SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 3/30/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00099 KUSWA – Proposed minor use permit to add an upper level deck to an existing single family residence. Site location is 1700 Londonderry Dr, Cambria. APN: 024-241-024

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ❑ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

_____	_____	_____
Date	Name	Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00099 KUSWA VERNE E

MINOR USE PERMIT

A PROPOSAL FOR A 242 S.F. UPPER LEVEL DECK ADDITION. CHANGEOUT OF 1 DOOR NOCST/ CAMB

GS LCP RSF TH

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Verne and Nanette Kuswa Daytime Phone 559-679-4485
Mailing Address 1700 Londonderry Dr, Cambria, Ca Zip Code 93428
Email Address: Vkuswa@gmail.com

☐ Applicant Name Verne and Nanette Kuswa Daytime Phone 559-679-4485
Mailing Address 5926 W. Pershing Av Visalia Ca Zip Code 93291
Email Address: VKuswa@gmail.com

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

PROPERTY INFORMATION

Total Size of Site: 4,500 s.f. Assessor Parcel Number(s): 024-241-024
Legal Description: Tract: CPMAN6, Block: 0138, Lot: 0012,0013
Address of the project (if known): 1700 Londonderry Dr, 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.: Ardath Dr. W to Londonderry Ln. Follow Londonderry to Intersection of Londonderry & Arliss Dr.
Describe current uses, existing structures, and other improvements and vegetation on the property:
1,792 s.f. two story, single family residence w/ attached (2) car garage.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): A proposal for a 242 s.f. upper level deck addition. Changeout of 1 door and 1 window. New exterior stucco.

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 Verne E Kuswa 01-30- Date 01-30-2016
Nanette Kuswa 1-30-2016

FOR STAFF USE ONLY

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: No change to access.
Existing access is via Londonderry Ln. or Arliss Dr.

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: 1,176 sq. feet 26.13 % Landscaping: 2,202 sq. feet 48.93 %
Paving: 1,122 sq. feet 24.93 % Other (specify) 267 s.f. (N) Lower Patio footprint
Total area of all paving and structures: 2,298 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: 267 ☑ sq. feet ☐ acres
Number of parking spaces proposed: No change Height of tallest structure: 20'-4 1/2" above avg grade
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25'-0" Right 10'-0" Left 5'-0" Back 10'-0"

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other N/A - No change
☐ 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 N/A - No change
☐ 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: Cambria Fire

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: 1,792 s.f.
Total of area of the lot(s) minus building footprint and parking spaces: 4,500 s.f. - 1,176 s.f. - 826 s.f. = 2,498 s.f.

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: 0 acres
   Moderate slopes of 10-30%: .1033 acres
   Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☑ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☑ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☑ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☑ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☐ Yes ☑ No
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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: ARliss ~~ER~~

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9. Can the proposed project be seen from surrounding public roads? ☑ Yes ☐ No
   If yes, please list: ARliss ~~ER~~

N/A **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? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
   ☐ Yes ☐ No If yes, please describe: N/A
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.

N/A **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

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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: Coast Unified School District
2. Location of nearest police station: 1414 Natividada Rd, Cambria, CA 93428
3. Location of nearest fire station: 2850 Burton Drive, Cambria, CA 93428
4. Location of nearest public transit stop: Corner of Ardath and Green St.
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:
   Residence was built in 1982.
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 **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: _____

N/A

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): Building Permit

   (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.)

Residential Deck Addition

KUSWA RESIDENCE

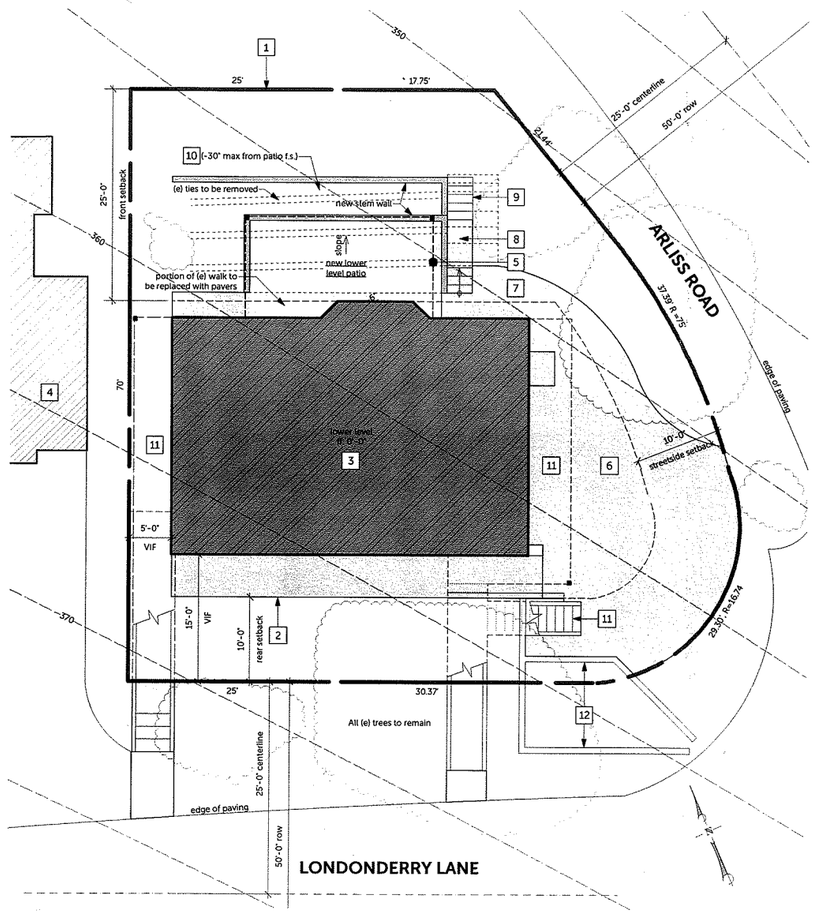
1700 Londonderry Dr Cambria, CA

SYMBOLS

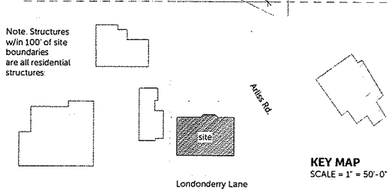
sheet reference note	
detail reference:	detail number / sheet number
door number	
window number	
interior elevation:	elevation number, and direction of view / sheet number
building section:	section number, and direction of view / sheet number
roof slope:	indicates roof slope and direction of slope
north marker:	page north/true north
height/elevation marker	
revision marker	

ABBREVIATIONS

ac	air conditioner	in	inch
aff	above finish floor	info	information
al	aluminum	jan	janitor
approx	approximately	lam	laminated
asph	asphalt	lav	lavatory
avg	average	lb/#	pound
bldg	building	lf	linear foot
blk/blkg	block/blocking	max	maximum
bm	beam	mech	mechanical
bot	bottom	manu/mfr	manufacturer
cf	cubic foot	min	minimum
ci	cubic inch	misc	miscellaneous
cj	ceiling joist/control joint	(n)	new
cl	center line	ng	natural grade
clr	clear/clearance	no./#	number
clg	ceiling	nts	not to scale
cmu	concrete masonry unit	o/	over
col	column	oc	on center
conc	concrete	os	occupancy sensor
conn	connection	oz	ounce
const	construction	ph	phone
cont	continuous	pl	plate/property line
ctr	center	plywd	plywood
cw	cold water	prefab	pre-fabricated
cy	cubic yard	psf	pounds per square foot
dbl	double	psi	pounds per square inch
deg	degree	ptdf	pressure treated douglas fir
dept	department	r	riser
det	detail	rd	roof drain
df	douglas fir	ref	refrigerator
dia	diameter	req	required
dim	dimension	rm	room
dn	down	row	right of way
ds	downspout	rwd	redwood
dw	dishwasher	s4s	surfaced 4 sides
ea	each	sc	solid core
elec	electrical	sd	smoke detector
elev	elevation/elevator	sf	square foot
eos	edge of slab	sht	sheet
eq	equal	shtg	sheathing
equip	equipment	sim	similar
exist/(e)	existing	spec	specification
ext	exterior	sst	stainless steel
fau	forced air unit	std	standard
fh	fire hydrant	stl	steel
foc	face of curb	t&g	tongue and groove
fof	face of finish	t	tread
fos	face of stud	thk	thick (ness)
fd	floor drain	tel	telephone
fdn	foundation	temp	temperature
fe	fire extinguisher	toc	top of curb
ff	finish floor	tof	top of footing
fg	finish grade	tow	top of wall
fin	finish	tos	top of slab
fix	fixture	tv	television
flr	floor	typ	typical
fos	face of stud	uno	unless noted otherwise
fp	fireplace or floor plan	vct	vinyl composition tile
fs	finish surface	vert	vertical
ft	foot	vif	verify in field
ftg	footing	w/	with
g	gas	w/o	without
galv	galvanized	wc	water closet
gd	garbage disposal	wd	wood
gyp	gypsum	wh	water heater
hb	hose bibb	wic	walk in closet
hc	hollow core	wp	waterproof
hdr	header	yd	yard
hw	hot water		



Note: Structures w/in 100' of site boundaries are all residential structures:



KEY MAP
SCALE = 1" = 50'-0"

SITE PLAN REFERENCE NOTES

1. Property Line
2. Setback line
3. (E) Residence (no change)
4. (E) Adjacent structure
5. (N) Deck addition Refer to A2.0 for deck calculation and illustration
6. (E) Concrete driveway to remain
7. (E) Concrete walk to remain (modify as noted/indicated)
8. (N) Concrete site stairs
9. (E) Stairs to be removed
10. (N) Gravity wall/block wall planter terrace
11. (E) Bridge/walks/stairs to remain Refer to A2.0 for deck allowance calculation & illustration
12. (E) Site walls to remain

1 ARCHITECTURAL SITE PLAN

Scale: 1/8" = 1'-0"

PROJECT DATA

SCOPE OF WORK
A proposal for a 242 s.f. upper level deck addition to an existing 1,792 s.f. two story, single family residence w/ attached (2) car garage. Changeout of 1 door and 1 window. New exterior stucco.

PROJECT ADDRESS	1700 Londonderry Dr	Cambria, CA
APN	024-241-024	
LEGAL DESCRIPTION	Tract: CPMAN6, Block: 0138, Lot: 0012,0013	
LOT SIZE	4,500 s.f.	
UTILITIES	Electricity	PG&E
	Natural Gas	Southern California Gas Company
	Water Service	
	Sewer Service	

PLANNING DATA

ZONING	RSF	Residential Single Family
COMMUNITY	Cambria	
PLANNING AREA	North Coast Planning Area	
OTHER	Local Coastal Plan	
FIRE INFORMATION		
JURISDICTION	CAL Fire/County Fire	
HAZARD ZONE	High Fire Hazard	
	This project shall comply with materials and construction methods for Exterior Wildfire Exposure per current CBC Chapter 7A & CRC Section R327	
SETBACKS/YARDS	Front	25'0"
	Side Yard	5'0"
	Rear	10'0"
	Streetside	10'0"
LOT COVERAGE		
ALLOWED	Building Coverage	No change
	Deck	See Upper Floor Plan for calculation
MAXIMUM HEIGHT		
ALLOWED	25'0"	*No change to existing residence
BUILDING AREAS	(E) Lower Floor	no change S.F.
	(E) Upper Floor	no change S.F.
	(E) Garage	no change S.F.
	(N) Lower Patio	267 S.F.
	(N) Upper Deck	242 S.F.

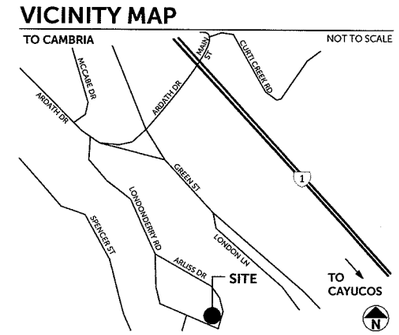
SHEET INDEX

T1.0	TITLE SHEET AND SITE PLAN
A1.0	EXISTING/DEMO and PROPOSED LOWER FLOOR PLANS
A2.0	EXISTING/DEMO and PROPOSED UPPER FLOOR PLANS and Deck Calculation
A5.0	EXTERIOR ELEVATIONS
A6.0	SECTION & LOWER & UPPER LIGHTING PLAN
#	TOTAL SHEETS

DIRECTORY

Owner:	for Verne and Nanette Kuswa 1700 Londonderry Ln Cambria, CA (805) 000-0000
Architect of Record:	JADE ARCHITECTURE Alison J. Edwards, C-34194 5120 Sycamore Road Atascadero, CA 93422 Phone: (805) 234-0799 Email: alison@jadearchitecture.net
GENERAL CONTRACTOR:	ALEX WILKERSON 785 W Foothill Blvd San Luis Obispo, CA 93405 Phone: (805) 550-1919 Email: Alex@carma-works.com
Structural Engineer:	TBD

VICINITY MAP



CALIFORNIA CODE REFERENCES

1. This project shall comply w/all current applicable codes and ordinances, including but not limited to:
   2013 California Building Code, Volumes 1 & 2
   2013 California Residential Code
   2013 California Plumbing Code
   2013 California Mechanical Code
   2013 California Electrical Code
   2013 California Energy Code
   2013 California Green Building Code
   2013 California Fire Code
   2013 California Reference Standards Code
   Grading - CBC Appendix J
   County of San Luis Obispo Building & Construction Ordinance: Title 19
   County of San Luis Obispo Land Use Ordinance: Title 22
   County of San Luis Obispo Coastal Zone Land Use Ordinance: Title 23
   County Fire Code Ordinance - Title 16

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NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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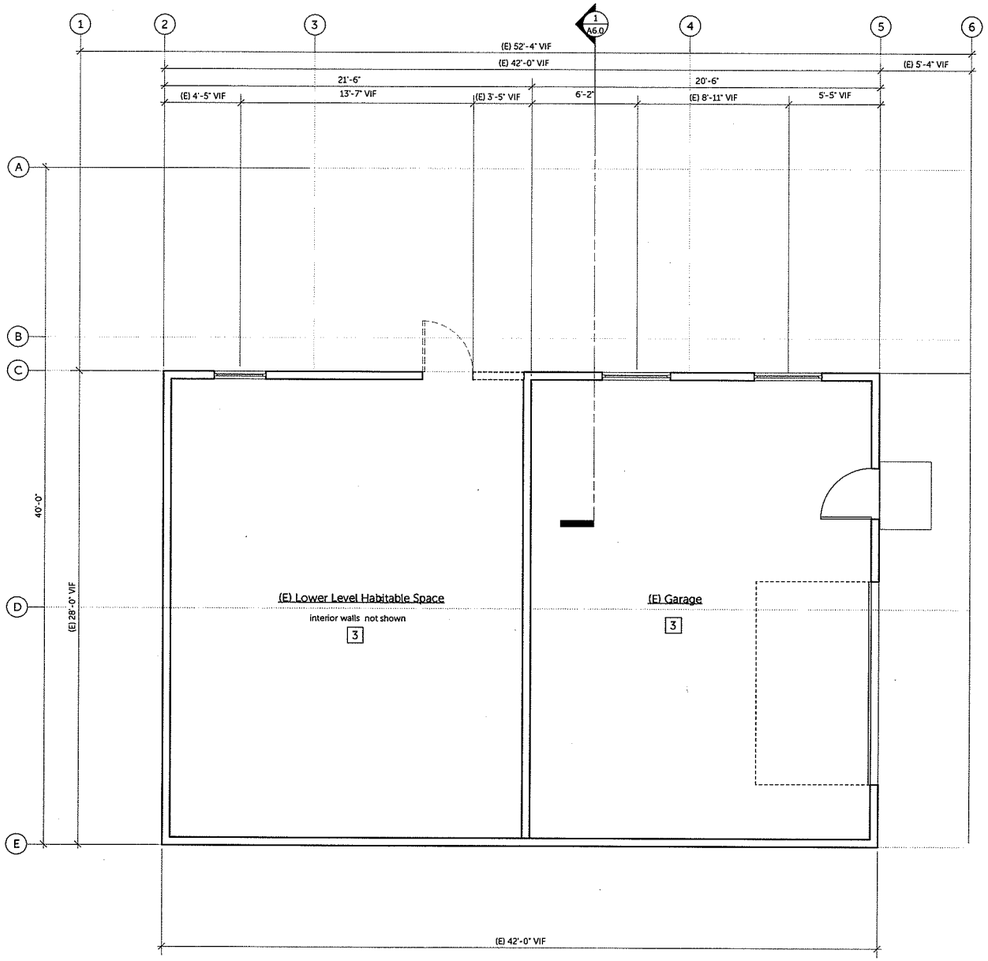
Residential Deck Addition
KUSWA RESIDENCE
for Verne and Nanette Kuswa
1700 Londonderry Dr
Cambria, CA

TITLE SHEET AND SITE PLAN

DATE: January 19, 2016
JOB NO.: 15-013
DRAWN BY: T. Albin
REVISIONS:

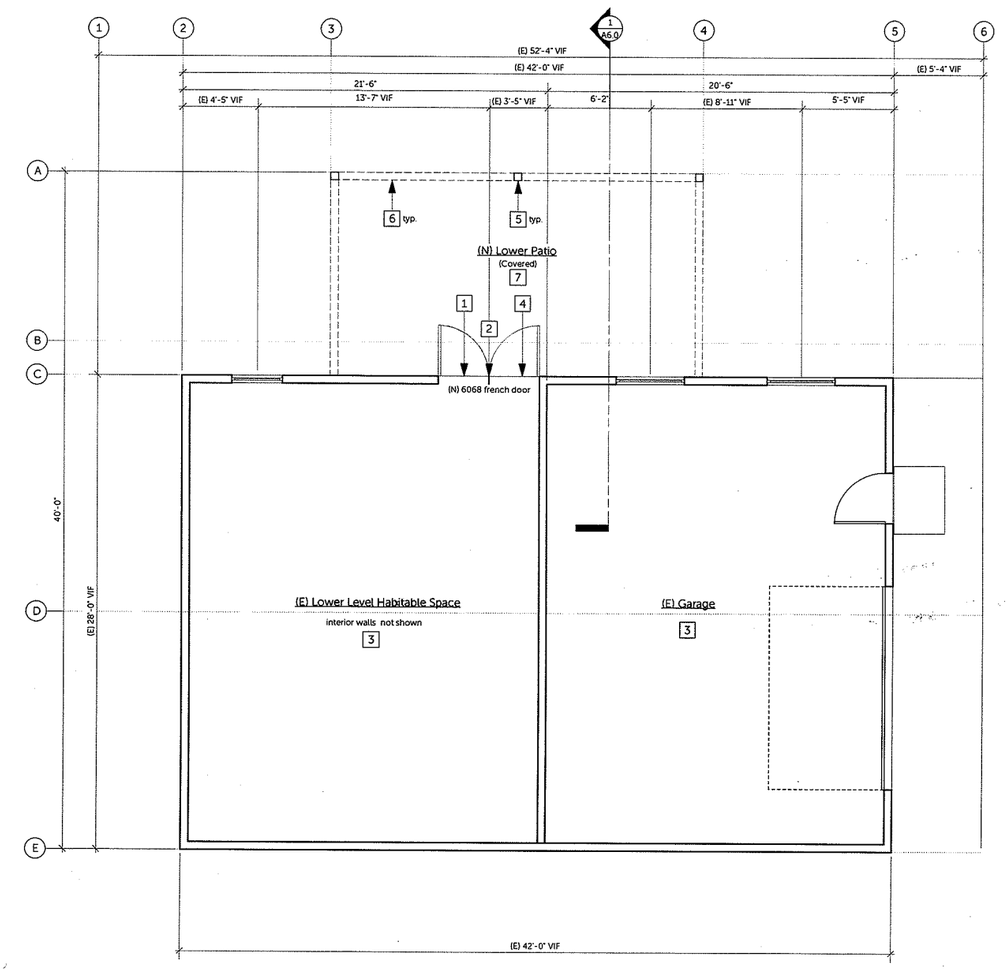
SHEET: **T1.0**

Date: January 20, 2016 Time: 3:06:38 PM For name: Londonderry.wxz



1 EXISTING/DEMO LOWER FLOOR PLAN

Scale: 1/4" = 1'-0"



2 PROPOSED LOWER FLOOR PLAN

Scale: 1/4" = 1'-0"

DEMOLITION PLAN REFERENCE NOTES

1. (E) Door/Window to be removed
2. (N) Door/Window
3. (E) Area to remain unchanged, u n o
4. (E) Wall/portion of wall to be removed. Refer to Wall Legend
5. (N) Column
6. (N) Beam
7. (N) Covered lower patio
8. (N) Uncovered upper deck

WALL LEGEND

(E) 2x Wall to be demolished

(E) 2x Wall to remain

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Residential Deck Addition

KUSWA RESIDENCE

for Verne and Nanette Kuswa

1700 Londonderry Dr
Cambria, CA

EXISTING/DEMO and PROPOSED LOWER FLOOR PLANS

DATE: January 19, 2016

JOB NO.: 15-013

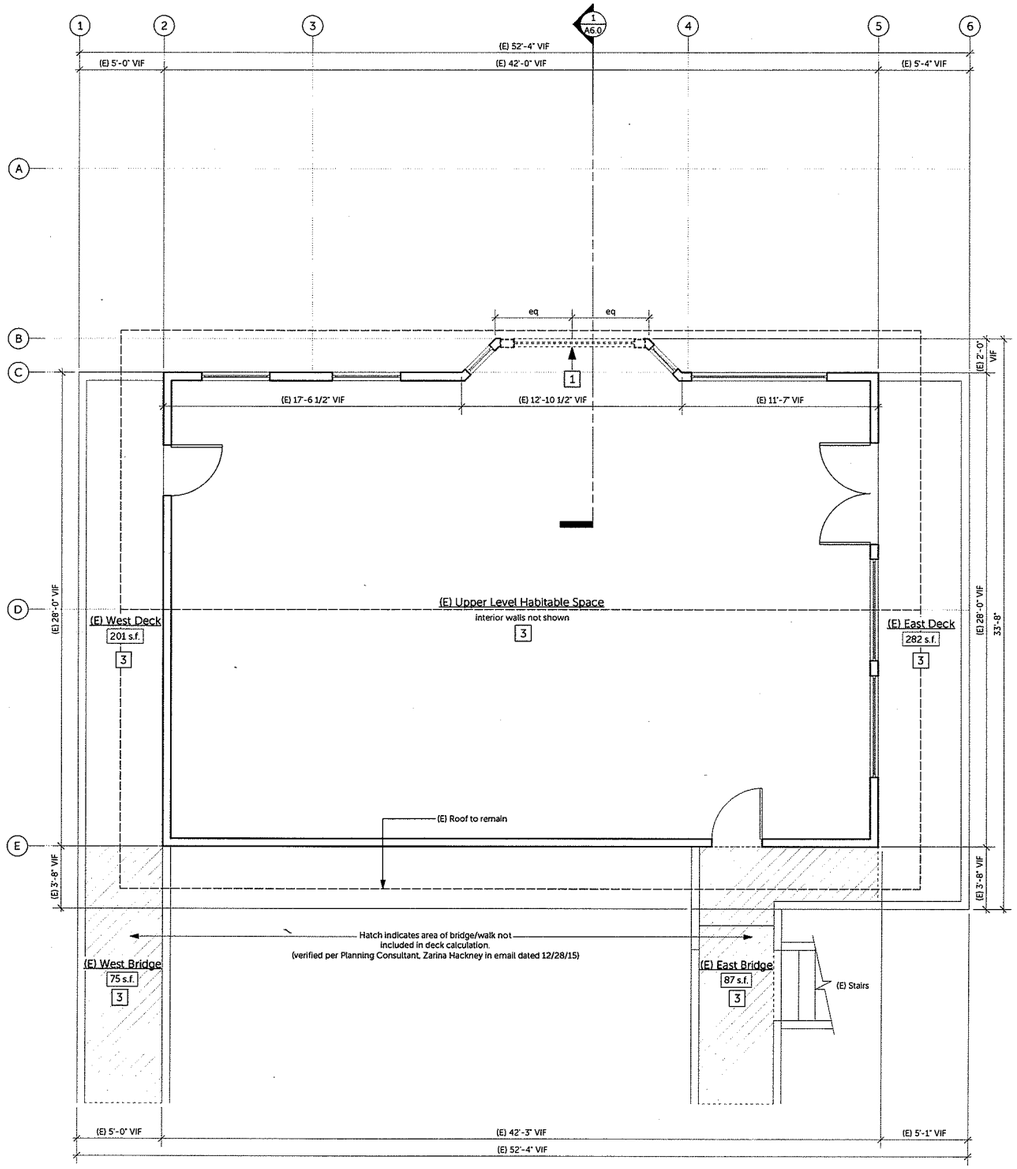
DRAWN BY: T. Albin

REVISIONS:

SHEET:

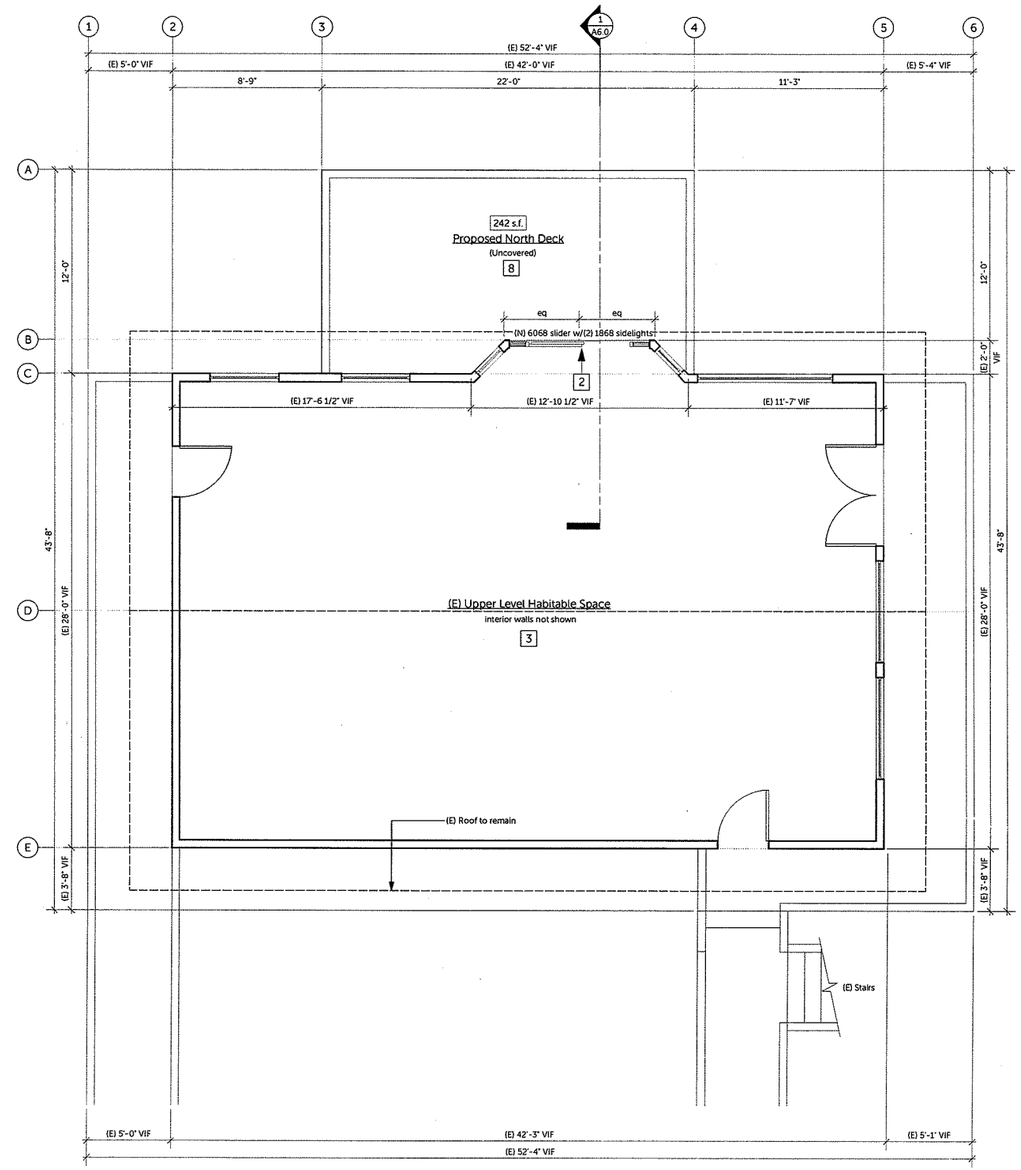
A1.0

Date: January 20, 2016 Time: 3:06:40 PM File name: Londonderry.vwx



1 EXISTING/DEMO UPPER FLOOR PLAN

Scale: 1/4" = 1'-0"



2 PROPOSED UPPER FLOOR PLAN

Scale: 1/4" = 1'-0"

DECK ALLOWANCE CALCULATION

Givens:
1. Property is in the "Visible Hillside" project area
2. Slope is 24%
3. Lot size is 4,500 s.f.
4. Existing footprint of residence and garage is 1,176 s.f.

Table B on page 7-61 uses a base area of 3,500 s.f. so to determine the proportion:
Footprint based on 3,500 s.f is 1,100 s.f.
GSA based on 3,500 s.f. is 1,400 s.f.

For our client.
4,500/3,500 = 1.2857
Footprint: 1414.27 s.f. = 1,100 x 1.2857
GSA: 1799.98 s.f. = 1,400 x 1.2857

Based on Page 7-65 section D
Solid deck allowed: 141.42 s.f. = 10% of 1414.27
Permeable deck allowed: 424.28 s.f. = 30% of 1414.27
Total deck allowed: 565.7 s.f.

DECK SUMMARY

Existing Decks
West Deck (201 s.f.) - West Bridge (75 s.f.) = 126 s.f.
East Deck (243 s.f.) - East Bridge (87 s.f.) = 156 s.f.
(E) Deck Total = 282 s.f.

(N) Proposed Deck = 242 s.f.

Total Decks Proposed: 282 + 242 = 524 s.f.
524 s.f. < 565.7 s.f., therefore ok.

DEMOLITION PLAN REFERENCE NOTES

1. (E) Door/Window to be removed
2. (N) Door/Window
3. (E) Area to remain unchanged, u.n.o.
4. (E) Wall/portion of wall to be removed. Refer to Wall Legend
5. (N) Column
6. (N) Beam
7. (N) Covered lower patio
8. (N) Uncovered upper deck

WALL LEGEND

(E) 2x Wall to be demolished
(E) 2x Wall to remain

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Residential Deck Addition
KUSWA RESIDENCE
for Verne and Nanette Kuswa
1700 Londonderry Dr
Cambria, CA

EXISTING/DEMO and PROPOSED UPPER FLOOR PLANS and Deck Calculation

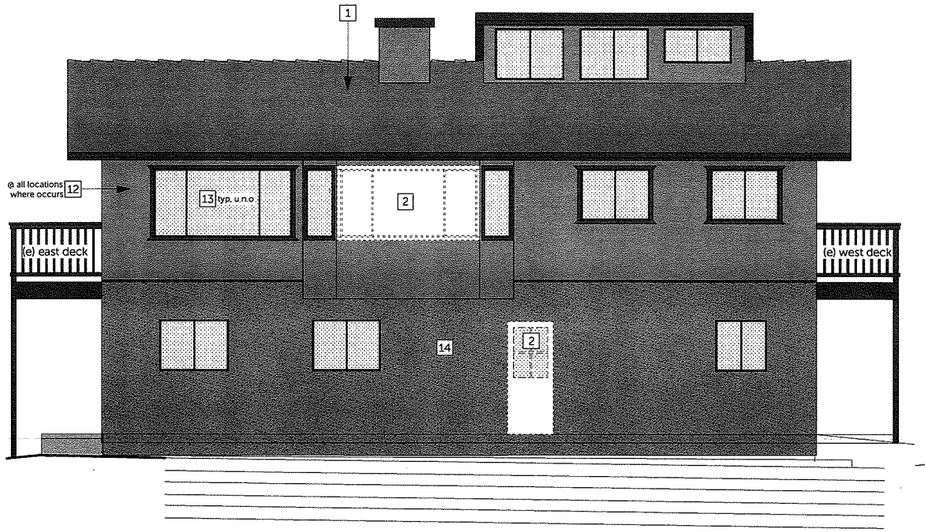
DATE: January 19, 2016
JOB NO: 15-013
DRAWN BY: T. Albin
REVISIONS:

SHEET: **A2.0**

Date: January 20, 2016 Time: 3:06:41 PM File name: Londonderry.vwx

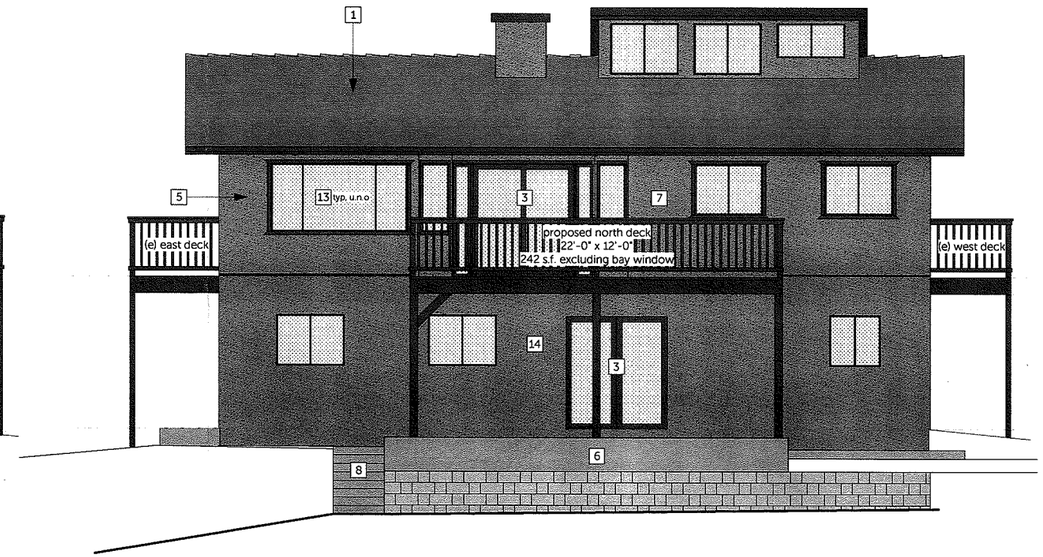
ELEVATION REFERENCE NOTES

1. (E) Roofing material to remain
2. (E) Window/Door to be removed
3. (N) Door/Window per Floor Plan
4. (E) Shingles to be removed, replace w/stucco
5. (N) Stucco to replace (E) shingles and T1-11 siding, color and texture to match (E) stucco
6. (N) Concrete retaining wall @ patio
7. Exterior Light. Light shall be downward facing, fully recessed, and shielded to avoid light tresspass and adverse impacts to visibility of night sky
8. (N) Concrete Stairs
9. Finish grade. Refer to Site Plan General Notes for slope requirements adjacent to foundation.
10. Existing Natural Grade
11. (N) Balustrade
12. (E) T1-11 siding to be replaced with stucco



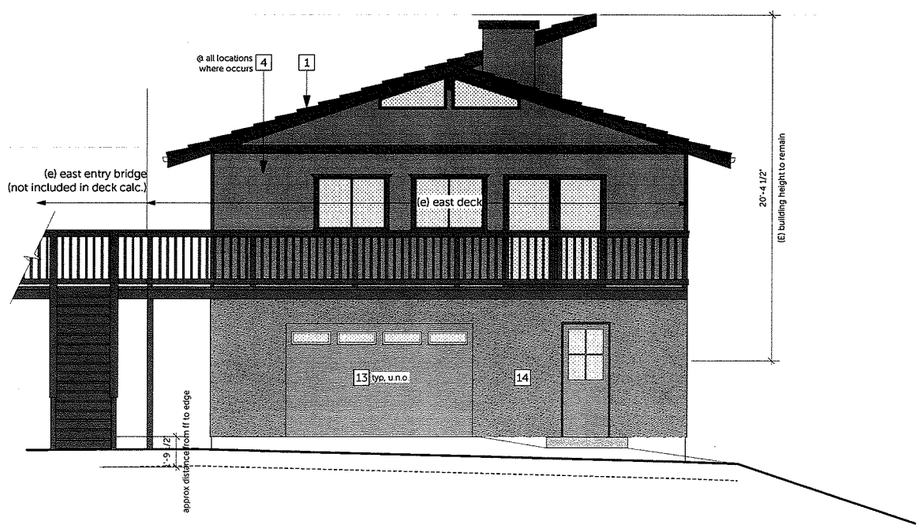
1 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"



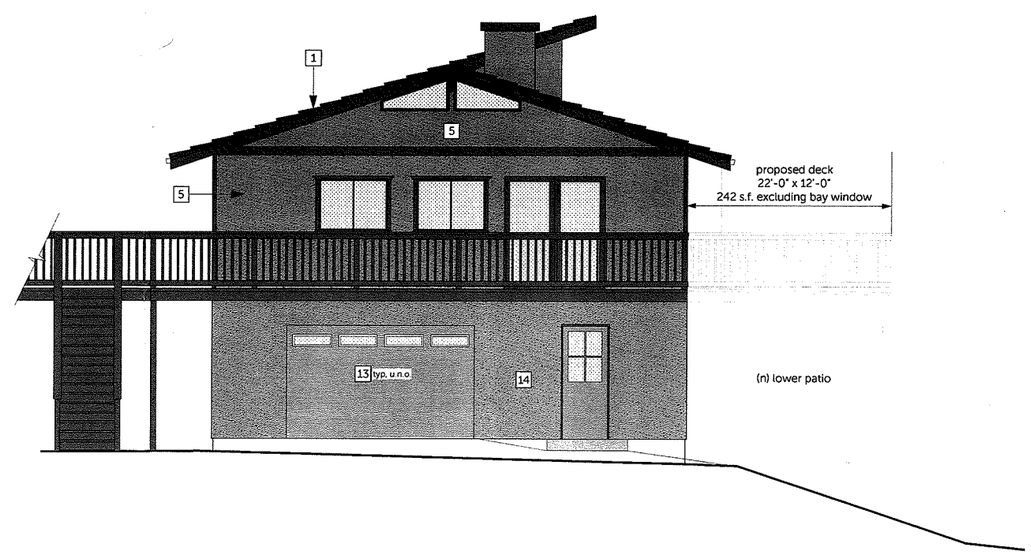
2 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"

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Residential Deck Addition

KUSWA RESIDENCE

for Verne and Nanette Kuswa

1700 Londonderry Dr
Cambria, CA

EXTERIOR ELEVATIONS

DATE: January 19, 2016

JOB NO.: 15-013

DRAWN BY: T. Albin

REVISIONS:

SHEET

A5.0

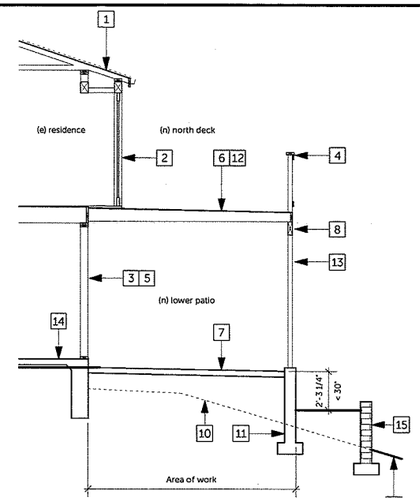
Date: January 20, 2016 Time: 3:06:43 PM File name: Londonderry.pwx

BUILDING SECTION GENERAL NOTES

1. At exterior decks, provide tile/finish in thinset over Mer-ko Weather Deck (or approved equal), over deck sheathing, or approved equal. Install per manufacturer's recommendations. Provide continuous cant strips at all inside horizontal corners. Use exterior grade plywood on all framed decks. Subsurface must be smooth, clean and dry before installation. Installation shall be by approved applicators.
2. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Refer to Cal Green 4.505.3 for moisture content verification methods. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. Exterior sheathing shall be dry before applying exterior cover.
3. Concrete slab foundations required to have a vapor retarder by CBC, California Code of Regulations, Title 24, Part 2, Chapter 19.
   Concrete slabs shall be installed with a capillary break per Cal Green Code 4.505.2.1.
4. Water absorption rate for slab edge insulation material alone without facing is no greater than 0.3%, water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.
5. New roofing, gutters, flashings and moisture sealants between new work and existing construction shall be installed such that exterior moisture will not penetrate the building envelope.
6. Exterior plaster shall be in compliance with ASTM C 926 and ASTM C 1063 & CRC R703.6
   • Lath and lath attachments shall be of corrosion resistant materials. Expanded metal or woven lath shall be attached with 1-1/2" long, 11 gage nails having a 7/16" head, or 7/8" long, 16 gage staples, spaced at no more than 6", or as otherwise approved
   • Plastering with Portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and shall be not less than two coats when applied over masonry, concrete, pressure-preservative treated wood, decay-resistant wood or gypsum backing
   • On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed.
   • A minimum 0.019" (no. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 1/2" shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4" above the earth or 2" above paved areas and shall be a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
   • Water-resistive barriers shall be installed and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60 minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.
7. Lap roofing, gutters, flashings, moisture barriers and sealants to direct exterior moisture away from the building envelope.
8. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type I felt or other approved water-resistive barrier, shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2". Where the joints occur, felt shall be lapped not less than 6". The felt or approved material shall be continuous to the top of the walls and terminated at penetrations and building appendages in a manner to prevent the accumulation of water within the wall assembly. Omission of the water-resistive barrier is permitted under paperbacked stucco lath when the paper backing is an approved water-resistive barrier.
9. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate gas, plumbing, electrical lines and other necessary penetrations must be sealed in compliance with the California Energy Code. In annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls, shall be protected against passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
10. Penetration of fire-resistant walls, floor ceilings and roof ceilings shall be protected as required in CBC Section 712.
11. Protection against decay and termites shall be in accordance with CBC Section 2304.11 & CRC Section R317.
    • Where wood joists or the bottom of a wood structural floor without joists is closer than 18", or where wood girders are closer than 12" to the exposed ground in crawl spaces or unexcavated areas located within the perimeter of the building foundation, the floor assembly shall be of naturally durable or preservative-treated wood.
    • Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8" from exposed earth (6" from asphalt/concrete) shall be naturally durable or preservative-treated wood. Refer to CBC Section 2304.11.2.2 for exceptions.
    • Wood framing members and furring strips attached directly to the interior of exterior masonry or concrete walls below grade shall be an approved naturally durable or preservative-treated wood.
    • Sleepers and sills on a concrete or masonry slab that are in direct contact with earth shall be of naturally durable or preservative-treated wood.
    • The ends of wood girders entering exterior masonry or concrete walls shall be provided with a 1/2" air space on top, sides and ends, unless naturally durable or preservative-treated wood is used.
    • Clearance between wood siding and earth on the exterior of building shall not be less than 6" (2" flatwork), except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood.
    • Posts or columns supporting permanent structures and supported by a concrete or masonry slab or footing that are in direct contact with the earth shall be naturally durable or preservativ-treated wood. Exception: Posts and columns exposed to weather or located in basements or cellars, supported by concrete piers or metal pedestals projected at least 1" above the slab or deck and 6" above exposed earth, and are seperated therefrom by an impenvious moisture barrier need not be a naturally durable or preservativ-treated wood. Refer to CBC Section 2304.11.2.7 for additional exceptions.
12. Refer to Exterior Elevations and Structural Plans for framing sizing, plate/header heights and schedules.
13. Unless specified otherwise, all wall coverings shall be securely fastened in accordance with Table R703.4 in the CRC or with other approved aluminum, stainless steel, zinc-coated or other approved corrosion-resistive fasteners.
14. Weep screeds shall be a minimum of #26 galvanized sheet gage, corrosion-resistant, with a minimum vertical attachment flange of 3 1/2". Weep screeds shall be provided at or below the foundation plate line on all exterior walls. The screed shall be placed a min. of 4" above the earth or 2" above paved areas and shall be a type that will allow trapped water to drain to the exterior of the building. The weather-resistive barrier shall lap the attachment flange, and the exterior lath shall cover and terminate on the attachment flange of the screed.
15. Provide baffles with 1" air gap for insulation stop at eave vents. Verify eave block vents have wire mesh per code and jurisdiction requirements. Provide new as necessary.

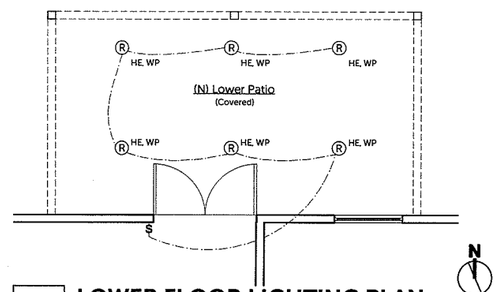
LIGHTING PLAN GENERAL NOTES

1. All electrical installation shall meet the standards prescribed by the CBC, CEC, NFPA, the Americans With Disabilities Act (ADA) (where applicable); all local and state building codes and amendments; and manufacturer's requirements. Construction shall in general be in accordance with standards and requirements of utilities and authorities having jurisdiction.
2. Refer to California Energy Code Section 150, Mandatory Measures and/or Title 24 for additional information.
3. All lighting control devices and systems, ballasts, and luminaires shall meet the applicable requirements of CEC 110.9.
4. Lighting fixtures and lamps shall be building standard. No more than (12) 4-lamp fixtures shall be on any one circuit.
5. Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with CEC Section 150.0(k) in accordance with Table 150.0-A or Table 150.0-B.
6. All permanently installed high efficacy luminaires shall be switched separately from low efficacy. Refer to CEC Section 150(k)2 for additional switching requirements.
7. When high efficacy and low efficacy lighting systems are combined in a single luminaire, each system shall separately comply with the applicable provisions of CEC Section 150(k).
8. No controls shall bypass a dimmer or vacancy sensor function if the control is installed to comply with CEC Section 150.0(k).
9. The wattage of permanently installed luminaires shall be determined as specified by CEC Section 130(c) and Title 24.
10. All light circuits shall remain separate from the electrical circuits.
11. Artificial lighting shall be provided that is adequate to provide an average illumination of 10-foot candles over the area of the room at a height of 30" above the floor level.
12. Stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than 1 foot-candle. Controls for activations of the required stairway lighting shall be in accordance with the California Electrical Code.
13. Lighting outlets required per CEC Section 210.70:
    • Provide a minimum of one wall switch-controlled lighting outlet in every habitable room and bathroom.
    • In other than kitchens and bathrooms, one or more receptacles controlled by a wall switch shall be permitted in lieu of lighting outlets.
    • Lighting outlets shall be permitted to be controlled by occupancy sensors that are in addition to wall switches or located at a customary wall switch location and equipped with a manual override that will allow the sensor to function as a wall switch.
    • Provide a minimum of one wall switch-controlled lighting outlet in hallways, stairways, attached garages and detached garages with power.
    • Provide a minimum of one wall switch-controlled lighting outlet on the exterior side of outdoor entrances or exits with grade level access for dwelling units, attached garages and detached garages with power.
    • Interior stairways: provide wall switches at each floor level and landing level that includes an entryway, to control the lighting outlet(s) where the stairway between floor levels has six risers or more.
    • Storage or equipment spaces: provide a minimum of one lighting outlet containing a switch or controlled by a wall switch near the usual point of entry to attics, underfloor spaces, utility rooms and basements. The lighting outlet shall be provided at or near the equipment requiring servicing.
14. Lighting installed in bathrooms shall include a minimum of one high efficacy luminaire. All other lighting shall be high efficacy or controlled by vacancy sensors.
15. Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors. Exceptions: Luminaires in closets less than 70 S.F.
16. All lighting located outdoors shall be high efficacy luminaires. Luminaires that are not high efficacy are allowed, provided they are controlled by a manual on/off switch that does not override to On the automatic actions of: motion sensor, photocontrol, astronomical time clock, or energy management control system. Refer to CEC Section 150.0(k)9A for requirements.
17. Recessed luminaires shall be listed for zero clearance insulation contact (IC); have a label that certifies that the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTME283; be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and allow ballast maintenance and replacement without requiring cutting holes in the ceiling. For recessed compact fluorescent luminaires with ballasts to qualify as high efficacy for compliance with CEC Section 150(k), the ballasts shall be certified to the Energy Commission to comply with the applicable requirements in CEC Section 110.9.
18. Combustible insulation shall be separated a minimum of 3" from recessed luminaires, fan motors and other heat-producing devices, unless the heat-producing devices are listed for lesser clearances.
19. Luminaires installed in wet or damp locations shall be installed so that water cannot enter or accumulate in wiring components, lampholders, or other electrical parts and shall be marked, "Suitable for Wet Locations" or "Suitable for Damp Locations." CEC Section 410.4 (A)
20. Kitchens shall have an exhaust fan ducted to the outside. The ducting shall be sized according to ASHREA Standard 62.2 Table 7.1.
21. All exhaust fans shall be switched separately from the lighting system. Refer to CEC Section 150.0(k)2B for exception.
22. Lighting integral to exhaust fans, in rooms other than kitchens, shall meet requirements of CEC Section 150 (k). Refer to Title 24 for additional information.
23. All fixture and switch locations are schematic. Contractor shall perform a walk-through with the Owner for verification of locations prior to installation.
24. All switches shall be +48" AFF UNO.
25. Exterior lighting shall be downward facing, fully recessed and shielded to avoid light trespass and adverse impacts to visibility of the night sky.
26. Remodel - Lighting layouts shown are intended to indicate desired fixture locations and switching, and are based on existing facilities drawings for circuiting. Lighting installer shall make a thorough confirmation of all existing conditions before bidding work. Lighting shall be installed and circuited in full accordance with the NEC by a licensed electrician.
27. Remodel - All existing lighting is to remain unless noted otherwise.
28. Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
29. Controls and equipment shall be installed in accordance with manufacturer's instructions.
30. Lighting controls shall comply with CEC Section 110.9.



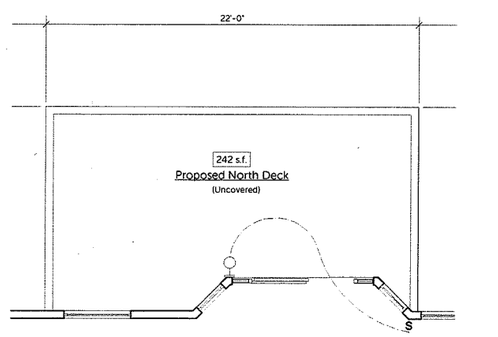
SECTION 1

Scale: 1/4" = 1'-0"



2 LOWER FLOOR LIGHTING PLAN

Scale: 1/4" = 1'-0"



3 UPPER FLOOR LIGHTING PLAN

Scale: 1/4" = 1'-0"

BUILDING SECTION REFERENCE NOTES

1. (E) Roofing (no change)
2. (N) Door per Proposed Floor Plan
3. Exterior finish per Exterior Elevations
4. (N) Guardrail. Refer to Floor Plan General Notes
5. (E) 2x6 vertical wall framing to remain. Patch and refinish as necessary
6. Deck Joist per Structural Plans
7. Slab on grade. Refer to Foundation Plan General Notes for waterproofing
8. Beam/Header per Structural Plans
9. Finish grade. Refer to Site Plan General Notes for slope requirements adjacent to foundation.
10. Natural Grade
11. Stem/retaining wall per Structural Plans
12. Waterproof deck material. Slope to drain per Roof Plan
13. Post per Structural Plans
14. (E) Foundation to remain (no change)
15. (N) Concrete stem wall or gravity/garden wall (terraced)

LIGHTING LEGEND

S	Single Switch
S3	3-way Switch
SDIM	Dimmer Switch
◯	Surface Ceiling Mounted Incandescent Light, U.N.O.
Ⓡ	Recessed Ceiling Mounted Incandescent Light, U.N.O. All recessed shall be 6" U.N.O
—◯	Surface Wall Mounted Incandescent light, U.N.O.
CF	Indicates Compact Fluorescent Light
HE	Indicates High Efficacy
LED	Indicates LED Light (high efficiency light emitting diode)
MS	Motion Sensor
PC	Indicates Pull Chain
VS	Indicates Vacancy Sensor
WP	Indicates Water Proof
	Flood light

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Residential Deck Addition

KUSWA RESIDENCE

for Verne and Nanette Kuswa

1700 Londonderry Dr
Cambria, CA

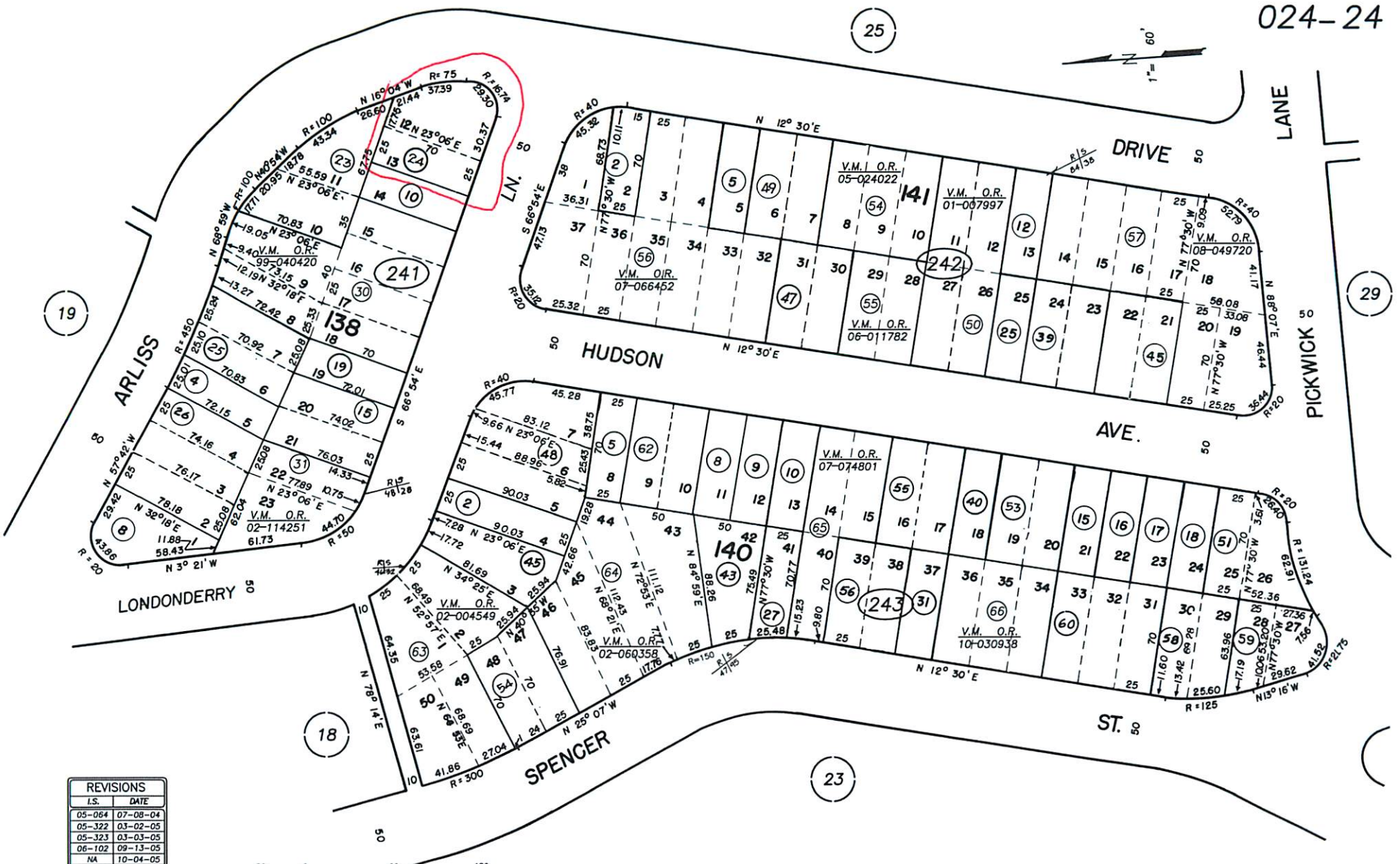
SECTION & LOWER & UPPER LIGHTING PLAN

DATE: January 19, 2016
JOB NO.: 15-013
DRAWN BY: T. Albin
REVISIONS:

SHEET:

A6.0

File: January 20, 2016 Time: 3:06:49 PM File name: Londonderry.pwx



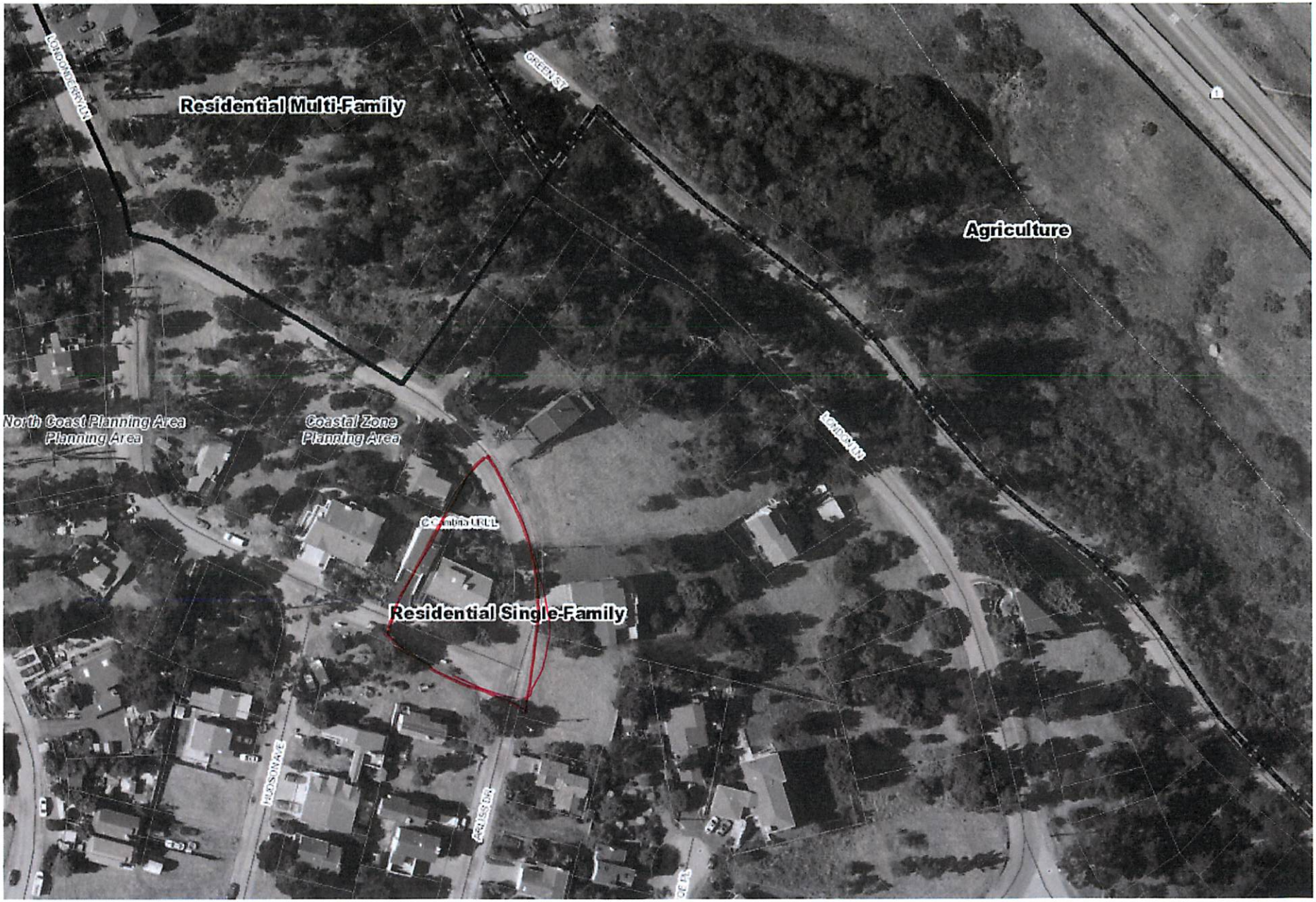
REVISIONS	
I.S.	DATE
05-064	07-08-04
05-322	03-02-05
05-323	03-03-05
06-102	09-13-05
NA	10-04-05
07-039	06-22-06
08-305	12-27-07
08-328	01-08-08
09-208	11-21-08
11-076	10-08-10

30 0 60 120

GB 2-28-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CAMBRIA PINES MANOR UNIT NO. 6, R.M. Bk. 05 , Pg. 15

CAMBRIA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 024 PAGE 24


Residential Multi-Family
Agriculture
North Coast Planning Area
Planning Area
Coastal Zone
Planning Area
Residential Single-Family

Parcel Summary Report For Parcel # 024-241-024

3/30/2016
1:34:23PM

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	KUSWA VERNE E 5926 W PERSHING AVE VISALIA CA 93291-7922
OWN	KUSWA NANETTE Y

Address Information

Status	Address
	01700 LONDONDERRY LN CAMB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
CPMAN6	0138	0012	Cambria	North Coast P	RSF	LCP	TH	Y	L2	
CPMAN6	0138	0013	Cambria	North Coast P	GS			Y	L2	

Parcel Information

Status	Description	
Active	CAM PINES M U 6	BL 138 LTS 12 & 13

Notes

Tax Districts

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

Parcel Summary Report For Parcel # 024-241-024

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

CAMBRIA
AREA NO. 21

Case Information

Case Number: **Case Status:**

DRC2015-00099 REC Primary Parcel

Description:

A PROPOSAL FOR A 242 S.F. UPPER LEVEL DECK ADDITION. CHANGEOUT OF 1 DOOR AND 1 WINDOW. NEW EXTERIOR STUCCO.,

PMT2015-02395 RVW Primary Parcel

Description:

UPPER LEVEL DECK ADDITION (242 SF)