



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/20/2015

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00027 JUETTE – Proposed minor use permit for a new single family residence of 3,125 sf. Site location is Pecho Valley Rd, Los Osos. APN: 074-024-030.

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

File No

DRC2015-00027

JUETTE JOHN L

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

MINOR USE PERMIT: NEW 3,125 SQFT SFD

EST/LSOS

CAZ LCP RS SRA TH

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name JOHN & PAM JUETTE Daytime Phone _____
 Mailing Address 1640 JAMES ROAD, BAKERSFIELD, CA 93308 Zip Code _____
 Email Address: _____

Applicant Name SAME AS ABOVE Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name GEORGE GARCIA / garcia architecture Daytime Phone 805-783-1880
 Mailing Address 1308 MONTEREY ST, #230, SLO, CA Zip Code 93401
 Email Address: george@garciadecorandesign.com

PROPERTY INFORMATION

Total Size of Site: 0.52 AC Assessor Parcel Number(s): 074-024-030

Legal Description: _____

Address of the project (if known): _____

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

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW 3,125 S.F. SINGLE FAMILY RESIDENCE

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 07/15/2015

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: SEE PLANS

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: VACANT
East: HOUSE

South: VACANT / PECHO VALLEY RD
West: VACANT

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

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

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

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: _____ acres
Moderate slopes of 10-30%: 0.92 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: _____
- 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: PECHO VALLEY RD.

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? ONE
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? N/A
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? RESIDENTIAL
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: SAN LUIS OBISPO
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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:
VACANT
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): _____

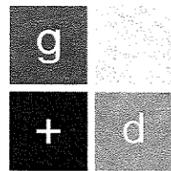
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Minor Use Permit Drawings for:

juette residence

Pecho Valley Road

Los Osos, California 93402



garcia architecture + design

1308 monterey street, suite 230
san luis obispo, california 93401
ph: 805.783.1880 fax: 805.783.1881
website: www.garciaarchdesign.com

George F. Garcia, AIA C-24540

seal:



consultant:

General Notes	Symbols / Legend	Project Statistics	Project Directory	Sheet Index						
<ol style="list-style-type: none"> ALL WORK SHALL CONFORM TO GOVERNING CODES. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. ANY OMISSION IN DIMENSIONING SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TO RESOLVE BEFORE WORK IS STARTED ON THAT SECTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE WORK IS STARTED ON THAT SECTION. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS SHOWN IN SIMILAR DETAILS. IF THE CONDITION IS NOT CLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ANY INCONSISTENCY ON MATERIAL CALLOUTS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS TO THE FACE OF STUD (UNO) UNLESS NOTED OTHERWISE. THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NONRESIDENTIAL AND/OR RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND THE BUILDING DESCRIBED ON THE DRAWINGS IS IN SUBSTANTIAL CONFORMANCE. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT. NO HAZARDOUS MATERIALS ARE TO BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2). ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARD SPECIFICATION. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR WITHIN CITY EASEMENTS FOR CONNECTIONS TO PUBLIC UTILITIES. WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO DEMOLITIONS, UTILITIES, WATER, SEWER, FIRE SERVICE LATERALS, CURB, GUTTER, AND SIDEWALK, DRIVEWAY APPROACHES, SIDEWALK UNDERDRAINS, STORM DRAIN IMPROVEMENTS, STREET TREE PLANTING OR PRUNING, CURB RAMPS, STREET PAVING, AND PEDESTRIAN PROTECTION OR CONSTRUCTION STAGING IN THE RIGHT-OF-WAY. A PRE-CONSTRUCTION MEETING SHALL BE COORDINATED BY THE OWNER/DEVELOPER OR CONTRACTOR AND SHALL INCLUDE PERTINENT CITY STAFF. AT A MINIMUM, THE ASSIGNED BUILDING INSPECTOR AND PUBLIC WORKS INSPECTOR SHALL BE INCLUDED IN THIS MEETING TO DISCUSS THE LIMIT OF PUBLIC AND PRIVATE IMPROVEMENTS AND THE CORRESPONDING INSPECTION RESPONSIBILITIES. THE PUBLIC IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR PRIOR TO FINAL INSPECTION APPROVALS AND/OR OCCUPANCY OF ANY BUILDING. 	<p>GRID LINE REFERENCE</p> <p>1 F.O.S. A → GRID LINE TO CENTER OF WALL 1 F.O.S. A → GRID NUMBER OR LETTER 1 F.O.S. A → GRID LINE TO EDGE OF CONCRETE AND STEEL</p> <p>DETAIL REFERENCE</p> <p>3 A2.1 → DETAIL NUMBER 3 A2.1 → SHEET ON WHICH DETAIL IS DRAWN</p> <p>BUILDING SECTION REFERENCE</p> <p>5 A2.1 → SECTION NUMBER 5 A2.1 → SHEET ON WHICH SECTION IS DRAWN</p> <p>WALL SECTION DETAIL</p> <p>3 A2.1 → DETAIL NUMBER 3 A2.1 → SHEET ON WHICH DETAIL IS DRAWN</p> <p>REVISION REFERENCE</p> <p>3 → REVISION REFERENCE NUMBER</p> <p>ELEVATION DETAIL</p> <p>D A2.1 B → INTERIOR ELEVATION NUMBER</p>	<p>DESCRIPTION: CONSTRUCT A NEW TWO-STORY SINGLE FAMILY RESIDENCE</p> <p>APPLICANT / OWNER: JOHN & PAM JUETTE 1640 JAMES ROAD BAKERSFIELD, CA 93308</p> <p>SITE INFORMATION: JURISDICTION: COUNTY OF SAN LUIS OBISPO COMMUNITY, PLANNING AREA: LOS OSOS, ESTERO PLANNING AREA ZONING: RS - RESIDENTIAL SUBURBAN LAND USE ELEMENTS: CAZ - COASTAL APPEALABLE ZONE LCP - LOCAL COASTAL PLAN ZONE SRA - SENSITIVE RESOURCE AREA TH - TERRESTRIAL HABITAT</p> <p>A.P.N.: 074-024-030</p> <p>USE PERMIT: MUP - MINOR USE PERMIT STREET ADDRESS: TBD PECHO VALLEY ROAD</p> <p>LOT SIZE: 22,456 S.F. (0.52AC)</p> <p>YARD SETBACKS: PECHO VALLEY ROAD = 15' SIDE YARD = 5' REAR YARD = 5'</p> <p>ENCROACHMENT PERMIT: REQUIRED FOR NEW DRIVEWAY CONNECTION TO PECHO VALLEY ROAD AND VARIOUS UTILITY TIE-INS.</p> <p>BUILDING AREA: FIRST FLOOR: 1,732 SF GROUND FLOOR: 1,975 SF GARAGE / STORAGE: 1,142 SF DECKS / EXT STAIRS: 1,895 SF</p> <p>LOT COVERAGE: BUILDING: 3,125 S.F. 29.8% FLATWORK AND EXTERIOR STAIRS: 3,946 S.F. 37.6% OPEN SPACE / UNDISTURBED: 3,420 S.F. 32.6% TOTAL: 10,491 S.F. 100.0%</p> <p>BUILDING INFORMATION: NUMBER OF STORIES: 2 OCCUPANCY GROUPS: R-3 CONSTRUCTION TYPE: TYPE V-B SPRINKLERED: YES ROOF RATING: CLASS C MINIMUM BUILDING HEIGHT: ALLOWED: 22' ALLOWED PROPOSED: 22'</p> <p>UTILITY INFORMATION: ELECTRICITY: PACIFIC GAS & ELECTRIC NATURAL GAS: THE GAS COMPANY WATER: GOLDEN STATE WATER COMPANY TELEPHONE: AT&T CABLE: CHARTER CABLE SERVICE SEWER: ON-SITE SEPTIC</p> <p>GOVERNING CODES: 2013 CALIFORNIA BUILDING CODE, VOLUMES 1+2 (BASED ON 2012 IBC) 2013 CALIFORNIA ELECTRIC CODE (2011 NEC) 2013 CALIFORNIA MECHANICAL CODE (2012 UMC) 2013 CALIFORNIA PLUMBING CODE (2012 UPC) 2013 CALIFORNIA GREEN BUILDING CODE 2013 CALIFORNIA FIRE CODE (2012 IFC) 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA RESIDENTIAL CODE (2012 IRC)</p>	<p>APPLICANT / OWNER: JOHN & PAM JUETTE 1640 JAMES ROAD BAKERSFIELD, CA 93308</p> <p>ARCHITECT: GARCIA ARCHITECTURE + DESIGN 1308 MONTEREY STREET, SUITE 230 SAN LUIS OBISPO, CA 93401 PH: 805.783.1880 FAX: 805.783.1881 CONTACT: GEORGE F. GARCIA, AIA RIBA</p> <p>CIVIL ENGINEER: T.B.D.</p> <p>STRUCTURAL ENGINEER: T.B.D.</p> <p>MECHANICAL/PLUMBING ENGINEER: T.B.D.</p> <p>ELECTRICAL ENGINEER: T.B.D.</p> <p>LANDSCAPE ARCHITECT: T.B.D.</p>	<p>T1.0 TITLE SHEET / SHEET INDEX / PROJECT STATISTICS</p> <p>AS1.1 PRELIMINARY SITE PLAN</p> <p>A1.1 FIRST FLOOR PLAN</p> <p>A1.2 GROUND LEVEL FLOOR PLAN</p> <p>A1.3 ROOF PLAN</p> <p>A2.1 ELEVATIONS</p> <p>A2.2 ELEVATIONS</p> <p>A3.1 SECTIONS</p> <p>project: Juette Residence Pecho Valley Rd Los Osos California 93402</p> <p>owner/applicant: John + Pam Juette 1640 James Road Bakersfield, CA 93308</p> <p>sheet title: Title Sheet</p> <p>revision:</p> <table border="1"> <thead> <tr> <th>rev</th> <th>description</th> <th>issue date by</th> </tr> </thead> <tbody> <tr> <td>1st</td> <td>Submit to SLO County</td> <td>02.24.15 jgd</td> </tr> </tbody> </table> <p>legal stuff: The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and publication thereof is expressly limited to such use unless otherwise approved by the architect. This is to these plans and specifications remains the sole obligation of the architect. No other construction or design without permission. Visit contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions. ©garcia architecture + design 2008</p> <p>sheet data: gsd job no: 20140579 CAD file: T1.0.dwg drawn by: gsd issue date: plot date:</p> <p>sheet: T1.0</p>	rev	description	issue date by	1st	Submit to SLO County	02.24.15 jgd
rev	description	issue date by								
1st	Submit to SLO County	02.24.15 jgd								
<p style="text-align: center;">Vicinity Map</p>										

Site Plan Reference Notes

- 1 EXISTING FIRE HYDRANT
- 2 EXISTING WATER LINE
- 3 EXISTING OVERHEAD UTILITY LINES
- 4 EXISTING UNDERGROUND GAS LINE
- 5 EXISTING UNDERGROUND TELEPHONE LINE
- 6 EXISTING UNDERGROUND CABLE TV LINE
- 7 EXISTING ADJACENT STRUCTURES
- 8 EXISTING EDGE OF PAVEMENT - PECHO VALLEY ROAD
- 9 EXISTING 30" EUCALYPTUS TREE TO REMAIN
- 10 EXISTING 36" EUCALYPTUS TREE TO REMAIN
- 11 NEW WATER SERVICE LATERAL CONNECTION TO EXISTING WATER LINE
- 12 NEW WATER METER LOCATION PER COUNTY STANDARD W-4
- 13 NEW WATER SERVICE TO BUILDING
- 14 NEW GAS SERVICE CONNECTION TO EXISTING GAS MAIN
- 15 NEW GAS METER LOCATION
- 16 NEW GAS SERVICE TO BUILDING
- 17 AREA OF NEW DRIVEWAY
- 18 NEW DRIVEWAY CONNECTION TO PECHO VALLEY ROAD PER COUNTY STANDARD B-1a
- 19 BUILDING SETBACK LINE PER COUNTY ORDINANCE

- 20 PROPERTY CORNER: EXISTING 1" I.P., "LS5702"
- 21 PROPERTY CORNER: EXISTING 1-3/4" I.P., W/ BLACK CAP, "USCB 1567"
- 22 EXISTING 3/4" I.P., "RE7720"
- 23 EXISTING 2" I.P.
- 24 RETAINING WALL FOR DRIVEWAY
- 25 OUTLINE OF BUILDING ABOVE
- 26 OUTLINE OF BUILDING BELOW
- 27 RETAINING WALL INCORPORATED INTO BUILDING WALL
- 28 NEW LOWER DECK AREA
- 29 RETAINING / SCREEN WALL ALONG DRIVEWAY
- 30 APPROXIMATE EXTENT OF HABITAT LOCATIONS, REFER TO HABITAT REFERENCE NOTES THIS SHEET
- 31 EXISTING WOOD FENCE
- 32 EXISTING CHAIN LINK FENCED PEN
- 33 PROPOSED 1500GAL SEPTIC TANK LOCATION IN DRIVEWAY
- 34 PROPOSED SEPTIC SYSTEM DISTRIBUTION BOX
- 35 PROPOSED LEACH FIELD, 2 x 45LF 4" PERFORATED LEACH LINES

Average Natural Grade Summary

$\frac{325.0 \text{ EGI} + 17.0 \text{ LPUB}}{2} \rightarrow$ LOWEST POINT UNDER BUILDING
 $\frac{345.0 \text{ EGI} + 17.0 \text{ HPUB}}{2} \rightarrow$ HIGHEST POINT UNDER BUILDING
 $\frac{17.0 \text{ LPUB} + 17.0 \text{ HPUB}}{2}$ AVERAGE NATURAL GRADE UNDER BUILDING = $\frac{325.0 + 345.0}{2}$ = 335.5 A.N.G.

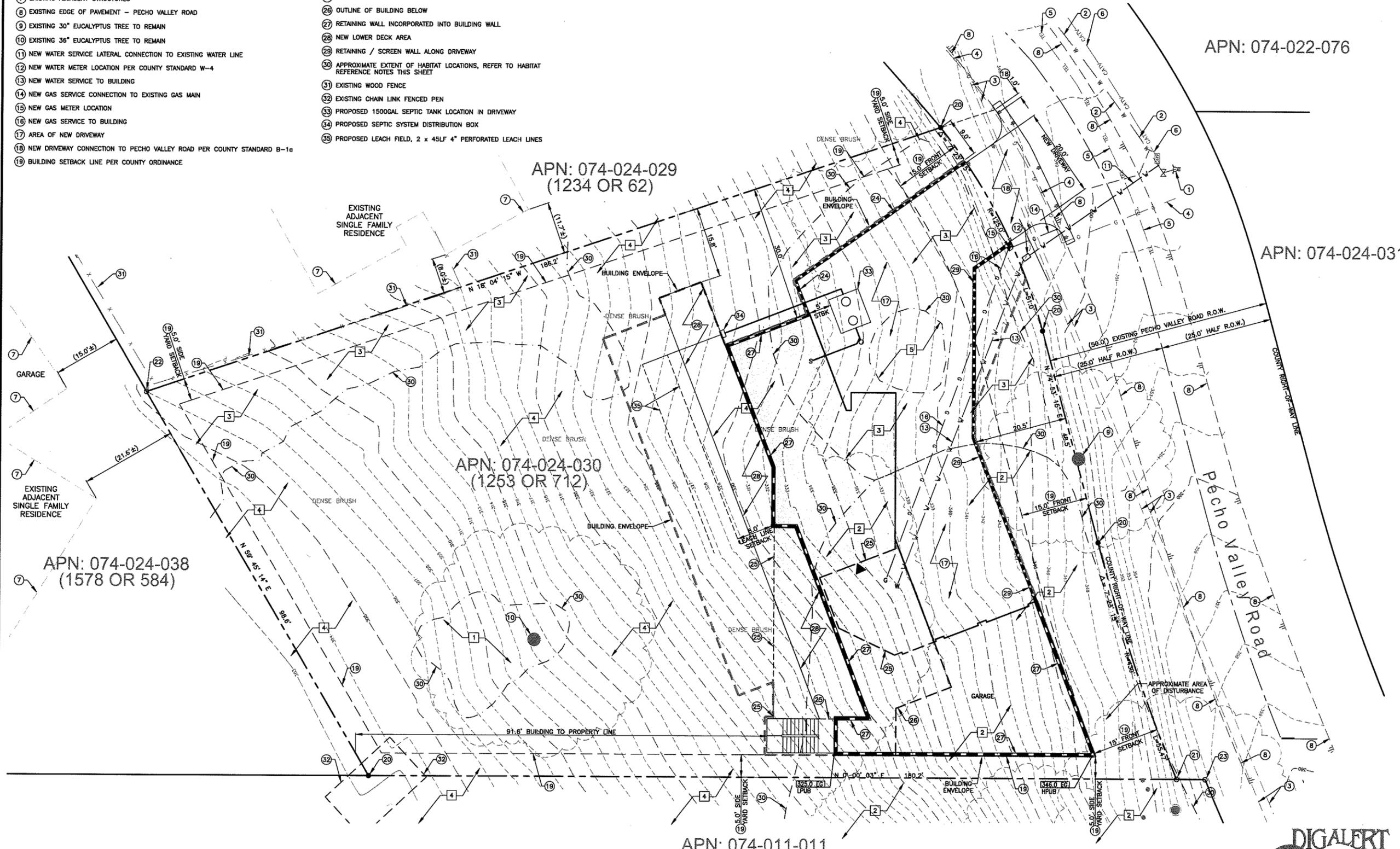
Legend

- ▼ MAIN ENTRANCE TO RESIDENCE
- W WATER
- S SEWER
- G GAS
- STBK SETBACK

Existing Habitat Reference Notes

REFER TO BIOLOGICAL RESOURCES ASSESSMENT FOR THE JUETTE RESIDENTIAL PROPERTY, PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS DATED SEPT. 2014.

- 1 BLUE GUM EUCALYPTUS
- 2 BLUE GUM EUCALYPTUS / DEBRIS AREA
- 3 COASTAL DUNE SCRUB
- 4 MARITIME CHAPARRAL DOMINATED BY MORRO MANZANITA
- 5 MORRO MANZANITA



APN: 074-022-076

APN: 074-024-031

APN: 074-024-029
(1234 OR 62)

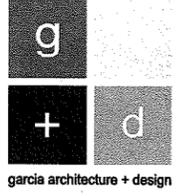
APN: 074-024-030
(1253 OR 712)

APN: 074-024-038
(1578 OR 584)

APN: 074-011-011

Site Plan
SCALE: 1" = 10'

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA



garcia architecture + design

1308 monterey street, suite 230
san luis obispo, california 93401
ph: 805.763.1880 fax: 805.763-1881
website: www.garciaarchdesign.com

George F. Garcia, AIA C-24540

seal:



consultant:

project:
Juette Residence
Pecho Valley Rd
Los Osos
California 93402

owner/applciant:
John + Pam Juette
1640 James Road
Bakersfield, CA 93308

sheet title:
Site Plan

revision:

rev	description	issue date
1	Schematic Client Review Set	11/18/14 gfd
2	1st Submitted to SD County	07/24/15 gfd

legal stuff:

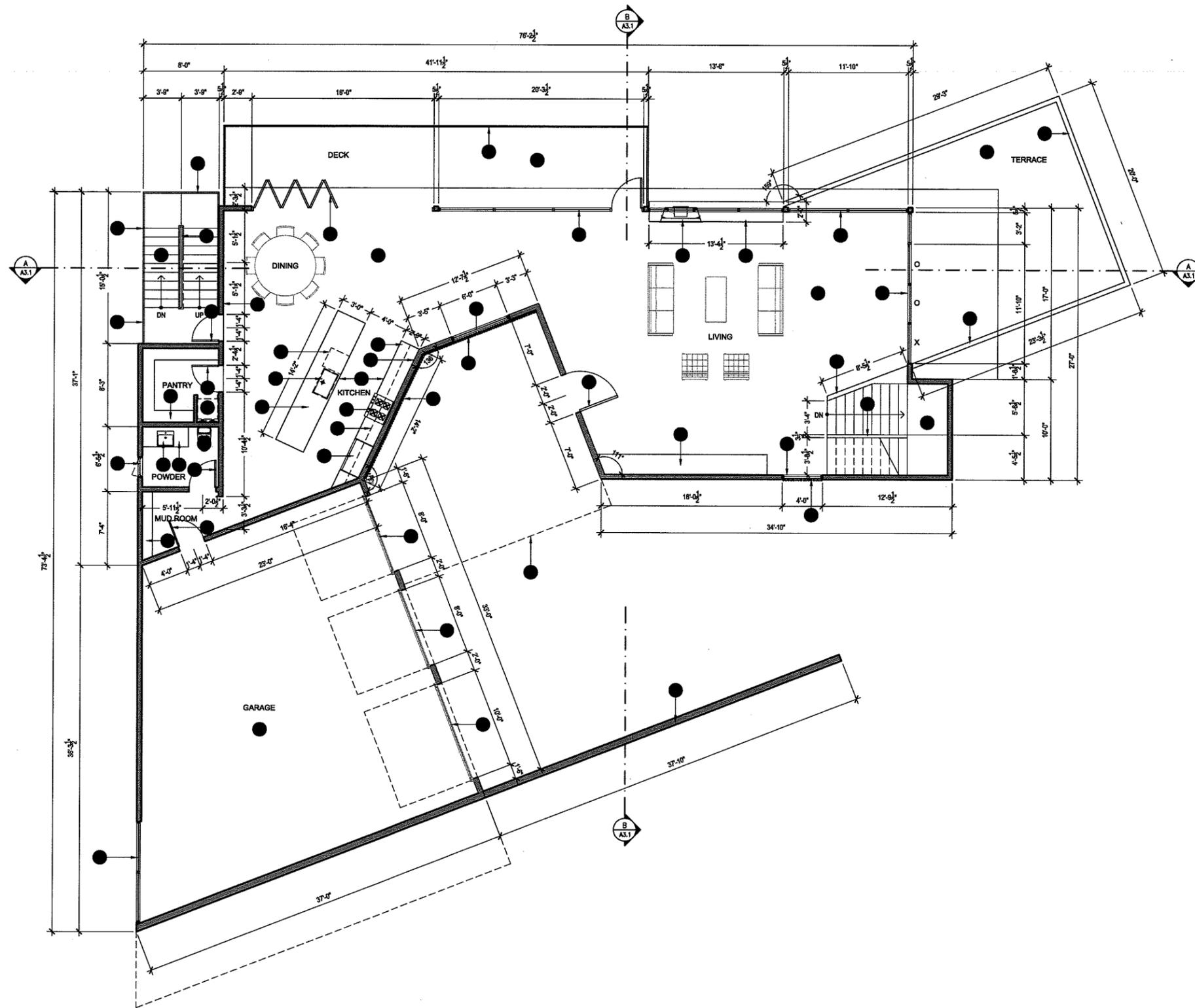
The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and published. Thereof is expressly limited to such use unless otherwise approved by the architect. This is to ensure that design intent is maintained. All design and construction shall conform to the specifications and standards of the State of California. The architect shall not be responsible for any errors or omissions in these plans and specifications. The contractor shall verify the accuracy of all data and conditions shown on these plans and specifications and shall coordinate with the owner and architect to resolve any discrepancies. The contractor shall obtain all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

sheet data:

gfd job no: 20140579
CAD file:
drawn by: gfd
issue date:
plot date:

sheet:

AS1.1

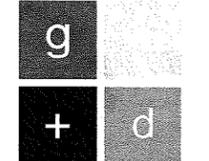


Floor Plan Reference Notes:

1. RESIDENTIAL OVERHEAD ROLL-UP DOOR, ALUMINUM BLACK FINISH. "OVERHEAD DOOR COMPANY" W/ FROSTED GLASS PANEL.
2. POURED IN PLACE CONCRETE SITE WALL, 8"
3. METAL ENTRY DOOR WITH FABRICATED DOOR HARDWARE. COLD-ROLLED STEEL FINISH.
4. 1-1/2" X 1-1/2" WOOD SLATS. FINISHED TO MATCH WOOD PANELS.
5. HARDWOOD FLOORING. QUARTER SAWN OAK W/ EBONIZED FINISH.
6. COUNTERTOP: NATURAL STONE, VENATINO BQ 8440 FROM PENTAL.
7. BACKSPLASH: NATURAL STONE, VENATINO BQ 8440 FROM PENTAL.
8. CABINETS: 12" UPPER CABINETS W/ BLACK MELAMINE INTERIORS. NON-FIGURED ADJUSTABLE SHELVING ANIGRE LAMINATE OR GLOSS CHARCOAL LAMINATE, PER ELEVATIONS.
9. CABINETS: BASE CABINETS W/ BLACK MELAMINE INTERIORS. NON-FIGURED ANIGRE LAMINATE OR GLOSS CHARCOAL LAMINATE, PER ELEVATIONS. FULL EXTENSION DRAWERS AND ADJUSTABLE SHELVING.
10. SHELVING: ADJUSTABLE SHELVING. NON-FIGURED ANIGRE LAMINATE FINISH.
11. 1 3/8" SOLID CORE DOOR W/ NON-FIGURED ANIGRE FINISH.
12. ALUMINUM WINDOWS W/ LOW E-GLASS AND W/ BLACK FINISH. TEMPERED GLASS AT ALL REQUIRED LOCATIONS.
13. FULL HEIGHT CABINETS W/ NON-FIGURED ANIGRE FINISH. ADJUSTABLE SHELVES AND FULL EXTENSION DRAWERS PER ELEVATIONS.
14. POWERLIFT 100 RESIDENTIAL DUMBWAITER. PROVIDE DEDICATED CIRCUIT. UL# CF-399.028
15. COLD-ROLLED STEEL FINISH FIREPLACE ENCLOSURE.
16. STAINLESS STEEL SINK W/ GARBAGE DISPOSAL AND FAUCET. FAUCET: KALLISTA P25200-00-CP OR EQUAL.
17. POLISHED CONCRETE FLOOR, SEALED.
18. BUILT-IN FIREPLACE. WOOD BURNING OR GAS, PER OWNER.
19. VANITY SINK: KOHLER-REVE, WITH BUILT-IN CABINET BELOW. FAUCET: GRAFF G6102M.E.25, POLISHED CHROME.
20. 8" NON-DIRECTIONAL FINISH STAINLESS STEEL BACKSPLASH W/ MIRROR ABOVE.
21. KOHLER OR EQUAL DUAL FLUSH TOILET.
22. (42) RISERS @ 8.29" AND (35) TREADS @ 10-1/2".
23. 1-1/2" # COLD-ROLLED STEEL HANDRAIL @ 36" ABOVE STAIR NOSING.
24. (20) RISERS @ 8.29" AND (19) TREADS @ 10-1/2" COLD ROLLED STEEL FINISH.
25. 30" WIDE STAINLESS STEEL COOKTOP AND HOOD.
26. 24" DISHWASHER W/ LAMINATE PANEL TO MATCH CABINETS.
27. 36" REFRIGERATOR W/ LAMINATE PANEL TO MATCH CABINETS.
28. LINE OF ROOF ABOVE.
29. GLASS PANEL GUARDRAIL W/ COLD ROLLED STEEL HANDRAIL AND SUPPORTS @ 42" A.F.F.
30. 42" A.F.F. WALL WITH CONCRETE FINISH.
31. IPE WOOD DECKING.
32. LIGHTWEIGHT CONCRETE DECK SURFACE.
33. TILED SHOWER WITH 6" CURB AND TEMPERED GLASS DOOR.
34. WALNUT SHELF @ 72" A.F.F. WITH 1-1/2" DIAMETER STAINLESS CLOSET POLE BELOW.
35. FREE STANDING TUB BY KOHLER: REVE.
36. BUILT-IN WINE CABINET/STORAGE WITH WOOD SHELVES.
37. DRAIN PAN IN LAUNDRY ROOM. CONNECT TO WASTE LINE.
38. FRONT LOADING WASHER AND DRYER WITH BUILT-IN COUNTER ABOVE.
39. BUILT-IN CABINET/STORAGE WITH WOOD SHELVES.
40. MINIMUM 1" THICK SELF-CLOSING, SELF LATCHING, SOLID CORE DOOR OR A SELF-CLOSING DOOR WITH A FIREPROOF RATING OF NOT LESS THAN 20 MINUTES.
41. NON-FIGURED ANIGRE SLIDING BARN DOOR WITH HAFELE FLATEC II STAINLESS STEEL HARDWARE.
42. SINGLE LIGHT ALUMINUM STOREFRONT DOOR.
43. 36" A.F.F. COUNTERTOP WITH NON-DIRECTIONAL STAINLESS STEEL FINISH.
44. 6 PANEL BI-FOLDING DOOR SYSTEM. NANA WALL OR EQUAL.
45. 3 PANEL SLIDING DOOR SYSTEM.
46. LINE OF BUILDING ABOVE.

Floor Plan Legend

- 2X6 STUD FRAMED WALL
EXTERIOR: FINISH PER ELEVATION
- 2X6 PARTIAL HEIGHT WOOD STUD FRAMED WALL:
INTERIOR: 5/8" TYPE 'X' GYPSUM BOARD TAPE, TEXTURE (LEVEL 5) AND PAINT ALL SURFACES
EXTERIOR: FINISH PER ELEVATION
HEIGHT AS NOTED
- NEW CMU WALL:
EXTERIOR: SIDING AND FINISH PER ELEVATION



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 sealt:



consultant:

project:
Juette Residence
 Pecho Valley Rd
 Los Osos
 California 93402

owner/applciant:
John + Pam Juette
 1640 James Road
 Bakersfield, CA 93308

sheet title:
1st Floor Plan

revision:

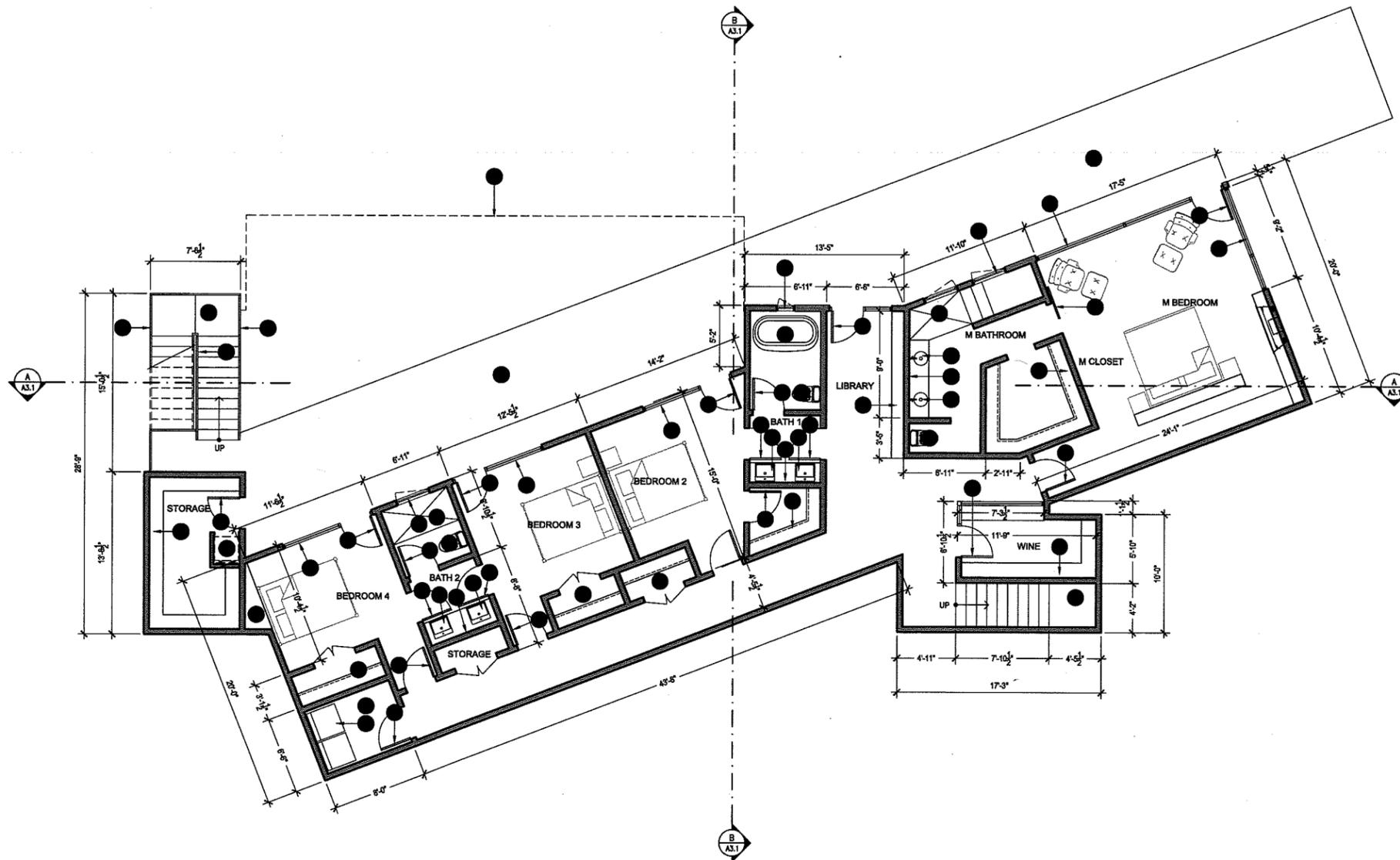
rev	description	issue date	by
Schematic Client Review Set		11.18.14	g+d
1st Submitted to SD County		07.24.15	g+d

legal stuff:
 The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and production thereof is expressly limited to such use unless otherwise approved by the architect. Title to these plans and specifications remains with garcia architecture + design without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the execution of these restrictions. ©garcia architecture + design 2008

sheet data:
 g+d job no: 20140579
 CAD file: A1.x [plans].dwg
 drawn by: g+d
 issue date:
 plot date:

sheet:

1st Floor Plan
 SCALE: 3/16" = 1'-0"

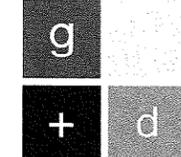


Floor Plan Reference Notes:

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Floor Plan Legend

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- 2X6 PARTIAL HEIGHT WOOD STUD FRAMED WALL:
INTERIOR: 5/8" TYPE "X" GYPSUM BOARD TAPE, TEXTURE (LEVEL 5) AND PAINT ALL SURFACES
EXTERIOR: FINISH PER ELEVATION
HEIGHT AS NOTED
- NEW CMU WALL:
EXTERIOR: SIDING AND FINISH PER ELEVATION



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consultant:

project:

Juette Residence
Pecho Valley Rd
Los Osos
California 93402

owner/applciant:

John + Pam Juette
1640 James Road
Bakersfield, CA 93308

sheet title:

**Ground Level
Floor Plan**

revision:

rev	description	issue date	by
	Schematic Client Review Set	11.18.14	gfd
1st	Submitted to SDJ County	07.24.15	gfd

legal stuff:

The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and publication thereof is expressly limited to such use unless otherwise approved by the architect. Use of these plans and specifications requires the user's acceptance of design without prejudice. Visual contact with these plans and specifications shall constitute notice hereof and the acceptance of these restrictions. Garcia Architecture + Design 2008

sheet data:

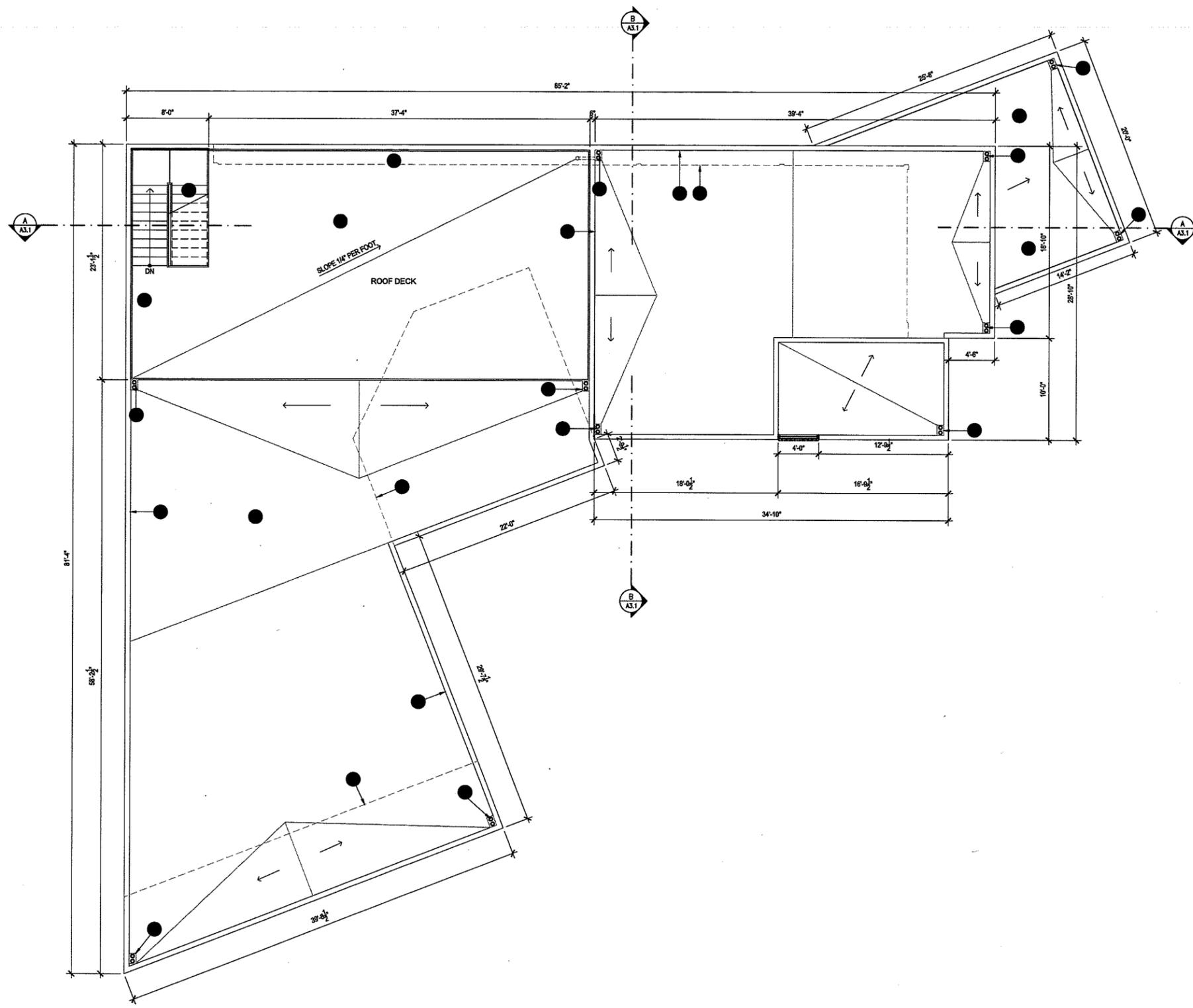
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drawn by: go+d
issue date:
plot date:

sheet:

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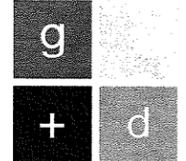
Ground Level Floor Plan

SCALE: 3/16" = 1'-0"



Roof Plan Reference Notes:

1. SINGLE-PLY PVC ROOF SLOPED 1/4":1'-0" AS SHOWN
2. SLOPE WATER TO DRAIN, 2% MINIMUM SLOPE
3. 3" DIAMETER ROOF DRAIN & OVERFLOW DRAIN, DRAIN TO CONNECT TO SEPARATE 2 1/2" DIAMETER LEADERS DOWN TO SITE DRAINAGE CONNECTIONS
4. RIDGE OF SINGLE-PLY ROOF, 1/2":1'-0" SLOPE IN DIRECTION DESIGNATED ON PLAN
5. ROOF DRAIN PIPE TO BE CONCEALED IN SOFFIT AND BROUGHT BACK TO CLOSEST WALL
6. DEX-O-TEX (OR EQUAL) WATERPROOFED DECK
7. HEIGHT OF FASCIA TO REMAIN CONSTANT (LEVEL) AROUND ENTIRE ROOF
8. LINE OF WALL BELOW
9. CONTINUOUS FRY REGLET "I" REVEAL VENTED MOLDING TRM-75-V-150 ALL AROUND OVERHANG
10. METAL CAP FLASHING, SLOPE SURFACE 1/2":1'-0"
11. GUARDRAIL AT DECK
12. FLANGED DECK DRAIN
13. AREA OF LOWER ROOF



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seal:



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Juette Residence
 Pecho Valley Rd
 Los Osos
 California 93402

owner/applciant:
John + Pam Juette
 1640 James Road
 Bakersfield, CA 93308

sheet title:
Roof Plan

revision:

no	description	issue date	by
1	Schematic Client Review Set	11.18.14	gfd
2	1st Submitted to SLO County	07.24.15	gfd

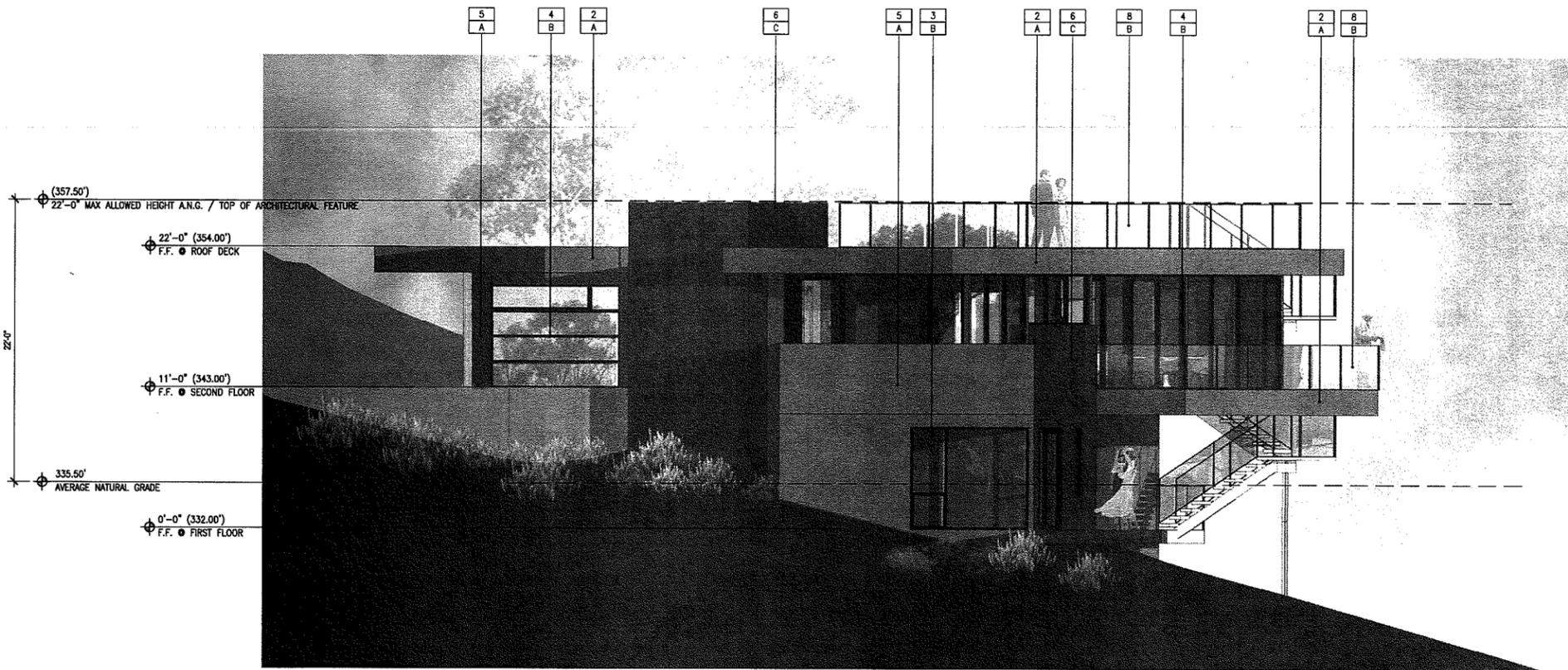
legal stuff:

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sheet data:

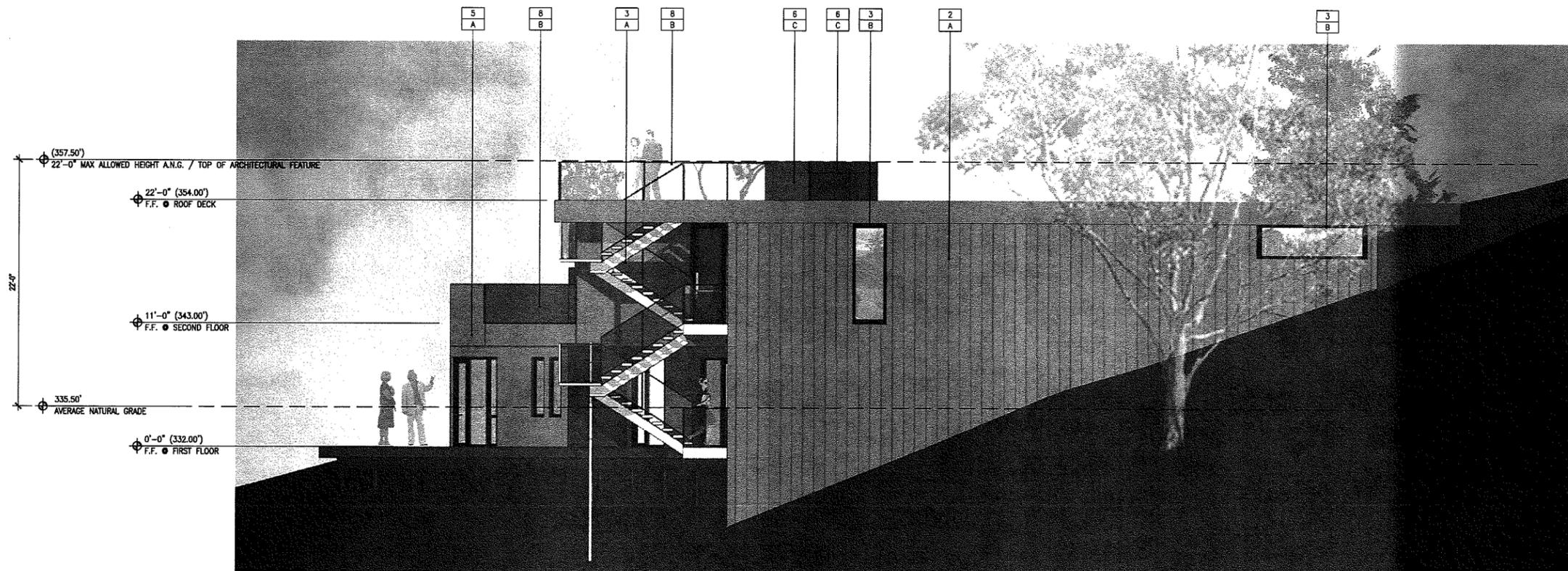
go+d job no: 20140579
 CAD file: A1.3.dwg
 drawn by: go+d
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 plot date:

sheet:



East Elevation

SCALE: 3/16" = 1'-0"



West Elevation

SCALE: 3/16" = 1'-0"

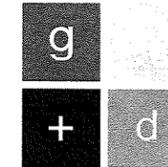
Material / Object

1. CAST IN PLACE CONCRETE
2. MCELROY METALS "MARQUEE-LOCK" 12" METAL SOFFIT/WALL PANEL
3. ALUMINUM WINDOW
4. ALUMINUM DOOR
5. CEMENT PLASTER SIDING, SMOOTH TROWEL FINISH
6. WOOD PANEL
7. VERTICAL WOOD LOUVRES
8. GLASS PARTITION WITH STEEL RAIL
9. ALUMINUM ROLL-UP GARAGE DOOR
10. STEEL

Color / Finish

- A. CHARCOAL
- B. BLACK
- C. WOOD STAIN FINISH
- D. NATURAL CONCRETE FINISH

1 MATERIAL
2 COLOR



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seal:



consultant:

project:
Jette Residence
Pecho Valley Rd
Los Osos
California 93402

owner/applciant:
John + Pam Jette
1640 James Road
Bakersfield, CA 93308

sheet title:
Elevations

revision:

rev	description	issue date	by
1	Schematic Client Review Set	11.18.14	gpd
2	1st Submittal to S.D. County	07.24.15	gpd

legal stuff:

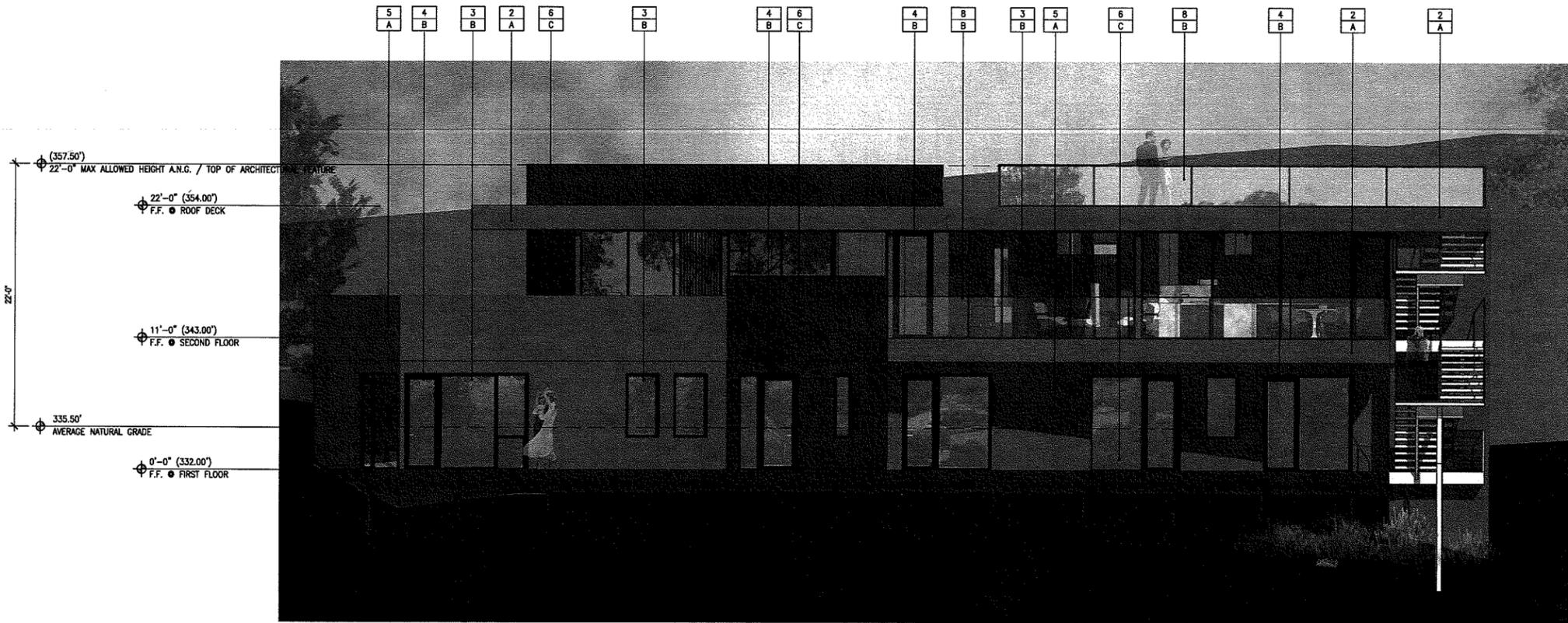
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sheet data:

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issue date:
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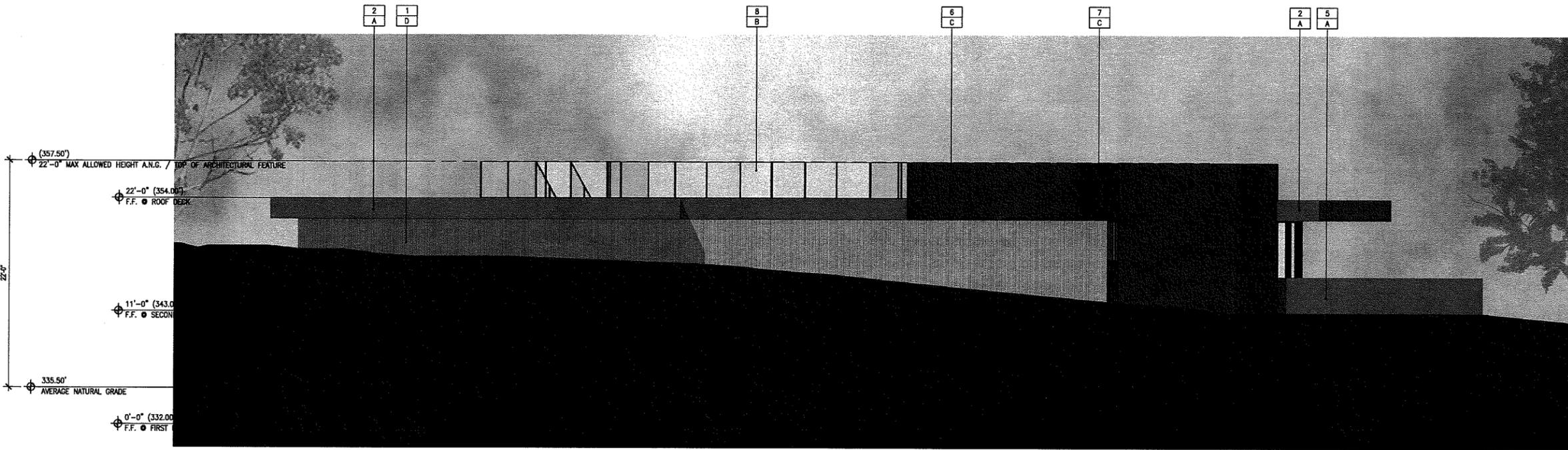
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North Elevation

SCALE: 3/16" = 1'-0"



South Elevation

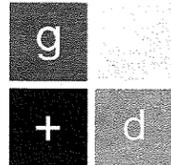
SCALE: 3/16" = 1'-0"

Material / Object

1. CAST IN PLACE CONCRETE
2. MCELROY METALS "MARQUEE-LOCK" 12" METAL SOFFIT/WALL PANEL
3. ALUMINUM WINDOW
4. ALUMINUM DOOR
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6. WOOD PANEL
7. VERTICAL WOOD LOUVRES
8. GLASS PARTITION WITH STEEL RAIL
9. ALUMINUM ROLL-UP GARAGE DOOR
10. STEEL

Color / Finish

- | | |
|----------------------------|-----------------------------------|
| A. CHARCOAL | <input type="checkbox"/> MATERIAL |
| B. BLACK | <input type="checkbox"/> COLOR |
| C. WOOD STAIN FINISH | |
| D. NATURAL CONCRETE FINISH | |



garcia architecture + design

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George F. Garcia, AIA C-24540

seal:



consultant:

project:
Julette Residence
 Pecho Valley Rd
 Los Osos
 California 93402

owner/applciant:
John + Pam Julette
 1640 James Road
 Bakersfield, CA 93308

sheet title:
Elevations

revision:

rev	description	issue date	by
1	Schematic Client Review Set	11.18.14	gfd
2	1st Submittal to S.D. County	07.24.15	gfd

legal stuff:

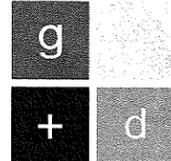
The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and production thereof is expressly limited to such use unless otherwise approved by the architect. Title to these plans and specifications remains with garcia architecture + design without prejudice. Void contract with these plans and specifications shall constitute entire and exclusive evidence of the acceptance of these revisions. @garcia architecture + design 2008

sheet data:

g+d job no: 20140579
 CAD file: A2.2.dwg
 drawn by: gfd
 issue date:
 plot date:

sheet:

A2.2



garcia architecture + design

1308 monterey street, suite 230
 san jose, california 95141
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project:

Juette Residence
Pecho Valley Rd
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California 93402

owner/applciant:

John + Pam Juette
1640 James Road
Bakersfield, CA 93308

sheet title:

Sections

revision:

rev	description	issue date	by
Schematic	Client Review Set	11.18.14	gfd
1st	Submitted to SD County	02.24.15	gfd

legal stuff:

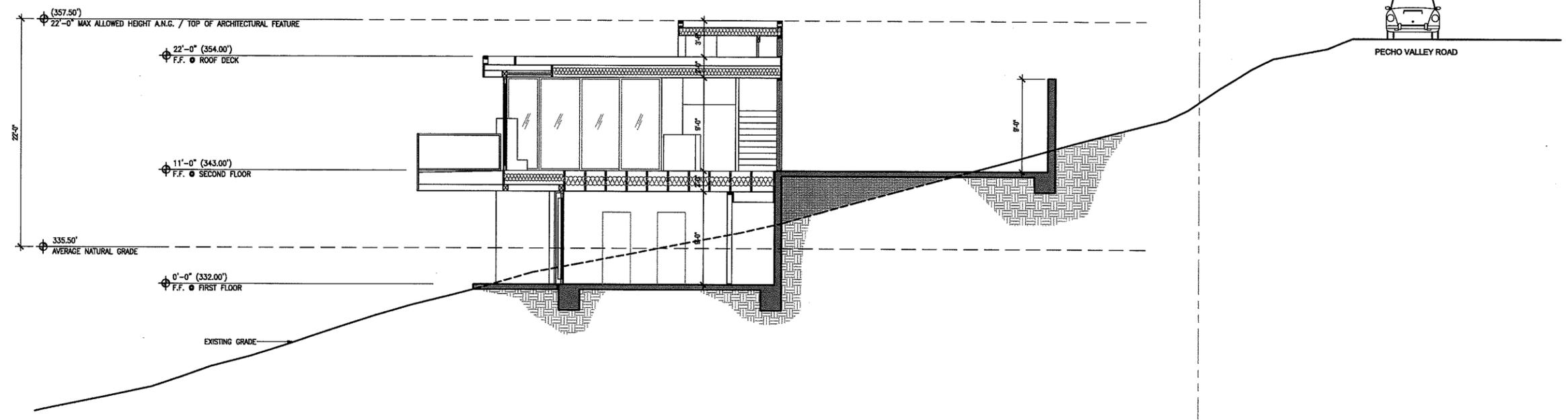
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sheet data:

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 drawn by: g+d
 issue date:
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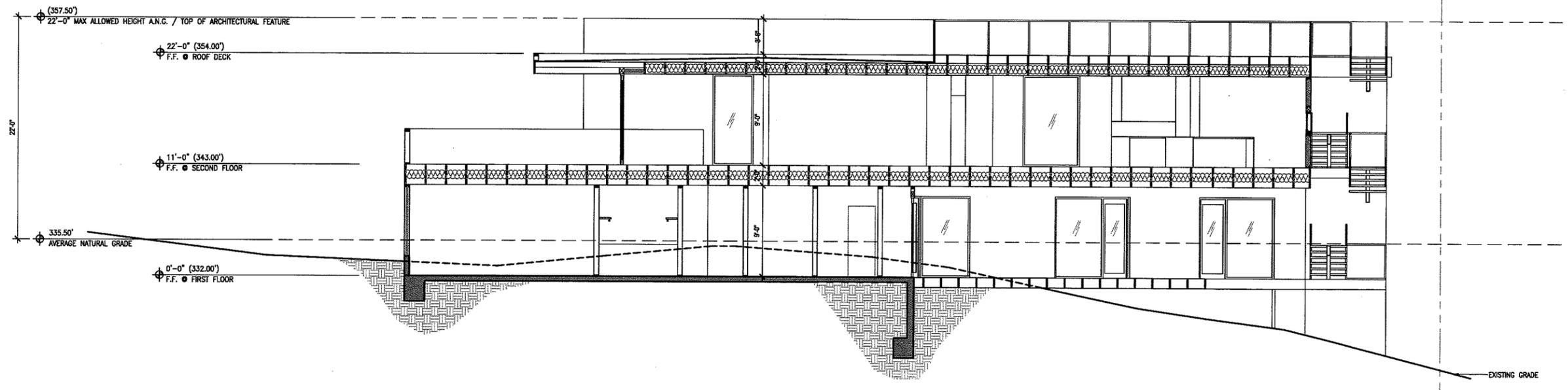
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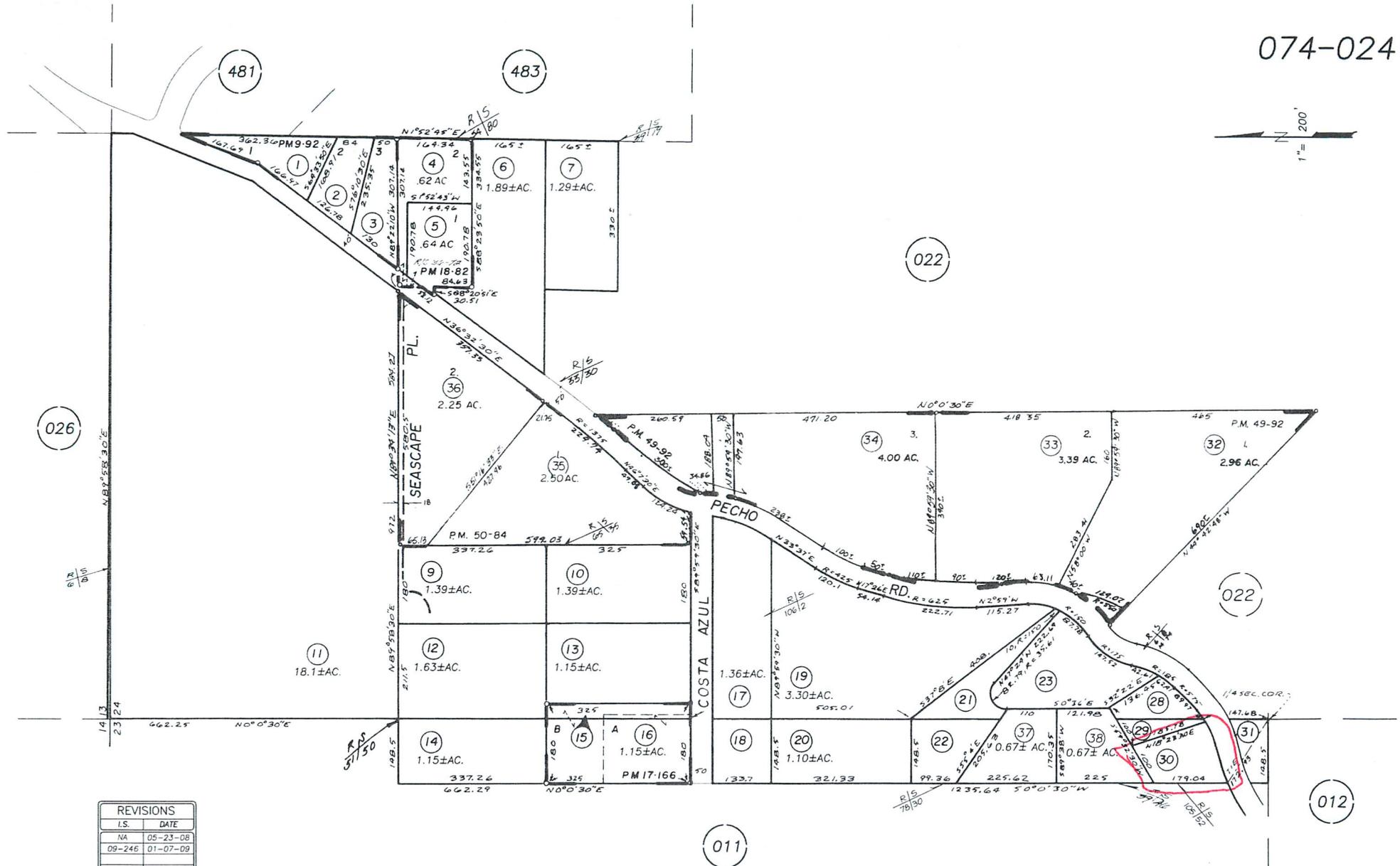
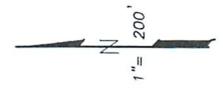
Transverse Section B-B

SCALE: 3/16" = 1'-0"



Longitudinal Section A-A

SCALE: 3/16" = 1'-0"



026

481

483

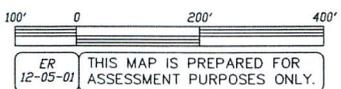
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022

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REVISIONS	
I.S.	DATE
NA	05-23-08
09-246	01-07-09



PTN. SEC'S. 23 & 24, T. 30S., R. 10E., M.D.B. & M.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 074 PAGE 024



Area

REC

Los Osos URL

RS

50 m



Parcel Summary Report For Parcel # 074-024-030

8/14/2015
2:47:47PM

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 JUETTE JOHN L
 1640 JAMES RD BAKERSFIELD CA 93308-9749
OWN JUETTE PAMELA L

Address Information

Status Address
P 00000 PECHO VALLEY RD LSOS

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>
APV.C02- 074024	206 030	0001	Los Osos	Estero Plannin				N		
T30S	R10E	23P	Los Osos	Estero Plannin	TH	CAZ		N		
					RS	SRA	LCP	Y		

Parcel Information

Status Description
Active T30S R10E SEC 23 PTN NE 1/4 LESS 50% MR

Notes

THE LOT IS APPROXIMATELY 0.5 OF AN ACRE. THE LOT IS IN THE COASTAL APPEALABLE AREA (CAZ) AND REQUIRES A MINOR USE PERMIT. THE LOT IS IN AN SRA - SENSITIVE RESOURCE AREA DUE TO THE KANGAROO RAT WHICH IS AN ENDANGERED SPECIES. IT IS ALSO IN THE MOUNTAIN SHOULDER BAND SNAIL AREA. SURVEYS NEED TO BE DONE FOR THE SITE. THE AREA OF LOS OSOS THAT THIS IS LOCATED IN IS CALLED THE SUNSET AREA. WE WILL REVIEW THE VISUAL IMPACTS OF THE NEW DEVELOPMENT. IF THERE IS MANZANITA ON SITE THIS WILL BE LOOKED AT AS WELL. THE PLANNING AREA STANDARDS FOR THIS AREA INDICATES THAT PECHO ROAD IS NOT TO BE USED FOR DIRECT ACCESS TO THE SITE IF ALTERNATIVE ROAD EXISTS. THE HEIGHT LIMIT IS 22'.

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

NO. 02

AREA NO. 21



Parcel Summary Report For Parcel # 074-024-030

8/14/2015
2:47:47PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS

Case Information

Case Number:

Case Status:

COD2010-00774 CLD Primary Parcel

Description:

TREE REMOVAL W/O PERMIT.

DRC2015-00027 REC Primary Parcel

Description:

NEW 3,125 SQFT SFD

S010395C RDD Primary Parcel

Description:

PROP 1 CERT OF COMP

ZON2010-00470 AUT Primary Parcel

Description:

REQUEST TO REMOVE FOUR (4) EUCALYPTUS TREES ON SIDE OF PECHO ROAD WHICH ARE HAZARDOUS; TREES MARKED WITH PINK RIBBON. FOUR (4) EUCALYPTUS TREES MARKED WITH PINK FLAGGING: FIRST TREE TARGETS ROAD AND UTILITY LINES AND HAS LEAN, ALTERNATE LEADERS AND EXCESS WIND LOAD. SECOND TREE HAS DIE BACK IN TOP. THIRD TREE TARGETS ROAD AND UTILITY LINES, HAS EXCESS WIND LOAD AND WILL HAVE ADJACENT TREE REMOVED. FOURTH TREE TARGETS ROAD AND UTILITY LINES AND HAS LEAN AND EXCESS WIND LOAD. O.K. TO REMOVE FOUR (4) EUCALYPTUS TREES.

S970067N APV Related Parcel

Description:

RENAME PART PECHO RD TO PECHO VALLEY RD