proposed exterior update for Avania Inn

128 castillo street
Santa Barbara, CA

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Santa Barbara, CA

1. ALL NEW SIGNS ARE TO BE PERMITTED ON A SEPARATE PERMIT.
2. REMOVE EXISTING WOOD RAILINGS AND REPLACE WITH DECORATIVE IRON RAILINGS.
3. ADD DECORATIVE WOOD BEAMS AND CORBELS AT TOP FLOOR EXISTING POSTS.
4. UPDATE FRONT ELEVATION (CASTILLO STREET) WITH NEW ENTRY DOOR STONE SURROUND, DECORATIVE FAUX IRON RAILINGS AND REPLACE EXISTING SHUTTERED WINDOWS WITH FAUX WINDOWS AND DOOR WITH OBSCURED GLAZING.
5. UPDATE BOTH EXTERIOR STAIRS WITH NEW EXTERIOR WALLS TO MINIMIZE PROMINENCE OF EXISTING STAIRS RAILINGS AND REPLACE EXISTING SHUTTERED WINDOWS WITH FAUX WINDOWS AND DOOR WITH OBSCURED GLAZING.
6. ADD ACCENT TILE AND A DECORATIVE STUCCO BASE WITH ACCENT COLOR.
7. ADD STONE TRIM AT EXISTING WINDOWS FOR FRONT AND REAR ELEVATIONS.
8. REPLACE ALL EXISTING PTAC (HEAT ONLY) W/ NEW PTAC UNITS (AC & HEAT) USING EXISTING POWER SOURCE.
9. REMODEL 14 BALCONY ROOMS TO ACCOMMODATE NEW PTAC (NON STRUCTURAL CHANGES), TOTAL AREA= 210SF.
10. INFILL EXISTING ROOF OPENING AT EXISTING STAIR, TOTAL AREA=68SF.
11. AN APPLICATION FOR A MODIFICATION WILL BE SUBMITTED FOR PROPOSED IMPROVEMENTS LOCATED WITHIN 10'-0" ADJACENT TO RESIDENTIAL WALL WITH DECORATIVE IRON SECURITY FENCING ON TOP.
12. NEW IMPERVIOUS AREA= 12SF, PROJECT IS TIER 1 AND BMP IMPLEMENTATION IS VOLUNTARY PER SECT. 1.4.
existing north elevation (alleyway)

existing south elevation

existing west elevation (castillo street)

existing north elevation (yanonali street)
Setback

Existing & Remodel Floor Plans

Description

Date

Rev.

Sheet:

Sheet Info:

Plot Date: 04.28.20

Sheet Title:

Project Address:

128 Castillo Street
Santa Barbara, California 93101

Epic Hospitality LLC
1610 Nasella Lane
SLO, California 93405

Sheet Title:

Existing & Remodel Floor Plans

Project Type:

Exterior Update

Wall Legend

Existing Pool Fence to be Removed

Existing Property Line Wood Fence to Remain

Existing Deck Railing to be Removed

Existing Pool, Art to be Removed and replaced in new pool area

New 2x Walls for Exterior Embellishment, refer to Elevations

Plan Keynotes

Existing Pool Fence to be Removed for New Pool Fence

Existing Wood Fence to be Removed

Existing Property Line Wood Fence to Remain

Existing Wood Balcony Railings to be Removed

Existing Stair Railings to Be Removed

Existing PTAC Unit to be Removed and Replaced with New PTAC Unit Per Plan

New PTAC Unit, Use Existing 240v Power from Previous PTAC Unit

New Mini Split System with Exterior Condensor, Use Previous PTAC Power for New Mini Split

New Decorative Iron Railings, Color = Tricorn Black, SW 6258

New Decorative 6x10 Wood Beam and Post Corbels to be Painted to Match Posts

New Copper Downspout and Overflow

New Faux 4046 DBL CSMT Window w/ Obscured Glazing, Placed in Existing Opening

New Faux 3080 French Door w/ Obscured Glazing, Placed in Existing Opening

Existing 1st Floor Plan

Proposed 1st Floor Remodel Plan

1'-4" 5'-8"

1'-10" SQ.

2'-1"

1'-6"

7'-0"

14'-10"

1'-5"

3'-0"

10'-1"

2"
New Faux 4046 DBL CSMT Window w/ Obscured Glazing, Placed in Existing Opening

New Copper Downspout and Overflow

New Decorative 6x10 Wood Beam and Post Corbels to Be Painted to Match Posts

New PTAC Unit, Use Existing 240V Power from Previous PTAC Unit

Existing PTAC Unit to Be Removed and Replaced with New PTAC Unit Per Plan

Existing Walls to Remain

New 2' Walls for Exterior Embellishment, Refer to Elevations

Existing Pool Fence to Be Removed for New Pool Fence

Existing Wood Balcony Railings to Be Removed

New Walls or Elements to Be Removed

All Finishes to Match Existing in Areas of Remodel

Sheet Title: Existing & Remodel Floor Plans

Sheet Info: Exterior Update

Project Type: Exterior Update

Project Address: 128 Castillo Street
Santa Barbara, California 93101

Client: Epic Hospitality LLC
1630 Nasella Lane
93105, California

Sheet Title: Existing 2nd Floor Plan
Sheet Info: Existing 2nd Floor Plan

Plan Keynotes:
- Exterior Pool, Rests to Be Removed Per Plan
- Existing Wood Posts to Be Removed
- Existing Stairs to Be Removed
- Existing Units to Be Removed
- Existing Property Lines to Be Updated
- Existing Deck Edging to Be Removed
- Existing Door/Window Hardware to Be Removed
- Existing Windows to Be Removed
- Existing Doors to Be Removed
- Existing Structural/Non-Structural Walls to Be Removed
- Existing HVAC Units to Be Removed
- Existing HVAC Ductwork to Be Removed
- Existing Lighting to Be Removed
- Exterior To Be Removed Per Plan
- Existing Unit, Use Existing 240V Power from Previous Unit
- Existing Unit to Be Removed and Replaced with New Unit Per Plan

Wall Legend:
- Removable: Light Gray
- Built-in: Dark Gray
- Existing: Black
- New: Red
- Door: Orange
- Window: Yellow
- Wall: Blue

Typical Balcony Room Remodel Plan
Typical Balcony Room Demo Plan

Existing 2nd Floor Plan
Proposed 2nd Floor Remodel Plan
The document contains architectural plans for the 3rd floor of a building, including existing and proposed remodel plans. The plans detail various changes to be made, such as new faux doors, window placements, downspouts, and other exterior updates. The plans also include notes on wall removals, additions, and finishes to match existing areas. The professional seal is included, certifying the plans.

- **Existing 3rd Floor Plan**
- **Proposed 3rd Floor Remodel Plan**
existing roof plan

proposed roof remodel plan

wall legend
- REMOVABLE OR MARK
- WALL OF REMOVED OR MARK

roof plan keynotes
- EXISTING ROOF TO REMAIN
- EXISTING OPEN STAIR TO REMOVED - UPPER STAIR FLIGHT TO ROOF TO BE REMOVED
- EXISTING GUTTERS TO BE REMOVED
- NEW ROOF FRAMING AND ROOFING TO MATCH EXISTING, OVER OPEN STAIR (AREA=68SF)
- NEW ALUMINUM GUTTERS, COLOR PER ELEVATIONS

SCALE: 3/32"=1'-0"
EXISTING WEST ELEVATION (CASTILLO STREET)

EXISTING STUCCO TO BE PAINTED W/ ELASTOMERIC PAINT, COLOR= WHITE
EXISTING WOOD RAILINGS
EXISTING WINDOW & WOOD TRIM TO BE REMOVED
EXISTING DOOR WOOD TRIM TO BE REMOVED
EXISTING ROOF TO REMAIN
EXISTING WOOD POSTS AND EXPOSED BEAMS TO BE RE-PAINTED PER PROPOSED ELEVATIONS
NEW DECORATIVE IRON RAILINGS, COLOR= TRICORN BLACK, SW 6258
NEW DECORATIVE 6x10 WOOD BEAM AND POST CORBELS TO BE PAINTED TO MATCH POSTS
NEW STUCCO BASE DETAIL, COLOR= WARM STONE, SW 7032
NEW DECORATIVE LIGHT FIXTURES
NEW CANVAS SHADE FEATURE W/ DECORATIVE IRON SUPPORTS, SHADE COLOR=FLYWAY, SW 6794 AND IRON COLOR= TRICORN BLACK, SW 6258
NEW COPPER DOWNSPOUT AND OVERFLOW
NEW DECORATIVE WALL TILE
NEW FAUX 4046 DBL CSMT WINDOW W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING
NEW FAUX 3080 FRENCH DOOR W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING
NEW STUCCO POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING POOL FENCE AND/OR TRELLIS TO BE REMOVED
EXISTING ENTRY ARCH TO BE REMOVED
NEW STONE TRIM, COLOR= WARM STONE, SW 7032
NEW STONE SURROUND AT ENTRY DOOR, COLOR= NATURAL CONCRETE
NEW DBL ENTRY DOOR, COLOR=ANODIZED BRONZE
NEW STONE FAUX BALCONY AND CORBELS, COLOR= NATURAL CONCRETE
EXISTING DOORS TO REMAIN RE-PAINT, COLOR= ENDURING BRONZE, SW 7055
TEMPERED GLASS PANELS W/ ANODIZED ALUMINUM SUPPORTS

PROPOSED WEST ELEVATION (CASTILLO STREET)

ARCHITECTURAL ELEMENT REQUIRES SETBACK MODIFICATION APVRVL
10FT INNER SIDE SETBACK, PROPERTY NEXT DOOR IS SIMILAR ZONING
20FT SIDE SETBACK
EXISTING SOUTH ELEVATION

EXISTING STUCCO TO BE PAINTED W/ ELASTOMERIC PAINT, COLOR= WHITE
EXISTING WOOD RAILINGS
EXISTING WINDOW & WOOD TRIM TO BE REMOVED
EXISTING DOOR WOOD TRIM TO BE REMOVED
EXISTING ROOF TO REMAIN
EXISTING WOOD POSTS AND EXPOSED BEAMS TO BE RE-PAINTED PER PROPOSED ELEVATIONS
NEW DECORATIVE IRON RAILINGS, COLOR= TRICORN BLACK, SW 6258
NEW DECORATIVE IRON WINDOW GRILLE, COLOR=?
NEW DECORATIVE 6x10 WOOD BEAM AND POST CORBELS TO BE PAINTED TO MATCH POSTS
NEW STUCCO BASE DETAIL, COLOR= WARM STONE, SW 7032
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NEW COPPER DOWNSPOUT AND OVERFLOW
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NEW FAUX 4046 DBL CSMT WINDOW W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING
NEW FAUX 3080 FRENCH DOOR W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING
NEW STUCCO POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING IMB FILLED WITH 3" CMH, POSTS TO MATCH POSTS
EXISTING POOL 7" OPENING TO MATCH EXISTING POOL 7" OPENING
EXISTING POOL WALL COLOR= WARM STONE, SW 7032, POST COLOR= ENDURING BRONZE, SW 7055
EXISTING ENTRY ARCH TO BE REMOVED
EXISTING ENTRY DOOR TO BE REMOVED
EXISTING DBL DOORS TO BE REMOVED
EXISTING S/P SUPPORTS TO MATCH EXISTING S/P SUPPORTS
EXISTING STONE TRIM, COLOR= WARM STONE, SW 7032
NEW STONE FAUX BALCONY AND CORBELS, COLOR= NATURAL CONCRETE
EXISTING DOORS TO BE REMOVED RE-PAINT, COLOR= ENDURING BRONZE, SW 7055
NEW STONE SURROUND AT ENTRY DOOR, COLOR= ANODIZED BRONZE
NEW DBL ENTRY DOOR, COLOR=ANODIZED BRONZE
TEMPERED GLASS PANELS W/ ANODIZED ALUMINUM SUPPORTS
NEW PTAC WALL MOUNTED UNIT, MODEL: AMANA PTH123G35AXXX OR EQUIVALENT, SOUND RATING=28 STC (LESS THAN 53 DB)

PROPOSED SOUTH ELEVATION

NEW STUCCO POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING IMB FILLED WITH 3" CMH, POSTS TO MATCH POSTS
EXISTING POOL 7" OPENING TO MATCH EXISTING POOL 7" OPENING
EXISTING POOL WALL COLOR= WARM STONE, SW 7032, POST COLOR= ENDURING BRONZE, SW 7055
EXISTING ENTRY ARCH TO BE REMOVED
EXISTING ENTRY DOOR TO BE REMOVED
EXISTING DBL DOORS TO BE REMOVED
EXISTING S/P SUPPORTS TO MATCH EXISTING S/P SUPPORTS
EXISTING STONE TRIM, COLOR= WARM STONE, SW 7032
NEW STONE FAUX BALCONY AND CORBELS, COLOR= NATURAL CONCRETE
EXISTING DOORS TO BE REMOVED RE-PAINT, COLOR= ENDURING BRONZE, SW 7055
NEW STONE SURROUND AT ENTRY DOOR, COLOR= ANODIZED BRONZE
NEW DBL ENTRY DOOR, COLOR=ANODIZED BRONZE
TEMPERED GLASS PANELS W/ ANODIZED ALUMINUM SUPPORTS
NEW PTAC WALL MOUNTED UNIT, MODEL: AMANA PTH123G35AXXX OR EQUIVALENT, SOUND RATING=28 STC (LESS THAN 53 DB)
EXISTING EAST ELEVATION

EXISTING STUCCO TO BE PAINTED W/ ELASTOMERIC PAINT, COLOR= WHITE
EXISTING WOOD RAILINGS
EXISTING WINDOW & WOOD TRIM TO BE REMOVED
EXISTING DOOR WOOD TRIM TO BE REMOVED
EXISTING ROOF TO REMAIN
EXISTING WOOD POSTS AND EXPOSED BEAMS TO BE RE-PAINTED PER PROPOSED ELEVATIONS
NEW DECORATIVE IRON RAILINGS, COLOR= TRICORN BLACK, SW 6258
NEW DECORATIVE IRON WINDOW GRILLE, COLOR=?
NEW DECORATIVE 6x10 WOOD BEAM AND POST CORBELS TO BE PAINTED TO MATCH POSTS
NEW STUCCO BASE DETAIL, COLOR= WARM STONE, SW 7032
NEW DECORATIVE LIGHT FIXTURES
NEW CANVAS SHADE FEATURE W/ DECORATIVE IRON SUPPORTS, SHADE COLOR=FLYWAY, SW 6794 AND IRON
COLOR= TRICORN BLACK, SW 6258
NEW COPPER DOWNSPOUT AND OVERFLOW
NEW DECORATIVE WALL TILE
NEW 4046 DBL CSMT WINDOW W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING
NEW FAUX 3080 FRENCH DOOR W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING
NEW STUCCO POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING POOL FENCE AND/OR TRELLIS TO BE REMOVED
EXISTING ENTRY ARCH TO BE REMOVED
NEW STONE TRIM, COLOR= WARM STONE, SW 7032
NEW STONE SURROUND AT ENTRY DOOR, COLOR= NATURAL CONCRETE
NEW DBL ENTRY DOOR, COLOR=ANODIZED BRONZE
NEW STONE FAUX BALCONY AND CORBELS, COLOR= NATURAL CONCRETE
EXISTING DOORS TO REMAIN RE-PAINT, COLOR= ENDURING BRONZE, SW 7055
TEMPERED GLASS PANELS W/ ANODIZED ALUMINUM SUPPORTS
NEW IRON SECURITY RAIL, COLOR= TRICORN BLACK, SW 6258
NEW PTAC WALL MOUNTED UNIT, MODEL: AMANA PTH123G35AXXX OR EQUIVALENT, SOUND RATING=28 STC (LESS THAN 53 DB)

PROPOSED EAST ELEVATION

NEW WINDBREAKER LATH TO MATCH EXISTING, SET CHIMNEY PILE UNTIL TOP OF OPENING
NEW COPPER DOWNSPOUT AND OVERFLOW
NEW DECORATIVE IRON RAILINGS, COLOR= TRICORN BLACK, SW 6258
NEW DECORATIVE IRON WINDOW GRILLE, COLOR=?
NEW DECORATIVE 6x10 WOOD BEAM AND POST CORBELS TO MATCH EXISTING
NEW STUCCO BASE DETAIL, COLOR= WARM STONE, SW 7032
NEW DECORATIVE LIGHT FIXTURES
NEW STUCCO POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING
EXISTING POOL FENCE AND/OR TRELLIS TO BE REMOVED
EXISTING ENTRY ARCH TO BE REMOVED
NEW STONE TRIM, COLOR= WARM STONE, SW 7032
NEW STONE SURROUND AT ENTRY DOOR, COLOR= NATURAL CONCRETE
NEW DBL ENTRY DOOR, COLOR=ANODIZED BRONZE
NEW STONE FAUX BALCONY AND CORBELS, COLOR= NATURAL CONCRETE
EXISTING DOORS TO REMAIN RE-PAINT, COLOR= ENDURING BRONZE, SW 7055
TEMPERED GLASS PANELS W/ ANODIZED ALUMINUM SUPPORTS
NEW IRON SECURITY RAIL, COLOR= TRICORN BLACK, SW 6258
NEW PTAC WALL MOUNTED UNIT, MODEL: AMANA PTH123G35AXXX OR EQUIVALENT, SOUND RATING=28 STC (LESS THAN 53 DB)
**Existing North Elevation (Yanonali Street)**

- **Type:** Exterior Update
- **Client:** Epic Hospitality LLC
- **Address:** 1630 Nazelle Lane, SLO, California
- **Sheet Info:**
  - Plot Date: 04.28.20
  - Project Title: Project Address: Exterior Update
  - Contact: claire@clairemichals.com, 805.459.2849

**Proposed North Yanonali Street Fence Elevation**

- **Proposed North Yanonali Street Fence Elevation**:
  - **128 Castillo Street, Santa Barbara, California 93101**
  - **Sheet Info**:
    - Plot Date: 04.28.20
    - Project Type: Exterior Update
    - Client: Epic Hospitality LLC
    - Address: 1630 Nazelle Lane, SLO, California
    - Contact: claire@clairemichals.com, 805.459.2849

**Elevation Keynotes**:

- **Top of (E) Roof (Max. HT.):** 33'-4" ABV. Finish Grade
- **Top of (E) Roof:** 32'-0" ABV. Finish Grade
- **16'-2" Req'd Rear Setback:**
  - **Property Next Door is Zoned R-4 (Residential)**
- **20'-0" Req'd Front Setback:**
  - **13'-0"**

**New Elements**:

- **New Pool Fence**
- **New 6'-0" High Metal Fence**
- **Existing Trash Enclosure**
- **7'-2"**

**Details**:

- **New DECORATIVE IRON RAILINGS, COLOR= TRICORN BLACK, SW 6258**
- **New DECORATIVE IRON WINDOW GRILLE, COLOR=?**
- **New DECORATIVE 6x10 WOOD BEAM AND POST CORBELS TO BE PAINTED TO MATCH POSTS**
- **New STUCCO BASE DETAIL, COLOR= WARM STONE, SW 7032**
- **New DECORATIVE LIGHT FIXTURES**
- **New CANVAS SHADE FEATURE W/ DECORATIVE IRON SUPPORTS, SHADE COLOR=FLYWAY, SW 6794 AND IRON COLOR= TRICORN BLACK, SW 6258**
- **New COPPER DOWNSPOUT AND OVERFLOW**
- **New DECORATIVE WALL TILE**
- **New DECORATIVE IRON SECURITY RAIL, COLOR= TRICORN BLACK, SW 6258**
- **New IRON FENCE, COLOR= TRICORN BLACK, SW 6258**
- **New PTAC WALL MOUNTED UNIT, MODEL: AMANA PTH123G35AXXX OR EQUIVALENT, SOUND RATING=28 STC (LESS THAN 53 DB)**

**Existing Elements**:

- **EXISTING STUCCO TO BE PAINTED W/ ELASTOMERIC PAINT, COLOR= WHITE**
- **EXISTING WOOD RAILINGS**
- **EXISTING WINDOW & WOOD TRIM TO BE REMOVED**
- **EXISTING DOOR WOOD TRIM TO BE REMOVED**
- **EXISTING ROOF TO REMAIN**
- **EXISTING WOOD POSTS AND EXPOSED BEAMS TO BE RE-PAINTED PER PROPOSED ELEVATIONS**
- **NEW FAUX 4046 DBL CSMT WINDOW W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING**
- **NEW FAUX 3080 FRENCH DOOR W/ OBSCURED GLAZING, PLACED IN EXISTING OPENING**
- **NEW STUCCO POOL WALL AND COLUMNS, WALL AND BASE COLOR TO MATCH MAIN BUILDING**
- **EXISTING POOL FENCE AND/OR TRELLIS TO BE REMOVED**
- **EXISTING ENTRY ARCH TO BE REMOVED**
- **NEW STONE TRIM, COLOR= WARM STONE, SW 7032**
- **NEW STONE SURROUND AT ENTRY DOOR, COLOR= NATURAL CONCRETE**
- **NEW DBL ENTRY DOOR, COLOR=ANODIZED BRONZE**
- **NEW STONE FAUX BALCONY AND CORBELS, COLOR= NATURAL CONCRETE**
- **EXISTING DOORS TO REMAIN RE-PAINT, COLOR= ENDURING BRONZE, SW 7055**
- **TEMPERED GLASS PANELS W/ ANODIZED ALUMINUM SUPPORTS**

**Additional Details**:

- **Project Type:** Exterior Update
- **Project Address:** 128 Castillo Street, Santa Barbara, California 93101
- **Sheet Info:**
  - Plot Date: 04.28.20
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  - Client: Epic Hospitality LLC
  - Address: 1630 Nazelle Lane, SLO, California
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