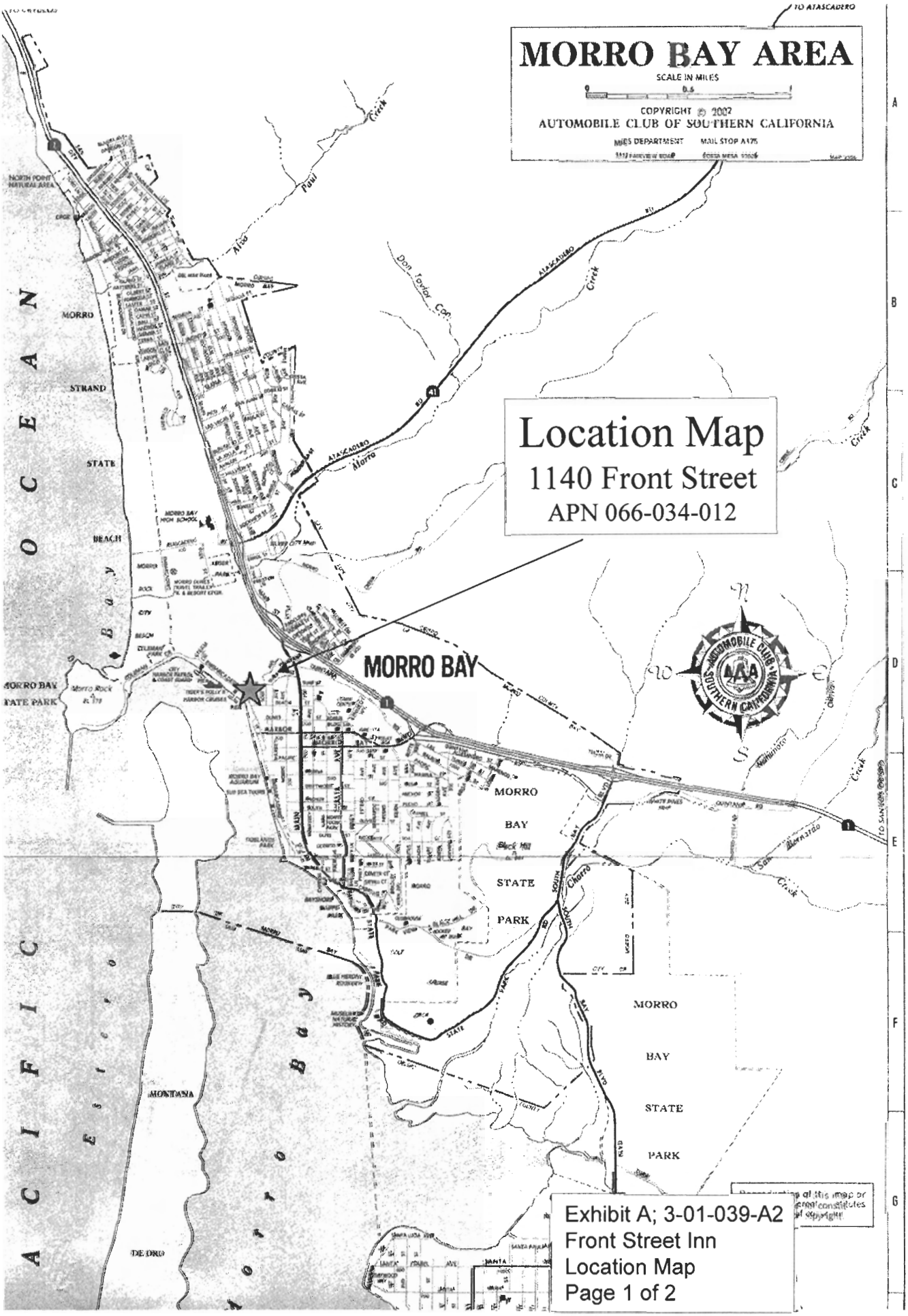
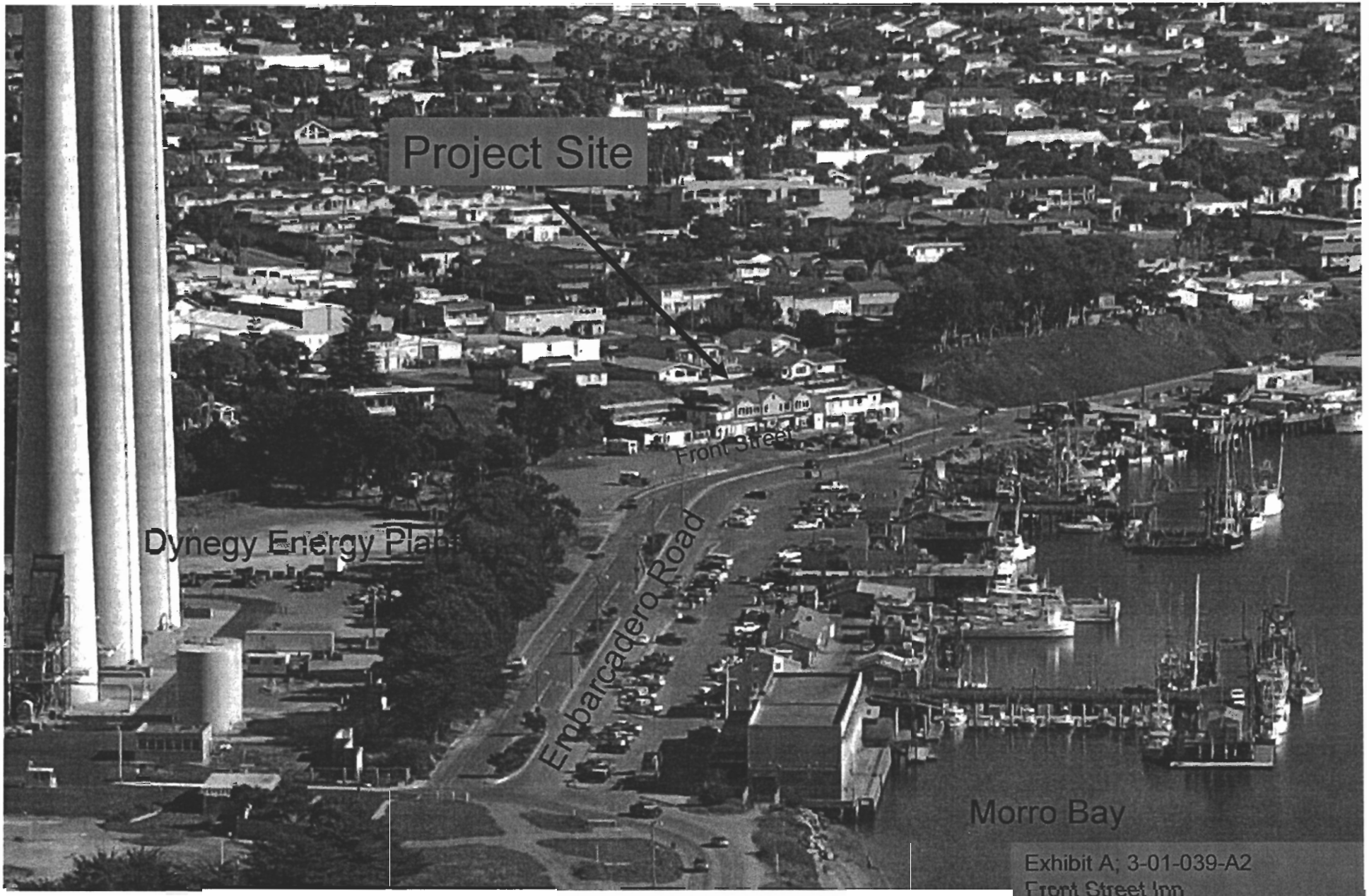
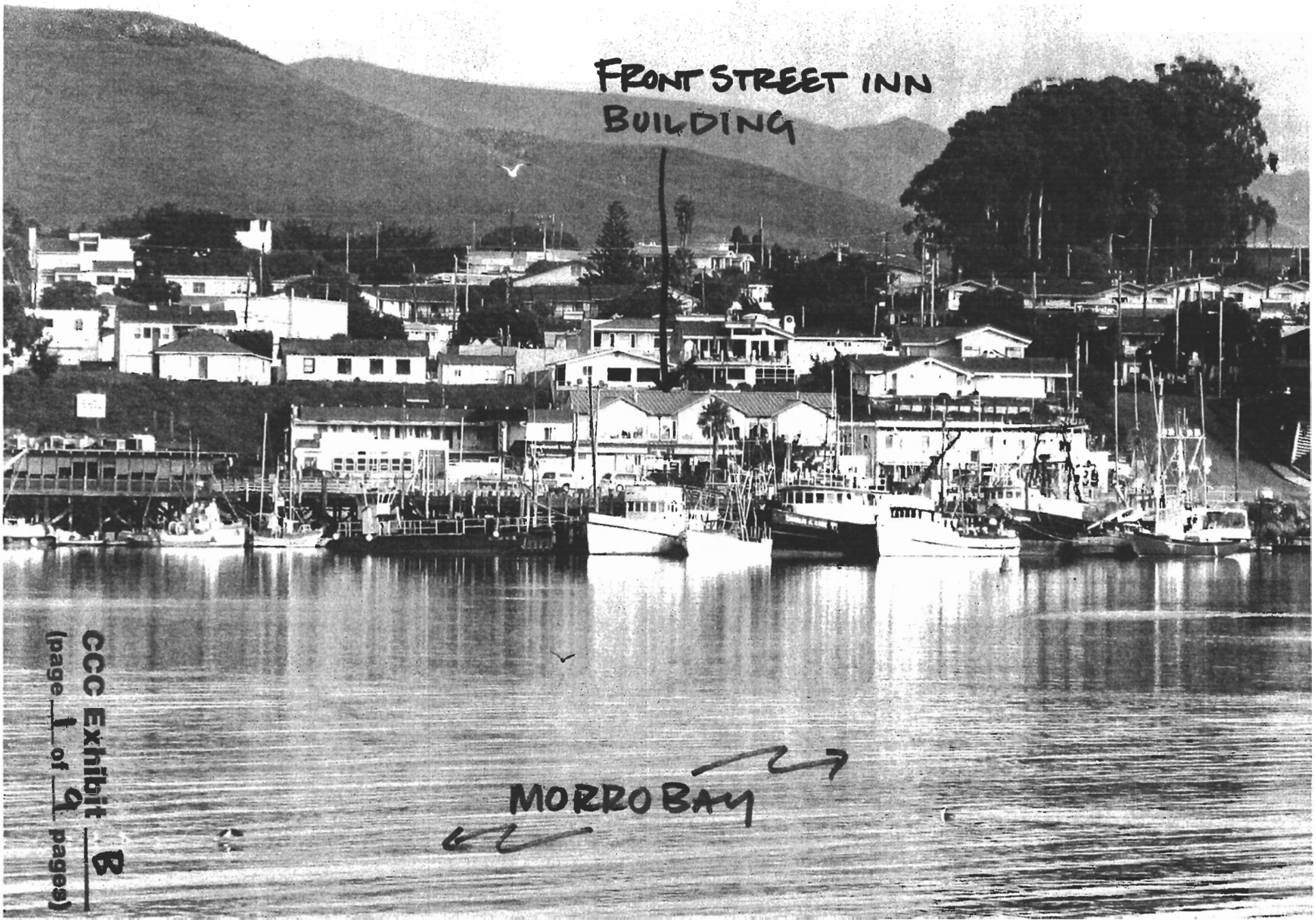


Exhibit A; 3-01-039-A2
Front Street Inn
Location Map
Page 1 of 2



Source: California Coastal Records Project Slide Number 200509816

Exhibit A; 3-01-039-A2
Front Street Inn
Location Map and Site Overview
Page 2 of 2

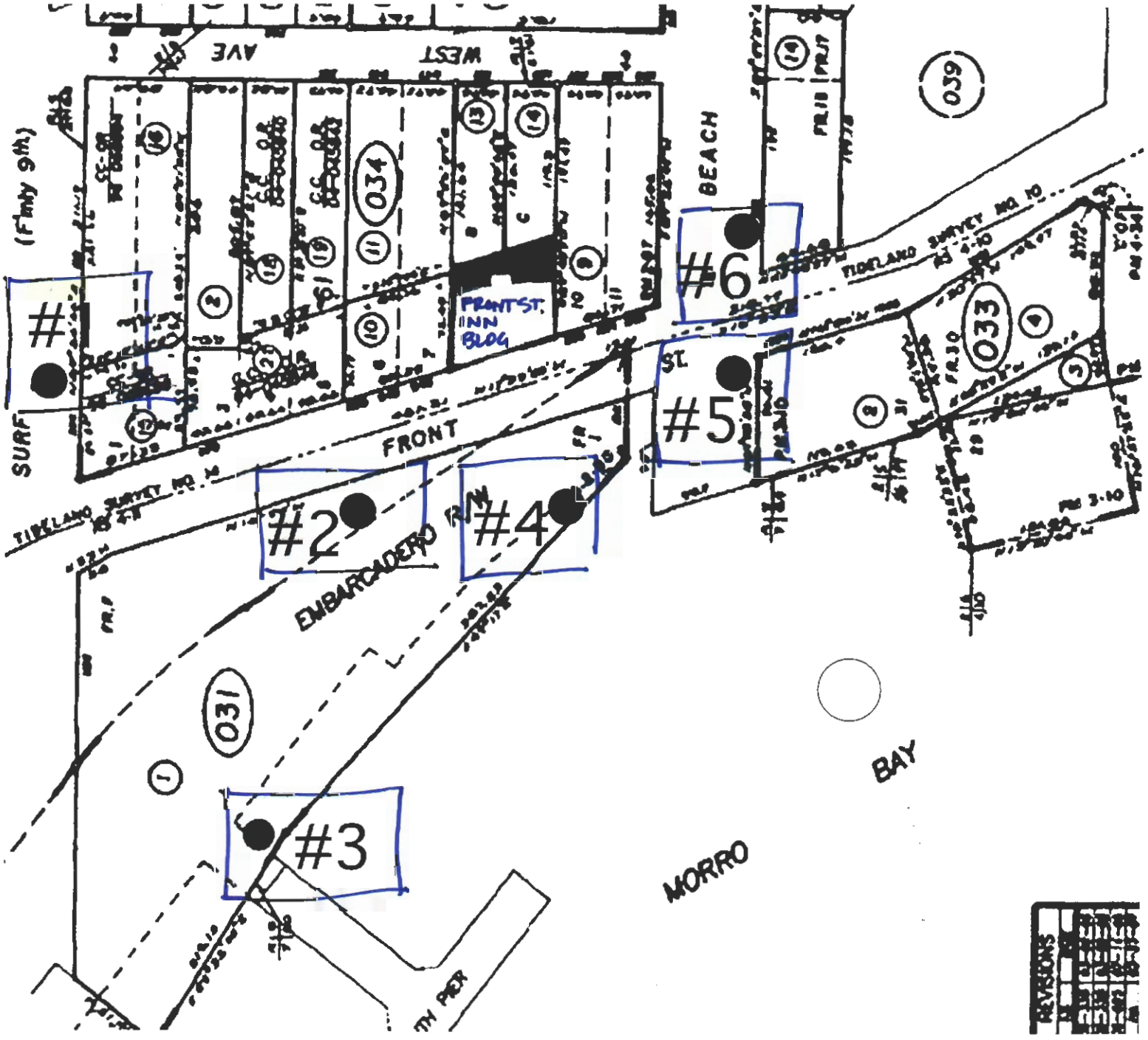


CCC Exhibit B
(page 1 of 9 pages)

Front Street Inn and Spa building as seen from parking area.

Bluff area behind and above Front Street Inn and Spa building. 2

CCC Exhibit B
(page 2 of 9 pages)

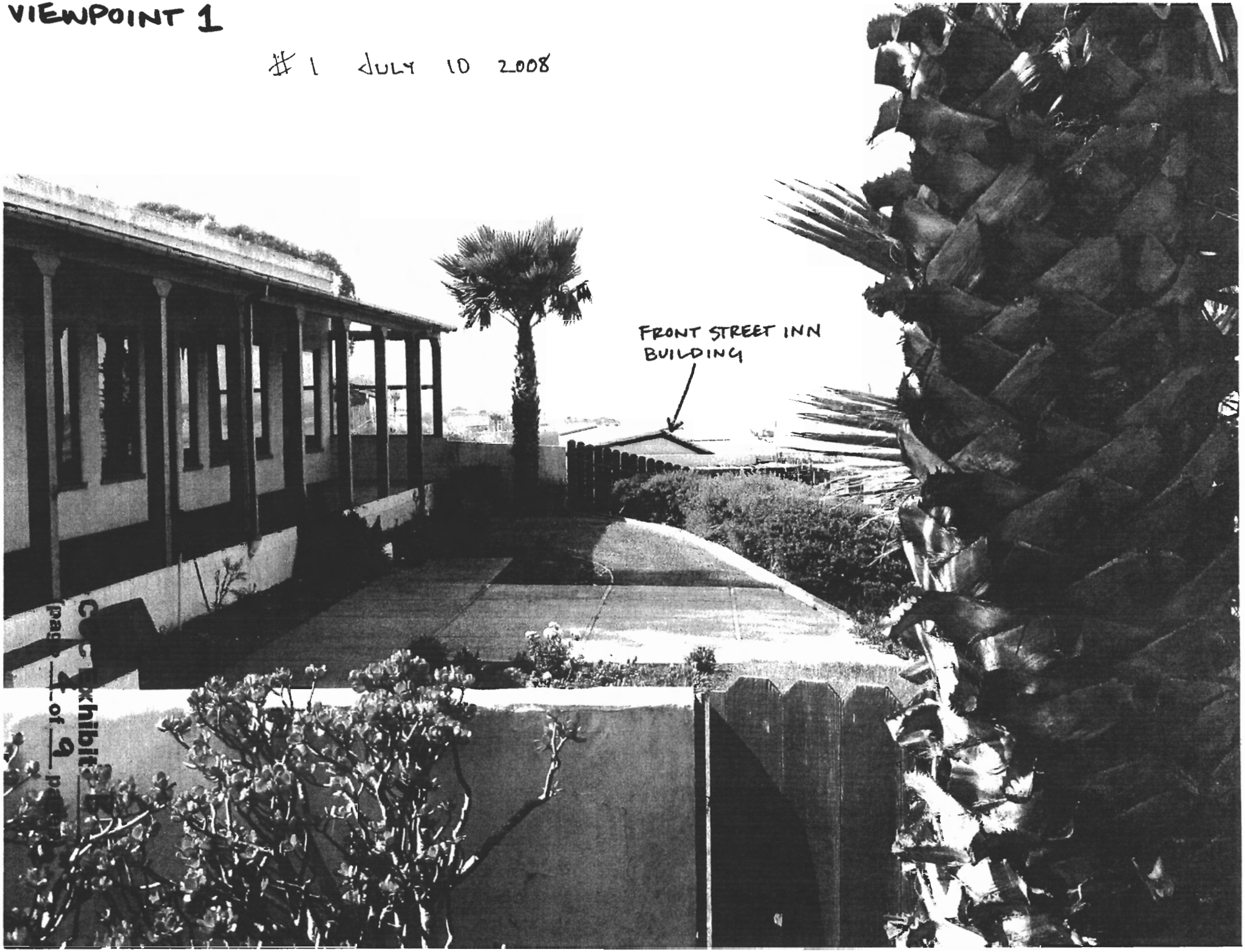


CCC Exhibit B
(page 3 of 9 pages)

PHOTOGRAPHIC VIEWS: JULY 10 2008
VIEWPOINTS #1 – #6 NOTED FOR
FOLLOWING SIX PHOTOGRAPHS

VIEWPOINT 1

1 JULY 10 2008

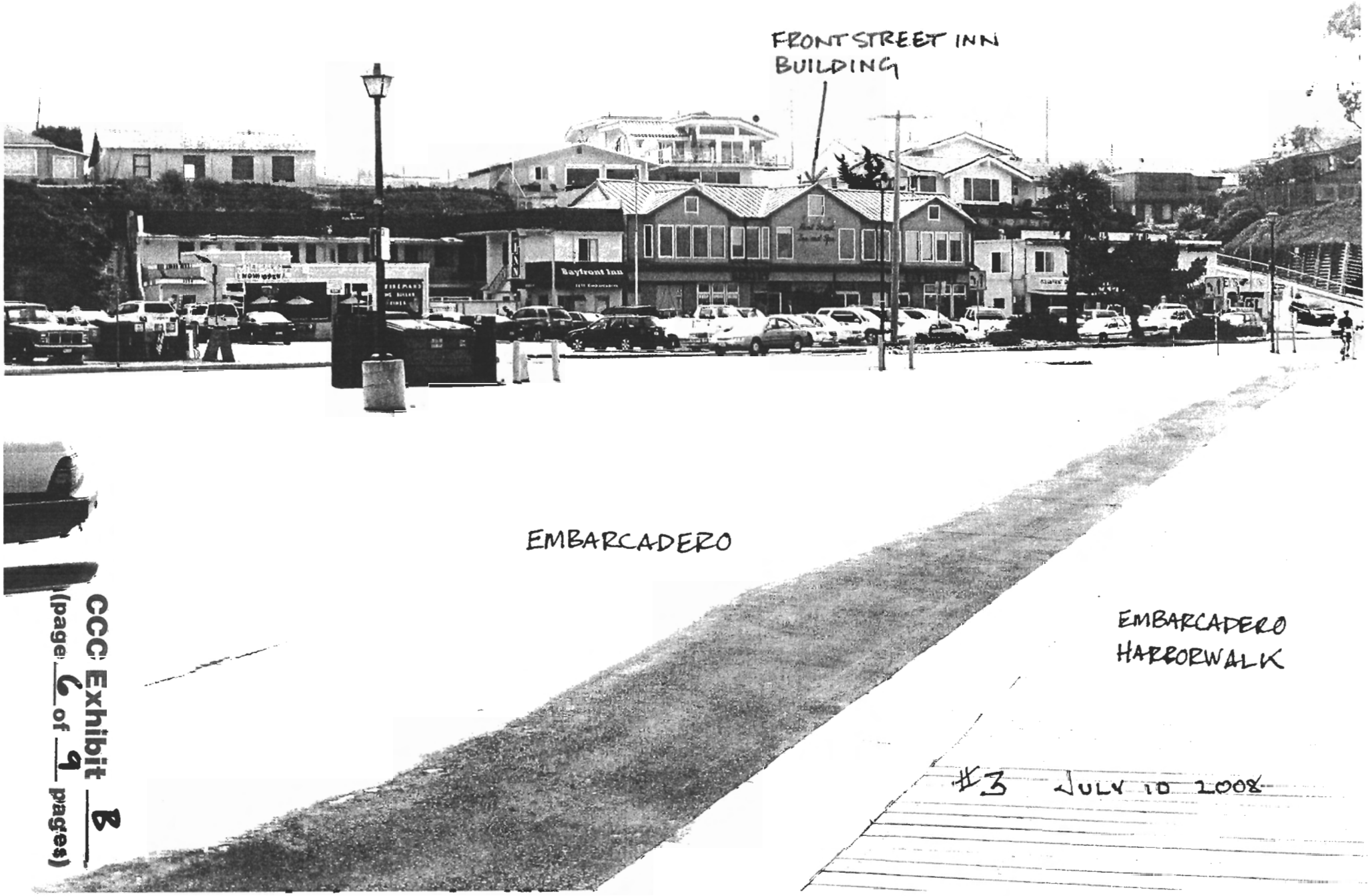


VIEWPOINT 2

#2 JULY 10 2008

CCC Exhibit B
(page 5 of 9 pages)

VIEWPOINT 3



#3 JULY 10 2008

CCC Exhibit B
(page 6 of 9 pages)

VIEWPOINT 4

FRONT STREET INN BUILDING

#4 JULY 10 2008

Exhibit B
page 4 of 9 pages)

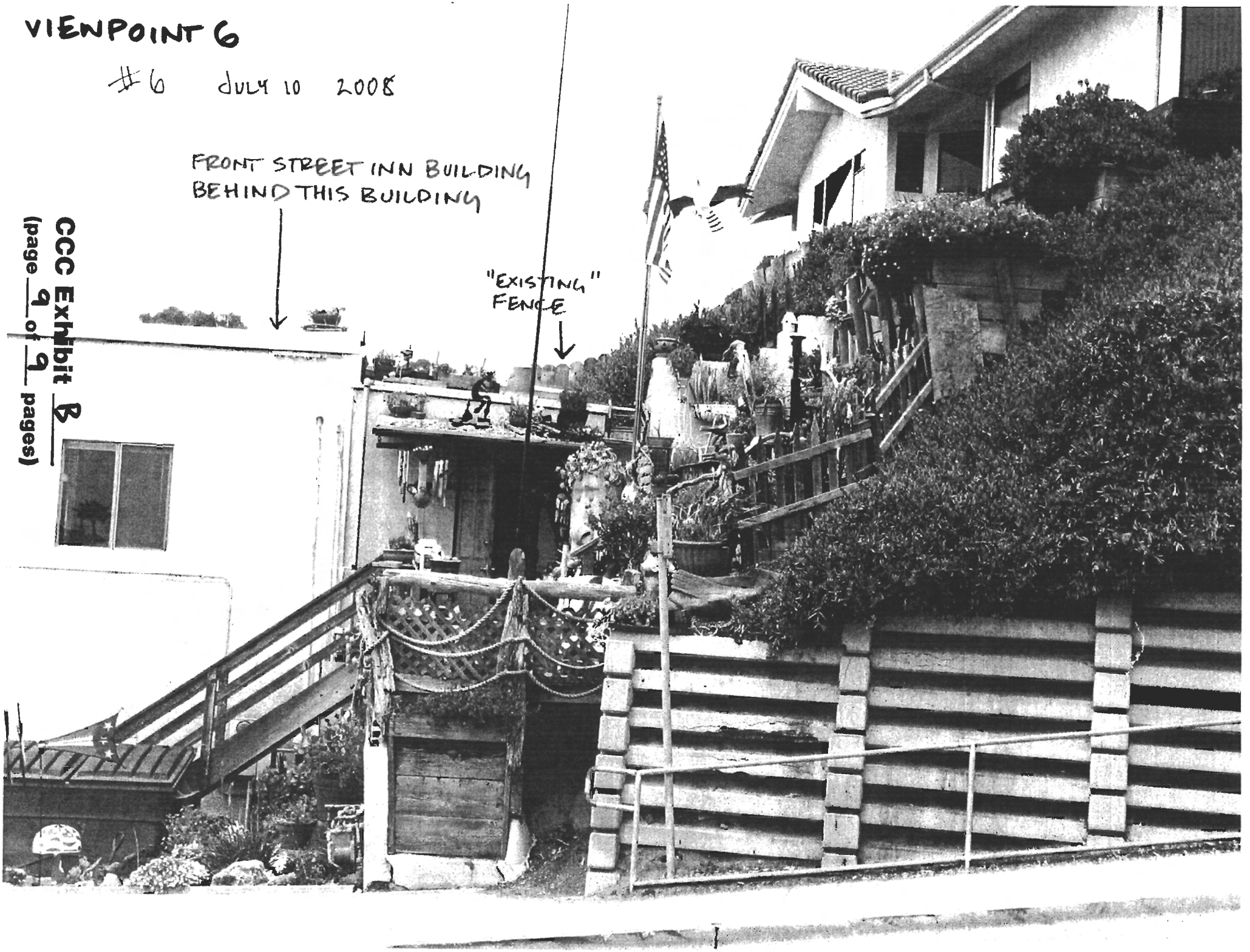
VIEWPOINT 5

#5 JULY 10 2008

CCC Exhibit B
(page 8 of 9 pages)

VIENPOINT 6

#6 JULY 10 2008

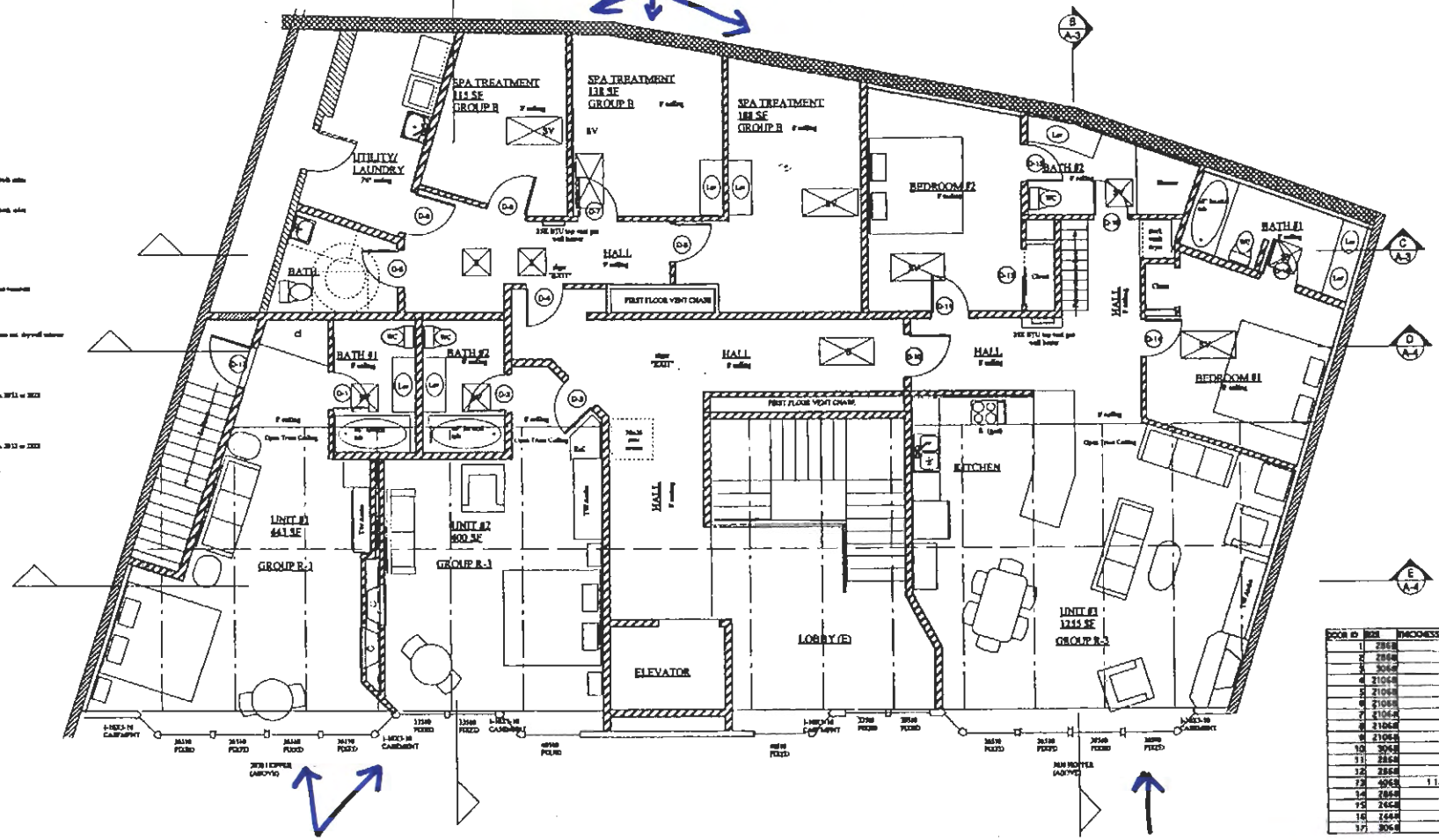


CCC Exhibit B
(page 9 of 9 pages)

CDP 3.01.039 AS AMENDED THROUGH AMENDMENT A1
APPROVED UPSTAIRS FLOOR PLAN

SPA TREATMENT ROOMS

WALL LEGEND



DOOR ID	SIZE	THICKNESS	MATERIAL	LOCKSET
1	2868	2"	solid redwood	privacy
2	2868	2"	solid redwood	privacy
3	3068	2"	solid redwood	entry
4	2106B	2"	solid redwood	deadbolt
5	2106B	2"	solid redwood	privacy
6	2106B	2"	solid redwood	privacy
7	2106B	2"	solid redwood	privacy
8	2106B	2"	solid redwood	privacy
9	2106B	2"	solid redwood	storeroom
10	3068	2"	solid redwood	entry
11	2868	2"	solid redwood	privacy
12	2868	2"	solid redwood	privacy
13	4068	1 1/2"	solid redwood	pdl
14	2868	2"	solid redwood	privacy
15	2668	2"	solid redwood	privacy
16	2668	2"	solid redwood	privacy
17	3068	2"	solid redwood	privacy

OVERNIGHT UNITS

2-BEDROOM CARETAKER'S QUARTERS

CCC Exhibit C
(page 1 of 1 pages)

FLOOR PLAN 1/4"

No.	Date	Revisions / Supersedens
0	12/26/03	30 CITY

JONATHAN BEECHER McALPIN
780 MONTEREY AVENUE, SUITE B
MORRO BAY CA 93442
PHONE: (805) 772-8920

1140 FRONT STREET
MORRO BAY

Floor Plan

TRL
TRL
TRL
7/7/04
1140 front 041701

1140
1:48
A-1
of

CARETAKER UNIT CONVERSION

1140 FRONT STREET

MORRO BAY, CALIFORNIA 93442

VICINITY MAP (11)

ADDRESS:	1140 S FRONT STREET, MORRO BAY
ZONING:	VS-C, BEACH STREET HISTORIC PLAN
LEGAL DESCRIPTION:	PARCEL A OF PARCEL MAP MB 7-18, MAY 4, 1976
APN:	066-086-012
BUILDING CLASSIFICATION:	COMMERCIAL
OCCUPANCY:	MIXED FIRST FLOOR: GROUP B SECOND FLOOR: GROUP R, DIV 3; AND GROUP B
BUILDING TYPE:	V-N (SPRINKLED)
FIRE SEPARATION:	EXTERIOR WALLS: 1 HR, LESS THAN 5'-0" ROOF: 1 HR, LESS THAN 10'-0"
OPENINGS IN EXTERIOR WALLS:	PROT. LESS THAN 10'-0" NP, LESS THAN 5'-0"
OCCUPANCY SEPARATION:	1-HOUR
ROOF TYPE:	METAL AND BUILT UP, MODIFIED

CONVERSION OF (1) 2014.4 SF UNIT & (1) 2092.2 SF UNIT INTO (1) 3286.6 SF CARETAKER UNIT

FIRE SPRINKLER PLANS TO BE SUBMITTED AS A DEFERRED SUBMITTAL

CONSTRUCT WOOD DECK AND WOOD FENCE ENCLOSURE FOR HOT TUB.
CONSTRUCT 15 FOOT BY 8 FOOT (120 SF MAINTENANCE STORAGE SHED.

PROJECT DATA (12)

OWNER/DEVELOPER:	VALERIE SEYMOUR 780 MONTEREY AVE., SUITE B MORRO BAY, CA 93442 PHONE: (805) 772-8288	ELECTRICAL:	SHOW ELECTRIC CHRIS SHOW (LIC. # 702942) 675 MYRTLEWOOD WAY ARROYO GRANDE, CA 93420 PHONE: (805) 489-1648
CONTRACTOR:	THOMAS LAURIE 780 MONTEREY AVE., SUITE B MORRO BAY, CA 93442 PHONE: (805) 772-8288	PLUMBING:	G. SHELTS PLUMBING INC. CONTRACTOR (LIC. # 608874) P.O. BOX 6234 LOS OSOS, CA 93402 PHONE: (805) 541-4424
ARCHITECT:	OMNI DESIGN GROUP JON ARNOLD & SHANNON (LIC. # C-31482) 100 CROSS STREET, SUITE 101 SAN LUIS OBISPO, CA 93401 PHONE: (805) 544-9700		
FIRE SYSTEM:	SAME FIRE PROTECTION P.O. BOX 6480 PASO ROBLES, CA 93447 PHONE: (805) 713-2711		
MEP:	CENTRAL COAST ENERGY COMPLIANCE 1671 GRAMACHO ST. TEMPLETON, CA 93465 PHONE: (805) 434-3844		

PROJECT TEAM (13)

T.1 TITLE SHEET/PROJECT DATA
A.1 SITE PLAN
A.2 SECOND FLOOR DEMOLITION PLAN
A.3 PROPOSED SECOND FLOOR PLAN

SHEET INDEX (14)

OMNI
DESIGN GROUP, INC.
ARCHITECTURE
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
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CALIFORNIA, 93401
PHONE (805)544-9700
FAX (805)544-4377
email omnidesigngroup.com

OWNER(S):
CARETAKER UNIT CONVERSION
1140 FRONT STREET
MORRO BAY, CA

OWNER(S):
Thomas Laurie & Valerie Seymour
Morro Bay, CA 93442

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PROJECT NUMBER: 946-010

DATE: July 13, 2007

SHEET TITLE:
TITLE SHEET/
PROJECT DATA

SHEET NUMBER:
T.1

RECEIVED
JUL 15 2008
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

CCC Exhibit D
(page 1 of 4 pages)

2001 CALIFORNIA BUILDING CODE (1997 UNIFORM BUILDING CODE WITH AMENDMENTS)
2001 CALIFORNIA PLUMBING CODE (2000 UNIFORM PLUMBING CODE WITH AMENDMENTS)
2001 CALIFORNIA MECHANICAL CODE (2000 UNIFORM MECHANICAL CODE WITH AMENDMENTS)
2001 CALIFORNIA ELECTRICAL CODE (1999 NATIONAL ELECTRICAL CODE WITH AMENDMENTS)
CALIFORNIA WARM ENERGY CONSERVATION STANDARDS (Title 24)
MORRO BAY (Title 15)

ALL WORK DESCRIBED HEREIN SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, COMPATIBILITY, AND RELATIONSHIP TO SITE, BUILDING AND / OR SYSTEM CONDITIONS. DISCREPANCIES AND UNEXPECTED CONDITIONS WHICH AFFECT OR PREVENT THE IMPLEMENTATION OF THE WORK SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREAS OF THE DISCREPANCY UNTIL THE ISSUE HAS BEEN RESOLVED.

CONTRACTORS WHO INTEND TO PROVIDE SERVICES ON THIS PROJECT SHALL VISIT THE SITE AND MAKE THEMSELVES COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMISSION OF PROPOSALS FOR THE WORK.

DRAWINGS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION SCALE. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

SUBCONTRACTORS SHALL REMOVE ANY DEBRIS CREATED BY THEIR WORK AND LEAVE AREAS THEY ARE WORKING AT IN BROOM CLEAN CONDITION AT THE END OF EACH DAY.

THESE DRAWINGS, SPECIFICATIONS, PLAN, DESIGNS AND ARRANGEMENTS REPRESENTED HEREIN IN THE SET OF DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

SAFETY GLAZING

[illegible]

[illegible]

1. GLAZING IN ENTRY AND EXIT DOORS EXCEPT SKYLIGHTS.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS EXCEPT SMALL WINDOWS DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A WALKING SURFACE AND DRAINAGE.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 mm) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE.
7. GLAZING IN ANY ENCLOSURE FOR OR OPERABLE PANELS, OPEN SWIMMING LOCATIONS DESCRIBED IN ITEM 5 AND 6, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FT. (8).
   7.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR.
   7.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE PLANE OF THE GLAZING.

TOILET FACILITIES

THE WATER CLOSET (BOOK) IN ALL OCCUPANCIES SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES (762 mm) BY WIDER. THE CLEAR SPACE IN FRONT OF THE WATER CLOSET BOOL SHALL NOT BE LESS THAN 24 INCHES (610 mm).

34

SMOKE ALARMS

2.10.1.1.2 POWER SOURCE

IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE SMOKE ALARM SHALL EMIT A SIGNAL WHEN THE BATTERY ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE ALARMS MAY BE EQUIPPED WITH BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING PERMITS (SEE SECTION 2102.1.2)

2.10.1.1.3 POWER SOURCE

IN DWELLING UNITS, A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A SMOKE ALARM SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE ALARM SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A SMOKE ALARM SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE SMOKE ALARMS SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 mm) OR MORE, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

FIRE ESCAPE WINDOWS

[illegible]

TABULATIONS (24)

EXISTING PARKING TABULATIONS:

GROUP B: GROUP R-3:	660 SF / 300 SF = 2.2 SPACES (ROUND TO 3) SPACES 4 UNITS @ 1 SPACE EACH = 4 SPACES
TOTAL EXISTING IN LIEU PARKING REQUIRED:	4 SPACES + 3 SPACES = 8 SPACES

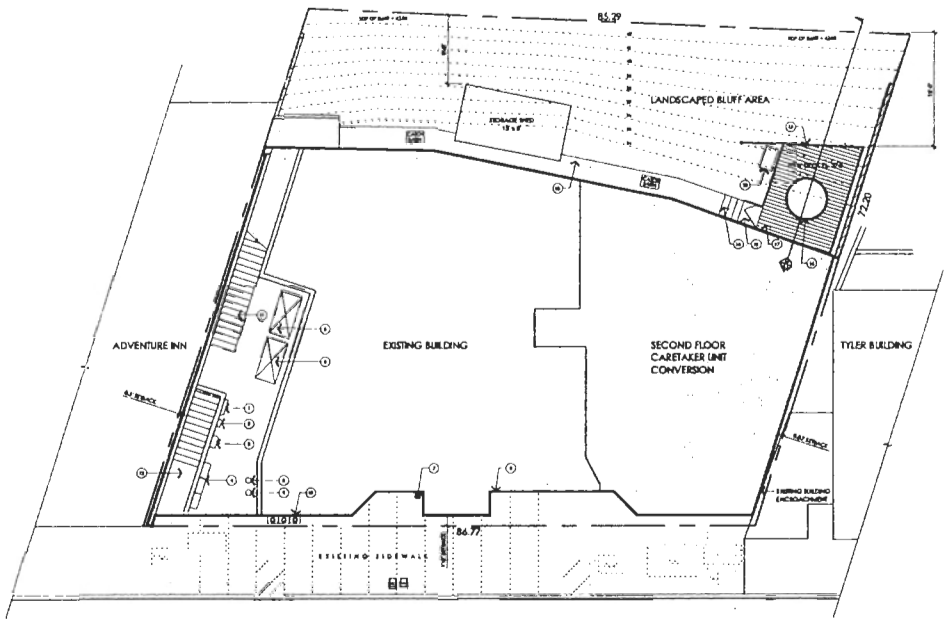
PROPOSED PARKING TABULATIONS:

GROUP B: GROUP R-3:	(None) 3 UNITS @ 1 SPACES EACH + 1 SPACES/CARETAKER UNIT = 3 SPACES
TOTAL PROPOSED IN LIEU PARKING REQUIRED:	3 SPACES + 3 SPACES = 3 SPACES
TOTAL EXISTING IN LIEU PARKING PROVIDED:	8 SPACES

EXISTING AND PROPOSED SQUARE FOOTAGE:

GROUP B:	660 SF
GROUP R-3:	1727 SF
LOBBY/UTILITY:	1133 SF

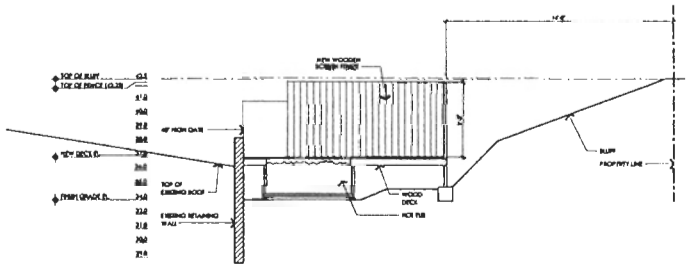
SHEET INDEX (14)



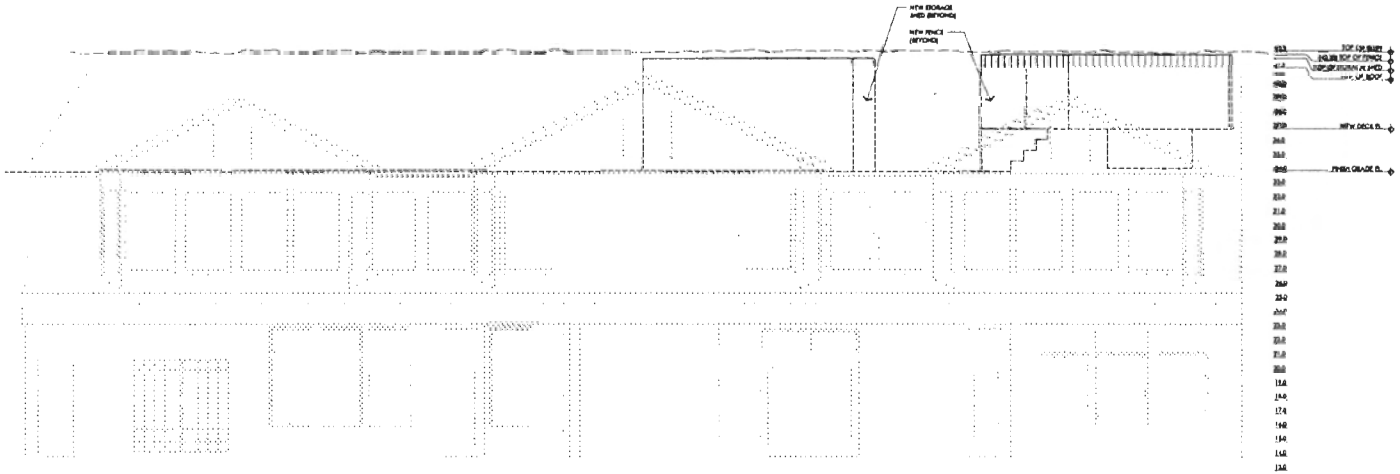
SITE PLAN
SCALE: 1/8" = 1'-0"
32

1. TELEPHONE BLOCK
2. TV CABLE
3. HOUSE PANEL
4. MAIN DISTRIBUTION PANEL
5. 2 CY DUMPSTER LOCATION
6. LINDE 521 BOX PER FIRE DEPARTMENT SPECIFICATIONS
7. FIRE MAIN, DOUBLE CHECK VALVE
8. SEWER CLEANOUT
9. SEWER BACKFLOW VALVE
10. GAS METER
11. STAIRS UP TO UNIT / LAUNDRY ROOM
12. STAIRS UP TO UNIT 1
13. HOT TUB HEATER AND PUMP
14. 36" WIDE STEPS UP - 4 RISERS @ 6", 3 TREADS @ 11-1/4"
15. 5' 3" HEIGHT WOOD FENCE EL. 42.25
16. 6 HOT TUB
17. 48" HIGH 36" WIDE GATE WITH SELF CLOSER AND SELF LATCHING DEVICE. GATE TO SWING AWAY FROM HOT TUB.
18. 36" WIDE ACCESS PATH
19. 36" SQUARE (MINIMUM) LANDING.

REFERENCE NOTES
21



CROSS SECTION
SCALE: 1/4" = 1'-0"
12



WEST ELEVATION
SCALE: 1/4" = 1'-0"
14

OMNI
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WWW.OMNIDESIGNGROUP.COM

PROJECT
NEW CARETAKER UNIT
1140 FRONT STREET
MORRO BAY, CA

OWNER
Thomas Laurie & Valerie Seymour
Morro Bay, CA
93442

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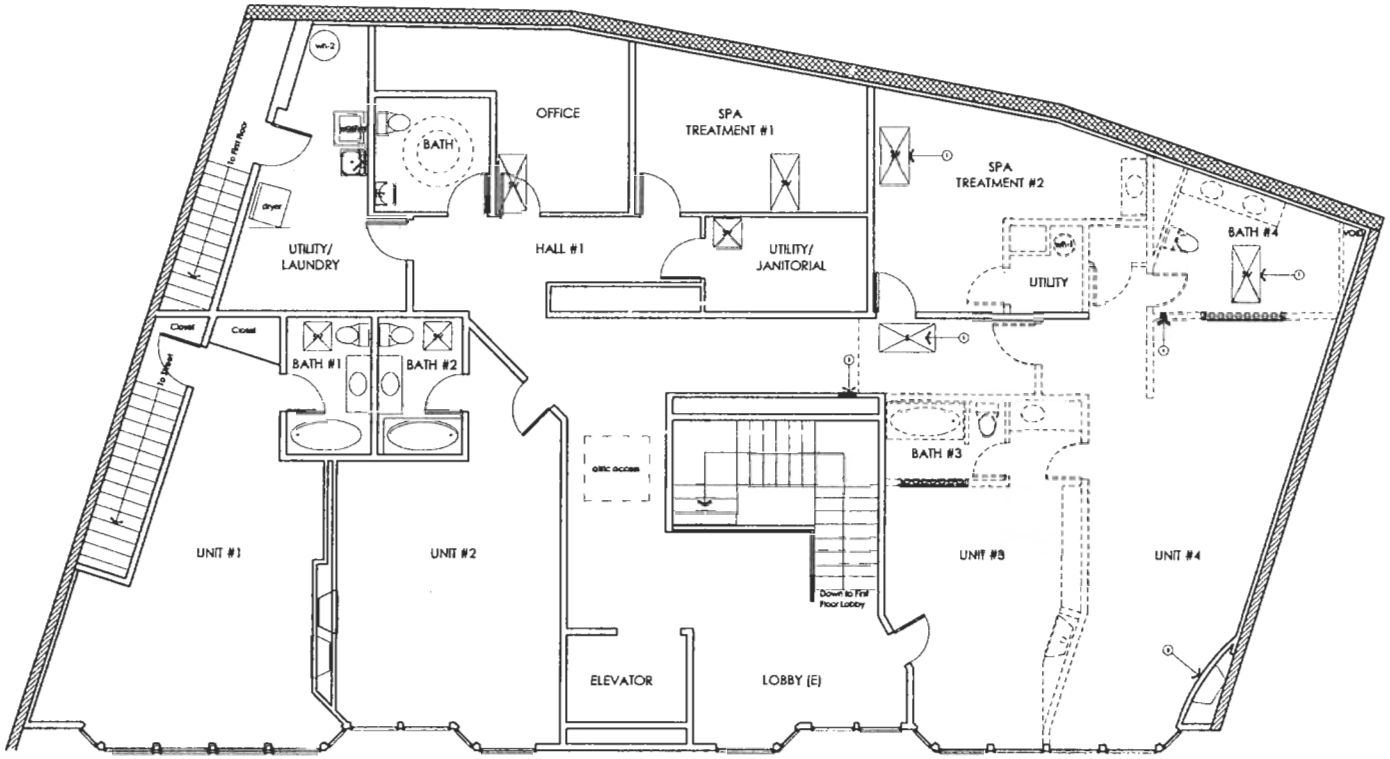
PROJECT NUMBER: 946016
DATE: June 14, 2007
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A.1

CCC Exhibit D
(page 2 of 4 pages)

CCC Exhibit D
(page 3 of 4 pages)



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

13

(E) 2X4 STUD WALL TO REMAIN

(E) 2X6 STUD WALL TO REMAIN

(E) 8" CMU WALL TO REMAIN

(E) 12" POURED IN PLACE CONCRETE TO REMAIN

(E) 2X STUD WALL TO BE REMOVED

VENT BE VENT TRUEFRAME DUAL CURB, 2600 OR 2626

WALL LEGEND

24

1. EXISTING LAYLIGHT TO REMAIN.
2. EXISTING DECORATIVE GAS-FIRED FIREPLACE TO REMAIN.
3. EXISTING ELECTRICAL PANEL TO REMAIN.
4. EXISTING POST TO REMAIN.

REFERENCE NOTES

14

OMNI
DESIGN GROUP, INC.
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LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT
INTERIOR DESIGN
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PROJECT
CARETAKER UNIT CONVERSION
1140 FRONT STREET
MORRO BAY, CA

OWNER
Thomas Laurie & Valerie Seymour
Morro Bay, CA
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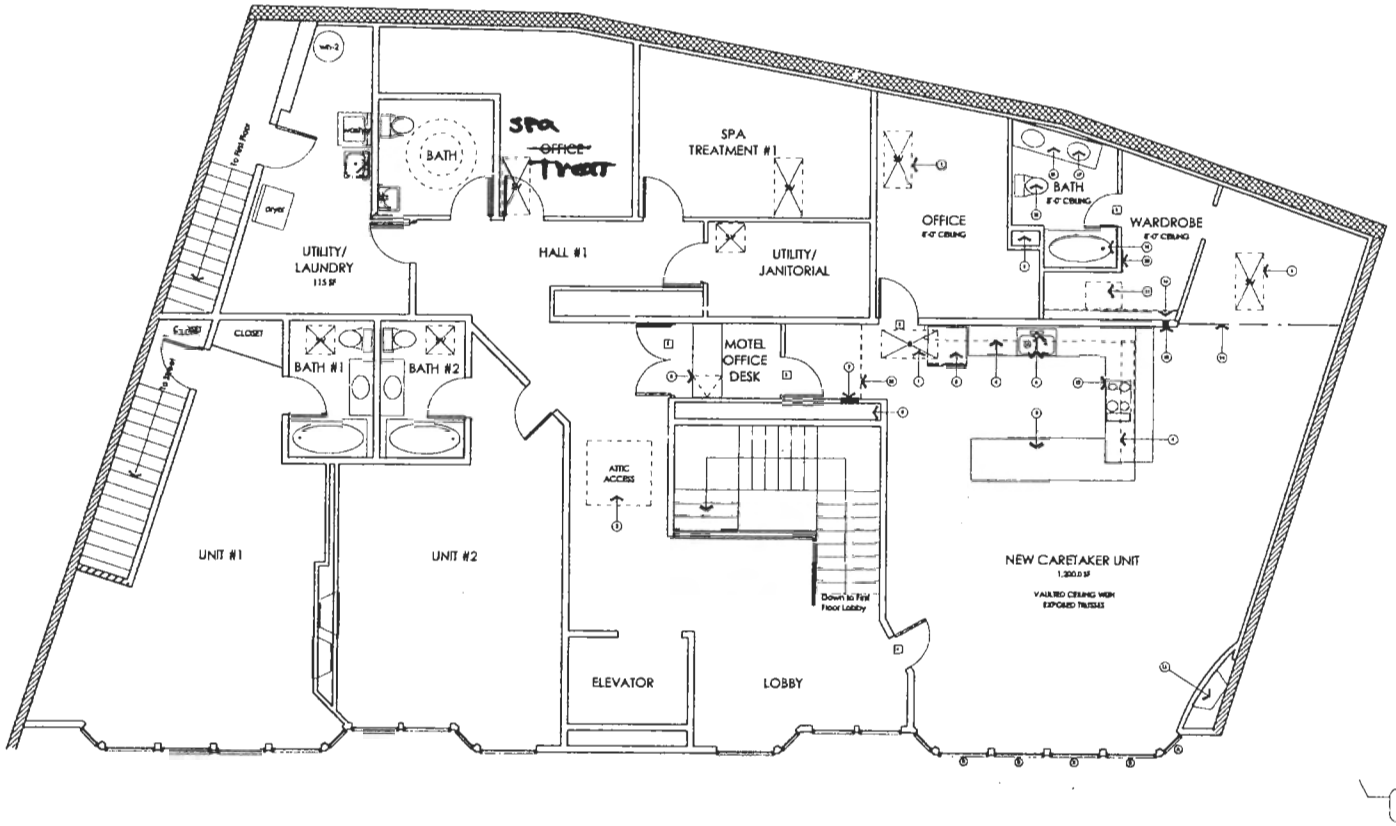
PROJECT NUMBER: 946-01a

DATE: July 13, 2007

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
A.2



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

13

MARK	SIZE	TYPE	REMARKS
1	3'-6" X 6'-6"	2" SOLID REDWOOD	
2	3'-10" X 6'-6"	2" SOLID REDWOOD	
3	3'-6" X 6'-6"	2" SOLID REDWOOD	
4	3'-6" X 6'-6"	2" SOLID REDWOOD	
5	PAIR 3'-6" X 6'-6"	FRENCH, SINGLE LITE	TEMP. GLASS

MARK	SIZE	TYPE	REMARKS
6	1'-10" X 5'-10"	CASEMENT	
7	3'-6" X 5'-10"	FIXED	
8	3'-6" X 5'-10"	CASEMENT	EGRESS

DOOR SCHEDULE 44

WINDOW SCHEDULE 34

(1) 3X4 STUD WALL TO REMAIN
(2) 2X6 STUD WALL TO REMAIN
(3) 8" CMU WALL TO REMAIN
(4) 12" POURED IN PLACE CONCRETE TO REMAIN
(5) 3X4 STUD WALL
VENT BOLTS TRUEFRAME DUAL CURB 3X6 OR 3X8

WALL LEGEND 24

1. EXISTING SKYLIGHT TO REMAIN. TRUEFRAME DUAL CURB, 3X6
2. EXISTING ATTIC ACCESS.
3. CABINET AND COUNTERTOP.
4. UPPER CABINETS.
5. REFRIGERATOR.
6. KITCHEN SINK.
7. (2) 200 AMP / 3 PHASE ELECTRIC PANEL.
8. COUNTERTOP WITH PUP-UP HINGE.
9. FIRST FLOOR PIPE CHASE.
10. EXISTING POST.
11. 22" X 30" ATTIC ACCESS.
12. GAS RANGE.
13. EXISTING DECORATIVE GAS-FIRED FIREPLACE TO REMAIN.
14. EXISTING CEILING BEAM TO REMAIN
15. CEILING HEIGHT CHANGE.
16. INFILL AND POLE.
17. LAVATORY
18. TOILET.
19. REUSE EXISTING TUBSHOWER.
20. NEW 3X6 VENT BOLTS TRUEFRAME DUAL CURB 3X6.
21. VANITY WITH COUNTERTOP.

REFERENCE NOTES 14

OMNI
DESIGN GROUP, INC.

ARCHITECTURE
[illegible]

100 CROSS STREET, SUITE 101
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805)544-9700
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[illegible]

PROJECT:
CARETAKER UNIT CONVERSION
1140 FRONT STREET
MORRO BAY, CA

OWNER:
Thomas Laurie & Valerie Seymour
Morro Bay, CA
93442

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PROJECT NUMBER: 946-010
DATE: July 13, 2007
SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER:
A.3

CCC Exhibit D
(page 4 of 4 pages)