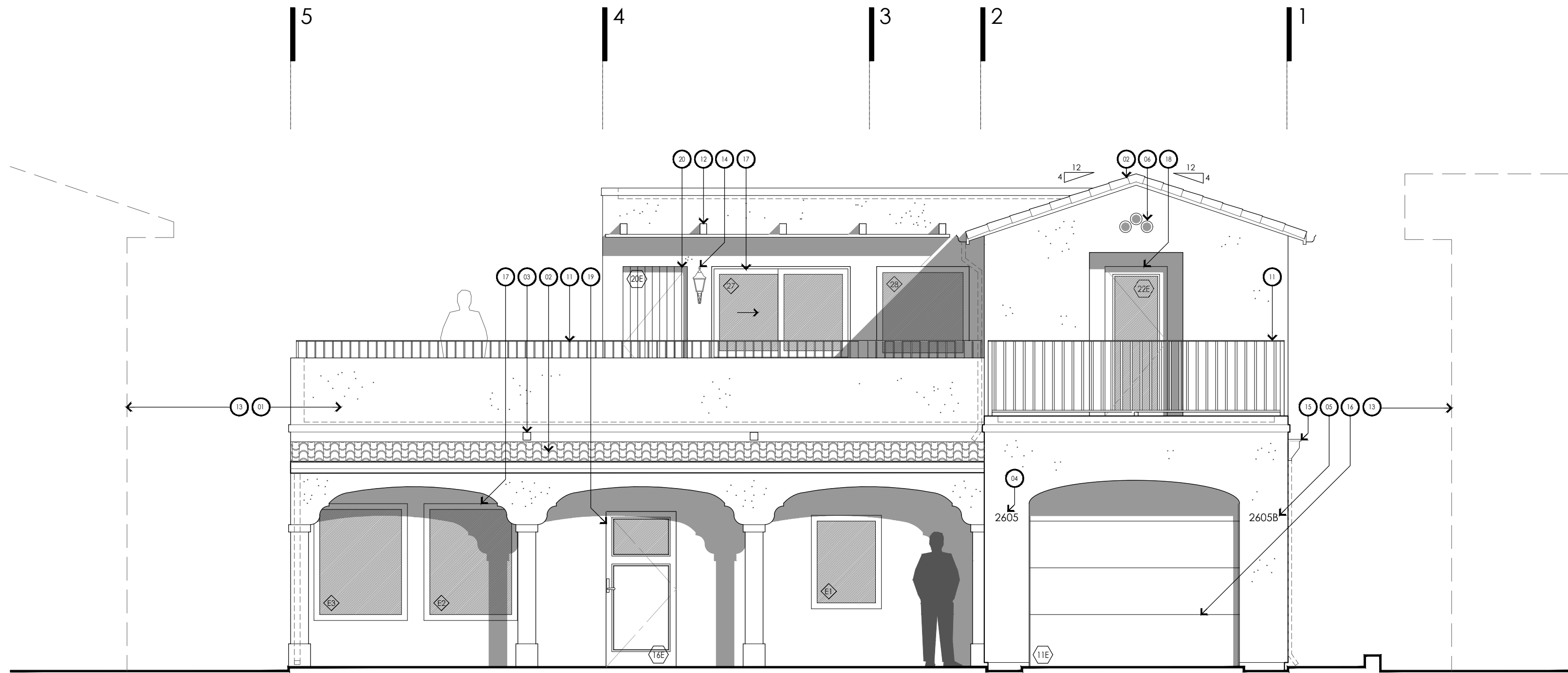
FLOOR/CEILING ASSEMBLY

PER WETTERHAUSER TO TECHNICAL RESOURCE SHEET #TJ-4033
3/4" (64 OR 62) AND FIVE RATING REQUIREMENTS (1-18)



- CERAMIC TILE ADHERED TO SONIS CORE 3 WITH THINSET MORTAR (BIC 44 REPORT A1-020802.4)
- OR 3/8\"/>





EXTERIOR ELEVATION - EAST

1/4" = 1'-0" 02

City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted
Approval Date: 09-01-2026
Planner: Lee Ackerman



IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
MORRO BAY, CA 93927

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

(FOR OFFICIAL USE)

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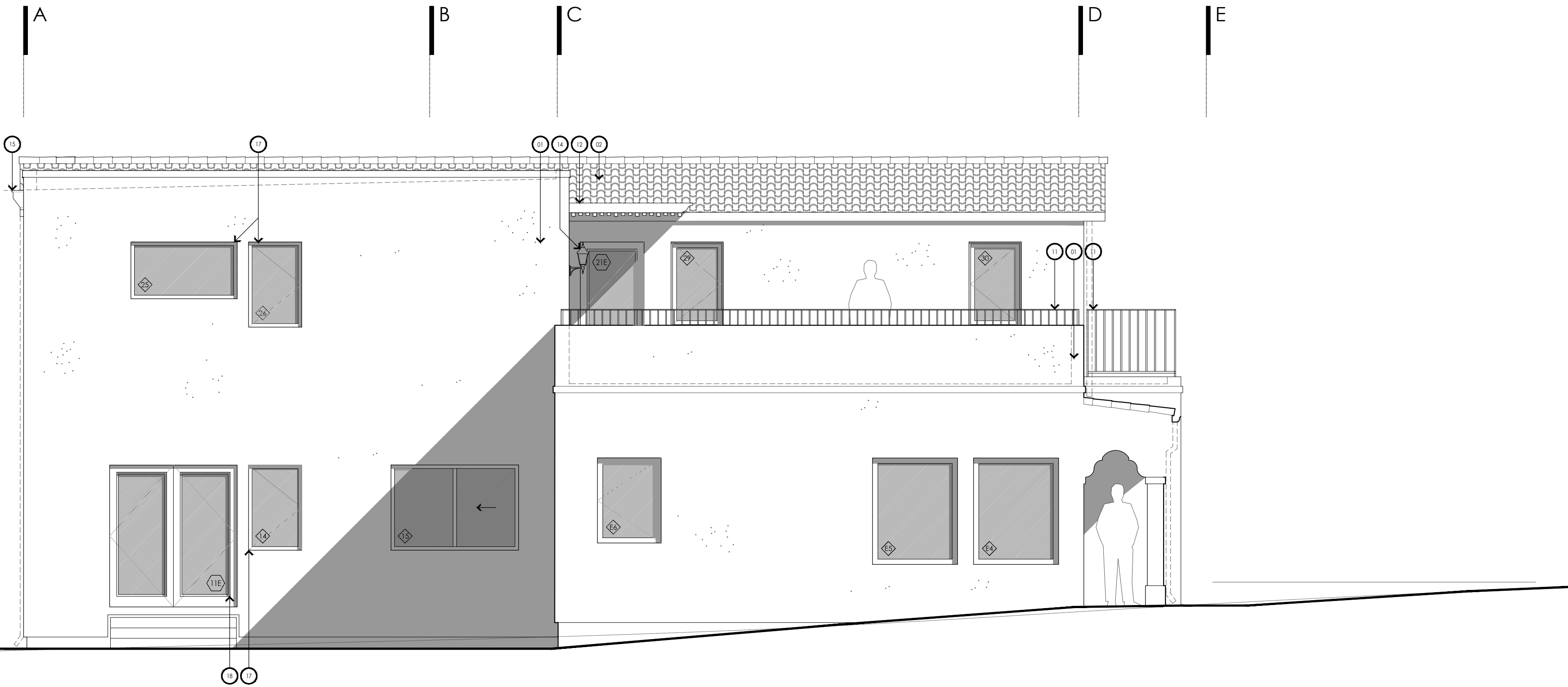
SCALE: AS NOTED

DRAWN BY: G.J.L.

EXTERIOR ELEVATION -
SOUTH AND EAST

A3.0

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EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0" 01

STAIRWAY REQUIREMENTS:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC SEC. R311.7.1)
2. RISER HEIGHT SHALL NOT EXCEED 7 1/2 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.1)
3. TREAD DEPTH (MEASURED BETWEEN THE NOSINGS) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC SEC. R311.7.5.2)
4. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. (CRC SEC. R311.7.5.2.1)
5. NOSINGS NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11"; THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". (CRC SEC. R311.7.5.3)

HANDRAIL REQUIREMENTS:

1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS FLIGHT OF STAIR WITH FOUR OR MORE RISERS. (CRC SEC. R311.7.8)
2. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE TREAD NOSINGS (CRC SEC. R311.7.8.1)
3. HANDRAILS SHALL BE GRIPPABLE AND SHALL BE OF ONE THE FOLLOWING TYPES:

TYPE I - HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL BE NOT LESS THAN 1 1/4" NOR GREATER THAN 2" IN DIAMETER. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2 1/2 INCHES. EDGES SHALL HAVE MINIMUM RADIUS OF 0.01 INCHES. (CRC SEC. R311.7.8.3)

TYPE II - HANDRAILS WITH A PERIMETER OF GREATER THAN 4 1/4 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 2" VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/8 INCHES WITHIN 1 INCHES BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 8 INCHES TO A LEVER THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. MINIMUM RADIUS OF 0.01 INCHES. (CRC SEC. R311.7.8.3)

GUARDRAIL REQUIREMENTS:

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDES OF DECKS, PORCHES, LANDINGS, STAIRS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY OF THE EDGE OF THE OPEN SIDE. (CRC SEC. R312.1.1)
 2. GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. (CRC SEC. R312.1.2)
 3. GUARDRAILS AND HANDRAILS SHALL BE CAPABLE TO WITHSTAND A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. (CRC TABLE R301.5 FOOTNOTES D)
 4. GUARDRAIL IN FILL COMPONENTS, BALUSTERS, AND PANEL FILLERS SHALL BE CAPABLE TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT. (CRC TABLE R301.5 FOOTNOTES F AND H)
- EXCEPTIONS -
- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- GUARDS SHALL NOT HAVE OPENING FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (CRC SEC. R312.1.3)
- THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES IN DIAMETER.

GENERAL NOTES:

1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR GRIDLINE, UNLESS OTHERWISE NOTED.
2. GRIDLINES ARE TO EDGE OF CONCRETE OR FACE OF FRAMING, UNLESS OTHERWISE NOTED.
3. SEE **FLOOR PLAN - KEY PLAN(S)** FOR SPECIFIED WALL TYPES.
4. PROVIDE VENTING OF ALL APPLIANCES IN COMPLIANCE WITH CMFC CHAPTER 9 REQUIREMENTS.
5. PROJECT SHALL COMPLY WITH 2025 GREEN BUILDING STANDARDS SECTION 4.303 REQUIREMENTS FOR WATER SAVING PLUMBING FIXTURES AND FLOW RATES.
6. SHOWER FLOOR AND WALLS SHALL BE NON-ABSORBENT AND SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR FOR CRC SECTION 307.2
7. AT FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT AS REQUIRED PER CRC SECTION 4.4.10.
8. WHERE THRESHOLDS ARE REQUIRED, PROVIDE ACCESSIBLE THRESHOLDS WITH MAXIMUM 1/2" ELEVATION CHANGE.
9. CONTRACTOR TO VERIFY LAYOUT, ROUGH FRAMING AND FINISH DIMS WITH OWNER'S FINAL INTERIOR DOORS AND FINISH SELECTIONS.
10. SEE **INTERIOR ELEVATIONS** FOR SPECIFIED FIXTURES AND FINISHES.

ELEVATION KEY NOTES

01. THREE-COAT STUCCO SYSTEM
PAINT: SPECIFIED SHERMAN WILLIAMS 7551 GREEK VILLA)
O HAND TROWELED 7/8-INCH STUCCO (3/8-INCH THICK
SCRATCH COAT, 3/8-INCH THICK BROWN COAT, 1/8-INCH
THICK FINISH COAT) O METAL LATH O TYVEK®
STUCCOWRAP® O 1-INCH RIGID INSULATION IN COMPLIANCE
WITH TITLE 24 ENERGY REPORT O 3/8" OR 1/2" PLYWOOD,
S.S.D. O 2X6 OR 2X4 STUDS, S.S.D. @ 16" O.C. W/
INSULATION IN COMPLIANCE WITH TITLE 24 ENERGY REPORT
02. CONCRETE ROOF TILES
EAGLE ROOFING PRODUCTS: PROFILE - CAPISTRANO, WEIGHT
CONVENTIONAL, COLOR SMC M42 SANTA CRUZ BLEND
03. NELSON 4" x 4" COPPER BOXED ROOF
DRAINAGE SCUPPER, OR EQ.
04. PROPOSED LOCATION OF ADDRESS NUMBERS. NUMBERS
SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND
NO LESS THAN 4" IN HEIGHT.
05. PROPOSED LOCATION OF ADU ADDRESS NUMBERS.
NUMBERS SHALL BE VISIBLE FROM THE STREET.
HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL
HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY
DWELLING, BUT BE DESIGNATED AS UNIT A.

06. SCREENED TILE VENT
VOL-TERRA ARCHITECTURAL PRODUCTS: 3 HOLE ROUND
19-1/2" X 15" SCREENED TILE VENT HDTVR2015X, OR EQ.
07. PROPOSED ELECTRICAL METER
TO SERVE EXISTING STRUCTURE AND ADDITION
08. PROPOSED ELECTRICAL METER
TO SERVE ATTACHED ADU
09. PROPOSED OUTDOOR AIR HANDLING UNIT
TO SERVE EXISTING STRUCTURE AND ADDITION
10. PROPOSED OUTDOOR AIR HANDLING UNIT
TO SERVE ATTACHED ADU
11. GUARDRAIL TO MEET CRC SEC. R311.7.8.3
12. DOUGLAS FIR #1 OUTRIGGERS WITH DECORATIVE LATTICE.
SEE DETAILS FOR PATTERN, EXTERIOR GRADE DARK STAIN,
TO BE DETERMINED
13. OUTLINE OF ADJACENT BUILDING
14. EXTERIOR WALL SCONCE, TO COMPLY WITH CEC AND
G10/LIGHTING NOTE 10

15. CONDUCTOR HEAD
THE STANDARD CONDUCTOR HEAD, K&M SHEET
METAL 2"x3" DOWNSPOUT OPTION, FINISH PER
OWNER.
16. FLUSH CLOSING OVERHEAD GARAGE DOOR
17. ANDERSEN 100-SERIES WINDOW, DARK BRONZE FINISH.
SEE SCHEDULES
18. ANDERSEN A-SERIES OUTSWING DOOR, DARK BRONZE FINISH.
SEE SCHEDULES
19. ANDERSEN ENTRY DOOR, DARK BRONZE STAIN FINISH OVER
SOLID HARDWOOD. SEE SCHEDULES
20. CUSTOM SOLID DOOR, WITH EXTERIOR
GRADE HARDWARE
21. NOT USED
22. NOT USED
23. NOT USED

LEGEND

EXISTING FRAMING TO REMAIN. SEE STRUCTURAL FOR REQUIRED MODIFICATION.

GENERAL NOTES

CONTRACTOR TO VERIFY EXISTING CONDITIONS, ARCHITECT SHALL BE CONTACTED IF DISCREPANCIES
BETWEEN DRAWN EXISTING CONDITIONS AND ACTUAL EXISTING CONDITIONS OCCUR.
DRAWN FRAMING IS FOR DIAGRAMMATIC PURPOSES ONLY. FRAMING SHALL FOLLOW STRUCTURAL
REQUIREMENTS.

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Planner: Lee Ackerman

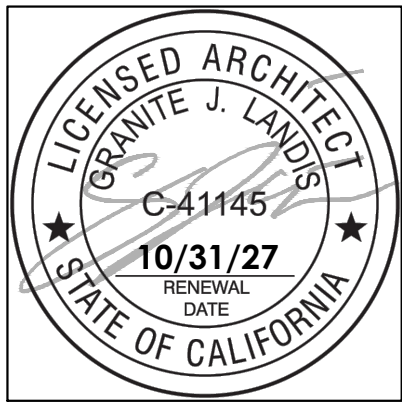
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City of Morro Bay
Administrative Approval
Project #: CDP26-010
Approved as Submitted
Approval Date: 09-01-2026
Planner: Lee Ackerman



IRWIN ADDITION + ADU
MORRO BAY, CA

OWNER: DENNIS AND JULIE IRWIN
6703 W. MARY LANE
MORRO BAY, CA 93927

PREPARED BY:
GRANITE LANDIS, ARCHITECT #C-41145

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ISSUES AND REVISIONS	
DATE	ISSUE
05/12/26	PERMIT SUBMITTAL
07/31/26	CDP RESUBMITTAL
08/14/26	CDP RESUBMITTAL

08.14.2026
SCALE: AS NOTED
DRAWN BY: G.J.L.

MATERIAL BOARD
AND RENDER

