

City of Santa Barbara, Parks and Recreation Department New Playground & Site Improvements at The Municipal Tennis Courts APN: 017-381-001

ABBREVIATIONS:		CONCRETE MASONRY UNIT		EACH		GA		GAUGE	
#	POUND OR NUMBER	CMU	COLUMN	EA	EACH	GA	GALV	GA	GALVANIZED
&	AND	COL	COLUMN	EL	ELEVATION	GWB	GWB	GWB	GYPHUM WALL BOARD
@	ACROUSTIC CEILING TILE	COMP	COMPRESSIBLE	ELEC	ELECTRICAL	HC	HOLLOW CORE	HC	HOLLOW CORE
AD	AREA DRAIN	CONC	CONCRETE	ELEV	ELEVATION/ELEVATION	HM	HOLLOW METAL	HM	HOLLOW METAL
AD	AREA DRAIN	CONIT	CONTINUOUS	EQ	EQUAL	HP	HIGH POINT	HP	HIGH POINT
AF	ABOVE FINISHED FLOOR	CPT	CABRET	EXIST	EXISTING	HR	HOUR	HR	HOUR
ALUM	ALUMINUM	CT	CERAMIC TILE	EXP JT	EXPANSION JOINT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	HR	HOUR
ANOD	ANODIZED	CITYD	COURTYARD	EXT	EXTERIOR	IR	IMPACT RESISTANT GYPSUM WALLBOARD	IR	IMPACT RESISTANT GYPSUM WALLBOARD
BSMT	BASINENT	DBL	DOUBLE	FD	FLOOR DRAIN	ILO	IN LIEU OF	ILO	IN LIEU OF
BYND	BEYOND	DEMO	DEMOLISH	FEC	FIRE EXTINGUISHER CABINET	INSUL	INSULATED	INSUL	INSULATED
BTM	BOTTOM	DIA	DIAMETER	FIXT	FIXTURE	INT	INTERIOR	INT	INTERIOR
CIP	CAST IN PLACE	DIMS	DIMENSIONS	FLR	FLOOR	MAX	MAXIMUM	MAX	MAXIMUM
CHNL	CHANNEL	DN	DOWN	FM	FILLED METAL	MD	MASONRY OPENING	MD	MASONRY OPENING
CJ	CONTROL JOINT	DR	DOOR	FACE OF	FACE OF	MECH	MECHANICAL	MECH	MECHANICAL
CLG	CEILING	DWG	DRAWING	FND	FOUNDATION				
CLR	CLEAR								

General Notes

- Codes:**
- Amendments, rules, regulations, ordinances, laws orders, approvals, etc. which are required by the local governing agency. In the event of a conflict the most stringent requirements shall apply. Governing authorities and codes take precedence over drawings and specifications. Report discrepancies to the owner immediately.
 - The contractors work shall conform to the following specific codes for new construction:
 - Title 24, C.C.R., Part 2, 2013 U.B.C. (I.B.C. w/ California amendments)
 - Title 24, C.C.R., Part 3, 2013 C.E.C. (N.E.C. w/ California amendments)
 - Title 24, C.C.R., Part 4, 2013 C.M.C. (U.M.C. w/ California amendments)
 - Title 24, C.C.R., Part 5, 2013 C.P.C. (U.P.C. w/ California amendments)
 - Title 19, C.C.R., Public Safety, Div. 1, State Fire Marshal regulations.

- For additional codes and specifications see specifications.
- The contractor shall do all work in accordance with the plans and specifications approved by the City. The approved plans and specifications shall not be changed or modified without the approval of the owner.

Bidding: STATE PREVAILING WAGE

- Bidders shall thoroughly review plans and existing site conditions and notify the owner in writing of any discrepancies, errors or omissions, or discrepancies between the contract documents and the existing conditions prior to submitting bids.

Field Verification:

- Verify dimensions, grades, elevations and critical locations, and lead, such as structural supports, before commencing work affected by them. The contractor shall report any discrepancies to the owner immediately. During construction, report all discrepancies and/or conflicts in the drawings to the owner in writing immediately.

- Dimensions shall govern on working drawings. Do not scale drawings. Should conflicts occur between the drawings and the specifications, drawings shall govern in matters of materials or finishes. The contractor shall comply with the most stringent requirement.

Construction Responsibilities:

- In the event certain features of the construction are not fully shown on the drawings or called for in the notes or specifications, then their construction shall be of the same character as for similar conditions that are shown or called for.
- The contractor shall be responsible for performing all work required for a completely finished project.
- The contractor shall be responsible for protecting the work area from adverse weather, maintain the premises free from accumulation of waste material and rubbish caused by his personnel or those of his subcontractors for the duration of construction. Provide backing and blocking for all mounted accessories, equipment, structures, or building elements. Protect adjacent areas from damage, noise, construction, airborne dust, and paint as a result of the work.
- Contractor to repair all existing construction, damaged by the new work to the original condition or as required to match existing finishes of similar type.
- All products and materials used on this project shall be free from asbestos and lead.
- Neither the designer, nor the engineers, nor the owner shall be responsible for: construction means, methods, techniques, sequences, or procedures of contractor; safety precautions and programs of contractor; the acts or omissions of contractor; or the failure of contractor to carry out the work in accordance with the contract documents. The protection of persons and property as required to complete the work is solely the responsibility of the contractor.
- During the entire course of the work the contractor shall protect all existing drains as required to prevent any infiltration of construction debris, dust, grout, concrete, and other materials from entering the building's sewer system. The contractor will be responsible for any clogged drains during the course of the work due to construction debris contaminants.
- Placement of new devices or equipment must be approved by City's project manager prior to final attachment.
- At the completion of construction the contractor shall thoroughly clean all work of dust, debris, concrete splatter, paint splatter, and remove all protective coverings.
- Contractor to be responsible for removal, disposal, or recycling of all demolition bi-products.

Best Management Practices for Construction Activities:

Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

SCOPE OF WORK

Install a new playground and a walking path connection at Old Coast Highway. Construct a small patio area and repair pathways along the tennis courts. Other site amenities include playground fencing, benches, trash/recycle cans, two drinking fountains, and signage. New trees will buffer the area and reduce noise from US 101. Site safety improvements include removing the exterior block wall screening at both restrooms, the installation of wall sconces, two pole lights near the playground, a new swing gate at the park entrance and two gates to secure the tennis area. Add an ADA stall and restripe the lot for an overall net loss of one stall.



SITE



**VICINITY MAP
NTS**

PROJECT INFORMATION

PROJECT ADDRESS:	1414 PARK PLACE, SANTA BARBARA, CA
ASSESSOR'S PARCEL NUMBER:	017-381-001
LAND USE ZONE:	P-R/ SD3
OCCUPANCY:	A3/ PARKLAND
GENERAL PLAN NEIGHBORHOOD:	EASTSIDE/ EASTSIDE
CONSTRUCTION TYPE:	NC
LOT SIZE:	262,362.95 SQUARE FEET
ACRES:	7.77 ACRES
BUILDING:	2,000 S.F.
PAVING/ DRIVEWAY:	3 ACRES
LANDSCAPING:	4.7 ACRES
SLOPE:	3%
HIGH FIRE:	NO
FLOOD PLAIN:	ZONE: AE
CUT/ FILL:	160 CY /160 CY
EXISTING CONDITION/CURRENT USE:	TENNIS COURTS/ TENNIS

PARKING (UNCOVERED)	
REQUIRED PARKING (2 PER COURT):	24 = 23 STANDARD+ 1 ADA VAN
EXISTING PARKING:	73 = 71 STANDARD+ 2 ADA STANDARD
PROPOSED:	72 = 48 STANDARD+ 21 COMPACT+ 2 ADA STANDARD + 1 (N) ADA VAN

DIRECTORY

OWNER OF PROPERTY:	CITY OF SANTA BARBARA P.O. BOX 1990 SANTA BARBARA, CA 93102-1990 JILL ZACHARY, ASSISTANT PARKS AND RECREATION DIRECTOR 805-564-5437
APPLICANT:	PARKS AND RECREATION DEPARTMENT 620 LAGUNA STREET SANTA BARBARA CA 93101 KEVEN STRASBURG, PARK PROJECT TECHNICIAN 805-897-1906

SHEET INDEX	
SHT. NO.	CONTENT
T-0	Cover Sheet, Project Info, Vicinity Map
A-1.0	Site Plan, Existing
A-1.1	Partial Site Survey
A-1.2	Partial Site Plan 1, Demolition
A-1.3	Partial Site Plan 2, Demolition
A-1.4	Partial Site Plan 1, Improvements
A-1.5	Partial Site Plan 2, Improvements
A-1.6	Playground Plan
A-5	Sections
A-7	Details- Pole Light, Swing Gate, Drinking Fountain
A-7.1	Details- ADA, and Chain Link Fence
A-7.2	Color Board
E-1	Electrical



CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

APPROVED: _____ DATE _____

PARK_PROJECT_TECHNICIAN

New Playground
and Site Improvements
1414 Park Place, SB, CA
APN: 017-381-001

Cover Sheet
Project Information
Vicinity Map

▲ HLC	9.09.15
▲ HLC	7.29.15
REVISIONS	DATE

SCALE: NONE

DATE: 8/26/15

T-0



CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

APPROVED: _____ DATE _____
PARK_PROJECT_TECHNICIAN

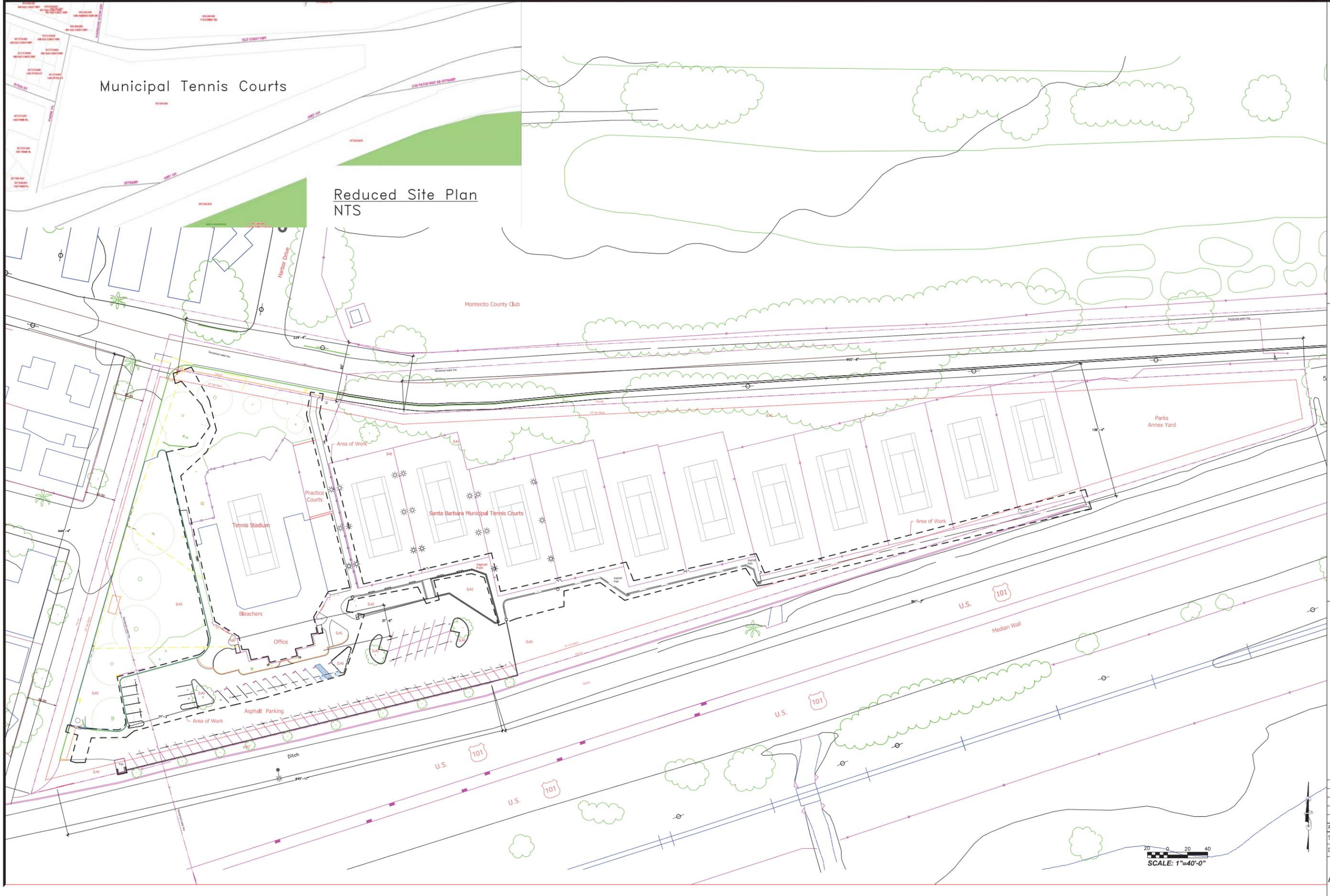
New Playground
and Site Improvements
1414 Park Place, SB, CA
APN: 017-381-001

Site Plan
Existing

REVISIONS	DATE

SCALE: 1"=40'-0"
DATE: 6/29/15

A-1.0





CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

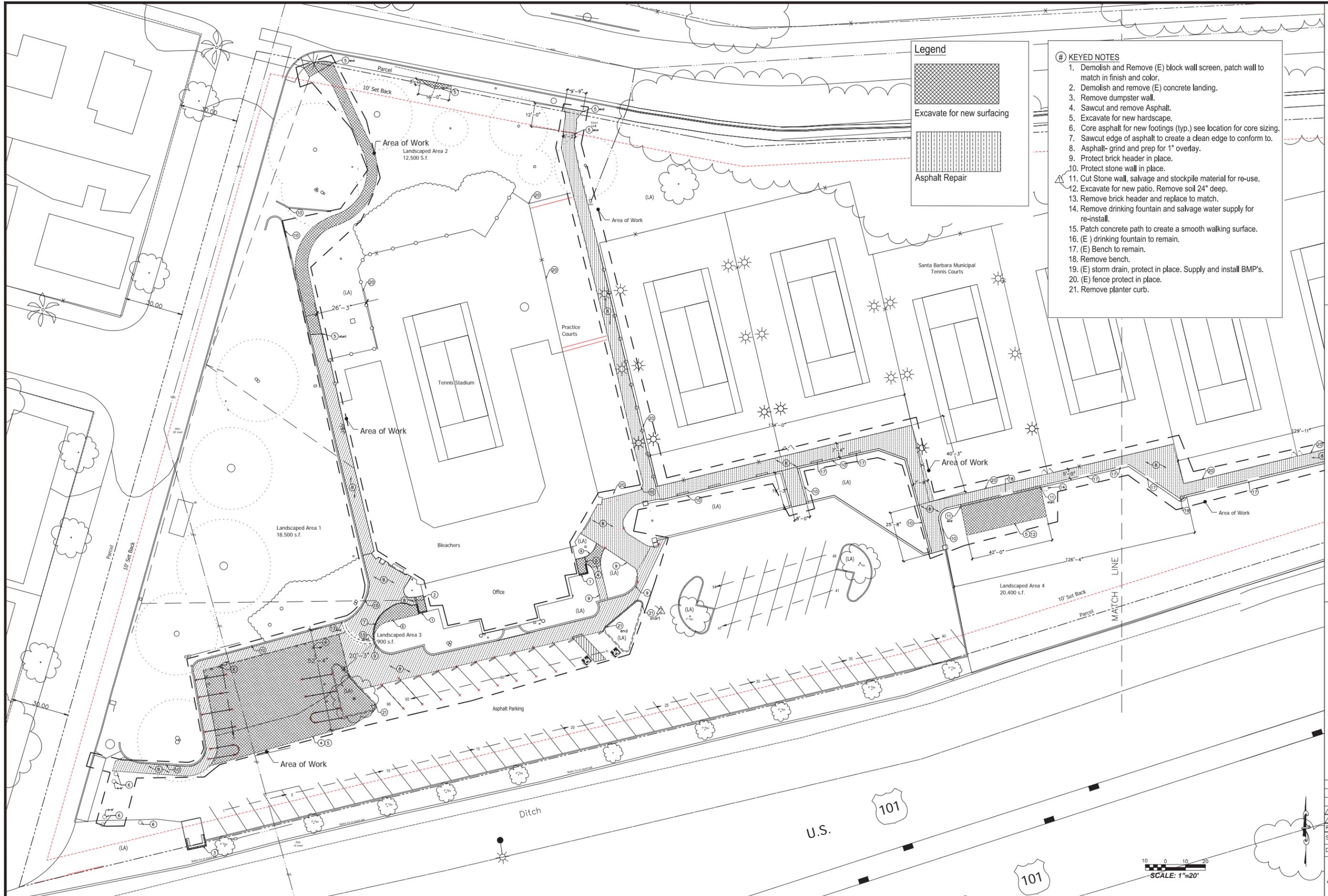
APPROVED: _____ DATE _____
PARK_PROJECT_TECHNICIAN

New Playground
and Site Improvements
1414 Park Place, SB, CA
APN: 017-381-001

Partial Site Plan 1
Demolition

▲	HLC	9.09.15
▲	HLC	7.29.15
REVISIONS	DATE	
SCALE: 1"=20'	DATE	6/29/15

A-1.2





CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

APPROVED: _____ DATE _____
PARK_PROJECT_TECHNICIAN

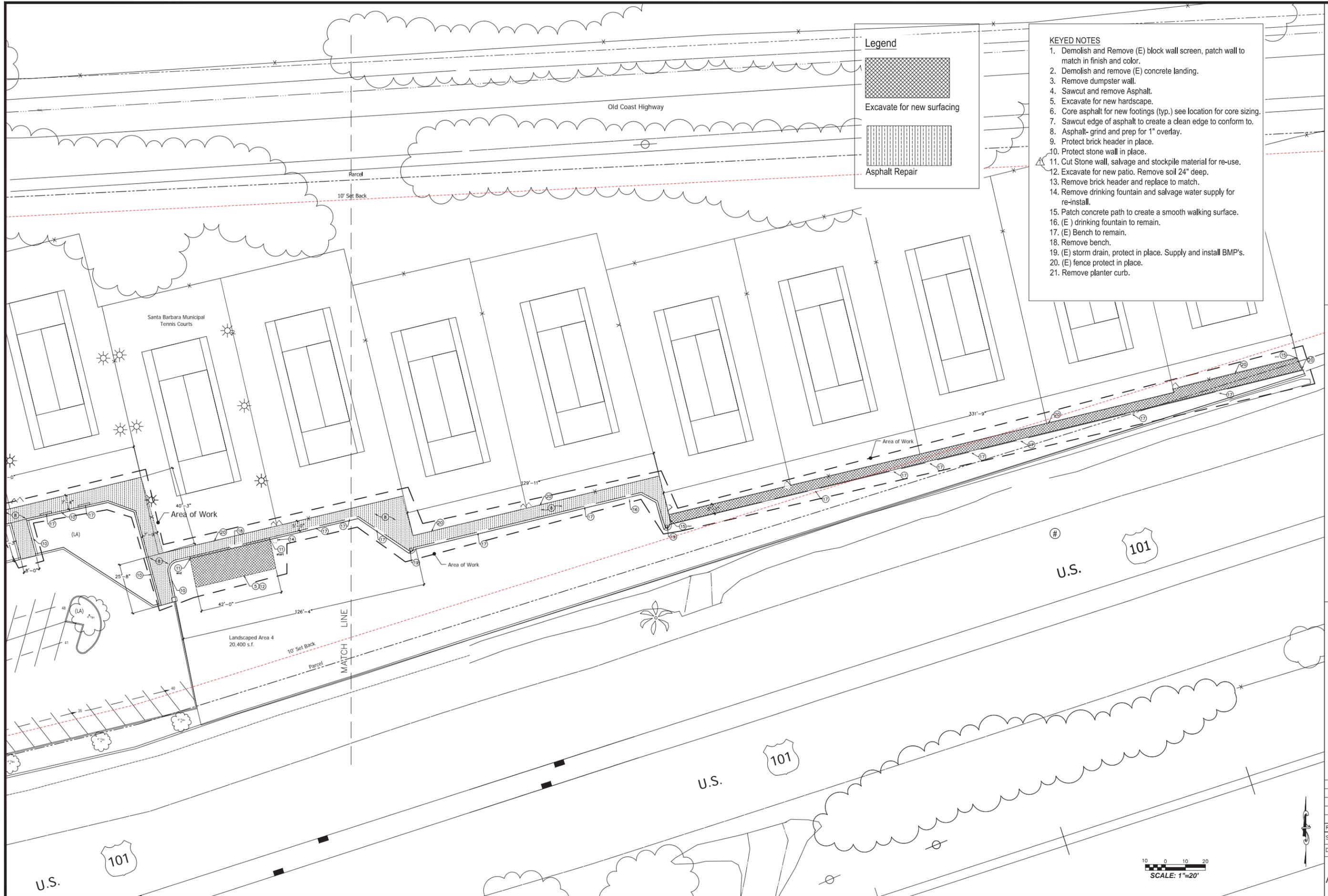
New Playground
and Site Improvements
1414 Park Place, SB, CA
APN: 017-381-001

Partial Site Plan 2
Demolition

REVISIONS	DATE

SCALE: 1"=20'
DATE: 6/29/15

A-1.3





CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

New Playground and Site Improvements
1414 Park Place, S.B. CA
APN: 017-381-001

Partial Site Plan 1
Improvements

REVISIONS	DATE
1	6/29/15

A-1.4

New Playground and Associated Access Improvement Area Table: Project 1

Hardscape	Existing	New	Improved	Total
Asphalt removal for playground	2,300 sf	-2,300 sf		-2,300 sf
Asphalt removal for landscaping and retention pit	1,282 sf	-1,282 sf		-1,282 sf
Concrete pad at both RR entrances (remove and replace)	75 sf	10 sf	85 sf	85 sf
Pour in place rubber, and curb			2,300 sf	2,300 sf
Total	3,657 sf	-3,572 sf	2,385 sf	-1,197 sf

Pathways	Existing	New	Improved	Total
Asphalt path from OCH to parking lot	1,175 sf		1,175 sf	1,175 sf
Asphalt in front of parking area, along Façade grind and slurry seal	1,800 sf		1,800 sf	1,800 sf
From Driveway to playground to be defined for access	335 sf		335 sf	335 sf
Asphalt behind playground to be scraped and slurry sealed	565 sf		565 sf	565 sf
Create asphalt path from street corner to playground tie new path into (E) AC Path	800 sf	520 sf	300 sf	1,600 sf
Asphalt in front of men's restroom	800 sf	140 sf	800 sf	940 sf
Asphalt in front of Women's RR to be ground removed and replaced	70 sf		70 sf	70 sf
New Concrete along OCH		95 sf		95 sf
Total Area	5,545 sf	755 sf	5,045 sf	6,555 sf

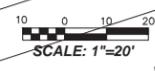
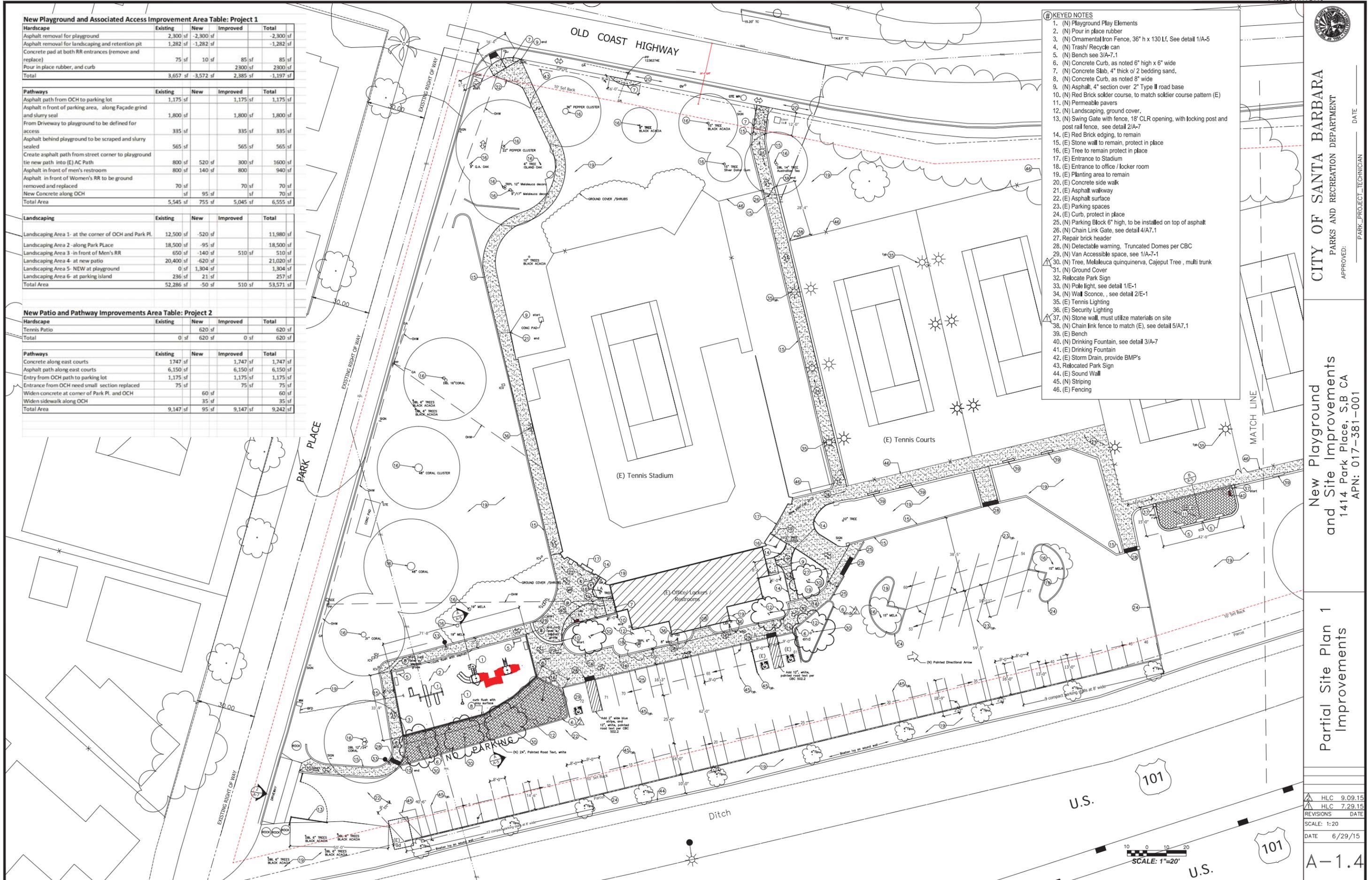
Landscaping	Existing	New	Improved	Total
Landscaping Area 1- at the corner of OCH and Park Pl.	12,500 sf	-520 sf		11,980 sf
Landscaping Area 2 -along Park Place	18,500 sf	-95 sf		18,500 sf
Landscaping Area 3 -in front of Men's RR	650 sf	-140 sf	510 sf	510 sf
Landscaping Area 4- at new patio	20,400 sf	-620 sf		21,020 sf
Landscaping Area 5- NEW at playground	0 sf	1,304 sf		1,304 sf
Landscaping Area 6- at parking island	236 sf	21 sf		257 sf
Total Area	52,286 sf	-50 sf	510 sf	53,571 sf

New Patio and Pathway Improvements Area Table: Project 2

Hardscape	Existing	New	Improved	Total
Tennis Patio		620 sf		620 sf
Total	0 sf	620 sf	0 sf	620 sf

Pathways	Existing	New	Improved	Total
Concrete along east courts	1,747 sf		1,747 sf	1,747 sf
Asphalt path along east courts	6,150 sf		6,150 sf	6,150 sf
Entry from OCH path to parking lot	1,175 sf		1,175 sf	1,175 sf
Entrance from OCH need small section replaced	75 sf		75 sf	75 sf
Widen concrete at corner of Park Pl. and OCH		60 sf		60 sf
Widen sidewalk along OCH		35 sf		35 sf
Total Area	9,147 sf	95 sf	9,147 sf	9,242 sf

- KEYED NOTES**
- (N) Playground Play Elements
 - (N) Pour in place rubber
 - (N) Ornamental Iron Fence, 36" h x 130 L.F. See detail 1/A-5
 - (N) Trash/ Recycle can
 - (N) Bench see 3/A-7.1
 - (N) Concrete Curb, as noted 6" high x 6" wide
 - (N) Concrete Slab, 4" thick o/ 2 bedding sand.
 - (N) Concrete Curb, as noted 8" wide
 - (N) Asphalt, 4" section over 2" Type II road base
 - (N) Red Brick soldier course, to match soldier course pattern (E)
 - (N) Permeable pavers
 - (N) Landscaping, ground cover.
 - (N) Swing Gate with fence, 18" CLR opening, with locking post and post rail fence, see detail 2/A-7
 - (E) Red Brick edging, to remain
 - (E) Stone wall to remain, protect in place
 - (E) Tree to remain protect in place
 - (E) Entrance to Stadium
 - (E) Entrance to office / locker room
 - (E) Planting area to remain
 - (E) Concrete side walk
 - (E) Asphalt walkway
 - (E) Asphalt surface
 - (E) Parking spaces
 - (E) Curb, protect in place
 - (N) Parking Block 6" high, to be installed on top of asphalt
 - (N) Chain Link Gate, see detail 4/A7.1
 - Repair brick header
 - (N) Detectable warning, Truncated Domes per CBC
 - (N) Van Accessible space, see 1/A-7-1
 - (N) Tree, Melaleuca quinquenervia, Cajeput Tree, multi trunk
 - (N) Ground Cover
 - Relocate Park Sign
 - (N) Pole light, see detail 1/E-1
 - (N) Wall Sconce, see detail 2/E-1
 - (E) Tennis Lighting
 - (E) Security Lighting
 - (N) Stone wall, must utilize materials on site
 - (N) Chain link fence to match (E), see detail 5/A7.1
 - (E) Bench
 - (N) Drinking Fountain, see detail 3/A-7
 - (E) Drinking Fountain
 - (E) Storm Drain, provide BMP's
 - Relocated Park Sign
 - (E) Sound Wall
 - (N) Striping
 - (E) Fencing



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U.S.

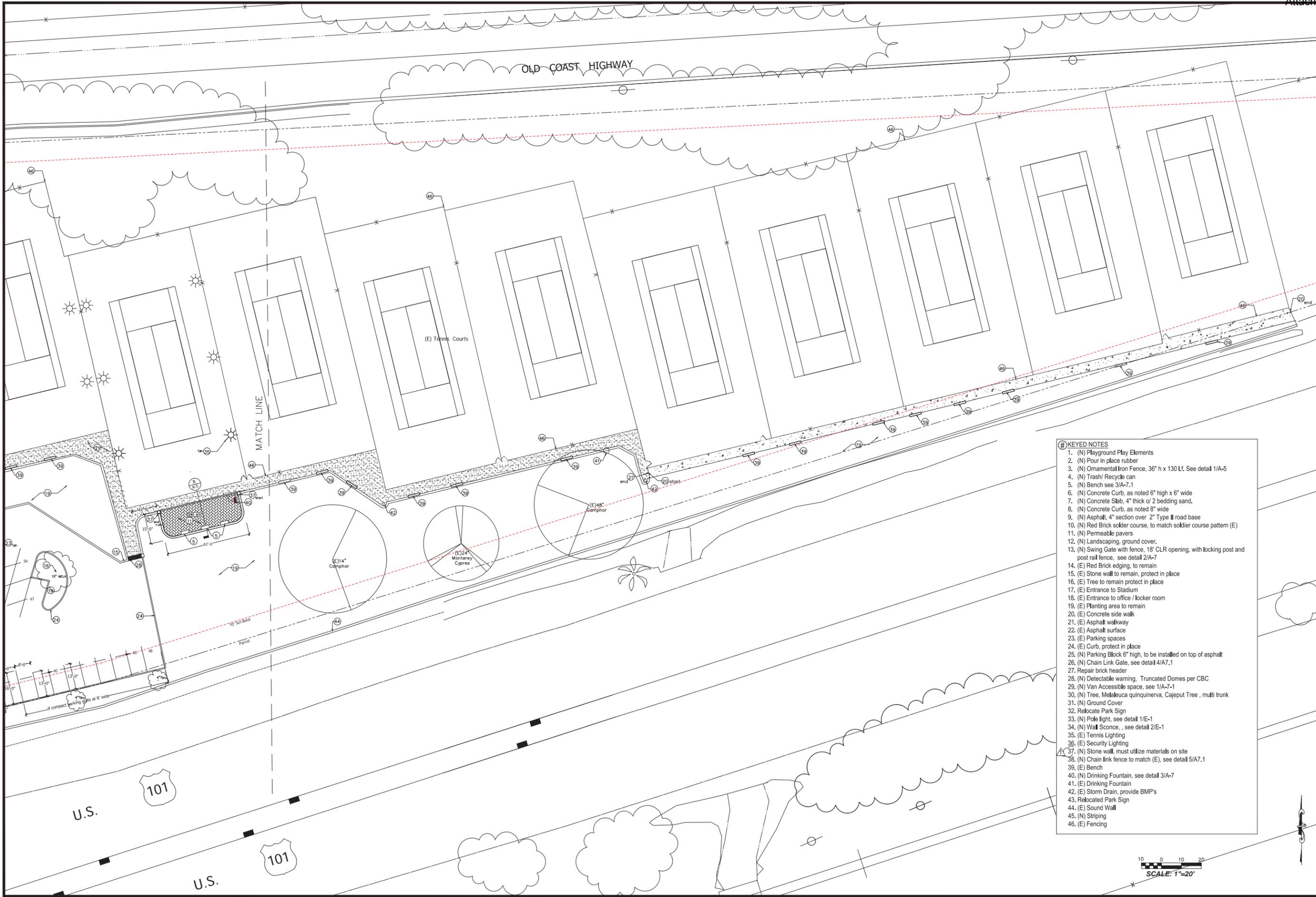


CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

APPROVED: _____ DATE _____
PARK_PROJECT_TECHNICIAN

New Playground
and Site Improvements
1414 Park Place, SB, CA
APN: 017-381-001

Partial Site Plan 2
Improvements



- KEYED NOTES**
- (N) Playground Play Elements
 - (N) Pour in place rubber
 - (N) Ornamental Iron Fence, 36" h x 130 l.f. See detail 1/A-5
 - (N) Trash/ Recycle can
 - (N) Bench see 3/A-7.1
 - (N) Concrete Curb, as noted 6" high x 6" wide
 - (N) Concrete Slab, 4" thick o/ 2 bedding sand.
 - (N) Concrete Curb, as noted 8" wide
 - (N) Asphalt, 4" section over 2" Type II road base
 - (N) Red Brick soldier course, to match soldier course pattern (E)
 - (N) Permeable pavers
 - (N) Landscaping, ground cover.
 - (N) Swing Gate with fence, 18' CLR opening, with locking post and post rail fence, see detail 2/A-7
 - (E) Red Brick edging, to remain
 - (E) Stone wall to remain, protect in place
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 - (E) Entrance to Stadium
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 - (E) Curb, protect in place
 - (N) Parking Block 6" high, to be installed on top of asphalt
 - (N) Chain Link Gate, see detail 4/A7.1
 - Repair brick header
 - (N) Detectable warning, Truncated Domes per CBC
 - (N) Van Accessible space, see 1/A-7-1
 - (N) Tree, Metaleuca quinquinerva, Cajeput Tree, multi trunk
 - (N) Ground Cover
 - Relocate Park Sign
 - (N) Pole light, see detail 1/E-1
 - (N) Wall Sconce, see detail 2/E-1
 - (E) Tennis Lighting
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 - (N) Stone wall, must utilize materials on site
 - (N) Chain link fence to match (E), see detail 5/A7.1
 - (E) Bench
 - (N) Drinking Fountain, see detail 3/A-7
 - (E) Drinking Fountain
 - (E) Storm Drain, provide BMP's
 - Relocated Park Sign
 - (E) Sound Wall
 - (N) Striping
 - (E) Fencing



REVISIONS	DATE

SCALE: 1:20
DATE: 6/29/15



CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

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New Playground
and Site Improvements
1414 Park Place, SB, CA
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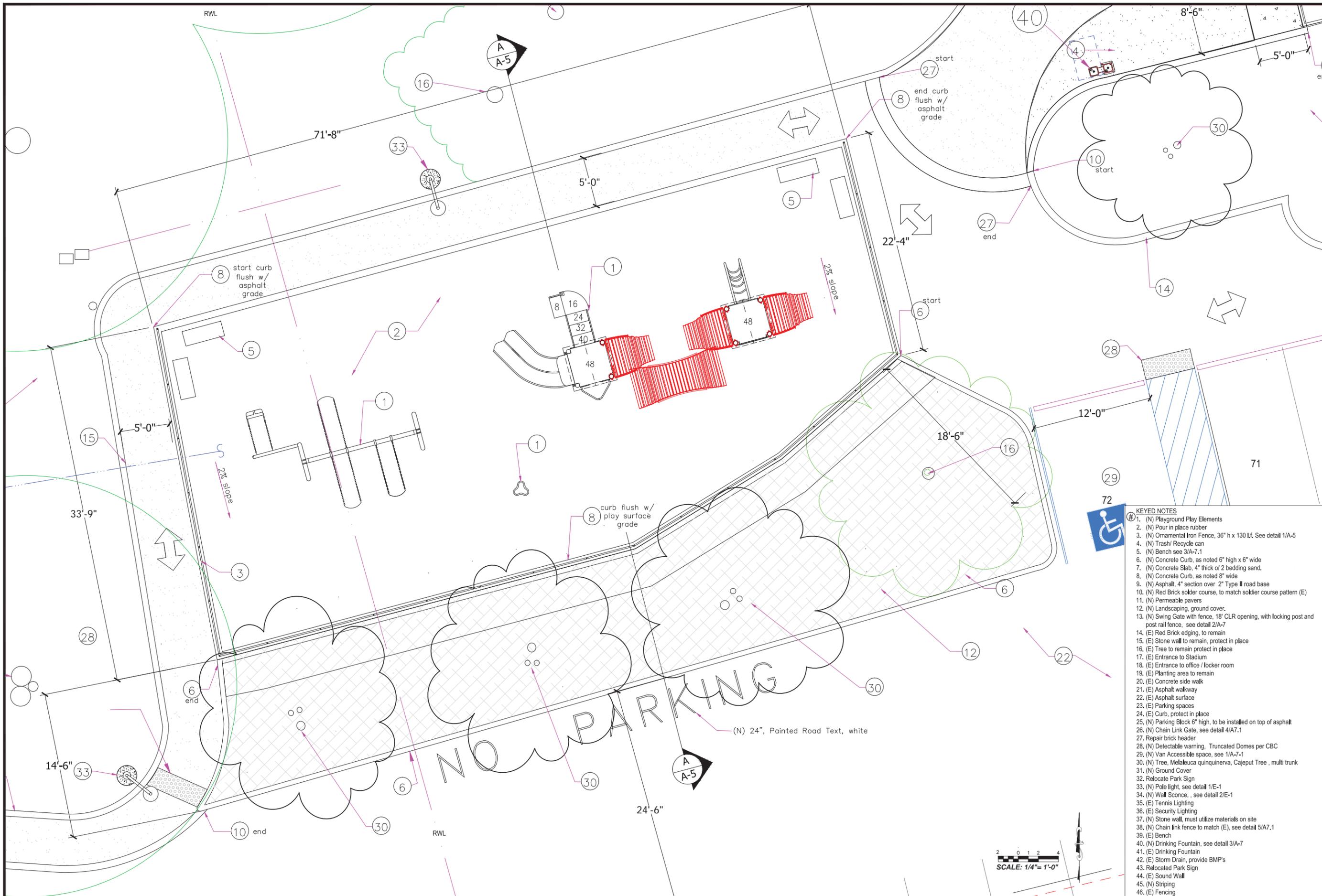
Playground Plan

REVISIONS DATE

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

DATE 6/29/15

A-1.6



- KEYED NOTES**
1. (N) Playground Play Elements
 2. (N) Pour in place rubber
 3. (N) Ornamental Iron Fence, 36" h x 130 Lf. See detail 1/A-5
 4. (N) Trash/ Recycle can
 5. (N) Bench see 3/A-7.1
 6. (N) Concrete Curb, as noted 6" high x 6" wide
 7. (N) Concrete Slab, 4" thick o/2 bedding sand.
 8. (N) Concrete Curb, as noted 8" wide
 9. (N) Asphalt, 4" section over 2" Type II road base
 10. (N) Red Brick soldier course, to match soldier course pattern (E)
 11. (N) Permeable pavers
 12. (N) Landscaping, ground cover.
 13. (N) Swing Gate with fence, 18' CLR opening, with locking post and post rail fence, see detail 2/A-7
 14. (E) Red Brick edging, to remain
 15. (E) Stone wall to remain, protect in place
 16. (E) Tree to remain protect in place
 17. (E) Entrance to Stadium
 18. (E) Entrance to office / locker room
 19. (E) Planting area to remain
 20. (E) Concrete side walk
 21. (E) Asphalt walkway
 22. (E) Asphalt surface
 23. (E) Parking spaces
 24. (E) Curb, protect in place
 25. (N) Parking Block 6" high, to be installed on top of asphalt
 26. (N) Chain Link Gate, see detail 4/A7.1
 27. Repair brick header
 28. (N) Detectable warning, Truncated Domes per CBC
 29. (N) Van Accessible space, see 1/A-7-1
 30. (N) Tree, Melaleuca quinquinervia, Cajeput Tree , multi trunk
 31. (N) Ground Cover
 32. Relocate Park Sign
 33. (N) Pole light, see detail 1/E-1
 34. (N) Wall Sconce, see detail 2/E-1
 35. (E) Tennis Lighting
 36. (E) Security Lighting
 37. (N) Stone wall, must utilize materials on site
 38. (N) Chain link fence to match (E), see detail 5/A7.1
 39. (E) Bench
 40. (N) Drinking Fountain, see detail 3/A-7
 41. (E) Drinking Fountain
 42. (E) Storm Drain, provide BMP's
 43. Relocated Park Sign
 44. (E) Sound Wall
 45. (N) Striping
 46. (E) Fencing