



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/17/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00088 HOESCHEN – Proposed minor use permit to replace/repair stairs and entryway deck, and also addition of 203 sf of deck. Site location is 511 Canterbury Ln, Cambria. APN: 022-083-048.

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

MINOR USE PERMIT

ADD 203 SF DECK

NC/ CAMB

AS LCP RSF TH

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 (805) 835-8466 805 835-5069
 Landowner Name Karen/Craig Hoeschen Daytime Phone 835-8466
 Mailing Address 511 Canterbury Lane Cambria, CA Zip Code 93428
 Email Address: KShoeschen@hotmail.com

Applicant Name Karen Hoeschen Daytime Phone 835-8466
 Mailing Address as above Zip Code _____
 Email Address: _____

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 3500 sq ft Assessor Parcel Number(s): 022-083-048

Legal Description: _____
 Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Replace/repair stairs + entry way deck add additional decking of 203 sqft

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 Karen Hoeschen Date 4/10/14

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): _____

Describe existing and future access to the proposed project site: residential street

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): residential property
North: _____ South: _____
East: _____ West: _____

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1250 sq. feet _____% 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: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

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: _____

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: _____ Number of bedrooms per unit: _____
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: _____

Need

PROJECT NOTES

(THESE NOTES APPLY TO ALL PORTIONS, PHASES, AND SUBCONTRACTS OF THIS PROJECT.)

1. USE OF PLANS: THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT FROM DOUGLAS GREENFIELD.
2. GOVERNING LAWS: ALL WORK SHALL AT LEAST CONFORM TO ALL OF THE COUNTY OF SAN LUIS OBISPO REQUIREMENTS, THE LATEST ADOPTED EDITION OF THE UBC, UMC, UPC, NEC, 4 ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS.
3. DIMENSIONS: DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF STUD. ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DOUGLAS GREENFIELD PRIOR TO PROCEEDING WITH ANY RELATED WORK.
4. DETAILS: TYPICAL DETAILS SHALL APPLY UNLESS SPECIFIC DETAILS OR SECTIONS ARE NOTED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.
5. FEES AND LICENCES:

THE ITEMS LISTED SHALL BE PAID FOR AS FOLLOWS:

LICENCES:	CONTRACTOR AND SUB-CONTRACTORS
PLAN CHECK FEES:	OWNER
BUILDING PERMIT FEES:	OWNER
INSPECTIONS:	CONTRACTOR AND SUB-CONTRACTORS
SCHOOL FEES:	OWNER
OTHER FEES:	PER OWNER/CONTRACTOR AGREEMENT

6. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OF OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH ANY RELATED WORK.
7. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARSHALL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
8. PROTECTION AND SAFETY: CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE, AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.) EVENLY SPREAD MATERIALS ON FRAINED FLOORS AND ROOFS SO THAT THE SQUARE FOOT DESIGN LOAD IS NOT EXCEEDED. MAINTAIN CLEAN ACCESS AT ALL TIMES FOR FIRE-FIGHTING EQUIPMENT AND DELIVERY OF MATERIALS, ETC. EACH SUB SHALL MAINTAIN ADEQUATE PROTECTION OF WORK DONE BY HIM OR OTHERS (INCLUDING WALKS AND DRIVES).
9. CLEANING: ENTIRE JOB-SITE TO BE KEPT NEAT AND ORDERLY. DESIGNER MAY REQUIRE AT REASONABLE INTERVALS (AT CONTRACTORS EXPENSE) A GENERAL CLEAN UP OF THE SITE. BURYING OR BURNING WILL NOT BE PERMITTED. EACH SUB SHALL PROMPTLY REMOVE ALL EQUIPMENT, DEBRIS, MATERIALS, ETC. CAUSED BY THEIR WORK FROM THE BUILDING AND SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC ROADS, WALKS, ETC., AND SHALL BE REQUIRED TO RESTORE THEM TO AT LEAST THEIR ORIGINAL CONDITION PRIOR TO THE WORK.
10. SITE ADDRESS: BUILDING AND SITE ADDRESS NUMBERS AND LOCATION SHALL MEET LOCAL REQUIREMENTS.
11. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (UNO). NOTIFY THE ARCHITECT (PRIOR TO BIDDING) IF PLANS OR SPECIFICATIONS ALLOWED FOR PERFORMING WORK TO AT LEAST GOVERNING CODE REQUIREMENTS.
12. CO-ORDINATION: CONTRACTORS SHALL CO-OPERATE WITH OTHERS IN THE USE OF THE FACILITIES AND SHALL ADJUST THEIR OPERATIONS TO OBTAIN HARMONIOUS RELATIONS AND UNINTERRUPTED PROGRESS OF THE WORK.
13. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE ARCHITECT.
14. COMPLETE JOB: PROVIDE ALL FASTENERS, MATERIALS, EQUIPMENT, FINISHES, HARDWARE, BRACING, BACKING, COVERPLATES, ACCESSORIES, ETC. FOR A COMPLETE JOB (UNO). THIS INCLUDES EACH PHASE OR SUB CONTRACT ON THE JOB.
15. WORKMANSHIP: ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED, AND SHALL BE TRUE LEVEL, PLUMB, SQUARE, TIGHT FITTING, IN PROPER ALIGNMENT AND FREE FROM DEFECTS. OWNER WITH DETERMINATION BY THE ARCHITECT AND DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR MATERIALS AND WORKMANSHIP AND BE REPLACED AT NO COST TO OWNER OR ARCHITECT. SUCH DEFECTIVE ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER OR NO ALLOWANCE SHALL BE MADE FOR INEXPERIENCED OR UNSKILLED PERSONS PERFORMING DEFECTIVE WORK. THE INABILITY OF THE CONTRACTOR TO NOTICE FAULTY, OMITTED, OR DEFECTIVE ITEMS SHALL NOT CONSTITUTE A RELEASE FROM THESE REQUIREMENTS.
16. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:

- AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
- TEST FOR SUBSTITUTED MATERIALS
- RE-TESTS DUE TO THE FAILURE OF INITIAL TESTS
- TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS, OR CODES
- DUE TO LACK OF REQUIRED IDENTIFYING MARKS, LABELS, ETC
- TESTS FOR CONTRACTOR INFORMATION OR INFORMATION SHOWING NON-COMPLIANCE

OWNER SHALL PAY FOR THE FOLLOWING TESTS:

- TEST FOR OWNER, ARCHITECT OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE SHOWING COMPLIANCE.

17. MATERIALS: DELIVER ALL MANUFACTURED MATERIALS IN ORIGINAL, LABELED, UNOPENED CONTAINERS WITH MANUFACTURER'S NAME, BRAND, AND GRADE SEALS INTACT. KEEP ALL CONTAINERS AND GRADE SEALS DRY AND UNTIL USED. USE ALL MEANS NECESSARY TO PROTECT PRODUCTS, MATERIALS, AND FINISHED WORK FROM DAMAGE AND THE WEATHER. NO SECONDS WILL BE ACCEPTED. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS (UNO). ALL MATERIALS SHALL BE NEW, OF GRADES SPECIFIED, AND GUARANTEED AGAINST INHERENT AND/OR DEVELOPED DEFECTS OCCURRING WITHIN 1 YEAR OF CERTIFIED COMPLETION.
18. SUBSTITUTIONS: SUBSTITUTIONS REQUIRE OWNER AND DESIGNERS APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTOR'S EXPENSE.
19. CLEAN-UP: THE SITE AND ALL SURFACES SHALL BE LEFT CLEAN OF ALL FOREIGN MATERIAL AND REFUSE. ALL HARD SURFACE FLOORS SHALL BE POLISHED AND CLEAN. ALL COUNTERTOPS, DOORS, MIRRORS, FIXTURES, APPLIANCES, CABINETS, SHELVES, WINDOWS, EQUIPMENT AND WALLS, ETC. SHALL BE CLEAN, DUST FREE, AND TO HAVE A "MOVE-IN" CONDITION APPROVED BY THE OWNER AND DESIGNER.
20. GUARANTEES: CONTRACTOR TO SUBMIT 1 YEAR LETTER OF GUARANTEE TO OWNER UPON OWNER'S ACCEPTANCE OF PROJECT STATING THAT THE PROJECT IS TO BE FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM ISSUANCE OF CERTIFICATE OF OCCUPANCY AND THAT DEFECTS OR CORRECTIONS SHALL BE AT CONTRACTORS EXPENSE.
21. INCORPORATE ALL RECOMMENDATIONS & TESTING REQUIREMENTS FROM SOILS REPORT
22. SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:

- WELDING (EXCEPTION: WELDING DONE IN FABRICATOR'S SHOP, WHICH IS APPROVED BY THE BUILDING DIVISION)
- GRADING, EXCAVATION AND FILLING PER SOILS REPORT

23. UNLESS AN APPROVED DOOR FOR EMERGENCY ESCAPE IS PROVIDED, THERE WILL BE AT LEAST ONE OPENABLE WINDOW LOCATED WITHIN BASEMENTS AND IN EVERY SLEEPING ROOM BELOW THE FOURTH STORY. EGRESS WILL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - MAX. FINISHED SILL HEIGHT FROM FLOOR LEVEL - 44"
 - MIN. NET CLEAR OPENING AREA - 5.7 SF.
 - MIN. HEIGHT OF OPENING - 24" MIN. WIDTH - 20"
24. HABITABLE ROOMS WILL PROVIDE NATURAL LIGHT BY GLAZED OPENINGS THAT ARE AT LEAST 1/10 OF THE FLOOR AREA (MIN. 10 SF.) AND NATURAL VENTILATION BY OPENABLE EXTERIOR OPENINGS THAT ARE AT LEAST 1/20 OF THE FLOOR AREA (MIN. 5 SF.)
25. BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., WILL BE PROVIDED WITH NATURAL VENTILATION BY OPENABLE EXTERIOR OPENINGS THAT ARE NOT LESS THAN 1/20 OF THE FLOOR AREA (MIN. OF 1 - 1/2 SF.) OR MECHANICAL VENTILATION SYSTEMS THAT SUPPLY AT LEAST 5 CHANGES PER HOUR.
26. HABITABLE ROOMS WILL CONTAIN AT LEAST 10 SF. WITH NO DIMENSION LESS THAN 7'-6" EXCEPT AS OTHERWISE PERMITTED.
27. LAUNDRY ROOMS, HALLWAYS, CORRIDORS, KITCHENS AND BATHROOMS WILL BE 1'-0" MIN. WIDTH FOR CORRIDORS AND STAIRWAYS WILL BE 3'-6"
28. WATER CLOSET COMPARTMENTS WILL HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET
29. ALL SURFACES OF THE GARAGE ADJACENT TO THE HOUSE WILL BE PROVIDED WITH MATERIALS APPROVED FOR ONE-HOUR CONSTRUCTION. DOORWAYS IN SUCH WALLS WILL BE 1-3/8" SOLID WOOD SELF CLOSING.
30. THERE WILL BE NO OPENINGS BETWEEN A PRIVATE GARAGE AND A ROOM USED FOR SLEEPING PURPOSES
31. PLASTIC SKYLIGHT UNITS WILL BE SEPARATED FROM EACH OTHER BY A DISTANCE OF NOT LESS THAN 4 FEET
32. AN ATTIC ACCESS DOOR THAT IS A MIN. 22"X30" WILL BE PROVIDED
33. COMBUSTIBLE PROJECTIONS LOCATED WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION OF OPENINGS IS REQUIRED WILL BE OF ONE HOUR CONSTRUCTION OR OF HEAVY TIMBER CONSTRUCTION CONFORMING TO UBC
34. EXTERIOR STAIRS WILL NOT PROJECT INTO YARDS WHERE OPENINGS ARE NOT PERMITTED OR PROTECTION OF OPENINGS IS REQUIRED
35. ALL SOLID FUEL BURNING APPLIANCES (STOVES/FIREPLACES) FOR WHICH A CONSTRUCTION APPLICATION IS SUBMITTED AFTER FEB. 1, 1994 MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS RECOGNIZED BY THE AIR POLLUTION CONTROL BOARD (COUNTY BOARD OF SUPERVISORS) APCD RULE 904
36. WALLS AND SOFFITS OF ENCLOSED SPACES UNDER STAIRS WILL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION
37. STAIRWAY HEAD ROOM WILL BE A MIN. 6'-8"
38. EXTERIOR LANDINGS WILL BE PROVIDED AT EXTERIOR DOORS
39. EXTERIOR STAIR LANDING AT LEAST 36" DEEP WILL BE PROVIDED AT THE TOP OF STAIRS TO RESIDENCES. EXTERIOR LANDING MAY BE SLOPED 1/4"/FT
40. SAFETY GLAZING WILL BE PROVIDED FOR:
 - A. GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES SUBJECT TO HUMAN IMPACT
 - B. WINDOWS LOCATED WITHIN 36" OF THE INSIDE RIM OF TUB-SHOWER (FIXTURE) AND NOT HIGHER THAN 60" FROM TUB-SHOWER DRAIN AND ANY GLAZING MOUNTED DIRECTLY ON THE RIM OF THE FIXTURE
41. GUARDRAILS WILL BE A MIN. 42" IN HEIGHT, OPEN GUARDRAILS AND STAIR RAILING WILL HAVE INTERMEDIATE RAILS SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH
42. HANDRAILS WILL BE 34" TO 38" ABOVE AN IMAGINARY LINE CONNECTING THE NOSING OF STAIR TREADS. HANDRAIL CROSS SECTION WILL BE 1-1/2" TO 2" IN HANDGRIP DIMENSION
43. FLASHINGS FOR EXTERIOR OPENINGS, ROOFS, DECKS AND PARAPET WALLS WILL CONFORM WITH UBC
44. ROOF COVERINGS AND INSTALLATION WILL CONFORM WITH UBC, AND SHALL BE OF A MIN. CLASS-C PER TITLE 19, 31.0
45. SHOWER STALLS AS PER UPC 909, SHOWER ENCLOSURES AS PER UBC 2406
46. APPROVED FLD. BOARD REQUIRED BEIC TILE @ SHOWER STALLS
47. MAXIMUM FLOOR LEVEL CHANGE @ DOORS TO BE 1"
48. ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN 5 ACRES AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS. LUO SECTION 22.05.1.20
49. PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE AND SET A REFERENCE POINT (BENCHMARK); OR, FOR THOSE FEW CASES IN WHICH THE HEIGHT REFERENCE IS OTHER THAN NATURAL GRADE, THE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL ESTABLISH THE SPECIFIED REFERENCE POINT
50. PRIOR TO APPROVAL OF ROOF NAILING INSPECTION, THE APPLICANT SHALL PROVIDE THE BUILDING INSPECTOR WITH DOCUMENTATION THAT GIVES THE HEIGHT REFERENCE, THE ALLOWABLE HEIGHT AND THE ACTUAL HEIGHT OF THE STRUCTURE. THIS CERTIFICATION SHALL BE PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER
51. FIRE SAFETY: THE APPROVED PROJECT ALLOWED TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DETERMINED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO BEGINNING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN ISSUED BY THE FIRE DEPARTMENT AND BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS AS MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS/SPECIAL SAFETY GLAZED WINDOWS/ NON COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS/ SPECIAL SETBACKS/ SPECIAL DRIVENAY-ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION
52. FIRE SAFETY: IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS
53. FIRE STOPS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AT 10 FOOT INTERVALS ALONG THE WALL LENGTH
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.

PROJECT DATA

LOT SIZE: 3500 SF.
 APN: 022-083-048
 OCCUPANCY: R-1
 CONSTRUCTION: TYPE 5

AREA SUMMARY

TOTAL (E) LIVING AREA LOWER LEVEL 157 SF.
 TOTAL (E) LIVING AREA UPPER LEVEL 1250 SF.
 TOTAL (E) LIVING AREA 1407 SF.

(N)DECK AREA 203 SF.

APPLICABLE CODES:

- 2010 CALIFORNIA RESIDENTIAL (CR)
- 2007 CALIFORNIA BUILDING CODE (BASED ON 2006 IBC)
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 GREEN BUILDING STANDARDS CODE
- CALIFORNIA TITLE 24: CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS

- COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
- COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
- COUNTY FIRE CODE ORDINANCE - TITLE 16
- COUNTY LAND USE ORDINANCE - TITLE 22

PROJECTS WITHIN CAMBRIA COMMUNITY SERVICE DISTRICT (CSD)

- PRIOR TO THE COUNTY'S FOUNDATION INSPECTION:
- CSD SEWER SIGN OFF: FOR ALL PROJECTS WITH NEW SEWER CONNECTIONS, IT IS NECESSARY FOR AN INSPECTION BY CSD OF THE SEWER. THE COUNTY BUILDING INSPECTOR WILL NOT APPROVE AND SIGN CARD WITHOUT A SIGNATURE BY A CSD STAFF ON THE COUNTY BUILDING INSPECTION CARD.
- PRIOR TO THE COUNTY'S FRAMING INSPECTION:
- CSD HOT WATER REGULATION SYSTEM SIGN OFF - AT FRAMING, PRIOR TO INSULATION, IT IS NECESSARY FOR CSD TO INSPECT THE HOT WATER REGULATION SYSTEM. THE COUNTY BUILDING INSPECTOR WILL NOT APPROVE AND SIGN CARD WITHOUT A SIGNATURE BY A CSD STAFF ON THE COUNTY BUILDING INSPECTION CARD.
- CAMBRIA FIRE DISTRICT SIGN OFF - ALL PROJECTS THAT ARE REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM WILL NEED AN INSPECTION BY THE CAMBRIA FIRE DEPARTMENT BEFORE INSTALLING INSULATION AND BEFORE THE COUNTY BUILDING INSPECTOR'S FRAMING SIGN OFF.
- CSD LOW FLOW FIXTURE SIGN OFF - AT FINAL, IT IS NECESSARY FOR CSD TO INSPECT THE LOW FLOW FIXTURES. THE COUNTY BUILDING INSPECTOR WILL NOT APPROVE AND SIGN CARD WITHOUT A SIGNATURE BY A CSD STAFF ON THE COUNTY BUILDING INSPECTION CARD.
- CAMBRIA FIRE DISTRICT SIGN OFF AT FINAL - ALL PROJECTS WHICH REQUIRE FIRE PLANS WILL NEED A FINAL INSPECTION BY THE FIRE DEPARTMENT PRIOR TO THE COUNTY'S BUILDING INSPECTOR'S FINAL SIGN-OFF.

DESIGN TEAM

OWNER

CRAIG & KAREN HOESCHEN
 511 CANTERBURY
 CAMBRIA, CA. 93428
 (805)927-1328

PRODUCTION

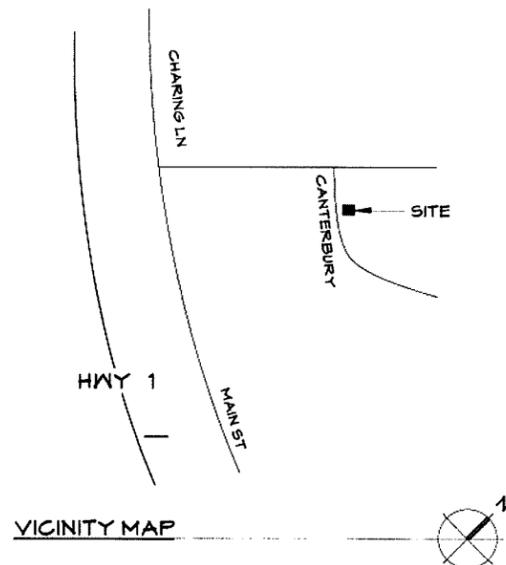
dgd
 DOUGLAS GREENFIELD DESIGN
 P.O. BOX 505
 CAMBRIA, CA. 93428
 (805)927-1443
 grnfd57@charter.net

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 DOUGLAS GREENFIELD DESIGN
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 (805)927-1443 grnfd57@charter.net

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF DOUGLAS GREENFIELD. ALL DESIGNS AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS GREENFIELD. DESIGNERS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, CONTINUATIONS, AND REVISIONS. ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REVISIONS

PROJECT DESCRIPTION



SHEET INDEX

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A-4	NEW UPPER AND LOWER FLOOR PLANS
A-5	ELEVATIONS AND DETAILS

CRAIG & KAREN HOESCHEN
 511 CANTERBURY
 CAMBRIA, CA

DATE	9-24-14
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-1
OF	SHEETS

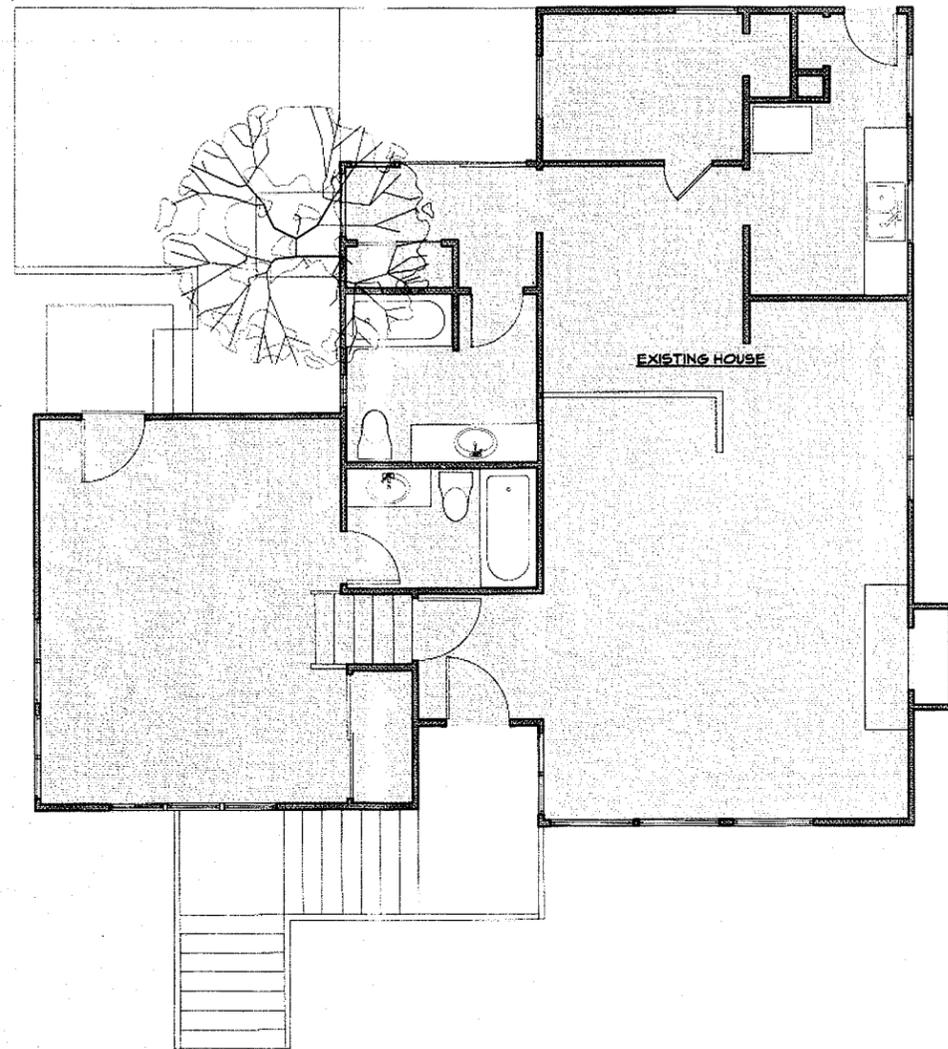
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF DOUGLAS GREENFIELD. ALL RIGHTS AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS GREENFIELD. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REVISIONS

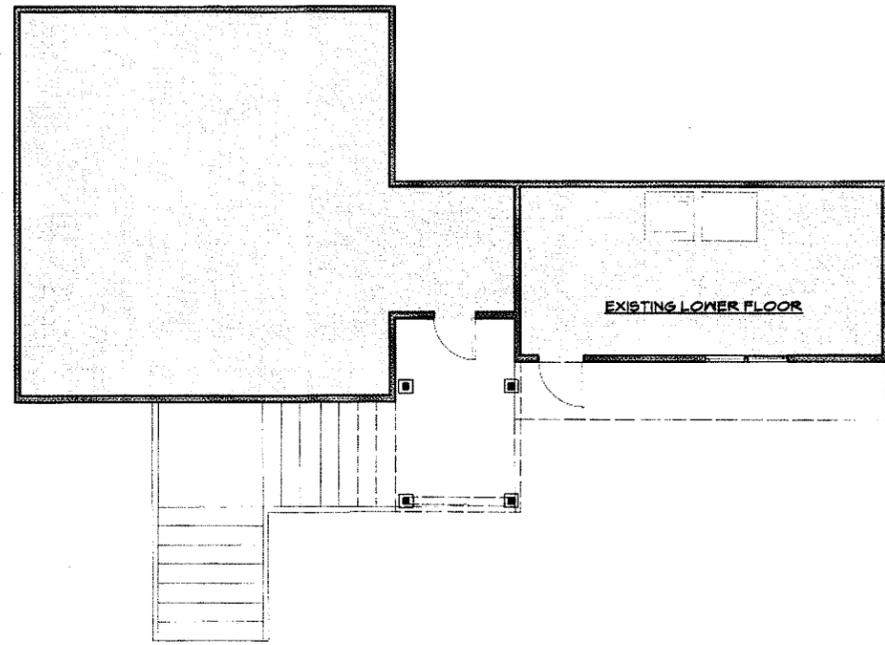
PROJECT DESCRIPTION

CRAIG & KAREN HOESCHEN
 511 CANTERBURY
 CAMBRIA, CA

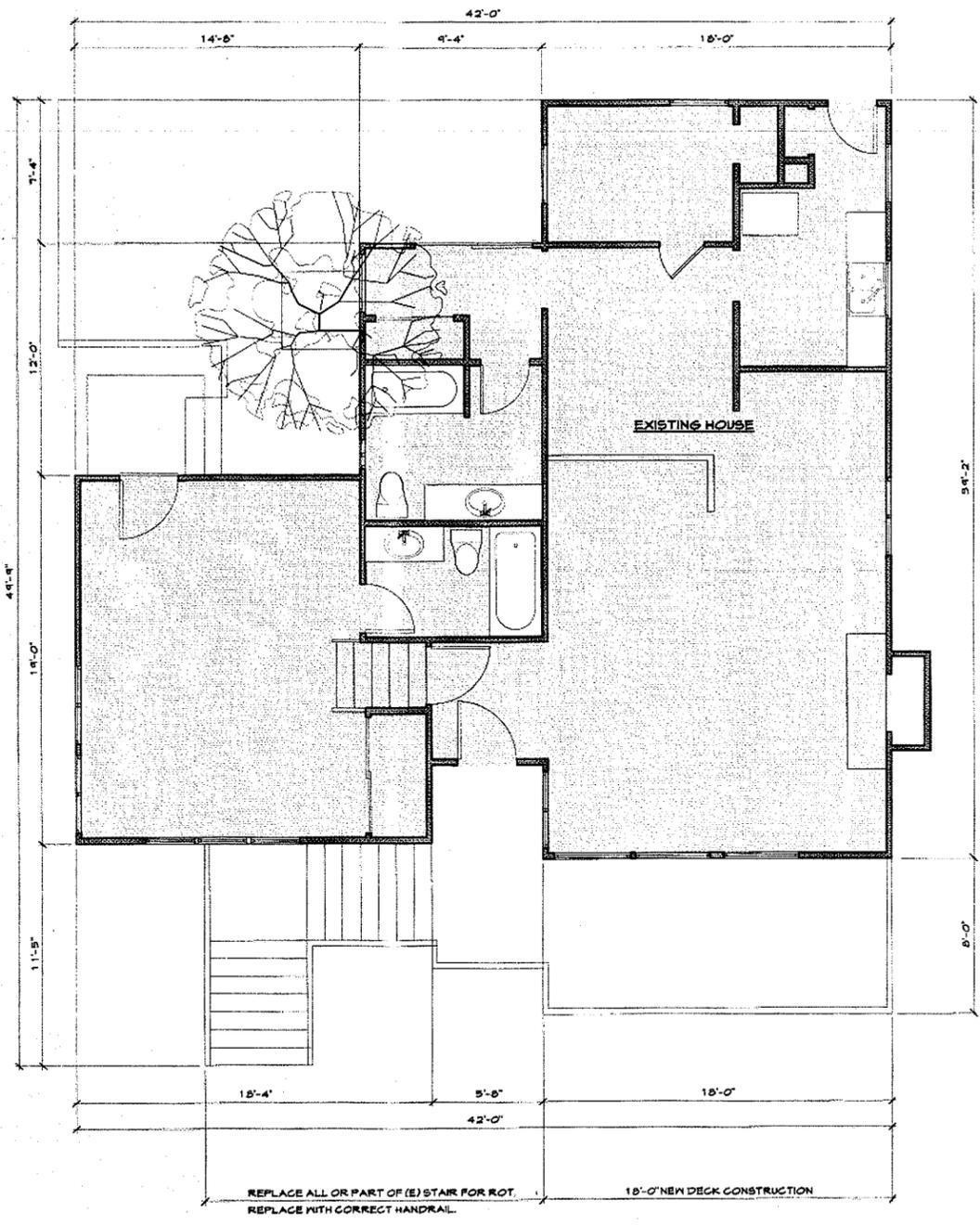
DATE	9-24-14
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-3
OF	SHEETS



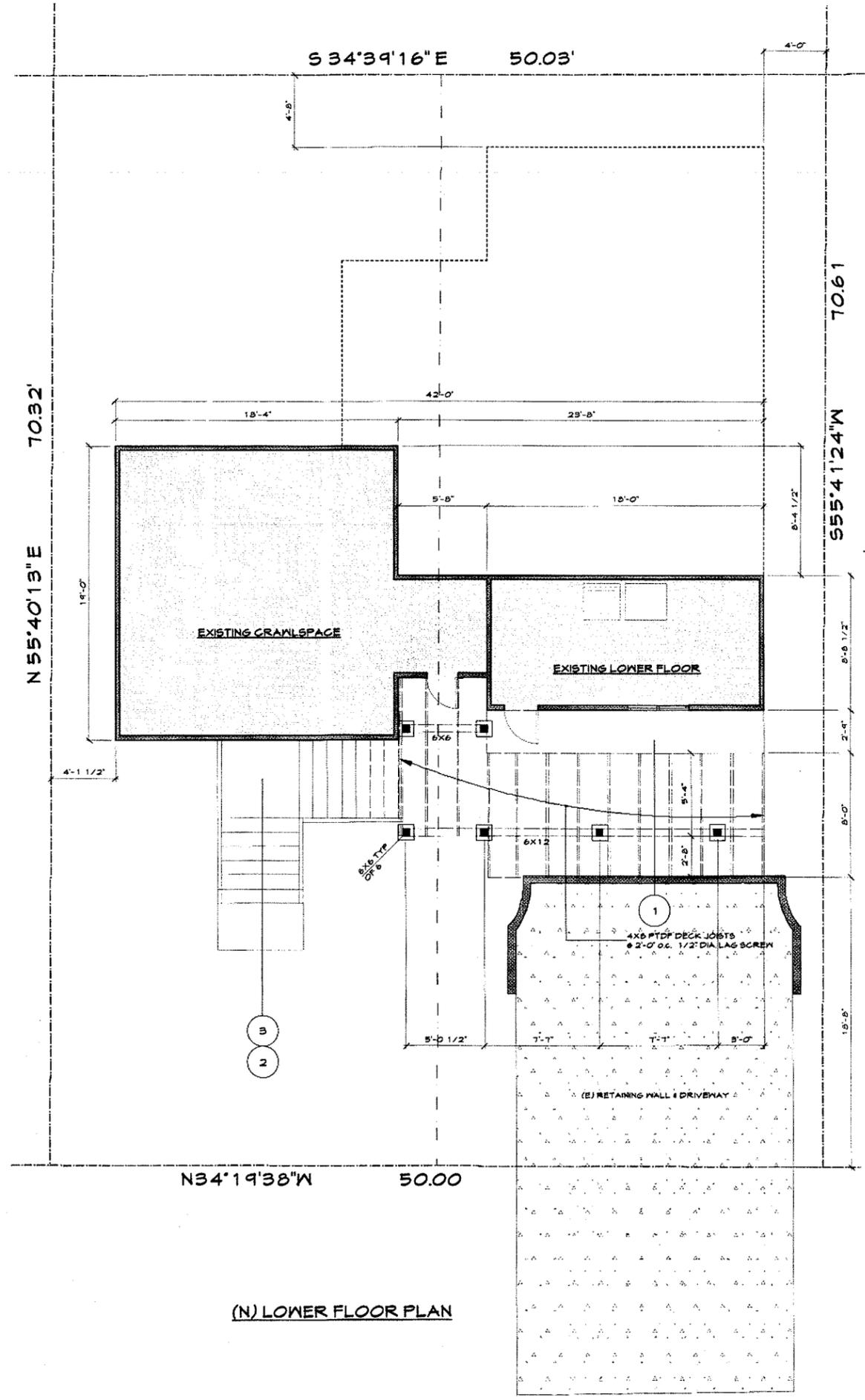
(E) UPPER FLOOR PLAN



(E) LOWER FLOOR PLAN



(N) UPPER FLOOR PLAN



(N) LOWER FLOOR PLAN

dgd
 DOUGLAS GREENFIELD DESIGN
 P.O. BOX 505 CAMBRIDGE, CA 95428
 (925) 421-1445 gmf@dsgreenfield.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF DOUGLAS GREENFIELD. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS GREENFIELD. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REVISIONS

PROJECT DESCRIPTION

CRAIG & KAREN HOESCHEN
 511 CANTERBURY
 CAMBRIDGE, CA

DATE 9-24-14
 SCALE 1/4" = 1'-0"
 DRAWN BY DAS
 SHEET
A-4
 OF SHEETS

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REVISIONS

PROJECT DESCRIPTION

CRAIG & KAREN HOESCHEN
 511 CANTERBURY
 CAMBRIA, CA

DATE 3-24-14

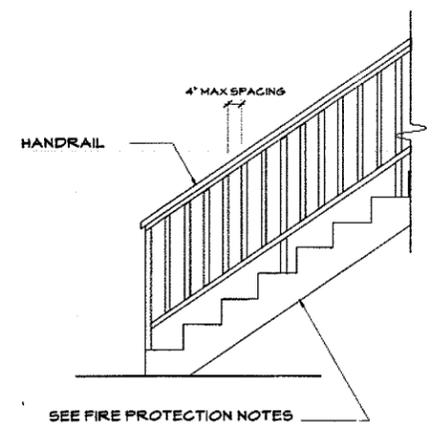
SCALE 1/4" = 1'-0"

DRAWN BY DAG

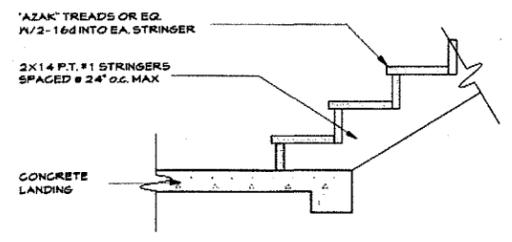
SHEET

A-5

OF SHEETS

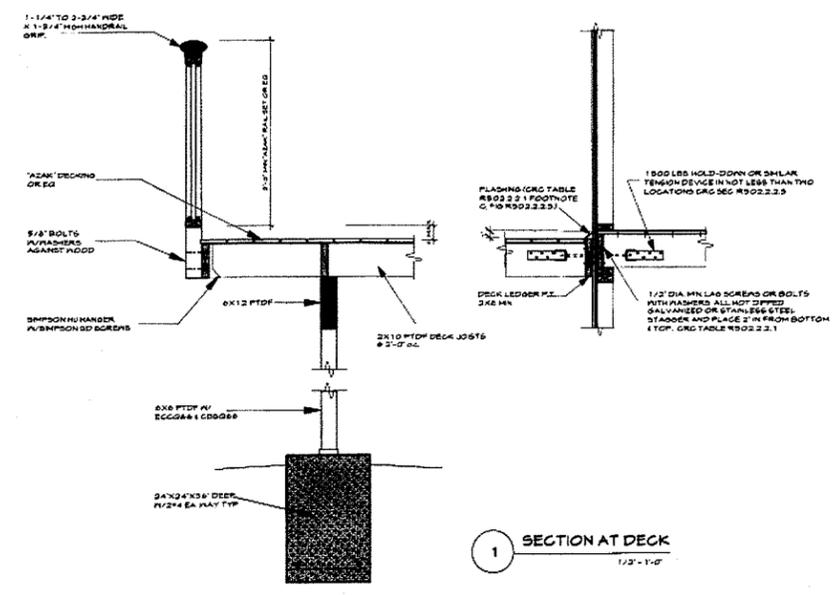


3

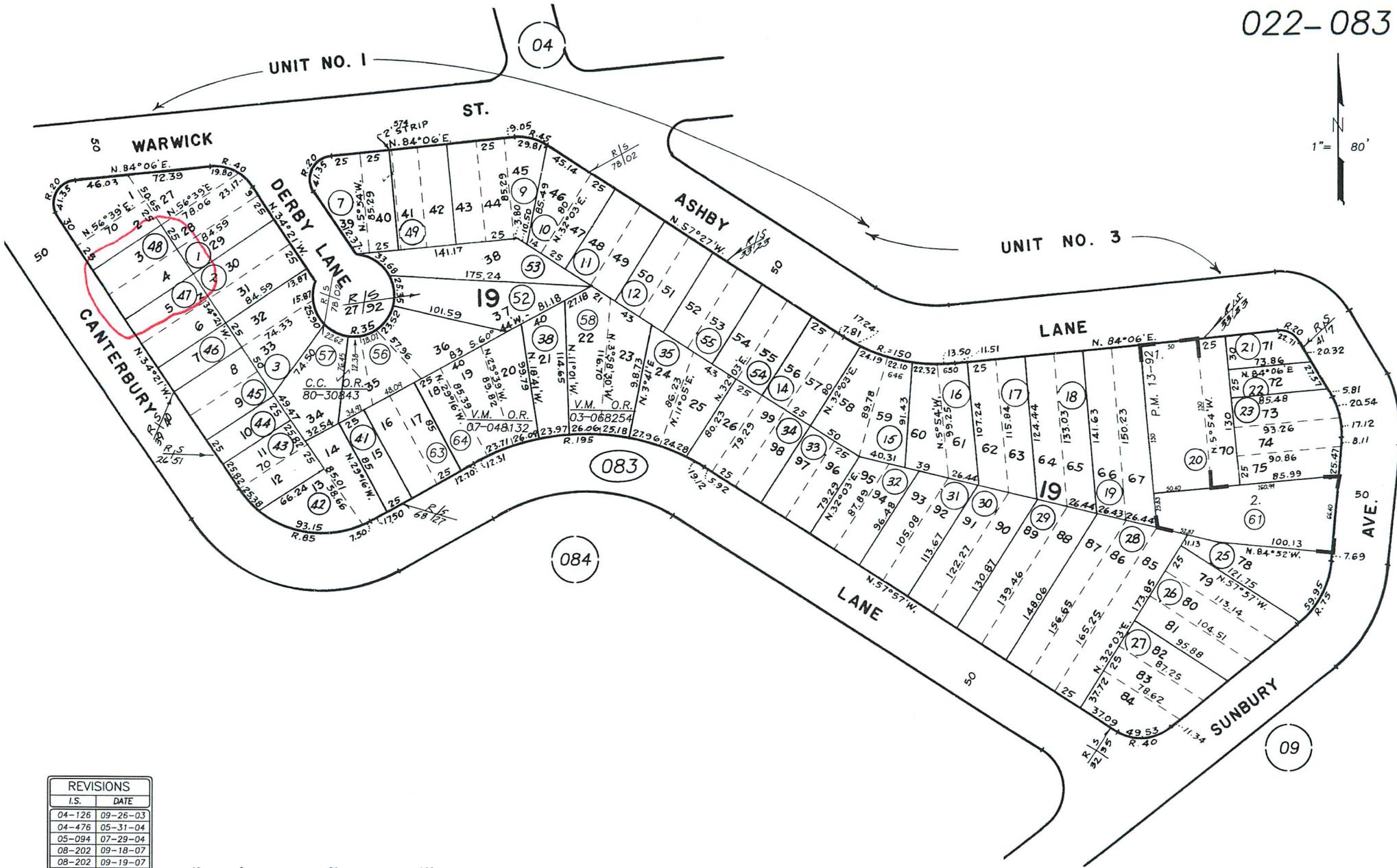
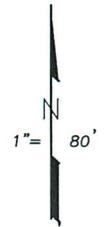


2

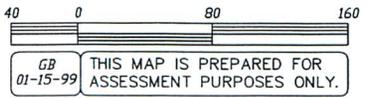
3/4" = 1'-0"



1 SECTION AT DECK
 1/2" = 1'-0"



REVISIONS	
I.S.	DATE
04-126	09-26-03
04-476	05-31-04
05-094	07-29-04
08-202	09-18-07
08-202	09-19-07





Coastal Zone
Planning Area

Cambria URL

North Coast Planning Area
Planning Area

RSF

CANTERBURY

BENTLEY





Parcel Summary Report For Parcel # 022-083-048

4/15/2014
3:23:12PM

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 HOESCHEN CRAIG R
511 CANTERBURY LN CAMBRIA CA 93428-2438
OWN HOESCHEN KAREN S

Address Information

Status Address
P 00511 CANTERBURY LN CAMB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CPUNIT1	0019	0003	Cambria	North Coast	RSF	LCP	AS	Y	L2	
CPUNIT1	0019	0004	Cambria	North Coast				Y	L2	

Parcel Information

Status Description
Active CAM PINES U 1 BL 19 LTS 3 & 4

Notes
ADVISED MUP REQUIRED FOR 8 FOOT DECK ADDITION ON FRONT OF HOUSE. (JCH 3-27-2014)

Tax Districts
COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02



Parcel Summary Report For Parcel # 022-083-048

4/15/2014
3:23:13PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2013-00088 REC Primary Parcel

Description:

ADD 203 SF DECK

P020824Z APP Primary Parcel

Description:

DBA CRAIG HOESCHEN GRAPHIC DESIGN

PMT2005-01101 FNL Primary Parcel

Description:

LANDSCAPE RETAINING WALL (164 SF)

PMT2007-02334 FNL Primary Parcel

Description:

WINDOW REPLACEMENT (7) (LIKE SIZE FOR LIKE SIZE) AND REPLACE SIDING IN FRONT OF DWELLING

PMT2012-01022 FNL Primary Parcel

Description:

Forced Air Heating / Air Conditioning Unit Replacement

This permit allows the replacement of the existing residential FAU, in the same location, for a single family dwelling.

ZON2011-00440 APV Primary Parcel

Description:

GRAPHIC DESIGN