



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/7/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00138 MCQUARRIE – Proposed minor use permit for an addition (768 sf) and remodel to an existing single family residence. Site location is 1745 Newhall Ave, Cambria. APN: 023-161-021

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

DRC2014-00138

MCQUARRIE EDW

MINOR USE PERMIT

REMODEL/ADDITION OF SINGLE FAMILY DWELLING

NOCST/ CAMB

AS LCP RSF TH

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver

- Surface Mining/Reclamation Plan
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Edward McQuarrie Daytime Phone 805-473-3791
 Mailing Address 896 Via Casa Vista, Arroyo Grande CA Zip Code 93420
 Email Address: emcquarrie@scu.edu

Applicant Name Edward McQuarrie Daytime Phone 805-473-3791
 Mailing Address 1745 Newhall Avenue, Cambria, CA Zip Code 93428
 Email Address: emcquarrie@scu.edu

Agent Name Kirk Consulting -Lacey Zubak Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip Code 93422
 Email Address: Lacey@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 6135 sqft Assessor Parcel Number(s): 023-161-021
 Legal Description: CAM PINES TR 8 BL 216 LTS 44 & 45
 Address of the project (if known): 1745 Newhall Avenue, Cambria, CA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Exit HWY 1 west to Ardath Dr., left on Benson Ave, right on St Thomas and right on Newhall Ave. Property on right.

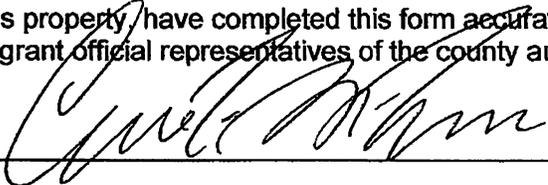
Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Remodel/Addition of single family dwelling

LEGAL DECLARATION

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

Property owner signature 

Date 5/15

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): _____

Describe existing and future access to the proposed project site: Existing driveway connecting to Newhall Ave

Surrounding parcel ownership: Do you own adjacent property? Yes No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential

South: Residential

East: Residential

West: Residential

For all projects, answer the following:

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

Buildings: 2337 sq. feet 38 % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ %

Other (specify) _____

Total area of all paving and structures: 2341 sq. feet acres

Total area of grading or removal of ground cover: n/a sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: 22.69

Number of trees to be removed: 0 Type: 0

Setbacks: Front 10' Right 5' Left 3' Back 15'

Proposed water source: On-site well Shared well Other _____

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

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: CSD

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: _____

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

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 100% (6135 sq. ft.) ~~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: no
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: no
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Existing permitted house was built, no activity for proposed project.
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: _____

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? Use existing _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Yes the site has an existing water 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: existing Location of connection: existing
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 _____
- 2. Location of nearest police station: San Luis Obispo ● _____
- 3. Location of nearest fire station: Cambria _____
- 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:
 Residential _____
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

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

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: No _____
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: No _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: No _____

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: No
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): Building from SLO County

(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.)

EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
3. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.
5. THE FOLLOWING PERSON SHALL BE RESPONSIBLE FOR IMPLEMENTING & MONITORING THE APPROVED EROSION & SEDIMENTATION CONTROL PLAN:

MR. ED MCQUARRIE
CAMBRIA, CA 93428
805-473-3791

AIR QUALITY CONTROL

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE FOLLOWING PARTICULATE (DUST) CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR OR BUILDER SHALL BE DESIGNATED TO MONITOR THE DUST CONTROL PROGRAM AND ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THEIR CONTACT INFORMATION SHALL BE PRESENTED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE
2. USE OR WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
3. ALL DIRT STOCK-PILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
4. ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE; AND
5. BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.

DURING INITIAL GRADING/SCRAPING, BURNING SHALL NOT BE ALLOWED, OR IF NO ALTERNATIVE IS AVAILABLE, THE APPLICANT SHALL OBTAIN A BURN PERMIT FROM THE APCD AND COUNTY FIRE/CALIFORNIA DEPARTMENT OF FORESTRY, AND COMPLY WITH ALL CONDITIONS REQUIRED BY THESE AGENCIES.

GENERAL GRADING NOTES

1. ANY AND ALL SITE WORK AND GRADING SHALL BE IN ACCORDANCE WITH CBC CHAPTER 18 AND CBC APPENDIX J AND ANY APPLICABLE LOCAL ORDINANCES.
2. A SOILS ENGINEER SHALL DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S).
3. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCESSING OR PLACING FILL.
4. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN A RIGHT OF WAY MAINTAINED BY THE PRESIDING JURISDICTION.
5. MAXIMUM CUT AND FILL SLOPE TO BE 2:1.
6. THE EXISTING GROUND SURFACE SHOULD BE PREPARED FOR GRADING BY REMOVING ALL VEGETATION, TREES, LARGE ROOTS, DEBRIS, NON-COMPLYING FILL, AND ALL OTHER ORGANIC MATERIAL. VOIDS CREATED BY REMOVAL OF SUCH MATERIALS SHOULD NOT BE BACKFILLED UNTIL THE UNDERLYING SOIL HAS BEEN OBSERVED BY A SOILS ENGINEER.
7. FILL AND BACKFILL SHOULD BE PLACED AT NEAR OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OBTAINABLE BY TEST METHOD ASTM-D 1557, AND CERTIFIED BY A SOILS ENGINEER.
8. IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO OR BETTER THAN ON-SITE SOILS IN STRENGTH, EXPANSION AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED BUT WILL NOT BE PRE-QUALIFIED BY THE GEOTECHNICAL ENGINEER. FINAL COMMENTS ON THE CHARACTERISTICS OF THE IMPORT SOIL WILL BE PROVIDED AFTER THE MATERIAL IS STOCKPILED AT THE PROJECT SITE.
9. FINAL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURE(S) A MINIMUM OF 4% FOR 10 FEET. WATER SHALL NOT POND. ALL SURFACE WATER SHOULD BE DIRECTED INTO APPROVED DISCHARGE STRUCTURES.
10. ACCESS ROAD/DRIVEWAYS: ANY ROAD GRADE IN EXCESS OF 12% SHALL BE PAVED WITH A NON-SKID MATERIAL. GRADE FOR FIRE ACCESS SHALL NOT EXCEED 20%.
11. ALL NON-PERMITTED FILL SHALL BE REMOVED BY CONTRACTOR.
12. ELECTRICAL, TELECOMMUNICATIONS, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE 5 ACRES OR LESS AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.
13. UTILITY TRENCH BACKFILL SHOULD BE GOVERNED BY THE PROVISIONS OF THIS REPORT RELATING TO MINIMUM COMPACTION STANDARDS. IN GENERAL, SERVICE LINES INSIDE THE PROPERTY LINES MAY BE BACKFILLED WITH NATIVE SOILS COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY. BACKFILL OF OFF SITE SERVICE LINES WILL BE SUBJECT TO THE SPECIFICATIONS OF THE JURISDICTIONAL AGENCY OR THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
14. LINED DRAINAGE SWALES AND DOWN DRAINS SHOULD BE PROVIDED AT THE TOPS OF CUT AND FILL SLOPES TO DIVERT DRAINAGE AWAY FROM SLOPE FACES.
15. FILL SLOPES SHOULD BE KEPT AND BENCHES INTO FIRM NATURAL GROUND WHEN THE EXISTING SLOPE TO RECEIVE FILL IS 5:1 OR STEEPER. HORIZONTAL TO VERTICAL. THE KEYS SHOULD BE TILTED INTO THE SLOPE A MINIMUM OF 2%, SHOULD BE A MINIMUM OF ONE EQUIPMENT WIDTH AND SHOULD BE A MINIMUM OF THREE (3) FEET DEEP ON THE OUTSIDE EDGE. ALL KEYS AND BENCHES SHOULD BE OBSERVED AND VERIFIED BY THE GEOTECHNICAL ENGINEER.

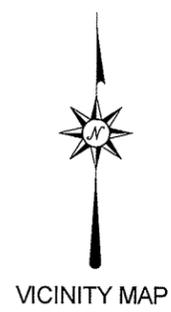
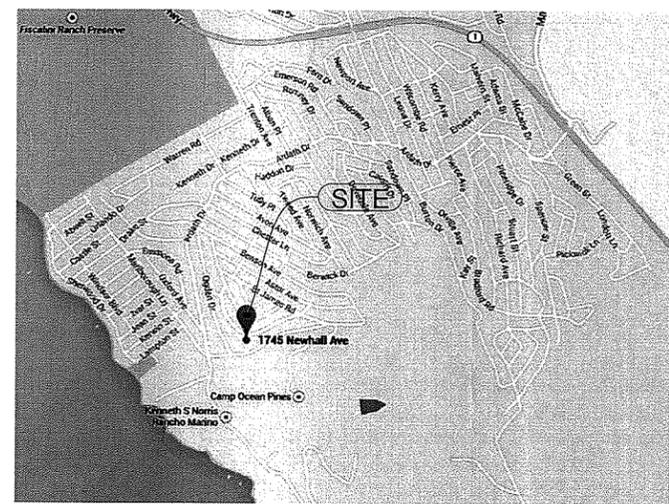
GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM WITH THE:
 - 2013 CBC (2009 IBC AND CALIFORNIA AMENDMENTS)
 - 2013 CRC (2009 IRC AND CALIFORNIA AMENDMENTS)
 - 2013 CSC (2009 NEC AND CALIFORNIA AMENDMENTS)
 - 2013 CMC (2009 UMC AND CALIFORNIA AMENDMENTS)
 - 2013 CFC (2009 UFC AND CALIFORNIA AMENDMENTS)
 - 2013 CEC AND T-24
 - 2013 GREEN BUILDING CODE
 - 2013 CFC (2009 IFC AND CALIFORNIA AMENDMENTS)
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY ARE NOT NECESSARILY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER

RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

4. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE

ARCHITECTURAL & STRUCTURAL PLANS FOR ED MCQUARRIE SINGLE FAMILY RESIDENCE REMODEL



FIRE SAFETY PLAN

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.

1. WHEN FIRE SPRINKLERS ARE REQUIRED, A FIRE SPRINKLER PLAN AND PERMIT FOR RESIDENTIAL PROJECTS ARE REQUIRED. PROVIDE APPROVED PLANS TO BUILDING INSPECTOR PRIOR TO THE TIME OF FRAMING INSPECTION
2. PRIOR TO FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE. WHERE APPLICABLE, PROVIDE FIREBREAK WITHIN 30' AND 100' OF EACH BUILDING OR STRUCTURE. DOWNED LOGS, STUMPS, DEAD AND DYING WOODY SURFACE FUELS SHALL BE REMOVED. REMOVE SURFACE FUELS GREATER THAN 4 INCHES AND LOWER LIMBS OF TREES UP TO 6 FEET WITHIN AREAS OF CONTINUOUS TREE CANOPY

STRUCTURAL OBSERVATION

WHERE STRUCTURAL OBSERVATION OR TESTING IS REQUIRED BY SECTION 1709.4, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF STRUCTURAL OBSERVATION IN ACCORDANCE WITH SECTION 1709.4 FOR SUBMITTAL BY THE PERMIT APPLICANT.

ITEM	REMARKS
FOUNDATION REINFORCING	NO
STRUCTURAL MASONRY / RETAINING WALLS	NO
ANCHOR BOLTS / UPLIFT (TENSION) ANCHORS	NO
SHEARWALL / DIAPHRAGMS / COLLECTORS	NO
STRUCTURAL WOOD FRAMING MEMBERS	NO
WALL TO DIAPHRAGM TIES	NO
MOMENT FRAME ATTACHMENT TO FRAMING	NA
STRUCTURAL STEEL	NA
UPON COMPLETION OF STRUCTURAL WORK FOR CONFORMANCE TO PLANS AND SPECIFICATIONS	NO
OTHER	NO

C:\CONTINUOUS\1745-RES000

CONSULTANTS

SOILS
MD-COAST GEOTECHNICAL ENGINEERING, INC
P.O. BOX 2220
ATASCADERO, CA 93422
805.674.2673

ARCHITECTURAL, STRUCTURAL, & CIVIL ENGINEERING
JK ENGINEERING
610 10TH ST
PASO ROBLES, CA 93446
805-423-3077

SPECIAL INSPECTION

WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY SECTION 1704, 1707, OR 1708, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705 FOR SUBMITTAL BY THE PERMIT APPLICANT.

ITEM	REMARKS
SOIL COMPLIANCE PRIOR TO FOUNDATION INSPECTION	NO
STRUCTURAL CONCRETE OVER 2500 PSI	NO
STRUCTURAL MASONRY / RETAINING WALLS	NO
EPOXY / ADHESIVE ANCHORS	NO
STRUCTURAL WOOD	NO
HIGH STRENGTH BOLTING	NO
FIELD WELDING	NO
SPRAYED ON FIRE-PROOFING	NO
OTHER	NO
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	NO
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER METERIAL	NO
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	NO
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	NO
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	NO

C:\CONTINUOUS\1745-RES000

PROJECT DESCRIPTION

SINGLE FAMILY RESIDENCE REMODEL AND ADDITION.

EXCAVATION

EXCAVATION QUANTITIES SHOWN ON THIS PLAN ARE ESTIMATED FOR BUILDING DEPARTMENT FEE DETERMINATIONS, SHRINKAGE AND SCARIFICATION LOSSES CAN AND WILL VARY BASED UPON SOIL CONDITIONS AND VEGETATION TYPES. CONTRACTORS SHALL VERIFY ALL QUANTITIES PRIOR TO BID.

CUT:	<50	CJ VDS
FILL:	0	CJ VDS
NET CUT:	<50	CJ VDS

SHEET INDEX

T-1	TITLE SHEET
A-1	SITE PLAN
A-3	NEW MAIN LEVEL FLOOR PLAN
A-3.1	NEW LOWER LEVEL FLOOR PLAN
A-4	ELEVATIONS
A-4.1	ELEVATIONS
A-5	STREETSCAPE
C-1	TOPO

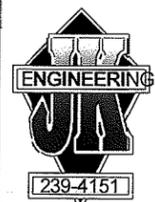
PROJECT INFORMATION

OWNER: ED MCQUARRIE
PROJECT ADDRESS: 1745 NEWHALL AVENUE, CAMBRIA, CA 93428
APN: 023-161-021
PHONE: 805-473-3791

PROJECT STATISTICS

LOT SIZE	6135 SQ. FT.
EXISTING SINGLE FAMILY RESIDENCE	1234 SQ. FT.
EXISTING 2ND LIVING UNIT	845 SQ. FT.
EXISTING GARAGE	570 SQ. FT.
NEW ADDITIONS	768 SQ. FT.
NEW COVERED PORCH	110 SQ. FT.
NEW IMPERMEABLE DECK	162 SQ. FT.
NEW WOOD DECK	538 SQ. FT.
EXISTING LOT COVERAGE	1804 SQ. FT.
NEW LOT COVERAGE	2341 SQ. FT.
TDC REQUIRED	382 SQ. FT.
OCCUPANCY (CBC 310.1)	R-3 (SFD)
CONSTRUCTION TYPE	1B
LEVELS	2
AVERAGE NATURAL GRADE	193.82 FT
HIGH POINT	
(INCLUDING ROOFTOP RAILING)	216.5 FT
BUILDING HEIGHT	22.69 FT ABOVE AVERAGE GRADE

PROJECT DESIGN CRITERIA



John A. Kudla
Civil Engineering & Structural Design
P.O. Box 450022
810 10th St. Unit 1700
Pasadena, CA

PLAN PREPARED FOR:
ED MCQUARRIE
1745 NEWHALL AVENUE
CAMBRIA, CA

REVISION LOG

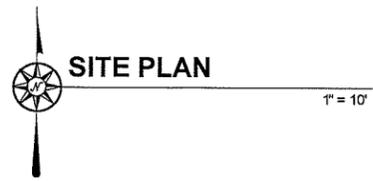
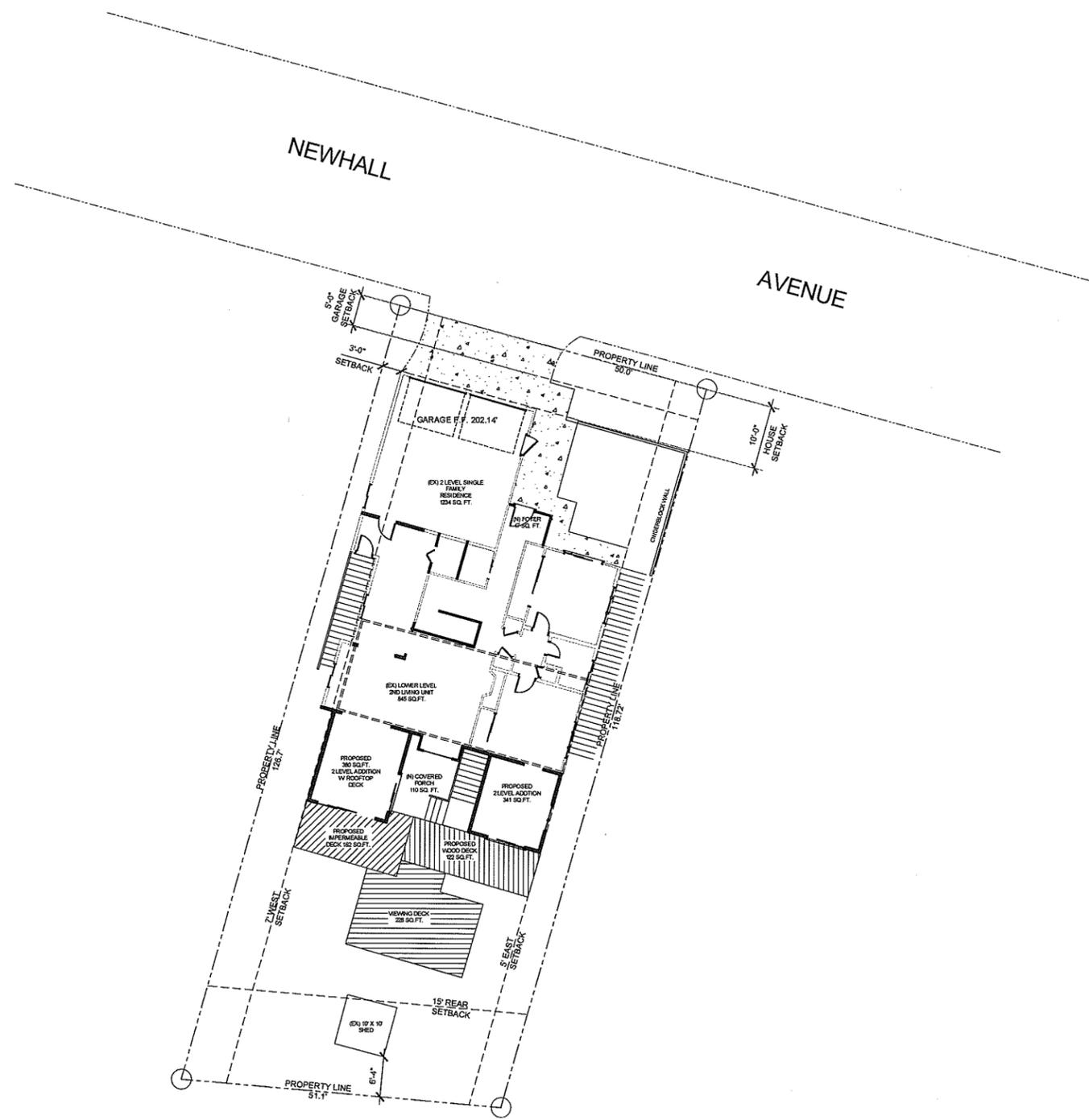
REV.	DESCRIPTION	DATE

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PROJECT NO.:
FILE NAME: \\TITLE SHEET.DWG
DRAWN BY: DJH
DATE: 4/20/15 1:58 PM
SHEET TITLE:

TITLE SHEET

FILENAME: MCQUARRIE 2102 DOTTORONWARD MCQUARRIE 2024/04/01 SITE PLAN.dwg Date: 4/24/2015 1:58:44 AM



SITE PLAN INFORMATION	
Status:	Active
Address:	01745 NEWHALL AV CAMB
Flags:	Cambria Water Emergency Area Military Training Route Road Fee Area - North Coast D Stormwater Management Area
Tax Rate Area:	051-037
Tax Codes:	000
Districts:	COAST (S81537) CAMBRIA PUBLIC COAST UNIFIED SCHOOL - IMP. NO. 1 CAMBRIA (S81537 BLO) CAMBRIA COMMUNITY NO. 02 CAMBRIA AREA NO. 21
Community and Planning Area:	Cambria North Coast Planning Area
Assessor Usage Codes:	SFR W/ 2ND LIVING UNIT (Primary)
Emergency Response Zone(s) (minutes to respond):	5-10
Hazard and Area Information:	High Fire Hazard Coastal Zone Archaeologically Sensitive Area Terrestrial Habitat Geologic Study Area
Zoning and Land Use Elements:	AS - Archaeological Study Area LCP - Local Coastal Plan Area RSF - Residential Single Family TH - Terrestrial Habitat
PHYSICAL SITE CHARACTERISTIC INFORMATION	
Level to gently rolling, 0 - 10% slopes:	0 acres
Moderate slopes of 10 - 30%:	0.16 acres
Steep slopes over 30%:	0 acres

239-4151

John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
ED MCQUARRIE
1745 NEWHALL AVENUE
CAMBRIA, CA

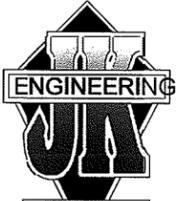
REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. -
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DRAWN BY DH
DATE 4/24/2015 1:58 PM
SHEET TITLE:
SITE PLAN

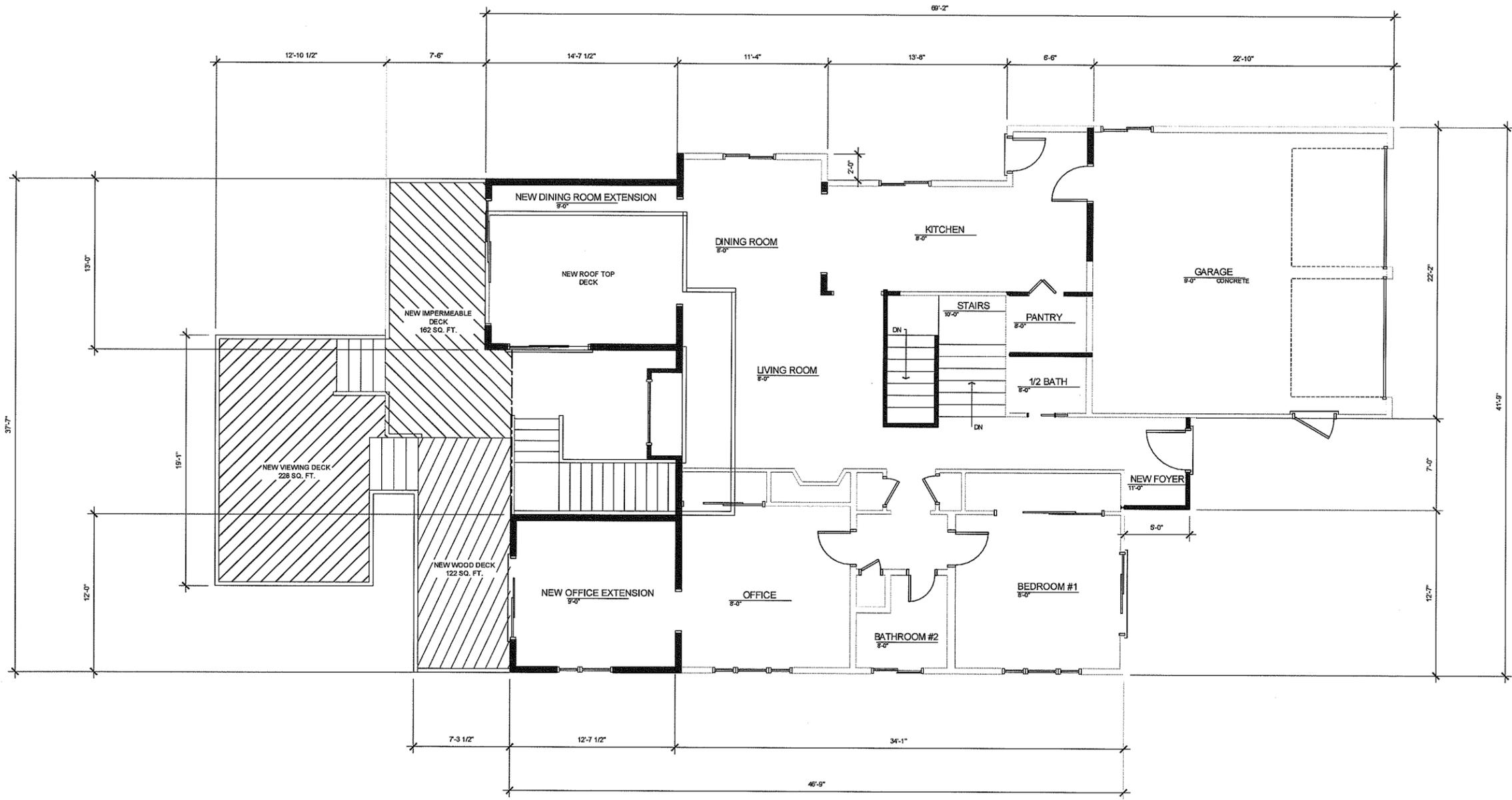
SHEET NUMBER:
A-1



239-4151

John A. Kudla
 Civil Engineering &
 Structural Design
 R.C.E. #50852
 610 10th ST. UNIT 'A' PASO
 ROBLES, CA.

PLAN PREPARED FOR:
 ED MCQUARRIE
 1745 NEWHALL AVENUE
 CAMBRIA, CA



REVISION LOG

REV.	DESCRIPTION	DATE

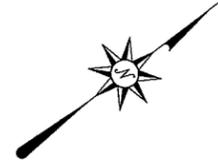
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PROJECT NO. -
 FILE NAME: A3 NEW MAIN LEVEL FLOOR PLAN.DWG
 DRAWN BY: DJH
 DATE: 4/24/2015 1:58 PM

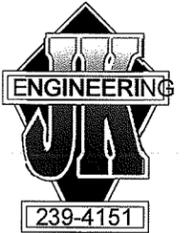
SHEET TITLE:
 NEW MAIN LEVEL FLOOR PLAN

SHEET NUMBER:
 A-3

NEW MAIN LEVEL FLOOR PLAN
 1/4" = 1'



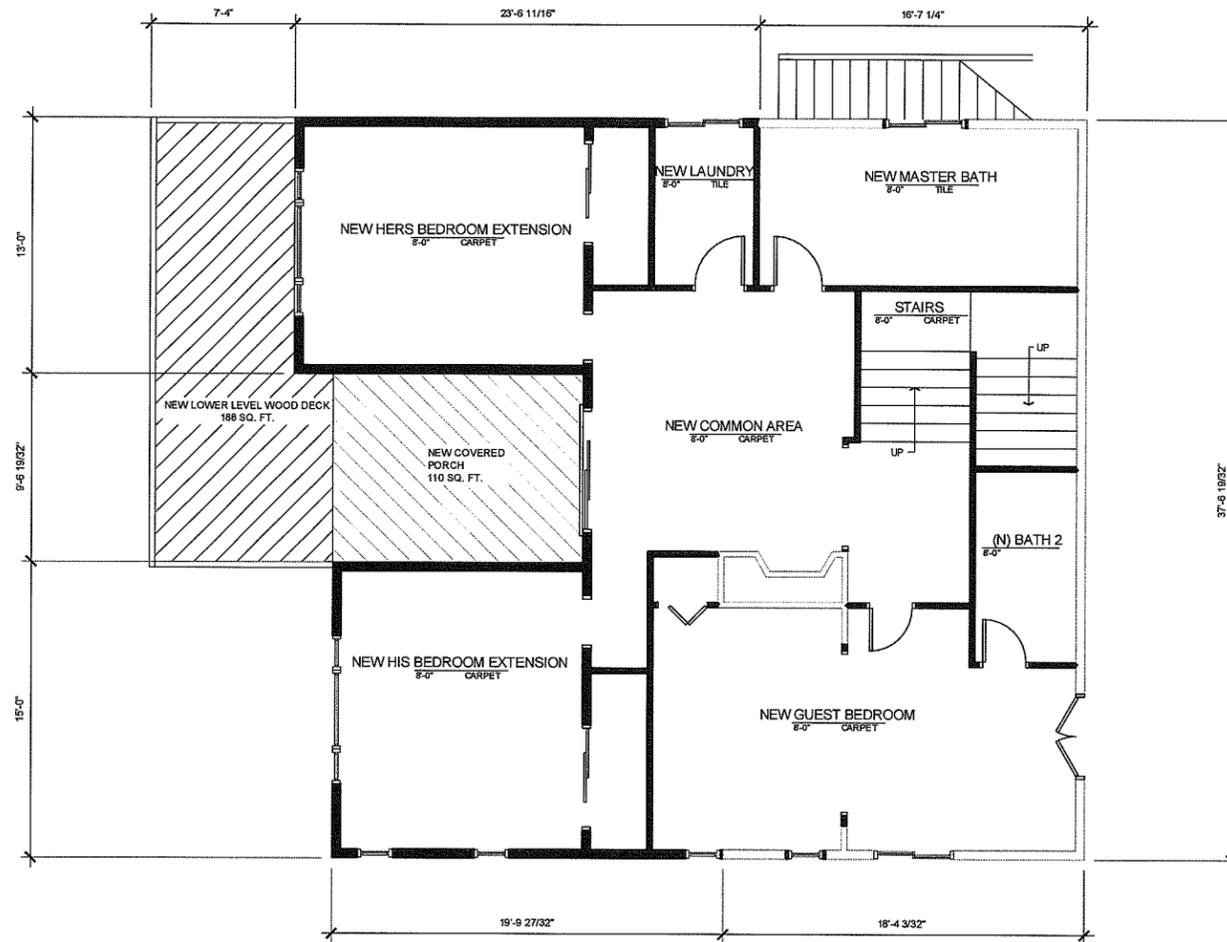
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239-4151

John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
ED MCQUARRIE
1745 NEWHALL AVENUE
CAMBRIA, CA



NEW LOWER LEVEL FLOOR PLAN
1/4" = 1'

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. —
FILE NAME A3.1 NEW LOWER LEVEL FLOOR PLAN.DWG
DRAWN BY DJH
DATE 4/24/2015 1:58 PM

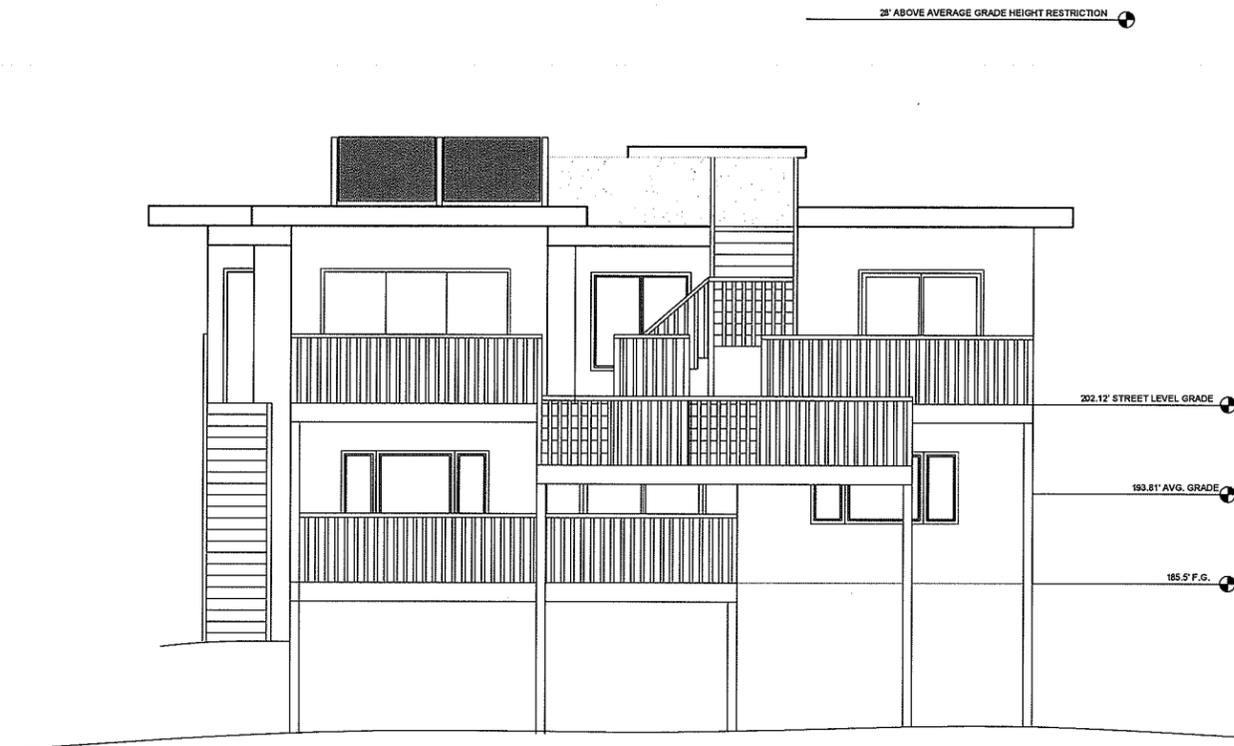
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NEW LOWER LEVEL FLOOR PLAN

SHEET NUMBER:
A-3.1

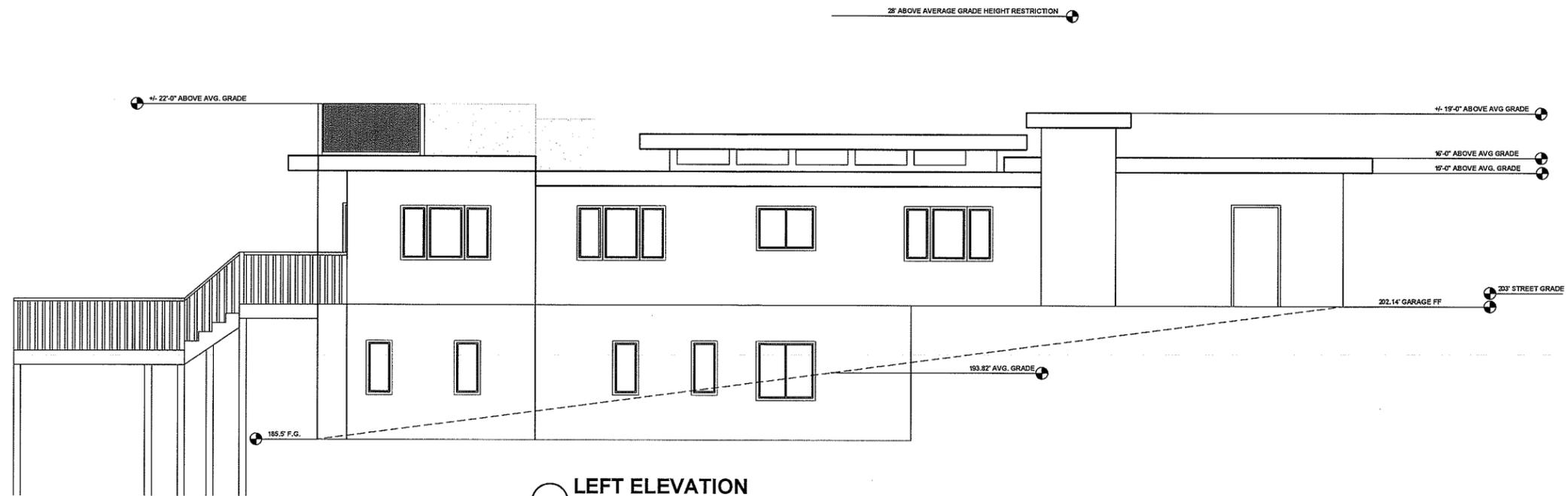
FILED AND RECORDED AT THE COUNTY CLERK'S OFFICE, SAN JOAQUIN COUNTY, CALIFORNIA, ON APRIL 24, 2015 AT 1:58 PM. DRAWING NUMBER: 239-4151-1-A-3.1



DRAFTING & DESIGN
 CAD DESIGN - AS BUILTS
 RESIDENTIAL PLANS
 610 10TH ST. SUITE "D"
 PASO ROBLES, CA
 93446
 BUS.#(805)237-0850
 FAX #(805)237-0480



BACK ELEVATION
 1/4" = 1'



LEFT ELEVATION
 1/4" = 1'

PLAN PREPARED FOR:
 ED MCQUARRIE
 1745 NEWHALL AVENUE
 CAMBRIA, CA

REVISION LOG

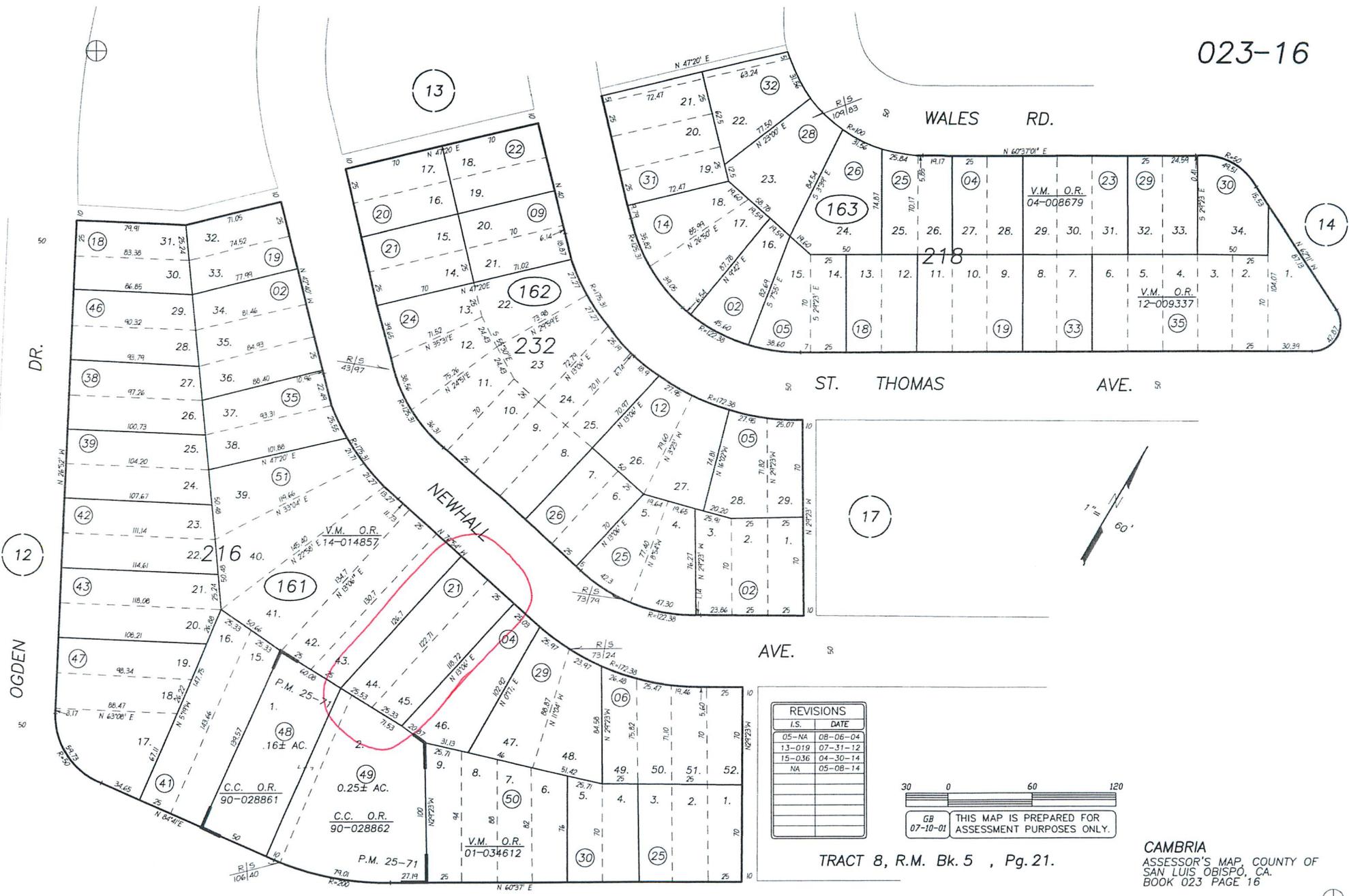
REV.	DESCRIPTION	DATE

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PROJECT NO. —
 FILE NAME A4.1 ELEVATIONS.DWG
 DRAWN BY DJH
 DATE 4/24/2015 1:58 PM
 SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4.1

SETTING: 2015/04/24 10:59 AM
 DRAWING: 2015/04/24 10:59 AM
 USER: DJH
 PROJECT: 1745 NEWHALL AVENUE CAMBRIA, CA
 SHEET: A-4.1 ELEVATIONS.DWG



REVISIONS	
I.S.	DATE
05-NA	08-06-04
13-019	07-31-12
15-036	04-30-14
NA	05-08-14

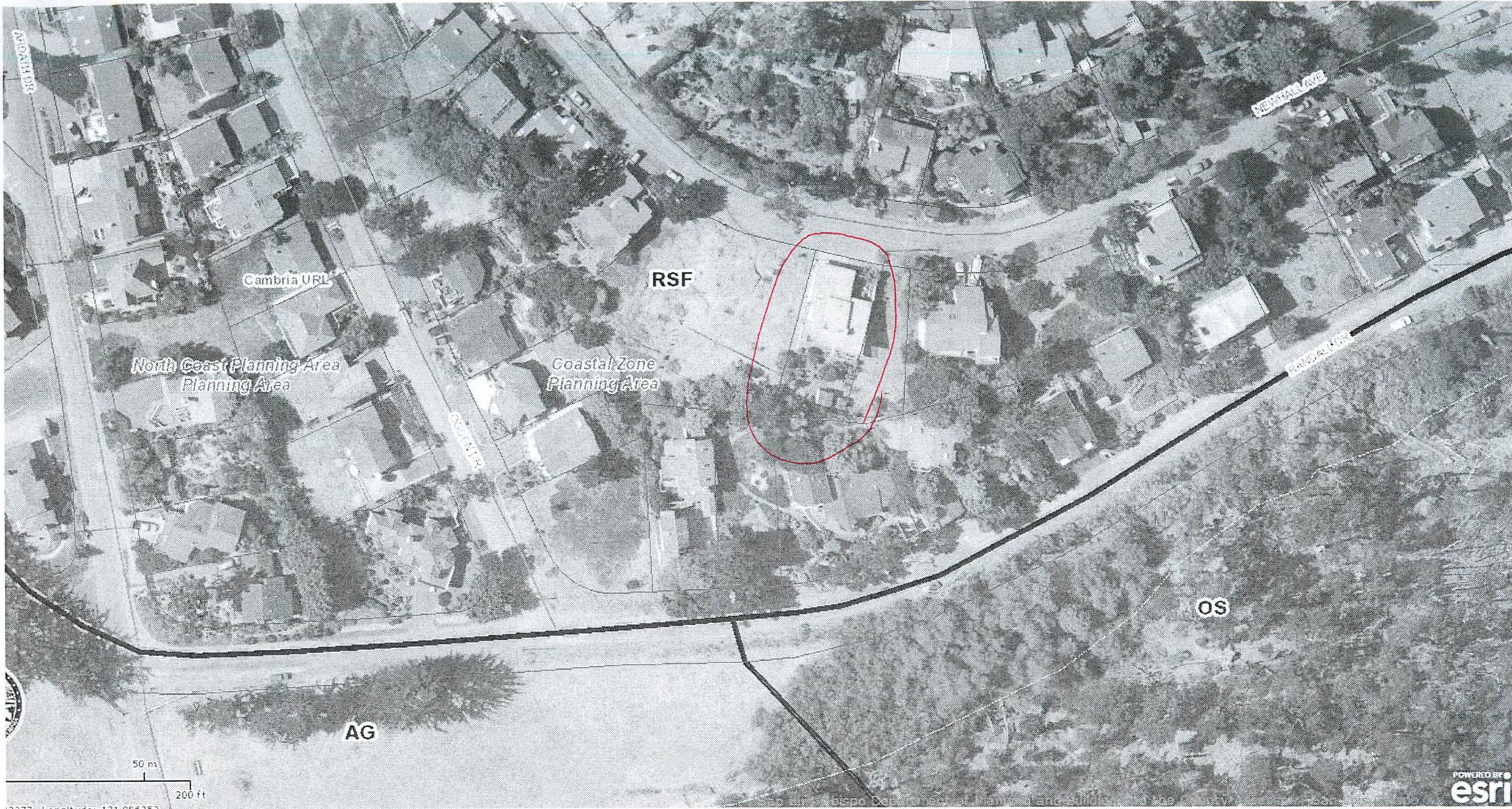
30 0 60 120

GB
07-10-01

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TRACT 8, R.M. Bk. 5 , Pg. 21.

CAMBRIA
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 023 PAGE 16



Cambria URL

North Coast Planning Area
Planning Area

Coastal Zone
Planning Area

RSF

AG

OS

50 m
200 ft

POWERED BY
esri



Parcel Summary Report For Parcel # 023-161-021

5/5/2015
12:30:59PM

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 MCQUARRIE EDWARD F
 896 VIA CASA VISTA ARROYO GRANDE CA 93420-

OWN MCQUARRIE FAMILY REVOCABLE TRUST

OWN MCQUARRIE MARY E

Address Information

<u>Status</u>	<u>Address</u>
P	01745 NEWHALL AV 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>
8	0216	0044	Cambria	North Coast P	RSF	LCP	AS	Y	L2	
8	0216	0045	Cambria	North Coast P	TH			Y	L2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CAM PINES TR 8 BL 216 LTS 44 & 45

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 # 023-161-021

5/5/2015
12:30:59PM

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:

83440

FNL

Primary Parcel

Description:

NEW GAS LINE/WATER HEATER/FAU

DRC2014-00138

REC

Primary Parcel

Description:

REMODEL/ADDITION OF SINGLE FAMILY DWELLING