SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 1/9/2014

**TO:** _____

**FROM:** Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2013-00054 NEAL – Proposed minor use permit for a kitchen addition of 188 sf to an existing 2,106 sf house and garage. Site location is 341 Lancaster St, Cambria. APN: 022-291-012.

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*Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.*

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

_____ _____ _____

Date Name Phone

DRC2013-00054 NEAL MICHAEL A

MINOR USE PERMIT

ADDITION OF 188 SF KITCHEN TO AN EXISTING 2106 SF HOUSE AND GARAGE NC/ CAMB

AS LCP RSF

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

**APPLICATION TYPE - CHECK ALL THAT APPLY**

- ☐ Emergency Permit
- ☐ Site Plan
- ☐ Conditional Use Permit/Development Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Tree Permit
- ☒ Minor Use Permit
- ☐ Plot Plan
- ☐ Variance
- ☐ Surface Mining/Reclamation Plan
- ☐ Modification to approved land use permit
- ☐ Zoning Clearance
- ☐ Other

**APPLICANT INFORMATION** Check box for contact person assigned to this project

☐ Landowner Name MIKE & JUDY NEAL Daytime Phone (661) 619-9027
Mailing Address 3200 PHAIRFIELD STREET Zip Code 93314
Email Address: BAKERSFIELD, CA

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

☒ Agent Name JEFFREY B. LENTZ, ARCHITECT Daytime Phone (805) 927-4877
Mailing Address 610 WARREN ROAD, CAMBRIA, CA. Zip Code 93428
Email Address: archilentz@gmail.com

**PROPERTY INFORMATION**

Total Size of Site: 3,500 sf Assessor Parcel Number(s): 022-291-012
Legal Description: LOTS 26 AND 27 BLOCK 68 CAMBRIA PINES UNIT #5, CAMBRIA, SLO COUNTY, CA.
Address of the project (if known): 341 LANCASTER STREET, CAMBRIA, CA. 93428
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:
LANCASTER STREET BETWEEN WINDSOR BLVD. & WHITEHALL AVE., ON PARK HILL.
Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING S.F.R. ORNAMENTAL LANDSCAPE WITH NO PINES

**PROPOSED PROJECT**

Describe the proposed project (inc. sq. ft. of all buildings):
188 sf KITCHEN ADDITION to EXISTING 2,106 sf HOUSE & GARAGE

**LEGAL DECLARATION**

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Mike & Judy Neal Date 12/31/2013

**FOR STAFF USE ONLY**

Reason for Land Use Permit: _____

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

**Type of project:** ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE.

Describe existing and future access to the proposed project site: EXISTING DRIVEWAY (NO CHANGE)

**Surrounding parcel ownership:** Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

**Surrounding land use:** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: R-1 South: R-1
East: R-1 West: R-1

**For all projects, answer the following:**
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1,603 sq. feet 45.8 % Landscaping: 1,297 sq. feet 37.1 %
Paving: 600 sq. feet 17.1 % Other (specify) _____
Total area of all paving and structures: 2,203 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 200 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 2 EXISTING Height of tallest structure: 23'-3" EXISTING
Number of trees to be removed: NONE. Type: NONE.
Setbacks: Front 10'-0" Right 30'-2" NEW 3'-10" EXISTING Left 5'-0" NEW 3'-10" EXISTING Back 15'-0" NEW 21'-9" EXISTING

**Proposed water source:** ☐ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: C.C.S.D.
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

**Proposed sewage disposal:** ☐ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: C.C.S.D.
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

**Fire Agency:** List the agency responsible for fire protection: CAMBRIA FIRE DEPARTMENT

**For commercial/industrial projects answer the following:**
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

**For residential projects, answer the following:**
Number of residential units: ONE. Number of bedrooms per unit: TWO.
Total floor area of all structures including upper stories, but not garages and carports: 1,921 sf
Total of area of the lot(s) minus building footprint and parking spaces: 1,897 sf

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 0.08 acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: EXISTING S.F.R.
6. Has a grading plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
   If yes, please list: LANCASTER STREET and WINDSOR BLVD.

## Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? S.F.R.
4. How many service connections will be required? ONE
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: C.C.S.D.
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

| | | |
|---|---|---|
| Bacteriological? | ☒ Yes | ☐ No |
| Chemical? | ☒ Yes | ☐ No |
| Physical | ☒ Yes | ☐ No |
| Water analysis report submitted? | ☒ Yes | ☐ No |

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☒ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

**Please attach any letters or documents to verify that water is available for the proposed project.**

## Sewage Disposal Information

**If an on-site (individual) subsurface sewage disposal system will be used:**

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No
   Distance to nearest sewer line: 28'-0" Location of connection: LANCASTER STREET
2. What is the amount of proposed flow? SINGLE FAMILY RESIDENCE G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

## Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: MISSION CUNTRY DISPOSAL
3. Where is the waste disposal storage in relation to buildings? GARAGE
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

## Community Service Information

1. Name of School District: COAST UNION
2. Location of nearest police station: MORRO BAY
3. Location of nearest fire station: 2850 BURTON DRIVE, CAMBRIA, CA. 93428
4. Location of nearest public transit stop: SHAMEL PARK on WINDSOR BLVD. PARK HILL
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 4,000 Feet feet/miles

## Historic and Archeological Information

1. Please describe the historic use of the property: EXISTING S.F.R.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

## Commercial/Industrial Project Information

***Only complete this section if you are proposing a commercial or industrial project or zoning change.***

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

## Agricultural Information

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

## Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

## Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

## Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   _____
   _____
   _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

## LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- BENCHMARK
- CONTROL POINT
- JOINT POLE
- G — EVIDENCE OF UG GAS LINE
- W — EVIDENCE OF UG WATER LINE
- PH — EVIDENCE OF UG PHONE LINE
- D — FENCE
- CONCRETE

## CONTROL LIST

| PT | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| 1 | 5000.0000 | 5000.0000 | 100.00 | CP |
| 2 | 5071.3564 | 4968.6752 | 97.18 | CP SPIKE |
| 8 | 5008.3259 | 4739.8629 | 75.15 | CP C-NAIL+TIN |
| 9 | 5051.1308 | 4929.3946 | 92.63 | CP REDHEAD |

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

KENNETH D. WILSON LS 5571 EXP. 9-30-05

KEN WILSON — LS 5571

WILSON LAND SURVEYS ENG 12

7400 MORRO ROAD ATASCADERO, CA 805-466-2445 805-466-0812 FAX

## TOPOGRAPHIC SURVEY

JUDY & MICHAEL NEAL

LEGAL DESCRIPTION: LOTS 26 AND 27 BLOCK 68 CAMBRIA PINES UNIT #3, TOWN OF CAMBRIA, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

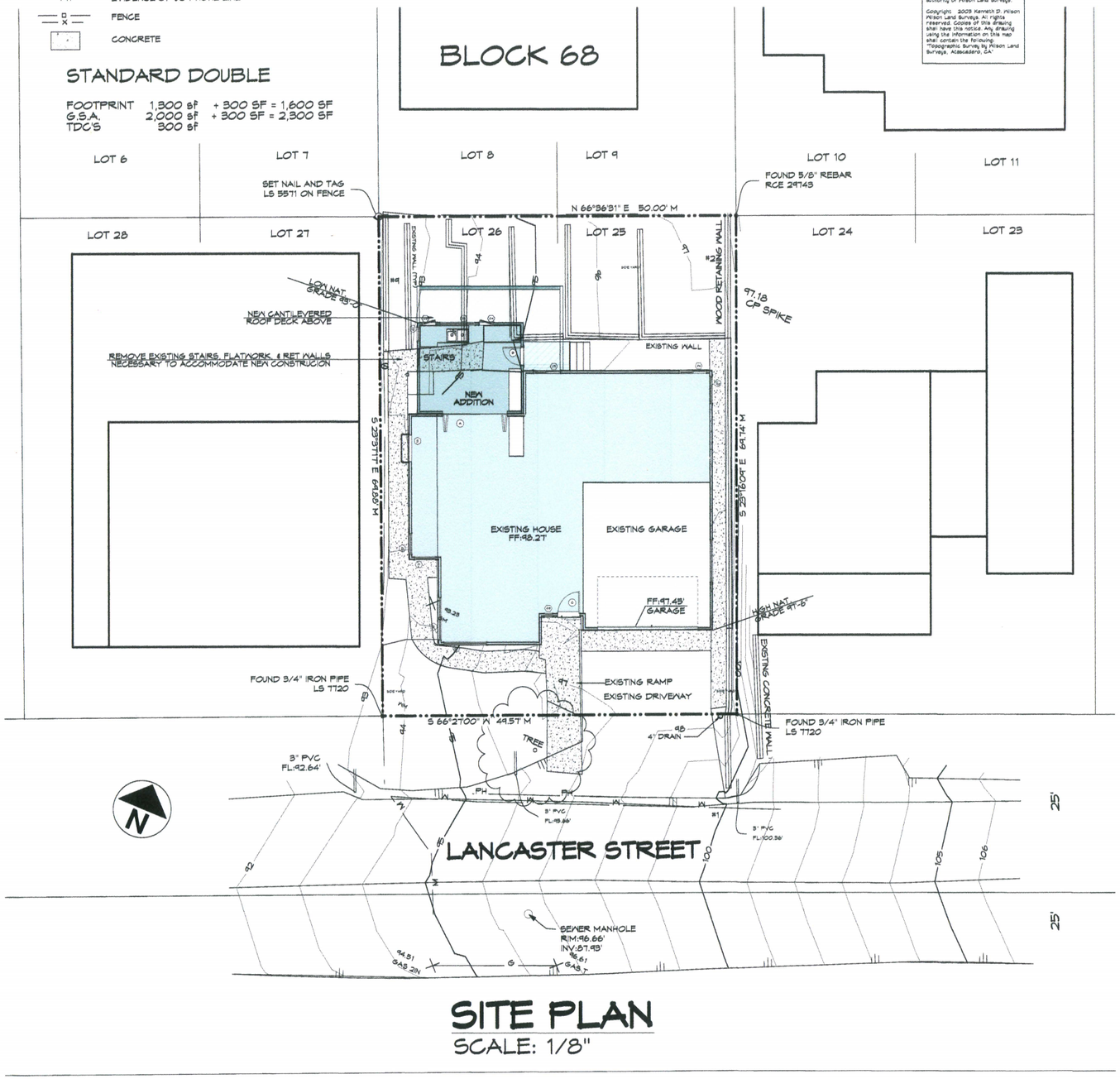
APN:
DATE:
FILENAME:
DRAWN BY: SCALE: PROJECT: JOB NUMBER: SHEET:
9-156

KENNETH D. WILSON LS 5571

THE BENCHMARK FOR THIS SURVEY IS A SET NAIL HAVING AN ASSUMED ELEVATION OF 100.00'.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other projects without written authority of Wilson Land Surveys.

Copyright 2005 Kenneth D. Wilson Wilson Land Surveys All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: "Topographic Survey by Wilson Land Surveys, Atascadero, CA"




## SITE PLAN

SCALE: 1/8"

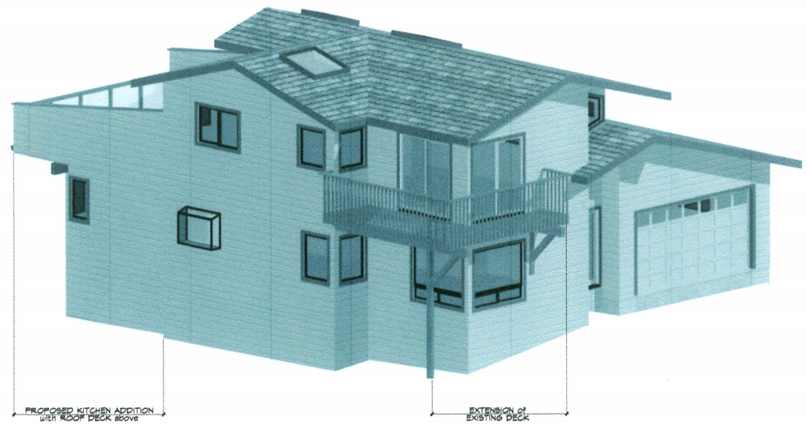
## GENERAL NOTES

1) ALL APPLICABLE CODES APPLY: 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA RESIDENTIAL CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA FIRECODE, 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE & 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS

2) OCCUPANCY AND CONSTRUCTION TYPE PER THE CBC CHAPTERS 3 & 6.

3) ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL cBE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. CRCR319.1

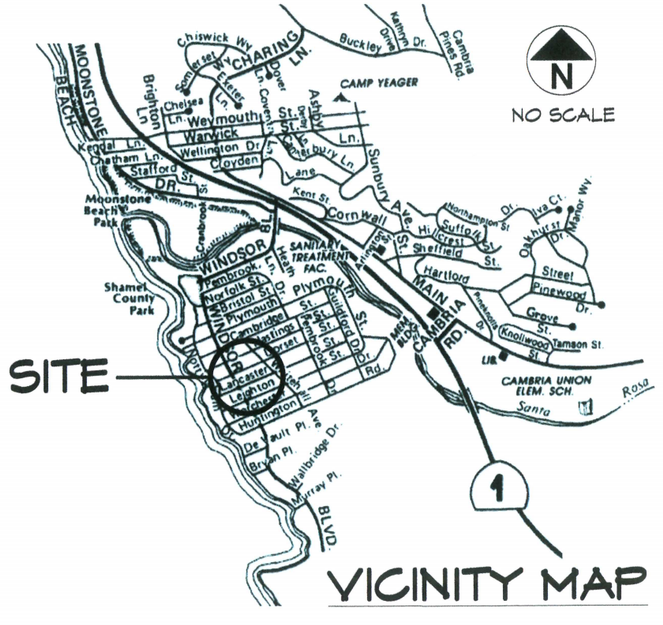
4) OCCUPANCY & CONSTRUCTION TYPE: R-1 TYPE V




## LEFT FRONT ISOMETRIC

## SHEET INDEX:


T-1 - Site, Vicinity, Sheets
A-1 - Floor Plans
A-2 - Elevations
A-3 - Sections A & B


## VICINITY MAP


JEFFREY LENTZ
ARCHITECT C-9114
610 WARREN ROAD
CAMBRIA, CA. 93428
PH (805) 927-4877


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES OR CHANGES TO BE REPORTED TO THE ARCHITECT AT ALL TIMES AND AGREED WITH BEFORE PROCEEDING WITH CONSTRUCTION.

## PROJECT DATA

LOT SIZE: 50'x70' 3,500 sf

EXISTING AREAS:

| | |
|---|---|
| FIRST FLOOR | 1,043 sf |
| SECOND FLOOR | 641 sf |
| EXISTING HOUSE | 1,788 sf |
| EXISTING GARAGE | 373 sf |
| EXISTING G.S.A. | 2,106 sf |
| EXISTING FOOTPRINT | 1,415 sf |
| EXISTING DECK | 98 sf |

PROPOSED AREAS

| | |
|---|---|
| FIRST FLOOR | 188 sf |
| PROPOSED FOOTPRINT | 188 sf |
| REAR DECK (Roof 188) | 128 sf |

TOTAL AREAS

| | |
|---|---|
| FIRST FLOOR | 1,230 sf |
| SECOND FLOOR | 641 sf |
| TOTAL HOUSE | 1,931 sf |
| EXISTING GARAGE | 373 SF |
| TOTAL G.S.A. | 2,344 SF |
| TOTAL FOOTPRINT | 1,603 sf |
| EXISTING DECK | 98 sf |
| PROPOSED DECKS | 128 sf |
| TOTAL DECKS | 188 sf |

## BUILDING HEIGHT

| | |
|---|---|
| LOW POINT | 93'0" |
| HIGH POINT | 97'6" |
| Avg. Nat. Grade | 95'3" |
| Max. Allowable Ht. | 28'0" |
| Absolute Max. Ridge | 123'3" |
| Existing Ridge | 119'0" |

## PROJECT DESCRIPTION

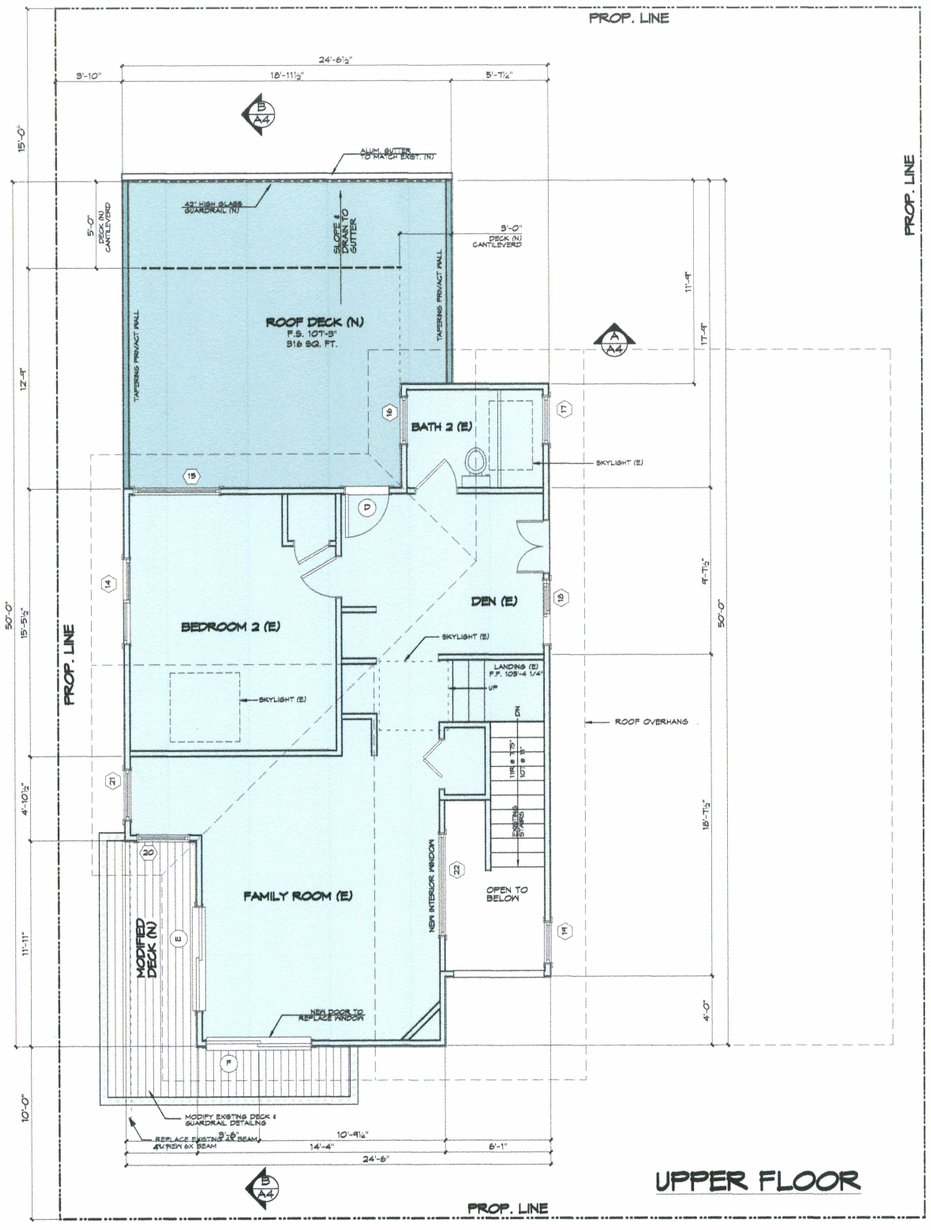
SFR ADDITION
KITCHEN REMODEL
DEN with ROOF DECK

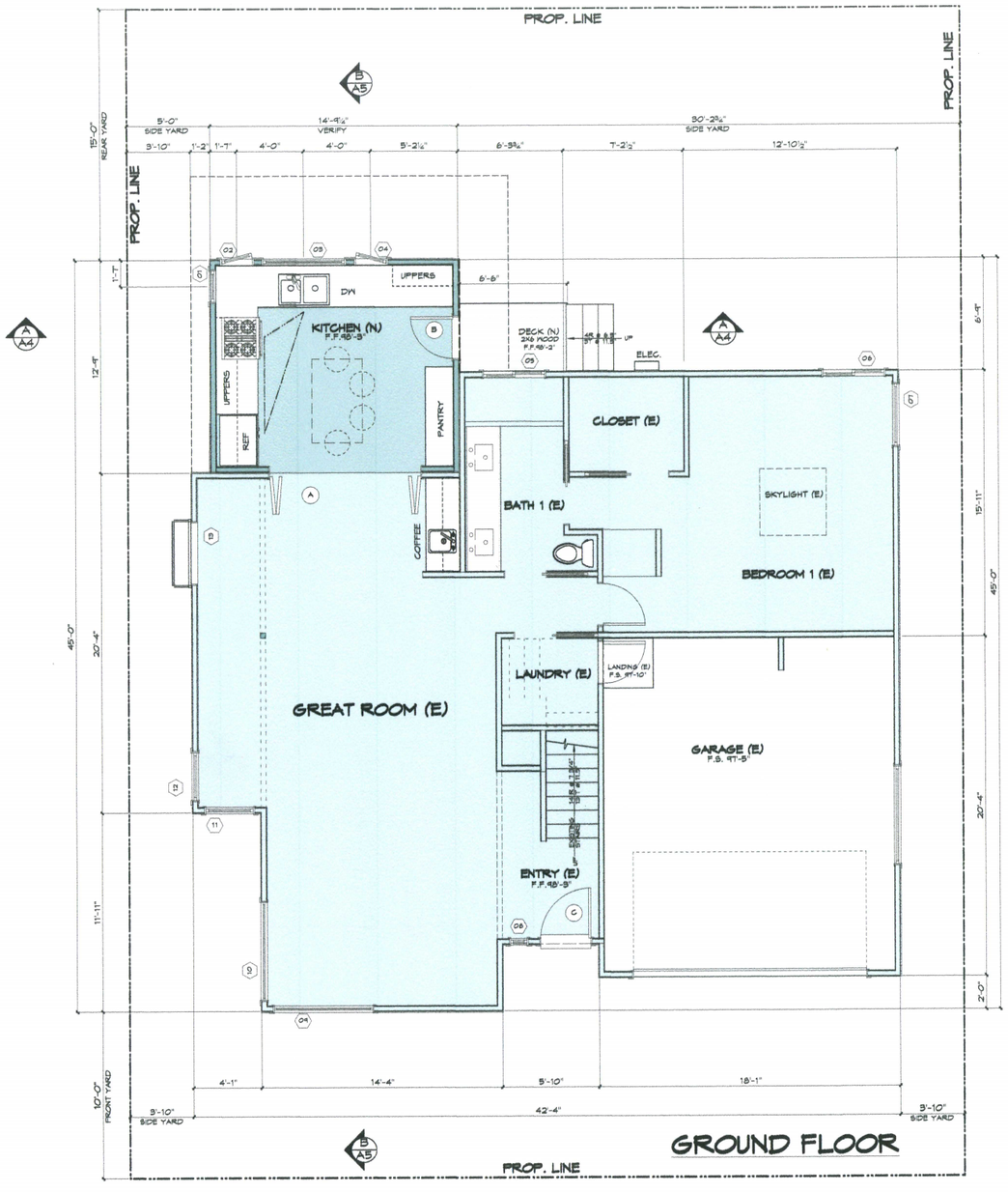
## SITE

341 Landcaster Street
Cambria, CA. 93428
APN 022-291-012

Mike & Judy
NEAL
3200 Phairfield Street
Bakersfield, CA. 93524
(559) 259-2556 Cell

SHEET
T-1
of 4 SHEETS
DECEMBER 17, 2013




## WINDOW SCHEDULE

| ID | LOCATION | WIDTH | HEIGHT | TOP OF WINDOW | TYPE | GLAZED AREA | MATERIAL | MANUFACTURER | EGRESS COMPLIANT | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 01 | KITCHEN | 2'0" | 3'6" | 6'8" | Fixed Glass | 4.31 sq ft | | | | NEW WINDOW |
| 02 | KITCHEN | 2'0" | 3'6" | 6'8" | Casement | 4.31 sq ft | | | | NEW WINDOW |
| 03 | KITCHEN | 9'0" | 3'6" | 6'8" | Fixed Glass | 12.94 sq ft | | | | NEW WINDOW |
| 04 | KITCHEN | 2'0" | 3'6" | 6'8" | Casement | 4.31 sq ft | | | | NEW WINDOW |
| 05 | BATH 1 | 5'10" | 1'4" | 6'8" | Horizontal Slider | 2.53 sq ft | | | | EXISTING WINDOW |
| 06 | BEDROOM 1 | 5'10" | 3'4" | 6'8" | Horizontal Slider | 8.8 sq ft | | | YES | EXISTING WINDOW |
| 07 | BEDROOM 1 | 5'10" | 3'4" | 6'8" | Fixed Glass | 4.05 sq ft | | | | EXISTING WINDOW |
| 08 | ENTRY | 1'2" | 4'0" | 6'8" | Fixed Glass | 2.24 sq ft | | | | EXISTING WINDOW |
| 09 | GREAT ROOM | 6'0" | 5'0" | 6'8" | Custom | 22.82 sq ft | | | | EXISTING WINDOW |
| 10 | GREAT ROOM | 6'0" | 5'0" | 6'8" | Custom | 22.82 sq ft | | | | EXISTING WINDOW |
| 11 | GREAT ROOM | 3'0" | 4'0" | 6'8" | Fixed Glass | 8.34 sq ft | | | | EXISTING WINDOW |
| 12 | GREAT ROOM | 3'0" | 4'0" | 6'8" | Fixed Glass | 8.34 sq ft | | | | EXISTING WINDOW |
| 13 | GREAT ROOM | 5'10" | 2'10" | 6'8" | Cased Opening | 0 sq ft | | | | EXISTING WINDOW |
| 14 | BEDROOM 2 | 5'0" | 3'4" | 6'8" | Horizontal Slider | 11.77 sq ft | | | | EXISTING WINDOW |
| 15 | BEDROOM 2 | 5'0" | 3'4" | 6'8" | Fixed Glass | 12.23 sq ft | | | YES | EXISTING WINDOW |
| 16 | BATH 2 | 2'10" | 2'10" | 6'8" | Fixed Glass | 5.22 sq ft | | | | EXISTING WINDOW |
| 17 | BATH 2 | 2'10" | 1'4" | 6'8" | Fixed Glass | 1.86 sq ft | | | | EXISTING WINDOW |
| 18 | BEDROOM 3 | 5'10" | 1'4" | 6'8" | Horizontal Slider | 2.53 sq ft | | | | EXISTING WINDOW |
| 19 | ENTRY | 2'8" | 1'6" | 6'8" | Fixed Glass | 1.42 sq ft | | | | EXISTING WINDOW |
| 20 | FAMILY ROOM | 3'0" | 3'4" | 6'8" | Fixed Glass | 8.78 sq ft | | | | EXISTING WINDOW |
| 21 | FAMILY ROOM | 3'0" | 3'4" | 6'8" | Fixed Glass | 8.78 sq ft | | | | EXISTING WINDOW |

## DOOR SCHEDULE

| ID | LOCATION | WIDTH | HEIGHT | DOOR TYPE | DOOR STYLE | GLAZED AREA | MATERIAL | MANUFACTURER | FINISH | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| A | KITCHEN | 9'0" | 6'8" | Bi-fold Bi-part | Panel | 0 sq ft | | | | NEW DOOR |
| B | KITCHEN | 2'8" | 6'8" | Swing Simple | Glass | 10.2 sq ft | | | | NEW DOOR |
| C | ENTRY | 3'0" | 6'8" | Swing Simple | Glass | 12.98 sq ft | | | | EXISTING DOOR |
| D | BEDROOM 3 | 2'6" | 6'8" | Swing Simple | Glass | 12.41 sq ft | | | | EXISTING DOOR |
| E | FAMILY ROOM | 6'0" | 6'8" | Slider | Glass | 46.61 sq ft | | | | EXISTING DOOR |
| F | FAMILY ROOM | 6'0" | 6'8" | Slider | Glass | 46.61 sq ft | | | | NEW DOOR |

## STANDARD DOUBLE

| | | |
|---|---|---|
| FOOTPRINT | 1,300 sf | + 300 SF = 1,600 SF |
| G.S.A. | 2,000 sf | + 300 SF = 2,300 SF |
| TDC'S | 300 sf | |

## LEGEND

(E) EXISTING CONDITIONS
(N) NEW WORK

EXISTING WALLS

NEW WALLS

EXISTING GARAGE

EXISTING HOUSE

AREA OF NEW WORK

# FLOOR PLANS

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


JEFFREY LENTZ
ARCHITECT C-9114
610 WARREN ROAD
CAMBRIA, CA. 93428
PH (805) 927-4877


THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING ANY WORK & REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT, AT ALL STAGES OF THE PROJECT & BEFORE PROCEEDING WITH CONSTRUCTION.

## PROJECT DATA

LOT SIZE: 50'x70' 3,500 sf

*EXISTING AREAS:*

| | |
|---|---|
| FIRST FLOOR | 1,042 sf |
| SECOND FLOOR | 641 sf |
| EXISTING HOUSE | 1,788 sf |
| EXISTING GARAGE | 378 sf |
| EXISTING G.S.A. | 2,106 sf |
| EXISTING FOOTPRINT | 1,415 sf |
| EXISTING DECK | 55 sf |

*PROPOSED AREAS*

| | |
|---|---|
| FIRST FLOOR | 188 sf |
| PROPOSED FOOTPRINT | 188 sf |
| REAR DECK (Roof 188) | 128 sf |

*TOTAL AREAS*

| | |
|---|---|
| FIRST FLOOR | 1,230 sf |
| SECOND FLOOR | 641 sf |
| TOTAL HOUSE | 1,921 sf |
| EXISTING GARAGE | 378 SF |
| TOTAL G.S.A. | 2,244 SF |
| TOTAL FOOTPRINT | 1,603 sf |
| EXISTING DECK | 55 sf |
| PROPOSED DECKS | 128 sf |
| TOTAL DECKS | 183 sf |

## BUILDING HEIGHT

| | |
|---|---|
| LOW POINT | 93'0" |
| HIGH POINT | 97'6" |
| Avg. Nat. Grade | 95'3" |
| Max. Allowable Ht. | 28'0" |
| Absolute Max. Ridge | 123'3" |
| Existing Ridge | 119'0" |

## PROJECT DESCRIPTION

SFR ADDITION
KITCHEN REMODEL
DEN with ROOF DECK

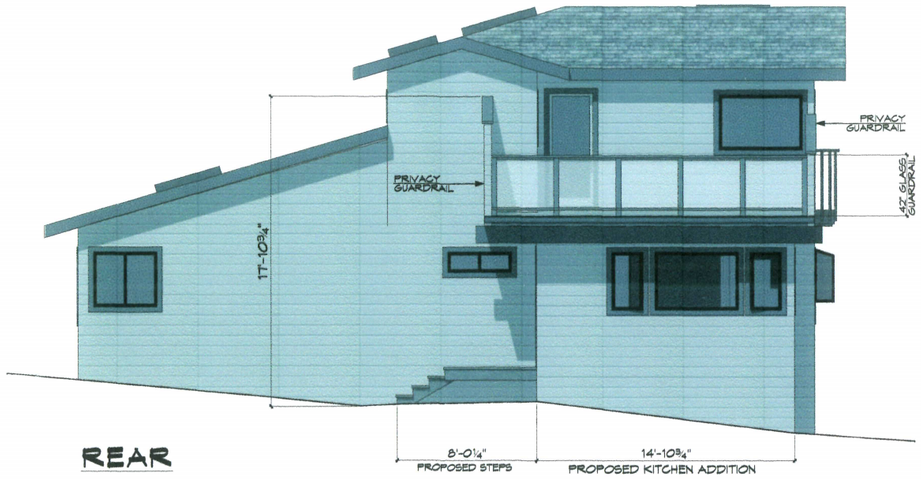
## SITE

341 Landcaster Street
Cambria, CA. 93428
APN 022-241-012

Mike & Judy
NEAL
3200 Phairfield Street
Bakersfield, CA. 93324
(559) 259-2556 Cell

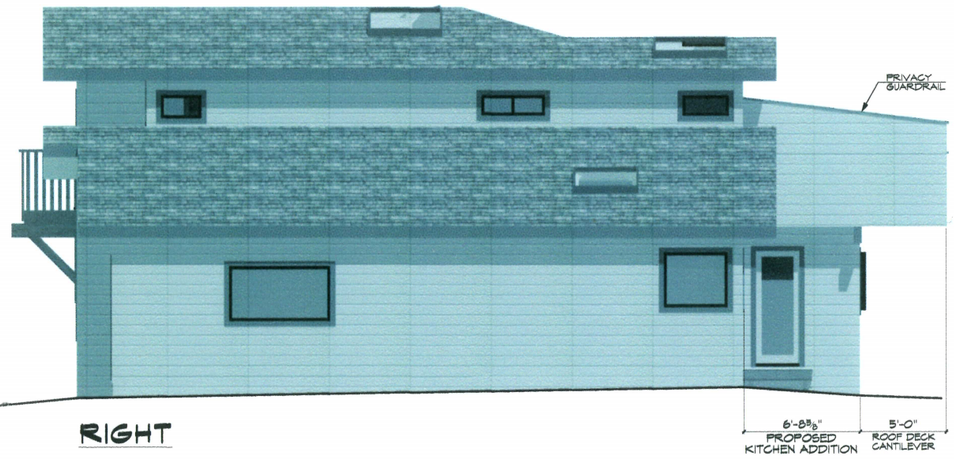
SHEET
A-1

DECEMBER 17, 2013

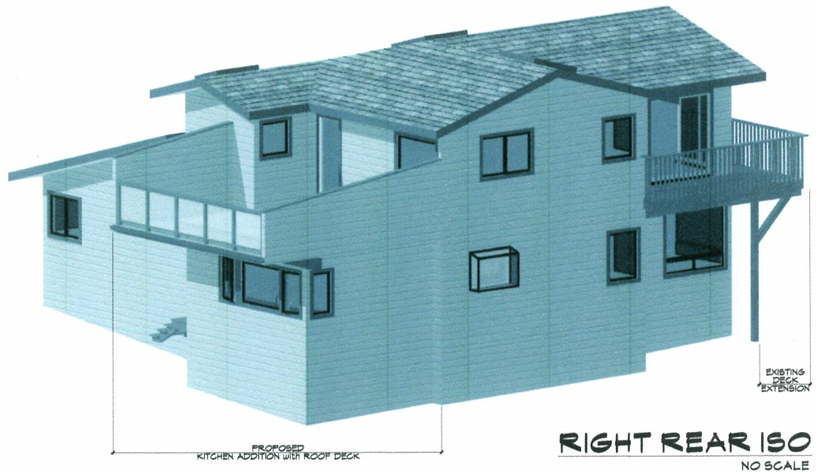



REAR

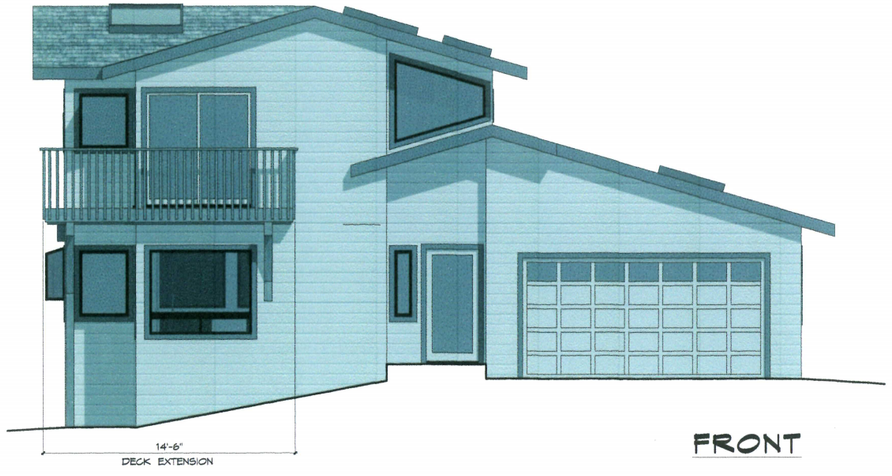
LEFT



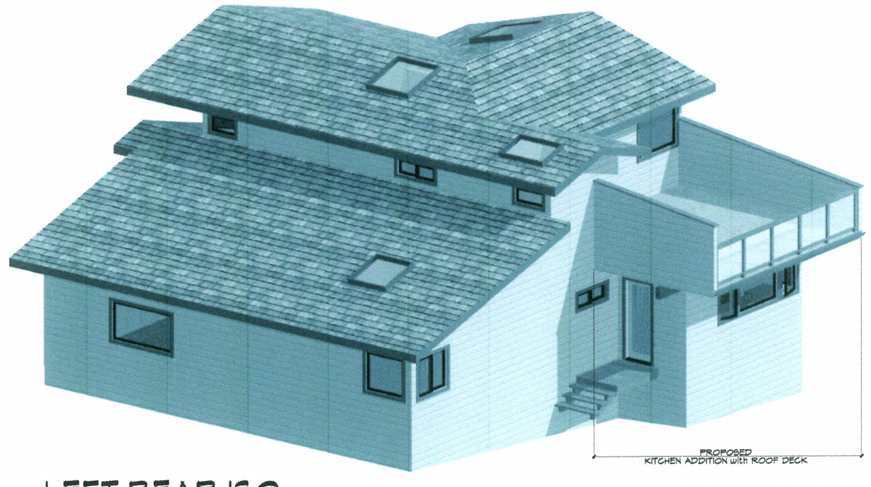

RIGHT




RIGHT REAR ISO
NO SCALE




FRONT




LEFT REAR ISO
NO SCALE

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


JEFFREY LENTZ
ARCHITECT C-9114
610 WARREN ROAD
CAMBRIA, CA. 93428
PH (805) 927-4877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## PROJECT DATA

LOT SIZE: 50'x70' 3,500 sf

*EXISTING AREAS:*

| | |
|---|---|
| FIRST FLOOR | 1,042 sf |
| SECOND FLOOR | 651 sf |
| EXISTING HOUSE | 1,788 sf |
| EXISTING GARAGE | 378 sf |
| EXISTING G.S.A. | 2,106 sf |
| EXISTING FOOTPRINT | 1,415 sf |
| EXISTING DECK | 55 sf |

*PROPOSED AREAS*

| | |
|---|---|
| FIRST FLOOR | 188 sf |
| PROPOSED FOOTPRINT | 188 sf |
| REAR DECK (Roof 188) | 128 sf |

*TOTAL AREAS*

| | |
|---|---|
| FIRST FLOOR | 1,230 sf |
| SECOND FLOOR | 651 sf |
| TOTAL HOUSE | 1,921 sf |
| EXISTING GARAGE | 378 SF |
| TOTAL G.S.A. | 2,244 SF |
| TOTAL FOOTPRINT | 1,603 sf |
| EXISTING DECK | 55 sf |
| PROPOSED DECKS | 128 sf |
| TOTAL DECKS | 183 sf |

## BUILDING HEIGHT

| | |
|---|---|
| LOW POINT | 93'0" |
| HIGH POINT | 97'6" |
| Avg. Nat. Grade | 95'3" |
| Max. Allowable Ht. | 28'0" |
| Absolute Max. Ridge | 123'3" |
| Existing Ridge | 114'0" |

## PROJECT DESCRIPTION

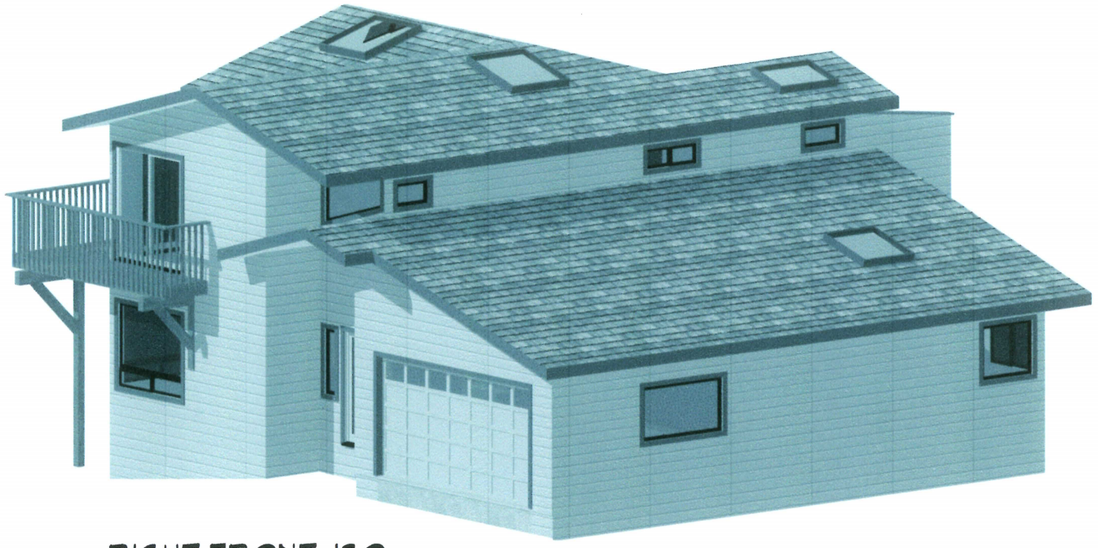
SFR ADDITION
KITCHEN REMODEL
DEN with ROOF DECK

## SITE

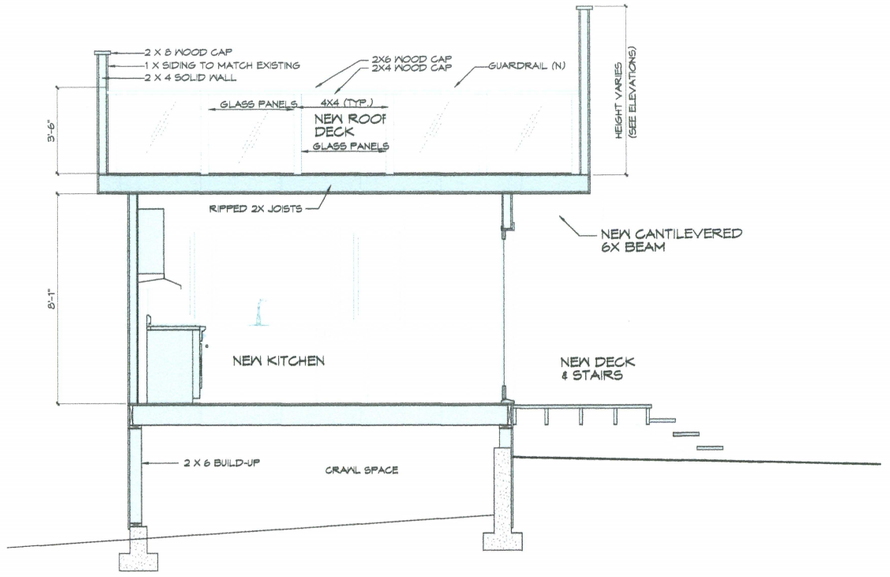
341 Landcaster Street
Cambria, CA. 93428
APN 022-241-012

Mike & Judy
**NEAL**
3200 Phairfield Street
Bakersfield, CA. 93324
(559) 259-2556 Cell

SHEET
**A-2**
DECEMBER 17, 2019



RIGHT FRONT ISO




SECTION A-A
SCALE: 3/8"

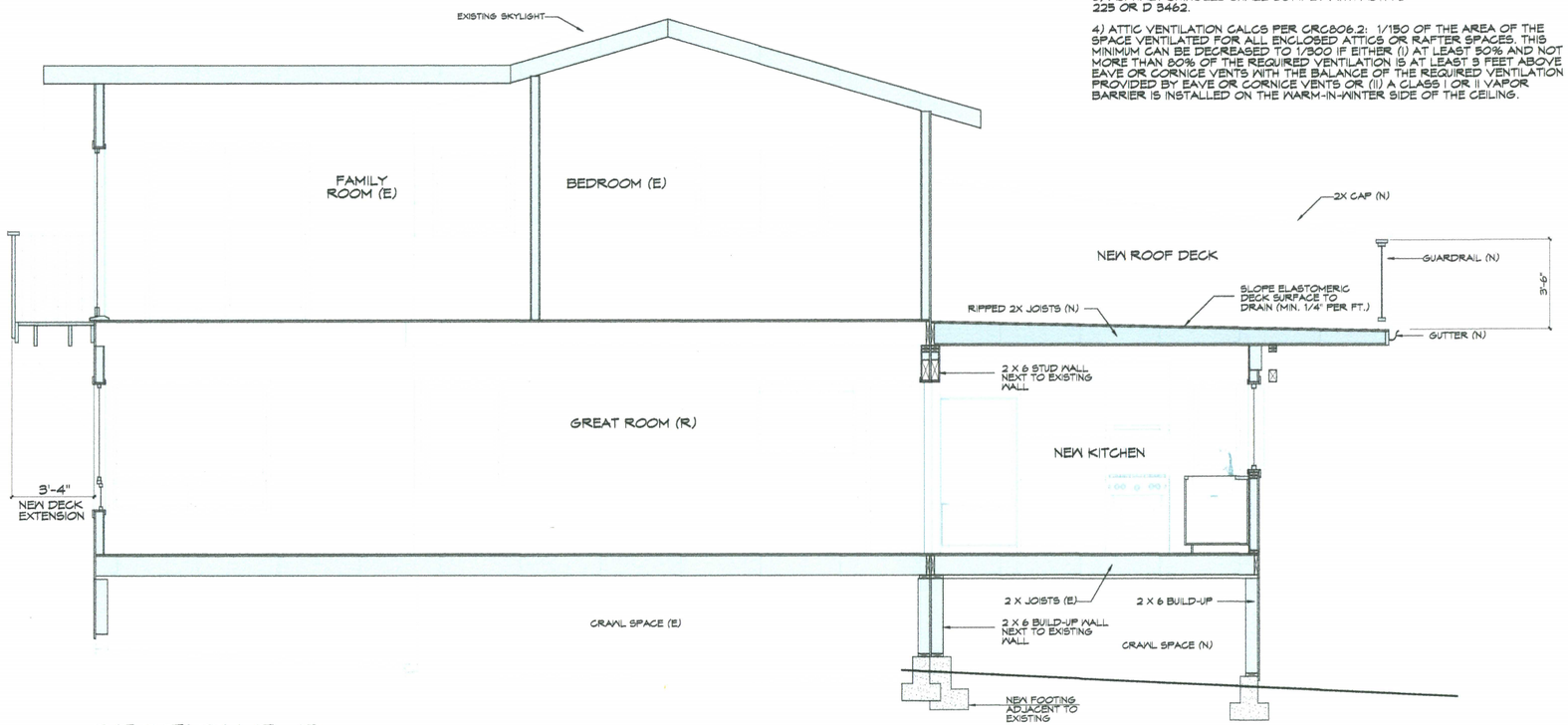
NOTES:

1) MINIMUM CLASS OF ROOFING: CLASS 'C'

2) UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE 1, ASTM D4869 TYPE 1, OR ASTM D 6757.

3) ASPHALT SHINGLES SHALL COMPLY WITH ASTM D 225 OR D 3462.

4) ATTIC VENTILATION CALCS PER CRC806.2: 1/150 OF THE AREA OF THE SPACE VENTILATED FOR ALL ENCLOSED ATTICS OR RAFTER SPACES. THIS MINIMUM CAN BE DECREASED TO 1/300 IF EITHER (I) AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION IS AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS OR (II) A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.




SECTION B-B
SCALE: 3/8"

SECTIONS

JEFFREY LENTZ
ARCHITECT C-9114
610 WARREN ROAD
CAMBRIA, CA. 93428
PH (805) 927-4877

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## PROJECT DATA

| | |
|---|---|
| LOT SIZE: 50'x70' | 3,500 sf |
| *EXISTING AREAS:* | |
| FIRST FLOOR | 1,042 sf |
| SECOND FLOOR | 691 sf |
| EXISTING HOUSE | 1,733 sf |
| EXISTING GARAGE | 373 sf |
| EXISTING G.S.A. | 2,106 sf |
| EXISTING FOOTPRINT | 1,415 sf |
| EXISTING DECK | 55 sf |
| *PROPOSED AREAS* | |
| FIRST FLOOR | 188 sf |
| PROPOSED FOOTPRINT | 188 sf |
| REAR DECK (Roof 188) | 126 sf |
| *TOTAL AREAS* | |
| FIRST FLOOR | 1,230 sf |
| SECOND FLOOR | 691 sf |
| TOTAL HOUSE | 1,921 sf |
| EXISTING GARAGE | 373 SF |
| TOTAL G.S.A. | 2,294 SF |
| TOTAL FOOTPRINT | 1,603 sf |
| EXISTING DECK | 55 sf |
| PROPOSED DECKS | 128 sf |
| TOTAL DECKS | 183 sf |

## BUILDING HEIGHT

| | |
|---|---|
| LOW POINT | 93'0" |
| HIGH POINT | 97'6" |
| Avg. Nat. Grade | 95'3" |
| Max. Allowable Ht. | 28'0" |
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## PROJECT DESCRIPTION

SFR ADDITION
KITCHEN REMODEL
DEN with ROOF DECK

## SITE

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APN 022-241-012

Mike & Judy
NEAL
3200 Phairfield Street
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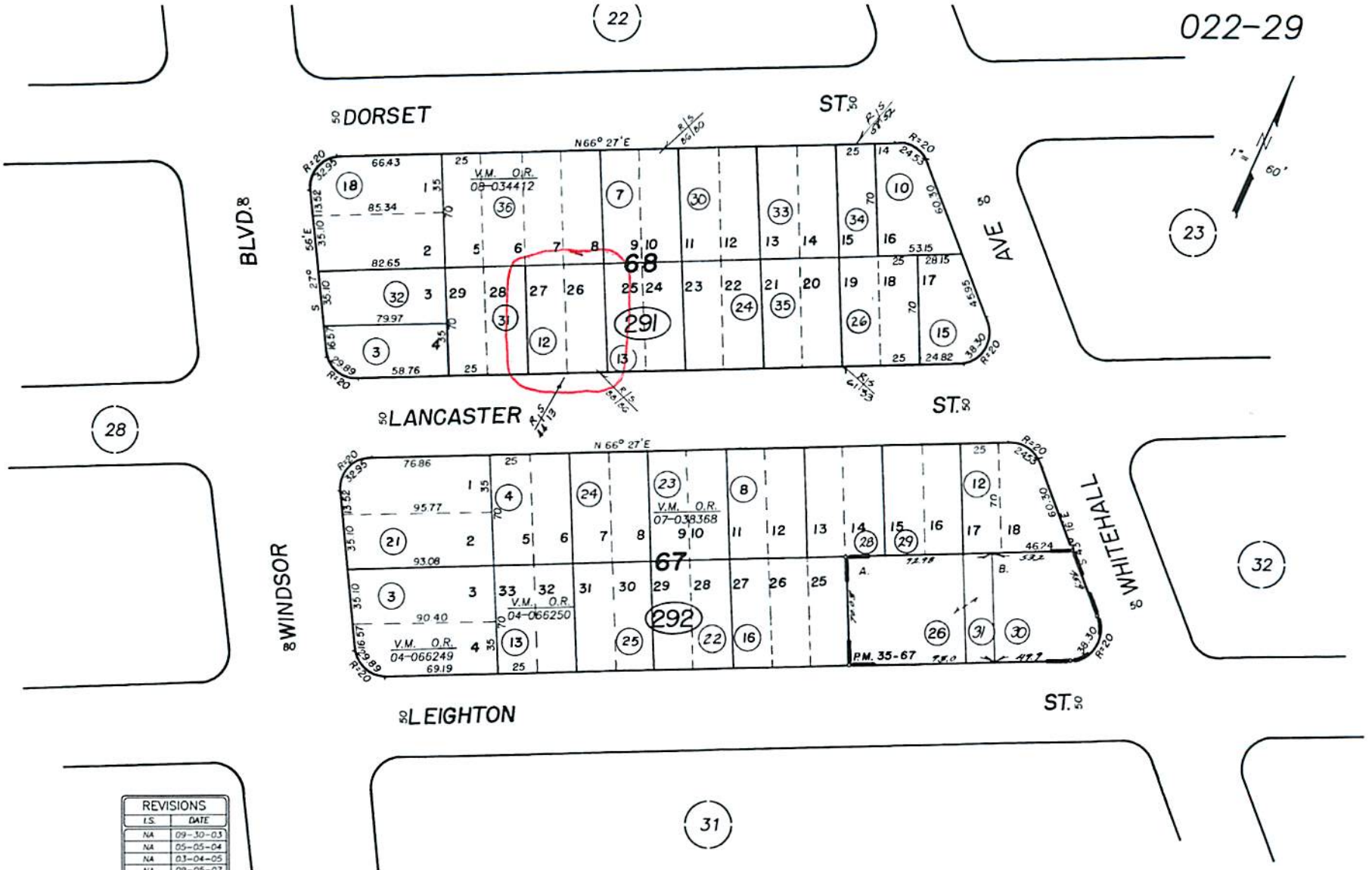
(559) 254-2556 Cell

SHEET
A-3
of 4 SHEETS
DECEMBER 17, 2013



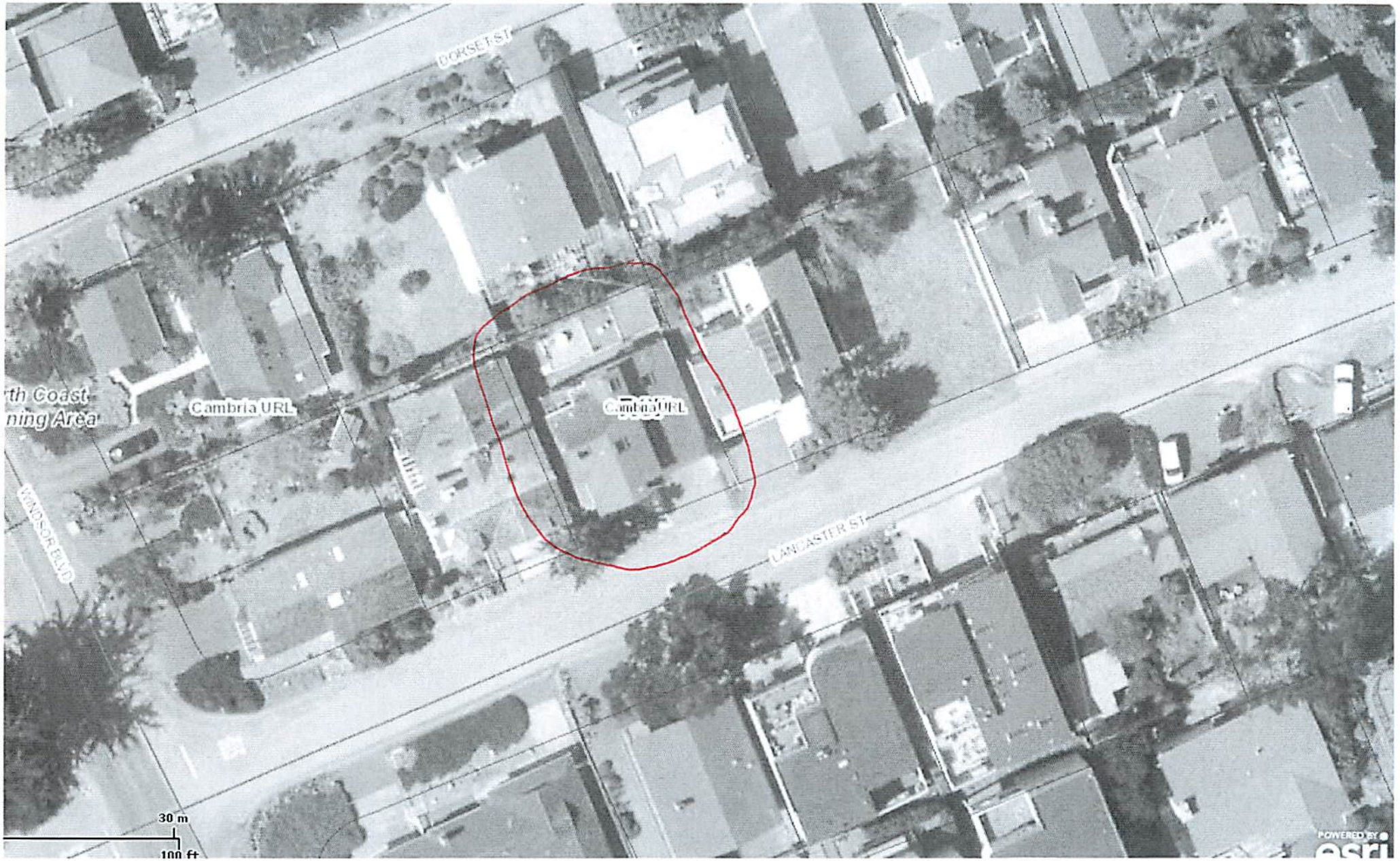

| REVISIONS | |
|---|---|
| I.S. | DATE |
| NA | 09-30-03 |
| NA | 05-05-04 |
| NA | 03-04-05 |
| NA | 09-05-07 |
| 09-140 | 08-25-08 |
| | |
| | |
| | |
| | |
| | |

30' 0 60' 120'

LZ 09-30-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CAMBRIA PINES UNIT NO. 5, R.M. Bk. 5 , Pg. 2.

CAMBRIA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 022 PAGE 29


DORSET ST
Cambria URL
Cambria URL
WINDSOR BLVD
LANCASTER ST
30 m
100 ft
POWERED BY esri

# Parcel Summary Report For Parcel # 022-291-012

1/3/2014
1:59:20PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

## People Information

| Role | Name and Address |
|---|---|
| OWN | NEAL MICHAEL A |
| | 3200 PHAIRFIELD ST BAKERSFIELD CA 93314-0000 |
| OWN | NEAL FAMILY TRUST |
| OWN | NEAL JUDITH K |

## Address Information

| Status | Address |
|---|---|
| P | 00341 LANCASTER ST CAMB |

## Lot Information:

| Tract / Twnshp | Block / Range | Section | Community: | Plan/Area: | Lue 1: | Lue 2: | Lue 3: | Lot: | Flags: | Misc |
|---|---|---|---|---|---|---|---|---|---|---|
| CPUNIT5 | 0068 | 0026 | Cambria | North Coast | RSF | LCP | AS | Y | L2 / VP | E0400436 |
| CPUNIT5 | 0068 | 0027 | Cambria | North Coast | | | | Y | L2 | |

## Parcel Information

| Status | Description | |
|---|---|---|
| Active | CAM PINES U 5 | BL 68 LTS 26 & 27 |

**Notes**

**Tax Districts**

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)

# Parcel Summary Report For Parcel # 022-291-012

1/3/2014
1:59:20PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

## Case Information

| Case Number: | Case Status: | |
|---|---|---|
| COD2004-00436 | CLD | Primary Parcel |

**Description:**
CONSTRUCTION WITHOUT A PERMIT

| | | |
|---|---|---|
| DRC2013-00054 | REC | Primary Parcel |

**Description:**
ADDITION OF 188 SF KITCHEN TO AN EXISTING 2106 SF HOUSE AND GARAGE

| | | |
|---|---|---|
| PMT2004-03518 | FNL | Primary Parcel |

**Description:**
AS BUILT DECK STEPS AND LANDINGS, REPLACE SIDE DECK PLANKS RCC $11,000