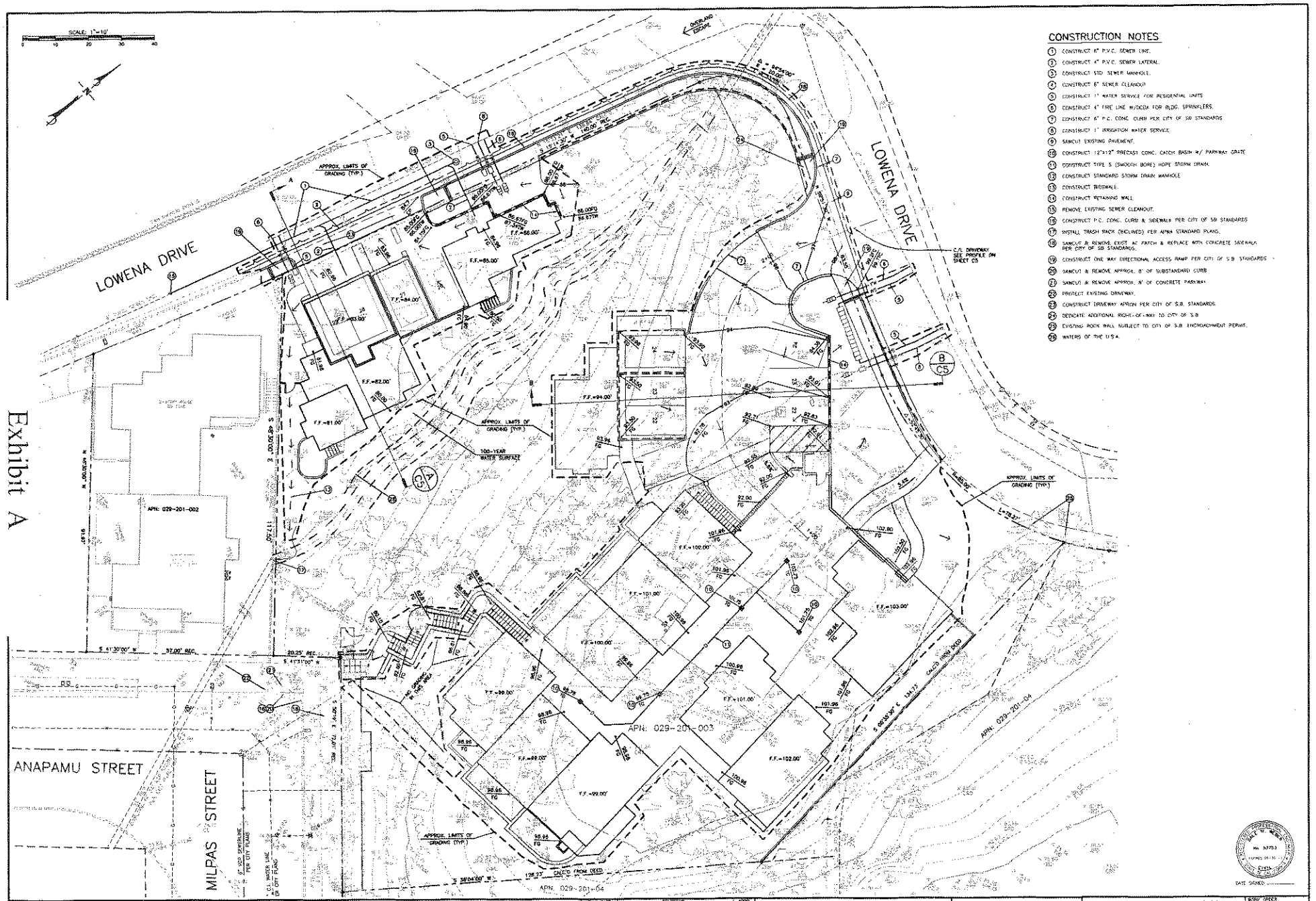
Exhibit A



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PROJECT FILE:
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0357TRDP.DWG 10/12/09 08:50:21 AM PDT

MAC Design Associates
CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN
424 SAN MARCOS TRUST, SUITE A, SANTA BARBARA, CALIFORNIA 93105 (805) 687-1718

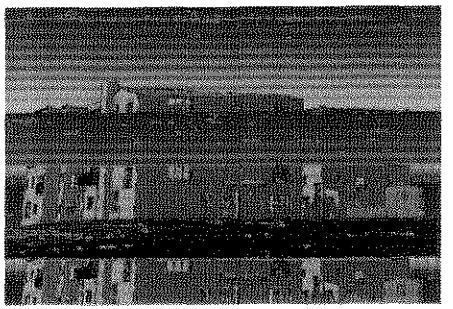
NO.	DATE	REVISIONS	APPD.

DESIGN DRW CHECKED
DRAWN TLA
DALE W. WEIRICH
PROJECT ENGINEER
R.C.E. 53753 (EXP. 6-30-11)
DATE 10-12-09

CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
FOR DATE

PRELIMINARY GRADING & DRAINAGE PLAN
FIRST FLOOR LEVEL
FOR CHARLES CRAIL
915 EAST ANAPAMU STREET
CITY OF SANTA BARBARA, CALIFORNIA

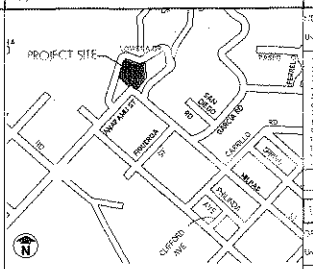
WORK ORDER NO. 0357
SHEET C2 OF 5 SHEETS



915 E. ANAPAMU ST.

FIRE DEPARTMENT NOTES

VICINITY MAP



UNIT SUMMARY/UNIT

Unit #	Unit Type	Garage SF	Lower Flr SF	1st Flr SF	2nd Flr SF	Third Floor SF	Total SF
1	2 Bd	617 SF		651 SF	623 SF	1,064 SF	1,273 SF
2	2 Bd	467 SF		551 SF	905 SF	1,064 SF	1,466 SF
3	2 Bd	400 SF		551 SF	908 SF	1,109 SF	[illegible]
4	2 Bd	429 SF	388 SF	592 SF	525 SF	1,111 SF	[illegible]
5	2 Bd	400 SF		551 SF	908 SF	1,109 SF	[illegible]
6	2 Bd	435 SF		686 SF	560 SF	1,216 SF	1,651 SF
7	2 Bd	457 SF		602 SF	563 SF	1,166 SF	1,623 SF
8	3 Bd	453 SF		643 SF	990 SF	1,703 SF	1,630 SF
9	3 Bd	501 SF		672 SF	713 SF	1,385 SF	2,063 SF
10	3 Bd	452 SF		676 SF	855 SF	1,531 SF	1,983 SF
11	3 Bd	460 SF		466 SF	897 SF	1,363 SF	1,823 SF
12	1 Bd	217 SF	682 SF	569 SF		1,251 SF	1,778 SF
13	1 Bd	217 SF		669 SF		669 SF	886 SF
	Total	5,415 SF	849 SF	[illegible]	[illegible]	14,924 SF	20,339 SF

UNIT SUMMARY/GROSS

Unit #	Unit Type	Yard Area	Garage SF	Lower Flr SF	1st Flr SF	2nd Flr SF	Third Floor SF	Total SF
1	2 Bd	685 SF		906 SF	617 SF	1,713 SF	1,901 SF	
2	2 Bd	446 SF		596 SF	617 SF	1,213 SF	1,663 SF	
3	2 Bd	441 SF		596 SF	617 SF	1,213 SF	1,654 SF	
4	2 Bd	441 SF	406 SF	640 SF	643 SF	1,496 SF	1,536 SF	
5	2 Bd	448 SF		596 SF	617 SF	1,213 SF	[illegible]	
6	2 Bd	484 SF		776 SF	683 SF	1,394 SF	1,892 SF	
7	2 Bd	505 SF		665 SF	595 SF	1,363 SF	[illegible]	
8	2 Bd	494 SF		701 SF	660 SF	1,362 SF	1,857 SF	
9	3 Bd	642 SF		744 SF	830 SF	1,348 SF	2,540 SF	
10	3 Bd	488 SF		744 SF	855 SF	[illegible]	[illegible]	
11	2 Bd	477 SF		533 SF	835 SF	1,291 SF	[illegible]	
12	1 Bd	203 SF	682 SF	613 SF		1,295 SF	[illegible]	
13	1 Bd	280 SF		729 SF		729 SF	929 SF	
	Total	6,210 SF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

TABULATIONS

PROFESSIONALS

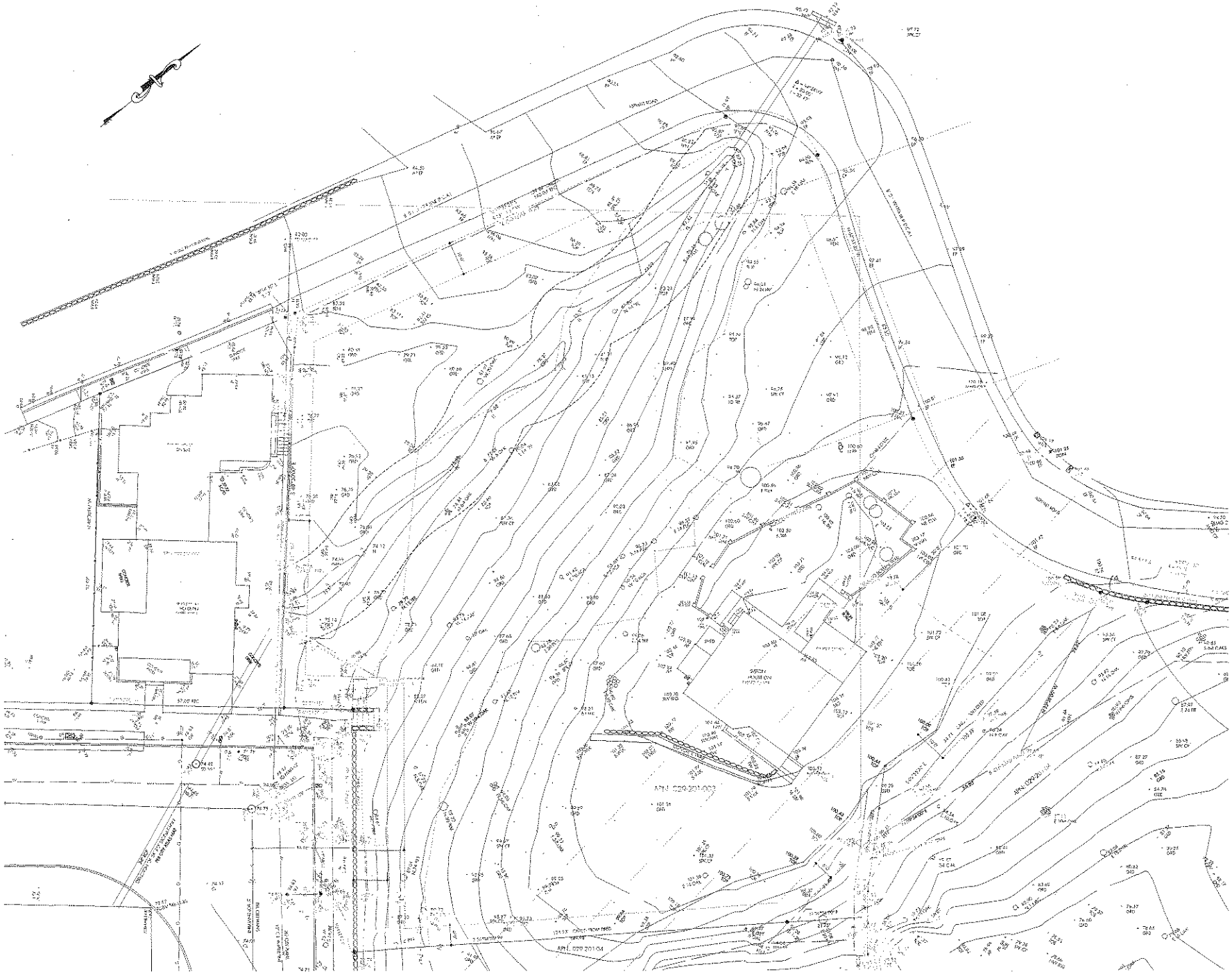
DRAWING INDEX

PROJECT SCOPE

Proposed project for:

RIVIERA PARTNERS, LLC
915 E. Anapamu Street
Santa Barbara, CA

A.000



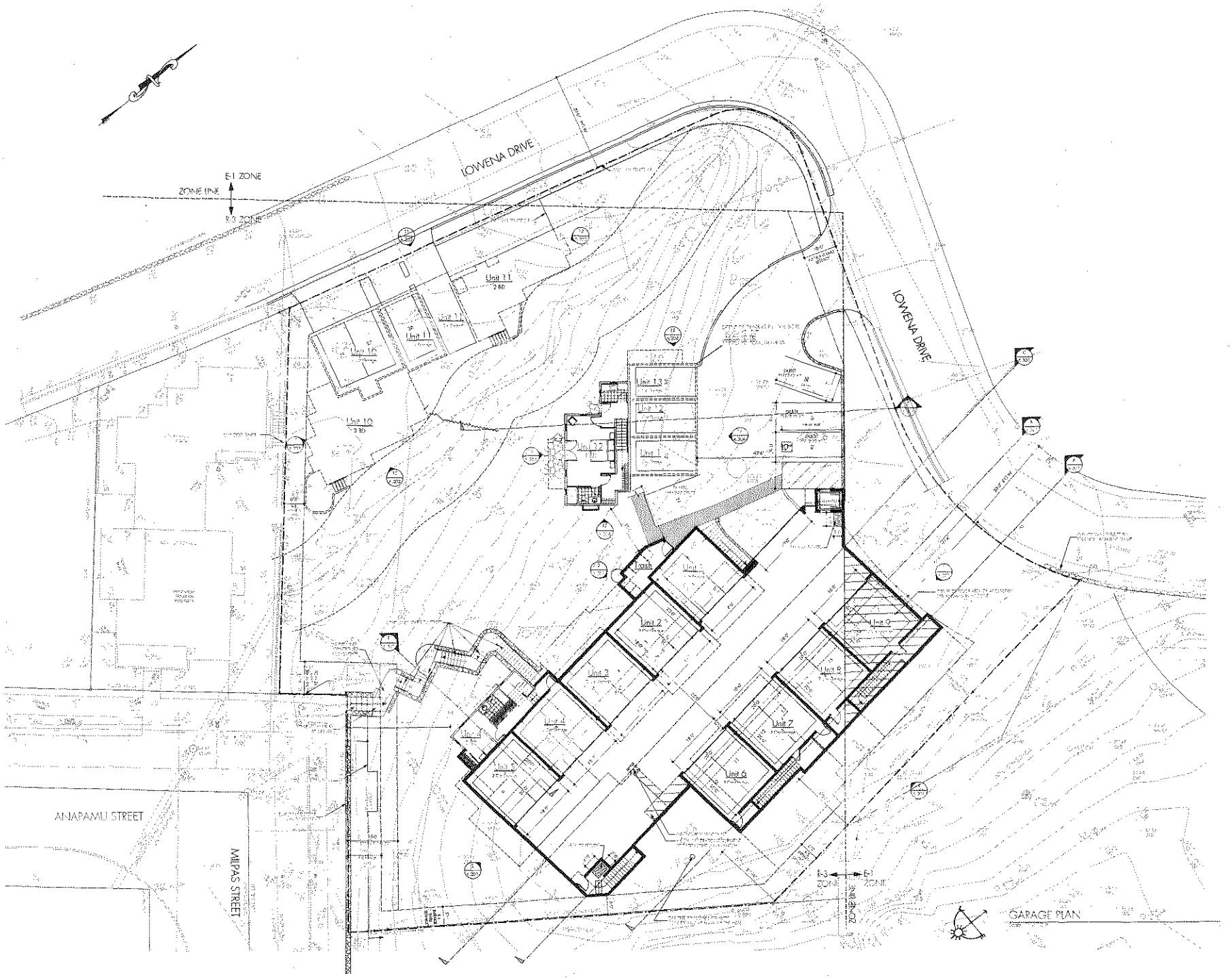
Proposed project for:

RIVIERA PARTNERS, LLC

915 E. Anapamu Street

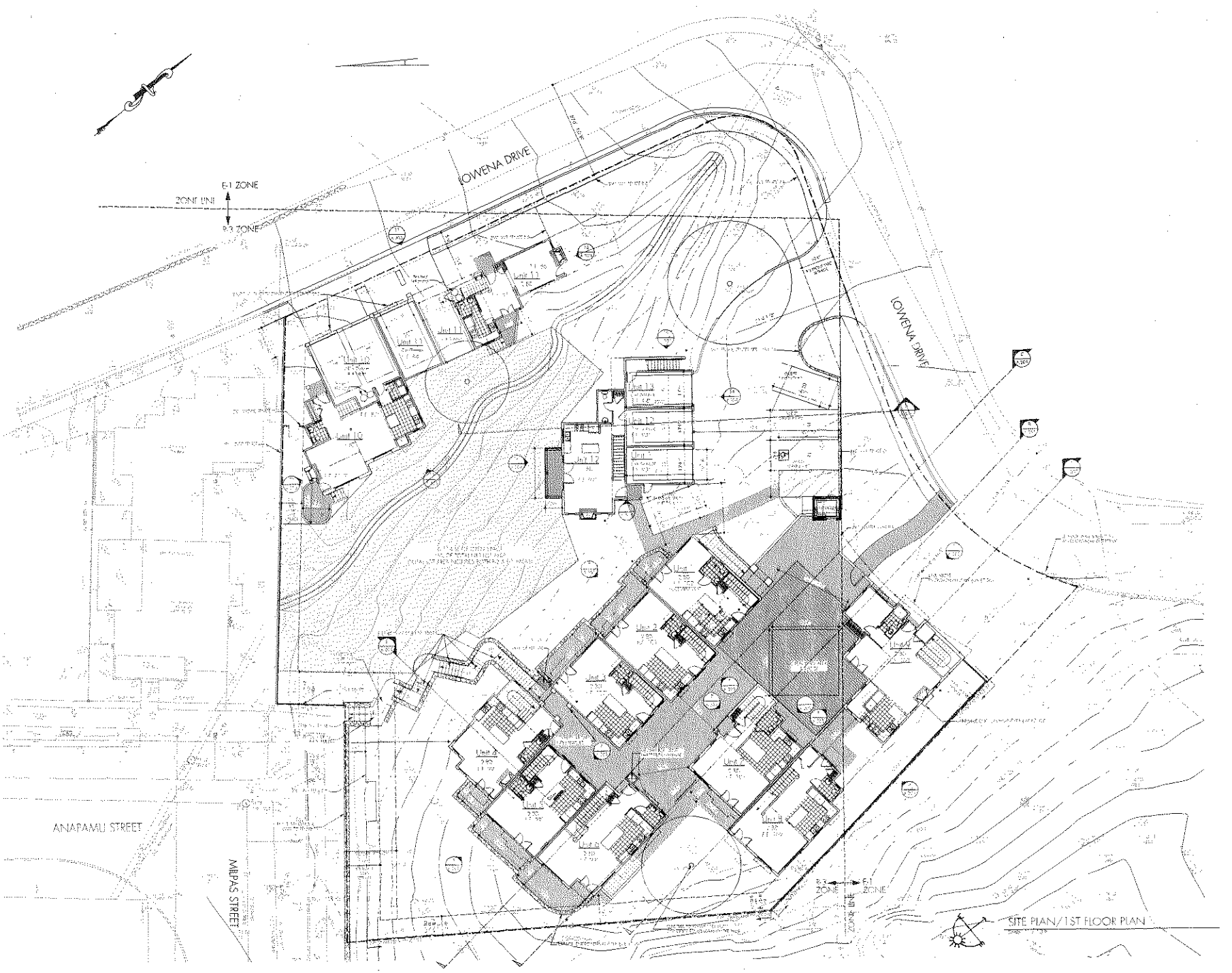
Santa Barbara, Ca

A.100



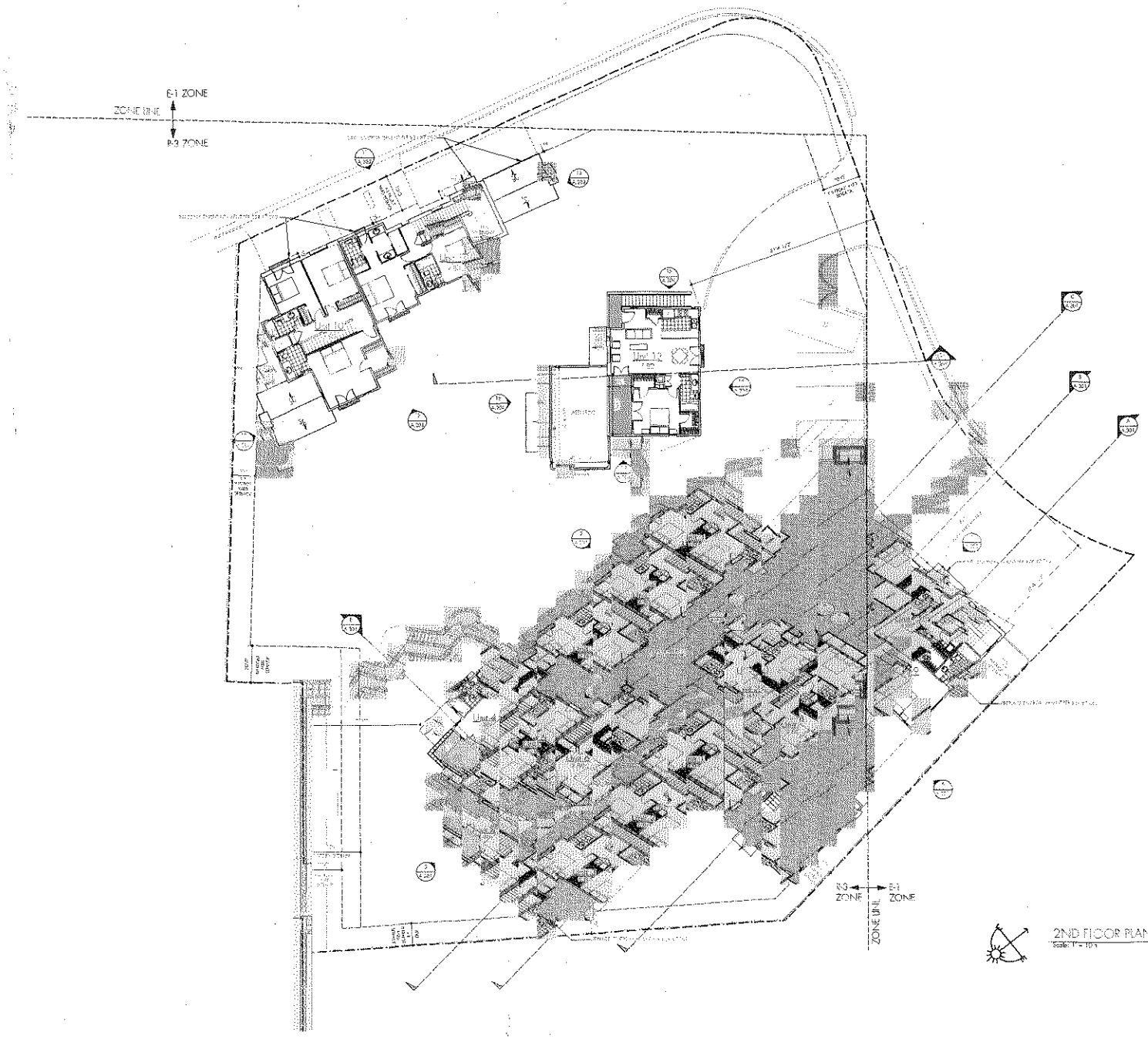
Proposed project for:
RIVIERA PARTNERS, LLC
915 – Anapamu Street
Santa Barbara, Ca

A.101



Prepared & Approved for
RIVIERA PARTNERS, LLC
915 E. Ariel Street
Santa Barbara, CA

A.102



2ND FLOOR PLAN

Scale: 1" = 10'-0"

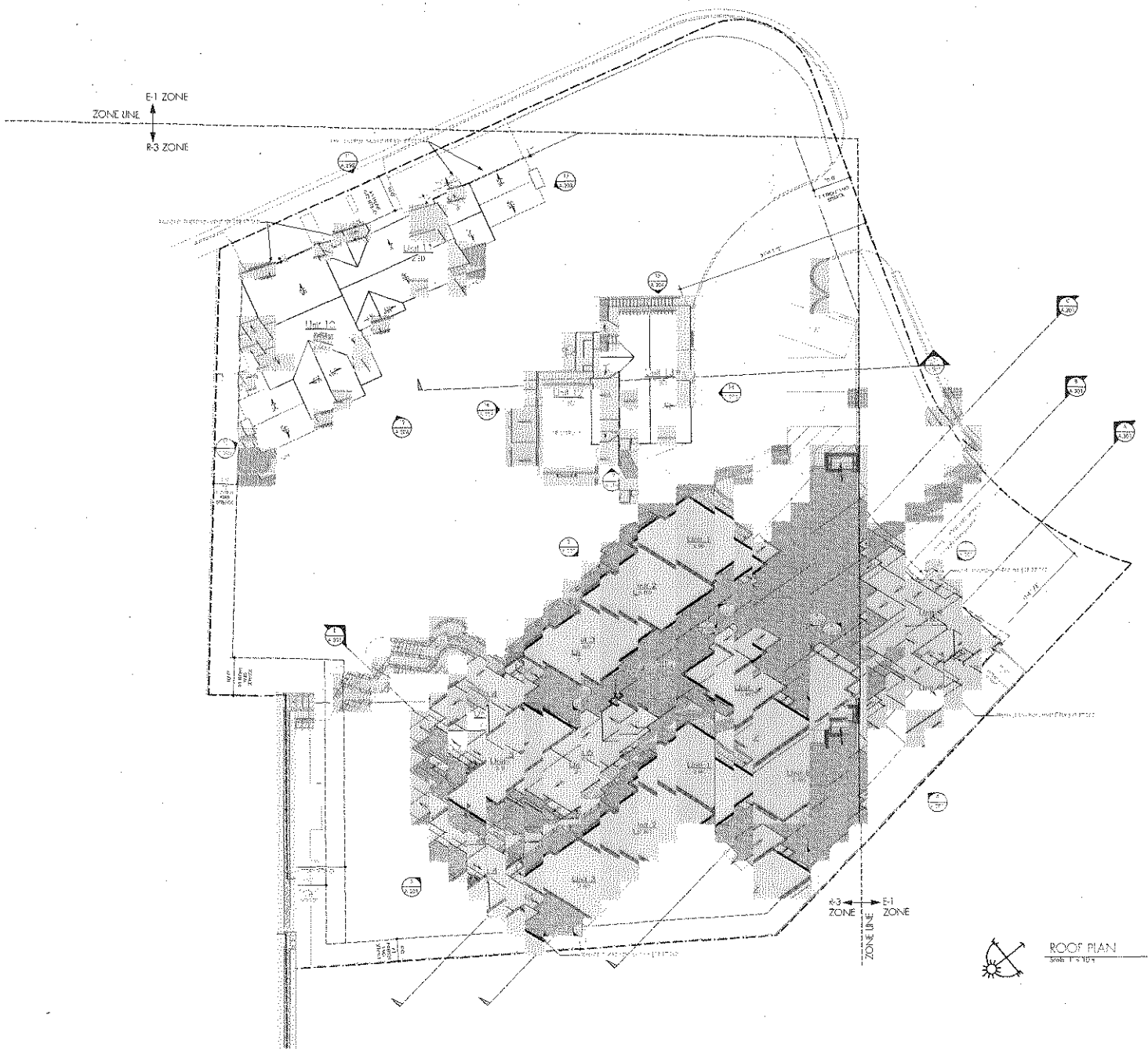
Proposed project for:

RIVIERA PARTNERS, LLC

915 E. Anapamu Street

Santa Barbara, Ca

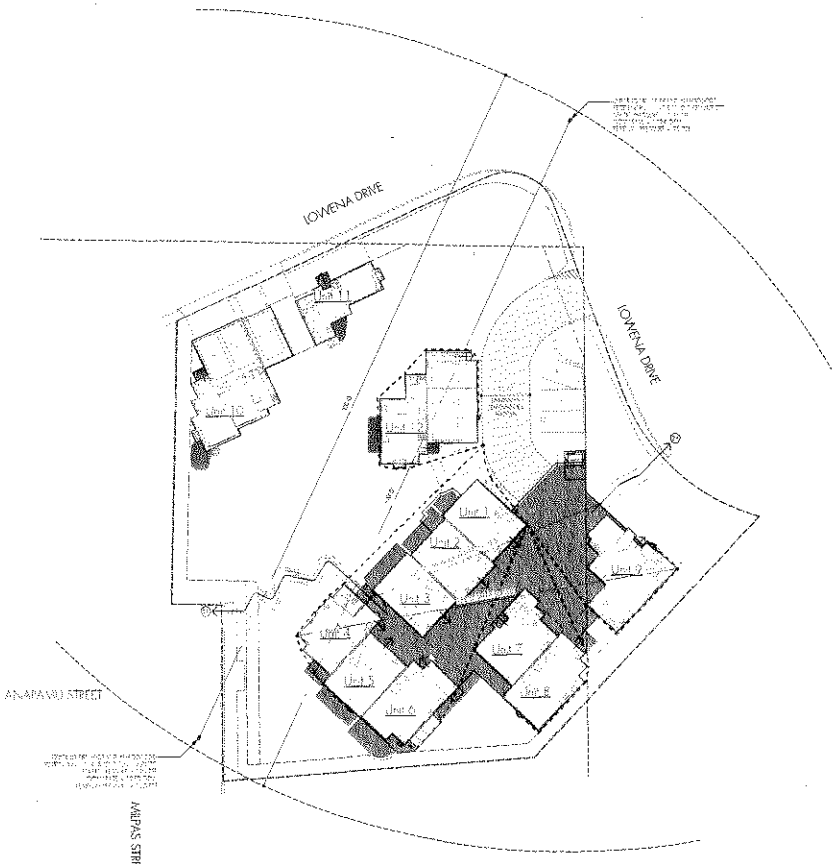
A.103



ROOF PLAN
scale: 1" = 10'-0"

Proposed project for:
RIVIERA PARTNERS, LLC
915 E. Ocean Blvd
Long Beach, Ca

A.104



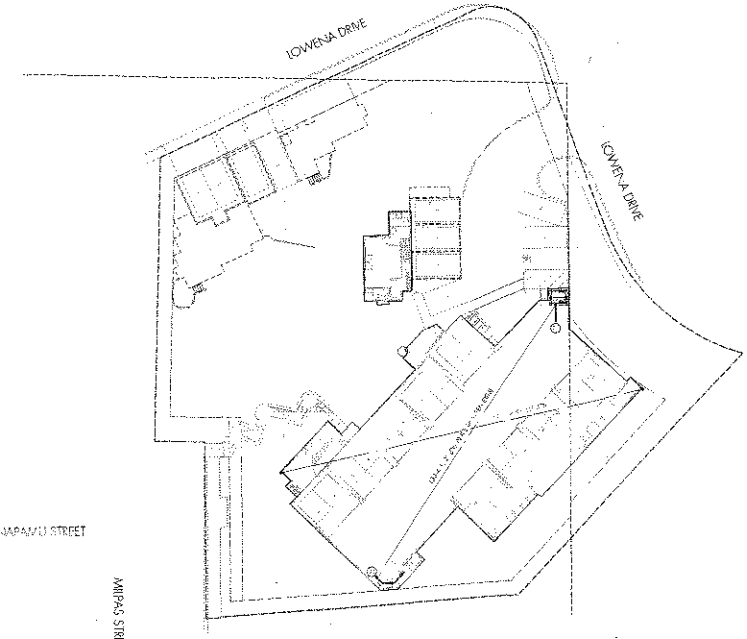
2 1ST FLOOR EXITING PLAN

Scale: 1" = 20'-0"

GROUP	USE	SF/OCC	AREA	LOAD	TWO EXITS
R2	Unit 1	200	1,319	7	YES
R2	Unit 2	200	1,319	7	YES
R2	Unit 3	200	1,313	7	YES
R2	Unit 4	200	1,493	8	YES
R2	Unit 5	200	1,313	7	YES
R2	Unit 6	200	1,393	7	YES
R2	Unit 7	200	1,389	7	YES
R2	Unit 8	200	1,868	9	YES
R2	Unit 9	200	1,646	10	YES
R2	Unit 10	200	1,736	9	YES
R2	Unit 11	200	1,647	9	YES
R2	Unit 12	200	1,337	7	YES
R2	Unit 13	200	775	4	YES
	TOTAL R2		17,528	93	YES
R2	TOTAL COMMON USE COMPONENTS	15	3,247	221	YES

TOTAL SUPPLIED EXITS - TABLE 1004.1.1

USE	LOAD	FACTOR	STAIRS	OTHER
Residential	93	0.2/0.15	19"	13 1/4
Common	221	0.2/0.15	39"	79



1 GARAGE EXITING PLAN

Scale: 1" = 20'-0"

GROUP	USE	SF/OCC	AREA	LOAD	TWO EXITS
S2	Garage	200	8,452	43	YES
	TOTAL S2		8,452	43	YES

TOTAL SUPPLIED EXITS - TABLE 1004.1.1

USE	LOAD	FACTOR	STAIRS	OTHER
Garage	43	0.2/0.15	8 1/2"	0 3/4"

Proposed project for:

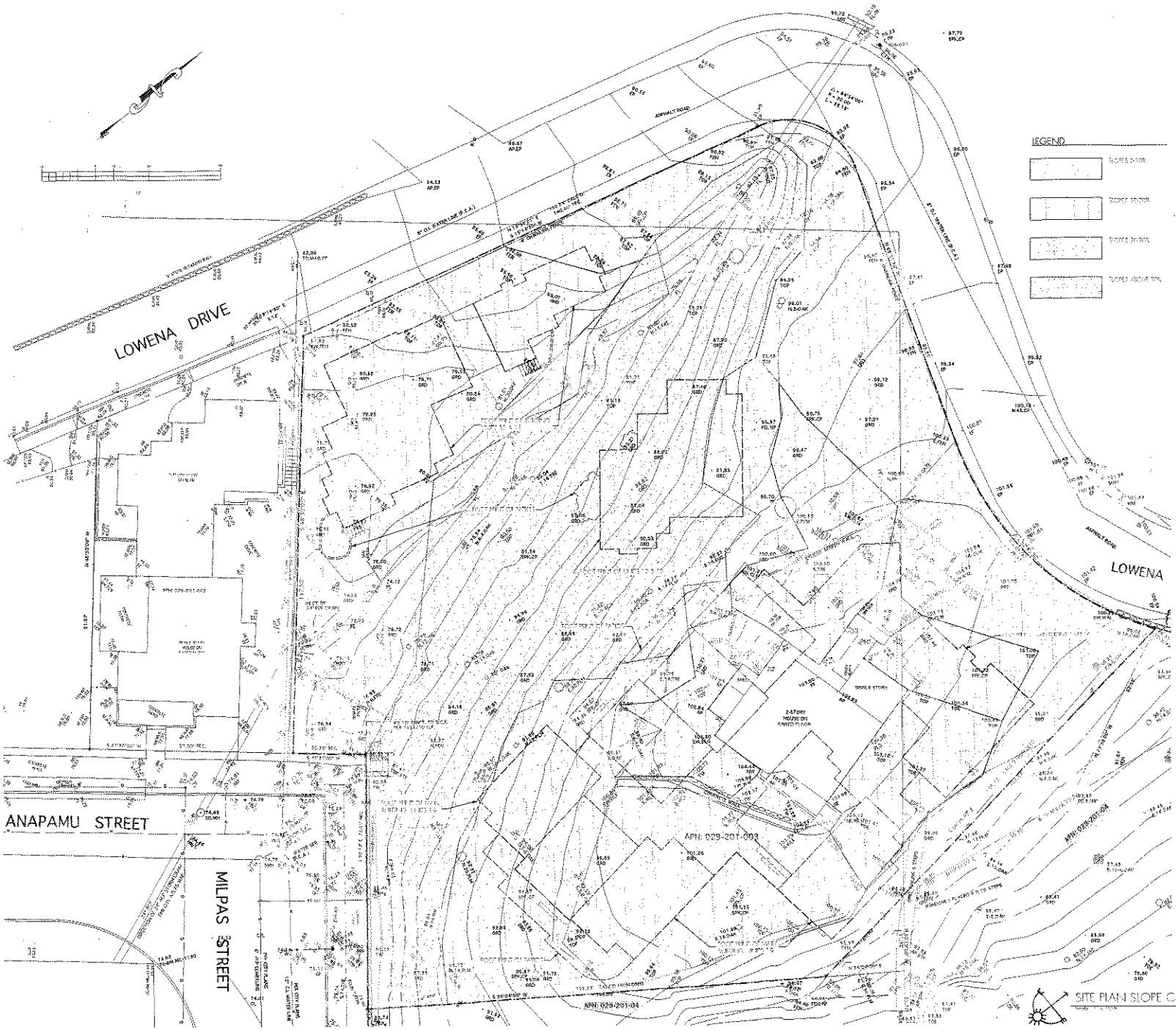
RIVIERA PARTNERS, LLC

915 E. Anapamu Street

Santa Barbara, CA

PROJECT NO. AC

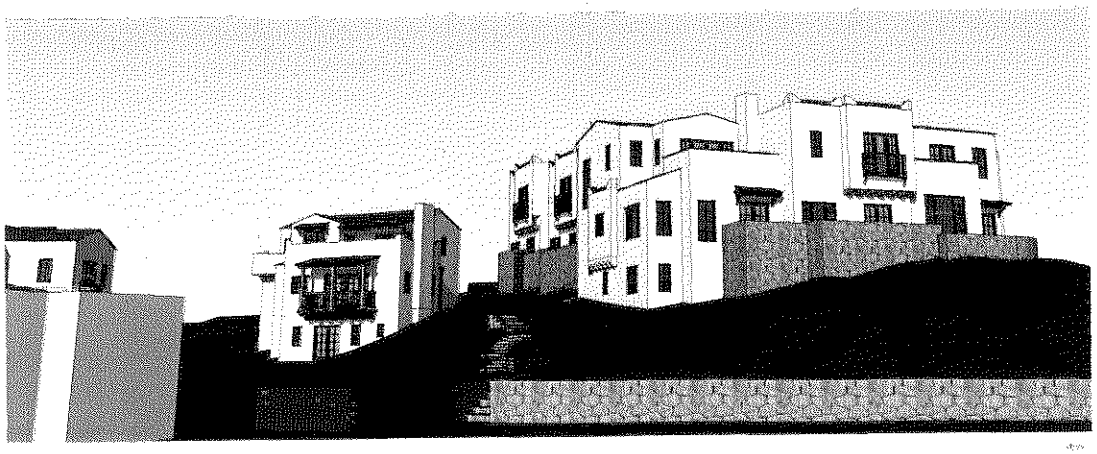
A.105

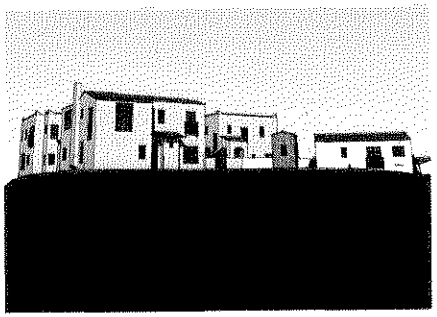


SITE PLAN SLOPE CALCULATIONS

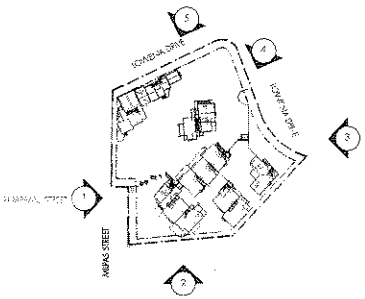
Proposed project for:
RIVIERA PARTNERS, LLC
913 E. Anapamu Street
Santa Barbara, CA

A.110





EXTERIOR 3D VIEWS



KEY PLAN

Proposed project for:

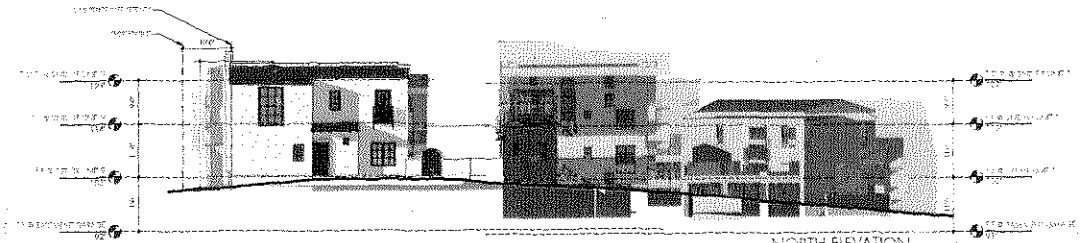
RIVIERA PARTNERS, LLC

915 E. Anapamu Street

Santa Barbara, CA

A.200

SHEET OF



1 NORTH ELEVATION

2 WEST ELEVATION

3 SOUTH ELEVATION

4 EAST ELEVATION

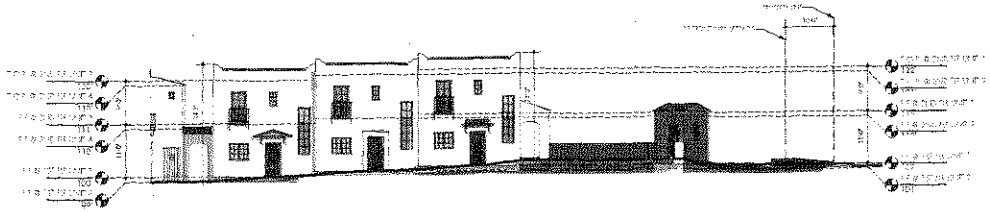
Proposed project for:

RIVIERA PARTNERS, LLC

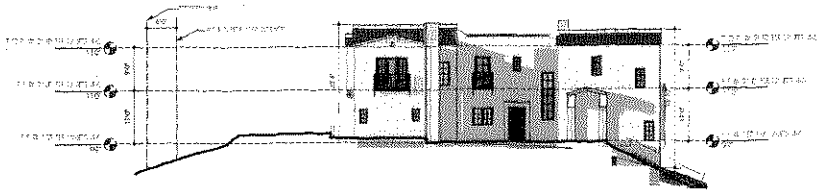
915 E. Anapamu Street

Santa Barbara, CA

A.201



5 WEST ELEVATION COURTYARD UNITS 1-4
Scale: 1" = 10'-0"



6 NORTH ELEVATION COURTYARD UNITS 4-6
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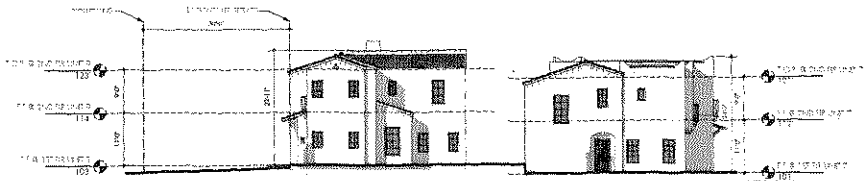

7 WEST ELEVATION COURTYARD UNITS 7-9
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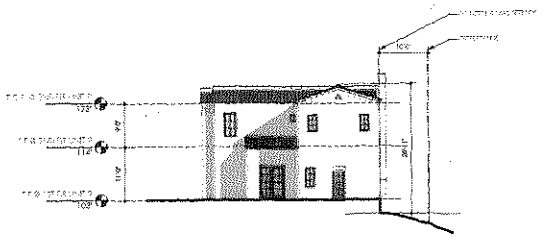

8 SOUTH ELEVATION COURTYARD UNIT 9
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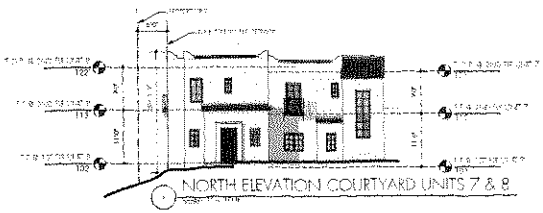
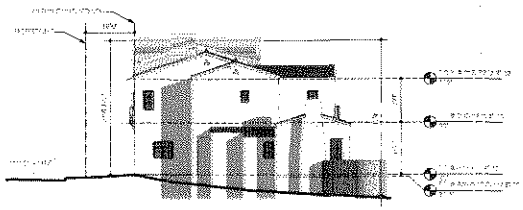


1 NORTH ELEVATION COURTYARD UNITS 7 & 8
Scale: 1" = 10'-0"

Proposed project for:
RIVIERA PARTNERS, LLC
915 E Arrellaga Street
Santa Barbara, CA

A.202

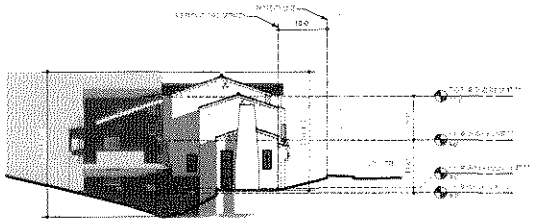
SHEET OF



1 SOUTH ELEVATION UNITS 10 & 11

1 WEST ELEVATION UNITS 10 & 11

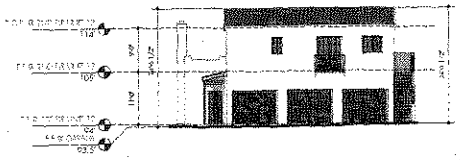
12 EAST ELEVATION UNITS 10 & 11



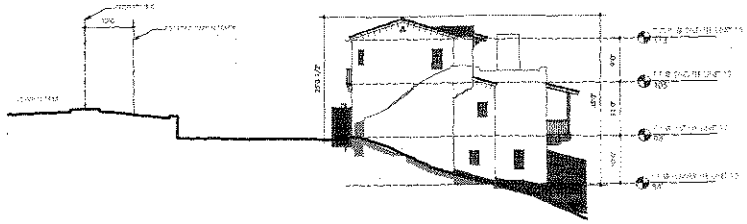
2 NORTH ELEVATION UNITS 10 & 11

RIVIERA PARTNERS, LLC

A.203

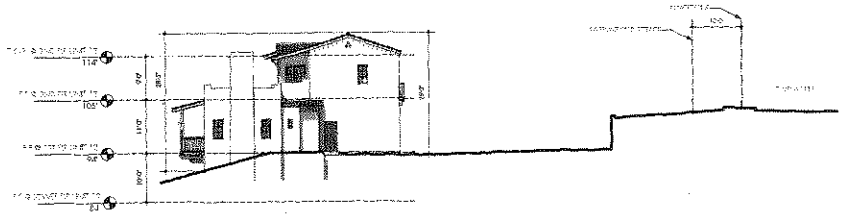


14 NORTH ELEVATION UNITS 12 & 13
Scale: 1" = 10'-0"



15 WEST ELEVATION UNITS 12 & 13
Scale: 1" = 10'-0"

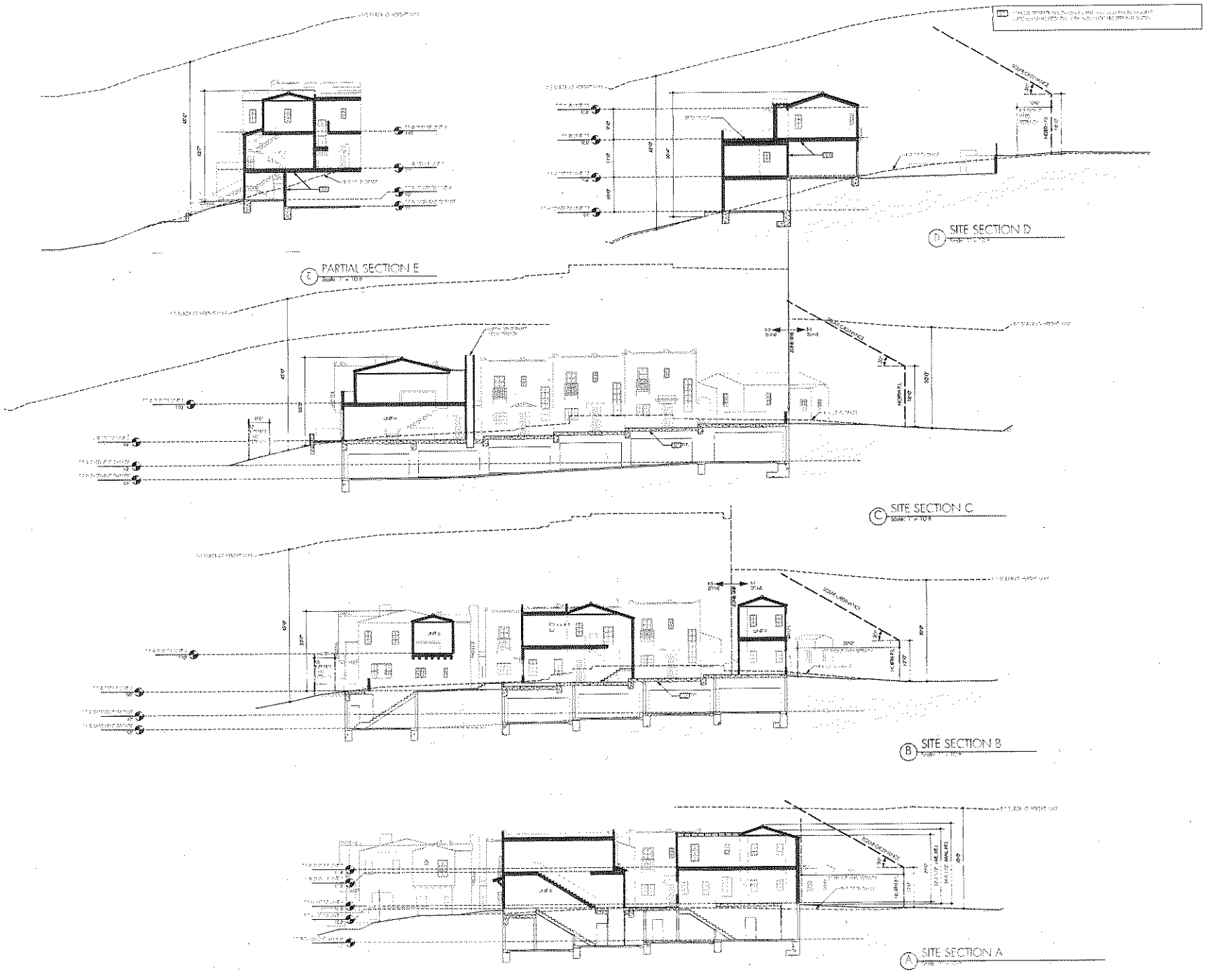
16 SOUTH ELEVATION UNITS 12 & 13
Scale: 1" = 10'-0"



17 EAST ELEVATION UNITS 12 & 13
Scale: 1" = 10'-0"

Proposed project for
RIVIERA PARTNERS, LLC
915 E. Sandpoint Street
Santa Barbara, CA

A.204



Proposed project for:
RIVIERA PARTNERS, LLC
915 E. Anapamu Street
Santa Barbara, CA

A.301

Tree Protection Notes

1. A preconstruction meeting should be held with contractors prior to commencement of work to discuss tree protection measures.
2. Install fencing as designated on the site plan to establish tree protection zones (TPZs). These TPZs should be at the outside edge of work areas around trees. Fences must be maintained in upright position throughout the duration of the project. Fences should be chain-link and always at 5 6' apart between posts.
3. The TPZs should be void of all activities, including parking vehicles, operation of equipment storage of materials and dumping (including temporary waste from excavation).
4. All excavation and grading near trees should be monitored by the project arborist.
5. Any roots encountered during pruning that are 1" and greater should be cleanly cut.
6. Any pruning should be performed or supervised by a certified Certified Arborist. The project arborist should review the goals with workers prior to commencement of any tree pruning. Tree workers should be knowledgeable of American National Standards Institute (ANSI) A-300 Pruning Standards and the Best Management Practices for Tree Pruning.
7. Oak trees that are monitored from just damage (even normally) should be sprayed in the early spring and late summer with permethrin (Astro) to help reduce attack of oak bark beetles. The application of the chemical should be applied to the lower 6' of trunk. I recommend that treatments be repeated for at least two years after completion of the project or if drought stresses for longer periods.
8. It may be determined by the project arborist that supplemental irrigation is necessary to aid trees that incur root loss and/or during hot and dry periods.
9. The project arborist should monitor activities on the site throughout the duration of the project. The visits are more frequent during fencing installation, excavation and grading and less frequent as the project progresses provided fences remain upright and TPZs are not violated.

Tree Removal List

IDENTIFICATION #	DBH	Description
22	10"	Acacia
24	12"	Acacia
34		Acacia
7	14"	Black Acacia
4	14"	Black Acacia
32	16"	Eucalyptus
15	16"	Eugena
16	16"	Eugena
21	14"	Liquid
28	(10) 6"	Oak multi trunk
30	6"	Oak
33	(8) 6"	Oak multi trunk
34	(3) 8"	Oak multi trunk
26	(8) 10"	Oak multi trunk
4	48"	Palm
5	48"	Palm
17	18"	Pittosporum
23	6"	Tree
18	48"	Yucca
36	96"	Yucca

Total Trees to be removed: 20

Trees to remain

IDENTIFICATION #	DBH	Description
31	12"	Livistona Palm
11	(6) 4"	Oak multi trunk
10	6"	Oak
13	6"	Oak
1	8"	Oak
42	(8) 6"	Oak multi trunk
2	10"	Oak
3	14"	Oak
41	14"	Oak
43	15"	Oak
6	16"	Oak
8	(2) 17/13"	Oak multi trunk
29	20"	Oak
44	20/6"	Palm
39	14"	Palm
37	14"	Stone Pine
40	24"	Stone Pine
38	24"	Stone Pine

Total Trees to remain: 18

Trees to be relocated

IDENTIFICATION #	DBH	Description
20	20"	Date Palm
23	14"	Livistona Palm
31	12"	Livistona Palm

Total Trees to be relocated: 3

Oak Tree Mitigation: 8 Removals + 2 Significant Impact = 7 Mitigation Trees
Replacement Oak Trees (3x7) = 35 trees at 15 gal
(per arborist assessment)

1:1 onsite mitigation = 7 trees at 15 gal
4:1 offsite mitigation = 28 trees at 15 gal
Requester fees for offsite mitigation Oak and Sycamore Parks

Note: Trees #12 and #25 deceased (from an older survey)
Note: Trees outside of Property Line not included in count
<DBH=Diameter at Breast Height

Tree Protection Plan

Scale: 1" = 10'-0"

February 2, 2010

Proposed project for:
RIVIERA PARTNERS, LLC
3116 E. Anapamu Street
Santa Barbara, CA

L1

Preliminary Plan List

Botanic Name	Common Name
Canopy Trees	
Arbutus marina	Strawberry Tree
Geratonia siqua	Carob Tree
Quercus agrifolia	Coast Live Oak
Quercus suber	Cork Oak
Olea europaea	Fruitless Olive
Koelreuteria bipinnata	Chinese Flame Tree
Upright Trees	
Chorisia speciosa	Floss Silk Tree
Maytenus boaria	Mayten Tree
Melaleuca quinquenervia	Cajeput Tree
Metrosideros excelsa	New Zealand Christmas Tree
Myrciana floribunda	Sweet Myrtle
Accent Trees	
Brugmansia versicolor	Angel's Trumpet Tree
Cercis occidentalis	Western Redbud
Citrus species	Citrus
Fraxinus uhdeana	Evergreen Ash
Lagerstroemia hybrid	Crape Myrtle
Magnolia stellata	Star Magnolia
Melaleuca linariifolia	Flaxleaved
Olea fortunei	Fruitless Olive
Tabebuia chrysotricha	Gold Trumpet Tree
Large Shrubs	
Heteromeles arbutifolia	Toyon
Nerium oleander	Oleander
Photinia serrulata	Versailles Box
Prunus ilicifolia	Holly-leaf Cherry
Medium Shrubs	
Abutilon hybridum	Flowering Maple
Arctostaphylos 'Compacta'	Strawberry Bush
Cornelia spp	Cornelia
Carissa spp	Natal Plum
Ceanothus spp.	Wild Lilac
Rhamnus ilicifolia	Coffeberry
Rhaphiolepis 'Jack Evans'	Indian Hawthorn
Groundcovers	
Bougainvillea species	Bougainvillea
Carissima putterbuttergrass	Dwarfed Bougainvillea
Cotoneaster glb 'Tomato Mound'	Wild Lilac
Myrtodera stringosa	Lace Fern
Pelargonium tomentosum	Peppermint-Scented Geranium
Teucrium chamaedrys	Germander
Zauschneria californica	Cape Fly
Vines	
Clematis 'Grandiflora'	White Anemone Clematis
Cydistaxus catalpaoides	Lavender Trumpet Vine
Ficus p. 'Minima'	Creeping Fig
Pandorea jasminoides	Bower Vine
Vigna caracalla	Snail Vine
Wisteria sinensis	Chinese Wisteria
Bioffiltration Plants	
Acorus gramineus	Sweet Rush
Carex spp	Sedge
Bromus carinatus	California Brome
Festuca rubra	Red Fescue
Hordeum brachyantherum	Meadow Barley
Iris spp.	Iris
Juncus spp	Rush
Stipa pulchra	Purple Needle Grass
Vigna mycrica 'Mesquite'	Sierra Annual Fescue

Irrigation Statement:

Common Area irrigation will be a combination of low volume spray heads, bubblers and drip systems all irrigation will be controlled by an automatic timer. Timers will have seasonal adjustment capacity to apply less water during the rainy season. Note: all the hose removed

Planting:

Plants listed as 'ALERT STATUS' by the California Invasive Plant Inventory (CAL-IPC 2006) shall not be used for landscaping

Preliminary Landscape Plan

Scale: 1" = 10'-0" February 11, 2010

Proposed project for:
RIVIERA PARTNERS, LLC
1919 E. Montecito Street
Santa Barbara, Ca

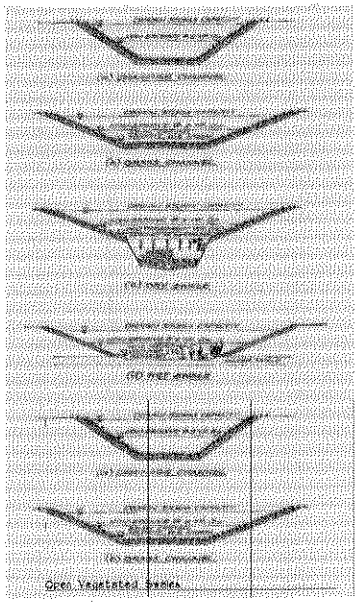
L 2

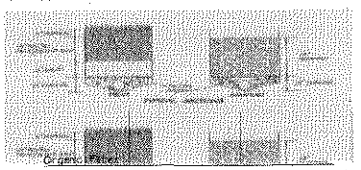
SHEET 2 OF 4

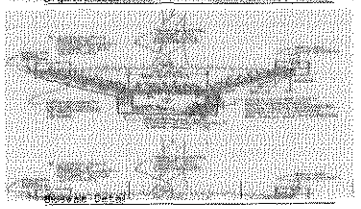
Section of Swales to BioDetention Area

Hydrology Notes:

- Turf Areas on Grades
  Mostly depressed/filtration, infiltration, detention and sediment drawout
- Turf Areas over Gravel
  Filtration and detention
- Roof Drains to Raised Planters/Rain Gardens
- Permeable Paving to Sand/Gravel Filter to drain above breaker slab
- Permeable Paving over Sand/Gravel Filter on grade
- Bioswale





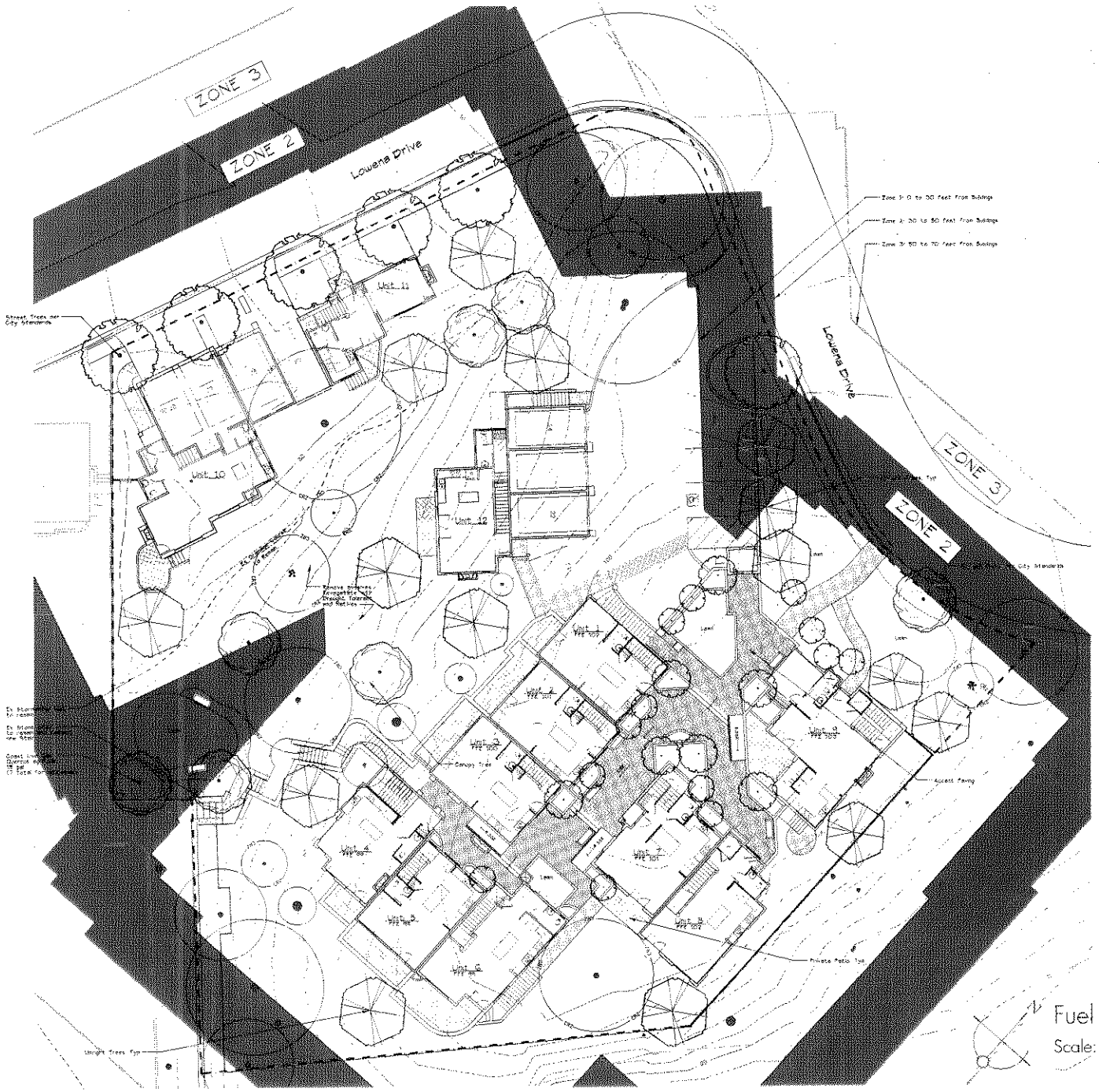


Landscape Hydrology Plan

Scale: 1" = 10'-0" February 2, 2010

Prepared by:
RIVIERA PARTNERS, LLC

L 3



Fire Zone Legend:

Zone 1: 0 to 30 feet from Buildings

Zone 2: 30 to 50 feet from Buildings

Zone 3: 50 to 70 feet from Buildings

Fuel Modification Plan

Scale: 1" = 10'-0"

February 11, 2010

CEARNAL AMBULANTS

Prepared project for
RIVIERA PARTNERS, LLC

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