



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/21/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00024 VAN BEURDEN – Proposed minor use permit for the remodel of an addition to existing single family residence. Project location is 5223 Hillcrest Drive in Cambria.
APN: 013-311-011 & 013-311-012

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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

DRC2016-00024

VAN BEURDEN

MINOR USE PERMIT

REMODEL OF AND ADDITION TO EXISTING SFR:

NOCST/ CAMB

AS GS LCP RSF TH

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name Leon Van Beurden Daytime Phone 805 528-1133
 Mailing Address 1340 Van Beurden Dr #101 Log 0909 Zip Code 93402
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name John MacDodd Daytime Phone 805 995-1398
 Mailing Address 2819 Santa Barbara Canyon Zip Code 93430
 Email Address: jmaddock@charter.net

PROPERTY INFORMATION

Total Size of Site: 16,496 s.f. Assessor Parcel Number(s): 013-311-011 & 012

Legal Description: Lots 15 & 16 Bl 1 Trc 112

Address of the project (if known): 5223 Hillcrest Dr Cambria

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

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 864 Detached Garage
New 640 Guest House
Remodel existing 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 [Signature] Date 10-2-16

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
5223 Hillcrest Dr Cambria, identified as Assessor Parcel Number
013-311-011 & 012, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: Garage / Overhouse (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

- Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
- I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
- If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: _____
Daytime Telephone Number: _____
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property none to our knowledge

Person or entity granting consent:

Print Name: Roger Woelfel

Print Address: 5411 Hillcrest Dr. Cambria, CA 93428

Daytime Telephone Number: 805-927-4681

Signature of landowner: [Signature] Date: 9/22/2016

Authorized agent:

Print Name: John MacDonald / Leon Van Beurden

Print Address: 1330 Van Beurden Dr # 101 Los Osos CA 93402

Daytime Telephone Number: 805-528-1133

Signature of authorized agent: [Signature] Date: 9-22-16

Stephen H. Woelfel, TRUSTEE,
WOELFEL REVOCABLE LIVING TRUST



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): N/A

Describe existing and future access to the proposed project site: Hillcrest 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: ↓
East: ↓ West: ↓

For all projects, answer the following:

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

Buildings: 3,930 sq. feet 24 % Landscaping: 10,000 sq. feet 61 %
Paving: 2,500 sq. feet 15 % Other (specify) _____
Total area of all paving and structures: 6,430 sq. feet sq. feet acres
Total area of grading or removal of ground cover: 3,000 sq. feet sq. feet acres
Number of parking spaces proposed: 3+ Height of tallest structure: +/- 15'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25' Right 15' Left 15' Back 20'

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

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

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

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? 1 - exist.
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 / _____ GPM
 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 If 'Yes', please attach.
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: +/- 20' Location of connection: Hillcrest Dr
2. What is the amount of proposed flow? _____ GPD
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: Mamon
- 3. Where is the waste disposal storage in relation to buildings? Garage
- 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 Union
- 2. Location of nearest police station: Los Osos
- 3. Location of nearest fire station: +/- 1.5 mi.
- 4. Location of nearest public transit stop: Main Street
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

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

Commercial/Industrial Project Information

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

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.
- 9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): N/A
2. Will the development occur in phases? Yes No
If yes describe: _____
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:
N/A
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): Map - Building

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF);
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

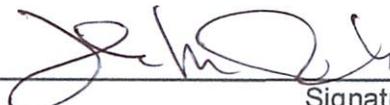
In addition, please answer the following question: "This project is within 1/2 mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills) Yes No

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

AND

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.



Signature

10-2-16

Date

Print Name: John MacDonell

PROPOSED GARAGE & GUESTHOUSE FOR :

VAN BEURDEN RESIDENCE

CAMBRIA, CALIFORNIA.

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

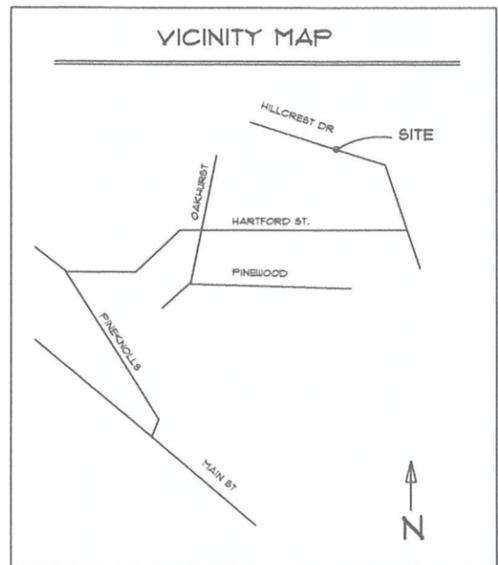
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

GARAGE & GUESTHOUSE FOR VAN BEURDEN RESIDENCE 5223 HILLCREST DRIVE CAMBRIA, CA

PROJECT DATA	
OWNER:	
LEON VAN BEURDEN 1330 VAN BEURDEN DRIVE #101 LOS OSOS, CA 805-928-1133	
LEGAL DESCRIPTION:	
5223 HILLCREST DRIVE CAMBRIA, CA	
LOTS 15 & 16 BLOCK 7 TRC 112 APN 013-311-011 & 012	
SQUARE FOOTAGE:	
EXISTING RESIDENCE	1,880 S.F.
EXISTING GARAGE (TO BE CONVERTED)	460 S.F.
ADDITION	86 S.F.
NEW LIVING TOTAL	2,426 S.F.
NEW GUEST HOUSE	640 S.F.
NEW GARAGE	864 S.F.
LOT SIZE	16,496 S.F.
OCCUPANCY - R-3/U	
CONSTRUCTION TYPE - VB	
EROSION CONTROL AND BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.	
GREEN BUILDING THIRD PARTY VERIFICATION BY:	

PROJECT TEAM	
ARCHITECT:	
John MacDonald, Architect 2813 Santa Barbara Avenue Cayucos, CA 93430 Office 805.995.1398 FAX 805.995.1544	
TITLE-24 :	
DRAWN BY:	JHM
DATE:	9.22.16
REVISIONS	DATE
STRUCTURAL :	
SOILS ENGINEER:	

SHEET INDEX	
SHEET #	CONTENTS
T-1	TITLE PAGE
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	EXTERIOR ELEVATIONS



RESIDENTIAL CAL GREEN MANDATORY MEASURES	
JOINTS AND OPENINGS: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN FLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO ENFORCING AGENCY.	
A MINIMUM OF 80% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.	
AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.	
ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.	
V.O.C.'S DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.	
DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED DURING CONSTRUCTION.	
ADHESIVES, SEALANTS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC LIMITS.	
PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR ROCC AND OTHER TOXIC COMPOUNDS.	
AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR ROCC AND OTHER TOXIC COMPOUNDS.	
DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.	
CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.	
50% OF FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC-EMISSIONS LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.	
PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.	
INTERIOR MOISTURE CONTROL	
VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED ON SLAB ON GRADE FOUNDATIONS.	
MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.	
EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE INSTALLED IN EVERY BATHROOM.	
WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE MINIMUM INSULATION VALUE OF R-4.7	
DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:	
1. ESTABLISHED HEAD LOSSES AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.	
2. SIZE DUCT SYSTEMS ACCORDING TO ACC 28-D OR EQUIVALENT.	
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S OR EQUIVALENT.	
HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.	
SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.	
VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.	

APPLICABLE CODES	
2013 CALIFORNIA ADMINISTRATIVE CODE (CHAP. 4, 6 & 8)	2013 CALIFORNIA BUILDING CODE (CBC)
2013 CALIFORNIA RESIDENTIAL CODE (CRC)	2013 CALIFORNIA ELECTRICAL CODE (CEC)
2013 CALIFORNIA MECHANICAL CODE (CMC)	2013 CALIFORNIA PLUMBING CODE (CPC)
2013 CALIFORNIA FIRE CODE (CFC)	CALIFORNIA TITLE 24: CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
2013 CALIFORNIA GREEN BUILDING STANDARDS 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	

SYMBOLS & ABBREVIATIONS	
	COLUMN LINES, GRID LINES
	DOOR SYMBOL
	WINDOW SYMBOL
	REVISION CLOUD AROUND REVISION
	HATCH LINE SHADED PORTION IS THE SIDE CONSIDERED
	WORK POINT CONTROL POINT OR DATUM POINT
	SECTION IDENTIFICATION 3-BET WERE SECTION IS DRAIN
	DETAIL NUMBER
	SHEET NUMBER
	KEYNOTES
	CONCRETE
	MASONRY VENEER
	CONCRETE BLOCK
	GYPSUM BOARD NO DOUBLE LINES AT SMALL SCALE
	BATT INSULATION
	PLYWOOD
	PROPERTY LINE
	NEW FINISH GRADE
	EXISTING GRADE NEW OR FINISHED CONTOUR
	EXISTING CONTOURS
	TOP OF WALL
	TOP OF CURB
	TOP OF PAVEMENT
	SIMILAR STANDARD
	STRUCTURAL
	TOP OF PARAPET
	TOP OF ROOFING
	TOP OF FINISH CURB/WALL
	TOP OF PAVING
	TOP OF WALL
	TYPICAL SECTION
	WHERE OCCURS
	REINFORCEMENT
	RETENTION
	SECTION

GENERAL NOTES	
1.	ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2013 CBC CODE, 2013 CEC, 2013 CFC, 2013 CRC, 2013 California Energy Code.
2.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
3.	CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.
4.	CONTRACTOR SHALL CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AREAS, REFER TO BUILDING AND ADJOINING AREAS, REFER TO BUILDING PLANS. REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH ROUGH GRADING.
5.	PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
6.	PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES TEMPORARY GUARD RAILS AND / OR CONEPIES AS REQUIRED BY THE LOCAL AGENCIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.
7.	THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.
8.	IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING FROM THE DESIGNER.
9.	GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, ELECTRICAL, GAS, TELEPHONE AND CABLE TV DRAWINGS.
10.	CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT MANUFACTURERS.
11.	GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
12.	PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS WHERE REQUIRED.
13.	ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.
14.	UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL, TRIM, TRUSS/RAILING, HOLDING, FRAMES, CASTING, ETC. SHALL BE PAINTED.
15.	SEE SOILS REPORT FOR RECOMMENDATIONS REGARDING CORROSION. SOILS. ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTED.
16.	SPECIFY WEATHER-RESISTANCE BARRIER AT ALL EXTERIOR WALLS CBC 104.3 NOTE TWO (2) LAYERS OF GRADE "D" TYPE PAPER REQUIRED OVER WOOD BASED SHEATHING.
17.	THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS PLACE IN THE BLDG. A STATE INSULATION CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSULATION IS CONSISTENT WITH THE PLANS AND CONFORMS TO THE STATE ENERGY REGULATIONS NOTE ON PLANS TITLE 24, PART 2, CHAPTER 2-3 STANDARDS FOR INSULATING MATERIAL.
18.	THE BUILDER SHALL PROVIDE THE BLDG. OWNER, MANAGER AND ORIGINAL OCCUPANTS WITH A LIST OF THE FEATURE, MATERIALS, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY AND MAINTENANCE FOR EFFICIENT OPERATION NOTE ON THE PLANS TITLE 24, SECTION 10-03(B).
19.	ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" ICBO FABRICATING SHOP PRIOR TO ANY STEEL BEAMS FABRICATED AND SENT TO THE JOBSITE. THE FABRICATING COMPANY SHALL BE APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY PER CBC, SECTION 101.1
20.	THE CONTRACTOR SHALL FIELD VERIFY THE SITE CONDITIONS AS REPRESENTED IN THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
21.	UNLESS NOTED OTHERWISE AS INDICATED, DIMENSIONS ARE TO CENTER LINES OF COLUMNS, AND TO FACE OF WALLS.
22.	ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE GOVERNING AGENCY'S BUILDING CODE AND ITS ADOPTIONS, AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
23.	WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING SAME SHALL BE REFERRED TO THE DESIGNER.
24.	ANY ALL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE F.4, REDWOOD OR PRESURE TREATED, "SOLICIZED", CBC SECTION 103.11
25.	ALL FRAMING LUMBER SHALL BE GRADE MARKED WITH QUALITY PER C.B.C. (CALIFORNIA BUILDING CODE) REQUIREMENTS.
26.	USE APPROVED FLASHING MATERIALS AT ALL EXTERIOR OPENINGS, UNLESS NOTED OTHERWISE. ALL SHEET METAL SHALL BE 24 GAUGE G.I. OR BETTER PAINTED WITH G.I. VENTS FLASH PRIMER AND A ZINC DUST PRIMER, EXCEPTING FIRE-PAINTED METAL AS APPROVED BY THE DESIGNER.
27.	PROVIDE ONE 1/2" FOUND WATERPROOF FELT MINIMUM UNDER ALL EXTERIOR COVERINGS.
28.	ALL EXTERIOR WALL OPENINGS, FLASHING, CENTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF, CAULK AND FLASH WHERE NECESSARY FOR A COMPLETE AND WORKABLE INSTALLATION.
29.	CERTIFIED INSULATION MATERIALS, TITLE 24 SECTION 18.
30.	INSULATION INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS NOT MORE THAN 25 AND SMOKE NOT MORE THAN 450
31.	AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND WEATHER-STRIPPING.
32.	CONTRACTORS MUST GANG AND CONCEAL FROM VENT ROOF VENTS WHEREVER POSSIBLE.
33.	ROOF DRAIN DOWN SPOUTS MUST NOT DRAIN ONTO HARD OR BE VISIBLE FROM TRAFFIC AREAS.
34.	ALL OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BLDG. OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
35.	PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI. (CPC 408.2)
36.	ALL OR "EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

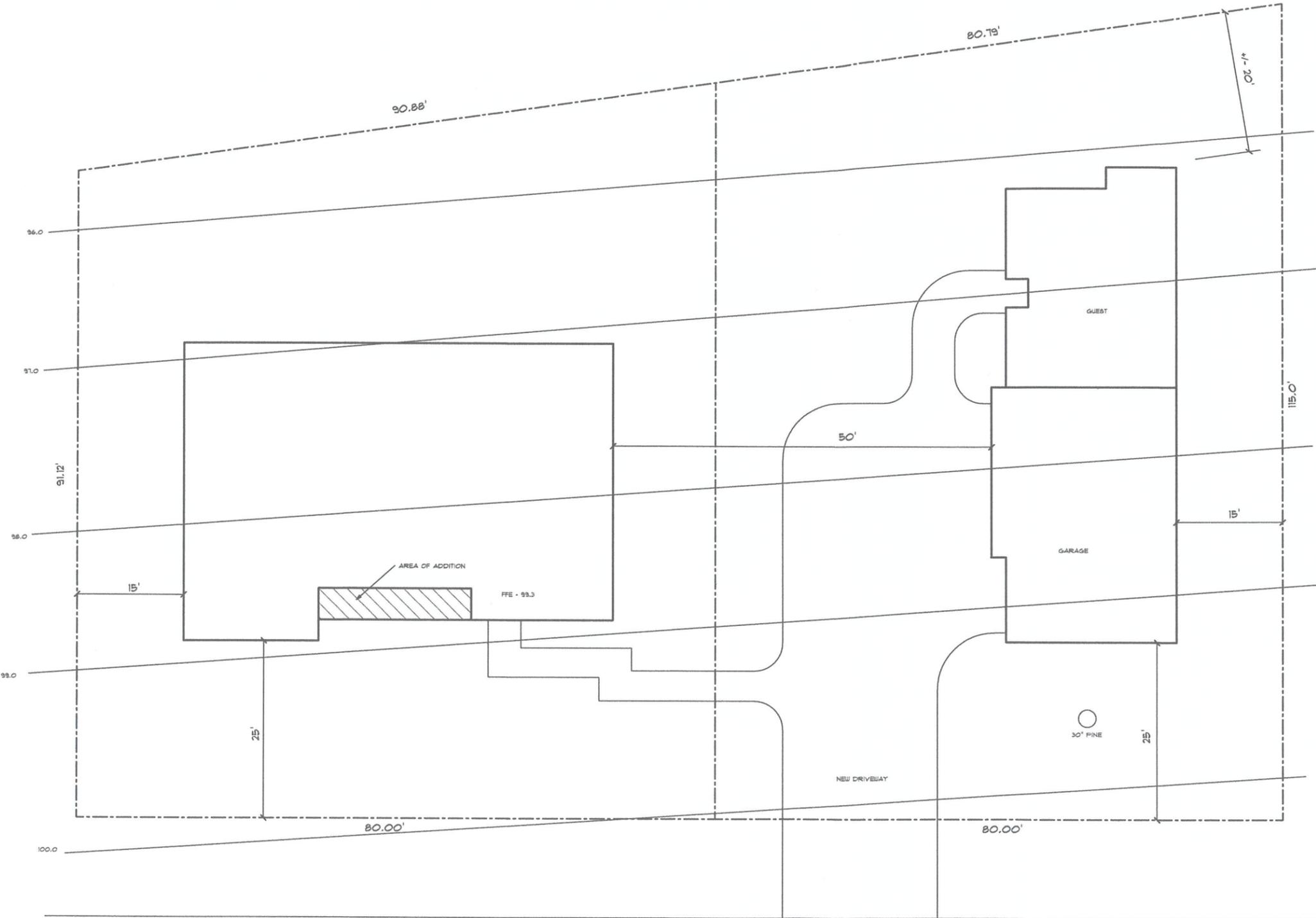
John MacDonald, Architect
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GARAGE & GUESTHOUSE FOR
VAN BEURDEN RESIDENCE
 5223 HILLCREST DRIVE
 CAMBRIA, CA

SITE PLAN



SITE DRAINAGE
 THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL
 BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS
 THAN 5% FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR
 TO THE FACE OF WALL.
 IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL
 BE SLOPED MINIMUM 2% AWAY FROM BUILDING
 IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL
 DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE
 METHOD OF DIVERTING WATER AWAY FROM FOUNDATION. SLOPES USED FOR THESE PURPOSES SHALL BE SLOPED A MIN.
 OF 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION.



DRC2016-00024
 MINOR USE PERMIT
 REMODEL OF AND ADDITION TO EXISTING
 SFR:
 NOCST/ CAMB BNC
 AS GS LCP RSF TH

SITE PLAN

HILLCREST DRIVE

1/8" = 1'-0"

FIRE SAFETY PLAN
 THE APPROVED PROJECT COVERED BY THIS PERMIT
 SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS
 DEEMED NECESSARY BY THE FIRE DEPARTMENT
 HAVING JURISDICTION FOR THIS PERMIT. PRIOR
 TO STARTING CONSTRUCTION THE PROPERTY OWNER
 SHALL READ THE FIRE SAFETY PLAN AND BECOME
 AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS.
 REQUIREMENTS MAY INCLUDE, FIRE SPRINKLERS / SPECIAL
 SAFETY GLAZING / NON-COMBUSTIBLE EXTERIOR CONSTRUCTION
 AND ROOFING / SETBACKS / DRIVEWAY-ROADWAY REQUIREMENTS
 AND OTHER SPECIAL CONSTRUCTION

PRIOR TO ANY SITE DISTURBANCE, A LICENSED SURVEYOR OR CIVIL ENGINEER
 SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE
 AND SET A BENCHMARK.
 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.

DRAWN BY:	JHM
DATE:	9.22.16
REVISIONS	DATE

SHEET
A-1
 OF 1 SHEETS

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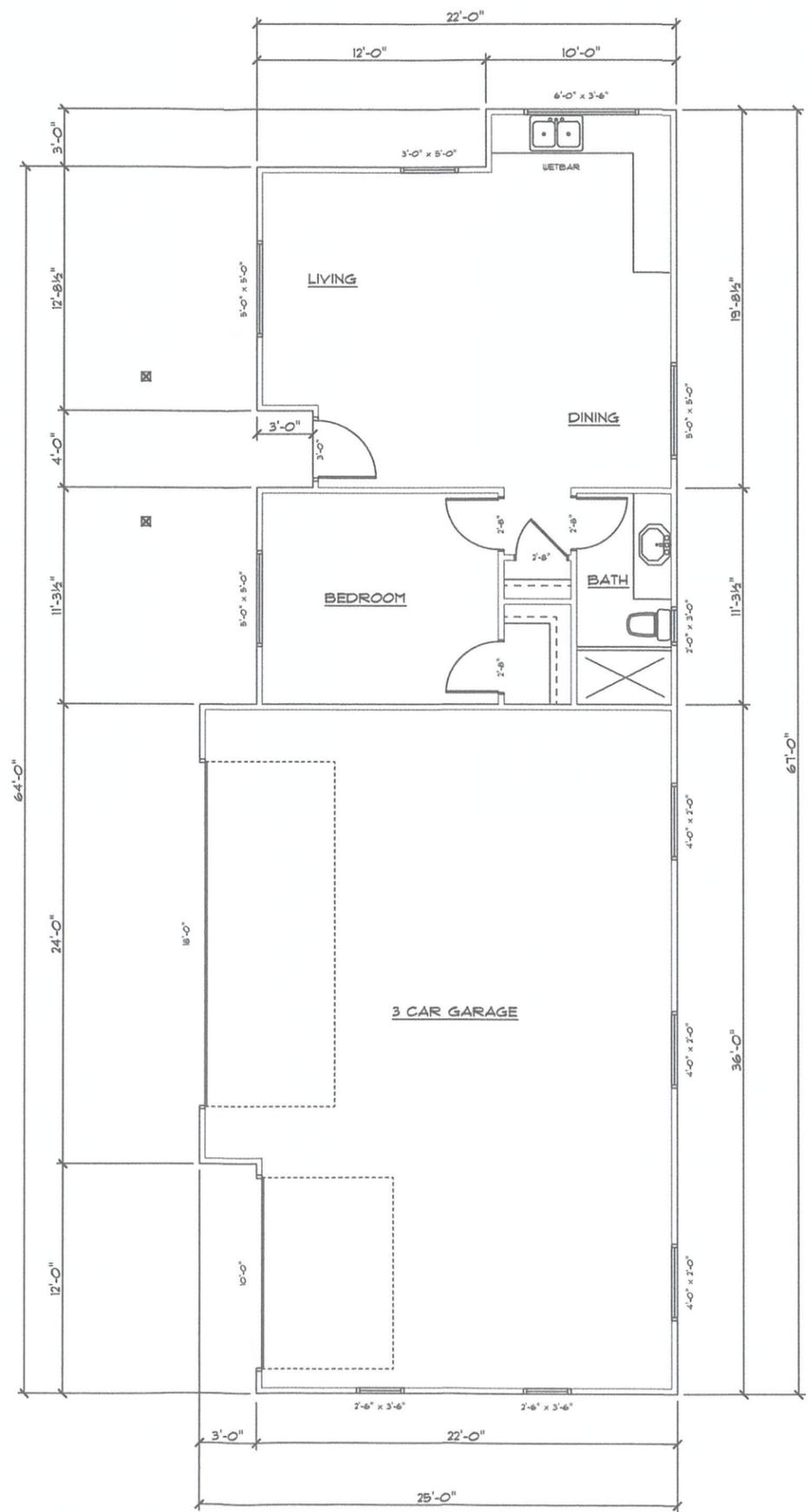
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GARAGE & GUESTHOUSE FOR
YAN BEURDEN RESIDENCE
 5223 HILLCREST DRIVE
 CAMBRIA, CA

FLOOR PLAN

DRAWN BY:	JHM
DATE:	9.22.16
REVISIONS	DATE

SHEET
A-2
 OF 7 SHEETS



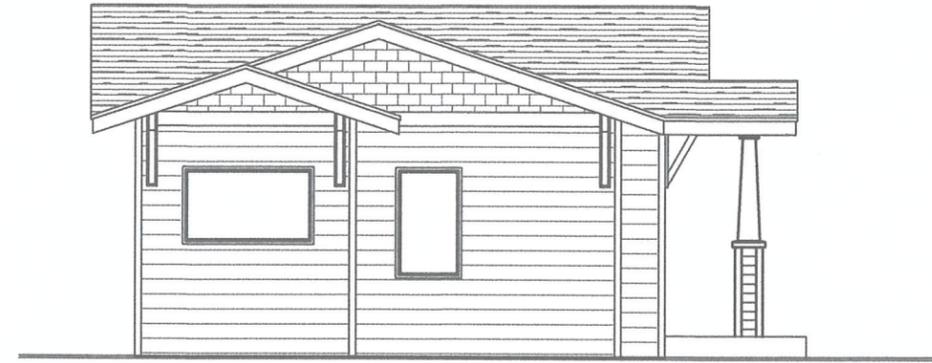
FLOOR PLAN

1/4" = 1'-0"

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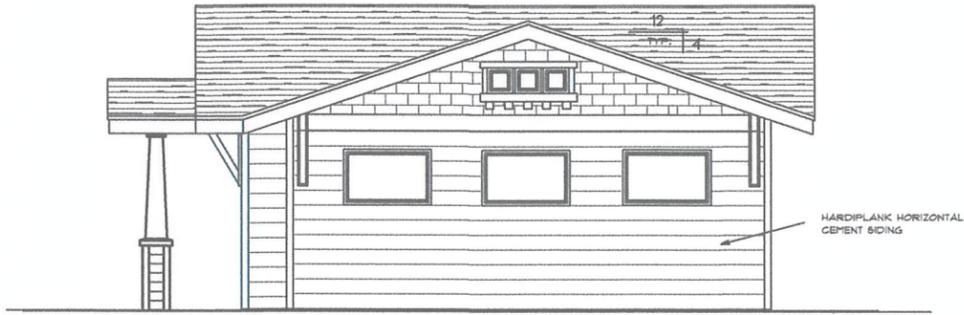
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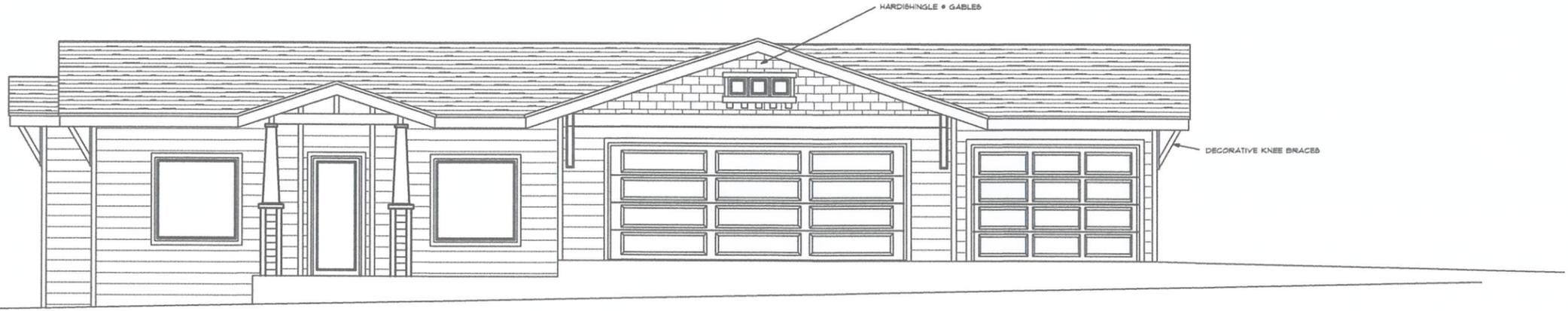
FRONT ELEVATION

1/4" = 1'-0"



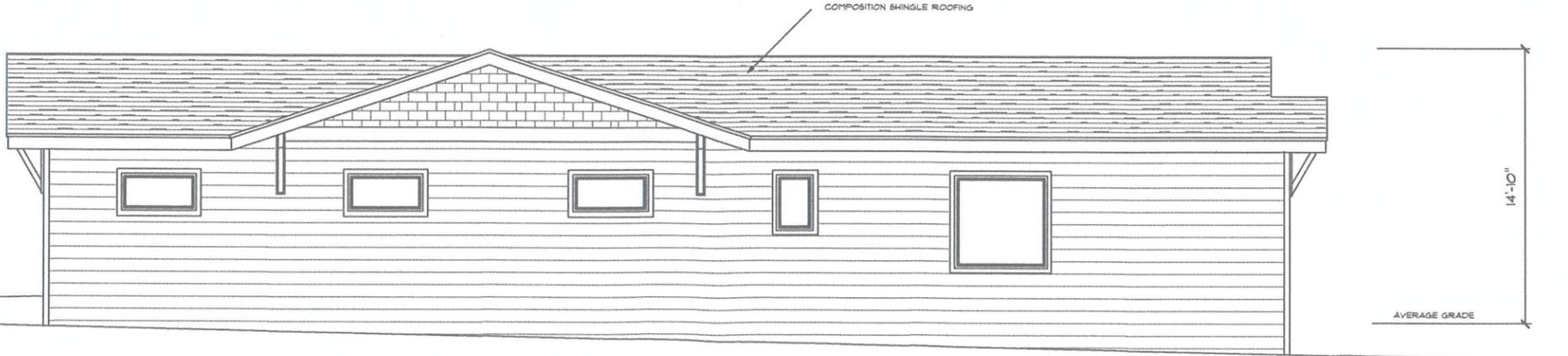
FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

GARAGE & GUESTHOUSE FOR
YAN BEURDEN RESIDENCE
 5223 HILLCREST DRIVE
 CAMBRIA, CA

EXTERIOR
 ELEVATIONS

DRAWN BY:	JHM
DATE:	9.22.16
REVISIONS	DATE

SHEET
A-3
 OF 7 SHEETS

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EXISTING FLOOR PLAN

1/4" = 1'-0"

GARAGE & GUESTHOUSE FOR
YAN BEURDEN RESIDENCE
 5223 HILLCREST DRIVE
 CAMBRIA, CA

EXISTING MAIN
 HOUSE PLAN

DRAWN BY: JHM

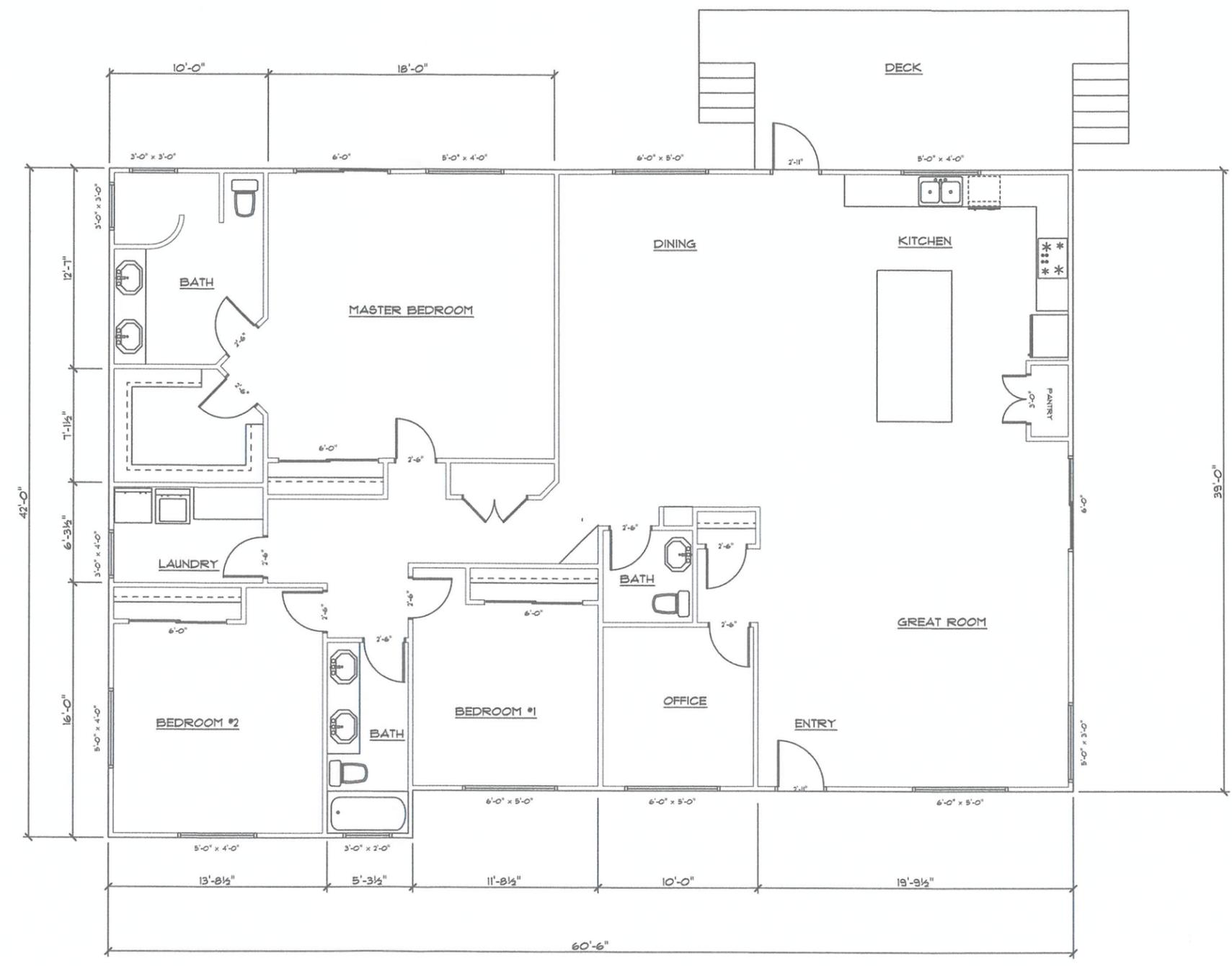
DATE: 9.22.16

REVISIONS DATE

REVISIONS	DATE

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 PLANS SHALL PRECEDE OVER SCALED
 DIMENSIONS. THE ENGINEER
 SHALL VERIFY AND BE RESPONSIBLE
 FOR ANY DISCREPANCIES ON THE JOB
 PRIOR TO THE BEGINNING OF
 CONSTRUCTION.



REVISED FLOOR PLAN

1/4" = 1'-0"

GARAGE & GUESTHOUSE FOR
 [Illegible text]

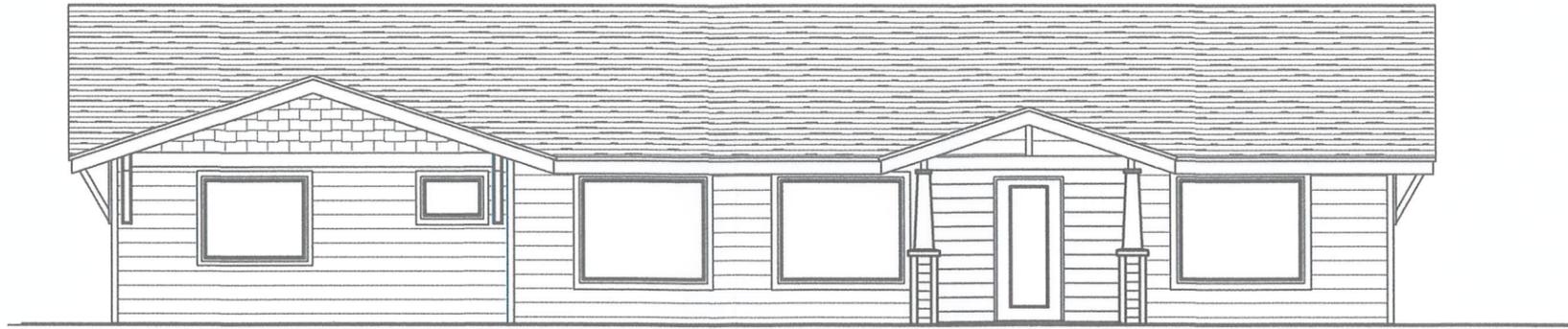
**REVISE
 HOUSE
 PLAN**

DRAWN BY:	
DATE:	
REVISIONS	

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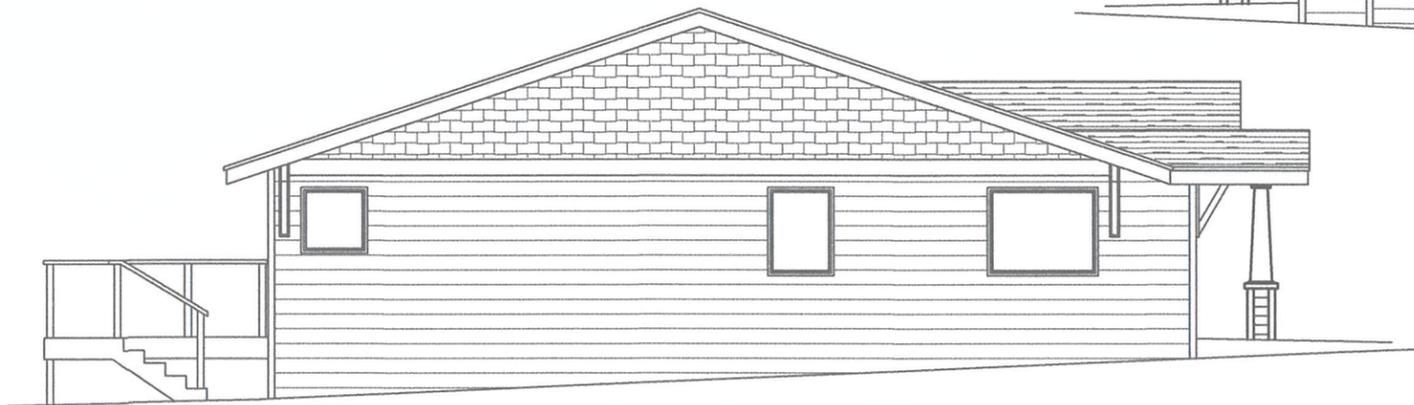
FRONT ELEVATION

1/4" = 1'-0"



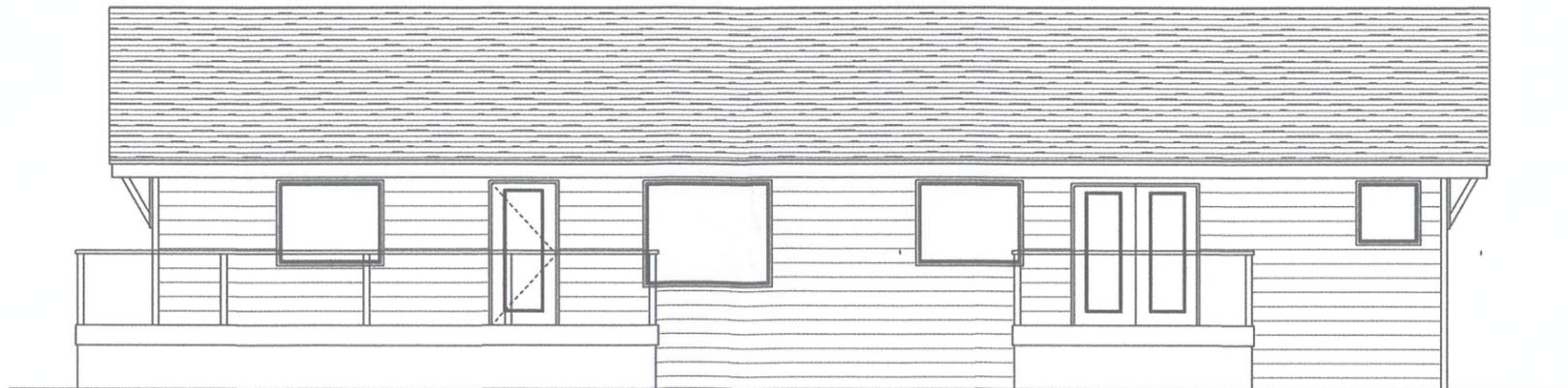
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GARAGE & GUESTHOUSE FOR
YAN BEURDEN RESIDENCE
 5223 HILLCREST DRIVE
 CAMBRIA, CA

EXISTING HOUSE
 ELEVATIONS

DRAWN BY: JHM

DATE: 9.22.16

REVISIONS DATE

REVISIONS	DATE

SHEET

A-6

OF 7 SHEETS



Rural Lands

Residential Single-Family

*North Coast Advisory Council
North Coast Planning Area
Planning Area*

Combra JRL

OAKHURST DR

PINWOOD DR

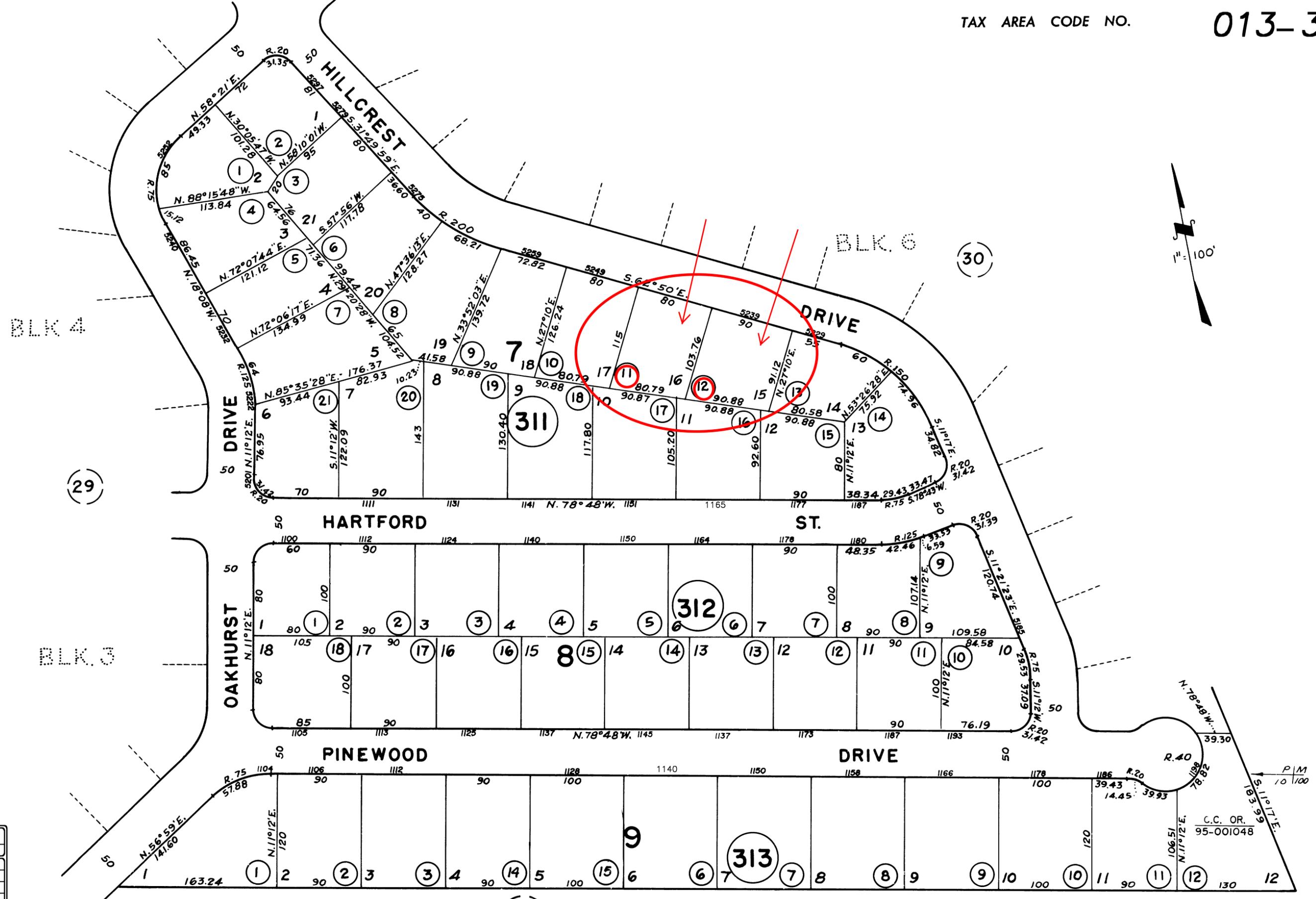
Zone g Area

MACT

MANOR WAY

HILLCREST DR





REVISIONS	
TECH	DATE
RS	11-22-99

50 0 100 200

RS 11-22-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 112
SAN LUIS OBISPO COUNTY
CALIFORNIA



Parcel Summary Report For Parcel # 013-311-011

10/21/2016
11:51:34AM

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 WOELFEL ROGER H
 5411 HILLCREST DR CAMBRIA CA 93428-2517

OWN WOELFEL MARY JC

OWN WOELFEL TRUST

OWN WOELFEL WILLIAM H

Address Information

Status **Address**
 00000 HILLCREST DR CAMB

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
112	0007	0016	Cambria	North Coast P	RSF	LCP	AS	Y		
013311	011	0017	Cambria	North Coast P	GS			U		

Parcel Information

Status **Description**
 Active TR 112 LT 16 BL 7

Notes

Tax Districts

COAST (SB1537)
 SAN LUIS OBISPO JT(27,40)
 CAMBRIA PUBLIC



Parcel Summary Report For Parcel # 013-311-011

10/21/2016
11:51:35AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2016-00024

REC

Primary Parcel

Description:

REMODEL OF AND ADDITION TO EXISTING SFR:
NEW 864 DETACHED GARAGE
NEW 690 GUEST HOUSE

ZON2015-00317

REC

Primary Parcel

Description:

ONE MONTEREY PINE - HEALTHY TREE WITH SOME BARK BEETLE. NO SIGNS OF PITCH CANKER. LEAN ON TREE IS NOT SIGNIFICANT OR DANGEROUS. THE STRUCTURE OF THE TREE IS SAFE & NOT LIKELY TO FAIL. THE BARK BEETLES ARE TREATABLE WITH AN INSECTICIDE TREATMENT



Parcel Summary Report For Parcel # 013-311-012

10/21/2016
12:03:15PM

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 WOELFEL ROGER H
 5411 HILLCREST DR CAMBRIA CA 93428-2517

OWN WOELFEL FAMILY TRUST

OWN WOELFEL MARY J

OWN WOELFEL WILLIAM H

Address Information

Status **Address**
 05233 HILLCREST DR CAMB

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
112	0007	0015	Cambria	North Coast P	RSF	LCP	AS	Y		
013311	012	0016	Cambria	North Coast P	GS			U		

Parcel Information

Status **Description**
 Active TR 112 BL 7 LT 15

Notes

Tax Districts

COAST (SB1537)
 SAN LUIS OBISPO JT(27,40)
 CAMBRIA PUBLIC



Parcel Summary Report For Parcel # 013-311-012

10/21/2016
12:03:15PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2016-00024

REC

Related Parcel

Description:

REMODEL OF AND ADDITION TO EXISTING SFR:
NEW 864 DETACHED GARAGE
NEW 690 GUEST HOUSE