PROJECT DATA

SITE CALCULATIONS

SITE SQUARE FOOTAGE GROSS EXISTING / PROPOSED:	294,868 (6.77 ACRES)
SITE SQUARE FOOTAGE NET EXISTING / PROPOSED:	261,247 (5.99 ACRES)
AVERAGE SLOPE OF PROPERTY:	APPROX. 12%

EARTHWORK QUANTITIES

POOL & FITNESS CENTER
- CUT = 1,340 CU. YDS.
- FILL = 152 CU. YDS.

MISSION VILLAGE VALET PARKING STRUCTURE
- CUT = 8,500 CU. YDS.
- FILL = 900 CU. YDS.

OPERATIONS CENTER & VALET PARKING
- CUT = 4,270 CU. YDS.
- FILL = 250 CU. YDS.

UTILITY DISTRIBUTION FACILITY
- CUT = 7,775 CU. YDS.
- FILL = 158 CU. YDS.

COTTAGES 27 & 28
- CUT = 540 CU. YDS.
- FILL = 25 CU. YDS.

TOTAL EARTHWORK QUANTITIES
- CUT = 18,920 CU. YDS.
- FILL = 1,485 CU. YDS.

EARTHWORK NOTE:
EARTHWORK QUANTITIES SHOWN HEREIN ARE APPROXIMATE FOR DETERMINING PERMIT FEES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING BIDS. QUANTITIES MAY VARY DEPENDING UPON ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. VARIABLES SUCH AS SUBSIDENCE, SHRINKAGE, SWELLING, TOPOGRAPHY, SPOIL OF MATERIALS, THICKNESS OF BUILDING SLABS, FOOTINGS AND PAVED AREAS AND EXCESS SOIL GENERATED BY UTILITY, LANDSCAPE CONSTRUCTION SHOULD BE CONSIDERED BY THE CONTRACTOR.

BUILDING STATISTICS:

(E) SQUARE FOOTAGE / % OF BUILDING COVERAGE:	48,626 S.F. - 16.6%
(E) SQUARE FOOTAGE / % OF LANDSCAPE COVERAGE:	182,721 S.F. - 62.0%
(E) SQUARE FOOTAGE / % OF BUILDING COVERAGE:	63,131 S.F. - 21.4%
(P) SQUARE FOOTAGE / % OF BUILDING COVERAGE:	69,540 S.F. - 24.0%
(P) SQUARE FOOTAGE / % OF LANDSCAPE COVERAGE:	167,070 S.F. - 58.0%
(P) SQUARE FOOTAGE / % OF BUILDING COVERAGE:	52,457 S.F. - 18.0%
CURRENT USE OF THE EXISTING STRUCTURES	R-2/A-3/B (HOTEL)
PROPOSED USE OF THE EXISTING STRUCTURES	R-2/A-3/B (HOTEL)
PROPOSED USE OF PROPOSED STRUCTURES	R-2/A-3/B (HOTEL)
NUMBER OF BUILDINGS ON SITE (RECONSTRUCTION OF MAIN BLDG, COTTAGES 4 & 17)	27
NUMBER OF BUILDINGS BEING DEMOLISHED (22, 23 & 24 - EXCLUDES MAIN BLDG, COTTAGES 4 & 17)	3
NUMBER OF BUILDINGS BEING RELOCATED (COTTAGES 17, 18, & 19)	
NUMBER OF NEW COTTAGES PROPOSED (COTTAGES 27, 28, 30, 31, 32, 33 & 34)	7
NUMBER OF NEW BUILDINGS PROPOSED (OPER. FACILITY, UDF, POOL/FITNESS, M.V. PARKING STRUCTURE)	3
TOTAL NUMBER OF BUILDINGS	34
NUMBER OF EXISTING GUEST ROOMS (KEYS)	68
NUMBER OF PROPOSED GUEST ROOMS (KEYS)	29
TOTAL NUMBER OF GUEST ROOMS (KEYS)	97

FLOOR AREA RATIO CALCULATIONS:

SQUARE FOOTAGE OF EXISTING BUILDINGS:	65,177 S.F. / 22.1% F.A.R.
SQUARE FOOTAGE OF PROPOSED BUILDINGS/ADDITIONS:	8,010 S.F. / 2.7% F.A.R.
SQUARE FOOTAGE OF PROJECT TOTAL:	73,187 S.F. / 24.8% F.A.R.

PARKING STATISTICS:

NUMBER OF EXISTING PARKING SPACES:	99
NUMBER OF PARKING SPACES ADDED:	1
TOTAL NUMBER OF PARKING SPACES:	100
NUMBER OF ACCESSIBLE SPACES:	5
NUMBER OF ZONING REQUIRED PARKING SPACES:	97

SQUARE FOOTAGE ALLOCATION:

SITE DEVELOPMENT POTENTIAL (PER CITY STAFF REPORT 8-21-08)	7,621 SF
TRANSFER OF DEVELOPMENT RIGHTS	15,850 SF
TOTAL:	14,225 SF
POOL/FITNESS	2,775 SF
COTTAGE 27	650 SF
COTTAGE 28	1,284 SF
OPERATIONS FACILITY	8,773 SF
UTILITY DISTRIBUTION FACILITY (APPROVED 8-21-08)	2,798 SF
STORAGE BELOW COTTAGE 25	743 SF
	14,225 SF

SCOPE OF WORK

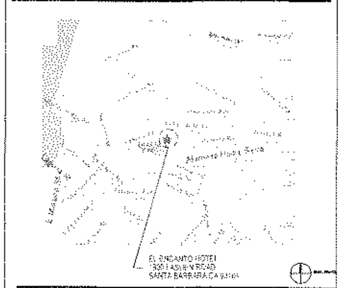
REVISED MASTER PLAN FOR EL ENCANTO HOTEL. THE PROJECT INCLUDES THE FOLLOWING COMPONENTS: THE CONSTRUCTION OF OPERATIONS AND UTILITY DISTRIBUTION FACILITY BELOW SURFACE PARKING TO ACCOMODATE 43 VALET PARKING SPACES IN THE NORTHWEST PORTION OF THE PROPERTY; A SWIMMING POOL WITH A FITNESS CENTER BELOW; RE-APPROVAL OF PREVIOUSLY APPROVED COTTAGES 27 AND 28 AND THE DEMOLITION OF THREE (3) COTTAGES 22, 23 AND 24 FOR THE CONSTRUCTION OF FIVE NEW COTTAGES (MISSION VILLAGE) IN THE NORTHEAST PORTION OF THE PROPERTY WITH AN UNDERGROUND PARKING STRUCTURE TO PROVIDE 51 PARKING SPACES. THERE ARE 6 SURFACE SPACES LOCATED ADJACENT TO THE MAIN BUILDING.

THE CURRENT APPLICATION INCLUDES 92 GUEST ROOMS. HOWEVER, THE OWNER WOULD LIKE TO PRESERVE THE ENTITLEMENT OF 97 GUEST ROOMS, GIVEN THAT IT MAY BE NECESSARY TO RECONFIGURE THE EXISTING ROOMS TO CREATE FIVE ADDITIONAL ROOMS IN THE FUTURE.

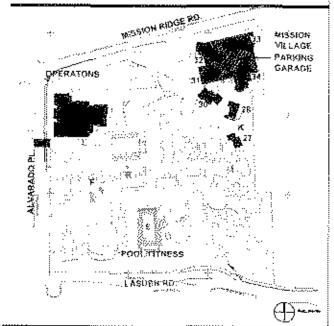
IN ADDITION, TO THE FOUR PROJECT COMPONENTS DESCRIBED ABOVE, THE PROJECT PROPOSES TO RECONFIGURE THE EXISTING ENTRY DRIVE OFF OF ALVARADO PLACE TO PROVIDE IMPROVED SITE CIRCULATION, TO CONSTRUCT A TRASH ENCLOSURE AREA AND SCREEN FENCE IN THE SERVICE AREA ADJACENT TO THE MAIN BUILDING.

FIRE HYDRANTS WILL BE UPGRADED TO COMMERCIAL HYDRANTS. ALL STRUCTURES WILL BE FULLY SPRINKLED.

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

PROJECT ADDRESS:	1900 LASUEN ROAD SANTA BARBARA CA 93101
ASSESSORS PARCEL NUMBER:	019-170-022
ZONING:	R-2 / 4-D-1641
GENERAL PLAN DESIGNATION:	RESIDENTIAL, 3 UNITS PER ACRE
HIGH FIRE AREA:	YES
PROJECT DATUM ELEVATION:	SEA LEVEL
FIREPROOFING:	BUILDINGS TO BE FULLY SPRINKLERED

DISCRETIONARY APPLICATIONS

1. MODIFICATION TO ALLOW COTTAGES 33, 34, 27 & 28 TO ENCROACH INTO THE INTERIOR YARD SETBACK PER SMBC-28.27.050.
2. MODIFICATION OF FRONT YARD SETBACK ALONG MISSION RIDGE ROAD TO ALLOW THE UTILITY DISTRIBUTION FACILITY AND COTTAGES 32 & 33 TO ENCROACH INTO THE FRONT YARD SETBACK PER (SMBC-28.27.050).
3. MODIFICATION TO ALLOW THE PARKING LOT TO ENCROACH INTO THE FRONT YARD SETBACK ALONG ALVARADO PLACE (SMBC 28.27.050).
4. MODIFICATIONS TO PROVIDE LESS THAN REQUIRED DISTANCE BETWEEN BUILDINGS (SMBC-28.27.050.2)
5. DEVELOPMENT PLAN AS DEFINED WITH R-H ZONE STANDARDS (SMBC-28.27.100)
6. DEVELOPMENT PLAN APPROVAL TO ALLOCATE NON-RESIDENTIAL SQUARE FOOTAGE FROM THE MINOR ADDITION AND SMALL ADDITION CATEGORIES (SMBC-28.87.300); AND
7. TRANSFER OF EXISTING DEVELOPMENT RIGHTS OF NON-RESIDENTIAL FLOOR AREA TO THE PROJECT SITE (SMBC-28.95)

CODE ANAYLSIS

CODE ANALYSIS FOR PROPOSED NEW CONSTRUCTION

GROUP E

POOL / FITNESS CENTER

STORIES	- 2
PROPOSED HEIGHT	- 23' (502)
GROSS S.F.	- 2,950
NET S.F.	- 2,775
OCCUPANCY GROUP	- A-3
CONSTRUCTION TYPE	- VB
TABLE 601	
FULLY SPRINKLED	

CBC 2007 REQUIREMENTS

ALLOWED AREA	- 6,000 S.F.
ALLOWED STORIES	- 1 (2 WITH SPRINKLERS - 504.2)
ALLOWED HEIGHT	- 40' (60' WITH SPRINKLERS - 504.2)

EXTERIOR WALLS
TABLE 602
OCCUPANCIES POOL / FITNESS CENTER (A-3) AND COTTAGE 3 (R-1)
- SEPARATION DISTANCE 22' - UNRATED
- HIGH FIRE DISTRICT (FOOTHILL ZONE) - 1 HR. (CHAPTER 7A)

SHAFT CONSTRUCTION - 1 HR. (2 STORIES - 707.4)

GROUP K

COTTAGE 27 - 1 KEY

STORIES	- 1
PROPOSED HEIGHT	12'-6" (502)
GROSS S.F.	- 769
NET S.F.	- 650
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

COTTAGE 28 - 2 KEYS

STORIES	- 1
PROPOSED HEIGHT	17'-6" (502)
GROSS S.F.	- 1,390
NET S.F.	- 1,284
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

CBC 2007 REQUIREMENTS
TABLE 503

ALLOWED AREA	- 7,000 S.F.
ALLOWED STORIES	2 (3 WITH SPRINKLERS - 504.2)
ALLOWED HEIGHT	- 40' (60' WITH SPRINKLERS - 504.2)

EXTERIOR WALLS
TABLE 602
OCCUPANCIES R-1 COTTAGE 27 (R-1) AND COTTAGE 5 (R-1)
SEPARATION DISTANCE 20' - UNRATED
OCCUPANCIES R-1 COTTAGE 28 (R-1) AND COTTAGE 30 (R-1)
SEPARATION DISTANCE 15' - 1 HR.
HIGH FIRE DISTRICT (FOOTHILL ZONE) - 1 HR. (CHAPTER 7A)

GROUP L

OPERATIONS AND UTILITY DISTRIBUTION FACILITY / VALET PARKING

STORIES	- 1
PROPOSED HEIGHT	- 5'-0" (502) (BULK OF CONSTRUCTION IS TO BE BELOW GRADE)
GROSS S.F.	- 9,951
NET S.F.	- 8,516
OCCUPANCY GROUP	- B (5,503 S.F.) / S2 (3,013 S.F.)
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

CBC 2007 REQUIREMENTS
TABLE 503

ALLOWED AREA	- B - 9,000 S.F. (36,000 S.F., SPRINKLERED)
	- S-2 - 13,500 S.F.
ALLOWED STORIES	- 2 (3 WITH SPRINKLERS - 504.2)
ALLOWED HEIGHT	- 40' (60' WITH SPRINKLERS - 504.2)

EXTERIOR WALLS
- HIGH FIRE DISTRICT (FOOTHILL ZONE) - 1 HR. (CHAPTER 7A)

UTILITY DISTRIBUTION FACILITY

STORIES	- 2
PROPOSED HEIGHT	- 14'-0" (502.75) (BULK OF CONSTRUCTION IS TO BE BELOW GRADE)
GROSS S.F.	- 3,474
NET S.F.	- 2,796
OCCUPANCY GROUP	- B (2,796 S.F.)
CONSTRUCTION TYPE	- IB
FULLY SPRINKLED	

CBC 2007 REQUIREMENTS
TABLE 503

ALLOWED AREA	- B - 9,000 S.F. (36,000 S.F. W/ SPRINKLERS)
ALLOWED STORIES	- 2 (3 WITH SPRINKLERS - 504.2)
ALLOWED HEIGHT	- 40' (60' WITH SPRINKLERS - 504.2)

EXTERIOR WALLS
- HIGH FIRE DISTRICT (FOOTHILL ZONE) - 1 HR. (CHAPTER 7A)

GROUP M

MISSION VILLAGE

PARKING GARAGE

STORIES	- 1
PROPOSED HEIGHT	- 10'-0" (502) - CONSTRUCTION IS TO BE LARGELY BELOW GRADE
GROSS S.F.	- 13,265
NET S.F.	- 12,802
OCCUPANCY GROUP	- S-2
CONSTRUCTION TYPE	- IB
FULLY SPRINKLED	

CBC 2007 REQUIREMENTS
TABLE 503

ALLOWED AREA	- S-2 - 48,000 S.F.
ALLOWED STORIES	- 11
ALLOWED HEIGHT	- 160'

EXTERIOR WALLS
- HIGH FIRE DISTRICT (FOOTHILL ZONE) - 1 HR. (CHAPTER 7A)

CODE ANAYLSIS

COTTAGE 30 - 1 KEY

STORIES	- 1
PROPOSED HEIGHT	- 13'-6" (502)
GROSS S.F.	- 1,278
NET S.F.	- 1,187
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

COTTAGE 31 - 4 KEYS

STORIES	- 2
PROPOSED HEIGHT	- 23'-0" (502)
GROSS S.F.	- 1,976
NET S.F.	- 1,838
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

COTTAGE 32 - 5 KEYS

STORIES	- 2
PROPOSED HEIGHT	- 23'-0" (502)
GROSS S.F.	- 4,030
NET S.F.	- 3,745
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

COTTAGE 33 - 6 KEYS

STORIES	- 2
PROPOSED HEIGHT	- 23'-0" (502)
GROSS S.F.	- 3,910
NET S.F.	- 3,598
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

COTTAGE 34 - 6 KEYS

STORIES	- 3
PROPOSED HEIGHT	- 30'-0" (502)
GROSS S.F.	- 5,320
NET S.F.	- 4,955
OCCUPANCY GROUP	- R-1
CONSTRUCTION TYPE	- VB
FULLY SPRINKLED	

CBC 2007 REQUIREMENTS
TABLE 503

ALLOWED AREA	- 7,000 S.F.
ALLOWED STORIES	- 2 (3 WITH SPRINKLERS - 504.2)
ALLOWED HEIGHT	- 40' (60' WITH SPRINKLERS - 504.2)

EXTERIOR WALLS
TABLE 602
OCCUPANCIES R-1 COTTAGE 30 (R-1) AND COTTAGE 28 (R-1)
- SEPARATION DISTANCE 15' - 1 HR.
OCCUPANCIES R-1 COTTAGE 30 (R-1) AND GARAGE 30 (S-2)
- SEPARATION DISTANCE 3' - 1 HR.
OCCUPANCIES R-1 COTTAGE 31 (R-1) AND GARAGE 31 (S-2)
- SEPARATION DISTANCE 0' - 1 HR.
OCCUPANCIES R-1 COTTAGE 32 (R-1) AND GARAGE 33 (S-2)
- SEPARATION DISTANCE 10' - 1 HR.
OCCUPANCIES R-1 COTTAGE 33 (R-1) AND GARAGE 34 (S-2)
- SEPARATION DISTANCE 10' - 1 HR.

HIGH FIRE DISTRICT (FOOTHILL ZONE) - 1 HR. (CHAPTER 7A)

SHAFT CONSTRUCTION - 1 HR. (2 STORIES - 707.4)

PROJECT KEY MATRIX

El Encanto Hotel Key Matrix - Includes New Court Cottages

Cottage		Square Footage	Entitled Keys	Current Program (incl 29 keys New Court Cottages) Keys	Key (Delta)
#2		2,165	4	4	0
#1		1,297	3	4	1
#3		885	1	2	1
#5		1,809	3	2	-1
#6		2,265	6	6	0
#7		1,335	2	2	0
#8		1,480	3	3	0
#9		1,517	3	2	-1
#10		2,515	5	4	-1
#11		1,371	5	5	0
#12		3,350	6	6	0
#13		813	1	1	0
#14		3,442	4	4	0
#15		1,586	4	4	0
#16		5,733	11	8	-3
#17		913	2	2	0
#18		831	2	2	0
#19		1,087	2	1	-1
#20		500	1	1	0
#21		1,615	2	2	0
#22		4,028	6	0	-6
#23		3,293	6	0	-6
#24		3,293	6	0	-6
#25		546	1	1	0
#26		546	1	1	0
#27		655	1	1	0
#28		1,224	2	2	0
#29		2,527	4	4	0
#30		1,187	0	2	2
#31		1,836	0	4	4
#32	Mission Village	3,745	0	5	5
#33		3,995	0	6	6
#34		4,555	0	6	6
TOTALS		65,723	97	92	-5
	Avg SF	721			

DRAWING INDEX

00.00	DRAWING INDEX, VICINITY MAP, LOCATION MAP & PROJECT INFORMATION
00.01	PROPOSED SCOPE SITE PLAN
00.02	SITE PLAN
EPF.00	GROUP E - POOL/FITNESS CENTER RENDERINGS
EPF.01	GROUP E - POOL/FITNESS CENTER PLANS
EPF.02	GROUP E - POOL/FITNESS CENTER ELEVATIONS
EPF.03	GROUP E - POOL/FITNESS CENTER CLUB PLAN
EPF.04	GROUP E - POOL/FITNESS CENTER STORMWATER TREATMENT PLAN
E4.1	GROUP E - PRELIMINARY LANDSCAPE PLAN
K27.00	GROUP K - COTTAGE 27 RENDERINGS
K27.0A	GROUP K - DISTANCE BETWEEN EXISTING BUILDINGS PLAN
K27.01	GROUP K - COTTAGE 27 PLAN
K27.02	GROUP K - COTTAGE 27 ELEVATIONS
K28.00	GROUP K - COTTAGE 28 RENDERINGS
K28.01	GROUP K - COTTAGE 28 PLAN
K28.02	GROUP K - COTTAGE 28 ELEVATIONS
K28.03	GROUP K - ROOF PLAN
K28.04	GROUP K - COTTAGE 27 & 28 - STORMWATER TREATMENT PLAN
K4.1.2	GROUP K - 27/28 LANDSCAPE LAYOUT PLAN
K4.1.3	GROUP K - 27/28 LANDSCAPE CONSTRUCTION DETAILS
K4.2.2	GROUP K - 27/28 LANDSCAPE PLANTING PLAN
K4.2.3	GROUP K - 27/28 LANDSCAPE PLANTING NOTES & DETAILS
K4.3.1	GROUP K - 27/28 LANDSCAPE TREE PROTECTION PLAN
F.01	GROUP F - ENTRY DRIVEWAY PLAN
F.02	GROUP F - ENTRY TURNING RADIUS PLAN
F.03	GROUP F - ENTRY DRIVEWAY - STORMWATER TREATMENT PLAN
C2.1A	GROUP F - MAIN BUILDING LOADING DOCK PLAN & SECTION
RLD-01	GROUP F - MAIN BUILDING LOADING DOCK RENDERING
RLD-02	GROUP F - MAIN BUILDING LOADING DOCK RENDERINGS
F4.1.0	GROUP F - LANDSCAPE LAYOUT PLAN
F4.1.2	GROUP F - LANDSCAPE CONSTRUCTION DETAILS
F4.2.0	GROUP F - LANDSCAPE PLANTING PLAN
F4.2.2	GROUP F - LANDSCAPE PLANTING NOTES AND DETAILS
F4.3.0	GROUP F - TREE PROTECTION PLAN
LBOH.00	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING RENDERINGS
LBOH.01	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING FLOOR PLAN LEVEL 1
LBOH.02	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING FLOOR PLAN LEVEL 2 PARKING LEVEL
LBOH.03	NOT USED
LBOH.03A	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING SECTIONS
LBOH.03B	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING SECTIONS
LBOH.04	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING ROOF PLAN
LBOH.05	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING STORMWATER TREATMENT PLAN
L4.1.0	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING PRELIMINARY TREE PROTECTION PLAN
L4.1.1	GROUP L - OPERATIONS CENTER, UDF & VALET PARKING PRELIMINARY LANDSCAPE PLAN
M.0	GROUP M - MISSION VILLAGE - RENDERINGS
M.0A	GROUP M - MISSION VILLAGE - PLANS
M.0B	GROUP M - MISSION VILLAGE - FLOOR PLANS
M.01	GROUP M - MISSION VILLAGE - COTTAGE ELEVATIONS
M.02	GROUP M - MISSION VILLAGE - COTTAGE ELEVATIONS
M.03	GROUP M - MISSION VILLAGE - COTTAGE 30 & 31 ELEVATIONS
M.04	GROUP M - MISSION VILLAGE - COTTAGE 32 & 33 ELEVATIONS
M.05	GROUP M - MISSION VILLAGE - COTTAGE 34 ELEVATIONS
M.06	GROUP M - MISSION VILLAGE - PARKING LEVEL PLAN
M.07	GROUP M - MISSION VILLAGE - GRADING PLAN
M.08	GROUP M - MISSION VILLAGE - STORM WATER TREATMENT PLAN
M4.1	GROUP M - MISSION VILLAGE - TREE PROTECTION PLAN
M4.2	GROUP M - MISSION VILLAGE - PRELIMINARY LANDSCAPE PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

Gensler

HENRY LENNY DESIGN STUDIO

Zimmer Associates International LLC

Issue	Date & Status Description	By	Check
1	3/28/2008 ISSUED FOR DART REVIEW		
2	07.07.08 ISSUED FOR PC CONCEPT REVIEW		
3	08.15.08 ISSUED FOR DART REVIEW 2		
4	10.08.08 ISSUED FOR DART PROGRESS REVIEW 2		
5	12.08.08 ISSUED FOR DART REVIEW		

Seal/Signature

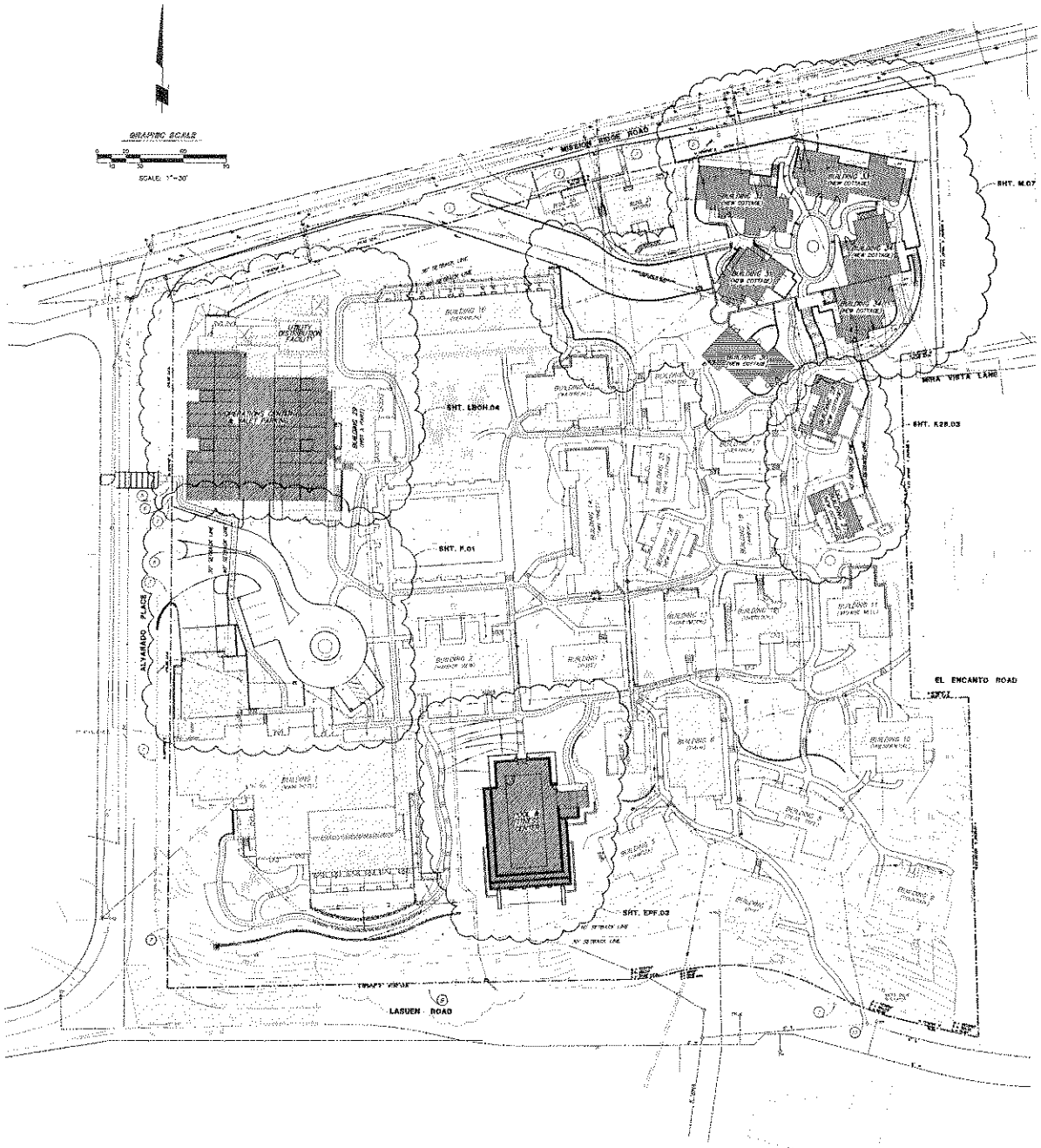
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Sheet Title
DRAWING INDEX, VICINITY MAP, AND PROJECT INFORMATION

00.00

EXHIBIT B



EARTHWORK QUANTITIES:

POOL & FITNESS CENTER

CUT = 1,340 CU YDS
FILL = 140 CU YDS

MISSION RIDGE VALET PARKING STRUCTURE

CUT = 4,550 CU YDS
FILL = 500 CU YDS

OPERATIONS CENTER/VALET PARKING

CUT = 4,270 CU YDS
FILL = 140 CU YDS

UTILITY DISTRIBUTION FACILITY

CUT = 2,270 CU YDS
FILL = 130 CU YDS

COTTAGES 27 & 28

CUT = 540 CU YDS
FILL = 20 CU YDS

TOTAL EXCAVATION QUANTITIES:

CUT = 16,900 CU YDS
FILL = 1,480 CU YDS

EARTHWORK NOTE:

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE FOR DETERMINING PERMIT FEES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING BIDS. QUANTITIES MAY VARY DEPENDING UPON ACTUAL FIELD CONDITIONS AT TIME OF CONSTRUCTION. VARIANCES SUCH AS SUBSURFACE, DRAINAGE UNDERLAYS, TEMPORARY SLOPES OF MATERIAL, HAUNCHES OF BUILDING SLABS, FOOTINGS AND PIPES AREAS, AND EXCESS SOIL DEMANDED BY UTILITY TRENCHES CONSTRUCTION SHALL BE CONSIDERED BY THE CONTRACTOR.

UTILITY NOTE:

ALL EXISTING SEWERS & UNDERGROUND UTILITIES THE CONTRACTOR WORKING ON THESE PLANS WERE PROVIDED AT VARIOUS & SWITH PRIOR TO SHEET 01.01 AND ARE INDICATED WITH THEIR APPROXIMATE LOCATION BASED ON THE BEST AVAILABLE RECORDS COMBINED WITH FIELD SURVEY DATA. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR'S ATTENTION SHOULD BE DRAWN TO THE POSSIBLE EXISTENCE OF IRRIGATION LINES ELECTRICAL OR COMMUNICATION LINES OR CABLES AND SEWER WATER OR DRAINAGE LINES WITHIN THE WORK AREA, WHICH MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES TO WHICH HE CAUSES DAMAGE OR UNDERGOES DAMAGE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE EXISTENCE OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR FURTHER AGREES TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE TO THE UTILITIES THROUGHOUT THE CONSTRUCTION PROCESS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES WITHIN THE PROJECT AREA BEFORE STARTING TO WORK.

CAUTION!

PRIOR TO BEGINNING ANY WORK ON ANY UTILITIES FOR THIS PROJECT, THE CONTRACTOR SHALL VERIFY EACH OF THE LISTED UTILITIES AT THE PROPOSED POINT OF CONNECTION TO VERIFY THE EXISTING LOCATION, ELEVATION AND SIZE TO ENSURE A PROPER CONNECTION. ANY VARIATION FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND WHAT IS SHOWN ON THIS PLAN SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ALL UTILITY INFORMATION PROVIDED BY THE CONTRACTOR SHALL BE PROVIDED TO THE CIVIL ENGINEER.

CONSTRUCTION NOTES:

1. TRANSITION RUBBER WALL - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
2. WOODEN FENCE & GATE - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
3. WOODEN GATE - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
4. NOT USED
5. EL ENCANTO ENTRY SIGN - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
6. BRICK PILLAR WITH LANTERN - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
7. SANDSTONE WALL - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
8. SANDSTONE PLANTER - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
9. BRICK STAIRS - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW
10. SANDSTONE STEPS - NOW ENCROACHMENT PERMIT UNDER SEPARATE REVIEW

NOTE:

ALL EXISTING IMPROVEMENTS & HEDGES ARE DEPICTED IN CODE 30 TO FIT BACK TO THE FORM WHERE THEY ARE ENCROACH ON THE PUBLIC RIGHT OF WAY LINE, AND ONLY PRIOR TO OWNERSHIP AS STATED IN SUBMITTED DOCUMENTS. THIS WORK APPLY TO ALVARADO PLACE, MISSION RIDGE ROAD AND LASUEN ROAD WHERE APPLICABLE.

SYMBOL LEGEND

PROPERTY BOUNDARY

PROPERTY LINE DATA

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

2900 Broadway
Suite 201
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Telephone 310.828.3000
Facsimile 310.828.3010

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3561 MOORE AVENUE, SUITE A
VENTURA, CA 93003
OFFICE (805) 650-6995
FAX (805) 677-4701

Mark	Date & Brief Description	By	Check
1	08/15/2008 ISSUE FOR DART REVIEW 2	TES	
2	10/08/2008 ISSUE FOR DART PROGESS REVIEW 2	TES	
3	11/06/2008 ISSUE FOR DART PROGESS REVIEW 3	TES	

Seal/Signature

STATE OF CALIFORNIA
NO. 41709
Exp. 12-31-10
CIVIL

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
PROPOSED SCOPE SITE PLAN

00.01

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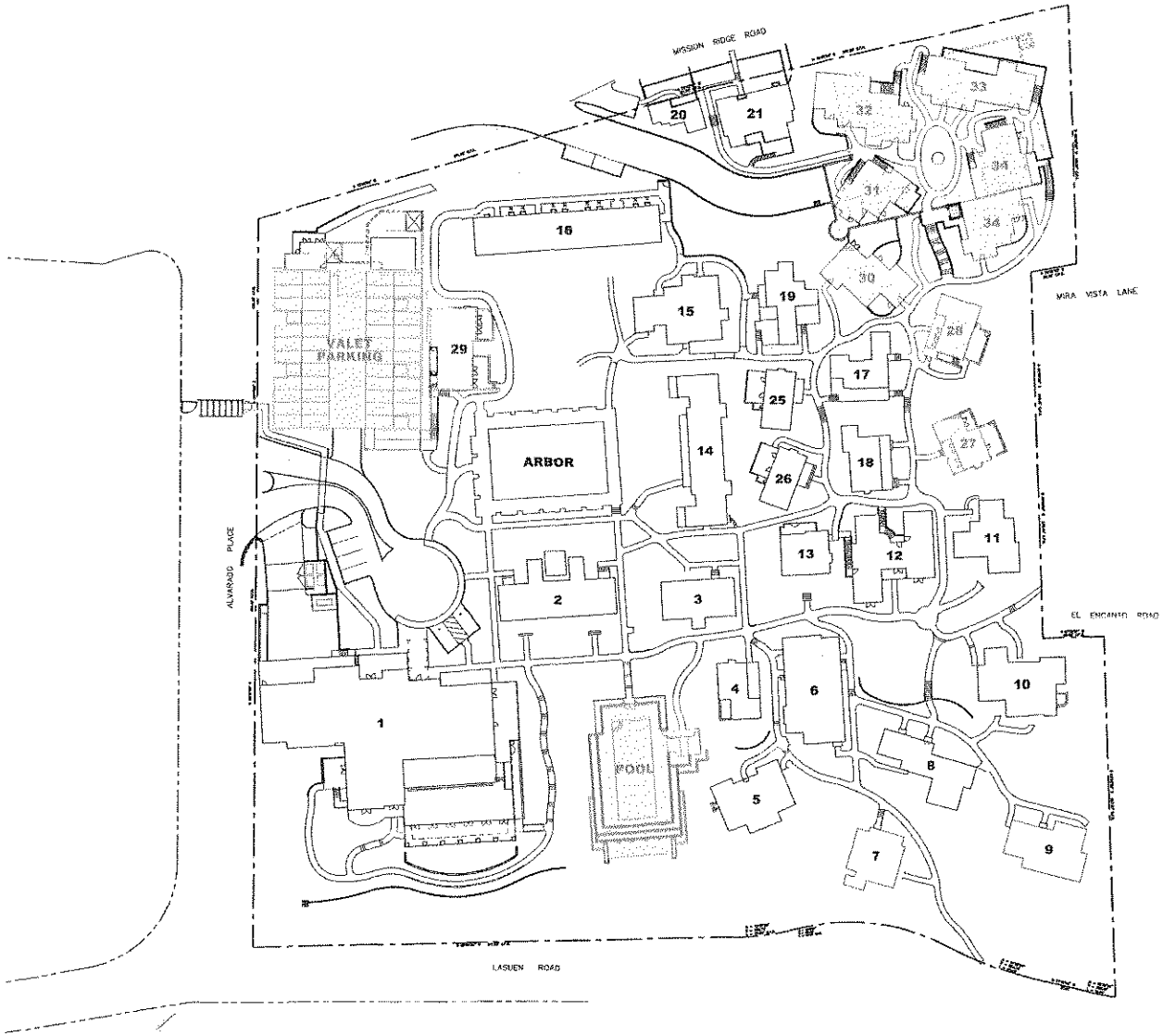


MASTER SUBMITTAL PLAN
SCALE NTS

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY DESIGN STUDIO
1024 Cindy Lane
Carpinteria, CA
93013
805.566.3855
henrylenny.com

Issue	Date & Issue Description	By	Check
	04/28/2008 ISSUE FOR DART REVIEW		
	07/15/2008 Issue for Dart Corrections		
	08/19/2008 ISSUE FOR DART REVIEW 2		
	10/03/2008 ISSUED FOR DART PROGRESS REVIEW 2		

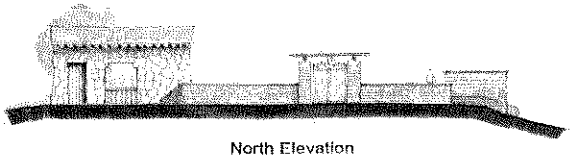
Seal/Signature

Project Name
EL ENCANTO HOTEL

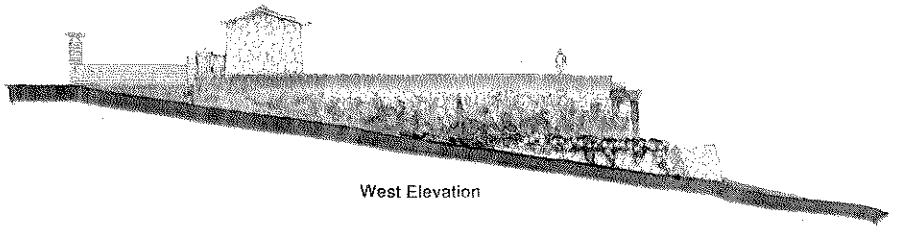
Project Number
DS.5007.000
CAD File Name

Description
Site Plan

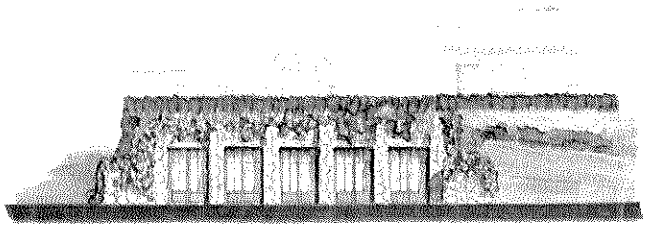
00.02



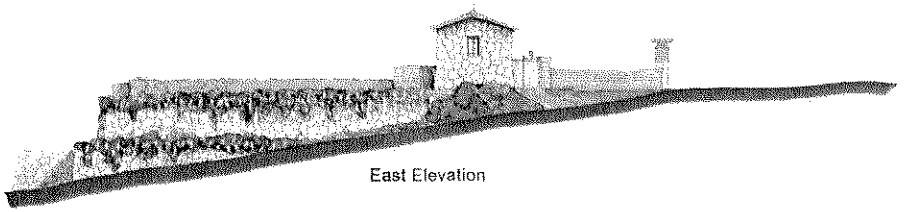
North Elevation



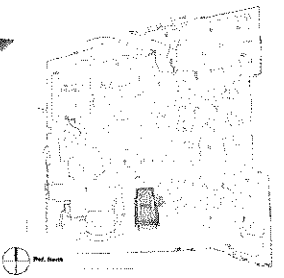
West Elevation



South Elevation



East Elevation



KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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Issue	Date & Issue Description	By	Check
	03/13/2008 ISSUE FOR DART REVIEW		
	04/15/2008 ISSUE FOR DART REVIEW 2		
	05/08/2008 ISSUED FOR DART PROGRESS REVIEW 2		

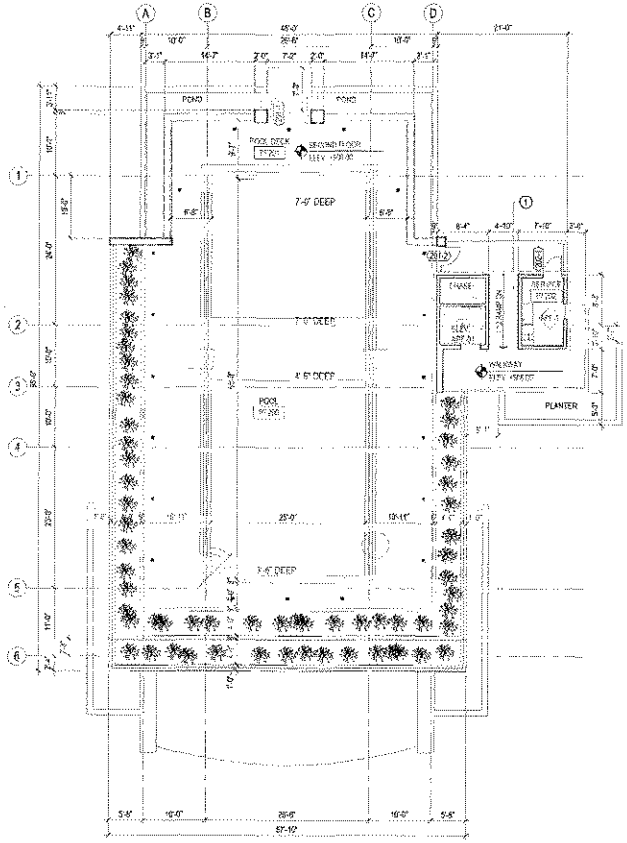
Seal/Signature

Project Name
EL ENCANTO HOTEL

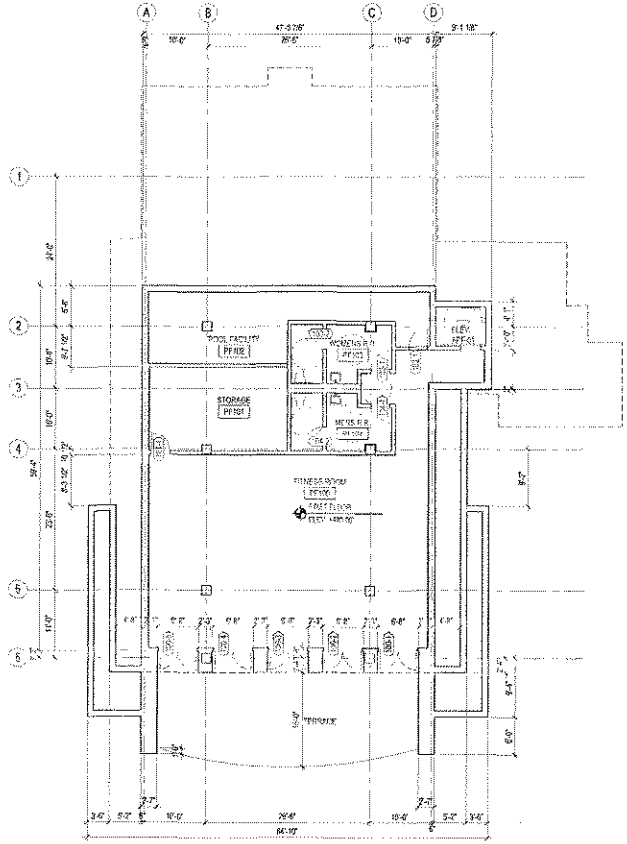
Project Number
05.5007.000
CAD File Name

Description
Group E - Pool & Fitness Center Renderings

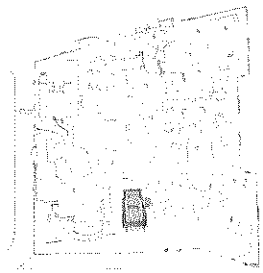
EPF.00



CONSTRUCTION - 02 DECK LEVEL 2



CONSTRUCTION - 01 BASEMENT PLAN 1



KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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Issue	Date & Issue Description	By	Check
	05/30/2008 ISSUE FOR DART REVIEW		
	05/30/2008 ISSUE FOR DART REVIEW 2		
	05/30/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Seal/Signature

Project Name
EL ENCANTO HOTEL

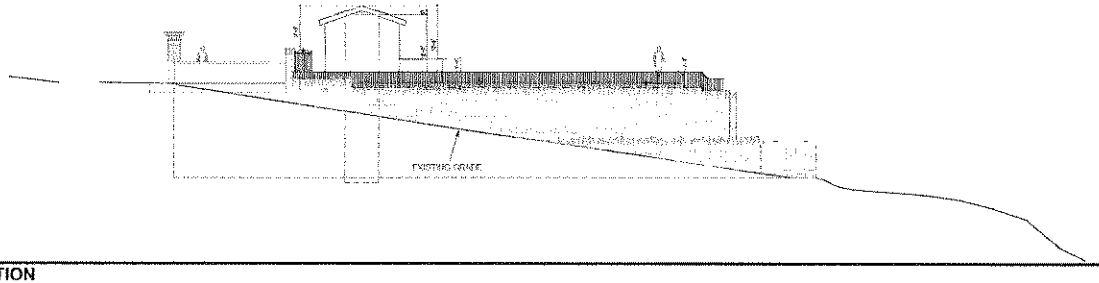
Project Number
05.9007.000

Date Plot Name

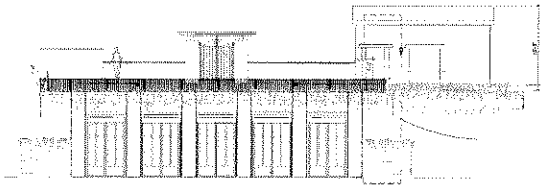
Description

Group E - Pool / Fitness Center

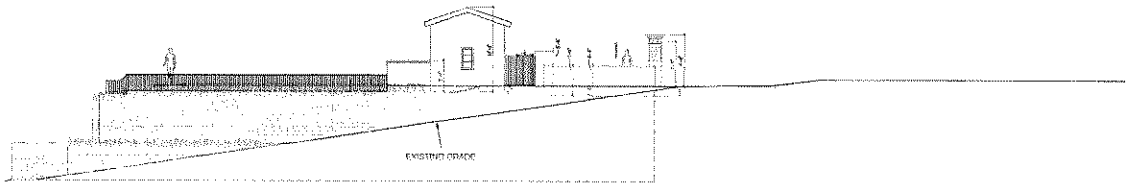
EPF.01



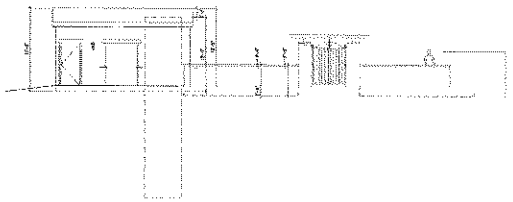
POOL- WEST ELEVATION
SCALE: 1/8" = 1'-0"



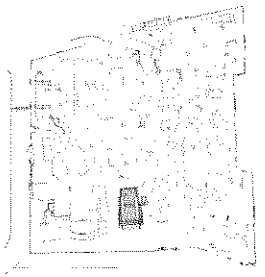
POOL- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



POOL- NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY
DESIGN GROUP

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No.	Date & Brief Description	By	Check
	01/28/2009 ISSUE FOR DART REVIEW 1		
	04/06/2009 ISSUED FOR DART REVIEW 2		
	11/05/2009 ISSUED FOR DART PROGRESS REVIEW 3		

Seal/Signature

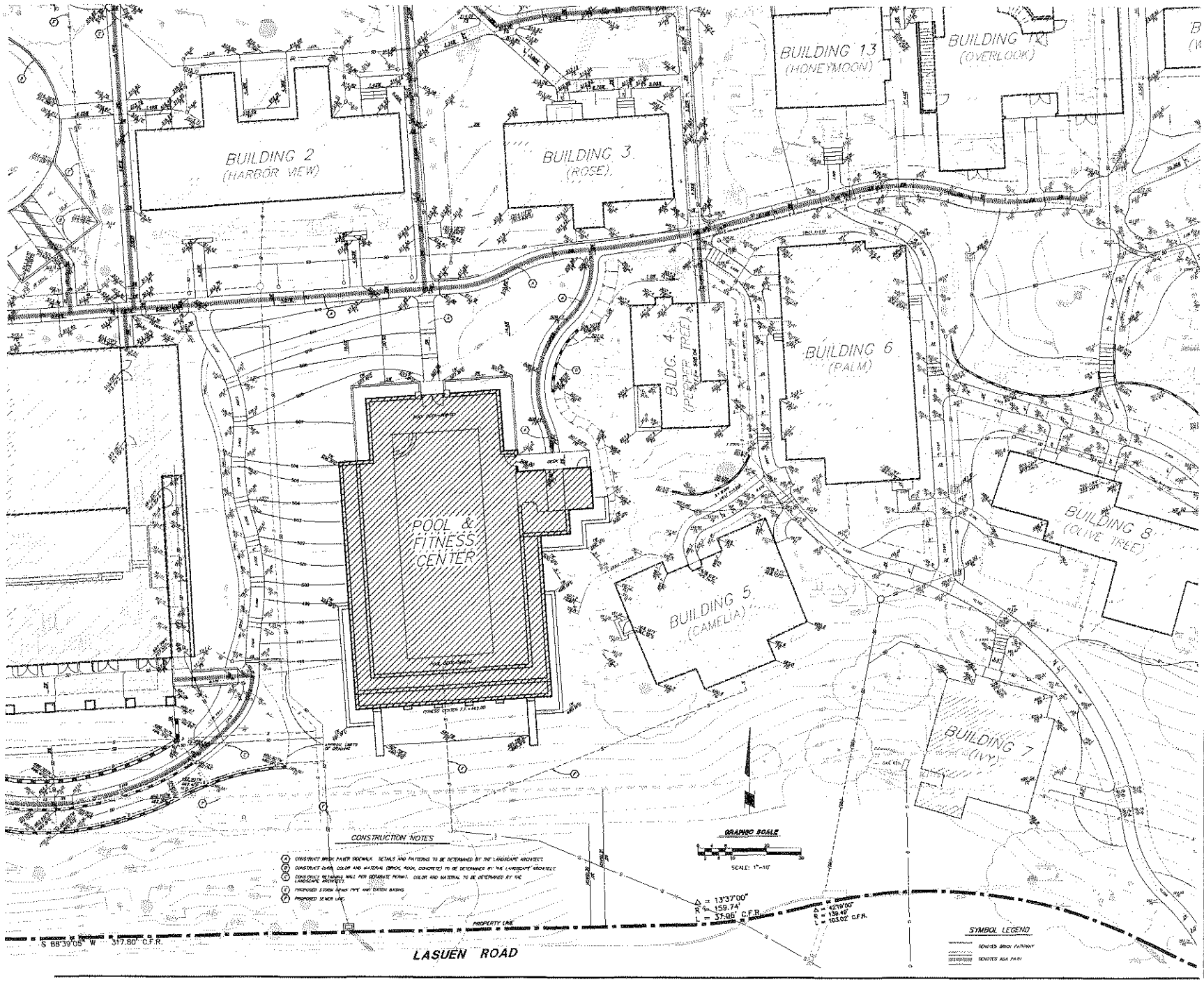
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000
CAD File Name

Revision

Group E - Pool / Fitness Center

EPF.02



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

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FAX: (805) 677-4721

Issue	Date & Issue Description	By	Check
1	08/13/2008 ISSUE FOR DART REVIEW 2	TES	
2	10/08/2008 ISSUE FOR DART PROGRESS REVIEW 2	TES	
3	12/08/2008 ISSUE FOR DART PROGRESS REVIEW 3	TES	

Seal/Signature

REGISTERED PROFESSIONAL ENGINEER
MARIA V. ALVAREZ
NO. 41700
Exp. 3-31-16
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
GRADING PLAN - POOL & FITNESS CENTER

EPF.03

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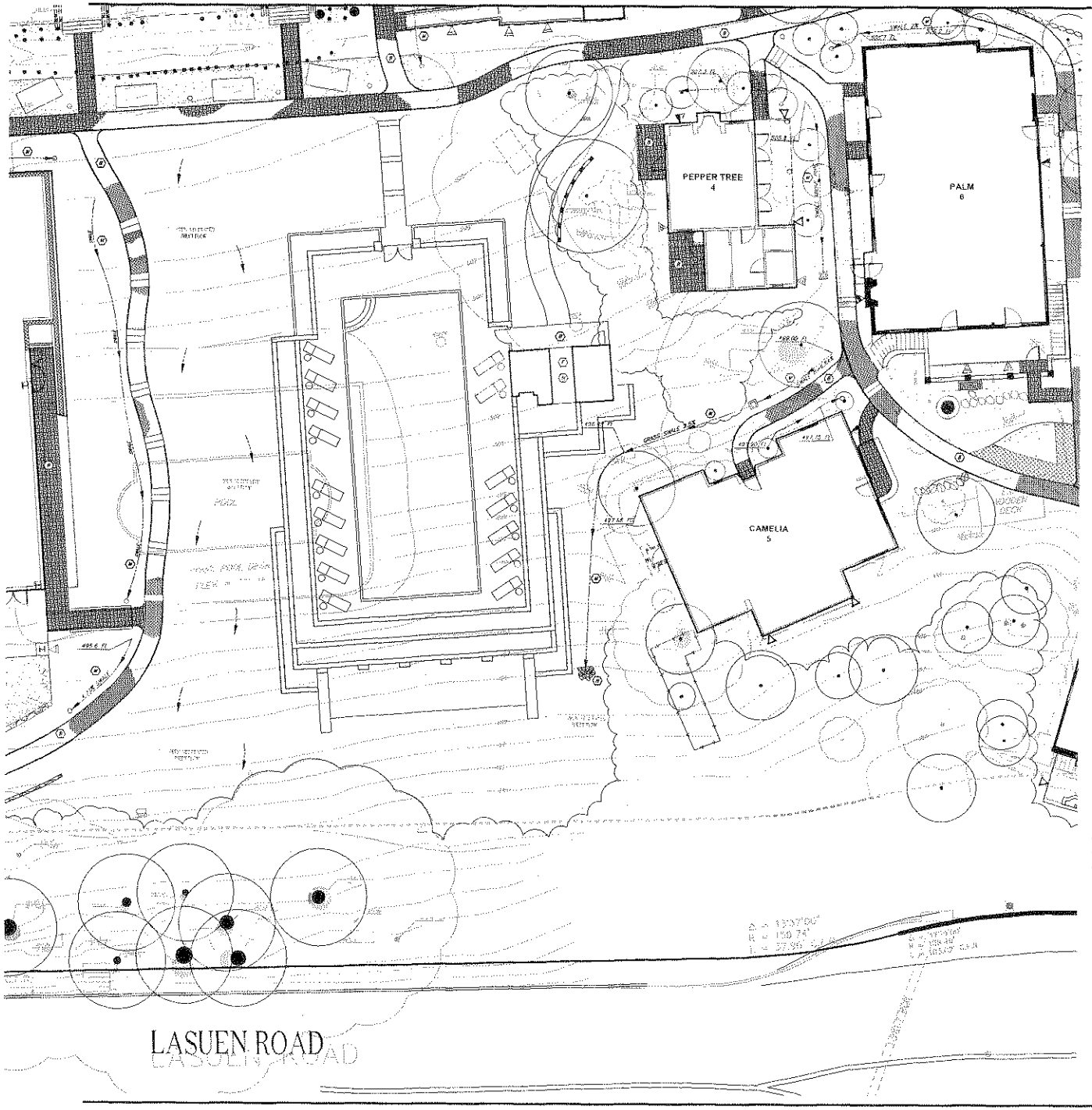

POST CONSTRUCTION BMP NOTES

(A) CONSTRUCT RAISED PLANTER AT ROOF DRAIN. MATERIAL AND PLANTS TO BE DETERMINED BY THE ARCHITECT AND ARTIST.

(B) CONSTRUCT PERMEABLE MATERIAL (SUCH AS PROPOSED CART PATHS, PER CITY OF SANTA BARBARA STORMWATER STDS. COLOR AND MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT.

(C) CONSTRUCT INFILTRATE PER CALIFORNIA STORMWATER BMP "TC-30" AND CITY OF SANTA BARBARA STORMWATER STDS. SEE INFILTRATE DETAIL SHEET EPF.05.

(D) CONSTRUCT OUTDOOR WASTE HANDLING AND CONTAINMENT FACILITY PER CALIFORNIA STORMWATER BMP "SC-34" AND CITY OF SANTA BARBARA STORMWATER STDS.

(E) CONSTRUCT OUTDOOR LOADING/UNLOADING AREA PER CALIFORNIA STORMWATER BMPS "SC-31", "SC-32" AND CITY OF SANTA BARBARA STORMWATER STDS.

(F) CONSTRUCT VEHICLE AND EQUIPMENT CLEANING AND REPAIR AREA PER CALIFORNIA STORMWATER BMPS "SC-33", "SC-34" AND CITY OF SANTA BARBARA STORMWATER STDS.

(G) CONSTRUCT PARKING/STORAGE AREA PER CALIFORNIA STORMWATER BMP "SC-43" AND CITY OF SANTA BARBARA STORMWATER STDS.

(H) CONSTRUCT OUTDOOR TREATMENT/STORAGE AREA PER CALIFORNIA STORMWATER BMPS "SC-31", "SC-32", "SC-33", AND CITY OF SANTA BARBARA STORMWATER STDS.

(I) CONSTRUCT BIOFILTER PER CALIFORNIA STORMWATER BMP "SC-41" OR DRAINAGE SYSTEM MAINTENANCE AND CITY OF SANTA BARBARA STORMWATER STDS.

(J) CONSTRUCT LOWER LEVEL LAUNDRY/CONDITIONING AREA PER CALIFORNIA STORMWATER BMP "SC-31" AND CITY OF SANTA BARBARA STORMWATER STDS.

(K) INSTALL "NON-POTABLE WATER USE" SIGNS (SIZES TO FIT) OR APPROVED EQUIVALENT IN OUTDOOR AREAS PER SWPCP REQUIREMENTS.

(L) INSTALL "NON-POTABLE WATER USE" SIGNS (SIZES TO FIT) OR APPROVED EQUIVALENT IN INTERIOR AREAS PER SWPCP REQUIREMENTS.

(M) CONSTRUCT OPEN VEGETATED SWALE FOR FILTRATION, INFILTRATION, AND SEDIMENT DEPOSIT.

(N) CONSTRUCT GROUTED RIP RAP FOR ENERGY DISSIPATION.

GRAPHIC SCALE

SCALE: 1" = 10'

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

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Issue	Date & Brief Description	By	Check
1	06/15/2006 ISSUE FOR DART REVIEW 2	TFS	
2	10/06/2006 ISSUE FOR DART PROGRESS REVIEW 2	TFS	
3	12/08/2006 ISSUE FOR DART PROGRESS REVIEW 2	TFS	

Seal/Signature

NO. 47780
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
85.5067.000

CAD File Name

Description
STORMWATER TREATMENT PLAN - POOL & FITNESS CENTER

EPF.04

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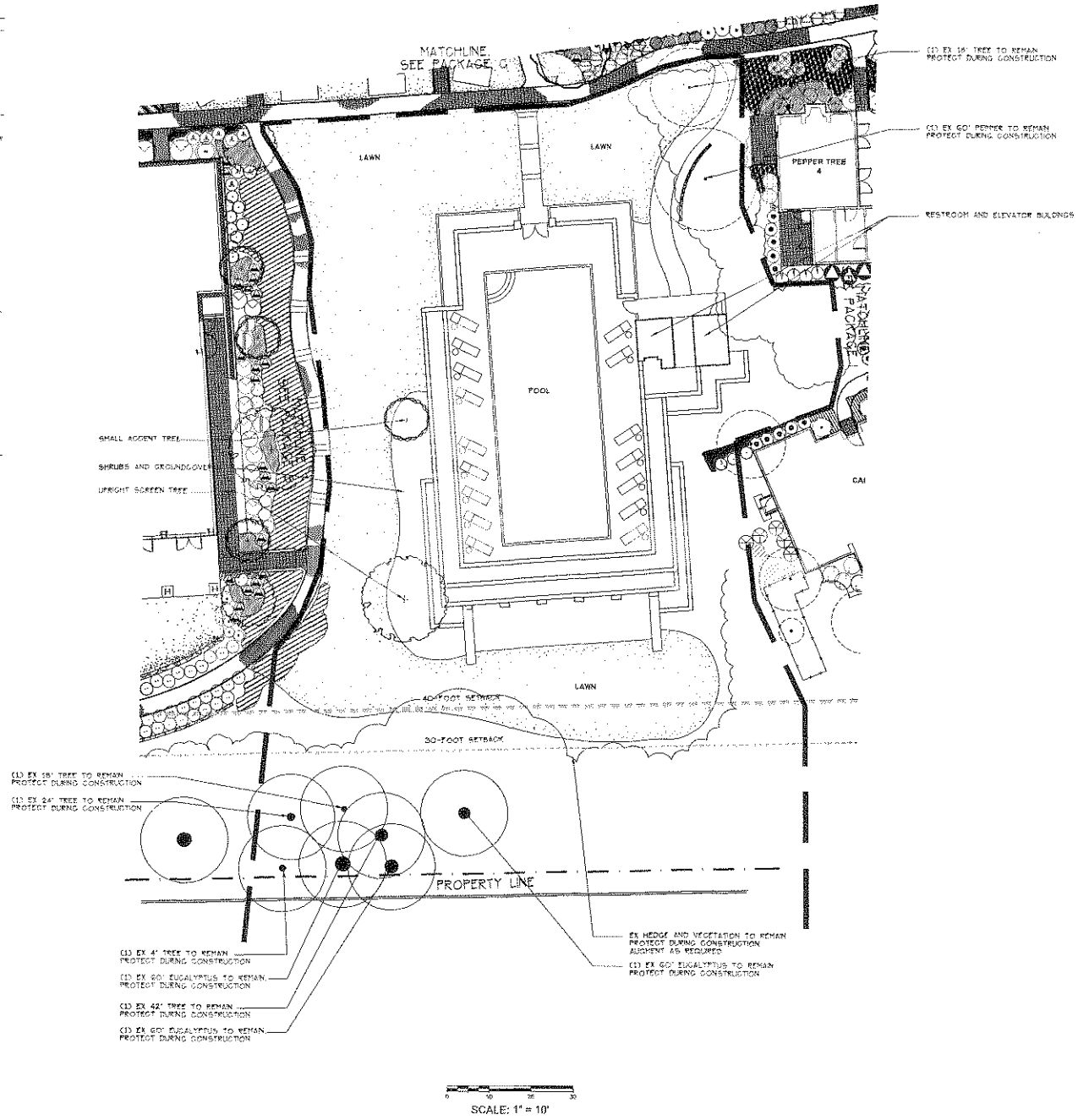
PRELIMINARY PLANT LIST

BOTANIC NAME	COMMON NAME
TREES	
BRUGMANSIA VERSICOLOR	ANGEL'S TRUMPET
CERCIS OCCIDENTALIS	WESTERN REDBUD
CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA
CHORISIA SPECIOSA	FLOSS SILK TREE
CITRUS SPP	CITRUS
DODONAEA VIS. 'PURPUREA'	PURPLE HOPSEED
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
LAGERSTROEMIA SPP	CRAPE MYRTLE
OLEA EUROPAEA 'MAN HILL'	PRICELESS OLIVE
OLEA EUROPAEA 'WILSON'	PRICELESS OLIVE
SHRUBS	
ABUTILON HYBRIDUS	FLOWERING MAPLE
ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE
AZALEA INDICA	SOUTHERN INDICA WHITE AZALEA
BRUNFELSIA PAUCIFLORA	YESTERDAY TODAY & TOMORROW
BUXUS M.J. 'GREEN BEAUTY'	BOXWOOD
CAMELLIA SPP	CAMELLIA
CARISSA SPP	NATAL PLUM
CARPENTERIA CALIFORNICA	BUSH ANEMONE
CISTUS LAUREOLUS	DARRION SPOT ROCKROSE
HIBISCUS ARCHER	HIBISCUS
HYDRANGEA MACROPHYLLA	GARDEN HYDRANGEA
ILEX C. 'BURGOMEN'	BURGOMEN HOLLY
LAURUS NOBILIS	BAY LAUREL
LONICERA NITIDA 'GOLDENEYE'	NITIDA
MYRTUS COMMUNIS	MYRTLE
OSMANTHUS FRAGRANS	SWEET OLIVE
PITTOSPORUM C. 'NANA'	DWARF CARO
PITTOSPORUM CRASSIFOLIUM	CARO
PITTOSPORUM T. 'WHEELERI'	WHEELER'S DWARF
PITTOSPORUM TOBIRA	TOBIRA
PITTOSPORUM UNDULATUM	VICTORIAN BOX
PRUNUS LYCIOIDES	CATALINA CHERRY
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY
STAPHYLEA PINNATA	NOT-NUTTHOKEN
ROSA SPP	ROSES
TECOMARIA CAPENSIS	PERGOLA FLOWER
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
VIBURNUM P. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM
HERBACEOUS & GROUNDCOVER	
ALOE BERTIANA	ALOE
ANEMONE JAPONICA 'ALBA'	ANEMONE
BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA
CARPANULA PORTENSCHLAGIANA	DALMATIAN BELLFLOWER
CEANOTHUS 'MARIETE POINT'	WILD LILAC
CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
GLINUS MINATA	SAFFLILES
HELLEBORUS A. 'BRESSINGHAM WHITE'	WHITE CORAL BELLS
IRIS-FALL BEARDED	IRIS
LAVENDULA SPP	LAVENDER
LIRIOPE MUSCARI	BIG BLUE LILY TURF
NEMOPHILA MACULOSA	LACE EYES
NEPETA RUBRA	CATMINT
OPHIOPOGON JAPONICA	MONDO GRASS
PELARGONIUM TOMENTOSUM	PEPPERMINT-SCENTED GERANIUM
PENSTEMON SPP	PENSTEMON
ROSMARINUS O. 'LOCKWOOD DE FOREST'	ROSEMARY ROSEMARY
SENECIO MANDRALISCAE	KLEINIA
SEDUM GRAMBERGIA	GERMANDER
TANACETUM ARTEMISIA	SILVER LACE
VINES	
BOUGAINVILLEA SPP	BOUGAINVILLEA
CLEMATIS ARMANDI	EVERGREEN CLEMATIS
CLITOSORIA CALLISTEGIOIDES	LAVENDER BLUSHER VINE
FICUS P. 'MINIMA'	CREEPING FIG
GERMA DORDENNIUM	LAVENDER STARFLOWER
HARDENBERGIA COMPTONIANA	LILAC VINE
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PASSIFLORA 'CORAL SEA'	CORAL PASSION FLOWER
VITIS VINIFERA	GRAPE IVY
ROSA 'CECILE BRUNNER'	SWEETHEART ROSE
WISTERIA SINENSIS	CHINESE WISTERIA



FOR REVIEW ONLY - NOT FOR CONSTRUCTION

PHASE 2 - PACKAGE E - POOL AND FITNESS - PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'-0"

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

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Santa Monica, CA 90404
Telephone: 310.828.5000
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Zimmer Associates International LLC
1/4 Sandoval Inc. Office
Santa Fe New Mexico 87501
505.955.9019 Fax 986.1676

THE OFFICE OF
RAITT
O'REILLY
ROGERS
ASLA
LANDSCAPE
ARCHITECT
CA 4908

Issue	Date & Issue Description	By	Check
	100% DRAFT ISSUE FOR TURNKEY PROGRESS REVIEW		

Project Name
EL ENCANTO HOTEL

Project Number
95.5007.000

CAD File Name

Description
Preliminary Landscape Plan
Phase 2
Pool and Fitness Center

E-L1

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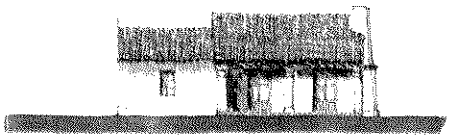
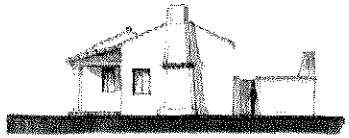
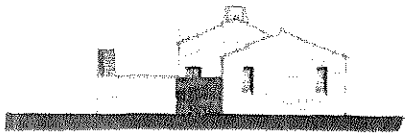


WEST ELEVATION
SCALE: 1/8" = 1'

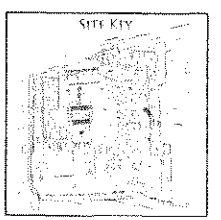


SOUTH ELEVATION
SCALE: 1/8" = 1'

EAST ELEVATION
SCALE: 1/8" = 1'



NORTH ELEVATION
SCALE: 1/8" = 1'



BUILDING 27 - NEW COTTAGE

KEY PLAN

El Encanto Hotel
ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY
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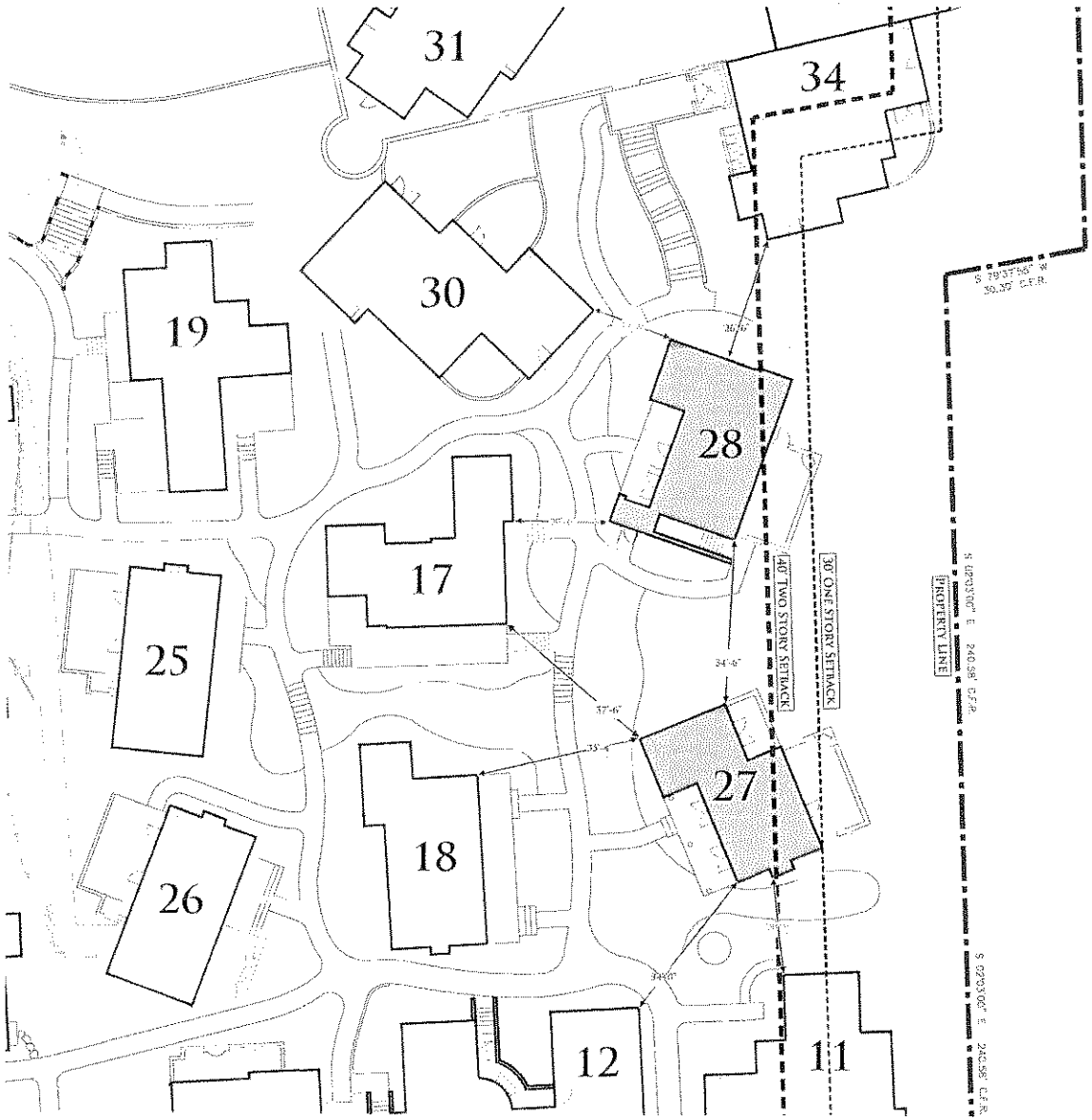
Issue	Date & Issue Description	By	Check
	05/28/2008 ISSUE FOR DART REVIEW 2		
	05/30/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Description
Group K - Cottage 27 Rendering

K27.00



COTTAGES 27 & 28 DIMENSIONED SITE PLAN

SCALE: 1" = 10'

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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Issue	Date & Brief Description	By	Check
	02/28/2008 ISSUE FOR DART REVIEW		
	08/15/2008 ISSUE FOR DART REVIEW 2		
	10/06/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Project Name: EL ENCANTO HOTEL

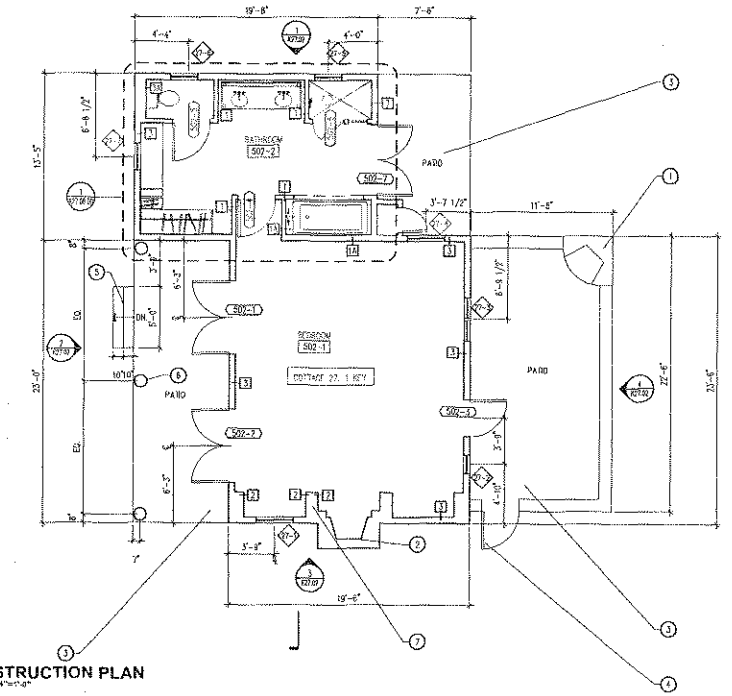
Project Number: 05.5007.000

Date File Name

Description

Group K - Distances Between Cottages

K27.0A



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

COTTAGE 27 - CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

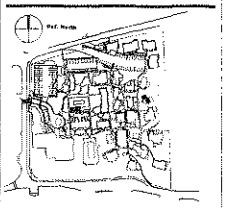
1

KEY NOTES

1. PROPAN EXTERIOR FIREPLACE IN CEMENT PLASTER ENCLOSURE
2. PREFAB FIREPLACE
3. TILE PATIO
4. ORNAMENTAL IRON GATE
5. TILE STEPS
6. PRECAST COLUMN ENCLOSURES
7. 6X6 D.A. INTAKE UP FROM CRAWL SPACE

GENERAL NOTES

KEY PLAN



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY

Zimmer Associates International LLC

Issue	Date & Issue Description	By	Check
1	3/28/2008 ISSUED FOR DART REVIEW		
2	8/15/08 ISSUED FOR DART REVIEW		
3	10/08/2008 ISSUED FOR DART PROGRESS REVIEW 2		
4	12-08-08 ISSUED FOR DART REVIEW		

Seal/Signature

Project Name
EL ENCANTO HOTEL
GROUP M

Project Number
85.5007.000

CAD File Name
K27.01.dwg

Description
GROUP K - COTTAGE 27
PLAN

K27.01

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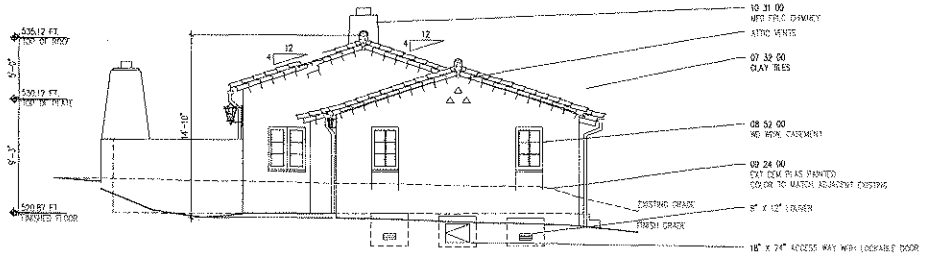
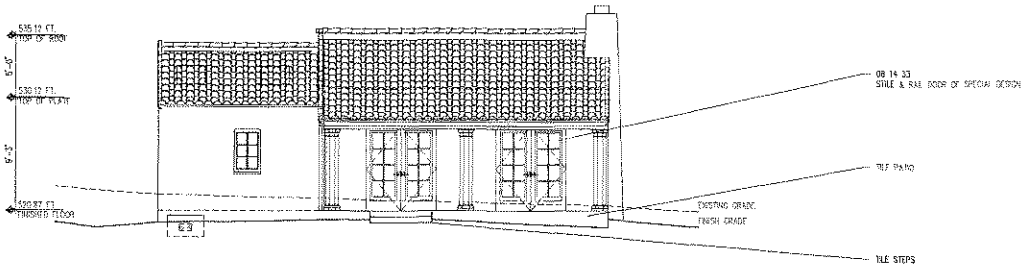


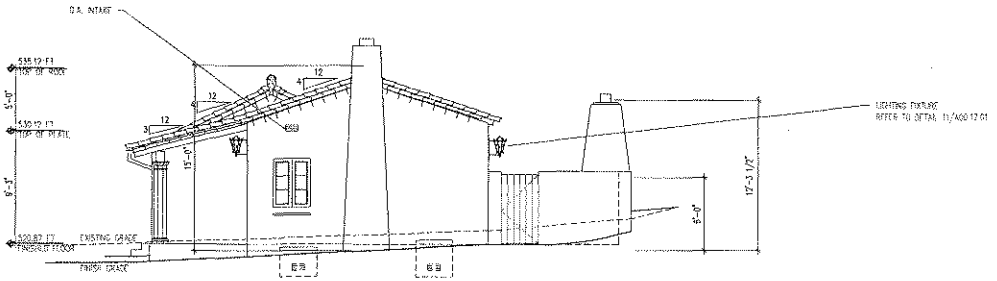
COTTAGE 27 - - EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1



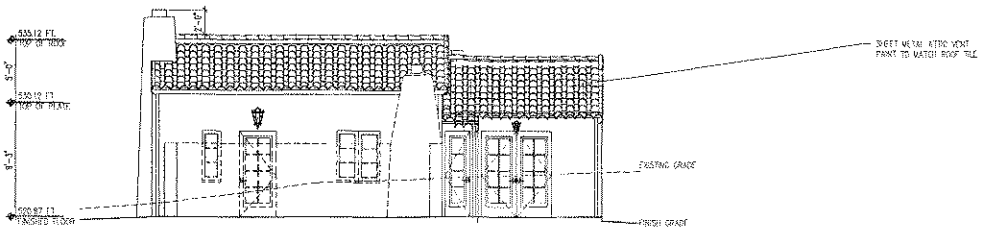
COTTAGE 27 - - EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"

2



COTTAGE 27 - EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

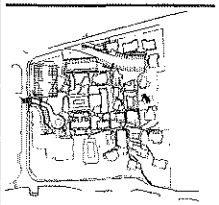
3



COTTAGE 27 EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1'-0"

4

KEY PLAN



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

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Issue	Date & Issue Description	By	Check
1	3/28/2008 ISSUED FOR DART REVIEW		
2	8/15/08 ISSUED FOR DART REVIEW		
3	10/08/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Project Name
EL ENCANTO HOTEL
GROUP M

Project Number
65.5607.000

Description
GROUP K - COTTAGE 27
ELEVATIONS

K27.02

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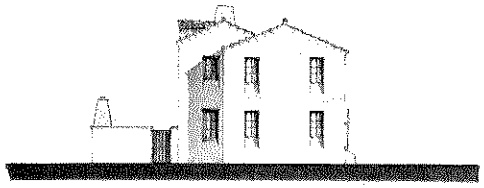
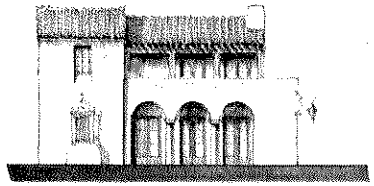
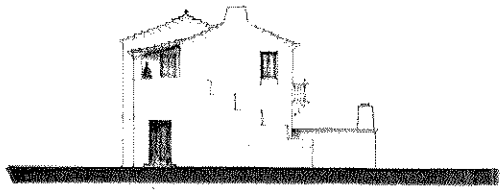


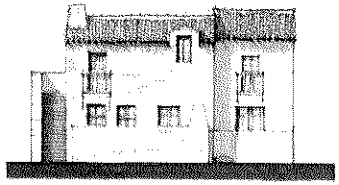
NORTH ELEVATION
SCALE: 1/8" = 1'



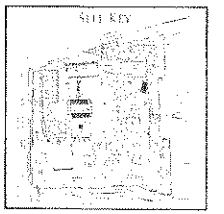
WEST ELEVATION
SCALE: 1/8" = 1'



SOUTH ELEVATION
SCALE: 1/8" = 1'



EAST ELEVATION
SCALE: 1/8" = 1'



BUILDING 28 - NEW COTTAGE

KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY

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93013
805.566.3855
henrylenny.com

Issue	Date & Issue Description	By	Check
	05/28/2008 ISSUE FOR DART REVIEW 2		
	05/15/2008 ISSUE FOR DART REVIEW 2		
	10/09/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Seal/Signature

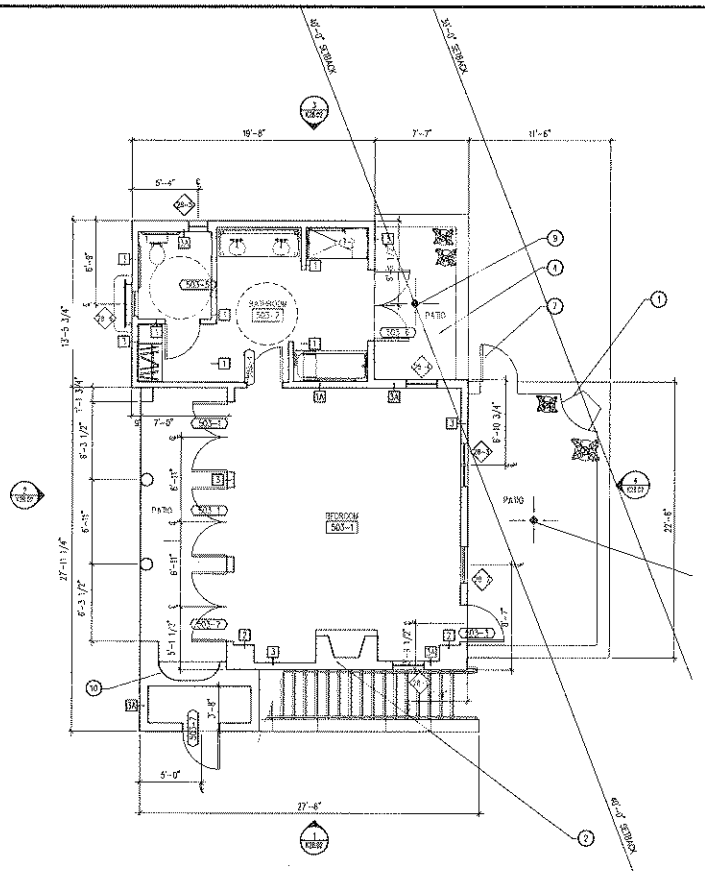
Project Name
EL ENCANTO HOTEL

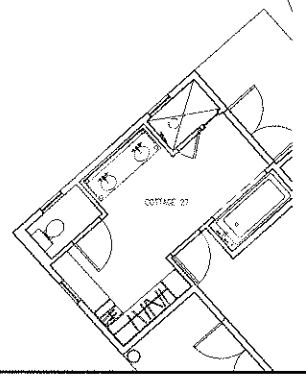
Project Number
05.5007.000

CAD File Name

Description
Group K - Cottage 28
Renderings

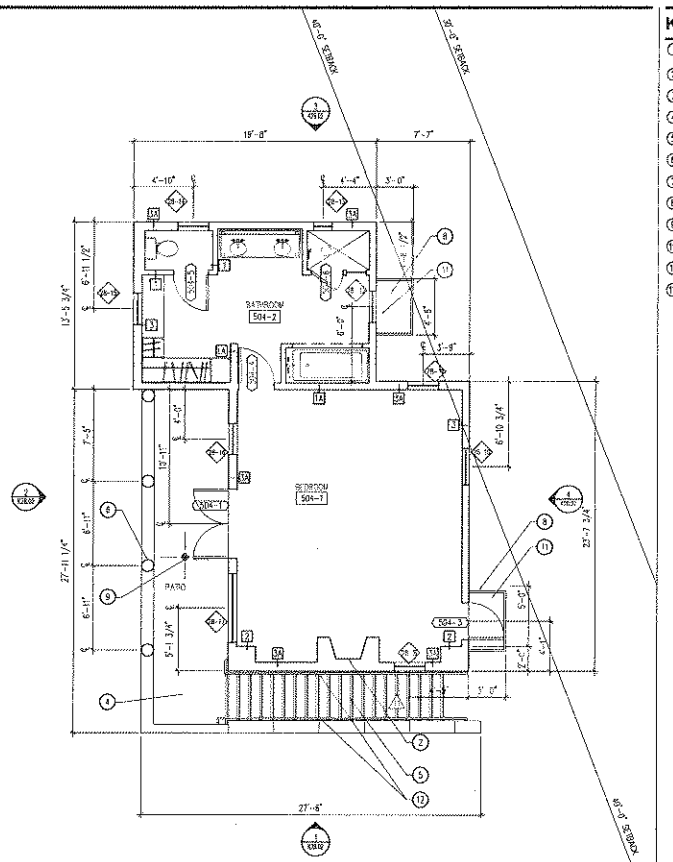
K28.00

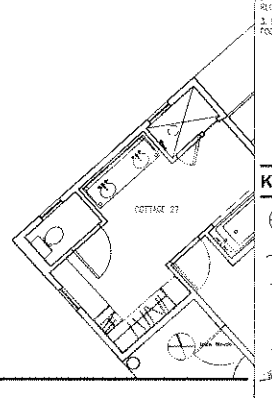




FIRST FLOOR CONSTRUCTION PLAN

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





SECOND FLOOR CONSTRUCTION PLAN

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

BUILDING 28 - CONSTRUCTION FLOOR PLANS

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

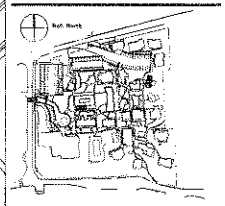
KEY NOTES

1. PREFAB FIREPLACE WITH CEMENT PLASTER FACE OVERLAY
2. PREFAB FIREPLACE
3. 42" HIGH PLASTER WALL
4. MUD SET TILE PATIO/BALCONY
5. THIN SET TILE STAIRS
6. CEMENT PLASTER COURTYARD ENCLOSURE
7. ORNAMENTAL IRON GATE
8. ORNAMENTAL IRON GUARDRAIL
9. DECK DRAIN
10. CEMENT PLASTER NICHE
11. THIN SET TILE BALCONY
12. PAINTED METAL HANDRAIL

GENERAL NOTES

1. FOR WALL TYPES REFER TO SHEET A06.12.10
2. ALL EXTERIOR TILE BALCONIES & STAIRS TO RECEIVE WATERPROOF MEMBRANE BELOW
3. EXTERIOR TILE TO SLOPE TO DRAIN 1/4" PER FOOT MAX

KEY PLAN



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

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HENRY LENNY
ARCHITECTS & PLANNERS

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Consultant Structural Engineer
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△	Date	Brief Description	No.	Check
1	7/28/2006	ISSUED FOR DART REVIEW		
	9/26/06	ISSUED FOR DART REVIEW		
3	10/09/2006	ISSUED FOR DART PROGRESS REVIEW 2		

Project Name
EL ENCANTO HOTEL
GROUP M

Project Number
05.5007.000

Drawing Title
GROUP K COTTAGE 28
PLANS

K28.01

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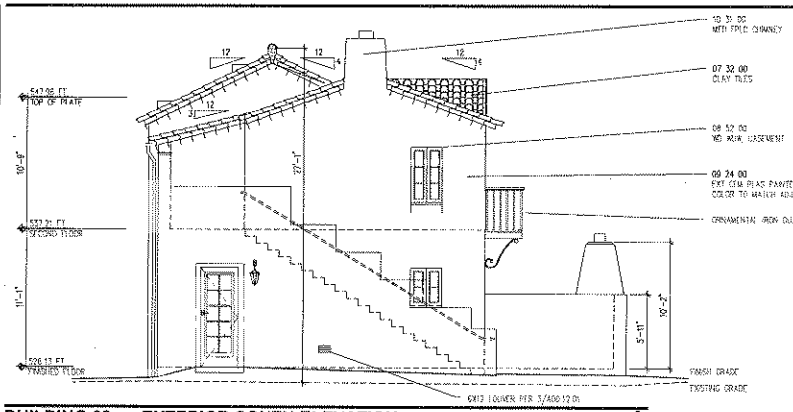
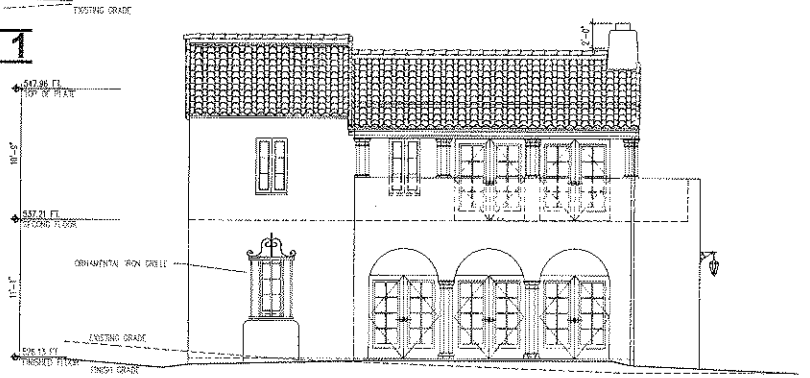
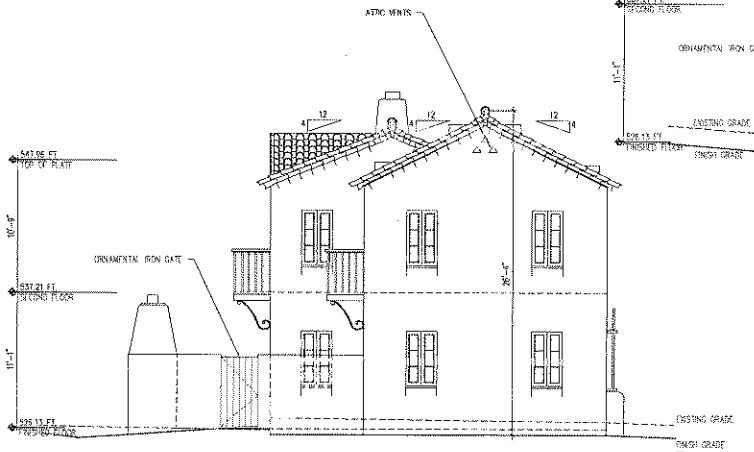


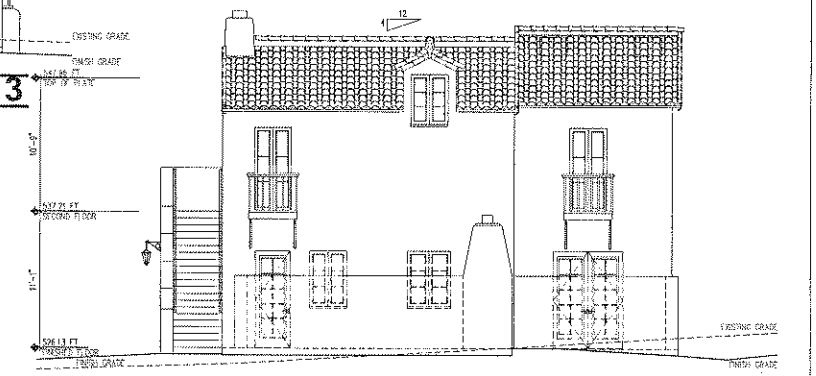
BUILDING 28 - - EXTERIOR SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



BUILDING 28 - - EXTERIOR WEST ELEVATION 2
SCALE: 1/4" = 1'-0"

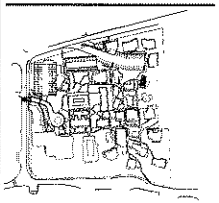


BUILDING 28 - EXTERIOR NORTH ELEVATION 3
SCALE: 1/4" = 1'-0"



BUILDING 28- EXTERIOR EAST ELEVATION 4
SCALE: 1/4" = 1'-0"

KEY PLAN



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler
2100 Broadway
Suite 100
Santa Monica, CA 90404
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Facsimile 310 434 4010

HENRY LENNY
ARCHITECTS & PLANNERS

Zimmer Associates International LLC
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Santa Fe, New Mexico 87501
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No.	Date & Brief Description	By	Check
1	3/28/2006 ISSUED FOR DART REVIEW		
2	8/15/06 ISSUED FOR DART REVIEW		
3	10/08/2006 ISSUED FOR DART PROGRESS REVIEW 2		

Seal/Signature

Project Name
EL ENCANTO HOTEL
GROUP M

Project Number
05.5007.030

CAD File Name

Plot Scale

Sheet Title
GROUP K - COTTAGE 28
ELEVATIONS

K28.02

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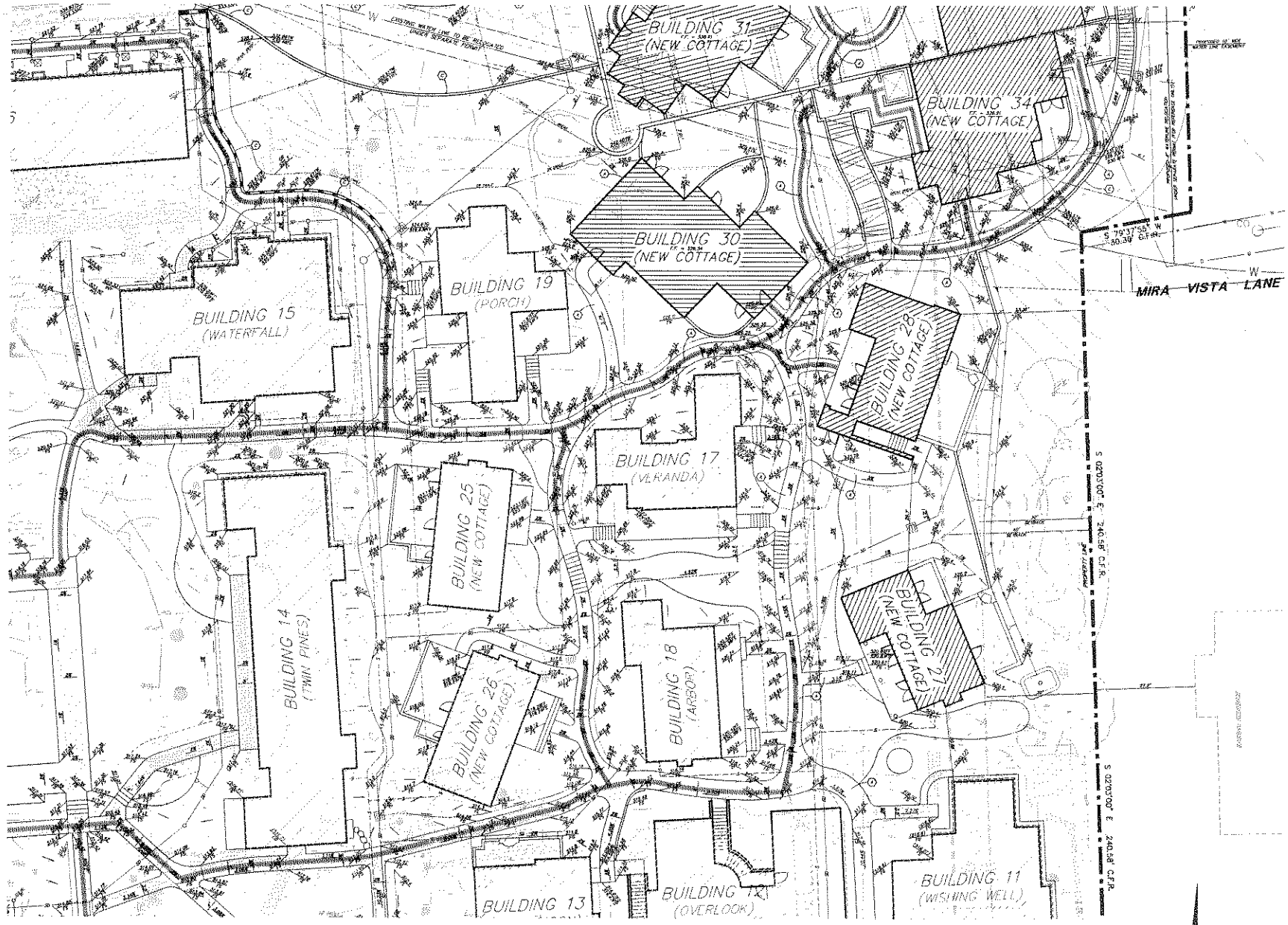

SYMBOL LEGEND

- DENOTES BRICK PASTIMAT
- DENOTES ADA PATH

CONSTRUCTION NOTES

- CONSTRUCT BRICK PAVER SIDEWALK. DETAILS AND PATTERNS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- CONSTRUCT CURB, COLOR AND MATERIAL (BRICK, ROCK, CONCRETE) TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- CONSTRUCT RETAINING WALL PER SEPARATE PERMIT. COLOR AND MATERIAL TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- PROPOSED STORM DRAIN PIPE AND CATCH BASINS.
- PROPOSED SEWER LINE.

GRAPHIC SCALE

SCALE: 1"=10'

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

TRI-NET ENGINEERING
1587 MORSE AVENUE, SUITE A
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FAX: (805) 677-4721

Issue	Date & Issue Description	By	Check
1	08/15/2008 ISSUE FOR DART REVIEW 2	TES	
2	10/08/2008 ISSUE FOR DART PROGESS REVIEW 2	TES	
3	12/08/2008 ISSUE FOR DART PROGESS REVIEW 3	TES	

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.900

Description
GRADING PLAN - BUILDINGS 27 & 28

K28.03

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POST CONSTRUCTION BMP NOTES

- (A) CONSTRUCT RAISED PLANTER AT ROOF DRAIN, MATERIAL AND PLANTS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- (B) CONSTRUCT REMOVABLE WALKWAYS, STREET FOR PROVIDED CART PATHS, PER CITY OF SANTA BARBARA STORMWATER STDS. COLOR AND MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT.
- (C) CONSTRUCT BIOSWALE PER CALIFORNIA STORMWATER BMP TC-30 AND CITY OF SANTA BARBARA STORMWATER STDS. SEE BIOSWALE DETAIL SHEET C-1.
- (D) CONSTRUCT OUTDOOR WASTE HANDLING AND DISPOSAL FACILITY PER CALIFORNIA STORMWATER BMP SC-34 AND CITY OF SANTA BARBARA STORMWATER STDS.
- (E) CONSTRUCT OUTDOOR LOADING/UNLOADING AREA PER CALIFORNIA STORMWATER BMPS SC-31, SC-33 AND CITY OF SANTA BARBARA STORMWATER STDS.
- (F) CONSTRUCT VEHICLE AND EQUIPMENT REPAIR AND MAINTENANCE AREA PER CALIFORNIA STORMWATER BMPS SC-31, SC-32 AND CITY OF SANTA BARBARA STORMWATER STDS.
- (G) CONSTRUCT PARKING/STORAGE AREA PER CALIFORNIA STORMWATER BMP SC-43 AND CITY OF SANTA BARBARA STORMWATER STDS.
- (H) CONSTRUCT OUTDOOR EQUIPMENT OPERATIONS AREA PER CALIFORNIA STORMWATER BMPS SC-31, SC-32, SC-37 AND CITY OF SANTA BARBARA STORMWATER STDS.
- (I) CONSTRUCT BMP INLET PER CALIFORNIA STORMWATER BMP TC-41 IN DRAINAGE SYSTEM WATERSHED AND CITY OF SANTA BARBARA STORMWATER STDS.
- (J) CONSTRUCT LOADING DOCK, LAUNDRY/UNLOADING AREA PER CALIFORNIA STORMWATER BMP SC-37 AND CITY OF SANTA BARBARA STORMWATER STDS.
- (K) INSTALL NEW BRAND NEW OUTER & BOTTOM FILTERS (SIZED TO FIT) OR APPROVED EQUIVALENT IN CATCH BASIN PER SWPPP REQUIREMENTS.
- (L) INSTALL NEW BRAND NEW OUTER & BOTTOMS FILTERS (SIZED TO FIT) OR APPROVED EQUIVALENT IN CATCH BASIN PER SWPPP REQUIREMENTS.
- (M) CONSTRUCT OPEN VEGETATED SWALE FOR FILTRATION, INFILTRATION, AND SEDIMENT DEPOSIT.
- (N) CONSTRUCT DRAINED BIO SWALE FOR ENERGY DISSIPATION

GRAPHIC SCALE

0 5 10 20 30

SCALE: 1"=10'

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1800 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

Gensler

TRI-NET ENGINEERING
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No.	Date	Description	By	Chk.
1	08/05/2008	ISSUE FOR DART REVIEW 2	TES	
2	10/06/2008	ISSUE FOR DART PROGRESS REVIEW 2	TES	
3	12/08/2008	ISSUE FOR DART PROGRESS REVIEW 2	TES	

Certification

REGISTERED PROFESSIONAL ENGINEER
MARK T. ALVAREZ
NO. 67750
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
05.500/.000

Location Name

Description
STORMWATER TREATMENT PLAN -
BUILDING 27 & 28

K28.04

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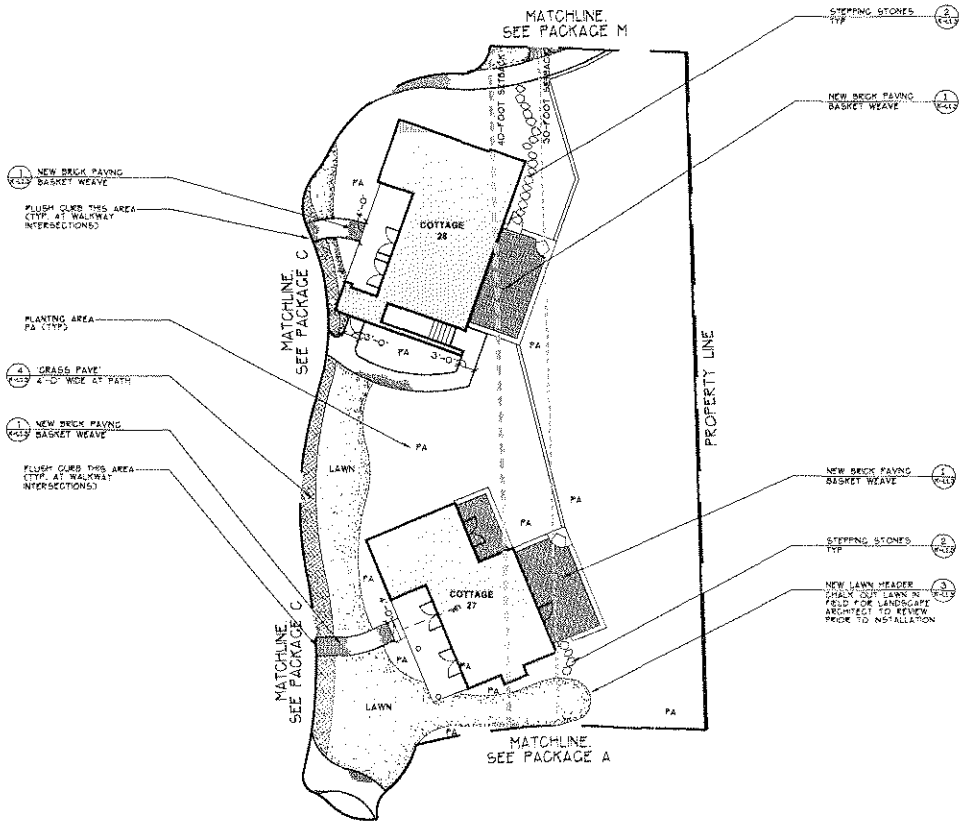

PHASE 2 - PACKAGE K - BUILDINGS 27-28- LANDSCAPE LAYOUT PLAN
SCALE: 1" = 10'-0"

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

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Zimmer Associates International LLC
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Suite [illegible] Fe New Mexico 87501
Tel 986 9019 Fax 986 1678

THE STATE OF KATIE O'REILLY ROGERS ASLA
LANDSCAPE ARCHITECT CA 4[illegible]
[illegible]

Issue | Date & Issue Description | By | Check
ENGINEER ISSUE FOR DART REVIEW 2
ENGINEER ISSUE FOR DART IN PROGRESS REVIEW 2

Seal/Signature

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Description
LANDSCAPE LAYOUT PLAN
PHASE 2
BUILDINGS 27 AND 28

K-L1.2

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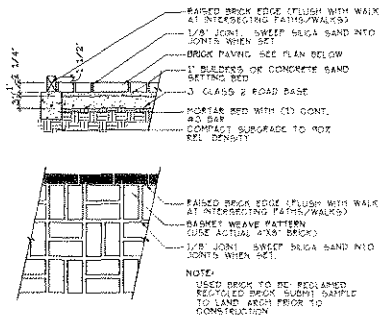
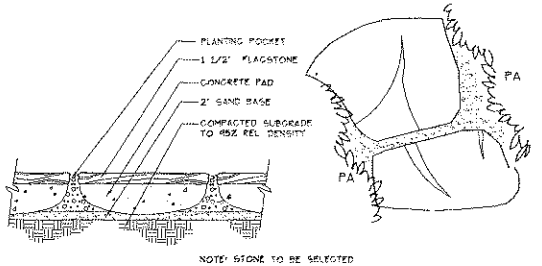
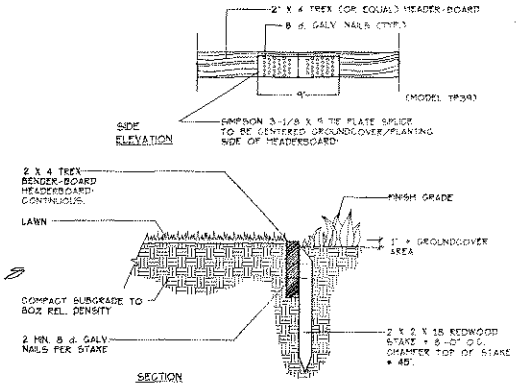


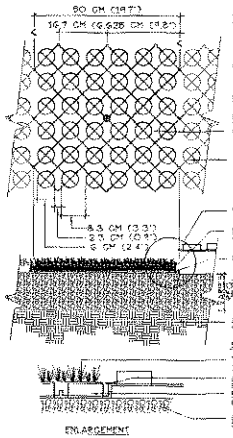
1 (K-L1.3) BRICK ON SAND BASE - BASKET WEAVE PATTERN
N.T.S.



2 (K-L1.3) FLAGSTONE PAVERS - STEPPING STONES
N.T.S.



3 (K-L1.3) LAWN WITH RECYCLED WOOD HEADER
N.T.S.



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

4 (K-L1.3) TYPICAL GRASSPAVE DETAIL
N.T.S.

LAYOUT + CONSTRUCTION NOTES

1. CONTRACTOR SHALL EXAMINE THE SITE OF PROPOSED WORK NOTING EXISTING CONDITIONS AND PROPOSED WORK AS SHOWN ON THE PLANS. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, PARTICULARLY IN TOPOGRAPHY AND LOCATION OF EXISTING TREES.
2. PLUS OR MINUS DIMENSIONS ARE GIVEN FOR IMPROVEMENTS THAT MAY VARY. OTHER DIMENSIONS ARE LITERAL. CONTRACTOR SHALL STAKE PROPOSED WORK PRIOR TO CONSTRUCTION FOR REVIEW BY LANDSCAPE ARCHITECT.
3. PROTECT TREE ROOTS AND TRUNKS FROM COMPACTION AND DAMAGE DURING CONSTRUCTION. PROTECT EXISTING UTILITIES, PAVING AND STRUCTURES FROM DAMAGE. TRENCHING ADJACENT TO EXISTING TREE DRIPLINES TO BE DONE BY HAND TO AVOID ROOT DAMAGE.
4. LAYOUT TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. "VERIFY" MEANS SITE VERIFY WITH LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE FINISH OF STRUCTURE.
5. CONTRACTOR TO OBTAIN REQUIRED PERMITS AND COMPLY WITH APPLICABLE CODES.
6. CONTRACTOR TO SHOW PROOF OF WORKMAN'S COMPENSATION INSURANCE FOR EMPLOYEES ON THIS JOB.
7. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND SHALL REPLACE OR REPAIR SAME AS REQUIRED AT HIS EXPENSE.
8. CONTRACTOR SHALL ASSEMBLE MATERIAL SAMPLES INCLUDING: BRICK, PAINT SAMPLES, STAIN, ETC. FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. COORDINATE ELECTRICAL AND IRRIGATION CONDUIT SLEEVES PRIOR TO INSTALLATION OF NEW PAVEMENT. INSTALL SAME AT PAVED AREAS AND STRUCTURE.
10. SEE CARPENTRY CONNECTIONS TO BE SUGGESTED BY CONTRACTOR WITH REVIEW BY ARCHITECT. CONNECTORS, SCREW, NAILS, ETC. TO BE SET PUTTED AND PAINTED OR SIMILAR PER LANDSCAPE ARCHITECT.
11. REVIEW WITH OWNER AND LANDSCAPE ARCHITECT GATE OPERATION OPTIONS, ACCESSORIES, ETC. PRIOR TO INSTALLATION.
12. CONTRACTOR TO COORDINATE WORK WITH THE PAINTING OF HOUSE AND WITH OTHER TRADES.
13. VERIFY GRADES AND ELEVATIONS IN FIELD AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES. VERIFY SPOT ELEVATIONS IN FIELD.
14. CONTRACTOR TO REVIEW SITE FOR PROPER DRAINAGE AND REPORT. APPARENT PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY.

Construction Statement

Sign Plans Filing Lessee per Permit

Check 2

Kimberly Hopper
Owner/Landscape Architect Name/Signature and Date

[illegible]	N-L2.1
[illegible]	N-L2.1
[illegible]	N-L2.1
[illegible]	N-L2.1
[illegible]	N-L2.1
[illegible]	N/A
[illegible]	N/A
[illegible]	N/A
[illegible]	N/A
[illegible]	N/A

Professional Engineer
(Signature and Date)

[illegible]

Kathy O'Reilly Rogers
Name

SAB 2758
License #

10/31/2005
Exp. Date

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1800 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

Gensler
[illegible] Broadway
Suite [illegible]
San [illegible] CA [illegible]
Telephone: [illegible]
Facsimile: [illegible]

Zimmer Associates International LLC
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Santa Fe New Mexico [illegible]
[illegible] Fax 986.1638

KATIE O'REILLY ROGERS A.S.L.A.
LANDSCAPE ARCHITECT
SB 2758

Mark	Date & Issue Description	By	Check
	PRELIMINARY ISSUE FOR PLANNING REVIEW		
	PRELIMINARY ISSUE FOR PLANNING REVIEW 2		

Seal/Signature

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
LANDSCAPE CONSTRUCTION DETAILS
PHASE 2
BUILDING 27 AND 28

K-L1.3

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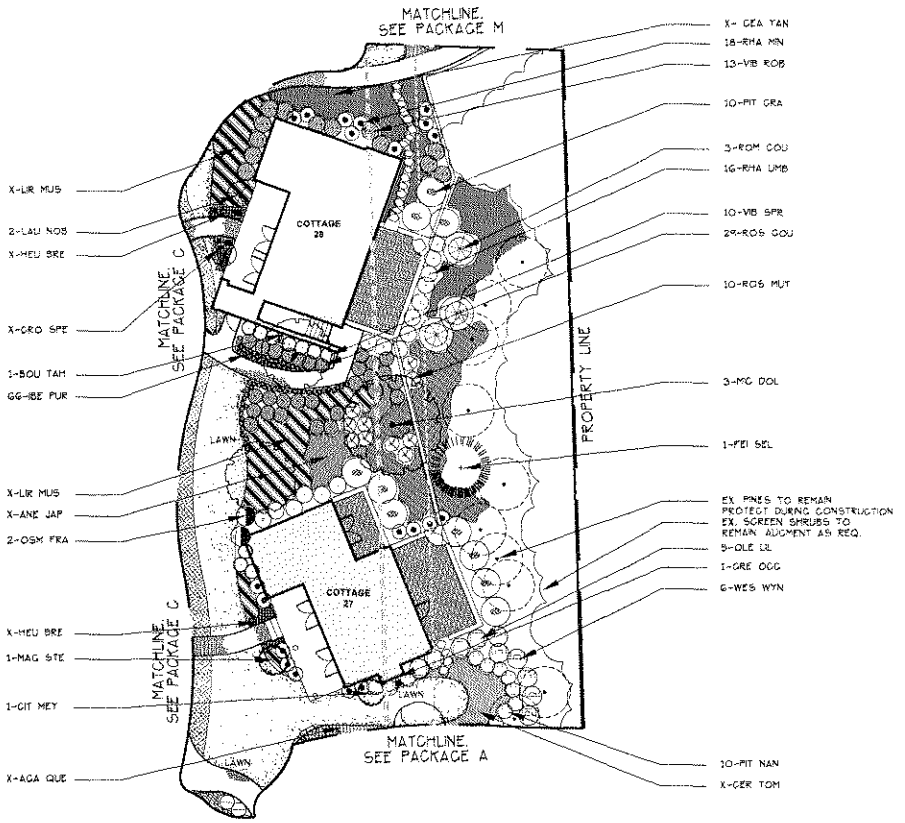

PHASE 2 - PACKAGE K - BUILDINGS 27-28- LANDSCAPE PLANTING PLAN
SCALE: 1" = 10'-0"

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
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REVISED MASTER PLAN

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BATTE O'REILLY ROGERS ASLA
LANDSCAPE ARCHITECT
CA 2888

Date	Date & Issue Description	By	Check
	01/07/08 ISSUE FOR DART REVIEW 1		
	02/07/08 ISSUE FOR DART REVIEW 2		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Sheet Title
LANDSCAPE PLANTING PLAN
PHASE 2
BUILDINGS 27 AND 28

K-L2.2

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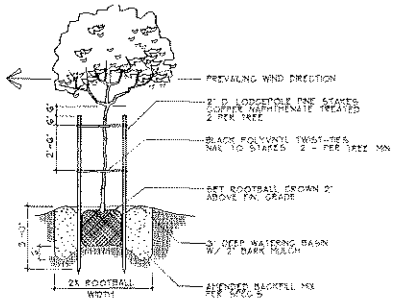
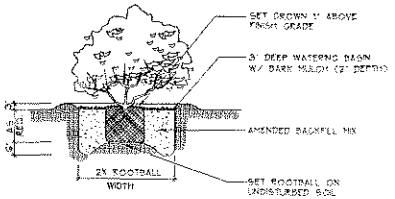
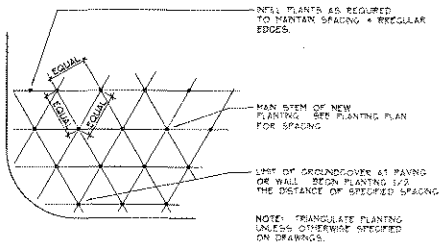


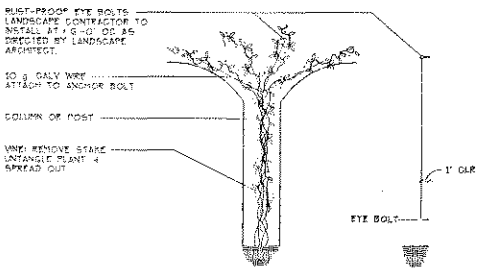
1 K-L2.3 TREE PLANTING/ STAKING
N.S.



2 K-L2.3 SHRUB PLANTING
N.S.



3 K-L2.3 PLANT SPACING
N.T.S.



4 K-L2.3 VINE TIE
N.T.S.

PLANTING NOTES

1. PRE-PLANTING SOIL PREPARATION: CULTIVATE TO A DEPTH OF 12" WITH A 3" LAYER OF N-FORTIFIED DECOMPOSED REDWOOD, CEDAR OR FIR COMPOST AND 50 LBS GROW POWER PLUS PER 1000 SQUARE FEET.

2. PLANT MATERIALS AND INSTALLATION TO MEET HIGHEST QUALITY INDUSTRY STANDARD.

3. LOCATE PLANTS WITHIN TWO WEEKS OF AWARD OF CONTRACT AND SHOW PROOF OF SAME TO LANDSCAPE ARCHITECT IN WRITING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF SOURCING DIFFICULTY.

4. VERIFY PLANTING DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO DATE.

5. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. GUARANTEE PLANT MATERIAL 5 GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF 3 MONTHS FROM DATE OF FINAL REVIEW. REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION WITHOUT COST TO OWNER AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF WARRANTY PERIOD. GUARANTEE 15 GALLON AND LARGER AND TRANSPLANTS FOR 1 YEAR.

7. STAKE TREES AND TIE VINES TO APPROVED GROWING STRUCTURE ACCORDING TO INDUSTRY STANDARDS. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO WORK.

8. CONTRACTOR TO VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN IF DISCREPANCIES EXIST, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.

9. PLANT TREES AND SHRUBS PER DETAILS.

10. PLANT GROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS.

11. PLANT BACKFILL: MIXTURE OF TWO PARTS SOIL FROM HOLE AND ONE PART SOIL AMENDMENT (NITROGEN FORTIFIED REDWOOD SHAVINGS AND 10 LBS "GROW POWER PLUS" PER CUBIC YARD OF BACKFILL).

12. PLANT BACKFILL FOR CAMELLIAS, AZALEAS, TERNSTROMIA, ABUTILON, CLEYERA: MIXTURE OF TWO PARTS SOIL FROM HOLE AND ONE PART SOIL AMENDMENT (PEAT MOSS) AND 10 LBS "GROW POWER PLUS" PER CUBIC YARD OF BACKFILL).

13. PROVIDE AND INSTALL 2 1/2" MIN. DEPTH SHREDDED BARK MULCH IN PLANTED AREAS. PROVIDE SAMPLE FOR REVIEW BY LANDSCAPE ARCHITECT.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FOR FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND MAKE RECOMMENDATIONS FOR SOLUTION.

MASTER PLANT LIST-COTTAGES 27 AND 28

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
TREES				
CIT MEY	CITRUS 'IMPROVED MEYER'	MEYER LEMON	15 GAL	10'-0" OC
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	12'-0" OC
LAU NOB	LAURUS NOBILIS	SWEET BAY	15 GAL	6'-0" OC
MAG STE	MAGNOLIA STELLATA	STAR MAGNOLIA	24" BOX	6'-0" OC
MG DOL	MEHOLIA DOLTSOPA	MOHELIA	24" BOX	20'-0" OC
SHRUBS				
IBE PUR	IBERIS SEMPERVIRENS 'PURITY'	EVERGREEN CANDYTUFT	1 GAL	1'-0" OC
OLE US	OLEA EUROPAEA 'U.S. OLIV'	DWARF OLIVE	5 GAL	4'-0" OC
OSM FRA	OSMANTHUS FRAGRANS	SWEET OLIVE	15 GAL	
PIT GRA	PITTOSPORUM CRASSIFOLIUM	KARO	15 GAL	6'-0" OC
PIT NAN	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	5 GAL	3'-0" OC
RHA MIN	RHAPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL	3'-6" OC
RPH UMB	RHAPHOLEPIS UMBELLATA	YEDDO HAWTHORN	15 GAL	3'-0" OC
ROM COU	ROSMEYA COULTER	MATILIJA POPPY	1 GAL	4'-0" OC
ROS GOU	ROSA 'GOURMET POPCORN'	ROSE	5 GAL OR BR	3'-0" OC
ROS MUT	ROSA MUTABILIS	BUTTERFLY ROSE	5 GAL	3'-0" OC
VIB ROB	VIBURNUM TINUS 'ROBUSTUM	ROUNDLEAF LAURUSTINUS	5 GAL	4'-0" OC
VIB SPR	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	5 GAL	3'-0" OC
WES WYN	WESTRINGIA WYANABBE GEM	WESTRINGIA	5 GAL	4'-0" OC
GROUNDCOVER				
AGA QUE	AGAPANTHUS 'QUEEN ANNE'	LILY-OF-THE-NILE	1 GAL	2'-6" OC
ANE JAP	ANEMONE JAPONICA	ANEMONE	1 GAL	18" OC
CEA TAN	CEANOTHUS 'YANKEE POINT'	WILD LILAC		
DER TOM	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	FLATS	8" OC
CRO SPE	CROCUS SPECIOSS	CROCUS	1 GAL	6" OC
HEU BRE	HEUCHERA X BRIZOIDES 'BRESINGHAM WHITE'	BRESINGHAM WHITE CORAL BELLS	1 GAL	18" OC
LIR TUS	LIRIOPE MUSCARI	LILY TURF	1 GAL	18" OC
VINES				
BOU TAH	BOUGANVILLEA 'TAHITIAN MAID'	BOUGANVILLEA	15 GAL	TRAIN ON WALL
GRE OCC	GREWIA OCCIDENTALIS ESPALIER	LAVENDER STARFLOWER	15 GAL	NURSERY GROWN ESPALIER

LAWN
MARATHON I OR MEDALION ALTA FESCUE SOD

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
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REVISED MASTER PLAN

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Zimmer Associates International LLC
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KATIE O'REILLY ROGERS
ASLA
LANDSCAPE ARCHITECT
CA 2596
PLANTS & GARDENS
CUSTOMERS, CLIENTS
(805) 879-0567

△

Issue	Date	Revision Description	By	Check
		100% DRAFT PER DAVIS REVIEW 1		
		100% DRAFT PER DAVIS REVIEW 2		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Drawing Title
LANDSCAPE PLANTING NOTES & DETAILS
PHASE 2
BUILDING 27 AND 28

K-L2.3

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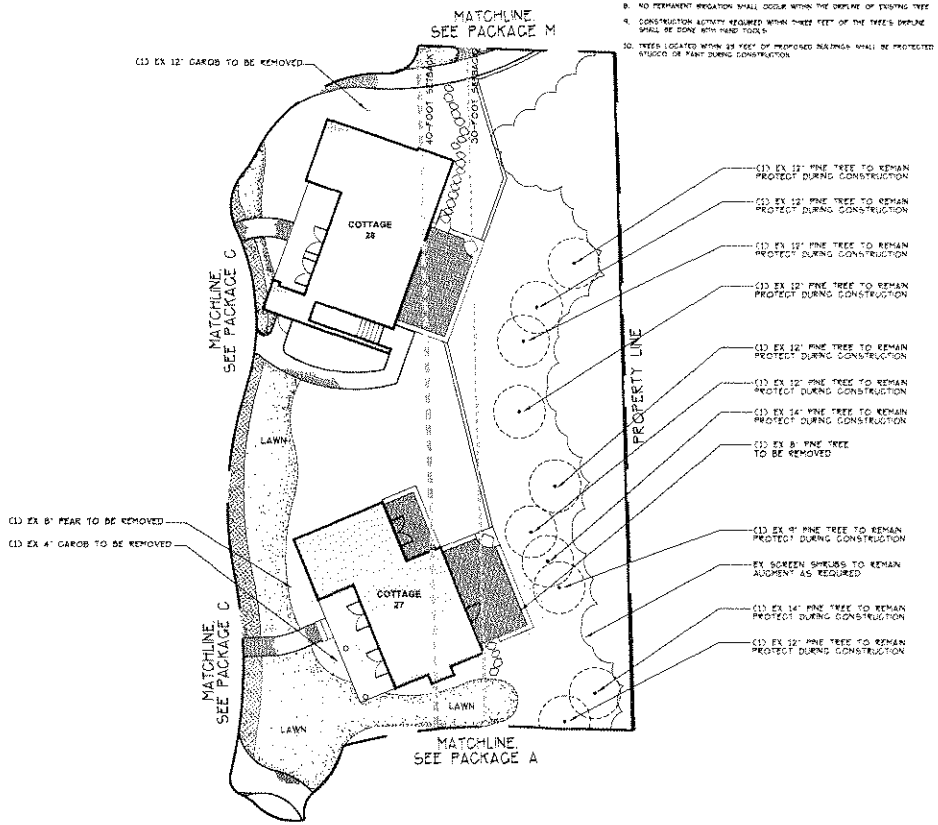
TREE PROTECTION NOTES

1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA.
3. ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED 6FT FEET OUTSIDE THE DRIPLINE OF EACH TREE AND SHALL BE STAKED EVERY SIX FEET.
4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED STORED OR OPERATED WITHIN 5FT FEET OF TREE DRIPLINE.
5. NO FILL SOIL ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN 6FT FEET OF THE DRIPLINE OF TREES.
6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF AN ARBORIST/BIOLOGIST APPROVED BY THE CITY OF SANTA BARBARA.
7. TRENCHING REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREE SHALL BE DONE BY HAND.
8. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREE.
9. CONSTRUCTION ACTIVITY REQUIRED WITHIN THREE FEET OF THE TREE'S DRIPLINE SHALL BE DONE WITH HAND TOOLS.
10. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.



PHASE 2 - PACKAGE K - BUILDINGS 27-28- TREE PROTECTION PLAN

SCALE: 1" = 10'-0"

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1800 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

Gensler

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505 983 9019 Fax 986 1975

KAYTE O'REILLY ROGERS A.S.L.A.
LANDSCAPE ARCHITECT
CA #3005

Issue	Date & Issue Description	By	Check
	9/15/2009 ISSUE FOR DABC REVIEW 2		
	10/30/2009 ISSUE FOR DABC IN PROGRESS REVIEW 2		

Seal/Signature

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Cad File Name

Description
TREE PROTECTION PLAN
PHASE 2
BUILDINGS 27 AND 28

K-L3.1

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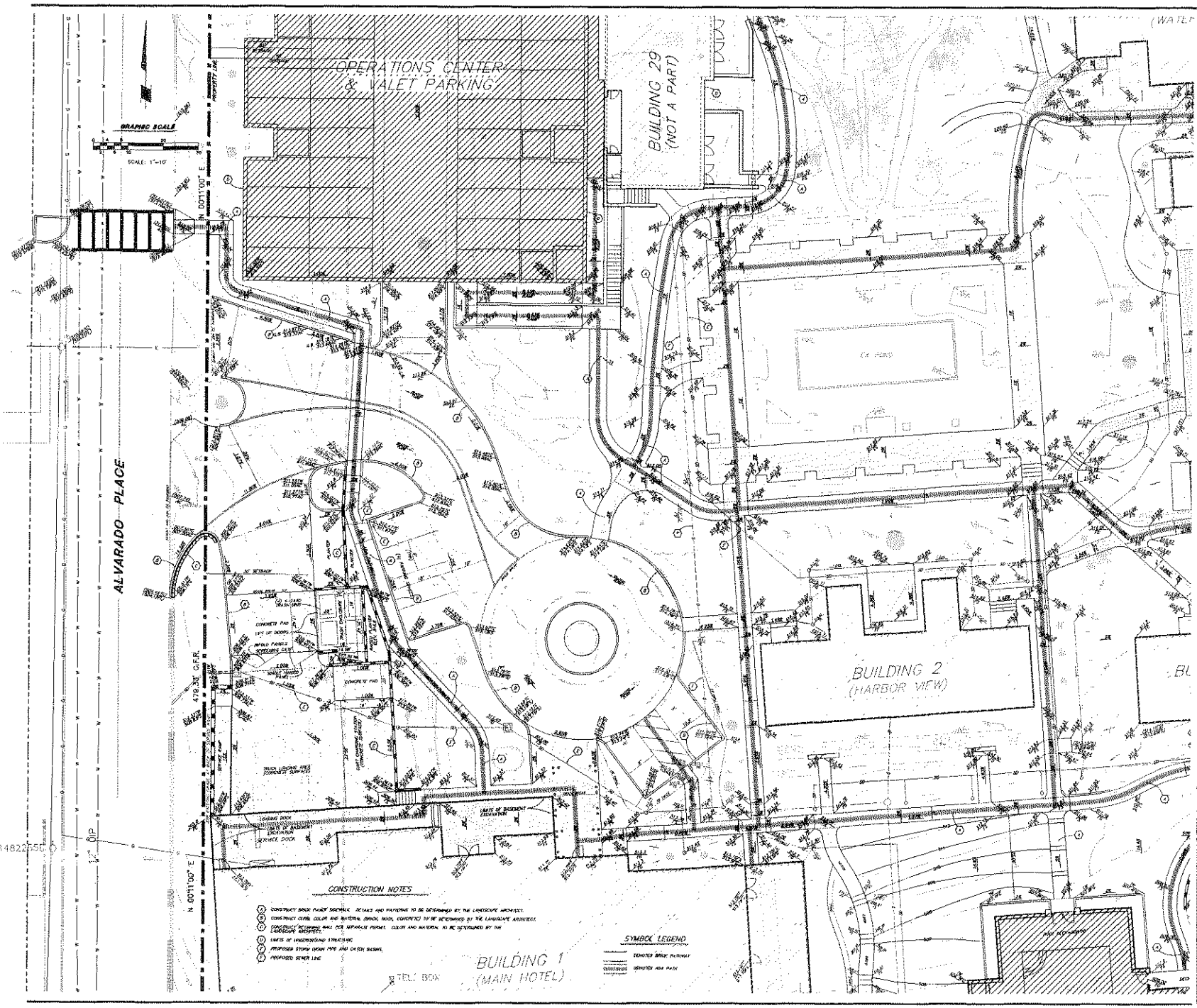

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

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△	Issue	Date & Issue Description	By	Check
	1	08/15/2008	TES	
		ISSUE FOR DART REVIEW 2		
	2	10/06/2008	TES	
		ISSUE FOR DART PROGRESS REVIEW 2		
	3	12/08/2008	TES	
		ISSUE FOR DART PROGRESS REVIEW 3		

Seal/Signature

REGISTERED PROFESSIONAL ENGINEER
NO. 41700
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
09.5007.000

CAD File Name

Description
GRADING PLAN - ENTRY DRIVEWAY PLAN

F.01

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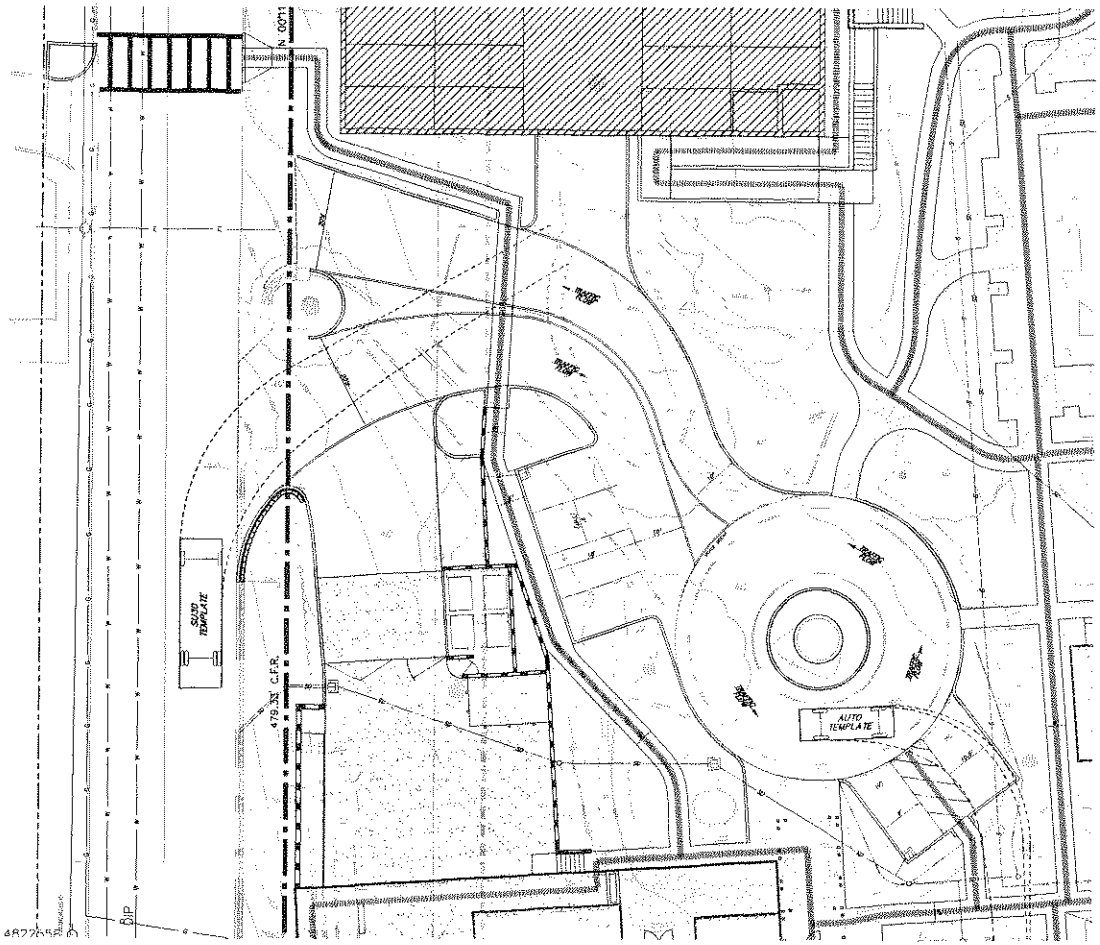
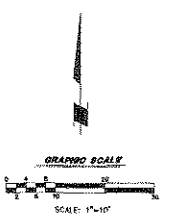


VEHICLE TURNING RADIUS PLAN
SCALE: 1"=10'
8/15/2008



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
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REVISED MASTER PLAN

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Issue	Date & Issue Description	By	Check
1	08/15/2008 ISSUE FOR DART REVIEW 2	TES	
2	10/08/2008 ISSUE FOR DART PROGRESS REVIEW 2	TES	
3	12/08/2008 ISSUE FOR DART PROGRESS REVIEW 3	TES	

Seal/Signature

REGISTERED PROFESSIONAL ENGINEER
MARTA Y. ALVAREZ
NO. 41700
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
05.5087.000

CAD File Name

Description
ENTRY TURNING RADIUS PLAN

F.02

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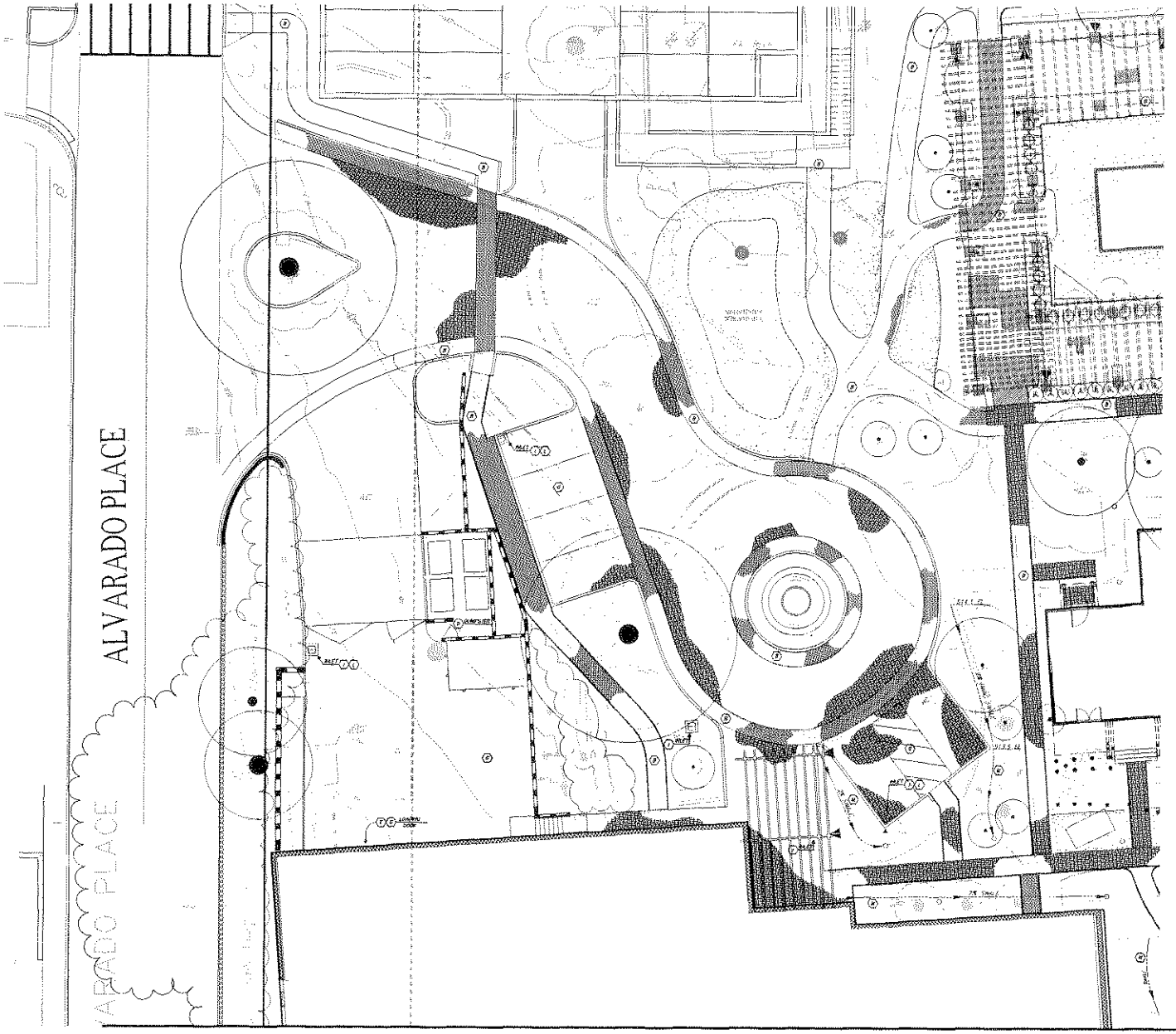

POST CONSTRUCTION BMP NOTES

1. CONSTRUCT RAISED PLANTER AT ROOF DRAIN, MATERIAL AND PLANTS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
2. CONSTRUCT PERMEABLE HARDSCAPE, CHECK FOR APPROVED CART PATHS, PER CITY OF SANTA BARBARA STORMWATER SITE DESIGN AND MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT.
3. CONSTRUCT INFILTRATION BASIN FOR CALIFORNIA STORMWATER BMP SC-10 AND CITY OF SANTA BARBARA STORMWATER SITE DESIGN AS SHOWN ON THE "BASIN" DETAIL.
4. CONSTRUCT OUTDOOR WASTE HANDLING AND DISPOSAL FACILITY FOR CALIFORNIA STORMWATER BMP SC-34 AND CITY OF SANTA BARBARA STORMWATER SITES.
5. CONSTRUCT OUTDOOR LOADING/UNLOADING AREA PER CALIFORNIA STORMWATER BMPS SC-31, SC-32 AND CITY OF SANTA BARBARA STORMWATER SITES.
6. CONSTRUCT HOSES AND COUPLINGS, FITTING AND REPAIR AREA PER CALIFORNIA STORMWATER BMPS SC-33, SC-34 AND CITY OF SANTA BARBARA STORMWATER SITES.
7. CONSTRUCT PARKING/STORAGE AREA PER CALIFORNIA STORMWATER BMP SC-43 AND CITY OF SANTA BARBARA STORMWATER SITES.
8. CONSTRUCT OUTDOOR EQUIPMENT OPERATIONS AREA PER CALIFORNIA STORMWATER BMPS SC-31, SC-32 AND CITY OF SANTA BARBARA STORMWATER SITES.
9. CONSTRUCT BAND FILTER PER CALIFORNIA STORMWATER BMP SC-44 ON DRAINAGE SYSTEM MAINTENANCE AND CITY OF SANTA BARBARA STORMWATER SITES.
10. CONSTRUCT LINER LINES LAUNDRY/DOCKSETTING AREA PER CALIFORNIA STORMWATER BMP SC-37 AND CITY OF SANTA BARBARA STORMWATER SITES.
11. INSTALL NEW BRAND SET IN THE 4 SETTLING (SIZED TO FIT) OR APPROVED EQUIVALENT IN OUTER BASIN PER SWPPP REQUIREMENTS.
12. INSTALL NEW BRAND SET IN THE 4 SETTLING (SIZED TO FIT) OR APPROVED EQUIVALENT IN OUTER BASIN PER SWPPP REQUIREMENTS.
13. CONSTRUCT SOIL VEGETATED SWALE FOR FILTERING, INFILTRATION, AND SEDIMENT DEPOSITS.
14. CONSTRUCT GROUNDS BIP BAY FOR ENERGY DISSIPATION.

GRAPHIC SCALE

SCALE: 1"=10'

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
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REVISED MASTER PLAN

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Issue	Date	Description	By	Check
1	08/15/2008	ISSUE FOR DART REVIEW 2	TES	
2	10/08/2008	ISSUE FOR DART PROGRESS REVIEW 2	TES	
3	12/08/2008	ISSUE FOR DART PROGRESS REVIEW 3	TES	

Seal/Signature:

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Sheet Title
STORMWATER TREATMENT PLAN - ENTRY DRIVEWAY PLAN

F.03

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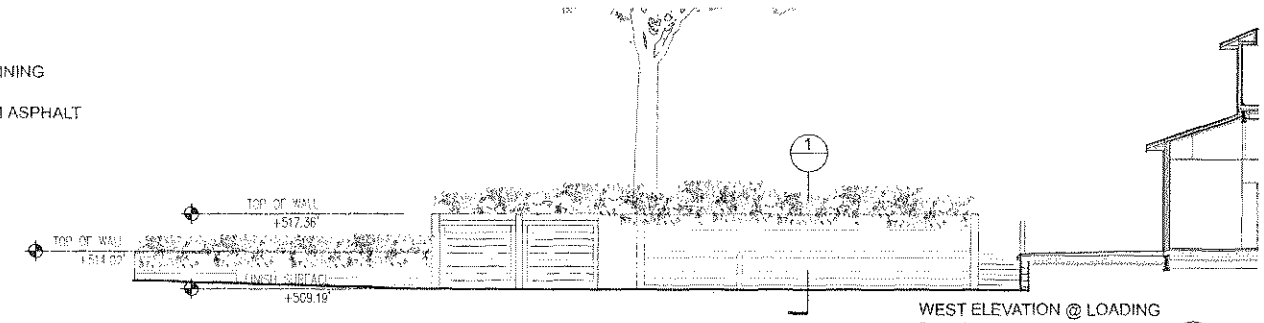
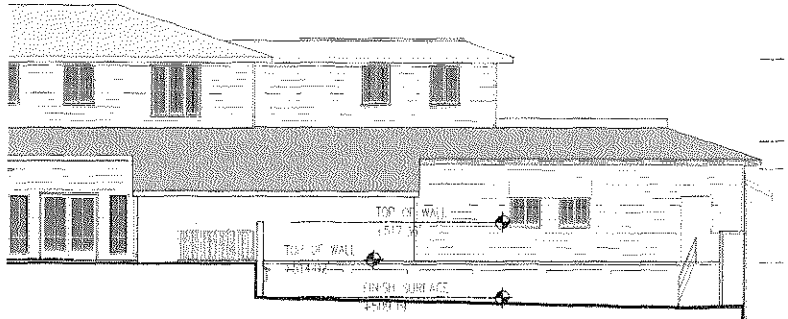
SCOPE OF WORK:

1. REVISED CONFIGURATION OF RETAINING WALLS AT LOADING DOCK AREA

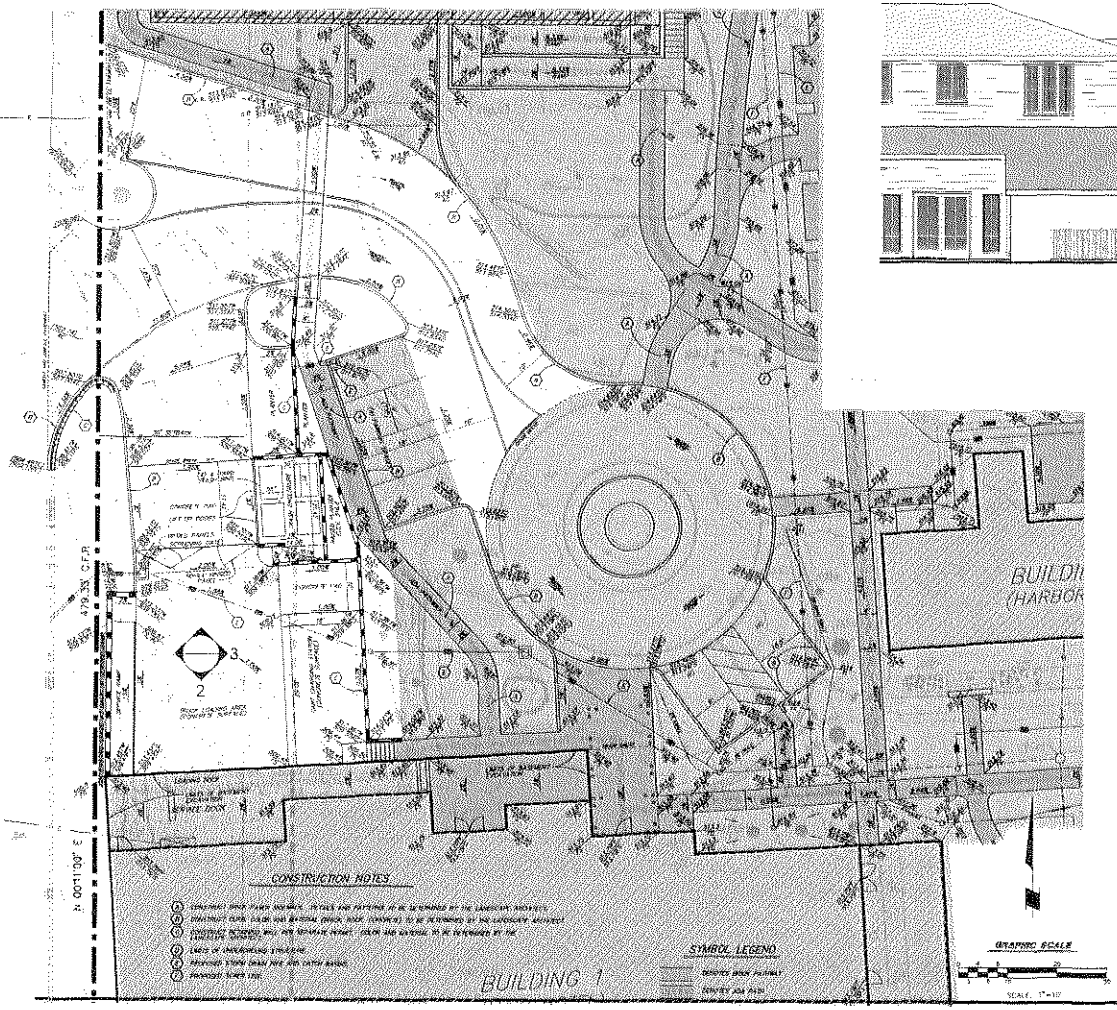
2. REVISED SURFACE MATERIAL FROM ASPHALT TO CONCRETE.

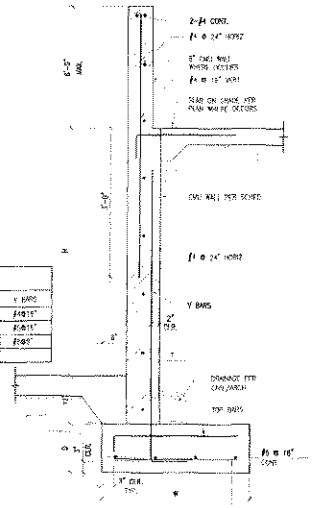


WEST ELEVATION @ LOADING DOCK
SCALE: 3/8" = 1'-0"
3



EAST TO WEST SECTION @ LOADING DOCK
SCALE: 3/8" = 1'-0"
2





RETAINING WALL SCHEDULE						
H	T	W	D	TOP BARS	BOTT BARS	Y BARS
5'-4"-0"	8"	3'-0"	12"	#4@18"	#4@18"	#4@18"
8'-0"	12"	5'-0"	18"	#5@18"	#5@12"	#4@18"
12'-0"	12"	5'-0"	24"	#5@12"	#5@12"	#5@8"

DETAIL REFERENCE : NYA SHEET S01.05.01 - BLD2006-02298
RETAINING WALL SCHEDULE
SCALE: 1"=1'-0"
1 (S01.05.01)

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

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Issue	Date & Issue Description	By	Check
	OCT 30, 2006 ISSUE FOR REVISION TO BLD2006-02298		
	DEC. 5 2006 ISSUE FOR H.C. REVIEW		
	DEC. 15, 2006 ISSUE FOR DART PROGRESS REVIEW 2		

Seal/Signature

REGISTERED PROFESSIONAL ENGINEER
MARK S. BUSSE
NO. 41306
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

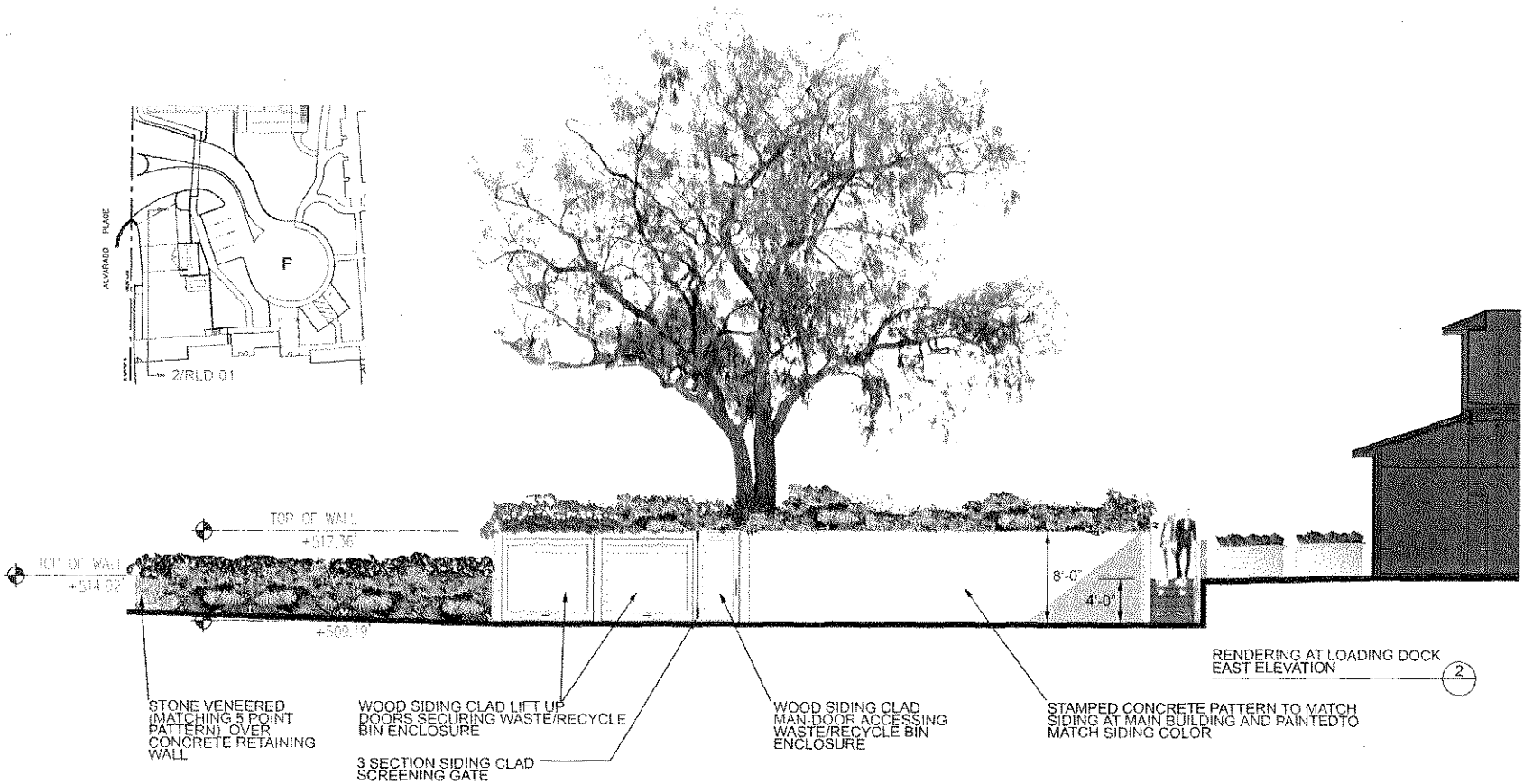
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.005

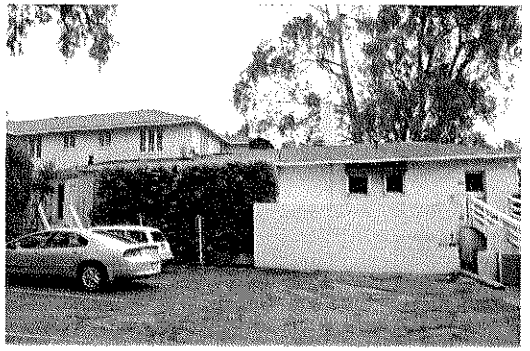
Cad File Name
T1201 main-hotel.dwg

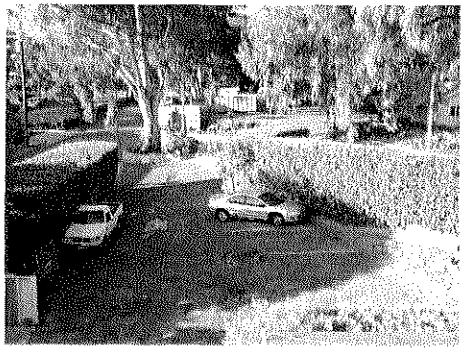
Description
MAIN BUILDING LOADING DOCK

C2.1A



RENDERING AT LOADING DOCK
EAST ELEVATION (2)





EXISTING LOADING DOCK
PHOTOS (1)
SCALE:

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

TRI-NET ENGINEERING
1587 MORSE AVENUE, SUITE A
VENTURA, CA 93003
OFFICE: (805) 650-6995
FAX: (805) 677-4721

Issue	Date & Issue Description	By	Check
	12-02-2008 HLC REVIEW		
	17-08-2008 ISSUED FOR DART PROGRESS REVIEW 3		

Seal/Signature

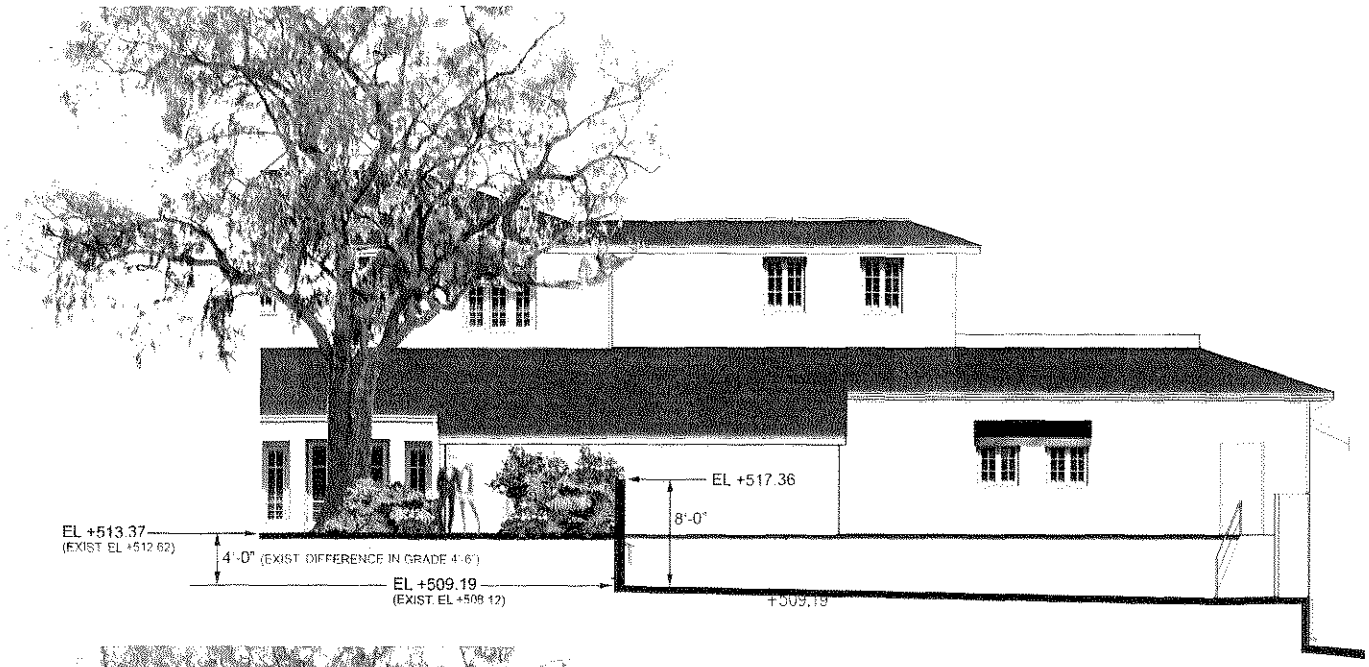
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

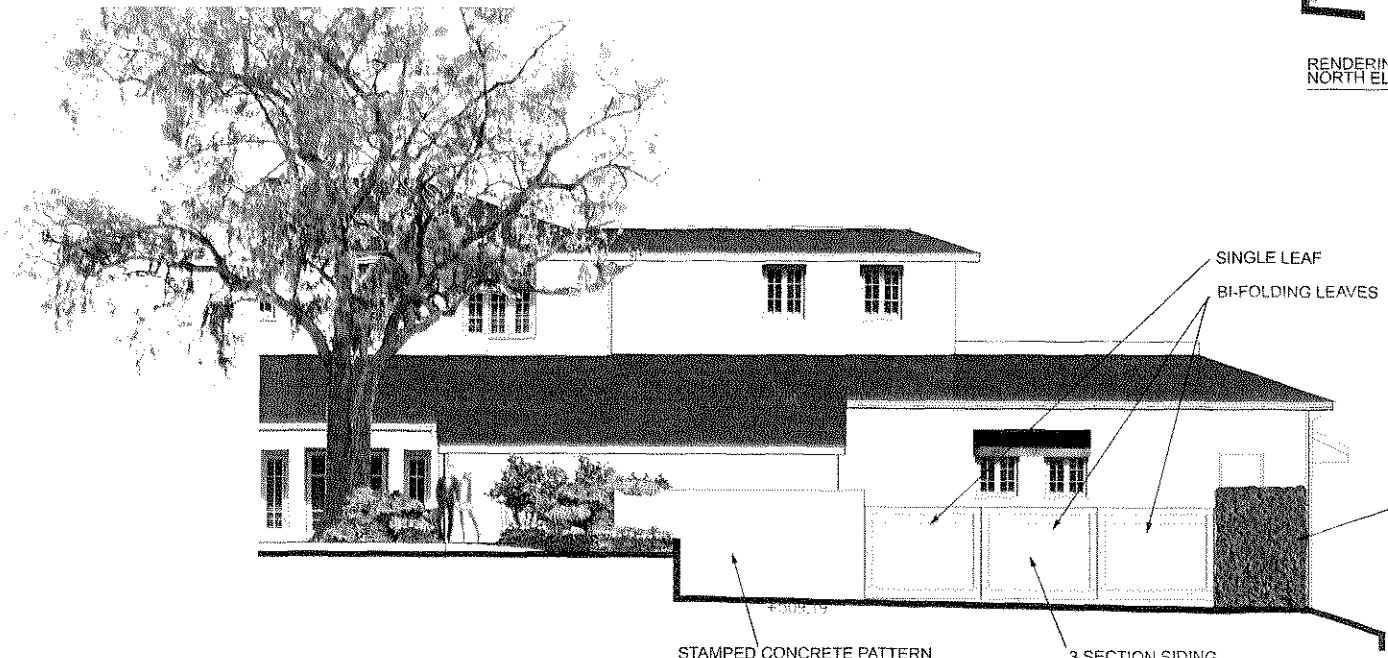
CAD File Name
T1201 main-hotel.dwg

Description
MAIN BLDG LOADING DOCK RENDERING

RLD-01



RENDERING AT LOADING DOCK
NORTH ELEVATION (2)



RENDERING AT LOADING DOCK
NORTH ELEVATION (1)
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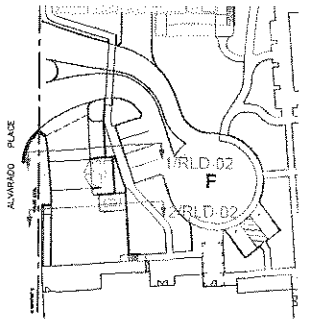

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

TRI-NET ENGINEERING
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Issue	Date & Issue Description	By	Check
	12-05-2008		
	ISSUED FOR DART PROGRESS REVIEW 1		

Seal/Signature

Project Name
EL ENCANTO HOTEL

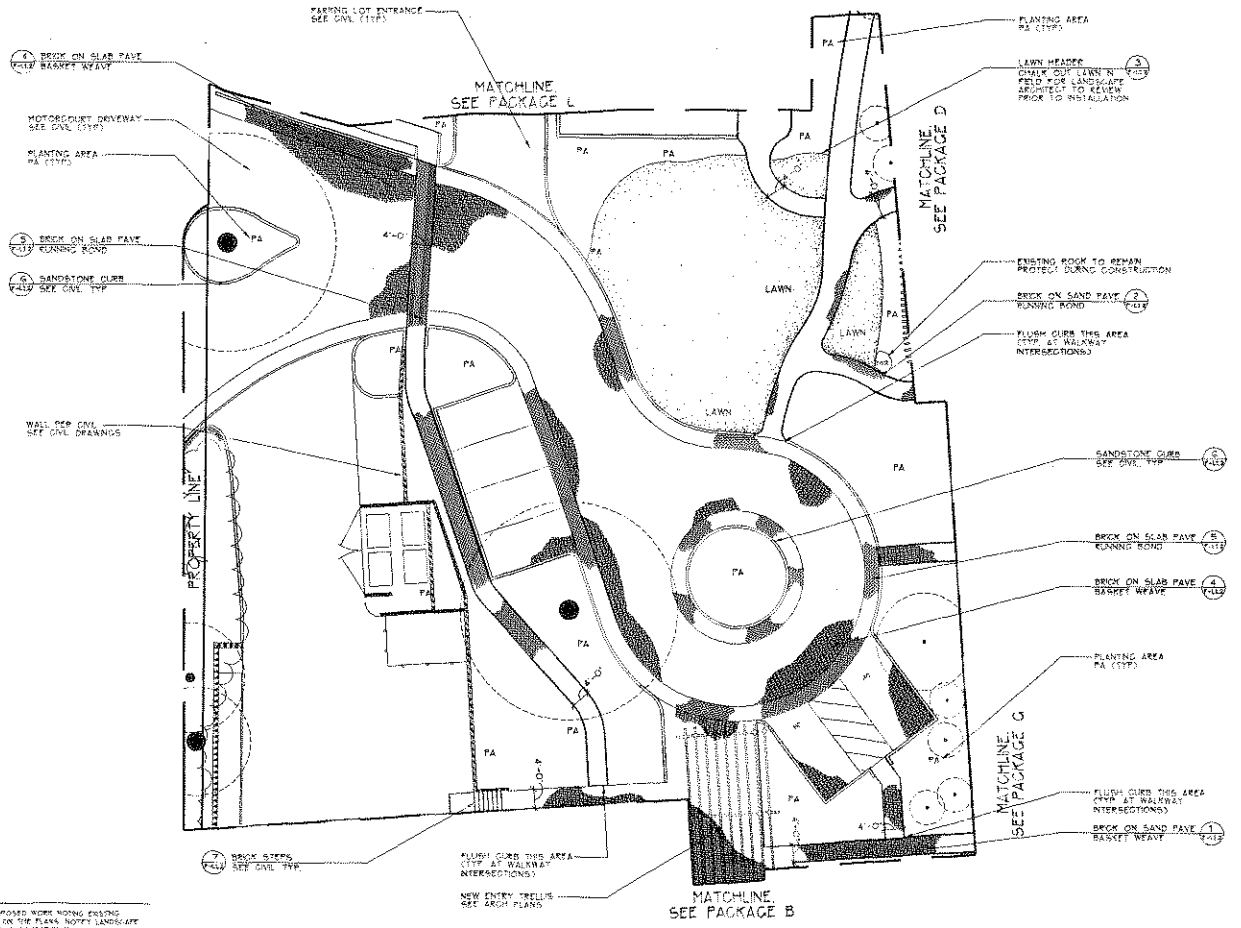
Project Number
05.5007.000

CAD File Name
T1201 main-hotel.dwg

Description

MAIN BLDG LOADING DOCK RENDERING

RLD-02



LAYOUT & CONSTRUCTION NOTES

1. CONTRACTOR SHALL EXAMINE THE SITE OF PROPOSED WORK NOTING EXISTING CONDITIONS AND PROPOSED WORK AS SHOWN ON THE PLANS. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, PARTICULARLY IN TOPOGRAPHY AND LOCATION OF EXISTING TREES.
2. PLUS OR MINUS DIMENSIONS ARE GIVEN FOR IMPROVEMENTS THAT MAY VARY. OTHER DIMENSIONS ARE LITERAL. CONTRACTOR SHALL STAKE PROPOSED WORK PRIOR TO CONSTRUCTION FOR REVIEW BY LANDSCAPE ARCHITECT.
3. PROTECT TREE ROOTS AND TRUNKS FROM COMPACTION AND DAMAGE DURING CONSTRUCTION PROJECT. EXISTING UTILITIES, PAVING AND STRUCTURES FROM DAMAGE. TRENCHING ADJACENT TO EXISTING TREE DRIPLINES TO BE DONE BY HAND TO AVOID ROOT DAMAGE.
4. LAYOUT TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. VERIFY MEANS AND VERIFY WITH LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE FINISH OF STRUCTURE.
5. CONTRACTOR TO OBTAIN REQUIRED PERMITS AND COMPLY WITH APPLICABLE CODES.
6. CONTRACTOR TO SHOW PROOF OF WORKMAN'S COMPENSATION INSURANCE FOR EMPLOYEES ON THIS JOB.
7. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND SHALL REPLACE OR REPAIR SAME AS REQUIRED AT HIS EXPENSE.
8. CONTRACTOR SHALL ASSEMBLE MATERIAL SAMPLES INCLUDING BRICK, PAINT SAMPLES, STAIN, ETC. FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. COORDINATE ELECTRICAL AND IRRIGATION CONDUIT SLEEVES PRIOR TO INSTALLATION OF NEW PAVEMENT. INSTALL SAME AT PAVED AREAS AND STRUCTURE.
10. SITE CARPENTRY CONDITIONS TO BE SUGGESTED BY CONTRACTOR WITH REVIEW BY ARCHITECT. CONNECTORS, SCREW NAILS, ETC. TO BE SET, PUTTIED AND PAINTED OR STAIN PER LANDSCAPE ARCHITECT.
11. REVIEW WITH OWNER AND LANDSCAPE ARCHITECT GATE OPERATION OPTIONS, ACCESSORIES, ETC. PRIOR TO INSTALLATION.
12. CONTRACTOR TO COORDINATE WORK WITH THE PAINTING OF HOUSE AND WITH OTHER TRADES.
13. VERIFY GRADES AND ELEVATIONS IN FIELD AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES. VERIFY SPOT ELEVATIONS IN FIELD.
14. CONTRACTOR TO REVIEW SITE FOR PROPER DRAINAGE AND REPORT APPARENT PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY.

PHASE 2 - PACKAGE F - MOTORCOURT- LANDSCAPE LAYOUT PLAN

SCALE: 1" = 10'-0"

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1800 LASUEN ROAD
SANTA BARBARA CA 93101

Gensler

Trimmer Associates International, LLC
115 Sandoval, 2nd Floor
Santa Fe, New Mexico 87501
505-988-9015 Fax 988-1608

KATIE O'REILLY ROCKER ASLA
LANDSCAPE ARCHITECT
CA 4926

Issue	Date & Brief Description	By	Check
	DISCRETION FOR DARC PROJECT REVIEW		

Draft Signature

Project Name
EL ENCANTO HOTEL

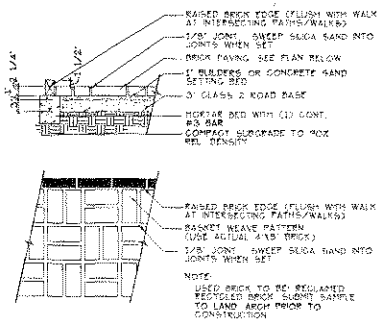
Project Number
05.5007.000

CAD File Name

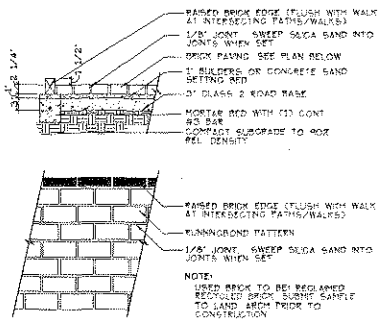
Drawing
LANDSCAPE LAYOUT PLAN
PHASE 2
MOTORCOURT

F-L1.0

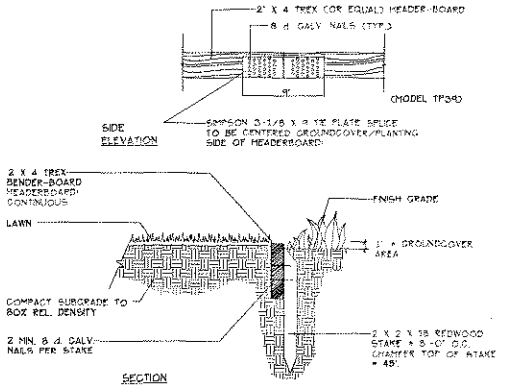
©2004 Gensler



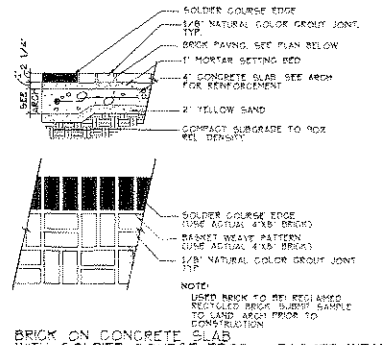
1 F-L1.2 BRICK ON SAND BASE - BASKET WEAVE PATTERN
N.T.S.



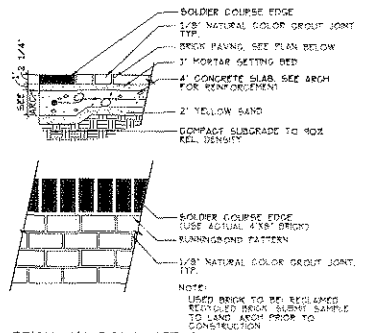
2 F-L1.2 BRICK ON SAND BASE - RUNNING BOND PATTERN
N.T.S.



3 F-L1.2 LAWN WITH RECYCLED WOOD HEADER
N.T.S.



4 F-L1.2 BRICK ON CONCRETE SLAB WITH SOLDIER COURSE EDGE - BASKET WEAVE PATTERN
N.T.S.



5 F-L1.2 BRICK ON CONCRETE SLAB WITH SOLDIER COURSE EDGE - RUNNING BOND PATTERN
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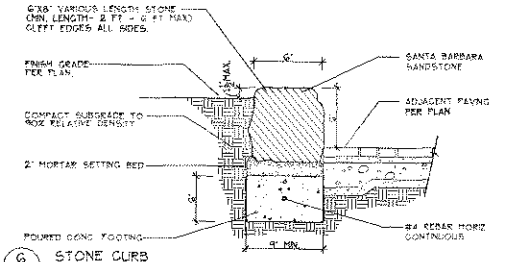
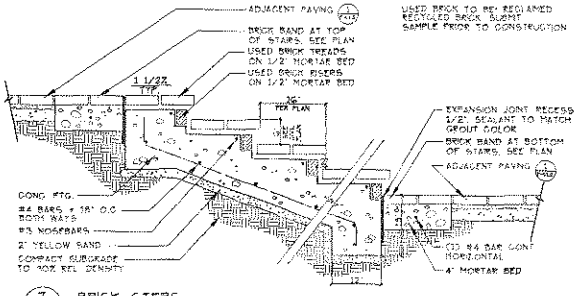


6 F-L1.2 STONE CURB
N.T.S.



7 F-L1.2 BRICK STEPS
SCALE: N.T.S.

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

Gensler

2440 Broadway
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Santa Monica, CA 90404
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Zimmer Associates International LLC
Standard Plaza Floor
Santa Fe, New Mexico 87505
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Δ	Issue	Date	Issued for Review	By	Check
	100% DESIGN NOTICE FOR DRAFT IN PROGRESS REVIEW 2				

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
LANDSCAPE CONSTRUCTION DETAILS
PHASE 2
MOTOR COURT AND WATERFALL GARDEN

F-L1.2

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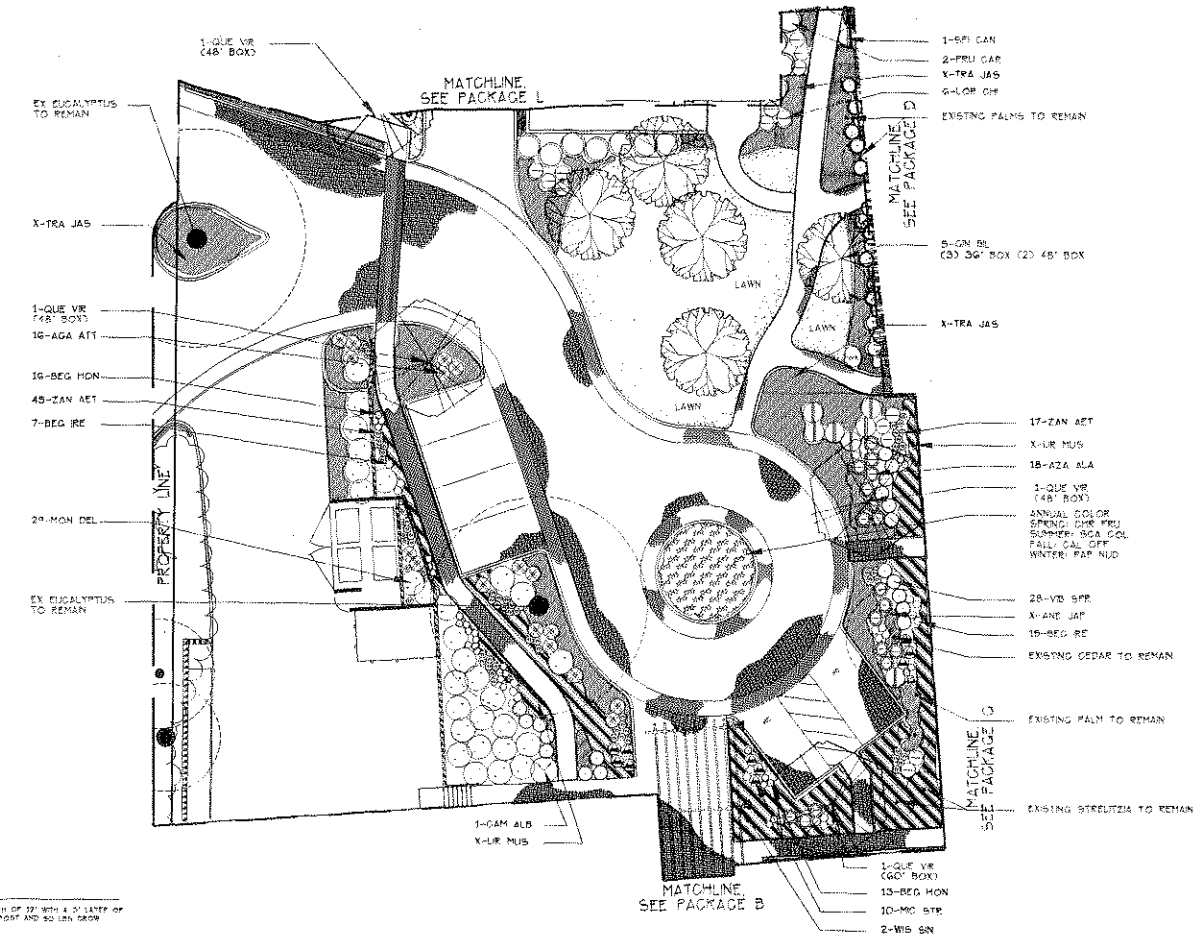

PLANTING NOTES

1. PRE-PLANTING SOIL PREPARATION: CULTIVATE TO A DEPTH OF 12" WITH A 3" LAYER OF NI-FORTIFIED DECOMPOSED REDWOOD, CEDAR OR FIR COMPOST AND 50 LBS GROW POWER PLUS PER 1000 SQUARE FEET.

2. PLANT MATERIALS AND INSTALLATION TO MEET HIGHEST QUALITY INDUSTRY STANDARD.

3. LOCATE PLANTS WITHIN TWO WEEKS OF AWARD OF CONTRACT AND SHOW PROOF OF NAME TO LANDSCAPE ARCHITECT IN WRITING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF SOURCING DIFFICULTY.

4. VERIFY PLANTING DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO WEEKS PRIOR TO DATE.

5. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. GUARANTEE PLANT MATERIAL & GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF 3 MONTHS FROM DATE OF FINAL REVIEW. REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF WARRANTY PERIOD. GUARANTEE 15 GALLON AND LARGER AND TRANSPLANTS FOR 1 YEAR.

7. STAKE TREES AND TIE VINES TO APPROVED GROWING STRUCTURE ACCORDING TO INDUSTRY STANDARDS. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO WORK.

8. CONTRACTOR TO VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN & DISCREPANCIES EXIST CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.

9. PLANT TREES AND SHRUBS PER DETAILS.

10. PLANT CROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS.

11. PLANT BACKFILL: MIXTURE OF TWO PARTS SOIL FROM HOLE AND ONE PART SOIL AMENDMENT (NITROGEN FORTIFIED REDWOOD SHAVINGS AND 50 LBS GROW POWER PLUS PER CUBIC YARD OF BACKFILL.

12. PLANT BACKFILL FOR CAMELLIAS, AZALEAS, TERNSTROEMIA, ADLISON, GARDENIA: MIXTURE OF TWO PARTS SOIL FROM HOLE AND ONE PART SOIL AMENDMENT (PEAT HUMUS) AND 50 LBS. GROW POWER PLUS PER CUBIC YARD OF BACKFILL.

13. PROVIDE AND INSTALL 2-1/2" TO 3" DEPTH SHREDDED BARK MULCH IN PLANTED AREAS. PROVIDE SAMPLE FOR REVIEW BY LANDSCAPE ARCHITECT.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FOR FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND MAKE RECOMMENDATIONS FOR SOLUTION.

MASTER PLANT LIST-PACKAGE F- ENTRY DRIVE

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
TREES				
GIN BIL	GINKGO BILOBA	MAIDENHAIR TREE	30" BOX + 48" BOX (SEE PLAN)	
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	48" BOX + 60" BOX (SEE PLAN)	
SHRUBS				
AGA ATT	AGAVE ATTENUATA	AGAVE	5 GAL	3'-0" OC
AZA ALA	AZALEA ALASKA	SOUTHERN INDICA WHITE AZALEA	5 GAL	3'-0" OC
BEG HON	BEGONIA 'HONEYSUCKLE'	BEGONIA	1 GAL	18" OC
BEG IRE	BEGONIA 'IRENE NUSS'	BEGONIA	1 GAL	18" OC
CAM ALB	CAMELLIA J. ALBA PLENA'	CAMELLIA	24" BOX	
LOP CHI	LOROPETALUM CHINENSE	NON	5 GAL	3'-0" OC
MIC STR	NEPHROLEPIS STRIGOSA	LACE FERN	5 GAL	3'-0" OC
MON DEL	MONSTERA DELICIOSA	SPLIT-LEAF PHILODENDRON	5 GAL	3'-0" OC
PRU CAR	PRUNUS CAROLINA 'COMPACTA'	CAROLINA LAUREL CHERRY	15 GAL	5'-0" OC
RHA HIN	RHAPHIOLEPIS U. 'INDICA'	DWARF YEDDO	5 GAL	3'-0" OC
SPI CAN	SPIREA CANTONENSIS 'FLORA-PLENO'	DOUBLE BRIDAL WREATH	5 GAL	4'-0" OC
VIB SPR	VIBURNUM T. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	5 GAL	3'-6" OC
ZAN AET	ZANTEDESCHIA AETHIOPICA	COMMON CALLA	1 GAL	2'-0" OC
GROUNDCOVER				
ANE JAP	ANEMONE J. 'HONORINE JOBERT'	WHITE ANEMONE	1 GAL	15" OC
LIR MUS	LIRIOPE MUSCARI	LILY TURF	1 GAL	15" OC
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	2'-0" OC
ANNUAL GROUNDCOVER + FOUNTAIN				
CAL OFF	CALENDULA OFFICINALIS 'DWARF ORANGE'	ORANGE MARIGOLD	FLATS OR 4" POTS	8" OC
CHE FRU	CHRYSANTHEMUM FRUTESCENS 'PINK'	PINK MARGUERITE	FLATS OR 4" POTS	8" OC
PAP NUD	PAPAVER NUDICAULE 'MATADOR'	RED ICELAND POPPY	FLATS OR 4" POTS	8" OC
SCA COL	SCAEVOLA COLLINSIANA 'BUTTERFLY BLUE'	BLUE FINGUSHION FLOWER	FLATS OR 4" POTS	8" OC
VINES				
WIS SIN	WISTERIA SINENSIS	CHINESE WISTERIA	24" BOX	TRAIN ON COLUMNS
LAWN				
MARATHON I OR MEDALION ALTA FESCUE SOD				

PHASE 2 - PACKAGE F - MOTORCOURT- LANDSCAPE PLANTING PLAN

SCALE: 1" = 10'-0"

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
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Gensler
2960 Broadway
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[illegible] Rockwell Blvd Floor
Santa Fe New Mexico 87505
505.986.9019 Fax 986.1678

KATIE O'REILLY ROGERS ASLA
LANDSCAPE ARCHITECT
CA #4098

Δ	Date	Description/Reason	By	Check
		FOR PRELIMINARY REVIEW		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
LANDSCAPE PLANTING PLAN
PHASE 2
MOTORCOURT

F-L2.0

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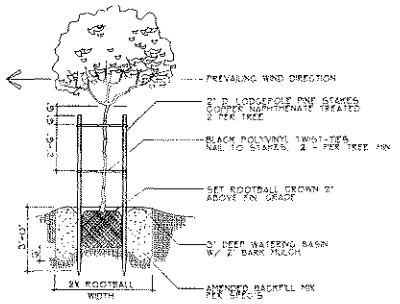
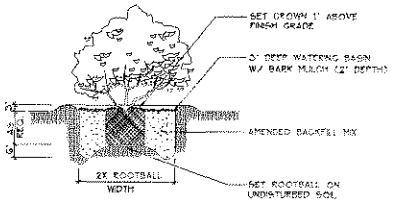
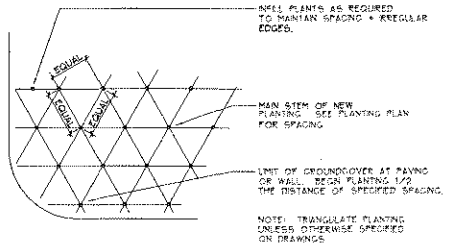


1 F-L2.2 TREE PLANTING/ STAKING
N.S.



2 F-L2.2 SHRUB PLANTING
N.S.



3 F-L2.2 PLANT SPACING
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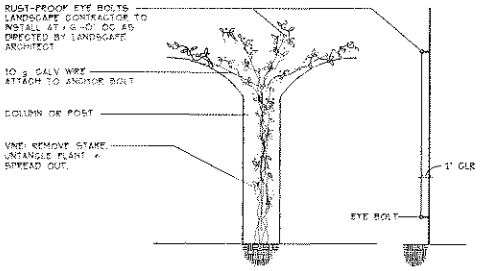

4 F-L2.2 VINE TIE
N.T.S.

Completion Statement

Final Planting Landscape Review

Sheet K

Site Water Management
(Show plant water use as specified in design manual)

[illegible]	F-L2.0 + F-L2.1
[illegible]	F-L2.0 + F-L2.1
[illegible]	F-L2.0 + F-L2.1
[illegible]	F-L2.0 + F-L2.1
[illegible]	F-L2.2
[illegible]	N/A
[illegible]	N/A
[illegible]	N/A
[illegible]	N/A
[illegible]	N/A

The above signature
(specify section 10)

I certify that I am a [illegible] of the Santa Barbara City Council and that the landscape installation has been completed in accordance with the approved plans and specifications.

By my signature below, I certify that the landscape installation has been completed in accordance with the approved plans and specifications. I shall submit the completed installation certificate of compliance for the landscape installation substantially conforms to approved plans.

Kate O'Rourke Rogers
Signature Name

CLA 2456
License # Exp. Date

10/31/2007

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

Gensler

Zimmer Associates Integrated LLC
Landscape Architecture
Santa Fe New Mexico 87501
Phone 505 983 1999 Fax 505 983 1678

KATIE O'REILLY ROGERS ASLA
LANDSCAPE ARCHITECT
CA. 2456

Issue	Date & Issue Description	By	Check
	100% DESIGN SET FOR PARTIAL PROGRESS REVIEW		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
LANDSCAPE PLANTING NOTES & DETAILS
PHASE 2
MOTORCOURT AND WATER GARDEN

F-L2.2

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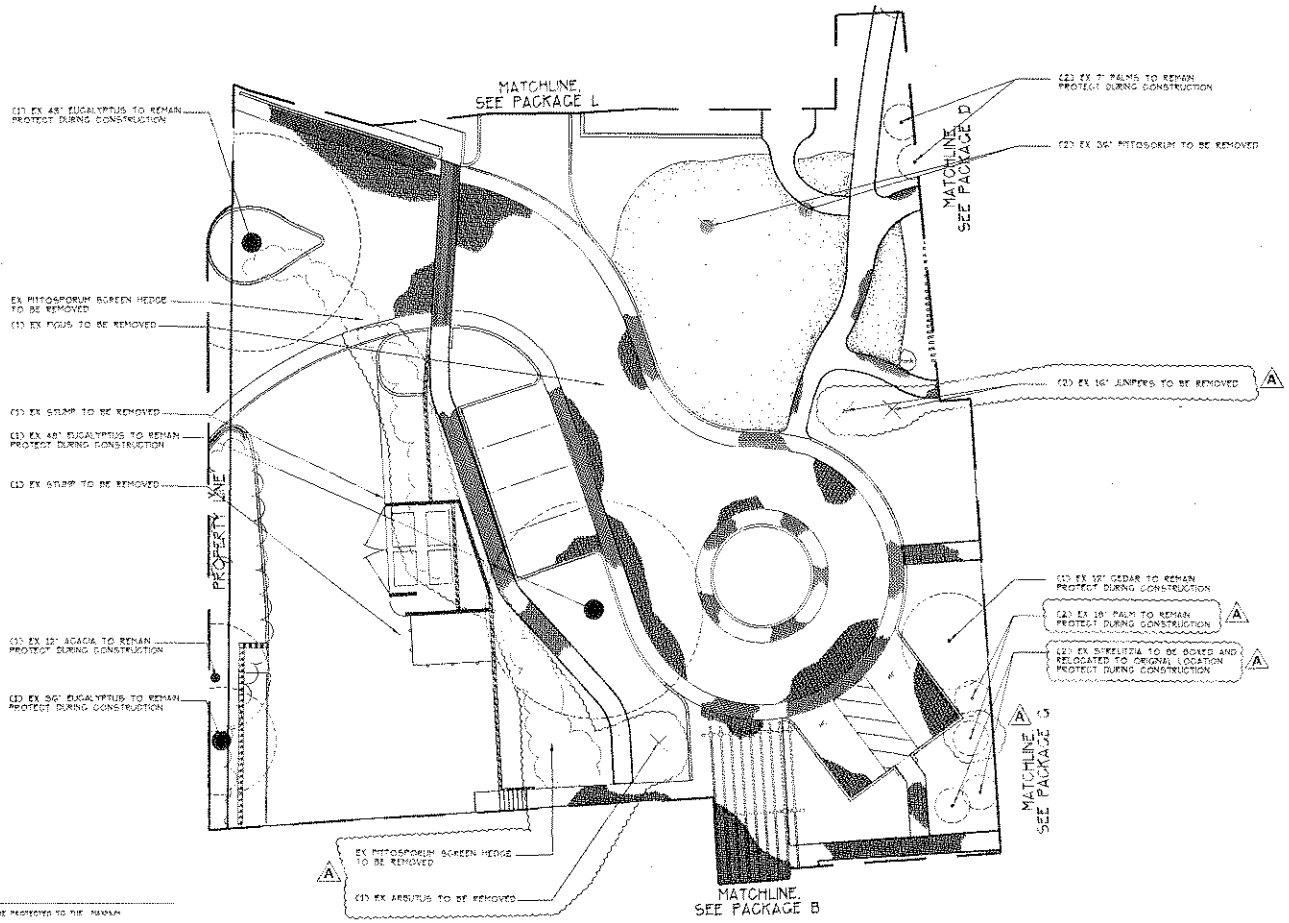

TREE PROTECTION NOTES

1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE
2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINE OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA
3. ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED 50 FEET OUTSIDE THE DRIPLINE OF EACH TREE AND SHALL BE STAKED EVERY 50 FEET
4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINE
5. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF THE DRIPLINE OF TREES
6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF AN ARBORIST/BIOLOGIST APPROVED BY THE CITY OF SANTA BARBARA
7. TRENCHING REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREE SHALL BE DONE BY HAND
8. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREE
9. CONSTRUCTION ACTIVITY REQUIRED WITHIN THREE FEET OF THE TREE'S DRIPLINE SHALL BE DONE WITH HAND TOOLS
10. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1600 LASUEN ROAD
SANTA BARBARA CA 93101

Gensler

Zimmer Associates International LLC
111 Sandoval Third Floor
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505.988.9019 Fax 988.1578

RATTY O'REILLY HOGENS ASLA
LANDSCAPE ARCHITECT
CA 4908

Issue	Date	By	Check
1	Feb 4 2008		
2	Feb 4 2008		

Project Name: EL ENCANTO HOTEL

Project Number: 05.5907.000

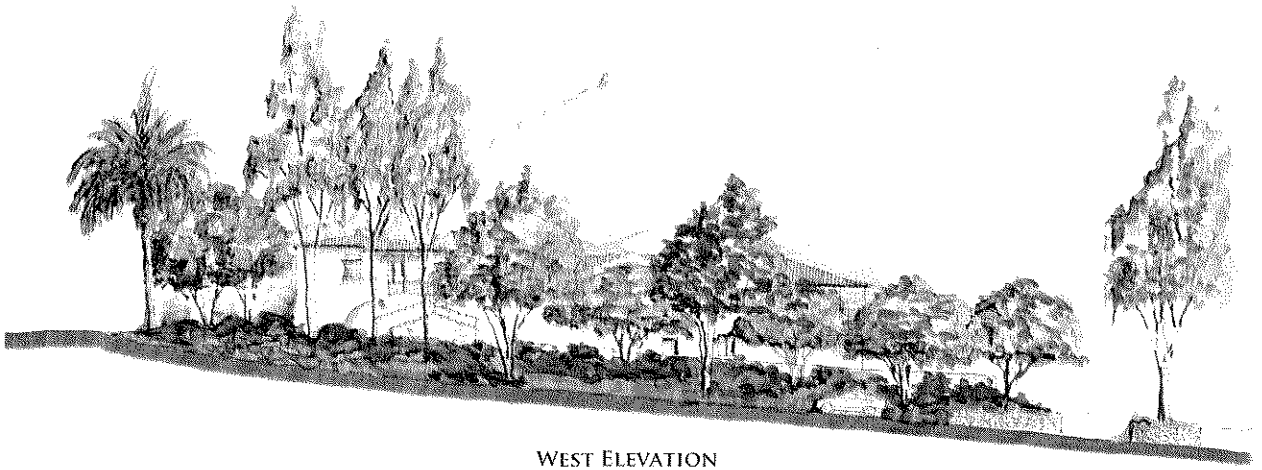
CAD File Name:

Description: TREE PROTECTION PLAN
PHASE 2
MOTORCOURT

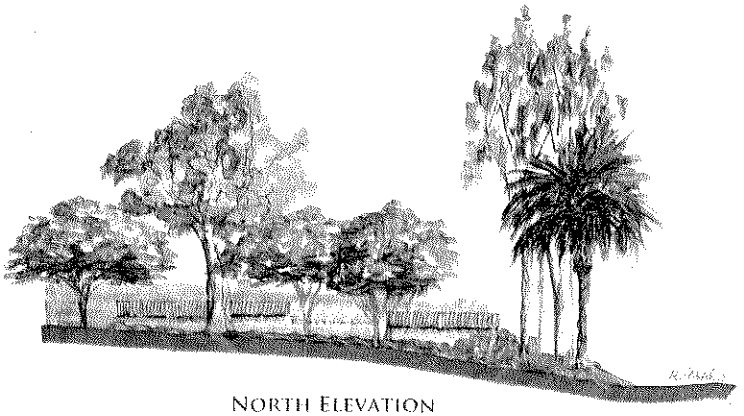
F-L3.0

PHASE 2 - PACKAGE F - MOTORCOURT- TREE PROTECTION PLAN

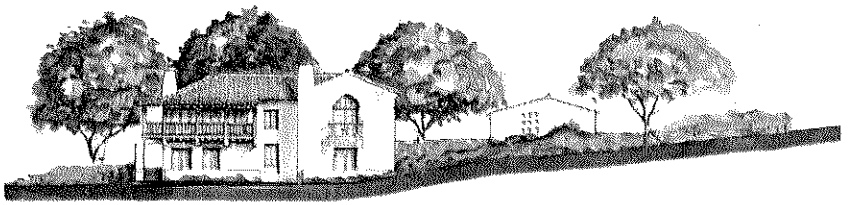
SCALE: 1" = 10'-0"



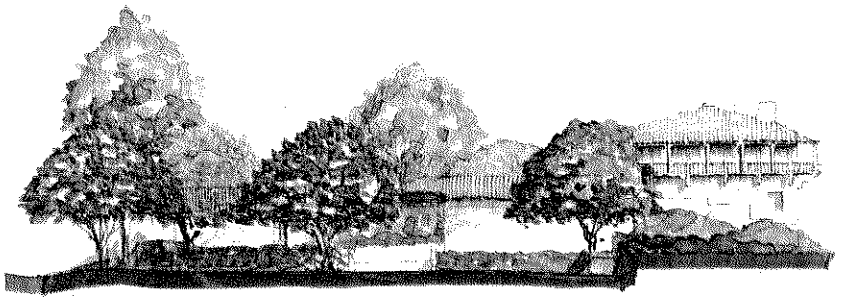
WEST ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
SCALE: 1" = 10'



EAST ELEVATION
SCALE: 1" = 10'



SOUTH ELEVATION
SCALE: 1" = 10

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY
ARCHITECTURE

1024 Cindy Lane
Carpinteria, CA
93013
805.566.3855
henrylenny.com

Issue	Date & Issue Description	By	Check
	05/05/2008 ISSUE FOR DART REVIEW		
	08/15/2008 ISSUE FOR DART REVIEW 2		
	10/30/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Seal/Signature

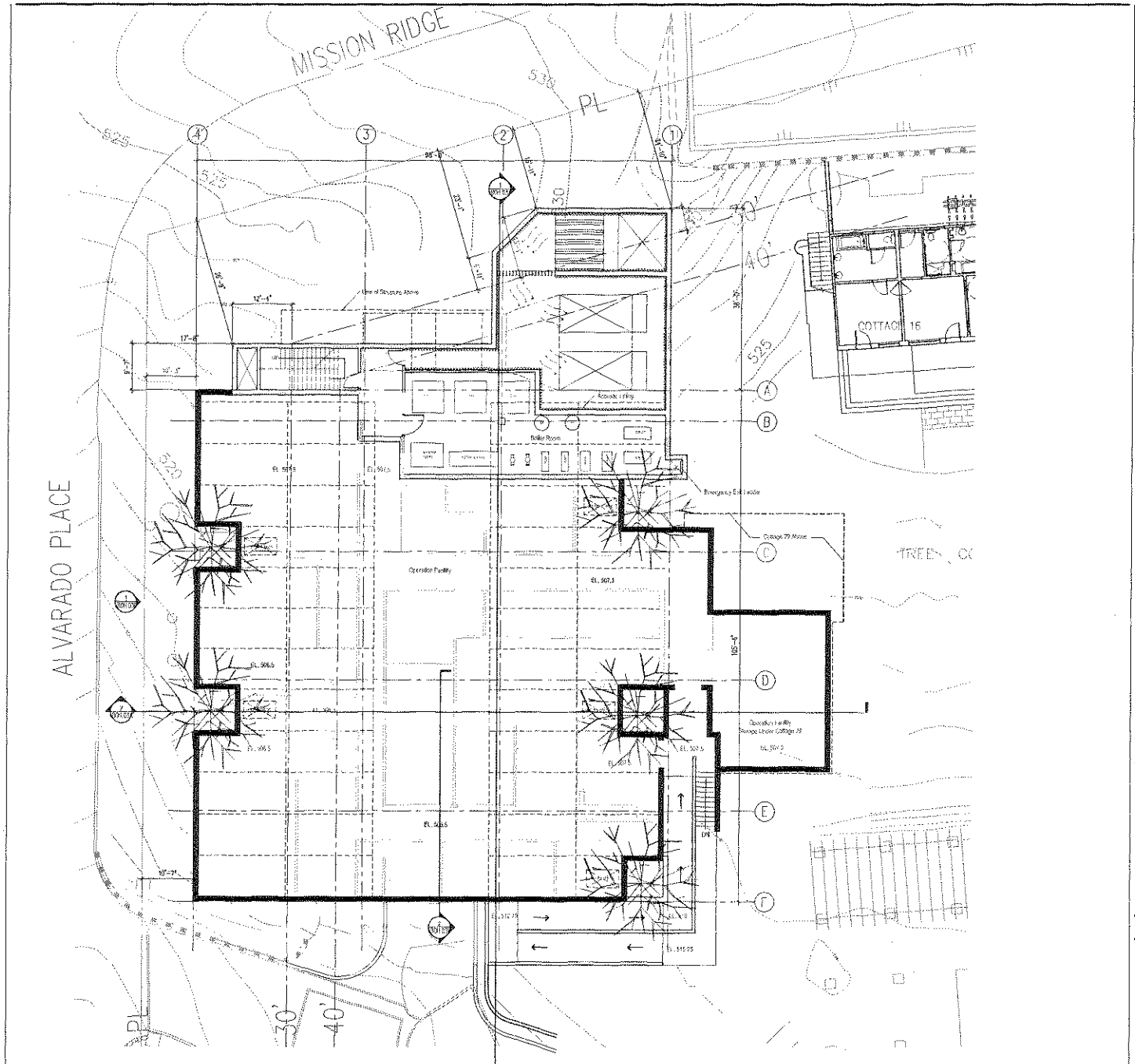
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000
CAD File Name

Description

Group L - Operations Center/ Valet Parking

LBOH.00



UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - BELOW GRADE PLAN

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

KEY NOTES

LEGEND

WALLS OF OPERATIONS FACILITY

WALLS OF UTILITY DISTRIBUTION FACILITY

GENERAL NOTES

KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA CA 93103

UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING

Gensler
2900 Broadway
Suite 300
Santa Monica CA 90404
Telephone 310 449 5000
Facsimile 310 449 5550

HENRY LENNY
DESIGN STUDIO
Zimmer Associates International LLC
Sandoval New Upper
Santa Fe New Mexico 87501
Tel 505 9019 Fax 505 1678

Issue	Date & Issue Description	By	Check
1	07-03-08	CN	PL
	DART SUBMITTAL		
2	08-15-08	CN	PL
	DART SUBMITTAL 2		
3	10-06-08	CW	JM
	DART IN PROGRESS REVIEW 2		

Soil Structure

Project Name
EL ENCANTO HOTEL

Project Number
05.5057.000

Facility Name

Description
UTILITY DISTRIBUTION FACILITY & OPERATIONS FACILITY & VALET PARKING, BELOW GRADE PLAN

LBOH.01

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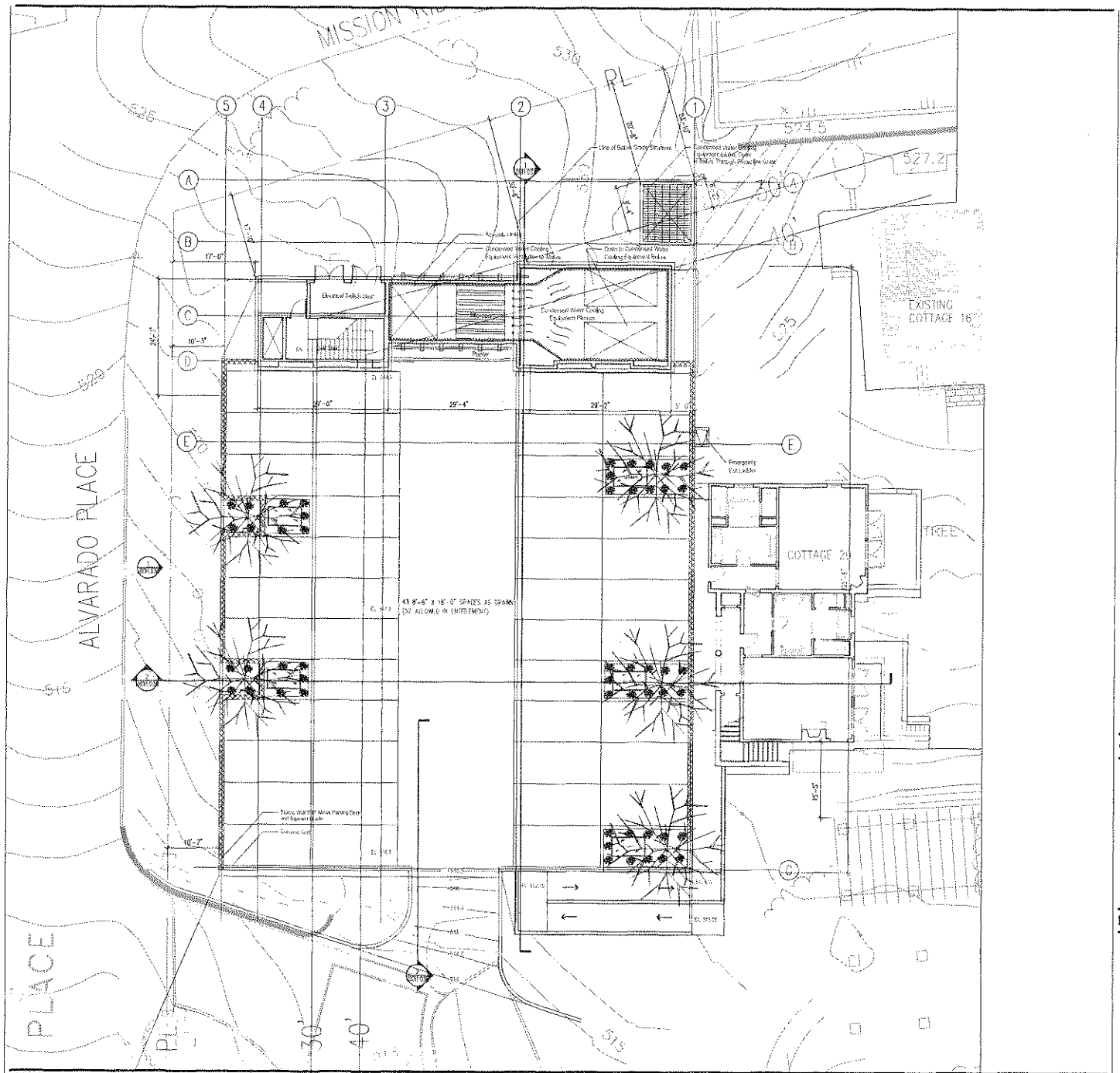

UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - PARKING LEVEL PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

LEGEND

SITE WALLS AROUND VALET PARKING

WALLS OF UTILITY DISTRIBUTION FACILITY

GENERAL NOTES

KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93103

UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING

Gensler

HENRY LENNY

Timmer Associates International LLC
Sandwell Tech Floor
Santa Fe New Mexico 87501
Tel 986.9019 Fax 986.1678

Issue	Date & Issue Description	By	Check
1	07 30 08 DART SUBMITTAL	CN	JPL
2	08 15 08 DART SUBMITTAL 2	CN	JPL
3	10 08 08 DART IN PROGRESS REVIEW 2	CN	JPL

Board Signature

Project Name
EL ENCANTO HOTEL

Project Number
BS 5007 000

CAD File Name

Description
UTILITY DISTRIBUTION FACILITY & OPERATIONS FACILITY & VALET PARKING, PARKING LEVEL PLAN

Rev. Month

LBOH.02

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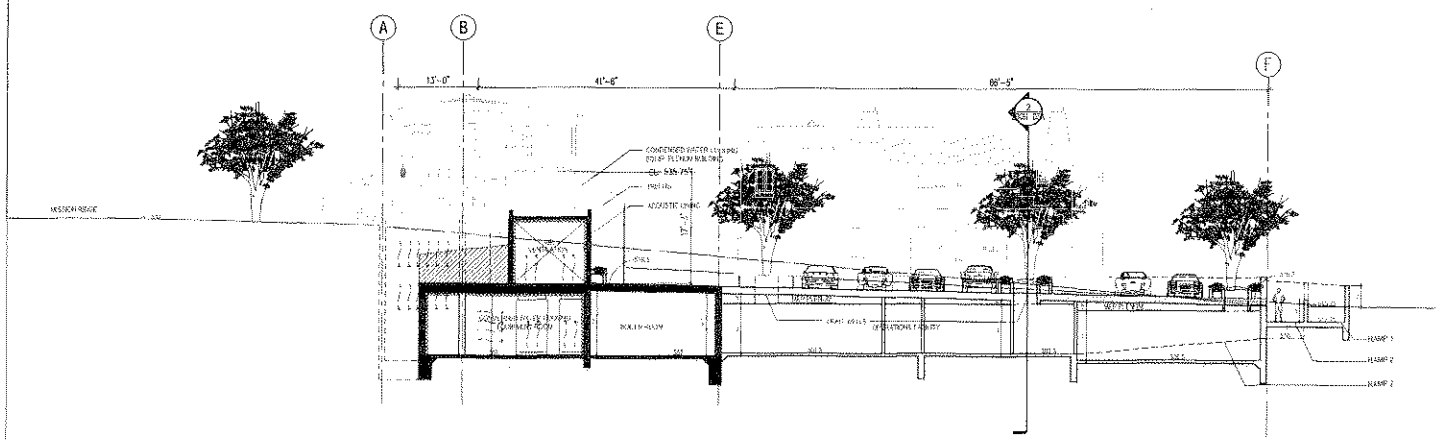
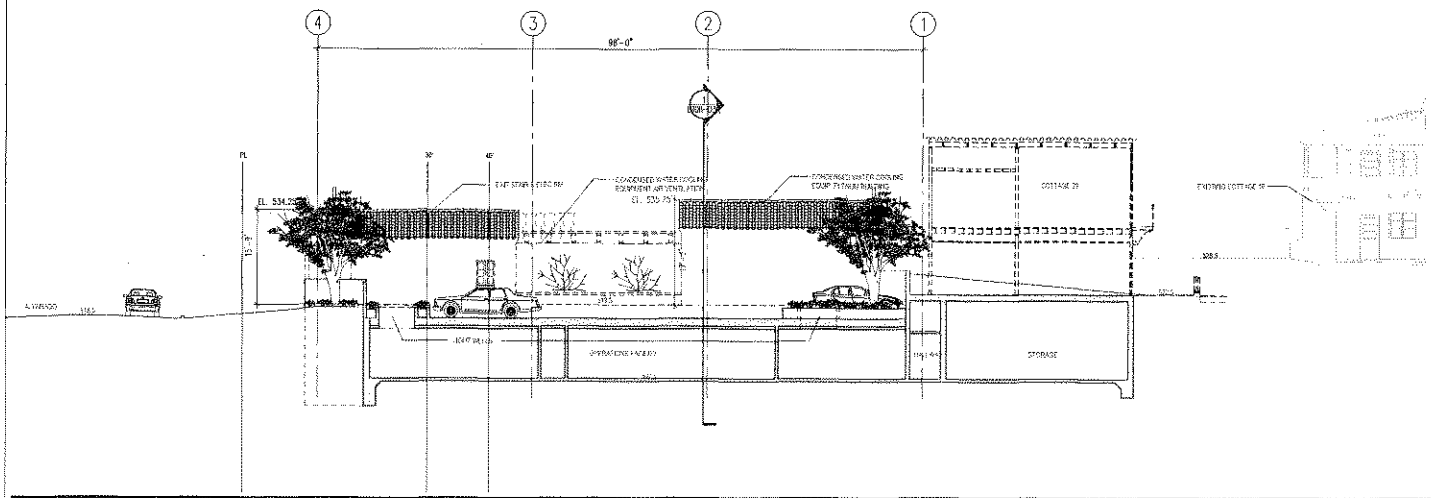


UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - NORTH-SOUTH SECTION 1

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



OPERATIONS FACILITY & VALET PARKING - EAST-WEST SECTION 2

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

KEY NOTES

LEGEND

WALLS OF OPERATIONS FACILITY

WALLS OF UTILITY DISTRIBUTION FACILITY

SITE WALLS AROUND VALET PARKING

GENERAL NOTES

KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA CA 93103

UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING

Gensler

HENRY LENNY DESIGN STUDIO

Tenner Associates International LLC
Cardard Hill Drive
Fe New Mexico 87508
505.986.9019 Fax 986.1616

Issue	Date & Brief Description	By	Check
1	7/3/08 DART SUBMITTAL	CN	JPL
2	08/15/08 DART SUBMITTAL 2	CN	JPL
1	10/10/08 DART IN PROGRESS REVIEW 2	CN	JPL

Project Name
EL ENCANTO HOTEL

Project number
05 5007 000

CADD file name

Description
UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING, SECTIONS

Not to Scale

LBOH.03A

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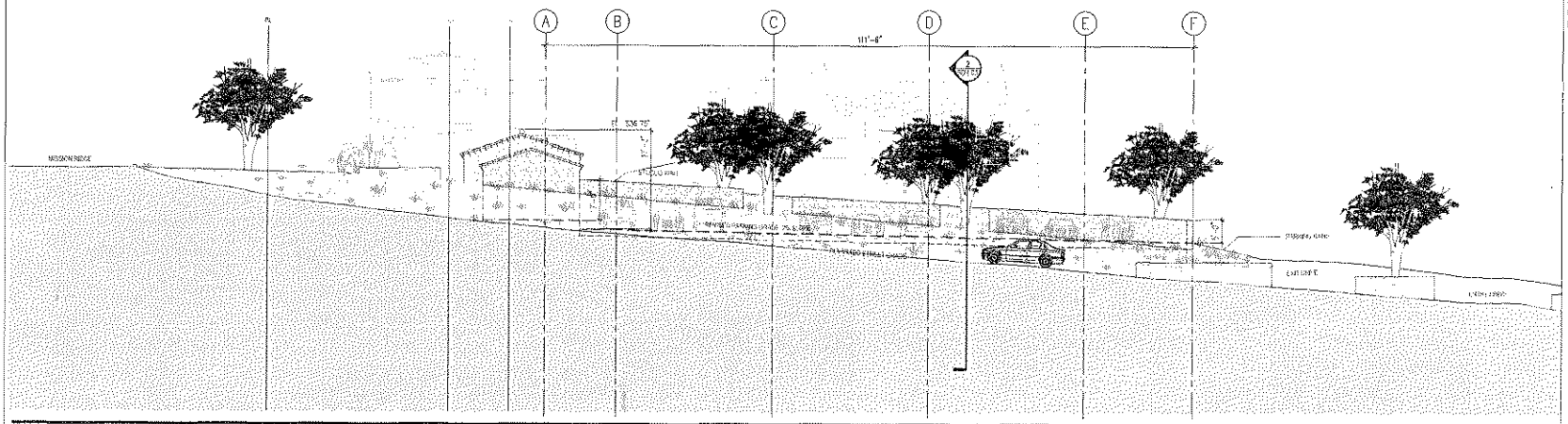
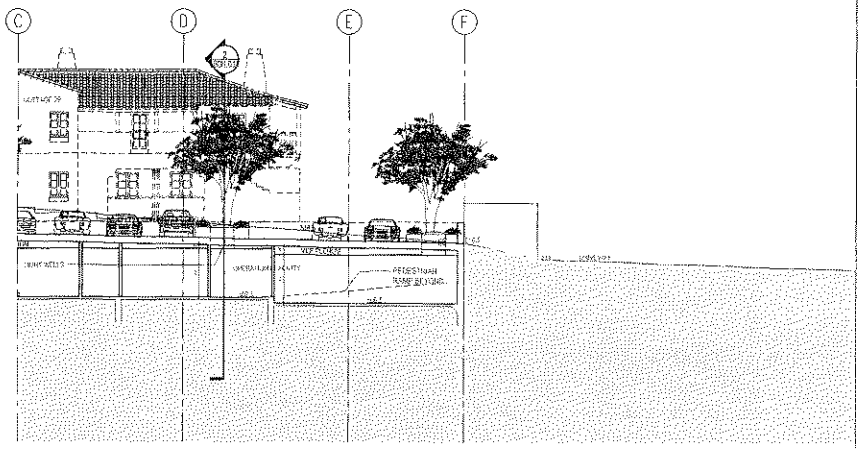


UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - WEST ELEVATION

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

1



OPERATIONS FACILITY & VALET PARKING - RAMP SECTION

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

2

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA CA 93103

UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING

Gensler

HENRY LENNY

Zimmer Associates International LLC
Sandoval Wind Floor
Santa Fe New Mexico 87501
Tel 986.9019 Fax 986.1678

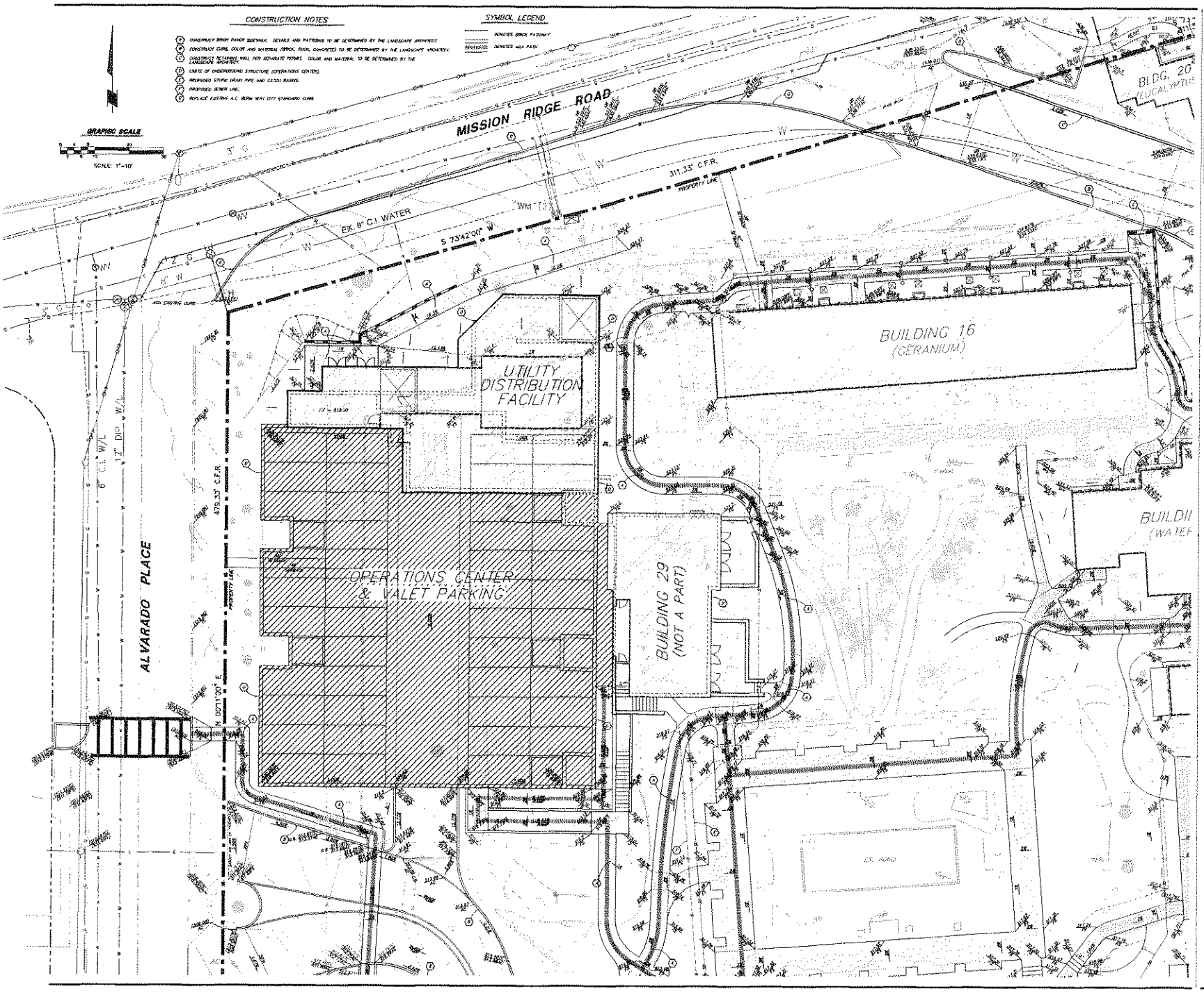
Issue	Date & Issue Description	By	Check
1	8-15-08	CH	AL
	DART SUBMITTAL 2		
2	10-08-08	CH	AL
	DART IN PROGRESS REVIEW 2		

Project Name
EL ENCANTO HOTEL

Project Number
05 5007 000

Drawing Title
UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING, SECTIONS

LBOH.03B



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA CA 93103

REVISED MASTER PLAN

Gensler

TRI-NET ENGINEERING
1557 MORSE AVENUE, SUITE A
VENTURA, CA 93003
OFFICE: (805) 650-6995
FAX: (805) 677-4721

Issue	Date & Issue Description	By	Check
1	08/15/2008 ISSUE FOR DART REVIEW 2	TES	
2	10/08/2008 ISSUE FOR DART PROGESS REVIEW 2	TES	
3	12/08/2008 ISSUE FOR DART PROGESS REVIEW 3	TES	

Seal Signature

REGISTERED PROFESSIONAL ENGINEER
MARTA V. ALVAREZ
NO. 41700
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
GRADING PLAN - OPERATIONS CENTER & VALET PARKING

LBOH.04

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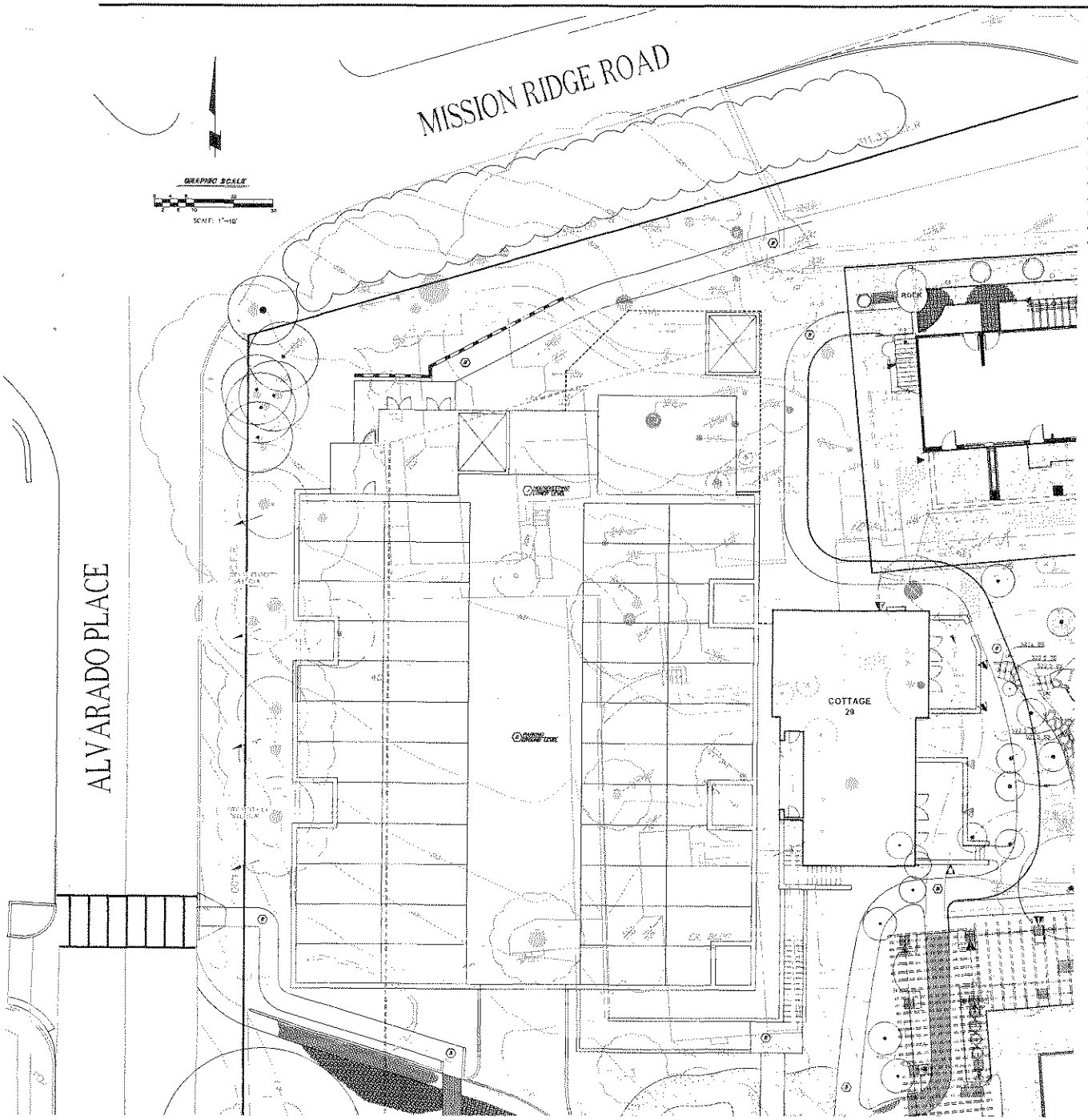


POST CONSTRUCTION BMP NOTES

(A) CONSTRUCT RAISED PLANTER AT RIDGE DRAIN, MATERIAL AND PLANTS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.

(B) CONSTRUCT PERMEABLE MATERIALS, EXCEPT FOR IMPROVED CART PATHS, PER CITY OF SANTA BARBARA STORMWATER ESDL. COLOR AND MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT.

(C) CONSTRUCT BIOSWALE PER CALIFORNIA STORMWATER BMP, SC-30* AND CITY OF SANTA BARBARA STORMWATER ESDL. SEE BIOSWALE DETAIL, SHEET LBOH.06.

(D) CONSTRUCT OUTDOOR WASTE HANDLING AND DISPOSAL FACILITY PER CALIFORNIA STORMWATER BMP SC-34 AND CITY OF SANTA BARBARA STORMWATER ESDL.

(E) CONSTRUCT OUTDOOR LOADING/UNLOADING AREA PER CALIFORNIA STORMWATER BMPS SC-11, SC-37 AND CITY OF SANTA BARBARA STORMWATER ESDL.

(F) CONSTRUCT VEHICLE AND EQUIPMENT FUELING AND REPAIR AREA PER CALIFORNIA STORMWATER BMPS SC-30*, SC-37 AND CITY OF SANTA BARBARA STORMWATER ESDL.

(G) CONSTRUCT PARKING/STORAGE AREA PER CALIFORNIA STORMWATER BMP SC-43* AND CITY OF SANTA BARBARA STORMWATER ESDL.

(H) CONSTRUCT OUTDOOR DISPOSAL OPERATIONS AREA PER CALIFORNIA STORMWATER BMPS SC-33, SC-37, SC-37 AND CITY OF SANTA BARBARA STORMWATER ESDL.

(I) CONSTRUCT SPILL/FIELD PER CALIFORNIA STORMWATER BMP SC-44* ON DRAINAGE SYSTEM MAINTENANCE AND CITY OF SANTA BARBARA STORMWATER ESDL.

(J) CONSTRUCT LOWER LEVEL LANDSCAPE/DOWNSPOUTING AREA PER CALIFORNIA STORMWATER BMP SC-11* AND CITY OF SANTA BARBARA STORMWATER ESDL.

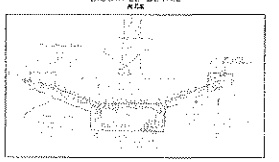
(K) INSTALL NEW BRAIN, WET SILTER & BOTTOM FEED TO TIE OR APPROVED EQUIVALENT IN DRAIN BASIN PER SWPP REQUIREMENTS.

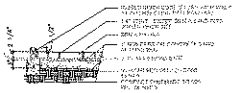
(L) INSTALL NEW BRAIN, WET SILTER & BOTTOM FEED TO TIE OR APPROVED EQUIVALENT IN DRAIN BASIN PER SWPP REQUIREMENTS.

(M) CONSTRUCT OPEN VEGETATED SWALE FOR FILTRATION, INFILTRATION, AND SEDIMENT DISPOSAL.

(N) CONSTRUCT GROUTED RIP RAP FOR ENERGY DISSIPATION.

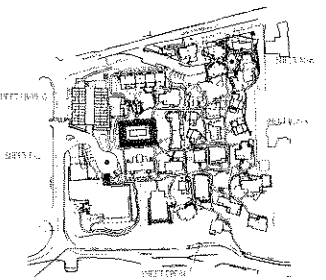
BIOSWALE DETAIL
N.T.S.





PERMEABLE PAVERS DETAIL
N.T.S.

SHEET INDEX



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

Gensler

Miller Barnes Partnership
Suite 340
Santa Monica, CA 90404
Telephone: (310) 828-1809
Fax: (310) 828-1809

TRI-NET ENGINEERING
1587 MORRIS AVENUE, SUITE A
VENTURA, CA 93003
OFFICE: (805) 650-6995
FAX: (805) 677-4721

No.	Date	Issue Description	By	Check
1	08/15/2008	ISSUE FOR DART REVIEW 1		
2	10/08/2008	ISSUE FOR DART PROCESS REVIEW 2		
3	12/08/2008	ISSUE FOR DART PROCESS REVIEW 3		

Project Name
EL ENCANTO HOTEL

Project Number
05 5867 000

Description
STORMWATER TREATMENT PLAN - OPERATIONS CENTER & VALET PARKING

LBOH.05

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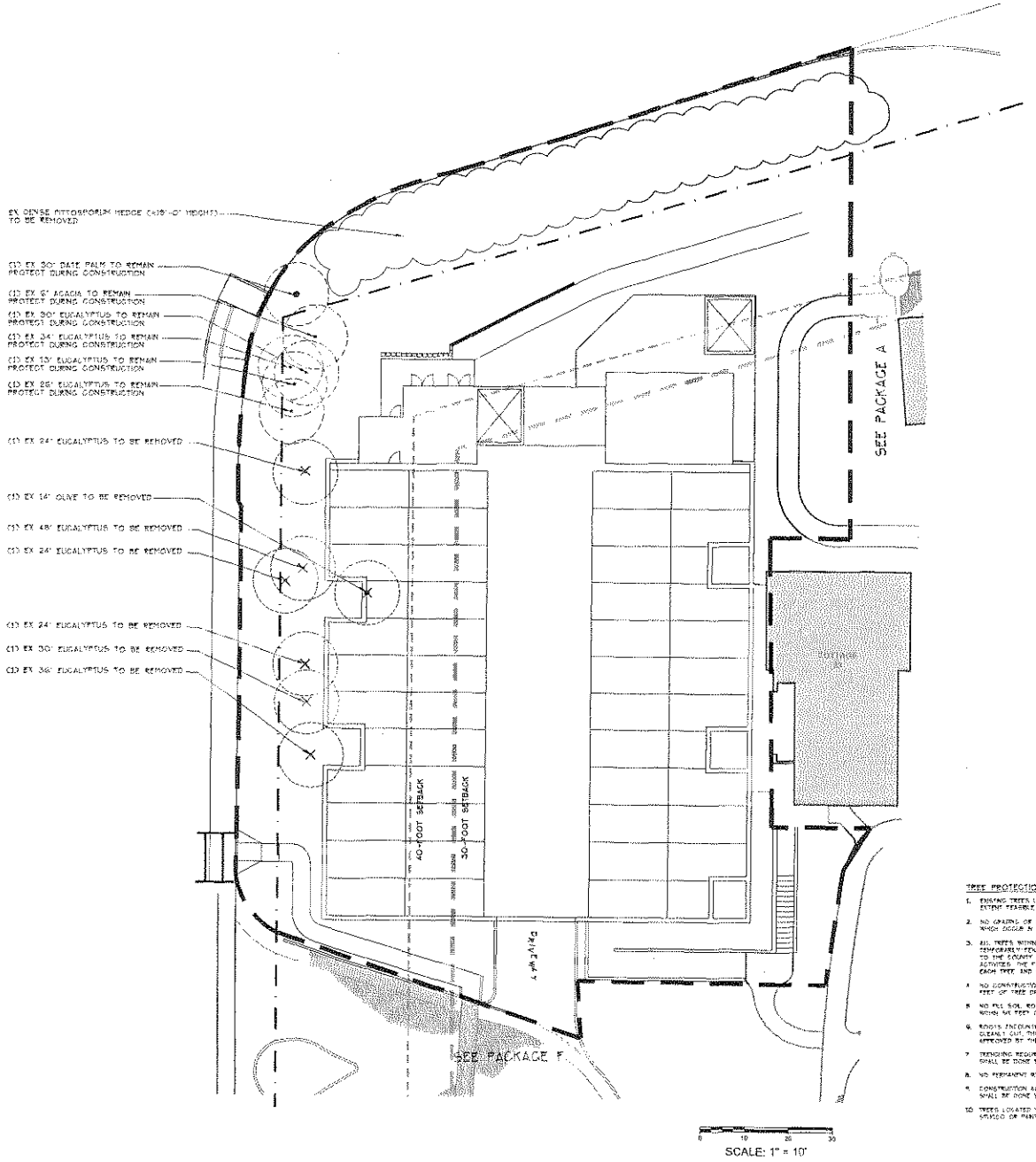

TREE PROTECTION NOTES

1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
2. NO GRADING OF DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA.
3. ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE COUNTY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE, AND SHALL BE STAKED EVERY SIX FEET.
4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN FIVE FEET OF TREE DRIPLINE.
5. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN FIVE FEET OF THE DRIPLINE OF TREES.
6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF AN ARBORIST/ECOLOGIST APPROVED BY THE COUNTY OF SANTA BARBARA.
7. TRENCHING REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREE SHALL BE DONE BY HAND.
8. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREE.
9. CONSTRUCTION ACTIVITY REQUIRED WITHIN THREE FEET OF THE TREE'S DRIPLINE SHALL BE DONE WITH HAND TOOLS.
10. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

PHASE 2 - PACKAGE L - PARKING AND BACK OF HOUSE- PRELIMINARY TREE PROTECTION PLAN
SCALE: 1" = 10'-0"

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1800 LASUEN ROAD
SANTA BARBARA CA 93101

Gensler
3464 Broadway
Suite 300
Santa Monica, CA 90401
Telephone: 310.828.5000
Facsimile: 310.828.5010

Zimmer Associates International LLC
33 Seaboard 19th Floor
Suite 1 New Mexico 87501
505.988.9015 fax 505.988.9018

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Note	Date & Issue Description	By	Check
1	10.18.2006 ISSUE FOR USE BASIS PROGRESS SET NO. 2		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
Preliminary Landscape Plan
PHASE 2
Parking and Back of House

L-L1.0

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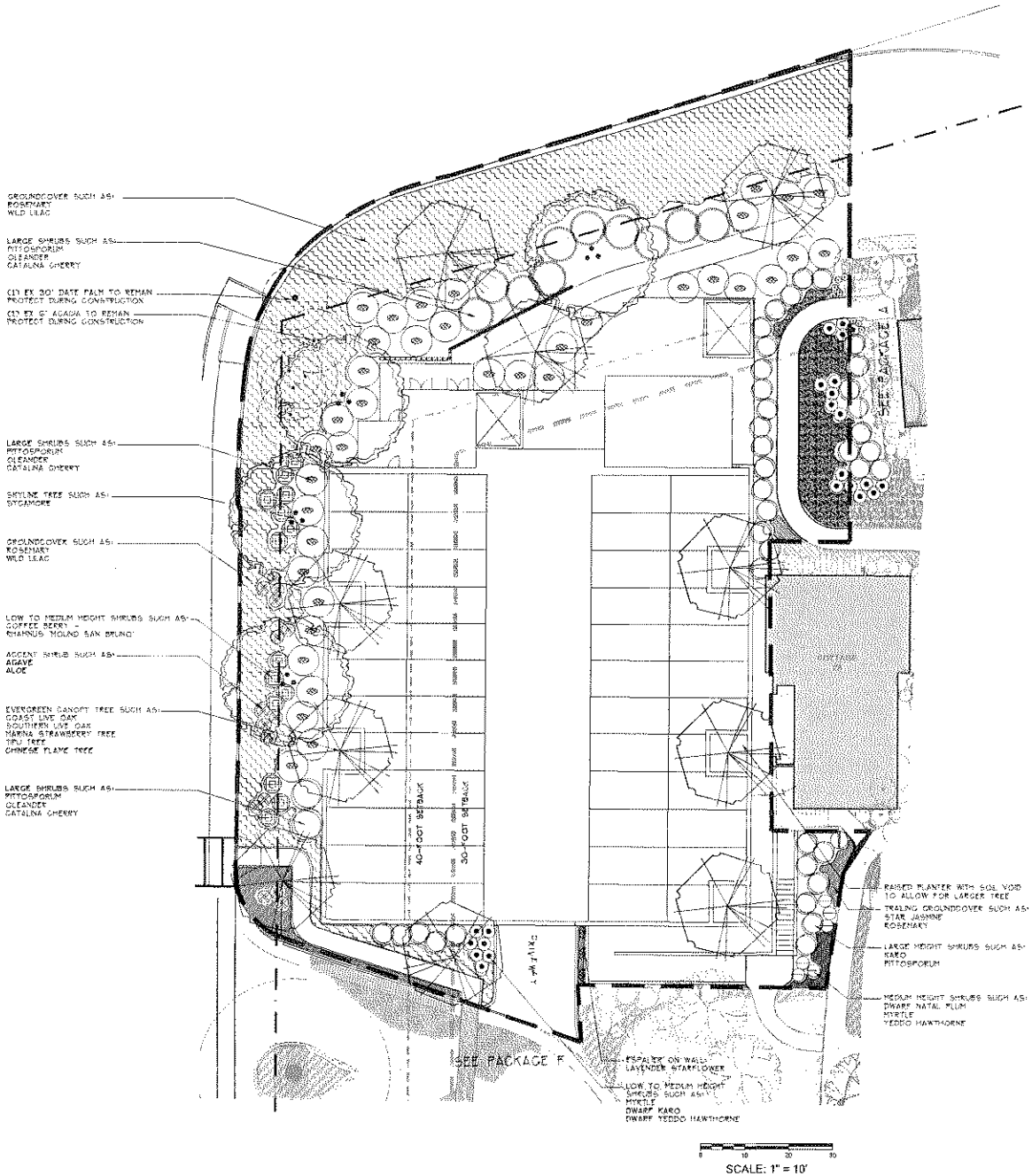

PHASE 2 - PACKAGE L - PARKING AND BACK OF HOUSE- PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'-0"

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1800 LASUEN ROAD
SANTA BARBARA CA 93101

Gensler

Zimmer Associates International LLC
115 Sandoval Third Floor
Santa Fe New Mexico 87501
505 346 9019 Fax 986 1678

Issue	Date & Issue Description	By	Check
	THIS ISSUE HAS NOT BEEN REVIEWED		

Scale Signature

Project Name
EL ENCANTO HOTEL

Project Number
05.5087.000

CAD File Name

Description
Preliminary Landscape Plan
PHASE 2
Parking and Back of House

L-L1.1

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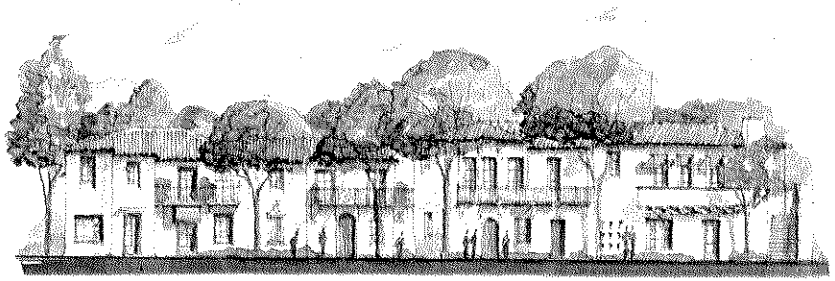
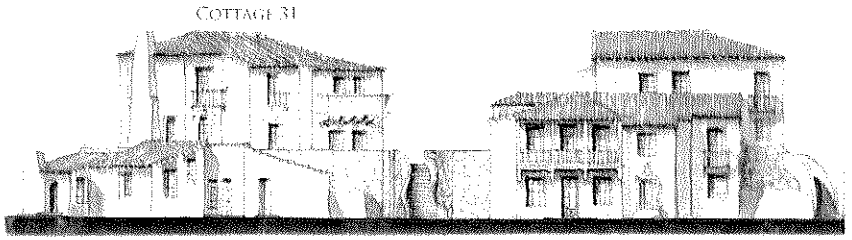
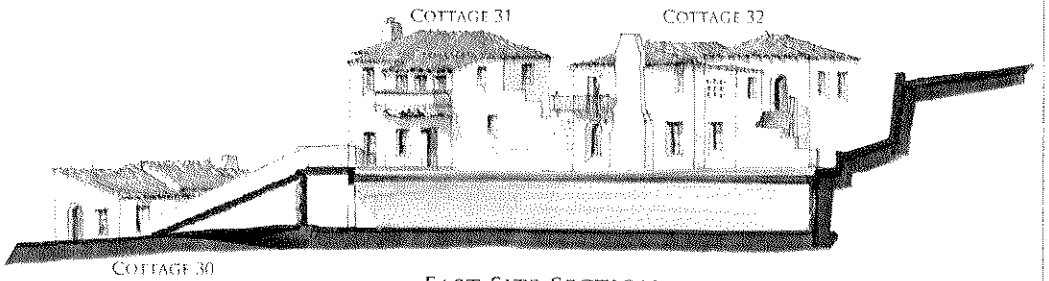


SOUTH COURTYARD ELEVATION

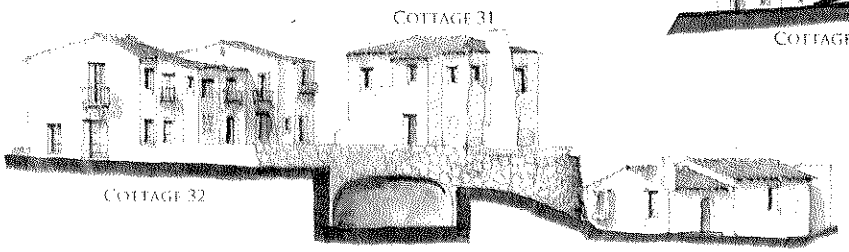
EAST ELEVATION



SOUTH ELEVATION



EAST SITE SECTION



WEST ELEVATION

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

HENRY LENNY
1024 Cindy Lane
Carpinteria, CA
93013
805.566.3855
henrylenny.com

Issue	Date	Issue Description	By	Check
1	03/06/2008	ISSUE FOR DART REVIEW		
2	07/07/2008	ISSUE FOR PC CONCEPT REVIEW		
3	08/15/2008	ISSUE FOR DART REVIEW 2		
4	10/06/2008	ISSUED FOR DART PROGRESS REVIEW 2		

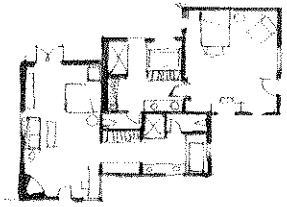
Project Name: EL ENCANTO HOTEL

Project Number: 05.5007.000

CAD File Name:

Description: Group M - Mission Village Renderings

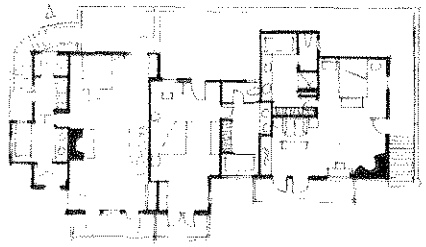
M.0



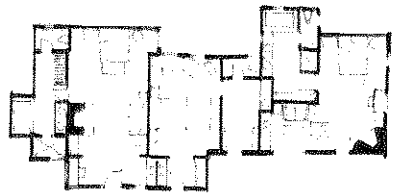
FIRST FLOOR PLAN

COTTAGE 30

1 STORY, TOTAL 2 KEYS



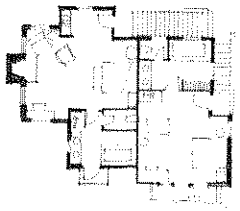
SECOND FLOOR PLAN



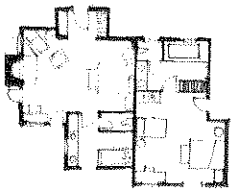
FIRST FLOOR PLAN

COTTAGE 33

2 STORY, 3 KEYS PER STORY, TOTAL 6 KEYS



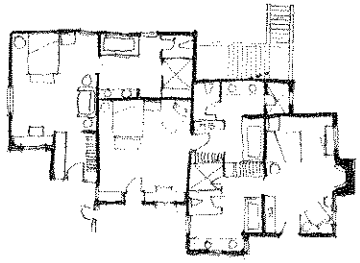
SECOND FLOOR PLAN



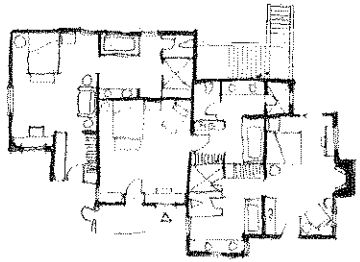
FIRST FLOOR PLAN

COTTAGE 31

2 STORY, 2 KEYS PER STORY, TOTAL 4 KEYS



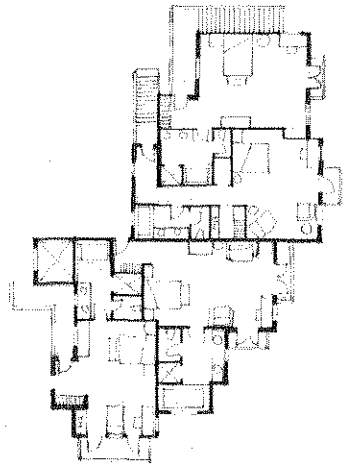
SECOND FLOOR PLAN



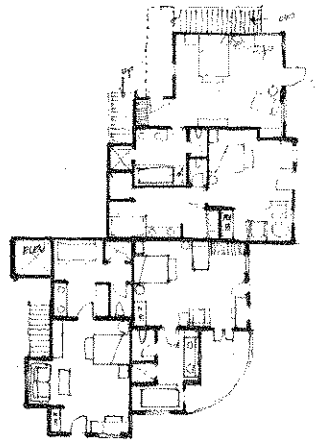
FIRST FLOOR PLAN

COTTAGE 32

2 STORY, 3 KEYS PER STORY, TOTAL 6 KEYS



SECOND FLOOR PLAN



FIRST FLOOR PLAN

COTTAGE 34

2 STORY, 4 KEYS PER STORY, TOTAL 8 KEYS

SITE & FLOOR PLANS

KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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93013
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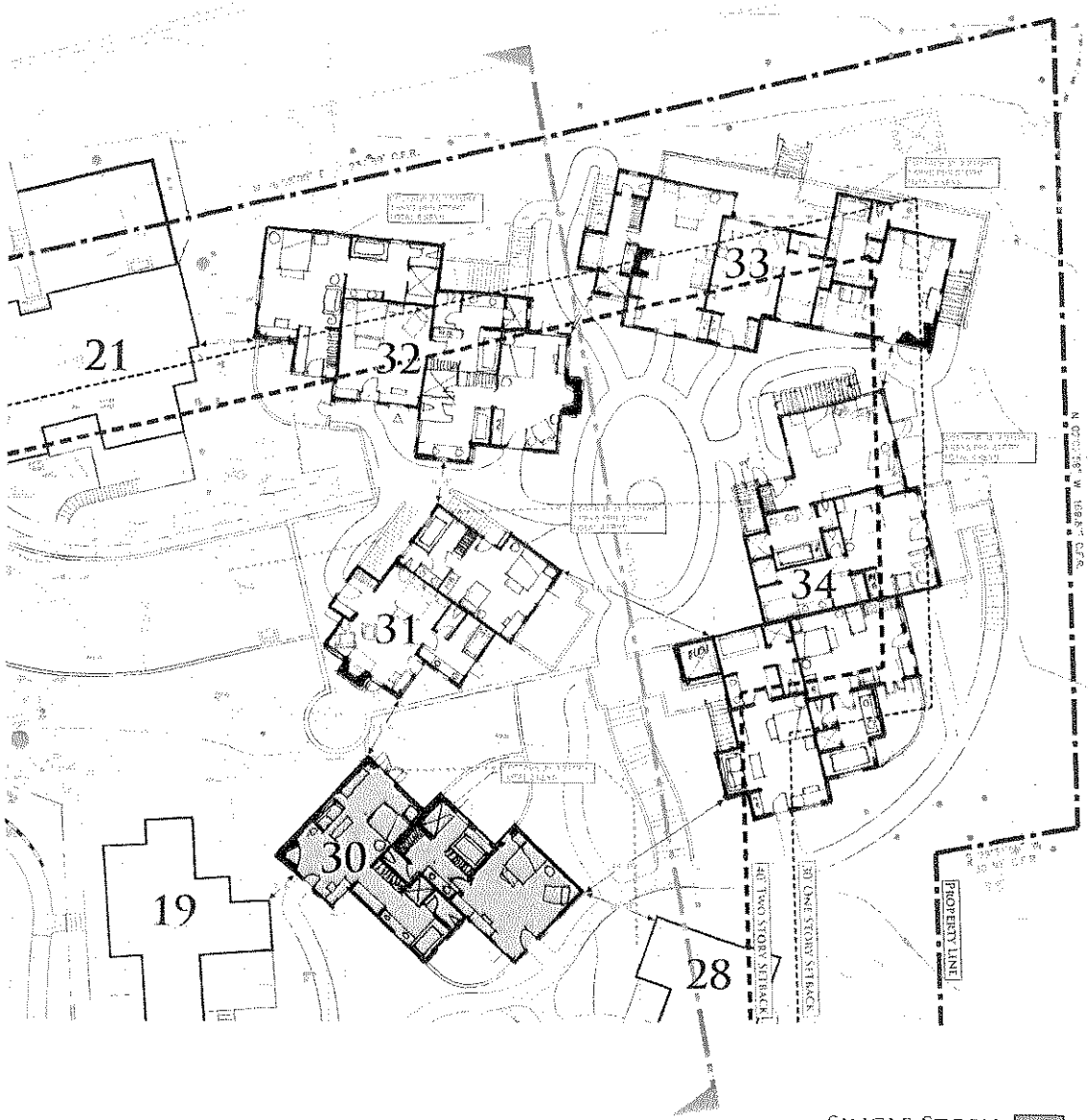
henrylenny.com

EL ENCANTO HOTEL

05 5007.000

Group M - Mission Village Cottage Plans

M.0A



SITE & FLOOR PLANS

SINGLE STORY
TWO STORY

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

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Issue	Date & Issue Description	By	Chkd
	05/08/2008 ISSUE FOR DART REVIEW		
	07/01/2008 ISSUE FOR PC CONCEPT REVIEW		
	08/01/2008 ISSUE FOR DART REVIEW 2		
	10/08/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Seal/Signature

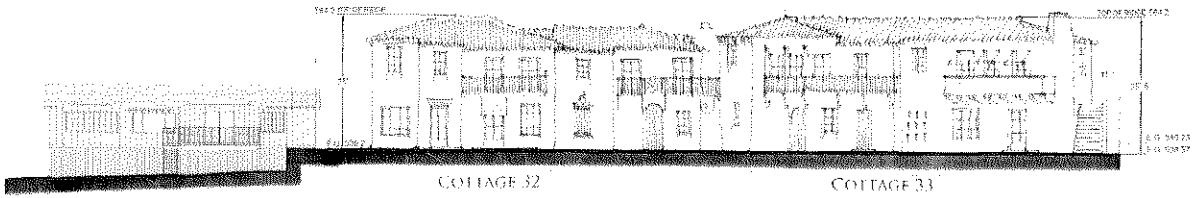
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
Group M - Mission Village Cottage Plans

M.00



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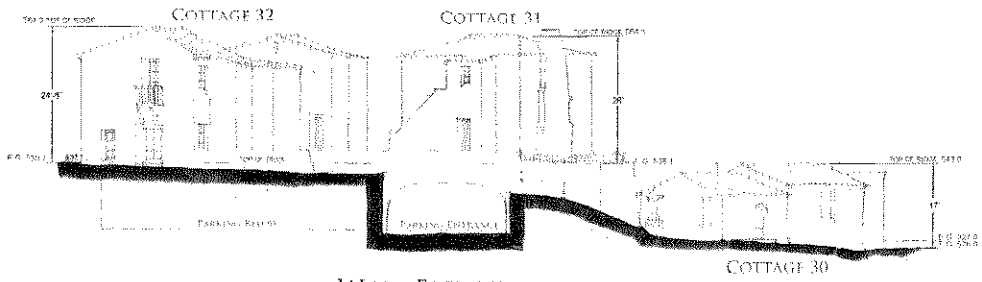
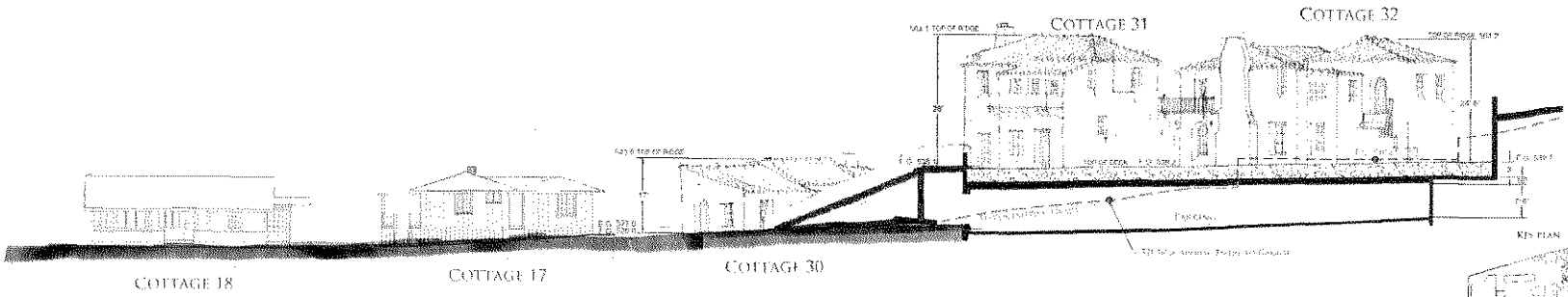


WEST ELEVATION



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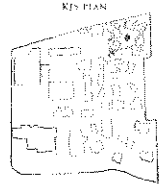

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

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	Issue	Date & Brief Description	By	Check
1		03/09/2006 ISSUE FOR DART REVIEW		
		02/07/2006 ISSUE FOR PC CONCEPT REVIEW		
		09/15/2006 ISSUE FOR DART REVIEW 2		
		10/06/2006 ISSUED FOR DART PROGRESS REVIEW 2		

Seal/Signature

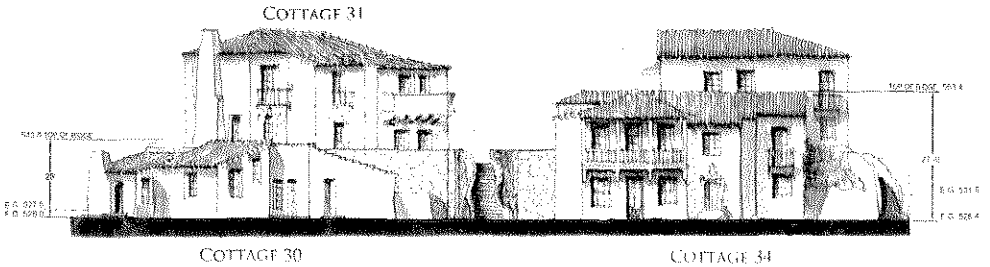
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

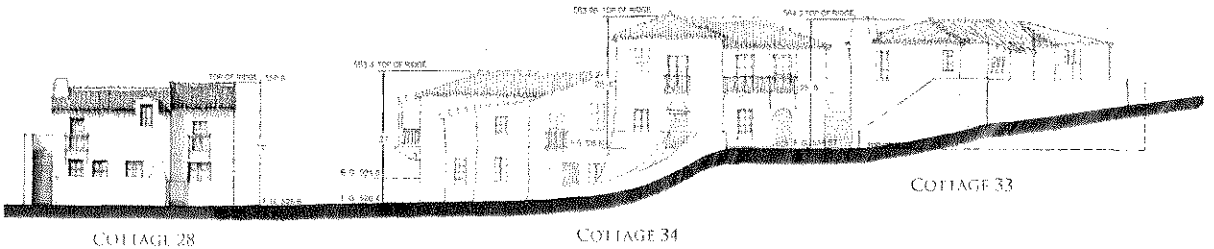
CAD File Name

Description
Group M - Mission Village Cottage Elevations

M.01



SOUTH ELEVATION
SCALE: 1" = 10'



EAST ELEVATION
SCALE: 1" = 10'

KEY PLAN

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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Issue	Date & Issue Description	By	Check
	03/05/2008 ISSUE FOR DART REVIEW		
	03/07/2008 ISSUE FOR PC CONCEPT REVIEW		
	09/15/2008 ISSUE FOR DART REVIEW 2		
	10/01/2008 ISSUED FOR DART PROGRESS REVIEW 2		

Revisions

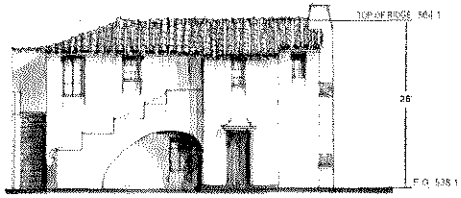
Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
Group M - Mission Village Cottage Elevations

M.02



NORTH ELEVATION
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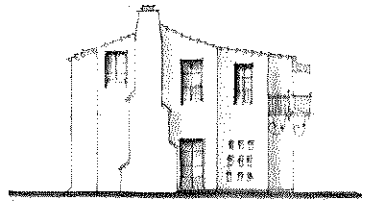

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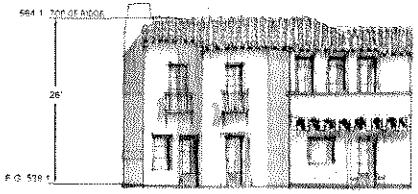

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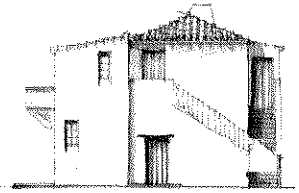
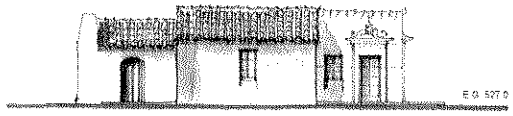


EAST ELEVATION
SCALE: 1/8" = 1'-0"

COTTAGE 31

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
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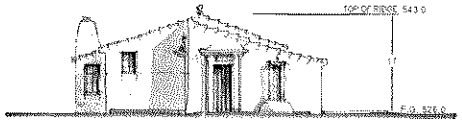

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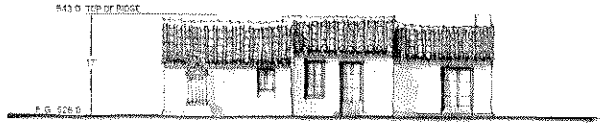
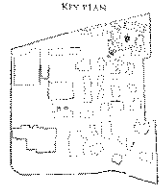


EAST ELEVATION
SCALE: 1/8" = 1'-0"

COTTAGE 30

KEY PLAN



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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Issue	Date & Brief Description	By	Check
	02/25/2008 ISSUE FOR DRAFT REVIEW		
	03/07/2008 ISSUE FOR PC CONCEPT REVIEW		
	09/16/2008 ISSUE FOR HARB REVIEW 2		
	10/06/2008 ISSUED FOR DRAFT PROGRESS REVIEW 2		

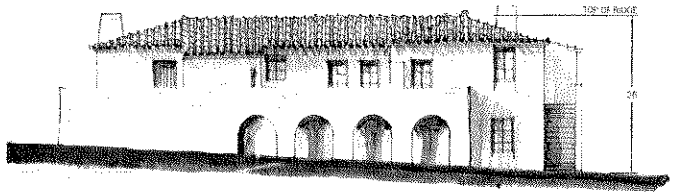
Project Name: EL ENCANTO HOTEL

Project Number: 08.5007.000

CAD File Name:

Description: Group M - Mission Village Cottage Elevations

M.03



NORTH ELEVATION
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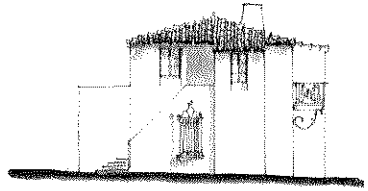

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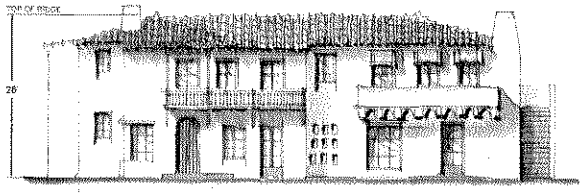

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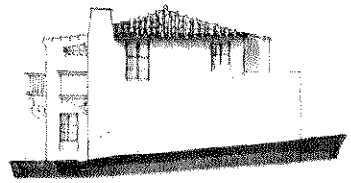
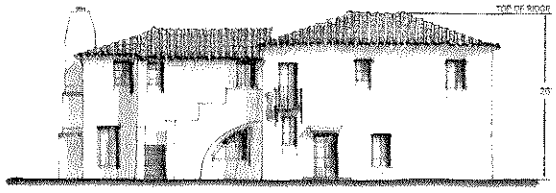


EAST ELEVATION
SCALE: 1/8" = 1'-0"

COTTAGE 33



NORTH ELEVATION
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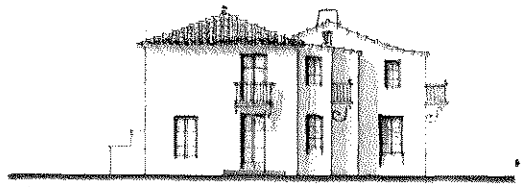

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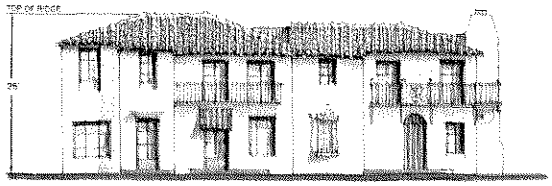

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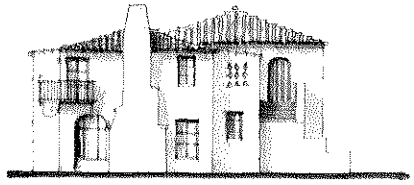
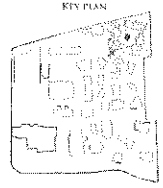


EAST ELEVATION
SCALE: 1/8" = 1'-0"

COTTAGE 32

KEY PLAN



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISED MASTER PLAN

Gensler

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henrylenny.com

No.	Issue	Date & Issue Description	By	Check
1	A	03/28/2006 ISSUE FOR DRFT REVIEW		
		03/31/2006 ISSUE FOR PC CONCEPT REVIEW		
		09/15/2006 ISSUE FOR DRFT REVIEW 2		
		10/06/2006 ISSUED FOR DRFT PROGRESS REVIEW		

Building Name

Project Name
EL ENCANTO HOTEL

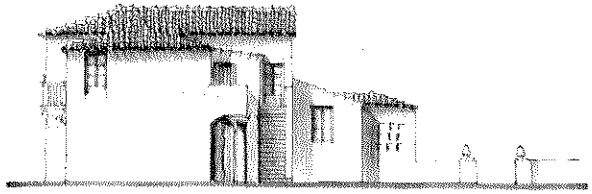
Project Number
05.5087.000

CAD File Name

Description

Group M - Mission Village
Cottage Elevations

M.04



NORTH ELEVATION
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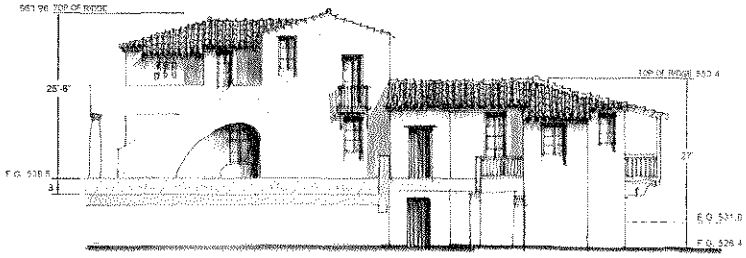

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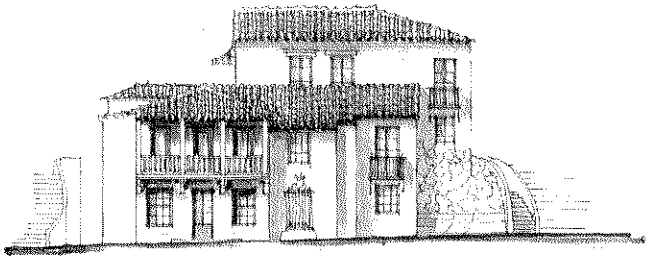

SOUTH ELEVATION
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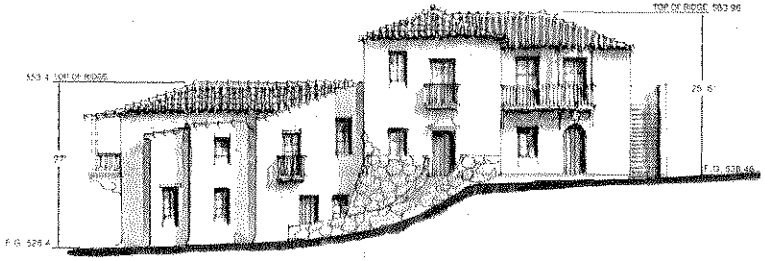

EAST ELEVATION
SCALE: 1/8" = 1'-0"

COTTAGE 34

KEY PLAN

El Encanto Hotel
ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1900 LASUEN ROAD
SANTA BARBARA, CA 93103

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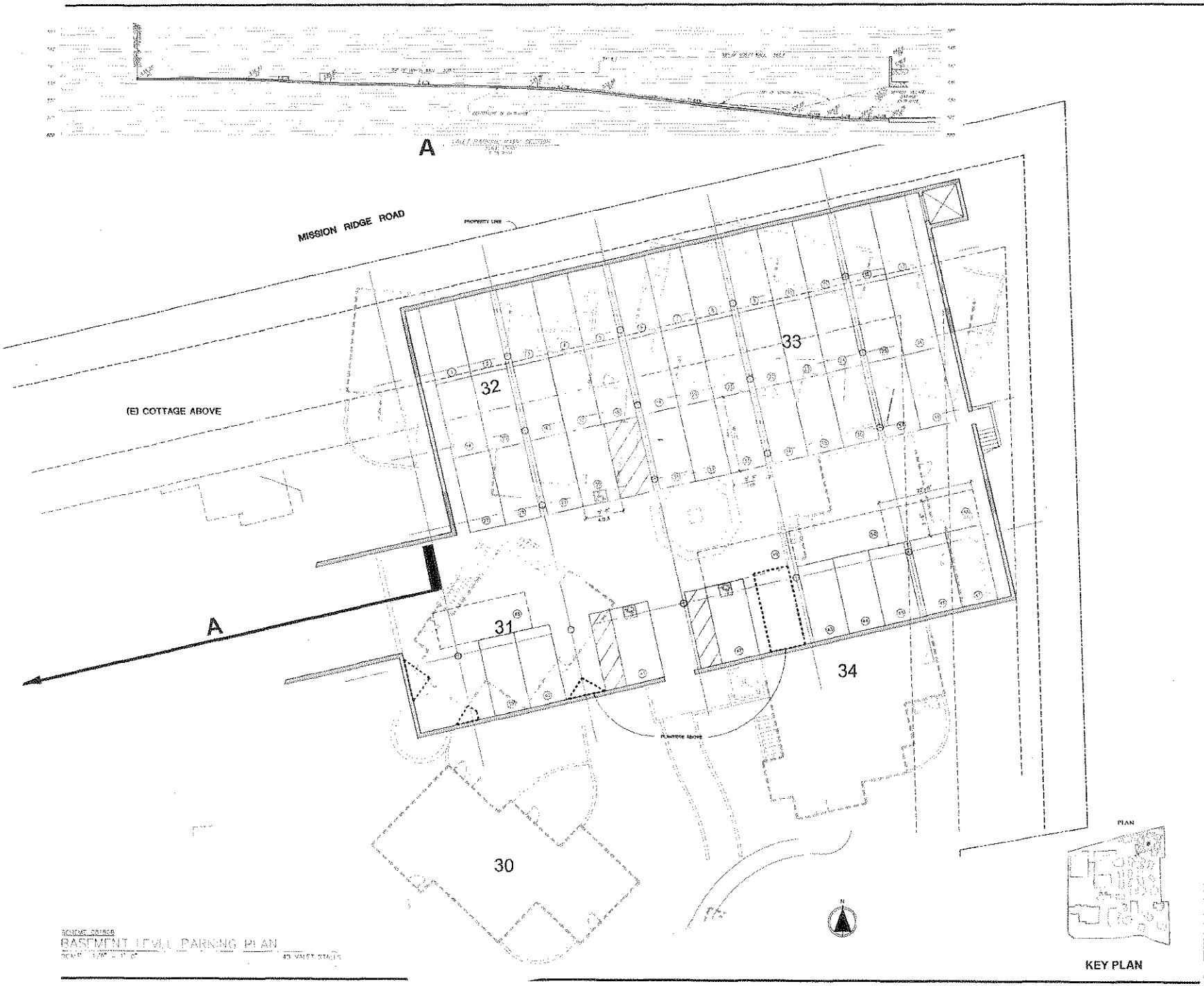
Issue	Date & Issue Description	By	Check
	04/28/2006 ISSUE FOR DART REVIEW		
	07/01/2006 ISSUE FOR PC CONCEPT REVIEW		
	08/15/2006 ISSUE FOR DART REVIEW 2		
	10/09/2006 ISSUED FOR DART PROGRESS REVIEW 2		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Description
Group M - Mission Village Cottage Elevations

M.05



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
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SANTA BARBARA, CA 93103

REVISED MASTER PLAN

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Architects - Engineers - Parking Planners

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www.watrydesign.com

Issue	Date & Issue Description	By	Check
	03/28/2008 ISSUE FOR DART REVIEW		
	08/15/2008 ISSUE FOR DART REVIEW 2		
	10/8/2008 ISSUED FOR DART PROGRESS REVIEW 2		
	12/08/2008 ISSUED FOR DART PROGRESS REVIEW 3		

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

Sheet File Name

Description
Group M - Mission Village Parking Level

M.06

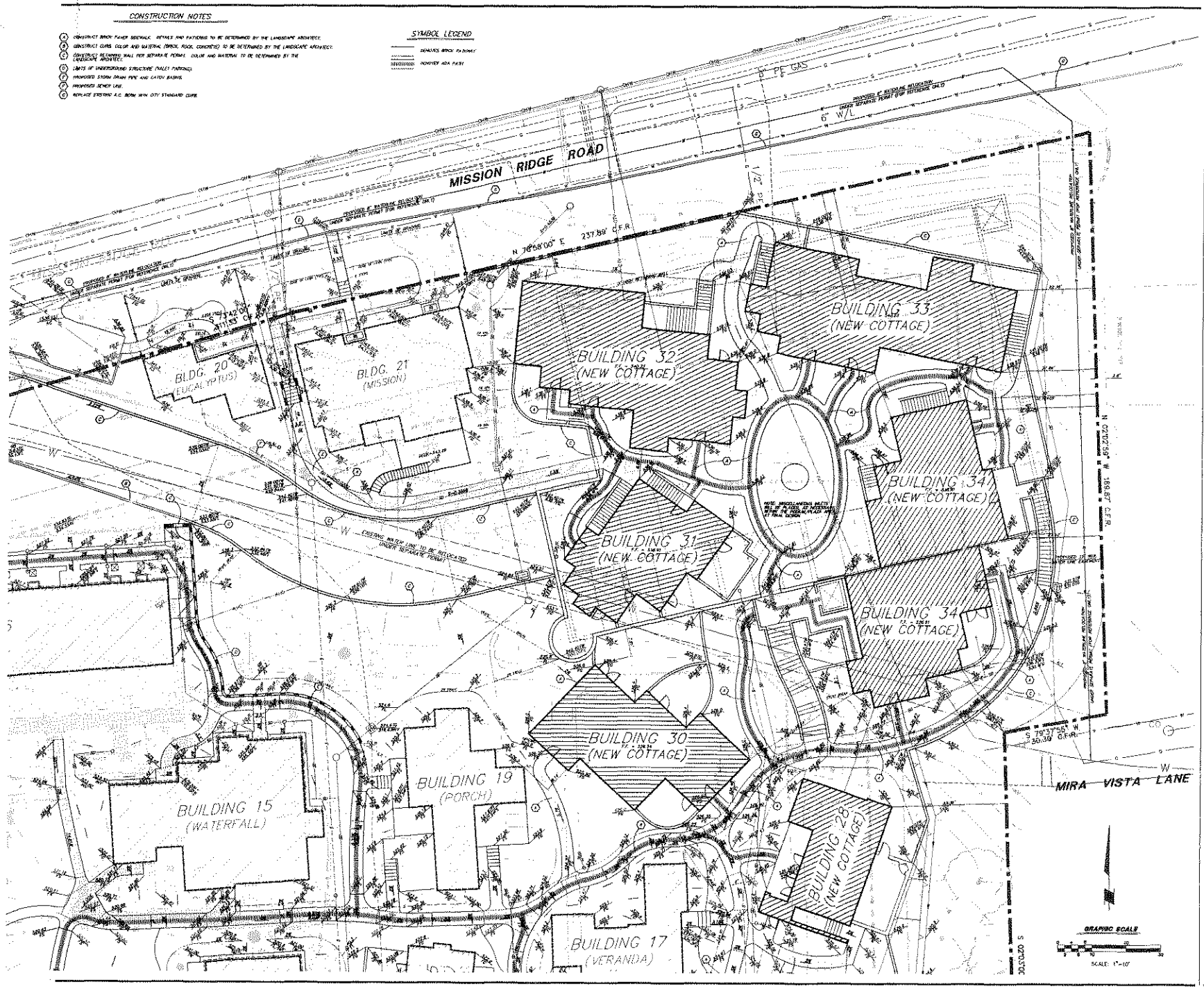
CONSTRUCTION NOTES

(A) CONSTRUCT BROOK PLANER SIDEWALK. DETAILS AND PATTERNS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
(B) CONSTRUCT CURB. COLOR AND MATERIAL (BROOK, ROCK, CONCRETE) TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
(C) CONSTRUCT RETAINING WALL PER SEPARATE PERMIT. COLOR AND MATERIAL TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
(D) LIMITS OF UNDERGROUND STRUCTURE (VALET PARKING)
(E) PROPOSED STORM DRAIN PIPE AND CATCH BASINS.
(F) PROPOSED SEWER LINE.
(G) REPLACE EXISTING A.C. BERM WITH CITY STANDARD CURB.

SYMBOL LEGEND

DENOTES BROOK PATTERNS

DENOTES ADA PATH



El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES
1800 LASUEN ROAD
SANTA BARBARA CA 93101

REVISED MASTER PLAN

Gensler

TRI-NET ENGINEERING
1587 MORSE AVENUE, SUITE A
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OFFICE: (805) 650-6995
FAX: (805) 677-4721

Issue	Date & Issue Description	By	Check
1	06/15/2006	WS	
	ISSUE FOR DART REVIEW 2		
2	10/06/2006	WS	
	ISSUE FOR DART PROGESS REVIEW 2		
3	11/06/2006	WS	
	ISSUE FOR DART PROGESS REVIEW 3		

REGISTERED PROFESSIONAL ENGINEER MARK E. RUNDLE NO. 47700 (Exp. 3-31-10) CIVIL STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
GRADING PLAN - MISSION VILLAGE
BUILDINGS 30-35

M.07

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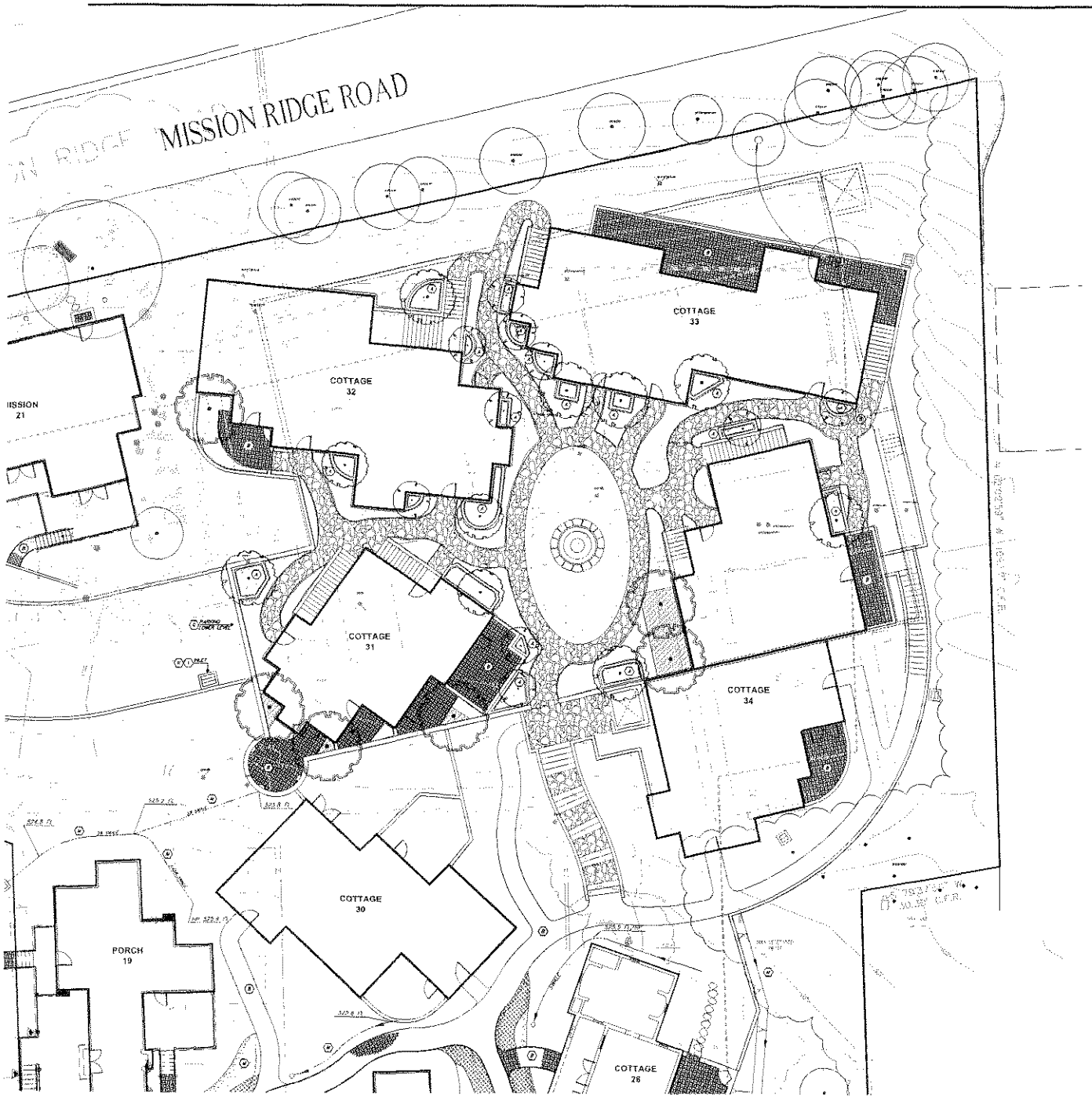

POST CONSTRUCTION BMP NOTES

(A) CONSTRUCT RAISED PLANTER AT ROOF DRAIN, MATERIAL AND PLANTS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT

(B) CONSTRUCT PERMEABLE MULCH/BOX, STEPPT FOR PROPOSED CART PATHS, PER CITY OF SANTA BARBARA STORMWATER STDS. COLOR AND MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT

(C) CONSTRUCT BIOSWALE PER CALIFORNIA STORMWATER BMP TC-30 AND CITY OF SANTA BARBARA STORMWATER STDS. SEE BIOSWALE DETAIL, SHEET L08-02

(D) CONSTRUCT OUTDOOR WASTE STORAGE AND CONTROL FACILITY PER CALIFORNIA STORMWATER BMP SC-34 AND CITY OF SANTA BARBARA STORMWATER STDS.

(E) CONSTRUCT OUTDOOR LANDSCAPE/PLANTING AREA PER CALIFORNIA STORMWATER BMPS SC-11, SC-31 AND CITY OF SANTA BARBARA STORMWATER STDS.

(F) CONSTRUCT VEHICLE AND EQUIPMENT FUELING AND REPAIR AREA PER CALIFORNIA STORMWATER BMPS SC-41, SC-42 AND CITY OF SANTA BARBARA STORMWATER STDS.

(G) CONSTRUCT PARKING/STORAGE AREA PER CALIFORNIA STORMWATER BMP SC-43 AND CITY OF SANTA BARBARA STORMWATER STDS.

(H) CONSTRUCT OUTDOOR PAVEMENT/PARKING AREA PER CALIFORNIA STORMWATER BMPS SC-11, SC-31, SC-32, AND CITY OF SANTA BARBARA STORMWATER STDS.

(I) CONSTRUCT BIOSWALE PER CALIFORNIA STORMWATER BMP TC-30 AND ON DRAINAGE SYSTEM MAINTENANCE AND CITY OF SANTA BARBARA STORMWATER STDS.

(J) CONSTRUCT LOWER LEVEL LANDSCAPE/PLANTING AREA PER CALIFORNIA STORMWATER BMP SC-11 AND CITY OF SANTA BARBARA STORMWATER STDS.

(K) INSTALL NEW BIOSWALE BETWEEN BUILDING 31 AND 32 PER CITY OF SANTA BARBARA STORMWATER STDS. SEE BIOSWALE DETAIL, SHEET L08-02

(L) RETAIN, NEW BIOSWALE BETWEEN BUILDING 32 AND 33 PER CITY OF SANTA BARBARA STORMWATER STDS. SEE BIOSWALE DETAIL, SHEET L08-02

(M) CONSTRUCT OPEN VEGETATED SWALE FOR FILTRATION, INFILTRATION, AND SEDIMENT DEPOSITS

(N) CONSTRUCT GRAVITY RIP RAP FOR ENERGY DISSIPATION

GRAPHIC SCALE

0 5 10 20 30 50

SCALE: 1"=10'

El Encanto Hotel

ORIENT EXPRESS HOTELS, TRAINS AND CRUISES

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SANTA BARBARA CA 93101

REVISED MASTER PLAN

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No.	Date & Issue Description	By	Check
1	08/15/2008 ISSUE FOR DART REVIEW 2	RLS	
2	10/06/2008 ISSUE FOR DART PROGRESS REVIEW 2	RLS	
3	12/05/2008 ISSUE FOR DART PROGRESS REVIEW 3	RLS	

Seal/Signature

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHMIDT
No. 41705
Exp. 3-31-10
CIVIL
STATE OF CALIFORNIA

Project Name
EL ENCANTO HOTEL

Project Number
05 5007.000

Drawing Title
STORMWATER TREATMENT PLAN - MISSION VILLAGE BUILDINGS 30-35

M.08

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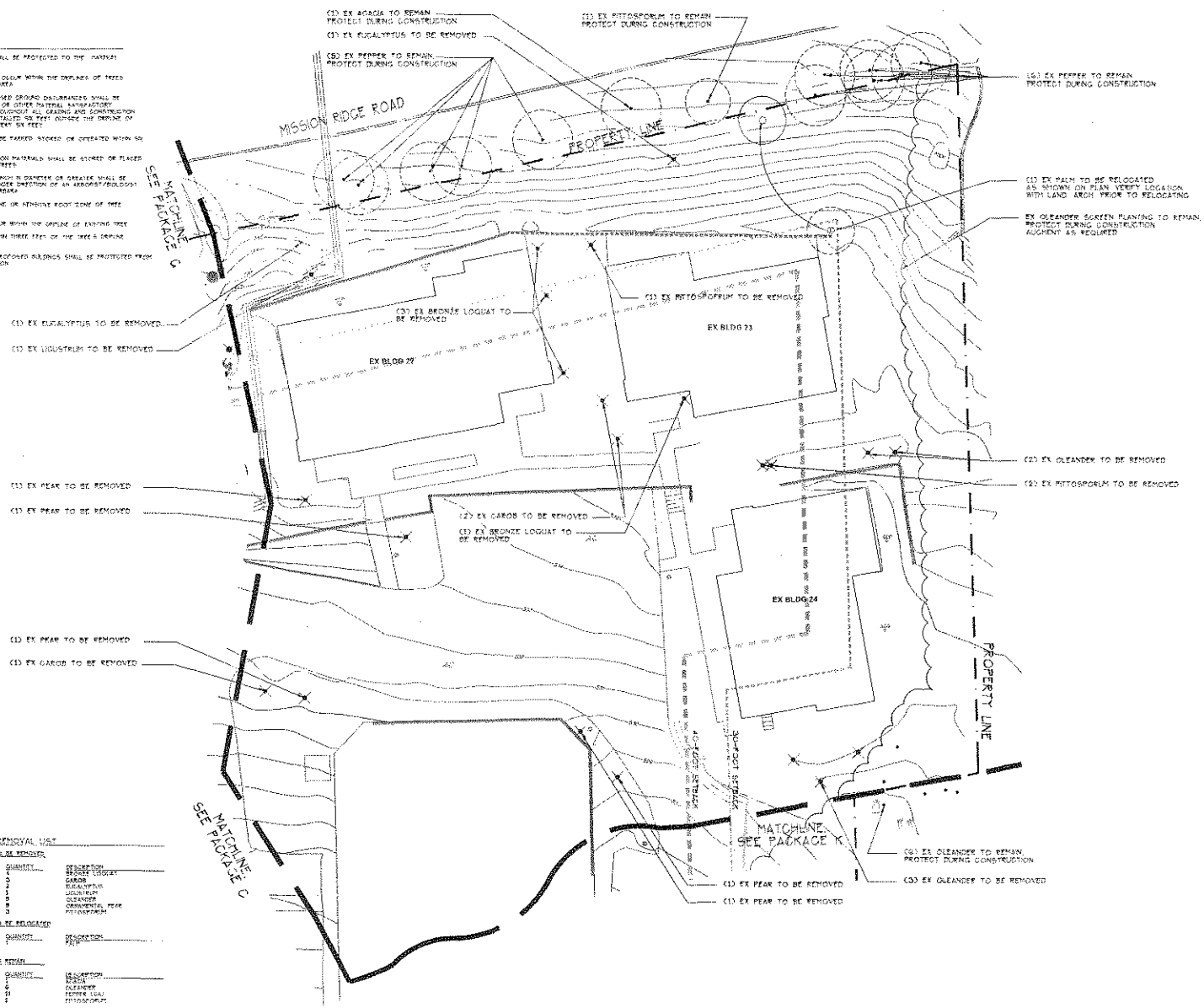
TREE PROTECTION NOTES

1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE FARGEST EXTENT FEASIBLE
2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA
3. ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE, AND SHALL BE STAKED EVERY SIX FEET
4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINE
5. NO FILL, SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF THE DRIPLINE OF TREES
6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF AN ARBORIST/BIOLOGIST APPROVED BY THE CITY OF SANTA BARBARA
7. TRENCHING REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREE SHALL BE DONE BY HAND
8. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREE
9. CONSTRUCTION ACTIVITY REQUIRED WITHIN THREE FEET OF THE TREE'S DRIPLINE SHALL BE DONE WITH HAND TOOLS
10. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM SUNSCALD OR FAINT DURING CONSTRUCTION



TREE REMOVAL LIST

TREES TO BE REMOVED

QUANTITY	DESCRIPTION
2	BRONZE LOQUAT
5	CAROB
1	EUCALYPTUS
1	LIGUSTRUM
5	OLEANDER
3	ORNAMENTAL PEAR
3	PITTOSPORUM

TREES TO BE RELOCATED

QUANTITY	DESCRIPTION
1	PALM

TREES TO REMAIN

QUANTITY	DESCRIPTION
1	ACACIA
6	OLEANDER
13	PEPPER (SM.)
2	PITTOSPORUM

TOTAL # TREES TO BE REMOVED: 20

TOTAL # TREES TO BE RELOCATED: 1

TOTAL # TREES TO REMAIN: 22

PHASE 2 - PACKAGE M - COURT COTTAGES DEMO - BUILDINGS 22-24 - TREE PROTECTION PLAN

SCALE: 1" = 10'-0"

El Encanto Hotel

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Date	Description	By	Check
	100% DSH ISSUE FOR PLANNING REVIEW		

Project Name
EL ENCANTO HOTEL

Project Number
05.5087.000

CAD File Name

Description
TREE PROTECTION PLAN
PHASE 2
BUILDINGS 30, 35

M-L1

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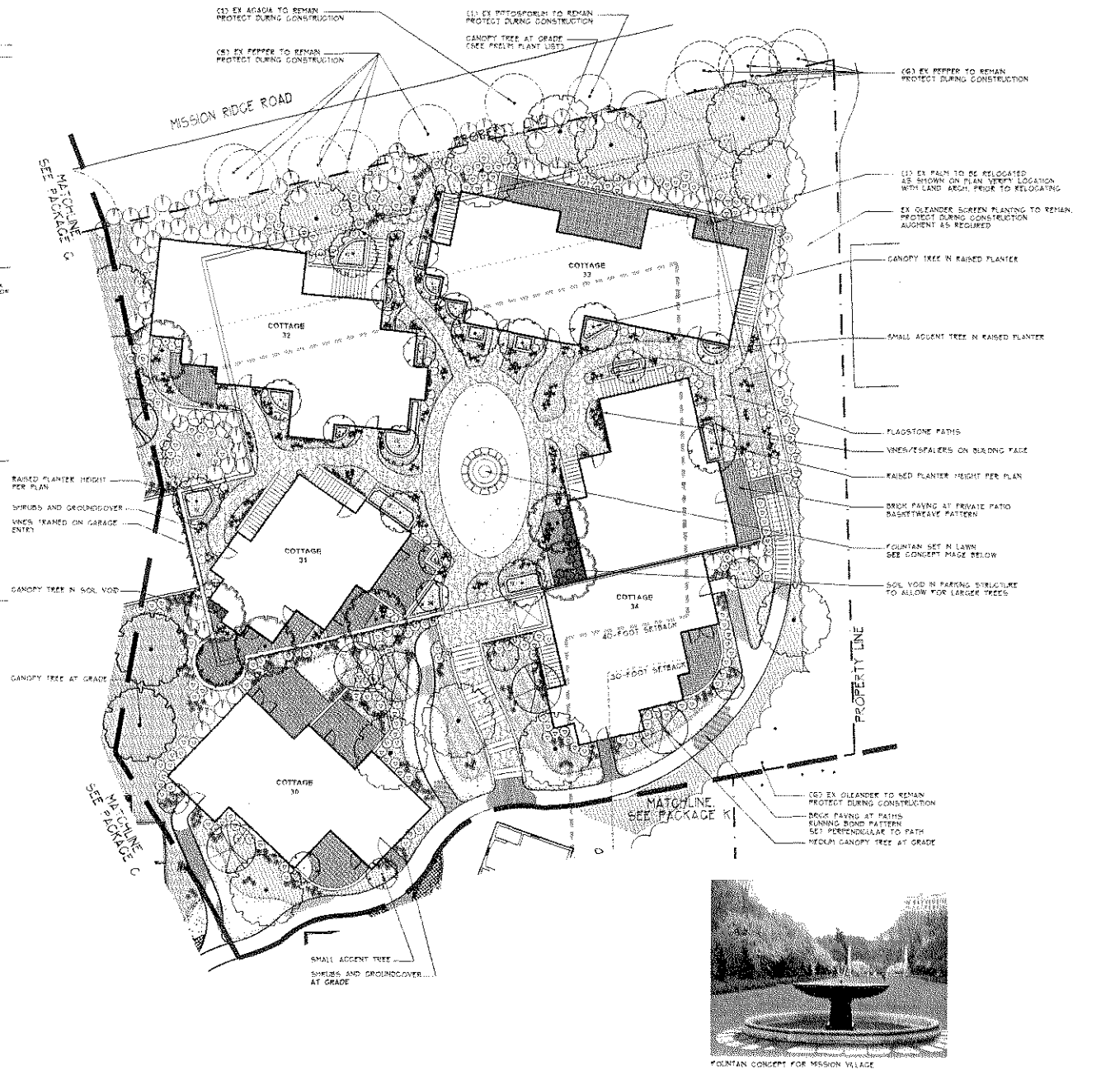
PRELIMINARY PLANT LIST

BOTANIC NAME	COMMON NAME
TREES	
ARBUTUS UNEDO	STRAWBERRY TREE
BAUHINIA BLAKEANA	HONG KONG ORCHID TREE
BRUGMANSIA VERSICOLOR	ANGEL'S TRUMPET
CERATONIA SILIQUA	CAROB
CERCIS OCCIDENTALIS	WESTERN REDBUD
CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
DRACAENA FRAGRANS/DRACAENA TRICOLOR	PINK DAWN DRACAENA
DYSOXYLUM SPECTABILE	FLOSS SILK TREE
EUCALYPTUS SPP	EUCALYPTUS
DICKSONIA ANTARCTICA	TASMANIAN TREE FERN
DOSIPHORA KAKI 'FUYU'	FUYU PERSIMMON
DOMBEYA WALLICHII	PINK BALL TREE
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
FRAXINUS UHDEI	HARDWICKIA TREE
JACARANDA MIMOSIFOLIA	JACARANDA
LAGERSTROEMIA SPP	CRAPE MYRTLE
MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA
MAGNOLIA STELLATA	STAR MAGNOLIA
MARRIANIA LUTEA	MARRIANIA
NATIVE TREES	NATIVE TREE
MELALEUCA LEUCADENDRA	CLASSIC PAPERBARK
MYRTUS COMMUNIS	SWEET MYRTLE
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
OLEA EUROPAEA 'WILSONI'	FRUITLESS OLIVE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PRUNUS CERAPIFERA	TARTAN CHERRY
PUNICA LITTORALIS	STRAWBERRY GUAVA
PYRUS CALLERYANA 'BRADFORD'	ORNAMENTAL PEAR
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
STENOCARPUS SINUATUS	FIREWHEEL TREE
TABEBUIA CHRYSOTRICHA	GOLD TRUMPET TREE
SHRUBS	
ABUTILON VITIFOLIUM	FLOWERING MAPLE
ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE
AZALEA 'ALAMO'	SOUTHERN INDICA WHITE AZALEA
BERBERIS PAUCIFLORA	TOMORROW - TOMORROW
BUXUS M.J. 'GREEN BEAUTY'	BOXWOOD
CAMELLIA SPP	CAMELLIA
CARISSA SPP	NATAL PLUM
CARPENTERIA CALIFORNICA	BUSH ANEMONE
CISTUS LADANIFER	DAISYBUSH SNOW KOSHERONE
HIBISCUS SPECIES	HIBISCUS
HYDRANGEA MACROPHYLLA	GARDEN HYDRANGEA
ILEX C. 'BURFORDII'	BURFORD HOLLY
LAURUS NOBILIS	BAY LAUREL
LONICERA LEDEBOUREI	HONEYSUCKLE
MYRTUS COMMUNIS	MYRTLE
OSMANTHUS FRAGRANS	SWEET OLIVE
PITTOSPORUM C. 'NANA'	DWARF CARO
PITTOSPORUM CRASSIFOLIUM	CARO
PITTOSPORUM T. 'WHEELERI'	WHEELER'S DWARF
PITTOSPORUM TOBIRA	TOBIRA
PITTOSPORUM UNDULATUM	VICTORIAN BOX
PRUNUS TOMENTOSA	CATALINA CHERRY
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY
RHAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORN
ROSA SPP	ROSES
TRICHOSTEMA LANATUM	PRINCESS FLOWER
WEIGELA/DIERVILLA 'JAPONICA'	STAR JASMINE
VIBURNUM P. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM
HERBACEOUS & GROUNDCOVER	
ALOE SUPRATA	ALOE
ANEMONE JAPONICA 'ALBA'	ANEMONE
BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA
CALIFORNICA FORTESCUELLA	CALIFORNIAN BELLFLOWER
CEANOTHUS 'TARNIER' CONT.	WILD LILAC
CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
CLIVIA MINIATA	KAFIR LILY
HELLEBORUS S. 'BREITENBACH' WHITE	WHITE CORAL BELLS
IRIS-FALL BEARDED	IRIS
LAVENDULA SPP	LAVENDER
LIRIOPE MUSCARI	BIG BLUE LILY TURF
HOSTA SPECIES	LADY FERN
NERTA NUMM	LATINI
OPHIOPOGON JAPONICA	MONDO GRASS
PELARGONIUM TOMENTOSUM	PEPPERMINT SCENTED GERANIUM
PENSTEMON SPP	PENSTEMON
ROSMARINUS O. 'LOCKWOOD DE FOREST'	PROSTRATE ROSEMARY
SENECIO MANDRALISCAE	KLEINIA
TEUCRIUM CHAMEDRYS	GERMANDER
ZANTEDESCHIA AETHIOPICA	CALLA LILY
VINES	
BOUGAINVILLEA SPP	BOUGAINVILLEA
DISTICTIS BUCKLEYANA	EVERGREEN GIANT
GLYCOSMIS PENTAPHYLLA	LAVENDER TRUMPET VINE
FICUS T. 'MINIMA'	CREEPING FIG
GRIFFIA SUCCENTALIS	LAVENDER STARFLOWER
HARDENBERGIA COMPTONIANA	LILAC VINE
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PASSIFLORA 'CORAL SEA'	CORAL PASSION FLOWER
SOLANDRA GRANDIFLORA	CUP OF GOLD
ROSA 'CECILE BRUNNER'	SWEETHEART ROSE
WISTERIA SINENSIS	CHINESE WISTERIA



FOUNTAIN CONCEPT FOR MISSION VILLAGE

SCALE: 1" = 10'

PHASE 2 - PACKAGE M - MISSION VILLAGE - PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 10'-0"

El Encanto Hotel

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Date	Description	By	Check
	PRELIMINARY ISSUE FOR CLIENT / BUSINESS REVIEW		

Draft/Signature

Project Name
EL ENCANTO HOTEL

Project Number
05.5007.000

CAD File Name

Description
Preliminary Landscape Plan
PHASE 2
Mission Village

M-L2

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