









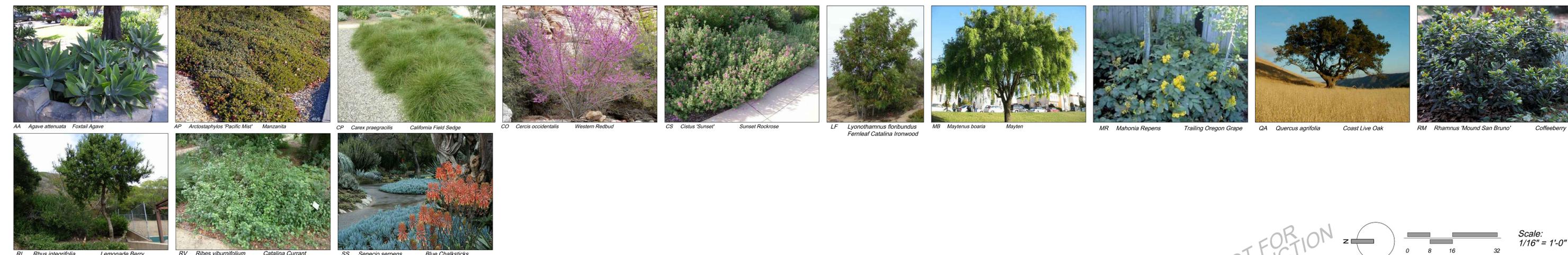




**PRELIMINARY PLANT PALETTE**

Symbol	Scientific Name	Common Name	Landscape Use
AA	Agave attenuata	Foxtail Agave	Accent Plant
AE	Arctostaphylos 'Emerald Carpet'	Manzanita	Ground Cover
AP	Arctostaphylos 'Pacific Mist'	Manzanita	Ground Cover
AR	Acacia redolens	Prostrate Acacia	Ground Cover
CP	Carex praegracilis	California Field Sedge	Ground Cover
CO	Cercis occidentalis	Western Redbud	Native Canopy Tree
CS	Cistus 'Sunset'	Sunset Rockrose	Flowering Shrub
CY	Ceanothus 'Yankee Point'	California Lilac	Ground Cover
EC	Echium candicans	Pride of Madeira	Accent Shrub
LF	Lyonothamnus floribundus	Fernleaf Catalina Ironwood	Native Canopy Tree
MB	Maytenus boaria	Mayten	Existing Canopy Tree
MG	Mahonia 'Golden Abundance'	Golden Abundance Oregon Grape	Screen Shrub
MR	Mahonia repens	Trailing Oregon Grape	Ground Cover
QA	Quercus agrifolia	Coast Live Oak	Native Canopy Tree
RC	Romneya coulteri	Mallilla Poppy	Accent Shrub
RI	Rhus integrifolia	Lemonade Berry	Existing Canopy Tree
RM	Rhamnus 'Mound San Bruno'	Coffeeberry	Screen Shrub
RV	Ribes viburnifolium	Catalina Currant	Ground Cover
SS	Senecio serpens	Blue Chalksticks	Ground Cover
TT	Tipuana tipu	Rosewood	Existing Canopy Tree

- EXISTING TREES**
- A Quercus agrifolia/Coast Live Oak: 60" caliper, 40' canopy, 35' height; protect in place
  - B Quercus agrifolia/Coast Live Oak: Group of 4 trees: 2 - 12" caliper, 1 - 26" caliper, 1 - 30" caliper, commingled canopy of 35'; 35' height; protect in place
  - C Tipuana tipu/Rosewood: 12" caliper, 25' canopy, 35' height; protect in place
  - D Tipuana tipu/Rosewood: 15" caliper, 35' canopy, 30' height; protect in place
  - E Rhus integrifolia/Lemonade Berry: 8" caliper, 8' canopy, 16' height; protect in place
  - F Tipuana tipu/Rosewood: 24" caliper, 45' canopy, 30' height; protect in place
  - G Quercus agrifolia/Coast Live Oak: 14" caliper, 25' canopy, 25' height; remove to accommodate new building footprint
  - H Bauhinia variegata/Purple Orchid Tree: Group of 5 trees: Average caliper 12", average canopy 15', average height 25'; remove to accommodate new terrace design
  - I Maytenus boaria/Mayten: 13" caliper, 20' canopy, 8' height; protect in place
  - J Quercus agrifolia/Coast Live Oak: Group of 3 trees: 2 - 10" caliper, 1 - 16" caliper, commingled canopy of approximately 40'; 35' height; protect in place
  - K Quercus agrifolia/Coast Live Oak: Group of 6 trees: 11", 16", 2 - 24", 28", 30" calipers, commingled canopy of 40' x 80'; 35' average height; protect in place
  - L Tipuana tipu/Rosewood: 30" caliper, 45' canopy, 35' height; protect in place
  - M Lophostemon confertus/Brisbane Box: 6" caliper, 12" canopy, 18" height; remove due to poor condition
  - N Lophostemon confertus/Brisbane Box: 6" caliper, 12" canopy, 18" height; remove due to poor condition
  - O Tipuana tipu/Rosewood: 30" caliper, 90" canopy, 35' height; protect in place
  - P Tipuana tipu/Rosewood: Inaccessible for caliper measurement, 35' canopy, 30' height; protect in place
  - Q Tipuana tipu/Rosewood: Inaccessible for caliper measurement, 50' canopy, 30' height; protect in place
  - R Quercus agrifolia/Coast Live Oak: 19" caliper, 42' canopy, 35' height; protect in place
  - S Quercus agrifolia/Coast Live Oak: 19" caliper, 40' canopy, 28' height; protect in place
  - T Quercus agrifolia/Coast Live Oak: 15" caliper, 40' canopy, 25' height; protect in place
  - U Quercus agrifolia/Coast Live Oak: 28" caliper, 50' canopy, 35' height; protect in place
  - V Quercus agrifolia/Coast Live Oak: 17" caliper, 35' canopy, 30' height; protect in place
  - W Cercis occidentalis/Western Redbud: 4" caliper, 15" canopy, 15' height; protect in place



NOT FOR CONSTRUCTION

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

PL-1

Job Number: 15.026  
Date: 2015.05.21  
202 East Cota Street  
Santa Barbara, CA 93101  
tel 805.962.9055  
fax 805.962.5658  
arcadiastudio.com

arcadia studio  
landscape architecture

**PRELIMINARY PLAN**  
**LAS POSITAS TENNIS FACILITIES**  
Elings Park  
1298 Las Positas Rd.

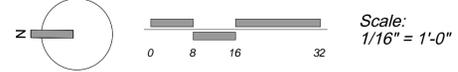
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AR *Acacia redolens* Prostrate Acacia



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**LAS POSITAS TENNIS FACILITIES**  
 Elings Park  
 1298 Las Positas Rd.

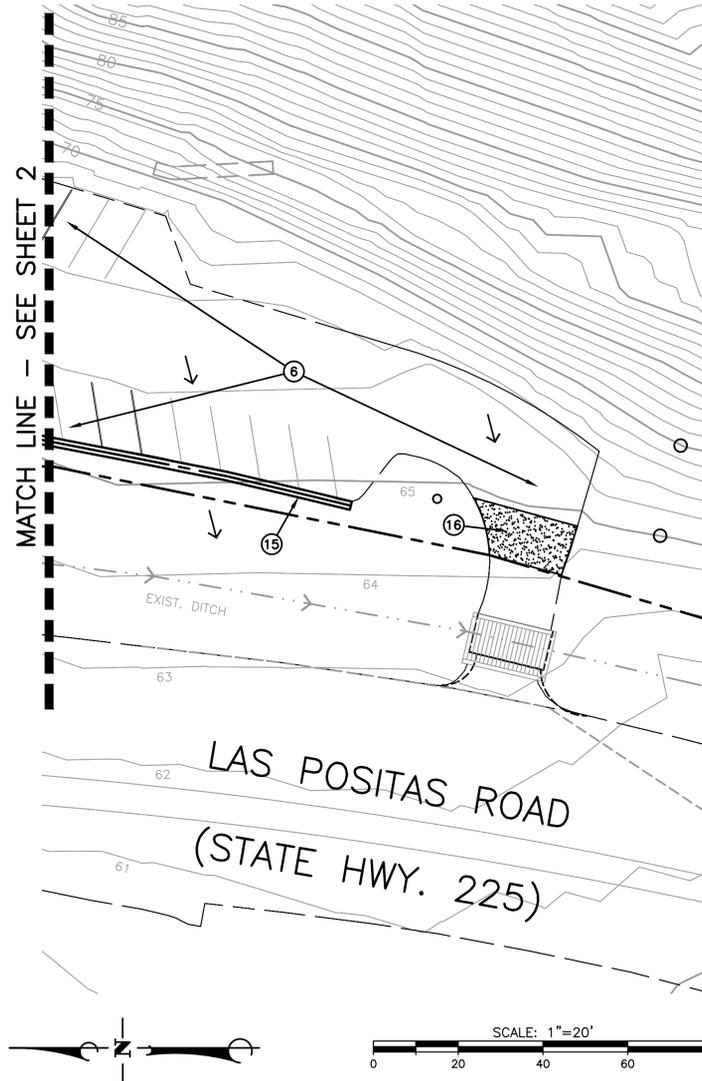
NOT FOR CONSTRUCTION  
 PL-2

Job Number: 15.026  
 Date: 2015.05.21  
 202 East Cota Street  
 Santa Barbara, CA 93101  
 tel 805.962.9055  
 fax 805.962.5658  
 arcadiastudio.com



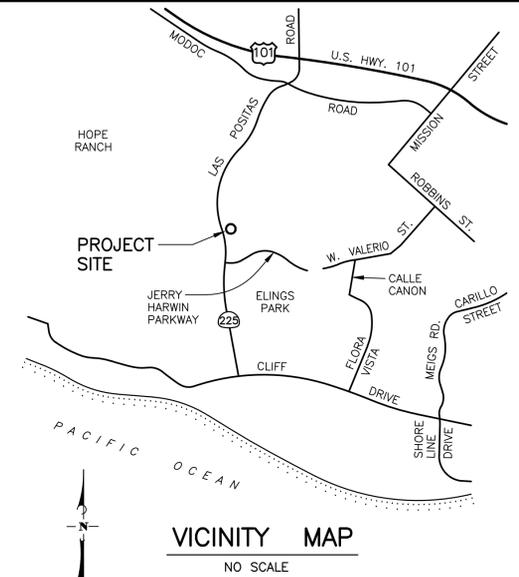
**GRADING NOTES**

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY GRADING ORDINANCE NO. 4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1-1/2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED DURING GRADING OPERATION.



**CONSTRUCTION NOTES**

- ⑥ REPAIR & RE-STRIPE EXISTING PARKING LOT AS REQUIRED.
- ⑮ CONSTRUCT INFILTRATION TRENCH PER DETAIL 2 ON SHEET 3.
- ⑯ REMOVE EXISTING A.C. PAVEMENT & CONSTRUCT PERMEABLE PAVERS PER DETAIL 1 ON SHEET 3.



**LEGEND**

- D--- EXIST. STORM DRAIN
- W--- EXIST. WATER LINE
- G--- EXIST. GAS LINE
- S--- EXIST. SEWER LINE
- D--- PROPOSED STORM DRAIN
- A--- EXIST. AC PAVEMENT
- C/L--- ROAD C/L
- P--- PROPERTY LINE
- ⊙ MH EXISTING MANHOLE
- △ FH EXISTING FIRE HYDRANT
- ⊙ EXISTING SIGN
- ⊙ EXISTING LIGHT STANDARD
- ⊙ EXISTING CATCH BASIN
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED AREA DRAIN

**ABBREVIATIONS**

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

**INDEX TO DRAWINGS**

1. GENERAL INFORMATION
2. PRELIMINARY GRADING & DRAINAGE PLAN
3. DETAILS

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NO.	DATE	REVISION	APPD.

**DIGALERT**  
 DIAL TOLL FREE  
 1-800-227-2800  
 AT LEAST TWO DAYS BEFORE YOU DIG  
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

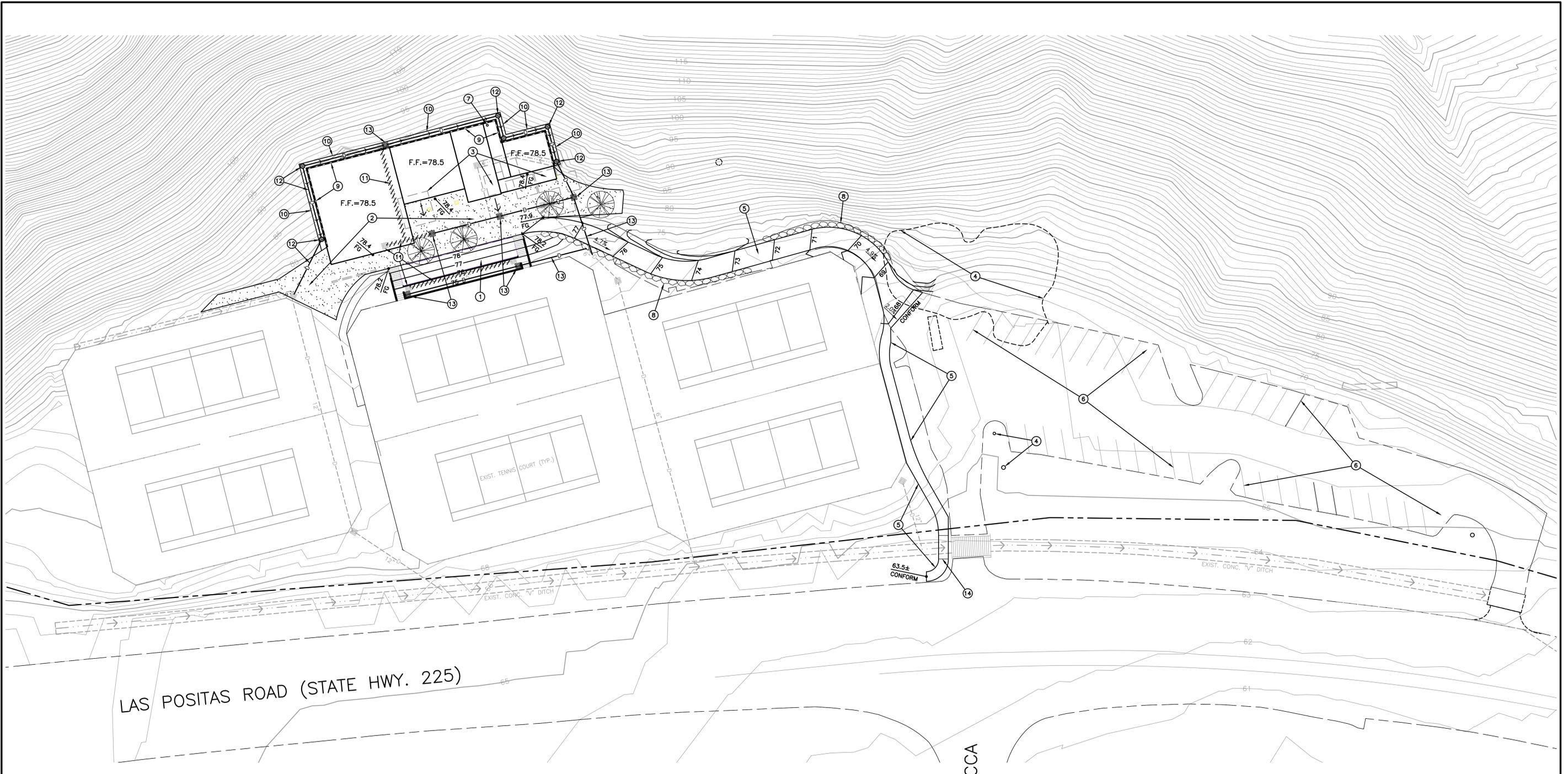
**MAC Design Associates**  
 CIVIL ENGINEERING \* LAND PLANNING \* BRIDGE DESIGN  
 1933 CLIFF DRIVE, SUITE 6, SANTA BARBARA, CALIF. 93101 (805) 957-4748

DESIGN MAC CHECKED \_\_\_\_\_  
 DRAWN TLA  
 MICHAEL A. CACCESE DATE: 3-04-16  
 PROJECT ENGINEER  
 R.C.E. 26887 (EXP. 3-31-17)

CITY OF SANTA BARBARA, CALIFORNIA  
 REVIEWED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 FOR: \_\_\_\_\_

**PRELIMINARY GRADING AND DRAINAGE PLAN**  
 ELINGS PARK  
 CITY OF SANTA BARBARA

SHEET  
**1 OF 3**  
 S.B. CITY FILE  
 NO.



LAS POSITAS ROAD (STATE HWY. 225)

REBECCA LANE

**CONSTRUCTION NOTES**

- 1 REMOVE EXISTING CONC. SEATING.
- 2 REMOVE EXISTING PATIO & CONSTRUCT NEW PATIO WITH PAVERS.
- 3 EXISTING BUILDINGS TO BE DEMOLISHED.
- 4 EXISTING GROUP OF OAK TREES TO REMAIN.
- 5 CONSTRUCT CONC. WALKWAY.
- 6 REPAIR & RE-STRIPE EXISTING PARKING LOT AS REQUIRED.
- 7 REMOVE EXISTING 6" OAK TREE.
- 8 CONSTRUCT ROCK GRAVITY RETAINING WALL (MAX. HT. = 2.5').
- 9 CONSTRUCT CONCRETE STEM WALL.
- 10 CONSTRUCT CONCRETE "V" DITCH.
- 11 REMOVE EXISTING CATCH BASIN AND/OR EXISTING STORM DRAIN.
- 12 CONSTRUCT 6" AREA DRAIN WITH ATRIUM GRATE AND 6" P.V.C. DRAINPIPE. CONNECT TO EXISTING SITE STORM DRAIN SYSTEM.
- 13 CONSTRUCT 12" SQ. AREA DRAIN WITH 12" SQ. GRATE. CONNECT TO EXISTING SITE STORM DRAIN SYSTEM.
- 14 CONSTRUCT TIMBER PEDESTRIAN BRIDGE.



SCALE: 1"=20'



REFERENCES:  
DRAWING FILE: 0432PGDP.DWG  
DATA FILE:  
PROJECT FILE:  
VIEW NAME:  
XREF NAME(S):

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ATTENTION:  
ALL UNDERGROUND UTILITIES AND SUB-  
STRUCTURES SHOWN HEREON ARE OF  
UNKNOWN DEPTH AND LOCATION. THE  
OWNER SHALL BE RESPONSIBLE FOR  
VERIFYING THE LOCATION AND DEPTH  
OF ALL UTILITIES AND SUBSTRUCTURES  
BEFORE ANY CONSTRUCTION.  
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**MAC Design Associates**  
CIVIL ENGINEERING • LAND PLANNING • BRIDGE DESIGN  
1833 CUFFY DRIVE, SUITE 4, SANTA BARBARA, CALIF. 93109 (805) 957-4748

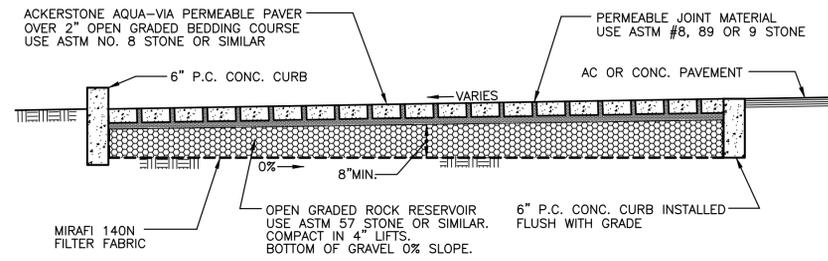
DESIGN: MAC CHECKED: \_\_\_\_\_  
DRAWN: TLA  
MICHAEL A. CACCESE DATE: 08-26-14  
PROJECT ENGINEER  
R.C.E. 26887 (EXP. 3-31-15)

CITY OF SANTA BARBARA, CALIFORNIA  
REVIEWED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FOR: \_\_\_\_\_

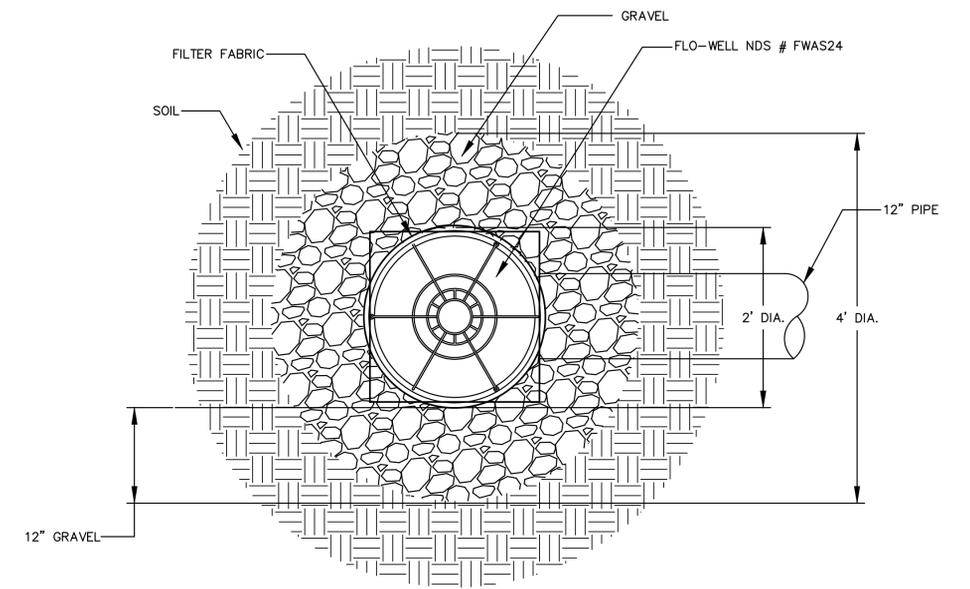
**PRELIMINARY GRADING  
AND DRAINAGE PLAN**  
ELINGS PARK  
CITY OF SANTA BARBARA

SHEET  
**2 OF 2**  
S.B. CITY FILE  
NO.

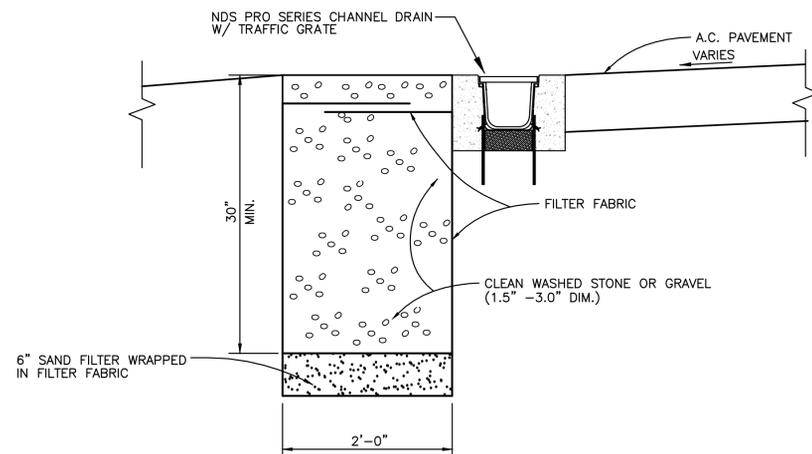
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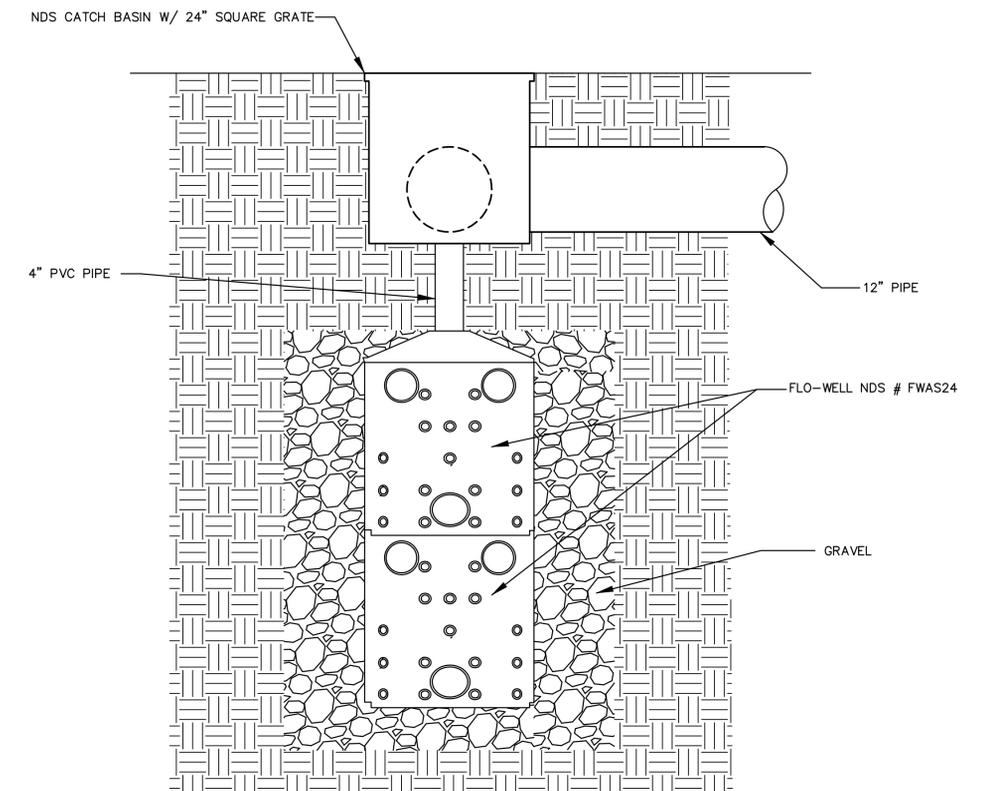
**1 PERMEABLE PVMT. SECTION**  
SCALE: 1"=2'



**PLAN VIEW**



**2 INFILTRATION TRENCH**  
SCALE: 1"=1'-0"



**SECTION VIEW**

NOTE: MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION

**3 NDS FLO-WELL INSTALLATION DETAIL**  
NOT TO SCALE

TECHNICAL SERVICES  
1-888-825-4716  
techservice@ndspro.com

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REFERENCES:  
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VIEW NAME:  
XREF NAME(S):

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**MAC Design Associates**  
CIVIL ENGINEERING \* LAND PLANNING \* BRIDGE DESIGN  
1933 CLIFT DRIVE, SUITE 4, SANTA BARBARA, CALIF. 93109 (805) 957-4748

DESIGN: MAC CHECKED: \_\_\_\_\_  
DRAWN: TLA  
MICHAEL A. CACCISE DATE: 3-04-16  
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CITY OF SANTA BARBARA, CALIFORNIA  
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**DETAILS**  
-  
**ELINGS PARK**  
CITY OF SANTA BARBARA

SHEET  
**3 OF 3**  
S.B. CITY FILE  
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