



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/8/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00148 JOHANNESSEN – Proposed minor use permit to convert an existing garage with an office into a secondary dwelling of 800 sf, 110 ft from existing single family dwelling. Site location is 804 Pomeroy Rd. APN: 091-292-047

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

DRC2014-00148

JOHANNESSEN F

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

MINOR USE PERMIT

CONVERT GARAGE WITH OFFICE INTO 800 SQFT 2ND DWELLING (10' FROM EXISTING SCSC/ NIPO RS

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name FRED + CATHERINE JOHANNESSEN Daytime Phone 805-441-9300
Mailing Address PO BOX 1511 NIPOMO, CA Zip Code 93444
Email Address: FREDJOHANNESSEN@ATT.NET

Applicant Name FRED JOHANNESSEN Daytime Phone 805-441-9300
Mailing Address PO BOX 1511, NIPOMO CA Zip Code 93444
Email Address: FRED JOHANNESSEN@ATT.NET

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

PROPERTY INFORMATION

Total Size of Site: 1.27 ACRES Assessor Parcel Number(s): 091-292-047

Legal Description: TR 1702 LT 5

Address of the project (if known): 804 POMEROY

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ~~HWY 101~~ POMEROY RD OFF TEFFT

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

SINGLE FAMILY RESIDENCE & DETACHED GARAGE WITH OFFICE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONVERT GARAGE WITH OFFICE INTO 800 SQFT 2ND DWELLING (10' FROM EXISTING DWELLING)

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 Fred Johannesen

Date 5/18/2015

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): CREATE 2ND DWELLING 110' FROM EXISTING DWELLING
BUILDING TO BE REMODELED INTO 2ND DWELLING IS PERMITTED AS
Describe existing and future access to the proposed project site: CONCRETE DRIVEWAY IS IN EXISTANCE NOW GARAGE + OFFICE

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: RURAL SINGLE FAMILY South: RURAL SINGLE FAMILY
East: RURAL SINGLE FAMILY West: RURAL SINGLE FAMILY
WITH 2 HOUSES

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 3460 sq. feet 6.3% (EXISTING) Landscaping: _____ sq. feet _____ %
Paving: 8000 sq. feet 14.5% (EXISTING) Other (specify) _____
Total area of all paving and structures: 11,460 (EXISTING) sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25' Right 30' Left 30' Back 30'

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: C

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: 2 Number of bedrooms per unit: 3 & 1
Total floor area of all structures including upper stories, but not garages and carports: 2860
Total of area of the lot(s) minus building footprint and parking spaces: 55321 FT² (1.27 ACRES)
- 3460 FT² BUILDINGS
51861 FT²

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ 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: _____

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: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:

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

Commercial/Industrial Project Information

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

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

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

Agricultural Information

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

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

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

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

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

Environmental Information

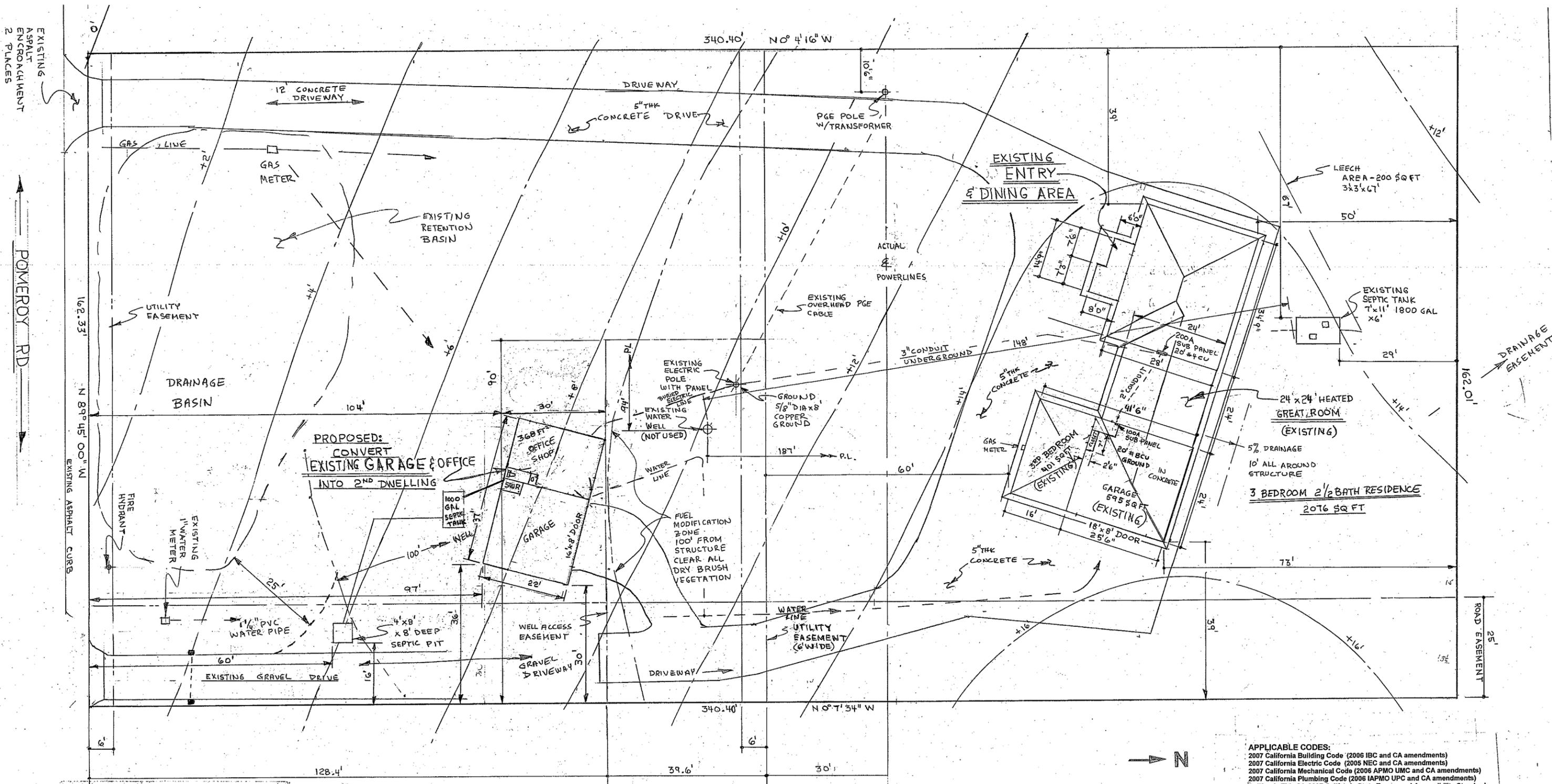
1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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

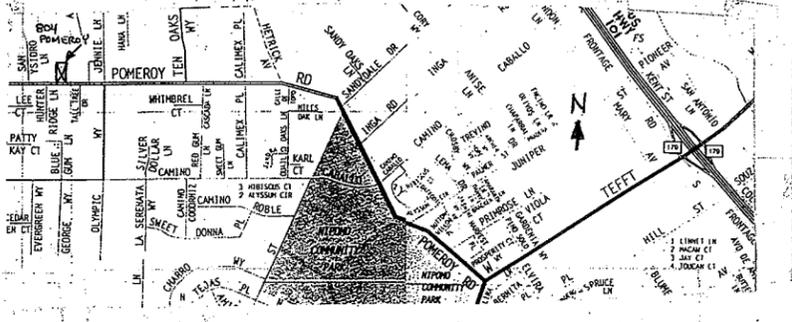
Other Related Permits

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

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



APPLICABLE CODES:
 2007 California Building Code (2006 IBC and CA amendments)
 2007 California Electric Code (2005 NEC and CA amendments)
 2007 California Mechanical Code (2008 APMO UMC and CA amendments)
 2007 California Plumbing Code (2005 IAPMO UPC and CA amendments)
 California Title 24: 2007 California State Energy and Accessibility Standards
 County Ordinance(s) Title 18, 22, 23



CONVERT GARAGE/OFFICE BUILDING INTO 2ND DWELLING

PLOT PLAN

1.27 ACRES

BUILDING SETBACKS:
 FRONT: 25'
 SIDES: 30'
 REAR: 30'

804 POMEROY RD., NIPOMO, CA	
SCALE: 1" = 10'	APPROVED BY: APN# 091-292-047
DATE: 10-25-2012	REVISION
REMODEL FOR MR & MRS JOHANNESSEN	
DRAWN BY: FRED JOHANNESSEN	DRAWING NUMBER: SH1 OF 2

VICINITY MAP

1. All work shall be in accordance with the latest editions of the California Building Code and the California Electrical Code, unless otherwise specified.
 2. All materials and workmanship shall conform to the requirements of the applicable codes.
 3. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, rules, regulations, and orders of the local, state, and federal authorities.
 4. The contractor shall be responsible for the safety of all workers and for the protection of the property of others.
 5. The contractor shall be responsible for the proper disposal of all waste materials.

NOTHING SCHEDULE (FOR TABLE 2204.1) - Common or less walls permitted unless noted. Studs shall have min. 7/16" crown width.	
1. EXTERIOR WALLS (WOOD)	1. Common, 2x4 studs, 12" OC
2. EXTERIOR WALLS (CONCRETE)	2. Common, 12" x 12" blocks, 12" OC
3. EXTERIOR WALLS (CMU)	3. Common, 12" x 12" blocks, 12" OC
4. INTERIOR WALLS (WOOD)	4. Common, 2x4 studs, 12" OC
5. INTERIOR WALLS (CONCRETE)	5. Common, 12" x 12" blocks, 12" OC
6. INTERIOR WALLS (CMU)	6. Common, 12" x 12" blocks, 12" OC
7. PARTITION WALLS (WOOD)	7. Common, 2x4 studs, 12" OC
8. PARTITION WALLS (CONCRETE)	8. Common, 12" x 12" blocks, 12" OC
9. PARTITION WALLS (CMU)	9. Common, 12" x 12" blocks, 12" OC
10. CEILING (WOOD)	10. Common, 2x4 studs, 12" OC
11. CEILING (CONCRETE)	11. Common, 12" x 12" blocks, 12" OC
12. CEILING (CMU)	12. Common, 12" x 12" blocks, 12" OC
13. CEILING (GYP)	13. Common, 2x4 studs, 12" OC
14. CEILING (PLASTER)	14. Common, 2x4 studs, 12" OC
15. CEILING (SHEATH)	15. Common, 2x4 studs, 12" OC
16. CEILING (SHEATH)	16. Common, 2x4 studs, 12" OC
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49. CEILING (SHEATH)	49. Common, 2x4 studs, 12" OC
50. CEILING (SHEATH)	50. Common, 2x4 studs, 12" OC

GENERAL NOTES:

- All interior walls to be covered with 1/2" gypsum; all ceilings covered with 1/2" gypsum ceiling board; in the garage all walls and ceiling to be covered with 1/2" gypsum.
- Exterior walls and interior walls of house and garage to be framed with:
 - 2x4 studs, 104-1/4" long, 16" O.C.
 - 1/2" OSB SHEATHING PER CSA 0325
- All window headers to be 4x12 Douglas Fir - SEE FRAMING DWG S3-10
- 4x4 Denotes smoke detector with battery back-up.
- Windows & glass doors to be 1/2" insulating vinyl or equivalent.
- Water heater to be strapped within upper 1/3 & lower 1/3 of its vertical position, with lower strap 4" min. above controls.

Lighting 2008 Energy Standards:

A. GENERAL LIGHTING AT (i.e. bedrooms, hallways, stairs, dining rooms, etc.) Shall be efficacy or controlled by a manual motion sensor, or controlled by a dimmer.

- A manual motion sensor must turn off automatically when no one is present, then as normally done when lighting is needed, must be turned on manually with a switch.
- Recessed lighting fixtures (can) in insulated ceilings must be approved for zero-clearance insulation cover. Cans shall be air tight, and have electronic ballast.

B. KITCHEN LIGHTING

- At least 60% of installed wattage must be high efficacy.
- 100 watts minimum of high efficacy lighting is required.
- High efficacy lighting must be switched separately from low efficacy lighting.
- There are no longer any constraints on where the separate switches are located.

C. BATHROOM LIGHTING

- Definition of a bathroom: A room containing one of the following, tub or shower toilet or a sink that is used for personal hygiene.
- All hardwired lighting must be high efficacy or controlled by a manual-on motion sensor. See Note A-1.
- These rooms must meet the same lighting requirements as bedrooms.

D. OUTDOOR LIGHTING

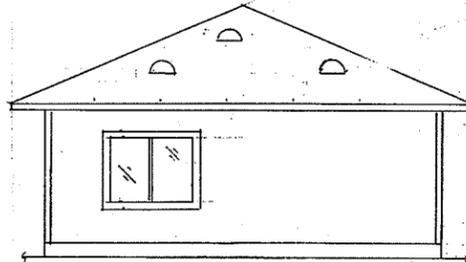
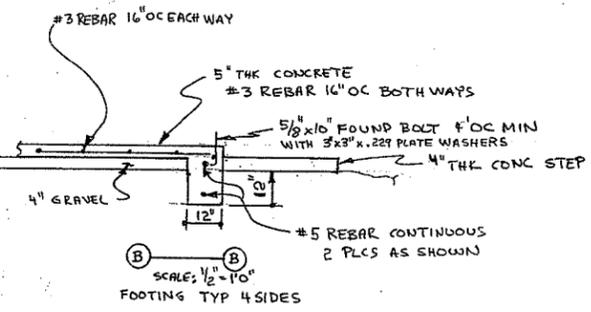
- All outdoor lighting attached to building must be high efficacy or controlled by both a motion sensor and photo control.
- Exemptions:
 - 1. Closets less than 70 sq. ft. in area.
 - 2. Outdoor lighting (landscape lighting), not attached to the building.

MECHANICAL NOTES:

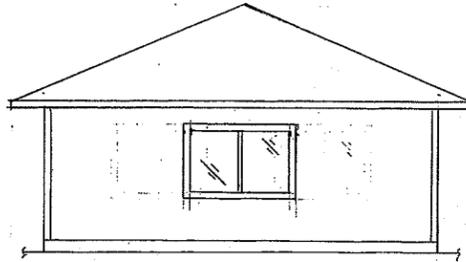
- Provide a smooth metal duct for the dryer exhaust which extends outside with back draft damper, 14" max. in length. UMC 604 AND 605
- Shower and tub-shower control valves shall be a pressure balance or the thermostatic mixing valve type.
- Hose bibbs and lawn sprinklers shall have an approved backflow prevention device denoted: ∇ Hose bibbs are required in both the front and rear locations.
- Seismic bracing requirements for water heaters shall comply with the manufacturers instructions or the State Architect's office guide lines. The maximum water temperature shall be 120 degrees F.
- INSULATE WATER PIPES WITHIN 5' OF WATER HEATER

ELECTRICAL NOTES:

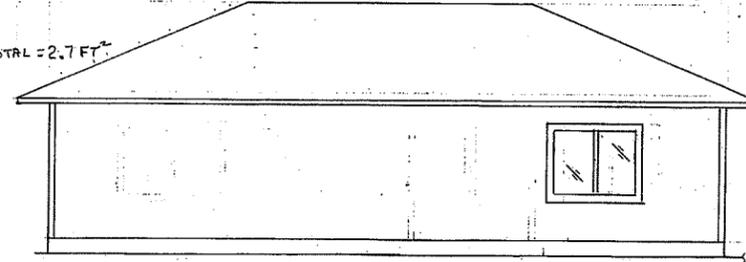
- All smoke detectors shall be an A.C. type and equipped with a battery backup.
- Counter tops wider than 12" shall have an electrical receptacle outlet spaced less than 48" apart.
- All ceiling fans shall be installed over an electrical box approved for supporting ceiling fans.
- Light kits on fans are not considered as hardwired lights.
- Provide a light & 120 volt outlet at the attic access and foundation crawl holes.
- Provide a 20" x 30" min. access to the furnace, with a 24" wide platform path from the access opening to the F.A.U. Provide a GFI receptacle at F.A.U. and a light switched at the access opening. UMC 307A
- Provide two small appliance branch circuits for the kitchen wall and counter space outlets, they may include the refrigerator. These circuits cannot serve any other rooms, outside plugs or appliances, (range hood, disposal, dishwasher, or microwave ovens). NEC Section 210-22(b)
- Bathrooms shall have a dedicated 20 AMP circuit to serve the required outlets. This circuit will not supply any other receptacles, lights or fans. NEC Section 210-22
- All branch circuits that supply 120-volt, single-phase, 15 and 20 AMP receptacles installed in dwelling unit bedrooms shall be protected by a combination type ARC-FULT CIRCUIT INTERRUPTER (ICC, 210.12 (D))
- Colours dryer & electric ranges to have 4 wire grounded outlets.
- Other grounding req'd per CEC 250-20(1)
- ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, INCLUDING RECEPTACLES, SWITCHES, LIGHTS AND SMOKE ALARMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER (ICC, 210.12 (D))
- CEILING FANS OVER 35 LB MUST BE SUPPORTED AS REQ'D BY SEC 270-23 & 422-18
- ALL TRUSS ENGR. DRAWINGS, TRUSS TYPES & DETAILED SHOP DRAWINGS SHALL BE APPROVED



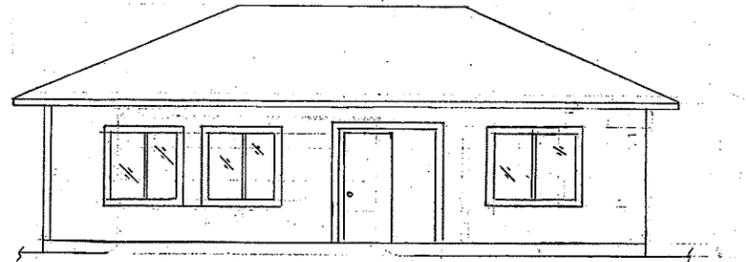
EAST ELEVATION
 3 DORMER VENTS @ 72 IN² = 1.5 FT² (BRANDGUARD DVE202)
 8 SOFFIT VENTS @ 22 IN² = 1.2 FT² (BRANDGUARD UE201-H) TOTAL = 2.7 FT²
 $\frac{800 \text{ FT}^2}{300} = 2.66 \text{ SQ FT REQUIRED}$



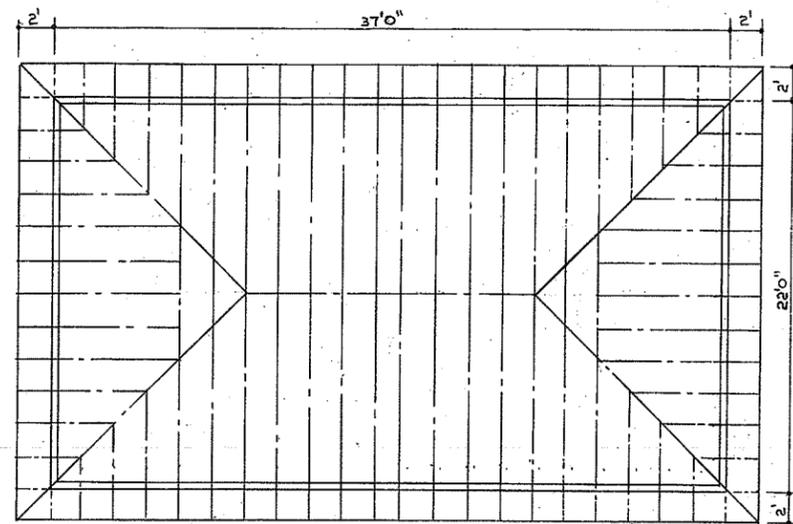
WEST ELEVATION



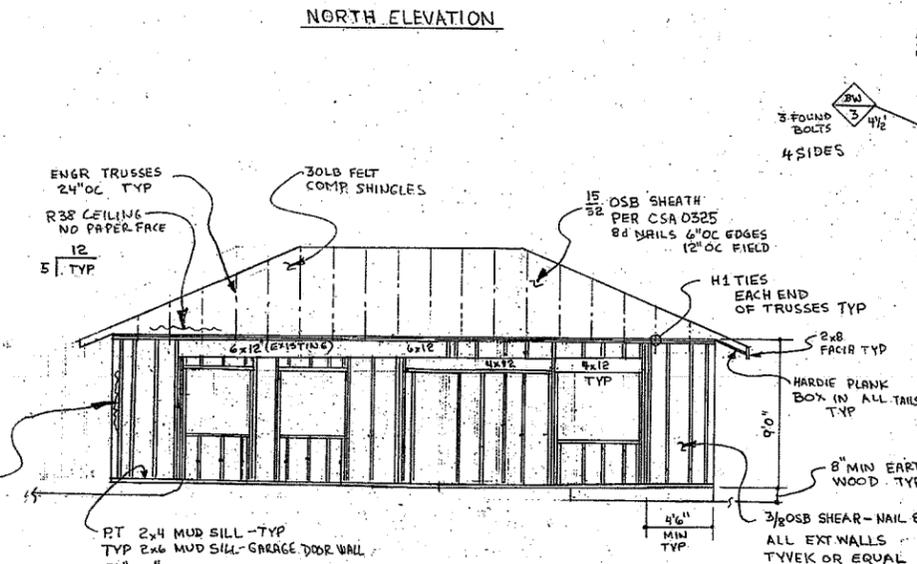
SOUTH ELEVATION



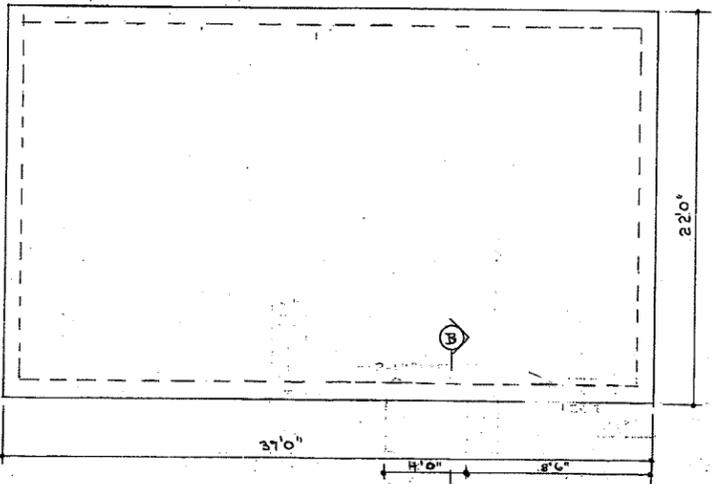
NORTH ELEVATION



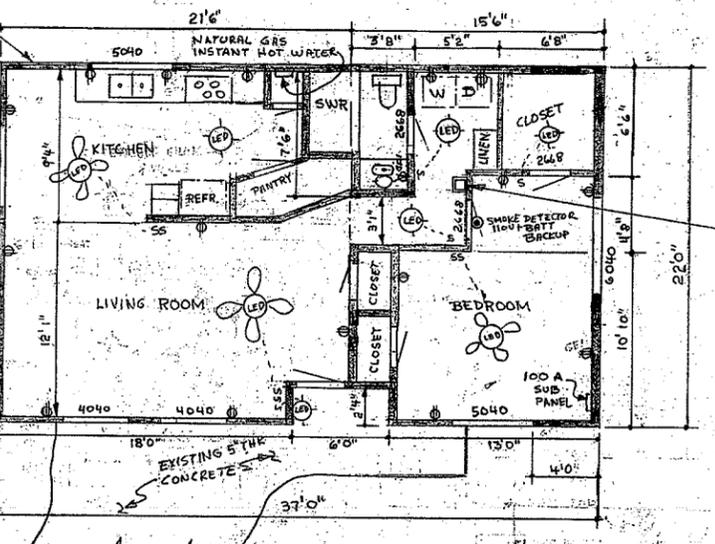
ROOF DETAIL
 ENGR HIP & COMMON TRUSSES 24" OC 5/12 PITCH



FRAMING DETAIL
 ALL STUDS 2x4 104 1/4 LONG
 INSULATION: R38 CEILING, R13 ALL WALLS



FOUNDATION PLAN
 MIN. COMPRESSIVE STRENGTH OF CONCRETE 2500 PSI



GARAGE/SHOP REMODELED INTO 1BR & 1 BATH 2ND DWELLING 800 SQ FT

PLUMBING FIXTURES SHALL MEET THE FOLLOWING REQUIREMENTS:
 TOILETS RATED AT NO MORE THAN 1.28 GALLONS PER FLUSH (NET);
 SHOWERHEADS RATED AT NO MORE THAN 2.5 GALLONS PER MINUTE;
 BATHROOM SINK AERATORS WITH A VOLUME OF NO MORE THAN 2.0 GALLONS PER MINUTE;
 HOT WATER CIRCULATION SYSTEMS FOR MASTER BATHROOMS AND KITCHENS IF THE FURTHEST PLUMBING FIXTURE UNIT IN THESE ROOMS IS GREATER THAN TWENTY (20) PIPE-FEET FROM THE HOT WATER HEATER;
 NEW RESIDENCES SHALL BE PLUMBED FOR GREY-WATER SYSTEMS PURSUANT TO CHAPTER 16 OF THE UNIFORM PLUMBING CODE (GREY-WATER SYSTEMS).

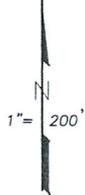
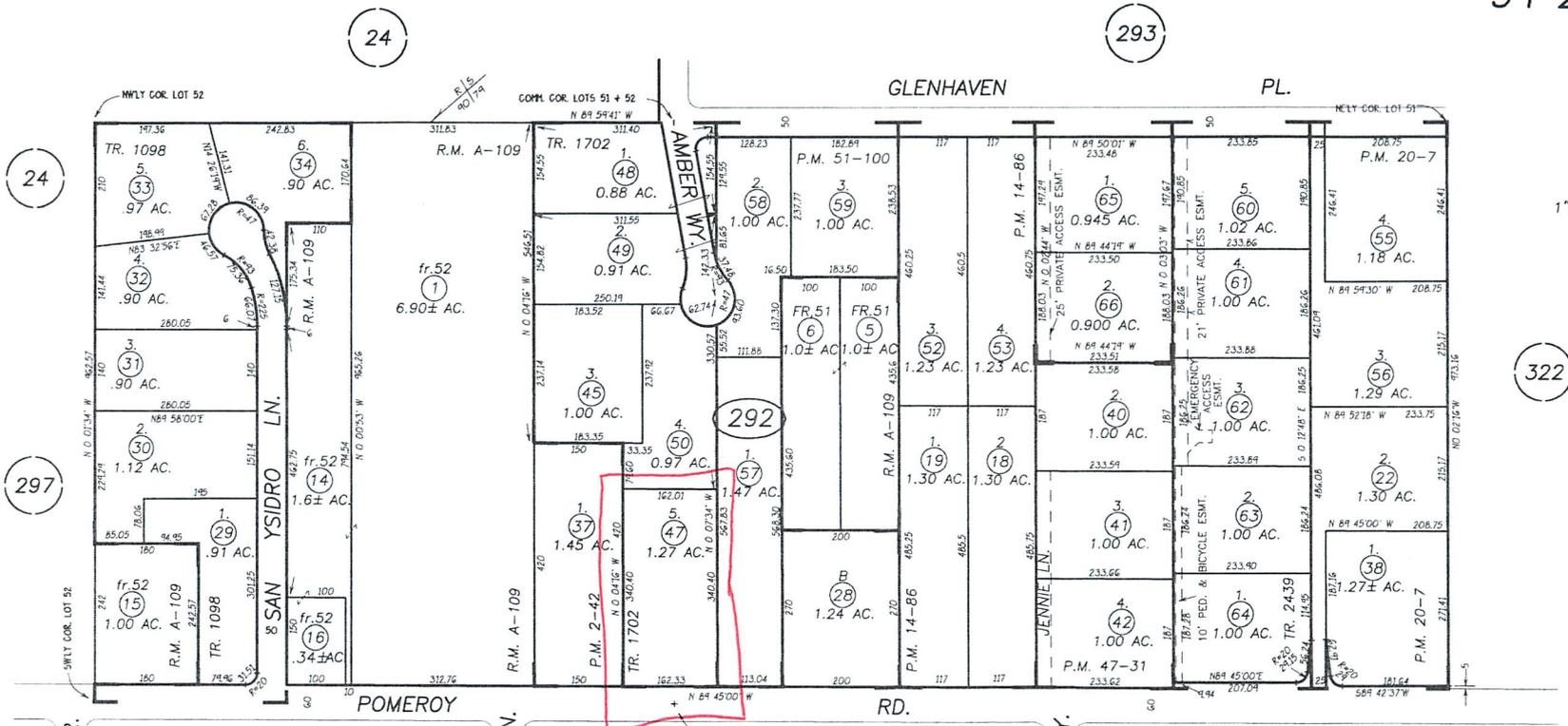
EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEmPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE REINFORCED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.

804 POMEROY RD., NIPOMO, CA

SCALE: 1/8" = 1'-0"
 DATE: 8-28-2011
 APPROVED BY: APN# 091-292-047
 REMODEL FOR MR & MRS JOHANNESSEN
 DRAWN BY: FRED JOHANNESSEN
 SHEET 4 OF 4



PRIOR



24

24

293

297

292

322

WAYPOINT DR.

REVISIONS	
I.S.	DATE
NA	03-29-05
06-236	01-11-06
NA	08-15-07
13-046	11-15-12

233



MH 03-29-05 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

HUNTER RIDGE LN.

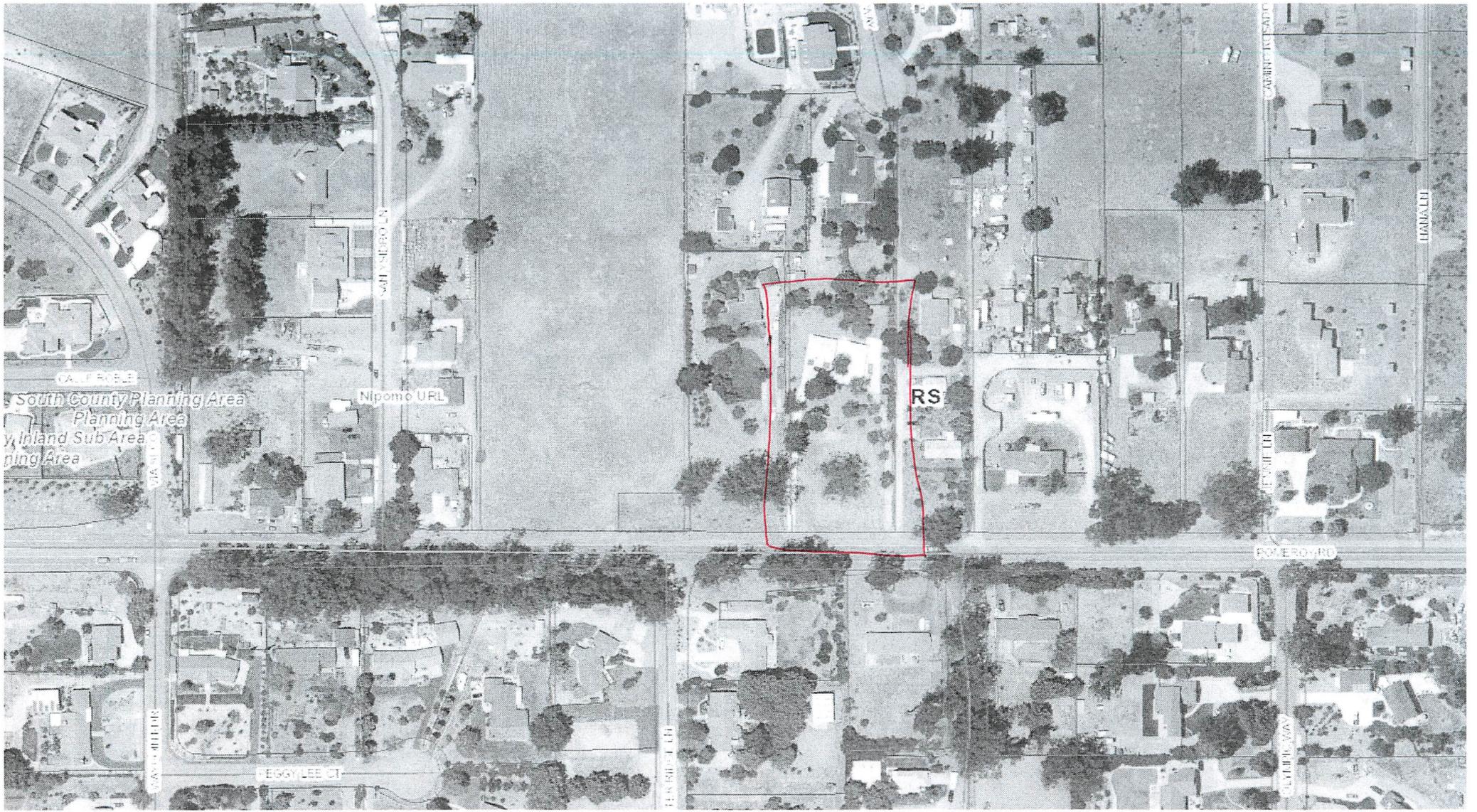
OLYMPIC WY.

42

TRACT 3014 ; R.M. Bk. 33, Pg. 27-29
 TRACT 2439 ; R.M. Bk. 26, Pg. 94-95.
 TRACT 1702 ; R.M. Bk. 15, Pg. 98.
 TRACT 1098 ; R.M. Bk. 14, Pg. 45.
 POMEROY'S DIV. B, LOS BERROS TR., R.M. Bk. A , Pg. 109.

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 091 PAGE 292





South County Planning Area
Planning Area
Inland Sub Area
Planning Area

Nipomo URL

RS

RIVERWOOD

EGGYLEE CT



Parcel Summary Report For Parcel # 091-292-047

6/5/2015
1:47:29PM

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 JOHANNESSEN FRED
 PO BOX 1511 NIPOMO CA 93444-1511
OWN JOHANNESSEN CATHERINE

Address Information

Status Address
P 00804 POMEROY RD NIPO

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>
1702	0000	0005	Nipomo	South County I	RS			Y	RF / VP	E000507M

Parcel Information

Status Description
Active TR 1702 LT 5

Notes

PERMIT #8781 PERMITTED SFD (1050 SQFT) TO BE MOVED ONTO PROPERTY. MUP APPROVAL FOR MOBILE HOME ON THE PROPERTY. NEEDS BUILDING PERMIT 3-26-07. OWNER CHANGING LOCATION OF MH TO GET PERMIT AT THAT TIME.

Tax Districts

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



Parcel Summary Report For Parcel # 091-292-047

6/5/2015
1:47:30PM

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:

A5208 FNL Primary Parcel

Description:

ELECTRICAL UPGRADE

COD2006-00438 CLD Primary Parcel

Description:

OCCUPIED RV

COD2007-00548 CLD Primary Parcel

Description:

CONST W/O PMT. WORKING OUT OF SCOPE OF AS-BUILT PERMIT - OCCUPIED MH W/O PERMIT - JUNK/VEHICLE STORAGE

D010121P APP Primary Parcel

Description:

PERMIT PRE 1976 MOBILE HOME

DRC2014-00148 REC Primary Parcel

Description:

CONVERT GARAGE WITH OFFICE INTO 800 SQFT 2ND DWELLING (10' FROM EXISTING DWELLING)

E000507 RES Primary Parcel

Description:

VEH OCC MH CARGO

PMT2002-20109 EXP Primary Parcel

Description:

GRADING DO# B1197

PMT2002-20110 WIT Primary Parcel

Description:

CONST SFD W/ATTACHED GARAGE

PMT2003-00802 EXP Primary Parcel

Description:

ADD PITCH TO EXISTING ROOF.

PMT2006-02398 SUS Primary Parcel

Description:

DEMO PORTIONS OF EXISTING SFD IN PREPARATION FOR INTERIOR REMODEL (SEPARATE PERMIT REQUIRED) (COD2006-00438)

PMT2009-00762 FNL Primary Parcel

Description:

DEMO UNPERMITTED WOOD STRUCTURE, REMOVE TRAVEL TRAILER & MOBILE HOME



Parcel Summary Report For Parcel # 091-292-047

6/5/2015
1:47:30PM

San Luis Obispo County Department of Planning and Building

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San Luis Obispo, California 93408

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PMT2009-01893 FNL Primary Parcel

Description:

REPLACEMENT SFD (973 SF), COVERED PORCH (24 SF) (USING EXISTING SEPTIC SYSTEM) (DEMO 1,050 SF DWELLING (#8781) PMT2009-00762) (DETACHED GARAGE PMT2009-01894) - NO GRADING

PMT2009-01894 FNL Primary Parcel

Description:

DETACHED GUESTHOUSE (384 SF) W/ GARAGE (612 SF) (REPLACEMENT SFD PMT2009-01893)

PMT2011-00339 FNL Primary Parcel

Description:

AD ALT SFD - ADDING 102 SF CONDITIONED SPACE TO EXISTING SFD

PMT2011-00340 FNL Primary Parcel

Description:

DETACHED GARAGE - 814 SF

PMT2012-00784 FNL Primary Parcel

Description:

BREEZEWAY (576 SF) CONNECTING DETACHED GARAGE W/ GUESTHOUSE & SINGLE FAMILY DWELLING (NO ELECTRICAL)

PMT2014-00464 FNL Primary Parcel

Description:

SUNROOM - SCREEN AND GLASS-IN EXISTING COVERED PATIO / ADDING LIGHTS AND RECEPTACLES + ADD EGRESS WINDOW TO EXISTING BEDROOM.

PMT2014-02548 FNL Primary Parcel

Description:

CONVERT GUESTHOUSE TO BEDROOM, EXTEND HEAT DUCTS TO "SOLARIUM", CONVERT "SOLARIUM" TO CONDITIONED SPACE, ADD TWO WALLS IN GARAGE

ZON2003-00730 APV Primary Parcel

Description:

BUS LIC

ZON2004-00735 APV Primary Parcel

Description:

HOME REPAIR AND SERVICES

S890512N RDD Related Parcel

Description:

PROP RD NAME (TR-1702) AMBER WAY (EXT)