



### Temporary Silt Fence SC-1

**Definition and Purpose**  
A silt fence is a temporary erosion control measure that is installed to prevent sediment from leaving a construction site. It is made of a fabric material that is placed in a trench and is designed to filter sediment from runoff water.

**Appropriate Applications**  
Residential construction sites.  
Commercial construction sites.  
Industrial construction sites.  
Agricultural construction sites.  
Along the perimeter of a project.

**Limitations**  
Not effective when installed incorrectly.  
Not suitable for use in steep terrain or where greater than 1:1 (H:V) slopes are present.  
Must be installed in a trench.  
Must be installed in a trench that is deep enough to hold the fabric in place.

### Stabilized Construction Entrance/Exit TC-1

**Definition and Purpose**  
A stabilized construction entrance/exit is a temporary erosion control measure that is installed to prevent sediment from leaving a construction site. It is made of a fabric material that is placed in a trench and is designed to filter sediment from runoff water.

### Fiber Rolls SE-5

**Definition and Purpose**  
A fiber roll is a temporary erosion control measure that is installed to prevent sediment from leaving a construction site. It is made of a fabric material that is placed in a trench and is designed to filter sediment from runoff water.

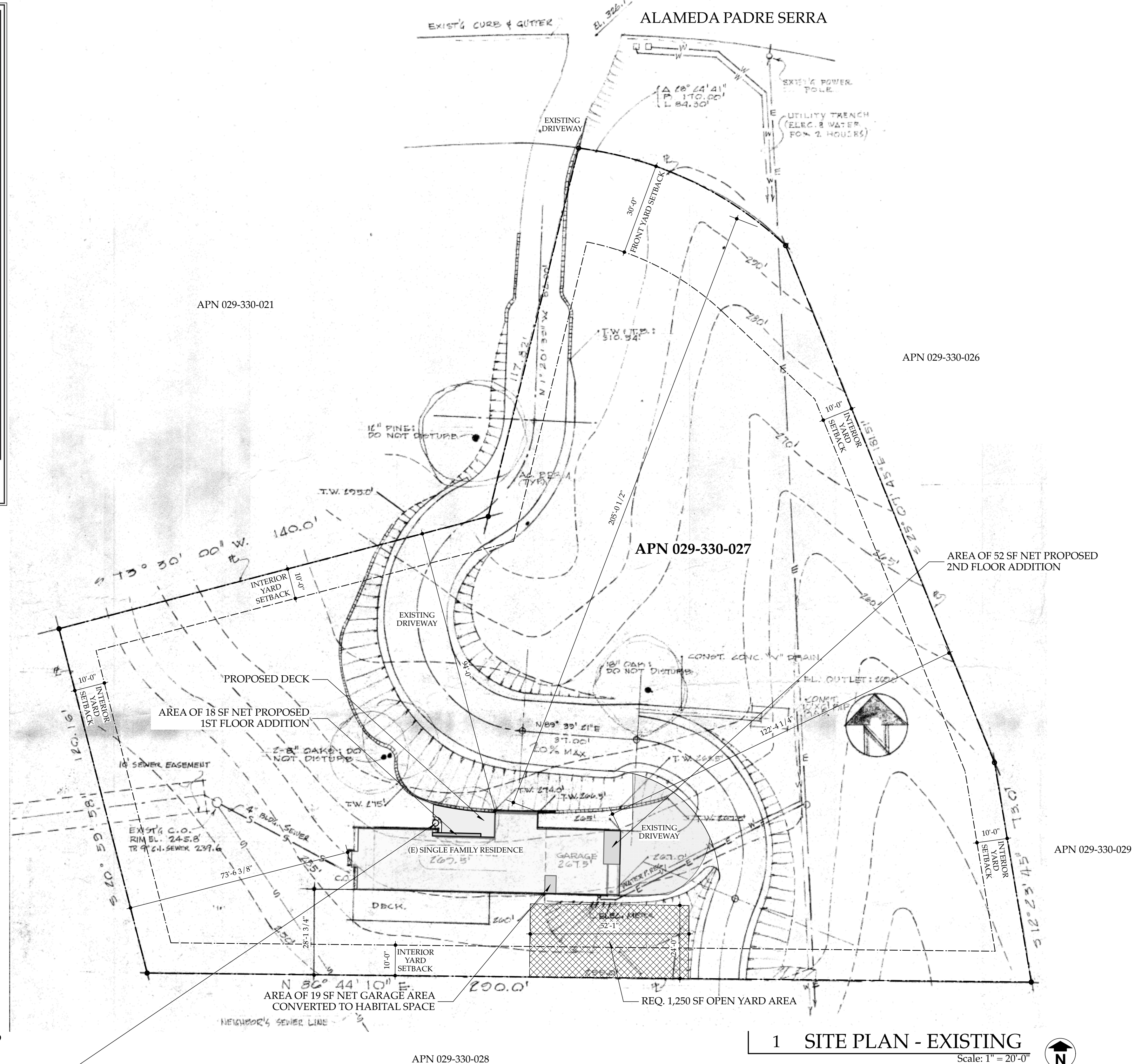
### CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

The City of Santa Barbara Building & Safety Division Erosion/Sedimentation Control Program (ESCP) is designed to provide guidance to construction sites on how to prevent erosion and sedimentation. The program is based on the following principles:

- Minimize disturbance to the site.
- Stabilize exposed soil as soon as possible.
- Control sediment runoff.
- Protect water resources.
- Control erosion and sedimentation.

City of Santa Barbara  
EROSION / SEDIMENTATION CONTROL AND  
STORMWATER QUALITY MANAGEMENT PROGRAM

Simple  
BMP-1



(E) 24" COAST LIVE OAK TO REMAIN.  
PER ARBORIST REPORT BY ROBERT MURAOKA 9.27.23:  
WRAP TRUNK W/ ORANGE VINYL CONSTRUCTION FENCING DURING CONSTRUCTION.  
10" LIMB TO BE REMOVED PER ARBORIST REPORT RECOMMENDED MEASURES AND ANSI A300 PRUNING STANDARDS.

THE 3 DECK SUPPORT FOOTINGS TO BE DUG BY HAND, WHILE BEING OBSERVED BY A QUALIFIED ARBORIST. SHOULD ANY SIGNIFICANT ROOTS, 3" OR LARGER BE ENCOUNTERED, THE ARBORIST SHALL DETERMINE IF ROOT REMOVAL WILL CAUSE SIGNIFICANT NEGATIVE IMPACT TO TREE.

THE POTENTIAL NEGATIVE IMPACT CAUSED BY THE LIMB REMOVAL WILL BE MITIGATED BY PLANTING (3) FIVE-GALLON SIZE TREES OF THE SAME SPECIES ON THE SITE. THE REPLACEMENT TREES SHALL RECEIVE SUPPLEMENTAL IRRIGATION FOR THREE YEARS FOLLOWING INSTALLATION, AND THEN WEANED OFF IRRIGATION ONCE ESTABLISHED.

PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL SUBMIT AN ARBORIST MONITORING CONTRACT SUBJECT TO REVIEW AND APPROVAL BY THE ENVIRONMENTAL ANALYST.

PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL SUBMIT AN ARBORIST MONITORING REPORT. THE MONITORING REPORT SHALL SPECIFY IF THE TREE HAS BEEN SIGNIFICANTLY IMPACTED AND IF REPLACEMENT TREES ARE REQUIRED. IF THE MONITORING REPORT IDENTIFIES SIGNIFICANT IMPACTS TO THE OAK, TREE REPLACEMENT SHALL BE REQUIRED.

1 SITE PLAN - EXISTING  
Scale: 1" = 20'-0"

PROPOSED PROJECT FOR:  
RESIDENTIAL REMODEL  
911 ALAMEDA PADRE SERRA  
SANTA BARBARA, CA

DRAWINGS PREPARED BY:  
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Proposed project for:  
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**SANTA BARBARA, CA**

JOB NUMBER: 21-21

CONTENTS:

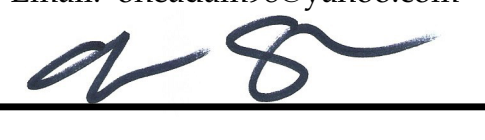
SITE PLAN	
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ISSUE DATE: 03.20.22

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SUBMITTALS/REVIEWS/APPROVALS	
DATE	TYPE
10.28.22	2ND ZONING
12.08.22	3RD ZONING
10.05.23	SFDB CONSENT REVIEW
03.20.24	4TH ZONING

REVISIONS		
NO.	DATE	TYPE



Proposed project for:  
**RESIDENTIAL REMODEL**  
**911 ALAMEDA PADRE SERRA**  
**SANTA BARBARA, CA**

JOB NUMBER: 21-21

CONTENTS:  
FLOOR PLANS  
DEMOLITION

ISSUE DATE: 03.20.22


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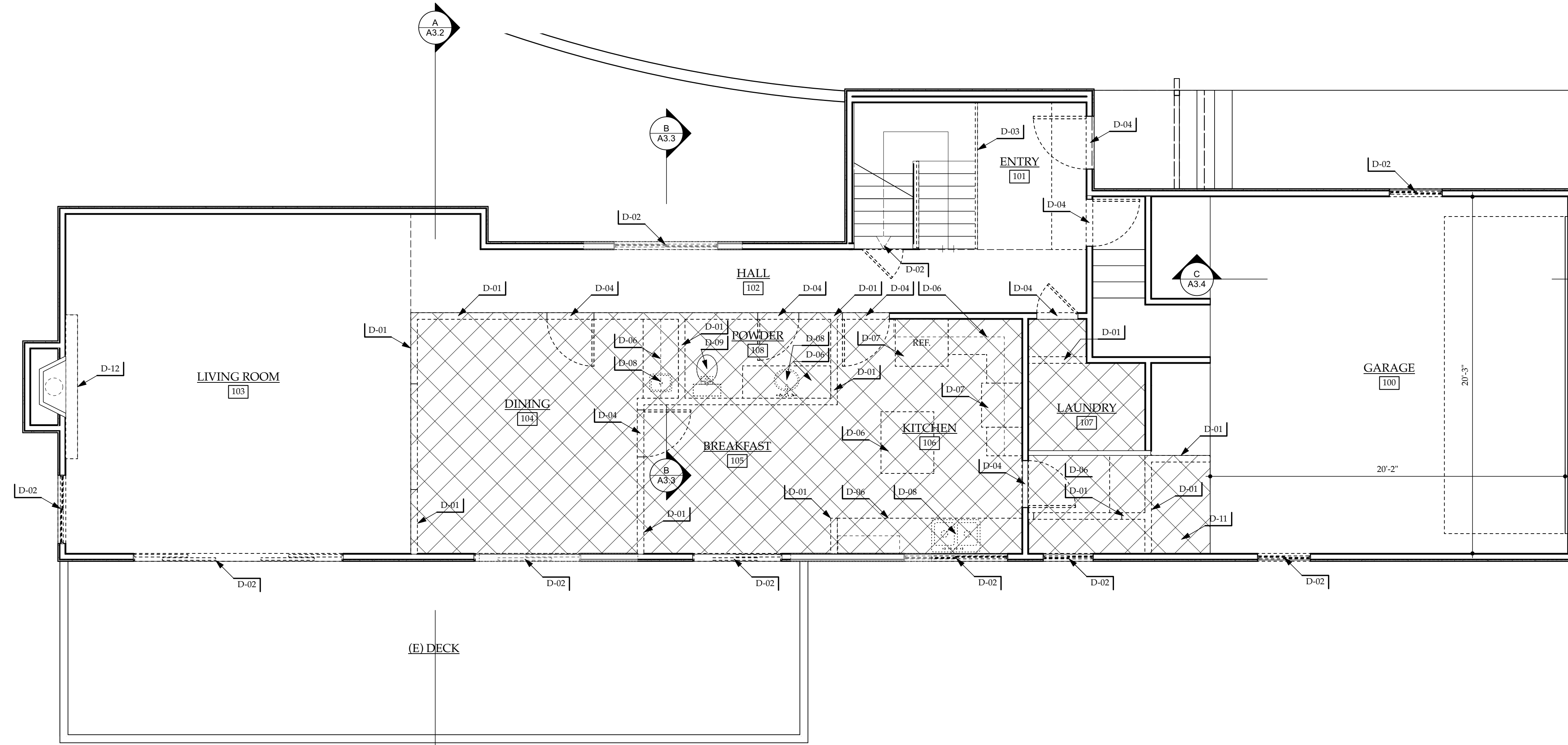
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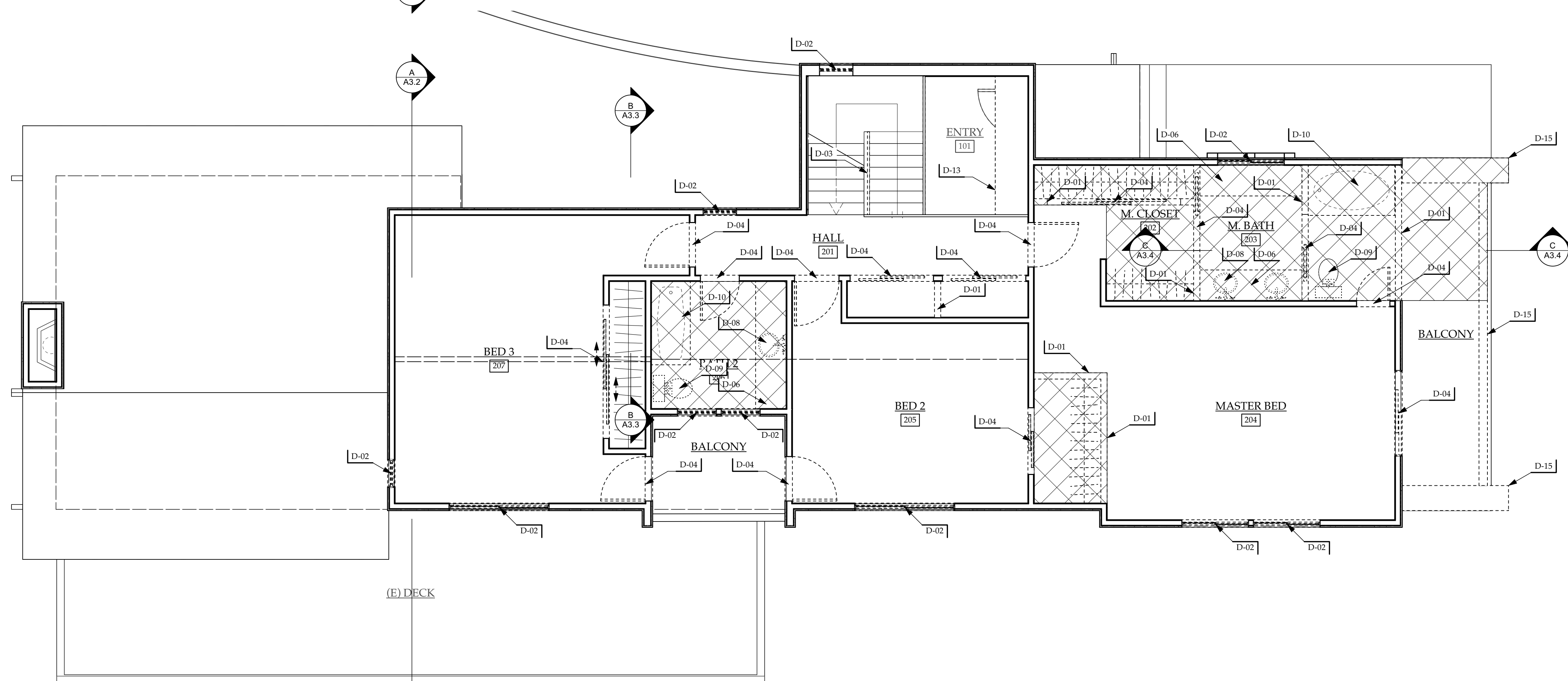
DEMOLITION PLAN NOTES

- D-01 REMOVE (E) NON-STRUCTURAL PARTITION WALL
- D-02 REMOVE (E) WINDOW
- D-03 REMOVE (E) STAIR HANDRAIL
- D-04 REMOVE (E) DOOR
- D-05 REMOVE (E) FLOOR FINISH
- D-06 REMOVE (E) CABINET & COUNTERTOP
- D-07 REMOVE (E) APPLIANCE
- D-08 REMOVE (E) SINK
- D-09 REMOVE (E) TOILET
- D-10 REMOVE (E) SHOWER/TUB
- D-11 REMOVE (E) WATER HEATER
- D-12 REMOVE (E) FIREPLACE MANTLE
- D-13 REMOVE (E) FLOOR
- D-14 REMOVE (E) SOFFIT
- D-15 REMOVE (E) BALCONY WALL.

 AREA OF REMODEL:  
1ST FLOOR = 574 SF  
2ND FLOOR = 296 SF  
TOTAL AREA = 870 SF



1 1ST FLOOR PLAN - DEMOLITION  
Scale: 1/4" = 1'-0"



2 2ND FLOOR PLAN - DEMOLITION  
Scale: 1/4" = 1'-0"

FLOOR PLAN NOTES

- (N) 2x" WOOD STUD WALL PER STRUCTURAL DWGS.
- FP-01 WOOD FLOOR FINISH, SELECTED BY OWNER (SBO)
- FP-02 TILE FLOOR FINISH, SBO
- FP-03 BASE CABINET W/ COUNTER TOP, FINISH SBO
- FP-04 UPPER CABINET, FINISH SBO
- FP-05 ADJUSTABLE SHELVES, FINISH SBO
- FP-06 FULL HEIGHT CABINET, FINISH SBO
- FP-07 48" GAS RANGE & VENT HOOD, SBO.
- FP-08 36" BUILT-IN REFRIGERATOR, SBO.
- FP-09 24" UNDER COUNTER REFRIGERATOR, SBO.
- FP-10 DISHWASHER, SBO.
- FP-11 SINK, SBO. LAVATORY FAUCETS SHALL HAVE MAX. FLOW RATE OF 1.2 GAL. PER MIN. @ 60 PSI. AND MINIMUM FLOW RATE OF .8 GAL PER MIN @ 20 PSI PER CGBSC 4.303.1.4.1. KITCHEN FAUCET SHALL HAVE MAX FLOW RATE OF 1.8 GAL PER MIN @ 60 PSI. MAY TEMPORARILY INCREASE FLOW TO 2.2 GAL PER MIN. @ 60 PSI AND MUST DEFAULT TO MAX 1.8 GAL PER MIN. @ 60 PSI PER CGBSC 4.303.1.4.4. INSTALLED PER CPC CHAPTER 4.
- FP-12 TOILET, SBO. PER 2019 CPC SEC 411.2 THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GAL PER FLUSH PER CGBSC 4.303.1.1. INSTALLED PER CPC CHAPTER 4.
- FP-13 SHOWER HEAD, MAX FLOW RATE OF 1.8 GAL PER MIN. @ 80 PSI. PER CGBSC 4.303.1.3.1. INSTALLED PER CPC CHAPTER 4. \*WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME
- FP-14 (N) INSTANTANEOUS WATER HEATER PER TITLE 24 DOCS.

WINDOW SCHEDULE

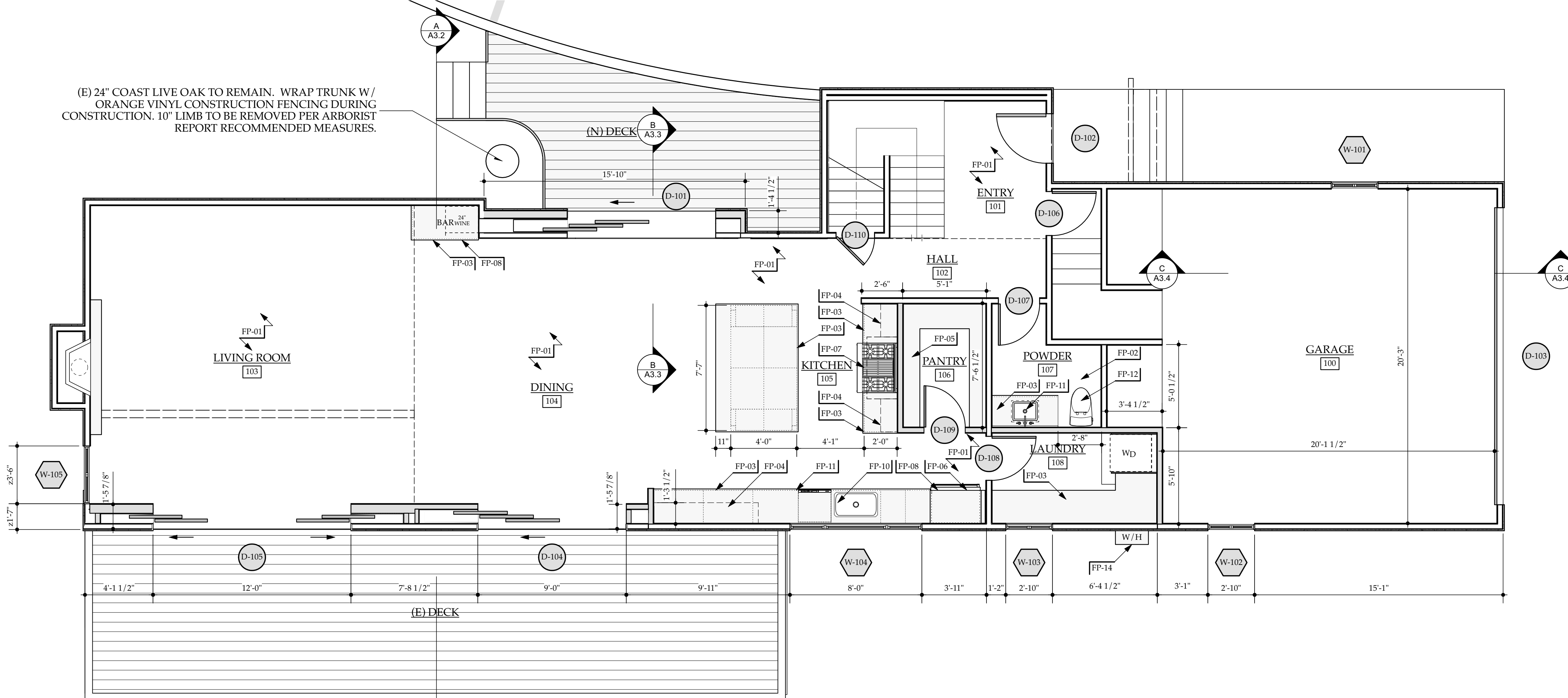
WINDOW #	WINDOW LOCATION ROOM #	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	WINDOW MATERIAL	WINDOW FINISH	WINDOW GLAZING	OPERATION	NOTES
W-101	100	21"0"	3"0"	6"8"	WD CLAD	DUAL	CS	2,5	
W-102	100	21"0"	3"0"	6"8"	WD CLAD	DUAL	CS	2,5	
W-103	108	3'6"	3'6"	7"0"	WD CLAD	DUAL	CS	2	
W-104	105	8'0"	4'0"	7"0"	WD CLAD	DUAL	CS	3	
W-105	103	3'6"	5'0"	8'0"	WD CLAD	DUAL	CS	2	
W-201	201	1'11 1/2"	3'9 3/4"	6"8"	WD CLAD	DUAL	CS	5	
W-202	201	1'2"	2'11"	4'4"	WD CLAD	DUAL	CS	5	
W-203	201	1'2"	2'11"	4'4"	WD CLAD	DUAL	CS	6	
W-204	201	1'11"	3'11"	2'6"	WD CLAD	DUAL	CS	5,6	
W-205	201	2'0"	3'0"	5'0"	WD CLAD	DUAL	FX	6	
W-206	202	1'6"	2'3"	8"8"	WD CLAD	DUAL	FX	6	
W-207	203	1'6"	2'3"	8"8"	WD CLAD	DUAL	FX	6	
W-208	203	1'6"	1'6"	6'3"	WD CLAD	DUAL	CS	1	
W-209	203	2'0"	4'0"	6'8"	WD CLAD	DUAL	CS	1	
W-210	203	3'0"	4'3"	6'6"	WD CLAD	DUAL	CS	1	
W-211	206	2'3 3/4"	2'3"	6'8"	WD CLAD	DUAL	CS	5	
W-212	206	2'3 3/4"	2'3"	6'8"	WD CLAD	DUAL	CS	5	
W-213	207	1'7"	3'8 3/4"	6'8"	WD CLAD	DUAL	CS	5	

1. TEMPERED GLASS PER CRC SEC. 308.4.
  2. DOUBLE CASEMENT
  3. 3 PANEL, CS/FX/CS
  4. ESCAPE WINDOW PER 2019 CRC R310.1.
  5. REPLACEMENT WINDOW, MATCH EXISTING SIZE. VERIFY IN FIELD.
  6. SILL DETAIL 1/A-5.1, HEAD/JAMB DETAIL 2/A-5.1
- \*ALL EXTERIOR GLASS TO BE DUAL PANE GLASS, ONE PANE TEMPERED PER CRC SEC R327.8.2.1.1
- \*U-FACTOR OF ALL NEW GLAZING IS NOT TO EXCEED 0.2 AND SHGC SHALL NOT EXCEED 0.23 PER TITLE 24 DOCUMENTATION.
- \*THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND/OR DOORS UNTIL FINAL INSPECTION.

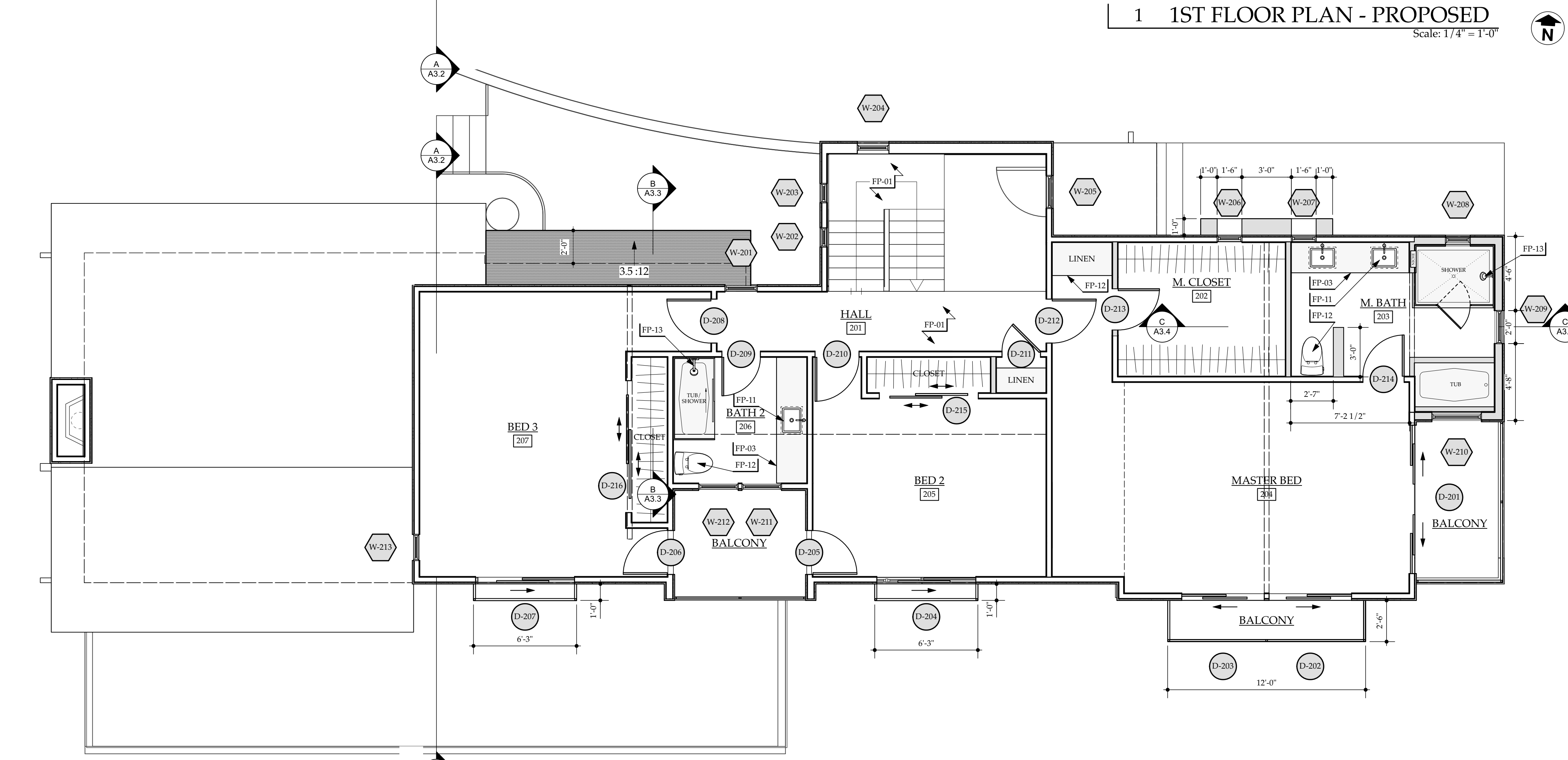
DOOR SCHEDULE

DOOR #	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	NOTES
D-101	104	9'0"	7'0"	1 3/4"	WD	CLAD	WD	CLAD	3,9
D-102	101	3'0"	6'8"	2 1/4"	WD	ST	WD	ST	7
D-103	100	18'0"	7'0"	1 3/4"	WD	PT	WD	PT	7
D-104	104	9'0"	7'0"	1 3/4"	WD	CLAD	WD	CLAD	3,9
D-105	103	12'0"	8'0"	1 3/4"	WD	CLAD	WD	CLAD	3,10
D-106	101	2'8"	6'8"	1 3/4"	WD	WD	WD	WD	7
D-107	107	2'8"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-108	108	2'6"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-109	106	2'6"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-110	102	2'6"	3'0"	1 3/8"	WD	WD	WD	WD	7
D-201	204	9'0"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	6,8
D-202	204	5'0"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	4,7
D-203	204	5'0"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	4,7
D-204	205	5'11"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	4,7
D-205	205	2'8"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	5,6,7
D-206	207	2'8"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	5,6,7
D-207	207	5'11"	6'8"	1 3/4"	WD	CLAD	WD	CLAD	4,7
D-208	207	2'8"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-209	206	2'4"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-210	205	2'8"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-211	201	2'4"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-212	204	2'8"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-213	202	2'6"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-214	203	2'6"	6'8"	1 3/8"	WD	WD	WD	WD	7
D-215	205	6'0"	6'8"	1 3/8"	WD	WD	WD	WD	2,4
D-216	207	8'0"	6'8"	1 3/8"	WD	WD	WD	WD	2,4

1. TEMPERED GLASS PER CRC SEC. 308.4.
  2. PAIR OF DOORS
  3. POCKET SLIDER
  4. SLIDING DOORS.
  5. SINGLE LITE FRENCH DOOR.
  6. EGRESS DOOR PER 2019 CRC R311.2
  7. REPLACEMENT DOOR, MATCH EXISTING ROUGH OPENING SIZE. VERIFY IN FIELD.
  8. 4 PANEL W/ 2 SLIDING DOORS & 2 FIXED.
  9. JAMB DETAIL 5/A-5.1, HEAD DETAIL 6/A-5.1, SILL DETAIL 7/A-5.1.
  10. JAMB DETAIL 13/A-5.1, HEAD DETAIL 14/A-5.1, SILL DETAIL 15/A-5.1.
- \*ALL EXTERIOR GLASS TO BE DUAL PANE GLASS, ONE PANE TEMPERED PER CRC SEC R327.8.2.1.1
- \*U-FACTOR OF ALL NEW GLAZING IS NOT TO EXCEED 0.3 AND SHGC SHALL NOT EXCEED 0.23.



1 1ST FLOOR PLAN - PROPOSED  
Scale: 1/4" = 1'-0"



2 2ND FLOOR PLAN - PROPOSED  
Scale: 1/4" = 1'-0"

JOB NUMBER: 21-21

CONTENTS:

FLOOR PLANS  
PROPOSED

ISSUE DATE: 03.20.22

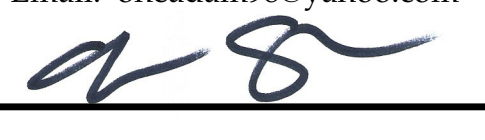
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03.20.24	4TH ZONING

REVISIONS

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**RESIDENTIAL REMODEL**  
**911 ALAMEDA PADRE SERRA**  
**SANTA BARBARA, CA**

JOB NUMBER: 21-21

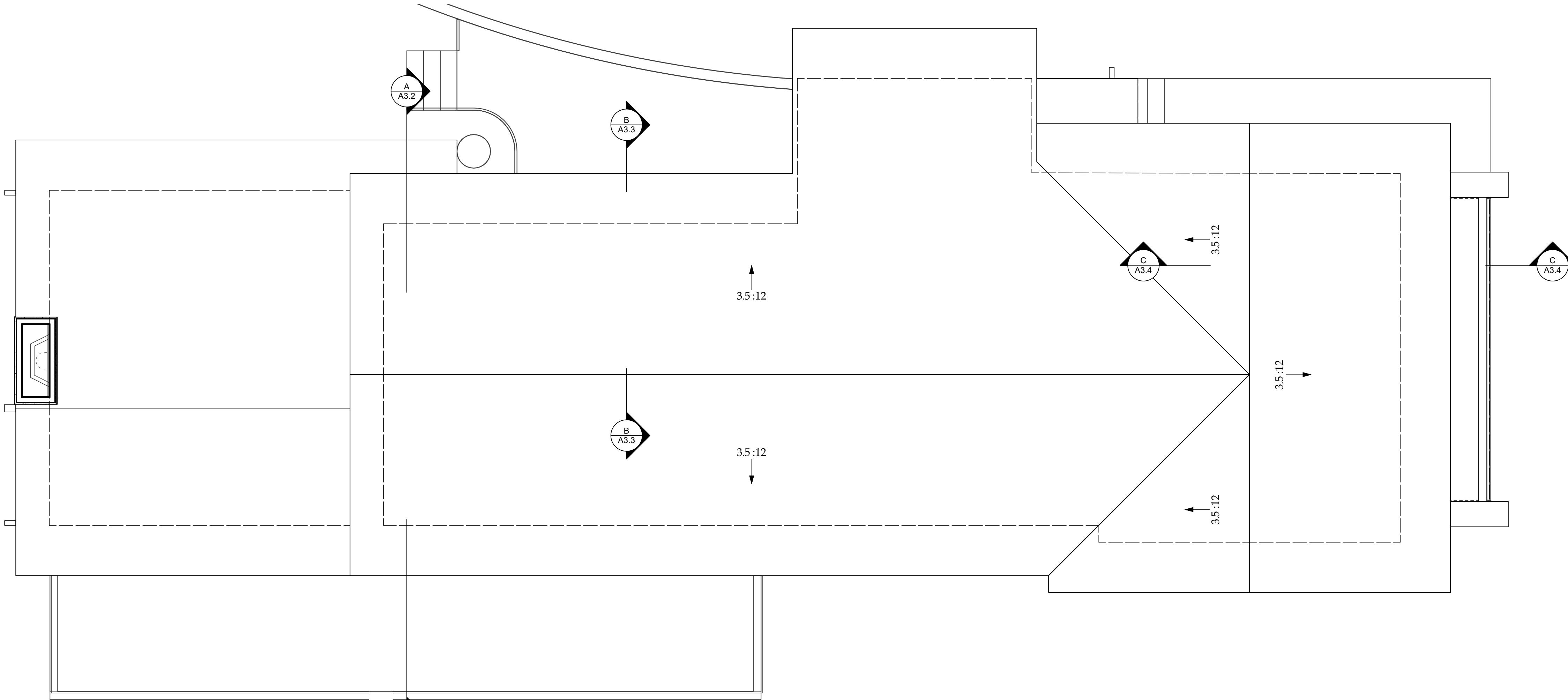
CONTENTS:  
 ROOF PLANS

ISSUE DATE: 03.20.22

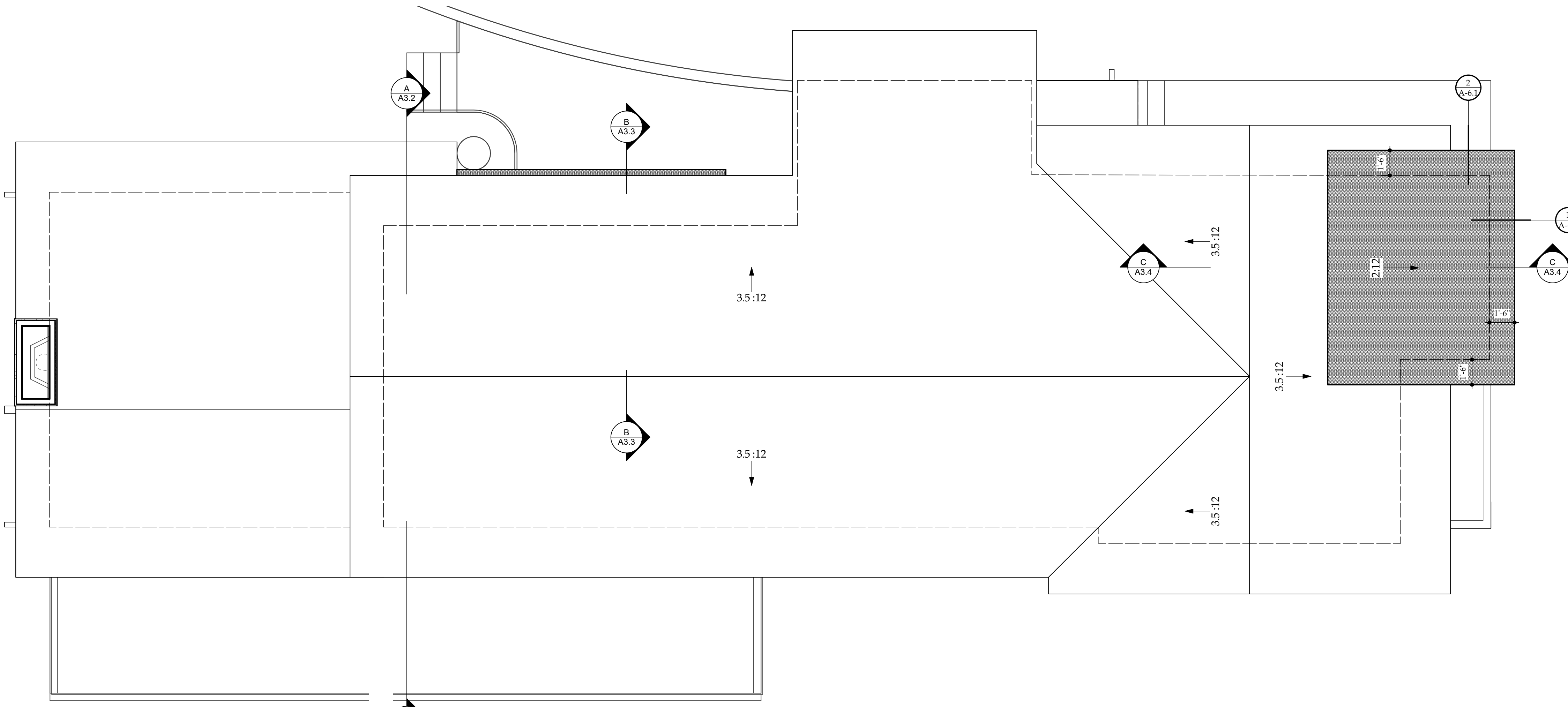
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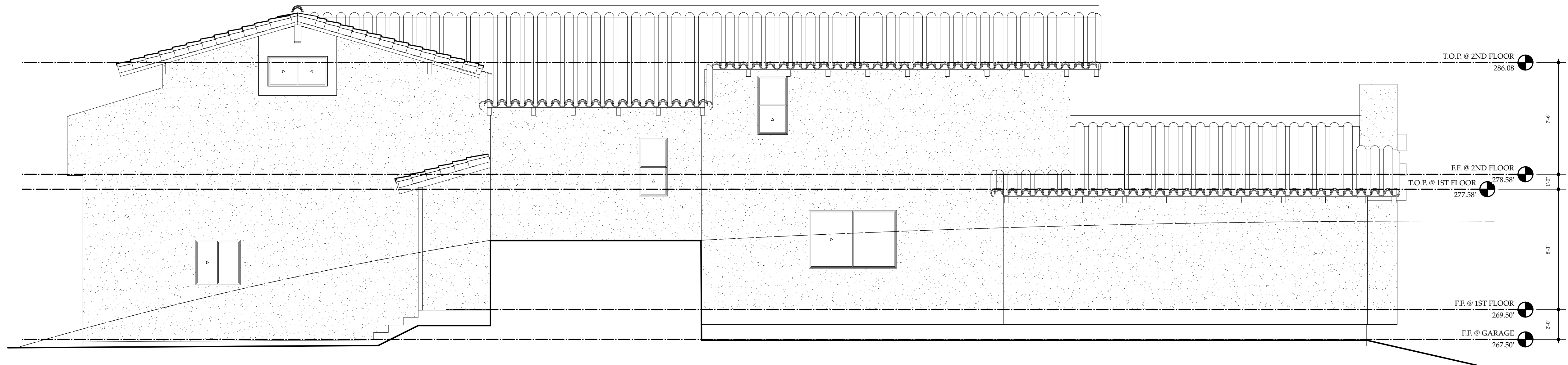
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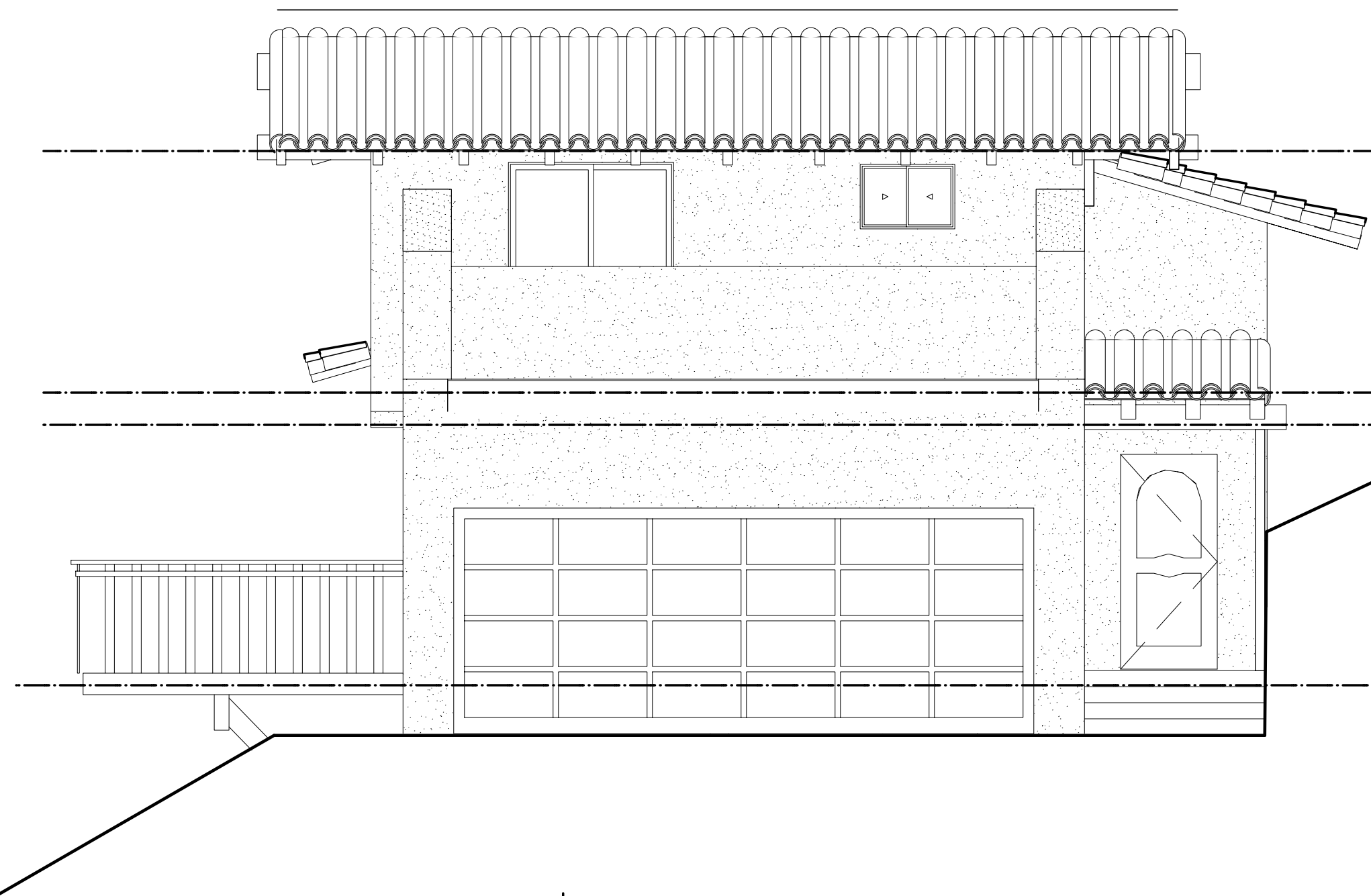
**1 ROOF PLAN - EXISTING**  
 Scale: 1/4" = 1'-0" 



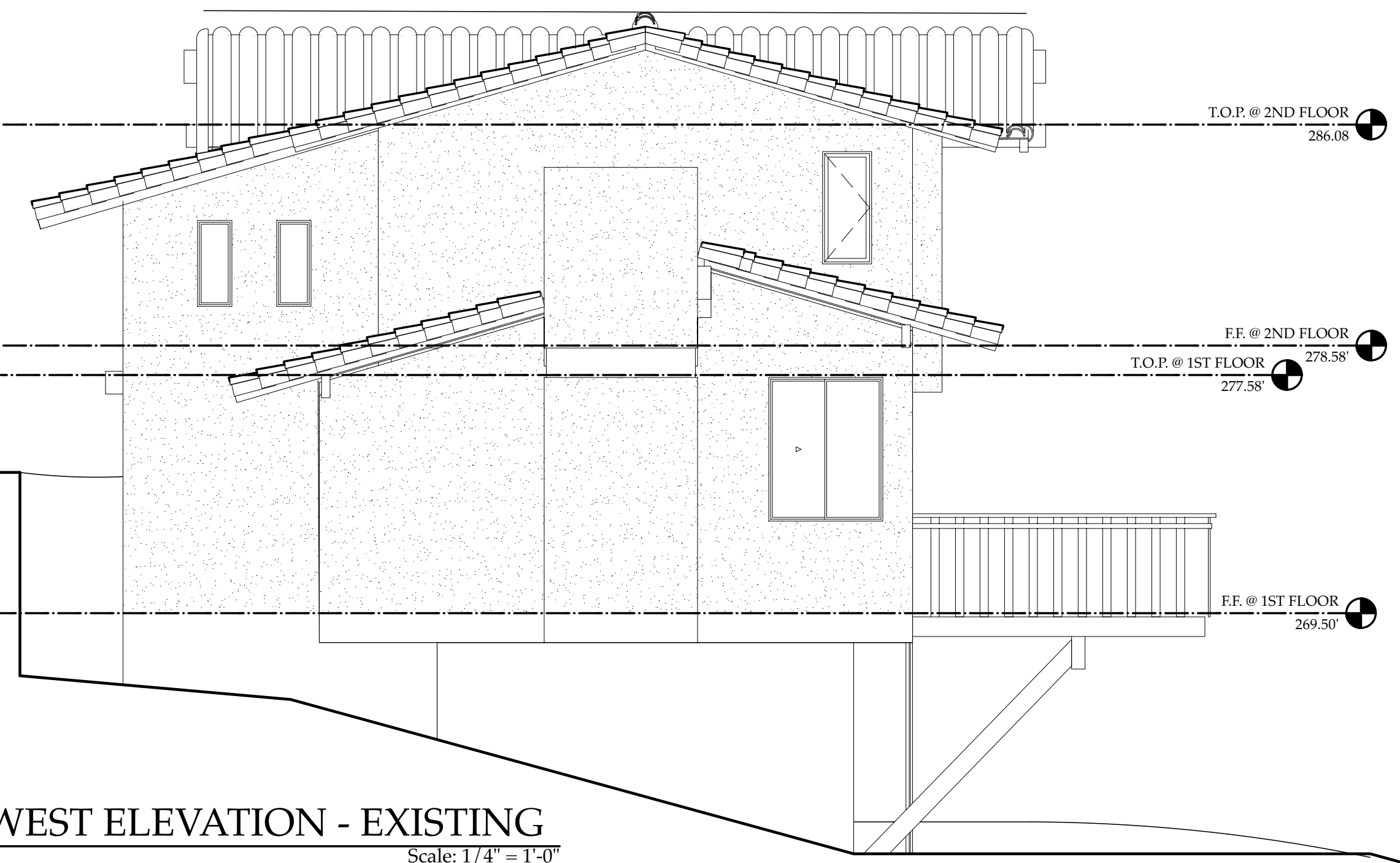
**2 ROOF PLAN - PROPOSED**  
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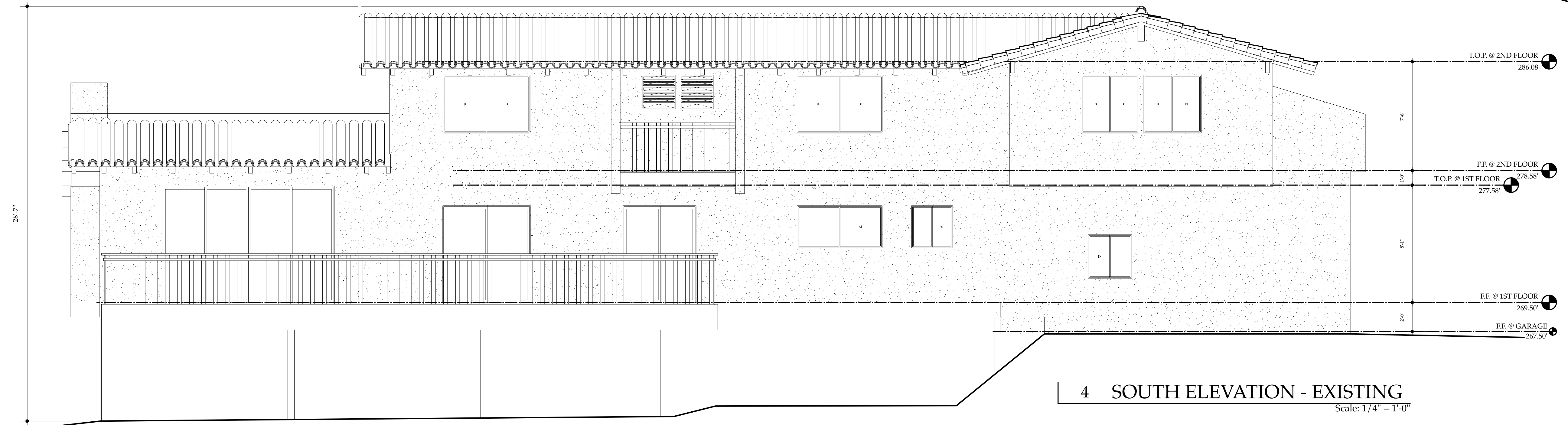
1 NORTH ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



3 WEST ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION - EXISTING  
Scale: 1/4" = 1'-0"

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*Handwritten signature*

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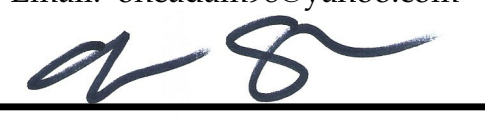
CONTENTS:  
EXTERIOR ELEVATIONS  
EXISTING

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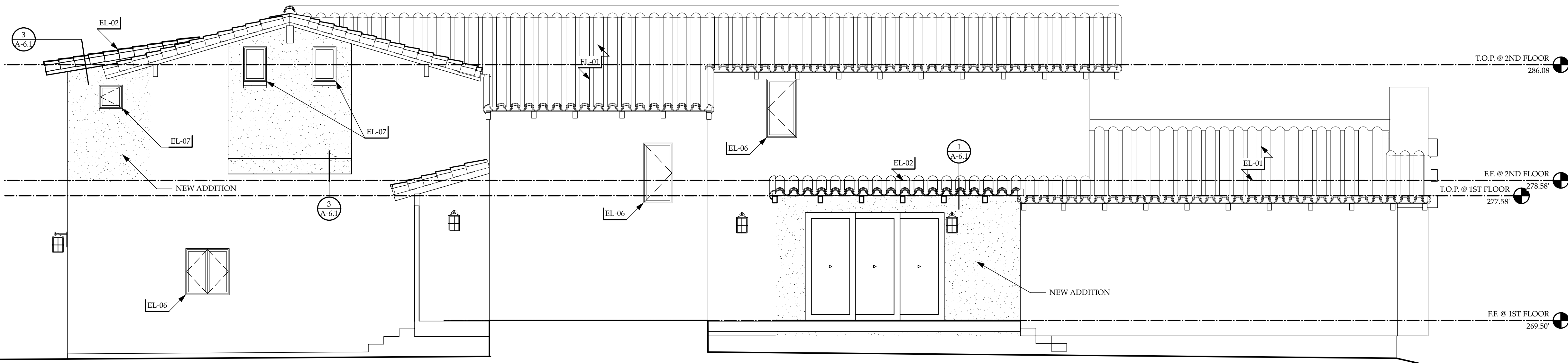
NO.	DATE	TYPE

**FINISH SCHEDULE**

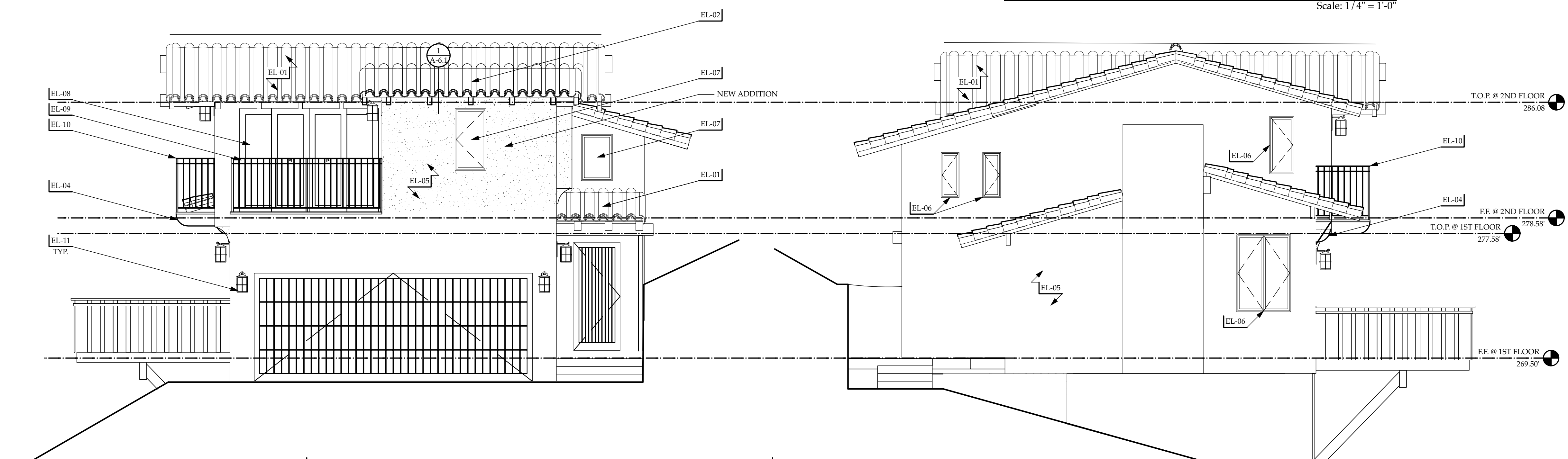
EL-01	(E) CLAY TILE ROOF
EL-02	(N) CLAY TILE ROOF TO MATCH (E), TILE-1 PER FINISH SCHEDULE
EL-03	(N) WOOD RAFTER TAIL, PT-1 PER FINISH SCHEDULE
EL-04	WOOD CORBEL, PT-1 PER FINISH SCHEDULE. SEE DETAIL 7/A-6.1
EL-05	(N) 7/8" EXTERIOR PLASTER, SMOOTH TROWEL FINISH. PLS-1 PER FINISH SCHEDULE
EL-06	(N) WINDOW REPLACEMENT, EXACT SIZE AS (E). PER WINDOW SCHEDULE
EL-07	(N) WINDOW PER WINDOW SCHEDULE
EL-08	(N) PATIO DOOR PER DOOR SCHEDULE
EL-09	WROUGHT IRON RAILING, MTL-2 PER FINISH SCHEDULE. SEE DETAIL 9/A-6.1
EL-10	WROUGHT IRON BALCONY, MTL-2 PER FINISH SCHEDULE. SEE DETAIL 10/A-6.1
EL-11	EXTERIOR LIGHT FIXTURE. LTE-1 PER FINISH SCHEDULE. SEE DETAIL 11/A-6.1

**FINISH SCHEDULE**

SYM	TYPE	MANUFACTURER	PROD.#	NAME
TILE-1	ROOF	REDLAND	ALFARO 3010	TERRA COTTA BLEND
PLS-1	STUCCO	LA HABRA	P-100 (90) BASE 100	GLACIER WHITE
PT-1	PAINT	BENJAMIN MOORE	CW-170	TARPLEY BROWN
WDW-1	CLAD	SIERRA PACIFIC	URBAN CASEMENT	PEPPERED STEEL
MTL-1	RAILING	FORGED IRON STUDIO	CUSTOM	TEXTURE HAMMERED W. IRON
MTL-2	BALCONY	FORGED IRON STUDIO	CUSTOM	HAMMERED W. IRON
LTE-1	EXT LITE	FORGED IRON STUDIO	CUSTOM	BLACK RUST

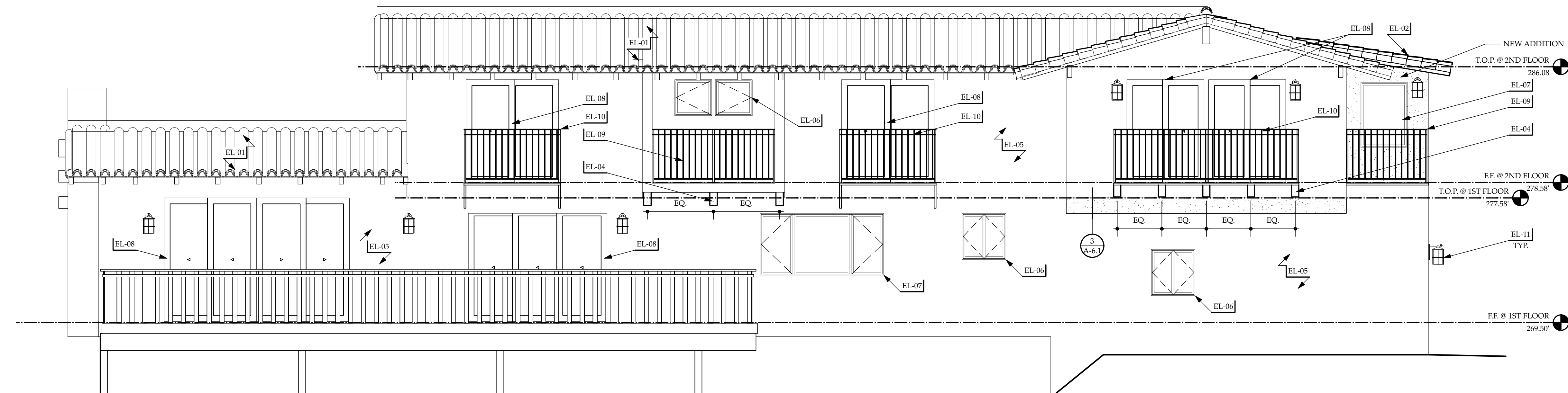


**5 NORTH ELEVATION - PROPOSED**  
Scale: 1/4" = 1'-0"



**6 EAST ELEVATION - PROPOSED**  
Scale: 1/4" = 1'-0"

**7 WEST ELEVATION - PROPOSED**  
Scale: 1/4" = 1'-0"



**8 SOUTH ELEVATION - PROPOSED**  
Scale: 1/4" = 1'-0"

DRAWINGS PREPARED BY:  
**ADAM CUNNINGHAM**  
418 W ORTEGA ST # B  
SANTA BARBARA, CA  
93101  
(805) 403-1067  
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Proposed project for:  
**RESIDENTIAL REMODEL**  
**911 ALAMEDA PADRE SERRA**  
**SANTA BARBARA, CA**

JOB NUMBER: 21-21

CONTENTS:  
SECTION A  
EXISTING

ISSUE DATE: 03.20.22

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SUBMITTALS/REVIEWS/APPROVALS

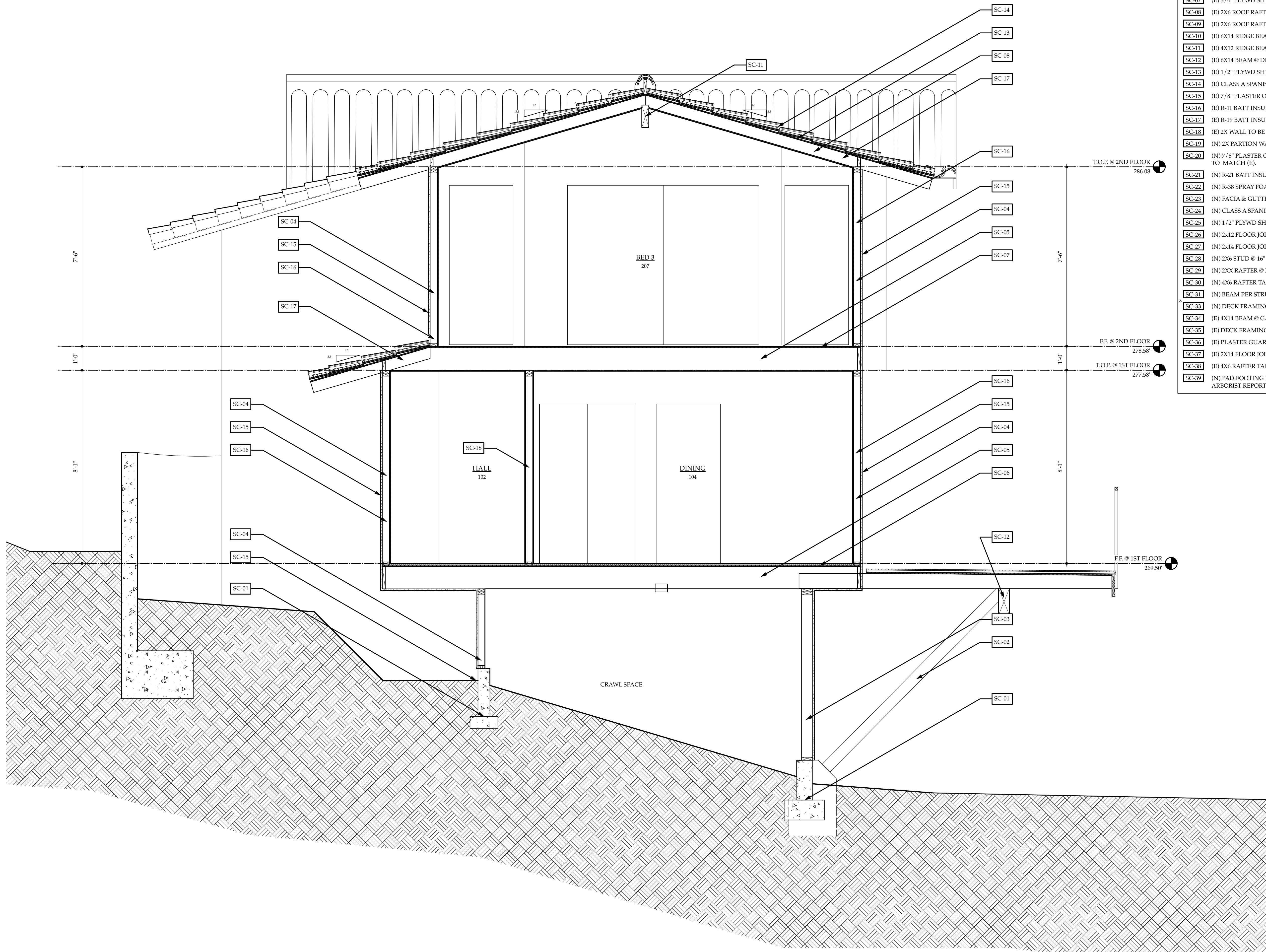
DATE	TYPE
10.28.22	2ND ZONING
12.08.22	3RD ZONING
10.05.23	SFDB CONSENT REVIEW
03.20.24	4TH ZONING

REVISIONS

NO.	DATE	TYPE

**SECTION NOTES**

- SC-01 (E) CONCRETE FOOTING.
- SC-02 (E) 6X6 WOOD STRUT.
- SC-03 (E) 2X6 WOOD STUD @ 16" O.C.
- SC-04 (E) 2X4 WOOD STUD @ 16" O.C.
- SC-05 (E) 2X12 FLOOR JOISTS @ 16" O.C.
- SC-06 (E) 5/8" PLYWD SHTG.
- SC-07 (E) 3/4" PLYWD SHTG.
- SC-08 (E) 2X6 ROOF RAFTERS @ 12" O.C.
- SC-09 (E) 2X6 ROOF RAFTERS @ 16" O.C.
- SC-10 (E) 6X14 RIDGE BEAM
- SC-11 (E) 4X12 RIDGE BEAM
- SC-12 (E) 6X14 BEAM @ DECK.
- SC-13 (E) 1/2" PLYWD SHTG.
- SC-14 (E) CLASS A SPANISH 'BARREL' TILE ROOF.
- SC-15 (E) 7/8" PLASTER O/ METAL LATH O/ 2 LAYERS OF GRADE D PAPER.
- SC-16 (E) R-11 BATT INSULATION TYP @ EXT. WALLS.
- SC-17 (E) R-19 BATT INSULATION TYP @ ROOF RAFTERS.
- SC-18 (E) 2X WALL TO BE REMOVED.
- SC-19 (N) 2X PARTION WALL.
- SC-20 (N) 7/8" PLASTER O/ METAL LATH O/ 2 LAYERS OF GRADE D PAPER, PLASTER FINISH TO MATCH (E).
- SC-21 (N) R-21 BATT INSULATION, PER TITLE 24 DOCS. TYP. @ EXT. WALLS.
- SC-22 (N) R-38 SPRAY FOAM INSULATION IN ROOF RAFTERS, PER TITLE 24 DOCS
- SC-23 (N) FACIA & GUTTER. SEE DETAIL 6/A-601.
- SC-24 (N) CLASS A SPANISH 'BARREL' TILE ROOF TO MATCH (E).
- SC-25 (N) 1/2" PLYWD SHEAR PER STRUCT. DWGS.
- SC-26 (N) 2x12 FLOOR JOIST PER STRUCT. DWGS.
- SC-27 (N) 2x14 FLOOR JOIST PER STRUCT. DWGS.
- SC-28 (N) 2X6 STUD @ 16" O.C. PER STRUCT. DWGS.
- SC-29 (N) 2XX RAFTER @ XX" O.C. PER STRUCT. DWGS.
- SC-30 (N) 4X6 RAFTER TAIL @ 32" O.C. TO MATCH (E). PER STRUCT. DWGS.
- SC-31 (N) BEAM PER STRUCT. DWGS.
- SC-32 (N) DECK FRAMING PER STRUCT. DWGS.
- SC-33 (E) 4X14 BEAM @ GARAGE DOOR.
- SC-34 (E) DECK FRAMING TO BE REMOVED.
- SC-35 (E) PLASTER GUARDRAIL TO BE REMOVED.
- SC-36 (E) 2X14 FLOOR JOISTS @ 12" O.C.
- SC-37 (E) 4X6 RAFTER TAIL @ 32" O.C. TO BE REMOVED.
- SC-38 (N) PAD FOOTING FOR PROPOSED DECK. HAND DUG W/ ARBORIST OBSERVATION PER ARBORIST REPORT.



1 SECTION A - EXISTING  
Scale: 1/2" = 1'-0"



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Proposed project for:  
**RESIDENTIAL REMODEL**  
**911 ALAMEDA PADRE SERRA**  
**SANTA BARBARA, CA**

JOB NUMBER: 21-21

CONTENTS:  
SECTION A  
PROPOSED

ISSUE DATE: 03.20.22

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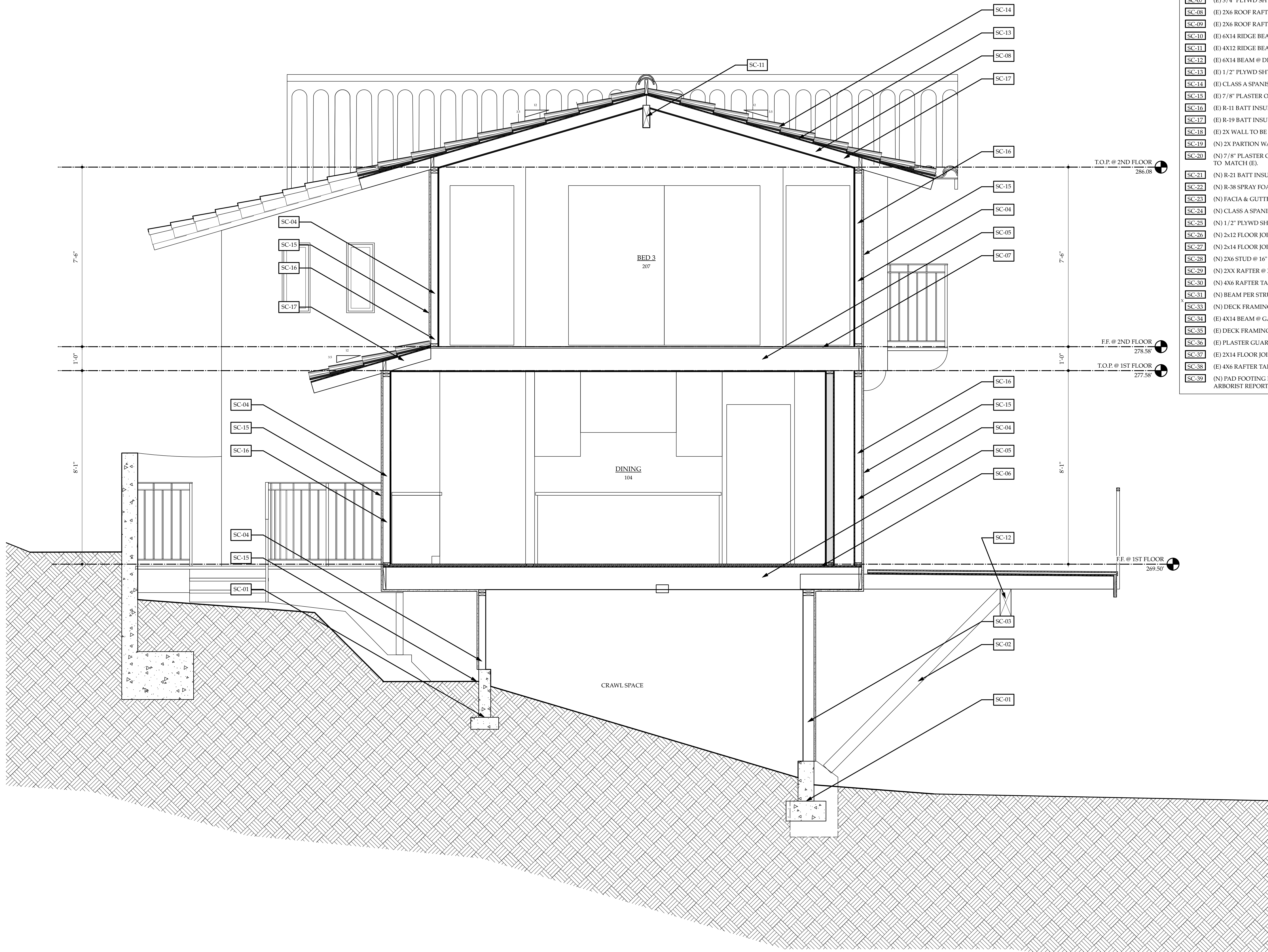
DATE	TYPE
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12.08.22	3RD ZONING
10.05.23	SFDB CONSENT REVIEW
03.20.24	4TH ZONING

REVISIONS

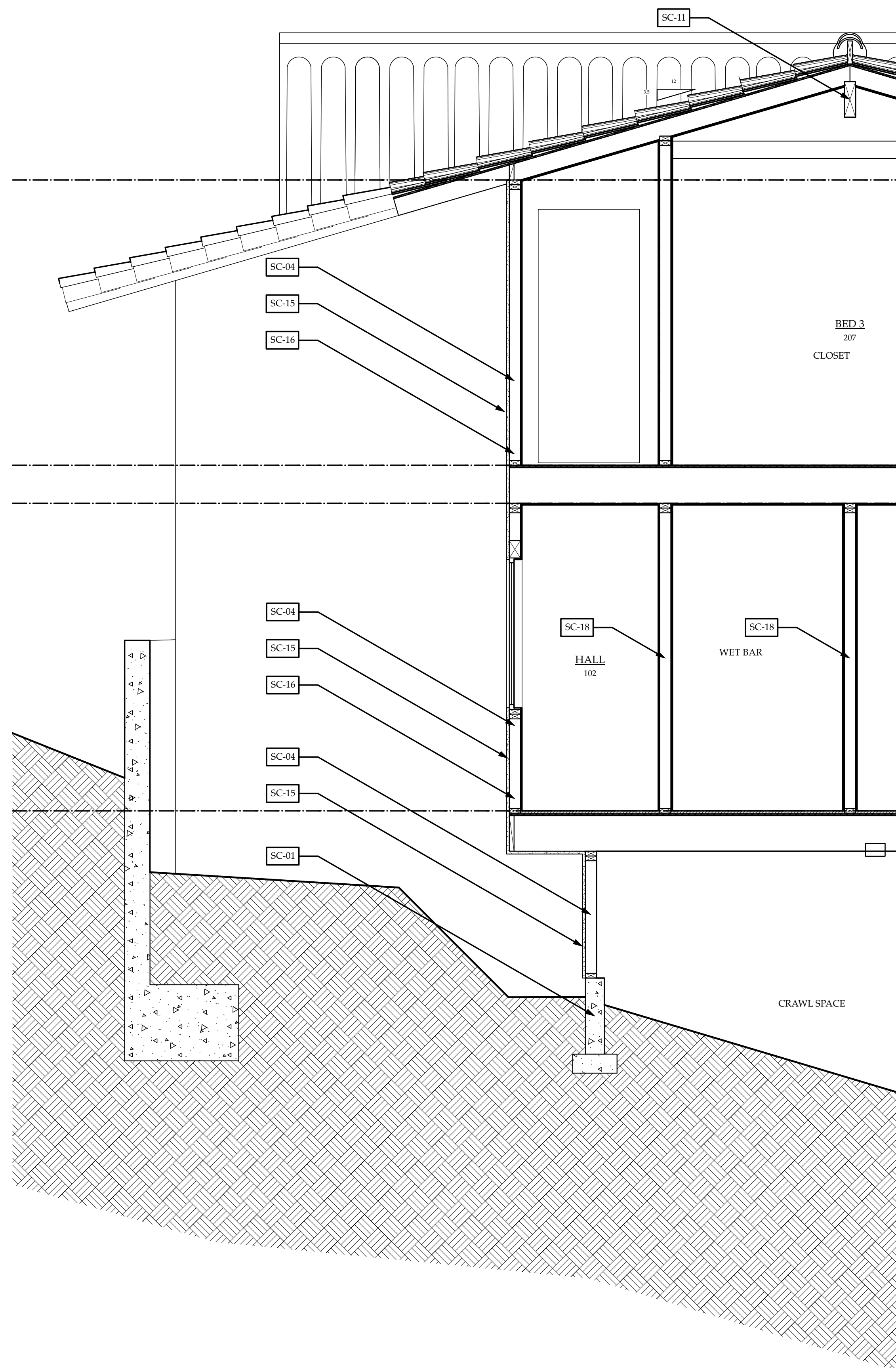
NO.	DATE	TYPE

SECTION NOTES

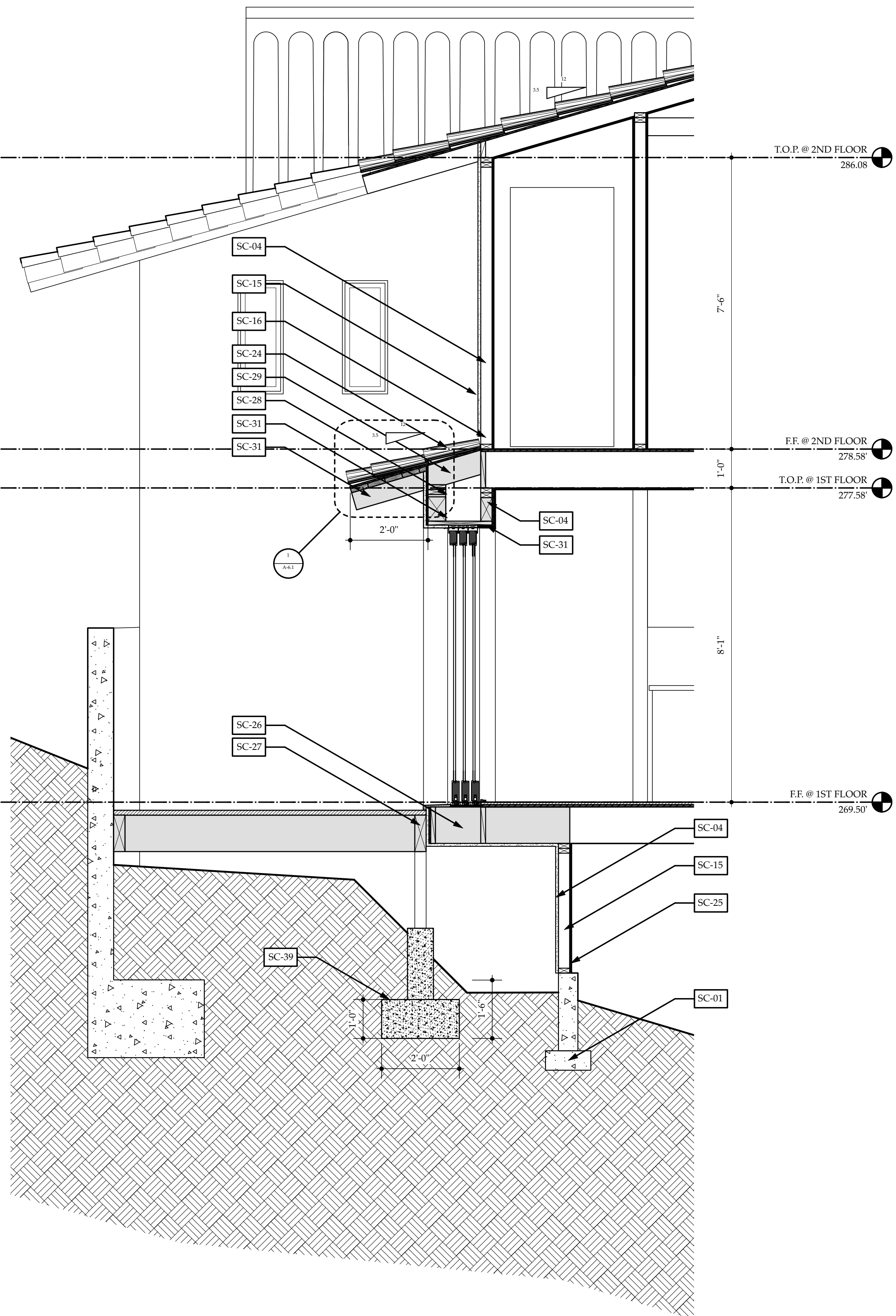
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- SC-19 (N) 2X PARTION WALL.
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2 SECTION A - PROPOSED  
Scale: 1/2" = 1'-0"



3 SECTION B - EXISTING  
Scale: 1/2" = 1'-0"



4 SECTION B - PROPOSED  
Scale: 1/2" = 1'-0"

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PROPOSED PROJECT FOR:

RESIDENTIAL REMODEL  
911 ALAMEDA PADRE SERRA  
SANTA BARBARA, CA

DRAWINGS PREPARED BY:

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JOB NUMBER: 21-21

CONTENTS:  
SECTION B  
EXISTING & PROPOSED

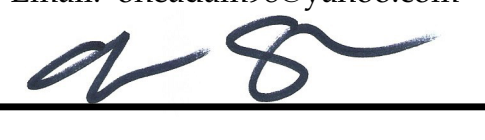
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03.20.24	4TH ZONING

REVISIONS		
NO.	DATE	TYPE

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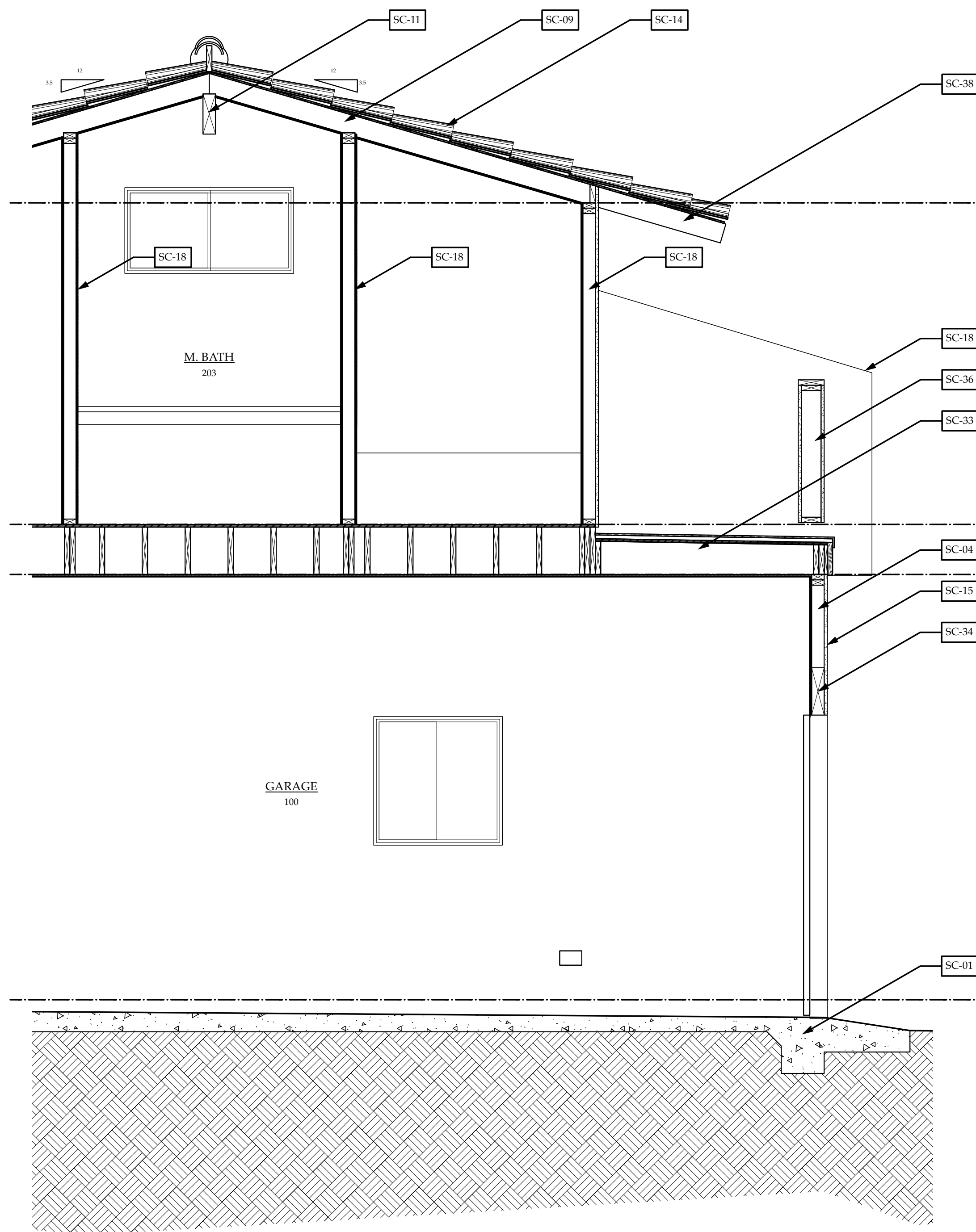
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12.08.22	3RD ZONING
10.05.23	SFDB CONSENT REVIEW
03.20.24	4TH ZONING

REVISIONS

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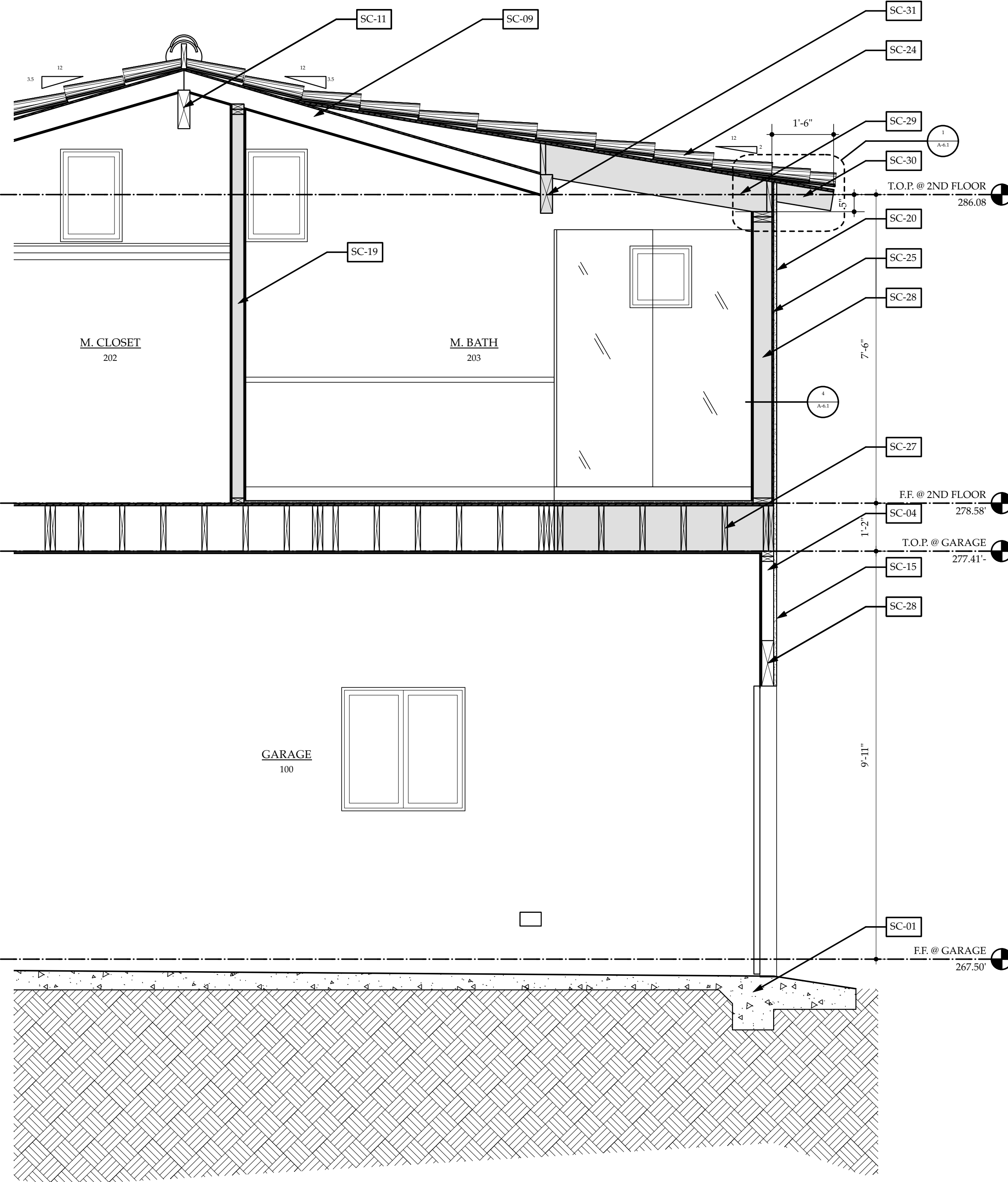
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4 SECTION C - EXISTING

Scale: 1/2" = 1'-0"



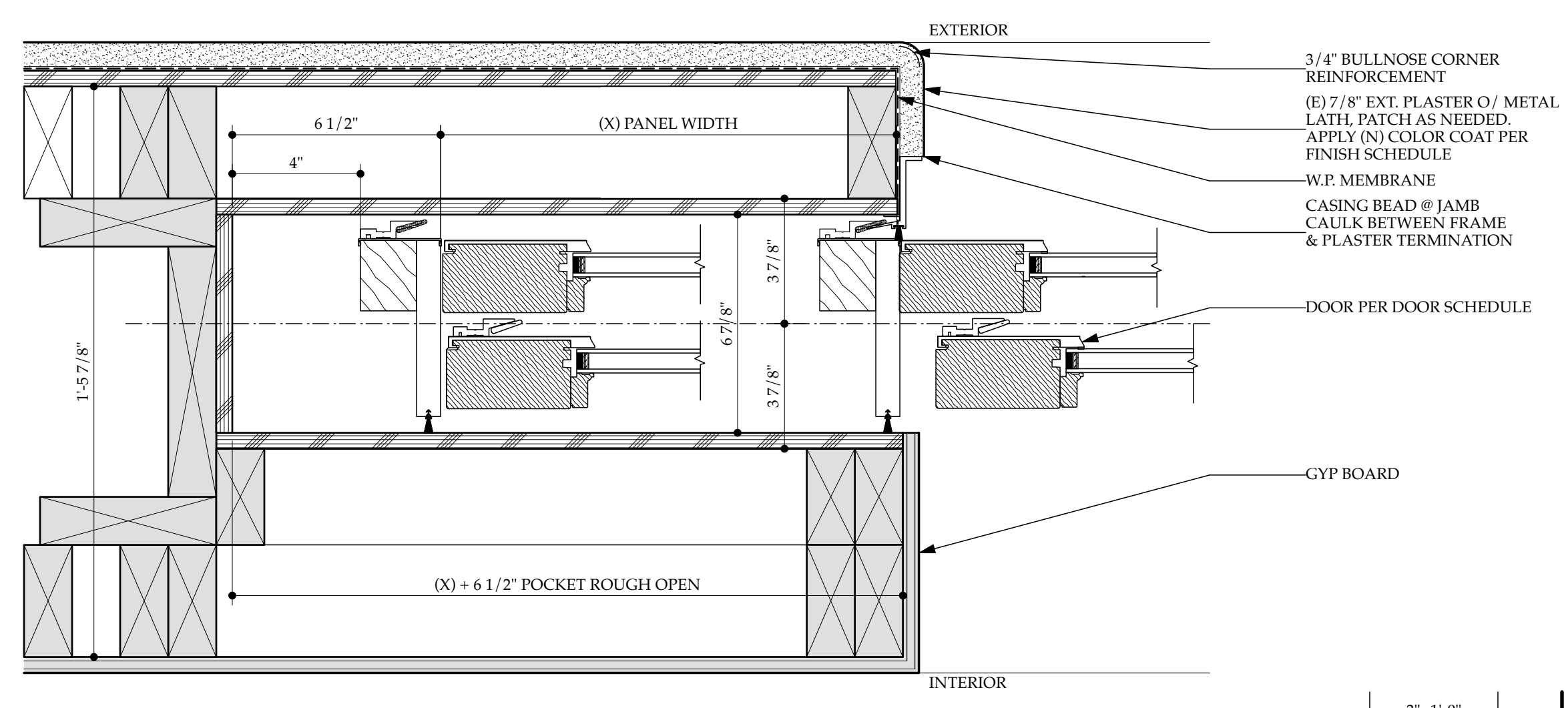
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Scale: 1/2" = 1'-0"



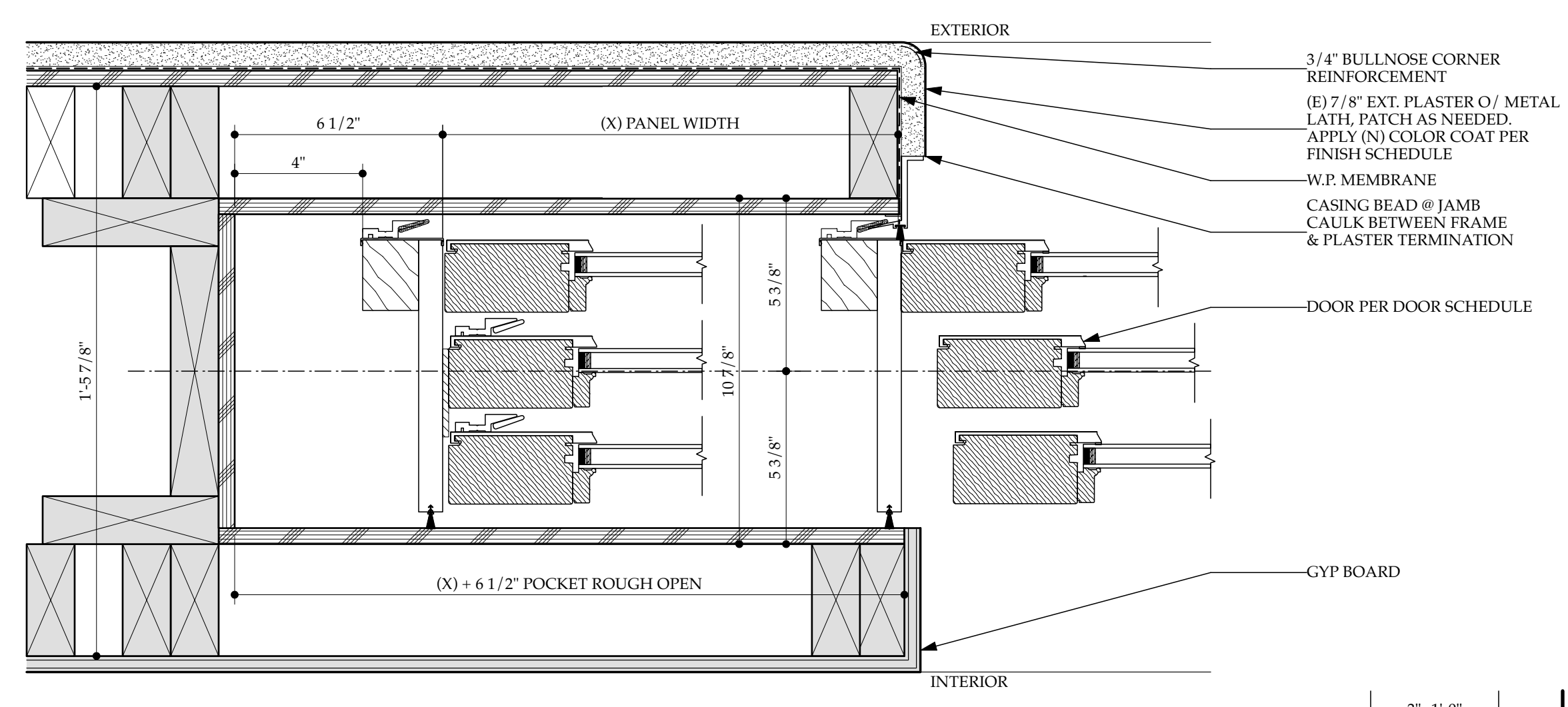
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REVISIONS		
NO.	DATE	TYPE



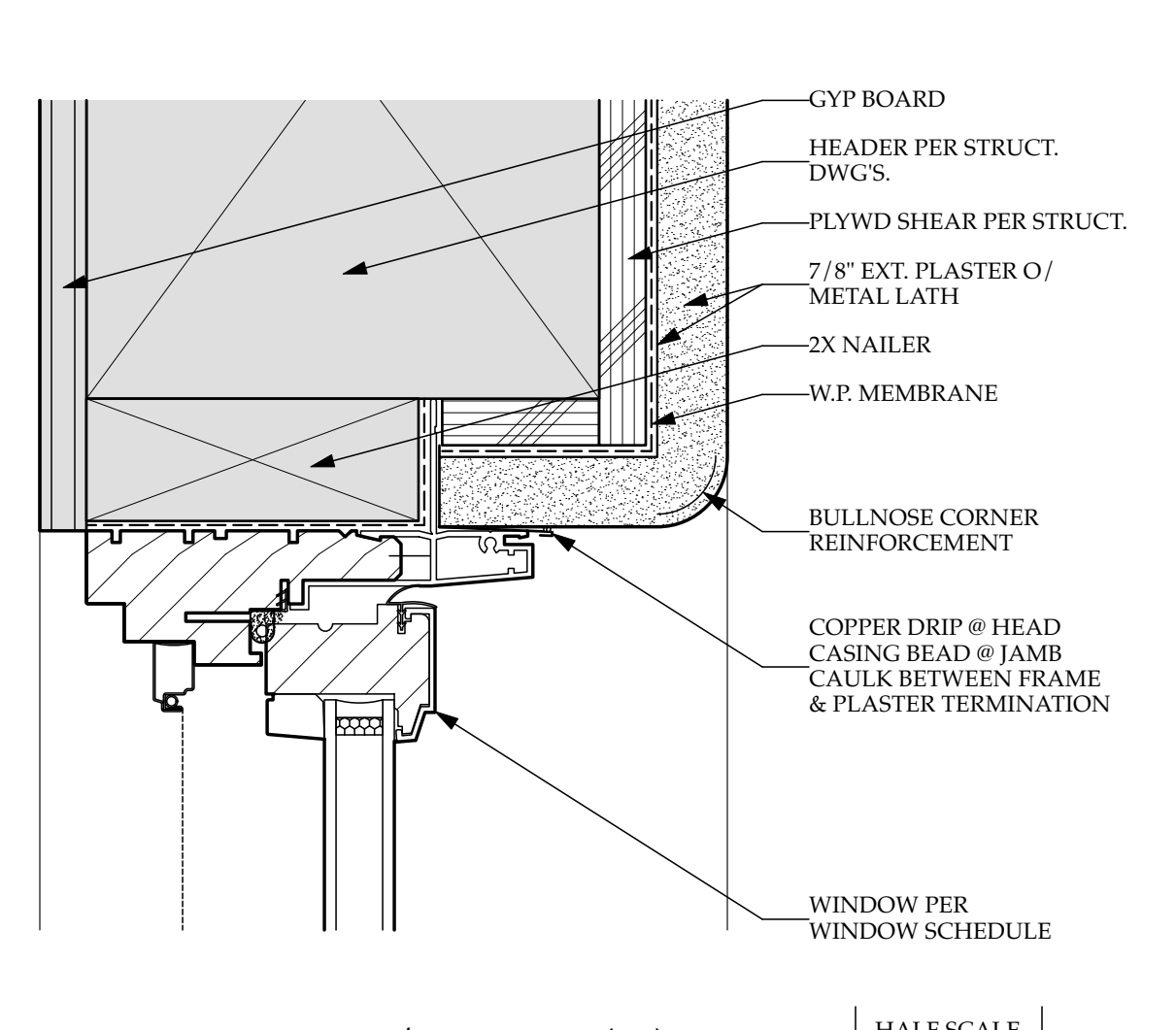
DOOR JAM @ 4-PANEL UNIT

3"=1'-0" 13



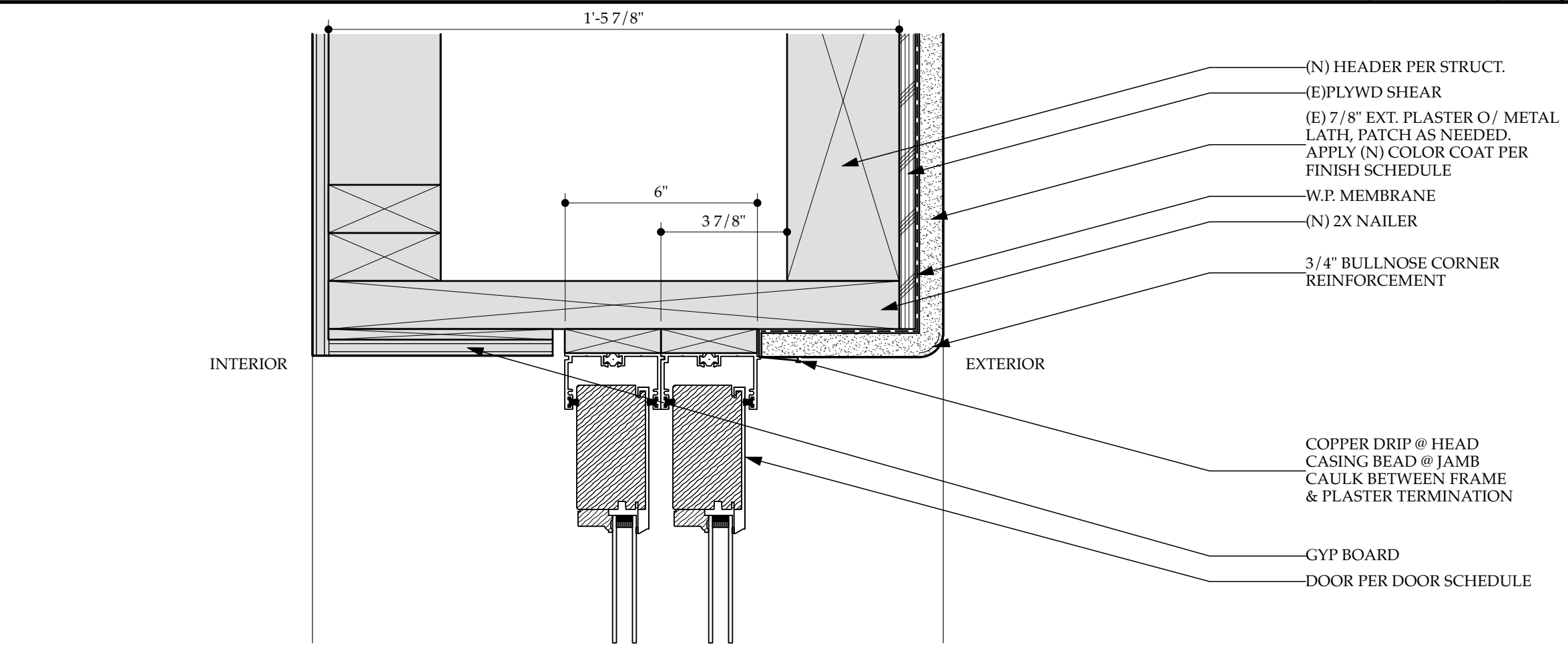
DOOR JAM @ TRIPLE PANEL UNIT

3"=1'-0" 5



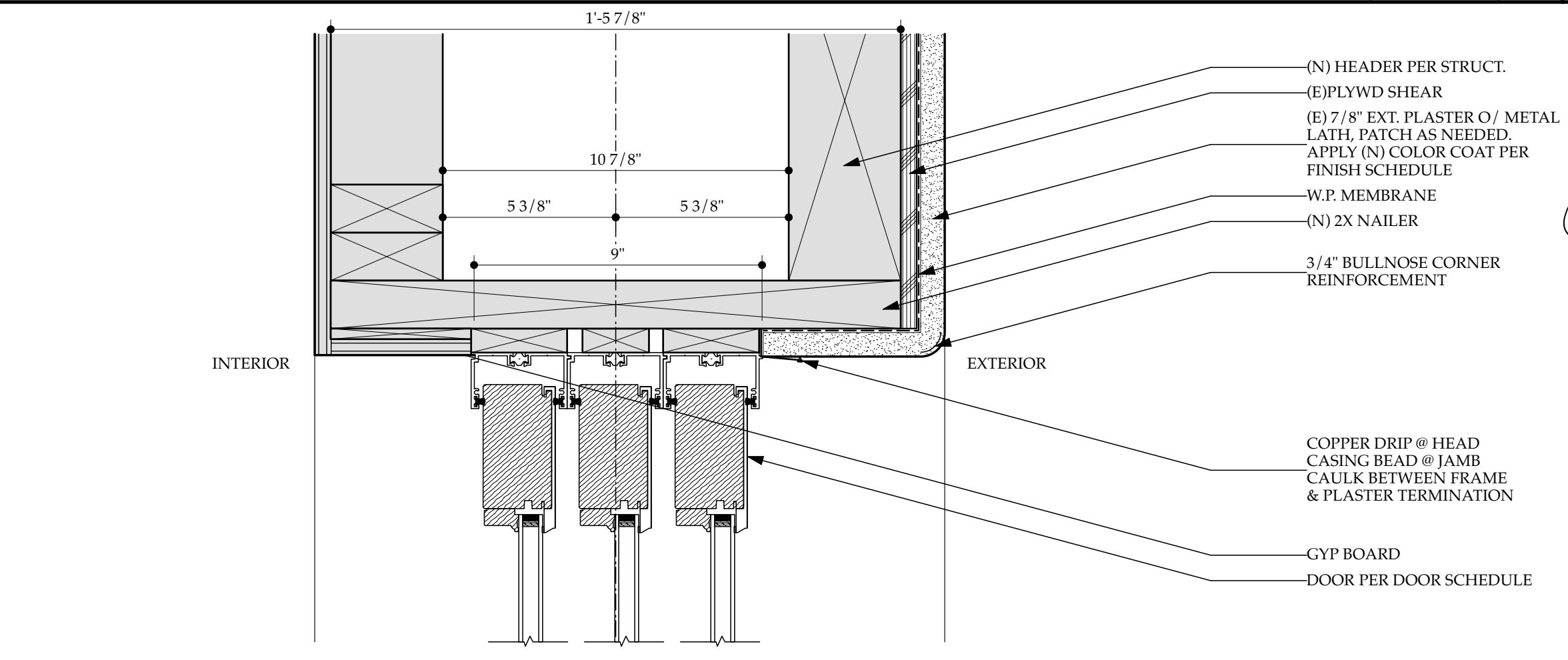
WINDOW HEAD/JAMB @ (N) WALL

HALF SCALE 1



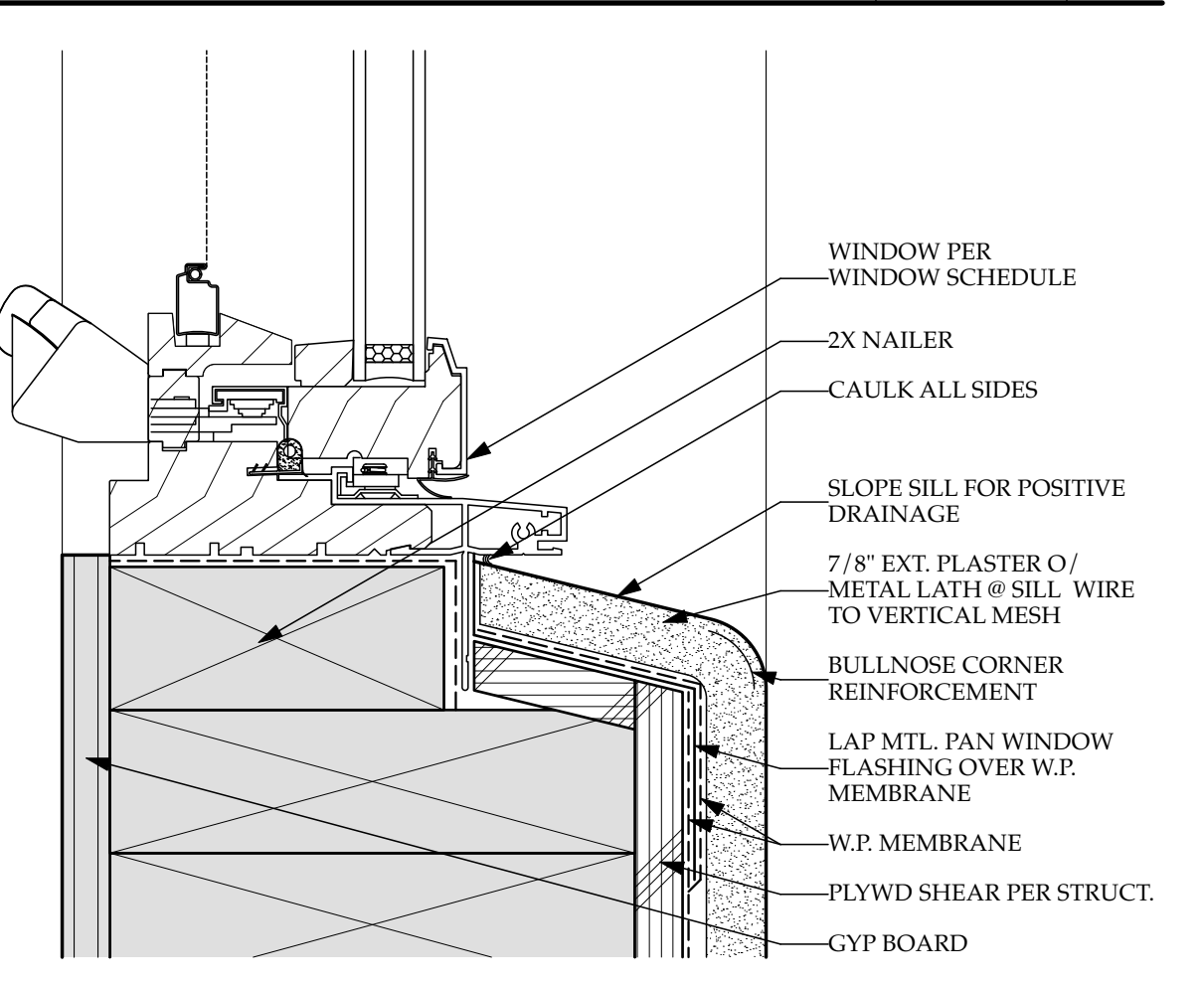
DOOR HEAD @ 4-PANEL UNIT

3"=1'-0" 14



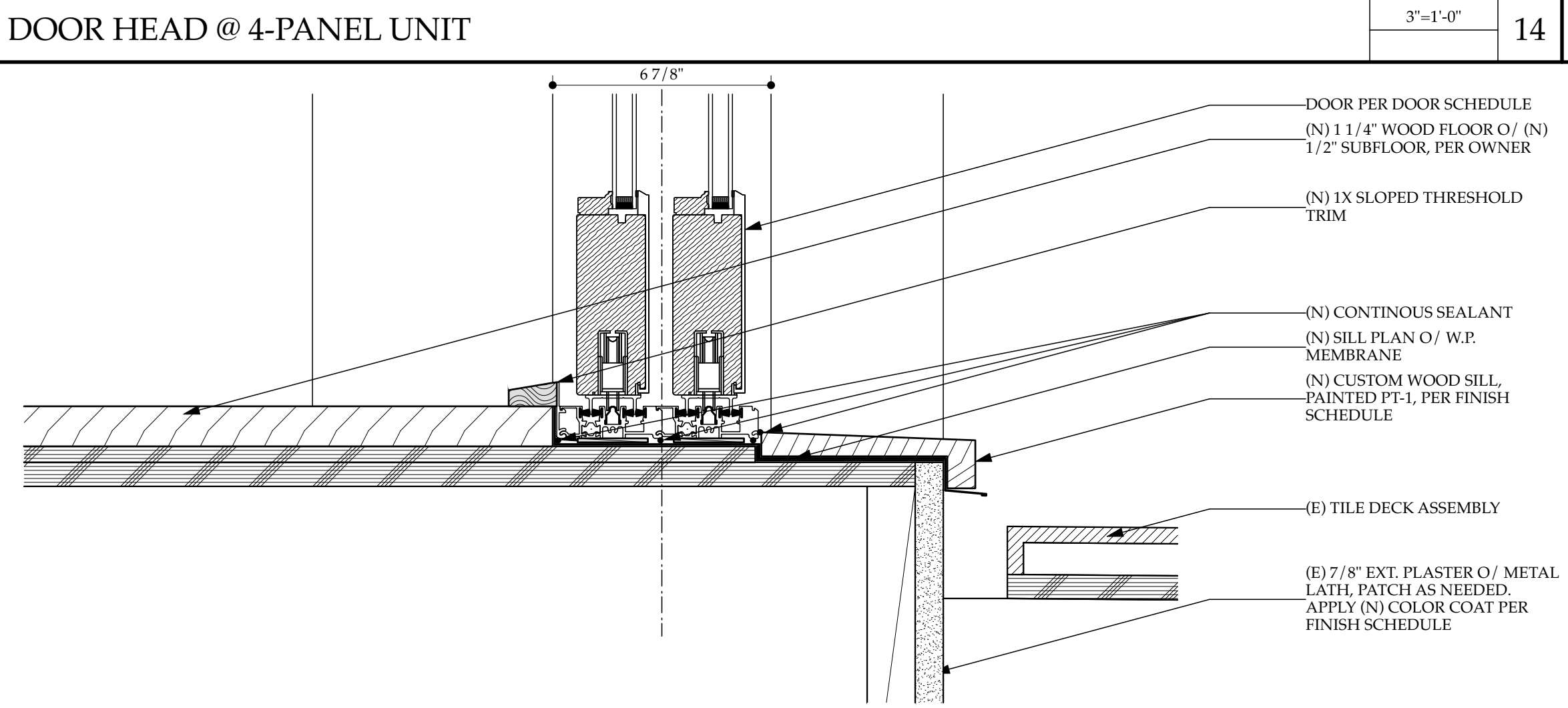
DOOR HEAD @ TRIPLE PANEL UNIT

3"=1'-0" 6



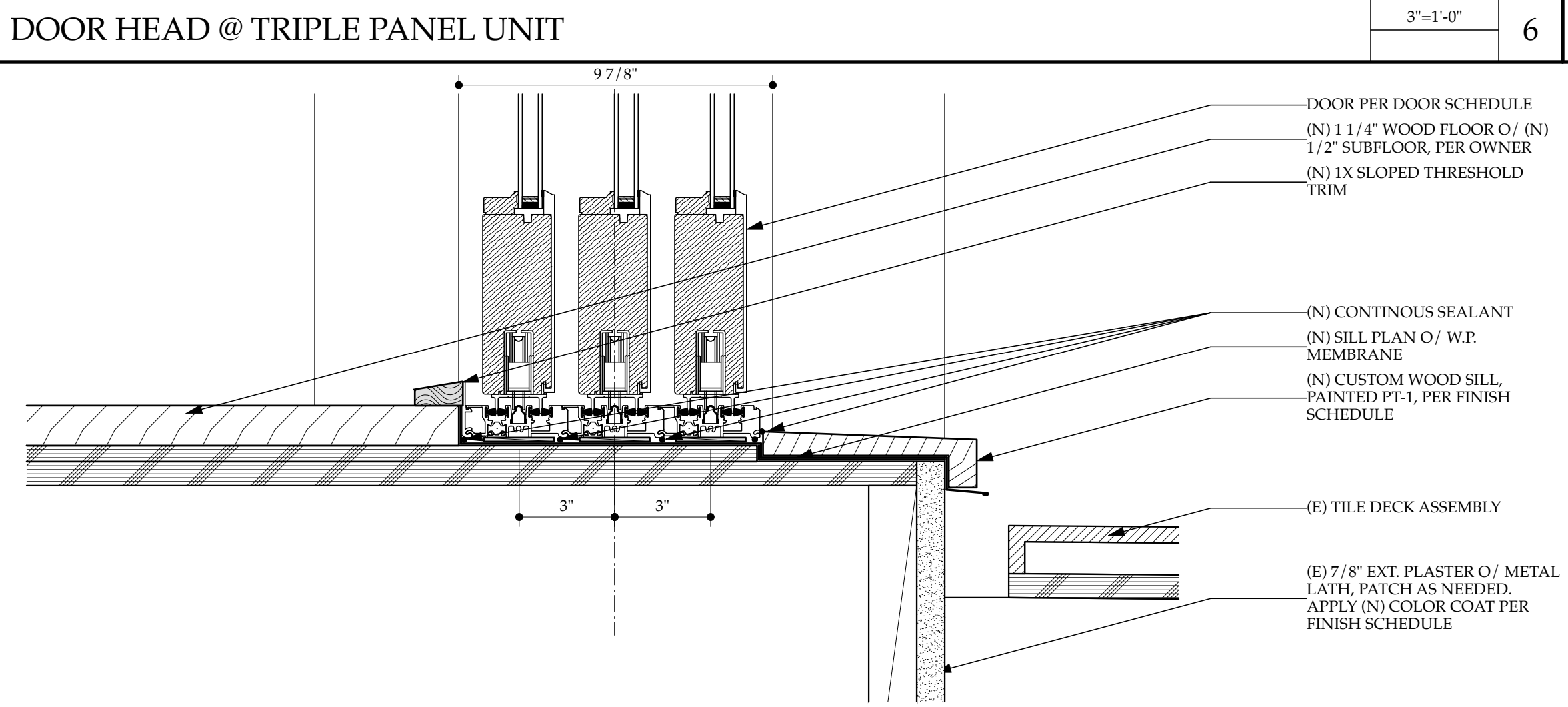
WINDOW SILL @ (N) WALL

HALF SCALE 2



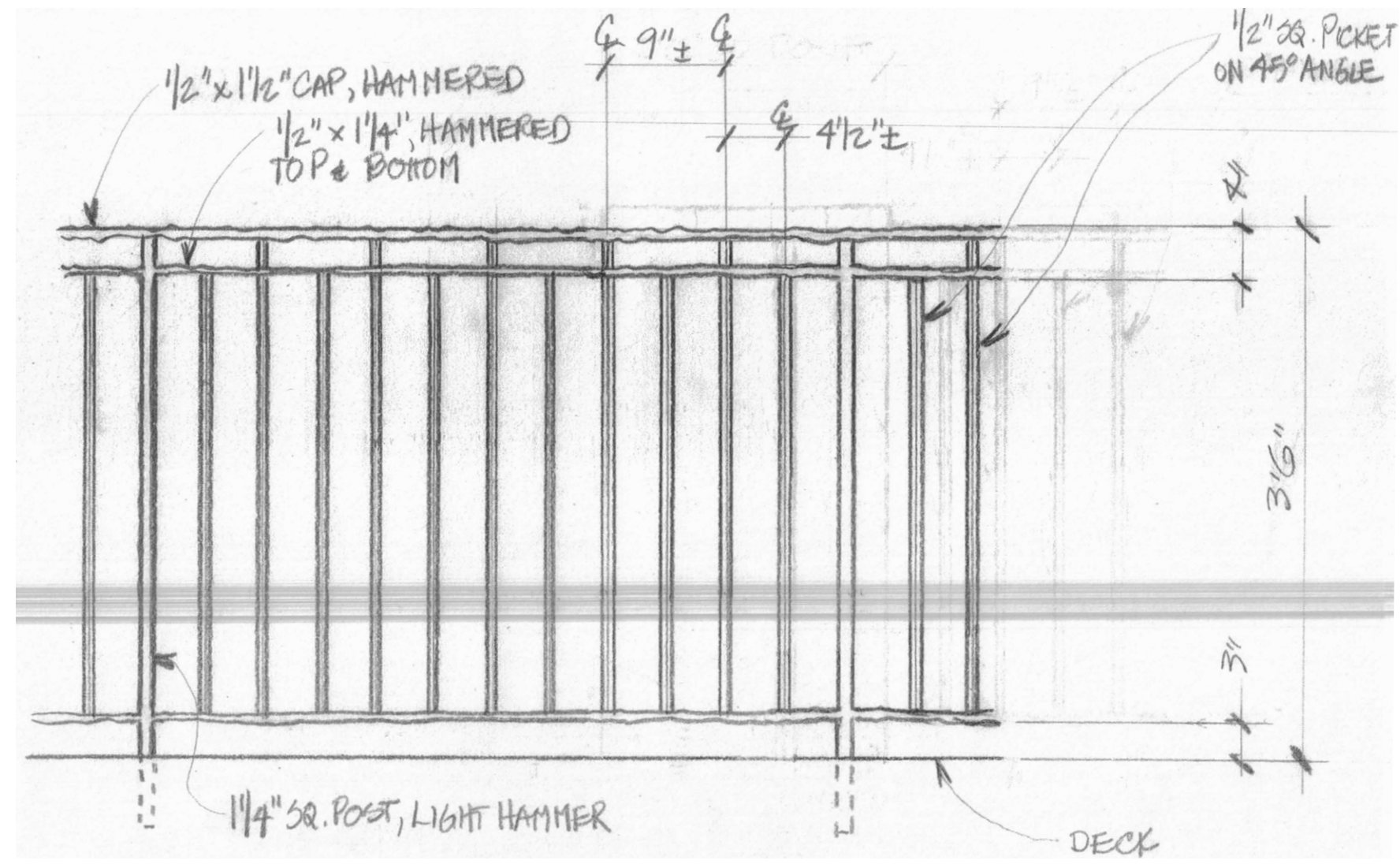
DOOR SILL @ 4-PANEL UNIT

3"=1'-0" 15



DOOR SILL @ TRIPLE PANEL UNIT

3"=1'-0" 7

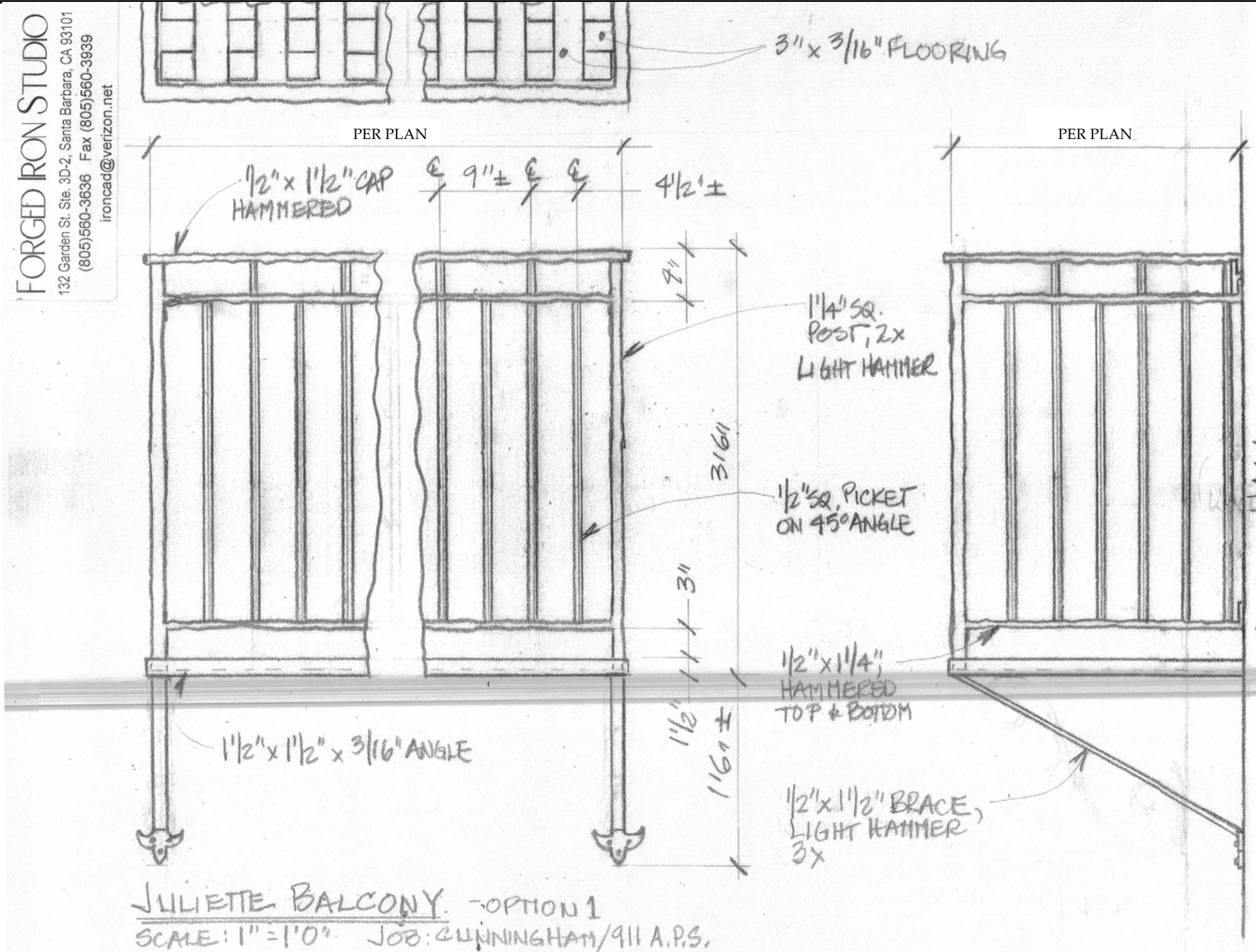
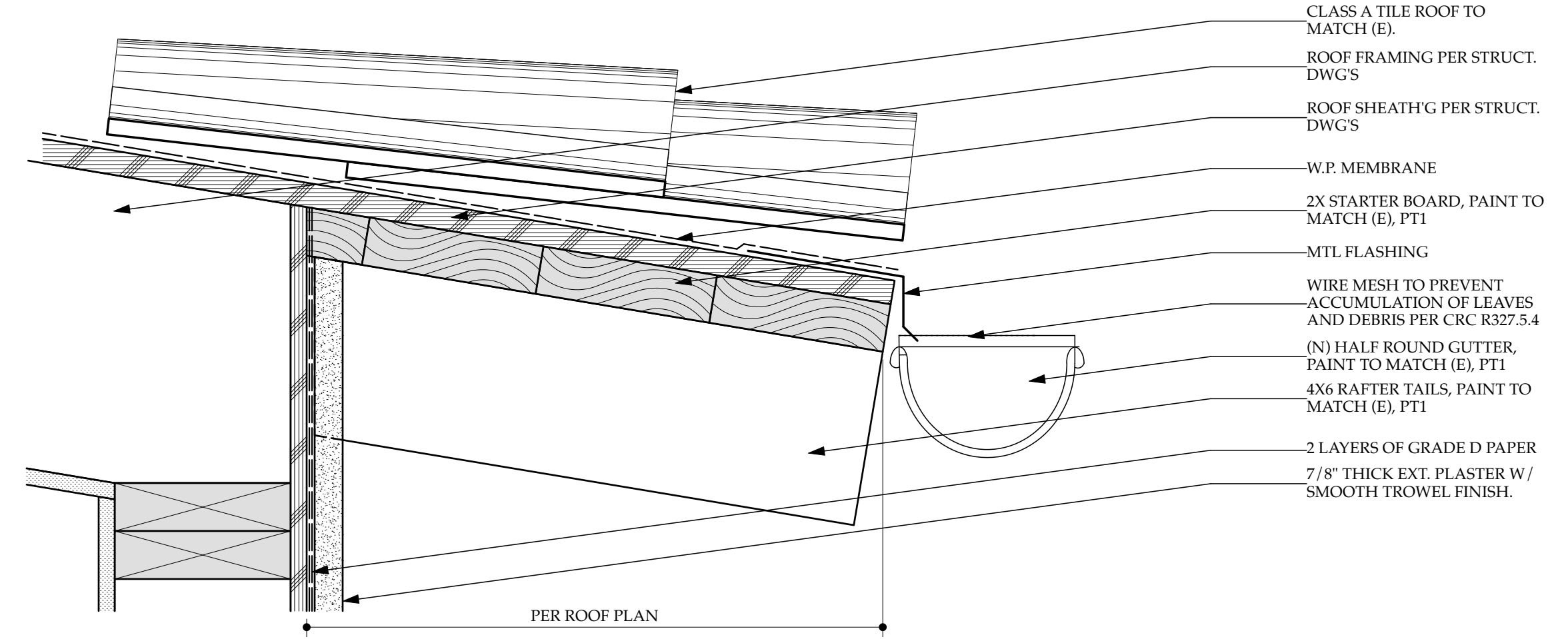


WROUGHT IRON RAILING - FORGED IRON STUDIO

1"=1'-0" 9

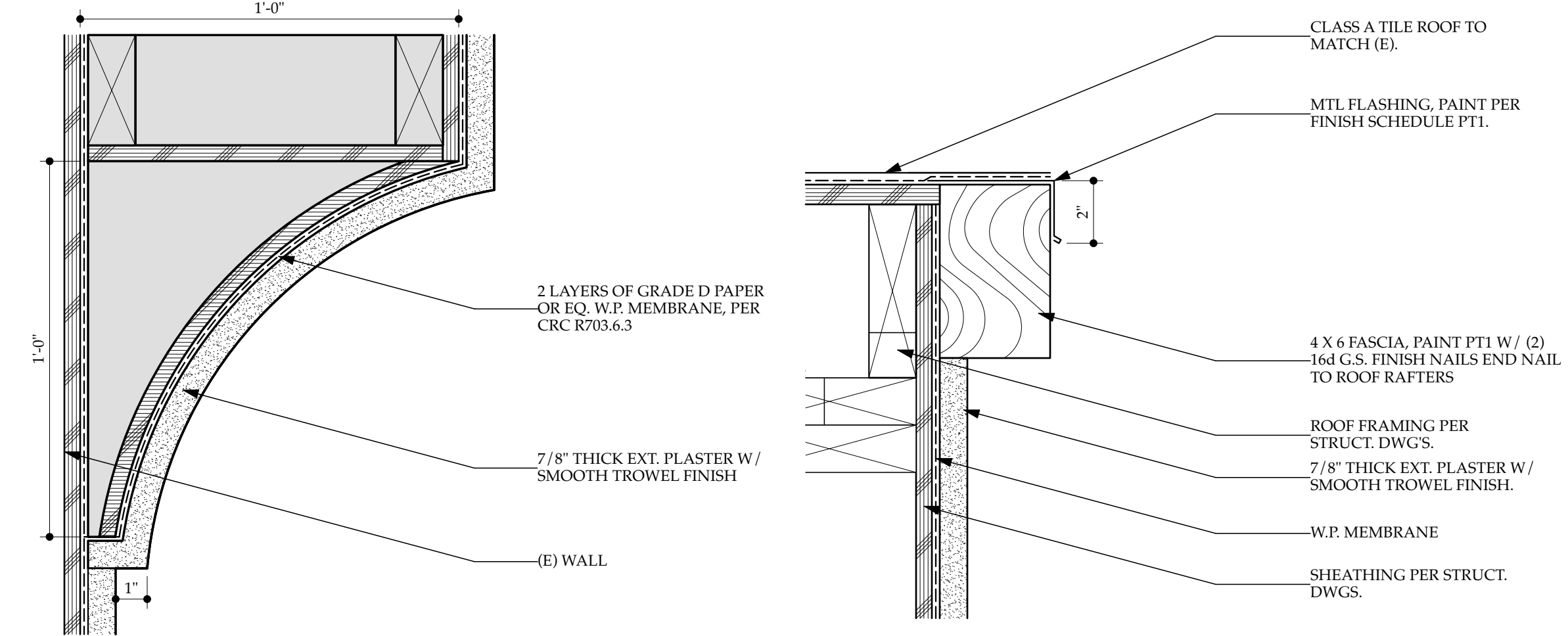
(N) EAVE @ ADDITION

3"=1'-0" 1



WROUGHT IRON BALCONY - FORGED IRON STUDIO

1"=1'-0" 10

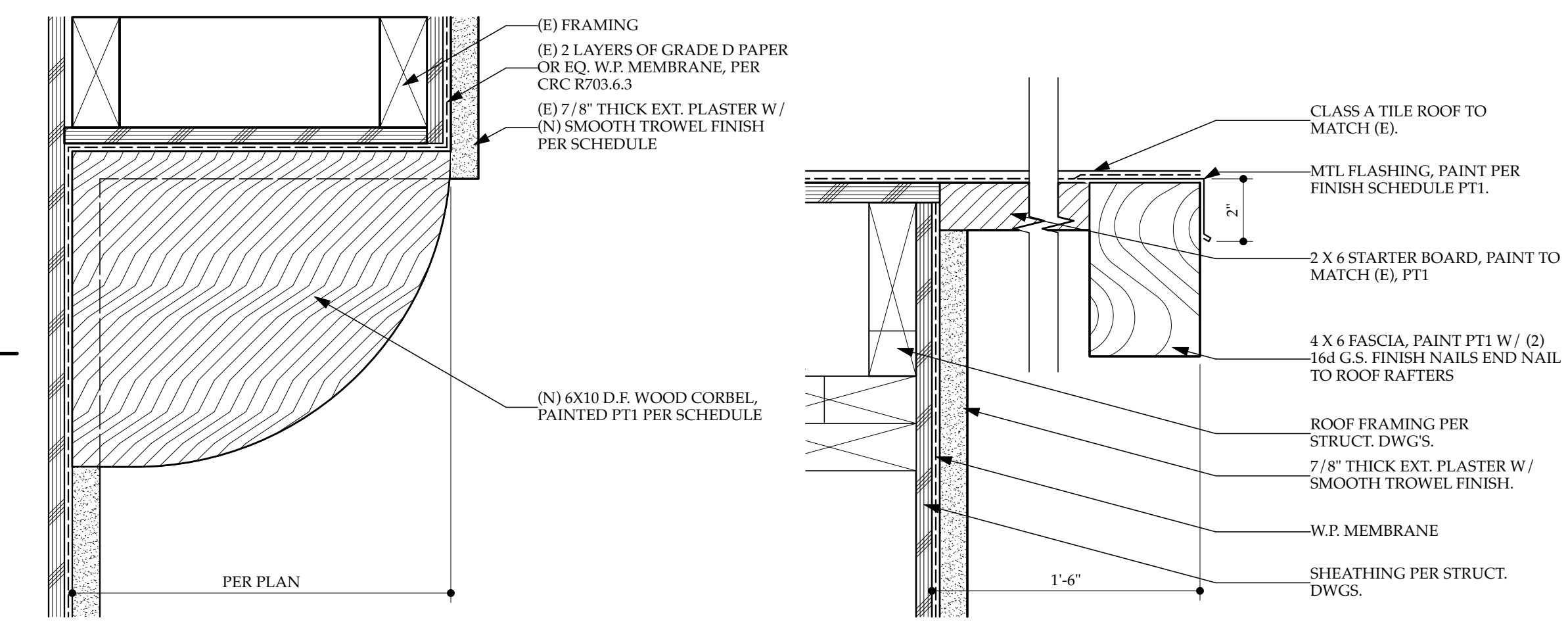


CURVED PLASTER

3"=1'-0" 6

RAKE @ 1ST FLOOR

3"=1'-0" 2

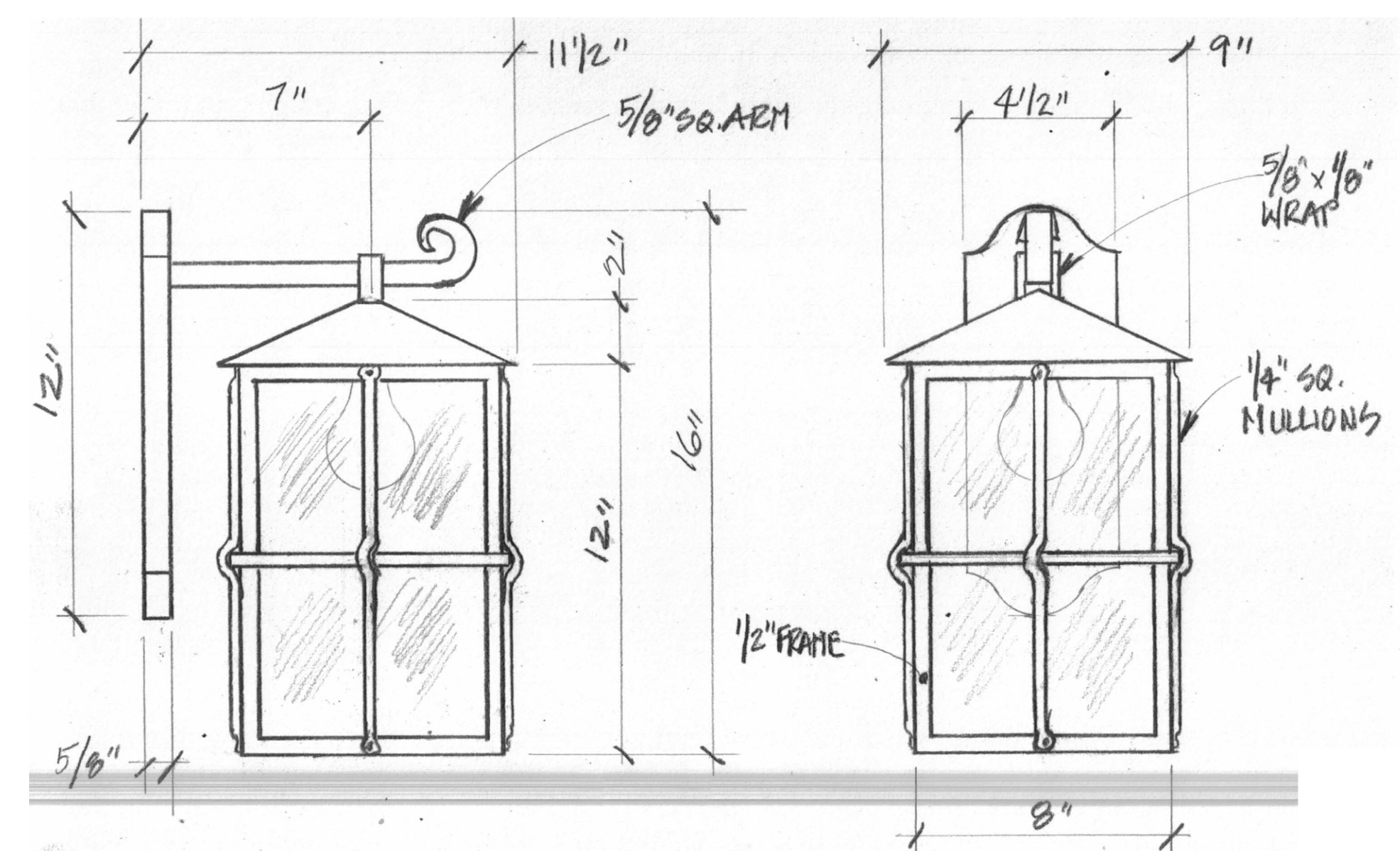


WOOD CORBEL

3"=1'-0" 7

RAKE TYP

3"=1'-0" 3

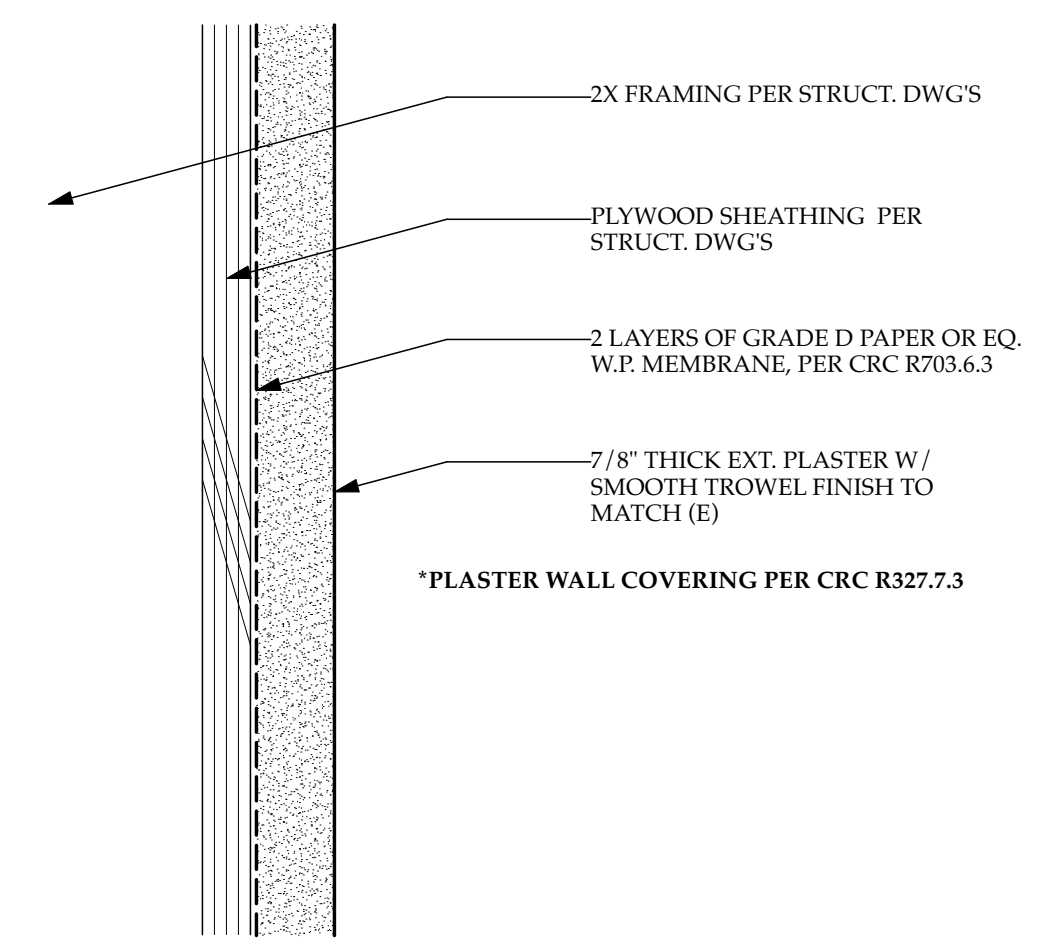


EXTERIOR LANTERN  
SCALE: 3/8"=1'-0"  
JOB: CUNNINGHAM/911 A.P.S.  
QTY:

MAT'L STEEL, SMOOTH  
FINISH: WEATHERED BROWN  
LIGHT: 1 MED. BASE  
GLASS: SANDBLASTED

EXTERIOR LIGHT FIXTURE - TYP FORGED IRON STUDIO

3"=1'-0" 11



WALL FINISH - TYP.

HALF SCALE 4

PROPOSED PROJECT FOR:

RESIDENTIAL REMODEL  
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SANTA BARBARA, CA

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*AS*

Proposed project for:  
**RESIDENTIAL REMODEL**  
**911 ALAMEDA PADRE SERRA**  
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JOB NUMBER: 21-21

CONTENTS:  
EXTERIOR DETAILS

ISSUE DATE: 03.20.22

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12.08.22	3RD ZONING
10.05.23	SFDB CONSENT REVIEW
03.20.24	4TH ZONING

REVISIONS		
NO.	DATE	TYPE

A-6.1

DRAWINGS PREPARED BY:  
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Proposed project for:  
**RESIDENTIAL REMODEL**  
**911 ALAMEDA PADRE SERRA**  
**SANTA BARBARA, CA**

JOB NUMBER: 21-21

CONTENTS:  
 ELECTRICAL PLANS  
 PROPOSED





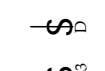
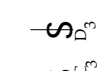
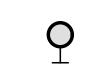
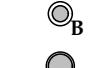
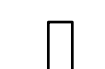
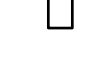


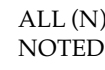
ISSUE DATE: 03.20.22

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SUBMITTALS/REVIEWS/APPROVALS	
DATE	TYPE
10.28.22	2ND ZONING
12.08.22	3RD ZONING
10.05.23	SFDB CONSENT REVIEW
03.20.24	4TH ZONING

REVISIONS		
NO.	DATE	TYPE

**ELECTRICAL SYMBOLS**

-  RECEPTACLE, 20 AMP DUPLEX
-  RECEPTACLE, 20 AMP DOUBLE DUPLEX
-  RECEPTACLE, 20 AMP DUPLEX GROUND FAULT INTERRUPT
-  RECEPTACLE, 20 AMP DUPLEX GROUND FAULT INTERRUPT WATER PROOF
-  LIGHT SWITCH
-  LIGHT SWITCH W/ DIMMER
-  LIGHT SWITCH 3 WAY
-  LIGHT SWITCH 3 WAY W/ DIMMER
-  LIGHT SWITCH W/ OCCUPANCY SENSOR 3 WAY
-  EXTERIOR WALL MOUNT, PER SCHEDULE
-  RECESSED FIXTURE, PER SCHEDULE
-  LED SURFACE MOUNT FIXTURE, PER SCHEDULE
-  FLOURESCENT SURFACE MOUNT FIXTURE, PER SCHEDULE

**ELECTRICAL GENERAL NOTES**

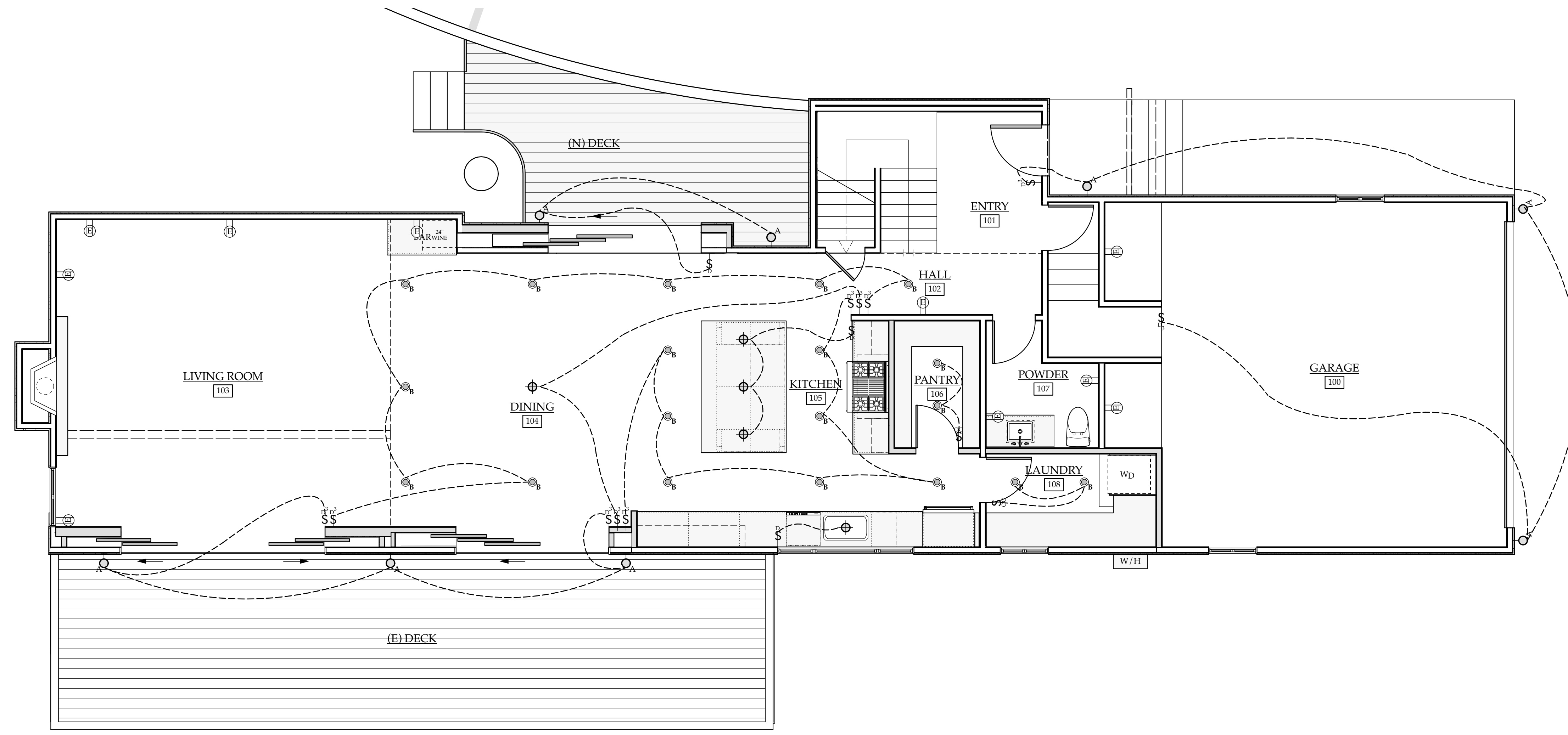
1. ALL (N) OUTLETS TO BE LOCATED AT 15" FROM TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED. (CBC SEC. 1117B.6.5.1)
2. ALL (N) SWITCHES TO BE LOCATED AT 42" FROM TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED (CBC SEC. 1117B.6.5.2)
3. UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2 OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
4. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT.
5. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (a).
6. THE INSTALLATION SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL APPLICABLE CODES AND ORDINANCES AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF THE UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY.

**LIGHTING GENERAL NOTES**

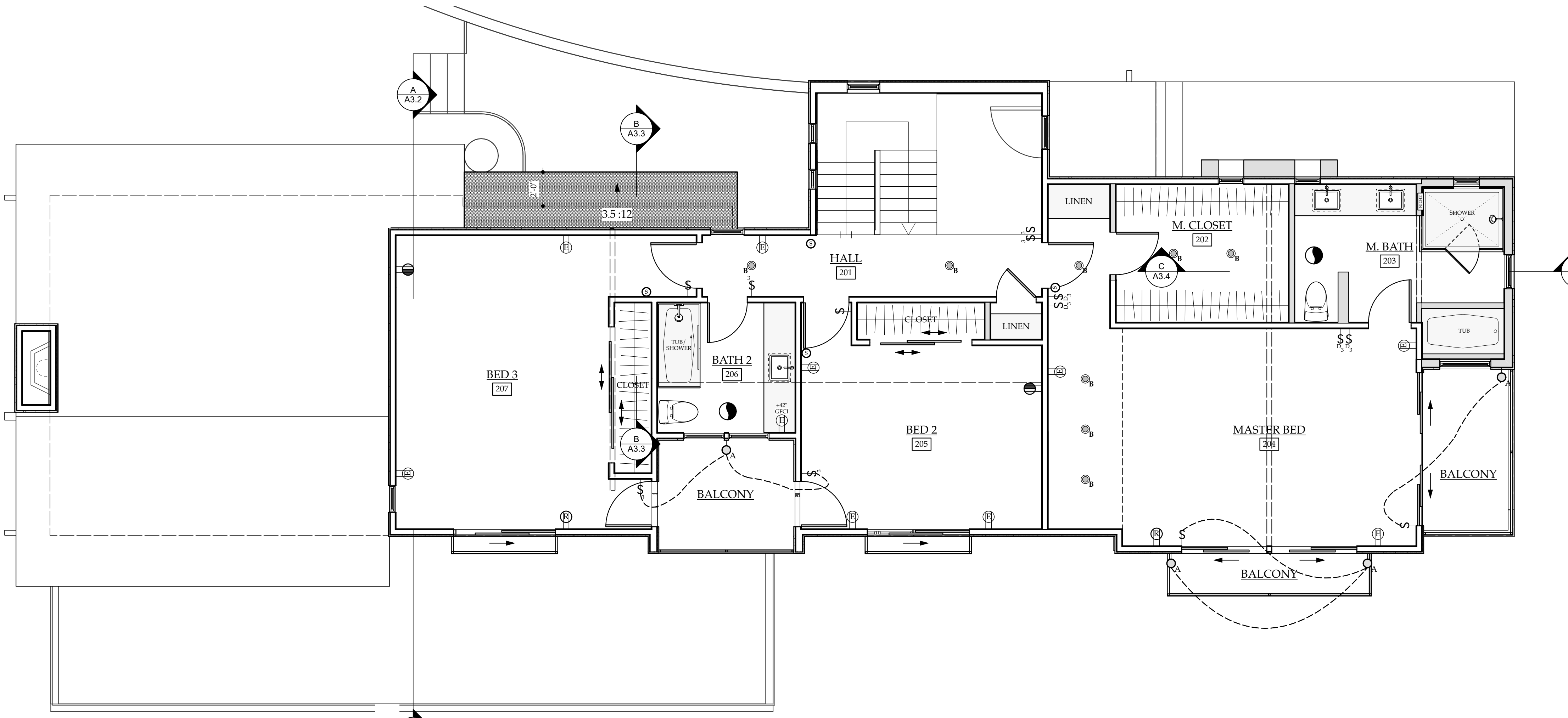
1. MANUFACTURER'S LITERATURE SHOWING PROPOSED LED AND/OR LOW VOLTAGE LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. LISTING OF CA CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT THE FOLLOWING HYPERLINK: [HTTP://APPLIANCES.ENERGY.CA.GOV/ADVANCEDSEARCH.ASPX](http://APPLIANCES.ENERGY.CA.GOV/ADVANCEDSEARCH.ASPX)
2. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED, I.C. LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
3. ALL LUMINAIRES AND LAMP HOLDERS SHALL BE LISTED. [CEC 410.6]
4. ALL FINISHES SHALL BE CHOSEN BY OWNER/DESIGNER BEFORE FIXTURES ARE ORDERED.
5. ALL MOUNTING HEIGHTS AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
6. (N) EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
7. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT MANUAL ON/OFF SWITCHING.
8. NO CONTROLS MAY BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(k).

**LIGHT FIXTURE SCHEDULE**

EXTERIOR						
TYPE	MFR	ITEM #	MOUNTING	LAMPS	LUMENS	WATTS HIGH EFF?
A	SH STUDIO	S-ZOL-102585.9	WALL	E-26	60	YES
* SEE DETAIL 11/A-6.1 FOR FIXTURE A.						
* ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY AN ON/OFF LIGHT SWITCH THAT DOES NOT OVERRIDE TO ON BY THE ACTIVATION FUNCTIONS OF PHOTOCELL AND MOTION SENSOR.						
* ALL EXTERIOR LIGHT FIXTURE TO BE DARK SKY COMPLIANT						
INTERIOR						
TYPE	MFR	ITEM #	MOUNTING	LAMPS	LUMENS	WATTS HIGH EFF?
B	HALO	ELG406930WH	CLG, RECESSED	LED	840	15 YES



**1 1ST FLOOR ELECTRICAL PLAN - PROPOSED**  
 Scale: 1/4" = 1'-0" 

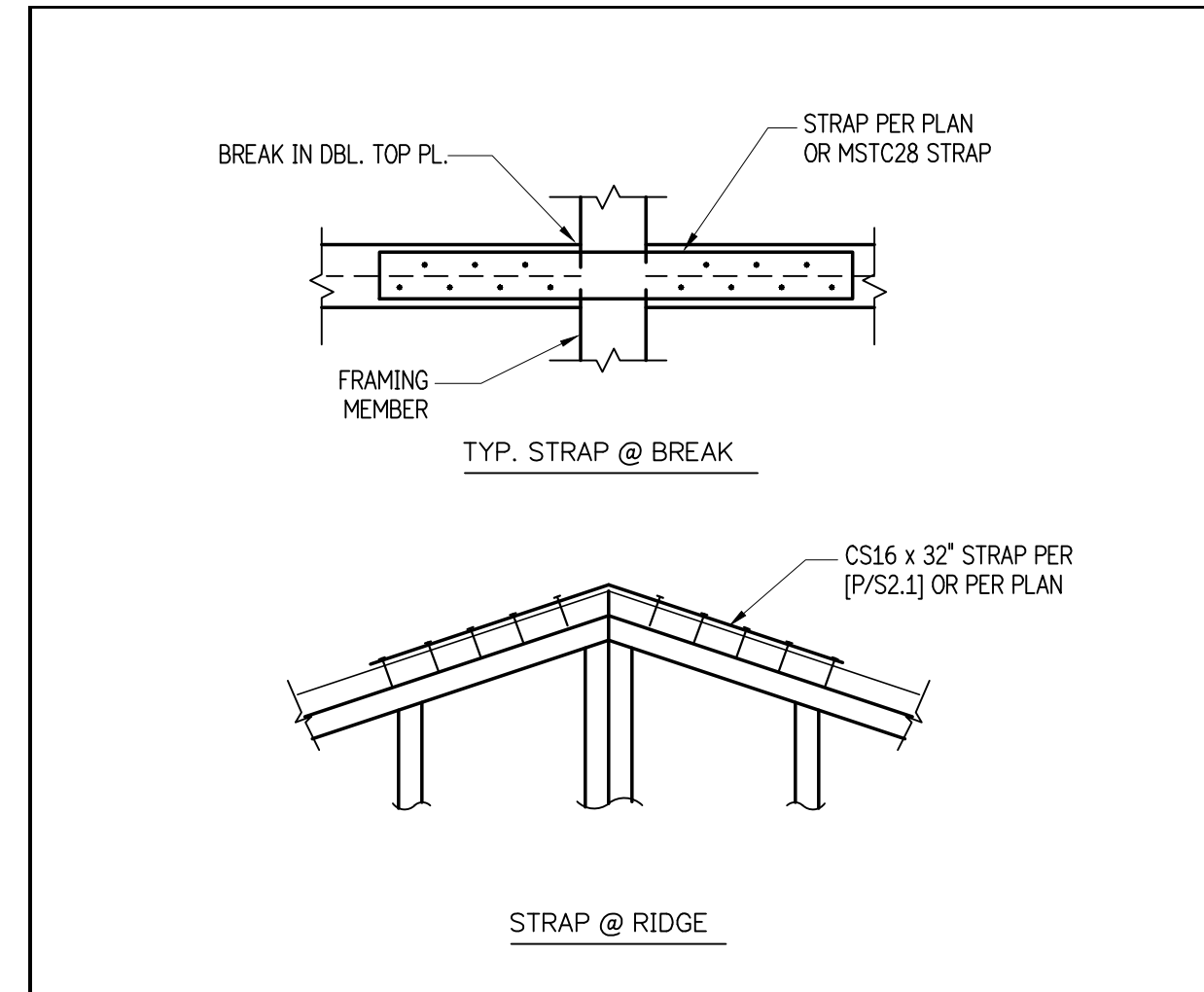


**7 2ND FLOOR PLAN - PROPOSED**  
 Scale: 1/4" = 1'-0" 

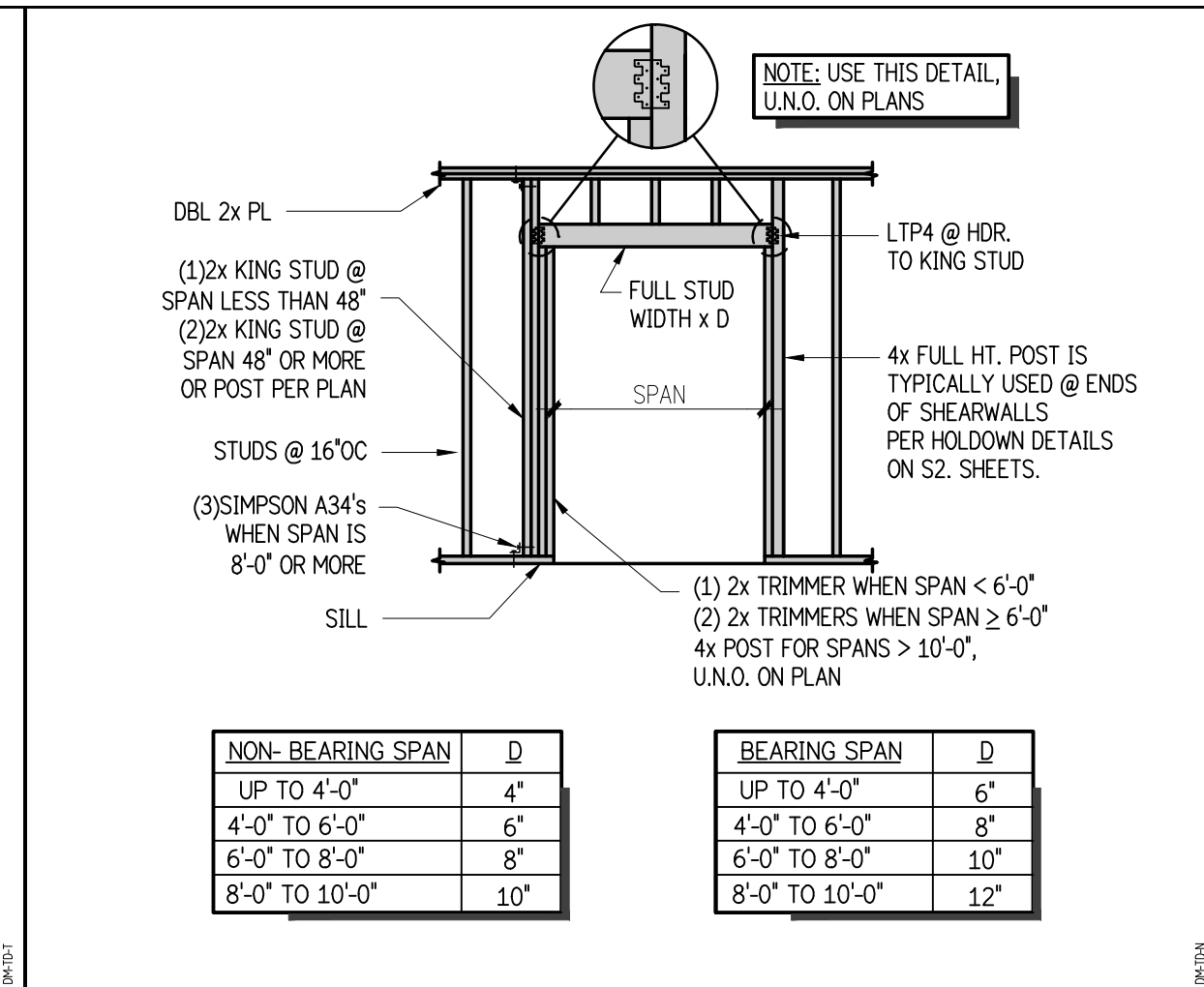








**T STRAP TIE @ BRK. IN DBL TOP PL.** N.T.S.

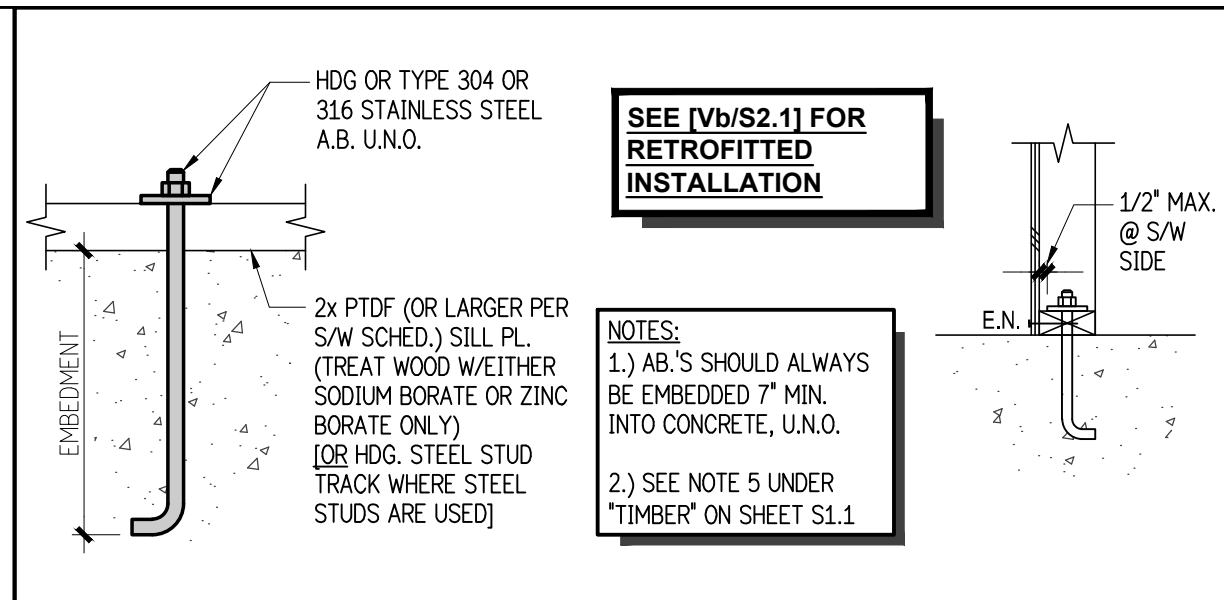


**N TYPICAL HEADERS** N.T.S.

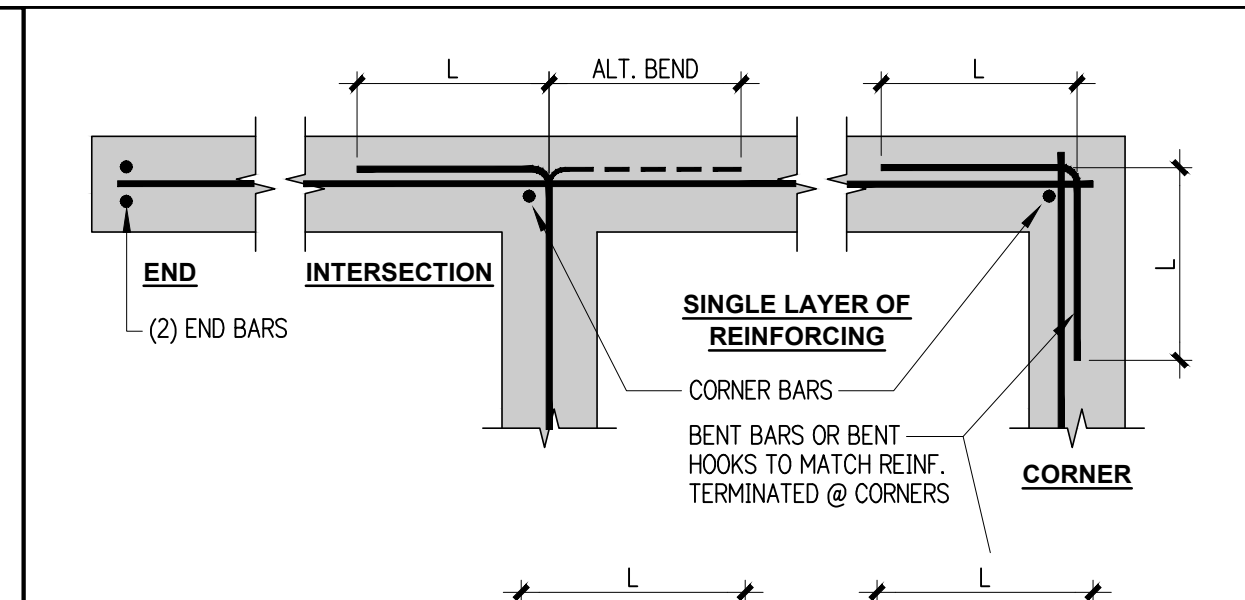
CONNECTOR INFORMATION			ALLOWABLE UNIFORM LOAD	TOTAL # OF FASTENERS AT POINT LOAD	ALLOWABLE POINT LOAD
ASSEMBLY A	1/4" x 3-1/2" SDS	16"	1020 plf	8	4080 lbs
ASSEMBLY B	1/4" x 3-1/2" SDS	16" BS <sub>20</sub>	765 plf	6 BS <sub>20</sub>	3060 lbs
ASSEMBLY C	1/4" x 3-1/2" SDS	16"	765 plf	6	3060 lbs
ASSEMBLY D	1/4" x 6" SDS	16" BS <sub>20</sub>	680 plf	6 BS <sub>20</sub>	2720 lbs
ASSEMBLY E	1/4" x 6" SDS	16" BS <sub>20</sub>	2040 plf	8 BS <sub>20</sub>	3625 lbs
ASSEMBLY F	1/4" x 6" SDS	16" BS <sub>20</sub>	835 plf	8 BS <sub>20</sub>	4450 lbs

**NOTES:**  
 1) FURTHER SPECIFICATIONS NOT CALLED OUT HERE ARE FROM THE MOST RECENT LEVEL CATALOG (11-9000 SPECIFIER'S GUIDE).  
 2) BS MEANS THE FASTENERS MUST BE INSTALLED ON BOTH SIDES OF THE ASSEMBLY. STAGGER FASTENERS ON OPPOSITE SIDE OF ASSEMBLY BY 1/2 THE REQUIRED CONNECTOR SPACING.  
 3) # OF FASTENERS SHOULD BE EQUALLY SPACED AND HAVE A MINIMUM OF 2" EDGE DISTANCE.

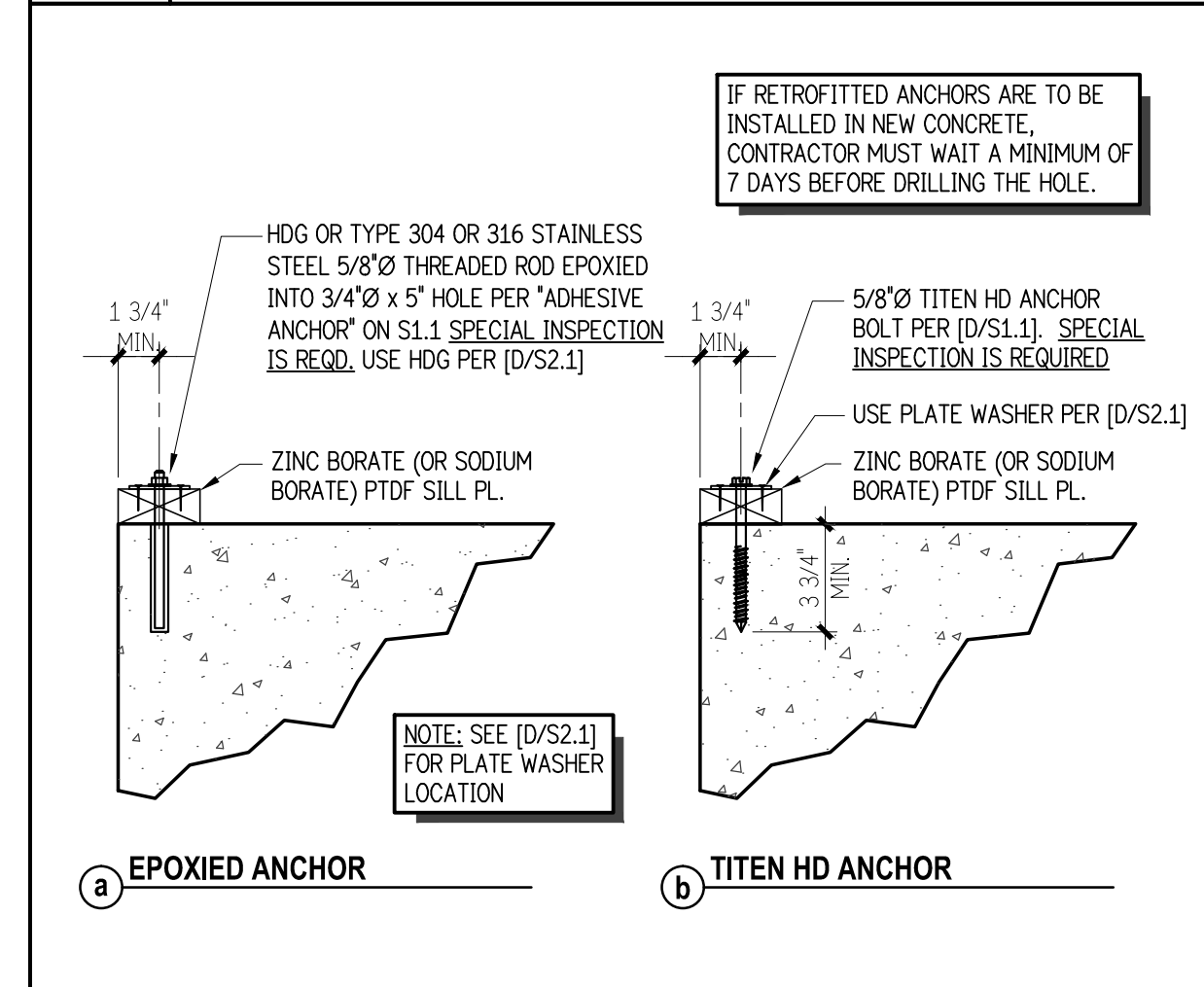
**H MULTIPLE MEMBER CONNECTION** N.T.S.



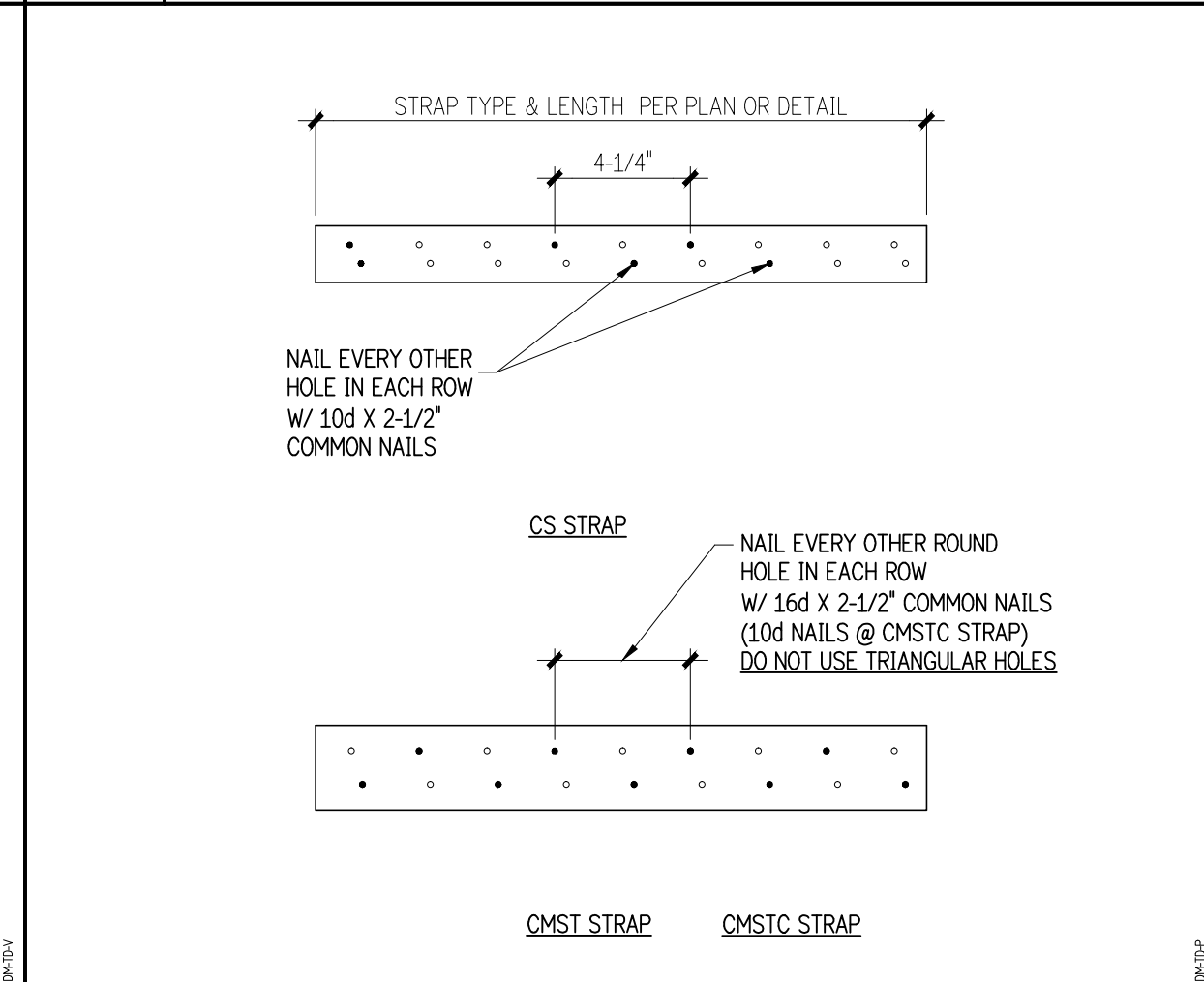
**S SHEAR ANCHOR OPTIONS FOR 2x6 WALL SHEATHED ON BOTH SIDES**



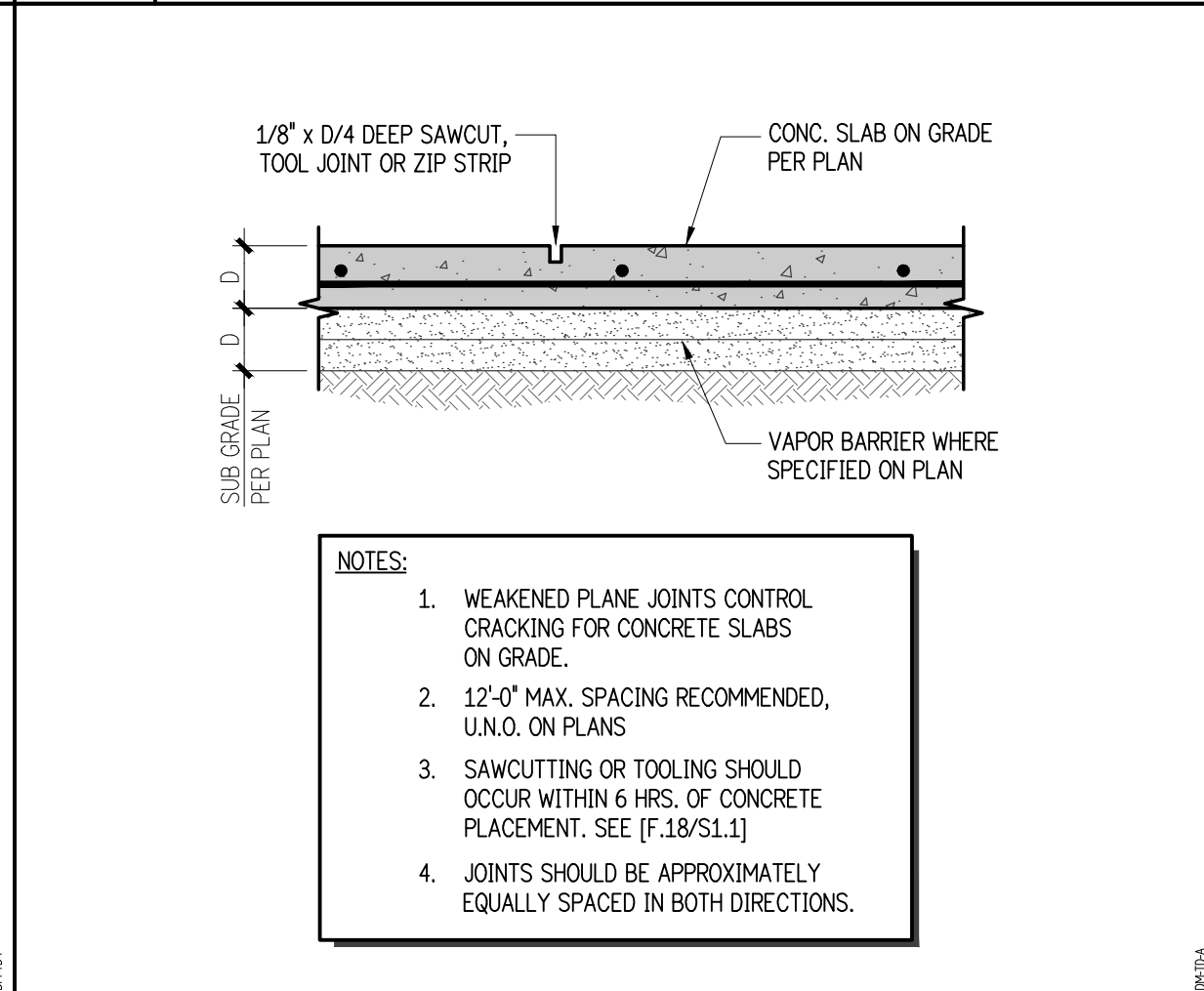
**A TYP. REINFORCING @ CORNER** N.T.S.



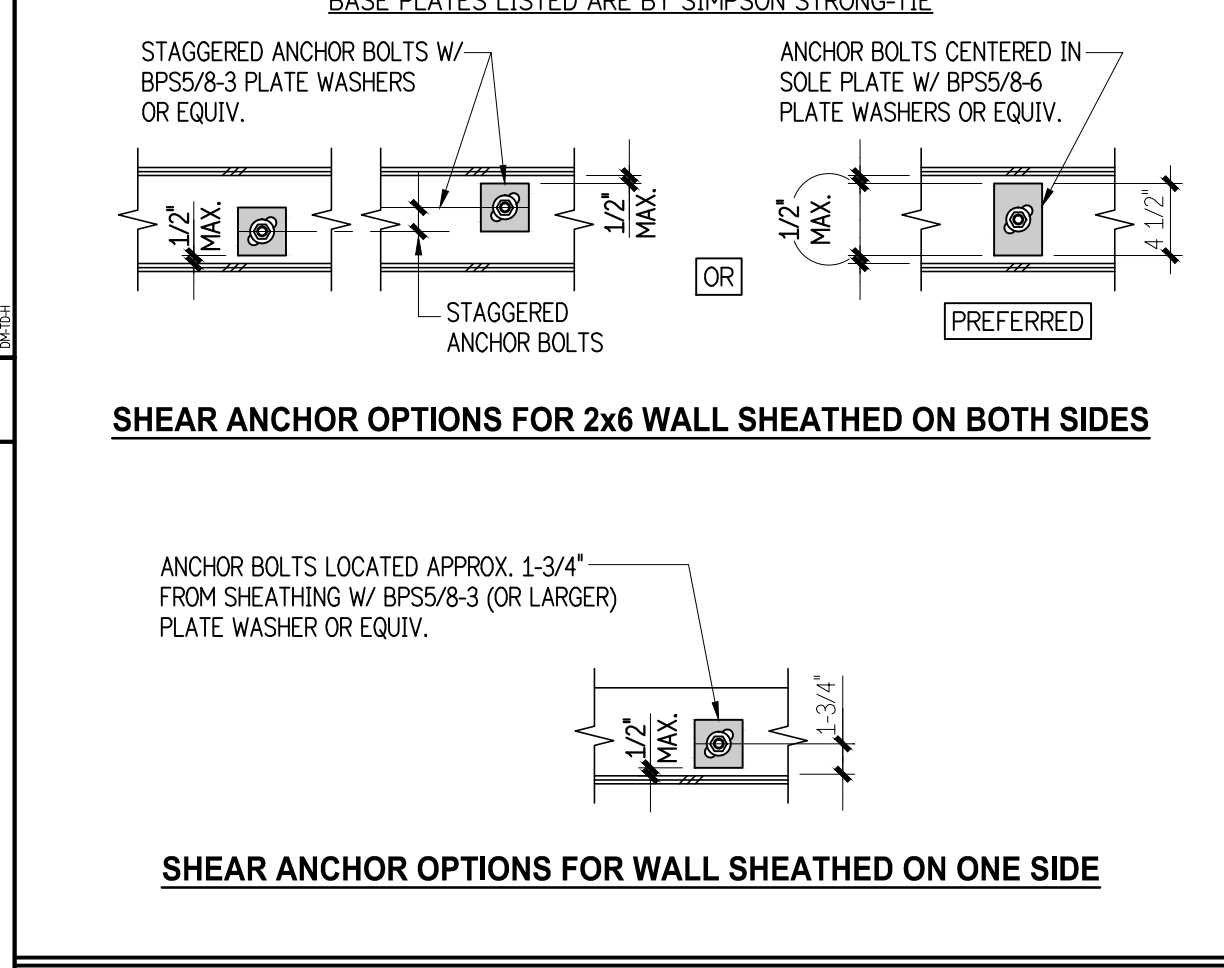
**V RETROFITTED ANCHOR BOLT** N.T.S.



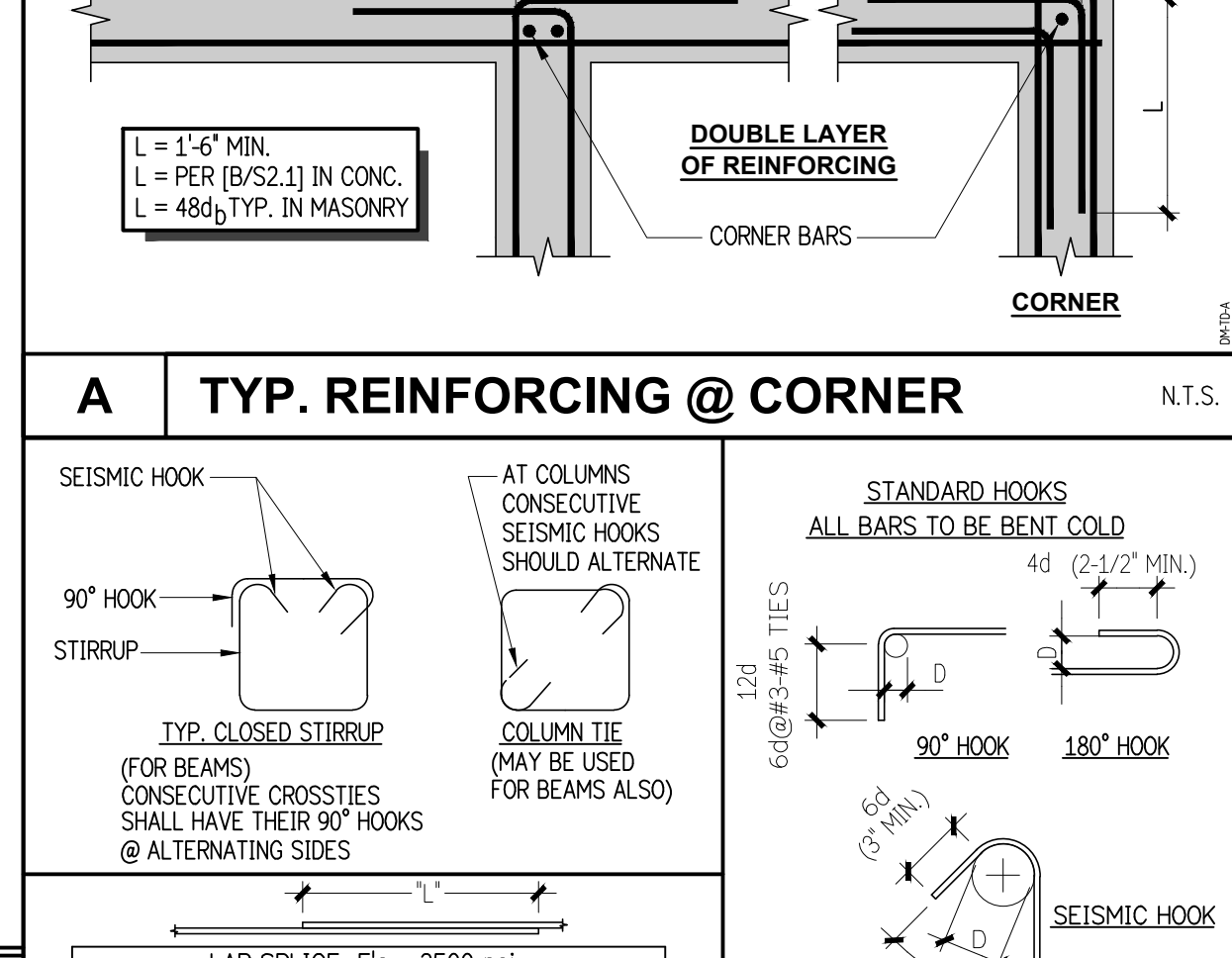
**P COIL STRAP** N.T.S.



**J TYP. CRACK CONTROL JOINT** N.T.S.



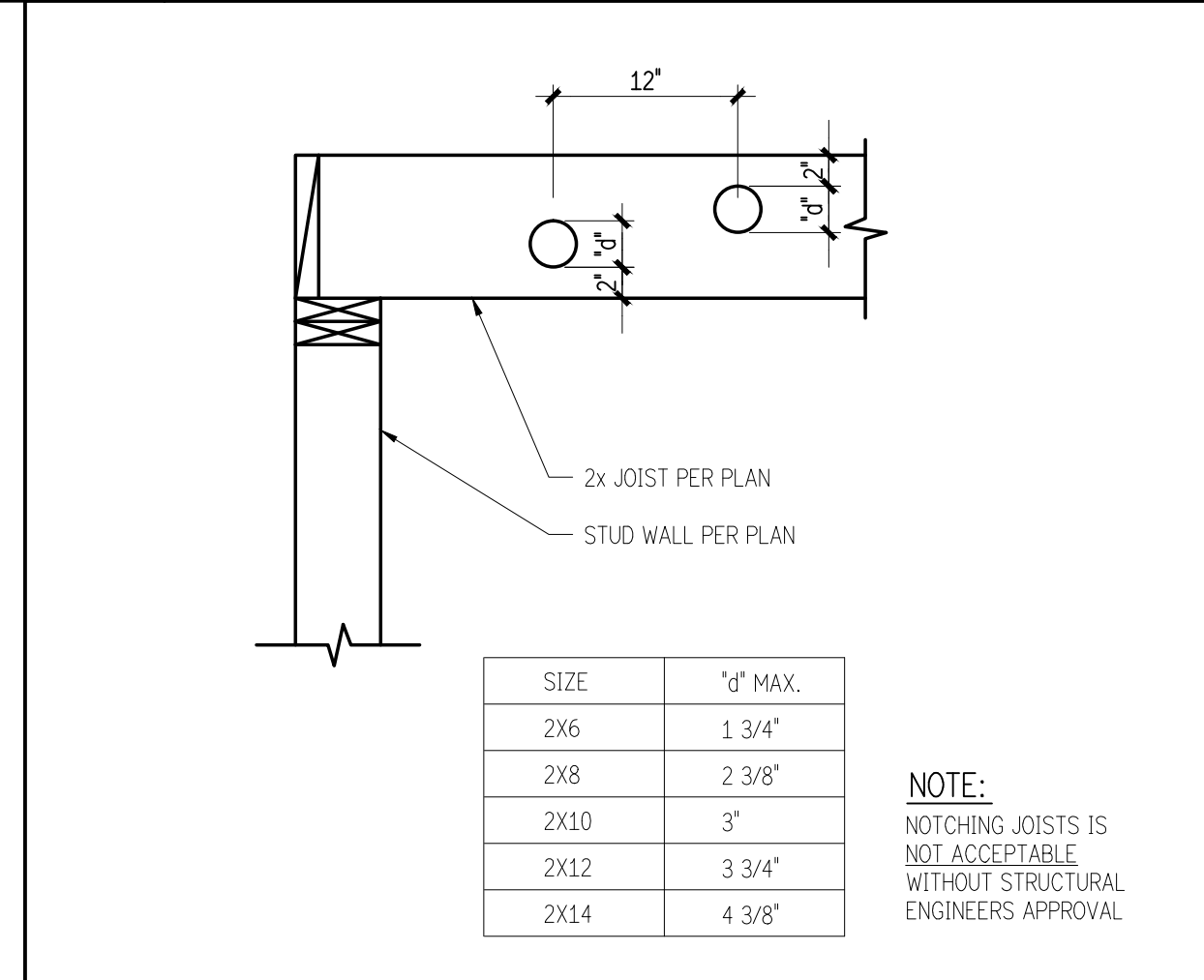
**D TYP. ANCHOR BOLTS IN CONCRETE** N.T.S.



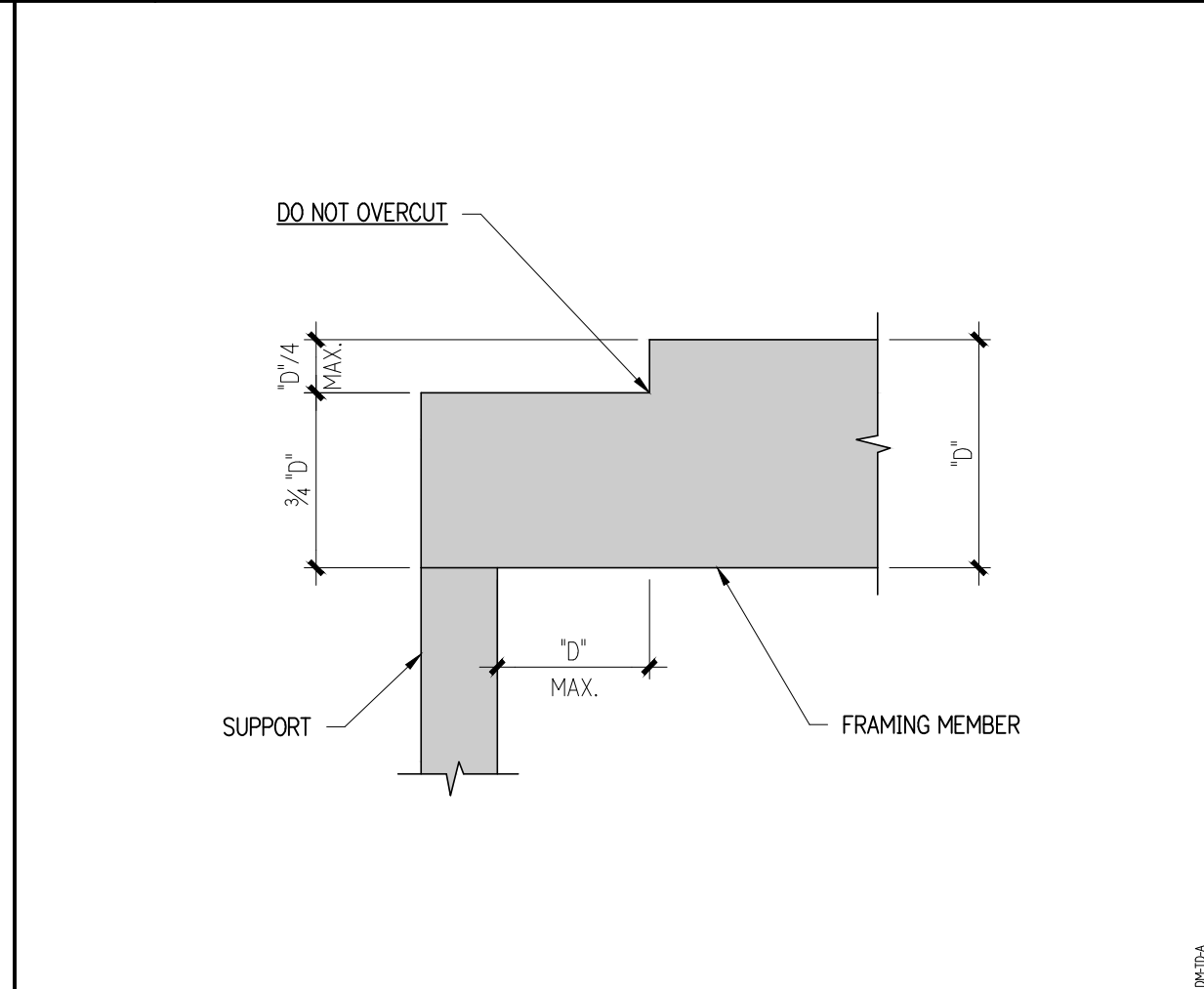
**B REINFORCING DETAILS** N.T.S.



**Q BORING OF JOISTS** N.T.S.



**K FRAMING MEMBER** N.T.S.



**E TYP. STEPPED FOOTING** N.T.S.

**NOTE: THESE DO NOT REQUIRE 3\"/>

S/W SPACING	S/W SPACING
1 48\"/>	

**D TYP. ANCHOR BOLTS IN CONCRETE** N.T.S.

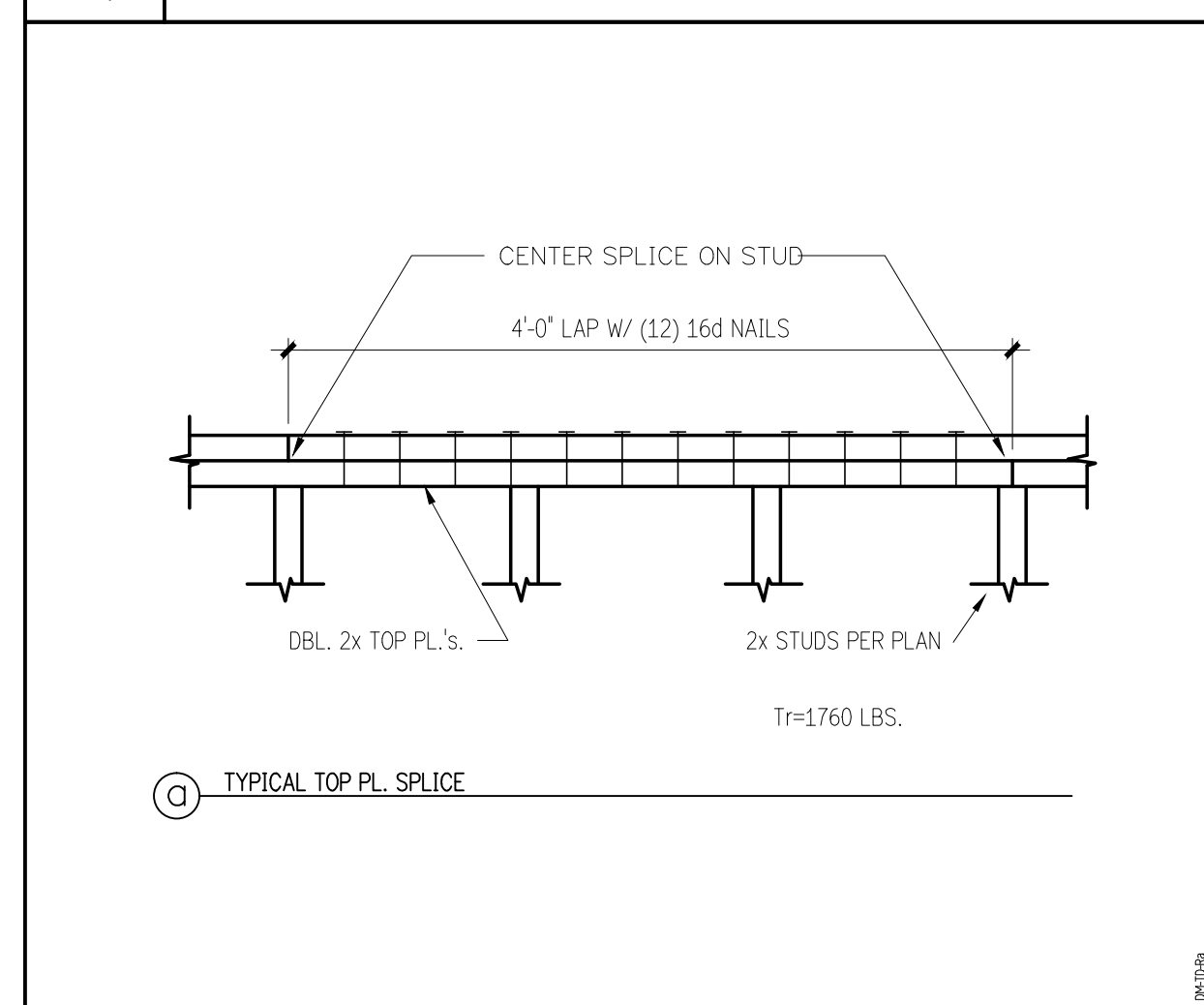
**NOTE: TOP BARS ARE THE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 1/2\"/>

BAR SIZE	DIAM.	TOP BARS*	OTHER BARS
#3	0.375	31	24
#4	0.50	41	32
#5	0.625	51	39
#6	0.75	61	47
#7	0.875	69	69
#8	1.0	102	76
#9	1.128	115	88
#10	1.27	129	99

**B REINFORCING DETAILS** N.T.S.



**Ra TYP. DBL. TOP PLATE SPLICE** 1'-1'-0"

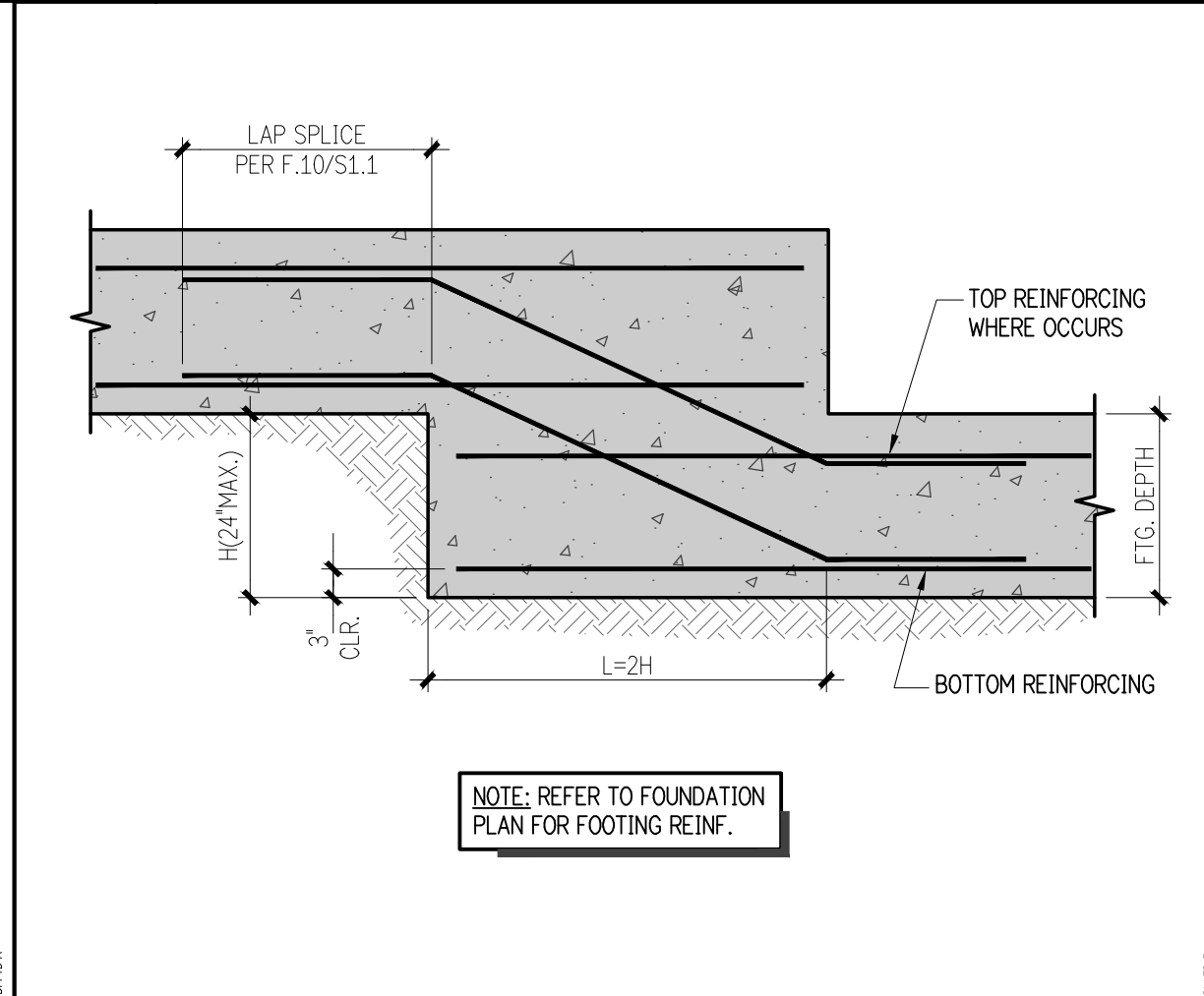


**L SINGLE STORY SHEAR WALL** N.T.S.

NO. OF HOLDOWNS & HOLDOWN TYPE	HDU2 [1]	
	6	6
SIMPSON SDS1/4 x 2 1/2\"/>		

**NOTES:**  
 1) FURTHER SPECIFICATIONS NOT CALLED OUT HERE ARE FROM THE MOST RECENT SIMPSON CATALOG (WOOD CONSTRUCTION CONNECTORS).  
 2) INSTALLATION OF ADHESIVE ANCHORS REQUIRES SPECIAL INSPECTION PER 'ADHESIVE ANCHORS' NOTES ON S1.1.  
 3) USE STEEL NYLON LOCKING NUT OR A THREAD ADHESIVE ON THE ANCHOR BOLT.  
 4) MIN. COMPRESSION STRENGTH OF CONCRETE: Fc = 2,500 PSI.  
 5) PRE-TIGHTEN ANCHOR BOLT (FINGER TIGHT + 1/2 TURN).  
 6) ADHESIVE ANCHORS SHOULD NOT BE INSTALLED IN CONCRETE WHICH IS LESS THAN 7 DAYS OLD.  
 7.) SEE DETAIL ' V ' FOR ALLOWABLE EDGE DISTANCE.

**G TYP. HOLDOWN IN (E) CONCRETE** N.T.S.



**C TYP. PIPE TRENCH / FOOTING DETAIL** N.T.S.

**RESIDENTIAL REMODEL**  
 911 ALAMEDA PADRE SERRA  
 Santa Barbara, CA

**D M S E**

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 mjones@doyle-morgan.com

**RESIDENTIAL REMODEL**  
 911 ALAMEDA PADRE SERRA  
 Santa Barbara, CA

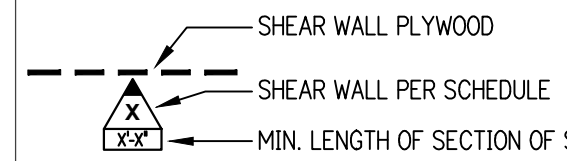
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 Drawn: J.R.  
 Job Number: 2022014  
 Sheet

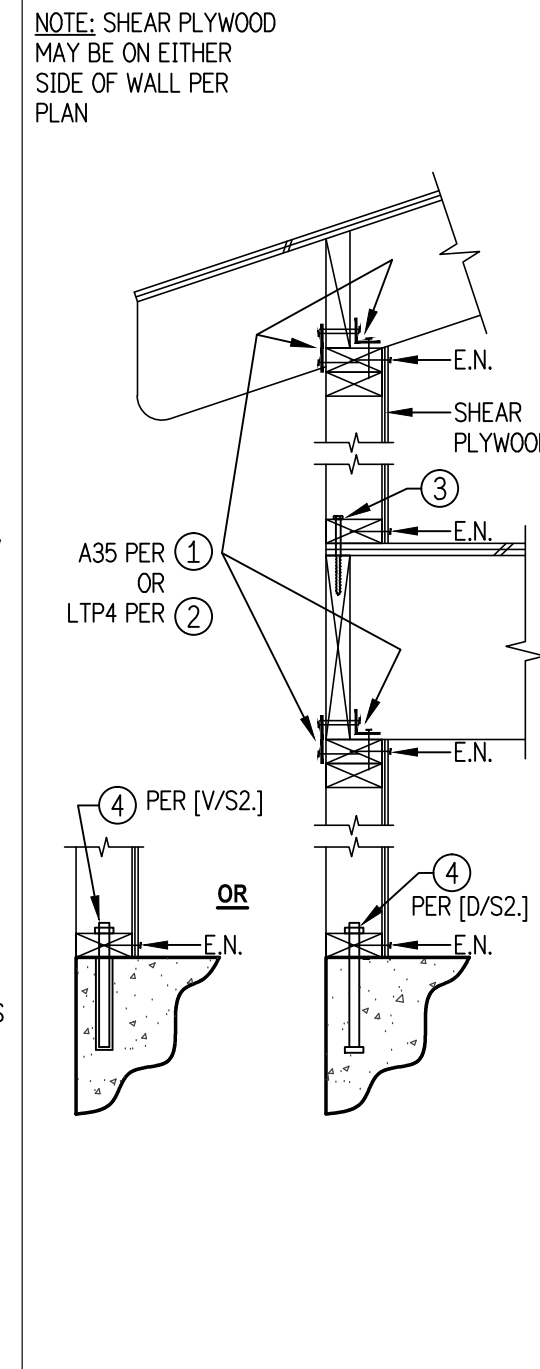
**S2.1**

**SHEAR WALL NOTES**

- 1.) BLOCK ALL PLYWD. EDGES.
- 2.) WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR, THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3X NOMINAL OR GREATER AND NAILING SHALL BE STAGGERED AT ALL PANEL EDGES:  
A. NAIL SPACING OF 2" ON CENTER AT ADJOINING PANEL EDGES IS SPECIFIED, OR  
B. 10d COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" ARE SPECIFIED AT 3" ON CENTER, OR LESS AT ADJOINING PANEL EDGES, OR  
C. THE NOMINAL UNIT SHEAR CAPACITY ON EITHER SIDE OF THE SHEAR WALL EXCEEDS 700 pF IN SEISMIC DESIGN CATEGORY D, E, F, (REF. SDPWS 2015 SEC-4.3.7.1)
- 3.) WHEN PLYWD. IS APPLIED TO BOTH FACES OF THE WALL, & NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER & END NAILS ON EACH SIDE SHALL BE STGD.
- 4.) USE 3" SQ. x 1/4" THICK PLATE WASHER (eg. SIMPSON BP5/8-3) @ ALL A.B.'S.-SET PARALLEL TO SILL PL.
- 5.) ORIENTED STRAND BOARD (O.S.B.) OF AN EQUAL PANEL GRADE MAY BE SUBSTITUTED FOR PLYWOOD.
- 6.) ALL WALLS ADJACENT TO PLYWD. S.W.'s ARE TO BE SHEATHED W/ SHEATHING OF EQUAL THICKNESS & NAILED W/ 8d @ 6" OC E.N. & 12" OC F.N.
- 7.) E.N. ALL POSTS THAT ARE CONNECTED TO HOLDOWN ANCHORS.
- 8.) WHERE 2x4 STUDS ARE USED @ EXTERIOR WALLS & STUD HT. IS GREATER THAN 10'-0", DOUBLE UP STUDS.
- 9.) SDS REFERS TO SIMPSON SDS SCREWS, USE 6" SCREWS AT 3x SILL PLS.
- 10.) SEE THE S2-MFX SHEETS FOR HARDY FRAME AND/OR STRONG-WALL DETAILS.
- 11.) SEE DETAIL @ RIGHT FOR TYPICAL SHEAR TRANSFER CALL-OUTS.



**SHEAR WALL DETS.**



**SHEAR WALL SCHEDULE (SDPWS TABLE 4.3A)**

WALL SYM.	SHEAR PANEL AND NAILING	SHEAR TRANSFER	ALLOWABLE SHEAR AND SHEARWALL NOTES
11	1/2" STRUCT. 1 PLYWD. EN = 10d @ 6" OC FN = 10d @ 12" OC	① A35, A35F @ 24" OC ② LTP4 @ 21" OC ③ SDS 1/4" x 4-1/2" @ 16" OC ④ 5/8" A.B. @ 48" OC	$V_f$ seismic = 340 PLF $V_f$ wind = 475 PLF 4. PLATE WASHERS PER [D/S2.1]

**SYMBOLS LEGEND**

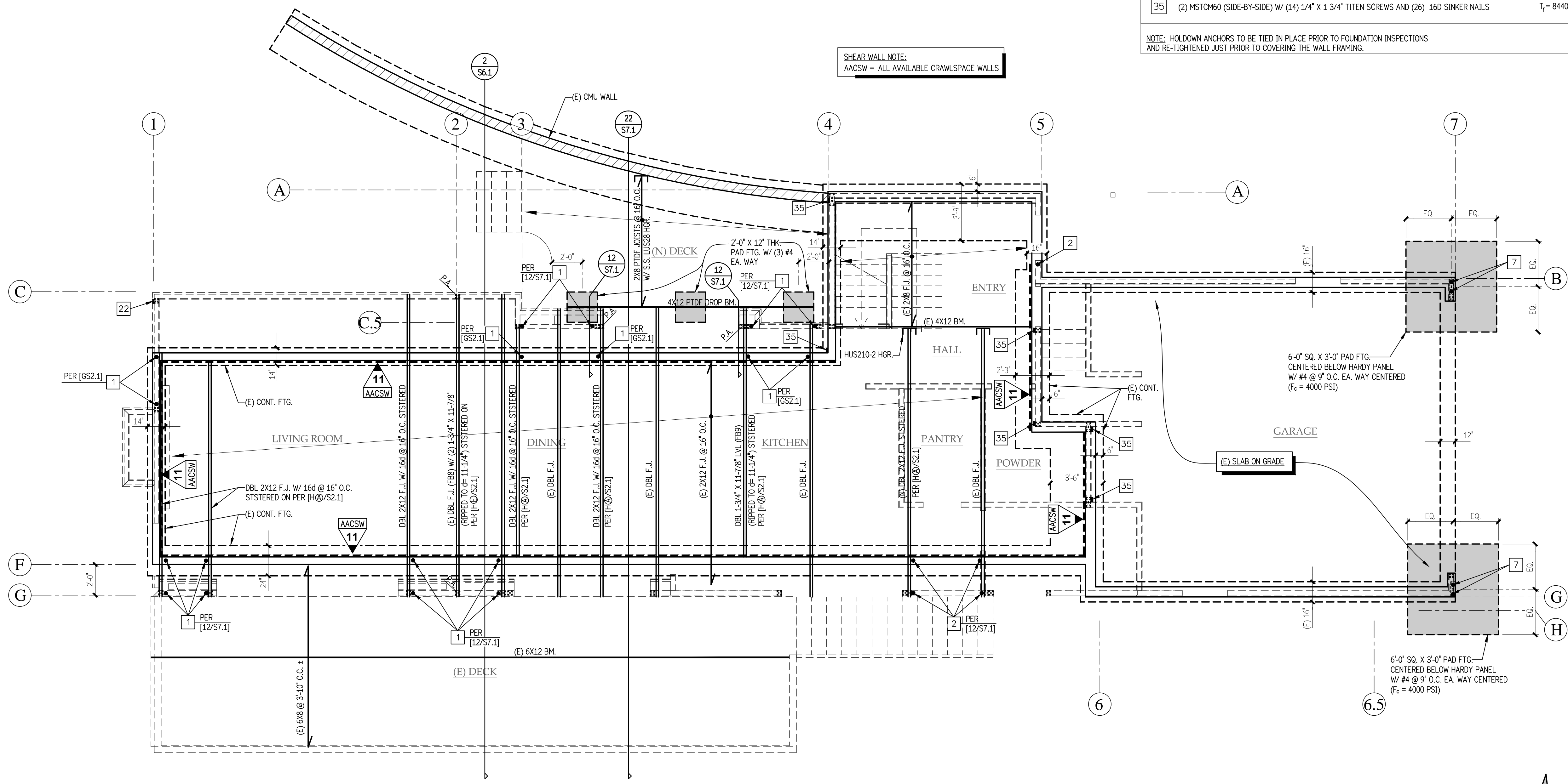
- EXTENTS OF (N) FOOTINGS
- (E) FOOTINGS
- 2x4 STUD WALLS
- 2x6 STUD WALLS
- WALL ABOVE
- WALL ABOVE
- "CALIFORNIA" FRAMING
- ROOF OR FLOOR JOIST (AS NOTED)
- WOOD BEAM
- SHEAR WALL PLYWOOD
- POST ABOVE
- 4x4 POST
- 4x6 POST
- 6x6 POST
- HOLDOWN AS NOTED
- STRAP AS NOTED
- STEP IN SLAB

**HOLDOWN SCHEDULE**

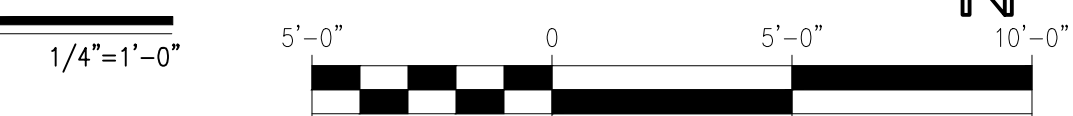
**ANCHORAGE IN CONCRETE** (SEE DETAILS F/S2.1)

HD #	ANCHOR	INFO
1	HDU2 W/ SSTR16 OR HDU2 W/ 5/8" THREADED ROD EPOXIED INTO A 3/4" x 12" HOLE W/ SIMPSON SET-XP ADHESIVE (OR EQUIV.) PER "ADHESIVE ANCHORS" ON S1.1. AND [G/S2.1]	$T_r = 3075$
2	HDU4 W/ SSTR20	$T_r = 4565$
3	HDU5 W/ SSTR24	$T_r = 5645$
7	1-1/8" H.S. THREADED ROD W/ 3/8" x 3" SQ. PLATE WASHER AT END, MINIMUM EMBEDMENT PER [AK/S2.2] OR [AM/S2.2]. THREADED ROD TO BE ASTM F-1554, ROD GRADE TO BE PER SHEAR WALL SCHEDULE.	(STD. A.B.) $T_r = 15595$ (H.S. A.B.) $T_r = 28185$
9	(2) 3/4" TITEN A.B.'S W/ MIN. 6-1/4" EMBEDMENT, @ EA. END OF A 3/4" X 3-1/2" X 2'-11" BASE PLATE W/ MIN. 12" END DISTANCE. HOLDOWN BOLTS FROM 32" HARDY PANEL ARE WELDED TO THE PLATE.	2x4 Wall $T_r = 4009$ $V_s = 1190$ (Edge = 2") 2x6 Wall $T_r = 4871$ $V_s = 1446$ (Edge = 3-3/4")
35	(2) MSTCM60 (SIDE-BY-SIDE) W/ (14) 1/4" x 1 3/4" TITEN SCREWS AND (26) 16d SINKER NAILS	$T_r = 8440$

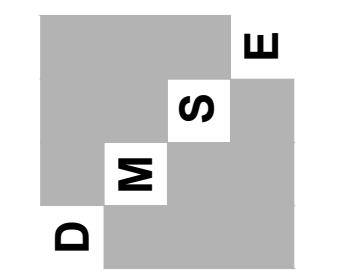
NOTE: HOLDOWN ANCHORS TO BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTIONS AND RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.



**FOUNDATION PLAN**



**Doyle-Morgan Structural Engineering, Inc.**  
 2040 Alameda Padre Serra, Suite 101  
 Santa Barbara, CA 93103  
 Phone: (805) 868-1134  
 mjones@doyle-morgan.com



**RESIDENTIAL REMODEL**  
 911 ALAMEDA PADRE SERRA  
 Santa Barbara, CA

**FOUNDATION PLAN**

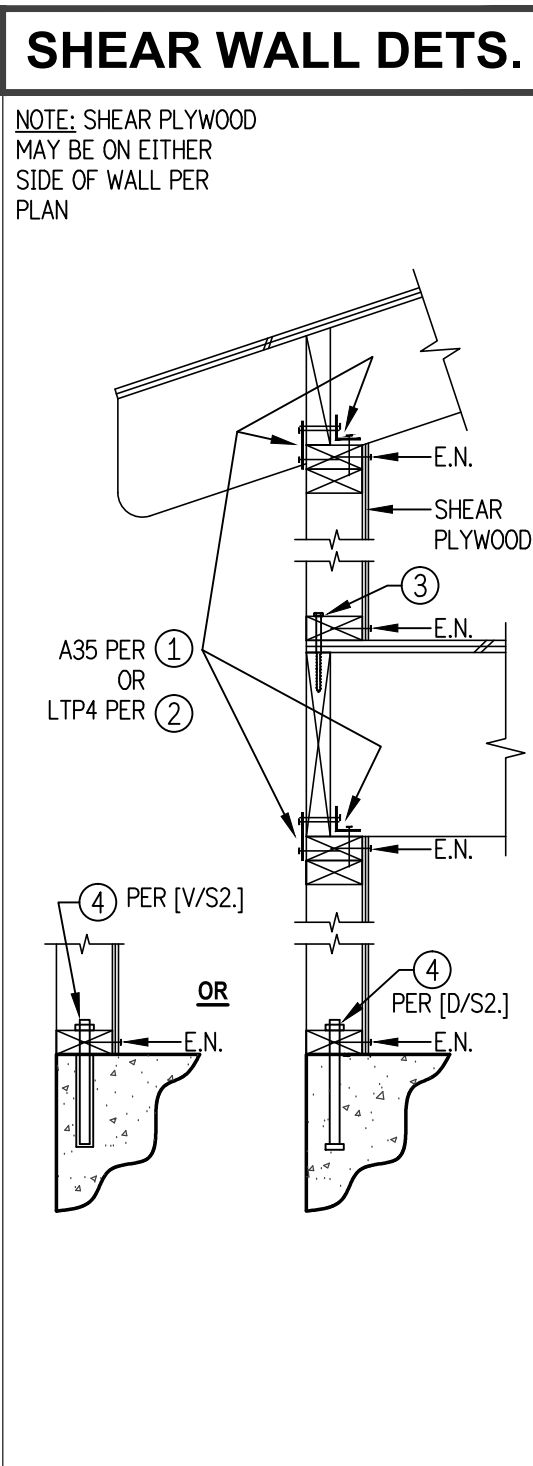
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 Job Number: 2022014  
 Sheet:

**S3.1**

**SHEAR WALL NOTES**

- 1.) BLOCK ALL PLYWD. EDGES.
- 2.) WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR, THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3X NOMINAL OR GREATER AND NAILING SHALL BE STAGGERED AT ALL PANEL EDGES:  
A. NAIL SPACING OF 2' ON CENTER AT ADJOINING PANEL EDGES IS SPECIFIED, OR  
B. 10d COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" ARE SPECIFIED AT 3' ON CENTER, OR LESS AT ADJOINING PANEL EDGES, OR  
C. THE NOMINAL UNIT SHEAR CAPACITY ON EITHER SIDE OF THE SHEAR WALL EXCEEDS 700 pF IN SEISMIC DESIGN CATEGORY D, E, F. (REF. SDPWS 2015 SEC.4.3.7.1)
- 3.) WHEN PLYWD. IS APPLIED TO BOTH FACES OF THE WALL & NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER & END NAILS ON EACH SIDE SHALL BE STGD.
- 4.) USE 3" SQ. x 1/4" THICK PLATE WASHER (eg. SIMPSON BP5/8-3) @ ALL A.B.'S. - SET PARALLEL TO SILL PL.
- 5.) ORIENTED STRAND BOARD (O.S.B.) OF AN EQUAL PANEL GRADE MAY BE SUBSTITUTED FOR PLYWOOD.
- 6.) ALL WALLS ADJACENT TO PLYWD. S/W'S ARE TO BE SHEATHED W/ SHEATHING OF EQUAL THICKNESS & NAILED W/ 8d @ 6"OC E.N. & 12"OC F.N.
- 7.) E.N. ALL POSTS THAT ARE CONNECTED TO HOLDOWN ANCHORS.
- 8.) WHERE 2x4 STUDS ARE USED @ EXTERIOR WALLS & STUD HT. IS GREATER THAN 10'-0", DOUBLE UP STUDS.
- 10.) SEE THE S2/HFY SHEETS FOR HARDY FRAME AND/OR STRONG-WALL DETAILS.
- 11.) SEE DETAIL @ RIGHT FOR TYPICAL SHEAR TRANSFER CALL-OUTS.

SHEAR WALL PLYWOOD  
SHEAR WALL PER SCHEDULE  
MIN. LENGTH OF SECTION OF S/W



**SHEAR WALL SCHEDULE (SDPWS TABLE 4.3A)**

WALL SYM.	SHEAR PANEL AND NAILING	SHEAR TRANSFER	ALLOWABLE SHEAR AND SHEARWALL NOTES
11	1/2" STRUCT. 1 PLYWD. EN = 10d @ 6"OC FN = 10d @ 12"OC	1. A35, A35F @ 24"OC 2. LTP4 @ 21"OC 3. SDS 1/4 x 4-1/2" @ 16"OC 4. 5/8"Ø A.B. @ 48"OC	$V_r$ seismic = 340 PLF $V_r$ wind = 475 PLF
12	1/2" STRUCT. 1 PLYWD. EN = 10d @ 4"OC FN = 10d @ 12"OC	1. A35, A35F @ 16"OC 2. LTP4 @ 12"OC 3. SDS 1/4 x 4-1/2" @ 12"OC 4. 5/8"Ø A.B. @ 32"OC	$V_r$ seismic = 510 PLF $V_r$ wind = 715 PLF
14	1/2" STRUCT. 1 PLYWD. EN = 10d @ 2"OC FN = 10d @ 12"OC	1. A35 @ 8"OC 2. LTP4 @ 8"OC 3. SDS 1/4 x 4-1/2" @ 7"OC 4. 5/8"Ø A.B. @ 24"OC	$V_r$ seismic = 870 PLF $V_r$ wind = 1217 PLF
21	HARDY FRAME HFx-12x78 ON CONCRETE	T OF WALL (6) 1/4" x 4-1/2" SDS SCREWS OR (4) LTP4'S	$V_r$ = 2810 PLF HD: (2) 1-1/8"Ø HIGH STRENGTH GR. 105 A.B.'S

**STRAP HOLDOWN SCHEDULE**

NOTE: ALL HOLDOWNS ON FRAMING PLANS ARE TO FLOOR ABOVE. ALL HOLDOWNS ON THE FOUNDATION PLAN ARE INTO THE FOUNDATION.

HD #	STRAP	INFO
22	CS14 X 76" STRAP W/ (13)-10d COMMON (OR 16d SINKER) NAILS INTO EACH MEMBER. NAIL EVERY OTHER ROUND HOLE.	$T_r$ = 2490 LBS

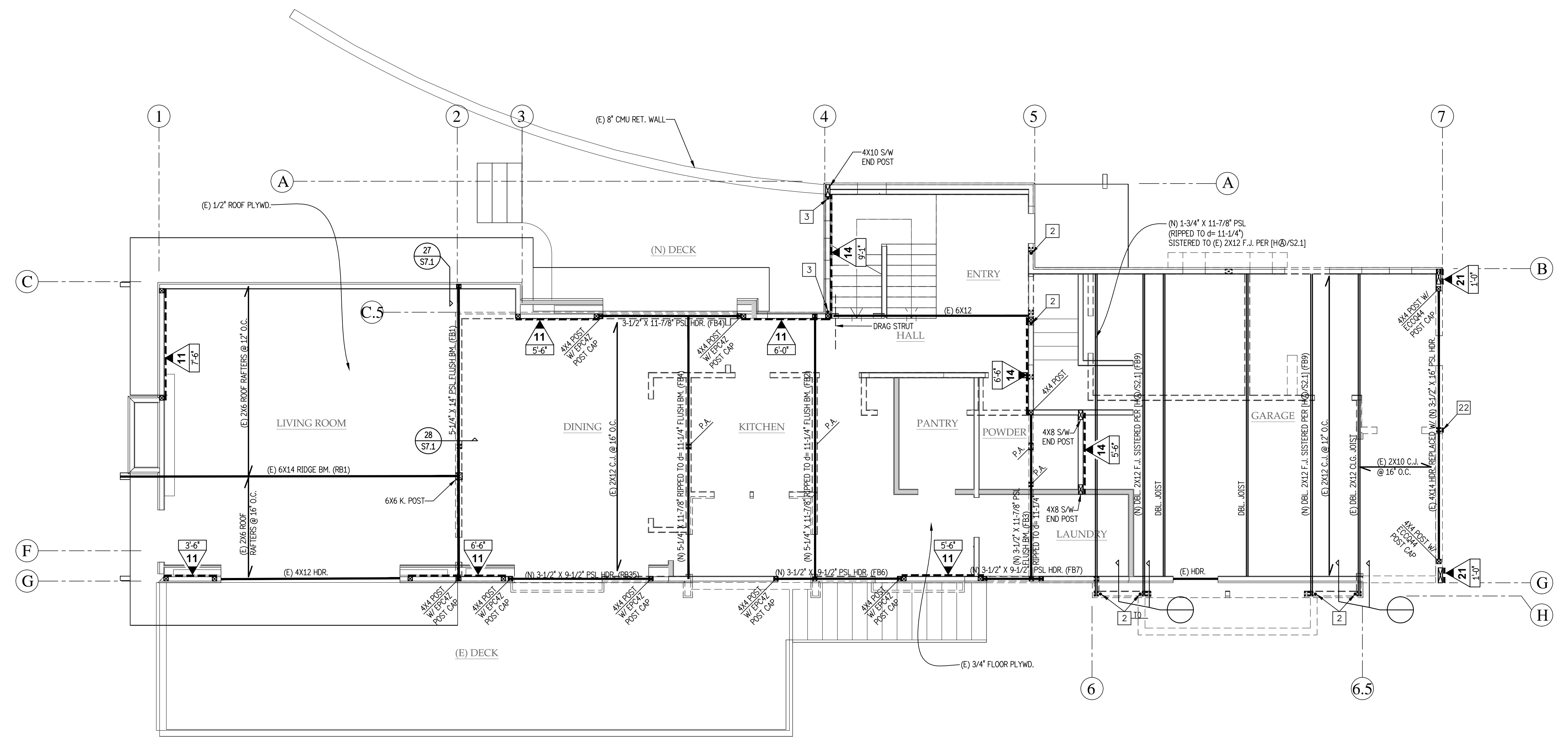
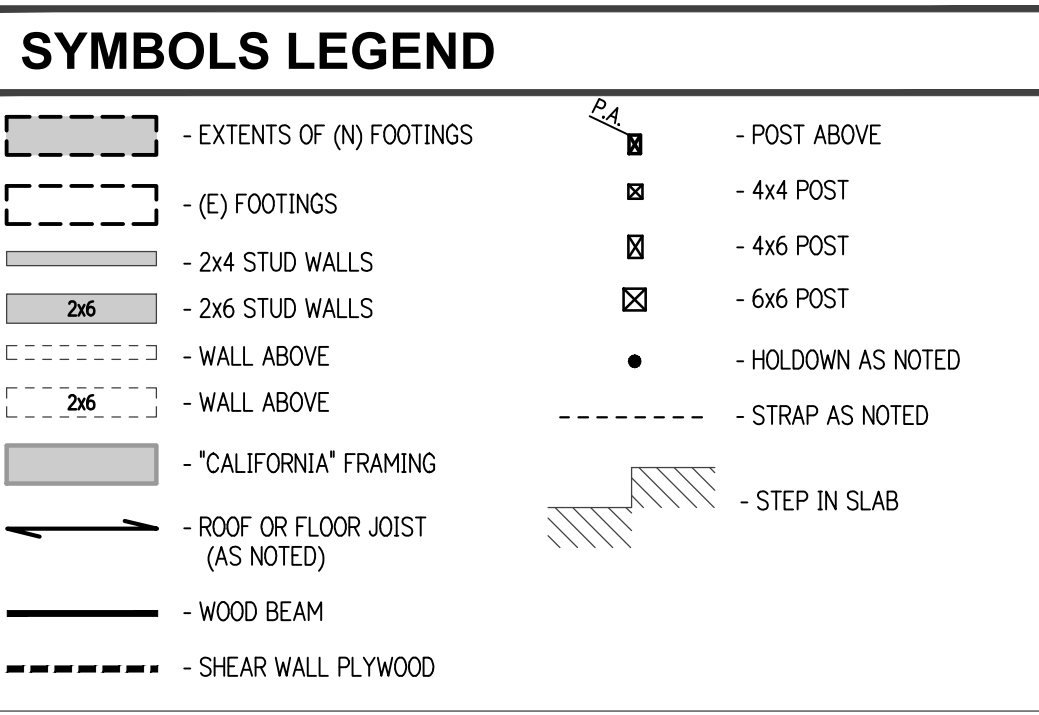
**NOTES:**  
1. ALL STRAPS ARE ATTACHED TO MINIMUM 2-2x STUDS OR 4x POSTS, U.N.O.  
2. REFER TO THE TYPICAL STRAP HOLDOWN DETAILS [P/S2.1], [U/S2.1], OR [AE/S2.1] FOR ADD'L INFO.

**HOLDOWN SCHEDULE**

NOTE: ALL HOLDOWNS ON FRAMING PLANS ARE TO FLOOR ABOVE. ALL HOLDOWNS ON THE FOUNDATION PLAN ARE INTO THE FOUNDATION.

HD #	ANCHOR	INFO
1	HDU2 W/ SSTB16 OR HDU2 W/ 5/8"Ø THREADED ROD EPOXIED INTO A 3/4"Ø x 12" HOLE W/ SIMPSON SET-XP ADHESIVE (OR EQUIV.) PER "ADHESIVE ANCHORS" ON S1.1.	$T_r$ = 3075 2x4 Wall (Edge <sub>min</sub> = 1-3/4") $T_{r epoxy}$ = PER [G/S2.1] 2x6 Wall (Edge <sub>min</sub> = 3-1/2")
2	HDU4 W/ SSTB20 OR HDU4 W/ 5/8"Ø THREADED ROD EPOXIED INTO A 3/4"Ø x 12" HOLE W/ SIMPSON SET-XP ADHESIVE (OR EQUIV.) PER "ADHESIVE ANCHORS" ON S1.1.	$T_r$ = 4565 $T_{r epoxy}$ = 3671
3	HDU5 W/ SSTB24 OR (2) HDU5 (BACK TO BACK ON 6x POST) W/ 5/8"Ø THREADED ROD EPOXIED INTO A 3/4"Ø x 8" HOLE W/ SIMPSON SET-XP ADHESIVE (OR EQUIV.) PER "ADHESIVE ANCHORS" ON S1.1.	$T_r$ = 5645 2x4 Wall (Edge <sub>min</sub> = 1-3/4") $T_{r epoxy}$ = 5071 2x6 Wall (Edge <sub>min</sub> = 3-1/2") $T_{r epoxy}$ = 5250

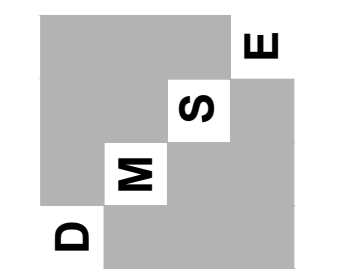
**NOTES:**  
1. ALL HOLDOWN ANCHORS ARE ATTACHED TO MINIMUM 4x POSTS, U.N.O.  
2. REFER TO THE TYPICAL HOLDOWN DETAILS ON SHEET S2.1 FOR ADD'L INFO.  
NOTE: HOLDOWN ANCHORS TO BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTIONS AND RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.



2ND FLOOR & LOWER ROOF FRAMING PLAN + 1ST FLOOR SHEAR WALLS



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**RESIDENTIAL REMODEL**  
911 ALAMEDA PADRE SERRA  
Santa Barbara, CA

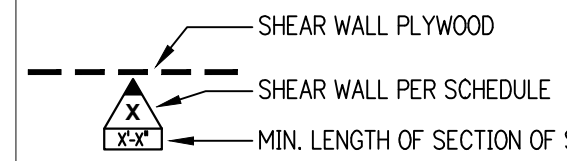
**2ND FLOOR & LOWER ROOF FRAMING PLAN**

Date: 05/27/22  
Scale: As Noted  
Drawn: J.R.  
Job Number: 2022014  
Sheet

**S4.1**

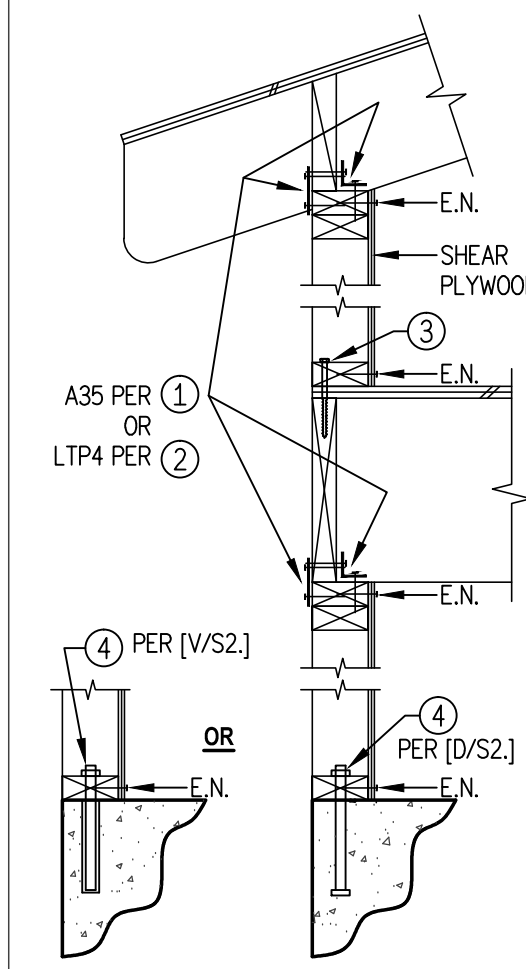
**SHEAR WALL NOTES**

- 1.) BLOCK ALL PLYWD. EDGES.
- 2.) WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR, THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3X NOMINAL OR GREATER AND NAILING SHALL BE STAGGERED AT ALL PANEL EDGES:  
A. NAIL SPACING OF 2" ON CENTER AT ADJOINING PANEL EDGES IS SPECIFIED, OR  
B. 10d COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" ARE SPECIFIED AT 3" ON CENTER, OR LESS AT ADJOINING PANEL EDGES, OR  
C. THE NOMINAL UNIT SHEAR CAPACITY ON EITHER SIDE OF THE SHEAR WALL EXCEEDS 700 pF IN SEISMIC DESIGN CATEGORY D, E, F, (REF. SDPWS 2015 SEC-4.3.7.1)
- 3.) WHEN PLYWD. IS APPLIED TO BOTH FACES OF THE WALL, & NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER & END NAILS ON EACH SIDE SHALL BE STGD.
- 4.) USE 3" SQ. x 1/4" THICK PLATE WASHER (eg. SIMPSON BP5/8-3) @ ALL A.B.s.-SET PARALLEL TO SILL PL.
- 5.) ORIENTED STRAND BOARD (O.S.B.) OF AN EQUAL PANEL GRADE MAY BE SUBSTITUTED FOR PLYWOOD.
- 6.) ALL WALLS ADJACENT TO PLYWD. S/W's ARE TO BE SHEATHED W/ SHEATHING OF EQUAL THICKNESS & NAILED W/ 8d @ 6"OC E.N. & 12"OC F.N.
- 7.) E.N. ALL POSTS THAT ARE CONNECTED TO HOLD-DOWN ANCHORS.
- 8.) WHERE 2X4 STUDS ARE USED @ EXTERIOR WALLS & STUD HT. IS GREATER THAN 10'-0", DOUBLE UP STUDS.
- 9.) SDS REFERS TO SIMPSON SDS SCREWS, USE 6" SCREWS AT 3x SILL PLS.
- 10.) SEE THE SCHEMATIC SHEETS FOR HARDY FRAME AND/OR STRONG-WALL DETAILS.
- 11.) SEE DETAIL @ RIGHT FOR TYPICAL SHEAR TRANSFER CALL-OUTS.



**SHEAR WALL DETS.**

NOTE: SHEAR PLYWOOD MAY BE ON EITHER SIDE OF WALL PER PLAN

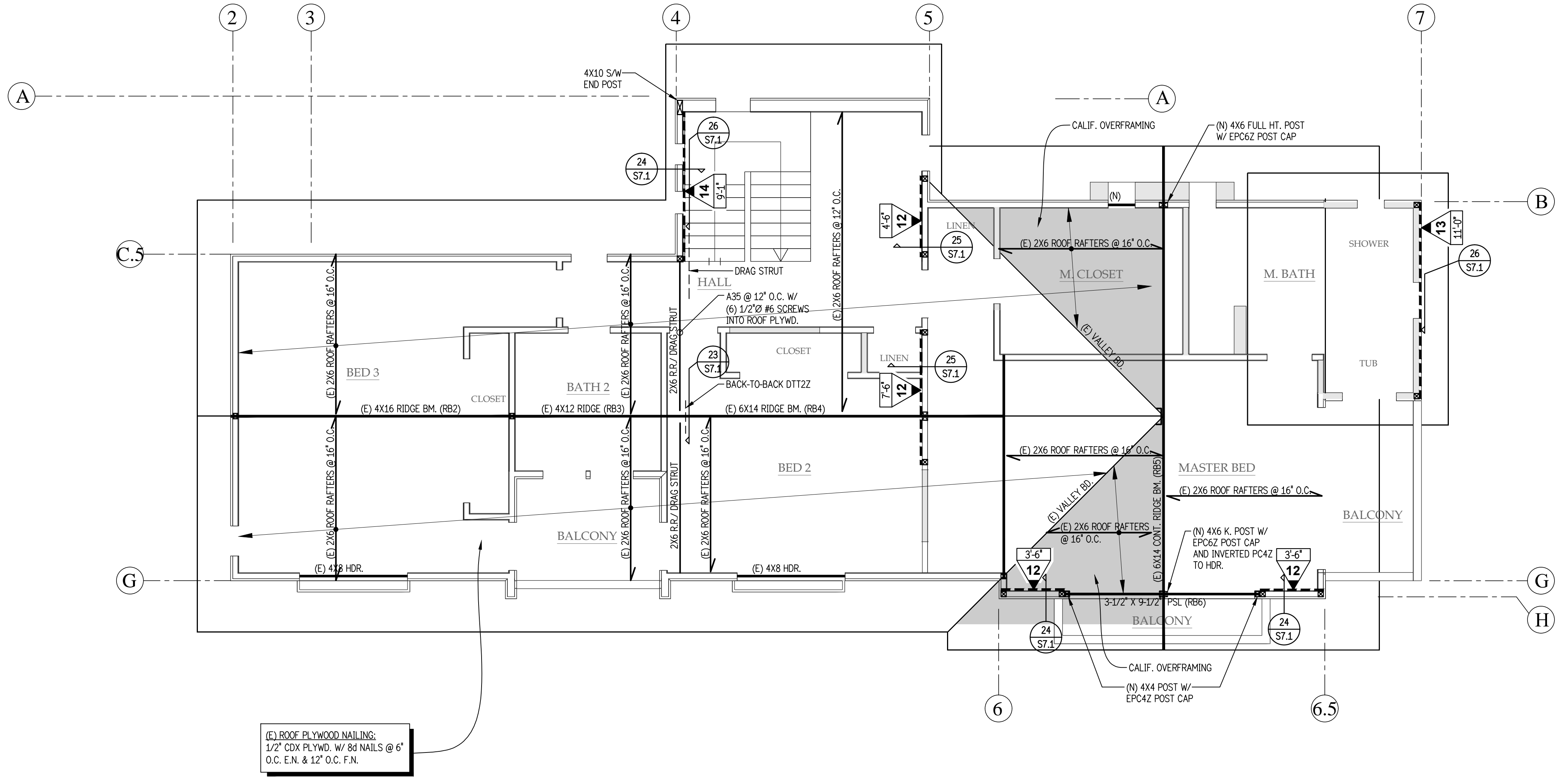


**SHEAR WALL SCHEDULE (SDPWS TABLE 4.3A)**

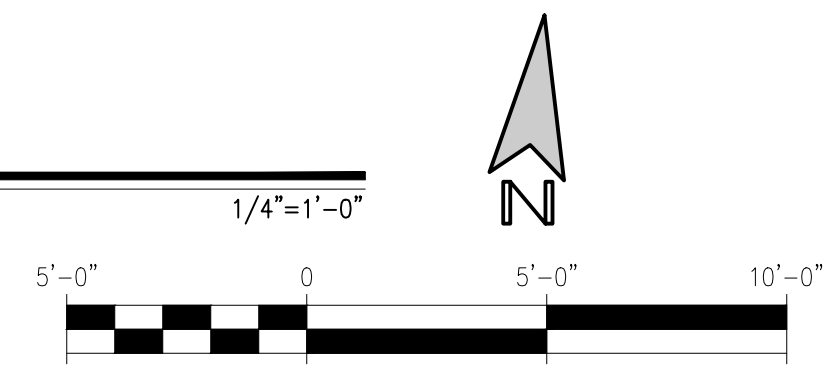
WALL SYM.	SHEAR PANEL AND NAILING	SHEAR TRANSFER	ALLOWABLE SHEAR AND SHEARWALL NOTES
11	1/2" STRUCT. I PLYWD. EN = 10d @ 6"OC FN = 10d @ 12"OC	1. A35, A35F @ 24"OC 2. LTP4 @ 21"OC 3. SDS 1/4 x 4-1/2" @ 16"OC 4. 5/8"Ø A.B. @ 48"OC	$V_{seismic} = 340 \text{ PLF}$ $V_{wind} = 475 \text{ PLF}$ 4. PLATE WASHERS PER [D/S2.1]
12	1/2" STRUCT. I PLYWD. EN = 10d @ 4"OC FN = 10d @ 12"OC	1. A35, A35F @ 16"OC 2. LTP4 @ 12"OC 3. SDS 1/4 x 4-1/2" @ 12"OC 4. 5/8"Ø A.B. @ 32"OC	$V_{seismic} = 510 \text{ PLF}$ $V_{wind} = 715 \text{ PLF}$ 1. USE 3X OR LARGER @ SILL PLS. & PANEL EDGES 4. PLATE WASHERS PER [D/S2.1]
13	1/2" STRUCT. I PLYWD. EN = 10d @ 3"OC FN = 10d @ 12"OC	1. A35, A35F @ 12"OC 2. LTP4 @ 10"OC 3. SDS 1/4 x 4-1/2" @ 9"OC 4. 5/8"Ø A.B. @ 32"OC	$V_{seismic} = 665 \text{ PLF}$ $V_{wind} = 930 \text{ PLF}$ 1. USE 3X OR LARGER @ SILL PLS. & PANEL EDGES 4. PLATE WASHERS PER [D/S2.1]
16	1/2" STRUCT. I PLYWD. ON BOTH FACES OF WALL EN = 10d @ 4"OC FN = 10d @ 12"OC	1. A35, A35F @ 8"OC STAGGERD 2. LTP4 @ 6"OC 3. SDS 1/4 x 4-1/2" @ 6"OC 4. 5/8"Ø A.B. @ 16"OC	$V_{seismic} = 1020 \text{ PLF}$ $V_{wind} = 1430 \text{ PLF}$ 1. USE 3X OR LARGER @ SILL PLS. & PANEL EDGES 3. STAGGERED PANEL EDGES 4. PLATE WASHERS PER [D/S2.1]

**SYMBOLS LEGEND**

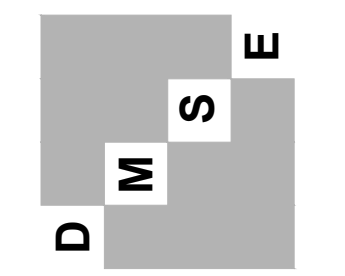
- EXTENTS OF FOOTINGS
- CONCRETE WALL
- 2x4 STUD WALLS
- 2x6 STUD WALLS
- 'CALIFORNIA' FRAMING
- ROOF OR FLOOR JOIST (AS NOTED)
- WOOD BEAM
- SHEAR WALL PLYWOOD
- POST ABOVE
- 4x4 POST
- 4x6 POST
- 4x8 POST
- 6x6 POST
- HOLD-DOWN AS NOTED (AS NOTED)
- STRAP AS NOTED



**UPPER ROOF FRAMING PLAN + 2ND FLOOR SHEAR WALLS**



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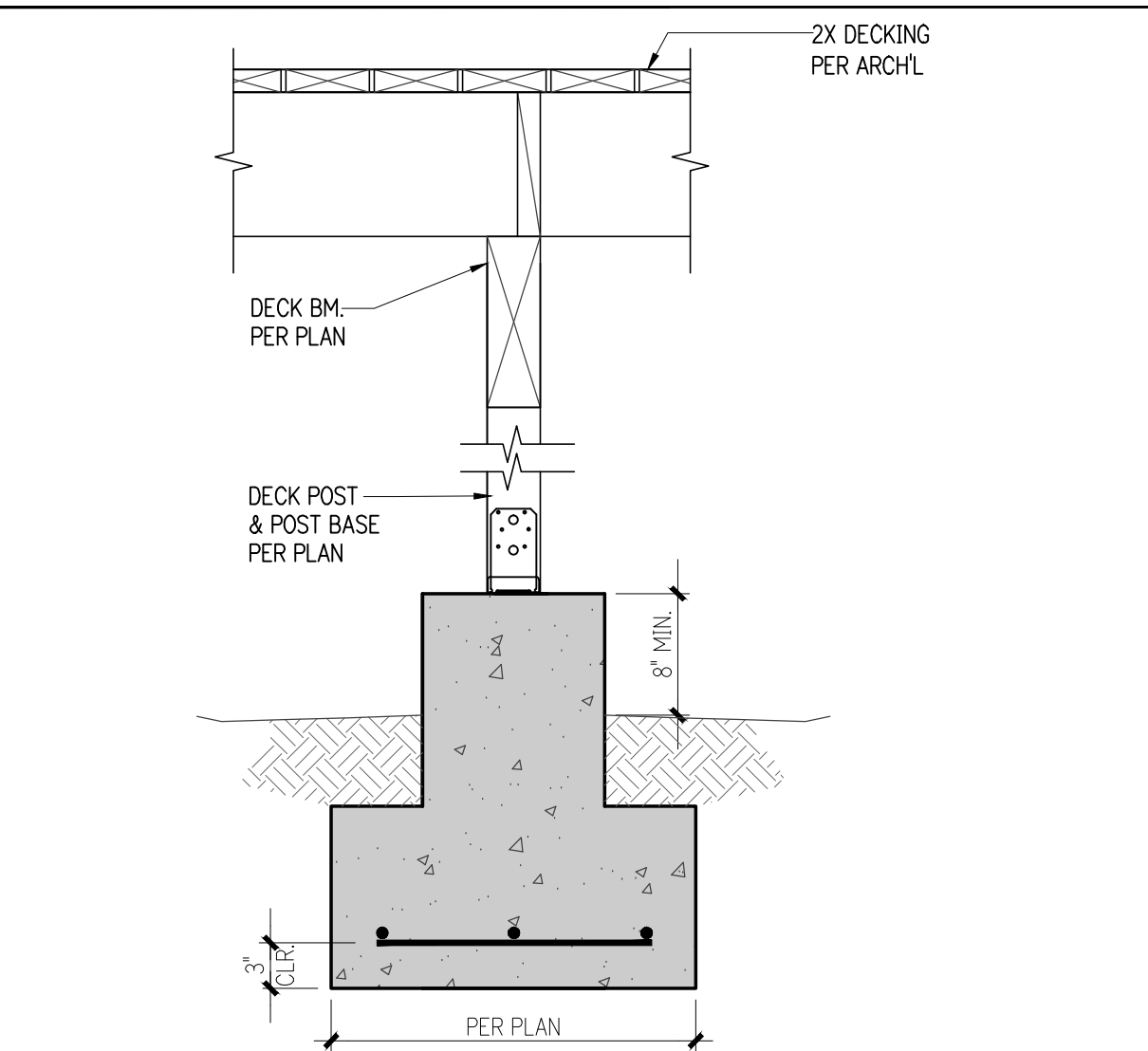
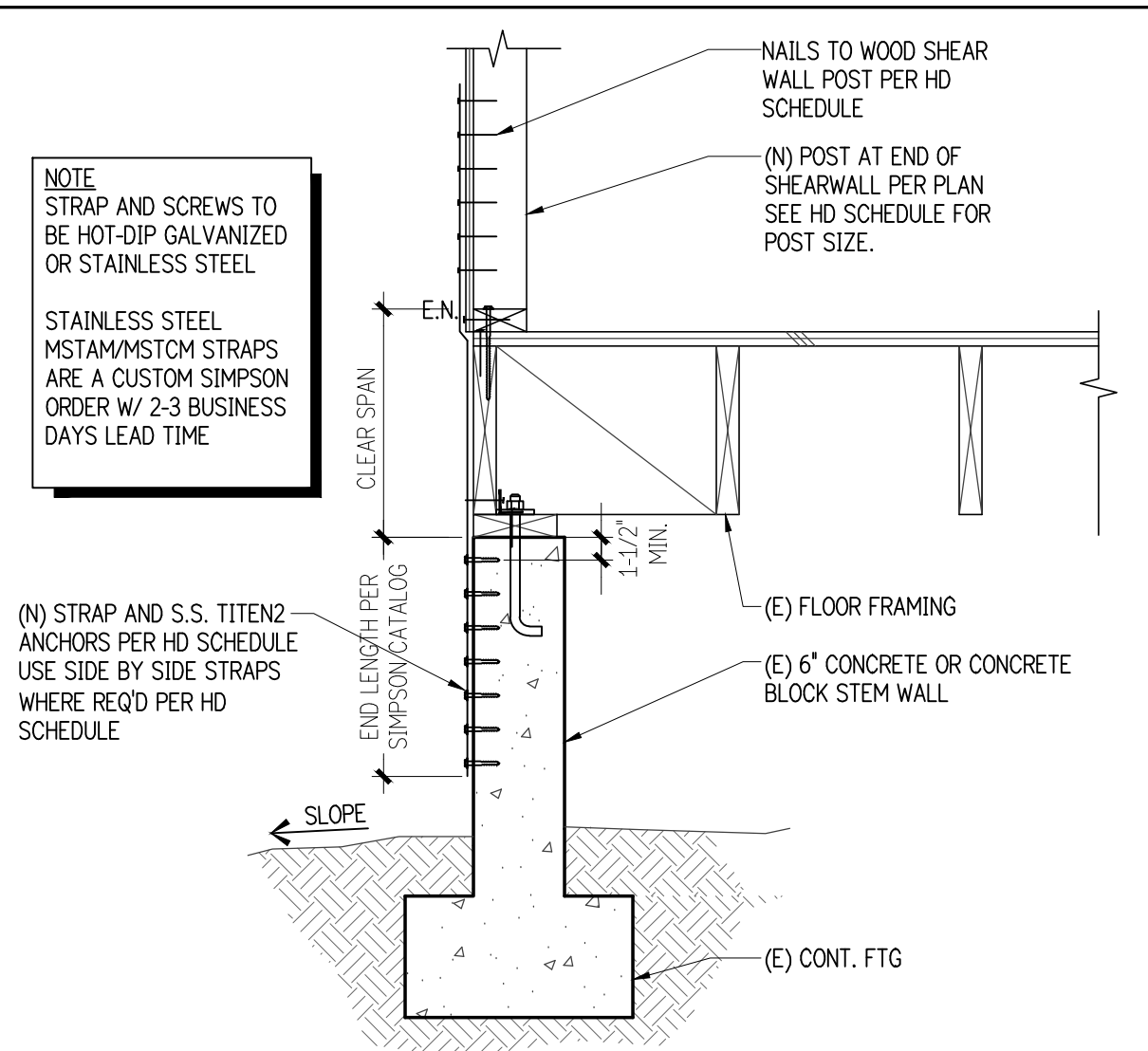
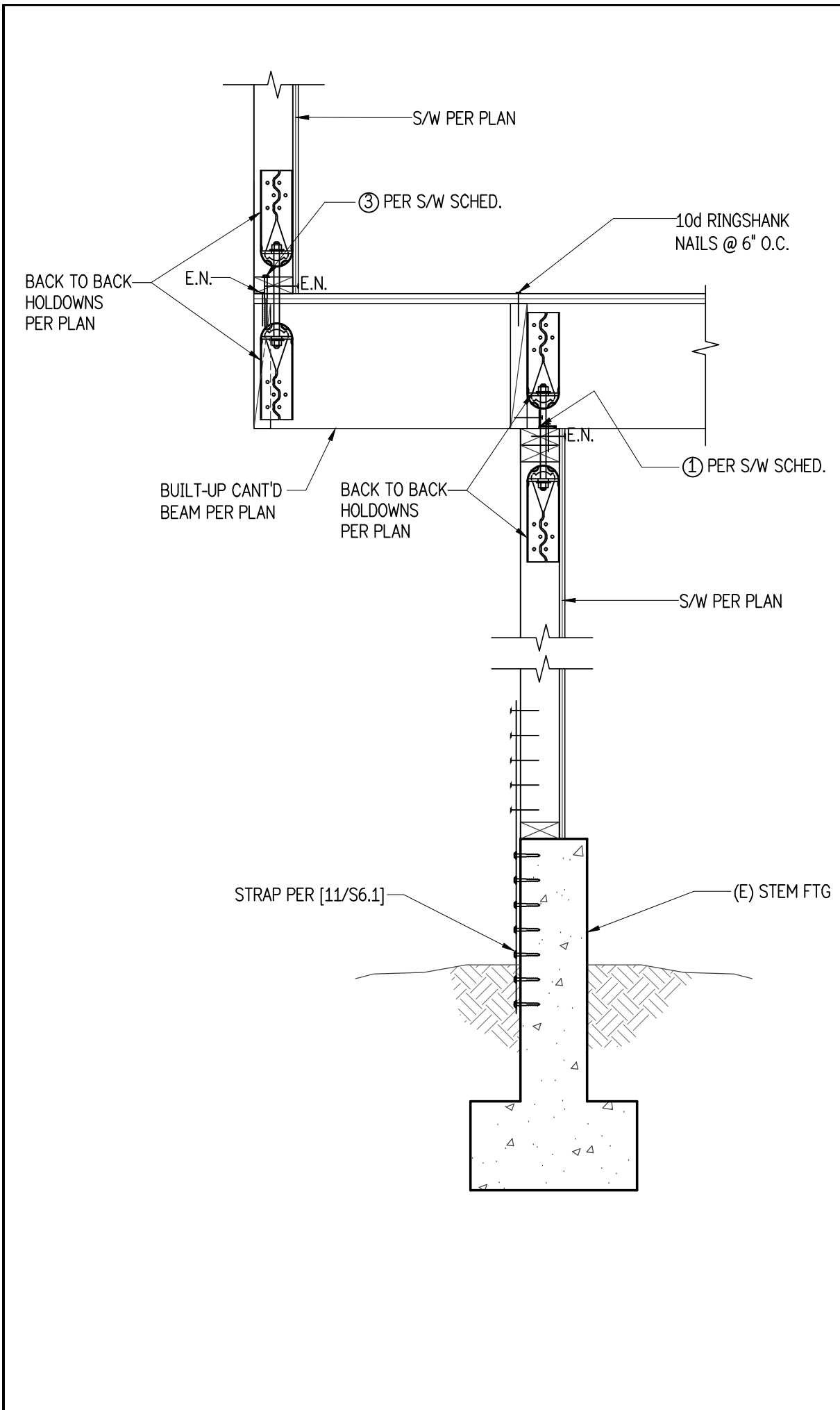


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Santa Barbara, CA

**UPPER ROOF FRAMING PLAN**

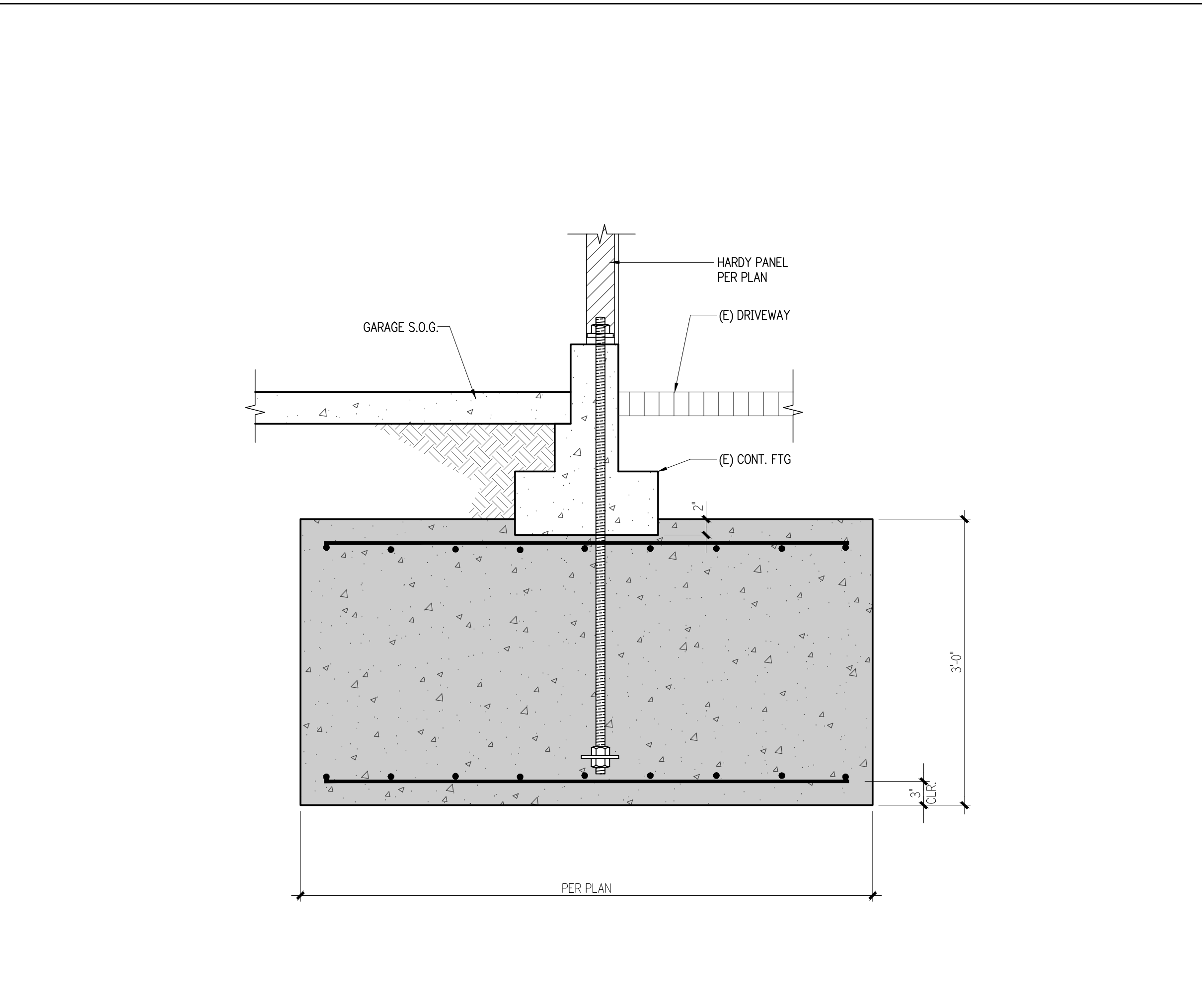
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Scale: As Noted  
Drawn: J.R.  
Job Number: 2022014  
Sheet:

**S5.1**



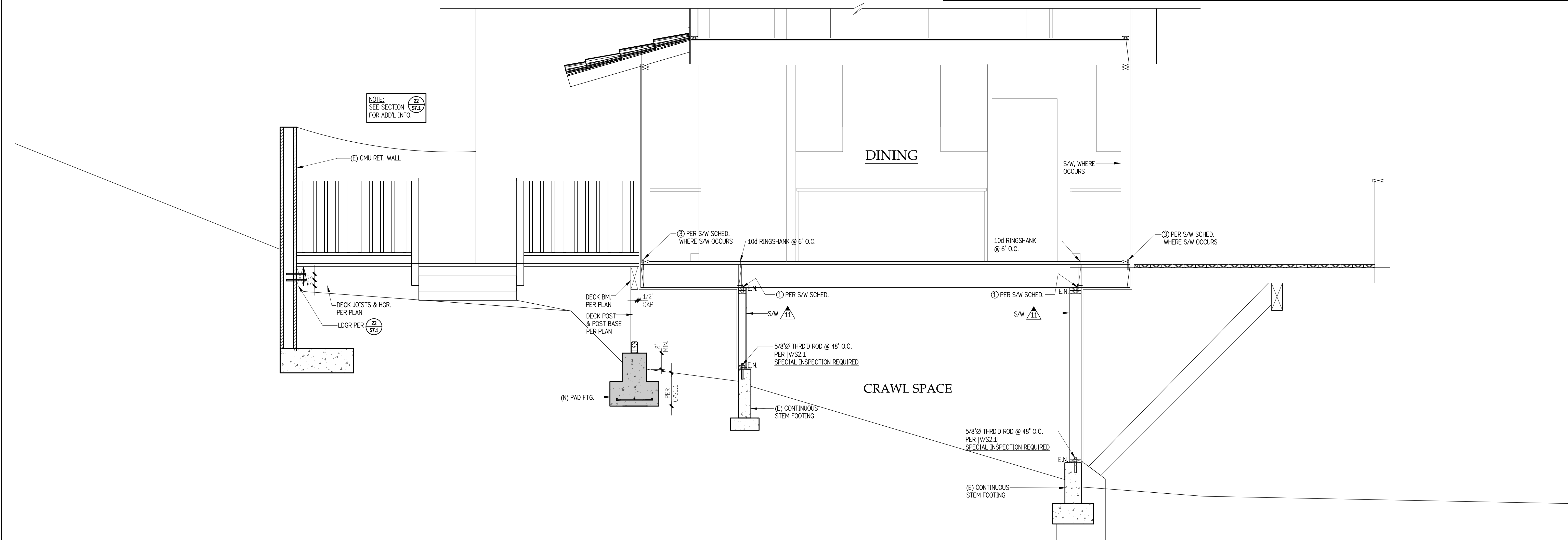
11 STRAP HOLDOWN DETAIL 1"=1'-0"

3 PAD FOOTING DETAIL 1"=1'-0"



1 GARAGE HOLDOWN 1"=1'-0"

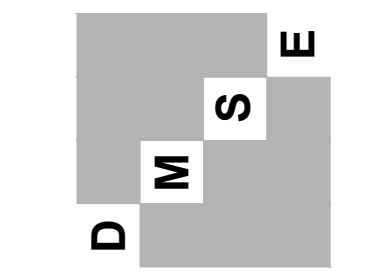
12 HOLDOWN 1"=1'-0"



2 SECTION 1/2"=1'-0"



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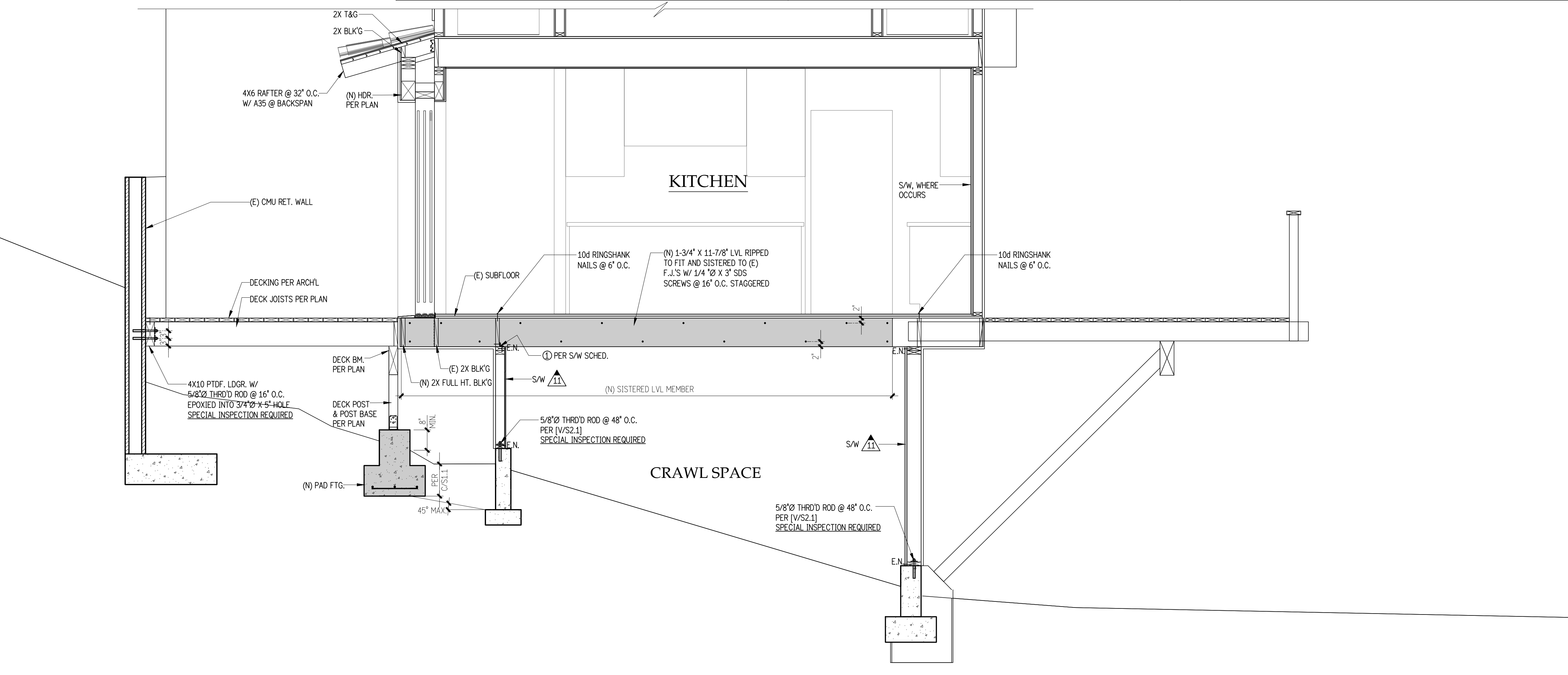
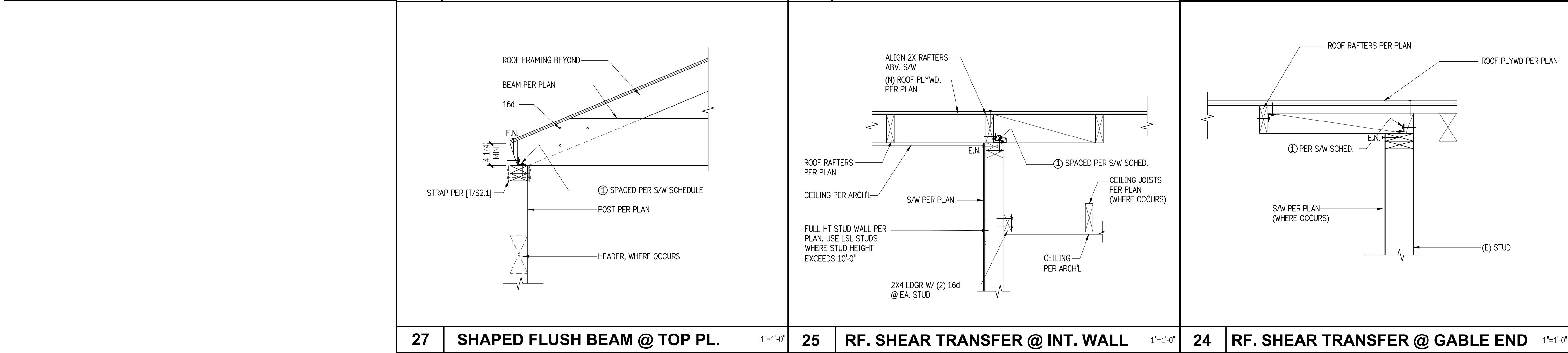
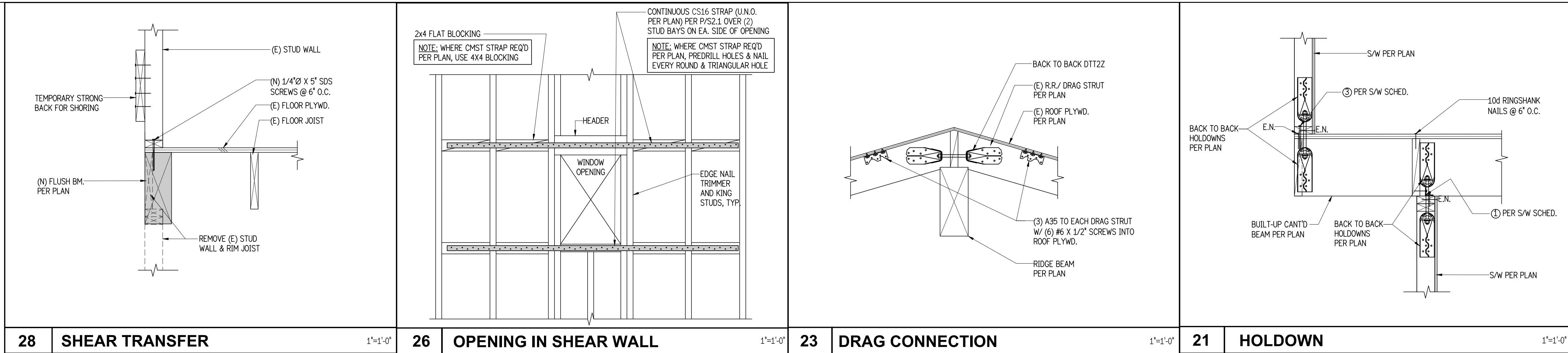


**RESIDENTIAL REMODEL**  
911 ALAMEDA PADRE SERRA  
Santa Barbara, CA

**FOUNDATION  
DETAILS**

Date: 05/27/22  
Scale: As Noted  
Drawn: J.R.  
Job Number: 2022014  
Sheet:

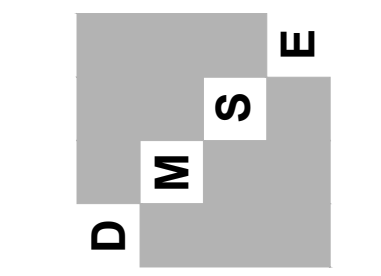
**S6.1**



Fri, May 27, 2022 - 2:03pm



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**RESIDENTIAL REMODEL**  
911 ALAMEDA PADRE SERRA  
Santa Barbara, CA

**FRAMING DETAILS**

Date	05/27/22
Scale	As Noted
Drawn	J.R.
Job Number	2022014
Sheet	

**S7.1**

# 911 ALAMEDA PADRE SERRA

## COLOR/FINISHES



**SPANISH TILE**  
TILE 1: CLAY TILE TO MATCH (E)  
REDLANDS ALFARO 3010  
"TERRA COTTA BLEND"



**EXTERIOR STUCCO**  
PLS1: LA HABRA INTEGRAL COLOR STUCCO  
GLACIER WHITE  
SANTA BARBARA MISSION FINISH, SMOOTH TROWEL FINISH



**RAFTER/CORBEL COLOR**  
PT-1: BENJAMIN MOORE  
"TARPLEY BROWN" CQW-170



**ALUMINUM CLAD WINDOWS & PATIO DOORS**  
SIERRA PACIFIC: URBAN CASEMENT  
COLOR: PEPPERED STEEL TEXTURED COLLECTION (110)

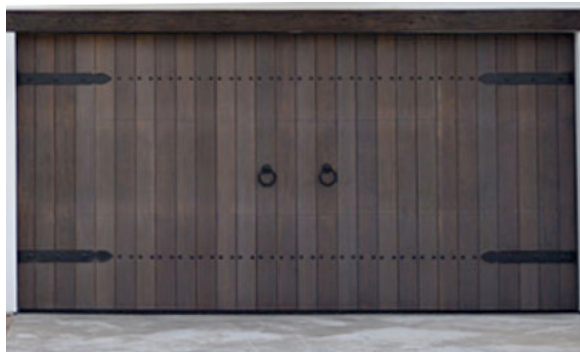
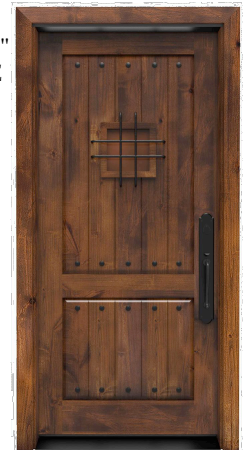


**EXTERIOR LIGHT**  
FORGED IRON STUDIO CUSTOM  
"WEATHERED BROWN W/ SANDBLASTED GLASS"



**WROUGHT IRON BALCONY/RAILING**  
FORGED IRON STUDIO CUSTOM JULIETTE BALCONY & MATCHING  
RAILING, HAMMERED FINISH  
COLOR: NATURAL WROUGHT IRON

**FRONT ENTRY DOOR**  
RUSTICA "STRONGHOLD"  
ALDER W/ SATIN GLAZE



**GARAGE DOOR**  
DYNAMIC GARAGE DOOR  
"SPANISH COLONIAL 15"  
PT-1

**Robert Muraoka B.S., M.S.**  
2257 Las Positas Rd.  
Santa Barbara CA 93105  
(805) 569-2257 cell (805) 729-3923  
Robert@agriturfsupplies.com

**Date: 9-27-23**

**For: Adam Cunningham**  
(805) 403-1067  
Adam Cunningham <oneadam98@yahoo.com>

**Subject:** *Quercus agrifolia*, Coast Live Oak      **Trunk diameter (DSH):** 24"      **Condition:** fair  
**Location:** 911 Alameda Padre Serra

**Assignment:** Submit an arborist report which includes the recommended measures to avoid significant impacts.

**Proposal:** The client would like to build a deck around the tree. To facilitate said deck, a ten-inch limb will need to be removed. Furthermore, (3) 12" x 12" footings, dug 12" deep are proposed to support the deck.

**Discussion:** The proposed project will require the removal of a ten-inch limb. Although the removal of said limb would be considered a stress event for the tree. Given its overall size and condition, I believe the negative impact of its removal will not significantly impair the tree.

**Recommended Measures:**

If the limb removal is allowed, the arborist will adhere to ANSI A300 pruning standards.

During construction, the trunk will be wrapped with orange vinyl construction fencing. This will help keep construction workers from inadvertently damaging the trunk.

The (3) footings proposed for supporting the deck shall be dug by hand, while being observed by a qualified arborist. Should any significant roots, three inches or larger be encountered, the arborist shall determine if removal will cause a significant negative impact to the tree.

The potential negative impact caused by the limb removal will be mitigated by planting (3) five-gallon size trees of the same species on the site. The replacement trees shall receive supplemental irrigation for three years following installation, and then weaned off irrigation once established.



**Photos taken 9-27-23**

The red lines in the photo on the left outlines an overall view of the subject tree.

The blue arrow in the right photo is pointing to a window that is proposed to be converted to a doorway.

The red line on the right side of the photo is the 10" limb that is proposed for removal.





# FINAL APPROVAL CHECKLIST

## SUPPLEMENTAL APPLICATION



### GENERAL INFORMATION

#### WHAT IS FINAL APPROVAL?

Final approval is the last level of design review before applying for a Building Permit (BLD) application. Final approval generally occurs at a separate hearing, after project design approval, and includes a complete set of working drawings with all details, color samples, door hardware, and exterior lighting fixtures for review. Applicants may also request project design approval and final approval on the same hearing date, if sufficient details are provided.

#### HOW DOES THE PROCESS WORK?

Once a project receives project design approval, it shall constitute the substantive design approval of the project. If substantial changes to the plans are proposed after project design approval, a new project design approval will be required. Design review comments on final approval should only address whether the design substantially conforms to the project design approval, and comments on details and landscaping.

#### WHEN IS A COMPLETED CHECKLIST REQUIRED?

A completed **Final Approval Submittal Checklist** is required when you submit for final approval. To resubmit an application, upload documents, like plans and letters, into the record in the City's Accela Citizen Access Portal (ACA) system, along with the [Resubmittal Form](#). All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal.



# FINAL APPROVAL CHECKLIST

Provide required details and sheet references with your submittal for final approval. Fill in the blank or indicate N/A if “not applicable”. Final approval does not permit the omission of any required information.

PROJECT ADDRESS: \_\_\_\_\_ PLN RECORD ID: \_\_\_\_\_

## ALL BUILDING ELEVATIONS

Sheet #

Sheet #

- |  |       |   |       |
|--|-------|---|-------|
| <input type="checkbox"/> Exterior Details            | _____ | <input type="checkbox"/> Paint or Stain Color (trim, etc.)    | _____ |
| <input type="checkbox"/> Exterior Finishes           | _____ | <input type="checkbox"/> Materials (roofing, plaster, etc.)   | _____ |
| <input type="checkbox"/> Parapet Heights             | _____ | <input type="checkbox"/> Exterior Lighting (incl. cut sheets) | _____ |
| <input type="checkbox"/> Roof/Attic/Understory Vents | _____ | <input type="checkbox"/> Specification Sheets, as applicable  | _____ |

## CONSTRUCTION DETAILS

Sheet #

Sheet #

- |   |       |  |       |
|---|-------|--|-------|
| <input type="checkbox"/> Retaining Wall             | _____ | <input type="checkbox"/> Ironwork                | _____ |
| <input type="checkbox"/> Window/Door detail         | _____ | <input type="checkbox"/> Stairs                  | _____ |
| <input type="checkbox"/> Roof Details (eaves)       | _____ | <input type="checkbox"/> Handrails               | _____ |
| <input type="checkbox"/> Decks                      | _____ | <input type="checkbox"/> Skylights               | _____ |
| <input type="checkbox"/> Fences/Arbors/Trellis      | _____ | <input type="checkbox"/> Awnings                 | _____ |
| <input type="checkbox"/> Trash/Recycling Enclosures | _____ | <input type="checkbox"/> Gutters and Down Spouts | _____ |

## ELECTRICAL/MECHANICAL/PLUMBING EQUIPMENT

Sheet #

- |   |       |
|---|-------|
| <input type="checkbox"/> Transformer Vault  | _____ |
| <input type="checkbox"/> Utility Service Meter  | _____ |
| <input type="checkbox"/> Screening Elements   | _____ |
| <input type="checkbox"/> Generators/Electrical/Mechanical/HVAC (including cut sheets & dBA at property lines) | _____ |
| <input type="checkbox"/> Fire Valves (Verify Fire Sprinkler Ordinance per SBMC §8.04 requirements)            | _____ |
| <input type="checkbox"/> Cross Connection Control Devices (backflow device)                                   | _____ |

## CONSULTANT/ENGINEER SHEETS

Sheet #

Sheet #

- |                                     |       |                                     |       |
|-------------------------------------|-------|-------------------------------------|-------|
| <input type="checkbox"/> Electrical | _____ | <input type="checkbox"/> Structural | _____ |
| <input type="checkbox"/> Mechanical | _____ | <input type="checkbox"/> Plumbing   | _____ |

**ROOFTOP ARCHITECTURAL DETAILS**

Sheet # \_\_\_\_\_

- HVAC Equipment (exhaust fans, condensing units, air conditioning units, etc.) \_\_\_\_\_
- Dimensions of equipment and screening \_\_\_\_\_
- Mission tile roofing installation specifications \_\_\_\_\_
- Specification Sheets, if applicable \_\_\_\_\_
- Parapet Height \_\_\_\_\_
- Screens \_\_\_\_\_
- Chimney Caps \_\_\_\_\_
- Flashing \_\_\_\_\_
- Gutters/ Scuppers \_\_\_\_\_
- Solar panel location or potential future solar panel installation (if applicable) \_\_\_\_\_
- High fire roof coverings, valleys, gutters \_\_\_\_\_

**COLOR AND MATERIAL BOARDS**

Sheet # \_\_\_\_\_

- Paint and Stain Color Names and Numbers \_\_\_\_\_
- Material Type, Brand and Inventory Number \_\_\_\_\_

**LANDSCAPE PLAN**

Sheet # \_\_\_\_\_

Sheet # \_\_\_\_\_

- |   |   |
|---|---|
| <input type="checkbox"/> Irrigation Plan _____            | <input type="checkbox"/> High Fire/Defensible Space _____       |
| <input type="checkbox"/> Plant Species/Number/Sizes _____ | <input type="checkbox"/> Water Conservation Standards _____     |
| <input type="checkbox"/> Planters, Pots, Furniture _____  | <input type="checkbox"/> Site Walls (materials and color) _____ |
| <input type="checkbox"/> Paving Materials _____           | <input type="checkbox"/> Backflow Device _____                  |
| <input type="checkbox"/> Erosion Control Measures _____   | <input type="checkbox"/> Rooftop Garden/Landscaped Roof _____   |

**Storm Water Management Program (SWMP)**

Sheet # \_\_\_\_\_

- Location of filtration devices \_\_\_\_\_
- Cross-section details \_\_\_\_\_
- Drainage flow from all impervious areas \_\_\_\_\_
- Amounts of new, replaced, or removed impervious areas \_\_\_\_\_
- Hydrology/Storm Water Report \_\_\_\_\_