



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/19/2015

TO: \_\_\_\_\_

FROM: Emma Schoppe (805-781-5982 or eschoppe@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00093 KRAEMER-RODRIGUEZ – Proposed minor use permit to convert deck over the garage to living space of 269 sf and reconstruct the existing deck off the living room and increase it by 51 sf. Site location is 295 Orlando Dr, Cambria. APN: 023-013-012

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

MINOR USE PERMIT

CONVERT DECK OVER GARAGE TO LIVING SPACE (269 SQFT), RECONSTRUCT NOCST/ CAMB

AS CAZ LCP RSF

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

Check box for contact person assigned to this project  
 Landowner Name KARIN KRAEMER-RODRIGUEZ Daytime Phone 805/924-4006  
 Mailing Address 295 ORLANDO DR. CAMBRIA Zip Code 93428  
 Email Address: Karinbythesea@gmail.com

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 2251 sqft Assessor Parcel Number(s): 023-013-012  
 Legal Description: lot 13, Block 149, Tract CPMU#7  
 Address of the project (if known): 295 Orlando Drive, Cambria  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway One, south onto Ardath Drive, right onto Madison St, left onto Orlando Drive, cross street =  
 Describe current uses, existing structures, and other improvements and vegetation on the property: S. Windsor Blvd. existing 2 story SFR with attached single car garage.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): convert deck over garage to living space, 269 sqft. reconstruct existing decks off living room and increase by 51 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 Karin Kraemer Date 2/18/15

**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: Highway One to Ardath Drive to Madison St. to Orlando Drive.

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: RSF - SFR South: RSF - SFR  
East: RSF - SFR West: RSF - SFR

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 767 sq. feet 34 % Landscaping: 1177 sq. feet 52 %

Paving: 317 sq. feet 14 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 1084  sq. feet  acres

Total area of grading or removal of ground cover: 0  sq. feet  acres

Number of parking spaces proposed: 2-existing Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 33' to upper floor Right 3' Left 5' Back 9' to upper floor  
35' to lower floor 11' to foundation

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Cambria CSD

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: Cambria CSD

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cambria Fire Dept.

### 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: 3

Total floor area of all structures including upper stories, but not garages and carports: 1163 sqft

Total of area of the lot(s) minus building footprint and parking spaces: 1297 sqft

(2251) - (767) - (187)

# 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:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 2251 acres 5 sq ft.  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: existing SFR
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: Orlando Dr. & S-Windsor Blvd.

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? < 50 gpd
4. How many service connections will be required? None - existing service
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: existing SFR service
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: at SFR    Location of connection: in street
2. What is the amount of proposed flow? < 50 gpd. \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

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

**Community Service Information**

- 1. Name of School District: COAST UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: SLO COUNTY SHERIFF
- 3. Location of nearest fire station: CAMBRIA FIRE DEPT. - BURTON DRIVE
- 4. Location of nearest public transit stop: ARDATH DRIVE
- 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:  
SFR
- 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. N/A, no ground disturbance proposed.

**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): n/a
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): MUP & BLDG permits

(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.)

**LOT DESCRIPTION:**

LOT: 13  
 BLOCK: 149  
 TRACT: CFMU #7  
 APN: 023-013-012  
 LOT AREA: 2251 SQ.FT.

**SCOPE OF WORK:**

EXISTING 2 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 1 CAR GARAGE

**BUILDING DATA:**

TYPE OF CONSTRUCTION: V-B NON-SPRINKLED

USE	GROUP	AREA-SF	MAX-SF	OCC LOAD
DWELLING	R-3	894	N/A	3
GARAGE	U-1	247	N/A	2

**BUILDING AREA:**

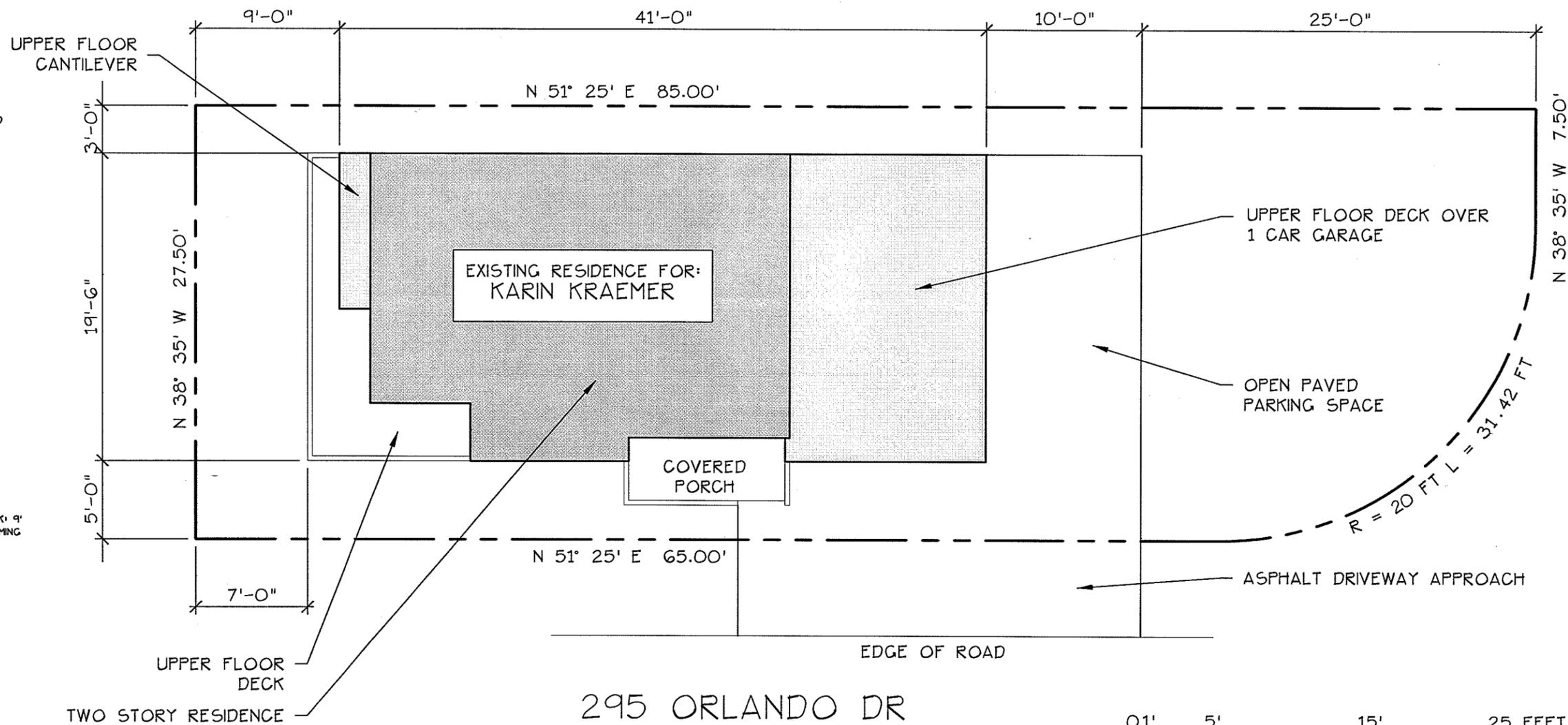
LIVING	EXISTING
LOWER FLR	461 S.F.
UPPER FLR	433 S.F.
TOTAL	894 S.F.
GARAGE	247 S.F.
WP DECKING	247 S.F.
OPEN DECK	92 S.F.
PORCH	20 S.F.

**MINIMUM SETBACKS:**

GARAGE	RESIDENCE
FRONT: 10'	FRONT: 15'
STREET SIDE: 5'	STREET SIDE: 5'
	SIDE: 3'
	REAR: 10'
	EXISTING UF SETBACK: 9'
	LEGAL NON-CONFORMING

**LOT COVERAGE STANDARDS:**

LOT SLOPE: 4 Z	EXISTING:
ACTUAL FOOTPRINT:	745 S.F.
ALLOW FOOTPRINT:	1157 S.F.
ACTUAL G.S.A.:	1141 S.F.
ALLOW G.S.A.:	1286 S.F.
ACTUAL HEIGHT:	21'-11" A.N.G.
ALLOW. HEIGHT:	22'-0" A.N.G.



**EXISTING SITE PLAN**

1/8"=1'-0"

**LEGEND**

-----	EXISTING CONTOUR
-----	FINISH CONTOUR
-----	WATER
-----	SEWER
-----	GAS
-----	ELEC
-----	CATV
-----	PHONE
-----	EP.
-----	EDGE OF PAVEMENT
-----	PROPERTY LINE
-----	ONE STORY BUILDING
-----	TWO STORY BUILDING
-----	THREE STORY BUILDING
-----	FINISH GRADE
-----	TS
-----	TP
-----	NG
-----	TC
-----	FS
-----	TW
-----	TG
-----	TOP OF SLAB
-----	TOP OF PAVEMENT
-----	NATURAL GRADE
-----	TOP OF 6" CURB
-----	FINISHED SURFACE ELEV
-----	TOP OF WALL
-----	TOP OF GRATE ELEVATION

REVISIONS	BY

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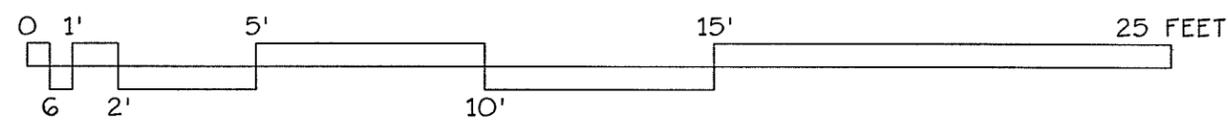
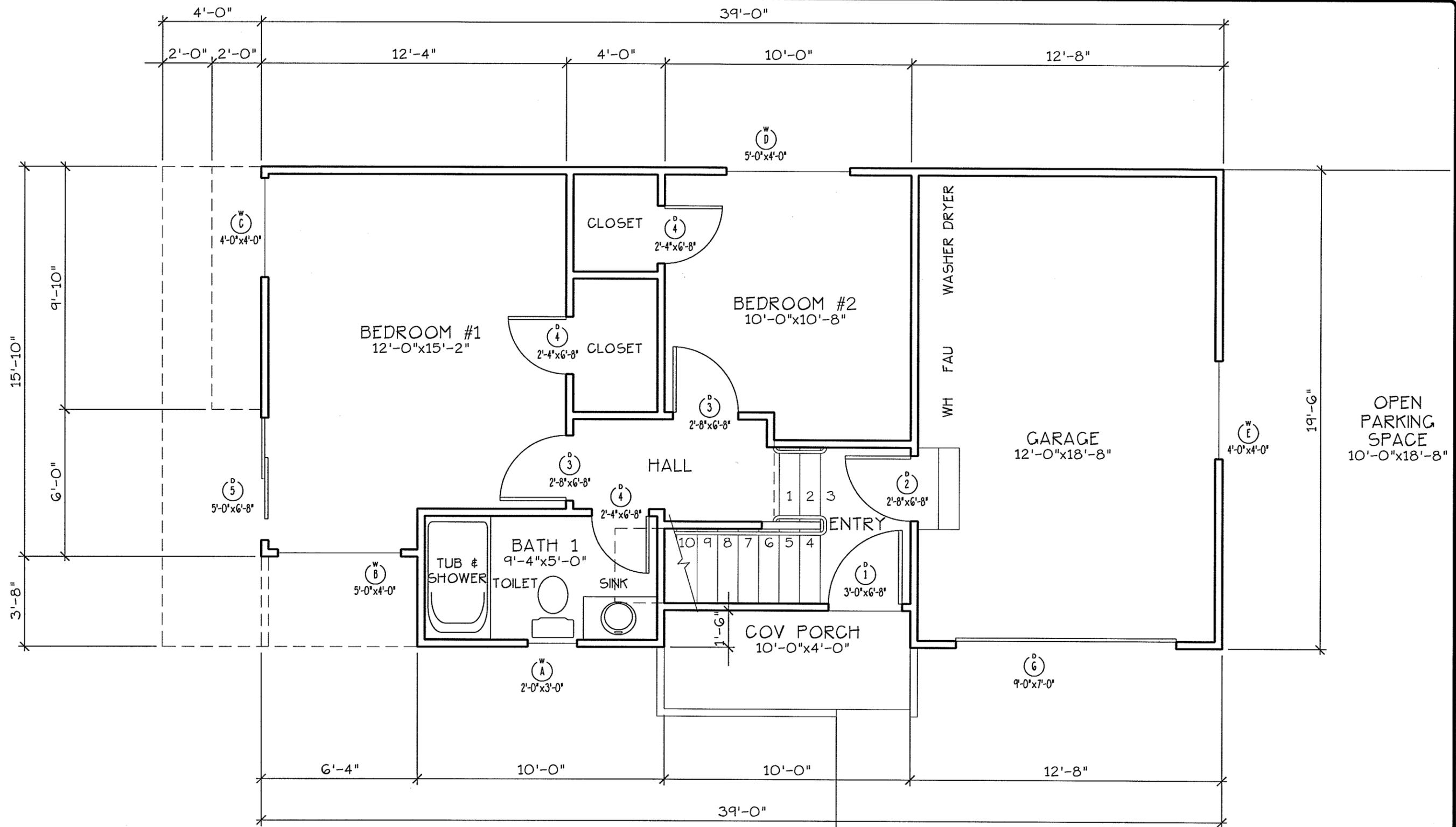
PROPOSED ADDITION TO RESIDENCE FOR:

**KARIN KRAEMER**  
 295 ORLANDO DR  
 CAMBRIA, CA

EXISTING SITE

gary michael swauger architect and associates  
 cambria california 805 927-3887  
 2155 orme place

DRAWN: G.M.S.  
 CHECKED: G.M.S./S.D.H.  
 DATE: FEBRUARY 2015  
 SCALE: 1/4"=1'-0"  
 JOB NO.: 2014747.01  
 SHEET: 1  
 OF 11 SHEETS



**EXISTING LOWER FLOOR PLAN**

1/4"=1'-0"

REVISIONS	BY

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PROPOSED ADDITION TO RESIDENCE FOR:

**KARIN KRAEMER**  
295 ORLANDO DR  
CAMBRIA, CA

EXISTING LF

**gms**

gary michael swauger architect  
and associates  
2155 orme place  
cambridge, california 95610  
805 927-3987

DRAWN  
G.M.S.

CHECKED  
G.M.S./S.D.H.

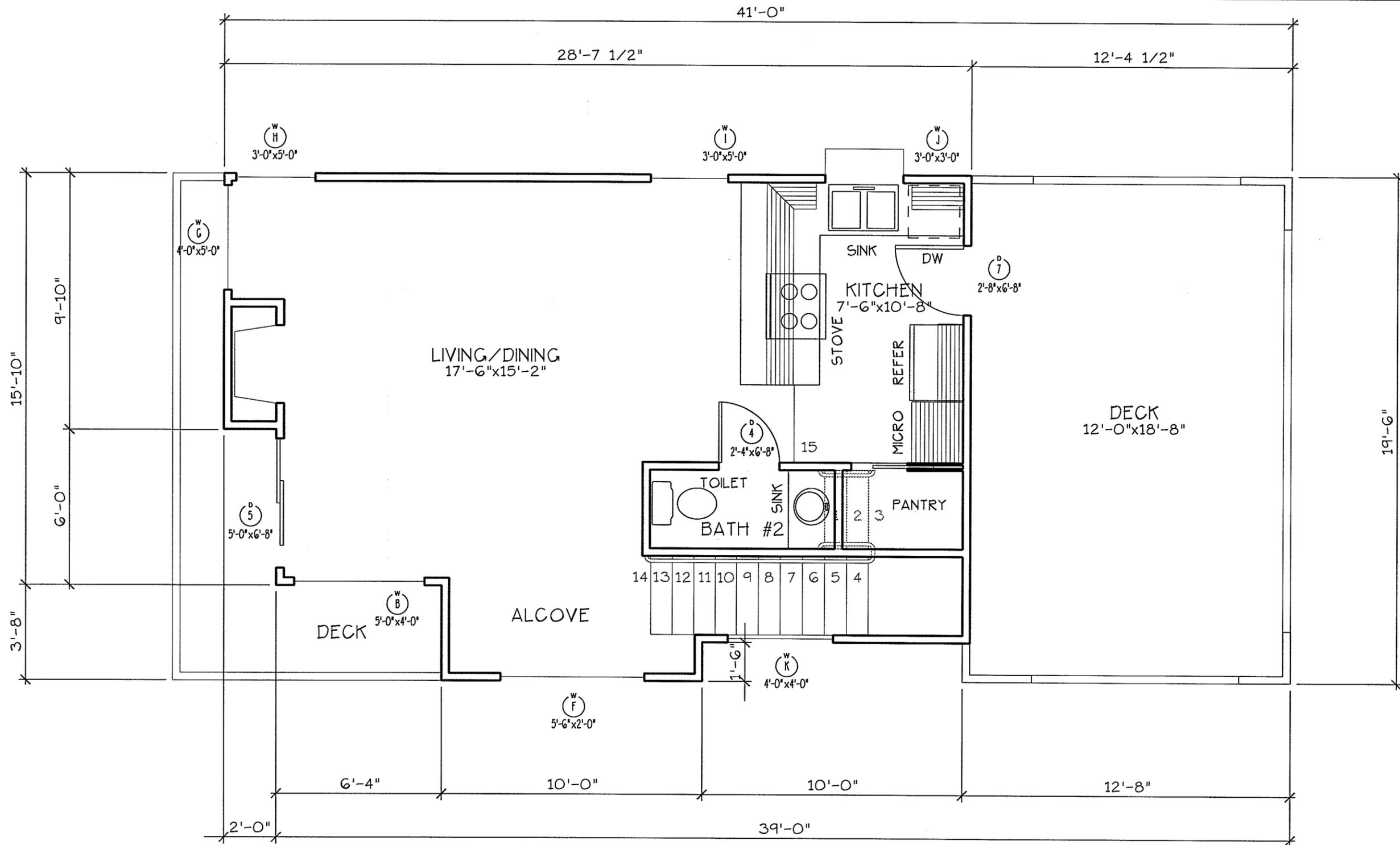
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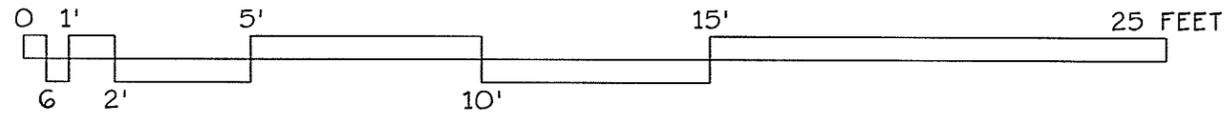
SHEET  
**2**

OF 11 SHEETS



**EXISTING UPPER FLOOR PLAN**

1/4"=1'-0"



REVISIONS	BY

gary michael swauger architect  
and associates  
cambria california 805 927-3887  
2155 orme place



PROPOSED ADDITION TO RESIDENCE FOR:  
**KARIN KRAEMER**  
295 ORLANDO DR  
CAMBRIA, CA  
EXISTING UP

DRAWN	G.M.S.
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SHEET	3
OF	11 SHEETS

**LOT DESCRIPTION:**

LOT: 13  
 BLOCK: 149  
 TRACT: CPMU #7  
 APN: O23-013-012  
 LOT AREA: 2251 SQ.FT.

**SCOPE OF WORK:**

CONVERSION OF DECK OVER GARAGE TO LIVING SPACE  
 AT EXISTING SFR WITH ATTACHED 1 CAR GARAGE

**BUILDING DATA:**

TYPE OF CONSTRUCTION: V-B NON-SPRINKLED

USE	GROUP	AREA-SF	MAX-SF	OCC LOAD
DWELLING	R-3	1163	N/A	4
GARAGE	U-1	247	N/A	2

**BUILDING AREA:**

	EXISTING	PROPOSED	TOTAL
LOWER FLR	461 S.F.	0 S.F.	461 S.F.
UPPER FLR	433 S.F.	269 S.F.	702 S.F.
TOTAL	894 S.F.	255 S.F.	1163 S.F.
GARAGE	247 S.F.	0 S.F.	247 S.F.
WP DECKING	247 S.F.	-247 S.F.	0 S.F.
OPEN DECK	92 S.F.	51 S.F.	143 S.F.
PORCH	20 S.F.	0 S.F.	20 S.F.

**BUILDING HEIGHT:**

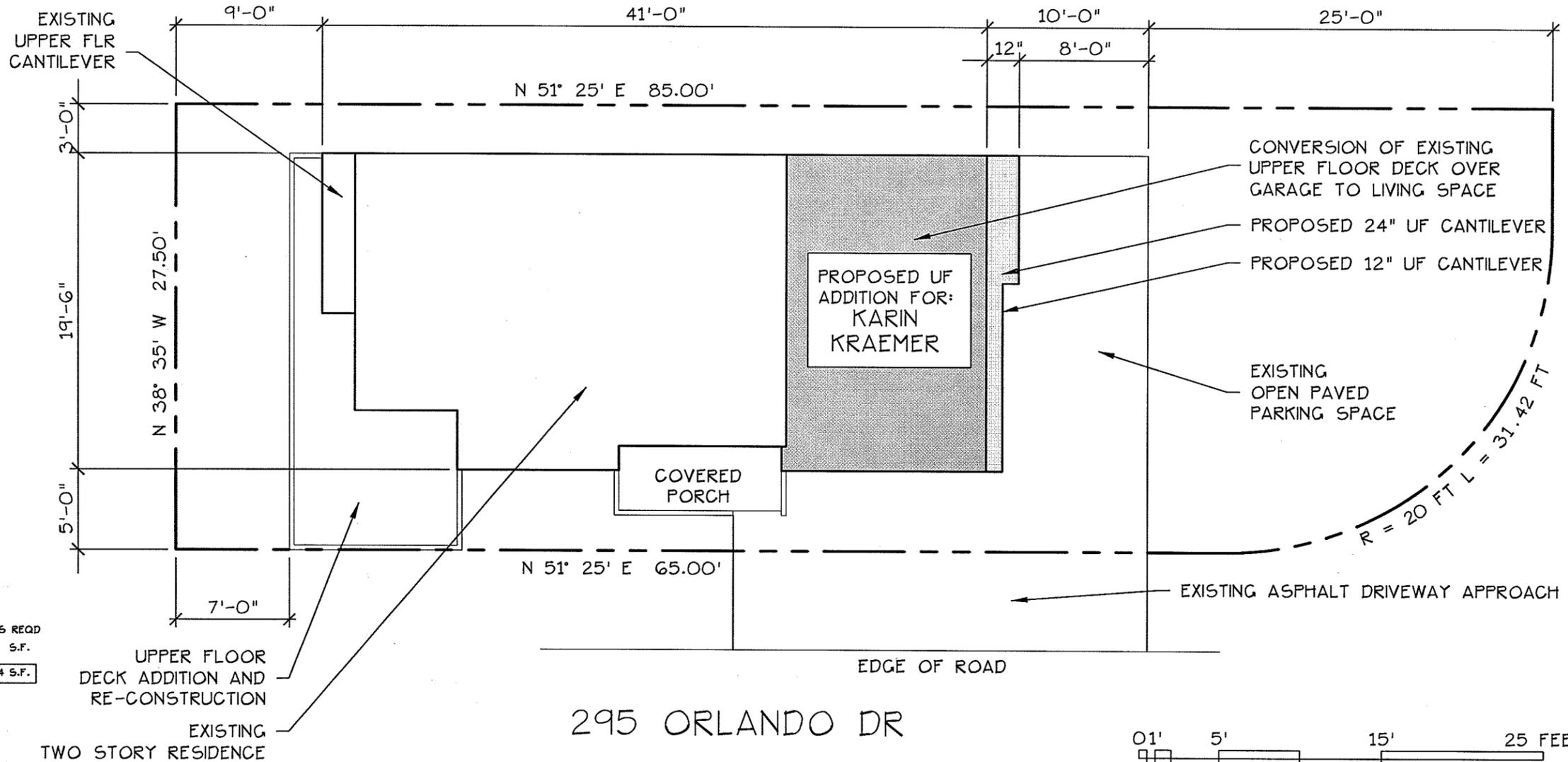
HIGHEST NATURAL GRADE ADJACENT TO STRUCTURE:	51'-0"
LOWEST NATURAL GRADE ADJACENT TO STRUCTURE:	49'-6"
AVERAGE NATURAL GRADE:	50'-3"
MAXIMUM TOP OF STRUCTURE:	72'-3"
ACTUAL TOP OF STRUCTURE:	72'-3"
HEIGHT CONTROL POINT:	GARAGE TS: 51'-0"

**MINIMUM SETBACKS:**

GARAGE FRONT:	10'	RESIDENCE FRONT:	15'
STREET SIDE:	5'	STREET SIDE:	5'
		SIDE:	3'
		REAR:	10'
		EXISTING UF SETBACK:	9'
		LEGAL NON-CONFORMING	

**LOT COVERAGE STANDARDS:**

LOT SLOPE: 4%	EXISTING	PROPOSED	TOTAL	TDC'S REQD
ACTUAL FOOTPRINT:	745 S.F.	22 S.F.	767 S.F.	0 S.F.
ALLOW FOOTPRINT:	1157 S.F.		1157 S.F.	
ACTUAL G.S.A.:	1141 S.F.	269 S.F.	1410 S.F.	124 S.F.
ALLOW G.S.A.:	1286 S.F.		1286 S.F.	
ACTUAL HEIGHT:	22'-0" A.N.G.			
ALLOW. HEIGHT:	22'-0" A.N.G.			



**PROPOSED SITE PLAN**

1/8"=1'-0"

**LEGEND**

-----	EXISTING CONTOUR
-----	FINISH CONTOUR
-----	WATER
-----	SEWER
-----	GAS
-----	ELEC
-----	CATV
-----	PH
-----	PHONE
-----	EP.
-----	EDGE OF PAVEMENT
-----	PROPERTY LINE
-----	ONE STORY BUILDING
-----	TWO STORY BUILDING
-----	THREE STORY BUILDING
-----	FINISH GRADE
-----	TS
-----	TP
-----	NG
-----	TC
-----	FS
-----	TW
-----	TC

**FIRE DEPT NOTES:**

- 1 ALL EXISTING WINDOWS, EXCEPT GARDEN WINDOW, ARE TO BE REPLACED WITH DUAL GLAZED UNITS WITH TEMPERED GLASS ON EXTERIOR PANE
- 2 EXISTING SIDING IS T1-11 PLYWOOD WITH 4" O.C. GROOVES. NEW WALLS MAY BE CONSTRUCTED WITH SAME MATERIAL
- 3 ALL EAVES SHALL BE SOFFITED
- 4 THE BUILDING NEED NOT TO HAVE FIRE SPRINKLERS INSTALLED

**CCSD NOTES:**

- 1 ALL EXISTING AND NEW PLUMBING FIXTURES SHALL MEET CURRENT WATER FLOW STANDARDS

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REVISIONS BY

NO.	DATE	BY



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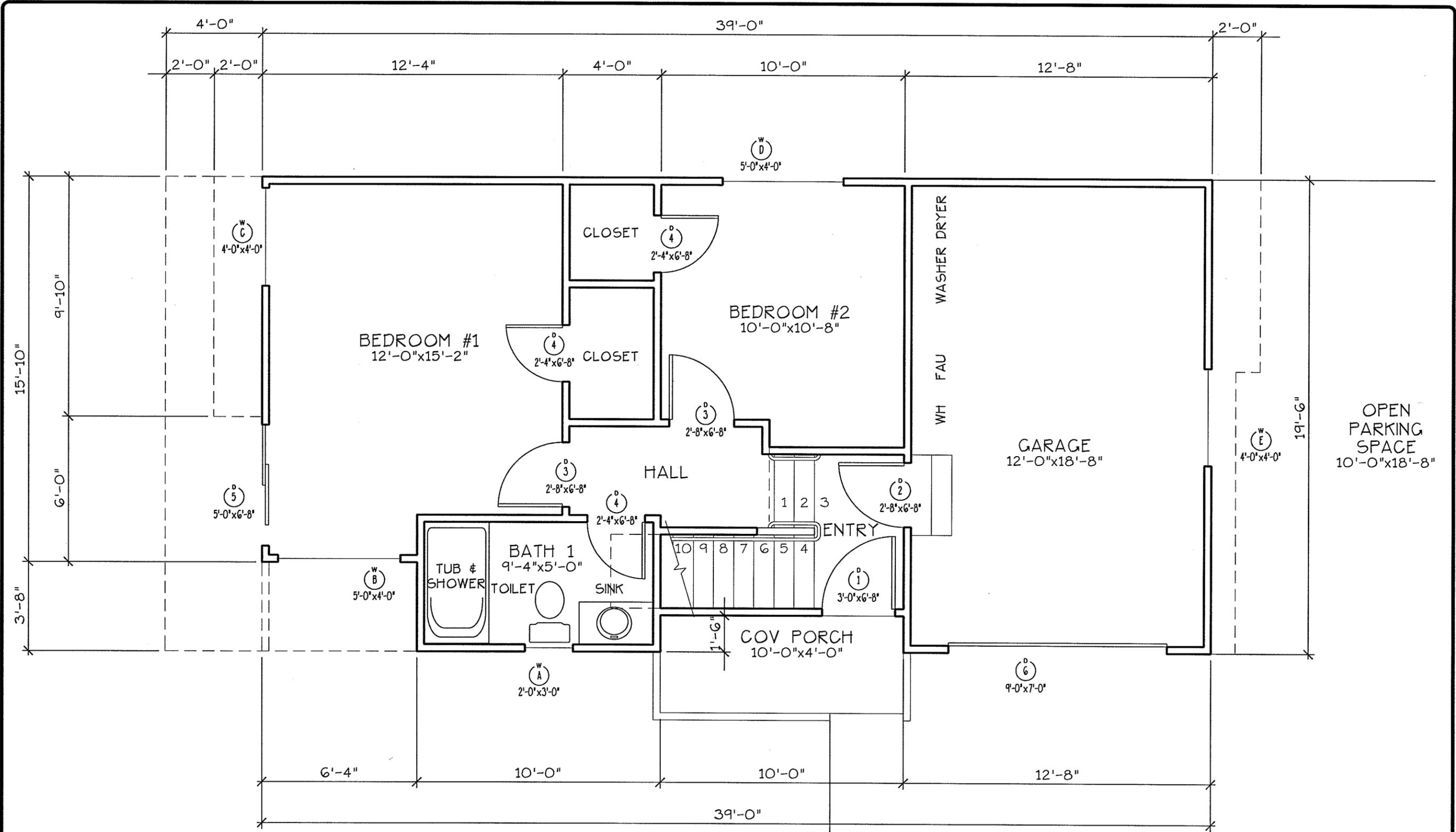


PROPOSED ADDITION TO RESIDENCE FOR:  
**KARIN KRAEMER**  
 295 ORLANDO DR  
 CAMBRIA, CA

PROPOSED SITE

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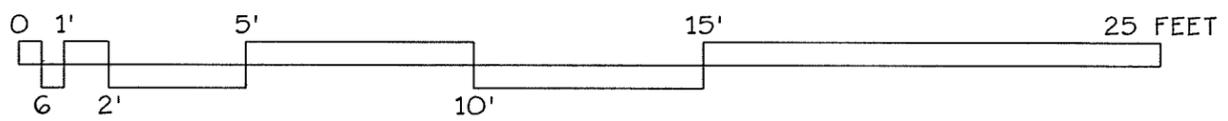
OF 11 SHEETS



**PROPOSED LOWER FLOOR PLAN**

1/4"=1'-0"

NO PROPOSED CHANGES



REVISIONS	BY

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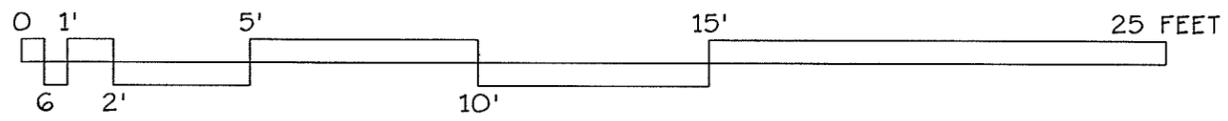
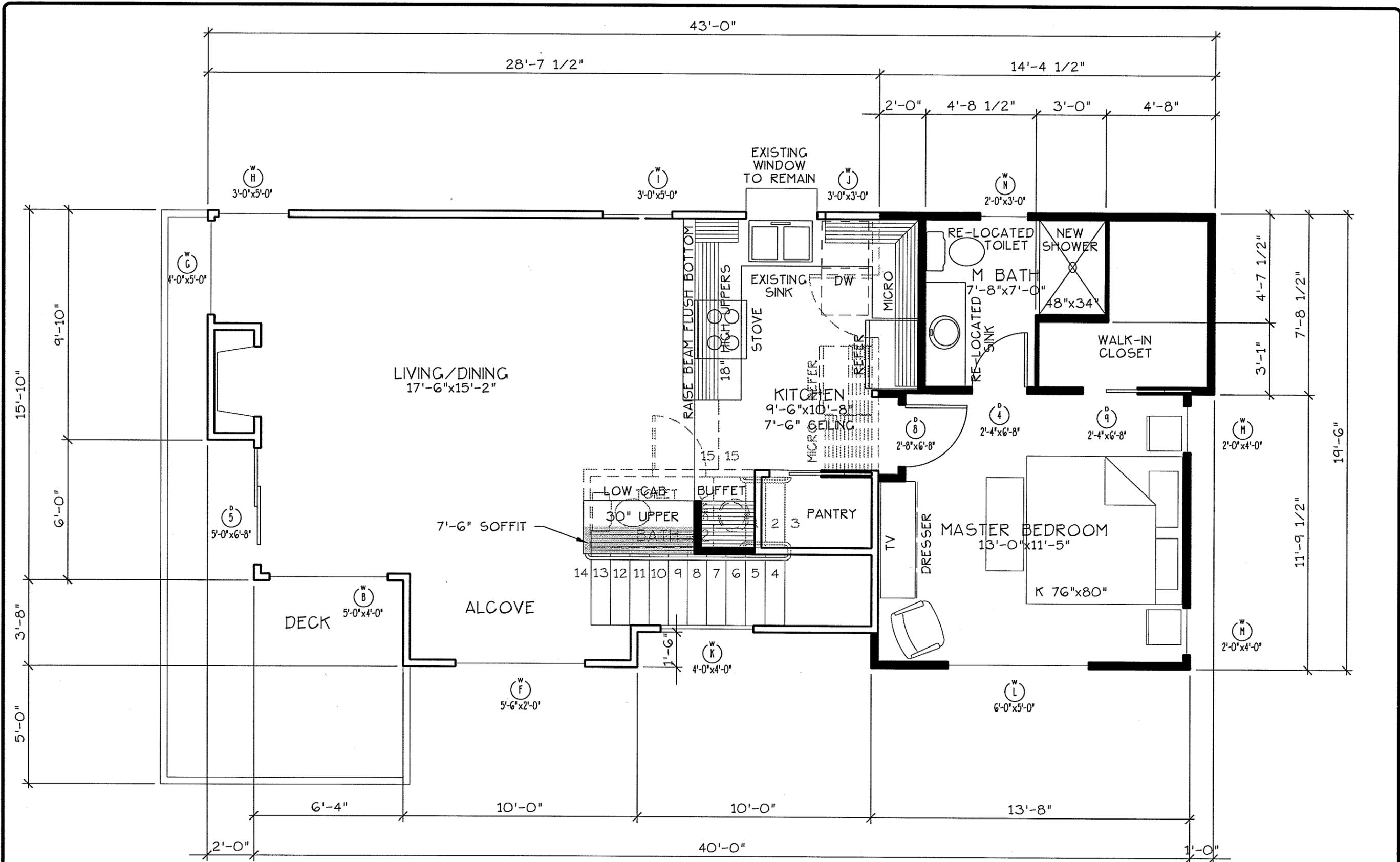
**KARIN KRAEMER**  
295 ORLANDO DR  
CAMBRIA, CA

PROPOSED LF

**gms**

gary michael swauger architect  
and associates  
cambridge, california 805 927-9987  
2155 orme place

DRAWN	G.M.S.
CHECKED	G.M.S./S.D.H.
DATE	FEBRUARY 2015
SCALE	1/4"=1'-0"
JOB NO.	2014747.01
SHEET	5
OF	11 SHEETS



**PROPOSED UPPER FLOOR PLAN w/ DEMO**

1/8"=1'-0"

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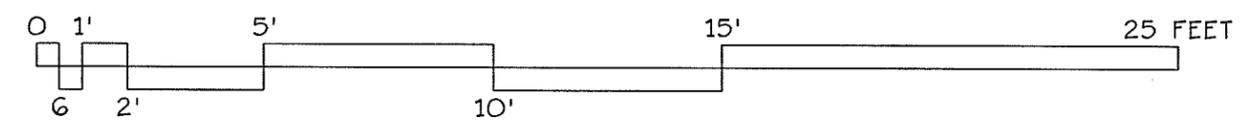
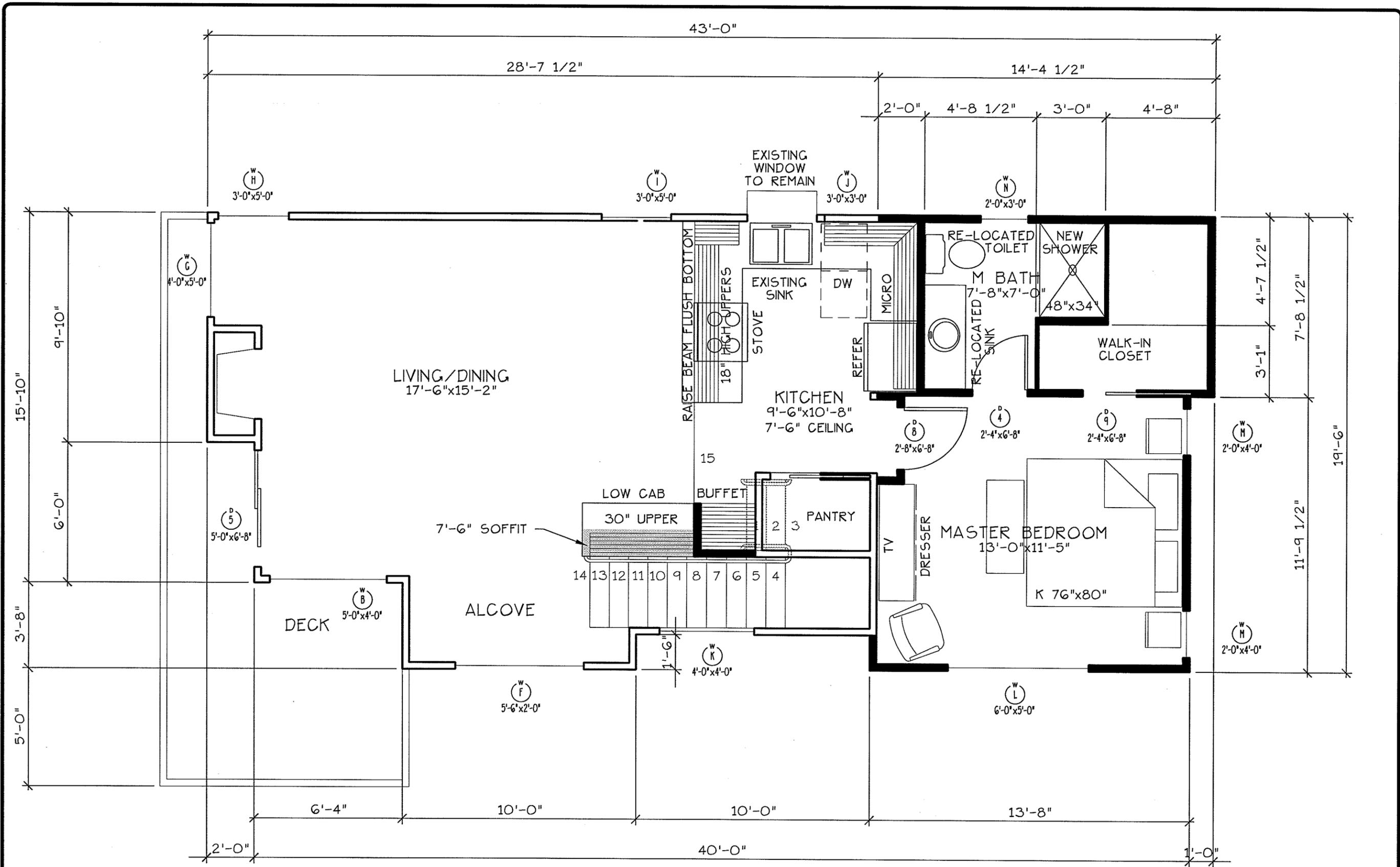
PROPOSED ADDITION TO RESIDENCE FOR:

**KARIN KRAEMER**  
295 ORLANDO DR  
CAMBERIA, CA

PROPOSED UP

gary michael swauger architect  
and associates  
camberia, california 805 927-9987  
2185 orme place

DRAWN	C.M.S.
CHECKED	C.M.S./S.D.H.
DATE	FEBRUARY 2015
SCALE	1/4"=1'-0"
JOB NO.	2014747.01
SHEET	6
OF	11 SHEETS



**PROPOSED UPPER FLOOR PLAN w/o DEMO**

1/4"=1'-0"

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REVISIONS	BY

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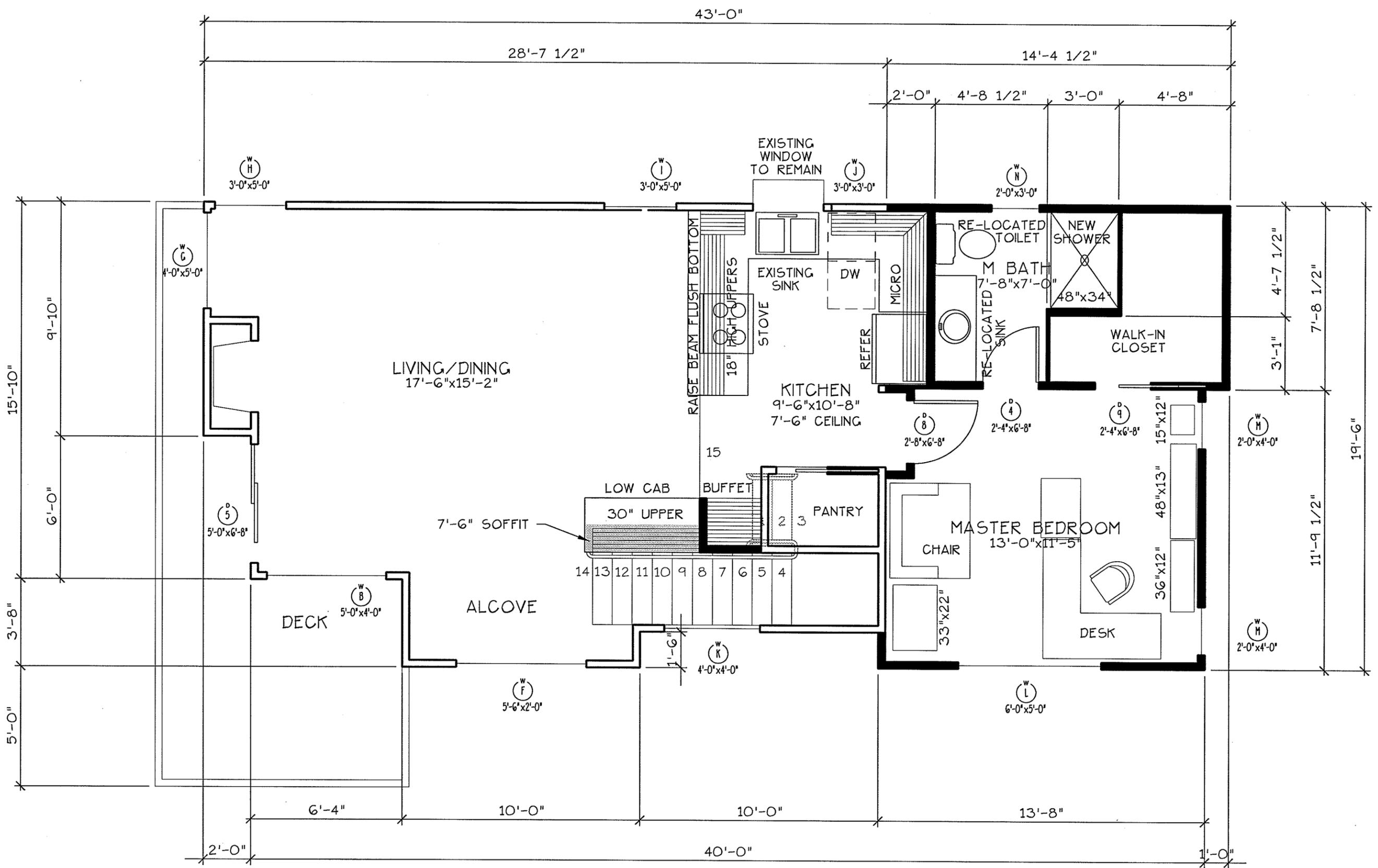
PROPOSED ADDITION TO RESIDENCE FOR:

**KARIN KRAEMER**  
245 ORLANDO DR  
CAMBRIA, CA

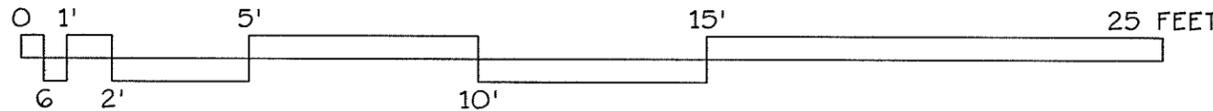
**PROPOSED UP**

**gary michael swauger architect and associates**  
2155 orme place  
cambridge, california 925 927-9887

DRAWN	C.M.S.
CHECKED	C.M.S./S.D.H.
DATE	FEBRUARY 2015
SCALE	1/4"=1'-0"
JOB NO.	2014747.01
SHEET	7
OF 11 SHEETS	



**PROPOSED UPPER FLOOR w/OFFICE FURNITURE**



REVISIONS	BY

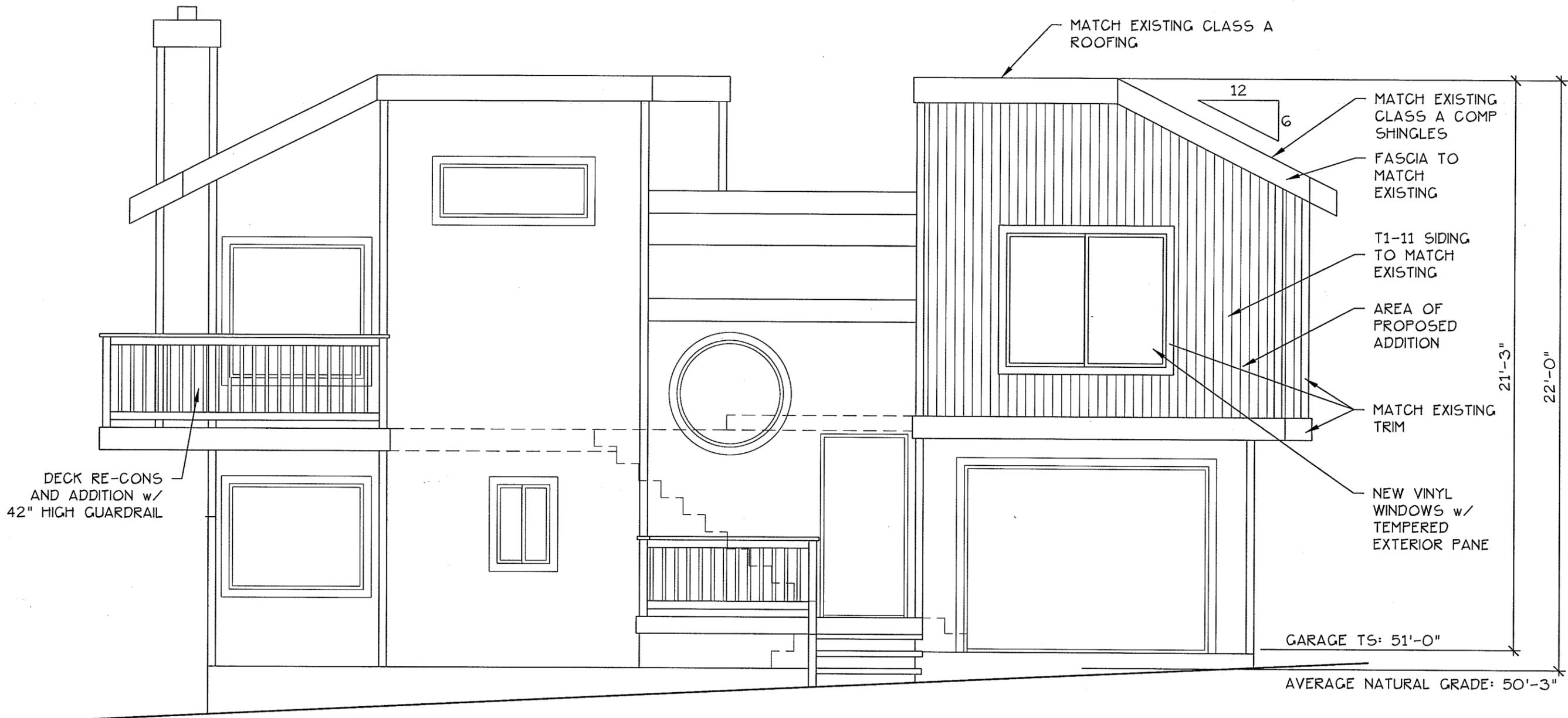
PROPOSED ADDITION TO RESIDENCE FOR:  
**KARIN KRAEMER**  
 245 ORLANDO DR  
 CAMBRIA, CA



PROPOSED UP

gary michael swauger architect  
 and associates  
 cambria california 805 927-3887  
 2165 orme place

DRAWN	G.M.S.
CHECKED	G.M.S./S.D.H.
DATE	FEBRUARY 2015
SCALE	1/4"=1'-0"
JOB NO.	2014747.01
SHEET	8
OF	11 SHEETS



ORLANDO DR ELEVATION-SOUTH

○ **FRONT ELEVATION**  
1/4"=1'-0"

REVISIONS	BY



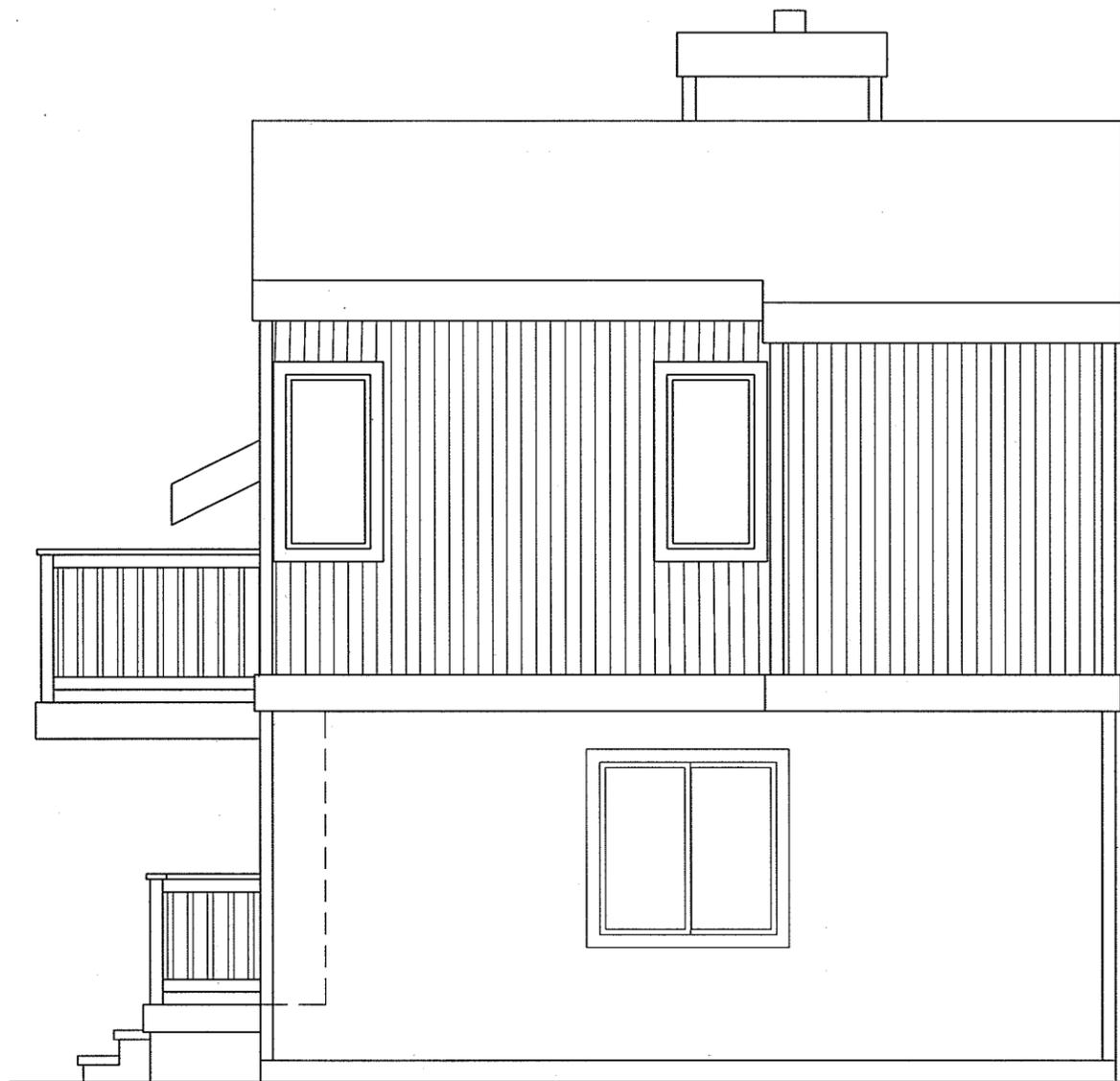
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PROPOSED ADDITION TO RESIDENCE FOR:  
**KARIN KRAEMER**  
295 ORLANDO DR  
CAMBERIA, CA

**gary michael swauger architect and associates**  
2155 orme place  
camberia california 927-3887

**ELEVATIONS**

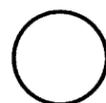
DRAWN G.M.S.
CHECKED G.M.S./S.D.H.
DATE FEBRUARY 2015
SCALE 1/4"=1'-0"
JOB NO. 2014747.01
SHEET <b>9</b>
OF 11 SHEETS



WINDSOR BLVD ELEVATION-EAST



LEFT ELEVATION-WEST


**ELEVATIONS**  
 1/4"=1'-0"

REVISIONS	BY



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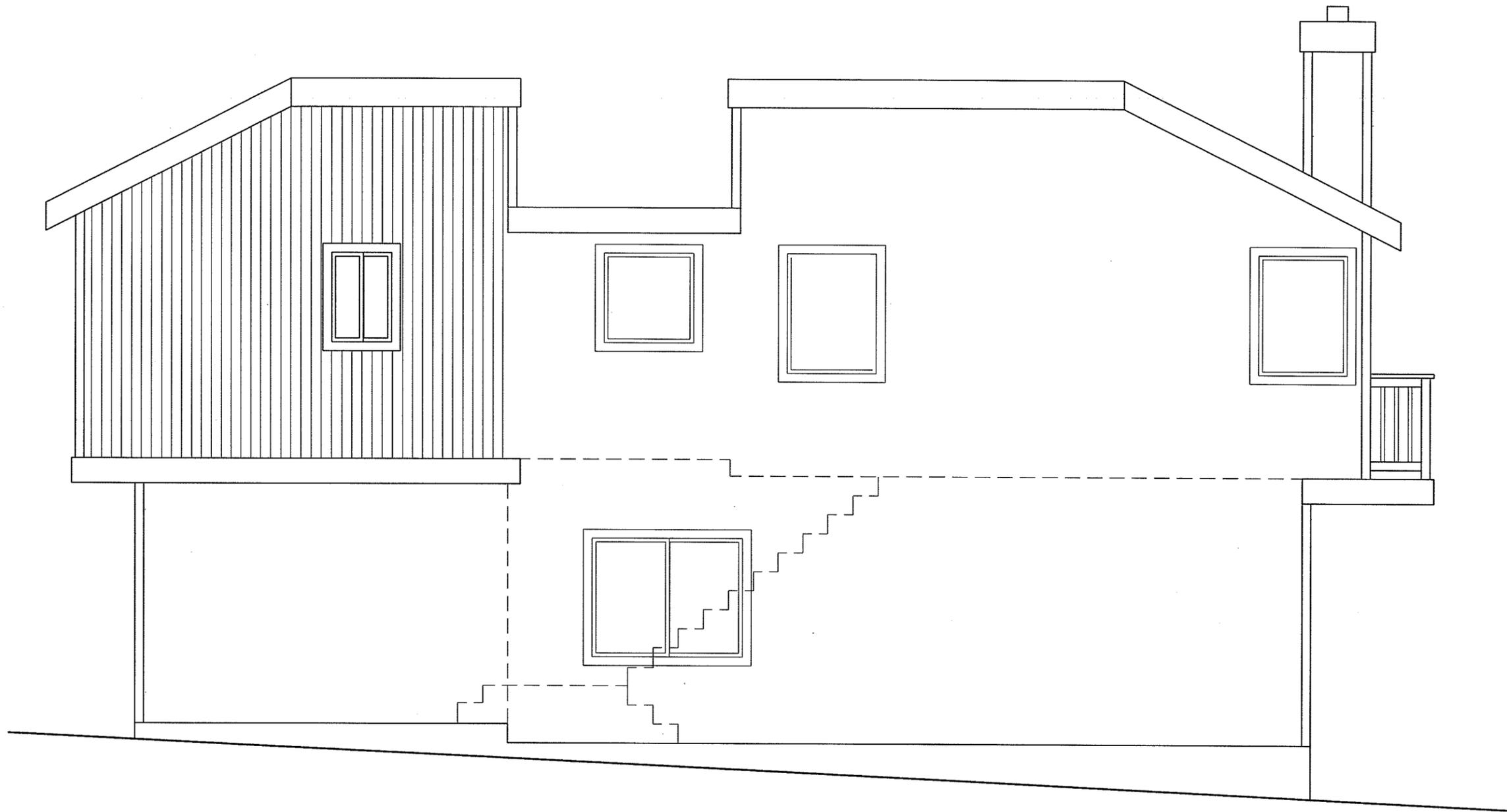
PROPOSED ADDITION TO RESIDENCE FOR:  
**KARIN KRAEMER**  
 295 ORLANDO DR  
 CAMBRIA, CA



**gary michael swauger architect**  
 and associates  
 2165 orme place  
 cambria california 905 927-9887

**ELEVATIONS**

DRAWN	G.M.S.
CHECKED	G.M.S./S.D.H.
DATE	FEBRUARY 2015
SCALE	1/4"=1'-0"
JOB NO.	2014747.01
SHEET	<b>10</b>
OF	11 SHEETS



REAR ELEVATION-NORTH

○ REAR ELEVATION  
1/4"=1'-0"

REVISIONS	BY

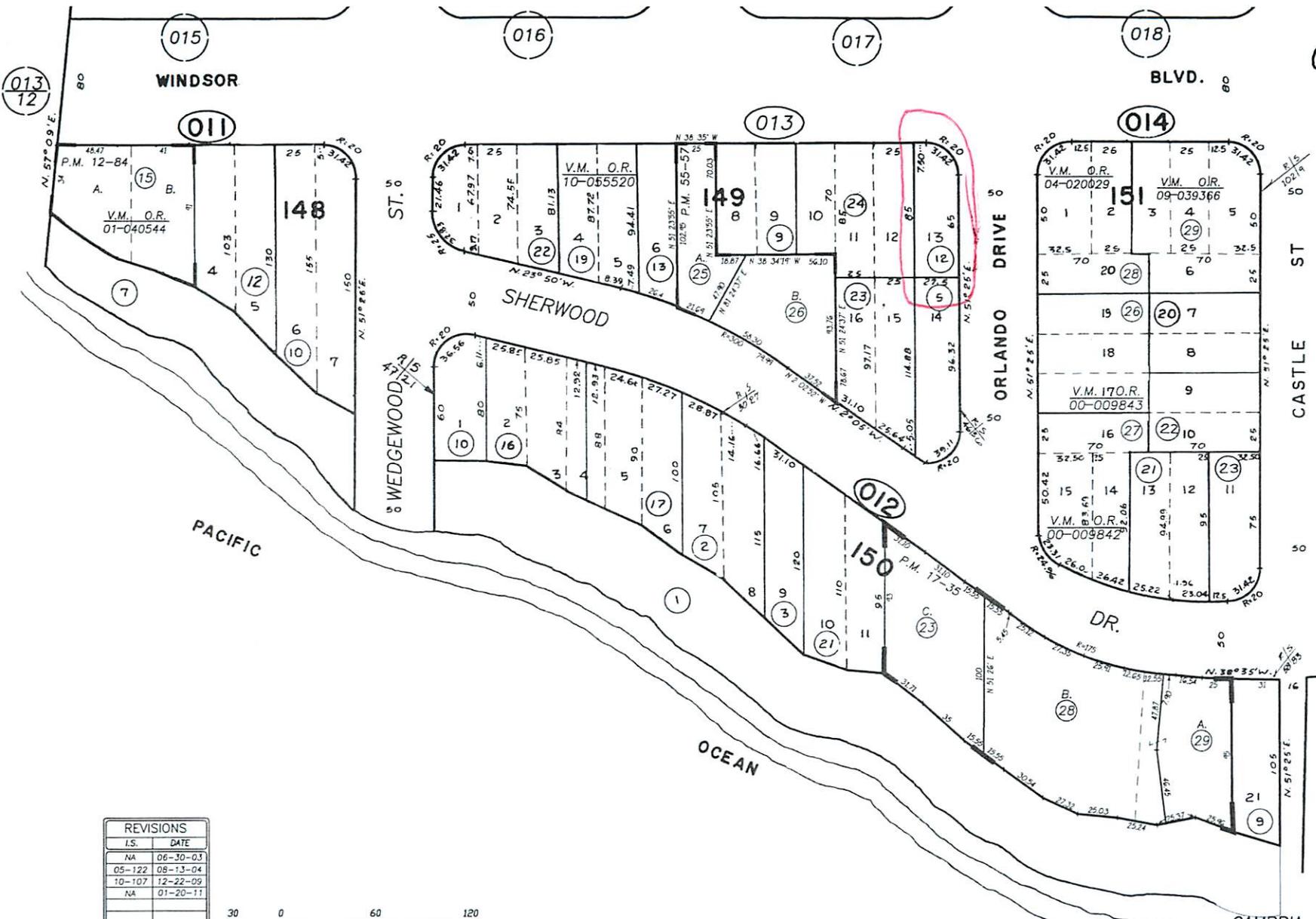
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PROPOSED ADDITION TO RESIDENCE FOR  
**KARIN KRAEMER**  
 295 ORLANDO DR  
 CAMBRIA, CA

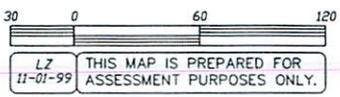

  
**gary michael swauger architect**  
**and associates**  
 2155 orme place  
 cambria california 927-3987

ELEVATIONS

DRAWN	G.M.S.
CHECKED	G.M.S./S.D.H.
DATE	FEBRUARY 2015
SCALE	1/4"=1'-0"
JOB NO.	2014747.01
SHEET	11
OF	11 SHEETS



REVISIONS	
I.S.	DATE
NA	06-30-03
05-122	08-13-04
10-107	12-22-09
NA	01-20-11





Coastal Zone  
Planning Area

Cambria URL

**RSF**

North Coast Planning Area  
Planning Area

GRANDORA

WINDSOR BLVD

CASTLE ST

30 m





# Parcel Summary Report For Parcel # 023-013-012

2/18/2015  
1:09:16PM

## 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    KRAEMER-RODRIGUEZ KARIN A  
          295 ORLANDO DR CAMBRIA CA 93428-4421

OWN    KRAEMER KARIN A

OWN    KRAEMER-RODRIGUEZ KARIN A TRUST

### Address Information

Status            Address  
                          00295 ORLANDO DR CAMB

### Lot Information:

<u>Tract / Twncshp</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>
023013	012	0001	Cambria	North Coast P	CAZ			N		
CPMAN7	0149	0013	Cambria	North Coast P	RSF	LCP	AS	Y		

### Parcel Information

Status    Description  
 Active    CAM PINES M U 7            BL 149 LT 13

Notes  
 THIS LOT IS NOT IN GS PER THE 1999 SAFTEY ELEMENT. SWC 6/25/08

### 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 # 023-013-012

2/18/2015  
1:09:16PM

## 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:**

D990142P            EXP            Primary Parcel

**Description:**

ADD/ALT SINGLE FAMILY DU

DRC2014-00093    REC            Primary Parcel

**Description:**

CONVERT DECK OVER GARAGE TO LIVING SPACE (269 SQFT), RECONSTRUCT EXISTING DECK OFF LIVING ROOM AND INCREASE BY 51 SQFT.

P030420Z            APV            Primary Parcel

**Description:**

VACATION RENTAL

P990545Z            APP            Primary Parcel

**Description:**

HOME OCCUPATION/OFF SITE                            DBA CAMBRIA SPA & HOT TUB

PMT2002-10113    WIT            Primary Parcel

**Description:**

BEDROOM & BATH ADDITION TO SFD ENGR: JULIAN CANO, RCE 30271 (788-0871)