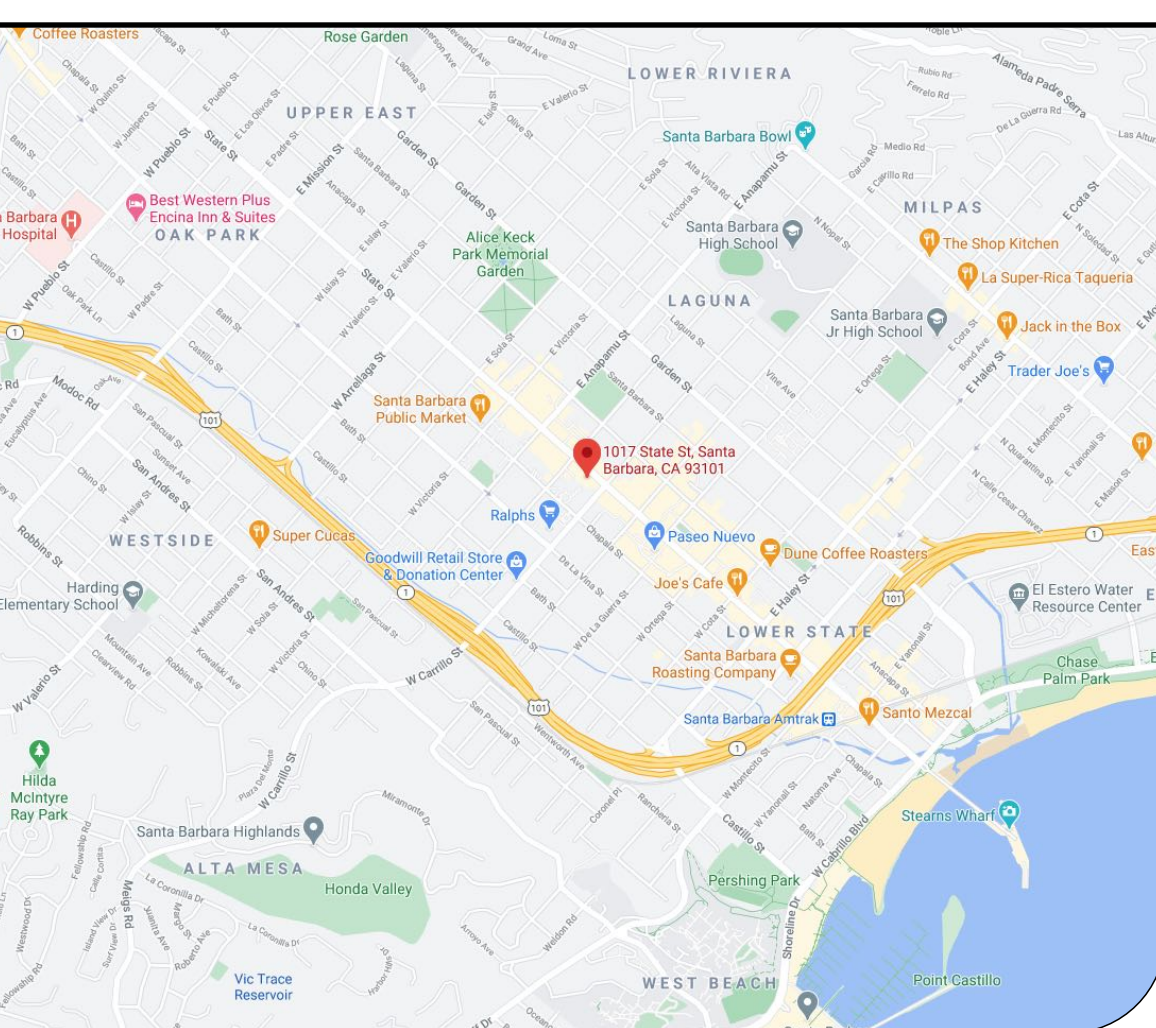


Lilac Patisserie

Bakery Expansion

ABBREVIATIONS	GENERAL NOTES	CODE ANALYSIS	TABULATIONS	DRAWING INDEX																											
@ AT d PENNY # FOUND AB ANCHOR BOLT AC ASPHALTIC CONCRETE A/C AIR CONDITIONING AL ALUMINUM AD ANODIZED AW AWNING BD BOARD BF BIFOLD BLDG BUILDING BLK(G) BLOCKING BM BEAM BN BOUNDARY NAILING BOT BOTTOM CB CATCH BASIN CI CAST IRON CJ CEILING JOIST CLG CEILING CL CLOSET CLR CLEAR CMU CONCRETE MASONRY UNIT CO CLEAN OUT COL COLUMN CONN CONNECTION CONT CONTINUOUS CS CASEMENT CSK COUNTERSINK DF DOUGLAS FIR DH DOUBLE HUNG DIA DIAMETER DN DOWN DS DOWNSPOUT DWG DRAWING E EAST (E) EXISTING EA EACH EJ EXPANSION JOINT ELEV ELEVATION EN EDGE NAIL EQ EQUAL EQUIP EQUIPMENT FAU FORCED AIR UNIT FBO FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR FD FLOOR DRAIN FE(C) FIRE EXTINGUISHER (& CABINET) FF FLOOR DRAIN FG FINISHED FLOOR FH FINISHED GRADE FL FLAT HEAD FIN FINISH FL FLOW LEVEL FLG FLASHING FLR FLOOR FN FIELD NAILING FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOP FACE OF PLYWOOD FOS FACE OF STUD FR FRENCH DOOR FT FOOT OR FEET FX FIXED GA GAUGE GALV GALVANIZED GYP GYPSUM HB HOSE BIBB HCW HOLLOW CORE WOOD HM HOLLOW METAL HP HORSE POWER HR HOUR HTR HEATER HVAC HEATING/VENTILATION/AIR CONDITIONING HW(R) HOT WATER (RETURN) INV INVERT LAG LAMINATED GLASS LAM LAMINATE LB LAG BOLT LT LIGHT MAS MASONRY MATL MATERIAL MAX MAXIMUM MB MACHINE BOLT MECH MECHANICAL MEMB MEMBRANE MET METAL MFR MANUFACTURER MIN MINIMUM MISC MISCELLANEOUS N NORTH (N) NEW NIC NOT IN CONTRACT NO OR NUMBER # NTS NOT TO SCALE OC ON CENTER OH OVAL HEAD OR OVER HEAD OPNG OPENING PERF PERFORATED PF PRE FINISHED PL PLATE OR PROPERTY LINE PLAM PLASTIC LAMINATE PLAS PLASTER PLYWD PLYWOOD PMTR PERIMETER PT PAINT PR PAIR PTFD PRESSURE TREATED RD DOUGLAS FIR ROOF DRAIN RH ROUND HEAD RM ROOM RO ROUGH OPENING RWD REDWOOD SCHEDULE(D) SCWD SOLID CORE WOOD S SOUTH SF SQUARE FEET SH SINGLE HUNG SHT SHEET SHTHG SHEATHING SIM SIMILAR RE: THE ARCH SHEET METAL MANUAL STRUCTURAL SPECIFICATION SQ SQUARE S/S STAINLESS STEEL ST STAIN STD STANDARD STL STEEL TC TOP OF CURB OR TOP OF CONCRETE TCB TOP OF CATCH BASIN TAG TONGUE AND GROOVE THRU THROUGH TMP TEMPERED TP TOP OF PAVING TW TOP OF WALL TYP TYPICAL (ITEMS TYPICAL UNLESS SHOWN OR NOTED OTHERWISE) UNO UNLESS NOTED OTHERWISE UV ULTRAVIOLET BLOCKING GLASS VCT VINYL COMPOSITION TILE VERT VERTICAL VGDF VERTICAL GRAIN DOUGLAS FIR VTR VENT THRU ROOF WEST WEST THRU ROOF WC WATER CLOSET WD WOOD WH WATER HEATER WP WATERPROOF WS WOOD SCREW WWF WELDED WIRE FABRIC W/ WITH W/O WITHOUT	<ol style="list-style-type: none"> ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS CURRENTLY IN EFFECT. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLY OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS DO NOT APPLY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS TYPICALLY TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE. ALL OPENINGS DIMENSIONED TO CENTERLINE OF OPENING. PLYWOOD AT EXTERIOR WALLS SHALL ALIGN WITH FACE OF CONCRETE FOOTING. "FINISHED FLOOR" INDICATES TOP OF STRUCTURAL CONCRETE SLAB OR PLYWOOD DECK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE. CARPENTRY SHALL BE IN ACCORDANCE WITH CHAPTER 23, C.B.C. ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE, UNLESS NOTED OTHERWISE. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING, BASEMENT, UNDERFLOOR OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR VENTILATION, CRAWLSPACE AND ATTIC ACCESS, AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED. ARCHITECT IS NOT RESPONSIBLE FOR MOLD ENCOUNTERED DURING OR AFTER CONSTRUCTION. MOLD & MILDEW OCCURS NATURALLY IN THE ENVIRONMENT. CONTRACTOR TO PROVIDE PROPER VENTILATION, PROPERLY DRIED WOOD, VAPOR BARRIERS, AS WELL AS MATERIALS THAT "BREATHE" TO AVOID MOLD FROM OCCURRING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS IN PLANS THAT COULD LEAD TO MOLD OCCURRENCE PRIOR TO CONSTRUCTION. HANDICAPPED ACCESSIBILITY: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 CAC AND ADA TITLE III STANDARDS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FED. STANDARD 595A. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS. ALL LIGHT SWITCHES AND THERMOSTATS SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR ELEVATION. ALL RAMPS SHALL HAVE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS. NOT USED ALL NEW CONSTRUCTION DETAILS SHALL MATCH EXISTING CONDITIONS TO THE GREATEST EXTENT POSSIBLE. TOILETS SHALL HAVE A MAXIMUM OF 1.6 GALLONS PER FLUSH. SHOWER HEAD FLOW SHALL NOT EXCEED 2.5 GALLONS PER MINUTE. FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: A. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING/FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL. B. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS. C.B.C. SEC. 718.2.4 ALL EXTERIOR OPENINGS TO BE FLASHED IN A MANNER TO MAKE THEM WEATHERPROOF. C.B.C. SEC. 1405.4 	<p>APPLICABLE CODES: Intent to comply with 2019 CBC, 2019 CPC, 2019 CMC 2019 CEC, TITLE 24 CAC, 2019 CFC, ADA TITLE III, and current engineering and architectural practices</p> <p>MIXED OCCUPANCY? NO</p> <p>SPRINKLERED? YES</p> <p>OCCUPANCY GROUP: A 2</p> <p>TYPE CONSTRUCTION: V-B</p>	<p>PROPERTY OWNERS: GOM PROPERTIES, LLC 1017 STATE STREET SANTA BARBARA, CA 93101</p> <p>PROJECT ADDRESS: 1017 & 1017 A STATE STREET SANTA BARBARA, CA 93101</p> <p>A.P.N.: 039-281-018 & 039-281-019</p> <p>HIGH FIRE ZONE? NO</p> <p>FLOOD ZONE? NO</p> <p>LAND USE ZONE: C-G</p> <p>SETBACKS: FRONT: 0 FT REAR: 0 FT INTERIOR: 0 FT</p> <p>LOT AREA (039-281-018): 1,926 SF 0.04 ACRES</p> <p>LOT AREA (039-281-019): 3,058 SF 0.07 ACRES</p> <p>AREA OF WORK: 880 SF</p> <table border="1"> <thead> <tr> <th>FLOOR</th> <th>NET AREA</th> <th>GROSS AREA</th> </tr> </thead> <tbody> <tr> <td>1017 A STATE (E) FLOOR AREA</td> <td>1,500 SF</td> <td>1,533 SF</td> </tr> <tr> <td>(N) FLOOR AREA</td> <td>0 SF</td> <td>0 SF</td> </tr> <tr> <td>REMOVED FLOOR AREA (DEMO)</td> <td>0 SF</td> <td>0 SF</td> </tr> <tr> <td>TOTAL SQUARE FOOTAGE:</td> <td>1,500 SF</td> <td>1,533 SF</td> </tr> <tr> <td>1017 STATE (E) FLOOR AREA</td> <td>2,500 SF</td> <td>2,750 SF</td> </tr> <tr> <td>(N) FLOOR AREA</td> <td>0 SF</td> <td>0 SF</td> </tr> <tr> <td>REMOVED FLOOR AREA (DEMO)</td> <td>34 SF</td> <td>34 SF</td> </tr> <tr> <td>TOTAL SQUARE FOOTAGE:</td> <td>2,466 SF</td> <td>2,716 SF</td> </tr> </tbody> </table>	FLOOR	NET AREA	GROSS AREA	1017 A STATE (E) FLOOR AREA	1,500 SF	1,533 SF	(N) FLOOR AREA	0 SF	0 SF	REMOVED FLOOR AREA (DEMO)	0 SF	0 SF	TOTAL SQUARE FOOTAGE:	1,500 SF	1,533 SF	1017 STATE (E) FLOOR AREA	2,500 SF	2,750 SF	(N) FLOOR AREA	0 SF	0 SF	REMOVED FLOOR AREA (DEMO)	34 SF	34 SF	TOTAL SQUARE FOOTAGE:	2,466 SF	2,716 SF	<p>G-000 TITLE SHEET A-100 SITE PLAN A-101 FLOOR PLAN & STREET ELEVATION</p> <p>PROFESSIONALS</p> <p>OWNER: GOM PROPERTIES, LLC 1017 STATE STREET SANTA BARBARA, CA 93101 203.609.3512</p> <p>ARCHITECT: ANDRULAITIS+MIXON ARCHITECTS, INC. 2040 ALAMEDA PADRE SERRA, SUITE 107 SANTA BARBARA, CA 93103 805.899.2528</p> <p>SCOPE OF WORK</p> <p>THE SCOPE OF WORK INCLUDES:</p> <ol style="list-style-type: none"> EXPAND KITCHEN & DINING INTO 1017A RECESS (E) STOREFRONT @ 1017 STATE BACK 20" AND REVERSE DOOR SWING REMOVE THE STOREFRONT DOOR @ 1017A STATE AND REPLACE WITH FIXED WINDOW
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		<p>FIRE DEPT NOTES</p> <p>PORTABLE FIRE EXTINGUISHERS RATED 2A10BC SHALL BE LOCATED WITHIN 75 FEET TRAVEL DISTANCE.</p> <p>A PORTABLE FIRE EXTINGUISHER RATED "K" IS REQUIRED WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.</p>	<p>SYMBOLS</p> <p>WORK POINT, CONTROL PT. OR DATUM PT. SECTION IDENTIFICATION SHEET WHERE DRAWN</p> <p>INTERIOR ELEVATION(S) ELEVATION # SHEET WHERE DRAWN</p> <p>WINDOW TYPE DOOR TYPE REVISION PARTITION TYPE ROOM NUMBER REFERENCE NOTE</p> <p>DETAIL REFERENCE DETAIL NUMBER SHEET WHERE DRAWN</p> <p>EXIST. CONTOUR NEW CONTOUR NEW GRADE EXISTING GRADE</p>	<p>VICINITY MAP</p> 																											

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20.036

CONTENTS

TITLE SHEET

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SUBMITTALS

DATE	TYPE
03.01.21	HLC Consent

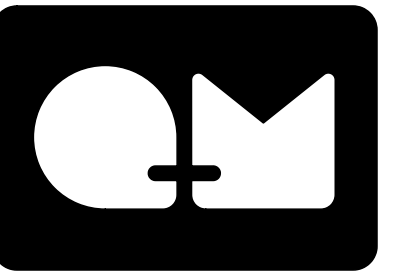
ISSUE DATE

03.01.21

REVISIONS

NO.	DATE	TYPE
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G-000



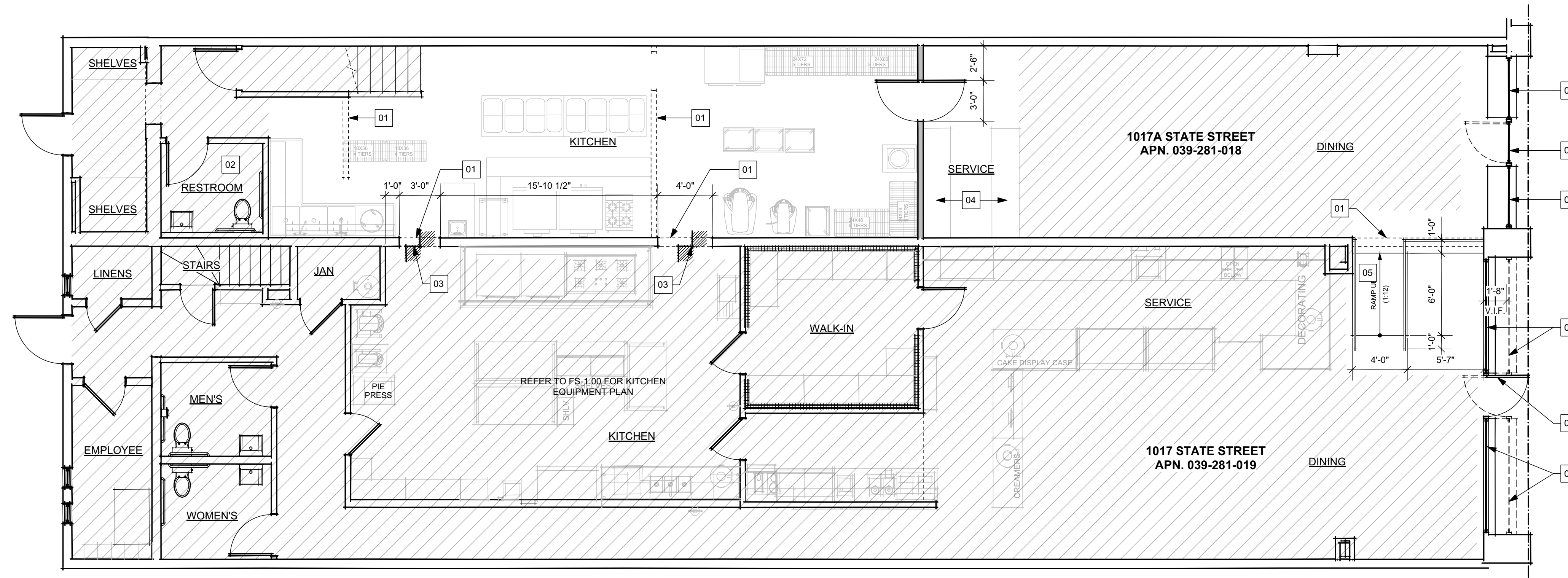
andrulaitis+mixon

2040 ALAMEDA PADRE SERRA
SANTA BARBARA SUITE 107
CALIFORNIA 93101 805 999 2528

Proposed project/remodel for:
Lilac Patisserie - Bakery Expansion
1017 & 1017 A State Street
Santa Barbara, CA 93101

KEYNOTES

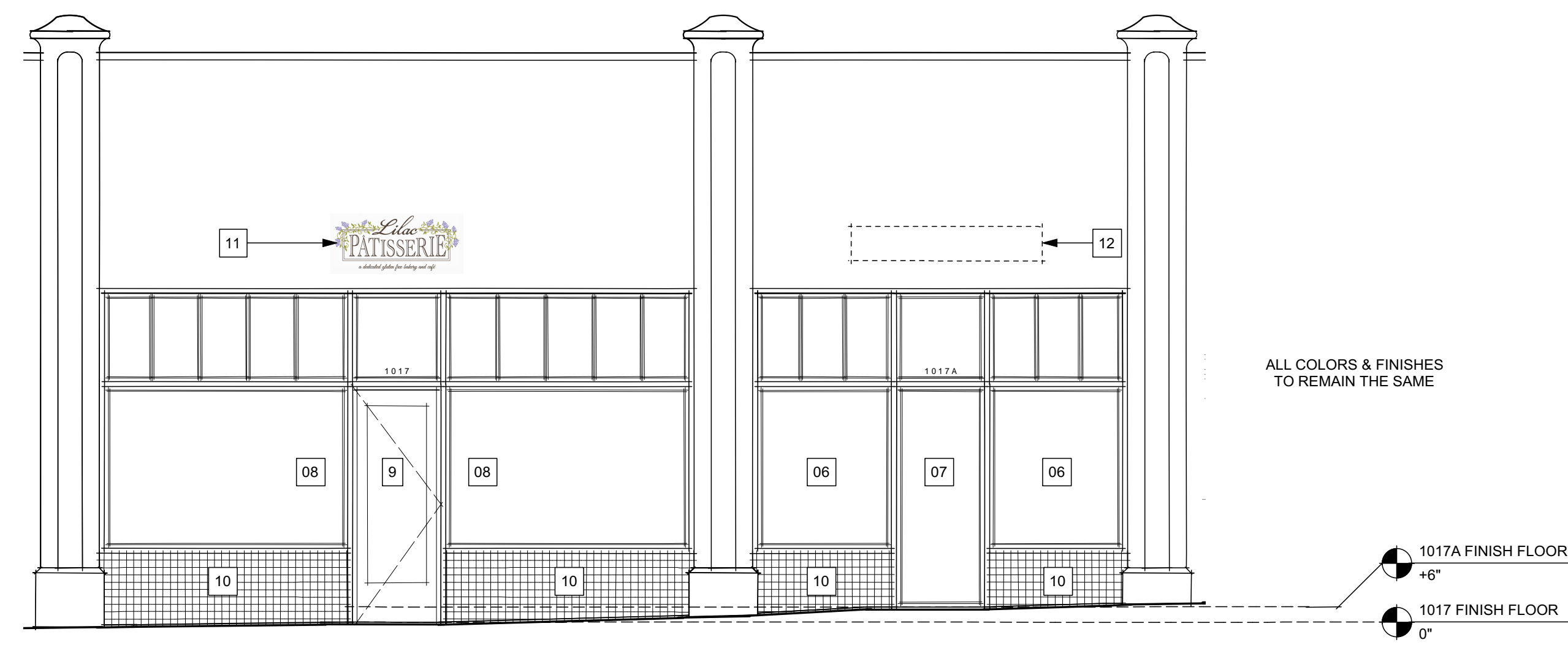
- 01. REMOVE WALL
- 02. EXISTING ACCESSIBLE RESTROOM TO REMAIN
- 03. CHANGE OF FLOOR ELEVATION
- 04. NEW SERVICE COUNTER TO MATCH EXISTING
- 05. NEW RAMP WITH 1:12 SLOPE. PROVIDE HANDRAIL WITH 12" EXTENSION
- 06. EXISTING STOREFRONT TO REMAIN
- 07. REMOVE EXISTING DOOR AND INSTALL NEW FIXED WINDOW IN SAME OPENING
- 08. RECESS STOREFRONT 20" TOWARDS THE INTERIOR
- 09. REVERSE DOOR SWING (NOTE: DOOR SWING HAS TO CLEAR THE PUBLIC RIGHT-OF-WAY)
- 10. EXISTING TILE TO REMAIN
- 11. EXISTING SIGN TO REMAIN
- 12. EXISTING SIGN TO BE REMOVED UNDER SEPARATE PERMIT



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD STUD WALL
- (E) WALL TO BE REMOVED
- NO WORK IN THIS AREA

1 FLOOR PLAN
Scale: 3/16" = 1'-0"



ALL COLORS & FINISHES TO REMAIN THE SAME

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

LICENSE		
JOB NUMBER		
20.036		
CONTENTS		
FLOOR PLAN		
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03.01.21	HLC Consent	
ISSUE DATE		
03.01.21		
REVISIONS		
NO.	DATE	TYPE
A-101		