

PLANNING NOTES

THE CONDITIONS BELOW ARE TAKEN FROM THE MUP CONDITIONS OF APPROVAL AND ARE ONLY SHOWN HERE IN AN ABBREVIATED FORM. THE CONTRACTOR SHALL BE FAMILIAR WITH THE FULL CONDITIONS OF THE MUP APPROVAL.

- HEIGHT:**
- PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR SHALL ESTABLISH AVERAGE NATURAL GRADE (HIGH AND LOW CORNERS STAKED) AND SET A REFERENCE (BENCHMARK) POINT.
 - PRIOR TO FRAMING INSPECTION, THE APPLICANT SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING INSPECTOR CERTIFYING THE BUILDING HEIGHT, INCLUDING THE ACTUAL AND ALLOWABLE APPROVED BUILDING HEIGHTS. THE CERTIFICATION SHALL BE DONE BY A LICENSED SURVEYOR.
- THESE REQUIREMENTS SHALL BE PROVIDED BY THE CONTRACTOR
- ARCHAEOLOGICAL RESOURCES:**
- PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A MONITORING PLAN PREPARED BY A QUALIFIED HISTORIC ARCHAEOLOGIST, FOR THE REVIEW AND APPROVAL OF THE ENVIRONMENTAL COORDINATOR. INCLUDED SHALL BE THE CONDITIONS AS PER EXHIBIT B OF THE MUP PLANNING CONDITIONS OF APPROVAL.
 - UPON COMPLETION OF ALL MONITORING/MITIGATION ACTIVITIES, AND PRIOR TO OCCUPANCY OR FINAL INSPECTION, WHICHEVER OCCURS FIRST, THE CONSULTING ARCHAEOLOGIST SHALL SUBMIT A REPORT TO THE ENVIRONMENTAL COORDINATOR SUMMARIZING ALL MONITORING/MITIGATION ACTIVITIES AND CONFIRMING THAT ALL RECOMMENDED MITIGATION MEASURES HAVE BEEN MET. SEE PERMIT CONDITIONS FOR FURTHER OPTIONS.
- THIS REQUIREMENT SHALL BE PROVIDED BY THE OWNER

- PARKING:**
- THE APPLICANT SHALL SHOW THAT ADDITIONAL PARKING SPACES WILL BE LOCATED OFF-SITE WITHIN 400 FEET UNDER A RECORDED LEASE OR THAT THE FINAL CONFIGURATION WILL NOT REQUIRE SPACES.
- THIS REQUIREMENT SHALL BE PROVIDED BY THE OWNER

- LANDSCAPING:**
- PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN WHICH USES DRIP IRRIGATION AND DROUGHT TOLERANT VEGETATION.
 - PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL INSTALL LANDSCAPING CONSISTENT WITH THE APPROVED LANDSCAPING PLAN.
- THESE REQUIREMENTS SHALL BE PROVIDED BY THE OWNER

- DRAINAGE:**
- THE APPLICANT SHALL PROVIDE A DRAINAGE PLAN TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
- THIS REQUIREMENT SHALL BE PROVIDED BY THE OWNER

- AGENCY APPROVAL:**
- THE APPLICANT SHALL PROVIDE VERIFICATION THAT THE CAMBRIA FIRE DEPARTMENT HAS REVIEWED AND APPROVED THE PROPOSED PROJECT.
 - PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, THE APPLICANT SHALL PROVIDE WATER AND SEWER WILL SERVE LETTERS FROM THE CAMBRIA COMMUNITY SERVICES DISTRICT.
- THESE REQUIREMENTS SHALL BE PROVIDED BY THE OWNER

ACCESSIBILITY NOTES

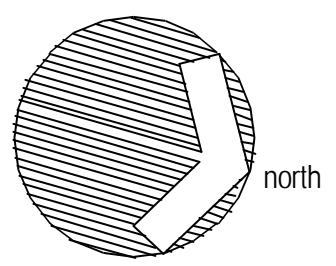
- ALL WALKWAYS SHALL BE A MINIMUM OF 4'-0" WIDE.
- PROVIDE A 48"x44" CLEAR LEVEL AREA AT WALK ADJACENT TO ALL DOORS WHEN DOOR SWINGS AWAY FROM THE WALK.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL AT JUNCTIONS TO BE VISIBLE TO PERSONS ALONG THE APPROACHING PEDESTRIAN WAYS.

UTILITY NOTE

- ALL ELECTRICAL, TELECOMMUNICATIONS, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION.

SITE PLAN

1/8" = 1'-0"



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Project:



Revisions:

REVIEW SET	10-15-02	01-30-03
BLDG. PERMIT SUBMITTAL	03-30-04	
1ST PLAN CHECK RESPONSE	06-10-04	
2ND PLAN CHECK RESPONSE	06-10-04	
PERMIT RELEASE SET	10-31-04	

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SITE PLAN

Sheet Number:

C1.0