



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/2/2016

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.clo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00133 MAHER – Proposed minor use permit to demolish existing house and build a 2840 SF single family dwelling. APN: 023-133-013

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

DRC2015-00133

MAHER MARY & M

MINOR USE PERMIT

NOCST/ CAMB

AS GS LCP RSF TH

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name MARY MAHER MADELYNN MUPOPOULOS Daytime Phone 714.330.0436
Mailing Address 1835 WALES ROAD Zip Code 93428
Email Address: calpennhb@aol.com
maddrmad@aol.com

Applicant Name DOUGLAS GREENFIELD Daytime Phone 927-7443
Mailing Address Box 505 Zip Code 93428
Email Address: grnfld57@charter.net

Agent Name DOUGLAS GREENFIELD Daytime Phone 11
Mailing Address 11 Zip Code 12
Email Address: 11

PROPERTY INFORMATION

Total Size of Site: 7015 SF Assessor Parcel Number(s): 023-133-013
Legal Description: _____
Address of the project (if known): 1835 WALES
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: _____

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMOLISH EXISTING HOUSE AND BUILD 2844 SF S.F.D.

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 _____

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: _____

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: J.F.P

South: S.F.D.

East: J.F.O.

West: S.F.O.

For all projects, answer the following:

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

Buildings: 2840 sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: 302 sq. feet _____ %

Other (specify) _____

Total area of all paving and structures: 3142 sq. feet acres

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

Number of parking spaces proposed: 2

Height of tallest structure: _____

Number of trees to be removed: 0

Type: _____

Setbacks: Front 14'-4"

Right 5'-0"

Left 7'-0"

Back 50'-0"

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: CSD

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

Fire Agency: List the agency responsible for fire protection: CAL FIRE CPD

For commercial/industrial projects answer the following:

Total outdoor use area: GARDEN sq. feet acres

Total floor area of all structures including upper stories: 2840 sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 2

Total floor area of all structures including upper stories, but not garages and carports: 2840

Total of area of the lot(s) minus building footprint and parking spaces: 5530

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: 2000 acres
Moderate slopes of 10-30%: 5000 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: WAVES RD ST. THOMAS AVE

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? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

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

Community Service Information

1. Name of School District: CAMPBIA COMMUNITY SERVICES DISTRICT
2. Location of nearest police station: MORRO BAY
3. Location of nearest fire station: BURTON DR
4. Location of nearest public transit stop: BURTON DR
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
RESIDENTIAL
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: ARCHAEOLOGICAL REPORT INCLUDED
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

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

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

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____

2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

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

PROJECT NOTES

(THESE NOTES APPLY TO ALL PORTIONS, PHASES, AND SUBCONTRACTS OF THIS PROJECT.)

1. USE OF PLANS: THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT FROM DOUGLAS GREENFIELD.
2. GOVERNING LAWS: ALL WORK SHALL AT LEAST COMFORM TO ALL OF THE COUNTY OF SAN LUIS OBISPO REQUIREMENTS, THE LATEST ADOPTED EDITION OF THE UBC, UMC, UPC, NEC, 4 ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS.
3. DIMENSIONS: DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF STUD. ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. SUB-CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DOUGLAS GREENFIELD PRIOR TO PROCEEDING WITH ANY RELATED WORK.
4. DETAILS: TYPICAL DETAILS - SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE NOTED. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.
5. FEES AND LICENCES:

THE ITEMS LISTED SHALL BE PAID FOR AS FOLLOWS:

LICENCES:	CONTRACTOR AND SUB-CONTRACTORS
PLAN CHECK FEES:	OWNER
BUILDING PERMIT FEES:	OWNER
INSPECTIONS:	CONTRACTOR AND SUB-CONTRACTORS
SCHOOL FEES:	OWNER
OTHER FEES:	PER OWNER/CONTRACTOR AGREEMENT

6. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OF OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTORS SHALL NOTIFY THE DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH ANY RELATED WORK.
7. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARSHALL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
8. PROTECTION AND SAFETY: CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE, AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.) EVENLY SPREAD MATERIALS ON FRAMED FLOORS AND ROOFS SO THAT THE SQUARE FOOT DESIGN LOAD IS NOT EXCEEDED. MAINTAIN CLEAN ACCESS AT ALL TIMES FOR FIRE-FIGHTING EQUIPMENT AND DELIVERY OF MATERIALS, ETC. EACH SUB SHALL MAINTAIN ADEQUATE PROTECTION OF WORK DONE BY HIM OR OTHERS (INCLUDING WALKS AND DRIVES).
9. CLEANING: ENTIRE JOB-SITE TO BE KEPT NEAT AND ORDERLY. DESIGNER MAY REQUIRE AT REASONABLE INTERVALS (AT CONTRACTORS EXPENSE) A GENERAL CLEAN UP OF THE SITE. BURYING OR BURNING WILL NOT BE PERMITTED. EACH SUB SHALL PROMPTLY REMOVE ALL EQUIPMENT, DEBRIS, MATERIALS, ETC. CAUSED BY THEIR WORK FROM THE BUILDING AND SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC ROADS, WALKS, ETC. AND SHALL BE REQUIRED TO RESTORE THEM TO AT LEAST THEIR CONDITION PRIOR TO THE WORK.
10. SITE ADDRESS: BUILDING AND SITE ADDRESS NUMBERS AND LOCATION SHALL MEET LOCAL REQUIREMENTS.
11. GOVERNING STANDARDS: WHEN PLANS, SPECIFICATIONS, CODES, STANDARDS, OR MANUFACTURER INSTRUCTIONS DIFFER ON REQUIREMENTS, THE MOST STRINGENT SHALL GOVERN (UNO). NOTIFY THE ARCHITECT (PRIOR TO BIDDING) IF PLANS OR SPECIFICATIONS ALLOWED FOR PERFORMING WORK TO AT LEAST GOVERNING CODE REQUIREMENTS.
12. CO-ORDINATION: CONTRACTORS SHALL CO-OPERATE WITH OTHERS IN THE USE OF THE FACILITIES AND SHALL ADJUST THEIR OPERATIONS TO OBTAIN HARMONIOUS RELATIONS AND UNINTERRUPTED PROGRESS OF THE WORK.
13. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND MUST BE APPROVED BY THE ARCHITECT.
14. COMPLETE JOB: PROVIDE ALL FASTENERS, MATERIALS, EQUIPMENT, FINISHES, HARDWARE, BRACING, BACKING, COVER PLATES, ACCESSORIES, ETC. FOR A COMPLETE JOB (UNO). THIS INCLUDES EACH PHASE OR SUB CONTRACT ON THE JOB.
15. WORKMANSHIP: ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED, AND SHALL BE TRUE, LEVEL, PLUMB, SQUARE, TIGHT FITTING, IN PROPER ALIGNMENT AND FREE FROM DEFECTS. OWNER WITH DETERMINATION BY THE ARCHITECT AND DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR MATERIALS AND WORKMANSHIP AND BE REPLACED AT NO COST TO OWNER OR ARCHITECT. SUCH DEFECTIVE ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER OR NO ALLOWANCE SHALL BE MADE FOR INEXPERIENCED OR UNSKILLED PERSONS PERFORMING DEFECTIVE WORK. THE INABILITY OF THE CONTRACTOR TO NOTICE FAULTY, OMITTED, OR DEFECTIVE ITEMS SHALL NOT CONSTITUTE A RELEASE FROM THESE REQUIREMENTS.
16. TESTING: CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:

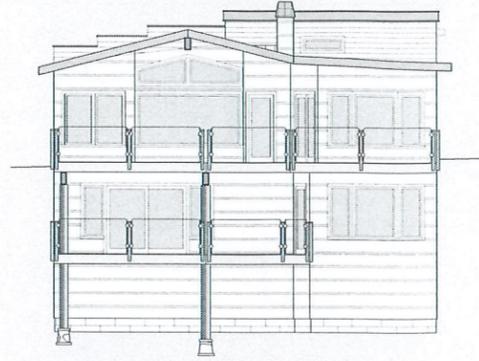
- AS REQUIRED BY CODES OR CONTRACT DOCUMENTS
- TEST FOR SUBSTITUTED MATERIALS
- RE-TESTS DUE TO THE FAILURE OF INITIAL TESTS
- TESTING DUE TO LACK OF COMPLIANCE WITH DRAWINGS, SPECIFICATIONS, OR CODES
- DUE TO LACK OF REQUIRED IDENTIFYING MARKS, LABELS, ETC
- TESTS FOR CONTRACTOR INFORMATION OR INFORMATION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

OWNER SHALL PAY FOR THE FOLLOWING TESTS:

- TEST FOR OWNER, ARCHITECT OR BUILDING OFFICIAL INFORMATION OR CONVENIENCE SHOWING COMPLIANCE.

17. MATERIALS: DELIVER ALL MANUFACTURED MATERIALS IN ORIGINAL, LABELED, UNOPENED CONTAINERS WITH MANUFACTURER'S NAME, BRAND, AND GRADE SEALS INTACT. KEEP ALL CONTAINERS AND GRADE SEALS DRY AND INTACT UNTIL USED. USE ALL MEANS NECESSARY TO PROTECT PRODUCTS, MATERIALS, AND FINISHED WORK FROM DAMAGE AND THE WEATHER. NO SECONDS WILL BE ACCEPTED. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS (UNO). ALL MATERIALS SHALL BE: NEW, OF GRADES SPECIFIED, AND GUARANTEED AGAINST INHERENT AND/OR DEVELOPED DEFECTS OCCURRING WITHIN 1 YEAR OF CERTIFIED COMPLETION.
18. SUBSTITUTIONS: SUBSTITUTIONS REQUIRE OWNER AND DESIGNERS APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTOR'S EXPENSE.
19. CLEAN-UP: THE SITE AND ALL SURFACES SHALL BE LEFT CLEAN OF ALL FOREIGN MATERIAL AND REFUSE. ALL HARD SURFACE FLOORS SHALL BE POLISHED AND CLEAN. ALL COUNTER TOPS, DOORS, MIRRORS, FIXTURES, APPLIANCES, CABINETS, SHELVES, WINDOWS, EQUIPMENT AND WALLS, ETC. SHALL BE CLEAN, DUST FREE, AND TO HAVE A "MOVE-IN" CONDITION APPROVED BY THE OWNER AND DESIGNER.
20. GUARANTEES: CONTRACTOR TO SUBMIT 1 YEAR LETTER OF GUARANTEE TO OWNER UPON OWNER'S ACCEPTANCE OF PROJECT STATING THAT THE PROJECT IS TO BE FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM ISSUANCE OF CERTIFICATE OF OCCUPANCY AND THAT DEFECTS OR CORRECTIONS SHALL BE AT CONTRACTORS EXPENSE.
21. INCORPORATE ALL RECOMMENDATIONS & TESTING REQUIREMENTS FROM SOILS REPORT
22. SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:

- WELDING (EXCEPTION: WELDING DONE IN FABRICATOR'S SHOP, WHICH IS APPROVED BY THE BUILDING DIVISION)
- GRADING, EXCAVATION AND FILLING PER SOILS REPORT



23. UNLESS AN APPROVED DOOR FOR EMERGENCY ESCAPE IS PROVIDED, THERE WILL BE AT LEAST ONE OPENABLE WINDOW LOCATED WITHIN BASEMENTS AND IN EVERY SLEEPING ROOM BELOW THE FOURTH STORY. EGRESS WILL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - MAX. FINISHED SILL HEIGHT FROM FLOOR LEVEL - 44"
 - MIN. NET CLEAR OPENING AREA - 5.7 SF.
 - MIN. HEIGHT OF OPENING - 24"; MIN. WIDTH - 20"
24. HABITABLE ROOMS WILL PROVIDE NATURAL LIGHT BY GLAZED OPENINGS THAT ARE AT LEAST 1/10 OF THE FLOOR AREA (MIN. 10 SF.) AND NATURAL VENTILATION BY OPENABLE EXTERIOR OPENINGS THAT ARE AT LEAST 1/20 OF THE FLOOR AREA (MIN. 5 SF.)
25. BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC. WILL BE PROVIDED WITH NATURAL VENTILATION BY OPENABLE EXTERIOR OPENINGS THAT ARE NOT LESS THAN 1/20 OF THE FLOOR AREA (MIN. OF 1-1/2 SF.) OR MECHANICAL VENTILATION SYSTEMS THAT SUPPLY AT LEAST 5 CHANGES PER HOUR.
26. HABITABLE ROOMS SHALL CONTAIN AT LEAST 20 SF. WITH NO DIMENSION LESS THAN 7'-6" EXCEPT AS OTHERWISE PERMITTED.
27. LAUNDRY ROOMS, HALLWAYS, CORRIDORS, KITCHENS AND BATHROOMS WILL BE MIN. 7'-0" AFF
28. MIN. WIDTH FOR CORRIDORS AND STAIRWAYS WILL BE 36"
29. WATER CLOSET COMPARTMENTS WILL HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET
30. ALL SURFACES OF THE GARAGE ADJACENT TO THE HOUSE WILL BE PROVIDED WITH MATERIALS APPROVED FOR ONE-HOUR CONSTRUCTION. DOORWAYS IN SUCH WALLS WILL BE 1-3/8" SOLID WOOD SELF CLOSING
31. THERE WILL BE NO OPENINGS BETWEEN A PRIVATE GARAGE AND A ROOM USED FOR SLEEPING PURPOSES
32. PLASTIC SKYLIGHT UNITS WILL BE SEPARATED FROM EACH OTHER BY A DISTANCE OF NOT LESS THAN 4 FEET
33. AN ATTIC ACCESS DOOR THAT IS A MIN. 22"x30" WILL BE PROVIDED
34. COMBUSTIBLE PROJECTIONS LOCATED WHERE OPENINGS ARE NOT PERMITTED OR WHERE PROTECTION OF OPENINGS IS REQUIRED WILL BE OF ONE HOUR CONSTRUCTION OR OF HEAVY TIMBER CONSTRUCTION CONFORMING TO UBC
35. EXTERIOR STAIRS WILL NOT PROJECT INTO YARDS WHERE OPENINGS ARE NOT PERMITTED OR PROTECTION OF OPENINGS IS REQUIRED
36. ALL SOLID FUEL BURNING APPLIANCES (STOVES/FIREPLACES) FOR WHICH A CONSTRUCTION APPLICATION IS SUBMITTED AFTER FEB. 1, 1994 MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS RECOGNIZED BY THE AIR POLLUTION CONTROL BOARD (COUNTY BOARD OF SUPERVISORS) APCD RULE 504
37. WALLS AND SOFFITS OF ENCLOSED SPACES UNDER STAIRS WILL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION
38. STAIRWAY HEAD ROOM WILL BE A MIN. 6'-8"
39. EXTERIOR LANDINGS WILL BE PROVIDED AT EXTERIOR DOORS
40. EXTERIOR STAIR LANDING AT LEAST 36" DEEP WILL BE PROVIDED AT THE TOP OF STAIRS TO RESIDENCES. EXTERIOR LANDING MAY BE SLOPED 1/4"/FT
41. SAFETY GLAZING WILL BE PROVIDED FOR:
 - A. GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES SUBJECT TO HUMAN IMPACT
 - B. WINDOWS LOCATED WITHIN 36" OF THE INSIDE RIM OF TUB-SHOWER (FIXTURE) AND NOT HIGHER THAN 60" FROM TUB-SHOWER DRAIN AND ANY GLAZING MOUNTED DIRECTLY ON THE RIM OF THE FIXTURE
42. GUARDRAILS WILL BE A MIN. 42" IN HEIGHT. OPEN GUARDRAILS AND STAIR RAILING WILL HAVE INTERMEDIATE RAILS SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH
43. HANDRAILS WILL BE 34" TO 38" ABOVE AN IMAGINARY LINE CONNECTING THE NOSING OF STAIR TREADS. HANDRAIL CROSS SECTION WILL BE 1-1/2" TO 2" IN HANDGRIP DIMENSION
44. FLASHINGS FOR EXTERIOR OPENINGS, ROOFS, DECKS AND PARAPET WALLS WILL CONFORM WITH UBC
45. ROOF COVERINGS AND INSTALLATION WILL CONFORM WITH UBC, AND SHALL BE OF A MIN. CLASS 5 PER TITLE 19, SLO
46. SHOWER STALLS AS PER UPC 409. SHOWER ENCLOSURES AS PER UBC 2406
47. APPROVED M.D. BOARD REQUIRED BEHIND CERAMIC TILE @ SHOWER STALLS
48. MAXIMUM FLOOR LEVEL CHANGE @ DOORS TO BE 1"
49. ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN 5 ACRES AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS. LUO SECTION 22.05.120
50. PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE AND SET A REFERENCE POINT (BENCHMARK), OR, FOR THOSE FEW CASES IN WHICH THE HEIGHT REFERENCE IS OTHER THAN NATURAL GRADE, THE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL DETERMINE THE SPECIFIED REFERENCE POINT
51. PRIOR TO APPROVAL OF ROOF NAILING INSPECTION, THE APPLICANT SHALL PROVIDE THE BUILDING INSPECTOR WITH DOCUMENTATION THAT GIVES THE HEIGHT REFERENCE, THE ALLOWABLE HEIGHT AND THE ACTUAL HEIGHT OF THE STRUCTURE. THIS CERTIFICATION SHALL BE PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER
52. FIRE SAFETY: THE APPROVED PROJECT ALLOWED TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO BEGINNING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN ISSUED BY THE FIRE DEPARTMENT AND BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS AS MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS/SPECIAL SAFETY GLAZED WINDOWS/ NON COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS/ SPECIAL SETBACKS/ SPECIAL DRIVEWAY-ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION
53. FIRE SAFETY: IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS FIRE STOPS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AT 10 FOOT INTERVALS ALONG THE WALL LENGTH
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.

PROJECT DATA

LOT SIZE:	7015 S.F.
APN:	023-133-013
OCCUPANCY:	R-3
CONSTRUCTION:	

PROJECT DESCRIPTION

DEMOLISH EXISTING SINGLE FAMILY DWELLING AND BUILD NEW SINGLE FAMILY DWELLING

PROJECT NUMBER

AREA SUMMARY

TOTAL LIVING AREA (GSA)	2840 S.F.
TOTAL GSA LOWER LEVEL	1192 S.F.
TOTAL GSA UPPER LEVEL	1648 S.F.
TOTAL DECK AREA	561 S.F.
LOWER DECK AREA	204 S.F.
UPPER DECK AREA	357 S.F.
AREA OF PERMEABLE DECK	204 S.F.
AREA OF IMPERMEABLE DECK	357 S.F.

APPLICABLE CODES:

- 2013 CALIFORNIA RESIDENTIAL (GRG)
- 2013 CALIFORNIA BUILDING CODES, VOLS 1 & 2
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 GREEN BUILDING STANDARDS CODE
- 2013 REFERENCE STANDARDS CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ENERGY CODE
- COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
- COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
- COUNTY FIRE CODE ORDINANCE - TITLE 16
- COUNTY LAND USE ORDINANCE - TITLE 22

PROJECTS WITHIN CAMBRIA COMMUNITY SERVICE DISTRICT (CSD)

- PRIOR TO THE COUNTY'S FOUNDATION INSPECTION: CSD SEWER SIGN OFF. FOR ALL PROJECTS WITH NEW SEWER CONNECTIONS, IT IS NECESSARY FOR AN INSPECTION BY CSD OF THE SEWER. THE COUNTY BUILDING INSPECTOR WILL NOT APPROVE AND SIGN CARD WITHOUT A SIGNATURE BY A CSD STAFF ON THE COUNTY BUILDING INSPECTION CARD.
- PRIOR TO THE COUNTY'S FRAMING INSPECTION: CSD HOT WATER REGULATION SYSTEM SIGN OFF - AT FRAMING, PRIOR TO INSULATION, IT IS NECESSARY FOR CSD TO INSPECT THE HOT WATER REGULATION SYSTEM. THE COUNTY BUILDING INSPECTOR WILL NOT APPROVE AND SIGN CARD WITHOUT A SIGNATURE BY A CSD STAFF ON THE COUNTY BUILDING INSPECTION CARD.
- CAMBRIA FIRE DISTRICT SIGN OFF - ALL PROJECTS THAT ARE REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM WILL NEED AN INSPECTION BY THE CAMBRIA FIRE DEPARTMENT BEFORE INSTALLING INSULATION AND BEFORE THE COUNTY BUILDING INSPECTOR'S FRAMING SIGN OFF.
- CSD LOW FLOW FIXTURE SIGN OFF - AT FINAL, IT IS NECESSARY FOR CSD TO INSPECT THE LOW FLOW FIXTURES. THE COUNTY BUILDING INSPECTOR WILL NOT APPROVE AND SIGN CARD WITHOUT A SIGNATURE BY A CSD STAFF ON THE COUNTY BUILDING INSPECTION CARD.
- CAMBRIA FIRE DISTRICT SIGN OFF AT FINAL - ALL PROJECTS WHICH REQUIRE FIRE PLANS WILL NEED A FINAL INSPECTION BY THE FIRE DEPARTMENT PRIOR TO THE COUNTY'S BUILDING INSPECTOR'S FINAL SIGN-OFF.

DESIGN TEAM

OWNER

MARY MAHER 4 MADELYNN RIGOPoulos
1835 WALES ROAD
CAMBRIA, CA 93428
(714)330-0436
(714)841-8830
calpemhb@aol.com
madrmad@aol.com

PRODUCTION

DOUGLAS GREENFIELD DESIGN
P.O. BOX 505
CAMBRIA, CA 93428
(805)421-1443
grnfid57@charter.net

CONTRACTOR

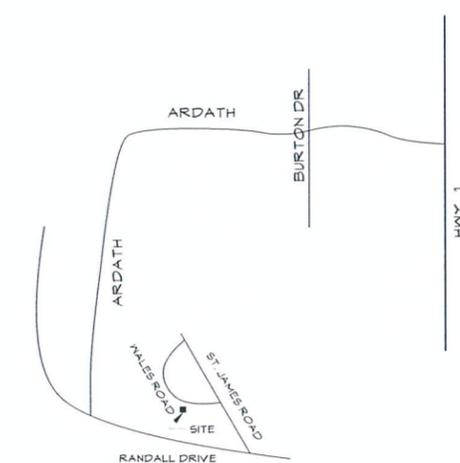
STRUCTURAL ENGINEERING



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REVISIONS
1

PROJECT DESCRIPTION



VICINITY MAP

SHEET INDEX

- A-1 TITLE SHEET
- A-2 SITE PLAN
- A-3 UPPER & LOWER LEVEL PLANS
- A-4 ELEVATIONS
- A-5 SITE ELEVATION
- A-6 CSD & CAL FIRE LETTERS

RIGOPoulos & MAHER RESIDENCE
1835 WALES ROAD
CAMBRIA, CA

DATE	5-8-16
SCALE	
DRAWN BY	DAG
SHEET	A-1
OF	SHEETS



DOUGLAS GREENFIELD DESIGN
 PO BOX 505 CAMBRIA, CA 93428
 (805) 421-1443 gfield@charter.net

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REVISIONS

1.

PROJECT DESCRIPTION

RISOPULLOS & MAHER RESIDENCE
 1895 WALES ROAD
 CAMBRIA, CA

DATE 5-8-16

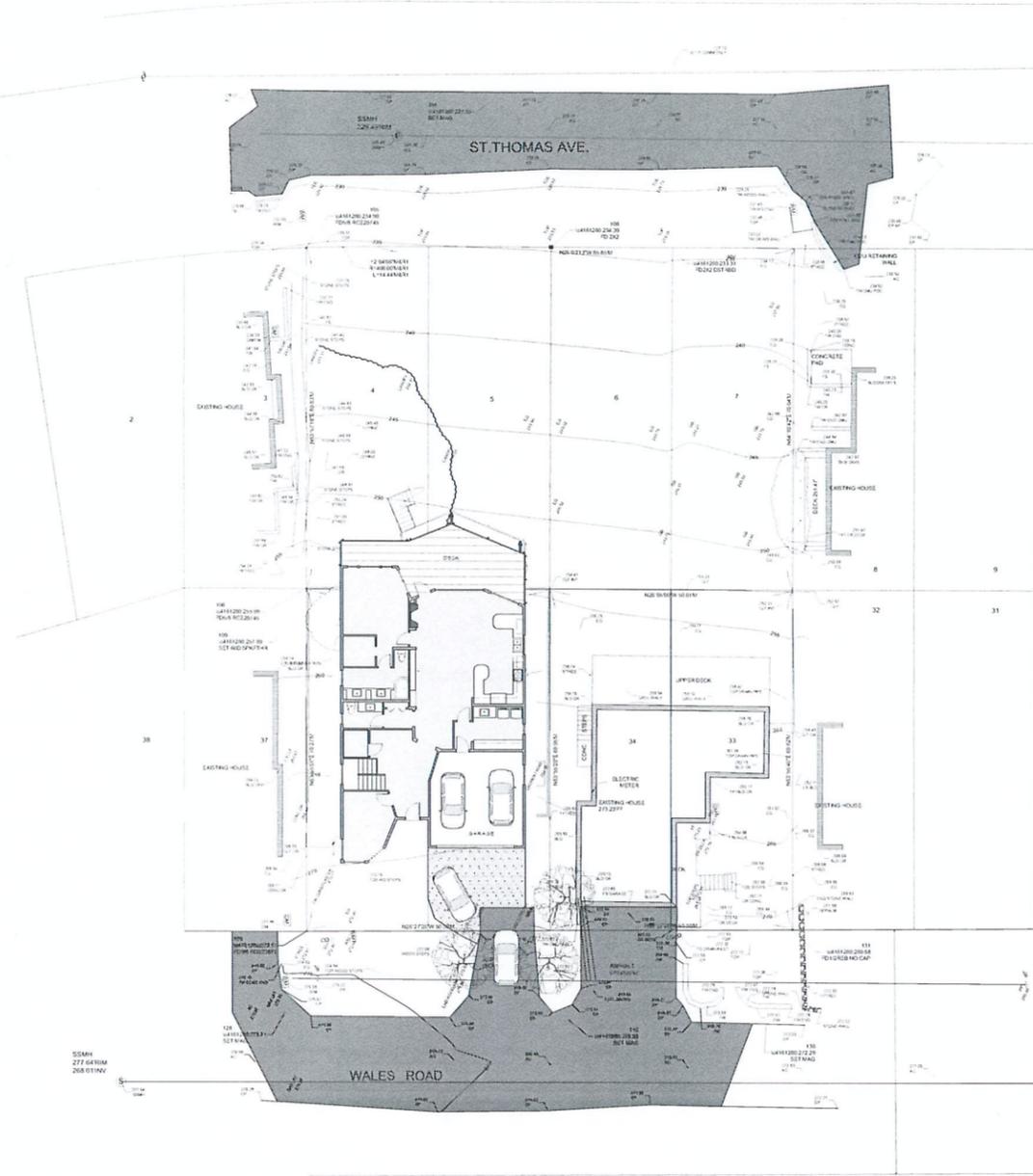
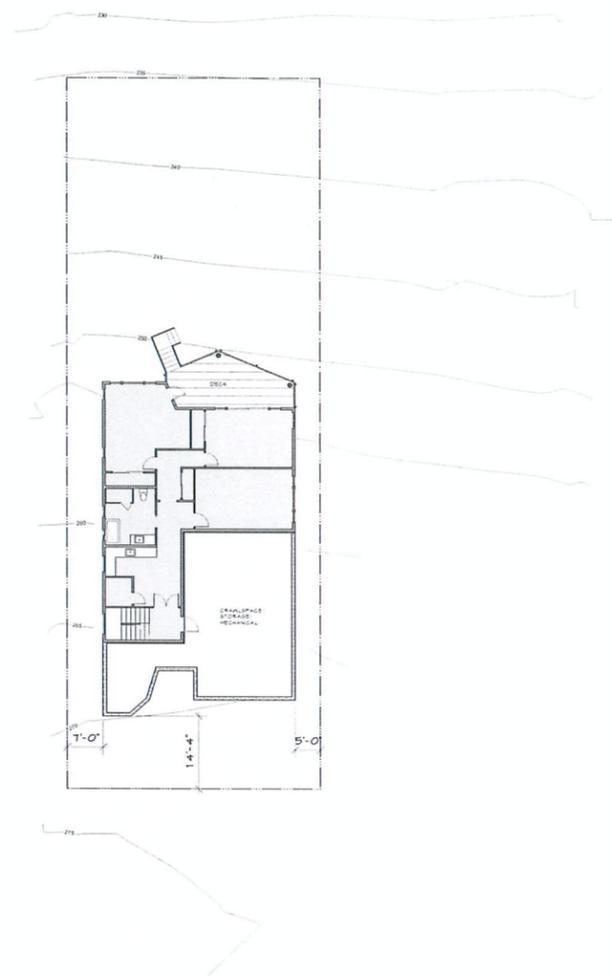
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DRAWN BY DAG

SHEET

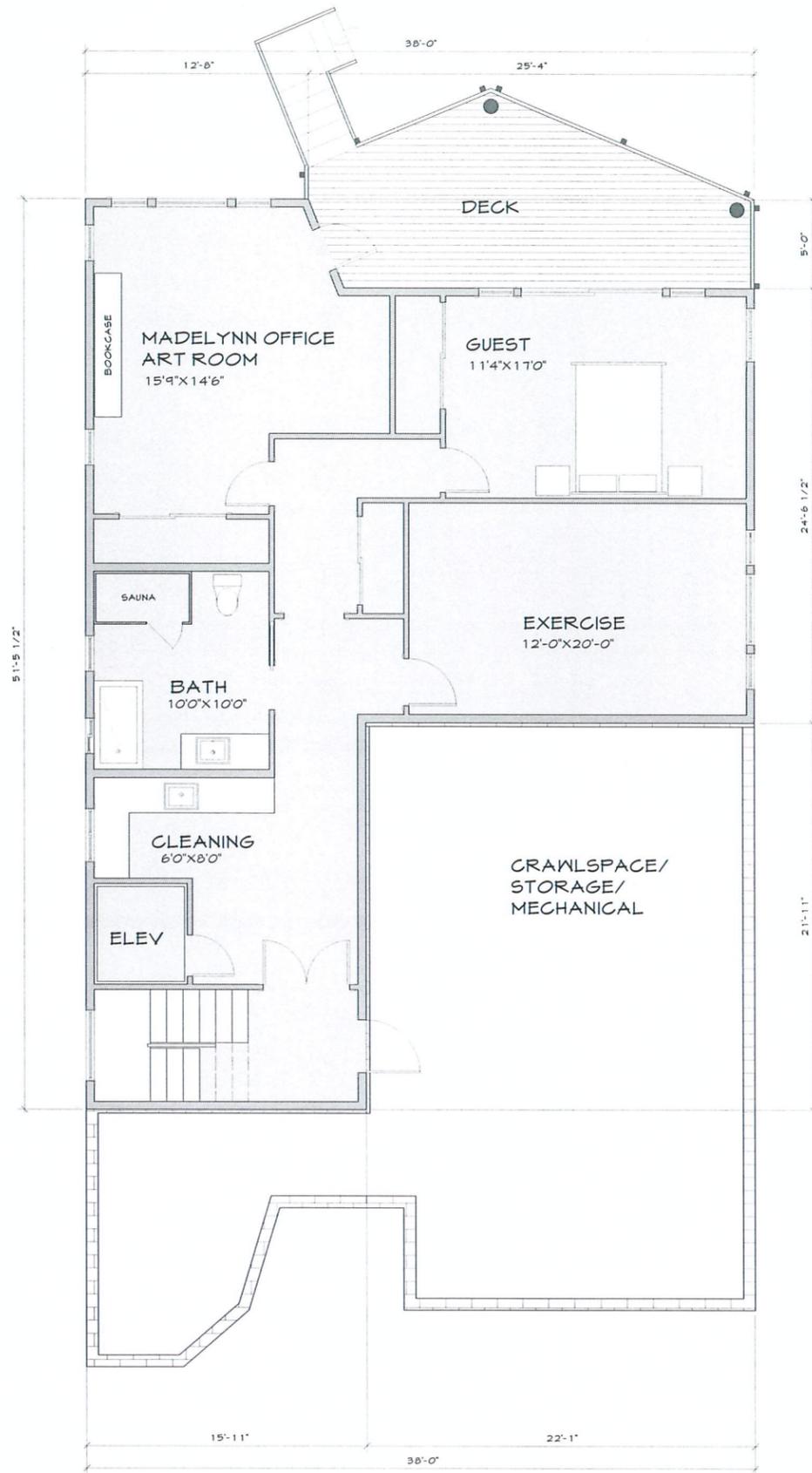
A-2

OF SHEETS

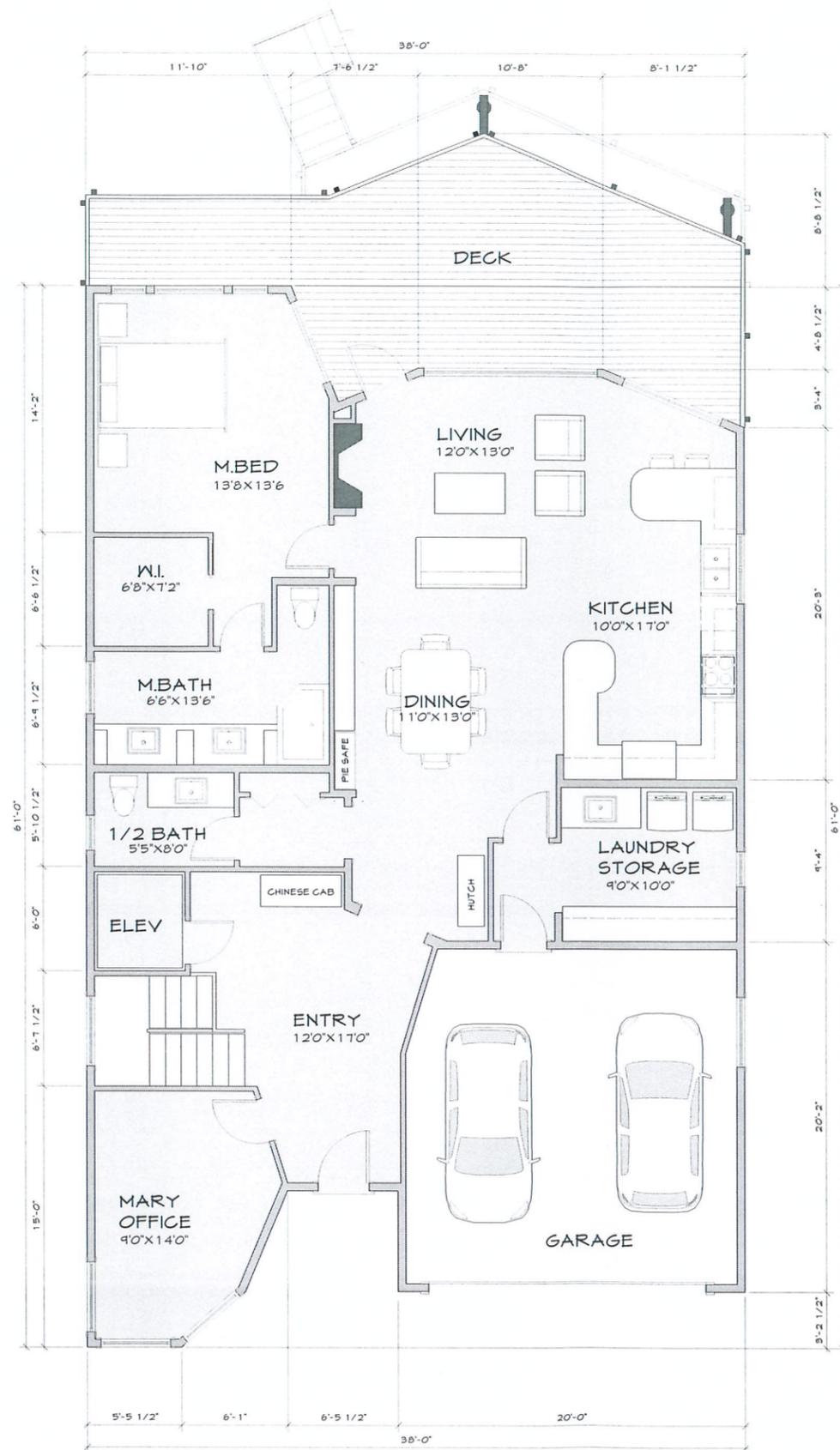


LOWER LEVEL

SITE PLAN



LOWER LEVEL PLAN
1192 SF.



MAIN LEVEL PLAN
1648 SF.

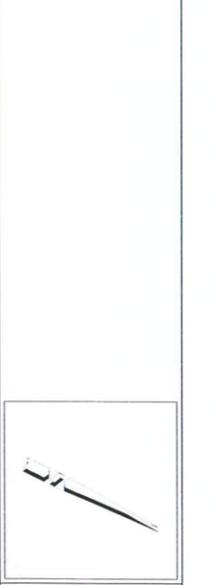


DOUGLAS GREENFIELD DESIGN
PO BOX 505 CAMBRIA, CA 93428
(805) 921-1443 gfield@earthlink.net

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REVISIONS
1

PROJECT DESCRIPTION



RIGIPLULOS & MAHER RESIDENCE
1895 WALES ROAD
CAMBRIA, CA

DATE	5-8-16
SCALE	1/4" = 1'-0"
DRAWN BY	DAG
SHEET	A-3
OF SHEETS	

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REVISIONS

1

PROJECT DESCRIPTION

RIGOPULLOS & MAHER RESIDENCE
 1855 MALES ROAD
 CAMBRIA, CA

DATE 5-8-16

SCALE 1/4" = 1'-0"

DRAWN BY DAG

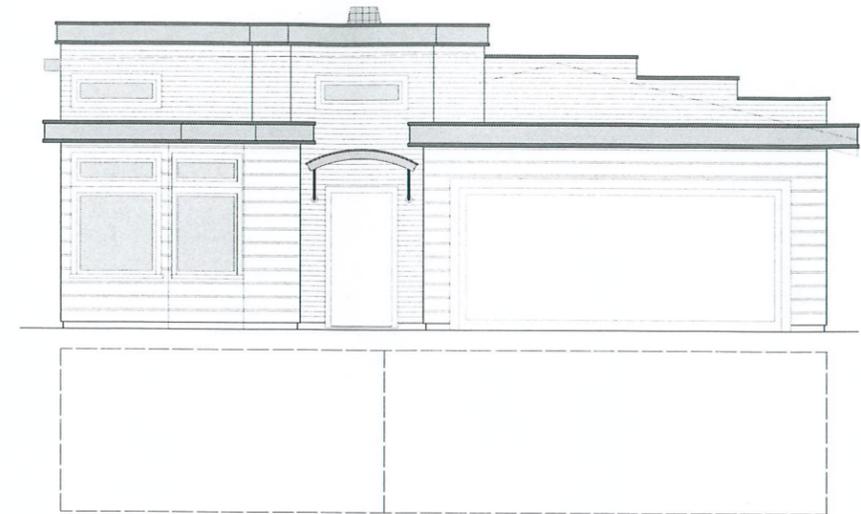
SHEET

A-4

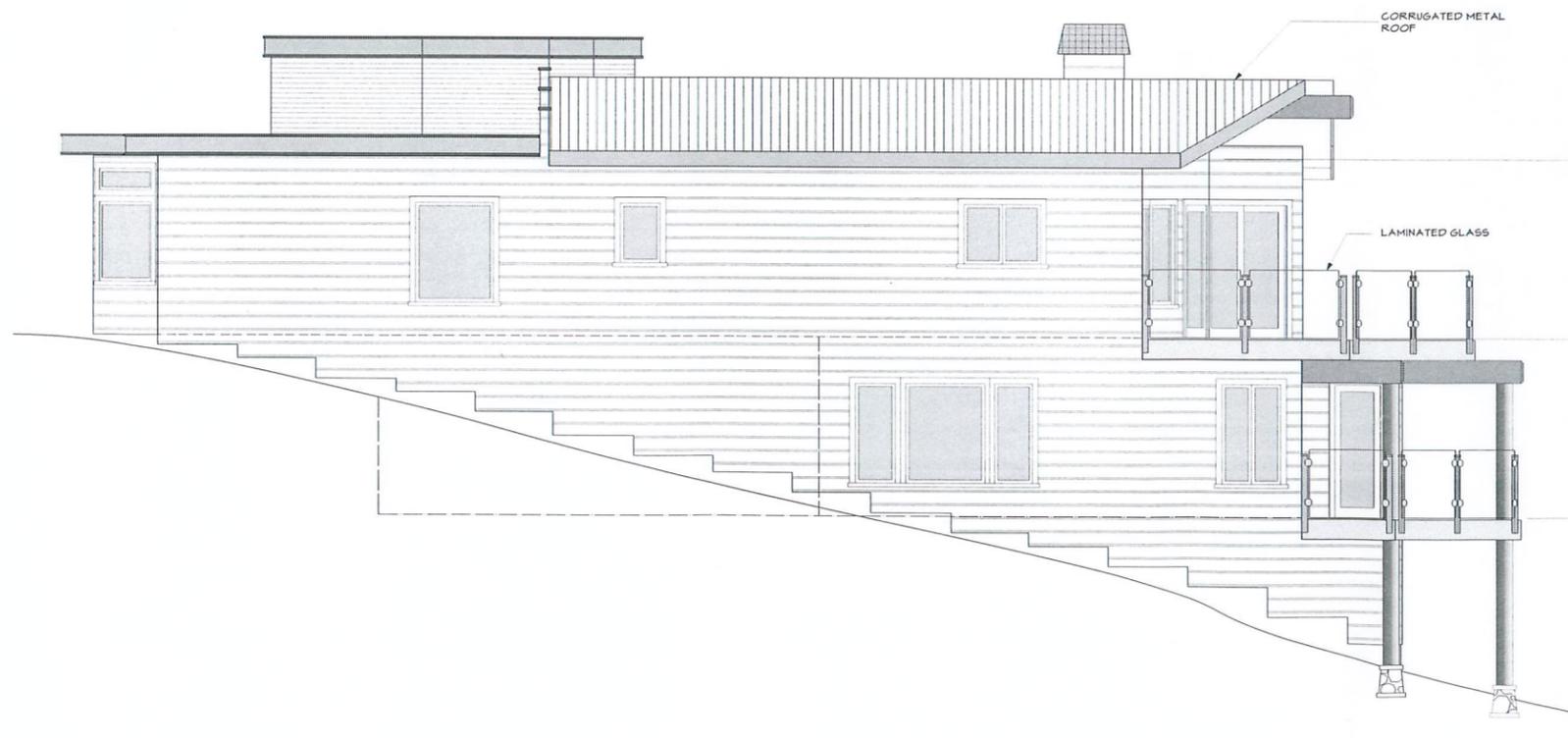
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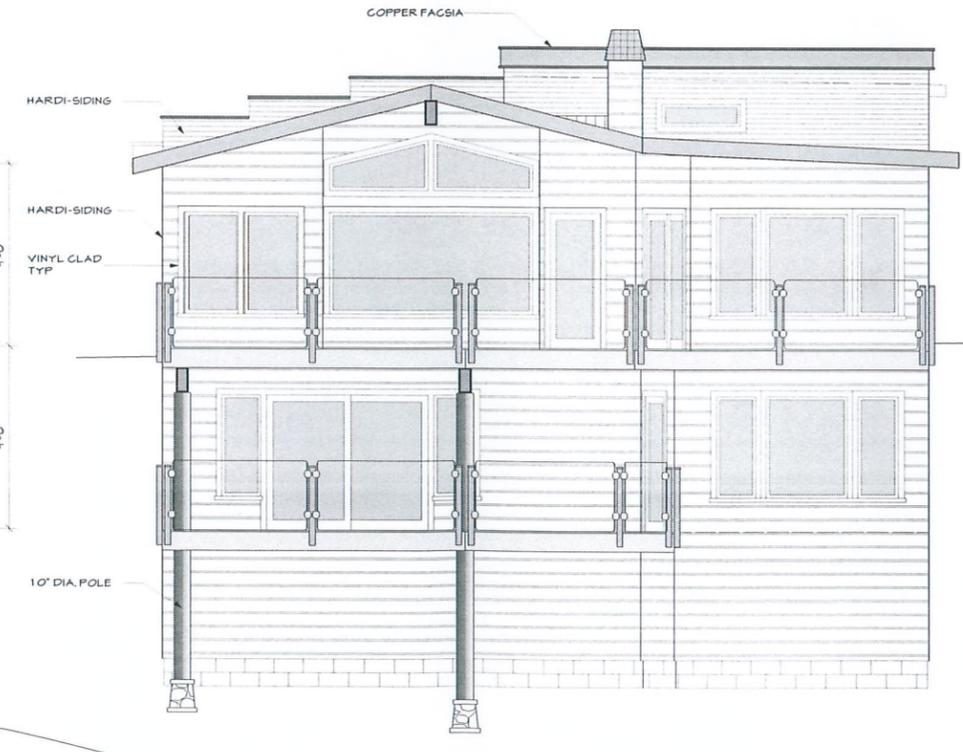
SOUTH ELEVATION



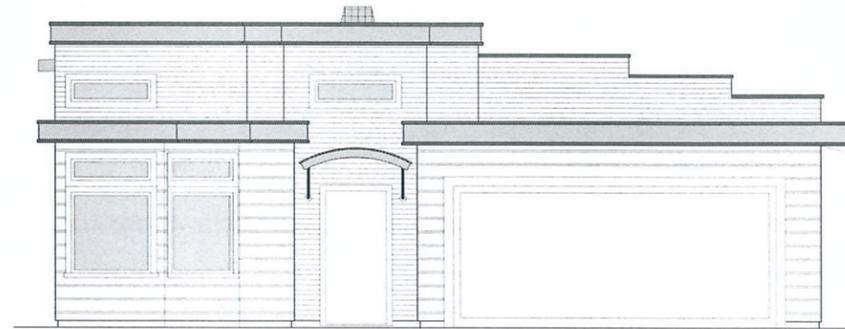
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



1835 WALES ROAD

SITE ELEVATION

dgd

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 P.O. BOX 505, CAMBRIA, CA 93428
 (805) 421-1443 gfield@charter.net

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REVISIONS

1

PROJECT DESCRIPTION

RIGOPULOS & MAHER RESIDENCE
 1835 WALES ROAD
 CAMBRIA, CA

DATE 5-8-16

SCALE

DRAWN BY DAG

SHEET

OF SHEETS



Residential Single-Family

North Coast Advisory Council

Recreation

Agriculture

Open Space

Recreation

Residential

Ru

ning Area
rea
one
Area

CCambria URL

UNWALD RD

UNWALD RD

023-133-013



50 m



Parcel Summary Report For Parcel # 023-133-013

5/27/2016
2:53:46PM

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 MAHER MARY
6632 JARDINES DR HUNTINGTON BEACH CA 92647-

OWN MAHER MARY & MADELYNN RIGOPOULOS TR

OWN RIGOPOULOS MADELYNN

Address Information

<u>Status</u>	<u>Address</u>
P	01835 WALES RD CAMB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
M16-	0133	1P	Cambria	North Coast P	RSF	LCP	AS	Y	L2 / VP	E000386C
023133	013	0001	Cambria	North Coast P	TH	GS		N		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CAM PINES TR 8 BL 231 LTS 35 & 36

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 023-133-013

5/27/2016
2:53:46PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

C5862 FNL Primary Parcel

Description:

DECK REPAIR/REPLACEMENT AS BUILT

DRC2015-00133 REC Primary Parcel

Description:

DEMOLISH EXISTING HOUSE AND BUILD 2840 SQ FT S.F.D.

E000386 RES Primary Parcel

Description:

CONST DECK NO PERMIT

SUB2015-00056 RDD Primary Parcel

Description:

PROP 4 TO 1 VOL MERGER