

CARPINTERIA, CA 93013
EXTERIOR ALTERATION / INTERIOR REMODEL



These plans are in compliance with the following current:

- 2022 California Building Code (CBC), with Title 24, 2022 California Residential Code (CIRC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Green Building Standards Code (CGBCS), 2022 California Energy Code (CENC), California State Codes.

It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction.

All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction, before commencing the work.

All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

Each subcontractor shall remove all debris and rubbish created by their trade or employees, from their portion of the work described herein and deposit in the on-site container.

Where any existing work is damaged by removal of adjacent work or any other construction operation, it shall be repaired or replaced, by the subcontractor who has caused the damage, with new materials to match existing as approved by the designer.

All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission/Manufacturer to supply certificate of compliance to owner.

Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

All electrical, plumbing, mechanical and structural work shall conform to the requirements of all local constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

Lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal.

General lighting in shower enclosures shall be suitable for wet use locations per NEC 410-4.

Water closets shall be "Ultra Low Flush" with 128 gallon maximum per flush. Toilets shall not use more than 128 gallons of water per flush, CPC 403.2.

Control valves for showers and tub/showers shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 1.8 gallons per minute, CPC 408.2.

It will be the property owner's/contractor's responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines.

At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.4.10, [CGBCS 4.4.10].

A000	ARCHITECTURAL	A803	ARCHITECTURAL DETAILS (WALL)
A001	PROJECT DATA & SHEET INDEX		
A002	GENERAL SPECIFICATION	E100	ELECTRICAL
A003	AREA DIAGRAMS	E101	GENERAL NOTES & SYMBOLS
A004	GREEN BUILDING STANDARDS	E101	1ST FL ELECTRICAL DEMO PLAN
A005	GREEN BUILDING STANDARDS	E102	2ND FL ELECTRICAL DEMO PLAN
A006	GREEN BUILDING STANDARDS	E103	2ND FL ELECTRICAL ROOF DEMO PLAN
A007	GREEN BUILDING STANDARDS	E200	ELECTRICAL SITE PLAN
A008	CODE ANALYSIS	E201	1ST FL ELECTRICAL PLAN
A009	ACCESSIBILITY DIAGRAMS	E202	2ND FL ELECTRICAL PLAN
A010	RENOVATION REVISION DOCUMENTS	E203	ROOFTOP ELECTRICAL PLAN
A011	PROJECT REFERENCES	E301	1ST FL LIGHTING PLAN
A012	SURVEY	E302	2ND FL LIGHTING PLAN
A013	EXISTING SITE PLAN / SURVEY	E400	ROOFTOP LIGHTING PLAN
A014	PROPOSED SITE PLAN SWIMP, GRADING, & UTILITY PLAN		
A210	EXISTING / DEMO 1ST FLOOR PLAN	M11	MECHANICAL GENERAL NOTES & SCHEDULES
A211	PROPOSED 1ST FLOOR PLAN	M21	1ST FL MECHANICAL PLAN
A212	PROPOSED 1ST FLOOR ROOF	M22	2ND FL MECHANICAL PLAN
A213	EXISTING / DEMO - 2ND FLOOR PLAN	M23	ROOFTOP MECHANICAL PLAN
A214	PROPOSED - 2ND FLOOR PLAN		
A215	PROPOSED 2ND FLOOR ROOF		
A216	EXISTING / DEMO - ROOF LEVEL ROOF PLAN	P100	PUMBING
A217	PROPOSED ROOF LEVEL ROOF DECK PLAN	P11	PUMBING GENERAL NOTES & SCHEDULES
A218	PROPOSED ROOF LEVEL ROOF DECK ROOF	P12	PUMBING DETAILS
A219	PROPOSED - ROOF PLAN	P20	PUMBING SITE PLAN
A220	PROPOSED - ROOF DRAINAGE PLAN	P21A	1ST FL DOMESTIC WATER & GAS PLAN
A221	EXISTING & PROPOSED EAST (FRONT) ELEVATIONS	P21B	1ST FL DOMESTIC WASTE & VENT PLAN
A222	EXISTING & PROPOSED SOUTH ELEVATIONS	P22A	2ND FL DOMESTIC WATER & GAS PLAN
A223	EXISTING & PROPOSED SOUTH ELEVATIONS	P22B	2ND FL DOMESTIC WASTE & VENT PLAN
A224	EXISTING & PROPOSED WEST (ALLEY) ELEVATIONS	P23A	ROOFTOP DOMESTIC WATER & GAS PLAN
A225	EXISTING & PROPOSED WEST (ALLEY) ELEVATIONS	P23B	ROOFTOP DOMESTIC WASTE & VENT PLAN
A301	EXISTING & PROPOSED NORTH ELEVATIONS		
A401	BUILDING SECTIONS	S-11	STRUCTURAL TITLE SHEET
A402	BUILDING SECTIONS	S-12	STRUCTURAL SPECIFICATIONS
A403	BUILDING SECTIONS	S-13	SPECIAL INSPECTIONS
A404	BUILDING SECTIONS	S-21	FOUNDATION PLAN
A405	WALL SECTIONS	S-22	2ND FL FRAMING PLAN
A406	EGRESS STAIR GENERAL DETAIL PLANS	S-23	3RD FL FRAMING PLAN
A407	EGRESS STAIR 2ND FLOOR DETAIL PLANS	S-24	ROOF FRAMING PLAN
A408	EGRESS STAIR 2ND FLOOR DETAIL PLANS	S-31	STRUCTURAL DETAILS
A409	SERVICE STAIR DETAIL PLANS	S-32	STRUCTURAL DETAILS
A410	ELEVATOR / CENTRAL STAIR DETAIL PLANS	S-33	STRUCTURAL DETAILS
A411	ELEVATOR SHAFT DETAIL PLANS	S-34	STRUCTURAL DETAILS
A507A	ELEVATOR SPECS		
A507B	ELEVATOR SPECS		
			Number of Sheets 101

OWNER:	701 Linden, LLC c/o Becker Studios P.O. Box 41459 Santa Barbara, CA 93140 Phone: 805-965-9555		
PROJECT:	The Palms Restaurant		
ADDRESS:	701 Linden Ave Carpietria, CA 93013		
APN:	003-311-007		
ZONING:	CB, V		
OCCUPANCY:	A-2, (Previous A-2/ R3)		
YEAR BUILT:	1972		
TYPE OF CONST.:	III-B		
SPRINKLERED:	Yes, Separate Permit		
HIGH FIRE?:	No		
No. of Stories:	3		
Max Height:	75'		
FLOOD AREA?:			
LOT AREA:	11,453 SF / 26 ACRE		
ON-SITE PARKING:	8 STANDARD & 1 VAN		
BIKE PARKING:	4 EMPLOYEE & 4 GUEST		
(E) STRUCTURES AREA:	Net s.f.		Gross s.f.
(E) Building:	9,992 n.s.f.	10,508 g.s.f	
(P) STRUCTURES AREA:	Net s.f.		Gross s.f.
(E) Building:	9,992 n.s.f.	10,508 g.s.f	
(D) Patio:	-851 n.s.f.	-936 g.s.f	
(D) Atrium/ Vertical Circulation:	-811 n.s.f.	-14 g.s.f	
(A) Deli Entry (SEPARATE PERMIT)	19 n.s.f.	20 g.s.f	
(A) Roof Structure:	+ 145 n.s.f.	+ 391 g.s.f	
(P) Structures Sub-total:	8,493 n.s.f.	9,949 g.s.f	
Rooftop Patio	1,742 sf		
1st Flr Front Patio	804 sf		
Employee Patios	363 sf		
Trash Enclosure	161 sf		
DEMO:	-1,662 n.s.f.	-950 g.s.f	
ADDITION:	145 n.s.f.	411 g.s.f	
AREA OF WORK:	8,493 n.s.f.		

SCOPE OF WORK:
CORE AND SHELL RENOVATION TO HISTORIC BUILDING OF AN EXISTING TWO STORY STRUCTURE & ADJACENT SINGLE STORY STRUCTURE. REMOVE EXTERIOR SPANISH ADDITIONS OF ENCLOSED PATIO ON LINDEN AVE AND EXTERIOR STAIR ON 7TH STREET. RESTORE ORIGINAL HISTORIC WINDOWS AND DOORS ON 7TH STREET AND LINDEN AVE. NEW TRELLIS AND EXTERIOR PATIO SEATING ON LINDEN AVE. UNDER NEW ROOF TOP PATIO 1743 SF PARTIALLY COVERED BY TRELLIS. SEPARATE PERMIT: INTERIOR RENOVATION OF NEW RESTAURANT AND BAR WITH KITCHEN.

Cut/Fill = <20 Cu. Yds.	No Import or Export
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Construction Waste & Management company for this project will be Marborg Industries of Santa Barbara.

PLANNING APPROVAL	24-2303-DP/CDP/ARB
DELI PERMIT	2025-14785
CORE AND SHELL (THIS SET)	2025-14825
SITE AND UTILITY PLAN	TBD
TENANT IMPROVEMENTS	TBD
SPRINKLERS	TBD
ELEVATOR	TBD
DUMB WAITER	TBD

Level	Name	Area	Parking Factor	Required Parking
Level 1	SEATING	716 sf	50	14.31
Level 2	SEATING	570 sf	50	10.40
	Road Deck	SEATING	479 sf	9.58
Total Seating Area Parking				34.08 Parking Spaces
Building Gross SF		9,969 sf	500	19.98 Parking Spaces
Total Required Parking				54.06 Required Total...
Required parking = 54 required spaces				
Provided on-site parking = 9 spaces provided				
Provided off-site parking= 36 spaces provided				
Total provided spaces = 47 spaces provided				
Deficient parking = 7 parking spaces addressed per AB2097				

DESIGNER:	Becker Studios P.O.Box 41459 Santa Barbara, CA 93140 Tel: (805) 965-9555 Contact: Darrell & Kirsten Becker Architect: Adam Grosshans (805) 699-5272
CONTRACTOR:	Becker Studios Construction P.O.Box 41459 Santa Barbara, CA 93140 Tel: (805) 965-9555 Contact: Darrell Becker (#73248)
LAND USE CONSULTANT:	Suzanne Elledge Planning & Permitting Services, Inc 1625 State Street, Suite 1 Santa Barbara, CA 93101 Tel: (805) 966-2758 Contact: Laurel Perez
STRUCTURAL ENGINEER:	Ashley & Vance Engineering 210 E. Costa Street Santa Barbara, CA 93101 Tel: (805) 962-9966 x158 Contact: Paul Belmont
LANDSCAPE ARCHITECT:	Studio Pappaterra 8850 Cadillac Ave Los Angeles, CA 90034 Tel: (323) 290-0450 Contact: Elisa Read
HISTORIAN:	Post/Hazeltine Associates 213 #A, West Anapamu Street Santa Barbara, CA 93101 Tel: (805) 682-5751 Contact: Tim Hazeltine
SURVEYOR:	Joe Avakian Land Surveyor 610 Anacapa St Santa Barbara, CA 93101 Tel: (805) 965-3432 Contact: Joel Avakian

[illegible]

- Prior to any excavations or trenching the contractor shall process a request through the Underground Service Alert notification center in the region of the project <https://usanorth81.org> (Northern CA) or digalert.org (Southern CA).
- Pedestrians shall be protected during construction, remodeling and demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.
- Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation



BECKER
studios

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THE PALMS - CORE AND SHELL
701 LINDEN AVENUE
APN: 003-311-007

JOB NUMBER: 23031

INDEX

DRAWN BY: Author

SUBMITTALS

1	9/25/25	RESUB 1
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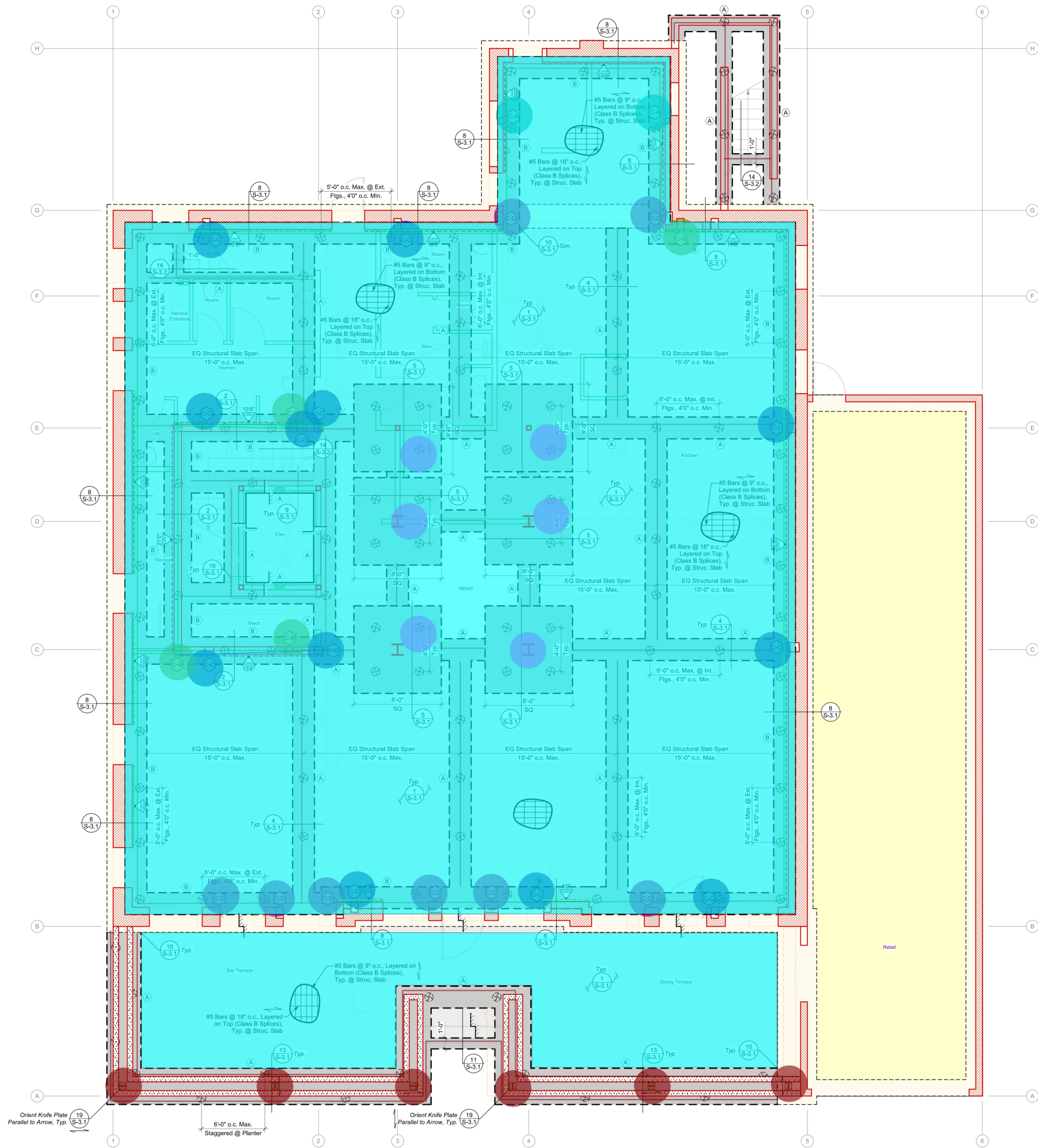
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ISSUE DATE: 9/9/2024

A O O O

70.00

SHEET OF



GRADE BEAM SCHEDULE				
ID	MIN. WIDTH	MIN. DEPTH	REINF.¹ (Top/Bottom)	STIRRUP
(A)	2'-0"	2'-0"	(3) #6 Bars	#4 @ 12" o.c.
(B)	2'-0"	2'-0"	(4) #6 Bars	#4 @ 12" o.c.

FOOTNOTES:
1. At retaining conditions, reinforcement specified in detail supercedes that shown in this schedule.

CONCRETE COLUMN SCHEDULE				
Column Type	Dimensions (Min.)	Vertical Bars	2" Ties & Cross Ties	1" Ties & Cross Ties
(C-A)	6" x 6"	(4) #5	#4 @ 4" o.c.	#4 @ 6" o.c.
(C-B)	8" x 8"	(4) #5	#4 @ 4" o.c.	#4 @ 6" o.c.
(C-C)	8" x 10"	(6) #5	#4 @ 4" o.c.	#4 @ 6" o.c.
(C-D)	8" x 14"	(8) #5	#4 @ 4" o.c.	#4 @ 6" o.c.

f_c = 4000 psi
See Detail 20 & 26/S-3.2 for More Information.

CONCRETE WALL SCHEDULE¹				
Wall Type	Thickness	Vertical Bars	Horizontal Bars	Jamb Bars
CSW1	8"	(1) Curtain² #5 @ 12" o.c.	(1) Curtain² #5 @ 12" o.c.	(2) #5
CSW2	10"	(2) Curtain #5 @ 12" o.c.	(2) Curtain #5 @ 12" o.c.	(2) #5
CSW3	12"	(2) Curtain #5 @ 12" o.c.	(2) Curtain #5 @ 12" o.c.	(2) #5
CSW4	6"	(1) Curtain #5 @ 12" o.c.	(1) Curtain #5 @ 12" o.c.	(2) #5
	8"	(1) Curtain #4 @ 12" o.c.	(1) Curtain #4 @ 12" o.c.	(2) #5

FOOTNOTES:
1. Concrete per Structural Specifications on Sheet S-1.2
2. Where CSW1 wall is <5'-6" in length, (2) Curtains are required

GENERAL FOUNDATION NOTES	
Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative. Prior to the contractor requesting a Building Department Foundation inspection, the Soils Engineer must advise the building inspector in writing that: a) Building pad was prepared in accordance with soils report b) Utility trenches have been properly backfilled and compacted, and c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.	
(E) Foundation to Remain	484.6 FT
(F) Foundation to Remain	331.0 FT
(G) Foundation to Remain	4.0 EA
(H) Foundation to Remain	12.0 EA
(I) Foundation to Remain	8.0 EA
(J) Foundation to Remain	2.0 EA
(K) Foundation to Remain	39.8 FT
(L) Foundation to Remain	166.9 FT
(M) Foundation to Remain	8.2 FT
(N) Foundation to Remain	13.6 FT
(O) Foundation to Remain	6.0 EA
(P) Foundation to Remain	4742.9 SQ FT
(Q) Foundation to Remain	6.0 EA