SANTA BARBARA

WATERFRONT HOTEL

433 EAST CABRILLO BLVD.
SANTA BARBARA, CA 93101

GENSLER PROJECT NUMBER: 007.3679.000

PROJECT TEAM

Gensler
SECOND ARCHITECT & AOR — TEL 949.863.9434
4675 MCARTHUR COURT, SUITE 100 — FAX 949.553.1676
NEWPORT BEACH, CA 92660

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3551 FORTUNA RANCH ROAD — TEL 760.634.6543
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FIRST DESIGN ARCHITECT
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CEARNAL COLLECTIVE
DESIGN CONSULTANT
521 1/2 STATE ST. — TEL 805.963.8077
SANTA BARBARA, CA 93101

MAC DESIGN ASSOCIATES
CIVIL ENGINEER
1933 CLIFF DRIVE, SUITE 6 — TEL 805.957.4748
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BPA
STRUCTURAL ENGINEER
18271 W MCDURMOTT — TEL 949.955.0011
IRVINE, CA 92614

IDIBRI
ACOUSTIC CONSULTANT
1935 N MARSHALL AVE. — TEL 619.569.2027
EL CAJON, CA 92020

JENSEN HUGHES
LIFE SAFETY/FIRE PROTECTION
2099 S STATE COLLEGE BLVD, SUITE 540 — TEL 714.450.1700
ANAHEIM, CA 92806 — FAX 714.450.1701

RON NEAL LIGHTING DESIGN
LIGHTING DESIGN
527 N HIGHWAY 101, SUITE A — TEL 760.942.4240
SOLANO BEACH, CA 92075

GOUVIS GROUP
MEP CONSULTANT
15 STUDEBAKER — TEL 949.752.1612
IRVINE, CA 92618

BURTON STUDIO
LANDSCAPE CONSULTANT
807 S CEDROS — TEL 858.794.7204
SOLANO BEACH, CA 92075 — FAX 858.794.7207

AQUA DESIGN
POOL CONSULTANT
7534 N. LA CHOLLA BLVD. — TEL 520.219.8929
TUCSON, AZ 85741

SYSKA HENNESSY
VERTICAL CIRCULATION
800 CORPORATE POINTE SUITE 200 — TEL 310.254.3648
CULVER CITY, CA 90230

THE MARSHALL ASSOCIATES
KITCHEN CONSULTANT
3000 DANVILLE BLVD. STE. F344 — TEL 415.677.1200
ALAMO, CA 94507

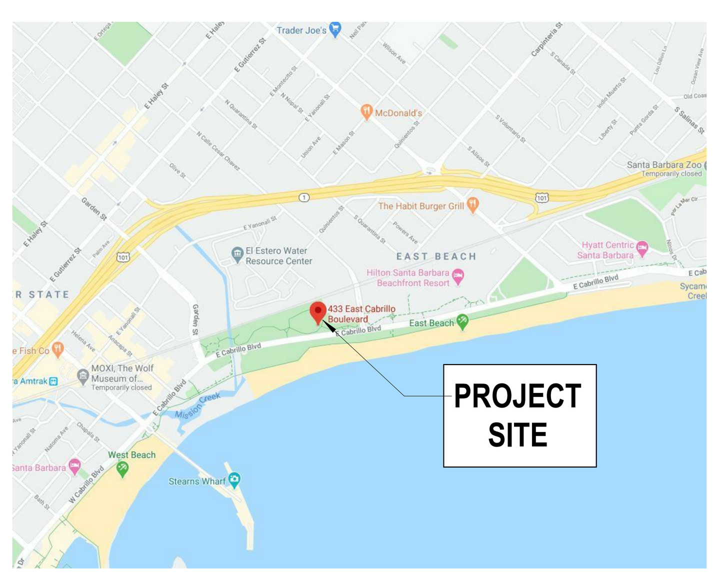
ARCADIA STUDIO
LANDSCAPE CONSULTANT
202 E COTA STREET — TEL 805.962.9055
SANTA BARBARA, CA 93101

LARSEN ZIENKIEWICZ
BUILDING ENCLOUSURES
525 SOUTH RAYMOND AVE. — TEL 626.773.8118
PASADENA, CA 91105

AREA CALCULATION

	Approved (2007)	Approved (2018)	Proposed (2019)	Net Change (2019 VS. 2007)	Net Change (2019 VS. 2018)
Hotel Units	**150**	**60**	**86**	**-64**	**26**
Public Commercial Area	**10,741 net sq. ft.**	**11,785 net sq. ft.**	**11,886 net sq. ft.**	1,145	101
Restaurant	2,289 net sq. ft. 199 seats	3,054 net sq. ft. 163 seats (79 indoor, 54 outdoor, 12 Wine / Boardroom, 18 Chef's room)	4,106 net sq. ft. 235 seats (139 Restaurant indoor, 42 Restaurant outdoor, 24 Lobby Lounge indoor, 30 Lobby Lounge outdoor)	1,817 36 seats	1,052 72 seats
Spa	3,686 net sq. ft.	3,580 net sq. ft.	3,471 net sq. ft.	-215	-109
Retail	406 net sq. ft.	1,381 net sq. ft.	1,018 net sq. ft.	612	-363
Banquet/Ballroom	4,360 net sq. ft.	2,571 net sq. ft.	3,291 net sq. ft.	-1,069	720
Theater	0 net sq. ft.	1,199 net sq. ft./60 seats	0 net sq. ft.	0	-1,199
Non-Room Hotel Area	**27,937 net sq. ft.**	**31,020 net sq. ft.** North Parcel 3,391 net sq. ft. South Parcel 27,629 net sq. ft.	**21,909 net sq. ft.** North Parcel 0 net sq. ft. South Parcel 21,909 net sq. ft.	-6,028	-9,111
Breakfast	0 net sq. ft.	875 net sq. ft. North Parcel 0 net sq. ft. South Parcel 875 net sq. ft.	0 net sq. ft. North Parcel 0 net sq. ft. South Parcel 0 net sq. ft.	0	(875)
Circulation	19,062 net sq. ft.	17,588 net sq. ft. North Parcel 2,275 net sq. ft. South Parcel 15,313 net sq. ft.	11,906 net sq. ft. North Parcel 0 net sq. ft. South Parcel 11,906 net sq. ft.	-7,156	-5,682
Lobby	2,245 net sq. ft.	2,612 net sq. ft. North Parcel 251 net sq. ft. South Parcel 2,361 net sq. ft.	2,146 net sq. ft. North Parcel 0 net sq. ft. South Parcel 2,146 net sq. ft.	-99	-466
Fitness	609 net sq. ft.	1306 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,306 net sq. ft.	1568 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,568 net sq. ft.	959	262
MEP/Equipment	3,411 net sq. ft.	2,511 net sq. ft. North Parcel 264 net sq. ft. South Parcel 2,247 net sq. ft.	3,916 net sq. ft. North Parcel 0 net sq. ft. South Parcel 3,916 net sq. ft.	505	1,405
Meeting Rooms	892 net sq. ft.	872 net sq. ft. North Parcel 351 net sq. ft. South Parcel 521 net sq. ft.	1306 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1306 net sq. ft.	414	434
Restroom/Showers	1,718 net sq. ft.	2,006 net sq. ft. North Parcel 0 net sq. ft. South Parcel 2,006 net sq. ft.	1,067 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,067 net sq. ft.	-651	-939
Gallery	0 net sq. ft.	250 net sq. ft. North Parcel 250 net sq. ft. South Parcel 0 net sq. ft.	0 net sq. ft. North Parcel 0 net sq. ft. South Parcel 0 net sq. ft.	0	-250
Design Development Contingency Space	0 net sq. ft.	3,000 net sq. ft. North Parcel 0 net sq. ft. South Parcel 3000 net sq. ft.	0 net sq. ft. North Parcel 0 net sq. ft. South Parcel 0 net sq. ft.	0	-3000
BOH Area	**13,605 net sq. ft.**	**15,556.00 net sq. ft.** North Parcel 4,099.00 net sq. ft. South Parcel 11,457 net sq. ft.	**10,395.00 net sq. ft.** North Parcel 0.00 net sq. ft. South Parcel 10,395 net sq. ft.	-3,210.00	-5,161.00
BOH General	0 net sq. ft.	1,248.00 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,248.00 net sq. ft.	1,104.00 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,104.00 net sq. ft.	1,104.00	-144.00
Storage	4,014 net sq. ft.	4,420.00 net sq. ft. North Parcel 1,129 net sq. ft. South Parcel 3,291.00 net sq. ft.	993.00 net sq. ft. North Parcel 0 net sq. ft. South Parcel 993.00 net sq. ft.	-3,021.00	-3,427.00
Housekeeping	2,499 net sq. ft.	1,154 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,154 net sq. ft.	1,656 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1,656 net sq. ft.	-843	502
Employee Break Room	700 net sq. ft.	774 net sq. ft. North Parcel 189 net sq. ft. South Parcel 585 net sq. ft.	841 net sq. ft. North Parcel 0 net sq. ft. South Parcel 841 net sq. ft.	141	67
Kitchen	1,747 net sq. ft.	4,867 net sq. ft. North Parcel 0 net sq. ft. South Parcel 4,867 net sq. ft.	3,907 net sq. ft. North Parcel 0 net sq. ft. South Parcel 3,907 net sq. ft.	2,160	-960
Restroom/Showers (Employee Only)	800 net sq. ft.	771 net sq. ft. North Parcel 771 net sq. ft. South Parcel 0 net sq. ft.	871 net sq. ft. North Parcel 0 net sq. ft. South Parcel 871 net sq. ft.	71	100
Trash	354 net sq. ft.	529 net sq. ft. North Parcel 217 net sq. ft. South Parcel 312 net sq. ft.	279 net sq. ft. North Parcel 0 net sq. ft. South Parcel 279 net sq. ft.	-75	-250
Laundry	2,224 net sq. ft.	353 net sq. ft. North Parcel 353 net sq. ft. South Parcel 0 net sq. ft.	227 net sq. ft. North Parcel 0 net sq. ft. South Parcel 227 net sq. ft.	-1,997	-126
Maintenance	509 net sq. ft.	552 net sq. ft. North Parcel 552 net sq. ft. South Parcel 0 net sq. ft.	605 net sq. ft. North Parcel 0 net sq. ft. South Parcel 605 net sq. ft.	96	53
Shipping/ Receiving	758 net sq. ft.	888 net sq. ft. North Parcel 888 net sq. ft. South Parcel 0 net sq. ft.	1016 net sq. ft. North Parcel 0 net sq. ft. South Parcel 1016 net sq. ft.	258	128
Admin/Office	**4,579 net sq. ft.**	**3,500 net sq. ft.** North Parcel 2,926 net sq. ft. South Parcel 574 net sq. ft.	**2,130 net sq. ft.** North Parcel 0 net sq. ft. South Parcel 2,130 net sq. ft.	-2,449	-1,370
Hotel Units	**73,373 net sq. ft.**	**40,146 net sq. ft.**	**39,671 net sq. ft.**	**-33,702**	**-475**
Average Room Size	489 net sq. ft. (Total net sq. ft. / rooms)	683 net sq. ft. (Total net sq. ft. / rooms)	343 net sq. ft. (Total net sq. ft. / rooms)	-146	-340
Project Square Footage by Floor					
Basement	8,208 net sq. ft.	0 net sq. ft.	0 net sq. ft.	-8,208	0
1st	48,852 net sq. ft.	41,003 net sq. ft. North Parcel 5,128 net sq. ft. South Parcel 35,875 net sq. ft.	35,024 net sq. ft. North Parcel 0 net sq. ft. South Parcel 35,024 net sq. ft.	-13,828	-5,979
2nd	41,459 net sq. ft.	38,211 net sq. ft. North Parcel 3,811 net sq. ft. South Parcel 34,400 net sq. ft.	32,808 net sq. ft. North Parcel 0 net sq. ft. South Parcel 32,808 net sq. ft.	-8,651	-5,403
3rd	35,356 net sq. ft.	23,647 net sq. ft. North Parcel 1,477 net sq. ft. South Parcel 22,170 net sq. ft.	21,060 net sq. ft. North Parcel 0 net sq. ft. South Parcel 21,060 net sq. ft.	-14,296	-2,587
Total Project Gross Square Footage	**142,647 gross sq. ft.**	**107,797 gross sq. ft.** North Parcel 10,921 gross sq. ft. South Parcel 96,876 gross sq. ft.	**101,680 gross sq. ft.** North Parcel 0 gross sq. ft. South Parcel 101,680 gross sq. ft.	**-40,967**	**-6,117**
Total Project Net Square Footage	**130,235 net sq. ft.**	**102,861.00 net sq. ft.** North Parcel 10,416.00 net sq. ft. South Parcel 92,445.00 net sq. ft.	**88,892.00 net sq. ft.** North Parcel 0.00 net sq. ft. South Parcel 88,892.00 net sq. ft.	**-41,343**	**-13,969**

VICINITY MAP



PROJECT INFORMATION

BUILDING ADDRESS HOTEL SOUTH SITE: 433 EAST CABRILLO BLVD. SANTA BARBARA, CA 93101

NORTH PARCEL: 103 SOUTH CALLE CESAR CHAVEZ SANTA BARBARA, CA 93101

APPLICANT: THE ROBERT GREEN COMPANY, 3551 FORTUNA RANCH ROAD, ENCINITAS, CALIFORNIA, 92024

ZONING INFORMATION	APN NUMBER	LOT SIZE	ZONING DESINATION	GENERAL PLAN DESIGNATION
HOTEL SOUTH SIDE	017.680.009	3.0 ACRE	HRC-2/SD-3/SP-1	OCEAN RELATED COMMERCIAL, MEDIUM HIGH RESIDENTIAL
HOTEL NORTH SIDE	017.113.021	2.42 ACRE	OM-1/SD-3	OCEAN ORIENTED INDUSTRIAL
TOTAL		5.42 ACRE		

PROJECT SITE BUILDING DATA

CONSTRUCTION TYPE: V-A

HIGH FIRE: N/A

FLOOD PLAIN ZONE: A ZONE - SOUTH SITE BUILDING: 1% ANNUAL - CHANCE FLOOD EVENT

BUILDING CODES: 2016 CALIFORNIA BUILDING STANDARD CODE

OCCUPANCY GROUP: MIXED, R-1, HOTEL/APT. (SEE TABLE)

PROGRAM AREA	OCCUPANCY TYPE
GUEST ROOMS	R-1
SPA	B
RETAIL	M
RESTAURANT/PATIO	A-3
STORAGE MECHANICAL	S-1
ADMINISTRATIVE / OFFICE	B
UTILITY	U
LAUNDRY	F-1

PARKING

SITE	REQUIRED	PROVIDED
HOTEL SOUTH SITE		6 ADA SPACES (1 VAN & 5 STANDARD) 2 ADA EVC SPACES (1EV VAN & 1 EV STD) 1 EVC SPACE 9 SPACES TOTAL
NORTH SITE		40 REGULAR SPACES 10 VALET SPACES 50 SPACES TOTAL
HILTON HOTEL		93 REGULAR SPACES 27 VALET SPACES 7 EVC SPACES 127 SPACES TOTAL
TOTAL	221 SPACES	186 SPACES PLUS 50 HILTON OVERFLOW SPACES
NORTH & SOUTH SITE BICYCLE PARKING	32 SPACES	36 SPACES

LOT COVERAGE DATA

NORTH PARCEL	EXISTING		2018 APPROVED		PROPOSED	
BUILDING FOOTPRINTS	0 SF	0%	3,423 SF	3%	0 SF	0%
PAVING/DRIVEWAY	0 SF	0%	19,803 SF	19%	15,243 SF	14.5%
LANDSCAPING	105,415.2 SF*	100%	82,189.2 SF	78%	90,172.2 SF	85.5%
TOTAL LOT AREA	105,415.2 SF*	100%	105,415.2 SF	100%	105,415.2 SF	100%

*THE LOT IS CURRENTLY UNDEVELOPED

SOUTH PARCEL	EXISTING		2018 APPROVED		PROPOSED	
BUILDING FOOTPRINTS	12,012 SF*	9%	36,814 SF	28%	38,860 SF	30%
ADDL. IMPROVEMENT AREA**	0 SF	0%	11,940 SF	9%	9,887 SF	8%
PAVING/DRIVEWAY	0 SF	0%	33,370 SF	26%	33,048 SF	25%
LANDSCAPING***	118,668 SF	91%	48,556 SF	37%	48,885 SF	37%
TOTAL LOT AREA	130,680 SF	100%	130,680 SF	100%	130,680 SF	100%

*THE BUILDING FOOTPRINT WAS REMOVED IN 2009.
** THIS INCLUDES PATIOS, COVERED ARCADES AND EXTERIOR STAIRS.
*** THIS INCLUDES PERMEABLE GARDEN PATHS IN LANDSCAPED AREAS.

SCOPE OF WORK

WATERFRONT HOTEL PROJECT

THE PROJECT SITE IS COMPRISED OF TWO PARCELS: THE 3.0-ACRE "HOTEL SOUTH SITE" AT THE NORTHWEST CORNER OF CABRILLO BOULEVARD AND CALLE CESAR CHAVEZ, AND THE ADJACENT "NORTH SITE", A 2.42-ACRE PARCEL ON THE NORTH SIDE OF THE RAILROAD TRACKS. THE HOTEL SOUTH SITE IS WITHIN EL PUEBLO VIEJO AND WILL BE REVIEWED BY THE ABR.

PREVIOUSLY ENTITLED IN 2007 ON THE HOTEL SOUTH SITE WAS A 150-ROOM HOTEL, WITH CONVENTIONAL DESIGN TO SUPPORT CONFERENCE AND LARGE GROUP ACTIVITY. IN 2018, SCD APPROVAL OF A REVISED DESIGN FOR A SMALLER, 60 ROOM HOTEL WAS OBTAINED. CURRENTLY, AN 86-ROOM HOTEL IS PROPOSED WITHIN THE SAME HEIGHT AND FOOTPRINT OF THE 2018 APPROVED HOTEL.

THE PROPOSED DESIGN INCLUDES TWO AND THREE STORY STRUCTURES WITH THE INTENT TO PRESERVE PUBLIC VIEW CORRIDORS FROM THE OCEAN TO THE MOUNTAINS WHILE MAXIMIZING VIEWS AND AMENITIES FOR GUESTS. PROGRAM ELEMENTS INCLUDE A CASUAL AND FINE DINING RESTAURANT, ROOFTOP SWIMMING POOL AND POOL BAR, SPA, AND BANQUET ROOM. BOTH AUTO AND PEDESTRIAN ACCESS TO THE HOTEL SITE IS FROM CALLE CESAR CHAVEZ VIA AN AUTO COURT AND ACCESSIBLE SIDEWALK AT THE MAIN LOBBY.

IN THE CURRENT PROPOSAL, HOTEL BACK-OF-HOUSE USES AND SUPPORT FUNCTIONS ARE RELOCATED BACK TO THE SOUTH SITE FROM THE NORTH SITE WITHIN THE 2018 APPROVED HEIGHT AND FOOTPRINT. HOTEL PARKING WILL CONTINUE TO BE PROVIDED ON THE NORTH SITE.

A PORTION OF THE HOTEL'S REQUIRED PARKING(127 SPACES PLUS 50 OVERFLOW SPACES) WILL BE PROVIDED WITHIN A SEGREGATED PORTION OF THE EXISTING PARKING LOT AT THE HILTON HOTEL, DIRECTLY ACROSS CALLE CESAR CHAVEZ FROM THE ENTRANCE OF THE NEW HOTEL.

DRAWING INDEX

COVER

GENERAL

G00.001 GENERAL INFORMATION

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A1.01 OVERALL FLOOR PLAN - LEVEL 01
A1.02 OVERALL FLOOR PLAN - LEVEL 02
A1.03 OVERALL FLOOR PLAN - LEVEL 03
A1.04 OVERALL FLOOR PLAN - ROOF LEVEL
A1.05 OVERALL FLOOR PLAN - LEVEL 3.5
A2.101 EXTERIOR ELEVATIONS
A3.102 EXTERIOR ELEVATIONS
A3.103 EXTERIOR ELEVATIONS
A3.104 EXTERIOR ELEVATIONS
A7.100 EXTERIOR DETAILS
A7.101 EXTERIOR DETAILS
A7.102 EXTERIOR DETAILS
A7.103 EXTERIOR DETAILS
A7.104 EXTERIOR DETAILS

LANDSCAPE

LANDSCAPE CONCEPT PLAN
INSPIRATION SLIDE 1
INSPIRATION SLIDE 2
INSPIRATION SLIDE 3
INSPIRATION SLIDE 4

CIVIL

C1 GENERAL INFORMATION
C2 GENERAL INFORMATION
C4 FINAL GRADING & DRAINAGE PLAN SOUTH PARCEL
C5 STORM DRAIN AND UTILITY PLAN SOUTH PARCEL
C7 DETAILS SOUTH PARCEL

SANTA BARBARA
433 EAST CABRILLO BLVD.
SANTA BARBARA, CA 93101

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Date	Description
1 Date 1	Revision 1

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
WATERFRONT HOTEL

Project Number
007.3679.000

Description
PROJECT DATA

Scale
NOT TO SCALE

G0.002

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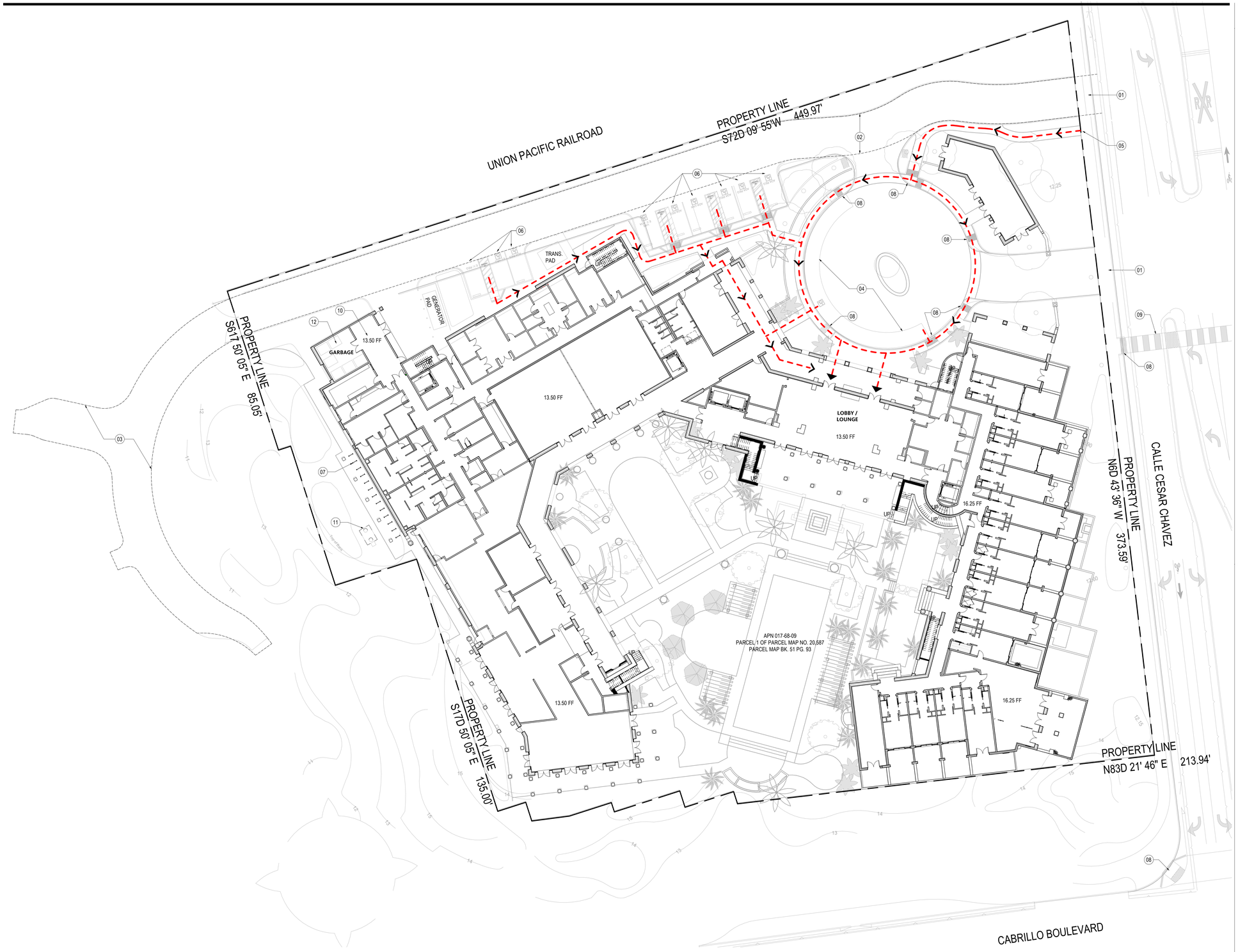
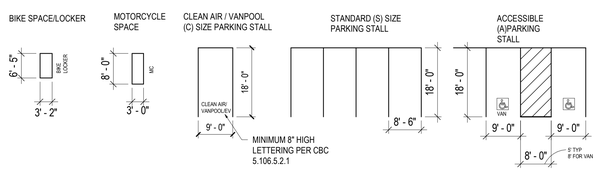
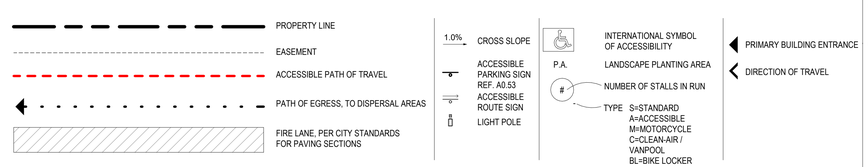


1 SITE PLAN / PATH OF TRAVEL
SCALE: 1" = 20'-0"



TYPICAL STALL DIMENSION
SCALE: 1/16" = 1'-0"



SITE PLAN LEGEND
SCALE: 1" = 20'-0"

SHEET NOTES

01 DRIVEWAY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
02 20' INGRESS AND EGRESS EASEMENT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
03 VARIABLE WIDTH FIRE DEPARTMENT INGRESS AND EGRESS EASEMENT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
04 VALET DROP-OFF.
05 ACCESS TO AND FROM PUBLIC RIGHT-OF-WAY.
06 ACCESSIBLE PARKING STRIPING, CURB RAMPS AND SIGNAGE PER CIVIL DRAWINGS.
07 SHORT-TERM BICYCLE RACKS, SEE LANDSCAPE DRAWINGS.
08 ACCESSIBLE CURB RAMP, SEE CIVIL DRAWINGS.
09 CROSSWALK, SEE CIVIL DRAWINGS.
10 TRASH ENCLOSURE AREA WITH CONCRETE FLOOR SLOPED TO A SANITARY DRAIN WITH A CONCRETE CURB, HOT / COLD MIXING FAUCET WITH ANTI-SIPHON DEVICE, AND 8'-0" HIGH FRP AT WALLS.
11 GREASE INTERCEPTOR, SEE CIVIL AND PLUMBING DRAWINGS.
12 REFRIGERATED GARBAGE ROOM

GENERAL NOTES

A REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN INCLUDING SCOPE OUTSIDE OF PARCEL BOUNDARY .
B REFER TO SHEET ____ FOR VEHICLE AND BICYCLE PARKING SUMMARY TABULATION.
C REFER TO G SERIES SHEETS FOR SYMBOLS AND ABBREVIATIONS APPLICABLE TO THIS PLAN NOT ALREADY INCLUDED ON THIS SHEET.
D ALL PATH OF TRAVEL AREA TO MAINTAIN MAX RUNNING SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
E ALL CURB RAMPS TO MAINTAIN MAX RUNNING SLOPE OF 8.3%.
F ALL ACCESSIBLE STALL LOADING AREA TO MAINTAIN MAX RUNNING AND CROSS SLOPE OF 2%.
G PRELIMINARY UTILITY PLAN TO BE FILED UNDER SEPARATE PERMIT REVIEW AND APPROVAL.
H REFER TO CIVIL DRAWING SHEETS FOR FIRE MASTER PLAN.
J ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM EACH EXIT TO THE PUBLIC WAY. ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE UNDER NORMAL POWER AND AN AVERAGE OF NOT LESS THAN 1 FOOTCANDLE AT INITIATION OF EMERGENCY POWER DURATION.
K FLOOR SURFACES SHALL BE SLIP-RESISTANT.
L REFER TO LS SERIES SHEETS FOR OCCUPANCY AND EGRESS ANALYSIS.
M REFER TO G SERIES SHEETS FOR ADDITIONAL BUILDING AND CONSTRUCTION SUMMARY AND ANALYSIS.

KEY PLAN

SANTA BARBARA WATERFRONT HOTEL

433 EAST CABRILLO BLVD.
SANTA BARBARA, CA 93101

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
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Tel 949.863.9434
Fax 949.553.1676

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
WATERFRONT HOTEL

Project Number
007.3679.000

Description
SITE PLAN / PATH OF TRAVEL

Scale
As indicated

Ref North

A0.020

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1 OVERALL FLOOR PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"

SHEET NOTES

LEGEND

GENERAL NOTES

FLOOR	1ST	2ND	3RD	TOTAL
JR DOUBLE QUEEN MOBILITY	0	0	1	1
DELUXE DOUBLE QUEEN	6	10	2	18
DELUXE KING	9	20	10	39
DELUXE SUITE KING	0	1	3	4
JR KING	0	2	0	2
JR SUITE DOUBLE QUEEN	0	3	2	5
JR SUITE KING	0	5	4	9
KING MOBILITY	0	1	0	1
KING SUITE MOBILITY	0	1	0	1
SUITE A	1	0	0	1
SUITE B	0	1	0	1
SUITE C	0	1	0	1
PRES SUITE	0	0	1	1
DOUBLE QUEEN MOBILITY	1	0	0	1
TOTAL	17	45	24	86

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Description

OVERALL FLOOR PLAN - LEVEL 01

Scale

1/16" = 1'-0"

Ref North

A1.01

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1 OVERALL FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

SHEET NOTES

LEGEND

GENERAL NOTES

SANTA BARBARA WATERFRONT HOTEL

433 EAST CABRILLO BLVD.
SANTA BARBARA, CA 93101

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Description
OVERALL FLOOR PLAN - LEVEL 02

Scale
1/16" = 1'-0"

Ref North

A1.02

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1 OVERALL FLOOR PLAN - LEVEL 03

SCALE: 1/16" = 1'-0"

SHEET NOTES

LEGEND

GENERAL NOTES

SANTA BARBARA WATERFRONT HOTEL

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OVERALL FLOOR PLAN - LEVEL 03

Scale

1/16" = 1'-0"

Ref North

A1.03

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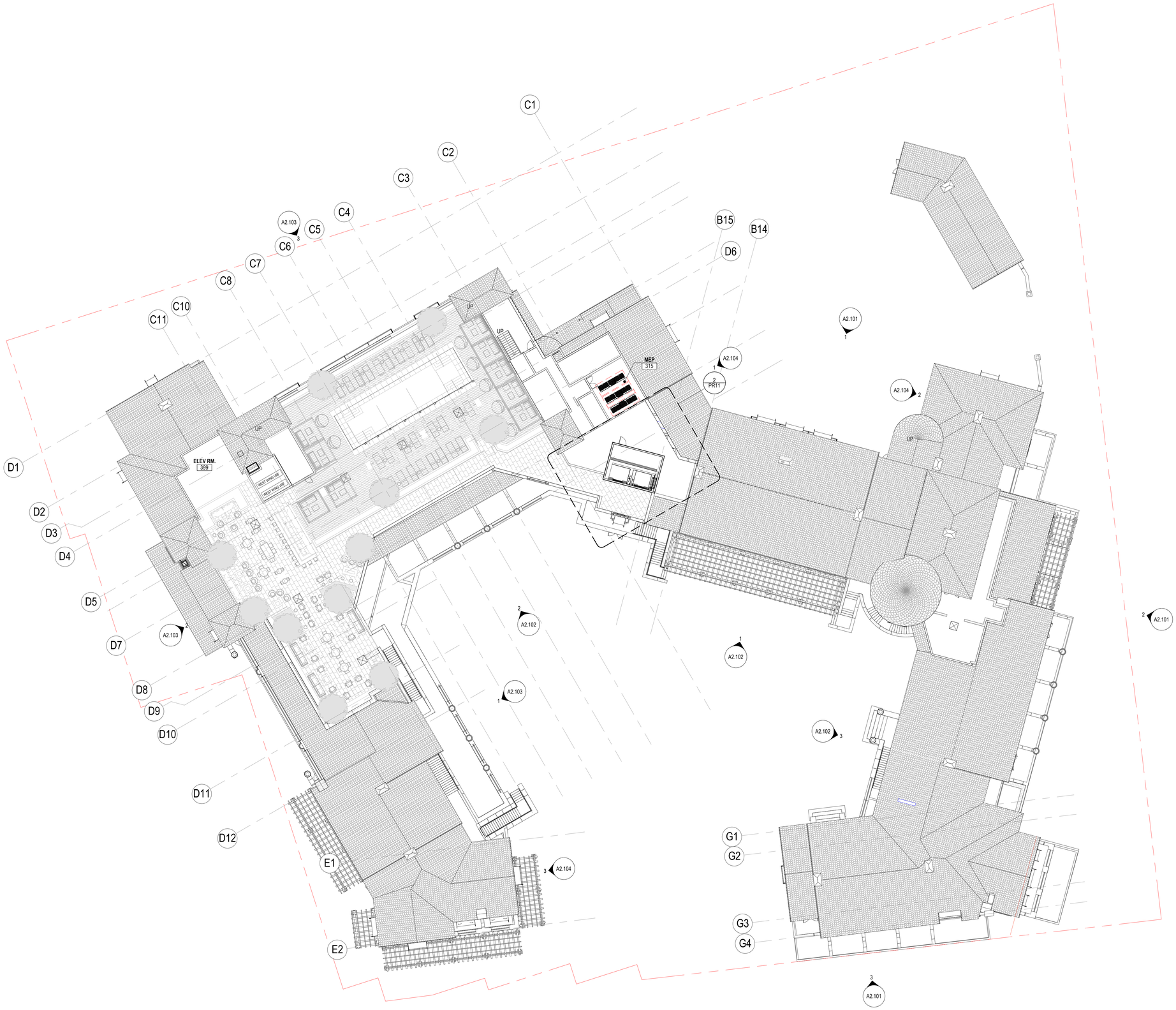

1 OVERALL FLOOR PLAN - ROOF DECK

SCALE: 1/16" = 1'-0"

SHEET NOTES

LEGEND

GENERAL NOTES

SANTA BARBARA WATERFRONT HOTEL

433 EAST CABRILLO BLVD.
SANTA BARBARA, CA 93101

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States

Tel 949.863.9434
Fax 949.553.1676

Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

WATERFRONT HOTEL

Project Number

007.3679.000

Description

LEVEL 04 ROOF DECK

Scale

1/16" = 1'-0"

Ref North

A1.04

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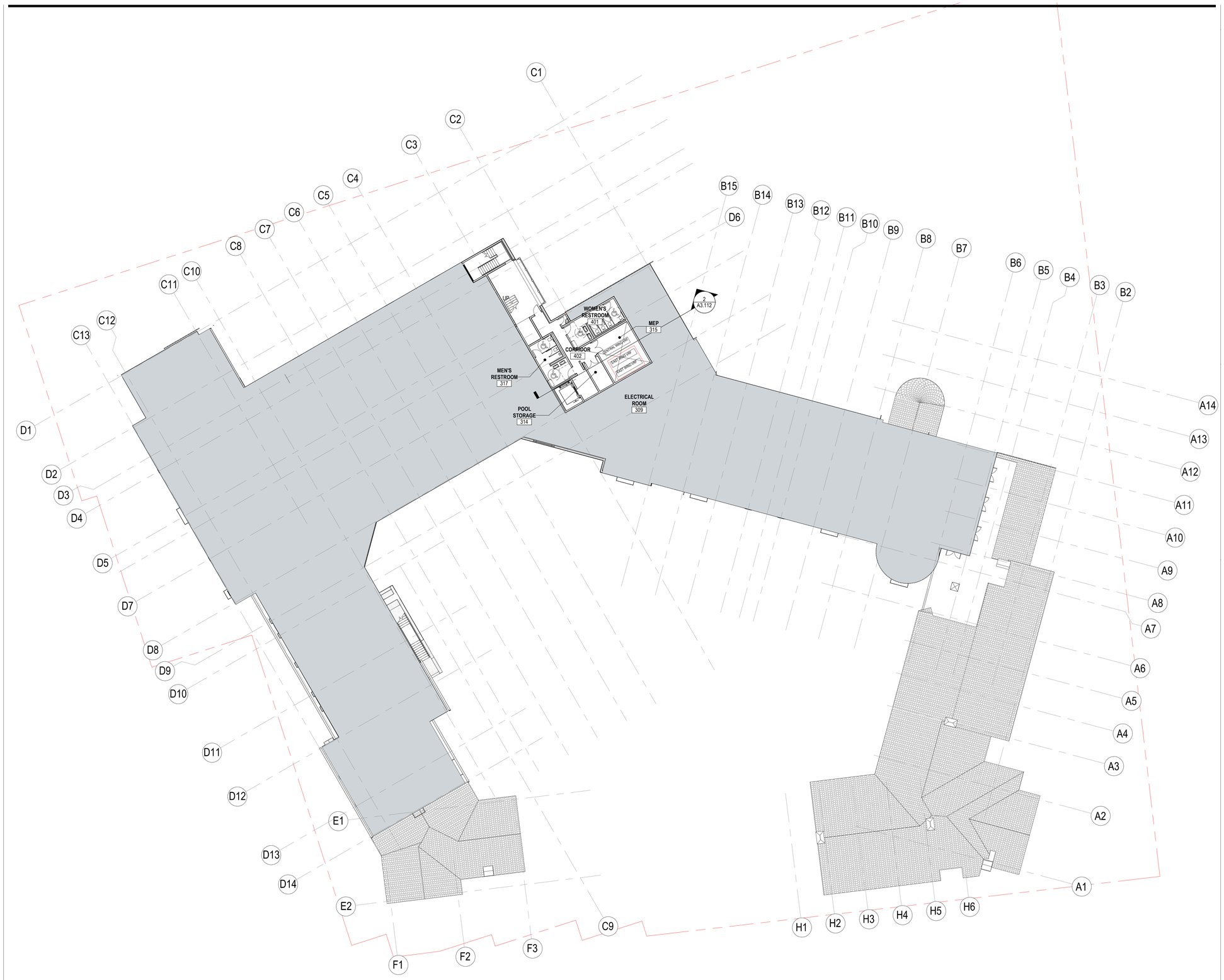

1 OVERALL FLOOR PLAN LEVEL 3.5

SCALE: 1/16" = 1'-0"

SHEET NOTES

LEGEND

GENERAL NOTES

SANTA BARBARA WATERFRONT HOTEL

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Project Number

007.3679.000

Description

LEVEL 03.5 FLOOR PLAN

Scale

1/16" = 1'-0"

Ref North

A1.05

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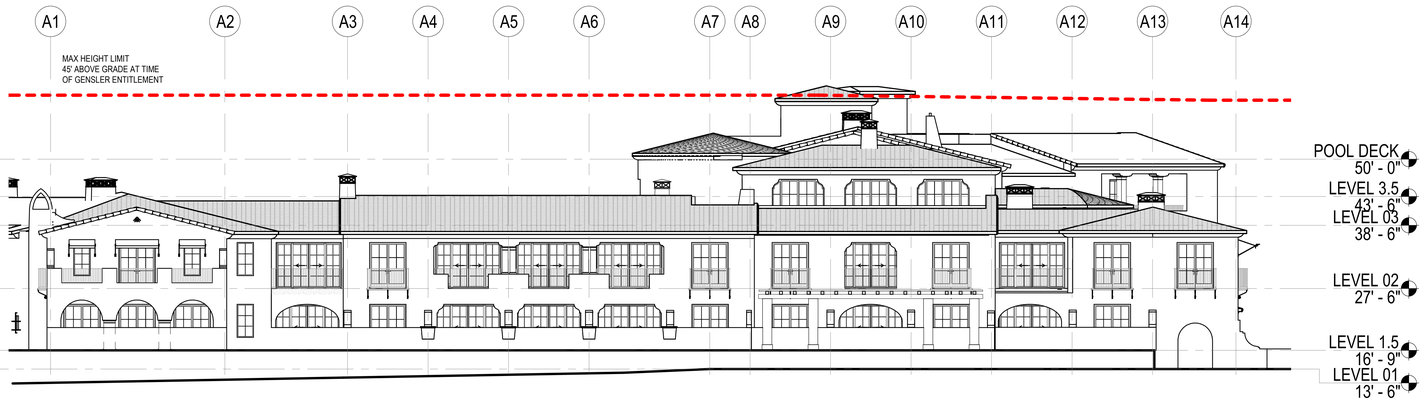
1 PORTE-COCHERE NORTH
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

3 ELEVATION SOUTH - 1
SCALE: 3/32" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN

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Project Name
WATERFRONT HOTEL

Project Number
007.3679.000

Description
EXTERIOR ELEVATIONS

Scale
As indicated

A2.101

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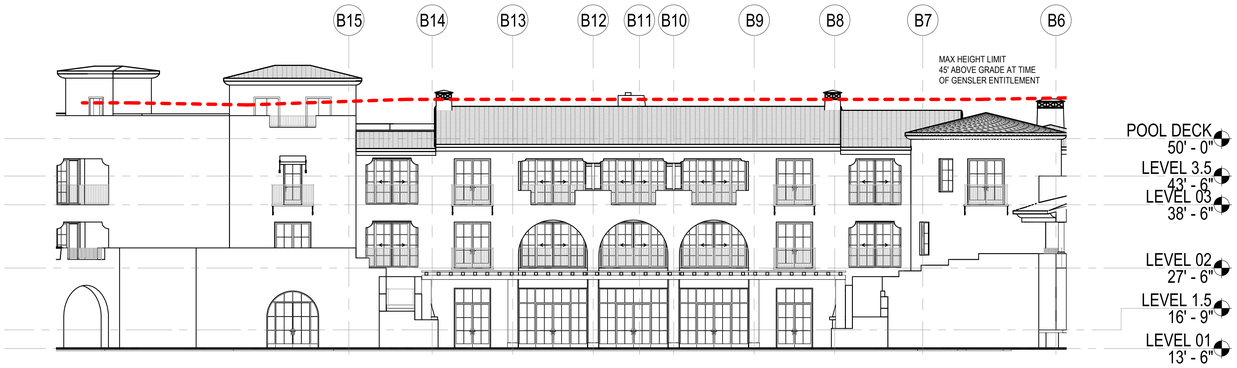
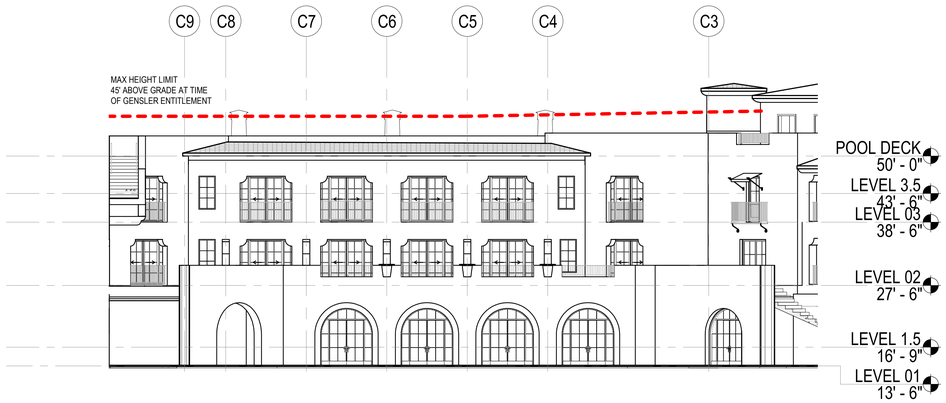
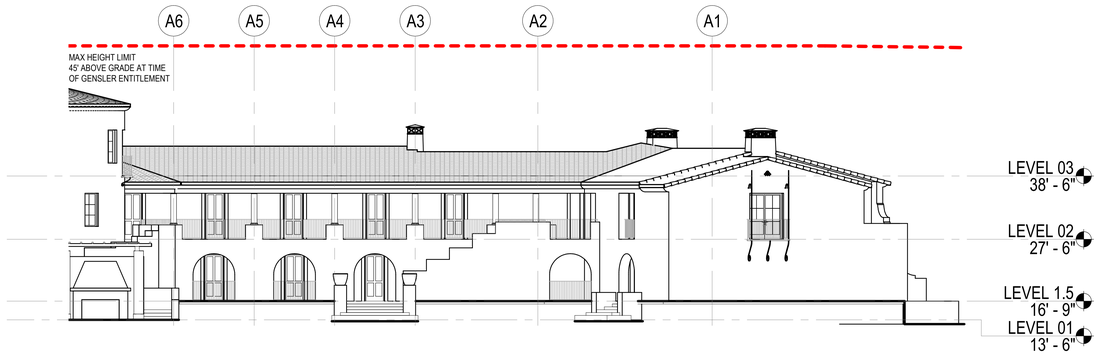


1 COURTYARD SOUTH
SCALE: 3/32" = 1'-0"



2 COURTYARD SOUTH 2
SCALE: 3/32" = 1'-0"

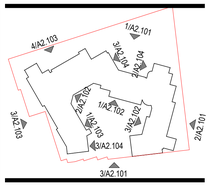


3 COURTYARD EAST
SCALE: 3/32" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN



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EXTERIOR ELEVATIONS

Scale
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A2.102

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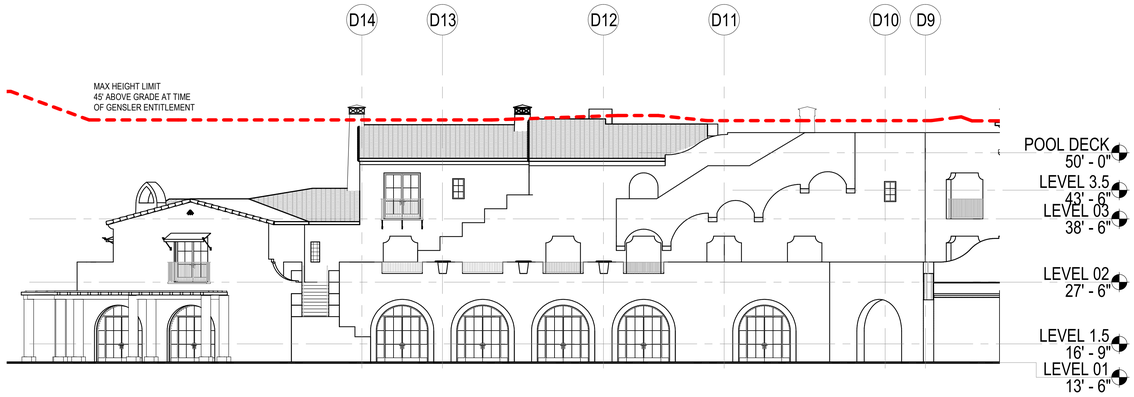


1 COURTYARD WEST
SCALE: 3/32" = 1'-0"

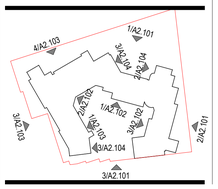
2 ELEVATION WEST WING/ SOUTHWEST WING
SCALE: 3/32" = 1'-0"

3 ELEVATION NORTHWEST WING
SCALE: 3/32" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN



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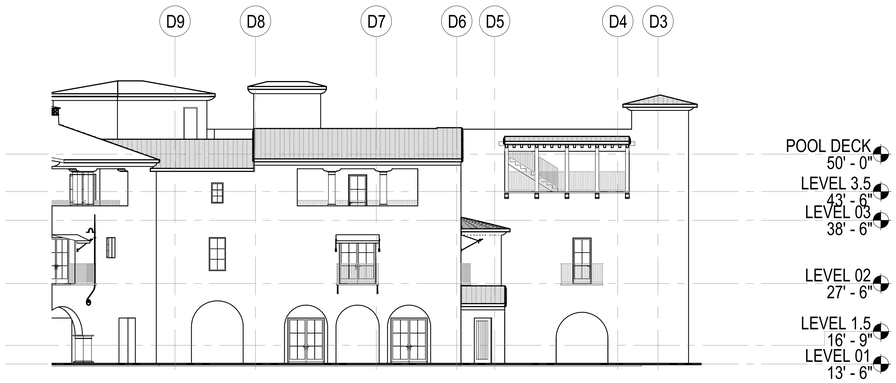
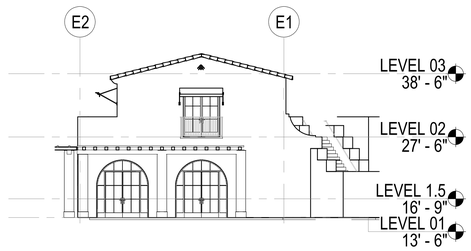


1 PORTE-COCHERE WEST
SCALE: 3/32" = 1'-0"

2 PORTE-COCHERE EAST
SCALE: 3/32" = 1'-0"

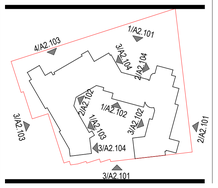


3 COURTYARD WEST 2
SCALE: 3/32" = 1'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN



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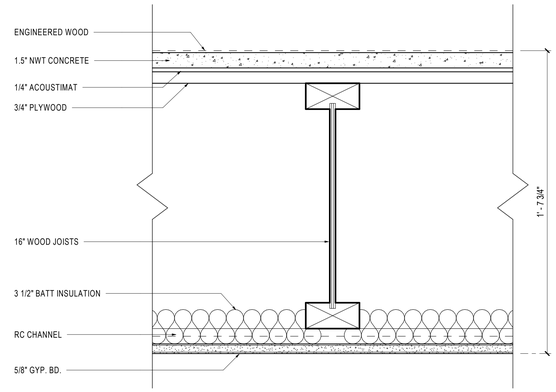
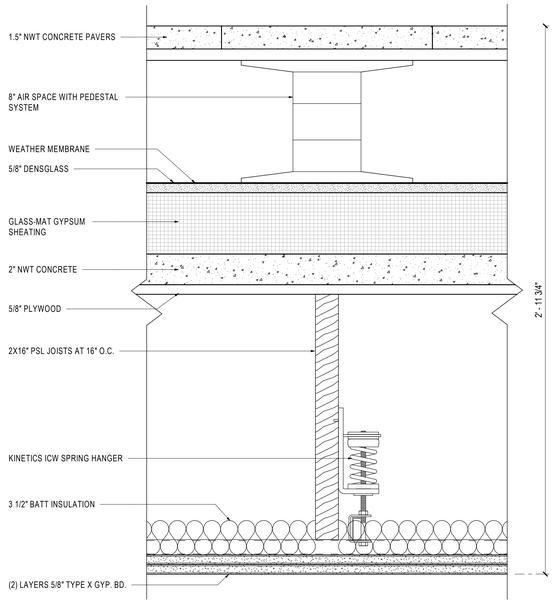


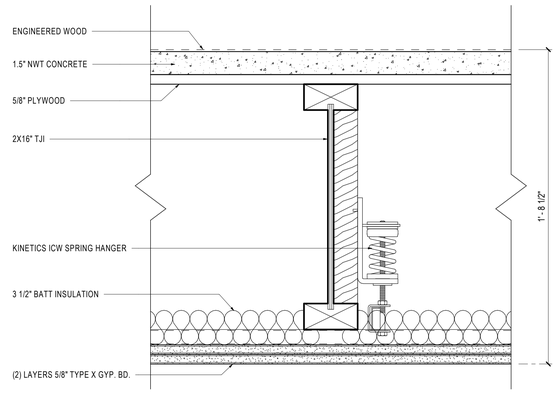
PROPOSED FLOOR ASSEMBLY WOOD CONSTRUCTION
GUESTROOM TO GUESTROOM

10 FLOOR ASSEMBLY 04
SCALE: 3" = 1'-0"



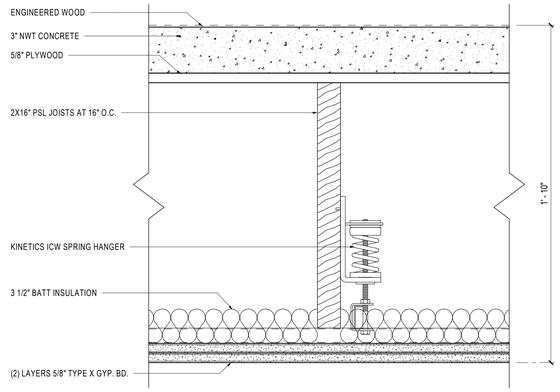
PROPOSED FLOOR ASSEMBLY WOOD CONSTRUCTION
ROOFTOP POOL/BAR TO GUESTROOMS (30-35dBA/50-55dBC)

9 FLOOR ASSEMBLY 03
SCALE: 3" = 1'-0"



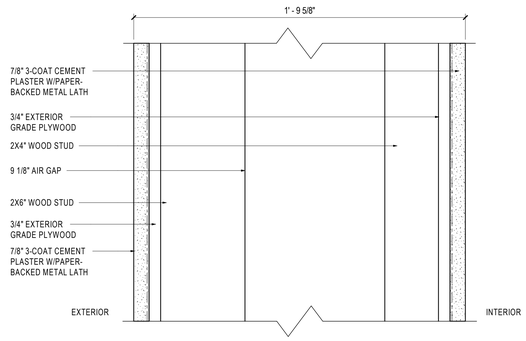
PROPOSED FLOOR ASSEMBLY WOOD CONSTRUCTION
LOBBY/BAR TO GUESTROOMS (30-35dBA/50-55dBC)

8 FLOOR ASSEMBLY 02
SCALE: 3" = 1'-0"

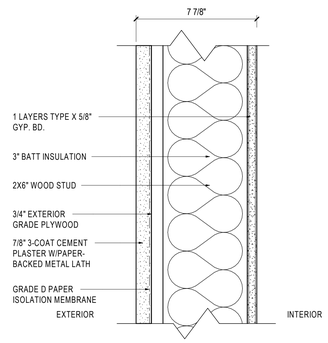


PROPOSED FLOOR ASSEMBLY WOOD CONSTRUCTION
BALLROOM TO GUESTROOMS (30-35dBA/50-55dBC)

7 FLOOR ASSEMBLY 01
SCALE: 3" = 1'-0"

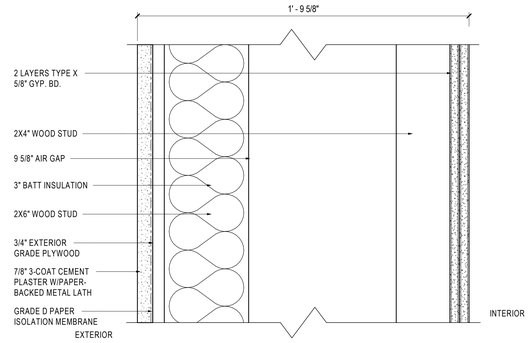


6 EXTERIOR WALL TYPE 06
SCALE: 3" = 1'-0"



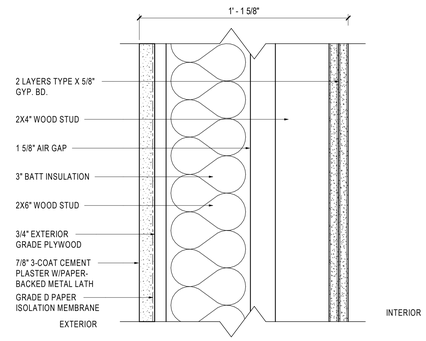
8" WALL WITH EXTERIOR INSULATION & ZONE 3 ACOUSTIC

5 EXTERIOR WALL TYPE 05
SCALE: 3" = 1'-0"



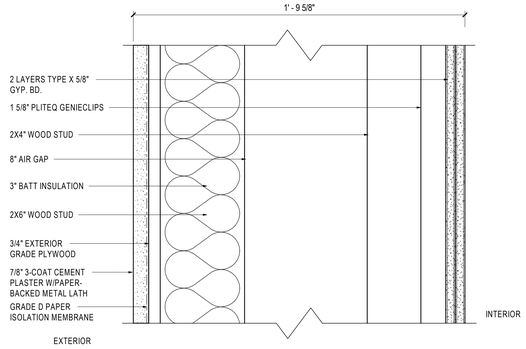
1'-9" WALL WITH EXTERIOR INSULATION & ZONE 2 ACOUSTIC

4 EXTERIOR WALL TYPE 04
SCALE: 3" = 1'-0"



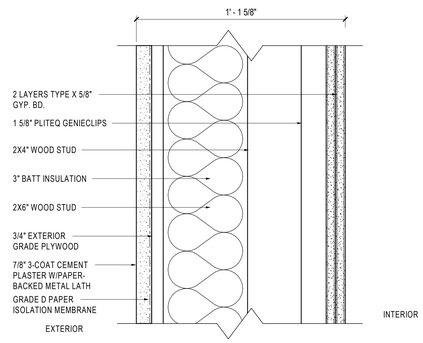
1'-2" WALL WITH EXTERIOR INSULATION & ZONE 2 ACOUSTIC

3 EXTERIOR WALL TYPE 03
SCALE: 3" = 1'-0"



1'-9" WALL WITH EXTERIOR INSULATION & ZONE 1 ACOUSTIC

2 EXTERIOR WALL TYPE 02
SCALE: 3" = 1'-0"



1'-2" WALL WITH EXTERIOR INSULATION & ZONE 1 ACOUSTIC

1 EXTERIOR WALL TYPE 01
SCALE: 3" = 1'-0"

SANTA BARBARA WATERFRONT HOTEL

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△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
WATERFRONT HOTEL

Project Number
007.3679.000

Description
EXTERIOR WALL TYPES/FLOOR ASSEMBLIES

Scale
3" = 1'-0"

A7.100

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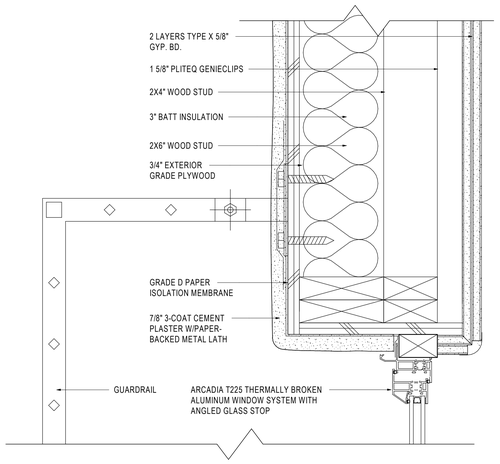
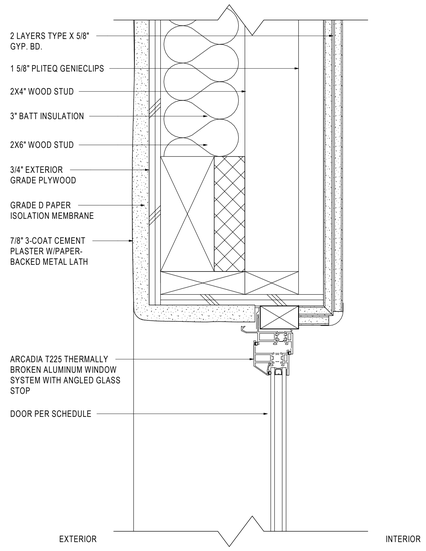
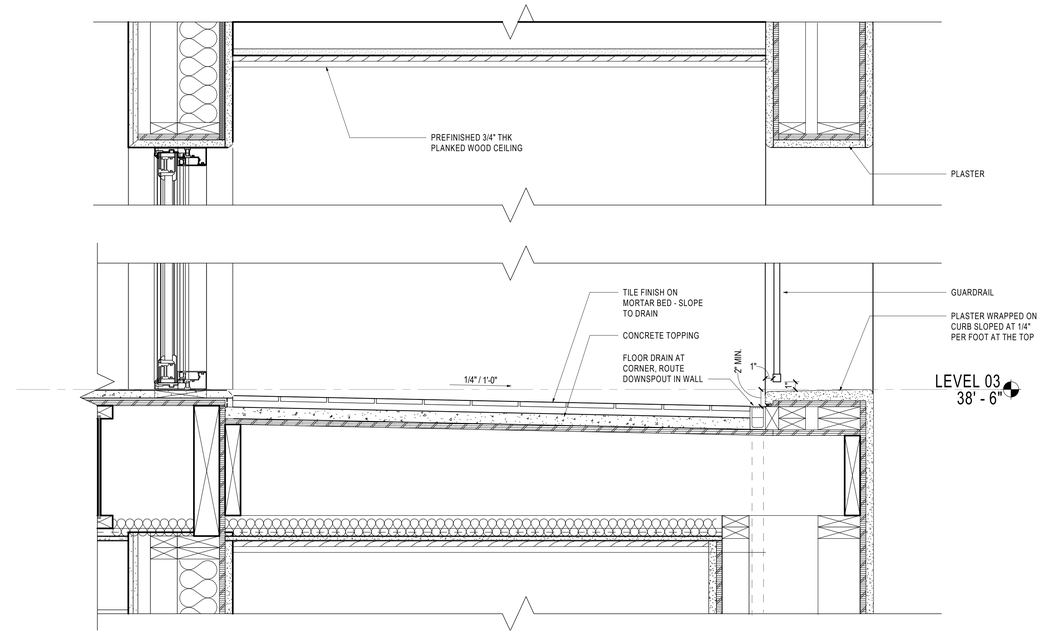


TYP. GUARDRAIL ATTACHMENT @ 8" STUD WALL - PLAN/JAMB

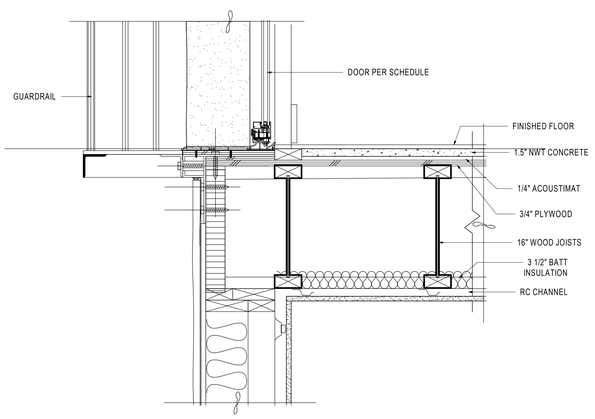
5 GUARDRAIL - PLAN
SCALE: 3" = 1'-0"



7 TYP. SWING DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

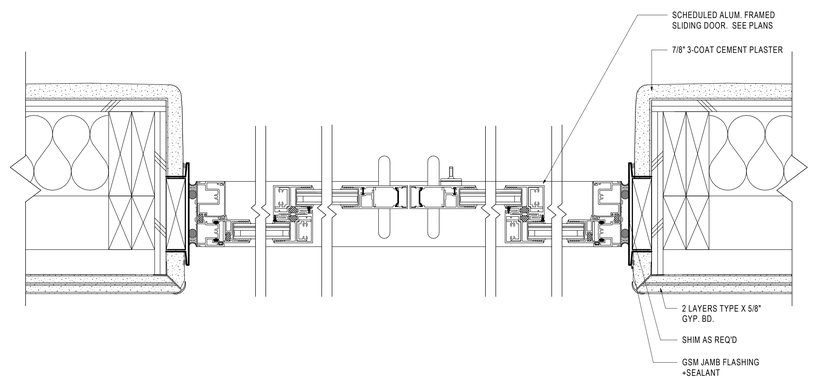


2 BALCONY DETAIL
SCALE: 1 1/2" = 1'-0"

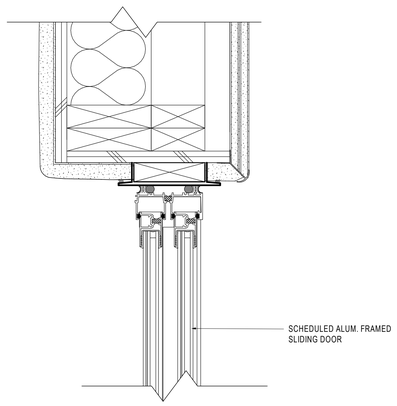


TYP. GUARDRAIL ATTACHMENT @ 8" STUD WALL - SECTION

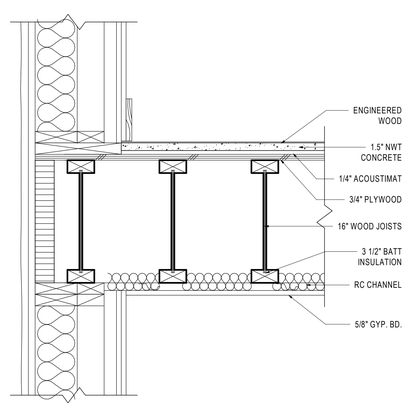
6 GUARDRAIL - SECTION @ BALCONY
SCALE: 1 1/2" = 1'-0"



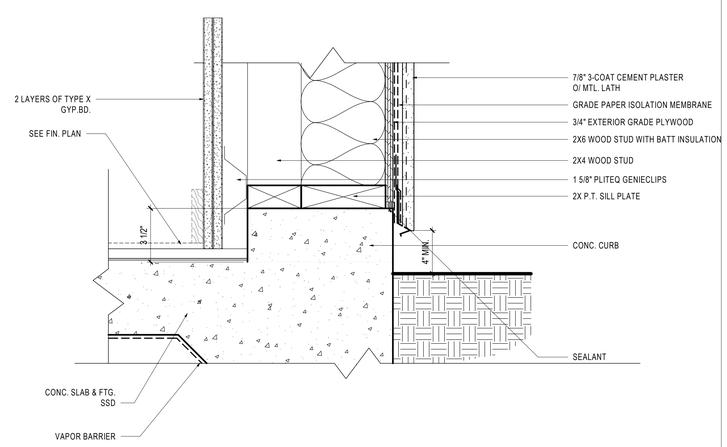
8 TYP. SLIDING DOOR JAMB
SCALE: 3" = 1'-0"



9 TYP. SLIDING DOOR HEAD_3 SLIDING
SCALE: 3" = 1'-0"



3 WALL STUD AND FLOOR ASSEMBLY JUNCTION
SCALE: 1 1/2" = 1'-0"



1 SECTION DETAIL - TYP. EXT WALL AT LANDSCAPE
SCALE: 3" = 1'-0"

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Description
EXTERIOR DETAILS

Scale
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A7.101

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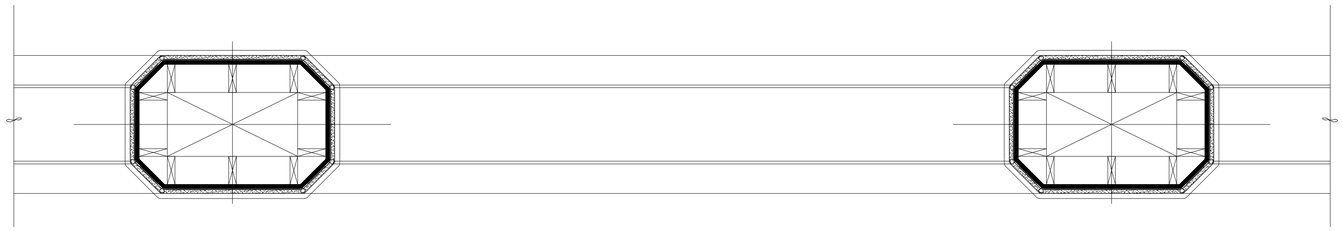
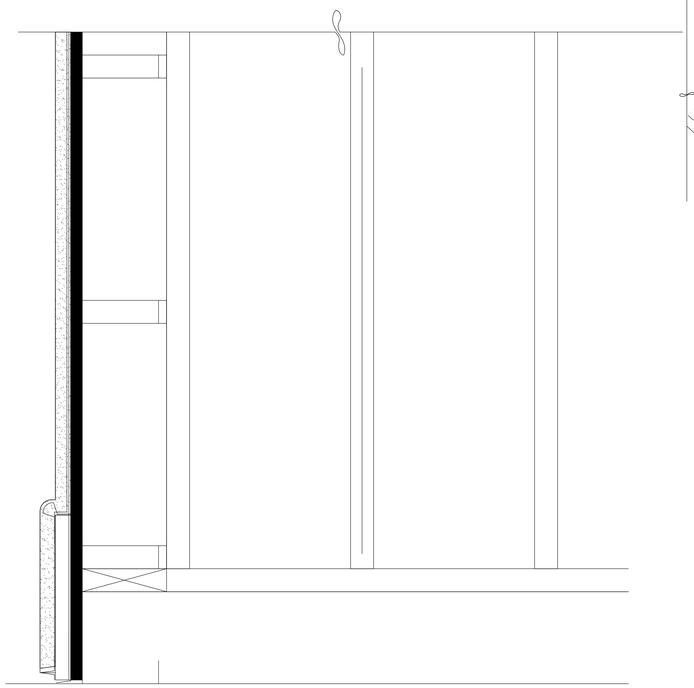
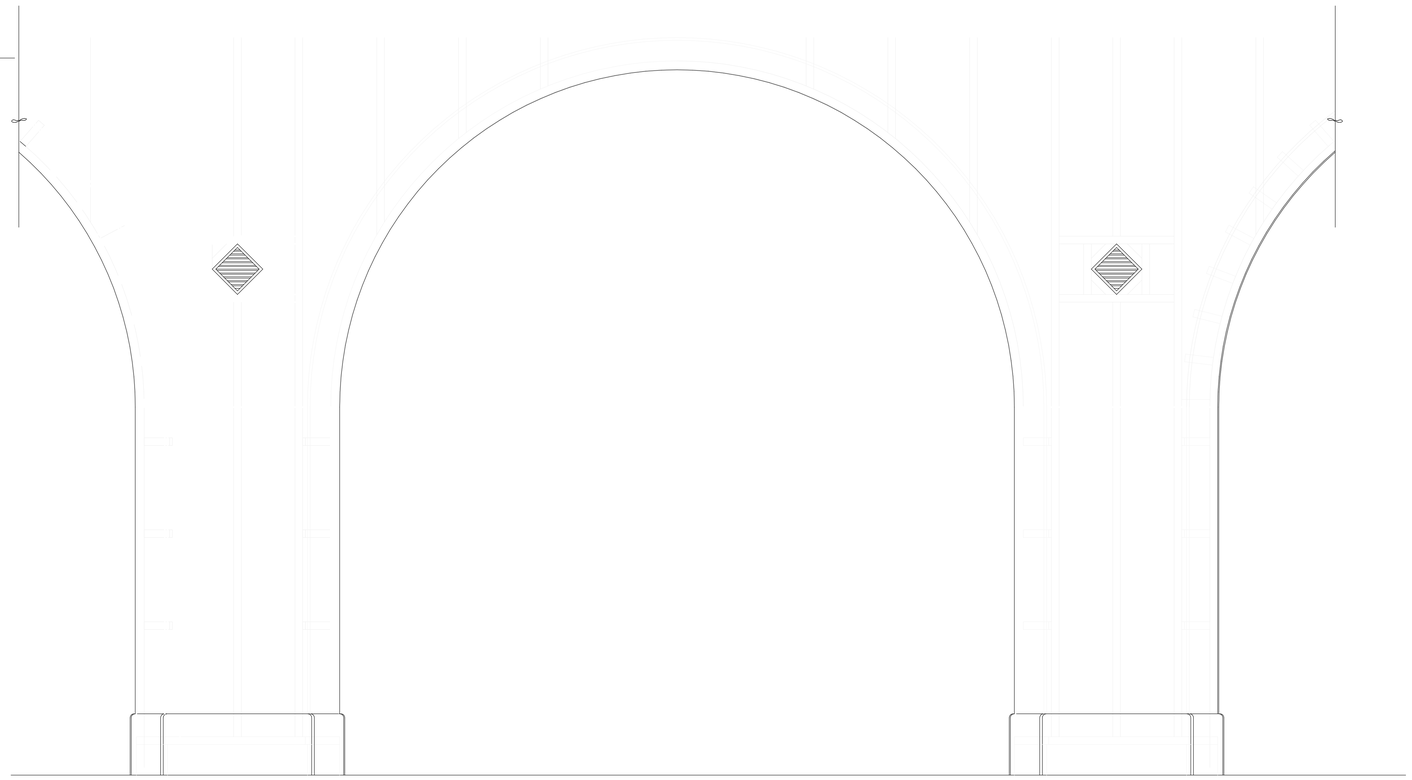




2 COLUMN BASE DETAIL
SCALE: 3" = 1'-0"



1 WALL OPENING ELEVATION & PLAN DETAIL
SCALE: 1" = 1'-0"

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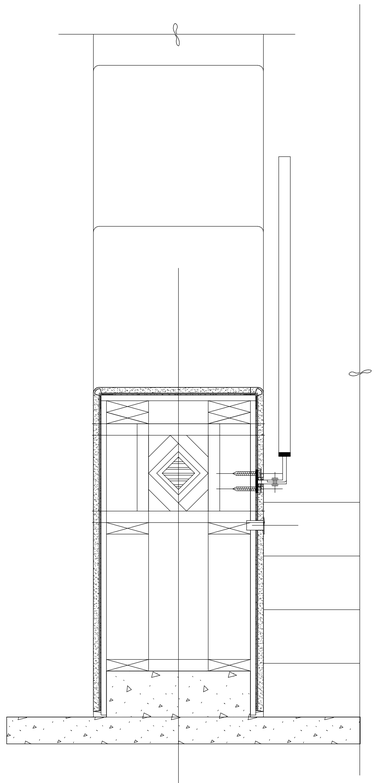
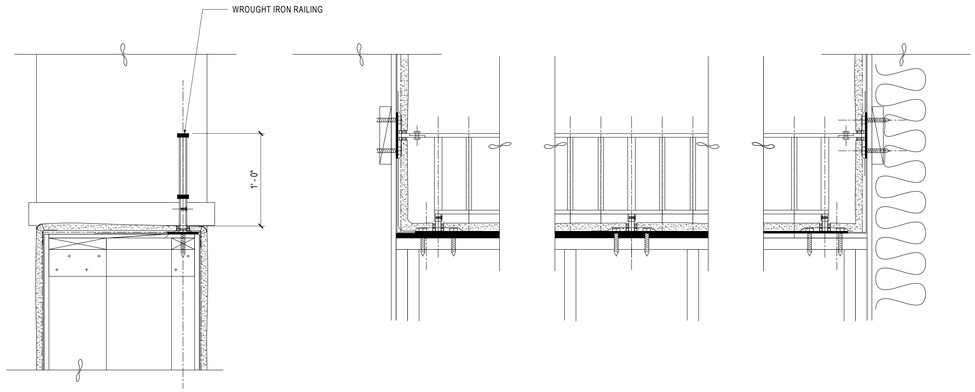
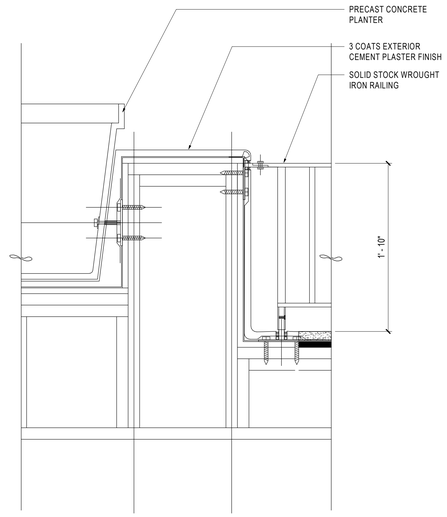
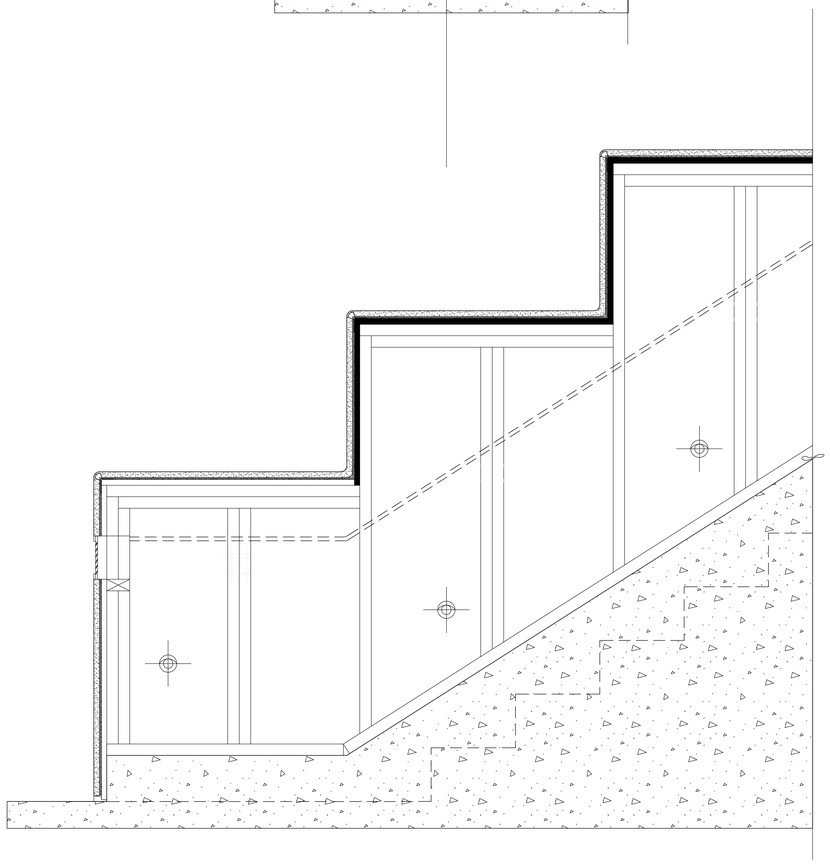




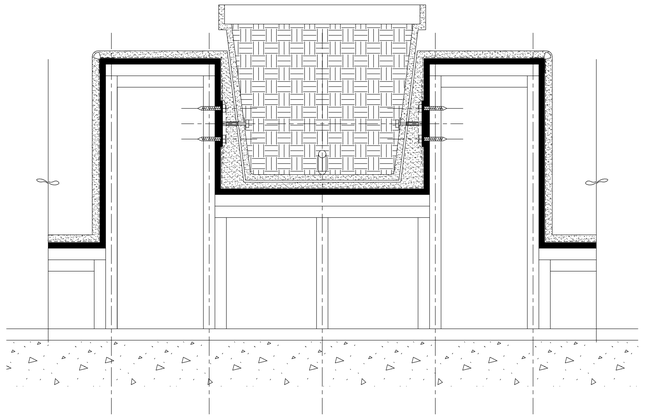
3 WALL @ GUARDRAIL
SCALE: 1 1/2" = 1'-0"

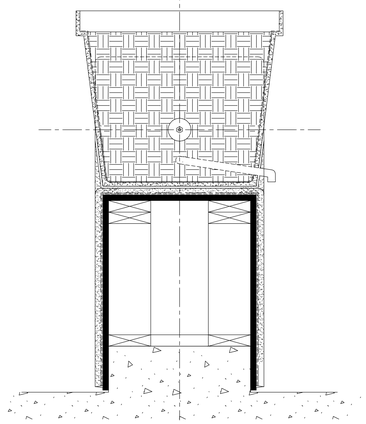


2 WALL WITH POT @ GUARDRAIL
SCALE: 1 1/2" = 1'-0"



4 WALL @ EXTERIOR STAIR
SCALE: 1 1/2" = 1'-0"





1 WALL WITH POT SECTION
SCALE: 1 1/2" = 1'-0"

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EXTERIOR DETAILS

Scale
1 1/2" = 1'-0"

A7.103

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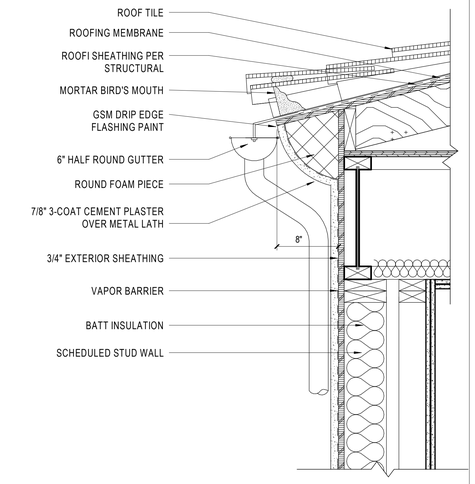
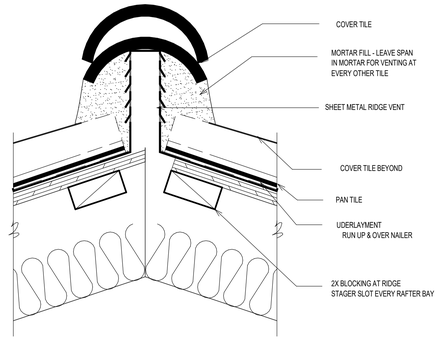
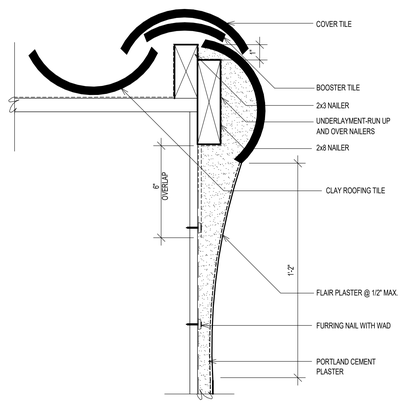


3 ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



2 ROOF RIDGE DETAIL
SCALE: 3" = 1'-0"



1 ROOF RAKE DETAIL
SCALE: 3" = 1'-0"

SANTA BARBARA WATERFRONT HOTEL

433 EAST CABRILLO BLVD.
SANTA BARBARA, CA 93101

Gensler

4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States

Tel 949.863.9434
Fax 949.553.1676

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
WATERFRONT HOTEL

Project Number
007.3679.000

Description
ROOF DETAILS

Scale
As indicated

A7.104

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Project Narrative

The landscape concept plan for the Santa Barbara Waterfront Hotel hotel is focused on the arrival, main courtyard, and garden terraces. The plan graphic is aligned with three inspiration/ image sheets to help convey the intended direction and feel for the landscape architectural paving, plantings, seating, and garden elements within the three spaces.

The Arrival Court

The two portals entering the hotel arrival from Calle Cesar Chavez include a pedestrian walkway with covered loggia and the automobile access through a garden-walled entrance. Both experiences move though a landscape with detailed plantings that appear to be 'as gathered over time". The pavement of the courtyard is a strong chevron paver pattern, with a rotational border. The rotation actually creates a cross connection between the spaces, drawing the eye between the loggia portals, lobby doors and access paths that rotate off the circular form. The orientation of the central oval planter with a large canopy trees helps to turn the automobile movement clockwise around the circle to arrive at the lobby. As there is no formal architectural element covering the entrance, the central tree canopy becomes the arrival garden's porte-cochere.

The Garden Courtyard

The hotel lobby spans between the arrival court and the main gardens within. Paving from the interior flows out to a main garden terrace shaded by a flower covered trellis.
Seating areas extend outward where fire elements highlight gathering areas. At the center of the space is a simple, sandstone edged fountain placed at a level plane of the surrounding grass.

Two architectural palms frame the view to Cabrillo Boulevard, the park, and the ocean front. A sunken garden fronting the terrace, steps to an open lawn with border walkways, garden trellis, and plantings, which reinforce the ocean view, and culminates at an elevated flagstone terrace and focal fountain.

East and West of the sunken garden, are two secondary garden courts. The East garden is an elevated platform, that is more intimate in scale with seating niches and flagstone walkways leading the east facing guest rooms. The position in the courtyard supports an opportunity to showcase shade plantings of varied cycads, ferns and bromeliads.

The West garden is an open lawn surrounded by smaller garden courts and walkways. This space is surrounding by an open, architectural loggia connected to meeting rooms and conference areas, with immediately access the adjacent outdoor amenities. The loggia leads to the hotel restaurant that is sited overlooking the ocean and park. A restaurant terrace with raised flower and vegetable beds supports the immediate kitchen, farm to table focus.

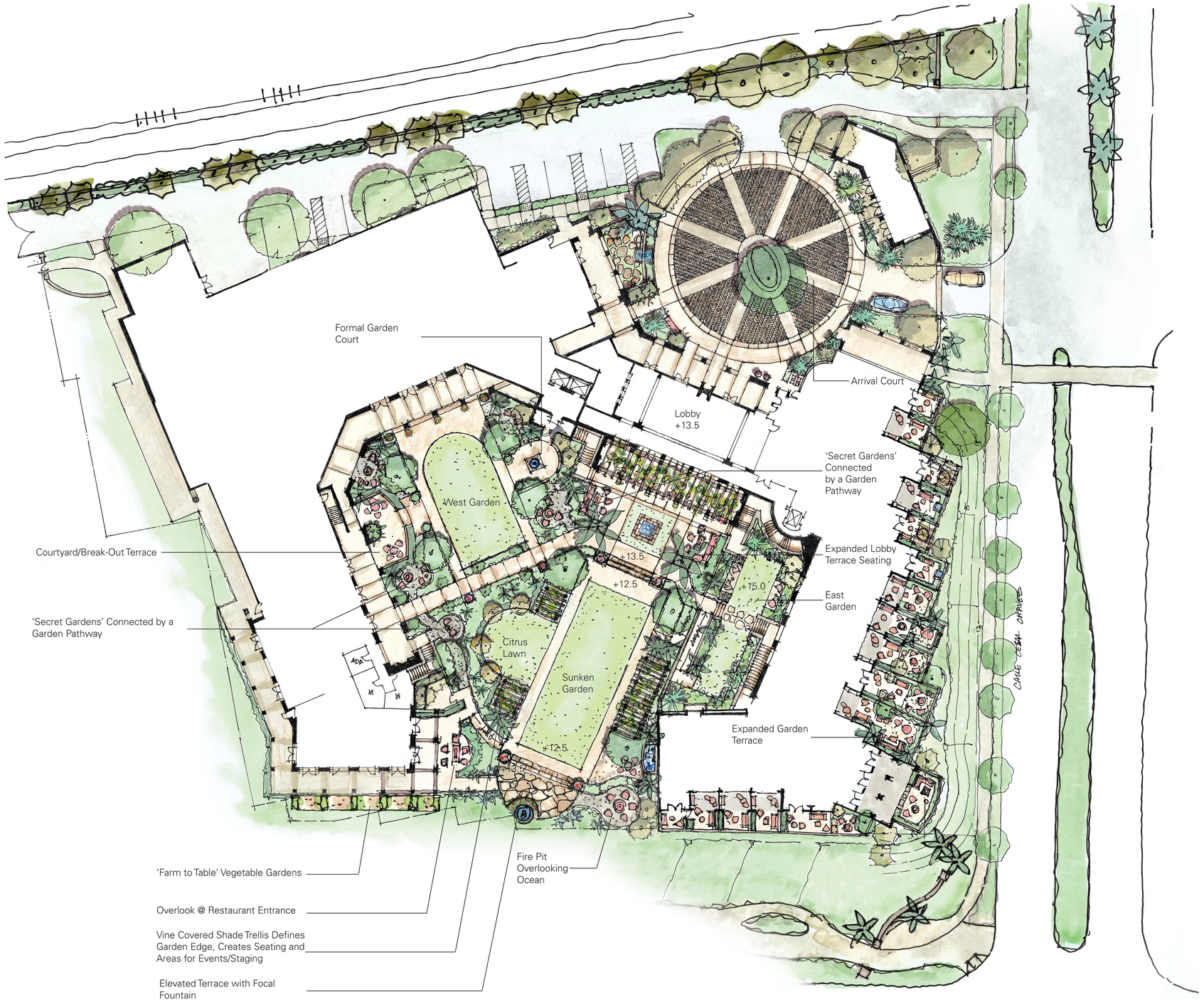
Garden Terraces

The ground level, east beach view rooms sit above Cesar Chavez. The angled, stepped orientation of the rooms allows for expanded garden terraces with fire elements, soft, decomposed granite paving, fire, and fountain elements.

Hotel Perimeter Landscape

This landscape plan and narrative provided is focused on the hotel interior. As an introduction to our work at the perimeter of the site, we have provided a landscape inspirational sheet and narrative. Rather than using plant photos and landscape settings, we are using art work photos by a local artist, Hank Pitcher. His work captures the Santa Barbara coastline, the plantings and the coastal feel, including surfing and Santa Barbara beach-front experience.

The hotel landscape perimeter planting will take its queue from these paintings. The hotel sits on a mounded bluff overlooking the beach-front. Palms and Cypress soften the architectural facade and create the framing elements for views both to and from the hotel. The native landscape and sculptural 'jewelry' of aloes and agaves that are so well captured in Hank Pitcher's paintings will direct the creation of a unique planting experience along the hotel frontage, street, sidewalks and park.

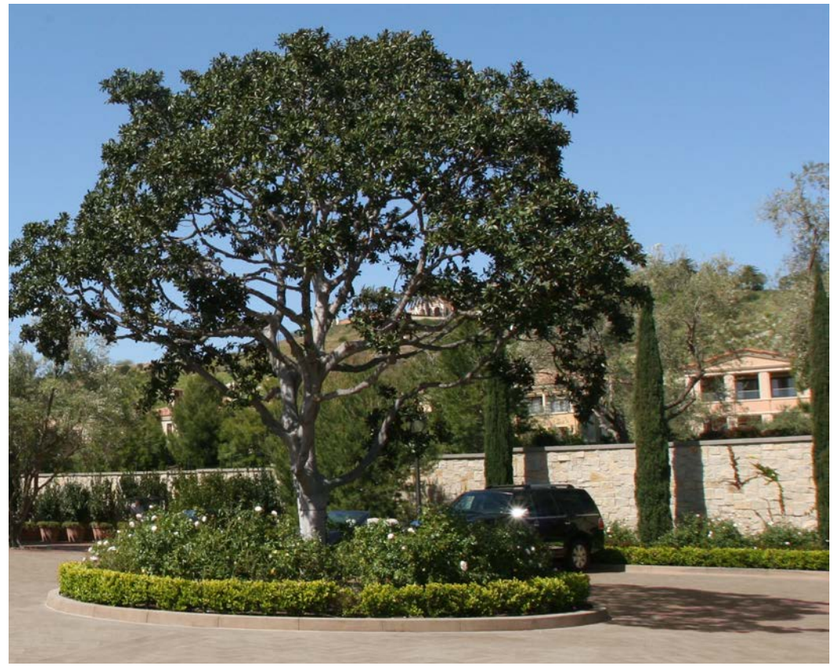


Santa Barbara Waterfront Hotel

Landscape Concept Plan

Not to Scale
project 19.058

burton
Landscape Architecture Studio



Santa Barbara Waterfront Hotel

Arrival Landscape Inspiration

6 April 2020

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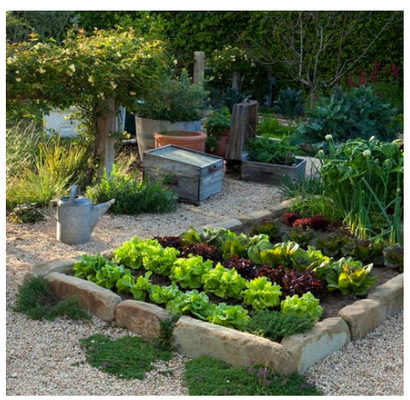
Landscape Architecture Studio

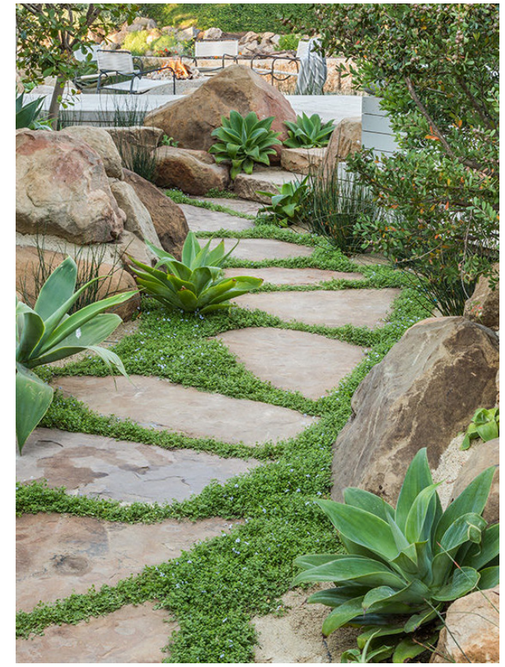


Santa Barbara Waterfront Hotel

Courtyard Landscape Inspiration

6 April 2020

burton
Landscape Architecture Studio



Santa Barbara Waterfront Hotel

Terrace Garden Landscape Inspiration

6 April 2020

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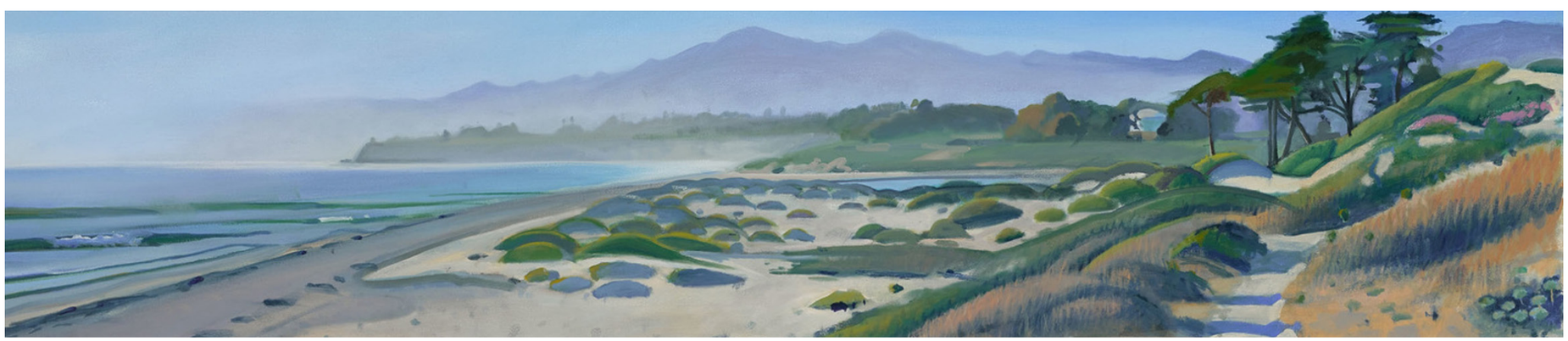


Santa Barbara Waterfront Hotel

Perimeter Inspiration

6 April 2020

burton
Landscape Architecture Studio

GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH CITY OF SANTA BARBARA STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS INVESTIGATION, PROPOSED FESS PARKER HOTEL AND PARKING ANNEX, SANTA BARBARA, CA, APN: 017-680-009 & 017-113-020 PREPARED BY BRAUN & ASSOCIATES, INC., DATED MARCH 31, 2016 (W.O. #2702), ADDENDUM PROPOSED FESS PARKER WATERFRONT HOTEL & PARKING ANNEX, SANTA BARBARA, CA APN:017-680-009 & 017-113-020 DATED JUNE 30 2017 AND UPDATE TO SOILS REPORT DATED MARCH 31, 2016 & ADDENDUM DATED JUNE 30, 2017, PROPOSED FESS PARKER, NORTH WATERFRONT HOTEL/PARKING ANNEX, SANTA BARBARA, CA APN:017-680-009/ 017-113-020
2. CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 5% FOR 10 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED DURING GRADING OPERATION.
13. ALL UTILITIES WILL BE PLACED UNDERGROUND.
14. HAUL ROUTES TO USE CALLE CEASAR CHAVEZ, E. YANONALI STREET, GARDEN STREET, TO 101 FREEWAY. DO NOT USE CABRILLO BOULEVARD.

LOT COVERAGE DATA – NORTH PARCEL

	EXISTING	PREV. APPROVED	PROPOSED
BUILDING FOOTPRINTS	0 s.f. 0%	3,423 s.f. 3%	0 s.f. 0%
PAVING/DRIVEWAY	0 s.f. 0%	19,803 s.f. 19%	22,520 s.f. 21%
LANDSCAPING	*105,415.2 s.f. 100%	82,189.2 s.f. 78%	82,895.2 s.f. 79%
TOTAL LOT AREA	105,415.2 s.f. 100%	105,415.2 s.f. 100%	105,415.2 s.f. 100%

* THE LOT IS CURRENTLY UNDEVELOPED

LOT COVERAGE DATA – SOUTH PARCEL

	EXISTING	PREV. APPROVED	PROPOSED
BUILDING FOOTPRINTS	12,012 s.f.* 9%	36,814 s.f. 28%	36,860 s.f. 30%
ADDL. IMP AREA **	0 s.f. 0%	11.940 s.f. 9%	9,887 s.f. 8%
PAVING/DRIVEWAY	0 s.f. 0%	32,208 s.f. 25%	33,048 s.f. 25%
LANDSCAPING	118,668 s.f. 91%	49,718 s.f. 38%	48,885 s.f. 37%
TOTAL LOT AREA	130,680 s.f. 100%	130,680 s.f. 100%	130,680 s.f. 100%

* THE BUILDING FOOTPRINT WAS REMOVED IN 2009
** THIS INCLUDES PATIOS, COVERED ARCADES AND EXTERIOR STAIRS

EARTHWORK – NORTH PARCEL

ESTIMATED EARTHWORK QUANTITIES:	EXCAVATION	EMBANKMENT
SITE GRADING	600 C.Y.	100 C.Y.
SHRINKAGE @ 5%	– 30 C.Y.	
SUB TOTAL	570 C.Y.	100 C.Y.

EXPORT = 470 C.Y.

(1) ESTIMATED QUANTITIES SHOWN ABOVE ARE COMPUTED FROM EXISTING GROUND ELEVATIONS TO THE PROPOSED ELEVATIONS ON THIS PLAN.

(2) THERE ARE NO LOSSES DUE TO CLEARING AND GRUBBING AS THE CLEAR & GRUB MATERIAL WILL BE USED AS FILL IN VEGETATED AREAS.

(3) FOR THE PURPOSE OF THESE EARTHWORK CALCULATIONS, THE PAVEMENT STRUCTURAL SECTION IS ASSUMED TO BE 0.5'.

(4) ESTIMATED QUANTITIES DO NOT INCLUDE EXCAVATION FOR UTILITIES.

(5) SHRINKAGE FACTOR IS ASSUMED TO BE 5% BASED ON THE FACT THAT THE PORTION OF THE PROPERTY CONTAINING THE PARKING LOT WAS PREVIOUSLY OVER EXCAVATED TO REMOVE CONTAMINATED SOIL, WHICH WAS REPLACED WITH CLEAN SOIL AND RECOMPACTED TO 95% MIN. DENSITY.

EROSION AND SEDIMENT CONTROL NOTES

1. THE OWNER WHO IS RESPONSIBLE FOR MAINTAINING CONTROL OF THE ENTIRE CONSTRUCTION OPERATIONS AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN IS:
   TO BE DETERMINED
   TO BE DETERMINED
   TO BE DETERMINED
   TO BE DETERMINED
2. THE CONTRACTOR/CONSTRUCTION SUPERINTENDENT IS:
   TO BE DETERMINED
   TO BE DETERMINED
   TO BE DETERMINED
   TO BE DETERMINED
3. THE EROSION CONTROL PLAN SHOWN ON SHEET C_ IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING AND AFTER STORM EVENTS. MONITORING INCLUDES MAINTAINING A FILE DOCUMENTING ON-SITE INSPECTIONS, PROBLEMS ENCOUNTERED, CORRECTIVE ACTIONS AND NOTES AND A RED-LINE MAP OF REMEDIAL IMPLEMENTATION MEASURES.
5. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS OR ANY HAZARDOUS SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE CLEAN-UP SHALL OCCUR.
6. CONSTRUCTION ENTRANCES AS SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
7. SANITARY FACILITIES SHALL BE MAINTAINED ON-SITE AS APPROPRIATE.
8. DURING THE RAINY SEASON ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. ALL EARTH STOCKPILES OVER 2 CUBIC YARDS SHALL BE COVERED BY A TARP AND RINGED WITH STRAW BALES OR SILT FENCING. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM INCLUDING DRAINAGE SWALES AND WATER COURSES.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN (SHEET C_) ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, NOVEMBER 1 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. THIS WILL INCLUDE THE USE OF STRAW MULCH AND TACKIFIER AND EROSION CONTROL BLANKETS.
11. THE EROSION CONTROL PLAN (SHEET C_) COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY. PLANS ARE TO BE RESUBMITTED FOR APPROVAL PRIOR TO AUGUST 15 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
12. THE CONTRACTOR SHALL PLAN THEIR OPERATIONS SUCH THAT THE MINIMUM AREA OF THE SITE IS DISTURBED. CARE MUST BE EXERCISED TO PRESERVE THE MAXIMUM AMOUNT OF EXISTING VEGETATION THAT SERVES AS EROSION CONTROL.

EARTHWORK – SOUTH PARCEL

ESTIMATED EARTHWORK QUANTITIES:	EXCAVATION	EMBANKMENT
BUILDING GRADING	5500 C.Y.	160 C.Y.
SITE GRADING	6700 C.Y.	640 C.Y.
SUBTOTAL	12200 C.Y.	800 C.Y.
LOSS DUE TO CLEARING & GRUBBING	–1200 C.Y.	+200 C.Y.
SUBTOTAL	11000 C.Y.	1000 C.Y.
SHRINKAGE @ 25%	–2800 C.Y.	
TOTAL	8200 C.Y.	1000 C.Y.

EXPORT = 7200 C.Y.

(1) ESTIMATED QUANTITIES SHOWN ABOVE ARE COMPUTED FROM EXISTING GROUND ELEVATIONS TO THE PROPOSED ELEVATIONS ON THIS PLAN.

(2) CLEARING AND GRUBBING OPERATIONS ARE ASSUMED TO RESULT IN A LOSS OF 0.20' OVER THE GRADED AREA.

(3) FOR THE PURPOSE OF THESE EARTHWORK CALCULATIONS, THE PAVEMENT STRUCTURAL SECTION IS ASSUMED TO BE 1.0'.

(4) ESTIMATED QUANTITIES DO NOT INCLUDE EXCAVATION FOR UTILITIES AND STORM DRAINS.

GENERAL NOTES

CONSTRUCTION IMPLEMENTATION REQUIREMENTS. ALL OF THESE CONSTRUCTION REQUIREMENTS SHALL BE CARRIED OUT IN THE FIELD BY THE OWNER AND/OR CONTRACTOR FOR THE DURATION OF THE PROJECT CONSTRUCTION, INCLUDING DEMOLITION AND GRADING.

1. CONSTRUCTION CONTACT SIGN. IMMEDIATELY AFTER BUILDING PERMIT ISSUANCE, SIGNAGE SHALL BE POSTED AT THE POINTS OF ENTRY TO THE SITE THAT LIST THE CONTRACTORS' NAMES, CONTRACTORS' TELEPHONE NUMBERS, CONSTRUCTION WORK HOURS, SITE RULES, AND CONSTRUCTION-RELATED CONDITIONS, TO ASSIST BUILDING INSPECTORS AND POLICE OFFICERS IN THE ENFORCEMENT OF THE CONDITIONS OF APPROVAL. THE FONT SIZE SHALL BE A MINIMUM OF 0.5 INCHES IN HEIGHT. SAID SIGN SHALL NOT EXCEED SIX FEET IN HEIGHT FROM THE GROUND IF IT IS FREE-STANDING OR PLACED ON A FENCE. IT SHALL NOT EXCEED 24 SQUARE FEET IF IN A MULTI-FAMILY OR COMMERCIAL OR SIX SQUARE FEET IF IN A SINGLE FAMILY ZONE.
2. UNANTICIPATED ARCHAEOLOGICAL RESOURCES CONTRACTOR NOTIFICATION. STANDARD DISCOVERY MEASURES SHALL BE IMPLEMENTED PER THE CITY MASTER ENVIRONMENTAL ASSESSMENT THROUGHOUT GRADING AND CONSTRUCTION: PRIOR TO THE START OF ANY VEGETATION OR PAVING REMOVAL, DEMOLITION, TRENCHING OR GRADING, CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL BE ALERTED TO THE POSSIBILITY OF UNCOVERING UNANTICIPATED SUBSURFACE ARCHAEOLOGICAL FEATURES OR ARTIFACTS. IF SUCH ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED IMMEDIATELY, THE CITY ENVIRONMENTAL ANALYST SHALL BE NOTIFIED AND THE OWNER SHALL RETAIN AN ARCHAEOLOGIST FROM THE MOST CURRENT CITY QUALIFIED ARCHAEOLOGISTS LIST. THE LATTER SHALL BE EMPLOYED TO ASSESS THE NATURE, EXTENT AND SIGNIFICANCE OF ANY DISCOVERIES AND TO DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHAEOLOGICAL RESOURCE TREATMENT, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING AND/OR EXCAVATION ACTIVITIES, CONSULTATION AND/OR MONITORING WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST, ETC.

   IF THE DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION. A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.

   IF THE DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OR MATERIALS, A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITOR LIST SHALL BE RETAINED TO MON- ITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST'S AUTHORIZATION.

   A FINAL REPORT ON THE RESULTS OF THE ARCHAEOLOGICAL MONITORING SHALL BE SUBMITTED BY THE CITY-APPROVED ARCHAEOLOGIST TO THE ENVIRONMENTAL ANALYST WITHIN 180 DAYS OF COMPLETION OF THE MONITORING AND PRIOR TO ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
3. CONSTRUCTION HOURS. CONSTRUCTION (INCLUDING PREPARATION FOR CONSTRUCTION WORK) SHALL ONLY BE PERMITTED MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M. AND SATURDAYS BETWEEN THE HOURS OF 9:00 A.M. AND 4:00 P.M., EXCLUDING THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY (JANUARY 1ST*); MARTIN LUTHER KING, JR. DAY (3RD MONDAY IN JANUARY); GEORGE WASHINGTON'S DAY (3RD MONDAY IN FEBRUARY); CESAR E. CHAVEZ DAY (MARCH 31*); MEMORIAL DAY (LAST MONDAY IN MAY); INDEPENDENCE DAY (JULY 4TH*); LABOR DAY (1ST MONDAY IN SEPTEMBER); THANKSGIVING DAY (4TH THURSDAY IN NOVEMBER); DAY FOLLOWING THANKSGIVING DAY (FRIDAY FOLLOWING THANKSGIVING DAY); CHRISTMAS DAY (DECEMBER 25TH*).

   *WHEN A HOLIDAY FALLS ON A SATURDAY OR SUNDAY, THE PRECEDING FRIDAY OR FOLLOWING MONDAY, RESPECTIVELY, SHALL BE OBSERVED AS A LEGAL HOLIDAY.

   WHEN, BASED ON REQUIRED CONSTRUCTION TYPE OR OTHER APPROPRIATE REASONS, IT IS NECESSARY TO DO WORK OUTSIDE THE ALLOWED CONSTRUCTION HOURS, CONTRACTOR SHALL CONTACT THE CITY TO REQUEST A WAIVER FROM THE ABOVE CONSTRUCTION HOURS, USING THE PROCEDURE OUTLINED IN SANTA BARBARA MUNICIPAL CODE 9.16.015 CONSTRUCTION WORK AT NIGHT. CONTRACTOR SHALL NOTIFY ALL RESIDENTS WITHIN 300 FEET OF THE PARCEL OF INTENT TO CARRY OUT SAID CONSTRUCTION A MINIMUM OF 48 HOURS PRIOR TO SAID CONSTRUCTION. SAID NOTIFICATION SHALL INCLUDE WHAT THE WORK INCLUDES, THE REASON FOR THE WORK, THE DURATION OF THE PROPOSED WORK AND A CONTACT NUMBER.
4. CONSTRUCTION STORAGE/STAGING. CONSTRUCTION VEHICLE/ EQUIPMENT/ MATERIALS STORAGE AND STAGING SHALL BE DONE ON-SITE. NO PARKING OR STORAGE SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS SPECIFICALLY PERMITTED BY THE TRANSPORTATION ENGINEER WITH A PUBLIC WORKS PERMIT.
5. CONSTRUCTION PARKING. DURING CONSTRUCTION, FREE PARKING SPACES FOR CONSTRUCTION WORKERS SHALL BE PROVIDED ON-SITE OR OFF-SITE IN A LOCATION SUBJECT TO THE APPROVAL OF THE TRANSPORTATION MANAGER.
6. AIR QUALITY AND DUST CONTROL. THE FOLLOWING MEASURES SHALL BE SHOWN ON GRADING AND BUILDING PLANS AND SHALL BE ADHERED TO THROUGHOUT GRADING, HAULING, AND CONSTRUCTION ACTIVITIES:
   (A) DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHOULD BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE. HOWEVER, RECLAIMED WATER SHOULD NOT BE USED IN OR AROUND CROPS FOR HUMAN CONSUMPTION.
   (B) MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ON SITE VEHICLE SPEEDS TO 15 MILES PER HOUR OR LESS.
   (C) IF IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL IS INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN.
   (D) GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS.
   (E) AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.
   (F) THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE FOR MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING OF THE STRUCTURE.

FEMA FLOOD HAZARD NOTE

THIS PROJECT IS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA. ALL NECESSARY EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES TO PREVENT SOIL, MUD OR ANY OTHER CONTAMINANTS FROM LEAVING THE SUBJECT SITE. NO STOCKPILING OR ANY STORAGE OF MATERIALS OR EQUIPMENT WILL OCCUR WITHIN A FEMA SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES

(G) ALL PORTABLE DIESEL-POWERED CONSTRUCTION EQUIPMENT SHALL BE REGISTERED WITH THE STATE'S PORTABLE EQUIPMENT REGISTRATION PROGRAM OR SHALL OBTAIN AN APCD PERMIT.
(H) FLEET OWNERS OF MOBILE CONSTRUCTION EQUIPMENT ARE SUBJECT TO THE CALIFORNIA AIR RESOURCE BOARD (CARB) REGULATION FOR IN-USE OFF-ROAD DIESEL VEHICLES (TITLE 13 CALIFORNIA CODE OF REGULATIONS, CHAPTER 9, SECTION 2449), THE PURPOSE OF WHICH IS TO REDUCE DIESEL PARTICULATE MATTER (PM) AND CRITERIA POLLUTANT EMISSIONS FROM IN-USE (EXISTING) OFF-ROAD DIESEL-FUELED VEHICLES. FOR MORE INFORMATION, PLEASE REFER TO THE CARB WEBSITE AT WWW.ARB.CA.GOV/MSPROG/ORDIESEL/ORDIESEL.HTM.
(I) ALL COMMERCIAL DIESEL VEHICLES ARE SUBJECT TO TITLE 13, SECT. 2485 OF THE CALIFORNIA CODE OF REGULATIONS, LIMITING ENGINE IDLING TIME. IDLING OF HEAVY-DUTY DIESEL CONSTRUCTION EQUIPMENT AND TRUCKS DURING LOADING AND UNLOADING SHALL BE LIMITED TO FIVE MINUTES; ELECTRIC AUXILIARY POWER UNITS SHOULD BE USED WHENEVER POSSIBLE.
(J) DIESEL CONSTRUCTION EQUIPMENT MEETING THE CALIFORNIA AIR RESOURCES BOARD (CARB) TIER 1 EMISSION STANDARDS FOR OFF-ROAD HEAVY-DUTY DIESEL ENGINES SHALL BE USED. EQUIPMENT MEETING CARB TIER 2 OR HIGHER EMISSION STANDARDS SHOULD BE USED TO THE MAXIMUM EXTENT FEASIBLE.
(K) DIESEL POWERED EQUIPMENT SHALL BE REPLACED BY ELECTRIC EQUIPMENT WHENEVER FEASIBLE.
(L) IF FEASIBLE, DIESEL CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH SELECTIVE CATALYTIC REDUCTION SYSTEMS, DIESEL OXIDATION CATALYSTS AND DIESEL PARTICULATE FILTERS AS CERTIFIED AND/OR VERIFIED BY EPA OR CALIFORNIA.
(M) CATALYTIC CONVERTERS SHALL BE INSTALLED ON GASOLINE-POWERED EQUIPMENT, IF FEASIBLE.
(N) ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN TUNE PER THE MANUFACTURER'S SPECIFICATIONS.
(O) THE ENGINE SIZE OF CONSTRUCTION EQUIPMENT SHALL BE THE MINIMUM PRACTICAL SIZE.
(P) THE NUMBER OF CONSTRUCTION EQUIPMENT OPERATING SIMULTANEOUSLY SHALL BE MINIMIZED THROUGH EFFICIENT MANAGEMENT PRACTICES TO ENSURE THAT THE SMALLEST PRACTICAL NUMBER IS OPERATING AT ANY ONE TIME. CONSTRUCTION WORKER TRIPS SHOULD BE MINIMIZED BY REQUIRING CARPOOLING AND BY PROVIDING FOR LUNCH ONSITE.

7. ASBESTOS & LEAD-CONTAINING MATERIALS. PURSUANT TO AIR POLLUTION CONTROL DISTRICT (APCD) RULE 1001, THE APPLICANT IS REQUIRED TO COMPLETE AND SUBMIT AN ASBESTOS DEMOLITION/RENOVATION NOTIFICATION FORM FOR EACH REGULATED STRUCTURE TO BE DEMOLISHED OR RENOVATED. THE COMPLETED NOTIFICATION SHALL BE PROVIDED TO THE SANTA BARBARA COUNTY APCD WITH A MINIMUM OF 10 WORKING DAYS ADVANCE NOTICE PRIOR TO DISTURBING ASBESTOS IN A RENOVATION OR STARTING WORK ON A DEMOLITION. ANY ABATEMENT OR REMOVAL OF ASBESTOS AND LEAD-CONTAINING MATERIALS MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. PERMITS SHALL BE OBTAINED FROM THE SANTA BARBARA COUNTY APCD PRIOR TO COMMENCEMENT OF DEMOLITION OF THE STRUCTURES CONTAINING ASBESTOS AND/OR LEAD. DISPOSAL OF MATERIAL CONTAINING ASBESTOS AND/OR LEAD SHALL BE SENT TO APPROPRIATE LAND FILLS THAT ARE CERTIFIED TO ACCEPT THIS MATERIAL.

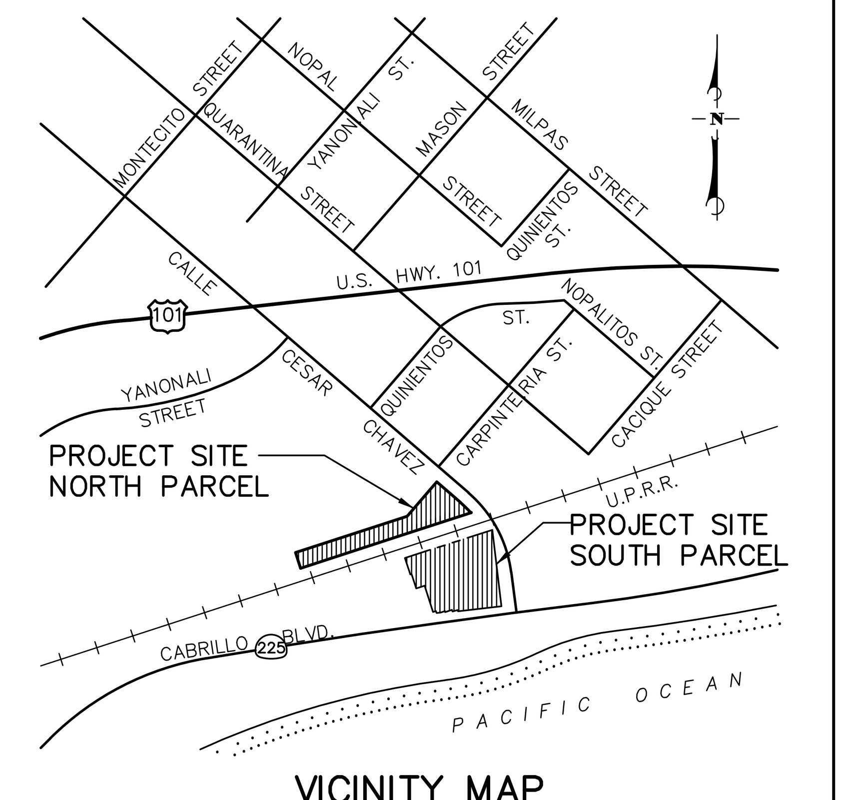
LEGEND

SYMBOL	DESCRIPTION
---(DL)---	EXIST. STORM DRAIN
---(W)---	EXIST. WATER LINE
---(S)---	EXIST. SEWER LINE
——D——	PROPOSED STORM DRAIN
——WL——	PROPOSED WATER SERVICE
——FL——	PROPOSED FIRE LINE
——SL——	PROPOSED SEWER LATERAL
- - - - - -	EXIST. AC PAVEMENT
—— – ——	ROAD C/L
—— - - ——	PROPERTY LINE
⊚MH	EXISTING MANHOLE
FH	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING STREET LIGHT STANDARD
	EXISTING LIGHT STANDARD
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	PROPOSED STREET LIGHT STANDARD

UTILITIES

1. SANITARY SEWER: S.B. CITY WASTEWATER COLLECTION
   NAME: BRADLEY RAHRER, SUPERINTENDENT
   PHONE: (805) 568-1080
   EMAIL: BRAHRER@SANTABARBARACA.GOV
2. WATER: S.B. CITY WATER DISTRIBUTION
   NAME: HAMMURABI DAYS, SUPERVISOR
   PHONE: (805) 564-5409
   EMAIL: HDAYS@SANTABARBARACA.GOV
3. GAS DISTRIBUTION: SOUTHERN CALIFORNIA GAS COMPANY
   NAME: MIKE MORENO, PLANNING ASSOCIATE
   PHONE: (805) 681-8061
   EMAIL: MJMORENO@SEMPRAUTILITIES.COM

   NAME: TIM MAHONEY, AREA MANAGER
   PHONE: (805) 966-6212
   EMAIL: TMAHONEY@SEMPRAUTILITIES.COM
4.. ELECTRICAL DISTRIBUTION: SOUTHERN CALIFORNIA EDISON COMPANY
   NAME: TIM DAVIS, PLANNER
   PHONE: (805) 396-0300
   EMAIL: TIMOTHY.DAVIS@SCE.COM
5.. TELEPHONE: VERIZON COMMUNICATIONS
   NAME: JONATHAN TRELATSKY, CONTRACT ENGINEER
   PHONE: (805) 388-2266
   EMAIL: JONATHAN.TRELATSKY@FTR.COM
6. CABLE TV: COX COMMUNICATIONS
   NAME: DOUG SCHWARZBERG, PLANNER/COORDINATOR
   PHONE: (805) 681-3841
   EMAIL: DOUG.SCHWARZBERG@COX.COM



VICINITY MAP

NO SCALE

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALTIC CONCRETE
A.P.N.	ASSESSORS PARCEL NUMBER
BS	BOTTOM OF STEP
BW	BACK OF WALK ELEVATION
CLR.	CLEARANCE
C/L	CENTER LINE
CONST.	CONSTRUCT
CONC.	CONCRETE
CRZ	CRITICAL ROOT ZONE
C.Y.	CUBIC YARD
D.I.	DROP INLET
DIA.	DIAMETER
DS	DOWN SPOUT
EC	END CURVE
ELEV.	ELEVATION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE ELEVATION
F.H.	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
INV.	INVERT ELEVATION
L	LENGTH
L.F.	LINEAR FOOT
LT	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
P/L	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RET.	RETURN
ROW	RIGHT OF WAY
RT.	RIGHT
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
STA.	STATION
STD.	STANDARD
TB	TOP OF BERM
TC	TOP OF CURB ELEVATION
TCD	TOP OF CONCRETE DITCH
TCDW	TOP OF CONCRETE DITCH WALL
TP	TOP OF PAVEMENT ELEVATION
TYP.	TYPICAL
TSW	TOP OF SIDEWALK
TW	TOP OF WALL ELEVATION
UG	UNDERGROUND
W.L.	WATER LINE
W.V.	WATER VALVE

INDEX TO DRAWINGS

C1. GENERAL INFORMATION
C2. GENERAL INFORMATION
C3. FINAL GRADING & DRAINAGE PLAN – NORTH PARCEL
C4. FINAL GRADING & DRAINAGE PLAN – SOUTH PARCEL
C5. STORM DRAIN & UTILITY PLAN – SOUTH PARCEL
C6. DETAILS – NORTH PARCEL
C7. DETAILS – SOUTH PARCEL

PARCEL & EASEMENT DRAWINGS– SOUTH PARCEL

EA1. EXISTING PARCELS, EXISTING EASEMENTS & TRANSITION ZONE
EA2. EASEMENTS TO BE MODIFIED
EA3. PUBLIC WORKS ENCROACHMENT PERMITS TO BE ISSUED

REFERENCES:
DRAWING FILE: 0506SCDNORTHPARCEL.DWG
DATA FILE:
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MAC Design Associates
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DESIGN MAC CHECKED
DRAWN TLA
MICHAEL A. CACCESE DATE: 03-02-20
PROJECT ENGINEER
R.C.E. 26887 (EXP. 3-31-21)

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. CACCESE No. 26887 EXPIRES 03-31-21 CIVIL STATE OF CALIFORNIA
DATE SIGNED

CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
DATE
FOR

GENERAL INFORMATION
WATERFRONT HOTEL
433 EAST CABRILLO BOULEVARD
CITY OF SANTA BARBARA

SHEET C1 OF 7
S.B. CITY FILE
NO.

0506CD NORTH PARCEL 03/02/20 08:50:21 AM PDT

02-11-20

DRAINAGE NOTES

1. ALL STORM DRAIN PIPE SHALL BE TYPE S HIGH DENSITY POLYETHYLENE (HDPE) WITH SMOOTH BORE AND CONFORM TO THE PROVISIONS OF SECTION 207-18 OF THE GREENBOOK.
2. STORM DRAIN TRENCH BEDDING AND BACKFILL PER DETAIL 5 SHEET C5 AND STORM DRAIN PIPE MANUFACTURER'S RECOMMENDATIONS. TRENCH ZONE BACKFILL UNDER PAVEMENT SHALL BE 1-SACK SLURRY BACKFILL.

PAVEMENT CONSTRUCTION NOTES

1. CONCRETE CURB AND RIBBON GUTTER CONSTRUCTION SHALL CONFORM TO S.B. CITY STD. DET. H-01.0.
2. ASPHALT CONCRETE SHALL BE TYPE B WITH 1/2" HMA AGGREGATE GRADATION IN ACCORDANCE WITH SECTION 39 OF THE STANDARD SPECIFICATIONS.
3. AGGREGATE BASE SHALL BE CLASS II, 3/4" AGGREGATE GRADING, IN ACCORDANCE WITH SECTION 26 OF THE STANDARD SPECIFICATIONS.
4. P.C. CONCRETE FOR PAVEMENT SHALL BE CLASS 560-C-3250 IN ACCORDANCE WITH SECTION 201 OF THE GREENBOOK. BAR REINFORCING STEEL SHALL BE GRADE 60 IN ACCORDANCE WITH SECTION 201-2 OF THE GREENBOOK. BAR REINFORCING STEEL SHALL BE PLACED AT MID-DEPTH OF THE P.C. CONCRETE PAVEMENT.

WATER NOTES

1. ALL WATER IMPROVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF SANTA BARBARA.

SURVEY NOTES

BENCHMARK: CONTOL PT #2 SCRIBED X
ELEV = 11.62' NAVD 88

BOUNDARY DATA PER PARCEL MAP BOOK 51 PAGE 93

BASIS OF BEARINGS: RECORD MAP FILED IN BOOK 51, PAGE 93 OF MAPS IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

Building & Safety Division
Design Flood Elevation *(DFE) Determination
+ Base Flood Elevation (BFE)
Please reproduce this letter onto the Cover sheet of the plans

Date of Evaluation: January 4, 2020
Structure Address: 433 East Cabrillo Blvd
Owner's Applicant: Mike Cacoese

Building Permit: BLD2020-00214
APN: 017-680-009
Email: mcaccese@macdesignsb.com

Santa Barbara County Panel: 1391 of 1835
FEMA NFIP Community: City of Santa Barbara
Number • Panel • Suffix: 060335•1391•J (Insurance use)

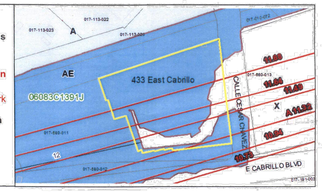
Map Panel #: 06083C1391J (to order map)
Effective Date: 9/28/18
Map Revised: June 21, 2019

Building Use	☒ **Hotel**	☐ **Mixed Use**	☐ **Historical**
FIRM Zone(s)	☒ **FloodPlain SFHA AE**	☐ **Floodway SFHA AE**	☐ **Pre/Post-FIRM <>12.15.1978**
BFE Source:	☒ **Digital FIRM Map**	☐ **FIS Profile**	☐ **Other**

FEMA
Flood Water Elevations
NAVD 1988 Datum

Design Flood Elevation
***DFE = 12.7'**
All Flood Mitigation Work

Base Flood Elevation
BFE = 11.7'
Reference only



NON RESIDENTIAL STRUCTURES
Non Residential structures substantially improved or damaged may be required to elevate or floodproof the building at or above the DFE, exceptions may apply to existing portions built prior to Dec 15, 1978.
All new or altered work shall comply with FEMA flood mitigation requirements to flood proof or elevate new or relocated mechanical, electrical & plumbing elements & water resistant materials where allowed below DFE. Reference: 2016 CBC 1612, 2016 CRC R322, ASCE 24-14, and ASCE 7-10 Chapter 5.

STRUCTURE(S) shown do not represent the buildings proposed.

BUILDING PERMITS are required before any new work, addition, or remodeling of structures occur in a Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24.

FLOOD INSURANCE is required for Federally Financed structures located in a SFHA 'A', 'AO', 'AH', 'AE' 'D' & 'VE' zones. Flood Insurance is not required in 'X' & Shaded 'X' zones.

Chris Short, Senior Plan Check Engineer & Floodplain Coordinator
(805) 564-5551 cshort@santabarbaraca.gov
Community Development Department, Building & Safety Division
630 Garden Street, Santa Barbara, Ca. 93102

H:\Group Folders\Building\Flood\17 Flood Management\BFEs\2020 BFE\Cabrillo E 433 DFE BFE BLD2020-00214.docx

BASE FLOOD ELEVATION NOTE

1. THESE PLANS ARE FOR DEVELOPMENT OF THE PARCEL SHOWN ON THE ABOVE BASE FLOOD ELEVATION (BFE) DETERMINATION FOR THE NORTH BUILDING ONLY. DEVELOPMENT OF THE PARCEL CONTAINING BUILDING A AND BUILDING B IS NOT A PART OF THESE PLANS.

0506SCD NORTH PARCEL 03/02/20 08:50:21 AM PDT

REFERENCES:
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MAC Design Associates
CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN
1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748

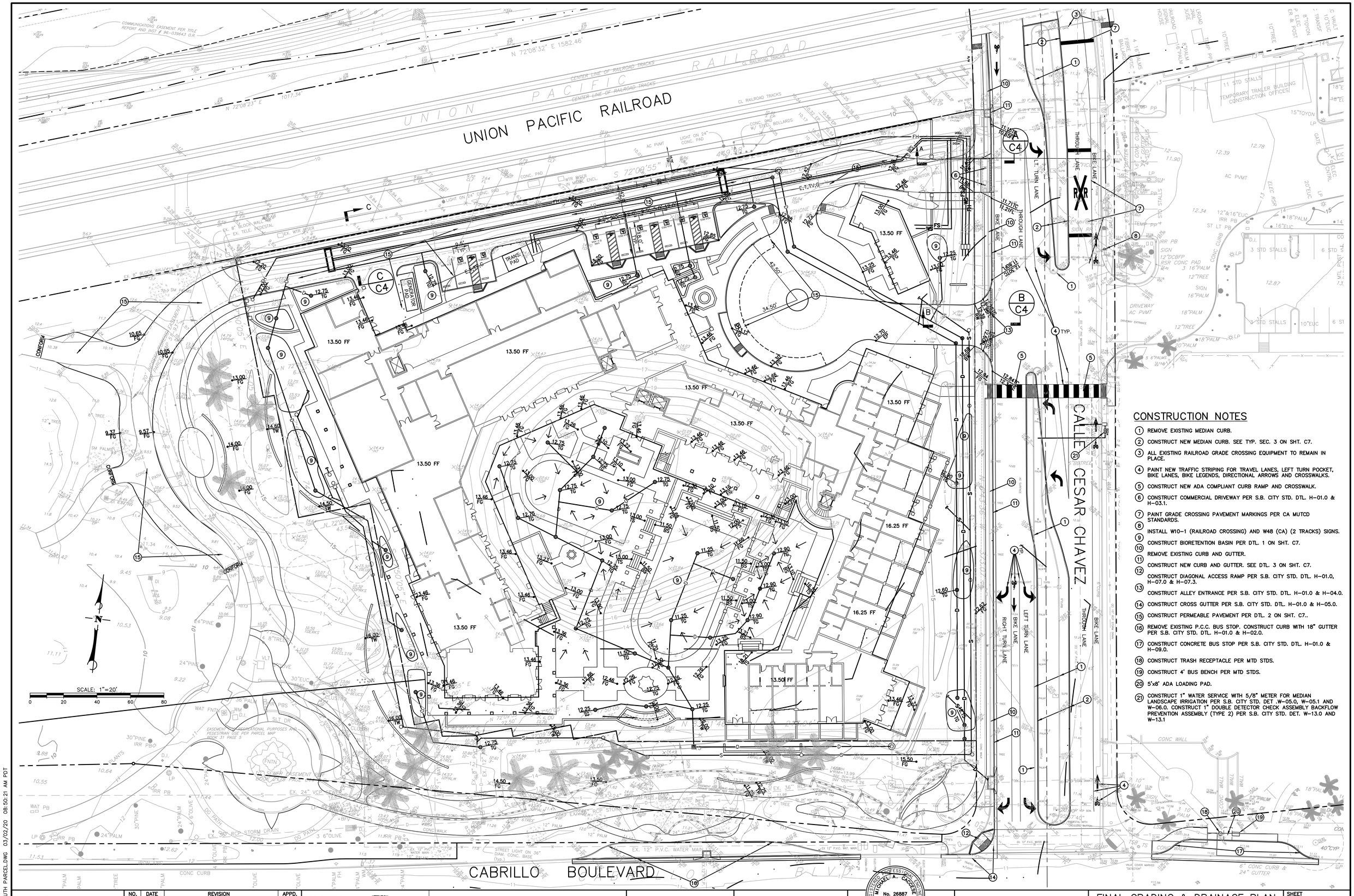
DESIGN MAC CHECKED
DRAWN TLA
MICHAEL A. CACCESE DATE: 03-02-20
PROJECT ENGINEER
R.C.E. 26887 (EXP. 3-31-21)

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. CACCESE
No. 26887
EXPIRES 03-31-21
CIVIL
STATE OF CALIFORNIA
DATE SIGNED

CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
DATE
FOR

GENERAL INFORMATION
WATERFRONT HOTEL
103 SOUTH CALLE CESAR CHAVEZ
CITY OF SANTA BARBARA

SHEET
C2 OF 7
S.B. CITY FILE
NO.



CONSTRUCTION NOTES

1. REMOVE EXISTING MEDIAN CURB.
2. CONSTRUCT NEW MEDIAN CURB. SEE TYP. SEC. 3 ON SHT. C7.
3. ALL EXISTING RAILROAD GRADE CROSSING EQUIPMENT TO REMAIN IN PLACE.
4. PAINT NEW TRAFFIC STRIPING FOR TRAVEL LANES, LEFT TURN POCKET, BIKE LANES, BIKE LEGENDS, DIRECTIONAL ARROWS AND CROSSWALKS.
5. CONSTRUCT NEW ADA COMPLIANT CURB RAMP AND CROSSWALK.
6. CONSTRUCT COMMERCIAL DRIVEWAY PER S.B. CITY STD. DTL. H-01.0 & H-03.1.
7. PAINT GRADE CROSSING PAVEMENT MARKINGS PER CA MUTCD STANDARDS.
8. INSTALL W10-1 (RAILROAD CROSSING) AND W48 (CA) (2 TRACKS) SIGNS.
9. CONSTRUCT BIORETENTION BASIN PER DTL. 1 ON SHT. C7.
10. REMOVE EXISTING CURB AND GUTTER.
11. CONSTRUCT NEW CURB AND GUTTER. SEE DTL. 3 ON SHT. C7.
12. CONSTRUCT DIAGONAL ACCESS RAMP PER S.B. CITY STD. DTL. H-01.0, H-07.0 & H-07.3.
13. CONSTRUCT ALLEY ENTRANCE PER S.B. CITY STD. DTL. H-01.0 & H-04.0.
14. CONSTRUCT CROSS GUTTER PER S.B. CITY STD. DTL. H-01.0 & H-05.0.
15. CONSTRUCT PERMEABLE PAVEMENT PER DTL. 2 ON SHT. C7..
16. REMOVE EXISTING P.C.C. BUS STOP. CONSTRUCT CURB WITH 18" GUTTER PER S.B. CITY STD. DTL. H-01.0 & H-02.0.
17. CONSTRUCT CONCRETE BUS STOP PER S.B. CITY STD. DTL. H-01.0 & H-09.0.
18. CONSTRUCT TRASH RECEPTACLE PER MTD STDS.
19. CONSTRUCT 4' BUS BENCH PER MTD STDS.
20. 5'x8' ADA LOADING PAD.
21. CONSTRUCT 1" WATER SERVICE WITH 5/8" METER FOR MEDIAN LANDSCAPE IRRIGATION PER S.B. CITY STD. DET .W-05.0, W-05.1 AND W-06.0. CONSTRUCT 1" DOUBLE DETECTOR CHECK ASSEMBLY BACKFLOW PREVENTION ASSEMBLY (TYPE 2) PER S.B. CITY STD. DET. W-13.0 AND W-13.1

REFERENCES:
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CIVIL ENGINEERING * LAND PLANNING * BRIDGE DESIGN
1033 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748

DESIGN MAC CHECKED
DRAWN FH
MICHAEL A. CACCESE DATE: 03-02-20
PROJECT ENGINEER
R.C.E. 26887 (EXP. 3-31-21)

REGISTERED PROFESSIONAL ENGINEER — MICHAEL A. CACCESE — No. 26887 — EXPIRES 03-31-21 — CIVIL — STATE OF CALIFORNIA
DATE SIGNED

CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
FOR DATE

FINAL GRADING & DRAINAGE PLAN
SOUTH PARCEL
WATERFRONT HOTEL
103 SOUTH CALLE CESAR CHAVEZ
CITY OF SANTA BARBARA

SHEET C4 OF 7
S.B. CITY FILE NO.

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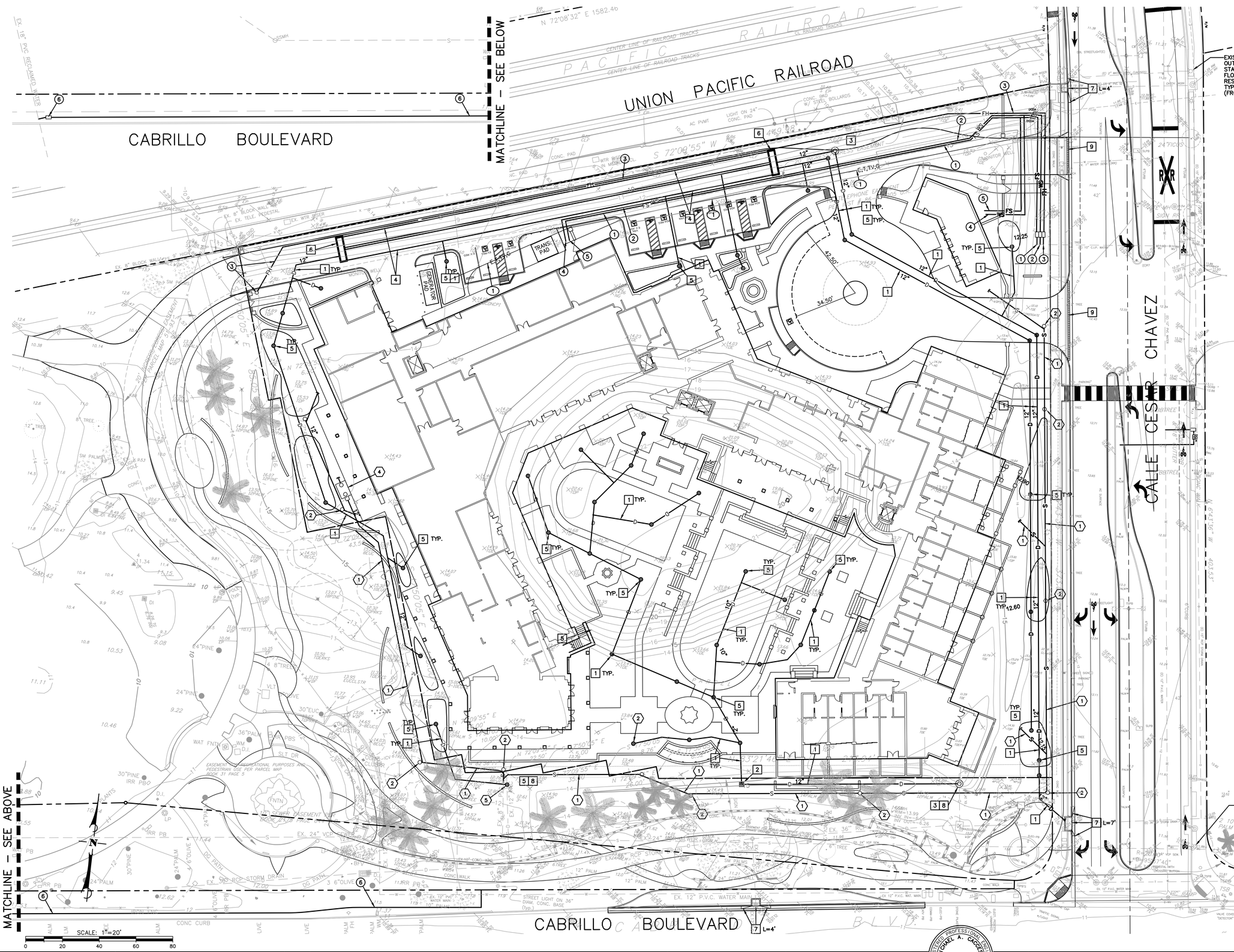


WATER CONSTRUCTION NOTES

1. CONSTRUCT 4" D.I.P. FIRE SERVICE LINE W/METER/VAULT PER S.B. CITY STD DET. W-05.4 AND 4" DOUBLE DETECTOR CHECK ASSEMBLY, BACKFLOW PREVENTION ASSEMBLY (TYPE 2) PER S.B. CITY STD. DET. W-13.0 & W-13.1 .
2. CONSTRUCT 4" WATER SERVICE CONNECTION PER S.B. CITY STD. DET. W-05.0 & W-07.0 WITH 4" WATER METER AND VAULT. CONSTRUCT 4" DOUBLE DETECTOR CHECK, BACKFLOW PREVENTION ASSEMBLY (TYPE 2) PER S.B. CITY STD. DET. W-13.0 & W-13.1 FOR DOMESTIC AND IRRIGATION WATER USE.
3. CONSTRUCT 6" PRIVATE FIRE HYDRANT WITH 6" METER AND VAULT AND PRIVATE COMMERCIAL FIRE HYDRANT PER S.B. CITY STD. DET. W-01.0 & W-01.1. CONSTRUCT 6" DOUBLE DETECTOR CHECK ASSEMBLY, BACKFLOW PREVENTION ASSEMBLY (TYPE 2) PER S.B. CITY STD. DET. W-13.0 & W13.1. FIRE LINE TO BE 6" D.I.P.
4. CONNECT TO BUILDING DOMESTIC WATER SYSTEM. SEE MECHANICAL ENGINEER'S PLANS FOR CONTINUATION.
5. CONNECT TO BUILDING FIRE SERVICE. SEE FIRE DESIGNER'S PLANS FOR CONTINUATION.
6. CONSTRUCT 2" RECLAIMED WATER SERVICE WITH 2" METER PER S.B. CUTY STD. DET. W-05.0 & W-05.1. METER BOX AND PIPE TO BE PURPLE. POINT OF CONNECTION TO EXISTING CITY RECLAIMED WATER SYSTEM TO BE DETERMINED.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT TYPE S (SMOOTH BORE) HDPE STORM DRAIN @ 0.5% MIN. PIPE SIZE IS 8" UNLESS OTHERWISE NOTED. TRENCHING SHALL CONFORM TO CITY STD. DET. U-01.0 & U-01.1 .
2. CONSTRUCT CB-2424 CATCH BASIN WITH STEEL PARKWAY GRATE (ADA COMPLIANT) AS MANUFACTURED BY BROOKS PRODUCT.
3. CONSTRUCT STORM DRAIN MANHOLE PER CITY STD. DWG. S-01.0 & S-01.1 .
4. CONSTRUCT 71" x 47" C.M.P. DOUBLE ARCH DETENTION BASIN PER SEC. C ON SHEET C7.
5. CONSTRUCT NDS 12"x12" SQUARE LOW PROFILE ADAPTER W/12" SQUARE GRATE.
6. CONSTRUCT 12'-10" x 3'-0" P.C. CONC. JUNCTION STRUCTURE.
7. CONSTRUCT DROP INLET TYPE 1 (L AS INDICATED) WITH GUTTER DEPRESSION TYPE B1 PER CITY STD. DET. D-01.0, D-01.1, D-02.0, D-02.2 & D-04.1. INSTALL AMERICAN STORM WATER "SURF GATE" CATCH BASIN DEBRIS SCREEN.
8. CONNECT TO EXISTING STORM DRAIN PIPE STUB.
9. CONSTRUCT CHANNEL DRAIN INFILTRATION TRENCH PER DET. 5 ON SHEET C6.

COMMON TRENCH UTILITY NOTES

1. FOR ELECTRICAL, TELEPHONE, TV & GAS SEE MECHANICAL ENGINEER'S PLANS.

SEWER CONSTRUCTION NOTES

1. CONSTRUCT 6" P.V.C. SEWER LATERAL @ 1% MIN. SLOPE PER CITY STD. DET. S-04.0 & S04.1 TRENCHING FOR SEWER LATERAL SHALL CONFORM TO CITY STD. DET. U-01.0 & U-01.1 .
2. CONSTRUCT 6" SEWER CLEANOUT PER CITY STD. DET. S-03.0 .
3. CONNECT TO BUILDING SEWER SYSTEM. SEE MECHANICAL ENGINEER'S PLANS FOR CONTINUATION.
4. CONSTRUCT MODEL JP1000G (1000 GAL.) GREASE INTERCEPTOR AS MANUFACTURED BY JENSEN PRECAST.
5. EXTEND 8" P.V.C. SEWER AND CONNECT TO EXISTING.

REFERENCES:	NO.	DATE	REVISION	APPD.
DRAWING FILE:				
DATA FILE:				
PROJECT FILE:				
VIEW NAME:				
XREF NAME(S):				

DIGALERT — DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION: ALL LOCATIONS OF UNDERGROUND UTILITIES AND SUB-STRUCTURES SHOWN HEREON WERE OB-TAINED FROM THE BEST AVAILABLE SOURCES, AND ARE PRESUMED TO BE TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION FROM OTHERS IS BEYOND THE CONTROL OF MAC DESIGN ASSOCIATES CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

MAC Design Associates
CIVIL ENGINEERING * LAND PLANNING * BRIDGE DESIGN
1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93109 (805) 957-4748

DESIGN MAC CHECKED _____
DRAWN FH
MICHAEL A. CACCESE DATE: 03-02-20
PROJECT ENGINEER
R.C.E. 26887 (EXP. 3-31-21)

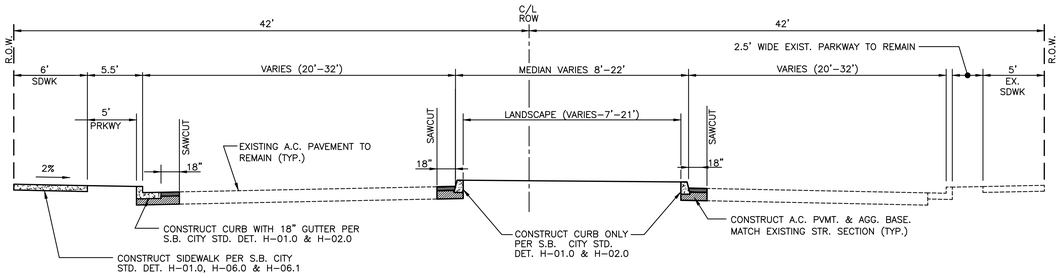
REGISTERED PROFESSIONAL ENGINEER — MICHAEL A. CACCESE — No. 26887 — EXPIRES 03-31-21 — CIVIL — STATE OF CALIFORNIA
DATE SIGNED _____

CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
_____ DATE _____
FOR

STORM DRAIN & UTILITY PLAN
SOUTH PARCEL
WATERFRONT HOTEL
433 EAST CABRILLO BOULEVARD
CITY OF SANTA BARBARA

SHEET C5 OF 7
S.B. CITY FILE NO.

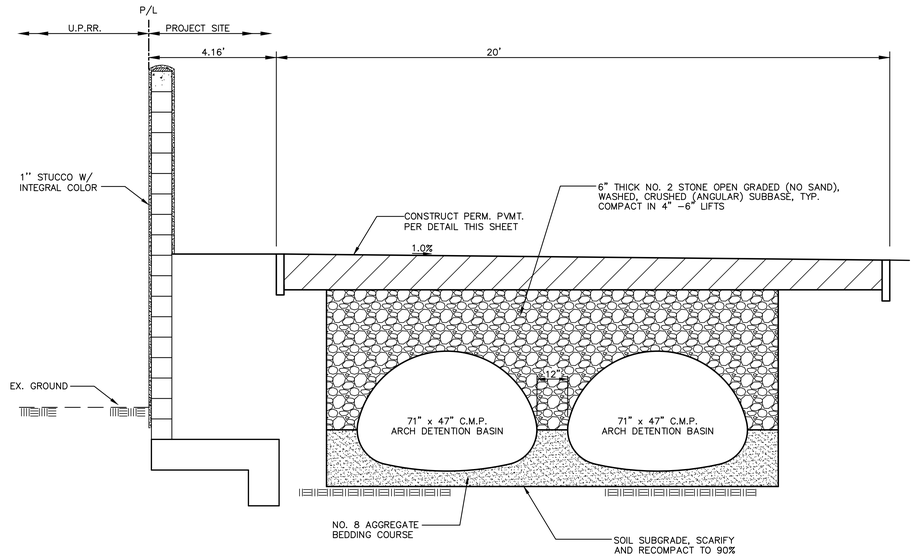
05065CD UTIL SOUTH PARCEL.DWG 03/02/20 08:50:21 AM PDT



NOTE: SEE SHT. C2 FOR TRAVEL LANE, BIKEWAY, LEFT TURN POCKET AND MEDIAN DIMENSIONS

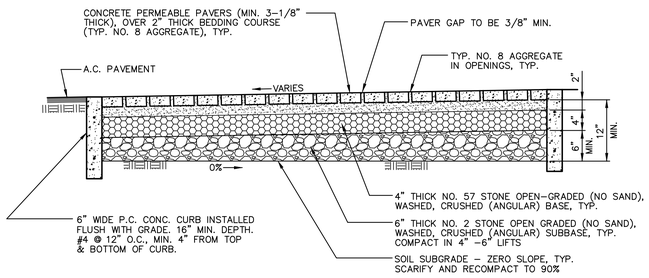
3/C7 TYP. SECTION – CALLE CESAR CHAVEZ

SCALE: 1" = 5'



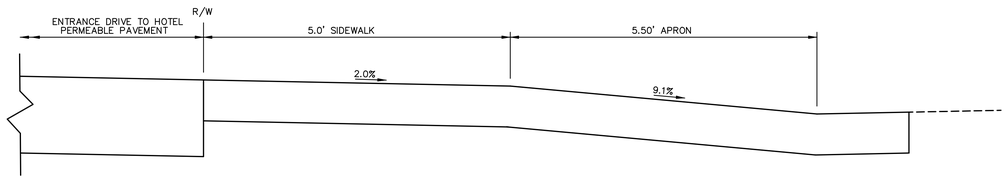
C/C7 SECTION C–C EMERGENCY ACCESS ROAD

SCALE: 1"=2'



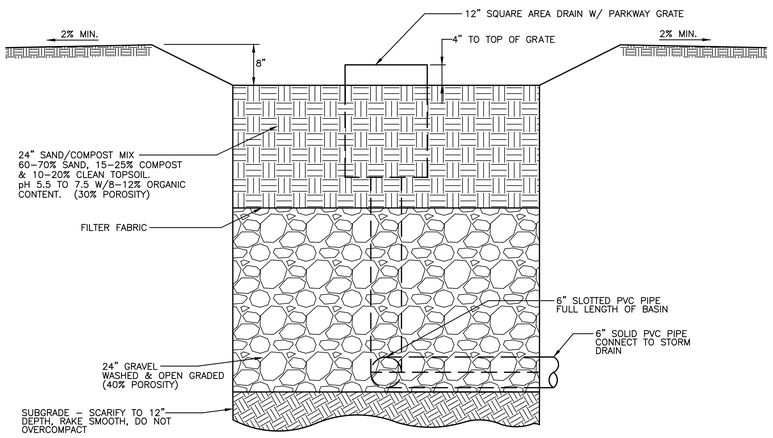
2/C7 PERMEABLE PAVEMENT SECTION

NOT TO SCALE



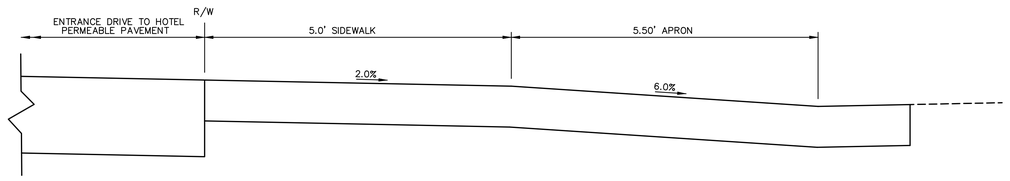
B/C7 SECTION B–B EMERGENCY ACCESS ROAD

SCALE: 1"=1'–0"



1/C7 BIORETENTION BASIN

NO SCALE



A/C7 SECTION A–A ENTRANCE TO HOTEL

SCALE: 1"=1'–0"

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. CACCESE No. 26887 EXPIRES 03-31-21 CIVIL STATE OF CALIFORNIA

DATE SIGNED _____

REFERENCES:
DRAWING FILE: 0506SCDSOUTHPARCEL.DWG
DATA FILE:
PROJECT FILE:
VIEW NAME:
XREF NAME(S):

NO.	DATE	REVISION	APPD.

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DESIGN MAC CHECKED _____
DRAWN TLA
MICHAEL A. CACCESE DATE: 03-02-20
PROJECT ENGINEER
R.C.E. 26887 (EXP. 3-31-21)

CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY: _____ DATE _____
FOR

DETAILS
SOUTH PARCEL
WATERFRONT HOTEL
103 SOUTH CALLE CESAR CHAVEZ
CITY OF SANTA BARBARA

SHEET C7 OF 7
S.B. CITY FILE NO.

0506SCD SOUTH PARCEL.DWG 03/02/20 08:50:21 AM PDT