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 ELECTRIC BOX
EXISTING VAULT
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 STREET LIGHT
**PRELIMINARY EROSION CONTROL PLAN**

**328 WEST MONTECITO STREET, SANTA BARBARA**

February 23, 2022

**STORMWATER POLLUTION PREVENTION BMPs**

<table>
<thead>
<tr>
<th>BMP (Name)</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE-1</td>
<td>SILT FENCE</td>
</tr>
<tr>
<td>SE-7</td>
<td>STREET SWEEPING &amp; VACUUMING</td>
</tr>
<tr>
<td>SE-10</td>
<td>STORM DRAIN INLET PROTECTION</td>
</tr>
<tr>
<td>TC-1</td>
<td>STABILIZED CONSTRUCTION ENTRANCE</td>
</tr>
<tr>
<td>WM-1</td>
<td>MATERIAL DELIVERY &amp; STORAGE AREA</td>
</tr>
<tr>
<td>WM-8</td>
<td>CONCRETE WASTE MANAGEMENT</td>
</tr>
</tbody>
</table>

**GENERAL NOTES**

1. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE BMP'S SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NECESSARY TO BE IN COMPLIANCE.

2. CONSTRUCTION THAT INCLUDES DEMOLITION AND REPLACEMENT OF EXISTING ASPHALT SHALL BE COMPLETED WHEN THERE IS NO FORECAST RAIN EVENTS. AREAS THAT WILL BE IDLE FOR EXTENDED PERIODS OF TIME SHALL BE COVERED 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 GUTTERS 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.
SITE PLAN NOTES
1. PREPARE SITE PLAN TO SCALE OF 1/8" = 1'-0" USING SITE PLAN LEGEND.
2. Layout and design of building and site components shall be subject to future approval by the City of Santa Barbara. The final site plan shall be coordinated with all utilities and approved by the City of Santa Barbara prior to construction.
3. All dimensions are approximate and subject to final survey.
4. All existing utilities, structures, and elevations are shown for informational purposes only and may not be complete or accurate.
5. All existing conditions are shown for informational purposes only and may not be complete or accurate.
6. All existing conditions are shown for informational purposes only and may not be complete or accurate.
7. All existing conditions are shown for informational purposes only and may not be complete or accurate.
8. All existing conditions are shown for informational purposes only and may not be complete or accurate.
9. All existing conditions are shown for informational purposes only and may not be complete or accurate.
10. All existing conditions are shown for informational purposes only and may not be complete or accurate.
11. All existing conditions are shown for informational purposes only and may not be complete or accurate.
12. All existing conditions are shown for informational purposes only and may not be complete or accurate.
13. All existing conditions are shown for informational purposes only and may not be complete or accurate.
14. All existing conditions are shown for informational purposes only and may not be complete or accurate.
15. All existing conditions are shown for informational purposes only and may not be complete or accurate.
16. All existing conditions are shown for informational purposes only and may not be complete or accurate.
17. All existing conditions are shown for informational purposes only and may not be complete or accurate.
18. All existing conditions are shown for informational purposes only and may not be complete or accurate.
19. All existing conditions are shown for informational purposes only and may not be complete or accurate.
20. All existing conditions are shown for informational purposes only and may not be complete or accurate.
21. All existing conditions are shown for informational purposes only and may not be complete or accurate.
22. All existing conditions are shown for informational purposes only and may not be complete or accurate.
23. All existing conditions are shown for informational purposes only and may not be complete or accurate.
24. All existing conditions are shown for informational purposes only and may not be complete or accurate.
25. All existing conditions are shown for informational purposes only and may not be complete or accurate.
26. All existing conditions are shown for informational purposes only and may not be complete or accurate.
27. All existing conditions are shown for informational purposes only and may not be complete or accurate.
28. All existing conditions are shown for informational purposes only and may not be complete or accurate.
29. All existing conditions are shown for informational purposes only and may not be complete or accurate.
30. All existing conditions are shown for informational purposes only and may not be complete or accurate.
31. All existing conditions are shown for informational purposes only and may not be complete or accurate.
32. All existing conditions are shown for informational purposes only and may not be complete or accurate.
33. All existing conditions are shown for informational purposes only and may not be complete or accurate.
34. All existing conditions are shown for informational purposes only and may not be complete or accurate.
35. All existing conditions are shown for informational purposes only and may not be complete or accurate.
36. All existing conditions are shown for informational purposes only and may not be complete or accurate.
37. All existing conditions are shown for informational purposes only and may not be complete or accurate.
38. All existing conditions are shown for informational purposes only and may not be complete or accurate.
39. All existing conditions are shown for informational purposes only and may not be complete or accurate.
40. All existing conditions are shown for informational purposes only and may not be complete or accurate.
41. All existing conditions are shown for informational purposes only and may not be complete or accurate.
42. All existing conditions are shown for informational purposes only and may not be complete or accurate.
43. All existing conditions are shown for informational purposes only and may not be complete or accurate.
44. All existing conditions are shown for informational purposes only and may not be complete or accurate.
45. All existing conditions are shown for informational purposes only and may not be complete or accurate.
46. All existing conditions are shown for informational purposes only and may not be complete or accurate.
47. All existing conditions are shown for informational purposes only and may not be complete or accurate.
48. All existing conditions are shown for informational purposes only and may not be complete or accurate.
49. All existing conditions are shown for informational purposes only and may not be complete or accurate.
50. All existing conditions are shown for informational purposes only and may not be complete or accurate.
51. All existing conditions are shown for informational purposes only and may not be complete or accurate.
52. All existing conditions are shown for informational purposes only and may not be complete or accurate.
53. All existing conditions are shown for informational purposes only and may not be complete or accurate.
54. All existing conditions are shown for informational purposes only and may not be complete or accurate.
55. All existing conditions are shown for informational purposes only and may not be complete or accurate.
56. All existing conditions are shown for informational purposes only and may not be complete or accurate.
57. All existing conditions are shown for informational purposes only and may not be complete or accurate.
58. All existing conditions are shown for informational purposes only and may not be complete or accurate.
59. All existing conditions are shown for informational purposes only and may not be complete or accurate.
60. All existing conditions are shown for informational purposes only and may not be complete or accurate.
61. All existing conditions are shown for informational purposes only and may not be complete or accurate.
62. All existing conditions are shown for informational purposes only and may not be complete or accurate.
63. All existing conditions are shown for informational purposes only and may not be complete or accurate.
64. All existing conditions are shown for informational purposes only and may not be complete or accurate.
65. All existing conditions are shown for informational purposes only and may not be complete or accurate.
66. All existing conditions are shown for informational purposes only and may not be complete or accurate.
67. All existing conditions are shown for informational purposes only and may not be complete or accurate.
68. All existing conditions are shown for informational purposes only and may not be complete or accurate.
69. All existing conditions are shown for informational purposes only and may not be complete or accurate.
70. All existing conditions are shown for informational purposes only and may not be complete or accurate.
71. All existing conditions are shown for informational purposes only and may not be complete or accurate.
72. All existing conditions are shown for informational purposes only and may not be complete or accurate.
73. All existing conditions are shown for informational purposes only and may not be complete or accurate.
74. All existing conditions are shown for informational purposes only and may not be complete or accurate.
75. All existing conditions are shown for informational purposes only and may not be complete or accurate.
76. All existing conditions are shown for informational purposes only and may not be complete or accurate.
77. All existing conditions are shown for informational purposes only and may not be complete or accurate.
78. All existing conditions are shown for informational purposes only and may not be complete or accurate.
79. All existing conditions are shown for informational purposes only and may not be complete or accurate.
80. All existing conditions are shown for informational purposes only and may not be complete or accurate.
81. All existing conditions are shown for informational purposes only and may not be complete or accurate.
82. All existing conditions are shown for informational purposes only and may not be complete or accurate.
83. All existing conditions are shown for informational purposes only and may not be complete or accurate.
84. All existing conditions are shown for informational purposes only and may not be complete or accurate.
85. All existing conditions are shown for informational purposes only and may not be complete or accurate.
86. All existing conditions are shown for informational purposes only and may not be complete or accurate.
87. All existing conditions are shown for informational purposes only and may not be complete or accurate.
88. All existing conditions are shown for informational purposes only and may not be complete or accurate.
89. All existing conditions are shown for informational purposes only and may not be complete or accurate.
90. All existing conditions are shown for informational purposes only and may not be complete or accurate.
91. All existing conditions are shown for informational purposes only and may not be complete or accurate.
92. All existing conditions are shown for informational purposes only and may not be complete or accurate.
93. All existing conditions are shown for informational purposes only and may not be complete or accurate.
94. All existing conditions are shown for informational purposes only and may not be complete or accurate.
95. All existing conditions are shown for informational purposes only and may not be complete or accurate.
96. All existing conditions are shown for informational purposes only and may not be complete or accurate.
97. All existing conditions are shown for informational purposes only and may not be complete or accurate.
98. All existing conditions are shown for informational purposes only and may not be complete or accurate.
99. All existing conditions are shown for informational purposes only and may not be complete or accurate.
100. All existing conditions are shown for informational purposes only and may not be complete or accurate.
101. All existing conditions are shown for informational purposes only and may not be complete or accurate.
102. All existing conditions are shown for informational purposes only and may not be complete or accurate.
103. All existing conditions are shown for informational purposes only and may not be complete or accurate.
104. All existing conditions are shown for informational purposes only and may not be complete or accurate.
105. All existing conditions are shown for informational purposes only and may not be complete or accurate.
106. All existing conditions are shown for informational purposes only and may not be complete or accurate.
107. All existing conditions are shown for informational purposes only and may not be complete or accurate.
108. All existing conditions are shown for informational purposes only and may not be complete or accurate.
109. All existing conditions are shown for informational purposes only and may not be complete or accurate.
110. All existing conditions are shown for informational purposes only and may not be complete or accurate.
111. All existing conditions are shown for informational purposes only and may not be complete or accurate.
112. All existing conditions are shown for informational purposes only and may not be complete or accurate.
113. All existing conditions are shown for informational purposes only and may not be complete or accurate.
114. All existing conditions are shown for informational purposes only and may not be complete or accurate.
115. All existing conditions are shown for informational purposes only and may not be complete or accurate.
116. All existing conditions are shown for informational purposes only and may not be complete or accurate.
117. All existing conditions are shown for informational purposes only and may not be complete or accurate.
118. All existing conditions are shown for informational purposes only and may not be complete or accurate.
119. All existing conditions are shown for informational purposes only and may not be complete or accurate.
120. All existing conditions are shown for informational purposes only and may not be complete or accurate.
121. All existing conditions are shown for informational purposes only and may not be complete or accurate.
122. All existing conditions are shown for informational purposes only and may not be complete or accurate.
123. All existing conditions are shown for informational purposes only and may not be complete or accurate.
124. All existing conditions are shown for informational purposes only and may not be complete or accurate.
125. All existing conditions are shown for informational purposes only and may not be complete or accurate.
SITE PLAN NOTES
1. ELEVATIONS SHOWN ARE THE RESULT OF SURVEYING & LEVELING & ARE BELIEVED TO BE APPROXIMATE & WILL BE ACCURATE TO WITHIN 1" PER 100'.
2. DIRECTION INDICATES GENERAL DIRECTION OF SURFACE DRAINAGE & DIRECTION OF SUBSURFACE DRAINAGE.
3. ARIEAL INDICATES GENERAL DIRECTION OF SURFACE DRAINAGE & DIRECTION OF SUBSURFACE DRAINAGE.
4. SURFACE DRAINAGE SHALL BE PROVIDED UP TO 0' TYP W/ FIRST Footer KEEP W/ an OPEN BAY PER ANY REQUIREMENTS.
5. PAVING IS TO BE AMENDED TO THE CODES PRIOR TO BUILDING CONSTRUCTION & AS APPROVED BY SANTA BARBARA.
6. MILEAGE IS TO BE STAKED OUT & MB STAKED OUT & MB DRAWN ON ARCHITECT.MS DRAWING.
7. SITE PLAN NOTES

SITE PLAN LEGEND
- STREET - ELECTRIC METER
- STREET - GAS METER
- STREET - WATER METER
- STREET - FIRE HyDRANT
- STREET - SIDEWALK INTO SIDEWALK
- STREET - CURB CUT
- STREET - SIGNAL POLE
- STREET - SIGNAL BOX
- STREET - SENSOR ACTIVATED SLIDING GATE TO REMAIN OPEN 7 AM - 10 PM
- STREET - TRUNCATED DOME WARNING SURFACE
- STREET - VISIBILITY TRIANGLE
- STREET - 95 GALLON TRASH CART
- STREET - 95 GALLON RECYCLING CART
- STREET - 18 GALLON GREEN WASTE CART
- STREET - 65 GALLON GREEN WASTE CART
- STREET - 32 (E) ELECTRICAL BOX
- STREET - 31 (N) WATER GATE (SEE CIVIL FOR MORE INFORMATION)
- STREET - 29 (E) UTILITY CENTER LINE EASEMENT 2' WIDE PER INST. NO. 39874 IN BK.
- STREET - 28 (E) VAULT
- STREET - 27 (E) MANHOLE - TELEPHONE
- STREET - 26 (E) IN-GROUND ELECTRICAL UTILITIES
- STREET - 25 GATE EQUIPMENT
- STREET - 24 FIRE SEPARATION LINE
- STREET - 23 REQUIRED AREA FOR BIKE PARKING 2'X6' PER "CITY OF SANTA BARBARA ACCESS & PARKING DESIGN STANDARDS"
- STREET - 22 REQUIRED AREA FOR BIKE LOADING 3'X5' PER "CITY OF SANTA BARBARA ACCESS & PARKING DESIGN STANDARDS"
- STREET - 20 (N) CONCRETE PAVING
- STREET - 19 PROPOSED BIORETENTION AREA (SEE CIVIL FOR MORE INFORMATION)
- STREET - 18 PROPOSED UNDERGROUND STORMWATER CHAMBERS PER CIVIL
- STREET - 17 BACKFLOW PREVENTER (SEE CIVIL FOR MORE INFORMATION)
- STREET - 16 BICYCLE PARKING SIGNAGE
- STREET - 15 BICYCLE PARKING SIGNAGE
- STREET - 14 TRUNCATED DOME WARNING SURFACE
- STREET - 13 (E) PALM TREE
- STREET - 12 (N) SITE PLAN
- STREET - 11 SENSOR ACTIVATED SLIDING GATE TO REMAIN OPEN 7 AM - 10 PM
- STREET - 10 (N) SIDEWALK INTO (E) SIDEWALK
- STREET - 9 GATE KEYPAD & KNOX BOX
- STREET - 8 (E) SIGNAL BOX
- STREET - 7 (E) SIGNAL POLE
- STREET - 6 (N) PUBLIC STREET EASEMENT DEDICATION TO BACK OF SIDEWALK
- STREET - 5'0" SET AT PROPOSED STRUCTURAL FLOOR LEVEL (SFL) @ 9'-0"
- STREET - 4 TRANSITION (N) SIDEWALK INTO (E) SIDEWALK
- STREET - 3'-11 1/2"
- STREET - 3" MONITORING CHAMBER 36" DIA - 18" DEEP
- STREET - 2 VISIBILITY TRIANGLE
- STREET - 1 SENSOR ACTIVATED SLIDING GATE TO REMAIN OPEN 7 AM - 10 PM

SHORT-TERM BIKE RACK SPECIFICATION
Making People Plans, People Friendly Since 1946
1201 Main St. P.O. Box 477 Jena, LA 70752

LONG-TERM BIKE LOCKER SPECIFICATION

NEIGHBORING 1-STORY BUILDING
SANTA BARBARA GENEALOGICAL SOCIETY

KEYNOTES
- 10'-0 1/2" CURB CROWN
- 4'-0" OPEN YARD

NEIGHBORING 1-STORY BUILDING
SANTA CRUZ MARKET

NOTES
- 1. PERMIT REQUIREMENTS FOR BIKE PARKING MUST BE CONSULTED
- 2. BIKE PARKING MUST BE CONSULTED
- 3. BIKE LOCKERS MUST BE CONSULTED
- 4. BIKE LOCKERS MUST BE CONSULTED
- 5. BIKE PARKING MUST BE CONSULTED
- 6. BIKE LOCKERS MUST BE CONSULTED
- 7. BIKE PARKING MUST BE CONSULTED
- 8. BIKE PARKING MUST BE CONSULTED
- 9. BIKE PARKING MUST BE CONSULTED
- 10. BIKE PARKING MUST BE CONSULTED
- 11. BIKE PARKING MUST BE CONSULTED
- 12. BIKE PARKING MUST BE CONSULTED
- 13. BIKE PARKING MUST BE CONSULTED
- 14. BIKE PARKING MUST BE CONSULTED
- 15. BIKE PARKING MUST BE CONSULTED
- 16. BIKE PARKING MUST BE CONSULTED
- 17. BIKE PARKING MUST BE CONSULTED
- 18. BIKE PARKING MUST BE CONSULTED
- 19. BIKE PARKING MUST BE CONSULTED
- 20. BIKE PARKING MUST BE CONSULTED
- 21. BIKE PARKING MUST BE CONSULTED
- 22. BIKE PARKING MUST BE CONSULTED
- 23. BIKE PARKING MUST BE CONSULTED
- 24. BIKE PARKING MUST BE CONSULTED
- 25. BIKE PARKING MUST BE CONSULTED
- 26. BIKE PARKING MUST BE CONSULTED
- 27. BIKE PARKING MUST BE CONSULTED
- 28. BIKE PARKING MUST BE CONSULTED
- 29. BIKE PARKING MUST BE CONSULTED
- 30. BIKE PARKING MUST BE CONSULTED
- 31. BIKE PARKING MUST BE CONSULTED
- 32. BIKE PARKING MUST BE CONSULTED

MONTEREY STREET HOTEL, ANNEX
SANTA BARBARA, CA 93101
NEIGHBORING SITE PLAN

© Copyright 2017, ON Design, LLC, all rights reserved. ON Design, LLC maintains all ownership rights to these documents. Unless a specific written release is issued by the Architect, use of design features outside of this plan set are strictly prohib

Keith Nolan
Designer
ON Design, LLC
328 WEST MONTECITO
P.O. BOX 598        Santa Barbara        California        93102

a1.01
3/18/2022 6:29:31 PM
Project Manager
ON Design, LLC
**ROOF TRUSS NOTES**
1. Trusses may vary in size, spacing & orientation as needed.
2. Trusses may be required for cut in framing only as needed.
3. Steel required for reference only to block components for re-use.

**SOLAR PANEL AREA**

**SOLAR ENERGY CALCULATION**
- Required: 5 watts per sq ft of new net sf
- Provided: 70 panels
- Min. watts: 470
- Total watts provided: 32,900

---

**ROOF PLAN NOTES**
1. **TRUSS MANUFACTURER'S PROFILES:**
   - Solar panels may vary in size, spacing & orientation as needed.
   - Steel required for reference only to block components for re-use.

2. **SOLAR PANELS**
   - Solar panels shall be arranged to use the least amount of solar panels for an area.
   - Solar panels shall be spaced no further than 36 inches apart.

3. **UNDERLAYMENT**
   - Underlayment shall be a minimum of 60# felt.
   - Underlayment shall be secured with nails or staples at 6 inches on center.

4. **ASPHALT SHINGLES**
   - Shingles shall be laid in a continuous line from the eaves to the ridge.
   - Shingles shall be installed at a minimum slope of 4:12.

---

**ROOF PLAN**

---

**MONTECITO STREET HOTEL ANNEX**
328 WEST MONTECITO
SANTA BARBARA, CA 93101

---

**Scale**
1" = 1'-0"
**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**

- PARKING GARAGE OPENINGS COMPLY WITH CBC SECTION 406.5.2.
- **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.**

**1 HOUR**

- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR
- 1 HOUR

**WALL RATING**

- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*
- UP, S*

**TOTAL ELEVATION AREA**

- 3,320 SF
- 935 SF
- 638 SF
- 914 SF
- 833 SF
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.
- 7' SEP.

**PERCENT OPENING PROPOSED %**

- 31.6%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%
- 32.0%

**PERCENT OPEN LENGTH**

- 49'
- 70'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'
- 64'

**COLOR AND MATERIALS PALETTE**

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

**WALL OPENING LIMITATIONS [CBC T705.8]**

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

**OPEN AREA**

- 1,051 SF
- 223 SF
- 313 SF
- 348 SF
- 210 SF
- 296 SF
- 268 SF
- 269 SF
- 214 SF
- 234 SF
- 270 SF
- 255 SF
- 259 SF

**PERCENT OPEN LENGTH**

- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%
- 40.5%

**WALL AREA**

- 300'
- 50 SF
- 91 SF
- 38 SF
- 91 SF
- 25 SF
- 67 SF
- 38 SF
- 59 SF
- 38 SF
- 33 SF
- 25 SF
- 67 SF
- 13 SF

**OPEN AREA**

- 15'-0" 50 SF
- 91 SF
- 38 SF
- 91 SF
- 25 SF
- 67 SF
- 38 SF
- 59 SF
- 38 SF
- 33 SF
- 25 SF
- 67 SF
- 13 SF

**NOTES:**

- For Walls and Stairs, the Area of Openings in an Open Parking Structure with a Fire Resistance Rating of 1/2 Hour or Less Shall not be Limited.
- Vertical Distance Between Openings Shall not be Limited.
- Openings That Include Less Than Three Stories & Sprinklers, So Vertical Distance Between Openings Shall be Permitted.
- Vertical Distance Between Openings Shall not be Limited.
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

SITE LEGEND:

1. 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

CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL PLANT LIST

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>TREES AND PALMS</td>
<td></td>
</tr>
<tr>
<td>ACACIA CIVYLIS PUSPOSSAM</td>
<td>KING PALM</td>
</tr>
<tr>
<td>ACACIA CIVYLIS</td>
<td>PECAN TREE</td>
</tr>
<tr>
<td>BUTIA PALM</td>
<td>BUTIA PALM</td>
</tr>
<tr>
<td>CHAMAEROPS PALM</td>
<td>CHAMAEROPS PALM</td>
</tr>
<tr>
<td>COELOPHORA SPINOSA</td>
<td>COELOPHORA SPINOSA</td>
</tr>
<tr>
<td>EXISTING KING PALMS</td>
<td>EXISTING KING PALMS</td>
</tr>
<tr>
<td>SHADE PLANTING</td>
<td>SHADE PLANTING</td>
</tr>
<tr>
<td>TERRACOTTA TILE WALKWAY</td>
<td>TERRACOTTA TILE WALKWAY</td>
</tr>
<tr>
<td>17 SPECIMEN SYCAMORE</td>
<td>17 SPECIMEN SYCAMORE</td>
</tr>
<tr>
<td>17 EXISTING KING PALMS</td>
<td>17 EXISTING KING PALMS</td>
</tr>
</tbody>
</table>

NOTE: FOR YOUR CONVENIENCE, THIS DRAWING CAN BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FUTURE SANTA BARBARA CITY LANDSCAPE ORDINANCE AND SHED TO CONFORM AS DESIGNED OR AS REQUIRED BY THE CITY OF SANTA BARBARA.

NOT TO SCALE.

FUTURE PLANS TO BE DETERMINED BY THE CITY OF SANTA BARBARA. THIS DRAWING IS NOT INTENDED TO BE USED AS A LANDSCAPE PLAN.

FJC DRG 1/22

SANTA BARBARA, CA
328 West Montecito Street Hotel | Massing Model

View toward North at corner of Castillo Street & West Montecito Street
328 West Montecito Street Hotel | Massing Model

View toward Northeast at corner of Castillo Street & West Montecito Street