SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/6/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00074 FROEHLICH – Proposed minor use permit for residential remodel and addition of 219 sf of living space and a new 334 sf garage. Site location is 473 Pacific St, Cayucos. APN: 064-143-010.

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

EST/ CAYU
CAZ LCP RSF SSN

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 RICHARD & MICHELLE FROEHLICH Daytime Phone 661.978.5670
Mailing Address 5411 MURFIELD DR. BAKERSFIELD, CA. Zip Code 93306
Email Address:

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

☒ Agent Name LOUISA ANNE SMITH Daytime Phone 805.544.6615
Mailing Address 979 OSOS ST. STE. A-2 SLO, CA Zip Code 93401
Email Address: louisasmith@sbcglobal.net

PROPERTY INFORMATION

Total Size of Site: 4828 S.F. Assessor Parcel Number(s): 064-143-010
Legal Description: LOT 10, BLOCK 1 OF PASO ROBLES BEACH NO. 1
Address of the project (if known): 473 PACIFIC ST. CAYUCOS
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1 NORTH, TO 8TH ST., TO PACIFIC ST, HEAD NORTH TO SITE
Describe current uses, existing structures, and other improvements and vegetation on the property:
SINGLE FAMILY RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): RESIDENTIAL REMODEL & ADDITION, 219 SF. OF LIVING & 334 S.F. 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 Date

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: PACIFIC STREET, CAYUCOS

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: RESIDENTIAL South: RESIDENTIAL
East: RESIDENTIAL West: RESIDENTIAL

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1730 sq. feet 36 % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 2 Height of tallest structure: 18'-0"
Number of trees to be removed: 0 Type: —
Setbacks: Front 10' Right 3' Left 3' Back 10'

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

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE DISTRICT

N/A **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: 1 Number of bedrooms per unit: 2
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

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: 4828 S.F. ~~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: _____
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: PACIFIC STREET, CAYUCOS

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 COUNTRY DISPOSAL
3. Where is the waste disposal storage in relation to buildings? SIDE YARD
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: CAYUCOS / COAST UNION
2. Location of nearest police station: LOS OSOS
3. Location of nearest fire station: CAYUCOS
4. Location of nearest public transit stop: 1/4 MILE
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 1/4 MILE feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   RESIDENTIAL
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.

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): NONE

   (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.)

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): RESIDENTIAL AMENITIES
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 *: RESIDENTIAL MEASURES

   *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: RESIDENTIAL MEASURES

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? RESIDENTIAL DEMAND
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.

N/A 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: 25' Location of connection: _____
2. What is the amount of proposed flow? RESIDENTIAL FLOW G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

FROEHLICH RESIDENTIAL REMODEL and ADDITION

473 Pacific Street
Cayucos

OWNER:	Richard and Michelle Froehlich 5411 Muirfield Drive Bakersfield, CA 93306 661.978.5670 rfroehlich001@bak.rr.com
ARCHITECT:	Louisa Anne Smith 979 Osos Street, Suite A-2 San Luis Obispo, CA 93401 805.544.6615 - phone louisasmith@sbcglobal.net
SURVEYOR:	MBS Land Surveys Michael B. Stanton 3563 Sueldo Street, Unit Q San Luis Obispo, CA 93401 805.594.1960 Mike@mbslandsurveys.com
SOILS ENGINEER:	GeoSolutions, Inc. 220 High Street San Luis Obispo, CA 93401 805.543.8539 805.543.2171 - Fax info@geosolutions.net
STRUCTURAL ENGINEER:	ES Engineering Eric Silva P.O. Box 6356 Los Osos, CA 93412 805.459.4908 - phone 805.534.1336- fax esengineering@aol.com
TITLE 24 ENGINEER:	John Ewan Pacific Energy Company 2121 Santa Barbara Street San Luis Obispo, Ca. 93401 805.544.4700 - phone 805.544.3411 - fax john@alteryourenergy.com

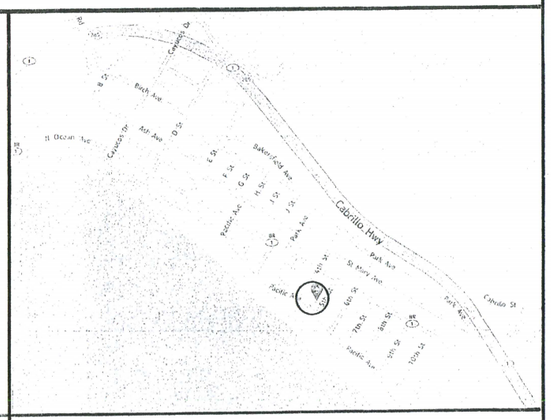
PROJECT DIRECTORY

Residential remodel and addition of an existing 1177 s.f. Single Family Residence. Remodel of an existing laundry room into a powder and closet and expansion of an existing shower. Living area addition of 219 s.f., to include expansion of the existing kitchen, living and dining areas, plus a new laundry room and study. Addition of a 334 s.f., one car garage and partial relocation and 48 s.f. expansion of an existing 198 s.f. covered porch.

PROJECT DESCRIPTION

A. P. NUMBER	064 – 143 - 010
ADDRESS	473 Pacific Street Cayucos
LEGAL DESCRIPTION	Lot 10 in Block 1 of Paso Robles Beach No. 1, Town of Cayucos
CURRENT ZONING	Residential Single Family
CURRENT USE	Residential
TYPE OF CONSTRUCTION	VB
OCCUPANCY TYPE	R3
BUILDING AREA	Existing Living Area: 1177 s.f. New Living Area: 219 s.f. Total Living Area: 1396 s.f. New Garage: 334 s.f. TOTAL AREA : 1730 S.F.
SITE AREA	4828 s.f.
GROSS STRUCTURAL AREA	1730 S.F. – 36 %
COVERED PORCH	246 s.f. 96 s.f. – of encroachment
HEIGHT	18' – 0"
PARKING	2 spaces – tandem 1 – enclosed 1 - open

PROJECT DATA



VICINITY MAP

T.1	TITLE SHEET
C.1	EXISTING SITE/TOPOGRAPHY PLAN
C.2	SITE/DRAINAGE PLAN
A.1	LOWER FLOOR PLAN
A.2	EXTERIOR ELEVATION

SHEET INDEX

Louisa Anne Smith
architect
979 Osos
Suite A-2
San Luis Obispo
California
93401
805 544 6615

Client

Richard and Michelle Froehlich
5422 Muirfield Drive
Bakersfield, CA
93306

Project

RESIDENTIAL REMODEL AND ADDITION
473 PACIFIC STREET
CAYUCOS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

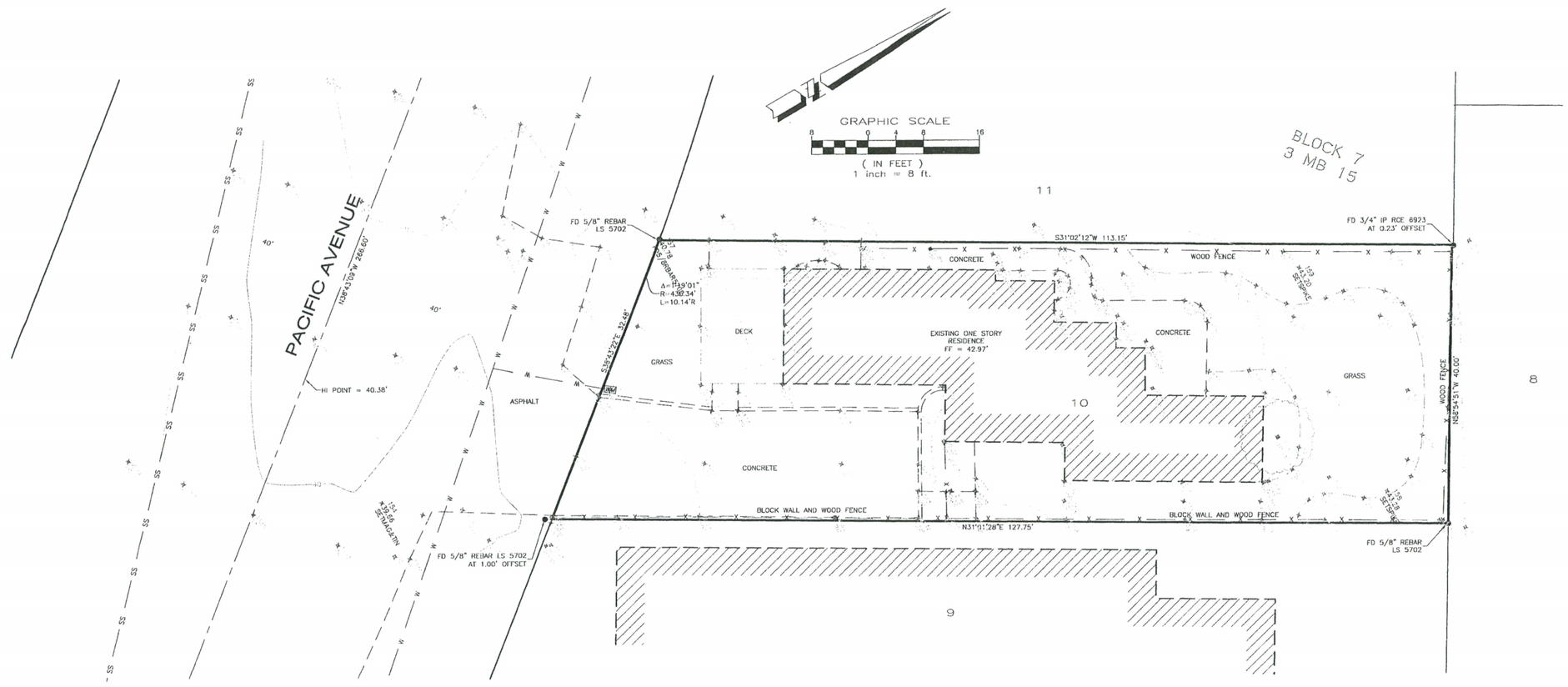
Date 2·25·14

Job Number

Sheet Title

TITLE SHEET

Sheet Number T.1



SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- JOINT POLE
- POWER POLE
- GUY WIRE

ABREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON NOVEMBER 18, 2013

MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON LIC. NO. 5702 STATE OF CALIFORNIA

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARANTEE AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS FOUND NGS BENCH MARK (V)107 BEING A STANDARD BRASS DISK STAMPED "T 1314 1977" IN THE TOP AND 1 FOOT SOUTH OF THE NORTH END OF THE EAST COMBINATION CONCRETE AND PIPE GUARDRAIL FOR THE CAYUCOS DRIVE OVERPASS OVER STATE HIGHWAY 1, 17 FEET EAST OF THE CENTER LINE OF THE DRIVE.

ELEVATION=78.56' NAVD 88

THE LOCAL BENCH MARK IS A FOUND NAIL AND TAG "LS 5702" AT THE CENTERLINE INTERSECTION OF 5TH STREET AND PACIFIC AVENUE AS SHOWN.

ELEVATION=38.40' NAVD 88

EXISTING TOPOGRAPHY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG SOUTHEASTERLY PROPERTY LINE BEARING N31°01'28"E.

SITE DATA:

ADDRESS: 473 PACIFIC AVE, CAYUCOS

ASSESSOR'S PARCEL NO. APN 064-143-010

TOPOGRAPHIC MAP

LOT 10 OF BLOCK 7 OF PASO ROBLES BEACH NO 1 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 15, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF RICHARD FROEHLICH

NOVEMBER 2013 SCALE:1"=8'

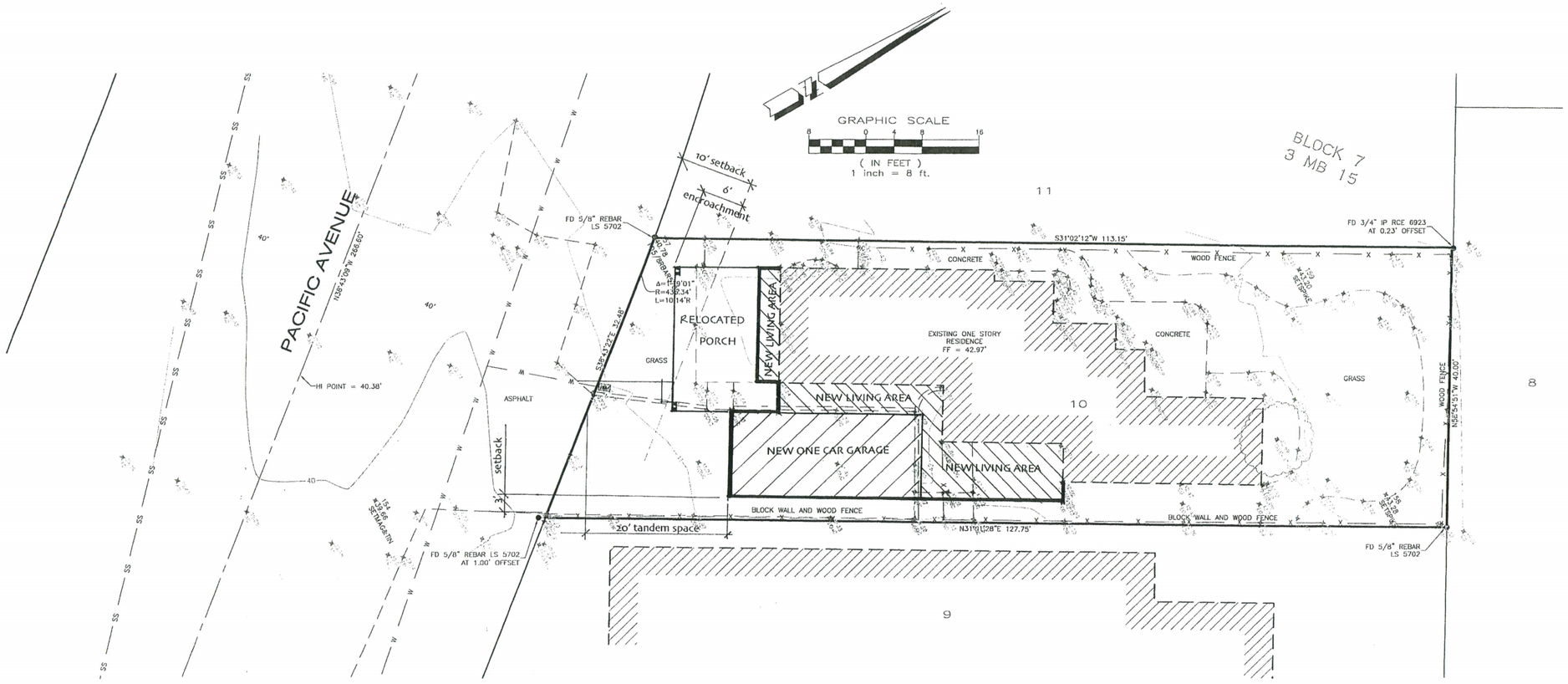
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960

JOB No. 13-231

M:\13-231 473 Pacific - Cayucos\3d 2013\473 PACIFIC AVE - TP.dwg, 24X36, Nov 20, 2013 7:50am, khuerta

2.25.14

C.1



SYMBOL LEGEND:

— x —	FENCE LINE
— SS —	SEWER MAIN
— W —	WATER MAIN
— G —	GAS MAIN
— ETC —	ELEC/TELEPHONE/CABLE
— OHE —	OVERHEAD ELECTRIC
	DROP INLET AT CURB
	DROP INLET
SD	STORM DRAIN MANHOLE
	FIRE HYDRANT
WELL	WATER WELL
	WATER VALVE
WM	WATER METER
SS	SEWER MANHOLE
CO	SEWER CLEANOUT
	RETAINING WALL
PGE	PG&E BOX
GM	GAS METER
TEL	TELEPHONE BOX
SIG	SIGNAL BOX
CATV	CABLE T.V. BOX
ELEC	ELECTRIC BOX
T	TELEPHONE MANHOLE
	STREET LIGHT
JP	JOINT POLE
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ABREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
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BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON NOVEMBER 18, 2013

MICHAEL B. STANTON, PLS 5702 DATE

LICENSED LAND SURVEYOR MICHAEL B. STANTON L.I.C. NO. 5702 STATE OF CALIFORNIA

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARANTEE AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY, THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DESIGNED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL, OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BENCH MARK:

THE BENCH MARK FOR THIS PROJECT IS FOUND NGS BENCH MARK FV1107 BEING A STANDARD BRASS DISK STAMPED "T 1314 1977" IN THE TOP AND 1 FOOT SOUTH OF THE NORTH END OF THE EAST COMBINATION CONCRETE AND PIPE GUARDRAIL FOR THE CAYUCOS DRIVE OVERPASS OVER STATE HIGHWAY 1, 17 FEET EAST OF THE CENTER LINE OF THE DRIVE.

ELEVATION=78.56' NAVD 88

THE LOCAL BENCH MARK IS A FOUND NAIL AND TAG "LS 5702" AT THE CENTERLINE INTERSECTION OF 5TH STREET AND PACIFIC AVENUE AS SHOWN.

ELEVATION=38.40' NAVD 88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG SOUTHEASTERLY PROPERTY LINE BEARING N31°01'28"E.

SITE DATA:

ADDRESS: 473 PACIFIC AVE, CAYUCOS

ASSESSOR'S PARCEL NO. APN 064-143-010

TOPOGRAPHIC MAP

LOT 10 OF BLOCK 7 OF PASO ROBLES BEACH NO 1 AS SHOWN ON MAP FILED IN BOOK 3 AT PAGE 15, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF RICHARD FROEHLICH

NOVEMBER 2013 SCALE:1"=8'

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT O
SAN LUIS OBISPO, CA 93401
805-594-1960

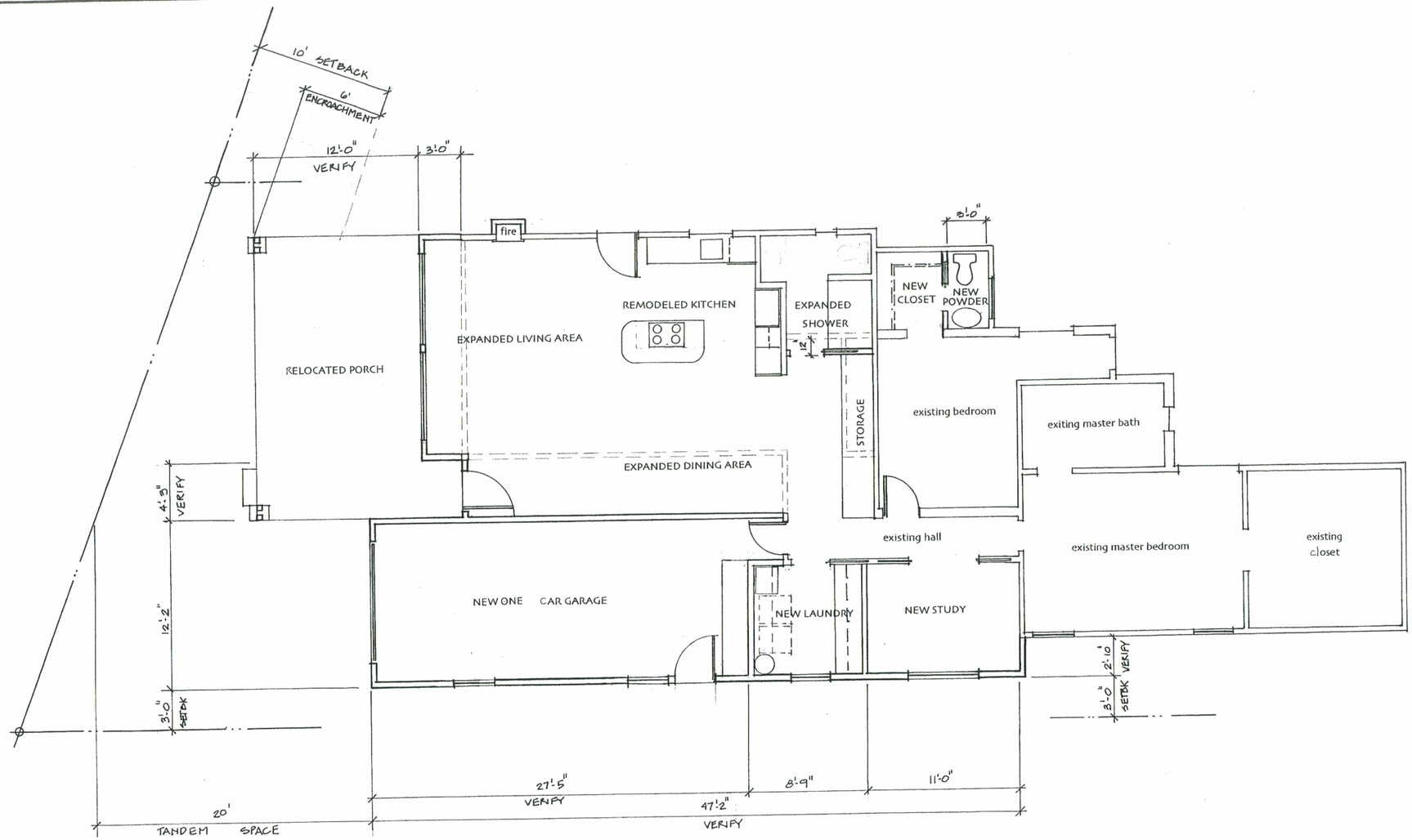
JOB No. 13-231

SITE/GRADING PLAN

2.25.14

C.2

MA\13-231 473 Pacific - Cayucos\Jsb 2013\473 PACIFIC AVE - TP.dwg, 24X36, Nov 20, 2013 7:50am, Kruperts



FLOOR PLAN

1/4" = 1'-0"

Louisa Anne Smith

architect
979 Osos
Suite A-2
San Luis Obispo
California
93401

805 544 6615

Client

Richard and Michelle Froehlich
5422 Muirfield Drive
Bakersfield, CA
93306

Project

RESIDENTIAL REMODEL AND ADDITION
473 PACIFIC STREET
CAYUCOS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

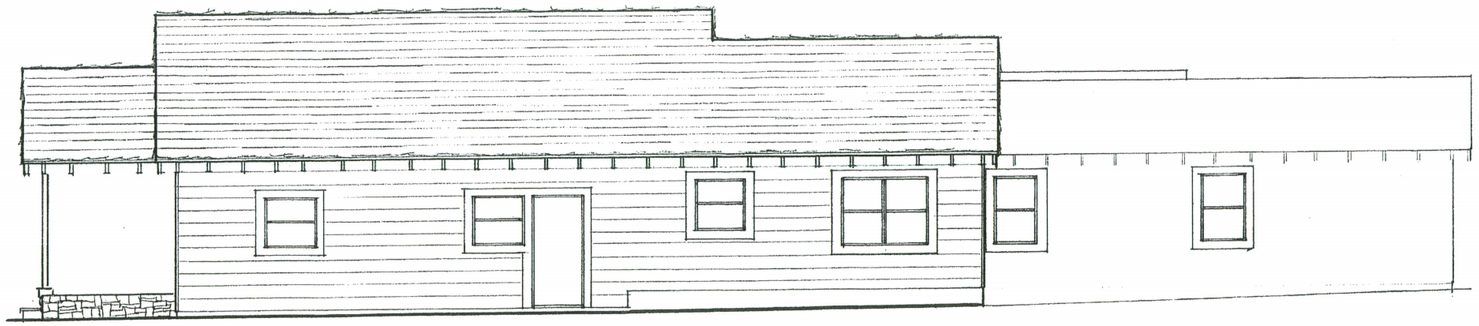
Date 2.25.14

Job Number

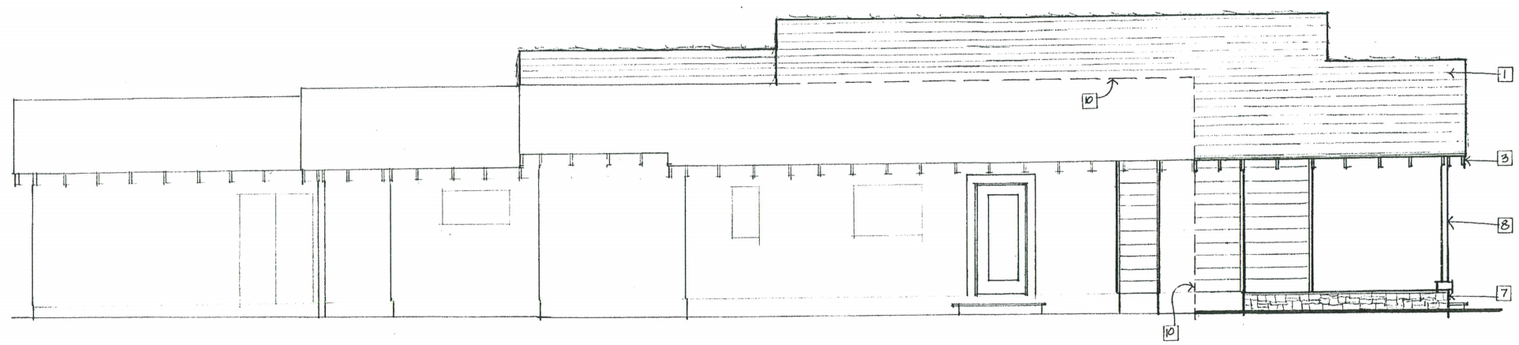
Sheet Title

FLOOR PLAN

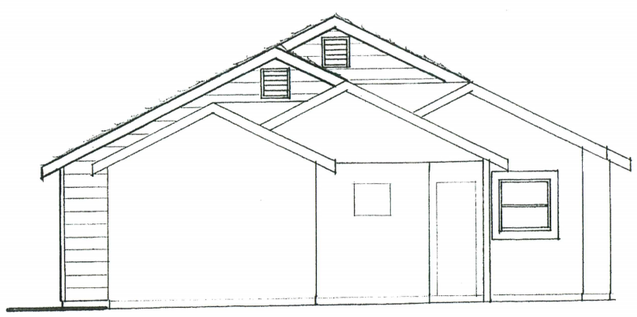
Sheet Number A.1



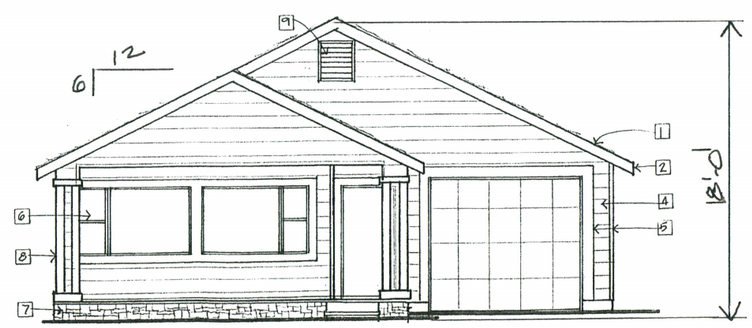
EAST



WEST



NORTH



SOUTH

EXTERIOR ELEVATION KEYNOTES

NEW WORK SHOWN DELINEATED, EXISTING TO REMAIN SHOWN WITHOUT DELINEATION

1. Composition shingle roofing – to match existing
2. Wood or cement fiber board fascia – to match existing
3. Exposed rafter tails – to match existing
4. Cement fiberboard siding – to match existing
5. Wood or cement fiber board trim – to match existing
6. Vinyl windows – to match existing
7. Stone veneer
8. Double post column
9. Attic vent
10. Dashed line indicates line of new work

EXTERIOR ELEVATIONS

1/4" = 1'-0"

Louisa Anne Smith

architect

979 Osos
Suite A-2
San Luis Obispo
California
93401

805 544 6615

Client

Richard and Michelle Froehlich
5422 Muirfield Drive
Bakersfield, CA
93306

Project

RESIDENTIAL REMODEL AND ADDITION
473 PACIFIC STREET
CAYUCOS

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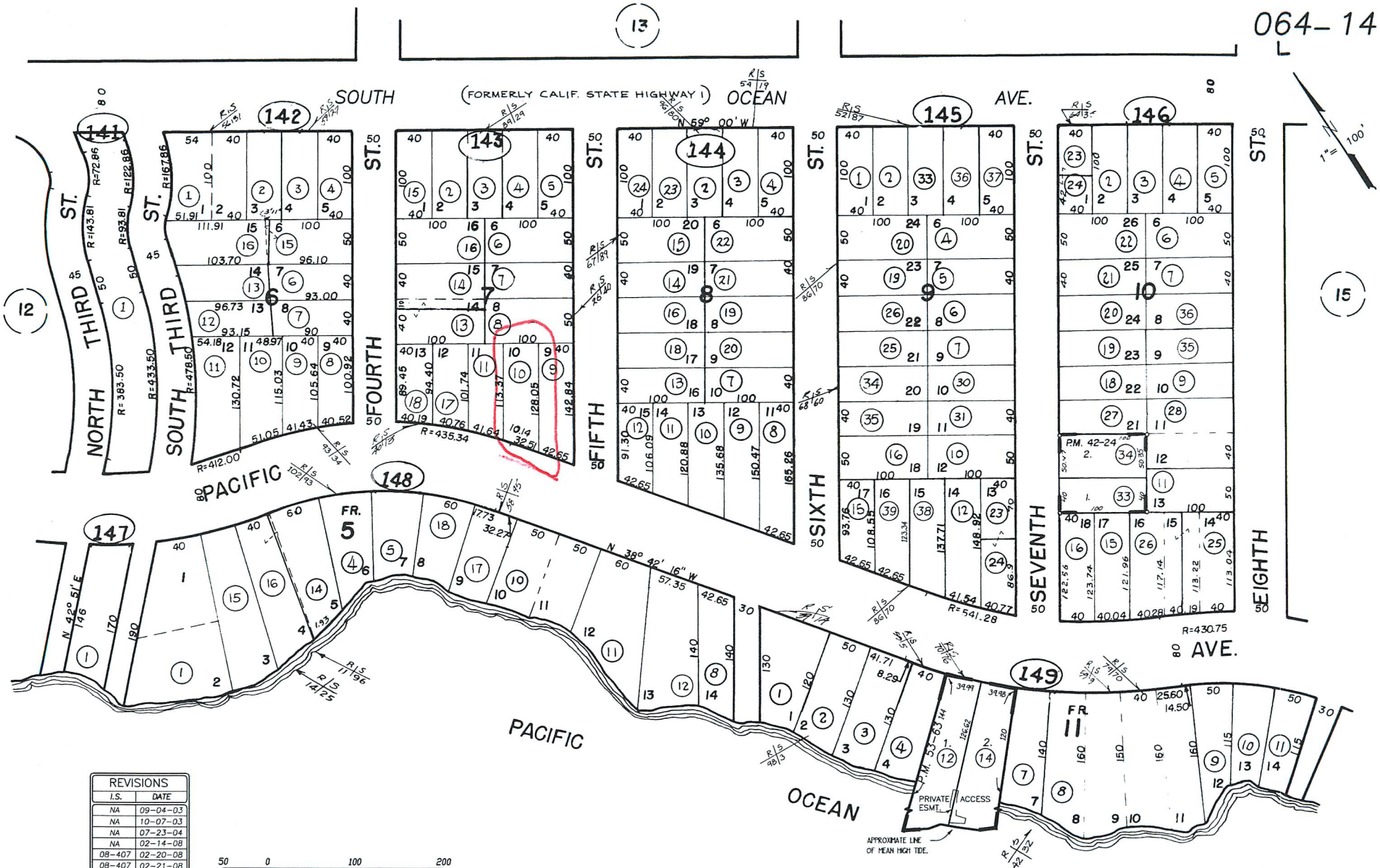
Date 2.25.14

Job Number

Sheet Title

EXTERIOR ELEVATIONS

Sheet Number A.2



REVISIONS	
I.S.	DATE
NA	09-04-03
NA	10-07-03
NA	07-23-04
NA	02-14-08
08-407	02-20-08
08-407	02-21-08

50 0 100 200

GB 03-16-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PASO ROBLES BEACH NO. 1, R.M. Bk. 3 , Pg. 15

CAYUCOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 064 PAGE 14

Basemap
OP
4TH ST
Coastal Zone
Planning Area
Cayucos URL
RSF
Estero Planning Area
Planning Area
PACIFIC AVE
5TH ST
REC
30 m
100 ft
POWERED BY
esri

Parcel Summary Report For Parcel # 064-143-010

2/27/2014
4:17:04PM

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	FROEHLICH RICHARD J 5411 MUIRFIELD DR BAKERSFIELD CA 93306-9790
OWN	FROEHLICH LIVING TRUST

Address Information

Status	Address
P	00473 PACIFIC AV CAYU

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
064143	010	0001	Cayucos	Estero	CAZ			N		
PRBCH1	0007	0010	Cayucos	Estero	RSF	LCP	SSN	Y		

Parcel Information

Status	Description
Active	PR BCH 1 BL 7 LT 10

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS

Parcel Summary Report For Parcel # 064-143-010

2/27/2014
4:17:04PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AREA NO. 10
AREA NO. 21

Case Information

Case Number:	Case Status:	
C7145	FNL	Primary Parcel

Description:
REROOF & RESHEATH W/COMP SHINGLE, REPLACE ELECTRIC METER/100 AMP/REWIRE

C7353	FNL	Primary Parcel

Description:
94SQFT ADDITION & INTERIOR REMODEL 51SQFT CVP

DRC2013-00074	REC	Primary Parcel

Description:
MUP FOR SINGLE FAMILY ADDITION