SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00103 SOMERS – Proposed minor use permit for the removal of an existing deck area, the addition of new deck areas, and an interior remodel of the 1st and 2nd floor of an existing single family residence. Site location is 5249 Whitehall Ave, Cambria. APN: 022-227-019

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

DRC2015-00103 SOMERS JOHN M
MINOR USE PERMIT
REMODEL INTERIOR NAIN AND UPPER LEVELS
NOCST/ CAMB
AS GS LCP RSF TH

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

❑ Landowner Name JOHN SOMERS Daytime Phone 1.714.928.2303
Mailing Address 5249 WHITEHALL AV Zip Code
Email Address: jdbssomers@sbcglobal.net

❑ Applicant Name Daytime Phone
Mailing Address Zip Code
Email Address:

❑ Agent Name DOUGLAS GREENFIELD Daytime Phone 927.7443
Mailing Address BOX 509 Zip Code 93428
Email Address: grnfld57@charter.net

PROPERTY INFORMATION

Total Size of Site: 5227 S.F Assessor Parcel Number(s): ~~022-172-059~~ 022-227-019
Legal Description:
Address of the project (if known): 5249 WHITEHALL AV
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:
SFD

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): REMODEL INTERIOR MAIN & UPPER LEVELS

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 John Somers Date 3.13.16

FOR STAFF USE ONLY

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: _____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: CAMBRIDGE

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? _____
4. How many service connections will be required? 1
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.
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: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ 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: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: CAMBRIA COMM. SCHOOL DISTRICT
2. Location of nearest police station: MORRO BAY
3. Location of nearest fire station: BURTON DR
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   SFD
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.)

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 COMFORM TO ALL OF THE COUNTY OF SAN LUIS OBISPO REQUIREMENTS, THE LATEST ADOPTED EDITION OF THE3 UBC, UMC, UPC, NEC, & 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 WHERE NO SPECIFIC DEAILS OR SECTIONS ARE NOTED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVIENIENCE 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-CONTRACTORS 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 TEMORARY 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 FRAMED 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 BYTHEIR 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 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 UNINTERUPTED 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 ADDITONAL 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: <u>CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:</u>

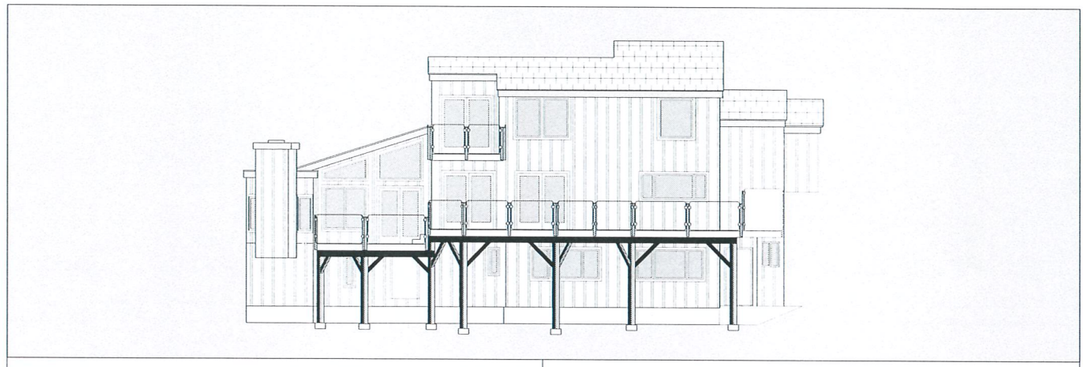
- AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
- TEST FOR SUBSTITUTED MATERIALS
- RE-TESTS DUE TO THE FAILURE OF INITIAL TESTS
- TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS, OR CODES
- DUE TO LACK OF REQUIRED IDENTIFYING MARKS, LABELS, ETC
- TESTS FOR CONTRACTOR INFORMATION OR INFORMATION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

<u>OWNER SHALL PAY FOR THE FOLLOWING TESTS:</u>

- TEST FOR OWNER, ARCHITECT OR BUILDING OFFICIAL INFORMATION OR CONVIENIENCE 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 INTACT 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 S.F.
   - 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 S.F.) AND NATURAL VENTILATION BY OPENABLE EXTERIOR OPENINGS THAT ARE AT LEAST 1/20 OF THE FLOOR AREA (MIN. 5 S.F.)
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 S.F.) OR MECHANICAL VENTILATION SYSTEMS THAT SUPPLY AT LEAST 5 CHANGES PER HOUR.
26. HABITABLE ROOMS WILL CONTAIN AT LEAST 70 S.F. WITH NO DIMENSION LESS THAN 7'-6" EXCEPT AS OTHERWISE PERMITTED.
27. LAUNDRY ROOMS, HALLWAYS, CORRIDORS, KITCHENS AND BATHROOMS WILL BE 7'-0"
28. MIN. WIDTH FOR CORRIDORS AND STAIRWAYS WILL BE 36"
29. WATER CLOSET COMPARTMENTS WILL HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET
30. 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
31. THERE WILL BE NO OPENINGS BETWEEN A PRIVATE GARAGE AND A ROOM USED FOR SLEEPING PURPOSES
32. PLASTIC SKYLIGHT UNITS WILL BE SEPARATED FROM EACH OTHER BY A DISTANCE OF NOT LESS THAN 4 FEET
33. AN ATTIC ACCESS DOOR THAT IS A MIN. 22"X30" WILL BE PROVIDED
34. 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
35. EXTERIOR STAIRS WILL NOT PROJECT INTO YARDS WHERE OPENINGS ARE NOT PERMITTED OR PROTECTION OF OPENINGS IS REQUIRED
36. 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 504
37. WALLS AND SOFFITS OF ENCLOSED SPACES UNDER STAIRS WILL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION
38. STAIRWAY HEAD ROOM WILL BE A MIN. 6'-8"
39. EXTERIOR LANDINGS WILL BE PROVIDED AT EXTERIOR DOORS
40. 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
41. SAFETY GLAZING WILL BE PROVIDED FOR:
   A. GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES SUBJECT TO HUMAN IMPACT
   B. WINDOWS LOCTED 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
42. GUARDRAILS WILL BE A MIN. 42" IN HEIGHT, OPEN GUARDRAILS AND STAIR RAILING WILL HAVE INTERNEDIATE RAILS SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH
43. 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
44. FLASHINGS FOR EXTERIOR OPENINGS, ROOFS, DECKS AND PARAPET WALLS WILL CONFORM WITH UBC
45. ROOF COVERINGS AND INSTALLATION WILL CONFORM WITH UBC, AND SHALL BE OF A MIN. CLASS-C PER TITLE 19, SLO
46. SHOWER STALLS AS PER UPC 909, SHOWER ENCLOSURES AS PER UBC 2406
47. APPROVED WD. BOARD REQUIRED BEHIND CERAMIC TILE @ SHOWER STALLS
48. MAXIMUM FLOOR LEVEL CHANGE @ DOORS TO BE 1"
49. 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 22.05.120
50. 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 DETERMINE THE SPECIFIED REFERENCE POINT
51. 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
52. FIRE SAFETY:
THE APPROVED PROJECT ALLOWED TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DEEMED 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 DRIVEWAY-ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION
53. 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

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:	5227 S.F.
APN:	022-172-059
OCCUPANCY:	R-3
CONSTRUCTION:	TYPE VB

PROJECT DESCRIPTION

TO REMODEL INTERIOR SPACES ON MAIN & UPPER LEVELS.
THE ADDITION OF NEW DECK AREAS. REMOVAL OF EXISTING DECK AREAS. ADDITION OF AN EXTERIOR STAIR. SMALL AREA OF ROOF TO BE ALTERED.

AREA SUMMARY

TOTAL LIVING AREA	1520 S.F.
EXISTING TOTAL DECK AREA	520 S.F.
NEW TOTAL DECK AREA	743 S.F.
NEW ADDED DECK AREA	223 S.F.

APPLICABLE CODES:

2013 CALIFORNIA RESIDENTIAL (CRC)
2013 CALIFORNIA BUILDING CODES, VOLS 1 & 2
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA PLUMBING CODE
2013 GREEN BUILDING STANDARDS CODE
2013 REFERENCE STANDARDS CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
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 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 RECIRCULATION SYSTEM SIGN OFF - AT FRAMING, PRIOR TO INSULATION, IT IS NECESSARY FOR CSD TO INSPECT THE HOT WATER RECIRCULATION 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 TY 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

JOHN & DIANA SOMERS
5249 WHITEHALL AVE
CAMBRIA, CA 93428
1-714-928-2303
1-714-283-3949
jdbssomers@sbcglobal.net

CONTRACTOR

CHRIS CORBETT
LIC.674071
(805)927-3818
909-0151
corbettconstruction.com

INTERIOR DESIGNER

LAILA TALLON - TALLON DESIGNS
(805)395-1416
Laila@TallonDesigns.com

PRODUCTION

dgd
DOUGLAS GREENFIELD DESIGN
P.O. BOX 505
CAMBRIA, CA 93428
(805)927-7443
grnfld57@charter.net

STRUCTURAL ENGINEERING

MICHEL KALIN
P.O. BOX 486
MORRO BAY, CA 93443
(805)540-8494
mk@mk-se.com

VICINITY MAP

SHEET INDEX

A-1	PROJECT DATA & NOTES, SITE PLAN
A-2	EXISTING SITE PLAN
A-3	EXISTING FOUNDATION & LOWER LEVEL FLOOR PLANS
A-4	EXISTING MAIN & UPPER LEVEL FLOOR PLANS
A-5	EXISTING ELEVATIONS
A-6	NEW ELEVATIONS
A-7	NEW MAIN LEVELS
A-8	NEW LOWER LEVELS
A-9	SITE ELEVATION

dgd
DOUGLAS GREENFIELD DESIGN
P.O BOX 505 CAMBRIA CA 93428
(805)927-7443 grnfld@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 USED 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

1

PROJECT DESCRIPTION

JOHN & DIANE SOMERS REMODEL
5249 WHITEHALL AVE
CAMBRIA, CA

DATE	3-10-16
SCALE	
DRAWN BY	DAG
SHEET	A-1
OF	SHEETS

(E) SITE PLAN

5227 S.F.

(N) SITE PLAN

5227 S.F.

dgd
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REVISIONS

1

PROJECT DESCRIPTION

JOHN & DIANE SOMERS REMODEL
5249 WHITEHALL AVE
CAMBRIA, CA

DATE 3-10-16

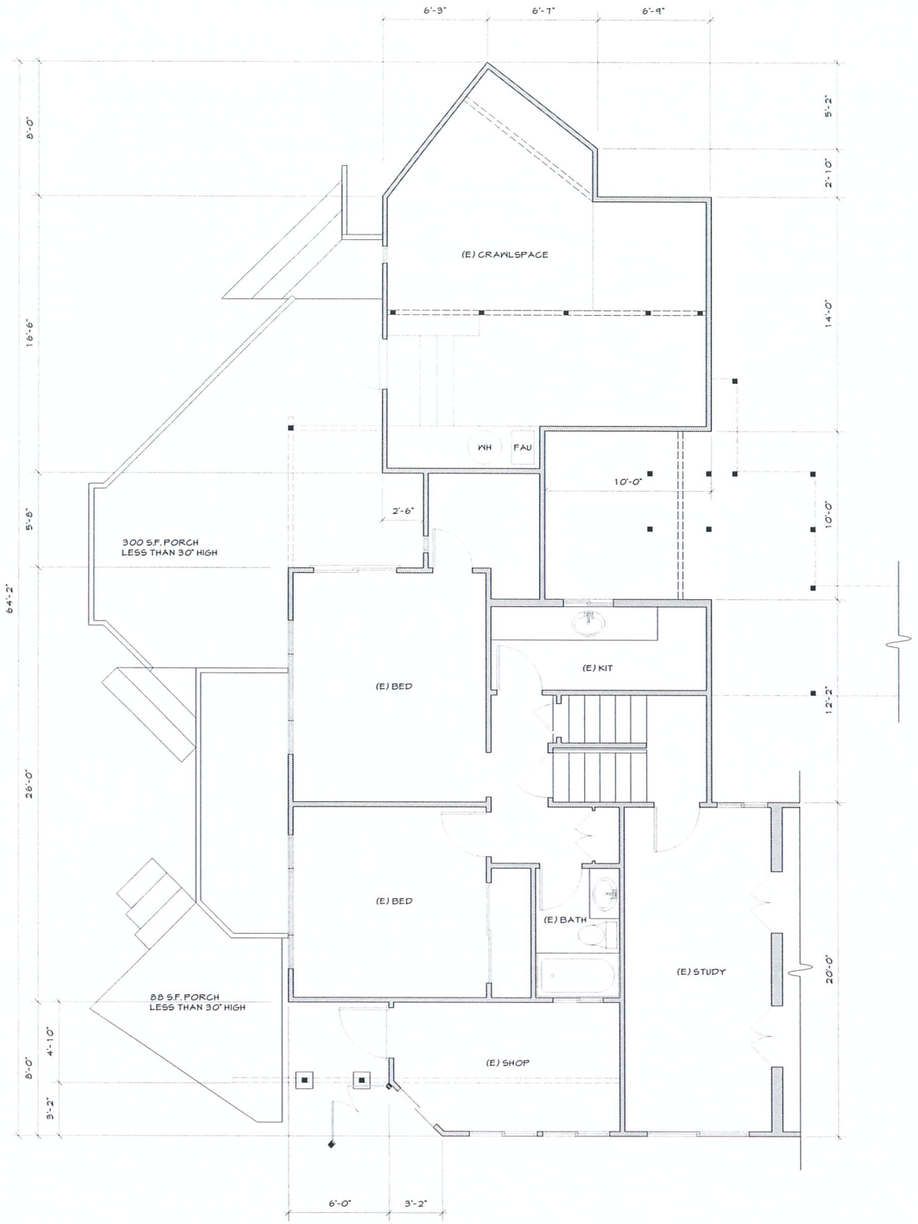
SCALE

DRAWN BY DAG

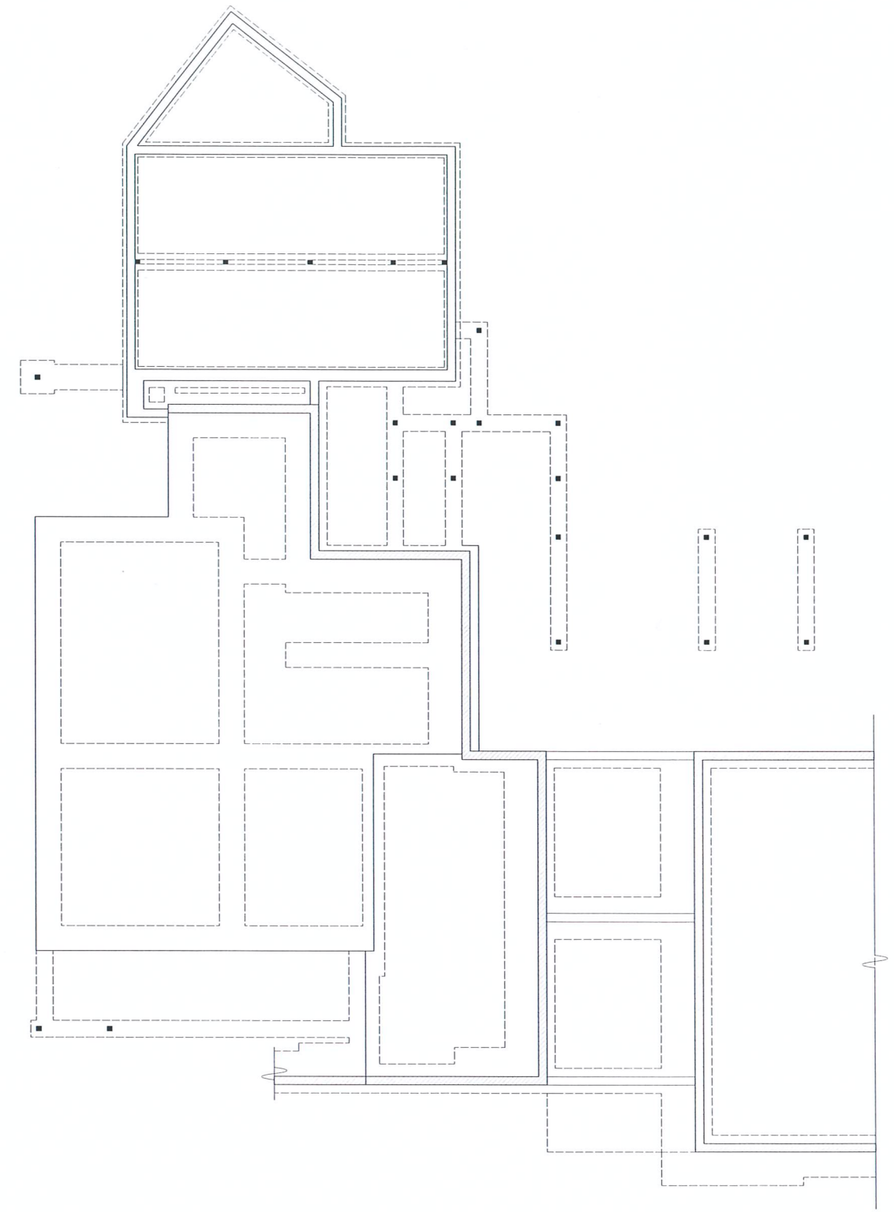
SHEET

A-2

OF SHEETS



(E) LOWER FLOOR PLAN



(E) FOUNDATION PLAN

dgd
DOUGLAS GREENFIELD DESIGN
P.O. BOX 505 CAMBRIA CA 93428
(805) 921-1443 greifde@charter.net

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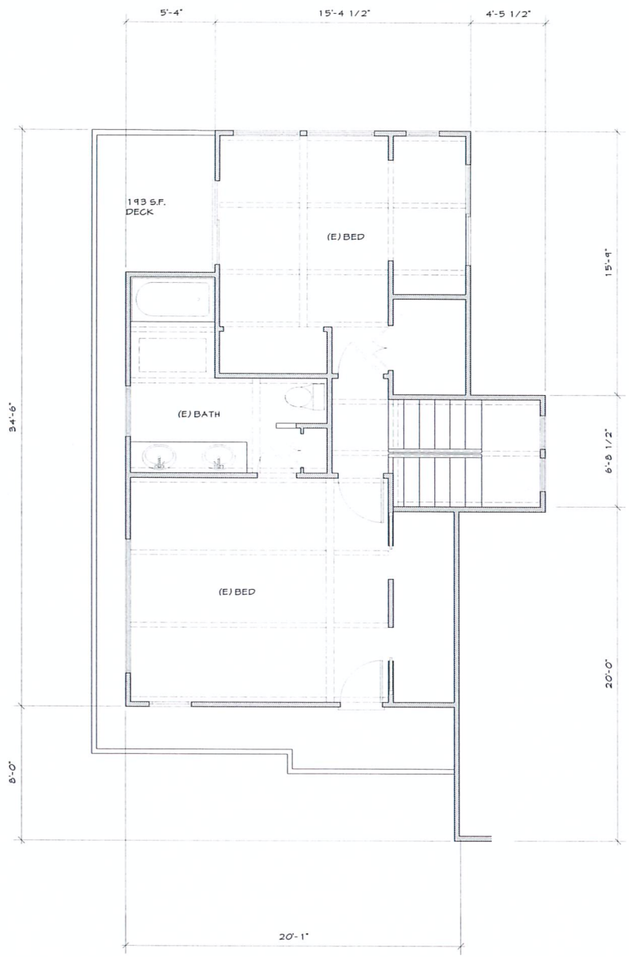
REVISIONS

1

PROJECT DESCRIPTION

JOHN & DIANE SOMERS REMODEL
5249 WHITEHALL AVE
CAMBRIA, CA

DATE	3-10-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-3
OF	SHEETS



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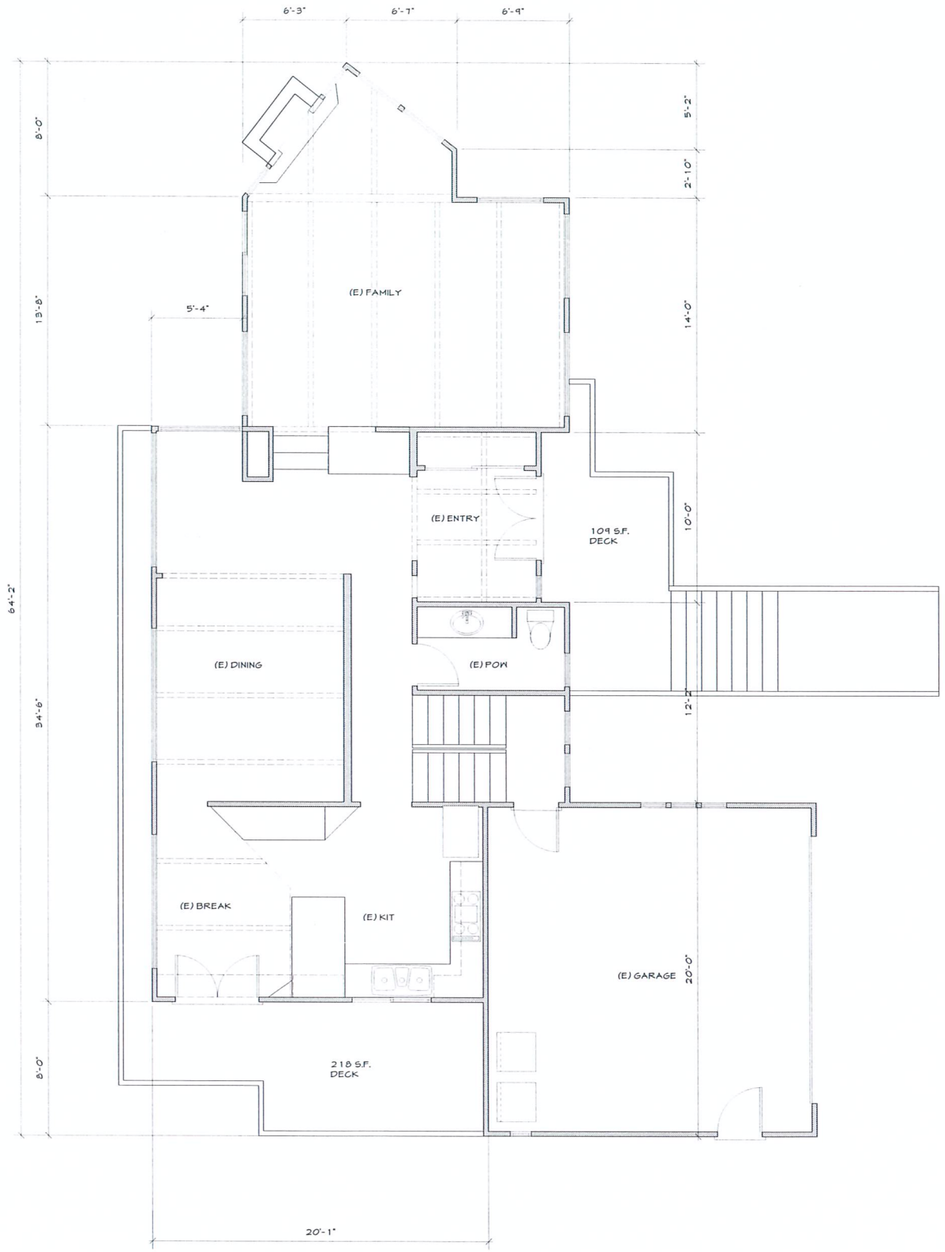

(E) MAIN FLOOR PLAN

dgd
DOUGLAS GREENFIELD DESIGN
P.O. BOX 505 CAMBRIA CA 93428
(805) 921-1443 grafis@charter.net

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REVISIONS

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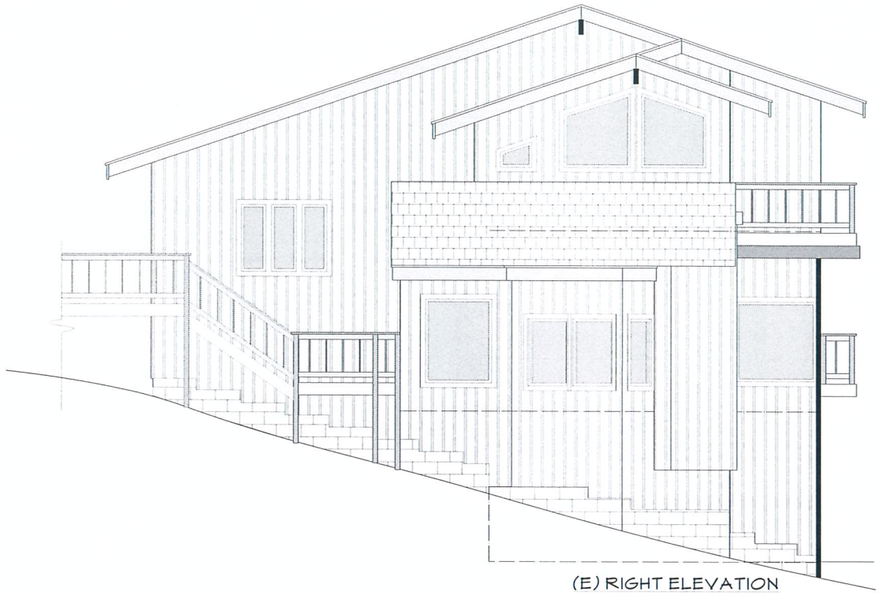
CAMBRIA, CA

DATE	3-10-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-4
OF	SHEETS



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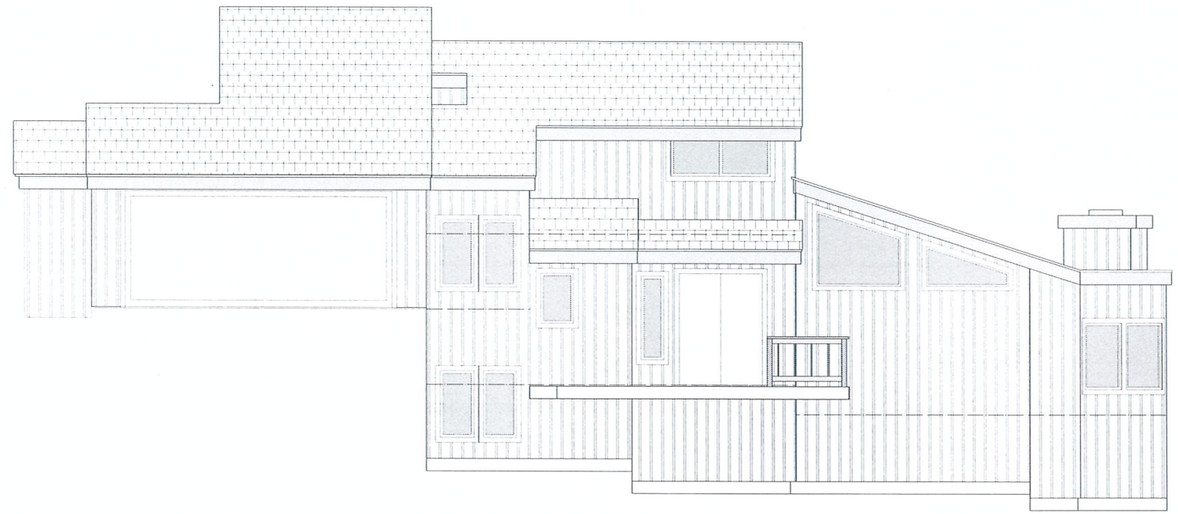

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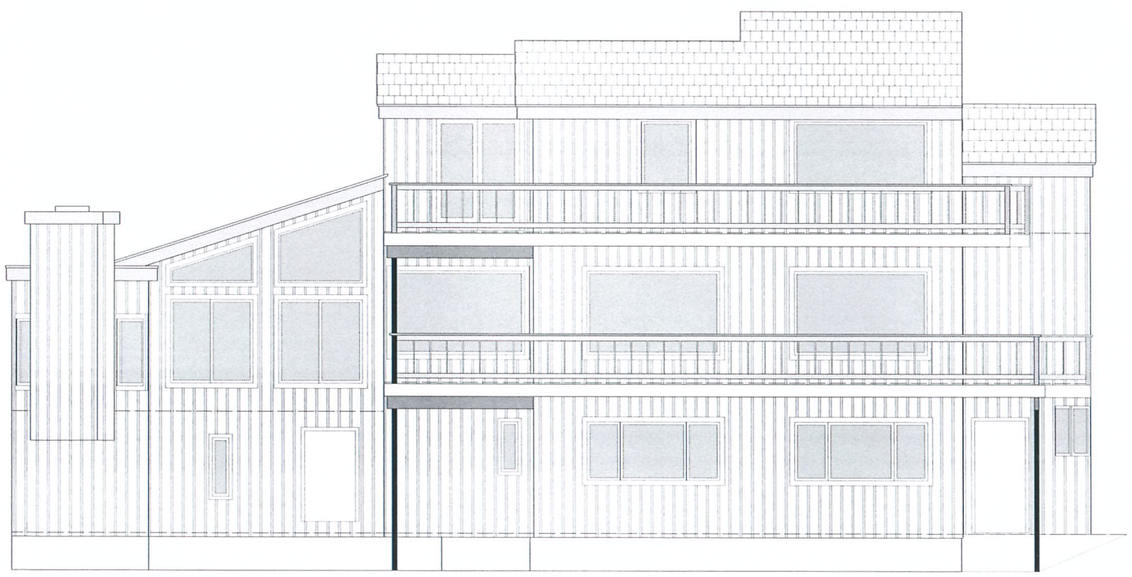

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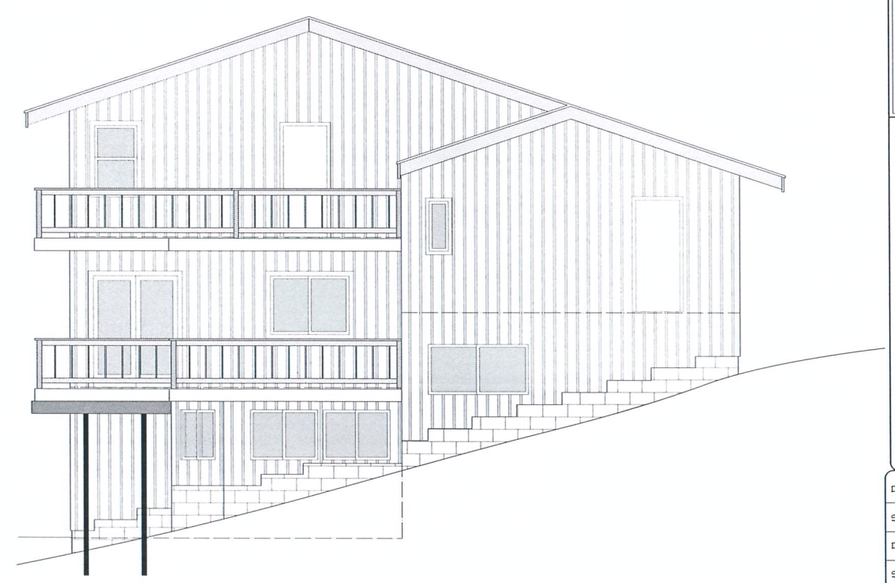

(E) LEFT ELEVATION

dgd

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P.O. BOX 505 CAMBRIA CA. 93428
(805) 921-7443 grefs@charter.net

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1

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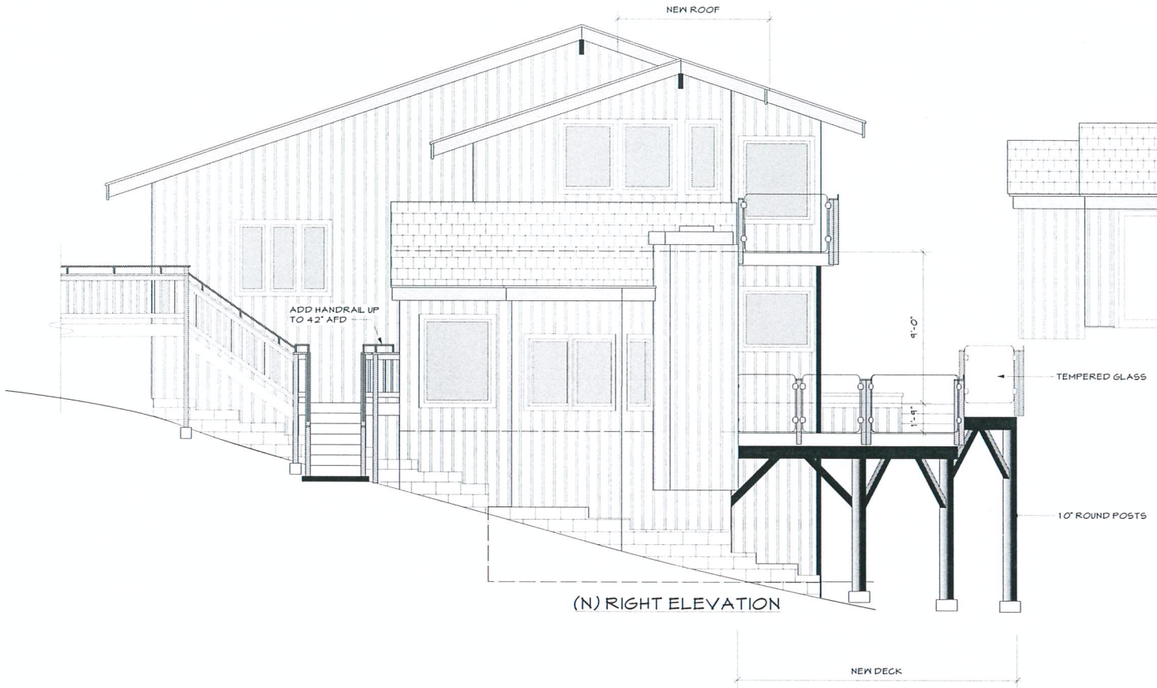
5249 WHITEHALL AVE
CAMBRIA, CA

DATE	3-10-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-5
OF	SHEETS



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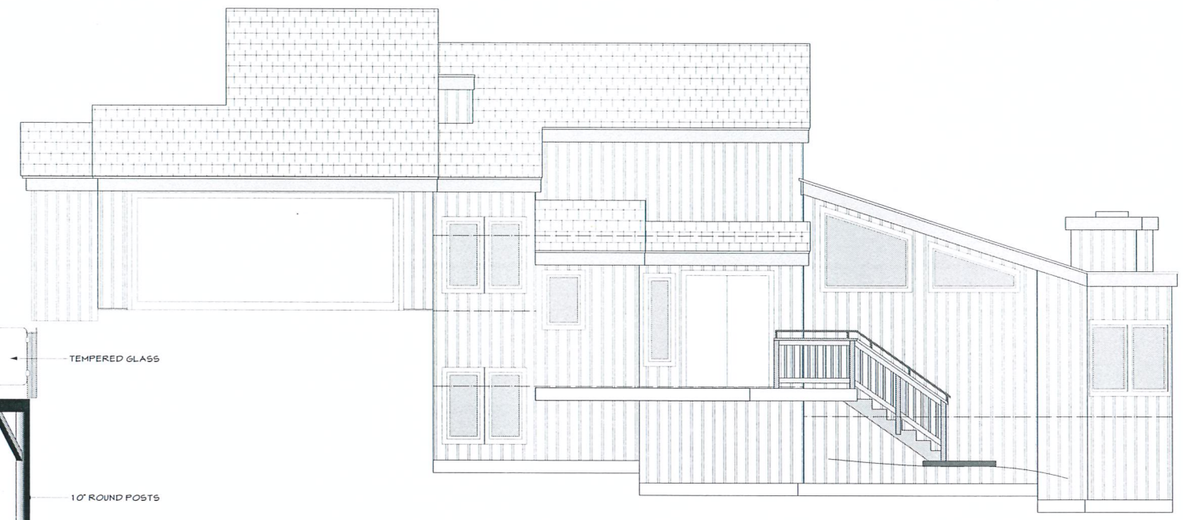

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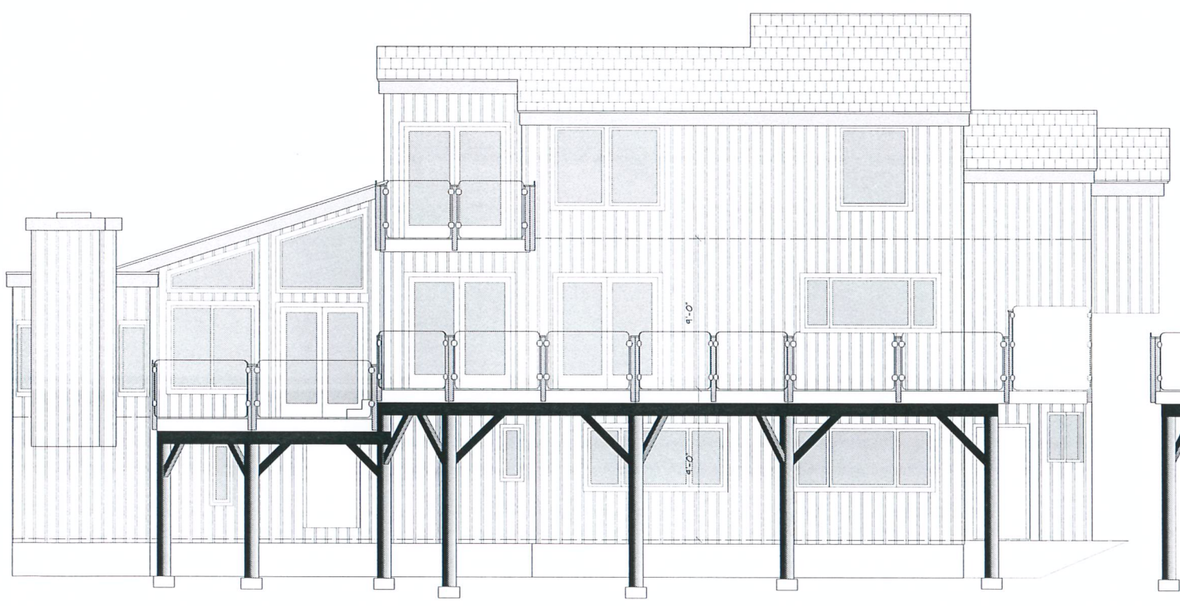

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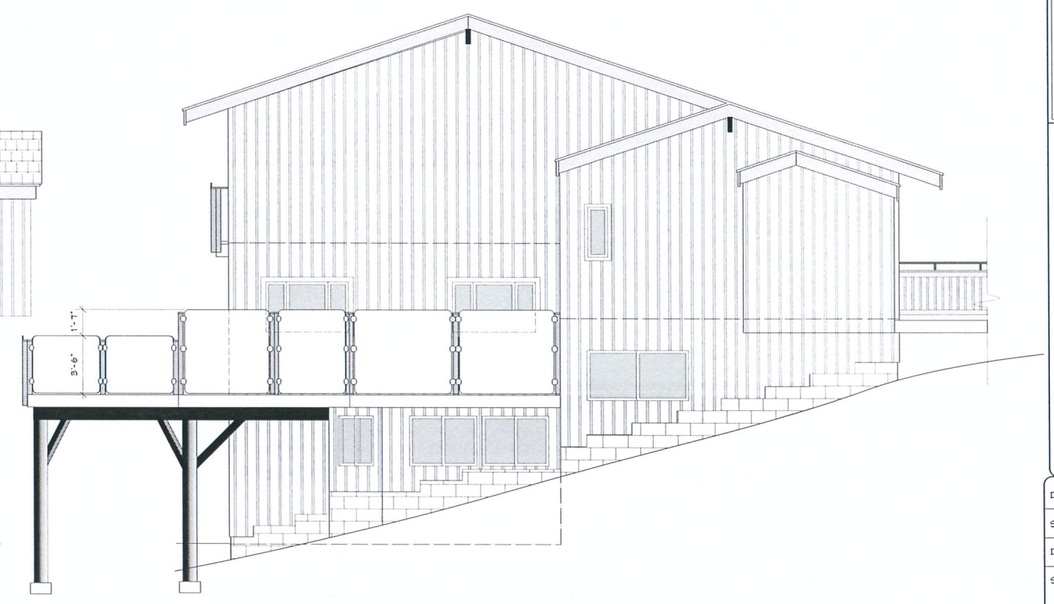

(N) LEFT ELEVATION

dgd
DOUGLAS GREENFELD DESIGN
P.O. BOX 505 CAMBRIA CA 93428
(805) 921-1443 grnfld@charter.net

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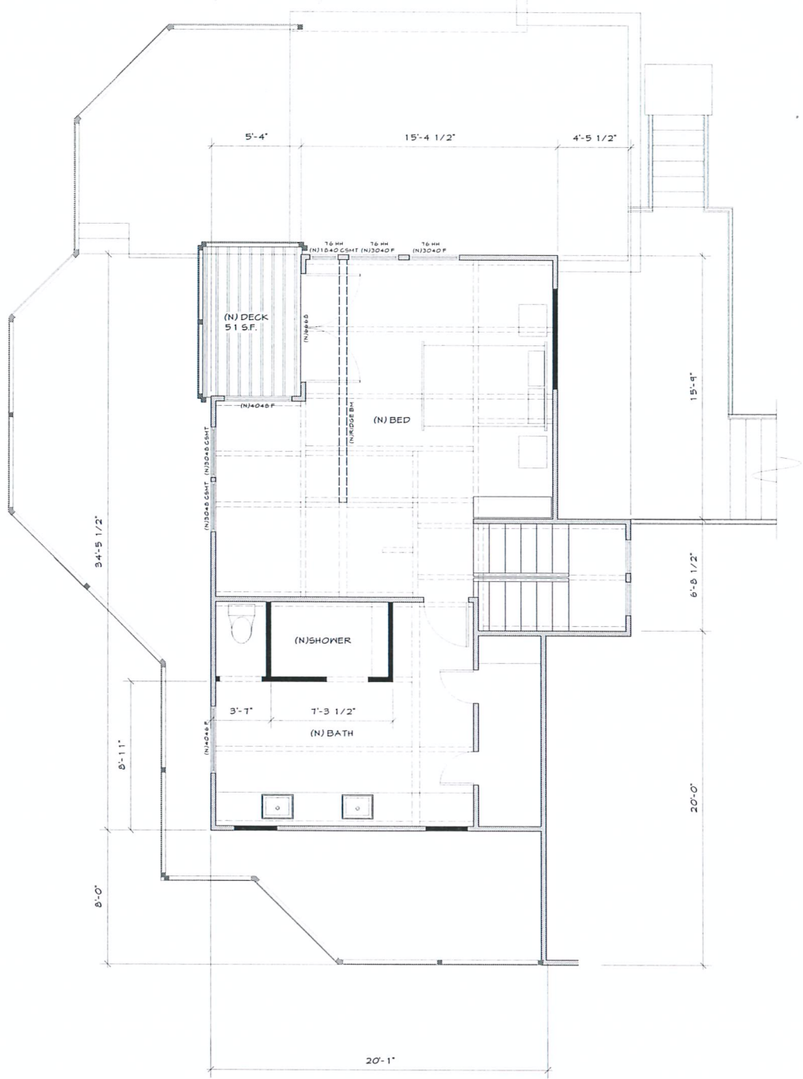
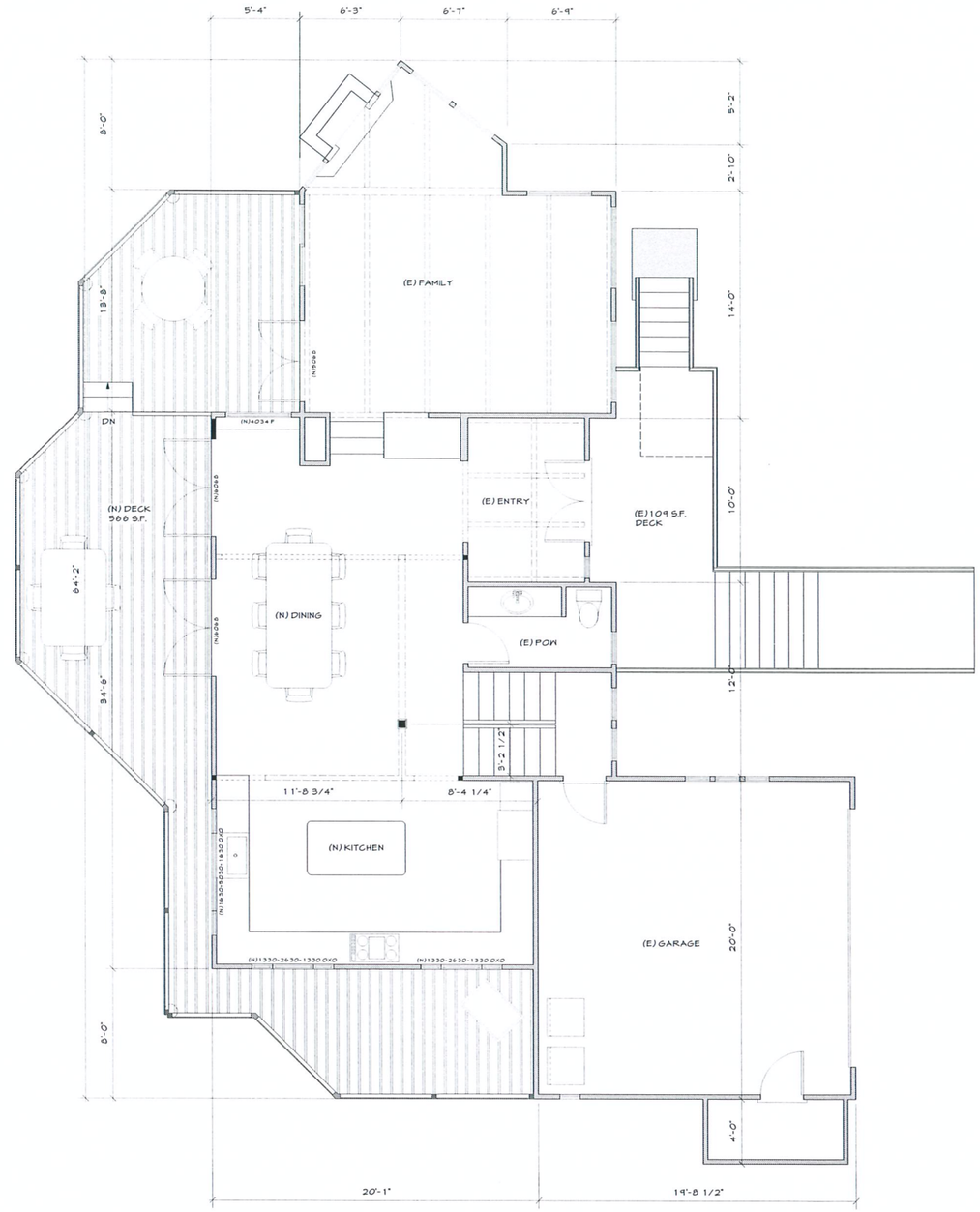
CAMBRIA, CA

DATE	3-10-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-6
OF	SHEETS



(N) UPPER FLOOR PLAN



(N) MAIN FLOOR PLAN

WALL LEGEND

NEW WALL

EXISTING WALL

REMOVED WALL

dgd
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P.O. BOX 505 CAMBRIA CA 93428
(805) 921-1443 gnfldc@charter.net

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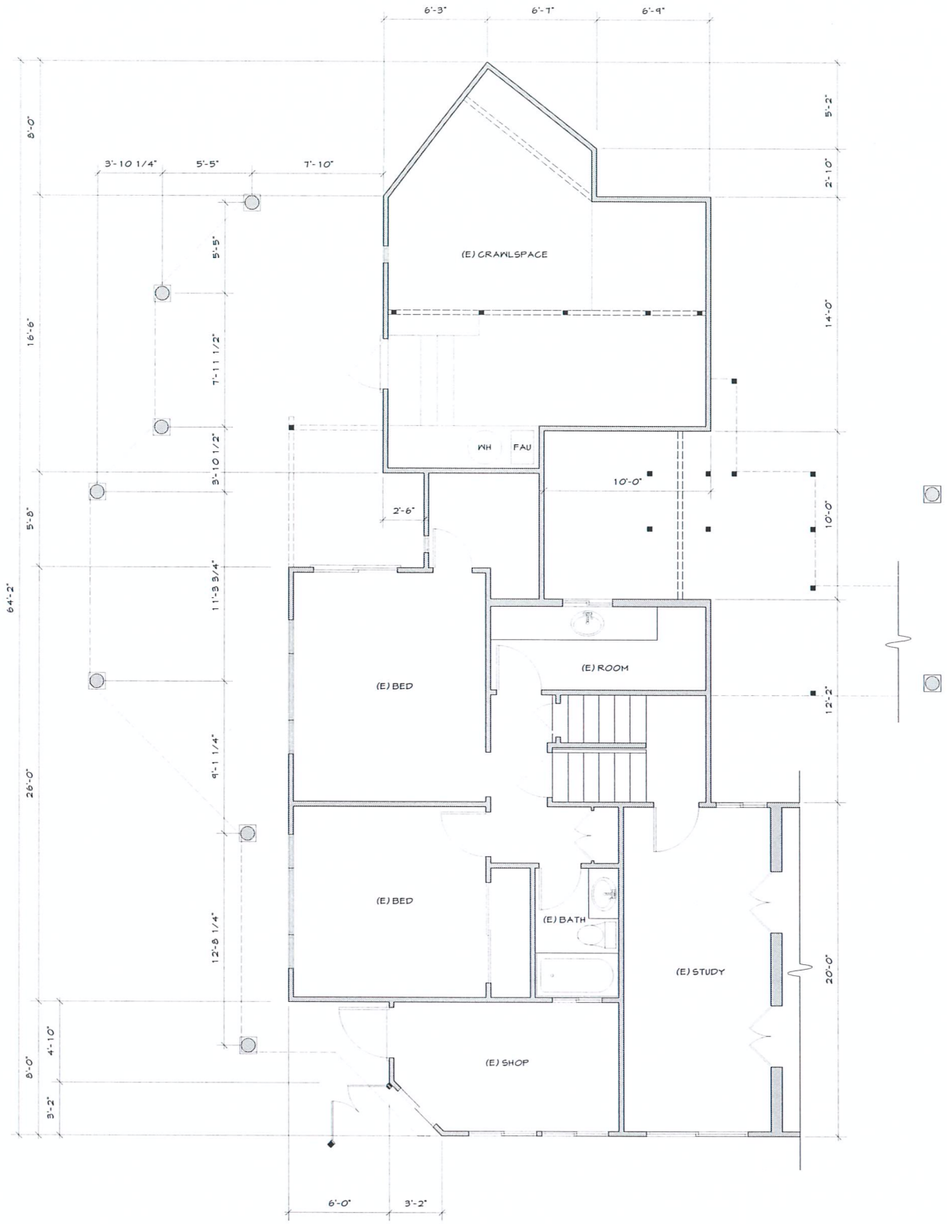
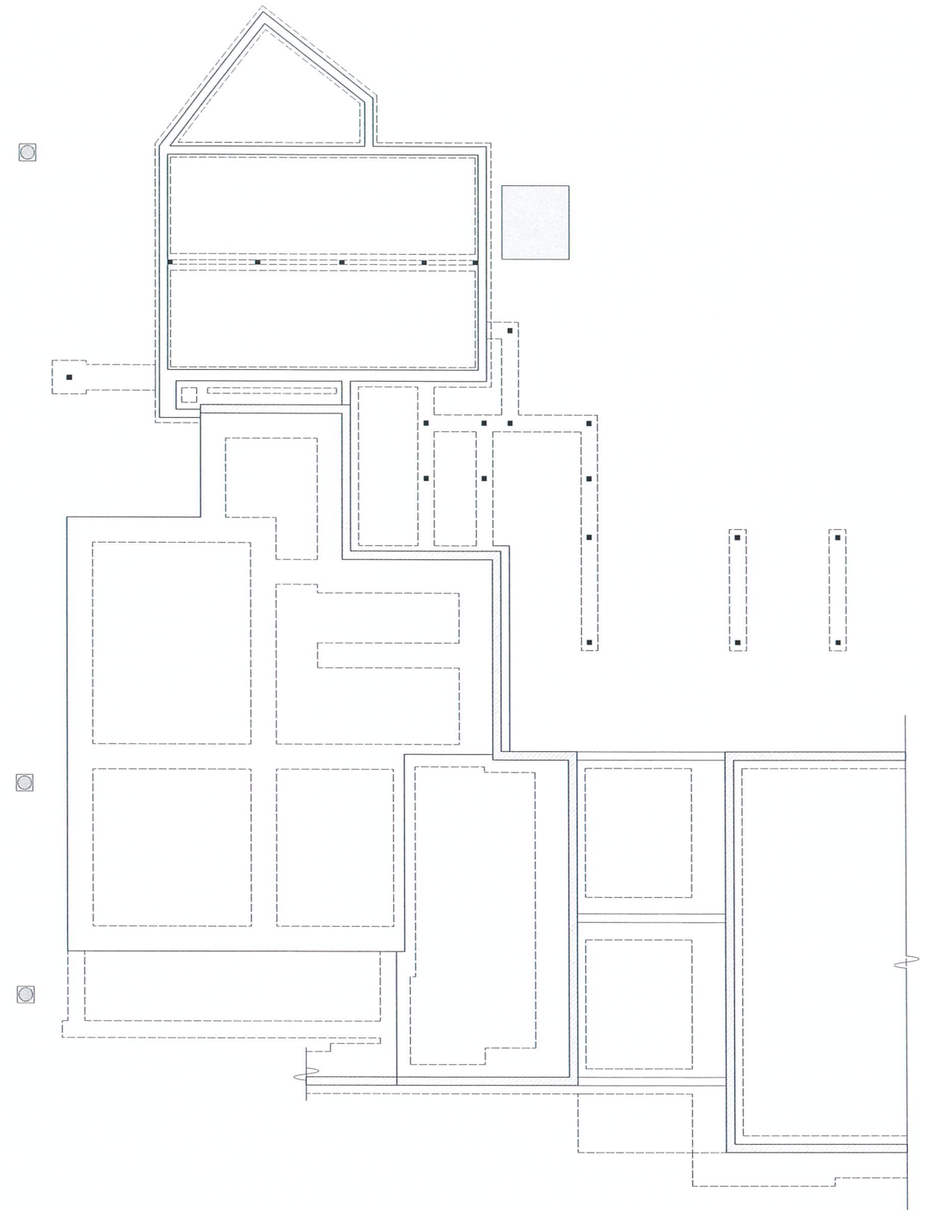
PROJECT DESCRIPTION

JOHN & DIANE SOMERS REMODEL
5249 WHITEHALL AVE
CAMBRIA, CA

DATE	3-10-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-7
OF	SHEETS



(N) LOWER FLOOR PLAN



(N) FOUNDATION PLAN

dgd
DOUGLAS GREENFIELD DESIGN
P.O. BOX 505 CAMBRIA CA 93428
(805) 927-7443 grnfldc@charter.net

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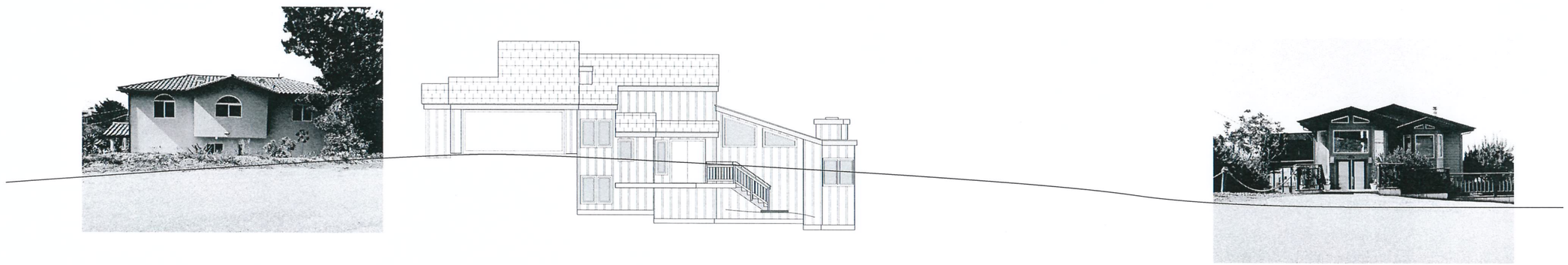
PROJECT DESCRIPTION

JOHN & DIANE SOMERS REMODEL
5249 WHITEHALL AVE
CAMBRIA, CA

DATE	3-10-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-8
OF	SHEETS



5249 WHITEHALL AVENUE

SITE ELEVATION

DOUGLAS GREENFIELD DESIGN
P.O. BOX 505 CAMBRIA CA 93428
(805) 921-1443 grnfld@charter.net

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REVISIONS

1

PROJECT DESCRIPTION

JOHN & DIANE SOMERS REMODEL
5249 WHITEHALL AVE
CAMBRIA, CA

DATE 3-10-16

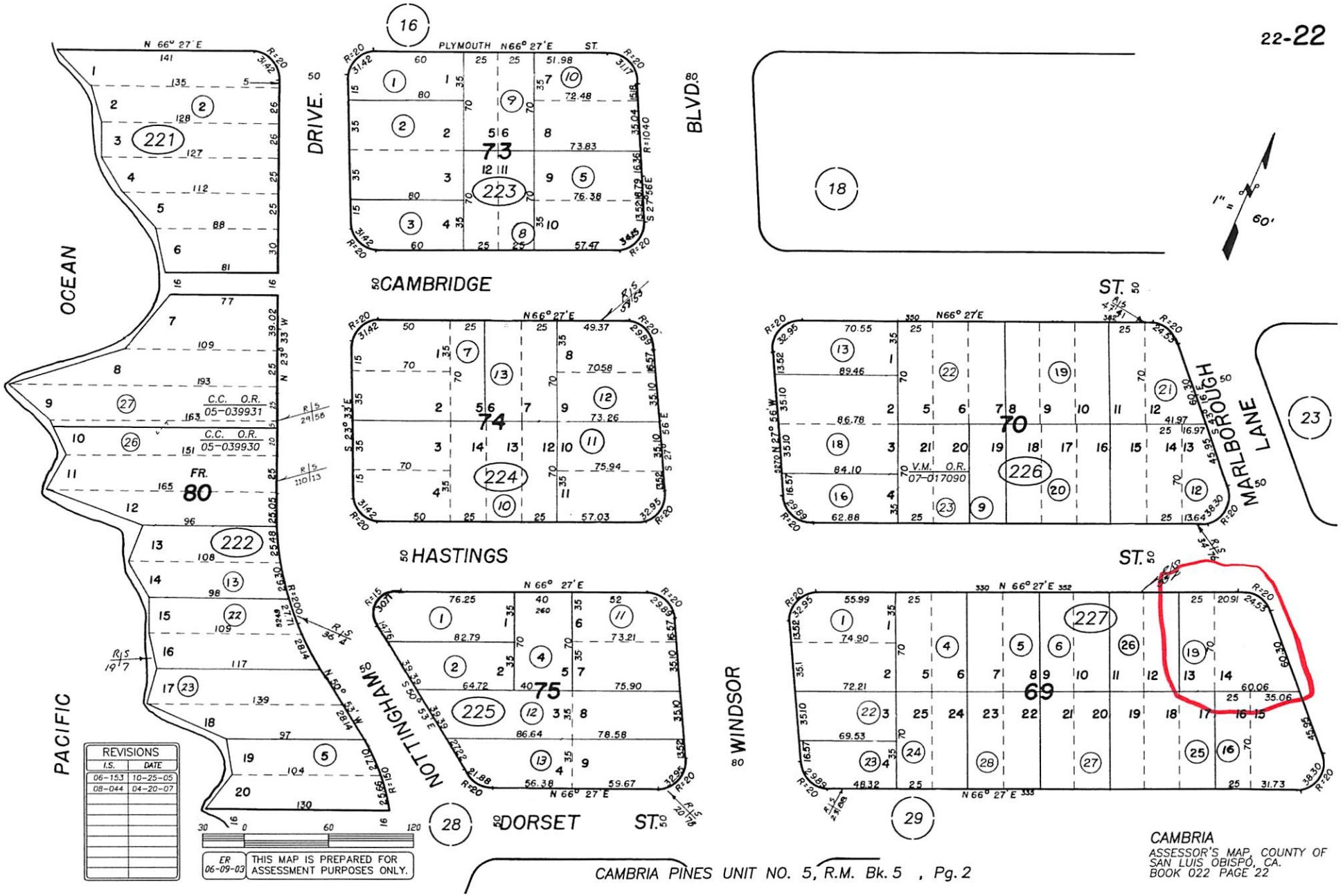
SCALE

DRAWN BY DAG

SHEET

A-9

OF SHEETS


PACIFIC OCEAN DRIVE.
PLYMOUTH ST.
CAMBRIDGE
HASTINGS
NOTTINGHAM
DORSET ST.
WINDSOR BLVD.
MARLBOROUGH LANE
ST.
N 66° 27' E
C.C. O.R. 05-039931
C.C. O.R. 05-039930
V.M. O.R. 07-017090
FR. 80
73
74
75
69
70
221
222
223
224
225
226
227
REVISIONS
I.S. DATE
06-153 10-25-05
08-044 04-20-07
ER 06-09-03
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 22

CAMBRIDGE ST
HASTINGS ST
DORSET ST
Coastal Zone
Planning Area
Cambria URL
Residential Single-Family
North Coast Planning Area
Planning Area
WINDSOR BLVD
WHITEHALL AVE
LANCASTER ST

Parcel Summary Report For Parcel # 022-227-019

3/15/2016
4:38:18PM

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	SOMERS JOHN M 547 S EVENING SONG LN ANAHEIM CA 92808-
OWN	SOMERS DIANE Y
OWN	SOMERS FAMILY TRUST

Address Information

Status	Address
A	05249 WHITEHALL AV CAMB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CPUNIT5	0069	0013	Cambria	North Coast P	RSF	LCP	AS	Y	L2 / VP	E020526C
CPUNIT5	0069	0014	Cambria	North Coast P	GS			Y	L2	

Parcel Information

Status	Description	
Active	CAM PINES U 5	BL 69 LTS 13 & 14

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 # 022-227-019

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:	
DRC2015-00103	REC	Primary Parcel

Description:
REMODEL INTERIOR 1ST AND 2ND FLOORS OF EXISTING SFR

E020526	RES	Primary Parcel

Description:
CONSTRUCTION WITHOUT PERMIT

P950076Z	APP	Primary Parcel

Description:
DBA WILDWOOD STUDIO CREATING ARTS AND CRAFTS

PMT2015-01345	FNL	Primary Parcel

Description:
Electrical Panel Replacement
This permit will allow replacement of the existing main electrical panel up to a maximum of 200 amps., in the same location, for a single family dwelling.