Buellton 5 Acre Site

COMMERCIAL NEW CONSTRUCTION
BUELLTON, CALIFORNIA

ABREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	ASPHALTIC CONCRETE
AC	AIR CONDITIONER
ACC	ACCESS
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR
ANOD	ANODIZED
ARCH	ARCHITECT
AT	ASPHALT TILE
AUTO	AUTOMATIC
BD	BOARD
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM	BENCHMARK
BOC	BOTTOM OF CURB
BOF	BOTTOM OF FOOTING
BOJ	BOTTOM OF JOIST
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BRZ	BRONZE
BS	BOTH SIDES
BUR	BUILT UP ROOFING
BVL	BEVEL
BW	BOTH WAYS
C	CHANNEL STEEL
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CFT	CUBIC FOOT
CHT	CEILING HEIGHT
CI	CAST IRON
CIP	CAST IN PLACE
CIR	CIRCLE
CJ	CEILING JOIST
CJT	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLS	CLOSURE
CM	CENTIMETERS
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMPO	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPR	COPPER
CPT	CARPET
CS	COUNTERSINK
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	COUNTER
CSK	COUNTERSINK
CW	COLD WATER
CYD	CUBIC YARD
(D)	DEMOLITION
d	PENNY
D	DRAIN
DA	DOUBLE ACTING
DBL	DOUBLE
DF	DOUGLAS FIR
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DH	DOUBLE HUNG
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DPR	DAMPER
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EW	EACH WAY
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
ESP	ELECTRICAL SUB PANEL
EST	ESTIMATE
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAU	FORCED AIR UNIT
FB	FACE BRICK
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FFL	FINISH FLOOR LINE
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIN	FINISH
FJ	FLOOR JOIST
FLCO	FLOOR CLEANOUT
FLEX	FLEXIBLE
FLG	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FTG	FOOTING
FUR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GD	GRADING
GI	GALVANIZED IRON
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GLULAM	GLU LAM BEAM
GP	GALVANIZED PIPE
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GRN	GRANITE
GSM	GALVANIZED SHEET METAL
GVL	GRAVEL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HBD	HARDBOARD
HC	HOLLOW CORE
HC	HANDICAP
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HEX	HEXAGONAL
HH	HANDHOLE
HJT	HEAD JOINT
HK	HOOK
HM	HOLLOW METAL
HOR	HORIZONTAL
HPT	HIGH POINT
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING, AC
HW	HOT WATER
HWD	HARDWOOD
HWH	HOT WATER HEATER
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
ID	INSIDE DIAMETER
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
INTM	INTERMEDIATE
JST	JOIST
JT	JOINT
KD	KILN DRIED
KIT	KITCHEN
KO	KNOCKOUT
KPL	KICKPLATE
L	LENGTH
L	STEEL ANGLE
LAD	LADDER
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT
LC	LIGHT CONTROL
LH	LEFT HAND
LL	LIVE LOAD
LMS	LIMESTONE
LPT	LOW POINT
LT	LIGHT
LTL	LINTEL
LW	LIGHTWEIGHT
M	METER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MEMBER
MC	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MRB	MARBLE
MSB	MAIN SWITCH BOARD
MT	MOUNT
MTL	METAL
MULL	MULLION
MCS	METAL C STUDS
MDS	METAL DRYWALL STUDS
N	NORTH
NAT	NATURAL
NI	NICKEL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
(N)	NEW
O/	OVER
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED OWNER FURNISHED
OHMS	OVALHEAD MACHINE SCREW
OHWS	OVELHEAD WOOD SCREW
OPH	OPPOSITE HAND
OPP	OPPOSITE
OPS	OPPOSITE SURFACE
P-LAM	PLASTIC LAMINATE
PAR	PARALLEL
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERI	PERIMETER
PFL	POUNDS PER LINEAR FOOT
PG	PLATE GLASS
PL	PROPERTY LINE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PP	PHONE PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
(R)	REMOVE
(RR)	REMOVE AND REPLACE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RAG	RETURN AIR GRILLE
RB	RIDGE BEAM
RB	RUBBER BASE
RBT	RABBET
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BAR
REF	REFERENCE
REFER	REFRIGERATOR
REG	REGISTER
REINF	REINFORCING
RES	RESILIENT
RET	RETURN
REV	REVISION
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	ROOF RAFTER
RVS	REVERSE
RDWD	REDWOOD
S	SOUTH
SCH	SCHEDULE
SCR	SCREEN
SD	SMOKE DETECTOR
SD	STORM DRAIN
SEC	SECTION
SH	SINGLE HUNG
SHT	SHEET
SHTG	SHEETING
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FEET
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE
SUS	SUSPENDED
SYN	SYNTHETIC
SYS	SYSTEM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TC	TERRA COTTA
TC	TOP OF CURB
TEL	TELEPHONE
THK	THICK
THR	THRESHOLD
TOJ	TOP OF JOIST
TOL	TOLERANCE
TOP	TOP OF PLATE
TOR	TOP OF RIDGE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TS	TUBE STEEL
TSTL	TOP OF STEEL
TV	TELEVISION
TYP	TYPICAL
TZ	TERRAZZO
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VAR	VARNISH
VB	VINYL BASE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VIN	VINYL
VJT	VERTICAL JOINT
VNR	VENEER
VTR	VENT THROUGH ROOF
W	WEST
W	WATER
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATERCLOSET
WD	WOOD
WG	WIRED GLASS
WH	HOT WATER HEATER
WH	WALL HUNG
WI	WROUGHT IRON
WIN	WINDOW
WM	WIRE MESH
WP	WATERPROOF
WPT	WORKING POINT
WR	WATER REPELLENT
WS	WATER SOFTENER
WS	WATER STOP
WSCT	WAINSCOT
WT	WEIGHT
WTW	WALL TO WALL
WWF	WELDED WIRE FABRIC
>	PLATE
<	CENTERLINE
~	DIAMETER
'	SQUARE FOOT
#	NUMBER
@	AT
⊥	PERPENDICULAR

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EARTHKNOWER STUDIO
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SANTA BARBARA, CA 93101
PH: (805) 722-2144

ADDITIONAL SUBMITTALS

BUILDING SIGNAGE: ALL SIGNS ON THE FACE OF THE BUILDING SHALL RE□UIRE A SEPARATE APPLICATION AND PERMIT AND ARE NOT PART OF THIS APPLICATION.

FIRE SPRINKLER SYSTEM: SHALL BE UNDER A SEPERATE PERMIT.

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE:

2013 CBC, 2012 IBC	2013 CMC, 2012 UMC
2013 CEC, 2011 NEC	2013 CFC, 2012 IFC
2013 CPC, 2012 UPC	2013 CE□C

CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1

NOTE:
ACCESSIBILITY FOR DISABLED PERSONS WILL BE PROVIDED AS REQUIRED BY THE 2013 C.B.C.

SPECIAL INSPECTIONS

ITEMS REQUIRING SPECIAL INSPECTION CAN BE FOUND ON SHEET S02

PROJECT STATISTICS

ASSESSOR'S PARCEL NUMBERS	099-690-045 AND 099-690-046
PARCEL SIZE:	5.08 ACRES
BUILDING AREA:	66,822 S.F. (30.2%)
PARKING LOT PAVING AND SIDEWALKS:	115,812 S.F. (52.3%)
PERMEABLE WALKWAYS:	13,187 S.F. (6.0%)
LANDSCAPE AREA:	25,464 S.F. (11.5%)
LAND USE ZONE:	M
PREVIOUS USE:	-
PROPOSED USE:	B
CHANGE OF USE:	NO
FIRE SPRINKLER PROTECTION:	YES
CONSTRUCTION TYPE:	V-B

PROPOSED USES:
COMMERCIAL AND/OR INDUSTRIAL USES AS ALLOWED IN "M" ZONE PER SECTION 19.02.210 OF THE ZONING CODE.

BUILDING AREA AND PARKING ANALYSIS

COMMERCAIL/ INDUSTRIAL CENTER WITH MULTIPLE USES

BUILDING ADDRESS:	USE:	SQUARE FOOTAGE	PARKING RATIO	REQUIRED PARKING SPACES
TENANT 1	COMMERCIAL	1,947	1 SPACE PER 500 SF	3.9
TENANT 2	COMMERCIAL	1,947	1 SPACE PER 500 SF	3.9
TENANT 3	COMMERCIAL	1,947	1 SPACE PER 500 SF	3.9
TENANT 4	COMMERCIAL	1,947	1 SPACE PER 500 SF	3.9
TENANT 5	COMMERCIAL	1,947	1 SPACE PER 500 SF	3.9
TENANT 6	COMMERCIAL	2,510	1 SPACE PER 500 SF	5.0
TENANT 7	COMMERCIAL	6,391	1 SPACE PER 500 SF	12.8
TENANT 8	COMMERCIAL	19,253	1 SPACE PER 500 SF	38.5
TENANT 9	COMMERCIAL	15,164	1 SPACE PER 500 SF	30.3
TENANT 10	COMMERCIAL	3,853	1 SPACE PER 500 SF	7.7
TENANT 11	COMMERCIAL	2,800	1 SPACE PER 500 SF	5.6
TENANT 12	COMMERCIAL	2,800	1 SPACE PER 500 SF	5.6
TENANT 13	COMMERCIAL	2,800	1 SPACE PER 500 SF	5.6
TOTAL GROSS LEASABLE BUILDING AREA:		65,306	TOTAL REQUIRED:	131
COMMON AREAS	LOADING DOCK, HALL, RESTROOMS, TRASH	1,516	1 SPACE PER 500 SF	3.0
PHASE 1 WORK + EXISTING GROSS BUILDING AREA:		66,822	TOTAL REQUIRED:	134
			TOTAL PROVIDED:	180

PARKING PROVIDED:	Standard Spaces	ADA Spaces	TOTAL
NORTH LOT	18	2	20
EAST LOT	14	2	16
SOUTH LOT	130	2	132
WEST LOT	12	0	12
TOTAL PARKING SPACES	174	6	180

ACCESSIBLE PARKING SPACES REQUIRED:	PHASE 1
TOTAL NUMBER OF PARKING SPACES PROVIDED:	180
TOTAL NUMBER OF ADA SPACES REQUIRED:	6
TOTAL NUMBER OF ADA SPACES PROVIDED:	6
BICYCLE PARKING PROVIDED:	6

TESTING AND ADJUSTING

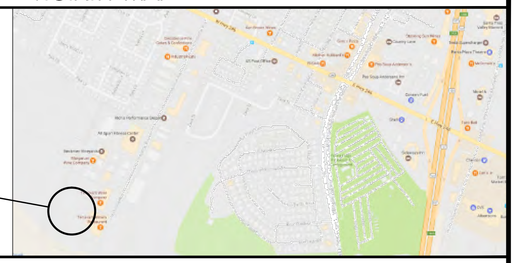
A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS IN ACCORDANCE WITH CALIFORNIA GREEN STANDARDS BUILDING CODE SECTION 5.410.4 IS TO BE DEVELOPED FOR THE PROJECT (WITH THE TENANT IMPROVEMENT PACKAGE) A FINAL REPORT OF TESTING, SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES, IS TO BE PROVIDED TO BUILDINGS OWNER AT FINAL INSPECTION. DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES AND WARRANTIES FOR THE SYSTEMS IN THE BUILDING IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS ARE ALSO TO BE PRESENTED AT FINAL INSPECTION.

H.V.A.C. REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN C.F.C.'S OR HALONS

VICINITY MAP

NO SCALE

BUE 5 SITE:



SHEET INDEX

GENERAL

A0.1	TITLE SHEET □ PROJECT STATISTICS
1 OF 1	ALTA SURVEY

CIVIL

1 OF 3	PRELIMINARY DEVELOPMENT PLAN, SITE PLAN AND NOTES
2 OF 3	PRELIMINARY GRADING AND DRAINAGE PLAN
3 OF 3	PRELIMINARY SITE UTILITY PLAN

ARCHITECTURAL

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A2.5	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS - BUILDING 1
A3.3	BUILDING SECTIONS - BUILDING 1
A3.4	BUILDING SECTIONS - BUILDING 1
A01	PERSPECTIVE VIEWS
A02	PERSPECTIVE VIEWS
A03	PERSPECTIVE VIEWS

LANDSCAPE

L-1	PRELIMINARY LANDSCAPE PLAN

ELECTRICAL

SL-1.0	SITE LIGHTING PHOTOMETRIC PLAN

SCOPE OF WORK

PROJECT CONSISTS OF:

CONSTRUCTION OF NEW 66,822 SF MULTI-TENANT COMMERCIAL BUILDING.

SITE WORK AND LANDSCAPE IMPROVEMENTS PROVIDING 180 PARKING SPACES.

NEW SITE LIGHTING.

PROJECT CODE: 1618
FILENAME: 1618 A01 Cover Sheet.dwg
ISSUE DATE:

DRAWN BY: KKC
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 09, 2017, 11:45am
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT
PAUL H. POIRIER
No. C-18,831
Renewal Date 10-31-17
STATE OF CALIFORNIA

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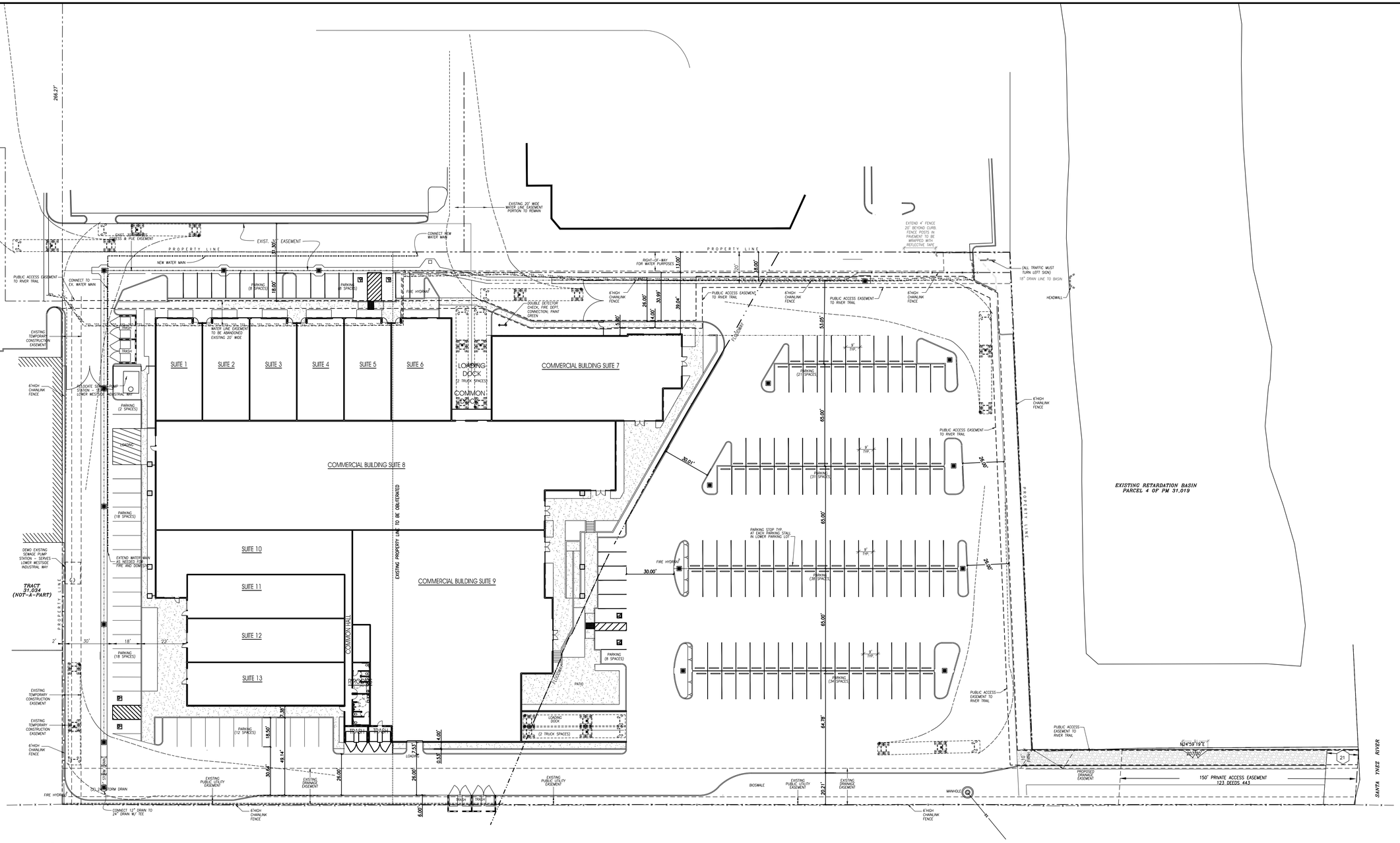
CPDG Inc.
10 East Yanonali Street, Suite 2B
Santa Barbara, CA 93101
(805) 692-0474

SITE ADDRESS:
Industrial Way
Buellton, California

A0.1
Project Information



SITE PLAN - Alternate 2

SCALE: 1" = 30'-0"

PROJECT CODE: 1618
FILENAME: 1618 A1.1 Site Plan Alt 02_2017-06-0
ISSUE DATE: -

DRAWN BY: PHP
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 06, 2017, 4:51pm
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT PAUL H. POIRIER No. C-18,831 Renewal Date 10-31-17 STATE OF CALIFORNIA

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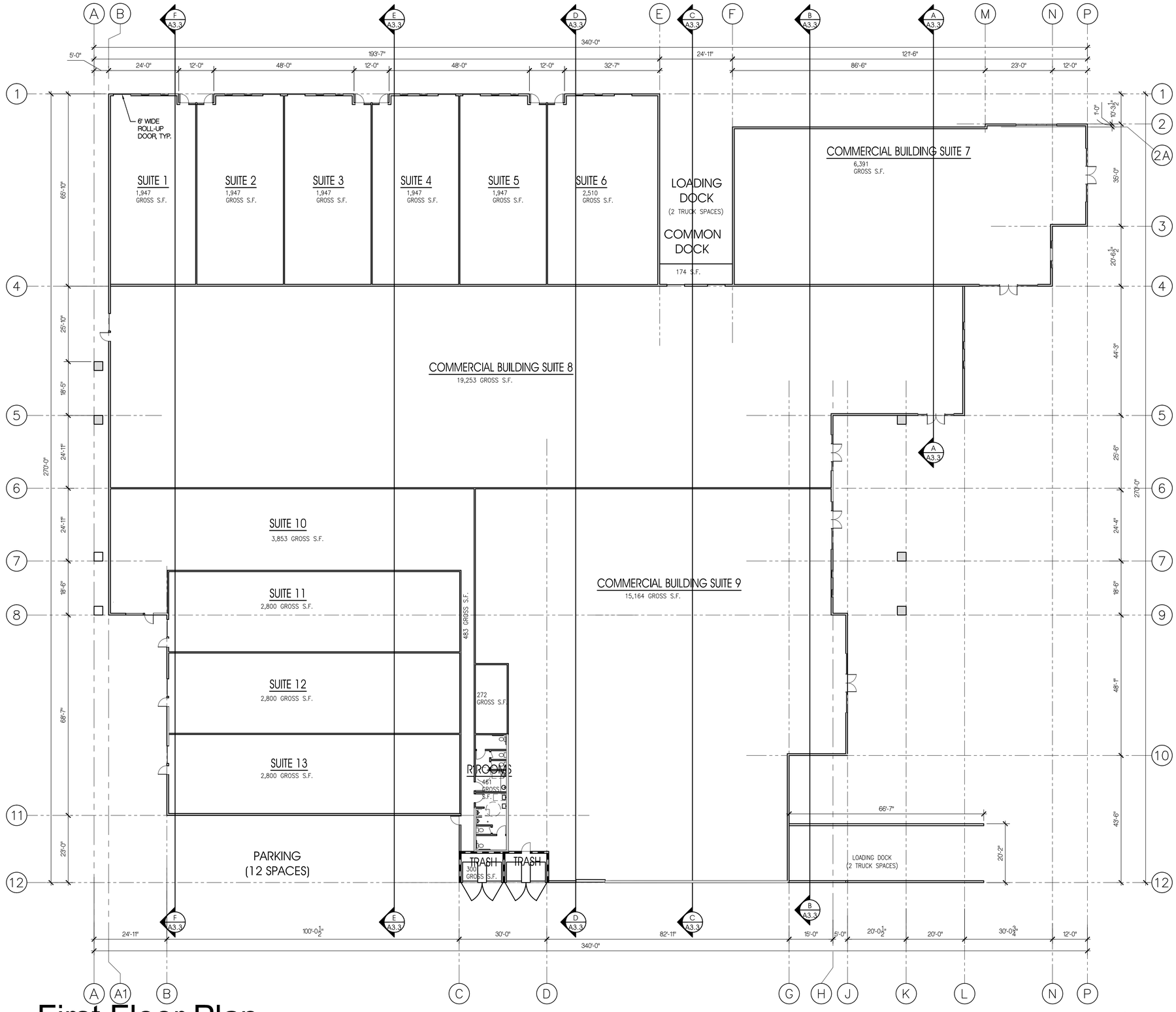
SITE ADDRESS:
Industrial Way
Buellton, California

A1.1a
SITE PLAN



First Floor Plan

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

PROJECT CODE: 1618
FILENAME: 1618 A21 Floor Plan.dwg
ISSUE DATE: -

DRAWN BY: KKC
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 09, 2017, 11:46am
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT
PAUL H. POIRIER
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Renewal Date 10-31-17
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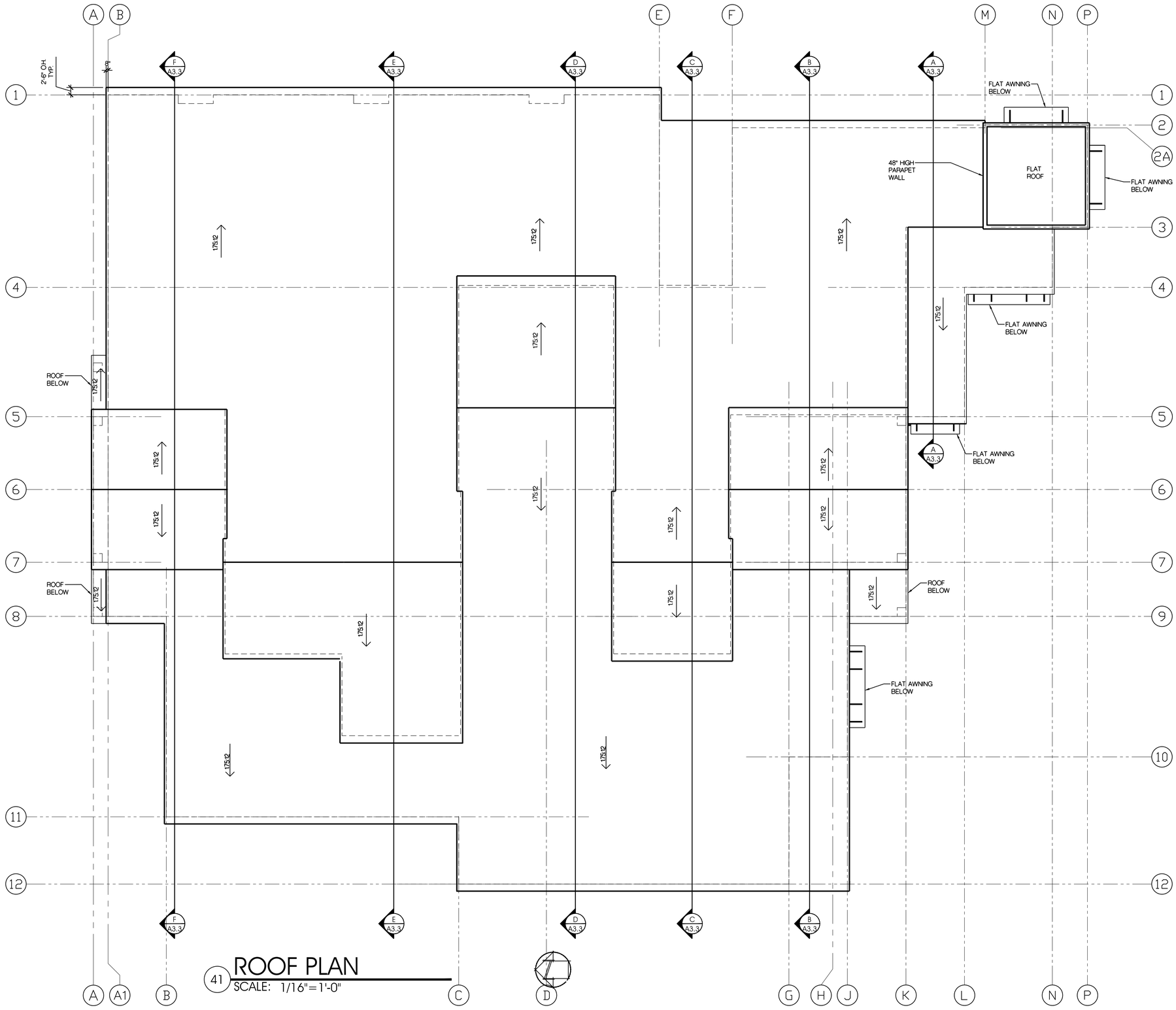
SITE ADDRESS:
Industrial Way
Buellton, California

A2.1
BUILDING 1 FLOOR PLAN



41 ROOF PLAN
SCALE: 1/16"=1'-0"

PROJECT CODE: 1618
FILENAME: 1618 A25 Roof Plan.dwg
ISSUE DATE: -

DRAWN BY:
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 06, 2017, 1:51pm
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT
PAUL H. POIRIER
No. C-18,831
Renewal Date 10-31-17
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Buellton 5 Acre Building

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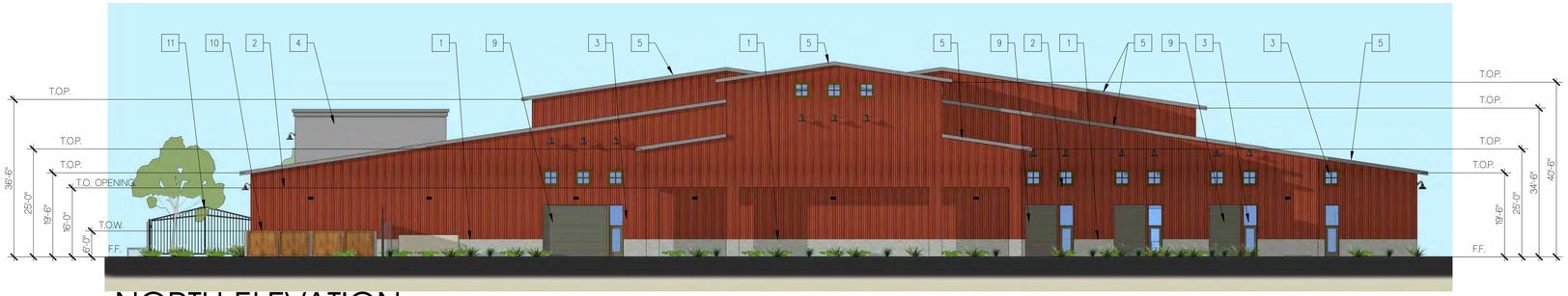
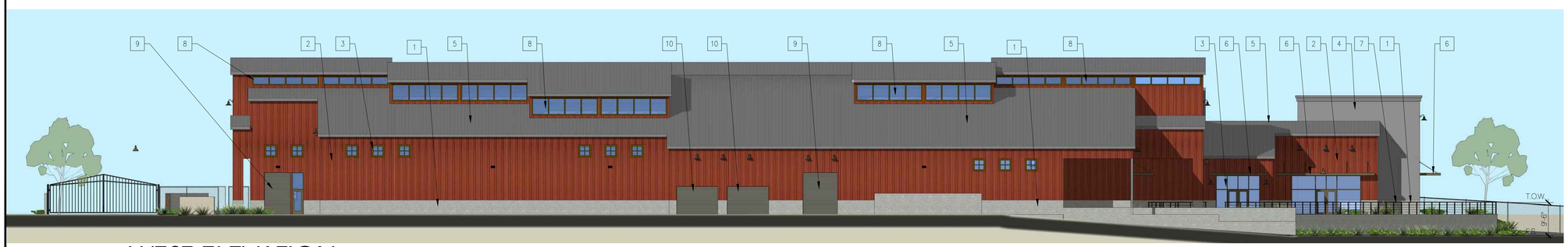
A2.5
ROOF PLAN

11 SOUTH ELEVATION
SCALE: 1/16"=1"

21 EAST ELEVATION
SCALE: 1/16"=1"



31 NORTH ELEVATION
SCALE: 1/16"=1"



21 WEST ELEVATION
SCALE: 1/16"=1"

PROJECT CODE: 1618
FILENAME: 1618 A31 Ext Elevs.dwg
ISSUE DATE: -

DRAWN BY: PP
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 12, 2017, 4:23pm
REVISIONS:
NO: DATE: COMMENTS:

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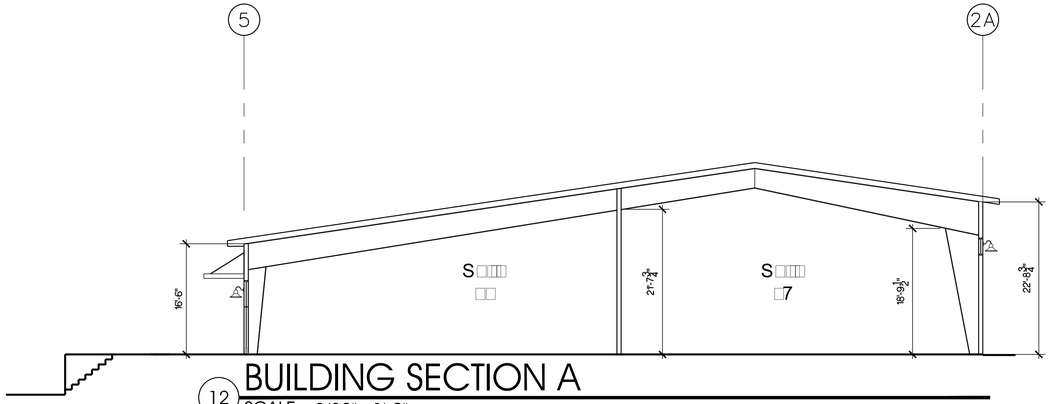
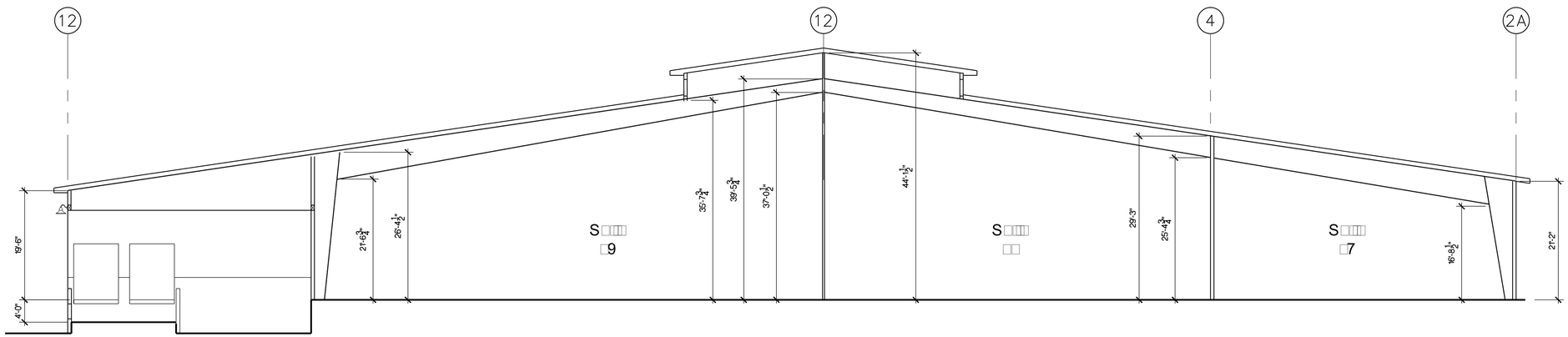
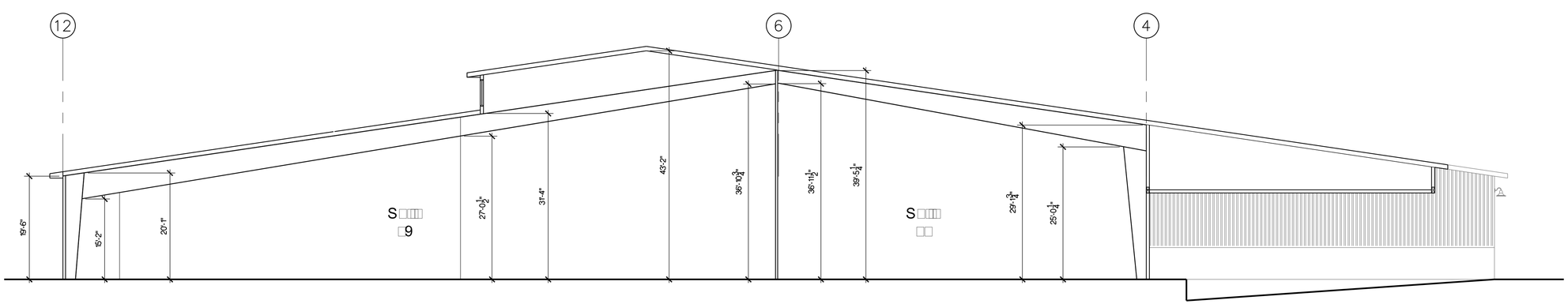
A3.1
EXTERIOR ELEVATIONS



12 BUILDING SECTION A
SCALE: 3/32"=1'-0"



32 BUILDING SECTION B
SCALE: 3/32"=1'-0"



42 BUILDING SECTION C
SCALE: 3/32"=1'-0"

PROJECT CODE: 1618
FILENAME: 1618 A33 Bldg. Sections.dwg
ISSUE DATE: -

DRAWN BY: --
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 06, 2017, 1:52pm
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT
PAUL H. POIRIER
No. C-18,831
Renewal Date 10-31-17
STATE OF CALIFORNIA

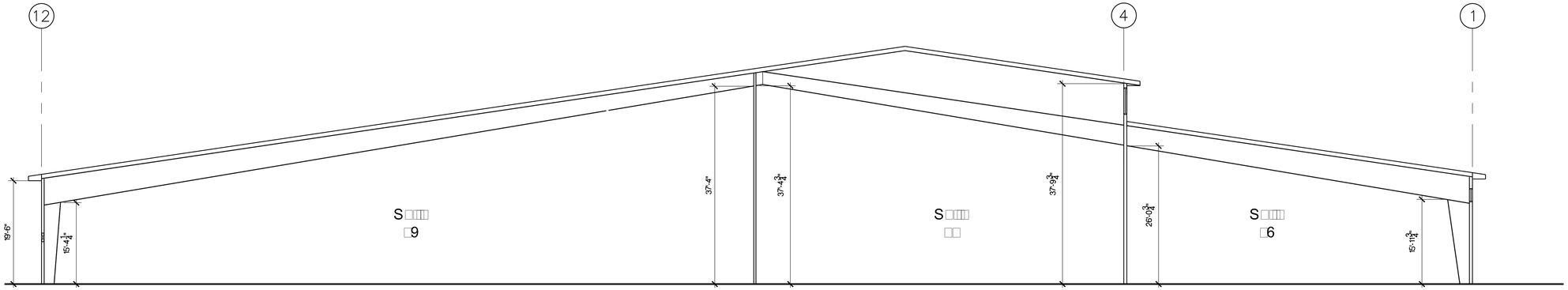
Paul Poirier + Associates
A R C H I T E C T S
156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
fax (805) 898-9683 *telephone* (805) 682-8894

Buellton 5 Acre Building

CLIENT:
Gavin Moores
CPDG Inc.
10 East Yanonali Street, Suite 2B
Santa Barbara, CA 93101
(805) 692-0474

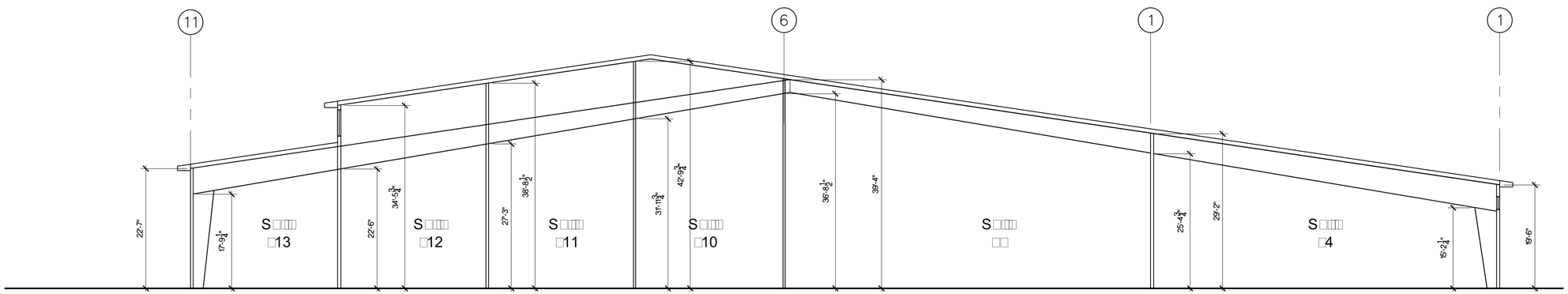
SITE ADDRESS:
Industrial Way
Buellton, California

A3.3
EXTERIOR BUILDING SECTIONS



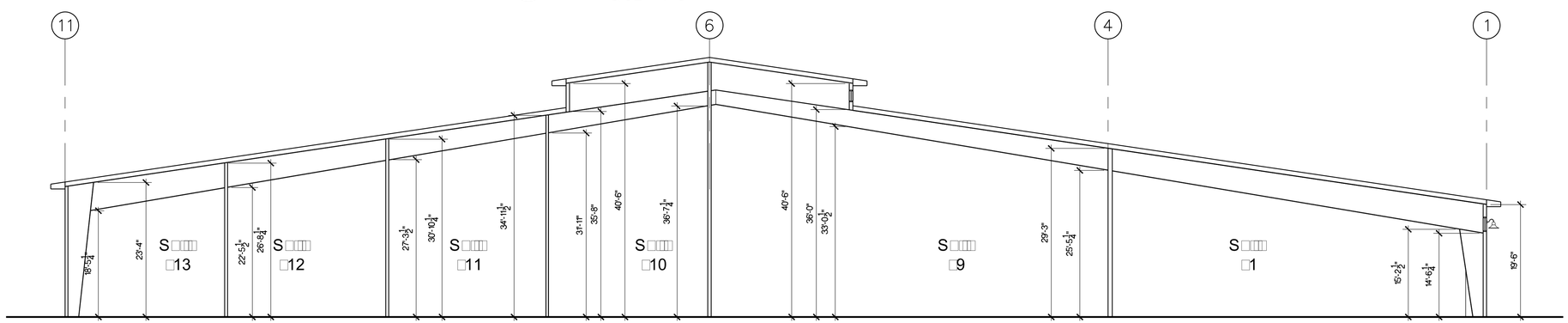
12 BUILDING SECTION D

SCALE: 3/32"=1'-0"



32 BUILDING SECTION E

SCALE: 3/32"=1'-0"



42 BUILDING SECTION F

SCALE: 3/32"=1'-0"

PROJECT CODE: 1618
FILENAME: 1618 A33 Bldg. Sections.dwg
ISSUE DATE: -

DRAWN BY: --
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 06, 2017, 3:08pm
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT
PAUL H. POIRIER
No. C-18,831
Renewal Date
10-31-17
STATE OF CALIFORNIA

Paul Poirier + Associates
ARCHITECTS
156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
fax (805) 898-9683 *telephone* (805) 682-8894

Buellton 5 Acre Building

CLIENT:
Gavin Moores
CPDG Inc.
10 East Yanonali Street, Suite 2B
Santa Barbara, CA 93101
(805) 692-0474

SITE ADDRESS:
Industrial Way
Buellton, California

A3.4
EXTERIOR BUILDING SECTIONS

9 South Elevation View from Parking Lot

10 Partial South Elevation View

11 Southeast Aerial View

12 North Elevation View of Driveway

Paul Poirier + Associates
A R C H I T E C T S
156 W. Alamar Avenue • Suite C • Santa Barbara CA • 93105
telephone 805.682.8894 *www.poirierandassociates.com*

5 Northeast Aerial View

6 East Elevation View

7 Partial East Elevation View

8 South Elevation View from Parking Lot

Paul Poirier + Associates
A R C H I T E C T S
156 W. Alamar Avenue • Suite C • Santa Barbara CA • 93105
telephone 805.682.8894 *www.poirierandassociates.com*

1 South Elevation View from Parking Lot

2 Southwest Aerial View

3 Northwest Aerial View

4 North Elevation View

Paul Poirier + Associates
A R C H I T E C T S
156 W. Alamar Avenue • Suite C • Santa Barbara CA • 93105
telephone 805.682.8894 *www.poirierandassociates.com*

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L□□□□	C□□T□□□	U□□□	A□□	M□□	M□	A□□M□□	M□□M□□	M□□A□□
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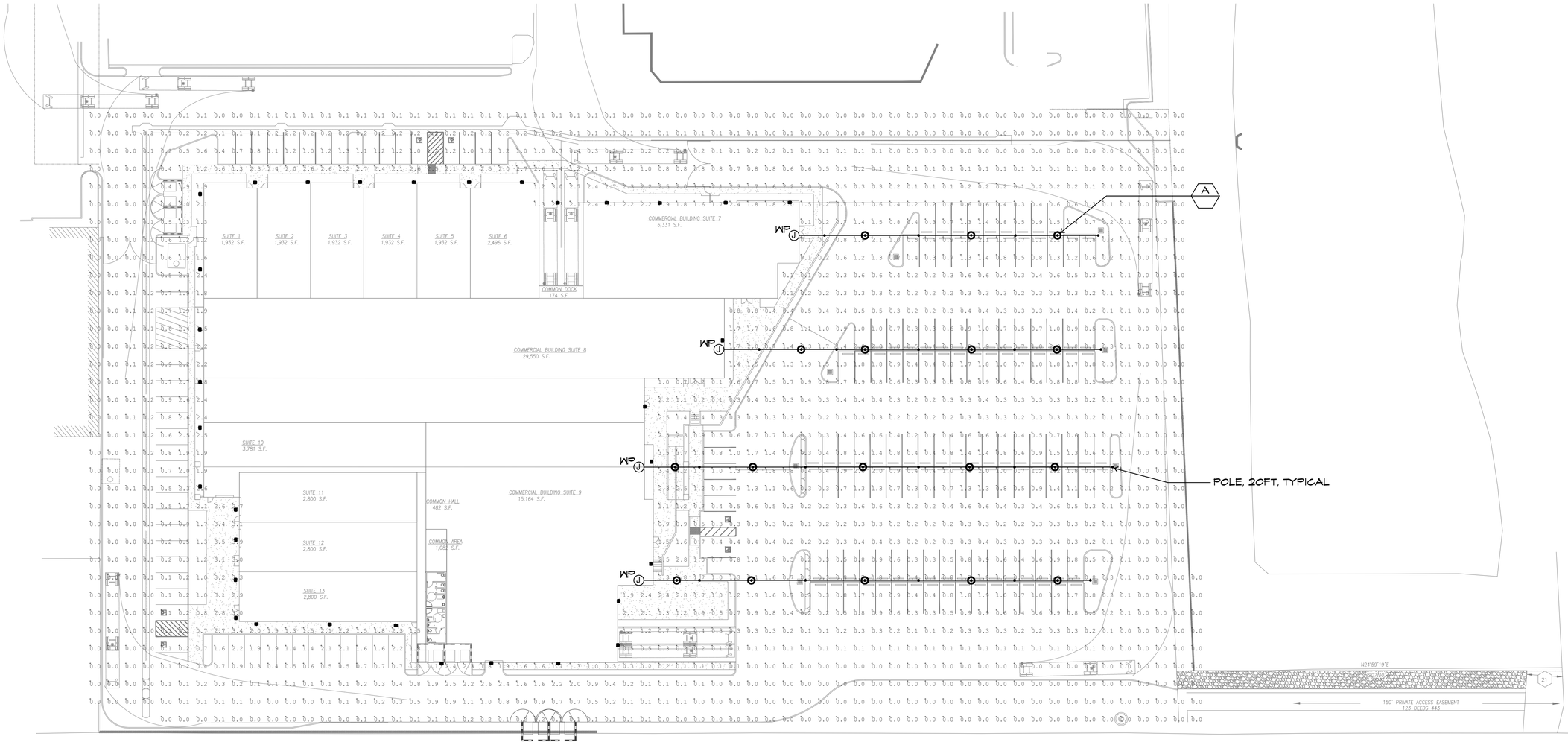
	17	90941□US□LITMS□LPI-MIN-C	SINGLE	N.A.	0.910	CATENARY HANGING
	33	TRP1-12L20-4K7-3	SINGLE	N.A.	0.910	WALL PACK



SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

0 15 30 60

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
17130
156 W. ALAMAR AVE.
SUITE B
SANTA BARBARA CA 93105
(805) 569-9216
FAX (805) 569-2405
email : malone@jmpe.net
www.jmpe.net

REGISTERED PROFESSIONAL ENGINEER
JOHN MALONE
No. E011308
EXP. 06/30/2017
ELECTRICAL
STATE OF CALIFORNIA

PROJECT CODE: 1618
FILENAME:
ISSUE DATE: -

DRAWN BY: PHP
CHECKED BY:
APPROVALS: DATE:

PRINT DATE:
REVISIONS:
NO: DATE: COMMENTS:

LICENSED ARCHITECT
PAUL H. POIRIER
No. C-18,831
Renewal Date 10-31-17
STATE OF CALIFORNIA

Paul Poirier + Associates
ARCHITECTS
156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
telephone (805) 682-8894
fax (805) 898-9683

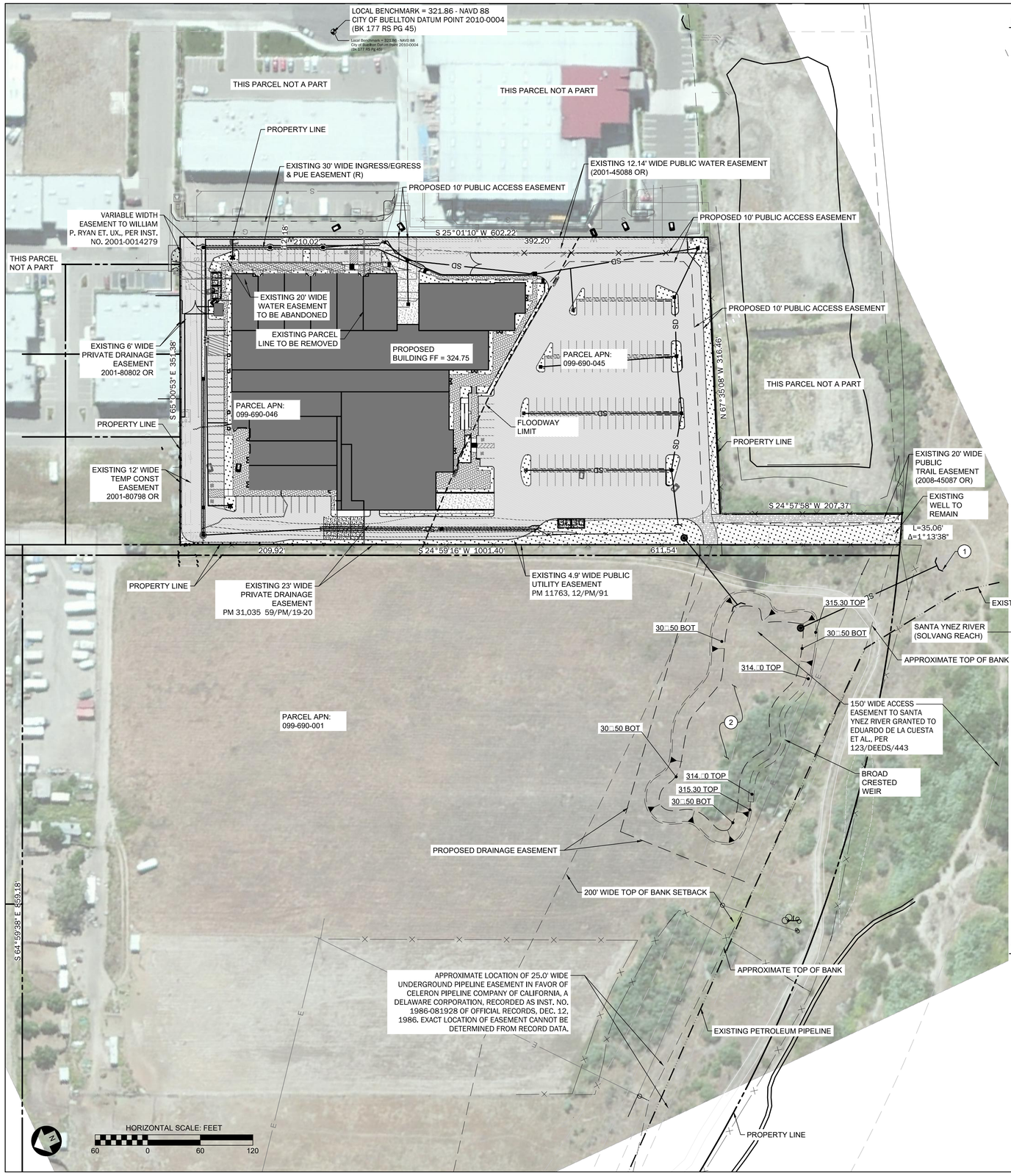
Buellton 5 Acre Building

CLIENT:
Gavin Moores
CPDG Inc.
10 East Yanonali Street, Suite 2B
Santa Barbara, CA 93101
(805) 692-0474

SITE ADDRESS:
Industrial Way
Buellton, California

SL-1.0
SITE LIGHTING PHOTOMETRIC PLAN

E:\2017 DWGS\17130\17130 SL-1.0.dwg, 4/21/2017 6:49:23 AM, cad-3



LEGEND

SD	STORM DRAINAGE
W	WATER SERVICE
G	GAS
S	SANITARY SEWER
E	POWER ELECTRICAL
XXXXXXXXXXXXXXX	EXISTING UTILITY REMOVAL
	SWALE □FLOWLINE
	PROPERTY LINE
	EASEMENT LINE
	RETAINING WALL
	ASPHALT
	CONCRETE
	LANDSCAPE AREA, SEE LANDSCAPING PLANS
	COMPACTED BASE
(317.50 BW)	EXISTING ELEVATION CALLOUT

PROJECT INFORMATION

CLIENT: PAUL POIRIER □ASSOCIATES
154 WEST ALAMAR AVE, SUITE C
SANTABARBARA, CA 93105

ARCHITECT: PAUL POIRIER □ASSOCIATES
154 WEST ALAMAR AVENUE, SUITE C
SANTA BARBARA, CA 93105

SURVEYOR: BERK BLAKE, PLS
BLAKE LAND SURVEYS
250 INDUSTRIAL WAY, SUITE C
BUELLTON, CA 93427

APN: 099-690-045, 099-690-046, 099-690-001

SITE AREA: 5.0□AC
AREA DISTURBED: 5.0□AC

GRADING INFORMATION□

CUT □UANTITY: 5,500 CUBIC YARDS
FILL □UANTITY: 15,400 CUBIC YARDS
NET □UANTITY: 9.900 CUBIC YARDS IMPORT

□NOTE: THE ABOVE □UANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE□CONSOLIDATION AND SUBSIDENCE FACTORS□LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS□AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK □UANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

UTILITY PURVEYORS

ELECTRICITY:	PG□E	CABLE TV:	COMCAST
WATER:	CITY OF BUELLTON	TELEPHONE:	VERIZON
SEWER:	CITY OF BUELLTON	TRASH:	MARBORG INDUSTRIES
NATURAL GAS:	SOUTHERN CALIFORNIA GAS		

SURVEY NOTES

EXISTING SURVEY INFORMATION FROM PLAN PREPARED BY JON MCKELLAR, PLS 757□DATED 01-07-12. (SURVEY INFORMATION SUPPLIED BY CLIENT AND NOT MODIFIED BY PROJECT SURVEYOR.) ADDITIONAL SURVEY PREPARED BY BERK BLAKE, PLS 47□6, DATED 04-07-17.
BOUNDARY DATA PER PARCEL MAP NO. 31,019 RECORDED IN PARCEL MAP BOOK 59, PAGES 19 AND 20.
HORIZONTAL DATUM: CITY OF BUELLTON LOCAL DATUM.
VERTICAL DATUM: NAVD □□.
LOCAL BENCHMARK: CITY OF BUELLTON DATUM POINT 2010-0004 (BK 177 RS PG 45)

NOTE:
1. SURVEY INFORMATION IN THIS PLAN SET IS NOT A BOUNDARY SURVEY. PROPERTY LINES, SETBACKS, AND EASEMENT INFORMATION SHOWN IS FOR REFERENCE ONLY.
2. CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR PRIOR TO USE. THE SURVEYOR MUST PROVIDE THE ENGINEER WITH THE SURVEY CONTROL NOTES, CONTROL COORDINATES, AND SURVEY NOTES.

SURVEY MONUMENT PROTECTION:

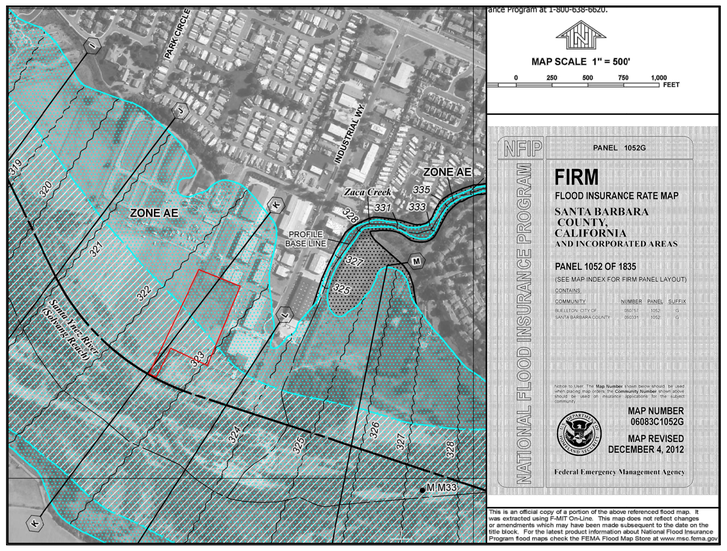
PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS RE□UIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE RE□UIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

SHEET INDEX

SHEET	SHEET TITLE
1	PRELIMINARY DEVELOPMENT PLAN SITE PLAN AND NOTES
2	PRELIMINARY GRADING AND DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN
4	FLOOD CROSS SECTION PLAN

FLOODPLAIN INFORMATION

FIRM PANEL 1052, REV. DECEMBER 4, 2012
ZONE AE
100 YEAR WATER SURFACE ELEVATION IN BUILDING AREA = 322.75
MINIMUM FINISHED FLOORS TO BE 324.75 (2.0' ABOVE 100 YEAR WATER SURFACE ELEVATION)



SITE CONSTRUCTION NOTES:

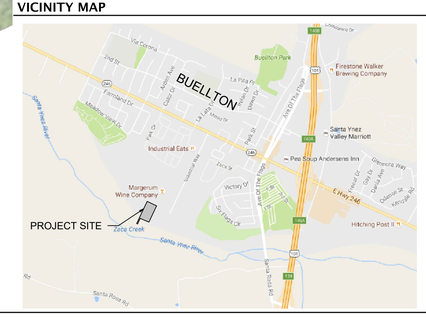
1. HEADWALL
2. PRIVATELY OWNED AND MAINTAINED RETENTION BASIN

NOTE: SEE PRELIMINARY GRADING AND DRAINAGE PLAN AND PRELIMINARY SITE UTILITY PLAN FOR ADDITIONAL SITE CONSTRUCTION INFORMATION.

SEE ARCHITECTURAL PLANS FOR BUILDING AND APPURTENANCE INFORMATION.

SEE LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING AND LAYOUT INFORMATION.

VICINITY MAP



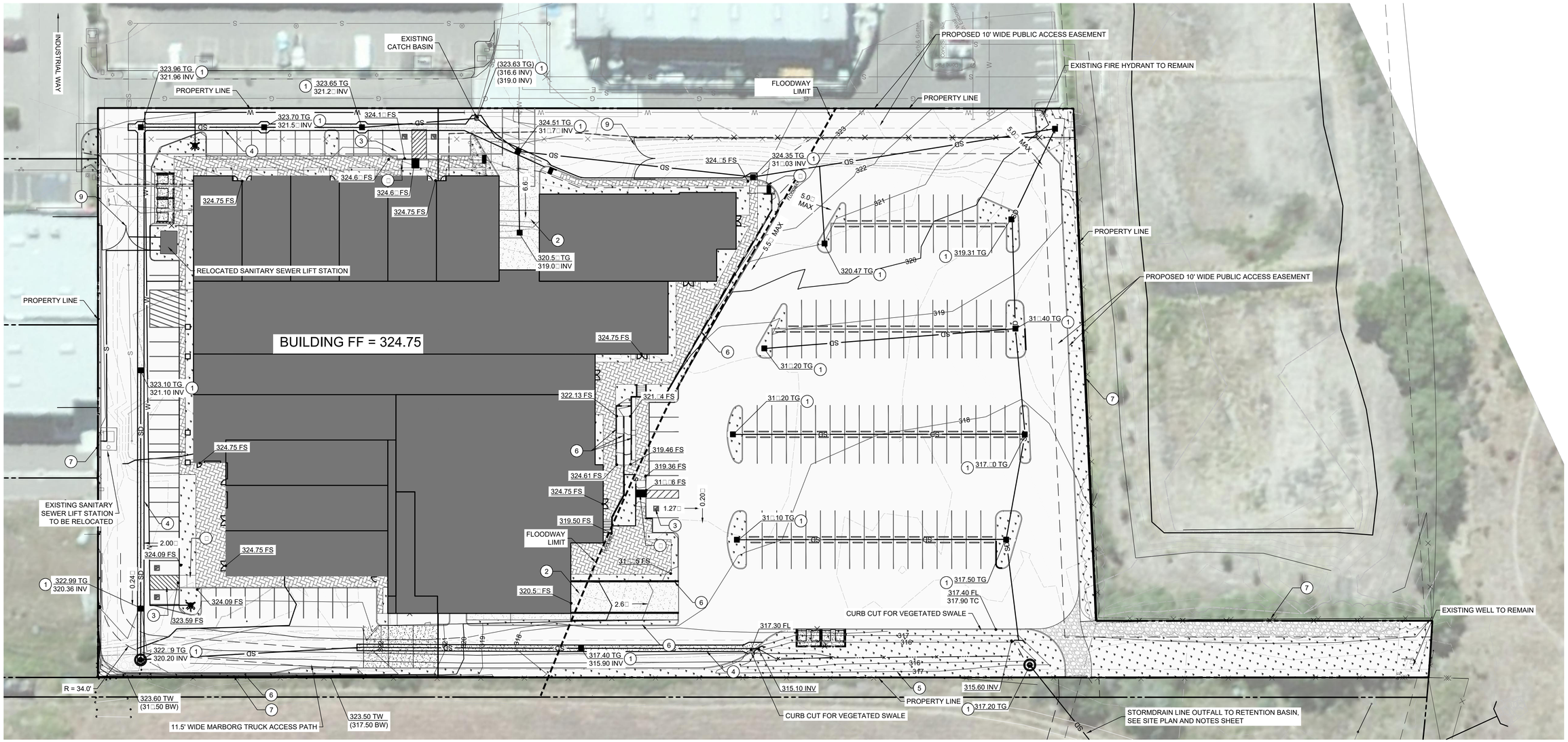
BUELLTON 5 ACRE BUILDING

PRELIMINARY DEVELOPMENT PLAN SITE PLAN AND NOTES

INDUSTRIAL WAY
BUELLTON, CA, 93427

Ashley&Vance ENGINEERING, INC.
924 Chapala St., Suite D
Santa Barbara, CA 93101
www.ashleyvance.com (805) 962-9966 • (805) 545-0010
CIVIL • STRUCTURAL

06/07/2017 16613



SITE CONSTRUCTION NOTES:

1. STORM DRAIN INLET, TYP.
2. LOADING DOCK
3. ADA PARKING SPACES
4. PROPOSED CONCRETE V-GUTTER
5. PROPOSED VEGETATED SWALE, SEE ARCHITECTURAL PLANS
6. PROPOSED RETAINING WALL
7. PROPOSED FENCE, SEE ARCHITECTURAL PLANS
8. PEDESTRIAN RAMP
9. ACCESS GATE, SEE ARCHITECTURAL PLANS

GENERAL NOTES:

SEE PRELIMINARY SITE UTILITY PLAN FOR ADDITIONAL UTILITY INFORMATION.

SEE ARCHITECTURAL PLANS FOR BUILDING AND APPURTENANCE INFORMATION.

SEE LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING AND LAYOUT INFORMATION.

ALL STORM DRAINAGE FACILITIES, INCLUDING PIPES, INLETS, AND RETENTION BASIN ARE TO BE PRIVATELY OWNED AND MAINTAINED.

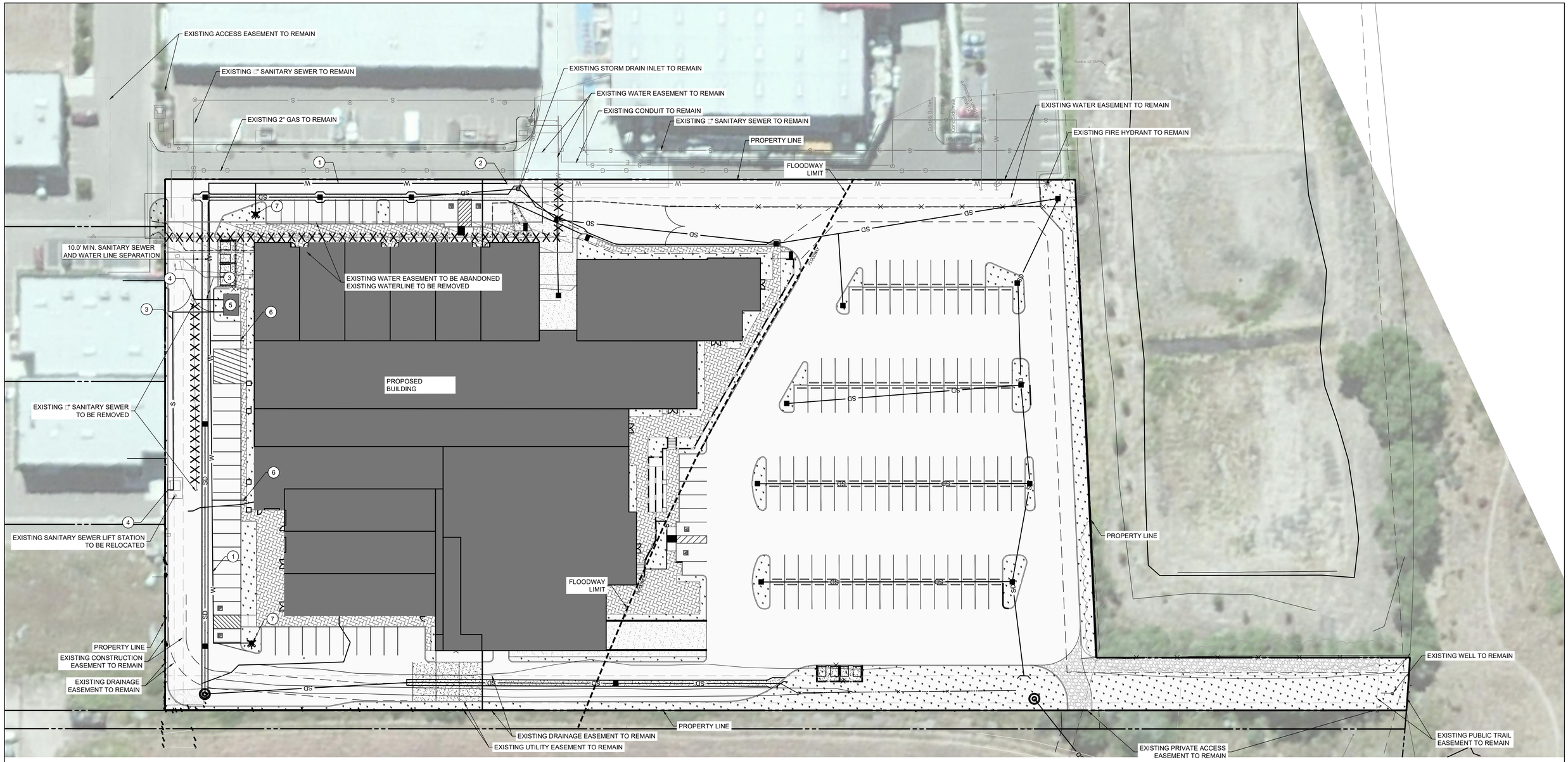
BUELLTON 5 ACRE BUILDING

PRELIMINARY GRADING AND DRAINAGE PLAN

INDUSTRIAL WAY
BUELLTON, CA, 93427

Ashley&Vance
ENGINEERING, INC.
924 Chapala St., Suite D
Santa Barbara, CA 93101
www.ashleyvance.com (805) 962-9966 • (805) 545-0010
CIVIL • STRUCTURAL

06/07/2017 16613



GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

SEE PRELIMINARY GRADING AND DRAINAGE PLANS FOR ADDITIONAL STORM DRAIN INFORMATION.

SEE ARCHITECTURAL PLANS FOR BUILDING AND APPURTENANCE INFORMATION.

SEE LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING AND LAYOUT INFORMATION.

DATA AND ELECTRICAL LINES BY OTHERS.

SITE CONSTRUCTION NOTES:

1. PROPOSED PUBLIC WATER LINE
2. CONNECT TO EXISTING WATER LINE
3. PROPOSED PRIVATE SANITARY SEWER LINE
4. CONNECT TO EXISTING SANITARY SEWER LINE. EXTEND EXISTING LINE AS NECESSARY FOR BUILDING CONNECTIONS. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. RELOCATED SANITARY SEWER LIFT STATION
6. PROPOSED WATER LATERAL. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. PROPOSED FIRE HYDRANT

HORIZONTAL SCALE: FEET

30 0 30 60

BUELLTON 5 ACRE BUILDING

PRELIMINARY SITE UTILITY PLAN

INDUSTRIAL WAY
BUELLTON, CA, 93427

Ashley&Vance ENGINEERING, INC.
924 Chapala St., Suite D
Santa Barbara, CA 93101
www.ashleyvance.com (805) 962-9966 • (805) 545-0010
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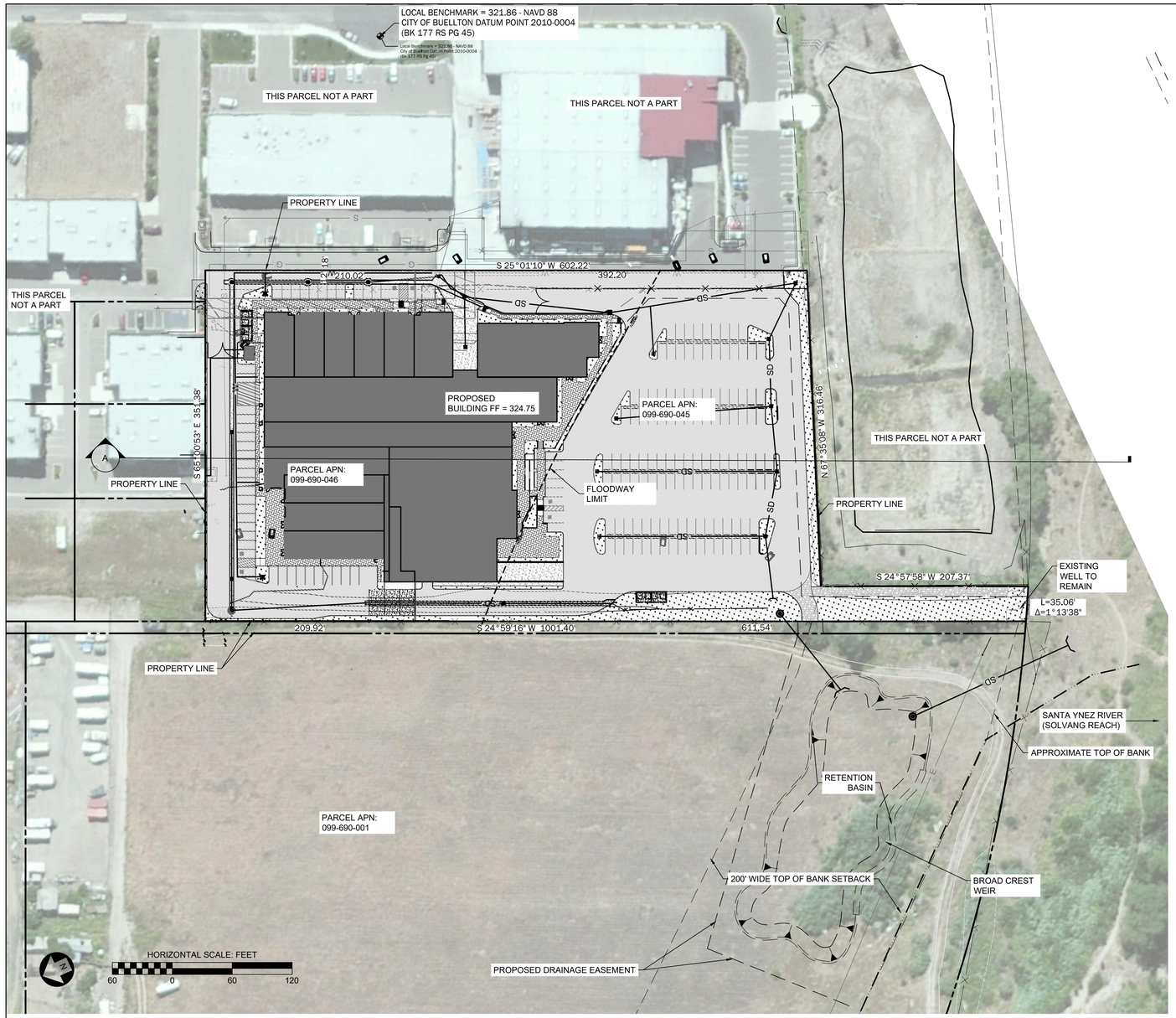
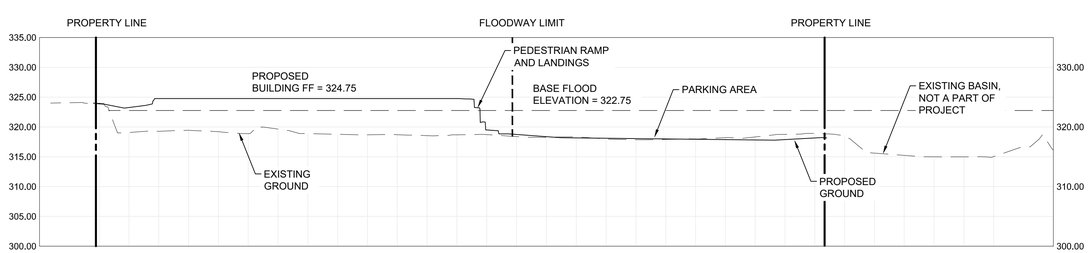
06/07/2017 16613





A SECTION A

HORIZONTAL SCALE : 1"=60'
VERTICAL SCALE: 1"= 12'

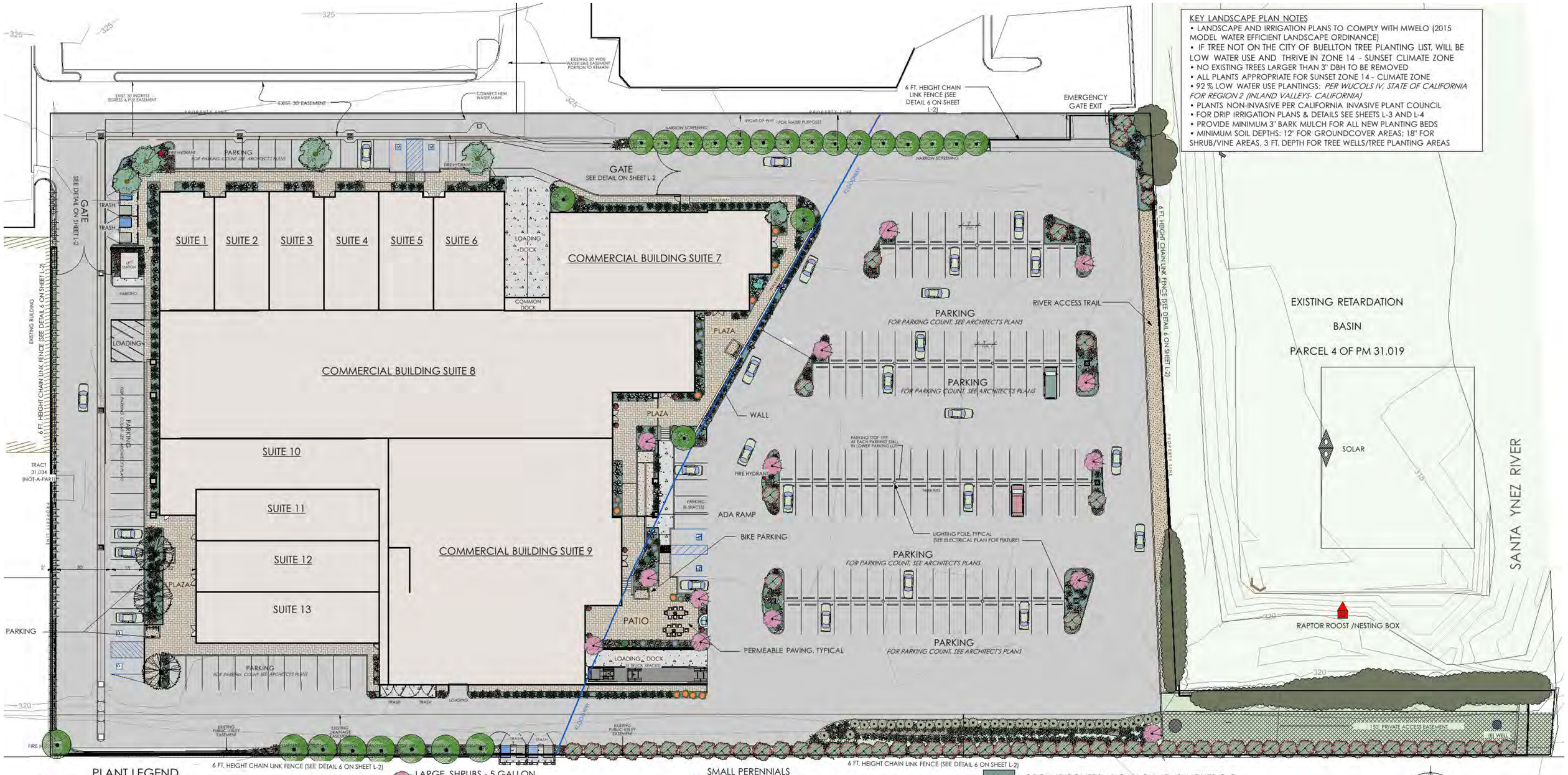
BUELLTON 5 ACRE BUILDING

PRELIMINARY DEVELOPMENT PLAN
CROSS SECTION

INDUSTRIAL WAY
BUELLTON, CA, 93427

Ashley&Vance
ENGINEERING, INC.
924 Chapala St., Suite D
Santa Barbara, CA 93101
www.ashleyvance.com (805) 962-9966 • (805) 545-0010
CIVIL • STRUCTURAL

06/07/2017 16613



PLANT LEGEND

TREES

EVERGREEN TREES - 24" BOX
* ARBUTUS 'MARINA' (STRAWBERRY TREE) (FITS IN CLIMATE ZONE 14 - BUELLTON)

GEIJERA PARVIFLORA (AUTRALIAN WILLOW)

GINGKO BILOBA (MAIDENHAIR TREE)

* OLEA EUROPEA (OIVE TREE SWAN HILL) (FITS IN CLIMATE ZONE 14 - BUELLTON)

VINE: THUMBERGIA (ORANGE CLOCK VINE) - 5 GALLON ON SCREEN AT PATIO

LARGE SHRUBS - 5 GALLON
CERCIS OCCIDENTALIS (WESTERN REDBUD)

HETEROMELES ARBUTIFOLIA (TOYON)

SHRUBS - 1 GALLON
RHUS INTEGRIFOLIA (LEMONADE BERRY)
WESTRINGIA 'BLUE GEM' (BLUE GEM COAST ROSEMARY)

SUCCULENTS:
AGAVE DESMETTINA (DWARF CENTURY PLANT)
EUPHORBIA CHARACIAS WULFENII (EUPHORBIA)

ACCENT:
PHORMIUM TENAX 'MAORI MAIDEN' (NEW ZEALAND FLAX) 5 GALLON

LARGE 24" POT PLANTED WITH ABOVE SUCCULENTS

SMALL PERENNIALS
CALISTEMON "LITTLE JOHN" (DWARF BOTTLEBRUSH)
LAVANDULA ANGUSTIFOLIA (ENGLISH LAVENDER)
SALVIA CHAMAEDRYOIDES (GERMANDER SAGE)

ORNAMENTAL GRASSES - 1 GALLON
CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)
MISCANTHUS SINENSIS 'CABERET' (CABERET SILVERGRASS)

BIOSWALE GRASSES (1 GALLON SIZE)
ELYMUS TRITICOIDES (CREEPING WILD RYE) AT 2 FT. O.C.
MISCANTHUS SINENSIS 'CABARET' (CABARET SILVERGRASS) - PLANT AT 2 FT. O.C.
JUNCUS PATENS 'ELK BLUE' (ELK BLUE RUSH) - PLANT AT 2 FT. O.C.

GROUNDCOVERS - 1 GALLON AT 48 INCHES O.C.
CEANOTHUS GLORIOSUS 'ANCHOR BAY

MEADOW MIX
BOUTELOUA GRACILIS (BLUE GRAMA 'HACHITA')
SEEDED AT 60 LBS. PER ACRE

N

SCALE: 1" = 20'-0"

0' 20' 40' 60'

LANDSCAPE STATISTICS:

PROPERTY SIZE: 5.08 ACRES: 221,284 SF
TOTAL LANDSCAPED AREA: 26,665 SF (12%)

THIS PLAN PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Robert F. Adams, ASLA
LANDSCAPE ARCHITECT
Earthknower Studio
225. W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
robert@earthknower.com
STATE OF CALIFORNIA LIC. NO. 4726

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2017
Renewal Date
STATE OF CALIFORNIA

LANDSCAPE PLAN

BUELLTON COMMERCIAL (BUE-5)
Industrial Way
Buellton, California 93427

REVISIONS	
△	DATE

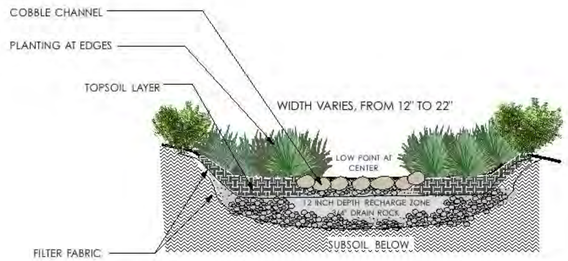
SHEET 1 OF 4

L-1

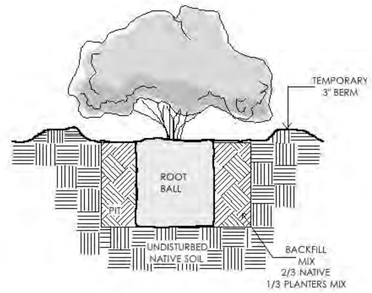
DATE PREPARED
JUNE 8, 2017

BIKE PARKING RACKS 4

NOT TO SCALE

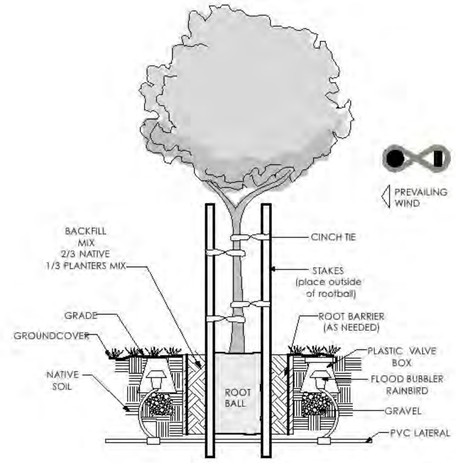


SECTION VIEW - VEGETATED SWALE 3



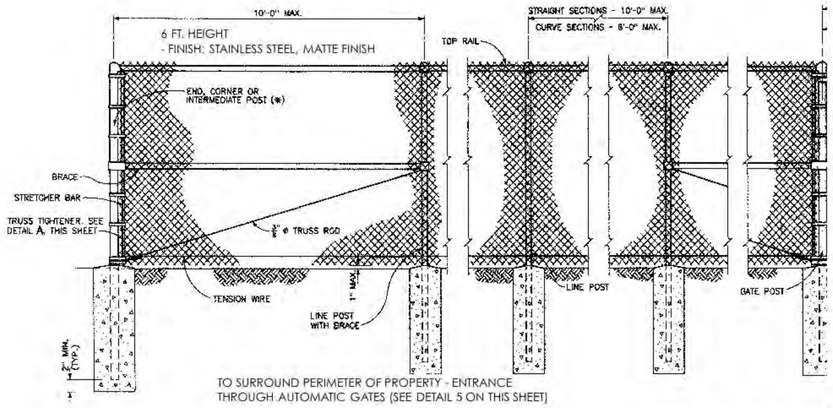
TYPICAL PLANTING DETAIL 2

NOT TO SCALE



TREE PLANTING DETAIL 1

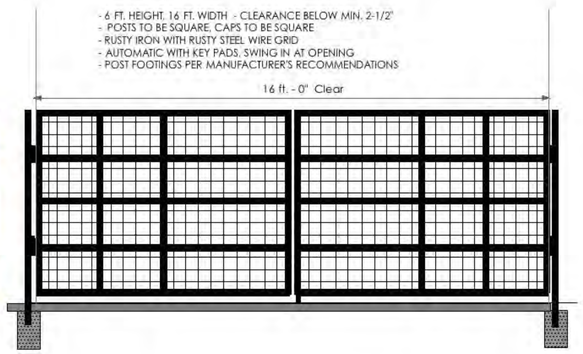
NOT TO SCALE



CHAIN-LINK FENCE 6

NOT TO SCALE

MATERIAL CONCEPT



AUTOMATIC GATE DETAIL 5

NOT TO SCALE

1. LANDSCAPE INFORMATION:
6.8.2017

PROJECT INFORMATION:
1. ROBERT F. ADAMS, LANDSCAPE ARCHITECT - EARTHKNOWER STUDIO
225 W. FIGUEROA STREET
SANTA BARBARA, CA 93101
(805) 722-2144
EMAIL: ROBERT@EARTHKNOWER.COM
STATE OF CA LICENSE 4726 EXP 10.2017

PROPERTY OWNER INFORMATION:
CAPITAL PACIFIC DEVELOPMENT CORPORATION
10 EAST YANONALI STREET, SUITE 210
SANTA BARBARA, CA 93101

PROJECT ADDRESS:
INDUSTRIAL WAY BUELLTON, CALIFORNIA
APN: 099-690-045 AND 099-690-046

PARCEL SIZE: 5.08 ACRES
TOTAL LANDSCAPED AREA: 26,655 SF (12%)
PROJECT TYPE: INDUSTRIAL - LAND USE ZONE M

WATER SUPPLY TYPE: PUBLIC (BUELLTON WATER DISTRICT)

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE PACKAGE.

ROBERT F. ADAMS, ASLA _____ DATE _____

2. WATER EFFICIENT LANDSCAPE WORKSHEETS
• FOR HYDROZONE INFORMATION SEE IRRIGATION PLAN, SHEET L-3
• FOR WATER BUDGET CALCULATIONS (MAWA AND ETWU) SEE IRRIGATION DETAILS & NOTES SHEET L-4

3. SOIL MANAGMENT REPORT
• SOILS ANALYSIS AND RECOMMENDATIONS -TBD

4. LANDSCAPE DESIGN PLAN
• SEE SHEET L-1

5. IRRIGATION PLANS AND SCHEDULING
• SEE SHEETS L-3, IRRIGATION PLAN AND L-4 IRRIGATION DETAILS

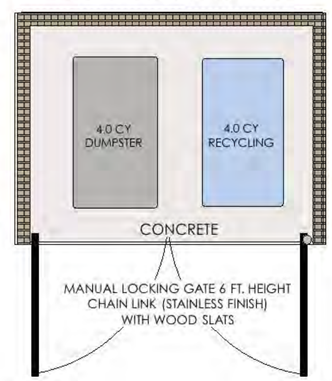
6. GRADING AND STORMWATER PLANS
• SEE CIVIL ENGINEER'S PLANS

WALL FOUNTAIN AT SUTIE 9 PATIO 8

NOT TO SCALE

CONCEPT

6 FT. HEIGHT, SPLIT FACE BLOCK SURROUND
15 FT. W X 11 FT. DEPTH
- LIGHT BROWN SPLIT FACE BLOCK
- SPLIT FACE TO FACE OUTWARD



TRASH ENCLOSURE SCREENING 7

NOT TO SCALE

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STATE OF CALIFORNIA LIC. NO. 4726

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 11, 2017
Renewal Date
Date
STATE OF CALIFORNIA

LANDSCAPE DETAILS

BUELLTON COMMERCIAL (BUE-5)
Industrial Way
Buellton, California 93427

REVISIONS	
△	DATE

SHEET 2 OF 4

L-2

DATE PREPARED
JUNE 8, 2017

Site Information

Site Name → BUELLTON BUE 5 (THE NETWORK) Industrial Way, Buellton, CA 93427

Site Type → Commercial Allowed ETAF: 0.45

Annual Eto (inches/yr) → 50

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.5	Mod./Ave.	Drip	0.81	0.6	670	414	12,821
2	0.3	Low	Drip	0.81	0.4	25,865	9,580	296,969
3								
4								
5								
6								
7								
8								
					SUBTOTAL →	26,535	9,993	309,790
Special Landscape Areas								
9					1		0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	0	0	0
							Estimated Total Water Use (ETWU) →	309,790
							Maximum Allowed Water Allowance (MAWA) →	370,163

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	9,993
Total Area	26,535
Average ETAF	0.38

All Landscape Areas

Total ETAF x Area	9,993
Total Area	26,535
Sitewide ETAF	0.38

Notes:

Calculator developed to meet code effective Dec. 1, 2015.
This calculator is for estimating purposes only.
Hunter assumes no liability for application of this calculator.

WELO COMPLIANCE - IRRIGATION WATER USE CALCULATION
6.8.2017

IRRIGATION EQUIPMENT LEGEND

SYMBOL	EQUIPMENT DESCRIPTION
	POINT-OF-CONNECTION (POC)
	PROVIDE NEW BACKFLOW PREVENTION DEVICE - 1" FEBCO REDUCED BACKFLOW PRESSURE ASSEMBLY (RPZ) 825YA - SEE DETAIL ON SHEET L-5
	LINE SIZE PRESSURE REGULATOR AT POINT- OF CONNECTION
C	HUNTER I-CORE-4 STATION MODULAR WITH SOLAR SYNC, RAIN SENSOR AND FLOW MONITOR. WALL MOUNT AT APPROXIMATE LOCATION SHOWN IN LOCKING BOX. PAINT COLOR OF BUILDING - USE WALL MOUNT LOCKING BOX WITH WSS-SEN, HFS, AND FCT-100. WILL NEED A MINIMUM OF 12 STATIONS
	MASTER VALVE WITH FLOW SENSOR (IN SEPARATE VALVE BOX 12' FROM MASTER VALVE) - 1" SIZE (RAINBIRD 100 PEB OR EQUAL)
	RAINBIRD 100 PEB DRIP ASSEMBLY VALVE 1" SIZE - PROVIDE LINE-SIZE CHECK VALVE TO EACH VALVE IF NOT ALREADY PRESENT- DRIP VALVE ASSEMBLY INCLUDE TO INCLUDE PRESSURE REGULATOR AND WYE VALVE
1	INDICATES DRIP ASSEMBLY WITH VALVE NUMBER SEE VALVE/HYDROZONE CHART FOR DESCRIPTION

IRRIGATION PIPING

	SCHEDULE 40 PVC PRESSURIZED MAINLINE - 1-1/4" SIZE CLASS 315
	SCH 40 PVC NON-PRESSURE LATERAL -SUPPLY LINE SIZE - 1/2" AND 3/4" TYPICAL SIZE
NOT SHOWN	4" PVC SLEEVE FOR ALL IRRIGATION PIPING OR WIRING UNDER CURBS, WALLS, STEPS OR PAVING
■	DRIP TUBE STUBOUT
NOT SHOWN	XERI-TUBE DRIP LINE (1/2 INCH DRIP TUBING) SET BELOW MULCH. SEE DRIP TUBING LAYOUT GUIDELINES SHEET L-4
NOT SHOWN	LINE-SIZE CHECK VALVE FOR DRIP IRRIGATION - CHECK VALVES INSTALLED AT LOW END OF IRR. SUPPLY LINES TO PREVENT DRAINING OF IRRIGATION LINES

EQUIPMENT NOTES:
1) ALL EQUIPMENT TO BE HUNTER OR EQUAL. UNLESS OTHERWISE SPECIFIED BY THIS LEGEND.
2) SLEEVES MIN. 4" SIZE UNDER OR THROUGH ALL DRIVEWAYS, PARKING AREAS, WALLS AND/OR UNDER ALL PERMEABLE PAVER AREAS
3) SEE "IRRIGATION NOTES" ON THIS SHEET FOR FURTHER REQUIREMENTS AND GUIDELINES

GENERAL IRRIGATION NOTES

A. AUTOMATIC IRRIGATION CONTROLLERS USING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA SHALL BE REQUIRED FOR IRRIGATION SCHEDULING IN ALL IRRIGATION SYSTEMS.
B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE
(1) IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES SUCH AS INLINE PRESSURE REGULATORS, BOOSTER PUMPS, OR OTHER DEVICES SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM
(2) STATIC WATER PRESSURE, DYNAMIC OR OPERATING PRESSURE AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION
C. SENSORS (RAIN, FREEZE, WIND, ETC.), EITHER INTEGRAL OR AUXILIARY, THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS, AS APPROPRIATE FOR LOCAL CLIMATIC CONDITIONS. IRRIGATION SHALL BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN
D. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY (SUCH AS A MAIN LINE BREAK) OR ROUTINE REPAIR
E. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM. A PROJECT APPLICANT SHALL REFER TO THE APPLICABLE LOCAL AGENCY CODE (I.E., PUBLIC HEALTH) FOR ADDITIONAL BACKFLOW PREVENTION REQUIREMENTS
F. HIGH FLOW SENSORS THAT DETECT AND REPORT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE RECOMMENDED
G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS, SUCH AS ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARDSCAPES, ROADWAYS, OR STRUCTURES
H. RELEVANT INFORMATION FROM THE SOIL MANAGEMENT PLAN, SUCH AS SOIL TYPE AND INFILTRATION RATE, SHALL BE USED WHEN DESIGNING IRRIGATION SYSTEMS

GENERAL IRRIGATION NOTES CONTINUED

. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.
(1) EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE
(2) SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL BE SELECTED BASED ON WHAT IS APPROPRIATE FOR THE PLANT TYPE WITHIN THAT HYDROZONE
(3) WHERE FEASIBLE, TREES SHALL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF
J. THE IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED TO MEET, AT A MINIMUM, THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN SECTION E OF THIS APPLICATION SUPPLEMENT, REGARDING THE MAXIMUM APPLIED WATER ALLOWANCE
K. IT IS HIGHLY RECOMMENDED THAT THE PROJECT APPLICANT INQUIRE WITH THE LOCAL WATER PURVEYOR ABOUT PEAK WATER OPERATING DEMANDS (ON THE WATER SUPPLY SYSTEM) OR WATER RESTRICTIONS THAT MAY IMPACT THE EFFECTIVENESS OF THE IRRIGATION SYSTEM
L. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE
M. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS
N. HEAD TO HEAD COVERAGE IS RECOMMENDED. HOWEVER, SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS
O. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS THAT ARE ADJACENT TO HIGH TRAFFIC AREAS AND SO ARE SUBJECT TO DAMAGE
P. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED FOR ALL IRRIGATION SYSTEMS
Q. NARROW OR IRREGULARLY SHAPED AREAS, INCLUDING TURF, LESS THAN EIGHT FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR LOW VOLUME IRRIGATION SYSTEM
R. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACING OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:
(1) THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS; OR
(2) THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR
(3) THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SUBSECTION G., BELOW. PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE CERTIFICATE OF COMPLETION AND MAY BE SUBJECT TO AN IRRIGATION AUDIT CONDUCTED BY THE LOCAL WATER PURVEYOR.
S. SLOPES GREATER THAN 25 PERCENT SHALL NOT BE IRRIGATED WITH AN IRRIGATION SYSTEM WITH A PRECIPITATION RATE EXCEEDING 0.75 INCHES PER HOUR. THIS RESTRICTION MAY BE MODIFIED IF THE LANDSCAPE DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE, AND CLEARLY DEMONSTRATES NO RUNOFF OR EROSION WILL OCCUR. PREVENTION OF RUNOFF AND EROSION MUST BE CONFIRMED DURING THE CERTIFICATE OF COMPLETION AND MAY BE SUBJECT TO AN IRRIGATION AUDIT CONDUCTED BY THE LOCAL WATER PURVEYOR
T. DEDICATED LANDSCAPE WATER METERS ARE HIGHLY RECOMMENDED

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robert@earthknower.com
STATE OF CALIFORNIA LIC. NO. 4726

LICENSED LANDSCAPE ARCHITECT
Robert F. Adams No. 4726
Signature
October 31, 2017
Renewal Date
Date
STATE OF CALIFORNIA

IRRIGATION PLAN

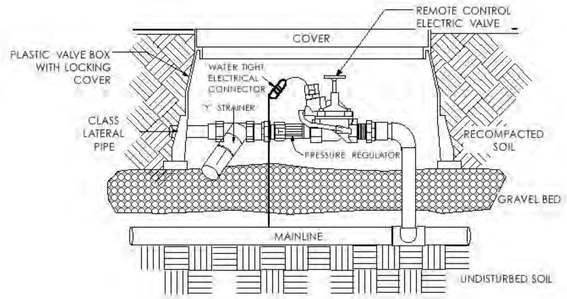
BUELLTON COMMERCIAL (BUE-5)
Industrial Way
Buellton, California 93427

REVISIONS	DATE
△	

SHEET 3 OF 4

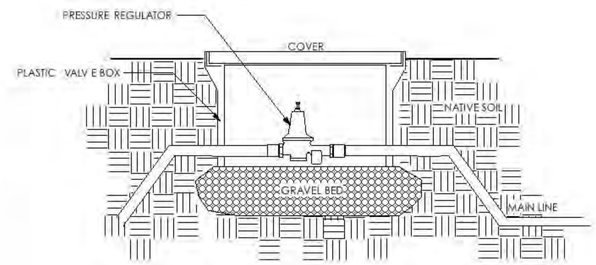
L-3

DATE PREPARED
JUNE 8, 2017



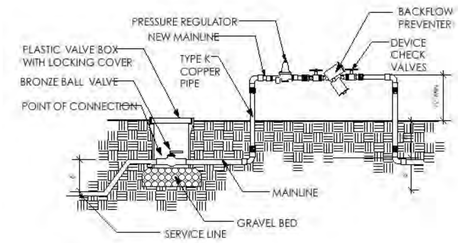
C DRIP VALVE ASSEMBLY

NOT TO SCALE



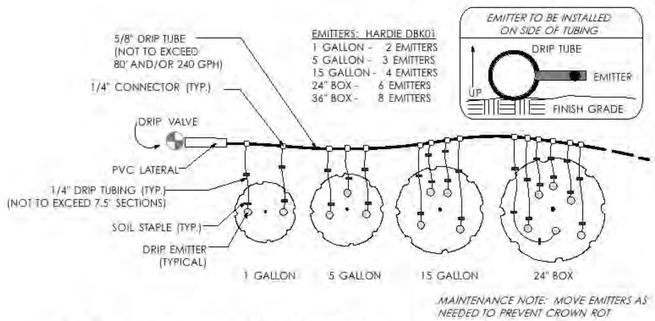
B PRESSURE REGULATOR

NOT TO SCALE



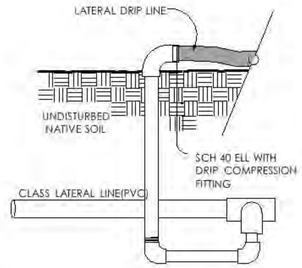
A REDUCED PRESSURE BACKFLOW PREVENTER AND BALL VALVE ASSEMBLY - POINT OF CONNECTION

NOT TO SCALE



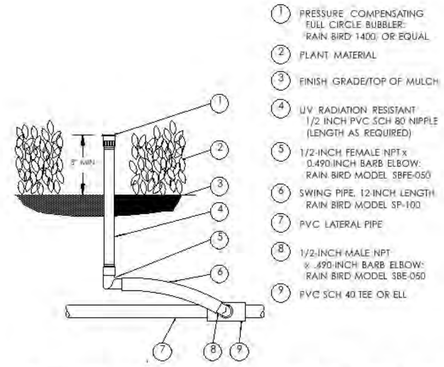
H DRIP TUBE CONFIGURATION

NOT TO SCALE



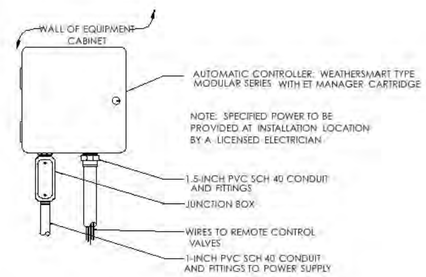
G DRIP TUBE STUB-OUT

NOT TO SCALE



F PRESSURE COMPENSATING LOW-FLOW BUBBLER

NOT TO SCALE

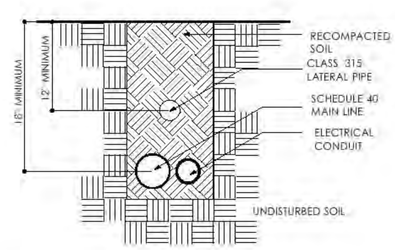


E CENTRAL CONTROLLER - WALL MOUNT

NOT TO SCALE

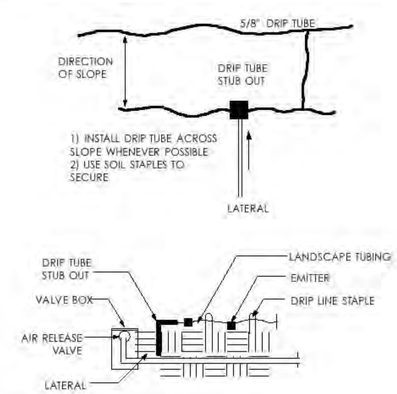
K GORILLA CAGE FOR BACKFLOW PREVENTER

NOT TO SCALE



J IRRIGATION TRENCH

NOT TO SCALE



I LANDSCAPE DRIP LINE

NOT TO SCALE

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IRRIGATION NOTES AND DETAILS

BUELLTON COMMERCIAL (BUE-5)
Industrial Way
Buellton, California 93427

REVISIONS	
△	DATE

SHEET 4 OF 4

L-4

DATE PREPARED

JUNE 8, 2017

Lot Line Adjustment No. 17-LLA-03

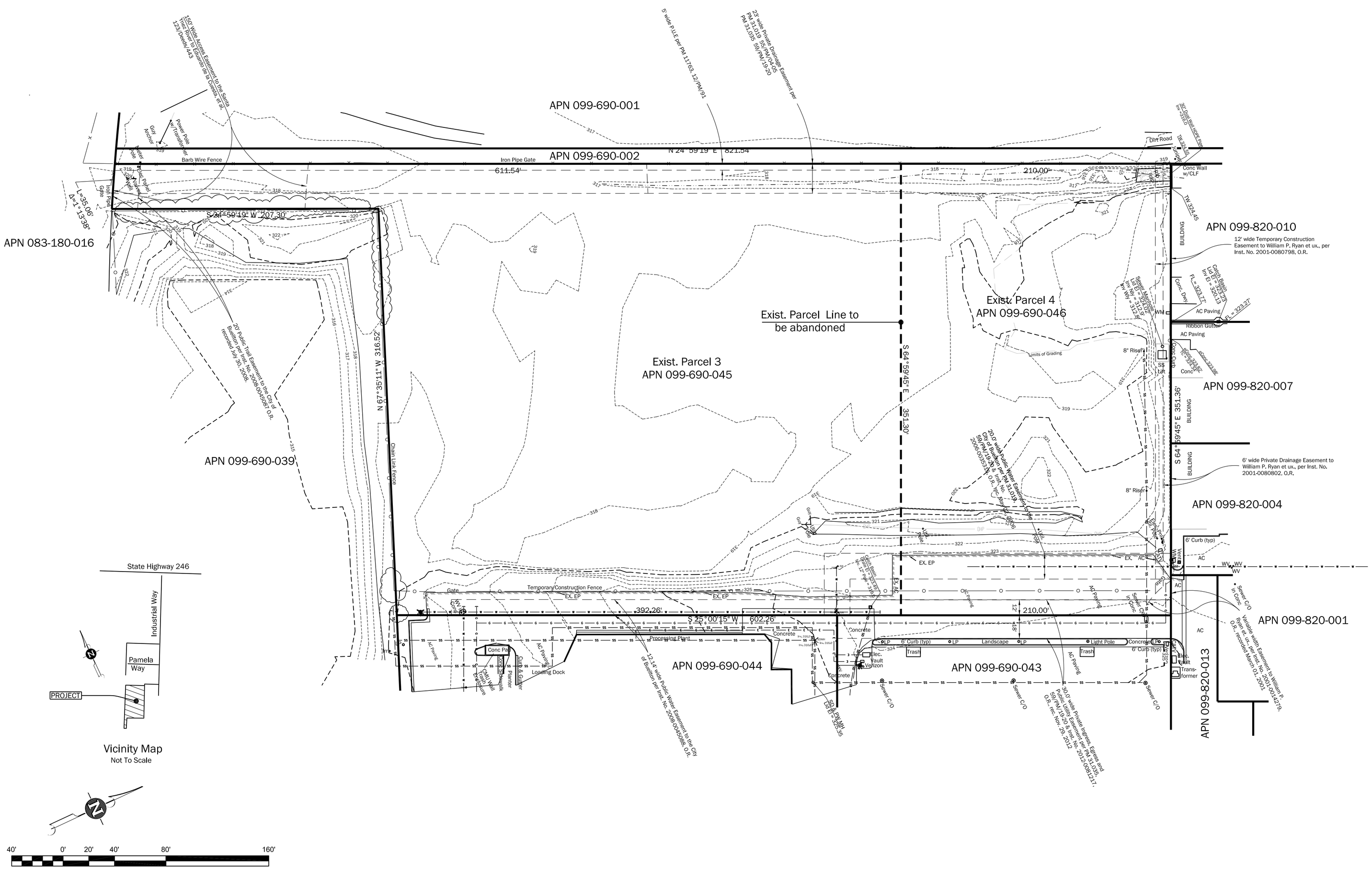
being a consolidation of Parcels 3 & 4 of Parcel Map No. 31,035 per 59/PM/19-20

Notes

1. Map Prepared 08-02-2017
2. Field survey dated 2011 and 2016 have been combined
3. Owner: MOJO Development V, LLC
   address: 10 E. Yanonali St., Suite 2 B
   Santa Barbara, CA 93101
   phone: 805-692-4701
   e-mail: gavinm@cpdginc.com
4. Assessor Parcel No.s 099-690-045 & 046
5. Boundary, Metes and Bounds shown are record per Parcel Map No. 31,035
6. Contour interval is 1 foot
7. Vertical Datum is City of Buellton NAVD88
8. There are no trees on these properties
9. There are no structures on these properties
10. There are no proposed easements necessary to accomplish this consolidation
11. There are no water courses nor drainage structures on these properties
12. The Santa Ynez River abuts the Southerly boundary of these properties
13. There is a FIRM flood plain on these properties
14. There are no streets, street widenings, paths, etc. necessary to accomplish this merger
15. There are no new lots be created by this consolidation
16. There are no known wells, leachfields, water springs, etc. on these properties
17. Existing Parcel 3 has a area of 3.39 Acres and Existing Parcel 4 has a area of 1.69 Acres
18. Area of combined parcels = 5.08 Acres - Gross and Net
19. Current Zoning is M and there are no planned changes for this merger

Existing Lot Areas
Parcel 3, PM 31035 = 3.39 Acres
Parcel 4, PM 31035 = 1.69 Acres

Proposed New Lot Area
Lot 1, 17-LLA-03 = 5.08 Acres



REVISIONS	
DATE	REMARKS
10-05-2017	dropped "Tentative" and "merger"
10-05-2017	added "consolidation" and existing pcl. areas
10-07-2017	added Area Table per City

PROFESSIONAL LAND SURVEYOR
Jed Berkeley Blake
N° 4786
STATE OF CALIFORNIA

Surveyor's Statement

THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.

JED B. BLAKE, PLS 4786 — DATED

PREPARED BY
COAST ENGINEERING & SURVEY, INC.
(Formerly Blake Land Surveys)
250 INDUSTRIAL WAY, SUITE B
P.O. BOX 869
BUELLTON, CA 93427
TEL: 805-688-2054 FAX 805-686-1976
EMAIL us@blakelandsurveys.com

DATE PREPARED	08-02-217
DRAWING NO.	2016090_TOPO_LLA
BY	JBB
SHEET 1 OF 1	
PROJECT NO. 2016090_TOPO_LLA	
SCALE 1" = 40'	
DATUM City NAVD88	
REF:	

Lot Line Adjustment No. 17-LLA-03
being a consolidation of Parcels 3 & 4, P.M. No. 31,035, per 59/PM/19 & 20
lying in the City of Buellton, CA
at the request of MOJO Development V, LLC