CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of April 16, 2015

Agenda Item #D-2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 14-1747-CDP **Planner:** Nick Bobroff
Address: 4640 Ninth Street
APN: 003-242-017
Zoning: Single Family Residential (4-R-1)
Applicant: Gordon Statler for Terry and Lynda Krausgrill

Project Review:
☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is the final review of a request to demolish an existing 1,251 square foot single family dwelling and attached accessory structure and replace it with a new two-story 1,944 square foot single family dwelling with attached two-car garage. The new residence would reach a maximum height of 26 feet 10 inches from finished grade. The project includes new site landscaping, drainage improvements, hardscape and utility upgrades. No grading or importation of fill is proposed as part of the project.

Plans are attached as Exhibit A.

PROJECT HISTORY

The project was reviewed at a preliminary level by the ARB at their February 12, 2015 meeting. Staff raised concerns in the presentation about the proposed residence's height, second floor massing, limited detailing and front setback (which did not meet the zone district requirements). At the meeting the applicant submitted updated renderings that incorporated new decorative architectural elements. The Board was in agreement that they preferred the updated version of the design over the original iteration.

During the discussion of the project, it was noted that moving the house back to meet the front setback would help to mitigate the residence's height as viewed from the street. The applicant also provided an exhibit demonstrating that the proposed hip roof reduced the residence's perceived height as viewed by a pedestrian compared to the same house with a slightly lower, gable roof. The Board considered ways to reduce or eliminate some of the cantilevered elements of the second floor, but acknowledged there were limited opportunities for adjustments given the lot coverage and floor area ratio constraints.

In the end, the Board recommended preliminary approval of the project with the following comments:

- Restudy the front porch. Eliminate the intermediate supports and make the end columns a more substantial element;
- Select a more decorative garage door; possibly a double door if feasible;
- Add fenestration to the east (side) elevation of the garage; and
- Make corner trim more substantial.

A copy of the Minutes from the February 12th meeting is attached as Exhibit B.

Updated plans reflecting the ARB's comments were submitted to Community Development on February 20, 2015. The Community Development Director reviewed and approved the updated project on March 18, 2015. As a condition of approval, the Director required the maximum height of the residence to be reduced by one foot (from 27 feet 10 inches to 26 feet 10 inches).

PROJECT ANALYSIS

Final working drawings have been prepared for the proposed residence. The updated plans include fully dimensioned floor plans, electrical/utility plans, material specifications and architectural details. Exterior colors are as noted on the color board previously presented to the ARB; it will be available again for the Board's review at the meeting. A cut sheet for proposed exterior lighting will be provided at the meeting.

Several updates and revisions have been made to the plans in response to comments/direction received from the ARB and CDD staff: The site plan has been revised so the new residence conforms to the applicable front setback requirements. The revised front setback is 22 feet six inches, an increase of eight feet from the original plan. The (original) landscape plan will need to be updated to reflect the new site plan layout.

In response to the ARB's comments, the front porch has been revised to eliminate the intermediate supports. The remaining columns at each end of the porch have been made more substantial (12"x12" stone veneer base with tapered shingled columns). Decorative trim, including corner trim, has been made more substantial throughout. A more decorative garage door is shown, and a pair of windows has been added to the east (side) elevation of the garage.

In response to the condition requiring a one-foot reduction in total building height, the second floor plate height has been reduced from nine feet down to eight feet. To make up for the loss of second floor ceiling height, the applicant intends to vault the second floor hip roof. A gabeled dormer feature has also been added to the southwest corner of the (west) side elevation to provide additional head room and natural light at this corner of the master bedroom.

SUMMARY OF ISSUES

- Adequacy/completeness of working drawings;
- Revisions to the project in light of ARB/CDD directives;

- Exterior colors and materials (including lighting and landscaping).

RECOMMENDATION

The Board should comment on the issues raised. If the Board is in support of the proposed revisions and finds the working drawings to be acceptably adequate, then the Board should recommend final approval to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Preliminary architectural and landscape plans
Exhibit B- February 12, 2015 ARB Meeting Minutes

KRAUSGRILL RESIDENCE

A SINGLE FAMILY DWELLING

4640 Ninth Street — Carpinteria, California

ABBREVIATIONS:

[illegible]

SHEET INDEX:

GENERAL
G-001 GENERAL INFORMATION
G-002 GENERAL INFORMATION

ARCHITECTURAL
AS-101 SITE PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 FIRST FLOOR DIMENSION PLAN
A-104 SECOND FLOOR DIMENSION PLAN
A-105 REFLECTED CEILING PLAN
A-106 ROOF PLAN
A-107 UTILITY PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-203 INTERIOR ELEVATIONS
A-301 BUILDING SECTIONS

STRUCTURAL
[illegible]

MAP:

CONSULTANTS:

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Contact: Mr. Gordon Sattler

CONSTRUCTION MNGT.:
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Contact: -
E-Mail: -

ARCHITECT:
GOLDEN EMPIRE DESIGN INC
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Contact: -
E-Mail: -

PLUMBING ENGINEER:
Contact: -

MECHANICAL ENGINEER:
(661) — —
(661) — — fax
Contact: -
E-Mail: -

ELECTRICAL ENGINEER:
Contact: -
E-Mail: -

LANDSCAPE DESIGNER:
(661) — —
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E-Mail: -

UTILITIES:

SEWER:
CITY of CARPINTERIA
PUBLIC WORKS DEPT
Carpinteria, California
(805) — —
(805) — — fax
Contact: -

WATER:
CITY of CARPINTERIA
PUBLIC WORKS DEPT
Carpinteria, California
(805) — —
(805) — — fax
Contact: -

GAS:
SOUTHERN CALIFORNIA GAS CO

ELECTRICITY:
PACIFIC GAS and ELECTRIC COMPANY
Contact: -

TELEPHONE:
COMCAST CABLEVISION
Lompoc CA
(805) 568 5210
Contact: -

EXCAVATION:
UNDERGROUND SERVICE ALERT
(USA Dig) (800) 227 7600

SYMBOLS:

ROOM NUMBER
ROOM NAME DESIGNATION
INTERIOR ELEVATION SHEET
SECTION
BUILDING SECTION SYMBOL
SHEET NO.
DETAIL SYMBOL (Refer To Detail Manual)
ELEVATION SYMBOL (Refer To Interior Elevations)
WINDOW SYMBOL (Refer To Window Schedule)
WALL TYPE SYMBOL (Refer To Wall Type Details)
DOOR SYMBOL (Refer To Door Schedule) PROVIDE PANIC HARDWARE (Refer To Floor Plan)
BUILDING GRID LINE
TOILET ACCESSORY SYMBOL (Refer To Toilet Accessories Schedule)
(Refer To Site & Floor Plans)
KEYNOTE SYMBOL (Refer To Keynotes)
KITCHEN EQUIPMENT SYMBOL (Refer To Kitchen Equipment Schedule)
CABINET SYMBOL (Refer To Cabinet Schedule)

DEFERRED APPROVAL ITEMS:

[illegible]

LIST OF DEFERRED ITEMS
- FINAL GRADE CERTIFICATE
- PREFABRICATED ROOF TRUSSES

FIRE DEPARTMENT NOTES:
SUBMIT COMPLETE FIRE SPRINKLER PLANS TO THE CITY OF CARPINTERIA FIRE PREVENTION BUREAU FOR APPROVAL PRIOR TO ANY INSTALLATION OR MODIFICATION
[illegible]

GENERAL NOTES:

1. NOTHING IN THESE DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION THAT COULD BE IN VIOLATION OF THE APPLICABLE CODES, ORDINANCES, REGULATIONS, RESTRICTIONS, ETC. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, RESTRICTIONS, ETC.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES IMMEDIATELY. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS SHALL CAUSE NOTIFICATION OF THE DESIGNER PRIOR TO MAKING ANY CHANGES IN THE SCOPE OF WORK.
3. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. PLAN DIMENSIONS SHOWN FOR NEW CONSTRUCTION ARE TAKEN TO FACE OF STUD OR FACE OF CONCRETE EXCEPT DIMENSIONS WHICH ARE NOTED OTHERWISE.
5. HEIGHTS SHOWN OR NOTED A.F.F. (Above Finished Floor) ARE TO BE MEASURED FROM TOP OF FINISHED FLOORING MATERIAL. EXCEPTION: AT AREAS THAT RECEIVE CARPET OR RESILIENT FLOORING, HEIGHTS ARE TO BE MEASURED FROM TOP OF CONCRETE SLAB.
6. THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWINGS AND SHALL REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO THE DESIGNER BEFORE COMMENCING WORK IN THAT AREA.
7. IF CONFLICTS BETWEEN VARIOUS ELEMENTS (Architectural, Structural, Mechanical, Plumbing, Electrical) OF THE WORK OF THE DRAWINGS ARE DISCOVERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.
8. INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND OTHER SUPPORT FOR FIXTURES, EQUIPMENT, SHELVING AND CASEWORK, EVEN IF SAID ITEMS ARE NOT SPECIFICALLY INDICATED OR NOTED ON THE PLANS.
9. DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER OR NOT SPECIFICALLY REFERENCED AT EACH LOCATION.
10. ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENTLY ADOPTED EDITION OF THE FOLLOWING APPLICABLE CODES:
    A. 2013 CALIFORNIA BUILDING CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24 PARTS 1 & 2, California Building Standards Commission WITH ANY APPLICABLE AMENDMENTS 2010 OR OTHER) AND LOCAL (City/County) MUNICIPALITY CODES AND REGULATIONS
    B. 2013 CALIFORNIA ENERGY CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 6, California Building Standards Commission
    C. 2013 CALIFORNIA MECHANICAL CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 4, California Building Standards Commission WITH ANY APPLICABLE AMENDMENTS 2010 OR OTHER) AND LOCAL (City/County) MUNICIPALITY CODES AND REGULATIONS
    D. 2013 CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 3, California Building Standards Commission WITH ANY APPLICABLE AMENDMENTS 2010 OR OTHER) AND LOCAL (City/County) MUNICIPALITY CODES AND REGULATIONS
    E. 2013 CALIFORNIA PLUMBING CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 5, California Building Standards Commission WITH ANY APPLICABLE AMENDMENTS 2010 OR OTHER) AND LOCAL (City/County) MUNICIPALITY CODES AND REGULATIONS
    F. 2013 CALIFORNIA FIRE CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 9, California Building Standards Commission WITH ANY APPLICABLE AMENDMENTS 2010 OR OTHER) AND LOCAL (City/County) MUNICIPALITY CODES AND REGULATIONS
    G. 2013 CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 1, California Building Standards Commission
    H. 2013 CALIFORNIA REFERENCED STANDARDS CODE, CALIFORNIA CODE of REGULATIONS, TITLE 24, PART 12, California Building Standards Commission
    I. ADA (AMERICANS WITH DISABILITIES ACT, TITLE III)
    J. 2013 INTERNATIONAL RESIDENTIAL CODE FOR ONE and TWO FAMILY DWELLINGS
11. SEE ACCESSORY SCHEDULE FOR MOUNTING HEIGHTS OF ACCESSORIES
12. ALL FIRE ALARM AND DETECTION SYSTEM SHALL BE IN CONFORMANCE WITH THE FOLLOWING STANDARDS AND GUIDES
    A. NFPA 72 LOCAL ALARM SYSTEMS 2013 EDITION W/ CALIFORNIA AMENDMENTS CALIFORNIA BUILDING CODE 3503
13. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR A CHANGE ORDER APPROVED BY THE ARCHITECT
14. MAINTAIN FIRE RESISTANCE RATING OF ONE HOUR RATED SHAFT ENCLOSURES AND ONE HOUR RATED CORRIDOR WALLS BEHIND RECESSED WALL ACCESSORIES INCLUDING FIRE EXTINGUISHER CABINETS, TOILET ACCESSORIES, ELECTRICAL JUNCTION BOXES, ETC. WHERE OCCURS
15. ADJUNCT CONSTRUCTION: THE EMBEDMENT OR PASSAGE OF PIPING, ELECTRICAL CONDUIT, DUCT-WORK AND OTHER MATERIALS THAT WOULD REDUCE THE STRENGTH OF MASONRY OR CONCRETE WALLS OR FOOTINGS OR FRAMING IS NOT PERMITTED UNLESS THE WORK IS DONE IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE STRUCTURAL DRAWINGS. THIS WORK MUST BE APPROVED BY THE PROJECT INSPECTOR PRIOR TO CLOSING IN OR CASTING. REFER TO THE STANDARD STRUCTURAL DETAILS AND SPECIFICATIONS FOR THE RELATIONSHIP OF UNDERGROUND CONDUIT AND PIPING TO FOUNDATIONS, OPENINGS, PIPING IN FRAMED WALLS, AND OTHER SPECIAL CONDITIONS DESIGNED FOR THIS PROJECT
16. ALL PIPING IN TRENCHES SHALL HAVE A MINIMUM OF 30" COVER WITH SAND FILL 4" ABOVE AND 4" BELOW. PIPING IF NATIVE SOIL IS NOT ACCEPTABLE FOR BACKFILL, COMPACTION AND TESTING REQUIRED AS PER GENERAL CONDITION SPECIFICATIONS OF EARTHWORK SECTION OR 1001 COMPACTION REQUIRED
17. GOVERNING AGENCY SUBMITTAL LOCATION
    CITY OF CARPINTERIA BUILDING DEPARTMENT
    Carpinteria, CA
    Contact
18. A CHEMICAL TOILET MAY BE / IS REQUIRED ON-SITE DURING CONSTRUCTION
19. INSTALL STREET ADDRESS NUMERALS, AT LEAST 3" HIGH WITH MINIMUM 3/8" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET
20. THESE PLANS CONTAIN COMPREHENSIVE INFORMATION THAT IS INTEGRAL TO THIS JOB. THESE PLANS ARE NOT TO BE TAKEN APART OR DISMANTLED. GENERAL CONTRACTOR SHALL NOT DISMANTLE AND DISTRIBUTE PARTIAL SETS

GOLDEN EMPIRE DESIGN, INC.
Architecture - Interiors - Space Planning
CALIFORNIA - ARIZONA - COLORADO
Arin D. Resnicke Architect AIA
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LICENSED ARCHITECT ARIN D. RESNICKE No. C27249 STATE OF CALIFORNIA

1201 24th Street, B110-200
Bakersfield CA 93301-2300
(661) 872 0788 voice
(949) 444 6310 mobile
arinr@ged-inc.com

PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

REVISIONS:

Approval

Sheet Contents:

GENERAL INFORMATION

Job No.: 14114a
Date: 30 January 2015
Drawn By: aDR
Sheet No.: G-001
1 of 14 Sheets

FASTENER SCHEDULE for STRUCTURAL MEMBERS:

[illegible]

TABLE R602.3(2) ALTERNATE ATTACHMENTS:

[illegible]

(1)

BEST MANAGEMENT PRACTICE

GREEN BUILDING STANDARDS:

[illegible]

GOLDEN EMPIRE DESIGN, INC.
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Signature

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PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
[illegible]	[illegible]

REVISIONS:

#	Date	Description
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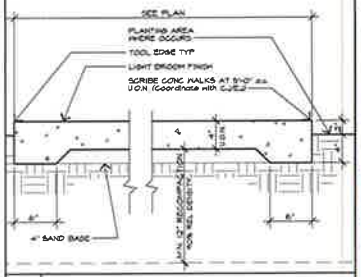
Approval:

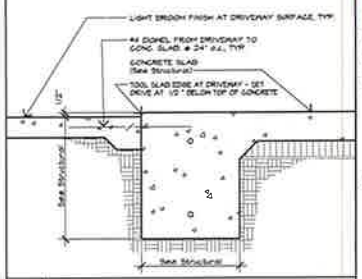
Signature

Sheet Contents: GENERAL INFORMATION - CODES

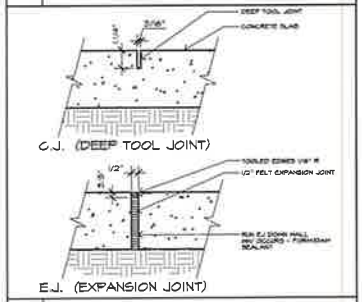
Job No.: 14130	Sheet No.: G-002
Date: 6 March 2015	
Drawn By: aDR	2 of 14 Sheets



1 CONCRETE WALKS 1 1/2"



2 DRIVEWAY @ GARAGE 1 1/2"



3 EXPANSION JOINTS 1'-0"

4 (Not Used)

AERIAL PHOTO

NTS

PHOTO INDICATES SURROUNDING PROPERTIES AND USES; RESIDENTIAL NEIGHBORHOOD, R-2 TYPICAL.

BLDG. ANALYSIS:

PROJECT SCOPE:

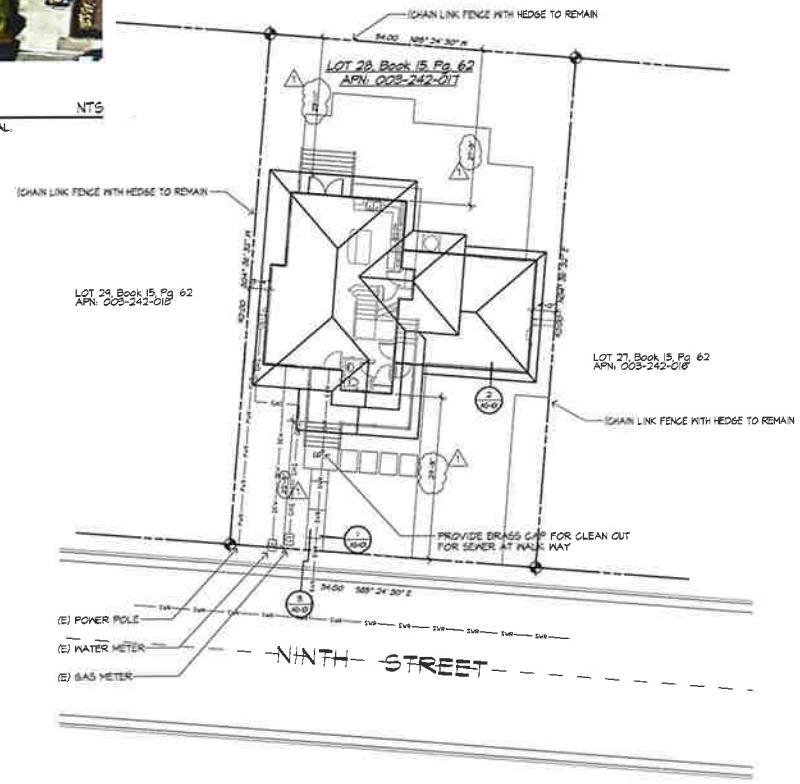
This project consists of new construction of a single-family dwelling of wood-framed structure with a cement-plaster exterior. The site is flat and adjacent to existing structures to remain

ANALYSIS:

PHYSICAL LOCATION:	4640 Ninth Street Carpinteria, California
ASSESSOR'S PARCEL NUMBER:	APN : 387-280-01
BUILDING USE:	Residential
LAND USE ZONING:	T.B.D.
LOT SIZE:	54'-0 x 90'-0 = 4,860 SQ. FT
BUILDING CONSTRUCTION TYPE:	Type V-B'
OCCUPANCY CLASSIFICATION:	'R-2' (Sec. 304.1)
BASIC ALLOWABLE AREA:	7,000 Square Feet
ACTUAL BUILDING AREA:	See Analysis Below
FIRE SPRINKLERS:	Yes
OCCUPANT LOAD:	<Ten
NUMBER OF STORIES:	Two
NUMBER OF STORIES ALLOWED:	Two
MAX. HEIGHT:	+21'-0"+/- A.F.G.
REQUIRED EXITS:	Two Minimum

AREA ANALYSIS:

First Floor	681.9236 Sq. Ft.
Second Floor	849.7501 Sq. Ft.
TOTAL (Habitable Space):	1,531.6737 Square Feet
Two-Car Garage:	441.3229 Sq. Ft.
GRAND TOTAL CONSTRUCTION:	1,978.9162 Square Feet



SITE PLAN

10'-0"

WORKING NORTH

TRUE NORTH

GOLDEN EMPIRE DESIGN, INC.
Architecture - Interiors - Space Planning
CALIFORNIA - ARIZONA - COLORADO
Arin D. Resnicke, Architect AIA
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arinr@ged-inc.com

PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
6 March 2015	Airport Review

REVISIONS:

#	Date	Description
1	12 Mar 15	Air Rev. per A.R.B.
2		
3		
4		
5		
6		
7		
8		

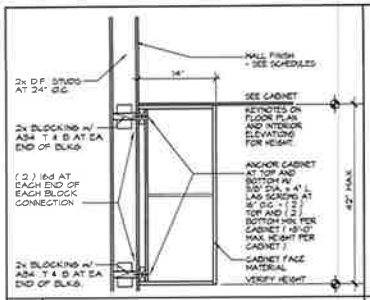
Approval:

Signature

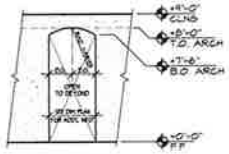
Sheet Contents:

SITE PLAN, DETAILS

Job No.: 14130	Sheet No.: AS-101
Date: 12 March 2015	
Drawn By: aDR	3 of 14 Sheets



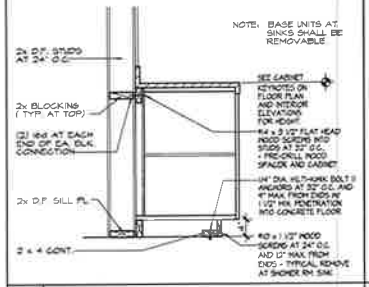
5 UPPER CABINET SECTION NTS



ELEVATION "A"

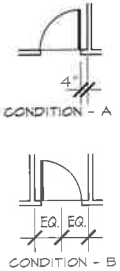
NOTE
TOP AND BOTTOM OF ARCH TO BE TYP. REFER TO DIMENSION PLAN FOR OPENING SIZE

4 TYPICAL ARCHWAY NTS



10 BASE CABINET SECTION NTS

9 (Not Used) NTS



15 TYPICAL DOOR LOCATION NTS

NOTE: ALL WINDOWS AND VIEW PANELS IN DOORS SHALL BE DUAL-GLAZED. ALL GLAZING SHALL BE TEMPERED UNLESS OTHERWISE NOTED IN ALL LOCATIONS

WINDOW TYPE	SIZE W	SIZE H	
(A)	2'-6"	5'-0"	SINGLE HUNG
(B)	1'-6"	5'-0"	SINGLE HUNG, TEMPERED
(C)	3'-0"	4'-6"	CASEMENT
(D)	1'-4"	2'-2"	CASEMENT
(E)			
(F)			
(G)			
(H)			
(I)			
(J)			
(K)			
(L)			
(M)			
(N)			

14 1ST FLR. WINDOW SCHEDULE

DOOR TYPE	SIZE W	SIZE H	THICKNESS	
(1)	3'-0"	8'-0"	1 3/8"	SOLID CORE DOOR
(2)	3'-0"	8'-0"	1 3/8"	SOLID CORE DOOR
(3)	2'-0"	8'-0"	1 3/8"	BI-FOLD FRENCH DOORS
(4)	2'-8"	8'-0"	1 3/8"	HOLLOW CORE MASONITE PANEL DOOR
(4A)	2'-8"	8'-0"	1 3/8"	SOLID CORE WOOD DOOR W/ CLOSER
(5)	2'-6"	8'-0"	1 3/8"	HOLLOW CORE MASONITE PANEL DOOR
(6)	2'-4"	8'-0"	1 3/8"	HOLLOW CORE MASONITE PANEL DOOR
(7)	16'-0"	8'-0"	-	ALUMINUM GARAGE DOOR
(8)	8'-0"	8'-0"	-	ALUMINUM GARAGE DOOR

20 (Not Used) NTS

19 1ST FLR. DOOR SCHEDULE

GENERAL NOTES:

*ALL HOSE BIBBS TO HAVE BACK FLOW PREVENTER PER LOCAL CODE

*KITCHEN OUTLETS SHALL BE MOUNTED AT +48" ABV. FIN. FLR. U.N.O. PHONE OUTLET IN KITCHEN MOUNTED AT +60" ABV. FIN. FLR. KITCHEN OUTLETS WITHIN 6'-0" OF SINKS SHALL HAVE A GROUND FAULT INTERRUPTER

*ALL BATH, VANITY AND GARAGE OUTLETS SHALL HAVE A GRND FAULT INTERRUPTER INSTALLED

*HEADERS INDICATED ON THIS PLAN SHALL BEAR AT +2'-0" ABOVE FINISH FLR U.N.O.

*BEAM HEIGHTS SHOWN ARE TO BOTTOM OF BEAM, U.N.O.

*PROVIDE BLOCKING AT WALL FOR SUPPORT OF BATH TOWEL BAR AND TISSUE HOLDER

*VERIFY ALL CLOSET DOOR HEADER HEIGHTS

*ALL LIGHT FIXTURES SHALL BE PER OWNERS APPROVAL

*INSTALL 360° LATERAL SEISMIC RESTRAINT AT TOP & BOTTOM 1/3 OF WTR HTR. BOTTOM BRACE SHALL BE 4" MIN. ABOVE CONTROLS

*CEILING FANS SHALL BE MOUNTED PER NEC 370.21

*INTERCONNECT ALL SMOKE DETECTORS

*SHOWER/TUB-SHOWER : INSTALL EITHER THERMOSTATIC OR PRESSURE BALANCE MIXING VALVES.

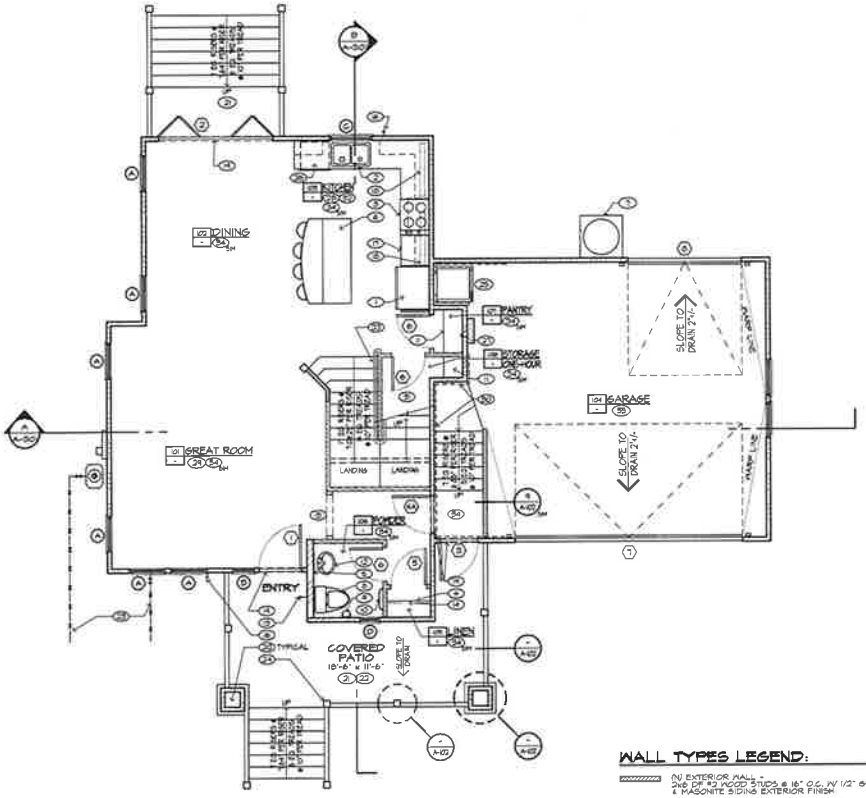
*GENERAL LIGHTING WERE SHOWN IN ALL ROOMS SHALL BE FLUORESCENT FIXTURES WHERE REQUESTED BY OWNER.

SYMBOL LEGEND

- DOOR SYMBOL (Refer To Door Schedule for Add'l Info.)
- WINDOW SYMBOL (Refer To Window Schedule for Add'l Info.)

FLOOR PLAN KEYNOTES:

1. REFRIGERATOR SPACE W/ RECESSED WATER VALVE AND FILTER
2. DOUBLE PORCELAIN SINK w/ GARBAGE DISPOSAL
3. COOKTOP w/ OVEN BELOW AND MICROWAVE ABOVE WITH INTEGRAL HOOD, LIGHT & FAN ABOVE
4. LINEN CABINET WITH GRANITE TOP
5. MIRROR, HEIGHT WHERE AS NOTED ON INTERIOR ELEVATIONS
6. ISLAND w/ GRANITE TOP
7. A/C CONDENSER PAD
8. TOILET
9. TOILET PAPER DISPENSER - PROVIDE SOLID BACKING
10. 24" TOWEL BAR PROVIDE SOLID BACKING
11. 6 EQUALLY SPACED SHELVES @ 16" DEEP
12. PEDESTAL SINK
13. PUSHBUTTON DOORBELL AT FRONT DOOR, MOUNTED AT 34" A.F.F., MAX.
14. SHELF & POLE W/ HIGH SHELF
15. ARCHED DOORWAY (See Interior Elevations, Sht. A-202 and Dtl.4, 'Hts Sht.)
16. HOSE BIBB WITH INTEGRAL BACKFLOW PREVENTER
17. 36" HIGH KITCHEN CABINETS WITH 14" DP. UPPER CABINETS ABOVE (See Details #5 and #10 this sheet)
18. 4'-0" SINGLE-BULB FLUORESCENT FIXTURES (Indirect Lighting) ON TOP OF UPPER CABINETS
19. ALUMINUM THRESHOLD & WEATHERSTRIP
20. 8 x 8 WOOD COLUMN W/ SHINGLE VENEER OVER STONE VENEER BASE
21. TREX DECK/ TEXTURED WATERPROOF DECKING
22. TEXTURED SOFFIT BOARD CEILING (See Ctrg. Plan Sht. A-103, for Add'l. Info.).
23. WATER AND GAS SERVICE (Field Verify for Exact Location)
24. WOOD RAILING AND BANISTERS
25. SPLIT SYSTEM HVAC EQUIPMENT
26. DISHWASHER
27. RINNAI TANKLESS WATER HEATER, WALL MOUNTED
28. LED STRIP LIGHTING MOUNTING BELOW UPPER CABINETS
29. HARDWOOD FLOORING (PER OWNER)
30. 5/8" TYPE 'X' GYPSUM BOARD BETWEEN GARAGE AND DWELLING FLOOR TO ROOF SHEATHING (ONE-HOUR) (See Enabled Line for Extent)
31. 5/8" TYPE 'X' GYPSUM BOARD AT UNDER STAIR STORAGE AREA.
32. PROVIDE GRANITE COUNTERTOPS WITH FULL HEIGHT TILE BACKSPLASH IN KITCHEN
33. CONTINUOUS HANDRAIL (See Dtl. 5, Sht. A-102, for Add'l Info.)
34. AT LANDING AND STAIRS, PROVIDE CERAMIC TILE FLOOR OVER SLIP SHEET ON HARDBOARD BASE
35. SEAL CONCRETE FLOOR AT GARAGE
36. -
37. -
38. -
39. -



WALL TYPES LEGEND:

- (N) EXTERIOR WALL - 2ND DF #2 WOOD STUDS @ 16" O.C. W/ 1/2" GYP. BD. @ INTERIOR & MASONITE SIDING EXTERIOR FINISH
- (N) EXTERIOR WALL - 2x4 DF #2 WOOD STUDS @ 16" O.C. W/ 1/2" GYP BD. @ INTERIOR & MASONITE SIDING EXTERIOR FINISH.
- (N) INTERIOR WALL - 2x4 DF #2 WOOD STUDS @ 16" O.C. W/ 1/2" GYP BD BOTH SIDES, TYPICAL
- (N) INTERIOR FULL-HEIGHT PARTITION WALL - 2 x 6 DF #2 WOOD STUDS @ 16" O.C. W/ 1/2" GYP. BD BOTH SIDES, TYPICAL

FIRST FLOOR PLAN - KEYNOTES

1/4"

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arinr@ged-inc.com

PROJECT NAME:

KRAUSGRILL RESIDENCE

A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
6 March 2015	Bldg Permit

REVISIONS:

#	Date	Description
1		
2		
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5		
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Approval:

Sheet Contents:

FIRST FLOOR PLAN

Job No.: 14130

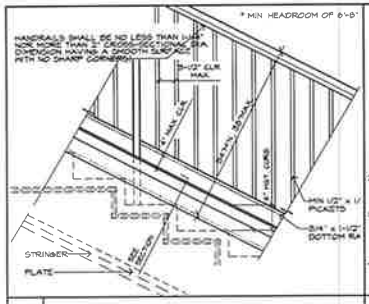
Date: 6 March 2015

Drawn by: aDR

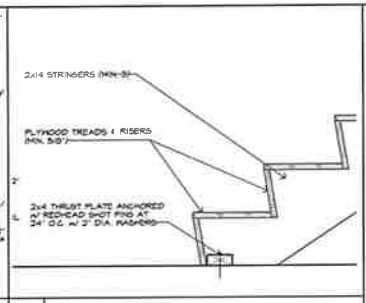
Sheet No.: A-101

4 of 14 Sheets

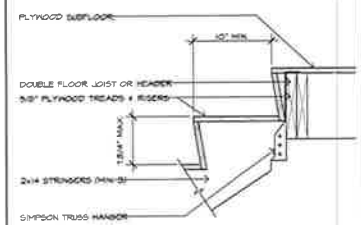
Copyright Date: 20 August 2014



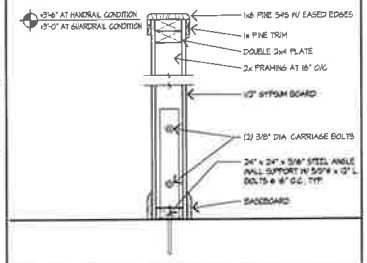
5 STAIR CONSTRUCTION :1/4"



4 STAIR @ BTM. :1/4"



10 STAIR @ TOP :1/4"



9 PONY WALL :1"

	WINDOW TYPE	SIZE W	SIZE H	
	A	5'-0"	5'-0"	SLIDER
	B	2'-6"	5'-0"	SINGLE HUNG
	C	1'-4"	2'-0"	CASEMENT, TEMPERED
	D	2'-0"	2'-0"	CASEMENT
	E			
	F			
	G			
	H			
	I			
	J			
	K			
	L			
	M			
	N			

NOTE: ALL WINDOWS AND VIEW PANELS IN DOORS SHALL BE DUAL-GLAZED, ALL GLAZING SHALL BE TEMPERED UNLESS OTHERWISE NOTED IN ALL LOCATIONS.

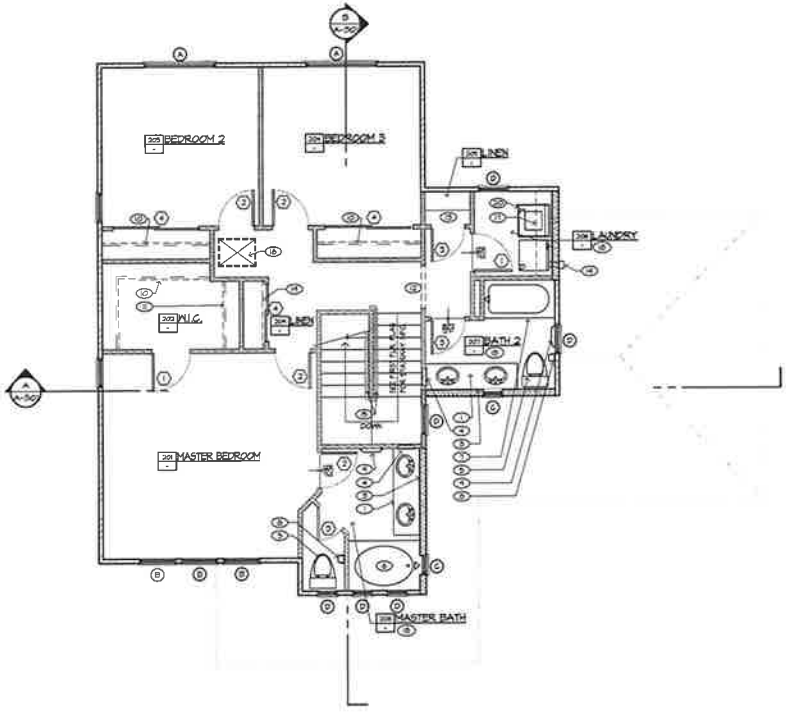
15 (Not Used) :NTS

14 2nd FLR. WINDOW SCHEDULE

	DOOR TYPE	SIZE W	SIZE H	THICKNESS	
	1	2'-8"	8'-0"	1 3/8"	HOLLOW CORE MASONITE PANEL DOOR
	2	2'-6"	8'-0"	1 3/8"	HOLLOW CORE MASONITE PANEL DOOR
	3	2'-4"	8'-0"	1 3/8"	HOLLOW CORE MASONITE PANEL DOOR
	4	2'-0"	8'-0"	1 3/8"	PAIR BI-PASS SLIDERS
	5				
	6				
	7				
	8				
	9				
	10				
	11				
	12				
	13				
	14				
	15				

20 (Not Used) :NTS

19 2nd FLR. DOOR SCHEDULE



SECOND FLOOR PLAN - KEYNOTES :1/4"

FLOOR PLAN KEYNOTES:

No	DESCRIPTION
1	DOUBLE SINK VANITY CABINET & CERAMIC TILE COUNTERTOP W/ 6" SPLASH
2	LINEN CABINET w/ 3 (MIN.) ADJUSTABLE SHELVES
3	MIRROR, HEIGHT PHERE AS NOTED ON INTERIOR ELEVATIONS.
4	RECESSED, MIRRORED MEDICINE CABINET.
5	TOILET
6	6'-0" H FIBERGLASS JACUZZI TUB/SHWR COMBO WITH "TILE" PATTERN TO +6'-0" AND SHOWER HEAD(S) AT +6'-6"
7	6'-0" L FIBERGLASS TUB/SHWR COMBO WITH "TILE" PATTERN TO +6'-0"
8	TOILET PAPER DISPENSER - PROVIDE SOLID BACKING
9	24" TOWEL BAR PROVIDE SOLID BACKING
10	SHELF & POLE W/ HIGH SHELF
11	SHELF AND TRIPLE POLES
12	CASED OPENING.
13	PROVIDE 6 EQUALLY SPACED REMOVABLE SHELVES, 16" DEEP.
14	DRYER VENT.
15	CONTINUOUS HANDRAIL (See Dtl. 5, Sht. A-102, for Add'l Info.)
16	22" x 30" ATTIC ACCESS (See Dtl. 5, Sht. A-105, for Add'l Info.)
17	14" DEEP UPPER CABINETS (See Dtl. 5, Sht. A-101, for Add'l Info.)
18	IN BATHROOMS AND LAUNDRY, PROVIDE CERAMIC TILE FLOOR OVER SLIP SHEET ON SUBFLOOR BASE
19	6 EQUALLY-SPACED SHELVES @ 16" DEEP.
20	PROVIDE FIBERGLASS PAN WITH DRAIN UNDERNEAT WASHING MACHINE LOCATION.

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Carpinteria, California

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REVISIONS:

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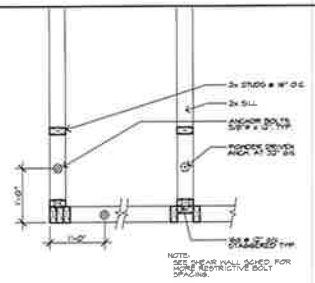
Approval:

Signature

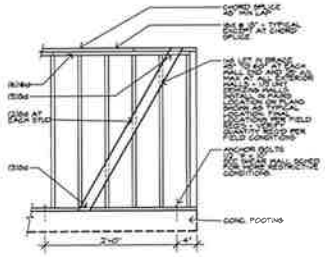
Sheet Contents:

SECOND FLOOR PLAN

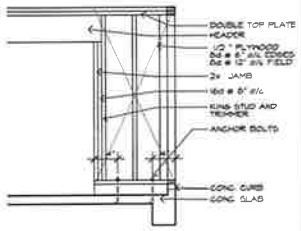
Job No.: 14130
Date: 6 March 2015
Drawn By: aDR
Sheet No.: A-102
5 of 14 Sheets



5 WALL INTERSECTIONS 1/4"



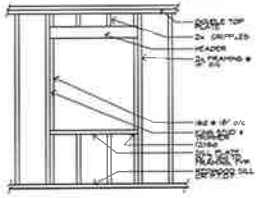
4 STUD WALL FRAMING 1/4"



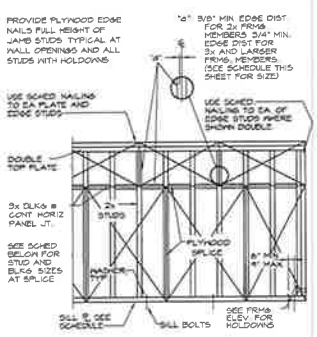
10 GARAGE DOOR FRAMING 1/4"

HEADER SCHEDULE

SPAN	4" WALL	6" WALL
0'-4'	4x4	4x6
4'-6'	4x6	4x8
6'-8'	4x8	6x8
8'-10'	4x10	6x10
10'-12'	4x12	6x10



9 WINDOW FRAMING 1/4"



NOTES:

1. PLYWOOD TO BE FASTENED AT ALL EDGES OF INDIVIDUAL PIECES PER SCHEDULE.
2. INDIVIDUAL PIECES OF PLYWOOD SHALL NOT BE LESS THAN 1'-4" IN LEAST DIMENSION OR LESS THAN 8 SQ. FT. IN AREA
3. PRE-DRILL ALL HOLES TO PREVENT ANY SPLITTING OF FRAMING MEMBERS, TYPICAL.
4. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED SPLICED JOINTS
5. ALL NAILS SHALL BE COMMON NAILS.
6. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL OCCUR ON 3" NOMINAL OR THICKER FRAMING MEMBERS, INCLUDING BLOCKING, AND NAILS SHALL BE STAGGERED.
7. FRAMING AT ADJOINING PANEL EDGES, INCLUDING SILLS, TOP PLATE AND BLOCKING SHALL BE 3x OR THICKER AND SHALL BE STAGGERED WHERE NAILS ARE SPACED 3" O.C. OR LESS. TOP PLATE MAY BE 2x IF DOUBLE PLATES ARE USED.
8. ALL SILL BOLTS SHALL HAVE A MINIMUM 2" SQ. x 3/16" THICK PLATE WASHER.

20 PLYWOOD SHEAR PANEL DETAIL NTS

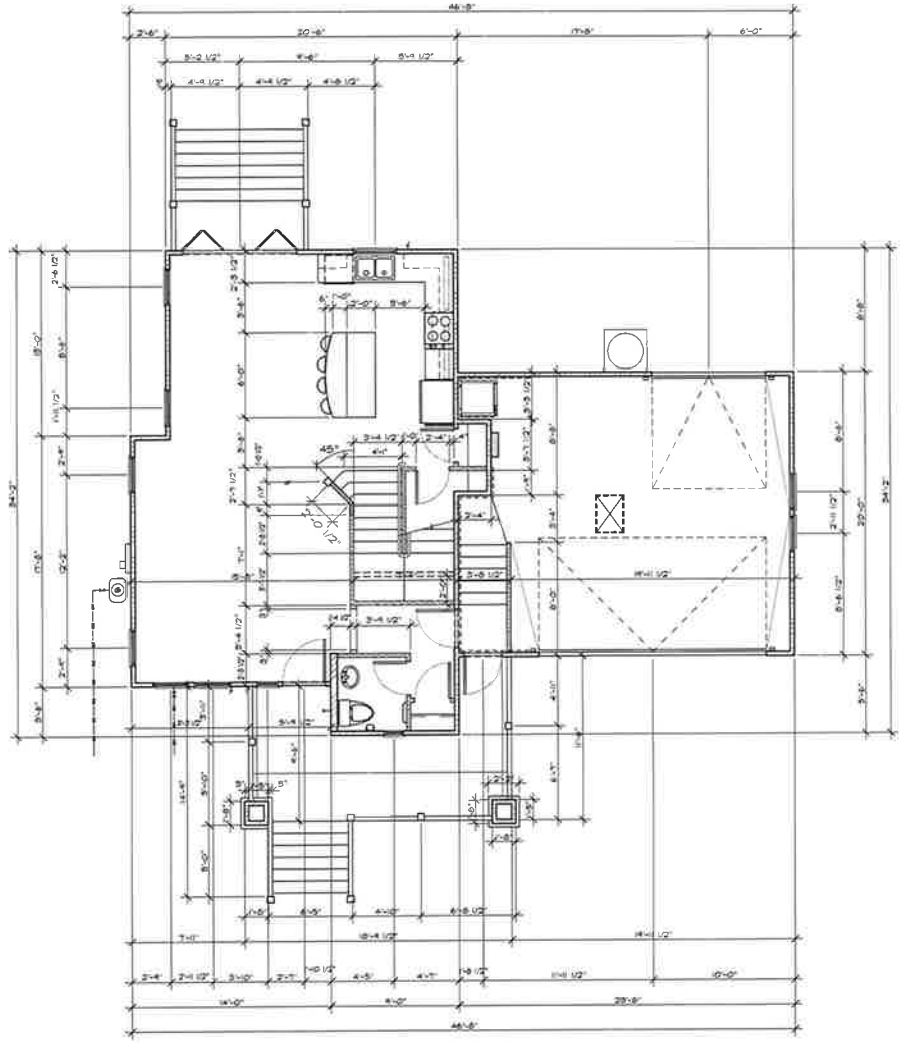
14 (Not Used) NTS

PLYWOOD PANEL SCHEDULE

TYPE	THICK	PANEL EDGE	GRADE	THICK STUDS & BLKG	SILL & PLATE SIZE	NAILING SIZE	NAILING SPACING EDGE	NAILING SPACING INT	A.B. DIAM	A.B. LENG	A.B. SPACING	REMARK
A	1/2"	32/16	APA RATED PLYWOOD or OSB CD EXP. 1	2X	2X	10d	6"	12"	5/8"	12"	32"	*
B	1/2"	32/16	APA RATED PLYWOOD or OSB CD EXP. 1	3X	3X	10d	4"	12"	5/8"	12"	48"	*
C	1/2"	32/16	APA RATED PLYWOOD or OSB CD EXP. 1	3X	3X	10d	3"	12"	5/8"	12"	48"	*
*	*		* * *	*	*	*	*	*	*	*	*	*
*	*		* * *	*	*	*	*	*	*	*	*	*

NOTE: * = PLYWOOD BOTH SIDES

19 PLYWOOD SHEAR PANEL SCHEDULE NTS



1ST FLOOR PLAN - DIMENSIONS 1/4"

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PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

REVISIONS:

Approval:

Sheet Contents:

FIRST FLOOR DIM. PLAN

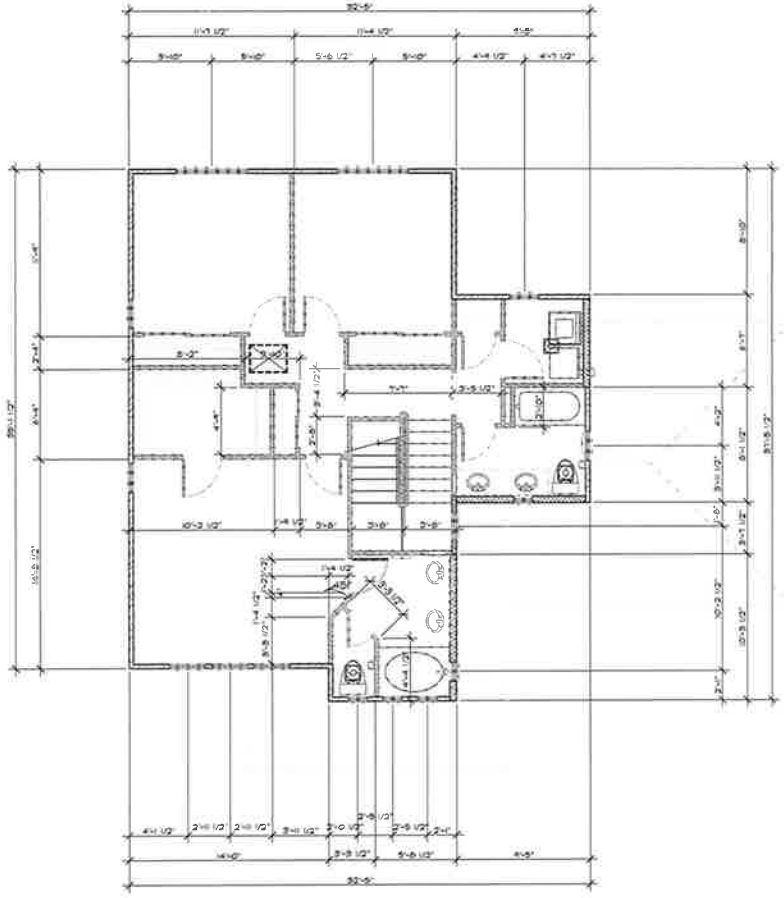
Job No. 14130

Date: 6 March 2015

Drawn By: aDR

Sheet No. A-103

6 of 14 Sheets



2ND FLOOR PLAN - DIMENSIONS 1/4"

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PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
6 March 2015	Alnus Room

REVISIONS:

#	Date	Description
1		
2		
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8		

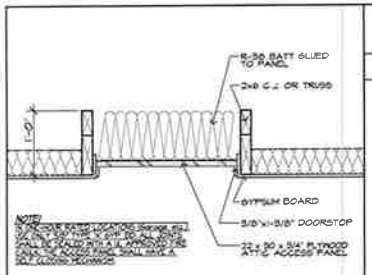
Approval:

Signature

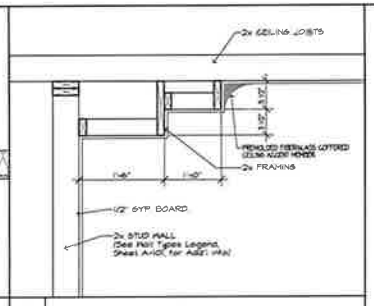
Sheet Contents:

SECOND FLR DIM. PLAN

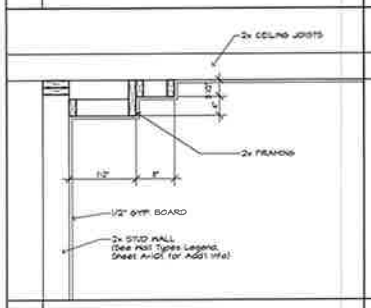
Job No.	Sheet No.
14130	A-104
Date: 6 March 2015	
Drawn By: aDR	7 of 14 Sheets



5 ATTIC ACCESS :1"



4 SOFFIT @ CEILING :1"



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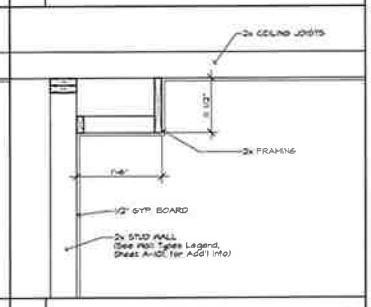
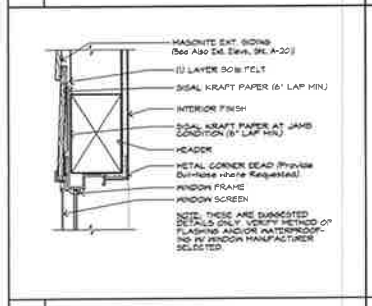
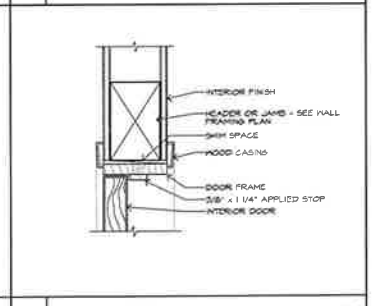


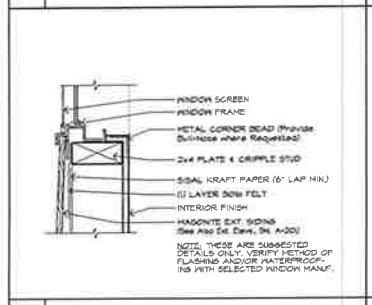
9 SOFFIT @ CEILING :1"



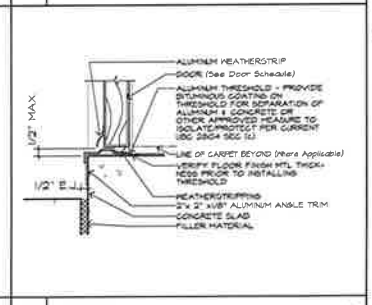
15 WINDOW HEAD :6"



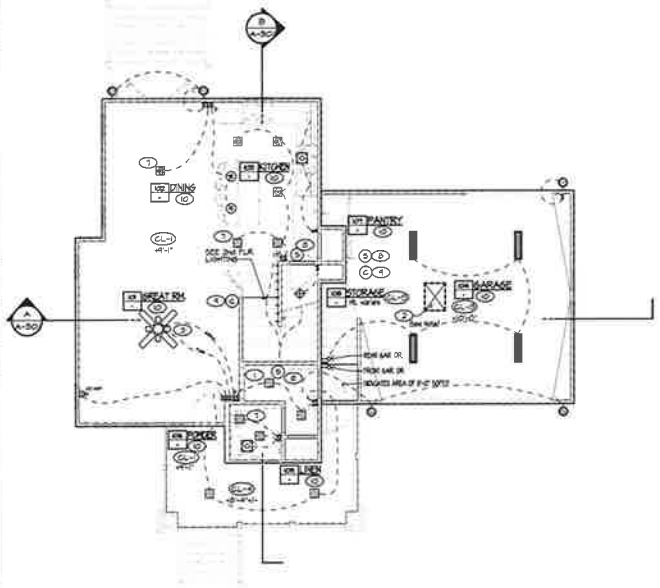
14 DOOR HEAD :6"



20 WINDOW SILL :6"

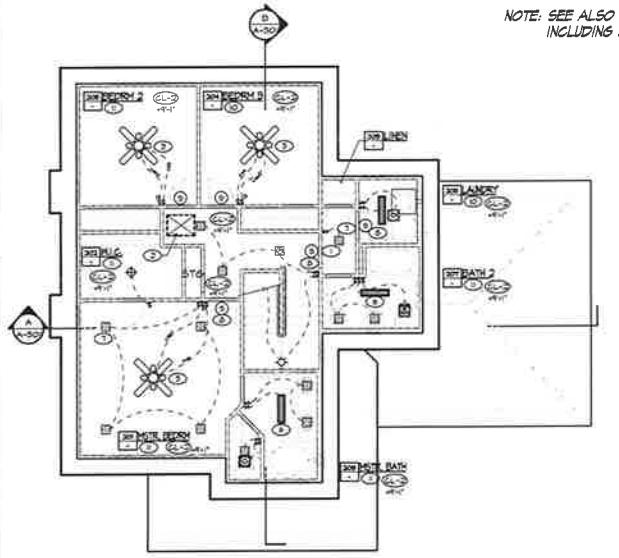


19 THRESHOLD :6"



1ST FLOOR REFLECTED CEILING PLAN :3/16"

NOTE: SEE ALSO UTILITY PLAN, SHT. A-107 FOR ADDITIONAL INFORMATION INCLUDING SYMBOL LEGENDS, OUTLETS, ELECTRICAL NOTES, ETC.



2ND FLOOR REFLECTED CEILING PLAN :3/16"

REFL. CLNG. PLAN KEYNOTES:

No	DESCRIPTION
1	ARCHED OPENING (See Interior Elevations, SHT. A-205)
2	22" x 30" ATTIC ACCESS (See Dtl. 5, This SHT., for Add'l Info)
3	CEILING FAN. (See Symbol Legend This Sheet for Add'l Info).
4	(Not Used)
5	(Not Used)
6	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE AT VANITY. (See Symbol Legend This Sheet for Add'l Info).
7	RECESSED Light Fixture. (See Symbol Legend this Sheet for Add'l Info.)
8	CLNG. MTD. SMOKE DETECTOR. (See Symbol Legend this Sheet for Add'l Info)
9	CLNG. MTD. CARBON MONOXIDE DETECTOR. (See Symbol Legend this Sheet for Add'l Info.)
10	4'-0" CEILING HEIGHT

REFL. CLNG. PLAN FINISH LEGEND:

CL-1 1/2" GYP. BOARD CEILING w/ EGGSHELL ENAMEL PAINT FINISH (Semi-Gloss @ Toilet Rooms).
Ht. as Noted

CL-2 5/8" GYP. BOARD CEILING w/ EGGSHELL ENAMEL PAINT FINISH (Semi-Gloss @ Toilet Rooms, Laundry Room).
Ht. as Noted

CL-3 5/8" TYPE 'X' GYP. BOARD CEILING w/ EGGSHELL ENAMEL PAINT FINISH (Semi-Gloss @ Toilet Rooms).
Ht. as Noted

CL-4 TONGUE & GROOVE TEXTURED SOFFIT BOARD (Finish and Color to Match Exterior).
Ht. as Noted

ELECTRICAL NOTES:

1. VERIFY LOCATIONS AND QUANTITIES OF ALL IN-SLAB PLACED CONDUITS AND FLOOR MOUNTED OUTLETS PRIOR TO CONCRETE SLAB POUR.
2. ALL COMPUTER WIRING AND TERMINAL LOCATIONS TO BE VERIFIED BY OWNER.
3. USE COPPER WIRE THROUGHOUT.
4. ALL KITCHEN, BATH, UTILITY ROOM, GARAGE AND EXTERIOR ELECTRICAL OUTLETS TO BE ON G.F.I. CIRCUITS. PRIMARY KITCHEN AND BATHROOM LIGHT FIXTURES TO BE FLUORESCENT OR L.E.D. TYPE.
5. ALL LIGHTS TO USE COMPACT FLUORESCENT BULBS/TUBES OR APPROVED L.E.D.
6. ALL CEILING FANS SHALL HAVE A HIGH EFFICACY LIGHT FIXTURE AND SHALL BE DOUBLE-SWITCHED TO ALLOW FOR SEPARATE LIGHT AND FAN CONTROLS.
7. NO WALL SPACE SHALL BE MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. KITCHEN COUNTERTOPS WIDER THAN 2 INCHES SHALL BE PROVIDED WITH A RECEPTACLE OUTLET.
8. ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES CLEARANCE TO COMBUSTIBLE MATERIAL.
9. LIGHTING IN ALL ROOMS SHALL BE HIGH EFFICACY OR INCANDESCENT CONTROLLED BY OCCUPANCY SENSORS.

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A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
4 March 2015	Plan Check

REVISIONS:

#	Date	Description
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Approval:

Signature

Sheet Contents:

REFLECTED CEILING PLAN

Job No: 14130

Date: 6 March 2015

Drawn By: aDR

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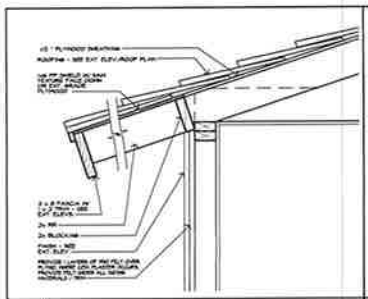
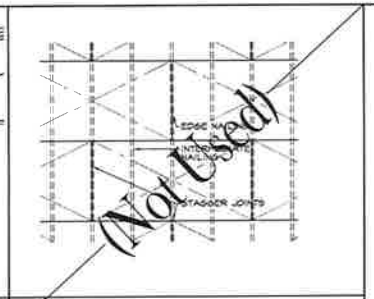
8 of 14 Sheets

Revised 2014



5 OVERHANG :NTS



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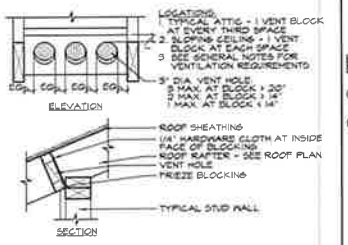
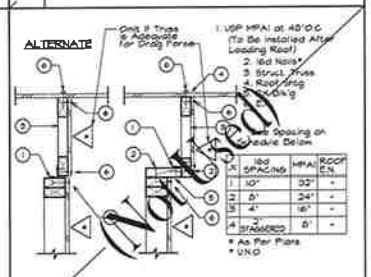


10 VENT BLOCKS @ EAVE :NTS



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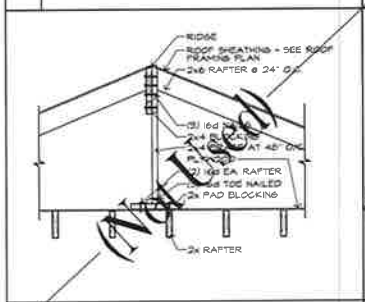

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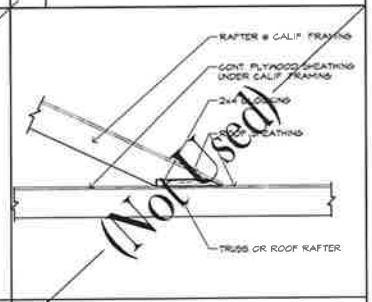

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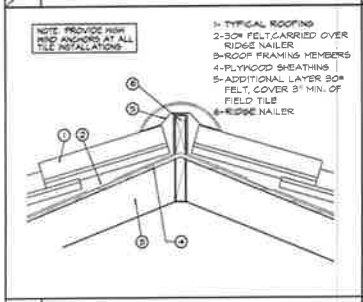
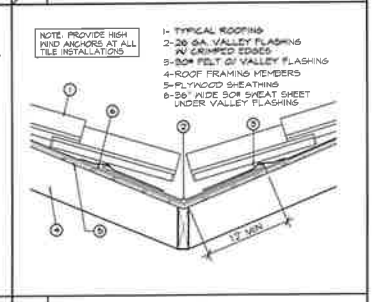


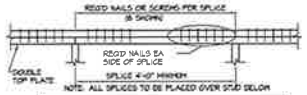
20 RIDGE CAP :NTS



19 VALLEY FLASHING :NTS

ATTIC VENTILATION CALCS

REQ'D VENT AREA = 1617.984 S.F. / 300 = 5.3246 SQ.FT
ASSUME FREE VENT AREA = 2/3 OR .66 TOTAL VENT AREA
TOTAL FREE VENT AREA = 5.3246 / .66 = 4.8857 SQ. FT
(10 MIN) EAVE VENTS @ .656 SQ. FT. EA. = 8.56 SQ. FT
8.56 SQ. FT. > 4.8857 SQ. FT. THEREFORE COMPLIES



NOTE: ALL SPLICES TO BE PLACED OVER STUD BELOW

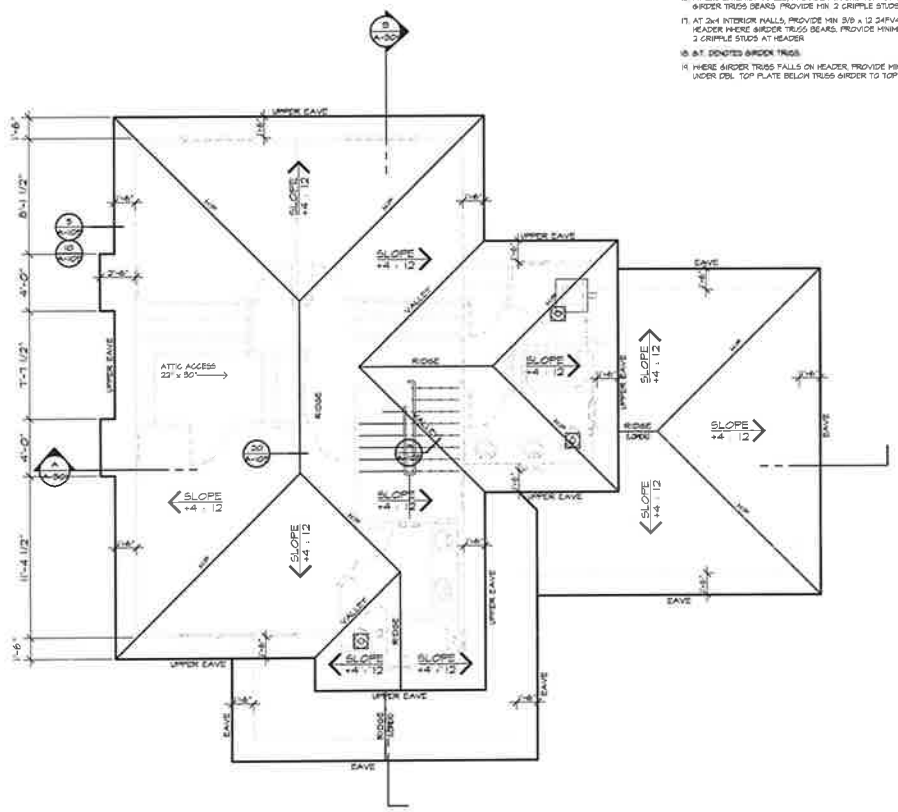
NAIL OR SCREW SIZE SCHEDULE

TYPE	NAIL SIZE	TYPE	SCREW SIZE
IN	12-16D	IS	10-SIMPSON-SDS25300

TYPICAL CHORD & STRUT SPLICE DETAIL

ROOF FRAMING NOTES

1. MANUFACTURER-DESIGNED TRUSSES @ 24" o.c. ALL TRUSSES SHALL BE DESIGNED BY A REGISTERED STRUCTURAL OR CIVIL ENGINEER LICENSED IN CALIFORNIA. CALCS AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.
   TOP CHORD LOAD = 15 PSF DL
   = 23 PSF DL (@ Eaves or Soffits)
   = 15 PSF LL
   BOTTOM CHORD LOAD = 15 PSF DL
2. ROOF SHEATHING SHALL BE 5/8" THICK A.P.A. RATED CD PLYWOOD OR ORIENTED STRAND BOARD (OSB) EXPOSURE 1. 40/20 W/ 10d NAILING @ 6" o.c. BOUNDARY & EDGES, 12" o.c. FIELD, UNBLOCKED.
3. ROOF SLOPE = 4/12 U.O.N.
4. INTERIOR CEILINGS AT TRUSSES FLAT.
5. TRUSS TAILS TO FORM OVERHANG (Optional Boxed Soffit)
6. ROOFING SPECIFIED BY OWNER - CONCRETE TILE (Note: T.B.D.)
7. CEILING JOISTS SHALL BE 2x4 D.F. #2 OR BETTER @ 16" o.c. MAXIMUM SPAN 2'-6" WHERE INDICATED.
8. CALIFORNIA FRAMING - 2x6 DF #2 @ 16" o.c., Typical
9. ALL BEARING POINTS FOR GIRDER TRUSSES TO BE 4x4 MIN. POST
10. ALL BEAMS SHALL BE DF #1 OR BETTER.
11. (X) DENOTES TOP PLATE SPLICE (See Detail #9, Sht. A-105)
12. ALL STRUTS SHALL RECEIVE DRAG TIES AND TRUSSES OVER SHEAR WALLS SHALL RECEIVE P.E.N.
13. ATTACH TRUSS BTM CHORD TO TOP PLATE W/ SIMPSON A35 @ 24" ON CENTER. DESIGN TRUSS FOR 160# UNIFORMLY DISTRIBUTED SEISMIC LOAD THRU TOP CHORD TAKEN OUT THRU BTM. CHORD
14. ATTACH EACH END OF TRUSS TO TOP PLATE W/ SIMPSON DSC4 DESIGN TRUSSES FOR 3500# SEISMIC LOAD THRU TOP CHORD TAKEN OUT THRU BOTTOM CHORD
15. PROVIDE SIMPSON A35 AT EACH BLOCK, TYPICAL.
16. AT 2x6 EXTERIOR WALLS, PROVIDE MIN. 6x12 HEADER WHERE GIRDER TRUSS BEARS. PROVIDE MIN. 2 CRIPPLE STUDS @ HEADER
17. AT 2x4 INTERIOR WALLS, PROVIDE MIN 3/8 x 12 24FV4 GLU-LAM HEADER WHERE GIRDER TRUSS BEARS. PROVIDE MINIMUM 2 CRIPPLE STUDS AT HEADER
18. G.T. DENOTES GIRDER TRUSS.
19. WHERE GIRDER TRUSS FALLS ON HEADER, PROVIDE MIN. 2-2x STUDS UNDER DBL. TOP PLATE BELOW TRUSS GIRDER TO TOP OF HEADER



NOTE: REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL FRAMING INFORMATION, ETC.

ROOF PLAN

1/4"

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PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
6 March 2015	Check Sets

REVISIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		

Approval:

Signature

Sheet Contents:

ROOF PLAN

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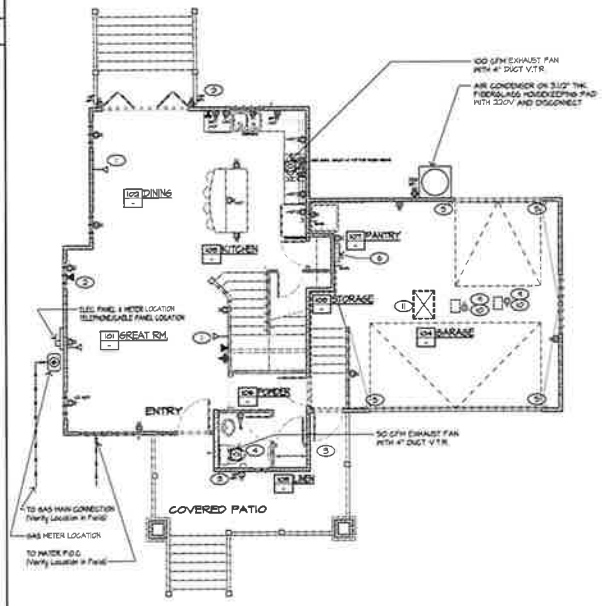
Revised Plan 29 August 2014

ELECTRICAL SYMBOLS

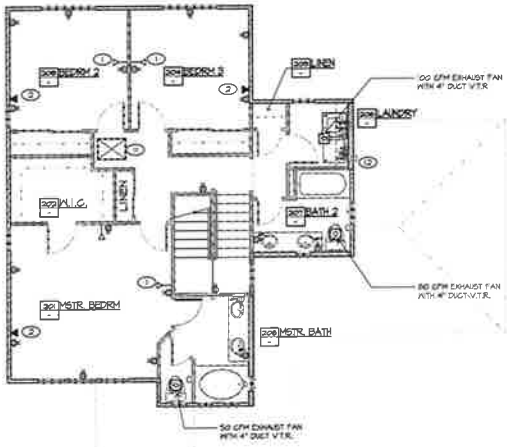
SYMBOL	DESCRIPTION
	INCANDESCENT OR HIGH EFFICACY FLUORESCENT FIXTURE, SURFACE/PENDANT
	INCANDESCENT OR HIGH EFFICACY FLUORESCENT FIXTURE, RECESSED
	INCANDESCENT OR HIGH EFFICACY FLUORESCENT FIXTURE, WALL MOUNTED
	POST OR WALKWAY LUMINAIRE
	PENDANT LIGHTING
	RECESSED LIGHT FIXTURE
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, 2 BULB 4'-0" L
	COMBINATION LIGHT & EXHAUST FAN, RECESSED.
	SURFACE MOUNTED LIGHT FIXTURE
	DECORATIVE INTERIOR / EXTERIOR LIGHT FIXTURE (WALL MOUNTED)
$OC	LIGHT SWITCH MANUAL- ON OCCUPANT SENSOR; +48" U.O.N.
$	LIGHT SWITCH S.P.S.T.; +48" U.O.N.
$2	LIGHT SWITCH 2 P.S.T.; +48" U.O.N.
$3	LIGHT SWITCH 3-WAY; +48" U.O.N.
$4	LIGHT SWITCH 4-WAY; +48" U.O.N.
$D	SWITCH, DIMMING
	PUSH BUTTON
	TELEVISION COAX CABLE OUTLET, +12" U.O.N.
	OUTLET, DUPLEX CONVENIENCE, 15A/20A, 125V, +12" U.O.N.
	OUTLET, FOURPLEX CONVENIENCE, +12" U.O.N.
TH	OUTLET, THERMOSTAT, +60" U.O.N. (See Mech. Dwgs.)
J	JUNCTION BOX, CEILING, WALL
	OUTLET, TELEPHONE, +12" U.O.N.
+24"	INDICATES MOUNTING HEIGHT TO CENTER OUTLET A.F.F.
WP	ADJACENT TO SYMBOL, INDICATES WEATHERPROOF OUTLET OR DEVICE
G.F.I.	GROUND FAULT INTERRUPTER
	EXHAUST FAN, CLNG. MTD.
	COMBINATION LIGHT & EXHAUST FAN, CLNG. MTD.
	PERMANENTLY WIRED SMOKE DETECTOR w/ BATTERY BACK UP, CLNG. MTD.
C	CARBON MONOXIDE DETECTOR
T	MECHANICAL THERMOSTAT
	SOLA-TUBE, MODEL 160 DSe, 10"ø
	CEILING FAN W/ LIGHT KIT, SEPARATELY SWITCHED W/ DIMMER & SPEED CONTROL
	CHANDELIER (Owner Supplied)
	FLOOD LIGHTS
	CEILING SLOPE DOWN INDICATING DIRECTION OF SLOPE FROM HIGH TO LOW
	24" x 30" CEILING ACCESS PANEL

MECHANICAL SYMBOLS

SYMBOL	DESCRIPTION
G	GAS METER
W	WATER METER
	CEILING SUPPLY AIR GRILLE
	CEILING RETURN AIR GRILLE
	WALL SUPPLY AIR GRILLE
	WALL RETURN AIR GRILLE
HB	HOSE BIBB
GAS	GAS OUTLET
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER



1ST FLOOR UTILITY PLAN 3/16"



2ND FLOOR UTILITY PLAN 3/16"

UTILITY PLAN KEYNOTES:

1. COAX TELEVISION OUTLET (Verify Location w/Owner)
2. CAT 5 TELEPHONE AND DATA PORT (Verify Location w/ Owner).
3. HEATERPROOF/GFCI OUTLET, AT UNDERSIDE OF SOFFIT ABOVE AT EXTERIOR FOR CHRISTMAS LIGHTS, ETC.
4. EXHAUST FANS PER TITLE 24 ENERGY COMPLIANCE
5. GARAGE DOOR SENSOR
6. RINNAI TANKLESS WATER HEATER.
7. CEILING MOUNTED SUPPLY AIR GRILLE.
8. CEILING MOUNTED RETURN AIR GRILLE
9. CEILING MOUNTED GARAGE DOOR OPENER ELECTRICAL RECEPTACLE
10. GARAGE DOOR OPENER
11. PROVIDE LIGHT, SWITCH, & CONVENIENCE RECEPTACLE IN ATTIC. LIGHT SWITCH LOCATION SHALL BE ACCESSIBLE FROM WITHIN A 12' RAD. FROM THE ATTIC ACCESS
12. DRYER VENT, OUT THROUGH WALL

ELECTRICAL NOTES:

1. VERIFY LOCATIONS AND QUANTITIES OF ALL IN-SLAB PLACED CONDUITS AND FLOOR MOUNTED OUTLETS PRIOR TO CONCRETE SLAB POUR
2. ALL COMPUTER WIRING AND TERMINAL LOCATIONS TO BE VERIFIED BY OWNER.
3. USE COPPER WIRE THROUGHOUT.
4. ALL KITCHEN, BATH UTILITY ROOM, GARAGE AND EXTERIOR ELECTRICAL OUTLETS TO BE ON G.F.I. CIRCUITS. PRIMARY KITCHEN AND BATHROOM LIGHT FIXTURES TO BE FLUORESCENT OR L.E.D. TYPE
5. ALL LIGHTS TO USE COMPACT FLUORESCENT BULBS/TUBES OR APPROVED L.E.D
6. ALL CEILING FANS SHALL HAVE A HIGH EFFICACY LIGHT FIXTURE AND SHALL BE DOUBLE-SWITCHED TO ALLOW FOR SEPARATE LIGHT AND FAN CONTROLS.
7. NO WALL SPACE SHALL BE MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. KITCHEN COUNTERTOPS WIDER THAN 2 INCHES SHALL BE PROVIDED WITH A RECEPTACLE OUTLET.
8. ELECTRICAL LIGHTING FIXTURES IN CLOSETS/CLOSETS SHALL BE INSTALLED WITH A MINIMUM OF 12 INCHES CLEARANCE TO COMBUSTIBLE MATERIAL
9. LIGHTING IN ALL ROOMS SHALL BE HIGH EFFICACY OR INCANDESCENT CONTROLLED BY OCCUPANCY SENSORS

NOTE-OF ALL BATHROOM FANS:
THIS FAN IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MINIMUM 50 CFM FAN TESTED AT A STATIC PRESSURE OF .25 IN. WC AND RATED @ 3 SONES OR LESS REQUIRED TO BE INSTALLED

FAN MUST BE ATTACHED TO A MINIMUM 4" DUCT AND NO LONGER THAN 50' OF FLEX DUCT SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW.

WHEVER PLEASE SEE MORE STRINGENT REQUIREMENTS AS INDICATED PER WHOLE BUILDING VENTILATION AS SHOWN BELOW

NOTE: (THESE NOTES OVERWRITE THE NOTES ABOVE)
THIS FAN IS TO BE USED FOR WHOLE BUILDING VENTILATION. MINIMUM 80 CFM AIR TESTED AT A STATIC PRESSURE OF .25 IN. WC AND RATED @ 1 SONE OR LESS REQUIRED TO BE INSTALLED

FAN MUST BE ATTACHED TO A MINIMUM 5" DUCT AND NO LONGER THAN 50' SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW.

SWITCH FOR FAN MUST BE LABELED TO INDICATE THE FANS REQUIRED FUNCTION SUCH AS "FAN IS TO BE LEFT ON AT ALL TIMES".

NOTE-OF ALL KITCHEN RANGE HOODS:
THIS FAN IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MINIMUM 100 CFM FAN TESTED AT A STATIC PRESSURE OF .25 IN. WC AND RATED @ 3 SONES OR LESS REQUIRED TO BE INSTALLED

FAN MUST BE ATTACHED TO A MINIMUM 5" SMOOTH DUCT AND NO LONGER THAN 55' SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW.

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PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
6 March 2015	Permit Set

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Sheet Contents
UTILITY PLAN

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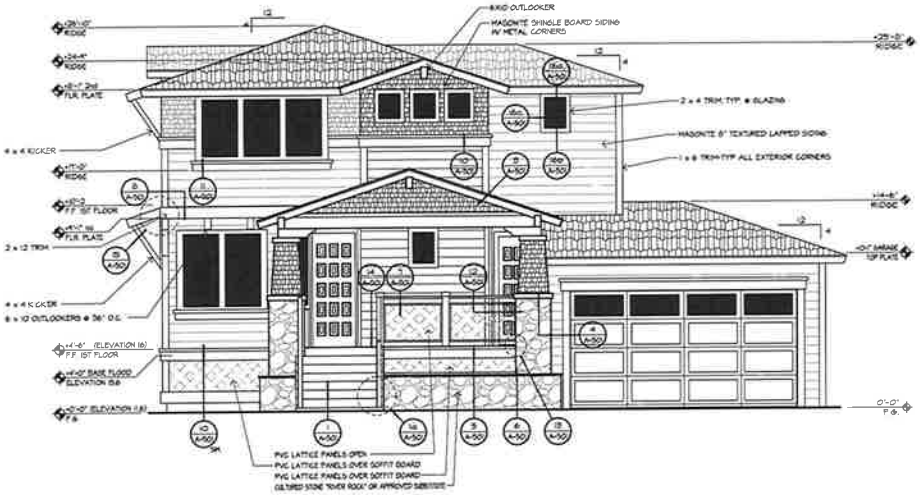
Contract Date: 25 August 2014

5	(Not Used)
10	(Not Used)
15	(Not Used) 3/4"
20	(Not Used)

LEFT SIDE ELEVATION



FRONT ELEVATION

EXTERIOR ELEVATIONS 1/4"

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Carpinteria, California

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Date	Description

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EXTERIOR ELEVATIONS

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5	(Not Used)
10	(Not Used)
15	(Not Used) 3/4"
20	(Not Used)

RIGHT SIDE ELEVATION

REAR ELEVATION

EXTERIOR ELEVATIONS 1/4"

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KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

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Date	Description
6 March 2015	Alternative

REVISIONS:

#	Date	Description
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EXTERIOR ELEVATIONS

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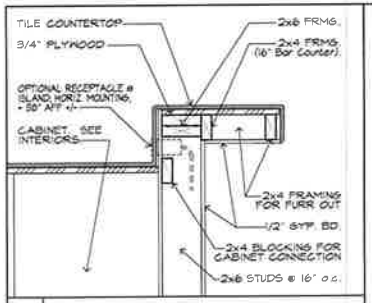

5 RAISED EATING BAR :1"

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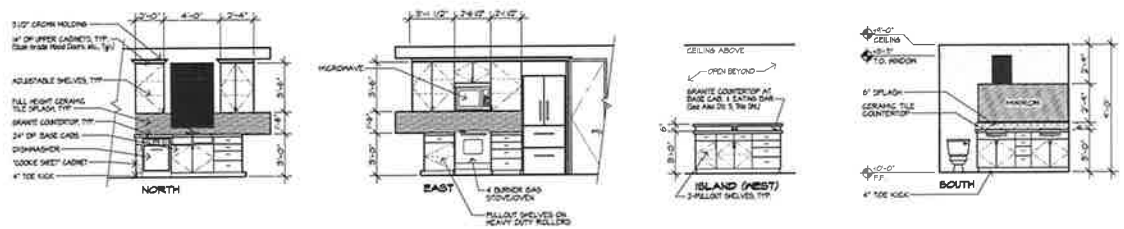
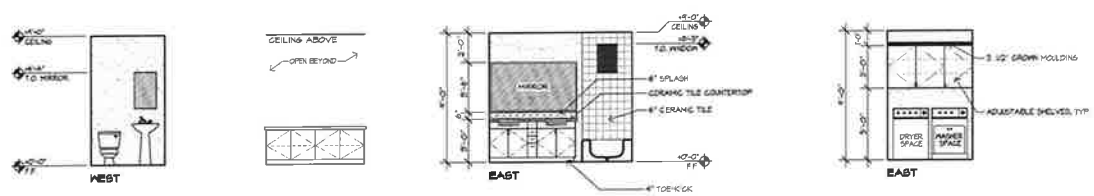
15 (Not Used) :NTS

20 (Not Used) :NTS



KITCHEN (MAPLE)

BATH 1 (MAPLE)



POWDER

STAIR HALL

MSTR. BATH (MAPLE)

LAUNDRY (MAPLE)

INTERIOR ELEVATIONS :1/4"

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PROJECT NAME:

KRAUSGRILL RESIDENCE
A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description
6 March 2015	Sheet Issue

REVISIONS:

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Sheet Contents:

INTERIOR ELEVATIONS

Job No.: 14130

Date: 6 March 2015

Drawn By: aDR

Sheet No.: A-203

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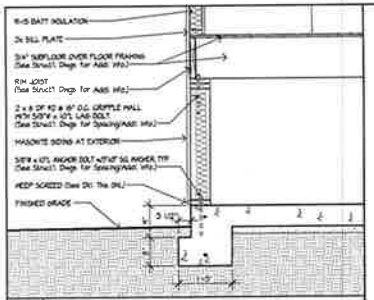
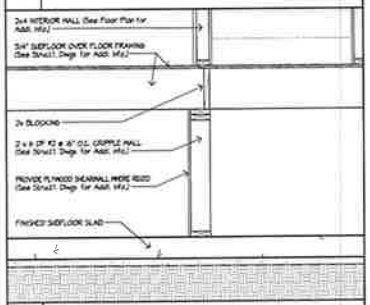
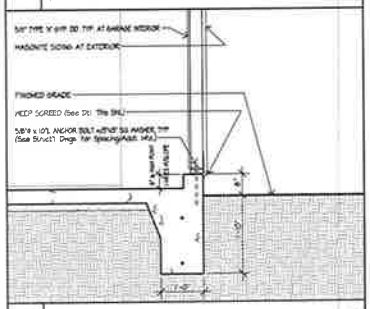


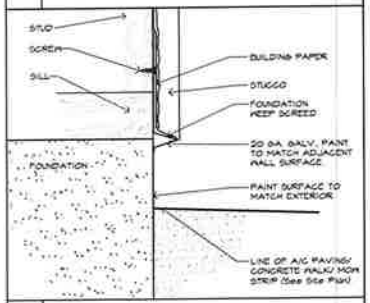
5 RAISED PERIMETER FTG. :3/4"



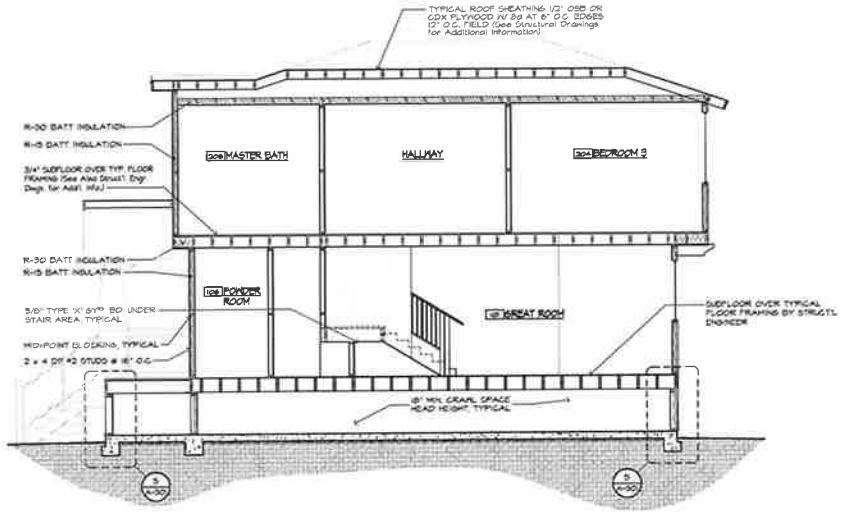
10 INTERIOR FOOTING :1"



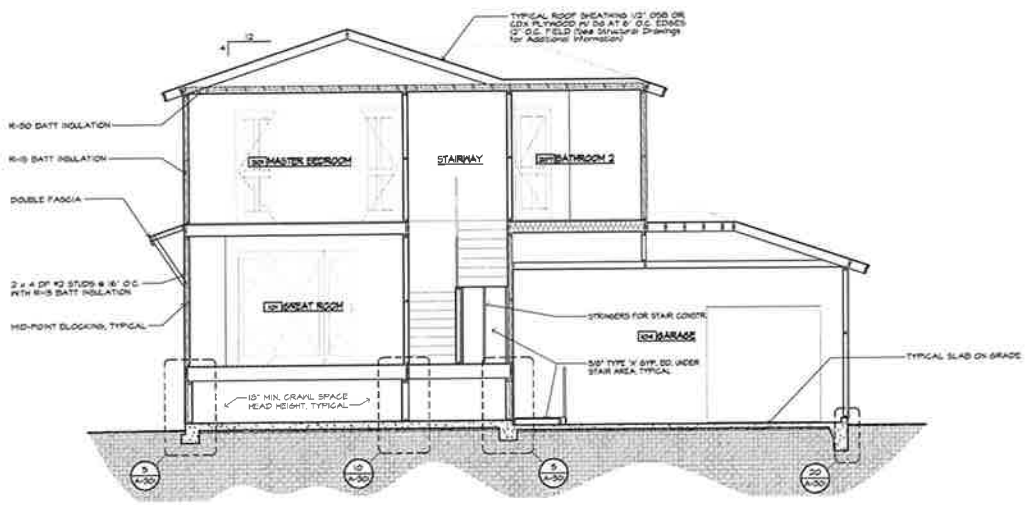
15 FOOTING @ DECK :1"



20 WEEP SCREED :NTS



BUILDING SECTION "B" :1/4"



BUILDING SECTION "A" :1/4"

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PROJECT NAME:

KRAUSGRILL RESIDENCE
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4640 Ninth Street
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ISSUED FOR:

Date	Description
11/14/2015	Arch Review

REVISIONS:

#	Date	Description
1		
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7		

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Sheet Contents:
BUILDING SECTIONS

Job No: 14130
Date: 6 March 2015
Drawn By: aDR
Sheet No.: A-301
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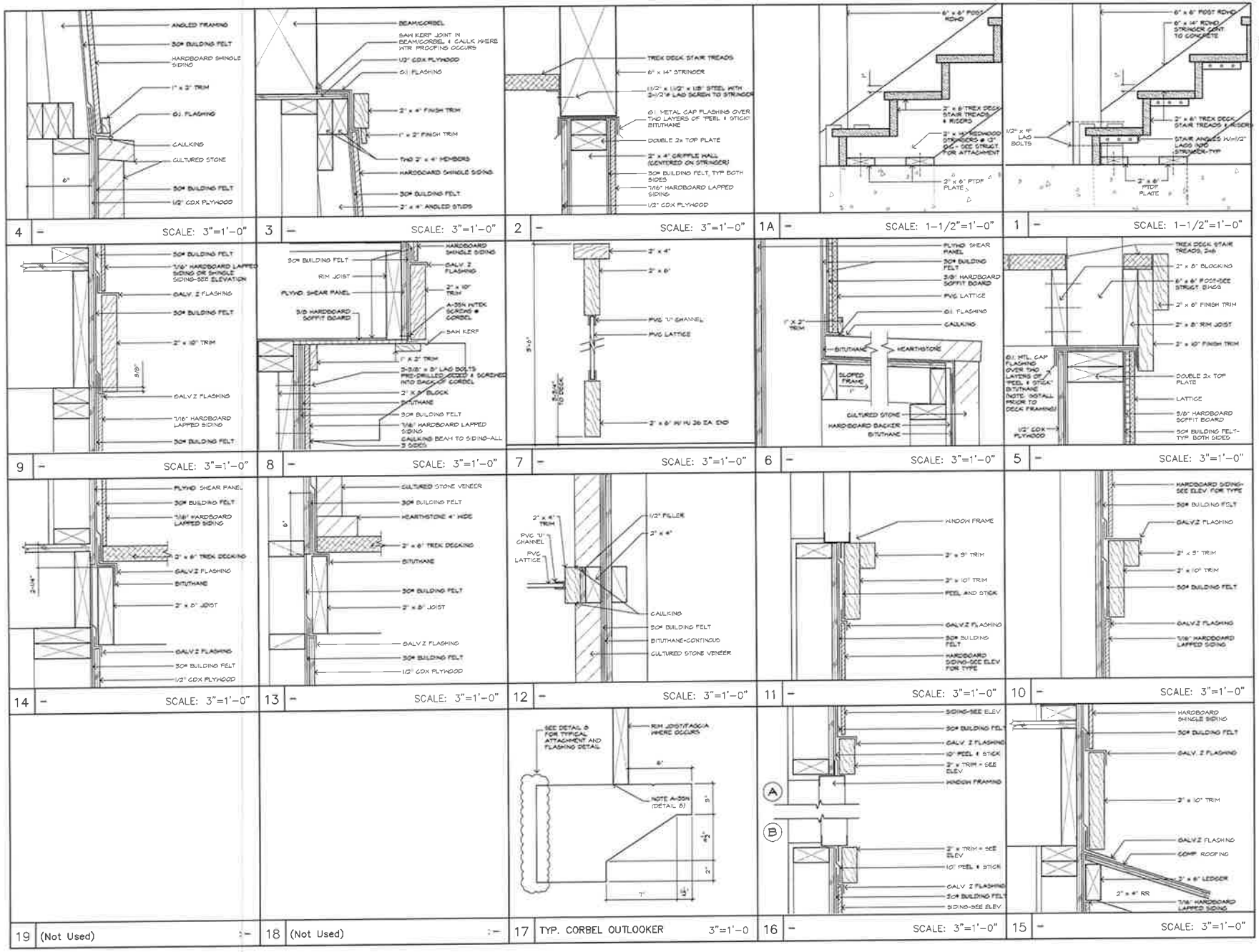

GOLDEN EMPIRE DESIGN, INC.
Architecture - Interiors - Space Planning
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PROJECT NAME:

KRAUSGRILL RESIDENCE

A Single Family Dwelling
4640 Ninth Street
Carpinteria, California

ISSUED FOR:

Date	Description

REVISIONS:

#	Date	Description

Approval:

Signature

Sheet Contents:

Job No.: 14130	Sheet No.:
Date: 20 February 2015	
Drawn By: aDR	of 14 Sheets

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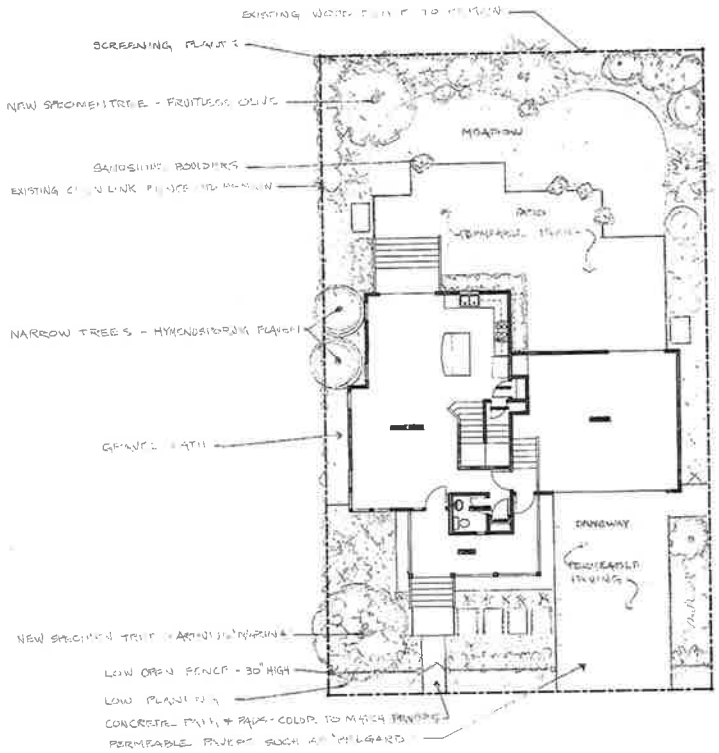

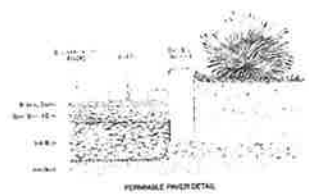

PERMEABLE PAVER DETAIL

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
TREES	
ARBUTUS 'MARINA' MULTI	STRAWBERRY TREE
HYMENOSPORUM FLAVUM	SWEET SHADE
MAGNOLIA 'LITTLE GEM'	DWARF MAGNOLIA
OLEA EUROPA - FRUITLESS	OLIVE
SCREENING PLANTS	
CEANOTHUS SP	CALIFORNIAN LILAC
CALISTEMON 'CANES HYBRID'	CANES BOTTLE BRUSH
METROSIDEROS 'SPRING FIRE'	LEHAU
PRUNUS LYONII	CATALINA CHERRY
SHRUBS AND PERENNIALS	
CISTUS 'SUNSET'	ROCK ROSE
CORREA SP	AUSTRALIAN FUCHSIA
CUPHEA 'DAVID VERITY'	FIRECRACKER PLANT
LAVENDULA SP	LAVENDER
LEUCOSPERMUM SP	PINCUSHION
MYRSINE AFRICANA	AFRICAN BOXWOOD
ROSMARINUS 'TUSCAN BLUE'	ROSEMARY
WESTRINGIA SP	COAST ROSEMARY
GRASSES, SUCCULENTS, AND ACCENT PLANTS	
ANIGOZANTHOS SP	KANGAROO PAW
CAREX SP	SEDGE
DIANELLA SP	FLAX LILY
MUHLENBERGIA SP	DEER GRASS
AGAVE SP	
ALOE SP	
AGAPANTHUS SP	AFRICAN LILLY
GROUNDCOVERS	
CONVOLVULUS SABATICUS	GROUND MORNING GLORY
MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM
MEADOW PLANTS	
ACHILLEA MILLEFOLIUM	YARROW
AGROSTIS PALLENS	NATIVE BENTGRASS
CAREX	SEDGE

PROJECT NOTES

4860 SQ FT TOTAL AREA
1700 SQ FT TOTAL IMPERMEABLE AREA

ALL LANDSCAPED AREAS TO RECEIVE FULL COVERAGE USING AN AUTOMATIC IRRIGATION SYSTEM. USE DRIP IRRIGATION FOR ALL PLANTING WITH THE EXCEPTION OF THE MEADOW
USE LOW FLOW SPRAYHEADS FOR THE MEADOW
ALL BARE GROUND TO BE COVERED WITH 3" BARK MULCH

NORTH
SCALE 1/8" = 1'-0"

REVISIONS	BY

PAT BRODIE LANDSCAPE DESIGN
P.O. BOX 50345, SANTA BARBARA, CA 93150
805 969 4157 brodiedesign@cox.net

PRELIMINARY LANDSCAPE PLAN

KRAUSGRILL RESIDENCE
4640 9TH ST.
CARPINTERIA, CA

Date 11-5-19
Scale 1/8" = 1'-0"
Drawn
Job
Sheet
Of Sheets

located so close to the front and the gates was not in keeping with the friendly Carpinteria feel. He pointed out how the multifamily developments in the vicinity have wider setbacks and provide a more open and airy atmosphere.

Steven Jones, representing his parents who own the four-unit apartment project directly across Carpinteria Avenue has a major issue with the loss of the marsh views as seen from the apartments. He thought a newspaper notice in addition to the 300-foot mailings would have been appropriate for a project of this size. He would like to see increased setbacks and reduced size and height.

Architect Jamie Myer added that the three bedroom units are only 1,900 square feet of living area, with essentially 9-foot plate heights (10-feet floor to floor).

Boardmember Reginato agreed with staff's impression of the street frontage and thought the front unit should be better articulated and stepped farther back from the street. If gates are used, they need to be light and airy. He thought the architecture looked fine, and that the second floor plate heights could be reduced.

Boardmember Chappell thought the architectural style is nice, but the overall bulk and scale is too large. Thought the pitch of the roof could be reduced to lower the building height or that the second floor plate height could be reduced and vault the ceilings to increase the feeling of space. He would also like to see the roof forms broken up. The front unit should have its front door face the street for a friendlier street frontage. If gates are used, they should be low and open.

Boardmember Ellinwood commented that he would like to see the front unit have its entry with a porch facing carpinteria Avenue, perhaps with a balcony above. Doesn't see the need to step the second floors back from the first as this is a commercial zone with a residential overlay, not a typical residential neighborhood. He is ok with the building height and massing giving the project setting and zoning. Likes the idea of the roof decks.
Boardmember Johnson agrees with other Boardmembers regarding the front facing unit and that the roof forms need more animation. Thought some of the plate heights on the second floor could be reduced.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Ellinwood, to continue the item to the Board's April 16th meeting so that the plans could be revised pursuant to the discussion items.

VOTE: 4-0

PROJECT REVIEW

4) Applicant: Terry and Lynda Krausgrill Planner: Nick Bobroff
Project Number: 14-1747-CDP
Project Location: 4640 Ninth Street
Zoning: Single Family Residential (4-R-1)

Hearing on the request of Gordon Statler, agent for Terry and Lynda Krausgrill to consider Case No. 14-1747-CDP for preliminary review of a proposal to demolish a fire-damaged 1,251 square foot single family residence and attached accessory structure and replace it with a new two-story

1,944 square foot single family dwelling with attached two-car garage. Maximum height for the proposed residence is 27 feet 10 inches from finished grade. The project includes new drainage, utility and landscape improvements. The property is a 4,860 square foot parcel zoned Single Family Residential (4-R-1) and shown as APN 003-242-017 located at 4640 Ninth Street.

DISCUSSION:
Staff provided an overview of the project and noted that the primary concerns with the project were the overall building height and second floor massing. Staff also noted that updated renderings had been provided by the applicant that included additional detailing and decorative elements not shown on the plans included in the original ARB staff report.

Gordon Statler, project designer walked the Board through the project and some of the design changes. He noted decorative elements such as corbels and knee braces were added to some of the cantilevered portions of the second floor to create interest and add animation. Similarly, the shed roof overhang was added to the west ground floor elevation to help break up the wall planes. Concerning building height, he noted that he hoped to retain the nine-foot plates on the first and second floors. He felt that using a hip roof for the second floor roof helped to mitigate the building height, by keeping the fascia along the street edge at a lower height and placing the highest point of the roof farther back into the lot as opposed to a gable end which would bring the full height out to the front of the building. It was also noted that the increased front setback requirement would help to further mitigate the building's height.

The Board was in agreement that the updated renderings with added/new details were a significant improvement over the drawings provided in the original ARB staff report packet.

Boardmember Ellinwood suggested the front porch design appeared spindly and incongruous with the rest of the residence. He recommended the porch be restudied, with the corner posts being made more substantial and the intermediary posts eliminated. He suggested the porch width and/or roof form could also be reconsidered. With respect to the second floor massing, he felt that various cantilevers could generally work in this circumstance, but that the various supporting elements (corbels, braces) needed to be made more substantial (6x min).

Boardmember Chappell asked whether anything could be done to reduce or eliminate some of the second floor cantilevers. Staff noted that the project was maxed out for square footage as it relates to floor area ratio requirements, so no additional interior living area could be added.

Boardmember Johnson suggested that a more decorative garage door be selected, possibly a double door if possible. He also suggested a couple of small windows could be added to the east elevation of the garage. He noted he generally liked the sizing and placement of windows on all elevations. He did, however, feel the porch needed to be restudied (as suggested by Boardmember Ellinwood) and he thought the corner trim could be made more substantial.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Ellinwood, to recommend preliminary approval with their comments attached.

VOTE: 4-0

OTHER BUSINESS: NONE