

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 16, 2014**

Agenda Item # D-4

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 14-1730-ARB/CDP **Planner:** Steve Goggia
Address: 1289 Cramer Circle
APN: 003-103-002
Zoning: Single Family Residential (4-R-1)
Applicant: James Macari for MTI Capital, Inc.

Project Review: Conceptual
 Preliminary
 Final

PROJECT DESCRIPTION

This is the preliminary review of a request to construct a two-story 1,134 sq. ft. single family residence and 435 sq. ft. two-car garage on a 3,933 sq. ft. vacant lot pending approval of an accompanying Lot Line Adjustment. The total square footage of the three bedroom two and a half bathroom residence would be 1,569 square feet. The maximum height would be approximately 20 feet from finished grade.

The project includes minor grading, drainage improvements, underground utility connections, perimeter (six-foot high) site walls, new hardscape including a concrete driveway and walkways/landings and new site landscaping.

Plans are attached as Exhibit A. Story poles were erected at the site on October 2, 2014. Photos of the story poles are included as Exhibit B.

PROJECT SETTING

The project site is located on the west side of the eastern leg of Cramer Circle, at the corner of Via Real. The existing parcel is approximately 2,933 sq. ft. but would be increased to 3,933 sq. ft. subject to approval of a lot line adjustment with the adjacent lot to the south. The site is generally flat with a slight slope away from the street toward the rear of the lot. A five-foot wide sidewalk runs the length of Via Real. There are no sidewalks on Cramer Circle. Existing vegetation is limited to weeds.

The project site is located in Design Sub-Area 3 (Canalino/Santa Monica/El Carro Neighborhood). The neighborhood is developed typically in a Ranch or Spanish style, with a mix of one and two-story buildings.

The site is zoned Single Family Residential (4-R-1) and has a Low Density Residential Land Use designation (LDR). The site is not subject to any special overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code

The following table identifies the project’s conformance with Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	40 feet from centerline of street or 10 feet from property line, whichever is greater	27 feet-3 ¼ inches from the property line
Via Real Side	10 feet-4 ¾ inches (25 % lot width)	10 feet-4 ¾ inches
Side	3 feet	4 feet-2 ¾ inches
Rear	15 feet	15 feet
Height	30 feet	Approximately 20 feet
Building Coverage	35% max. (1,376 sq. ft.)	31% (1,205 sq. ft.)
Floor Area Ratio	40% max. (1,573 sq. ft.)	40% (1,569 sq. ft.)
Parking	2 parking spaces in a garage	2 parking spaces in a garage

Proposed wall along Via Real

Pursuant to §14.50.050 fences over three feet in height within the setback may be considered and approved by the Community Development Department if the following findings can be made:

1. *That the design and materials of the proposed fence is compatible with adjacent property fences and the surrounding neighborhood; and*
2. *That the proposed fence shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

The subject property is somewhat unique in that the front setback is taken from Cramer Circle and the side fronting Via Real is considered a street side yard. There is one other home on the west end of Cramer Circle with a similar situation; a large hedge is used to buffer the property from Via Real. The current proposal sets the six-foot stucco wall approximately three feet back from the property line and approximately six feet from the existing sidewalk.

The proposed Landscape Plan shows a mix of small plants between the wall and the property line but nothing between the property line and the edge of the sidewalk. Staff requests that the Board consider recommending additional low-maintenance plantings between the fence and the sidewalk to soften the appearance of the wall and increase the compatibility with the surrounding neighborhood. A clinging vine could also be useful in discouraging graffiti.

The City's Community Design Element of the General Plan contains both general over-arching policies and specific Sub-area policies.

Overall Design

Citywide Community Design Objective CD-1: *The size, scale and form of buildings and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Sub-area 3 Objective CDS3-2: *Preserve and enhance the existing residential neighborhood and ensure that new development enhances the neighborhood character.*

Objective CDS3-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the City's "small beach town" image.*

Design Guideline DG-3: *Exterior architectural treatment and detail should be carried around all sides of the building.*

DG-4: *Elements such as windows and doors should be consistent in design with the existing theme of a house and when appropriate should draw from elements in the existing neighborhoods.*

DG-5: *The use of bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements would be oriented toward a public street or public space.*

DG-7: *Muted tones should be encouraged, unless otherwise determined to be inappropriate by the Architectural Review Board.*

The project's architecture is similar in character with other Spanish styled homes in the neighborhood, and the size of the two-story residence is in scale with the other two-story homes. The project includes various elements which are consistent with a Spanish style around all sides of the structure. The use of clay roof tiles, light stucco, divided-light wood windows and dark trim create a cohesive architectural pattern. Staff requests that the Board consider recommending a darker plaster finish on the walls to increase the compatibility of the new residence within the established neighborhood.

Street frontage

Citywide Community Design Policy CD-5a: *Main entrances should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Design Guideline DG-2: *When a garage fronts the street, the width of the garage should not exceed the width of the habitable frontage of the dwelling.*

The narrow 41½-foot width of the lot makes it a challenge to reduce the prominence of the garage and accentuate the home's entry. Early on in the process, the applicants worked with staff to determine if other options such as a shared driveway off Cramer Circle with the garages located in the rear of the property, or taking access off Via Real for one or both properties would provide a better layout for the adjacent lots. Ultimately, it was determined that the current plan requiring a Lot Line Adjustment worked best.

In keeping with the Spanish style, an arched wood gate set back approximately 5½ feet from the face of the garage identifies the entrance to the forecourt. Staff request that the Board consider the proposal and recommend any measures to give the home additional curb appeal.

Fences and walls

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Implementation Policy 41: *Open wood fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

CDS3-Implementation Policy 40: *As a part of new development projects, fences fronting on collector and arterial streets shall be decorative and set back sufficiently to provide for landscaping that enhances the street corridor and eliminates potential for the fencing to cause a sight-distance obstruction. Existing wire or wood fencing along arterial streets shall either be replaced to comply with the setback and landscaping requirement above, or screened with landscaping (shrubs or vines) where feasible.*

The plans indicate a six-foot plaster wall located along the south side property boundary set behind the front building setback line. As discussed above, the Via Real street side would have a six foot plaster wall set three feet off the property line. An MTD bus stop is located along this section of Via Real adjacent to the wall. Staff has requested that the Board consider additional low-maintenance landscape plantings between the fence and the sidewalk to enhance the street corridors and soften the appearance of the wall.

Current plans do not indicate a new fence or wall along the rear property boundary. Staff recommends the applicants consider a plaster wall for consistency with the side walls.

Landscape Plantings

Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

The proposed Landscape Plan shows a sparse planting palette of crushed gravel, ornamental grasses, rosemary and aloe. While staff supports the use of drought-tolerant plants, we would like to see the collection of plants expanded and/or number of plants increased. A small-growing specimen tree placed between the entry sidewalk and Via Real could help identify the home's entrance.

Privacy

Design Guideline DG-10: *Where privacy is a concern, window placement, size, window height and the use of glazing with limited transparency are encouraged to minimize impacts. Second-story windows should be placed to avoid looking directly down into the major indoor/outdoor living areas (e.g. primary yard areas, family/living areas) of adjacent homes.*

DG-11: *Second-story decks and balconies located on the side or rear of a dwelling are strongly discouraged unless it can be clearly demonstrated that it will not create an impact on the privacy of a neighboring parcel. Mitigating factors might include the placement and design of adjacent structures, significant setbacks from adjacent properties, adjacent land uses and orientation and placement of a deck.*

Second-story windows are placed to restrict occupants from looking directly down into the adjacent residences' major indoor and outdoor living areas. Staff notes that the large windows in the opposing stairways of the proposed residences have a lower sill height of four feet six inches. However, an offset of approximately seven feet between the placement of the windows along the side yard helps to avoid privacy issues. The proposal also includes a small balcony off one of the second-story bedrooms. Privacy should not be an issue as the balcony faces Via Real.

Encroachment Plane and Solar Access

Design Guideline DG-1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: A 30-degree angle measured from the vertical, at a point beginning six feet above the existing grade along the interior side property line. For street side yards the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e. sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features, and uncovered landings) are permitted.*

The Board may grant exceptions to the encroachment plane standard if it believes it will enhance the design of a project.

DG-12: *Any portion of a structure should not encroach into a plane defined by drawing a 30-degree angle measuring from the horizontal intersecting with a point in a line drawn 12 feet high at the north property line.*

Consistency with the Encroachment Plane and Solar Access guidelines are shown on Sheets A3.0 and A5.0 of the architectural sheet set.

Lighting

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers, and to minimize halo and spillover effects.*

Exterior lighting has not been addressed as part of the preliminary architectural design. Staff will ensure that the final working drawings show the location of any exterior lighting and that cut sheets are provided, consistent with this policy.

SUMMARY OF ISSUES

- Architectural style, detailing and colors;
- Street frontage;
- Wall along via Real; and
- Landscape Plan.

RECOMMENDATION

The Board should comment on the issues raised. If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval with their comments attached to the Community Development Director.

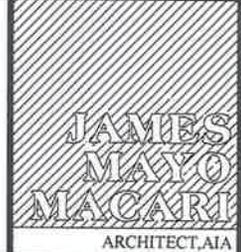
ATTACHMENTS

Exhibit A - Architectural Plan Set
Exhibit B - Story Pole Photos

MTI CAPITAL, INC

1289 CRAMER CIRCLE

CARPINTERIA, CALIFORNIA 93013



1289
CRAMER CIRCLE

GENERAL NOTES

- These drawings and accompanying specifications are the exclusive property of the architect.
- Contractor to check and verify all dimensions at job before proceeding with work.
- Plans comply with current 2010 CALIFORNIA BUILDING CODE (CBC), 2010 CFC, 2010 CFC, 2010 CEC, CRC, City of Carpinteria co.

CONSULTANT INSPECTIONS AND OBSERVATIONS

- SOILS: To inspect & approve all footing excavations prior to placing form work on reinforcing steel.
- TRUSSES: Having bearing locations other than at end of heel locations shall have bearing pts. clearly marked in a manner which prevents verification during and after installation.
- The following structural elements are to be observed (but are not limited to) prior to the foundation inspection by the building department and the placement of the concrete for the foundation:
 - A) Footing sizes and reinforcement placement.
 - B) Foundation pads and reinforcement.
 - C) Shrinkage reinforcement.
- The following structural elements are to be observed (but are not limited to) prior to the final observation by the building department:
 - A) Roof diaphragm nailing.
 - B) Chng struts and ties.
 - C) Shear wall nailing and holdowns.
 - D) All structural details.
 - K) EPOXY EMBEDMENT.

SCOPE OF WORK

TO CONSTRUCT A SINGLE FAMILY RESIDENCE OF 106 SF, WITH A TWO CAR GARAGE OF 441 SF, AND A UNCOVERED PATIO OF 140 SF.

ABBREVIATIONS

AC	ACRYLIC	AD	ADJUSTABLE	AE	ALUMINUM	AF	ALUMINUM FINISH	AG	ALUMINUM GROUND	AH	ALUMINUM HANGING	AI	ALUMINUM INSULATION	AJ	ALUMINUM JOINT	AK	ALUMINUM KICK	AL	ALUMINUM LATH	AM	ALUMINUM MESH	AN	ALUMINUM NAIL	AO	ALUMINUM OILING	AP	ALUMINUM PANEL	AQ	ALUMINUM QUARTZ	AR	ALUMINUM RAIL	AS	ALUMINUM SILL	AT	ALUMINUM TIE	AV	ALUMINUM VENEER	AW	ALUMINUM WOOD	AX	ALUMINUM X	AY	ALUMINUM Y	AZ	ALUMINUM Z	BA	BALANCE	BB	BALANCE BOARD	BC	BALANCE BOARD	BD	BALANCE BOARD	BE	BALANCE BOARD	BF	BALANCE BOARD	BG	BALANCE BOARD	BH	BALANCE BOARD	BI	BALANCE BOARD	BJ	BALANCE BOARD	BK	BALANCE BOARD	BL	BALANCE BOARD	BM	BALANCE BOARD	BN	BALANCE BOARD	BO	BALANCE BOARD	BP	BALANCE BOARD	BQ	BALANCE BOARD	BR	BALANCE BOARD	BS	BALANCE BOARD	BT	BALANCE BOARD	BU	BALANCE BOARD	BV	BALANCE BOARD	BW	BALANCE BOARD	BX	BALANCE BOARD	BY	BALANCE BOARD	BZ	BALANCE BOARD	CA	CALCULATED	CB	CALCULATED	CC	CALCULATED	CD	CALCULATED	CE	CALCULATED	CF	CALCULATED	CG	CALCULATED	CH	CALCULATED	CI	CALCULATED	CJ	CALCULATED	CK	CALCULATED	CL	CALCULATED	CM	CALCULATED	CN	CALCULATED	CO	CALCULATED	CP	CALCULATED	CQ	CALCULATED	CR	CALCULATED	CS	CALCULATED	CT	CALCULATED	CU	CALCULATED	CV	CALCULATED	CW	CALCULATED	CX	CALCULATED	CY	CALCULATED	CZ	CALCULATED	DA	DAMP	DB	DAMP	DC	DAMP	DD	DAMP	DE	DAMP	DF	DAMP	DG	DAMP	DH	DAMP	DI	DAMP	DJ	DAMP	DK	DAMP	DL	DAMP	DM	DAMP	DN	DAMP	DO	DAMP	DP	DAMP	DQ	DAMP	DR	DAMP	DS	DAMP	DT	DAMP	DU	DAMP	DV	DAMP	DW	DAMP	DX	DAMP	DY	DAMP	DZ	DAMP	EA	EARTH	EB	EARTH	EC	EARTH	ED	EARTH	EE	EARTH	EF	EARTH	EG	EARTH	EH	EARTH	EI	EARTH	EJ	EARTH	EK	EARTH	EL	EARTH	EM	EARTH	EN	EARTH	EO	EARTH	EP	EARTH	EQ	EARTH	ER	EARTH	ES	EARTH	ET	EARTH	EU	EARTH	EV	EARTH	EW	EARTH	EX	EARTH	EY	EARTH	EZ	EARTH	FA	FLOOR	FB	FLOOR	FC	FLOOR	FD	FLOOR	FE	FLOOR	FF	FLOOR	FG	FLOOR	FH	FLOOR	FI	FLOOR	FJ	FLOOR	FK	FLOOR	FL	FLOOR	FM	FLOOR	FN	FLOOR	FO	FLOOR	FP	FLOOR	FQ	FLOOR	FR	FLOOR	FS	FLOOR	FT	FLOOR	FU	FLOOR	FV	FLOOR	FW	FLOOR	FX	FLOOR	FY	FLOOR	FZ	FLOOR	GA	GARAGE	GB	GARAGE	GC	GARAGE	GD	GARAGE	GE	GARAGE	GF	GARAGE	GG	GARAGE	GH	GARAGE	GI	GARAGE	GJ	GARAGE	GK	GARAGE	GL	GARAGE	GM	GARAGE	GN	GARAGE	GO	GARAGE	GP	GARAGE	GQ	GARAGE	GR	GARAGE	GS	GARAGE	GT	GARAGE	GU	GARAGE	GV	GARAGE	GW	GARAGE	GX	GARAGE	GY	GARAGE	GZ	GARAGE	HA	HAND	HB	HAND	HC	HAND	HD	HAND	HE	HAND	HF	HAND	HG	HAND	HH	HAND	HI	HAND	HJ	HAND	HK	HAND	HL	HAND	HM	HAND	HN	HAND	HO	HAND	HP	HAND	HQ	HAND	HR	HAND	HS	HAND	HT	HAND	HU	HAND	HV	HAND	HW	HAND	HX	HAND	HY	HAND	HZ	HAND	IA	INSULATION	IB	INSULATION	IC	INSULATION	ID	INSULATION	IE	INSULATION	IF	INSULATION	IG	INSULATION	IH	INSULATION	II	INSULATION	IJ	INSULATION	IK	INSULATION	IL	INSULATION	IM	INSULATION	IN	INSULATION	IO	INSULATION	IP	INSULATION	IQ	INSULATION	IR	INSULATION	IS	INSULATION	IT	INSULATION	IU	INSULATION	IV	INSULATION	IW	INSULATION	IX	INSULATION	IY	INSULATION	IZ	INSULATION	JA	JOB	JB	JOB	JC	JOB	JD	JOB	JE	JOB	JF	JOB	JG	JOB	JH	JOB	JI	JOB	IJ	JOB	JK	JOB	KL	JOB	KM	JOB	KN	JOB	KO	JOB	KP	JOB	KQ	JOB	KR	JOB	KS	JOB	KT	JOB	KU	JOB	KV	JOB	KW	JOB	KX	JOB	KY	JOB	KZ	JOB	LA	LATH	LB	LATH	LC	LATH	LD	LATH	LE	LATH	LF	LATH	LG	LATH	LH	LATH	LI	LATH	LJ	LATH	LK	LATH	LL	LATH	LM	LATH	LN	LATH	LO	LATH	LP	LATH	LQ	LATH	LR	LATH	LS	LATH	LT	LATH	LU	LATH	LV	LATH	LW	LATH	LX	LATH	LY	LATH	LZ	LATH	MA	MATERIAL	MB	MATERIAL	MC	MATERIAL	MD	MATERIAL	ME	MATERIAL	MF	MATERIAL	MG	MATERIAL	MH	MATERIAL	MI	MATERIAL	MJ	MATERIAL	MK	MATERIAL	ML	MATERIAL	MM	MATERIAL	MN	MATERIAL	MO	MATERIAL	MP	MATERIAL	MQ	MATERIAL	MR	MATERIAL	MS	MATERIAL	MT	MATERIAL	MU	MATERIAL	MV	MATERIAL	MW	MATERIAL	MX	MATERIAL	MY	MATERIAL	MZ	MATERIAL	NA	NAIL	NB	NAIL	NC	NAIL	ND	NAIL	NE	NAIL	NF	NAIL	NG	NAIL	NH	NAIL	NI	NAIL	NJ	NAIL	NK	NAIL	NL	NAIL	NM	NAIL	NO	NAIL	NP	NAIL	NQ	NAIL	NR	NAIL	NS	NAIL	NT	NAIL	NU	NAIL	NV	NAIL	NW	NAIL	NX	NAIL	NY	NAIL	NZ	NAIL	OA	OPENING	OB	OPENING	OC	OPENING	OD	OPENING	OE	OPENING	OF	OPENING	OG	OPENING	OH	OPENING	OI	OPENING	OJ	OPENING	OK	OPENING	OL	OPENING	OM	OPENING	ON	OPENING	OO	OPENING	OP	OPENING	OQ	OPENING	OR	OPENING	OS	OPENING	OT	OPENING	OU	OPENING	OV	OPENING	OW	OPENING	OX	OPENING	OY	OPENING	OZ	OPENING	PA	PART	PB	PART	PC	PART	PD	PART	PE	PART	PF	PART	PG	PART	PH	PART	PI	PART	PJ	PART	PK	PART	PL	PART	PM	PART	PN	PART	PO	PART	PP	PART	PQ	PART	PR	PART	PS	PART	PT	PART	PU	PART	PV	PART	PW	PART	PX	PART	PY	PART	PZ	PART	QA	QUALITY	QB	QUALITY	QC	QUALITY	QD	QUALITY	QE	QUALITY	QF	QUALITY	QG	QUALITY	QH	QUALITY	QI	QUALITY	QJ	QUALITY	QK	QUALITY	QL	QUALITY	QM	QUALITY	QN	QUALITY	QO	QUALITY	QP	QUALITY	QQ	QUALITY	QR	QUALITY	QS	QUALITY	QT	QUALITY	QU	QUALITY	QV	QUALITY	QW	QUALITY	QX	QUALITY	QY	QUALITY	QZ	QUALITY	RA	RAMP	RB	RAMP	RC	RAMP	RD	RAMP	RE	RAMP	RF	RAMP	RG	RAMP	RH	RAMP	RI	RAMP	RJ	RAMP	RK	RAMP	RL	RAMP	RM	RAMP	RN	RAMP	RO	RAMP	RP	RAMP	RQ	RAMP	RR	RAMP	RS	RAMP	RT	RAMP	RU	RAMP	RV	RAMP	RW	RAMP	RX	RAMP	RY	RAMP	RZ	RAMP	SA	SCHEDULE	SB	SCHEDULE	SC	SCHEDULE	SD	SCHEDULE	SE	SCHEDULE	SF	SCHEDULE	SG	SCHEDULE	SH	SCHEDULE	SI	SCHEDULE	SJ	SCHEDULE	SK	SCHEDULE	SL	SCHEDULE	SM	SCHEDULE	SN	SCHEDULE	SO	SCHEDULE	SP	SCHEDULE	SQ	SCHEDULE	SR	SCHEDULE	SS	SCHEDULE	ST	SCHEDULE	SU	SCHEDULE	SV	SCHEDULE	SW	SCHEDULE	SX	SCHEDULE	SY	SCHEDULE	SZ	SCHEDULE	TA	TIE	TB	TIE	TC	TIE	TD	TIE	TE	TIE	TF	TIE	TG	TIE	TH	TIE	TI	TIE	TJ	TIE	TK	TIE	TL	TIE	TM	TIE	TN	TIE	TO	TIE	TP	TIE	TQ	TIE	TR	TIE	TS	TIE	TT	TIE	TU	TIE	TV	TIE	TW	TIE	TX	TIE	TY	TIE	TZ	TIE	UA	UNIT	UB	UNIT	UC	UNIT	UD	UNIT	UE	UNIT	UF	UNIT	UG	UNIT	UH	UNIT	UI	UNIT	UJ	UNIT	UK	UNIT	UL	UNIT	UM	UNIT	UN	UNIT	UO	UNIT	UP	UNIT	UQ	UNIT	UR	UNIT	US	UNIT	UT	UNIT	UU	UNIT	UV	UNIT	UW	UNIT	UX	UNIT	UY	UNIT	UZ	UNIT	VA	VALVE	VB	VALVE	VC	VALVE	VD	VALVE	VE	VALVE	VF	VALVE	VG	VALVE	VH	VALVE	VI	VALVE	VJ	VALVE	VK	VALVE	VL	VALVE	VM	VALVE	VN	VALVE	VO	VALVE	VP	VALVE	VQ	VALVE	VR	VALVE	VS	VALVE	VT	VALVE	VU	VALVE	VV	VALVE	VW	VALVE	VX	VALVE	VY	VALVE	VZ	VALVE	WA	WALL	WB	WALL	WC	WALL	WD	WALL	WE	WALL	WF	WALL	WG	WALL	WH	WALL	WI	WALL	WJ	WALL	WK	WALL	WL	WALL	WM	WALL	WN	WALL	WO	WALL	WP	WALL	WQ	WALL	WR	WALL	WS	WALL	WT	WALL	WU	WALL	WV	WALL	WW	WALL	WX	WALL	WY	WALL	WZ	WALL	XA	WOOD	XB	WOOD	XC	WOOD	XD	WOOD	XE	WOOD	XF	WOOD	XG	WOOD	XH	WOOD	XI	WOOD	XJ	WOOD	XK	WOOD	XL	WOOD	XM	WOOD	XN	WOOD	XO	WOOD	XP	WOOD	XQ	WOOD	XR	WOOD	XS	WOOD	XT	WOOD	XU	WOOD	XV	WOOD	XW	WOOD	XY	WOOD	XZ	WOOD	YA	YIELD	YB	YIELD	YC	YIELD	YD	YIELD	YE	YIELD	YF	YIELD	YG	YIELD	YH	YIELD	YI	YIELD	YJ	YIELD	YK	YIELD	YL	YIELD	YM	YIELD	YN	YIELD	YO	YIELD	YP	YIELD	YQ	YIELD	YR	YIELD	YS	YIELD	YT	YIELD	YU	YIELD	YV	YIELD	YW	YIELD	YX	YIELD	YZ	YIELD	ZA	ZONE	ZB	ZONE	ZC	ZONE	ZD	ZONE	ZE	ZONE	ZF	ZONE	ZG	ZONE	ZH	ZONE	ZI	ZONE	ZJ	ZONE	ZK	ZONE	ZL	ZONE	ZM	ZONE	ZN	ZONE	ZO	ZONE	ZP	ZONE	ZQ	ZONE	ZR	ZONE	ZS	ZONE	ZT	ZONE	ZU	ZONE	ZV	ZONE	ZW	ZONE	ZX	ZONE	ZY	ZONE	ZZ	ZONE
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GENERAL CONTRACTOR
 MIJ HOMES, INC
 1334 HOLLISTER AVE #K
 GOLETA, CA 93117
 805-450-0069
 FAX: 805-450-0069
 CALIF. LIC. B 951069

SOILS INVESTIGATION
 COAST VALLEY TESTING, INC
 3660 S. FAIRVIEW AVE SUITE 'A'
 GOLETA, CA 93117
 805-364-3003
 FAX: 805-364-3991
 ORDER NO.:
 PROJ:

SURVEYOR
 DODSON LAND SURVEYING
 4068 ALWAY DR
 GOLETA, CA 93110
 dennis@dodsonlandsurveying.com

CONSULTANTS

ARCHITECT
 JAMES MAYO MACARI
 226 W. CANON PERDIDO 'C'
 SANTA BARBARA, CA 93101
 805-570-5336
 FAX: 805-570-0006
 jmacari@aia.com
 JAMESMACARIARCHITECT.COM

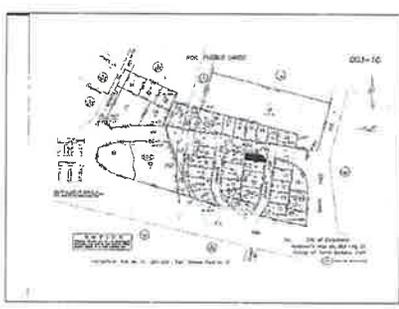
ENERGY ENGINEERING
 RICK ROCKLEWITZ
 NRG COMPLIANCE, INC
 P.O. BOX 3111
 SANTA ROSA, CA 95402
 707-531-6251
 JOB NO: 0918304
 DATE: 9/12/13
 NRGCOMPLIANCE.COM

TRUSS COMPANY
 ROOF COMPONENTS
 P.O. BOX 118
 BISHOP, CA 93355
 760-813-6845
 FAX: 760-813-5136
 ROOFCOMP@QUISH.COM

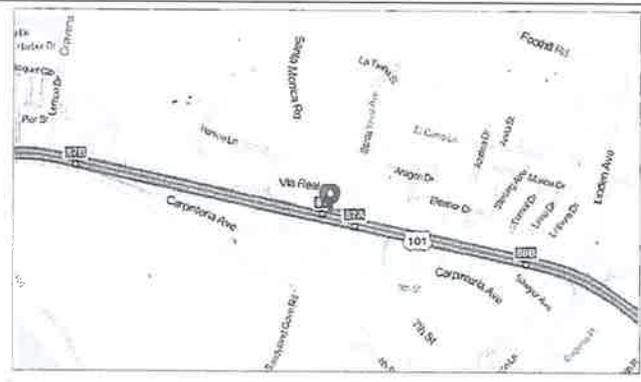
SHEET INDEX

- A0 TITLE SHIT, PROJECT INFO
- A10 SITE PLAN
- A1 SURVEY
- A20 FLOOR PLAN
- A30 EXTERIOR ELEVATIONS
- A40 ROOF PLAN & SCHEDULES
- A50 PROJECT SECTIONS
- L10 LANDSCAPE PLAN
- SU10 STORMWATER CONTROL PLAN

VICINITY MAP



LOCATION MAP



PROJECT DATA

OWNER: MTI CAPITAL, INC
 940 E. SANTA CLARA ST 700
 VENTURA, CA 93001

PROJECT ADDRESS: 1289 CRAMER CIRCLE
 CARPINTERIA, CA 93013

APN: 003-103-002
LOT SIZE: 9833 SF
ZONING: 4-R-1

FLOOR AREA CALC:

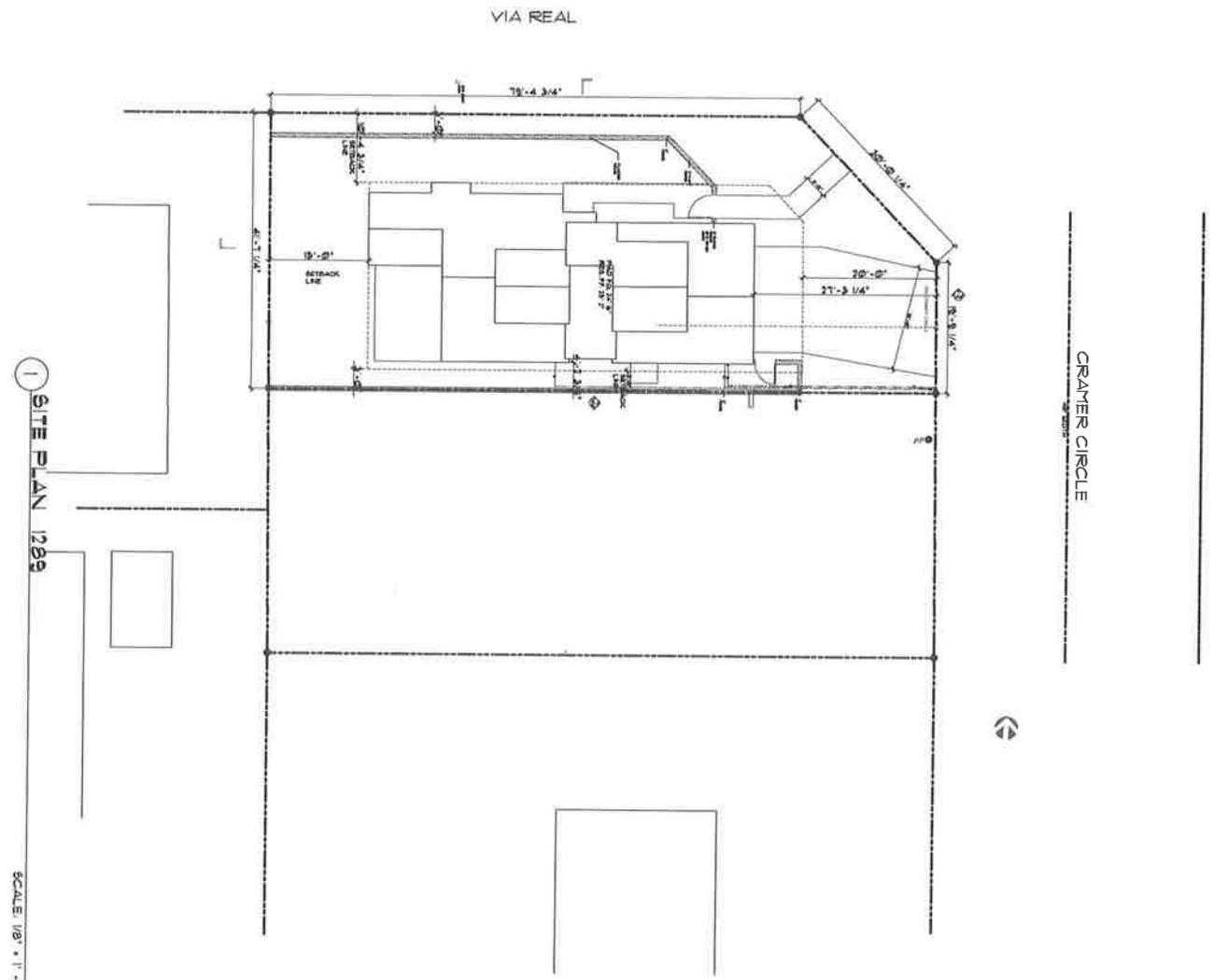
FIRST FLOOR FOOTPRINT	1209 SF	<	1376 SF
UPPER FLOOR	364 SF		
TOTAL	1569 SF	<	1573 SF

FIRE SPRINKLER SYSTEM,
 PROVIDE FIRE SPRINKLER SYSTEM BY OTHER
 APPROVED BY COUNTY FIRE DEPT.

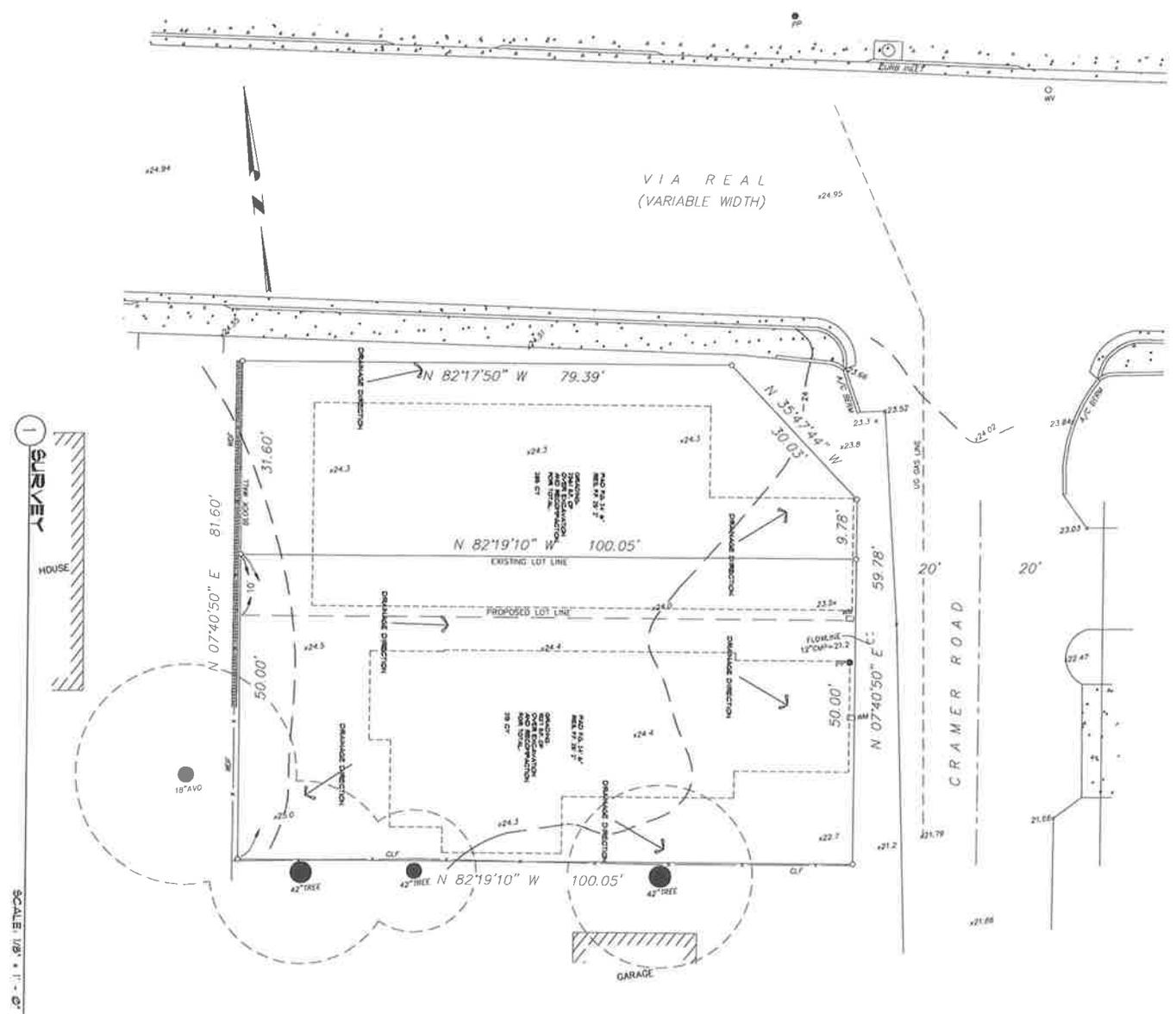


DATE: SEPT 29, 2014
 SHEET NO. **A0**

EXHIBIT A



<p>SHEET NO.</p> <p>A1.0</p>	<p>SHEET TITLE</p> <p>SITE PLAN</p>		<p>REVISIONS</p>	<p>JAMES MACCARI ARCHITECT</p> <p>220 W. CANYON BLVD. SUITE 100 SANTA BARBARA, CA 93101 805.561.8211 FAX: 805.961.8211 jmmacari@aol.com</p>	<p>1289</p> <p>CRAMER CIRCLE CARPINTERIA, CA</p>
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1 SURVEY HOUSE

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

A1.1

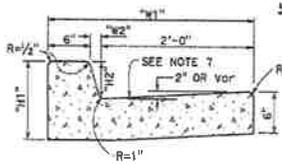
SHEET NO. SURVEY



REVISIONS

JMM
 JAMES MACCALLISTER ARCHITECT
 220 W. CAMDEN PROMENADE UNIT C
 SANTA BARBARA, CA 93101
 PHONE: 805-963-2424 FAX: 805-963-2425
 JMM@CAM10@aol.com

1289
 CRAMER CIRCLE
 CARPINTERIA, CA



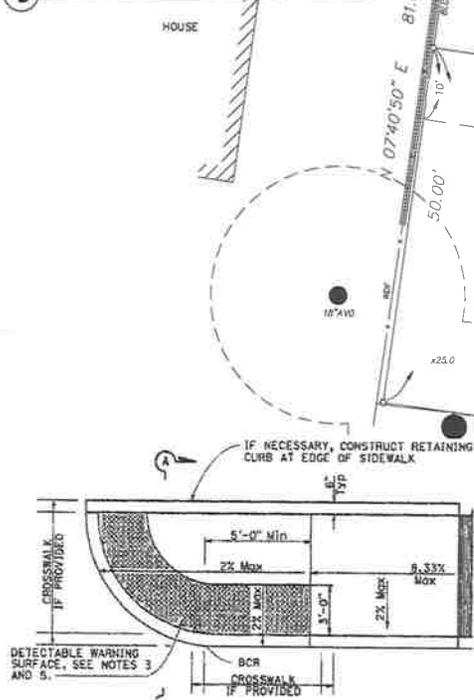
TYPE A2 CURBS
See Table A

TABLE A

CURB TYPE	DIMENSIONS			
	"H1"	"H2"	"W1"	"W2"
A1-6	1'-2"	6"	7 1/2"	1 1/2"
A1-8	1'-4"	8"	8"	2"
A2-6	1'-0"	6"	2'-7 1/4"	1 1/2"
A2-8	1'-2"	8"	2'-8"	2"
A3-6	6"	5"	7 1/4"	1 1/4"
A3-8	8"	7"	7 3/4"	1 3/4"
B1-4	1'-0"	4"	7 1/2"	2 1/4"
B1-6	1'-2"	6"	9"	4"
B2-4	10"	4"	2'-7 1/4"	2 1/4"
B2-6	1'-0"	6"	2'-9"	4"
B3-4	4"	3"	7"	2"
B3-6	6"	5"	8 1/2"	3 1/4"
D-4	10"	4"	1'-8"	1'-1"
D-6	1'-0"	6"	2'-2"	1'-9"

3 D-4 TYPE A2 CURBS

HOUSE

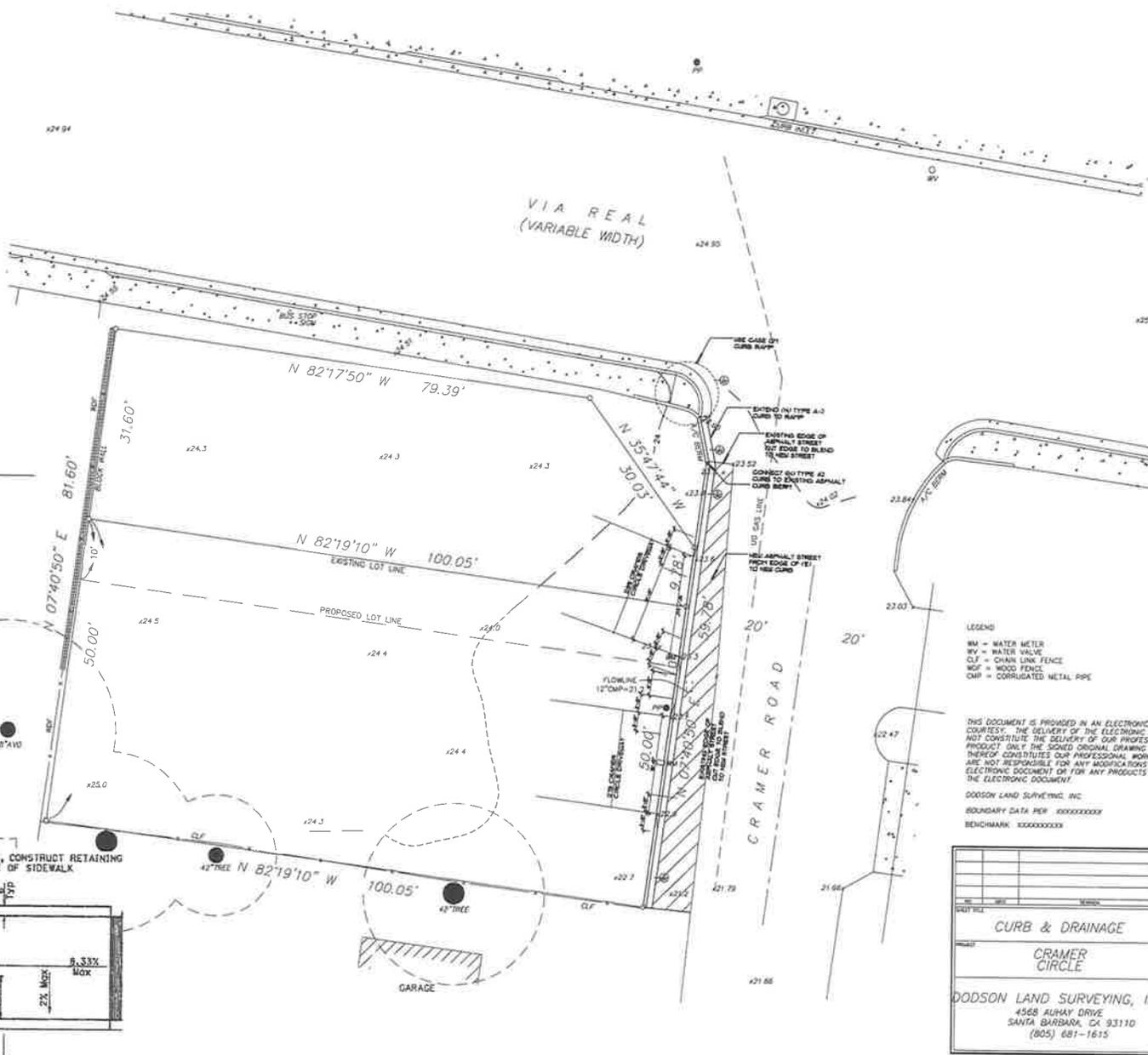


IF NECESSARY, CONSTRUCT RETAINING CURB AT EDGE OF SIDEWALK

DETECTABLE WARNING SURFACE, SEE NOTES 3 AND 5.

CROSSWALK IF PROVIDED

2 CASE CM CURB RAMP



- LEGEND
- WM = WATER METER
 - WV = WATER VALVE
 - CLF = CHAIN LINK FENCE
 - WGF = WOOD FENCE
 - CMR = CORRUGATED METAL PIPE

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DODSON LAND SURVEYING, INC.
BOUNDARY DATA PER 800000000000
BENCHMARK: 800000000000

DATE	BY	REVISION
CURB & DRAINAGE		
CRAMER CIRCLE		
DODSON LAND SURVEYING, INC.		
4568 ALHAY DRIVE SANTA BARBARA, CA 93110 (805) 681-1615		

1 CURB AND DRIVEWAY CUT

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

1275 & 1289
CRAMER CIRCLE
CARPINTERIA, CA



REVISIONS



These drawings and accompanying specifications are the exclusive property of the architect. Contract is void and void if reproduced or job before proceeding with work.

SHEET TITLE
SURVEY

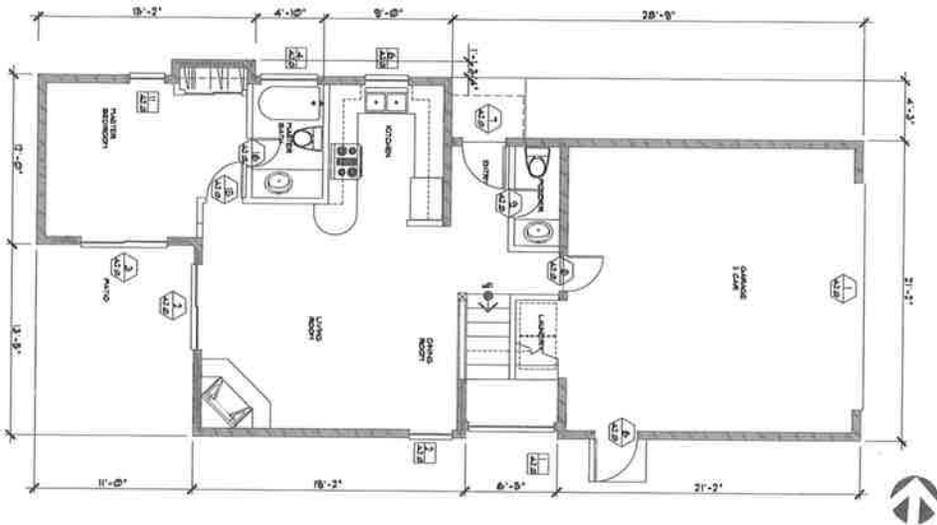
SHEET No.
A1.1

9-25-14

NO.	WIDTH	HEIGHT	TYPE	FINISH	NO.	WIDTH	HEIGHT	TYPE	FINISH
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2	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	2	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
3	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	3	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
4	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	4	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
5	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	5	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
6	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	6	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
7	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	7	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
8	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	8	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
9	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	9	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
10	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	10	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
11	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	11	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
12	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	12	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
13	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	13	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
14	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	14	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
15	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	15	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
16	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	16	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
17	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	17	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
18	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	18	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
19	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	19	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
20	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	20	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM

NO.	WIDTH	HEIGHT	TYPE	FINISH	NO.	WIDTH	HEIGHT	TYPE	FINISH
1	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	1	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
2	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	2	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
3	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	3	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
4	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	4	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
5	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	5	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
6	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	6	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
7	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	7	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
8	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	8	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
9	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	9	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
10	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	10	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
11	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	11	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
12	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	12	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
13	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	13	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
14	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	14	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
15	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	15	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
16	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	16	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
17	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	17	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
18	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	18	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
19	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	19	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM
20	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM	20	8'-0"	8'-0"	WALL TO CEILING	ALUMINUM

1 LOWER FLOOR PLAN 1289
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR PLAN 1289
SCALE: 1/4" = 1'-0"



WALL LEGEND TYPICAL
 2x4 @ 16" OC WALLS
 2x6 @ 16" OC WALLS

FIRST FLOOR
 SECOND FLOOR
 2x4 @ 16" OC WALLS
 2x6 @ 16" OC WALLS

A2.0

SHEET NO.

1289
FLOOR PLAN



REVISIONS

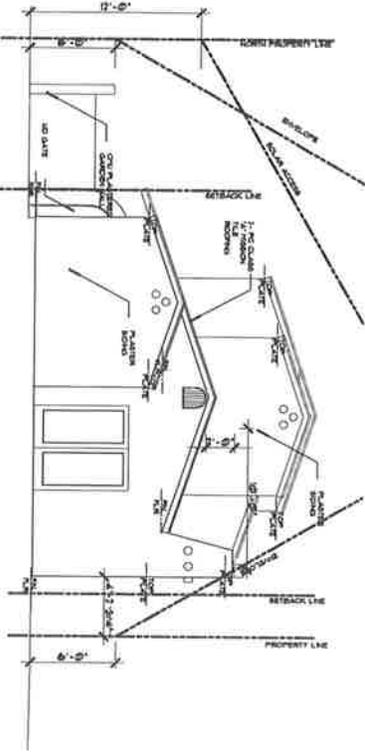


1289

CRAMER CIRCLE
 CARPINTERIA, CA

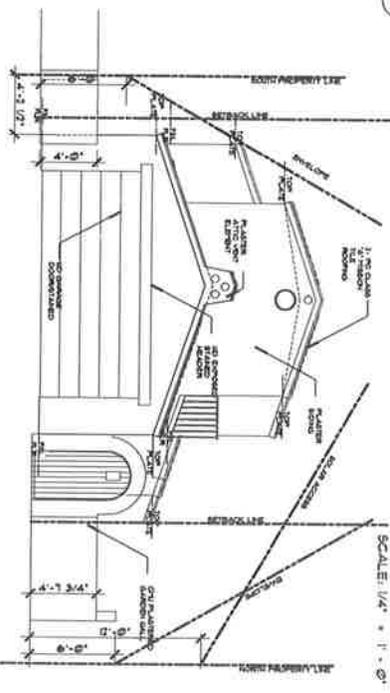
3 REAR EXTERIOR ELEVATIONS

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



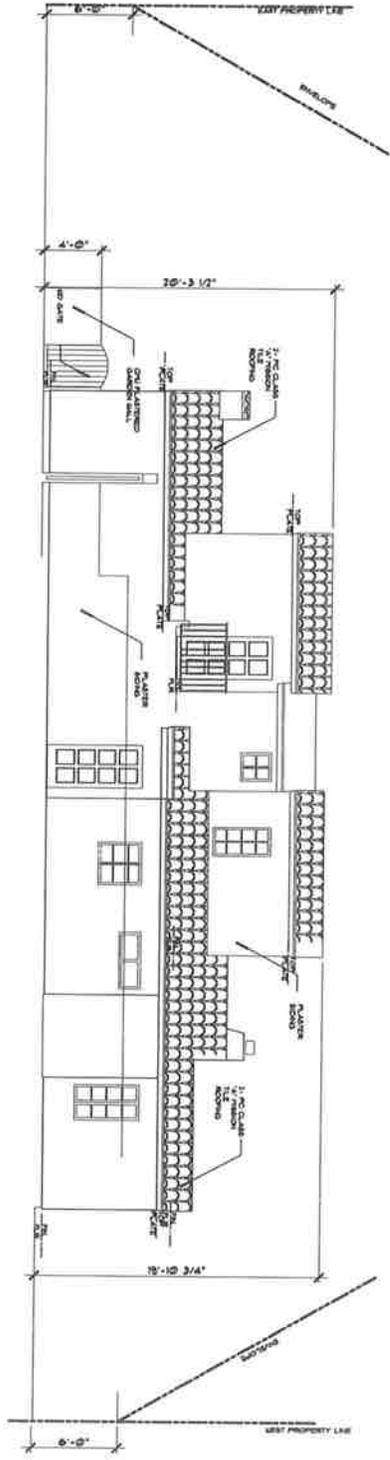
1 FRONT EXTERIOR ELEVATION

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



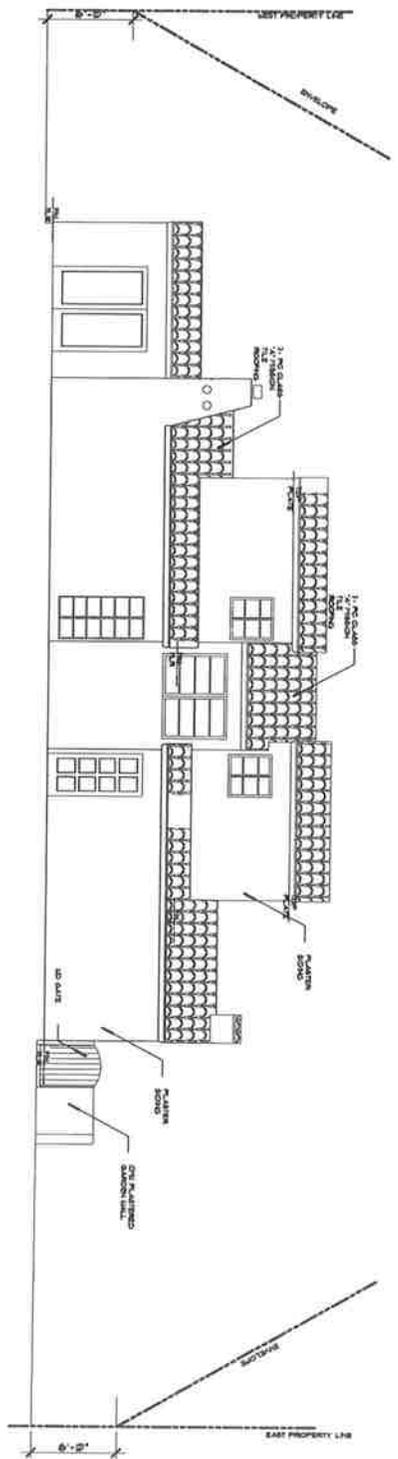
2 RIGHT EXTERIOR ELEVATION

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



4 LEFT EXTERIOR ELEVATION

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



A3.0

SHEET NO.

SHEET TITLE
EXTERIOR ELEVATIONS

DATE: 11/17/15



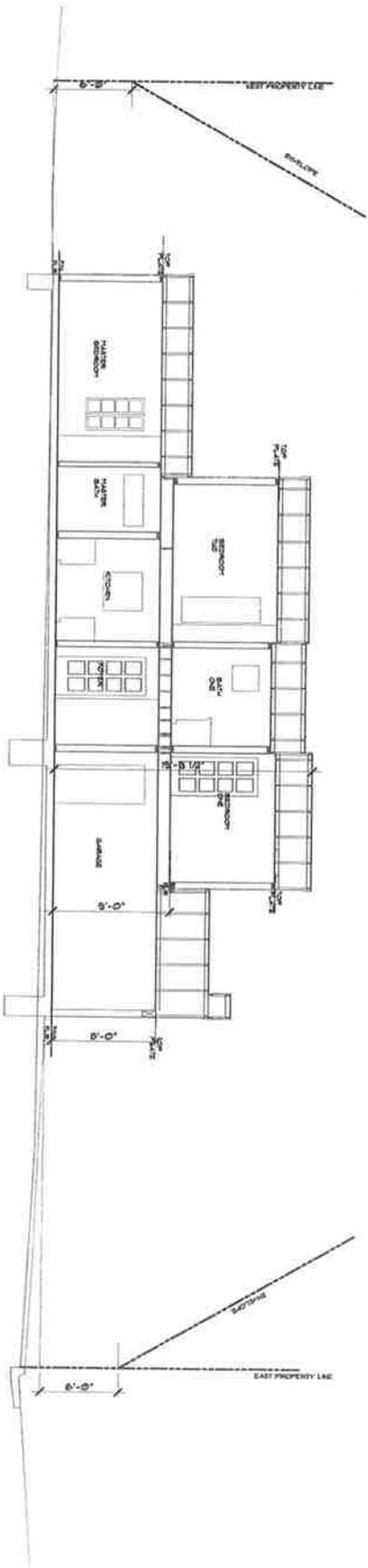
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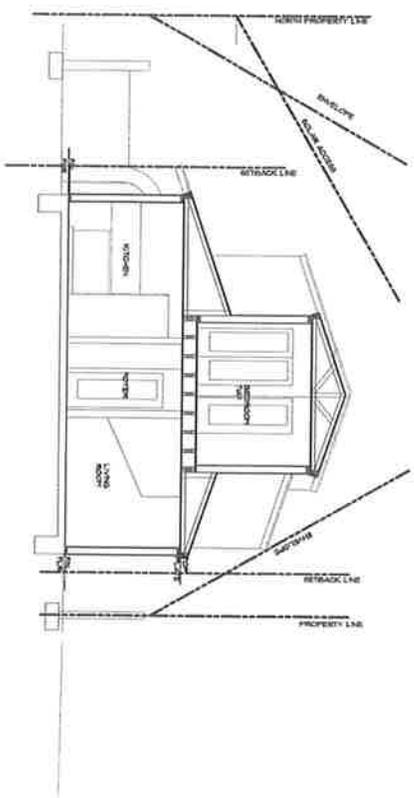
1 LONGITUDINAL

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



2 CROSS SECTION

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



8-1-12
A5.0

SHEET NO.

SHEET TITLE
SECTIONS

1/19



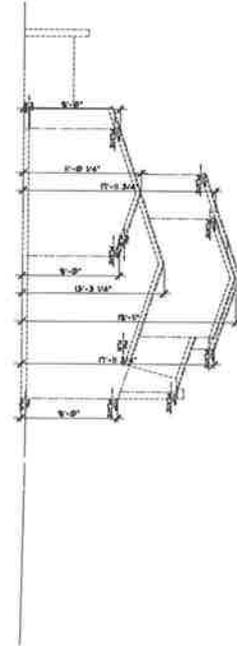
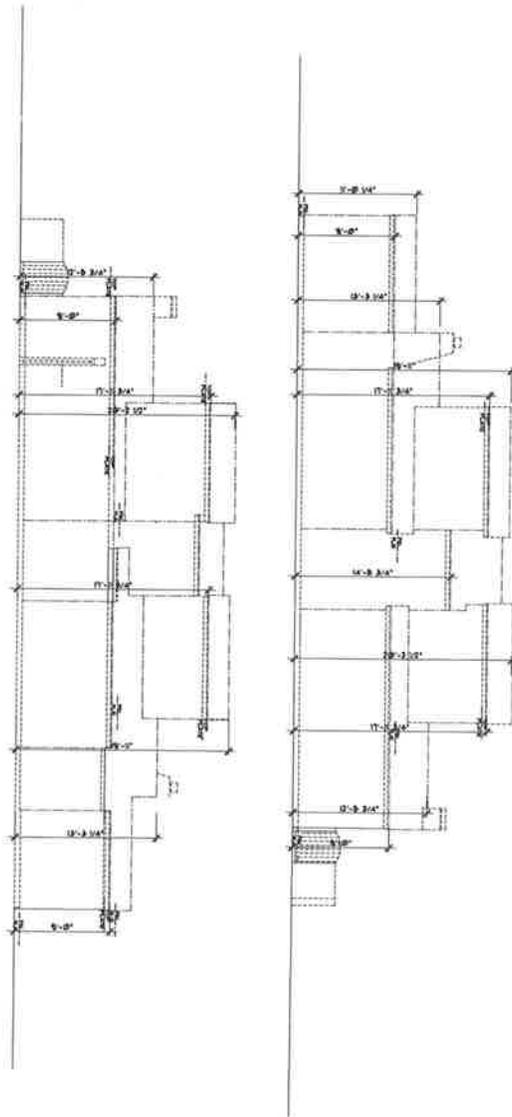
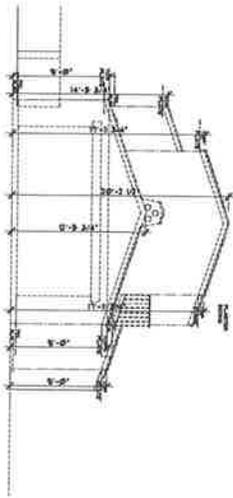
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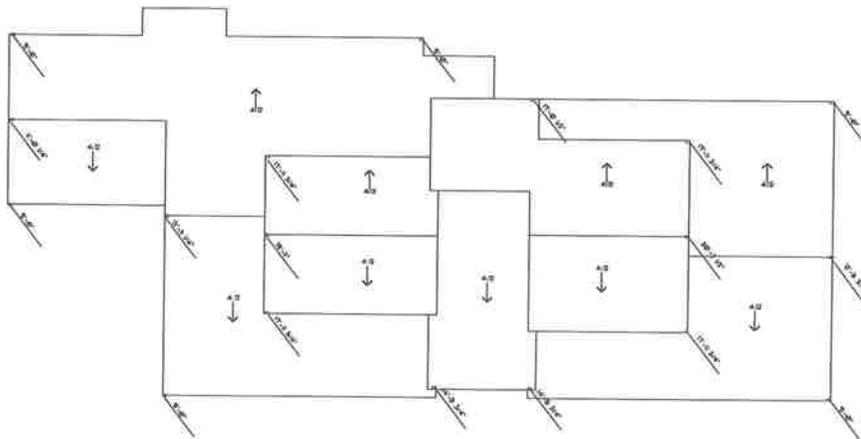
2 STORY POLE ELEVATIONS

SCALE: 3/16" = 1' - 0"



1 STORY POLE LAYOUT

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



CRAMER CIRCLE

SP

SHEET NO.
SHEET TITLE
STORY POLES



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CARPINTERIA, CA

1 STORMWATER PLAN 1289

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

5-25-14

SHEET NO.
SW1.0

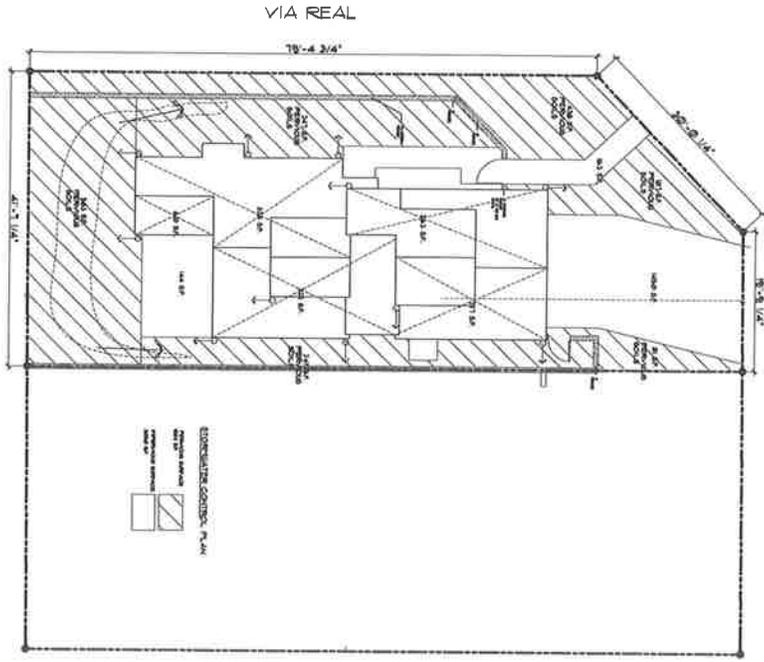
SHEET TITLE
STORMWATER
CONTROL
PLAN



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1289
 CRAMER CIRCLE
 CARPINTERIA, CA



CRAMER CIRCLE



1289 CRAMER CIRCLE

PLASTER

WOOD TRIM & DETAILS



ROOFING



DOOR & WINDOW



Exhibit B



