CONSTRUCTION NOTES

PROPOSED 2" FIRE LINE PER CITY OF SANTA BARBARA STANDARD DETAIL W-05.3.

PROPOSED 2" WATER SERVICE MANIFOLD CONNECTION FOR HOTEL USE AND IRRIGATION USE PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.0, W-05.1, AND W-05.2.

PROPOSED CONNECTION TO EXISTING 6" SEWER LATERAL/ INSPECTION OF EXISTING SERVICE LATER TO BE SUBMITTED TO S.L.I.P. COORDINATOR FOR REVIEW AND APPROVAL.

ALL DEFECTS SHALL BE REPAIRED PRIOR TO THE COMPLETION OF WORK, INCLUDING LATERAL TO SEWER MAIN CONNECTION.


PROPOSED 2" REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY OF SANTA BARBARA STANDARD DETAILS W-12.0 AND W-12.1.

PROPOSED 1" REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY OF SANTA BARBARA STANDARD DETAILS W-12.0 AND W-12.1.

LEGEND

- PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING 2" CU WATERLINE
- EXISTING SEWER MANHOLE
- EXISTING 8" PCV WATER MAIN
- EXISTING 6" SEWER LATERAL
- EXISTING 8" VCP SEWER MAIN
- EXISTING STREET LIGHT/ TRAFFIC SIGNAL
- EXISTING GTE MANHOLE
- EXISTING DRY UTILITY VAULTS
- EXISTING 20" PIPE LATERAL
- EXISTING 15" PIPING LATERAL
- EXISTING 10" LATERAL
- EXISTING 8" LATERAL
- EXISTING 6" LATERAL
- EXISTING 4" LATERAL
- EXISTING 3" LATERAL
- EXISTING 2" LATERAL
- EXISTING 1" LATERAL
- EXISTING 4" DRAIN MAIN
- EXISTING 6" DRAIN MAIN
- EXISTING 8" DRAIN MAIN
- EXISTING DRAIN PIPE LATERAL
- EXISTING 20" DEW SOAKING WELL
- EXISTING 15" DEW SOAKING WELL
- EXISTING 10" DEW SOAKING WELL
- EXISTING 8" DEW SOAKING WELL
- EXISTING 6" DEW SOAKING WELL
- EXISTING 4" DEW SOAKING WELL
- EXISTING 2" DEW SOAKING WELL
- EXISTING 1" DEW SOAKING WELL
- EXISTING 20" DEW SOAKING WELL
GENERAL NOTES
1. These plans are intended to represent different phases during construction. The contractor shall implement the BMPs shown and/or any other measures necessary during construction to be in compliance with the general permit. Implementation of the BMPs shown on these plans do not relieve the owner or his/her representative from responsibility of implementing all measures needed to be in compliance.
2. Construction that includes excavation and replacement of existing asphalt shall be covered down to firm subgrade or existing road surface. Areas that will be covered shall be constructed with temporary asphalt patching, (cold mix).
3. Gravel bags shown in the curb and gutter flow lines shall be oriented to temporarily slow and dam the flowing storm water in the gutter to help filter out any sediments. These gravel bags shall be spaced at 50' O/C or closer as conditions warrant.
4. Streets shall be cleaned as needed by means of mobile street sweepers.

STORMWATER POLLUTION PREVENTION BMPs

<table>
<thead>
<tr>
<th>BMP</th>
<th>SHAPE</th>
<th>SYMBOL</th>
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<tr>
<td>SE-1</td>
<td>SILT FENCE</td>
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<tr>
<td>SE-7</td>
<td>STREET SWEEPING &amp; VACUUMING</td>
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<tr>
<td>SE-10</td>
<td>STORM DRAIN INLET PROTECTION</td>
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<td>TC-1</td>
<td>STABILIZED CONSTRUCTION ENTRANCE</td>
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<tr>
<td>WM-1</td>
<td>MATERIAL DELIVERY &amp; STORAGE AREA</td>
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</tr>
<tr>
<td>WM-8</td>
<td>CONCRETE WASTE MANAGEMENT</td>
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* REFERS TO BMP DESIGNATION GIVEN IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK. SEE HANDBOOK FOR BMP DETAILS AND IMPLEMENTATION STRATEGIES.
SITE PLAN LEGEND

- 7 (E) SIGNAL POLE
- 8 (E) SIGNAL BOX
- 9 GATE KEYPAD & KNOX BOX
- 9.8.7.6.5.3.2.1.
- SITE PLAN NOTES
- 5.3.2.1.
- STAKE & FLAG THE PROPERTY LINES IN ACCORDANCE W/ A SURVEYOR’S DRAWING.
- GROUND LEVEL. SEE FLOOR PLAN & ELEVATIONS FOR SFL, BUILDING DIMS & DATUM ELEVATION OF +0’.
- SURFACE DRAINAGE SHALL BE PROVIDED AT A MIN OF 6” W/IN FIRST 10 FEET AWAY FROM THE FOUNDATION LINE OF ANY STRUCTURE.
- SEE CIVIL PLANS FOR SITE DRAINAGE, STORM WATER & EROSION CONTROL REQ’S.
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**ROOF TRUSS NOTES**

1. TRUSS MFR. TO PROVIDE BLOCKING & OUTRIGGERS AS NEEDED.
2. TRUSS MFR. TO PROVIDE FOR LET-IN RAFTER TAILS, AS NEEDED.
3. TRUSS PROFILES FOR REFERENCE ONLY. REFER TO TRUSS COMPANY FOR FINAL DESIGN.

**SOLAR ENERGY CALCULATION**

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<th>Requirement</th>
<th>Minimum</th>
<th>Provided</th>
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<tbody>
<tr>
<td>Net SF</td>
<td>6,575</td>
<td>6,575</td>
</tr>
<tr>
<td>Total Watts Required</td>
<td>32,875</td>
<td>32,900</td>
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</table>

**ROOF PLAN NOTES**

1. SOLAR PANEL AREA
   - 20 PV PANELS
   - 470 WATT MIN.
   - 9,400 WATT TOTAL ARRAY

2. SOLAR PANEL AREA
   - 50 PV PANELS
   - 470 WATT MIN.
   - 23,500 WATT TOTAL ARRAY

**ROOF PLAN NOTES**

1. ROOF SHEATHING SHALL BE STRUCTURAL "REFLECTIVE SHEATHING"  
2. PROVIDE FLASHING (8" MIN LAP) AT ROOF JOINTS. COORDINATE FLASHING MATERIAL SELECTION W/ ARCHITECT, TYP.
3. COORDINATE LOCATION OF (N) VENT RISERS W/ ARCHITECT.
4. ALL VENTING EQUIPMENT ON ROOF TO BE PRIMED & PAINTED TO MATCH ROOF COLOR, ARCHITECT TO APPROVE COLOR IN WRITING.
5. ROOF DRAINS & OVERFLOW DRAINS, WHETHER OR NOT CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED PER CPC R903.4 & THE CPC.
6. ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SPACE BY VENTING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN & SNOW. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300TH OF THE SPACE VENTILATED PROVIDED A VAPOR BARRIER NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION [CRC R806.2] (THIS NOTE N/A FOR CONDITIONS COMPLYING W/ CRC R806.5 FOR UNVENTED ATTIC & UNVENTED ENCLOSED RAFTER ASSEMBLIES) PER CPC CH.
7. A CHIMNEY FOR A RESIDENTIAL-OR LOW-HEAT APPLIANCE SHALL EXTEND NOT LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF OF A BUILDING & NOT LESS THAN 2'-0" HIGHER THAN A PORTION OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF 10'-0". [CMC 802.5.4, NFPA 54:12.6.2.1].
**NOTES:**

**SEE ELEVATIONS FOR WALL LABELS**

*UNPROTECTED OPENINGS, SPRINKLERED BUILDING*

- WALL TYPES

  - COMPLIANT: PROPOSED OPENINGS LESS THAN ALLOWED TOTALS:
    - WALL OPENING LIMITATIONS [CBC T705.8]
    - ALLOWED OPENINGS CALCULATIONS
      - SEPARATION OF OPENINGS DOES NOT APPLY.
      - PER 705.8.5 THIS PROJECT IS LESS THAN THREE STORIES & EQUIPPED W/ SPRINKLERS, SO VERTICAL TO HAVE UNLIMITED UNPROTECTED OPENINGS.
      - PER 705.8.1.2 EXTERIOR WALLS THAT ARE NOT REQUIRED TO BE SEPARATION DISTANCE OF 10 FEET OR GREATER SHALL NOT BE LIMITED.
      - PER CBC TABLE 705.8 FOOTNOTE G,

**OPEN AREA**

- PER CB 406.5.2, OPEN PARKING GARAGE OPENINGS SHALL BE ON NOT LESS THAN 40% OF THE PERIMETER.

**COLOR AND MATERIALS PALETTE**

- DOWNSPOUTS:
  - WINDOW/DOOR COLOR:
  - TRIM COLOR:
  - STUCCO FINISH:
  - PRIMARY FIELD MATERIAL/COLOR:
  - ROOF MATERIAL:

**ELEVATION AREA**

- FIRE PICE MISSION TILE

**PERCENT OPENINGS**

- TOTAL
  - OPEN AREA
  - WALL AREA
    - WALL RATING
    - PERCENT ALLOW.
    - PERCENT OPEN LENGTH:
    - PERIMETER LENGTH
OUTDOOR SEATING AREA WITH FOUNTAIN AND SPECIAL PAVING

2 CANOPY TREES - JACARANDA

3 TERRACOTTA TILE WALKWAYS

4 FLOWERING VINES ON WALL

5 FICUS VINES ON WALL

6 KING PALMS

7 BUTIA PALMS

8 SHADE PLANTINGS WITH PALMS AND SHRUBS

9 PARKWAY ACCENTS AND GROUNDCOVERS

10 ACCENT PLANTS

11 BIO-SWALE WITH MULCH

12 BIO-SWALE WITH GRASSES

13 NARROW SHRUBS AGAINST EXISTING BUILDING WALL

14 CHAMAEROPS PALM OR PHOENIX RECLINATA

15 COLORFUL PLANTINGS

16 SPECIMEN SYCAMORE IN BIO-SWALE

17 EXISTING KING PALMS TO REMAIN