

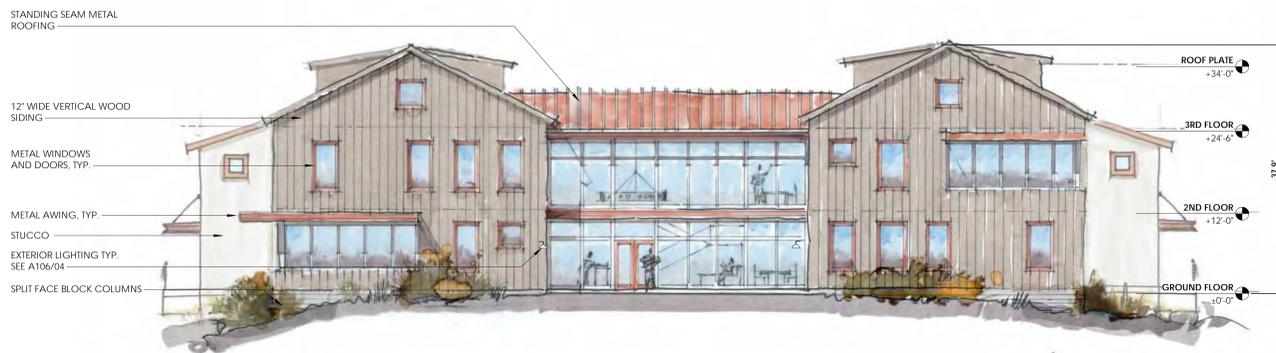




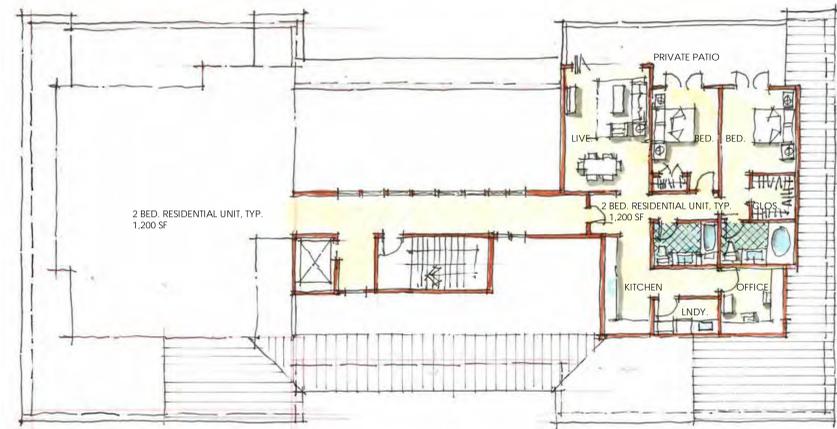
HUB FRONT ELEVATION 06  
3/32" = 1'-0"



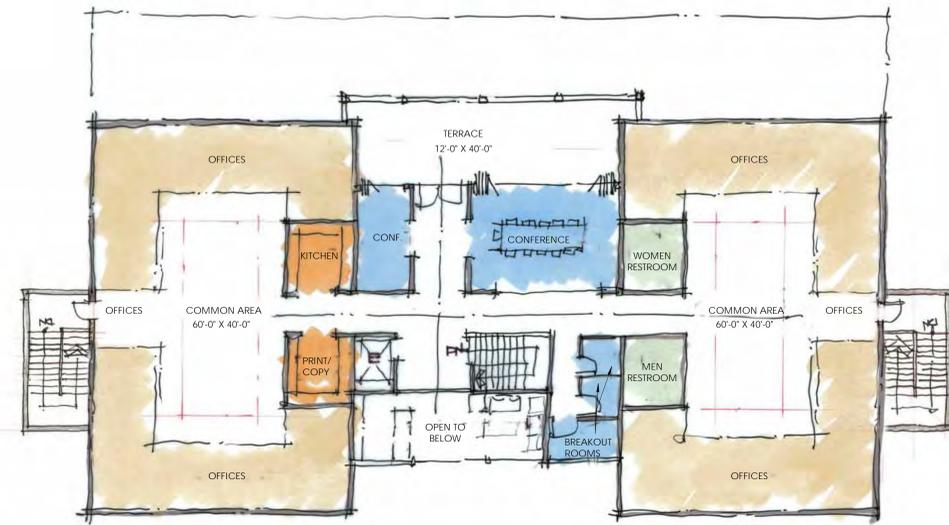
HUB SIDE ELEVATION 05  
3/32" = 1'-0"



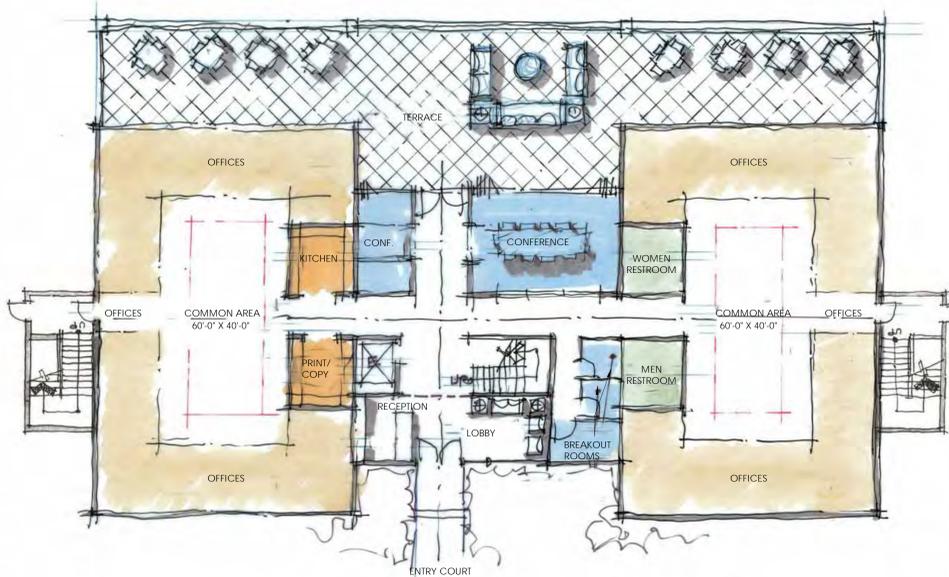
HUB REAR ELEVATION 04  
3/32" = 1'-0"



TYPICAL HUB THIRD FLOOR PLAN 03  
3/32" = 1'-0"



TYPICAL HUB SECOND FLOOR PLAN 02  
3/32" = 1'-0"



TYPICAL HUB FIRST FLOOR PLAN 01  
3/32" = 1'-0"

**Buellton Hub**

Industrial Way  
Buellton, CA 93427

PROJECT #: 16C105

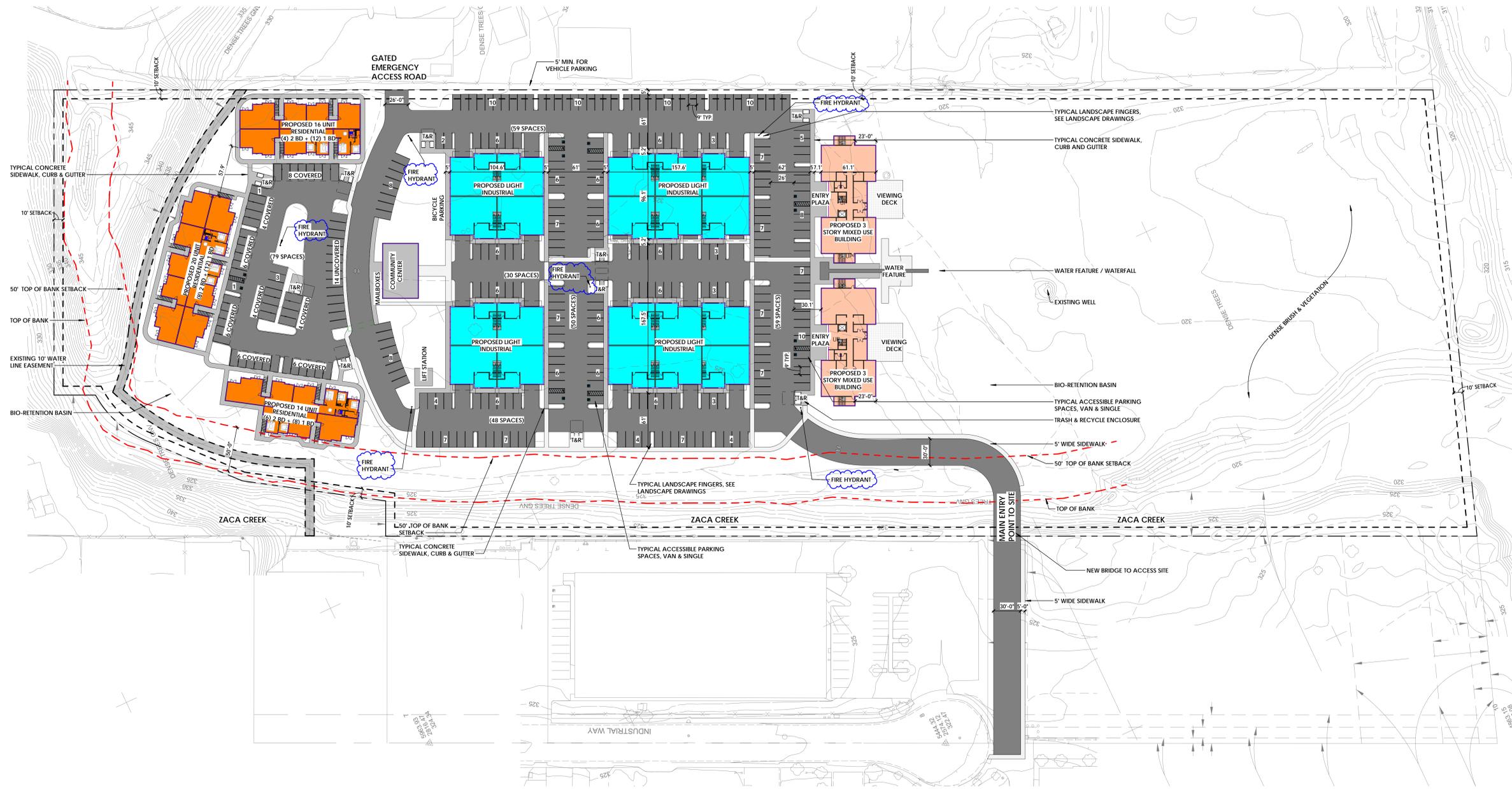
NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

**A101**

BUSINESS HUB TYPICAL FLOOR PLANS & ELEVATIONS

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

NOT FOR CONSTRUCTION



**SITE PLAN 01**  
1" = 50'-0"

AREA SUMMARY	
USE	AREA
BUSINESS AREAS	28,066 SF
COMMON AREAS	2,377 SF
LIGHT INDUSTRIAL	46,676 SF
MULTI-FAMILY RESIDENTIAL	48,051 SF
<b>TOTAL NET</b>	<b>125,170 SF</b>

PARKING CALCULATIONS			
BUILDING	USE	AREA	PARKING
HUB	BUSINESS AREA	28,066 SF	93.6
<b>TOTAL</b>	<b>28,066 SF</b>		<b>93.6</b>
BUILDING	USE	AREA	UNITS
HUB	2 BEDROOM UNIT	6,334 SF	4
<b>TOTAL</b>		<b>6,334 SF</b>	<b>4</b>
1 SPACE / 300 SQ.FT. = 95			
2 SPACE / 2 BEDROOM = 8			
<b>TOTAL = 103</b>			

BUILDING	USE	AREA	PARKING
COMMUNITY	COMMUNITY CENTER	2,377 SF	0.0
<b>TOTAL</b>		<b>2,377 SF</b>	<b>0.0</b>

BUILDING	USE	AREA	PARKING
INDUSTRIAL	LIGHT INDUSTRIAL	46,676 SF	93.4
<b>TOTAL</b>		<b>46,676 SF</b>	<b>93.4</b>
1 SPACE / 500 SQ.FT. = 95			
+ 1 SPACE / 1.5 EMPLOYEES = 30			
<b>TOTAL = 125</b>			

BUILDING	USE	AREA	UNITS
RESIDENTIAL	1 BEDROOM UNIT	23,575 SF	32
RESIDENTIAL	2 BEDROOM UNIT	18,142 SF	18
<b>TOTAL</b>		<b>41,717 SF</b>	<b>50</b>
1 SPACE / 1 BEDROOM = 32			
2 SPACE / 2 BEDROOM = 36			
1.5 UNIT GUEST PARKING = 10			
<b>TOTAL = 78</b>			

**TOTAL PARKING REQUIRED = 277  
PROVIDED = 316**

**Buellton Hub**

Industrial Way  
Buellton, CA 93427

PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

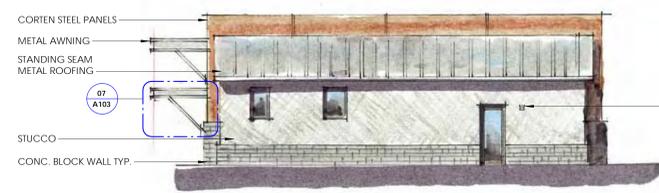
**AS101**

SITE PLAN

SCALE - 1" = 50'

NOT FOR CONSTRUCTION

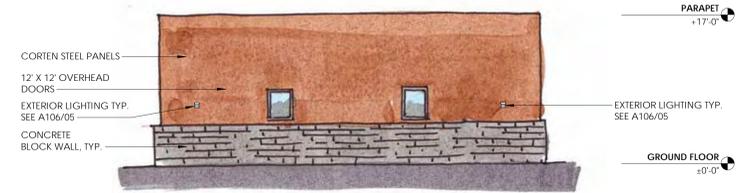
7/22/2017 12:28:31 PM Y:\06\DMHA\DMHA\Projects\16C105 - Buellton Hub - CP\11 Drawings and Presentations - Archival and Reference Files\16C105\_BuelltonHub.rvt



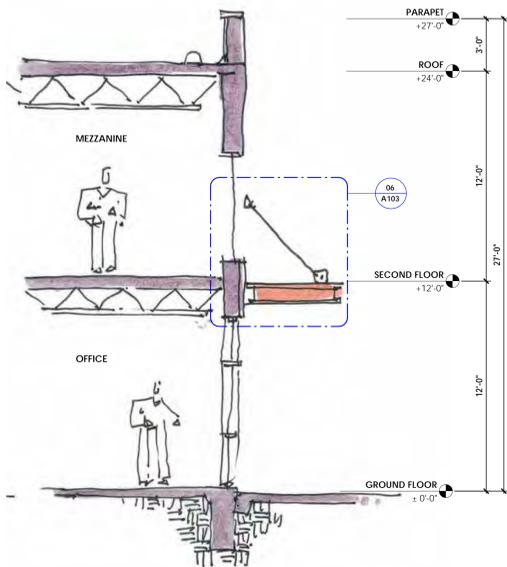
COMMUNITY BUILDING RIGHT ELEVATION 10  
1/8" = 1'-0"



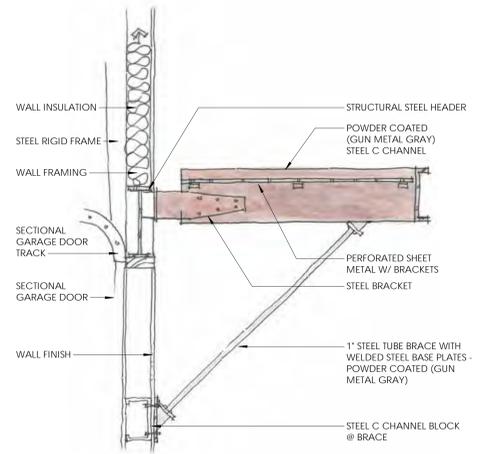
COMMUNITY BUILDING FRONT ELEVATION 03  
1/8" = 1'-0"



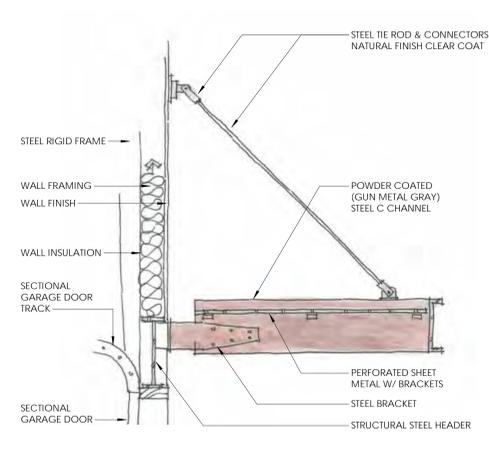
COMMUNITY BUILDING LEFT ELEVATION 08  
1/8" = 1'-0"



TYPICAL LIGHT INDUSTRIAL WALL SECTION 09  
1/4" = 1'-0"



METAL AWNING DETAIL 07  
3/4" = 1'-0"



METAL AWNING DETAIL 06  
3/4" = 1'-0"



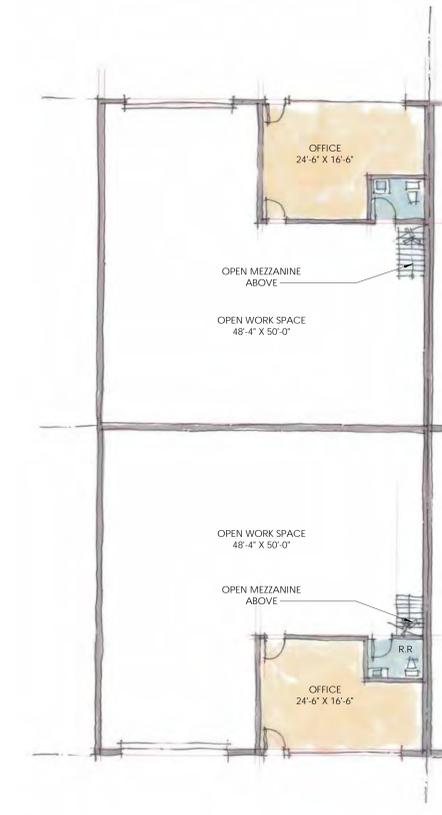
COMMUNITY BUILDING FLOOR PLAN 02  
3/32" = 1'-0"



TYPICAL INDUSTRIAL END ELEVATION 05  
1/8" = 1'-0"



TYPICAL INDUSTRIAL FRONT ELEVATION 04  
1/8" = 1'-0"



INDUSTRIAL TYPICAL FLOOR PLAN 01  
3/32" = 1'-0"

**Buellton Hub**

Industrial Way  
Buellton, CA 93427

PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

**A103**

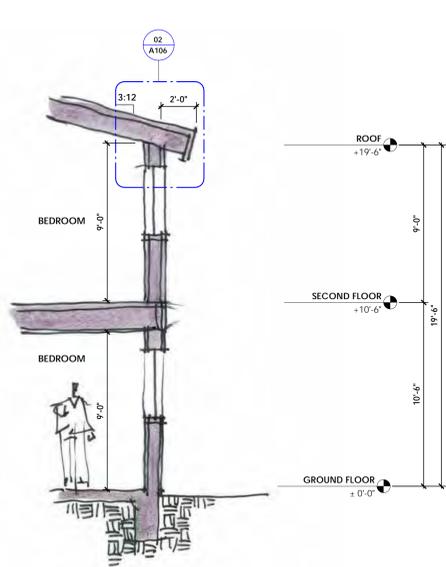
INDUSTRIAL BUILDINGS &  
COMMUNITY BUILDING TYPICAL  
FLOOR PLANS & ELEVATIONS

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

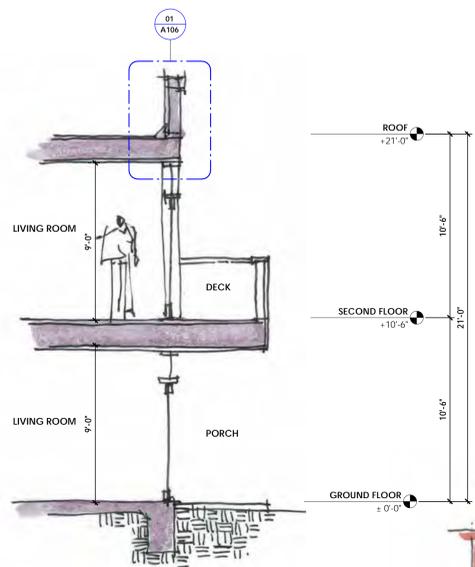
NOT FOR CONSTRUCTION



**ALTERNATE END UNITS**  
RESIDENTIAL TYPICAL FRONT ELEVATION 03  
1/8" = 1'-0"



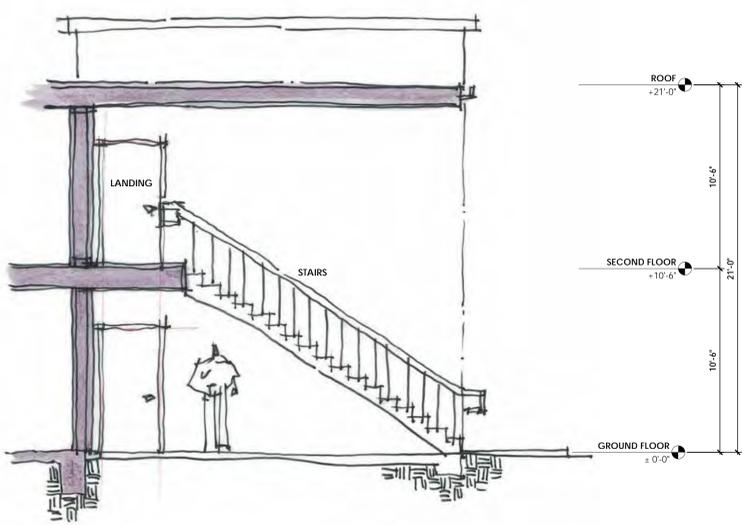
TYPICAL RESIDENTIAL WALL SECTION - SLOPED ROOF 06  
1/4" = 1'-0"



TYPICAL RESIDENTIAL WALL SECTION - FLAT ROOF 05  
1/4" = 1'-0"



RESIDENTIAL TYPICAL END ELEVATION 02  
1/8" = 1'-0"



TYPICAL RESIDENTIAL SECTION 04  
1/4" = 1'-0"



TYPICAL RESIDENTIAL FLOOR PLAN 01  
1/4" = 1'-0"

**Buellton Hub**  
Industrial Way  
Buellton, CA 93427  
PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

NOT FOR CONSTRUCTION

06/20/17 16:22 AM Y:\062017\DMHA\Projects\16C105 - Buellton Hub - CPD\11 Drawings and Presentations - Archival and Reference Files\16C105\_BuelltonHub.rvt

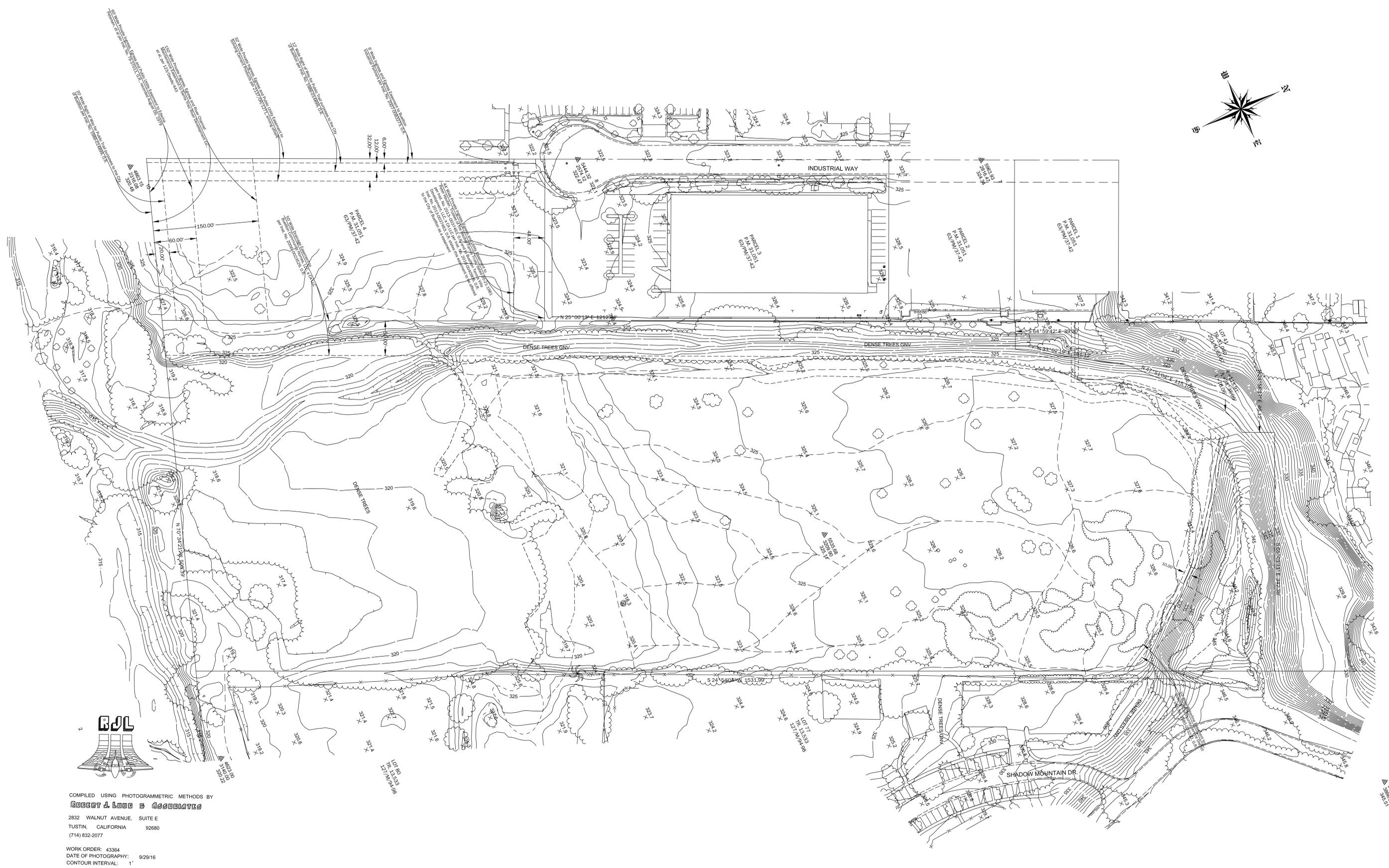
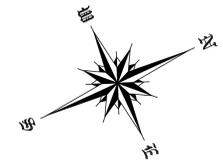
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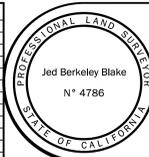


COMPILED USING PHOTOGRAMMETRIC METHODS BY  
**Robert A. Lingo & Associates**  
 2832 WALNUT AVENUE, SUITE E  
 TUSTIN, CALIFORNIA 92680  
 (714) 832-2077

WORK ORDER: 43384  
 DATE OF PHOTOGRAPHY: 9/29/16  
 CONTOUR INTERVAL: 1'

NOTES  
 BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF INDUSTRIAL WAY SHOWN AS  
 N 25° 00' 15" E ON PARCEL MAP NO. 31.051, 63/PM/37-42  
 BENCHMARK IS A DIVISION OF HIGHWAYS BRASS CAP STAMPED "FLAGS 1976" SHOWN ON  
 THE RECORD OF SURVEY FILED IN BOOK 177 AT PAGES 89 - 90 WITH AN ELEVATION OF 346.48'  
 AREA - 17.20 ACRES

REVISIONS	REMARKS
DATE	



**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 Berkeley Blake  
 N° 4786  
 Jed B. Blake, PLS 4786 Dated \_\_\_\_\_

prepared by:  
**Blake Land Surveys**  
 250 Industrial Way, Suite C  
 P.O. box 869  
 Buellton, CA 93427  
 TEL: 805-688-2054  
 FAX: 805-686-1976  
 EMAIL: us@blakelandsurveys.com  
 established 1980

TOPOGRAPHIC MAP OF THAT PORTION OF TR. MAP NO. 31.040 PER MOOK 201, PAGES 63 TO 67  
 OF MAPS, LYING IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, CA  
 AT THE REQUEST OF GAVIN MOORES

DATE PREPARED 10-17-0216	SHEET 106F 1
DRAWING NO. 2016071_BOUND	PROJECT NO. 2016071
BY JBB	SCALE 1" = 50'
	DATUM CITY NAVD88
	REF:









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

LANDSCAPE PLAN

BUELLTON HUB (BUE-17)  
 Industrial Way  
 Buellton, California 93427  
 APN: 099-690-048

Revisions

SHEET 1 OF 5

L-1

DATE PREPARED  
 JULY 25, 2017



PLANT LEGEND

- \* TREES NOT ON THE CITY OF BUELLTON TREE PLANTING LIST, BUT THRIVE IN ZONE 14 - SUNSET CLIMATE ZONE
- DECIDUOUS TREES - 24" BOX**
  - \* ALNUS RHOMBIFOLIA (WHITE ALDER)
  - GINGKO BILOBA (MAIDENHAIR TREE)
  - PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- EVEGREEN TREES - 24" BOX**
  - \* CALOCEDRUS DECURRENS (INCENSE CEDAR)
  - MELAEUCA QUINQUENERVIA (CAJEPUT TREE)
  - QUERCUS AGRIFOLIA (OAK) (STANDARD FORM)
- INTERIOR TREES (SMALL OR NARROW) - 24" BOX**
  - \* ARBUTUS MARINA (MARINA MADRONE TREE)
  - CERCIS OCCIDENTALIS (WESTERN REDBUD)
  - GEIJERA PARVIFLORA (AUSTRALIAN WILLOW)
  - \* OLEA EUROPEA (OLIVE TREE) (FRUITLESS)
- PALMS**
  - CHAEMEROPS CERIFERA (ATLAS MOUNTAIN PALM)
- SCREENING SHRUBS - 5 GALLON**
  - RHAMNUS ALATERNUS (ITALIAN BUCKTHORN)
  - PITOSPORUM TENUIFOLIUM (PITOSPORUM) 'SILVER SHEEN'
- LARGE SHRUBS - 5 GALLON**
  - CEANOTHUS 'CONCHA' (CONCHA CEANOTHUS)
  - HETEROMELES ARBUTIFOLIA (TOYON)
  - OSMANTHUS FRAGRAS (SWEET OLIVE)
  - RHAMNUS CALIFORNICA (COFFEEBERRY)
  - RHUS INTEGRIFOLIA (LEMONADE BERRY)
- FLOWERING VINE (PLANT TBD) - 5 GALLON**
  - THUMBERGIA (ORANGE CLOCK VINE)
- SUCCULENTS:**
  - AGAVE DESMETTINA (DWARF CENTURY PLANT)
  - EUPHORBIA CHARACIAS WULFENII (EUPHORBIA)
  - HEPERALOE PARVIFLORA (RED YUCCA)
- SHRUBS - 5 GALLON**
  - CEANOTHUS 'CONCHA' (CALIFORNIA LILAC)
  - ESCALLONIA NEWPORT DWARF (ESCALLONIA)
  - NANDINA 'GULF STREAM' (DWARF HEAVENLY BAMBOO)
  - PHORMIUM MAORI SUNRISE (NEW ZEALAND FLAX)
  - ROSMARINUS TUSCAN BLUE (ROSEMARY)
  - WESTRINGIA (COAST ROSEMARY)
- ORNAMENTAL GRASSES - 1 GALLON**
  - CAREX DIVULSA (BERKELEY SEDGE)
  - CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)
  - MUHLENBERGIA RIGENS (DEER GRASS)
  - MISCANTHUS SINENSIS 'CABERET' (CABERET SILVERGRASS)
- SMALL PERENNIALS**
  - CAUSTEMON 'LITTLE JOHN' (DWARF BOTTLEBRUSH)
  - CISTUS X PURPUREUS (ORCHID ROCKROSE)
  - LAVANDULA X INTERMEDIA 'PROVENCE' (BLUE LAVENDER)
  - SALVIA CHAMAEDRYOIDES (GERMANDER SAGE)
- LOW GROUNDCOVERS - 1 Gallon at 48 INCHES O.C.**
  - ARCOTOSTAPHYLOS 'EMERALD CARPET' (CARPET MANZANITA)
  - CEANOTHUS 'GLORIOSA' 'ANCHOR BAY'
- MEADOW GROUNDCOVER**
  - BOULELOUA GRACILIS (BLUE GRAMA 'HACHITA')
  - SEEDED AT 60 LBS. PER ACRE

**KEY LANDSCAPE PLAN NOTES**

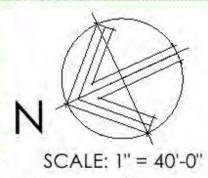
- LANDSCAPE AND IRRIGATION PLANS TO COMPLY WITH MWEL0 (2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE)
- IF TREE NOT ON THE CITY OF BUELLTON TREE PLANTING LIST, WILL BE LOW WATER USE AND THRIVE IN ZONE 14 - SUNSET CLIMATE ZONE
- NO EXISTING TREES LARGER THAN 3" DBH TO BE REMOVED
- ALL PLANTS APPROPRIATE FOR SUNSET ZONE 14 - CLIMATE ZONE
- 92% LOW WATER USE PLANTINGS: PER WUCOLS IV, STATE OF CALIFORNIA FOR REGION 2 (INLAND VALLEYS - CALIFORNIA)
- PLANTS NON-INVASIVE PER CALIFORNIA INVASIVE PLANT COUNCIL
- FOR DRIP IRRIGATION PLANS & DETAILS SEE SHEETS L-3 AND L-4
- PROVIDE MINIMUM 3" BARK MULCH FOR ALL NEW PLANTING BEDS
- MINIMUM SOIL DEPTHS: 12" FOR GROUNDCOVER AREAS; 18" FOR SHRUB/VINE AREAS, 3 FT. DEPTH FOR TREE WELLS/TREE PLANTING AREAS

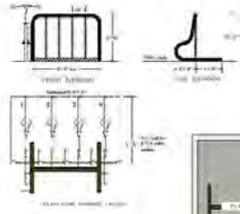
LEGEND (CONTINUED)

- NATIVE TREE:** BOTANIC NAME (COMMON NAME) - SIZE AT PLANTING -
  - \* UMBELLULARIA CALIFORNICA (CALIFORNIA BAY LAUREL) - 15 GAL
- NATIVE LARGE SHRUBS**
  - HETEROMELES ARBUTIFOLIA (TOYON) - 15 GALLON
  - RHAMNUS CALIFORNICA (COFFEEBERRY) - 1 GALLON
- NATIVE SHRUBS and GROUNDCOVERS**
  - ARTEMESIA DOUGLASIANA (MUGWORT) - 1 GALLON
  - CEANOTHUS GLORIOSA ANCHOR BAY (CALIF. LILAC) 4 FT. O.C. - 1 GALLON
  - LONICERA SUBSPICATA (SANTA BARBARA HONEYSUCKLE) - 1 GALLON - PLANT 3 FT. O.C.
  - RUBUS URSINUS (PACIFIC BLACKBERRY) - 1 GALLON
  - RIBES VIBURNIFOLIUM (CATALINA CURRANT) 1 GALLON - PLANT 3 FT. O.C.
- NATIVE AND ORNAMENTAL GRASSES (1 GALLON SIZE)**
  - ELYMUS TRITICOIDES (CREEPING WILD RYE) 1 GALLON - AT 2 FT. O.C.
  - JUNCUS PATENS (CALIFORNIA GRAY RUSH) - 1 GALLON - PLANT AT 2 FT. O.C.
  - MUHLENBERGIA RIGENS (DEER GRASS) - 1 GALLON - PLANT AT 2 FT. O.C.
- BIO RETENTION BASIN HYDROSEED MIX** AT BOTTOM INCLUDE LEYMUS CONDENSATUS, JUNCUS PATENS (GRAY RUSH), MUHLENBERGIA RIGENS (DEER GRASS); - SLOPED EDGES TO INCLUDE ACHILLEA (FARROW); SALVIA SPATHECEA (HUMMINGBIRD SAGE), SISYRINCHIUM BELLUM (BLUE-EYED GRASS), SOLIDAGO CALIFORNICA (CALIF. GOLDENROD)
- COASTAL SAGE SCRUB WITH JUTE NETTING (1 GALLON SIZE)**
  - ADENOSTOMA FASCICULATUM (CHAMISE) 36" O.C.
  - ARTEMESIA CALIFORNICA (CALIFORNIA SAGEBRUSH) 36" O.C.
  - BACCHARIS PILULARIS (COYOTE BRUSH) 36" O.C.
  - ERIOGONUM FASCICULATUM FOLIOLOSUM (CALIFORNIA BUCKWHEAT) 36" O.C.
  - SALVIA MELLIFERA (BLACK SAGE) 36" O.C.
- INFORMAL PATHWAYS - DECOMPOSED GRANITE OVER COMPACTED ROAD BASE**
- PERMEABLE PAVING (PAVERS WITH GRAVEL JOINTS OVER COMPACTED SUB-SURFACE) - EARTH-TONE COLOR BORDERS TO BE 6" WIDE CONC. CURBS**
- T&R - TRASH & RECYCLING ENCLOSURE - SEE DETAIL ON SHEET L-2**
- RAPTOR ROOST /NESTING BOX**

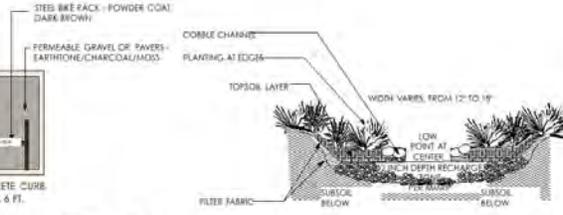
LANDSCAPE STATISTICS:  
 AS INDICATED ON THIS PLAN:

PROPERTY SIZE: 17.1 ACRES (747,581 SF)  
 TOTAL LANDSCAPE AREA: 445,790 SF (60%)  
 OPEN AREAS (NON-IRRIGATED) 289,640 SF  
 LANDSCAPE AREA (IRRIGATED) 156,150 SF  
 BUILDINGS & COMMON AREAS: 125,170 SF (17%)  
 HARDSCAPE: 173,916 SF (23%)  
 OPEN SPACE REQUIRED (250 SF PER UNIT) 13,500 SF (15%)  
 \*OPEN SPACE PROVIDED: 20,216 SF (>15%)  
 \*INCLUDES PLAY AREAS, PLAZAS, WATER FEATURE, SEATING AREAS, BBQ AREAS, PASSIVE RECREATION AREAS WITHIN THE DEVELOPED AREAS

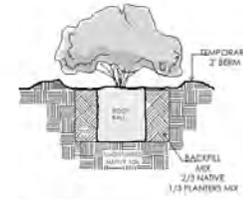




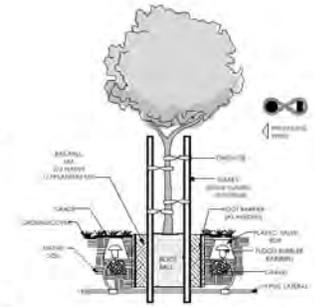
BIKE RACK PARKING AREAS  
NOT TO SCALE



VEGETATED SWALE  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE



TREE PLANTING DETAIL  
NOT TO SCALE



WATER FEATURE AT THE HUB  
NOT TO SCALE



TRUSS TYPE  
VEHICLE BRIDGE  
NOT TO SCALE



WOOD-WIRE FENCE AT  
EASTERN EDGE  
NOT TO SCALE



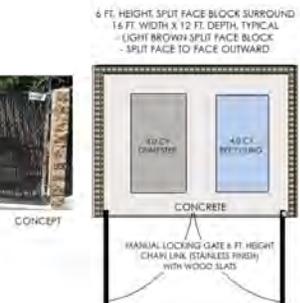
EMERGENCY GATE (EAST SIDE)  
NOT TO SCALE



RAPTOR ROOST (SOUTH  
PORTION OF SITE)  
NOT TO SCALE

**PLANTING NOTES**

- (1) LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR, PROJECT ARCHITECT, AND LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS. SEE PLANTING PLANS FOR EACH AREA (A, B AND C). LANDSCAPE CONTRACTOR TO LOCATE ALL WATER METERS, UTILITY EQUIPMENT AND OBSTRUCTIONS PRIOR TO LAYOUT OF TOPSOILS AND PLANT MATERIALS INCLUDING TREES. REPORT ANY OBSTRUCTIONS TO GENERAL CONTRACTOR/ OWNER'S REPRESENTATIVE.
- (2) LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS. LANDSCAPE CONTRACTOR TO SCHEDULE A WALK-THROUGH WITH LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE TO REVIEW AND APPROVE FINAL LOCATIONS OF TREES, SHRUBS, VINES AND GROUNDCOVERS FOR EACH AREA OR PHASE OF WORK.
- (3) IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS - SEE IRRIGATION PLANS FOR EACH AREA
- (4) TREES AND SHRUBS SHALL BE PLANTED AFTER PAVING, DRIVEWAYS OR PATHWAYS INSTALLED BUT NOT BEFORE IRRIGATION COVERAGE TEST.
- (5) PLACE TREES BETWEEN IRRIGATION EQUIPMENT WHENEVER POSSIBLE, AND PLACE TREES IN BEDS ALONG PARKING STRIPE IN PARKING LOT IF POSSIBLE.
- (6) LANDSCAPE CONTRACTOR SHALL NEW PLANTING SOILS AND MULCH HERE NEEDED. FOLLOW ANY RECOMMENDATIONS PROVIDED BY SOIL TESTS. PLANTING MIX TO BE MINIMUM 40% PIRABLE, DISEASE-FREE TOPSOIL AND 60% ORGANIC COMPOST MIN. AND MINIMUM 14 INCHES DEEP FOR ALL NEW PLANTING BEDS.
- (7) PRE EMERGENT HERBICIDE SHALL BE APPLIED AT OWNER'S APPROVAL PRIOR TO BARK MULCH INSTALLATION.
- (8) BARK MULCH INSTALLATION SHALL 2 INCH DEPTH FOR ALL PLANTING BEDS AS INDICATED BY THESE PLANS. MULCH SHALL BE CERTIFIED CLEAN AND FREE OF ALL PESTS AND DISEASE (INCLUDING FUNGUS) THAT MAY CAUSE DAMAGE TO SURROUNDING STRUCTURES.
- (9) CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENTS OF ANY DAMAGED LANDSCAPE AREA BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR(S). REPLACEMENT ITEMS SHALL BE DUPLICATES OF ORIGINAL WORK.
- (10) CLEAN UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- (11) PLANT QUALITY SHALL BE GRADE A, FREE OF DAMAGE, DISEASE, ROOTBOUND, OR INFERIOR QUALITY WILL NOT BE ACCEPTED. PLANT MATERIAL TO BE INSPECTED UPON DELIVERY OR AT THE NURSERY PRIOR TO DELIVERY. CONTRACTOR TO SCHEDULE INSPECTION MEETINGS WITH GENERAL CONTRACTOR WITH 48 HOURS ADVANCE NOTICE OF 48 HRS. ANY UNACCEPTABLE PLANT MATERIAL WILL BE REJECTED.
- (12) AT GRADING, ALL TOPSOIL SHALL BE SAVED TO BE UTILIZED ON THE PROJECT TO MINIMIZE IMPORTED MATERIAL. TOPSOIL SHALL BE STOCKPILED IN EACH AREA OF CONSTRUCTION AND SECURED WITH A TARP OR PROTECTIVE COVERING TO PROTECT AGAINST WIND OR STORM BLOWN.
- (13) ALL TREE AND SHRUB PLACEMENT WILL BE APPROVED BY THE GENERAL CONTRACTOR OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE MEETING 48 HOURS IN ADVANCE FOR PLANT PLACEMENT MEETING.
- (14) ALL TREES SHALL BE STAKED. SHALL BE PLANTED PER THE DETAIL SHOWN ON THIS PLAN, PROVIDING STANDARDS AND HAVE ROOT BARRIERS INSTALLED AROUND ROOTBALLS DUE TO CLOSE PROXIMITY OF PAVING, DRIVEWAYS, BIKE PARKING AREAS AND SIDEWALKS (SEE TREE PLANTING DETAIL).
- (15) CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A TREE AND SHRUB COUNT AND DETERMINING THE QUANTITIES SHOWN ON PLANS FOR ALL PLANTING INDICATED. REPORT FINAL NUMBERS TO OWNER'S REPRESENTATIVE AND GENERAL CONTRACTOR.
- (16) CONTRACTOR TO PROVIDE IN WRITING TO OWNER A PLANT GUARANTEE FOR ALL PLANT MATERIAL PROVIDED. THE DURATION SHOULD BE AS FOLLOWS: #24" BOX AND OVER - ONE YEAR, #15 GALLON, 5 GALLON/1/2 GALLON/PLANTS AND SMALLER - 3 MONTHS FOR EACH SPECIFIC AREA OF LANDSCAPE CONSTRUCTION.
- (17) CONTRACTOR TO SCHEDULE A WALK THROUGH AT THE CONCLUSION OF EACH AREA FOR THE FOLLOWING: (1) IRRIGATION WORK 2IBED PREP, FIVE GRADING AND BEFORE PLANTING IS FINISHED. CONTRACTOR TO CONTACT GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE EACH WALK THROUGH. CONTRACTOR SHALL BE PROVIDED A PUNCH LIST OF LANDSCAPE ITEMS TO CORRECT FOR LANDSCAPE IS COMPLETE. CONTRACTOR TO PROVIDE A NINETY DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.
- (18) SEE CIVIL EN PLANS FOR INFORMATION ON PROPOSED HARDSCAPE, CURBS, STRUCTURES, SITE WALLS, ANY OTHER STRUCTURES AND ALL DRAINAGE FEATURES AROUND PROPOSED BUILDINGS. REPORT ANY DISCREPANCIES TO THE GENERAL CONTRACTOR, PROJECT ARCHITECT AND OWNER OF THE PROPERTY.



TRASH ENCLOSURE SCREENING  
NOT TO SCALE

**LANDSCAPE INFORMATION:**  
6.8.2017

1. **PROJECT INFORMATION:**  
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:**  
PETER MAUBER  
2660 JANIN WAY  
SOLVANG, CALIFORNIA 93463

**PROJECT ADDRESS:**  
INDUSTRIAL WAY BUELLTON, CALIFORNIA  
APN: 099-650-048

PARCEL SIZE: 17+ ACRES - 747,581 SF  
TOTAL LANDSCAPE/OPEN SPACE AREA: 454,786 SF  
IRRIGATED LANDSCAPE AREA: 155,800 SF  
NON-IRRIGATED LANDSCAPE OPEN SPACE AREA: 298,986 SF  
PROJECT TYPE: MIXED USE CAMPUS - ZONING 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 COMPLIANCE:** SEE PLANTING SHEET 1, SIGNED COMPLIANCE CERTIFICATE (THIS SHEET 1, 2) IRRIGATION PLAN, SIGNED PLANTING SHEET 1, 3, SIGNED IRRIGATION DETAILS SHEET 1, 4 + FOR WATER BUDGET CALCULATIONS. SEE IRRIGATION PLAN SHEET 1, 3



Robert F. Adams, ASLA  
EARTHKNOWER STUDIO  
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ROBERT@EARTHKNOWER.COM  
WEB: EARTHKNOWER.COM

LANDSCAPE AND SITE DETAILS

BUELLTON HUB (BUE-17)  
Industrial Way  
Buellton, California 93427  
APN: 099-650-048

Revisions

SHEET 2 OF 5

L-2

DATE PREPARED  
JULY 25, 2017

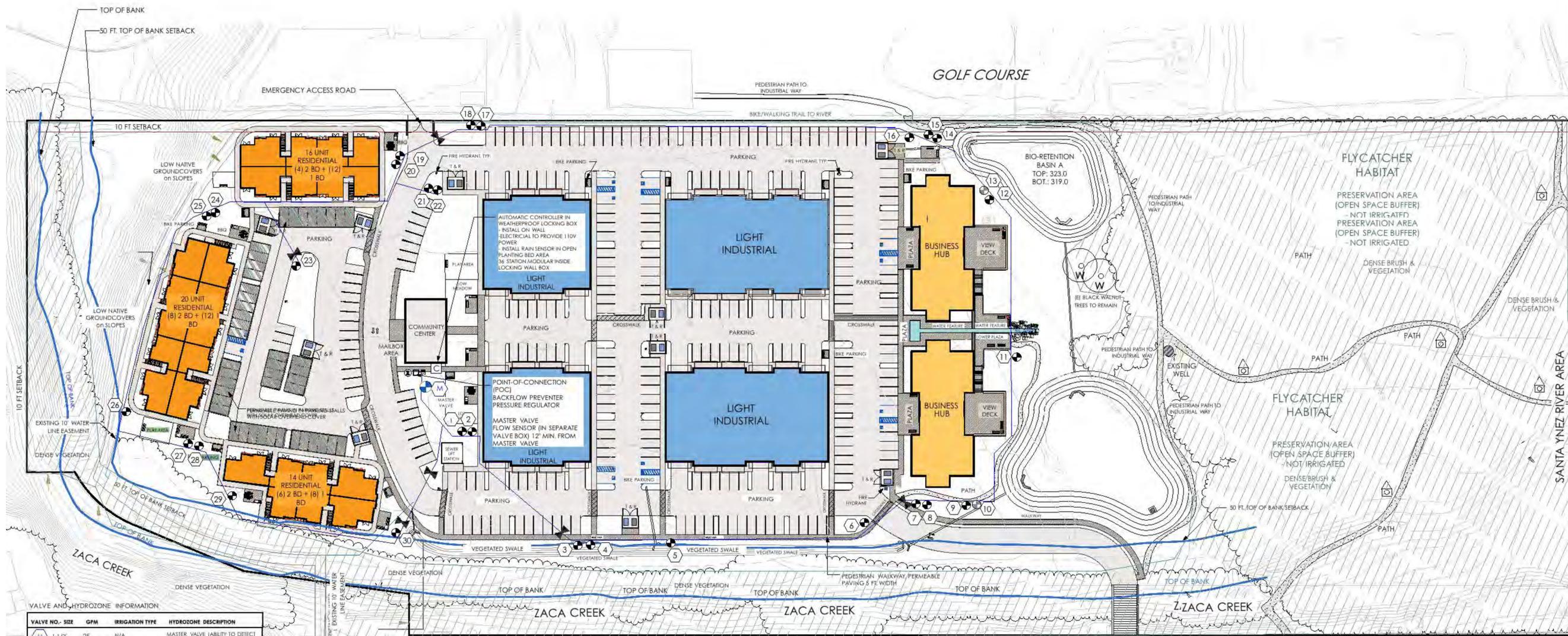


Robert F. Adams, ASLA  
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 robert@earthknower.com  
 WEB: EARTHKNOWER.COM

IRRIGATION PLAN

BUELLTON HUB (BUE-17)  
 Industrial Way  
 Buellton, California 93427  
 APN: 099-690-048

Revisions  
 SHEET 3 OF 5  
 L-3  
 DATE PREPARED  
 JULY 25, 2017



VALVE AND HYDROZONE INFORMATION

VALVE NO.	SIZE	GPM	IRRIGATION TYPE	HYDROZONE DESCRIPTION
14	1-1/2"	25	N/A	MASTER VALVE (ABILITY TO DETECT LEAK)
1	1"	15	DRIP	COMMUNITY CENTER NW (4)
2	1"	12	DRIP	COMMUNITY CENTER NW (5)
3	1"	12	DRIP	LIGHT INDUSTRIAL NW
4	1"	15	DRIP	WEST SWALE - CENTRAL
5	1"	15	DRIP	LIGHT INDUSTRIAL SW
6	1"	15	DRIP	WEST EDGE ZACA CREEK
7	1"	15	DRIP	FRONT BUSINESS HUB
8	1"	15	DRIP	BRIDGE AND PATHWAY
9	1"	15	DRIP	BUSINESS HUB WEST - BACK
10	1-1/2"	25	ROTOR	RETENTION BASIN SW
11	1"	15	DRIP	LOWER PLAZA
12	1"	15	DRIP	BACK BUSINESS HUB (EAST)

NOTE: DRIP VALVES ARE GROUPED PER HYDROZONE. NUMBER OF ZONES MAY VARY DEPENDING ON PLANT IS A GROUND COVER, SHRUB OR TREE. SEE SCHEDULE AND/OR DETAIL ON SHEET L-4 FOR GUIDANCE.

VALVE NO.	SIZE	GPM	IRRIGATION TYPE	HYDROZONE DESCRIPTION
13	1-1/2"	25	ROTOR	RETENTION BASIN SE
14	1"	15	DRIP	FRONT BUSINESS HUB (EAST)
15	1"	15	DRIP	EAST SCREENING
16	1"	15	DRIP	LIGHT INDUSTRIAL SE
17	1"	15	DRIP	LIGHT INDUSTRIAL NE
18	1"	15	DRIP	NE SCREENING
19	1"	15	DRIP	16 UNIT RESID. - FRONT
20	1"	15	DRIP	16 UNIT RESID. - BACK
21	1"	15	DRIP	COMMUNITY CENTER - EAST
22	1"	15	DRIP	COMMUNITY CENTER - TREES
23	1"	15	DRIP	RESIDENTIAL UNITS - MEDIAN
24	1"	15	DRIP	20 UNIT RESIDENTIAL - FRONT
25	1"	15	DRIP	20 UNIT RESIDENTIAL - BACK SLOPE

VALVE NO.	SIZE	GPM	IRRIGATION TYPE	HYDROZONE DESCRIPTION
26	1"	15	DRIP	BACK SLOPE - NW
27	1"	15	DRIP	NW CORNER
28	1"	15	DRIP	FRONT - 14 UNIT RESIDENTIAL
29	1"	15	DRIP	BACK - 14 UNIT RESIDENTIAL
30	1"	15	DRIP	SOUTH SIDE 14 UNIT RESIDENTIAL

**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 IN-LINE 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, HARDCAPES, 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**

I. 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, GROUND COVERS, 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.

**IRRIGATION EQUIPMENT LEGEND**

**SYMBOL EQUIPMENT DESCRIPTION**

- POINT-OF-CONNECTION (POC)
- PROVIDE NEW BACKFLOW PREVENTION DEVICE - 1-1/2" PEBCO REDUCED BACKFLOW PRESSURE ASSEMBLY (RP2) 8251A - SEE DETAIL ON SHEET L-5
- LINE SIZE PRESSURE REGULATOR AT POINT-OF CONNECTION
- 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 PCT-100. WILL NEED A MINIMUM OF 36 STATIONS
- MASTER VALVE WITH FLOW SENSOR (IN SEPARATE VALVE BOX 12" FROM MASTER VALVE) - 1-1/2" SIZE (RAINBIRD 100 PEB OR EQUAL)
- RAINBIRD 100 PEB DRIP ASSEMBLY VALVE 1" SIZE UNLESS OTHERWISE NOTED - PROVIDE LINE-SIZE CHECK VALVE TO EACH VALVE IF NOT ALREADY PRESENT - DRIP VALVE ASSEMBLY INCLUDE TO INCLUDE PRESSURE REGULATOR AND WYE VALVE
- RAINBIRD 100 PEB VALVE 1-1/2" SIZE FOR LOW ANGLE ROTOR SPRAY FOR RETENTION BASINS
- INDICATES VALVE WITH VALVE NUMBER - SEE VALVE/HYDROZONE CHART FOR DESCRIPTION
- INSTALL LINE-SIZE BALL VALVE FOR EMERGENCY SHUT-OFF - HONEYWELL BRAUCKMANN D06-U BRONZE BALL VALVE - LINE SIZE IN VALVE BOX AT BOTH ENDS WHERE IRRIGATION MAIN OR SUPPLY LINES CROSS PAVED PARKING AREAS

**IRRIGATION PIPING**

- SCHEDULE 40 PVC PRESSURIZED MAINLINE - 1-1/2" SIZE CLASS 315
- SCH 40 PVC NON-PRESSURE LATERAL - SUPPLY LINE SIZE - 1/2" THROUGH 1-1/4" TYPICAL SIZE
- 4" PVC SLEEVE FOR ALL IRRIGATION PIPING OR WIRING UNDER CURBS, WALLS, STEPS OR PAVING
- DRIP TUBE STUBOUT
- XERI-TUBE DRIP LINE (1/2" INCH DRIP TUBING) SEE BELOW MULCH - SEE DRIP TUBING LAYOUT GUIDELINES SHEET L-4
- 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:**

- ALL EQUIPMENT TO BE HUNTER OR EQUAL, UNLESS OTHERWISE SPECIFIED BY THIS LEGEND.
- SLEEVES MIN. 4" SIZE UNDER OR THROUGH ALL DRIVEWAYS, PARKING AREAS, WALLS AND/OR UNDER ALL PERMEABLE PAVEMENT AREAS

Line Drop down values or Pipe in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information  
 Site Name → BUELLTON HUB 17 (THE HUB) Industrial Way, Buellton, CA 93427  
 Site Type → Commercial  
 Annual Eto (inches/yr) → 50  
 Allowed ETAF → 0.45

Hydrozone or Planning Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
<b>Regular Landscape Areas</b>							
1	0.5	Mod./Ave.	Overhead Spray	0.75	0.7	29,205	19,470
2	0.3	Low	Drip	0.81	0.4	126,595	46,887
3	0.9	High	Other	0.75	1.2	350	420
4							
5							
6							
7							
8							
<b>SUBTOTAL →</b>					<b>156,150</b>	<b>66,777</b>	<b>2,070,088</b>
<b>Special Landscape Areas</b>							
9							
10							
11							
12							
<b>SUBTOTAL →</b>					<b>0</b>	<b>0</b>	<b>0</b>
<b>Estimated Total Water Use (ETWU) →</b>							<b>2,070,088</b>
<b>Maximum Allowed Water Allowance (MAWA) →</b>							<b>2,178,293</b>

ETAF Calculations  
 Regular Landscape Areas  
 Total ETAF x Area 66,777  
 Total Area 156,150  
 Average ETAF 0.43

All Landscape Areas  
 Total ETAF x Area 66,777  
 Total Area 156,150  
 Site-wide ETAF 0.43

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  
 5.16.2017