### PROJECT TABULATIONS

<table>
<thead>
<tr>
<th>Category</th>
<th>Existing</th>
<th>Proposed</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area</td>
<td>7,110 SF</td>
<td>8,334 SF</td>
<td>+1,224</td>
</tr>
<tr>
<td>Proposed Commercial Floor Area</td>
<td>10,110 SF</td>
<td>12,666 SF</td>
<td>+2,556</td>
</tr>
<tr>
<td>Basements</td>
<td>1,242 SF</td>
<td>1,404 SF</td>
<td>+162</td>
</tr>
<tr>
<td>Proposed Basement Area</td>
<td>1,722 SF</td>
<td>1,928 SF</td>
<td>+206</td>
</tr>
<tr>
<td>Total Proposed Basement Area</td>
<td>2,944 SF</td>
<td>3,730 SF</td>
<td>+786</td>
</tr>
<tr>
<td>Proposed Roof Deck Area</td>
<td>138 SF</td>
<td>481 SF</td>
<td>+343</td>
</tr>
<tr>
<td>Roof Deck Area</td>
<td>1,733 SF</td>
<td>1,996 SF</td>
<td>+263</td>
</tr>
<tr>
<td>Total Proposed Additional Area</td>
<td>2,996 SF</td>
<td>3,977 SF</td>
<td>+981</td>
</tr>
<tr>
<td>Total Proposed Commercial Area</td>
<td>10,110 SF</td>
<td>12,666 SF</td>
<td>+2,556</td>
</tr>
<tr>
<td>Total Proposed Square Feet</td>
<td>3,452 SF</td>
<td>4,358 SF</td>
<td>+906</td>
</tr>
</tbody>
</table>

### PROJECT INFORMATION

- **Address:** 801 State Street, Santa Barbara, CA 93101
- **Owner:** Hughes Landholding Trust
- **Architect:** Cearnal Collective LLP
- **Contact:** Miramar Management, 701 Anacapa Street, Santa Barbara, CA 93101
- **Phone:** 805-233-7988
- **Email:** JH@CEARNAL.COM

### PROJECT DESCRIPTION

The proposed project involves the renovation of an existing 7,110 SF building at 801 State Street, Santa Barbara, CA 93101. The project includes the addition of a 2,732 SQ. FT 3rd floor, a roof deck and a basement expansion. All excavation will be located within the existing building footprint. The new hotel rooms will not include kitchens.

### CODE ANALYSIS

- **Appliances:** Refrigerator, microwave, and sink
- **Balconies:** Along the State Street elevation
- **Stenciled Eaves:** Reused; if too deteriorated, these elements will be restored or replaced
- **Capital Letters on the De La Guerra Street elevation:** Restored
- **Arches at the corner of the first floor:** Restored
- **Columns:** Lower two floors and the new third floor, to match the existing column capitals on the De La Guerra Street elevation, and restoring the window size and wrought iron capitals on the State Street elevation.
- **One of the design details:** A cornice will be added to delineate between the first and second floors. The handcarved diamond capitals and capitals of the frieze will be kept.
- **Roof Deck:** Uncovered
- **Swimming Pool Compliance:** Tier 2
- **High Fire Zone:** No
- **Flood Zone:** No
- **Lot Area:** 3,452 SF
- **Front Setback:** 0'
- **Rear/Interior Setback:** 0'
- **Max Height Allowed:** 45'-0"

### SHEET INDEX

- **A100 Site Plan**
- **A111 Existing Floor Plans**
- **A112 Proposed Floor Plans**
- **A201 Existing Exterior Elevations**
- **A202 Proposed Exterior Elevations**
- **A203 Proposed Exterior Elevations**
- **A204 Building Sections**
- **A205 Streetscapes**
- **M2.1 Mechanical Roof Plans**
- **G000 Cover Sheet**

### VICINITY MAP
EXISTING BUILDING
ZUNIS / METRO PASEO 4 CINEMAS
APN: 037-400-012

EXISTING BUILDING
"BALBOA BUILDING"
APN: 037-400-014

EXISTING BUILDING
ZUMIZ / METRO PAEO NUEVO 4 CINEMAS
APN: 037-400-012

EXISTING BUILDING
"LAS TIENDAS BUILDING"
APN: 037-400-013

EXISTING BUILDING
801A STATE STREET
(EXISTING TO REMAIN)

EXISTING SHARED
TRASH & RECYCLING ENCLOSURE
(APPROXIMATE LOCATION)

(E) AT GRADE TREE PLANTER

(E) AT GRADE TREE PLANTER

(E) AT GRADE TREE PLANTER

(E) AT GRADE TREE PLANTER

(E) AT GRADE TREE PLANTER

(E) FIRE HYDRANT

(E) SIDEWALK RAMP & CROSSWALK

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NOT FOR CONSTRUCTION

1/8" = 1'-0"

1 8/7/19 HLC CONCEPT
2 8/16/19 MODIFICATION
3 11/8/19 HLC CONCEPT
4 12/5/19 HLC CONCEPT
5 1/13/20 HLC PDA
6 3/2/20 HLC PDA Re-Sub
ROOFTOP MECHANICAL EQUIPMENT, REFER TO MECHANICAL PLAN FOR ADDITIONAL INFORMATION

NOTE: ALL NEW THIS FLOOR

KITCHEN EXHAUST EQUIPMENT, REFER TO MECHANICAL PLAN FOR ADDITIONAL INFORMATION

LINE OF EXISTING ROOF (SHOWN IN DASHED LINE) OVERLAID ON PROPOSED ROOF:

EXISTING ROOF: 3,656 SF
PROPOSED ROOF: 3,656 SF

NOTE: ALL NEW THIS FLOOR
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EXISTING EXTERIOR ELEVATIONS

# DATE DESCRIPTION
1 8/7/19 HLC CONCEPT
2 8/16/19 MODIFICATION
3 11/8/19 HLC CONCEPT
4 12/5/19 HLC CONCEPT
5 1/13/20 HLC PDA
6 3/2/20 HLC PDA Re-Sub
RAFTER TAILS AND STENCILING TO BE PRESERVED & RELOCATED IF POSSIBLE, OTHERWISE TO BE REPLICATED.

NEW WROUGHT IRON BALCONY TO MATCH HISTORIC ORIGINAL.

EXISTING OPENING TO BE RESTORED TO ARCHED OPENING TO MATCH HISTORIC ORIGINAL.

NEW WINDOWS, SIZE & CONFIGURATION TO MATCH HISTORIC ORIGINAL, TYPICAL @ 2ND FLOOR.

FACE OF ADDITION 6" BACK FROM (E) BUILDING FACADE.

NEW DOOR TO MATCH (E) DOOR ON CORNER OF DE LA GUERRA AND STATE ST.

NEW WINDOWS TO BE FRAMED BEHIND OPENING SO FRAMES ARE HIDDEN.

(E) OPENING TO BE EXTENDED TO THE GROUND WITH NEW PLASTER TRIM TO MATCH (E).

PLASTER TO BE PRESERVED, REPAIR & REPLACE WHERE NECESSARY, PAINT TO MATCH HISTORIC ORIGINAL.

NEW WROUGHT IRON RAILINGS TO MATCH (E), TYPICAL @ 3RD FLOOR.

NEW FRENCH DOORS, TYPICAL @ 3RD FLOOR.

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CONTEXT MAP

# DATE DESCRIPTION
1 8/7/19 HLC CONCEPT
2 8/16/19 MODIFICATION
3 11/8/19 HLC CONCEPT
4 12/5/19 HLC CONCEPT
5 1/13/20 HLC PDA
6 3/2/20 HLC PDA Re-Sub

12" = 1'-0"