

**LOTUS CABINETRY
135 E ANAPAMU ST
SANTA BARBARA CA 93101**

PROJECT DIRECTORY:

TENANT:

LOTUS CABINTRY
CONTACT:
JOSEPH FRANKLIN
805-468-5846

AGENT:

CRAIG MINUS
805-403-2752
CAM LAND USE &
DEVELOPMENT INC.

DRAFTER

C.L. DESIGNS
CHAVA RILEY
512 E CARRILLO ST SANTA BARBARA CA
805-705-4212

PROJECT DATA:

ZONE: C-G (COMMERCIAL GENERAL)
A.P.N. : 029-121-011
HIGH FIRE: NO
SLOPE: 5%
TYPE OF CONSTRUCTION V
OCCUPANCY: BUSINESS GROUP B
GENERAL PLAN COMMERCIAL/HIGH DENSITY
RESIDENTIAL (28-36 du/ac)

LAND USE VC
LOT SIZE: 0.1 ACRES; APPROX 4,227.71SQ.FT
TENANT AREA
FIRST FLOOR 1,510 S.Q.F.T.
SECOND FLOOR 209 S.Q.F.T.
TOTAL COMMERCIAL SPACE 1,719 S.Q.F.T.

EXISTING UNISEX RESTROOM 1

SCOPE:

TENANT IMPROVEMENT:
UPDATE FRONT ENTRY DOOR AND WINDOW SECTION TO
CREATE AN ADA ACCESSIBILITY FRONT ENTRY.

REPLACE ALL SHOWROOM WINDOWS IN BUILDING TO
MATCH NEW FRONT ADA COMPLIANT FRONT SECTION.

AT THE REAR OF THE BUILDING REMOVE WINDOWS AND
WALL BELOW TO CREATE A NEW ADA ENTRANCE TO THE
UPPER AREA OF THE 1ST FLOOR.

AND ADD TRASH ENCLOSURE

PLANNING SET



VICINITY MAP N.T.S.

Parking Note:

CBD 1/500 and 10% Zone of Benefit – no change to required parking.

PROJECT NOTES:

NOTE:
AN APPROVED COUNTY SORTING/ RECYCLING
FACILITY MUST BE UTILIZED FOR CONSTRUCTION
WASTE REDUCTION AND RECYCLING PROVISIONS OF CALIFORNIA
GREEN BUILDING STANDARDS CODE SECTION 4.408
(MINIMUM 65% NON HAZARDOUS MATERIALS RECYCLED AND OR
SALVAGED FOR REUSE)
CGBSC 4.408

APPROVED PROVIDER
MARBORG
728 E Yanonali St ·
SANTA BARBARA , CA
(805) 963-1852

APPLICABLE CODES:

2022 CALIFORNIA NON RESIDENTIAL CODE (CNRC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
CODE (CGBSC)
2022 CALIFORNIA THE CITY OF SANTA BARBARA
[C.B.C.,[A]107.2.1]

SHEET INDEX:

CS	COVER SHEET
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REV:DATE:	CS
DATE: 11-14-23	
DATE: 1-24-24	
DATE: 6-11-24	DATE: 9-21-23
DATE: 7-8-24	

NEIGHBORING PROPERTIES



4 205 ANAPAMU



3 131 ANAPAMU



2 THE COURTHOUSE



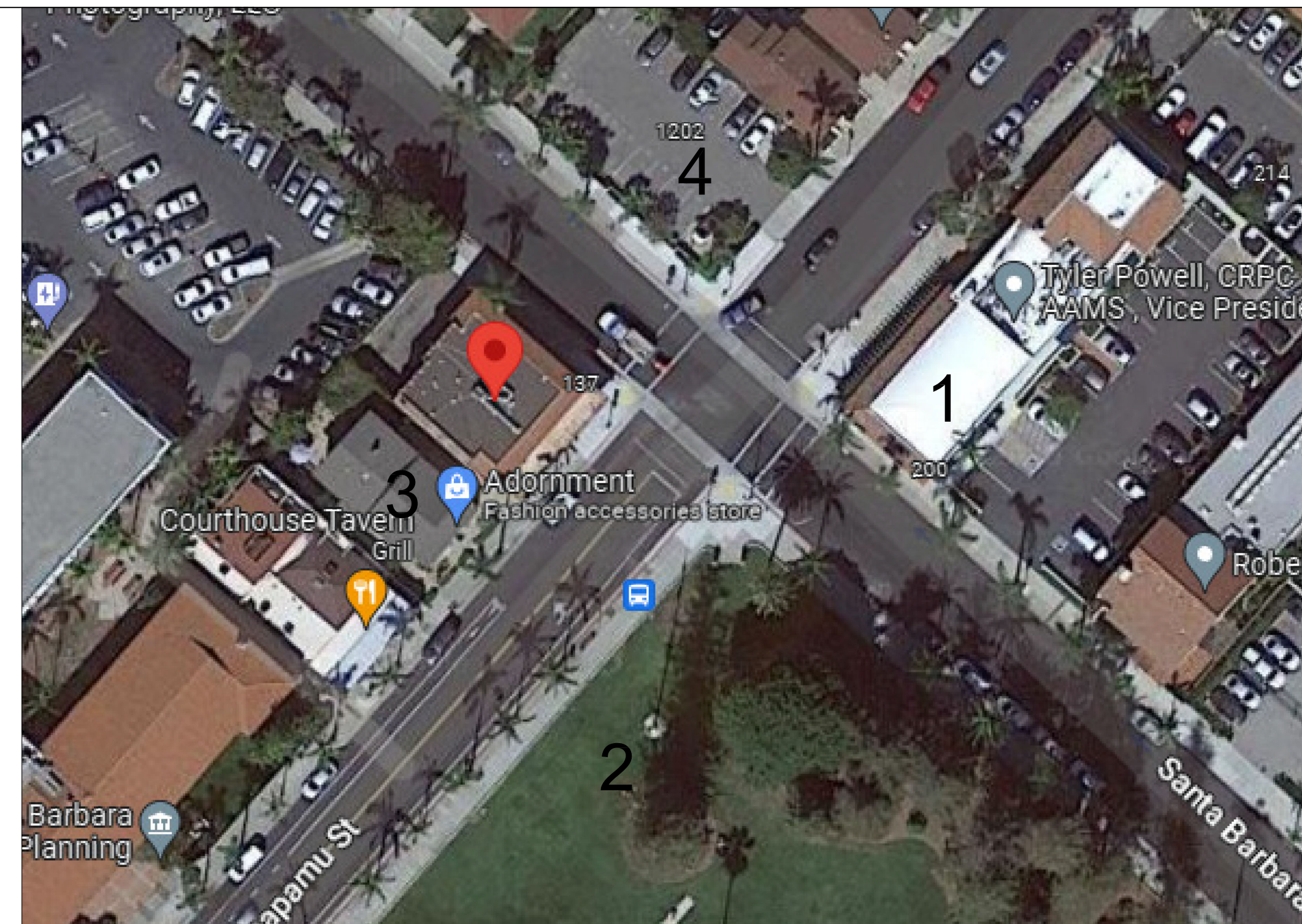
1 206 ANAPAMU



135 ANAPAMU



135 ANAPAMU



VICINITY MAP

N.T.S.

Revisions by	Date:

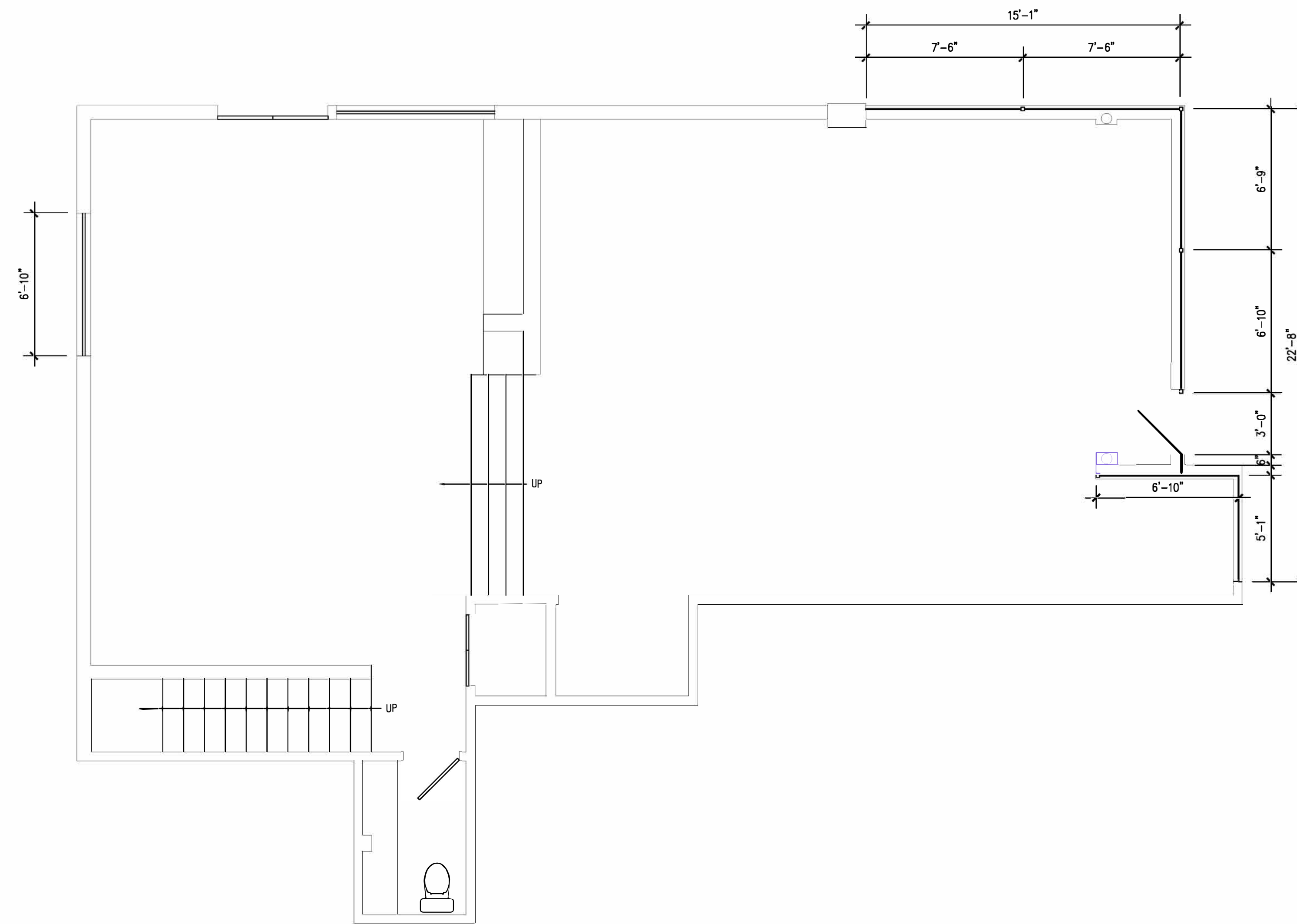
OWNER:
CHAVA RILEY
512 E CARRILLO ST
SANTA BARBARA CA 93101
805-705-4212

LAND USE PLANNER:
CRAIG MINUS
CALIFORNIA LAND USE &
PLANNING INC.
(805) 403-2752

OWNER:
LOTUS CABINERY
JOSEPH FRANKLIN
135 E ANAPAMU ST
SANTA BARBARA CA 93101

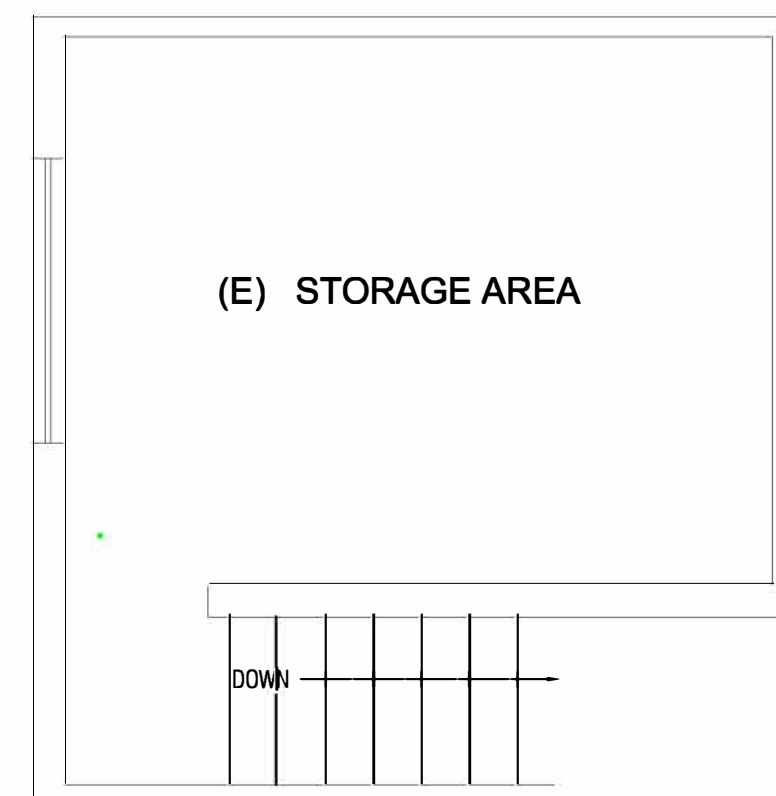
SHEET CONTENT:
NEIGHBORING PROPERTIES
PHOTOS OF 135 ANAPAMU

Scale: SEE PLAN
Drawn: C. RILEY
Date: 9-21-23
Sheet:
A-2
Of Sheets



EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING 2ND FLOOR PLAN

NO CHANGES: FOR REFERENCE ONLY- SCALE: 1/4" = 1'-0"

Revisions	by
Date: 9-5-23	

DRAFTER
CHAVA RILEY
 812 E CARRILLO ST
 ANAPAMU, CA 93101
 805-708-7212

OWNER:
 LOTUS CABINTRY
 JOSEPH FRANKLIN
 135 E ANAPAMU ST
 SANTA BARBARA CA 93101

SHEET CONTENT:
 EXISTING FIRST AND SECOND
 FLOOR PLAN

Scale: SEE PLAN
 Drawn: C. RILEY
 Date: 7-8-24
 Sheet:
A-4

Of Sheets

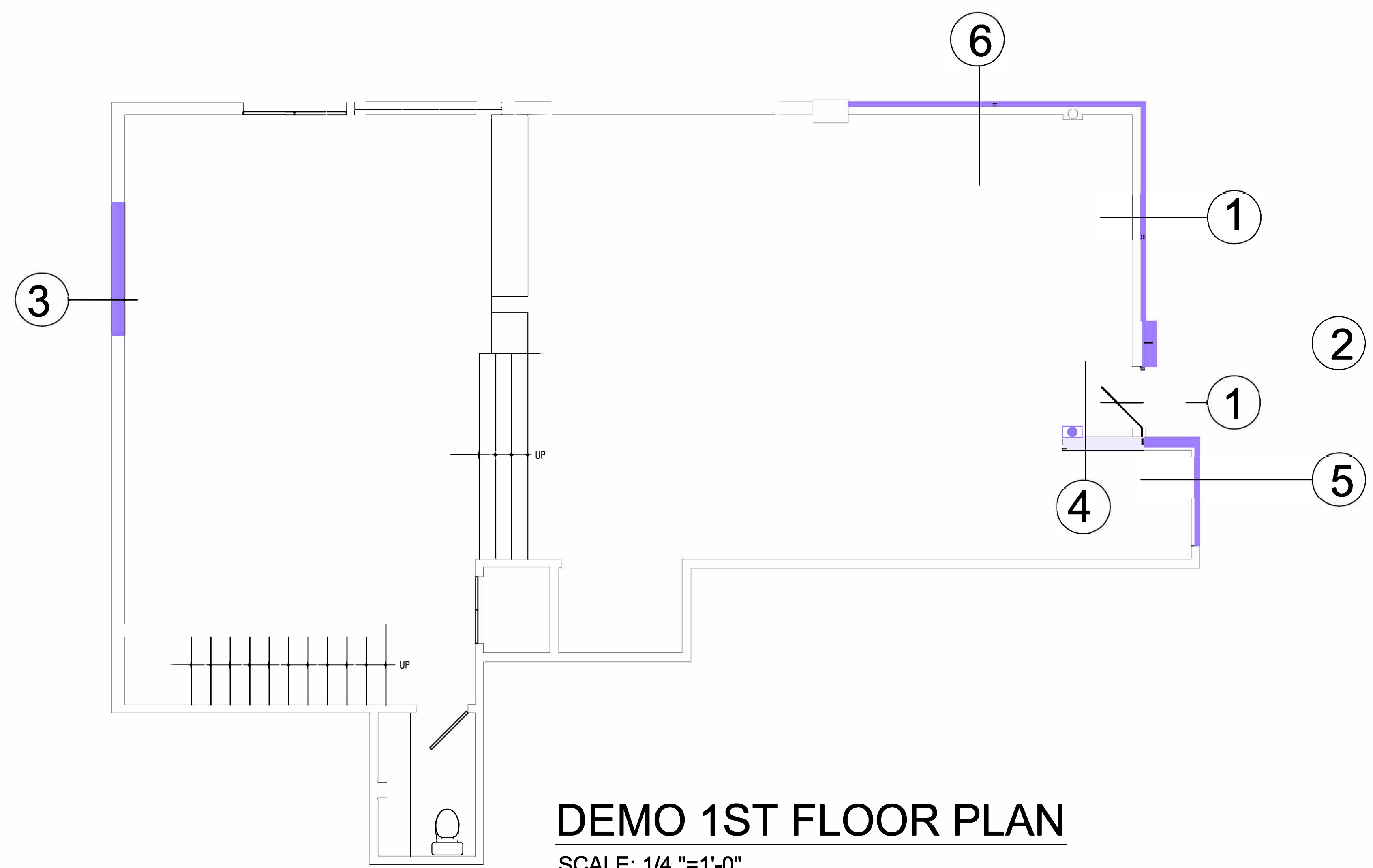
Revisions	by
Date: 9-5-23	

DRAFTER
CHAVA RILEY
 812 E CARRILLO ST
 SANTA BARBARA, CA 93101
 805-708-7212

OWNER:
 LOTUS CABINTRY
 JOSEPH FRANKLIN
 135 E ANAPAMU ST
 SANTA BARBARA CA 93101

SHEET CONTENT:
 DEMOLITION PLAN

Scale: SEE PLAN
 Drawn: C. RILEY
 Date: 7-8-24
 Sheet:
A-4.1
 Of Sheets



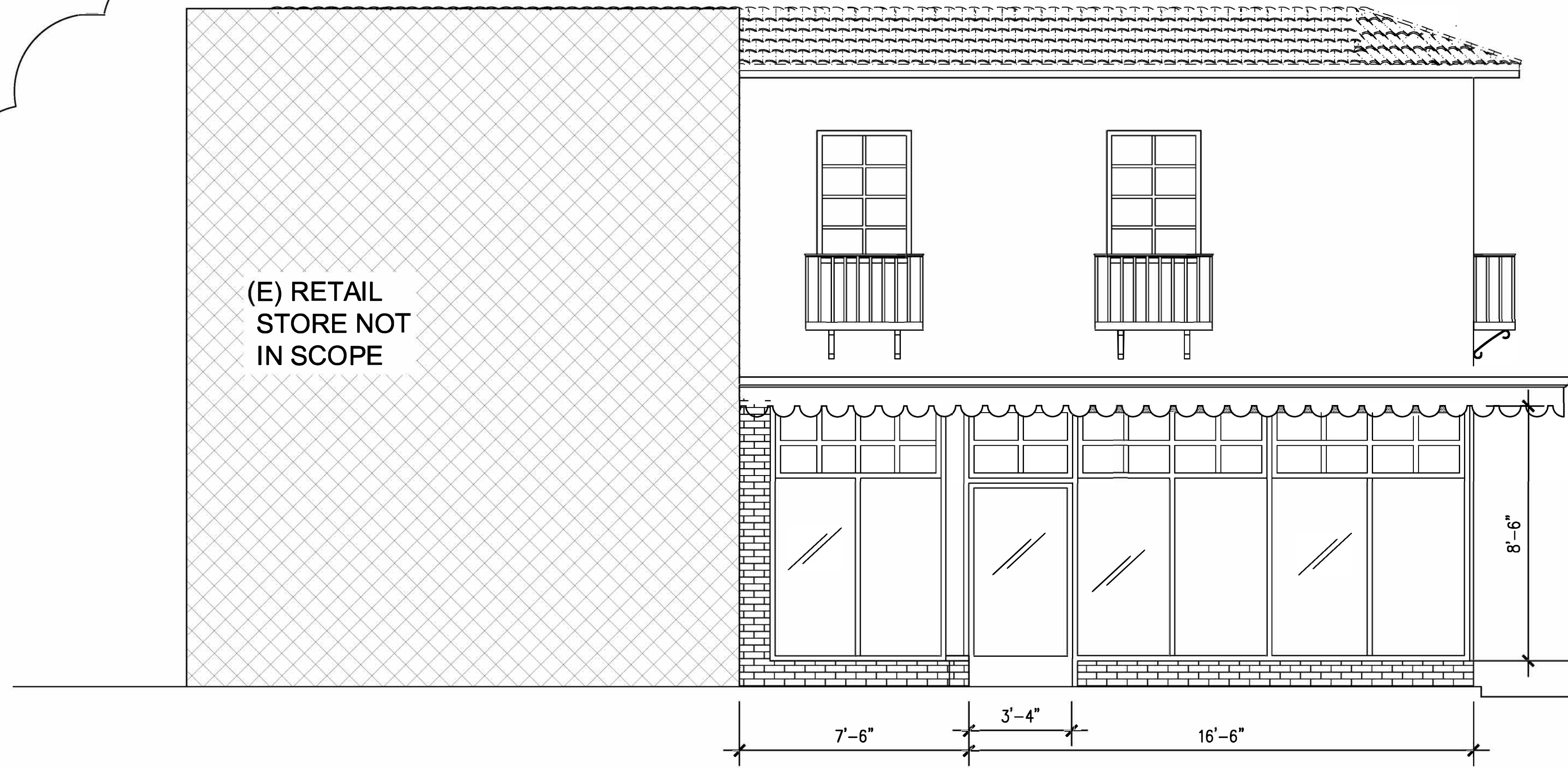
DEMO 1ST FLOOR PLAN
 SCALE: 1/4 " = 1'-0"

LEGEND

- AREA/WALLS TO BE DEMOLISHED
- WALLS TO REMAIN

- 1- REMOVE FRONT WINDOWS AND FRONT ENTRY DOOR. TO CREATE AN ADA ACCESSIBLE ENTRANCE
- 2- REMOVE BRICKS IN FRONT OF BY ENTRANCE TO ALLOW FOR NEW ADA DOOR
- 3- REMOVE REAR WINDOWS AND WALL BELOW TO CREATE NEW REAR ADA ACCESSIBLE ENTRANCE.
- 4- REMOVE INTERIOR AND EXTERIOR WINDOW AND REMOVE INTERIOR WALL.
- 5- REMOVE WINDOW AND SOFFIT ABOVE
- 6- REMOVE SIDE WINDOW SECTION

(E) RETAIL STORE NOT IN SCOPE

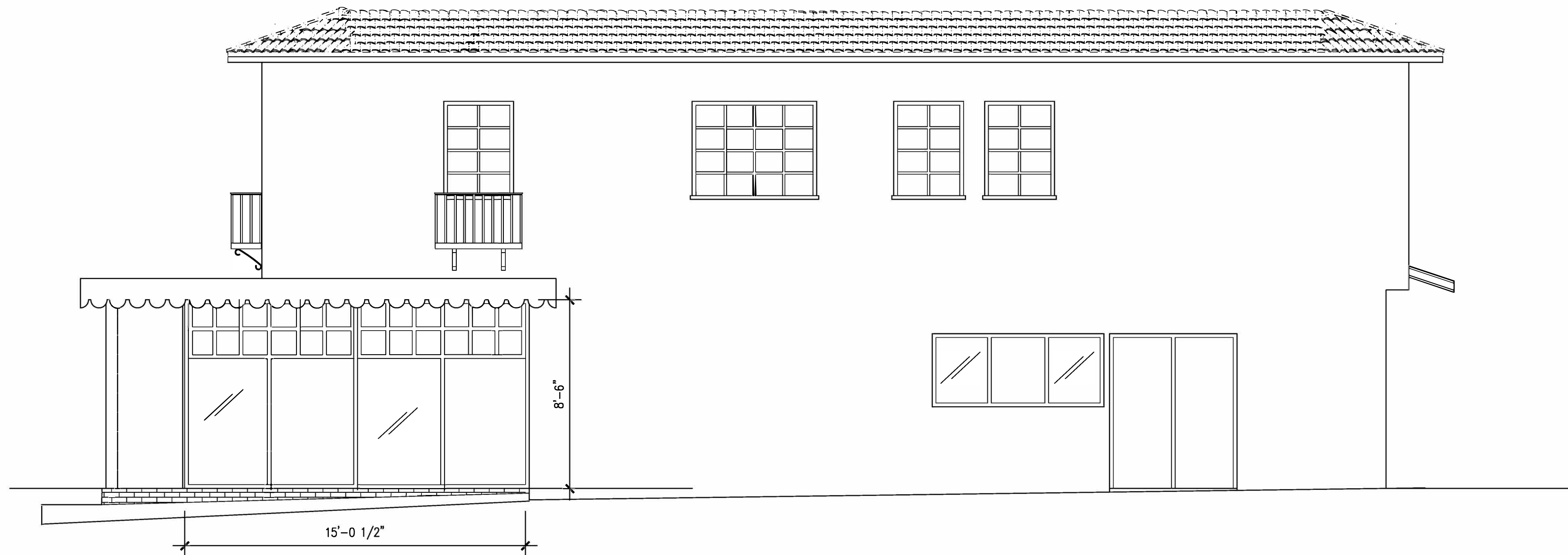


PROPOSED WEST ELEVATION

SCALE: 3/8"=1'-0"



**CONCEPT IMAGE
REPLACEMENT STORE FRONT GLASS**



PROPOSED SOUTH ELEVATION

SCALE: 3/8"=1'-0"

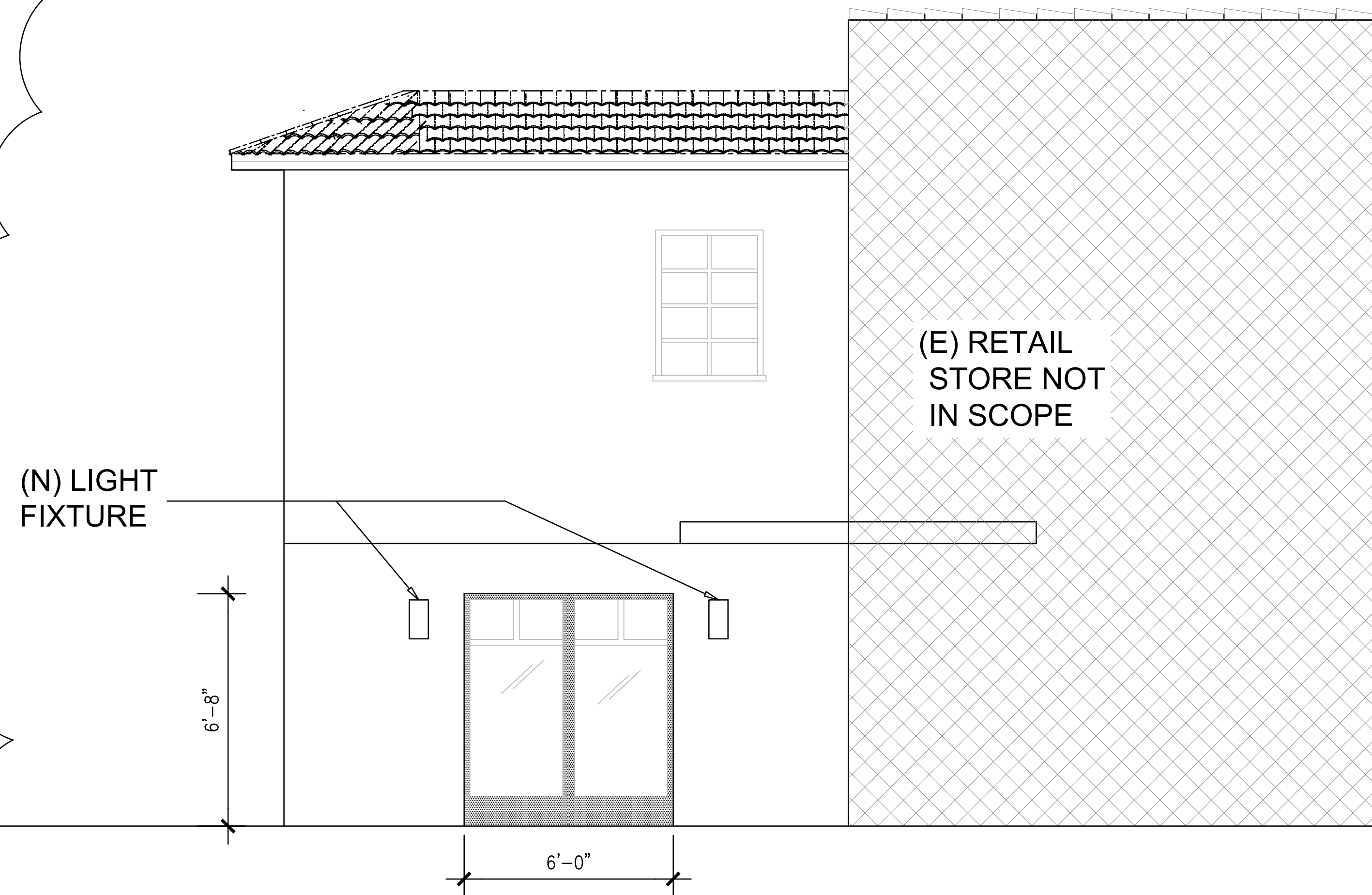
Revisions	by

DRAFTER
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512 E CARRILLO ST
SANTA BARBARA, CA 93101
805-708-4212

OWNER
LOTUS CABINERY
JOSEPH FRANKLIN
135 E ANAPAMU ST
SANTA BARBARA, CA 93101

SHEET CONTENT
PROPOSED ELEVATIONS,
AND CONCEPT IMAGES

Scale: SEE PLAN
Drawn: C. RILEY
Date: 1-29-24
Sheet:
A-5
Of Sheets



PROPOSED EAST ELEVATION

SCALE: 3/8" = 1'-0"

NOTE: NO CHANGE TO BUILDING COLOR



EXISTING BUILDING COLOR TO REMAIN



EXISTING SPANISH TILE ROOF TO REMAIN

NEW ALUMINUM DOOR FRAME COLOR-DARK BRONZE

Outdoor Wall Light Specifications:

Kathy Ireland Sierra Craftsman 11" High Bronze Outdoor Wall Light

LED warm quality light
2700-3300 kelvin



LIGHT FIXTURE IMAGE

Notes: Lighting shall be designed to control glare, minimize light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interference with the safe operation of motor vehicles.

Revisions	by
Date: 12-12-23	
Date: 6-11-24	

DRAFTER
CHAVA RILEY
1111 CARROLL ST
SANTA BARBARA CA 93101
805-765-4212

OWNER
LOTUS CABINERY
JOSEPH FRANKLIN
135 E ANAPAIMU ST
SANTA BARBARA CA 93101

SHEET CONTENT
PROPOSED ELEVATION
AND LIGHTING SPECIFICATIONS

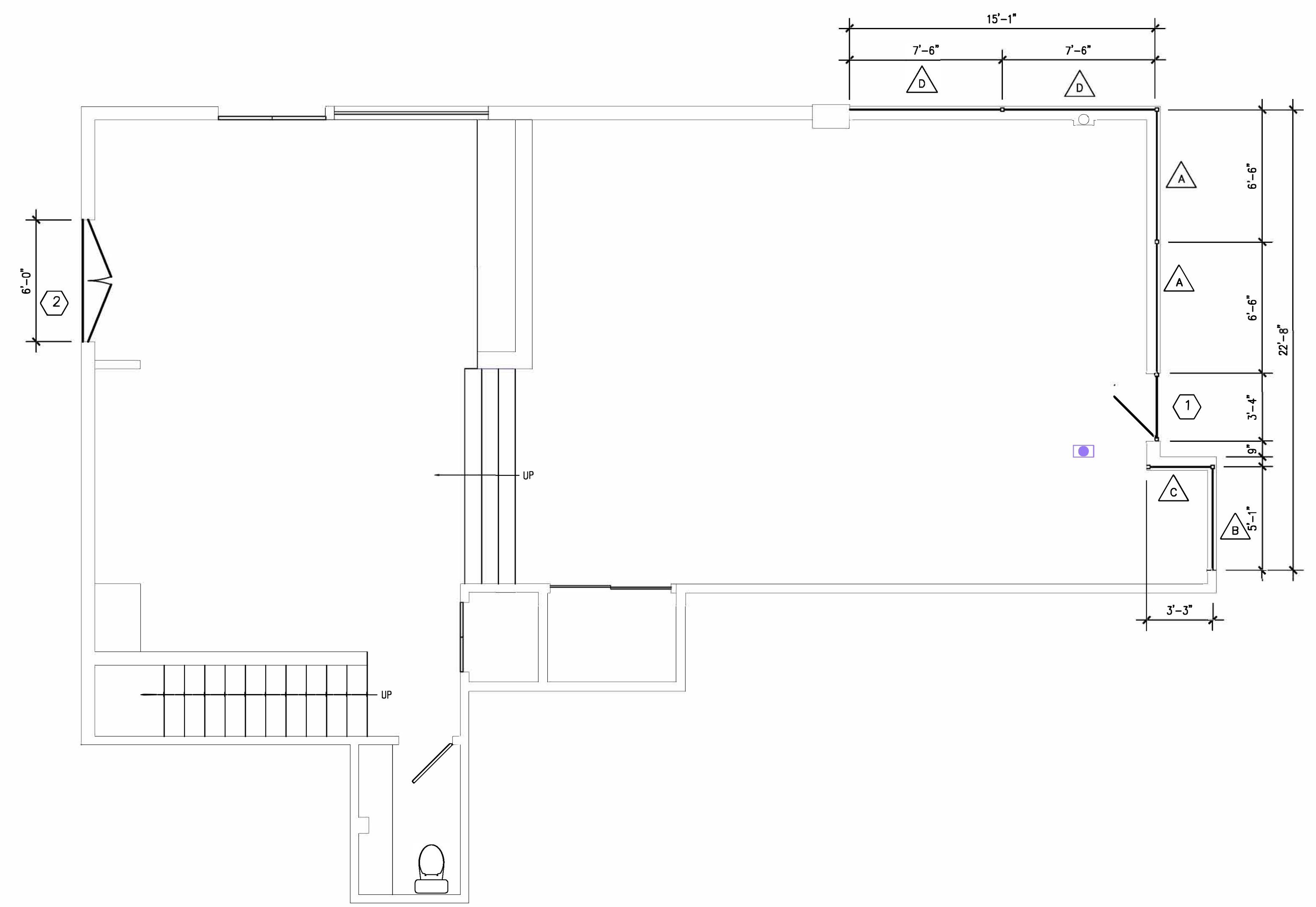
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Date: 9-5-23	

DRAFTER
CHAVA RILEY
 512 E CARRILLO ST
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 805-708-7212

OWNER
LOTUS CABINERY
 JOSEPH FRANKLIN
 135 E ANAPAMU ST
 SANTA BARBARA, CA 93101

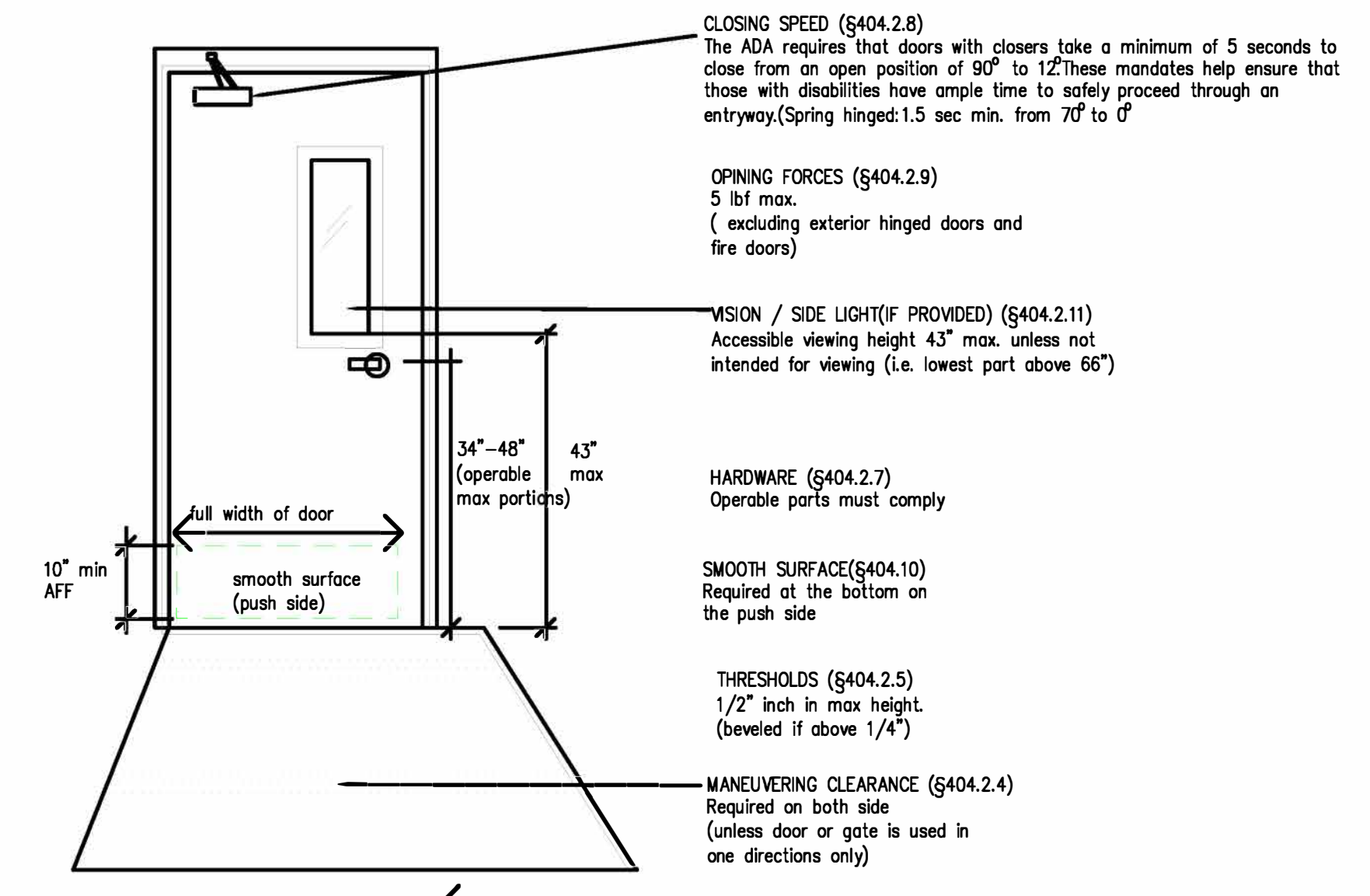
SHEET CONTENT:
PROPOSED FLOOR PLAN

Scale: SEE PLAN
 Drawn: C. RILEY
 Date: 7-8-24
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A-6
 Of Sheets



PROPOSED 1ST FLOOR PLAN
 SCALE: 3/8"=1'-0"

ADA DOOR SPECIFICATIONS

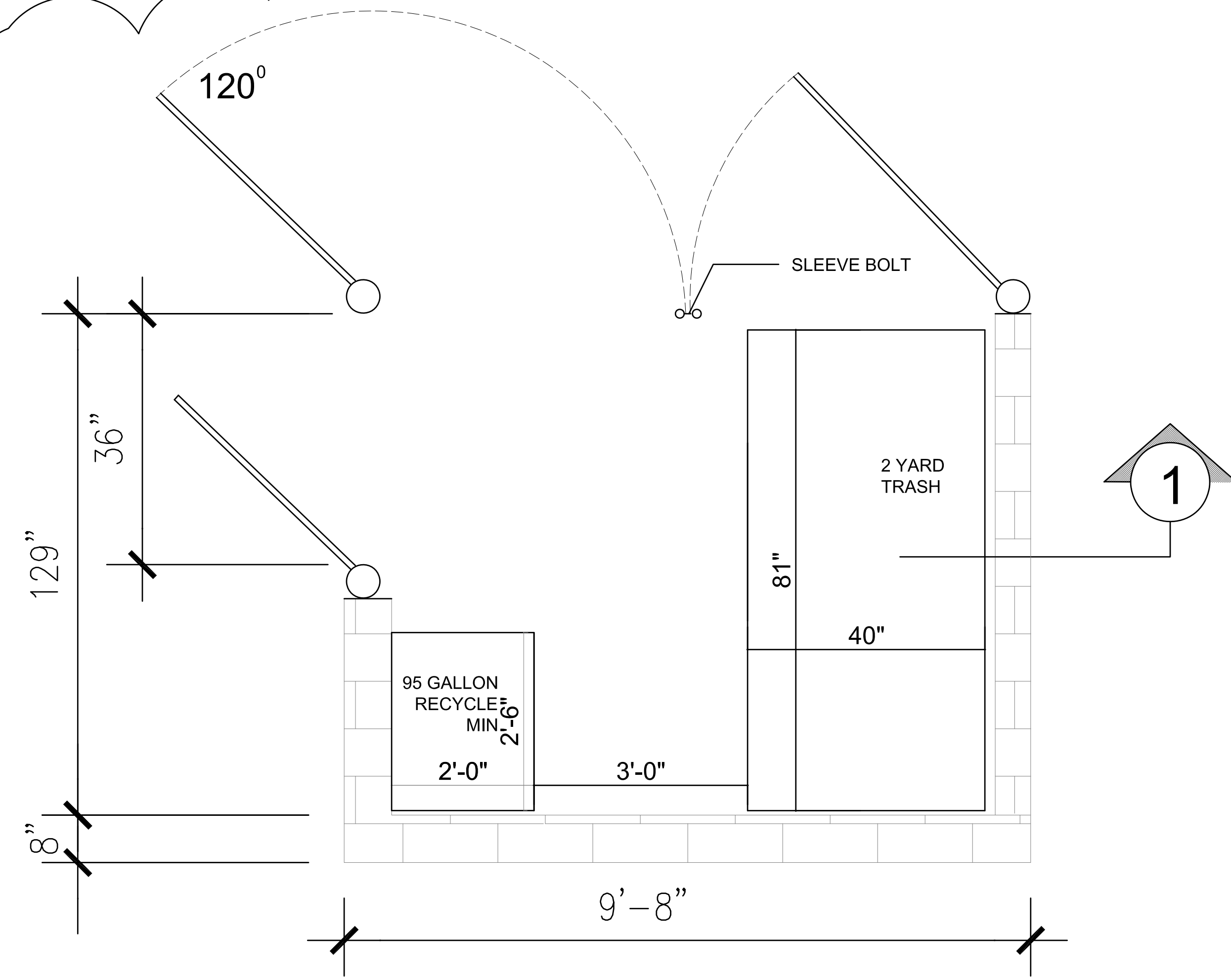


DOOR SCHEDULE

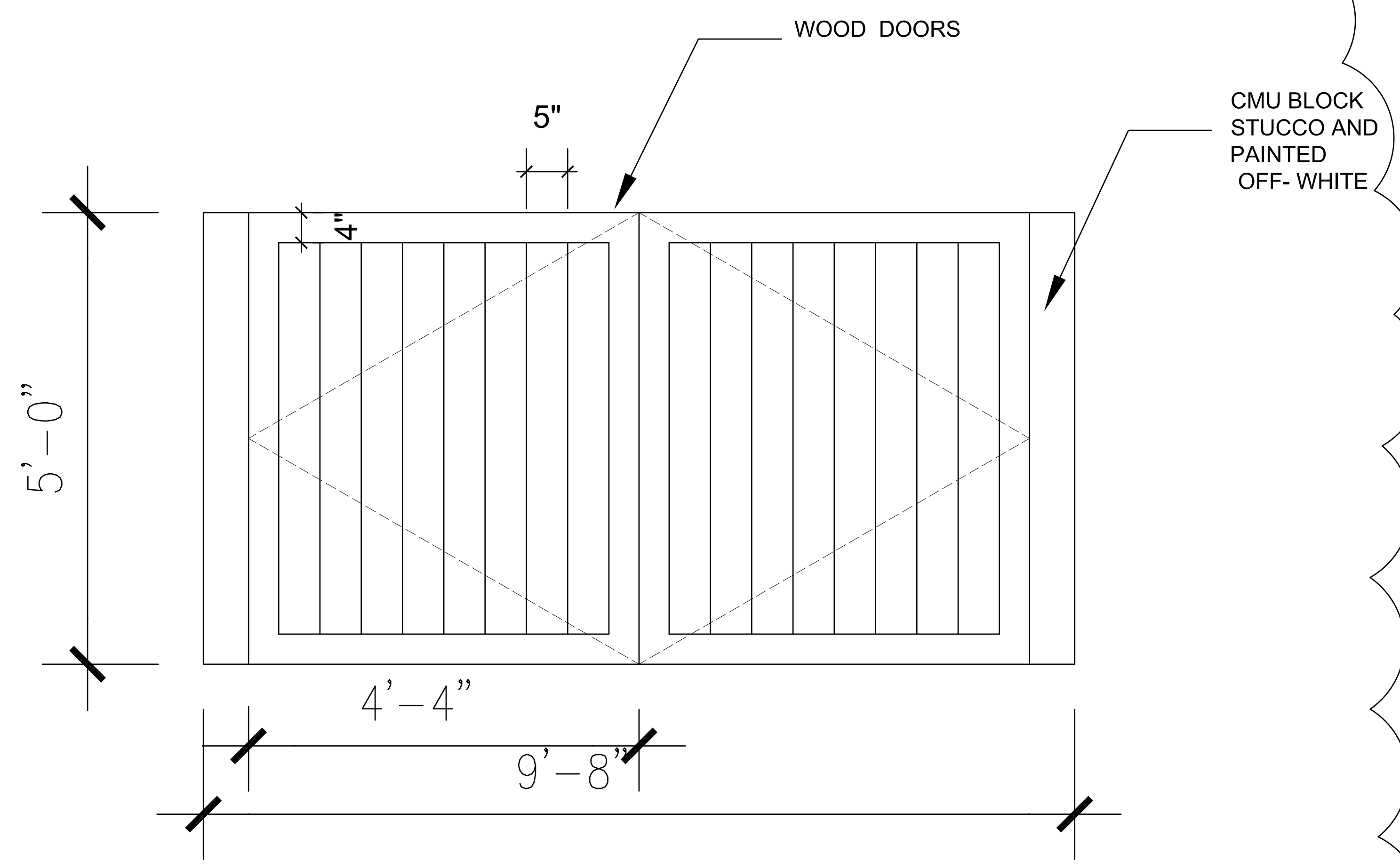
SYM.	W	H	LOCATION	U FACTOR	MATERIAL/ COLOR	REMARKS	QTY.
①	3'0"	6'8"	ADA FRONT ENTRY		GLASS WITH ALUMINUM FRAMES-DARK BRONZE	TEMPERED	1
②	3'0"	6'8"	ADA REAR ENTRY		GLASS WITH ALUMINUM FRAMES-DARK BRONZE	TEMPERED	2

WINDOW SCHEDULE

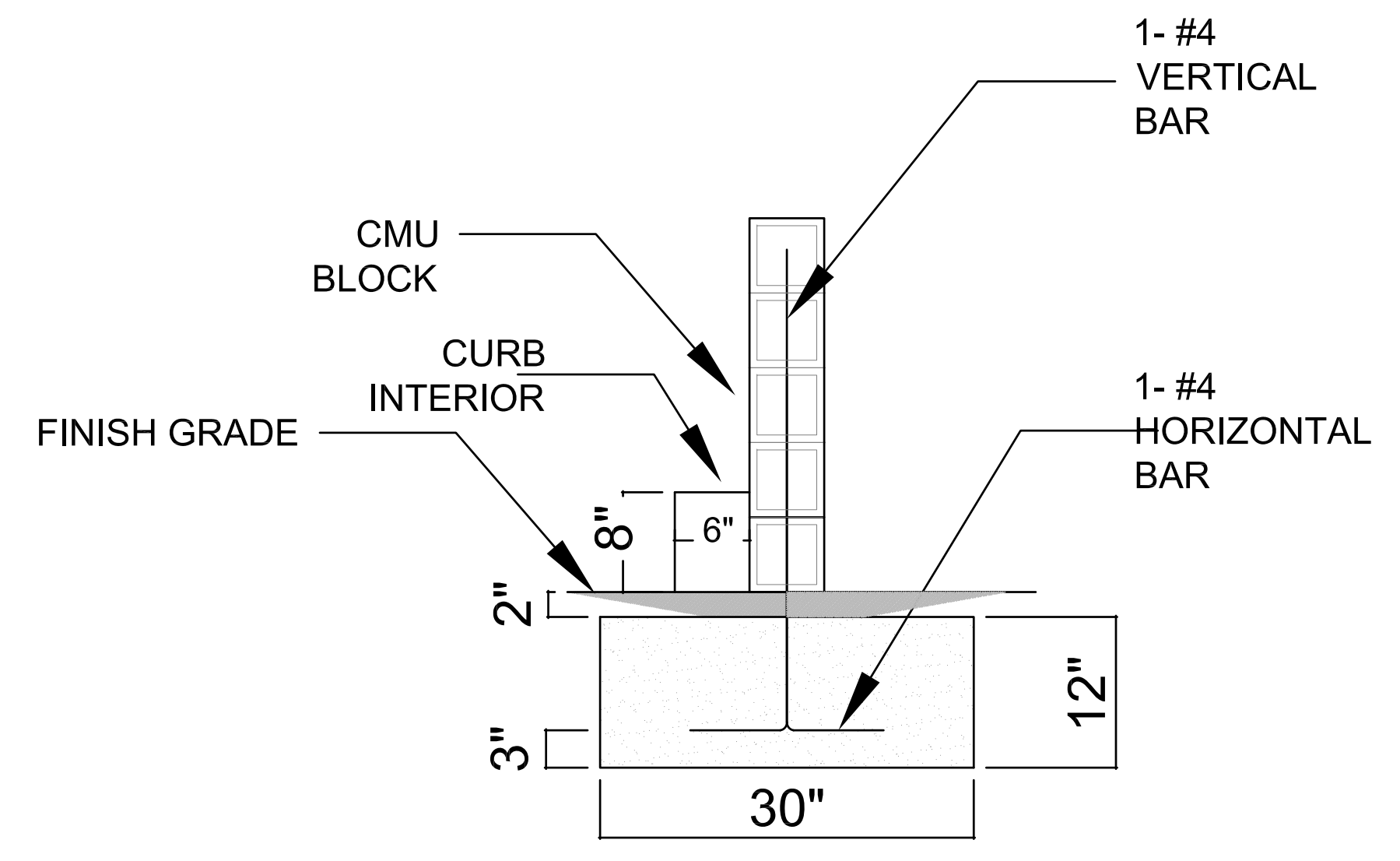
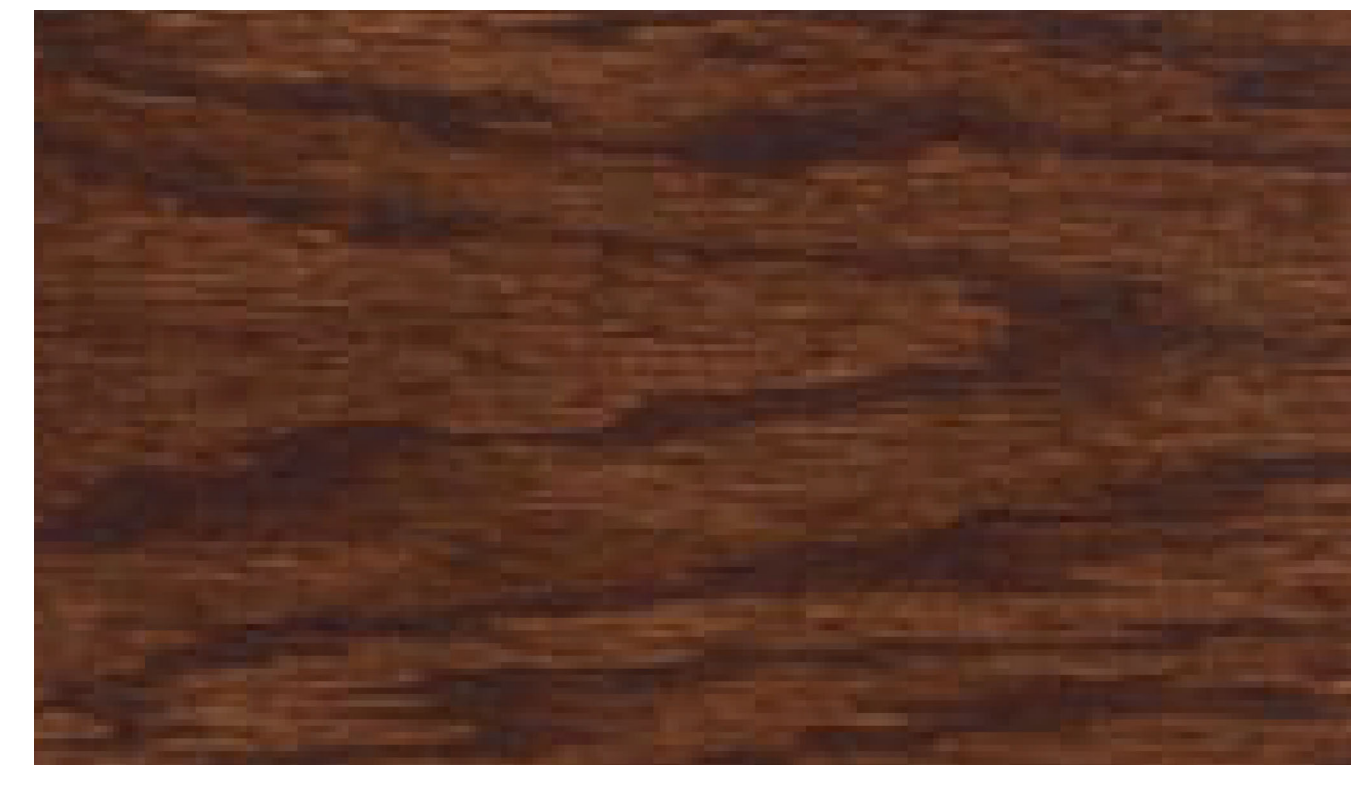
SYM.	LOCATION	SIZE	QTY.	FRM. WALL THK.	FEATURES	GLAZING	U FACTOR	SHGC VALUES	MATERIAL/COLOR
△A	FRONT ENTRY SECTION	6'6"X 8'6"	2	8"	FIXED	DUAL	.27	23	GLASS WITH ALUMINUM FRAMES-DARK BRONZE
△B	FRONT AREA	5'1"X 8'6"	1	8"	FIXED	DUAL	.27	23	GLASS WITH ALUMINUM FRAMES-DARK BRONZE
△C	SIDE SECTION	3'3"X 8'6"	1	8"	FIXED	DUAL	.27	23	GLASS WITH ALUMINUM FRAMES-DARK BRONZE
△D	SIDE SECTION	7'6"X 8'6"	2	8"	FIXED	DUAL	.27	23	GLASS WITH ALUMINUM FRAMES-DARK BRONZE



PROPOSED TRASH ENCLOSURE PLAN
SCALE: 1"=1'-0"



PROPOSED ELEVATION TRASH ENCLOSURE
SCALE: 1"=1'-0"
COLOR OF WOOD DOORS-DARK WALNUT



SECTION - 1
SCALE: 1"=1'-0"

Revisions by	
Date: 9-5-23	
DESIGNER:	CHAVA RILEY 512 E. CALIFORNIA ST. SANTA BARBARA, CA 93101 805-338-4272
OWNER:	LOTUS CABINTRY JOSEPH FRANKLIN 135 E ANAPAMU ST SANTA BARBARA CA 93101
SHEET CONTENT:	TRASH ENCLOSURE
Drawn: C. RILEY	
Date: 6-20-24	
Sheet:	
	A-7