



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00035 SMITH – Proposed minor use permit for a distance waiver for a secondary dwelling. Site location is 358 E Ormonde Rd, Arroyo Grande.
APN: 044-371-035

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

SCSLB/ SCSLB
RR

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Amendment to approved land use permit | |

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Lucas & Michelle Smith Daytime Phone (805) 295-0091
 Mailing Address 332 N. 13th St., Grover Beach, CA Zip Code 93433
 Email Address: cohesiondesign@gmail.com

Applicant Name Same as Agent below Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Bryce Engstrom: Architect Daytime Phone (805) 235-3385
 Mailing Address 210 Traffic Way Suite E, Arroyo Grande, CA Zip Code 93420
 Email Address: brycethearchitect@gmail.com

PROPERTY INFORMATION

Total Size of Site: 10.06 acres Assessor Parcel Number(s): 044-371-035
 Legal Description: 358 E. Ormonde Road, Arroyo Grande, CA 93420
 Address of the project (if known): See above

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 227 South from SLO, Right on Noyes, Right on Ormonde
Site is on left side of the road

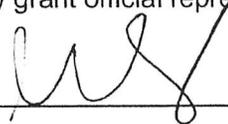
Describe current uses, existing structures, and other improvements and vegetation on the property:
Single family residence, Metal Shop, Grass and oak trees

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1200 sq.ft secondary dwelling with attached 600 sq.ft. garage and 1490 sq.ft of covered and uncovered decks

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 10/13/14

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): See attached description

Describe existing and future access to the proposed project site: Existing access is by gravel driveway from E. Ormonde Road, no proposed changes

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: (Includes existing and proposed)

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

Buildings: 6533 sq. feet 1.5 % Landscaping: 4000 sq. feet 0.9 %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 6533 sq. feet acres

Total area of grading or removal of ground cover: 3100 sq. feet acres (This project only)

Number of parking spaces proposed: 2 Height of tallest structure: 24'-5-1/2"

Number of trees to be removed: N/A Type: _____

Setbacks: Front 30 ft. Right 30 ft. Left 30 ft. Back 30 ft.

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

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

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

Fire Agency: List the agency responsible for fire protection: Cal 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: 2

Total floor area of all structures including upper stories, but not garages and carports: 2690

Total of area of the lot(s) minus building footprint and parking spaces: 424,197

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: 2.46 acres
Moderate slopes of 10-30%: 7.60 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
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: Previous grading for main residence and shop as indicated on plans
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Visible from E. Ormonde Road

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? 100 gal./day
- 4. How many service connections will be required? One
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: On site well
- 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 13.9 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? 300 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: N/A
- 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: Lucia Mar
- 2. Location of nearest police station: 200 N. Halcyon Rd. Arroyo Grande
- 3. Location of nearest fire station: 140 Traffic Way Arroyo Grande
- 4. Location of nearest public transit stop: James Way @ Oak Park Blvd
- 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:
Single family residence
- 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 N/A

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:
Building on existing graded building pad near exiting gravel driveway to decrease ground disturbance area.

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): Local only

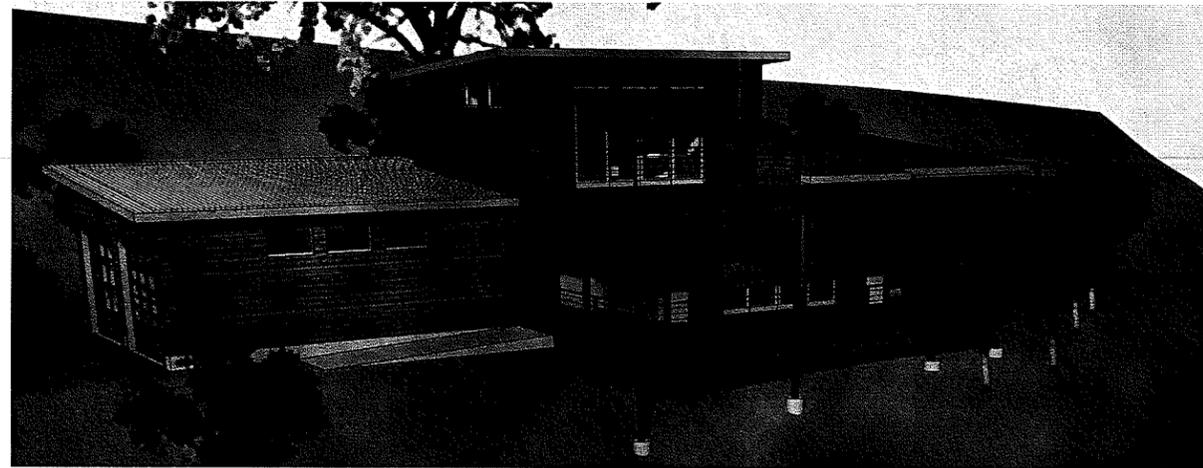
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

GENERAL NOTES:

- (THESE NOTES APPLY TO ALL PORTIONS, PHASES & SUBCONTRACTS OF THIS PROJECT)
 USE OF PLANS: THESE PLANS ARE THE PROPERTY OF BRYCE ENGSTROM ARCHITECT AND MAY NOT BE USED WITHOUT EXPRESS WRITTEN CONSENT.
1. ALL WORK SHALL CONFORM TO: A) THE MINIMUM STANDARDS OF THE LATEST EDITION (OR THE CURRENT EDITION IN EFFECT) OF THE CALIFORNIA BUILDING CODE AND ALL RELATED DOCUMENTS THAT ARE PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; B) ALL REGULATION AND ORDINANCE OF ALL LOCAL GOVERNING AGENCIES; AND C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES.
 2. A CERTIFICATE OF CONSTRUCTION COMPLIANCE, SIGNED BY THE GENERAL CONTRACTOR BASED UPON HIS OBSERVATION OF THE CONSTRUCTION WORK SHALL BE SUBMITTED TO THE INSPECTING BUILDING OFFICIAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 3. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.
 4. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MIS DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
 5. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWING SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 6. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9
 7. OMITTED
 8. ANY PERSON USING A TORCH OR OTHER FLAME-PRODUCING DEVICE FOR SWEATING PIPE JOINTS FROM OR IN ANY BUILDING OR STRUCTURE SHALL PROVIDE ONE APPROVED FIRE EXTINGUISHER ON THE PREMISES WHERE SAID BURNING OPERATION IS PERFORMED. COMBUSTIBLE MATERIAL IN THE CLOSE PROXIMITY OF OPEN FLAME SHALL BE PROTECTED AGAINST IGNITION BY SHIELDING, WETTING OR OTHER MEANS. IN ALL CASES, A FIRE WATCH SHALL BE MAINTAINED IN THE VICINITY OF THE OPERATION FOR ONE-HALF HOUR AFTER THE TORCH OR FLAME-PRODUCING DEVICE HAS BEEN USED. REFER TO C.C. CHAPTER 13 FOR ADDITIONAL MEASURES.
 9. 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 OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM BRYCE ENGSTROM ARCHITECT PRIOR TO PROCEEDING WITH ANY RELATED WORK.
 10. 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, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARITAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
 11. PROTECTION AND SAFETY: CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL TIMES (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.) STAGING OF MATERIALS AND EQUIPMENT SHALL NOT OVERLOAD ANY EXISTING, NEW AND/OR TEMPORARY STRUCTURES ON THE BUILDING SITE.
 12. CHANGES: CHANGES TO APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND SHALL BE APPROVED BY THE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY AND COSTS FOR ALL CHANGES LATER IN THE PROJECT CAUSED BY THE ORIGINAL CHANGE.
 13. SUBSTITUTIONS: SUBSTITUTIONS REQUIRE OWNER AND ARCHITECTS APPROVAL FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTOR'S EXPENSE.
 14. ALL APPLIANCES, PLUMBING FIXTURES, CABINETS/BUILT-INS, ACCESSORIES AND FINISHES LISTED ON THE DRAWINGS SHALL BE SPECIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE U.O.M.
 15. THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND PRINTED INSTRUCTIONS ON HOW TO USE THE EFFECTIVELY. (CAC TITLE 24, SECTION 1403 E).
 16. ALL MECHANICAL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH 2010 CALIFORNIA MECHANICAL CODE.
 17. ALL DIMENSIONS OF EXISTING STRUCTURES, IF PRESENT, ARE BASED ON ORIGINAL DRAWINGS AND/OR CURSORY FIELD MEASUREMENTS AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL FIELD MEASURE AND VERIFY CONDITIONS PRIOR TO COMMENCING ANY WORK. NOTIFY ARCHITECT WHERE CONDITIONS VARY FROM THOSE SHOWN.

APPLICABLE CODES:

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2013 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2010 CALIFORNIA ENERGY CODE (CEC PART 6)
- 2013 CALIFORNIA FIRE CODE (CFC)



**SINKUS RESIDENCE
 ARROYO GRANDE, CA**

PROJECT DATA:

A.P.N. 044-371-035
 PLANNING AREA: SAN LUIS BAY INLAND
 ZONING DESIGNATION: RR - ARROYO GRANDE FRINGE
 TOTAL NUMBER OF UNITS: 2 (1 EXISTING, 1 PROPOSED)
 OCCUPANCY GROUP: R3
 CONSTRUCTION TYPE V- SPRINKLERS (DESIGNED BY OTHERS)
 LOT SIZE: 10.06 ACRES
 USE DESCRIPTION:
 EXIST. RESIDENCE IS A 3,671 SQ.FT., 4 BEDROOM RESIDENCE (NO PROPOSED CHANGES)
 PROPOSED SECONDARY DWELLING IS A 1200 SQ.FT., 2-BEDROOM RESIDENCE
 BUILDING AREAS:

FIRST FLOOR - HABITABLE	856 SQ.F.T
SECOND FLOOR -HABITABLE	344 SQ.FT.
TOTAL HABITABLE:	1200 SQ.FT.
FIRST FLOOR COVERED DECK-	437 SQ.FT.
FIRST FLOOR UNCOVERED DECK	850 SQ.FT.
SECOND FLOOR UNCOVERED DECK	203 SQ.FT.
FIRST FLOOR GARAGE	594 SQ.FT.

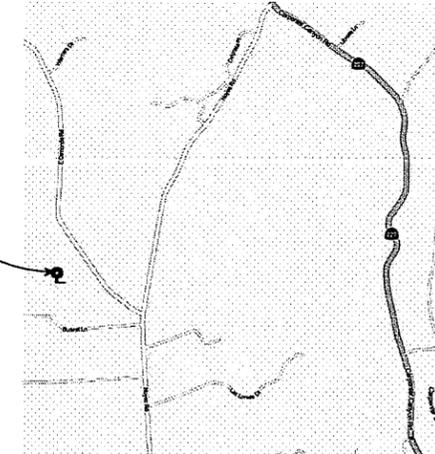
CONSULTANTS LIST

ARCHITECT:
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 brycearchitect@gmail.com

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 (805) 474-9600
 chuck@artisanengineering.biz

TITLE 24 ENERGY:
 MICHAEL KUNZ
 ENERGY PERFORMANCE SERVICES
 P.O. BOX 7483
 SOUTH LAKE TAHOE, CA 96158
 (866) 828-9488
 info@e24express.com

PROJECT LOCATION



VICINITY MAP (NO SCALE)

SHEET TITLE	SHEET INDEX
A-1 SITE PLAN, VICINITY MAP, PROJECT DATA, GENERAL NOTES	
A-2 SITE PLANS, STRUCTURES WITHIN 100 FT.	
A-4 FLOOR PLANS	
A-5 ELEVATIONS	
A-6 ELEVATIONS	
A-7 SECTIONS	

NUMBER	DATE	REVISION	DESCRIPTION



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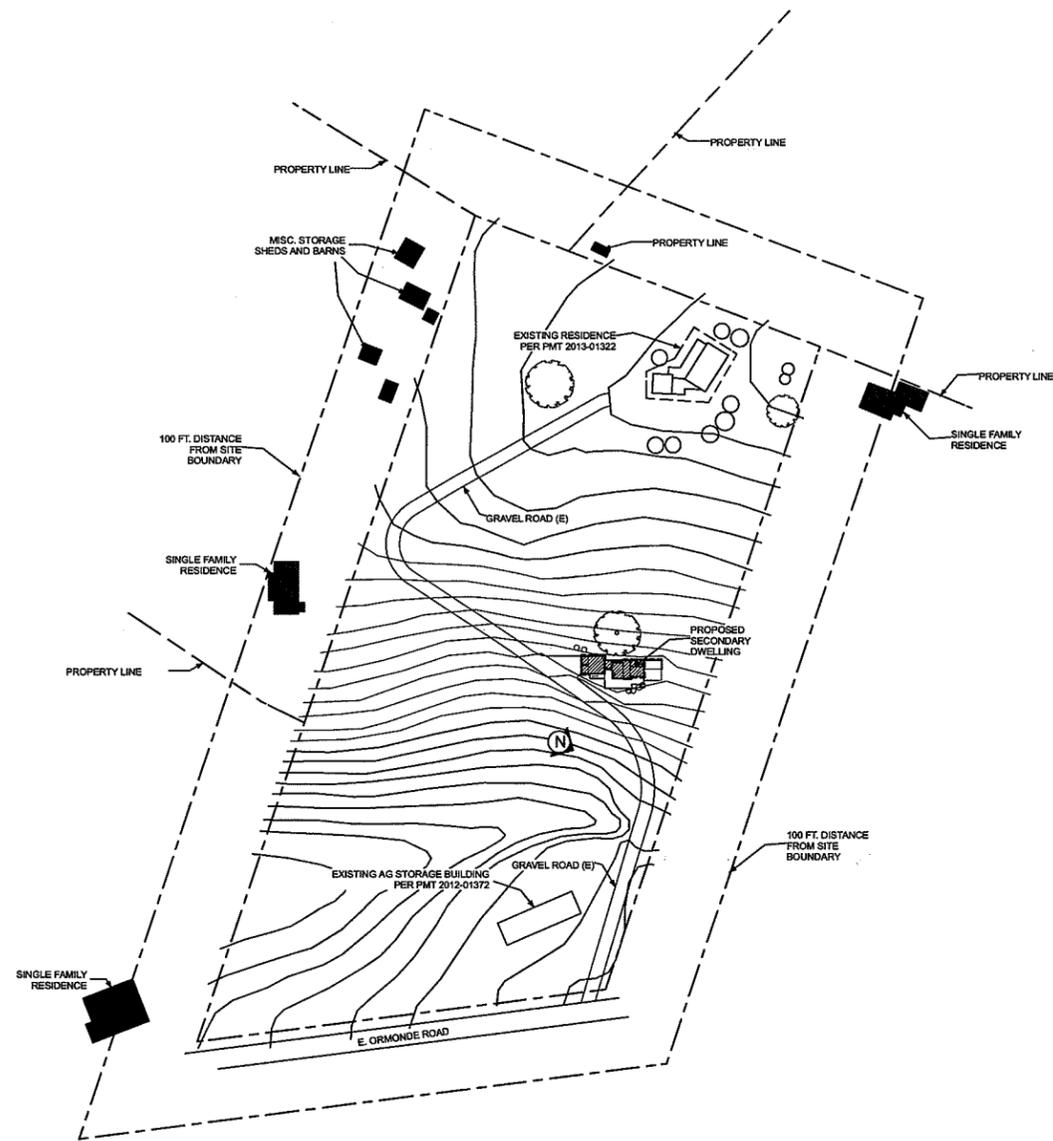
**SINKUS RESIDENCE
 358 E. ORMONDE ROAD
 ARROYO GRANDE, CA**

OWNER:
 LUCAS & MICHELLE SMITH
 5000 S. LAKE TAHOE BLVD
 ARROYO GRANDE, CA 93420

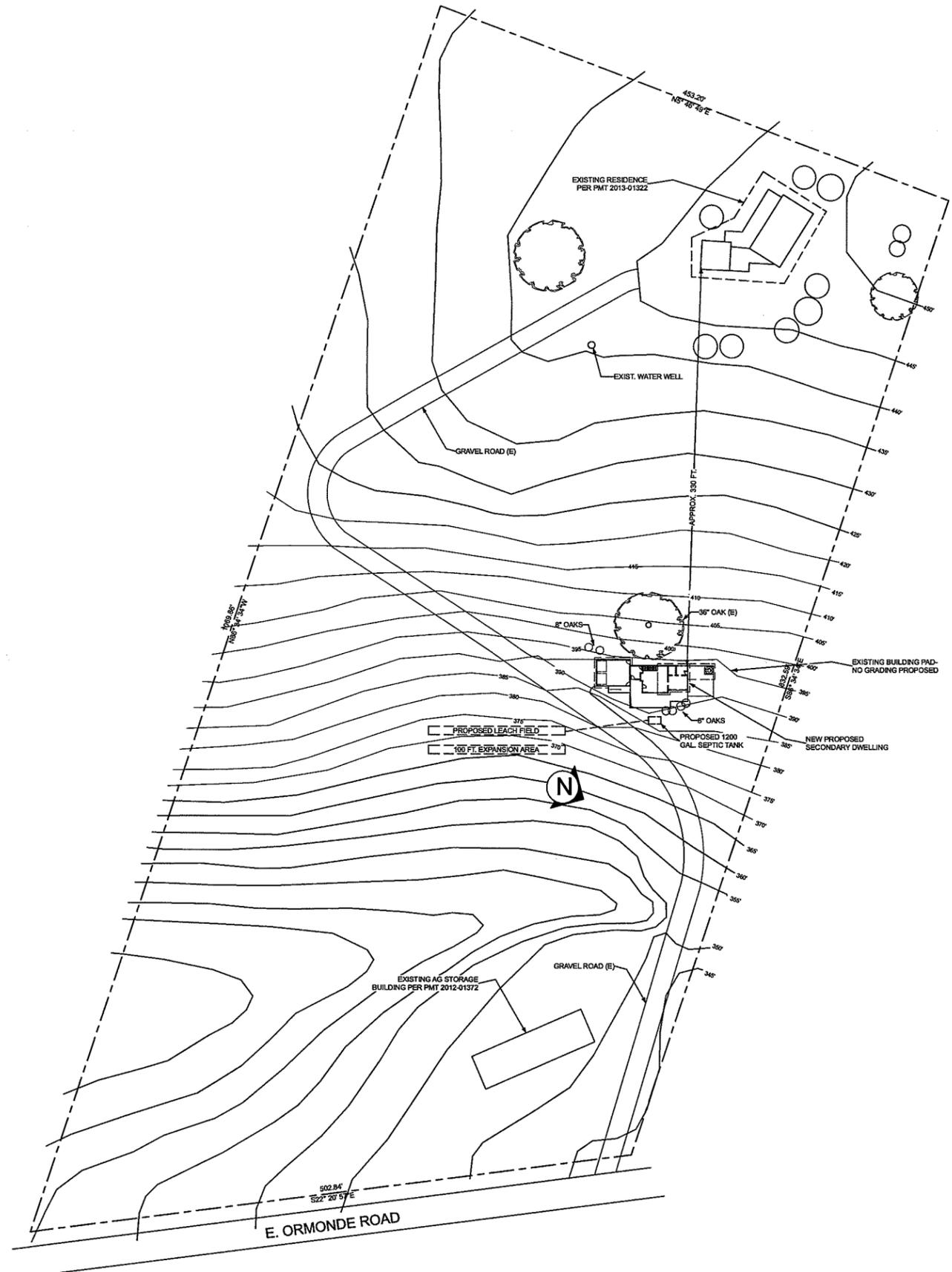
ARCHITECT:
 BRYCE ENGSTROM
 454 PRINTZ ROAD
 ARROYO GRANDE, CA 93420
 (805) 235-3385

SHEET:
A-1

DESCRIPTION:
 SITE PLAN, VICINITY MAP,
 PROJECT DATA,
 GENERAL NOTES



STRUCTURES WITHIN 100 FT. SCALE: 1"=100'-0"



SITE PLAN SCALE: 1"=50'-0"

NUMBER	DATE	REVISION BY	DESCRIPTION



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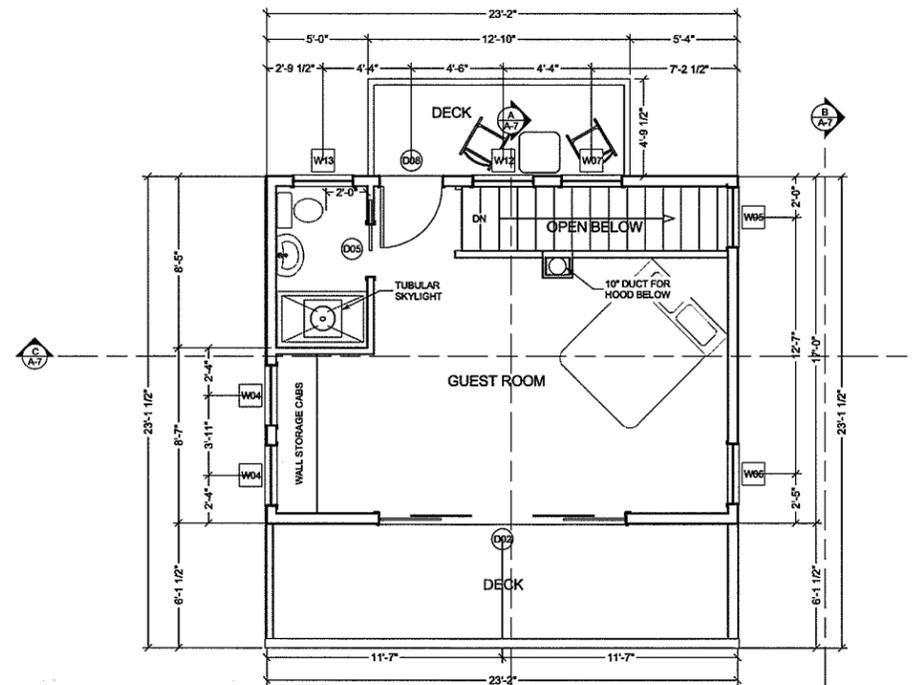
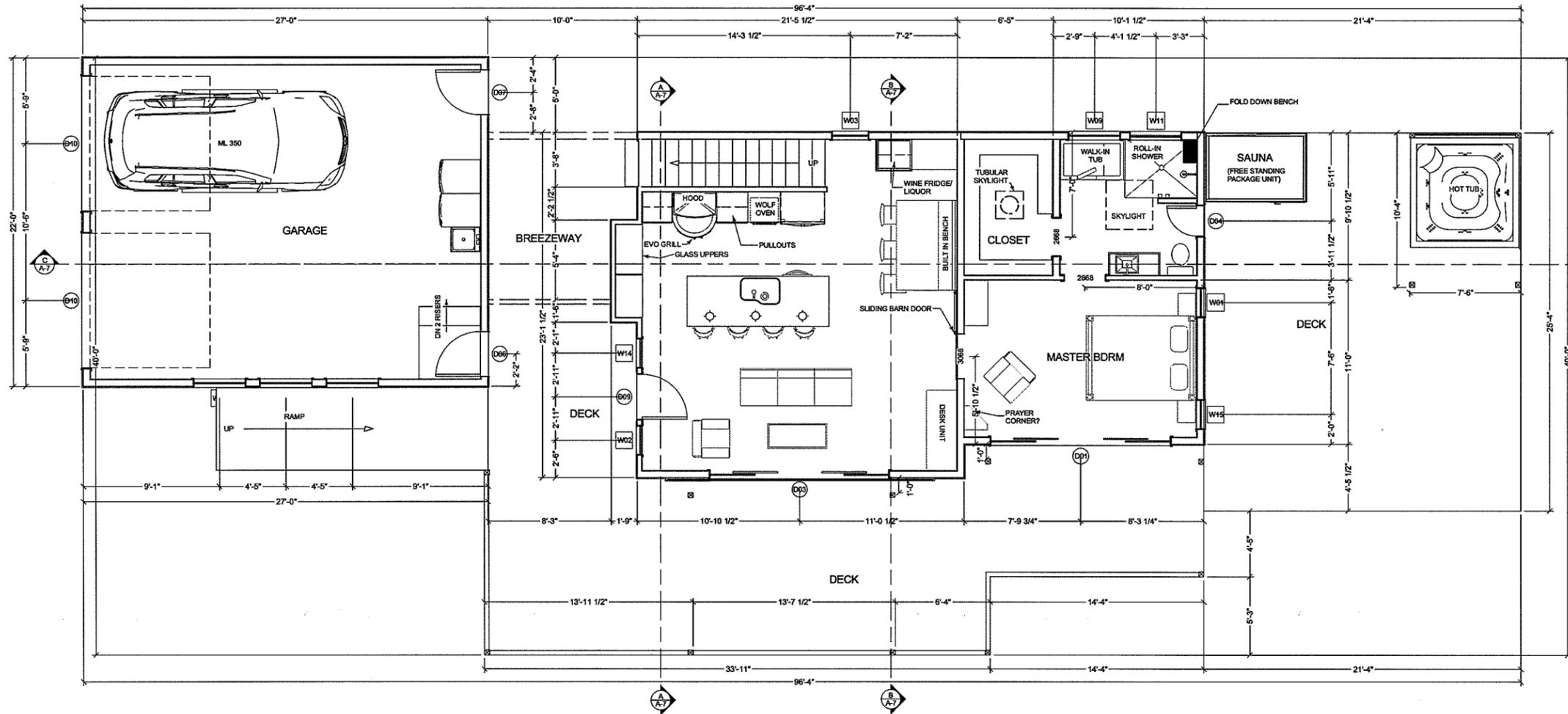
SINKUS RESIDENCE
 358 E. ORMONDE ROAD
 ARROYO GRANDE, CA

OWNER:
 LUKAS & MICHELLE SMITH
 358 E. ORMONDE RD.
 ARROYO GRANDE, CA 93420

ARCHITECT:
 BRUCE ENGSTROM
 454 PRINZ ROAD
 ARROYO GRANDE, CA 93420
 (805) 295-3385

SHEET:
A-2

DESCRIPTION:
 SITE PLANS,
 STRUCTURES WITHIN 100
 FT.



DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	REGRESS	DESCRIPTION	THICKNESS	COMMENTS
D01	1	1	12068 L/R	EX	EXT. QUAD SLIDER GLASS	1 3/8"	TEMPERED GLAZING
D02	1	2	12068 L/R	EX	EXT. QUAD SLIDER GLASS	1 3/8"	TEMPERED GLAZING
D03	1	1	12068 L/R	EX	EXT. QUAD SLIDER GLASS	1 3/8"	TEMPERED GLAZING
D04	1	1	2868 R	EX	EXT. HINGED GLASS	1 3/4"	TEMPERED GLAZING
D05	1	2	2868 R		POCKET DOOR - SOLID CORE	1 3/8"	
D06	1	1	3068 R	EX	EXT. HINGED GLASS	1 3/4"	TEMPERED GLAZING
D07	1	1	3068 R	EX	EXT. HINGED GLASS	1 3/4"	TEMPERED GLAZING
D08	1	2	3068 R	EX	DUTCH/CAPE SPLIT DOOR	1 3/4"	TEMPERED GLAZING
D09	1	1	3068 R	EX	EXT. HINGED GLASS	1 3/4"	TEMPERED GLAZING
D10	2	1	R850		ROLL UP GARAGE DOOR GLASS / PLEXI	1 3/4"	TEMPERED GLAZING

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	REGRESS	DESCRIPTION	COMMENTS
W01	1	1	2040SC		SINGL. CASEMENT-CH	
W02	1	1	2040SC		SINGL. CASEMENT-CH	TEMPERED GLAZING
W03	1	1	2040SC		SINGL. CASEMENT-CH	
W04	2	2	4320HJ		HOPPER	
W05	1	2	3036FX		FIXED GLASS	
W06	1	2	3046SH		SINGL. CASEMENT-CH	
W07	1	2	3046SH		SINGL. HUNG	
W08	3	3	3616HO		HOPPER	
W09	4	1	3624HO		HOPPER	
W10	3	2	3624HO		HOPPER	
W11	1	1	3680FX		FIXED GLASS	TEMPERED-OBSCURED
W12	1	1	3046SH		SINGL. HUNG	TEMPERED GLAZING
W13	1	2	3024HO		HOPPER	TEMPERED GLAZING
W14	1	1	2040SC		SINGL. CASEMENT-CH	
W15	1	1	2040SC		SINGL. CASEMENT-CH	

SCHEDULES

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION



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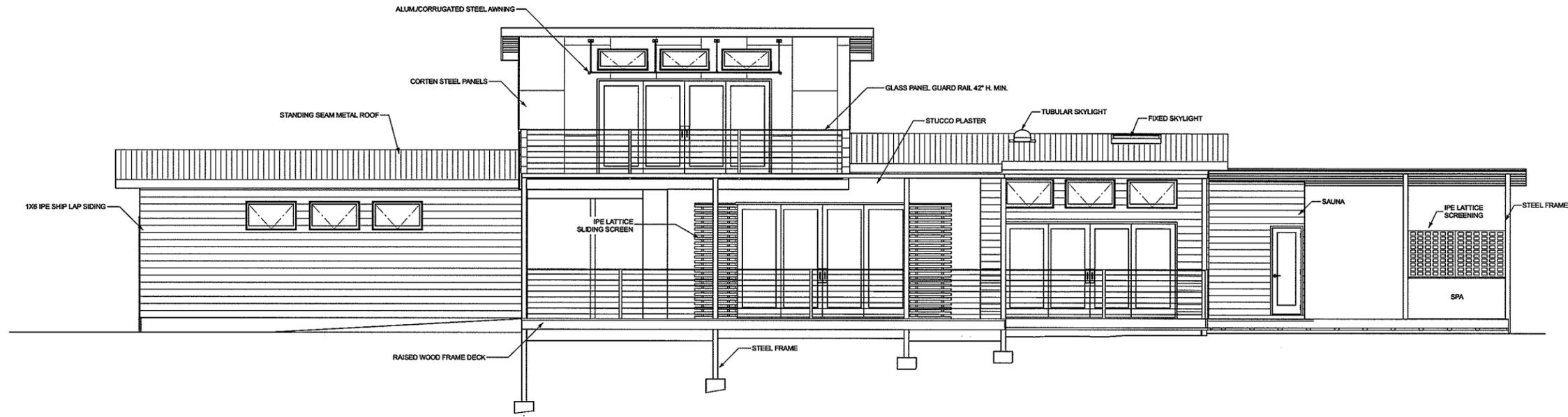
SINKUS RESIDENCE
 358 E. ORMONDE ROAD
 ARROYO GRANDE, CA

OWNER: MICHELLE SMITH
 358 E. ORMONDE RD.
 ARROYO GRANDE, CA 93420

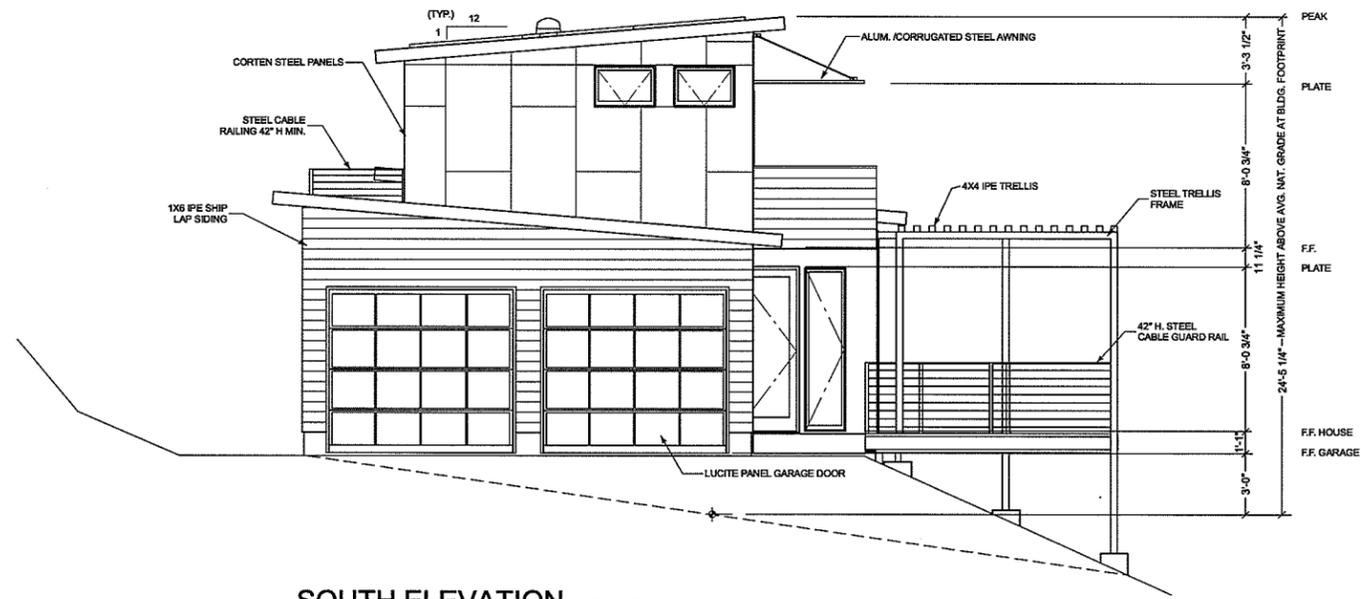
ARCHITECT: BRYCE ENGSTROM
 404 PRINCE ROAD
 ARROYO GRANDE, CA 93420
 (805) 255-3385

SHEET:
A-4

DESCRIPTION:
 FLOOR PLANS



EAST ELEVATION SCALE: 1/4"=1'-0"



SOUTH ELEVATION SCALE: 1/4"=1'-0"

NUMBER	DATE	REVISION TABLE	DESCRIPTION



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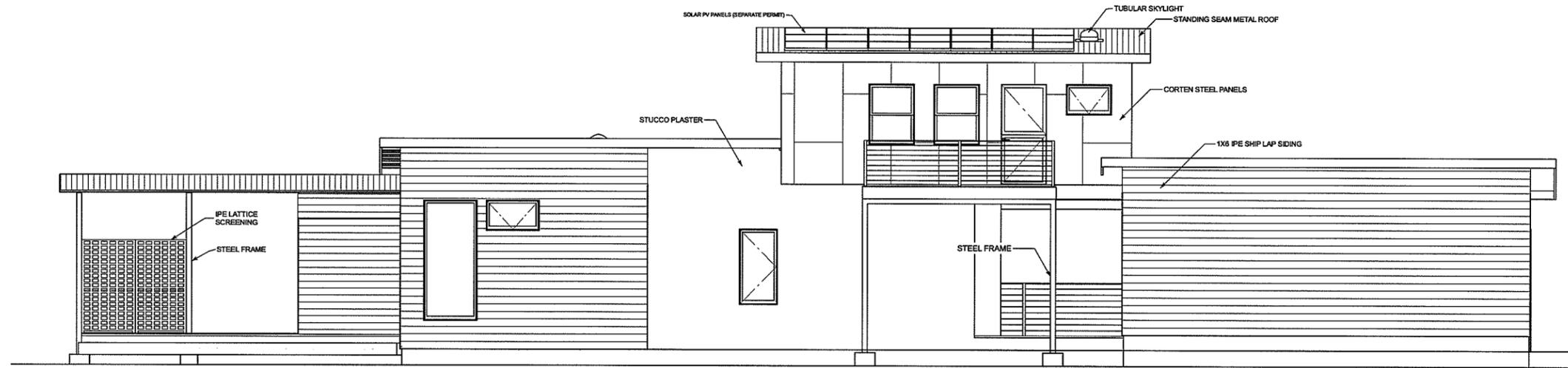
SINKUS RESIDENCE
 358 E. ORMONDE ROAD
 ARROYO GRANDE, CA

OWNER: MICHELLE SMITH
 358 E. ORMONDE RD.
 ARROYO GRANDE, CA 93420

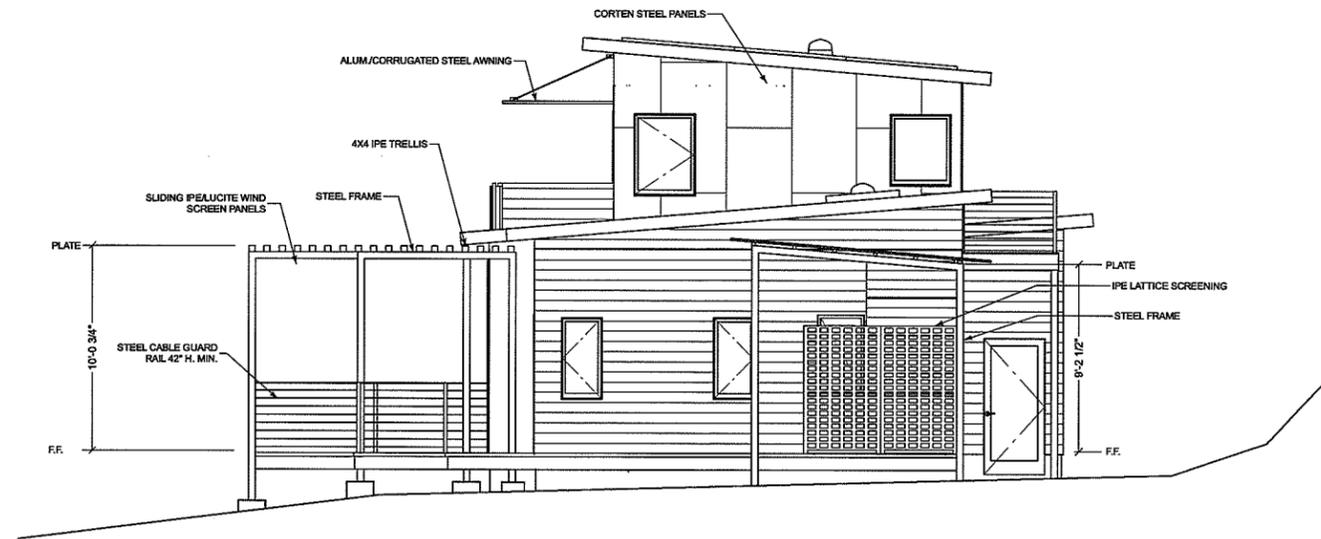
ARCHITECT: BRYCE ENGSTROM
 454 PRINCE ROAD
 ARROYO GRANDE, CA 93420
 (805) 235-3385

SHEET:
A-5

DESCRIPTION:
 ELEVATIONS



WEST ELEVATION SCALE: 1/4"=1'-0"



NORTH ELEVATION SCALE: 1/4"=1'-0"

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



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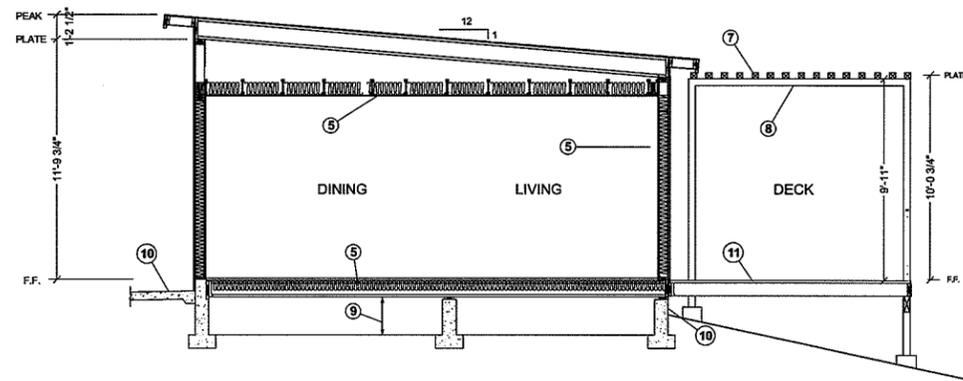
SINKUS RESIDENCE
 358 E. ORMONDE ROAD
 ARROYO GRANDE, CA

OWNER: MICHELLE SMITH
 358 E. ORMONDE RD.
 ARROYO GRANDE, CA 93420

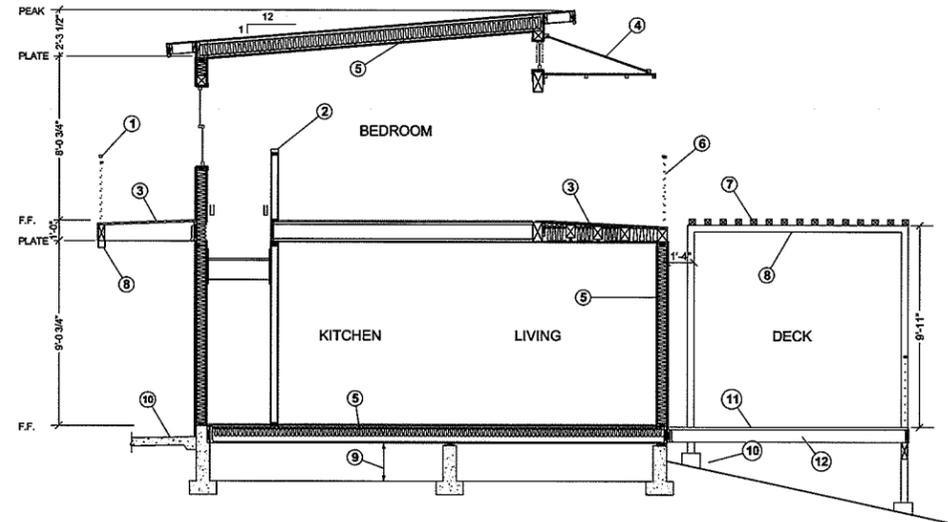
ARCHITECT: BRYCE ENGSTROM
 454 PRINCE ROAD
 ARROYO GRANDE, CA 93420
 (805) 235-3385

SHEET:
A-6

DESCRIPTION:
 ELEVATIONS



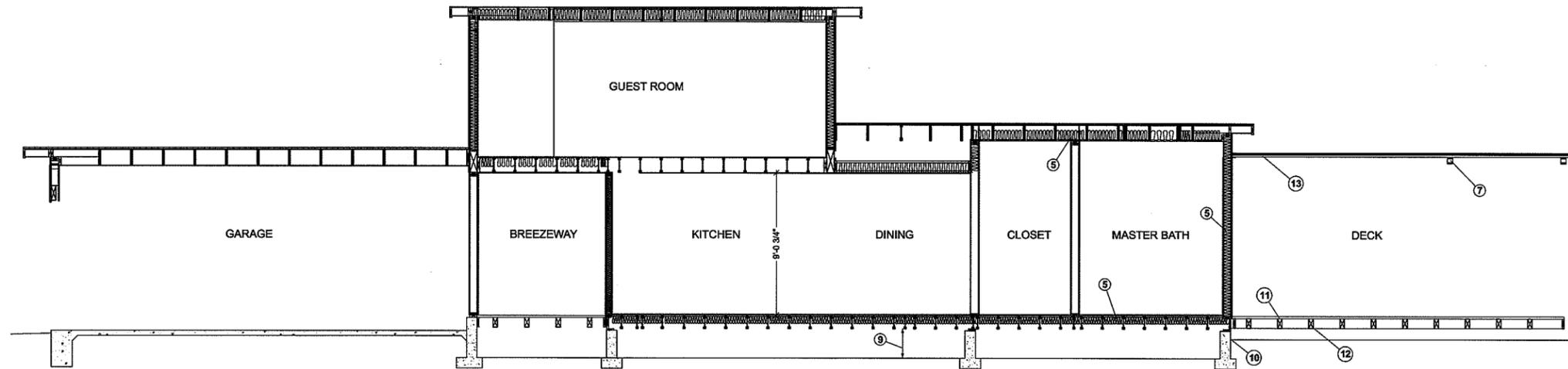
SECTION B SCALE: 1/4"=1'-0"



SECTION A SCALE: 1/4"=1'-0"

SECTION NOTES

1. STEEL CABLE GUARD RAIL 42" H. MIN.
2. SOLID FRAMED GUARD RAIL 42" H. MIN.
3. WATERPROOF DECK, SLOPE MIN. 1/4 IN 12 TO DRAIN
4. ALUMINIUM FRAME / CORRUGATED GALV. STEEL AWNING PER DETAIL
5. FIB. BATT INS. PER T-24 DOCS
6. STEEL CABLE GUARD RAIL 42" H. MIN.
7. 4X4 IPE TRELLIS MEMBERS 9" O.C.
8. STEEL 4X4 TRELLIS FRAME
9. 18" MIN. EARTH TO WOOD CLEARANCE
10. 8" MIN. EARTH TO WOOD SEPARATION, SLOPE GRADE AWAY 5% FOR 10 FT. OR CONC. SLAB AWAY 2% FOR 5 FT.
11. 1X6 IPE OPEN DECKING
12. MIN. 4X6 P.T. DECK FRAMING
13. STEEL ROOF FRAMING / CORRUGATED STEEL ROOFING



SECTION C SCALE: 1/4"=1'-0"

NUMBER	DATE	REVISION TABLE	DESCRIPTION



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SINKUS RESIDENCE
 358 E. ORMONDE ROAD
 ARROYO GRANDE, CA

OWNER:
 LUCAS & MICHELLE SMITH
 358 E. ORMONDE RD.
 ARROYO GRANDE, CA 93420

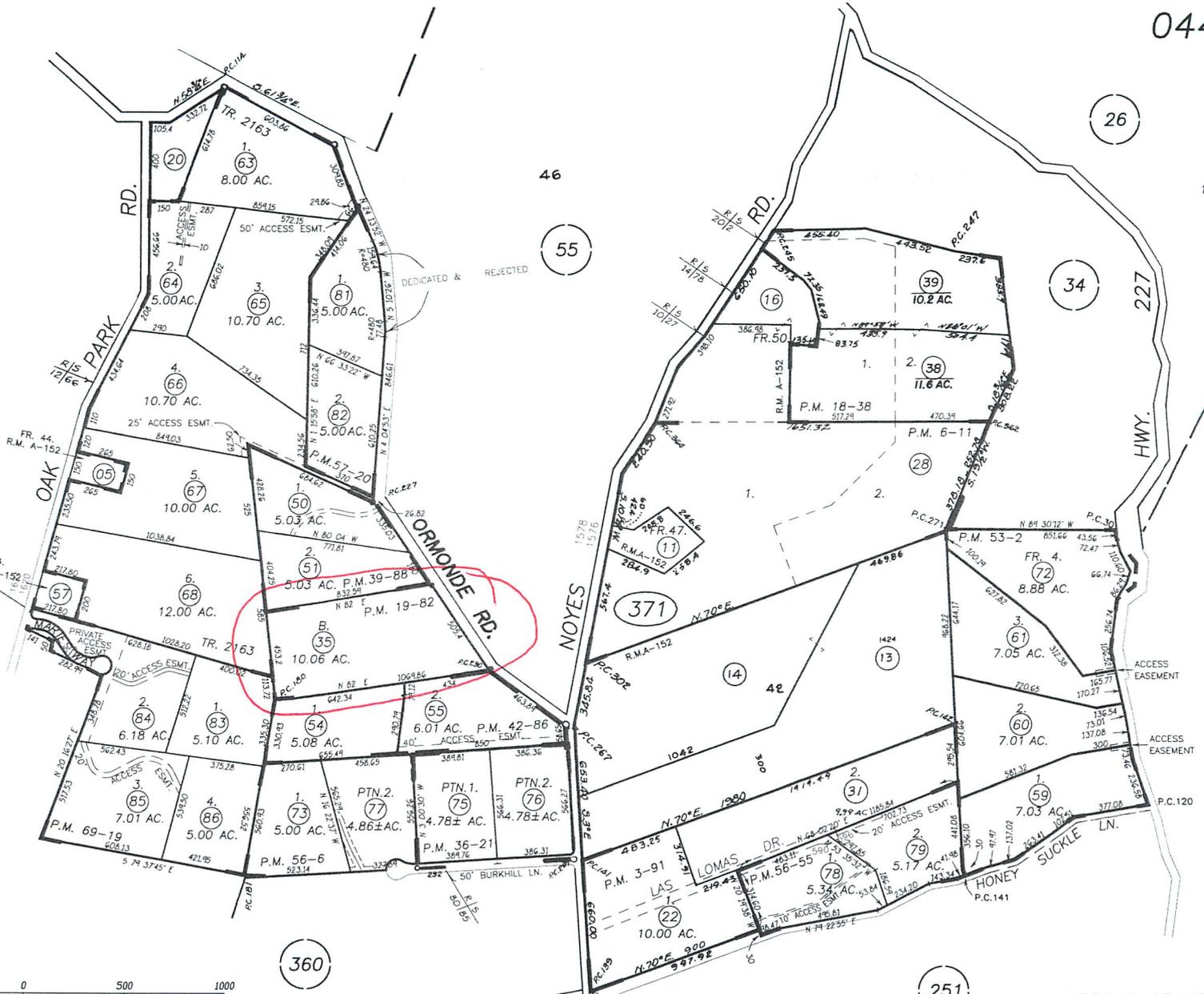
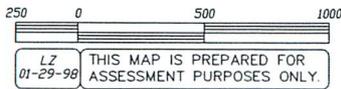
ARCHITECT:
 BRYCE ENGSTROM
 4500 FIVE MILE CANYON RD.
 ARROYO GRANDE, CA 93420
 (805) 235-5385

SHEET:
A-7

DESCRIPTION:
 SECTIONS



REVISIONS	
I.S.	DATE
NA	08-19-03
NA	10-24-06
OB-17B	09-07-07



TRACT 2163 ; R.M. Bk. 18, Pg. 36
 OAK PARK, R.M. Bk. A , Pg. 152

ARROYO GRANDE VICINITY
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 044 PAGE 37



San Luis Bay Inland Sub Area South
Planning Area
South County Planning Area
Planning Area

RR

BURKHILL LN

SUNSHINE



200m
500 ft



Parcel Summary Report For Parcel # 044-371-035

10/17/2014
10:29:19AM

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 SMITH LUCAS C
 332 N 13TH ST GROVER BEACH CA 93433-1838
OWN SMITH MICHELLE H

Address Information

<u>Status</u>	<u>Address</u>
P	00358 EA ORMONDE RD SCSLB

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>
CO75-	299	B	South Cty. Plan	South County I RR				Y	VP / HA	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 19/82 PAR B

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 044-371-035

10/17/2014
10:29:19AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

92125 WIT Primary Parcel

Description:

PROPANE FOR EXIST. MH

96220 FNL Primary Parcel

Description:

COVERED STORAGE AREA (FREE STANDING)

A1369 FNL Primary Parcel

Description:

INSTALL PROPANE FOR MOBILE HOME

C6930 FNL Primary Parcel

Description:

REPLACE ETS WITH TIEDOWN SYSTEM ORIG PERMIT NO 41014

COD2008-00517 CLD Primary Parcel

Description:

OCCUPIED RV

COD2011-00155 CLD Primary Parcel

Description:

OCC RV

COD2013-00188 CLD Primary Parcel

Description:

COMM BUSINESS TRUCKS - RR ZONE 10AC

DRC2014-00035 REC Primary Parcel

Description:

MINOR USE PERMIT FOR SECOND DWELLING

PMT2002-23164 WIT Primary Parcel

Description:

CONSTR SINGLE FAMILY DWELL W/ ATT GARAGE

PMT2012-01372 FNL Primary Parcel

Description:

METAL AG BUILDING (3000 SF) & MINOR GRADING

NO ELECTRICAL OR PLUMBING - ***REVISION 4/15/2013 ADDING 200 AMP SERVICE, LIGHTING & RECEPTACLES

PMT2013-01322 ISS Primary Parcel

Description:

REPLACEMENT SFD (3,657 SF), ATTACHED GARAGE (600 SF), DECK (795 SF), COVERED PORCH (848 SF) (USING EXISTING SEPTIC SYSTEM) (PMT2013-01366 - DEMO 1,416 SF MOBILE HOME #41014)



Parcel Summary Report For Parcel # 044-371-035

10/17/2014
10:29:19AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2013-01366 FNL Primary Parcel

Description:

DEMO MOBILE HOME (1416 SF PER ASSESSOR'S RECORDS) PERMIT NO. 41014 (REPLACEMENT SFD - PMT2013-01322)

PMT2013-02051 ISS Primary Parcel

Description:

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING & GARAGE PMT2013-0001322/ NFPA 13D 2010 EDITION/ PIPING CPVC/ SPRINKLERS TYCO HOUSE LFII TY2524 CONCEALED/ GARAGE LFII TY2234 175 DEGREE/ BOOSTER PUMP FPS V650/ 2 2500 GALLON WATER STORAGE TANKS

PRE2005-00251 REC Primary Parcel

Description:

10.06 ACRES

S910044P WIT Primary Parcel

Description:

DIV. 10.03 ACRE FOR RESIDENCE

S940156P WIT Primary Parcel

Description:

PROPOSED TWO WAY DIVISION

SEP2012-00491 ISS Primary Parcel

Description:

Septic Inspection