

# SHELL IMPROVEMENTS

5690 Calle Real  
Goleta, CA 93117

## PROJECT STATISTICS

ADDRESS: 5690 CALLE REAL CENTER  
GOLETA CA, 93117

ASSESSOR'S PARCEL NUMBER: 069-110-094

PARCEL SIZE 1.56 ACRES 67,953 SQ FT.

ZONE: SC

LAND USE ZONE: NEIGHBORHOOD

EXISTING USE: COMMERCIAL

PROPOSED USE: NO CHANGE

OCCUPANCY GROUP: A3

CONSTRUCTION TYPE: V-N

HIGH FIRE: NO

FLOOD ZONE: NO

COASTAL ZONE: NO

FIRE SPRINKLERS: YES

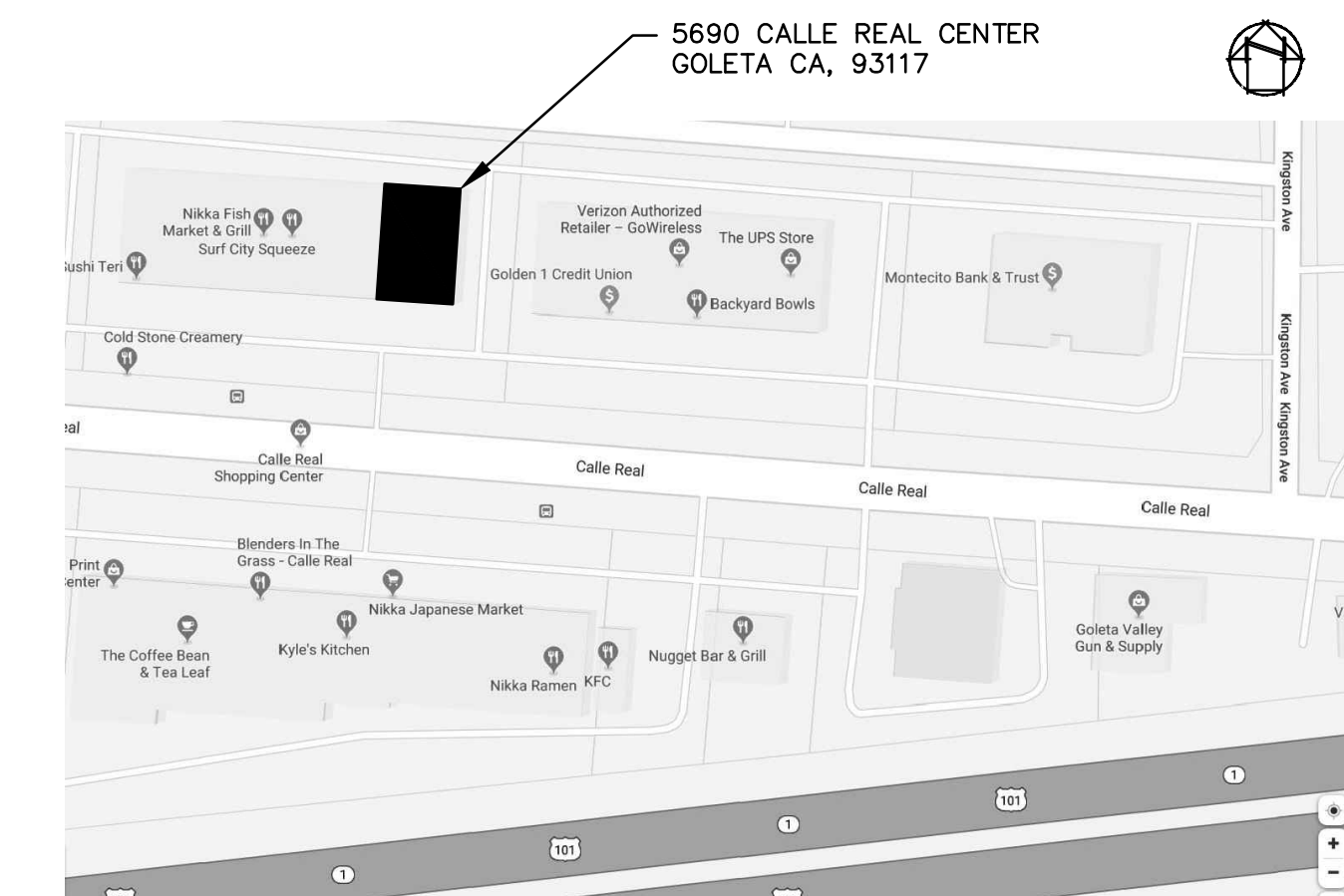
BUILDING HEIGHT: 45'-11 7/16"

NUMBER OF STORIES: 1

SANITARY DISTRICT: GOLETA SANITARY WEST

WATER DISTRICT: GOLETA WATER DISTRICT

## VICINITY MAP



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## ADJACENT PROPERTIES:

	NET (SQ. FT.)	GROSS (SQ. FT.)
EXISTING OUTBACK RESTAURANT	6,015	6,200
PROPOSED SUITE A	1,768	1,828
DEMOLISHED AREA A	-210	-220
PROPOSED SUITE B	3,738	3,837
DEMOLISHED AREA B	-299	-315
PROPOSED BUILDING AREA	5,506	5,665
PROPOSED DEMOLISHED AREA	509	535

## CODE REQUIREMENTS

\*\*ALL WORK SHALL BE IN CONFORMANCE:

2019 CBC, 2019 IBC 2019 CMC, 2019 UMC  
2019 CEC, 2019 NEC 2019 CFC, 2019 IFC  
2019 CPC, 2019 UPC 2019 CALIFORNIA ENERGY CODE

CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA EXISTING BUILDING CODE  
CITY OF GOLETA MUNICIPAL BUILDING CODE and ADOPTED ORDINANCES.

PROJECT COMPLIES WITH ALL ACCESSIBILITY REQUIREMENTS OF THE 2019 CBC

## ABBREVIATIONS

AB ANCHOR BOLT	FF FACE OF FINISH	P-LAM PLASTIC LAMINATE
ABV ABOVE	FDM FACE OF MASONRY	PAR PARALLEL
AC ASPHALTIC CONCRETE	FOS FACE OF STUD	PBD PARALLEL BOARD
ACC AIR CONDITIONER	FP FIREPROOF	PCF POUNDS PER CUBIC FOOT
AD ACCESS	FPL FINISH PLACE	PERF PERFORATED
ADJ AREA DRAIN	FR FRAME	PERM PERMETER
ADJ ADJACENT	FTC FOOTING	PFL POUNDS PER LINEAR FOOT
AFF ABOVE FINISH FLOOR	FUR FURRING	PG PLATE GLASS
AGG AGGREGATE	FUT FUTURE	PL PROPERTY LINE
ALT ALTERNATE	GA GAUGE	PLAS PLASTER
ALUM ALUMINUM	GLV GALVANIZED	PLY PLYWOOD
ANC ANCHOR	GRB GRAB BAR	PNT PAINT
ANDO ANODIZED	GC GENERAL CONTRACTOR	PP PHONE PANEL
ARCH ARCHITECT	GD GARBAGE DISPOSAL	PSF POUNDS PER SQUARE FOOT
AT ASPHALT TILE	GI GALVANIZED IRON	PSI POUNDS PER SQUARE INCH
AUTO AUTOMATIC	GL GLASS GLAZING	PT POINT
B BOARD	GLB GLASS BLOCK	PTD PAPER TOWEL DISPENSER
BEL BELOW	GLD GLASS LAM BEAM	PTN PARTITION
BET BETWEEN	GPL GALVANIZED PIPE	PVCL POLYVINYL CHLORIDE
BET BIT BITUMINOUS	GPL GYPSUM LATH	PVM PAVEMENT
BLDG BUILDING	GPL GYPSUM PLASTER	PT QUARRY TILE
BLK BLOCK	GRN GRANITE	Q QUARRY TILE
BLKG BLOCKING	CSM GALVANIZED SHEET METAL	(R) REMOVE
BM BENCHMARK	CVA CRAVEL	(RR) REMOVE AND REPLACE
BOC BOTTOM OF CURB	CWB CALVIN WALL BOARD	R RISER
BOF BOTTOM OF FOOTING	CYP GYPSUM	RA RETURN AIR
BOJ BOTTOM OF JOIST	HB HOSE BIB	RAD RADIUS
BOJ BOTTOM	HBD HARDBOARD	RAG RETURN AIR GRILLE
BRG BEARING	HC HOLLOW CORE	RB RIGID BEAM
BRK BRICK	HC HANDICAP	RB RUBBER BASE
BRZ BRONZE	HD HEAVY DUTY	RBS REBAR
BS BOTH SIDES	HDR HEADER	RD ROOF DRAIN
BUR BUILT UP ROOFING	HW HARDWARE	REH REINFORCING STEEL BAR
BEVL BEVEL	HEX HEXAGONAL	REF REFERENCE
BW BOTH WAYS	HND HANDHOLE	REFR REFRIGERATOR
C CHANNEL STEEL	HUT HEAD JOINT	REG REGISTER
CAB CABINET	HK HOOK	REIN REINFORCING
CB CATCH BASIN	HM HOLLOW METAL	RES RESILIENT
CEM CEMENT	HR HORIZONTAL	RET RETURN
CHZ CERAMIC	HPT HIGH POINT	REV REVISION
CFT CUBIC FOOT	HT HEIGHT	RFD ROOFING
CHT CEILING HEIGHT	HTG HEATING	RHD RIGHT HAND
CI CAST IRON	HVAC HEATING, VENTILATING, AC	RM ROOM
HW CAST IN PLACE	HW HOT WATER	RO ROUGH OPENING
HW HARDWOOD	HWD HOT WATER HEATER	ROW RIGHT OF WAY
CJ CEILING JOIST	HHW HOT WATER HEATER	RR ROOF RAFTER
CLT CONTROL JOINT	ICBO INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	RVS REVERSE
CLG CEILING	ID INSIDE DIAMETER	RWD REDWOOD
CLR CLEAR	INCL INCLUDE	S SOUTH
CLS CLOSURE	INSUL INSULATION	SCH SCHEDULE
CM CENTIMETERS	INSUL INSULATION	SCR SCREEN
CMT CERAMIC MOSAIC TILE	INT INTERIOR	SD SMOKE DETECTOR
CMU CONCRETE MASONRY UNIT	INTM INTERMEDIATE	SD STORM DRAIN
CO CLEAN OUT	JST JOIST	SEC SECTION
COL COLUMN	KD KILN DRIED	SH SINGLE HUNG
COMP COMPOSITION	KNT KNOT	SHT SHEETING
CONC CONCRETE	KO KNOCKOUT	SHS SIMILAR
CONN CONNECTION	KPL KICKPLATE	SPEC SPECIFICATION
CONST CONSTRUCTION	L LENGTH	SQ FT SQUARE FEET
CONT CONTINUOUS	LAD LADDER	SS STAINLESS STEEL
CONTR CONTRACTOR	LAV LAVATORY	STC SOUND TRANSMISSION
CORR CORRUGATED	LAM LAMINATE	STD STANDARD
CS CARPET	LAV LAVATORY	STL STRUCTURE
CS COUNTERSINK	LAG LAG BOLT	SUS SUSPENDED
CSMT CASEMENT	LC LIGHT CONTROL	SYN SYNTHETIC
CT CERAMIC TILE	LH LEFT HAND	SYS SYSTEM
CTR COUNTER	LL LIVE LOAD	T&G TONGUE AND GROOVE
CSK COUNTERSINK	LMS LIMESTONE	TB TOWEL BAR
LC COLD WATER	LPT LOW POINT	TC TERRA COTTA
LY LEFT HAND	LT LIGHT	TE TEL TELEPHONE
CYD CUBIC YARD	LTL LUNTEL	THK THICK
(D) DEMOLITION	LW LIGHTWEIGHT	THR THRESHOLD
D DRAIN	M METER	THR THRESHOLD
DA DOUBLE ACTING	MAS MASONRY	TI TOP OF JOIST
DBL DOUBLE	MAT MATERIAL	TL TOLERANCE
DF DOUBLE FIBER	MAX MAXIMUM	TOP TOP OF PLATE
DF DRINKING FOUNTAIN	MB MACHINE BOLT	TR TOP OF RIDGE
DG DECOMPOSED GRANITE	MBR MEMBER	TOS TOP OF SLAB
DH DOUBLE HUNG	MEC MECHANICAL	TOW TOP OF WALL
DIAG DIAGONAL	MEC MEDIUM	TS TUBE STEEL
DIA DIAMETER	MEB MEMBRANE	TSTL TOP OF STEEL
DM DIMENSION	MFR MANUFACTURER	TV TELEVISION
DL DEAD LOAD	MIN MINIMUM	TRP TYPICAL
DN DOWN	MIR MIRROR	TZ TERRAZZO
DNR DAMPER	MISC MISCELLANEOUS	UNF UNFINISHED
DOOR	MOLD MOLDING	UNO UNLESS NOTED OTHERWISE
DS DOWNSPOUT	MM MILLIMETER	UR URINAL
DTL DETAIL	MO MASSORY OPENING	VAR VARNISH
DW DISHWASHER	MOD MODULAR	VB VINYL BASE
DWR DRAWER	MOV MOVABLE	VB VAPOR BARRIER
(E) EXISTING	MRE MARBLE	VCT VINYL COMPOSITION TILE
EAST	MSB MAIN SWITCH BOARD	VERT VERTICAL
EW EACH WAY	MNT MOUNT	VERT VERTICAL
EA EACH	MTL METAL	VF VERIFY IN FIELD
EB EXPANSION BOLT	MULL MULLION	VIN VINYL
EF EACH FACE	MCS METAL C STUDS	VJT VERTICAL JOINT
EL ELEVATION	NGS METAL DRYWALL STUDS	VENER VENER
ELEC ELECTRICAL	N NORTH	VTR VENT THROUGH ROOF
ELEV ELEVATOR	NAT NATURAL	W WEST
EMER EMERGENCY	NR NICKEL	W WATER
ENC ENCLOSURE	NSP NOT IN CONTRACT	W WITH WDE
EP ELECTRICAL PANEL	NO NUMBER	W/ WITH
EQU EQUIPMENT	NOM NOMINAL	WO WITHOUT
ESC ESCALATOR	NR NOISE REDUCTION	WB WOOD BASE
ESP ELECTRICAL SUB PANEL	NRC NOISE REDUCTION COEFFICIENT	WC WATERCLOSET
EST ESTIMATE	NTS NOT TO SCALE	WD WOOD
EXH EXHAUST	(N) NEW	WD WOOD
EXP EXPOSED	O OVER	WD WOOD
EXT EXTERIOR	OBSC OBSCURE	WH WIRE HUNG
FA FIRE ALARM	OC OUTSIDE DIAMETER	WH WALL HUNG
FAU FORCED AIR UNIT	OCF OWNER FURNISHED	WH WROUGHT IRON
FB FACE BRICK	OD OUTSIDE DIAMETER	WP WATERPROOF
FBO FURNISHED BY OTHERS	OFD OWNER FURNISHED	WP WORKING POINT
FD FLOOR DRAIN	OW OWNER FURNISHED	WR WATER REPELLENT
FDN FOUNDATION	OWS OVERHEAD WOOD SCREW	WS WATER SFTENER
FE FIRE EXTINGUISHER	OPP OPPOSITE	WS WATER STOP
FF FINISH FLOOR	OPS OPPOSITE SURFACE	WSCT WANSICOT
FFL FINISH FLOOR LINE	OPR OPPOSITE	WT WEIGHT
FFMS FLATHEAD MACHINE SCREW	OPR OPPOSITE	WTW WALL TO WALL
FFWS FLATHEAD WOOD SCREW	OPR OPPOSITE	WTF WELDED WIRE FABRIC
FIN FINISH	OPR OPPOSITE	W WALL
FJ FLOOR JOIST	OPR OPPOSITE	W WOOD
FLO FLOOR CLEANOUT	OPR OPPOSITE	W WOOD
FLEX FLEXIBLE	OPR OPPOSITE	W WOOD
FLG FLASHING	OPR OPPOSITE	W WOOD
FLR FLOOR	OPR OPPOSITE	W WOOD
FLOOR FLOOR	OPR OPPOSITE	W WOOD
FLUO FLUORESCENT	OPR OPPOSITE	W WOOD
FOC FACE OF CONCRETE	OPR OPPOSITE	W WOOD

## PROJECT DIRECTORY:

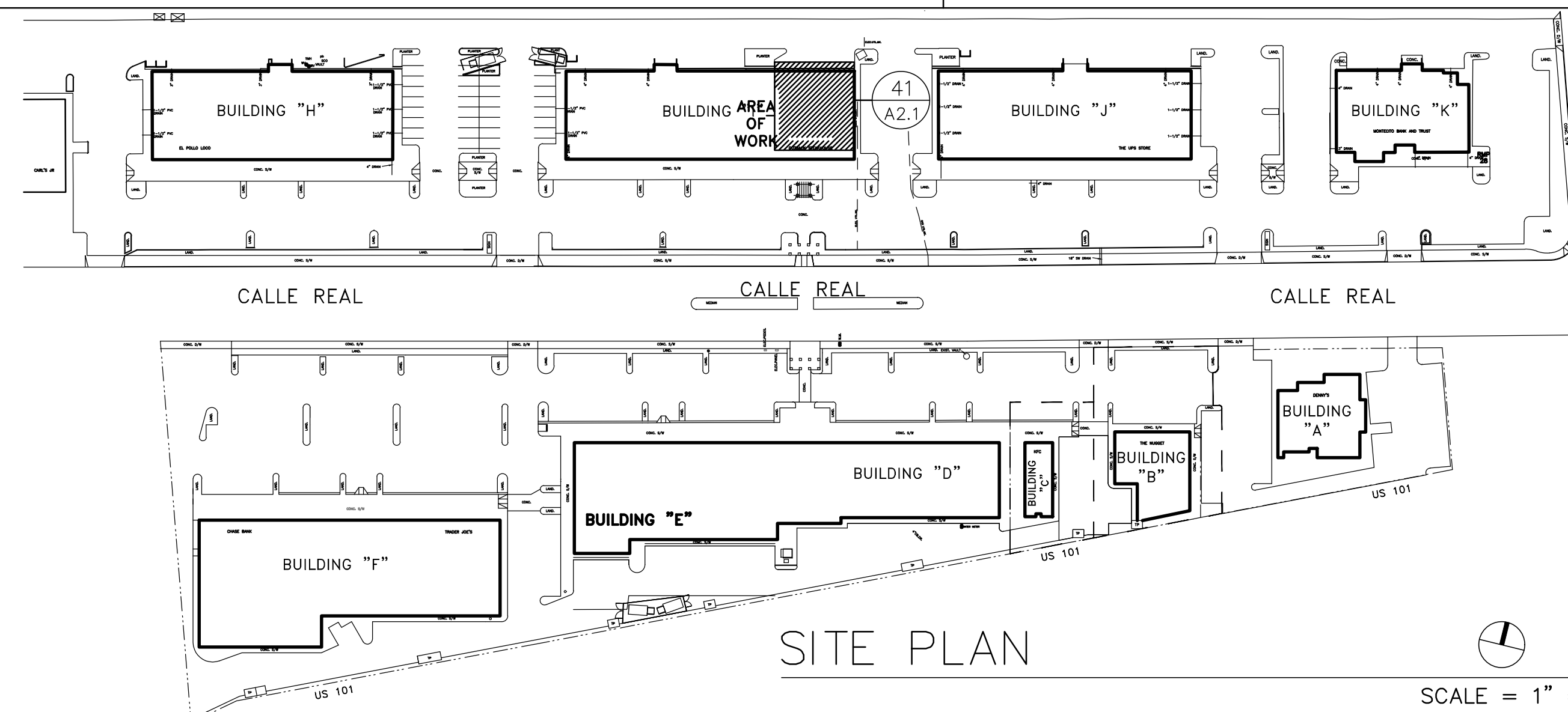
**CLIENT**  
THE TOWBES GROUP  
33 EAST CARRILLO ST., SUITE 200  
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PROJECT CODE: 2111  
FILENAME: 2111 A01 Cover.dwg  
ISSUE DATE: \_\_\_\_\_

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CHECKED BY: \_\_\_\_\_  
APPROVALS: \_\_\_\_\_ DATE: \_\_\_\_\_

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REVISIONS: \_\_\_\_\_  
NO: DATE: \_\_\_\_\_ COMMENTS: \_\_\_\_\_

**PAUL POIRIER + ASSOCIATES**  
ARCHITECTS

156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105  
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RENEWAL ARCHITECT  
PAUL H. POIRIER  
No. C-18,831  
Renewal Date 10-31-23  
STATE OF CALIFORNIA

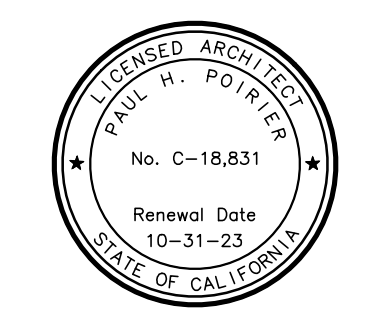
**Shell Improvements**

CLIENT:  
The Towbes Group  
33 East Carrillo St., Suite 200  
Santa Barbara, CA 93101  
(805) 962-2121

SITE ADDRESS:  
5690 Calle Real  
Goleta CA, 93117

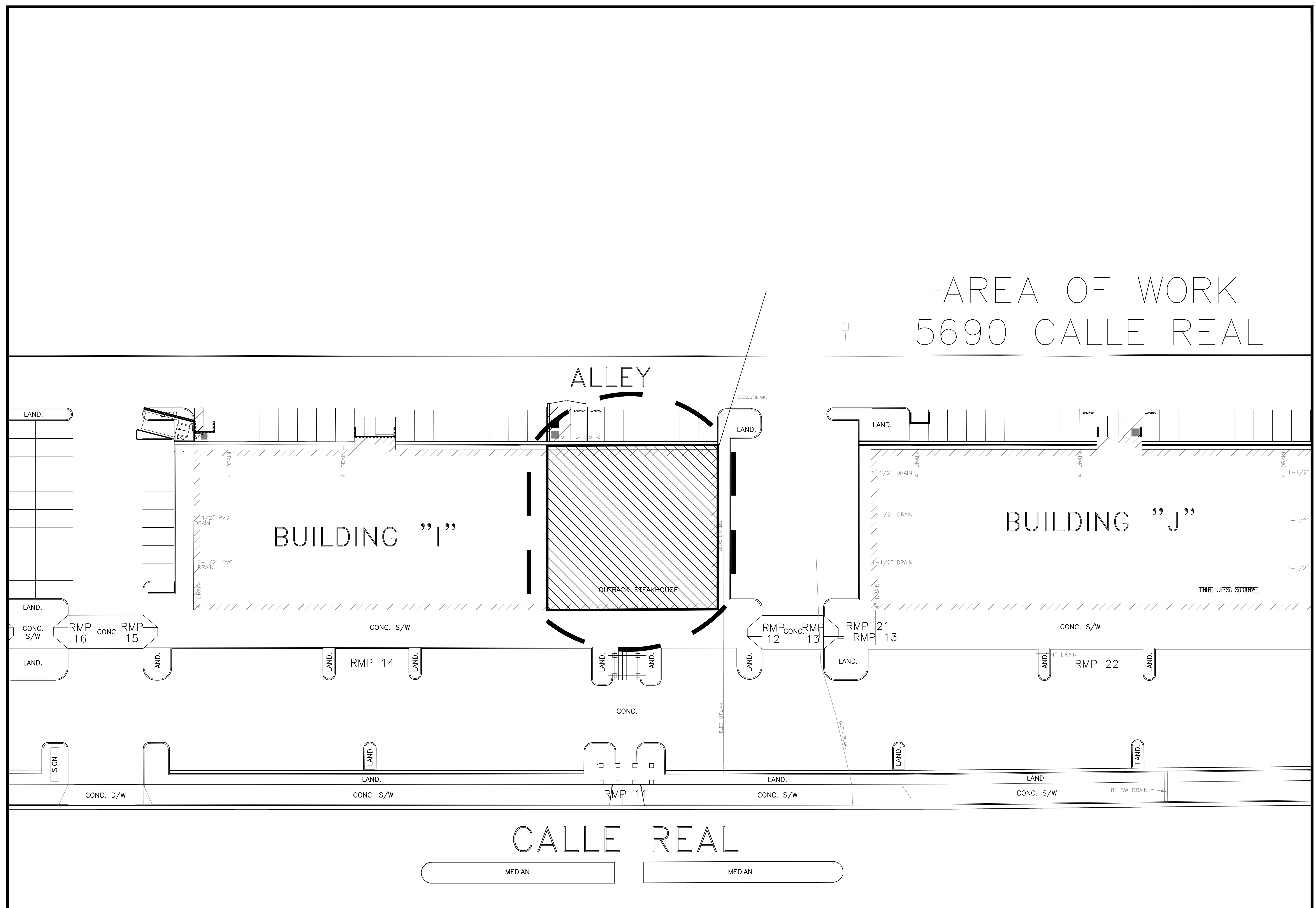
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Title Sheet & Project Information

PROJECT CODE: 2111  
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 DRAWN BY: TMR  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Feb 11, 2022, 4:54pm  
 REVISIONS:  
 NO: DATE: COMMENTS:



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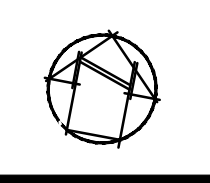
AREA OF WORK  
 5690 CALLE REAL



**Shell Improvements**  
 CLIENT:  
 The Towbes Group  
 33 East Carrillo St., Suite 200  
 Santa Barbara, CA 93101  
 (805) 962-2121

ENLARGED SITE PLAN

1" = 20'-0"



**A1.1**  
 SITE PLAN





DOOR SCHEDULE

NO.	TYPE	DOOR SIZE			MATL	FIN	FRAME		GLAZ	HDWR TYPE	DETAIL			REMARKS
		WIDTH	HT.	THK.			MATL	FIN			HEAD	JAMB	THRESHOLD	
1	F	37'-7"	10'-0"	1-3/4"		STAIN	WD		TEMP	3 & 7	15/A&1	15/A&1 SIM		NANAWALL FOLDING DOORS MODEL #NW840 WITH FLUSH SILL. PROVIDE PANIC HARDWARE AT MAN DOORS; (10) EQ. PANELS, (5) ON EACH SIDE; VERIFY OPENING DIMENSIONS IN FIELD
2	G	6'-0"	8'-0"	1-3/4"		STAIN	WD		TEMP	3 & 7	24/A&1	24/A&1 SIM	42/A&1	OXXO, 36"W EA LEAF W/ 2'-0"x8'-0" SIDE LIGHTS & 10"W X 12"H SINGLE LIGHT TRANSOM
3	H	3'-0"	8'-0"	1-3/4"	ALUM		ALUM		TEMP	3 & 7	24/A&1	24/A&1 SIM	42/A&1	STOREFRONT
4	J	22'-9"	10'-0"	1-3/4"	WD	STAIN	WD	STAIN	TEMP	3 & 7	15/A&1	15/A&1 SIM		NANAWALL FOLDING DOORS MODEL #NW840 WITH FLUSH SILL, (6) EQ. PANELS; VERIFY OPENING DIMENSIONS IN FIELD
5	B	3'-0"	7'-0"	1-3/4"	STL	PAINT	STL	PNT	-	3	24/A&1	24/A&1 SIM	42/A&1	
6	B	3'-0"	7'-0"	1-3/4"	STL	PAINT	STL	PNT	-	3	24/A&1	24/A&1 SIM	42/A&1	
7	C	3'-0"	7'-0"	1-3/4"	WD	STAIN	STL	PNT	-	3	42/A&1	42/A&1 SIM		12" S.S. KICKPLATE
8	C	3'-0"	7'-0"	1-3/4"	WD	STAIN	STL	PNT	-	3	42/A&1	42/A&1 SIM		12" S.S. KICKPLATE
9	C	3'-0"	7'-0"	1-3/4"	WD	STAIN	STL	PNT	-	3	42/A&1	42/A&1 SIM		12" S.S. KICKPLATE
10	C	3'-0"	7'-0"	1-3/4"	WD	STAIN	STL	PNT	-	3	42/A&1	42/A&1 SIM		12" S.S. KICKPLATE
11	k	3'-0"	8'-0"	1-3/4"	WD	STAIN	WD	PNT	TEMP	3 & 7				FIXED W/ 12" h SINGLE LIGHT TRANSOM
E#														EXISTING DOOR TO REMAIN, VERIFY

HARDWARE GROUP

(E)= EXISTING  
 GROUP 1-- D53PD OFFICE LOCKSET  
 GROUP 2-- ENTRANCE  
 GROUP 3-- D405 PRIVACY LOCKSET w/CLOSER  
 GROUP 4-- PASSAGE LOCKSET  
 GROUP 5-- REAR DOOR LOCKSET  
 GROUP 6-- UTILITY DOOR, SCHLAGE 'ND' BOARDWALK LEVER STYLE, FINISH SATIN CHROME SERIES, VS26D  
 ND80PD STOREROOM LOCK.  
 GROUP 7-- PANIC HARDWARE  
 GROUP 8-- PUSH & PULL WITH CLOSER  
 LEVER STYLE SHALL BE: SCHLAGE 'SPARTA' FINISH BRONZE  
 LOCKSETS SHALL BE: SCHLAGE 'D' SERIES.  
 DOOR STOP: BUILDER'S BRASS WORKS NO. F8061X STOP  
 HINGES-- STANLEY, NO. FBB179-45"  
 CLOSER-- LCN, BARRIER-FREE, #4041  
 INSTALL ON PUSH SIDE OF DOOR  
 THRESHOLD - PEMKO 151A  
 DOOR SWEEP - PEMKO 345AV  
 WEATHERSTRIPPING - PEMKO 297DS

NOTE:  
 DOOR HARDWARE SHALL COMPLY WITH CALIFORNIA REFERENCED STANDARDS CODE (CSC), SECTION 12-10202, AS ADOPTED BY THE STATE FIRE MARSHAL FOR ALL OCCUPANCIES.

\*LEVERS MUST BE CURVED AND SHALL RETURN TO WITHIN 1/2" OF THE DOOR\*

DOORS GENERAL NOTES

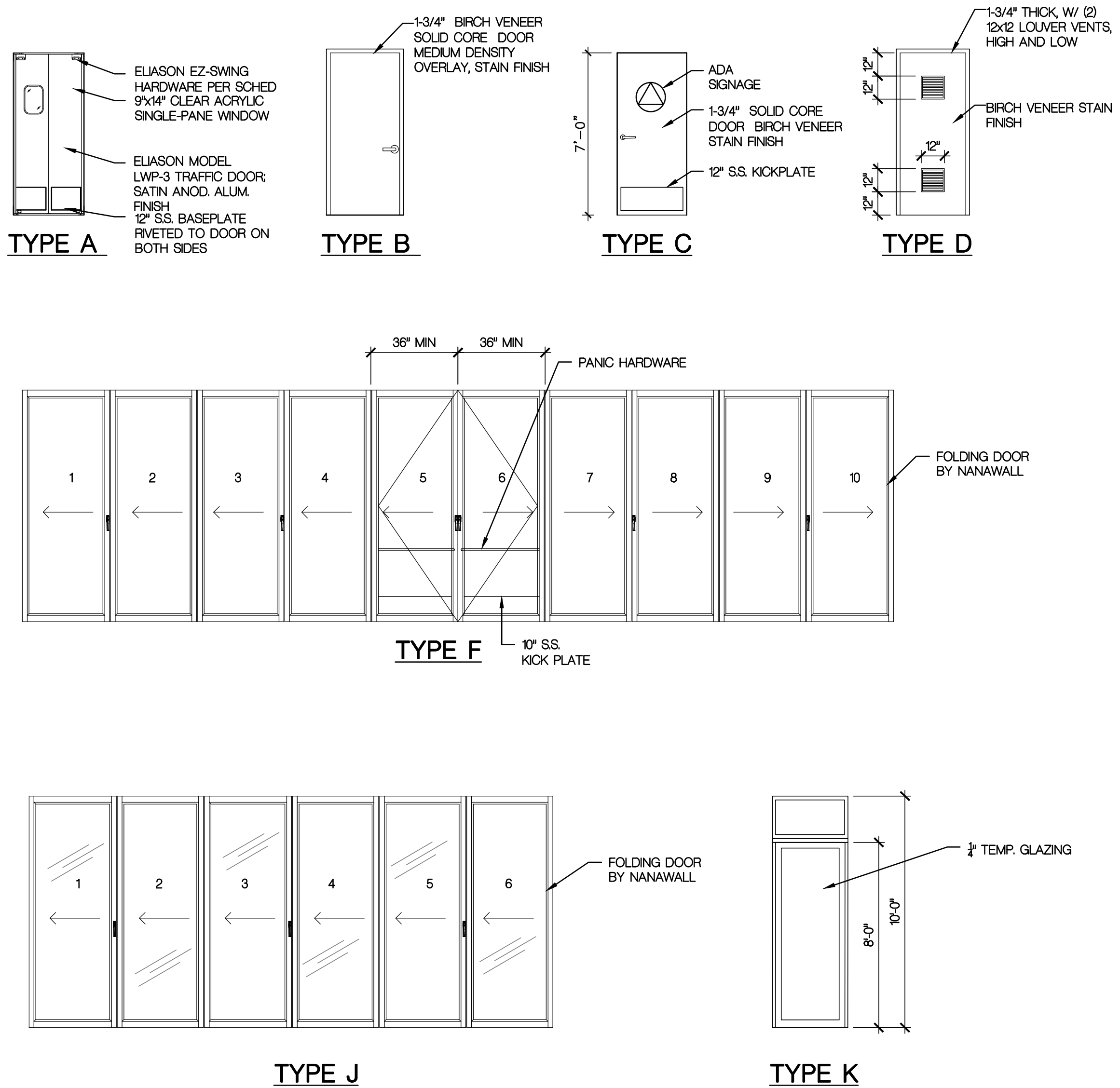
- EXISTING DOORS: VERIFY HARDWARE IS LEVER STYLE AND 10" KICK PLATE AT BOTTOM OF DOOR IS PROVIDED WHERE REQUIRED.
- TO BE INSTALLED BY GC; SIGN ON FRAME OF EXTERIOR DOOR AT INTERIOR SIDE STATING:
- "THIS DOOR TO REMAIN UNLOCKED WHILE THIS SPACE IS OCCUPIED" WITH 1" HIGH WHITE LETTERS ON DARK BRONZE BACKGROUND.
- PROVIDE COMPLIANT DOOR HARDWARE INCLUDING KICK PLATE, LEVER & HARDWARE; PER CBC SEC 11B-4042.7 DOOR AND GATE HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-308.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- ALL DOORS, GATES & CABINETS SHALL BE PROVIDED WITH LEVER OR PUSH-PULL HARDWARE, NOT REQUIRING TIGHT GRASPING, TIGHT PINCHING OR TIGHT TWISTING OF THE WRIST TO OPERATE.
- 10/11.11 SIZE OF DOORS: THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM). CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (157 RAD).
- WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES (813 MM).
- THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. MEANS OF EGRESS DOORS IN A GROUP I-2 OR I-21 OCCUPANCY USED FOR THE MOVEMENT OF BEDS AND STRETCHER PATIENTS SHALL PROVIDE A CLEAR WIDTH NOT LESS THAN 44 INCHES (1118 MM). THE HEIGHT OF DOOR OPENINGS SHALL BE NOT LESS THAN 80 INCHES (2032 MM).

SAFETY GLAZING

- PROVIDE SAFETY GLAZING AS REQUIRED AT THE FOLLOWING LOCATIONS PER SECTION CBC REQUIREMENTS:
  - WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24 INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING IS 5'-0" OR HIGHER ABOVE THE WALKING SURFACE).
  - GLAZING GREATER THAN 9 SQ. FT. WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
- GLASS TYPE AND THICKNESS SHALL COMPLY WITH CURRENT CBC REQUIREMENTS.

ACCESSIBILITY NOTES

- ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
- THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH SLOPE NO GREATER THAN 1 IN 2, IF MORE THAN 1/4" PER CBC 1008.17
- ALL DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 34" TO 44" ABOVE THE FLOOR PER CBC 11B 4042.7 AND BE OPERABLE WITH A MAX EFFORT OF 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS PER CBC 1008.13. DOOR LEVER HANDLES MUST BE CURVED AND SHALL RETURN TO WITHIN 1/2" OF THE DOOR.
- THE LOWER 10" OF THE DOOR SHALL BE OF SMOOTH PLANE SURFACE (NO RECESS OR TRAP) EXCEPT AT AUTOMATIC AND SLIDING DOORS PER CBC 11B 4042.10
- EXISTING SELF-CLOSING DEVICES ON ALL DOORS OPENING TO THE OUTSIDE ARE PROVIDED.
- ALL DOORS, GATES & CABINETS SHALL BE PROVIDED WITH LEVER OR PUSH-PULL HARDWARE, NOT REQUIRING TIGHT GRASPING, TIGHT PINCHING OR TIGHT TWISTING OF THE WRIST TO OPERATE PER CBC 1008.19.1
- ALL INTERIOR AND EXTERIOR EXIT DOORS SHALL HAVE A TYPE OF LOCK OR LATCH IN ACCORDANCE WITH CBC SECTION 113B2.2.1
- PANIC HARDWARE SHALL COMPLY WITH REQUIREMENTS OF CBC 1008.11.0. ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34" OR MORE THAN 44" ABOVE FLOOR. UNLATCHING FORCE < 15 LBS.
- ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC 1008.19.
- THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION PER CBC 1008.19.5
- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM PER CBC 11B-4042.8.2
- DOOR & GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER CBC 11B 4042.8.1
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL OPERATE BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATED BARS, U-SHAPED HANDLES OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.
- FORWARD REACH (11B-308.2)
- A) WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISHED FLOOR OR GROUND. (11B-308.2.1)
- B) WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM). THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM. (11B-308.2.2)
- SIDE REACH (11B-308.3)
- A) WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-308.3.1)
- B) WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (864 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (254 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES (254 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1168 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM. (11B-308.3.2)



PROJECT CODE: 2111  
 FILENAME: 2111 A22 Door Schedule.dwg  
 ISSUE DATE: -  
 DRAWN BY: --  
 CHECKED BY: --  
 APPROVALS: DATE: --  
 PRINT DATE: Feb 11, 2022, 3:54pm  
 REVISIONS: --  
 NO: DATE: COMMENTS: --

ARCHITECT  
**Paul Poirier + Associates**  
 156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105  
 telephone (805) 682-8894 fax (805) 898-9683

RENEWAL DATE: 10-31-23  
 LICENSED ARCHITECT  
 PAUL H. POIRIER  
 No. C-18,831  
 STATE OF CALIFORNIA

CLIENT:  
**Shell Improvements**  
 The Tombes Group  
 33 East Carrillo St., Suite 200  
 Santa Barbara, CA 93101  
 (805) 962-2121

SITE ADDRESS:  
 5690 Calle Real  
 Goleta CA, 93117

# FINISH SCHEDULE

ROOM	NO.	NAME	FLOOR		WALLS			CEILING			REMARKS							
			MATERIAL	BASE	WAINSCOT	MATERIAL	FINISH	MATERIAL	FIN									
			TILE, CT-1	SCHLUTER DILEX-AHK	WALL TILE, CT-2	4'-0" MIN.	HT.	FIN.	EXISTING FINISH TO REMAIN	1/2" TYPE 'X' GYP BD	1/2" WR TYPE 'X' GYP BD	PAINT - FLAT	PAINT - EGGSHELL	(E) CEILING TO REMAIN	1/2" WR TYPE 'X' GYP BD	PAINTED - EGGSHELL		
101		TENANT SPACE																1. SEE FINISH PLAN FOR LOCATION OF SPECIFIC WALL COLORS 2. SEE RCP FOR EXTENT OF DIFFERENT CEILING MATERIALS
102		UNISEX	●	●	●				●	●	●	●	●	●	●	●		
103		UNISEX	●	●	●				●	●	●	●	●	●	●	●		
104		TENANT SPACE							●	●	●	●	●	●	●	●		
105		MEN	●	●	●				●	●	●	●	●	●	●	●		
106		WOMEN	●	●	●				●	●	●	●	●	●	●	●		

## KEYNOTES

NO.	REF. DTL.	DESCRIPTION
1		FLOOR TRANSITION REDUCER STRIP
2		GRIND AND SELF-LEVEL CONCRETE AS REQUIRED FOR NEW FLOOR FINISHES, TYP.

### NOTE:

TILE: INCLUDE COORDINATING TRIM PIECES AND SMOOTH EDGES AS THE LAYOUT REQUIRES.

## PAINT

PNT 1

MATERIAL:  
MANUFACTURER:  
STYLE/COLOR:  
FINISH:

PAINT  
BENJAMIN MOORE  
TBD  
PER SCHEDULE

PNT 2

MATERIAL:  
MANUFACTURER:  
STYLE/COLOR:  
FINISH:

PAINT  
BENJAMIN MOORE  
TBD  
PER FINISH SCHEDULE

## CERAMIC TILE

CT 1

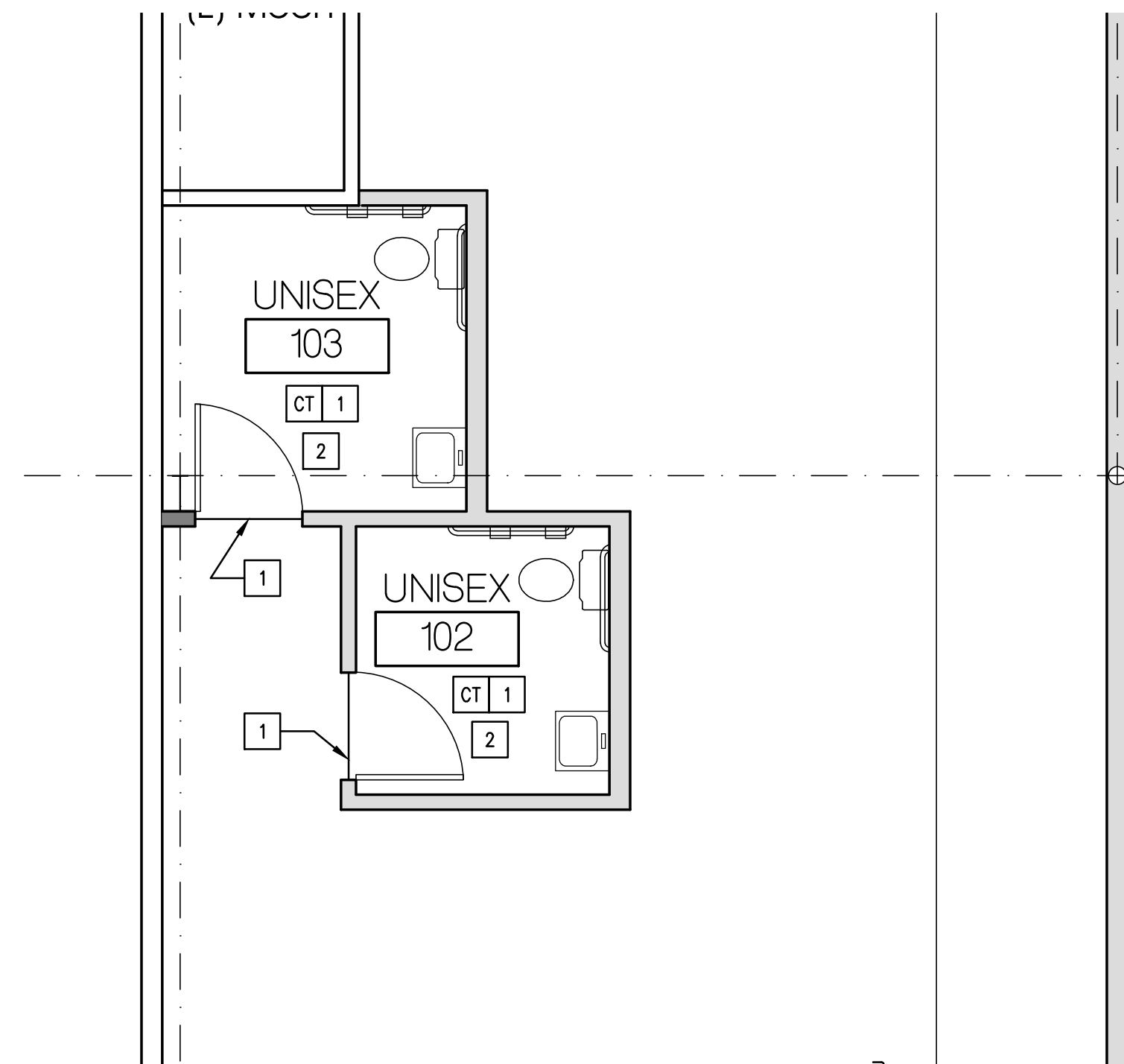
MATERIAL:  
MANUFACTURER:  
STYLE/COLOR:  
BASE:

CERAMIC TILE (RESTROOM FLOORS)  
DAL TILE  
8"X8"/WHITE (VERIFY WITH OWNER)  
SCHLUTER DILEX-AHK OR SIMILAR/BRUSHED STAINLESS STEEL

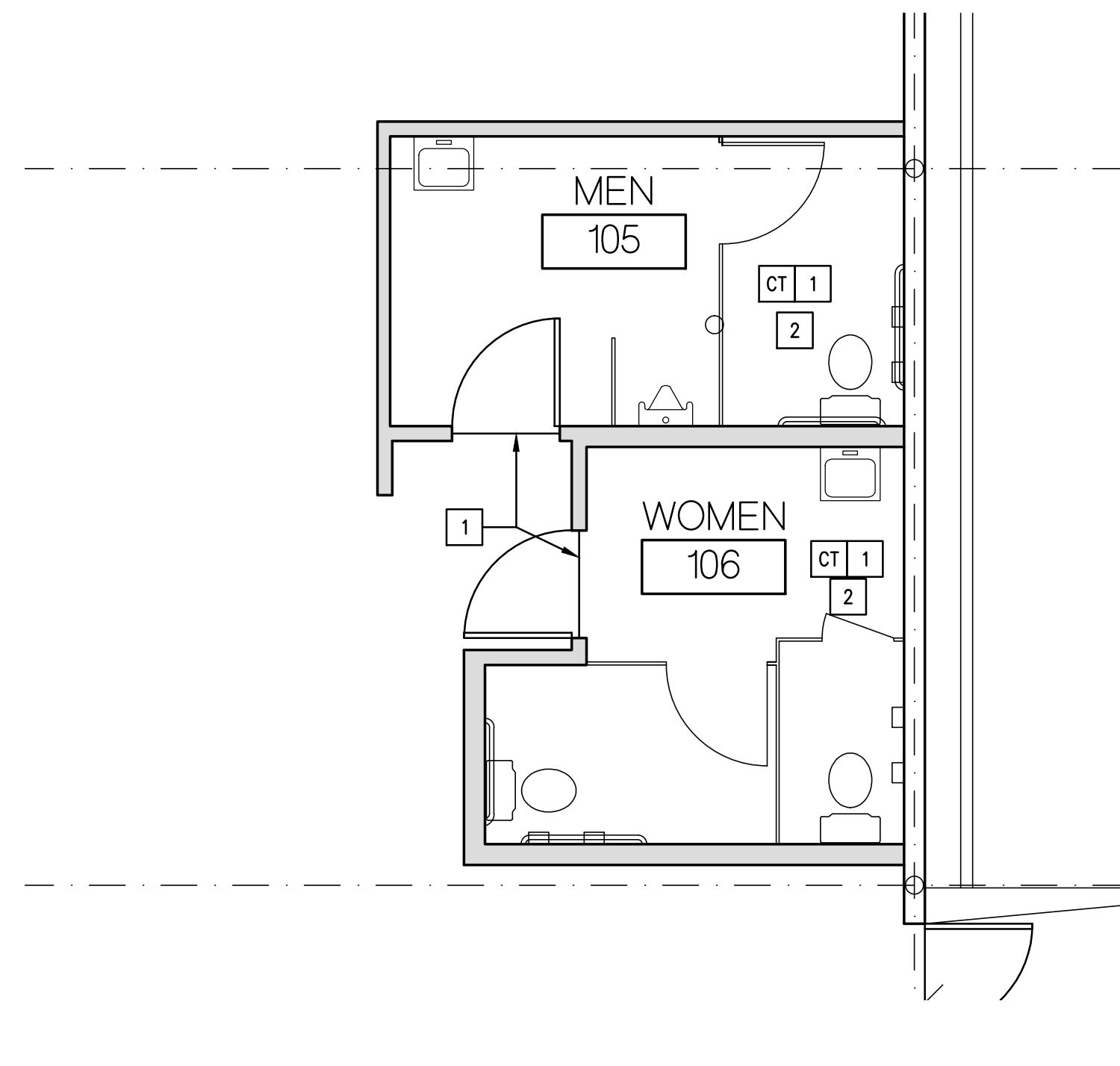
CT 2

MATERIAL:  
MANUFACTURER:  
STYLE/COLOR:  
BASE:

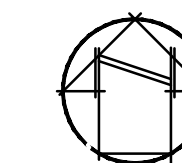
CERAMIC TILE (RESTROOM WALLS)  
DAL TILE  
SUBWAY TILE/WHITE (VERIFY WITH OWNER)  
SCHLUTER DILEX-AHK OR SIMILAR/BRUSHED STAINLESS STEEL



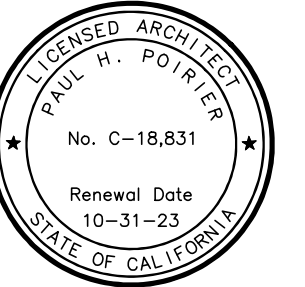
41 SUITE A: RESTROOM FINISH PLAN  
SCALE: 1/4" = 1'-0"



43 SUITE B: RESTROOM FINISH PLAN  
SCALE: 1/4" = 1'-0"



PROJECT CODE: 2111  
 FILENAME: 2111 A23 Finish Schedule.dwg  
 ISSUE DATE:  
 DRAWN BY: KKC/CWR  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Feb 11, 2022, 1:45pm  
 REVISIONS:  
 NO: DATE: COMMENTS:



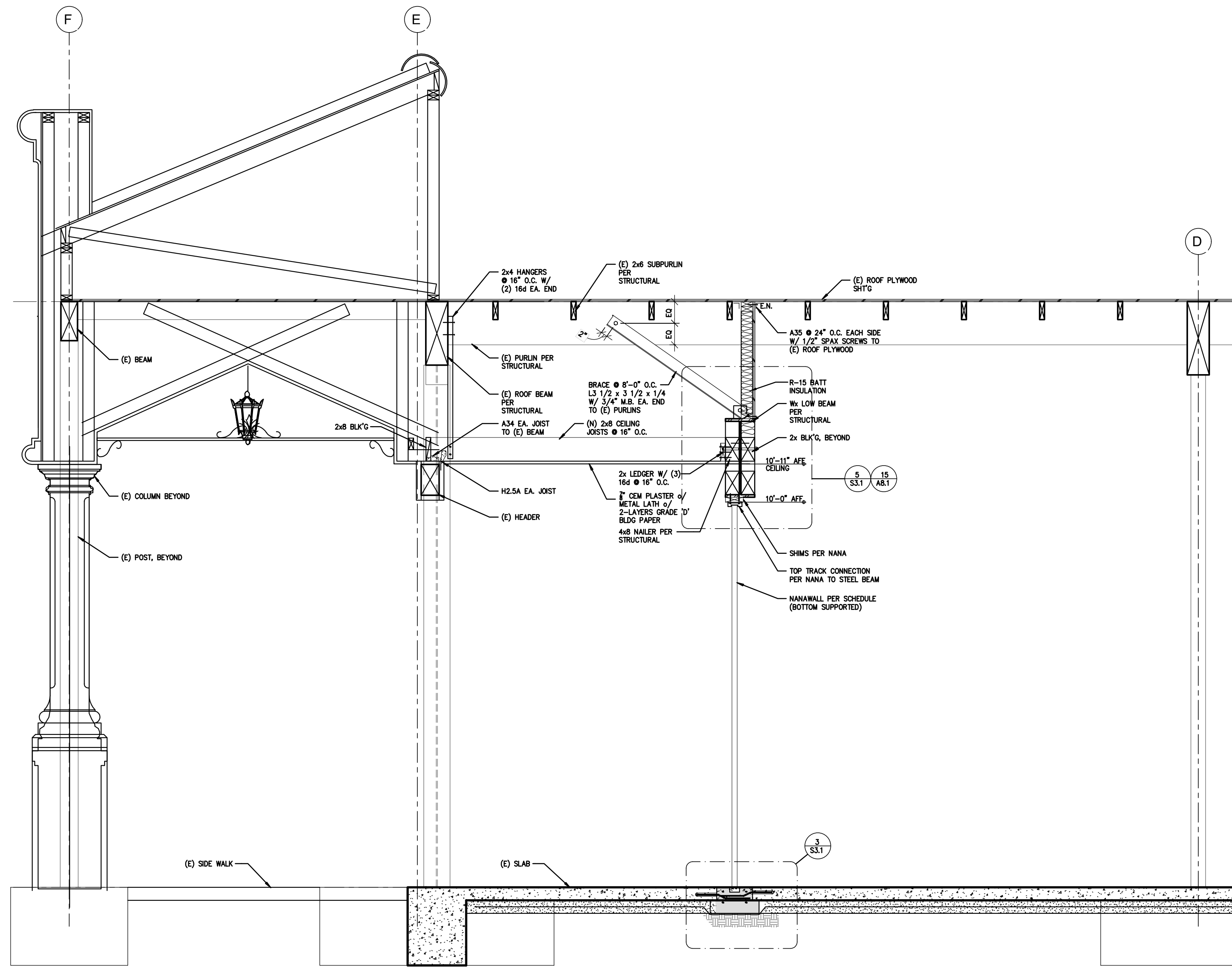
**Paul Poirier + Associates**  
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Shell Improvements

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 The Towbes Group  
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 Santa Barbara, CA 93101  
 (805) 962-2121

SITE ADDRESS:  
 5690 Calle Real  
 Goleta CA, 93117

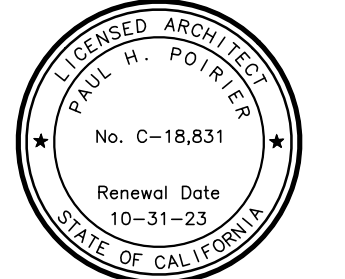
A2.3  
 FINISH PLAN



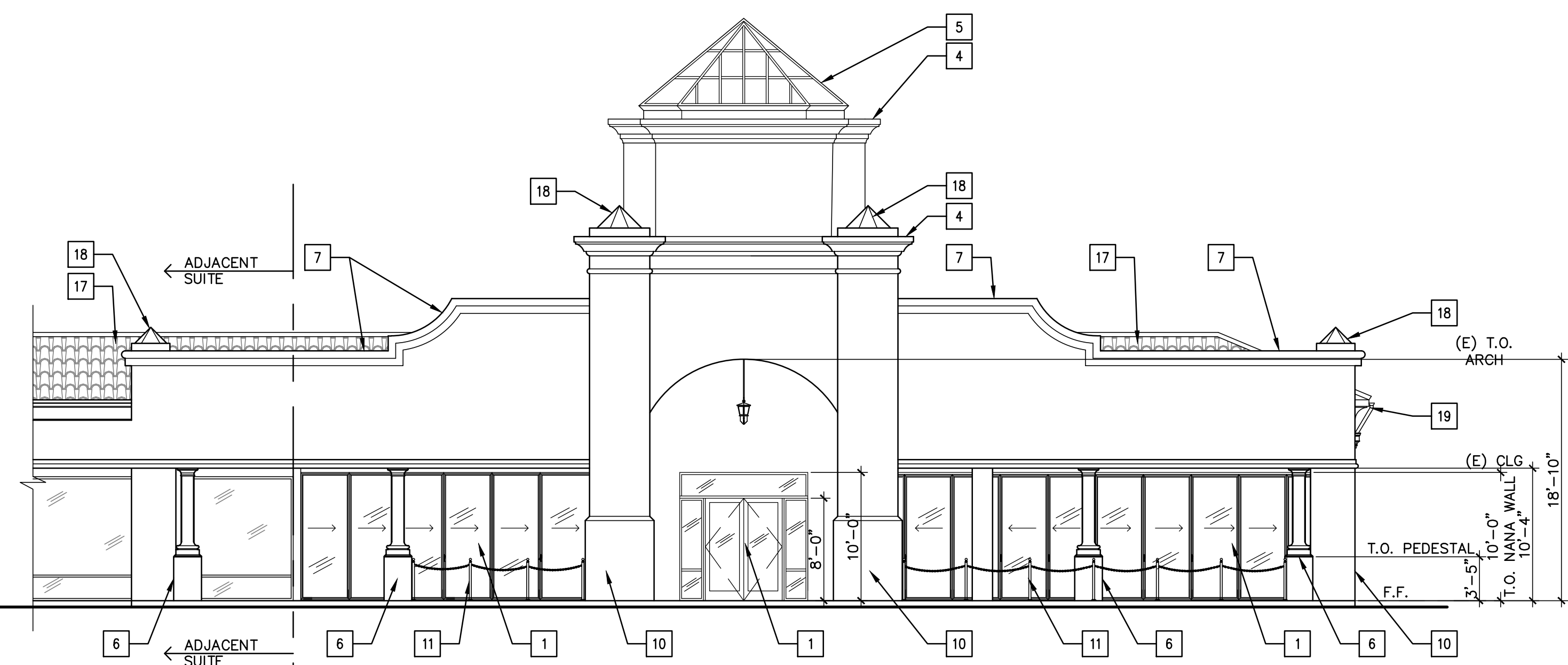
31 SECTION @ OUTDOOR DINING  
SCALE: 1/2" = 1'-0"

KEYNOTES		
NO.	REF. DTL.	DESCRIPTION
1		(N) 10'-0" HIGH, ALUMINUM NANA WALL, BRONZE ANODIZED FINISH
2		(N) 10'x10' ALUMINUM STOREFRONT SYSTEM W/ (2) 36" DOORS & 24" SIDE LIGHTS, BRONZE ANODIZED FINISH
3		(N) 3'x7' HIGH STOREFRONT DOOR WITH 24" TRANSOM, BRONZE ANODIZED FINISH
4		(E) ARCHITECTURAL TRIM
5		(E) GLASS AND METAL CUPOLA
6		(E) CONCRETE COLUMN TO REMAIN
7		(E) PARAPET WALL
8		(E) WINDOW TO BE REPLACED LIKE FOR LIKE COLOR TO MATCH EXISTING FINISH
9		(E) 3'x7' DOOR TO REMAIN
10		(E) EXISTING PLASTERED COLUMNS
11		(N) 2" DIA. 42" HIGH DECORATIVE STEEL BOLLARDS & CHAIN, TYP
12		(E) SIDEWALK
13		(E) CURB RAMP
14		(E) PLANTER
15		(E) CURB
16		(E) LIGHT FIXTURE
17		(E) ROOF TILE
18		(E) FINIAL
19		(E) DOWN SPOUT AND LEADER HEAD
20		
21		
22		

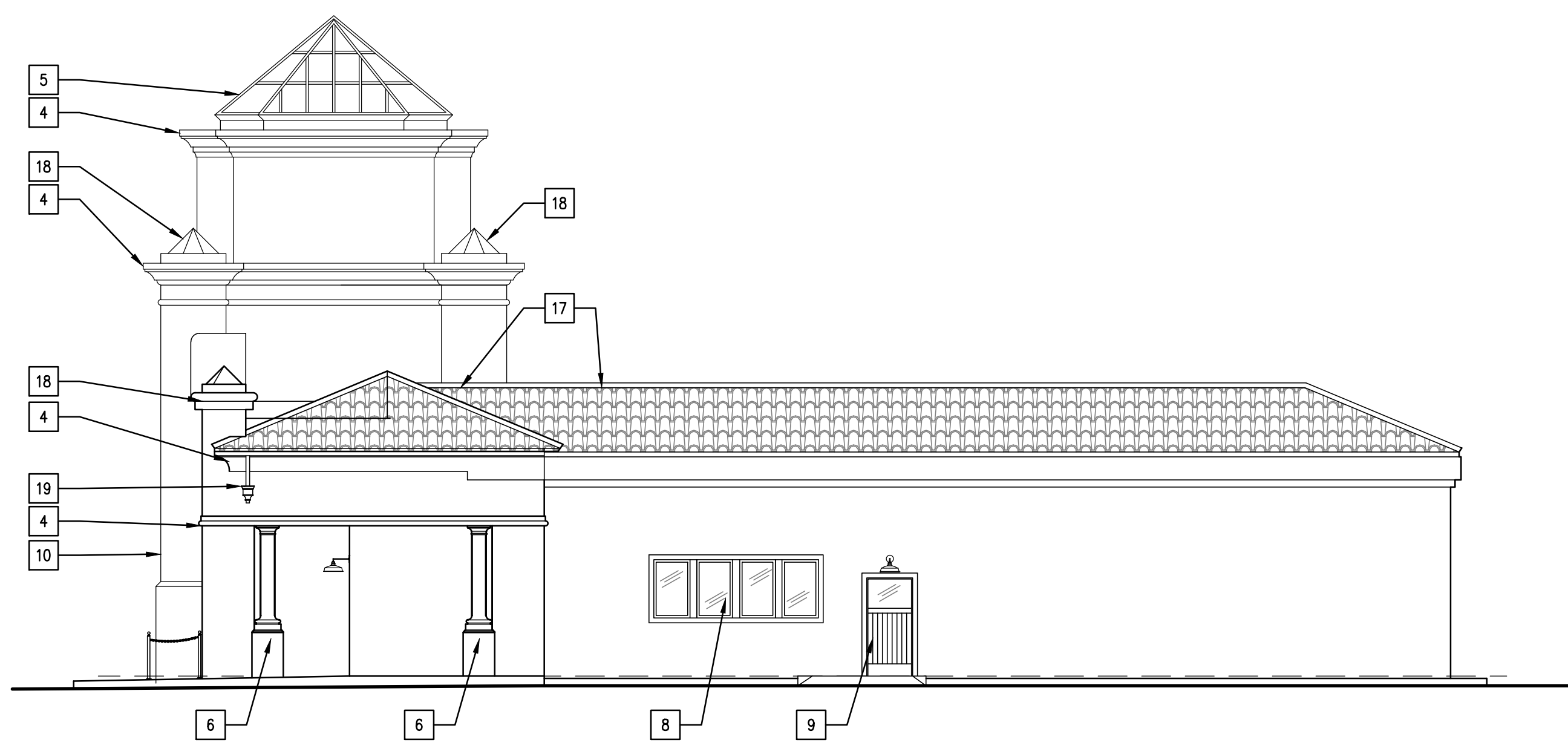
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 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVALS: DATE: \_\_\_\_\_  
 PRINT DATE: Feb 15, 2022, 12:13pm  
 REVISIONS: \_\_\_\_\_  
 NO: DATE: COMMENTS: \_\_\_\_\_



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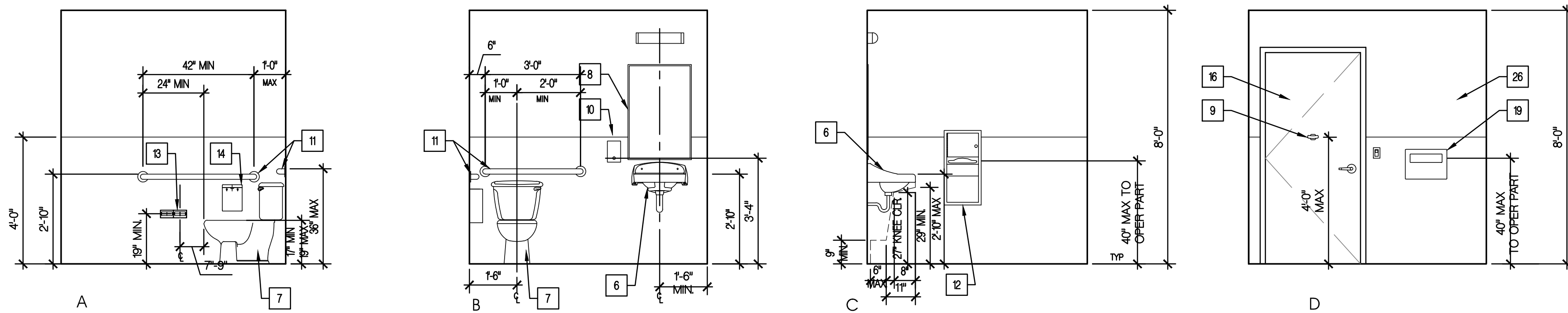
11 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



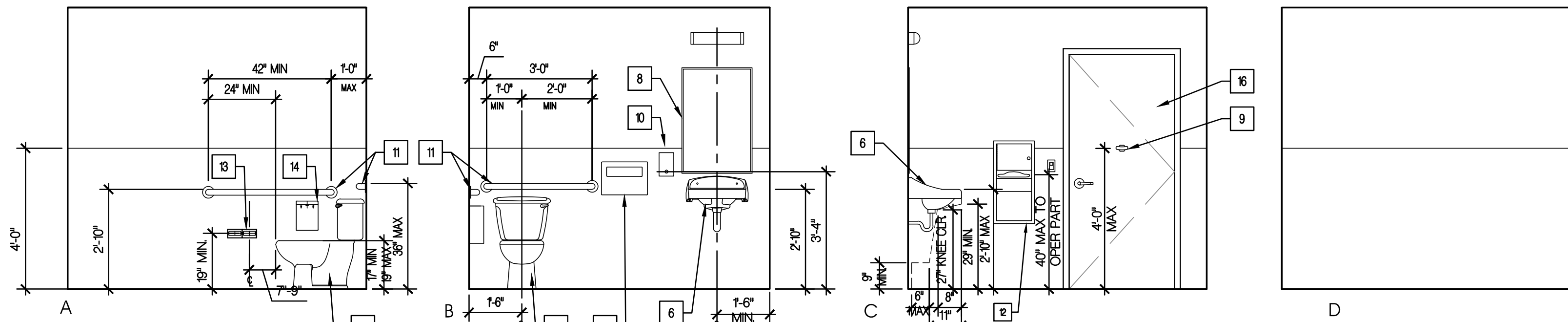
41 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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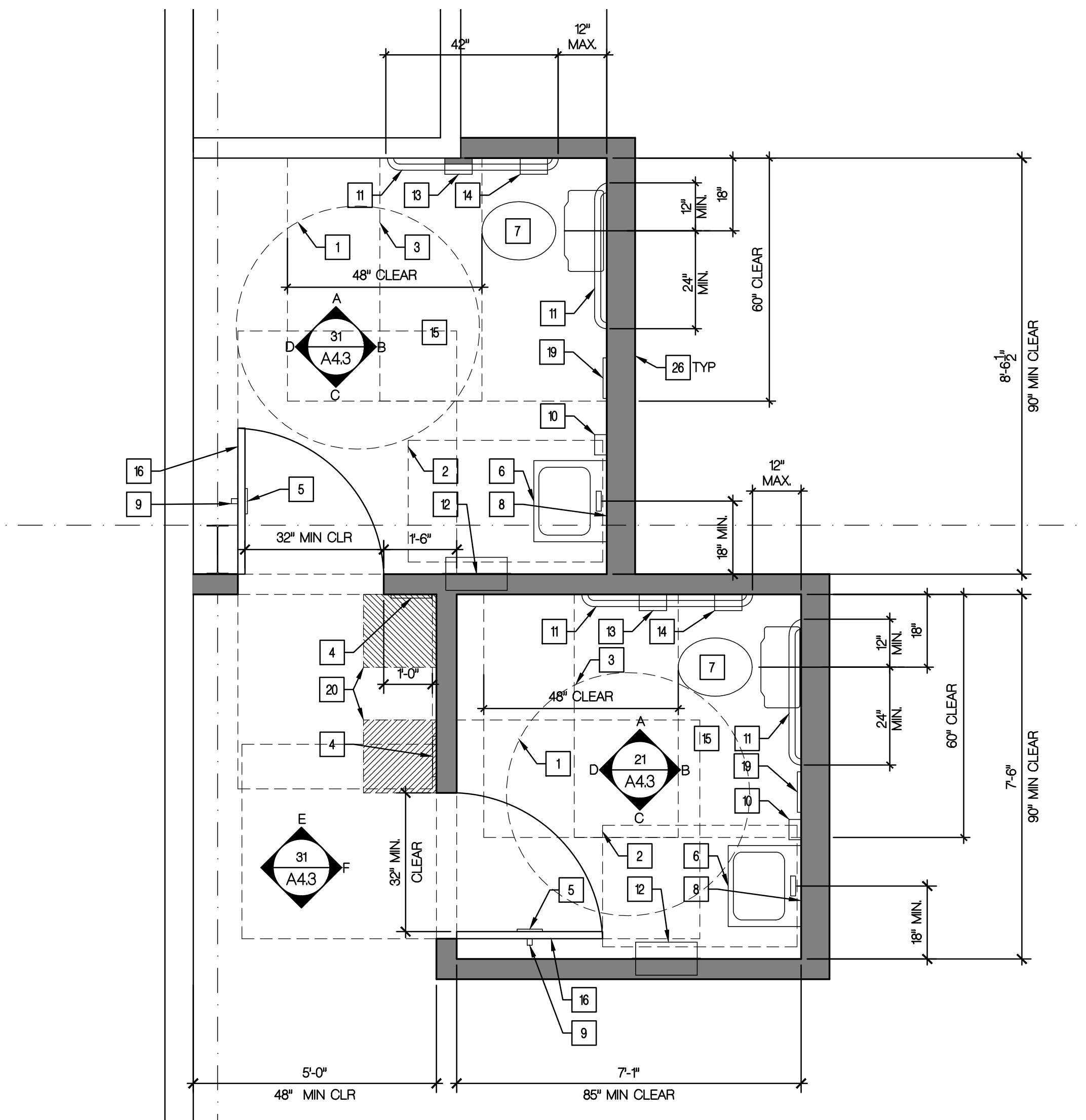
A3.1  
EXTERIOR ELEVATIONS



21 UNISEX RESTROOM INTERIOR ELEVATIONS  
SCALE: 3/8" = 1'-0"



31 UNISEX RESTROOM INTERIOR ELEVATIONS  
SCALE: 3/8" = 1'-0"



41 ENLARGED UNISEX RESTROOM FLOOR PLAN  
SCALE: 1/2" = 1'-0"

**KEYNOTES**

NO.	REF. DTL.	DESCRIPTION
1		MAINTAIN A 60" CLEAR DIAMETER CIRCLE
2		MAINTAIN A 30" x 48" CLEAR RECTANGLE
3		60" WIDE X 59" DEEP CLEAR TOILET SPACE
4	23/A9.1	UNISEX RESTROOM WALL SIGN
5	13/A9.1	UNISEX RESTROOM DOOR SIGN
6	34/A9.1 44/A9.1	LAVATORY PER PLUMBING PLANS, AUTOMATIC SHUT OFF FAUCET AND INSULATED HOT & COLD WATER AND WASTE PIPE
7		NEW WATERCLOSET PER PLUMBING PLANS, MAINTAIN 18" CLEARANCE FROM CENTER OF FIXTURE TO FINISH FACE OF WALL, 5 LB. MAX FLUSH VALVE ON WIDE SIDE OF TOILET AREA AND +18" TO TOP OF TOILET SEAT
8		18"x36" MIRROR, LOCATED CENTERED OVER LAVATORY; BOTTOM OF REFLECTIVE EDGE @ 40" AFF MAX
9		SS COAT HOOK, +48" MAX AFF AT ADA TOILET STALL; ATTACH TO INSIDE OF RESTROOM/STALL DOOR
10		SOAP DISPENSER, HEIGHT TO BE +40" MAX TO OPER PART
11	43/A9.1	MIN 36" LONG ON REAR GRAB BAR & MIN 42" LONG ON SIDE BAR, 1-1/2" DIA. S.S. GRAB BAR W/ FRONT END POSITIONED 24" IN FRONT OF WATER CLOSET STOOL. GRAB BARS SHALL BE SECURELY ATTACHED TO WALL AND PARALLEL TO THE FLOOR
12		PAPER TOWER DISPENSER/WASTE RECEPTACLE PER SPECIFICATIONS; +40" MAX TO OPERABLE PART
13		TOILET PAPER DISPENSER PER SPECS, 19" MIN. HT. TO CENTERLINE OF DISPENSER, TYP. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED
14		SANITARY NAPKIN DISPOSAL; +40" MAX TO OPERABLE PART
15	33/A9.1	(N) FLOORING PER SCHEDULE W/ SCHLUTER COVE PER FINISH SCHEDULE; SLOPE 2% MAX TO FLOOR DRAIN
16		(N) DOOR W/ PRIVACY LATCH PER SCHEDULE
17		30"x48" CLEAR FLOOR SPACE OUTSIDE DOORS ARC PER 11B-305.31B-60323
18		NOT USED
19		TOILET SEAT COVER DISPENSER; +40" MAX TO OPERABLE PART
20		18" x 18" CLEAR FLOOR SPACE AT TACTILE SIGNAGE (SHOWN HATCHED)
21	14/A9.1	WOMENS WALL SIGN
22	24/A9.1	WOMENS DOOR SIGN
23	12/A9.1	MENS WALL SIGN
24	22/A9.1	MENS DOOR SIGN
25		NOT USED
26		(N) WALL PER SCHEDULE, FINISH PER SCHEDULE AND R-13 BATT INSULATION
27		NOT USED
28		OVERHEAD BRACED RECYCLED CONTENT PLASTIC TOILET PARTITION BY BOBRCK
29		LIGHT FIXTURE PER ELECTRICAL
30		URINAL, MAX 17" ABOVE FLOOR TO RIM OF BOWL @ ADA PER PLUMBING SCHEDULE; 14" MINIMUM PROJECTION FROM WALL
31		24" DEEP URINAL SCREEN, RECYCLED CONTENT PARTITION, PROVIDE END SUPPORT POST FLOOR TO CEILING
32		NOT USED
33		NOT USED
34		NOT USED
35		NOT USED
36		NOT USED
37		NOT USED

**GENERAL NOTES**

PROVIDE INSULATION FOR ALL HOT WATER PIPING PER SEC. 23, TABLE 1-G, T24  
 10 SECOND DELAY SETTING FOR AUTOMATIC SHUT OFF FAUCET AT LAVATORY.  
 RESTROOM HANDSINK WILL HAVE THE HOT WATER SUPPLY LIMITED TO TO A MAXIMUM TEMPERATURE OF 110 DEGREE FAHRENHEIT.  
 INSTALL ALL PLUMBING FIXTURES AND RESTROOM ACCESSORIES PER THE ITEMS MANUFACTURERS INSTRUCTIONS.  
 PROVIDE BACKING FOR RESTROOM ACCESSORIES, DOOR STOPS, EXP. JOINTS, CABINETS, ETC.  
 ALL PAPER DISPENSERS, SOAP DISPENSERS, TRASH RECEPTICALS, WASTE CONTAINERS WILL NOT EXCEED +40" TO HIGHEST OPERABLE PART  
 REUSE EXISTING RESTROOM ACCESSORIES WHERE POSSIBLE.  
 FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. CBC 11B-6064 & 11B-308.

PROJECT CODE: 2111  
 FILENAME: 2111 A41 ADA Restroom.dwg  
 ISSUE DATE:  
 DRAWN BY: KKM  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Feb 11, 2022, 3:53pm  
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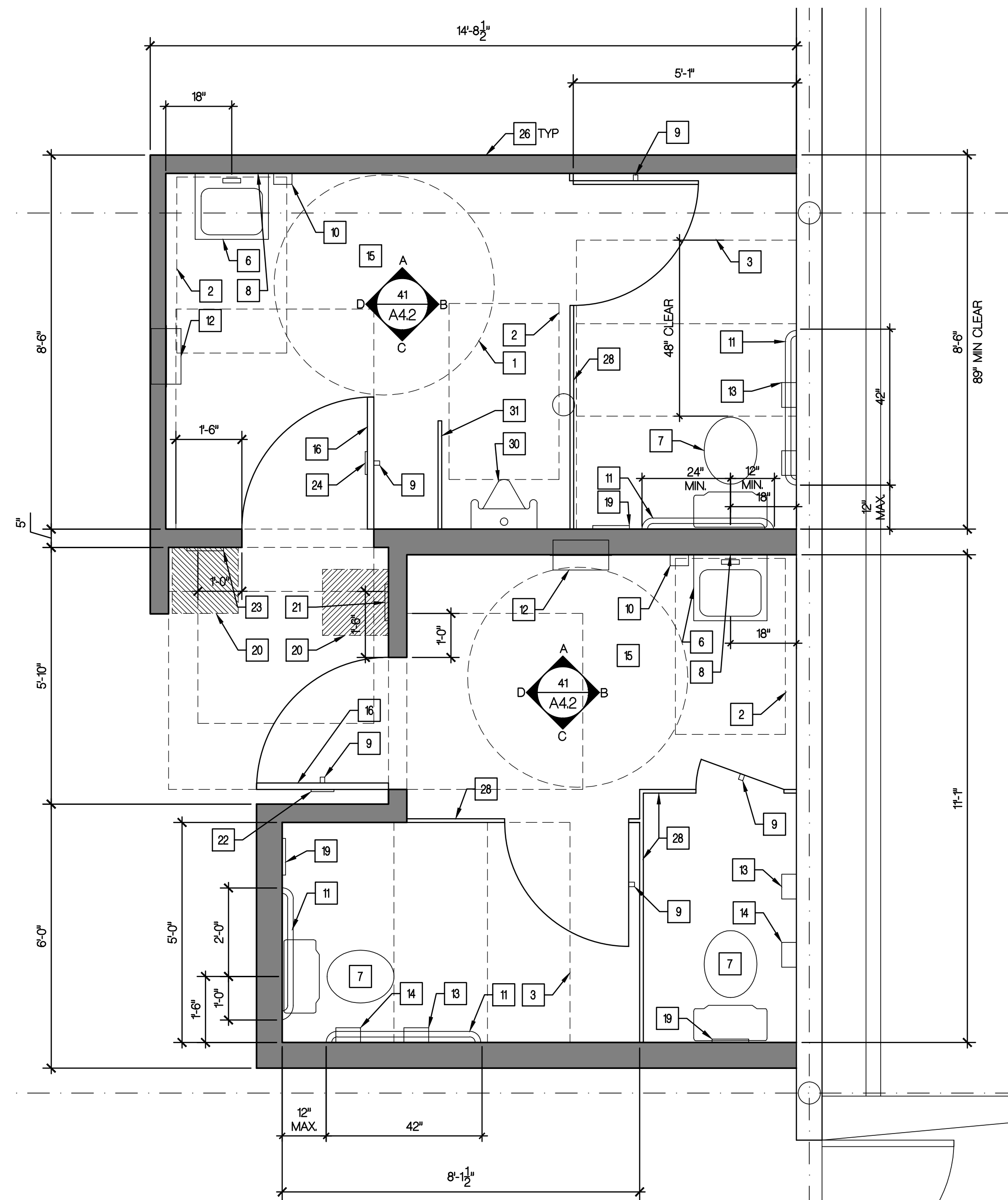
**Paul Poirier + Associates**  
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SITE ADDRESS:  
 5690 Calle Real  
 Goleta CA, 93117

**A4.1**  
 SUITE A: ADA RESTROOMS





41 ENLARGED RESTROOM FLOOR PLAN  
1/2" = 1'-0"

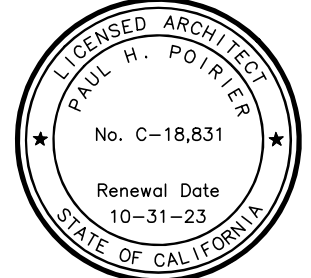
**KEYNOTES**

NO.	REF. DTL.	DESCRIPTION
1		MAINTAIN A 60" CLEAR DIAMETER CIRCLE
2		MAINTAIN A 30" x 48" CLEAR RECTANGLE
3		60" WIDE X 59" DEEP CLEAR TOILET SPACE
4	23/A9.1	UNISEX RESTROOM WALL SIGN
5	13/A9.1	UNISEX RESTROOM DOOR SIGN
6	34/A9.1 44/A9.1	LAVATORY PER PLUMBING PLANS, AUTOMATIC SHUT OFF FAUCET AND INSULATED HOT & COLD WATER AND WASTE PIPE
7		NEW WATERCLOSET PER PLUMBING PLANS. MAINTAIN 18" CLEARANCE FROM CENTER OF FIXTURE TO FINISH FACE OF WALL. 5 LB. MAX FLUSH VALVE ON WIDE SIDE OF TOILET AREA AND +18" TO TOP OF TOILET SEAT
8		18"x36" MIRROR, LOCATED CENTERED OVER LAVATORY; BOTTOM OF REFLECTIVE EDGE @ 40" AFF MAX
9		SS COAT HOOK, +48" MAX AFF AT ADA TOILET STALL; ATTACH TO INSIDE OF RESTROOM/STALL DOOR
10		SOAP DISPENSER, HEIGHT TO BE +40" MAX TO OPER PART
11	43/A9.1	MIN 36" LONG ON REAR GRAB BAR & MIN 42" LONG ON SIDE BAR, 1-1/2" DIA. S.S. GRAB BAR W/ FRONT END POSITIONED 24" IN FRONT OF WATER CLOSET STOOL. GRAB BARS SHALL BE SECURELY ATTACHED TO WALL AND PARALLEL TO THE FLOOR
12		PAPER TOWER DISPENSER/WASTE RECEPTACLE PER SPECIFICATIONS; +40" MAX TO OPERABLE PART
13		TOILET PAPER DISPENSER PER SPECS, 19" MIN HT. TO CENTERLINE OF DISPENSER, TYP. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED
14		SANITARY NAPKIN DISPOSAL; +40" MAX TO OPERABLE PART
15	33/A9.1	(N) FLOORING PER SCHEDULE W/ SCHLUTER COVE PER FINISH SCHEDULE; SLOPE 2% MAX TO FLOOR DRAIN
16		(N) DOOR W/ PRIVACY LATCH PER SCHEDULE
17		30"x48" CLEAR FLOOR SPACE OUTSIDE DOORS ARC PER 11B-305.311B-6032.3
18		NOT USED
19		TOILET SEAT COVER DISPENSER; +40" MAX TO OPERABLE PART
20		18" x 18" CLEAR FLOOR SPACE AT TACTILE SIGNAGE (SHOWN HATCHED)
21	14/A9.1	WOMENS WALL SIGN
22	24/A9.1	WOMENS DOOR SIGN
23	12/A9.1	MENS WALL SIGN
24	22/A9.1	MENS DOOR SIGN
25		NOT USED
26		(N) WALL PER SCHEDULE, FINISH PER SCHEDULE AND R-13 BATT INSULATION
27		NOT USED
28		OVERHEAD BRACED RECYCLED CONTENT PLASTIC TOILET PARTITION BY BOBRICK
29		LIGHT FIXTURE PER ELECTRICAL
30		URNINAL MAX 17" ABOVE FLOOR TO RIM OF BOWL @ ADA PER PLUMBING SCHEDULE; 14" MINIMUM PROJECTION FROM WALL
31		24" DEEP URNINAL SCREEN, RECYCLED CONTENT PARTITION. PROVIDE END SUPPORT POST FLOOR TO CEILING
32		NOT USED
33		NOT USED
34		NOT USED
35		NOT USED
36		NOT USED
37		NOT USED

**GENERAL NOTES**

PROVIDE INSULATION FOR ALL HOT WATERPIPPING PER SEC. 123, TABLE 1-G, T24  
 10 SECOND DELAY SETTING FOR AUTOMATIC SHUT OFF FAUCET AT LAVATORY.  
 RESTROOM HANDSINK WILL HAVE THE HOT WATER SUPPLY LIMITED TO TO A MAXIMUM TEMPERATURE OF 110 DEGREE FAHRENHEIT.  
 INSTALL ALL PLUMBING FIXTURES AND RESTROOM ACCESSORIES PER THE ITEMS MANUFACTURERS INSTRUCTIONS.  
 PROVIDE BACKING FOR RESTROOM ACCESSORIES, DOOR STOPS, EXP. JOINTS, CABINETS, ETC.  
 ALL PAPER DISPENSERS, SOAP DISPENSERS, TRASH RECEPTICALS, WASTE CONTAINERS WILL NOT EXCEED +40" TO HIGHEST OPERABLE PART  
 REUSE EXISTING RESTROOM ACCESSORIES WHERE POSSIBLE.  
 FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. CBC 11B-606.4 & 11B-308.

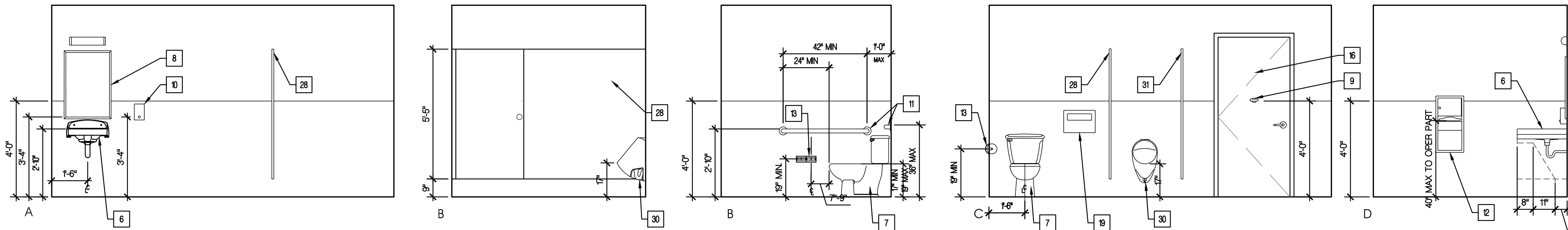
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 DRAWN BY: KKM  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Feb 11, 2022, 3:52pm  
 REVISIONS:  
 NO: DATE: COMMENTS:

  
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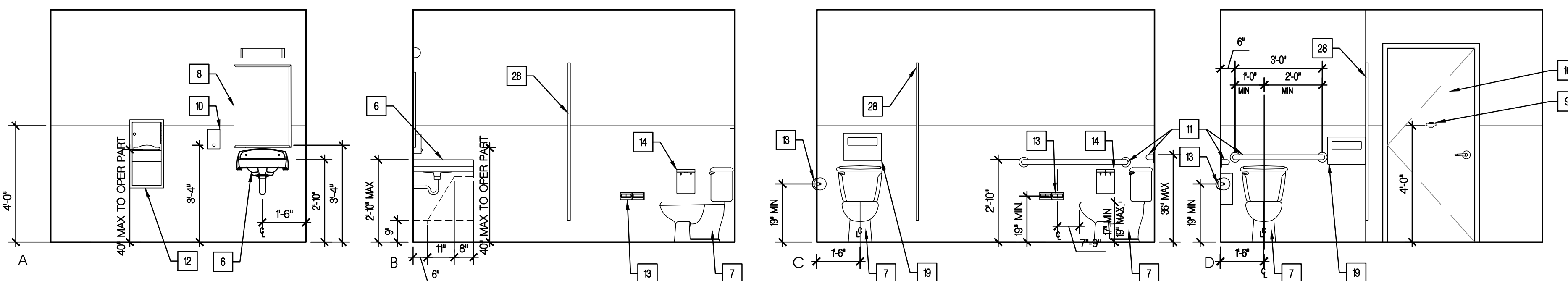
**Shell Improvements**  
 CLIENT:  
 The Towbes Group  
 33 East Carrillo St., Suite 200  
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 (805) 962-2121  
 SITE ADDRESS:  
 5690 Calle Real  
 Goleta CA, 93117

**A4.2**  
 SUITE B: ADA RESTROOMS

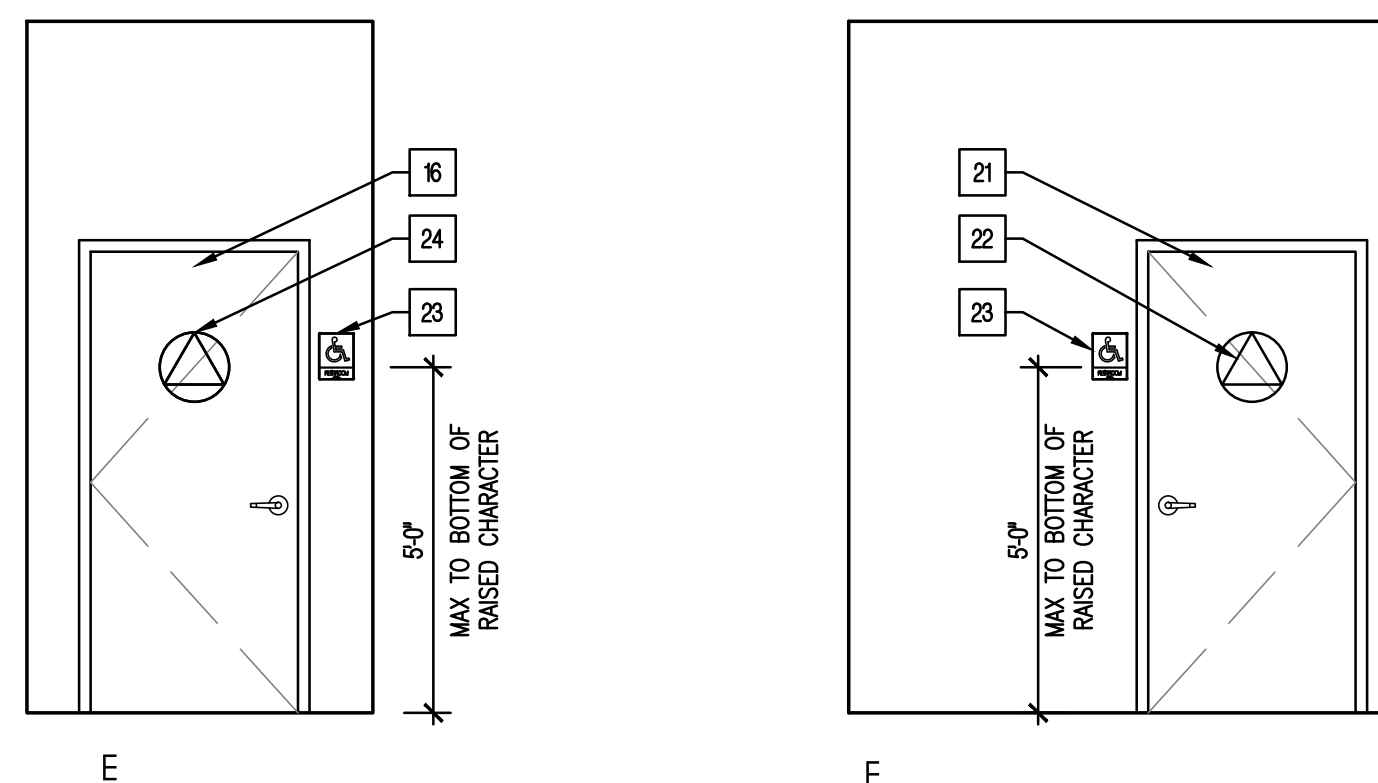




21 MEN'S RESTROOM INTERIOR ELEVATIONS  
SCALE: 3/8" = 1'-0"



41 WOMEN'S RESTROOM INTERIOR ELEVATIONS  
SCALE: 3/8" = 1'-0"



41 INTERIOR ELEVATIONS  
SCALE: 3/8" = 1'-0"

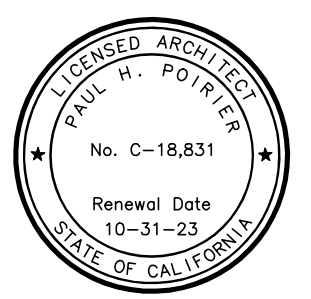
**KEYNOTES**

NO.	REF. DTL.	DESCRIPTION
1		MAINTAIN A 60" CLEAR DIAMETER CIRCLE
2		MAINTAIN A 30" X 48" CLEAR RECTANGLE
3		60" WIDE X 59" DEEP CLEAR TOILET SPACE
4	23/A9.1	UNISEX RESTROOM WALL SIGN
5	13/A9.1	UNISEX RESTROOM DOOR SIGN
6	34/A9.1 44/A9.1	LAVATORY PER PLUMBING PLANS, AUTOMATIC SHUT OFF FAUCET AND INSULATED HOT & COLD WATER AND WASTE PIPE
7		NEW WATERCLOSET PER PLUMBING PLANS, MAINTAIN 18" CLEARANCE FROM CENTER OF FIXTURE TO FINISH FACE OF WALL, 5 LB. MAX FLUSH VALVE ON WIDE SIDE OF TOILET AREA AND +18" TO TOP OF TOILET SEAT
8		18"x36" MIRROR LOCATED CENTERED OVER LAVATORY; BOTTOM OF REFLECTIVE EDGE @ 40" AFF MAX
9		SS COAT HOOK, +48" MAX AFF AT ADA TOILET STALL; ATTACH TO INSIDE OF RESTROOM/STALL DOOR
10		SOAP DISPENSER, HEIGHT TO BE +40" MAX TO OPER PART
11	43/A9.1	MIN 36" LONG ON REAR GRAB BAR & MIN 42" LONG ON SIDE BAR, 1-1/2" DIA. S.S. GRAB BAR W/ FRONT END POSITIONED 24" IN FRONT OF WATER CLOSET STOOL. GRAB BARS SHALL BE SECURELY ATTACHED TO WALL AND PARALLEL TO THE FLOOR
12		PAPER TOWER DISPENSER/WASTE RECEPTACLE PER SPECIFICATIONS, +40" MAX TO OPERABLE PART
13		TOILET PAPER DISPENSER PER SPECS, 19" MIN HT. TO CENTERLINE OF DISPENSER, TYP. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED
14		SANITARY NAPKIN DISPOSAL; +40" MAX TO OPERABLE PART
15	33/A9.1	(N) FLOORING PER SCHEDULE W/ SCHLUTER COVE PER FINISH SCHEDULE; SLOPE 2% MAX TO FLOOR DRAIN
16		(N) DOOR W/ PRIVACY LATCH PER SCHEDULE
17		30"x48" CLEAR FLOOR SPACE OUTSIDE DOORS ARC PER 11B-305.3.11B-603.2.3
18		NOT USED
19		TOILET SEAT COVER DISPENSER +40" MAX TO OPERABLE PART
20		18" x 18" CLEAR FLOOR SPACE AT TACTILE SIGNAGE (SHOWN HATCHED)
21	14/A9.1	WOMEN'S WALL SIGN
22	24/A9.1	WOMEN'S DOOR SIGN
23	12/A9.1	MENS WALL SIGN
24	22/A9.1	MENS DOOR SIGN
25		NOT USED
26		(N) WALL PER SCHEDULE, FINISH PER SCHEDULE AND R-13 BATT INSULATION
27		NOT USED
28		OVERHEAD BRACED RECYCLED CONTENT PLASTIC TOILET PARTITION BY BOBRICK
29		LIGHT FIXTURE PER ELECTRICAL
30		URINAL MAX 17" ABOVE FLOOR TO RIM OF BOWL @ ADA PER PLUMBING SCHEDULE; 14" MINIMUM PROJECTION FROM WALL
31		24" DEEP URINAL SCREEN, RECYCLED CONTENT PARTITION. PROVIDE END SUPPORT POST FLOOR TO CEILING
32		NOT USED
33		NOT USED
34		NOT USED
35		NOT USED
36		NOT USED
37		NOT USED

**GENERAL NOTES**

PROVIDE INSULATION FOR ALL HOT WATER PIPING PER SEC. 123, TABLE 1-G, T24  
 10 SECOND DELAY SETTING FOR AUTOMATIC SHUT OFF FAUCET AT LAVATORY.  
 RESTROOM HANDSINK WILL HAVE THE HOT WATER SUPPLY LIMITED TO TO A MAXIMUM TEMPERATURE OF 110 DEGREE FAHRENHEIT.  
 INSTALL ALL PLUMBING FIXTURES AND RESTROOM ACCESSORIES PER THE ITEMS MANUFACTURERS INSTRUCTIONS.  
 PROVIDE BACKING FOR RESTROOM ACCESSORIES, DOOR STOPS, EXP. JOINTS, CABINETS, ETC.  
 ALL PAPER DISPENSERS, SOAP DISPENSERS, TRASH RECEPTICALS, WASTE CONTAINERS WILL NOT EXCEED +40" TO HIGHEST OPERABLE PART.  
 REUSE EXISTING RESTROOM ACCESSORIES WHERE POSSIBLE.  
 FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. CBC 11B-606.4 & 11B-303.

PROJECT CODE: 2111  
 FILENAME: 2111 A41 ADA Restroom.dwg  
 ISSUE DATE:  
 DRAWN BY: KKM  
 CHECKED BY:  
 APPROVALS: DATE:  
 PRINT DATE: Feb 14, 2022, 10:39am  
 REVISIONS:  
 NO: DATE: COMMENTS:



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 156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105  
 telephone (805) 682-8894 fax (805) 898-9683

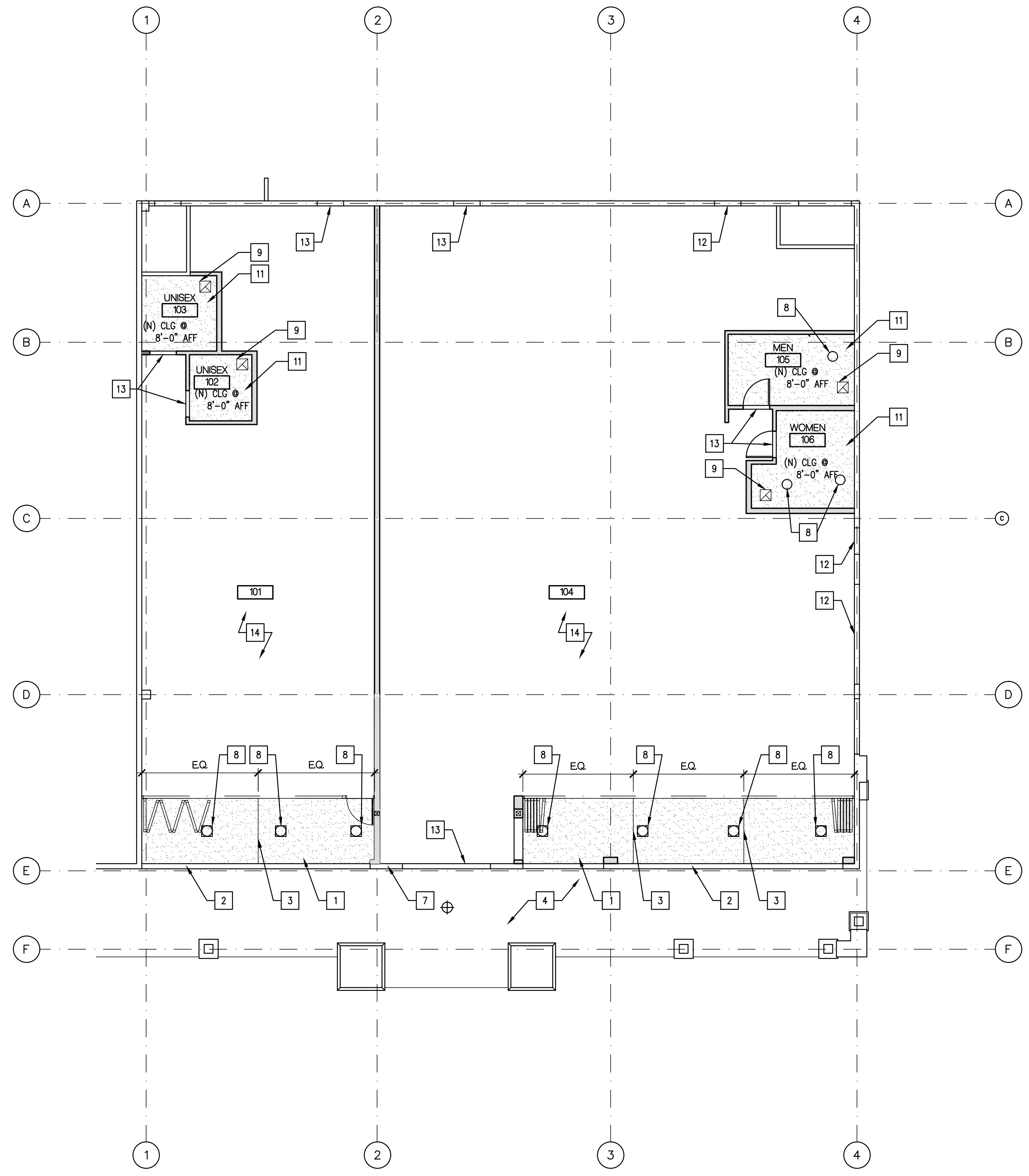
**Shell Improvements**

CLIENT:  
 The Towbes Group  
 33 East Carrillo St., Suite 200  
 Santa Barbara, CA 93101  
 (805) 962-2121

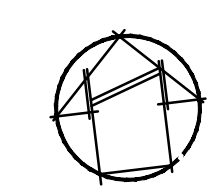
SITE ADDRESS:  
 5690 Calle Real  
 Goleta CA, 93117

**A4.3**

SUITE B: ADA RESTROOMS



32 REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"



KEYNOTES		
NO.	REF. DTL.	DESCRIPTION
1		3/8" SMOOTH TROWEL CEMENT PLASTER O/ EXP METAL LATH O/ (2) LAYERS GRADE 1' BLDG PAPER, COLOR AND FINISH TO MATCH ADJACENT CEMENT PLASTER CEILING
2		CEMENT PLASTER SOFFIT
3		STUCCO CONTROL JOINT
4		(E) CEMENT PLASTER CEILING TO REMAIN
5		NOT USED
6		NOT USED
7		NOT USED
8		LIGHT FIXTURE PER ELECTRICAL
9		EXHAUST FAN PER MECHANICAL
10		NOT USED
11		WR 3/8" TYPE 'X' GYP BD CEILING WITH EGG-SHELL PAINT FINISH OVER CEILING JOISTS
12		(E) HEADER
13		(N) HEADER
14		(E) ROOF FRAMING - PROTECT IN PLACE
15		NOT USED
16		NOT USED
17		NOT USED

PROJECT CODE: 2111  
 FILENAME: 2111 A61 RCP.dwg  
 ISSUE DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVALS: DATE: \_\_\_\_\_  
 PRINT DATE: Feb 11, 2022, 1:39pm  
 REVISIONS: \_\_\_\_\_  
 NO: DATE: COMMENTS: \_\_\_\_\_

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 Goleta CA, 93117

CEILING SYMBOL LEGEND	
	3/8" SMOOTH TROWEL CEMENT PLASTER O/ EXP METAL LATH O/ (2) LAYERS GRADE 1' BLDG PAPER, COLOR AND FINISH TO MATCH ADJACENT CEMENT PLASTER CEILING

**A6.1**  
 REFLECTED CEILING PLAN

11

12

13

14



15 HEADER @ NANAWALL 3'-1-0" D0310361

21

22

23



24 EXT DOOR HEAD 3'-1-0" D0810032



25 HEAD / JAMB 3'-1-0" D0810012

31



32 TYP. DEMISING WALL 1/2'-1-0" D1042686



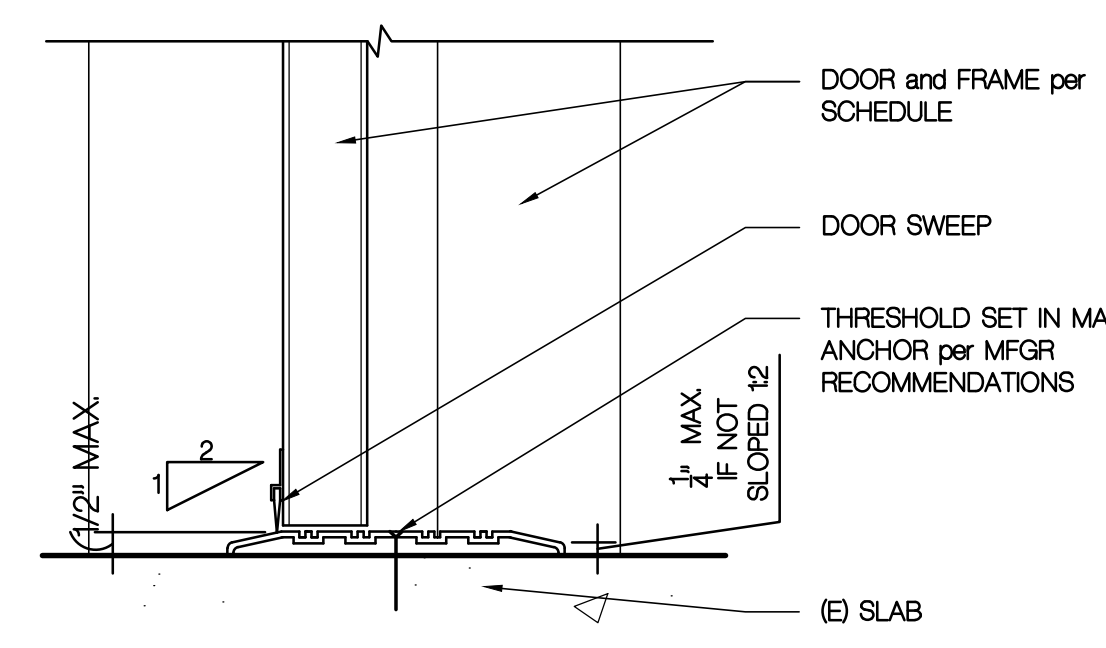
33 TYP. COVE TILE 3'-1-0" D0930001



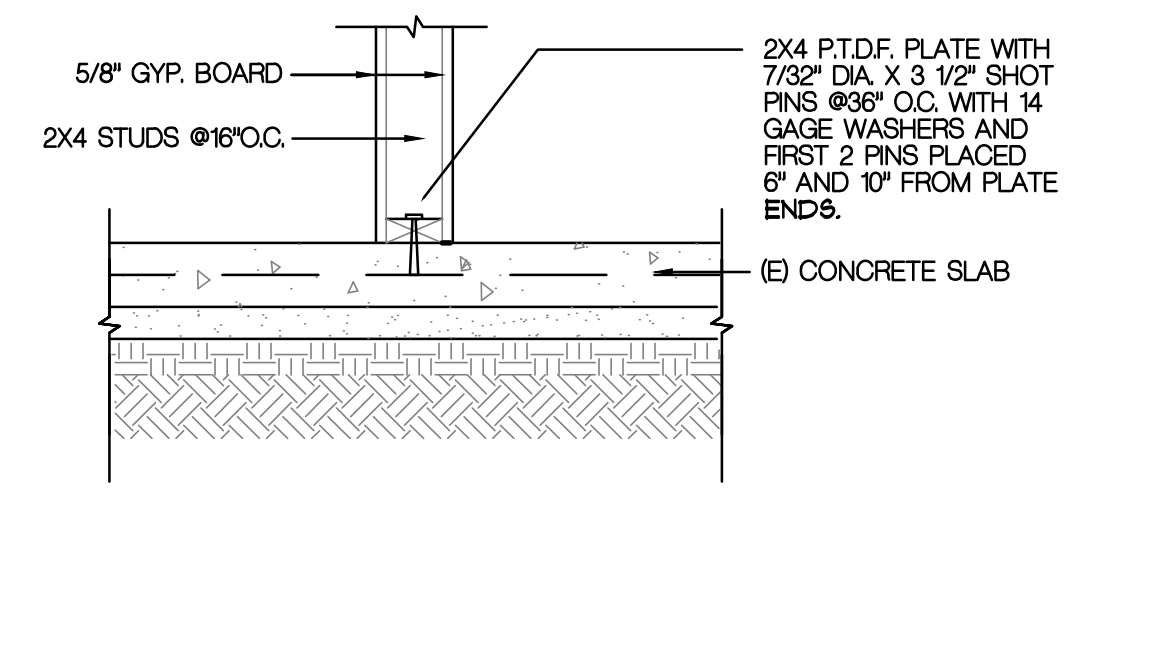
34 TYP. COVE TILE 3'-1-0" D0839025



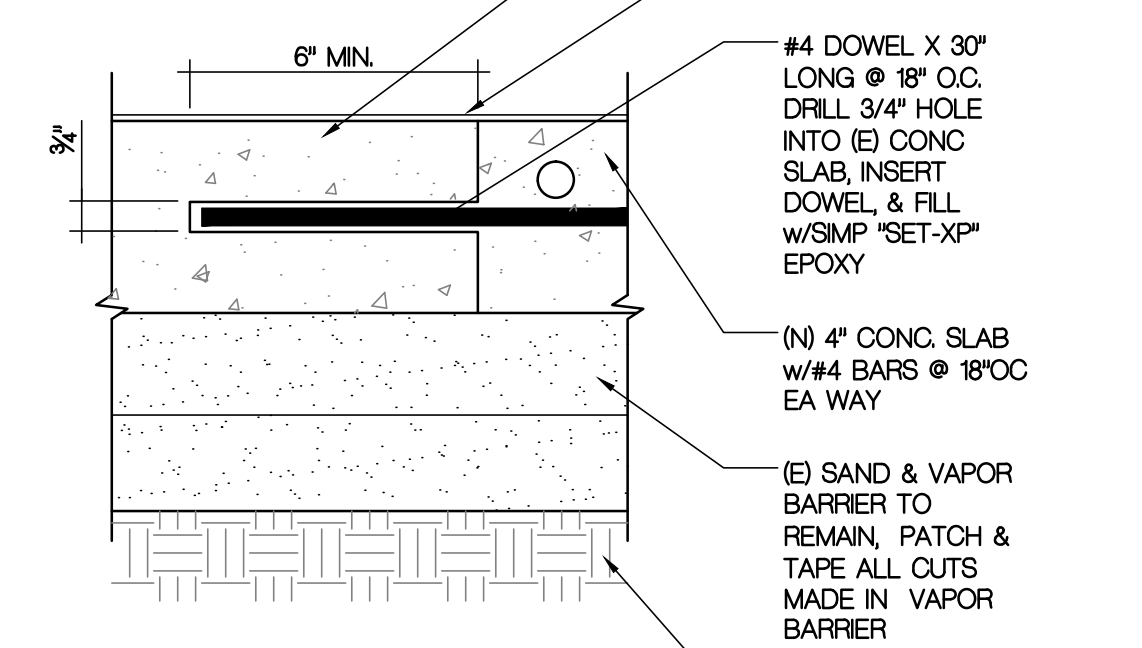
35 FLOOR DRAIN 1'-1/2'-1-0" D0977021



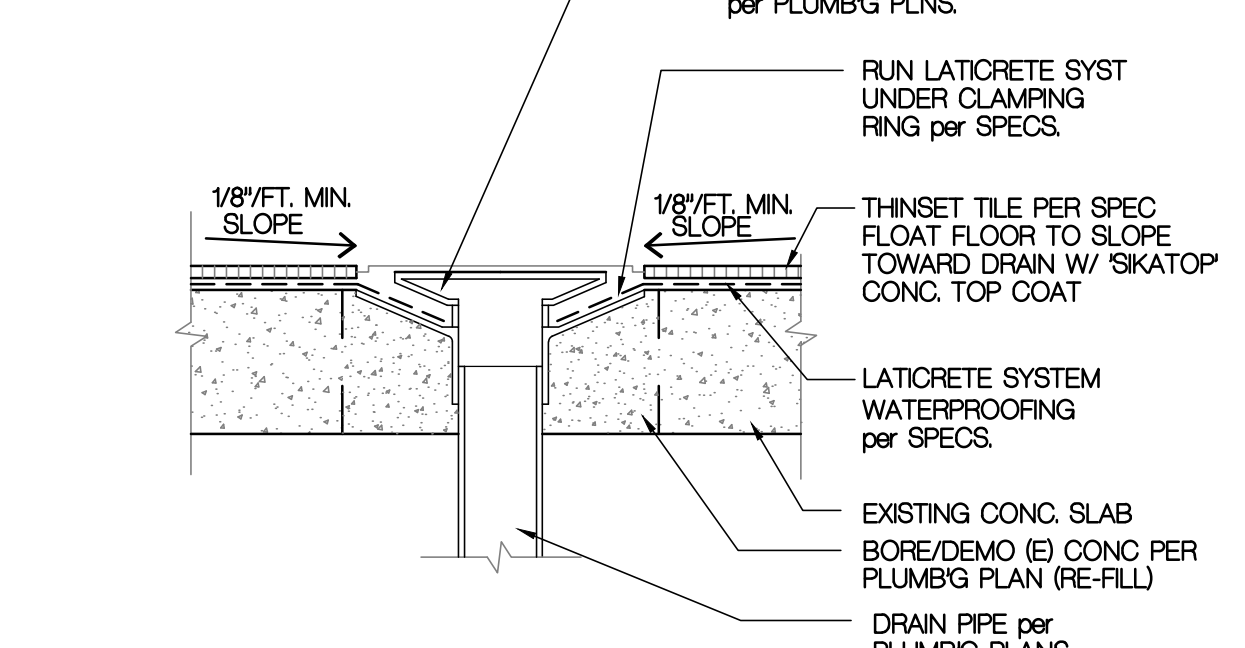
42 ALUM. DOOR THRESHOLD 3'-1-0" D0870008



43 NON-BEARING WALL 1'-0" D0820003



44 CONCRETE SLAB 3'-1-0" D0310361



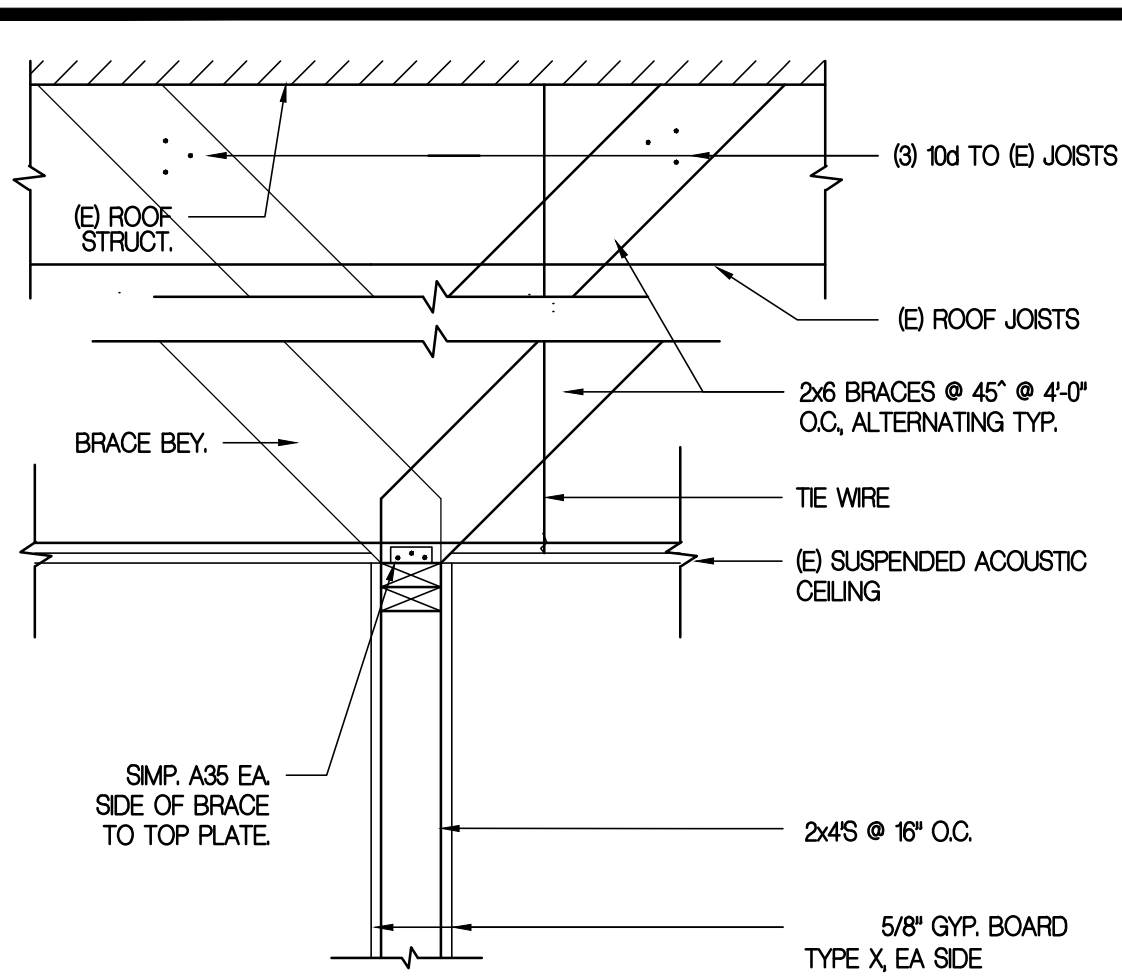
45 FLOOR DRAIN 1'-1/2'-1-0" D0977021

PROJECT CODE: 2111  
 FILENAME: 2111 A81 Interior Details.dwg  
 ISSUE DATE: -  
 DRAWN BY: -  
 CHECKED BY: -  
 APPROVALS: DATE: -  
 PRINT DATE: Feb 11, 2022, 3:47pm  
 REVISIONS: -  
 NO: DATE: COMMENTS: -

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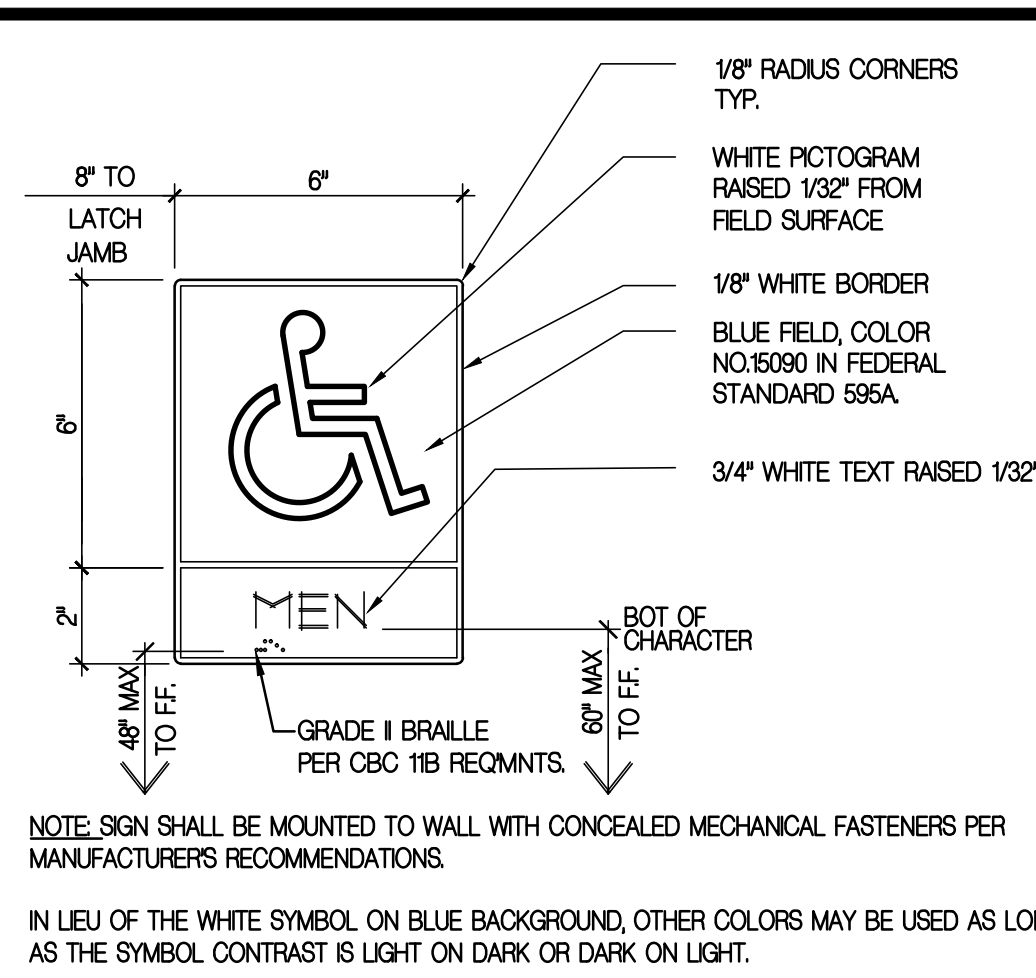
**Shell Improvements**  
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 Santa Barbara, CA 93101  
 (805) 962-2121  
 SITE ADDRESS:  
 5690 Calle Real  
 Goleta CA, 93117

**A8.1**  
 DETAILS



11 WALL @ CEILING

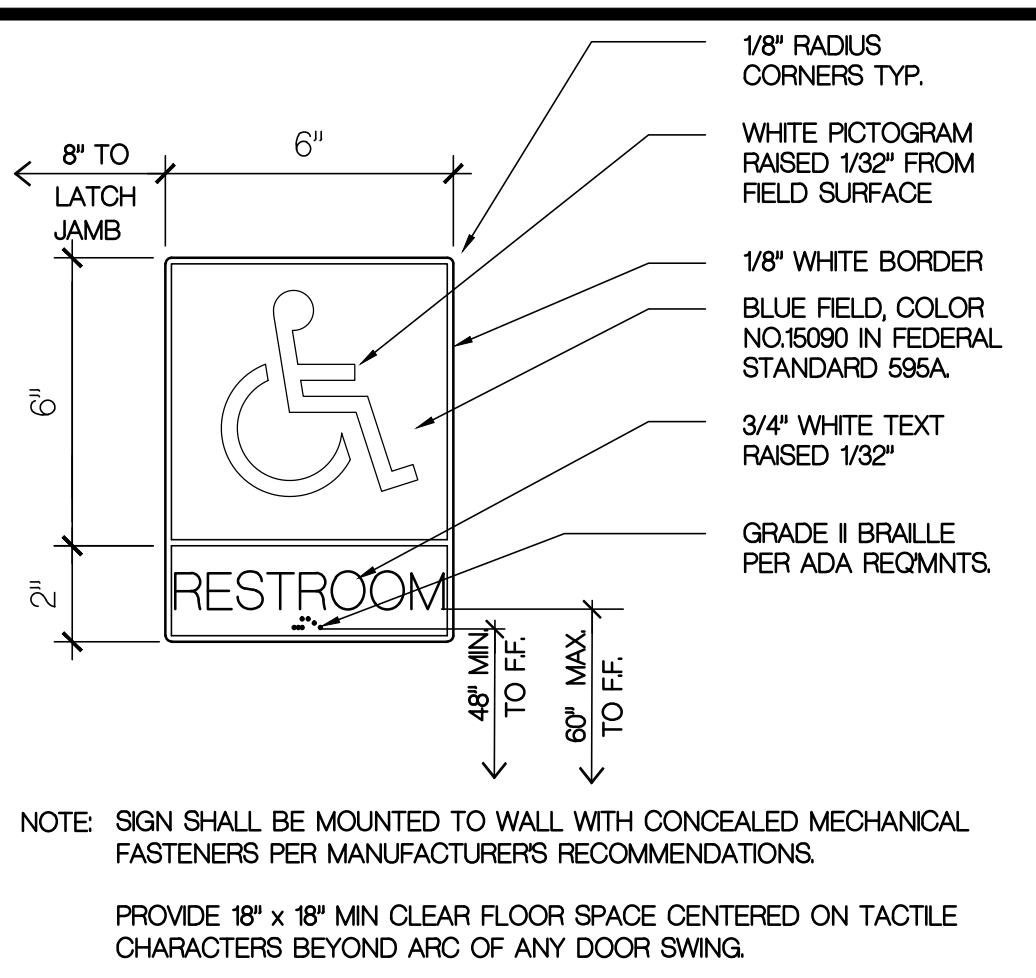
T= 1'-0"  
D610048



12 HC WALL SIGN

3"-1'-0"  
D1042687

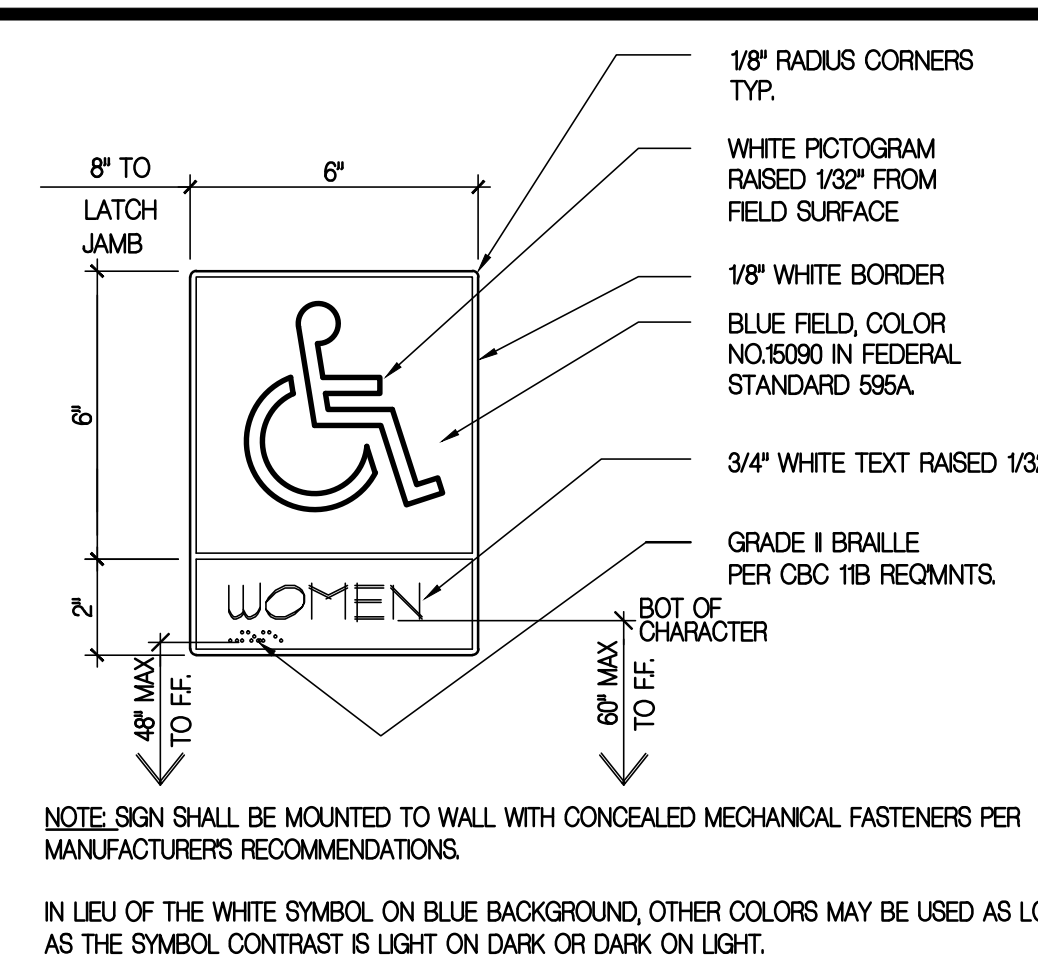
NOTE: SIGN SHALL BE MOUNTED TO WALL WITH CONCEALED MECHANICAL FASTENERS PER MANUFACTURERS RECOMMENDATIONS.  
IN LIEU OF THE WHITE SYMBOL ON BLUE BACKGROUND, OTHER COLORS MAY BE USED AS LONG AS THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.



13 HC WALL SIGN

3"-1'-0"  
D1042631

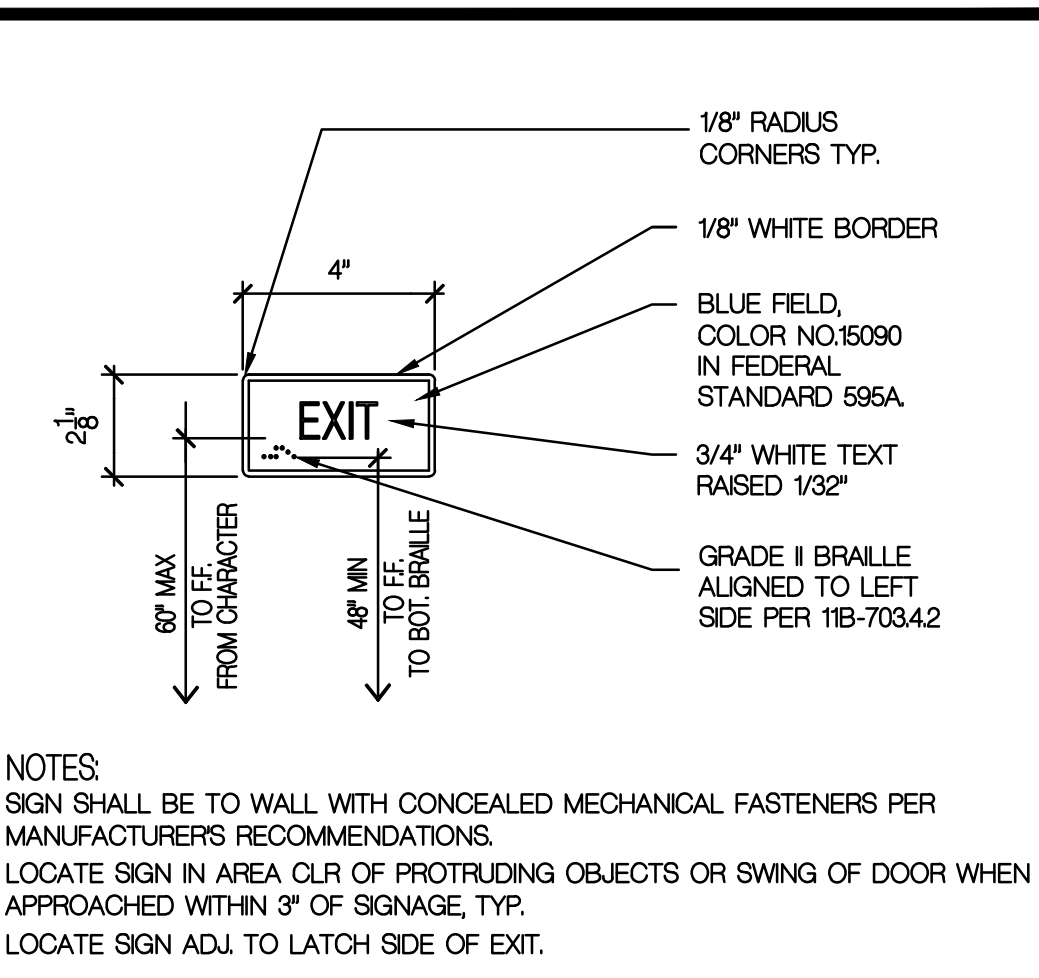
NOTE: SIGN SHALL BE MOUNTED TO WALL WITH CONCEALED MECHANICAL FASTENERS PER MANUFACTURERS RECOMMENDATIONS.  
PROVIDE 18" x 18" MIN CLEAR FLOOR SPACE CENTERED ON TACTILE CHARACTERS BEYOND ARC OF ANY DOOR SWING.



14 HC WALL SIGN

3"-1'-0"  
D1042688

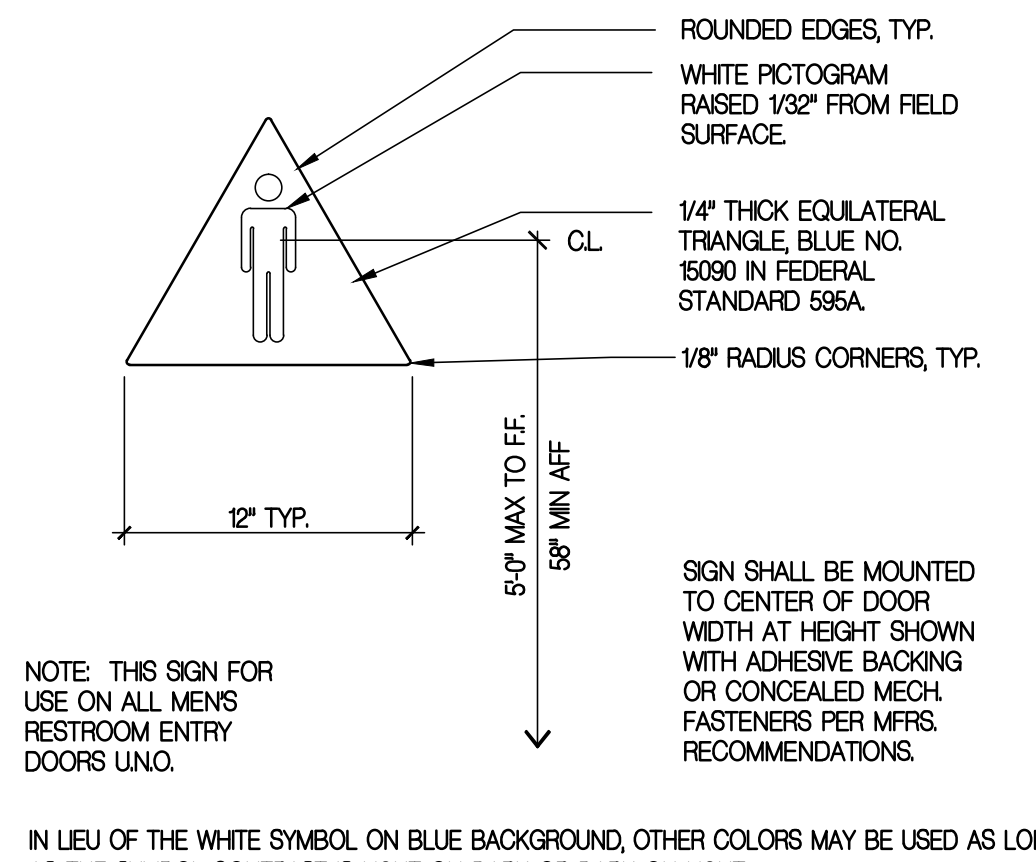
NOTE: SIGN SHALL BE MOUNTED TO WALL WITH CONCEALED MECHANICAL FASTENERS PER MANUFACTURERS RECOMMENDATIONS.  
IN LIEU OF THE WHITE SYMBOL ON BLUE BACKGROUND, OTHER COLORS MAY BE USED AS LONG AS THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.



15 EXIT SIGNAGE

3"-1'-0"  
D1042672

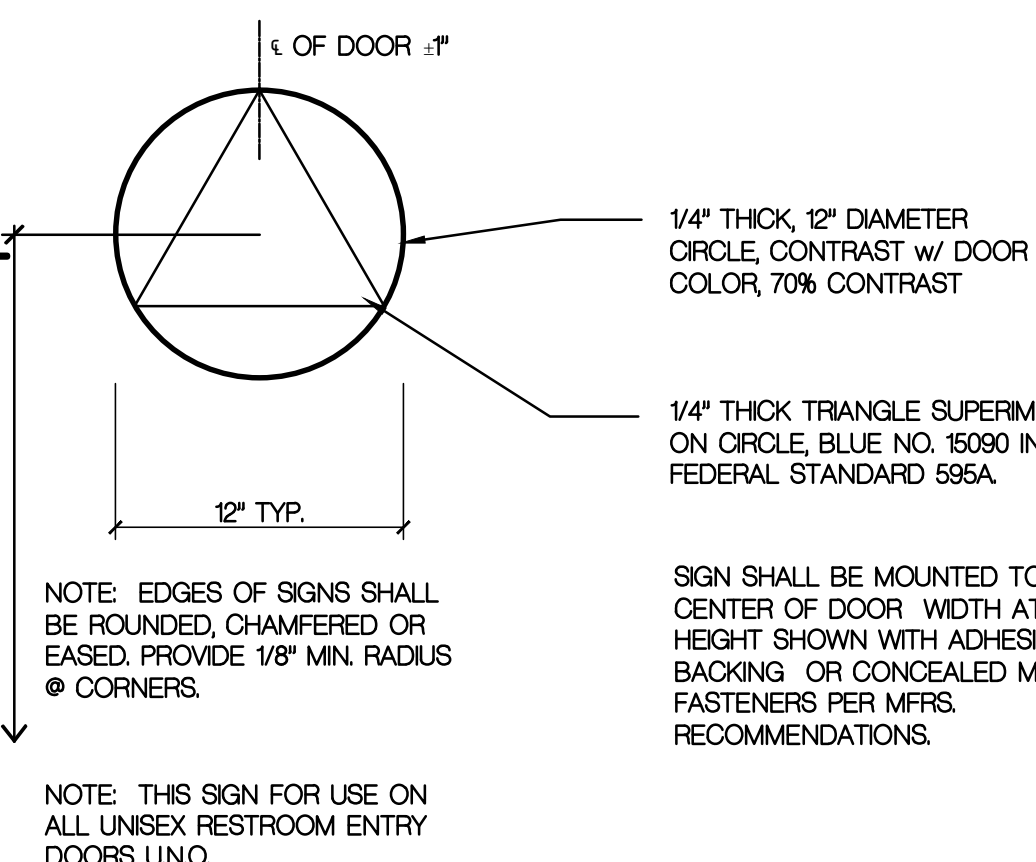
NOTE: SIGN SHALL BE TO WALL WITH CONCEALED MECHANICAL FASTENERS PER MANUFACTURERS RECOMMENDATIONS.  
LOCATE SIGN IN AREA CLR OF PROTRUDING OBJECTS OR SWING OF DOOR WHEN APPROACHED WITHIN 3" OF SIGNAGE, TYP.  
LOCATE SIGN ADJ. TO LATCH SIDE OF EXIT.



22 RESTROOM SIGN

1 1/2"-1'-0"  
D1042632

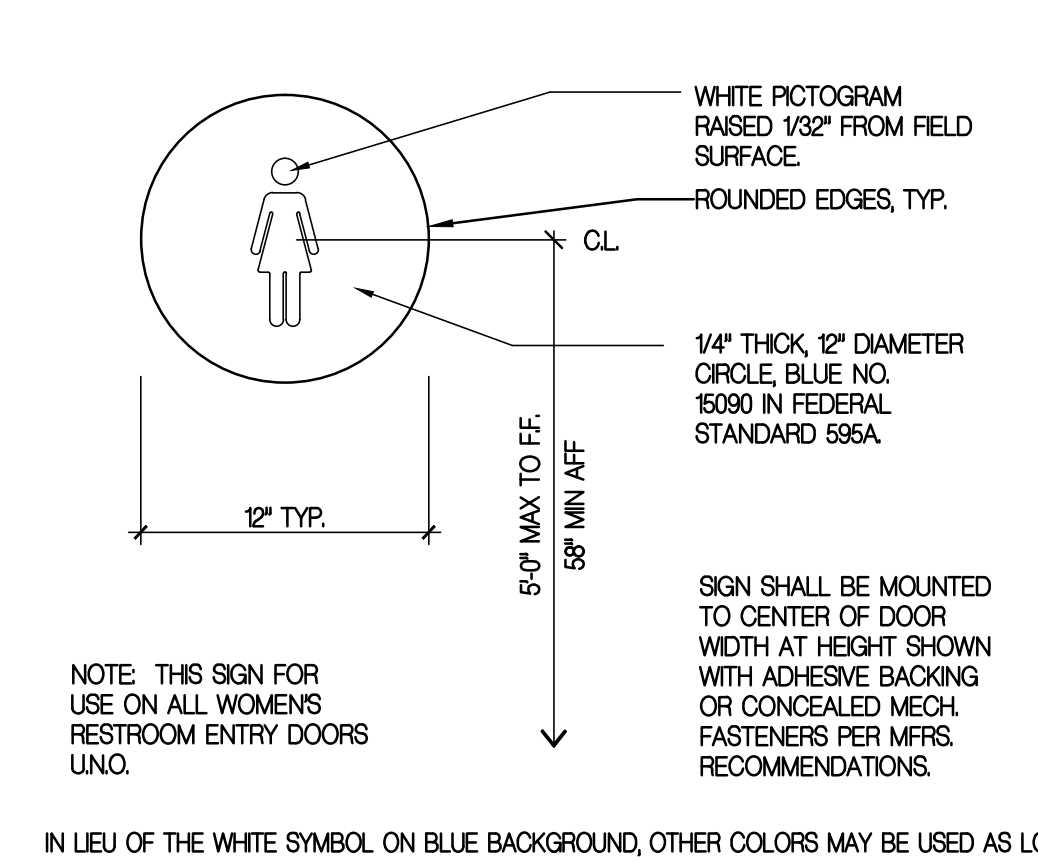
NOTE: THIS SIGN FOR USE ON ALL MENS RESTROOM ENTRY DOORS UNO.  
IN LIEU OF THE WHITE SYMBOL ON BLUE BACKGROUND, OTHER COLORS MAY BE USED AS LONG AS THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.



23 RESTROOM SIGN

1 1/2"-1'-0"  
D1042635

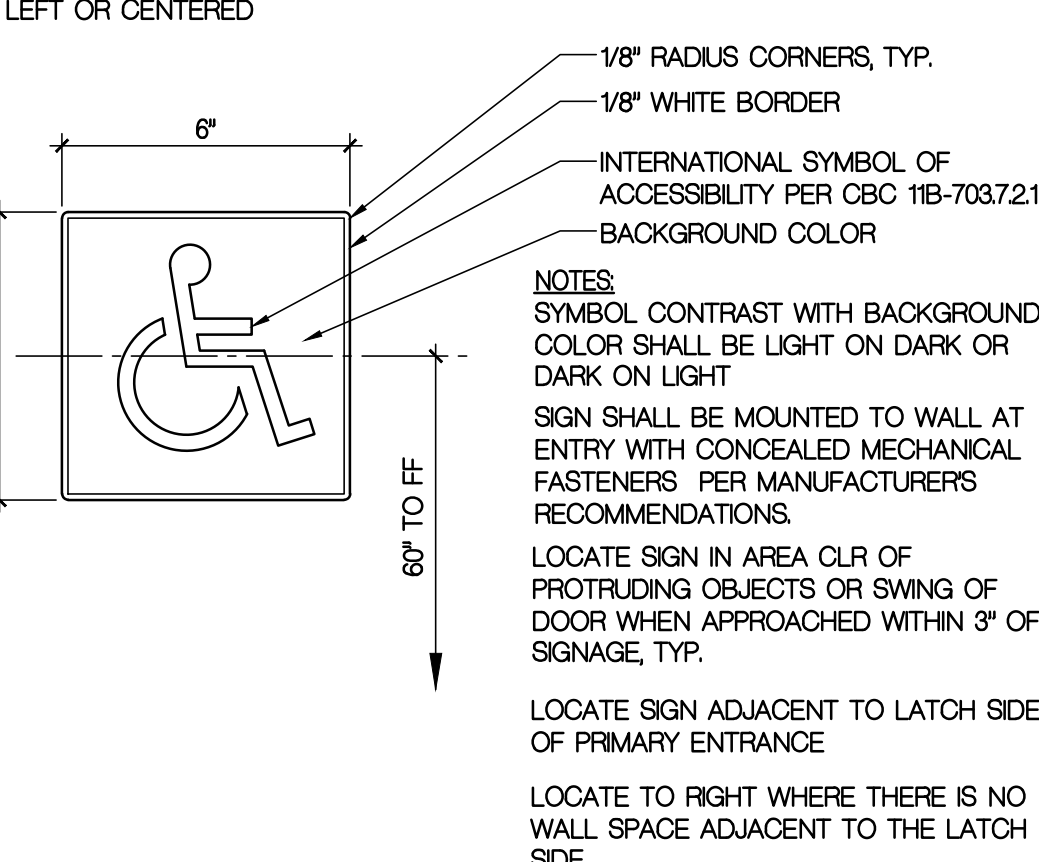
NOTE: EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. PROVIDE 1/8" MIN. RADIUS @ CORNERS.  
SIGN SHALL BE MOUNTED TO CENTER OF DOOR WIDTH AT HEIGHT SHOWN WITH ADHESIVE BACKING OR CONCEALED MECH. FASTENERS PER MFRS. RECOMMENDATIONS.



24 RESTROOM SIGN

1 1/2"-1'-0"  
D1042633

NOTE: THIS SIGN FOR USE ON ALL WOMENS RESTROOM ENTRY DOORS UNO.  
IN LIEU OF THE WHITE SYMBOL ON BLUE BACKGROUND, OTHER COLORS MAY BE USED AS LONG AS THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.

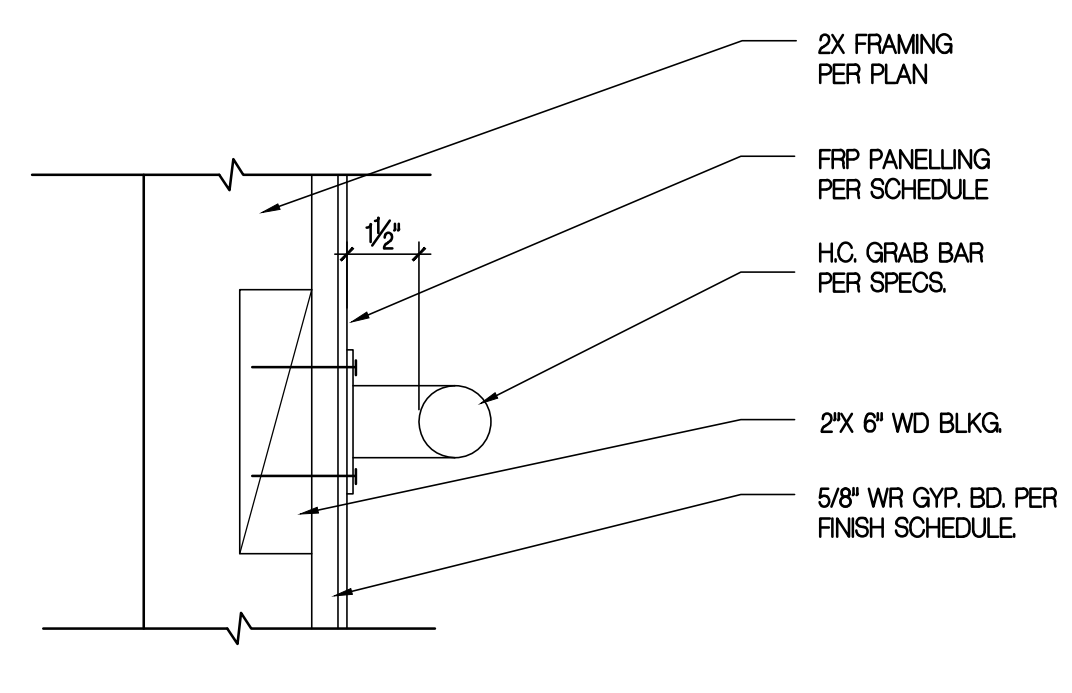


25 ACCESSIBLE ENTRY SIGNAGE

3"-1'-0"  
D-----

NOTE: BRILLE SHALL BE PLACED A MINIMUM OF 3/8-INCH AND A MAXIMUM OF 1/2-INCH DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED  
SIGN SHALL BE MOUNTED TO WALL AT ENTRY WITH CONCEALED MECHANICAL FASTENERS PER MANUFACTURERS RECOMMENDATIONS.  
LOCATE SIGN IN AREA CLR OF PROTRUDING OBJECTS OR SWING OF DOOR WHEN APPROACHED WITHIN 3" OF SIGNAGE, TYP.  
LOCATE SIGN ADJACENT TO LATCH SIDE OF PRIMARY ENTRANCE  
LOCATE TO RIGHT WHERE THERE IS NO WALL SPACE ADJACENT TO THE LATCH SIDE

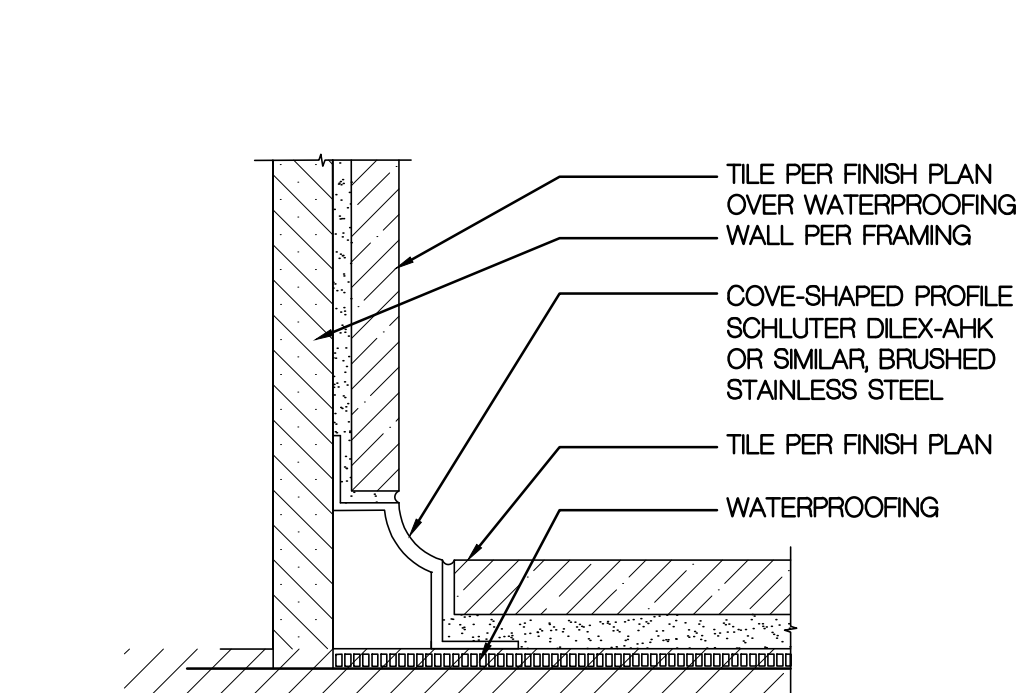
21



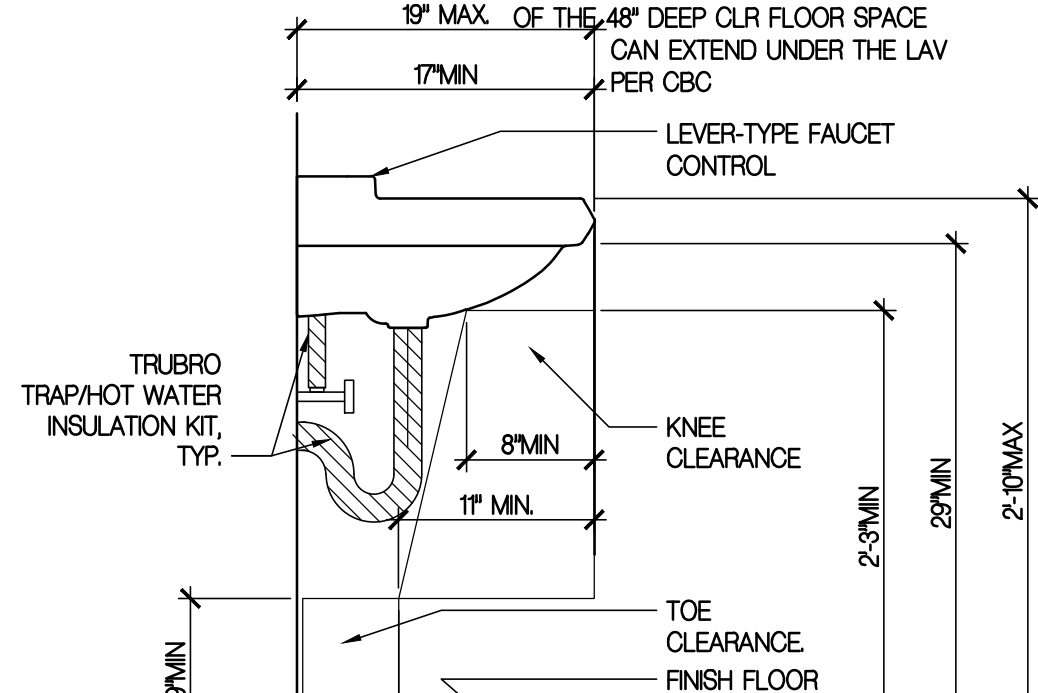
32 H.C. GRAB BAR

3"-1'-0"  
D1080002

NOTE: THIS BLOCKING SUPPORT DETAIL SHALL BE USED BEHIND ALL WALL MOUNTED PIPE RAILINGS, ROBE HOOKS, TOILET PARTITION SUPPORT POINTS, AND OTER ACCESSORY ANCHOR POINTS.  
GRAB BARS SHALL CONFORM TO 11B-6045 OF 2013 CBC



33 COVE BASE DETAIL

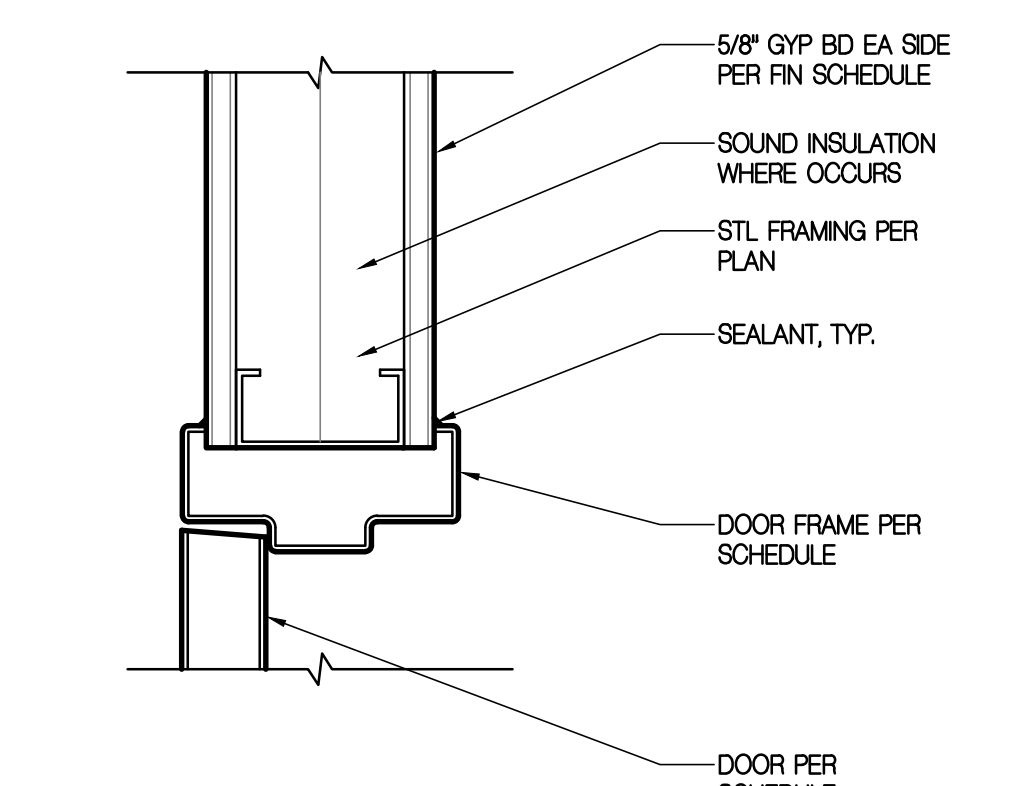


34 ACCESSIBLE SINK

T=1'-0"  
D1082009

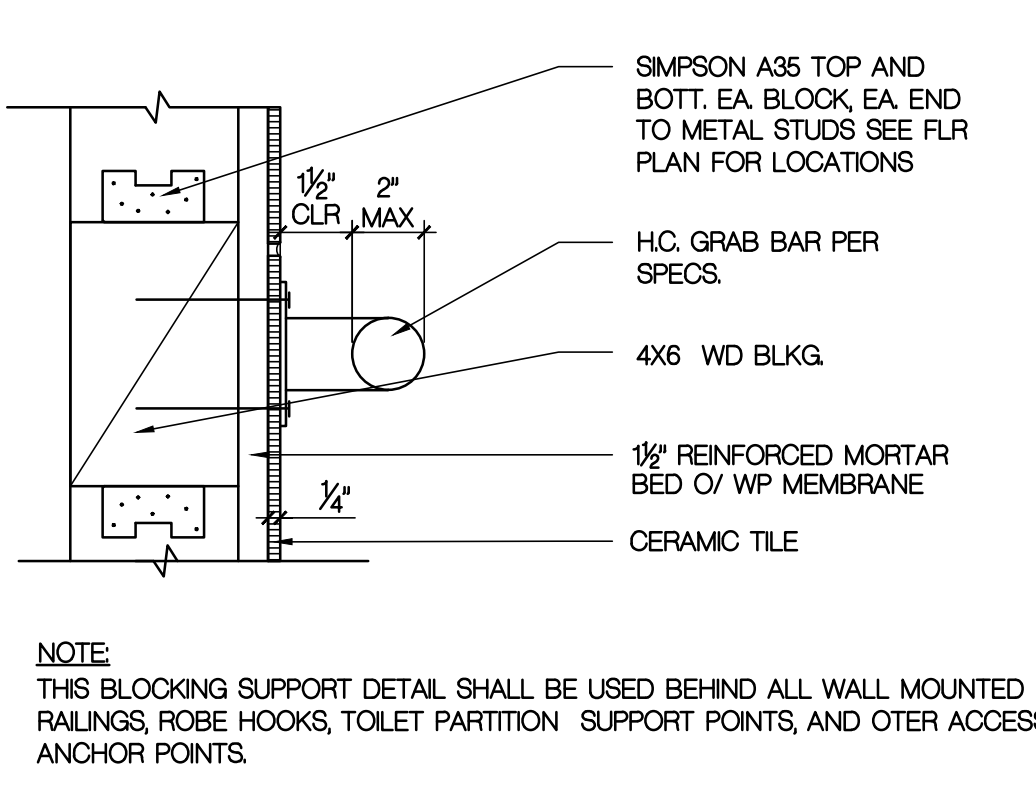
NOTE: THIS BLOCKING SUPPORT DETAIL SHALL BE USED BEHIND ALL WALL MOUNTED PIPE RAILINGS, ROBE HOOKS, TOILET PARTITION SUPPORT POINTS, AND OTER ACCESSORY ANCHOR POINTS.  
GRAB BARS SHALL CONFORM TO 2013 CBC 11B-609.

31



42 HEAD / JAMB

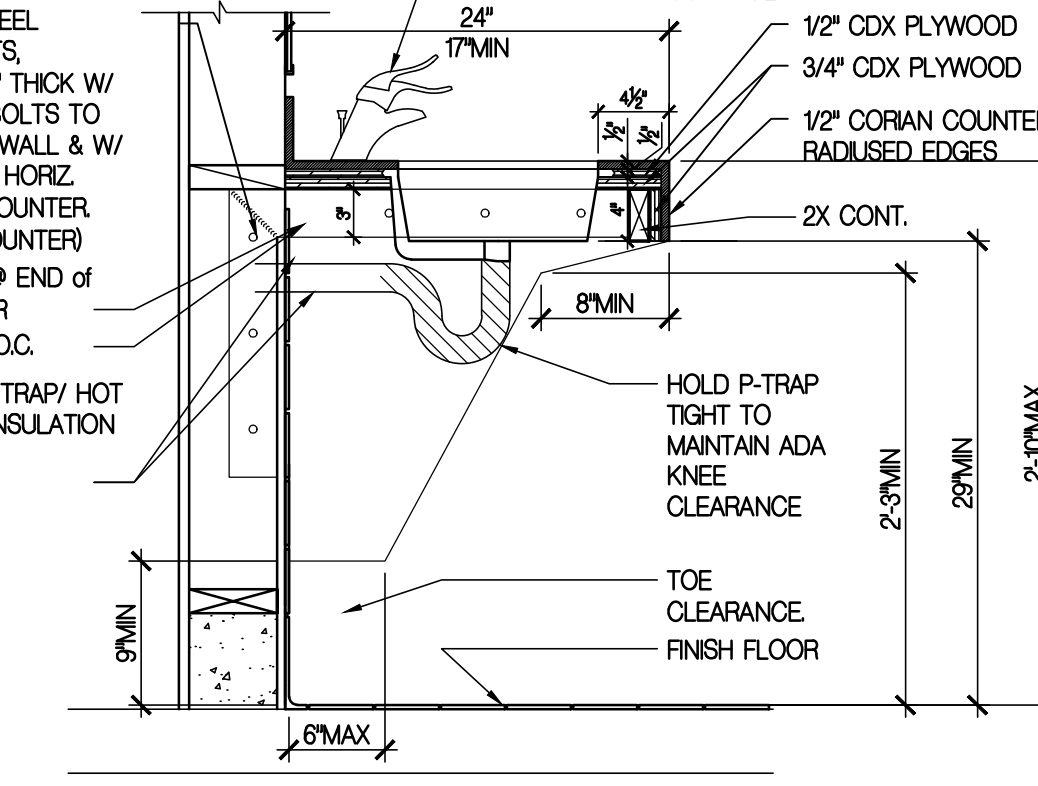
3"-1'-0"  
D0810052



43 H.C. GRAB BAR

3"-1'-0"  
D1080011

NOTE: THIS BLOCKING SUPPORT DETAIL SHALL BE USED BEHIND ALL WALL MOUNTED PIPE RAILINGS, ROBE HOOKS, TOILET PARTITION SUPPORT POINTS, AND OTER ACCESSORY ANCHOR POINTS.  
GRAB BARS SHALL CONFORM TO 2013 CBC 11B-609.



44 ACCESSIBLE SINK

T=1'-0"  
D1082010

NOTE: THIS BLOCKING SUPPORT DETAIL SHALL BE USED BEHIND ALL WALL MOUNTED PIPE RAILINGS, ROBE HOOKS, TOILET PARTITION SUPPORT POINTS, AND OTER ACCESSORY ANCHOR POINTS.

41

PROJECT CODE: 2111  
FILENAME: 2111 A91 Interior Details.dwg  
ISSUE DATE: -  
DRAWN BY: KKC  
CHECKED BY: \_\_\_\_\_  
APPROVALS: DATE: \_\_\_\_\_  
PRINT DATE: Feb 11, 2022, 3:47pm  
REVISIONS:  
NO: DATE: COMMENTS:

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LICENSED ARCHITECT  
PAUL H. POIRIER  
No. C-18,831  
Renewal Date 10-31-23  
STATE OF CALIFORNIA

Shell Improvements  
CLIENT:  
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(805) 962-2121  
SITE ADDRESS:  
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Goleta CA, 93117

A9.1  
INTERIOR DETAILS