



MEMORANDUM

DATE: June 28, 2010

TO: Design Review Board

FROM: Brian Hiefield, Assistant Planner

SUBJECT: DRB Meeting of 7/13/10
Item # J-1, 08-090-DRB; 7837 Langlo Ranch Road

Item # J-1 on your agenda for July 13, 2010 is an existing DRB case last heard by the board September 9, 2008 at which meeting the board granted Preliminary Approval. The board's decision was appealed on September 19, 2008 by Mr. Vandeman and subsequently the case was taken off calendar to process the appeal.

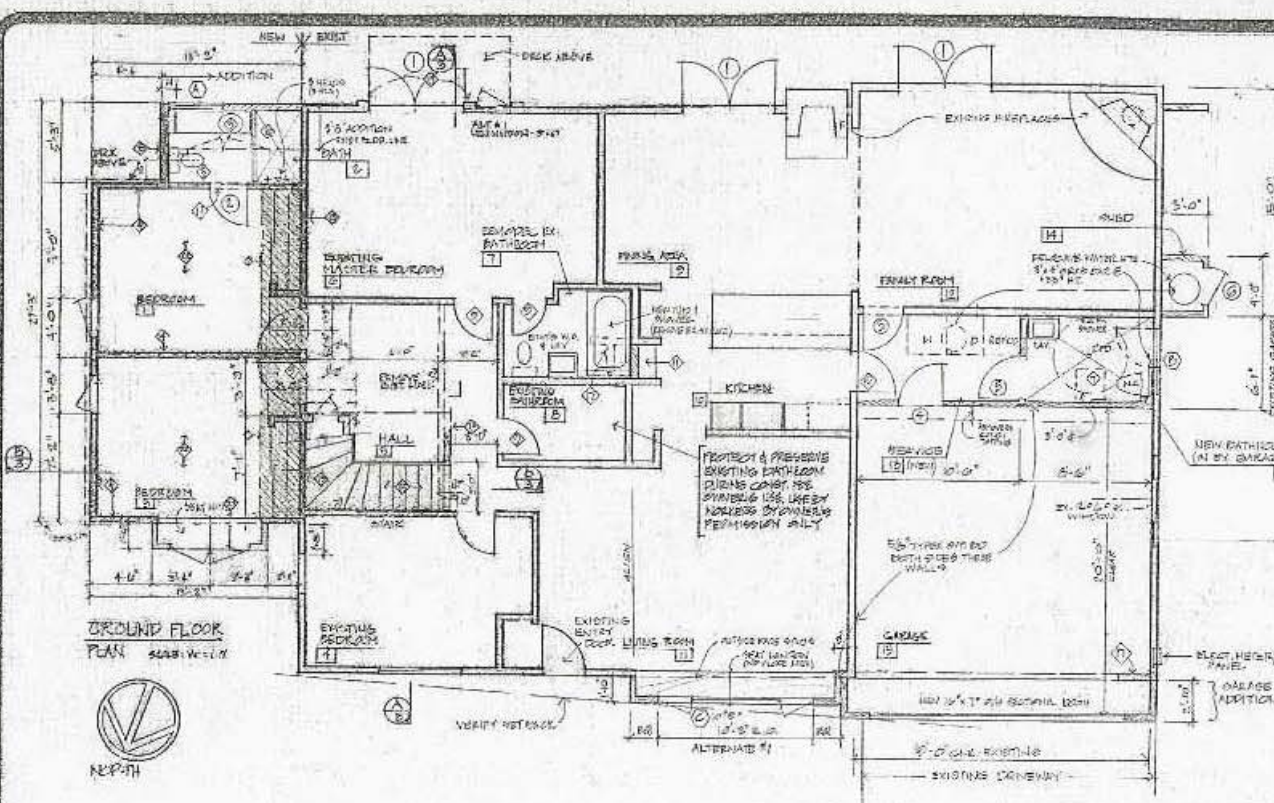
The appeal was first heard in front of the Planning Commission January 12, 2009, and then again on April 13, 2009 where they upheld Mr. Vandeman's appeal.

On April 23, 2009 Mr. Kirwan, the property owner, appealed to the City Council the Planning Commission's decision to uphold Mr. Vandeman's appeal. The City Council heard the appeal October 20, 2009, and February 16, 2010, where they upheld Mr. Kirwan's appeal of the Planning Commission's decision, and referred the case back to the DRB for Final Approval.

The case is now back in front of the DRB for Final Approval. A condition of the Preliminary Approval granted September 9, 2008 was that "the proposed storage shed on the west side yard shall be reduced in size to be big enough only to encompass the water heater". Please review the revised plans to ensure compliance to this condition.

Attachments:

- Project Plans Received January 7, 2009

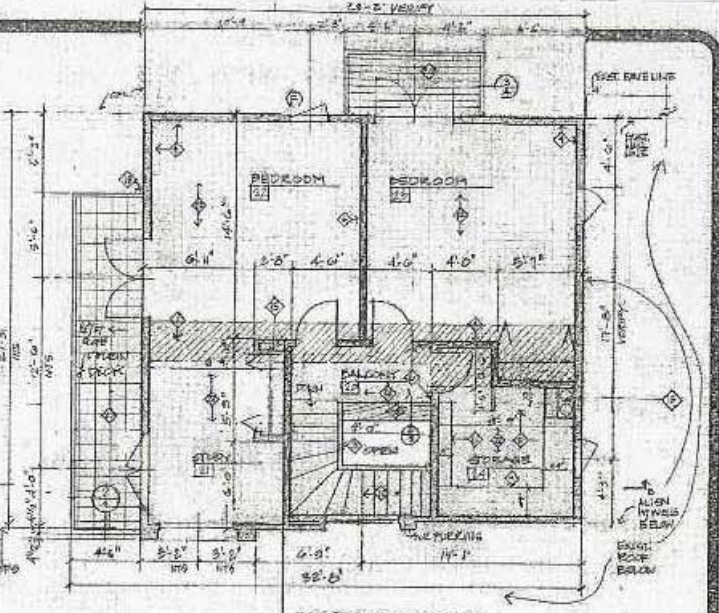


GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

DOOR SCHEDULE		NO.	QTY
1	6'-0" x 6'-0" 1/4"	1	✓
2	6'-0" x 6'-0" 1/2"	1	✓
3	6'-0" x 6'-0" 1/4"	1	✓
4	6'-0" x 6'-0" 1/4"	1	✓
5	6'-0" x 6'-0" 1/4"	1	✓
6	6'-0" x 6'-0" 1/4"	1	✓

WINDOW SCHEDULE		NO.	QTY
1	6'-0" x 6'-0" 1/4"	1	✓
2	6'-0" x 6'-0" 1/2"	1	✓
3	6'-0" x 6'-0" 1/4"	1	✓
4	6'-0" x 6'-0" 1/4"	1	✓
5	6'-0" x 6'-0" 1/4"	1	✓
6	6'-0" x 6'-0" 1/4"	1	✓

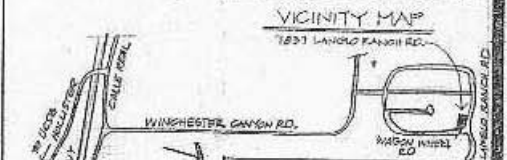
- KEY**
- ◆ ROOF ABOVE
 - ◆ 2 X 4 STUDS FLAT 8" IS
 - ◆ LANTERN
 - ◆ 2 X 4 STUDS 8" IS
 - ◆ 2 X 4 STUDS 8" IS O.C.
 - ◆ 2 X 4 STUDS 8" IS O.C.
 - ◆ EXISTING WALL
 - ◆ EXISTING WINDOW
 - ◆ EXISTING DOOR
 - ◆ EXISTING WALL
 - ◆ EXISTING ROOF OVERHANG
 - ◆ VENT - DUCT CHASE
 - ◆ TUB-GRAVEL
 - ◆ FLOOR BY FLOOR
 - ◆ DOWN SPOUT
 - ◆ 2 X 4 STUDS
 - ◆ EXISTING CEILING
 - ◆ CERAMIC TILE
 - ◆ CARPET
 - ◆ WALL-HUNG TOILET



UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

SHEET INDEX

1. FLOOR PLANS, SITE PLAN
2. EXTERIOR ELEVATIONS DETAILS
3. FOUNDATION, FRAMING, MBOI-FURT PLANS & STRUCTURAL DETAILS
4. ROOF PLAN & TILE GA
5. SPECIFICATIONS



COMPLIANCE NOTES

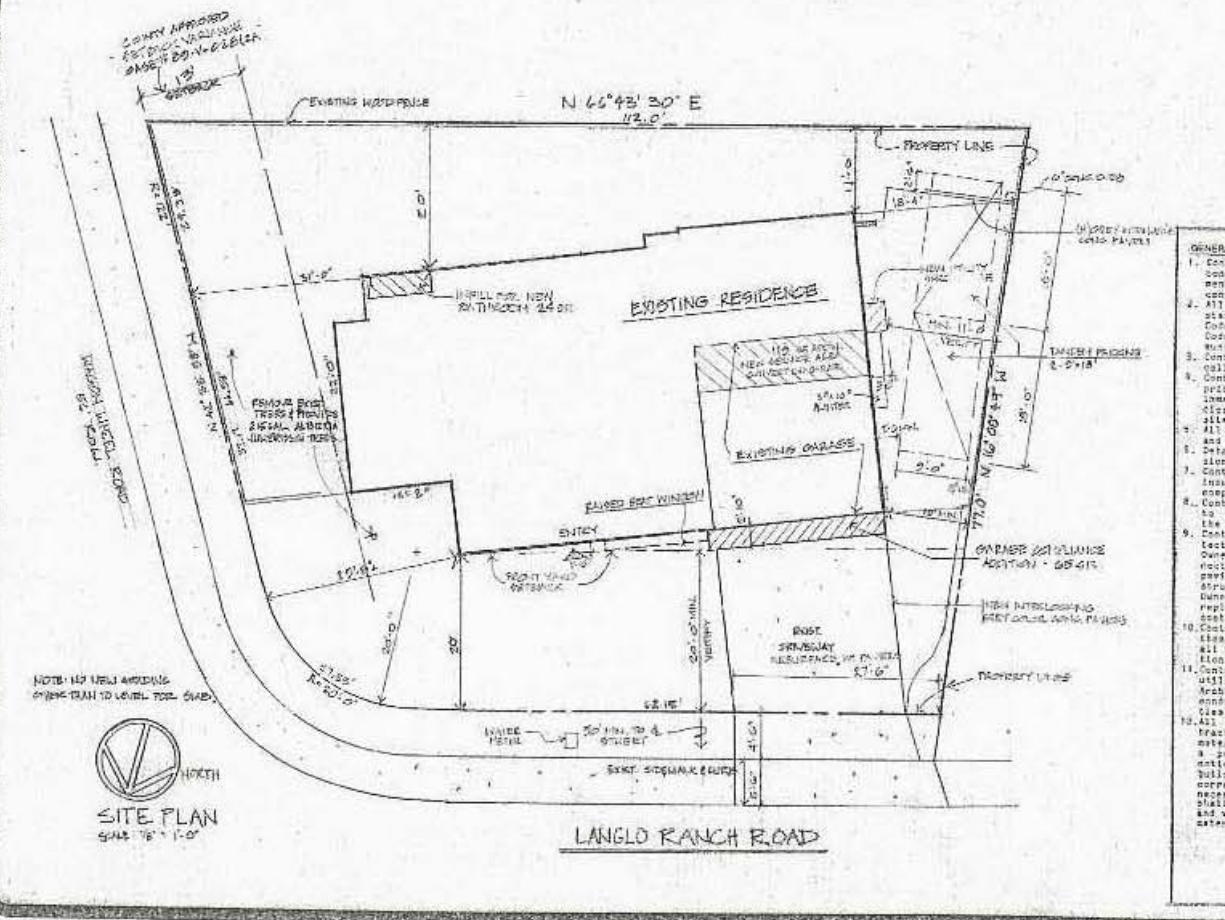
LOT AREA 7, 593 SF, ZONE RA-4 OCCUPANCY R-3
TYPE CONSTRUCTION V-1
EXISTING FIRST FLOOR HABITABLE SF 1, 835 SF
EXISTING SECOND FLOOR HABITABLE SF 547 SF
EXISTING TOTAL HABITABLE AREA 2,482 SF
EXISTING GARAGE SF 468 SF
EXISTING SWIMMING POOL 2, 546 SF
PROPOSED ADDED HABITABLE SF 143 SF
BATH #2 24 SF
BATH ROOM #16 112 SF (Garage Conversion) 72 SF
PROPOSED ADDED NON-HABITABLE SF 2, 546 SF
GARAGE ADDITION 58 SF (48 SF Net)
WATER HEATER ADDITION 24 SF
NET NON HABITABLE ADDED (224.14 SF) 47 SF
TOTAL PROPOSED ADDITION AREA (2482.14) 95 SF
NEW FIRST FLOOR HABITABLE 1, 978 SF
SECOND FLOOR HABITABLE SF (No Change) 547 SF
NEW TOTAL HABITABLE SF 2, 525 SF
NEW NON HABITABLE 414 SF
NEW TOTAL SF 2, 939 SF
COVERAGE PER 15-7115 2, 260 SF
ALLOWABLE COVERAGE @ 30% 2, 525 SF
Variance granted for setback reduction Case 89V-028
TOTAL OFFSET PARKING 4 SPACES (2 GARAGE)
BUILDING HEIGHT 20 SF
WATER SERVICE GOLETA WATER DISTRICT
SEWER CALIFORNIA SANITARY DISTRICT

GENERAL NOTES

1. Contractor shall verify job site and verify existing conditions prior to bid. Modifications and adjustments shall be made as needed due to existing conditions shall be made as needed.
2. All phases of work are to conform to the minimum code currently in force, as well as all applicable standards, codes, ordinances and regulations of the governing municipality which has jurisdiction.
3. Contractor shall verify all approvals required and call for all inspections.
4. Contractor shall verify all dimensions and conditions prior to starting work and shall notify the Architect immediately of any discrepancies or inconsistencies. All applicable safety laws shall be strictly enforced and a safe construction project maintained.
5. Details show precedence over general notes and standards. Along with precedence over stated dimensions. Contractor shall install all bracing and shoring to insure the safety of the work until it is in its completed form.
6. Contractor shall provide everything for or incidental to erecting and completing all work as required by the Contract Documents or otherwise furnished.
7. Contractor shall continuously maintain adequate protection of all work from damage and protect the Owner's property from injury or loss arising in connection with these plans. If necessary, Contractor shall provide adequate protection for existing structures, utilities, trees, plants, buildings and all other items on the site and within the Contractor's work area. Contractor shall be responsible for replacement or repair of such damage caused, at no cost to the Owner.
8. Contractor shall completely remove from the site all items noted on the plans to be removed, as well as all dirt and debris accumulated during the construction process.
9. Contractor shall verify locations of all existing and proposed utility lines, water, gas, sewer, and other utilities. Contractor shall mark and verify all utility lines and structures. The care not to disturb utilities during construction process where applicable.
10. All work shall be guaranteed in writing by the Contractor. Contractor shall be responsible for the replacement or repair of any materials or workmanship in the building in the event of the failure of the Contractor or its subcontractors. Upon receipt of notice from the Owner and without expense to the Owner, correct faulty materials or workmanship.

ABBREVIATIONS

AL	ALUMINUM	CL	CEMENT LUMBER	CONC	CONCRETE
AS	ASTM	CS	CORRUGATED STEEL	CMU	CONCRETE MASONRY UNIT
BR	BROWN	CSG	CORRUGATED STEEL	CMU	CONCRETE MASONRY UNIT
BR	BROWN	CSG	CORRUGATED STEEL	CMU	CONCRETE MASONRY UNIT

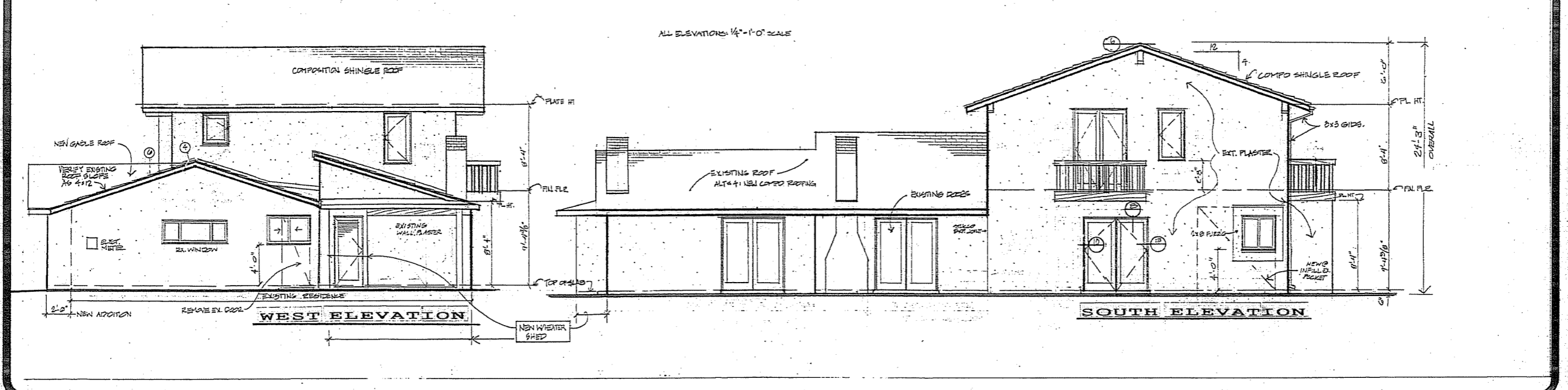
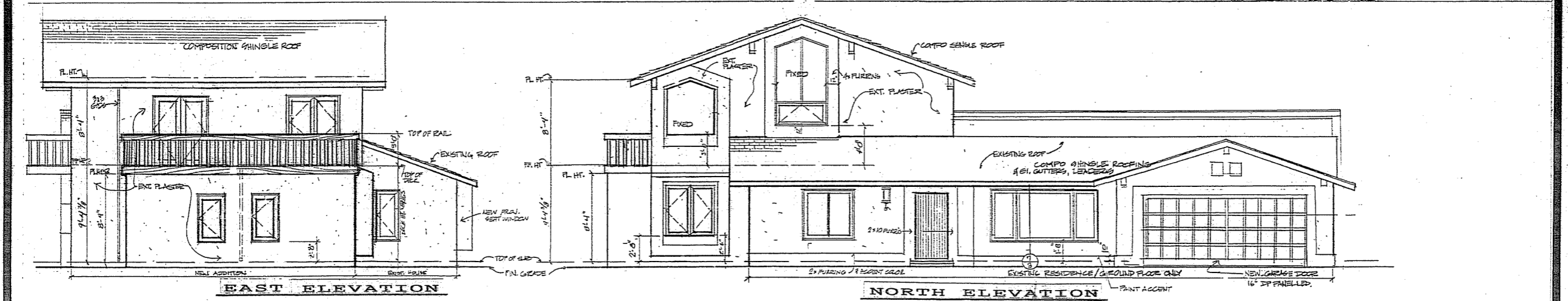
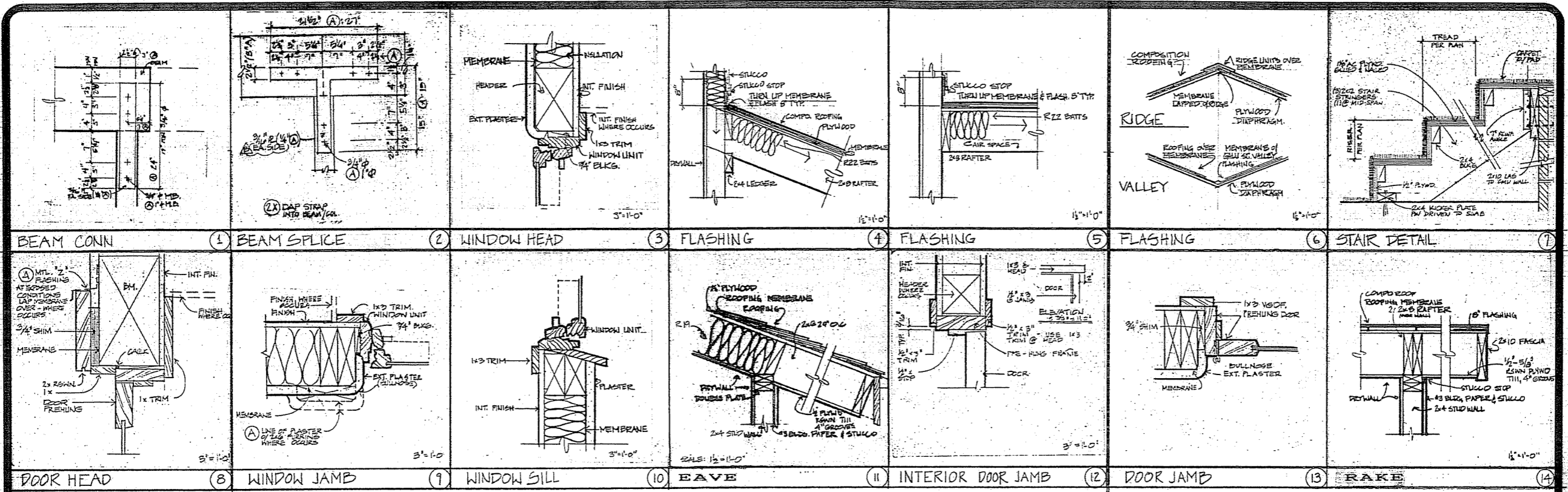


SITE PLAN
SCALE 1/8" = 1'-0"

REMODEL & ADDITIONS FOR MR. JAMES KIRWAN
7837 LANGLO RANCH ROAD, GOLETA, CA

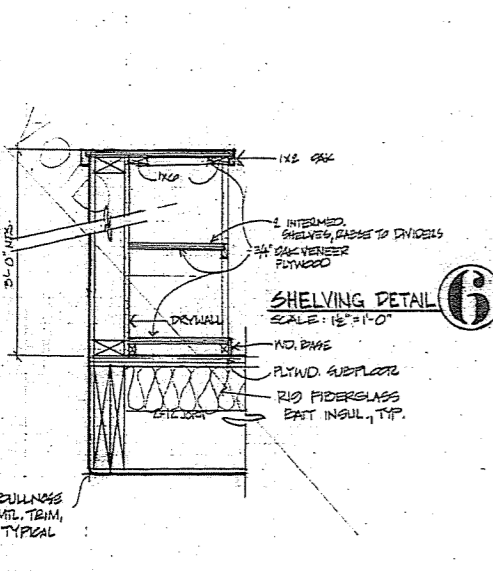
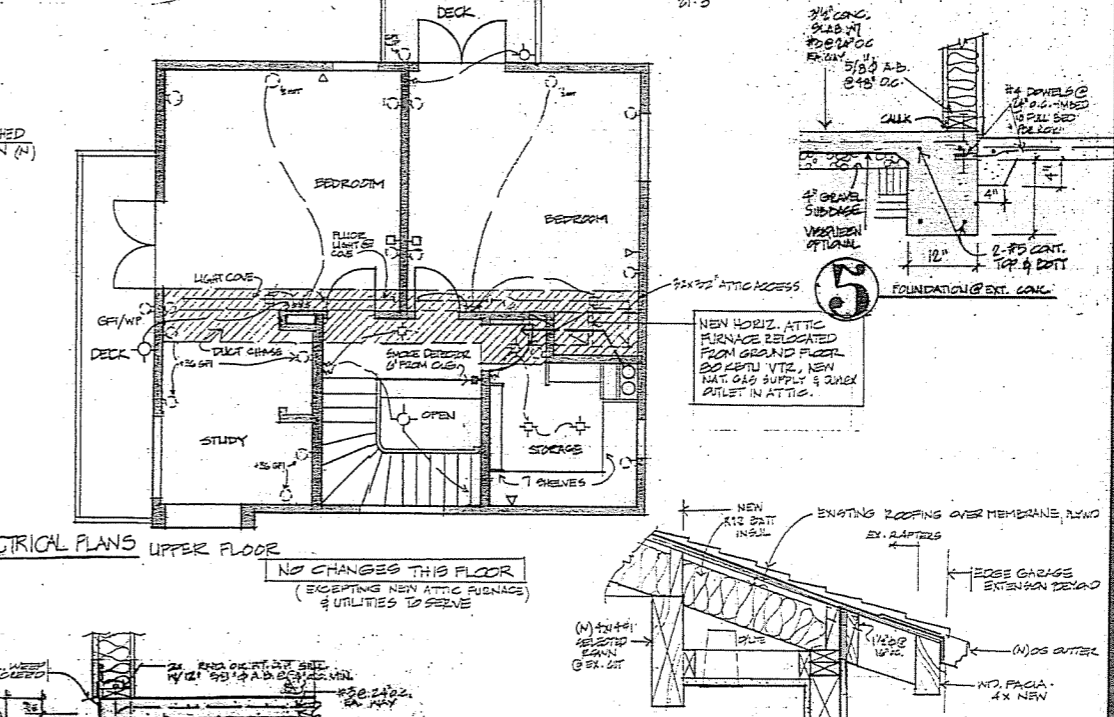
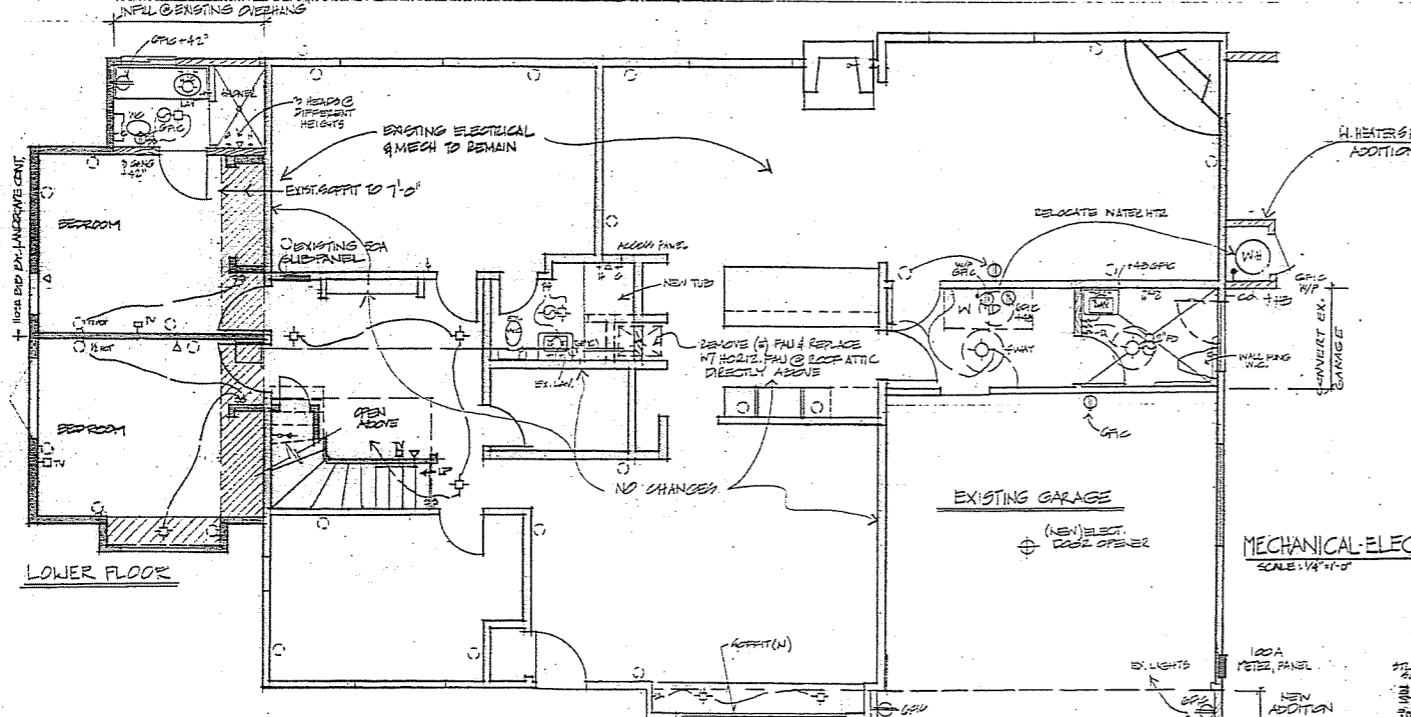
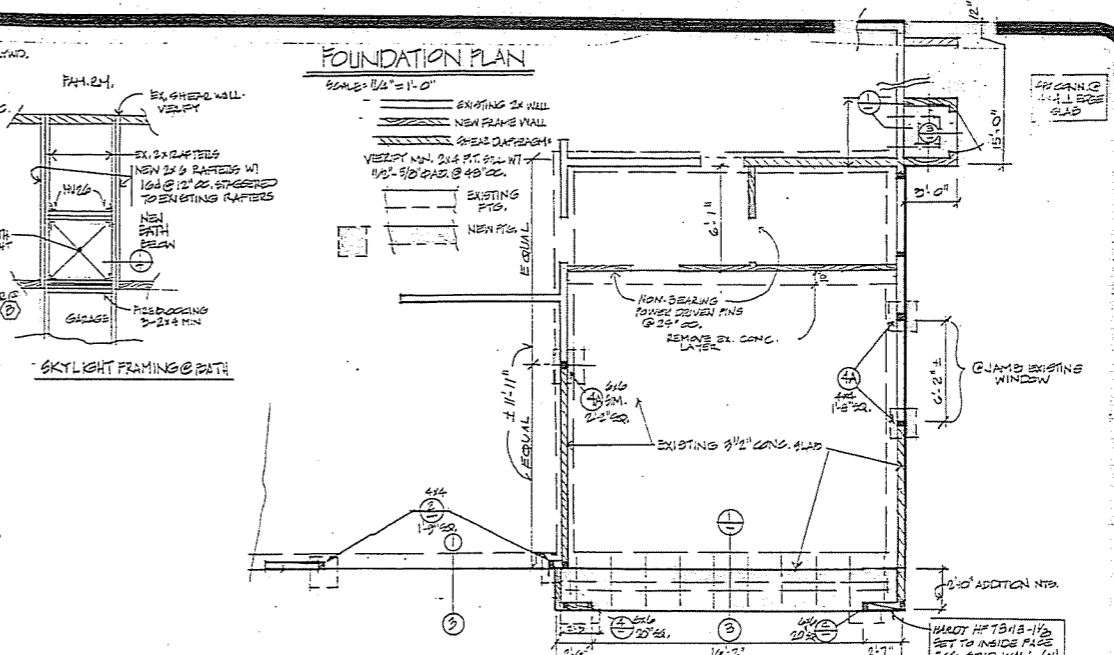
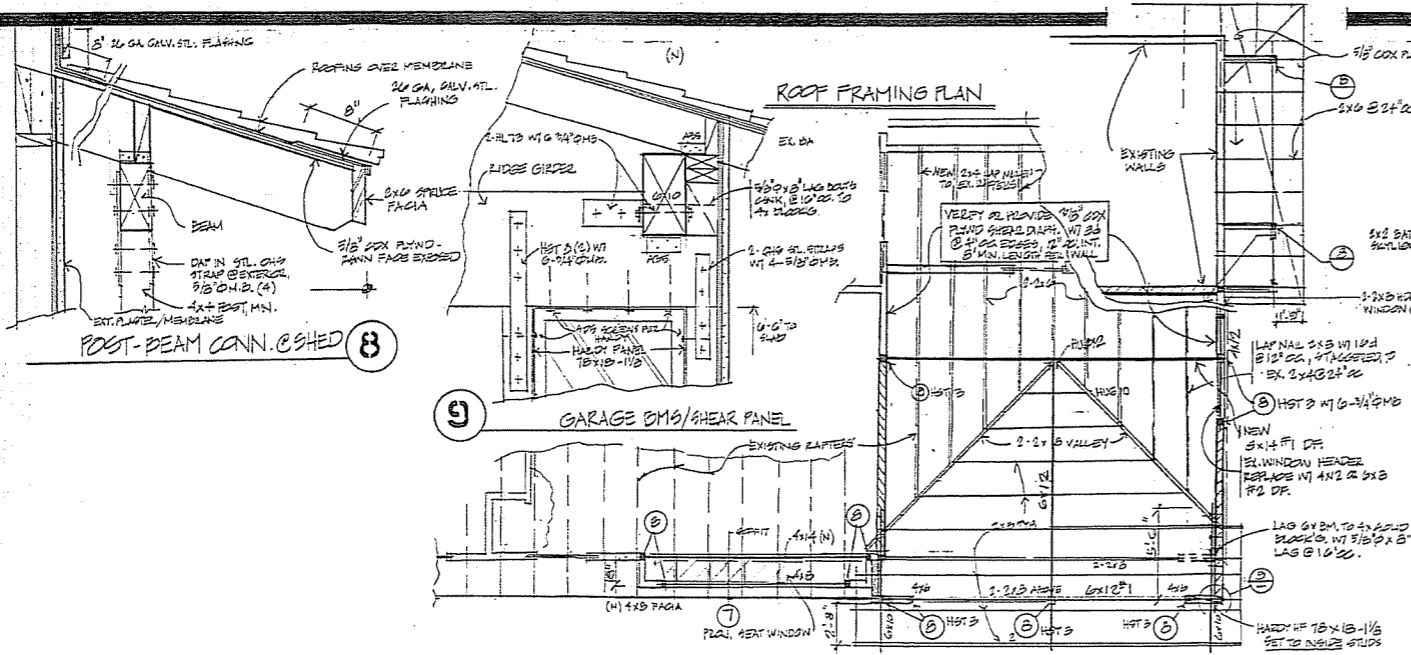
Lawrence E. Thompson Architects, Inc.

APPROVED: _____
DATE: 12/10/11
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SHEET NO: 1



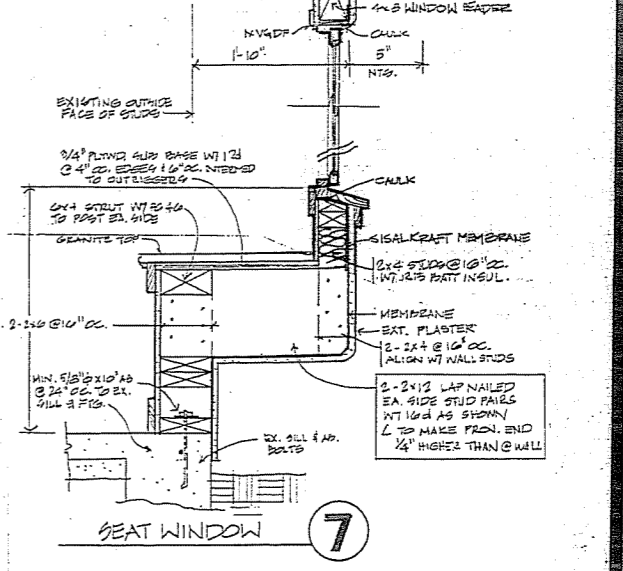
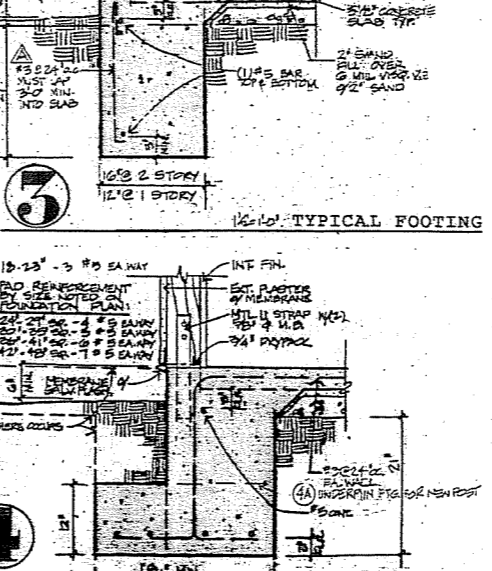
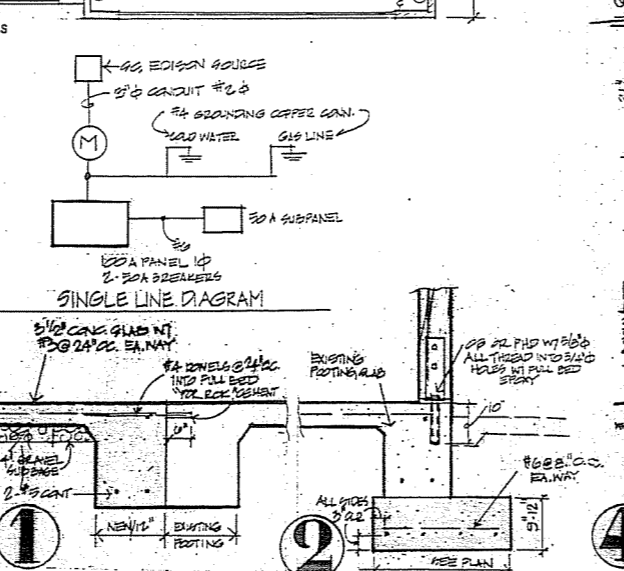
APPROVED: _____
 REVISIONS: _____
 Lawrence E. Thompson,
 Architects, Inc.
 924 Antelope Island, Berkeley, California 94702

REMODEL & ADDITIONS FOR MR.
JAMES KIRWAN
 7837 LANGLO RANCH ROAD, GOLETA, CA.
 PROJECT NO. _____
 DATE: 12/11/87
 DRAWN BY: EF
 CHECKED BY: _____
 SHEET NO. **2**
 OF 5



MECHANICAL & ELECTRICAL SYMBOLS

Electrical	
⊕	Duplex Outlet 110V
⊕	220V Outlet
⊕	Ground Fault Interrupter outlet
⊕	Plug Mold - 8" U.O.N.
⊕	Duplex outlet with one outlet wired to wall switch
⊕	Panel - Amperage noted.
⊕	Fluorescent lamp
⊕	Flush Downlight
⊕	Chandelier
⊕	Wall-mounted light
⊕	Surface-mounted
⊕	Wall switch
⊕	Telephone
⊕	Cable T.V.
⊕	Intercom
Mechanical	
⊕	Gas Outlet
⊕	Cold Water
⊕	Hot Water
⊕	Hose Bib
⊕	Water Heater
⊕	FAU Forced Air Unit
⊕	Wall Heating Register
⊕	Ceiling Diffuser
⊕	Return Air
⊕	ASU Supply Riser
⊕	Air Return Line
⊕	Downspout



Lawrence E. Thompson, Architects, Inc.
9224 ansacpa st. anna barbara california 93101 805-342-2236

JAMES KIRWAN
7837 LANGLO RANCH ROAD, GOLETA, CA.

REMODEL & ADDITIONS FOR MR. JAMES KIRWAN

PROJECT NO. _____
DATE: 12/15/01
DRAWN BY: E.F.
CHECKED BY: _____
SHEET NO: **3** OF 5

