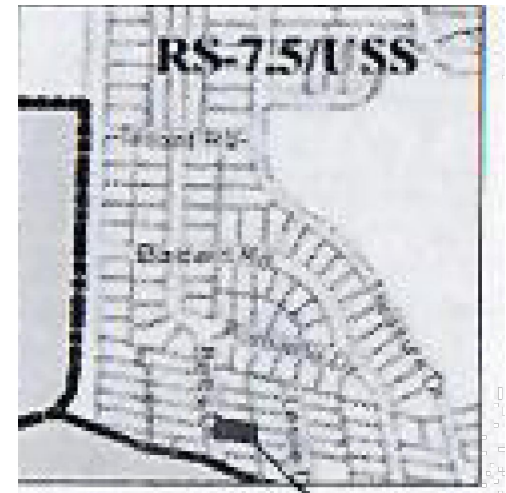


# 22 BETTY DRIVE

## SANTA BARBARA, CA 93105

### PROPOSED NEW DECK AND LOWER PATIO



22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN**   
 NOT TO SCALE

#### AGENCY CONTACT

**CITY OF SANTA BARBARA:**  
 COMMUNITY DEVELOPMENT  
 630 GARDEN STREET  
 SANTA BARBARA, CA 93101  
 BUILDING DEPT: (805) 564-5485

**ELECTRICAL AGENCY:**  
 SOUTHERN CALIFORNIA EDISON  
 333 LOVE PLACE  
 SANTA BARBARA, CA 93117  
 (805) 683-5252

**GAS AGENCY: SOUTHERN CALIFORNIA GAS**  
 P.O. BOX 6466  
 SANTA BARBARA, CA 93160-6466  
 (805) 681-8060

**WATER AGENCY: CITY OF SANTA BARBARA**  
 PUBLIC WORKS DEPT.  
 630 GARDEN STREET  
 SANTA BARBARA, CA 93101

**SEWER AGENCY: CITY OF SANTA BARBARA**  
 PUBLIC WORKS DEPT.  
 630 GARDEN STREET  
 SANTA BARBARA, CA 93101

#### GENERAL REQUIREMENTS

All work shall be performed in a professional workmanlike manner by a licensed contractor and shall comply with the following:

- These General notes unless otherwise noted on plans or specifications.
- This project shall comply with:
  - 2022 California Building Code (Title 24)
  - 2022 CRC (or current edition)
  - 2022 CMC (or current edition)
  - 2022 CPC (or current edition)
  - 2022 CEC (or current edition)
  - California Efficiency Standards
  - California Green Building Standards 2022 (Cal Green) or current
  - S.B. New Zoning Ordinance TITLE 30
  - City of Santa Barbara Ordinance No. 5919
- All applicable Local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
- Standard Specifications of ASTM.
- In case of conflicts, the more stringent requirements shall govern.
- "Or Equal": the Contractor shall submit for the Designer's and Builder's approval all materials or equipment which is considered "or equal" to that specified.

- On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-contractors. Noted dimensions to take precedence over scale. Each Contractor and Subcontractor shall report to designer and Project Architect all Conditions which prevent the proper execution of their work. Client's Architect and Project Superintendent to be notified immediately by Contractor and Sub-Contractor should any discrepancy, error, omission, addition, or other question arise pertaining to the working drawings and/or specifications. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.
- Sub-contractor shall: Insure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged by Sub-contractor performance. Sub-contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work.
- All Sub-contractor workmanship will be of quality to pass inspections by local authorities, lending institutions, Architect or Builder. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
- The Contractor shall, at all times, provide protection against weather, rain, wind, storms, heat or breakage so as to maintain all work, materials, apparatus, and fixtures free from injury or damage. The contractor shall at all times keep the premises free from all accumulations of waste material or rubbish caused by his employees, and at the completion of the work shall remove all rubbish, debris, equipment and surplus materials belonging to him from in and about the building and leave work site "broom clean". At the end of the day's work, all work likely to be damaged shall be covered. Any work damaged due to failure of protection as defined above shall be removed and replaced with new work at the Contractor's expense. Each Sub-contractor, unless specifically exempted by the terms of his sub-contract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Sub-contractors.
- Builder will determine how soon after Sub-contractor completes each phase of his work that trash and debris will be removed from the site.
- Workmanship: Compliance with drawings and/or specifications with regard to materials and methods of assembly will not, in itself, assure acceptance of the scale. Of equal importance is good workmanship, the lack of which will be sufficient cause to refuse acceptance of the work.



#### SITE DETAILS

**Project Address:** 22 Betty Drive, Santa Barbara, CA 93105  
**Assessor's Parcel Number (APN):** 051-352-010  
**Zoning District:** RS-7.5/USS (SBMC Title 30)  
**General Plan/Coastal Land Use Plan:** Low Density Residential (5 du/acre)  
**Lot Size:** 0.12 acres; approx. 5,272 sq.ft.  
**Average Slope:** 23%  
**General Plan Area:** Upper State Street Area  
**Use Classification:** Residential Single Unit  
**Sprinklered:** No  
**High Fire Hazard Area:** No  
**Hillside Design Area:** No  
**Flood Hazard Area:** No

#### PROJECT DESCRIPTION

- Proposal to construct a 542 square-foot wood deck, with a trellis, at the north and east elevations on a 5,673 square-foot lot developed with a 747 square-foot single unit residence and one-car garage. Repair of an existing concrete retaining wall, 14 feet in length, located at the northern property line, is also proposed as part of the project.
- Install (N) exterior doors to deck. Doorsto be T-24 compliant.

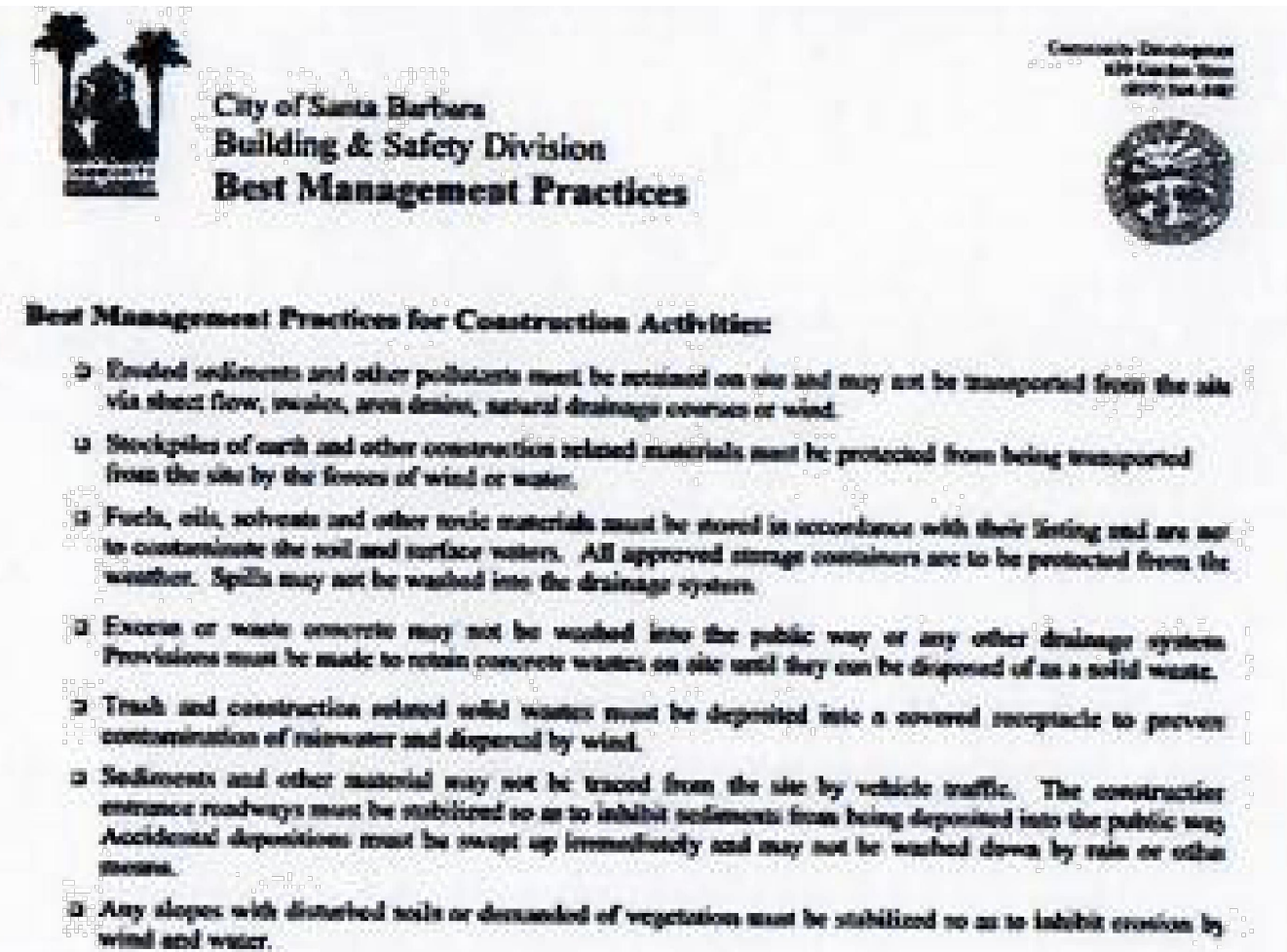
#### DESIGN GUIDELINE NOTES

- Per Single Family Residence Design Guidelines Sec. 36.2.4: Upper-story deck or balconies over 20 square-feet, shall be set back at least 15' from interior lot lines, when possible. The following design features are proposed to mitigate privacy impacts to adjacent residences:
- An existing 10' tall Pittosporum hedge is located along the northern property line in the area of the proposed deck.
  - An existing 10' tall Bougainvillea hedge is located along the southern property line in the area of the proposed deck.
  - A privacy screen, 9' in length and 6' in height, is proposed at the south face of the upper deck.

#### DEMOLITION NOTES

- Architect shall be notified of any discrepancy regarding non-bearing / bearing walls shall be removed without architect / structural engineer review and approval.
  - Demolition shall be limited to the specific days and hours of construction as set forth by the department of building and safety, county of Santa Barbara.
  - No demolition work shall be commenced prior to owner authorization of these plans, owner verification of extent of demolition, or county of Santa Barbara building department approval.
  - Structural items shown "to be removed" shall be verified with engineer for appropriate shoring (if applicable), notify architect immediately prior to removal of bearing walls.
  - Contractor shall verify all existing structural conditions prior to demolition.
  - Architect is not responsible for removal or abatement of lead paint or asbestos. Contractor shall provide removal and abatement per local jurisdiction requirements extreme care shall be taken regarding the removal of:
- FINISHES**  
**STRUCTURAL ELEMENTS**  
**MECHANICAL SYSTEMS**  
**PLUMBING SYSTEMS**  
**ELECTRICAL SYSTEMS**
- Extreme care shall be taken to verify all field conditions with architect and engineer prior to demolition.

#### BEST MANAGEMENT PRACTICES



#### SHEET INDEX

- T-1.0 Title Sheet / General Notes / Plot Plan
- A-1 Best Management Practices
- A-2 Site Plan - Proposed New Deck and Patio
- A-3 Site Plan - Proposed New Lower Patio
- A-4 Site Plan - Roof Plan, Deck and Pergola Rafters
- A-5 East Elevation and North Elevation - Existing
- A-6 West Elevation and South Elevation - Existing
- A-7 East Elevation - Proposed Removal, Proposed New Fenestration
- A-8 South and North Elevation - Proposed New Deck
- A-9 West Elevation, Basement Laundry Plumbing, Retaining Wall Details
- S-1 Foundation Plan
- S-2 Deck framing Plan
- S-3 Roof framing Plan
- S-4 Details

#### TIER COMPLIANCE

- TIER COMPLIANCE**
- IMPERVIOUS AND IMPERMEABLE AREA PROPOSED
- New Permeable Wood Deck Area: 689.
  - Proposed Removed Impervious Area: 391 Sq.Ft.
  - (E) Impervious Area to Remain: 2,567.14 Sq. Ft.

#### TIER 1 COMPLIANCE REMEDY

- Detach down spouts into gravel water catch.

#### (E) IMPERVIOUS TO REMAIN

Drive:	543.14 S.F.
Residence Roof:	895 S.F.
Upper Patio:	312.56 S.F.
Front Steps:	35 S.F.
Lower Patio:	366 S.F.
Lower Stairs:	56 S.F.
Lower Walkway:	173 S.F.
Upper Walkway:	187 S.F.

**TOTAL** 2,567.14 S.F.

08/10/2021	SUBMITTAL FOR REVIEW
05/03/2021	SUBMITTAL FOR REVIEW
04/19/2021	SUBMITTAL FOR REVIEW
Date	Description

Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocosco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK & LOWER PATIO

Sheet Title:  
 Title Sheet, General Notes, Plot Plan

Dwg By:  
 Ivonne L. Ibarra Architect  
 211 West Gutierrez Street  
 Santa Barbara, CA 93101

Date:  
 March 15, 2024

Scale:	Sheet No:
As Noted	1 of 14

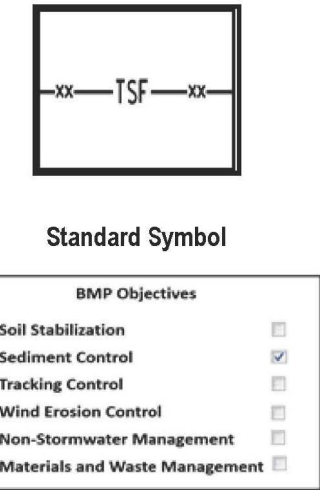
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# T-1



# Temporary Silt Fence

SC-1



## Definition and Purpose

A silt fence is a temporary linear sediment barrier of permeable fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff. Silt fences allow sediment to settle from runoff before water leaves the construction site.

## Appropriate Applications

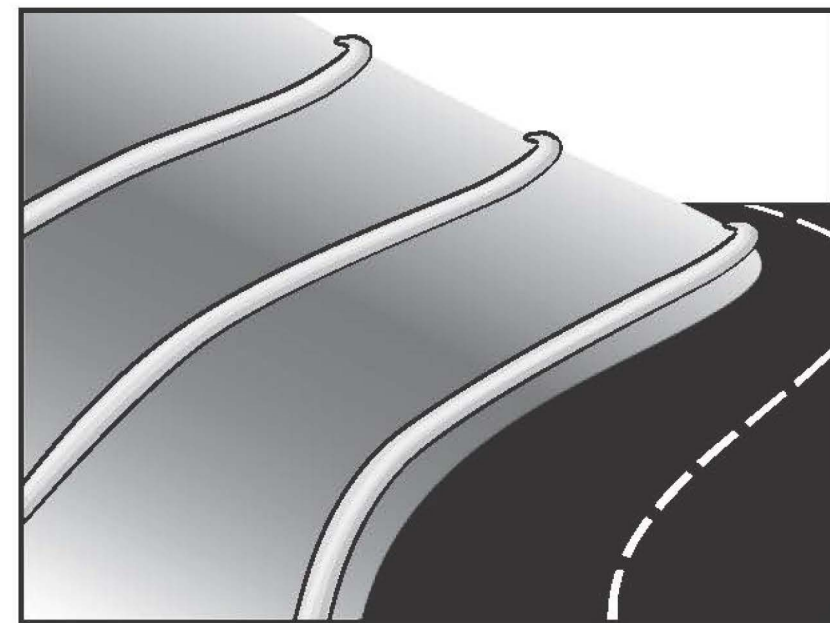
- Below the toe of exposed and erodible slopes.
- Down-slope of exposed soil areas.
- Around temporary stockpiles.
- Along streams and channels.
- Along the perimeter of a project.

## Limitations

- Not effective unless trenched and keyed in.
- Not intended for use as mid-slope protection on slopes greater than 4:1 (H:V).
- Must be maintained.
- Must be removed and disposed of.
- Don't use below slopes subject to creep, slumping, or landslides.

# Fiber Rolls

SE-5



- Categories**
- EC Erosion Control
  - SE Sediment Control
  - TC Tracking Control
  - WE Wind Erosion Control
  - NS Non-Stormwater Management Control
  - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
  - Secondary Category

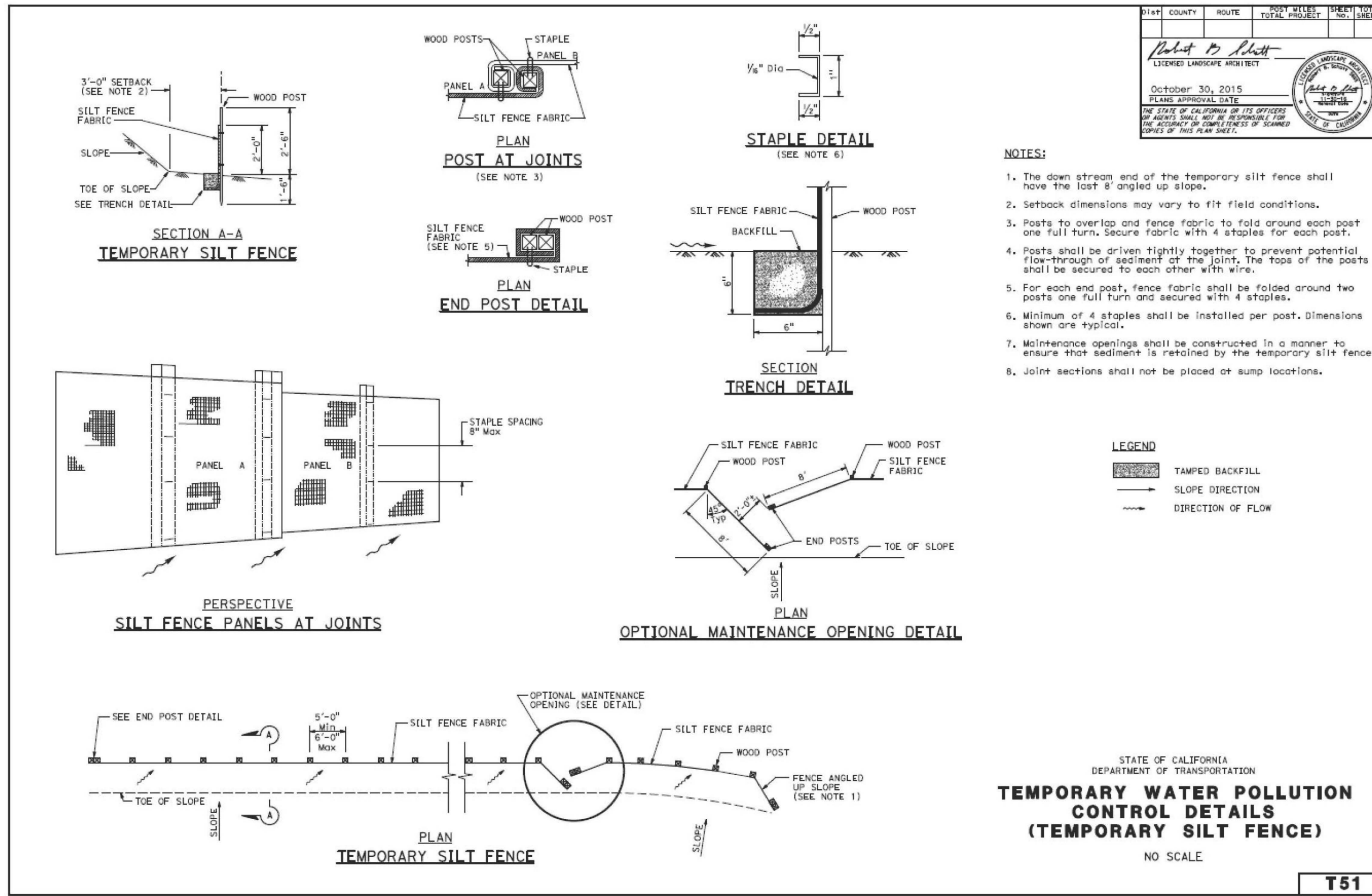
## Description and Purpose

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

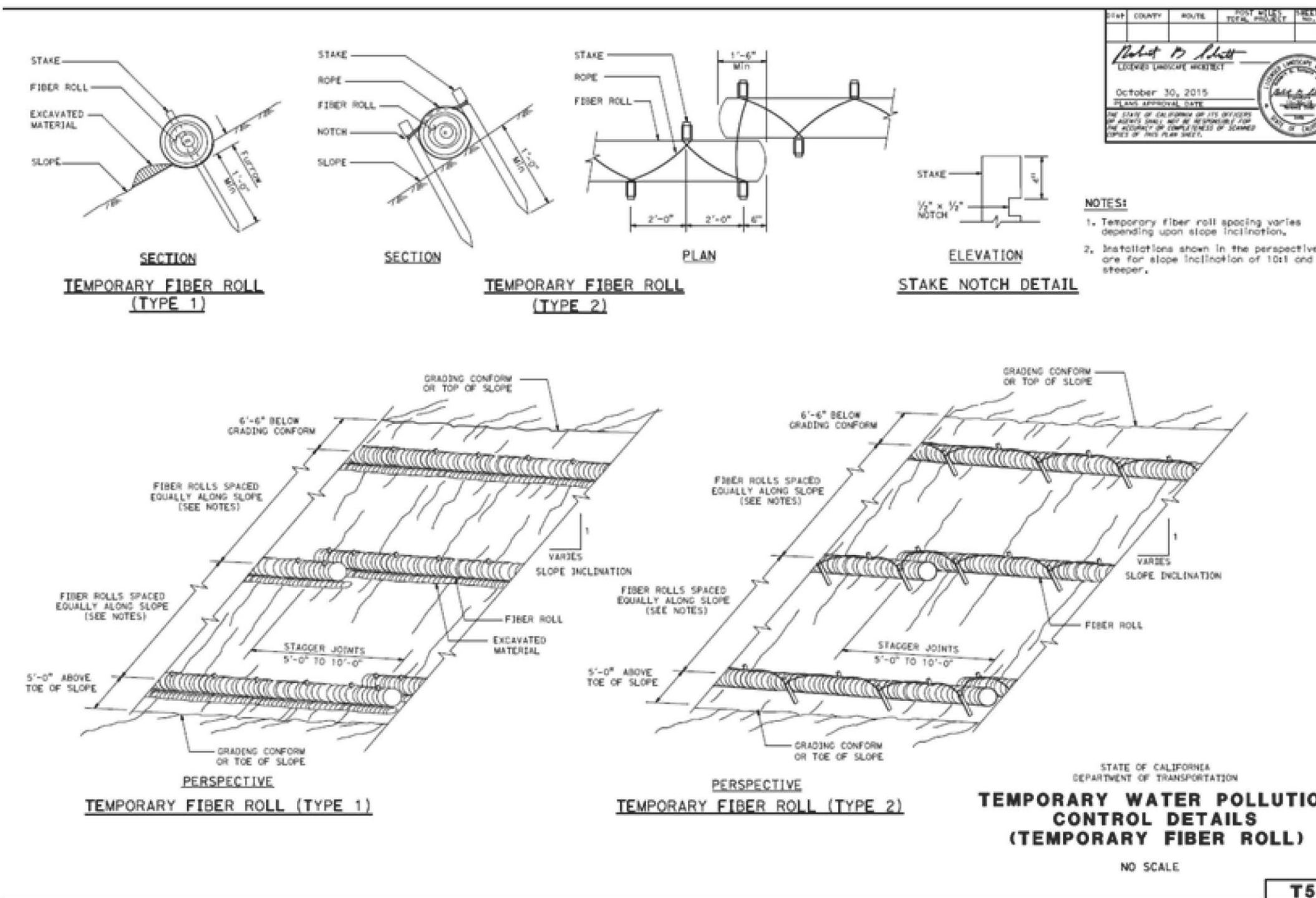
## Suitable Applications

- Fiber rolls may be suitable:
- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
  - At the end of a downward slope where it transitions to a steeper slope.
  - Along the perimeter of a project.
  - As check dams in unlined ditches with minimal grade.
  - Down-slope of exposed soil areas.
  - At operational storm drains as a form of inlet protection.

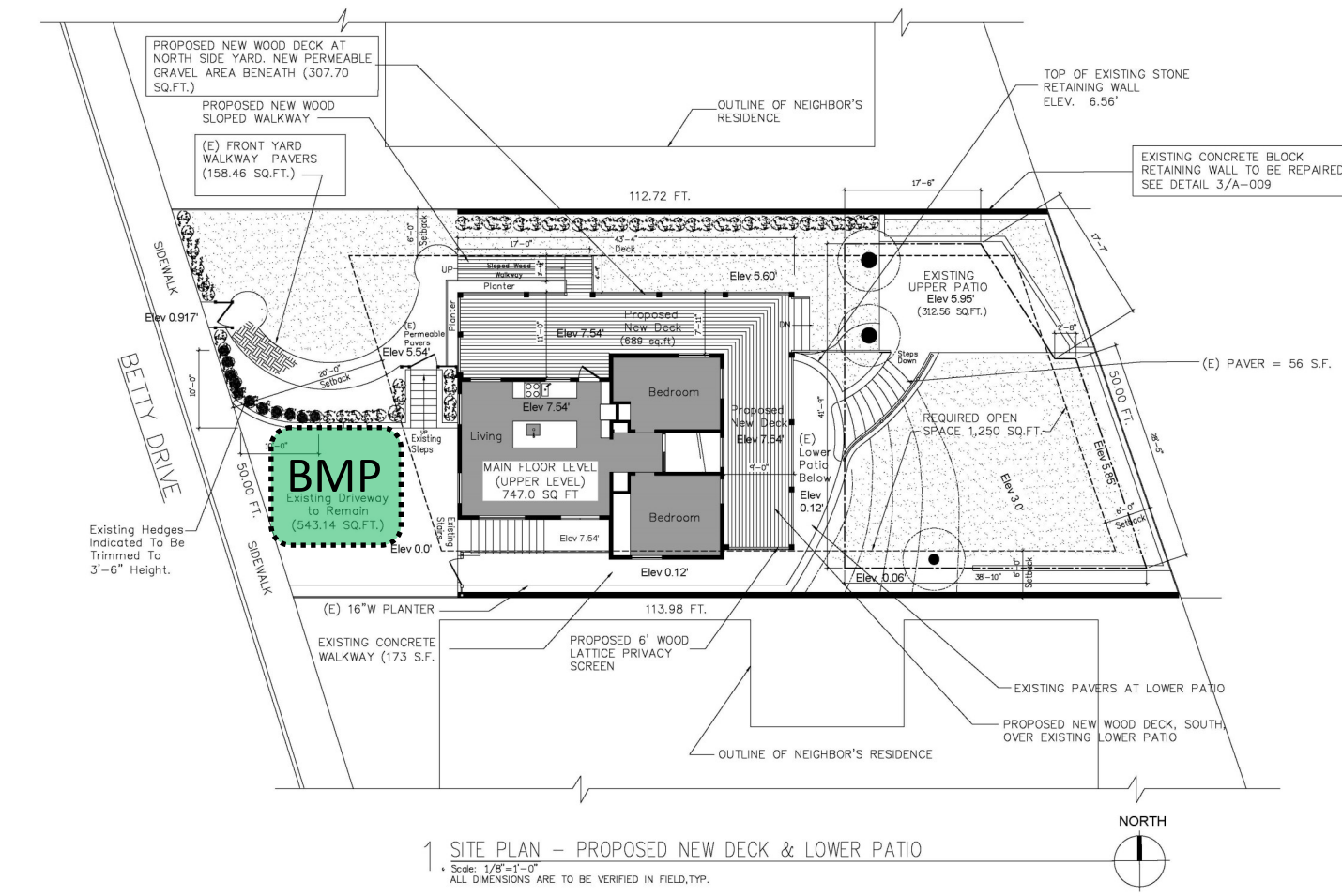
- Targeted Constituents**
- Sediment
  - Nutrients
  - Trash
  - Metals
  - Bacteria
  - Oil and Grease
  - Organics
- Potential Alternatives**
- SE-1 Silt Fence
  - SE-6 Gravel Bag Berm
  - SE-8 Sandbag Barrier
  - SE-14 Biofilter Bags



# Fiber Rolls



# Stabilized Construction Entrance/Exit TC-1



# BMP SITE LOCATION

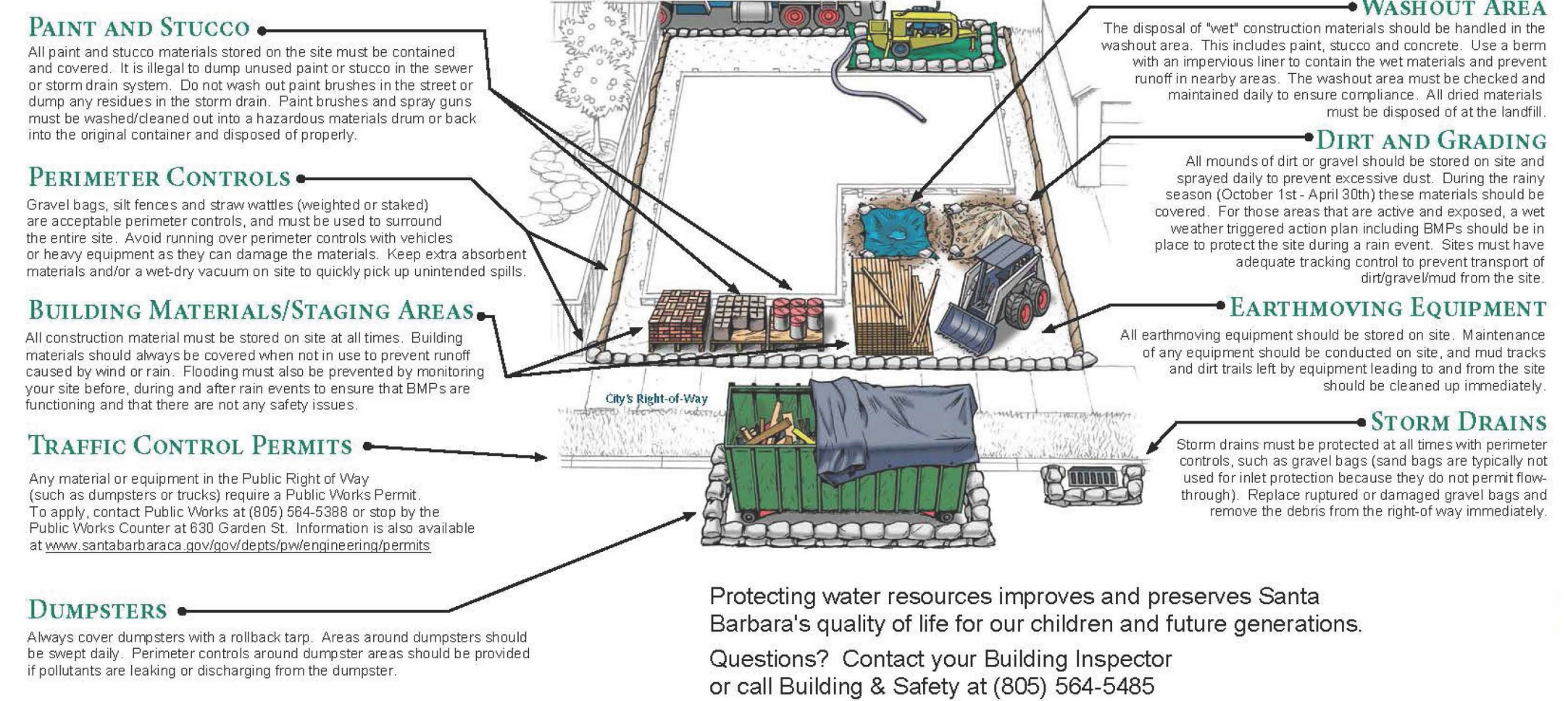


22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/US  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
 PLOT PLAN  
 NOT TO SCALE

# CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES IN THE CITY TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION

The City of Santa Barbara Building & Safety Division Erosion/Sedimentation Control Program SBMC 22.85.020 and SBMC 16.15.010 prohibit pollutant discharges at work sites from flowing into storm drains and polluting local creeks, water courses and the ocean. To stay in compliance and keep your project on schedule, make sure BMPs are in place and functioning. Sites must be checked and maintained daily.



Date	Description
08/10/2021	SUBMITTAL FOR REVIEW
05/03/2021	SUBMITTAL FOR REVIEW
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Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocosco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK & LOWER PATIO

Sheet Title:  
 BEST MANAGEMENT PLAN

Dwg By:  
 Ivonne L. Ibarra Architect  
 211 West Gutierrez Street  
 Santa Barbara, CA 93101

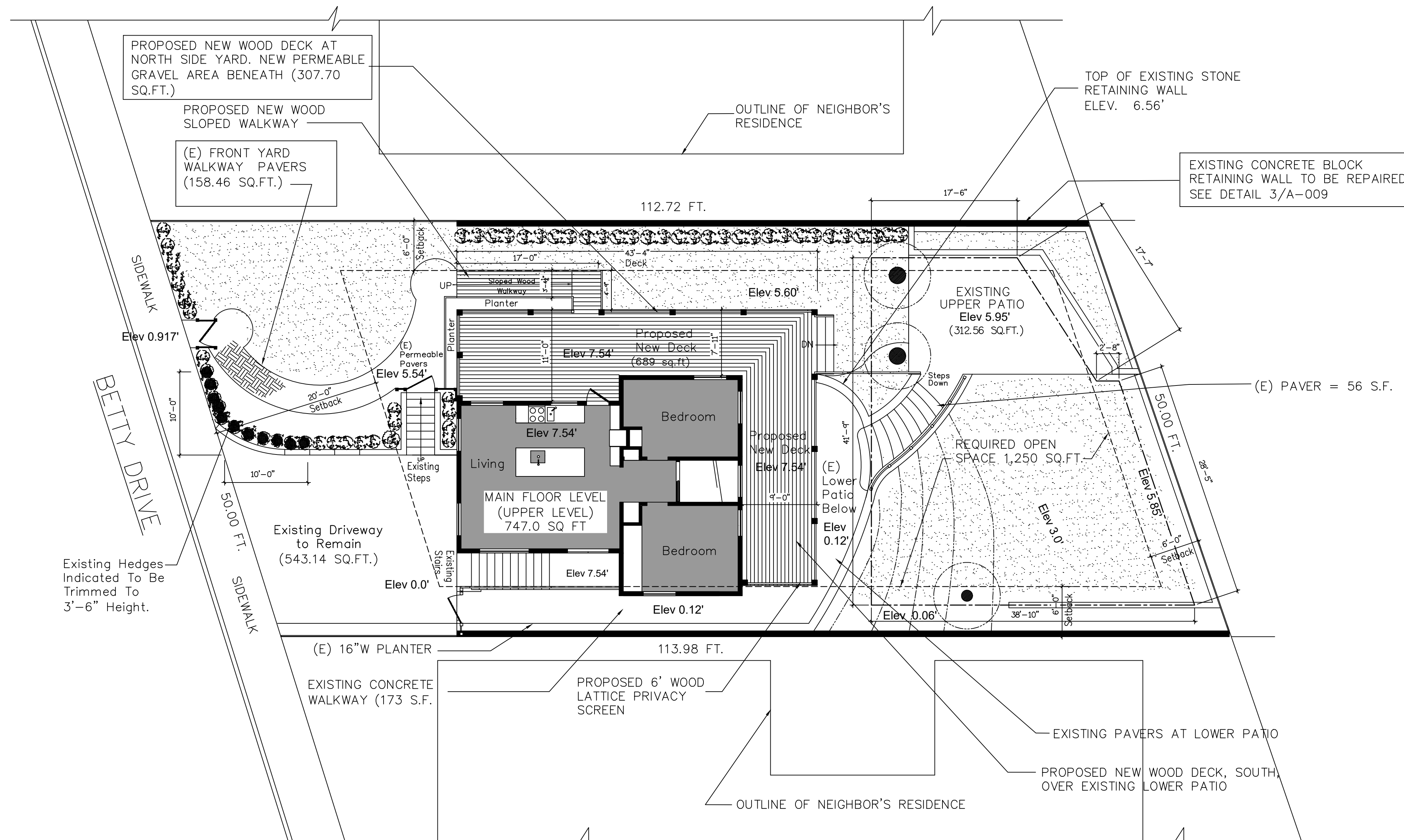
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 MARCH 15, 2024

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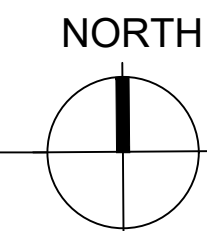
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A-1





1 SITE PLAN – PROPOSED NEW DECK & LOWER PATIO  
 Scale: 1/8"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



22 Betty Drive  
 Santa Barbara  
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 RESIDENTIAL  
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**PLOT PLAN** N  
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AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Roco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK & LOWER PATIO

Sheet Title:  
 Site Plan – Proposed New Deck & Patio

Dwg By:  
 Ivonne L. Ibarra Architect  
 211 West Gutierrez Street  
 Santa Barbara, CA 93101

Date:  
 MARCH 15, 2024

Scale:  
 As Noted

Sheet No:  
 3 of 14

Drawing No:

**A-2**



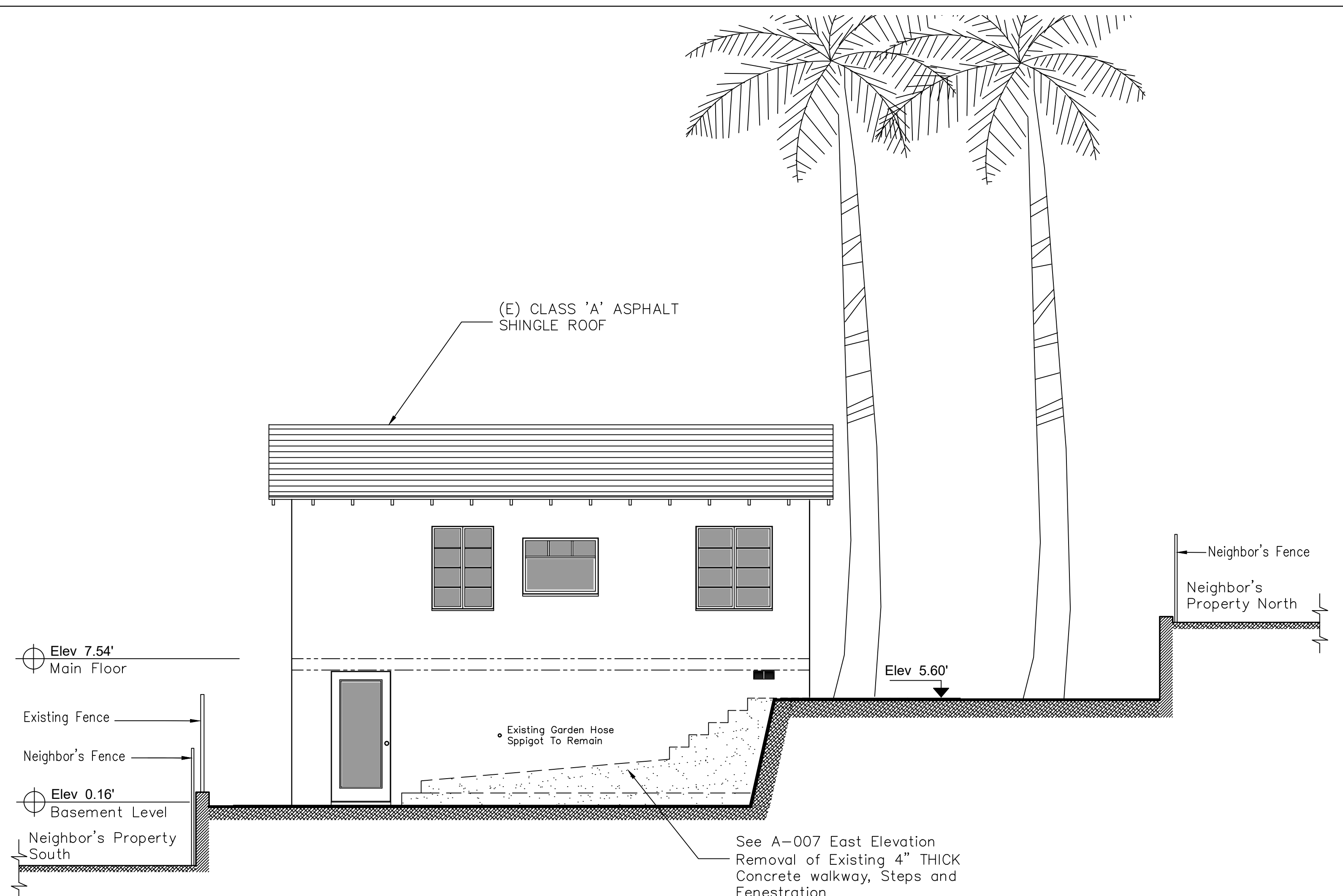






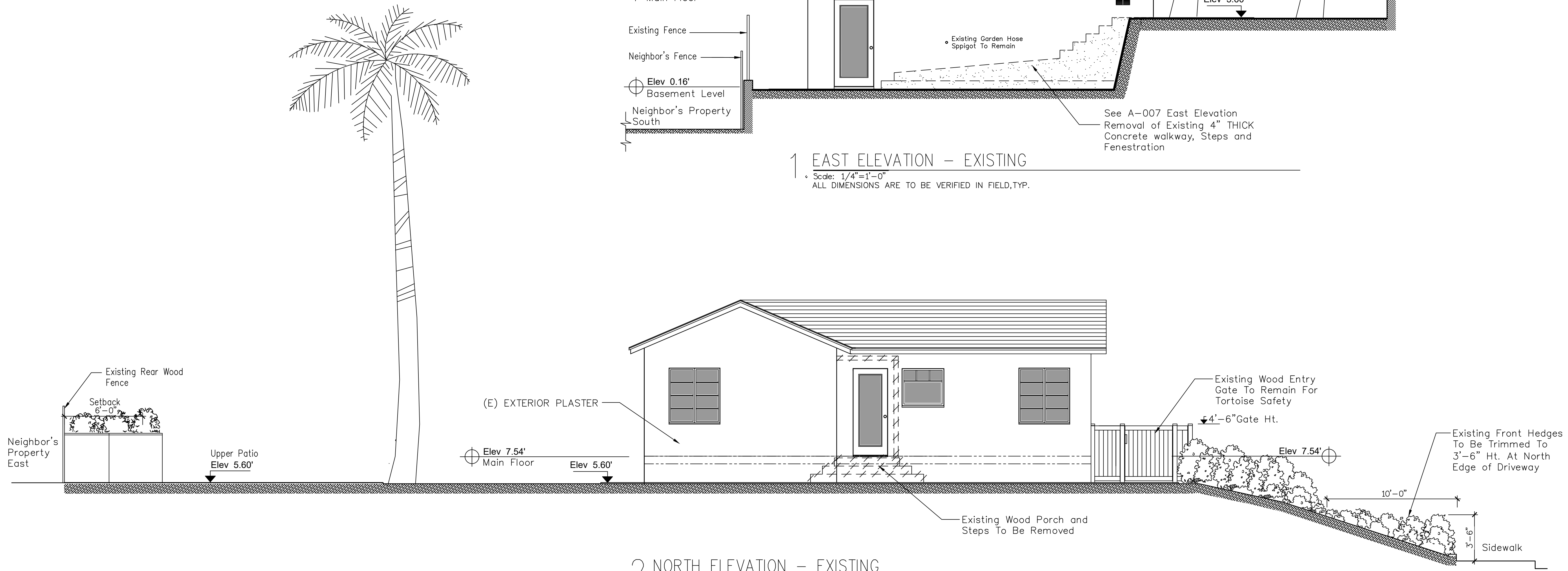


22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN** N  
 NOT TO SCALE



**1 EAST ELEVATION - EXISTING**

Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



**2 NORTH ELEVATION - EXISTING**

Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.

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05/03/2021	SUBMITTAL FOR REVIEW
04/19/2021	SUBMITTAL FOR REVIEW

Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocoso Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
**PROPOSED NEW DECK & LOWER PATIO**

Sheet Title:  
 East Elevation and North Elevation - Existing

Dwg By:  
 Ivonne L. Ibarra Architect  
 211 West Gutierrez Street  
 Santa Barbara, CA 93101

Date:  
**MARCH 15, 2024**

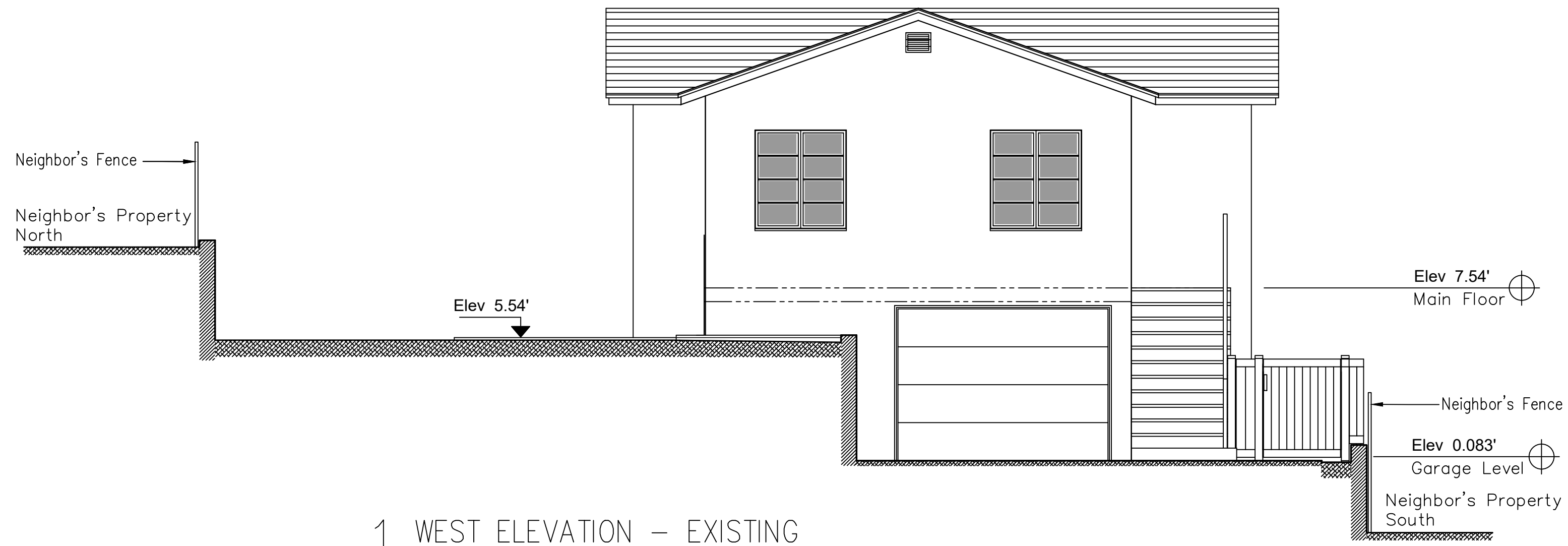
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Drawing No:  
**A-5**



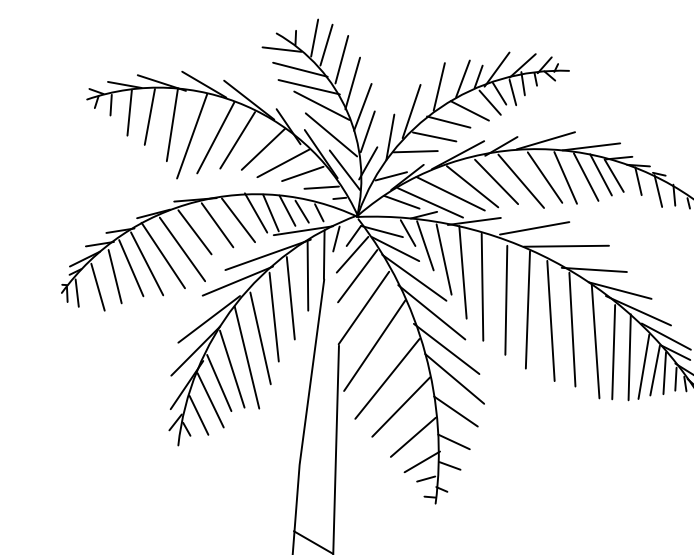


22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN** N  
 NOT TO SCALE



1 WEST ELEVATION – EXISTING

Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



2 SOUTH ELEVATION – EXISTING

Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.

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04/19/2021	SUBMITTAL FOR REVIEW

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 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocoso Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK  
 & LOWER PATIO

Sheet Title:  
 West Elevation and South  
 Elevation – Existing

Dwg By:  
 Ivonne L. Ibarra Architect  
 211 West Gutierrez Street  
 Santa Barbara, CA 93101

Date:  
 MARCH 15, 2024

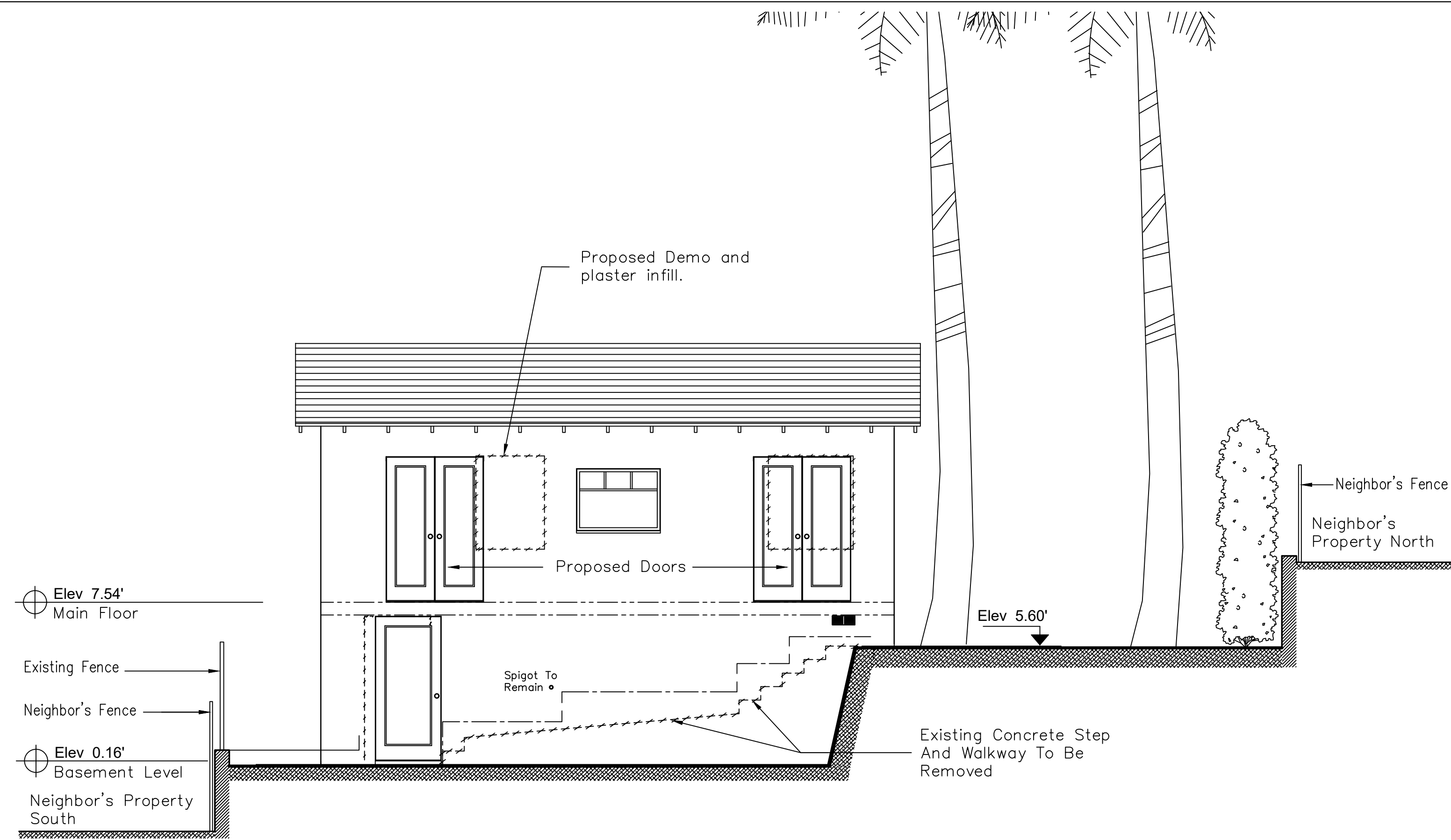
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Sheet No:  
 7 of 14

Drawing No:

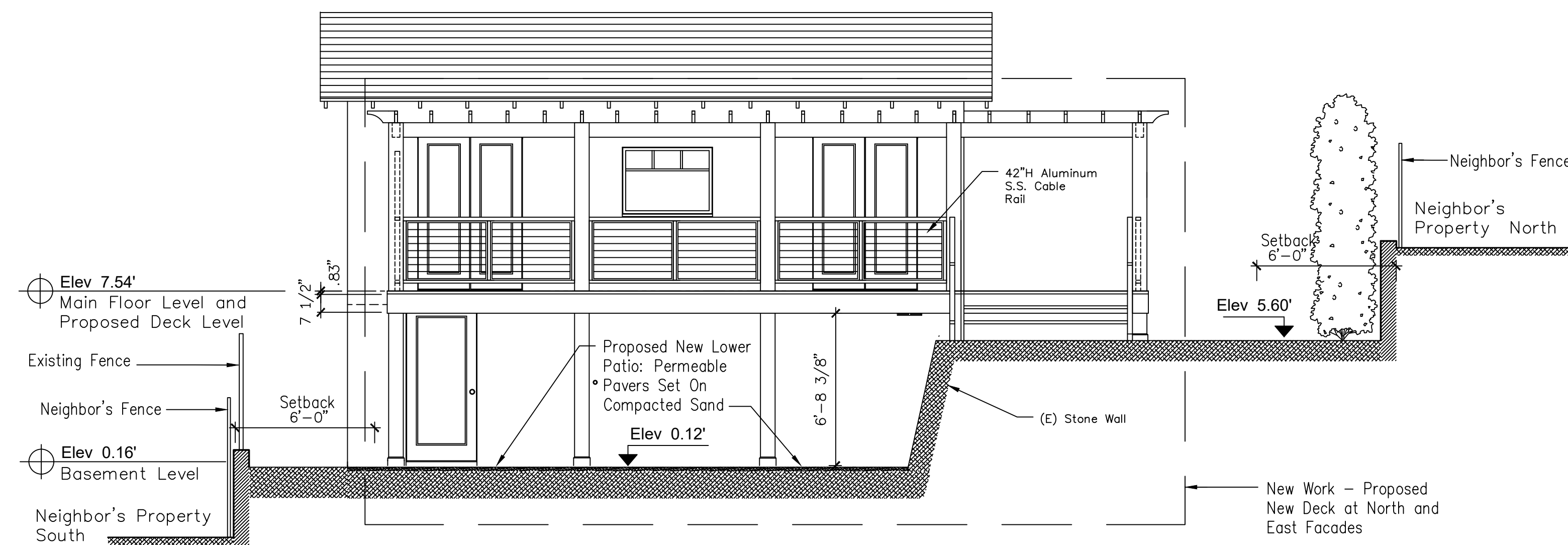
**A-6**





1 EAST ELEVATION – EXISTING TO BE REMOVED, PROPOSED NEW FENESTRATION

Scale: 1/4"=1'-0"  
ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



2 EAST ELEVATION – PROPOSED NEW DECK AND LOWER PATIO

Scale: 1/4"=1'-0"  
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22 Betty Drive  
Santa Barbara  
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AR/PE:  
Thomas C. McMahon  
TCM Architects  
5082 Rocosco Way  
Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
PROPOSED NEW DECK  
& LOWER PATIO

Sheet Title:  
East Elevation – Proposed  
Removal, Proposed New  
Fenestration

Dwg By:  
Ivonne L. Ibarra Architect  
211 West Gutierrez Street  
Santa Barbara, CA 93101

Date:  
MARCH 15, 2021

Scale:  
As Noted

Sheet No:  
8 of 14

Drawing No:

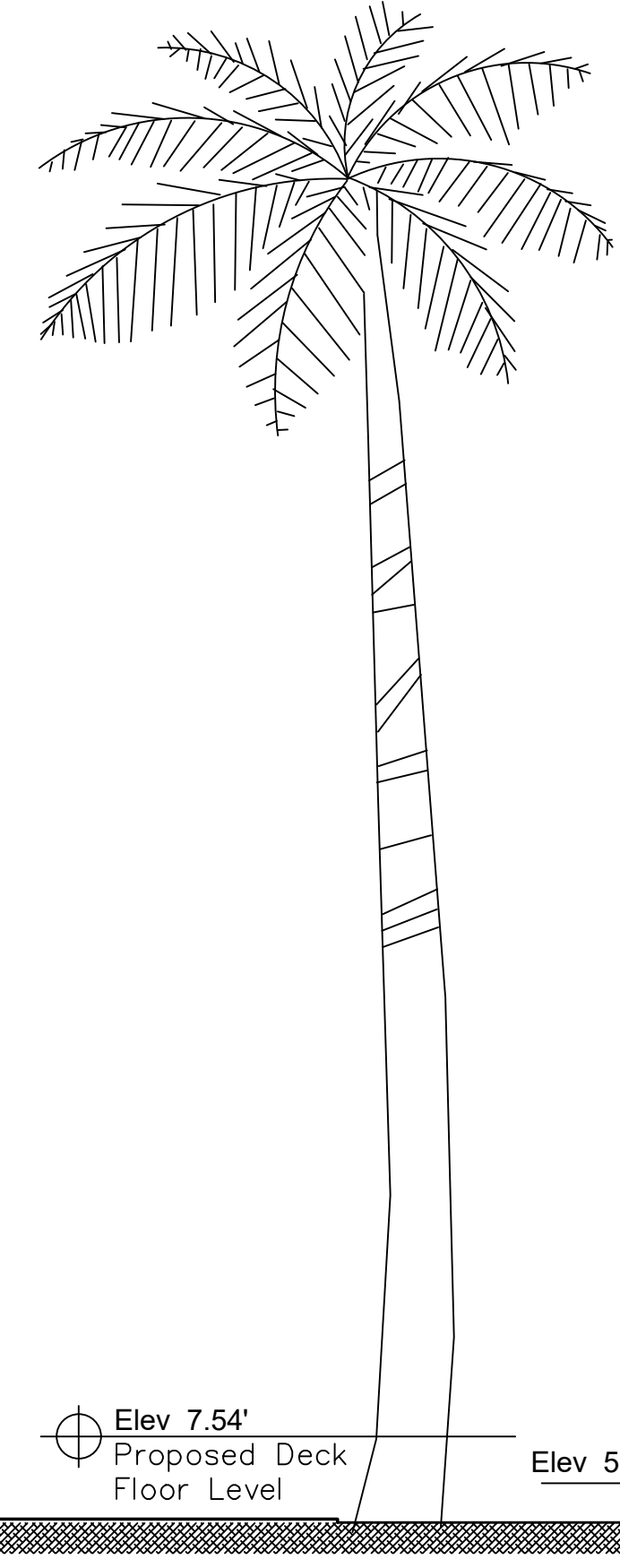
A-7





1 SOUTH ELEVATION – PROPOSED DECK AT EAST FACADE

Scale: 1/4"=1'-0"  
ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



2 NORTH ELEVATION – PROPOSED NEW DECK AND PERGOLA RAFTERS

Scale: 1/4"=1'-0"  
ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



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Santa Barbara  
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RESIDENTIAL  
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TCM Architects  
5082 Rocosco Way  
Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
PROPOSED NEW DECK  
& LOWER PATIO

Sheet Title:  
South & North Elevations  
Proposed New Deck

Dwg By:  
Ivonne L. Ibarra Architect  
211 West Gutierrez Street  
Santa Barbara, CA 93101

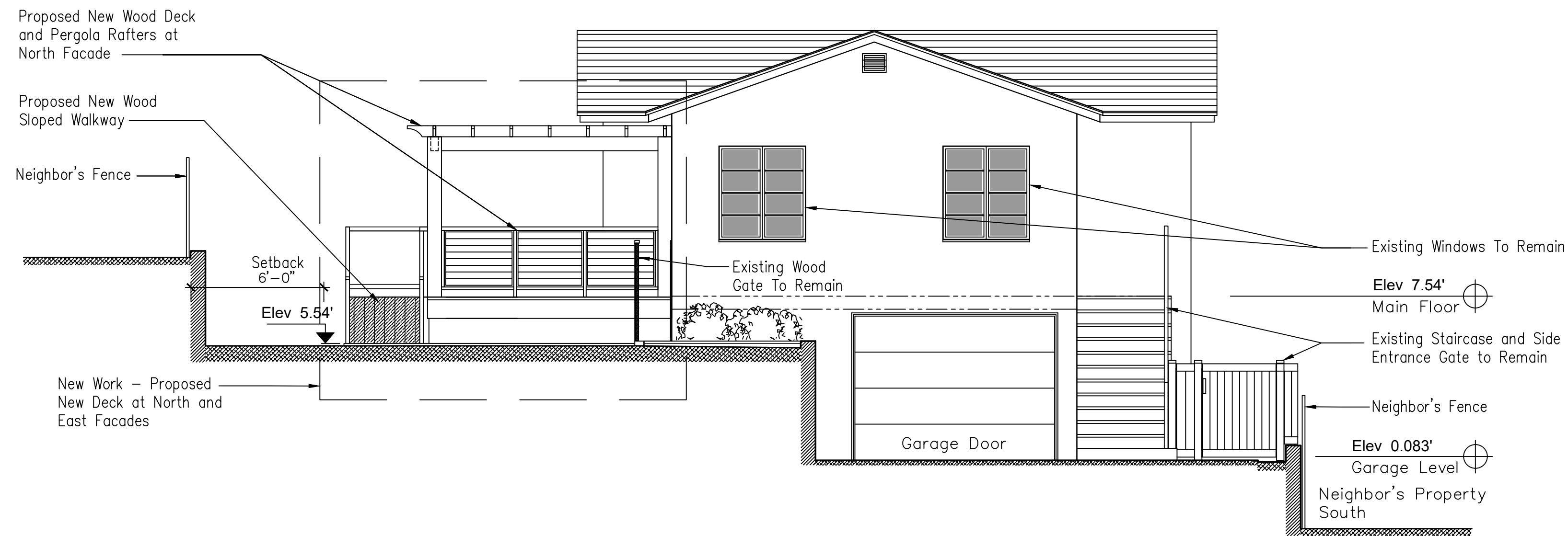
Date:  
MARCH 15, 2024

Scale: As Noted  
Sheet No: 9 of 14

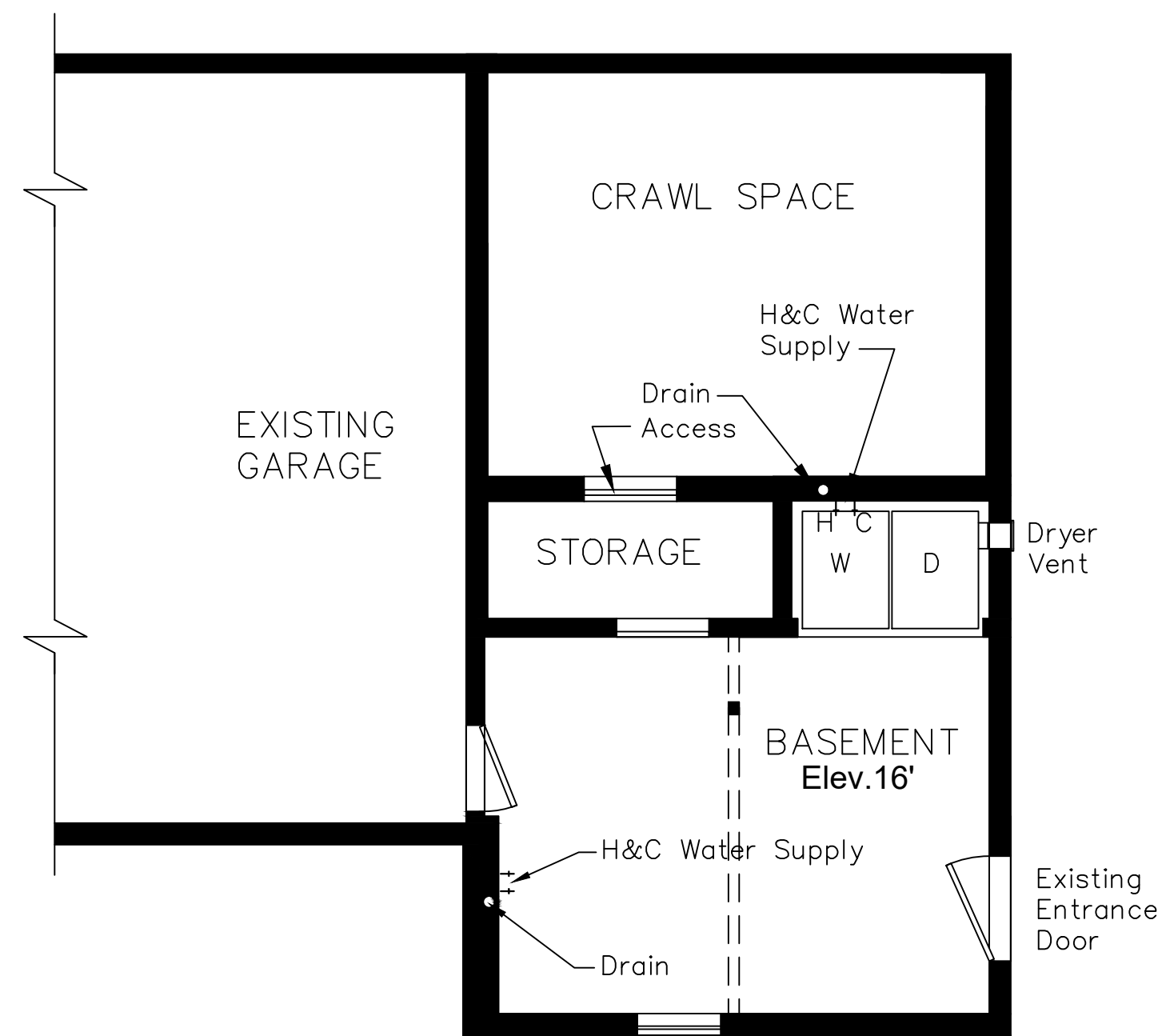
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A-8

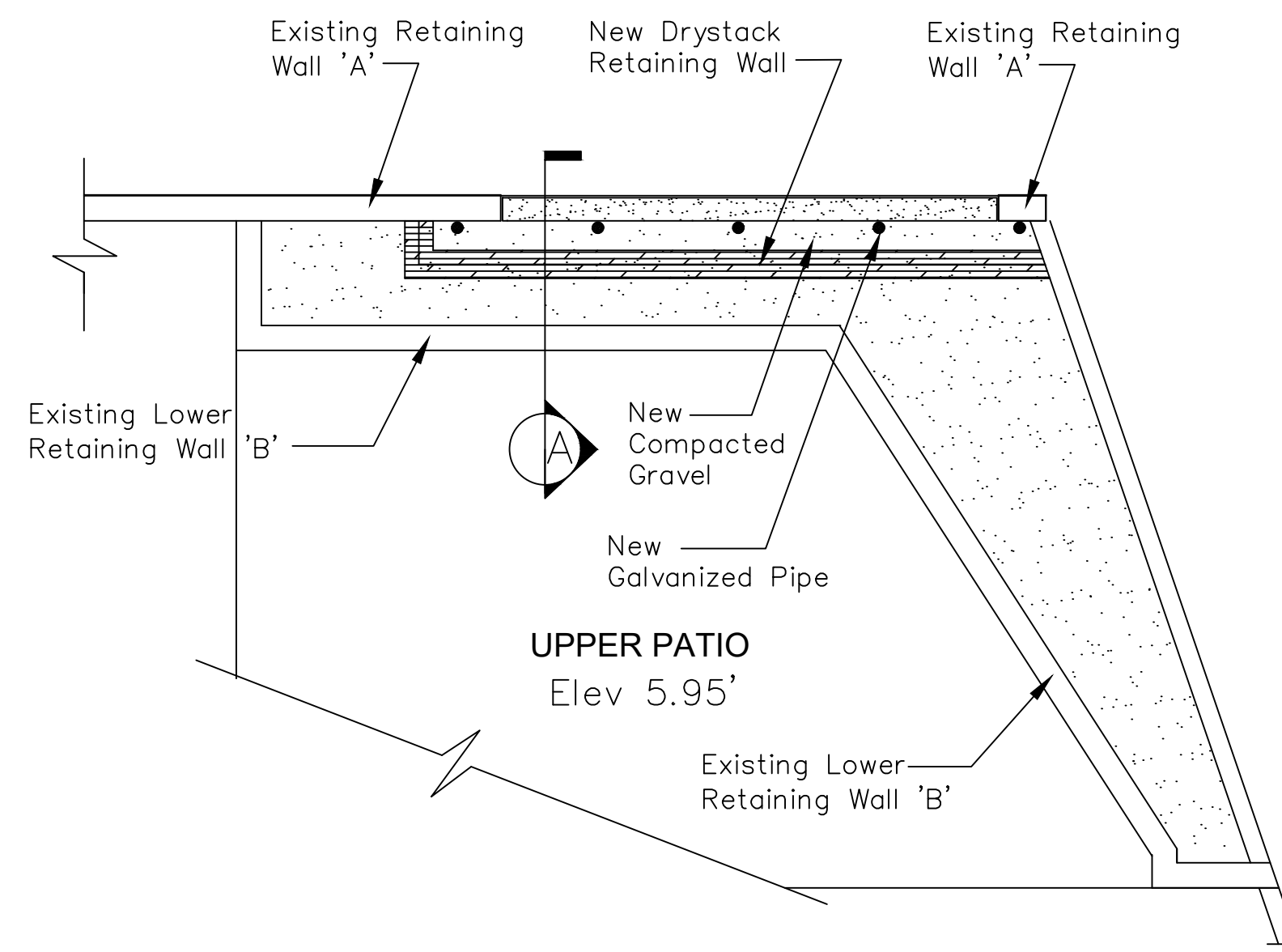




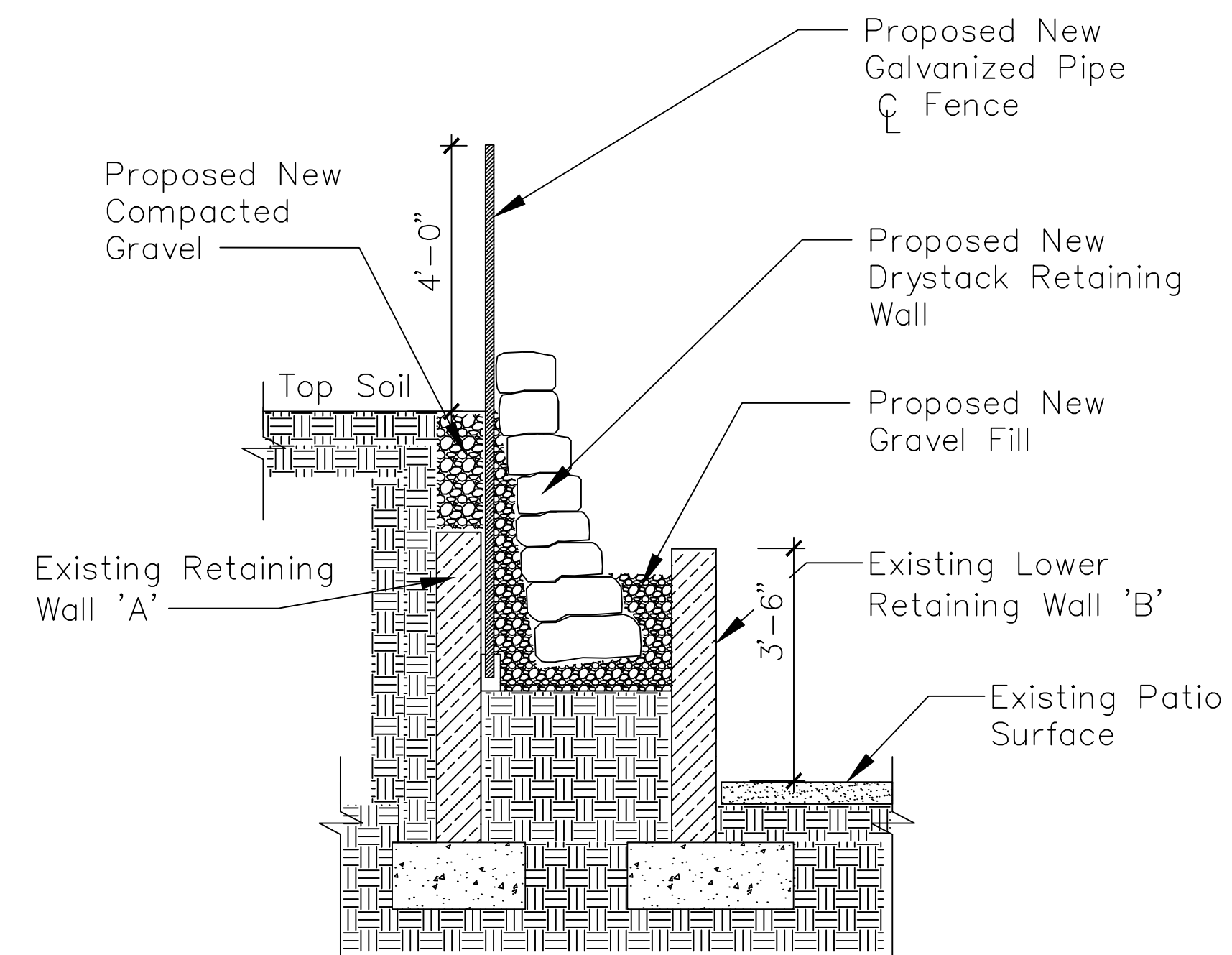
1 WEST ELEVATION – PROPOSED NORTH DECK AND PERGOLA RAFTERS  
 Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



2 BASEMENT – EXISTING LAUNDRY ROOM PLUMBING CONNECTIONS  
 Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



3 DETAIL – PROPOSED REPAIR OF REAR YARD RETAINING WALL  
 Scale: 1/4"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



A SECTION 'A' – PROPOSED RETAINING WALL REPAIR  
 Scale: 1/2"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



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 TCM Architects  
 5082 Rocosco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK  
 & LOWER PATIO

Sheet Title:  
 West Elevation  
 Basement Laundry Room  
 Retaining Wall Detail

Dwg By:  
 Ivonne L. Ibarra Architect  
 211 West Gutierrez Street  
 Santa Barbara, CA 93101

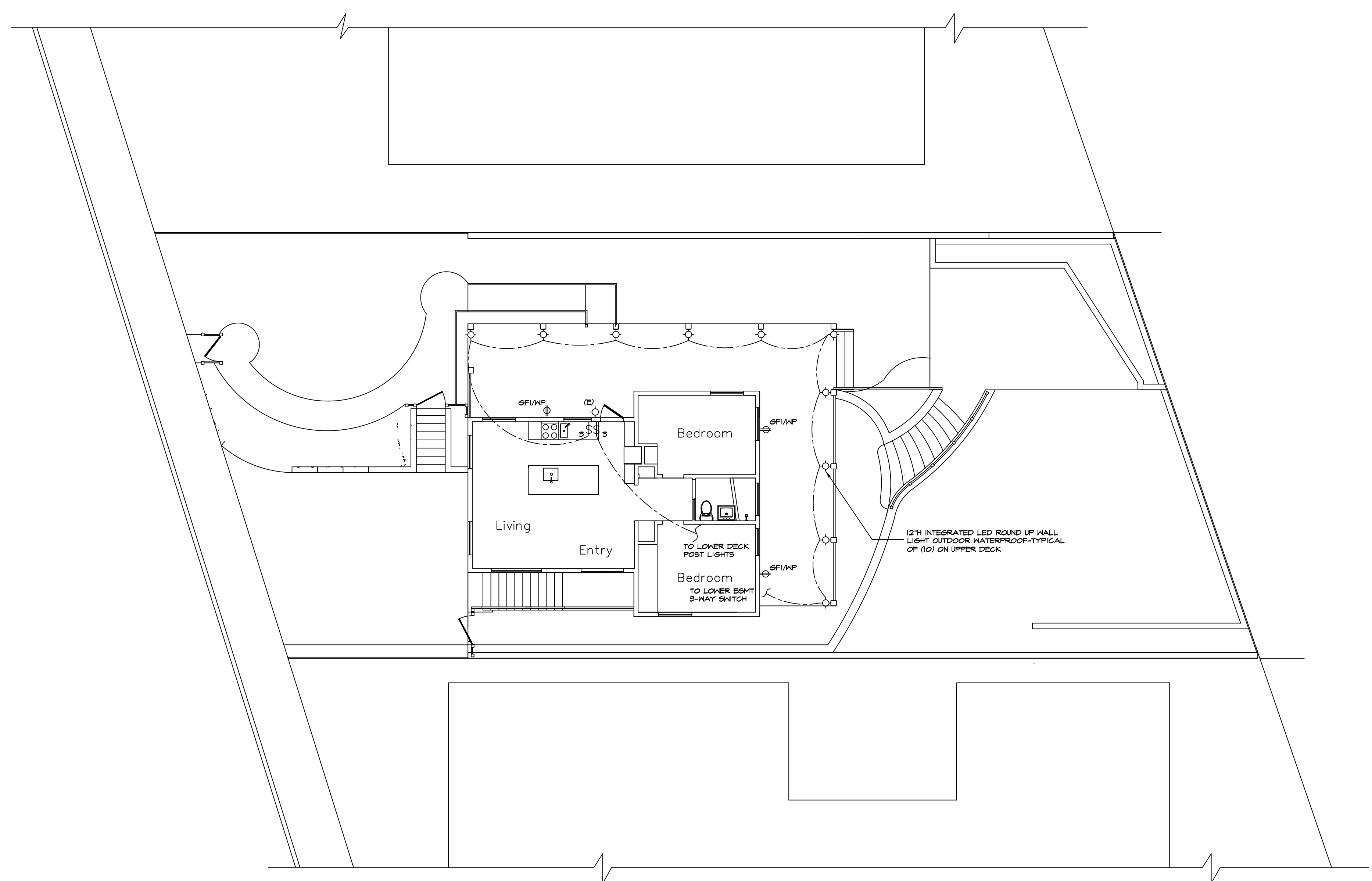
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 MARCH 15, 2024

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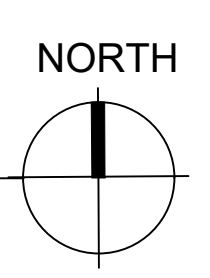
Drawing No:

A-9





1 UPPER DECK ELECTRICAL PLAN  
 • Scale: 1/8"=1'-0"



22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN** N  
 NOT TO SCALE

Date	Description

Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocosco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK  
 & LOWER PATIO

Sheet Title:  
 UPPER ELECTRICAL

Dwg By:  
 DL


Date:  
 March 28, 2024

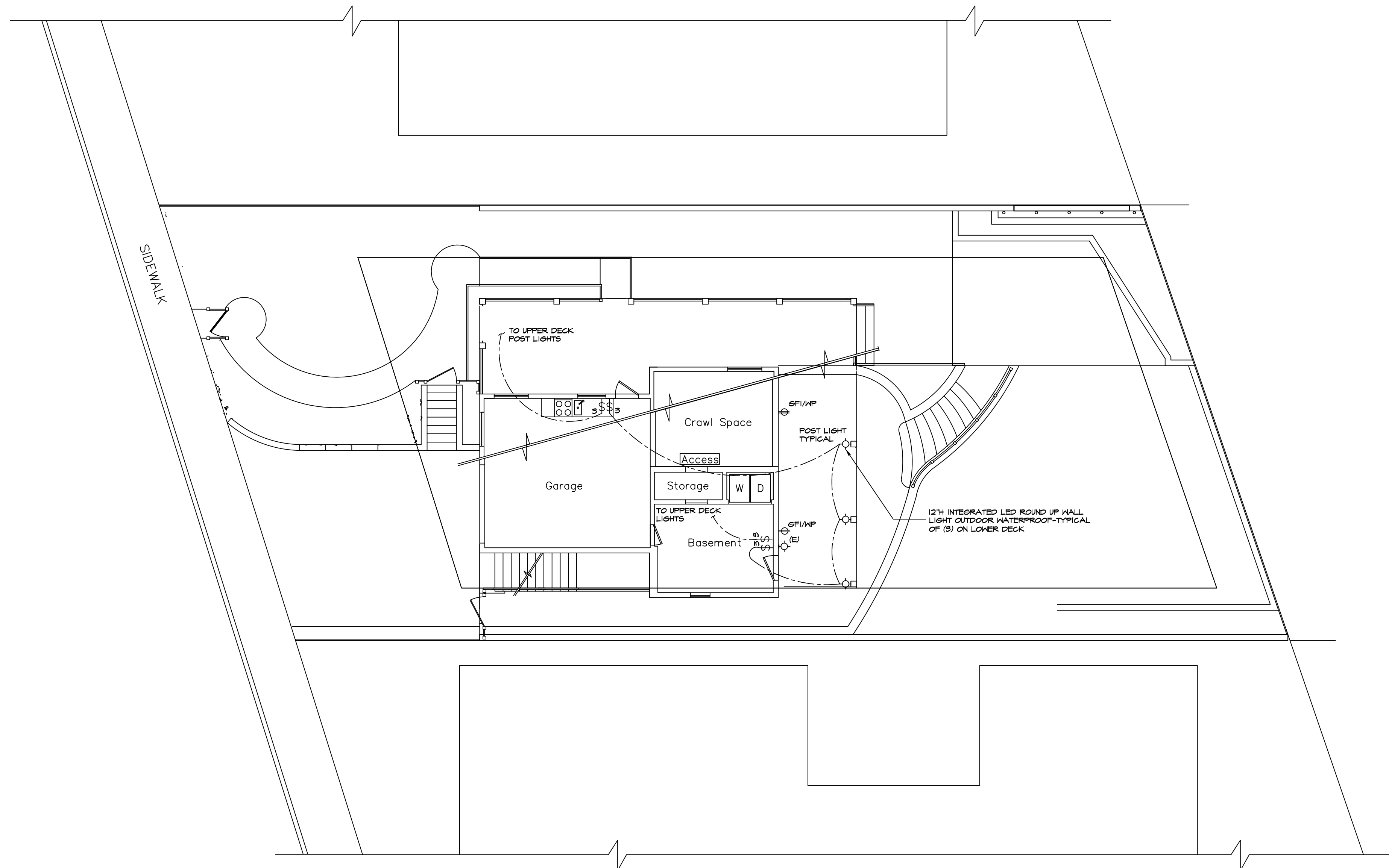
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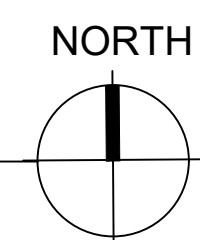




22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN**   
 NOT TO SCALE



1 LOWER DECK ELECTRICAL PLAN  
 Scale: 1/8"=1'-0"



Date	Description

Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocosco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK  
 & LOWER PATIO

Sheet Title:  
 LOWER ELECTRICAL

Dwg By:  
 DL

Date:  
 March 28, 2024

Scale: As Noted Sheet No: 13 of 14

Drawing No:  
**E-2**

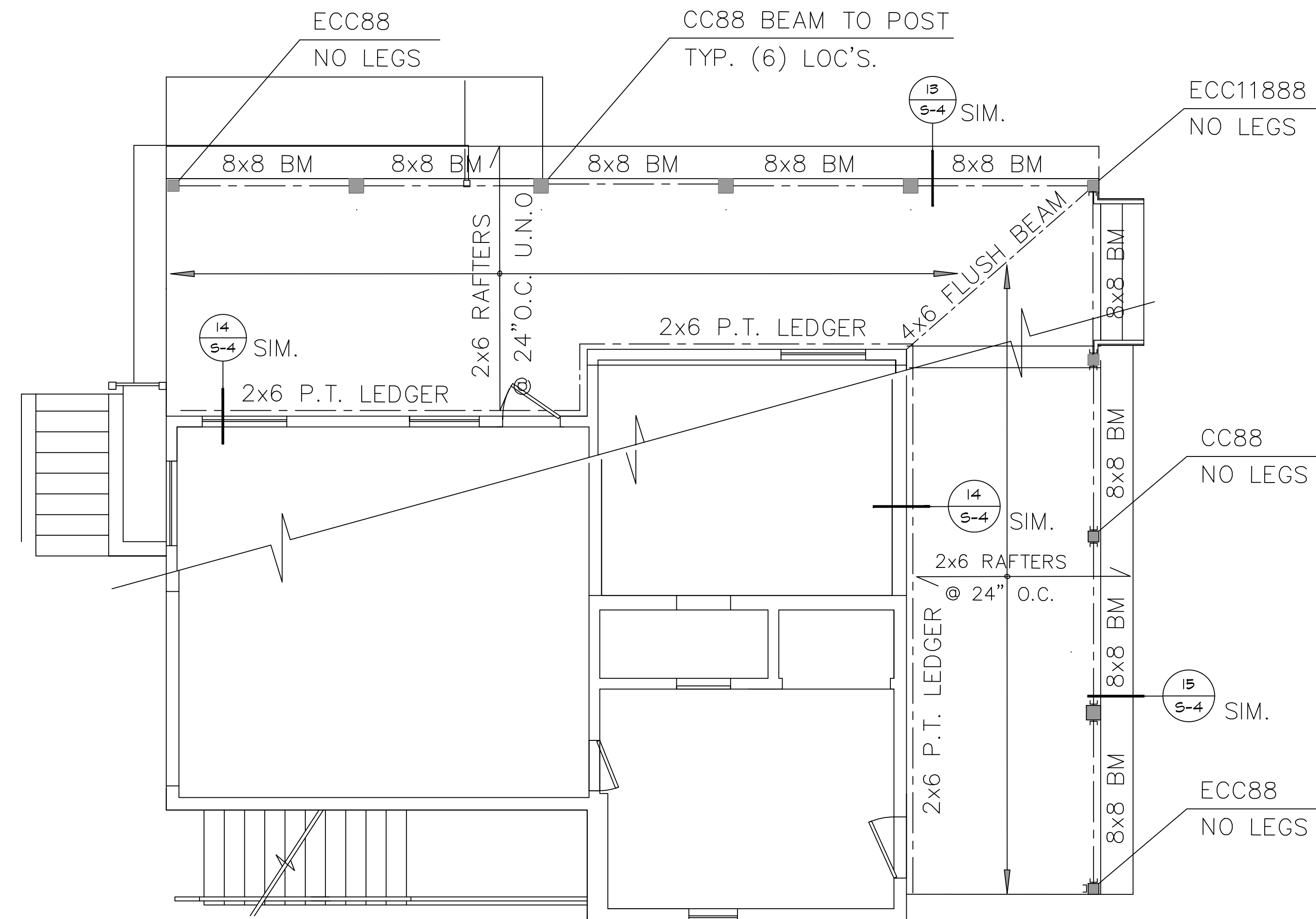












# 1 ROOF FRAMING PLAN

Scale: 1/8"=1'-0"  
 ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD, TYP.



22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN** N  
 NOT TO SCALE

Date	Description

Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocosco Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK  
 & LOWER PATIO

Sheet Title:  
 ROOF FRAMING PLAN

Dwg By:  
 DL

Date:  
 March 15, 2024

Scale: As Noted Sheet No: 13 of 14

Drawing No:  
**S-3**





22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN** N  
 NOT TO SCALE

Date	Description

Property Owner/Address:  
 Dr. Cynthia Copeland  
 Dr. Copeland Residence  
 22 Betty Drive  
 Santa Barbara, CA 93105

AR/PE:  
 Thomas C. McMahon  
 TCM Architects  
 5082 Rocoso Way  
 Santa Barbara, CA 93111

For Architect Stamp Only:

Project Title:  
 PROPOSED NEW DECK  
 & LOWER PATIO

Sheet Title:  
 DETAILS

Dwg By:  
 DJL

Date:  
 March 15, 2024

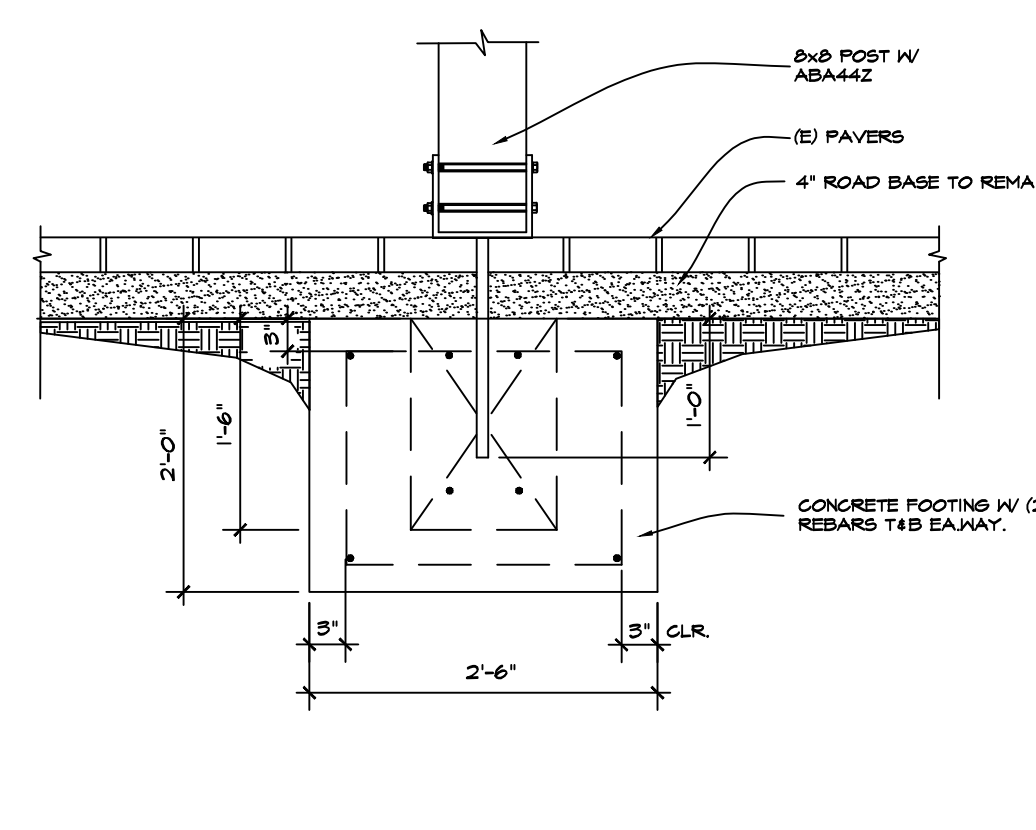
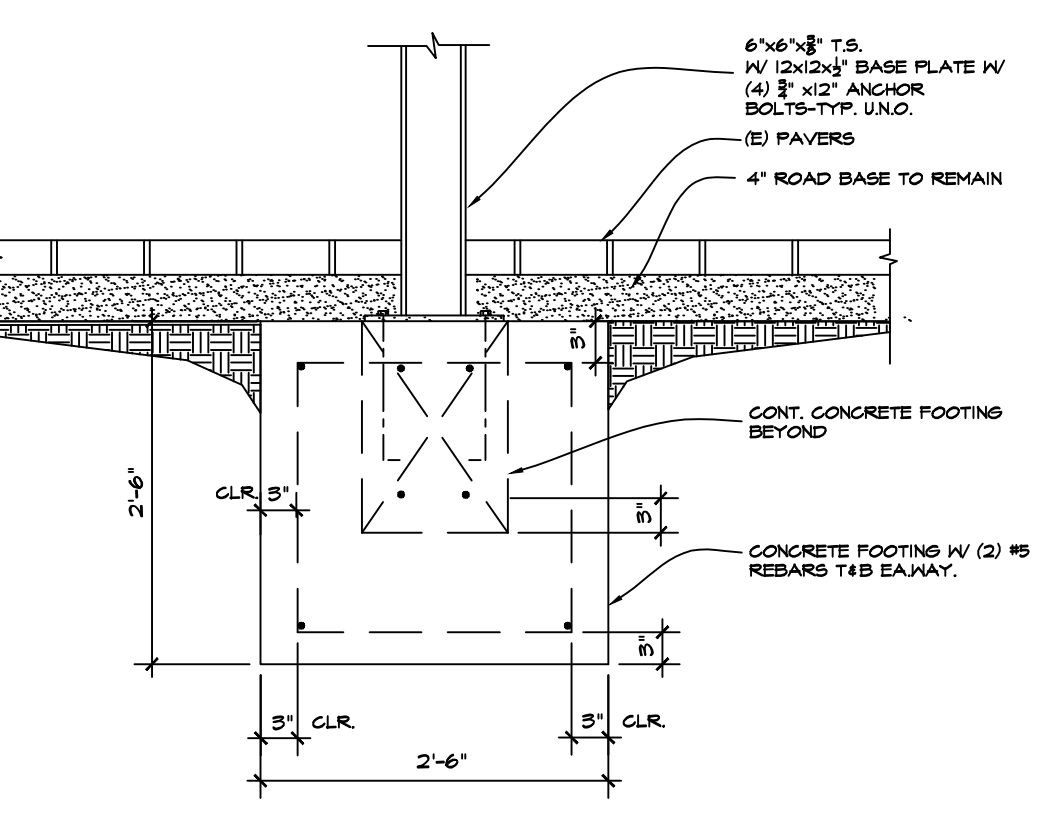
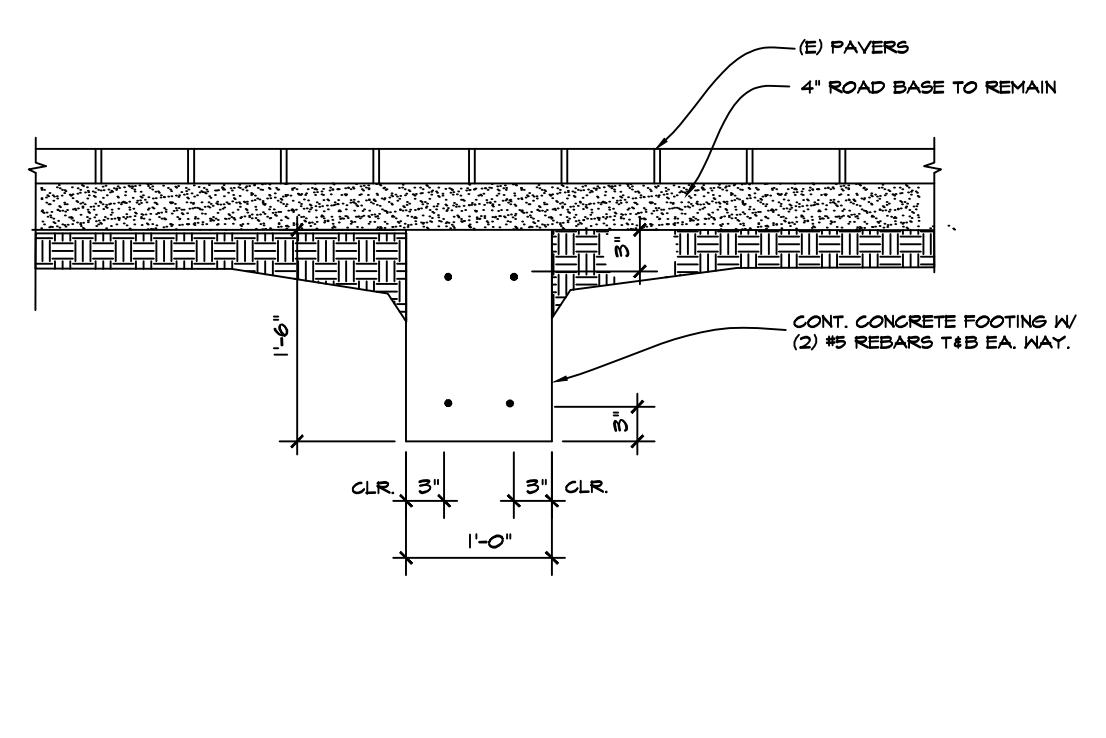
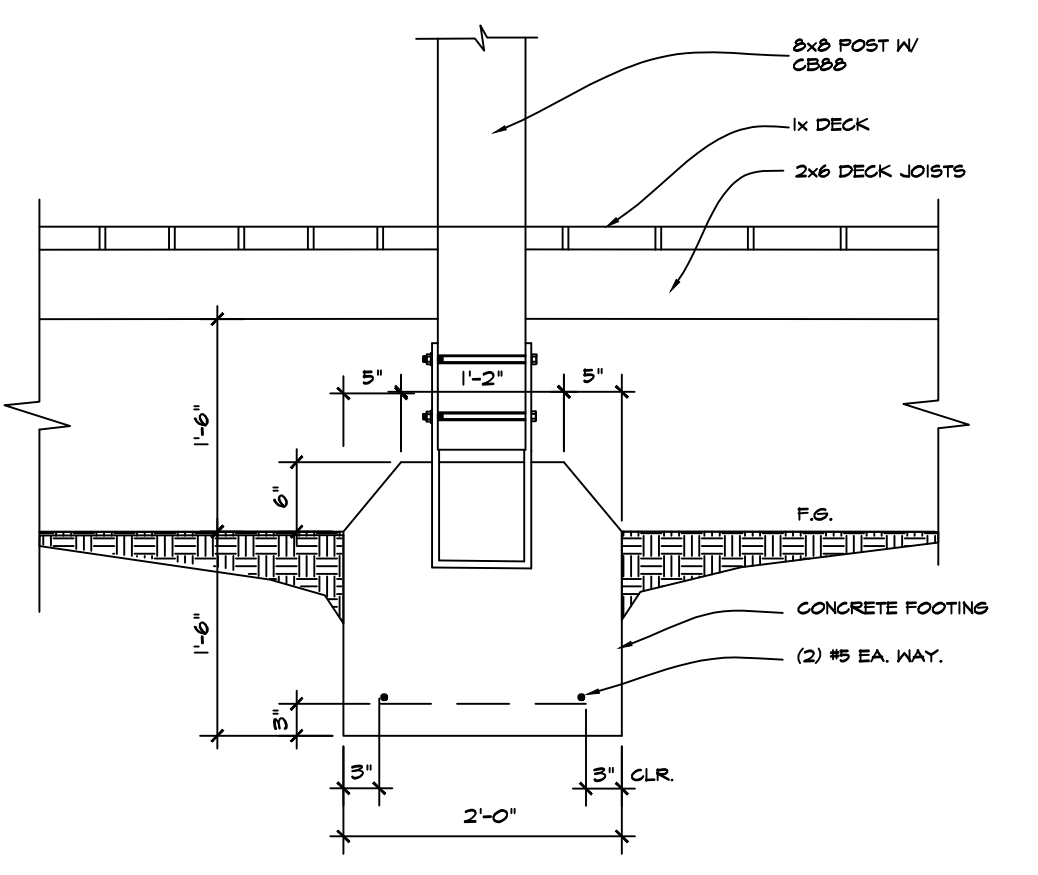
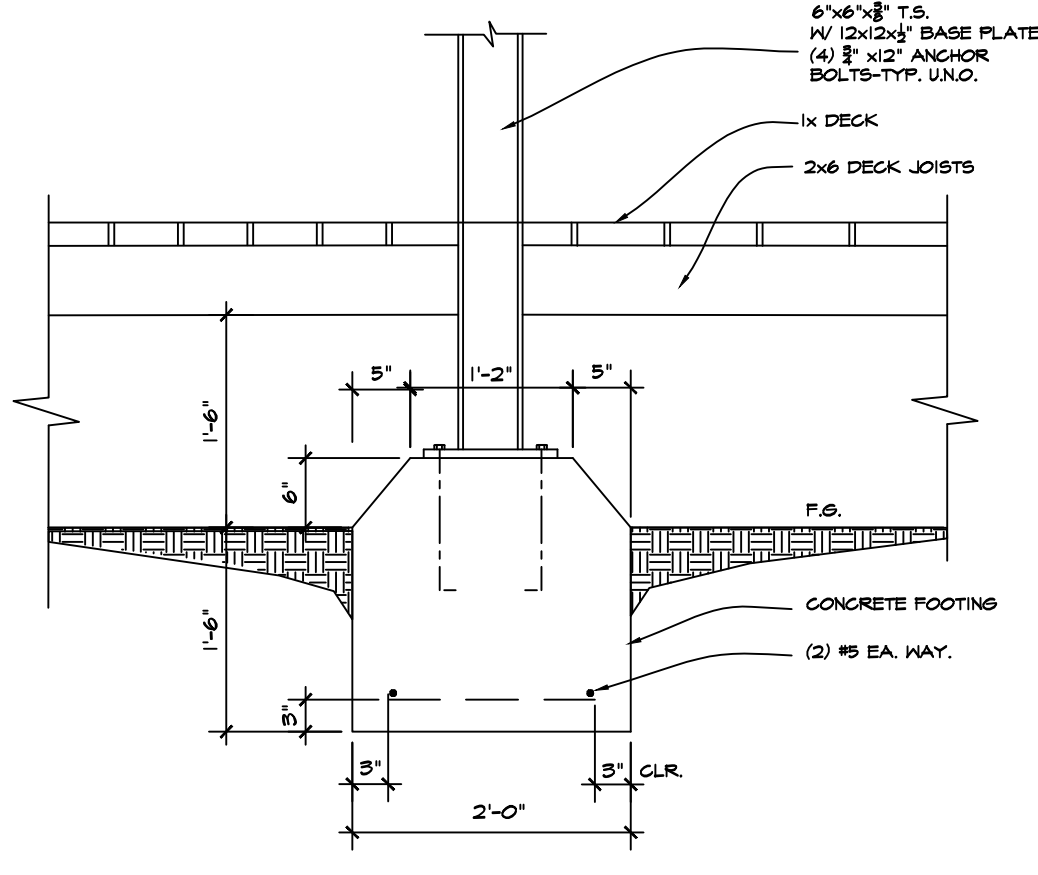
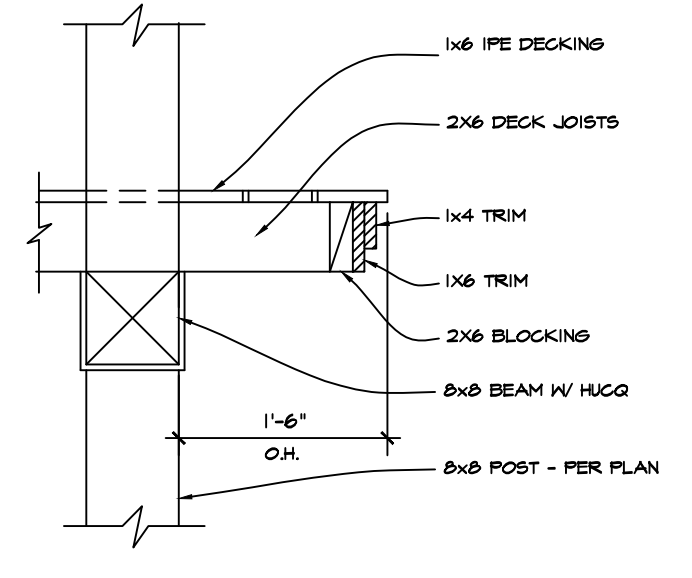
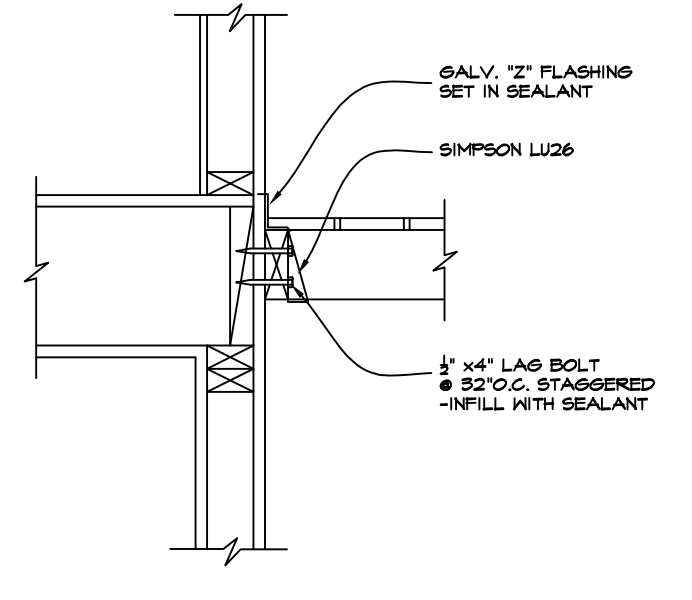
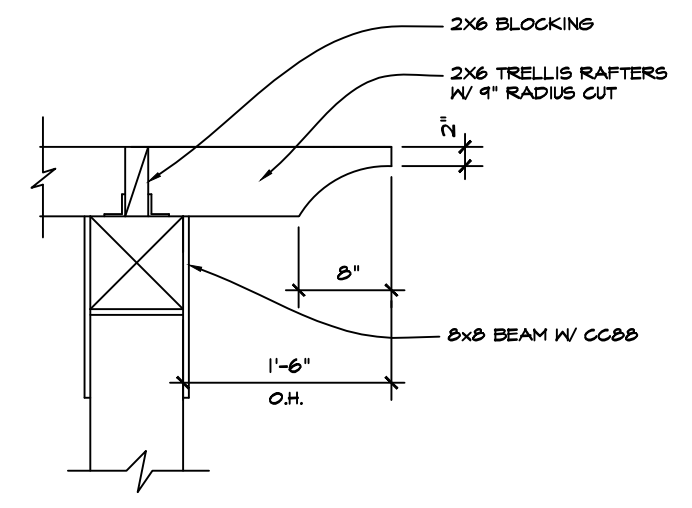
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Sheet No:  
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Drawing No:

**S-4**

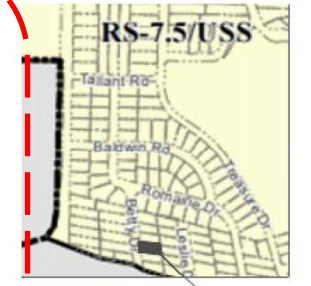
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6 S-4	DETAIL	SCALE: 3/4" = 1'-0"	7 S-4	DETAIL	SCALE: 3/4" = 1'-0"	8 S-4	DETAIL	SCALE: 3/4" = 1'-0"	9 S-4	DETAIL	SCALE: 3/4" = 1'-0"	10 S-4	DETAIL	SCALE: 3/4" = 1'-0"
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16 S-4	DETAIL	SCALE: 3/4" = 1'-0"	17 S-4	DETAIL	SCALE: 3/4" = 1'-0"	18 S-4	DETAIL	SCALE: 3/4" = 1'-0"	19 S-4	DETAIL	SCALE: 3/4" = 1'-0"	20 S-4	DETAIL	SCALE: 3/4" = 1'-0"



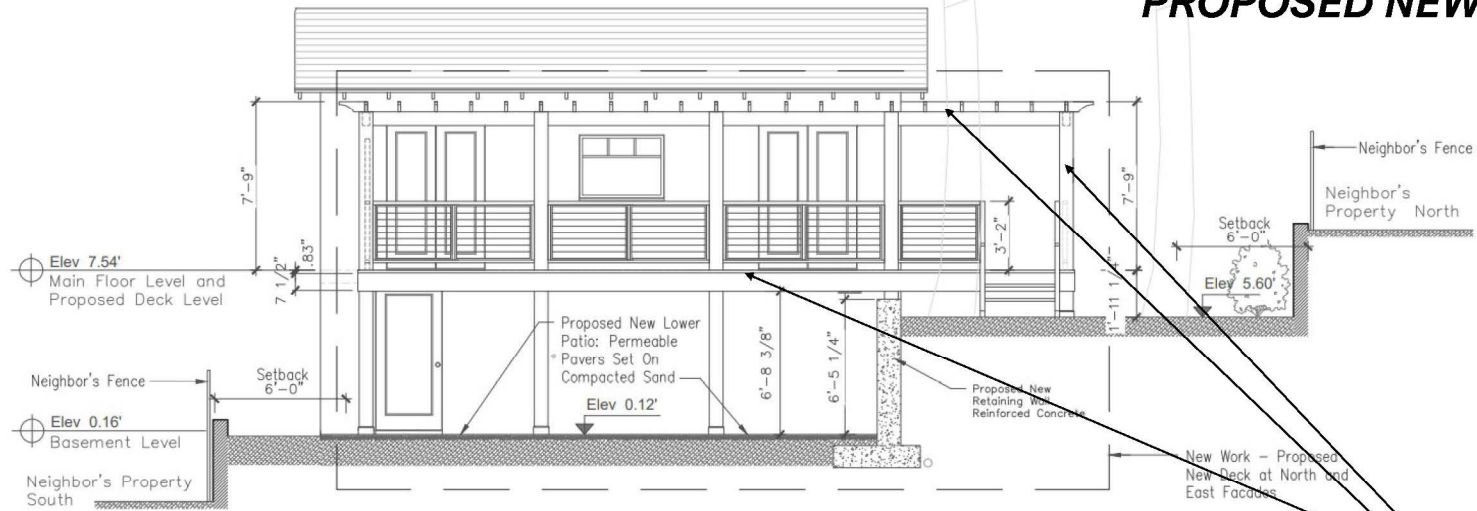


COLOR BOARD

22 BETTY DRIVE  
 SANTA BARBARA, CA 93105  
**PROPOSED NEW DECK AND LOWER PATIO**



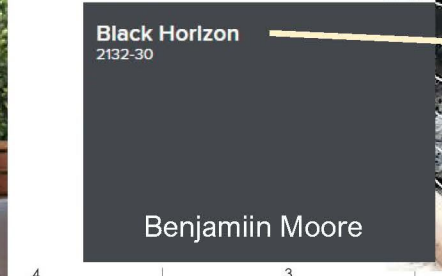
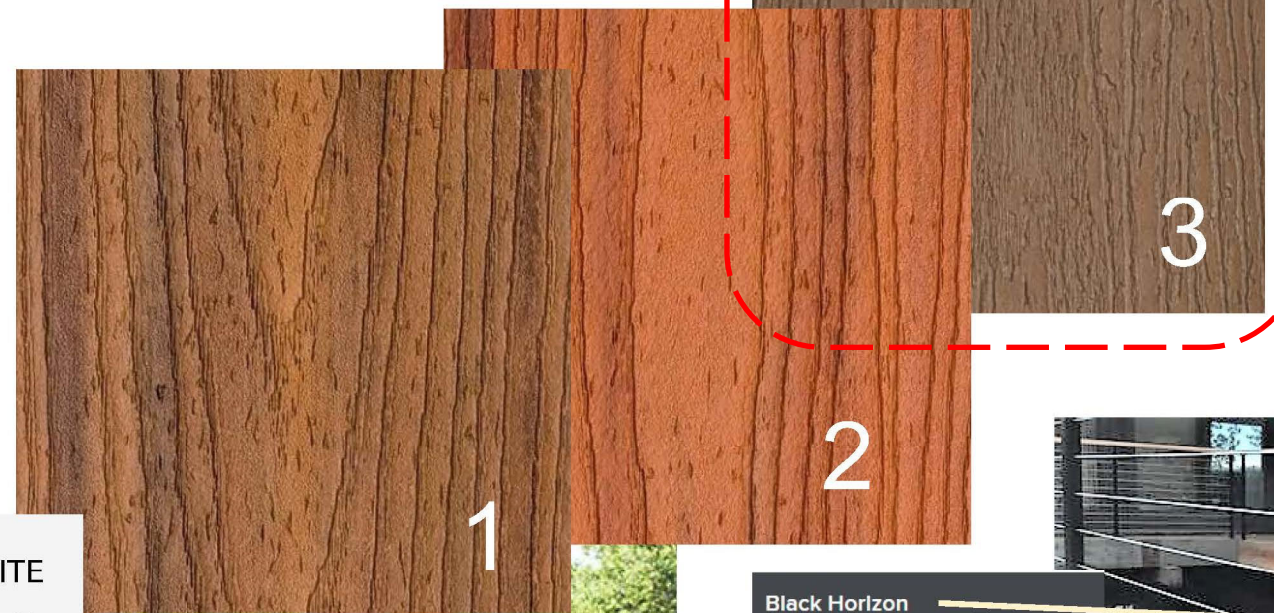
22 Betty Drive  
 Santa Barbara  
 Zoning RS-7.5/USS  
 RESIDENTIAL  
 BLOCK: 352 PARCEL: 10  
**PLOT PLAN** N  
 NOT TO SCALE



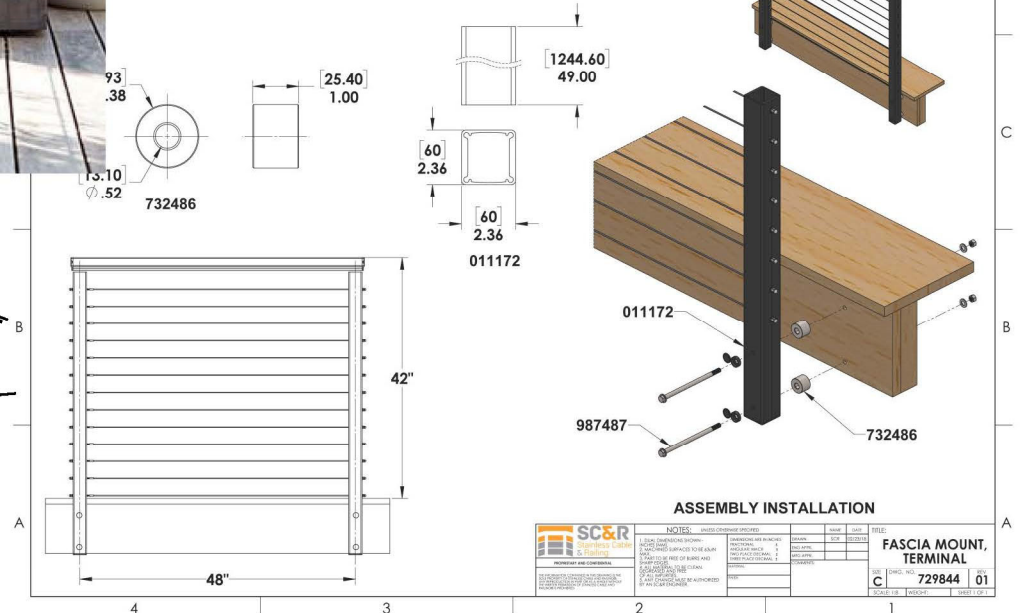
**EAST ELEVATION**  
 Proposed New Deck and Lower Patio



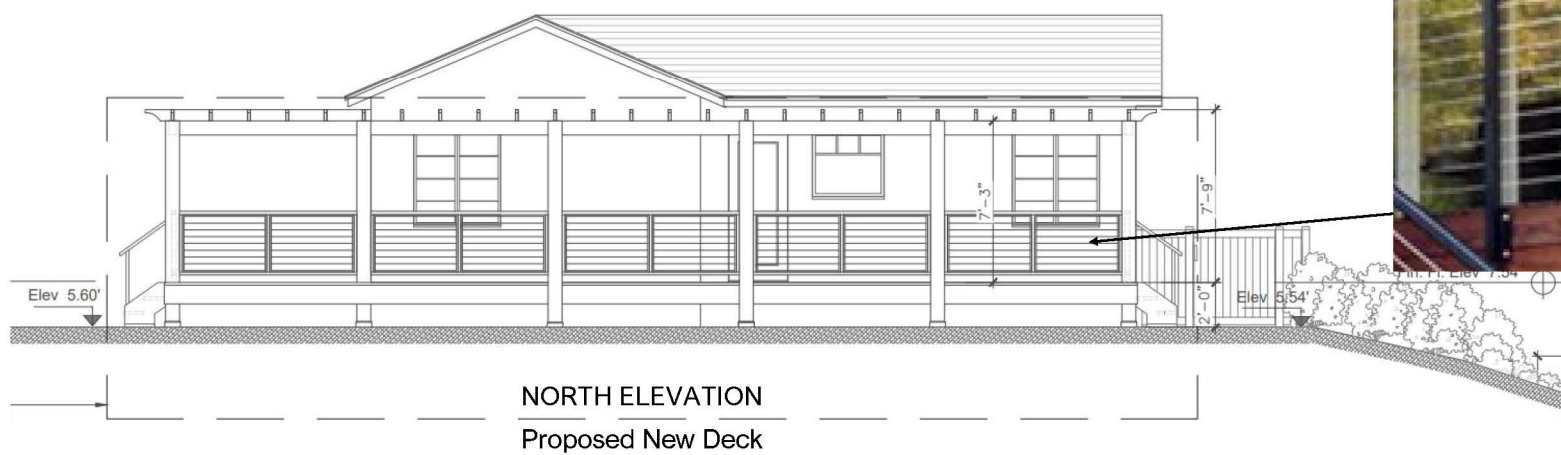
TREX COMPOSITE  
 DECK PRODUCTS  
 SELECT COLORS:  
 1. HAVANA GOLD  
 2. TIKI TORCH  
 3. SADDLE



PART NUMBER	DESCRIPTION	QTY.
011172	TERMINAL POST DRILLED 49	1
732486	STANDOFF SPACER	2
990227	DECORATIVE HINGED SCREW COVER FOR 3/8 LAG SCREWS	2
987487	POST HEX BOLT ATTACHMENT HARDWARE	2



SC&R Stainless Steel Cable  
 and Railing Specifications

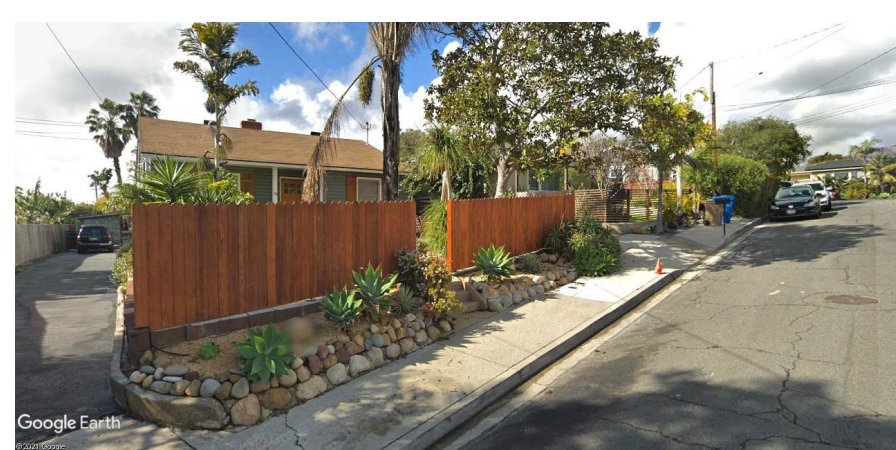


**NORTH ELEVATION**  
 Proposed New Deck





VIEW NORTH TO NEIGHBORHOOD



VIEW SOUTH-WEST TO DECK LOCATION



VIEW TO SOUTH-EAST



22 Betty Drive  
Santa Barbara  
Zoning RS-7.5/USS  
RESIDENTIAL  
BLOCK: 352 PARCEL: 10  
RENDERINGS  
NOT TO SCALE



NORTH NEIGHBOR



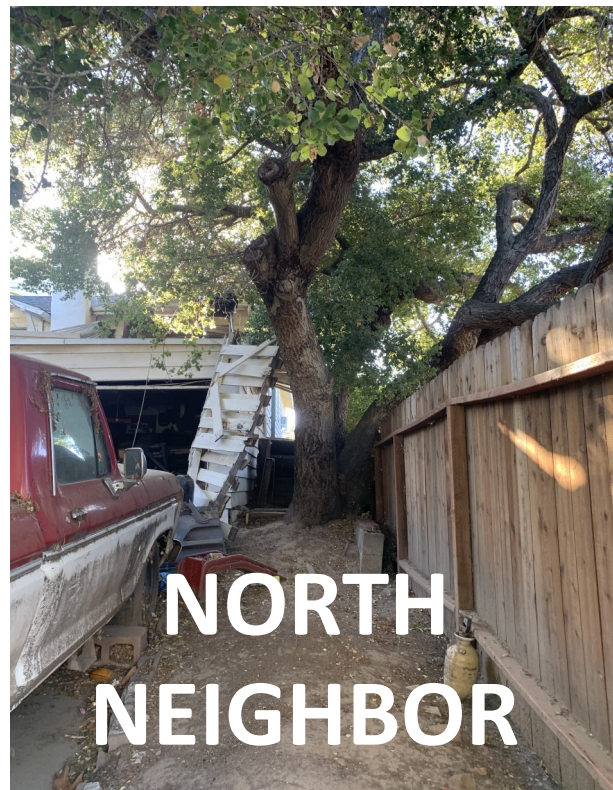
VIEW WEST TO DECK



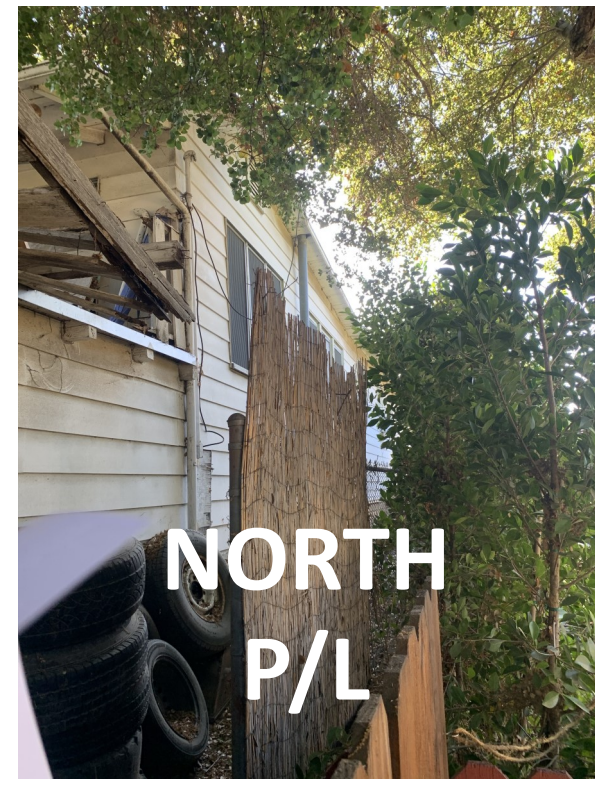
VIEW TO SOUTH

04/19/2021 SUBMITTAL FOR REVIEW

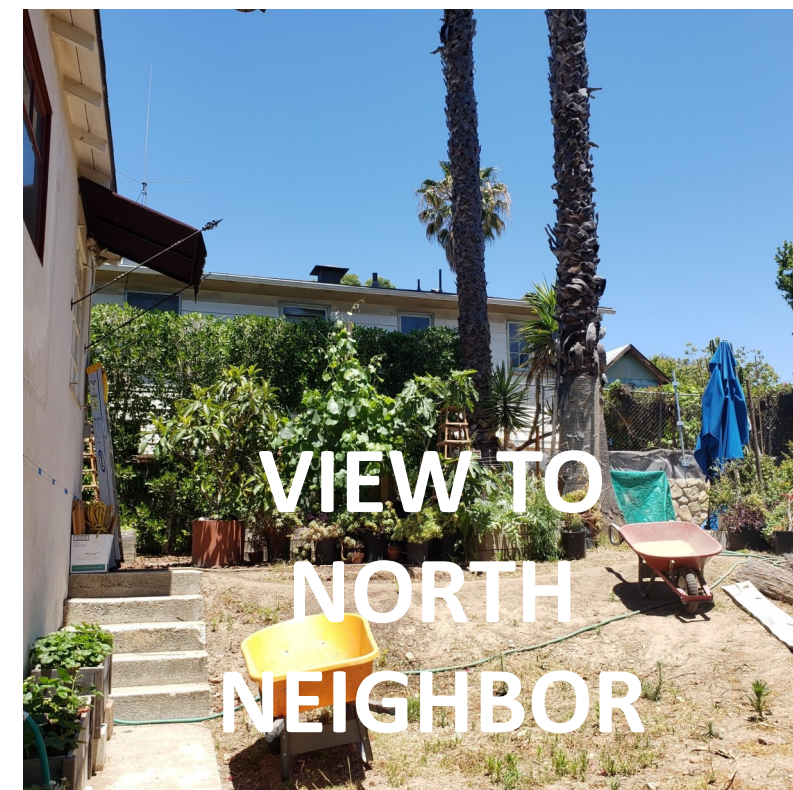
Date Description



NORTH NEIGHBOR



NORTH P/L



VIEW TO NORTH NEIGHBOR



VIEW WEST TO DECK



SOUTH P/L VIEW WEST

Property Owner/Address:

Dr. Cynthia Copeland  
Dr. Copeland Residence  
22 Betty Drive  
Santa Barbara, CA 93105

AR/PE:

Thomas C. McMahon  
TCM Architects  
5082 Rocoso Way  
Santa Barbara, CA 93111

Project Title:

PROPOSED NEW  
DECK & LOWER  
PATIO

Sheet Title:

RENDERINGS

Dwg By:

Ivonne L. Ibarra Architect  
211 West Gutierrez Street  
Santa Barbara, CA 93101

Date:

April 19, 2021

Scale:

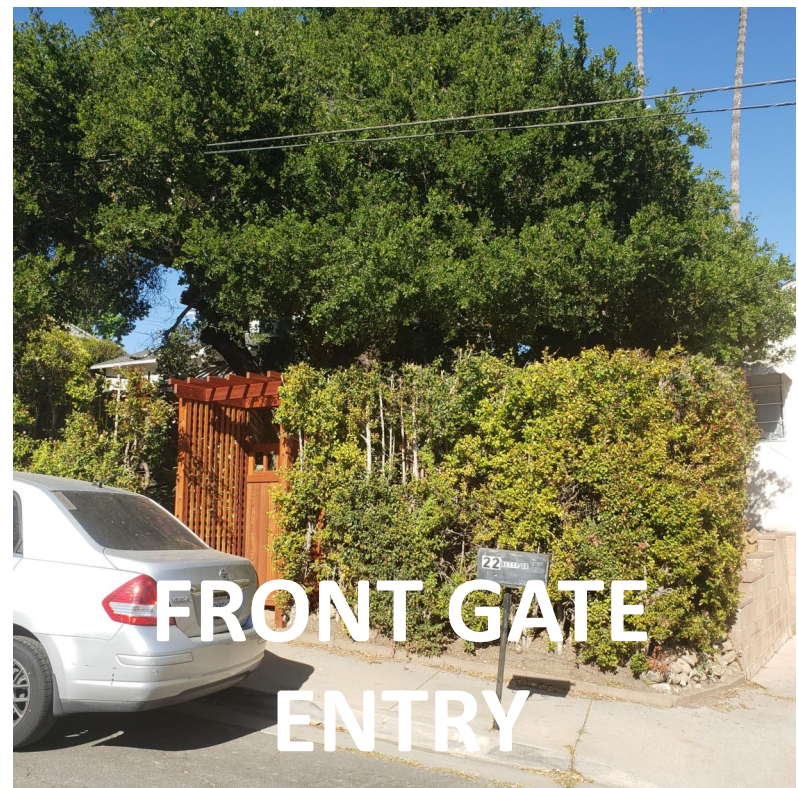
As Noted

Sheet No:

1 of 3

Drawing No:

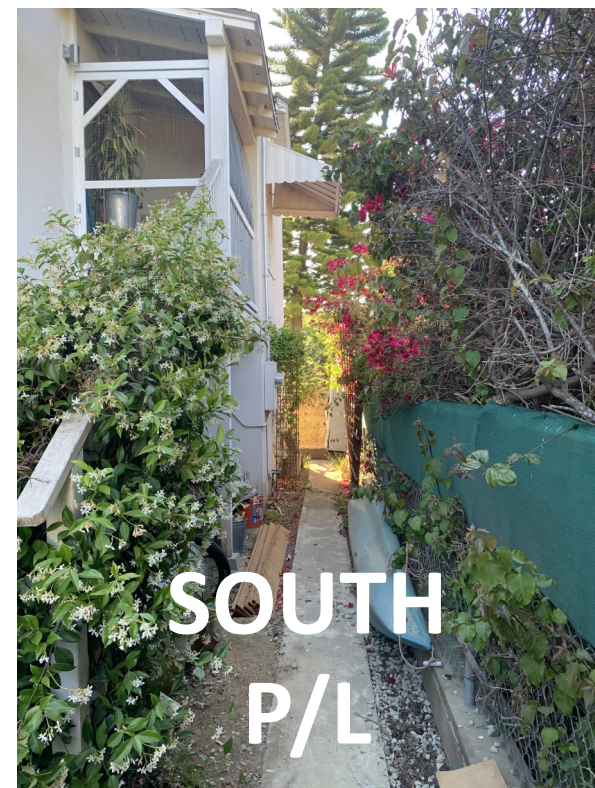
PHOTOS



FRONT GATE ENTRY



FRONT ELEVATION DRIVE



SOUTH P/L



SOUTH NEIGHBOR